SUBDIVISION PLAT OF:

OAK HILL RANCH PHASE II

A 179.16 ACRE TRACT OF LAND BEING ALL OF LOTS 1 AND 20 THRU 28, OAK HILL RANCH PHASE I, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 32, PAGES 161–165, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND 140.84 ACRES OUT OF LOTS 4, 5, 12, AND 13, BLOCK 78, MISSOURI–TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 26, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1572988, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

NOTES AND BOUNDS:

A 179.16 ACRE TRACT OF LAND BEING ALL OF LOTS 1 AND 20 THRU 28, OAK HILL RANCH PHASE I, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 32, PAGES 161–165, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND 140.84 ACRES OUT OF LOTS 4, 5, 12, AND 13, BLOCK 78, MISSOURI–TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 26, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1572988, 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 CUTTER POINTS SPINDLE FOUND ON THE SOUTH LINE OF LOT 13 AND IN THE CENTERLINE OF MILE 20 NORTH ROAD (TRANSFER ROAD) FOR THE SOUTHEAST CORNER OF THIS TRACT, SAID SPINDLE BEARS N 89°40'00"W (MAP RECORD) N 89°40'00"W, 743.12 FEET FROM THE SOUTHEAST CORNER OF LOT 13.

THENCE, N 89°40'00"W (MAP RECORD, N 89°40'00"W), ALONG THE SOUTH LINE OF LOTS 13 AND 14, AND THE CENTERLINE OF MILE 20 NORTH ROAD (TRANSFER ROAD), A DISTANCE OF 2,214.89 FEET TO A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4658 SET FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, N 00°20'0", ALONG THE EAST RIGHT OF WAY LINE OF A FORTY FOOT COUNTY ROAD (NOT OPEN), PASSING A 5" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4658 SET AT 20.00 FEET FOR THE NORTH RIGHT OF WAY LINE OF MILE 20 NORTH ROAD (TRANSFER ROAD), A TOTAL DISTANCE OF 5,280.20 FEET TO A 5" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4658 SET ON THE NORTH LINE OF LOT 4 AND IN THE CENTERLINE OF MILE 21 NORTH ROAD (NOT OPEN) FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, S 89°40'E, ALONG THE NORTH LINE OF LOT 4 AND THE CENTERLINE OF MILE 21 NORTH ROAD (NOT OPEN), A DISTANCE OF 1,308.00 FEET TO A 5" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPS 4658 SET FOR THE NORTHEAST CORNER OF LOT 4 AND THE NORTHWEST CORNER OF THIS TRACT;

THENCE, S 00°20'E, ALONG THE EAST LINE OF LOTS 4 AND 5, A DISTANCE OF 1,651.47 FEET TO A 5" IRON ROD WITH PLASTIC CAP STAMPED RPLS 4658 FOUND FOR AN INTERIOR CORNER OF LOT 27, OAK HILL RANCH PHASE I AND AN EXTERIOR CORNER OF THIS TRACT;

THENCE, N 89°40'W, ALONG AN EXTERIOR LINE OF LOT 27, OAK HILL RANCH PHASE I, A DISTANCE OF 32.15 FEET TO A 5" IRON ROD WITH PLASTIC CAP STAMPED RPLS 4658 FOUND FOR AN EXTERIOR CORNER OF SAID LOT 27 AND AN INTERIOR CORNER OF THIS TRACT;

THENCE, S 00°20'W, ALONG THE WEST LINE OF LOT 27, OAK HILL RANCH PHASE I, A DISTANCE OF 48.78 FEET TO A 5" IRON ROD WITH PLASTIC CAP STAMPED RPLS 4658 FOUND FOR THE SOUTHWEST CORNER OF LOT 27 AND AN INTERIOR CORNER OF THIS TRACT;

THENCE, N 89°40'E, ALONG THE NORTH LINE OF LOT 28 AND THE SOUTH LINE OF LOT 27, OAK HILL RANCH PHASE I, A DISTANCE OF 1,322.16 FEET TO A 5" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4658 FOUND ON THE WEST RIGHT OF WAY LINE OF OAK HILL DRIVE FOR THE NORTHEAST CORNER OF LOT 28, THE SOUTHEAST CORNER OF LOT 27 AND AN EXTERIOR CORNER OF THIS TRACT;

