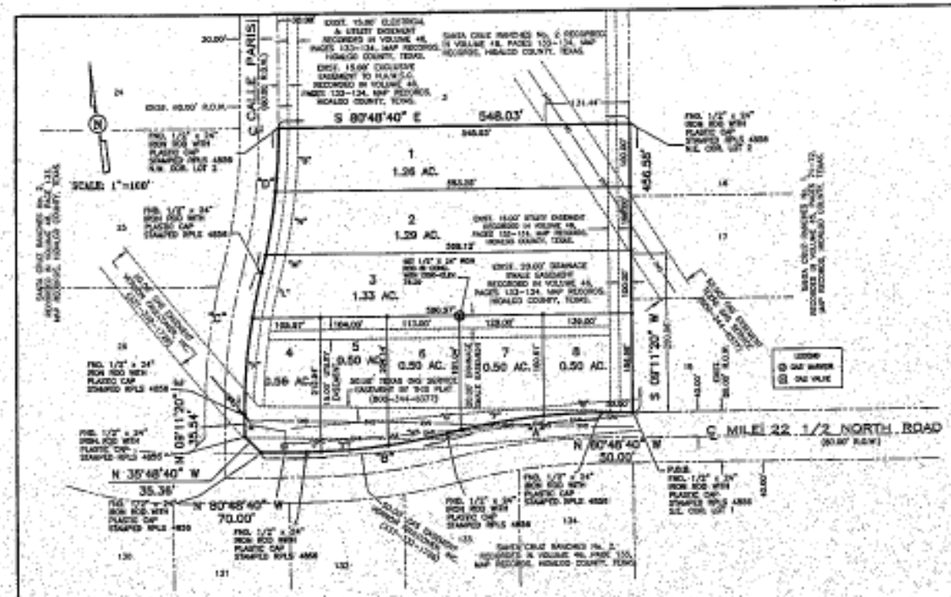

CURVE DATA			
CURVE	DELTA	RADIUS	LENGTH
"A"	14°04'23"	983.81'	241.60'
"B"	14°04'25"	933.88'	229.03'
"C"	14°05'23"	898.77'	221.08'
"D"	14°05'23"	956.77'	235.25'
"E"	05°11'23"	983.56'	89.12'
"F"	07°35'50"	983.56'	130.39'
"G"	01°18'22"	983.56'	21.65'
"H"	05°55'55"	933.56'	93.55'
"I"	06°27'18"	933.56'	104.43'
"J"	01°31'28"	933.56'	24.04'
"K"	06°47'01"	898.77'	153.43'
"L"	04°18'22"	898.77'	67.81'
"M"	02°03'56"	956.77'	34.51'
"N"	06°03'13"	956.77'	101.20'
"O"	05°58'13"	956.77'	100.18'

INDEX OF SHEETS

SHEET 1.– HEADING PAGE; LOCATION MAP AND (T.A. PRINCIPAL CONTACTS; MAP; LOT, STREETS, AND EASEMENT LAYOUS DESCRIPTION SETBACK AND BOUNDS; DIMENSIONS AND DIRECTIONS; CURVE DATA; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, ATTESTATION H.C.I.R. AND HIDALGO COUNTY HEALTH DEPT. CERTIFICATION; COUNTY CLERK'S RECORDING CERTIFICATE; COUNTY JUDGE CERTIFICATION H.C.I.D. No. 1 CERTIFICATION; R.A.W.S.D. CERTIFICATE; REVISION NOTES.

SHEET 2.– ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER/CORP AND OWNER'S CERTIFICATION (ENGLISH AND SPANISH VERSIONS) SUBDIVIDER CONTRACT AND STATEMENT COUNTY CLERK'S RECORDING CERTIFICATE, REVISION NOTES.

SHEET 3.– DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DRAINAGE SWALES, MAP OF TOPOGRAPHY AND BOUNDARY, AND ENGINEERING CERTIFICATION COUNTY CLERK'S RECORDING CERTIFICATE, REVISION NOTES.

