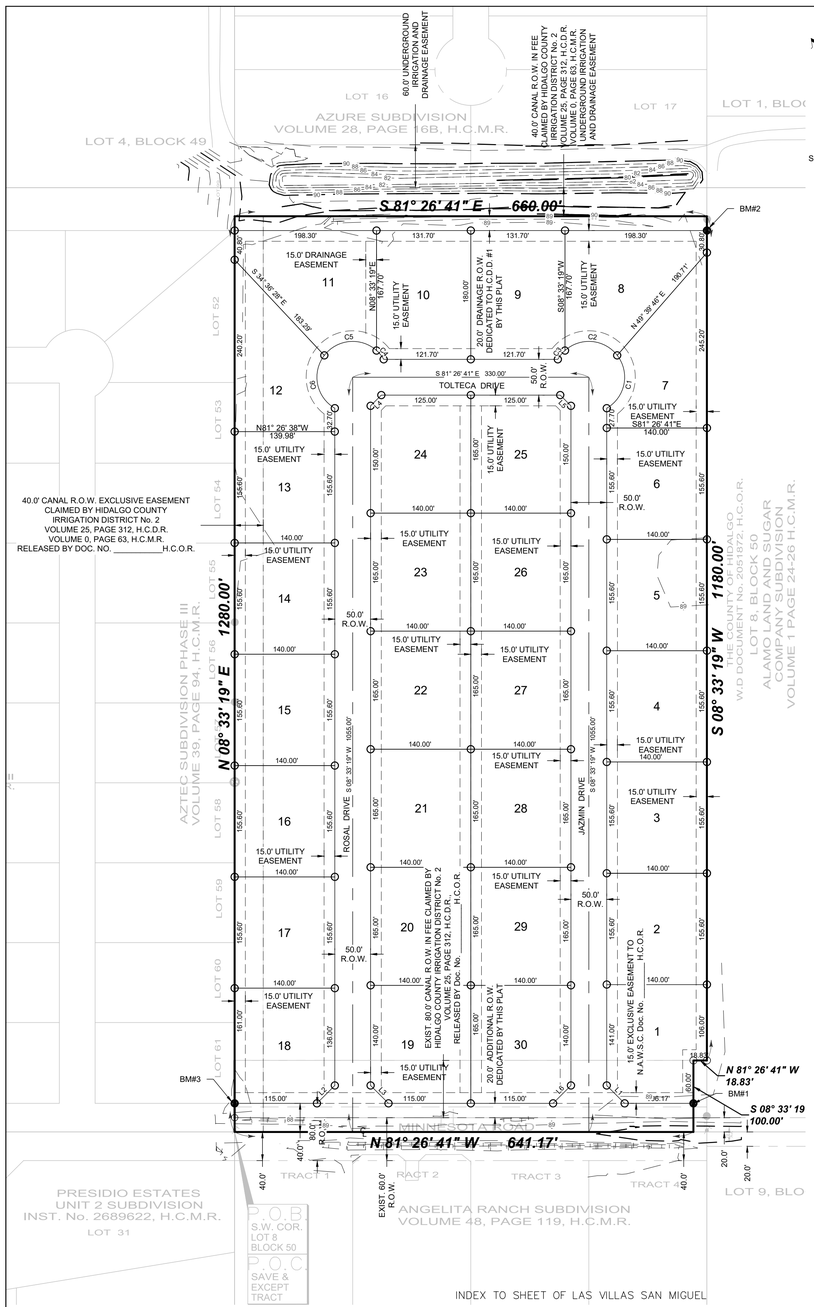


SCALE:1"=100'

BEARING BASIS AS PER TEXAS COORDINATE SYSTEM OF 1983 SOUTH ZONE (4205) NAD83 ELEVATIONS ARE AS PER NAVD 88 (GEOID 2012B)

SUBDIVISION MAP OF

LAS VILLAS SAN MIGUEL

BEING 19.351 ACRES
BEING A PART OR PORTION OUT OF LOT 8, BLOCK 50 ALAMO LAND AND SUGAR COMPANY SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24–26, H.C.M.R.

