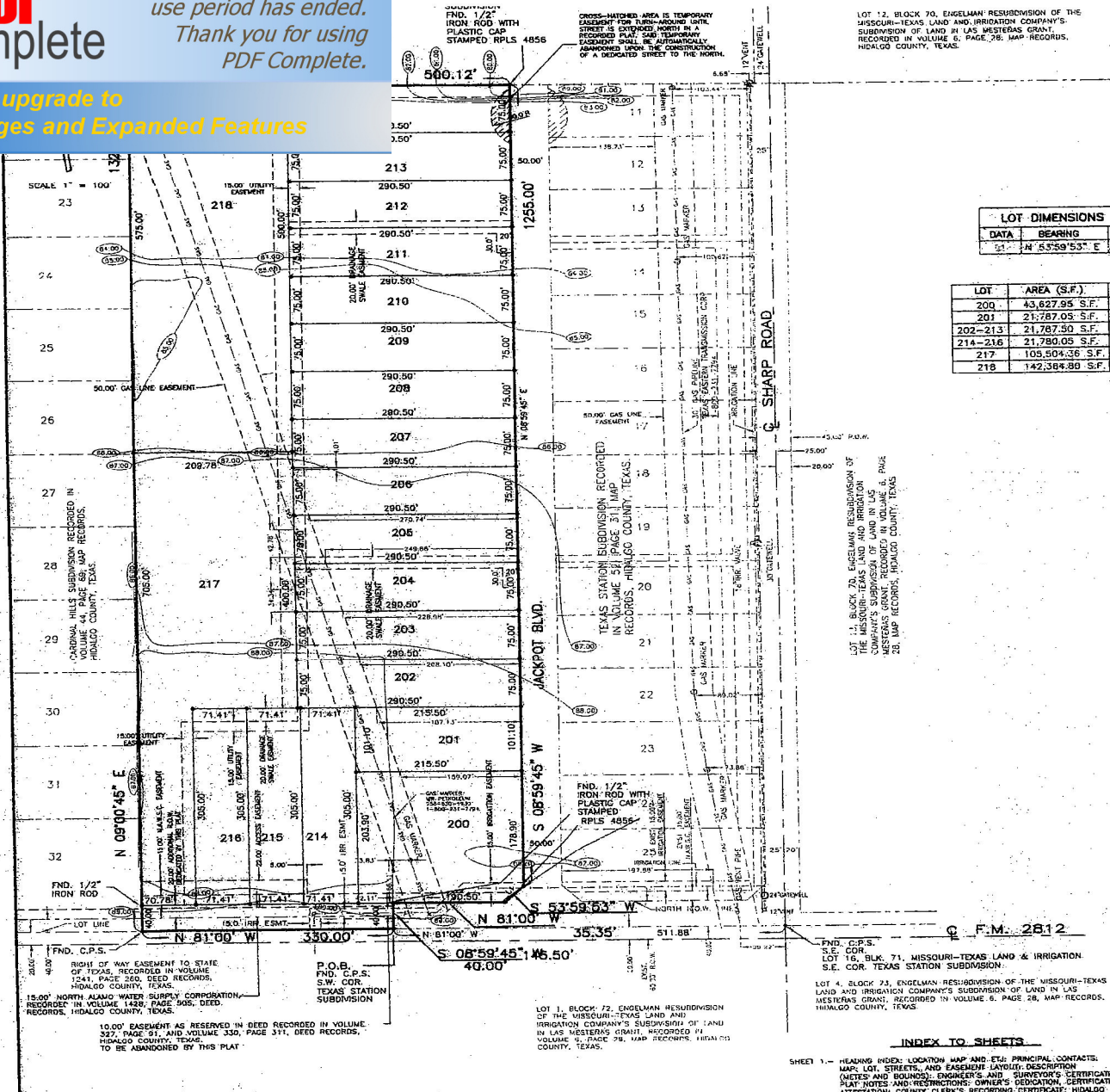


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TEXAS STATION SUBDIVISION PHASE II

