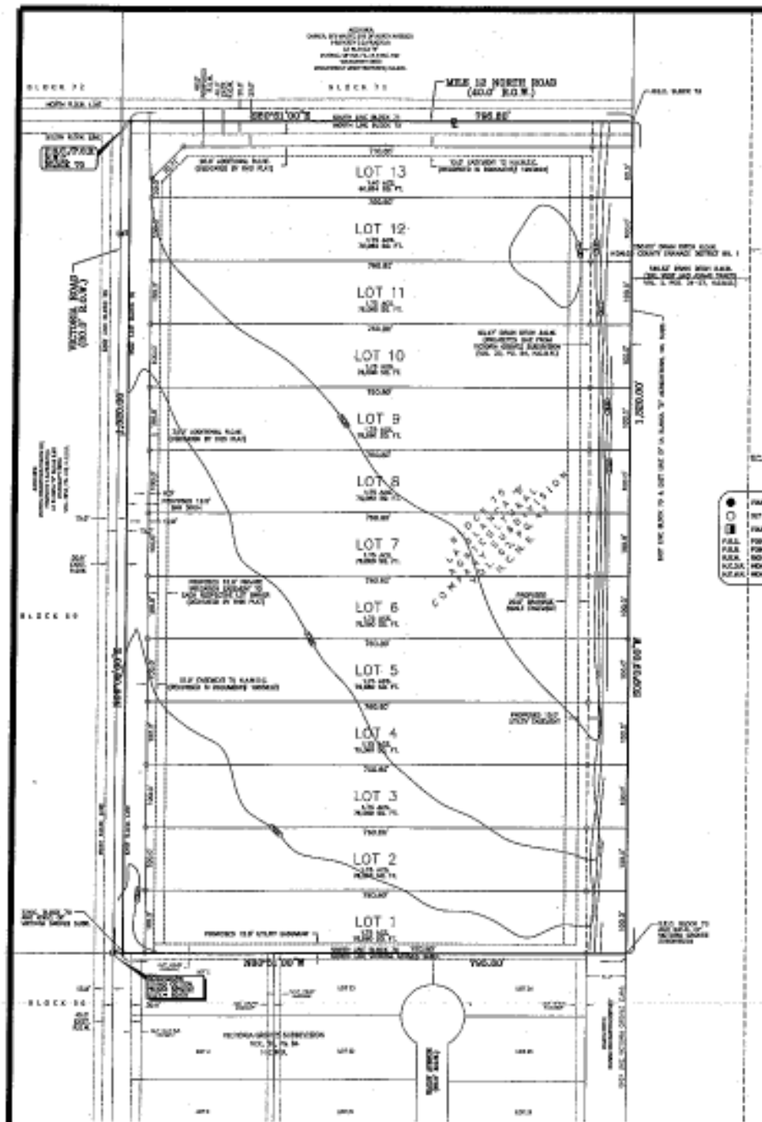


ASH SUBDIVISION

HIDALGO COUNTY, TEXAS.

BEING A 24.11 GROSS ACRE (23.63 GROSS ACRE) TRACT OF LAND, MORE OR LESS, CONSISTING OF ALL OF BLOCK 70, LA BLANCA "B" AGRICULTURAL COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 22, PAGE 32, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

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

ASH SUBDIVISION IS LOCATED ON THE SOUTHWEST CORNER OF THE INTERSECTION OF MILE 12 NORTH ROAD AND VICTORIA ROAD. ACCORDING TO THE OFFICIAL MAP ON THE OFFICE OF THE SECRETARY OF THE CITY OF DONNA CERTIFICATION 1524A01, ASH SUBDIVISION DOES NOT LIE ADJACENT TO OR CONTIGUOUS WITH THE CITY LIMITS OF DONNA. IT IS WITHIN THE TWO MILE EXTRATERRITORIAL JURISDICTION OF DONNA UNDER LOCAL GOVERNMENT CODE 42.021 AND IS LOCATED WITHIN PRECINCT NO. 1.

