



T.J. Arredondo
Director of Planning

HIDALGO COUNTY PLANNING DEPARTMENT

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

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 7-25-2023

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

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 (F.M. 1423).

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

H.C.R.O.W. FINAL APPROVAL DATE: N/A BY, PRECINT 1 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 6-20-2023 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: OSSF'S 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. FINAL APPROVAL DATE: 5-03-2023 : 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: MAY 31, 2022

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.*

GENERAL PLAT NOTES & RESTRICTIONS

- FLOOD ZONE DESIGNATION: ZONE 1 (NO SHADING). AREA 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. 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).
- SETBACKS: FRONT: 50.00 FEET REAR: 15.00 FEET SIDE: 6.00 FEET (OR TO EASEMENT, WHICHEVER IS GREATER)
- 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.
- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 1' ABOVE TOP OF ROAD OR 18" ABOVE NATURAL GRADE, 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.
- 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.
- DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT MAY BE ALSO SEEN ON THE DRAINAGE DISTRICT NO. 1 MAP. THIS DEVELOPMENT IS TO BE DESIGNED TO DETAIN A TOTAL OF 2,258 CUBIC FEET OR 0.187 ACRE-Feet OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE DETAINED ON PROPOSED DETENTION SWALES WITHIN THE PROPOSED LARGE LOTS.
- 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.
- 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 EXCEPTS 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 PERMIT TO OCCUPANCY A LOT.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- 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.
- 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.
- 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.
- ALL LOT CORNERS ARE SET 1/2 INCH IRON RODS.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS REQUIRED BY TCEQ.
- 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 USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT PARAGONS 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.
- 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.
- TADOT DRIVEWAY/ENTRANCE PERMIT IS REQUIRED FOR LOTS 1-2 PRIOR TO CONSTRUCTION OF A DRIVEWAY/ENTRANCE ON TO VAL VERDE RD. (FM 1423). TADOT ACCESS PERMIT IS REQUIRED PRIOR TO THE COUNTY ISSUING A DEVELOPMENT APPLICATION PERMIT.
- 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 CONSIDERED BETWEEN LOTS 1 & 2. A 30 FOOT INGRESS AND EGRESS EASEMENT WILL BE DEDICATED BY THIS PLAT TO PROVIDE INGRESS AND EGRESS FOR LOTS 1-2. THE 30 FOOT ACCESS EASEMENT AS WELL AS 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, PROVED TO ME THROUGH HIS/HER/ THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE(S) TO BE THE PERSON(S) WHOSE NAME(S) IS/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 PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21ST DAY OF MAR, 2023

JUANITA S PEREZ
ID# 387619-7
Notary Public
STATE OF TEXAS
My Comm. Exp. 04-30-2025

NOTARY PUBLIC MY COMMISSION EXPIRES 04-30-2025

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.

Ricardo J. Navarro 6-7-23
CITY MAYOR DATE

Belinda J. Jara 4/1/23
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 SUBDIVISION REGULATIONS OF THE CITY WHEREIN MY APPROVAL IS REQUIRED.

Ral Trow 6-7-23
PLANNING AND ZONING COMMISSION CHAIRMAN DATE

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

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 21ST DAY OF April, 2023.

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

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. DATE _____
GENERAL MANAGER

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.

