

SUBDIVISION PLAT OF:
CRUZ SUBDIVISION

A 9.99 ACRE TRACT OF LAND (DEED RECORD: 10.00 ACRES) OUT OF LOT 10, SECTION 25E, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 11, PAGE 12, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1522916, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

9.99-ACRE TRACT OF LAND (DEED RECORD: 10.00 ACRES) OUT OF LOT 10, SECTION 25E, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 11, PAGE 12, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1522916, 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:

BEGINS AT A COTTON PICKER SPINDLE SET ON THE NORTH LINE OF LOT 10 AND IN THE CENTERLINE OF ROGERS ROAD FOR THE NORTHEAST CORNER OF THE EDUARDO CRUZ TRACT (A 2.55 ACRE TRACT OUT OF LOT 10, SECTION 25E, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 885102, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), AND THE MOST NORTHERLY NORTHWEST CORNER OF THIS TRACT, SAID SPINDLE BEARS S 80°55' E, 860.00 FEET FROM THE NORTHWEST CORNER OF LOT 10.

THENCE S 80°55' E, ALONG THE NORTH LINE OF LOT 10 AND THE CENTERLINE OF ROGERS ROAD; A DISTANCE OF 330.00 FEET TO A COTTON PICKER SPINDLE SET FOR THE NORTHWEST CORNER OF THE GEORGE FIVE TRACT (A TRACT OF LAND OUT OF LOT 10, SECTION 25E, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 1517, PAGE 908, WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 1588, PAGE 782, AND PROPERTY I.D. NUMBER R298511, TAX RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE S 09°05' E, ALONG THE WEST LINE OF LOT 10 AND THE CENTERLINE OF VALVERDE ROAD; A DISTANCE OF 327.30 FEET TO A COTTON PICKER SPINDLE SET ON THE SOUTH RIGHT OF WAY LINE OF ROGERS ROAD, A TOTAL DISTANCE OF 663.30 FEET TO A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE N 80°55' W, ALONG THE NORTH LINE OF THE GEORGE FIVE TRACT, PASSING A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET AT 985.00 FEET FOR THE EAST RIGHT OF WAY LINE OF VALVERDE ROAD, A TOTAL DISTANCE OF 990.00 FEET TO A COTTON PICKER SPINDLE SET ON THE WEST LINE OF LOT 10 AND IN THE CENTERLINE OF VALVERDE ROAD FOR THE NORTHWEST CORNER OF THE GEORGE FIVE TRACT AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE N 09°05' E, ALONG THE WEST LINE OF LOT 10 AND THE CENTERLINE OF VALVERDE ROAD, A DISTANCE OF 327.30 FEET TO A COTTON PICKER SPINDLE SET ON THE SOUTH RIGHT OF WAY LINE OF ROGERS ROAD, A TOTAL DISTANCE OF 663.30 FEET TO A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET FOR THE SOUTHWEST CORNER OF SAID TRACT AND AN INTERIOR CORNER OF THIS TRACT.

THENCE N 80°55' W, ALONG THE NORTH LINE OF THE PASCUAL CRUZ TRACT, PASSING A 1/2" IRON ROD FOUND AT 25.00 FEET FOR THE EAST RIGHT OF WAY LINE OF VALVERDE ROAD, A TOTAL DISTANCE OF 663.30 FEET TO A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET FOR THE SOUTHWEST CORNER OF SAID TRACT AND AN INTERIOR CORNER OF THIS TRACT.

THENCE N 09°05' E, ALONG THE EAST LINE OF THE PASCUAL CRUZ TRACT AND THE EAST LINE OF THE EDUARDO CRUZ TRACT, PASSING A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET AT 316.50 FEET FOR THE SOUTH RIGHT OF WAY LINE OF ROGERS ROAD, A TOTAL DISTANCE OF 326.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.99 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH BANDERA ESTATES, RECORDED IN VOLUME 27, PAGE 191A, MAP RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO
I, ALFONSO QUINTANILLA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OR UNREASONABLE IMPROVEMENTS VISIBLE ON THIS PLAT, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SURVEY REGULATIONS OF THE CITY OF EDINBURG, TEXAS.

