

**DESCRIPTION OF BF SUBDIVISION METES AND BOUNDS DESCRIPTION**

A TRACT OF LAND CONTAINING 17,500 ACRES SITUATED IN HIDALGO COUNTY, TEXAS, CONSISTING OF 7.50 ACRES BEING A PART OR PORTION OF FARM TRACT 2002 AND 10.00 ACRES BEING A PART OR PORTION OF FARM TRACT 2006, OUT OF NORTH CAPISALLO DISTRICT SUBDIVISION (SHEET NO. 1) ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 2, PAGE 7, H.C.M.R. MAP RECORDS, WHICH SAID 7.50 ACRES WERE CONVEYED TO HEBERTO JOSE GARZA & FIDELA GARZA FAMILY LIMITED PARTNERSHIP BY VIRTUE OF A WARRANTY DEED RECORDED UNDER DOCUMENT NO. 2281806, HIDALGO COUNTY OFFICIAL RECORDS, AND SAID 10.00 ACRES WERE CONVEYED TO HEBERTO JOSE GARZA & FIDELA GARZA FAMILY LIMITED PARTNERSHIP BY VIRTUE OF A WARRANTY DEED RECORDED UNDER DOCUMENT NO. 2244229, HIDALGO COUNTY OFFICIAL RECORDS, SAID 17,500 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING A NO. 4 REBAR SET AT THE NORTHEAST CORNER OF SAID FARM TRACT 2002 AND THE NORTHWEST CORNER OF SAID FARM TRACT 2006;

THENCE, N 88°47'32" E ALONG THE NORTH LINE OF SAID FARM TRACT 2006 AND WITHIN THE EXISTING RIGHT-OF-WAY OF MILE 12 1/2 NORTH ROAD, A DISTANCE OF 530.00 FEET TO A COTTON PICKER SPINDLE SET AT THE NORTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, S 01°12'28" E AT A DISTANCE OF 15.00 FEET PASS A NO. 4 REBAR SET FOR THE EXISTING SOUTH RIGHT-OF-WAY LINE OF MILE 12 1/2 NORTH ROAD, AT A DISTANCE OF 50.00 FEET PASS A NO. 4 REBAR SET FOR THE FUTURE SOUTH RIGHT-OF-WAY LINE ACCORDING TO HIDALGO COUNTY THOROUGHFARE PLAN, AT A DISTANCE OF 1,320.00 FEET TO A COTTON PICKER SPINDLE SET CONTINUING A TOTAL DISTANCE OF 1,320.00 FEET TO A COTTON PICKER SPINDLE SET ON THE SOUTH LINE OF FARM TRACT 2006, FOR THE SOUTHWEST CORNER OF THIS TRACT;

2. THENCE, S 88°47'32" E ALONG THE SOUTH LINES OF SAID FARM TRACT 2006 AND FARM TRACT 2002, AT A DISTANCE OF 300.00 FEET PASS A NO. 4 REBAR SET FOR THE SOUTHWEST CORNER OF SAID FARM TRACT 2006 AND THE SOUTHWEST CORNER OF SAID FARM TRACT 2002, CONTINUING A TOTAL DISTANCE OF 577.50 FEET TO A NO. 4 REBAR SET (NORTHING: 166101728904, EASTING: 1166262.6651) FOR THE SOUTHWEST CORNER OF THIS TRACT;

3. THENCE, N 01°12'28" W (SOUTH DEED CALL) AT A DISTANCE OF 1,270.00 FEET PASS A NO. 4 REBAR SET FOR THE FUTURE SOUTH RIGHT-OF-WAY LINE OF MILE 12 1/2 NORTH ROAD, ACCORDING TO HIDALGO COUNTY THOROUGHFARE PLAN, AT A DISTANCE OF 1,320.00 FEET PASS A NO. 4 REBAR SET (NORTHING: 166101728904, EASTING: 1166262.6651) FOR THE EXISTING SOUTH RIGHT-OF-WAY LINE, CONTINUING A TOTAL DISTANCE OF 1,320.00 FEET TO A COTTON PICKER SPINDLE SET ON THE NORTH LINE OF SAID FARM TRACT 2002, FOR THE NORTHWEST CORNER OF THIS TRACT;

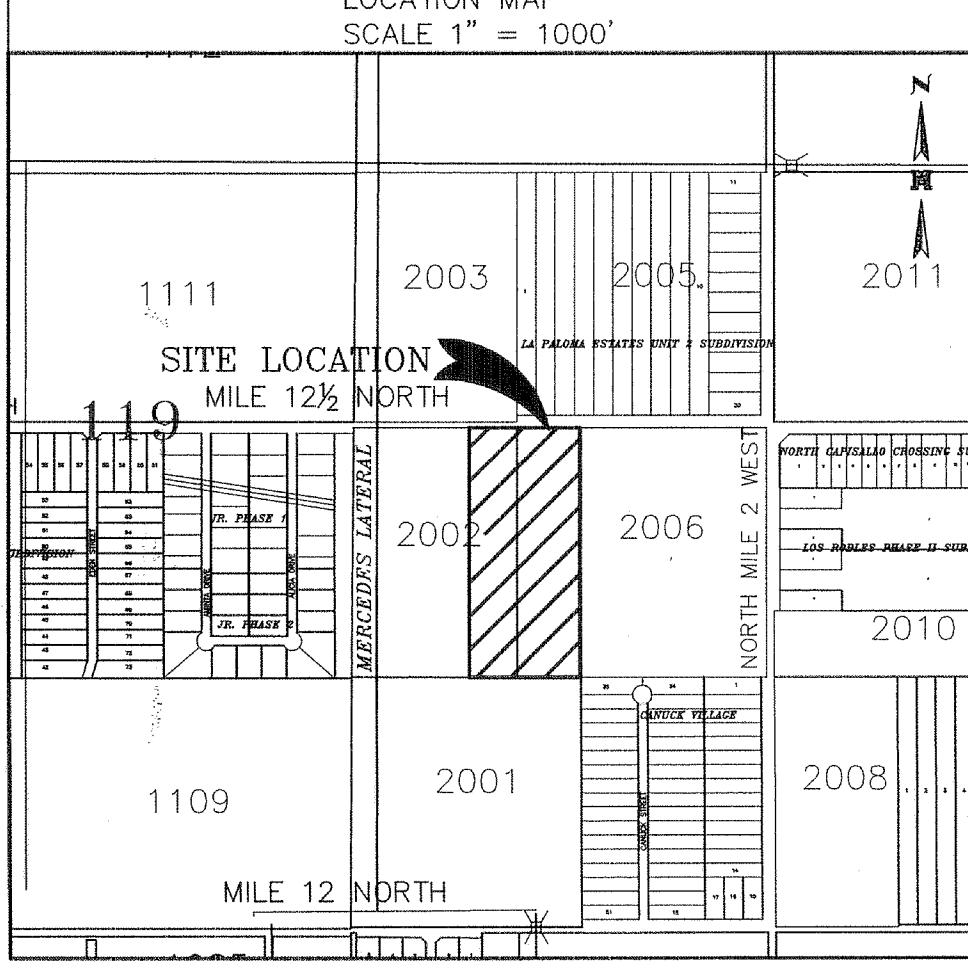
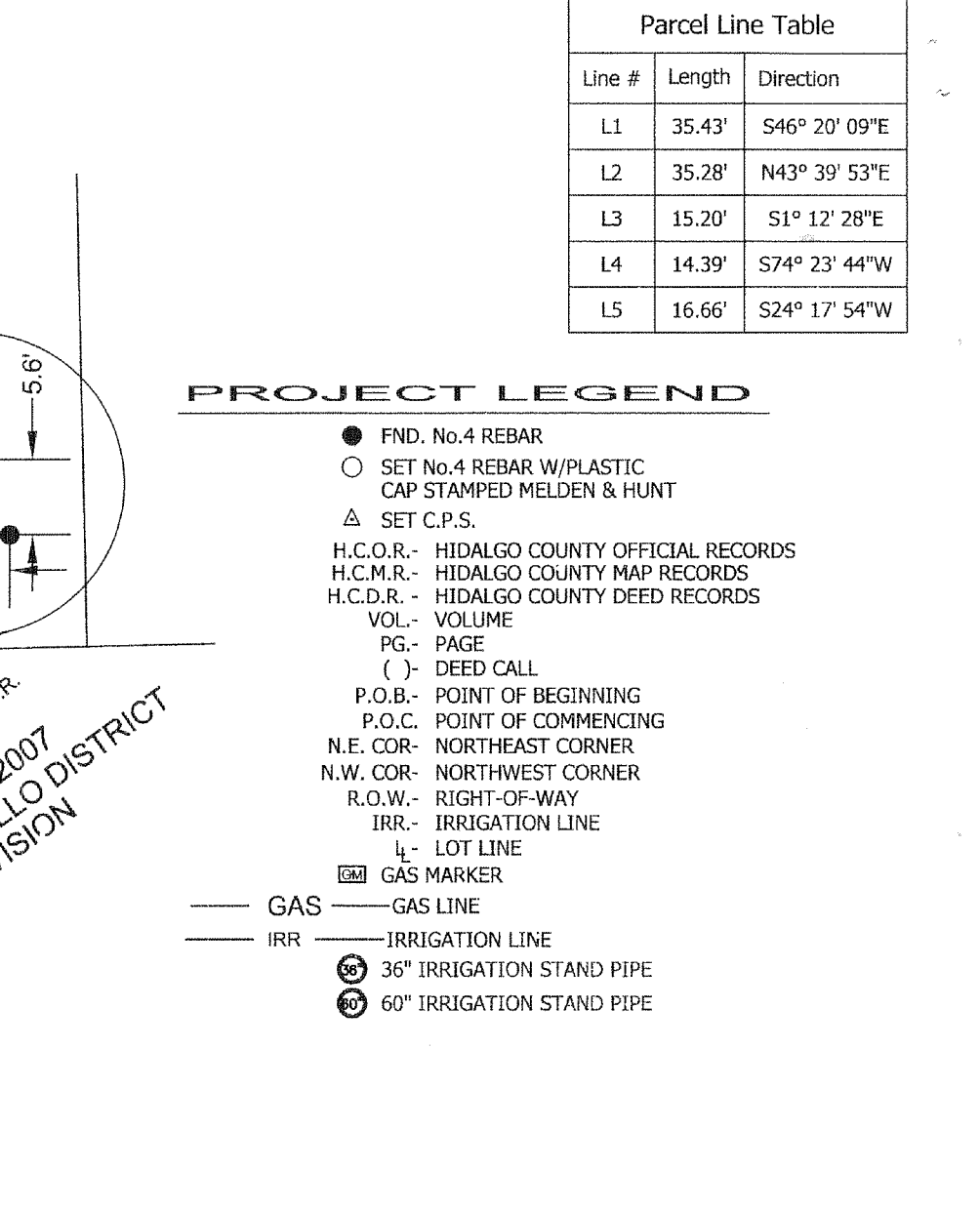
4. THENCE, N 88°47'32" E (WEST DEED CALL) ALONG THE NORTH LINES OF SAID FARM TRACT 2002 AND FARM TRACT 2006 AND WITHIN THE EXISTING RIGHT-OF-WAY OF MILE 12 1/2 NORTH ROAD, AT A DISTANCE OF 247.50 FEET PASS THE NORTHEAST CORNER OF SAID FARM TRACT 2002 AND THE NORTHWEST CORNER OF SAID FARM TRACT 2006, CONTINUING A TOTAL DISTANCE OF 577.50 FEET TO THE POINT OF BEGINNING, AND CONTAINING 17,500 ACRES, OF WHICH 0.189 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF MILE 12 1/2 NORTH ROAD LEAVING AN EXISTING NET OF 17,311 ACRES, OF WHICH 0.484 OF ONE ACRE LIES WITHIN THE ADDITIONAL ROAD RIGHT-OF-WAY ACCORDING TO HIDALGO COUNTY THOROUGHFARE PLAN, LEAVING A NET OF 16,827 ACRES OF LAND, MORE OR LESS;

