

LANTANA ACRES No. 7

A 25.07 ACRE TRACT OF LAND OUT OF LOTS 10, 11, 14 AND 15, BLOCK 56, MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 29, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1514956, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

A 25.07 ACRE TRACT OF LAND OUT OF LOTS 10, 11, 14 AND 15, BLOCK 56, MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 29, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1514956, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A COTTON PICKER SPINDLE FOUND ON THE SOUTH LINE OF LOT 15 AND IN THE CENTERLINE OF MILE 22 1/2 NORTH ROAD FOR THE SOUTHWEST CORNER OF LANTANA ACRES No.6 (RECORDED IN VOLUME 54, PAGE 73, MAP RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHEAST CORNER OF THIS TRACT, SAID SPINDLE BEARS S 80°52'02" E, 270.53 FEET FROM THE SOUTHWEST CORNER OF LOT 15. THENCE N 80°52'02" W, ALONG THE SOUTH LINE OF LOT 15 AND THE CENTERLINE OF MILE 22 1/2 NORTH ROAD, A DISTANCE OF 270.53 FEET TO A CONCRETE MONUMENT FOUND IN THE CENTERLINE OF ENGELMAN GARDENS ROAD FOR THE SOUTHWEST CORNER OF LOT 15, THE SOUTHEAST CORNER OF LOT 14 AND AN EXTERIOR CORNER OF THIS TRACT.

BEARINGS ARE IN ACCORDANCE WITH LANTANA ACRES No.6, RECORDED IN VOLUME 54, PAGE 73, MAP RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS COUNTY OF HIDALGO I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, AND WAS MADE AND ADDED TO THE RECORDS FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.



ALFONSO QUINTANILLA R.P.L.S. No. 4858 STATE OF TEXAS COUNTY OF HIDALGO

3-2-2011 DATE

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.



ALFONSO QUINTANILLA P.E. No. 95534 DATE 10-5-11

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. 49.211 (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: [Signature] DATE 10/23/12

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, owners of the property shown on this plat, their successors, assigns, and transferees (hereinafter called "Grantor" whether one or more persons are named), in consideration of one dollar (\$1.00) and other good and valuable consideration paid by North Alamo Water Supply Corporation, (hereinafter called "Grantee"), the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, transfer, and convey to said Grantee, its successors, and assigns, an exclusive perpetual easement with the right to erect, construct, install and thereafter use, operate, inspect, repair, maintain, replace, and remove water distribution lines and appurtenances over and across the lands shown on this plat, together with the right of ingress and egress over Grantee's adjacent lands of the purpose for which the above mentioned rights are granted.

In the event the easement hereby granted abuts on a public road and the city, county or state hereafter widens or relocates the public road so as to require the relocation of this water line as installed, Grantor further grants to Grantee an additional easement over and across the land shown on this plat for the purpose of laterally relocate said water line as may be necessary to clear the road improvement, 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 structure referred to herein. This agreement together with other provisions of this grant shall constitute an agreement for the benefit of the Grantee, its successors, and assigns. The Grantor covenants that it is the owner of the above-described lands and that said lands are free and clear of all encumbrances and liens except the following:

The easement conveyed herein was obtained or improved through Federal financial assistance. This easement is subject to the provisions of Title VI of the Civil Rights Act of 1964 and the regulations issued pursuant thereto for so long as the easement continues to be used for the same or similar purpose for which financial assistance was extended or for so long as the Grantee owns it, whichever is longer.

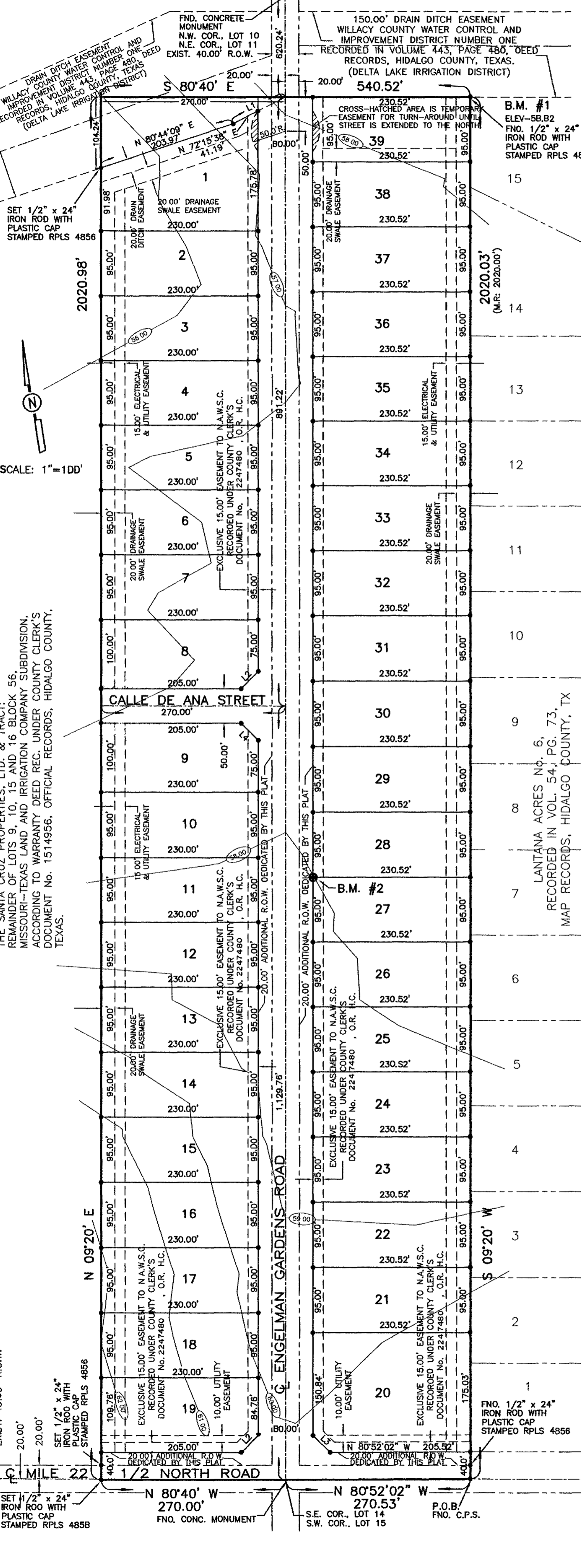
IN WITNESS WHEREOF the said Grantor executed this Instrument this 5th day of October 2011

RICHARD RUPPERT PARTNER OF SANTA CRUZ PROPERTIES, LTD. P.O. BOX 959 EDINBURG TX, 78540

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

INDEX TO SHEETS SHEET 1- HEADING INFO: LOCATION MAP AND ETC.; PRINCIPAL CONTACTS: MAP, LOT, STREETS, AND EASEMENT LAYOUT; SHEET 2- ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER/OSSF AND ENGINEER'S CERTIFICATION

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF LANTANA ACRES No. 7 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON 1-20-2012



LINE DATA TABLE and AREA DATA TABLE

STATE OF TEXAS COUNTY OF HIDALGO OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION I, RICHARD RUPPERT, AS OWNER OF THE 25.07 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED LANTANA ACRES No. 7 SUBDIVISION, HEREBY SUBDUDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL UNER LOCAL GOVERNMENT CODE § 232.028(a) WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE LANTANA ACRES No. 7, WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON 2-2-12

DRAINAGE STATEMENT We, the undersigned owner(s) of land shown on this plat for the consideration of Delta Lake Irrigation District (Wiley and Hidalgo County) approving this plat, assume all responsibility for the drainage of the land covered hereby and we, our heirs and assigns, assume any cost in connection with any drainage needed now or at any time in the future.

STATE OF TEXAS COUNTY OF HIDALGO COUNTY OF WILLACY This plat, LANTANA ACRES No. 7, has been submitted to and considered by the Delta Lake Irrigation District of Wiley and Hidalgo County, Texas and is hereby approved by such district.

LOCATION MAP SCALE: 1" = 2000' SITE LANTANA ACRES No. 7 MILE 22 1/2 NORTH