

STATE OF TEXAS
 COUNTY OF HIDALGO

I, THE UNDERSIGNED, ARTURO GARCIA JR., A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AS HEREIN SHOWN.



ARTURO GARCIA, JR., P.E. # 69358
 TEXAS REGISTERED ENGINEERING FIRM # 914
 ARTURO GARCIA ENGINEERING SERVICES, PLLC
 DATE: _____
 P.O. BOX 4528
 McALLEN, TEXAS 78202-4528
 PHONE (850) 630-3340

STATE OF TEXAS
 COUNTY OF HIDALGO

I, THE UNDERSIGNED, PABLO SOTO, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

PABLO SOTO, JR., R.P.L.S. #4541
 DATE SURVEYED: _____
 PENA ENGINEERING'S
 1208 S. IRONWOOD
 PHARR, TEXAS 78577
 TEL: (956) 782-8277

STATE OF TEXAS
 COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, ABRAHAM QUIROGA, AS OWNER OF THE 2.00 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED NORTH TOWER ACRES SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DESCRIBED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK AND EASEMENTS SHOWN HEREIN. I CERTIFY THAT WE HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 222.002 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.

ABRAHAM QUIROGA
 319 QUARTZ
 EDINBURG, TEXAS 78239

STATE OF TEXAS
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ABRAHAM QUIROGA PERSONALLY APPEARED AND PROVED, THROUGH HER DEPARTMENT OF PUBLIC SAFETY DRIVERS LICENSE, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. FURTHERMORE, AFTER BEING DULY SWORN BY ME, SHE DECLARED THAT THE STATEMENTS CONTAINED THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED THAT SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREBY EXPRESSED. ALL GIVEN UNDER MY HAND AND SEAL OF OFFICE DATED:

THIS _____ DAY OF _____, 2010 A.D.

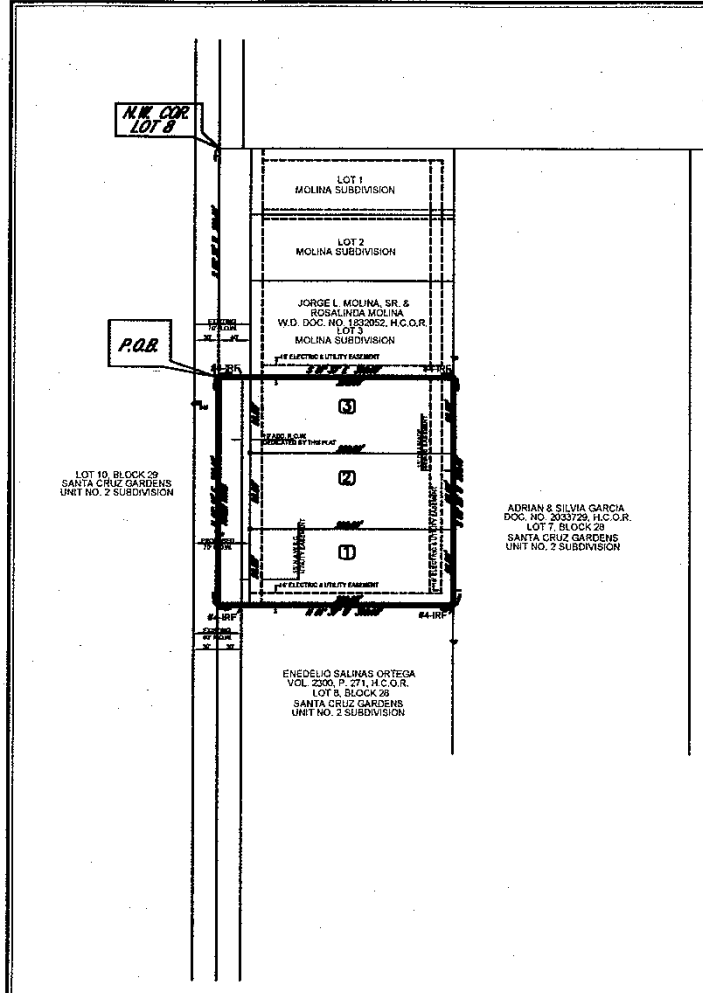
NOTARY PUBLIC FOR THE STATE OF TEXAS MY COMMISSION EXPIRES ON: _____

SUBDIVISION PLAT OF
NORTH TOWER ACRES SUBDIVISION
 HIDALGO COUNTY, TEXAS

A 2.00 ACRE TRACT OF LAND OUT OF LOT 8, BLOCK 28, SANTA CRUZ GARDENS UNIT NO. 2 SUBDIVISION, HIDALGO COUNTY, TEXAS, VOLUME 8, PAGES 28 - 29, H.C.M.R.

