SAN CARLOS GARDENS No. 2

TRACT I:

A 10.109 ACRE TRACT OF LAND OUT OF LOTS 11,12,13 AND 14, SECTION 253, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGE 28, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO CORRECTION DEED WITHOUT WARRANTY RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1107060, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

A 10.109 ACRE TRACT OF LAND OUT OF LOTS 11,12,13 AND 14, SECTION 253, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGE 28, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO CORRECTION DEED WITHOUT WARRANTY RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1107060, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A COTTON PICKER SPINDLE SET IN THE CENTERLINE OF VALVERDE ROAD FOR THE SOUTHEAST CORNER OF LOT 11, AND THE SOUTHEAST CORNER OF THIS TRACT.

THENCE, N 80°51'49", ALONG THE SOUTH LINE OF LOT 11, PASSING A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4886 SET AT 25.00 FEET FOR THE WEST RIGHT OF WAY LINE OF VALVERDE ROAD, A TOTAL DISTANCE OF 620.00 FEET TO A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4886 SET FOR THE NORTHWEST CORNER OF THE HIDALGO ON COMPANY, INC. TRACT (AS 0.33 ACRE TRACT OUT OF LOT 14, SECTION 253, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 2880, PAGE 836, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), AND AN INTERIOR CORNER OF THIS TRACT.

THENCE, S 09°05'W, ALONG THE WEST LINE OF THE HIDALGO ON COMPANY, INC. TRACT, A DISTANCE OF 43.50 FEET TO A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4886 SET ON THE NORTH RIGHT OF WAY LINE OF HUMPHREY STREET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE, N 80°55'W, ALONG THE NORTH RIGHT OF WAY LINE OF HUMPHREY STREET, A DISTANCE OF 660.09 FEET TO A 5/8" IRON ROD FOUND ON THE WEST LINE OF LOT 14 AND THE EAST LINE OF LOT 13 FOR THE NORTHWEST CORNER OF SAID TRACT, AND AN INTERIOR CORNER OF THIS TRACT.

