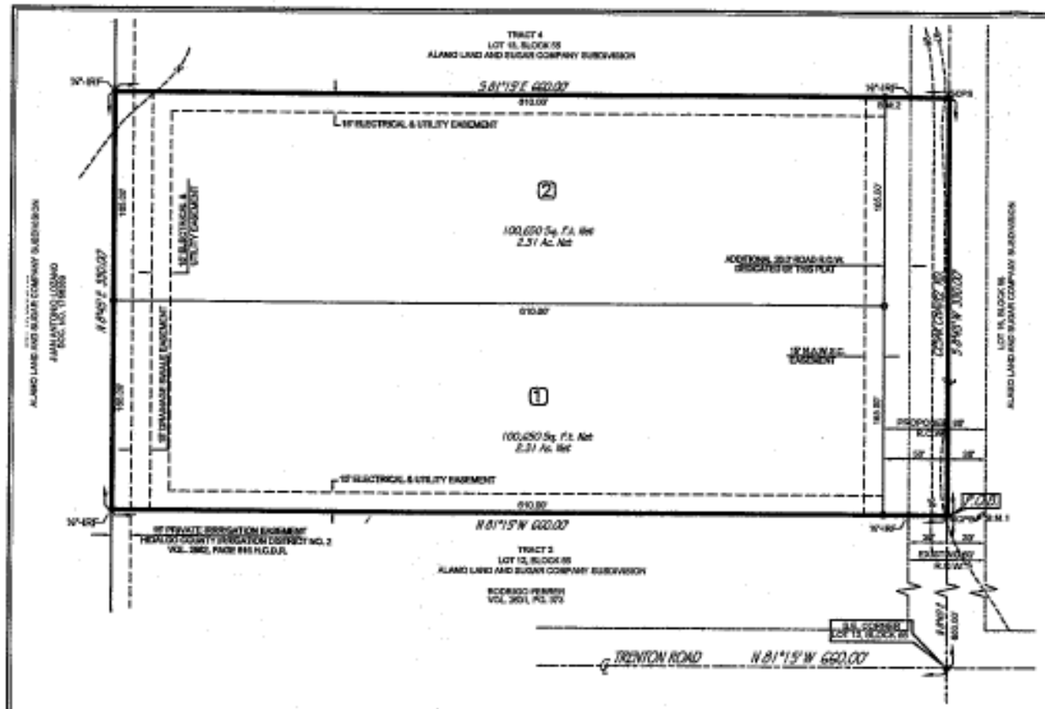


LEGEND

⊗ I/P	IRON PIPE FOUND
○ I/R	IRON ROD SET
△ SCP	SET CITCH PICKET SPIKE
R.O.W.	RIGHT OF WAY
P.O.B.	POINT OF BEGINNING
U.E.	UTILITY EASEMENT
℄	PROPERTY LINE
L	LOT LINE
H.A.W.S.C.	HIDALGO AUTHORITY WATER SUPPLY CORPORATION
B.M.	BENCH MARK

METES AND BOUNDS DESCRIPTION

A 5.00 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, and said 5.00 acre tract being more particularly described by metes and bounds as follows:

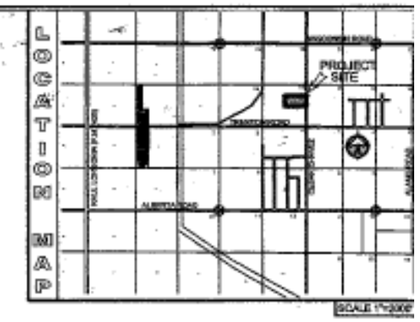
BEGINNING at a cotton picker spindle set on the East line of Lot 13 for the Southeast corner of said tract herein described, said cotton picker spindle also being located on the centerline of Cesar Chavez Road and bears North 08° 48' East, 985.0 feet from the Southeast corner of Lot 13;

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° 48' 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 picker spindle set for the Northeast corner of said tract herein described;

THENCE, South 08° 48' 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
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

WE, RAMON REYES AND GLORIA M. REYES, AS OWNERS OF THE 5.0 ACRE TRACT OF LAND SHOWN EMBRACED WITHIN THE PROPOSED FRANCO REYES ACRES SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.

WE 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.

