



# HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM  
Director of Planning

2818 S. BUSINESS 281  
EDINBURG TEXAS 78539  
Tel. 956-318-2840 Fax. 956-318-2844

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 5-31-2022

PROPOSED CANTU COMMERCIAL PLAZA SUBDIVISION PRECINCT No. 1.

ENGINEER: GARZA-GARZA CONSULTING ENGINEERS DEVELOPER: ROEL & JOANN CANTU

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE

NUMBER OF LOTS:     \*SINGLE FAMILY     \*MULTI-FAMILY    2  COMMERCIAL     INDUSTRIAL

ESTIMATED NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: 1

LOCATION DESCRIPTION: WEST OF VALVERDE ROAD AND APPROXIMATELY 400 FEET SOUTH OF MINNESOTA ROAD.

SUBDIVISION LIES WITHIN THE:  ETJ OF DONNA

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 3-11-2022 PROPERTY LIES WITHIN FLOOD ZONE: "C" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY ONSITE DETENTION WITH AN OVERFLOW STRUCTURE DISCHARGING TO VALVERDE ROAD.

ROAD R.O.W. DEDICATION: 35.00 FEET ONTO VALVERDE ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 5-5-2022 BY, DANNY GUZMAN, PCT 1 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 5-17-2022 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM:  OSSF WILL BE INSTALLED AT BUILDING PERMIT STAGE.

WATER SERVICE PROVIDER: N.A.W.S.C. EXISTING LINE SIZE: 12" LOCATION: VALVERDE ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 3-24-2022: BY ENVIRONMENTAL COMPLIANCE COORDINATOR

**SMALL CONSTRUCTION**

The applicant has submitted the required small construction site notice as per Part II, Section E of the TPDES General Permit for Construction Activities (TXR150000) along with a copy of the Erosion Control Plan for the proposed project.

PRELIMINARY APPROVAL FROM THE  
HIDALGO COUNTY COMMISSIONERS COURT ON:

STAFF RECOMMENDS:  **Preliminary Approval** *subject comments and future recommendations by planning, other departments and the approval of the City of DONNA.*

**Final Approval** *subject to recommendations other departments*

*This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules, Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.*

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**GENERAL PLAT NOTES & RESTRICTIONS**

1. FLOOD ZONE DESIGNATION: ZONE "X" (NO SHADING); AREAS OF MINIMAL FLOODING; COMMUNITY-PANEL NUMBER 480334 0425 C EFFECTIVE DATE: NOVEMBER 16, 1982.

THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN. COMMUNITY-PANEL NUMBER 480334 0425 C EFFECTIVE DATE: NOVEMBER 16, 1982 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAN ADMINISTRATOR HAVE IDENTIFIED NO OTHER AREAS AS SHOWN ON THIS PLAT ARE 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: 50.00 FEET  
REAR: 15.00 FEET  
SIDE: 6.00 FEET  
(OR TO EASEMENT, WHICHEVER IS GREATER)

3. GENERAL NOTE FOR COMMERCIAL LOTS:  
LOTS 1-2 SHALL BE FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL LOTS 1-2 ARE FOR NON-RESIDENTIAL USE. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS. APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, THE OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT, AND FIRE MARSHALL ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.

4. MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CENTERLINE OF ROAD OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE IS 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.

5. BENCHMARKS (B.M.): THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.

B.M. NO. 1: ELEVATION=85.06, N.A.V.D. 83;  
DESCRIPTION: TOP OF CPS LOCATED AT THE EDGE OF ASPHALT, 15.5' EAST FROM THE SOUTHEAST CORNER OF THIS PROPERTY.

B.M. NO. 2: ELEVATION=83.95, N.A.V.D. 83;  
DESCRIPTION: TOP OF 1/2" INCH IRON ROD FOUND AT NORTHWEST CORNER OF THIS PROPERTY.

6. DRAINAGE:  
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 2,288 CUBIC FEET OF 0.42' DEPTH OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE DETAINED ON PROPOSED DETENTION SWALES WITHIN THE PROPOSED LARGE LOTS.

7. 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 OCCUPANCY AN EASEMENT.

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 LOT OWNERS ARE RESPONSIBLE FOR PROVIDING AN OSSF ON EACH LOT AT BUILDING PERMIT STAGE.

A. OSSF SYSTEM IS BEING DESIGNED FOR COMMERCIAL USE.

B. EACH 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 HAS BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY HEALTH 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 DRAINFIELD SYSTEM.

E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED, INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY OF A LOT.

9. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.

10. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF LOTS TO THE FRONT DETENTION SWALES AT A 0.25 % SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.

11. 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 THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

12. EACH 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.

13. ALL LOT CORNERS ARE SET 1/2" INCH IRON RODS.

14. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS REQUIRED BY TCEQ.

15. AN OFF-STREET PARKING LOT SITE PLAN AND DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT AND THE OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR MULTI-FAMILY HOUSING. 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. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.

17. TxDOT DRIVEWAY/ENTRANCE PERMIT IS REQUIRED FOR LOTS 1-2 PRIOR TO CONSTRUCTION OF A DRIVEWAY/ENTRANCE ON TO VAL VERDE RD. (FM 1423). TxDOT ACCESS PERMIT IS REQUIRED PRIOR TO THE COUNTY ISSUING A DEVELOPMENT APPLICATION PERMIT.

18. NO INDIVIDUAL LOT DRIVEWAY ACCESS WILL BE ALLOWED FROM VAL VERDE RD. (FM 1423) ON TO LOTS 1-2. A 30 FOOT SHARED DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED BY DEVELOPER BETWEEN LOTS 1 & 2. A 30 FOOT INGRESS AND EGRESS EASEMENT WILL BE DEDICATED BY THIS PLAT TO PROVIDE INGRESS AND ACCESS FOR LOTS 1-2. THE 30 FOOT ACCESS EASEMENT SHALL BE DRIVEWAY SHALL BE MAINTAINED BY OWNERS OF LOTS 1-2.

STATE OF TEXAS - COUNTY OF HIDALGO  
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I (WE), ROEL CANTU AND JOANN CANTU, AS OWNERS OF THE 2.00 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED CANTU COMMERCIAL PLAZA SUBDIVISION HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE OF STREETS, 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 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; AND
- (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.

ROEL CANTU  
7806 N. VAL VERDE RD.  
DONNA, TX 78537

JOANN CANTU  
7806 N. VAL VERDE RD.  
DONNA, TX 78537

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED ROEL CANTU AND JOANN CANTU, WHOSE NAMES ARE 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/SHE/THEY EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

STATE OF TEXAS - CITY OF DONNA  
PLAT APPROVAL CERTIFICATE

I, THE UNDERSIGNED, MAYOR TO THE CITY OF DONNA, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CITY MAYOR \_\_\_\_\_ DATE \_\_\_\_\_ ATTEST: CITY SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

I, THE UNDERSIGNED CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF DONNA, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISIONS REGULATIONS OF THE CITY WHEREIN MY APPROVAL IS REQUIRED.

PLANNING AND ZONING COMMISSION CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF TEXAS - COUNTY OF HIDALGO  
PLAT APPROVAL CERTIFICATE  
UNDER LOCAL GOVERNMENT CODE § 232.028(o)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE CANTU COMMERCIAL PLAZA SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_, 20\_\_\_\_.

HIDALGO COUNTY JUDGE \_\_\_\_\_ HIDALGO COUNTY CLERK \_\_\_\_\_

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF CANTU COMMERCIAL PLAZA SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_, 20\_\_\_\_.

HIDALGO COUNTY HEALTH DEPARTMENT  
ENVIRONMENTAL DIVISION MANAGER \_\_\_\_\_

DONNA IRRIGATION DISTRICT CERTIFICATE

THIS PLAT IS HEREBY APPROVED BY THE DONNA IRRIGATION DISTRICT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTE: DONNA IRRIGATION DISTRICT WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION.

PRESIDENT \_\_\_\_\_ SECRETARY \_\_\_\_\_

APPROVED BY DRAINAGE DISTRICT:

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 NO. 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 AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

RAUL E. SESIN, P.E., C.F.M.  
GENERAL MANAGER \_\_\_\_\_ DATE \_\_\_\_\_

ENGINEER CERTIFICATE

I, THE UNDERSIGNED, A REGISTERED ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.

PRELIMINARY ONLY  
INEZ B. GARZA JR., P.E.  
REG. PROFESSIONAL ENGINEER NO. 60824 \_\_\_\_\_ DATE \_\_\_\_\_

SURVEYOR CERTIFICATE

I, THE UNDERSIGNED, CERTIFY THAT THE ABOVE PLAT IS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED.

PRELIMINARY ONLY  
JOSE MARIO GONZALEZ  
REG. PROFESSIONAL LAND SURVEYOR NO. 5571 \_\_\_\_\_ DATE \_\_\_\_\_

**LEGEND**

- - FOUND 1/2" IRON ROD
- - SET 60-D NAIL
- ▲ - FOUND CPS
- ⚡ - POWER POLE
- ⊕ - GUY WIRE
- ⊙ - TELEPHONE PEDESTAL
- ⊞ - GAS MARKER
- ⊞ - ELECTRICAL BOX
- ⊞ - WATER VALVE
- ⊞ - WATER METER
- ⊞ - FIRE HYDRANT
- ⊞ - SANITARY SEWER MANHOLE
- ⊞ - STORM DRAIN MANHOLE
- ⊞ - STORM DRAIN INLET
- ⊞ - STORM DRAIN GRATED INLET
- ⊞ - IRRIGATION STAND PIPE
- ⊞ - IRRIGATION GATE VALVE
- ⊞ - SIGN
- ⊞ - FENCE
- ⊞ - DRAINAGE NATURAL FLOW
- ⊞ - NATURAL GROUND
- ⊞ - EDGE OF PAVEMENT (TOP)
- ⊞ - TOP OF ASPHALT

**ABBREVIATIONS**

- AC ACRE
- BM BENCHMARK
- BOC BACK OF CURB
- C CONCRETE
- CAK CALKIE
- CPS COTTON PICKER SPINDLE
- DOC DOCUMENT
- DT DITCH
- EL ELEVATION
- EOP EDGE OF PAVEMENT
- EXIST EXISTING
- FF FINISH FLOOR
- FI FIRE HYDRANT
- FL FLOWLINE
- HCD-1 HIDALGO COUNTY IRRIGATION DISTRICT NO. 1
- HOVR HIDALGO COUNTY MAP RECORDS
- HOVR HIDALGO COUNTY OFFICIAL RECORDS
- LF LINEAR FEET
- MEEC MEXICO VALLEY ELECTRIC COOP
- NAWASC NORTH ALAMO WATER SUPPLY CORPORATION
- NG NATURAL GROUND
- PP PICKER POLE
- PROP PROPOSE
- RCP REINFORCED CONCRETE PIPE
- ROW RIGHT OF WAY
- RSD ROADSIDE DITCH
- SF SQUARE FEET
- SIG STORM INLET GRATED
- STA STATION
- TOA TOP OF ASPHALT
- TPED TELEPHONE PEDESTAL
- UGC UNDERGROUND CABLE
- WL WATER LINE
- WM WATER METER
- WV WATER VALVE

**METES AND BOUNDS DESCRIPTION**

A 2.00 ACRE TRACT OF LAND OUT OF THE NORTH 18.12 ACRES OF LOT 133, HAL-FIELD SUBDIVISION, HIDALGO COUNTY, TEXAS AS PER MAP RECORDED IN VOLUME 1 PAGE 53, MAP RECORDS OF HIDALGO COUNTY, TEXAS SAID 2.00 ACRE TRACT OF LAND BEING THE SAME LAND DESCRIBED IN DOC # 2968480 O.R. AND IS ALSO BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 133; THENCE S 08°35'11" W, WITH THE EAST LINE OF SAID LOT 133, BEING WITHIN VAL VERDE RD (FM 1423) RIGHT OF WAY, A DISTANCE OF 373.00' TO THE NORTHEAST CORNER OF THE GOMEZ TRACT (DOC # 2964204 O.R.) FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE S 08°35'11" W, CONTINUING WITH THE EAST LINE OF SAID LOT 133 BEING WITHIN SAID VAL VERDE RD RIGHT OF WAY, A DISTANCE OF 295.94' TO THE NORTHEAST CORNER OF THE POWERS TRACT (DOC # 1373480 O.R.) FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE S 89°22'18" W, WITH THE NORTH LINE OF SAID POWERS TRACT, AT 40.8' PASS A 1/2" ROD FOUND AT THE WEST RIGHT OF WAY LINE OF SAID VAL VERDE RD (VOLUME 655 PAGE 446 D.R.) AT 277.76' IN ALL TO A 1/2" ROD FOUND AT THE SOUTHWEST CORNER OF THE HERNANDEZ TRACT (DOC # 3064752 O.R.) FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE N 08°36'15" E, WITH THE EAST LINE OF SAID HERNANDEZ TRACT, A DISTANCE OF 340.05' TO A 1/2" ROD FOUND AT AN OUTER CORNER SAID HERNANDEZ TRACT FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE S 81°29'21" E, WITH THE SOUTH LINE OF THIS TRACT AND THE SOUTH LINE OF THE SAID HERNANDEZ TRACT AT 34.07' PASS THE SOUTHWEST CORNER OF SAID GOMEZ TRACT AT 235.67' PASS A 1/2" ROD FOUND AT THE WEST RIGHT OF WAY OF SAID VAL VERDE RD, AT 274.07' IN ALL TO THE POINT OF BEGINNING, CONTAINING 2.00 ACRES OF LAND, MORE OR LESS.

**NORTH ALAMO WATER SUPPLY CORPORATION  
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 TRANSFERREES (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 PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE, RELOCATE, AND ADJUST WATER 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 HEREBY CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS 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 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 INSTALLED, GRANTEE FURTHER GRANTS TO GRANTEE AND 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 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 GRANTEE 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 GRANTEE 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: THE 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 SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF THE SAID GRANTEE EXECUTED THIS INSTRUMENT  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

ROEL CANTU  
7806 N. VAL VERDE RD.  
DONNA, TX 78537

JOANN CANTU  
7806 N. VAL VERDE RD.  
DONNA, TX 78537

PRINCIPAL CONTACTS:

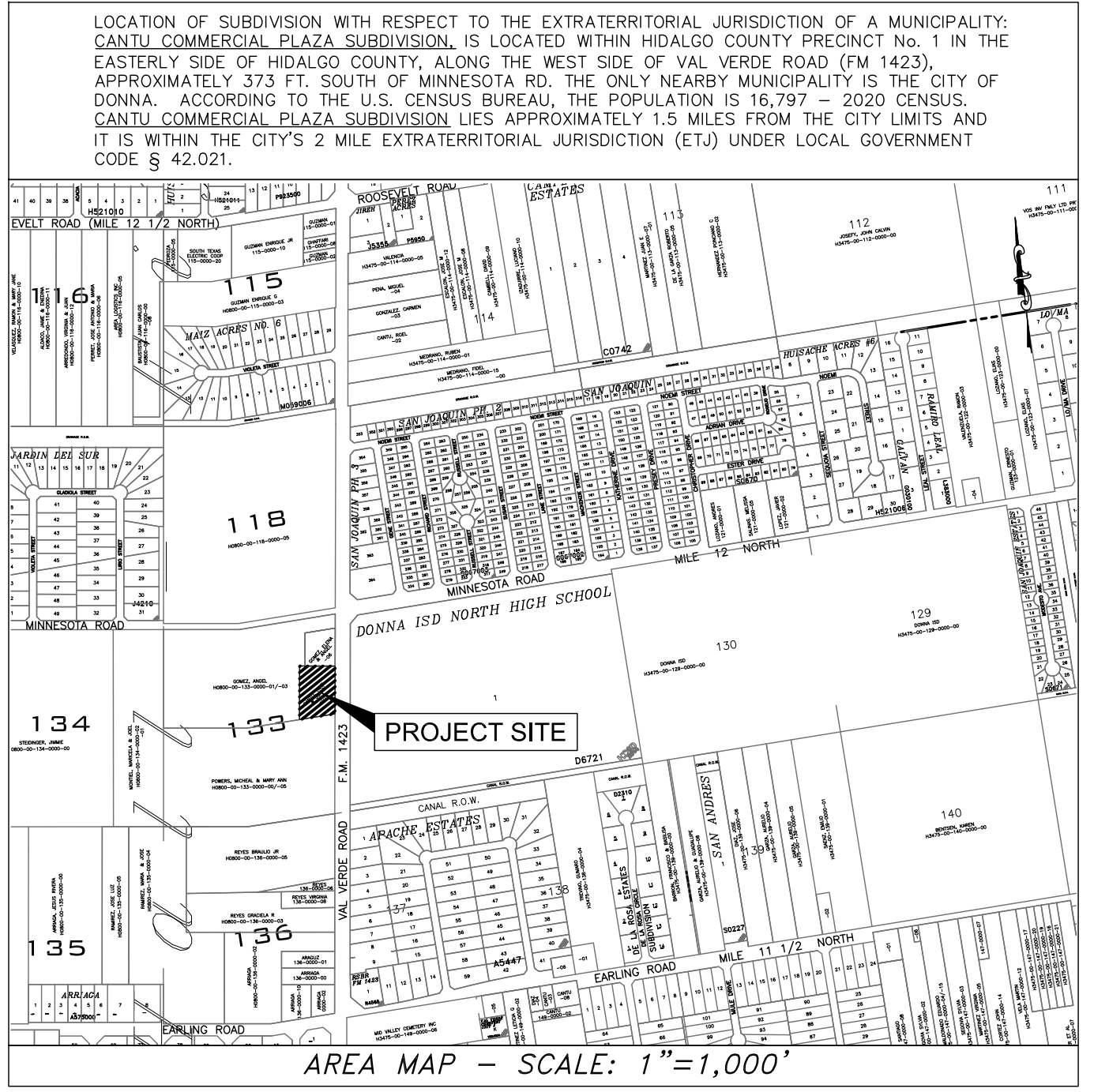
OWNER	NAME	ADDRESS	PHONE(S)
OWNER	ROEL & JOANN CANTU	7806 N. VAL VERDE RD. - DONNA, TX 78537	(956) 279-6872
ENGINEER	INEZ B. GARZA JR. P.E.	3011 SAN FELIPE ST. - SAN JUAN, TX 78589	(956) 451-4729 (956) 905-2360
SURVEYOR	JOSE MARIO GONZALEZ R.P.L.S.	24593 FM 88 - MONTE ALTO, TX 78538	(956) 380-5154 (956) 380-5156

SCALE: 1"=50'



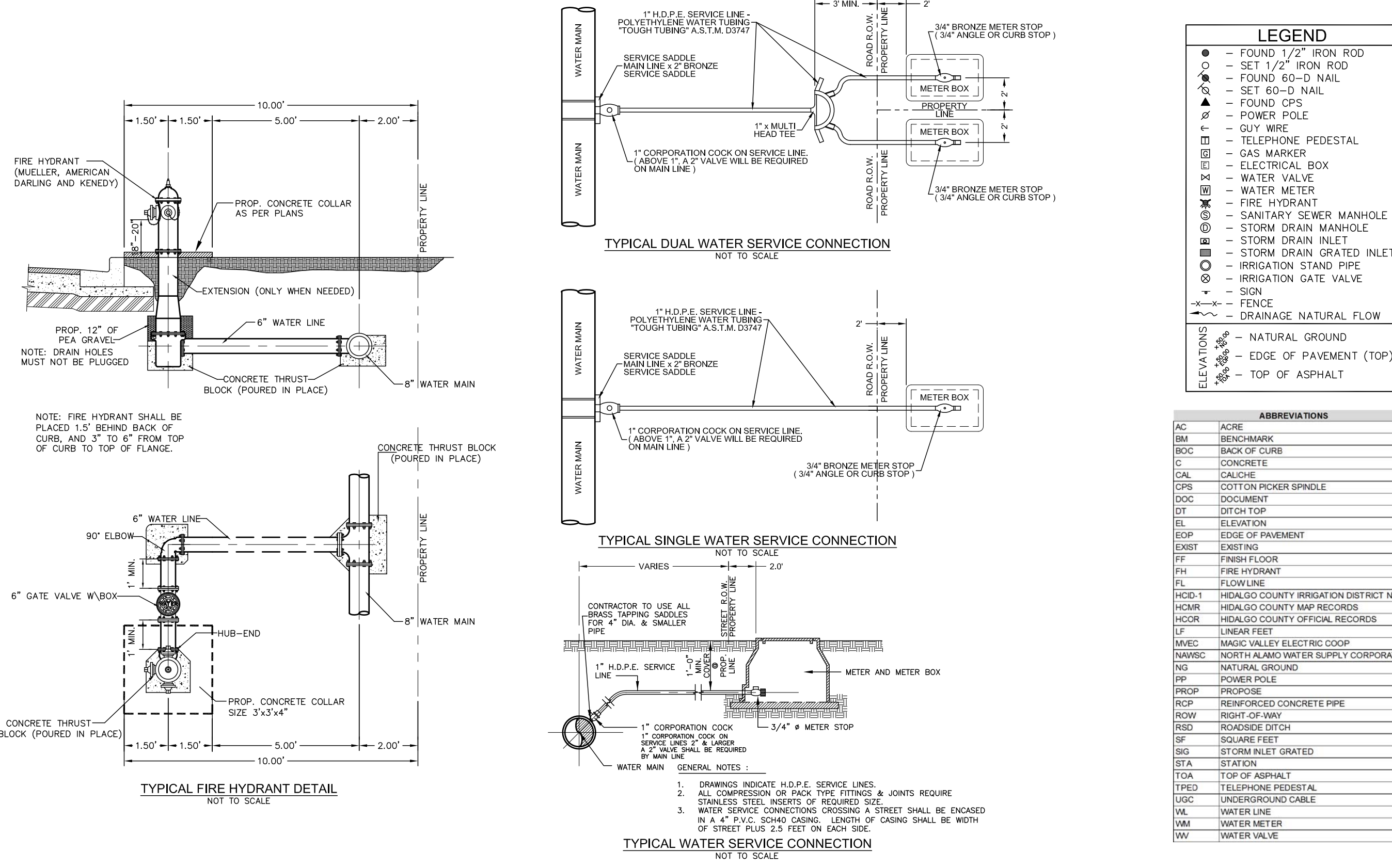
**RIO DELTA SURVEYING**  
24593 FM 88, MONTE ALTO, TX 78538  
(TEL) 956-380-5154 (FAX) 956-380-5156  
EMAIL: MARIO@RIODELTASURVEYING.COM  
T.B.F.L.S. FIRM # 10013900  
JOB NUMBER: RIO 21 313 DATE SURVEYED: 11/03/21

FILED FOR RECORD IN  
HIDALGO COUNTY  
ARTURO G. GARZA, JR.  
HIDALGO COUNTY CLERK  
ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM  
INSTRUMENT NUMBER \_\_\_\_\_  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS  
BY: \_\_\_\_\_ DEPUTY



**SUBDIVISION PLAT OF:  
CANTU COMMERCIAL PLAZA**  
A 2.00 ACRE TRACT OF LAND OUT OF THE NORTH 18.12 ACRES OF LOT 133, HAL-FIELD SUBDIVISION, HIDALGO COUNTY, TEXAS AS PER MAP RECORDED IN VOLUME 1 PAGE 53, MAP RECORDS OF HIDALGO COUNTY, TEXAS SAID 2.00 ACRE TRACT OF LAND BEING THE SAME LAND DESCRIBED IN DOC # 2968480 O.R.

DATE OF PREPARATION: APRIL 30, 2022  
**GARZA-GARZA CONSULTING ENGINEERS**  
FIRM REGISTRATION NO. F-004983  
3011 SAN FELIPE ST. - SAN JUAN, TX 78589  
OFFICE: (956) 905-2360  
CELL: (956) 451-4729

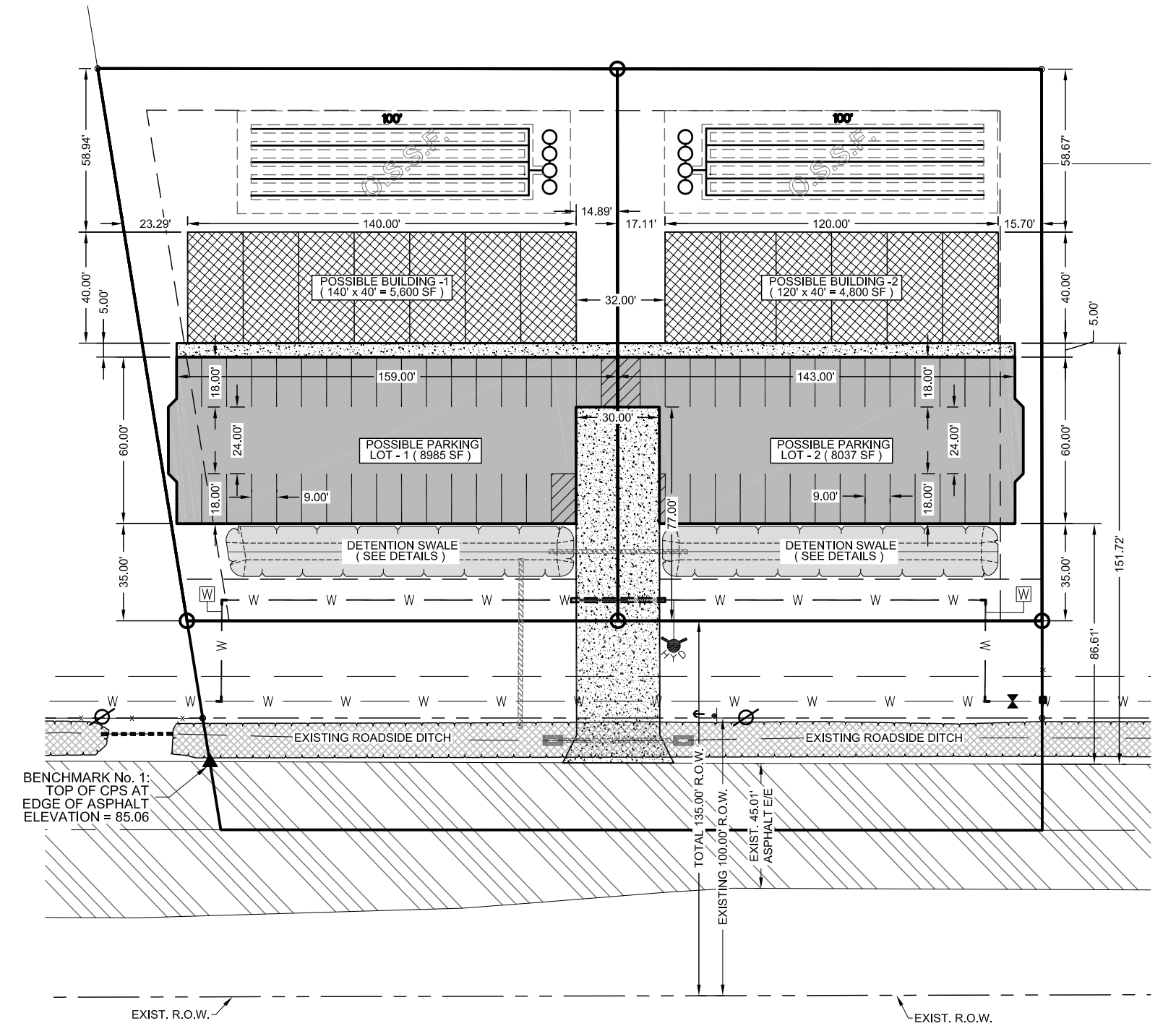
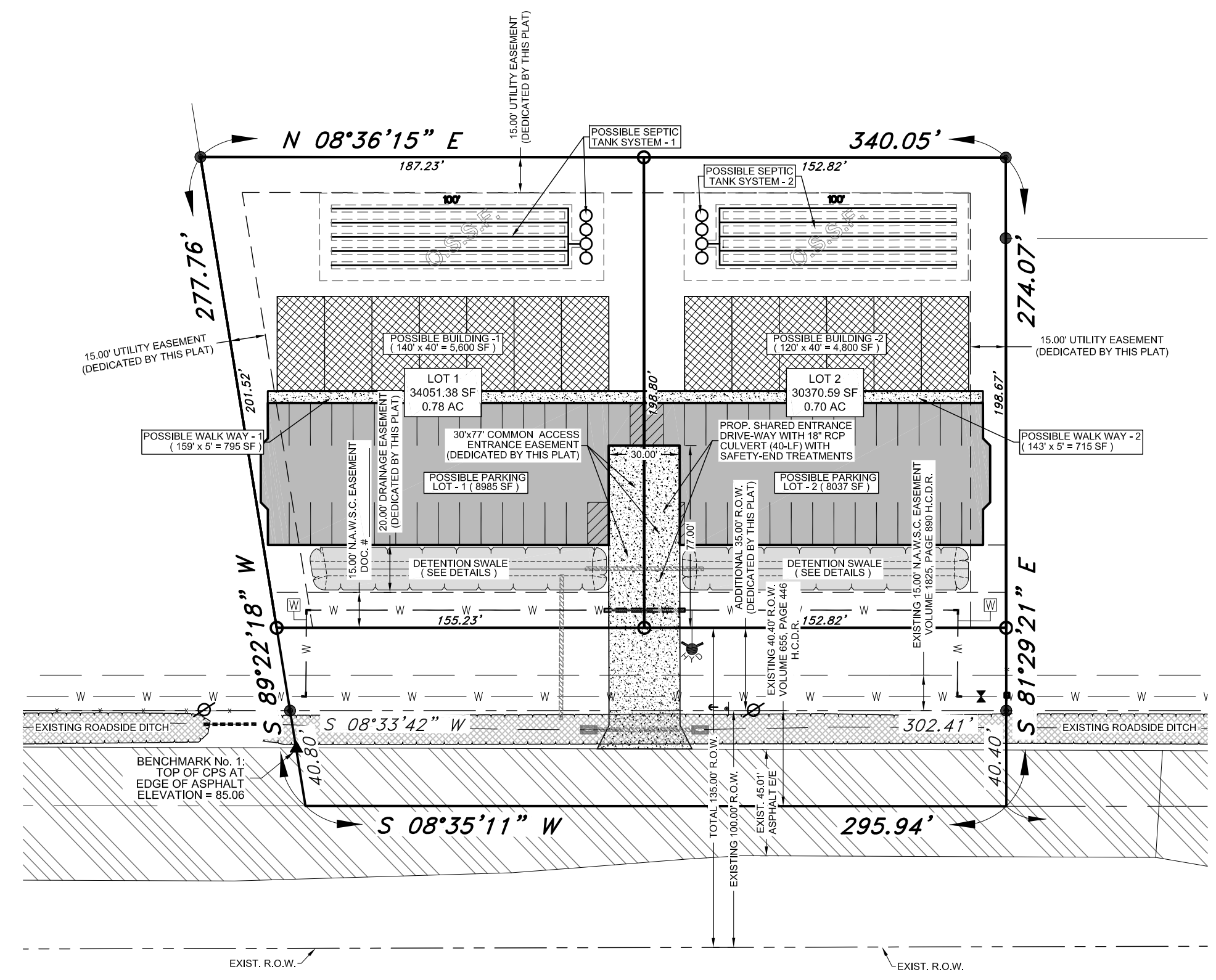
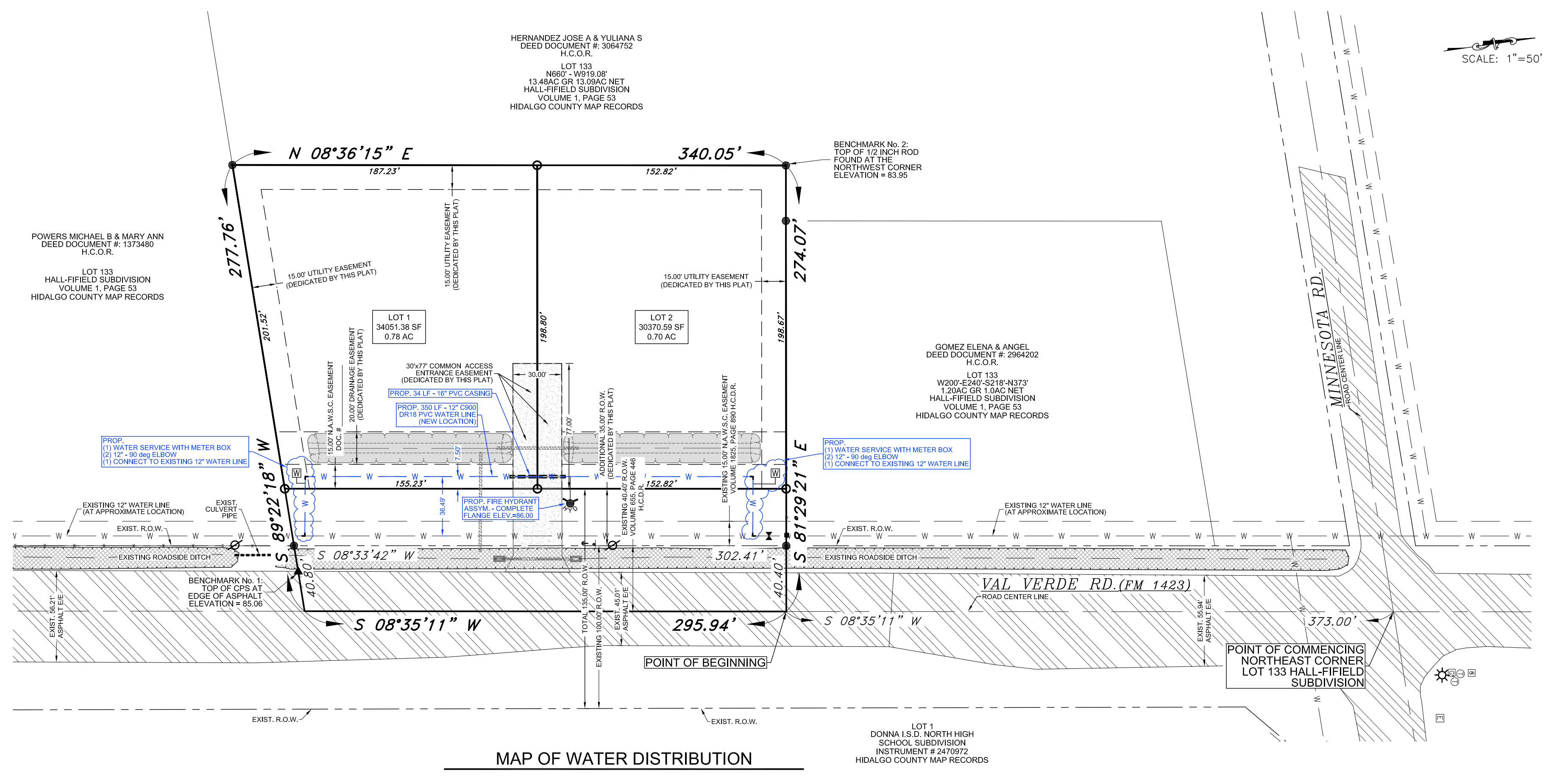


**LEGEND**

- FOUND 1/2" IRON ROD
- SET 1/2" IRON ROD
- FOUND 60-D NAIL
- SET 60-D NAIL
- FOUND - CFS
- POWER POLE
- GUY WIRE
- TELEPHONE PEDESTAL
- GAS MARKER
- ELECTRICAL BOX
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- STORM DRAIN INLET
- STORM DRAIN GRATED INLET
- IRRIGATION STAND PIPE
- IRRIGATION GATE VALVE
- SIGN
- FENCE
- DRAINAGE NATURAL FLOW
- NATURAL GROUND
- EDGE OF PAVEMENT (TOP)
- TOP OF ASPHALT

**ABBREVIATIONS**

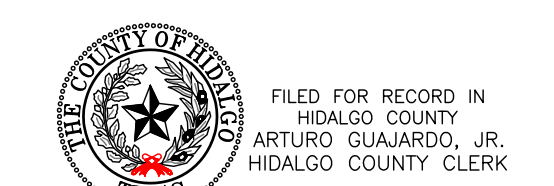
AC	ACRE
BM	BENCHMARK
BOC	BACK OF CURB
C	CONCRETE
CA	COALDIE
CPS	COTTON PICKER SPINDLE
DOC	DOCUMENT
DT	DITCH TOP
EL	ELEVATION
EOP	EDGE OF PAVEMENT
EXIST	EXISTING
FF	FINISH FLOOR
FN	FIRE HYDRANT
FL	FLOWLINE
HCD-1	HIDALGO COUNTY IRRIGATION DISTRICT No. 1
HCD-2	HIDALGO COUNTY MAP RECORDS
HCD-3	HIDALGO COUNTY OFFICIAL RECORDS
LF	LINEAR FEET
MVWS	MADRID VALLEY ELECTRIC COOP
NAVWC	NORTH ALAMO WATER SUPPLY CORPORATION
NG	NATURAL GROUND
PP	POWER POLE
PROP	PROPOSED
RCP	REINFORCED CONCRETE PIPE
R.O.W.	RIGHT OF WAY
RSD	ROADSIDE DITCH
SF	SQUARE FEET
SI	STORM INLET GRATED
STA	STATION
TOA	TOP OF ASPHALT
TRD	TELEPHONE PEDESTAL
UGC	UNDERGROUND CABLE
WL	WATER LINE
WM	WATER METER
WV	WATER VALVE



MAP OF WATER DISTRIBUTION & PRELIMINARY SITE PLAN OF:  
**CANTU COMMERCIAL PLAZA**  
A 2.00 ACRE TRACT OF LAND OUT OF THE NORTH 18.12 ACRES OF LOT 133, HALL-FIELD SUBDIVISION, HIDALGO COUNTY, TEXAS AS PER MAP RECORDED IN VOLUME 1 PAGE 53, MAP RECORDS OF HIDALGO COUNTY, TEXAS SAID 2.00 ACRE TRACT OF LAND BEING THE SAME LAND DESCRIBED IN DOC # 2968480 O.R.

**INDEX OF SHEETS**

SHEET 1	PLAT WITH LOTS, EXISTING STREETS, EXISTING & PROP. R.O.W.; AREA MAP; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE E.T.J. OF A MUNICIPALITY AND PRECINCT; PRINCIPAL CONTACTS; HEADING; LEGAL DESCRIPTION (METES AND BOUNDS); PLAT NOTES AND RESTRICTIONS; OWNER'S ACKNOWLEDGMENT, N.A.M.S.C. EASEMENT; AND THE FOLLOWING CERTIFICATES: PUBLIC NOTARY, CITY PLAT APPROVAL, COUNTY PLAT APPROVAL, H.C.D.D. No. 1, DONNA IRRIGATION DISTRICT No. 1, SURVEYOR'S, ENGINEER'S;
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SHEET 3	TOPOGRAPHY LAYOUT & DRAINAGE PLAN, TYPICAL DETAILS, AND DRAINAGE REPORT.



**RIO DELTA SURVEYING**  
24593 FM 88, MONTE ALTO, TX 78538  
(TEL) 956-380-5154 (FAX) 956-380-5156  
EMAIL: MARIO@RIODELTASURVEYING.COM  
T.B.F.L.S. FIRM # 10013900

ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM  
INSTRUMENT NUMBER \_\_\_\_\_  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY

JOB NUMBER: RIO 21 313 | DATE SURVEYED: 11/03/21

DATE OF PREPARATION: APRIL 30, 2022

**GARZA-GARZA CONSULTING ENGINEERS**  
FIRM REGISTRATION No. F-004983  
3011 SAN FELIPE ST. - SAN JUAN, TX 78589  
OFFICE: (956) 905-2360  
CELL: (956) 451-4729

CITY OF DONNA - HIDALGO COUNTY | PAGE: 2 OF 3

**LEGEND**

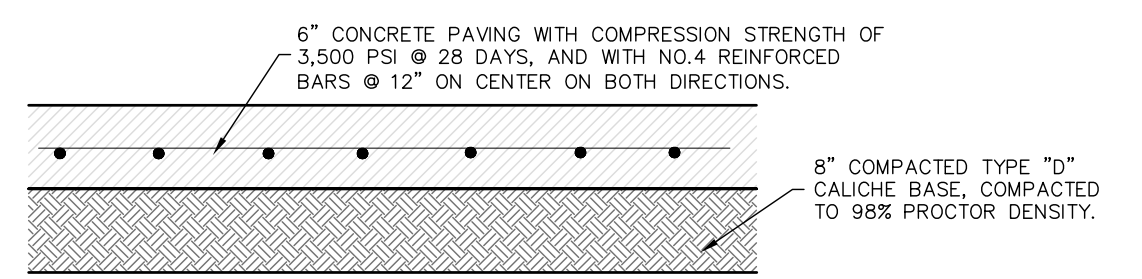
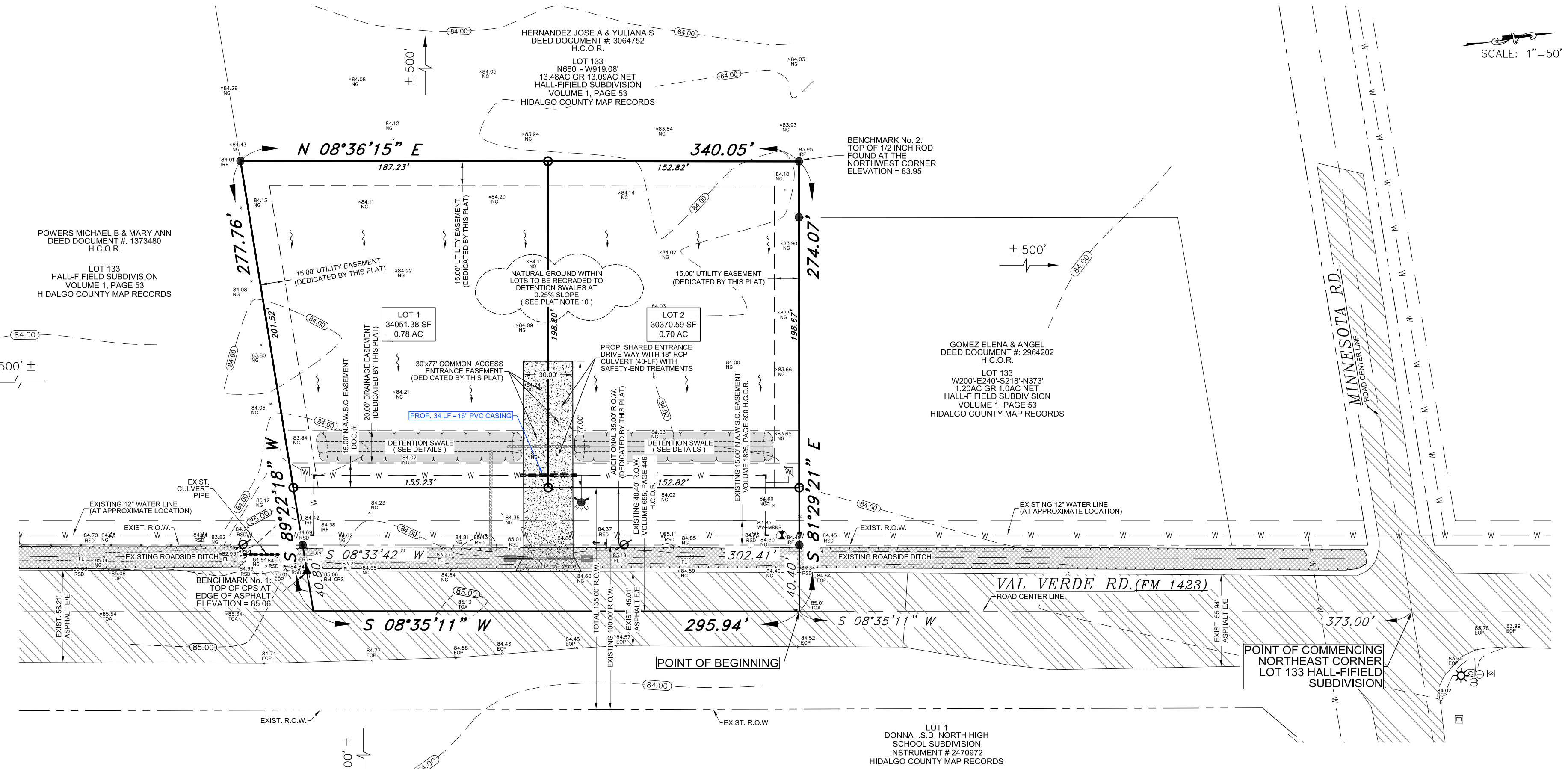
- FOUND 1/2" IRON ROD
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- IRRIGATION GATE VALVE
- SON
- FENCE
- DRAINAGE NATURAL FLOW

**ELEVATIONS**

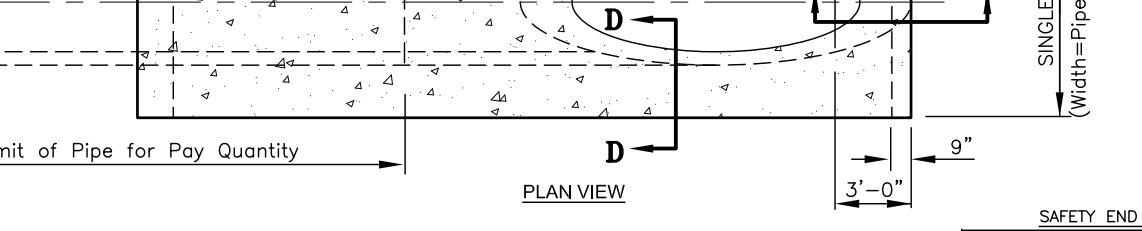
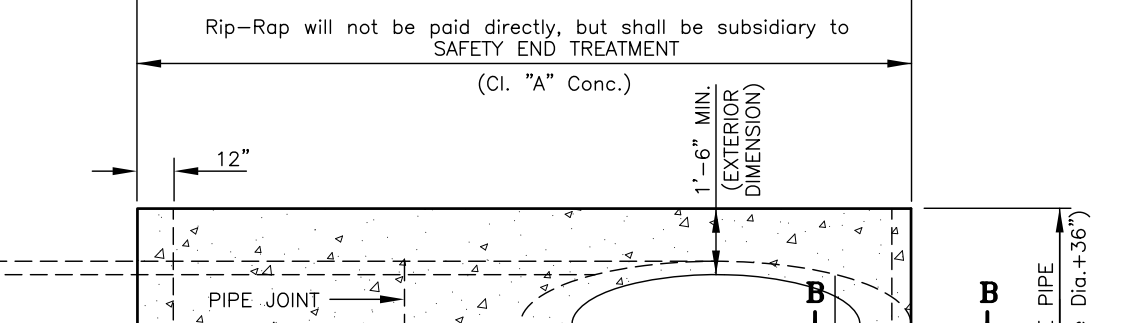
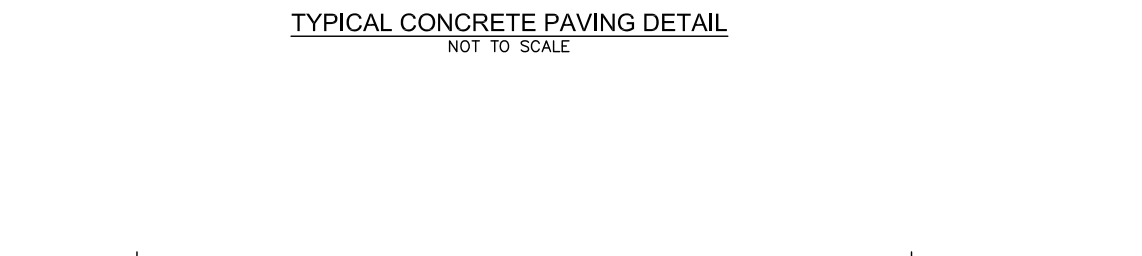
- NATURAL GROUND
- EDGE OF PAVEMENT (TOP)
- TOP OF ASPHALT

**ABBREVIATIONS**

AC	ACRE
BM	BENCHMARK
BOC	BACK OF CURB
C	CONCRETE
CA	CALICHE
CPS	COTTON PICKER SPINDLE
DOC	DOCUMENT
DT	DITCH TOP
EL	ELEVATION
EOP	EDGE OF PAVEMENT
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HCD-1	HIDALGO COUNTY IRRIGATION DISTRICT No. 1
HCMR	HIDALGO COUNTY MAP RECORDS
HCR	HIDALGO COUNTY OFFICIAL RECORDS
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MVCS	MID VALLEY ELECTRIC COOP
NAVCS	NORTH ALAMO WATER SUPPLY CORPORATION
NG	NATURAL GROUND
PP	POWER POLE
PROP	PROPOSE
RCP	REINFORCED CONCRETE PIPE
ROW	RIGHT OF WAY
RSD	ROADSIDE DITCH
SF	SQUARE FEET
SD	STORM INLET GRATED
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TOA	TOP OF ASPHALT
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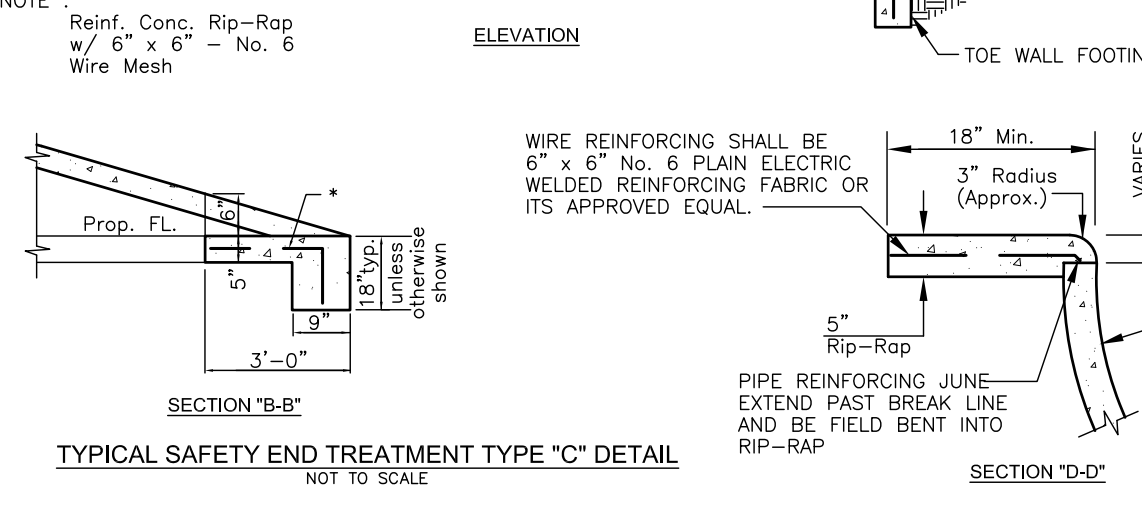


- NOTES:**
- JOINT FILLER: TYPE C, ASTM D1752; PRE MOLDED SPONGE RUBBER, FULLY COMPRESSIBLE WITH RECOVERY RATE OF MINIMUM 95 %, OR APPROVED EQUAL.
  - SEALANT: ASTM D1190; HOT APPLIED, RUBBER; SYNTHETIC RUBBER; ASPHALT; POLYMER BASED ASPHALT; COAL TAR AND RUBBER COMPOUND, OR APPROVED EQUAL.
  - MIX CONCRETE IN ACCORDANCE WITH ACI 304. DELIVER CONCRETE IN ACCORDANCE WITH ASTM C94.
  - CONCRETE MIX: ASTM C94, 3,500 PSI @ 28 DAYS, SLUMP 3"-5".



**SAFETY END TREATMENT PIPE LENGTHS**

PIPE DIA. (IN.)	3:1	4:1	5:1	6:1
18"	10'-0"	12'-0"	14'-0"	16'-0"
24"	12'-0"	15'-0"	18'-0"	21'-0"
30"	15'-0"	18'-0"	22'-0"	26'-0"
36"	18'-0"	22'-0"	27'-0"	32'-0"
42"	21'-0"	27'-0"	33'-0"	39'-0"
48"	24'-0"	30'-0"	36'-0"	44'-0"
54"	27'-0"	33'-0"	40'-0"	48'-0"
60"	30'-0"	36'-0"	44'-0"	52'-0"



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**DRAINAGE STATEMENT**  
REVISED DATE MARCH 1, 2022  
PREPARED BY: INEZ B. GARZA JR., P.E.  
CANTU COMMERCIAL PLAZA SUBDIVISION  
CITY OF DONNA (ETJ)  
HIDALGO COUNTY, TEXAS

CANTU COMMERCIAL PLAZA SUBDIVISION IS A (2) TWO LOT SUBDIVISION LOCATED WITHIN HIDALGO COUNTY PRECINCT No. 1, IN THE EASTERLY SIDE OF HIDALGO COUNTY, ALONG THE WEST SIDE OF VAL VERDE ROAD (FM 1423), APPROXIMATELY 373 FT. SOUTH OF MINNESOTA RD. PROPERTY IS OUTSIDE DONNA CITY LIMITS, IS CURRENTLY VACANT, AND THE PROPOSED USE IS FOR COMMERCIAL USE ONLY.

LEGAL DESCRIPTION CONSISTS OF A 2.00 ACRE TRACT OF LAND OUT OF THE NORTH 18.12 ACRES OF LOT 133, HALL-FIELD SUBDIVISION, HIDALGO COUNTY, TEXAS AS PER MAP RECORDED IN VOLUME 1 PAGE 53, MAP RECORDS OF HIDALGO COUNTY, TEXAS SAID 2.00 ACRE TRACT OF LAND BEING THE SAME LAND DESCRIBED IN DOC # 2968480 O.R.

THE SUBDIVISION IS IN ZONE "C" (NO SHADING) AREAS OF MINIMAL FLOODING, ACCORDING TO FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 480334 0425 C, MAP EFFECTIVE DATE NOVEMBER 16, 1982.

ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE U.S.D.A. SOIL CONSERVATION SERVICE, THE SITE CONSISTS OF HIDALGO SANDY CLAY LOAM (28), SOIL GROUP "B"; WITH 0 TO 1 % SLORES. THIS SOIL IS WELL-DRAINED, SURFACE RUNOFF IS MEDIUM, PERMEABILITY IS MODERATELY HIGH TO HIGH, AND THE WATER CAPACITY IS MODERATE.

EXISTING DRAINAGE RUNOFF SHEET FLOWS OVERLAND IN AN EASTERLY DIRECTION TO AN EXISTING VAL VERDE ROAD (FM 1423) ROADSIDE DITCH (ADJACENT TO EAST PROPERTY LINE). STORM WATER IS THEN CONVEYED TO THE HIDALGO COUNTY DRAINAGE SYSTEM (DONNA NORTH LATERAL) VIA A DONNA IRRIGATION DISTRICT DRAIN DITCH LOCATED APPROXIMATELY 750 FT. SOUTH OF THIS DEVELOPMENT.

USING THE RATIONAL METHOD, WE HAVE DETERMINED THAT A 10-YEAR RAINFALL EVENT WILL GENERATE APPROXIMATELY 2.73 CFS OF STORM RUNOFF FOR THE EXISTING CONDITIONS OF THIS PROPERTY. WE HAVE ALSO USED THE RATIONAL METHOD TO DETERMINE THAT THE IMPROVED SUBDIVISION AFTER DEVELOPMENT WILL GENERATE AN ESTIMATED 9.01 CFS OF RUNOFF FOR A 50-YEAR RAINFALL EVENT, AN INCREASE OF 6.28 CFS.

IN ACCORDANCE WITH HIDALGO COUNTY PLANNING DEPARTMENT, HIDALGO COUNTY DRAINAGE DISTRICT No. 1, AND, CITY OF DONNA DRAINAGE REQUIREMENTS, BY USING THE MODIFIED RATIONAL METHOD (MRM), WE HAVE CALCULATED THAT APPROXIMATELY 7,258 CF OR 0.167 AC-FT OF STORM RUNOFF WILL NEED TO BE DETAINED ON-SITE. THIS RUNOFF WILL BE DETAINED ON PROPOSED DETENTION SWALES WITHIN DRAINAGE EASEMENTS ALONG VAL VERDE (FM 1423) ROAD. STORM WATERS WILL THEN BE CONVEYED TO THE EXISTING VAL VERDE ROAD (FM 1423) ROADSIDE DITCH VIA AN 8" PVC BLEEDER LINE. A DRAINAGE PLAN MUST BE APPROVED BY HIDALGO COUNTY PLANNING DEPARTMENT BEFORE ISSUANCE OF A BUILDING PERMIT FOR EACH LOT.

BY MY SIGNATURE BELOW, I CERTIFY THAT THIS SUBDIVISION LIES IN ZONE "C" (NO SHADING) AREAS OF MINIMAL FLOODING, ACCORDING TO FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 480334 0425 C, MAP EFFECTIVE DATE NOVEMBER 16, 1982.

**PRELIMINARY ONLY**

INEZ B. GARZA JR., P.E.  
REG. PROFESSIONAL ENGINEER NO. 60824

DATE \_\_\_\_\_

STATE OF TEXAS  
LICENSED PROFESSIONAL ENGINEER  
60824

**TOPOGRAPHY LAYOUT & DRAINAGE PLAN OF:  
CANTU COMMERCIAL PLAZA**

A 2.00 ACRE TRACT OF LAND OUT OF THE NORTH 18.12 ACRES OF LOT 133, HALL-FIELD SUBDIVISION, HIDALGO COUNTY, TEXAS AS PER MAP RECORDED IN VOLUME 1 PAGE 53, MAP RECORDS OF HIDALGO COUNTY, TEXAS SAID 2.00 ACRE TRACT OF LAND BEING THE SAME LAND DESCRIBED IN DOC # 2968480 O.R.

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

ON \_\_\_\_\_ AT \_\_\_\_\_ AM/PM  
INSTRUMENT NUMBER \_\_\_\_\_  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY \_\_\_\_\_ DEPUTY

**RIO DELTA SURVEYING**  
24593 FM 88, MONTE ALTO, TX 78538  
(TEL) 956-380-5154 (FAX) 956-380-5156  
EMAIL: MARIO@RIODELTASURVEYING.COM  
T.B.F.L.S. FIRM # 10013900

JOB NUMBER: RIO 21 313 DATE SURVEYED: 11/03/21

DATE OF PREPARATION: APRIL 30, 2022

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CITY OF DONNA - HIDALGO COUNTY PAGE: 3 OF 3