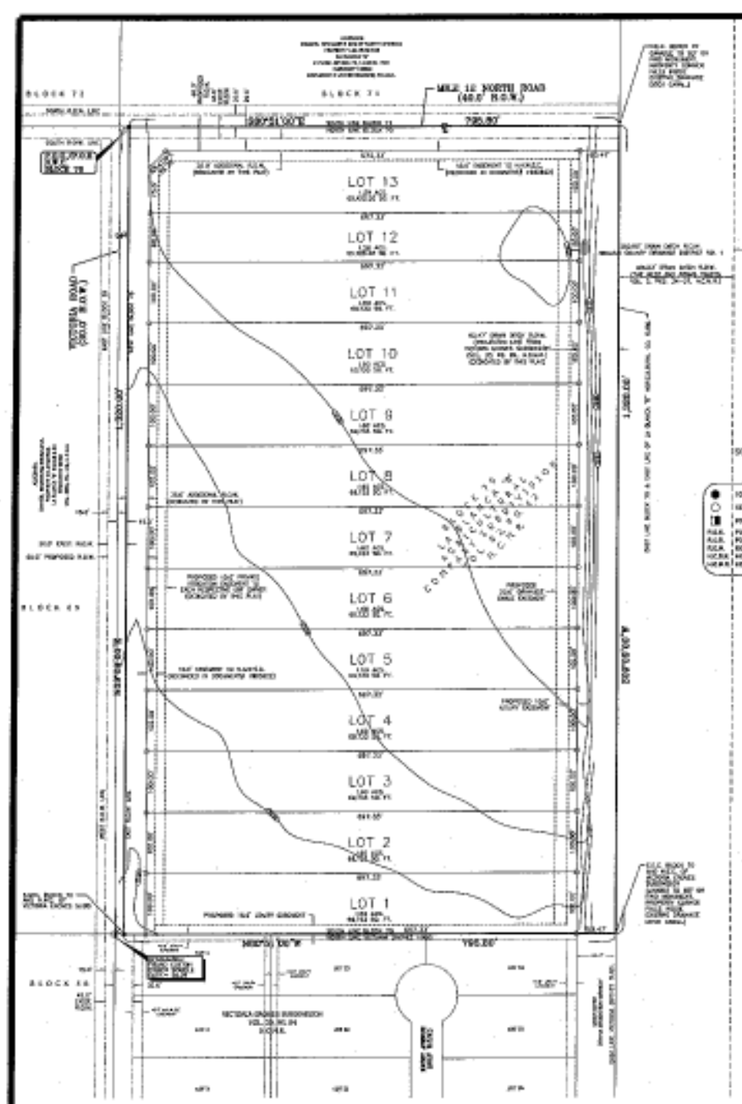


# ASH SUBDIVISION

## HIDALGO COUNTY, TEXAS.

BEING A 24.11 GROSS ACRE (20.02 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 00, PAGE 33, 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 16,944), 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: | GIMENEZ INVESTMENTS, LLC ROGER BECERRA, PRESIDENT | 2413 RIVIERA DEL LAGO | PHARR, TEXAS 78573 | (956) 369-0962 | (956) 572-5322 |
| ENGINEER: | DAVID G. SALINAS | 2221 DAYTOOL AVE. | McALLEN, TEXAS 78501 | (956) 682-8081 | (956) 686-1488 |
| SURVEYOR: | DAVID G. SALINAS | 2221 DAYTOOL AVE. | McALLEN, TEXAS 78501 | (956) 682-8081 | (956) 686-1488 |