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

_____ DATE_____ _____ DATE_____
RAMON REYES — GLORIA M. REYES
4110 S. CESAR CHAVEZ RD. — 4110 S. CESAR CHAVEZ RD.
EDINBURG, TX 78539-9781 — EDINBURG, TX 78539-9781

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 DRIVER'S LICENSE, TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT. FURTHERMORE, AFTER BEING DULY SWORN BY ME, THEY DECLARED 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, THIS THE_____ DAY OF _____, 2006.

_____
NOTARY PUBLIC FOR THE STATE OF TEXAS MY COMMISSION EXPIRES ON:_____

STATE OF TEXAS
COUNTY OF HIDALGO

CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE §232.028(a)
WE THE UNDERSIGNED CERTIFY THAT THE FRANCO REYES ACRES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THIS THE_____ DAY_____, 2006.

AT EDINBURG, TEXAS

_____ _____
HIDALGO COUNTY JUDGE — HIDALGO COUNTY CLERK
DATE_____ DATE_____

COUNTY CLERK'S RECORDING CERTIFICATE

I, _____, COUNTY CLERK OF HIDALGO, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED FOR RECORDING AT_____O'CLOCK, ON THE _____DAY, OF _____, 2009. I FURTHER CERTIFY THAT THE AFOREMENTIONED PLAT WAS RECORDED IN VOLUME _____, PAGES_____, OF THE MAP RECORDS OF HIDALGO COUNTY AT_____A.P.M. ON THE _____OF_____, 2006.

_____
HIDALGO COUNTY CLERK

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 #66356 — DATE
ARTURO GARCIA ENGINEERING SERVICES, PLLC
P.O. BOX 4528
McALLEN, TEXAS 78502
PHONE (956) 630-3340
FAX (956) 630-3360

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, REYNALDO ROBLES, 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 ROBLES R.P.L.S. #4602 — DATE
DATE SURVEYED:_____
ROBLES & ASSOCIATES, PLLC
P.O. BOX 476
WESLACO, TEXAS 78596-0476
(956)968-2422

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

HIDALGO COUNTY DRAINAGE DISTRICT No.1 HEREBY CERTIFIES THAT THE DRAINAGE PLAN FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 49.211. 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.

_____ BY:_____
HIDALGO COUNTY DRAINAGE DISTRICT No.1

STATE OF TEXAS
COUNTY OF HIDALGO

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 , ON THIS _____ DAY OF _____, 2009.

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.

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

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 DEPRAVIA 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: 50-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 WILL REQUIRED PRIOR TO OCCUPYING 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 FREE AND FULLY CONVEYANCE 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: (ST MIL) IN POWER POLE LOCATED AT SOUTHEAST CORNER OF SAID PROPERTY ON WEST RIGHT-OF-WAY. ELEVATION 83.55 (N.G.V.D. 1929)
BM 2: ON THE TOP OF IRON ROD LOCATED AT WEST NORTH CORNER OF SAID PROPERTY ON WEST RIGHT-OF-WAY. ELEVATION 84.97 (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 4.782 CUBIC FEET, (0.1098 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 WALL 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. PRIVATE SEWAGE FACILITIES (SEPTICS): THIS SUBDIVISION SHALL USE ONLY SEWAGE FACILITIES IN ACCORDANCE WITH TNRCC AND HIDALGO COUNTY REGULATIONS PERTAINING THERETO. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.

A OSSF SYSTEMS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
SUBDIVISION ON THIS PLAT COMPLIES WITH THE MINIMUM 43,560 SQ. FT. LOT AREA WITH PRIVATE WATER SUPPLY.
OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED AGENT HEREIN.
OSSF MAINTENANCE HAS BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCEPTS MAY BE ALLOWED ON THE COUNTY LETTER FOR THIS SUBDIVISION HAS 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, 2006.
A PERMIT "OSSF" PERMIT APPLICATIONS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.

9. FRANCO REYES AND GLORIA M. REYES , THE OWNER & SUBDIVIDER OF FRANCO REYES ACRES SUBDIVISION, RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESIGNED ON SHEET No. 2 OF THIS PLAT.