A 15.00 ACRE TRACT OF LAND BEING ALL OF LOTS 1 THRU 10, TEXAS STATION SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 52, PAGE 31, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND THE EAST 10.0 ACRES OF THE WEST 30.0 ACRES OF LOT 18, BLOCK 71, ENGELMAN RESUBDIVISION OF THE MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION OF LAND IN LAS MESTERAS GRANT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 28, MAP RECORDS, HIDALGO COUNTY, TEXAS, ACCORDING TO WARRANTY DEEDS RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1522907, 1573136 AND 1728645, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

LOT DIMENSIONS DATA		
LOT	AREA (S.F.)	AREA (ACRES)
200	43,627.95 S.F.	1.00 AC.
201	21,787.05 S.F.	0.50 AC.
202-213	21,787.50 S.F.	0.50 AC.
214-216	21,790.00 S.F.	0.50 AC.
217	105,504.36 S.F.	2.42 AC.
218	142,304.80 S.F.	3.27 AC.



OWNER'S DECLARATION, CERTIFICATION AND ATTESTATION

I, RICHARD A. GARZA, PRESIDENT OF GARCO MANAGEMENT, L.L.C. GENERAL PARTNER OF GARCO, LTD. OWNER HEREBY SUBDIVIDES THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, 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 LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
- ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

IN WITNESS WHEREOF, THE MATTERS REFERENCED ABOVE ARE DONE AND COMPLETE.

05/11/07

RICHARD A. GARZA, PRESIDENT
 GARCO, LTD.
 BY: GARCO MANAGEMENT, L.L.C.
 BY: RICHARD A. GARZA, PRESIDENT

STATE OF TEXAS
 COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared RICHARD A. GARZA, PRESIDENT OF GARCO MANAGEMENT, L.L.C. GENERAL PARTNER OF GARCO, LTD. who presented to me through the Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, etc., being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 11TH day of MAY 2007

LISA A. QUINTANILLA
 Notary Public
 My Commission Expires 08/31/08

LISA A. QUINTANILLA - NOTARY PUBLIC

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, owners of the property shown on this plat, their successors, assigns, and transferees (hereinafter called "Grantor" whether one or more persons are named), in consideration of one dollar (\$1.00) and other good and valuable consideration paid by North Aloha Water Supply Corporation, (hereinafter called "Grantee"), the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, transfer, and convey to said Grantee, its successors, and assigns, an exclusive perpetual easement with the right to erect, construct, install and thereafter use, operate, inspect, repair, maintain, replace, and remove water distribution lines and appurtenances over and across the lands shown on this plat, together with the right of ingress and egress over Grantee's adjacent lands of the purpose for which the above mentioned rights are granted. The easement hereby granted shall not exceed 15' in width, and Grantee is hereby authorized to designate the course of the easement herein conveyed (except that where the pipeline is 15' in width, the easement hereby granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline installed).

In the event the easement hereby granted abuts on a public road and the city, county or state interfere with or relocate the public road so as to require the relocation of this water line as installed, Grantee further grants to Grantor on conditions, easement over and across the land shown on this plat for the purpose of internally relocating said water line as may be necessary to clear the road improvement, which easement hereby granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline as relocated.

The consideration required herein shall constitute payment in full for all damages sustained by Grantor as a result of the installation, maintenance, repair, replacement and relocation of the structures referred to herein. This agreement together with the other provisions of this grant shall constitute an easement for the benefit of the above-described lands and that said lands are free and clear of all encumbrances and liens except the following:

The easement conveyed herein was obtained or improved through Federal financial assistance. This easement is subject to the provisions of Title VI of the Civil Rights Act of 1964 and the regulations issued pursuant thereto for so long as the easement continues to be used for the same or similar purpose for which financial assistance was extended or for so long as the Grantee owns it, whichever is longer.

