

SUBDIVISION PLAT OF: ARIA RANCHES SUBDIVISION

A 26.14 ACRE TRACT OF LAND OUT OF LOT 13, BLOCK 60, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 1199, PAGE 256 AND DEED RECORDED IN VOLUME 1225, PAGE 190, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS COUNTY OF HIDALGO OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION I, RICHARD A. GARZA, OWNER OF G.R. INVERSIONES, LLC, AS OWNER OF THE 26.14 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED ARIA RANCHES SUBDIVISION, HEREBY SUBDIVIDE 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 §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.

RICHARD A. GARZA OWNER OF G.R. INVERSIONES, LLC 3910 W. FREDDY GONZALEZ DR. EDINBURG, TEXAS. 78539.

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, the undersigned authority, on this day personally appeared RICHARD A. GARZA, OWNER OF G.R. INVERSIONES, LLC 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 purposes and considerations therein stated.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.



LILIA A. QUINTANILLA - NOTARY PUBLIC

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 232.02(c)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE ARIA RANCHES SUBDIVISION, WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_.

Hidalgo County Judge \_\_\_\_\_ Date \_\_\_\_\_ Hidalgo County Clerk \_\_\_\_\_ Date \_\_\_\_\_

PLANNING & ZONING COMMISSION CERTIFICATION

I, the undersigned, Chairperson of the Planning and Zoning Commission of the City of Edinburg, hereby certify that this subdivision plat known as ARIA RANCHES SUBDIVISION conforms to all requirements of the Subdivision Regulations of this City wherein my approval is required and has been approved for recording on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

CHAIRPERSON-PLANNING & ZONING COMMISSION

I, THE UNDERSIGNED, MAYOR OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_ CITY SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

THIS PLAT IS HEREBY APPROVED BY 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 #2 RIGHTS OF WAYS OR EASEMENTS.

PRESIDENT \_\_\_\_\_ SECRETARY \_\_\_\_\_

NOTE: 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 CODE NO. 49.21(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.

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.

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 COSTS TO INSTALL UNCONSTRUCTED WATER AND SEWER FACILITIES DESCRIBED ABOVE ARE AS FOLLOWS: WATER FACILITIES: THESE WATER FACILITIES WILL BE CONSTRUCTED AT A COST OF \$ \_\_\_\_\_.

SEWER FACILITIES: ON SITE SEWER FACILITIES ARE ESTIMATED TO COST \$ 1,500.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$ 52,500.00 FOR THE SUBDIVISION. THE SUBDIVIDER HAS PAID A TOTAL OF \$ 52,000.00 TO COVER THE COST OF INSTALLATION OF SEPTIC SYSTEMS.

DATED THIS THE 17TH DAY OF August 2013

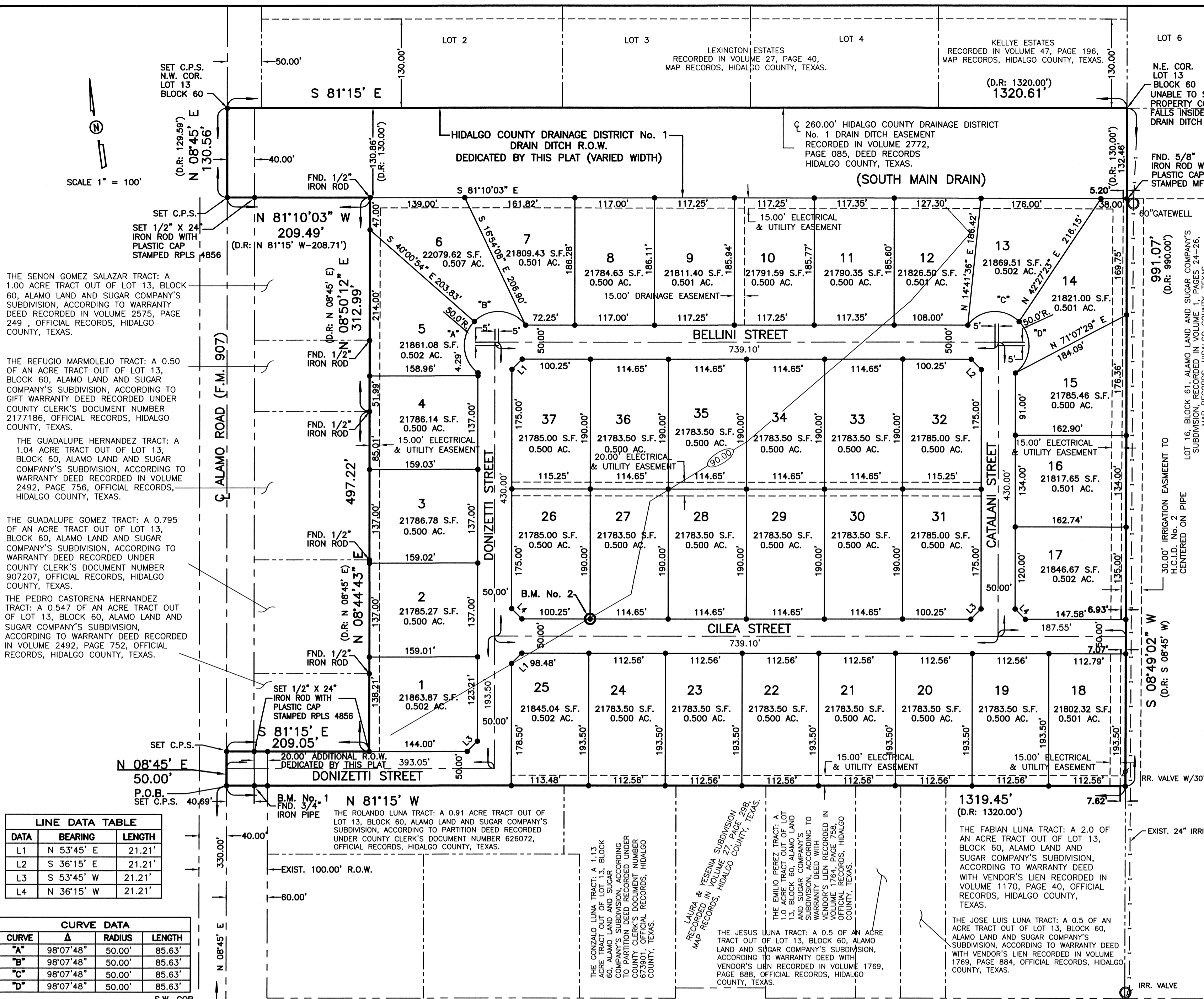
Licensed Professional Engineer No. 95534 STATE OF TEXAS



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

ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM INSTRUMENT NUMBER \_\_\_\_\_ OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

By: \_\_\_\_\_ DEPUTY



LINE DATA TABLE with columns: DATA, BEARING, LENGTH. Rows L1-L4.

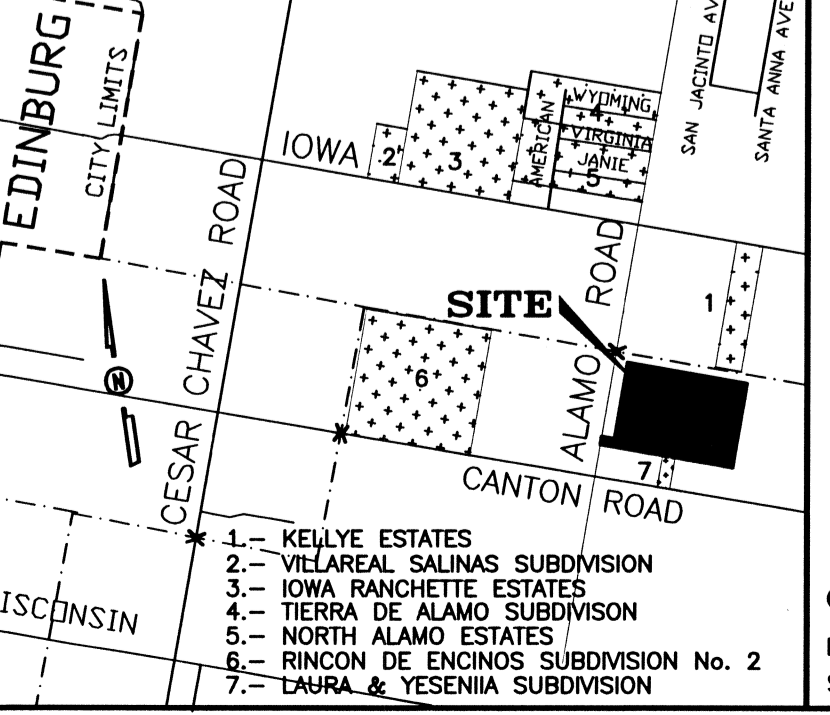
CURVE DATA TABLE with columns: CURVE, Δ, RADIUS, LENGTH. Rows a-d.

REVISION NOTES table with columns: No., Sheet, Revision, Date, Approved.

PLAT NOTES AND RESTRICTIONS:

- 1.- FLOOD ZONE STATEMENT: ZONE "B" 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 LEVES FROM THE BASE FLOOD. (MEDIUM SHADING) COMMUNITY-PANEL NUMBER 480334 0425 C EFFECTIVE DATE: NOVEMBER 16, 1982 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 THROUGH 4127).

LOCATION MAP SCALE: 1" = 2000'



- 3.- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: 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. NO COMMERCIAL USE SHALL BE ALLOWED. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- 4.- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CENTERLINE OF STREET 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 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.- BENCHMARK NOTE: THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS: B.M. No. 1 ELEVATION= 90.55 LOCATED ON A 3/4" IRON PIPE FOUND 40.69' EAST FROM THE SOUTHWEST CORNER OF THIS SUBDIVISION, NAVD 88 DATUM. B.M. No. 2 ELEVATION= 90.00 LOCATED ON 1/2" IRON ROD SET IN CONC. W/ DISK ON THE SOUTHWEST CORNER OF LOT 26, N.A.V.D. 88 DATUM.
- 6.- DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DRAIN A TOTAL OF 89,651.56 CUBIC FEET (1.60 - ACRE FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: SEE DRAINAGE REPORT ON SHEET No.3.
- 7.- LEGEND - DENOTES 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.
- 8.- 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.
- 9.- 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 SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPANCY AN EASEMENT.
- 10.- 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 THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY: ARIA RANCHES SUBDIVISION, IS LOCATED IN MIDDLE OF HIDALGO COUNTY EAST SIDE OF ALAMO ROAD AND 330.0 FEET NORTH OF CANTON ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 77,100). ARIA RANCHES SUBDIVISION, LIES APPROXIMATELY 1.25 MILES FROM THE CITY LIMITS AND IT IS WITHIN THE CITY'S THREE-MILE EXTRA-TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021. IT LIES IN PCT. 4.