THENCE, S 09°05'W, ALONG THE EAST LINE OF LOT 13 AND THE WEST LINE OF LOT 14, A DISTANCE OF 16.50 FEET TO A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4886 SET ON THE NORTH RIGHT OF WAY LINE OF HUMPHREY STREET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE, N 80°55'W, ALONG THE NORTH RIGHT OF WAY LINE OF HUMPHREY STREET, PASSING A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4886 SET AT 1,200.17 FEET FOR THE EAST RIGHT OF WAY LINE OF NORTH 83RD STREET, A TOTAL DISTANCE OF 1,320.17 FEET TO A COTTON PICKER SPINDLE SET ON THE WEST LINE OF LOT 13, AND IN THE CENTERLINE OF NORTH 83RD STREET FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE, N 09°05'E, ALONG THE WEST LINE OF LOTS 11 AND 13, AND THE CENTERLINE OF NORTH 83RD STREET, PASSING A COTTON PICKER SPINDLE SET AT 16.50 FEET FOR A COMMON CORNER OF LOTS 13 AND 14, AND A TOTAL DISTANCE OF 187.32 FEET TO A COTTON PICKER SPINDLE SET FOR THE SOUTHWEST CORNER OF THE RAMIRO HERNANDEZ TRACT (A 0.873 ACRE TRACT OUT OF LOT 13, SECTION 253, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 2001, PAGE 33, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE, S 80°51'20"E, ALONG THE SOUTH LINE OF THE RAMIRO HERNANDEZ TRACT, THE SOUTH RIGHT OF WAY LINE OF RAILROAD AVENUE, THE SOUTH LINE OF THE JAVIER MORALES TRACT (A 0.20 ACRE TRACT OF LAND OUT OF LOT 11, SECTION 253, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO QUITCLAIM DEED RECORDED IN VOLUME 2088, PAGE 884, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), THE SOUTH LINE OF THE LORENZO MORALES TRACT (A 0.20 ACRE TRACT OF LAND OUT OF LOT 11, SECTION 253, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO QUITCLAIM DEED RECORDED IN VOLUME 2088, PAGE 884, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), THE SOUTH LINE OF THE MARIA VIRGINIA MORALES TRACT (A 0.20 ACRE TRACT OUT OF LOT 11, SECTION 253, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO QUITCLAIM DEED RECORDED IN VOLUME 2088, PAGE 884, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), THE SOUTH LINE OF THE GERARDO MORALES TRACT (A 0.20 ACRE TRACT OUT OF LOT 11, SECTION 253, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO QUITCLAIM DEED RECORDED IN VOLUME 2088, PAGE 884, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), THE SOUTH LINE OF THE FERNANDO MORALES TRACT (A 0.20 ACRE TRACT OF LAND OUT OF LOT 11, SECTION 253, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO QUITCLAIM DEED RECORDED IN VOLUME 2088, PAGE 884, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), THE SOUTH LINE OF THE CONSUELO MORALES TRACT (A 0.20 ACRE TRACT OF LAND OUT OF LOT 11, SECTION 253, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1050044, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), AND THE SOUTH LINE OF THE HERMAN L. ANTHONY TRACT (THE SOUTH 18.20 ACRES OF THE EAST 30.00 ACRES OF LOT 11, SECTION 253, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 498, PAGE 514, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, SAVE AND EXCEPT THE NORTHEAST 5.0 ACRES), PASSING A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4886 SET AT 25.00 FEET FOR THE EAST RIGHT OF WAY LINE OF NORTH 83RD STREET, PASSING A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4886 SET AT 2,625.34 FEET FOR THE WEST RIGHT OF WAY LINE OF VALVERDE ROAD, A TOTAL DISTANCE OF 2,640.34 FEET TO A COTTON PICKER SPINDLE SET ON THE EAST LINE OF LOT 11 AND IN THE CENTERLINE OF VALVERDE ROAD FOR THE SOUTHEAST CORNER OF THE HERMAN L. ANTHONY TRACT, AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE, S 09°05'W, ALONG THE EAST LINE OF LOT 11 AND THE CENTERLINE OF VALVERDE ROAD, A DISTANCE OF 1314.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.109 ACRES OF LAND MORE OR LESS.

BEARINGS IN THE METES AND BOUNDS DESCRIPTION ARE IN ACCORDANCE WITH SAN CARLOS GARDENS SUBDIVISION, RECORDED IN VOLUME 28, PAGE 108, MAP RECORDS, HIDALGO COUNTY, TEXAS.

TRACT II:

A 1.621 ACRE TRACT OF LAND BEING ALL OF LOT 113, SAN CARLOS GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP ON PLAT THEREOF RECORDED IN VOLUME 28, PAGE 108, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND 1.21 ACRES OUT OF THE ANANIAS RUBIN FORT SAN ANTONIO & ARANSAS PASS RAILROAD (S.R.R.), ACCORDING TO THE PLAT RECORDED IN VOLUME 1, PAGE 13, MAP RECORDS, HIDALGO COUNTY, TEXAS AND CONTAINING VOLUME OF EASEMENT RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1040484 AND 1033175, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND ON THE WEST RIGHT OF WAY LINE OF NORTH 83RD STREET FOR THE SOUTHEAST CORNER OF LOT 113 AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE, N 09°05'E, ALONG THE SOUTH LINE OF LOT 113, A DISTANCE OF 100.00 FEET TO A 5/8" IRON ROD FOUND FOR THE SOUTHWEST CORNER SPUDY 113 AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE, N 09°05'E, ALONG THE WEST LINE OF LOT 113, PASSING A 5/8" IRON ROD FOUND AT 48.65 FEET FOR THE NORTHWEST CORNER OF LOT 113, A TOTAL DISTANCE OF 108.65 FEET TO A 5/8" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF LOT 11, SAN CARLOS GARDENS AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE, E 09°05'E, ALONG THE SOUTH LINE OF LOTS 1 THRU 11, SAN CARLOS GARDENS, A DISTANCE OF 660.00 FEET TO A 5/8" IRON ROD FOUND ON THE WEST RIGHT OF WAY LINE OF NORTH 83RD STREET FOR THE SOUTHEAST CORNER OF LOT 1, SAN CARLOS GARDENS AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE, S 09°05'W, ALONG THE WEST RIGHT OF WAY LINE OF NORTH 83RD STREET, PASSING A 5/8" IRON ROD FOUND AT 45.65 FEET FOR THE SOUTHEAST CORNER OF LOT 113, A TOTAL DISTANCE OF 108.65 FEET TO A 5/8" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF LOT 11, SAN CARLOS GARDENS AND THE NORTHEAST CORNER OF THIS TRACT.

