



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

SERNA RANCH SUBDIVISION IS LOCATED IN THE WEST PART OF HIDALGO COUNTY ON THE EAST SIDE OF E.M. 491, APPROXIMATELY 400 FEET SOUTH OF ITS INTERSECTION WITH E.M. 481 AND 1/2 MILE NORTH. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF LA VILLA, TEXAS. ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF LA VILLA (POPULATION 14,222), SERNA RANCH SUBDIVISION LIES APPROXIMATELY 0.8 MILES FROM THE CITY LIMITS (AND IS WITHIN THE 1 MILE EXTRATERRITORIAL JURISDICTION (E.T.) UNDER LOCAL GOVERNMENT CODE § 212.001 AND 42.021, THIS SUBDIVISION FALLS WITHIN PRECINCT 1.

INDEX TO SHEET OF SERNA RANCH SUBDIVISION

SHEET 1: HEADING; INDEX; LOCATION MAP AND E.T. PRINCIPAL CONTACTS; MAP; LOT, AND EASEMENT LAYOUT; DESCRIPTION; NOTES AND RESTRICTIONS; SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, ATTESTATION; ENGINEERING CERTIFICATION; MAYOR'S CERTIFICATE; PAZ CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; IRRIGATION DISTRICT H.C.D. NO. 1, HIDALGO COUNTY RIGHT OF WAY DEPARTMENT CERTIFICATE; HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE; N.A.W.S.C. EASEMENT CERTIFICATION.

SHEET 2: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER / OSSF AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSIONS); DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE; ENGINEERING CERTIFICATION; MAP OF TOPOGRAPHY AND DRAINAGE; REVISION NOTES, CONSTRUCTION DETAILS.

DESCRIPTION OF SERNA RANCH SUBDIVISION

NETS AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 5.342 ACRES (5.34 ACRES DEED CALL) SITUATED IN THE COUNTY OF HIDALGO, TEXAS, CONSISTING OF A 2.925 ACRE TRACT BEING A PART OR PORTION OUT OF FARM TRACT 2143 AND A 2.416 ACRE TRACT BEING A PART OR PORTION OUT OF FARM TRACT 2144, ALL OUT OF NORTH CAPISALLO DISTRICT SUBDIVISION, ACCORDING TO PLAT THEREON RECORDED IN VOLUME 2, PAGES 7-13 AND PAGES 18-20, HIDALGO COUNTY MAP RECORDS, WHICH SAID 5.342 ACRES (5.34 ACRES DEED CALL) HAVING BEEN CONVEYED TO MARTHA SERNA, ELIAS SERNA, AND GENOVEVA SERNA, BY VIRTUE OF WARRANTY DEED RECORDED UNDER DOCUMENT NO. 217812, HIDALGO COUNTY OFFICIAL RECORDS, SAID 5.342 ACRES (5.34 ACRES DEED CALL) ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERNMOST SOUTHWEST CORNER OF SAID FARM TRACT 2143 AND THE WESTERN NORTHWEST CORNER OF SAID FARM TRACT 2144;

THENCE, N 01°34'2" W (NORTH DEED CALL) ALONG THE WEST LINE OF SAID FARM TRACT 2143, WITHIN THE RIGHT-OF-WAY OF MILE 1 WEST-F.M. 491 ROAD, A DISTANCE OF 74.89 FEET;

THENCE, N 88°46'18" E (EAST DEED CALL) AT A DISTANCE OF 40.00 FEET TO A NO. 4 REBAR SET (NORTHING: 16629229.6037, EASTING: 1171834.2959) ON THE EAST RIGHT-OF-WAY LINE OF MILE 1 WEST-F.M. 491 ROAD, FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT, WHICH SAID RIGHT-OF-WAY WAS GRANTED TO THE COUNTY OF HIDALGO BY INSTRUMENT RECORDED IN VOLUME 779, PAGE 444, HIDALGO COUNTY DEED RECORDS;

