

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: 15597142.8328, EASTING: 1135227.4327) FOR THE NORTHEAST CORNER OF SAID LOT 2, BLOCK 11 AND FOR THE NORTHEAST CORNER OF THIS TRACT, SAID CORNER BEING ON THE WEST RIGHT-OF-WAY LINE OF F.M. 493.
- THENCE, S 08°38'17" W IN 0°01'E PLAT CALL) ALONG THE EAST LINE OF SAID LOT 2, BLOCK 11 AND THE EXISTING WEST RIGHT-OF-WAY OF F.M. 493 AT A DISTANCE OF 38.00 FEET PASS A NO. 4 REBAR SET (NORTHING: 15597105.2638, EASTING: 1135221.7313) 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: 15596912.4736, EASTING: 1135592.4445) FOR THE SOUTHEAST CORNER OF THIS TRACT.
 - THENCE, N 81°26'28" W AT A DISTANCE OF 19.00 FEET PASS A NO. 4 REBAR SET FOR THE HEREBY PROPOSED WEST RIGHT-OF-WAY LINE, CONTINUING A TOTAL DISTANCE OF 69.75 FEET TO A NO. 4 REBAR SET (NORTHING: 15596922.8550, EASTING: 1135523.4852) FOR THE SOUTHWEST CORNER OF THIS TRACT;
 - THENCE, N 08°38'17" E A DISTANCE OF 40.00 FEET TO A NO. 4 REBAR SET (NORTHING: 15596962.4011, EASTING: 1135529.4927) AT AN INSIDE CORNER OF THIS TRACT;
 - THENCE, N 81°26'28" W A DISTANCE OF 280.00 FEET TO A NO. 4 REBAR SET (NORTHING: 15597004.0757, EASTING: 1135252.6115) FOR THE NORTHEAST CORNER OF THIS TRACT;
 - THENCE, N 08°38'17" E AT A DISTANCE OF 155.00 FEET PASS A NO. 4 REBAR SET (NORTHING: 15597137.3492, EASTING: 1135275.6813) 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 NORTHEAST CORNER OF THIS TRACT;
 - THENCE, S 81°26'28" 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.

LEGEND

- SET NO. 4 REBAR W/ PLASTIC CAP STAMPED HEIGHT & INCH

INDEX TO SHEET OF RBA DONNA SUBDIVISION

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRAJURISDICTIONAL JURISDICTION OF A MUNICIPALITY.

RBA DONNA SUBDIVISION IS LOCATED IN THE SOUTHEASTERN AREA OF HIDALGO COUNTY, APPROXIMATELY 1.167 FEET SOUTH OF LILE 1211 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 17,548, 2000 CENSUS). RBA DONNA SUBDIVISION IS APPROXIMATELY 1 MILE FROM THE CITY LIMITS (AND IS WITHIN THE 2-MILE EXTRAJURISDICTIONAL JURISDICTION (EJ) UNDER LOCAL GOVERNMENT CODE § 212.001 AND § 212.021. THIS SUBDIVISION FALLS WITHIN PRECINCT 1.

SHEET 1:
 HEADING, INDEX, LOCATION MAP AND E.T.J. PRINCIPAL CONTACTS, MAP, LOT, STREETS, AND EASEMENT LAYOUT, DESCRIPTION (METES AND BOUNDS), PLAT NOTES AND RESTRICTIONS, OWNERS DEDICATION CERTIFICATION, ATTESTATION, ENGINEERING & SURVEYORS CERTIFICATION, CITY APPROVAL CERTIFICATION, COUNTY APPROVAL CERTIFICATION, COUNTY CLERK'S RECORDING CERTIFICATION, DONNA IRRIGATION DISTRICT APPROVAL, H.C.D. NO. 1 APPROVAL, HIDALGO COUNTY RIGHT-OF-WAY DEPARTMENT CERTIFICATION, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATION, H.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.

GENERAL PLAT NOTES CONTINUED

- NO FILL OR PERMANENT STRUCTURE SHALL BE ALLOWED WITHIN ANY DRAINAGE SWALE EASEMENT. EACH DRAINAGE SWALE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT INTERFERE WITH THE OPERATION OF DRAINAGE SWALE. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SWALE.
- THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF FUTURE RAINS AT THE DEVELOPMENT PERMIT STAGE EXCEED THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN PLAT ENGINEER CONSIDERED FOR HIS CALCULATIONS.

PRINCIPAL CONTACTS

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER ELOY T. GARCIA AND WIFE ELIZABETH O. GARCIA	618 SALVA DR. WESLACO, TX 78086	WESLACO, TX 78086	(956) 373-5244	N/A
ENGINEER KELLEY A. HELLER-VELA	115 W. MCINTYRE EDINBURG, TX 78841	EDINBURG, TX 78841	(956) 381-0281	(956) 381-1839
SURVEYOR FRED L. KURTH	115 W. MCINTYRE EDINBURG, TX 78841	EDINBURG, TX 78841	(956) 381-0081	(956) 381-1839

RIGHT OF WAY EASEMENT

KNOWN 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 HALLAND 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, MAINTAIN, REPAIR, REPLACE, RELOCATE, MAINTAIN, REPAIR, REPLACE AND RELOCATE 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 GRANTED EXCEPT THAT WHEN THE PIPELINE(S) IS/ARE INSTALLED, THE EASEMENT HEREBY 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 ADJUTS 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 GRANTEE 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 GRANTEE HAS EXECUTED THIS INSTRUMENT THE 23 DAY OF April, 2012.

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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 HALLAND 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, MAINTAIN, REPAIR, REPLACE, RELOCATE, MAINTAIN, REPAIR, REPLACE AND RELOCATE 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 GRANTED EXCEPT THAT WHEN THE PIPELINE(S) IS/ARE INSTALLED, THE EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15" IN WIDTH THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED.

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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.

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STATE OF TEXAS
 COUNTY OF HIDALGO

OWNERS DEDICATION, CERTIFICATION AND ATTESTATION

WE, ELOY T. GARCIA AND WIFE ELIZABETH O. GARCIA AS OWNERS OF THE 1.614 ACRES 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 STREETS, PARKS AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.002 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 4-23-12
 F.O. BOX 8353
 WESLACO, TEXAS 78086 DATE

ELIZABETH O. GARCIA 4-23-12
 F.O. BOX 8353
 WESLACO, TEXAS 78086 DATE

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 PROVIDED TO ME THROUGH THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVERS LICENSE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, HAD BEEN BY ME, FIRST DULY 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 23 DAY OF April, 2012.

Robertine Stewart
 NOTARY PUBLIC IN THE STATE OF TEXAS
 MY COMMISSION EXPIRES 8-26-2013

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 4-23-12
 KELLEY A. HELLER-VELA, P.E. # 97421
 DATE PREPARED: 04-23-2012
 ENGINEERING JOB NO. 12031.08

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 AND BY ME OR UNDER MY SUPERVISION ON FEBRUARY 15, 2012, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

Fred L. Kurth 4-23-12
 FRED L. KURTH, P.L.S. # 4750
 DATE SURVEYED: 02-15-2012
 1925, PAGES 51-53 AND 71- AND 9-27, PAGE 23
 SURVEY JOB NO. 12031.08

STATE OF TEXAS
 COUNTY OF HIDALGO

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

ON 14 DAY OF May, 2012

Mayor: [Signature] DATE: 5/7/12

ATTEST: [Signature] DATE: 5/7/12

SECRETARY OF THE CITY OF DONNA

STATE OF TEXAS
 COUNTY OF HIDALGO

I, 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 30th DAY OF April, 2012

Chairman: [Signature] DATE: 05/07/12

ATTEST: [Signature] DATE: 5/7/12

SECRETARY OF THE CITY OF DONNA

STATE OF TEXAS
 COUNTY OF HIDALGO

I, 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

HIDALGO COUNTY CLERK DATE

STATE OF TEXAS
 COUNTY OF HIDALGO

I, 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

HIDALGO COUNTY CLERK DATE

STATE OF TEXAS
 COUNTY OF HIDALGO

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STATE OF TEXAS
 COUNTY OF HIDALGO

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HIDALGO COUNTY JUDGE DATE

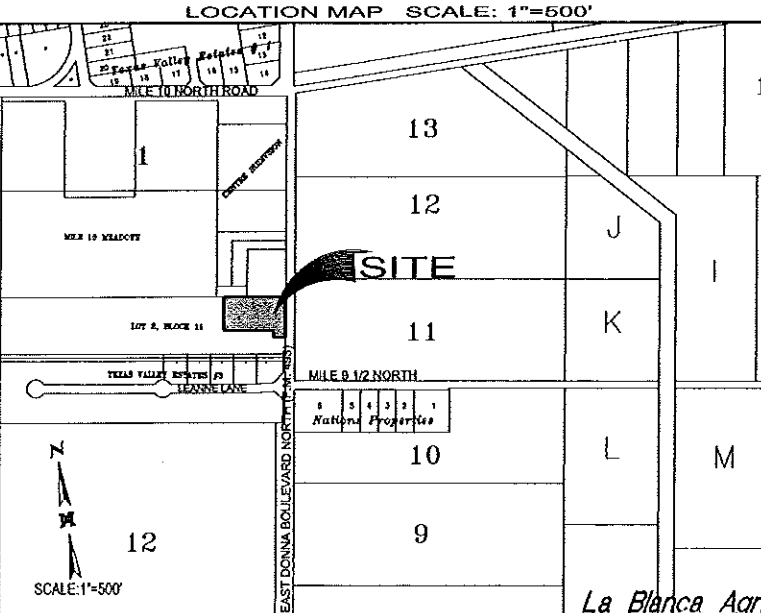
HIDALGO COUNTY CLERK DATE

STATE OF TEXAS
 COUNTY OF HIDALGO

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HIDALGO COUNTY JUDGE DATE

HIDALGO COUNTY CLERK DATE



THE FIRM # 1-1435

MELDEN & HUNT INC.
 CONSULTANTS • ENGINEERS • SURVEYORS

115 W. MCINTYRE 227 N. F.M. 3167
 EDINBURG, TX 78841 EDINBURG, TX 78841
 PH: (956) 381-0281 PH: (956) 381-1839
 FAX: (956) 381-0981 FAX: (956) 487-8258
 ESTABLISHED 1947 www.meldenandhunt.com

ON _____ AT _____ AM/PM
 DOCUMENT NUMBER _____
 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
 BY: _____ DEPUTY

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

DRAWN BY: J. J. DATE: 04-08-12
 SURVEYED, CHECKED: [Signature] DATE: 4-12-12
 FINAL CHECK: [Signature] DATE: 4-12-12