**Curve Table**

Curve #	Delta	Length	Radius	Tangent	Chord Direction	Chord Length
C1	179°59'59"	157.08'	50.00'	3591801.57'	N1°27'50"W	100.00'
C2	51°48'50"	45.22'	50.00'	24.29'	N65°33'25"W	43.69'
C3	69°13'42"	60.41'	50.00'	34.51'	N5°02'09"W	56.80'
C4	96°50'24"	84.51'	50.00'	56.36'	N77°59'54"E	74.80'
C5	46°19'44"	40.43'	50.00'	21.39'	S30°25'02"E	39.34'
C6	5°47'21"	5.05'	50.00'	2.53'	S4°21'29"E	5.05'

**Parcel Line Table**

Line #	Length	Direction
L1	35.43'	S46°20'09"E
L2	35.28'	N43°39'53"E
L3	15.20'	S1°12'28"E
L4	14.39'	S74°23'44"W
L5	16.66'	S24°17'54"W



**BEING A RESUBDIVISION OF 17,500 ACRES CONSISTING OF 7.50 ACRES OUT OF FARM TRACT 2002 & 10.00 ACRES OUT OF FARM TRACT 2006 NORTH CAPISALLO DISTRICT SUBDIVISION [SHEET NO. 1] RECORDED IN VOLUME 2, PAGE 7, H.C.M.R. HIDALGO COUNTY, TEXAS.**

**BE SUBDIVISION**

BE SUBDIVISION IS LOCATED IN THE SOUTHWEST PART OF HIDALGO COUNTY ON THE SOUTH SIDE OF MILE 12 NORTH, APPROXIMATELY 920 FEET WEST OF ITS INTERSECTION WITH N. MILE 2 WEST AND MILE 12 NORTH, 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 35,670). BE SUBDIVISION LIES APPROXIMATELY 2 MILES FROM THE CITY LIMITS (AND IS WITHIN THE 2 MILE EXTRAJURISDICTIONAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 21.001 AND 42.021. THIS SUBDIVISION FALLS WITHIN PRECINCT 1.

**PRINCIPAL CONTACTS**

OWNER:	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	HEBERTO J. GARZA & FIDELA GARZA FAMILY LIMITED PARTNERSHIP	P.O. BOX 173	LA VILLA, TX 78562	(956) 262-1216	
ENGINEER:	FRED L. KURTH	115 W. MCINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	FRED L. KURTH	115 W. MCINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

**INDEX TO SHEET OF BF SUBDIVISION**

SHEET 1: HEADING; INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; MAP; LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, ATTESTATION; ENGINEERING CERTIFICATION CITY; APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES; IRRIGATION DISTRICT, H.C.D. NO. 1, HIDALGO COUNTY RIGHT OF WAY DEPARTMENT CERTIFICATE, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE; N.A.W.S.C. CERTIFICATION.

SHEET 2: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER / OSSF AND ENGINEERS CERTIFICATION (ENGLISH 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.

**GENERAL PLAT NOTES & RESTRICTIONS:**

- FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "AE" BASE FLOOD ELEVATIONS DETERMINED. BASE FLOOD ELEV. 60.00
- PANEL NO. 480334 0450 C EFFECTIVE: JUNE 6, 2000 FURTHER REVISED TO REFLECT LOMR DATE MAY 30, 2002.
- THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN.
- COMMUNITY PANEL NO. 480334 0450 C EFFECTIVE DATE: JUNE 6, 2000 FURTHER REVISED TO REFLECT LOMR DATE MAY 30, 2002 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAN ADMINISTRATOR IDENTIFIES NO AREAS 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 THROUGH 4127).
- SETBACKS:  
FRONT: 25.00 FEET CUL-DE-SAC 15.00 FEET LOT 1-14  
FRONT: 30.00 FEET CUL-DE-SAC 15.00 FEET LOT 15-29  
REAR: 35.00 FEET OR GREATER FOR EASEMENT  
SIDE: 6.00 FEET OR GREATER FOR EASEMENT  
CORNER SIDE: 15.00 FEET  
GARAGE FRONT: 18.00 FEET
- 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.
- NO COMMERCIAL USE SHALL BE ALLOWED ON ALL INTERNAL LOTS 2 THROUGH 28.
- 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 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.
- BENCHMARK NOTE: THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:  
B.M. NO. 1 BRONZE DISK SET IN CONCRETE LOCATED 2 FEET EAST FROM THE WESTERMOST NORTHEAST CORNER OF LOT 29 OF THIS SUBDIVISION. ELEV. 59.90. DATUM NAD 83 TEXAS SOUTH 4205. N=16611470.0380 E=1165258.1710
- 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.G.V.D. 29 DESCRIPTION: N=16611470.5340 E=1165020.7390. DATUM NAD83 TEXAS SOUTH 4205.
- DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND THE LOCAL REQUIREMENTS, THIS DEVELOPER WILL BE REQUIRED TO DETAIN A TOTAL OF 38,957 CUBIC FEET OR 0.895 ACRE-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 MERCEDES LATERAL VIA 18" TO 24" STORM SEWER SYSTEM & DRAINAGE DITCH ALONG THE SOUTH SIDE OF THIS SUBDIVISION.
- 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, PLANTINGS, 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.
- 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 DESIGNATED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL.  
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 HAS BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS 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 OCCUPANCY OF THE LOT.
- 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. BACK FLOW VALVES  
3. SEPTIC TANK COVER SHALL BE ABLE TO SEAL
- THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.
- HEBERTO J. GARZA & FIDELA GARZA, THE OWNERS & SUBDIVIDERS OF BE 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.
- 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.
- 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.
- 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 THE DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
- 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 PRELIMINARY TO THE ISSUANCE OF THE DRAINAGE AND/OR 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.
- LOTS 1 AND 29 SHALL NOT HAVE ACCESS/DRIVEWAY UNTO MILE 12 1/2 ROAD UNLESS UTILIZED FOR COMMERCIAL USE. IF THE AFORESAID LOTS ARE UTILIZED FOR COMMERCIAL USE, THEN THE LOT OWNER WILL BE REQUIRED TO INSTALL A BUFFER EASEMENT ON THE BOUNDARY BETWEEN LOTS. LOCATION OF ACCESS/DRIVEWAY SHALL BE SHOWN ON THE SITE PLAN AS PER NOTE 1E AND IS SUBJECT TO APPROVAL FROM THE HIDALGO COUNTY PLANNING DEPARTMENT.
- STREET LIGHT REQUIRED EVERY 400 FEET IN THIS SUBDIVISION AS REQUIRED PER CITY OF WESLACO.
- SUBJECT TO BLANKET EASEMENT WITHIN FARM TRACT 2006 NORTH CAPISALLO DISTRICT SUBDIVISION TO TEXAS EASTERN TRANSMISSION CORPORATION RECORDED IN VOLUME 872, PAGE 304, H.C.D.R. NO WIDTH SPECIFIED.
- NO WIDTH SPECIFIED IN VOLUME 876, PAGE 1, H.C.D.R. EASEMENT SHOULD BE 50.0' WIDE AS PER THE TEXAS LANDOWNER CODE 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.
- ALL LOTS IN BE SUBDIVISION ARE HEREBY GRANTED A "DRAINAGE SWALE EASEMENT" WITH RESPECT TO SURFACE WATER RUN-OFF FROM ALL LOTS IN BE SUBDIVISION TO THE AREA DEPICTED ON THE SUBDIVISION PLAT AS THE "DRAINAGE SWALE" AREAS. LOT OWNERS OF BE 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 NOTE 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. IN THE EVENT THE DRAINAGE SWALES DEPICTED ON THE SUBDIVISION PLAT ARE NO LONGER NECESSARY FOR DRAINAGE OF THE LOTS COMPRISING BE SUBDIVISION BECAUSE AN ALTERNATE DRAINAGE SYSTEM, CONSTRUCTED AND MAINTAINED BY A POLITICAL SUBDIVISION IN ACCORDANCE WITH APPLICABLE STATE AND LOCAL LAWS AND REGULATIONS, IS FULLY OPERATIONAL AND ACTUALLY SERVING ALL THE LOTS IN BE SUBDIVISION, THE COUNTY AND THE DRAINAGE DISTRICT ARE HEREBY GRANTED THE RIGHT AND THE AUTHORITY (AND EACH LOT OWNER, BY THE ACCEPTANCE OF A DEED TO LOT IN BE 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.
- THERE SHALL BE NO CONVEYANCE OF LOTS 1 THROUGH 5 NOR SHALL THERE BE ANY DEVELOPMENT PERMITS ISSUE TO SAID LOTS UNTIL A WRITTEN CONFIRMATION 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.
- VARIANCE TO WAIVE REQUIREMENT UNDER APPENDIX 9 SECTION 9.3 OF THE HIDALGO COUNTY SUBDIVISION RULES WAS APPROVED BY THE HIDALGO COUNTY COMMISSIONER COURT ON THIS DAY OF February, 2013. 1/3 ESCROW FOR MILE 12 1/2 N. ROAD 24 ASPHALT, 28 CALICHE \$936.20.

