BIRCH SUBDIVISION, PHASE I

HIDALGO COUNTY, TEXAS.

BEING A 60.886 GROSS ACRE TRACT OF LAND, MORE OR LESS, CONSISTING OF A PORTION OF BLOCK 185 AND ALL OF BLOCK 186, LA BLANCA AGRICULTURAL CO. SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 20, PAGE 43, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

GENERAL PLAT NOTES:

1. MINIMUM SETBACK LINES:
   FRONT (LOTS 1-10)..... 50.00' OR GREATER FOR EASEMENTS
   FRONT (LOTS 11-27)..... 45.00' OR GREATER FOR EASEMENTS
   REAR (LOTS 1-10)..... 20.00' OR GREATER FOR EASEMENTS
   REAR (LOTS 11-27)..... 25.00' OR GREATER FOR EASEMENTS
   SIDE..... 6.00' OR GREATER FOR EASEMENTS.
   SIDE (LOT 1)..... 10.00' OR GREATER FOR EASEMENTS.
   SIDE (LOT 10)..... 15.00' OR GREATER FOR EASEMENTS.
2. FLOOD ZONE DESIGNATION: ZONE "AH" & "X".
   ZONE "AH": AREAS OF FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY AREAS OF PONDING); BASE FLOOD ELEVATIONS DETERMINED.
   ZONE "X": AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.
   COMMUNITY PANEL NO. 480334 0260 C. REVISED TO REFLECT LOMR DATED MAY 30, 2000. EFFECTIVE DATE: JUNE 6, 2000.
   THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN. COMMUNITY PANEL NUMBER 480334 0450 C EFFECTIVE DATE JUNE 6, 2000 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS, AND THE 100% FLOOD PLAIN ENCROACHMENT IDENTIFIED AS STOCK AREA WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN. CONSIDERATION BY REGISTERED ENGINEER WITH KEY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS REQUIRED UNLESS THE HOUSING UNITS ARE FLOOD INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THRU 4127).
3. MINIMUM FINISH FLOOR NOTE:
   MINIMUM FINISH FLOOR ELEVATIONS SHALL BE 1.0' ABOVE CENTERLINE TOP OF ROAD OR LOT GRADE WHICHEVER IS GREATER. ELEVATIONS ESTABLISHED BY THE REGISTERED ENGINEER OR LAND SURVEYOR. ALL HOUSES WITHIN THE SUBDIVISION SHALL BE CONSTRUCTED WITH FINISH FLOOR ELEVATIONS AS ESTABLISHED BY A REGISTERED ENGINEER OR LAND SURVEYOR. FINISH FLOOR ELEVATIONS ESTABLISHED SHALL BE ESTABLISHED TO ENSURE THAT ALL HOUSES WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
   IF ANY SITES RECOMMENDED FOR A BASE FLOOD ELEVATION (BFE) OF 21.0 (DUMA 29 IMPROVED ON NAVD 88) OR LESS, THE FINISH FLOOR ELEVATION FOR THE SUBDIVISION IS RECOMMENDED THAT THE MINIMUM FINISHED FLOOR ELEVATION FOR EACH LOT SHALL BE 23.00.
4. DRAINAGE:
   IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 DEVELOPMENT MAY BE REQUIRED TO DEVELOP 34.00 ± ACRE OF DETENTION LAKE(S) WITH A MINIMUM CAPACITY OF 1,020,000 CUBIC FEET, AND A MINIMUM DETENTION VOLUME WITHIN EACH RESPECTIVE LOT OF 4,250.0 CUBIC FEET. SEE DRAINAGE REPORT ON THESE SHEET FOR DRAINAGE DETENTION.
5. NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. ANY BUYER WHO SHALL RECEIVE PLANNING DEPARTMENT, HEALTH DEPARTMENT, AND FIRE MARSHAL APPROVAL, APPLICATIONS FOR CONSTRUCTION ARE RELEASED PRIOR TO RECEIVING LOT.
6. UNLESS OTHERWISE NOTED ON THIS PLAT, THE LOT IS MONUMENTED BY 1/2 INCH REBAR AT 10 INCH LONG (MIN) POST.
7. NO STRUCTURE SHALL BE OCCUPIED EXCEPT ANY EASEMENT EXCEPTION SHALL BE KEPT CLEAR OF FENCES, BUSHES, TREES, SHRUBS, SHEDS, AND ON-AIR PLANTS, EXCEPT LOW GROWING GRASS (NO MORE THAN 12 INCHES ABOVE GROUND LEVEL) AND OTHER OBSTRUCTIONS THAT SHOULD INTERFERE WITH THE OPERATION AND MAINTENANCE OF THE EASEMENT.
8. THE SEPTIC TANK FACILITY SHALL BE APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT PRIOR TO OCCUPANCY OF A LOT WITHIN THIS SUBDIVISION.
9. ON-SITE SEWAGE FACILITIES (SEPTIC TANK):
   THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH STATE AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL.
   THE SUBDIVISION IS RESPONSIBLE FOR PROVIDING AN APPROVED SYSTEM ALL LOTS.
   A. SEWAGE SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY.
   B. A DEVELOPER DETAILED SHALL BE SUBMITTED FOR COMMERCIAL USE AND MULTI-FAMILY USE.
   C. EACH LOT IN THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA REQUIREMENT AND THE DEPARTMENT'S RULES AND REGULATIONS OF TCEQ.
   D. SEWER SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED REPRESENTATIVE.
   E. APPROVED SEWAGE PLANS SUBMITTED TO AND ACCEPTED BY HIDALGO COUNTY DEPARTMENT OF HEALTH BEFORE CONSTRUCTION BEGINS. ANY CHANGES IN THE APPROVED PLANS MUST BE APPROVED BY THE HEALTH DEPARTMENT PRIOR TO CONSTRUCTION. ANY CHANGES MADE WITHOUT APPROVAL WILL RESULT IN THE DISAPPROVAL OF THE SYSTEM.
   F. APPROVED "PUBLIC" SEWAGE INSTALLATIONS IS REQUIRED INCLUDING REMOVAL OF PLUMBING FACILITIES FROM NOT RESULTING A USE.
10. A SPECIAL DESIGN IS REQUIRED FOR ALL STRUCTURES LOCATED WITHIN A DESIGNATED FLOOD ZONE. THE DESIGN SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS:
    1. HIGH-DRIVE OF SEPTIC TANK(S). 2. EACH FLOW HOUSE. 3. SEPTIC TANK COVER SHALL BE ABLE TO SEAL.
11. MINOR (SIGNAL), PRESIDENT OF DMK TREE INVESTMENTS, INC., OWNER & SUBDIVIDER OF BIRCH SUBDIVISION, PHASE I, HEREBY AN ENGINEER APPROVAL LOT FOR THE PURPOSE OF HIDALGO AN APPROVED SITE ON THE LOT AS DESCRIBED ON SHEET 2 OF THIS PLAT.
12. EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DISCLOSING FOR AND WHICH WATER, SEWER, ELECTRICITY, AND GAS SERVICES WAS OR WERE AVAILABLE TO THE SUBDIVISION.
13. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
14. BENCHMARK NOTE:
    THE FOLLOWING BENCHMARK IS DERIVED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
    DNA NO. 1 - CUT+ MILES. DESCRIPTION: DN 20 NAIL SET INTERSECTION OF F.M. 493 AND F.M. 402 THE SOUTHEAST CORNER ABOUT 3' NORTHEAST OF RIGHT OF WAY MARKER.
    DNA NO. 2 - CUT+ MILES. DESCRIPTION: 4" DISK IN CONCRETE LOCATED 60' EAST OF INTERSECTION OF PROPOSED SUBDIVISION. BIRCH, 1000' NE.
15. ALL PUBLIC UTILITY EASEMENTS DESCRIBED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.0 FEET AS PER THE HIDALGO COUNTY SUBDIVISION REGULATIONS, UNLESS OTHERWISE NOTED. DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE LAST RECORDED OF EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
16. DRAINAGE SHALL EASEMENTS (DRE): NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE SHALL EASEMENT. THEIR DRAINAGE SHALL EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUSHES, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE DRAINAGE SHALL EASEMENT. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SAME.
17. AN CITY/COUNTY PLANNING USE SITE PLANS OR DRAWINGS FROM APPROVAL OF THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR COMMERCIAL, INDUSTRIAL, AND MULTI-FAMILY PROJECT AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR CONSTRUCTION PERMIT. NO PERMIT OF LIKE CONSTRUCTION SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN, AND UTILITY PLAN ARE APPROVED AND PROPERLY FILED WITH THE CITY/COUNTY IN ACCORDANCE WITH SUBDIVISION AND STATE STANDARDS.
18. ANY INDIVIDUAL ACCESS SHALL BE PERMITTED TO LOTS 1 THRU 6 FROM F.M. 493. A 20.0 FOOT ACCESS EASEMENT 40.00 FEET BY MEASURED BY THIS PLAT FOR SHARED PRIVATE ACCESS FOR LOT 1 THRU 6 FROM F.M. 493. ACCESS FROM F.M. 493 TO LOTS 1 THRU 6 SHALL BE PERMITTED THRU 20' ACCESS. THE TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) IS RESPONSIBLE FOR ACCESS FOR LOTS 1 THRU 6 FROM F.M. 493 IN ACCORDANCE WITH TEXAS ACCESSIBILITY MANUAL.
19. GRANTEE INVESTMENTS, RIGHTS AND ASSIGNS, HAS AGREED TO AND SHALL BE RESPONSIBLE FOR ALL EXPENSES INCURRED TO THE RELOCATION OF AN EXISTING PRIVATE CONCRETE DRIVEWAY LINE LOCATED WITHIN THE 150.0'-R/W AND ABOVE THE EAST SIDE OF SAID PARALLEL TO F.M. 493 AT SAID'S END. SAID TXDOT REVIEWS DEPARTMENT OF TRANSPORTATION REQUESTS THE RELOCATION OF SAID LINE. F. D. UNDERSTOOD THAT THE TEXAS DEPARTMENT OF TRANSPORTATION AND THE DONNA IRRIGATION DISTRICT SHALL BE RESPONSIBLE FOR THE RELOCATION, REMOVAL, REPAIR, OR PLACEMENT OF SAID LINE INCLUDING RELATED EXPENDITURES.
20. ACCESS MAY BE GRANTED FROM (M) THE NORTH ROAD DURING DISCRETE PERMIT STAGE SUBJECT TO AN APPROVED SITE PLAN SHOWING THE LOCATION OF THE PROPOSED DRIVEWAY.
21. LOT PURCHASERS ARE HEREBY PLACED ON NOTICE THAT A DRAINAGE REQUIRED MAY BE REQUIRED FROM THE COUNTY OF HIDALGO FOR A MINIMUM FLOOR ELEVATION FOR FUTURE BUILDING CONSTRUCTION PRIOR TO OBTAINING A BUILDING PERMIT. THE MINIMUM FINISHED FLOOR ELEVATION IS 23.00. DRAINAGE ELEVATIONS BY NATIONAL GEODETIC DATUM FROM 1912 TO 11.0.

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

BIRCH SUBDIVISION, PHASE I, IS LOCATED ON THE NORTHEAST CORNER OF THE INTERSECTION OF F.M. 493 ROAD AND MILE 18 NORTH ROAD, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF DONNA (TYPICAL) BIRCH SUBDIVISION, PHASE I, DOES NOT LIE ADJACENT TO OR CONTIGUOUS WITH THE CITY LIMITS OF DONNA. IT IS NOT WITHIN THE FIVE MILE EXTRATERRITORIAL JURISDICTION OF DONNA UNDER LOCAL GOVERNMENT CODE 212.001 AND IS LOCATED WITHIN PRECINCT NO. 1.

50.0' CORNER CLIP		
C.P.	LENGTH	BEARING
A	70.71	S.00°51'00"W

PHASE I		
LOTS	SQ. FT.	ACRES
1-9	24,980.73	0.943
0	23,318.15	0.535
7	46,242.84	1.063
8-10	60,753.51	1.394
12-27	172,800.00	3.967

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATION

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.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

BY: _____ DATE: _____

THIS PLAT APPROVED BY DONNA IRRIGATION DISTRICT No. 1 ON THIS THE ____ DAY OF _____, 2_____

ATTEST: _____ _____
PRESIDENT SECRETARY

NOTE: THE IRRIGATION LINE AND VALVES ARE NOT PART OF THE DISTRICT'S FACILITIES AND WILL NOT BE MAINTAINED BY THE DISTRICT.

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 MARKED), IN CONSIDERATION OF ONE DOLLAR ($1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, (HEREAFTER 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 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 INSTALLED, THE EASEMENT HEREIN 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 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 EXECUTES THIS INSTRUMENT THIS ___DAY OF 200___.

_____
DEVELOPER

REVISION NOTES

NO.	SHEET	REVISION	DATE	APPROVED

STATE OF TEXAS
COUNTY OF HIDALGO

I (WE), DMK TREE INVESTMENTS, INC., AS OWNER(S) TO THE LAND SHOWN ON THIS PLAT DESIGNATED AS BIRCH SUBDIVISION, PHASE I, HIDALGO COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HEREATO, HEREBY DEDICATE TO THE USE OF THE PUBLIC OR EMPIRES, ALL STREETS, RATED WAYS, WATER COURSES, ALLEYS, EASEMENTS, AND RIGHTS-OF-WAY HEREIN SHOWN FOR THE PURPOSE OF CONSIDERATION HEREIN EXPRESSED, AND, FURTHER, HEREBY CERTIFY THAT THE REQUIREMENTS OF SECTION 232.032 OF THE TEXAS LOCAL GOVERNMENT CODE, PAGE 440, 2000 EDITION, HAVE BEEN MET AND THAT:

(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS;
(B) SANITARY SEWER CONNECTIONS TO ALL LOTS OR SEPTIC TANKS MEET, OR WILL MEET, STATE STANDARDS;
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOT MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
(D) GAS CONNECTIONS, IF AVAILABLE, AND IF PROVIDED AS AN ALTERNATIC SOURCE OF ENERGY, PROVIDED TO EACH LOT MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

_____ _____
OWNER: DMK TREE INVESTMENTS DATE
ROGER RECHTEL, PRESIDENT
2410 PASEO DEL LAGO
PALMHURST, TEXAS 78573

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED THE PERSON OR PERSONS, 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 CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY

OF _____, 2008.

_____
NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
MY COMMISSION EXPIRES: _____

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF BIRCH SUBDIVISION, PHASE I, WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON _____.

_____ _____
HIDALGO COUNTY RIGHT OF WAY DIRECTOR DATE

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF BIRCH SUBDIVISION, PHASE I, WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____.

_____ _____
HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR DATE

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE 232.028 (A)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF BIRCH SUBDIVISION, PHASE I, WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONER'S COURT ON _____ 2008.

ATTEST:
_____ _____
HIDALGO COUNTY JUDGE DATE

_____ _____
HIDALGO COUNTY CLERK DATE

COUNTY CLERK'S RECORDING CERTIFICATE

I, _____ COUNTY CLERK OF HIDALGO COUNTY, TEXAS
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 _____ 2008.

_____ _____
HIDALGO COUNTY CLERK DATE

STATE OF TEXAS
COUNTY OF HIDALGO

I, DAVID OMAR SALINAS, P.E., A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, REGISTRATION NUMBER NO. 71973, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ACCURATE ENGINEERING CONSIDERATION, AND, FURTHER, DO HEREBY CERTIFY THAT THE AREAS BEING PLATTED HEREIN AS BIRCH SUBDIVISION, PHASE I, AS DESCRIBED BY METES AND BOUNDS DESCRIPTION (SEE METES AND BOUNDS DESCRIPTION AT THE FRONT) IS LOCATED IN A FLOOD PRONE AREA DESIGNATED AS ZONES "AH" DEFINED AND DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

_____ _____
DAVID OMAR SALINAS, P.E. DATE
REG. PROFESSIONAL ENGINEER #71973

STATE OF TEXAS
COUNTY OF HIDALGO

I, DAVID O. SALINAS, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

_____ _____
DAVID O. SALINAS, R.P.L.S. DATE
REG. PROFESSIONAL LAND SURVEYOR #5782

LOCATION MAP SCALE 1"=3000'

PREPARED BY: SALINAS ENGINEERING & ASSOCIATES
2200 DAFFODIL AVENUE — MCALLEN, TEXAS 78501
(956) 682-8081 (956) 686-1400 (FAX)
DATE OF SURVEY: JUNE 13, 2007
DATE PREPARED: MARCH 13, 2008

PLAT SHEET 1 OF 2

METES AND BOUNDS DESCRIPTION

BEING A 60.886 GROSS ACRE TRACT OF LAND, MORE OR LESS, CONSISTING OF A PORTION OF BLOCK 185 AND ALL OF BLOCK 186, LA BLANCA AGRICULTURAL CO. SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 20, PAGE 43, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 60.886 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID BLOCK 186 LOCATED IN THE CENTER OF F.M. 493 (ALSO KNOWN AS LA BLANCA ROAD) AND MILE 18 NORTH ROAD FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

(1) THENCE, NORTH 89 DEGREES 08 MINUTES EAST, CONCIDENT WITH THE WEST LINE OF SAID BLOCK 186 LOCATED IN THE CENTER OF SAID F.M. 493, A DISTANCE OF 1331.83 FEET TO A ½ INCH SET FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(2) THENCE, SOUTH 80 DEGREES 10 MINUTES EAST, PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 186, A DISTANCE OF 449 FEET PASS A 1" INCH DIAMETER IRON PIPE FOUND ON THE INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID F.M. 493, AT A DISTANCE OF 1,143.35 FEET TO A ½ INCH DIAMETER IRON ROD FOUND FOR AN INSIDE CORNER OF THIS HEREIN DESCRIBED TRACT;

(3) THENCE, NORTH 09 DEGREES 00 MINUTES EAST, PARALLEL WITH THE EAST LINE OF SAID BLOCK 186 AND THE WEST LINE OF SAID BLOCK 185, A DISTANCE OF 330.00 FEET TO A ½ INCH DIAMETER IRON ROD SET ON INTERSECTION WITH THE NORTH LINE OF SAID BLOCK 185 FOR A NORTHERN CORNER OF THIS HEREIN DESCRIBED TRACT;

(4) THENCE, South 80 DEGREES 51 MINUTES EAST, CONCIDENT WITH THE NORTH LINE OF SAID BLOCK 186, A DISTANCE OF 1650.0 FEET PASS THE NORTHEAST CORNER OF SAID BLOCK 186 AND THE NORTHWEST CORNER OF SAID BLOCK 185, CONTINUING CONCIDENT WITH THE NORTH LINE OF SAID BLOCK 185, A TOTAL DISTANCE OF 1,649.0 FEET TO A ½ INCH DIAMETER IRON ROD SET ON THE NORTHEAST CORNER OF SAID BLOCK 185 FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(5) THENCE, South 09 DEGREES 00 MINUTES WEST, CONCIDENT WITH THE EAST LINE OF SAID BLOCK 185, A DISTANCE OF 1,330.0 FEET PASS A ½ INCH DIAMETER IRON ROD SET ON INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SAID MILE 18 NORTH ROAD, AT A DISTANCE OF 1,320.0 FEET IN ALL TO A ½ INCH DIAMETER IRON ROD SET ON THE SOUTHEAST CORNER OF SAID BLOCK 185 FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(6) THENCE, NORTH 80 DEGREES 51 MINUTES WEST, CONCIDENT WITH THE SOUTH LINE OF SAID BLOCKS 185 AND 186 AND BEING IN THE CENTER OF SAID MILE 18 NORTH ROAD, A DISTANCE OF 1,320.0 FEET PASS THE SOUTHWEST CORNER OF SAID BLOCK 185 AND THE SOUTHEAST CORNER OF SAID BLOCK 186, CONTINUING WITH THE SOUTH LINE OF SAID BLOCK 186 FOR A TOTAL DISTANCE OF 2,968.36 FEET TO THE POINT OF BEGINNING, CONTAINING 60.886 GROSS ACRES OF LAND, MORE OR LESS.

BEARING SOURCE: RECORDED PLAT OF SAID LA BLANCA AGRICULTURAL CO. SUBDIVISION, HIDALGO COUNTY, TEXAS

H:\SUBDIVISION\PLATS\BIRCH SUBD\METES AND BOUNDS.RTF

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SHEET 1	HEADING, NOTES, LOCATION AND PERSPECTIVE, SURVEYOR'S PLAT WITH LOTS, STREETS, AND EASEMENTS DIMENSIONS, LEGAL DESCRIPTION (METES & BOUNDS), SURVEYOR'S CERTIFICATE, DEDICATION, CERTIFICATE OF APPROVAL, PLAT NOTES, AND RESTRICTIONS.
SHEET 2	WATER DISTRIBUTION AND TRANSMISSION MAINS (WHERE) PLAN, CONFIGURATIONS BETWEEN STRUCTURES AND MAINLINE PIPELINES, INCLUDING DESCRIPTIONS OF WATER AND WASTE WATER UNITS AND EASEMENTS, DESCRIPTION, DRAINAGE AND OTHERWISE, RECORDS, SAMPLE OF LOG SHEET FOR CHECK SYSTEM, TYPICAL WATER SERVICE CONNECTION DISCLOSURE STATEMENTS AND STATEMENT. DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL WORK THE DEVELOPMENT, MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION, HEREON NOTES.

PRINCIPAL CONTACTS

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	ROGER RECHTEL DMK TREE INVESTMENTS, INC.	2400 PASEO DEL LAGO	PALMHURST, TEXAS 78573	(956) 380-5182	(956) 727-4297
ENGINEER:	DAVID O. SALINAS	2221 DAFFODIL	MCALLEN, TEXAS 78501	(956) 682-8081	(956) 686-1400
SURVEYOR:	DAVID O. SALINAS	2221 DAFFODIL	MCALLEN, TEXAS 78501	(956) 682-8081	(956) 686-1400

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW BY/OR OF THE COUNTY OF HIDALGO AND MAY/OR SHALL NOT BE USED UNDER THE AUTHORITY OF DAVID OMAR SALINAS P.E. TX. REG. NO. 71973 ON MARCH 13, 2008. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

SEA
SALINAS ENGINEERING & ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL — McALLEN, TEXAS 78501
(956) 682-8081 (956) 686-1400 (FAX)