

UNITED IRRIGATION DISTRICT NOTES:

- 1. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT...
2. NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN CUTDICES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM THE DISTRICT.
3. NO PERMANENT STRUCTURE (EXAMPLE: FENCES OR DRIVEWAYS) OR ANY CONSTRUCTION SHALL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY THE DISTRICT...
4. NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM THE IRRIGATION DISTRICT...
5. 6-95 ACRES IN ALL PROPOSED RIGHT OF WAY 17-60 NET ACRES OF BUILDABLE AREA.

TRACT I - UNITED IRRIGATION DISTRICT IRRIGATION EASMT METES AND BOUNDS DESCRIPTION

A 10.0 STRIP OF LAND OUT OF LOT 396, JOHN H. SHARY SUBDIVISION, AS RECORDED IN VOLUME 11, PAGE 17, MAP RECORDS HIDALGO COUNTY, TEXAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT SOUTH 8 DEGREES 35 MINUTES 43 SECONDS WEST, 747.17 FEET AND NORTH 81 DEGREES 24 MINUTES 17 SECONDS WEST, 40.0 FEET FROM THE NORTHEAST CORNER OF LOT 396, FOR THE NORTHEAST CORNER HEREOF;
THENCE, PARALLEL TO AND 40.0 FEET WEST OF THE EAST LINE OF LOT 396, SOUTH 8 DEGREES 35 MINUTES 43 SECONDS WEST 96.83 TO A POINT, FOR THE SOUTHWEST CORNER HEREOF;
THENCE, PARALLEL TO THE NORTH LINE OF LOT 396, NORTH 81 DEGREES 24 MINUTES 17 SECONDS WEST, 10.0 FEET TO A POINT, FOR THE SOUTHWEST CORNER HEREOF;
THENCE, PARALLEL TO THE 50.0 WEST OF THE EAST LINE OF LOT 396, NORTH 8 DEGREES 35 MINUTES 43 SECONDS EAST, 36.83 FEET TO POINT FOR THE NORTHEAST CORNER HEREOF;
THENCE, PARALLEL TO NORTH LINE OF LOT 396, SOUTH 8 DEGREES 24 MINUTES 17 SECONDS EAST, 10.0 FEET TO THE POINT OF BEGINNING, CONTAINING 0.0222 ACRES OF LAND.

TRACT II - (UNITED IRRIGATION DISTRICT IRRIGATION EASMT) METES AND BOUNDS DESCRIPTION

A 10.0 STRIP OF LAND OUT OF LOT 396, JOHN H. SHARY SUBDIVISION, AS RECORDED IN VOLUME 11, PAGE 17, MAP RECORDS HIDALGO COUNTY, TEXAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT SOUTH 8 DEGREES 35 MINUTES 43 SECONDS WEST, 894.0 FEET AND NORTH 81 DEGREES 24 MINUTES 17 SECONDS WEST, 40.0 FEET FROM THE NORTHEAST CORNER OF LOT 396, FOR THE NORTHEAST CORNER HEREOF;
THENCE, PARALLEL TO AND 40.0 FEET WEST OF THE EAST LINE OF LOT 396, SOUTH 8 DEGREES 35 MINUTES 43 SECONDS WEST 96.83 TO A POINT, FOR THE SOUTHWEST CORNER HEREOF;
THENCE, PARALLEL TO THE NORTH LINE OF LOT 396, NORTH 81 DEGREES 24 MINUTES 17 SECONDS WEST, 10.0 FEET TO A POINT, FOR THE SOUTHWEST CORNER HEREOF;
THENCE, PARALLEL TO THE 50.0 WEST OF THE EAST LINE OF LOT 396, NORTH 8 DEGREES 35 MINUTES 43 SECONDS EAST, 36.83 FEET TO POINT, FOR THE NORTHEAST CORNER HEREOF;
THENCE, PARALLEL TO NORTH LINE OF LOT 396, SOUTH 8 DEGREES 24 MINUTES 17 SECONDS EAST, 10.0 FEET TO THE POINT OF BEGINNING, CONTAINING 0.0222 ACRES OF LAND.