DATED THIS 26TH DAY OF APRIL 2010

ALFONSO QUINTANILLA
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 4858 STATE TEXAS

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 Adams 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 easable perpetual easement with the right to erect, construct, install and thereafter use, locate, 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 Grantee'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 covered except that when the pipeline 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 or installed, Grantee further grants to Grantee an additional easement over and across the land shown on this plat for the purpose of relocating water line on as may be necessary to locate the new 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 Grantee by reason of the installation, maintenance, repair, replacement and relocation of the easement with the right to erect, construct, install and thereafter use, locate, 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 Grantee's adjacent lands for the purpose for which the above mentioned rights are granted; and Grantee agrees to indemnify and hold Grantee harmless 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 Grantee owns it, whichever is longer.

The easement conveyed herein was obtained or improved through Federal financial assistance. This easement is subject to the provisions of Title 48 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 Grantee owns it, whichever is longer.

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

PASCUAL CRUZ 2734 N. VALVERDE EDINBURG, TX 78541
MOSES CRUZ 2734 N. VALVERDE EDINBURG, TX 78541

ROGERO CRUZ 2734 N. VALVERDE EDINBURG, TX 78541
FIDEL CRUZ 2734 N. VALVERDE EDINBURG, TX 78541

ALFONSO QUINTANILLA
P.E. No. 953

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.

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

STATE OF TEXAS
COUNTY OF HIDALGO
I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF (CRUZ SUBDIVISION) WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON _____ DAY OF _____, 20__.

STATE OF TEXAS
COUNTY OF HIDALGO
I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF (CRUZ SUBDIVISION) WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____ DAY OF _____, 20__.

STATE OF TEXAS
COUNTY OF HIDALGO
I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF (CRUZ SUBDIVISION) WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR ON _____ DAY OF _____, 20__.

STATE OF TEXAS
COUNTY OF HIDALGO
I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF (CRUZ SUBDIVISION) WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT ON _____ DAY OF _____, 20__.

STATE OF TEXAS
COUNTY OF HIDALGO
I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF (CRUZ SUBDIVISION) WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY ENGINEERING DEPARTMENT ON _____ DAY OF _____, 20__.

STATE OF TEXAS
COUNTY OF HIDALGO
OWNERS' DEDICATION, CERTIFICATION, AND ATTESTATION
WE, PASCUAL CRUZ, MOSES CRUZ, ROGERO CRUZ, & FIDEL CRUZ, AS OWNERS OF THE 9.99 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED CRUZ SUBDIVISION, HEREBY SUBDUCE THE LAND AS DESCRIBED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREON, CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.022 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.

Table with columns: NAME, ADDRESS, DATE. Rows for PASCUAL CRUZ, MOSES CRUZ, ROGERO CRUZ, FIDEL CRUZ.

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, the undersigned authority, on this day personally appeared PASCUAL CRUZ, MOSES CRUZ, ROGERO CRUZ, & FIDEL CRUZ, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that he executed the same for purposes and considerations therein stated.
Given under my hand and seal of office this ____ day of _____, 20__.

LISA A. QUINTANILLA
Notary Public, State of Texas
My Commission Expires July 23, 2012.

HIDALGO COUNTY IRIGATION DISTRICT NO. 1
ON THIS THE ____ DAY OF _____, 20__

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE CRUZ SUBDIVISION, WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____ DAY OF _____, 20__.

HIDALGO COUNTY IRIGATION DISTRICT NO. 1
ON THIS THE ____ DAY OF _____, 20__

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UNDER H.C.L.D. NO. 1 RIGHT-OF-WAY OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE H.C.L.D. NO. 1 RIGHT-OF-WAY AND/OR EASEMENTS.