THENCE, S 00°20'W, ALONG THE EAST LINE OF LOTS 28 THRU 26, OAK HILL RANCH PHASE I AND THE WEST RIGHT OF WAY LINE OF OAK HILL DRIVE, A DISTANCE OF 1,145.80 FEET TO A 5" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4658 FOUND FOR THE SOUTHEAST CORNER OF LOT 26, OAK HILL RANCH PHASE I AND AN EXTERIOR CORNER OF THIS TRACT;

THENCE, N 89°40'W, ALONG THE SOUTH LINE OF LOT 26, OAK HILL RANCH PHASE I, A DISTANCE OF 1,322.16 FEET TO A 5" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4658 FOUND FOR THE SOUTHWEST CORNER OF LOT 26 AND AN INTERIOR CORNER OF THIS TRACT;

THENCE, S 00°20'W, ALONG THE WEST LINE OF OAK HILL RANCH PHASE I, A DISTANCE OF 1,458.00 FEET TO A 5" IRON ROD WITH PLASTIC CAP STAMPED RPLS 4658 FOUND FOR AN INTERIOR CORNER OF OAK HILL RANCH PHASE I AND AN EXTERIOR CORNER OF THIS TRACT;

THENCE, N 89°40'W, ALONG AN EXTERIOR LINE OF OAK HILL RANCH PHASE I, A DISTANCE OF 707.85 FEET TO A 5" IRON ROD WITH PLASTIC CAP STAMPED RPLS 4658 FOUND FOR THE NORTHWEST CORNER OF LOT 3, OAK HILL RANCH PHASE I AND AN INTERIOR CORNER OF THIS TRACT;

THENCE, N 00°40'W, ALONG THE WEST LINE OF LOT 3, OAK HILL RANCH PHASE I, PASSING AT 660.00 FEET THE NORTH RIGHT OF WAY LINE OF MILE 20 NORTH ROAD (TRANSFER ROAD), A TOTAL DISTANCE OF 700.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 179.16 ACRES OF LAND MORE OR LESS.

BEARINGS ON THIS METES AND BOUNDS DESCRIPTION ARE IN ACCORDANCE WITH OAK HILL RANCH PHASE I, RECORDED IN VOLUME 32, PAGES 161–165, MAP RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

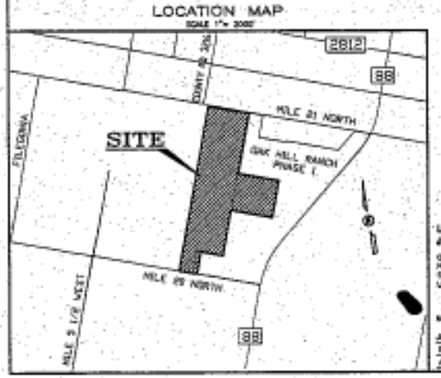
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT OF SUBDIVISION WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY SHOWN ON THE GROUND UNDER MY SUPERVISION.

ALFONSO QUINTANILLA
R.P.L.S. No. 4658

03-21-08
DATE

LOCATION MAP

SCALE 1" = 3000'



DIMENSIONS DATA		
CALL	BEARING	LENGTH
L1	N 04°20' E	35.36'
L2	S 85°40' E	35.36'
L3	S 04°20' W	35.36'
L4	N 85°40' W	35.36'

CURVE DATA			
CURVE	Δ	RADIUS	LENGTH
"A"	21°46'18"	300.00'	113.96'
"B"	21°46'18"	300.00'	114.06'
"C"	7°18'12"	350.00'	44.61'
"D"	14°30'51"	350.00'	88.66'
"E"	21°46'18"	350.00'	114.06'
"F"	1 156°03'07"	50.00'	135.80'

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF OAK HILL RANCHES PHASE II WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON _____ 2008.

HIDALGO COUNTY RIGHT OF WAY DIRECTOR — DATE

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF OAK HILL RANCHES PHASE II WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____ 2008.

HIDALGO COUNTY HEALTH INSPECTOR — DATE

PLAT NOTES AND RESTRICTIONS:

1.– FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "X"
AREAS DETERMINED TO BE OUTSIDE 500–YEAR FLOOD PLAIN.

