

MINOR PLAT OF
D&D ESTATES SUBDIVISION
 HIDALGO COUNTY, TEXAS
 METES AND BOUNDS DESCRIPTION

A Tract of land containing 10 Acres, situated in Hidalgo County, Texas being all out of Lot 1216, Block THIRTY-THREE (33), SANTA CRUZ GARDENS UNIT NO. 2, Hidalgo County, Texas, as recorded in Volume 8, Page 28-29, Map Records, Hidalgo County, Texas, more particularly described as follows:

- BEGINNING on a 1/2 inch iron rod found on the southeast corner of Lot 6, also being the northwest corner of Lot 12 and the northeast corner of Lot 13, for the southeast corner of this 10-acre tract.
- THENCE N 81 Degrees 21 Minutes 29.44 Seconds W (N 81 Degrees 37 Minutes East - Recorded) with the common south property line of Lot 6 and Lot 13 a distance of 300.00 feet to a found 1/2" iron rod for the southwest corner of said Lot 6 and 10-Acre tract, also being the northeast corner of Lot 13 and the southeast corner of Lot 5;
- THENCE N 8 Degrees 38 Minutes 30.56 Seconds E IN 8 Degrees 43 Minutes 14 Seconds E - Recorded with the common property line of said Lots 6 and 5 a distance of 1452.00 feet to a point on the existing centerline of Benito A. Ramirez County Road for the northeast corner of said Lot 6 and 10-acre tract, also being the northeast corner of said Lot 5, of 1422 feet east a 1/2" iron rod on the existing south right-of-way line of Benito A. Ramirez County Road;
- THENCE S 81 Degrees 21 Minutes 29.44 Seconds E (S 81 Degrees 37 Minutes East - Recorded) with the north property line of Lot 6 being the existing centerline of Benito A. Ramirez County Road a distance of 300.00 feet to a point on the existing centerline of Benito A. Ramirez County Road for the northeast corner of said Lot 6 and 10-acre tract, also being the northeast corner of Lot 7;
- THENCE S 8 Degrees 38 Minutes 30.56 Seconds W (N 8 Degrees 43 Minutes 14 Seconds E - Recorded) with the common property line of said Lots 6 and 7 a distance of 1452.00 feet to a founded 1/2" iron rod for the POINT OF BEGINNING, and containing 10 acres, more or less, save and except an existing 30-foot strip dedicated road right-of-way parallel to and adjoining the north property line of Lot 6, and save and except an additional 10-foot strip parallel and adjoining the south side of the said existing 30-foot strip of dedicated right-of-way.

Bearing basis as per TEXAS STATE PLANE COORDINATE SYSTEM NAD 1983, South Zone.
 STATE OF TEXAS
 COUNTY OF HIDALGO

I, HOWERO LUIS GUTIERREZ, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OR OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF EDINBURG, TEXAS AND HIDALGO COUNTY.



DATED THIS THE ____ DAY OF ____ 2012
 REGISTERED PROFESSIONAL SURVEYOR
 NO. 2791 STATE OF TEXAS

STATE OF TEXAS
 COUNTY OF HIDALGO
 I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS 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 16.343, WATER CODE. THE ESTIMATED COST TO INSTALL UNCONSTRUCTED WATER AND SEWAGE FACILITIES DESCRIBED ABOVE ARE AS FOLLOWS:
 WATER FACILITIES: INCLUDING SERVICE TAP, CASING, WATERLINE, METERS AND FIRE HYDRANT ARE ESTIMATED TO COST \$2,075.00 PER LOT, FOR A TOTAL OF \$4,150.00 FOR THE SUBDIVISION. THE SUBDIVIDER WILL PAY A TOTAL OF \$4,150.00 TO A CONTRACTOR APPROVED BY N.A.W.S.C. TO COVER THE COST OF INSTALLATION OF WATER FACILITIES.
 SEWAGE FACILITIES: INSTALLATION OF SEPTIC SYSTEMS ARE ESTIMATED TO COST \$1,400.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$2,800.00 FOR THE SUBDIVISION. THE SUBDIVIDER WILL PAY A TOTAL OF \$2,800.00 TO A CERTIFIED OSSF INSTALLER TO COVER THE COST OF INSTALLATION OF SEPTIC SYSTEMS.



DATED THIS THE ____ DAY OF ____ 2012
 REGISTERED PROFESSIONAL ENGINEER
 NO. 100129 STATE OF TEXAS

THIS PLAT IS HEREBY APPROVED BY THE SANTA CRUZ IRRIGATION DISTRICT NO. 15 ON THIS ____ DAY OF ____
 THIS PLAT IS HEREBY APPROVED BY THE SANTA CRUZ IRRIGATION DISTRICT NO. 15 SUBJECT TO THE CONDITION THAT IF IRRIGATION FROM SAID DISTRICT IS DESIRED TO THE INDIVIDUAL LOT(S) OF THE D&D ESTATES SUBDIVISION, PROVISIONS SHALL BE MADE FOR APPROPRIATE EASEMENTS FOR THE INSTALLATION OF NECESSARY IRRIGATION FACILITIES TO SUCH LOTS FROM THE CLOSEST WATER DISTRICT DELIVERY POINT AND IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER TO INSTALL SUCH NECESSARY FACILITIES. THERE WILL BE NO BUILDINGS ALLOWED ON TOP OF A DISTRICT IRRIGATION LINE. THERE WILL BE A FIFTEEN (15) FOOT EASEMENT ON BOTH SIDES OF IRRIGATION LINE OR CANAL.

ATTEST:
 PRESIDENT SECRETARY

SHEET NO. 1 OF 2

Cortran
 ENGINEERING, PLLC
 Professional Civil Engineers
 3123 S. SUGAR RD. EDINBURG, TX 78539
 Office: 956-971-0289 ; TBPE Firm No. 13219

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF D&D ESTATES SUBDIVISION, was reviewed and approved by the Hidalgo County Commissioners Court on _____

Hidalgo County Judge _____ Date _____
 Attest: Hidalgo County Clerk _____ Date _____

COUNTY CLERK'S RECORDING CERTIFICATE
 I, _____, COUNTY CLERK OF HIDALGO COUNTY, certify 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 _____.

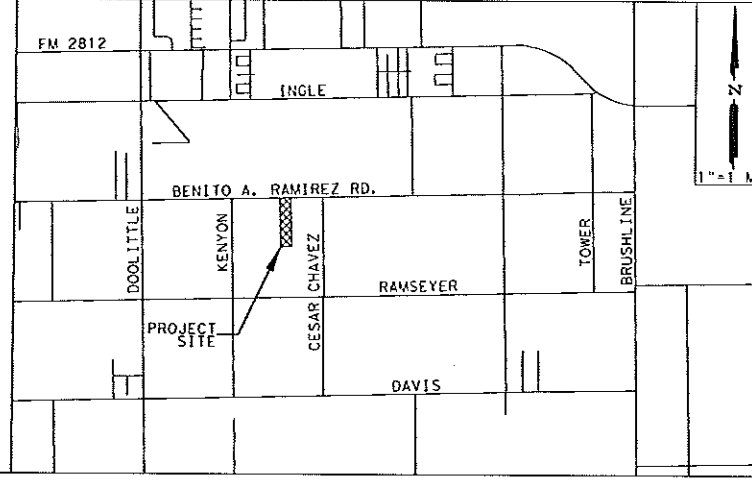
STATE OF TEXAS
 COUNTY OF HIDALGO
 I, _____, MAYOR OF THE CITY OF EDINBURG, TEXAS DO HEREBY CERTIFY THIS MINOR SUBDIVISION PLAT KNOWN AS D&D ESTATES SUBDIVISION CONFORMS TO ALL SUBDIVISION REQUIREMENTS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THIS THE ____ DAY OF _____, 2012 WITH THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

MAYOR, CITY OF EDINBURG, TEXAS
 STATE OF TEXAS
 COUNTY OF HIDALGO
 I, _____, CHAIRMAN OF THE PLANNING AND ZONING DEPARTMENT OF THE CITY OF EDINBURG, TEXAS DO HEREBY CERTIFY THIS MINOR SUBDIVISION PLAT KNOWN AS D&D ESTATES SUBDIVISION CONFORMS TO ALL SUBDIVISION REQUIREMENTS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THIS THE ____ DAY OF _____, 2012 WITH THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

ADMINISTRATOR/PLANNING AND ZONING DEPARTMENT CHAIRMAN

INDEX	DESCRIPTION
SHEET NO. 1	PLAT OF D&D ESTATES SUBDIVISION: LOCATION MAP, CONTACTS, LEGAL DESCRIPTION, METES & BOUNDS, CERTIFICATIONS, PLAT NOTES & DEDICATION.
SHEET NO. 2	TOPOGRAPHY AND DRAINAGE FOR D&D ESTATES SUBDIVISION: LOCATION MAP, CONTACTS, WATER/OSSF/DRAINAGE REPORTS, TOPO, DETENTION SCALE TYPICAL AND UTILITIES.

D&D ESTATES SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT 4 APPROXIMATELY 1400' EAST OF PINKSTON AND KENYON RD. INTERSECTION. THE CITY OF EDINBURG IS THE NEAREST MUNICIPALITY. D&D ESTATES SUBDIVISION IS CURRENTLY LOCATED WITHIN THE CITY OF EDINBURG'S 2 MILE EXTRATERRITORIAL JURISDICTION.



STATE OF TEXAS
 COUNTY OF HIDALGO
 I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE D&D ESTATES SUBDIVISION, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.
 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.

MAGDALENA RODRIGUEZ _____ DATE _____
 STATE OF TEXAS
 COUNTY OF HIDALGO
 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN STATED.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____ 2012

NOTARY PUBLIC
 HIDALGO COUNTY, TEXAS
 I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF D&D ESTATES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY ROW DEPARTMENT ON THIS ____ DAY OF _____ 20____.
 HIDALGO COUNTY ROW DIRECTOR _____ DATE _____

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF D&D ESTATES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION ON THIS ____ DAY OF _____ 20____.
 ENVIRONMENTAL HEALTH DIVISION MANAGER _____ 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 are named), in consideration of one dollar (\$1.00) and other good and valuable consideration paid by North Alma 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 lay 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 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 pipe(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 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 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.

IN WITNESS WHEREOF the said Grantor executed this instrument this ____ day of _____ 20____.
 PRINCIPAL CONTACTS:
 Name Address City & Zip Phone Fax
 OWNER: MAGDALENA RODRIGUEZ 200 W. 3RD ST. SAN JUAN, TX 78589 (956)289-1342 N/A
 ENGINEER: YARA CORBITT 3123 S. SUGAR RD. EDINBURG, TX 78539 (956)971-0289 (956)287-4130
 SURVEYOR: HOWERO LUIS GUTIERREZ 2600 SAN DIEGO MISSION, TX 78572 (956)369-0988 N/A