1. THENCE, N 01°34'2" W (NORTH DEED CALL) ALONG THE EXISTING EAST RIGHT-OF-WAY LINE OF MILE 1 WEST-F.M. 491 ROAD, A DISTANCE OF 434.88 FEET TO A NO. 4 REBAR SET FOR THE NORTHWEST CORNER OF THIS TRACT;

2. THENCE, N 88°46'18" E (EAST DEED CALL) AT A DISTANCE OF 20.00 FEET PASS A NO. 4 REBAR SET FOR THE PROPOSED/ADDITIONAL EAST RIGHT-OF-WAY LINE TO MILE 1 WEST-F.M. 491 ROAD AS PER THE HIDALGO COUNTY THROUGHFARE MAP, AT A DISTANCE OF 404.91 FEET PASS THE EAST LINE OF SAID FARM TRACT 2143 AND THE WEST LINE OF SAID FARM TRACT 2144, CONTINUING A TOTAL DISTANCE OF 535.04 FEET TO A NO. 4 REBAR FOUND (NORTHING: 16629675.8540, EASTING: 1172059.8900), FOR THE NORTHEAST CORNER OF THIS TRACT;

3. THENCE, S 01°34'2" E (SOUTH DEED CALL) AT A DISTANCE OF 120.00 FEET PASS A NO. 4 REBAR SET IN LINE, AT A DISTANCE OF 289.88 FEET PASS A NO. 4 REBAR SET IN LINE, CONTINUING A TOTAL DISTANCE OF 434.88 FEET TO A NO. 4 REBAR SET FOR THE SOUTHEAST CORNER OF THIS TRACT;

4. THENCE, S 88°46'18" W (WEST DEED CALL) AT A DISTANCE OF 478.17 FEET PASS THE WEST LINE OF SAID FARM TRACT 2144 AND THE SOUTH LINE OF SAID FARM TRACT 2143, CONTINUING A TOTAL DISTANCE OF 63.04 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.342 ACRES (5.34 ACRES DEED CALL), OF WHICH 0.200 OF ONE ACRE LIES WITHIN SAID PROPOSED THROUGHFARE MAP RIGHT-OF-WAY OF MILE 1 WEST-F.M. 491 ROAD, AND 0.324 OF ONE ACRE LIES WITHIN SAID PROPOSED ADDITIONAL RIGHT-OF-WAY OF SERNA DRIVE, LEAVING A 4.818 ACRES OF LAND, MORE OR LESS.

1. FLOOD ZONE STATEMENT:
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 AREA LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY REVERSED OF 100-YEAR FLOOD.
PANEL NO. 480334 0450 C EFFECTIVE: JUNE 6, 2000, REVISED TO REFLECT LOWR MAY 30, 2002.
THE AREA WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN.
COMMUNITY PANEL NO. 480334 0450 C EFFECTIVE DATE: JUNE 6, 2000 REVISED TO REFLECT LOWR MAY 30, 2002 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAN ADMINISTRATOR IDENTIFIES NO OTHER AREA WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN.
CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127.)
2. SETBACKS:
FRONT: 50 FEET P.M. 491
REAR: 15.00 FEET
SIDE: 5.00 FEET
SIDE CORNER: 20.00 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 REQUIRE PLANNING DEPARTMENT, THE OFFICE OF ENVIRONMENTAL COMPLIANCE HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
4. MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTERLINE OF ROAD 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 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.
5. BENCHMARK NOTE:
THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
B.M. NO. 1 - ELEV. 68.64 N.G.V.D. 29 DESCRIPTION: SQUARE CUT ON HEAD WALL APPROXIMATELY 10.00 FEET NORTH AND 0.00 FEET WEST FROM THE SOUTHWEST CORNER OF LOT 1 OF THIS SUBDIVISION.
6. DRAINAGE:
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPER WILL BE REQUIRED TO DETAIN A TOTAL OF 1750 CUBIC FEET OR 0.040 ACRE-FEET OF STORM WATER RUNOFF, DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (RETENTION WILL BE HELD WITHIN THE GREEN AREA OF EACH LOT).
7. 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 SEWAGE ONLY A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL OR 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 EXCEPTS 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 ADSORPTIVE DRAIN FIELD SYSTEM.
- E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY OF THE LOT.
8. A SPECIAL DESIGN IS REQUIRED FOR ALL OSSF SYSTEMS LOCATED WITHIN A DESIGNATED FLOOD ZONE. THE DESIGN SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS:
1. ANCHORING OF SEPTIC TANK(S)
2. BACK FLOW VALVES
3. SEPTIC TANK COVER SHALL BE ABOVE TO SEAL.
9. THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.
10. GENOVEVA SERNA, ELIAS SERNA & MARTHA SERNA, THE OWNER & SUBDIVIDERS OF SERNA RANCH SUBDIVISION RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOTS AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.
11. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, 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.
12. 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.
13. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SHOWING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
14. AN OFF-STREET PARKING LOT SITE PLAN AND DRAINAGE PLAN APPROVAL BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR COMMERCIAL, INDUSTRIAL, INDUSTRIAL OR MULTIFAMILY USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF THE BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER PLAN OR LIGHT CLEARANCE SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AN STATE STANDARDS.
15. LOT 1 SHALL NOT HAVE ACCESS/DRIVEWAY ONTO F.M. 491. ACCESS SHALL BE GRANTED TO LOT 1 FROM SERNA DRIVE.

