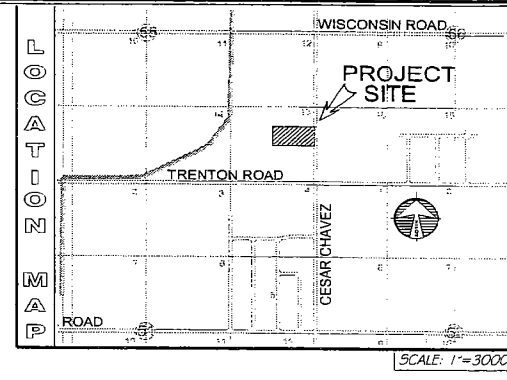


METES AND BOUNDS DESCRIPTION
 A 5.0 Acre tract of land lying in the Northwest quarter of lot 13, block 55, of the ALAMO LAND AND SUGAR COMPANY SUBDIVISION, if lands in Portions seventy-two, Los Territos, Santa Anna and El Gato Grants of Hidalgo County, Texas, map thereof recorded in volume 1, pages 24 through 26, Map Records, Hidalgo County, Texas. Said 5.0 acres being more particularly described as follows:
BEGINNING at a point on the East line of lot 13, Block 55, an iron rod found on the centerline of Cesar Chavez Road and lying North 8 deg. 45 min. East, 660.0 feet from the Southeast corner of lot 13, said point being the Southeast corner and POINT OF BEGINNING hereof;
THENCE, parallel the South line of lot 13, North 81 deg. 15 min. West, pass an iron rod set on the West right of way line of Cesar Chavez Road, and at a total distance of 660.0 feet to the Southwest corner hereof;
THENCE, parallel the East line of lot 132, North 8 deg. 45 min. East, a distance of 330.0 feet to an iron rod set for the Northwest corner hereof;
THENCE, parallel the South line of lot 13, South 81 deg. 15 min. East, pass an iron rod set at 630.0 feet on the West right of way line of Cesar Chavez Road, and at a total distance of 660.0 feet to an iron rod found on the East line of said lot 13, for the Northeast corner hereof;
THENCE, with and along, the east line of lot 13, same being on the centerline of Cesar Chavez Road, South 8 deg. 45 min. West, a distance of 330.0 feet to an iron rod found for the Southwest corner hereof and containing 5.0 acres more or less.



STATE OF TEXAS
 COUNTY OF HIDALGO
 OWNERS' DEDICATION, CERTIFICATION, AND ATTESTATION
 WE, RAMON REYES AND GLORIA M. REYES, AS OWNERS OF THE 5.0 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED FRANCO REYES ACRES SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET PARK, AND EASEMENTS SHOWN HEREIN.
 WE CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 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 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.
 WE ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

DATE: _____ DATE: _____
 RAMON REYES 4115 S. CESAR CHAVEZ RD. EDINBURG, TX 78539-9791
 GLORIA M. REYES 4115 S. CESAR CHAVEZ RD. EDINBURG, TX 78539-9791

STATE OF TEXAS
 COUNTY OF HIDALGO
 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, FRANCO REYES AND GLORIA M. REYES PERSONALLY APPEARED AND PROVED, THROUGH THEIR DEPARTMENT OF PUBLIC SAFETY DRIVERS LICENSE, TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT. FURTHERMORE, AFTER BEING DULY SWORN BY ME, THEY DECLARED THAT THE STATEMENTS CONTAINED THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREBY EXPRESSED.
 ALL GIVEN UNDER MY HAND AND SEAL OF OFFICE DATED THIS _____ DAY OF _____, 2007 A.D.

NOTARY PUBLIC FOR THE STATE OF TEXAS MY COMMISSION EXPIRES ON: _____

STATE OF TEXAS
 COUNTY OF HIDALGO
 CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE §232.028(a)
 WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF FRANCO REYES ACRES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THIS THE _____ DAY OF _____, 2007 A.D.

