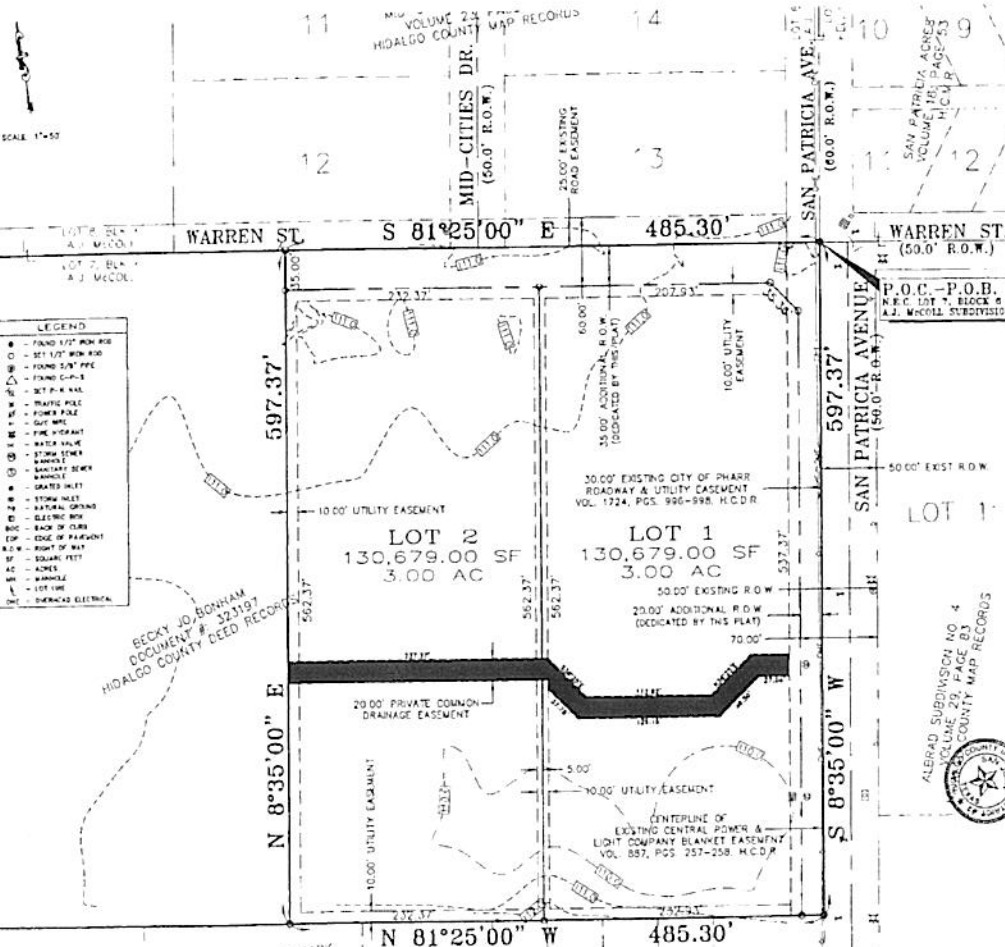




PRINCIPAL CONTACTS

NAME	ADDRESS	PHONE & FAX
OWNER: BECKY JO BONHAM	P.O. BOX 453 BR	WARRICK, TX 76794 (254) 845-1882
ENGINEER: CLAYTON A. DICKER	P.C.	323 WEST CAMPO SUITE 100 TOMBALL, TX 77466 (281) 290-5152 (281) 290-5063
SURVEYOR: JOSE WARIO CONTRERAS	R.P.L.S.	8227 WATCO DRIVE MOUNTAIN VIEW, TX 76150 (972) 250-5154 (972) 250-5150

FILED FOR RECORD IN
HIDALGO COUNTY
BY JEFFREY BLANKING, JR.
COUNTY CLERK
AS COMMISSIONER, JANUARY 11, 2007
124

SUBDIVISION NO. 2

A 6.66 ACRE TRACT OF LAND OUT OF LOT 7, BLOCK 6, A.J. MCCOLL SUBDIVISION OUT OF PORCION 68, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 21, PAGES 597-598, DEED RECORDS OF HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

I, BECKY JO BONHAM, OWNER OF THE LAND SHOWN ON THIS PLAT AS DESIGNATED HEREIN AS BECKY JO BONHAM, HAVE HEREBY DECLARED THAT THE CITY OF PHARR, TEXAS, HAS BEEN DEDICATED TO THE PUBLIC AS A HIGHWAY, AND THAT THE PUBLIC PLACES THEREON SHALL BE THE PROPERTY OF SAID CITY OF PHARR, TEXAS.

BECKY JO BONHAM
P.O. BOX 453
WARRICK, TEXAS 76794

STATE OF TEXAS - COUNTY OF HIDALGO
PUBLIC NOTARY CERTIFICATE

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED BECKY JO BONHAM, AND PROVED TO ME HERIN AND HERIN THAT DEPARTMENT OF PUBLIC SAFETY COUNTY CLERK OF PHARR, TEXAS, HAS BEEN DEDICATED TO THE PUBLIC AS A HIGHWAY, AND THAT THE PUBLIC PLACES THEREON SHALL BE THE PROPERTY OF SAID CITY OF PHARR, TEXAS, AND THAT THE PUBLIC PLACES THEREON SHALL BE THE PROPERTY OF SAID CITY OF PHARR, TEXAS.

