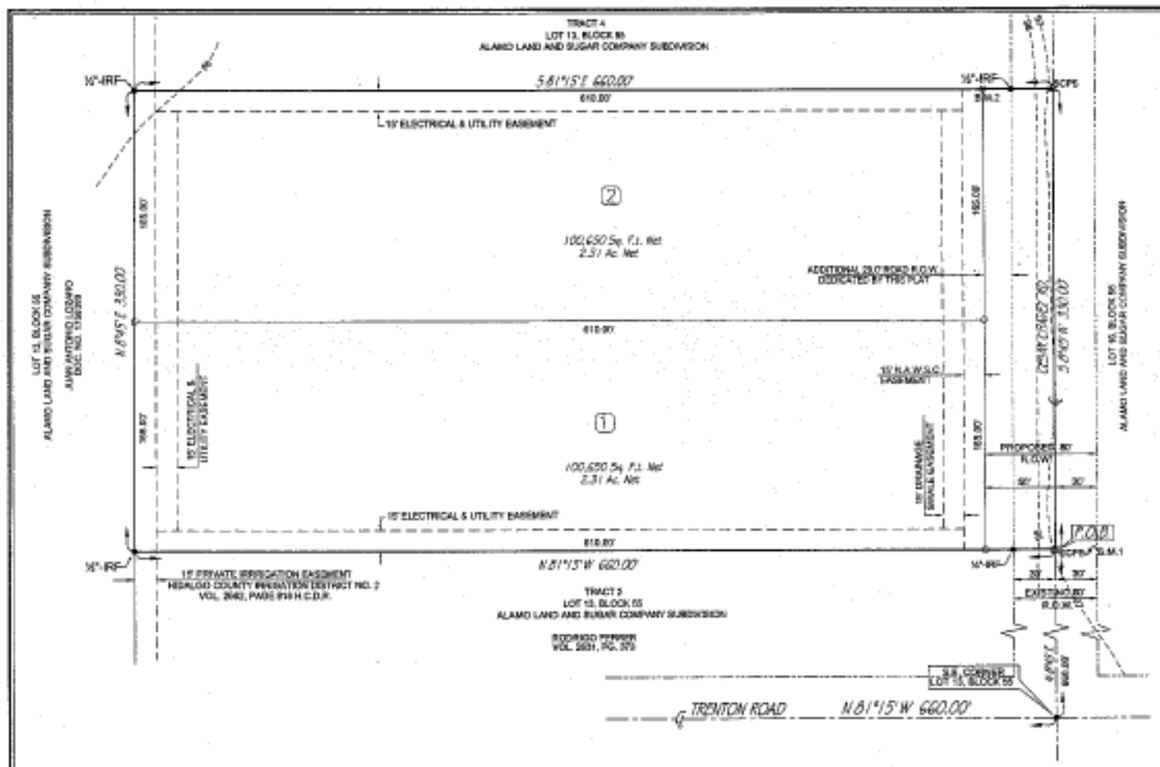

METES AND BOUNDS DESCRIPTION

A 5.08 Acres of land situated in Hidalgo County, Texas and being out of Lot 13, Block 55, of the ALAMO LAND AND SUGAR COMPANY SUBDIVISION, as per map recorded in Volume 1, Pages 24 through 26, of the Hidalgo County Map Records, said said 5.08 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a cotton pickar spindle set on the East line of Lot 13 for the Southeast corner of said tract herein described, said cotton pickar spindle also being located in the centerline of Cesar Chavez Road and bears North 08° 45' East, 658.0 feet from the Southeast corner of Lot 13;

THENCE, North 81° 15' West, with a line that is parallel to the south line of said Lot 13, at a distance of 30.00 feet pass a 1/2-inch iron rod found for reference on the West right of way line of Cesar Chavez Road, and continuing for a total distance of 660.0 feet to a 1/2 inch iron rod found for the Southwest corner of said tract herein described;

THENCE, North 08° 45' East, 330.00 feet with a line that is parallel to the East line of said Lot 13 to a 1/2-inch iron rod found for the Northwest corner of said tract herein described;

THENCE, South 81° 15' East, with a line that is parallel to the South line of said Lot 13, at a distance of 630.00 feet pass a 1/2-inch iron rod found for reference on the on the West right of way line of Cesar Chavez Road, and continuing for a total distance of 660.00 feet to a cotton pickar spindle set for the Northeast corner of said tract herein described;

THENCE, South 08° 45' West, 330.00 feet, with the East line of said Lot 13, and with the centerline of said Cesar Chavez Road to the POINT OF BEGINNING and containing 5.00 acres more or less.