PRINCIPAL CONTACTS table with columns: Name, Address, City & Zip, Phone, Fax. Includes Richard A. Garza, Alfonso Quintanilla, and Quintanilla, Headley and Associates, Inc.

METES AND BOUNDS A 26.14 ACRE TRACT OF LAND OUT OF LOT 13, BLOCK 60, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 1199, PAGE 256 AND DEED RECORDED IN VOLUME 1225, PAGE 190, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

BEGINNING AT A COTTON PICKER SPINDLE SET ON THE WEST LINE OF LOT 13 AND IN THE CENTERLINE OF ALAMO ROAD (F.M. 907) FOR THE NORTHWEST CORNER OF THE ROLANDO LUNA TRACT (A 1.14 ACRE TRACT OUT OF LOT 13, BLOCK 60, ALAMO LAND AND SUGAR COMPANY'S SURVEY, ACCORDING TO PARTITION DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 673001, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHWEST CORNER OF THIS TRACT, SAID SPINDLE BEARS N 08°45' E, 330.00 FEET FROM THE SOUTHWEST CORNER OF LOT 13. THENCE: N 08°45' E, ALONG THE WEST LINE OF LOT 13 AND THE CENTERLINE OF ALAMO ROAD (F.M. 907), A DISTANCE OF 50.00 FEET TO A COTTON PICKER SPINDLE SET FOR THE SOUTHWEST CORNER OF THE PEDRO CASTORENA TRACT (A 0.575 OF AN ACRE TRACT OUT OF LOT 13, BLOCK 60, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 2492, PAGE 752, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE MOST NORTHERLY SOUTHWEST CORNER OF THIS TRACT. THENCE: S 81°15' E, ALONG THE SOUTH LINE OF THE PEDRO CASTORENA TRACT, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 40.00 FEET FOR THE EAST RIGHT OF WAY LINE OF ALAMO ROAD (F.M. 907), A TOTAL DISTANCE OF 209.05 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTHWEST CORNER OF SAID TRACT AND AN INTERIOR CORNER OF THIS TRACT. THENCE: N 08°44'43" E (DEED RECORD: N 08°45' E), ALONG THE EAST LINE OF THE PEDRO CASTORENA TRACT, THE EAST LINE OF THE GUADALUPE GOMEZ TRACT (A 0.795 OF AN ACRE TRACT OUT OF LOT 13, BLOCK 60, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 907207, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), AND THE EAST LINE OF THE GUADALUPE HERNANDEZ TRACT (A 1.04 ACRE TRACT OUT OF LOT 13, BLOCK 60, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2492, PAGE 756, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), A DISTANCE OF 503.21 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF THE GUADALUPE HERNANDEZ TRACT, THE SOUTHWEST CORNER OF THE REFUGIO MARMOLEJO TRACT (A 0.50 OF AN ACRE TRACT OUT OF LOT 13, BLOCK 60, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, ACCORDING TO GIFT WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2177186, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND AN EXTERIOR CORNER OF THIS TRACT. THENCE: N 08°50'12" E (DEED RECORD: N 08°45' E), ALONG THE EAST LINE OF THE REFUGIO MARMOLEJO TRACT AND THE EAST LINE OF THE SENON GOMEZ TRACT (A 1.0 ACRE TRACT OUT OF LOT 13, BLOCK 60, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 2576, PAGE 249, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), A DISTANCE OF 312.99 FEET TO A 1/2" IRON ROD FOUND ON THE SOUTH LINE OF THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 SOUTH MAIN DRAIN EASEMENT RECORDED IN VOLUME 2772, PAGE 95, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) FOR THE NORTHEAST CORNER OF THE SENON GOMEZ TRACT AND AN INTERIOR CORNER OF THIS TRACT. THENCE: N 81°10'03" W (DEED RECORD: N 81°15' W), ALONG THE NORTH LINE OF THE SENON GOMEZ TRACT AND THE SOUTH LINE OF THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 SOUTH MAIN DRAIN, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 169.49 FEET FOR THE EAST RIGHT OF WAY LINE OF ALAMO ROAD (F.M. 907), A TOTAL DISTANCE OF 209.49 FEET TO A COTTON PICKER SPINDLE SET ON THE WEST LINE OF LOT 13 AND IN THE CENTERLINE OF ALAMO ROAD (F.M. 907) FOR THE NORTHWEST CORNER OF THE SENON GOMEZ TRACT AND THE MOST SOUTHERLY NORTHWEST CORNER OF THIS TRACT. THENCE: N 08°45' E, ALONG THE WEST LINE OF LOT 13 AND THE CENTERLINE OF ALAMO ROAD (F.M. 907), A DISTANCE OF 130.56 FEET (DEED RECORD: 129.59 FEET) TO A COTTON PICKER SPINDLE SET FOR THE NORTHWEST CORNER OF LOT 13 AND THE NORTHWEST CORNER OF THIS TRACT. THENCE: S 81°15' E, ALONG THE NORTH LINE OF LOT 13 AND THE CENTERLINE OF THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 SOUTH MAIN DRAIN, A DISTANCE OF 1,320.61 FEET (MAP RECORD: 1,320.00 FEET) TO A POINT FOR THE NORTHEAST CORNER OF LOT 13 AND THE NORTHEAST CORNER OF THIS TRACT. THENCE: S 08°49'02" W (DEED RECORD: S 08°45' W), ALONG THE EAST LINE OF LOT 13, PASSING A 5/8" IRON ROD WITH CAP STAMPED M.F. FOUND AT 132.48 FEET (DEED RECORD: 130.00 FEET) FOR THE SOUTH LINE OF SAID HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 SOUTH MAIN DRAIN, A TOTAL DISTANCE OF 991.07 FEET (DEED RECORD: 990.00 FEET) TO A POINT FOR THE NORTHWEST CORNER OF LOT 13 AND THE NORTHWEST CORNER OF THIS TRACT. THENCE: N 81°15' W, ALONG THE NORTH LINE OF THE FABIAN LUNA TRACT (A 2.0 ACRE TRACT OUT OF LOT 13, BLOCK 60, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 1170, PAGE 40, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHEAST CORNER OF THIS TRACT. THENCE: N 81°15' W, ALONG THE NORTH LINE OF THE FABIAN LUNA TRACT, THE NORTH LINE OF THE JOSE LUIS LUNA TRACT (A 0.50 ACRE TRACT OUT OF LOT 13, BLOCK 60, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 1769, PAGE 888, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), THE NORTH LINE OF THE EMILIO PEREZ TRACT (A 1.0 ACRE TRACT OUT OF LOT 13, BLOCK 60, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 1764, PAGE 758, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), THE NORTH LINE OF THE LAURA & YESENIA SUBDIVISION (RECORDED IN VOLUME 27, PAGE 29B, MAP RECORDS, HIDALGO COUNTY, TEXAS), AND THE NORTH LINE OF THE GONZALO LUNA TRACT (A 1.13 ACRE TRACT OUT OF LOT 13, BLOCK 60, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, ACCORDING TO WARRANTY DEED UNDER COUNTY CLERK'S DOCUMENT NUMBER 673001, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), PASSING A 3/4" IRON PIPE FOUND AT 1,279.45 FEET FOR THE EAST RIGHT OF WAY LINE OF ALAMO ROAD (F.M. 907), A TOTAL DISTANCE OF 1,319.45 FEET TO THE POINT OF BEGINNING AND CONTAINING 26.14 ACRES OF LAND MORE OR LESS. BEARINGS ARE IN ACCORDANCE WITH LEXINGTON ESTATES, RECORDED IN VOLUME 27, PAGE 40, MAP RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS COUNTY OF HIDALGO I, ALFONSO QUINTANILLA, A 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 HEREBY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, 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 PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF EDINBURG, TEXAS.

DATED THIS 9th DAY OF MAY 2013. Registered Professional Land Surveyor No. 4858 STATE OF TEXAS

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, do 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 thereafter use, operate, maintain, 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 Grantee'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 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 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 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 consents 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 benefit of which such financial assistance was extended or for so long as the Grantor owns it, whichever is longer. IN WITNESS WHEREOF the said Grantor executed this instrument this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

RICHARD A. GARZA OWNER OF G.R. INVERSIONES, LLC 3910 W. FREDDY GONZALEZ DR. EDINBURG, TEXAS. 78539.

INDEX TO SHEETS

- SHEET 1.- HEADING INDEX: LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; MAP: LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); ENGINEER'S & SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S ACKNOWLEDGMENT; HIDALGO COUNTY R.O.W. AND HEALTH DEPT. CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; H.C.D.D. NO. 1 CERTIFICATION; HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 CERTIFICATION; COUNTY JUDGE APPROVAL, REVISION NOTES.
- SHEET 2.- ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER/OSSF AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION), COUNTY CLERK'S RECORDING CERTIFICATE
- SHEET 3.- DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE SYSTEM, MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEERING CERTIFICATION; REVISION NOTES; COUNTY CLERK'S RECORDING CERTIFICATE

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF ARIA RANCHES 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 I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF ARIA RANCHES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_ DATE \_\_\_\_\_ ENVIRONMENTAL HEALTH DIVISION MANAGER \_\_\_\_\_ DATE \_\_\_\_\_

QUINTANILLA, HEADLEY AND ASSOCIATES, INC. CONSULTING ENGINEERS 124 E. STUBBS ST. EDINBURG, TEXAS 78539

LAND SURVEYORS PHONE 956-381-6480 FAX 956-381-0527 OFFICE@QHAENGINEERING.COM

SHEET NO. 1 OF 3 SHEETS table with columns: FILENAME, DATE PREPARED, DATE REVISED, PREPARED BY, REVISED BY, CHECKED BY, APPROVED BY.

**FINAL ENGINEERING REPORT FOR ARIAS RANCHES SUBDIVISION**

**WATER SUPPLY: Description, Costs, and Operability date**  
 BY ALFONSO QUINTANILLA, P.E.  
 ARIAS RANCHES SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY THE NORTH ALAMO WATER SUPPLY CORPORATION "N.A.W.S.C.". THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH N.A.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND N.A.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO THE FULL DEVELOPMENT OF THIS SUBDIVISION. N.A.W.S.C. HAS AN EXISTING 8" DIAMETER WATERLINE RUNNING ON THE EAST SIDE OF ALAMO ROAD.

