

# SUBDIVISION PLAT OF LAS PALMAS DEL NORTE No. 3 PHASE I SUBDIVISION

A TRACT OF LAND CONTAINING 3.327 ACRES (2.906 ACRES NET), SITUATED IN HIDALGO COUNTY, TEXAS AND ALSO BEING A PART OR PORTION OF PORCION 50, HIDALGO COUNTY, TEXAS AND SAID 3.21 ACRES ALSO BEING A PART OR PORTION OF A TRACT OF LAND DEEDED TO OSCAR AND NORALINDA GARZA, RECORDED IN DOCUMENT NO. 748316, HIDALGO COUNTY DEED RECORDS.

WE, OSCAR GARZA AND NORALINDA GARZA, A MARRIED COUPLE AS OWNERS OF THE 3.327 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED LAS PALMAS DEL NORTE No. 3 PHASE I, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS, PARKS, AND EASEMENTS SHOWN HEREON. WE CERTIFY THAT WE HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE §232.032, AND THAT:

- THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARD;
- SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET THE MINIMUM REQUIREMENTS OF THE STATE STANDARD;
- ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARD;
- GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS;

WE ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

BY: OSCAR GARZA DATE: \_\_\_\_\_ BY: NORALINDA G. GARZA DATE: \_\_\_\_\_  
P.O. BOX 2036 MISSION, TEXAS 78572 P.O. BOX 2036 MISSION, TEXAS 78572

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED OSCAR GARZA AND NORALINDA GARZA KNOWN TO ME BY THE PEOPLE WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENTS AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN STATED, UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011 A.D.

NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_

HIDALGO COUNTY  
CERTIFICATE OF PLAT APPROVAL  
UNDER LOCAL GOVERNMENT CODE §232.026(n)

WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF LAS PALMAS DEL NORTE No. 3 PHASE I WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011 A.D.

HIDALGO COUNTY JUDGE DATE: \_\_\_\_\_

ATTEST: HIDALGO COUNTY CLERK DATE: \_\_\_\_\_

CITY OF MISSION  
CERTIFICATE OF APPROVAL

I, THE UNDERSIGNED MAYOR OF THE CITY OF MISSION HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR, CITY OF MISSION DATE: \_\_\_\_\_

CITY SECRETARY

THIS SUBDIVISION PLAT OF LAS PALMAS DEL NORTE No. 3 PHASE I HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF MISSION, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011 A.D.

