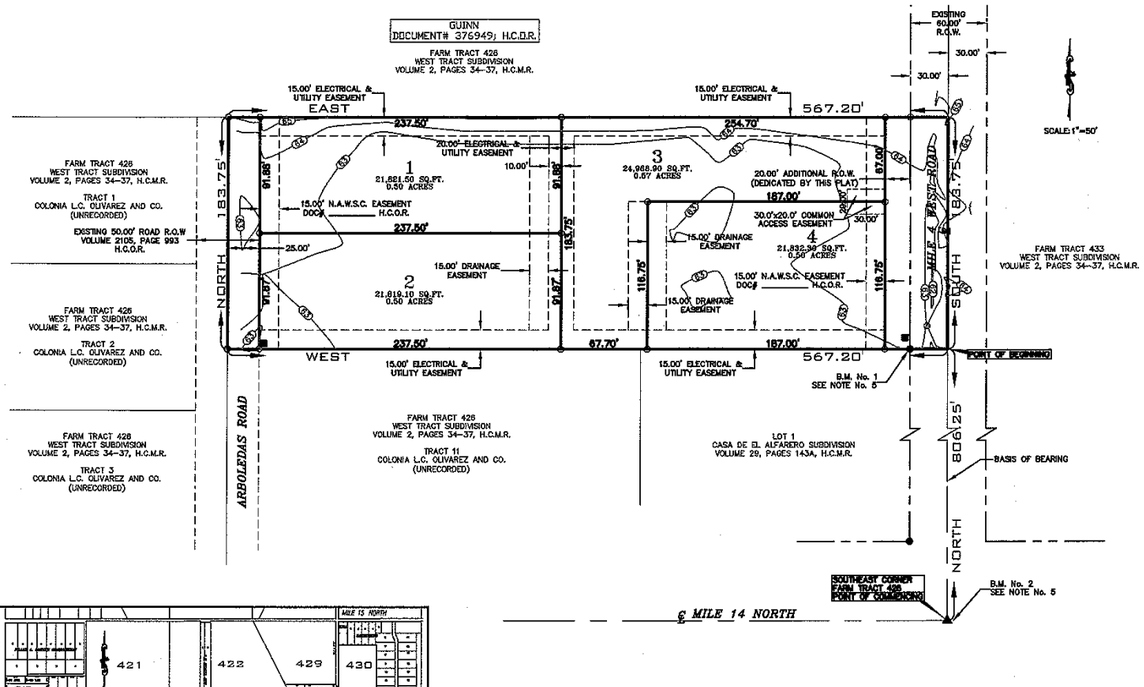


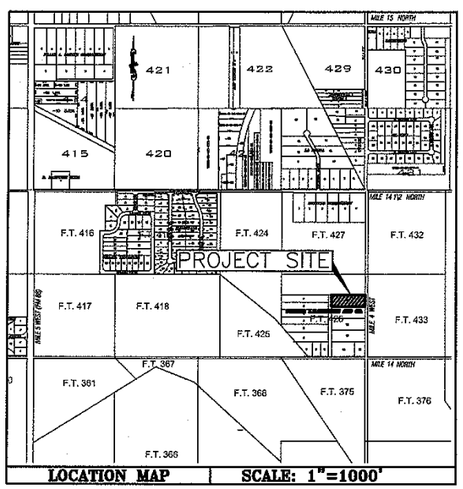


LOCATION MAP SCALE: 1"=1000'

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

JUAN MUNOZ & SONS SUBDIVISION, IS LOCATED WITHIN HIDALGO COUNTY PRECINCT No. 1 ON THE EAST SIDE OF HIDALGO COUNTY, ALONG THE WEST SIDE OF MILE 4 WEST ROAD AND APPROXIMATELY 806.25 FEET NORTH OF MILE 14 NORTH. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF WESLACO. ACCORDING TO THE U.S. CENSUS BUREAU, THE 2008 POPULATION ESTIMATE FOR THIS CITY WAS 31,442. JUAN MUNOZ & SONS SUBDIVISION FALLS OUTSIDE WESLACO'S 5 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 212.001.