PRINCIPAL CONTACTS

	NAME	ADDRESS	CITY, STATE, & ZIP CODE	PHONE	FAX
OWNER:	GARCREE INVESTMENTS, LLC ROGER BECERRA, PRESIDENT	3410 PASEO DEL LAGO	PALMHURST, TEXAS 78573	(956) 289-0092	(956) 271-0267
ENGINEER:	DAVID D. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489
SURVEYOR:	DAVID D. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489

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 named), in consideration of one dollar ($1.00) and other good and valuable consideration paid to 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 wind, 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 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 installed. The Grantee shall have the right to clear and keep cleared a strip of land 15' in width, the center line thereof being the pipeline as installed. In the event the easement herein granted exists on a public road and the city, county or state hereafter widens or relocates the public road so as to require the relocation of the water line as installed, Grantor further grants to Grantee an additional easement over and across the land shown on the plat for the purpose of relocating pipeline and 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 pipelines 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 as long as the easement continues to be used for the same or similar purpose for which financial assistance was extended or for as long as the Grantee owns it, whichever is longer.

IN WITNESS WHEREOF the said Grantor executed this instrument this___day of 200__.

_____
DEVELOPER

GENERAL PLAT NOTES:

1. MINIMUM SETBACK LINES:
   FRONT ..... 40.00' OR GREATER FOR EASEMENTS.
   REAR ..... 20.00' OR GREATER FOR EASEMENTS.
   SIDE ..... 6.00' OR GREATER FOR EASEMENTS.
2. FLOOD ZONE STATEMENT:
   FLOOD ZONE DESIGNATIONS: ZONE "C" (UNSHADED) & ZONE "X" (NO SHADING)
   ZONE "X" (UNSHADED): 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.
   ZONE "X" (NO SHADING): WHICH DETERMINED TO BE OUTSIDE 500-YEAR FLOOD/PLAIN.
   COMMUNITY PANEL NO. 480334 0450 C
   EFFECTIVE DATE JUNE 6, 2000 - REVISED TO REFLECT LOMR DATED MAY 26, 2003.
   THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET POND-2-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN. COMMUNITY PANEL NUMBER 480334 0450 C, EFFECTIVE DATE JUNE 6, 2000 - REVISED TO REFLECT LOMR DATED MAY 26, 2003 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS, AND THE LOCAL FLOOD PLAIN ADMINISTRATOR DETERMINES THE STREET AREA 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 THRU 4127).
3. MINIMUM FINISH FLOOR NOTE:
   MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF ROAD OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE SHALL BE REQUIRED FOR LOTS LOCATED ALONG A DRAINAGE EASEMENT OR LOTS LOCATED WITHIN THE 100-YEAR FLOOD PLAIN. THE MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE 100-YEAR FLOOD ELEVATION. FINISH FLOOR ELEVATIONS ARE ESTIMATED BASED ON ELEVATIONS SHOWN ON THE FEMA FLOOD PLAIN MAPS. THIS FOR A DEVELOPMENT PERMIT APPLICATION. SUCH ELEVATION MUST FIRST PROVIDE FLOOD ELEVATION DEVELOPMENT FOR LOTS LOCATED WITHIN AND DESIGNATED FLOOD ZONE "AH".
4. DRAINAGE:
   IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT SHALL BE REQUIRED TO DETAIN ADDITIONAL RUNOFF DUE TO LAND DEVELOPMENT. THE DRAINAGE FLOW FROM THIS SUBDIVISION WILL BE DETAINED IN THE DRAINAGE EASEMENTS AND DRAINAGE STREETS IN ACCORDANCE WITH THE DRAINAGE REQUIREMENTS. THIS IS ACCOMPLISHED BY FOLLOWING THE DRAINAGE REPORT ON THIRD SHEET FOR DRAINAGE DETENTION.
5. NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. ANY OTHER USE SHALL INCLUDE PLANNING DEPARTMENT, HEALTH DEPARTMENT, AND FIRE MARSHALL APPROVAL. APPLICATIONS FOR CONSTRUCTION AND REQUIRED PRIOR TO OCCUPYING THE LOT.
6. UNLESS OTHERWISE NOTED ON THIS PLAT, THE LOT IS MONUMENTED BY 1/2 INCH NICE RIT 30 INCH LONG IRON RODS.
7. NO STRUCTURE SHALL BE ERRECTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, DRIVES, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER) WHICH, IN PURPOSES AND OPINION OF DISTRIBUTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
8. THE SEPTIC TANK SYSTEM SHALL BE APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT PRIOR TO OCCUPANCY OF A LOT WITHIN THIS SUBDIVISION.
9. ON-SITE SEWAGE FACILITIES (OSSF) NOTE:
   THE SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH THE HIDALGO COUNTY ORDINANCE FOR ON-SITE SEWAGE FACILITIES.
   THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
   A. OSSF SYSTEM IS DESIGNED FOR SERVICE OF DOMESTIC OR BOTH DOMESTIC WASTEWATER SHALL A DEPENDER DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE AND MULTI-FAMILY USE.
   B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 31,780 SQUARE FEET LOT AREA WITH POSABLE WATER SUPPLY.
   C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
   D. SOIL SUBSURFACE LOGS WILL BE SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND SUBMISSION OF A PLAT WITH ON THE LATEST DRAWING FOR THIS SUBDIVISION AS REQUIRED BY THE HIDALGO COUNTY PLANNING DEPARTMENT AND PROPERLY SEALED, SIGNED AND DATED BY A TEXAS REGISTERED SOIL SCIENTIST. SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ASSOCIATED TRENCH FIELD SYSTEM.
   E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
10. MAINTENANCE: THE OWNER A SUBDIVISION OF ASH SUBDIVISION, RESERVE AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET 2 OF THIS PLAT.
11. EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THE SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
12. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
13. BENCHMARK NOTE:
    THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE APPROVED ENGINEERING PLANS:
    BLM. NO. 1 - ELEV. 80.00. DATUM: NORTH AMERICAN DATUM 1983. DESCRIPTION: TOP OF COTTON PICKER SPINDLE FOUND AT 15.0' FEET FROM THE SOUTHWEST CORNER OF THIS SUBDIVISION AT THE CENTER OF VICTORIA ROAD.
14. ALL PUBLIC UTILITY EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.0 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL UTILITY EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
15. DRAINAGE EASEMENT NOTE: NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE EASEMENT. EACH DRAINAGE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE DRAINAGE EASEMENT. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE EASEMENT.
16. AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVAL BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR COMMERCIAL, INDUSTRIAL, AND MULTIFAMILY USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN, AND OFF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
17. NO ACCESS ALLOWED ONTO LOT 13 FROM MILE 12.