HIDALGO COUNTY JUDGE _____ ATTEST: _____
 DATE: _____ DATE: _____
 COUNTY CLERK'S RECORDING CERTIFICATE
 I, _____ COUNTY CLERK OF HIDALGO COUNTY, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED FOR RECORDING AT _____ O'CLOCK _____ ON THE _____ DAY OF _____, 2007 A.D. I FURTHER CERTIFY THAT THE AFORESAID PLAT WAS RECORDED IN VOLUME _____ PAGE(S) _____ OF THE MAP RECORDS OF HIDALGO COUNTY AT _____ A/P.M. ON THE _____ OF _____, 2007 A.D.

HIDALGO COUNTY CLERK _____
 STATE OF TEXAS
 COUNTY OF HIDALGO
 THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS _____ DAY OF _____, 2007, A.D.
 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

STATE OF TEXAS
 COUNTY OF HIDALGO
 I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF FRANCO REYES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO RIGHT OF WAY DEPARTMENT ON _____, 2007.

HIDALGO COUNTY RIGHT OF WAY DIRECTOR _____ DATE _____
 COUNTY OF HIDALGO
 CERTIFICATE OF PLAT APPROVAL
 I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF FRANCO REYES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____, 2007.

HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR _____ DATE _____

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY.
 FRANCO REYES ACRES SUBDIVISION IS LOCATED IN EAST HIDALGO COUNTY AT 660 FEET NORTH FROM THE INTERSECTION OF TRENTON ROAD AND CESAR CHAVEZ ROAD, 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. THE POPULATION OF EDINBURG IS APPROXIMATELY 13,000. THE CITY OF EDINBURG IS WITHIN THE CITY'S TWO-MILE EXTRATERRITORIAL JURISDICTION (E.T.-1) UNDER LOCAL GOVERNMENT CODE § 42.021 AND LIES IN PRECINCT NO. 4.

GENERAL PLAT NOTES & RESTRICTIONS

- FLOOD ZONE STATEMENT:** FLOOD ZONE DESIGNATION, ZONE "B" AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD, OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE, OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. COMMUNITY-PANEL NUMBER 480234 0423 C MAP REVISED: NOVEMBER 16, 1982.
 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 4127).
- MINIMUM BUILDING SETBACK LINES:**
 FRONT: 50 FEET
 REAR: 15 FEET OR EASEMENT WIDTH WHICHEVER IS GREATER IN ALL CASES
 SIDE: 6 FEET OR EASEMENT WIDTH 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 AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT FOR NEW CONSTRUCTION.
- MINIMUM FINISH FLOOR NOTE:**
 MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTERLINE OF STREET, OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR ALL 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 OF DEVELOPMENT PERMIT APPLICATION.
- BENCHMARK NOTE:**
 BM 1: SET NAIL IN POWER POLE LOCATED AT SOUTHWEST CORNER OF SAID PROPERTY ON WEST RIGHT-OF-WAY. ELEVATION 85.56 (N.G.V.D. 1929)
 BM 2: ON THE TOP OF IRON ROD LOCATED AT NORTH-EAST CORNER OF SAID PROPERTY ON WEST RIGHT-OF-WAY. ELEVATION 94.87 (N.G.V.D. 1929).
- DRAINAGE:**
 IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 4.66 CUBIC FEET, 0.1699 ACRE-FEET OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: BY DEPRESSED YARD AREAS AT FRONT AND REAR OF LOT AS HEREIN INDICATED.
- DRAINAGE SWALE EASEMENTS NOTE:**
 NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY SWALES OR UTILITY EASEMENTS. EACH DRAINAGE SWALE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION AND MAINTENANCE OF THE DRAINAGE SWALE EASEMENT. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SWALE.

