

METES AND BOUNDS DESCRIPTION FOR A 1.57 ACRE TRACT

A 1.57 acre tract of land being a portion of Lot 7, Block 9, A. J. McColl Subdivision, as recorded in Volume 21, Page 598, Deed Records, Hidalgo County, Texas, also being that certain tract described in Warranty Deed with Vendor's Lien recorded in Document # 840465, Official Records, Hidalgo County, Texas, and being more fully described by metes and bounds as follows:

BEGINNING at a point within the Jackson Road (FM 2061) Right-of-Way being the southwest corner of said Lot 7, Block 9, for the southwest corner of herein described tract.

THENCE N 08° 51' 00" E 63.57 feet along the west line of Lot 7, Block 9, within said Jackson Road (FM 2061) Right-of-Way to a point being the southwest corner of that certain tract described in Warranty Deed recorded in Volume 2789, Page 312, Deed Records, Hidalgo County, Texas, for the northwest corner of herein described tract.

THENCE S 81° 03' 29" E along the south line of said tract described in Warranty Deed recorded in Volume 2789, Page 312, Deed Records, Hidalgo County, Texas, pass at 40.00 feet a set one-half inch iron rod being the east Right-of-Way line of said Jackson Road (FM 2061) and continuing for a total distance of 435.60 feet to a found three-quarter inch iron pipe on the west line of Jackson South Estates Subdivision as recorded in Volume 50, Page 12, Map Records, Hidalgo County, Texas, being the southeast corner of said tract described in Warranty Deed recorded in Volume 2789, Page 312, Deed Records, Hidalgo County, Texas, for the northeast corner of herein described tract.

THENCE S 08° 51' 00" W 250.71 feet along said west line of Jackson South Estates Subdivision to a found one-half inch iron rod on the south line of said Lot 7, Block 9, also being the north line of a Hidalgo County Irrigation District #2 Right-of-Way being the most southerly southwest corner of said Jackson South Estates Subdivision for the southeast corner of herein described tract.

THENCE N 57° 49' 37" W along said south line of said Lot 7, Block 9, also being north line of a Hidalgo County Irrigation District #2 Right-of-Way pass at 427.91 feet a set one-half inch iron rod being the east Right-of-Way line of said Jackson Road (FM 2061) and continuing for a total distance of 471.70 feet to the point of beginning and containing 1.57 acres of land, more or less.

REVISION NOTES				
No.	Sheet	REVISION	Date	Approved

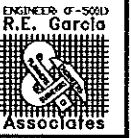
LEGEND :
 F - FOUND 1/2" IRON ROD
 F1 - FOUND 3/4" IRON ROD
 S - SET 1/2" IRON ROD

SUBDIVISION OF YAMHAM SUBDIVISION

A 1.57 acre tract of land being a portion of Lot 7, Block 9, A. J. McColl Subdivision, as recorded in Volume 21, Page 598, Deed Records, Hidalgo County, Texas, also being that certain tract described in Warranty Deed with Vendor's Lien recorded in Document # 840465, Official Records, Hidalgo County, Texas

DATE: FEBRUARY 8, 2012 SCALE IN FEET SCALE: 1" = 40'

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



PLAT NOTES & RESTRICTIONS:

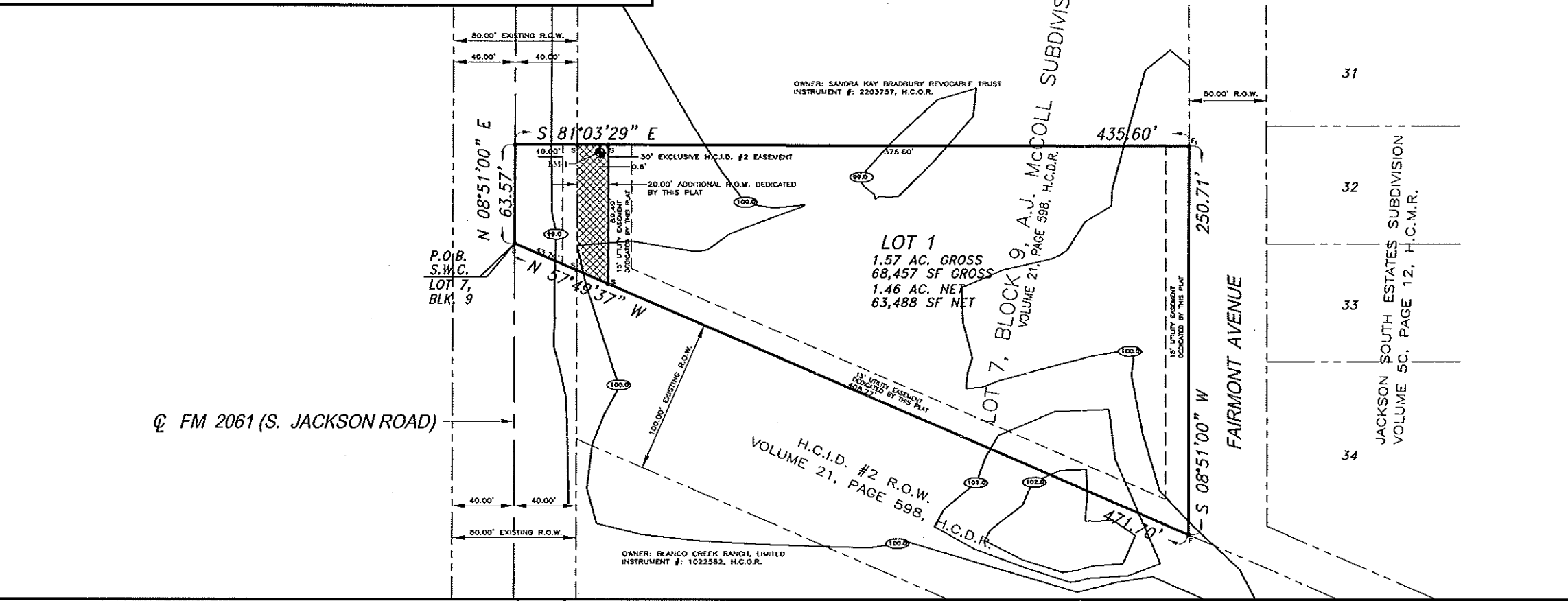
- FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION ZONE "X" FLOOD ZONE IS COVERED AS AREAS BETWEEN THE LIMITS OF THE 100 YEAR FLOOD AND 500 YEAR FLOODS OR CERTAIN AREAS SUBJECT TO 100 YEAR FLOODING WITH AVERAGE DEPTHS OF LESS THAN ONE (1) FOOT OR WHERE CONTRIBUTING DRAINAGE IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVELS FROM THE BASE FLOOD.
- SETRUCKS: FRONT: 50.00 FEET ON FM 2061, JACKSON ROAD REAR: 15.00 FEET ON EASEMENT, WHICHEVER IS GREATER SIDE: 6.00 FEET ON EASEMENT WHICHEVER IS GREATER
- GENERAL NOTE FOR COMMERCIAL LOTS: LOT 1 SHALL BE FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL. LOT 1 IS FOR IMPROVED USE. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, THE OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT, AND FIRE MARSHAL, ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- MINIMUM FINISH FLOOR NOTE: FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTERLINE OF STREET OR 18" ABOVE NATURAL GROUND WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION. FINISH FLOOR ELEVATIONS, AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- BOUNDARY NOTE: THE FOLLOWING BOUNDARIES ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS. S.M.-I. ELEV. 87.31 M.G.V.D. 63
- SEWER: 18" DIA. CONCRETE BLOCK APPROXIMATELY 3 FEET SOUTH AND 55 FEET EAST OF THE NORTH WEST CORNER OF LOT 1 OF THIS SUBDIVISION.
- DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 2,814 CUBIC FEET (60.8 AC.-FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET No.2 FOR STORM SEWER IMPROVEMENTS)
- DRAINAGE SWALE EASEMENTS: NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE SWALE EASEMENT. EACH DRAINAGE SWALE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE SWALE EASEMENT. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SWALE.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHARP TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION AND MAINTENANCE OF THE EASEMENT.
- EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- ALL PUBLIC UTILITIES EASEMENTS DESIGNATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MOOD SUBDIVISION RULES. SHOWING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWING COMPLETELY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER INCLUDING AN EASEMENT.
- THE OWNER SHALL CONSTRUCT A 5' SIDEWALK WITH ADA RAMPS ALONG S. JACKSON ROAD.
- AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT & OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR COMMERCIAL, INDUSTRIAL & MULTIFAMILY USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND CISP PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
- LOADS DRIVEWAY/ENTRANCE PERMITS ARE REQUIRED FOR LOT 1 PRIOR TO THE CONSTRUCTION OF A DRIVEWAY/ENTRANCE ON TO THE SAID JACKSON RD. FRONT ACCESS PERMIT IS REQUIRED PRIOR TO THE COUNTY ISSUING A DEVELOPMENT AND/OR BUILDING PERMIT.
- DRAINAGE DETENTION POND SHALL BE CONSTRUCTED IN DESIGNATED EASEMENT AREAS AS DESIGNED BY PROJECT PLAN ENGINEER AT DEVELOPMENT APPLICATION PERMIT STAGE PRIOR TO THE COUNTY ISSUING A FINAL LIGHT AND WATER CLEARANCE. NO FINAL LIGHT OR WATER CLEARANCE SHALL BE ISSUED UNTIL THE DRAINAGE DETENTION POND IS CONSTRUCTED BY OWNER AND INSPECTED BY COUNTY.
- OWNER/BUYER MUST BE RESPONSIBLE FOR CONSTRUCTION OF DETENTION AREAS TO ACCOMMODATE DRAINAGE RUNOFF AS CALCULATED BY PLAN ENGINEER PRIOR TO ISSUANCE OF ANY FINAL LIGHT OR WATER CLEARANCE. IN ADDITION, THE LOT OWNER SHALL PROVIDE A REVERSED CHIMNEY DRAINAGE CALCULATION IF IT IS DETERMINED AT THE APPLICATION STAGE THAT THE IMPROVED AREA FOR THE LOT IS GREATER THAN THE IMPROVED AREA CONSIDERED BY THE PLAN ENGINEER WHEN CALCULATING THE RUNOFF FOR THE LOT.
- ADDITIONAL FIRE PROTECTION WITH LOOFT WATERLINE MAY BE REQUIRED IN ORDER TO PROVIDE ANY ADDITIONAL FIRE PROTECTION FOR CONSTRUCTION BEYOND 300 FEET TALL PLAZA.
- NO ACCESS FROM FAIRMONT AVENUE WILL BE ALLOWED ONTO THE LOT. THE LOT OWNER SHALL BE REQUIRED TO INSTALL A BUTTER FENCE AT DEVELOPMENT PERMIT STAGE.

