

SUBDIVISION PLAT OF THE  
TERRA DIVINA ESTATES

BEING 15.93 ACRES TRACT OUT OF LOT 59 AND 60, KELLY-PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 21, PAGE 598, DEED RECORDS OF HIDALGO COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS TERRA DIVINA ESTATES SUBDIVISION, DO HEREBY DEDICATE TO THE CITY OF EDINBURG, AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISED UNDER SAID CITY, THE EASEMENTS SHOWN AND THE USE OF PUBLIC STREETS AND EASEMENTS SHOWN, THE STREETS AND UTILITIES SHOWN, AND THE UTILITIES OPERATING UNDER FRANCHISE OF THE CITY, AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

OWNER: MARK A. HAMEL, DEVELOPER  
1601 EDWARD DRIVE  
EDINBURG, TEXAS 78539

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MARK HAMEL KNOWN TO ME TO BE THE PERSONS WHOSE NAMES SUBSCRIBED TO THE FOREGOING INSTRUMENT; AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY  
OF \_\_\_\_\_, 200\_\_.

NOTARY PUBLIC IN AND FOR THE  
STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

APPROVAL BY THE CITY OF EDINBURG PLANNING COMMISSION:  
I, THE UNDERSIGNED CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 200\_\_.

CHAIRPERSON, CITY OF EDINBURG PLANNING COMMISSION

STATE OF TEXAS  
COUNTY OF HIDALGO

I, RENE BARRERA, P.E., A LICENSED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE TEXAS, LICENSE NUMBER TX. 88662, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION, AND, FURTHER, DO HEREBY CERTIFY THAT NONE OF THE AREAS BEING PLATTED HEREIN AS "TERRA DIVINA ESTATES SUBDIVISION" AS DESCRIBED BY METES AND BOUNDS DESCRIPTION (SEE METES AND BOUNDS DESCRIPTION AT THE RIGHT) ARE NOT LOCATED IN A FLOOD PRONE AREA DESIGNATED AS ZONES "A" OR "AH" DEFINED AND DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

RENE BARRERA, P.E.  
LICENSED PROFESSIONAL ENGINEER, TEXAS LIC. NO. 88662

STATE OF TEXAS  
COUNTY OF HIDALGO

I, JOSE MARIO GONZALEZ A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED.

JOSE MARIO GONZALEZ, R.P.L.S.  
REG. PROFESSIONAL LAND SURVEYOR #5571  
RT. 1, BOX 171-G  
EDCOUCH, TEXAS 78538

HIDALGO COUNTY IRRIGATION DISTRICT No. 2

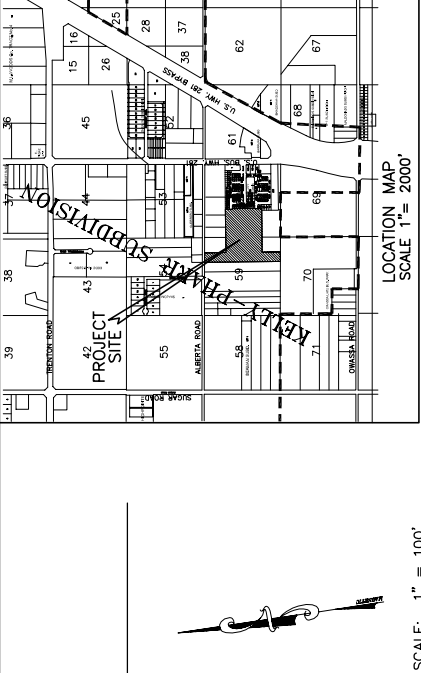
THIS PLAT HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 2 ON THIS, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 200\_\_.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT No. 2 RIGHT OF WAYS OR EASEMENTS.

ATTEST: \_\_\_\_\_  
SECRETARY

PRINCIPAL CONTACTS:

| NAME                                | ADDRESS                     | CITY & ZIP          | PHONE        | FAX          |
|-------------------------------------|-----------------------------|---------------------|--------------|--------------|
| OWNER: MARK HAMEL, DEVELOPER        | 1601 EDWARD DRIVE           | EDINBURG, TX 78539  | 956-380-6631 | 956-380-6631 |
| ENGINEER: RENE BARRERA, P.E.        | 10125 N. 10TH ST., STE. "A" | MCALLEN, TX. 78504  | 956-318-1116 | 956-318-1118 |
| SURVEYOR: JOSE MARIO GONZALEZ, RPLS | 302 W. UNIVERSITY, STE. C   | EDINBURG, TX. 78539 | 956-380-5152 | 956-380-5156 |



SCALE: 1" = 100'

TERRA DIVINA ESTATES SUBDIVISION IS LOCATED IN SOUTH CENTRAL HIDALGO COUNTY ON THE SOUTH SIDE OF ALBERTA ROAD AND WEST OF U.S. BUSINESS 281. THIS SUBDIVISION LIES WITHIN THE CITY LIMITS OF EDINBURG, TEXAS.