GENERAL PLAT NOTES AND RESTRICTIONS

- 1. FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: "C"
THE 40' AREAS OF ANNUAL FLOODING COMMUNITY-PANEL NO. 480334-0400-C REVISED DATED 11-16-82.
THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED ROAD RIGHT-OF-WAY ARE AREAS WITHIN THE 100-YEAR FLOOD PLAIN, COMMUNITY PANEL NO. 480334-0400-C, REVISED DATED 11-16-82, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAIN ADMINISTRATOR HAVE IDENTIFIED AN AREA AS SHOWN ON THIS PLAT 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 4121).
2. MINIMUM BUILDING SETBACK LINES ARE AS FOLLOWS:
FRONT: 25 FEET
REAR: 10 FEET EXCEPT 25 FEET FOR LOTS 78-86, OR EASEMENT WHICHEVER IS GREATER AND WEST REAR PORTION OF LOT 87 ALONG NORTH 56TH STREET.
SIDES: 6 FEET EXCEPT THE NORTH SIDE OF LOT 108 SHALL BE 10 FEET AND EAST SIDE OF LOT 87 SHALL BE 10 FEET OR EASEMENT WHICHEVER IS GREATER.
CORNER: 10 FEET; CORNER GARAGE SIDE 18.0 FEET OR EASEMENT WHICHEVER IS GREATER.
CORNER GARAGE FRONT: 18 FEET OR EASEMENT WHICHEVER IS GREATER.
CORNER SIDE: WHERE ROAD IS GREATER THAN 50.0 FEET: 15.0 FEET OR EASEMENT WHICHEVER IS GREATER.
3. 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.
4. MINIMUM FINISH FLOOR NOTES:
MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18 INCHES ABOVE CENTERLINE OF STREET OR 18 INCHES ABOVE NATURAL GROUND, WHICHEVER IS GREATER.
ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED INSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF 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.
5. BENCHMARK NOTE:
THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
TOP MARKED 47' ELEVATION 140.00 N.A.V.D. 88' CITY OF McALLEN BENCHMARK BEING LOCATED ON THE NORTHEAST CORNER OF THE INTERSECTION OF TAYLOR ROAD AND MILE 5 ROAD.
CHISEL MARK (C) SET ON TOP OF CURB LOCATED ON THE WEST SIDE OF N. 94TH ST., 200' N. OF DMBR AVE.
6. DRAINAGE:
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 1.62 STORM WATER RUNOFF DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED BY ON SITE DETENTION POND.

METES AND BOUNDS DESCRIPTION PARCEL 11

A 24.55 ACRE TRACT OF LAND OUT OF LOTS 395 & 396, JOHN H. SHARY SUBDIVISION, AS RECORDED IN VOLUME 11, PAGE 17, MAP RECORDS HIDALGO COUNTY, TEXAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT BEING THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF MILE 5 ROAD (F.W. NO. 676) AND THE EAST LINE OF LOT 396, SOUTH 8 DEGREES 35 MINUTES 43 SECONDS WEST, 29.0 FEET FROM ITS NORTHEAST CORNER FOR THE NORTHEAST CORNER HEREOF; SAID POINT BEING IN TAYLOR ROAD RIGHT-OF-WAY;
THENCE, WITH THE EAST LINE OF LOT 396, IN TAYLOR ROAD, SOUTH 8 DEGREES 35 MINUTES 43 SECONDS WEST 242.0 TO A NAIL SET FOR AN EXTERIOR CORNER HEREOF SAID POINT ALSO BEING THE NORTHEAST CORNER OF R.L.M. MANOR RECORD IN VOLUME 27, PAGE 102A, MAP RECORDS HIDALGO COUNTY, TEXAS;
THENCE, WITH THE NORTH LINE OF R.L.M. MANOR, PARALLEL TO THE NORTH LINE OF LOT 396, NORTH 81 DEGREES 24 MINUTES 17 SECONDS WEST, 40.0 FEET TO THE INTERSECTION OF THE NORTH LINE OF R.L.M. MANOR ROAD AND AT 291.40 FEET 1/2" IRON PIN FOUND ON THE NORTHWEST CORNER OF LOT "A" R.L.M. MANOR, FOR AN INTERIOR CORNER HEREOF;
THENCE, WITH THE WEST LINE OF LOT "A" R.L.M. MANOR, SOUTH 8 DEGREES 35 MINUTES 43 SECONDS WEST, 220.0 FEET, TO A 1/2" IRON PIN FOUND ON THE SOUTHWEST CORNER OF SAID LOT "A", FOR AN INTERIOR CORNER HEREOF;
THENCE, WITH THE SOUTH LINE OF LOT "A", SOUTH 81 DEGREES 24 MINUTES 17 SECONDS EAST, 63.54 FEET, TO A 1/2" IRON PIN FOUND, FOR AN EXTERIOR CORNER HEREOF;
THENCE, PARALLEL TO THE EAST LINE OF LOT 396, SOUTH 8 DEGREES 35 MINUTES 43 SECONDS WEST, 186.17 FEET, TO A 1/2" IRON PIN FOUND, FOR AN INTERIOR CORNER HEREOF;
THENCE, PARALLEL TO THE NORTH LINE OF LOT 396, SOUTH 81 DEGREES 24 MINUTES 17 SECONDS EAST, AT 200.86 FEET, PASS A 1/2" IRON PIN FOUND ON THE WEST RIGHT OF WAY LINE OF TAYLOR ROAD AND AT 233.16 FEET A NAIL SET ON THE EAST LINE OF SAID LOT 396, FOR AN EXTERIOR CORNER HEREOF SAID POINT BEING IN TAYLOR ROAD;
THENCE, WITH THE EAST LINE OF LOT 396, IN TAYLOR ROAD, SOUTH 8 DEGREES 35 MINUTES 43 SECONDS WEST, 242.83 FEET TO A NAIL SET, FOR THE SOUTHWEST CORNER HEREOF;
THENCE, PARALLEL WITH THE NORTH LINE OF LOT 396, NORTH 81 DEGREES 24 MINUTES 17 SECONDS WEST, AT 50.0 FEET PASS A 1/2" IRON PIN FOUND ON THE WEST RIGHT OF WAY OF TAYLOR ROAD AND AT 1320.0 FEET A 1/2" IRON PIN FOUND ON THE EAST LINE OF SAID LOT 396, FOR THE SOUTHWEST CORNER HEREOF;
THENCE, WITH THE WEST LINE OF LOT 396, NORTH 8 DEGREES 35 MINUTES 43 SECONDS EAST, 810.0 FEET TO A 1/2" IRON PIN SET, FOR AN INTERIOR CORNER HEREOF;
THENCE, PARALLEL TO NORTH LINE OF LOT 396, NORTH 81 DEGREES 24 MINUTES 17 SECONDS WEST, 20.0 FEET TO A 1/2" IRON PIN SET, FOR AN EXTERIOR CORNER HEREOF;
THENCE, PARALLEL TO THE EAST LINE OF LOT 396, NORTH 8 DEGREES 35 MINUTES 43 SECONDS EAST, 120.0 FEET TO A 1/2" IRON PIN ON THE NORTH LINE OF LOT 396, FOR THE NORTHEAST CORNER HEREOF;
THENCE, WITH THE NORTH LINE OF LOT 395, SOUTH 81 DEGREES 24 MINUTES 17 SECONDS EAST, 20.0 FEET TO THE COMMON CORNER BETWEEN LOTS 395 & 396, FOR AN EXTERIOR CORNER HEREOF;
THENCE, WITH THE COMMON LINE BETWEEN LOTS 395 & 396 SOUTH 8 DEGREES 35 MINUTES 43 SECONDS WEST, 39.0 FEET TO A FOUND 1/2" IRON PIN, FOR AN INTERIOR CORNER HEREOF;
THENCE, PARALLEL TO NORTH LINE OF LOT 396, SOUTH 8 DEGREES 24 MINUTES 17 SECONDS EAST, AT 1290.0 FEET A 1/2" IRON PIN FOUND ON THE WEST RIGHT OF WAY OF TAYLOR ROAD AND AT 1320.0 FEET THE POINT OF BEGINNING, CONTAINING 24.55 ACRES OF LAND WHICH 0.33 ACRES LIES IN TAYLOR ROAD.

LIENHOLDER'S ACKNOWLEDGEMENT:

STATE OF TEXAS: COUNTY OF HIDALGO
I, THE UNDERSIGNED, HOLDER(S) OR DULY AUTHORIZED OFFICER(S) OF THE HOLDER(S) OF A SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY (PARTICULARLY THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE COBBLESTONE SUBDIVISION OF THE CITY OF McALLEN, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS PROVIDED FOR UNDER THE PLAT AND DO HEREBY PROMISE THAT ANY FORECLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED PROPERTY SHALL BE SUBJECT TO THE PLATTING OF THE PROPERTY AS PROVIDED FOR HEREIN.
LONE STAR NATIONAL BANK P.O. BOX 1127 McALLEN, TEXAS 78577

STATE OF TEXAS: COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

NOTARY PUBLIC MY COMMISSION EXPIRES \_\_\_\_\_ DATE

METES AND BOUNDS DESCRIPTION PARCEL 11

A 3.10 ACRE TRACT OF LAND OUT OF LOTS 405 & 406, JOHN H. SHARY SUBDIVISION, AS RECORDED IN VOLUME 11, PAGE 17, MAP RECORDS HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 11, PAGE 17, MAP RECORDS:
BEGINNING AT A 1/2" IRON PIN FOUND AT THE POINT OF INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF MILE 5 ROAD (F.W. NO. 676) AND THE EAST LINE OF LOT 406, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT SAID POINT LOCATED SOUTH 8 DEGREES 35 MINUTES 43 SECONDS WEST, 40.0 FEET FROM THE NORTHEAST CORNER OF LOT 405;
THENCE, SOUTH 8 DEGREES 35 MINUTES 43 SECONDS WEST, ALONG THE DIVISION BETWEEN LOTS 405 & 406, A DISTANCE OF 458.00 FEET TO A 1/2" IRON PIN FOUND AT AN ANGLE POINT, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE, SOUTH 10 DEGREES 41 MINUTES 41 SECONDS EAST, A DISTANCE OF 105.95 FEET TO A 1/2" IRON PIN SET AT AN ANGLE POINT, FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE, SOUTH 8 DEGREES 35 MINUTES 43 SECONDS WEST, ALONG A LINE PARALLEL TO THE WEST LINE OF LOT 406, A DISTANCE OF 725.0 FEET TO A 1/2" IRON PIN SET ON THE SOUTH LINE OF LOT 406 FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE, NORTH 81 DEGREES 24 MINUTES 17 SECONDS WEST, ALONG THE SOUTH LINE OF LOTS 405 & 406, AT A DISTANCE OF 35.0 FEET PASS THE COMMON SOUTH CORNER BETWEEN SAID LOTS AND AT 4 TOTAL DISTANCE OF 70.0 FEET TO A 1/2" IRON PIN SET, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE, NORTH 8 DEGREES 35 MINUTES 43 SECONDS EAST, ALONG A LINE PARALLEL TO THE WEST LINE OF LOT 405, A DISTANCE OF 270.0 FEET TO A 1/2" IRON PIN SET, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE, NORTH 81 DEGREES 24 MINUTES 17 SECONDS WEST ALONG A LINE PARALLEL TO THE SOUTH LINE OF LOT 405, A DISTANCE OF 190.38 FEET TO A 1/2" IRON PIN SET, FOR THE WEST WESTERN NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE, NORTH 8 DEGREES 35 MINUTES 43 SECONDS EAST ALONG A LINE PARALLEL TO THE EAST LINE OF LOT 405, A DISTANCE OF 40.0 FEET TO A 1/2" IRON PIN SET, FOR THE MOST WESTERN NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE, SOUTH 81 DEGREES 24 MINUTES 17 SECONDS EAST, ALONG A LINE PARALLEL TO THE SOUTH LINE OF LOT 405 A DISTANCE OF 190.38 FEET TO A 1/2" IRON PIN SET, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE, NORTH 8 DEGREES 35 MINUTES 43 SECONDS WEST, ALONG A LINE PARALLEL TO THE EAST LINE OF LOT 405, A DISTANCE OF 38.10 FEET TO A 1/2" IRON PIN SET, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE, NORTH 10 DEGREES 41 MINUTES 41 SECONDS WEST, A DISTANCE OF 105.95 FEET TO A 1/2" IRON PIN SET AT AN ANGLE POINT, FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE, NORTH 8 DEGREES 35 MINUTES 43 SECONDS EAST, ALONG A LINE PARALLEL TO THE EAST LINE OF LOT 405, A DISTANCE OF 469.90 FEET TO A 1/2" IRON PIN SET ON THE SOUTH RIGHT-OF-WAY LINE OF MILE 5 ROAD (F.W. NO. 676), FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE, SOUTH 81 DEGREES 24 MINUTES 17 SECONDS EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF MILE 5 ROAD, A DISTANCE OF 70.0 FEET TO THE POINT OF BEGINNING, CONTAINING 3.10 ACRES OF LAND, MORE OR LESS, CONSISTING OF 2.81 ACRES OUT OF LOT 405 AND 0.29 ACRES OF LOT 406.

