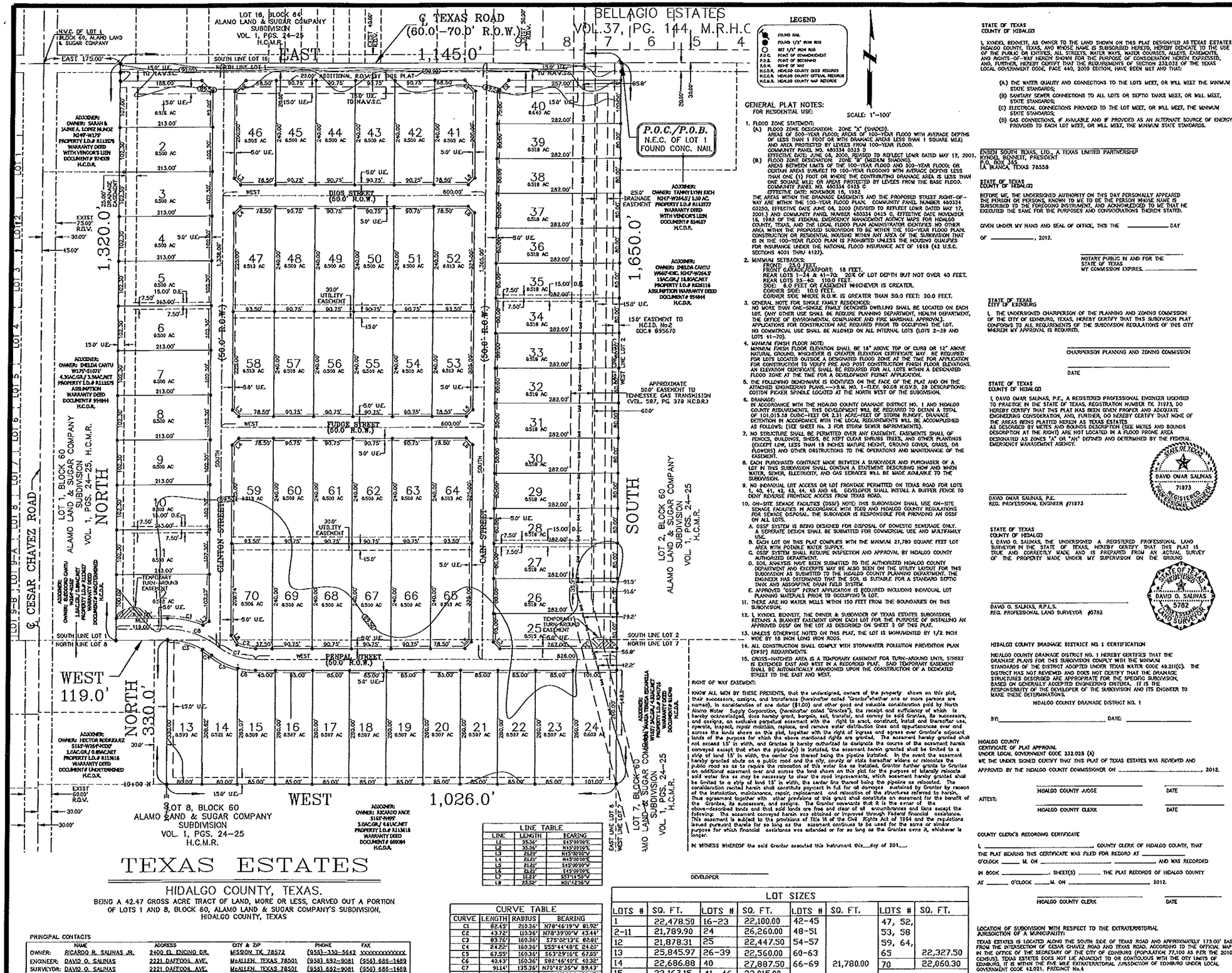


TEXAS ESTATES

HIDALGO COUNTY, TEXAS.