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 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 LAY 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 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 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, GRANTOR FURTHER GRANTS TO GRANTEE 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 GRANTOR BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN. THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANTOR 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 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 _____ 20 _____.

_____
TLS PROPERTIES, LTD. A TEXAS LIMITED PARTNERSHIP
BRUCE A. SMITH, MANAGER
4417 REGAL OAKS DRIVE
COLLEGE STATION, TEXAS 77845

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
__BRUCE A. SMITH__ 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 _____, 20 _____.

_____
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

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

1. FLOOD ZONE STATEMENT:
ZONE "C" AREAS OF MINIMAL FLOODING. COMMUNITY–PANEL NUMBER: 480334 0425 C MAP REVISED: NOVEMBER 16, 1982

COMMUNITY–PANEL NO. 480334 0425 C EFFECTIVE DATE: NOVEMBER 16, 1982 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAIN ADMINISTRATOR 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).

2. SETBACKS:
FRONT: 25.00 FEET
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE CORNER: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER

3. NO MORE THAN ONE–SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE 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 OCCUPYING THE LOT.

4. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME 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.

5. THE FOLLOWING BENCHMARKS:
BENCHMARK NO.1 SET MHI DISC IN CONCRETE LOCATED AT THE SOUTHEAST CORNER OF LOT 1, N:16608791.650, E:1117652.770 B.M. ELEVATION= 90.25.
BENCHMARK NO.2 SET MHI DISC IN CONCRETE LOCATED AT THE NORTHEAST CORNER OF LOT 8, N:16609995.270, E:1117832.890 B.M. ELEVATION= 88.75.
BENCHMARK NO.3 SET MHI DISC IN CONCRETE LOCATED AT THE SOUTHWEST CORNER OF LOT 18, N:16608887.030, E:1116998.740 B.M. ELEVATION= 89.40.

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 81,277 CUBIC–FEET 1.866 ACRE–FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS:(SEE SHEET NO. 4 FOR STORM SEWER IMPROVEMENTS.)

7. THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT'S DETERMINES AT THE DEVELOPMENT PERMIT STATE ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAT PLAT ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS DRAINAGE.

8. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISH GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25% MIN. SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX S: COUNTY CONSTRUCTION.

9. 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.

10. 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.

11. 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.

12. 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 DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY.

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 HAVE 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 OCCUPYING A LOT.

13. TLS PROPERTIES, LTD ., THE OWNER & SUBDIVIDER OF LAS VILLAS SAN MIGUEL SUBDIVISION, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO.2 OF THIS PLAT.

14. THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION

15. EACH LOT SHALL HAVE IT'S OWN WATER METER.

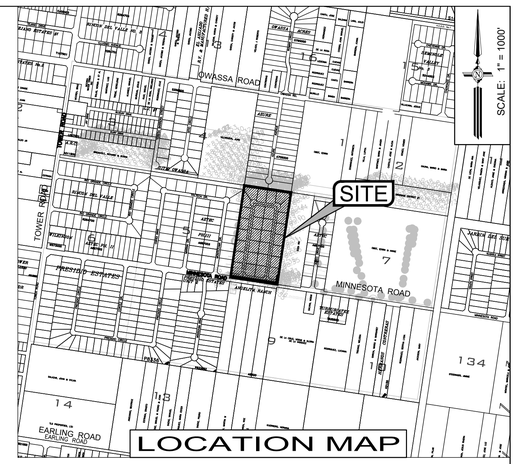
16. NO MORE THAN ONE–SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS.

17. ALL BEARING AND DISTANCES ARE BASED ON GRID COORDINATES

18. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.

19. 6' CEDAR FENCE REQUIRED ALONG THE NORTH SIDE OF LOT 8–11 BY THE DEVELOPER DURING CONSTRUCTION.

