

**INDEX TO SHEET OF DONNA INDEPENDENT SCHOOL DISTRICT SUBDIVISION**

SHEET 1- HEADINGS, INDEX, LOCATION MAP AND ETC.  
 PRINCIPAL CONTACTS: NAME, ADDRESS, CITY & ZIP, PHONE, FAX  
 SUPERINTENDENT: Joe B. Winston, 104 E. Hwy. 83, Donna, TX 78566, (956) 968-2194, (956) 968-8300  
 ENGINEER: Joe B. Winston, 104 E. Hwy. 83, Donna, TX 78566, (956) 968-2194, (956) 968-8300  
 SURVEYOR: Joe B. Winston, 104 E. Hwy. 83, Donna, TX 78566, (956) 968-2194, (956) 968-8300

**FLOOD ZONE DATA:**  
 ZONE C- AREAS DETERMINED TO BE WITHIN AREAS OF MINIMAL FLOODING. COMMUNITY-PANEL NUMBER 480334 0425-C MAP EFFECTIVE DATE: NOVEMBER 18, 1982, AND FLOOD ZONE X- AREAS SHOWN TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN. COMMUNITY-PANEL NUMBER 480334 0450-C MAP EFFECTIVE DATE: JUNE 8, 2000, REVISED TO REFLECT L.O.M.R. DATED 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 NUMBER 480334 0425-C MAP EFFECTIVE DATE: NOVEMBER 18, 1982, AND COMMUNITY-PANEL NUMBER 480334 0450-C MAP EFFECTIVE DATE: JUNE 8, 2000, REVISED TO REFLECT L.O.M.R. DATED MAY 30, 2002 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR HIDALGO COUNTY, TEXAS. THE LOCAL FLOOD PLAN ADMINISTRATOR IDENTIFIES AREAS AS SHOWN ON THIS PLAT WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN AREAS OF MINIMAL FLOODING.

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 HEREBY GRANTS TO THE GRANTEE THE ABOVE-DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS EXCEPT THE FOLLOWING:

IN WITNESS WHEREOF THE SAID GRANTEE EXECUTED THIS INSTRUMENT THIS 14th DAY OF April, 2007.

**PLAT NOTES AND RESTRICTIONS:**  
 1. PROPERTY IS DESIGNATED FOR SCHOOL USE ONLY. APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHALL ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.