HIDALGO COUNTY IRIGATION DISTRICT NO. 1
ON THIS THE ____ DAY OF _____, 20__

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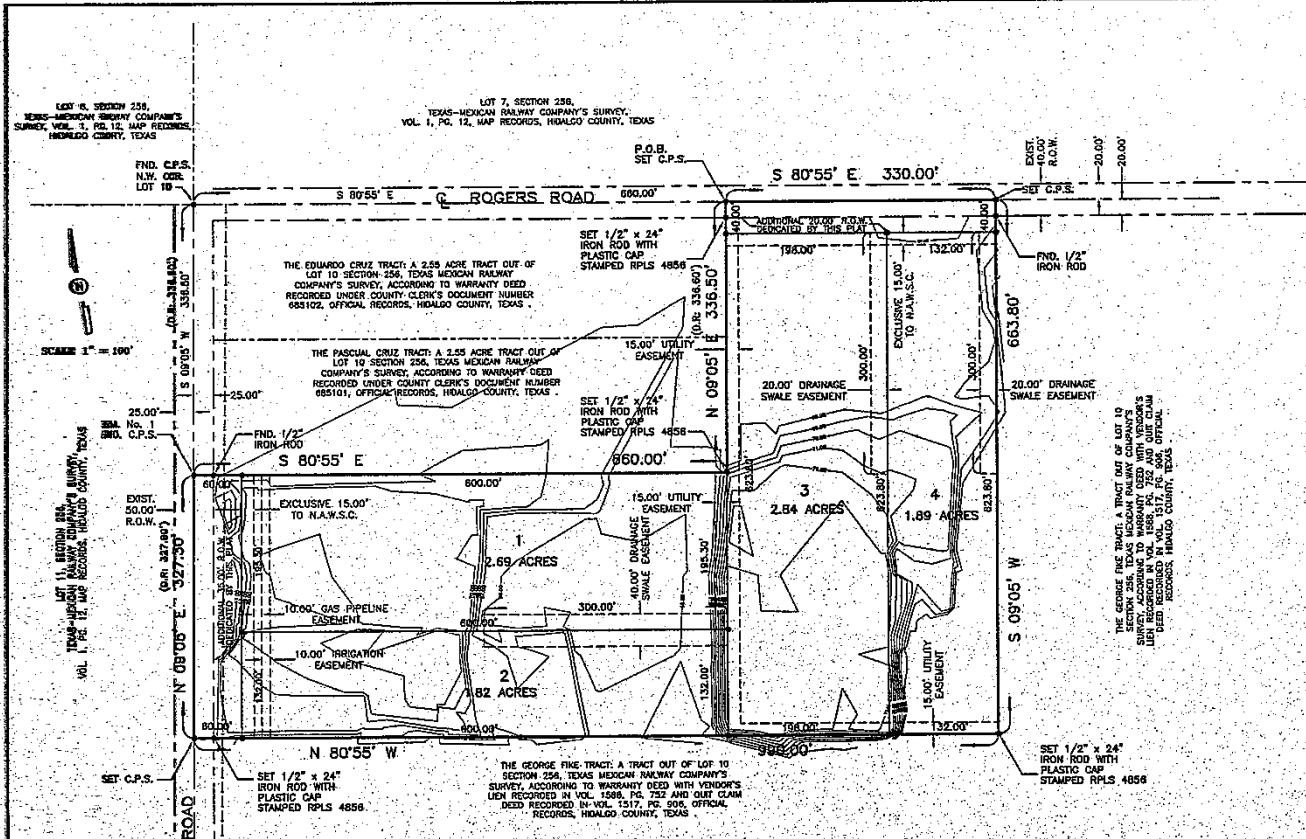
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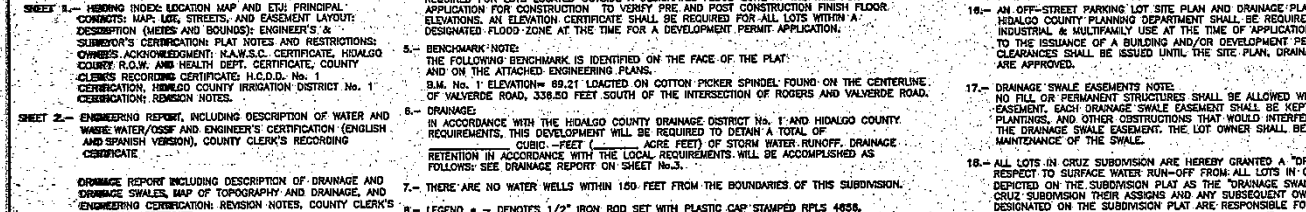
HIDALGO COUNTY IRIGATION DISTRICT NO. 1
ON THIS THE ____ DAY OF _____, 20__