THE WATER SYSTEM FOR ARIAS RANCHES SUBDIVISION CONSISTS OF AN 8" DIAMETER WATERLINE THAT TAPS INTO THE SAID EXISTING 8" WATERLINE. THE 8" DIAMETER WATERLINE RUNS EAST ALONG THE SOUTH SIDE OF DONIZETTI ROAD. THE 8" DIAMETER WATERLINE TURNS NORTH AND RUNS NORTH ALONG THE EAST SIDE OF DONIZETTI STREET.

ON THE SOUTHWEST CORNER OF LOT 26, AN 8" DIAMETER WATER LINE RUNS EAST ALONG THE NORTH SIDE OF CILEA STREET, ENDING WITH A 2" FLUSH VALVE NEAR THE SOUTHWEST CORNER OF LOT 16.

ON THE NORTHWEST CORNER OF LOT 37, ANOTHER 8" DIAMETER WATERLINE TURNS EAST AND RUNS ALONG THE SOUTH SIDE OF BELLINI STREET. ON THE NORTHEAST CORNER OF LOT 32, THE 8" DIAMETER WATERLINE TURNS SOUTH AND RUNS ALONG THE WEST SIDE OF CATALANI STREET, LOOPING WITH THE 8" WATERLINE ON CILEA STREET.

FROM THE 8" WATERLINES SEVENTEEN (17) 1" DUAL WATER SERVICES RUN TO PAIRS OF LOTS BEFORE SPLITTING INTO 3/4" DIAMETER SINGLE SERVICES AND FIVE (5) 3/4" SINGLE SERVICE WATER LINES GOING TO THE METER BOXES FOR EACH LOT.

THE 8" LINE, THE DUAL SERVICES AND 3/4" SINGLE SERVICES, AND THE METER BOXES WILL BE INSTALLED, AT A TOTAL COST OF \$ PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$ WHICH COVERS THE \$ COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, WATER RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO N.A.W.S.C. UPON REQUEST BY THE LOT OWNER, N.A.W.S.C. WILL INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVIDER HAS INSTALLED FOUR (4) FIRE HYDRANTS AT A UNIT COST OF \$ FOR A TOTAL COST OF \$ THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

**SEWAGE FACILITIES: Description, Costs, and Operability Date**  
 SEWAGE FROM ARIAS RANCHES SUBDIVISION, WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAINFIELD ON EACH LOT. THE SITE EVALUATOR (LICENSE NUMBER OS 12258) HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. HIGHLIGHTS OF THE REPORT ARE AS FOLLOWS: AND THE DRAINAGE EASEMENTS.

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE THE UNITED STATES OF AGRICULTURE SOIL CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A SANDY CLAY LOAM. THE SITE EVALUATOR (LICENSE NUMBER OS 12258) HAD FOUR (4) TEST BORINGS MADE AT OPPOSITE AREAS OF THE SUBDIVISION AT THE CENTERS OF LOTS 8, 12, 20 AND 25 (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMITED AREA) THE SOIL REPORT AS PREPARED BY THE SITE EVALUATOR (LICENSE NUMBER OS 12258) INDICATES A UNIFORM SANDY CLAY LOAM (WITH TEXTURE CLASS II) EXTENDING MORE THAN 24" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL, THE 10-YEAR FLOODPLAIN BEING CONTAINED WITHIN THE STREET AND THE DRAINAGE EASEMENTS.

THE ESTIMATED COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$ INCLUDING THE COSTS FOR THE REQUIRED PERMIT AND LICENSE. NO OSSF HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL.

WITH THE FILING OF THIS FINAL PLAT, THE SUBDIVIDER IS PROVIDING ADEQUATE FINANCIAL GUARANTEES OF PERFORMANCE IN THE FORM OF A PERSONAL CHECK REPRESENTING A "CASH RESERVE" IN ESCROW IN THE AMOUNT OF \$ WHICH IS THE ESTIMATED TOTAL COST TO INSTALL A SEPTIC TANK SYSTEM ON EACH LOT. THE SUBDIVIDER WILL INCLUDE THE COST OF A SEPTIC TANK SYSTEM IN THE SALE PRICE OF THE LOT.

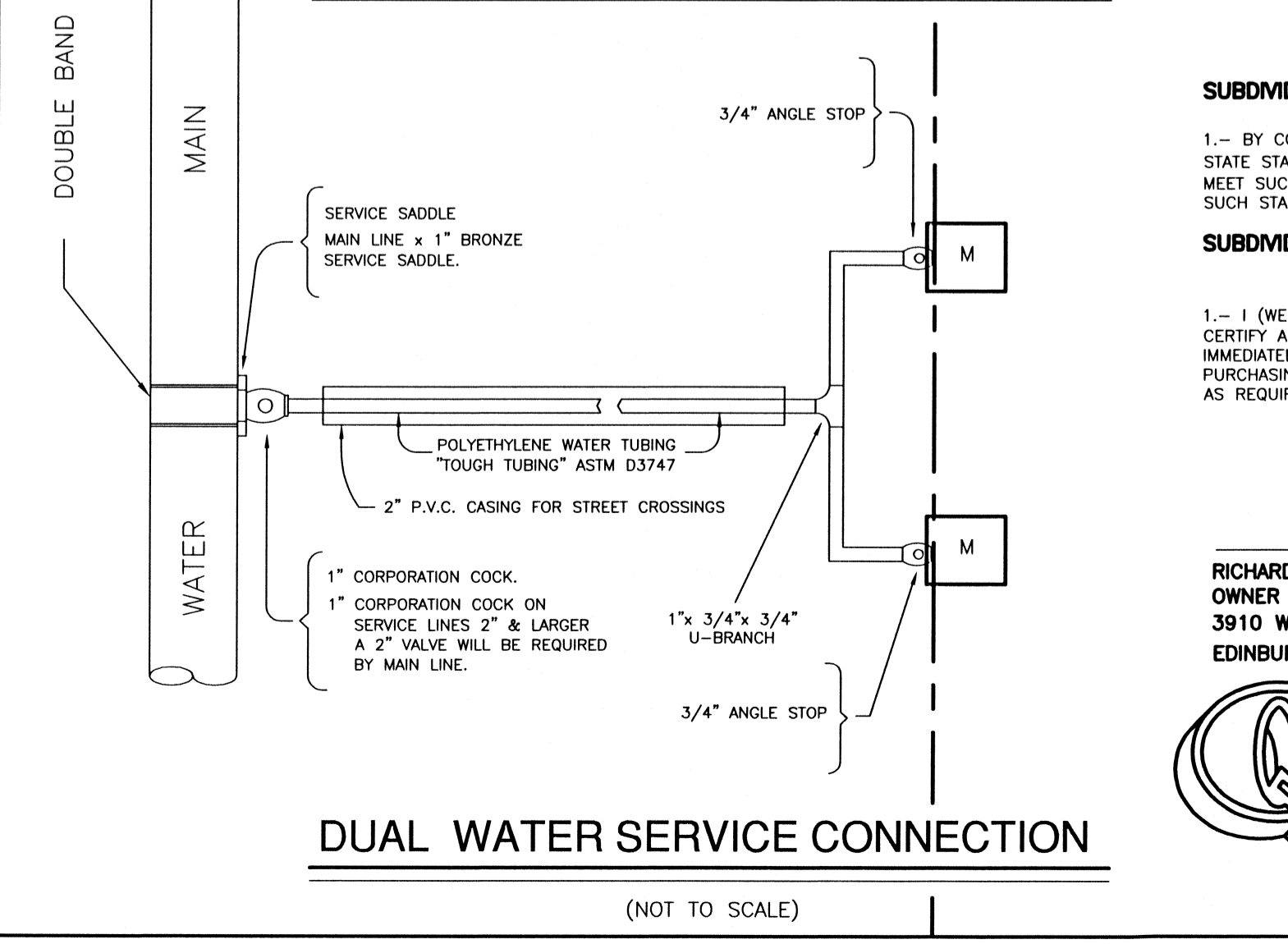
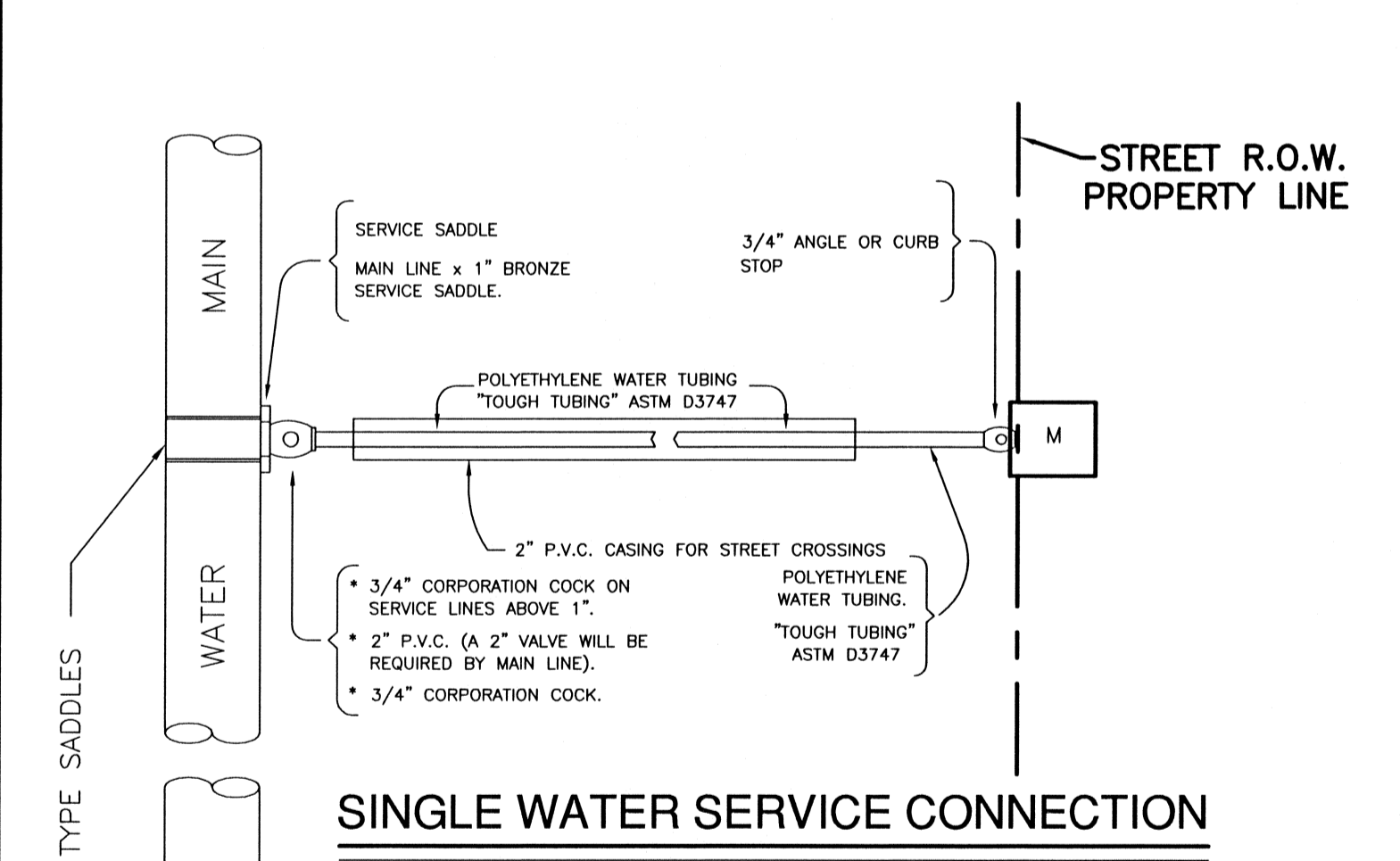
AT ANY TIME AFTER THE LOT IS SOLD, THE PURCHASER MAY INITIATE INSTALLATION OF A SEPTIC SYSTEM BY WRITING OR CALLING THE SUBDIVIDER AND THEN FILING WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AN APPLICATION FOR A PERMIT TO CONSTRUCT A SEPTIC SYSTEM. SEPTIC TANK SYSTEMS SHALL BE INSTALLED ON THE LOT PRIOR TO THE COUNTY ISSUING A FINAL LIGHT AND WATER CLEARANCE.