8. BENCHMARK NOTE:
THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
B.M. NO. 1 - ELEV. 68.64 N.G.V.D. 29 DESCRIPTION: SQUARE CUT ON HEAD WALL APPROXIMATELY 10.00 FEET NORTH AND 0.00 FEET WEST FROM THE SOUTHWEST CORNER OF LOT 1 OF THIS SUBDIVISION.
9. THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.
10. GENOVEVA SERNA, ELIAS SERNA & MARTHA SERNA, THE OWNER & SUBDIVIDERS OF SERNA RANCH SUBDIVISION RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOTS AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.
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12. 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.
13. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SHOWING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
14. AN OFF-STREET PARKING LOT SITE PLAN AND DRAINAGE PLAN APPROVAL BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR COMMERCIAL, INDUSTRIAL, INDUSTRIAL OR MULTIFAMILY USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF THE BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER PLAN OR LIGHT CLEARANCE SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AN STATE STANDARDS.
15. LOT 1 SHALL NOT HAVE ACCESS/DRIVEWAY ONTO F.M. 491. ACCESS SHALL BE GRANTED TO LOT 1 FROM SERNA DRIVE.

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
HIDALGO & CAMERON COUNTY
IRRIGATION DISTRICT NO. 9

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO & CAMERON COUNTY IRRIGATION DISTRICT NO. 9, DATED THIS _____ DAY OF _____ 2011.

PRESIDENT _____ DATE _____

ATTEST: _____ DATE _____
SECRETARY

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

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF SERNA RANCH SUBDIVISION HAS BEEN REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____ DATE _____

HIDALGO COUNTY JUDGE _____ DATE _____

ATTEST: _____ DATE _____
HIDALGO COUNTY CLERK

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SERNA RANCH SUBDIVISION HAS BEEN REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT-OF-WAY DEPARTMENT ON _____ DATE _____

HIDALGO COUNTY RIGHT OF WAY DIRECTOR _____ DATE _____

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SERNA RANCH SUBDIVISION HAS BEEN REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____ DATE _____

HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR _____ DATE _____

CITY OF LA VILLA
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 212.009(d) AND § 212.009(e)

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF SERNA RANCH SUBDIVISION HAS BEEN REVIEWED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF LA VILLA ON _____ DATE _____

PAZ CHAIRMAN OF THE CITY OF LA VILLA _____ DATE _____

CITY OF LA VILLA
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 212.009(d) AND § 212.009(e)

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF SERNA RANCH SUBDIVISION HAS BEEN REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF LA VILLA ON _____ DATE _____

MAYOR OF THE CITY LA VILLA _____ DATE _____

ATTEST: _____ DATE _____
SECRETARY OF THE CITY OF LA VILLA

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

BY: _____ DATE _____

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 SERNA RANCH SUBDIVISION WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 03-29-11 AND THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION.

