



HIDALGO COUNTY PLANNING DEPARTMENT

1304 SOUTH 25TH STREET
EDINBURG TEXAS 78539
Tel. 956-318-2840 Fax. 956-318-2844

Raul E. Sesin, P.E., CFM
Planning Administrator

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 02-03-2015

PROPOSED RG ESTATES PHASE II SUBDIVISION, PRECINCT No. 4 .

ENGINEER: MELDEN & HUNT, INC. DEVELOPER: WILLIAM A. SCHWARZ

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 12 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: North of Mile 17 1/2 North Rd, approximately 1/4 mile East of North 83rd Rd

SUBDIVISION LIES WITHIN THE: *The rural area of the County.*

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 08-12-2014 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA LOMR – F CASE NO. 15-06-005A

DRAINAGE DESIGN: Detention has been provided by widening the North drain ditch and storm drainage system during the construction of RG Estates Phase I.

ROAD R.O.W. DEDICATION: No Right of Way dedication required by this plat

H.C.R.O.W. FINAL APPROVAL DATE: 09-02-14 By, Jesse Ozuna PCT. 4 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 11-07-2013 By, Elizardo "Chardo" Ramos Environmental Health Division Manager

SEWER SYSTEM: SANITARY SEWER BY: NAWSC LINE SIZE: 6" LOCATION: Aliyah St.

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 6" LOCATION: Aliyah St.

H.C.O.E.C. PRELIMINARY APPROVAL DATE: 09-02-14 ; By Martin Ramirez Environmental Compliance Coordinator

SMALL CONSTRUCTION

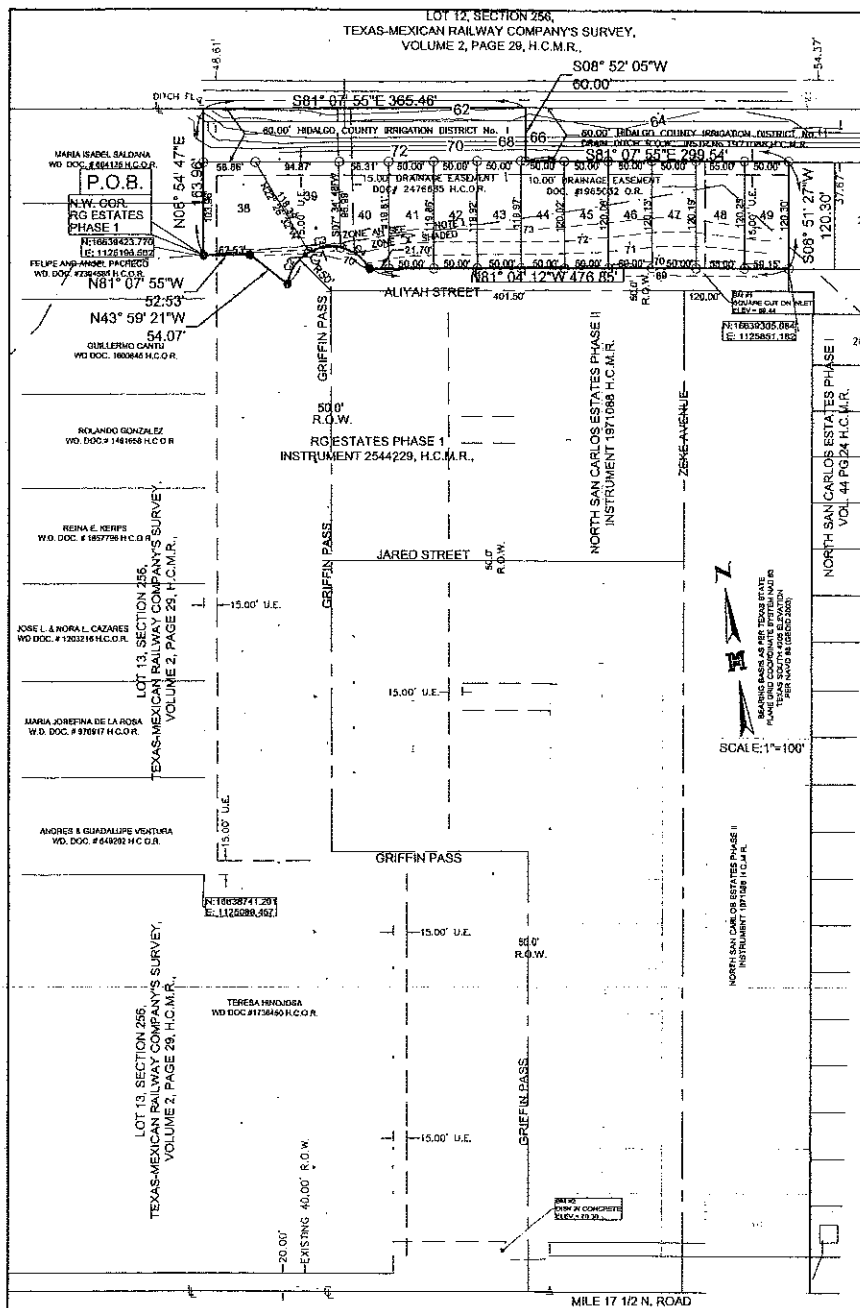
The applicant has submitted the required small construction site notice as per Part II, Section E of the TPDES General Permit for Construction Activities (TXR150000) along with a copy of the Erosion Control Plan for the proposed project.

STAFF RECOMMENDS: Preliminary Approval subject comments and future recommendations by planning and other Departments,

Final Approval subject to recommendations other departments

Final Approval with financial guarantee.

This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules, Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.



METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 2.282 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OF LOT 13, SECTION 256, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGE 29, H.C.M.R., SAID 2.282 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A No. 4 REBAR FOUND (NORTHING: 18638221.273, EASTING: 1125404.990) AT THE NORTHWEST CORNER OF LOT 21, RG ESTATES PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED UNDER INSTRUMENT NUMBER 254-4229, HIDALGO COUNTY MAP RECORDS, FOR THE SOUTHWEST CORNER OF THIS TRACT;

- THENCE, N 08° 54' 47" E AT A DISTANCE OF 103.86 FEET PASS THE SOUTH LINE OF A 50.00 FOOT HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 DITCH, AND CONTINUING A TOTAL DISTANCE OF 163.96 FEET TO THE NORTHWEST CORNER OF THIS TRACT;
- THENCE, S 81° 07' 55" E ALONG THE NORTH LOT LINE OF SAID LOT 13 AND THE NORTH RIGHT-OF-WAY OF SAID 60.00 FOOT HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 DITCH AND WITHIN AN EXISTING DRAINAGE DITCH, A DISTANCE OF 365.46 FEET TO THE NORTHERMOST NORTHEAST CORNER OF THIS TRACT;
- THENCE, S 08° 52' 05" W A DISTANCE OF 80.00 FEET TO A No. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, S 81° 07' 55" E ALONG THE SOUTH 60.00 FOOT HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 DRAIN DITCH R.O.W. LINE OF SAID (NSTR. NO. 1971088 H.C.M.R.), A DISTANCE OF 299.34 FEET TO A No. 4 REBAR SET FOR THE SOUTHERMOST NORTHEAST CORNER OF THIS TRACT;
- THENCE, S 08° 51' 27" W ALONG THE WEST LINE OF LOT 27, NORTH SAN CARLOS ESTATES PHASE I, (VOLUME 44, PHASE 24 H.C.M.R.), A DISTANCE OF 120.30 FEET TO A No. 4 REBAR SET FOR THE SOUTHEAST CORNER OF THIS TRACT;
- THENCE, N 81° 04' 12" W ALONG THE NORTH RIGHT-OF-WAY LINE OF ALYAH STREET AS PER RG ESTATES PHASE 1, A DISTANCE OF 476.85 FEET TO A No. 4 REBAR FOUND FOR AN INSIDE AN OUTSIDE CORNER OF THIS TRACT;
- THENCE, ALONG THE NORTH BOUNDARY LINE OF SAID RG ESTATES PHASE 1, IN AN EASTERLY DIRECTION ALONG A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 140°42'00" A RADIUS OF 50 FEET, AN ARC LENGTH OF 122.78 FEET, A TANGENT OF 140.03 FEET AND A CHORD THAT BEARS S 88°34'40" W A DISTANCE OF 94.18 TO A No. 4 REBAR FOUND FOR AN OUTSIDE CORNER OF THIS TRACT;
- THENCE, N 43° 59' 21" W ALONG THE NORTH BOUNDARY LINE OF SAID LOT 21 RG ESTATES PHASE 1, A DISTANCE OF 54.07 FEET TO A No. 4 REBAR FOUND FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, N 81° 07' 55" W ALONG A NORTH BOUNDARY LINE OF SAID LOT 21, RG ESTATES PHASE 1, A DISTANCE OF 52.53 FEET TO THE POINT OF BEGINNING, AND CONTAINING 2.282 ACRES OF LAND, MORE OR LESS.

RIGHT OF WAY EASEMENT

KNOWING 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 LAY AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE 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 HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH THE CENTER LINE THEREOF BEING THE PIPELINE(S) INSTALLED.

IN THE EVENT THE EASEMENT HEREBY GRANTED ADJUTS ON A PUBLIC ROAD AND THE COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTOR FURTHER GRANTS TO GRANTEE 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 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 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 GRANTOR HAS EXECUTED THIS INSTRUMENT THE DAY OF December 2014.

(GRANTOR'S SIGNATURE)

GENERAL PLAT NOTES & RESTRICTIONS:
HIDALGO COUNTY GENERAL SUBDIVISION PLAT NOTES

- FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "X" SHADED AND AREA ZONE "X" SHADED AREAS DETERMINED TO BE OUTSIDE 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 AREAS PROTECTED BY LEVES FROM 100-YEAR FLOOD AND "AH" IS DEFINED AS FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY AREA OF FLOODING); BASE FLOOD ELEVATION DETERMINED, BY ELEV. 73.00. PLAIN COMMUNITY-PANEL NO. 480334 0325 D EFFECTIVE DATE: JUNE 6, 2000, REVISED TO REFLECT LOWER DATED MAY 17, 2001, FLOOD ZONE "AH" HAS BEEN REMOVED AS A SPECIAL FLOOD HAZARD AREA DETERMINED BY LETTER OF MAP REVISION BASED ON FILL CASE NUMBER 15-06-0005A NOVEMBER 18, 2014.
- THE AREAS WITHIN THE STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN. COMMUNITY-PANEL NO. 480334 0325 D EFFECTIVE DATE: JUNE 6, 2000, REVISED TO REFLECT LOWER DATED MAY 17, 2001, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY. REFLECT LOWER DATED MAY 17, 2001, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY IDENTIFIED NO OTHER AREAS AS SHOWN ON THIS PLAT ARE 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
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
- NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE SUPPLEMENTED ON ALL DEEDS AND CONTRACTS FOR DEEDS.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 24" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND OR ELEV. 73.00 WHICHEVER IS GREATER. ELEVATION CERTIFICATES MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
--B.M. NO. 1--ELEV. 69.44 N.A.V.D. 88 (GEOID 2003) DESCRIPTIONS: SQUARE CUT ON AN EXISTING TYPE "A" INLET LOCATED AT THE NORTH INTERSECTION OF ZEKIE AVENUE AND ALYAH STREET. N:18638313.4450 E:1129751.1910
--B.M. NO. 2--ELEV. 70.30 N.A.V.D. 88 (GEOID 2003) DESCRIPTIONS: ALUMINUM DISK SET IN CONCRETE AT THE SOUTHEAST CORNER OF LOT 1 OF RG ESTATES PHASE 1. N:18638274.90 E:1125357.80
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 2,129 CUBIC FEET (0.222 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO. 3 FOR STORM SEWER IMPROVEMENTS) THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT'S DETERMINED AT THE DEVELOPMENT PERMIT STATE ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAT PLAT ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF 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.
- EACH PURCHASE 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.
- 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 OCCUPYING AN EASEMENT.
- CLEARANCES FOR WATER METERS: (ONLY FOR LOTS BEING AS-PER-LOCAL-GOVERNMENT-CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO THE COUNTY PROCESSING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE UTILITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METER(S).

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

WE, RG ESTATES, LLC AS OWNER OF THE 2.282-ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED RG ESTATES PHASE 2, 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:

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

WE ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

William A. Schwarz 12/23/14
DATE: _____
RG ESTATES, LLC
WILLIAM A. SCHWARZ, MANAGER
5711 N. 10TH ST.
MCALLEN, TEXAS 78904

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED WILLIAM A. SCHWARZ, MANAGER OF RG ESTATES, LLC, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 23rd DAY OF December, 2014.