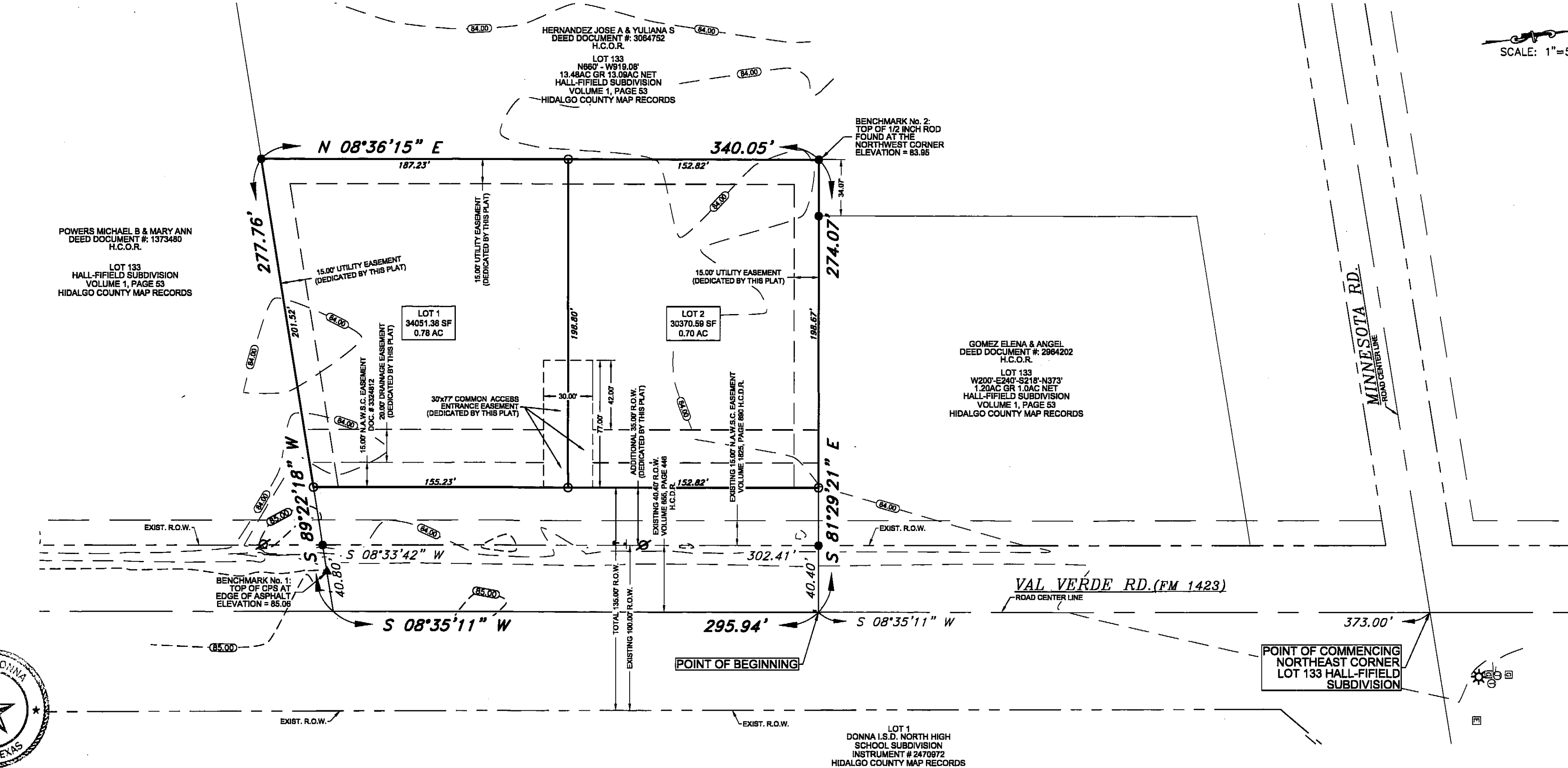
INEZ B. GARZA JR., P.E. DATE Pe. 3/8/2023
REG. PROFESSIONAL ENGINEER NO. 60824

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.

JOSE MARIO GONZALEZ
REG. PROFESSIONAL LAND SURVEYOR NO. 5571

STATE OF TEXAS
COUNTY OF HIDALGO
PROFESSIONAL LAND SURVEYOR
NO. 5571

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



LEGEND

SYMBOL	DESCRIPTION
●	FOUND 1/2" IRON ROD
○	SET 1/2" IRON ROD
○	FOUND 60-D NAIL
○	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
○	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
CAL	CALICHE
CPS	COOTON PICKER SPINDLE
DOC	DOCUMENT
DT	DOTCH TOP
EL	ELEVATION
EP	EDGE OF PAVEMENT
EXIST	EXISTING
FF	FINISH FLOOR
FL	FIRE HYDRANT
FL	FLOW LINE
HCD1	HIDALGO COUNTY DISTRICT NO. 1
HCD2	HIDALGO COUNTY OFFICIAL RECORDS
HCD3	HIDALGO COUNTY OFFICIAL RECORDS
LF	LINEAR FEET
NWEC	NORTH ALAMO WATER SUPPLY CORPORATION
NWEC	NORTH ALAMO WATER SUPPLY CORPORATION
PP	POWER POLE
PROP	PROPOSED
RCP	REINFORCED CONCRETE PIPE
RHW	RIGHT-OF-WAY
RSD	RIDGE DITCH
SF	SQUARE FEET
SIG	STORM INLET GRATED
STA	STATION
TOP	TOP OF ASPHALT
TPED	TELEPHONE PEDESTAL
UDC	UNDERSOUNDING CABLE
WL	WATER LINE
WM	WATER METER
WW	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 # 296480 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 SOUTHEAST CORNER OF THE GOMEZ TRACT (DOC # 296420 O.R.) FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;

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 448 O.R.) AT 277.78' IN ALL TO A 1/2" ROD FOUND AT THE SOUTHWEST CORNER OF THE HERNANDEZ TRACT (DOC # 3084752 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 NORTH LINE OF THIS TRACT AND THE SOUTH LINE OF THE SAID HERNANDEZ TRACT AT 340.05' PASS THE SOUTHWEST CORNER OF SAID GOMEZ TRACT AT 295.94' 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 CONSTRUCT, 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 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 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 RECEIVED 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 IN THIS AGREEMENT TOGETHER WITH THE 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 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.

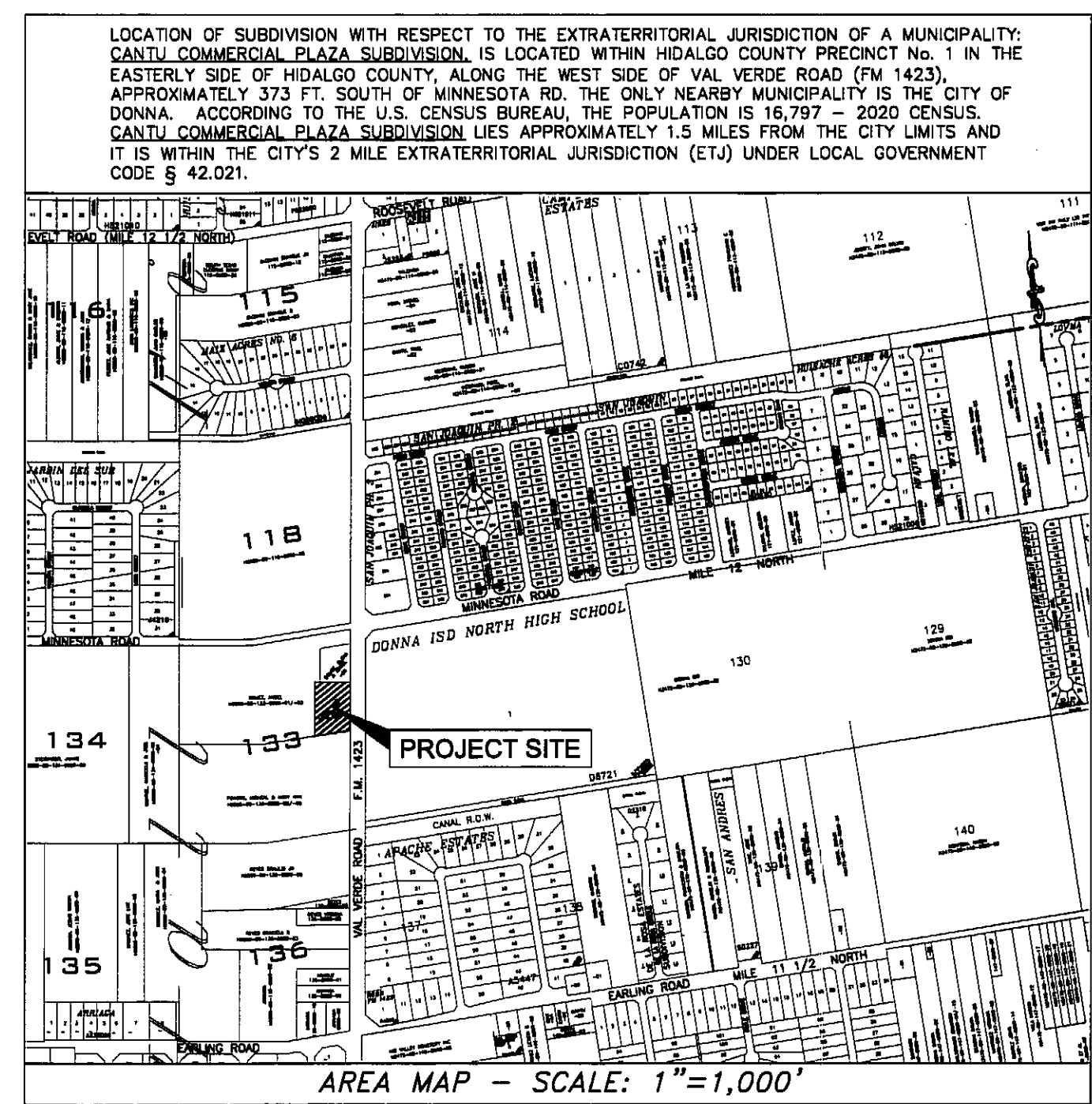
IN WITNESS WHEREOF THE SAID GRANTEE EXECUTED THIS INSTRUMENT
THIS 10TH DAY OF MARCH, 2023.

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

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

PRINCIPAL CONTACTS:

NAME	ADDRESS	PHONE(S)
OWNER: ROEL ALVANI CANTU	7806 N. VAL VERDE RD. - DONNA, TX 78537	(956) 279-8977
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) 380-5158



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 # 296480 O.R.

DATE OF PREPARATION: FEBRUARY 25, 2023

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

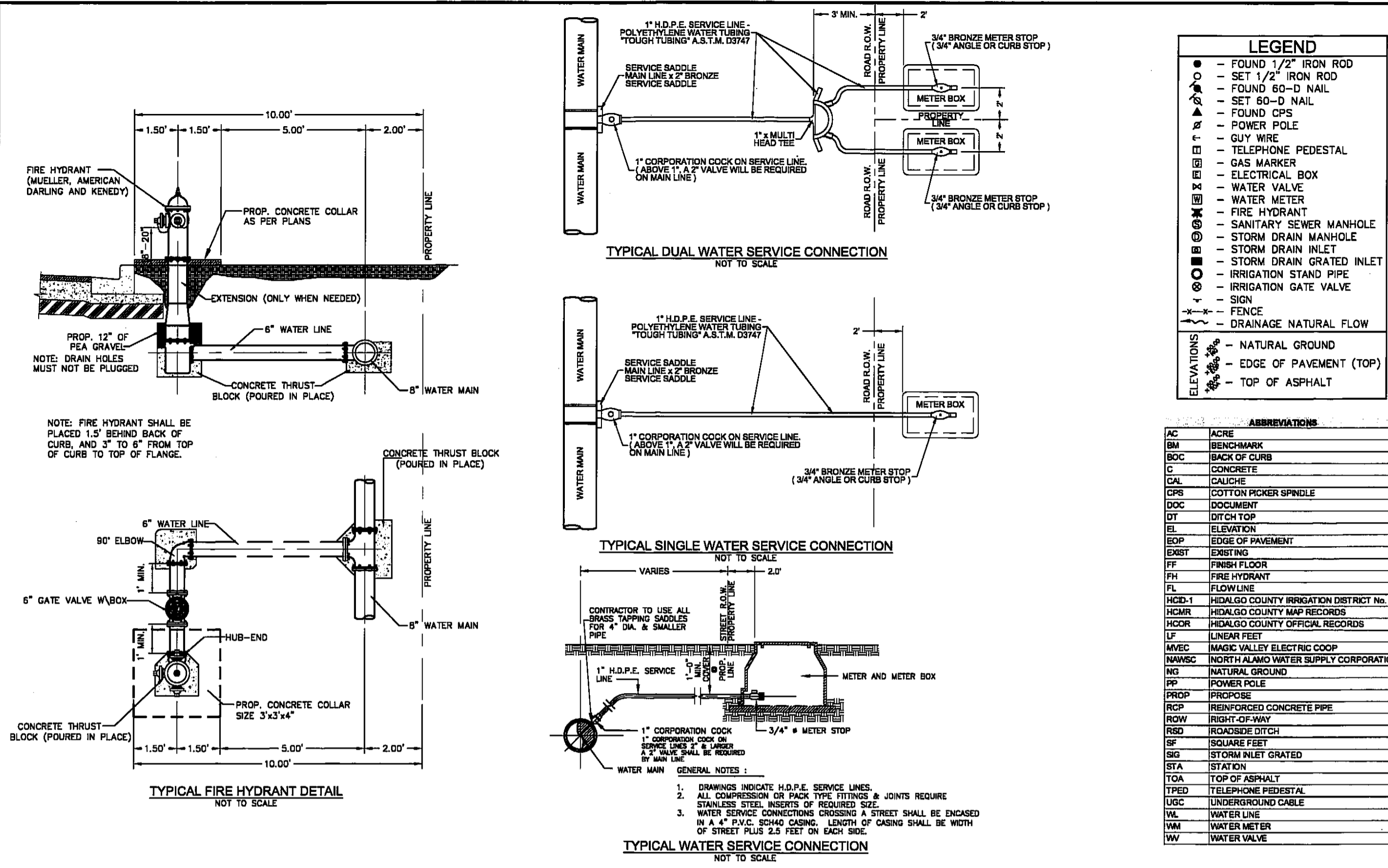
CITY OF DONNA - HIDALGO COUNTY PAGE: 1 OF 3

RIO DELTA SURVEYING
24593 FM 88, MONTE ALTO, TX 78538
(TEL) 856-380-5154 (FAX) 856-380-5158
EMAIL: MARIO@RIODELTASURVEYING.COM
T.B.P.L.S. FIRM # 10013900

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

INDEX OF SHEETS

SHEET	DESCRIPTION
SHEET 1	PLAT WITH LOTS, EXISTING STREETS, EXISTING & PROP. R.O.W.; AREA MAP; DESCRIPTION OF LOCATION WITH RESPECT TO THE E.T.O. OF A MUNICIPALITY AND PRECINCT; PRINCIPAL CONTACTS; HEADING; LEGAL DESCRIPTION (METES AND BOUNDS); PLAT NOTES AND RESTRICTIONS; OWNERS' ACKNOWLEDGMENT, N.A.W.S.C. EASEMENT; AND THE FOLLOWING CERTIFICATION, CITY PLAT APPROVAL, COUNTY PLAT APPROVAL, H.C.D.D. NO. 1, DONNA IRRIGATION DISTRICT NO. 1, SURVEYOR'S, ENGINEER'S.
SHEET 2	MAP OF WATER DISTRIBUTION, PRELIMINARY SITE PLAN, PRELIMINARY DIMENSIONED SITE PLAN & TYPICAL DETAILS.
SHEET 3	TOPOGRAPHY LAYOUT & DRAINAGE PLAN, TYPICAL DETAILS, AND DRAINAGE REPORT.



LEGEND

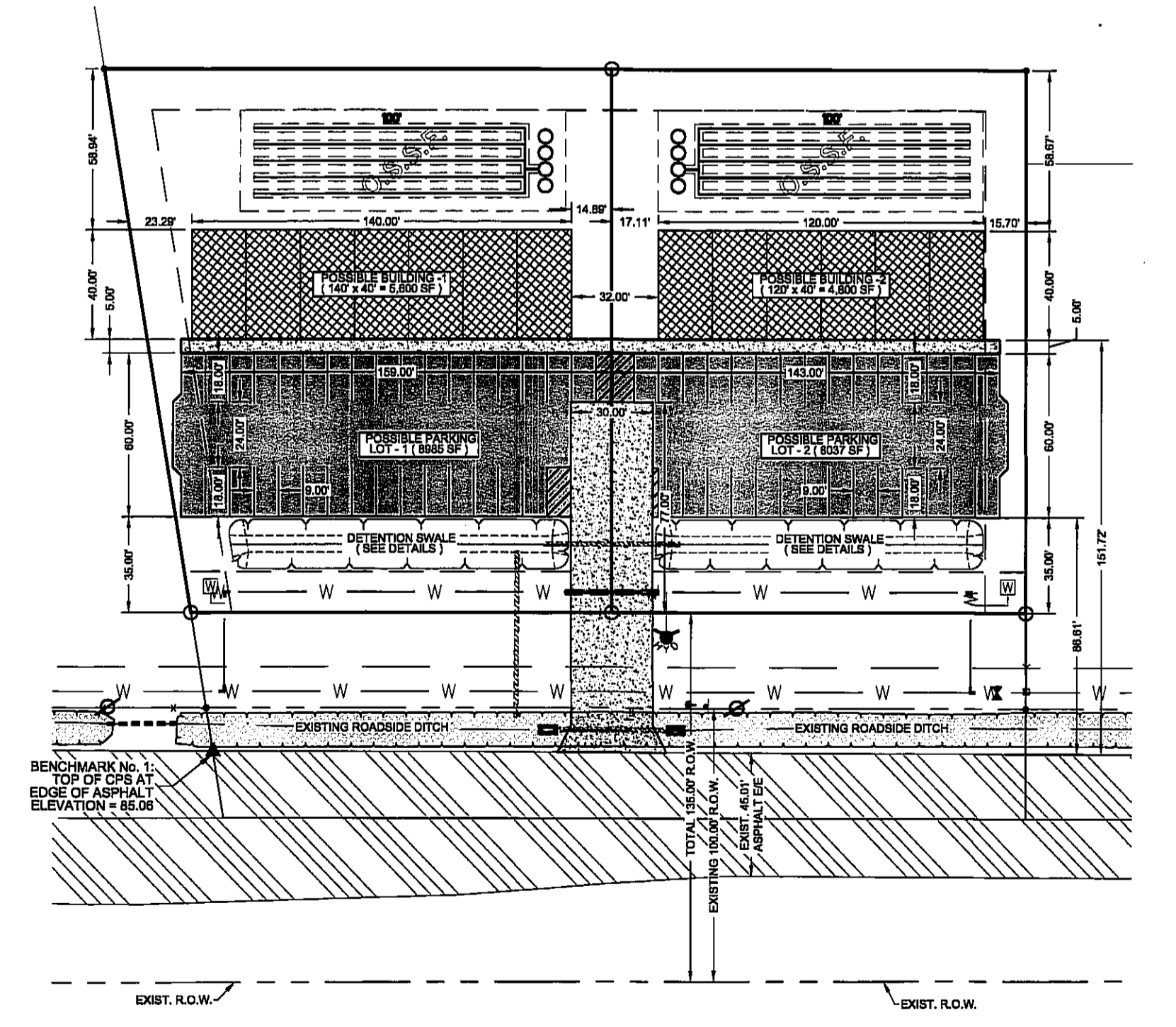
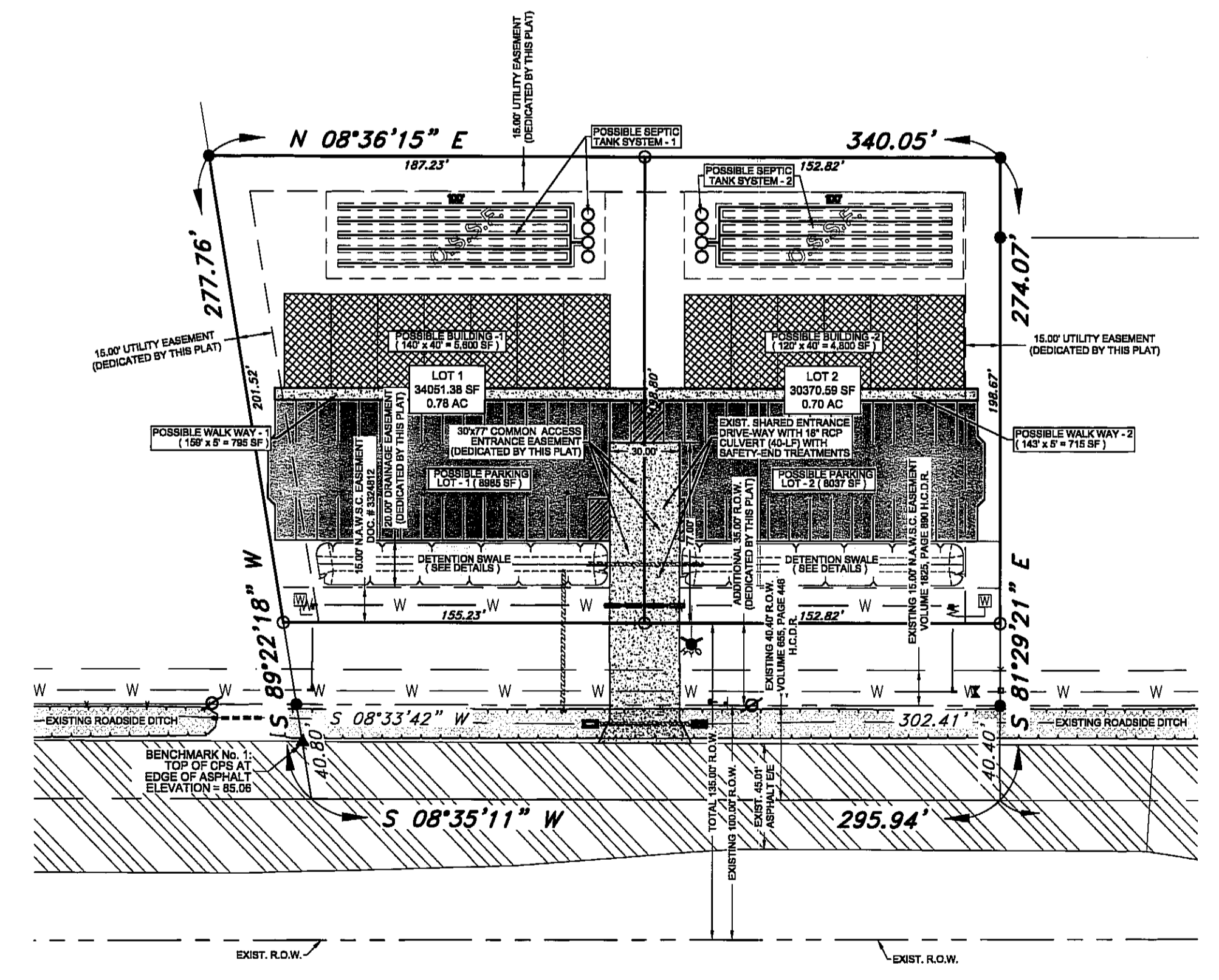
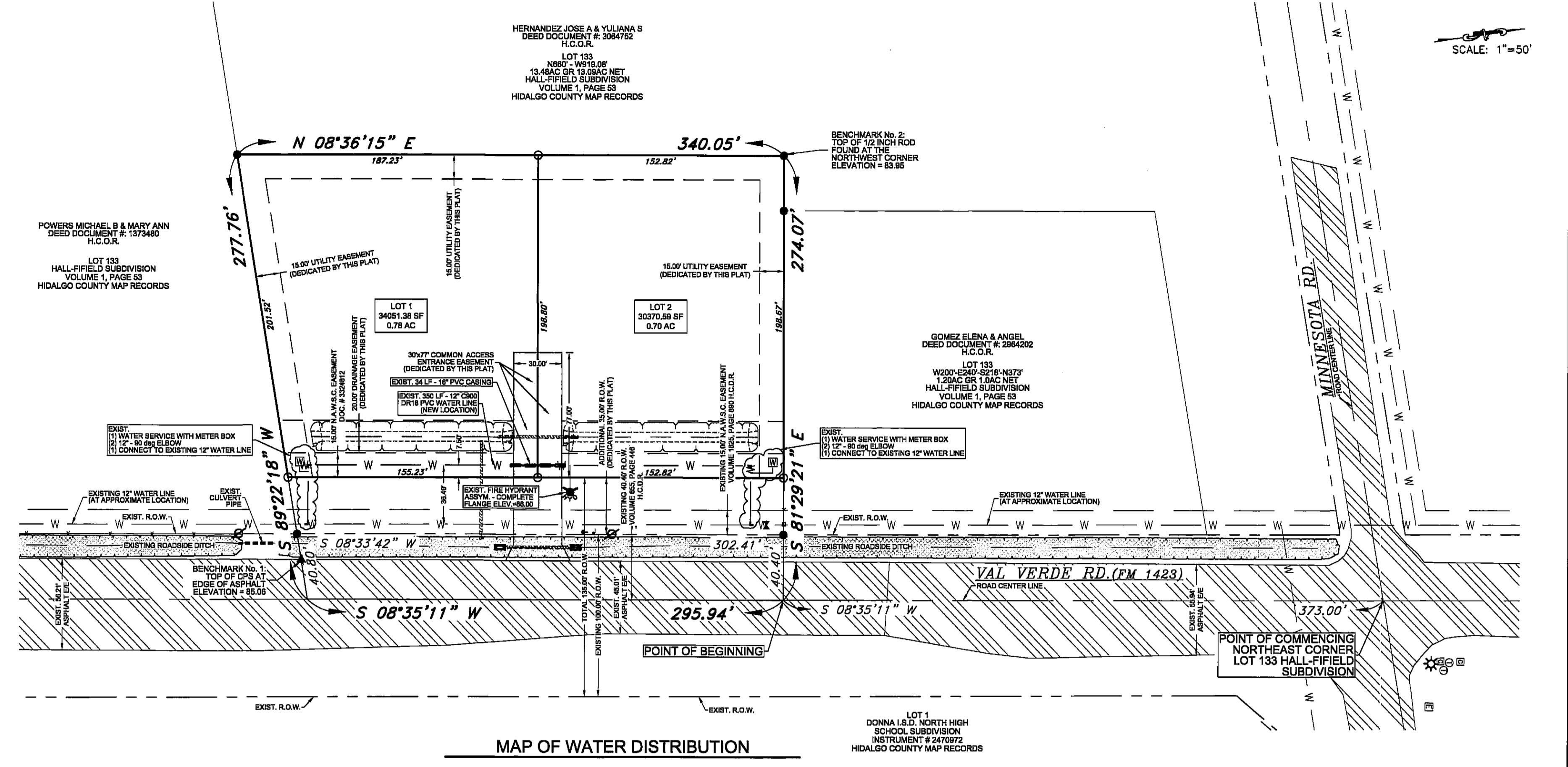
- FOUND 1/2" IRON ROD
- SET 1/2" IRON ROD
- FOUND 60-D NAIL
- SET 60-D NAIL
- FOUND CPS
- POWER POLE
- GUY WIRE
- TELEPHONE PEDESTAL
- GAS MARKER
- ELECTRICAL BOX
- WATER VALVE
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- STORM DRAIN INLET
- STORM DRAIN GRATED INLET
- IRRIGATION STAND PIPE
- IRRIGATION GATE VALVE
- SIGN
- FENCE
- DRAINAGE NATURAL FLOW