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

ON: _____ AT _____ A.M./P.M.
DOCUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY

REVISION NOTES

NO.	SHEET	REVISION	DATE	APPROVED

DRAWN BY: _____ DATE: _____
IRRIGATION, CHECKED _____ DATE: _____
SURVEYED, CHECKED _____ DATE: _____
FINAL CHECK _____ DATE: _____

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, GENOVEVA SERNA, ELIAS SERNA & MARTHA SERNA, AS OWNER OF THE 5.342 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED SERNA RANCH SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET(S), PARK AND EASEMENTS SHOWN HEREON. 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.

GENOVEVA SERNA _____ DATE: _____
417 N. MAGNOLIA AVENUE
LA VILLA, TEXAS 78068

ELIAS SERNA _____ DATE: _____

MARTHA SERNA _____ DATE: _____

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED GENOVEVA SERNA, ELIAS SERNA & MARTHA SERNA, WHO PROVED TO ME THROUGH THEIR 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 _____ DAY OF _____ 2011.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

CITY OF LA VILLA
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 212.009(d) AND § 212.009(e)

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF SERNA RANCH SUBDIVISION HAS BEEN REVIEWED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF LA VILLA ON _____ DATE _____

PAZ CHAIRMAN OF THE CITY OF LA VILLA _____ DATE _____

CITY OF LA VILLA
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 212.009(d) AND § 212.009(e)

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF SERNA RANCH SUBDIVISION HAS BEEN REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF LA VILLA ON _____ DATE _____

MAYOR OF THE CITY LA VILLA _____ DATE _____

ATTEST: _____ DATE _____
SECRETARY OF THE CITY OF LA VILLA

CITY OF LA VILLA
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 212.009(d) AND § 212.009(e)

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF SERNA RANCH SUBDIVISION HAS BEEN REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF LA VILLA ON _____ DATE _____

MAYOR OF THE CITY LA VILLA _____ DATE _____

ATTEST: _____ DATE _____
SECRETARY OF THE CITY OF LA VILLA

CITY OF LA VILLA
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 212.009(d) AND § 212.009(e)

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF SERNA RANCH SUBDIVISION HAS BEEN REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF LA VILLA ON _____ DATE _____

MAYOR OF THE CITY LA VILLA _____ DATE _____

ATTEST: _____ DATE _____
SECRETARY OF THE CITY OF LA VILLA

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

BY: _____ DATE _____

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 SERNA RANCH SUBDIVISION WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 03-29-11 AND THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION.

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

ON: _____ AT _____ A.M./P.M.
DOCUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY

REVISION NOTES

NO.	SHEET	REVISION	DATE	APPROVED

DRAWN BY: _____ DATE: _____
IRRIGATION, CHECKED _____ DATE: _____
SURVEYED, CHECKED _____ DATE: _____
FINAL CHECK _____ DATE: _____

**SUBDIVISION MAP OF
SERNA RANCH SUBDIVISION
BEHIND A RESUBDIVISION OF 6.342 ACRES
OUT OF FARM TRACT 2143 & 2144
NORTH CAPISALLO DISTRICT SUBDIVISION
VOL. 2, PG. 10, H.C.M.R.
HIDALGO COUNTY, TEXAS.**

KNOWN 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, A PERPETUAL EASEMENT WITH THE RIGHT TO REPLY, CONSTRUCT, INSTALL AND LAY AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE, AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR 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 COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTEE FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND DESCRIBED ABOVE FOR THE PURPOSE OF, LATERALLY RELOCATING 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 CAPTIONED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTEE 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 A COVENANT RUNNING WITH THE LAND FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANTEE COVENANTS THAT SHE 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 APPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF THE 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 GRANTEE HAS EXECUTED THIS INSTRUMENT THE DAY OF _____, 20____.

