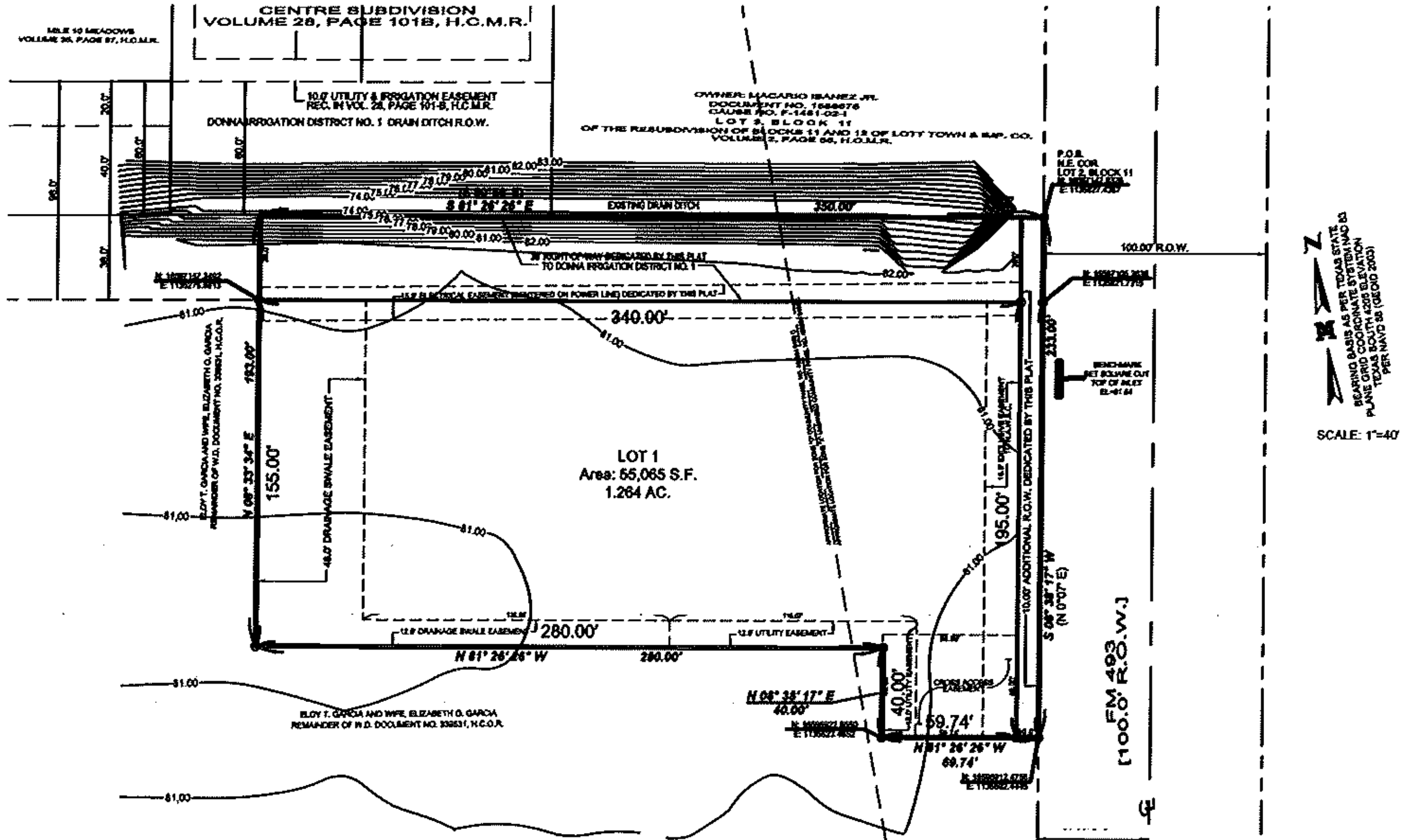


RBA DONNA SUBDIVISION

BEING A RESUBDIVISION OF 1.614 ACRES (70,313.96 S.F.) OUT OF LOT 2, BLOCK 11, RESUBDIVISION OF BLOCKS 11 AND 12, LOTT TOWN AND IMPROVEMENT COMPANY SUBDIVISION, RECORDED IN VOLUME 2, PAGE 58, HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY, TEXAS

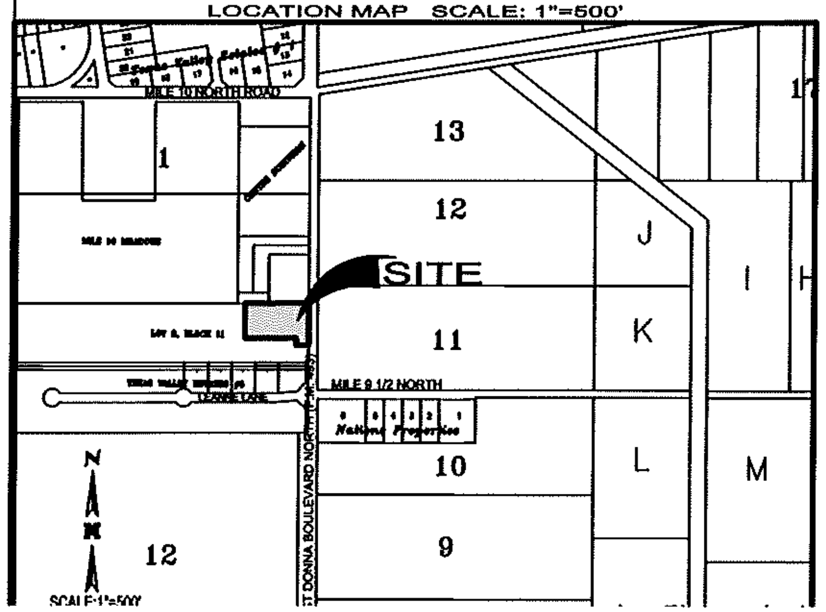
METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 1.614 ACRES (70,313.96 SQUARE FEET) SITUATED IN HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OF LOT 2, BLOCK 11, RESUBDIVISION OF BLOCKS 11 AND 12, LOTT TOWN AND IMPROVEMENT COMPANY SUBDIVISION, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 2, PAGE 58, HIDALGO COUNTY MAP RECORDS, SAID LOT 2, BLOCK 11 WAS CONVEYED TO ELOY T. GARCIA AND ELIZABETH O. GARCIA BY VIRTUE OF A WARRANTY DEED RECORDED UNDER DOCUMENT NO. 339531, HIDALGO COUNTY OFFICIAL RECORDS, SAID 1.614 ACRES (70,313.96 SQUARE FEET) ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NO. 4 REBAR SET (NORTHING: 16597142.8328, EASTING: 1135627.4387) FOR THE NORTHEAST CORNER OF SAID LOT 2, BLOCK 11, SAID CORNER BEING ON THE WEST RIGHT-OF-WAY LINE OF F.M. 493;

1. THENCE, S 08°38'17" W (N 0°07'E PLAT CALL) ALONG THE EAST LINE OF SAID LOT 2, BLOCK 11, AT A DISTANCE OF 38.00 FEET PASS A NO. 4 REBAR SET (NORTHING: 16597105.2636, EASTING: 1135621.7315) TO A POINT ON THE SOUTH BOUNDARY LINE OF AN EXISTING EASEMENT CLAIMED BY DONNA IRRIGATION DISTRICT, CONTINUING A TOTAL DISTANCE OF 233.00 FEET TO A NO. 4 REBAR SET (NORTHING: 16596912.4756, EASTING: 1135592.4445) FOR THE SOUTHEAST CORNER OF THIS TRACT;
2. THENCE, N 81°26'26" W AT A DISTANCE OF 10.00 FEET PASS A NO. 4 REBAR SET FOR THE FUTURE WEST RIGHT-OF-WAY LINE ACCORDING TO HIDALGO COUNTY THOROUGHFARE PLAN, CONTINUING A TOTAL DISTANCE OF 69.75 FEET TO A NO. 4 REBAR SET (NORTHING: 16596922.8550, EASTING: 1135523.4852) FOR THE SOUTHERNMOST SOUTHWEST CORNER OF THIS TRACT;
3. THENCE, N 08°38'17" E A DISTANCE OF 40.00 FEET TO A NO. 4 REBAR SET (NORTHING: 16596962.4011, EASTING: 1135529.4927) AT AN INSIDE CORNER OF THIS TRACT;
4. THENCE, N 81°26'26" W A DISTANCE OF 280.00 FEET TO A NO. 4 REBAR SET (NORTHING: 16597004.0757, EASTING: 1135252.6115) FOR THE NORTHERNMOST SOUTHWEST CORNER OF THIS TRACT;
5. THENCE, N 08°33'34" E AT A DISTANCE OF 155.00 FEET PASS A NO. 4 REBAR SET (NORTHING: 16597157.3492, EASTING: 1135275.6613) TO A POINT ON THE SOUTH BOUNDARY LINE OF SAID EXISTING EASEMENT CLAIMED BY DONNA IRRIGATION DISTRICT, CONTINUING A TOTAL DISTANCE OF 193.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 2, BLOCK 11, FOR THE NORTHWEST CORNER OF THIS TRACT;
6. THENCE, S 81°26'26" E (S 89°58' E PLAT CALL) ALONG THE NORTH LINE OF SAID LOT 2, BLOCK 11, A DISTANCE OF 350.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 1.614 ACRES (70,313.96 SQUARE FEET) OF LAND, MORE OR LESS.