COMMUNITY–PANEL NUMBER: 480334 0360 C
MAP REVISED: NOVEMBER 16, 1982 (LOMR DATE MAY 17, 2001)

THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT–OF–WAY ARE WITHIN THE 100–YEAR FLOOD PLAIN.
O.P.M. SECTION 2000 C : NOVEMBER 16, 1982 (LOMR DATE MAY 17, 2001) OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS ARE THE LOCAL FLOOD PLAIN ADMINISTRATOR CLASSIFIES NO CHECK 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" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4658, UNLESS OTHERWISE NOTED.

3.– SETBACKS: MINIMUM REQUIREMENTS–OWNER MAY DESIGNATE STRICTER REQUIREMENTS.

FRONT	100.00 FEET
REAR	15.00 FEET
SIDE	20.00 FEET
CORNER SIDE	30.00 FEET

OR EASEMENT WHICHEVER IS GREATER IN ALL CASES

4.– GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:
NO MORE THAN ONE–FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
THIS IS A GATED COMMUNITY RESTRICTED TO ONLY SINGLE FAMILY RESIDENTIAL USE. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

5.– MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTERLINE OF ROAD OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER.
ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED WITHIN 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.

6.– BENCHMARK NOTE:
THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
B.M. NO.1: ELEV=87.84 IRON ROD FOUND ON THE INTERSECTION OF THE NORTH R.O.W. OF MILE 20 NORTH ROAD AND THE WEST R.O.W. OF F.M. 88, NAVD 88 DATUM.
B.M. No.2: ELEV= 90.01 IRON ROD FOUND ON THE INTERSECTION OF MILE 21 NORTH ROAD AND F.M. 88, NAVD 88 DATUM
B.M. No.3: ELEV= 93.65 1/2" IRON ROD WITH DISK IN CONCRETE AT THE NORTHWEST CORNER LOT 88 NAVD 88 DATUM

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 833,313.43 CUBIC –YARD 38.88 ACRE FEET OF DETENTION WATER–SHEDS. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS:
SEE DRAINAGE REPORT ON SHEET No. 6.

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 SEPARATED DESIGN SHALL BE SUBMITTED FOR COMMERCIAL & MULTI–FAMILY USE.
B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
D. SOIL ANALYSES HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPT 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 OCCUPYING A LOT.

9.– THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.

10.– JACK McCLELLAND THE OWNER & SUBDIVIDER OF OAK HILL RANCH PHASE II RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSES OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET No. 6 OF THIS PLAT.

11.– NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, GARAGES TREES, AND OTHER PLANTINGS (EXCEPT LOW, LIGHT THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE EASEMENT.

12.– EACH PURCHASER 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.

13.– ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY RURAL 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.

14.– DETENTION AREA WILL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.

15.– NO ACCESS WILL BE ALLOWED OVER LOTS FROM MILE 20 NORTH AND OVER LOTS 74 AND 75 FROM MILE 21 NORTH.

16.– 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 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.

17.– THE HOMEOWNER'S ASSOCIATION AND/OR EVERY LOT OWNER SHALL HOLD THE COUNTY COUNTY OF HIDALGO, TEXAS HARMLESS AND INDEMNIFY SAID COUNTY FROM ANY AND ALL CLAIMS RELATING TO THE CONDITION OR ACCESSIBILITY OF THE PRIVATE STREETS. THE LOT OWNERS SHALL BE RESPONSIBLE FOR THE COSTS TO MAINTAIN THE PRIVATE STREETS, PRIVATE SIDE WALKS, AND PRIVATE STREETLIGHTS.