- MINIMUM SETBACK SHALL BE AS FOLLOWS:  
 FRONT: 50' FRONTING ON F.H. 493  
 REAR: 40' OR EASEMENT LINE, WHICH EVER IS GREATER.  
 SIDE: 6' OR EASEMENT LINE, WHICH EVER IS GREATER.
- MINIMUM FINISH FLOOR ELEVATION IS 18" ABOVE TOP OF CURB OR 12" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF A DEVELOPMENT PERMIT APPLICATION 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.
- BENCH MARK: SET CONCRETE MONUMENT ON WEST ROW LINE OF FH 493 AT SOUTHWEST CORNER OF THIS PLAT. EL. 83.14 N.V.G.D. 29. (SEE PLAT).
- ALL LOT CORNERS SHALL BE SET WITH 1/2" REBARS.
- NO VISIBLE WATER WELLS ARE LOCATED WITHIN 150 FEET OF ANY SEPTIC TANK SYSTEM.
- NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON DONNA IRRIGATION DISTRICT RIGHT-OF-WAY OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE DONNA IRRIGATION DISTRICT.
- 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 METEOR. SUBDIVISION RULES. BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER.
- NO FILL, PERMANENT STRUCTURES, OR FENCES SHALL BE ALLOWED WITHIN ANY SWALES OR UTILITY EASEMENTS. EACH DRAINAGE SWALE EASEMENT SHALL BE KEPT CLEAR OF ALL OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION AND MAINTENANCE OF THE DRAINAGE SWALE EASEMENT. THE LOT OWNER WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SWALE.
- 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, GRASS, COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 21,000 CUBIC FEET, 1.63 ACRE-FEET OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: STORM WATER RUNOFF FROM THE DEVELOPED AREAS SHALL BE COLLECTED AND DETAINED BY AN EXISTING DENSE SWALE ALONG THE SOUTH PROPERTY LINE OF THIS SUBDIVISION.
- AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVAL BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR COMMERCIAL, INDUSTRIAL & MULTIFAMILY USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN, AND SANITARY SEWER PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
- CLEARANCES FOR WATER METERS: AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO THE SCHOOL PRIOR TO RECEIVING A FINAL CLEARANCE FOR A WATER METER. A SEWER TIE-IN INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING CLEARANCE FOR WATER METERS.
- A BLANKET EASEMENT, EXCLUSIVE TO THE CITY OF DONNA, IS GRANTED BY THIS PLAT FOR THE CONSTRUCTION AND MAINTENANCE OF ALL SANITARY SEWER LINES WITHIN THE DONNA ISD SUBDIVISION.
- NO ACCESS WILL BE ALLOWED FROM CELIA ST. (TEXAS VALLEY ESTATES NO. 2) ON TO DONNA I.S.D. SUBDIVISION.
- DRAINAGE SWALES, DRIVEWAY ENTRANCES, AND SAFETY ENDS WILL BE CONSTRUCTED AT BUILDING PERMIT STAGE.
- TWOOT DRIVEWAY PERMIT IS REQUIRED FOR THIS SUBDIVISION PRIOR TO THE CONSTRUCTION OF DRIVEWAY ACCESS ON TO FH 493 (OLD LA BLANCA ROAD) AND THE ISSUANCE OF THE BUILDING PERMIT FROM THE HIDALGO COUNTY PLANNING DEPARTMENT.
- THE DRAINAGE EASEMENT DEDICATED, BY THIS PLAT, TO THE DONNA IRRIGATION DISTRICT NO. 1 MUST REMAIN CLEAR OF FENCES AND OBSTRUCTIONS.
- SEE ATTACHMENT FOR ADDITIONAL PLAT NOTES REGARDING TWOOT PERMITS.

**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 TEXAS WATER CODE 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.

BY: Richard Gonzalez DATE: 7-10-07  
 MAYOR OF CITY OF DONNA

ATTEST: Martha Alvarado DATE: 7-10-07  
 SECRETARY OF THE CITY OF DONNA

**REVISION NOTES:**

NO.	SHEET	REVISIONS	DATE	APPROVED

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:  
 ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF DONNA, DONNA INDEPENDENT SCHOOL DISTRICT, IS LOCATED 0.12 MILES SOUTH FROM THE INTERSECTION OF MILE 10-1/2 NORTH & OLD LA BLANCA ROAD, HIDALGO COUNTY, TEXAS. PRECINCT NO. 1 AND IS OUTSIDE THE CITY LIMITS BUT LIES WITHIN THE CITY'S 2 MILE E.T.L. UNDER LOCAL GOVERNMENT CODE 42.021 (POPULATION 15,846 EST. IN THE 2000 CENSUS)



**COUNTY CLERK'S RECORDING CERTIFICATE**  
 I, \_\_\_\_\_ COUNTY CLERK OF HIDALGO COUNTY, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED FOR RECORD AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. ON \_\_\_\_\_ AND WAS RECORDED IN BOOK \_\_\_\_\_ SHEET(S) \_\_\_\_\_ THE PLAT RECORDS OF \_\_\_\_\_ COUNTY AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. ON \_\_\_\_\_

HIDALGO COUNTY CLERK

THIS PLAT OF DONNA INDEPENDENT SCHOOL DISTRICT SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF DONNA, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 10th DAY OF July, 2007

Donna Gorman SECRETARY

STATE OF TEXAS  
 COUNTY OF HIDALGO  
 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED Joe B. Winston and Richard Gonzalez and PROVED TO ME THROUGH THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSES TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 14th DAY OF April, 2007

HIDALGO COUNTY JUDGE \_\_\_\_\_ DATE \_\_\_\_\_  
 ATTEST: HIDALGO COUNTY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF TEXAS  
 COUNTY OF HIDALGO  
 I, Joe B. Winston, A REGISTERED PROFESSIONAL LAND SURVEYOR AND REGISTERED PROFESSIONAL ENGINEER IN TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF THE DONNA INDEPENDENT SCHOOL DISTRICT SUBDIVISION WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION AND THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION.