PREPARED BY: BARRERA INFRASTRUCTURE GROUP, INC.  
DATE PREPARED: AUGUST 4, 2006  
DATE SURVEYED: AUGUST 1, 2006

METES AND BOUNDS DESCRIPTION

A 15.93 ACRE TRACT OF LAND OUT OF LOTS 59 AND 60, KELLY-PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 3, PAGE 133, HIDALGO COUNTY DEED RECORDS, SAID 15.93 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 59, KELLY-PHARR SUBDIVISION, NORTH 81°35' WEST, 257.7 FEET FROM ITS NORTHEAST CORNER FOR THE MOST NORTHERLY NORTHEAST CORNER OF THE FOLLOWING DESCRIBED TRACT OF LAND; SAID POINT BEING IN 40 FOOT ALBERTA ROAD;

THENCE, PARALLEL TO THE EAST LINE OF LOT 59, SOUTH 8°25' WEST, AT 20.0 FEET PASS AN IRON PIPE ON THE SOUTH LINE OF ALBERTA ROAD AND AT 367.5 FEET TO A CONCRETE POST, FOR AN INTERIOR CORNER OF THIS TRACT OF LAND;

THENCE, PARALLEL TO THE NORTH LINE OF LOT 59, SOUTH 81°35' EAST AT 257.7 FEET PASS THE COMMON BOUNDARY LINE OF LOTS 59 AND 60, CONTINUING A TOTAL DISTANCE OF 758.38 FEET TO THE MOST SOUTHERNLY NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, PARALLEL TO THE EAST LINE OF LOT 59, SOUTH 08°25' WEST A DISTANCE OF 117.56 FEET TO AN IRON ROD FOR AN INTERIOR CORNER OF THIS TRACT OF LAND;

THENCE, SOUTH 81°35' EAST, A DISTANCE OF 10.00 FEET TO AN IRON ROD FOUND FOR AN OUTER CORNER OF THIS TRACT OF LAND;

THENCE, SOUTH 08°25' WEST, A DISTANCE OF 387.18 FEET TO AN IRON ROD FOUND FOR AN OUTER CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 81°35' WEST, A DISTANCE OF 4.69 FEET TO AN IRON ROD FOUND FOR AN INTERIOR CORNER OF THIS TRACT OF LAND;

THENCE, SOUTH 08°25' WEST, A DISTANCE OF 50.0 FEET TO AN IRON ROD FOUND FOR OUTER CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 81°35' WEST, A DISTANCE OF 27.61 FEET TO AN IRON ROD FOUND FOR AN INTERIOR CORNER OF THIS TRACT OF LAND;

THENCE, SOUTH 08°25' WEST, A DISTANCE OF 89.74 FEET TO AN IRON ROD FOUND FOR THE MOST NORTHERLY SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 81° 35' WEST, PARALLEL TO THE NORTH LINE OF LOT 59, AT 478.38 FEET PASS THE COMMON BOUNDARY LINE OF LOTS 59 AND 60, A TOTAL DISTANCE OF 736.08 FEET TO AN IRON ROD FOUND FOR AN INTERIOR CORNER OF THIS TRACT OF LAND;

THENCE, S 08°25' WEST, PARALLEL TO THE EAST LINE OF LOT 59, A DISTANCE OF 328.02 FEET TO AND IRON ROD FOUND FOR THE MOST SOUTHERLY SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 81°35' WEST, ALONG THE SOUTH LINE OF LOTS 59, A DISTANCE OF 165.0 FEET TO AN IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 08°25' EAST, PARALLEL TO THE EAST LINE OF LOT 59, AT 1300.0 FEET PASS AN IRON PIPE FOUND AT THE SOUTH LINE OF ALBERTA ROAD, A TOTAL DISTANCE OF 1320.0 FEET TO THE NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, SOUTH 81°35' EAST, ALONG THE NORTH LINE OF SAID LOT 59, A DISTANCE OF 165.0 FEET TO THE POINT OF BEGINNING, CONTAINING 15.93 ACRES OF LAND MORE OR LESS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATION  
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 49.21(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.

BY: \_\_\_\_\_  
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