LIENHOLDER'S ACKNOWLEDGEMENT:

STATE OF TEXAS: COUNTY OF HIDALGO
I, THE UNDERSIGNED, HOLDER(S) OR DULY AUTHORIZED OFFICER(S) OF THE HOLDER(S) OF A SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY (PARTICULARLY THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE COBBLESTONE SUBDIVISION OF THE CITY OF McALLEN, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS PROVIDED FOR UNDER THE PLAT AND DO HEREBY PROMISE THAT ANY FORECLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED PROPERTY SHALL BE SUBJECT TO THE PLATTING OF THE PROPERTY AS PROVIDED FOR HEREIN.
TEXAS STATE BANK 2250 NOLANA McALLEN, TEXAS 78504

STATE OF TEXAS: COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

NOTARY PUBLIC MY COMMISSION EXPIRES \_\_\_\_\_ DATE

STATE OF TEXAS COUNTY OF HIDALGO

CORNER'S VALIDATION, CERTIFICATION, AND ATTESTATION

1. ROY HORIZON DEVELOPERS, LTD. AND ROY FRONTIER DEVELOPERS, LLC, AS OWNERS OF THE 28.38 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED COBBLESTONE SUBDIVISION, HEREBY THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATED TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE §22.032 AND THAT (A) THE WATER QUALITY AND CONNECTIONS 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 REQUIREMENTS OF THE STATE STANDARDS; (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND (D) GAS CONNECTIONS, 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.

PARCEL 1 ROY HORIZON DEVELOPERS, LTD. A TEXAS LIMITED LIABILITY COMPANY 5111 N. 10TH ST., #104 McALLEN, TEXAS 78504
PARCEL 11 ROY FRONTIER DEVELOPERS, LLC. A TEXAS LIMITED LIABILITY COMPANY 5111 N. 10TH ST., #104 McALLEN, TEXAS 78504

BY: ENRIQUE FALLAS INVESTMENTS, LLC. A TEXAS LIMITED LIABILITY COMPANY ITS GENERAL PARTNER
CARLOS PEÑA, MANAGER DATE
ARCHIE ACEVEDO, MANAGER DATE

STATE OF TEXAS COUNTY OF HIDALGO
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CARLOS PEÑA AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

NOTARY PUBLIC MY COMMISSION EXPIRES \_\_\_\_\_ DATE

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

I, THE UNDERSIGNED, MAYOR OF THE CITY OF McALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

SECRETARY DATE PRESIDENT DATE

STATE OF TEXAS COUNTY OF HIDALGO
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY DIRECTION ON THE GROUND, THERE ARE NO DISCREPANCIES, CONFLICT OR SHORTAGES IN AREA OR BOUNDARY LINES, OR ANY ENCROACHMENTS, OR ANY OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN ON THIS PLAT.

