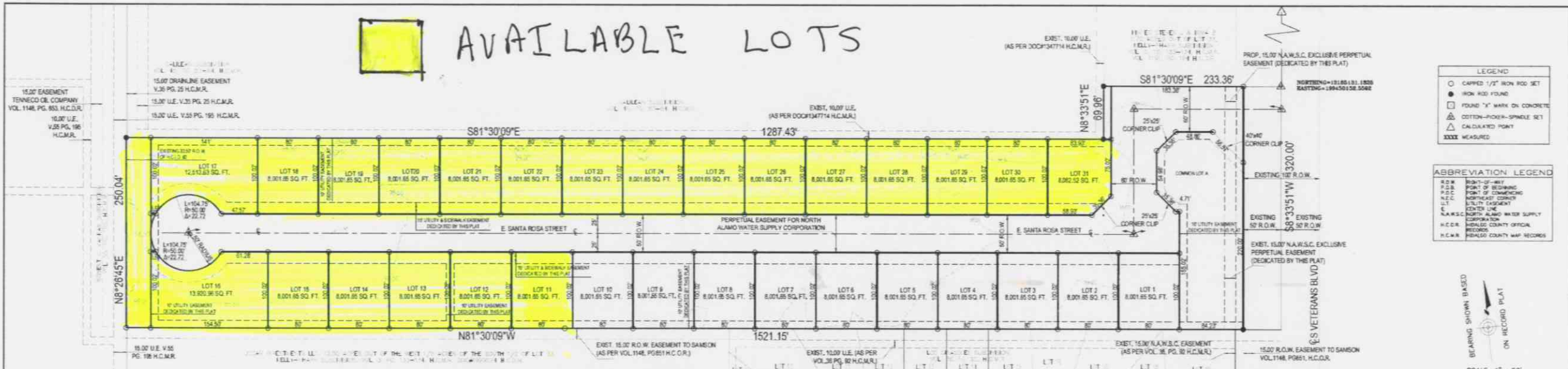


AVAILABLE LOTS



LEGEND

- CAPPED 1/2" IRON ROD SET
- IRON ROD FOUND
- ⊙ FOUND "Y" MARK ON CONCRETE
- ⊙ COTTON-PICKER SPINDLE SET
- ⊙ UTILITY EASEMENT CENTER LINE
- ⊙ NORTH ALAMO WATER SUPPLY CORPORATION
- ⊙ HEALDO COUNTY OFFICIAL RECORDS
- ⊙ HEALDO COUNTY MAP RECORDS

ABBREVIATION LEGEND

- R.O.W. Right-of-Way
- P.S. Point of Beginning
- P.C. Point of Curvature
- N.C. North Chord
- E.C. East Chord
- L.T. Lot
- N.A.W.S.C. North Alamo Water Supply Corporation
- H.C.O. Heald County Official Records
- H.C.M. Heald County Map Records



PLAT OF "LAS MAGNOLIAS" SUBDIVISION (PRIVATE)
EDINBURG, TEXAS

METES AND BOUNDS
BEING 8.11 ACRES OUT OF LOT 33, KELLY-PHARR SUBDIVISION OF FORDCROSS & CO. HEALDO COUNTY TEXAS, AS PER MAP OF PLAT THEREOF, RECORDED IN VOLUME 3, PAGE 133, DEED RECORDS, HEALDO COUNTY, TEXAS, AND SAID 8.11 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A COTTON PICKER SPINDLE SET AT THE NORTHEAST CORNER OF THE SAID LOT 33, AND SAME BEING A POINT WITHIN THE EXISTING CENTERLINE OF ROAD;
THENCE S 81° 30' 09" E ALONG THE EAST LINE OF THE SAID LOT 33, SAME BEING ALONG THE CENTERLINE OF ROAD, A DISTANCE OF 246.00 FEET TO A COTTON PICKER SPINDLE SET, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE S 81° 30' 09" W CONTINUING ALONG THE EAST LINE OF THE SAID LOT 33, SAME BEING ALONG THE CENTERLINE OF ROAD, A DISTANCE OF 346.00 FEET TO A COTTON PICKER SPINDLE SET, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE N 81° 30' 09" W ACROSS THE SAID LOT 33, SAME BEING THE NORTH LINE OF A CALLED LOS GRABADOS SUBDIVISION RECORDED IN VOLUME 3, PAGE 133, HEALDO COUNTY MAP RECORDS, TO A POINT ON THE EAST LINE OF A CALLED ROBERT C. VANDER SUBDIVISION RECORDED IN VOLUME 35, PAGE 189, HEALDO COUNTY MAP RECORDS, PASSING AT 80.00 FEET A 1/2-INCH IRON ROD FOUND ON THE EXISTING WEST RIGHT-OF-WAY OF ROAD, AND CONTINUING FOR A TOTAL DISTANCE OF 152.15 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE N 81° 30' 09" W ALONG THE WEST LINE OF THE SAID LOT 33, SAME BEING ALONG THE EAST LINE OF THE SAID ROBERT C. VANDER SUBDIVISION, TO A POINT ON THE SOUTH LINE OF A CALLED GALLEAN SUBDIVISION RECORDED IN VOLUME 45, PG. 83-84 HEALDO COUNTY MAP RECORDS, A DISTANCE OF 260.04 FEET TO A 1/2-INCH IRON ROD FOUND, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE S 81° 30' 09" E ACROSS THE SAID LOT 33, SAME BEING ALONG THE SOUTH LINE OF THE SAID GALLEAN SUBDIVISION, A DISTANCE OF 1288.18 FEET TO A 1/2-INCH IRON ROD FOUND, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE N 81° 30' 09" E ACROSS THE SAID LOT 33, SAME BEING ALONG THE SOUTH LINE OF THE SAID GALLEAN SUBDIVISION, A DISTANCE OF 88.86 FEET TO A 1/2-INCH IRON ROD FOUND, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE N 81° 30' 09" E ACROSS THE SAID LOT 33, A DISTANCE OF 89.86 FEET TO THE POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 8.11 ACRES OF LAND, MORE OR LESS, OUT OF WHICH THE EAST 80.00 FEET (5.44 ACRES) LIES WITHIN THE EXISTING RIGHT-OF-WAY OF ROAD.

STATE OF TEXAS
COUNTY OF HEALDO
I, (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE "LAS MAGNOLIAS" SUBDIVISION DO HEREBY GRANT AN ACCESS AND UTILITY EASEMENT TO THE CITY OF EDINBURG AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE USE OF THE STREETS, ALLEYS AND EASEMENTS THEREON SHOWN, SURFACE USE OF THE STREETS AND ALLEYS ARE RESTRICTED TO THE EMPLOYEES AND AGENTS OF THE CITY OF EDINBURG, TO THE EMPLOYEES OF THE UTILITY OPERATING UNDER FRANCHISE TO THE CITY OF EDINBURG, AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

OWNER: JOSE CHAPA
CHAPA BLUE
141 PASCO DEL PRADO
EDINBURG, TEXAS 78838
DATE _____
STATE OF TEXAS
COUNTY OF HEALDO
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.
NOTARY PUBLIC
HEALDO COUNTY, TEXAS
NOTARY PUBLIC

RIGHT OF WAY EASEMENT
KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THE 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 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 LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS OF THE PURPOSE FOR WHICH THE ABOVE MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS/ARE INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED.

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTEE FURTHER GRANTS TO GRANTOR AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT 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 AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANTEE 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 48 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 _____, 20____.

ACKNOWLEDGMENT
STATE OF TEXAS
COUNTY OF _____
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (SHE) (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES _____

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

MAYOR, CITY OF EDINBURG
DATE _____

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

CHAIRMAN, PLANNING AND ZONING COMMISSION, CITY OF EDINBURG
DATE _____

THIS PLAT IS HEREBY APPROVED BY THE HEALDO COUNTY IRRIGATION NO. 1, ON THIS _____ DAY OF _____, 20____.
HEALDO COUNTY IRRIGATION DISTRICT NO. 1 ONE WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION, ALSO THERE WILL NOT BE ANY PERMANENT STRUCTURES ON THE DISTRICT RIGHT-OF-WAYS AND/OR EASEMENTS.
NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON THE HOOD RIGHT-OF-WAYS OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HOOD.

APPROVED BY DRAINAGE DISTRICT
HEALDO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 49.21(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HEALDO COUNTY DRAINAGE DISTRICT NO. 1
RAUL C. SEHN, P.E., C.E.M.
GENERAL MANAGER
DATE _____

STATE OF TEXAS
COUNTY OF HEALDO
I, (SURVEYOR), REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OR OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF WACALLEN, TEXAS.

DATED THIS THE _____ DAY OF _____, 20____.

REGISTERED PROFESSIONAL SURVEYOR (SEAL)
WAN GARCIA
REGISTERED PROFESSIONAL PUBLIC SURVEYOR NO. 8498
921 SOUTH 10TH AVENUE EDINBURG, TEXAS 78839
(856) 386-5152

No. _____ STATE OF TEXAS.



FILE FOR RECORD IN
HEALDO COUNTY
ARTURO GUJARDO, JR.
HEALDO COUNTY CLERK

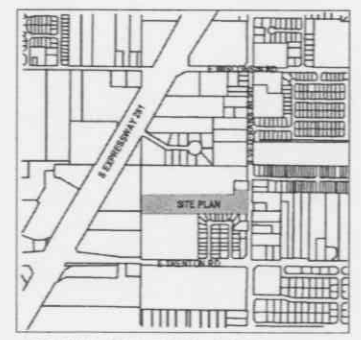
ON _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HEALDO COUNTY, TEXAS
BY _____ DEPUTY

STATE OF TEXAS
COUNTY OF HEALDO
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

REGISTERED PROFESSIONAL ENGINEER (SEAL)
CLODOMIRO HINGULOSA, JR.
CHLH ENGINEERING, LLC
701 S. 15TH STREET, WACALLEN, TX 78001
(713) 956-687-5560 (CELL) 956-222-5423

No. 80536 STATE OF TEXAS.

ORIGINAL CONTRACT	ADDRESS	PHONE
CHAPA BLUE	141 PASCO DEL PRADO, EDINBURG, TX 78838	(704) 944-0747
CHLH ENGINEERING, LLC	701 S. 15TH STREET, WACALLEN, TX 78001	(713) 956-687-5560
WAN GARCIA	921 SOUTH 10TH AVENUE, EDINBURG, TEXAS 78839	(856) 386-5152



SH.# 1.0