PLAT NOTES AND RESTRICTIONS:
1. FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "AH" BASE FLOOD ELEVATION = 73.00'
2. MINIMUM BUILDING SETBACK LINES: FRONT: 40.00 FEET ON ROGERS ROAD
3. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON LOTS 1 THROUGH 4. NO COMMERCIAL USE SHALL BE ALLOWED. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
4. MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH 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 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. BENCHMARK NOTE: THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS. S.M. No. 1 ELEVATION= 89.21' LOCATED ON COTTON PICKER SPINDLE FOUND ON THE CENTERLINE OF VALVERDE ROAD, 338.50 FEET SOUTH OF THE INTERSECTION OF ROGERS AND VALVERDE ROAD.
6. DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DESIGN A TOTAL OF _____ CUBIC FEET (____ ACRES 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.
7. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.
8. LEGEND: --- DENOTES 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.
9. 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.
10. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT DEVELOPER AND ENGINEER HEREBY CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.

REVISION NOTES table with columns: NO., DATE, REVISION, APPROVED.

INDEX TO SHEETS
SHEET 1 - HIDALGO INDEX LOCATION MAP AND ETL. PRINCIPAL CONDUITS, MAP, LOTS, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); ENGINEER'S & SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S ACKNOWLEDGMENT; N.A.W.S.C. CERTIFICATE; HIDALGO COUNTY R.O.W. AND HEALTH DEPT. CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; H.C.D.D. No. 1 CERTIFICATION; HIDALGO COUNTY IRIGATION DISTRICT No. 1 CERTIFICATION; REMOVAL NOTES.
SHEET 2 - ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER/OSSF AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION), COUNTY CLERK'S RECORDING CERTIFICATE.



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY: CRUZ SUBDIVISION IS LOCATED IN NORTHERN HIDALGO COUNTY NEAR THE SOUTHWEST CORNER OF VALVERDE ROAD AND ROGERS ROAD. IT IS 850.00 FEET EAST OF SAID 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 42,735). CRUZ SUBDIVISION LIES APPROXIMATELY 3.55 MILES FROM THE CITY LIMITS AND IT IS NOT WITHIN THE CITY'S TWO-MILE EXTRA-TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021. IT LIES IN PCT. 4.

PRINCIPAL CONTACTS:
OWNER: PASCUAL CRUZ, MOSES CRUZ, ROGERO CRUZ, FIDEL CRUZ
ADDRESS: 2734 N. VALVERDE, EDINBURG, TX 78541
PHONE: (959)789-0828 (959)381-9221
ENGINEER: ALFONSO QUINTANILLA
ADDRESS: 124 E. STUBBS, EDINBURG, TX 78539
PHONE: (959)381-8480 (959)381-0527
SURVEYOR: ALFONSO QUINTANILLA
ADDRESS: 124 E. STUBBS, EDINBURG, TX 78539
PHONE: (959)381-8480 (959)381-0527

QUINTANILLA, HEADLEY AND ASSOCIATES, INC. CONSULTING ENGINEERS LAND SURVEYORS. Includes company logo and contact information.

Table with columns: SHEET NO. 1 OF 3 SHEETS, PREPARED BY, CHECKED BY, APPROVED BY.