



**INDEX OF SHEETS**

**SHEET 1** - HEADING INDEX, LOCATION MAP AND ETC.; PRINCIPAL CONTACTS; MAP, LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); ENGINEER AND SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, CITY OF EDINBURG'S CERTIFICATE, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE (H.C.H.D. No. 1); HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE (H.C.H.D. No. 1); CERTIFICATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY IRRIGATION DISTRICT No. 1, CITY APPROVAL; CERTIFICATION, REVISION NOTES.

**SHEET 2** - ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSIONS); WATER & OSF DISTRIBUTION LAYOUT REVISION NOTES; SUBDIVIDER CERTIFICATION & STATEMENT.

**SHEET 3** - DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE; MAP OF TOPOGRAPHY OF DRAINAGE; AND ENGINEERING CERTIFICATION; CONSTRUCTION DETAILS REVISION NOTES.

**PLAT NOTES AND RESTRICTIONS:**

- FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "B" AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. (MEDIUM SHADING). C.P.N. 480334-0425 D. MAP REVISED: NOVEMBER 18, 1982.
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- 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.
- LEGEND: ● DENOTES 1/2"x24" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.
- THERE ARE NO WATER WELLS WITHIN 150-FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.
- MINIMUM BUILDING SETBACK LINES: FRONT: 25.00 FEET ON MURRILLO STREET REAR: 25.00' SIDES: 6.00 FEET OR TO EASEMENT LINE, WHICHEVER IS GREATER.
- DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 3,211.11 CUBIC FEET (0.19 ACRE FEET) OF STORM WATER RUNOFF DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO. 3 FOR STORM SEWER IMPROVEMENTS).

**LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:**  
MONTANA SEA SUBDIVISION IS LOCATED IN MIDDLE HIDALGO COUNTY APPROXIMATELY 800 FEET WEST OF INTERSECTION OF ALAMO ROAD AND MURRILLO ROAD, MURRILLO ROAD IS 1,040 FEET NORTH OF TRENTON 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 62,733), MONTANA SEA (ET) UNDER LOCAL GOVERNMENT CODE § 42.021, IT LIES IN P.C.T. A.

**PRINCIPAL CONTACTS:**

Name	Address	City & Zip	Phone	Fax
OWNERS: RUBEN MORENO	410 VERACRUZ DR.	SAN JUAN, TX 78589	(361)550-5446	N/A
ENGINEER: EULALIO RAMIREZ	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	(956)381-0527
SURVEYOR: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	(956)381-0527

**MINOR PLAT OF MONTANA SEA SUBDIVISION**

A 2.667 ACRE TRACT OF LAND OUT OF LOT 2, MURILLO SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 9, PAGE 20, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1786048 AND WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1962909, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

**METES AND BOUNDS**

A 2.667 ACRE TRACT OF LAND OUT OF LOT 2, MURILLO SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 9, PAGE 20, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1786048 AND WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1962909, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET ON THE SOUTH LINE OF LOT 2 AND ON THE NORTH RIGHT OF WAY LINE OF MURRILLO STREET FOR THE SOUTHWEST CORNER OF THE ELIAS MARRUFO TRACT (A 1.333 ACRE TRACT OUT OF LOT 2, MURILLO SUBDIVISION, ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 825614, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHWEST CORNER OF THIS TRACT, S40°00'00" W, 220.00 FEET FROM THE SOUTHWEST CORNER OF LOT 2.

**THENCE** N 81°28'09" W ALONG THE SOUTH LINE OF LOT 2 AND THE NORTH RIGHT OF WAY LINE OF MURRILLO STREET, A DISTANCE OF 440.00 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF LOT 2 AND THE SOUTHWEST CORNER OF THIS TRACT.

**THENCE** N 08°31'51" E ALONG THE WEST LINE OF LOT 2, PASSING A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET AT 4.00 FEET, A TOTAL DISTANCE OF 284.00 FEET TO 32" O.S.P. FOR THE NORTHWEST CORNER OF LOT 2 AND THE NORTHWEST CORNER OF THIS TRACT.

**THENCE** S 81°28'09" E ALONG THE NORTH LINE OF LOT 2, PASSING A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET AT 4.00 FEET, A TOTAL DISTANCE OF 440.00 FEET TO A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET FOR THE NORTHWEST CORNER OF THE ELIAS MARRUFO TRACT AND THE NORTHEAST CORNER OF THIS TRACT.

**THENCE** S 08°31'51" W ALONG THE WEST LINE OF THE ELIAS MARRUFO TRACT, A DISTANCE OF 284.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.667 ACRES OF LAND MORE OR LESS.

**BEARINGS** ARE IN ACCORDANCE WITH TRENTON OAKS SUBDIVISION, RECORDED IN VOLUME 31, PAGE 106, 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 A TRUE AND CORRECT COPY OF THE ORIGINAL PLAT AS DEPOSITED IN MY OFFICE AND THAT THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OR UNRECORDED ENCUMBRANCES, VISIBLE UTILITIES LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE PLAT, AND THAT THE CORNER MONUMENTS SHOWN HEREON SHOW PROPERTY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF EDINBURG, TEXAS.

DATED THIS 15TH DAY OF SEPTEMBER, 2010.

*[Signature]*  
REGISTERED PROFESSIONAL SURVEYOR  
No. 4858 STATE OF TEXAS

**HIDALGO COUNTY DRAINAGE DISTRICT NO. 1**  
BY: \_\_\_\_\_

**HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL**

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF MONTANA SEA SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON \_\_\_\_\_ 20\_\_\_\_.

HIDALGO COUNTY RIGHT OF WAY DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

**HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL**

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF MONTANA SEA SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_ 20\_\_\_\_.