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

WE, THE UNDER SIGNED CERTIFY THAT THIS PLAT OF BE 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 § 212.009(C) AND § 212.019(B)**

WE, THE UNDER SIGNED CERTIFY THAT THIS PLAT OF BE SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF WESLACO ON \_\_\_\_\_ DATE \_\_\_\_\_

MAYOR OF THE CITY OF WESLACO \_\_\_\_\_ DATE 06/18/13

ATTEST: SECRETARY OF THE CITY OF WESLACO \_\_\_\_\_ DATE 06/18/13

**CITY OF WESLACO CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 212.009(C) AND § 212.019(B)**

WE, THE UNDER SIGNED CERTIFY THAT THIS PLAT OF BE SUBDIVISION WAS REVIEWED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF WESLACO ON April 18, 2012 DATE \_\_\_\_\_

PAZ CHAIRMAN OF THE CITY OF WESLACO \_\_\_\_\_ DATE 6-17-13

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF BE 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 BE 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 TRANSFERREES (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 RAY 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 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/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 GRANTEE OR STATE HEREAFTER WIDENS 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-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 THE 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 GRANTEE HAS EXECUTED THIS INSTRUMENT THE \_\_\_\_\_ DAY OF February, 2013

*Fidela Garza*  
HEBERTO J. GARZA & FIDELA GARZA FAMILY LIMITED PARTNERSHIP

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 FIDELA GARZA, 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 CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF February, 2013

OF February, 2013

NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: 06/20/2014

24. A 4' SIDEWALK IS REQUIRED AT BUILDING PERMIT STAGE.

STATE OF TEXAS  
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

WE, HEBERTO J. GARZA & FIDELA GARZA FAMILY LIMITED PARTNERSHIP, AS OWNERS OF THE 17,500-ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED BE SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET(S), 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.

*Fidela Garza*  
HEBERTO J. GARZA & FIDELA GARZA, 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 FIDELA GARZA, KNOWN TO ME THROUGH TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVERS LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY I.S. FIRST DULY SWORN, DECLARED 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 THE \_\_\_\_\_ DAY OF February, 2013

*Fidela Garza*  
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*  
FRED L. KURTH, P.E. # 54151 RPLS # 4750  
DATE SURVEYED: 1-25-2012  
DATE PREPARED: 2-07-2012  
T-924 Pg. 72  
N- 926  
JOB NO. 11106.00  
SURVEY JOB NO. 11106.08

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*  
FRED L. KURTH, P.E. # 54151 RPLS # 4750  
DATE SURVEYED: 1-25-2012  
DATE PREPARED: 2-07-2012  
T-924 Pg. 72  
N- 926  
JOB NO. 11106.00  
SURVEY JOB NO. 11106.08

STATE OF TEXAS  
COUNTY OF HIDALGO

I, LYDIA FLORES, 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.

*Lydia Flores*  
LYDIA FLORES  
Notary Public, State of Texas  
My Commission Expires: June 20, 2014

STATE OF TEXAS  
COUNTY OF HIDALGO

I, GADSDEN GARZA JR., 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.

*Gadسدn Garza Jr.*  
GADSDEN GARZA JR., P.E. # 54151 RPLS # 4750  
DATE SURVEYED: 1-25-2012  
DATE PREPARED: 2-07-2012  
T-924 Pg. 72  
N- 926  
JOB NO. 11106.00  
SURVEY JOB NO. 11106.08

**CERTIFICATION OF HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT NO. 9**

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

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

DATED THIS 27 DAY OF February, 2013

*Arturo Clavero Jr.*  
BY: ARTURO CLAVERO JR.  
GENERAL MANAGER

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 FIDELA GARZA, 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 CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF February, 2013

OF February, 2013

NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: 06/20/2014

24. A 4' SIDEWALK IS REQUIRED AT BUILDING PERMIT STAGE.

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

FINAL WATER AND SEWER ENGINEERING REPORT FORMAT  
WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:

BF SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY 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 SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

N.A.W.S.C. HAS AN EXISTING 8" DIAMETER WATER LINE RUNNING ALONG THE NORTH SIDE OF THE RIGHT-OF-WAY OF MILE 12 1/2 NORTH ROAD. THE WATER SYSTEM FOR BF SUBDIVISION CONSISTS OF AN 8" DIAMETER WATER LINE THAT TAPS INTO THE EXISTING 8" LINE. THIS 8" LINE THEN RUNS SOUTH ALONG THE WEST SIDE OF LORENA DRIVE RIGHT-OF-WAY ENDING WITH A FLUSH VALVE ON THE SOUTHEAST CORNER OF LOT 18.

WATER DISTRIBUTION FOR THE BF SUBDIVISION CONSISTS OF THIRTEEN -1" DIAMETER DUAL SERVICE LINES RUN TO PAIRS OF LOTS BEFORE SPLITTING INTO 3/4" DIAMETER SERVICE LINES AND THREE -3/4" DIAMETER SINGLE SERVICE LINES, SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE 8" LINE, THE DUAL SERVICES AND 3/4" SINGLE SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED. AT A TOTAL COST OF \$45,440.00 OR \$1,627.13 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$18,575.00, WHICH COVERS THE \$640.51 COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, 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 PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVIDER HAS INSTALLED 3 FIRE HYDRANTS AT A UNIT COST OF \$3,800.00 FOR A TOTAL COST OF \$11,400.00. 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; COST AND OPERABILITY DATES

SEWAGE FROM BF SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. THE UNDERSIGNED PROFESSIONAL ENGINEER 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. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENT DRAIN FIELD.

SOIL EVALUATION REPORT:  
EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A RAYMONDVILLE CLAY LOAM AND MERCEDES CLAY, SOIL FOR THE AREA. AT LEAST TWO SOIL EXCAVATIONS WERE PERFORMED ON THE SITE, AT OPPOSITE ENDS OF THE PROPOSED DISPOSAL AREA. (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMIT AREA). THE SOIL IS A UNIFORM RAYMONDVILLE CLAY & MERCEDES CLAY EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS 1,480.00, INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSF HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF \$42,920.00. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON 08-16-2012.

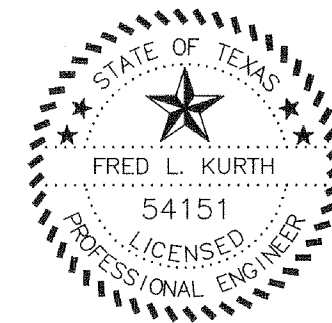
ENGINEER CERTIFICATION:

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 COSTS TO INSTALL THE WATER AND THE UNCONSTRUCTED ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$64,022.00 WHICH EQUALS TO \$2,207.65 PER LOT.

SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$1,480.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$42,920.00 FOR THE ENTIRE SUBDIVISION.

*Fred L. Kurth* 5-15-13  
ENGINEER'S SIGNATURE DATE



COST ESTIMATE:  
PAVING IMPROVEMENTS: \$ 125,089.50  
DRAINAGE IMPROVEMENTS: \$ 43,525.75  
WATER DISTRIBUTION (N.A.W.S.C.): \$ 45,447.00  
SEPTIC TANK \$ 42,920.00  
IMPROVEMENTS / OSSF:

ESTIMACION DE COSTOS:  
PAVIMENTACION DE CALLES: \$ 125,089.50  
DRENAJE PLUVIAL: \$ 43,525.75  
SERVICIO DE AGUA POTABLE (N.A.W.S.C.): \$ 45,447.00  
TANQUE SEPTICOS \$ 42,920.00

STATE OF TEXAS  
FIDELA GARZA  
54151  
LICENSED PROFESSIONAL ENGINEER

SUBDIVIDER CERTIFICATION

1. BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS AND OR WATER WELLS FOR EACH LOT(S) MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:

1. WE, HERBERTO J. GARZA & FIDELA GARZA FAMILY LIMITED PARTNERSHIP SUBDIVIDER(S) OF BF SUBDIVISION, HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

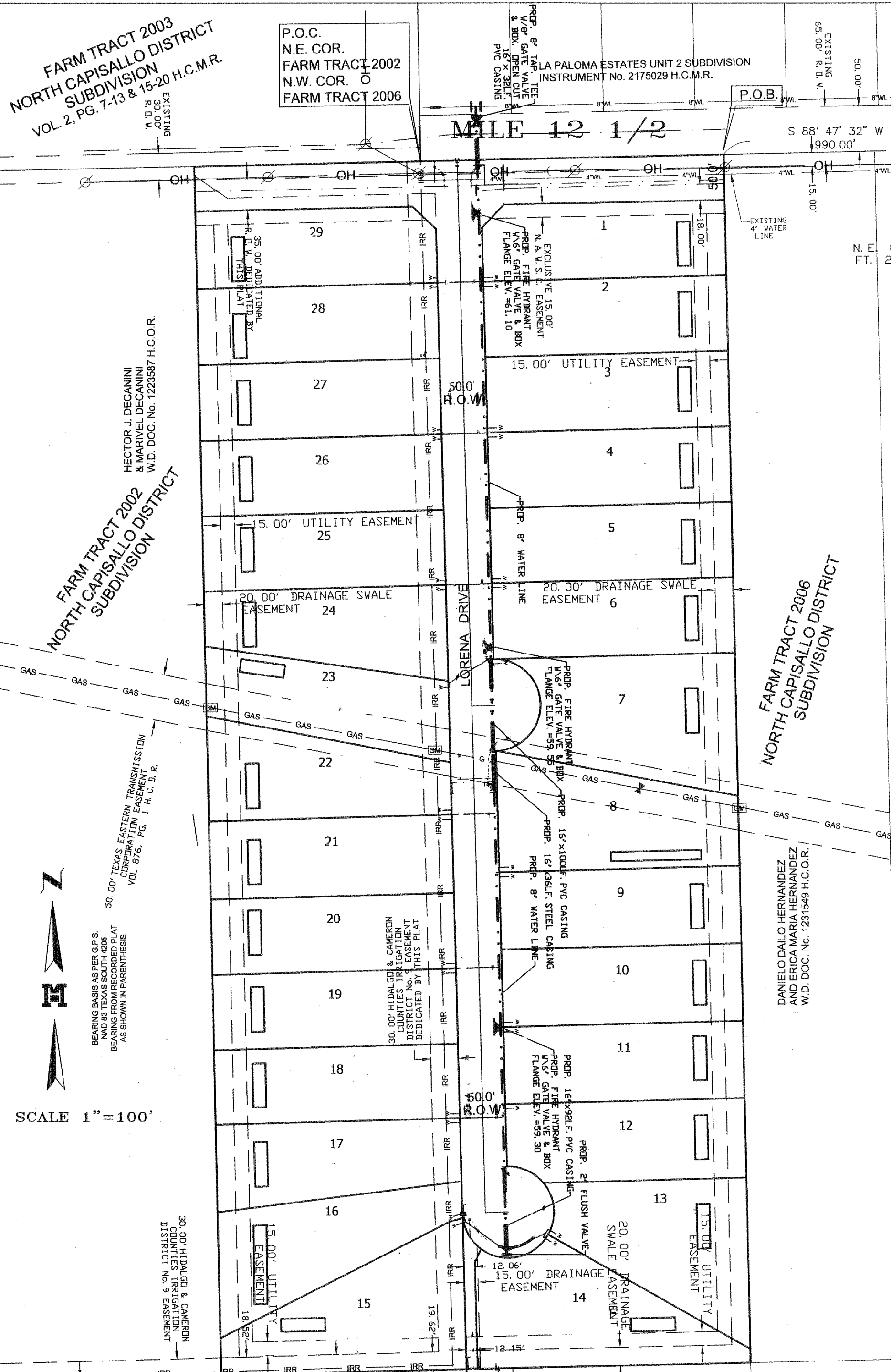
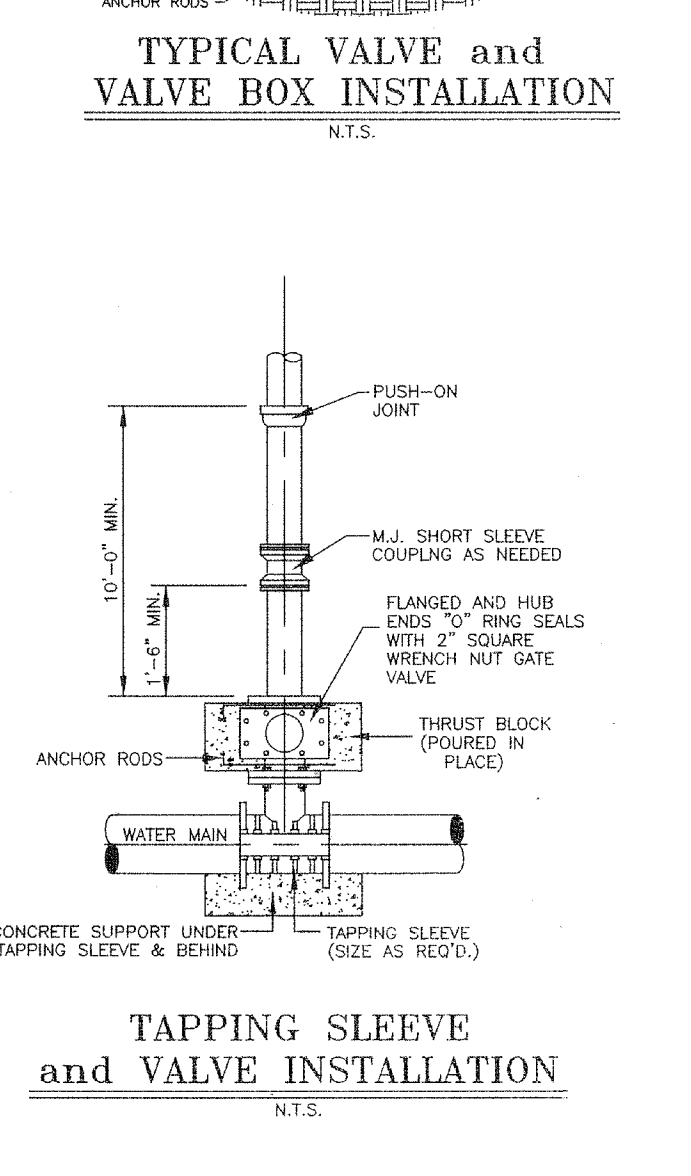
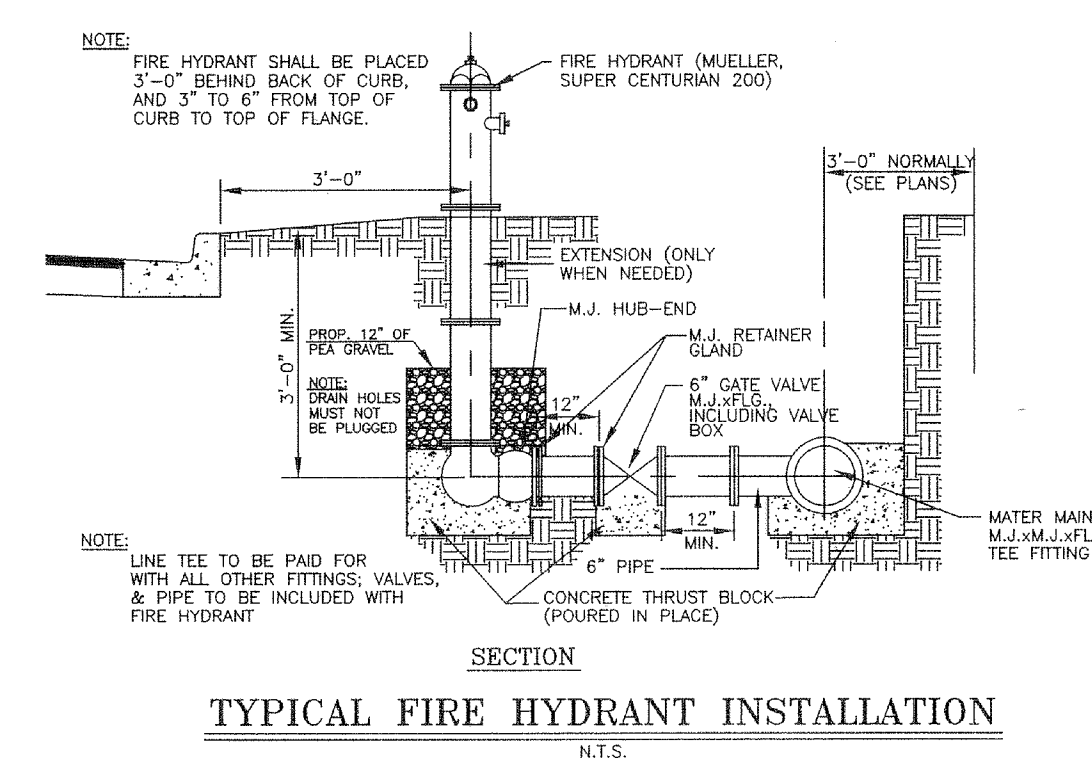
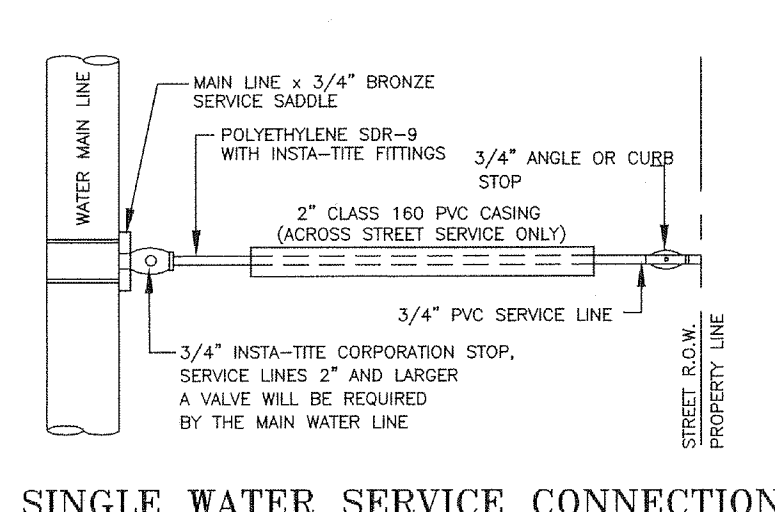
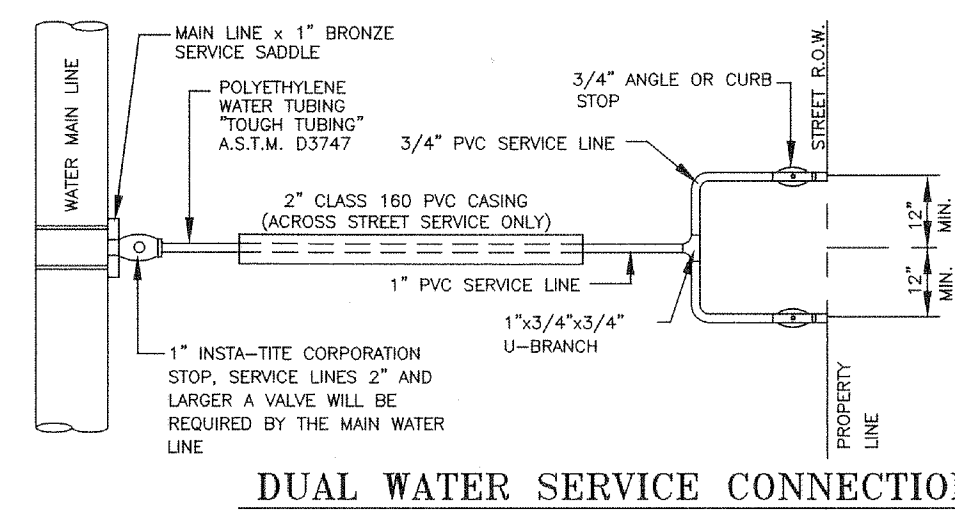
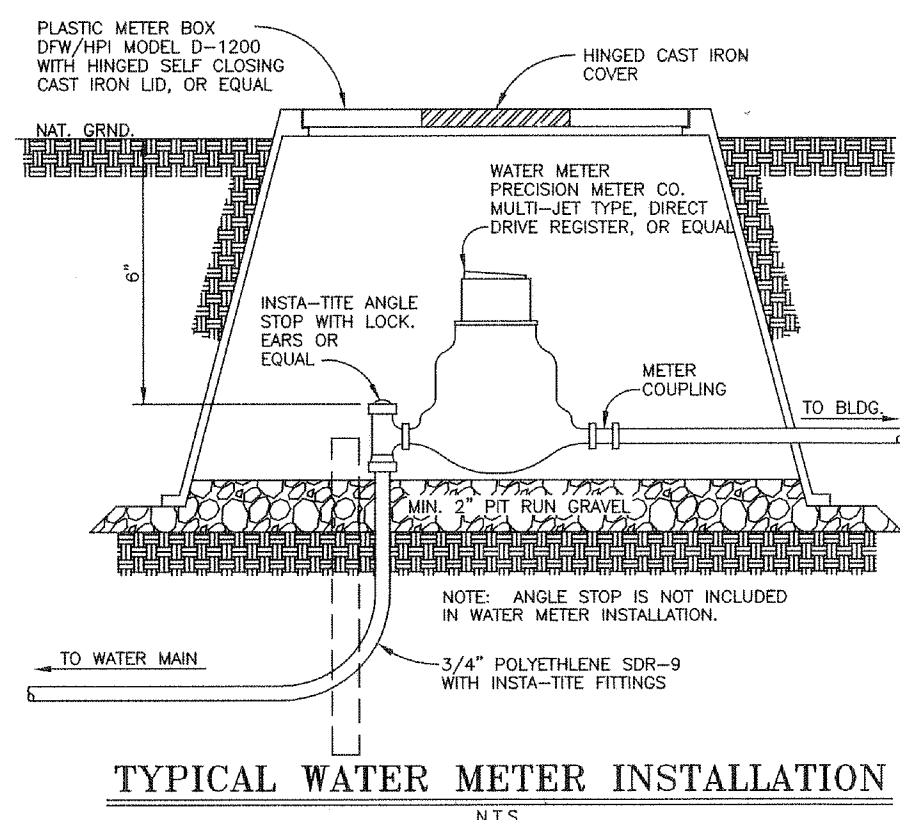
STATE OF TEXAS  
COUNTY OF HIDALGO:  
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED HERBERTO J. GARZA & FIDELA GARZA KNOWN TO ME THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO BE THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF

OFFICE THIS 16th DAY OF May 2013.

*Celestine Stewart*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 2-26-2013

**PROJECT LEGEND**

- FND. No. 4 REBAR
- SET No. 4 REBAR W/PLASTIC CAP STAMPED MELDEN & HUNT
- △ SET C.P.S.
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- VOL. - VOLUME
- PG. - PAGE
- ( ) DEED CALL
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCING
- N.E. COR. - NORTHEAST CORNER
- N.W. COR. - NORTHWEST CORNER

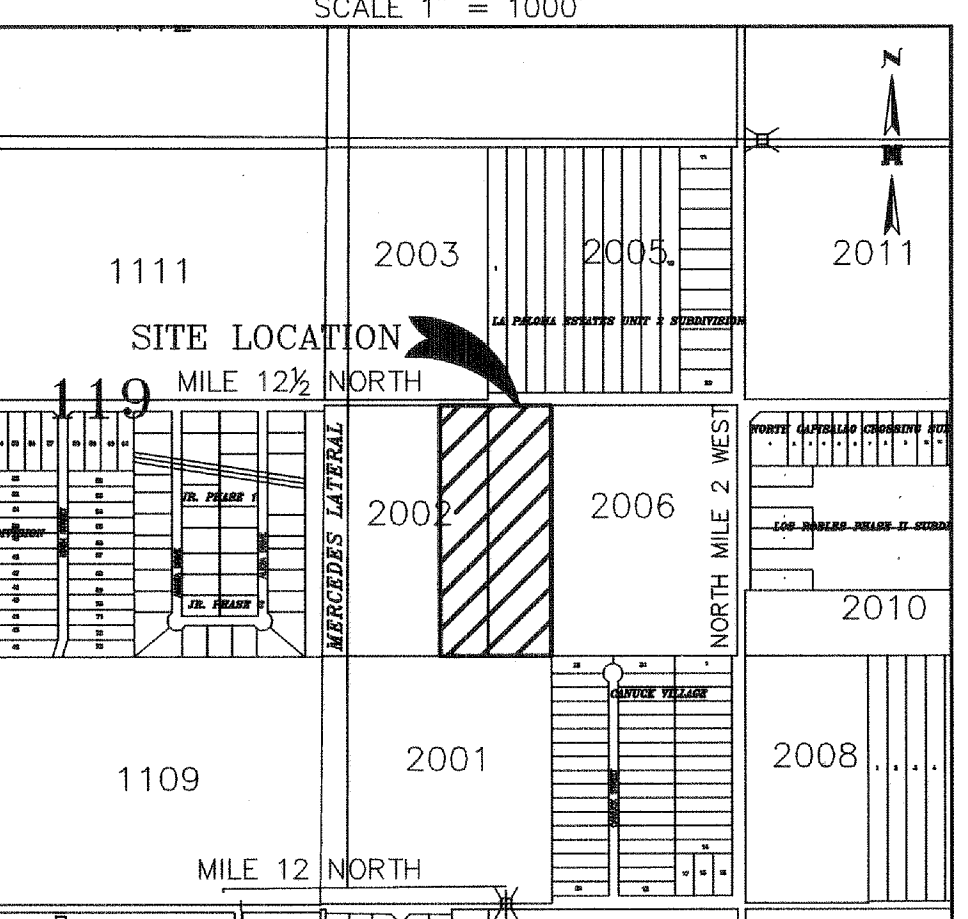


**FARM TRACT 2003  
NORTH CAPISALLO DISTRICT  
SUBDIVISION**  
VOL. 2, PG. 7-13 & 15-20 H.C.M.R.

**FARM TRACT 2002  
N.W. COR. O  
FARM TRACT 2006**

**FARM TRACT 2001  
NORTH CAPISALLO DISTRICT  
SUBDIVISION**  
BEING A RESUBDIVISION OF 17.500 ACRES  
CONSISTING OF 7.500 ACRES OUT OF FARM TRACT 2002  
& 10.000 ACRES OUT OF FARM TRACT 2006  
NORTH CAPISALLO DISTRICT SUBDIVISION [SHEET No. 1]  
RECORDED IN VOLUME 2, PAGE 7, H.C.M.R.  
HIDALGO COUNTY, TEXAS.

**FARM TRACT 2007  
NORTH CAPISALLO DIS  
SUBDIVISION**



FINAL WATER AND SEWER ENGINEERING REPORT IN SPANISH (WATER DISTRIBUTION SYSTEM AND OSSF BEING INSTALLED)

LA SUBDIVISION BF RECIBIRÁ SU PROVISIÓN DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (LA COMPAÑIA DE AGUA N.A.W.S.C.). EL DUEÑO DE LA SUBDIVISION Y N.A.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRÁ SU PROVISIÓN DE AGUA POR LOS PRÓXIMOS 30 AÑOS. N.A.W.S.C. HA PRESENTADO DOCUMENTACIÓN PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

EL SISTEMA DE PROVISIÓN DE AGUA PARA LA SUBDIVISION BF CONSISTE DE UN CONDUCTO DE AGUA DE 8 PULGADAS DE DIÁMETRO QUE PASA POR EL LADO NORTE DEL DERECHO DE VÍA (RIGHT OF WAY) DE LA CARRETERA MILE 12 1/2 NORTH ROAD. EL SISTEMA DE PROVISIÓN DE AGUA DE LA SUBDIVISION BF CONSISTE DE UN CONDUCTO DE AGUA DE 8 PULGADAS DE DIÁMETRO QUE SE CONECTA CON EL CONDUCTO DE AGUA EXISTENTE DE 8 PULGADAS. ESTA LÍNEA DE 8 PULGADAS CUAL SIGUE HACIA EL SUR POR EL LADO OESTE DE LA CALLE LORENA DRIVE, TERMINARA CON UNA VÁLVULA DE PRESIÓN DE 2 PULGADAS DE DIÁMETRO LOCALIZADA AL SURESTE DE LOTE 18.

DEL CONDUCTO DE AGUA DE 8 PULGADAS SE PRODUCEN CATORSE DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIÁMETRO PARA CADA DOS LOTES. ESTOS CONDUCTOS SE SEPARAN PARA PRODUCIR DOS CONDUCTOS DE AGUA DE 3/4 DE PULGADA DE DIÁMETRO PARA CADA LOTE, Y DOS CONDUCTOS INDIVIDUALES DE AGUA DE 3/4 DE PULGADA DE DIÁMETRO PARA CADA LOTE YA SE HAN INSTALADO LOS CONDUCTOS DE AGUA DE 6 PULGADAS DE DIÁMETRO. LOS DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIÁMETRO, EL CONDUCTO DE 3/4 DE PULGADA DE DIÁMETRO, Y LOS MEDIDORES MECÁNICOS DE AGUA A UN COSTO TOTAL DE \$ 45,447.00 O \$1,627.13 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPAÑIA N.A.W.S.C. \$ 18,575.00, QUE CUBRE EL COSTO DEL MEDIDOR MECÁNICO DE AGUA PARA CADA LOTE, \$ 640.51. ESTE PRECIO INCLUYE EL COSTO 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. LO INSTALARA SIN ALGUN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION TAMBIEN HA INSTALADO 3 BOCCAS DE RIEGO (FIRE HYDRANT) A UN COSTO DE \$ 3,800.00 POR CADA UNO CUAL GASTA UNA CANTIDAD TOTAL \$ 11,400.00. EL SISTEMA DE AGUA ESTARÁ 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 PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION

SE INSTALARA UNA FOSA SÉPTICA EN CADA SOLAR. ESTA FOSA SETICA CONSISTE DE UN TANQUE SÉPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. EL INGENIERO AUTOR DE ESTE DOCUMENTO HA EVALUADO EL ÁREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS FOSAS SÉPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.

CADA LOTE EN LA SUBDIVISION MIDE MEDIO ACRE. SE HICIERON DOS EX CAVACIONES DE EVALUACION EN LUGARES OPUESTOS EN LA SUBDIVISION (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA ÁREA ES SIGNIFICATIVAMENTE UNIFORME). EL TERRENO ES UNIFORME (RAYMONDVILLE CLAY LOAM Y MERCEDES CLAY) Y SE EXTIENDE A 36 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MAS ARRIBA DE LO MAS BAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA ÁREA FLUYE BIEN.

EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SÉPTICAS POR SOLAR SON 1,480.00 DÓLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS TODAS LAS FOSAS SÉPTICAS HAN SIDO INSTALADAS EN EL PROCESO DE LA APROBACION FINAL A UN COSTO TOTAL DE \$ 42,920.00. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODOS LAS FOSAS SÉPTICAS Y AH APROBADO LA INSTALACION DE LAS FOSAS SÉPTICAS DESDE (08-16-12).

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 (CÓDIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECÁNICO DE AGUA QUE COSTARA UN TOTAL DE \$64,022.00 O \$2,207.65 POR LOTE.

DRENAJE: SE ESTIMA QUE LA FOSA SÉPTICA COSTARA \$1,480.00 A UN COSTO TOTAL DE \$42,920.00 TODA LA SUBDIVISION.

