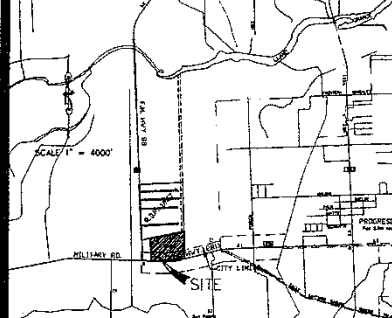


K K Engineering Consultant
 GENERAL PROFESSIONAL CIVIL ENGINEERING SERVICES
 (FROM REGISTRATION #1334)

410 E. DOVE
 P.O. BOX 3422 McALLEN, TEXAS 78502 (956) 630-2125
 FAX (956) 630-2219



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 MILITARY HWY. 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 lay thereon, 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, for 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 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 as installed, Grantor further grants to Grantee on additional easement over and across the land shown on this plat for the purpose of laterally relocating 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 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 approved through Federal financial assistance. This easement is subject to the provisions of Title V of the Child Rights Act of 1984 and the regulations issued pursuant thereto insofar 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 ____ day of _____, 20__.

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
 RANCHITOS COMMERCIAL SUBDIVISION IS LOCATED IN EAST HIDALGO COUNTY, PCT #1 ON THE NORTH SIDE OF U.S. HWY 281 (MILITARY RD.), APPROX. 450' WEST OF F.M. HWY 88, PROGRESSO (POPULATION -) IS THE NEARBY MUNICIPALITY. THE OFFICIAL MAP IN THE OFFICES OF THE SECRETARY OF THE CITY OF PROGRESSO AND HIDALGO COUNTY PLANNING DEPARTMENT. THIS SUBDIVISION LIES WITHIN PROGRESSO'S 5 MILE EXTRATERRITORIAL JURISDICTION (ETJ), LOC. 212.001.

PRINCIPAL CONTACTS:
 Name Address City & Zip Phone Fax
 OWNER: ANTHONY E. GRAY, PRESIDENT OF DURANGO DEVELOPMENT, INC. 1307 E. HADSBERRY AVE. McALLEN 78501 (956) 630-4113 (956) 630-3811
 ENGINEER: KAMBIZ S. KHADAMI, P.E. 410 E. DOVE AVE. McALLEN 78504 (956) 630-2125 (956) 630-2219
 SURVEYOR: J. MARIO GONZALEZ, P.E., S. 8207 MATEO ESCOBAR MONTE ALTO 78539 (956) 380-5152 (956) 380-5156

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

ON: _____ AT _____ A.M./P.M.
 INSTRUMENT NUMBER _____
 RECORDED IN VOLUME _____ PAGE _____
 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
 BY: _____ DEPUTY

RANCHITOS COMMERCIAL SUBDIVISION	
LOT	AREA (SQ. FEET) (AC)
1	2,245,058 6.53
2	2,227,323 6.51
3	2,232,595 6.52
4	2,230,304 6.44
5	2,285,837 6.63
6	2,233,275 6.52
7	2,233,523 6.52
8	2,222,890 6.51

PLAT OF RANCHITOS COMMERCIAL SUBDIVISION
 A 52.70 ACRE TRACT OF LAND OUT OF THE S.W. FORDYCE PASTURE, LLANO GRANDE GRANT, HIDALGO COUNTY, TEXAS, M.P.

PREPARED BY: K K ENGINEERING CONSULTANT
 DATE: AUGUST, 2009

STATE OF TEXAS
 COUNTY OF HIDALGO
 OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION
 I, ANTHONY E. GRAY, PRESIDENT OF DURANGO DEVELOPMENT, INC., A MARRIED PERSON, AS OWNER OF THE 6.162 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED RANCHITOS COMMERCIAL SUBDIVISION, HEREBY SUBMIT THE LAND AS SHOWN IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE OF STREETS, PARK, AND CASHEMETS 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;
 (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.

STATE OF TEXAS
 COUNTY OF HIDALGO
 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ANTHONY E. GRAY, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (SHE) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20__.

HIDALGO COUNTY
 CERTIFICATE OF PLAT APPROVAL
 UNDER LOCAL GOVERNMENT CODE § 232.028(c)
 WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF RANCHITOS COMMERCIAL SUBDIVISION, was reviewed and approved by the Hidalgo County Commissioners Court on _____.

Hidalgo County Judge _____ Date _____
 Attest: Hidalgo County Clerk _____ Date _____

HIDALGO COUNTY DRAINAGE DISTRICT No. 1
 I HEREBY CERTIFY THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM REQUIREMENTS OF THE DISTRICT ADOPTED UNDER TEX. WATER CODE § 48.21(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: _____

HIDALGO COUNTY
 CERTIFICATE OF PLAT APPROVAL
 I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF RANCHITOS COMMERCIAL SUBDIVISION, WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON _____.