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 representatives (hereinafter called "Grantor"whether one or more persons are named), 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, an exclusive 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 tract 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 included, Grantor further grants to Grantee an additional easement over and across the land shown on this plat for the purpose of laterally relocate said water line as may be necessary to clear the new improvements, which easement hereby granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline so 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 warrants 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 estate(s) herein was obtained or acquired 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 ..... 20.00' OR GREATER FOR EASEMENTS.
   SIDE (13 SIDE (MILE 12 ft. RD.)..... 60.00' OR GREATER FOR EASEMENTS.
2. FLOOD ZONE STATEMENT:
   FLOOD ZONE DETERMINATION: ZONE "A" (SHADED) & ZONE "X" (NO SHADE)
   ZONE "X" (UNSHADED) AREAS OF SUPER 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 "A" (SHADED) AREAS DETERMINED TO BE SUBJECT 100-YEAR FLOODPLAIN.
   COMMUNITY PANEL NO. 480334 0450 C.
   EFFECTIVE DATE JUNE 6, 2000 -- REVISED TO REFLECT LOMR DATED MAY 20, 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 6, 2000 -- REVISED TO REFLECT LOMR DATED MAY 20, 2002 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS, AND THE LOMR-F 100-YEAR FLOOD PLAIN CHARACTERIZED NO DEVELOPMENT AREA SHOWN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN. CONSTRUCTION ON RESIDENTIAL DWELLING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE FEDERAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THRU 4127).
3. MINIMUM FINISH FLOOR (MFF):
   MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF ROAD OR 12" ABOVE ANCHOR, WHICHEVER IS GREATER. ESTIMATION CERTIFICATE SHALL BE REQUIRED FOR THOSE LOCATED SUBJECT TO A REGULATED FLOOD ZONE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE HOUSE, HOMEBUILDER AND PERMIT CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR HOMES IN A DESIGNATED FLOOD ZONE OF THE FIRM FOR A DEVELOPMENT PERMIT APPLICATION.
4. DRAINAGE:
   IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY ENGINEERING, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A DRAIN OF 10,000 OR CONSTRUCT OR CUTS AGREEMENT OF DRAINAGE WITH HIDALGO COUNTY DRAINAGE DIVISION IS ACCOMPLISHED. THIS CAN BE ACCOMPLISHED BY DRAINAGE FEES WILL BE ACCOMPLISHED AS FOLLOWS: SEE DRAINAGE REPORT ON PAVED SHEET FOR DRAINAGE DIVISION.
5. NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. UNIT STAGE (IN LAND DEVELOPMENT PLANNING DEPARTMENT, HEALTH DEPARTMENT, AND FIRE MARSHAL) APPROVAL.
6. UNLESS OTHERWISE NOTED ON THIS PLAT, THE LOT IS MEASUREMENT BY 1/2 INCH ROD BY 18 INCH LONG IRON RODS.
7. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, GARDENS, TREES, AND OTHER PLANTS (EXCEPT FOR LOW, LEGS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS 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 DRAINAGE FACILITIES (XXXXFT HERE):
   THE DRAINAGE FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 FOR DRAINAGE PURPOSES.
   THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
   A. ROAD SYSTEM IS BEING DEVELOPED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. A TEMPORARY BRANCH SHALL BE SUBMITTED FOR COMMERCIAL USE AND MULTI-FAMILY USE.
   B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA AND PRIVATE WATER SUPPLY.
   C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED REPRESENTATIVE.
   D. THE HIDALGO COUNTY HEALTH DEPARTMENT TO THE UNDERSIGNED HIDALGO COUNTY, TEXAS, HEREBY CERTIFY THAT THE PLAT OF ASH SUBDIVISION, HAS BEEN SUBMITTED TO THE SUBDIVISION AS DETERMINED BY THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND THE HIDALGO COUNTY HEALTH DEPARTMENT, AND THE SUBDIVISION IS ADEQUATE FOR A DRAINAGE SYSTEM AND ADEQUATE DRAINAGE FACILITIES.
   E. MINIMUM "SEPTIC" SYSTEM APPLICATION IS REQUIRED INCLUDING REMOVAL LOT CLEARED MATERIALS PRIOR TO OCCUPYING A LOT.
10. ROGER BECERRA, PRESIDENT OF GIMENEZ INVESTMENTS, LLC, THE OWNER & SUBDIVIDER OF ASH SUBDIVISION, INTENDS AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET 3 OF THIS PLAN.
11. EACH PURCHASER CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STANDARD DESCRIPTION NOTE AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
12. THERE ARE NO WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
13. BENCHMARK NOTE:
    THE FOLLOWING BENCHMARK IS DEPICTED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
    B.M. NO. 1 -- ELEV. BLDG. DATUM: NORTH AMERICAN DATUM 1983. DESCRIPTION: TOP OF CUTTON PICKER SPINDLE FOUND 18" OUT WEST FROM THE SOUTHWEST CORNER OF THIS SUBDIVISION AT THE CORNER OF VICTORIA ROAD.
14. ALL PUBLIC UTILITY EASEMENTS DEDICATED ON THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.0 FEET AS PER THE HIDALGO COUNTY WORK, SUBDIVISION RULES. BY SIGNING THIS PLAT, OWNER(S) AND TRUSTEE(S) CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE RULE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
15. DRAINAGE SWALE EASEMENTS NOTE: NO FILL OR PERMANENT OBSTRUCTIONS SHALL BE ALLOWED WITHIN ANY 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.
16. AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVAL BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR COMMERCIAL, INDUSTRIAL, AND MULTI-FAMILY USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LOSS ELEVATIONS SHALL BE HIDALGO AREA. THE SITE PLAN, DRAINAGE PLAN, AND OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH DRAINAGE AND TRAFFIC ENGINEERS.
17. NO ACCESS ALLOWED OVER LOT 13 FROM MILE 12.

REVISION NOTES

| NO. | SHEET | REVISION | DATE | APPROVED |
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STATE OF TEXAS
COUNTY OF HIDALGO

I (WE), ROGER BECERRA, 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 FOR EVERMORE, ALL STREETS, PARKS, WALKS, WATER COURSES, ALLEYS, COVENANTS, AND RIGHTS-OF-WAY SHOWN SHOWN FOR THE PURPOSE OF CONSTRUCTION WHEN CONSIDERED, AND JUSTIFIED. HEREBY CERTIFY THAT THE REQUIREMENTS OF SECTION 232.032 OF THE TEXAS LOCAL GOVERNMENT CODE, PAGE 442, 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 ALTERNATE SOURCE OF ENERGY, PROVIDED TO EACH LOT MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

OWNER: GIMENEZ INVESTMENTS, LLC ROGER BECERRA, PRESIDENT 2413 RIVIERA DEL LAGO PALMVIEW, TEXAS 78573 ..... DATE

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 CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2006.

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 _____, 200____.

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 THE CITY WHEREIN BY APPROVAL IS REQUIRED.

CHAIRPERSON, PLANNING AND ZONING COMMISSION ..... DATE

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE 232.020 (A)

WE THE UNDERSIGNED COUNTY THAT THIS PLAT OF ASH SUBDIVISION, HAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONER'S COURT ON _____, 2006.

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 _____, VOLUME(S) _____ THE PLAT RECORDS OF HIDALGO COUNTY AT _____ O'CLOCK _____ M. ON _____, 2006.

HIDALGO COUNTY CLERK ..... DATE

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

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

HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR ..... DATE

STATE OF TEXAS
COUNTY OF HIDALGO

I, DAVID GARY SALINAS, P.E., A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, REGISTRATION NUMBER 79, HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION, AND, THEREFORE, DO HEREBY CERTIFY THAT NONE OF THE AREAS DEPICTED HEREON 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" DEPICTED AND DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

DAVID GARY SALINAS, P.E. ..... DATE
REG. PROFESSIONAL ENGINEER #79173

STATE OF TEXAS
COUNTY OF HIDALGO

I, DAVID G. 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 G. SALINAS, R.P.L.S. ..... DATE
REG. PROFESSIONAL LAND SURVEYOR #5782

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE COUNTY OF HIDALGO ONLY & BY NO OTHERS UNDER THE AUSPICES OF DAVID GARY SALINAS, P.E. TX REG. NO. 79173 ON OCTOBER 26, 2006. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

LOCATION MAP — SCALE 1"=2000'

PREPARED BY: SALINAS ENGINEERING & ASSOCIATES
2221 DAYTOOL AVENUE – McALLEN, TEXAS 78501
JOB NUMBER: 06-10-2006
DATE OF SURVEY: SEPTEMBER 06, 2007
DATE PREPARED: OCTOBER 26, 2006

PLAT SHEET 1 OF 3

NOTES AND BOUNDS DESCRIPTION

BEING A 24.11 GROSS ACRE (20.02 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 00, PAGE 33, 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 5/8 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 NORTHWEST 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 89 DEGREES 51 MINUTES EAST, CONCURRENT WITH THE NORTH LINE OF SAID BLOCK 70 LOCATED IN THE CENTER OF SAID MILE 12 NORTH ROAD, A DISTANCE OF 1955.00 FEET TO A POINT LOCATED WITHIN A DRAINAGE DISTRICT NO. 1 DITCH AND SAME POINT BEING THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(2) THENCE, SOUTH 00 DEGREES 08 MINUTES WEST, CONCURRENT WITH THE EAST LINE OF SAID BLOCK 70, AND THE NORTH LINE OF SAID VICTORIA DRIVE SUBDIVISION, A DISTANCE OF 2010 FEET PAST THE SOUTH RIGHT-OF-WAY LINE OF SAID MILE 12 NORTH ROAD, AT A DISTANCE OF 1,328.0 FEET ON ALL TO A POINT LOCATED WITHIN A DRAINAGE DISTRICT NO. 1 DITCH AND SAME POINT BEING THE NORTHEAST CORNER OF VICTORIA DRIVE SUBDIVISION, HIDALGO COUNTY, TEXAS, AS RECORDED IN VOLUME 38, PAGE 84, MAP RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

(3) THENCE, NORTH 89 DEGREES 51 MINUTES WEST, CONCURRENT WITH THE SOUTH LINE OF SAID BLOCK 70 AND THE NORTH LINE OF SAID VICTORIA DRIVE SUBDIVISION, A DISTANCE OF 50.47 FEET PASS THE WEST LINE OF SAID DRAINAGE DITCH RIGHT-OF-WAY, AT A DISTANCE OF 1955.00 FEET ON ALL TO A 5/8 INCH DIAMETER IRON ROD FOUND ON THE WEST DISTRICT CORNER OF SAID VICTORIA DRIVE 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 08 MINUTES EAST, CONCURRENT WITH THE WEST LINE OF SAID BLOCK 70 AND THE EAST RIGHT-OF-WAY LINE OF SAID VICTORIA ROAD, A DISTANCE OF 1,328.0 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 1,328.0 FEET ON ALL TO THE POINT OF BEGINNING, CONTAINING 24.11 ACRES (20.02 NETACRES) OF LAND, MORE OR LESS, OF WHICH THE NORTH 20.0 FEET FOR 0.37 ACRES, MORE OR LESS) ARE LOCATED WITHIN SAID MILE 12 NORTH ROAD, AND, THE EAST 50.47 FEET FOR 1.86 ACRES, MORE OR LESS) ARE LOCATED WITHIN SAID DRAINAGE DISTRICT NO. 1 DITCH RIGHT-OF-WAY, LEAVING 20.02 NET ACRES OF LAND, MORE OR LESS.

BASIS OF BEARINGS: RECORDED PLAT OF SAID LA BLANCA "B" AGRICULTURAL COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS.
W:\JAMES\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 AND APPROPRIATE FOR THE SPECIFIC DRAINAGE 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.

INDEX SHEET OF ASH SUBDIVISION

| | |
|---|---|
| SHEET 1 | [illegible] |
| SHEET 2 | [illegible] |
| SHEET 3 | [illegible] |

SALINAS ENGINEERING & ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS
2221 DAYTOOL — McALLEN, TEXAS 78501
(956) 682-8081 — (956) 686-1488 (FAX)