IN WITNESS WHEREOF the said Grantor executed this instrument on this 11th day of May 2007.

RICHARD A. GARZA, PRESIDENT

STATE OF TEXAS
 COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.

Alfonso Quintanilla
 4-3-07

ALFONSO QUINTANILLA
 R.P.L.S. No. 4854

PLAT NOTES AND RESTRICTIONS:

- FLOOD ZONE STATEMENT:**
 FLOOD ZONE DESIGNATION: ZONE "X" (NOT SHADED)
 AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.
 COMMUNITY PANEL NUMBER: 480334-0325 D.
 EFFECTIVE DATE: JUNE 6, 2000. MAP REVISED: LOWR MAY 17, 2001.
- THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN, C.P.N. 480334 0325 D. EFFECTIVE DATE: JUNE 6, 2000. MAP REVISED: LOWR MAY 17, 2001. THE LOCAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAN ADMINISTRATION IDENTIFIED 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 FLOODPLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).**
- MINIMUM BUILDING SETBACK LINES:**
 FRONT 25.00 FEET
 REAR 20.00 FEET
 FRONT FOR LOTS FRONTING FM-2812 15.00 FEET
 SIDE 6.00 FEET
 CORNER SIDE 15.00 FEET
 OR EASEMENT WHICHEVER IS GREATER IN ALL CASES.
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:**
 NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHAL APPROVAL. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- MINIMUM FINISH FLOOR NOTE:**
 MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB OR 12" ABOVE NATURAL GROUND, WHICHEVER IS GREATER.
- CONSTRUCTION CERTIFICATE:** CONSTRUCTION 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 WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- BENCHMARK NOTE:**
 THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
 S.M. No. 1 - 84.94' TOP OF C.P.S. LOCATED ON THE SOUTHEAST CORNER OF THIS SUBDIVISION, N.A.V.D. 88 DATUM.
- DRAINAGE:**
 IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REGULATIONS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 382,218.00 CUBIC FEET (382 ACRES FEET) OF STORM WATER RUNOFF DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS:
 SEE DRAINAGE REPORT ON SHEET No. 3.
- DRAINAGE SWALE EASEMENTS NOTE:**
 NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE SWALE EASEMENT. EACH DRAINAGE SWALE EASEMENT SHALL BE KEPT CLEAR OF TREES, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION AND MAINTENANCE OF THE SWALE.
- 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 SUBDIVISION IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
 A. EACH LOT ON THIS PLAT SHALL COMPLY WITH THE MINIMUM 21,700 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
 C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY DEPARTMENT OF ENVIRONMENT.
 D. SOIL ANALYSIS HAS BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXEMPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.
 E. APPROVED OSSF PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.**
- OWNER:**
 GARCO, LTD.
 BY: RICHARD A. GARZA, PRESIDENT
 TEXAS STATION SUBDIVISION PHASE II
 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.
- NO STRUCTURE SHALL BE PERMITTED UNDER ANY EASEMENT.**
 EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS 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 OPERATIONS 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 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 PROVIDER.**
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES, BY SHOWING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPANCY AN EASEMENT.**
- AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVAL BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR A COMMERCIAL, INDUSTRIAL, & MULTIFAMILY USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR SEWER PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN AND OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.**
- THE CROSSED-ATTACHED AREA IS TEMPORARY EASEMENT FOR TURN-AROUND UNTIL STREET IS EXTENDED NORTH IN A RECORDED PLAT. SAID TEMPORARY EASEMENT SHALL BE AUTOMATICALLY ABANDONED UPON THE CONSTRUCTION OF A DEDICATED STREET TO THE NORTH.**
- 20' IRRIGATION & NON-FENCE EASEMENT ON THE NORTH SIDE OF LOT 218**
- LOTS 214-217 SHALL HAVE ONE COMMON SHARED ACCESS UNTO F.M. 2812. NO OTHER ACCESS WILL BE ALLOWED.**

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

WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF THE TEXAS STATION SUBDIVISION PHASE II, WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____

Hidalgo County Judge _____ Date _____
 Hidalgo County Clerk _____ Date _____

COUNTY CLERK'S RECORDING CERTIFICATE

THIS PLAT BEARING TITLE _____ COUNTY CLERK OF HIDALGO COUNTY, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED FOR RECORD ON _____ O'CLOCK _____ P.M. _____ AND WAS RECORDED IN BOOK _____ SHEET(S) _____ OF THE PLAT RECORDS OF HIDALGO COUNTY AT _____ O'CLOCK _____ P.M. ON _____

Hidalgo County Clerk _____

SECRETARY _____ PRESIDENT _____

STATE OF TEXAS
 COUNTY OF HIDALGO

I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.

Alfonso Quintanilla
 6-26-07

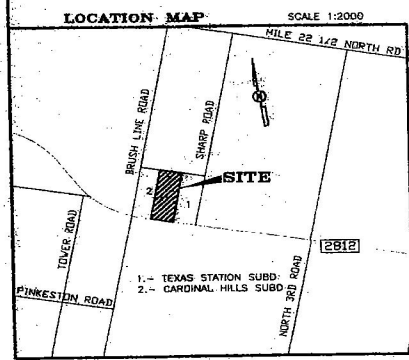
ALFONSO QUINTANILLA
 P.E. No. 45534

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
 CONSULTING ENGINEERS LAND SURVEYORS
 PHONE: 956-381-6480 FAX: 956-381-6480
 124 E. STUBBS ST. EDINBURG, TEXAS 78539

INDEX TO SHEETS

- SHEET 1 - HEADING INDEX, LOCATION MAP AND ETC. PRINCIPAL CONTACTS, MAP, LOT, STREETS, AND EASEMENT LAYOUT, DESCRIPTION (METES AND BOUNDS), ENGINEER'S AND SURVEYOR'S CERTIFICATION, PLAT NOTES AND RESTRICTIONS, OWNER'S DECLARATION, CERTIFICATION, ATTESTATION, COUNTY CLERK'S RECORDING CERTIFICATE, HIDALGO COUNTY IRRIGATION DISTRICT NO. 1, HIDALGO COUNTY DRAINAGE DISTRICT NO. 1, REVISION NOTES.
- SHEET 2 - ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER/OSSF AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION), SUBDIVIDER CERTIFICATION AND STATEMENT.
- SHEET 3 - DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DRAINAGE SWALES, MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEERING CERTIFICATION; REVISION NOTES.

No.	Sheet	REVISION NOTES	Date	Approved



NOTE: 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 CODE TITLE 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 OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

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

TEXAS STATION SUBDIVISION PHASE II IS LOCATED IN NORTH HIDALGO COUNTY ON THE NORTHWEST CORNER OF F.M. 2812 AND SHARP ROAD INTERSECTION. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 62,735). TEXAS STATION SUBDIVISION PHASE II LIES APPROXIMATELY 2.5 MILES FROM THE CITY LIMITS AND IT IS NOT WITHIN THE CITY'S TWO-MILE EXTRA-TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.0621 AND LIES IN PCT. 4.

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
OWNER: GARCO, LTD. BY: RICHARD A. GARZA, PRESIDENT	3910 W. FREDDY GONZALEZ	EDINBURG, TX 78540	(956)383-6295	(956)381-9221
ENGINEER: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	(956)381-0527
SURVEYOR: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	(956)381-0527

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
 CONSULTING ENGINEERS LAND SURVEYORS
 PHONE: 956-381-6480 FAX: 956-381-6480
 124 E. STUBBS ST. EDINBURG, TEXAS 78539

SHEET NO. 1
 OF 3 SHEETS

FILED IN	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
PLAT	APRIL 3, 2007	LUKE C.	ALFONSO Q.	ALFONSO Q.