BECKY JO BONHAM
P.O. BOX 453
WARRICK, TEXAS 76794

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS TRACT OF LAND, WITH THE DRAINAGE EASEMENTS OF THE DRAINAGE PLANS, HAVE BEEN DEDICATED TO THE PUBLIC AS A HIGHWAY, AND THAT THE PUBLIC PLACES THEREON SHALL BE THE PROPERTY OF SAID CITY OF PHARR, TEXAS, AND THAT THE PUBLIC PLACES THEREON SHALL BE THE PROPERTY OF SAID CITY OF PHARR, TEXAS.

STATE OF TEXAS - CITY OF PHARR
PLAT APPROVAL CERTIFICATE

I, THE UNDERSIGNED, CLERK OF THE CITY OF PHARR, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT, COMPLETED BY THE UNDERSIGNED, IS THE DRAINAGE EASEMENTS OF THIS CITY, TEXAS, AND THAT THE PUBLIC PLACES THEREON SHALL BE THE PROPERTY OF SAID CITY OF PHARR, TEXAS, AND THAT THE PUBLIC PLACES THEREON SHALL BE THE PROPERTY OF SAID CITY OF PHARR, TEXAS.

HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 CERTIFICATE

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2, AND THAT THE PUBLIC PLACES THEREON SHALL BE THE PROPERTY OF SAID CITY OF PHARR, TEXAS, AND THAT THE PUBLIC PLACES THEREON SHALL BE THE PROPERTY OF SAID CITY OF PHARR, TEXAS.

STATE OF TEXAS - COUNTY OF HIDALGO

I, BECKY JO BONHAM, OWNER OF THE LAND SHOWN ON THIS PLAT AS DESIGNATED HEREIN AS BECKY JO BONHAM, HAVE HEREBY DECLARED THAT THE CITY OF PHARR, TEXAS, HAS BEEN DEDICATED TO THE PUBLIC AS A HIGHWAY, AND THAT THE PUBLIC PLACES THEREON SHALL BE THE PROPERTY OF SAID CITY OF PHARR, TEXAS.

BECKY JO BONHAM
P.O. BOX 453
WARRICK, TEXAS 76794

STATE OF TEXAS - COUNTY OF HIDALGO

I, BECKY JO BONHAM, OWNER OF THE LAND SHOWN ON THIS PLAT AS DESIGNATED HEREIN AS BECKY JO BONHAM, HAVE HEREBY DECLARED THAT THE CITY OF PHARR, TEXAS, HAS BEEN DEDICATED TO THE PUBLIC AS A HIGHWAY, AND THAT THE PUBLIC PLACES THEREON SHALL BE THE PROPERTY OF SAID CITY OF PHARR, TEXAS.

BECKY JO BONHAM
P.O. BOX 453
WARRICK, TEXAS 76794

METES AND BOUNDS

A 6.66 ACRE TRACT OF LAND OUT OF LOT 7, BLOCK 6, A.J. MCCOLL SUBDIVISION OUT OF PORCION 68, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 21, PAGES 597-598, DEED RECORDS OF HIDALGO COUNTY, TEXAS, SAID 6.66 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1" IRON ROD FOUND AT THE NORTHEAST CORNER OF LOT 7, BLOCK 6, OF SAID A.J. MCCOLL SUBDIVISION FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND, AND OF BEGINNING:

THENCE, SOUTH 8°35'00" WEST, WITH THE WEST RIGHT-OF-WAY LINE OF SAN PATRICIA AVENUE, AS PER ALERAD SUBDIVISION NO. 4 RECORDED IN VOLUME 25, PAGE 83, H.C.M.R., A DISTANCE OF 597.37 FEET TO A HALF (1/2) INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 8°35'00" WEST, PARALLEL TO THE NORTH LOT LINE OF SAID LOT 7, A DISTANCE OF 597.37 FEET TO A HALF (1/2) INCH IRON ROD SET FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

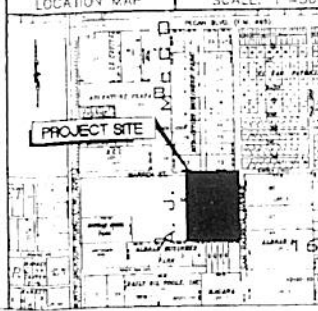
THENCE, NORTH 8°35'00" EAST, A DISTANCE OF 597.37 FEET TO A 1" IRON ROD SET FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, SOUTH 8°35'00" EAST, WITH SAID NORTH LOT LINE OF LOT 7, BLOCK 6, A DISTANCE OF 485.30 FEET TO THE POINT OF BEGINNING, CONTAINING 6.66 ACRES OF LAND MORE OR LESS.

PLAT NOTES AND RESTRICTIONS

1. BECKY JO BONHAM, OWNER OF THE LAND SHOWN ON THIS PLAT AS DESIGNATED HEREIN AS BECKY JO BONHAM, HAVE HEREBY DECLARED THAT THE CITY OF PHARR, TEXAS, HAS BEEN DEDICATED TO THE PUBLIC AS A HIGHWAY, AND THAT THE PUBLIC PLACES THEREON SHALL BE THE PROPERTY OF SAID CITY OF PHARR, TEXAS.
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LOCATION MAP SCALE: 1"=500'



RIO DELTA ENGINEERING
323 W. CAMPO SUITE 100
TOMBALL, TEXAS 77466
(TEL) 281-290-5152 (FAX) 281-290-5068



PLAT SHEET

BONHAM COMMERCIAL PARK
SUBDIVISION NO. 2
PHARR, TEXAS

CLAYTON A. DICKERS
JANUARY 11, 2007
SUB 06 038

Mac Allen 3