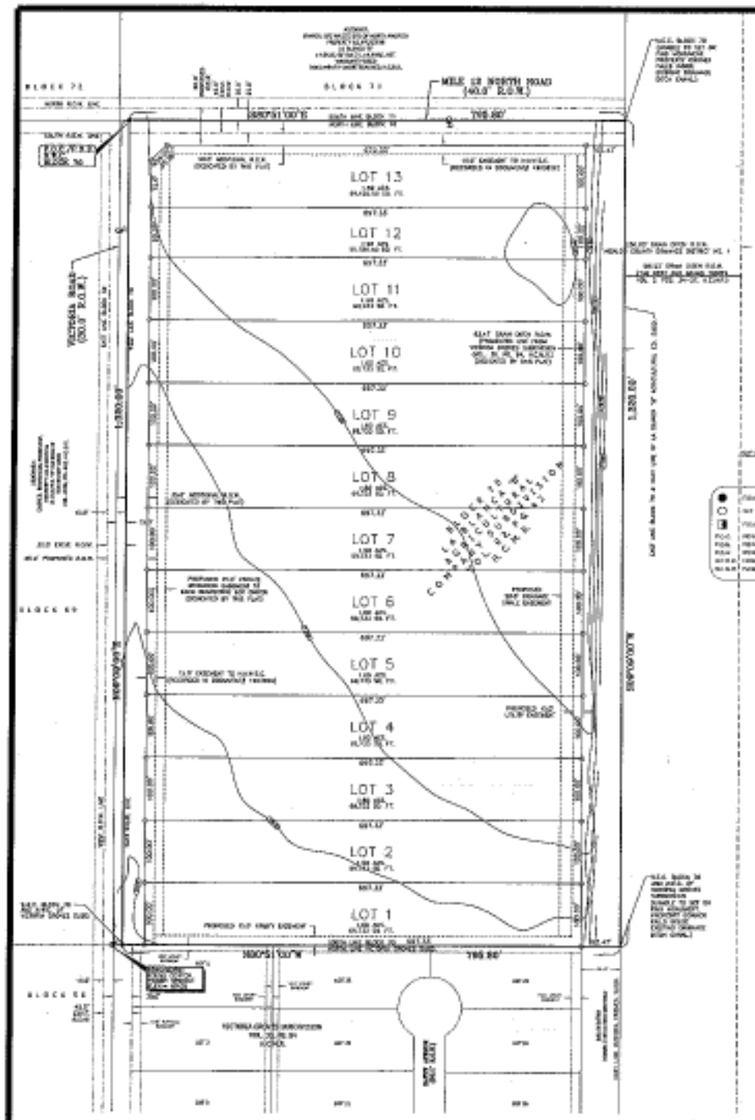


ASH SUBDIVISION

HIDALGO COUNTY, TEXAS.

BEING A 24.11 GROSS ACRE (23.03 GROSS ACRE) TRACT OF LAND, MORE OR LESS, CONSISTING OF ALL OF BLOCK 78, LA BLANCA TE"AGRICULTURAL COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 02, PAGE 22, 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 15,946, 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

	FIRM	ADDRESS	CITY, STATE, & ZIP CODE	PHONE	FAX
OWNER:	DAERIKE INVESTMENTS, LLC ROGER BECHTEL, PRESIDENT	3415 PASEO DEL LAGO	PALMHURST, TEXAS. 78573	(956) 399-6182	(956) 377-5247
ENGINEER:	DAVID G. SALINAS	2321 DAFFODIL AVE.	McALLEN, TEXAS. 78501	(956) 682-9601	(956) 686-1489
SURVEYOR:	DAVID G. SALINAS	2321 DAFFODIL AVE.	McALLEN, TEXAS. 78501	(956) 682-9601	(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/Grantee" 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 select, locate(ed), 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 line pipe(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 on installed, Grantor further grants to Grantee an additional easement over and across the land shown on this plat for the purpose of hereby relocate 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 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 plat shall constitute an covenant 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. This 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 basic 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__.

_____

GENERAL PLAT NOTES:

1. MINIMUM SETBACK LINES:
   FRONT .....40.00' OR GREATER FOR EASEMENTS.
   REAR .....10.00' OR GREATER FOR EASEMENTS.
   SIDE .....10.00' OR GREATER FOR EASEMENTS.
   LOT 13 SIDE (MILE 12 N. ST.).....30.00' OR GREATER FOR EASEMENTS.
2. FLOOD ZONE STATEMENT:
   FLOOD ZONE DESIGNATIONS: ZONE "X" (SHADED) & ZONE "X" (NO SHADING).
   ZONE "X" (SHADED): 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 0440 C
   EFFECTIVE DATE JUNE 6, 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 0440 C, EFFECTIVE DATE JUNE 6, 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 COMPLIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1960 (42 U.S.C. SECTIONS 4001 THRU 4127).
3. BENCH MARK(S) FLOOD NOTE:
   (SAMPLE) BENCH MARK(S) FLOOD NOTE: BENCH MARK SHALL BE 1/2" INCH DIA OF ROAD OR 1/2" INCH ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CORRECTION MAY BE REQUIRED FOR FIELD LOCATED CONTROL OF DEVELOPMENT LOCATED WITHIN A DESIGNATED FLOOD ZONE. THE FIELD LOCATED CONTROL OF DEVELOPMENT LOCATED WITHIN A DESIGNATED FLOOD ZONE. THE FIELD LOCATED CONTROL SHALL BE ESTABLISHED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
4. DRAINAGE:
   IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY ORDINANCE(S): THE DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 13.0(X) 34 CUBIC FEET OF 8.16 ACRE-FEET OF STORM WATER RUNOFF. DRAINAGE DETENTION IS ACCORDANCE WITH THE DRAINAGE REPORT ACKNOWLEDGED AS TOLLGATE SEC DRAINAGE REPORT ON THIS LOTS FOR DRAINAGE DETENTION.
5. AIR WORK (RAIN AND SANDY 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 OCCUPYING THE LOT.
6. UNLESS OTHERWISE NOTED ON THIS PLAT, THE LOT IS MONUMENTED BY 1/2 INCH RODS AT EACH LONG INCH RODS.
7. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, TANKS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LEFT TURN, TO ROAD NATURE, ROCKS, GRASS AND OTHER PLANTS, GRAVEL OR PAVING) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION 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 HIDALGO COUNTY HEALTH DEPARTMENT (HCHD) REGULATIONS.
   THE DEVELOPER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
   A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE SHALL A SEPARATE SYSTEM 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 PUBLIC WATER SUPPLY.
   C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED ENGINEERING.
   D. SOIL ANALYSIS AND PLANS SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND CONTRACTOR OF ASH SUBDIVISION, LOT 1 (MILE 12 NORTH ROAD) ARE REQUIRED FOR ALL LOTS. THE SOIL ANALYSIS SHALL BE PERFORMED BY A LICENSED SOIL SCIENTIST. THE SOIL ANALYSIS SHALL BE PERFORMED FOR A STANDARD SEPTIC TANK AND AERATION TYPE SEWAGE TREATMENT SYSTEM.
   E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
10. ROGER BECHTEL, PRESIDENT OF DAERIKE INVESTMENTS, LLC, THE OWNER & DEVELOPER OF ASH SUBDIVISION, RESERVES AN EASEMENT WITH EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET 2 OF THIS PLAT.
11. UNDER 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.
12. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.
13. BENCHMARK NOTE:
    THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
    B.M. NO. 1 - ELEV. 80.38 (NAVD88 NORTH AMERICAN DATUM 1988). DESCRIPTION: TOP OF COTTON PICKER SPINDLE FOUND AT CULD WEST FROM THE SOUTHWEST CORNER OF THIS SUBDIVISION AT THE CENTER OF VICTORIA ROAD.
14. ALL PARCEL UTILITY EASEMENTS DESIGNATED ON THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.0 FEET AS PER THE HIDALGO COUNTY WATER SUBDIVISION ORDER. BY OWNERS THIS PLAT DEDICATES AND DEDICATES (DEDICATE) THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
15. DRAINAGE SWALE EASEMENTS NOTE: NO FILL OR PERMANENT STRUCTURES 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. ON SITE-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 LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN, AND OSSF PLAN ARE APPROVED AND IMPROVED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
17. NO ACCESS ALLOWED OVER LOT 13 FROM MILE 12.

REVISION NOTES

NO.	SHEET	REVISION	DATE	APPROVED

STATE OF TEXAS
COUNTY OF HIDALGO

I (WE), ROGER BECHTEL, AS OWNER (S) OF 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, OPEN 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 232.003 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 ALTERNATE SOURCE OF ENERGY, PROVIDED TO EACH LOT MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

_____ _____
OWNER: DAERIKE INVESTMENTS, LLC DATE
ROGER BECHTEL, PRESIDENT
3415 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 CONSIDERATION 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 _____ 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 THE SUBMISSION 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 THE PLAT OF ASH SUBDIVISION HAS 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 _____ VOLUME _____ THE PLAT RECORDED 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 GMAR SALINAS, P.E., A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, REGISTRATION NUMBER 76 71673, DO HEREBY CERTIFY THAT THIS PLAT WAS BEEN CAREFULLY PREPARED AND ACCURATELY ENGINEERING CONSIDERATION, AND, FURTHER, DO HEREBY CERTIFY THAT NONE OF THE ABOVE BRIEF PLATTED HEREIN AN ASH SUBDIVISION, AS DESCRIBED BY METES AND BOUNDS DESCRIPTION CEIL NOTES 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.

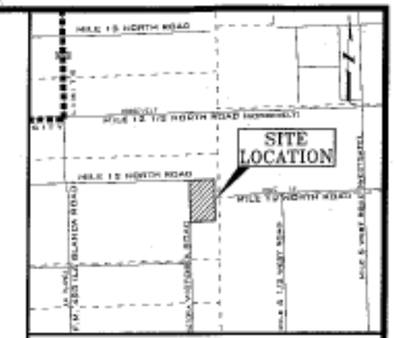
_____ _____
DAVID GMAR SALINAS, P.E. DATE
REG. PROFESSIONAL ENGINEER (07173)

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, P.L.S. DATE
REG. PROFESSIONAL LAND SURVEYOR (04783)

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE COUNTY OF HIDALGO STAFF & BY NO OTHERS UNDER THE AUTHORITY OF DAVID GMAR SALINAS, P.E. TX. REG NO. 71673 ON MARCH 5TH, 2008. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.



LOCATION MAP SCALE 1"=2000'

PREPARED BY: SALINAS ENGINEERING & ASSOCIATES
2321 DAFFODIL AVENUE - McALLEN, TEXAS 78501
JOB NUMBER: SP-05-01-0280

DATE OF SURVEY: SEPTEMBER 06, 2007
DATE PREPARED: MARCH 6, 2008

PLAT SHEET 1 OF 3

METES AND BOUNDS DESCRIPTION

BEING A 24.11 GROSS ACRE (23.03 GROSS ACRE) TRACT OF LAND, MORE OR LESS, CONSISTING OF ALL OF BLOCK 78, LA BLANCA TE"AGRICULTURAL COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 02, PAGE 22, 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 INCH DIAMETER IRON ROD FOUND ON THE NORTHWEST CORNER OF SAID BLOCK TO LOCATED ON INTERSECTION WITH THE CENTER OF MILE 12 NORTH ROAD AND THE INTERSECTION 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, CONCIDENT WITH THE NORTH LINE OF SAID BLOCK TO LOCATED IN THE CENTER OF SAID MILE 12 NORTH ROAD, A DISTANCE OF 793.80 FEET TO A POINT LOCATED WITHIN A DRAINAGE DISTRICT NO. 1 DITCH AND SAME POINT BEING THE NORTHEAST CORNER OF SAID BLOCK 78 FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(2) THENCE, SOUTH 00 DEGREES 03 MINUTES WEST, CONCIDENT WITH THE EAST LINE OF SAID BLOCK 78, A DISTANCE OF 1320.1 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 DRAINAGE DISTRICT NO. 1 DITCH AND SAME POINT BEING THE PROPOSED CORNER OF VICTORIA SUBDIVISION, HIDALGO COUNTY, TEXAS, AS RECORDED IN VOLUME 30, PAGE 214, MAP RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(3) THENCE, NORTH 89 DEGREES 51 MINUTES WEST, CONCIDENT WITH THE SOUTH LINE OF SAID BLOCK 78 AND THE NORTH LINE OF SAID VICTORIA SUBDIVISION, A DISTANCE OF 1,320.0 FEET PASS THE WEST LINE OF SAID VICTORIA SUBDIVISION, A DISTANCE OF 1,320.0 FEET IN ALL TO A 5 INCH DIAMETER IRON ROD FOUND ON THE NORTHWEST CORNER OF SAID VICTORIA SUBDIVISION AND SAME POINT 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 03 MINUTES EAST, CONCIDENT WITH THE WEST LINE OF SAID BLOCK 78 AND THE EAST RIGHT-OF-WAY LINE OF SAID VICTORIA ROAD, A DISTANCE OF 1,320.0 FEET PASS A 5 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 (24.03 ACRES) OF LAND, MORE OR LESS, OF WHICH THE NORTH 30.0 FEET (OR 0.137 ACRES, MORE OR LESS) ARE LOCATED WITHIN SAID MILE 12 NORTH ROAD AND, THE EAST 62.0 FEET (OR 1.08 ACRES, MORE OR LESS) ARE LOCATED WITHIN SAID DRAINAGE DISTRICT NO. 1 DITCH RIGHT-OF-WAY, LEAVING 23.85 NET ACRES OF LAND, MORE OR LESS.

BEARING SOURCE: RECORDED PLAT OF SAID LA BLANCA TE"AGRICULTURAL COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS.
NAD83-2007,N-1 1-2800

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 CRITERIA 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.

INDEX SHEET OF ASH SUBDIVISION

SHEET 1	[illegible]
SHEET 2	[illegible]
SHEET 3	[illegible]

SALINAS ENGINEERING & ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS
2321 DAFFODIL - McALLEN, TEXAS 78501
(956) 682-9601 (956) 686-1489 (FAX)