18.– ALL LOTS IN OAK HILL RANCH PHASE II ARE HEREBY GRANTED A DRAINAGE EASEMENT WITH RESPECT TO SURFACE WATER RUN – OFF FROM ALL LOTS IN OAK HILL RANCH PHASE II TO THE AREA DEPICTED ON THE SUBDIVISION PLAT AS THE "DETENTION POND(S)" AREA. HOME OWNERS' ASSOCIATION OF OAK HILL RANCH PHASE II, ITS ASSIGNS, AND ANY SUBSEQUENT OWNER OF THE REAL PROPERTY DESIGNATED ON THE SUBDIVISION PLAT AS THE DETENTION POND(S) AREA, IS RESPONSIBLE FOR THE MAINTENANCE OF THE DETENTION POND(S). THE COUNTY OF HIDALGO, TEXAS ("COUNTY"), HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 ("DRAINAGE DISTRICT") AND / OR THE OWNERS' ASSOCIATION, MAY ENFORCE THIS PLAT NOTE BY INJUNCTION OR ANY OTHER REMEDY PROVIDED BY LAW, AND THE COUNTY AND / OR THE DRAINAGE DISTRICT ARE ALSO ENTITLED TO RECOVER ALL ENFORCEMENT COSTS AND / OR MAINTENANCE COSTS FROM THE OWNERS' ASSOCIATION. IN THE EVENT THE DEVELOPER PROVIDES THE COUNTY AND THE DRAINAGE DISTRICT WRITTEN EVIDENCE, IN A FORM ACCEPTABLE TO THE COUNTY AND THE DRAINAGE DISTRICT, IN ITS SOLE AND ABSOLUTE DISCRETION, THAT THE DETENTION POND(S) AREA DEPICTED ON THE SUBDIVISION PLAT ARE NO LONGER NECESSARY FOR DRAINAGE OF THE LOTS COMPRISING OAK HILL RANCH PHASE II BECAUSE AN ALTERNATE DRAINAGE SYSTEM CONSTRUCTED AND MAINTAINED BY A POLITICAL SUBDIVISION IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL LAWS AND REGULATIONS, IS FULLY OPERATIONAL AND ACTUALLY SERVICES ALL THE LOTS IN OAK HILL RANCH PHASE II, THE COUNTY AND THE DRAINAGE DISTRICT ARE HEREBY GRANTED THE RIGHT AND THE AUTHORITY (AND EACH LOT OWNER, BY THE ACCEPTANCE OF A DEED TO LOT IN OAK HILL RANCH PHASE II ACKNOWLEDGES AND AGREES THAT THE COUNTY AND THE DRAINAGE DISTRICT HAS THE RIGHT AND AUTHORITY) TO RELEASE THE DRAINAGE EASEMENT DESIGNATED THE DETENTION POND(S) PURSUANT TO THIS PLAT NOTE, BY AN INSTRUMENT IN WRITING RECORDED IN THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

19.– FIRE HYDRANTS ARE PLACED IN THIS SUBDIVISION AT THE REQUEST OF THE DEVELOPER.
THE PRESENCE OF THE FIRE HYDRANTS DOES NOT GUARANTEE THEY WILL FUNCTION PROPERLY DURING A FIRE, AND THE ENGINEER DOES NOT WARRANT OR IMPLY THEY WILL.

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

OAK HILL RANCH PHASE II, IS LOCATED IN THE EAST HIDALGO COUNTY ON THE NORTHWEST INTERSECTION OF F.M. 88 AND MILE 20 NORTH ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF ELSA ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF ELSA: POPULATION 6,4381. OAK HILL RANCH PHASE II, LIES APPROXIMATELY 2.07 MILES FROM THE CITY LIMITS AND IS NOT WITHIN THE CITY'S TWO–MILE ETJ UNDER LOCAL GOVERNMENT CODE § 42.021 AND LIES IN PRECINCT No. 1.

Name	Address	City & Zip	Phone	Fax
JACK McCLELLAND, OWNER	2814 W. FREDDY GONZALEZ DRIVE	EDINBURG, TX. 78539	(956)316–0595	(956)316–0597
RUDOLO RAMIREZ, P.E.	124 E. STUBBS	EDINBURG, TX. 78539	(956)381–6450	(956)381–0527
ALFONSO QUINTANILLA, R.P.L.S.	124 E. STUBBS	EDINBURG, TX. 78539	(956)381–6450	(956)381–0527

SHEET 1 OF 9

PLANNING / PLATTING DEPARTMENT–HIDALGO COUNTY, OAK HILL RANCH PH. II PLAT			
DATE PREPARED:	PREPARED BY:	CHECKED BY:	APPROVED BY:
MARCH 31, 2008	R. CARDEL		
SCALE: NONE	REVISED BY:	REVISED BY:	APPROVED BY:
11-16-06			

REVISION NOTES

No.	Sheet	REVISION	DATE	Approved

INDEX OF SHEETS

SHEET 1–5.– HEADING INDEX: LOCATION MAP AND ETJ PRINCIPAL CONTENTS: MAP: LOT, STREETS, AND EASEMENT LAYOUT; DEDICATION; CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION; CERTIFICATION; ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; DRAINAGE NOTES; NORTH ALAMO WSC CONSENT NOTE; ENGINEER'S CERTIFICATE; RIGHT OF WAY CERTIFICATE & APPROVAL; HEALTH DEPARTMENT CERTIFICATE & APPROVAL.