## INDEX OF SHEETS


| | |
|---|---|
| SHEET 1 | PLAT WITH LOTS, EXISTING STREETS, EXISTING R.O.W AND ADDITIONAL R.O.W. DESIGNATIONS; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; PRINCIPAL CONTACTS; HEADING; LEGAL DESCRIPTION (METES AND BOUNDS); PLAT NOTES AND RESTRICTIONS WITH SEPTIC TANK NOTES; OWNERS' DEDICATION, CERTIFICATION; AND ATTESTATION; N.A.W.S.C. EASEMENT; AND THE FOLLOWING CERTIFICATES: PUBLIC NOTARY, COUNTY PLAT APPROVAL, H.C.D.D. NO. 1, H.C.C.I.D. No. 9, SURVEYOR'S, AND ENGINEER'S, R.O.W. & H.C.I.D. CERT. |
| SHEET 2 | UTILITY LAYOUT, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE; WATER (OSSF) AND ENGINEER'S CERTIFICATION PRINCIPAL CONTACTS (ENGLISH AND SPANISH VERSION); SUBDIVIDER CERTIFICATION AND STATEMENT; IMPROVEMENT COST ESTIMATE; TYPICAL DETAILS: WATER SERVICE; SAMPLE OF LOG BORE FOR OSSF SYSTEM CONNECTION |
| SHEET 3 | DRAINAGE LAYOUT, DRAINAGE REPORT; ENGINEER'S CERTIFICATION; TYPICAL DETAILS: DRAINAGE SWALE CROSS-SECTION; PRINCIPAL CONTACTS. |


**FILED FOR RECORD IN:**
**HIDALGO COUNTY**
**BY ARTURO GUAJARDO, JR.**
**COUNTY CLERK**
**ON: _____ AT _____ AM/PM**
**AS A RECORDING NUMBER _____**
**BY, _____ DEPUTY**

## METES AND BOUNDS

*A 2.39 ACRE TRACT OF LAND OUT OF FARM TRACT 426, WEST TRACT SUBDIVISION, AS PER MAP RECORDED IN VOLUME 2, PAGES 34-37 OF THE HIDALGO COUNTY MAP RECORDS, THIS TRACT IS ALSO KNOWN AS TRACT 10 OUT OF UNRECORDED L.C. OLIVAREZ AND CO. SUBDIVISION; SAID 2.39 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:*

*COMMENCING AT THE SOUTHEAST CORNER OF FARM TRACT 426;*

*THENCE, NORTH, WITH THE EAST LINE OF SAID FARM TRACT 426, A DISTANCE OF 806.25 FEET, TO THE SOUTHEAST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;*

*THENCE, WEST, AT 30.00 FEET PASS A 1/2 INCH IRON ROD FOUND AT THE WEST RIGHT OF WAY LINE OF MILE 4 WEST, AT 567.20 FEET IN ALL TO A 1/2 INCH IRON ROD SET FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;*

*THENCE, NORTH, A DISTANCE OF 183.75 FEET TO A 1/2 INCH IRON ROD SET FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;*

*THENCE, EAST, AT 537.20 FEET PASS A 1/2 INCH IRON ROD SET FOR THE WEST RIGHT OF WAY LINE OF MILE 4 WEST, AT 567.20 FEET IN ALL TO THE NORTHEAST CORNER OF THIS TRACT OF LAND;*

*THENCE, SOUTH, WITH THE EAST LINE OF SAID FARM TRACT 426, A DISTANCE OF 183.75 FEET TO THE POINT OF BEGINNING, CONTAINING 2.39 ACRE TRACT OF LAND, MORE OR LESS.*

## LEGEND

- ● – FOUND 1/2" IRON ROD
- ○ – SET 1/2" IRON ROD
- ▲ – FOUND COTTON PICKER SPINDLE (CPS)
- △ – SET 60-D NAIL
- ◆ – FOUND 60-D NAIL
- ⊘ – POWER POLE
- ⊕ – TELEPHONE PEDESTAL
- ▣ – WATER METER
- ○ – IRRIGATION STAND PIPE
- ☼ – IRRIGATION VALVE
- ● – TREE
- ┼┼ – FENCE
- ↓ – NATURAL FLOW
- ELEVATIONS – NATURAL GROUND
- ELEVATIONS – EDGE OF PAVEMENT
- ELEVATIONS – TOP OF ASPHALT

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

I, JUAN MUNOZ, AS OWNERS OF THE 2.39 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED JUAN MUNOZ & SONS SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE OF STREETS, 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 THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

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

_____
JUAN MUNOZ,
1307 E. MILE 14 1/2 NORTH
WESLACO, TX 78596

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED JUAN MUNOZ PROVED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON 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 THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2010

_____ NOTARY PUBLIC _____ MY COMMISSION EXPIRES

## STATE OF TEXAS – COUNTY OF HIDALGO
## PLAT APPROVAL CERTIFICATE
UNDER LOCAL GOVERNMENT CODE § 232.028(a)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE JUAN MUNOZ & SONS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____, 2010.

ATTEST:

_____ HIDALGO COUNTY JUDGE _____ DATE _____ HIDALGO COUNTY CLERK _____ DATE

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE JUAN MUNOZ & SONS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT-OF-WAY DEPARTMENT ON _____ 2010.

_____ HIDALGO COUNTY RIGHT-OF-WAY DIRECTOR _____ DATE

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE JUAN MUNOZ & SONS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____, 2010.