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

11. NO PERMANENT STRUCTURES SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, WALLS, SHRUBS, TREES AND OTHER PLANTINGS (EXCEPT LOW, LEGS THAN 18 INCHES IN HEIGHT PLANTINGS), UTILITIES (EXCEPT FENCES) AND OTHER OBSTRUCTIONS AFFECTING THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

12. EACH PURCHASE CONTRACTOR, DEVELOPER, SUBDIVIDER, AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL OBTAIN 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 FEET AND PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS ESTABLISHED WITHIN THE SUBDIVISION BY OWNER PLAT OWNERSHIP, OCCUPANCY, ARRANGEMENT, 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-FOOT SIDEWALK WITH ADA RAMPS ARE REQUIRED ALONG CESAR CHAVEZ ROAD AT TIME OF BUILDING PERMIT STAGE.

16. 100% OF PARKLAND FEE WAS ESCROWED BY THE DEVELOPER.

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

18. AN APPROVED PARKING LOT SITE PLAN AND DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT WILL BE REQUIRED FOR COMMERCIAL, INDUSTRIAL AND MULTI-FAMILY USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WAIVER FOR LIGHT EQUIPMENT WILL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND CODE PLANS ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND CODE STANDARDS.

RIGHT OF WAY EASEMENT

Know all men by these presents, that the undersigned owner 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, and 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 therein conveyed except that when the pipeline is installed, the easement hereby 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 as installed, Grantor further grants to Grantee an additional easement over and across the land shown on the 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 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 covenantees 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 so 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 _____, 2006.

_____

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:_____
MYRNA L. RYBULCAMZO, CITY 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 _____, 2006.

_____ _____
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 _____, 2006.

_____ _____
HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR — DATE

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY: FRANCO REYES ACRES SUBDIVISION IS LOCATED IN EAST HIDALGO COUNTY AT 660 FEET NORTH FROM THE INTERSECTION OF TRENTON ROAD AND CESAR CHAVEZ ROAD. THE ONLY NEAREST MUNICIPALITY IS THE CITY OF EDINBURG, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 61,700). FRANCO REYES ACRES SUBDIVISION IS APPROXIMATELY 1.3 MILES FROM THE CITY LIMITS AND IS WITHIN THE CITY'S TWO MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021 AND LISTED IN PARAGRAPH 42.a

PRINCIPAL CONTACTS

	NAME	ADDRESS	CITY, STATE & ZIP CODE	PHONE	FAX
OWNER(S)	RAMON REYES	4110 S. CESAR CHAVEZ RD.	EDINBURG, TEXAS 78539-9781		
ENGINEER	ARTURO GARCIA, JR.	P.O. BOX 4528	McALLEN, TEXAS 78502-4528	(956) 630-3340	(956) 630-3360
SURVEYOR	REYNALDO ROBLES	P.O. BOX 476	WESLACO, TEXAS 78596-0476	(956) 968-2422	(956) 968-2422

SHEET 1 — INDEX: Cover Sheet; Location Map & Boundary Notes; General Notes & Restrictions, certifications, and dedication; SCAD checklist & health department certification; Notes; public IP & 2 Construction Plans; certificate Engineer certificate; Drainage Detention Engineer certificate; County certificate County Clerk recording certificate; Revision Notes
SHEET 2 — Final Engineering Report, including Description of Water and Sanitary Sewer Engineering Report, Legend, Description of Drainage and Drainage notes, Map of Topography and Engineering Field Certification, Soil Evaluation, Subdivider certificate & statement, Revision Notes Prepared by Arturo Garcia Engineering PLLC, Mark Revision

FINAL PLAT OF
FRANCO REYES ACRES SUBDIVISION
HIDALGO COUNTY, TEXAS.

A 5.00 acre tract of land lying in the Northeast corner of Lot 13, Block 55, of the ALAMO LAND AND SUGAR COMPANY SUBDIVISION, as found in Plat recorded in Volume 1, Pages Twenty-four (24) through Twenty-six (26), Map Records, Hidalgo County, Texas, and said 5.00 acre tract being more particularly described in Volume 1, pages 24 through 26, Map Records, Hidalgo County, Texas.

PROJECT NAME	FRANCO REYES ACRES SUBDIVISION
PROJECT LOCATION	HIDALGO COUNTY, TEXAS
PLAN TYPE	SUBDIVISION PLAT
REVISIONS	
DRAWN BY: PLG	CHECKED BY:
DESIGNED BY: JLG	PROJECT NO: 6.0001
DATE: SEPTEMBER 5TH, 2006	SHEET 1 OF 2

ARTURO GARCIA ENGINEERING SERVICES, PLLC — PLANNING ENGINEERING