CITY OF PHARR
 CERTIFICATE OF APPROVAL
 APPROVED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION, CITY OF PHARR, TEXAS, THIS _____ DAY OF _____, 2012, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PHARR, TEXAS.

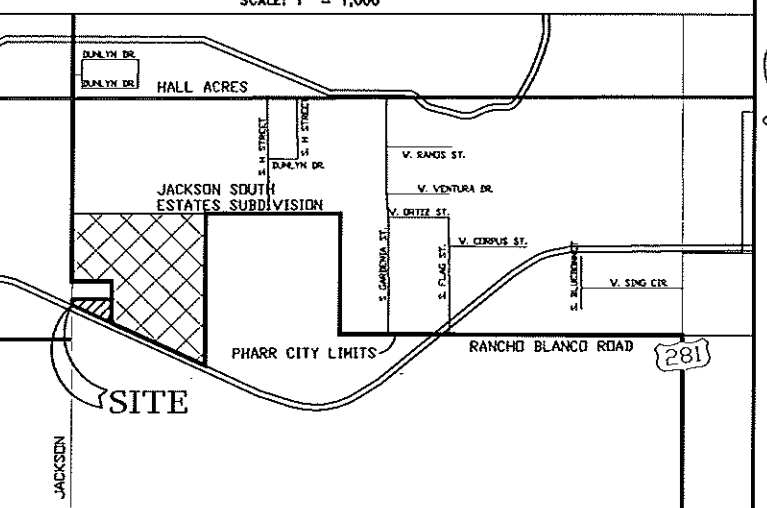
COLUMBIAN, CITY OF PHARR _____ ELITE _____

