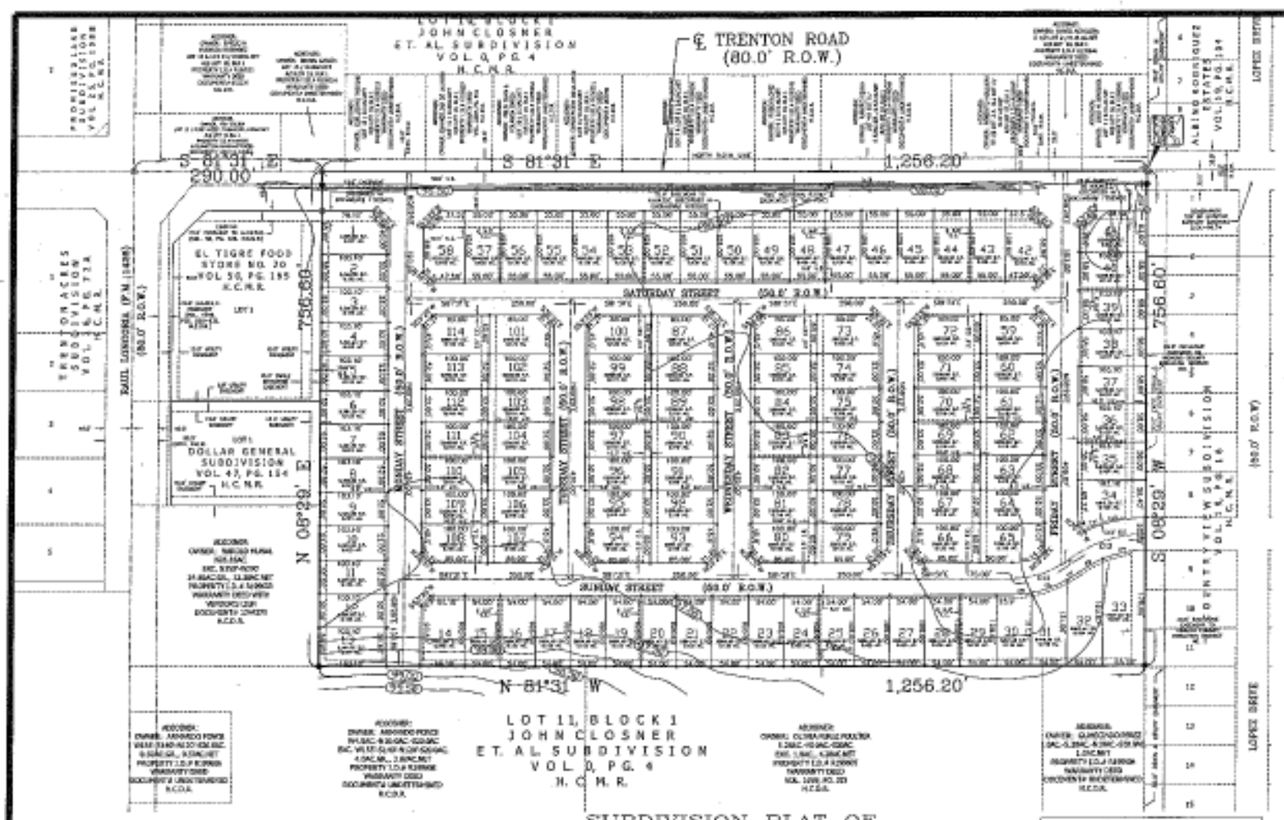

SCALE: 1"=100'

LEGEND

- FOUND LOT MON. POST
- SET LOT MON. POST
- SET PK
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.O.R. POINT OF REFERENCE
- H.C.D.R. HIDALGO COUNTY DEED RECORDS
- H.C.O.R. HIDALGO COUNTY OFFICIAL RECORDS
- H.C.M.R. HIDALGO COUNTY MAP RECORDS

STATE OF TEXAS
COUNTY OF HIDALGO

I, MIGUEL LUNA AND RAUL ORTIZ, AS OWNERS TO THE LAND SHOWN ON THIS PLAT DESIGNATED AS TRENTON ESTATES SUBDIVISION, HIDALGO COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATED TO THE USE OF THE PUBLIC OR OWNERS, ALL STREETS, WATER WAYS, WATER COURSES, ALLEYS, EASEMENTS, AND RIGHTS-OF-WAY HEREIN SHOWN FOR THE PURPOSE OF CONSIDERATION HEREIN EXPRESSED, AND, FURTHER, HEREBY CERTIFY THAT THE REQUIREMENTS OF SECTION 232.032 OF THE TEXAS LOCAL GOVERNMENT CODE, PAGE 442, 2003 EDITION, HAVE BEEN MET AND THAT:

(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS;
(B) SANITARY SEWER CONNECTIONS TO ALL LOTS OR SEPTIC TANKS MEET, OR WILL MEET, STATE STANDARDS;
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOT MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
(D) GAS CONNECTIONS, IF AVAILABLE AND IF PROVIDED AS AN ALTERNATE SOURCE OF ENERGY, PROVIDED TO EACH LOT MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

OWNER: MIGUEL LUNA — DATE
100 E. MOORE ROAD
SAN JUAN, TEXAS 78589

OWNER: RAUL ORTIZ — DATE
100 E. MOORE ROAD
SAN JUAN, TEXAS 78589

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED THE PERSON OR PERSONS, KNOWN TO ME, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2008.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
MY COMMISSION EXPIRES _____

STATE OF TEXAS
CITY OF EDINBURG

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

CHAIRPERSON PLANNING AND ZONING COMMISSION

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

I, DAVID OMAR SALINAS, P.E., A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, REGISTRATION NUMBER FR. 71073, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION, AND, FURTHER, DO HEREBY CERTIFY THAT NONE OF THE AREAS BEING PLATTED HEREIN AS TRENTON ESTATES SUBDIVISION AS DESCRIBED BY METES AND BOUNDS DESCRIPTION (SEE METES AND BOUNDS DESCRIPTION AT THE RIGHT) ARE NOT LOCATED IN A FLOOD PRONE AREA DESIGNATED AS ZONES "A" OR "AH" DEFINED AND DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

DAVID OMAR SALINAS — DATE
REG. PROFESSIONAL ENGINEER #71073

STATE OF TEXAS
COUNTY OF HIDALGO

I, DAVID G. SALINAS, 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 SUPERVISION ON THE GROUND.

DAVID G. SALINAS, R.P.L.S. — DATE
REG. PROFESSIONAL LAND SURVEYOR #3782

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATION:

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 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 DRAINAGE DISTRICT NO. 1

BY: _____ DATE: _____

HIDALGO COUNTY
DEPARTMENT OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE 232.032 (C)

WE THE UNDER SIGNED COUNTY THAT THIS PLAT OF TRENTON ESTATES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONER ON _____, 2008.

HIDALGO COUNTY JUDGE — DATE

ATTEST:

HIDALGO COUNTY CLERK — DATE

COUNTY CLERK'S RECORDING CERTIFICATE

I, _____, COUNTY CLERK OF HIDALGO COUNTY, 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 _____, 2008.

HIDALGO COUNTY CLERK — DATE

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

TRENTON ESTATES SUBDIVISION, IS LOCATED ALONG THE SOUTH SIDE OF TRENTON ROAD AND APPROXIMATELY 2800' EAST FROM THE INTERSECTION WITH MAIL LONGSHOR (F.M. 1426). ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF ECONOMIC POPULATION 62,733, TRENTON ESTATES SUBDIVISION DOES NOT LIE ADJACENT TO OR CONTIGUOUS WITH THE CITY LIMITS OF EDINBURG. IT IS WITHIN THE 5 MILE EXTRATERRITORIAL JURISDICTION OF EDINBURG UNDER LOCAL GOVERNMENT CODE 42.021. PRECINCT NO. 4

LOCATION MAP — SCALE : 1" = 2000'

PREPARED BY: SALINAS ENGINEERING & ASSOCIATES
2201 DAFFODIL AVENUE – McALLEN, TEXAS 78501
JOB NUMBER: SP-07-2008
DATE PREPARED: AUGUST 08, 2007

PLAT SHEET 1 OF 3

METES AND BOUNDS DESCRIPTION

DEMO A 21.82 GROSS ACRE TRACT OF LAND, MORE OR LESS, CONSISTING OF THE EAST 21.82 ACRES OF THE NORTH 756.6 FEET OF LOT 11, BLOCK 1, JOHN CLOSNER ET. AL SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 0, PAGE 4, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 21.82 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2" IRON ROD SET ON THE NORTHEAST CORNER OF SAID LOT 11 LOCATED ON THE CENTER OF TRENTON ROAD FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

(1) THENCE, SOUTH 08 DEGREES 29 MINUTES WEST, COINCIDENT WITH THE EAST LINE OF SAID LOT 11, A DISTANCE OF 300.00 FEET PASS A 1/2 INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID ROADWAY, AT A TOTAL DISTANCE OF 756.60 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(2) THENCE, NORTH 81 DEGREES 31 MINUTES WEST, ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID LOT 11, A DISTANCE OF 1,256.20 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(3) THENCE, NORTH 08 DEGREES 29 MINUTES EAST, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID LOT 11, A DISTANCE OF 756.60 FEET PASS A 1/2 INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID ROADWAY, AT A DISTANCE OF 756.60 FEET IN ALL TO A NAIL SET ON INTERSECTION WITH THE NORTH LINE OF SAID LOT 11 LOCATED IN THE CENTER OF SAID ROADWAY FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(4) THENCE, SOUTH 81 DEGREES 31 MINUTES EAST, COINCIDENT WITH THE NORTH LINE OF SAID LOT 11, A DISTANCE OF 1,256.20 FEET TO THE POINT OF BEGINNING, CONTAINING 21.82 GROSS ACRES OF LAND, MORE OR LESS, OF WHICH THE NORTH 33.0 FEET (0.91 ACRES, MORE OR LESS) ARE LOCATED WITHIN THE EXISTING 60.0'-OF-WAY OF SAID TRENTON ROAD, LEAVING 20.91 NET ACRES OF LAND, MORE OR LESS.

BEARING SOURCE: RECORDED PLAT OF SAID JOHN CLOSNER ET. AL. SUBDIVISION, HIDALGO COUNTY, TEXAS.
H:\SUBDIVISION\PLATS\TRENTON ESTATES\SURVEY\TS AND BOUNDS 21.82

STATE OF TEXAS
HIDALGO COUNTY IRRIGATION DISTRICT NO. 2

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT # 2 DATED THIS____DAY OF _____ 2007.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATIONS, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION # 2 RIGHTS-OF-WAYS OR EASEMENTS.

PRESIDENT _____ ATTEST: _____
SECRETARY

INDEX SHEET OF TRENTON ESTATES SUBDIVISION

SHEET 1	[illegible]
SHEET 2	[illegible]
SHEET 3	[illegible]

SALINAS ENGINEERING & ASSOC.
CONSULTING ENGINEERS & SURVEYORS
2201 DAFFODIL – McALLEN, TEXAS 78501
(956) 682-9005 (956) 686-1400 (FAX)

GENERAL PLAT NOTES:
FOR RESIDENTIAL USE:

1. MINIMUM SETBACK LINES:
   FRONT ..... 20.0' OR EASEMENT WHICHEVER IS GREATER.
   REAR ..... 10.0' OF LOT DEPTH BUT NOT OVER 40'
   INTERIOR SIDE ..... 6.0' OR EASEMENT WHICHEVER IS GREATER.
   CORNER ..... 10.0' OR EASEMENT WHICHEVER IS GREATER.
   SIDE CORNER GARAGE ..... 18.0' OF EASEMENT WHICHEVER IS GREATER.
2. FLOOD ZONE STATEMENT:
   FLOOD ZONE DESIGNATION: ZONE "B"
   AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD.
   COMMUNITY PANEL NO. 480334 0005 B
   EFFECTIVE NOVEMBER 16, 1982.
   THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 500-YEAR FLOOD PLAIN. COMMUNITY PANEL NUMBER 480334 0005 B, EFFECTIVE DATE NOVEMBER 16, 1982 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR HIDALGO COUNTY, TEXAS, AND THE LOCAL FLOOD PLAIN ADMINISTRATOR DEMONSTRATE NO OTHER AREAS WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN. CONSTRUCTION OF DETENTION, DRAINAGE AND/OR ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOLDING BUYERS FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THRU 4127).
3. MINIMUM FINISH FLOOR NOTE:
   MINIMUM FINISH FLOOR NOTE: STATEMENT SHALL BE SET ADVISE 300 BY FEMA OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER FOR ALL FUTURE CONSTRUCTION AND REFERENCE THE CONTACT PERSON FOR FLOOD PLAIN INFORMATION. FOR APPLICATIONS FOR CONSTRUCTION PERMITS FOR FLOOD PLAIN CONSTRUCTION FLOOD ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
4. ALL CONSTRUCTION SHALL COMPLY WITH STORMWATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS.
5. THE SUBDIVISION HAS DESIGNED FOR 15 YEAR FLOOD W/ NO DETENTION.
6. NO PERMANENT SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, TREES, SHRUBS, VINES, AND OTHER PLANTING (EXCEPT LOW LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR PLUMBER) AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
7. FIVE (5) FOOT SIDEWALK (FIVE (5) FEET BEHIND THE BACK OF CURB) IS REQUIRED FOR ALL INTERIOR STREETS AT BUILDING PERMIT STAGE BY THE LOT OWNER.
8. FIVE (5) FOOT SIDEWALK WITH ADA RAMPS ARE REQUIRED ALONG TRENTON ROAD DURING SUBDIVISION CONSTRUCTION PHASES BY DEVELOPER.
9. NO CURB CUT, ACCESS OR LOT FRONAGE PERMITTED ON TRENTON ROAD FOR LOTS 1, 41 TO 56.
10. HIDALGO ORDINANCE NUMBER ON THIS PLAT, THE LOTS ARE NUMBERED BY 1/10 INCH WIDE BY 1/8 INCH LONG (MIN FONT).
11. DRAINAGE:
    IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THE DEVELOPER(S) WILL BE REQUIRED TO DETAIN A TOTAL OF 14.0 ACRES-FEET OF 3.58 ACRE-FEET OF STORM RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS:
    AS FOLLOWS:
    STORM WATER IS COLLECTED WITHIN THE SUBDIVISION BY A SERIES OF UNDERGROUND STORM SEWER PIPES AND CURB INLETS THROUGHOUT THE SUBDIVISION. DRAINAGE WATERS ARE ROUTED TO AN OFF-SITE 36" STORM SEWER LINE LOCATED ALONG THE SOUTH SIDE OF TRENTON ROAD AT THE NORTHEAST CORNER OF THE SUBDIVISION. THE OFF-SITE 36" STORM SEWER LINE RUNS ALONG THE SOUTH SIDE OF TRENTON ROAD AND SURVEYS AND A DRAINAGE DITCH LOCATED APPROXIMATELY 1,200 FEET FROM THIS SITE.
12. EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING ROAD AND WHICH WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
13. GENERAL NOTE FOR SINGLE FAMILY RESIDENCE:
    NO MORE THAN ONE SINGLE FAMILY RESIDENCE DWELLING SHALL BE LOCATED ON EACH LOT. THERE SHALL BE NO OWNER USE GREATER THAN A SINGLE FAMILY DWELLING. (APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY BY LPO.)
14. BENCHMARK NOTE:
    BENCHMARK TOP OF MANHOLE LOCATED APPROXIMATELY 150' EAST FROM THE NORTHWEST CORNER OF THIS SUBDIVISION, ON THE INTERSECTION OF TRENTON ROAD AND LOPEZ DRIVE. ELEVATION = 98.74, NAVD 88.
15. AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO OBTAINING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PERFORMED FROM THE CITY SEWER PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METERS.
16. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 10.0 FEET AS PER THE HIDALGO COUNTY UNIFIED SUBDIVISION RULES. BY SIGNING THIS PLAT DEVELOPER AND OWNER COMPLY WITH ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SUBDIVISION RULES.

PRINCIPAL CONTACTS

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	MIGUEL LUNA	100 E. MOORE ROAD	SAN JUAN, TEXAS 78589	(956) 787-0490	(956)
OWNER:	RAUL ORTIZ	100 E. MOORE ROAD	SAN JUAN, TEXAS 78589	(956) 787-0490	(956)
ENGINEER:	DAVID O. SALINAS	2201 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682-9005	(956) 686-1400
SURVEYOR:	DAVID G. SALINAS	2201 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682-9005	(956) 686-1400

LIENHOLDER'S ACKNOWLEDGEMENT:
STATE OF TEXAS
COUNTY OF HIDALGO

I/WE, THE UNDERSIGNED, HOLDER(S) OR DULY AUTHORIZED OFFICERS OF THE HOLDER(S) OF A SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY, BEING THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE TRENTON ESTATES SUBDIVISION OF HIDALGO COUNTY, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS PROVIDED UPON THE PLAT AND DO HEREBY PROVIDE 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
SECURITY INTEREST HOLDER

_____ DATE: _____
A. OWNER RODRIGUEZ
LONE STAR NATIONAL BANK

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED THE PERSON OR PERSONS, KNOWN TO ME, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2008.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
MY COMMISSION EXPIRES _____

SUBDIVISION PLAT OF
TRENTON ESTATES

HIDALGO COUNTY, TEXAS

BEING A 21.82 GROSS ACRE TRACT OF LAND, MORE OR LESS, CONSISTING OF THE EAST 21.82 ACRES OF THE NORTH 756.6 FEET OF LOT 11, BLOCK 1, JOHN CLOSNER ET. AL. SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 0, PAGE 4, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

CURVE	LENGTH	RADIUS	BEARING
C1	39.27	25.00	S81°31'31" E, 35.36'
C2	39.27	25.00	N08°29'00" E, 35.36'
C3	39.27	25.00	N81°31'31" W, 35.36'
C4	39.27	25.00	S08°29'00" W, 35.36'
C5	42.05	160.00	S08°29'00" W, 41.94'
C6	44.73	160.00	N08°29'00" E, 44.59'
C7	39.27	25.00	S08°29'00" W, 35.36'
C8	49.82	160.00	N08°29'00" E, 49.62'
C9	39.27	25.00	N81°31'31" W, 35.36'
C10	39.27	25.00	S81°31'31" E, 35.36'

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 "GRANTORS") WHETHER ONE OR MORE, FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH HIDALGO WATER SUPPLY CORPORATION, (HEREINAFTER CALLED "GRANTEE"), THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, GRANTS HEREBY GRANT, DEDICATE, SELL, TRANSFER, AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS, AND ASSIGNS, AN 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 GRANTORS 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 HEREIN 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 THE 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 FACILITIES REFERRED TO HEREIN. THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS DRAFT SHALL CONSTITUTE AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANTOR CONSTRUES 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 ORDERED OR APPROVED 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 THIS INSTRUMENT THIS__DAY OF 200__.

_____
DEVELOPER

REVISION NOTES

NO.	DATE	REVISION	BY	APPROVED

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE COUNTY OF HIDALGO ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., TX. REG. NO. 71073 ON MAY 08, 2008. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.