

METES AND BOUNDS DESCRIPTION

BEING 19.50 ACRES OF LAND OUT OF BLOCK 6, WILSON TRACT SUBDIVISION, CAMERON COUNTY, TEXAS, RECORDED IN VOLUME 9, PAGE 28, MAP RECORDS OF CAMERON COUNTY, TEXAS, BEING OUT OF THE TRACT OF LAND DESCRIBED IN DOCUMENT NO. 2016-6273, OFFICIAL RECORDS OF CAMERON COUNTY, TEXAS; SAID 19.50 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF BLOCK 6, BEING WITHIN THE RIGHT OF WAY OF HAND RD. (HAVING 60 FEET OF RIGHT OF WAY);

THENCE ALONG THE SOUTH BOUNDARY OF BLOCK 6, SOUTH 89 DEG. 38 MIN. 27 SEC. WEST, AT A DISTANCE OF 30.00 FEET PASS AN IRON ROD FOUND ON THE WEST RIGHT OF WAY OF HAND ROAD, A TOTAL DISTANCE OF 70.00 FEET TO AN IRON ROD FOUND, FOR THE SOUTHWEST CORNER OF A 0.04 ACRE TRACT, RECORDED IN VOLUME 7374, PAGE 145, OFFICIAL RECORDS OF CAMERON COUNTY, TEXAS, FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

1) THENCE CONTINUING ALONG THE SOUTH BOUNDARY OF BLOCK 6, SOUTH 89 DEG. 38 MIN. 27 SEC. WEST, AT A DISTANCE OF 1,215.00 FEET PASS AN IRON ROD FOUND, A TOTAL DISTANCE OF 1,250.00 FEET TO THE SOUTHWEST CORNER OF BLOCK 6, FOR THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

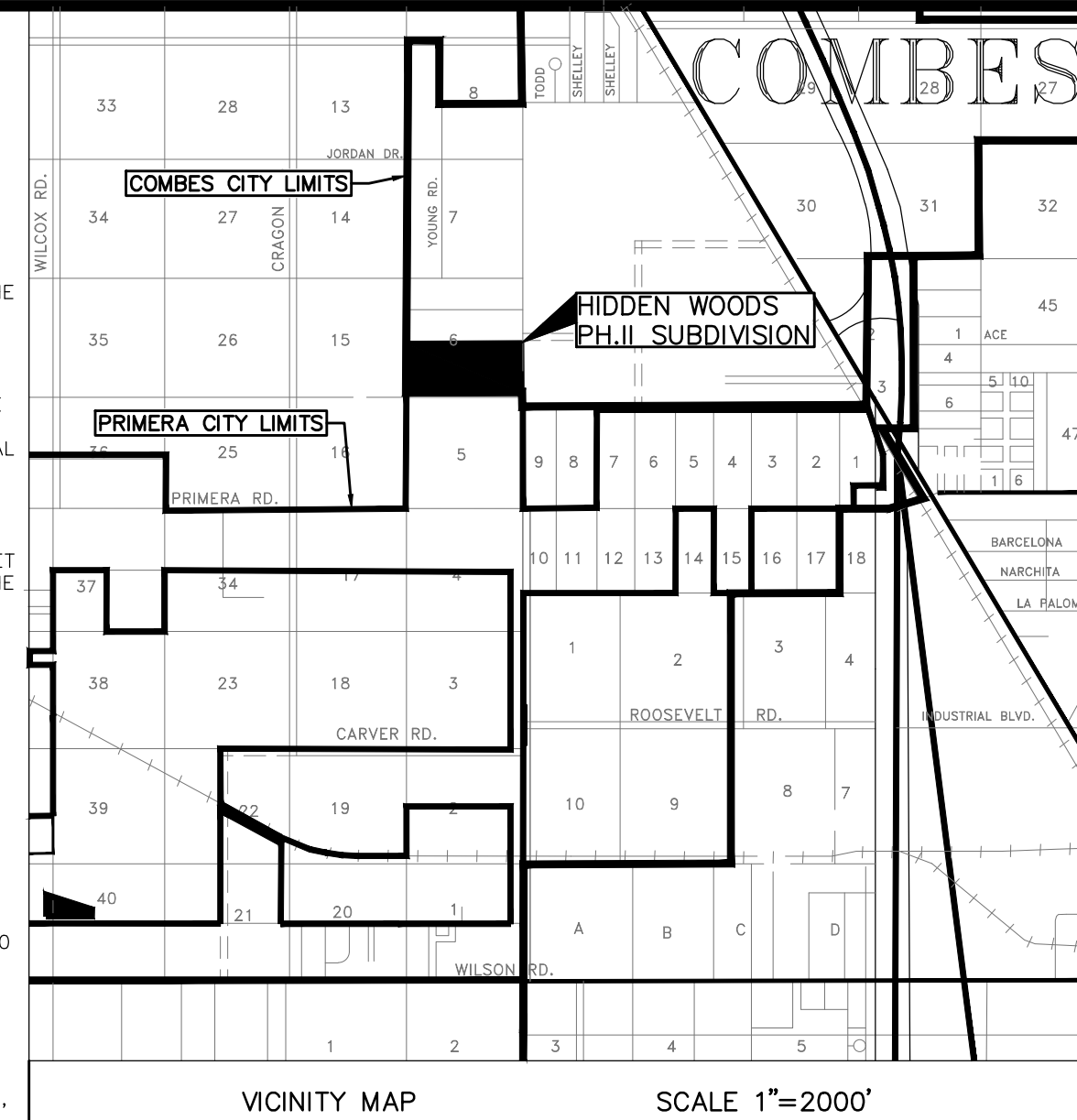
2) THENCE ALONG THE WEST BOUNDARY OF BLOCK 6, NORTH 00 DEG. 03 MIN. 33 SEC. WEST, A DISTANCE OF 660.00 FEET TO AN IRON ROD FOUND, FOR THE SOUTHWEST CORNER OF HAND SUBDIVISION, RECORDED IN CABINET 1, PAGE 303A, MAP RECORDS OF CAMERON COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