PLINIO C. MEDINA REGISTERED PROFESSIONAL LAND SURVEYOR #1590 2912 N. 6th St. McALLEN, TX, 78501

STATE OF TEXAS COUNTY OF HIDALGO
I, GILBERTO ANTONIO GRACIA, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

STATE OF TEXAS COUNTY OF HIDALGO
I, GILBERTO ANTONIO GRACIA, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF COBBLESTONE SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_ DATE

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF COBBLESTONE SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_ DATE

HIDALGO COUNTY RIGHT OF WAY DIRECTOR DATE

HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR DATE

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

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I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF COBBLESTONE SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_ DATE

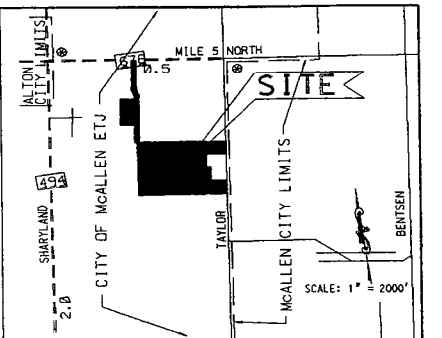
HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF COBBLESTONE SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_ DATE

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF COBBLESTONE SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_ DATE

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL



VICINITY MAP

PREPARED BY: ALPHAMERICAN ENGINEERING 4106 N. 22nd St. Ste. 3 McALLEN, TEXAS 78501

DATE PREPARED: 09-24-07 DATE SURVEYED:

SUBDIVISION PLAT OF COBBLESTONE SUBDIVISION

BEING A SUBDIVISION OF A 28.38 AC. TRACT OF LAND OUT OF LOTS 395, 396, 405 & 406 JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS AS RECORDED IN VOL. 1, PG. 17, M/R HIDALGO COUNTY, TEXAS

PLAT SHEET 1 OF 7

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

COBBLESTONE SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO. 3 ON THE WESTERN PORTION OF HIDALGO COUNTY ON THE WEST SIDE OF TAYLOR ROAD APPROXIMATELY 1/4 MILE SOUTH OF MILE 5 ROAD (F.W. 676). NEARBY MUNICIPALITIES ARE THE CITY OF McALLEN, CITY OF ALTON, AND THE CITY OF McALLEN. ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF McALLEN, (POPULATION 123,622), COBBLESTONE SUBDIVISION LIES ADJACENT TO THE CITY OF McALLEN CITY LIMITS AND IS WITHIN THE CITY OF McALLEN 5 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE §212.001.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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 TEX. 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 OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

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

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF COBBLESTONE SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_ DATE OF \_\_\_\_\_, 2006.

ATTEST: HIDALGO COUNTY JUDGE DATE

HIDALGO COUNTY CLERK DATE

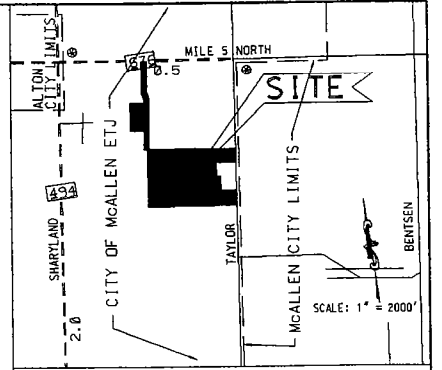
COUNTY CLERK'S RECORDING CERTIFICATE

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

INDEX TO SHEET OF COBBLESTONE SUBDIVISION

Table with 7 columns: SHEET, INDEX TO SHEET OF COBBLESTONE SUBDIVISION, REVISION, DATE, APPROVED. Includes details for sheets 1 through 7, such as 'INDEX TO SHEET OF COBBLESTONE SUBDIVISION', 'LEGAL DESCRIPTION METES AND BOUNDS SURVEYORS AND ENGINEERS CERTIFICATION', 'CITY APPROVAL CERTIFICATE', etc.

Professional Engineer and Surveyor logos for Plinio C. Medina and Alphameric Engineering Consultants. Includes contact information for both professionals.



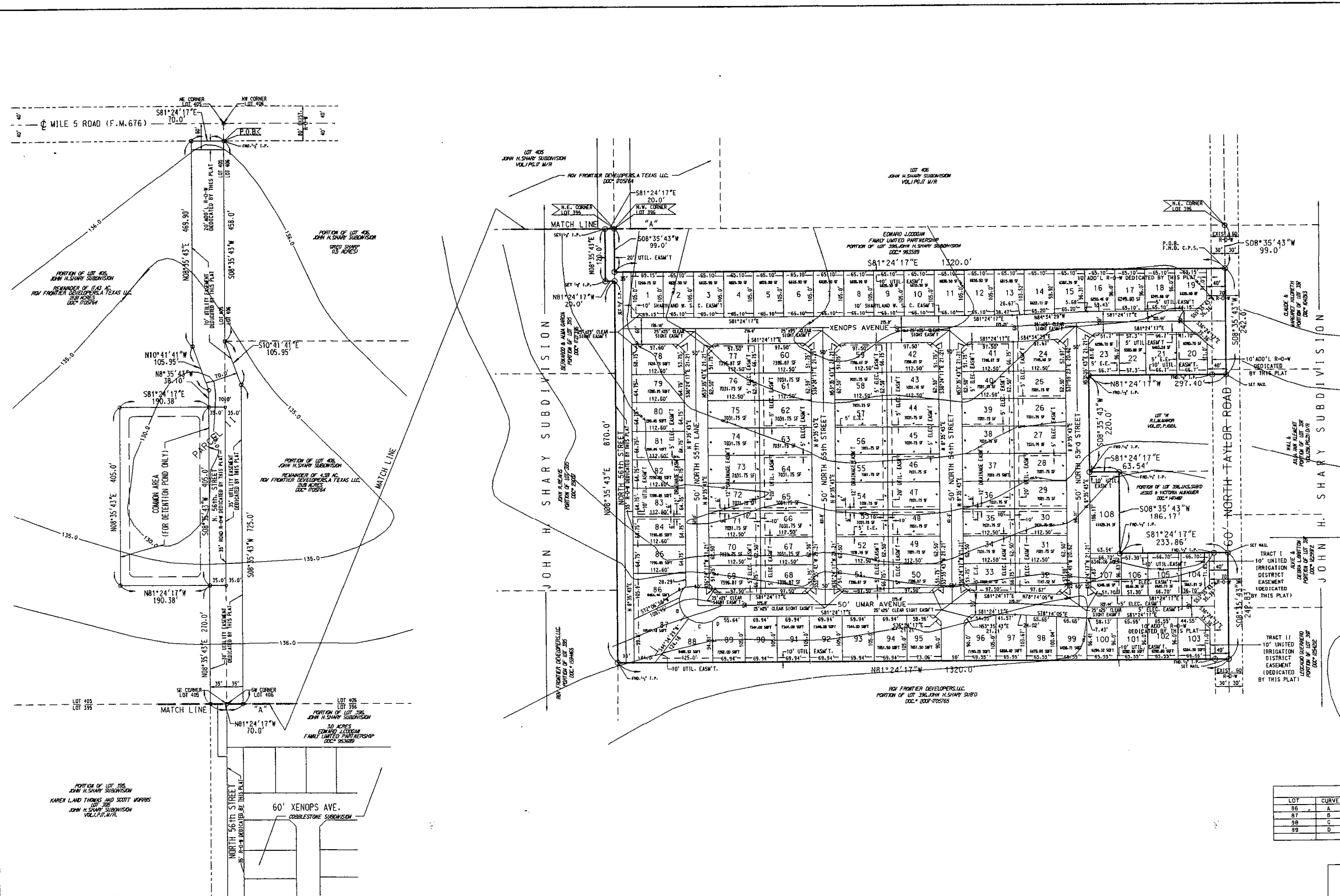
VICINITY MAP

PREPARED BY: ALPHAMERICAN ENGINEERING  
4106 N. 22ND ST., 3  
MCALLEN, TEXAS 78504

DATE PREPARED: 09-24-07  
DATE SURVEYED:

SUBDIVISION PLAT  
OF  
COBBLESTONE SUBDIVISION  
BEING A SUBDIVISION OF A 28.38 AC. TRACT OF LAND  
OUT OF LOTS 395, 396, 405 & 406 JOHN H. SHARY SUBDIVISION,  
HIDALGO COUNTY, TEXAS  
AS RECORDED IN VOL. 1, PG. 17, W/R  
HIDALGO COUNTY, TEXAS

PLAT SHEET 2 OF 7



CURVE DATA						
LOT	CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
86	A	50.00'	31.80'	31.27'	N55°26'50"E	36°28'31"
87	B	50.00'	53.52'	51.01'	N15°56'28"W	61°18'59"
88	C	50.00'	55.10'	52.35'	N75°10'34"W	63°08'20"
89	D	50.00'	17.66'	17.56'	S63°08'18"W	20°13'56"

INDEX TO SHEET OF COBBLESTONE SUBDIVISION					
SHEET	DESCRIPTION	DATE PREPARED	DATE SURVEYED	APPROVED	REVISION
1	READING INDEX VICINITY MAP AND EX-11 PRINCIPAL CONTACTS				
2	LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION				
3	CITY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE E.O. OF A MUNICIPALITY AND DISTRICTS THE PROJECT IS SITUATED; M.C.D.S. NO. 1 CERTIFICATION UNITS AND IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; NOTES AND IRRIGATION EASEMENT NOTES AND DRAINAGE DESCRIPTION				
4	REVISION NOTES; LIENHOLDER'S ACKNOWLEDGMENT; M.C.D.S. HOOD CERTIFICATION				
5	PLAT WITH LOTS, STREETS AND EASEMENT DESCRIPTIONS CURVE DATA				
6	WATER DISTRIBUTION AND SANITARY SEWER MAP, SUBDIVIDER CERTIFICATION & STATEMENT, ENGINEERING REPORT (ENGLISH AND SPANISH VERSIONS), INCLUDING DESCRIPTION OF WATER AND WASTE WATER(COST) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSIONS) PLAT				
7	NOTE: TYPICAL WATER SERVICE CONNECTION COST ESTIMATE CHART.				
8	MAP OF TOPOGRAPHY AND DRAINAGE.				
9	MAP OF TOPOGRAPHY AND DRAINAGE, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; ENGINEER'S CERTIFICATION; REVISION NOTES.				
10	TYPICAL ROADWAY AND DETAILS.				

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: ROV HORIZON DEVELOPERS, LTD.	5111 N. 10TH ST. #104	MCALLEN, TEXAS 78504	(956)867-0055	(956)687-4717
OWNER: ROV FRONTIER DEVELOPERS, LLC.	5111 N. 10TH ST. #104	MCALLEN, TEXAS 78504	(956)867-0055	(956)687-4717
ENGINEER: ALPHAMERICAN ENGINEERING	4106 N. 22ND ST.	MCALLEN, TEXAS 78504	(956)631-1875	(956)631-1836
SURVEYOR: PLINIO C. MEDINA	2912 N. 6TH ST.	MCALLEN, TEXAS 78501	(956)682-2616	(956)630-2616

**Plinio C. Medina**  
REGISTERED PROFESSIONAL  
LAND SURVEYOR

**ALPHAMERICAN ENGINEERING CONSULTANTS**  
4106 N. 22ND ST.  
MCALLEN, TEXAS 78504

TEL. (956)682-2616 2912 N. 6TH ST. MCALLEN, TEXAS 78501 FAX (956)630-2616  
4106 N. 22ND ST. MCALLEN, TEXAS 78504 TEL. (956)631-1875 FAX (956)631-1836