

SUBDIVISION PLAT OF ALTAMURA SUBDIVISION PHASE I & II

A TRACT OF LAND CONTAINING 41.06 ACRES OF LAND, SITUATED IN HIDALGO COUNTY, TEXAS, BEING PART OR PORTION OF FARM TRACTS 242 AND 249, THE WEST AND ADAMS TRACTS, HIDALGO COUNTY, TEXAS, MAP REFERENCE: VOLUME 2, PAGES 34-37, MAP RECORDS, HIDALGO COUNTY, TEXAS.

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION
I, JASON GARZA, AS OWNER OF THE 41.06 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED ALTAMURA SUBDIVISION PHASE I AND II, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS, PARKS, AND EASEMENTS SHOWN HEREIN. I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE §232.032, AND THAT:

- THE WATER QUALITY AND CONNECTIONS TO THE TANKS 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 STANDARDS AND GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS;
- ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

BY: JASON GARZA, DATE _____
OWNER: RD ALTAMURA, LLC.
ADDRESS: P.O. BOX 6105
MCALLEN, TEXAS 78502

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JASON GARZA KNOWN TO ME AS THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENTS AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN STATED, GIVING UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20__ A.D.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

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

WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF ALTAMURA SUBDIVISION PHASE I AND II WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT.

ON THIS THE _____ DAY _____, 20__ A.D.

HIDALGO COUNTY JUDGE DATE _____

ATTEST: HIDALGO COUNTY CLERK DATE _____

CITY OF WESLACO CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE §232.028(a)

I, THE UNDERSIGNED, MAYOR TO THE CITY OF WESLACO 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 WESLACO ATTEST: CITY SECRETARY

DATE: _____ DATE: _____

THIS SUBDIVISION PLAT OF ALTAMURA SUBDIVISION PHASE I HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE HIDALGO COUNTY, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, 20__ A.D.

CHAIRMAN, PLANNING & ZONING COMMISSION

COUNTY OF HIDALGO CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF ALTAMURA SUBDIVISION PHASE I AND II WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____, 20__.

ENVIRONMENTAL HEALTH DIVISION MANAGER

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. DATE _____
LICENSED PROFESSIONAL ENGINEER NO. 74808