LOCATION MAP SCALE: 1"=500'



LEGEND

O SET No.4 REBAR W/PLASTIC CAP STAMPED MELDEN & HUNT

INDEX TO SHEET OF RBA DONNA SUBDIVISION:

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

RBA DONNA SUBDIVISION IS LOCATED IN THE SOUTHEASTERN AREA OF HIDALGO COUNTY, APPROXIMATELY 1,187 FEET SOUTH OF MILE 10 N. RD., ON THE WEST SIDE OF EAST DONNA BOULEVARD NORTH (F.M. 493). THE ONLY NEARBY MUNICIPALITY IS THE CITY OF DONNA, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY DONNA (POPULATION 17,549, 2000 CENSUS). RBA DONNA SUBDIVISION LIES APPROXIMATELY 1 MILE FROM THE CITY LIMITS (AND IS WITHIN THE 2-MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 212.001 AND 42.021. THIS SUBDIVISION FALLS WITHIN PRECINCT 1.

SHEET 1:
HEADING; INDEX; LOCATION MAP AND ETJ, PRINCIPAL CONTACTS; MAP; LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION CERTIFICATION, ATTESTATION; ENGINEERING & SURVEYOR'S CERTIFICATION, CITY APPROVAL CERTIFICATION, COUNTY APPROVAL CERTIFICATION; COUNTY CLERK'S RECORDING CERTIFICATION; DONNA IRRIGATION DISTRICT APPROVAL, H.C.D.D. No. 1. APPROVAL, HIDALGO COUNTY-RIGHT-OF-WAY DEPARTMENT CERTIFICATION, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATION; N.A.W.S.C. CERTIFICATION.

SHEET 2:
DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND ENGINEERING CERTIFICATION; MAP OF UTILITIES, TOPOGRAPHY AND DRAINAGE; CONSTRUCTION DETAILS; REVISION NOTES.

PRINCIPAL CONTACTS

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	ELOY T. GARCIA and WIFE ELIZABETH O. GARCIA	616 SILVA DR.	WESLACO, TX.	(956) 373-5244	N/A
ENGINEER:	KELLEY A. HELLER-VELA	115 W. McINTYRE	EDINBURG, TX. 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	FRED L. KURTH	115 W. McINTYRE	EDINBURG, TX. 78541	(956) 381-0981	(956) 381-1839

GENERAL PLAT NOTES & RESTRICTIONS

1. FLOOD ZONE STATEMENT
ZONE "C" AND ZONE "X" (UNSHADED)
ZONE "C" IS DEFINED AS AREAS OF MINIMAL FLOODING. ZONE "X" (UNSHADED); IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.
COMMUNITY-PANEL NUMBERS: 480334 0425 C. MAP REVISED NOVEMBER 16, 1982 AND 480334 0450 C. MAP REVISED JUNE 6, 2000. REVISED TO REFLECT L.O.M.R. MAY 30, 2002

2. SETBACKS
FRONT: 30 FEET OR EASEMENT, WHICHEVER IS GREATER
REAR: 15 FEET OR EASEMENT, WHICHEVER IS GREATER
SIDE: 6 FEET OR EASEMENT, WHICHEVER IS GREATER

3. MINIMUM FINISH FLOOR NOTE.
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB OR ASPHALT MEASURED AT THE CENTER OF THE LOT, 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 PRE 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.
SQUARE CUT ON CURB INLET LOCATED IN FRONT OF THIS SUBDIVISION.
ELEV. 81.64 N= 16597069.8200 E= 1135624.1400 NAD 83 TEXAS SOUTH 4205

5. DRAINAGE.
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS. THIS DEVELOPER WILL BE REQUIRED TO DETAIN A TOTAL OF 4,939 CUBIC FEET (0.113 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS INDICATED ON THE DRAINAGE REPORT. PAGE 2 OF 2 OF THIS PLAT.

6. ON-SITE SEWAGE FACILITIES (OSSF) NOTE.
THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH T.C.E.Q. AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON EACH LOT.

A. OSSF SYSTEM IS BEING SHALL BE DESIGNED FOR DISPOSAL OF COMMERCIAL SEWERAGE.

B. THE LOT ON 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. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS 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 OCCUPYING THE LOT.

7. A SPECIAL DESIGN IS REQUIRED FOR ALL OSSF SYSTEMS LOCATED WITHIN A DESIGNATED FLOOD ZONE. THE DESIGN SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS:
   1. ANCHORING OF SEPTIC TANK(S)
   2. BACK FLOW VALVES
   3. SEPTIC TANK COVER SHALL BE ABLE TO SEAL.

8. THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.

9. ELOY T. GARCIA and WIFE ELIZABETH O. GARCIA, OWNER(S) & SUBDIVIDER(S) OF RBA DONNA SUBDIVISION, RETAIN AN EASEMENT UPON THIS SUBDIVISION FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF.

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

11. 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.

12. ALL CONSTRUCTION SHALL COMPLY WITH COUNTY OF HIDALGO STORM WATER POLLUTION PREVENTION PLAN (SWP3) REQUIREMENTS.

13. DEVELOPER/OWNER SHALL INSTALL A BUFFER FENCE ALONG THE NORTH PROPERTY LINE ABUTTING DRAINAGE DITCH.

14. LOT 1 SHALL BE FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL. LOT 1 IS FOR NONRESIDENTIAL USE. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS. A BUFFER FENCE IS REQUIRED TO BE INSTALLED BY DEVELOPER ALONG ALL ABUTTING RESIDENTIAL LOTS. APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHALL ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

15. AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT AND THE OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR SCHOOLS & COMMERCIAL 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.

16. TxDOT DRIVEWAY/ENTRANCE PERMIT IS REQUIRED FOR LOT 1 PRIOR TO THE CONSTRUCTION OF A DRIVEWAY/ENTRANCE ONTO EAST DONNA BOULEVARD NORTH (F.M. 493). TxDOT ACCESS PERMIT IS REQUIRED PRIOR TO THE COUNTY ISSUING A DEVELOPMENT APPLICATION PERMIT.

17. DRAINAGE DETENTION POND SHALL BE CONSTRUCTED IN DESIGNATED EASEMENT AREAS AS DESIGNED BY PROJECT PLAT ENGINEER AT DEVELOPMENT APPLICATION PERMIT STAGE PRIOR TO THE COUNTY ISSUING A FINAL LIGHT AND WATER CLEARANCE. NO FINAL LIGHT OR WATER CLEARANCE SHALL BE ISSUED UNTIL THE DRAINAGE DETENTION POND IS CONSTRUCTED BY OWNER AND INSPECTED BY THE COUNTY.

18. THE LOT IN RBA DONNA SUBDIVISION IS HEREBY GRANTED A "DRAINAGE SWALE EASEMENT" WITH RESPECT TO SURFACE WATER RUN-OFF FROM LOT 1 IN RBA DONNA SUBDIVISION TO THE AREA DEPICTED ON THE SUBDIVISION PLAT AS THE "DRAINAGE SWALE" AREAS. OWNER(S) OF RBA DONNA SUBDIVISION THEIR ASSIGNS AND ANY SUBSEQUENT OWNER OF THE REAL PROPERTY DESIGNATED ON THE SUBDIVISION PLAT ARE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE SWALES. THE COUNTY OF HIDALGO, TEXAS ("COUNTY"), AND THE HIDALGO COUNTY DRAINAGE DISTRICT NUMBER 1 ("DRAINAGE DISTRICT") MAY ENFORCE THIS PLAT NOTE BY INJUNCTION OR ANY OTHER REMEDY PROVIDED BY LAW AND THE COUNTY AND/OR THE DRAINAGE DISTRICT ARE ALSO ENTITLED TO RECOVER ALL ENFORCEMENT COSTS AND/OR MAINTENANCE COSTS FROM THE LOT OWNERS IN VIOLATION. IN THE EVENT THE DRAINAGE SWALES DEPICTED ON THE SUBDIVISION PLAT ARE NO LONGER NECESSARY FOR DRAINAGE OF THE LOT COMPRISING RBA DONNA SUBDIVISION BECAUSE AN ALTERNATE DRAINAGE SYSTEM, CONSTRUCTED AND MAINTAINED BY A POLITICAL SUBDIVISION IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL LAWS AND REGULATIONS, IS FULLY OPERATIONAL AND ACTUALLY SERVICING LOT 1 OF RBA DONNA SUBDIVISION, THE COUNTY AND THE DRAINAGE DISTRICT ARE HEREBY GRANTED THE RIGHT AND AUTHORITY (AND THE LOT OWNER, BY THE ACCEPTANCE OF A DEED TO LOT IN RBA DONNA SUBDIVISION ACKNOWLEDGES AND AGREES THAT THE COUNTY AND THE DRAINAGE DISTRICT HAVE THE RIGHT AND AUTHORITY) TO RELEASE THE DRAINAGE EASEMENT BURDENING THE DRAINAGE SWALES PURSUANT TO THIS PLAT NOTE BY AN INSTRUMENT IN WRITING RECORDED IN THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

TBPE FIRM # F-1435

MELDEN & HUNT INC.
CONSULTANTS · ENGINEERS · SURVEYORS
115 W. McINTYRE, EDINBURG, TX 78541, PH: (956) 381-0981, FAX: (956) 381-1839
327 N. F.M. 3167, RIO GRANDE CITY, TX 78582, PH: (956) 487-8886, FAX: (956) 488-8801

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 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, A PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, 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 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 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 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 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 PURSUANT THERETO FOR SO LONG AS THE EASEMENT 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 ________ DAY OF ____________, 20______.

____
(GRANTOR'S SIGNATURE)

ACKNOWLEDGEMENT

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 ____________ 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) (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ________ DAY OF __________, 20________.

____
NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES.

CITY OF DONNA
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 212.009(C) AND § 212.0115(B)

WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF RBA DONNA SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF DONNA

ON __________, DAY OF ____________________, 20________

MAYOR OF THE CITY OF DONNA — DATE

ATTEST:

SECRETARY OF THE CITY OF DONNA — DATE

CITY OF DONNA
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 212.009(C) AND § 212.0115(B)

WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF RBA DONNA SUBDIVISION WAS REVIEWED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF DONNA

ON __________, DAY OF ____________________, 20________

P&Z CHAIRMAN OF THE CITY OF DONNA — DATE

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

WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF RBA DONNA SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON.

____

HIDALGO COUNTY JUDGE — DATE

ATTEST:

HIDALGO COUNTY CLERK — DATE

FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

ON ________________ AT __________ AM/PM

DOCUMENT NUMBER ________________

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: ____________________ DEPUTY

COUNTY OF HIDALGO.

OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION

WE, ELOY T. GARCIA and WIFE ELIZABETH O. GARCIA, AS OWNERS OF THE 1.614-ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED RBA DONNA SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO THE PUBLIC USE THE STREET(S), PARK AND EASEMENTS SHOWN HEREIN.
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 LOT(S) MEET OR WILL MEET THE MINIMUM STATE STANDARDS.
(B) SANITARY SEWER CONNECTIONS TO THE LOT(S) OR SEPTIC TANKS MEET OR WILL MEET THE MINIMUM STATE STANDARDS.
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOT(S) MEET OR WILL MEET THE MINIMUM STATE STANDARDS.
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOT(S) MEET OR WILL MEET THE MINIMUM STATE STANDARDS.

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

ELOY T. GARCIA — DATE
616 SILVA DR.
WESLACO, TEXAS 78596

ELIZABETH O. GARCIA — DATE
616 SILVA DR.
WESLACO, TEXAS 78596

STATE OF TEXAS
COUNTY OF HIDALGO.

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED ELOY T. GARCIA and WIFE ELIZABETH O. GARCIA, AND PROVED TO ME THROUGH THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVERS LICENSE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME, FIRST DULLY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF ______________, 20_____.

NOTARY PUBLIC IN THE STATE OF TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, KELLEY A. HELLER-VELA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

KELLEY A. HELLER-VELA, L.P.E. # 97421
DATE PREPARED: 03-12-2012
ENGINEERING JOB No. 12031.00

STATE OF TEXAS
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, FRED L. KURTH, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF RBA DONNA SUBDIVISION, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON FEBRUARY 13, 2012, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

FRED L. KURTH, R.P.L.S. # 4750
DATE SURVEYED: 02-13-2012
T-925, PAGES 51-53 AND 73, AND T-927, PAGE 23
SURVEY JOB No. 12031.06

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

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY DONNA IRRIGATION DISTRICT HIDALGO COUNTY #1 IRRIGATION DISTRICT, DATED THIS THE ______ DAY OF ________________ 20______.

PRESIDENT — DATE

ATTEST:

SECRETARY — DATE

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 TEX. 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: ____________________

DRAWN BY: J. & Z.	DATE: 04-08-12
SURVEYED, CHECKED ______	DATE: ______
FINAL CHECK ______	DATE: ______