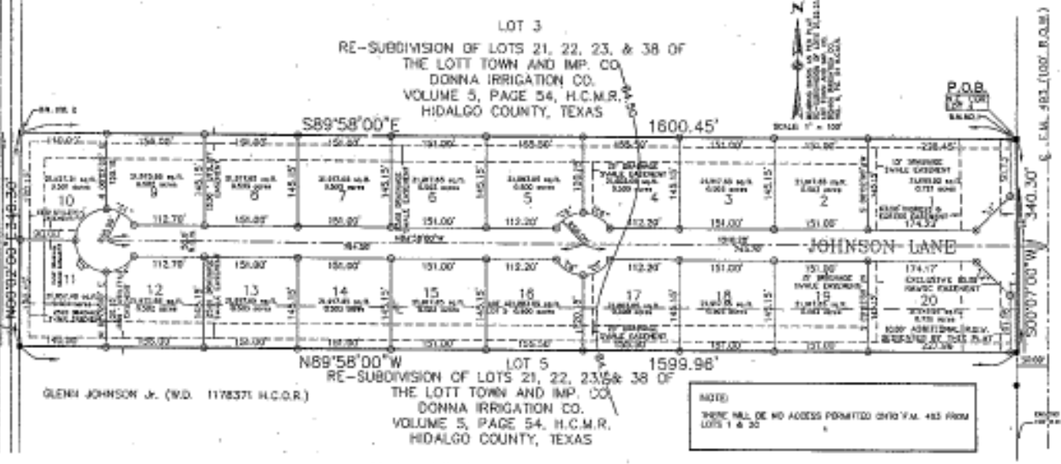

SUBDIVISION PLAT OF

JOHNSON ESTATES

BEING A RE-SUBDIVISION OF 12.50 ACRES BEING ALL OF LOT 4 AND THE NORTH 8.5 ACRES OUT OF LOT 5 OF THE RE-SUBDIVISION OF LOTS 21, 22, 23, & 38 OF THE LOTT TOWN AND IMP. CO. DONNA IRRIGATION CO. VOLUME 5, PAGE 54, H.C.M.R. HIDALGO COUNTY, TEXAS

DESCRIPTION OF JOHNSON ESTATES SUBDIVISION

NOTES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 12.50 ACRES SITUATED IN HIDALGO COUNTY, TEXAS, BEING ALL OF LOT 4 AND THE NORTH 8.50 ACRES OUT OF LOT 5, RE-SUBDIVISION OF LOTS 21, 22, 23, & 38, OF THE LOTT TOWN AND IMP. CO. DONNA IRRIGATION CO., ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5, PAGE 54, HIDALGO COUNTY MAP RECORDS. SAID 12.50 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT FOUND AT THE NORTHEAST CORNER OF SAID LOT 4, FOR THE NORTHEAST CORNER OF THIS TRACT;

1. THENCE, S 00° 07' 00" W ALONG THE EAST LINES OF LOTS 4 AND 5 AND THE WEST RIGHT-OF-WAY LINE OF F.M. 493, AT A DISTANCE OF 372.22 FEET PASS THE SOUTHEAST CORNER OF LOT 4 AND NORTHEAST CORNER OF LOT 5, CONTINUING A TOTAL DISTANCE OF 340.30 FEET TO A NO. 4 REBAR FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT;

2. THENCE, N 89° 58' 00" W A DISTANCE OF 1,599.96 FEET TO A NO. 4 REBAR FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT;

3. THENCE, N 00° 07' 00" E ALONG THE WEST LINES OF LOTS 5 AND 4 AND THE EAST RIGHT-OF-WAY LINE OF F.M. 493, AT A DISTANCE OF 372.22 FEET PASS THE SOUTHEAST CORNER OF LOT 4 AND NORTHEAST CORNER OF LOT 5, CONTINUING A TOTAL DISTANCE OF 340.30 FEET TO A CONCRETE MONUMENT FOUND AT THE NORTHWEST CORNER OF SAID LOT 4 FOR THE NORTHWEST CORNER OF THIS TRACT;

4. THENCE, S 89° 58' 00" E ALONG THE NORTH LINE OF SAID LOT 4, A DISTANCE OF 1,600.45 FEET TO THE POINT OF BEGINNING, AND CONTAINING 12.50 ACRES OF LAND, MORE OR LESS.