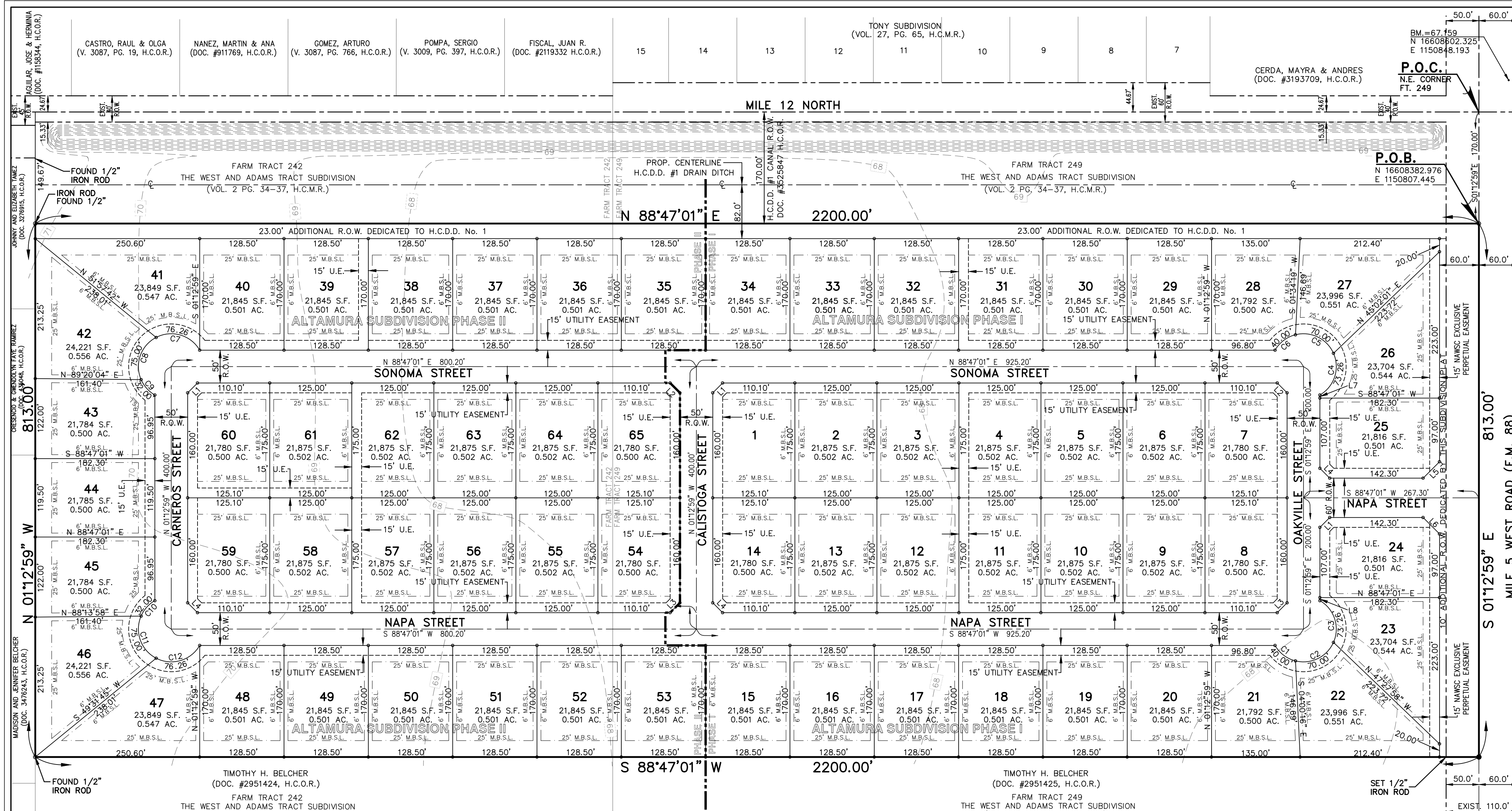
STATE OF TEXAS COUNTY OF HIDALGO

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 ALTAMURA SUBDIVISION PHASE I AND II 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 JUNE 22, 2022.

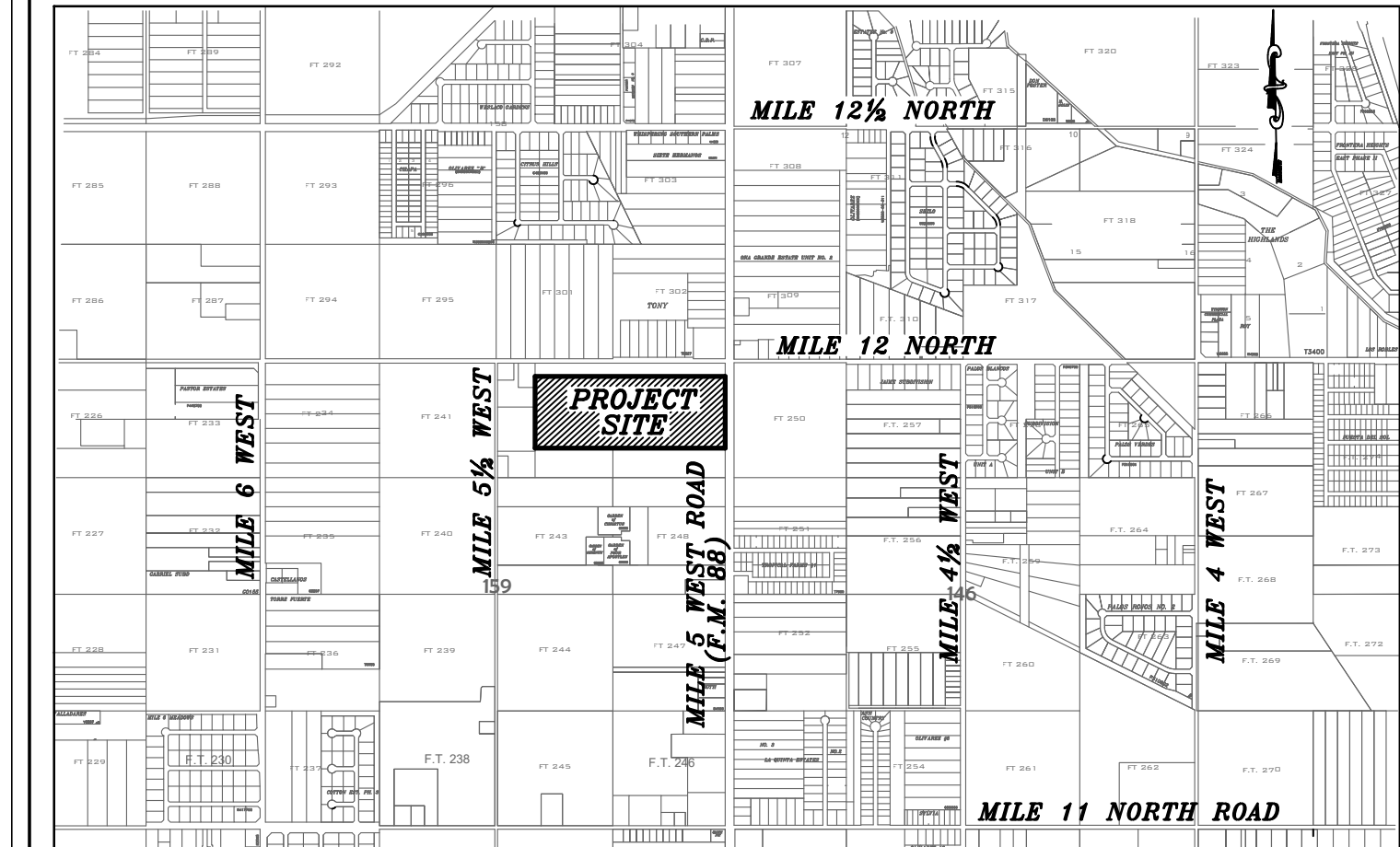
CARLOS VASQUEZ, R.P.L.S. DATE _____
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4608
C.V.G. LAND SURVEYORS, LLC
517 BEAUMONT AVE.
MCALLEN, TEXAS 78501
TEL. (956) 618-1551 DATE SURVEYED: 06-22-2022
TBPELS FIRM NO. 10119600

GENERAL PLAT NOTES & RESTRICTIONS:

- FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: THIS PROPERTY IS LOCATED WITHIN ZONE "X" ON A FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480334 0450 C, REVISED MAY 30, 2002. ZONE "X" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN. THE LOCAL FLOOD PLAIN ADMINISTRATOR IDENTIFIES NO OTHER AREA WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN. CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
- SETBACKS: FRONT: 25.00 FEET REAR: 0.00 FEET LOT DEPTH, NOT TO EXCEED 25 FEET OR GREATER FOR ESM.T. SIDE: 6.00 FEET OR GREATER FOR EASEMENT SIDE CORNER: 10.00 FEET OR TO EASEMENT LINE, WHICHEVER IS GREATER
- NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE TOP OF CURB OR 18" ABOVE NATURAL GROUND OR ELEVATION 60.00, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITH A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- BENCHMARK NOTE: ELEVATION=67.159
TOP OF STORM MANHOLE LOCATED APPROXIMATELY 48 FEET NORTH AND 45' EAST OF THE INTERSECTION OF MILE 12 AND F.M. 88.
- SET 1/2" IRON ROD ON ALL LOT CORNERS UNLESS OTHERWISE NOTED.
- STREET LIGHTS AND STREET SIGNS SHALL BE INSTALLED IN ACCORDANCE TO THE CITY OF WESLACO ORDINANCE BY THE DEVELOPER PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- STREET LIGHTS MUST BE LOCATED AT 300'-FOOT MAXIMUM SPACING.
- CORNER LOT DRIVEWAYS SHOULD BE CONSTRUCTED AT FURTHEST POSSIBLE POINT FROM INTERSECTION AND IN COMPLIANCE WITH ACCESS MANAGEMENT ORDINANCE.
- LANDSCAPING IS REQUIRED PER CITY OF WESLACO ORDINANCE.
- NO ACCESS OFF OF F.M. 88 FOR LOTS 22 THROUGH 27 (INCLUSIVE).
- DRAINAGE: (DETENTION REQUIREMENTS FOR ALTAMURA SUBDIVISION PHASE I & II) IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, ALTAMURA SUBDIVISION PHASE I AND II WILL BE REQUIRED TO PROVIDE A COMBINED TOTAL OF 160,290 CUBIC FEET (4.68 ACRE-FEET) OF STORM RUNOFF, DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS AND WILL BE ACCOMPLISHED AS FOLLOWS: (THE DEVELOPER WILL OVER-EXCAVATE BY ELEVEN FEET THE PROPOSED HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 DRAINAGE DITCH ABOVE THE MAINTENANCE BENCH TO FULFILL DETENTION REQUIREMENTS. THE OVER-EXCAVATION WILL NET AN INCREASE OF 175,797 CUBIC FEET (4.035 AC. FT.). THE PROPOSED DETENTION HAS THE CAPACITY TO DETAIN THE DIFFERENCE BETWEEN THE 10-YEAR AND 50-YEAR STORM DETENTION AS PROPOSED WILL ACCOMMODATE THE REQUIREMENTS FOR BOTH ALTAMURA PHASE I AND II.
- A 4'-FOOT SIDEWALK IS REQUIRED ALONG ALL INTERIOR STREETS UPON THE ISSUANCE OF A BUILDING PERMIT. ON CORNER LOTS, THE OWNER SHALL BE RESPONSIBLE FOR THE SIDEWALK ALONG ALL STREETS ADJOINING THE LOT.
- A 5'-FOOT SIDEWALK SHALL BE REQUIRED ALONG THE WEST SIDE OF F.M. 88 UPON THE ISSUANCE OF A NOTICE TO PROCEED.
- NO PERMANENT STRUCTURES ARE PERMITTED OVER ANY EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18" MATURE HEIGHTS, GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WILL INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- A 6'-FOOT TALL CEDAR FENCE SHALL BE REQUIRED ALONG THE NORTH LOT LINES OF LOTS 27 THROUGH 41 INCLUSIVE, AT THE TIME OF LOTS OCCUPANCY.
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AS OSSF ON ALL LOTS.
- AN OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED.
- EACH LOT ON THIS PLAT COMPLES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
- AN OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
- SOIL ANALYSIS HAS BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT.
- "OSSF" PERMIT IS REQUIRED PRIOR OF OCCUPANCY OF A LOT.
- THERE ARE NOT WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.
- JASON GARZA, THE OWNER AND SUBDIVIDER OF ALTAMURA SUBDIVISION, RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.
- EACH PURCHASER 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 UTILITY EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES OR AS REQUIRED BY UTILITY PROVIDERS.
- CENTRAL POWER AND LIGHT CO. IS HEREBY GRANTED AN EASEMENT AND RIGHT-OF-WAY ON EACH LOT IN SAID SUBDIVISION FOR AN UNDERGROUND ELECTRIC SERVICE TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH PURPOSE AT THE RIGHT LOCATION WHERE SUCH SERVICE LATERAL IS TO BE OR IS INSTALLED AND MAINTAINED FROM TIME TO TIME.
- CONCRETE MONUMENTS TO BE SET AT SUBDIVISION CORNERS.
- FIRE HYDRANTS INSTALLED WITHIN THE CORPORATION'S DISTRIBUTION SYSTEM ARE PROVIDED AT THE CONVENIENCE OF THE CORPORATION AND DO NOT IMPLY ANY RESPONSIBILITY ON THE PART OF THE CORPORATION TO MEET FIRE FLOW REQUIREMENTS.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AT 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.
- A 6' BUFFER SHALL BE REQUIRED WHEN ADJOINING ANY COMMERCIAL LOT WHETHER EXISTING OR WHEN SUCH COMMERCIAL LOT IS EVIDENT BY LOT OWNER.