PROJECT NAME	NORTH TOWER ACRES SUBDIVISION
PROJECT LOCATION	HIDALGO COUNTY, TEXAS
PLANS FOR	PLAT
DATE	
DRAWN BY	CHERRIE B. BROWN
CHECKED BY	ARTURO GARCIA JR.
DATE	
PROJECT NO.	CAVADROS
DATE	
SCALE	AS SHOWN
SHEET	1 OF 2

P.O. BOX 4528
 McALLEN, TEXAS 78202-4528
 PHONE (850) 630-3340
 FAX (850) 267-4634
 T-7
 52100



ADRIAN & SILVIA GARCIA
 DOC. NO. 303279, H.C.O.R.
 LOT 7, BLOCK 28
 SANTA CRUZ GARDENS
 UNIT NO. 2 SUBDIVISION

ENEDELO SALINAS ORTEGA
 VOL. 2025, P. 271, H.C.O.R.
 LOT 8, BLOCK 28
 SANTA CRUZ GARDENS
 UNIT NO. 2 SUBDIVISION

METES AND BOUNDS

A Tract of land containing 2.00 acres, situated in Hidalgo County, Texas, being part or portion of LOT 8, BLOCK 28, SANTA CRUZ GARDENS UNIT NO. 2 SUBDIVISION, according to the plat thereof recorded in Volume 8, Pages 28 - 29, Hidalgo County Map Records, said 2.00 acres also being more particularly described as follows:

BEGINNING at a 60D nail found in the centerline of 60.0 foot right-of-way county road (Tower Road) for the northwest corner of this tract, said nail bears South 08° 23' West, a distance of 290.00 feet from the Northwest corner of said Lot 8;

THENCE, South 81° 37' East, at 30.00 feet pass a No. 4 rebar found for reference on the East right of way line of said County Road (Tower Road), and continuing a total distance of 300.00 feet to a No. 4 rebar found for the Northeast corner of this tract;

THENCE, South 08° 23' West, 290.00 feet to a No. 4 rebar found for the Southeast corner of this tract;

THENCE, North 81° 37' West, at 270.00 feet pass a No. 4 rebar found for reference on the East right of way line of said County Road (Tower Road) and continuing a total distance of 300.00 feet to a 60D nail found on the centerline of said County Road (Tower Road) and on the West line of said Lot 8 for the Southwest corner of this tract;

THENCE, North 08° 23' East, 290.00 feet along the centerline of said County Road (Tower Road) and West line of said Lot 8 to the **POINT OF BEGINNING** and containing 2.00 acres of land more or less.

RIGHT OF WAY EASEMENT

KNOWN ALL MEN BY THESE PRESENTS, that the undersigned, owners of the property shown on the 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 Tower Acres Subdivision, (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 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 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 an 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 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 Grantee owns it, whichever is longer.

IN WITNESS WHEREOF OF THE SAID GRANTOR EXECUTED THE INSTRUMENT THE DAY OF _____, 2010.

STATE OF TEXAS
 COUNTY OF HIDALGO

THIS PLAT IS HEREBY APPROVED BY THE SANTA CRUZ IRRIGATION DISTRICT NO. 18 ON THIS _____ DAY OF _____, 2010 SUBJECT TO THE FOLLOWING:

- 1) NO BUILDINGS ALLOWED ON TOP OF AN IRRIGATION LINE; 2) FIFTEEN FOOT (15) EASEMENT ON EACH SIDE OF IRRIGATION LINE OR CANAL; 3) ALL LOTS SUBJECT TO RULES, REGULATIONS, RIGHTS-OF-WAYS AND EASEMENTS OF DISTRICT; 4) IF SUBDIVISION IS NO EXCLUDED FROM DISTRICT AND IRRIGATION TO INDIVIDUAL LOTS IS DISBRED, EASEMENTS FOR NECESSARY IRRIGATION FACILITIES TO SUCH LOTS FROM THE CLOSEST DISTRICT DELIVERY POINT SHALL BE PROVIDED, WITH THE LOT OWNER BEING RESPONSIBLE TO INSTALL SUCH NECESSARY FACILITIES.

SECRETARY _____ PRESIDENT _____

COUNTY OF HIDALGO
 CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF NORTH TOWER ACRES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THIS _____ DAY OF _____, 2010.

HIDALGO COUNTY RIGHT OF WAY DIRECTOR _____ DATE _____

COUNTY OF HIDALGO
 CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF NORTH TOWER ACRES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____, 2010.

HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR _____ DATE _____

GENERAL PLAT NOTES & RESTRICTIONS
 THE FOLLOWING LISTED PLAT NOTES AND RESTRICTIONS ARE TRANSLATED INTO SPANISH AS SHOWN ON THE SECOND SHEET OF THIS PLAT:
 LAS NOTAS IDENTIFICADAS EN ESTA PAGINA ESTAN TRADUCIDAS A ESPAÑOL EN LA SEGUNDA PAGINA DE ESTA SUBDIVISION.

1. FLOOD ZONE DESIGNATION: ZONES "X" (NO SHADING) ZONE X - AREAS (NO SHADING) AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN. COMMUNITY PANEL NUMBER 48034 0308 D; MAP REVISED: JUNE 6, 2005. 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).
2. SETBACKS: FRONT: 35 FEET; REAR: 15 FEET OR EASEMENT WIDTH WHICHEVER IS GREATER IN ALL CASES; SIDE: 6 FEET OR EASEMENT WIDTH WHICHEVER IS GREATER IN ALL CASES.
3. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. APPLICATION FOR CONSTRUCTION IS REQUIRED PRIOR TO OCCUPYING THE LOT.
4. MINIMUM FINISH FLOOR ELEVATION: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CENTERLINE OF STREET OR 16" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR ALL LOTS WITHIN THE SUBDIVISION 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 OF DEVELOPMENT PERMIT APPLICATION.
5. BENCHMARK NOTE: SET IN POWER POLE LOCATED AT NORTHWEST CORNER OF SAID PROPERTY ON WEST RIGHT-OF-WAY. ELEVATION 0.00 NGVD 1929.
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 2,278 CUBIC FEET (0.0232 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: BY DEPRESSED YARD AREAS IN SWALES PARALLEL TO THE PROPERTY LINES IN ACCORDANCE WITH HIDALGO COUNTY CRITERIA.
7. DRAINAGE SWALE EASEMENTS NOTE: NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY SWALES OR UTILITY EASEMENTS. EACH DRAINAGE SWALE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION AND MAINTENANCE OF THE DRAINAGE SWALE EASEMENT. THE LOT OWNER SHALL BE RESPONSIBLE OF 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 BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE. B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 0.50 ACRE 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 ABSORPTIVE DRAIN FIELD SYSTEM BASED ON SITE VISITS AND SOIL REPORT INFORMATION DATE MAY 18, 2010. E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
9. EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICAL AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
10. ABRAHAM QUIROGA, THE OWNER & SUBDIVIDER OF NORTH TOWER ACRES 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.
11. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.
12. NO PERMANENT 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 NATURE HEIGHT, GRASS, GROUND COVER OR FLOWERS) AND OTHER OBSTRUCTIONS AFFECTING THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
13. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.0 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT, AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
14. LEGEND "o" DENOTES 1/2" IRON ROD SET FOR ALL LOT CORNERS.

PRINCIPAL CONTACTS

NAME	ADDRESS	CITY, STATE & ZIP CODE	PHONE	FAX
ENGINEER	ARTURO GARCIA JR.	McALLEN, TEXAS 78202	(850) 630-3340	(850) 267-4634
OWNER	ABRAHAM QUIROGA	McALLEN, TEXAS 78202	(850) 630-3340	(850) 267-4634
SURVEYOR	PABLO SOTO, JR.	McALLEN, TEXAS 78202	(956) 782-8277	(956) 782-8277

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY: NORTH TOWER ACRES SUBDIVISION IS LOCATED IN NORTH HIDALGO COUNTY EAST OF TOWER ROAD 641 FEET NORTH FROM THE CENTERLINE OF RAMSTAYER ROAD. 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 SQUARE, NORTH TOWER ACRES SUBDIVISION LIES APPROXIMATELY 3.5 MILES FROM THE CITY LIMITS (AND IS OUTSIDE THE 2 MILE EXTRATERRITORIAL JURISDICTION (E.T.J.) UNDER LOCAL GOVERNMENT CODE § 42.021, CODE § 212.001 AND LIES IN PRECINCT No. 4.

1. This is the original plat. State-issued legal description, location map and E.T. Jurisdiction certificate (E.T.J.) are attached to this plat. The original plat is the only one that is valid. All other copies are copies of this original plat. This plat is the only one that is valid. All other copies are copies of this original plat. This plat is the only one that is valid. All other copies are copies of this original plat.

2. Find Engineering Permit, including Description of Water and Sanitary Sewer (English-Spanish Version), Legend, Description of Drainage and Drainage system, Map of Topography and Engineering Flood Certification, and Elevation Station Notes Prepared by Arturo Garcia Engineering, P.L.L.C., Sheet Number