LOCATION MAP

SCALE 1"=4000'

SUBDIVISION PLAT OF:

THE ESTATES AT SANTA CRUZ RANCHES No. 2

A 6.448 ACRE TRACT OF LAND BEING ALL OF LOTS 1 AND 2, SANTA CRUZ RANCHES No. 2, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 48, PAGES 133–134, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1892564, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

NOTES AND BOUNDS

A 6.448 ACRE TRACT OF LAND BEING ALL OF LOTS 1 AND 2, SANTA CRUZ RANCHES No.2, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 48, PAGE 133, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1892564, 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 ½" IRON ROD FOUND ON THE NORTH RIGHT OF WAY LINE OF MILE 22 ½ NORTH ROAD FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; N 80°48'40"W, ALONG THE SOUTH LINE OF LOT 1 AND THE NORTH RIGHT OF WAY LINE OF MILE 22 ½ NORTH ROAD, A DISTANCE OF 50.00 FEET TO A ½" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF LOT 1 AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; ALONG THE SOUTH LINE OF LOT 1, THE NORTH RIGHT OF WAY LINE OF MILE 22 ½ NORTH ROAD AND THE ARC OF A CURVE TO THE LEFT (CURVE DATA: DELTA = 14°04'23", RADIUS = 983.81 FEET), A DISTANCE OF 241.67 FEET TO A ½" IRON ROD FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; ALONG THE SOUTH LINE OF LOT 1, THE NORTH RIGHT OF WAY LINE OF MILE 22 ½ NORTH ROAD AND THE ARC OF A CURVE TO THE RIGHT (CURVE DATA: DELTA = 14°04'25", RADIUS = 933.88 FEET), A DISTANCE OF 229.03 FEET TO A ½" IRON ROD FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; S 80°48'40"E, ALONG THE SOUTH LINE OF LOT 1 AND THE NORTH RIGHT OF WAY LINE OF MILE 22 ½ NORTH ROAD, A DISTANCE OF 70.00 FEET TO A ½" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF LOT 1 AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; N 35°48'40"W, ALONG THE WEST LINE OF LOT 1 AND THE EAST RIGHT OF WAY LINE OF CALLE PARIS, A DISTANCE OF 35.36 FEET TO A ½" IRON ROD FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; N 08°11'20"E, ALONG THE WEST LINE OF LOT 1 AND THE EAST RIGHT OF WAY LINE OF CALLE PARIS, A DISTANCE OF 45.54 FEET TO A ½" IRON ROD FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; ALONG THE WEST LINE OF LOT 1, THE EAST RIGHT OF WAY LINE OF CALLE PARIS AND THE ARC OF A CURVE TO THE RIGHT (CURVE DATA: DELTA = 14°04'23", RADIUS = 898.77 FEET), A DISTANCE OF 221.08 FEET TO A ½" IRON ROD FOUND FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; ALONG THE WEST LINE OF LOTS 1 AND 2, THE EAST RIGHT OF WAY LINE OF CALLE PARIS AND THE ARC OF A CURVE TO THE LEFT (CURVE DATA: DELTA = 14°04'23", RADIUS = 956.77 FEET), A DISTANCE OF 235.25 FEET TO A ½" IRON ROD FOUND FOR THE NORTHWEST CORNER OF LOT 2 AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE; S 80°48'40"E, ALONG THE NORTH LINE OF LOT 2, A DISTANCE OF 548.03 FEET TO A ½" IRON ROD FOUND FOR THE NORTHEAST CORNER OF LOT 2 AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE; S 08°11'20"W, ALONG THE EAST LINE OF LOTS 1 AND 2, A DISTANCE OF 456.58 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.448 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH SANTA CRUZ RANCHES No.2, RECORDED IN VOLUME 48, PAGE 133, MAP RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

I, ALFONSO QUINTANILLA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN TEXAS, HEREBY CERTIFY THAT THE MAPS PLAT AND DESCRIPTION OF THE ESTATES AT SANTA CRUZ RANCHES No. 2, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON - MAY 15, 2008

5-15-08
ALFONSO QUINTANILLA
R.P.L.S. No. 4998
DATE

PLAT NOTES AND RESTRICTIONS:

1.– FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE " X "
AREAS DETERMINED TO BE OUTSIDE 500–YEAR FLOODPLAIN.
COMMUNITY–PANEL No. 480334 0325 D
EFFECTIVE DATE: MAY 15, 2001

2.– LEGEND ● – DENOTES 1/2" IRON ROD SET UNLESS OTHERWISE NOTED.