REVISION NOTES

NO.	SHEET	REVISION	DATE	APPROVED

STATE OF TEXAS
COUNTY OF HIDALGO

I (WE), WALT BENNETT, as OWNER to THE LAND SHOWN ON THIS PLAT DESIGNATED AS ASH SUBDIVISION, HIDALGO COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DECLARE TO THE USE OF THE PUBLIC OF STREETS, ALLEYS, WATER MAINS, WATER CORRIDORS, ALLEYS, EASEMENTS, AND PARKS (if-any) AS THE PURPOSES OF CONSIDERATION HEREIN EXPRESSED, AND, FURTHER, HEREBY CERTIFY THAT THE REQUIREMENTS OF SECTION 1001.003 OF THE TEXAS LOCAL GOVERNMENT CODE, PAGE 440, 2002 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 ALTERNATE SOURCE OF ENERGY, PROVIDED TO EACH LOT MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

_____ _____
OWNER: GARCREE INVESTMENTS, LLC DATE
ROGER BECERRA, PRESIDENT
3410 PASEO DEL LAGO
PALMHURST, TEXAS 78573

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED THE FOREGOING PERSONS, KNOWN TO ME TO BE THE SAME PERSONS 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. _____

STATE OF TEXAS
CITY OF DONNA

THE PLAT OF ASH SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF DONNA, TEXAS, AND IS HEREBY APPROVED THIS _____ DAY OF _____ 20__.

_____ _____
MAYOR DATE

STATE OF TEXAS
CITY OF DONNA

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

_____ _____
CHAIRPERSON, PLANNING AND ZONING COMMISSION DATE

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

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF ASH SUBDIVISION, 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, THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED FOR RECORD AT _____ O'CLOCK _____ M. ON _____ AND WAS RECORDED IN BOOK _____ SHEETS(S) _____ THE PLAT RECORDS OF HIDALGO COUNTY AT _____ O'CLOCK _____ M. ON _____ 2008.