SHEET 6–7.– ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER/OSSF AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION)

SHEET 8–9.– DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DRAINAGE SWALES, MAP OF TOPOGRAPHY AND DRAINAGE, AND

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, an exclusive easement expressly with the right to wheel, installation, maintenance, repair and operation use, concrete, asphalt, paved materials, replace, and remove water distribution lines and improvements 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 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 relocating relocate said water line as may be necessary to clear the road improvements, which easement herein 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. Bond approved 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. 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 28th day of March, 2008.

JACK McCLELLAND, OWNER
2814 W. FREDDY GONZALEZ DRIVE
EDINBURG TX. 78539

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

I, JACK McCLELLAND, OWNER(S) OF THE 179.16 ACRES OF LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE OAK HILL RANCH PHASE II, GRANTS AN EASEMENT TO THE COUNTY OF HIDALGO AND THOSE WHO MAY NOW OR HEREAFTER HOLD RIGHTS ESTABLISHED BY THE COUNTY OF HIDALGO AND STATE OF TEXAS. THE STREETS HAVE NOT BEEN DEDICATED TO THE PUBLIC FOR PUBLIC ACCESS NOR BEEN ACCEPTED BY THE COUNTY AS PUBLIC THOROUGHFARES. AS SUCH, STREETS SHALL BE MAINTAINED BY PROPERTY OWNERS ASSOCIATION HEREIN THE DEDICATION. THE STREET SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES, PUBLIC AND PRIVATE UTILITY SERVICE. THE U.S. SERVICE AND GOVERNMENTAL EMPLOYEES IN PURSUIT OF THEIR OFFICIAL DUTIES. THE USE OF THE STREETS, AND EASEMENTS HEREIN SHOWN, IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE COUNTY OF HIDALGO, EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE COUNTY OF HIDALGO, AND OR THE STATE OF TEXAS AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

I 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. I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

JACK McCLELLAND, OWNER
2814 W. FREDDY GONZALEZ DRIVE
EDINBURG TX. 78539

3-28-08
DATE

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared JACK McCLELLAND proved to me through the Texas Department of Public Safety Driver 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 purposed and consideration therein expressed.

Given under my hand and seal of office this 28th day of March, 2008

LISA A. DURBIN
Notary Public, State of Texas
My Commission Expires
July 14, 2008

LISA A. DURBIN
NOTARY PUBLIC

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 232.029(a)

WE THE UNDERSIGNED CERTIFY that this plat of the OAK HILL RANCH PHASE II , 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 of _____ o'clock ____ M.M., _____, and was recorded in Book _____, Page(s) _____ the Plat Records of Hidalgo County of _____ o'clock _____ M on _____

Hidalgo County Clerk

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 WATER CODE NO. 49.211(b). 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: _____