ELEVATIONS

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

ABBREVIATIONS

- AC ACRES
- BM BENCHMARK
- B/C BACK OF CURB
- C CONCRETE
- CAI CAULK
- C/S COTTON FIBER SPINDLE
- DOC DOCUMENT
- DT DITCH TOP
- E ELEVATION
- EDP EDGE OF PAVEMENT
- EXIST EXISTING
- FF FINISH FLOOR
- FH FIRE HYDRANT
- FL FLOW LINE
- HC-1 HIDALGO COUNTY IRRIGATION DISTRICT No. 1
- HC-2 HIDALGO COUNTY OFFICIAL RECORDS
- LF LINEAR FEET
- MVC MAGIC VALLEY ELECTRIC COOP
- NWMC NORTHLAND WATER SUPPLY CORPORATION
- NG NATURAL GROUND
- PP POWER POLE
- PROD PROPOSED
- RCP REINFORCED CONCRETE PIPE
- R/W RIGHT-OF-WAY
- R/S REINFORCED SCHED. 40S
- SF SQUARE FEET
- SI STORM INLET GRATED
- STA STATION
- T/OA TOP OF ASPHALT
- TRFD TELEPHONE PEDESTAL
- UGC UNDERGROUND CABLE
- WL WATER LINE
- WV WATER VALVE
- WV WATER VALVE



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

DATE: 2/3/2023

STATE OF TEXAS
INEZ B. GARZA, JR.
60824
LICENSED PROFESSIONAL ENGINEER

**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.O. OF A MUNICIPALITY AND PRECINCT; PRINCIPAL CONTACTS; HEADINGS; LEGAL DESCRIPTION (METES AND BOUNDS); PLAT NOTES AND RESTRICTIONS; OWNERS' ACKNOWLEDGMENT; N.A.W.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.
SHEET 2	MAP OF WATER DISTRIBUTION, PRELIMINARY SITE PLAN, PRELIMINARY DIMENSIONED SITE PLAN & TYPICAL DETAILS.
SHEET 3	TOPOGRAPHY LAYOUT & DRAINAGE PLAN, TYPICAL DETAILS, AND DRAINAGE REPORT.

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

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

BY: _____ DEPUTY

RIO DELTA SURVEYING

24583 FM 88, MONTE ALTO, TX 78538
(TEL) 956-380-5154 (FAX) 956-380-5156
EMAIL: MARIO@RHDST.SURVEYING.COM
T.B.P.L.S. FIRM # 10013900

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

DATE OF PREPARATION: FEBRUARY 25, 2023

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