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

**REVISION NOTES**

No.	Sheet	REVISION	Date	Approved

**FILED FOR RECORD IN**  
HIDALGO COUNTY  
ARTURO GUJARDO, JR.  
HIDALGO COUNTY CLERK

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

**MINOR PLAT OF MONTANA SEA SUBDIVISION**

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**METES AND BOUNDS**

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**BEGINNING** AT A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET ON THE SOUTH LINE OF LOT 2 AND ON THE NORTH RIGHT OF WAY LINE OF MURRILLO STREET FOR THE SOUTHWEST CORNER OF THE ELIAS MARRUFO TRACT (A 1.333 ACRE TRACT OUT OF LOT 2, MURILLO SUBDIVISION, ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 825614, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHWEST CORNER OF THIS TRACT, S40°00'00" W, 220.00 FEET FROM THE SOUTHWEST CORNER OF LOT 2.

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**BEARINGS** ARE IN ACCORDANCE WITH TRENTON OAKS SUBDIVISION, RECORDED IN VOLUME 31, PAGE 106, 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 A TRUE AND CORRECT COPY OF THE ORIGINAL PLAT AS DEPOSITED IN MY OFFICE AND THAT THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OR UNRECORDED ENCUMBRANCES, VISIBLE UTILITIES LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE PLAT, AND THAT THE CORNER MONUMENTS SHOWN HEREON SHOW PROPERTY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF EDINBURG, TEXAS.

DATED THIS 15TH DAY OF SEPTEMBER, 2010.

*[Signature]*  
REGISTERED PROFESSIONAL SURVEYOR  
No. 4858 STATE OF TEXAS

**HIDALGO COUNTY DRAINAGE DISTRICT NO. 1**  
BY: \_\_\_\_\_

**HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL**

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF MONTANA SEA SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON \_\_\_\_\_ 20\_\_\_\_.

HIDALGO COUNTY RIGHT OF WAY DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

**HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL**

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF MONTANA SEA SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_ 20\_\_\_\_.

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

**REVISION NOTES**

No.	Sheet	REVISION	Date	Approved

**FILED FOR RECORD IN**  
HIDALGO COUNTY  
ARTURO GUJARDO, JR.  
HIDALGO COUNTY CLERK

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

**STATE OF TEXAS**  
**COUNTY OF HIDALGO**  
**OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION.**

I, RUBEN MORENO, AS OWNER OF THE 2.667 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE MONTANA SEA SUBDIVISION, HEREBY SUBDUCE THE LAND AS DESCRIBED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREON.

I 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.

*[Signature]* 10-5-10  
RUBEN MORENO  
410 VERACRUZ DR.  
SAN JUAN, TX 78589

**STATE OF TEXAS**  
**COUNTY OF HIDALGO**

BEFORE ME, the undersigned notary public, on this day personally appeared: RUBEN MORENO

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 therein expressed.

Given under my hand and seal of office this 24th day of OCTOBER, 2010.

*[Signature]*  
NEIDA S. RAMIREZ  
Notary Public, State of Texas  
My Commission Expires: March 17, 2011

**STATE OF TEXAS**  
**COUNTY OF HIDALGO**

I, JULIAN R. LOPEZ, ADMINISTRATOR / DIRECTOR OF PLANNING AND ZONING DEPARTMENT OF THE CITY OF EDINBURG, TEXAS DO HEREBY CERTIFY THIS MINOR SUBDIVISION PLAT KNOWN AS MONTANA SEA SUBDIVISION CONFORMS TO ALL SUBDIVISION REQUIREMENTS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ WITH THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

**ADMINISTRATOR / PLANNING AND ZONING DEPARTMENT DIRECTOR**

**HIDALGO COUNTY**  
**CERTIFICATE OF PLAT APPROVAL**  
**UNDER LOCAL GOVERNMENT CODE § 232.028(c)**

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE MONTANA SEA SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS ON \_\_\_\_\_ 20\_\_\_\_.

Hidalgo County Judge \_\_\_\_\_ date \_\_\_\_\_  
Hidalgo County Clerk \_\_\_\_\_ date \_\_\_\_\_

**STATE OF TEXAS**  
**COUNTY OF HIDALGO**

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

I CERTIFY THAT THE WATER AND SEWER SERVICE FACILITIES FOR LOTS INTENDED FOR RESIDENTIAL PURPOSES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 18.343, WATER CODE, THE ESTIMATED COSTS TO INSTALL UNCONSTRUCTED WATER AND SEWER FACILITIES DESCRIBED ABOVE ARE AS FOLLOWS: WATER FACILITIES: THESE FACILITIES WILL BE CONSTRUCTED AT A TOTAL COST OF \$ 6,000.00.

SEWER FACILITIES: THE SUBDIVIDER HAS PAID A TOTAL OF \$ 2,800.00 TO COVER THE COST OF INSTALLATION OF SEPTIC SYSTEMS.

DATED THIS 24th DAY OF November, 2010.

*[Signature]*  
REGISTERED PROFESSIONAL ENGINEER  
No. 77082 STATE OF TEXAS

**FILED FOR RECORD IN**  
HIDALGO COUNTY  
ARTURO GUJARDO, JR.  
HIDALGO COUNTY CLERK

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

**QUINTANILLA, HEADLEY AND ASSOCIATES, INC.**  
CONSULTING ENGINEERS LAND SURVEYORS  
124 E. STUBBS ST.  
EDINBURG, TEXAS 78539  
REGISTRATION NUMBER F-1513  
PHONE 956-381-6480  
FAX 956-381-0527  
quintanillaheadley@tcoglobal.net