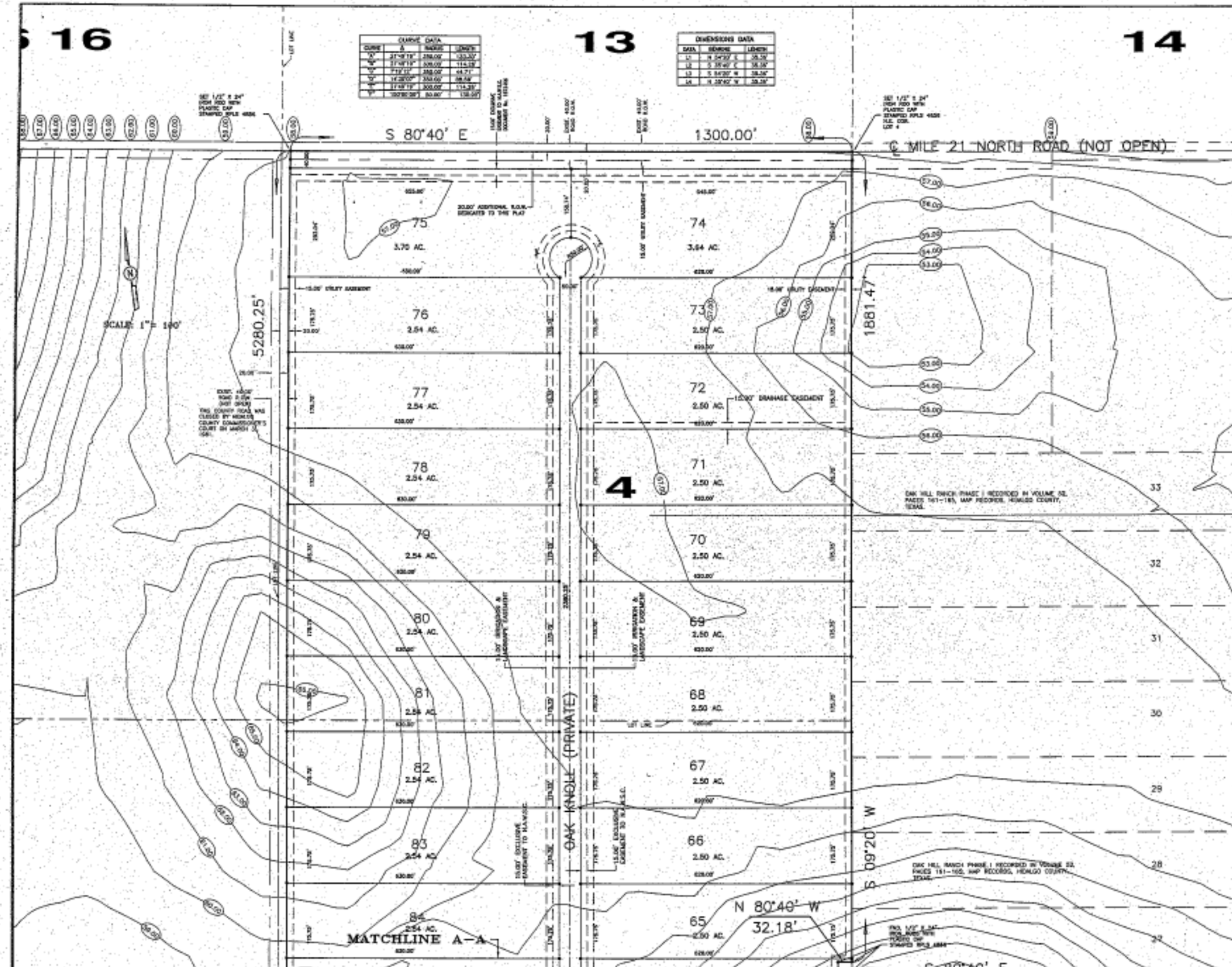
STATE OF TEXAS
COUNTY OF HIDALGO

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

RUDOLO RAMIREZ
P.E. No. 73082

3-28-08
DATE

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS · LAND SURVEYORS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
PHONE 956-381-6450
FAX 956-381-0527


16
13
14
4
S 80°40' E
1300.00'
C MILE 21 NORTH ROAD (NOT OPEN)
SCALE: 1" = 100'
5280.25'
1881.47'
S 09°20' W
N 80°40' W
32.18'
S 80°40' E
OAK KNOLL (PRIVATE)
MATCHLINE A-A
75
3.70 AC.
74
3.64 AC.
76
2.54 AC.
73
2.50 AC.
77
2.54 AC.
72
2.50 AC.
78
2.54 AC.
71
2.50 AC.
79
2.54 AC.
70
2.50 AC.
80
2.54 AC.
69
2.50 AC.
81
2.54 AC.
68
2.50 AC.
82
2.54 AC.
67
2.50 AC.
83
2.54 AC.
66
2.50 AC.
84
2.54 AC.
65
2.50 AC.
15.00' DRAINAGE EASEMENT
OAK HILL RANCH PHASE I RECORDED IN VOLUME 52, PAGES 161-165, MAP RECORDS, HIDALGO COUNTY, TEXAS.
INDEX MAP
MILE 21 NORTH ROAD
SHEET 1 OF
STATE OF TEXAS
COUNTY OF HIDALGO
10-29-07
DATE
SUBDIVISION PLAT OF:
OAK HILL RANCH PHASE II
A 179.16 ACRE TRACT OF LAND BEING ALL OF LOTS 1 AND 20 THRU 25, OAK HILL RANCH PHASE I, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 52, PAGES 161-165, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALL OUT OF LOTS 4, 5, 12, AND 13, BLOCK 33, WORLD-WIDE LAND AND IRRIGATION COMPANY'S SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 33, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1512898, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.
STATE OF TEXAS
COUNTY OF HIDALGO
5-21-07
DATE
STATE OF TEXAS
COUNTY OF HIDALGO
QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
LAND SURVEYORS
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