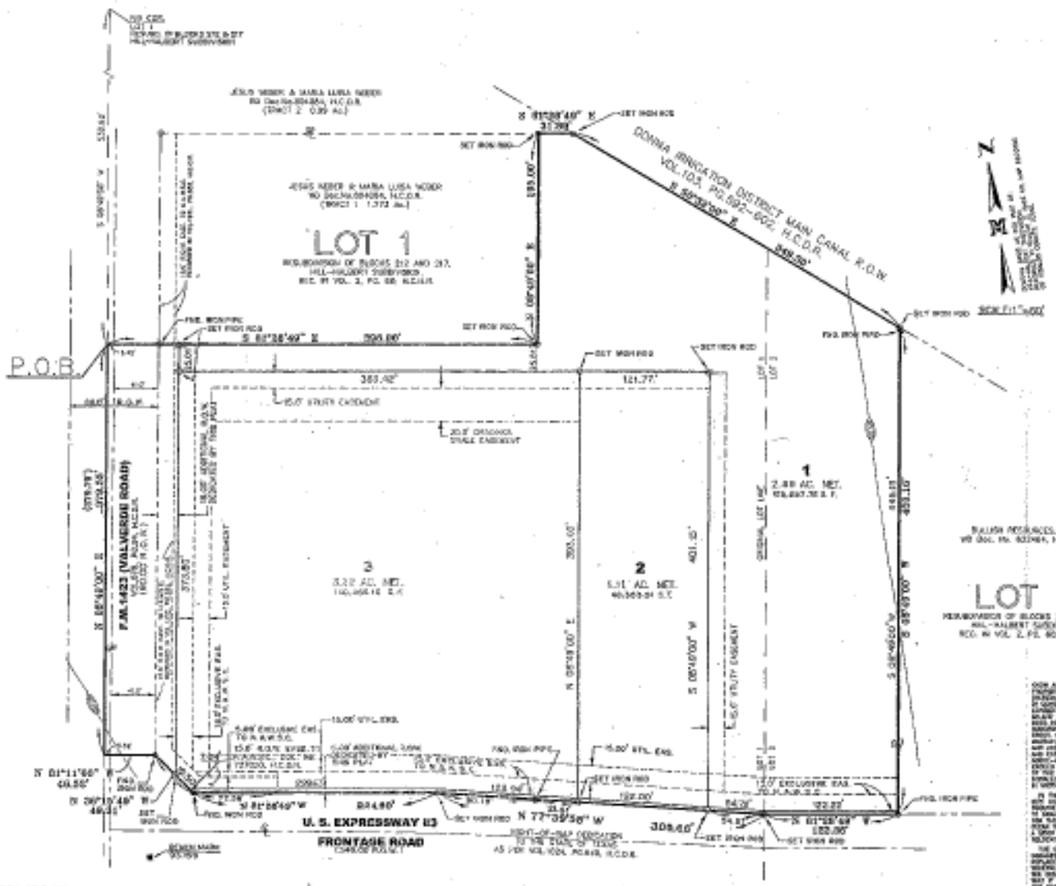

SUBDIVISION PLAT OF
DOS XX SUBDIVISION

A TRACT OF LAND CONTAINING 7.878 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OF LOTS 1 AND 2, RESUBDIVISION OF BLOCKS 212 AND 217, HILL-HALBERT SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGE 60, MAP RECORDS OF HIDALGO, TEXAS.

A TRACT OF LAND CONTAINING 7.878 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OF LOTS 1 AND 2, RESUBDIVISION OF BLOCKS 212 AND 217, HILL-HALBERT SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGE 60, HIDALGO COUNTY MAP RECORDS; SAID 7.878 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF LOT 1 FOR THE NORTHERMOST NORTHWEST CORNER OF THIS TRACT, SAID POINT BEARS S 00°49'00" W A DISTANCE OF 532.82 FEET FROM THE NORTHWEST CORNER OF SAID LOT 1;

1. THENCE, S 81°28'49" E AT A DISTANCE OF 47.42 FEET PASS AN IRON PIPE FOUND FOR THE EAST RIGHT-OF-WAY LINE OF F. M. 1423 (VAL VERDE ROAD) AS DEDICATED BY VOLUME 878, PAGE 84, HIDALGO COUNTY DEED RECORDS, AND CONTINUING A TOTAL DISTANCE OF 596.00 FEET TO AN IRON ROD SET FOR AN ANGLE CORNER OF THIS TRACT;