*Fred L. Kurth* 5-15-13  
ENGINEER'S SIGNATURE DATE



**MAP OF TOPOGRAPHY AND DRAINAGE:  
MAPA DE TOPOGRAFIA Y DESAGUE:**

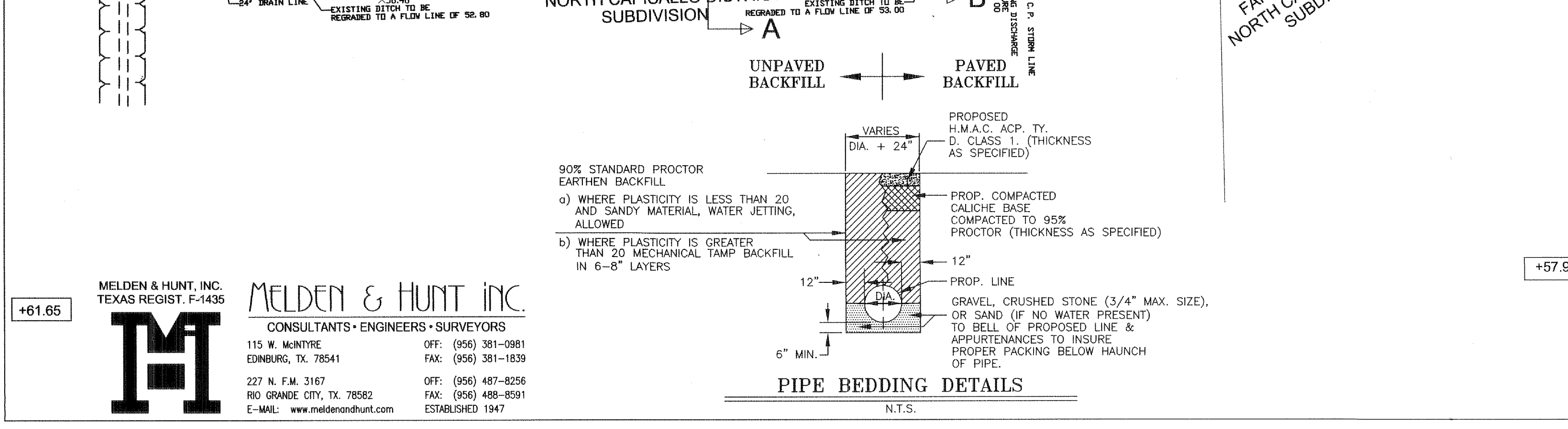
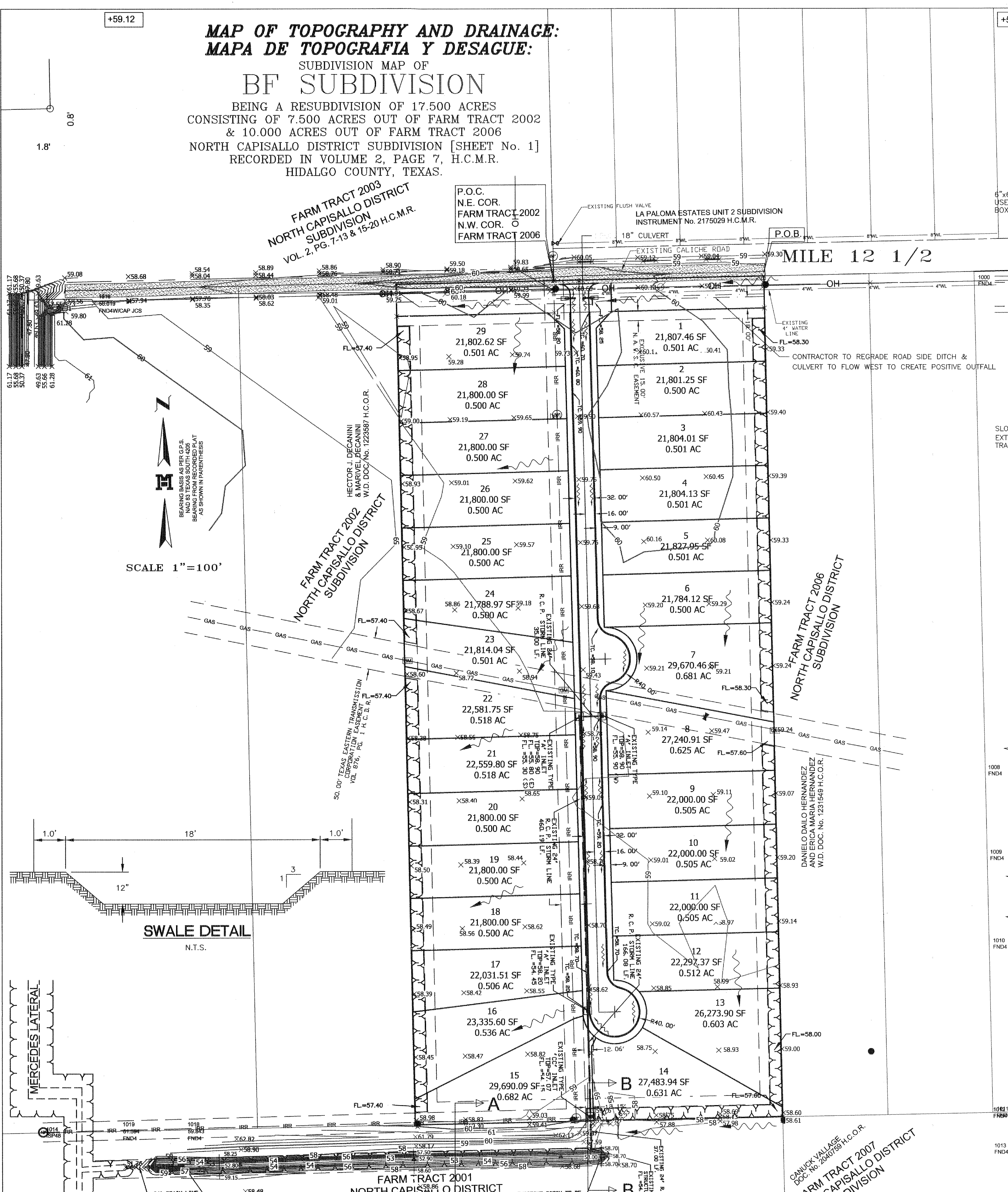
**SUBDIVISION MAP OF  
BF SUBDIVISION**

BEING A RESUBDIVISION OF 17.500 ACRES  
CONSISTING OF 7.500 ACRES OUT OF FARM TRACT 2002  
& 10.000 ACRES OUT OF FARM TRACT 2006  
NORTH CAPISALLO DISTRICT SUBDIVISION [SHEET No. 1]  