BEING A 42.47 GROSS ACRE TRACT OF LAND, MORE OR LESS, CARVED OUT A PORTION OF LOTS 1 AND 8, BLOCK 60, ALAMO LAND & SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS

PRINCIPAL CONTACTS

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	RICARDO R. SALINAS JR.	2409 EL ENCINO DR.	MESSON TX 78572	(955)-330-5642	XXXXXXXXXXXX
ENGINEER:	DAVID O. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489
SURVEYOR:	DAVID O. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489

LINE TABLE		
LINE	LENGTH	BEARING
L1	35.36'	S45°00'00"E
L2	35.36'	N45°00'00"E
L3	21.21'	N15°00'00"W
L4	21.21'	N45°00'00"E
L5	21.21'	S45°00'00"W
L6	21.21'	S45°00'00"E
L7	15.23'	S57°14'58"W
L8	25.52'	N31°12'36"W

CURVE TABLE			
CURVE	LENGTH	RADIUS	BEARING
C1	82.45'	210.36'	N78°46'19"W 81.92'
C2	43.72'	110.36'	N78°39'00"W 43.44'
C3	83.76'	160.36'	S75°00'13"E 82.81'
C4	24.22'	160.36'	S55°44'48"E 24.20'
C5	67.55'	160.36'	S63°29'16"E 67.05'
C6	40.43'	160.36'	S82°46'10"E 40.32'
C7	91.14'	135.36'	N70°12'36"W 89.43'
C8	124.81'	185.36'	N70°12'36"W 122.47'

LEGEND

FOUND XAIL
FOUND 1/2" IRON ROD
SET 1/2" IRON ROD
P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
R.O.W. RIGHT OF WAY
H.C.D.R. HIDALGO COUNTY DEED RECORDS
H.C.O.R. HIDALGO COUNTY OFFICIAL RECORDS
H.C.M.R. HIDALGO COUNTY MAP RECORDS

SCALE: 1"=100'

GENERAL PLAT NOTES:
FOR RESIDENTIAL USE:

1. FLOOD ZONE STATEMENT:
(A) FLOOD ZONE DESIGNATION: ZONE "X" (SHADED). 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 AREA PROTECTED BY LEVEES FROM 100-YEAR FLOOD. COMMUNITY PANEL NO. 480334 0325 D EFFECTIVE DATE: JUNE 06, 2000. (REVISED TO REFLECT LOMR DATED MAY 17, 2001.
(B.) FLOOD ZONE DESIGNATION: ZONE "B" (MEDIUM SHADING). 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. COMMUNITY PANEL NO. 480334 0145 C EFFECTIVE DATE: NOVEMBER 15, 1982
THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN. COMMUNITY PANEL NUMBER 480334 03250, EFFECTIVE DATE JUNE 06, 2000 (REVISED TO REFLECT LOMR DATED MAY 17, 2001.) AND COMMUNITY PANEL NUMBER 480334 0425 C, EFFECTIVE DATE NOVEMBER 15, 1982 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS, AND THE LOCAL FLOOD PLAIN ADMINISTRATOR IDENTIFIES NO OTHER AREA WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN. CONSTRUCTION OR 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 THRU 4127).
2. MINIMUM SETBACKS:
FRONT: 25.0 FEET.
FRONT GARAGE/CARPORT: 18 FEET.
REAR LOTS 1-24 & 41-70: 20% OF LOT DEPTH BUT NOT OVER 40 FEET.
REAR LOTS 25-40: 110.0 FEET.
SIDE: 6.0 FEET OR EASEMENT WHICHEVER IS GREATER.
CORNER SIDE: 10.0 FEET.
CORNER SIDE WHERE R.O.W. IS GREATER THAN 50.0 FEET: 20.0 FEET.
3. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:
NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. (ANY OTHER USE SHALL BE REQUIRE PLANNING DEPARTMENT, HEALTH DEPARTMENT, THE OFFICE OF ENVIRONMENTAL COMPLIANCE AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT. NO COMMERCIAL USE SHALL BE ALLOWED ON ALL INTERNAL LOTS (LOTS 2-39 AND LOTS 41-70).
4. MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB OR 12" 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.
5. THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.—3 B.M. NO. 1-ELEV. 90.08 N.G.V.D. 29 DESCRIPTIONS: COTTON PICKER SPINDLE LOCATED AT THE NORTH WEST OF THE SUBDIVISION.
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 101,015.38 CUBIC-FEET OR 2.31 ACRE-FEET OF STORM RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET No. 3 FOR STORM SEWER IMPROVEMENTS).
7. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL OF FENCES, BUILDINGS, SHEDS, BE KEPT CLEAR SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
8. 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.
9. NO INDIVIDUAL LOT ACCESS OR LOT FRONTAGE PERMITTED ON TEXAS ROAD FOR LOTS 1, 40, 41, 42, 43, 44, 45 AND 46. DEVELOPER SHALL INSTALL A BUFFER FENCE TO DENY REVERSE FRONTAGE ACCESS FROM TEXAS ROAD.
10. 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 SEWERAGE ONLY. A SEPERATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE AND MULTIFAMILY USE.
B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET 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.
E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
11. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
12. I, NYNDEL BENNETT, THE OWNER & SUBDIVIDER OF TEXAS ESTATES SUBDIVISION, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET 2 OF THIS PLAT.
13. UNLESS OTHERWISE NOTED ON THIS PLAT, THE LOT IS MONUMENTED BY 1/2 INCH WIDE BY 18 INCH LONG IRON RODS.
14. ALL CONSTRUCTION SHALL COMPLY WITH STORMWATER POLLUTION PREVENTION PLAN (SWP3) REQUIREMENTS.
15. CROSS-HATCHED AREA IS A TEMPORARY EASEMENT FOR TURN-AROUND UNTIL STREET IS EXTENDED EAST AND WEST IN A RECORDED PLAT. SAID TEMPORARY EASEMENT SHALL BE AUTOMATICALLY ABANDONED UPON THE CONSTRUCTION OF A DEDICATED STREET TO THE EAST AND WEST.

