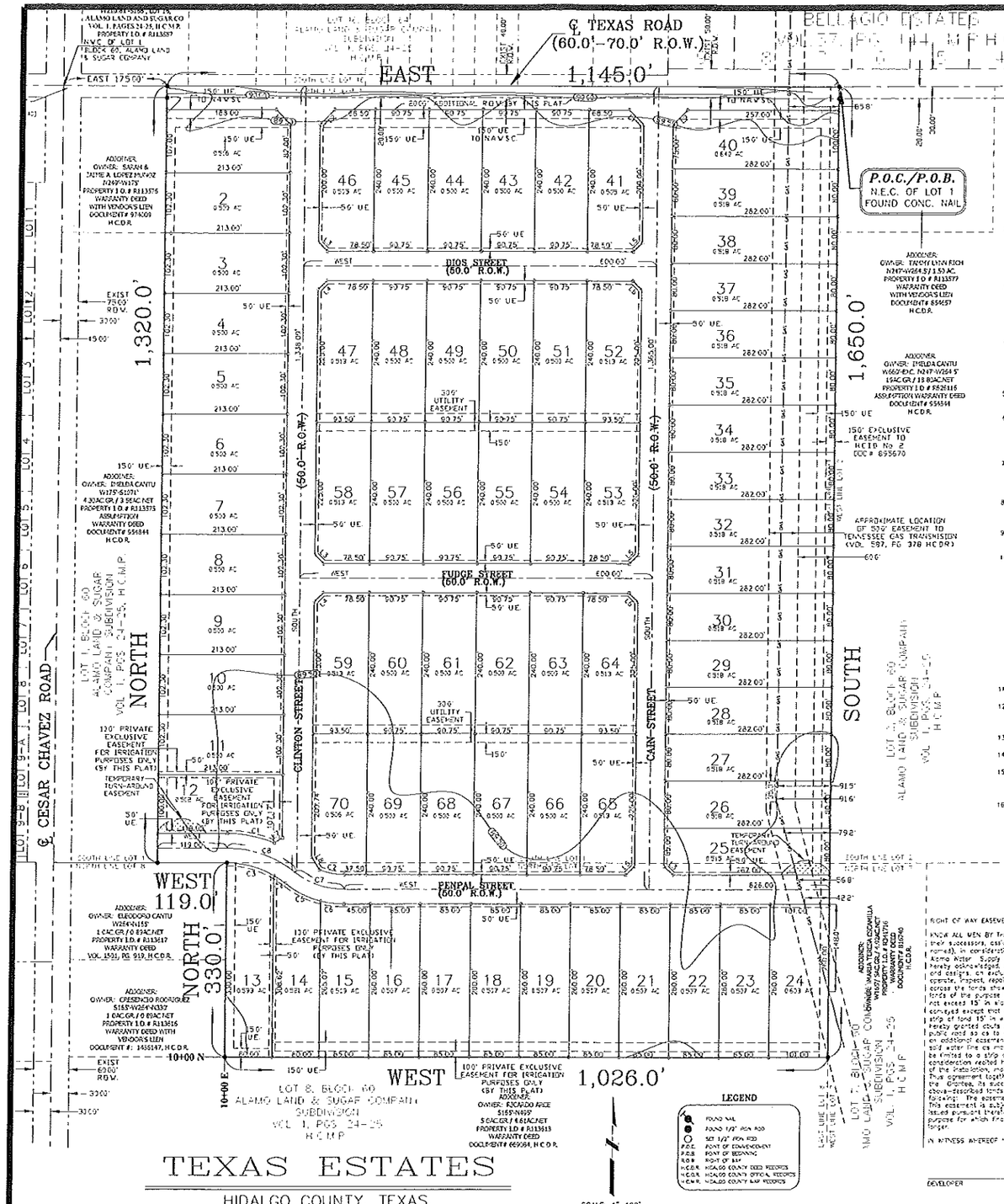


TEXAS ESTATES

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:	KYNDEL BENNETT	P.O. BOX 365	LA BLANCA, TX 78558	(956) 464-4431	(956) 464-2597
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	39.36'	S45°00'00"E
L2	39.36'	N45°00'00"E
L3	61.21'	N45°00'00"E
L4	21.21'	N45°00'00"E
L5	21.21'	S45°00'00"W
L6	21.21'	S45°00'00"E
L7	16.23'	S37°14'56"W
L8	25.58'	N37°42'56"W

