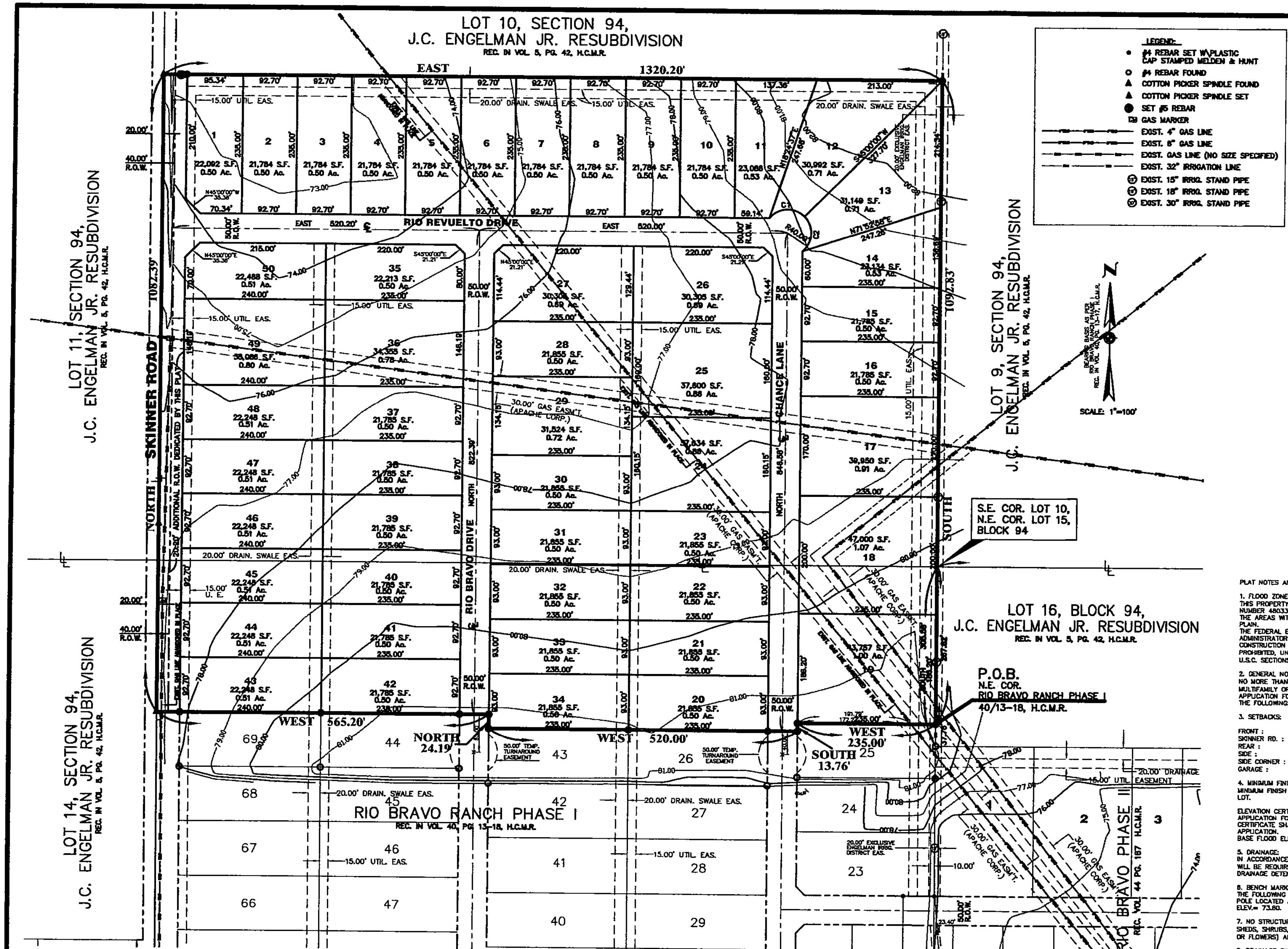


RIGHT OF WAY EASEMENT

KNOWN 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, A PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR 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 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 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 DESCRIBED ABOVE FOR THE PURPOSE OF LATERALLY RELOCATING 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 A COVENANT RUNNING WITH THE LAND FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS AND ASSIGNS. THE GRANTOR COVENANTS THAT SHE 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 THE 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 HAS EXECUTED THIS INSTRUMENT THE ____________ DAY OF __________________, 20 __________

(GRANTOR'S SIGNATURE)

ACKNOWLEDGMENT

THE STATE OF TEXAS §

COUNTY OF HIDALGO §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED __________________ KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (SHE) (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____________ DAY OF ____________, 20 ____________.

NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, BUTCH SCHWARZ
AS OWNER OF THE 33.15 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED RIO BRAVO RANCH PHASE III __________, SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET(S), PARK, AND EASEMENTS SHOWN HEREIN.
I CERTIFY THAT I HAVE COMPILED 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 PROVIDE ED 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.

BUTCH SCHWARZ
5711 N. 10th. STREET
McALLEN, TEXAS 78504

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED BUTCH SCHWARZ
PROVED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVERS LICENSE TO BE THE PERSON WHOSE NAME IS 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 EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS__________DAY OF__________,20

NOTARY PUBLIC, STATE OF, TEXAS
MY COMMISSION EXPIRES:

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

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF RIO BRAVO RANCH PHASE III WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON __________, __________

HIDALGO COUNTY JUDGE __________ DATE __________

ATTEST: HIDALGO COUNTY CLERK __________ DATE __________

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
ENGELMAN IRRIGATION DISTRICT NO. 6

THIS PLAT IS HERE BY APPROVED BY THE ENGELMAN IRRIGATION DISTRICT DATED THIS THE __________ DAY OF __________ 20

PRESIDENT __________ DATE __________

ATTEST: SECRETARY __________ DATE __________

STATE OF TEXAS
COUNTY OF HIDALGO

I, FRED L. KURTH A REGISTERED PROFESSIONAL LAND SURVEYOR AND REGISTERED PROFESSIONAL ENGINEER IN TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF THE THE RIO BRAVO RANCH PHASE III
WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON NOV. 2, 1998 AND THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION.

FRED L. KURTH, RPE # 54151 RPLS # 4750
DATE SURVEYED NOV. 2, 1998
DATE PREPARED SEPTEMBER 7, 2007
T-832 PG.50 JOB No.07110.00

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 49.21 (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 DRAINAGE DISTRICT NO. 1

BY: __________

PLAT NOTES AND RESTRICTIONS:

1. FLOOD ZONE STATEMENT:
THIS PROPERTY LIES WITHIN ZONE "C" (NO SHADING), ACCORDING TO FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 480334 0325C. MAP REVISED NOVEMBER 16, 1982.
THE AREAS WITHIN THE DRAINAGE SWALE EASEMENTS AND THE STREET RIGHTS OF WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN.
THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAIN ADMINISTRATOR IDENTIFY NO OTHER AREA WITHIN THE 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 4127).

2. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:
NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. ANY OTHER USE (I.E. MULTIFAMILY OR COMMERCIAL) SHALL REQUIRE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL. APPLICATION FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT. SINGLE FAMILY RESIDENCES SHALL INCLUDE THE FOLLOWING: MOBILE HOME, TRAVEL TRAILER, FRAME HOME AND SLAB HOME.

3. SETBACKS:

FRONT :	25' FOR INTERIOR STREETS OR GREATER FOR EASEMENT.
SKINNER RD. :	20' OR GREATER FOR EASEMENT.
REAR :	15' OR GREATER FOR EASEMENT
SIDE :	6' OR GREATER FOR EASEMENT.
SIDE CORNER :	10' OR GREATER FOR EASEMENT.
GARAGE :	18' OR GREATER FOR EASEMENT.

4. MINIMUM FINISH FLOOR ELEVATION NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CENTERLINE OF ROAD MEASURED FROM THE CENTER OF THE LOT.

ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD AREA 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.
BASE FLOOD ELEVATION:

5. DRAINAGE:
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1, AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPER WILL BE REQUIRED TO DETAIN A TOTAL OF 55,657 CUBIC FEET (1.278 ACRE-FEET) OF STORM WATER RUNOFF. DETAILS ABOUT DRAINAGE DETENTION, IN ACCORDANCE WITH THE LOCAL REQUIREMENTS, ARE INCLUDED IN DRAINAGE STATEMENT.

6. BENCH MARK NOTE:
THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ENGINEERING PLANS: C.P.S. ON POWER POLE LOCATED AT THE NORTHWEST CORNER OF THIS SUBDIVISION.
ELEV.= 73.60.

7. NO STRUCTURES 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 MATURE HEIGHT, GROUND COVER GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE EASEMENT.

8. DRAINAGE SWALE EASEMENTS NOTE:
NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE SWALE EASEMENTS. EACH DRAINAGE SWALE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THEAT WOULD INTERFERE WITH THE OPERATION OF THE DRAINAGE SWALE EASEMENT. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SWALE.

9. THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.

10. ON-SITE SEWAGE FACILITIES (OSSF) NOTE:
THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS. THE LOT PURCHASER IS RESPONSIBLE FOR THE MAINTENANCE OF THE OSSF.

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 REQUIRED MINIMUM OF 21,780 SQ. FT. OF LOT AREA WITH A POTABLE WATER SUPPLY.
C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE HIDALGO COUNTY HEALTH DEPARTMENT. 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.
E. APPROVED OSSF PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING THE LOT.

11. WILLIAM A. SCHWARZ, THE OWNER AND SUBDIVIDER OF "RIO BRAVO RANCH PHASE III" RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET No. X OF THIS PLAT.

12. ALL PUBLIC UTILITY EASEMENTS DEDICATED BY THIS PLAT SHALL HAVE A MINIMUM WIDTH OF 15 FEET, AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, THE DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.

13. 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.

14. AN OFF-STREET PARKING LOT SITE PLAN AND DRAINAGE PLAN APPROVAL BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR COMMERCIAL INDUSTRIAL & MULTIFAMILY USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF THE BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER PLAN OR LIGHT CLEARANCE SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH THE COUNTY AND STATE STANDARDS.

15. A PERMIT FROM THE COUNTY OF HIDALGO WILL BE REQUIRED BEFORE STARTING CONSTRUCTION IN ANY OF LOTS.

COUNTY CLERK'S RECORDING CERTIFICATE

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

__________, HIDALGO COUNTY CLERK

CURVE TABLE						
CURVE ID.	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA
C1	40.00	67.24	44.67	59.60	S86°50'28"W	96°19'04"
C2	40.00	67.24	44.67	59.60	N03°09'32"E	96°19'04"

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 33.15 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, CONSISTING OF 25.00 ACRES OUT OF LOT 10 AND 8.12 ACRES OUT OF LOT 15, SECTION 94, J. C. ENGELMAN JR. RESUBDIVISION OF SECTION 95 AND THE EAST 1/2 OF SECTION 94, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5, PAGE 42, HIDALGO COUNTY MAP RECORDS, SAID 33.15 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A #4 REBAR FOUND AT THE NORTHEAST CORNER OF RIO BRAVO RANCH PHASE I (VOL. 40 PGS. 13-18, HIDALGO COUNTY MAP RECORDS) FOR THE SOUTHEAST CORNER OF THIS TRACT, SAID #4 REBAR BEARS SOUTH A DISTANCE OF 267.82 FEET FROM THE SOUTHEAST CORNER OF LOT 10 AND THE NORTHEAST CORNER OF LOT 15, SECTION 94;

1. THENCE, WEST ALONG A NORTHERN BOUNDARY LINE OF SAID RIO BRAVO RANCH PHASE I, A DISTANCE OF 235.00 FEET TO A #4 REBAR FOUND FOR AN INSIDE CORNER OF THIS TRACT;

2. THENCE, SOUTH ALONG A NORTHERN BOUNDARY LINE OF SAID RIO BRAVO RANCH PHASE I, A DISTANCE OF 13.76 FEET TO A #4 REBAR FOUND FOR AN OUTSIDE CORNER OF THIS TRACTS;

3. THENCE, WEST ALONG A NORTHERN BOUNDARY LINE OF SAID RIO BRAVO RANCH PHASE I, A DISTANCE OF 520.00 FEET TO A #4 REBAR FOUND FOR AN OUTSIDE CORNER OF THIS TRACT;

4. THENCE, NORTH ALONG A NORTHERN BOUNDARY LINE OF SAID RIO BRAVO RANCH PHASE I, A DISTANCE OF 24.19 FEET TO A #4 REBAR FOUND FOR AN INSIDE CORNER OF THIS TRACT;

5. THENCE, WEST ALONG A NORTHERN BOUNDARY LINE OF SAID RIO BRAVO RANCH PHASE I, A AT DISTANCE OF 525.00 FEET PASS A #4 REBAR FOUND FOR THE HEREBY PROPOSED EAST RIGHT-OF-WAY LINE OF SKINNER ROAD, AT A DISTANCE OF 545.20 FEET PASS THE EXISTING EAST RIGHT-OF-WAY LINE, CONTINUING A TOTAL DISTANCE OF 565.20 FEET TO A COTTON PICKER SPINDLE FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT;