_____ _____
HIDALGO COUNTY CLERK DATE

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

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

_____ _____
HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR 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 71935, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN DRAWN PROPER AND SUCH IS CONDITIONS, CONSTRUCTION, AND, FURTHER, DO HEREBY CERTIFY THAT NONE OF THE AREAS SHOWN PLATTED HEREIN AS ASH SUBDIVISION, AS DESCRIBED BY METES AND BOUNDS DESCRIPTION (SEE METES AND BOUNDS DESCRIPTION AT THE RIGHT) ARE NOT LOCATED IN A FLOOD PRONE AREA DESIGNATED AS ZONES "A" OR "AH" DEFINED AND DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

_____ _____
DAVID OMAR SALINAS, P.E. DATE
REG. PROFESSIONAL ENGINEER #71935

STATE OF TEXAS
DAVID OMAR SALINAS
71935
REGISTERED
PROFESSIONAL ENGINEER

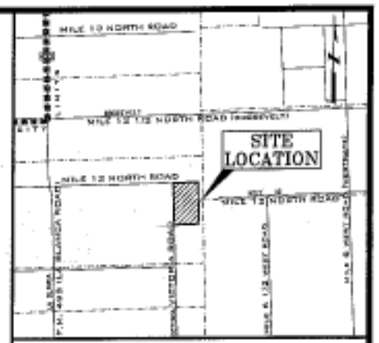
STATE OF TEXAS
COUNTY OF HIDALGO

I, DAVID D. 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 D. SALINAS, R.P.L.S. DATE
REG. PROFESSIONAL LAND SURVEYOR #5765

STATE OF TEXAS
DAVID D. SALINAS
5765
REGISTERED
PROFESSIONAL LAND
SURVEYOR

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE COUNTY OF HIDALGO ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E. TX. REG. NO. 71935 ON JUNE 26, 2008. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.



PREPARED BY: SALINAS ENGINEERING & ASSOCIATES
2221 DAFFODIL AVENUE - McALLEN, TEXAS 78501
JOB NUMBER: SP-07-07041
DATE OF SURVEY: SEPTEMBER 06, 2007
DATE PREPARED: JUNE 26, 2008

PLAT SHEET 1 OF 3

METES AND BOUNDS DESCRIPTION

BEING A 24.11 GROSS ACRE (23.63 GROSS ACRE) TRACT OF LAND, MORE OR LESS, CONSISTING OF ALL OF BLOCK 70, LA BLANCA "B" AGRICULTURAL COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 22, PAGE 32, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 24.11 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2 INCH DIAMETER IRON ROD FOUND ON THE NORTHWEST CORNER OF SAID BLOCK 70, LOCATED IN THE INTERSECTION WITH THE CENTER LINE OF MILE 12 NORTH ROAD AND THE NORTHERLY PROJECTION OF THE EAST RIGHT-OF-WAY LINE OF VICTORIA ROAD FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

(1) THENCE, SOUTH 88 DEGREES 51 MINUTES EAST, CONSIDERANT WITH THE NORTH LINE OF SAID BLOCK 70 LOCATED IN THE CENTER OF SAID MILE 12 NORTH ROAD AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