BEARINGS ARE IN ACCORDANCE WITH SAN CARLOS GARDENS, RECORDED IN VOLUME 28, PAGE 108, MAP RECORDS, HIDALGO COUNTY, TEXAS.

PLAT NOTES AND RESTRICTIONS:

1.- FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE " AH "
FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY AREAS OF PONDING; BASE FLOOD ELEVATIONS DETERMINED.
BASE FLOOD ELEVATIONS (ELEV. FT)
FLOOD ZONE DESIGNATION: ZONE " X "
AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE AND ARE PROTECTED BY LEVEES FROM 100-YEAR FLOOD.
COMMUNITY-PANEL NO.: 480334 0325 D
DATED ON/REVISED AND INDEXED TO REPLACE DATED MAY 17, 2001
THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN.
C.F.R. 44CFR PART 60.3 (d) (3) (ii) (iii) (iv) (v) OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY RULES FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAIN ADMINISTRATOR ADDRESS AN OPEN 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).

2.- LEGEND ■ = DENOTES 1/2" X 24" IRON ROD SET WITH PLASTIC STAMPED RPLS 4886, UNLESS OTHERWISE NOTED.

3.- DIMENSIONS:

FRONT	25.00 FEET
FRONT FOR VARIENCE RD.	30.00 FEET
FRONT FOR NORTH 83RD STREET	50.00 FEET
REAR	15.00 FEET
SIDE	6.00 FEET
CORNER SIDE	10.00 FEET

OR EASEMENT LINE WHICHEVER IS GREATER IN ALL CASES

4.- MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE "8" ABOVE THE CENTERLINE OF ROAD, OR 1.2' ABOVE NATURAL GROUND, WHICHEVER IS GREATER.

ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION IS SUBMITTED FOR ANY NEW 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.- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:
AS MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT, ANY OWNER LOT SHALL PRESENT PLANNING DEPARTMENT, HEALTH DEPARTMENT AND BUILDING DEPARTMENT APPROVED APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF A LOT.

6.- MONUMENTS NOTE:
THE FOLLOWING MONUMENTS IS DESCRIBED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
R.R. SPIKE (FOUND) OR 1/2" IRON ROD (SET) OR 1/2" IRON ROD SET IN CONC. W/ CAP ON TOP OR TOP, LOCATED ON THE INTERSECTION OF P.C.R. TOP AND P.T.R. 1403, BLOCK 4, AS OPTIONAL.
SUN VALLEY - GARDENS, TYLER UNDERS ON 1/2" IRON ROD SET IN CONC. W/ CAP ON TOP, AT THE SOUTHWEST CORNER OF LOT 131, P.C.R.V.S. AS OPTIONAL.

7.- 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 10.109 (SAN) FOOT 0.55 ACRE FEET OF DRAIN WATER RUNOFF. ACCORDING TO THE DRAINAGE REPORT, A DEPTH OF 0.5 FEET IS REQUIRED IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS:
SEE DRAINAGE REPORT ON SHEET NO.3

8.- NO 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 MATURE HEIGHT, GROUND COVER), UNLESS, ON PURPOSES AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE EASEMENT.

9.- EACH PURCHASED CONTRACT MUST SHOWS A SUBDIVIDER AND PURCHASER OF A LOT IN THE SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.