2. THENCE, N 08°49'00" E A DISTANCE OF 118.00 FEET TO AN IRON ROD SET FOR THE NORTHERMOST NORTHEAST CORNER OF THIS TRACT;

3. THENCE, S 81°28'49" E A DISTANCE OF 31.88 FEET TO AN IRON ROD SET FOR THE NORTHERMOST NORTHEAST CORNER OF THIS TRACT;

4. THENCE, S 39°32'00" E ALONG THE SOUTH LINE OF THE DONNA IRRIGATION DISTRICT MAIN CANAL RIGHT-OF-WAY AS DEDICATED BY VOLUME 103, PAGE 592-602 HIDALGO COUNTY DEED RECORDS A DISTANCE OF 349.00 FEET TO AN IRON ROD SET FOR THE EASTERMOST NORTHEAST CORNER OF THIS TRACT;

5. THENCE, S 08°49'00" W AT A DISTANCE OF 5.00 FEET PASS AN IRON PIPE FOUND IN LINE AND CONTINUING A TOTAL DISTANCE OF 456.16 FEET TO AN IRON PIPE FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT;

6. THENCE, N 81°28'49" W ALONG THE NORTH RIGHT-OF-WAY LINE OF U. S. EXPRESSWAY 83 AS DEDICATED BY VOLUME 1834, PAGE 848, HIDALGO COUNTY DEED RECORDS, A DISTANCE OF 122.36 FEET TO AN IRON ROD SET FOR AN ANGLE POINT OF THIS TRACT;

7. THENCE, N 17°29'38" W ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID U. S. EXPRESSWAY 83, AT A DISTANCE OF 9.67 FEET PASS AN IRON ROD SET IN LINE, AT A DISTANCE OF 176.97 FEET PASS AN IRON ROD SET IN LINE, AT A DISTANCE OF 313.48 FEET PASS AN IRON PIPE FOUND IN LINE, AND CONTINUING A TOTAL DISTANCE OF 328.08 FEET TO AN IRON ROD SET FOR AN ANGLE POINT OF THIS TRACT;

8. THENCE, N 03°28'49" W ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID U. S. EXPRESSWAY 83, A DISTANCE OF 204.28 FEET TO AN IRON ROD FOUND FOR THE SOUTHERMOST SOUTHWEST CORNER OF THIS TRACT;

9. THENCE, N 39°18'38" W ALONG A RIGHT-OF-WAY CUT LINE OF SAID U. S. EXPRESSWAY 83, A DISTANCE OF 40.31 FEET TO AN IRON ROD FOUND FOR AN ANGLE CORNER OF THIS TRACT;

10. THENCE, N 80°11'00" W ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID U. S. EXPRESSWAY 83, A DISTANCE OF 48.50 FEET TO THE WESTERMOST SOUTHWEST CORNER OF THIS TRACT;

11. THENCE, N 08°49'00" E ALONG THE WEST LINE OF SAID LOT 1 AND WITHIN SAID F. M. 1423 (VAL VERDE ROAD) RIGHT-OF-WAY, A DISTANCE OF 378.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.878 ACRES OF RUSH CLAY OF ONE ACRE LIES IN SAID F. M. 1423 (VAL VERDE ROAD) RIGHT-OF-WAY, 0.000 OF ONE ACRE LIES WITHIN THE NON-PORTA ADDITIONAL RIGHT-OF-WAY DEDICATED BY THIS PLAT, LEAVING A NET OF 7.30 ACRES OF LAND, MORE OR LESS.

NOW ALL MEN BY THESE PRESENTS, THAT WE, UNDERSIGNED OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, FOR GOOD CONSIDERATION, RECEIPT, AND TRANSFERRED OWNERSHIP OF SAID PROPERTY, SUBJECT TO ALL EXISTING EASEMENTS, TO THE PUBLIC USE, AND WHERE SUCH ARE VALID, RIGHTS AND EASEMENTS, FOR THE PURPOSES AND CONSIDERATIONS SHOWN ON THIS PLAT, AND DEDICATE TO THE USE OF THE PUBLIC FOREVER, THE STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION SHOWN, AND OWNERS DO HEREBY BIND THEMSELVES, THEIR HEIRS, SUCCESSORS, AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

WE FURTHER CERTIFY THAT WE 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.

SOUTH TEXAS HOUSING
P. O. BOX 849
ALAMO, TX. 78516-0849

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY, PERSONALLY APPEARED _____ AND PROVED TO ME, THROUGH THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVERS LICENSE, 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 CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20__.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES

INDEX TO DOS XX SUBDIVISION

SHEET 1: TITLE PAGE, INDEX, LOCATION MAP AND ETJ, PRINCIPAL CONTACTS, MAP, LOT, STREETS, AND EASEMENT LAYOUT, SUBDIVISION METES AND BOUNDS, SURVEYOR'S CERTIFICATION, PLAT NOTES AND RESTRICTIONS, OWNER'S DEDICATION, CERTIFICATION, ATTESTATION, CITY APPROVAL, CERTIFICATE, COUNTY CLERK'S RECORDING CERTIFICATE, REVISION NOTES.

SHEET 2: DRAINAGE REPORT, INCLUDING: PLAT NOTES AND RESTRICTIONS,

RECONFIGURATION OF DRAINAGE AND PROPOSED SWALES, MAP OF TOPOGRAPHY AND DRAINAGE, AND DRAINAGE CALCULATIONS, REVISION NOTES, SWALE DETAIL.

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

DOS XX SUBDIVISION IS LOCATED IN THE SOUTHEASTERN AREA OF HIDALGO COUNTY, ON THE NORTHEAST CORNER OF THE INTERSECTION OF U.S. EXPRESSWAY 83 AND F.M. 1423 (VALVERDE ROAD). THE NEAREST MUNICIPALITY IS THE CITY OF DONNA, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF DONNA (REFERENCE MAP 1). DOS XX SUBDIVISION LIES APPROXIMATELY 1.5 MILES WEST FROM THE CITY LIMITS AND IS WITHIN THE CITY'S 2ND MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021. THIS SUBDIVISION LIES WITHIN PRECINCT No. 1.

LOCATION MAP
SCALE 1" = 1000'

PRINCIPAL CONTACTS:

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER(S):	SOUTH TEXAS HOUSING	P.O. BOX 849	ALAMO, TX. 78516-0849	(956) 781-3700	(956) 464-1983
ENGINEER:	FRED L. KOREH P.E.	115 W. MANROE	EDINBURG, TX 78539	(956) 381-0981	(956) 381-0983
SURVEYOR:	FRED L. KOREH R.P.S.	115 W. MANROE	EDINBURG, TX 78539	(956) 381-0981	(956) 381-0983

PLAT NOTES AND RESTRICTIONS

1. BUILDING SET BACK LINES SHALL BE AS FOLLOWS:
ALONG EXPRESSWAY 83 (FRONTAGE ROAD)——75feet. Note ... if feet is greater for exception.
ALONG F.M. 1423 (VALVERDE ROAD)——50feet Note ... if feet is greater for exception.

2. MINIMUM ESTIMATED FINISHED FLOOR ELEVATION OF ANY BUILDING SHALL BE 18" ABOVE TOP OF CURBING APPROX. AT THE MID POINT OF THE LOT, ON HORIZONTAL GROUND + 12" WHICHEVER IS GREATER.

3. THIS SUBDIVISION DOES NOT FALL DURING THE 100-YEAR FLOOD EVENT. FLOOD ZONE "C" (AREAS OF MINIMAL FLOODING) ON FEMA'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480334 0400 C, MAP REVISED NOVEMBER 16, 1982.

4. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, GARDENS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LOW YIELD OR NATURE WHICH DO NOT DAMAGE UTILITIES), UNLESS THEY MAY BE REMOVED OR DAMAGED BY THE UTILITIES AND MAINTENANCE OF THE EASEMENT.

5. BENCH MARK: TBOT MONUMENT H-00-27, 112.5'C NORTH AND 26.25' EAST FROM INTERSECTION OF F.M. 1423 (VALVERDE ROAD) AND EXPRESSWAY 83. ELEV.= 83.88 NAVD 88

6. NO PUBLIC WATER WELL WITHIN 150' OF THIS SUBDIVISION.

7. NO BUILDING OR PERMANENT OBSTRUCTION PERMITTED OVER ANY EASEMENT.

8. THIS SUBDIVISION SHALL UTILIZE SEPTIC TANKS FOR SEWAGE DISPOSAL.

9. [illegible]

10. A PERMIT FOR CONSTRUCTION FROM THE HIDALGO COUNTY IS REQUIRED BEFORE STARTING CONSTRUCTION IN LIEU OF THE CITY.

11. A FRONTAGE ROADWAY SHALL BE PROVIDED ALONG U.S. EXPRESSWAY 83 AND TRANSFER OWNERSHIP OF THE FRONTAGE ROADWAY ARE RESPONSIBLE FOR CONSTRUCTION OF DONNA.

12. SEE PAGE 2 OF THIS SUBDIVISION PLAT FOR ADDITIONAL NOTES.

LEGEND

- ● DENOTES: FOUND IRON PIPE
- ● DENOTES: FOUND #4 REBAR
- ○ DENOTES: SET #4 REBAR W/CAP STAMPED: "MELDEN & HUNT"

DRAWN BY:	JORGE L. DE TORRE	DATE: SEPT. 14, 2007	
SURVEYED, CALCULATED BY:	[illegible]	SCALE: AS IS, 2007	
FIELD CHECK:		DATE:	SHEET 1 OF 2 SHEETS

MELDEN & HUNT INC
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. MANROE
EDINBURG, TX. 78539
E-MAIL: meldenandhunt.com
OFF: (956) 381-0981
FAX: (956) 381-1839
ESTABLISHED 1947

STATE OF TEXAS
COUNTY OF HIDALGO

OWNERS' DEDICATION, CERTIFICATION, AND ATTESTATION

WE, SOUTH TEXAS HOUSING, OWNERS OF THE 7.878 ACRE TRACT OF LAND DESCRIBED HEREIN, THE PROPOSED DOS XX SUBDIVISION, SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS, PARKS, AND EASEMENTS SHOWN HEREIN.

WE CERTIFY THAT WE 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.

SOUTH TEXAS HOUSING
P. O. BOX 849
ALAMO, TX. 78516-0849

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY, PERSONALLY APPEARED _____ AND PROVED TO ME, THROUGH THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVERS LICENSE, 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 CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20__.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 232.008 (a)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF DOS XX SUBDIVISION, WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON

_____ DATE _____
HIDALGO COUNTY JUDGE

ATTEST: _____ DATE _____
HIDALGO COUNTY CLERK

CITY OF DONNA
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 212.0065(c) AND § 212.0115(b)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF DOS XX SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF DONNA ON:

_____ DATE
MAYOR OF THE CITY OF DONNA

ATTEST: _____ DATE
SECRETARY OF THE CITY OF DONNA

THIS PLAT APPROVED BY THE CITY OF DONNA PLANNING AND ZONING BOARD ON THE THE _____ DAY OF _____, 20__.

_____
CHAIRMAN

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, AS AMENDED. THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON ENGINEERING 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: _____

THIS PLAT APPROVED BY THE DONNA IRRIGATION DISTRICT ON THIS THE: 28th DAY OF September, 2007

PRESIDENT

SECRETARY

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 HIDALGO COUNTY AT _____ O'CLOCK ____ M. ON _____.

STATE OF TEXAS
COUNTY OF HIDALGO

I, FRED L. KOREH A REGISTERED PROFESSIONAL LAND SURVEYOR AND REGISTERED PROFESSIONAL ENGINEER IN TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF DOS XX SUBDIVISION WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON SEPTEMBER 20, 2006 AND THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THE PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION.

08-27-07
FRED L. KOREH, RPE # 54131 RPLS # 4750
DATE COMPLETED: 11-08-2006
DATE PREPARED 08-30-2007

JOB No. 06143

STATE OF TEXAS REGISTERED PROFESSIONAL ENGINEER FRED L. KOREH 54131

STATE OF TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR FRED L. KOREH 4750