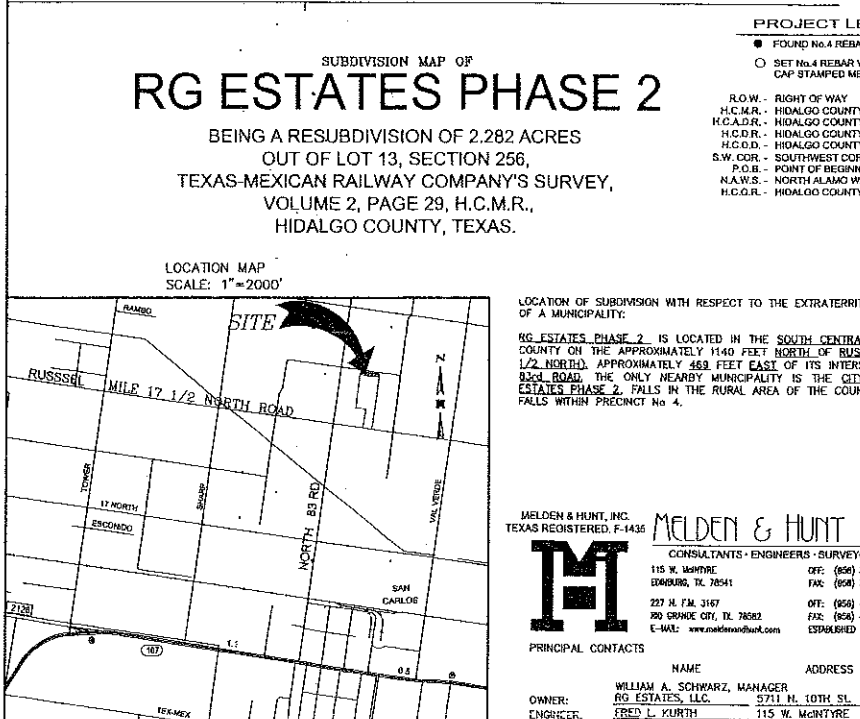
(NOTARY SIGNATURE)
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF HIDALGO

I, FRED L. KURTH, A REGISTERED PROFESSIONAL LAND SURVEYOR AND LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF RG ESTATES PHASE 2 WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 08-02-2014, 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 1-5-15
FRED L. KURTH, PE # 54151 RPLS # 4750
DATE SURVEYED: 08/02/13 JOB NO. 14099.00
DATE PREPARED: 6-4-12 SURVEY JOB NO. 813090.08 TEXAS REGISTRATION F-1433
1-953 PG.31-32 MELDEN & HUNT, INC.

(NOTARY SEAL)



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 William A. Schwarz 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 23rd DAY OF December 2014.

(NOTARY SIGNATURE)

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

Lot Area Table

Lot #	SQ. FT.	Area
38	10,338.37	0.237
39	6,427.10	0.148
40	6,084.34	0.140
41	5,991.79	0.138
42	5,994.48	0.138
43	5,997.18	0.138
44	5,998.88	0.138
45	6,002.58	0.138
46	6,005.20	0.138
47	6,007.69	0.138
48	6,012.15	0.139
49	6,022.79	0.139

Curve Table

Curve #	Delta	Radius	Length	Tangent	Chord Direction	Chord Length
C1	140° 42' 00"	50.00'	122.78'	140.03'	S88° 34' 40" W	94.17'
C2	51° 18' 02"	50.00'	44.77'	24.01'	S43° 52' 49" W	43.29'
C3	42° 03' 12"	50.00'	38.70'	19.22'	N89° 28' 34" W	35.88'
C4	47° 20' 46"	50.00'	41.32'	21.92'	N44° 44' 35" W	40.10'

**HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL**
UNDER LOCAL GOVERNMENT CODE § 288.008 (A)

WE, THE UNDER SIGNED CERTIFY THAT THIS PLAT OF RG ESTATES PHASE 2 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____ DAY OF _____, 20____.

HIDALGO COUNTY JUDGE _____
ATTEST: _____
HIDALGO COUNTY CLERK _____

**HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL**
IRRIGATION DISTRICT NO. 1

THIS PLAT IS HERE BY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 1, DATED THIS THE 14th DAY OF December, 2014.

Fred L. Kurth
PRESIDENT
ATTEST: _____
SECRETARY

NOTE: HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE. ALSO, THERE WILL NOT BE ANY PERMANENT STRUCTURES ON DISTRICT RIGHT-OF-WAYS AND/OR EASEMENT.

**HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL**
HIDALGO COUNTY HEALTH DEPARTMENT

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF RG ESTATES PHASE 2 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON THIS THE _____ DAY OF _____, 20____.

DRAWN BY: CIRO DATE: 11-25-14
IRRIGATION, CHECKED: _____ DATE: _____
SURVEYED, CHECKED: 2014/12/23 DATE: 12-23-14
FINAL CHECK: SC DATE: 1-5-15

ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____

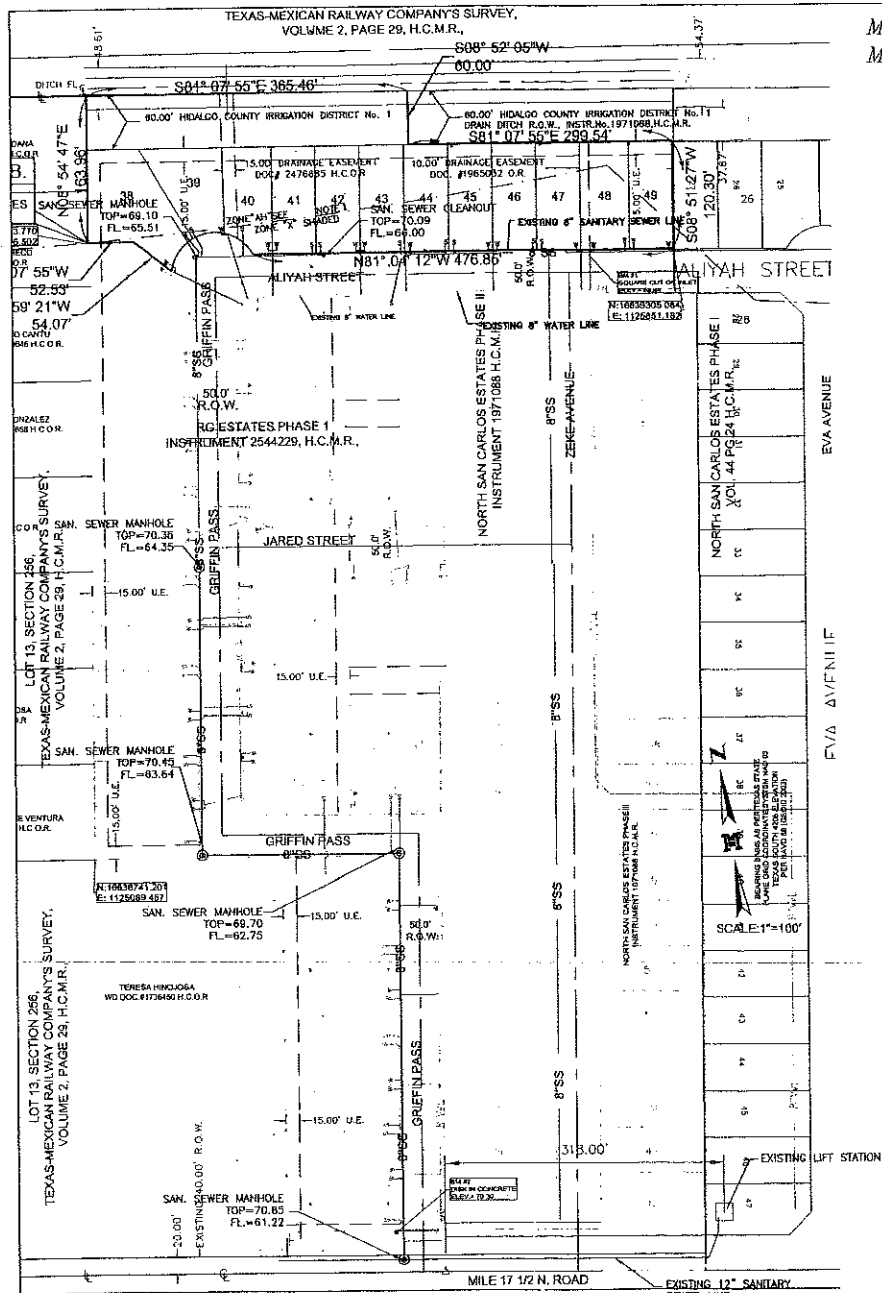
**HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL**
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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 TEX. WATER CODE 46.211 (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: _____

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

ON _____ AT _____ AM/PM
DOCUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY



MAP OF WATER DISTRIBUTION SYSTEM
 MAPA DE SISTEMA DE DISTRIBUCION DE AGUA
 SUBDIVISION MAP OF
RG ESTATES PHASE 2
 BEING A RESUBDIVISION OF 2.282 ACRES
 OUT OF LOT 13, SECTION 256,
 TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY,
 VOLUME 2, PAGE 29, H.C.M.R.,
 HIDALGO COUNTY, TEXAS.

ENGINEERING REPORT FOR RG ESTATES PHASE 2
 BY: FRED L. KURTH
 WATER SUPPLY, DESCRIPTION, COSTS, AND OPERABILITY DATE

RG ESTATES PHASE 2 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 SOUTH SIDE OF ALYAH STREET FOR RG ESTATES PHASE 2.

WATER DISTRIBUTION FOR THE RG ESTATES PHASE 2 CONSISTS OF (5) FIVE (5) 1" DIAMETER DUAL SERVICE LINES RUN TO PAIRS OF LOTS BEFORE SPLITTING INTO 1/2" DIAMETER SERVICE LINES AND (2) TWO (2) 1/2" DIAMETER SINGLE SERVICE LINES. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE 8" LINE, THE DUAL SERVICES AND 1/2" SINGLE SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED. AT A TOTAL COST OF \$2,500.00, OR \$216.85 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$15,700.00, WHICH COVERS THE \$152.00 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 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.

REPORTE DE INGENIERIA DE RO ESTATES PHASE 2
 POR: FRED L. KURTH
 ABASTECIMIENTO DE AGUA: DESCRIPCION, COSTOS Y FECHA DE OPERABILIDAD

LA SUBDIVISION RG ESTATES PHASE 2 RECIBIRA SU PROVISION DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (LA COMPANIA DE AGUA N.A.W.S.C.). EL DUERO DE LA SUBDIVISION Y N.A.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 ANOS. N.A.W.S.C. HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

EL SISTEMA DE PROVISION DE AGUA PARA LA SUBDIVISION RG ESTATES PHASE 2 CONSISTE DE UN CONDUCTO DE AGUA DE 8 PULGADAS DE DIAMETRO QUE PASA POR EL LADO SUR DEL DERECHO DE VIA DE LA CARRETERA ALYAH STREET.

DEL CONDUCTO DE AGUA DE 8 PULGADAS SE PRODUJEN (5) CINCO DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIAMETRO PARA CADA DOS LOTES. ESTOS CONDUCTOS SE SEPARAN PARA PRODUCIR DOS CONDUCTOS DE AGUA DE 1/2 PULGADA DE DIAMETRO PARA CADA LOTE. Y (2) DOS CONDUCTOS INDIVIDUALES DE AGUA DE 1/2 PULGADA DE DIAMETRO PARA CADA LOTE YA SE HAN INSTALADO LOS CONDUCTOS DE AGUA DE 8 PULGADAS DE DIAMETRO. LOS DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIAMETRO, EL CONDUCTO DE 1/2 PULGADA DE DIAMETRO, Y LOS MEDIDORES MECANICOS DE AGUA, A UN COSTO TOTAL DE \$ 2,500.00 O \$ 216.85 POR LOTE. EL DUERO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA N.A.W.S.C. \$ 15,700.00, QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE, \$ 1,312.00. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION, CUANDO EL DUERO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPANIA N.A.W.S.C. LO INSTALARA SIN ALGUN GASTO AL DUERO.

