



VAQUERO ESTATES PHASE I

A 46.91 ACRE TRACT OF LAND BEING ALL OF FARM TRACT 1067 AND 6.82 ACRES OUT OF FARM TRACT 1070, WEST AND ADAMS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2167123, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS
 A 46.91 ACRE TRACT OF LAND BEING ALL OF FARM TRACT 1067 AND 6.82 ACRES OUT OF FARM TRACT 1070, WEST AND ADAMS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2167123, 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:
 BEGINNING AT A COTTON PICKER SPINDLE SET WITHIN THE RIGHT OF WAY OF F.M. 1015 FOR THE NORTHWEST CORNER OF FARM TRACT 1067 AND THE NORTHWEST CORNER OF THIS TRACT.
 THENCE EAST, ALONG THE NORTH LINE OF FARM TRACTS 1067 AND 1070, PASSING A 1/2" IRON ROD FOUND AT 81.00 FEET FOR THE EAST RIGHT OF WAY LINE OF F.M. 1015, A TOTAL DISTANCE OF 1,536.07 FEET TO A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET FOR THE NORTHEAST CORNER OF THIS TRACT.
 THENCE SOUTH, PASSING A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET AT 90.00 FEET FOR THE SOUTH LINE OF A DRAIN DITCH RIGHT OF WAY, A TOTAL DISTANCE OF 270.00 FEET TO A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.
 THENCE EAST, A DISTANCE OF 19.33 FEET TO A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.
 THENCE SOUTH, A DISTANCE OF 820.00 FEET TO A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.
 THENCE WEST, A DISTANCE OF 19.33 FEET TO A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.
 THENCE SOUTH, A DISTANCE OF 230.00 FEET TO A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET ON THE SOUTH LINE OF FARM TRACT 1070 FOR THE SOUTHWEST CORNER OF THIS TRACT.
 THENCE WEST, ALONG THE SOUTH LINE OF FARM TRACTS 1067 AND 1070, PASSING A 1/2" IRON ROD FOUND AT 1,476.07 FEET FOR THE EAST RIGHT OF WAY LINE OF F.M. 1015, A TOTAL DISTANCE OF 1,536.07 FEET TO A COTTON PICKER SPINDLE SET WITHIN THE RIGHT OF WAY OF F.M. 1015 FOR THE SOUTHWEST CORNER OF FARM TRACT 1067 AND THE SOUTHWEST CORNER OF THIS TRACT.
 THENCE NORTH, ALONG THE WEST LINE OF FARM TRACT 1067 AND WITHIN THE RIGHT OF WAY OF F.M. 1015, A DISTANCE OF 1,320.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 46.91 ACRES OF LAND MORE OR LESS.
 BEARINGS ARE IN ACCORDANCE WITH V.A. BLACK SUBDIVISION, RECORDED IN VOLUME 19, PAGE 176, MAP RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
 COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.

Alfonso Quintanilla
 ALFONSO QUINTANILLA
 R.P.L.S. No. 4856
 5-27-10
 DATE

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 or names), 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 exclusive perpetual easement with the right to erect, construct, install 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 of 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 shall be 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, Grantor further grants to Grantee an additional easement over and across the land shown on this plat for the purpose of lawfully relocate 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 or relocated.

The consideration recited herein shall constitute payment in full for all damages sustained by Grantor by reason of the installation, replacement, 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 consents 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 19 of the Code of Civil Rights Act of 1984 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 10th day of MAY 2011.

LINE DATA TABLE

LINE	BEARING	LENGTH
L1	S 45°00'00" W	35.36'
L2	S 45°00'00" E	35.36'
L3	N 43°53'41" W	24.67'
L4	N 45°17'01" E	36.14'
L5	N 03°17'05" E	10.55'

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH
"A"	75°00'00"	50.00'	65.45'
"B"	03°10'45"	12,060.30'	37.70'
"C"	00°31'21"	12,060.30'	110.00'
"D"	00°31'22"	12,060.30'	110.00'
"E"	00°31'22"	12,060.30'	110.00'
"F"	00°34'15"	12,060.30'	85.07'
"G"	00°39'26"	12,060.30'	138.35'
"H"	00°01'50"	11,939.74'	6.58'

- NOTES:**
- THE DEVELOPER WILL BE RESPONSIBLE FOR THE STREET LIGHT INSTALLATION AS REQUIRED BY THE CITY OF WESLACO.
 - 4'-0" SIDEWALKS ARE REQUIRED ALONG INTERIOR STREETS AND ALONG F.M. 1015 AT TIME OF BUILDING PERMIT.
 - NO ACCESS WILL BE ALLOWED FROM F.M. 1015 ON TO LOTS 1 AND 28, AND FROM KENNEDY STREET, ROOSEVELT STREET, TRUMAN STREET, AND THE EXISTING 20.00 FOOT ALLEY ON TO LOTS 17 THROUGH 24.
 - A BUFFER FENCE WILL BE REQUIRED TO BE INSTALLED BY DEVELOPER ALONG THE REAR LOT LINES OF LOTS 23 THROUGH 35.

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF VAQUERO ESTATES PHASE I WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____ DATE _____

HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR _____ DATE _____

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF VAQUERO ESTATES PHASE I WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON _____ DATE _____

HIDALGO COUNTY RIGHT OF WAY DIRECTOR _____ DATE _____

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
 CONSULTING ENGINEERS
 LAND SURVEYORS
 124 E. STUBBS ST.
 EDINBURG, TEXAS 78549
 REGISTRATION NUMBER 7-1513

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

BETO SALINAS FLORES GROUP, L.L.C.
 NORBERTO SALINAS, PRESIDENT

AS OWNER OF THE 46.91 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED VAQUERO ESTATES PHASE I, HEREBY SUBDUCE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE §232.032 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.

N. Salinas
 NORBERTO SALINAS, PRESIDENT
 5/18/11
 DATE

BETO SALINAS FLORES GROUP, L.L.C.
 NORBERTO SALINAS, PRESIDENT
 500 E. 9TH STREET
 MISSION, TX 78572
 TELEPHONE: (856) 584-5555

STATE OF TEXAS
 COUNTY OF HIDALGO

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

BETO SALINAS FLORES GROUP, L.L.C.
 NORBERTO SALINAS, PRESIDENT

who 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 18th day of MAY 2011.

Alfonso Quintanilla
 ALFONSO QUINTANILLA - NOTARY PUBLIC
 My Commission Expires July 23, 2012

CITY OF WESLACO
 CERTIFICATE OF PLAT APPROVAL
 UNDER LOCAL GOVERNMENT CODE § 212.009(c) AND § 212.0115(b)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF VAQUERO ESTATES PHASE I, WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF WESLACO, ON _____ DATE _____

Mayor of the City of _____ Date _____
 ATTEST: Secretary of the City of _____ Date _____

CITY OF WESLACO
 CERTIFICATE OF PLANNING AND ZONING APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF VAQUERO ESTATES PHASE I, WAS REVIEWED AND APPROVED BY THE PLANNING AND ZONING OF THE CITY OF WESLACO, ON _____ DATE _____

Chairperson of the City of _____ Date _____
 ATTEST: Secretary of the City of _____ Date _____

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF VAQUERO ESTATES PHASE I, WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____ DATE _____

Hidalgo County Judge _____ Date _____
 ATTEST: Hidalgo County Clerk _____ Date _____

THIS PLAT APPROVED BY THE HIDALGO AND CAMERON COUNTY IRRIGATION DISTRICT # 9, DATED THIS 11th DAY OF MAY 2011.

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HCCID #9 RIGHTS-OF-WAY OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF H.A.C.C.I.D. #9. NOTE: IT IS UNDERSTOOD THAT THE RATE OF FLOW OF DRAIN WATER WILL BE NO GREATER THAN THE RATE OF FLOW OF DRAIN WATER WHEN THE LAND WAS IN AGRICULTURAL USE.

Alfonso Quintanilla
 ALFONSO QUINTANILLA
 P.E. No. 48534
 GENERAL MANAGER
 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 Quintanilla
 ALFONSO QUINTANILLA
 P.E. No. 48534
 5-17-11
 DATE

INDEX OF SHEETS

SHEET 1 - HEADSHEET: LOCATION MAP AND E.T.A. PRINCIPAL CONTACTS, MAP, LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); ENGINEER'S & SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, ATTESTATION; CITY APPROVAL CERTIFICATE; COUNTY CLERK'S HIDALGO COUNTY R.O.W. CERTIFICATION; HIDALGO COUNTY RECORDING CERTIFICATE; H.C.I.D. No. 1 CERTIFICATION; HIDALGO AND CAMERON COUNTY IRRIGATION DISTRICT No. 9 CERTIFICATE; REVISION NOTES.

SHEET 2 - WATER DISTRIBUTION AND SANITARY SEWER (OSSP) MAP, ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER/OSSP AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSIONS), SUBDIVISION CERTIFICATE & STATEMENT.

SHEET 3 - DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DRAINAGE SWALES, MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEERING CERTIFICATION; REVISION NOTES.

FILED FOR RECORD IN
 HIDALGO COUNTY
 ARTURO GUARDADO, JR.
 HIDALGO COUNTY CLERK

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

FILED IN: F:\DATA\SUBDIVISIONS\VAQUERO ESTATES PHASE I\PLAT
 SHEET No. 1
 OF 3 SHEETS
 DATE PREPARED: 5/18/11 BY: A.Q.
 DATE CHECKED: 5/18/11 BY: A.Q.
 DATE REVISION: 5/18/11 BY: A.Q.
 DATE APPROVED: 5/18/11 BY: A.Q.