JOE B. WINSTON P.E. #31109 R.P.L.S. #3780  
 DATE: 1/1/07

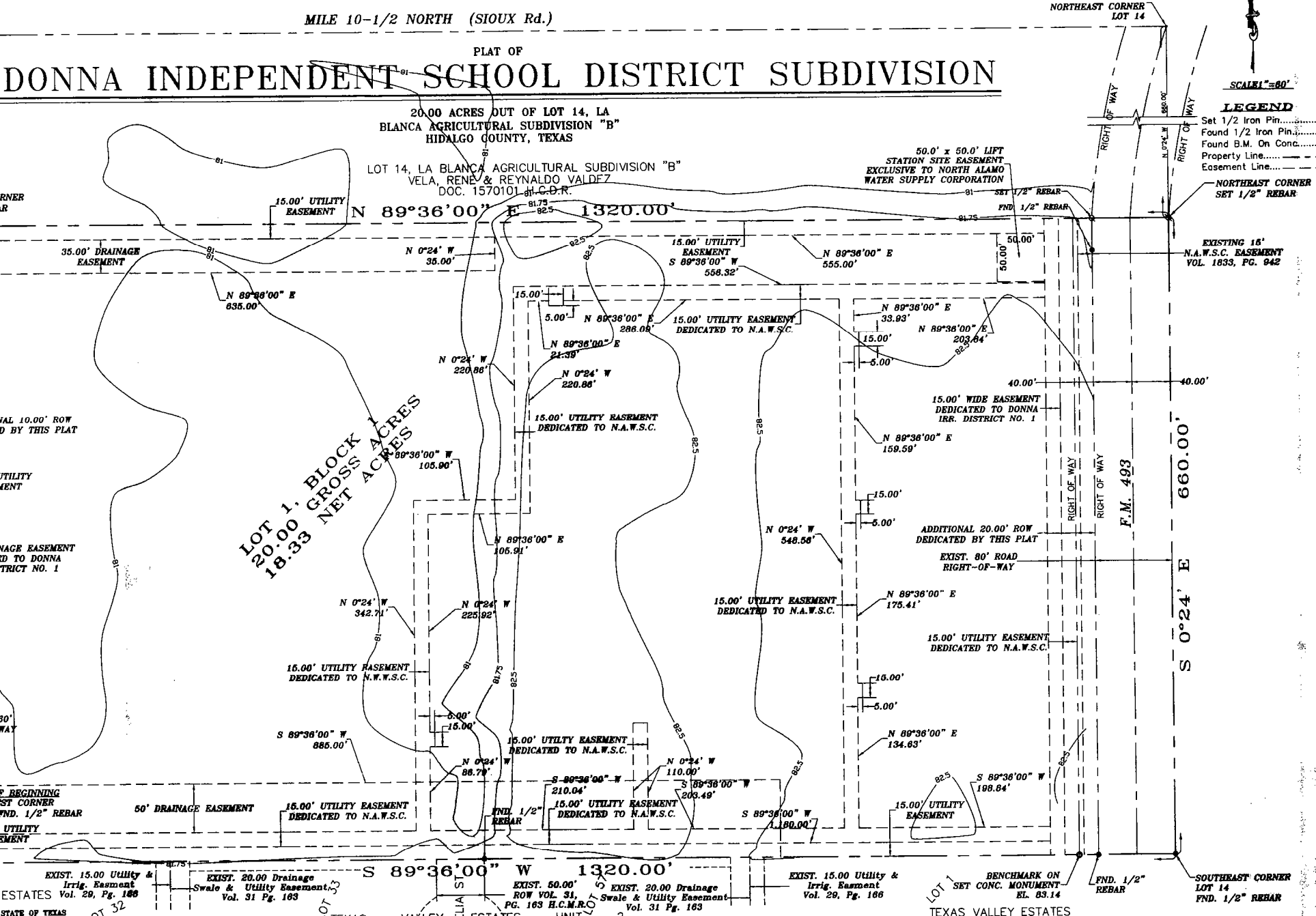
HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL  
 UNDER LOCAL GOVERNMENT CODE 232.028(A)  
 WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE DONNA ISD SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT.