(2) THENCE, SOUTH 00 DEGREES 09 MINUTES WEST, CONSIDERANT WITH THE EAST LINE OF SAID BLOCK 70, A DISTANCE OF 30.0 FEET PASS THE SOUTH RIGHT-OF-WAY LINE OF SAID MILE 12 NORTH ROAD, AT A DISTANCE OF 1,320.0 FEET IN ALL TO A POINT LOCATED WITHIN A DONNA IRRIGATION DISTRICT DITCH AND SAME POINT BEING THE NORTHWEST CORNER OF VICTORIA GROVES SUBDIVISION, HIDALGO COUNTY, TEXAS, AS RECORDED IN VOLUME 30, PAGE 84, MAP RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(3) THENCE, WESTERLY 88 DEGREES 51 MINUTES WEST, CONSIDERANT WITH THE NORTH LINE OF SAID VICTORIA GROVES SUBDIVISION, A DISTANCE OF 63.47 FEET PASS THE WEST LINE OF SAID IRRIGATION DITCH RIGHT-OF-WAY, AT A DISTANCE OF 700.00 FEET IN ALL TO A 1/2 INCH DIAMETER IRON ROD FOUND ON THE NORTHWEST CORNER OF SAID VICTORIA GROVES SUBDIVISION AND ALSO BEING LOCATED ON INTERSECTION WITH THE EAST RIGHT-OF-WAY OF SAID VICTORIA ROAD FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(4) THENCE, NORTH 00 DEGREES 09 MINUTES EAST, CONSIDERANT WITH THE WEST LINE OF SAID BLOCK 70 AND THE EAST RIGHT-OF-WAY LINE OF SAID VICTORIA ROAD, A DISTANCE OF 1,320.0 FEET PASS A 5/8 INCH DIAMETER IRON ROD SET ON INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID MILE 12 NORTH ROAD, AT A DISTANCE OF 1,320.0 FEET IN ALL TO THE POINT OF BEGINNING, CONTAINING 24.11 ACRES (23.63 ACRES) OF LAND, MORE OR LESS, OF WHICH THE NORTH 30.0 FEET (0.31 ACRES, MORE OR LESS) ARE LOCATED WITHIN SAID MILE 12 NORTH ROAD, AND, THE EAST 63.47 FEET FOR 0.69 ACRES, MORE OR LESS) ARE LOCATED WITHIN SAID DONNA IRRIGATION DISTRICT DITCH RIGHT-OF-WAY, LEAVING 23.63 (10) ACRES OF LAND, MORE OR LESS.

BEARING SOURCE: RECORDED PLAT OF SAID LA BLANCA "B" AGRICULTURAL COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS.
M:\ASH\2007\24.11.2007

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 AS 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 THOSE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

BY: _____
DATE:

THIS PLAT APPROVED BY DONNA IRRIGATION DISTRICT No. 1 ON THIS THE____ DAY OF _____

ATTEST: _____ _____
PRESIDENT SECRETARY

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

INDEX SHEET OF ASH SUBDIVISION

SHEET 1	HEADING, BLOCK LOCATION MAP REVISION, DEDICATION PLAT WITH DATA, MINIMUM AND DRAINAGE EASEMENTS, LEGAL DESCRIPTION METES & BOUNDS, EASEMENTS AND EASEMENTS DIMENSIONS, PLAT NOTES AND RESTRICTIONS, OWNER DEVELOPER INFORMATION, AND APPROVAL SITE APPROVAL, CITY APPROVAL, COUNTY ENGINEER DESIGNATED CERTIFICATE, HIDALGO COUNTY DEPARTMENT OF PLAT, HIDALGO COUNTY DRAINAGE DISTRICT CERTIFICATE OF PLAT, CITY REPORT TO THE PLAT OF A MUNICIPALITY AND DESIGNATED THE AUTHORITY FOR PROPERTY IN WHICH PLANNING AND ZONING COMMISSION OF APPROVAL, CERTIFICATE OF OWNERSHIP, CERTIFICATE OF DEDICATION, HIDALGO COUNTY HEALTH DEPARTMENT, DEVELOPER OF SUBDIVISION,
SHEET 2	WATER CONNECTION AND SANITARY SEWER (SWAT) AND DRAINAGE REPORT DRAINAGE AND STORM SEWERS, INCLUDING DESCRIPTION OF WATER AND WASTE WATER SYSTEM AND EASEMENTS DESCRIPTION (DRAINAGE AND STORM SEWERS) SHEET 2 OF 3 ON THE PLAT FOR WATER SYSTEM, SPECIAL WATER SEWER CONNECTION DIAGRAMS DEPARTMENT AND STATEMENT.
SHEET 3	DRAINAGE REPORT HIDALGO DESCRIPTION OF DRAINAGE, AND WHAT IS WILL BEING THE RESPONSIBILITY AND OF DEVELOPER AND DRAINAGE, AND ENGINEERS DEPARTMENT, HIDALGO COUNTY.

SALINAS ENGINEERING & ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL - McALLEN, TEXAS 78501
(956) 682-9081 (956) 686-1489 (FAX)