**CERTIFICATION:**  
 BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE ESTIMATED COSTS TO INSTALL UNCONSTRUCTED WATER AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

**WATER FACILITIES -** THESE FACILITIES HAVE BEEN FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$ WHICH EQUALS TO \$ PER LOT. IN ADDITION THE SUBDIVIDER HAS PAID A TOTAL OF \$ TO N.A.W.S.C.

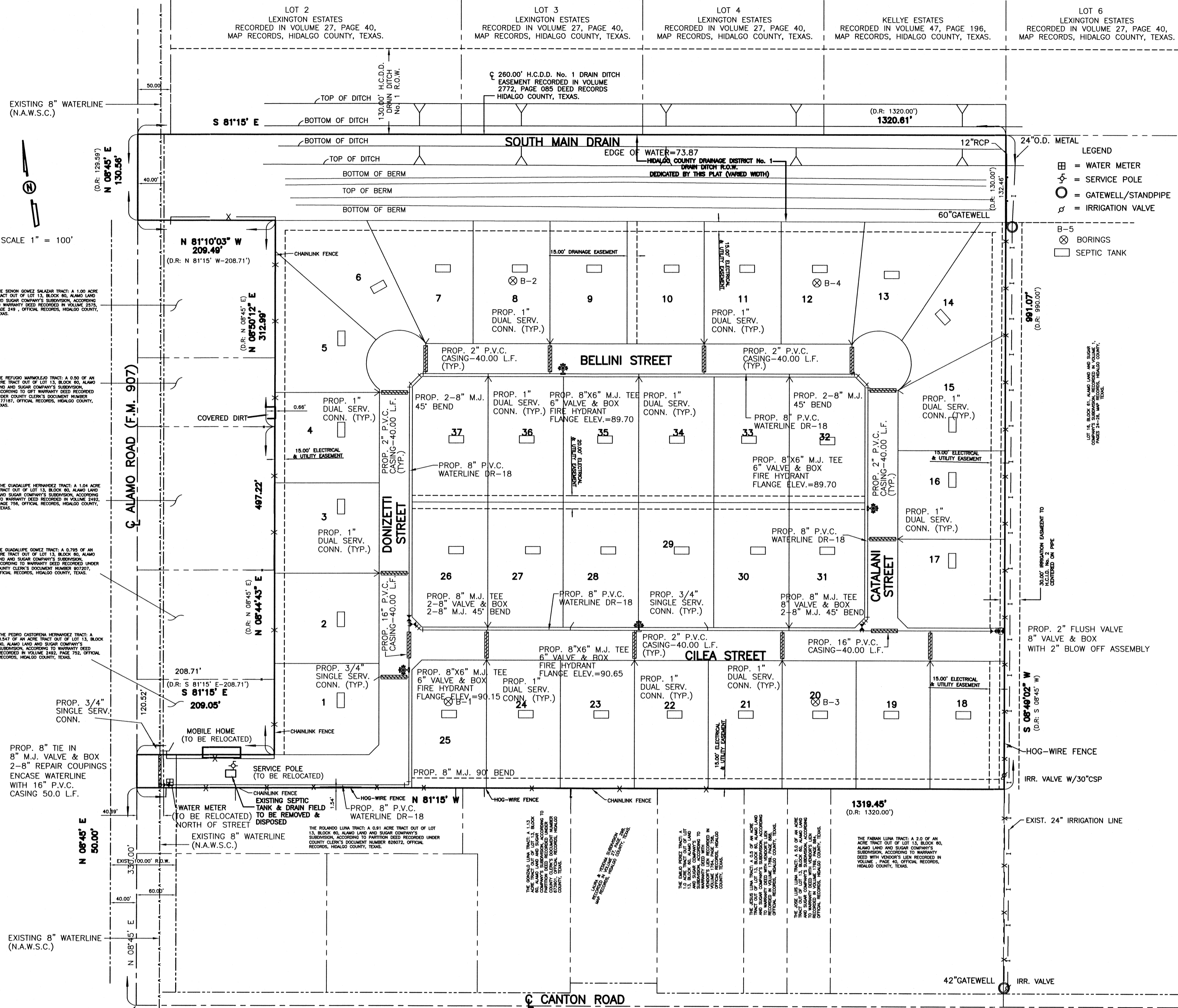
**SEWAGE FACILITIES -** SEPTIC SYSTEM IS ESTIMATED TO COST \$ PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$ FOR THE ENTIRE SUBDIVISION.

ALFONSO QUINTANILLA, P.E. No. 95534  
 8-7-13  
 DATE



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.  
 CONSULTING ENGINEERS • LAND SURVEYORS  
 124 E. STUBBS ST. PHONE 956-381-6480  
 EDINBURG, TEXAS 78539 FAX 956-381-0527  
 ENGINEERING REGISTRATION NUMBER F-1315 OFFICE@QHAENGINEERING.COM  
 SURVEYING REGISTRATION NUMBER 100411-00

**MAP OF WATER DISTRIBUTION SYSTEM/ MAPA DE DISTRIBUCION DE AGUA**



**ARIAS RANCHES SUBDIVISION**

A 26.11 ACRE TRACT OF LAND OUT OF LOT 13, BLOCK 60, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 1199, PAGE 256 AND DEED RECORDED IN VOLUME 1225, PAGE 190, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

**REPORTE FINAL DE INGENIERIA PARA LA SUBDIVISION DE ARIAS RANCHES SUBDIVISION :**  
 BY ALFONSO QUINTANILLA, P.E.

**PROVISION DE AGUA: Descripción, Gastos, y Fecha de Inicio**  
 LA SUBDIVISION ARIAS RANCHES SUBDIVISION, RECIBIRA SU PROVISION DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (LA COMPANIA DE AGUA DE NORTH ALAMO) ("N.A.W.S.C."). EL DUEÑO DE LA SUBDIVISION Y LA COMAÑIA N.A.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 AÑOS. N.A.W.S.C. TENDRA QUE REPRESENTAR DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION. N.A.W.S.C. TIENE UNA LINEA EXISTENTE DE 8 PULGADAS DE DIAMETRO QUE CORRE POR EL LADO ESTE DE LA CALLE ALAMO ROAD.

EL SISTEMA DE PROVISION DE AGUA PARA ARIAS RANCHES SUBDIVISION CONSISTE DE UNA LINEA DE AGUA DE 8" PULGADAS DE DIAMETRO QUE CONECTA CON LA LINEA EXISTENTE DE AGUA DE 8" DE DIAMETRO QUE CORRE POR LA CALLE ALAMO ROAD. LA LINEA DE AGUA DE 8" DE DIAMETRO CORRE ESTE POR EL LADO SUR DE LA CALLE DONIZETTI STREET. LA LINEA DE AGUA DE 8" DE DIAMETRO VOLTEA NORTE Y CORRE POR EL LADO ESTE DE DONIZETTI STREET.

EN LA ESQUINA NOROCCIDENTE DE LOTE 26, UNA LINEA DE AGUA DE 8" DE DIAMETRO CORRE ESTE POR EL LADO NORTE DE LA CALLE CILEA STREET, TERMINANDO CON UNA VALVULA DE 2" EN LA ESQUINA SUDESTE DE LOTE 16.

EN LA ESQUINA SUROCCIDENTE DE LOTE 37, OTRA LINEA DE AGUA DE 8" DE DIAMETRO CORRE ESTE POR EL LADO SUR DE LA CALLE BELLINI STREET. EN LA ESQUINA NOROCCIDENTE DE LOTE 32, LA LINEA DE AGUA DE 8" DE DIAMETRO VOLTEA SUR Y CORRE POR EL LADO OESTE DE LA CALLE CATALANI STREET, CONECTANDO CON LA LINEA DE AGUA LOCALIZADA EN CILEA STREET.

DE LAS LINEAS EXISTENTES 8" PULGADAS Y PROPUESTA DE 8" PULGADAS DE DIAMETRO DIES Y SIETE (17) CONDUCTOS DOBLES DE 1 PULGADA DE DIAMETRO Y TRES (3) LINEAS DE 3/4" DE PULGADA QUE CORREN HACIA LOS MEDIDORES DE AGUA DE LOS LOTES.

LA LINEA PROPUESTA DE 8 PULGADAS, LOS SERVICIOS DOBLES DE 1 PULGADA Y LOS SERVICIOS SIMPLES HAN SIDO INSTALADOS A UN COSTO TOTAL DE US\$ 0.00 POR LOTE. EL DUEÑO DE LA SUBDIVISION HA TAMBIEN PAGADO US\$ 0.00 POR LOTE A N.A.W.S.C. PUEDE COSTAR DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION. CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPAÑIA N.A.W.S.C. LE INSTALARA SIN ALGUN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION TAMBIEN HA INSTALADO CUATRO (4) BOCAS DE REGO (FIRE HYDRANT) A UN COSTO DE US\$ 0.00 POR CADA UNO CUAL COSTA UNA CANTIDAD TOTAL US\$ 0.00. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

**DRENAJE: Descripción, Gastos y Fecha de Inicio**  
 EL DRENAJE DE ARIAS RANCHES SUBDIVISION, TENDRA FOSAS SEPTICAS INDIVIDUALES (OSSF) CONSISTIENDO EN UN DISEÑO NORMAL, CON DOBLE COMPARTAMENTO DE FOSA SEPTICA (OSSF) Y UN CAMPO DE DRENAJE EN CADA SOLAR. EL EVALUADOR (LIC# OS 12258) DE ENSUCHE HA INSPECCIONADO, EVALUADO Y REPORTADO QUE LA UBICACION DE LA SUBDIVISION ES CONVENIENTE PARA FOSAS SEPTICAS (OSSF). EL REPORTE FUE EXAMINADO Y APROBADO POR EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO.