LEGEND:
 - CENTERLINE
 - IRON ROD FOUND
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - R.O.W. = RIGHT OF WAY
 - H.C.M.R. = HIDALGO COUNTY MAP RECORDS
 - H.C.D.R. = HIDALGO COUNTY DEED RECORDS
 - H.C.D.D.# = HIDALGO COUNTY DRAINAGE DISTRICT No. 1
 - H.C.C.D.# = HIDALGO AND CAMERON COUNTIES DRAINAGE DISTRICT No. 9
 - U.E. = UTILITY EASEMENT
 - M.B.S.L. = MINIMUM BUILDING SETBACK LINE



DATE OF PREPARATION: APRIL 15, 2024 DRAWN BY: G. TEEGRAND

JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS
416 E. DOVE AVENUE MCALLEN, TEXAS 78504
PHONE (956) 668-1588
javier@javierhinojosaeng.com
TBPELS FIRM NUMBER F-1295

SHEET INDEX
 SHEET 1
 DATE, NORTH ARROW, MAIN SCALE, HEADING, LEGAL DESCRIPTION, E.T.J. 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 CLERK'S RECORDING CERTIFICATE, REVISION NOTES
 HIDALGO, CITY OF WESLACO CERTIFICATION 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.

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 49.211 (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 AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 9

RAUL E. SESIN, P.E., C.F.M. GENERAL MANAGER DATE _____
 THIS PLAT IS APPROVED BY HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9
 DATED THIS _____ DAY OF _____, 20__

- NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9 RIGHT-OF-WAYS AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCCID #9.
- IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.
- HCCID #9 WILL NOT BE RESPONSIBLE FOR STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION, AS WELL, HCCID #9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION, IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE.
- HCCID #9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEMS DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.
- HCCID #9 EXCLUSIVE EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, FENCES, SHRUBS, TREES, AND OTHER PLANTINGS AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

GENERAL MANAGER
 HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT No. 9

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE #	FAX#
OWNER: RD ALTAMURA, LLC	P.O. BOX 6105	MCALLEN, TX 78502	956-451-6390	
ENGINEER: JAVIER HINOJOSA	416 E. DOVE AVENUE	MCALLEN, TX 78504	668-1588/994-8102	
SURVEYOR: CARLOS VASQUEZ	517 BEAUMONT AVE.	MCALLEN, TX 78501	618-1551/618-1547	

LOT LINE - LINE TABLE

LOT	BEARING	TANGENT	ARC LENGTH	CHORD BEARING	CHORD
"L1"	N 43°47'01" E	21.21'	45°50'12"	50.00'	21.14'
"L2"	S 46°12'59" W	21.21'	80°12'51"	50.00'	42.11'
"L3"	S 43°47'01" W	21.21'	83°56'57"	50.00'	44.98'
"L4"	N 46°12'59" W	21.21'	83°56'57"	50.00'	44.98'
"L5"	S 43°47'01" W	35.36'	80°12'51"	50.00'	42.11'
"L6"	S 46°12'59" W	35.36'	45°50'12"	50.00'	21.14'
"L7"	S 08°01'12" E	4.70'	87°23'13"	50.00'	47.77'
"L8"	N 08°01'12" W	4.70'	85°56'37"	50.00'	46.58'
"C9"	36°40'10"	50.00'	16.57'	32.00'	54°25'54"
"C10"	36°40'10"	50.00'	16.57'	32.00'	54°25'56"
"C11"	85°56'37"	50.00'	46.58'	75.00'	52°05'28"
"C12"	87°23'13"	50.00'	47.77'	76.26'	51°22'37"

METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 41.06 ACRES OF LAND, SITUATED IN HIDALGO COUNTY, TEXAS, BEING PART OR PORTION OF FARM TRACTS 242 AND 249, THE WEST AND ADAMS TRACTS, HIDALGO COUNTY, TEXAS, MAP REFERENCE: VOLUME 2, PAGES 34-37, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND SAID 41.06 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING ON THE NORTHEAST CORNER OF SAID FARM TRACT 249, WITHIN THE INTERSECTION OF MILE 5 WEST ROAD (F.M. 88) AND MILE 12 NORTH ROAD, THENCE S 01°12'59" E ALONG THE EAST LINE OF SAID FARM TRACT 249 AND WITHIN THE RIGHT-OF-WAY OF MILE 5 WEST ROAD (F.M. 88), A DISTANCE OF 170.00 FEET A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "RIO DELTA SURVEYING" FOR THE POINT OF BEGINNING AND THE NORTHEAST CORNER OF THIS TRACT;