CURVE TABLE

CURVE	LENGTH	RADIUS	BEARING
C1	82.45'	210.35'	N76°45'15"W 81.92'
C2	43.72'	110.36'	N78°35'07"W 43.44'
C3	83.76'	160.36'	S75°02'13"E 82.81'
C4	24.22'	160.36'	S39°41'48"E 24.23'
C5	67.55'	160.36'	S53°29'16"E 67.05'
C6	40.43'	160.36'	S82°45'43"E 40.32'
C7	91.14'	135.36'	N70°42'36"W 89.43'
C8	124.81'	185.36'	N70°42'36"W 122.47'

LOT SIZES

LOTS #	SQ. FT.	LOTS #	SQ. FT.	LOTS #	SQ. FT.	LOTS #	SQ. FT.
1	22,428.53	36-39	22,100.00	42-45		47, 58,	
2-11	21,769.93	24	26,260.00	48-51		53, 98	
12	21,878.31	25	22,447.50	54-57		59, 64,	
13	25,845.97	26-33	22,500.00	60-63		65	22,327.50
14	22,686.63	40	27,687.50	66-69	21,780.00	72	22,100.00
15	22,167.15	41, 46	22,015.00				

GENERAL PLAT NOTES:

FOR RESIDENTIAL USE:

(A) FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "A" (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 0425 C
EFFECTIVE DATE: NOVEMBER 16, 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 0325D, EFFECTIVE DATE JUNE 06, 2000 (REVISED TO REFLECT LOMR DATED MAY 17, 2001) AND COMMUNITY PANEL NUMBER 480334 0425 C, EFFECTIVE DATE NOVEMBER 16, 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 OF 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 GIVEN 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: 30.0 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 PRIOR TO PLANNING DEPARTMENT, HEALTH DEPARTMENT, THE OFFICE OF ENVIRONMENTAL COMPLIANCE AND FIRE MARSHAL APPROVAL) APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT. NO COMMERCIAL USE SHALL BE ALLOWED ON ALL INTERNAL LOTS (LOTS 2-33 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—>BM. NO. 1-ELEV. 93.68 NGVD. 29 DESCRIPTION: 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 101,015.39 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 BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT GRASS, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

8. EACH PURCHASER/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.

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 SEWAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE AND MULTI-FAMILY 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 EXCEPTIS 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, KYNDEL BENNETT, PRESIDENT AND GENERAL PARTNER OF E-BEN SOUTH TEXAS, LTD., 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 RIDE BY 18 INCH LONG IRON RODS.

14. ALL CONSTRUCTION SHALL COMPLY WITH STORMWATER POLLUTION PREVENTION PLAN (SWPP) 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.

16. THE 100 FOOT EASEMENT FOR IRRIGATION PURPOSES SHOWN ON LOTS 12 THRU 24 IS A PRIVATE IRRIGATION EASEMENT TO BE USED FOR THE LOCATION OF ABOVE OR BELOW GROUND IRRIGATION IMPROVEMENTS. SAID PRIVATE EASEMENT IS SOLELY FOR THE USE OF THE PROPERTY OWNER OF THE 4.3 ACRE TRACT LOCATED WEST OF AND ADJACENT TO THIS SUBDIVISION AS SHOWN HEREON, AND, SHALL BECOME NULL AND VOID AT SUCH TIME THAT SAID 4.3 ACRE PROPERTY IS EXCLUDED FROM HIDALGO COUNTY IRRIGATION DISTRICT NO. 2. IN ADDITION:

* THE 100 FOOT PRIVATE EASEMENT FOR IRRIGATION PURPOSES SHOWN ON LOTS 12 THRU 24 SHALL BE MAINTAINED BY THE PROPERTY OWNER OF SAID 4.3 ACRE TRACT.

* THE FENCING OF THE PRIVATE EASEMENT FOR IRRIGATION SHALL BE PROHIBITED BY ANY LOT OWNER WITHIN THIS SUBDIVISION UNTIL SUCH TIME THAT THE 4.3 ACRE PROPERTY IS EXCLUDED FROM HIDALGO COUNTY IRRIGATION DISTRICT NO. 2.

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 place, 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 adjoins an a public road and the city, county or state hereafter widens or relocates the public road so as to require the relocation of the 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 laying such 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

STATE OF TEXAS
COUNTY OF HIDALGO

I, KYNDEL BENNETT, PRESIDENT ON BEHALF OF BENNETT-FLORES INVESTMENTS, L.L.C. AS A GENERAL PARTNER, 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 MAINS, 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 449, 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

E-BEN SOUTH TEXAS, LTD.
A TEXAS LIMITED PARTNERSHIP
BY: BENNETT-FLORES INVESTMENTS, L.L.C.,
A TEXAS LIMITED LIABILITY COMPANY
ITS: GENERAL PARTNER

BY: _____
KYNDEL W. BENNETT, PRESIDENT

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 IN SAID 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 OWEN SALINAS, P.E., A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, REGISTRATION NUMBER 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 FRONT) ARE NOT LOCATED IN A FLOOD PRONE AREA, DESIGNATED AS ZONES "A" OR "AH" DEFINED AND DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

_____
DAVID OWEN 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

_____
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 UNDERSIGNED 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

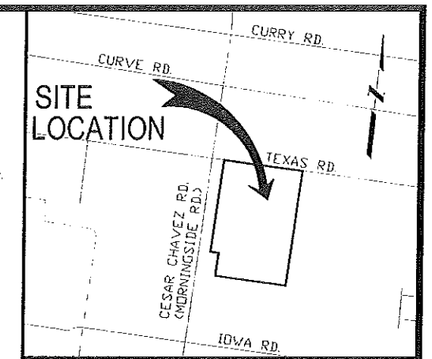
COUNTY CLERK'S RECORDING CERTIFICATE

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. FIRECRAFT No 4



LOCATION MAP SCALE : 1" = 1000'

TEXAS ESTATES
PREPARED BY: SALINAS ENGINEERING & ASSOCIATES
2221 DAFFODIL AVE.
McALLEN, TEXAS 78501
DATE PREPARED: OCTOBER 2, 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 NORTH-EAST CORNER OF SAID LOT 1 LOCATED IN THE CENTER OF TEXAS ROAD, A 60.0 FOOT PUBLIC DEDICATED ROADWAY, FOR THE NORTH-EAST 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 2,00.0 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 1,320.0 FEET PASS THE SOUTH-EAST CORNER OF SAID LOT 1 AND THE NORTH-EAST CORNER OF SAID LOT 8, AT A DISTANCE OF 1,630.0 FEET IN ALL TO A 1/2 INCH DIAMETER IRON ROD FOUND ON THE EAST LINE OF SAID LOT 8 FOR THE SOUTH-EAST 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 SOUTH-WEST 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 INTER-OR 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 INTERIOR 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 NORTH-WEST 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 2.00 FEET (OR 0.93 ACRES, MORE OR LESS) ARE LOCATED WITHIN THE RIGHT-OF-WAY OF SAID TEXAS ROAD, LEAVING 41.54 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 6/14/06, JOB NO. RIO 04 137

N:\SUBDIVISIONS\ATS\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 INTERIM REVIEW BY THE COUNTY OF HIDALGO ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OWEN SALINAS, P.E., TX. REG. NO. 71973 ON NOVEMBER 27, 2012. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

INDEX SHEET OF TEXAS ESTATES

SHEET 1	[illegible]
SHEET 2	[illegible]
SHEET 3	[illegible]

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