

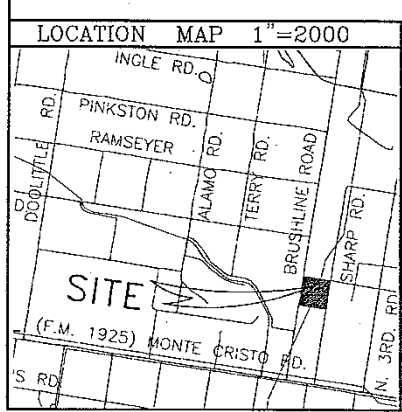
**INDEX TO SHEET OF REPEAT OF LOTS 1, 2, & 3, THE HILLS SUBDIVISION**

**LEGEND**

- FND. MONUMENT
- FND. IRON REBAR
- FND. NAIL
- FND. NO. 4 REBAR
- FND. NO. 1/2" IRON REBAR
- FND. OTHER SPECIFIED
- ▲ SET OFF
- ▲ GAS LINE MARKER
- ▲ GAS LINE

**INDEX TO SHEET OF REPEAT OF LOTS 1, 2, & 3, THE HILLS SUBDIVISION**

REPEAT OF LOTS 1, 2, & 3, THE HILLS SUBDIVISION IS LOCATED IN THE CENTRAL PART OF PUBLIC COUNTY, MISSOURI, 7.500 FEET NORTH OF MONTE CRISTO RD. (F.M. 1925) AND EAST OF BRUSHLINE ROAD. THE NEAREST BOUNDARY OF THE CITY OF SPRINGFIELD, MISSOURI, IS APPROXIMATELY 2.5 MILES EAST FROM THE CITY CENTER AND IS NOT WITHIN THE BOUNDARY OF PUBLIC COUNTY. APPROVED UNDER LOCAL GOVERNMENT CODE § 212.001. THIS PROPERTY IS WITHIN PRECINCT NO. 4.



**LOT AREAS**

| NO. | SQ. FT. | AC.  |
|-----|---------|------|
| 1   | 33,721  | 0.77 |
| 2   | 25,797  | 0.59 |
| 3   | 24,620  | 0.57 |

**CURVE TABLE**

| CURVE | RADIUS | LENGTH | TANGENT | CHORD  | BEARING     | DELTA     |
|-------|--------|--------|---------|--------|-------------|-----------|
| 1     | 175.00 | 126.45 | 66.13   | 123.72 | S76°17'05"W | 41°24'04" |

DRAWN BY: S. J. SIKS DATE: 11-03-10  
 SURVEYED & CHECKED BY: DATE:

**PRINCIPAL CONTACTS:**

| NAME                          | ADDRESS                | CITY & ZIP         | PHONE          | FAX            |
|-------------------------------|------------------------|--------------------|----------------|----------------|
| MANAGER: AUDREY CLUCK MARTIN  | 2112 W. UNIVERSITY DR. | EDINBURG, TX 78539 | (936) 381-1244 |                |
| ENGINEER: FRED L. KURTH, P.E. | 115 W. UNIVERSITY      | EDINBURG, TX 78541 | (936) 381-0981 | (936) 381-0981 |
| SURVEYOR: FRED L. KURTH, P.E. | 115 W. UNIVERSITY      | EDINBURG, TX 78541 | (936) 381-0981 | (936) 381-0981 |

# REPEAT OF LOTS 1, 2 & 3 OUT OF THE HILLS

IN HARMONY WITH NATURE

BEING A REPEAT OF 1.932 ACRES SITUATED IN THE COUNTY OF MISSOURI, TEXAS, BEING A PART OR PORTION OF LOT 1, 2 AND 3 AND A PART OR PORTION OF THE COMMON AREA ADJACENT TO SAID LOTS OUT OF THE HILLS SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 32, PAGE 95, MISSOURI COUNTY MAP RECORDS.