CADA SOLAR EN LA SUBDIVISION MIDE MEDIO ACRE DE TAMAÑO. EL LIBRO DE SERVICIOS Y CONSERVACION DEL SUELO DEL DEPARTAMENTO DE AGRICULTURA DE LOS ESTADOS UNIDOS (USDA) INDICA UNA MEZCLA DE BARRO ARENOSO. EL EVALUADOR (LIC# OS 12258) HIZO CUATRO (4) PRUEBAS CON AGUJEROS EN EL CENTRO DE LOS LOTES 8, 12, 20 Y 25 (PRUEBAS ADICIONALES NO FUERON NECESARIAS PORQUE EL SUELO ES MUY UNIFORME DENTRO DEL AREA DELIMITADA). EL SUELO ES UNIFORME, DE BARRO ARENOSO (CON TEXTURA CLASE II) EXTENDIDO A MAS DE 24 PULGADAS BAJO EL FONDO DE CUALQUIER EXCAVACION POR EL EVALUADOR (LIC# OS 12258). NO HAY PRESENCIA DE AGUA SUBTERRANEA BAJO LA CAPA DE 24 PULGADAS DE FONDO DE LAS EXCAVACIONES.

EL COSTO ESTIMADO PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON US\$ 0.00, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS NINGUNA FOSA SEPTICA HA SIDO INSTALADA EN EL PROCESO DE LA APROBACION FINAL.

CON EL ARCHIVAMIENTO DEL PLAN FINAL, EL DUEÑO DE LA SUBDIVISION PROPORCIONARA UNA GARANTIA FINANCIERA ADECUADA, CON DESEMPEÑO EN FORMA DE UN CHEQUE PERSONAL REPRESENTANDO UN "DEPOSITO EN EFECTIVO" OBTENIDO POR EL CONDADO DE HIDALGO EN LA CANTIDAD DE US\$ 0.00. QUE ES EL COSTO TOTAL ESTIMADO PARA INSTALAR UN SISTEMA DE FOSAS SEPTICAS EN CADA TERRENO. EL DUEÑO DE LA SUBDIVISION INCLUIRA EL COSTO DE UN SISTEMA DE FOSAS SEPTICAS EN EL PRECIO DE VENTA DEL TERRENO.

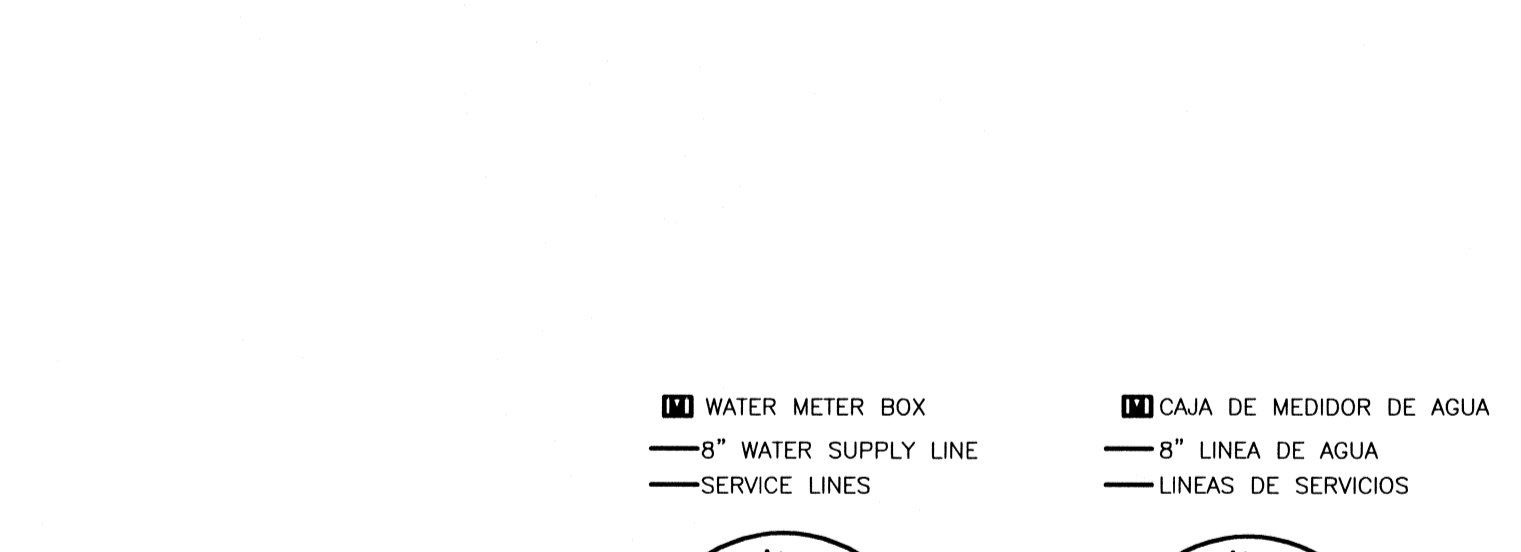
EN CUALQUIER MOMENTO DESPUES DE QUE EL TERRENO SEA VENDIDO, EL COMPRADOR PUEDE INICIAR LA INSTALACION DE UN SISTEMA SEPTICO ESCRIBIENDO O LLAMANDO AL DUEÑO DE LA SUBDIVISION Y ENTONCES ARCHIVANDO EN EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO UNA APLICACION PARA UN PERMISO DE CONSTRUIR PARA UN SISTEMA SEPTICA. LAS FOSAS SEPTICAS DEBEN DE ESTAR INSTALADAS ANTES QUE EL CONDADO DE HIDALGO PUEDA APROBAR LA AUTORIZACION DE LUZ Y AGUA.

**CERTIFICACION**  
 CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO, CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

**AGUA:** EL SISTEMA/SERVICIO DE AGUA ESTA TOTALMENTE CONSTRUIDO, CON LA INSTALACION DE LOS MEDIDORES DE AGUA. EL GRAN COSTO TOTAL ES DE US\$ 0.00. EL CUAL EQUIVALE A US\$ 0.00 POR LOTE. EL DUEÑO DE LA SUBDIVISION HA TAMBIEN PAGADO \$ 0.00 A N.A.W.S.C.

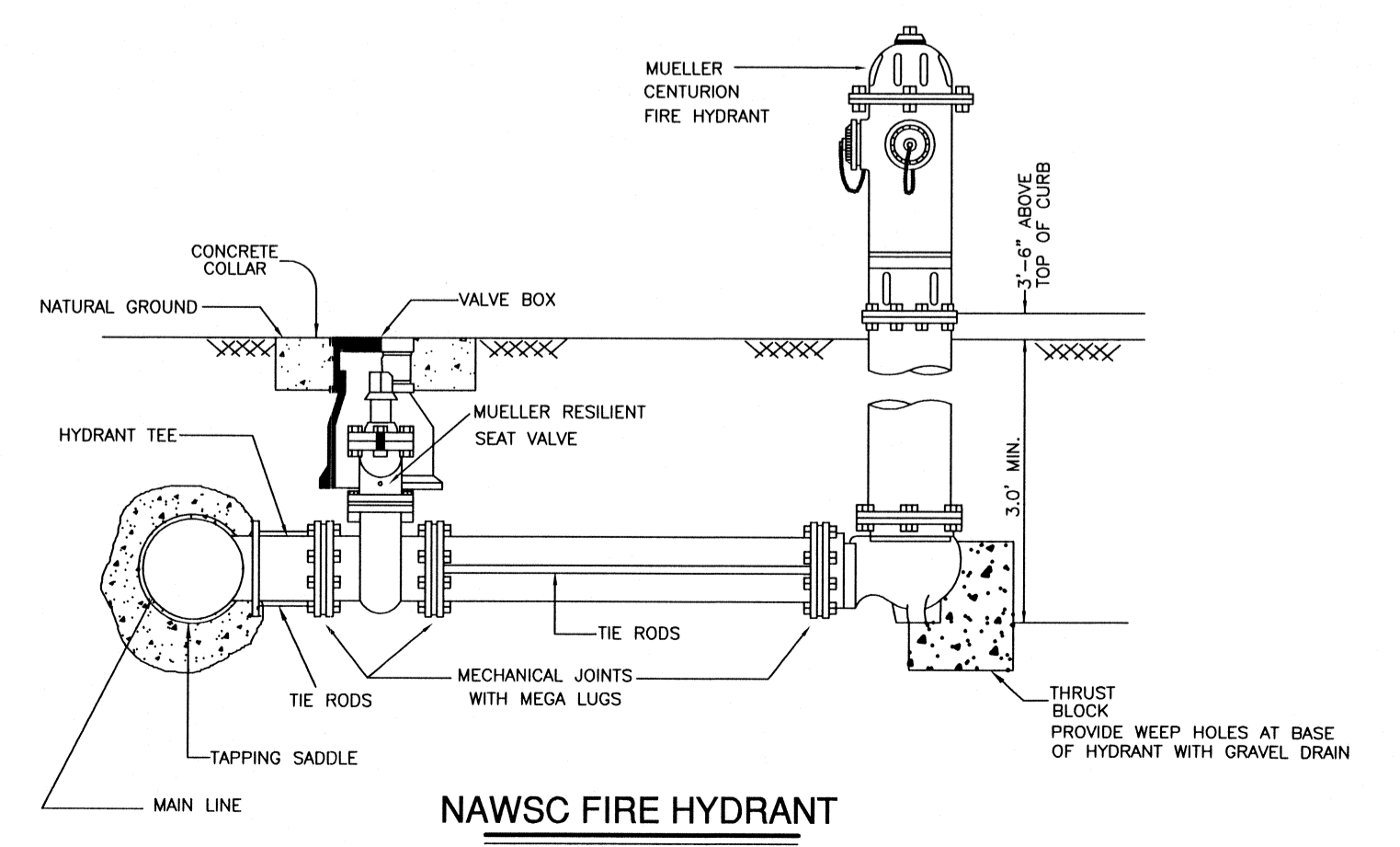
**DRENAJE:** SE ESTIMA QUE LAS FOSAS SEPTICAS COSTARAN US\$ 0.00 PARA TODA LA SUBDIVISION.