THENCE S 01°12'59" E, CONTINUING ALONG THE EAST LINE OF SAID FARM TRACT 249, WITHIN SAID MILE 5 WEST ROAD (F.M. 88) A DISTANCE OF 813.00 FEET, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE S 88°47'01" W, AT A DISTANCE OF 50.00 FEET PASS A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVO LS" SET ON THE WEST RIGHT-OF-WAY LINE OF SAID MILE 5 WEST ROAD (F.M. 88) AS RECORDED IN VOLUME 817, PAGE 294, H.C.D.R. AND THE EAST LINE OF A 15.0 FOOT EASEMENT TO NORTH ALAMO WATER SUPPLY CORP. (NAWSC), RECORDED IN VOLUME 2399, PAGE 551, H.C.D.R., AT A DISTANCE OF 65.00 FEET PASS THE WEST LINE OF SAID NAWSC EASEMENT, AT A DISTANCE OF 1,320.00 FEET PASS THE COMMON LINE OF SAID FARM TRACTS 249 AND 242, AND CONTINUING A TOTAL DISTANCE OF 2,200.00 FEET A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVO LS" SET, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N 01°12'59" W, AT A DISTANCE OF 461.00 FEET PASS A 1/2" IRON ROD FOUND ON THE SOUTHEAST CORNER OF A TRACT OF LAND DEEDED TO RESCENCIO RAMIREZ AND GWENDOLYN FAT RAMIREZ, RECORDED IN DOCUMENT NO. 425048, H.C.D.R. AND CONTINUING ALONG THE EAST LINE OF SAID MARTINEZ TRACT A DISTANCE OF 683.00 FEET PASS A 1/2" IRON ROD FOUND ON THE EASTERN MOST NORTHEAST CORNER OF SAID MARTINEZ TRACT AND THE SOUTHEAST CORNER OF A TRACT OF LAND DEEDED TO JOHNNY TAMEZ AND ELIZABETH TAMEZ, RECORDED IN DOCUMENT NUMBER 3276915, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND CONTINUING ALONG THE EAST LINE OF SAID TAMEZ TRACT AT A DISTANCE OF 813.00 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "RIO DELTA SURVEYING" SET ON THE SOUTH RIGHT-OF-WAY LINE OF A 170 FOOT HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 RIGHT-OF-WAY FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE N 88°47'01" E, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID HIDALGO COUNTY DRAINAGE DISTRICT NO.1 RIGHT-OF-WAY, AT A DISTANCE OF 880.00 FEET PASS THE COMMON NORTH CORNER OF SAID FARM TRACTS 242 AND 249 AND CONTINUING ALONG THE SOUTH LINE OF SAID DRAINAGE DISTRICT RIGHT-OF-WAY, AT 2,150.00 FEET THE WEST RIGHT-OF-WAY LINE OF SAID MILE 5 WEST (F.M. 88), IN ALL A TOTAL DISTANCE OF 2,200.00 FEET TO THE POINT OF BEGINNING, CONTAINING 41.06 ACRES OF LAND, MORE OR LESS.

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY
 ALTAMURA SUBDIVISION PHASE I IS LOCATED IN WEST CENTRAL PORTION OF HIDALGO COUNTY PRECINCT NO. 1 APPROXIMATELY 20,000 FEET NORTH INTERSTATE 2. THE NEAREST MUNICIPALITY IS THE CITY OF WESLACO, ACCORDING TO THE OFFICIAL MAP OF THE CITY OF WESLACO THE PROPERTY LIES APPROXIMATELY 2.0 MILES NORTH OF THE CITY LIMITS (AND IS INSIDE THE 2 MILE EXTRATERRITORIAL JURISDICTION (E.T.J.) UNDER LOCAL GOVERNMENT CODE § 212.001 & 42.021



FILED FOR RECORD IN
 HIDALGO COUNTY
 ARTURO GUAJARDO, JR.
 HIDALGO COUNTY CLERK

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

REVISIONS

SHEET NO. 1 OF 3