HIDALGO COUNTY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF TEXAS  
 COUNTY OF HIDALGO  
 I, Joe B. Winston, A REGISTERED PROFESSIONAL LAND SURVEYOR AND REGISTERED PROFESSIONAL ENGINEER IN TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF THE DONNA INDEPENDENT SCHOOL DISTRICT SUBDIVISION WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION AND THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION.

JOE B. WINSTON P.E. #31109 R.P.L.S. #3780  
 DATE: 1/1/07

ATTEST: Richard Gonzalez DATE \_\_\_\_\_  
 SECRETARY



**LEGAL DESCRIPTION OF DONNA INDEPENDENT SCHOOL DISTRICT SUBDIVISION:**  
 A 20.00 ACRE TRACT OF LAND OUT OF LOT FOURTEEN (14), LA BLANCA AGRICULTURAL SUBDIVISION "B" HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME "B" PAGE 468-471, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2" DIAMETER REBAR ON THE EAST R.O.W. OF OLD LA BLANCA ROAD FOR THE SOUTHWEST CORNER OF SAID LOT 14 AND SOUTHWEST CORNER OF THIS TRACT OF LAND HEREIN DESCRIBED;  
 THENCE NORTH 02°40' WEST, ALONG AND WITH THE WEST BOUNDARY LINE OF SAID LOT 14, A DISTANCE OF 660.00 FEET TO A SET 1/2" DIAMETER REBAR ON THE EAST ROW OF SAID OLD LA BLANCA ROAD, FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND HEREIN DESCRIBED;  
 THENCE NORTH 89°36'00" EAST, A DISTANCE OF 1,240.00 FEET TO A SET 1/2" DIAMETER REBAR ON THE WEST ROW OF FM 493 IN ALL A DISTANCE OF 1,200.00 FEET TO A SET 1/2" DIAMETER REBAR FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND HEREIN DESCRIBED;  
 THENCE SOUTH 02°40' EAST, A DISTANCE OF 660.00 FEET TO A FOUND 1/2" DIAMETER REBAR ON THE SOUTHWEST CORNER OF SAID LOT 14, SAID POINT BEING ALSO THE SOUTHWEST CORNER OF THIS TRACT OF LAND HEREIN DESCRIBED;  
 THENCE SOUTH 89°36'00" WEST, ALONG AND WITH THE SOUTH BOUNDARY LINE OF SAID LOT 14, A DISTANCE OF 80.00 FEET TO A FOUND 1/2" DIAMETER REBAR ON THE WEST ROW OF FM 493 AND IN ALL A DISTANCE OF 1,320.00 FEET TO THE POINT OF BEGINNING AND CONTAINING WITHIN THESE METES AND BOUNDS A TOTAL OF 20.00 ACRES OF LAND, MORE OR LESS.

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL  
 DONNA IRRIGATION DISTRICT  
 THIS PLAT IS HEREBY APPROVED BY THE DONNA IRRIGATION DISTRICT.  
 DATED THIS 20th DAY OF February, 2007

ATTEST: Richard Gonzalez DATE \_\_\_\_\_  
 SECRETARY

STATE OF TEXAS  
 COUNTY OF HIDALGO  
 OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION  
 WE, THE UNDERSIGNED OWNER(S) OF THE 20.00 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED DONNA ISD SUBDIVISION HEREBY SUBMIT THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO THE PUBLIC USE OF THE STREETS(S), AND PARKS AND EASEMENTS SHOWN HEREIN.

WE CERTIFY THAT THEY 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;  
 (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.  
Joe B. Winston DATE: 4-17-07  
 SUPERINTENDENT DONNA INDEPENDENT SCHOOL DISTRICT

DATE PREPARED: OCTOBER-2006  
 SIGLER, WINSTON, GREENWOOD & ASSOCIATES, INC.  
 CONSULTING ENGINEERS  
 WESLACO-MEGALLEN TEXAS