3) THENCE LEAVING THE WEST BOUNDARY OF BLOCK 6, ALONG THE SOUTH BOUNDARY OF HAND SUBDIVISION, NORTH 89 DEG. 38 MIN. 27 SEC. EAST, A DISTANCE OF 1,290.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF HAND ROAD, FOR THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

4) THENCE ALONG THE WEST RIGHT-OF-WAY OF HAND ROAD, SOUTH 00 DEG. 03 MIN. 33 SEC. EAST, A DISTANCE OF 620.00 FEET TO AN IRON ROD FOUND, FOR THE NORTHEAST CORNER OF SAID 0.04 ACRE TRACT, FOR A CORNER OF THE TRACT HEREIN DESCRIBED;

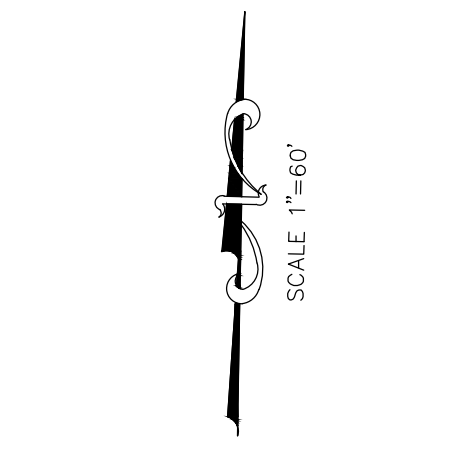
5) THENCE LEAVING THE WEST RIGHT-OF-WAY OF HAND ROAD, ALONG THE NORTH BOUNDARY OF SAID 0.04 ACRE TRACT, SOUTH 89 DEG. 38 MIN. 27 SEC. WEST A DISTANCE OF 40.00 FEET TO AN IRON ROD FOUND, FOR A CORNER OF THE TRACT HEREIN DESCRIBED;

6) THENCE SOUTH 00 DEG. 03 MIN. 33 SEC. EAST A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING, CONTAINING 19.50 ACRES OF LAND WITHIN THESE METES AND BOUNDS.



NOTES

- FLOOD ZONE CLASSIFICATION THIS SUBDIVISION LIES IN ZONE "X" AS PER THE NATIONAL FLOOD INSURANCE RATE MAP OF COMMUNITY NUMBER 480104, PANEL NUMBER 0255, SUFFIX "T", REVISED FEBRUARY 16, 2018 (MAP 48061C0255F)
- MINIMUM FINISH FLOOR ELEVATION SHALL BE 40.00 FEET MSL OR 24 INCHES ABOVE TOP OF CURB, WHICHEVER IS GREATER.
- BASIS OF BEARINGS: AS PER TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.
- SETBACKS
A) FRONT = 25 FEET
B) SIDE = 5 FEET
C) REAR = 10 FEET
COMPLY WITH SETBACKS OR EASEMENT WIDTH WHICHEVER IS GREATER.
- THIS SUBDIVISION IS IN COMPLIANCE WITH THE REQUIREMENTS OF LOCAL GOVERNMENT CODE 232.032 AND WATER, AND ELECTRICAL CONNECTIONS TO THE LOTS WILL MEET ALL MINIMUM STATE STANDARDS.
- WATER WILL BE PROVIDED BY: TOWN OF COMBES
- ELECTRICAL WILL BE PROVIDED BY: AEP
- WASTEWATER SERVICE WILL BE PROVIDED BY: TOWN OF COMBES
- ALL GARBAGE AND TRASH SHALL BE PLACED IN SUITABLE CONTAINERS AND DISPOSAL OF THE SAME SHALL BE IN A SANITARY MANNER BY THE TOWN OF COMBES.
- ALL INTERIOR LOT CORNERS ARE MARKED BY A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED MOORE 6370
- SUBDIVISION IS INTENDED TO BE A SINGLE FAMILY SUBDIVISION.
- A BUILDING PERMIT IS REQUIRED PRIOR TO CONSTRUCTION OF ANY IMPROVEMENT.
- THIS TRACT LIES WITHIN THE CITY LIMITS OF THE TOWN OF COMBES.
- ADDITIONAL FIRE HYDRANTS MAY BE REQUIRED DEPENDING ON SIZE AND TYPE OF CONSTRUCTION.
- INDIVIDUAL LOT OWNERS SHALL INSTALL A DRIVEWAY CULVERT THAT COMPLIES WITH ALL TOWN OF COMBES REQUIREMENTS AT THE CONSTRUCTION STAGE OF ANY NEW CONSTRUCTION.
- ALL NEW CONSTRUCTION MUST COMPLY WITH THE TOWN OF COMBES ZONING ORDINANCES.
- ALL NEW CONSTRUCTION MUST COMPLY WITH THE TOWN OF COMBES SWPPP REQUIREMENTS.



LEGEND

IRON ROD FOUND
CONC. MONUMENT SET
NAIL FOUND
NAIL SET
IRON ROD SET WITH CAP STAMPED "MOORE-6370"

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I/WE, MARIN-ZARATE DEVELOPMENT, AS OWNER OF THE 25.63 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED "HIDDEN WOODS PHASE II SUBDIVISION" 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, 212.032 AND THAT

(A) THE WATER QUALITY AND CONNECTION TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

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

(C) ELECTRIC CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND

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

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

MARIN-ZARATE DEVELOPMENT DATE

STATE OF TEXAS
COUNTY OF CAMERON

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED WARREN RAY MURPHY, PROVED TO ME THROUGH THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSES TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THE ____ DAY OF _____, 202__

NOTARY PUBLIC IN AND FOR CAMERON COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF CAMERON

I, SYLVIA GARZA-PEREZ, COUNTY CLERK OF CAMERON COUNTY, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED AND DULY RECORDED ON THE ____ DAY OF _____, 201__ AT ____ O'CLOCK ____ M IN THE MAP RECORDS OF CAMERON COUNTY, TEXAS, DOCUMENT NO. _____

BY: _____ DEPUTY

PURCHASE CONTRACT CERTIFICATE

I/WE, MARIN-ZARATE DEVELOPMENT, AS OWNER(S) OF THE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED "HIDDEN WOODS PHASE II SUBDIVISION", HEREBY BIND OURSELVES TO NOTIFY ALL PROSPECTIVE BUYERS OF LOTS IN SAID SUBDIVISION THAT WE WILL PROVIDE ALL WATER (CITY OF PRIMERA) AND SEWER SERVICES (CITY OF PRIMERA), WHICH WE HAVE ALREADY INSTALLED AS OF THIS DATE AND HAVE INCLUDED THE COST OF THESE SERVICES IN THE TOTAL COST OF THE LOT AND; ELECTRICITY IS TO BE PROVIDED BY AEP AND WILL BE MADE AVAILABLE UPON REQUEST FROM THE LOT OWNER. GAS SERVICE: THERE IS NO GAS SERVICE AVAILABLE IN THIS AREA.

MARIN-ZARATE DEVELOPMENT

STATE OF TEXAS
COUNTY OF CAMERON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ BY MR. WARREN RAY MURPHY, WHO ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

NOTARY PUBLIC IN AND FOR CAMERON COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF CAMERON

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE IRRIGATION DISTRICT NO. 3 CAMERON COUNTY, TEXAS AND IS HEREBY APPROVED BY SUCH DISTRICT. SUBJECT TO NOTICE THAT IRRIGATION WATER IS AVAILABLE ONLY AT EXISTING IRRIGATION OUTLETS, ANY MODIFICATION, CHANGE OR ADDITIONAL OUTLETS MUST BE APPROVED BY THE DISTRICT AND BE AT THE EXPENSE OF THE OWNER.

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF _____, 202__

APPROVED BY: _____ PRESIDENT

ATTEST: _____ SECRETARY

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL AD VALOREM TAXES OWED TO ALL OF THE TAXING UNITS REPRESENTED BY THE UNDERSIGNED ARE CURRENTLY PAID IN FULL FOR THE YEAR 201____ FOR THE AREA INSIDE THE BOUNDARIES OF "HIDDEN WOODS PHASE II SUBDIVISION"

WITNESS MY HAND ON THIS THE ____ DAY OF _____, 202__

TONY YZAGUIRRE, JR.
TAX ASSESSOR-COLLECTOR

BY: _____ DEPUTY

STATE OF TEXAS
COUNTY OF CAMERON

I/WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS "HIDDEN WOODS PHASE II SUBDIVISION" TO THE CITY OF PRIMERA, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC (AS APPLICABLE) ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATERLINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF HARLINGEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED EITHER ON THE PLAT OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF PRIMERA.

MARIN ZARATE DEVELOPMENT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MR. WARREN RAY MURPHY, KNOWN TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 202__

NOTARY PUBLIC, CAMERON COUNTY, TEXAS

CAMERON COUNTY DRAINAGE DISTRICT NO. 5

I/WE, THE UNDERSIGNED OWNER/OWNERS OF THE LAND SHOWN ON THIS PLAT FOR THE CONSIDERATION OF CAMERON COUNTY DRAINAGE DISTRICT NO. 5 APPROVING THIS PLAT, ASSUME ALL RESPONSIBILITY FOR THE DRAINAGE OF THE LAND COVERED HEREBY AND I/WE, AND MY/OUR ASSIGNEES, ASSUME ANY COSTS IN CONNECTION WITH ANY DRAINAGE NEEDED NOW OR AT ANY TIME IN THE FUTURE.

MARIN-ZARATE DEVELOPMENT

CAMERON COUNTY DRAINAGE DISTRICT NO. 5

CAMERON COUNTY DRAINAGE DISTRICT NO. 5, HEREBY APPROVES HIS SUBDIVISION ON THE CONDITION THAT THE DISTRICT DOES NOT WARRANT THE ADEQUACY OF ITS DRAINAGE SYSTEM IN CASE OF HEAVY RAINFALL, AND THAT IT WILL NOT BE CALLED UPON, BY PRESENT OR FUTURE OWNERS OF ANY LOT OR LOTS IN THIS SUBDIVISION, TO CORRECT ANY DRAINAGE OR FLOODING PROBLEMS ON ANY OF THE LOTS IN SAID SUBDIVISION. APPROVAL IS GIVEN ONLY AS IT RELATES TO AND MAY AFFECT THE FACILITIES OF THE DISTRICT. NO CONSIDERATIONS IS

DATED THIS ____ DAY OF _____, 202__

APPROVED BY: _____ PRESIDENT

DATE

GIVEN TO ANY OTHER MATTERS, ANY FAILURE TO RECORD THIS PLAT IN THE OFFICE OF THE COUNTY CLERK OF CAMERON COUNTY WITHIN ONE YEAR AFTER THIS DATE SHALL CAUSE THIS APPROVAL TO BECOME VOID.

ENGINEERS CERTIFICATE

I, DUSTIN MOORE, THE UNDERSIGNED, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT, THE DESIGN FOR WATER AND SANITARY SEWER MEETS MINIMUM STATE STANDARDS AND THE SUBDIVISION IS IN CONFORMANCE WITH THE CITY OF PRIMERA SUBDIVISION ORDINANCES.

PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

DUSTIN MOORE, P.E.
TEXAS REGISTRATION NO. 119107

DATE

FINAL PLAT OF:
HIDDEN WOODS PHASE II SUBDIVISION
19.50 ACRES OF LAND, OUT OF BLOCK 6 WILSON TRACT SUBDIVISION, CAMERON COUNTY, TEXAS, RECORDED IN VOLUME 9, PAGE 28, MAP RECORDS OF CAMERON COUNTY, TEXAS.

MARIN-ZARATE DEVELOPMENT
1992 DATE PALM DR.
MERCEDES, TX 78570
956-561-9587

PLOT DATE: OCTOBER 2022 JOB NO: 185068

Moore Land Surveying, LLC

14216 Palis Drive, La Feria, TX 78559
(956)245-0988 TPLS Firm No. 10194186
(956)245-4651 TPBE Firm No. 19190

SHEET 1 OF 1

BENCHMARK
NATIONAL GEODETIC SURVEY BENCHMARK
DESIGNATION 04/PID AB0441
ELEV. 35.53' (DATUM IS NAVD 88)
1.7 MILES SOUTHEAST ALONG THE ST. LOUIS, BROWNSVILLE AND MEXICO RAILROAD FROM THE INTERSECTION OF U.S. HIGHWAY 77 AND STATE HIGHWAY 107 AT COMBES.