CHAIRMAN, PLANNING AND ZONING COMMISSION

STATE OF TEXAS  
COUNTY OF HIDALGO

I, JAVIER HINOJOSA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

JAVIER HINOJOSA, P.E.  
LICENSED PROFESSIONAL ENGINEER No. 74608

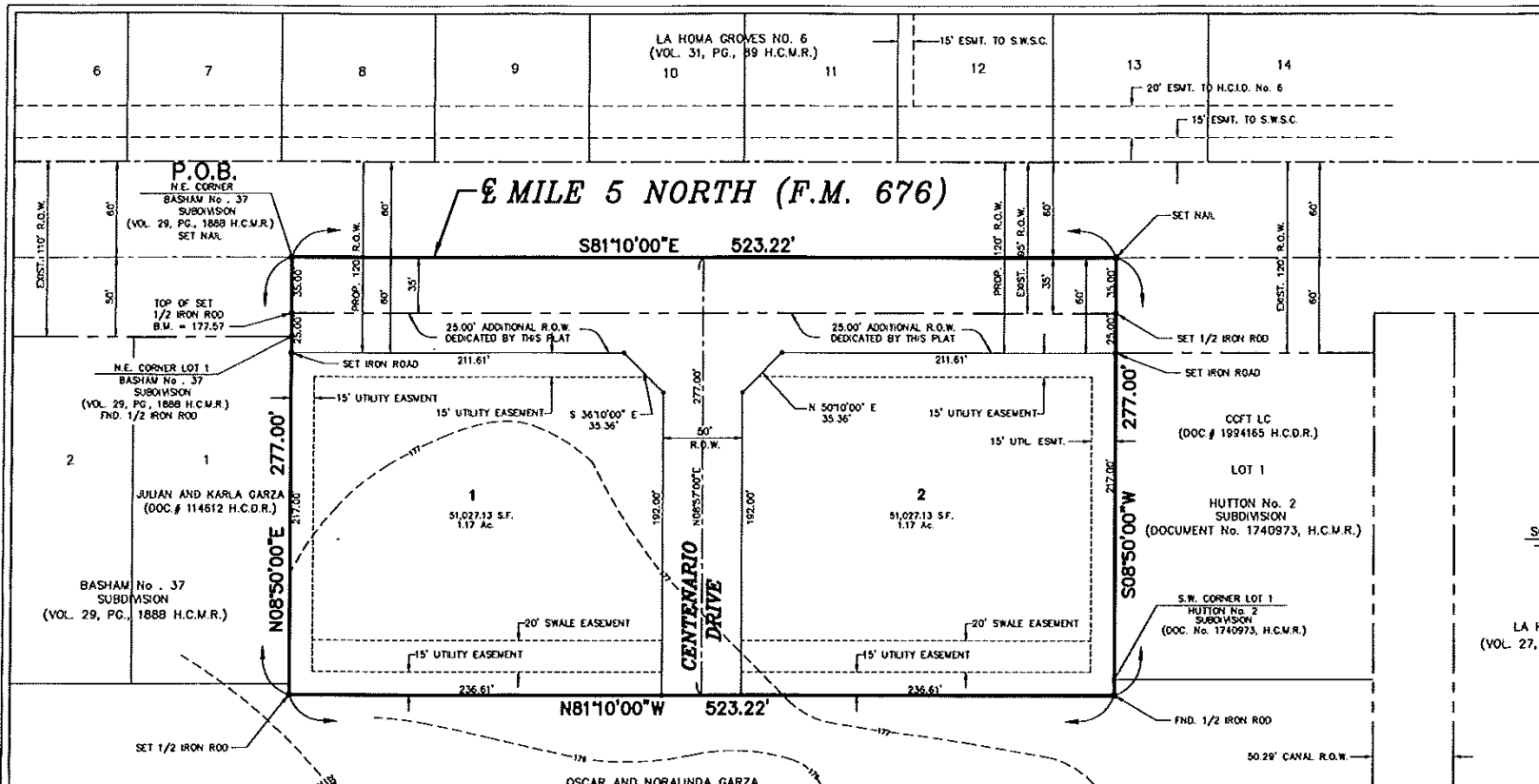
STATE OF TEXAS  
COUNTY OF HIDALGO

I, CARLOS VASQUEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE MAP ON THIS SHEET SHOWING THE LOTS, EASEMENTS AND STREETS OF LAS PALMAS DEL NORTE No. 3 PHASE I AND ITS METES AND BOUNDS DESCRIPTION WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON MAY 26, 2010.

CARLOS VASQUEZ, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR No. 4608  
CIVIL LAND SURVEYORS  
517 BEAUMONT AVE.  
MCALLEN, TEXAS 78501  
(956) 618-1551 DATE SURVEYED: 05/26/2010

REVISIONS

SHEET NO. 1 OF 3



SCALE: 1" = 50'

### METES AND BOUNDS.

A TRACT OF LAND CONTAINING 3.327 ACRES, SITUATED IN HIDALGO COUNTY, TEXAS AND ALSO BEING A PART OR PORTION OF PORCION 50, HIDALGO COUNTY, TEXAS AND SAID 3.327 ACRES ALSO BEING A PART OR PORTION OF A TRACT OF LAND DEEDED TO OSCAR AND NORALINDA GARZA, RECORDED IN DOCUMENT NO. 748316, H.C.D.R., AND SAID 3.327 ACRES OF LAND ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING IN THE RIGHT-OF-WAY OF MILE 5 NORTH ROAD (F.M. 676) AND THE NORTHEAST CORNER OF BASHAM No. 37 SUBDIVISION, RECORDED IN VOLUME 29, PAGE 188-B, H.C.M.R., A SET NAIL FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, S 81° 10' 00" E, CONTINUING ALONG THE CENTERLINE OF SAID MILE 5 NORTH ROAD (F.M. 676), A DISTANCE OF 523.22 FEET TO THE NORTHWEST CORNER OF HUTTON No. 2 SUBDIVISION, RECORDED IN DOCUMENT NO. 1740973, H.C.M.R., TO A SET NAIL FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, S 08° 50' 00" W, ALONG THE WEST LINE OF SAID HUTTON No. 2 SUBDIVISION, AT A DISTANCE OF 35.00 FEET TO A SET 1/2" IRON ROD PASS THE SOUTH RIGHT-OF-WAY LINE OF SAID MILE 5 NORTH ROAD (F.M. 676), RECORDED IN VOLUME 657, PAGE 528, H.C.D.R., AT A DISTANCE OF 60.00 FEET PASS THE NORTHWEST CORNER OF LOT 1 OF SAID HUTTON No. 2 SUBDIVISION, AND CONTINUING A TOTAL DISTANCE OF 277.00 FEET TO THE SOUTHWEST CORNER OF SAID HUTTON No. 2 SUBDIVISION, A FOUND 1/2" IRON ROD FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, N 81° 10' 00" W, A DISTANCE OF 523.22 FEET TO THE EAST LINE OF SAID BASHAM No. 37 SUBDIVISION, TO A SET 1/2" IRON ROD FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, N 08° 50' 00" E, ALONG THE EAST LINE OF SAID BASHAM No. 37 SUBDIVISION, AT A DISTANCE OF 277.00 FEET A FOUND 1/2" IRON ROD PASS THE NORTHEAST CORNER OF SAID LOT 1 OF SAID BASHAM No. 37 SUBDIVISION, AND THE EXISTING SOUTH RIGHT-OF-WAY LINE OF SAID MILE 5 NORTH ROAD (F.M. 676), AND CONTINUING A TOTAL DISTANCE OF 277.00 FEET TO THE POINT OF BEGINNING, CONTAINING 3.327 ACRES OF LAND, MORE OR LESS.

**SHEET INDEX**

SHEET 1  
DATE, NORTH ARROW, MAIN SCALE, HEADING, LEGAL DESCRIPTION, E.T.S. AND LOCATION MAP, PRINCIPAL CONTACTS, INDEX, PROPOSED AND EXISTING SUBDIVISION LAYOUTS, METES AND BOUNDS, NOTES, OWNER DEDICATION, CERTIFICATION AND ATTESTATION, NOTARY PUBLIC, SURVEYOR'S CERTIFICATE, ENGINEER'S CERTIFICATE, DRAINAGE DISTRICT DEDICATION, IRRIGATION DISTRICT DEDICATION, COUNTY CERTIFICATE, COUNTY CLERK'S RECORDING CERTIFICATE, REVISION NOTES HIDALGO COUNTY RIGHT OF WAY DEPARTMENT AND THE HIDALGO COUNTY HEALTH DEPARTMENT.

SHEET 2  
FINAL ENGINEERING REPORT INCLUDING DESCRIPTION OF THE WATER AND OSSF LAYOUTS, THE ENGINEER'S CERTIFICATION AND THE SUBDIVIDERS CERTIFICATE AND STATEMENT. (ENGLISH AND SPANISH VERSIONS).

SHEET 3  
DRAINAGE REPORT INCLUDING THE DESCRIPTION OF DRAINAGE, TOPOGRAPHIC MAP, THE ENGINEER'S DRAINAGE CERTIFICATION AND CONSTRUCTION DETAILS.

FILE FOR RECORD IN  
HIDALGO COUNTY  
ARTURO GUJARDO, JR.  
HIDALGO COUNTY CLERK

ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM  
INSTRUMENT NUMBER \_\_\_\_\_  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS.  
BY: \_\_\_\_\_ DEPUTY

COUNTY OF HIDALGO  
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LAS PALMAS DEL NORTE No. 3 PHASE I SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011.

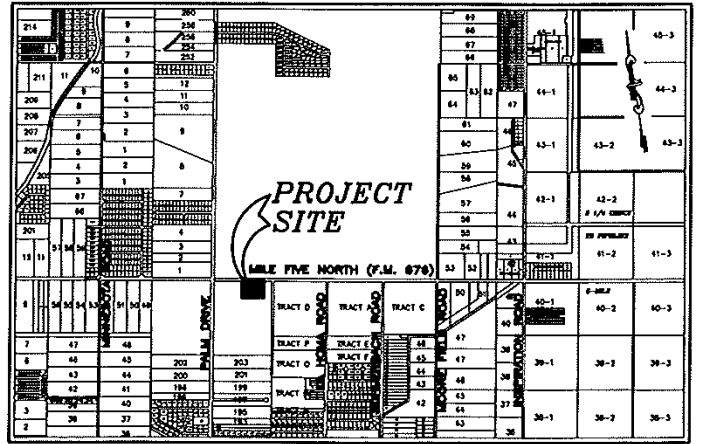
HIDALGO COUNTY RIGHT OF WAY DIRECTOR DATE: \_\_\_\_\_

COUNTY OF HIDALGO  
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LAS PALMAS DEL NORTE No. 3 PHASE I SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_, 2011.

HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR DATE: \_\_\_\_\_

H.C.D. No. 8 BOARD OF DIRECTORS



LOCATION MAP  
SCALE: 1"=2000'

PRINCIPAL CONTACTS:				
NAME	ADDRESS	CITY & ZIP	PHONE #	FAX#
OWNER: OSCAR GARZA	P.O. BOX 2036	MISSION, TX 78572	585-9737/585-6986	
OWNER: NORALINDA GARZA	P.O. BOX 2036	MISSION, TX 78572	585-9737/585-6986	
ENGINEER: JAVIER HINOJOSA	416 E. DOVE AVENUE	MCALLEN, TX 78504	688-1588/994-8102	
SURVEYOR: CARLOS VASQUEZ	517 BEAUMONT AVE.	MCALLEN, TX 78501	618-1551/618-1547	

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY  
LAS PALMAS DEL NORTE No. 3 PHASE I SUBDIVISION IS LOCATED IN SOUTHWESTERN PART OF HIDALGO COUNTY PRECINCT No. 3 APPROXIMATELY 1600 FEET WEST OF LA HOWA ROAD (F.M. 2894) ON THE SOUTH SIDE OF MILE 5 ROAD (F.M. 676). THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MISSION. ACCORDING TO THE OFFICIAL MAP OF THE CITY OF MISSION (POPULATION 77,000) THE PROPERTY LIES APPROXIMATELY 2.2 MILES FROM THE CITY LIMITS (AND IS INSIDE THE 2 OR 5 MILE EXTRATERRITORIAL JURISDICTION (E.T.J.) UNDER LOCAL GOVERNMENT CODE § 212.001 & 42.021

DATE OF PREPARATION: MAY, 2011 DRAWN BY: P. GONZALEZ, A. GAUNA

**JAVIER HINOJOSA ENGINEERING**  
CONSULTING ENGINEERS  
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PHONE (956) 688-1588  
johln@jeh.com  
THE FIRM NUMBER F-1295

