

SUBDIVISION PLAT OF:
VAQUERO ESTATES PHASE II

A 38.85 ACRE TRACT OUT OF FARM TRACT 1070, WEST AND ADAMS TRACTS 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 WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2167123, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS:

A 38.85 ACRE TRACT OUT OF FARM TRACT 1070, WEST AND ADAMS TRACTS 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 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 POINT ON THE NORTH LINE OF FARM TRACT 1070 FOR THE NORTHEAST CORNER OF VAQUERO ESTATES PHASE I (RECORDED IN INSTRUMENT NUMBER 2216785, MAP RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHWEST CORNER OF THIS TRACT, SAID ROOD BEARS EAST, 218.07 FEET FROM THE NORTHWEST CORNER OF FARM TRACT 1070.

THENCE EAST, ALONG THE NORTH LINE OF FARM TRACT 1070, A DISTANCE OF 1,294.01 FEET TO A POINT ON THE WEST LINE OF THE HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 8 RIGHT OF WAY (RECORDED IN VOLUME 314, PAGE 62, DEED RECORDS, HIDALGO COUNTY, TEXAS) FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE SOUTH, ALONG THE WEST LINE OF SAID HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 8 RIGHT OF WAY, A DISTANCE OF 1,320.00 FEET TO A POINT ON THE SOUTH LINE OF FARM TRACT 1070 FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE WEST, ALONG THE SOUTH LINE OF FARM TRACT 1070, PASSING A 1/2" IRON ROD SET AT 75.00 FEET FOR THE WEST LINE OF A DRAIN DITCH, A TOTAL DISTANCE OF 1,234.01 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4858 FOUND FOR THE SOUTHWEST CORNER OF VAQUERO ESTATES PHASE I AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE NORTH, ALONG THE EAST LINE OF VAQUERO ESTATES PHASE I, A DISTANCE OF 230.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4858 FOUND FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE EAST, ALONG THE EAST LINE OF VAQUERO ESTATES PHASE I, A DISTANCE OF 19.33 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4858 FOUND FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE NORTH, ALONG THE EAST LINE OF VAQUERO ESTATES PHASE I, A DISTANCE OF 820.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4858 FOUND FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE WEST, ALONG THE EAST LINE OF VAQUERO ESTATES PHASE I, A DISTANCE OF 19.33 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4858 FOUND FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE NORTH, ALONG THE EAST LINE OF VAQUERO ESTATES PHASE I, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4858 FOUND AT 180.00 FEET FOR THE SOUTH LINE OF A DRAIN DITCH, A TOTAL DISTANCE OF 270.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 38.85 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH V.A. BLACK SUBDIVISION, RECORDED IN VOLUME 19, PAGE 178, 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 A TRUE AND CORRECT REPRESENTATION OF THE SURVEY MADE BY ME OR UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.

ALFONSO QUINTANILLA
 P.E. No. 9554

9-27-10
 DATE

LOT	AREA (S.F.)	AREA (AC.)
72-79	21,780.00	0.500
80	21,977.47	0.505
81	21,877.92	0.502
82	21,810.99	0.501
83-87	21,920.62	0.503
88	21,810.99	0.501
89	21,877.92	0.502
90	21,977.47	0.505
91-108	21,780.00	0.500
109-107	21,874.50	0.501
108-121	21,780.00	0.500
122-123	21,874.50	0.501
124-130	21,780.00	0.500

LINE DATA TABLE	BEARING	LENGTH
L1	S 45°00'00" W	35.35'
L2	S 45°00'00" E	35.35'

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 Adams Water Supply Corporation, (hereinafter called "Grantee"), the receipt and sufficiency of which is hereby acknowledged, do hereby grant, give, convey, transfer, and convey to said Grantee, its successors, and assigns, an exclusive perpetual easement with the right to install, construct, install and operate, operate, maintain, repair, 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 Grantee's adjacent lands at 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 develop 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 as located.

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, Grantee further grants to Grantee on additional easement over and across the land shown on this plat for the purpose of laterally relocating said water line so as to be necessary to clear the road and easement hereby granted. Grantee is hereby granted 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 instrument 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. The undersigned certifies that this plat is a true and correct representation of the survey made by me or under my supervision from an actual survey of the property done on the ground under my supervision.