10.- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 10.00 FEET OR AS PER THE HIDALGO COUNTY LOCAL DEVELOPMENT RULES.
BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER EQUIPPING AN EASEMENT.

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

12.- ON OFF-STREET PARKING LOT 2(B)-PLAN AND DRAINAGE PLAN APPROVAL BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED ON COMMERCIAL, MINISTRY, & MULTIFAMILY USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PERMIT TO THE ISSUANCE OF A PERMIT AND/OR DEVELOPMENT PERMIT. NO WATER OR SEWER CONNECTIONS SHALL BE MADE UNTIL THE SITE PLAN, DRAINAGE PLAN AND STREET PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.

13.- CROSS-HATCHED AREA IS TEMPORARY EASEMENT FOR TURN-AROUND UNTIL STREET IS EXTENDED EAST ON A RECORDED PLAT. SAID TEMPORARY EASEMENT SHALL BE AUTOMATICALLY ABANDONED UPON THE CONSTRUCTION OF A DEDICATED STREET TO THE EAST.

14.- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.

15.- PAUL DAVIS, PRESIDENT OF BENCHMARK FARMS & RANCHES, INC. AND RICHARD SCHUMACK, PRESIDENT OF DIAMATOR NATIONAL L.L.C., THE OWNER & SUBMITTER OF SAN CARLOS GARDENS No. 2 HEREBY AN EASEMENT OPEN SPACE LOT FOR THE PURPOSES OF INSTALLING AN APPROVED SIGN ON THE LOT AS DEDICATED ON SHEET No. 2, OF THE PLAT.

16.- 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 SYSTEMS ARE REQUIRED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY.
B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 37,000 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY METROPOLITAN DEPARTMENT.
D. SOIL SAMPLES HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND DESCRIPTS THAT SOIL SAMPLES ARE ALSO SHOWN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE SUBDIVISION IS DETERMINED THAT SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND NEGATIVE DRAINFIELD SYSTEM.
E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING PROPOSAL OF HEALTH DEPARTMENT PRIOR TO INSTALLATION A LOT.

17.- THERE WILL BE NO ACCESS ALLOWED ONTO LOT 3 (BLOCK 1)(AS USED FOR COMMERCIAL.

18.- NO ACCESS TO LOTS FROM RAILROAD AVENUE.

19.- AS PER LOCAL GOVERNMENT CODE DESIGNATIONS, SANITARY SEWER MUST BE CONNECTED TO A RECEIVED PRIOR TO INITIATION A FINAL CLEARANCE FOR A WATER TEST, A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METER(S).

20.- TELE HONEY ALAMO WATER SUPPLY COMPANY NON-FORCE EASEMENT ON FRONT OF ALL LOTS.

INDEX TO SHEETS

SHEET 1.- HEADING INDEX LOCATION MAP AND CIV PRINCIPAL CONTACTS; MAP LOT, STREETS, AND EASEMENT LAYOUT DESCRIPTION DATES AND SIGNATURE ENGINEER AND SURVEYOR'S CERTIFICATION PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, ACKNOWLEDGMENT COUNTY CLERK'S RECORDING CERTIFICATE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1, HIDALGO COUNTY IRRIGATION DISTRICT, HIDALGO COUNTY RIGHT-OF-WAY CERTIFICATION HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATION; HEARING NOTES.

SHEET 2.- ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WASTEWATER, DRAINAGE STREET, AND CHANNELS DOWNSTREAM (ENGLISH AND SPANISH VERSION), ENGINEER CERTIFICATE AND SIGNATURE.

SHEET 3.- DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DRAINAGE TRIBUTARY MAP OF TOPOGRAPHY AND DRAINAGE, AND DRAINAGE CERTIFICATIONS NOTES.

