



**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 use herein), 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, on 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 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 improvement, 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 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 purpose of either of the above mentioned financial assistance was extended or for so long as the Grantee owns it, whichever is longer.

IN WITNESS WHEREOF the said Grantor executed this instrument this \_\_\_ day of 200\_\_.

**GENERAL PLAT NOTES:**

- MINIMUM SETBACK LINES:  
 FRONT .....40.00' OR GREATER FOR EASEMENTS.  
 REAR .....50.00' OR GREATER FOR EASEMENTS.  
 SIDE .....6.00' OR GREATER FOR EASEMENTS.
- FLOOD ZONE STATEMENT:  
 FLOOD ZONE DESIGNATION: ZONE "X" (SHADING) & ZONE "X" (NO SHADING)  
 ZONE "X" (SHADING): 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): AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN. COMMUNITY PANEL NO. 480334 0450 C  
 EFFECTIVE DATE: JUNE 5, 2000 - REVISED TO REFLECT LOMR 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 0450 C, EFFECTIVE DATE: JUNE 5, 2000 REVISED TO REFLECT LOMR DATED MAY 30, 2002 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS, AND THE LOCAL FLOOD PLAIN ADMINISTRATOR IDENTIFIES NO OTHER AREA WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN. CONSTRUCTION OR 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).
- 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 MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY THE FINISH FLOOR ELEVATION. (SEE SHEET NO. 1 FOR FINISHED FLOOR ELEVATION REQUIREMENT FOR LOTS LOCATED WITHIN SAID DESIGNATED FLOOD ZONE "X").
- DRAINAGE:  
 IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THE DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 33,095.36 CUBIC FEET OR 0.76 ACRE-FEET OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: SEE DRAINAGE REPORT ON THIRD SHEET FOR DRAINAGE DETENTION.
- NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, HEALTH DEPARTMENT, AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- UNLESS OTHERWISE NOTED ON THIS PLAT, THE LOT IS MONUMENTED BY 1/2 INCH WIDE BY 18 INCH LONG IRON RODS.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LEAFY TREES LESS THAN 18 INCHES MATURE HEIGHT, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- THE SEPTIC TANK SYSTEM SHALL BE APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT PRIOR TO OCCUPANCY OF A LOT WITH THIS SUBDIVISION.
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE:  
 THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TEXAS 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 SEWAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE AND MULTI-FAMILY USE.  
 B. EACH LOT OF 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. HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCEPTS 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 OCCUPANCY A LOT.
- OAKTREE INVESTMENTS, LLC, THE OWNER & SUBDIVIDER OF ASH SUBDIVISION, RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET 2 OF THIS PLAT.
- EACH PURCHASED 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.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- BENCHMARK NOTE:  
 THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.  
 B.M. NO. 1 - ELEV. 80.89. DATUM: NORTH AMERICAN DATUM 1983. DESCRIPTION: TOP OF COTTON PICKER SPINDLE FOUND AT 15.0' WEST FROM THE SOUTHWEST CORNER OF THIS SUBDIVISION AT THE CENTER OF VICTORIA ROAD.
- 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 OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPANCY AN EASEMENT.
- DRAINAGE SWALE EASEMENTS NOTE: NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN A DRAINAGE SWALE EASEMENT. EACH DRAINAGE SWALE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE DRAINAGE SWALE EASEMENT. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SWALE.
- 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 OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
- NO ACCESS ALLOWED ONTO LOT 13 FROM MILE 12.

**STATE OF TEXAS**  
**COUNTY OF HIDALGO**

I, (WE), KYLE BENNETT, AS OWNER TO THE LAND SHOWN ON THIS PLAT DESIGNATED AS ASH SUBDIVISION, HIDALGO COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC OR ENTITIES, ALL STREETS, WATER 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:

- THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS;
- SANITARY SEWER CONNECTIONS TO ALL LOTS OR SEPTIC TANKS MEET, OR WILL MEET, STATE STANDARDS;
- ELECTRICAL CONNECTIONS PROVIDED TO THE LOT MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- 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: OAKTREE INVESTMENTS, LLC  
 ROGER BECHTEL, PRESIDENT  
 2410 PASEO DEL LAGO  
 PALMHURST, TEXAS 78573

DATE \_\_\_\_\_

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: \_\_\_\_\_

**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 \_\_\_\_\_, 2008.

DATE \_\_\_\_\_

CHAIRPERSON, PLANNING AND ZONING COMMISSION

**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 \_\_\_\_\_ SHEET(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 \_\_\_\_\_, 2008.

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 \_\_\_\_\_, 2008.

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 TX 71973, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION, AND, FURTHER, DO HEREBY CERTIFY THAT NONE OF THE AREAS BEING PLATTED HEREIN AS ASH SUBDIVISION, AS DESCRIBED BY METES AND A 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.  
 REG. PROFESSIONAL ENGINEER #71973

DATE \_\_\_\_\_

**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, P.L.S.  
 REG. PROFESSIONAL LAND SURVEYOR #5782

DATE \_\_\_\_\_

NO.	SHEET	REVISION	DATE	APPROVED

**LOCATION MAP** SCALE 1"=2000'

PREPARED BY: SALINAS ENGINEERING & ASSOCIATES  
 2221 DAFFODIL AVENUE - McALLEN, TEXAS 78501  
 JOB NUMBER: SE-07-21590  
 DATE OF SURVEY: SEPTEMBER 08, 2007  
 DATE PREPARED: JUNE 25, 2008  
 PLAT SHEET 1 OF 3

**METES AND BOUNDS DESCRIPTION**

BEING A 24.11 GROSS ACRE [25.02 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 02, 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 3/4 INCH DIAMETER IRON ROD FOUND ON THE NORTHWEST CORNER OF SAID BLOCK 70 LOCATED ON INTERSECTION WITH THE CENTER 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;

- THENCE, SOUTH 80 DEGREES 51 MINUTES EAST, COINCIDENT WITH THE NORTH LINE OF SAID BLOCK 70 LOCATED IN THE CENTER OF SAID MILE 12 NORTH ROAD, A DISTANCE OF 795.80 FEET TO A 1/2 INCH DIAMETER IRON ROD SET ON THE NORTHEAST CORNER OF SAID BLOCK 70 FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, SOUTH 09 DEGREES 09 MINUTES WEST, COINCIDENT WITH THE EAST LINE OF SAID BLOCK 70, A DISTANCE OF 200.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID MILE 12 NORTH ROAD AT A DISTANCE OF 1,320.00 FEET IN ALL TO A POINT LOCATED WITHIN A DONNA IRRIGATION DISTRICT DITCH; AND SAME POINT BEING THE NORTHEAST 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;
- THENCE, NORTH 80 DEGREES 51 MINUTES WEST, COINCIDENT WITH THE SOUTH LINE OF SAID BLOCK 70 AND THE NORTH LINE OF SAID VICTORIA GROVES SUBDIVISION, A DISTANCE OF 63.47 FEET PASS A 1/2 INCH DIAMETER IRON ROD SET ON THE NORTHWEST CORNER OF SAID MILE 12 NORTH ROAD, AND THE EAST 63.47 FEET (OR 1.89 ACRES, MORE OR LESS) ARE LOCATED WITHIN SAID DONNA IRRIGATION DISTRICT RIGHT-OF-WAY, LEAVING 21.85 NET ACRES OF LAND, MORE OR LESS.
- THENCE, NORTH 09 DEGREES 09 MINUTES EAST, COINCIDENT WITH THE WEST LINE OF SAID BLOCK 70 AND THE EAST RIGHT-OF-WAY LINE OF SAID VICTORIA ROAD, A DISTANCE OF 1,320.00 FEET PASS A 1/2 INCH DIAMETER IRON ROD SET ON INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID MILE 12 NORTH ROAD, AT A DISTANCE OF 1,320.00 FEET IN ALL TO THE POINT OF BEGINNING, CONTAINING 24.11 ACRES [25.02 ACRES] OF LAND, MORE OR LESS, OF WHICH THE NORTH 20.00 FEET (OR 0.57 ACRES, MORE OR LESS) ARE LOCATED WITHIN SAID MILE 12 NORTH ROAD, AND THE EAST 63.47 FEET (OR 1.89 ACRES, MORE OR LESS) ARE LOCATED WITHIN SAID DONNA IRRIGATION DISTRICT RIGHT-OF-WAY, LEAVING 21.85 NET ACRES OF LAND, MORE OR LESS.

BEARING SOURCE: RECORDED PLAT OF SAID LA BLANCA "B" AGRICULTURAL COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, N1/4MB.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 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 \_\_\_\_\_, 2008.

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.

**INDEX SHEET OF ASH SUBDIVISION**

SHEET 1: HEADINGS, INDEX, LOCATION MAP, PRINCIPAL CONTACTS, PLAT WITH LOTS, STREETS, AND EASEMENTS DRAWINGS; LEGAL DESCRIPTION; METES AND BOUNDS; SURVEYORS AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DECLARATION, CERTIFICATION, AND ATTESTATION; CITY APPROVAL; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE C.T.A. OF A MUNICIPALITY AND WHETHER THE PROJECT IS SITUATED IN A FLOOD PRONE AREA DESIGNATED AS ZONES "A" OR "AH" DEFINED AND DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; HIDALGO COUNTY HEALTH DEPT. CERTIFICATE OF APPROVAL; HIDALGO COUNTY HEALTH DEPT. CERTIFICATE OF APPROVAL; REVISION NOTES.

SHEET 2: WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP; ENGINEERING REPORT (ENGLISH AND SPANISH VERSION) INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); SAMPLE OF 100 BORE FOR OSSF SYSTEM; TYPICAL WATER SERVICE CONNECTION; SUBDIVISIONS, CERTIFICATE AND STATEMENT.

SHEET 3: DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THE DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE; AND ENGINEER'S CERTIFICATION; REVISION NOTES.

**STATE OF TEXAS**  
**REGISTERED PROFESSIONAL ENGINEER**  
 DAVID OMAR SALINAS  
 71973

**STATE OF TEXAS**  
**REGISTERED PROFESSIONAL LAND SURVEYOR**  
 DAVID O. SALINAS  
 5782

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

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. 71973 ON JUNE 25, 2008. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

**ASH SUBDIVISION**  
 HIDALGO COUNTY, TEXAS.

BEING A 24.11 GROSS ACRE [25.02 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 02, 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 SOUTHEAST CORNER OF THE INTERSECTION OF MILE 12 NORTH ROAD AND VICTORIA ROAD. ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF DONNA (POPULATION 15,846), 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: OAKTREE INVESTMENTS, LLC ROGER BECHTEL, PRESIDENT	2410 PASEO DEL LAGO	PALMHURST, TEXAS, 78573	(956) 288-9182	(956) 377-5297
ENGINEER: DAVID O. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489
SURVEYOR: DAVID O. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489