MAYOR, CITY OF PHARR _____ GATE _____

ALTERN: CITY CLERK _____



LOCATION MAP



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:

YAMHAM SUBDIVISION IS LOCATED IN SOUTHWESTERN HIDALGO COUNTY IN H.C.P. #2 ON THE EAST SIDE OF JACKSON ROAD, APPROXIMATELY 201 FEET SOUTH OF THE INTERSECTION OF JACKSON ROAD & HYATT AVENUE. THE NEAREST MUNICIPALITY IS THE CITY OF MISSION, ACCORDING TO THE OFFICIAL MAP LOCATED IN THE OFFICE OF THE SECRETARY OF THE CITY OF PHARR (56,839), YAMHAM SUBDIVISION LIES ADJACENT TO THE CITY LIMITS AND IS INSIDE THE CITY'S TWO MILE EXTRA TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE S 42.021

INDEX OF SHEETS	
No.	DESCRIPTION
1	HEADING; INDEX LOCATION MAP AND ETJ; 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; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY APPROVAL; DESCRIPTION OF LOCATION WITH RESPECT TO THE ETJ OF A MUNICIPALITY; H.C.D.R. APPROVAL; H.C.P.#2 APPROVAL; APPROVAL/REGISTRATION DISTRICT APPROVAL; REVISION NOTES
2	WATER DISTRIBUTION AND SANITARY SEWER (COSP) MAP, MAP OF TOPOGRAPHY & DRAINAGE WITH ENGINEER'S CERTIFICATION, REVISION NOTES, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT

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

OMAR MARTINEZ MORENO AS OWNER OF THE 1.57 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED YAMHAM SUBDIVISION HEREBY SUBSCRIBE THE LAND AS DESIGNATED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET AND EASEMENTS SHOWN HEREON. I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT:

(A) THE WATER QUALITY AND 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.

OMAR MARTINEZ MORENO
 218-A W. MILITARY HWY
 PHARR, TEXAS 78577

THE STATE OF TEXAS
 COUNTY OF HIDALGO
 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY APPEARED OMAR MARTINEZ MORENO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2012.

My Commission Expires: _____
 Notary Public in and for Hidalgo County, Texas

HIDALGO COUNTY
 CERTIFICATE OF PLAT APPROVAL

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF YAMHAM SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON _____ DATE _____

HIDALGO COUNTY RIGHT OF WAY DIRECTOR _____ DATE _____

HIDALGO COUNTY
 CERTIFICATE OF PLAT APPROVAL

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF YAMHAM SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____ DATE _____

ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____

APPROVAL BY IRRIGATION DISTRICT:
 THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2, ON THIS _____ DAY OF _____, A.D., 2012.

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 § 49.1101. 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 PRACTICE. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

BY: _____
 DISTRICT MANAGER

HIDALGO COUNTY
 CERTIFICATE OF PLAT APPROVAL
 UNDER LOCAL GOVERNMENT CODE § 232.028(a)

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE YAMHAM SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____ DATE _____

HIDALGO COUNTY JUDGE _____ DATE _____

ATTEST: HIDALGO COUNTY CLERK _____ 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 PROPER ENGINEERING CONSIDERATION HAS BEEN APPLIED TO THIS PLAT.

REGISTERED PROFESSIONAL ENGINEER # 64790
 REGISTERED PROFESSIONAL LAND SURVEYOR # 4204

PRINCIPAL CONTACTS:

NAME:	ADDRESS:	CITY & ZIP	PHONE // FAX #:
OWNER: OMAR MARTINEZ MORENO	218-A W. MILITARY HWY	PHARR, TEXAS 78577	283-8444 / 283-8555
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 2 SHEETS