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, compromise, sell, transfer, and convey to said Grantee, its successors, and assigns, an exclusive perpetual easement with the right to install, construct, maintain and operate water lines, valves, meters, 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 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 ends on a public road and the city, county or state hereafter widens or relocates the public road so as to require the relocation of the water line so 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 so 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 covenants 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. In accordance, this easement is subject to the provisions of Title VI of the Civil Rights Act of 1964 and the regulations issued pursuant thereto for as long as the easement continues to be used for the same or similar purpose for which financial assistance was extended or for as long as the Grantee owns it, whichever is longer.

In witness whereof the said Grantor executed this instrument this day of

RICHARD SCHUMACK - PRESIDENT
DIAMATOR NATIONAL L.L.C.

PAUL DAVIS - PRESIDENT
BENCHMARK FARMS & RANCHES, INC.

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
P.E. No. 53629

1-30-08
DATE

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF (SAN CARLOS GARDENS No. 2) WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON

HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR — DATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

BY: _____

HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS THE 5th DAY OF MARCH, 2008

PRESIDENT — SECRETARY

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON H.C.I.D. NO. 1 RIGHTS-OF-WAY OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE H.C.I.D. NO. 1

STATE OF TEXAS
COUNTY OF HIDALGO
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

WE, PAUL DAVIS, PRESIDENT OF BENCHMARK FARMS & RANCHES, INC. AND RICHARD SCHUMACK, PRESIDENT OF DIAMATOR NATIONAL L.L.C. AS OWNERS OF THE 10.838 ACRE TRACT OF LAND DESCRIBED ON THIS SUBDIVISION PLAT AND DESIGNATED AS SAN CARLOS GARDENS No. 2, HEREBY DEDICATE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREON.
WE CERTIFY THAT WE HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE §212.010 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 THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.
WE ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

PAUL DAVIS—PRESIDENT
BENCHMARK FARMS & RANCHES, INC.
P.O. BOX 720821
McALLEN, TX 78504
(956) 381-1907
3-19-07
DATE

RICHARD SCHUMACK—PRESIDENT
DIAMATOR NATIONAL L.L.C.
P.O. BOX 720821
McALLEN, TX 78504
(956) 381-1907
3-19-07
DATE

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared PAUL DAVIS, PRESIDENT OF BENCHMARK FARMS & RANCHES, INC. and RICHARD SCHUMACK, PRESIDENT OF DIAMATOR NATIONAL L.L.C. proved to me through Texas Department of Public Safety Driver Licenses to be the persons whose names are subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein contained and acknowledged that they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 14th day of MARCH, 2007

LILIA A. QUINTANILLA
My Commission Expires
July 23, 2008

LILIA A. QUINTANILLA - NOTARY PUBLIC

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

WE THE UNDERSIGNED CERTIFY that this plat of the SAN CARLOS GARDENS No.2 was reviewed and approved by the Hidalgo County Commissioners Court on _____ , _____