6. THENCE, NORTH ALONG THE WEST LINES OF SAID LOTS 15 AND 10, SECTION 94 AND WITHIN THE RIGHT-OF-WAY OF SKINNER ROAD, AT A DISTANCE OF 257.39 FEET PASS THE NORTHWEST CORNER OF SAID LOT 15 AND THE SOUTHWEST CORNER OF SAID LOT 10, CONTINUING A TOTAL DISTANCE OF 1082.39 FEET TO A COTTON PICKER SPINDLE FOUND FOR THE NORTHWEST CORNER OF THIS TRACT;

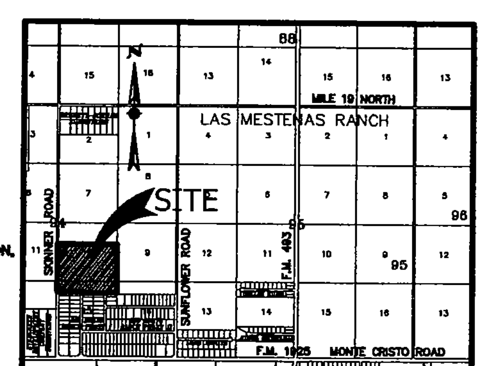
7. THENCE, EAST A AT DISTANCE OF 20.00 FEET PASS THE EXISTING EAST RIGHT-OF-WAY LINE OF SKINNER ROAD, AT A DISTANCE OF 40.20 FEET PASS THE HEREBY PROPOSED EAST RIGHT-OF-WAY LINE, CONTINUING A TOTAL DISTANCE OF 1320.20 FEET TO A #4 REBAR FOUND FOR THE NORTHEAST CORNER OF THIS TRACT;

8. THENCE, SOUTH ALONG THE EAST LINES OF SAID LOTS 10 AND 15, SECTION 94, AT A DISTANCE OF 825.01 FEET PASS THE SOUTHEAST CORNER OF SAID LOT 10 AND THE NORTHEAST CORNER OF SAID LOT 15, CONTINUING A TOTAL DISTANCE OF 1092.83 FEET TO THE POINT OF BEGINNING, AND CONTAINING 33.15 ACRES, OF WHICH 0.49 OF ONE ACRE LIES IN THE RIGHT-OF-WAY OF SKINNER ROAD, LEAVING A NET OF 32.66 ACRES OF LAND, MORE OR LESS.

SUBDIVISION PLAT OF:

RIO BRAVO RANCH PHASE III

A RESUBDIVISION OF 33.15 ACRES, BEING 25.00 ACRES OUT OF LOT 10, AND 8.15 ACRES OUT OF LOT 15, SECTION 94, J. C. ENGELMAN JR. RESUBDIVISION OF SECTION 95 AND THE EAST 1/2 OF SECTION 94 OF THE MISSOURI-TEXAS LAND & IRRIGATION CO. SUBDIVISION, AS RECORDED IN VOLUME 5, PAGE 42, MAP RECORDS, HIDALGO COUNTY, TEXAS.



LOCATION MAP
SCALE: 1"=2000'

INDEX TO SHEET OF RIO BRAVO RANCH PHASE III:

SHEET 1:
HEADING, INDEX, LOCATION MAP, MAP: LOTS, STREETS, EASEMENT LAYOUT AND ETJ. PRINCIPAL CONTACTS, DESCRIPTION (METES AND BOUNDS), ENGINEER'S & SURVEYOR'S CERTIFICATION, PLAT NOTES AND RESTRICTIONS, OWNER'S DEDICATION, CERTIFICATION, ATTESTATION, H.C.D.D. No. 1 APPROVAL CERTIFICATE, COUNTY APPROVAL CERTIFICATE, CITY APPROVAL CERTIFICATE, COUNTY CLERK'S RECORDING CERTIFICATE, REVISION NOTES.

SHEET 2: MAP OF WATER DISTIBUTION SYSTEM.

SHEET 3: MAP OF TOPOGRAPHY AND DRAINAGE.

SHEET 4:
ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER/OSSF AND ENGINEER'S CERTIFICATION; DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DRAINAGE SWALES, AND ENGINEERING CERTIFICATION; REVISION NOTES.

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE	FAX

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

RIO BRAVO RANCH PHASE III IS LOCATED IN THE MID-EASTERN PART OF HIDALGO COUNTY, ON THE EAST SIDE OF SKINNER ROAD, APPROXIMATELY 1,490 FEET NORTH OF MONTE CRISTO ROAD.

MELDEN & HUNT INC.

REVISION NOTES

NO.	SHEET	REVISION	ENTITY	DATE	APPROVED