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 Alamo 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 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 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 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 the said Grantor executed this instrument this____day of 201____

DEVELOPER

LOT SIZES							
LOTS #	SQ. FT.	LOTS #	SQ. FT.	LOTS #	SQ. FT.	LOTS #	SQ. FT.
1	22,478.50	16-23	22,100.00	42-45		47, 52,	
2-11	21,789.90	24	26,260.00	48-51		53, 58	
12	21,878.31	25	22,447.50	54-57		59, 64,	
13	25,845.97	26-39	22,560.00	60-63		65	22,327.50
14	22,686.88	40	22,887.50	66-69	21,780.00	70	22,050.30
15	22,167.15	41, 46	22,015.00				

STATE OF TEXAS
COUNTY OF HIDALGO

I, NYNDEL BENNETT, AS OWNER TO THE LAND SHOWN ON THIS PLAT DESIGNATED AS TEXAS ESTATES, HIDALGO COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC OR ENTITIES, ALL STREETS, WATER WAYS, WATER COURSES, ALLEYS, EASEMENTS, AND RIGHTS-OF-WAY HEREIN SHOWN FOR THE PURPOSE OF CONSIDERATION HEREIN EXPRESSED, AND, FURTHER, HEREBY CERTIFY THAT THE REQUIREMENTS OF SECTION 232.032 OF THE TEXAS LOCAL GOVERNMENT CODE, PAGE 440, 2000 EDITION, HAVE BEEN MET AND THAT:

(A.) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS;
(B) SANITARY SEWER CONNECTIONS TO ALL LOTS OR SEPTIC TANKS MEET, OR WILL MEET, STATE STANDARDS;
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOT MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
(D) GAS CONNECTIONS, IF AVAILABLE AND IF PROVIDED AS AN ALTERNATE SOURCE OF ENERGY, PROVIDED TO EACH LOT MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

EBBEN SOUTH TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP
KYNDEL BENNETT, PRESIDENT
P.O. BOX 345
LA BLANCA, TEXAS 78558

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED THE PERSON OR PERSONS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2012.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
MY COMMISSION EXPIRES. _____

STATE OF TEXAS
CITY OF EDINBURG

I, THE UNDERSIGNED CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CHAIRPERSON PLANNING AND ZONING COMMISSION

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

I, DAVID OMAR SALINAS, P.E., A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, REGISTRATION NUMBER TX. 71973, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION, AND, FURTHER, DO HEREBY CERTIFY THAT NONE OF THE AREAS BEING PLATTED HEREIN AS TEXAS ESTATES AS DESCRIBED BY METES AND BOUNDS DESCRIPTION (SEE METES AND BOUNDS DESCRIPTION AT THE RIGHT) ARE NOT LOCATED IN A FLOOD PRONE AREA DESIGNATED AS ZONES "A" OR "AE" AS DEFINED AND DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