3.– SETBACKS:

FRONT	40.00 FEET
REAR	30.00 FEET
SIDE	6.00 FEET
CORNER SIDE	10.00 FEET

OR EASEMENT WHICHEVER IS GREATER IN ALL CASES.

4.– GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:
NO MORE THAN ONE–SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. NO COMMERCIAL USE SHALL BE ALLOWED ON ALL THE FOLLOWING INTERNAL LOTS 1, 2, AND 3. ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

5.– MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE OVERBANK OF ROAD OR 12" ABOVE GRADE WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION TO VERIFY THE ABOVE FLOOR 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 CENTERED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
B.M. No.1: ELEV.=88.83 C.P.S. IN PENCIL HOLE LOCATED 45.0' SOUTH OF SOUTHEAST CORNER OF SANTA CRUZ RANCHES No.1 AND 22.00' WEST OF CENTERLINE OF DRAINAGE ROAD. N.A.V.D. 88 DATUM.
B.M. No.2: ELEV.= 76.20 1/2" IRON ROD WITH DISK IN CONCRETE AT THE NORTHWEST CORNER LOT 7. N.A.V.D. 88 DATUM

7.– 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 __3.07 ACS.__ CUBIC –FEET __0.25__ ACRE FEET OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS:
SEE DRAINAGE REPORT ON SHEET No. 3.

8.– DRAINAGE SWALE EASEMENTS NOTE:
NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY SWALE OR UTILITY EASEMENT. 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.

9.– NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LEGS THAT IS GRASS) BEFORE WHICH, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE EASEMENT.

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

11.– 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 SEMI DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY. A SEPARATED DESIGN SHALL BE SUBMITTED FOR COMMERCIAL AND MULTIFAMILY USE.
B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 31,250 SQUARE FEET LOT AREA WITH POSABLE WATER SUPPLY.
C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCEPT MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE DESIGNER HAS OBTAINED SIGNS THAT THE SOIL IS SUITABLE FOR A DESIGNED SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.
E. EACH "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.

12.– KYLE RUPPERT ____ THE OWNER & SUBDIVIDER OF THE ESTATES AT SANTA CRUZ RANCHES No. 2 RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSES OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESIGNED ON SHEET No.__3__ OF THIS PLAT.

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.– ALL PUBLIC UTILITIES EASEMENTS REFERRED TO THIS PLAT SHALL BE A MINIMUM WIDTH OF 10.00 FEET AS PER THAT HIDALGO COUNTY MODEL SUBDIVISION RULES. BY CONTRACT THE PLAT DEVELOPER AND DISPATCH CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER ACQUIRING AN EASEMENT.

15.– AN OFF–STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED 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 A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCE SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSSF PLAN ARE APPROVED AND PROVISIONS APPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.

16.– PROPERTY OWNERS OF ANY LOT WITH A GAS LINE PIPELINE EASEMENT SHALL CONTACT THE FOLLOWING GAS COMPANIES BEFORE THE START OF ANY CONSTRUCTION:
1.– TEXAS GAS SERVICE PHONE: 1–800–344–8377
2.– VERNON FOULDONER, INC. PHONE: 1–325–336–1739

17.– NO ACCESS ALLOWED ON TO LOT 4 FROM MILE 22 1/2 NORTH ROAD.