20. LOTS 1, 18, 19 & 30 SHALL NOT HAVE ACCESS ONTO MINNESOTA ROAD.



METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 19.351 ACRES SITUATED IN HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOT 8, BLOCK 50, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, HIDALGO COUNTY MAP RECORDS, WHICH SAID 19.351 ACRES BEING OUT A CERTAIN TRACT CONVEYED TO TLS PROPERTIES LTD., A TEXAS LIMITED PARTNERSHIP, BY VIRTUE OF A SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 671306, HIDALGO COUNTY OFFICIAL RECORDS, SAID 19.351 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING, AT A NAIL SET AT THE SOUTHWEST CORNER OF SAID LOT 8, BLOCK 50, AND THE SOUTHEAST CORNER OF AZTEC SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 39, PAGE 94, HIDALGO COUNTY MAP RECORDS, FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, N 08° 33' 19" E ALONG THE WEST LINE OF SAID LOT 8, BLOCK 50 AND THE EAST LINE OF SAID AZTEC SUBDIVISION, AT A DISTANCE OF 20.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF MINNESOTA ROAD, CONTINUING A TOTAL DISTANCE OF 1,280.00 FEET TO A NO. 4 REBAR SET ON THE SOUTH LINE OF A 40-FOOT CANAL RIGHT-OF-WAY CLAIMED IN FEE BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 RECORDED IN VOLUME 25, PAGE 312, HIDALGO COUNTY DEED RECORDS, FOR THE NORTHWEST CORNER OF THIS TRACT;
2. THENCE, S 81° 26' 41" E ALONG THE SOUTH LINE OF SAID 40-FOOT CANAL RIGHT-OF-WAY CLAIMED IN FEE BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2, A DISTANCE OF 660.00 FEET TO A NO. 4 REBAR SET, FOR THE NORTHEAST CORNER OF THIS TRACT;
3. THENCE, S 08° 33' 19" W A DISTANCE OF 1,180.00 FEET PASS A NO. 4 REBAR SET, FOR THE NORTHERNMOST SOUTHEAST CORNER OF THIS TRACT;
4. THENCE, N 81° 26' 41" W A DISTANCE OF 18.83 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
5. THENCE, S 08° 33' 19" W AT A DISTANCE OF 80.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING NORTH RIGHT-OF-WAY OF MINNESOTA ROAD, CONTINUING A TOTAL DISTANCE OF 100.00 FEET TO A NAIL SET ON THE SOUTH LINE OF SAID LOT 8, BLOCK 50, AND WITHIN THE EXISTING RIGHT-OF-WAY OF MINNESOTA ROAD, FOR THE SOUTHERNMOST SOUTHEAST CORNER OF THIS TRACT;
6. THENCE, N 81° 26' 41" W ALONG THE SOUTH LINE OF SAID LOT 8, BLOCK 50, A DISTANCE OF 641.17 FEET TO THE POINT OF BEGINNING AND CONTAINING 19.351 ACRES, OF WHICH 0.294 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF MINNESOTA ROAD, LEAVING A NET OF 19.057 ACRES OF LAND, MORE OR LESS.

Lot Area Table		
Lot #	SQ. FT.	Area
1	21797.69	0.500
2	21784.14	0.500
3	21783.86	0.500
4	21783.68	0.500
5	21784.32	0.500
6	21784.00	0.500
7	21790.03	0.500
8	24538.41	0.563
9	23637.60	0.543
10	23637.60	0.543
11	25165.33	0.578
12	21862.86	0.502
13	21782.15	0.500
14	21784.00	0.500
15	21784.00	0.500

Lot Area Table		
Lot #	SQ. FT.	Area
16	21783.86	0.500
17	21784.14	0.500
18	22227.50	0.510
19	22787.50	0.523
20	23100.00	0.530
21	23100.00	0.530
22	23100.00	0.530
23	23100.00	0.530
24	22987.50	0.528
25	22987.50	0.528
26	23100.00	0.530
27	23100.00	0.530
28	23100.00	0.530
29	23100.00	0.530
30	22787.50	0.523

LEGEND

- SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC
- SET NAIL
- BENCH MARK
- R.O.W. - RIGHT OF WAY
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- W.D. - WARRANTY DEED
- S.W.D. - SPECIAL WARRANTY DEED
- S.W. COR. - SOUTHWEST CORNER
- N.A.W.S.C. - NORTH ALAMO WATER SUPPLY CORPORATION
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCING
- BM - BENCH MARK

Lot Line Table		
Line #	Length	Direction
L1	35.36'	S36° 26' 41"E
L2	35.36'	S53° 33' 19"W
L3	35.36'	N36° 26' 41"W
L4	21.21'	N53° 33' 19"E
L5	21.21'	S36° 26' 41"E
L6	35.36'	S53° 33' 19"W

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	85.17'	50.00'	097° 36' 01"	N19° 45' 19"E	75.24'	57.11
C2	82.17'	50.00'	094° 09' 39"	N76° 07' 31"W	73.23'	53.77
C3	15.92'	50.00'	018° 14' 20"	S47° 40' 29"W	15.85'	8.03
C4	15.92'	50.00'	018° 14' 20"	N30° 33' 51"W	15.85'	8.03
C5	82.17'	50.00'	094° 09' 39"	N86° 45' 51"W	73.23'	53.77
C6	85.17'	50.00'	097° 36' 01"	S2° 38' 40"E	75.24'	57.11

INDEX TO SHEET OF LAS VILLAS SAN MIGUEL

SHEET 1: HEADING; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; MAP; LOT, STREETS, AND EASEMENT LAYOUT; ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES; INDEX; DESCRIPTION (METES AND BOUNDS); PLAT NOTES AND RESTRICTIONS.

SHEET 2: HEADING; LOCATION MAP; ENGINEERING CERTIFICATION, SURVEYOR'S CERTIFICATION; OWNER'S DEDICATION, CERTIFICATION, ATTESTATION; REVISION NOTES, ATTESTATION; IRRIGATION DISTRICT No. 2, H.C.D.D. NO. 1., HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE; COUNTY JUDGE CERTIFICATION.

SHEET 3: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER, WASTE WATER AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION), CONSTRUCTION DETAILS;

SHEET 4: MAP OF TOPOGRAPHY AND DRAINAGE; REVISION NOTES, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, ENGINEERING CERTIFICATION; CONSTRUCTION DETAILS.

SHEET 5: MAP OF TOPOGRAPHY & STREETS; CONSTRUCTION DETAILS.

DRAWN BY: CESAR	DATE 05-31-2024
SURVEYED, CHECKED _____	DATE _____
FINAL CHECK _____	DATE _____

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

LAS VILLAS SAN MIGUEL IS LOCATED IN THE EAST PART OF HIDALGO COUNTY ON THE NORTH SIDE OF MINNESOTA ROAD , APPROXIMATELY 0.63 OF ONE MILE EAST OF ITS INTERSECTION WITH TOWER ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG , ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 83,970). LAS VILLAS SAN MIGUEL LIES APPROXIMATELY 3.2 MILE FROM THE CITY LIMITS (AND IS OUTSIDE THE 3 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021. THIS SUBDIVISION FALLS WITHIN PRECINCT 4.

MELDEN & HUNT, INC.
TEXAS REGIST. F-1435
MELDEN & HUNT INC.
CONSULTANTS ENGINEERS SURVEYORS
115 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com

PRINCIPAL CONTACTS

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	TLS PROPERTIES, L.P., A TEXAS LIMITED PARTNERSHIP BRUCE A. SMITH, MANAGER	11410 N. F.M. 493	DONNA, TX 78537	(956) 464-4431	C/O(956) 381-1839
ENGINEER:	MARIO A. REYNA P.E.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	ROBERTO N. TAMEZ R.P.L.S.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

COUNTY COURT
COUNTY OF HIDALGO, TEXAS

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

ON: _____ AT _____ AM./PM.

INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY