

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 1, 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.

STATE OF TEXAS COUNTY OF HIDALGO OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION WE, PASCUAL CRUZ, MOISES CRUZ, GREGORIO CRUZ, & FIDEL CRUZ, AS OWNERS OF THE 9.99 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED CRUZ 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 WE 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. WE ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

Pascual Cruz 7/10 Moises Cruz 7/10 Gregorio Cruz 7/10 Fidel Cruz 7/10

STATE OF TEXAS COUNTY OF HIDALGO BEFORE ME, the undersigned authority, on this day personally appeared PASCUAL CRUZ, MOISES CRUZ, GREGORIO CRUZ, & FIDEL CRUZ known to me to be the persons whose name is 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 7th day of July, 2010. LILA A. QUINANILLA Notary Public

HIDALGO COUNTY IRRIGATION DISTRICT NO. 1. THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS DATE OF 6-10-10. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON H.C.I.D. NO. 1 RIGHT-OF-WAY OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE H.C.I.D. NO. 1 SUPERVISOR IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF EDINBURG, TEXAS.

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 232.028(a). WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE CRUZ SUBDIVISION, WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON 6-10-10.

NOTE: 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 LOCAL GOVERNMENT CODE § 49.211(g). 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 CERTIFICATE OF PLAT APPROVAL. I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF CRUZ SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON 6-10-10.

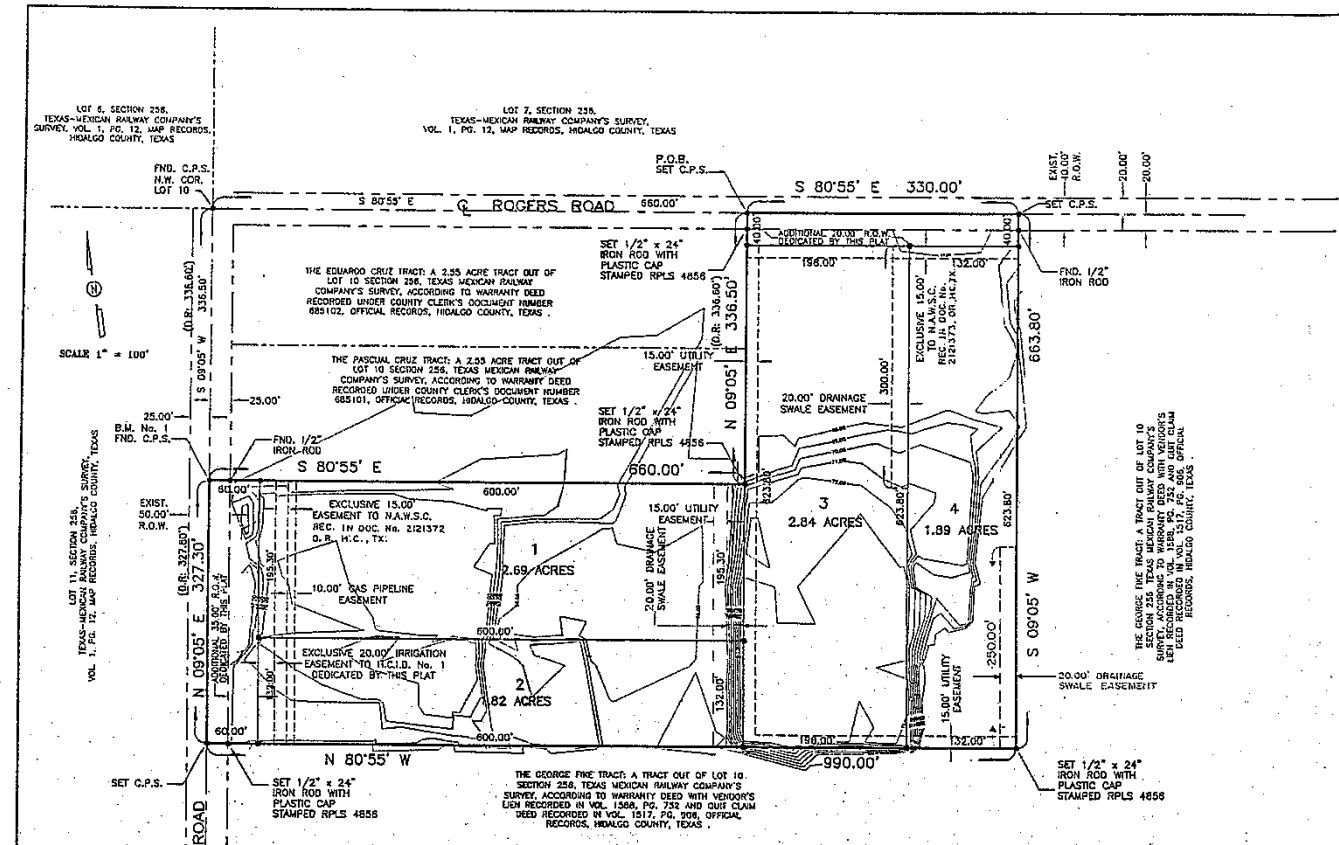
HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL. I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF CRUZ SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON 6-10-10.

HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR. I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF CRUZ SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR ON 6-10-10.