STATE OF TEXAS  
 COUNTY OF HIDALGO

THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT DESIGNATED HEREIN AS REPEAT OF LOTS 1, 2 & 3, THE HILLS SUBDIVISION HEREBY DECLARE:

- TO THE AGENTS AND EMPLOYEES OF ANY GOVERNMENTAL ENTITY HAVING JURISDICTION OVER THIS SUBDIVISION, EMPLOYEES OF UTILITIES SERVING THE SUBDIVISION AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS, AN EASEMENT OVER ALL STREETS AND EASEMENTS, PROVIDED, HOWEVER, THAT OWNERSHIP AND MAINTENANCE OF ALL SUCH AREAS SHALL REMAIN WITH AND BE THE RESPONSIBILITY OF THE "THE HILLS HOMEOWNERS ASSOCIATION" AND/OR DECISIONS UNLIMITED, L.L.C.
- TO NORTH ALAMO WATER SUPPLY CORPORATION, ITS SUCCESSORS AND ASSIGNS, AN EXCLUSIVE (EXCEPT WHERE IT CO-EXISTS WITH OTHER UTILITY EASEMENTS AS SHOWN HEREON) EASEMENT 15 FEET IN WIDTH, RUNNING, GENERALLY, ADJACENT TO THE COUNTY ROADS AND ADJACENT TO THE NORTH RIGHT OF WAY LINE OF AND WITHIN THE RIGHT OF WAY OF THE HILLS DRIVE AS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT TO CROSS THE DRIVE RIGHT OF WAY TO THE SOUTH OR SOUTHWEST SIDE OF THE DRIVE, AT ANY LOCATIONS AS NEEDED AND AS SHOWN ON THE UTILITY PLAN, ALL FOR THE PURPOSE OF CONSTRUCTING, INSTALLING AND LAYING THEREAFTER USING, OPERATING, INSPECTING, REPAIRING, MAINTAINING, REPLACING AND REMOVING WATER AND SANITARY SEWER PIPE LINES AND ASSOCIATED APPURTENANCES.
- TO NORTH ALAMO WATER SUPPLY CORPORATION, ITS SUCCESSORS AND ASSIGNS, AND ADDITIONAL EASEMENT, IN THE EVENT OF THE NECESSITY OF LATERALLY RELOCATING ANY LINE HEREIN INSTALLED AS THE RESULT OF THE WIDENING OR RELOCATION OF ANY PUBLIC ROAD SHOWN HEREON, LIMITED TO 15 FEET IN WIDTH, THE CENTER THEREOF BEING THE LINE(S) AS RELOCATED.
- TO MAGIC VALLEY ELECTRIC COOPERATIVE, INC., ITS SUCCESSORS AND ASSIGNS, AN EASEMENT, 10 FEET IN WIDTH, RUNNING, GENERALLY, ALONG THE SOUTH RIGHT OF WAY LINE OF THE HILLS DRIVE TOGETHER WITH THE RIGHT TO CROSS THE DRIVE RIGHT OF WAY TO THE SOUTH OR NORTHERLY SIDE OF THE DRIVE AT ANY LOCATIONS AS NEEDED AND AS SHOWN ON THE UTILITY PLAN, ALL FOR THE PURPOSE OF CONSTRUCTING, INSTALLING AND LAYING THEREAFTER USING, OPERATING, INSPECTING, REPAIRING, MAINTAINING, REPLACING AND REMOVING UNDERGROUND ELECTRIC LINE/CABLES AND ASSOCIATED APPURTENANCES.
- TO AT&T TELEPHONE COMPANY, ITS SUCCESSORS AND ASSIGNS, OR ANY OTHER ENTITY PROVIDING TELEPHONE SERVICE TO THE SUBDIVISION, AN EASEMENT OVER THE SOUTH 11 FEET OF THE RIGHT OF WAY LINE OF THE HILLS DRIVE, AS SHOWN ON THE PLAT, TOGETHER WITH THE RIGHT TO CROSS THE DRIVE RIGHT OF WAY TO THE SOUTH AT THE SITES INDICATED ON THE PLAT, ALL FOR THE PURPOSE OF CONSTRUCTING, INSTALLING AND LAYING THEREAFTER USING, OPERATING, INSPECTING, REPAIRING, MAINTAINING, REPLACING AND REMOVING UNDERGROUND ELECTRIC LINE/CABLES AND ASSOCIATED APPURTENANCES.

THIS REPEAT OF LOTS 1, 2, & 3 HAS BEEN APPROVED BY THE BOARD OF DIRECTORS OF THE VALLEY LAND AND CONSERVATION SOCIETY, INC., A NON-PROFIT CORPORATION, 2112 W. UNIVERSITY DR., EDINBURG, TEXAS 78539.

BY: JIM TABAK, BOARD PRESIDENT

AUDREY CLUCK MARTIN, SECRETARY, TREASURER

HIDALGO COUNTY  
 CERTIFICATE OF APPROVAL  
 UNDER LOCAL GOVERNMENT CODE § 232.028 (A)

WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF REPEAT OF LOTS 1, 2, & 3 THE HILLS S/D 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 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEX. WATER CODE § 49.211(4). 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: \_\_\_\_\_

- GENERAL PLAT NOTES & RESTRICTIONS CONTINUE:
- THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.
  - DECISIONS UNLIMITED, L.L.C., THE OWNER & SUBDIVIDER OF REPEAT OF LOTS 1, 2 & 3 OUT OF THE HILLS SUBDIVISION RETAINS AN EASEMENT UPON EACH LOT FOR THE PURCHASE OF INSTALLING AN APPROVED OSSP ON THE LOT AS DESCRIBED ON SHEET NO.2 OF THIS PLAT.
  - NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES AND OTHER PLANTINGS (EXCEPT LOW GROWING PLANTS UNDER 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS TO THE OPERATIONS 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.
  - ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY WOOD SUBDIVISION RULES.
  - THE HOMEOWNERS ASSOCIATION AND/OR EVERY LOT OWNER SHALL HOLD THE COUNTY OF HIDALGO, TEXAS HARMLESS AND INDEMNIFY SAID COUNTY FROM ANY AND ALL CLAIMS RELATING TO THE CONVICTION OR ACCESSIBILITY OF THE PRIVATE STREETS. THE LOT OWNERS SHALL BE RESPONSIBLE FOR THE COSTS TO MAINTAIN THE PRIVATE STREETS, PRIVATE SIDEWALKS AND PRIVATE STEELGIRTS. ANY REQUEST FOR DEDICATION OF THE PRIVATE ROADS TO PUBLIC USE IF APPROVED SHALL CAUSE CONSTRUCTION SPECIFICATIONS TO MEET COUNTY REQUIREMENTS.

MELDEN & HUNT, INC. TEXAS REGISTRATION F-1425

**M MELDEN & HUNT INC.**  
 CONSULTANTS - ENGINEERS - SURVEYORS  
 115 W. UNIVERSITY  
 EDINBURG, TX 78541  
 915 E. 2nd STREET  
 90 GRAND CITY, TX 75852  
 E-MAIL: info@mehunt.com EST. 1947

OFF: (936) 381-0981  
 FAX: (936) 381-1829  
 FAX: (936) 407-8094  
 FAX: (936) 409-8591  
 E-MAIL: info@mehunt.com EST. 1947

STATE OF TEXAS  
 COUNTY OF HIDALGO

I, FRED L. KURTH A REGISTERED PROFESSIONAL LAND SURVEYOR AND LICENSED PROFESSIONAL ENGINEER IN TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF THE REPEAT OF LOTS 1, 2, & 3 OUT OF THE HILLS SUBDIVISION WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 11/03/10 AND THAT THE PROPOSED ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION.

*Fred L. Kurth* 1-10-11  
 FRED L. KURTH, P.E. # 54151 RPLS # 4750  
 DATE SURVEYED 11-03-10  
 DATE PREPARED PG

JOB No. 10087.00

STATE OF TEXAS  
 COUNTY OF HIDALGO

WE, THE UNDERSIGNED OWNER OF LAND SHOWN ON THIS PLAT, FOR THE CONSIDERATION OF DELTA LAKE IRRIGATION DISTRICT (WILLCY AND HIDALGO COUNTY APPROVING THIS PLAT), ASSUME ALL RESPONSIBILITY FOR THE DRAINAGE OF THE LAND COVERED HEREIN AND WE, OUR HEIRS AND ASSIGNS, ASSUME ANY COSTS IN CONNECTION WITH ANY DRAINAGE NEEDED NOW OR AT ANY TIME IN THE FUTURE.

DECISIONS UNLIMITED, L.L.C. THE HILLS HOMEOWNERS ASSOCIATION

*Audrey Cluck Martin* *Audrey Cluck Martin*  
 AUDREY CLUCK MARTIN, MANAGER AUDREY CLUCK MARTIN, SECRETARY, TREASURER  
 2112 W. UNIVERSITY  
 EDINBURG, TEXAS 78539

STATE OF TEXAS  
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED AUDREY CLUCK MARTIN

PROVIDED TO ME THROUGH A TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVERS 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 THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 14th DAY OF January, 2011.

*Lidia Hauer*  
 LIDIA HAUER  
 Notary Public, State of Texas  
 My Commission Expires: June 30, 2014

THIS PLAT, REPEAT OF LOTS 1, 2, & 3 OUT OF THE HILLS SUBDIVISION, HAS BEEN SUBMITTED TO AND CONSIDERATION BY THE DELTA LAKE IRRIGATION DISTRICT OF WILLCY AND HIDALGO COUNTY, TEXAS AND IS HEREBY APPROVED BY SUCH DISTRICT. ALL RIGHTS, RULES AND REGULATIONS OF THE DELTA LAKE IRRIGATION DISTRICT EXISTING PRIOR TO THE SUBMISSION OF THIS PLAT ARE NOT ABROGATED BY THE SUBSEQUENT APPROVAL OF THIS PLAT BY THE SAID DISTRICT, NOTWITHSTANDING ANY PROVISION OR NOTATION OTHERWISE IN THIS PLAT. THIS REQUIREMENT WILL BE INAPPLICABLE IF ANY RIGHTS, RULES OR REGULATIONS OF THE DISTRICT ARE INTENDED BY THE DISTRICT TO BE ABROGATED. DELTA LAKE IRRIGATION DISTRICT WILL NOT ALLOW ANY STRUCTURES 15' FROM THE CENTER LINE OF A PIPELINE OR 125' FROM THE INSIDE TOP OF ANY MAIN OR LATERAL CANAL OR DRAINAGE DITCH THAT NO FENCING BE INSTALLED OR REMOVED ON ANY DISTRICTS EASEMENT OR RIGHT-OF-WAY LESS APPROVED BY THE DISTRICT MANAGEMENT. ALL APPROVED FENCING WILL BE REQUIRED TO HAVE AVAILABLE ONLY AT EXISTING IRRIGATION OUTLETS. ANY MODIFICATION, CHANGE, OR ADDITIONAL OUTLETS MUST BE APPROVED BY THE DISTRICT AND BE AT EXPENSE OF THE OWNER.

ANY FAILURE TO RECORD THIS PLAT IN THE OFFICE OF COUNTY CLERK'S OFFICE ON WILLCY OR HIDALGO COUNTY WITHIN ONE YEAR AFTER THIS DATE SHALL CAUSE THIS APPROVAL TO BECOME VOID.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

APPROVED BY: PRESIDENT: DALE MURDEN  
 ATTEST: SECRETARY: NEAL GALLOWAY

FILED FOR RECORD BY  
 HIDALGO COUNTY  
 ARTURO GILARDEJO, JR.  
 HIDALGO COUNTY CLERK

ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM  
 DOCUMENT NUMBER \_\_\_\_\_  
 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS.  
 BY: \_\_\_\_\_ DEPUTY

HIDALGO COUNTY  
 CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF REPEAT OF LOTS 1, 2 & 3 THE HILLS S/D 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 REPEAT OF LOTS 1, 2 & 3 THE HILLS S/D WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_

HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR \_\_\_\_\_ DATE \_\_\_\_\_

MISSOURI COUNTY MAP RECORDS, VOLUME 32, PAGE 95, REPEAT OF LOTS 1, 2 & 3, THE HILLS SUBDIVISION, 11/03/10.