

SUBDIVISION PLAT OF: MONTE ALTO ACRES PHASE V

A 30.00 ACRE TRACT OF LAND OUT OF LOTS 9 AND 16, BLOCK 63, MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 29, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1956669, 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:

METES AND BOUNDS
A 30.00 ACRE TRACT OF LAND OUT OF LOTS 9 AND 16, BLOCK 63, MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 29, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1956669, 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 NORTH PICKER SPINDLE SET ON THE EAST LINE OF LOT 9 AND WITHIN THE RIGHT OF WAY OF F.M. 1015 FOR THE NORTHEAST CORNER OF THIS TRACT, SAID SPINDLE BEARS S 09°20'W, 990.00 FEET FROM THE NORTHEAST CORNER OF LOT 9.
THENCE S 09°20'W, ALONG THE EAST LINE OF LOTS 9 AND 16, AND WITHIN THE RIGHT OF WAY OF F.M. 1015 (MILE "W" ROAD), A DISTANCE OF 990.00 FEET TO A COTTON PICKER SPINDLE SET FOR THE SOUTHWEST CORNER OF THIS TRACT.
THENCE N 80°40'W, PASSING A 1/2" IRON ROD FOUND AT 39.00 FEET FOR THE WEST RIGHT OF WAY LINE OF F.M. 1015, A TOTAL DISTANCE OF 1,320.00 FEET TO A 1/2" IRON ROD FOUND ON THE WEST LINE OF LOT 16 FOR THE SOUTHWEST CORNER OF THIS TRACT.
THENCE N 09°20'E, ALONG THE WEST LINE OF LOTS 9 AND 16, A DISTANCE OF 990.00 FEET TO A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET FOR THE NORTHWEST CORNER OF THIS TRACT.
THENCE S 80°40'E, PASSING A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET AT 292.00 FEET FOR THE WEST RIGHT OF WAY LINE OF F.M. 1015, A TOTAL DISTANCE OF 1,320.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 30.00 ACRES OF LAND MORE OR LESS.
BEARINGS ARE IN ACCORDANCE WITH LANTANA ACRES No. 6, RECORDED IN VOLUME 54, PAGES 72-75, MAP RECORDS, HIDALGO COUNTY, TEXAS.

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

I, RICHARD W. RUPPERT, AS OWNER OF THE 30.00 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED MONTE ALTO ACRES PHASE V, HEREBY SUBDUCE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN. 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.

Richard W. Ruppert
RICHARD W. RUPPERT,
P.O. BOX 959
EDINBURG, TX. 78539
DATE: 21 May 07

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, the undersigned notary public, on this day personally appeared RICHARD W. RUPPERT, 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 purposes and consideration therein expressed.
Given under my hand and seal of office this 12th day of June, 2007.

Contra A. Gantman
CONTRA A. GANTMAN - NOTARY PUBLIC

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 232.028(c)
WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE MONTE ALTO ACRES PHASE V WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON:

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 IS TRUE AND CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.
Alfonso Quintanilla
ALFONSO QUINTANILLA
P.L.S. No. 4858
DATE: 6-17-08

STATE OF TEXAS
COUNTY OF HIDALGO
I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.
Alfonso Quintanilla
ALFONSO QUINTANILLA
P.E. No. 95534
DATE: 6-12-09

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF (MONTE ALTO ACRES PHASE V) WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON:

Richard W. Ruppert
RICHARD W. RUPPERT
DATE: 6-12-09

HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR
DATE:

STATE OF TEXAS
COUNTY OF HIDALGO
COUNTY OF WILCOX
I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF (MONTE ALTO ACRES PHASE V) WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON:

Richard W. Ruppert
RICHARD W. RUPPERT
DATE: 6-12-09

This plat, MONTE ALTO ACRES PHASE V, has been submitted to and considered by the Delta Lake Irrigation District of Wilcoy and Hidalgo County, Texas and is hereby approved by said District. All rights, rules and regulations of Delta Lake Irrigation District existing prior to the submission of this plat are not abrogated by the subsequent approval of this plat by the said District, notwithstanding any provision or notation otherwise in this plat. (This requirement will be inapplicable if any rights, rules or regulations of the District are intended by the District to be abrogated.) Delta Lake Irrigation District will not allow any structures 15' from the centerline of a pipeline or 25' from the inside toe of any main or lateral canal or drainage ditch, and that no fencing will be installed or remain on any District easements or right of way unless approved by the District management. All approved fencing will be required to have gates providing a minimum opening of 10 feet. Subject to notice that irrigation water is available only at existing irrigation outlets. Any modification, change, or additional outlet must be approved by the district, and be at expense of the owner.

Any failure to record this plat in the office of the County Clerk Office of Wilcoy or Hidalgo County within one year after this date, shall cause this approval to become VOID.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 15th DAY OF June, 2007.
Dale Menden
DALE MENDEN
PRESIDENT
Neil Galloway
NEIL GALLOWAY
SECRETARY

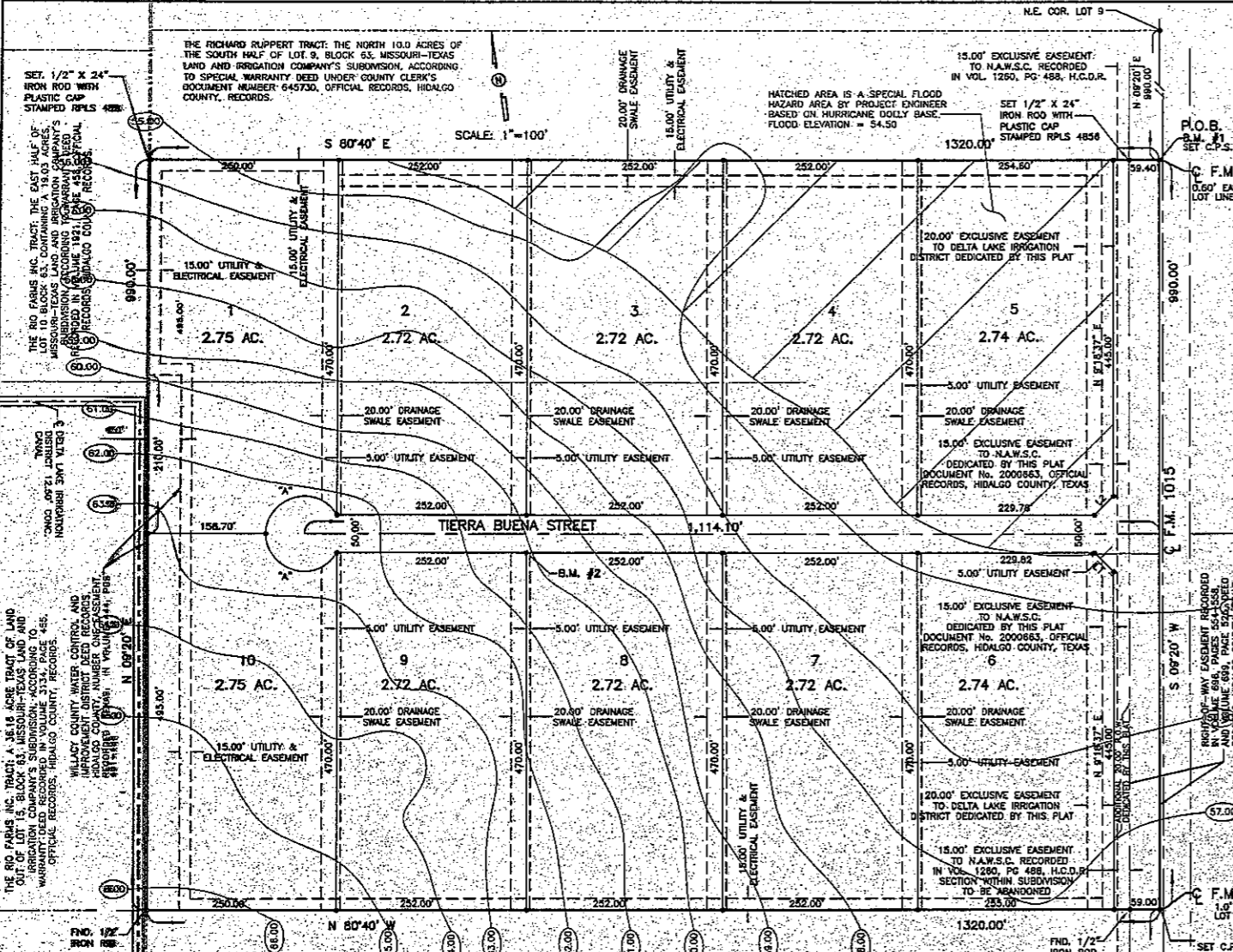
NOTE:
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION MEET THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE NO. 49.211(c). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON CRITERIA ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

RIGHT OF WAY EASEMENT
I, 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 Atome 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 granted, to 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 located, 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 on another Grantee 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 of 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 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 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 Grantor owns it, whichever is longer.

IN WITNESS WHEREOF the said Grantor, executed this instrument this 15th day of June, 2007.
Richard W. Ruppert
RICHARD W. RUPPERT

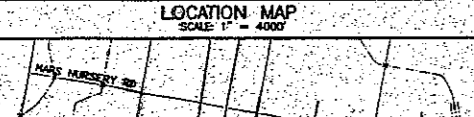
FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK
ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY



CURVE DATA TABLE			
CURVE	Δ	RADIUS	LENGTH
"A"	150°00'	50.00'	130.90'

LINE DATA TABLE			
DATA	BEARING	LENGTH	
L1	S 35°40'00" E	35.36'	
L2	S 54°20'00" W	35.56'	

- INDEX OF SHEETS**
- SHEET 1 - HEADINGS, LOCATION MAP AND ETC. PRINCIPAL CONTACTS, MAIN LOC. STREETS, AND EASEMENT LAYOUT, DESCRIPTION (METES AND BOUNDS, OWNER'S DEDICATION, CERTIFICATION, ATTESTATION, COUNTY CLERK'S CERTIFICATE, HIDALGO COUNTY CLERK'S CERTIFICATE, HIDALGO COUNTY GEO. AND HEALTH DEPT. CERTIFICATION, REVISION NOTES)
 - SHEET 2 - ENGINEERING REPORTS, SKETCHES, DESCRIPTION OF WATER AND WASTE WASTEWATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSIONS), REVISION NOTES
 - SHEET 3 - DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, MAP OF ZONOGRAPHY OF DRAINAGE AND ENGINEERING CERTIFICATION, CONSTRUCTION DETAILS, REVISION NOTES, REVISION NOTES



PLAT NOTES AND RESTRICTIONS:
1. FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "X"
AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD-PLAIN
COMMUNITY-PANEL No. 480334 (5550 G. EFFECTIVE DATE: MAY 17, 2001 (LOW) AND SPECIAL FLOOD HAZARD AREA BY PROJECT ENGINEER BASED ON HYDROLOGIC DOLLY - BASE FLOOD ELEVATION=64.50
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 4127).

- SETBACKS:
FRONT: 25.00 FEET
REAR: 33.00 FEET
SIDE: 4.00 FEET
OR EASEMENT WHICHEVER IS GREATER ON ALL CASES.
- LOADING - ** DENOTES 1/2" IRON ROD SET UNLESS OTHERWISE NOTED.
- 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 1-10. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- BENCHMARK NOTE:
THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
B.M. No. 2 - 1/2" IRON ROD SET ON THE NORTHEAST CORNER OF THIS SUBDIVISION. N.A.V.D. 89 DATUM.
B.M. No. 2 - 1/2" IRON ROD LOCATED ON 1/2" IRON ROD SET IN CONC. W/ DISK ON THE NORTHWEST CORNER OF LOT 6. N.A.V.D. 89 DATUM.
- MINIMUM FRESH FLOOR NOTE:
MINIMUM FRESH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CENTERLINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER.
ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FRESH FLOOR ELEVATIONS.
AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO INSTALL A TOTAL OF 56,863 CUBIC FEET 15" 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.

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
MONTE ALTO ACRES PHASE V IS LOCATED IN EAST HIDALGO COUNTY ON THE WEST SIDE OF F.M. 1015 AND APPROXIMATELY 660.00 FEET NORTH OF MILE 21 NORTH ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG. ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CIVIL SERVICE COMMISSION (POP. 10000 + 4200), MONTE ALTO ACRES PHASE V LIES APPROXIMATELY 3.75 MILES FROM THE CITY LIMITS AND IT'S NOT WITHIN THE CITY'S TWO-MILE EXTRA-TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021. LIES IN PCT. No.1.

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
OWNER: RICHARD W. RUPPERT	P.O. BOX 959	EDINBURG, TX. 78539	(956) 393-0886	(956) 393-2301
ENGINEER: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX. 78539	(956) 381-6480	(956) 381-0527
SURVEYOR: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX. 78539	(956) 381-6480	(956) 381-0527

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS LAND SURVEYORS
124 E. STUBBS ST. PHONE 956-381-6480
EDINBURG, TEXAS 78539 FAX: 956-381-0527

SHEET NO.	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
1 OF 3	07-21-2007	LUPE	LUPE	LUPE