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

THE ESTATES AT SANTA CRUZ RANCHES No. 2, IS LOCATED IN NORTH HIDALGO COUNTY ON THE NORTHWEST CORNER OF CALLE PARIS AND MILE 22 ½ ROAD INTERSECTION. 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 65,735. THE ESTATES AT SANTA CRUZ RANCHES No. 2 LIES APPROXIMATELY 3.84 MILES FROM THE CITY LIMITS AND IT IS NOT WITHIN THE TWO–MILE EXTRA TERRITORIAL JURISDICTION (ETJ) CITY'S UNDER LOCAL GOVERNMENT CODE § 42.021 AND LIES IN PCT. 4.

PRINCIPAL CONTACTS:

	Name	Address	City & Zip	Phone	Fax
OWNERS:	KYLE RUPPERT	P.O. BOX 929	EDINBURG TX., 78540	(956)381–0888	(956)383–2381
ENGINEER:	EULALIO RAMIREZ	124 E. STUBBS	EDINBURG, TX 78539	(956)381–0450	(956)381–0527
		124 E. STUBBS	EDINBURG, TX 78539	(956)381–0450	(956)381–0527
SURVEYOR:	ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381–0450	(956)381–0527

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

I, KYLE RUPPERT AS OWNER OF THE 6.448 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED THE ESTATES AT SANTA CRUZ RANCHES No. 2, HEREBY DEDICATE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.
WE CERTIFY THAT WE HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE §231.032 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 THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.
WE ATTEST THAT THE MATERS ASSERTED IN THIS PLAN ARE TRUE AND COMPLETE.

12-8-08
DATE
H-V-K DEVELOPMENT, L.L.C.
KYLE RUPPERT
P.O. BOX 929
EDINBURG, TEXAS 78540

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned authority, on this day personally appeared KYLE RUPPERT, MEMBER OF H-V-K DEVELOPMENT, L.L.C. 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 purposes and consideration therein stated.

Given under my hand and seal of office this 8TH day of DECEMBER, 2008

LEA A. QUINTANILLA
MY COMMISSION EXPIRES
AUG 20, 2012
LEA A. QUINTANILLA NOTARY PUBLIC

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

WE THE UNDERSIGNED CERTIFY that the plat of the THE ESTATES AT SANTA CRUZ RANCHES No. 2 was reviewed and approved by the Hidalgo County Commissioners Court on _____ ; _____

Hidalgo County Judge — Date
ATTEST:
Hidalgo County Clerk — Date

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.

12-5-08
EULALIO RAMIREZ
P.E. No. 77062
DATE

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(c). THE DISTRICT AND THE ENGINEER AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESIGNED ARE APPROPRIATE FOR THE SPECIFIC PURPOSE 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: _____

REVISION NOTES

No.	Sheet	REVISION	Date	Approved

HIDALGO COUNTY 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 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 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 where 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 crosses on a public road and the city, county or state hereafter widens or relocates the public road so as to require the removal 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 hereby relocating such water line as may be necessary to meet the new 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. 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 uses it, whichever is longer.

IN WITNESS WHEREOF the said Grantor executed this instrument this ____ day of _____, 20____.

H-V-K DEVELOPMENT, L.L.C.
KYLE RUPPERT

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE ESTATES AT SANTA CRUZ RANCHES No. 2 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____ 20____

HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR — DATE

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE ESTATES AT SANTA CRUZ RANCHES No. 2 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON _____ 20____

HIDALGO COUNTY RIGHT OF WAY DIRECTOR — DATE

FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

ON: _____ AT: _____ AM/PM
INSTRUMENT NUMBER: _____
RECORDED IN VOLUME: _____ PAGE: _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS - LAND SURVEYORS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
PHONE 956-381-0450
FAX 956-381-0527

SHEET 1 OF 3

FILENAME: J:\1-DATA\SURVEY\HIDALGO\THE ESTATES AT SANTA CRUZ RANCHES No. 2\PLAT			
DATE PREPARED: 05-15-08	PREPARED BY: LDA	CHECKED BY: ER	APPROVED BY:
DATE REVISED:	REVISED BY:	CHECKED BY:	APPROVED BY:
DWG. NO. 5008	R. QUINTANILLA	FILE	FIELD