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 QUINANILLA Notary Public

FILED FOR RECORD IN HIDALGO COUNTY, TEXAS BY: DEPUTY



- PLAT NOTES AND RESTRICTIONS: 1- FLOOD ZONE STATEMENTS. FLOOD ZONE DESIGNATION: ZONE "AH". BASE FLOOD ELEVATION = 73.00. FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY AREAS OF PONDING) BASE FLOOD ELEVATIONS DETERMINED COMMUNITY-PANEL No. 480334 0325 D EFFECTIVE DATE MAY 17, 2001.

- 2- MINIMUM BUILDING SETBACK LINES: FRONT: 40.00 FEET ON ROGERS ROAD. REAR: 35.00 FEET OR EASEMENT, WHICHEVER IS GREATER. SIDE: 8.00 FEET OR EASEMENT, WHICHEVER IS GREATER. CORNER SIDE: 10.00 FEET OR EASEMENT, WHICHEVER IS GREATER.

- 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 ELEVATION SHALL BE AT 875 73.00 OR ABOVE NATURAL GROUND. MINIMUM FINISH FLOOR ELEVATION SHALL 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= 69.21 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 STORM A TOTAL OF 29,730.25 CUBIC FEET (0.68 ACRE FEET) OF DETAIN WATER RUNOFF. DRAINAGE RETENTION 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 4855, 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.

MEETS AND BOUNDS 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 1, 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, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEING, AT A COTTON PICKER SPINDLE SET ON THE NORTH LINE OF LOT 10 AND IN THE CENTERLINE OF ROGERS ROAD FOR THE NORTHWEST 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 685102, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE MOST NORTHWEST CORNER OF THIS TRACT, SAID SPINDLE BEARS S 80°55' E, 890.00 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 ON THE NORTHWEST CORNER OF THE GEORGE FINE TRACT (A TRACT OF LAND OUT OF LOT 10, SECTION 25E, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO QUILTLAND DEED RECORDED IN VOLUME 1517, PAGE 008, WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 1588, PAGE 752, AND PROPERTY L.I. NUMBER R298511 AND R298513, TAX RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE S 09°05' W, ALONG THE WEST LINE OF THE GEORGE FINE TRACT, PASSING A 1/2" IRON ROD FOUND AT 20.00 FEET FOR THE SOUTH RIGHT OF WAY LINE OF VALVERDE ROAD, A TOTAL DISTANCE OF 663.80 FEET TO A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4858 SET FOR 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 (DEED RECORD: 327.80 FEET) TO A COTTON PICKER SPINDLE SET ON THE SOUTHWEST CORNER OF THE PASCUAL CRUZ TRACT (A 2.25 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 685101, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE MOST WESTERLY NORTHWEST CORNER OF THIS TRACT.

THENCE S 80°55' E, ALONG THE SOUTH 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 660.00 FEET TO A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4858 SET FOR THE SOUTHWEST 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 4858 SET FOR THE INTERIOR CORNER OF THIS TRACT, A TOTAL DISTANCE OF 335.50 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 QUINANILLA, 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 OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF EDINBURG, TEXAS.

DATED THIS 26TH DAY OF APRIL, 2010.

REGISTERED PROFESSIONAL LAND SURVEYOR No. 4858 STATE OF TEXAS

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, have hereby granted, sold, conveyed, transferred, and conveyed to said Grantee, its successors, and assigns, on vacillate perpetual easement with the right to erect, construct, install and thereafter use, operate, improve, repair, maintain, replace, and remove water distribution lines and appurtenances over and across the lands shown on this plat, together with the right to ingress and egress over Grantor's adjacent lands of the purpose for which the above mentioned right of way easement is granted, the easement hereby granted shall not exceed 15' in width, and Grantee is hereby authorized to designate the course of the easement within the above stated limits, and 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 the water line as installed, Grantor further grants to Grantee an additional easement over and across the land shown on this plat for the purpose of 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 water line as installed, and the use of the same, and the use of the same shall not constitute a covenant or easement for the benefit of the Grantee, its successors, and assigns, the Grantor hereby waives any and all claims for damages or compensation for the use of the easement over and across the lands shown on this plat, and shall hold said lands free and clear of all encumbrances and liens except the following:

The easement conveyed herein was obtained or improved through Federal financial assistance. The easement is subject to the provisions of Title 49 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.

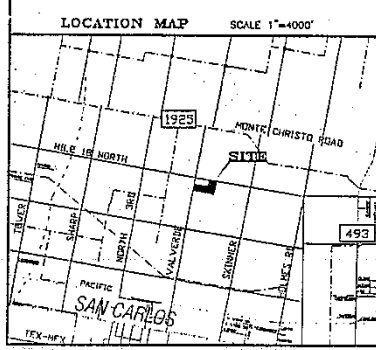
IN WITNESS WHEREOF, the said Grantor executed this instrument this 26th day of July, 2010.

Pascual Cruz Moises Cruz Gregorio Cruz Fidel Cruz

ON: AT AM/PM INSTRUMENT NUMBER OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS BY: DEPUTY

REVISION NOTES table with columns for No., Date, Description, and Initials.

INDEX TO SHEETS table with columns for Sheet No., Description, and Date.



PRINCIPAL CONTACTS: Name, Address, City & Zip, Phone, Fax. OWNER: PASCUAL CRUZ, MOISES CRUZ, GREGORIO CRUZ, FIDEL CRUZ. ENGINEER: ALFONSO QUINANILLA. SURVEYOR: ALFONSO QUINANILLA.