ALFONSO QUINTANILLA, P.E. No. 95534  
 8-7-13  
 DATE



STATE OF TEXAS  
 COUNTY OF HIDALGO  
 BEFORE ME, the undersigned notary public, on this day personally appeared  
 RICHARD A. GARZA, OWNER OF G.R. INVERSIONES, LLC  
 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  
 Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

NEYDA S. RAMIREZ  
 Notary Public, State of Texas  
 My Commission Expires March 17, 2017  
 NEYDA S. RAMIREZ - NOTARY PUBLIC



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

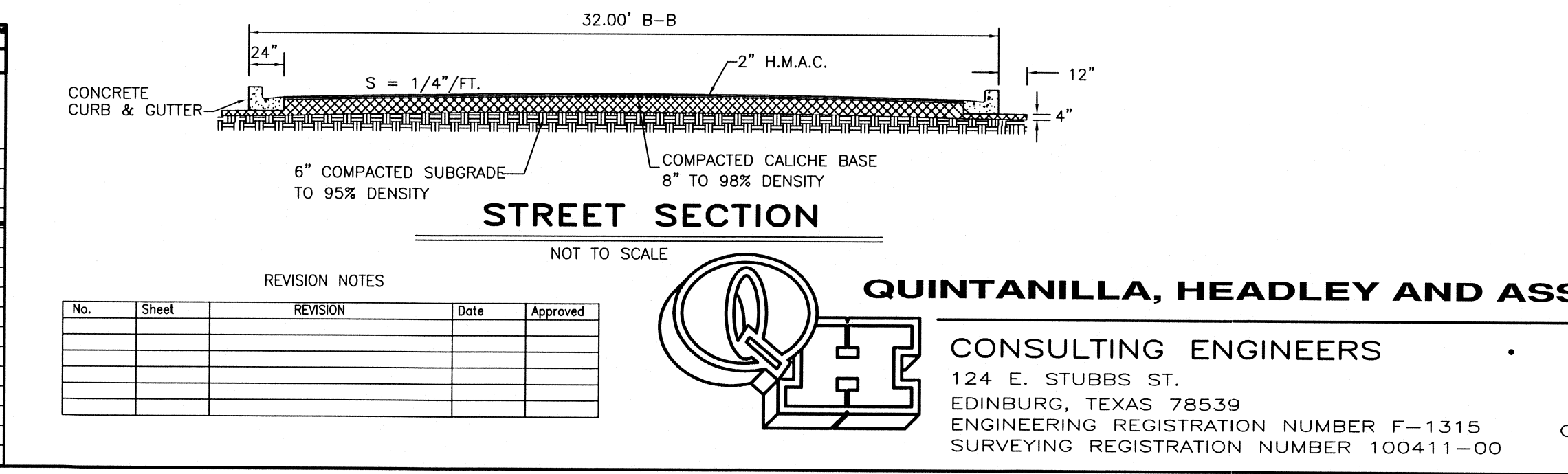
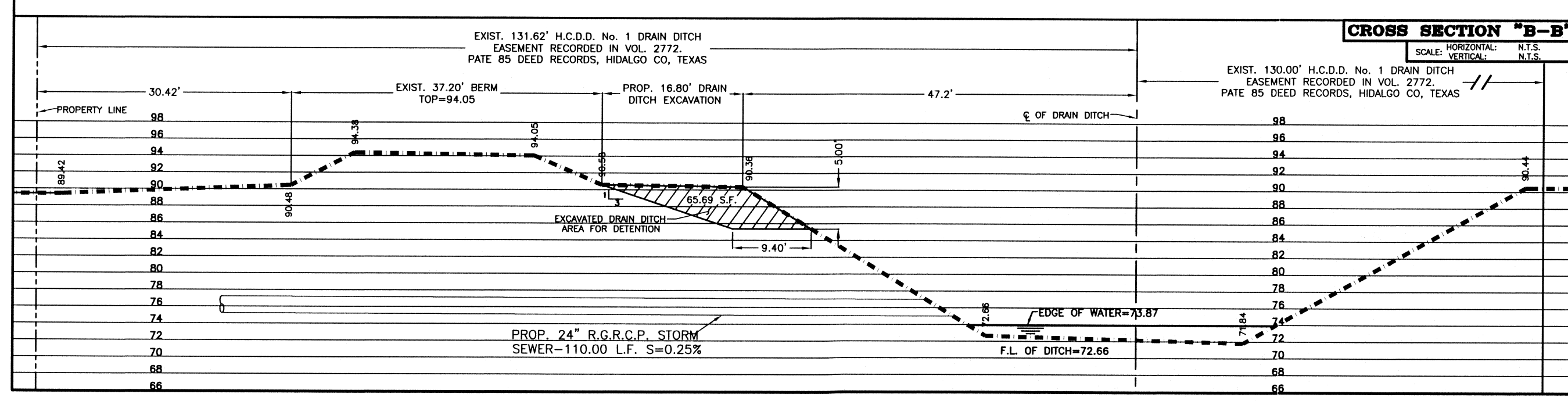
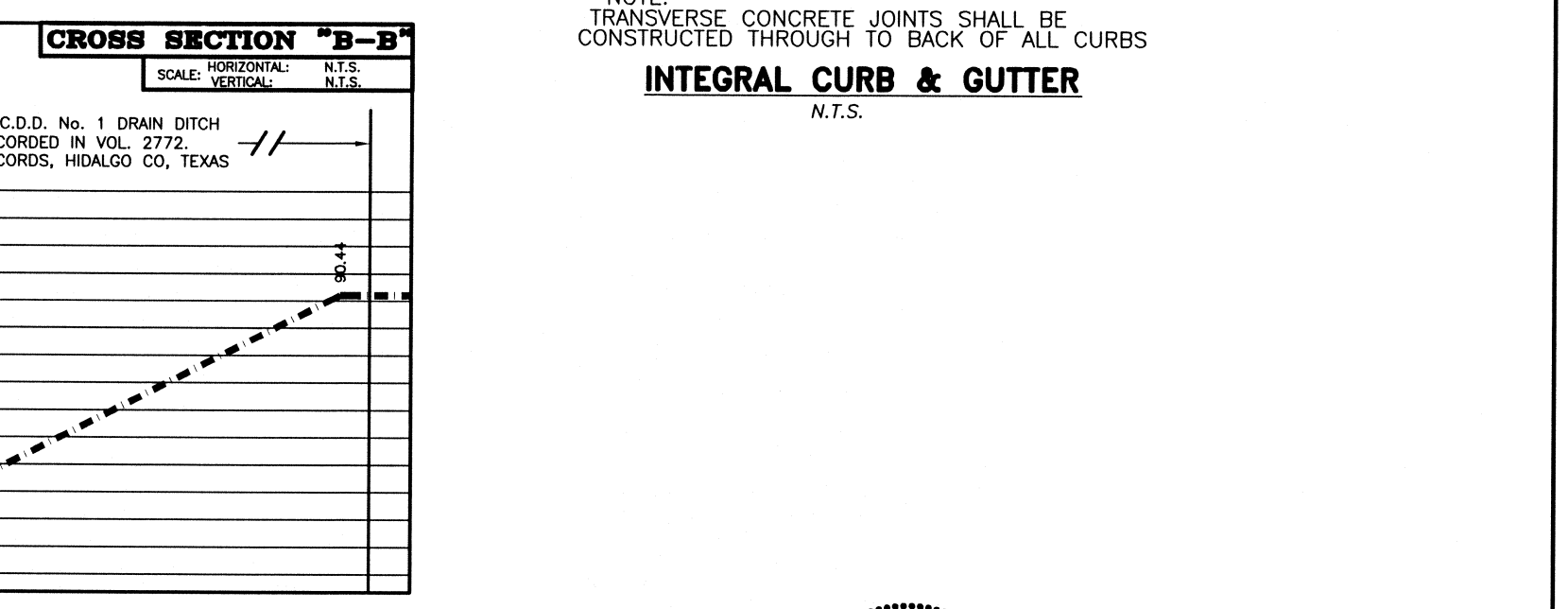
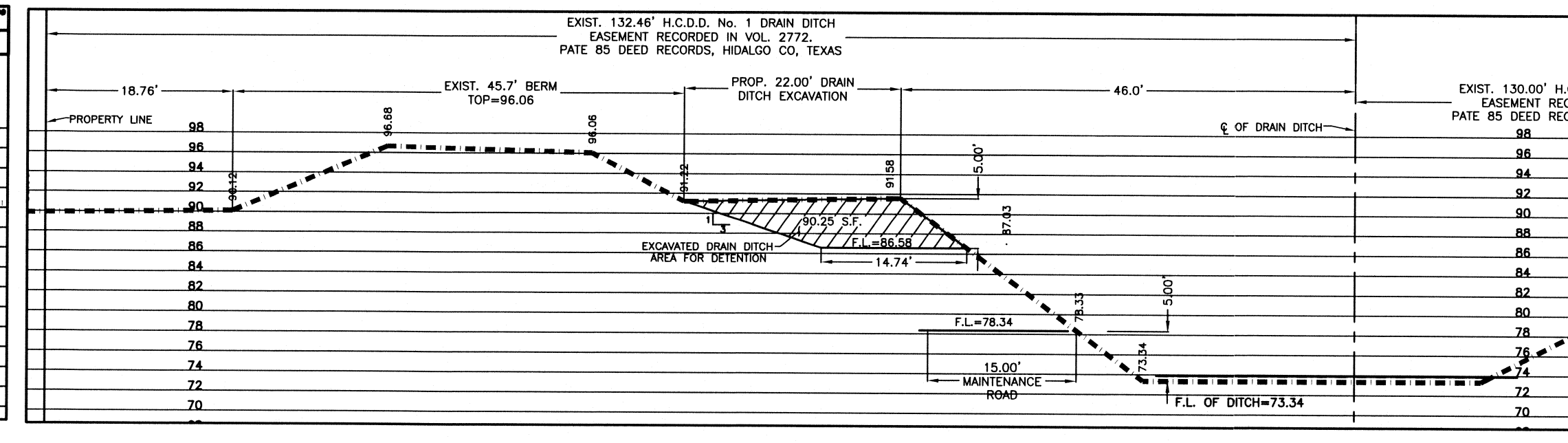
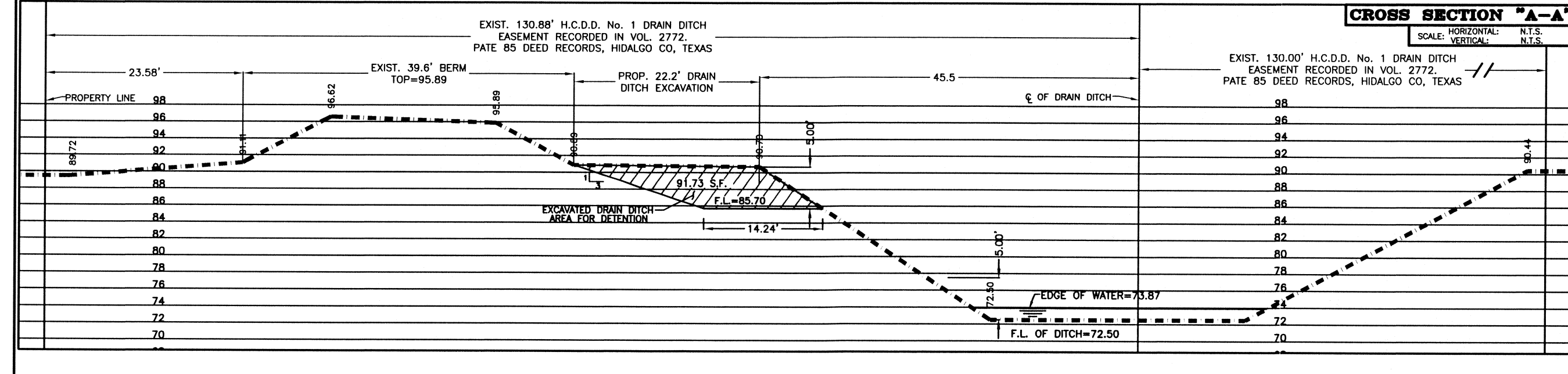
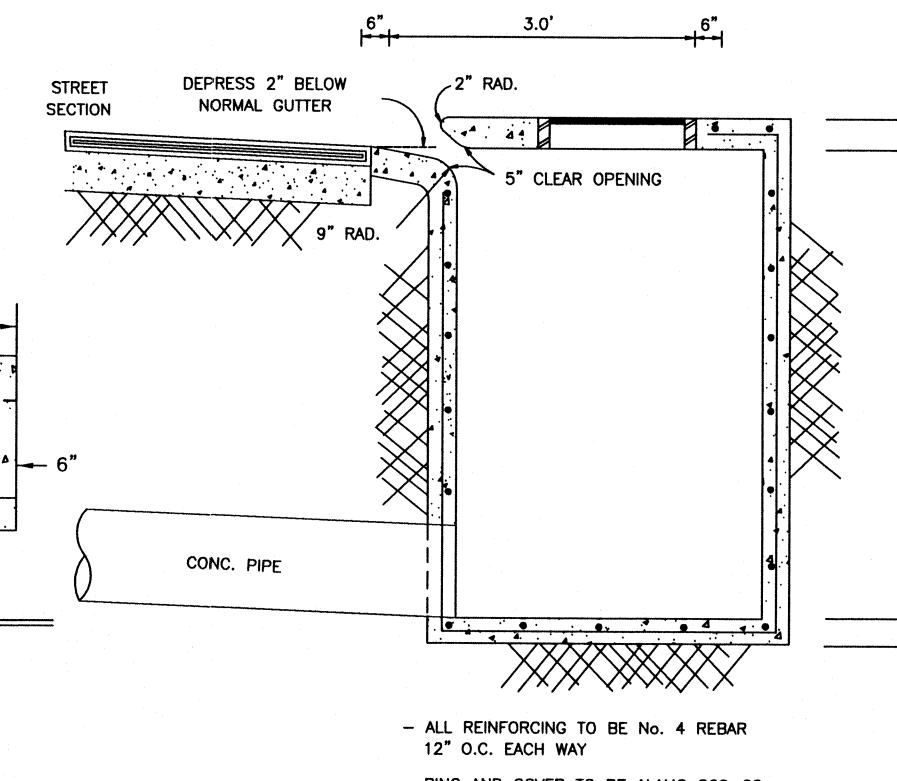
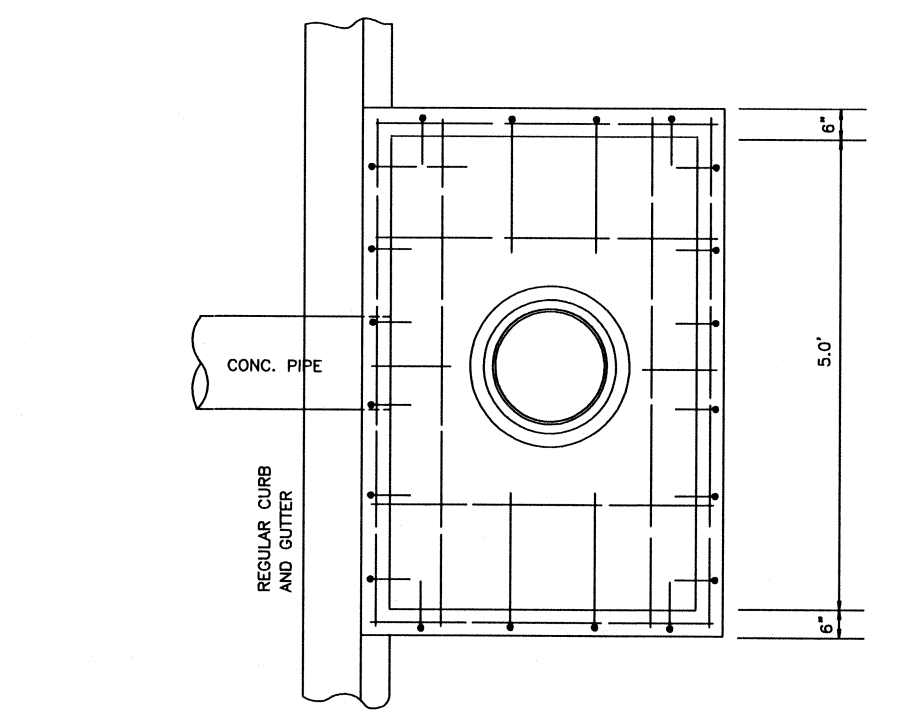
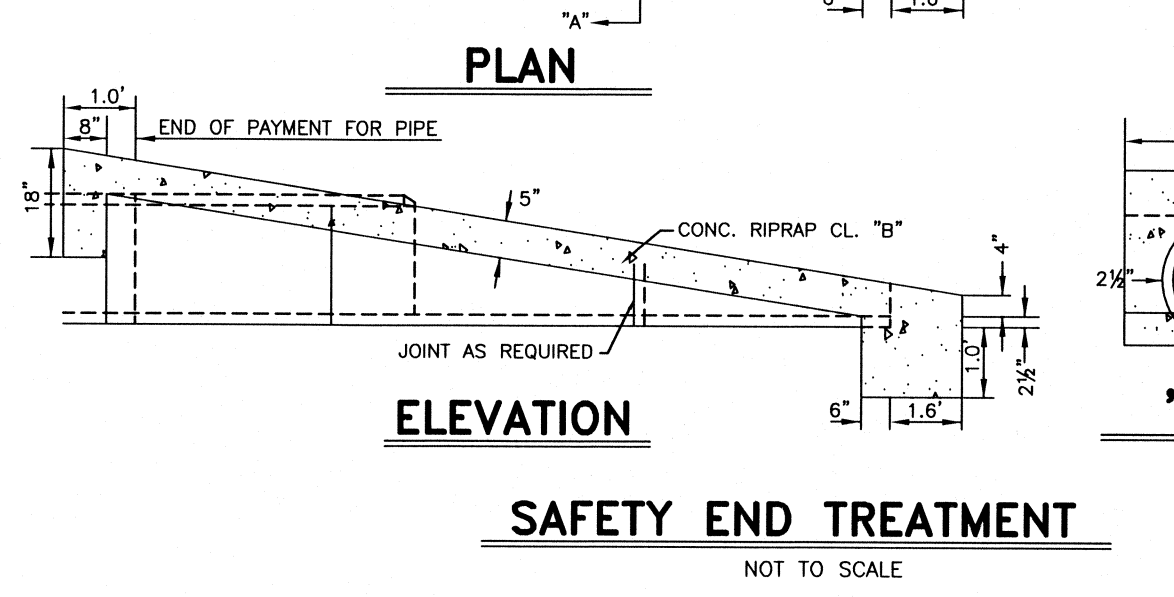
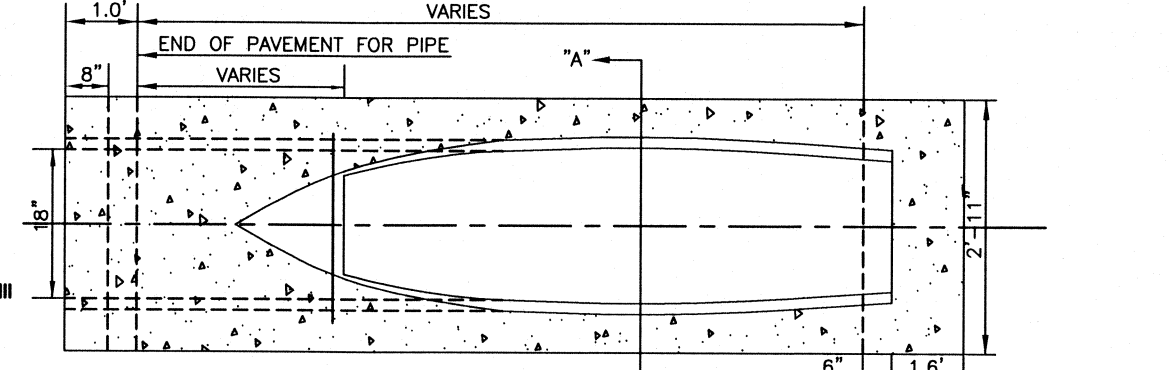
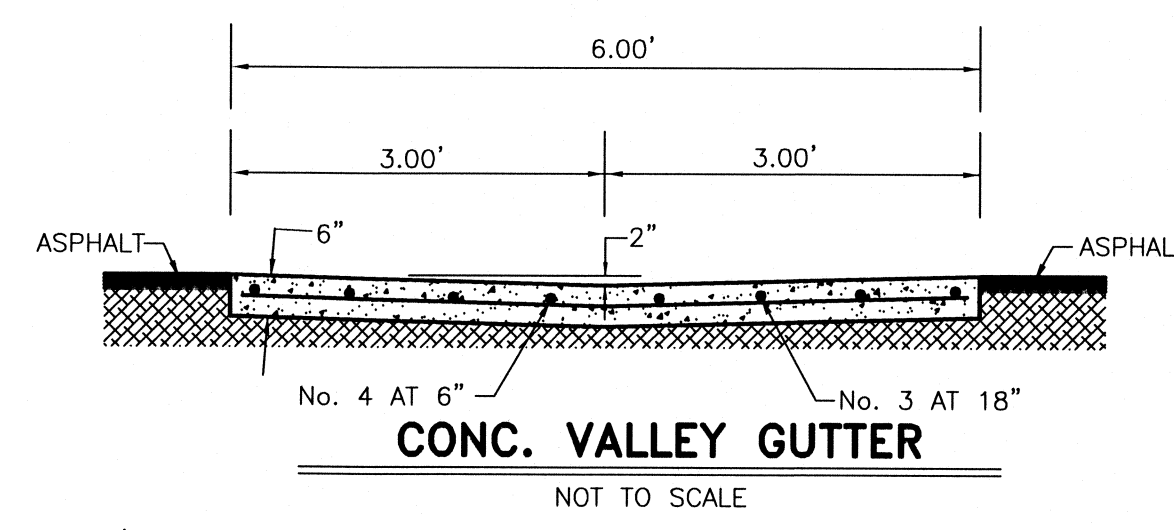
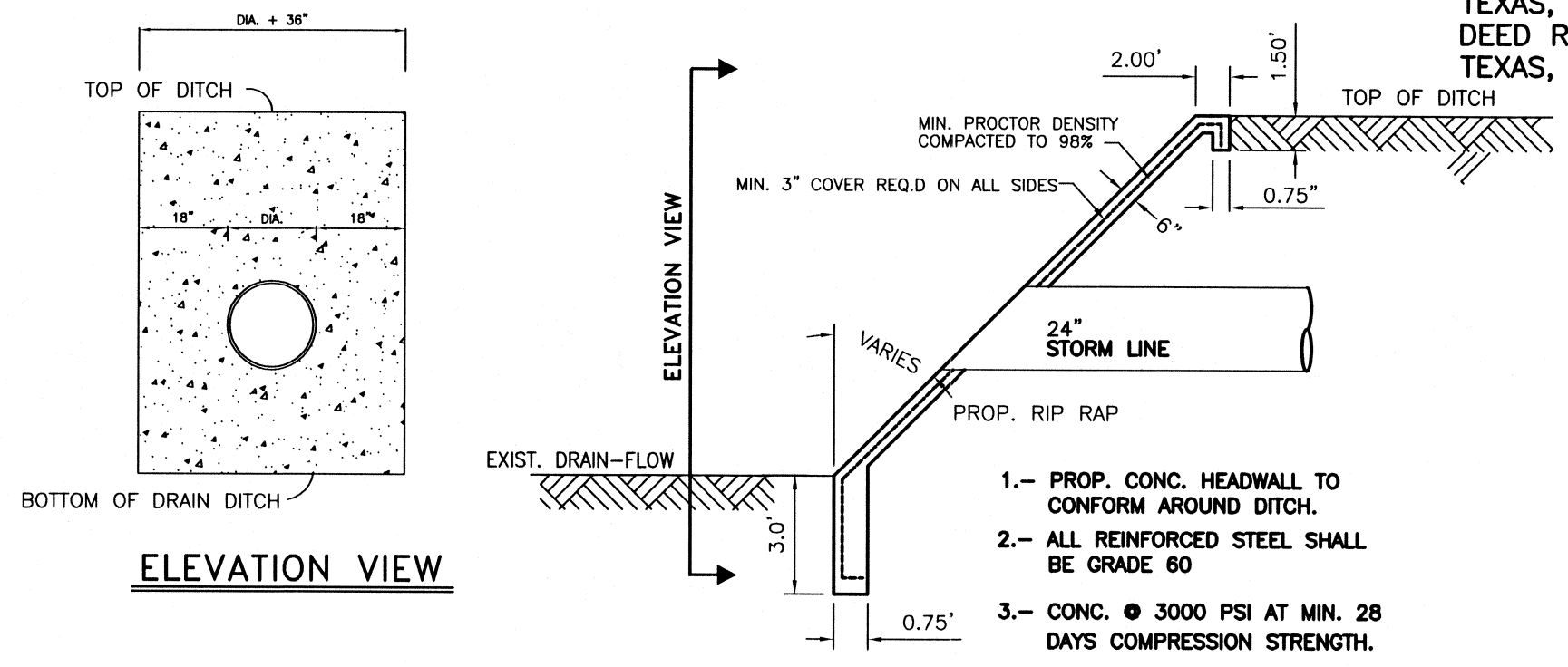
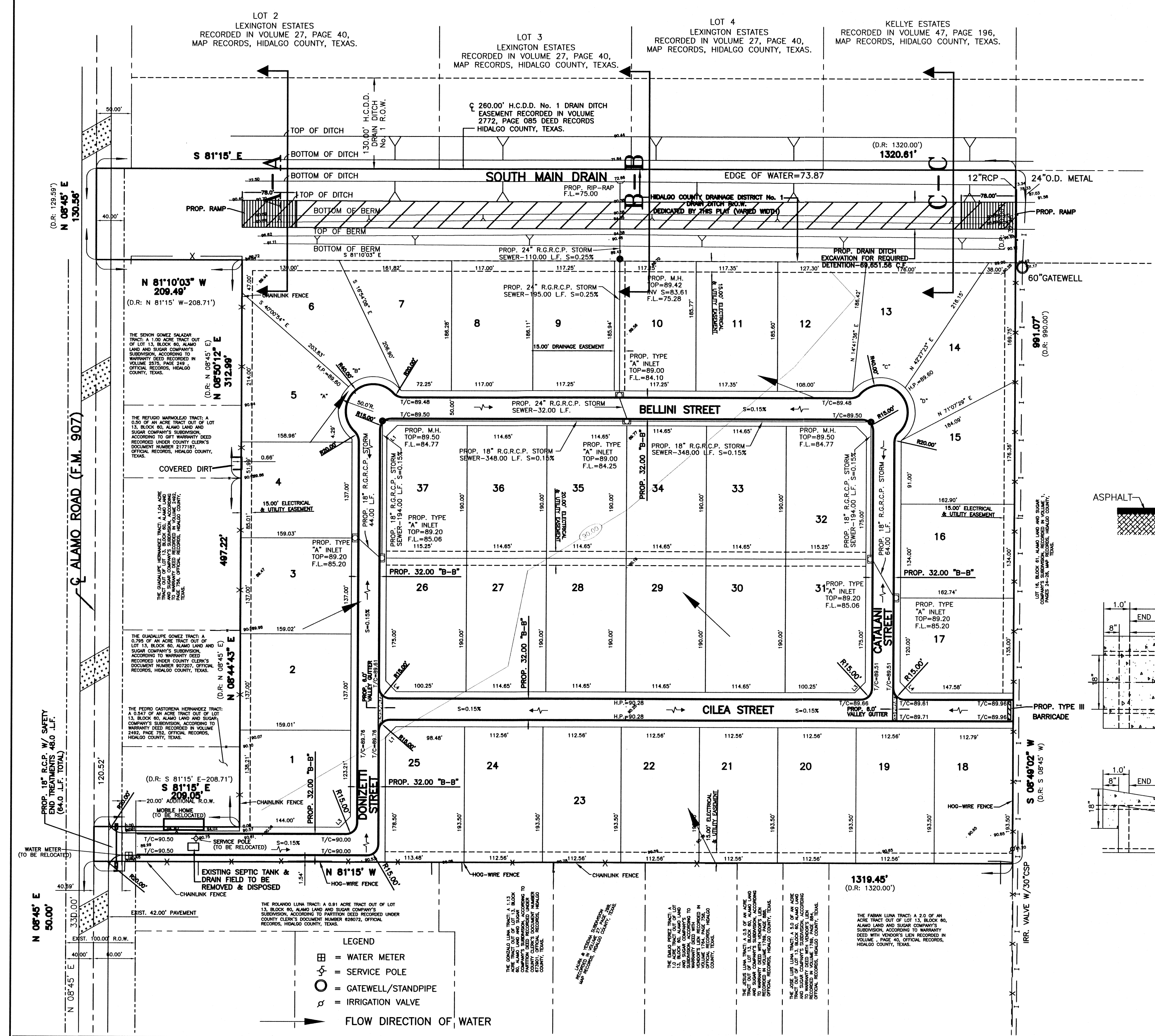
ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM  
 INSTRUMENT NUMBER \_\_\_\_\_  
 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS  
 BY: \_\_\_\_\_ DEPUTY