RECORDED IN VOLUME 2, PAGE 7, H.C.M.R.  
HIDALGO COUNTY, TEXAS.

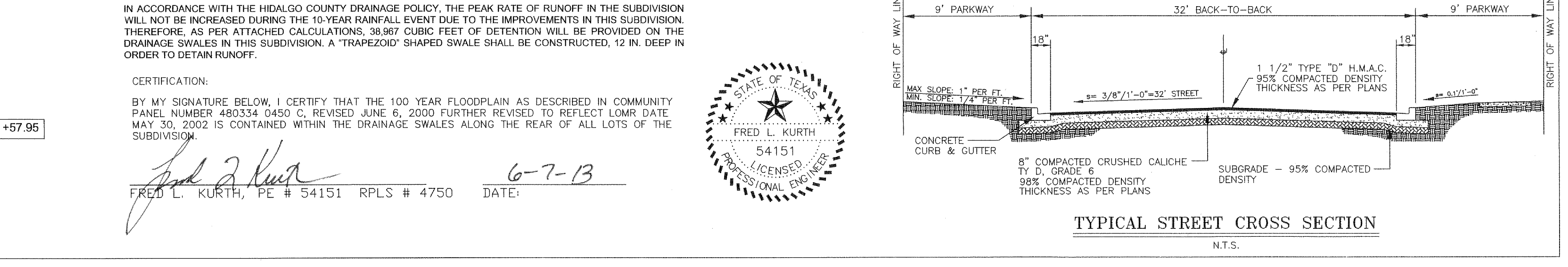
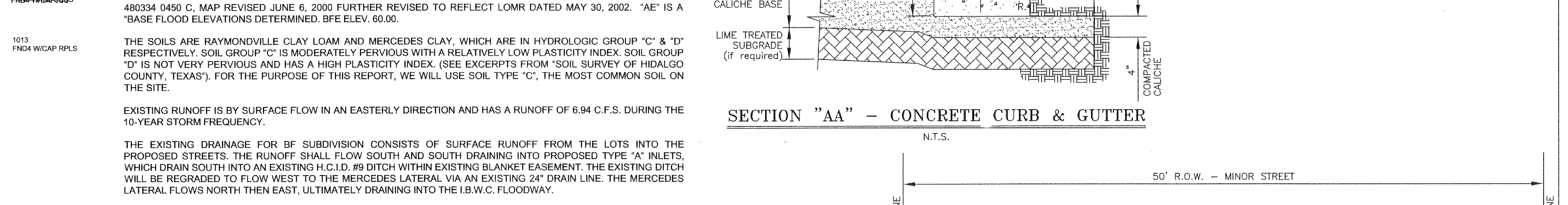
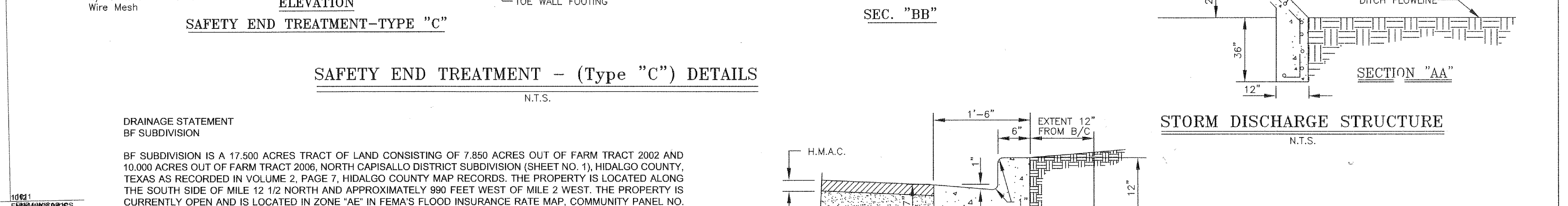
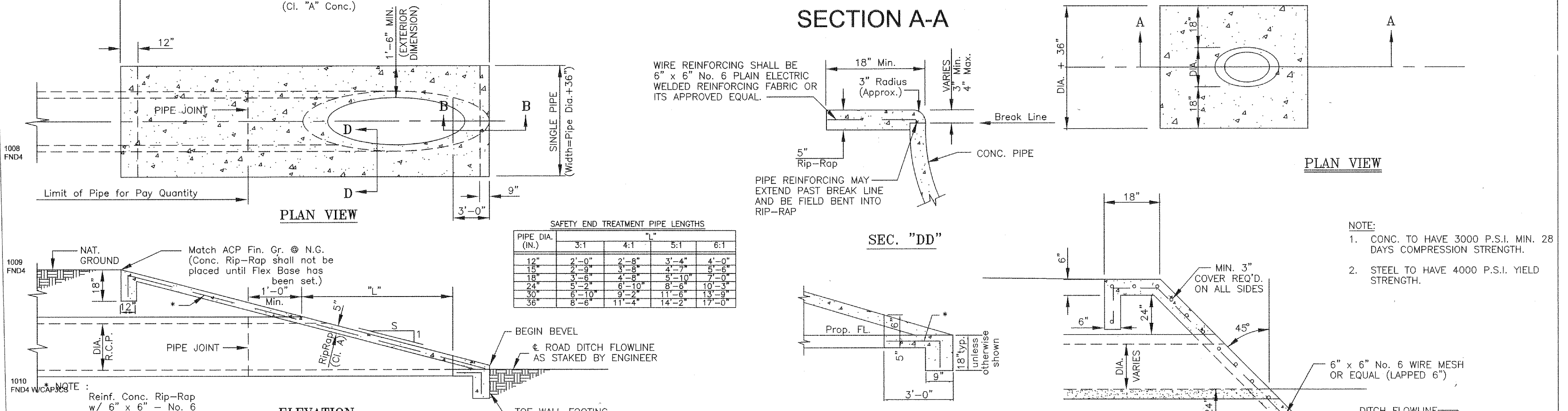
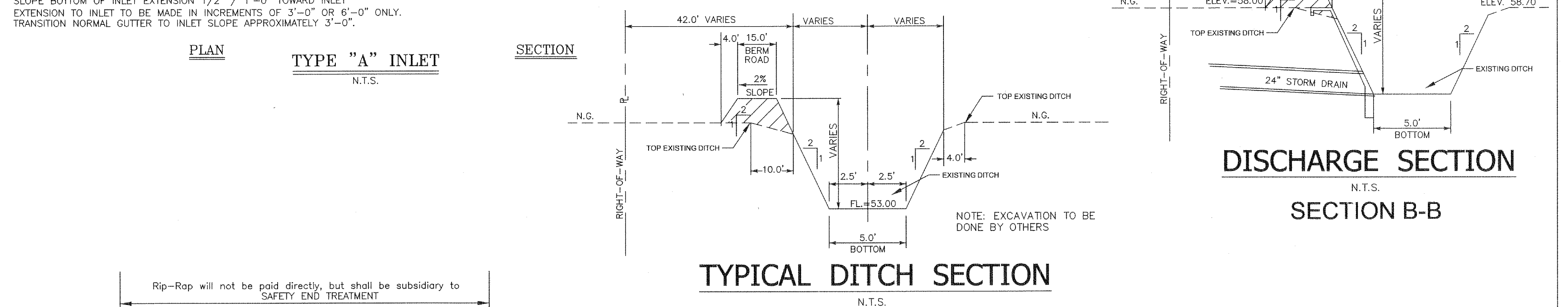
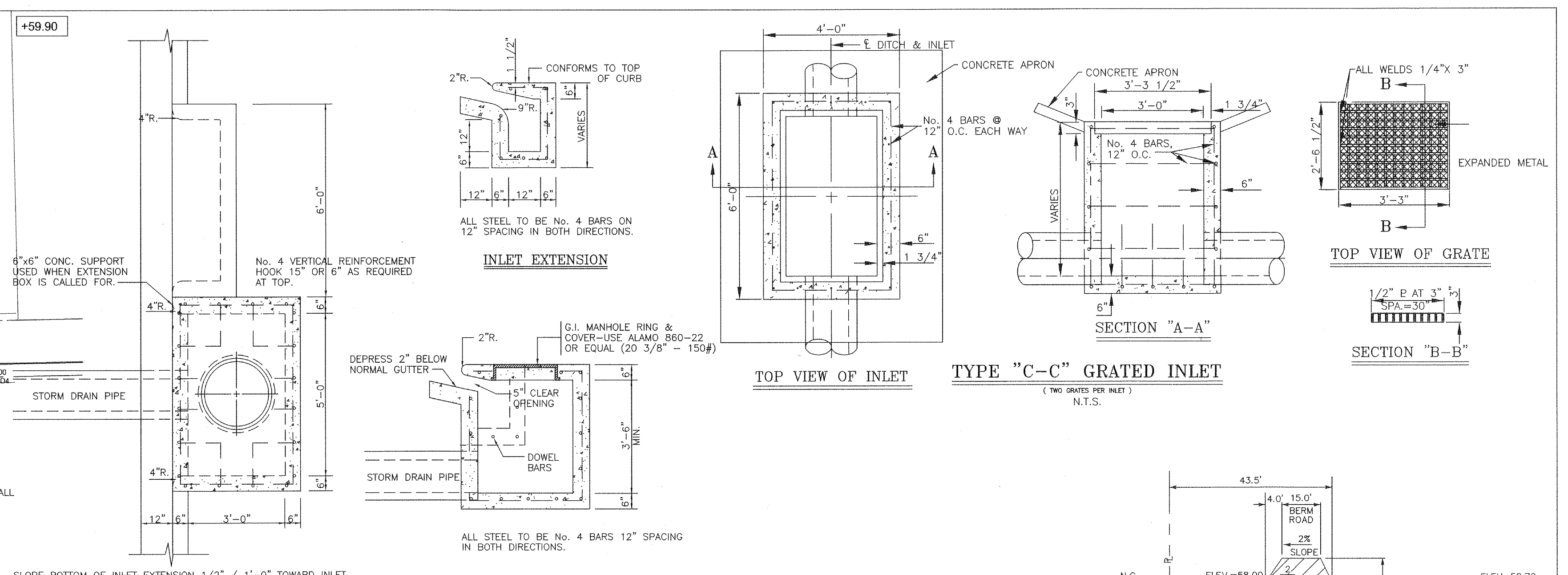
FARM TRACT 2003  
NORTH CAPISALLO DISTRICT  
SUBDIVISION  
VOL. 2, PG. 7-13 & 15-20 H.C.M.R.

P.O.C.  
N.E. COR.  
FARM TRACT 2002  
N.W. COR. O  
FARM TRACT 2006

MILE 12 1/2



**MELDEN & HUNT, INC.**  
CONSULTANTS • ENGINEERS • SURVEYORS  
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227 N. F.M. 3167  
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**DRAINAGE STATEMENT**  
BF SUBDIVISION  
BF SUBDIVISION IS A 17.500 ACRES TRACT OF LAND CONSISTING OF 7.500 ACRES OUT OF FARM TRACT 2002 AND 10.000 ACRES OUT OF FARM TRACT 2006, NORTH CAPISALLO DISTRICT SUBDIVISION (SHEET No. 1), HIDALGO COUNTY, TEXAS AS RECORDED IN VOLUME 2, PAGE 7, HIDALGO COUNTY MAP RECORDS. THE PROPERTY IS LOCATED ALONG THE SOUTH SIDE OF MILE 12 1/2 NORTH AND APPROXIMATELY 990 FEET WEST OF MILE 2 WEST. THE PROPERTY IS CURRENTLY OPEN AND IS LOCATED IN ZONE 'AE' IN FEMA'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480334 0450 C, MAP REVISED JUNE 6, 2000 FURTHER REVISED TO REFLECT LOMR DATED MAY 30, 2002. 'AE' IS A 'BASE FLOOD ELEVATIONS DETERMINED. BFE ELEV. 60.00.

THE SOILS ARE RAYMONDVILLE CLAY LOAM AND MERCEDES CLAY, WHICH ARE IN HYDROLOGIC GROUP 'C' & 'D' RESPECTIVELY. SOIL GROUP 'C' IS MODERATELY PERVIOUS WITH A RELATIVELY LOW PLASTICITY INDEX. SOIL GROUP 'D' IS NOT VERY PERVIOUS AND HAS A HIGH PLASTICITY INDEX. (SEE EXCERPTS FROM 'SOIL SURVEY OF HIDALGO COUNTY, TEXAS', FOR THE PURPOSE OF THIS REPORT, WE WILL USE SOIL TYPE 'C', THE MOST COMMON SOIL ON THE SITE.

EXISTING RUNOFF IS BY SURFACE FLOW IN AN EASTERLY DIRECTION AND HAS A RUNOFF OF 6.94 C.F.S. DURING THE 10-YEAR STORM FREQUENCY.

THE EXISTING DRAINAGE FOR BF SUBDIVISION CONSISTS OF SURFACE RUNOFF FROM THE LOTS INTO THE PROPOSED STREETS. THE RUNOFF SHALL FLOW SOUTH AND SOUTH DRAINING INTO PROPOSED TYPE 'A' INLETS, WHICH DRAIN SOUTH INTO AN EXISTING H.C.I.D. #9 DITCH WITHIN EXISTING BLANKET EASEMENT. THE EXISTING DITCH WILL BE REGRADED TO FLOW WEST TO THE MERCEDES LATERAL VIA AN EXISTING 24" DRAIN LINE. THE MERCEDES LATERAL FLOWS NORTH THEN EAST, ULTIMATELY DRAINING INTO THE L.B.W.C. FLOODWAY.

IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE POLICY, THE PEAK RATE OF RUNOFF IN THE SUBDIVISION WILL NOT BE INCREASED DURING THE 10-YEAR RAINFALL EVENT DUE TO THE IMPROVEMENTS IN THIS SUBDIVISION. THEREFORE, AS PER ATTACHED CALCULATIONS, 38,967 CUBIC FEET OF DETENTION WILL BE PROVIDED ON THE DRAINAGE SWALES IN THIS SUBDIVISION. A 'TRAPEZOID' SHAPED SWALE SHALL BE CONSTRUCTED, 12 IN. DEEP IN ORDER TO DETAIN RUNOFF.

CERTIFICATION:  
BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100 YEAR FLOODPLAIN AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0450 C, REVISED JUNE 6, 2000 FURTHER REVISED TO REFLECT LOMR DATE MAY 30, 2002 IS CONTAINED WITHIN THE DRAINAGE SWALES ALONG THE REAR OF ALL LOTS OF THE SUBDIVISION.

FRED L. KURTH, PE # 54151 RPLS # 4750 DATE: 6-7-13

