

DESCRIPTION OF BF SUBDIVISION METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 17.500 ACRES SITUATED IN HIDALGO COUNTY, TEXAS, CONSISTING OF 7.500 ACRES BEING A PART OR PORTION OF FARM TRACT 2002 AND 10.000 ACRES BEING A PART OR PORTION OF FARM TRACT 2008, OUT OF NORTH CAPISALLO DISTRICT SUBDIVISION (SHEET NO. 1) ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 2, PAGE 7, HIDALGO COUNTY MAP RECORDS, WHICH SAID 7.500 ACRES WERE CONVEYED TO HERBERTO JOSE GARZA & FIDELA GARZA FAMILY LIMITED PARTNERSHIP BY VIRTUE OF A WARRANTY DEED INSTRUMENT NO. 224429, HIDALGO COUNTY OFFICIAL RECORDS, AND SAID 10.000 ACRES WERE CONVEYED TO HERBERTO JOSE GARZA & FIDELA GARZA FAMILY LIMITED PARTNERSHIP BY VIRTUE OF A WARRANTY DEED INSTRUMENT NO. 224429, HIDALGO COUNTY OFFICIAL RECORDS, SAID 17.500 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONVENING AND A REBAR SET AT THE NORTHEAST CORNER OF SAID FARM TRACT 2002 AND THE NORTHWEST CORNER OF SAID FARM TRACT 2008.

THENCE, S 85°47'32" E ALONG THE NORTH LINE OF SAID FARM TRACT 2008 AND WITHIN THE EXISTING RIGHT-OF-WAY OF MILE 12 1/2 NORTH ROAD, A DISTANCE OF 330.00 FEET TO A COTTON PICKER SPICLE SET AT THE NORTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT.

1. THENCE, S 01°12'25" E AT A DISTANCE OF 15.00 FEET PASS AND A REBAR SET FOR THE EXISTING SOUTH RIGHT-OF-WAY LINE OF MILE 12 1/2 NORTH ROAD, AT A DISTANCE OF 30.00 FEET PASS AND A REBAR SET FOR THE FUTURE SOUTH RIGHT-OF-WAY LINE ACCORDING TO HIDALGO COUNTY THROUGHFARE PLAN, CONTAINING A TOTAL DISTANCE OF 1,200.00 FEET TO A NO. 4 REBAR SET (NORTHWEST 15610183.0644, 11665223.6651) ON THE SOUTH LINE OF FARM TRACT 2008, FOR THE SOUTHWEST CORNER OF THIS TRACT;

2. THENCE, S 85°47'32" E ALONG THE SOUTH LINE OF SAID FARM TRACT 2008 AND FARM TRACT 2002, AT A DISTANCE OF 330.00 FEET PASS AND A REBAR SET FOR THE SOUTHWEST CORNER OF SAID FARM TRACT 2008 AND THE SOUTHWEST CORNER OF SAID FARM TRACT 2002, CONTINUING A TOTAL DISTANCE OF 573.50 FEET TO A NO. 4 REBAR SET (NORTHWEST 15610183.0644, EASTING: 11665223.6651) FOR THE SOUTHWEST CORNER OF THIS TRACT;

3. THENCE, N 01°12'25" E (SOUTH DEED CALL) AT A DISTANCE OF 1,200.00 FEET PASS AND A REBAR SET FOR THE FUTURE SOUTH RIGHT-OF-WAY LINE OF MILE 12 1/2 NORTH ROAD, ACCORDING TO HIDALGO COUNTY THROUGHFARE PLAN, AT A DISTANCE OF 1,200.00 FEET PASS AND A REBAR SET (NORTHWEST 15610183.0644, EASTING: 11665223.6651) FOR THE EXISTING SOUTH RIGHT-OF-WAY LINE, CONTAINING A TOTAL DISTANCE OF 1,200.00 FEET TO A COTTON PICKER SPICLE SET ON THE NORTH LINE OF SAID FARM TRACT 2002, FOR THE NORTHWEST CORNER OF THIS TRACT;

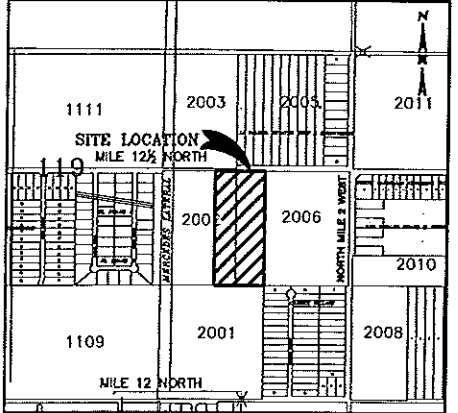
4. THENCE, S 85°47'32" E (WEST DEED CALL) ALONG THE NORTH LINE OF SAID FARM TRACT 2002 AND FARM TRACT 2008 AND WITHIN THE EXISTING RIGHT-OF-WAY OF MILE 12 1/2 NORTH ROAD, AT A DISTANCE OF 215.00 FEET PASS THE NORTHEAST CORNER OF SAID FARM TRACT 2002 AND THE NORTHWEST CORNER OF SAID FARM TRACT 2008, CONTINUING A TOTAL DISTANCE OF 573.50 FEET TO THE POINT OF BEGINNING, AND CONTAINING 11.500 ACRES, OF WHICH 0.180 ACRES ARE WITHIN THE EXISTING RIGHT-OF-WAY OF MILE 12 1/2 NORTH ROAD LEAVING AN EXISTING NET OF 11.320 ACRES, OF WHICH 0.484 ACRES LIES WITHIN THE ADDITIONAL ROAD RIGHT-OF-WAY ACCORDING TO HIDALGO COUNTY THROUGHFARE PLAN, LEAVING A NET OF 10.836 ACRES OF LAND, MORE OR LESS.

Curve Table

Curve #	Delta	Length	Radius	Tangent	Chord Direction	Chord Length
C1	177°59'17"	157.08	50.02	339.1870157	N1°27'50"W	100.00
C2	51°48'57"	45.32	50.00	34.28	N55°37'25"E	43.69
C3	69°12'42"	60.41	50.00	34.51	N5°02'09"W	56.80
C4	108°19'06"	54.33	50.00	69.22	N59°44'15"E	81.06
C5	38°17'20"	33.41	50.00	17.36	S23°57'32"E	32.80

Parcel Line Table

Line #	Length	Direction
L1	25.47	S46°20'09"E
L2	35.28	N45°39'57"E
L3	15.27	S1°12'28"E



INDEX TO SHEET OF BF SUBDIVISION

SHEET 1: HEADING, INDEX, LOCATION MAP AND E.T.A. PRINCIPAL CONTACTS; MAP: LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); SURVEYOR'S CERTIFICATE; OWNER'S DEDICATION; OWNER'S DEDICATION; COUNTY ATTESTATION; ENGINEERING CERTIFICATION (CITY APPROVAL); CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES; IRRIGATION DISTRICT, H.C.D.D. NO. 1, HIDALGO COUNTY RIGHT OF WAY DEPARTMENT CERTIFICATE, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE, N.A.W.S.O. CERTIFICATION.

SHEET 2: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER / SEWER AND ENGINEERS CERTIFICATION (CONJUGAL AND SPANISH VERSION).

SHEET 3: MAP OF TOPOGRAPHY AND DRAINAGE, DRAINAGE SWALES; DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DRAINAGE SWALES, ENGINEERING CERTIFICATION, CONSTRUCTION DETAILS.

PRINCIPAL CONTACTS

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: HERBERTO J. GARZA & FIDELA GARZA FAMILY LIMITED PARTNERSHIP	P.O. BOX 173, LA VILLA, TX 78562	LA VILLA, TX 78562	(956) 282-1218	
ENGINEER: FRED L. KURTH	113 W. MONTYNE, EDINBURG, TX 78541	EDINBURG, TX 78541	(956) 381-0681	(956) 381-1839
SURVEYOR: HERBERTO J. GARZA & FIDELA GARZA	115 W. MONTYNE, EDINBURG, TX 78541	EDINBURG, TX 78541	(956) 381-0681	(956) 381-1839

GENERAL PLAT NOTES & RESTRICTIONS:

1. FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "AE" BASE FLOOD ELEVATIONS DETERMINED, BASE FLOOD ELEV. 60.00

-PLAT NO. 480334 0450 D EFFECTIVE: JUNE 6, 2000 FURTHER REVISED TO REFLECT LOAR DATE MAY 30, 2002.

THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAN.

CITY OF WESLACO PLAT NO. 480334 0450 C EFFECTIVE DATE: JUNE 6, 2000 FURTHER REVISED TO REFLECT LOAR DATE 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 PLAN. CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).

2. SETBACKS:
FRONT: 25.00 FEET (50'-00"=SAC 15.00 FEET LOT 1-11)
FRONT: 30.00 FEET (50'-00"=SAC 15.00 FEET LOT 15-29)
REAR: 30.00 FEET OR GREATER FOR EASEMENT
CORNER: 15.00 FEET
GARAGE FRONT: 18.00 FEET

3. NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.

4. NO COMMERCIAL USE SHALL BE ALLOWED ON ALL INTERNAL LOTS 1 THROUGH 29.

5. MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB OR THE BASE FLOOD ELEVATION 60.00 WHICHEVER IS GREATER.

ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION. A MINIMUM FINISH FLOOR ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.

6. BENCHMARK NOTE: THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
B.M. NO. 2 - 24 REBAR LOCATED 2 FEET EAST FROM THE WESTERMOST NORTHEAST CORNER OF LOT 29 OF THIS SUBDIVISION ELEV. 59.90
N=16611447.0360 E=1182258.1710

B.M. NO. 2 - #4 REBAR LOCATED ALONG THE EXISTING 15.00 FOOT SOUTH RIGHT-OF-WAY OF MILE 12 1/2 WEST AND 2 FEET EAST OF THE WEST BOUNDARY LINE OF THIS SUBDIVISION. ELEV. 59.08 N.O.V.D. 29 DESCRIPTION: N=16611478.5340 E=1166200.7390

7. DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THE DEVELOPER WILL PROVIDE FOR THE COLLECTION AND REMOVAL OF 3,947 CUBIC FEET OR 0.893 ACRES-FEET OF STORM WATER RUNOFF, DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: DETENTION SHALL BE HELD WITHIN THE DRAINAGE SWALE ALONG THE REAR OF THE LOT, ADDITIONAL OVER FLOW SHALL DISCHARGE INTO THE MERIZES LATERAL MAIN 18" TO 24" STORM SEWER SYSTEM & DRAINAGE DITCH ALONG THE SOUTH SIDE OF THIS SUBDIVISION.

8. DRAINAGE SWALE EASEMENTS NOTE:
NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE SWALES EASEMENT. EACH DRAINAGE SWALE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, UTILITIES AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE DRAINAGE SWALE EASEMENT. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SWALE.

9. 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.

10. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL.

11. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.

12. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.

13. SOIL ANALYSIS HAS BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCEPTS MAY BE ALSO SEEN ON THE ATTACHED ENGINEERING PLANS. A STATEMENT 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.

14. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY OF THE LOT.

15. 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. BLOW FLOW VALVE(S)
3. SEPTIC TANK COVER SHALL BE ABLE TO SEAL.

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

17. HERBERTO J. GARZA & FIDELA GARZA, THE OWNERS & SUBDIVIDERS OF THE SUBDIVISION, 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. 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.

19. EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEPTIC, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.

20. AN OFF-STREET PARKING LOT SITE PLAN AND DRAINAGE PLAN APPROVAL BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR COMMERCIAL USE AT THE TIME OF APPLICATION FOR CONSTRUCTION. PRIOR TO THE INSTALLATION OF ANY LOT OR SUBDIVISION 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.

21. LOTS 1 AND 22 SHALL NOT HAVE ACCESS/DRIVEWAY ONTO MILE 12 1/2 ROAD UNLESS UTILIZED FOR COMMERCIAL USE. IF THE AFORESAID LOTS ARE UTILIZED FOR COMMERCIAL USE AND HAVE DOUBLE FRONTAGE, THEN THE LOT OWNER WILL BE REQUIRED TO INSTALL A BUFFER FENCE ABUTTING ALL RESIDENTIAL LOTS AND ALONG LORDEA DRIVE TO DENY ACCESS ONTO LOT. LOCATION OF ACCESS/DRIVEWAY SHALL BE SHOWN ON THE SITE PLAN AS PER NOTE 18 AND IS SUBJECT TO APPROVAL FROM THE HIDALGO COUNTY PLANNING DEPARTMENT.

22. STREET LIGHT REQUIRED EVERY 400 FEET IN THIS SUBDIVISION AS REQUIRED PER CITY OF WESLACO.

23. SUBJECT TO BLANKET EASEMENT WITHIN FARM TRACT 2008 NORTH CAPISALLO DISTRICT SUBDIVISION TO TEXAS EASTERN TRANSMISSION CORPORATION RECORDED IN VOLUME 872, PAGE 304, H.C.D.R. NO. 0078 SPECIFIED.

24. NO WIDTH SPECIFIED IN VOLUME 876, PAGE 1, H.C.D.R. EASEMENT SHOULD BE 50.0' WIDE AS PER THE TEXAS LANDOWNER COUNCIL OF THE NATURAL RESOURCES CODE IN PARAGRAPH 111.0194. NO EXCAVATIONS WERE DONE DURING THE PROGRESS OF THIS SUBDIVISION. GAS LINE IS SHOWN IN AN APPROXIMATE LOCATION AS PER ABOVE GROUND MARKERS.

25. ALL LOTS IN BF SUBDIVISION ARE HEREBY GRANTED A DRAINAGE SWALE EASEMENT WITH RESPECT TO SURFACE WATER RUN-OFF FROM ALL LOTS IN BF SUBDIVISION TO THE AREA DEPICTED ON THE SUBDIVISION PLAT AS THE DRAINAGE SWALE EASEMENT. LOT OWNERS OF THIS SUBDIVISION THEIR ASSIGNS AND ANY SUBSEQUENT OWNER OF THE REAL PROPERTY DESIGNATED ON THE SUBDIVISION PLAT ARE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE SWALES. THE COUNTY OF HIDALGO, TEXAS (HIDALGO), AND THE HIDALGO COUNTY DRAINAGE DISTRICT NUMBER 1 (DRAINAGE DISTRICT NO. 1) MAY ENFORCE THIS PLAT BY INJUNCTION OR ANY OTHER REMEDY PROVIDED BY LAW, AND THE COUNTY AND / OR THE DRAINAGE DISTRICT ARE ALSO ENTITLED TO RECOVER ALL ENFORCEMENT COSTS AND / OR MAINTENANCE COSTS FROM THE LOT OWNERS IN VIOLATION OF THE DRAINAGE SWALES DEPICTED ON THE SUBDIVISION PLAT ARE NO LONGER NECESSARY FOR DRAINAGE OF THE LOTS COMPRISING BF SUBDIVISION BECAUSE AN ALTERNATE DRAINAGE SYSTEM, CONSTRUCTED AND MAINTAINED BY A POLITICAL SUBDIVISION IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL LAWS AND REGULATIONS, IS FULLY OPERATIONAL AND ACTUALLY SERVING ALL THE LOTS IN BF SUBDIVISION. THE COUNTY AND THE DRAINAGE DISTRICT ARE HEREBY GRANTED THE RIGHT AND AUTHORITY (ON EACH LOT OWNER, BY THE ACCEPTANCE OF A DEED TO LOT IN BF SUBDIVISION ACKNOWLEDGES AND AGREES THAT THE COUNTY AND THE DRAINAGE DISTRICT HAS THE RIGHT AND AUTHORITY) TO RELEASE THE DRAINAGE EASEMENT BURDENING THE DRAINAGE SWALES PURSUANT TO THIS PLAT NOTE, BY AN INSTRUMENT IN WRITING RECORDED IN THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

26. THERE SHALL BE NO CONVEYANCE OF LOTS 1 THROUGH 9 NOR SHALL THERE BE ANY DEVELOPMENT PERMIT ISSUE TO SAID LOTS UNLESS A WRITTEN CONSENT FROM THE TEXAS RAILROAD COMMISSION HAS BEEN SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT STATING THAT THE GAS WELL THAT IS LOCATED ON LOT 3 HAS BEEN CAPPED.

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

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF BF SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____ DATE _____

HIDALGO COUNTY JUDGE _____ DATE _____

ATTEST: HIDALGO COUNTY CLERK _____ DATE _____

CITY OF WESLACO CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 811.009(C) AND § 811.010

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF BF SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF WESLACO ON _____ DATE _____

MAYOR OF THE CITY WESLACO _____ DATE _____

ATTEST: SECRETARY OF THE CITY OF WESLACO _____ DATE _____

CITY OF WESLACO CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 811.009(C) AND § 811.010

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF BF SUBDIVISION WAS REVIEWED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF WESLACO ON _____ DATE _____

PAZ CHAIRMAN OF THE CITY OF WESLACO _____ DATE _____

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF BF SUBDIVISION WAS 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

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF BF SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____ DATE _____

ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____

RIGHT OF WAY EASEMENT

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 ERECT, 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 OF 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 HEREBY CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS/ARE INSTALLED, THE EASEMENT HEREBY 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 MOVED 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 RECITED 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-DERIVED 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 THE TITLE V OF THE CIVIL RIGHTS ACT OF 1964 AND THE FINANCIAL ASSISTANCE PROVIDED THEREIN 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____.

HERBERTO J. GARZA _____ FIDELA GARZA _____

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 HERBERTO J. GARZA & FIDELA GARZA, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT 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: _____

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

WE, HERBERTO J. GARZA & FIDELA GARZA, FAMILY LIMITED PARTNERSHIP, AS OWNERS OF THE 17.500 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED BF 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.

HERBERTO J. GARZA _____ DATE _____ FIDELA GARZA _____ DATE _____
FAMILY LIMITED PARTNERSHIP P.O. BOX 173 LA VILLA, TEXAS 78562

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED HERBERTO J. GARZA & FIDELA GARZA, PROVED TO ME THROUGH THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVERS LICENSE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARATORY THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

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

NOTARY PUBLIC, STATE OF TEXAS MY COMMISSION EXPIRES: _____

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 BE SUBDIVISION WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON JAN. 25, 2012, AND THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION.

FRED L. KURTH, PE # 54151 ROLS # 4750
DATE SURVEYED: 1-25-2012
DATE PREPARED: 2-07-12
T-92 PG. 72
T-928 PG. 4
JOB NO. 11106.00
SURVEY JOB NO. 11106.08

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

BY: _____

CERTIFICATION OF HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT NO. 9

THIS PLAT "BF SUBDIVISION" HAS BEEN SUBMITTED TO AND CONSIDERED BY HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT NO. 9 AND WAS APPROVED BY SAID DISTRICT SUBJECT TO:

1. 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.

2. IT IS UNDERSTOOD THE OWNERS WILL BE MADE AWARE OF ALL OF THE DISTRICT'S PIPELINES, GRAYS, CANALS, EASEMENTS, ETC. THAT EXIST WITHIN THEIR PROPERTY.

DATED THIS _____ DAY OF _____, 20____.

BY: _____ GENERAL MANAGER

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

ON _____ AT _____ AM/PM

DOCUMENT NUMBER _____

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

MELDEN & HUNT, INC.
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