IN WITNESS WHEREOF the said Grantor executed this instrument this _____ day of _____, 20____.

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

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

I, AS OWNER OF THE 38.85 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED VAQUERO ESTATES PHASE II, HEREBY SUBDIVIDE 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 §232.022 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.

BETO SALINAS FLORES GROUP, L.L.C.
 NORBERTO SALINAS, PRESIDENT
 500 E. 9TH STREET
 MCKINNEY, TX 75069
 TELEPHONE (954) 584-5555

STATE OF TEXAS
 COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared NORBERTO SALINAS, PRESIDENT OF BETO SALINAS FLORES GROUP, L.L.C., 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 the same for the purpose and consideration thereby expressed.

Given under my hand and seal of office this _____ day of _____, 20____.

ALFONSO QUINTANILLA
 Notary Public, State of Texas
 My Commission Expires July 25, 2015.
 ALFONSO QUINTANILLA - NOTARY PUBLIC

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 THE VAQUERO ESTATES PHASE II, WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF WESLACO, ON _____ DAY OF _____, 20____.

Mayor of the City of _____ Date _____

Secretary of the City of _____ Date _____

CITY OF WESLACO
 CERTIFICATE OF PLANNING AND ZONING APPROVAL

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE VAQUERO ESTATES PHASE II, WAS REVIEWED AND APPROVED BY THE PLANNING AND ZONING OF THE CITY OF WESLACO, ON _____ DAY OF _____, 20____.

Chairperson of the City of _____ Date _____

Secretary of the City of _____ Date _____

HIDALGO COUNTY
 CERTIFICATE OF PLAT APPROVAL

UNDER LOCAL GOVERNMENT CODE § 232.028(c)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE VAQUERO ESTATES PHASE II, WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____ DAY OF _____, 20____.

Hidalgo County Judge _____ Date _____

Hidalgo County Clerk _____ Date _____

THIS PLAT APPROVED BY THE HIDALGO AND CAMERON COUNTY IRRIGATION DISTRICT # 8, DATED THIS _____ DAY OF _____, 20____.

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UNDER HOOD OR OTHER TYPE OF WAY OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HIDALGO COUNTY. THE RATE OF FLOW OF DRAIN WATER SHALL BE NO GREATER THAN THE RATE OF FLOW OF DRAIN WATER WHEN THE LAND WAS IN AGRICULTURAL USE.

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
 P.E. No. 9554
 DATE 9-15-10

HIDALGO COUNTY
 CERTIFICATE OF PLAT APPROVAL

I THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF VAQUERO ESTATES PHASE II WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____ DAY OF _____, 20____.

HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR _____ DATE _____

HIDALGO COUNTY
 CERTIFICATE OF PLAT APPROVAL

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF VAQUERO ESTATES PHASE II WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON _____ DAY OF _____, 20____.

HIDALGO COUNTY RIGHT OF WAY DIRECTOR _____ DATE _____

INDEX OF SHEETS

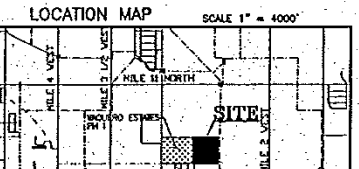
SHEET NO.	DESCRIPTION	DATE
SHEET 1	GENERAL LOCATION MAP AND EIA PRINCIPAL CONDUCTOR MAP, LOTS, STREETS, AND EASEMENT LOCATIONS (SEE SHEETS 2 AND 3)	9-15-10
SHEET 2	WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND SEWER MAINS, AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION) SUBMITTER CERTIFICATE AND STUDENT CERTIFICATION REPORT NOTES	9-15-10
SHEET 3	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND CHANNELS, MAP OF TOPOGRAPHY AND GRAINAGE, AND ENGINEERING CERTIFICATION, CONSTRUCTION DETAILS, REVISION NOTES	9-15-10

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH
"A"	87°00'00"	50.00'	69.81'
"B"	72°00'00"	50.00'	61.09'
"C"	60°00'00"	50.00'	52.33'

REVISION NOTES

No.	By	Date	Description



PLAT NOTES AND RESTRICTIONS:

1. FLOOD ZONE STATEMENT
 FLOOD ZONE DESIGNATION ZONE "X" (UNSHADDED)
 AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD-PLAIN

2. FLOOD ZONE DESIGNATION ZONE "X" (SHADDED)
 AREAS OF 500-YEAR FLOOD AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.

3. COMMUNITY-PANEL NUMBER 480334 0450 C
 MAP REVISED: JUNE 8, 2002 LDMR MAY 30, 2002

4. SEWERAGE
 FRONT 25.00 FEET
 REAR 18.00 FEET
 SIDE 4.00 FEET
 CORNER SIDE 10.00 FEET
 FRONT & SIDE CORNER FOR GARAGE/CARPORT 18.00 FEET OR EASEMENT WHICHEVER IS GREATER IN ALL CASES

5. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION

6. MINIMUM FINISH FLOOR NOTE
 MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB OR 18" ABOVE NATURAL GRADE, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE, THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY FIRE 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.

7. BENCHMARK NOTE
 THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
 B.M. NO. 1 ELEVATION= 44.10 LOCATED ON 1/2" IRON ROD SET IN CONG. W/ DSK ON THE NORTHEAST CORNER OF LOT 106, N.W.D. 88 DATUM.

8. LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRA-TERRITORIAL JURISDICTION OF A MUNICIPALITY
 VAQUERO ESTATES PHASE II IS LOCATED IN MIDCOE HIDALGO COUNTY ON THE EAST SIDE OF FM 1015 AND NORTH OF MILE 10 NORTH ROAD, APPROXIMATELY 1,320.00 FEET NORTH AND 1,525.71 FEET EAST OF SMO INTERSECTION. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF WESLACO. ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF WESLACO (POPULATION 14,443), VAQUERO ESTATES PHASE II, LIES WITHIN THE CITY LIMITS. IT LIES IN PCT. 1.

9. PRINCIPAL CONTACTS:
 Name: BETO SALINAS FLORES GROUP, L.L.C. Address: 500 E. 9TH STREET, MCKINNEY, TX 75069 Phone: (954)584-5555 Fax: (954)584-5555
 Owner: NORBERTO SALINAS, PRESIDENT
 Engineer: ALFONSO QUINTANILLA 124 E. STUBBS, DUNSMO, TX 75123 (954)581-6490 381-0527
 Surveyor: ALFONSO QUINTANILLA 124 E. STUBBS, DUNSMO, TX 75123 (954)581-6490 381-0527

10. ORANGE
 IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 21,874.50 CUBIC FEET (2,723,400 GALLONS) OF STORM WATER PONDING CAPACITY RETENTION IN ACCORDANCE WITH THE REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS SEE DRAINAGE REPORT ON SHEET NO. 3.

11. FIRE HYDRANTS WILL BE SERVED WITH THE CITY OF WESLACO.

12. LEGEND - - DITCHES 1/2"x24" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4858, UNLESS OTHERWISE NOTED.

13. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BALUNES, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HOOD, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION AND MAINTENANCE OF THE EASEMENT.

14. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:
 NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON LOTS 72 THROUGH 130. NO COMMERCIAL USE SHALL BE ALLOWED ON ALL THE FOLLOWING INTERNAL LOTS 112 THROUGH 130. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.

15. 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, ELECTRICITY AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.

16. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MOOD, SUBDIVISION RULES BY DONNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPANCY AN EASEMENT.

17. BETO SALINAS FLORES GROUP, L.L.C., THE OWNER & SUBDIVIDER OF VAQUERO ESTATES PHASE II 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.

18. THE DEVELOPER WILL BE RESPONSIBLE FOR THE STREET LIGHT INSTALLATION AS REQUIRED BY THE CITY OF WESLACO.

19. 4" SIDEWALKS ARE REQUIRED ALONG INTERIOR STREETS AT TIME OF BUILDING PERMIT.

20. NO ACCESS WILL BE ALLOWED FROM THE EXISTING 20.00 FOOT ALLEY ON LOT 80

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
 CONSULTING ENGINEERS
 124 E. STUBBS ST.
 DUNSMO, TEXAS 75123
 REGISTRATION NUMBER 7-1513

LAND SURVEYORS
 218 - 381 - 6190
 PHONE 954-581-6490
 FAX 954-581-0527
 OFFICE@QUINTANILLAENGINEERS.COM