_____ HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR _____ DATE

## DRAINAGE DISTRICT CERTIFICATE

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 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 _____ DATE

## HIDALGO and CAMERON COUNTIES IRRIGATION DISTRICT No. 9

THIS PLAT HAS BEEN APPROVED BY HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9 DATED THIS _____ DAY OF _____ 2010.

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HCCID No. 9 RIGHT-OF-WAY OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCCID No. 9. NOTE: IT IS UNDERSTOOD THAT THE RATE OF FLOW OF DRAIN WATER WILL BE NO GREATER THAN THE RATE OF FLOW OF DRAIN WATER WHEN THE LAND WAS IN AGRICULTURAL USE.

_____ GENERAL MANAGER

## SURVEYOR CERTIFICATE

I, THE UNDERSIGNED, CERTIFY THAT THE ABOVE PLAT IS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED.

_____ JOSE MARIO GONZALEZ REG. PROFESSIONAL LAND SURVEYOR NO. 5571 _____ DATE

STATE OF TEXAS JOSE MARIO GONZALEZ 5571 REGISTERED PROFESSIONAL LAND SURVEYOR

## ENGINEER CERTIFICATE

I, THE UNDERSIGNED, A REGISTERED ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.

_____ INEZ B. GARZA JR., P.E. REG. PROFESSIONAL ENGINEER NO. 60824 _____ DATE

STATE OF TEXAS INEZ B. GARZA JR. 60824 REGISTERED PROFESSIONAL ENGINEER

## GENERAL PLAT NOTES & RESTRICTIONS

1. FLOOD ZONE DESIGNATION: ZONE "X" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN COMMUNITY-PANEL NUMBER 480334 0450 C. EFFECTIVE DATE: JUNE 6, 2000, AND REVISED TO REFLECT LOMR DATED MAY 30, 2002.

2. SETBACKS:

| | | |
|---|---|---|
| FRONT (LOTS 1-2): | 25.00 | FEET (OR TO EASEMENT, WHICHEVER IS GREATER) |
| FRONT (LOTS 3-4): | 50.00 | FEET (OR TO EASEMENT, WHICHEVER IS GREATER) |
| REAR: | 10.00 | FEET (OR TO EASEMENT, WHICHEVER IS GREATER) |
| SIDE: | 6.00 | FEET (OR TO EASEMENT, WHICHEVER IS GREATER) |

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, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION AND REQUIRED PRIOR TO OCCUPYING THE LOT

4. MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CENTERLINE OF ROAD OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE, A DESIGNATED FLOOD ZONE. SEE THE FOR APPLICATION FOR CONSTRUCTION PLAN REVIEW PRIOR TO VERIFYING AND POST 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.

5. BENCHMARKS (B.M.): THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.

   B.M. NO. 1: ELEVATION=62.71, N.A.V.D. 83; DESCRIPTION: HALF (1/2") IRON ROD FOUND AT THE SOUTHEAST CORNER OF PROPERTY.

   B.M. NO. 2: ELEVATION=63.87, N.A.V.D. 83; DESCRIPTION: COTTON-PICKER SPINDLE (CPS) FOUND AT THE SOUTHEAST CORNER OF FARM TRACT 426, ALSO BEING THE INTERSECTION OF MILE 14 NORTH AND MILE 4 WEST.

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 1,814 CUBIC-FEET OR 0.04 ACRE-FEET OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED ON PROPOSED DRAINAGE SWALES ON BACK OF THE LOTS.

   DRAINAGE RETENTION PER LOT:
   LOTS 1-2 = 438 C.F. LOT 3 = 500 C.F. LOT 4 = 438 C.F.

7. DRAINAGE SWALE EASEMENTS NOTE:
NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE SWALE EASEMENT. EACH DRAINAGE SWALE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE DRAINAGE SWALE EASEMENT. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SWALE.

8. 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 HEREBY DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL OR MULTI-FAMILY USE.

   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 HEALTH DEPARTMENT AND 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 DRAINFIELD SYSTEM.

   E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED, INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.

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

10. JUAN MUNOZ, OWNER & SUBDIVIDER OF JUAN MUNOZ & SONS SUBDIVISION, RETAIN 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.

11. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

12. 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.

13. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF VALID FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN HEREON ARE WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.

14. AN OFF-STREET PARKING LOT SITE PLAN AND 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 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.

15. ALL LOT CORNERS ARE SET 1/2 INCH IRON RODS.

16. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWSP) REQUIREMENTS REQUIRED BY TCEQ.

17. ALL LOTS IN JUAN MUNOZ & SONS SUBDIVISION ARE HEREBY GRANTED A "DRAINAGE SWALE EASEMENT" WITH RESPECT TO SURFACE WATER RUN-OFF FROM ALL LOTS IN JUAN MUNOZ & SONS SUBDIVISION TO THE AREA DEPICTED ON THE SUBDIVISION PLAT AS THE "DRAINAGE SWALE" AREAS. LOT OWNERS OF JUAN MUNOZ & SONS SUBDIVISION, THEIR ASSIGNS AND ANY SUBSEQUENT OWNER OF THE REAL PROPERTY DESIGNATED ON THE SUBDIVISION PLAT ARE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE SWALES. THE COUNTY OF HIDALGO, TEXAS ("COUNTY"), AND THE HIDALGO COUNTY DRAINAGE DISTRICT NUMBER 1 ("DRAINAGE DISTRICT") MAY ENFORCE THIS PLAT NOTE BY INJUNCTION OR ANY OTHER REMEDY PROVIDED BY LAW, AND THE COUNTY AND/OR THE DRAINAGE DISTRICT ARE ALSO ENTITLED TO RECOVER ALL ENFORCEMENT COSTS AND/OR MAINTENANCE COSTS FROM THE LOT OWNERS IN VIOLATION. IN THE EVENT THE DRAINAGE SWALES DEPICTED ON THE SUBDIVISION PLAT ARE NO LONGER NECESSARY FOR DRAINAGE OF THE LOTS COMPRISING JUAN MUNOZ & SONS SUBDIVISION BECAUSE AN ALTERNATE DRAINAGE SYSTEM, CONSTRUCTED AND MAINTAINED BY A POLITICAL SUBDIVISION IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL LAWS AND REGULATIONS, IS FULLY OPERATIONAL AND ACTUALLY SERVICING ALL THE LOTS IN JUAN MUNOZ & SONS SUBDIVISION. THE COUNTY AND THE DRAINAGE DISTRICT ARE HEREBY GRANTED THE RIGHT AND THE AUTHORITY (AND EACH LOT OWNER, BY THE ACCEPTANCE OF A DEED TO LOT IN JUAN MUNOZ & SONS SUBDIVISION ACKNOWLEDGES AND AGREES THAT THE COUNTY AND THE DRAINAGE DISTRICT HAS THE RIGHT AND AUTHORITY) TO RELEASE THE DRAINAGE EASEMENT BURDENING THE DRAINAGE SWALES PURSUANT TO THIS PLAT NOTE, BY AN INSTRUMENT IN WRITING RECORDED IN THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

18. NO INDIVIDUAL LOT DRIVEWAY ACCESS WILL BE ALLOWED FROM MILE 4 WEST ROAD ON TO LOTS 3 & 4. A 12 FOOT SHARE DRIVEWAY ENTRANCE EXISTS BETWEEN LOT 3 & 4 WITHIN COMMON ACCESS EASEMENT TO PROVIDE INGRESS AND EGRESS FROM MILE 4 WEST ROAD.

PRINCIPAL CONTACTS:

| | NAME | | ADDRESS | PHONE & FAX |
|---|---|---|---|---|
| OWNER: | JUAN MUNOZ | | 1307 E. MILE 14 1/2 NORTH, WESLACO, TX 78596 | (956) 330-9481 |
| ENGINEER: | INEZ B. GARZA | P.E. | 3011 SAN FELIPE STREET, SAN JUAN, TX 78589 | (956) 905-2360 |
| SURVEYOR: | JOSE MARIO GONZALEZ | R.P.L.S. | 8207 MATEO ESCOBAR, MONTE ALTO, TX 78538 | (956) 380-5154 (956) 380-5156 |

DATE OF PREPARATION: JUNE 4, 2010

**RIO DELTA SURVEYING**
8207 MATEO ESCOBAR, MONTE ALTO, TX 78538
(TEL) 956-380-5154 (FAX) 956-380-5156
EMAIL: JMGONZALEZCPLS@MSN.COM

JOB NUMBER: RIO 10 043 SURVEYED: FEBRUARY 23, 2010

## NORTH ALAMO WATER SUPPLY CORPORATION
## 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 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 AND 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 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. THUS 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 LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF THE SAID GRANTOR EXECUTED THIS INSTRUMENT

THIS____DAY OF_____ 2010.

_____
JUAN MUNOZ,
1307 E. MILE 14 1/2 NORTH
WESLACO, TX 78596

*SUBDIVISION PLAT OF*
# JUAN MUNOZ & SONS
*A 2.39 ACRE TRACT OF LAND OUT OF FARM TRACT 426, WEST TRACT SUBDIVISION, AS PER MAP RECORDED IN VOLUME 2, PAGES 34-37 OF THE HIDALGO COUNTY MAP RECORDS*

GARZA-GARZA CONSULTING ENGINEERS
FIRM REGISTRATION No. F-004983
3011 SAN FELIPE ST. - SAN JUAN, TX 78589
PHONE: (956) 905-2360

PROJECT: PLAT SHEET 1
WESLACO TEXAS

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