- 8-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 SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
 A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
 B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 0.50 ACRE LOT AREA WITH POTABLE WATER SUPPLY.
 C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
 D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS 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 DRAIN FIELD SYSTEM BASED ON SITE VISITS AND SOIL REPORT INFORMATION DATE _____.
 E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.
- 9. RAMON REYES AND GLORIA M. REYES, THE OWNERS & SUBDIVIDERS OF FRANCO REYES ACRES SUBDIVISION, 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.**
- 10. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.**
- 11. NO PERMANENT STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES NATURE HEIGHT, GRASS, GROUND COVER OR FLOWERS) AND OTHER OBSTRUCTIONS AFFECTING THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.**
- 12. EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICAL, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.**
- 13. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.0 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT, AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY & STATE STANDARDS.**
- 14. STREET LIGHT INSTALLATION SHALL BE REQUIRED AT SUBDIVISION STAGE AND SHALL BE PRIVATELY MAINTAINED BY THE LOT OWNER(S).**
- 15. DRIVEWAY ENTRANCES WITH CULVERTS WILL BE CONSTRUCTED AT BUILDING PERMIT STAGE.**

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 Alamo 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, and 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 Grantor'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 therein conveyed except that when the pipeline(s) is installed, the easement herein 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 hereafter widens or relocates the public road so as to require the relocation of this water line as installed, Grantor further grants to Grantee an additional easement over and across the land shown on this plat for the purpose of laterally relocate said water line as may be necessary to clear the road improvements, 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 recited herein shall constitute payment in full for all damages sustained by Grantor by reason of the installation, maintenance, repair, replacement and relocation of the structures referred to herein. This agreement together with other provisions of this grant shall constitute an easement for the benefit of the Grantee, its successors, and assigns. The Grantor certifies that it is the owner 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 THE INSTRUMENT THE _____ DAY OF _____, 2007.

SHEET 1 INDEX-Date-North arrow-Main Scale-Heading-Legal description-Location Map and E.T.-Principal contacts
 Sheet 2 Final Engineering Report, including Description of Water and Sanitary Sewer (English-Spanish Versions), Legend, Description of Drainage and Drainage Swales, Map of Topography and Engineering Flood Certification, Soil Evaluation, Subdivider certificate & statement, Revision Notes-Prepared by Arturo Garcia Engineering PLLC-Sheet Number

PRINCIPAL CONTACTS

| OWNERS | NAME | ADDRESS | CITY, STATE, & ZIP CODE | PHONE | FAX |
|----------|-------------------------|--------------------------|----------------------------|----------------|----------------|
| | RAMON REYES | 4115 S. CESAR CHAVEZ RD. | EDINBURG, TEXAS 78539-9791 | (936) 252-3346 | (936) 252-3347 |
| | GLORIA M. REYES | 4115 S. CESAR CHAVEZ RD. | EDINBURG, TEXAS 78539-9791 | (936) 252-3346 | (936) 252-3347 |
| ENGINEER | ARTURO GARCIA, P.E. | 110 N. HWY 450 | MCKINNEY, TEXAS 75069 | (972) 252-3346 | (972) 252-3347 |
| SURVEYOR | REYNALDO ROBLES, P.L.S. | 110 N. HWY 450 | MCKINNEY, TEXAS 75069 | (972) 252-3346 | (972) 252-3347 |

PRELIMINARY PLAT OF FRANCO REYES ACRES SUBDIVISION
 HIDALGO COUNTY, TEXAS.
 A 5.0 acre tract of land lying in the Northwest quarter of lot 13, block 55, of the ALAMO LAND AND SUGAR COMPANY SUBDIVISION, if lands in Portions seventy-two, Los Territos, Santa Anna and El Gato Grants of Hidalgo County, Texas, map thereof recorded in volume 1, pages 24 through 26, Map Records, Hidalgo County, Texas, said 5.0 acres being more particularly described as follows:

| | |
|-------------------|--------------------------|
| PROJECT NAME: | FRANCO REYES SUBDIVISION |
| PROJECT LOCATION: | HIDALGO COUNTY, TEXAS |
| PLANS FOR: | SUBDIVISION PLAT |
| REVISIONS: | |
| DRAWN BY: | ARTURO GARCIA |
| CHECKED BY: | ARTURO GARCIA |
| APPROVED: | ARTURO GARCIA |
| DATE: | SEPTEMBER 05, 2006 |

P.O. BOX 452
 MCKINNEY, TEXAS 75062
 PH (972) 430-2340
 FAX (972) 430-3868