(GRANTOR'S SIGNATURE)

ACKNOWLEDGMENT

THE STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (SHE) (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

KNOWN 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, A PERPETUAL EASEMENT WITH THE RIGHT TO REPLY, CONSTRUCT, INSTALL AND LAY AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE, AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR 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 COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTEE FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND DESCRIBED ABOVE FOR THE PURPOSE OF, LATERALLY RELOCATING 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 CAPTIONED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTEE 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 A COVENANT RUNNING WITH THE LAND FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANTEE COVENANTS THAT SHE 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 APPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF THE 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 GRANTEE HAS EXECUTED THIS INSTRUMENT THE DAY OF _____, 20____.

(GRANTOR'S SIGNATURE)

ACKNOWLEDGMENT

THE STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (SHE) (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

DESCRIPTION OF SERNA RANCH SUBDIVISION

NETS AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 5.342 ACRES (5.34 ACRES DEED CALL) SITUATED IN THE COUNTY OF HIDALGO, TEXAS, CONSISTING OF A 2.925 ACRE TRACT BEING A PART OR PORTION OUT OF FARM TRACT 2143 AND A 2.416 ACRE TRACT BEING A PART OR PORTION OUT OF FARM TRACT 2144, ALL OUT OF NORTH CAPISALLO DISTRICT SUBDIVISION, ACCORDING TO PLAT THEREON RECORDED IN VOLUME 2, PAGES 7-13 AND PAGES 18-20, HIDALGO COUNTY MAP RECORDS, WHICH SAID 5.342 ACRES (5.34 ACRES DEED CALL) HAVING BEEN CONVEYED TO MARTHA SERNA, ELIAS SERNA, AND GENOVEVA SERNA, BY VIRTUE OF WARRANTY DEED RECORDED UNDER DOCUMENT NO. 217812, HIDALGO COUNTY OFFICIAL RECORDS, SAID 5.342 ACRES (5.34 ACRES DEED CALL) ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERNMOST SOUTHWEST CORNER OF SAID FARM TRACT 2143 AND THE WESTERN NORTHWEST CORNER OF SAID FARM TRACT 2144;

THENCE, N 01°34'2" W (NORTH DEED CALL) ALONG THE WEST LINE OF SAID FARM TRACT 2143, WITHIN THE RIGHT-OF-WAY OF MILE 1 WEST-F.M. 491 ROAD, A DISTANCE OF 74.89 FEET;

THENCE, N 88°46'18" E (EAST DEED CALL) AT A DISTANCE OF 40.00 FEET TO A NO. 4 REBAR SET (NORTHING: 16629229.6037, EASTING: 1171834.2959) ON THE EAST RIGHT-OF-WAY LINE OF MILE 1 WEST-F.M. 491 ROAD, FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT, WHICH SAID RIGHT-OF-WAY WAS GRANTED TO THE COUNTY OF HIDALGO BY INSTRUMENT RECORDED IN VOLUME 779, PAGE 444, HIDALGO COUNTY DEED RECORDS;

1. THENCE, N 01°34'2" W (NORTH DEED CALL) ALONG THE EXISTING EAST RIGHT-OF-WAY LINE OF MILE 1 WEST-F.M. 491 ROAD, A DISTANCE OF 434.88 FEET TO A NO. 4 REBAR SET FOR THE NORTHWEST CORNER OF THIS TRACT;

2. THENCE, N 88°46'18" E (EAST DEED CALL) AT A DISTANCE OF 20.00 FEET PASS A NO. 4 REBAR SET FOR THE PROPOSED/ADDITIONAL EAST RIGHT-OF-WAY LINE TO MILE 1 WEST-F.M. 491 ROAD AS PER THE HIDALGO COUNTY THROUGHFARE MAP, AT A DISTANCE OF 404.91 FEET PASS THE EAST LINE OF SAID FARM TRACT 2143 AND THE WEST LINE OF SAID FARM TRACT 2144, CONTINUING A TOTAL DISTANCE OF 535.04 FEET TO A NO. 4 REBAR FOUND (NORTHING: 16629675.8540, EASTING: 1172059.8900), FOR THE NORTHEAST CORNER OF THIS TRACT;