STATE OF TEXAS
REGISTERED
DAVID OMAR SALINAS
71973
PROFESSIONAL ENGINEER

DAVID OMAR SALINAS, P.E.
REG. PROFESSIONAL ENGINEER #71973

STATE OF TEXAS
COUNTY OF HIDALGO

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

STATE OF TEXAS
REGISTERED
DAVID O. SALINAS
5782
PROFESSIONAL LAND SURVEYOR

DAVID O. SALINAS, R.P.L.S.
REG. PROFESSIONAL LAND SURVEYOR #5782

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATION

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 TEXAS WATER CODE 49.211(C). 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:_____ DATE: _____

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

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF TEXAS ESTATES WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONER ON _____, 2012.

HIDALGO COUNTY JUDGE — DATE

ATTEST:

HIDALGO COUNTY CLERK — DATE

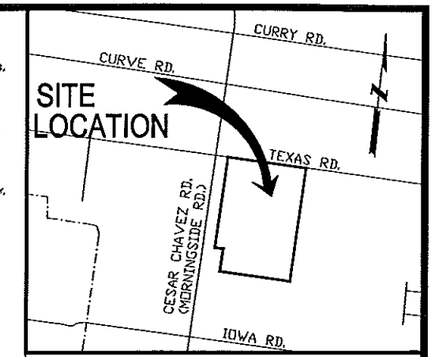
COUNTY CLERK'S RECORDING CERTIFICATE

I, _____ COUNTY CLERK OF HIDALGO COUNTY, THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED FOR RECORD AT _____ O'CLOCK _____ M. ON _____ AND WAS RECORDED IN BOOK _____ SHEET(S) _____ THE PLAT RECORDS OF HIDALGO COUNTY AT _____ O'CLOCK _____M. ON _____ 2012.

HIDALGO COUNTY CLERK — DATE

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:

TEXAS ESTATES IS LOCATED ALONG THE SOUTH SIDE OF TEXAS ROAD AND APPROXIMATELY 175.00' EAST FROM THE INTERSECTION OF CESAR CHAVEZ ROAD AND TEXAS ROAD. ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 77,100 AS PER THE 2010 CENSUS), TEXAS ESTATES DOES NOT LIE ADJACENT TO OR CONTIGUOUS WITH THE CITY LIMITS OF EDINBURG, IT IS WITHIN THE FIVE MILE EXTRATERRITORIAL JURISDICTION OF EDINBURG UNDER LOCAL GOVERNMENT CODE 42.021. PRECINCT No.4



LOCATION MAP SCALE : 1" = 1000'

TEXAS ESTATES
PREPARED BY: SALINAS ENGINEERING & ASSOCIATES
2221 DAFFODIL AVE.
McALLEN, TEXAS 78501
DATE PREPARED: JANUARY 11, 2012

PLAT SHEET 1 OF 3

METES AND BOUNDS DESCRIPTION

BEING A 42.47 GROSS ACRE TRACT OF LAND, MORE OR LESS, CARVED OUT A PORTION OF LOTS 1 AND 8, BLOCK 60, ALAMO LAND & SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS; SAID 42.47 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A NAIL FOUND ON THE NORTHEAST CORNER OF SAID LOT 1 LOCATED IN THE CENTER OF TEXAS ROAD, A 40.0 FOOT PUBLIC DEDICATED ROADWAY, FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

(1) THENCE, SOUTH, CONCIDENT WITH THE EAST LINE OF SAID LOT 1, A DISTANCE OF 25.0 FEET PASS A 1/2 INCH DIAMETER IRON ROD FOUND ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF SAID ROAD, AT A DISTANCE OF 1,310.0 FEET PASS THE SOUTHEAST CORNER OF SAID LOT 1 AND THE NORTHEAST CORNER OF SAID LOT 8, AT A DISTANCE OF 1,650.0 FEET IN ALL TO A 1/2 INCH DIAMETER IRON ROD FOUND ON THE EAST LINE OF SAID LOT 8 FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(2) THENCE, WEST, ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID LOT 8, A DISTANCE OF 1,026.0 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(3) THENCE, NORTH, AT A RIGHT ANGLE FROM THE PREVIOUS CALL, A DISTANCE OF 330.0 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE NORTH LINE OF SAID LOT 8 AND THE SOUTH LINE OF SAID LOT 1 FOR AN INTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT;

(4) THENCE, WEST, CONCIDENT WITH THE NORTH LINE OF SAID LOT 8 SAME BEING THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 119.0 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND FOR AN OUTSIDE CORNER OF THIS HEREIN DESCRIBED TRACT;

(5) THENCE, NORTH, AT A RIGHT ANGLE FROM THE PREVIOUS CALL, A DISTANCE OF 1,320.0 FEET PASS A 1/2 INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE EXISTING SOUTH RIGHT-OF-WAY OF SAID ROAD, AT A DISTANCE OF 1,320.0 FEET IN ALL TO A NAIL FOUND ON INTERSECTION WITH THE NORTH LINE OF SAID LOT 1 FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(6) THENCE, EAST, CONCIDENT WITH THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 1,145.0 FEET TO THE POINT OF BEGINNING, CONTAINING 42.47 GROSS ACRES OF LAND, MORE OR LESS, OF WHICH THE NORTH 20.0 FEET (OR 0.53 ACRES, MORE OR LESS) ARE LOCATED WITHIN THE RIGHT-OF-WAY OF SAID TEXAS ROAD, LEAVING 41.94 NET ACRES OF LAND, MORE OR LESS.

BEARING SOURCE: SURVEY OF SAID 42.47 ACRE TRACT OF LAND PREPARED BY RIO DELTA ENGINEERING & SURVEYING, DATED 6/14/04, JOB NO. RIO 04 137

N:\SUBDIVISIONPLATS\MORNINGSIDEESTATES.SUB\42.47

STATE OF TEXAS
HIDALGO COUNTY IRRIGATION DISTRICT NO. 2

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS, THE _____ DAY OF _____ 20___.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 RIGHTS-OF-WAY OR EASEMENTS.

PRESIDENT — ATTEST: SECRETARY

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERM REVIEW BY THE COUNTY OF HIDALGO ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., TX. REG. NO. 71973 ON JANUARY 11, 2012. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

INDEX SHEET OF TEXAS ESTATES

SHEET 1	HEADING, INDEX, LOCATION MAP, PRINCIPAL CONTACTS, PLAT METES & BOUNDS, STREETS, AND ELEMENTS DIMENSIONS, LOT SIZES, DESCRIPTION, LEGEND, GENERAL PLAT NOTES, RIGHT OF WAY EASEMENT, LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY, CERTIFICATE OF OWNERSHIP AND DEDICATION, HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL, CERTIFICATE OF LOCATION OF SUBDIVISION WITH RESPECT TO THE CITY OF EDINBURG'S ETJ AND DESIGNATE THE PRECINCT THE PROPERTY IS IN, COUNTY CLERK'S RECORDING CERTIFICATE, DRAINAGE DISTRICT CERTIFICATE OF APPROVAL, APPROVAL, ACKNOWLEDGEMENTS
SHEET 2	WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT DISCLAIMER AND WARNING MESSAGE, INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF), AND ENGINEERS DESCRIPTION (DRAINAGE AND IMPROVEMENTS REPORT), SAMPLE OF LOT SIZE FOR OSSF SYSTEM, PLAT NOTES AND RESTRICTIONS IN IF APPLICABLE, TYPICAL WATER SERVICE CONNECTION, OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION.
SHEET 3	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, AND NOTE IF WILL SERVE THE DEVELOPMENT, MAP OF IMPROVEMENT AND DRAINAGE, AND ENGINEER'S CERTIFICATION, REVIEW NOTES, TYPICAL ROADWAY SECTION, CURB AND GUTTER SECTION, SAMPLE OF LOT SIZE FOR OSSF SYSTEM, PLAT NOTES AND RESTRICTIONS IF IF APPLICABLE, TYPICAL WATER SERVICE CONNECTION, OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION.

SALINAS ENGINEERING & ASSOCIATES
(F-6675)
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL — McALLEN, TEXAS 78501
(956) 682-9081 (956) 686-1489 (FAX)