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, ARTURO GARCIA JR., A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AS HEREIN SHOWN.

ARTURO GARCIA, JR., PE # 88550 — DATE
ARTURO GARCIA ENGINEERING SERVICES, PLLC
P.O. BOX 4520
MCALLEN, TEXAS 78503
PHONE (956) 631-3340
FAX (956) 629-3860

STATE OF TEXAS
ARTURO GARCIA JR.
88550
REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, REYNALDO REBOLES, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREIN DESCRIBED.

REYNALDO REBOLES R.P.L.S. #4650 — DATE
SAITE SURVEYING
REBOLES & ASSOCIATES, PLLC
P.O. BOX 436
HIDALGO, TEXAS 78557-0436
956/843-3422

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, RAMON 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 DO CLAIM THAT THE STATEMENTS CONTAINED THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.
ALL GIVEN UNDER MY HAND AND SEAL OF OFFICE DATED, THE THE_____DAY OF _____, 2008.

NOTARY PUBLIC FOR THE STATE OF TEXAS — MY COMMISSION EXP: _____ NED ON: _____

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 THE CITY WHEREIN MY APPROVAL IS REQUIRED.

CHAIRPERSON, PLANNING AND ZONING COMMISSION

STATE OF TEXAS
COUNTY OF HIDALGO

CERTIFICATE OF PLAT APPROVAL, UNDER LOCAL GOVERNMENT CODE (LGC)(CRH)
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_____, 2008.

ATTEST:
HIDALGO COUNTY JUDGE — HIDALGO COUNTY CLERK
DATE: _____ — DATE: _____

STATE OF TEXAS
COUNTY OF HIDALGO

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). THIS DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE PROPOSED 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, _____ COUNTY CLERK OF HIDALGO, CERTIFY THAT THE FLAT BEARING THIS CERTIFICATE WAS FILED FOR RECORDING AT _____O'CLOCK ____M. ON THE _____DAY, OF _____, 2008. I FURTHER CERTIFY THAT THE AFORMENTIONED PLAT WAS RECORDED IN VOLUME _____, PAGE(S)_____ OF THE MAP RECORDS OF HIDALGO COUNTY AT ____ A.P.M. ON THE ____ OF_____, 2008.

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 _____, 2008, 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.

PRESIDENT H.C.I.D. No. 2 — ATTEST: _____ SECRETARY

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 RIGHT OF WAY DEPARTMENT ON _____, 2008.

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 _____, 2008.

HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR — DATE

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRA TERRITORIAL JURISDICTION OF A MUNICIPALITY: FRANCO REYES ACRES SUBDIVISION IS LOCATED IN EAST HIDALGO COUNTY AT MID WEST 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 (POPULATION 88,993) FRANCO REYES ACRES SUBDIVISION LIES APPROXIMATELY 1.5 MILES FROM THE CITY LIMITS AND IS WITHIN THE CITY'S TWO MILE EXTRATERRITORIAL JURISDICTION (E.T.J.) JURISDICTION. DEVELOPMENT CODE § 45.101 AND LIES IN PRECINCT NO. 4

GENERAL PLAT NOTES & RESTRICTIONS

1. 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: 480334 0425 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 4128).

2. MINIMUM BUILDING SETBACK LINES:
FRONT: 40 FEET
REAR: 10 FEET OR EASEMENT WIDTH WHICHEVER IS GREATER IN ALL CASES
SIDE: 6 FEET OR EASEMENT WIDTH WHICHEVER IS GREATER IN ALL CASES

3. 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 MARSHAL APPROVAL APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO COMMENCING THE LOT FOR NEW CONSTRUCTION.

4. 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.

5. BENCHMARK NOTE:
BM 1: BFT NAIL IN POWER POLE LOCATED AT SOUTHEAST CORNER OF SAID PROPERTY ON WEST RIGHT OF WAY. ELEVATION=50.55 (N.G.V.D. 1929)
BM 2: ON THE TOP OF IRON ROD LOCATED AT NORTHEAST CORNER OF SAID PROPERTY ON WEST RIGHT-OF-WAY. ELEVATION=50.41 (N.G.V.D. 1929) .

6. 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 4,750 CUBIC FEET, 0.1090 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.

7. 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: THE 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.
BUNCHLOT ON THIS PLAT COMPLIES WITH THE MINIMUM 0.50 ACRE LOT AREA WITH POTABLE WATER SUPPLY
CLOSE SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT
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 MARCH 3, 2001.
6. APPROVED OSSF PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO DEVELOPING A LOT.

9. RAMON REYES AND GLORIA M. REYES: THE OWNERS & SUBDIVIDERS OF FRANCO REYES ACRES SUBDIVISION, RETAIN AN EASEMENT UPON, BACKLOT 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 100 FEET FROM THE DRAINAGES ON THIS SUBDIVISION.

11. NO PERMANENT STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, DRIVEWAYS, TREES AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE 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 10.0 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT DEVELOPER AND OWNERS 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. DRIVEWAY ENTRANCES WITH CULVERTS WILL BE CONSTRUCTED AT BUILDING PERMIT STAGE.

15. A 5.0 FOOT SIDEWALK WITH ADA RAMPS ARE REQUIRED ALONG CESAR CHAVEZ ROAD AT TIME OF BUILDING PERMIT STAGE.

16. 100% OF PARKLAND FEE HAS BEEN PAID BY THE DEVELOPER.

17. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS.

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 to 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 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 tracts 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 10' in width, and Grantee is hereby authorized to designate the course of the easement herein conveyed except that where the pipeline(s) is installed, the easement herein granted shall be limited to a strip of land 10' in width, the center line thereof being the pipeline installed.

In the event the easement hereby granted ceases to operate need and thereby, 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 laying relocated water line an mapp the same as necessary to clear the road improvements, and the easement hereby granted shall be limited to a strip of land 10' 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, removal or replacement of said water line(s) installed in 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 in 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 THIS SAID GRANTOR EXECUTED THE INSTRUMENT THE ____ DAY OF _____, 2008.

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, MAYOR OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR - CITY OF EDINBURG — DATE

ATTEST:

BY: MYRA L. AYALA GARZA, CITY SECRETARY

PRINCIPAL CONTACTS

	NAME	ADDRESS	CITY, STATE, ZIP CODE	PHONE	FAX
OWNER(S)	RAMON REYES	4110 S. CESAR CHAVEZ RD.	EDINBURG TEXAS 78539-9791		
ENGINEER	ARTURO GARCIA JR.	110 N. 10th STREET	MCALLEN, TEXAS 78501	(956) 631-3340	(956) 629-3860
SURVEYOR	REYNALDO REBOLES	P.O. BOX 436	HIDALGO, TEXAS 78557	(956) 843-3422	(956) 843-3422

FINAL PLAT OF FRANCO REYES ACRES SUBDIVISION

HIDALGO COUNTY, TEXAS.

A 5.0 acre tract of land lying in the southeast quarter of Lot 13, Block 55, of the ALAMO LAND AND SUGAR COMPANY SUBDIVISION, of record in Volumes 1, 101 Pages 24 through 26, Map Records, Hidalgo County, Texas, Texas Area and El Sale Grande de Hidalgo County, Texas, Map Records recorded in Volume 1, pages 24 through 26, Map Records, Hidalgo County, Texas.

PROJECT NAME:	FRANCO REYES SUBDIVISION
PROJECT LOCATION:	HIDALGO COUNTY, TEXAS
PLAN VIEW:	SUBDIVISION PLAT
REVISIONS	
DRAWN: A.G.	CHECKED:
SCALE: 1"=100'	DATE: SEPTEMBER 05, 2008
SHEET: 1 OF 2	

SHEET 1 — PROTO-Cities-North Area Base Scale Hatching Legal description Leader Map and/or Planned contours Prelim & solid Subdivision Layout Metes & Bounds Notes Deed dedication, certification, and description HCID department & health department certificates Notary public & P.E. Commissions Survey certificate/engineer certificate Drainage dedication Irrigation dedication County certificate County clerk recording certificate Finished Notes

SHEET 2 — Final Engineering Project, including Description of Water and Sanitary Sewer Straight Special Provisions, Legend, Description of Drainage and Drainage basins, Map of Topographic and Engineering Flood Certification, Std Subdivision, Subdivision certificate & statements, Revision Notes Prepared by Alvarez Garcia Engineering PLLC, Sheet Number