CURVE TABLE						
CURVE	DELTA	LENGTH	RADIUS	TANGENT	CHORD	BEARING
C1	90°00'00"	31.42'	20.00'	20.00'	28.28'	N73°22'00"W
C2	90°00'00"	31.42'	20.00'	20.00'	28.28'	S16°38'00"W
C3	14°00'00"	15.54'	63.00'	15.63'	15.50'	S44°38'00"W
C4	90°00'00"	31.42'	20.00'	20.00'	28.28'	N60°07'00"E
C5	90°00'00"	31.42'	20.00'	20.00'	28.28'	N29°53'00"W
C6	90°00'00"	31.42'	20.00'	20.00'	28.28'	S60°07'00"W
C7	90°00'00"	31.42'	20.00'	20.00'	28.28'	S29°53'00"E
C8	90°00'00"	31.42'	20.00'	20.00'	28.28'	N60°07'00"E
C9	90°00'00"	31.42'	20.00'	20.00'	28.28'	N29°53'00"W

RIGHT OF WAY EASEMENT

KNOWN ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, HEIRS, AND TRANSFEREES (HEREINAFTER CALLED "GRANTOR" WHETHER ONE OR MORE) HEREBY ARE MAKING, IN CONSIDERATION OF THE DOLLAR ($1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH HIDALGO 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, A PERPETUAL EASEMENT WITH THE RIGHT TO EXCEL, CONSTRUCT, INSTALL AND LAY AND THEREAFTER TO USE, OPERATE, INSPECT, MAINTAIN, REPLACE AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE FOR WHICH THE ABOVE-MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HEREBY LIMITED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT WHEREVER CONVENIENT 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 THEREON BEING THE PIPELINE INSTALLED.

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE 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 DESCRIBED ABOVE FOR THE PURPOSE OF LATERALLY RELOCATING SAID 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 THEREON 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 THE GRANT SHALL CONSTITUTE A COVENANT RUNNING WITH THE LAND FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS AND ASSIGNS. THE GRANTOR COVENANTS THAT SHE 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 THE TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED THEREUNDER PURSUANT TO SUCH ACT. THE GRANTEE 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 HAS EXECUTED THIS INSTRUMENT THE 30th DAY OF June, 20 08

(GRANTOR'S SIGNATURE)

ACKNOWLEDGMENT

THE STATE OF TEXAS §

COUNTY OF HIDALGO §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED Glenn Johnson KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (SHE) OWNED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 30th DAY OF Oct 20 08

NOTARY PUBLIC STATE OF TEXAS

MY COMMISSION EXPIRES 8-26-2009

LEGEND
- FND. CONC. MONUMENT
- FND. NO.4 REBAR
- FND. PIPE
- SET NO.4 REBAR W/PLASTIC CAP STAMPED "MELDEN & HUNT INC"
- ELECTRIC POSTS
- AIR VALVE

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF JOHNSON ESTATES WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT-OF-WAY DEPARTMENT

BY: _____

HIDALGO COUNTY RIGHT OF WAY DIRECTOR — DATE

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF JOHNSON ESTATES WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT

BY: _____

HIDALGO COUNTY RESIDENT CHIEF SANITARIAN — DATE

GENERAL PLAT NOTES & RESTRICTIONS:

1. FLOOD ZONE STATEMENT
ZONE "C" - AREA OF MINIMAL FLOODING

<PANEL NO. 480334 0415 C> EFFECTIVE: NOVEMBER 16, 1982
THE AREAS WITHIN THE ORANGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN.
COMMUNITY PANEL NO. 480334 0415 C EFFECTIVE DATE: NOVEMBER 16, 1982 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAIN ADMINISTRATOR DEFINES NO OTHER 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 THROUGH 4127.)

2. SETBACKS:
FRONT: 20 FEET (VARIES-SEE PLAT)
REAR: 20.00 FEET
SIDE: 2.00 FEET OR EASEMENT WHICHEVER IS GREATER
CORNER SIDE: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER
GARAGE FRONT: 20.00 FEET

3. MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB OR 12" 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 FIRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.

4. BENCHMARK NOTE:
THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
B.M. NO. 1 - ELEV. 84.76 N.G.V.D. 29 DESCRIPTION: CONCRETE MONUMENT LOCATED 10.00 FEET EAST FROM THE NORTHEAST CORNER OF LOT 1 IN THIS SUBDIVISION.
B.M. NO. 2 - ELEV.=84.32 NGVD. 29 DESCRIPTION: CONCRETE MONUMENT LOCATED AT THE SOUTHWEST CORNER OF LOT 18 OF THIS SUBDIVISION.

5. DRAINAGE:
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY DRAINAGE, THIS DEVELOPER WILL BE REQUIRED TO DETAIN A TOTAL OF 38,000 CUBIC FEET (0.8875 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IS ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: DRAINAGE SHALL FLOW FROM THE STREET INTO A DRAIN SWALE SYSTEM WHICH WILL DRAIN INTO AN EXISTING DRAINAGE DITCH ON THE WEST PROPERTY LINE. NEIGHBOR RUN OFF WILL BE DETAIN WITHIN THE DRAINAGE SWALE AT THE REAR OF LOTS.

7. DRAINAGE SWALE EASEMENTS NOTE:
NO WALL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE SWALE'S EASEMENT. EACH DRAINAGE SWALE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SIGNS, POLES AND OTHER PLANTINGS THAT WOULD INTERFERE WITH THE OPERATION OF THE DRAINAGE SWALE EASEMENT. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SWALE.

8. ON-SITE SEWAGE FACILITIES (OSSF) NOTE:
THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVISION IS RESPONSIBLE FOR OBTAINING AN OSSF ON ALL LOTS.

A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE SHALL A SEPARATE SEWAGE SHALL BE SUBMITTED FOR COMMERCIAL USE AND INDUSTRIALLY.

B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH PUBLIC WATER SUPPLY.

C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.

D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND DESCRIPTIONS MAY BE ALSO DONE 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 OCCUPYING THE LOT.

F. THERE ARE NO WEARLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.

10. GLEN JOHNSON, THE OWNER & GRANTOR OF JOHNSON ESTATES RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.

11. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SIGNS, POLES AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE EASEMENT.

12. EACH PROSPECTIVE CONTRACT MADE BETWEEN THE PURCHASER 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.

13. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 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 OCCUPYING AN EASEMENT.

5. NORMAL USES FOR WHICH PUBLIC EASEMENTS ARE PROVIDED:
NO LOTS THAT ARE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. NO COMMERCIAL USE SHALL BE ALLOWED ON ALL THE FOLLOWING INTERNAL LOTS 1 THROUGH 19. LAND OWNER USE SHALL PERMIT PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHAL APPROVAL APPLICATIONS FOR CONSTRUCTION AND BUILDING PERMIT TO DESIGNATE THE LOT.
GENERAL USES FOR COMMERCIAL LOTS.
LOTS 1 AND 30 SHALL BE FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OPEN USE OTHER THAN COMMERCIAL USE 1 AND 30 AS PER DEVELOPMENT PLAN. THE MAP BY TOPOLOGY BY ALL PERMITS AND CONTRACT FOR PERMITS APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHAL ARE REQUIRED PRIOR TO OCCUPYING THE LOTS.

16. AN OFF-STREET PARKING LOT SITE PLAN AND DRAINAGE PLAN APPROVAL BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR COMMERCIAL, INDUSTRIAL & MULTIFAMILY USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF THE BUILDING AND/OR DEVELOPMENT PERMIT. THE WATER PLAN OR LOCAL DRAINAGE SHALL BE REQUIRED UNITS. THE SITE PLAN, DRAINAGE PLAN AND STAMP PLAN ARE APPROVED AND PROVIDED ELEVATIONS ARE CONFORMED BY HIDALGO COUNTY AIR STATE STANDARDS.

15. THERE WILL BE NO ACCESS PERMITTED INTO F.M. 493 FROM LOTS 1 & 30.

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, GLENN JOHNSON, AS OWNER OF THE 12.50 ACRE TRACT OF LAND DESCRIBED WITHIN THE DRAINAGE DISTRICT, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION HAVE BEEN DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET(S), PARK, AND EASEMENTS SHOWN HEREON.
I CERTIFY THAT I 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;
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

GLENN JOHNSON
PO BOX 81
DONNA, TEXAS 78537

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED GLENN JOHNSON
PROVED TO ME THROUGH THE TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVERS LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 30th DAY OF Oct 20 08

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES 8-26-2009

STATE OF TEXAS
COUNTY OF HIDALGO

I, FRED L. KURTH, A REGISTERED PROFESSIONAL LAND SURVEYOR AND REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION HAVE BEEN PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 08/01/2007 AND THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION.

11-20-08
FRED L. KURTH, REG. # 24-00 — REGD. # 4700
DATE SURVEYED 06-07-07
DATE PREPARED 07-06-07
FIELD BOOK 67-72 — JOB NO./TOWN 24
ENG. JOB NO. 07003.00

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
DONNA IRRIGATION DISTRICT HIDALGO COUNTY # 1
IRRIGATION DISTRICT

THIS PLAT IS HERE ON APPROVED BY THE DONNA IRRIGATION DISTRICT HIDALGO COUNTY # 1 DATED THIS THE 11-18-
DAY OF November 2008

ATTEST: _____ DATE 11-18-08
SECRETARY

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 232.0031 (A)

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF JOHNSON ESTATES WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON: _____

HIDALGO COUNTY JUDGE — DATE _____

ATTEST: _____ DATE _____
HIDALGO COUNTY CLERK

CITY OF DONNA
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 212.0065(C) AND § 212.0065(D)

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF JOHNSON ESTATES WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF DONNA ON:

MAYOR OF THE CITY OF DONNA — DATE 10-20-08

ATTEST: Martha Alvarado
SECRETARY OF THE CITY OF DONNA — DATE 10-20-08

CITY OF DONNA
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 212.0065(C) AND § 212.0065(D)

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF JOHNSON ESTATES WAS REVIEWED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF DONNA ON: January 5, 2009

PLAT COMMISSION OF THE CITY OF DONNA — DATE 1-5-09

HIDALGO COUNTY
ANTONIO ESQUIVEL JR.
HIDALGO COUNTY CLERK

BY: _____ DEPUTY

FILED FOR RECORD IN: _____ COUNTY, TEXAS
ON: _____ AT: _____ O'CLOCK _____ M.
INSTRUMENT NUMBER: _____
RECORDED IN VOLUME: _____ PAGE: _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY

DONNA IRRIGATION DISTRICT HIDALGO COUNTY # 1

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEX. WATER CODE 49.211 (A). 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: _____

LOCATION MAP
SCALE: 1" = 2000'

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
JOHNSON ESTATES IS LOCATED IN THE SOUTHWEST PART OF HIDALGO COUNTY ON THE WEST SIDE OF FM 493 APPROXIMATELY 1,600 FEET SOUTH OF ITS INTERSECTION WITH CR. 1101 AND IS WELL INSIDE THE ONLY NEARBY MUNICIPALITY IN THE CITY OF DONNA, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY DONNA (POPULATION 15,934). JOHNSON ESTATES LIES APPROXIMATELY 1 MILE FROM THE CITY LIMITS AND IS WITHIN THE 2 MILE EXTRATERRITORIAL JURISDICTION (ETJ) WHICH LOCAL GOVERNMENT CODE § 212.001 THIS SUBDIVISION FALLS WITHIN PRECINCT 1.

INDEX TO SHEET OF JOHNSON ESTATES

SHEET 1: HEARING NOTES, LOCATION MAP AND ETJ, PRINCIPAL CONTACTS, MAP: LOT, STREETS, AND EASEMENT LATITUDE DESCRIPTION (METES AND BOUNDS), SURVEYOR'S CERTIFICATION, PLAT NOTES AND RESTRICTIONS, OWNER'S DEDICATION, CERTIFICATION, ATTESTATION, CITY APPROVAL CERTIFICATE, PLANNING & ZONING, DONNA IRRIGATION DISTRICT HIDALGO COUNTY #1, H.C.D.C. No. 1, HIDALGO COUNTY RIGHT-OF-WAY DEPARTMENT CERTIFICATE, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE, H.C.M.U.D. MUDMUDDIGHOUSE, COUNTY CLERK'S RECORDING CERTIFICATE, REVISION NOTES.

SHEET 2: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER / SEWER AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSIONS), DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DRAINAGE STRUCTURES.

SHEET 3: MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEERING CERTIFICATION, STORM DETAILS, REVISION NOTES.

TAPE TABLE		
LINE	BEARING	LENGTH
L1	S00°07'00"W	19.43'
L2	N44°00'00"E	19.38'

MELDEN & HUNT INC
CONSULTANTS - ENGINEERS - SURVEYORS
115 N. WARREN — EDINBURG, TX 78541 — PH: (956) 381-9481 — FAX: (956) 381-9808
EST. 1946 — ESTABLISHED 1947
EDIT 49 F.N. 2107 — AA GROUP INC. TX 10190 — PH: (956) 687-4905 — FAX: (956) 686-0711
www.meldenandhunt.com

PRINCIPAL CONTACTS

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	GLENN JOHNSON	P.O. BOX 81	DONNA, TEXAS 78537	(956) 464-2174	(956)
ENGINEER:	FRED L. KURTH	115 N. WARREN	EDINBURG, TX 78539	(956) 381-9481	(956) 381-9808
SURVEYOR:	FRED L. KURTH	115 N. WARREN	EDINBURG, TX 78539	(956) 381-9481	(956) 381-9808

REVISION NOTES — SHEET 1 OF 3 SHEETS

NO.	SHEET	REVISION	DATE	APPROVED

FOR REVISION PURPOSES ONLY
DATE: 12-11-08
TEXAS DEPARTMENT OF TRANSPORTATION: DATE 12-11-08
HIDALGO COUNTY: DATE 12-11-08
FINAL CHECK: DATE 12-11-08

DATE PREPARED: 07-06-2007