Hidalgo County Right of Way Director _____ Date _____

HIDALGO COUNTY
 CERTIFICATE OF PLAT APPROVAL
 I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF RANCHITOS COMMERCIAL SUBDIVISION, WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____.

Hidalgo County Assistant Chief Inspector _____ Date _____

STATE OF TEXAS
 COUNTY OF HIDALGO
 I, KAMBIZ S. KHADAMI, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

Kambiz S. Khadami
 KAMBIZ S. KHADAMI, P.E.
 REG. PROFESSIONAL ENGINEER No. 57767
 1-25-10

STATE OF TEXAS
 COUNTY OF HIDALGO
 I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF THE RANCHITOS DE WESLAIR, PHASE 2 SUBDIVISION WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

JOSE MARIO GONZALEZ
 REGISTERED PROFESSIONAL LAND SURVEYOR No. 5571
 RID DELTA SURVEYING
 8077 MATEO ESCOBAR
 MONTE ALTO, TX 78538

- GENERAL PLAT NOTES:**
- MINIMUM FINISH FLOOR NOTE:
 30' ABOVE THE NATURAL GROUND.
 ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION PERMIT. 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.
 - FLOOD ZONE DESIGNATION:
 THIS PROPERTY LIES IN FLOOD ZONE "B" (SHADED) (AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN ONE FOOT OR WITH DRAINAGE AREAS LESS THAN ONE SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.) OF FIRM COMMUNITY PANEL NO. 480334 0225 B, EFFECTIVE DATE = JAN. 02, 1991.
 - MINIMUM BUILDING SETBACKS ARE AS FOLLOWS:
 FRONT ----- 75 FEET OR EASEMENT WHICHEVER IS GREATER.
 REAR ----- 30 FEET OR EASEMENT WHICHEVER IS GREATER.
 SIDE ----- 6 FEET OR EASEMENT WHICHEVER IS GREATER.
 - THIS SUBDIVISION IS PROPERLY SERVED BY M.H.W.S.C. WATER SYSTEMS.
 - B.M. = "X" CUT ON TOP OF CONC. PAD LOCATED 420' NORTH & 430' WEST OF THE N.E. CORNER OF THE ORIGINAL 448.76 TRACT. N.A.V.D. 1988 BENCHMARK ELEVATION: 72.06
 - NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BARRIERS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18" MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION AND MAINTENANCE OF THE EASEMENT.
 - 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.
 - CORNER MARKERS, CONSISTING OF A ONE-HALF (1/2) INCH STEEL ROD 18 INCHES IN LENGTH, WITH PLASTIC CAP STAKES THAT HAD BEEN BURNED FLUSH WITH THE GROUND SURFACE TO MARK THE CORNERS OF ALL LOTS.
 - NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY SHALE OR UTILITY EASEMENTS.
 - EACH DRAINAGE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BARRIERS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION AND MAINTENANCE OF THE DRAINAGE EASEMENT. LOT OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF DRAINAGE SHALL.
 - THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION AT THE TIME OF THIS SURVEY.
 - ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS.
 - DRAINAGE, IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF _____ CUBIC FEET _____ ACRES-FEET OR _____ CUBIC FEET PER LOT) OF STORM WATER RUNOFF DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO. 3 FOR STORM SEWER IMPROVEMENTS).
 - ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE MINIMUM WIDTH OF 10.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES BY SIGNING THIS PLAT THE DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
 - SEPTIC TANK NOTES:
 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 BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE, AND MULTI-FAMILY.
 B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE 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 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 ABSORBENT ORAINFIELD SYSTEM.
 E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.
 - ANTHONY E. GRAY, THE OWNER & SUBDIVIDER OF RANCHITOS COMMERCIAL SUBDIVISION, RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.
 - AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR COMMERCIAL INDUSTRIAL & MULTI-FAMILY USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR PERMIT DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
 - SHARE DRIVERS ARE REQUIRED FOR LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, AND SHOULD BE CONSTRUCTED PRIOR TO FINAL APPROVAL OF DEVELOPER. AND BOTH SHARING LOTS ARE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OF IT.



U.S. HIGHWAY 281 (MILITARY ROAD)
 CH = 85° 23' 10" W
 D = 793.22'
 R = 281.90'
 A.D. = 795.87'
 D = 16' 11.58"
 CH = 85° 23' 10" W
 D = 793.22'