SHEET NO. 2 OF 3 SHEETS	FILENAME: F:\DATA\SUBDIVISION\EDINBURG\ARIAS RANCHES SUBDIVISION\B-PLAT	DATE PREPARED: MAY 9, 2013	PREPARED BY: LG	CHECKED BY:	APPROVED BY:
	DATE REVISED:	REVISED BY:	CHECKED BY:	APPROVED BY:	

# MAP OF TOPOGRAPHY AND DRAINAGE / MAPA DE TOPOGRAFIA Y DRENAJE

# ARIAS RANCHES SUBDIVISION

A 26.11 ACRE TRACT OF LAND OUT OF LOT 13, BLOCK 60, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 1199, PAGE 256 AND DEED RECORDED IN VOLUME 1225, PAGE 190, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS,



**COST ESTIMATE**

WATER DISTRIBUTION:	\$
PAVING IMPROVEMENTS:	\$
DRAINAGE IMPROVEMENTS:	\$
SEPTIC TANK (OSSF):	\$

**FILED FOR RECORD IN**  
HIDALGO COUNTY  
ARTURO GUAJARDO, JR.  
HIDALGO COUNTY CLERK

ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM  
INSTRUMENT NUMBER \_\_\_\_\_  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS  
BY: \_\_\_\_\_ DEPUTY

**QUINTANILLA, HEADLEY AND ASSOCIATES, INC.**  
CONSULTING ENGINEERS • LAND SURVEYORS  
124 E. STUBBS ST. PHONE 956-381-6480  
EDINBURG, TEXAS 78539 FAX 956-381-0527  
ENGINEERING REGISTRATION NUMBER F-1315 OFFICE@QHAENGINEERING.COM  
SURVEYING REGISTRATION NUMBER 100411-00

**SHEET NO. 3 OF 3 SHEETS**

FILENAME: F:\DATA\SUBDIVS\EDINBURG\ARIAS RANCHES SUBDIVISION\B-PLAT			
DATE PREPARED: MAY 9, 2013	PREPARED BY: LG	CHECKED BY:	APPROVED BY:
DATE REVISED:	REVISED BY:	CHECKED BY:	APPROVED BY: