

**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.

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:

BE 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 2218785, MAP RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHWEST CORNER OF THIS TRACT, SAID ROD 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. 9 RIGHT OF WAY (RECORDED IN VOLUME 314, PAGE 62, DEED RECORDS, HIDALGO COUNTY, TEXAS) FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE SOUTH, ALONG THE WEST LINE OF SAID HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9 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 1,294.01 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 EXTERIOR 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 EXTERIOR 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 190.00 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 176, 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 TRUE AND CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.



*Alfonso Quintanilla*  
ALFONSO QUINTANILLA  
R.P.L.S. No. 4858  
DATE: 9-27-10

**LOT DATA TABLE**

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	21,920.96	0.503
88	21,810.99	0.501
89	21,877.92	0.502
90	21,977.47	0.505
91-105	21,780.00	0.500
106-107	21,824.50	0.501
108-121	21,780.00	0.500
122-123	21,824.50	0.501
124-130	21,780.00	0.500

**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 Home 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 easement (hereinafter called "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 deepen the course of the easement herein conveyed except that when the pipeline 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 on additional easement over and across the land shown on this plat for the purpose of relocating the 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 easement hereby granted 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 the 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 22<sup>nd</sup> day of August 2012.

**LINE DATA TABLE**

DATA	BEARING	LENGTH
L1	S 45°00'00" W	35.36'
L2	S 45°00'00" E	35.36'

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

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

AS OWNER OF THE 38.85 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED VAQUERO ESTATES PHASE II, I HEREBY SUBDUCE 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 § 212.009(c) AND THAT:

- THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
- ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
- 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.

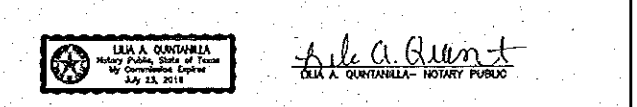
8/22/12  
DATE

BETO SALINAS FLORES GROUP, L.L.C.  
ROBERTO SALINAS, PRESIDENT  
500 E. 9TH STREET  
MCKESSON, TX 75132  
TELEPHONE: (955) 584-5555

**STATE OF TEXAS  
COUNTY OF HIDALGO**

BEFORE ME, the undersigned notary public, on this day personally appeared ROBERTO 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 that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 22<sup>nd</sup> day of August, 2012.



**CITY OF WESLACO**  
CERTIFICATE OF PLAT APPROVAL

UNDER LOCAL GOVERNMENT CODE § 212.009(c) AND § 212.011(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 9/15/12.

*Alfonso Quintanilla*  
Alfonso Quintanilla  
Secretary of the City of Weslaco

**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 SEPT. 21, 2012.

*David Reyes*  
David Reyes  
Chairperson of the City of Weslaco

**HIDALGO COUNTY**  
CERTIFICATE OF PLAT APPROVAL

UNDER LOCAL GOVERNMENT CODE § 232.028(o)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE VAQUERO ESTATES PHASE II, WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON 9/5/12.

*Alfonso Quintanilla*  
Alfonso Quintanilla  
Hidalgo County Clerk

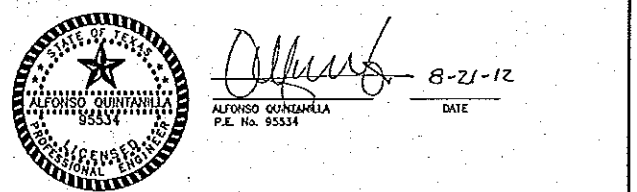
THIS PLAT APPROVED BY THE HIDALGO AND CAMERON COUNTY IRRIGATION DISTRICT # 9, DATED THIS 23<sup>rd</sup> DAY OF August 2012.

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UNDER HCCO (9) RIGHTS-OF-WAY OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCCO. (9). IF IT IS UNLAWFUL FLOW OF DRAINAGE WILL BE NO GREATER THAN THE RATE OF FLOW OF DRAIN WATER WHEN THE LAND WAS IN AGRICULTURAL USE.

*John White*  
John White  
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.



**INDEX OF SHEETS**

SHEET NO.	DESCRIPTION	DATE
SHEET 1	HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE OF PLAT APPROVAL	8-21-12
SHEET 2	ENVIRONMENTAL HEALTH DIVISION MANAGER	
SHEET 3	HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL	

- PLAT NOTES AND RESTRICTIONS:**
- FLOOD ZONE STATEMENTS: FLOOD ZONE DESIGNATION ZONE "X" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD-PLAIN. FLOOD ZONE DESIGNATION ZONE "X" (SHADED) AREAS OF 500-YEAR FLOOD AREAS OF 100-YEAR FLOOD WITH SURFACE ELEVATION OF 1.00 FEET OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD. COUNTY-PANEL NUMBER: 48334 0410 0. MAP REVISION: JUNE 4, 2002. UPDATE MAY 30, 2002.
  - SETBACKS: FRONT: 35.00 FEET. REAR: 15.00 FEET. SIDE: 6.00 FEET. CORNER SIDE: 10.00 FEET. FRONT & SIDE CORNER FOR GARAGE/CARPORT: 18.00 FEET OR CASUALTY WHICH IS GREATER IN ALL CASES. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.
  - MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MUST BE PROVIDED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF 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.
  - DEVELOPER'S NOTE: THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS. B.M. NO. 1 ELEVATION= 84.19 LOCATED ON 1/2" IRON ROD SET IN CONG. W/ DISK ON THE NORTHEAST CORNER OF LOT 108, N.W. 88 OUTW. LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRAJURISDICTIONAL JURISDICTION OF A MUNICIPALITY: VAQUERO ESTATES PHASE II IS LOCATED IN MOSTLY 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 SAID 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 35,870), VAQUERO ESTATES PHASE II LIES IN PCT. 1.
- PRINCIPAL CONTACTS:**
- | Name                                     | Address           | City & Zip         | Phone         | Fax      |
|--|-------------------|--------------------|---------------|----------|
| OWNER: BETO SALINAS FLORES GROUP, L.L.C. | 500 E. 9TH STREET | WESLACO, TX 75787  | (955)584-5555 |          |
| ENGINEER: ALFONSO QUINTANILLA            | 124 E. STUBBS     | EDINBURG, TX 78839 | (409)381-6100 | 381-0527 |
| SURVEYOR: ALFONSO QUINTANILLA            | 124 E. STUBBS     | EDINBURG, TX 78839 | (409)381-6100 | 381-0527 |

**QUINTANILLA, HEADLEY AND ASSOCIATES, INC.**

CONSULTING ENGINEERS LAND SURVEYORS

124 E. STUBBS ST. EDINBURG, TEXAS 78839 REGISTRATION NUMBER F-1613

PHONE 409-381-6100 FAX 409-381-0527 OFFICE@QHAEENGINEERING.COM

**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 \_\_\_\_\_ DATE \_\_\_\_\_

**ENVIRONMENTAL HEALTH DIVISION MANAGER** \_\_\_\_\_ 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 \_\_\_\_\_ DATE \_\_\_\_\_

**HIDALGO COUNTY RIGHT OF WAY DIRECTOR** \_\_\_\_\_ DATE \_\_\_\_\_

**SHEET No. 1 OF 3 SHEETS**

PREPARED BY	CHECKED BY	APPROVED BY
DATE PREPARED: SEPT. 27, 2012	DATE CHECKED: _____	DATE APPROVED: _____