Hidalgo County Judge — date
ATTEST:
Hidalgo County Clerk — date

COUNTY CLERK'S RECORDING CERTIFICATE

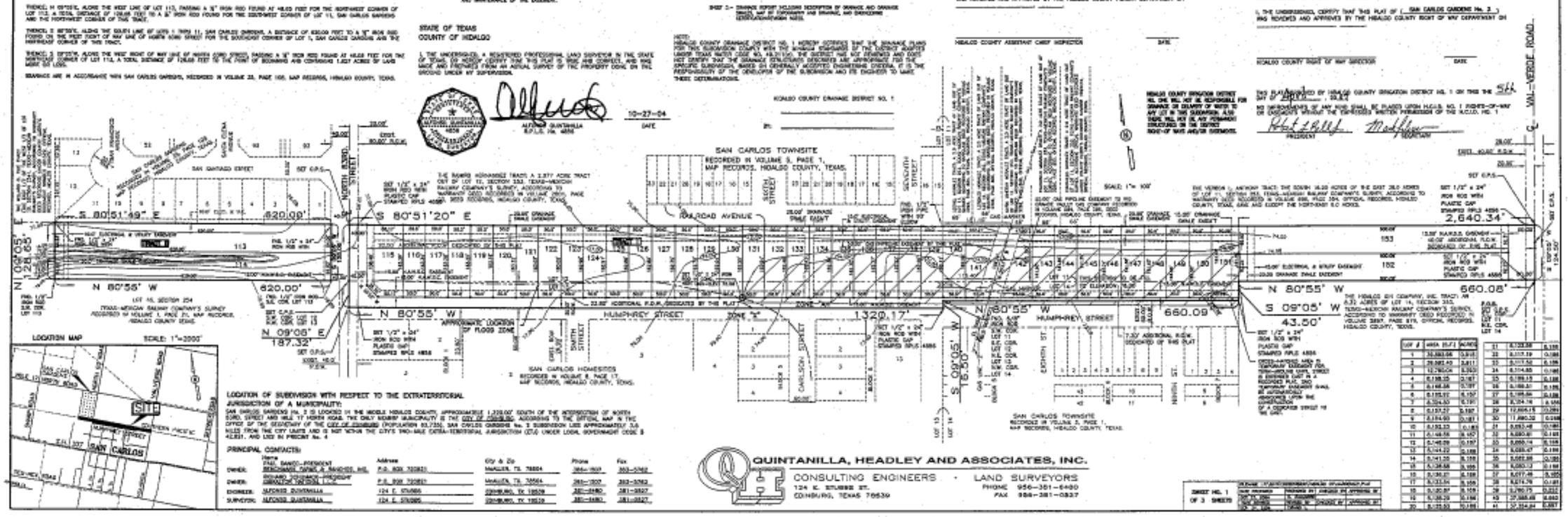
I, _____ COUNTY CLERK OF HIDALGO COUNTY, certify that the plat bearing this certificate was filed for record at _____ o'clock _____ M.on _____ , _____ , and was recorded in Book _____ , Page(s) _____ of the Plat Records of Hidalgo County at _____ o'clock _____ M on _____ , _____

_____ Hidalgo County Clerk

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF (SAN CARLOS GARDENS No. 2) WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON

HIDALGO COUNTY RIGHT OF WAY DIRECTOR — DATE



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

SAN CARLOS GARDENS (No. 2 IS LOCATED IN THE MIDDLE HIDALGO COUNTY APPROXIMATELY 1,320.00' SOUTH OF THE INTERSECTION OF NORTH 83RD STREET AND VALE TY NORTH 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 (POPULATION 63,735). SAN CARLOS GARDENS No. 2 SUBDIVISION LIES APPROXIMATELY 3.5 MILES FROM THE CITY LIMITS AND IS NOT WITHIN THE CITY'S TWO-MILE EXTRA-TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021, AND LIES IN PRECINCT No. 4

PRINCIPAL CONTACTS:

	Name	Address	City & Zip	Phone	Fax
OWNER:	PAUL DAVIS—PRESIDENT BENCHMARK FARMS & RANCHES, INC.	P.O. BOX 720821	McALLEN, TX. 78504	381-1907	383-5362
OWNER:	RICHARD SCHUMACK—PRESIDENT DIAMATOR NATIONAL L.L.C.	P.O. BOX 720821	McALLEN, TX. 78504	381-1907	383-5362
ENGINEER:	ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	381-6480	381-0327
SURVEYOR:	ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	381-6480	381-0327

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS · LAND SURVEYORS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
PHONE 956-381-6480
FAX 956-381-0327

SHEET NO. 1 OF 3 SHEETS

LOT #	AREA (S.F.)	ACRES
1	30,883.06	0.915
2	29,083.43	0.811
3	27,180.06	0.623
4	6,188.15	0.187
5	6,188.38	0.187
6	6,188.61	0.187
7	6,304.30	0.190
8	6,187.27	0.187
9	6,184.93	0.187
10	6,183.33	0.187
11	6,148.56	0.187
12	6,148.09	0.187
13	6,143.22	0.188
14	6,141.35	0.188
15	6,138.88	0.188
16	6,136.21	0.188
17	6,133.54	0.188
18	6,130.87	0.188
19	6,128.20	0.188