WASTEWATER SUPPLY, DESCRIPTION, COST, AND OPERABILITY DATE:
 RG ESTATES PHASE 2 WILL BE TREATED BY WASTEWATER SERVICE FROM 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 TREAT THE SUFFICIENT WASTEWATER 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 WASTEWATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION
 LA SUBDIVISION RG ESTATES PHASE 2 RECIBIRA SU PROVISION DE DRENAJE SANITARIO DE NORTH ALAMO WATER SUPPLY CORPORATION (LA COMPANIA DE DRENAJE SANITARIO N.A.W.S.C.). EL DUERO DE LA SUBDIVISION Y N.A.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE DRENAJE SANITARIO POR LOS PROXIMOS 30 ANOS. N.A.W.S.C. HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE DRENAJE SANITARIO ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

N.A.W.S.C. HAS AN EXISTING 8" AND 12" DIAMETER SEWER LINE RUNNING ALONG THE NORTH SIDE OF ALYAH STREET. THE EXISTING WASTEWATER SYSTEM FOR RG ESTATES PHASE 2 CONSISTS OF THE 8" DIAMETER SEWER LINE FLOWING WEST FROM THE SOUTHEAST CORNER OF LOT 43 THEN FLOWING SOUTH ON ZEKE AVENUE. THE EXISTING 12" LINE FLOWS EAST FROM THE SOUTHWEST CORNER OF LOT 42 THEN SOUTH ON GRIFFIN PASS. FROM THE 8" AND 12" LINES, TWELVE (12) 4" DIAMETER SEWER SERVICE LINES RUN FOR EACH LOT.

EL SISTEMA DE PROVISION DE DRENAJE SANITARIO PARA LA SUBDIVISION RG ESTATES PHASE 2 CONSISTE DE UN CONDUCTO DE DRENAJE DE 8 PULGADAS DE DIAMETRO QUE SE CONECTA CON EL CONDUCTO DE DRENAJE SANITARIO EXISTENTE DE 12 PULGADAS. ESTA LINEA DE 8 PULGADAS EN LA ESQUINA SURESTE DE LOTE 43 SEGUIE AL ESTE Y SEGUIE AL SUR EN LA CALLE ZEKE AVENUE. LA LINEA DE 12 PULGADAS DE LA ESQUINA SURESTE DE LOTE 42 SIGUE AL OESTE LUEGO SIGUE AL SUR EN GRIFFIN PASS. DOCE (12) SERVICIOS DE 4 PULGADAS SE CONECTAN A LAS LINEAS DE CONDUCTOS DE 8 Y 12 PULGADAS A LOS LOTES.

THE 4-4" DUAL SERVICES AND 4-4" SERVICE LINE HAVE BEEN INSTALLED, AT A TOTAL COST OF \$5,000.00 OR \$416.66 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$6,725.00 WHICH COVERS THE \$560.42 PER LOT AS STATED IN THE 30 YEAR WASTE WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF THE SERVICES AND ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO N.A.W.S.C. THE ENTIRE WASTE 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.

LOS CUATRO (4) CONDUCTOS DOBLES DE 4 PULGADAS, CUATRO (4) CONDUCTOS DE 4 PULGADAS HAN SIDO INSTALADAS, A UN COSTO TOTAL DE \$ 5,000.00 O \$ 416.66 POR LOTE. EL DUERO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA N.A.W.S.C. UN COSTO TOTAL DE \$ 6,725.00 O \$ 560.42 POR LOTE. EL SISTEMA DE DRENAJE SANITARIO ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

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 WATER AND SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

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:

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$15,200.00 WHICH EQUALS TO \$1,520.00 PER LOT.

AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUDDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$ 15,200.00 O \$ 1,520.00 POR LOTE.

SEWAGE FACILITIES - THESE FACILITIES FULLY CONSTRUCTED WILL COST A GRAND TOTAL OF \$11,725.00 WHICH EQUALS TO \$977.08 PER LOT.

DRENAJE: SE ESTIMA QUE EL DRENAJE COSTARA UN COSTO TOTAL DE \$ 11,725.00 O \$ 977.08 POR LOTE.

Fred L. Kurth
 ENGINEER'S SIGNATURE DATE: 1-5-15

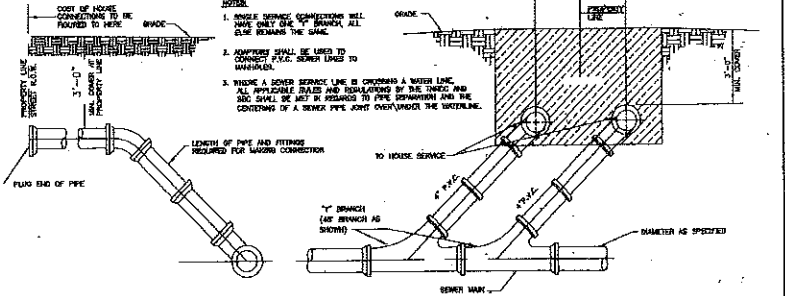
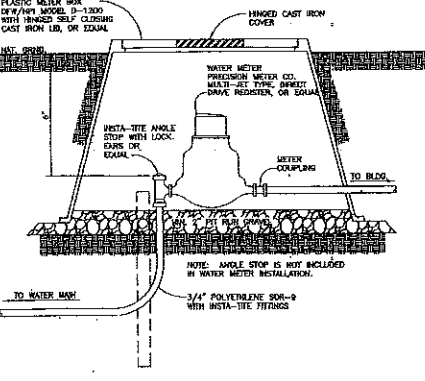
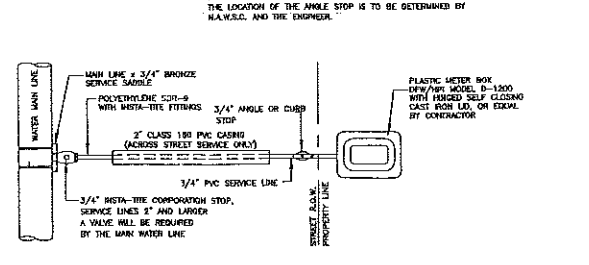
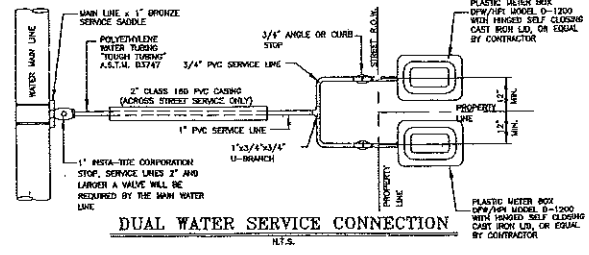
Fred L. Kurth
 ENGINEER'S SIGNATURE DATE: 1-5-15

MELDER & HUNT, INC.
 TEXAS REGISTRATION F-1435



LOT 4, SECTION 253,
 TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY,
 VOLUME 2, PAGE 29, H.C.M.R.,