3. THENCE, S 01°34'2" E (SOUTH DEED CALL) AT A DISTANCE OF 120.00 FEET PASS A NO. 4 REBAR SET IN LINE, AT A DISTANCE OF 289.88 FEET PASS A NO. 4 REBAR SET IN LINE, CONTINUING A TOTAL DISTANCE OF 434.88 FEET TO A NO. 4 REBAR SET FOR THE SOUTHEAST CORNER OF THIS TRACT;

4. THENCE, S 88°46'18" W (WEST DEED CALL) AT A DISTANCE OF 478.17 FEET PASS THE WEST LINE OF SAID FARM TRACT 2144 AND THE SOUTH LINE OF SAID FARM TRACT 2143, CONTINUING A TOTAL DISTANCE OF 63.04 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.342 ACRES (5.34 ACRES DEED CALL), OF WHICH 0.200 OF ONE ACRE LIES WITHIN SAID PROPOSED THROUGHFARE MAP RIGHT-OF-WAY OF MILE 1 WEST-F.M. 491 ROAD, AND 0.324 OF ONE ACRE LIES WITHIN SAID PROPOSED ADDITIONAL RIGHT-OF-WAY OF SERNA DRIVE, LEAVING A 4.818 ACRES OF LAND, MORE OR LESS.

DESCRIPTION OF SERNA RANCH SUBDIVISION

NETS AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 5.342 ACRES (5.34 ACRES DEED CALL) SITUATED IN THE COUNTY OF HIDALGO, TEXAS, CONSISTING OF A 2.925 ACRE TRACT BEING A PART OR PORTION OUT OF FARM TRACT 2143 AND A 2.416 ACRE TRACT BEING A PART OR PORTION OUT OF FARM TRACT 2144, ALL OUT OF NORTH CAPISALLO DISTRICT SUBDIVISION, ACCORDING TO PLAT THEREON RECORDED IN VOLUME 2, PAGES 7-13 AND PAGES 18-20, HIDALGO COUNTY MAP RECORDS, WHICH SAID 5.342 ACRES (5.34 ACRES DEED CALL) HAVING BEEN CONVEYED TO MARTHA SERNA, ELIAS SERNA, AND GENOVEVA SERNA, BY VIRTUE OF WARRANTY DEED RECORDED UNDER DOCUMENT NO. 217812, HIDALGO COUNTY OFFICIAL RECORDS, SAID 5.342 ACRES (5.34 ACRES DEED CALL) ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERNMOST SOUTHWEST CORNER OF SAID FARM TRACT 2143 AND THE WESTERN NORTHWEST CORNER OF SAID FARM TRACT 2144;

THENCE, N 01°34'2" W (NORTH DEED CALL) ALONG THE WEST LINE OF SAID FARM TRACT 2143, WITHIN THE RIGHT-OF-WAY OF MILE 1 WEST-F.M. 491 ROAD, A DISTANCE OF 74.89 FEET;

THENCE, N 88°46'18" E (EAST DEED CALL) AT A DISTANCE OF 40.00 FEET TO A NO. 4 REBAR SET (NORTHING: 16629229.6037, EASTING: 1171834.2959) ON THE EAST RIGHT-OF-WAY LINE OF MILE 1 WEST-F.M. 491 ROAD, FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT, WHICH SAID RIGHT-OF-WAY WAS GRANTED TO THE COUNTY OF HIDALGO BY INSTRUMENT RECORDED IN VOLUME 779, PAGE 444, HIDALGO COUNTY DEED RECORDS;

1. THENCE, N 01°34'2" W (NORTH DEED CALL) ALONG THE EXISTING EAST RIGHT-OF-WAY LINE OF MILE 1 WEST-F.M. 491 ROAD, A DISTANCE OF 434.88 FEET TO A NO. 4 REBAR SET FOR THE NORTHWEST CORNER OF THIS TRACT;

2. THENCE, N 88°46'18" E (EAST DEED CALL) AT A DISTANCE OF 20.00 FEET PASS A NO. 4 REBAR SET FOR THE PROPOSED/ADDITIONAL EAST RIGHT-OF-WAY LINE TO MILE 1 WEST