

CURVE DATA				
RADIUS	DELTA	LENGTH	TANGENT	CHORD
C1 50.00'	75° 00' 00"	65.45'	43.30'	60.88'
C2 50.00'	80° 00' 00"	52.36'	43.30'	58.00'
C3 340.00'	11° 36' 27"	80.06'	34.66'	88.86'
C4 340.00'	14° 07' 15"	83.79'	42.11'	83.58'

KOEHN SUBDIVISION  
VOL. 15, PAGE 21, H.C.M.R.

LEGEND:  
F - FOUND 1/2" IRON ROD  
S - SET 1/2" IRON ROD  
F1 - FOUND COTTON PICKER SPINDLE  
S1 - SET COTTON PICKER SPINDLE

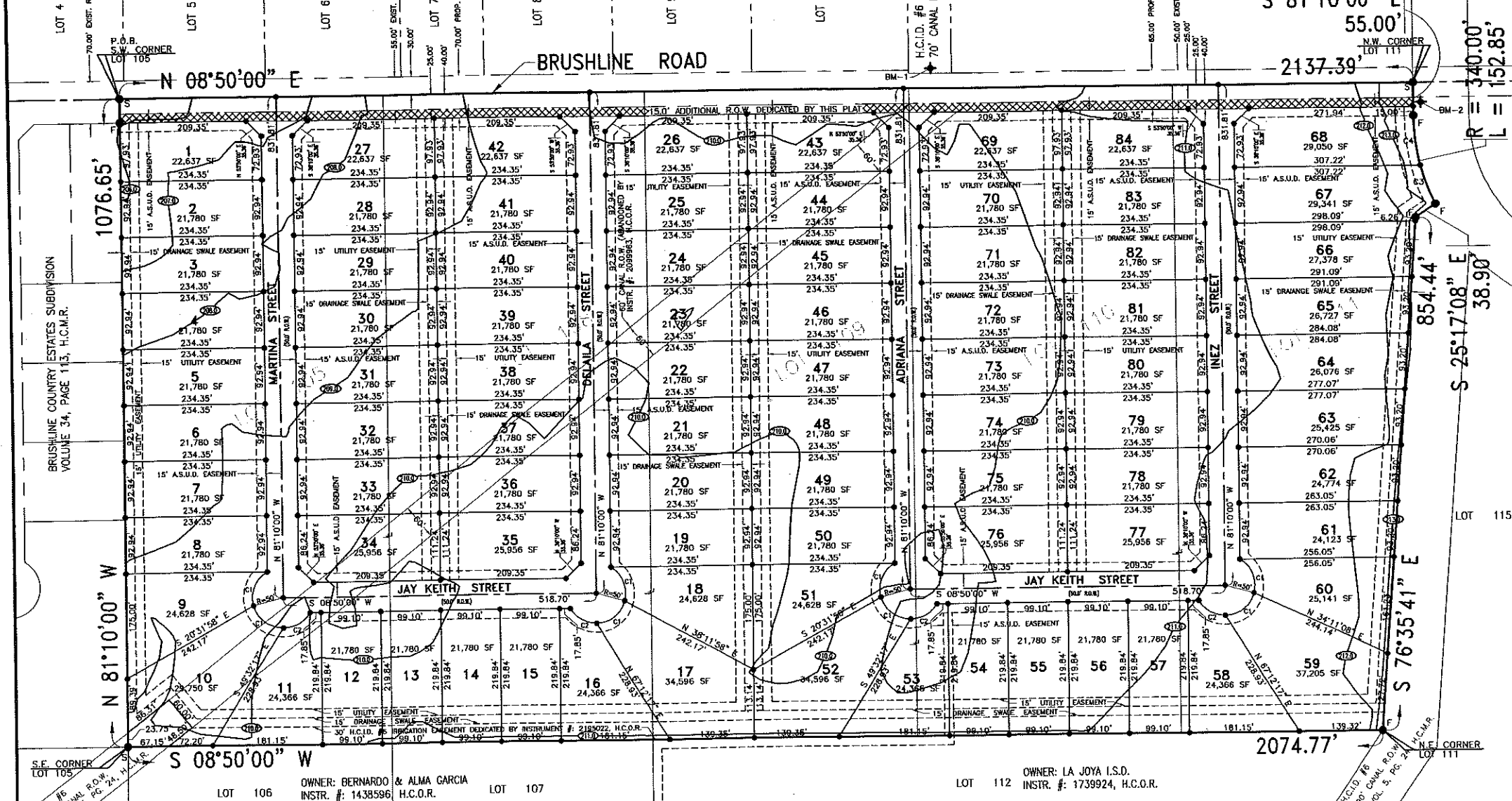
SCALE: 1"=100'  
BEARINGS BASED ON RECORD BEARINGS OF BRUSHLINE COUNTRY ESTATES SUBDIVISION, AS RECORDED IN VOL. 34, PG. 113, H.C.M.R.

# SUBDIVISION PLAT OF BRUSHLINE LTD. SUBDIVISION

A 52.28 acre tract of land being all of Lots 105, 108, 109, 110, and Lot 111, Nick Deffing Subdivision, No. 1, as recorded in Volume 5, Page 24, Map Records, Hidalgo County, Texas, also being those certain tracts described in General Warranty Deed recorded in Document # 2099963, Official Records, Hidalgo County, Texas, also being that certain sixty foot (60.00') canal Right-of-Way crossing said Lots 105, 108, 109, and 110, Nick Deffing Subdivision, No. 1, described in Special Warranty Deed recorded in Document # 2195021, Official Records, Hidalgo County, Texas  
DATE: FEBRUARY 7, 2011  
SCALE: 1"=100'

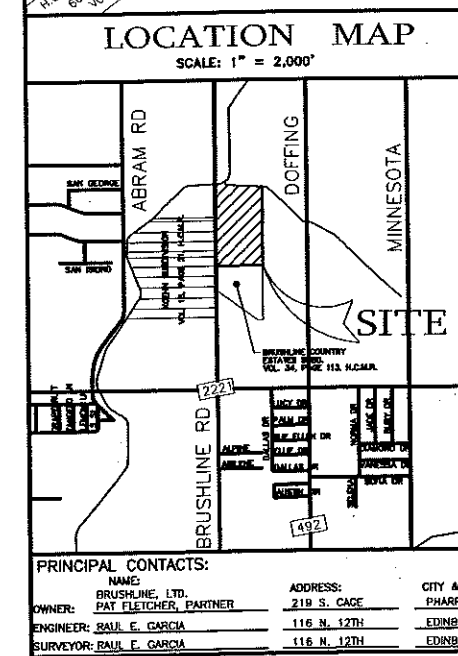
PREPARED BY: R.E. GARCIA & ASSOCIATES  
116 NORTH 12TH AVENUE EDINBURG, TEXAS 78539 PHONE (956) 381-1061 FAX 381-1280  
REVISION NOTES

No.	Sheet	REVISION	Date	Approved



## PLAT NOTES & RESTRICTIONS:

- FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION FOR THIS SUBDIVISION SHALL BE BASED ON THE 100-YEAR FLOOD PLAIN AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR THE COUNTY OF HIDALGO, TEXAS. THE FLOOD ZONE DESIGNATION FOR THIS SUBDIVISION IS AS SHOWN ON THE ATTACHED FLOOD ZONE MAP. THE FLOOD ZONE DESIGNATION FOR THIS SUBDIVISION IS AS SHOWN ON THE ATTACHED FLOOD ZONE MAP. THE FLOOD ZONE DESIGNATION FOR THIS SUBDIVISION IS AS SHOWN ON THE ATTACHED FLOOD ZONE MAP.
- NO MORE THAN ONE (1) SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THE CENTER LINE OF THE ADJACENT STREET OR THE CENTER LINE OF THE ADJACENT ALLEY SHALL BE THE CENTER LINE OF THE LOT. THE CENTER LINE OF THE ADJACENT STREET OR THE CENTER LINE OF THE ADJACENT ALLEY SHALL BE THE CENTER LINE OF THE LOT. THE CENTER LINE OF THE ADJACENT STREET OR THE CENTER LINE OF THE ADJACENT ALLEY SHALL BE THE CENTER LINE OF THE LOT.
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No.	INDEX OF SHEETS
1	HEADING; INDEX; LOCATION MAP AND ETC.; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS AND EASEMENT DESIGNATION; METES & BOUNDS; SURVEYOR'S & ENGINEER'S CERTIFICATION; PLAT NOTES & RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION; CITY APPROVAL; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY APPROVAL; DESCRIPTION OF LOCATION WITH RESPECT TO THE CITY OF A MUNICIPALITY; H.C.D. APPROVAL; H.C.R.W. APPROVAL; H.C.D. APPROVAL; IRRIGATION DISTRICT APPROVAL; REVISION NOTES
2	WATER DISTRIBUTION AND SANITARY SEWER (DWSS) MAP, INCLUDING DESCRIPTION OF WATER AND WASTE WATER (DWSS) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH); SAMPLE OF LOG SORE FOR DWSS SYSTEM; TYPICAL WATER SERVICE CONNECTION SUBDIVIDER CERTIFICATE AND STATEMENT
3	MAP OF TOPOGRAPHY & DRAINAGE WITH ENGINEER'S CERTIFICATION, REVISION NOTES, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; CONSTRUCTION DETAILS

### METES AND BOUNDS DESCRIPTION FOR A 52.28 ACRE TRACT

A 52.28 acre tract of land being all of Lots 105, 108, 109, 110, and Lot 111, Nick Deffing Subdivision, No. 1, as recorded in Volume 5, Page 24, Map Records, Hidalgo County, Texas, also being those certain tracts described in General Warranty Deed recorded in Document # 2099963, Official Records, Hidalgo County, Texas, also being that certain sixty foot (60.00') canal Right-of-Way crossing said Lots 105, 108, 109, and 110, Nick Deffing Subdivision, No. 1, described in Special Warranty Deed recorded in Document # 2195021, Official Records, Hidalgo County, Texas and being more fully described by metes and bounds as follows:

BEGINNING at a set one-half inch iron rod on a centerline of Brushline Road being the southwest corner of said Lot 105 for the southwest corner of herein described tract.

THENCE N 08° 50' 00" E 2,137.39 feet along said centerline of Brushline Road also being the west line of said Lots 105, 108, 109, 110 and 111, to a set one-half inch iron rod being the northeast corner of said Lot 111, for the northeast corner of herein described tract.

THENCE S 81° 10' 00" E along the north line of said Lot 111, pass a 25.00 foot wide one-half inch iron rod being the east Right-of-Way line of said Brushline Road and continuing for a total distance of 55.00 feet to a found one-half inch iron rod being a point of curvature of a curve to the left for an interior corner of herein described tract.

THENCE S 17° 08' E 38.90 feet continuing along said north line of Lot 111, to a found one-half inch iron rod for an interior corner of herein described tract.

THENCE S 25° 17' 08" E 854.44 feet continuing along said north line of Lot 111, to a found one-half inch iron rod being the northeast corner of said Lot 111 for the northeast corner of herein described tract.

THENCE S 08° 50' 00" W 2074.77 feet along the east line of said Lots 111, 110, 109, 108 and 105 to a set one-half inch iron rod being the southeast corner of said Lot 105 for the southeast corner of herein described tract.

THENCE N 81° 10' 00" W along the south line of said Lot 105, pass a 1,051.65 foot wide one-half inch iron rod being the east Right-of-Way line of said Brushline Road and continuing for a total distance of 1,076.65 feet to the point of beginning and containing 52.28 acres of land, more or less.

### THE STATE OF TEXAS COUNTY OF HIDALGO OWNER'S CERTIFICATION, DEDICATION, & ATTESTATION

I, **BRUSHLINE LTD.**, AS OWNER OF THE 52.28 ACRE TRACT OF LAND DISCOMPOSED WITHIN THE PROPOSED **BRUSHLINE LTD. SUBDIVISION** HEREBY SUBDUCE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS AND EASEMENTS SHOWN HEREIN. I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT:

(A) THE WATER CONNECTIONS TO THE LOTS WILL MEET THE MINIMUM STANDARDS;

(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS WILL MEET THE MINIMUM STATE STANDARDS;

(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS OR SEPTIC TANKS WILL MEET THE MINIMUM STATE STANDARDS;

(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS WILL MEET THE MINIMUM STATE STANDARDS.

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

DATE: \_\_\_\_\_

BY: **BRUSHLINE LTD.**, PARTNER  
PAT FLETCHER  
447 MOORE, TEXAS 78062-3007

THE STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day of \_\_\_\_\_, 2011, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

NOTARY PUBLIC

COUNTY CLERK'S RECORDING CERTIFICATE

THIS CERTIFICATE WAS FILED FOR RECORD AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. ON \_\_\_\_\_ AND WAS RECORDED IN INSTRUMENT # \_\_\_\_\_ OF THE DEED RECORDS OF HIDALGO COUNTY AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. ON \_\_\_\_\_

HIDALGO COUNTY CLERK

### HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF **BRUSHLINE LTD. SUBDIVISION** WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON \_\_\_\_\_ DATE \_\_\_\_\_

HIDALGO COUNTY RIGHT OF WAY DIRECTOR

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF **BRUSHLINE LTD. SUBDIVISION** WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_ DATE \_\_\_\_\_

HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE **BRUSHLINE LTD. SUBDIVISION** WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_ DATE \_\_\_\_\_

HIDALGO COUNTY JUDGE

HIDALGO COUNTY CLERK

ATTEST: \_\_\_\_\_ DATE \_\_\_\_\_

THE STATE OF TEXAS COUNTY OF HIDALGO

I, **RAUL E. GARCIA**, REGISTERED PROFESSIONAL ENGINEER AND REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND FURTHER CERTIFY THAT PROFESSIONAL ENGINEERING CONSIDERATION HAS BEEN APPLIED TO THIS PLAT.

SECRETARY

CHAIRMAN

HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT OF THIS SUBDIVISION, IF DESIRED THIS WILL NOT BE AT DISTRICTS EXPENSE.

REGISTERED PROFESSIONAL ENGINEER # 64790  
REGISTERED PROFESSIONAL LAND SURVEYOR # 4204

APPROVAL BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1, HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE § 462.11(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

APPROVAL BY IRRIGATION DISTRICT:

THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 6, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE # / FAX #
BRUSHLINE LTD.	218 S. CACE	PHARR, TX 78577	787-2831 / 787-0565
OWNER: PAT FLETCHER, PARTNER	116 N. 12TH	EDINBURG, 78539	381-1061 / 381-1280
ENGINEER: RAUL E. GARCIA	116 N. 12TH	EDINBURG, 78539	381-1061 / 381-1280
SURVEYOR: RAUL E. GARCIA	116 N. 12TH	EDINBURG, 78539	381-1061 / 381-1280

SHEET NO. 1  
OF 3 SHEETS