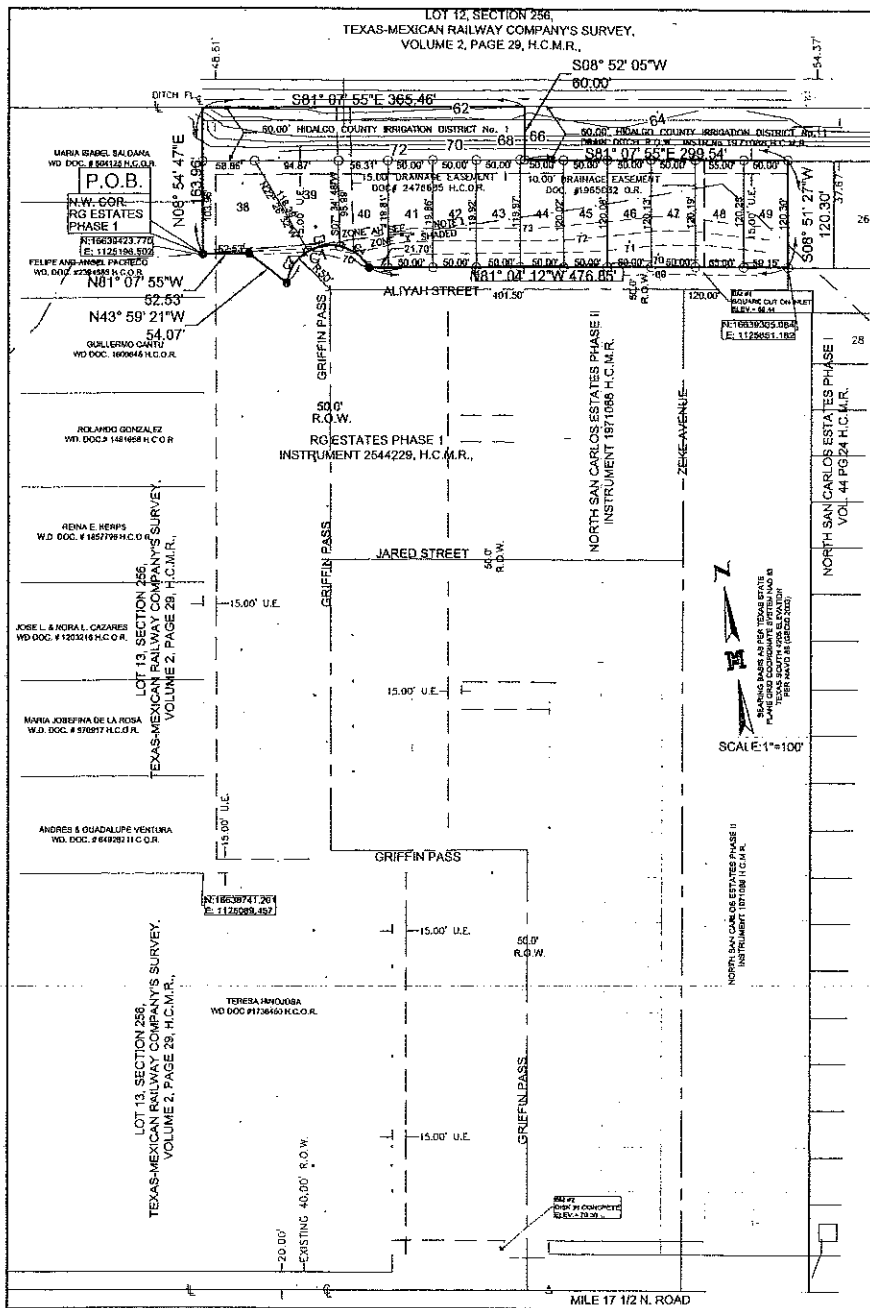
COST ESTIMATE:		ESTIMACION DE COSTOS:	
PAVING IMPROVEMENTS:	\$ 21,972.25	PAVIMENTACION DE CALLES:	\$ 21,972.25
DRAINAGE IMPROVEMENTS:	\$ 12,570.00	DRENAJE PLUVIAL:	\$ 12,570.00
WATER DISTRIBUTION:	\$ 2,600.00	SERVICIO DE AGUA POTABLE:	\$ 2,600.00
SANITARY SEWER:	\$ 5,000.00	SERVICIO DE DRENAJE SANITARIO:	\$ 5,000.00
IMPROVEMENTS / OSSF:			



TYPICAL WATER METER INSTALLATION

SANITARY SEWER SERVICE CONNECTION

- LEGEND:
- SET REBAR
 - ▲ FOUND COTTON PICKER SPINDLE
 - FOUND PIPE
 - FOUND REBAR
 - PROPOSED DUAL WATER SERVICE
 - PROPOSED SINGLE WATER SERVICE
 - PROPOSED SEPTIC TANK
 - TYPICAL DETAILS OF SERVICE LINES AND WATER METER BOX
- LEYENDA:
- VARELLA ASERTADA
 - ▲ EJE ENCONTRADA
 - TUBO DE VARELLA ENCONTRADO
 - VARELLA ENCONTRADO
 - SERVICIO DOBLE DE AGUA PROPUESTO
 - SERVICIO INDIVIDUAL DE AGUA PROPUESTO
 - TANQUE SEPTICO



METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 2.282 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OF LOT 13, SECTION 256, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGE 29, HIDALGO COUNTY MAP RECORDS, SAID 2.282 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A No. 4 REBAR FOUND (NORTHING; 1663221.273, EASTING: 1125404.990) AT THE NORTHWEST CORNER OF LOT 21, RG ESTATES PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED UNDER INSTRUMENT NUMBER 2544229, HIDALGO COUNTY MAP RECORDS, FOR THE SOUTHWEST CORNER OF THIS TRACT:

1. THENCE, N 08° 54' 47" E AT A DISTANCE OF 103.96 FEET PASS THE SOUTH LINE OF A 60.00 FOOT HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 DITCH, AND CONTINUING A TOTAL DISTANCE OF 163.96 FEET TO THE NORTHWEST CORNER OF THIS TRACT;
2. THENCE, S 81° 07' 55" E ALONG THE NORTH LOT LINE OF SAID LOT 13 AND THE NORTH RIGHT-OF-WAY OF SAID 60.00 FOOT HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 DITCH AND WITHIN AN EXISTING DRAINAGE DITCH, A DISTANCE OF 365.46 FEET TO THE NORTHEAST CORNER OF THIS TRACT;
3. THENCE, S 08° 52' 05" W A DISTANCE OF 80.00 FEET TO A No. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
4. THENCE, S 81° 07' 55" E ALONG THE SOUTH 60.00 FOOT HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 DRAIN DITCH R.O.W. LINE OF SAID (INSTR. NO. 1971088 H.C.M.R.), A DISTANCE OF 299.54 FEET TO A No. 4 REBAR SET FOR THE SOUTHERNMOST NORTHEAST CORNER OF THIS TRACT;
5. THENCE, S 08° 51' 27" W ALONG THE WEST LINE OF LOT 27, NORTH SAN CARLOS ESTATES PHASE I, (VOLUME 44, PHASE 24 H.C.M.R.), A DISTANCE OF 120.30 FEET TO A No. 4 REBAR SET FOR THE SOUTHEAST CORNER OF THIS TRACT;
6. THENCE, N 81° 04' 12" W ALONG THE NORTH RIGHT-OF-WAY LINE OF ALYAH STREET AS PER RG ESTATES PHASE 1, A DISTANCE OF 478.85 FEET TO A No. 4 REBAR FOUND FOR AN INSIDE AN OUTSIDE CORNER OF THIS TRACT;
7. THENCE, ALONG THE NORTH BOUNDARY LINE OF SAID RG ESTATES PHASE I, IN AN WESTERLY DIRECTION ALONG A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 140°42'00" A RADIUS OF 50 FEET, AN ARC LENGTH OF 122.78 FEET, A TANGENT OF 140.03 FEET AND A CHORD THAT BEARS S 88°34'48" W A DISTANCE OF 94.18 TO A No. 4 REBAR FOUND FOR AN OUTSIDE CORNER OF THIS TRACT;
8. THENCE, N 43° 59' 21" W ALONG THE NORTH BOUNDARY LINE OF SAID LOT 21, RG ESTATES PHASE I, A DISTANCE OF 54.07 FEET TO A No. 4 REBAR FOUND FOR AN INSIDE CORNER OF THIS TRACT;
9. THENCE, N 81° 07' 55" W ALONG A NORTH BOUNDARY LINE OF SAID LOT 21, RG ESTATES PHASE I, A DISTANCE OF 52.53 FEET TO THE POINT OF BEGINNING, AND CONTAINING 2.282 ACRES OF LAND, MORE OR LESS.

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 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 LAY AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE 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 IS INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED.

IN THE EVENT THE EASEMENT HEREBY GRANTED ADJUTS ON A PUBLIC ROAD AND THE COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTOR FURTHER GRANTS TO GRANTEE 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 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 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 GRANTOR HAS EXECUTED THIS INSTRUMENT THE DAY OF December 2014.

[Signature]
 (GRANTOR'S SIGNATURE)

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 William D. Schwarz 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 20th DAY OF December 2014.

[Signature]
 NOTARY PUBLIC, STATE OF TEXAS
 MY COMMISSION EXPIRES:

**GENERAL PLAT NOTES & RESTRICTIONS:
 HIDALGO COUNTY GENERAL SUBDIVISION PLAT NOTES**

1. FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "X" SHADED AND AN. ZONE "X" SHADED AREAS DETERMINED TO BE OUTSIDE 100-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 AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD AND "AH" IS DEFINED AS FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY AREA OF PONDING); BASE FLOOD ELEVATION DETERMINED: 8' ELEV. 73.00. PLAT COMMUNITY-PANEL NO. 480334 0325 D EFFECTIVE DATE: JUNE 6, 2000, REVISED TO REFLECT LOWER DATED MAY 17, 2004. FLOOD ZONE "AH" HAS BEEN REMOVED AS A SPECIAL FLOOD HAZARD AREA DETERMINED BY LETTER OF MAP REVISION BASED ON FILL CASE NUMBER 15-06-0005A NOVEMBER 18, 2014.
2. SETBACKS:
 FRONT: 25.00 FEET
 REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
 SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
3. NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE SUBPLATED ON ALL DEEDS AND CONTRACTS FOR DEEDS.
4. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 24" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND OR ELEV. 73.00 WHICHEVER IS GREATER. ELEVATION MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAIN ADMINISTRATION HAVE IDENTIFIED NO OTHER AREAS AS SHOWN ON THIS PLAT ARE 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).
5. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
 ---B.M. NO. 1---ELEV. 69.44 N.A.V.D. 88 (BEOG 2003) DESCRIPTIONS: SQUARE CUT ON AN EXISTING TYPE "A" INLET LOCATED AT THE NORTH INTERSECTION OF ZENE AVENUE AND ALYAH STREET. N:1663233.4450 E:1125781.1510
 ---B.M. NO. 2---ELEV. 70.30 N.A.V.D. 88 (BEOG 2003) DESCRIPTIONS: ALUMINUM DISK SET IN CONCRETE AT THE SOUTHEAST CORNER OF LOT 1 OF RG ESTATES PHASE 1. N:15538274.90, E:1125257.50.
6. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 2,128 CUBIC-Feet 0.022 ACRE-Feet OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO. 3 FOR STORM SEWER IMPROVEMENTS) THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF ITS DETERMINES AT THE DEVELOPMENT PERMIT STATE ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAT PLAT ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.
7. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES WATERS HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
8. EACH PURCHASE 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 OCCUPYING AN EASEMENT.
10. CLEARANCES FOR WATER METERS: (ONLY FOR LOTS BEING AS-PER LOCAL-GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO THE COUNTY PROCESSING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METER(S).

**STATE OF TEXAS
 COUNTY OF HIDALGO**

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

WE, RG ESTATES, LLC AS OWNER OF THE 2.282-ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED RG ESTATES PHASE 2, HEREBY SUBMITS THE LAND AS DEDICATED 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.

WE ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

[Signature]
 RG ESTATES, LLC
 WILLIAM A. SCHWARZ, MANAGER
 5711 N. 10th St.
 McAllen, Texas 78504

DATE: 12/23/14

**STATE OF TEXAS
 COUNTY OF HIDALGO**

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED WILLIAM A. SCHWARZ, MANAGER OF RG ESTATES, LLC, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

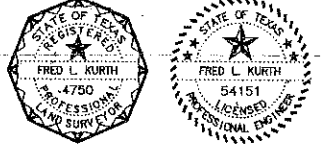
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 23rd DAY OF December, 2014.

[Signature]
 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 THE STATE OF TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 08-02-2013, AND THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION.

[Signature]
 FRED L. KURTH, PE # 54151
 DATE SURVEYED: 08/02/13
 DATE PREPARED: 6-4-12
 1-5-15
 RPLS # 4750
 JOB No. 14099.00
 SURVEY JOB No. 813090.08 TEXAS REGISTRATION F-1435



**HIDALGO COUNTY
 CERTIFICATE OF PLAT APPROVAL
 IRRIGATION DISTRICT NO. 1**

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 TEX. WATER CODE 40.211 (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.

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF RG ESTATES PHASE 2 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____ DAY OF _____ 20____.

HIDALGO COUNTY JUDGE _____
 ATTEST: HIDALGO COUNTY CLERK _____

**HIDALGO COUNTY
 CERTIFICATE OF PLAT APPROVAL
 IRRIGATION DISTRICT NO. 1**

THIS PLAT IS HERE BY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 1, DATED THIS THE 11th DAY OF December, 2014.

[Signature]
 PRESIDENT
[Signature]
 SECRETARY

ATTEST: _____

NOTE: HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE. ALSO, THERE WILL NOT BE ANY PERMANENT STRUCTURES ON DISTRICT RIGHT-OF-WAYS OR EASEMENTS.

**HIDALGO COUNTY
 CERTIFICATE OF PLAT APPROVAL
 HIDALGO COUNTY HEALTH DEPARTMENT**

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF RG ESTATES PHASE 2 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON THIS THE _____ DAY OF _____ 20____.

ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____

Lot Area Table

Lot #	SQ. FT.	Area
36	10,338.37	0.237
39	6,427.10	0.148
40	6,084.34	0.140
41	5,991.78	0.138
42	5,994.40	0.138
43	5,997.18	0.138
44	5,999.88	0.138
45	6,002.58	0.138
46	6,005.28	0.138
47	6,007.98	0.138
48	6,010.68	0.138
49	6,013.38	0.138

Curve Table

Curve #	Data	Radius	Length	Tangent	Chord Direction	Chord Length
C1	140° 42' 00"	50.00'	122.78'	140.03'	S88° 34' 48" W	94.17'
C2	51° 18' 02"	50.00'	44.77'	24.01'	S43° 52' 49" W	43.29'
C3	42° 02' 12"	50.00'	39.70'	19.22'	N89° 28' 34" W	35.68'
C4	47° 20' 46"	50.00'	41.32'	21.92'	N44° 44' 35" W	40.15'

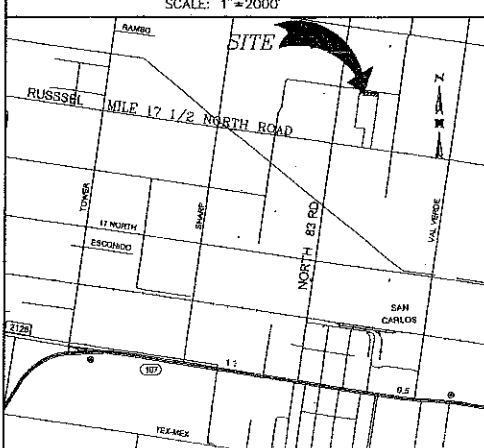
RG ESTATES PHASE 2

BEING A RESUBDIVISION OF 2.282 ACRES
 OUT OF LOT 13, SECTION 256,
 TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY,
 VOLUME 2, PAGE 29, H.C.M.R.,
 HIDALGO COUNTY, TEXAS.

PROJECT LEGEND

- FOUND No.4 REBAR
- SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- R.O.W. - RIGHT OF WAY
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.A.D.R. - HIDALGO COUNTY APPRAISAL DISTRICT RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- H.C.D.D. - HIDALGO COUNTY DRAINAGE DISTRICT
- S.W. COR. - SOUTHWEST CORNER
- P.O.B. - POINT OF BEGINNING
- N.A.W.S. - NORTH ALAMO WATER SUPPLY CORPORATION
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS

LOCATION MAP



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:

RG ESTATES PHASE 2 IS LOCATED IN THE SOUTH CENTRAL PART OF HIDALGO COUNTY ON THE APPROXIMATELY 1140 FEET NORTH OF RUSSELL ROAD (MILE 17 1/2 NORTH), APPROXIMATELY 489 FEET EAST OF ITS INTERSECTION WITH NORTH 8324 ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDWING, RG ESTATES PHASE 2 FALLS IN THE RURAL AREA OF THE COUNTY. THIS SUBDIVISION FALLS WITHIN PRECINCT No. 4.

MELDEN & HUNT, INC.
 TEXAS REGISTERED: F-1436
 CONSULTANTS • ENGINEERS • SURVEYORS

115 N. MONTYNE OFF: (956) 381-0981
 EDWING, TX 78541 FAX: (956) 381-1839

227 N. FM. 3187 OFF: (956) 487-8268
 RD SPRING CRT, TX 78082 FAX: (956) 488-8591
 E-Mail: www.meldenandhunt.com ES59LSPED 1947

PRINCIPAL CONTACTS

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	WILLIAM A. SCHWARZ, MANAGER	5711 N. 10TH ST.	McAllen, TX 78504	(956) 682-4128 (956) 682-4128
ENGINEER:	FRED L. KURTH	115 N. MONTYNE	EDWING, TX 78541	(956) 381-0981 (956) 381-1839
SURVEYOR:	FRED L. KURTH	115 N. MONTYNE	EDWING, TX 78541	(956) 381-0981 (956) 381-1839

DRAWN BY: CRO DATE: 11-25-14
IRRIGATION CHECKED: _____ DATE: _____
SURVEYED, CHECKED: 2013/08/02 DATE: 12-15-14
FINAL CHECK: FC DATE: 1-2-15

INDEX TO SHEET OF RG ESTATES PHASE 2

- SHEET 1: HEADINGS, INDEX, LOCATION MAP AND ETX, PRINCIPAL CONTACTS; MAP; LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, ATTESTATION; APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES; IRRIGATION DISTRICT, H.C.O.D. No. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE; NORTH ALAMO WATER SUPPLY CORPORATION DISTRICT CERTIFICATION.
- SHEET 2: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER / SANITARY SEWER AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION); CONSTRUCTION DETAILS.
- SHEET 3: MAP OF TOPOGRAPHY AND DRAINAGE; REVISION NOTES, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND ENGINEERING CERTIFICATION.