



Anthony Uresti
Director of Planning

HIDALGO COUNTY PLANNING DEPARTMENT

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

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 3-04-2025

PROPOSED DG LLANO GRANDE SUBDIVISION PRECINCT No. 1.

ENGINEER: AEC ENGINEERING, LLC. DEVELOPER: THE OVERLAND GROUP

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: *SINGLE FAMILY *MULTI-FAMILY 1 COMMERCIAL INSTITUTIONAL

NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: N/A

LOCATION DESCRIPTION: SOUTHWEST CORNER OF FM 1015 AND MILE 5 NORTH ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF CITY OF WESLACO

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 9-23-24 PROPERTY LIES WITHIN FLOOD ZONE "B" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY ONSITE DETENTION AT BUILDING PERMIT STAGE.

SEWER SYSTEM: SANITARY SEWER FROM CITY OF WESLACO.

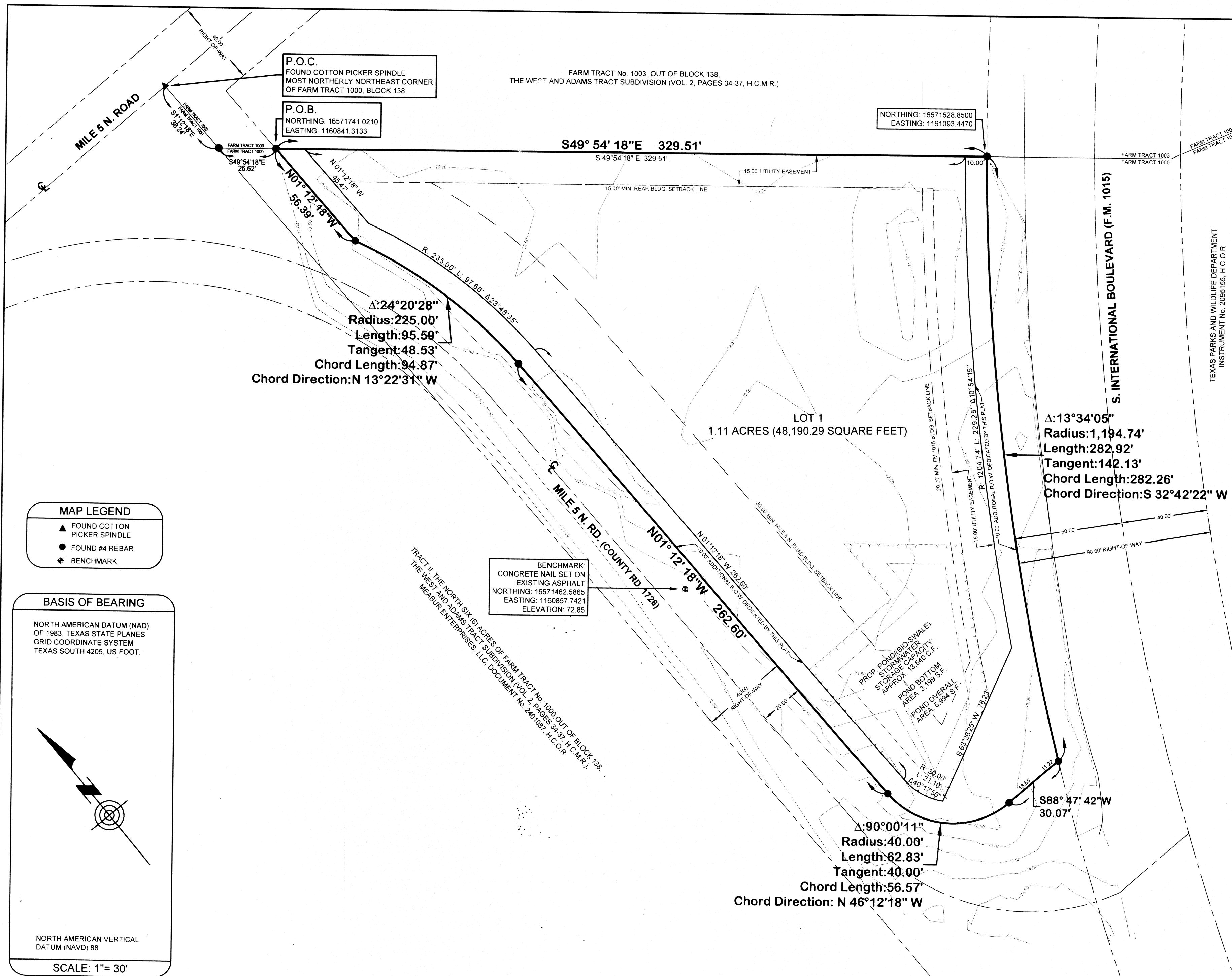
WATER SERVICE PROVIDER: CITY OF WESLACO

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

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.



METES AND BOUNDS DESCRIPTION

A 1.31-ACRE (57,243.56 SQUARE FEET) TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OR PORTION OF FARM TRACT 1000, BLOCK 138, "THE WEST ADAMS TRACT SUBDIVISION", HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 1.31-ACRE (57,243.56 SQUARE FEET) BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A COTTON PICKER SPINDLE FOUND AT THE MOST NORTHERLY NORTHEAST CORNER OF SAID FARM TRACT 1000, BLOCK 138, THENCE:

S 1°12'18" E. ALONG THE EAST LINE OF SAID FARM TRACT 1000, BLOCK 138, A DISTANCE OF 38.24 FEET TO A #4 REBAR FOUND FOR AN INTERIOR CORNER OF SAID FARM TRACT 1000, BLOCK 138, THENCE:

S 49°54'18" E. ALONG A NORTHERLY LINE OF SAID FARM TRACT 1000, BLOCK 138, A DISTANCE OF 36.62 FEET TO A #4 REBAR FOUND FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT.

1) THENCE S 49°54'18" E. CONTINUING ALONG A NORTHERLY LINE OF SAID FARM TRACT 1000, BLOCK 138, A DISTANCE OF 13°34'05" A RADIUS OF 1,194.74 FEET, A LENGTH OF 282.92 FEET, A TANGENT OF 142.13 FEET, AND A CHORD THAT BEARS S 32°42'22" W. WITH A DISTANCE OF 282.26 FEET TO A #4 REBAR FOUND AT THE APPARENT NORTH RIGHT-OF-WAY LINE OF MILE 5 N ROAD (COUNTY ROAD 1726), FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT.

2) THENCE IN A SOUTHWESTERLY DIRECTION AND ALONG A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 13°34'05", A RADIUS OF 1,194.74 FEET, A LENGTH OF 282.92 FEET, A TANGENT OF 142.13 FEET, AND A CHORD THAT BEARS N 46°12'18" W. WITH A DISTANCE OF 94.87 FEET TO A #4 REBAR FOUND FOR AN INTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT.

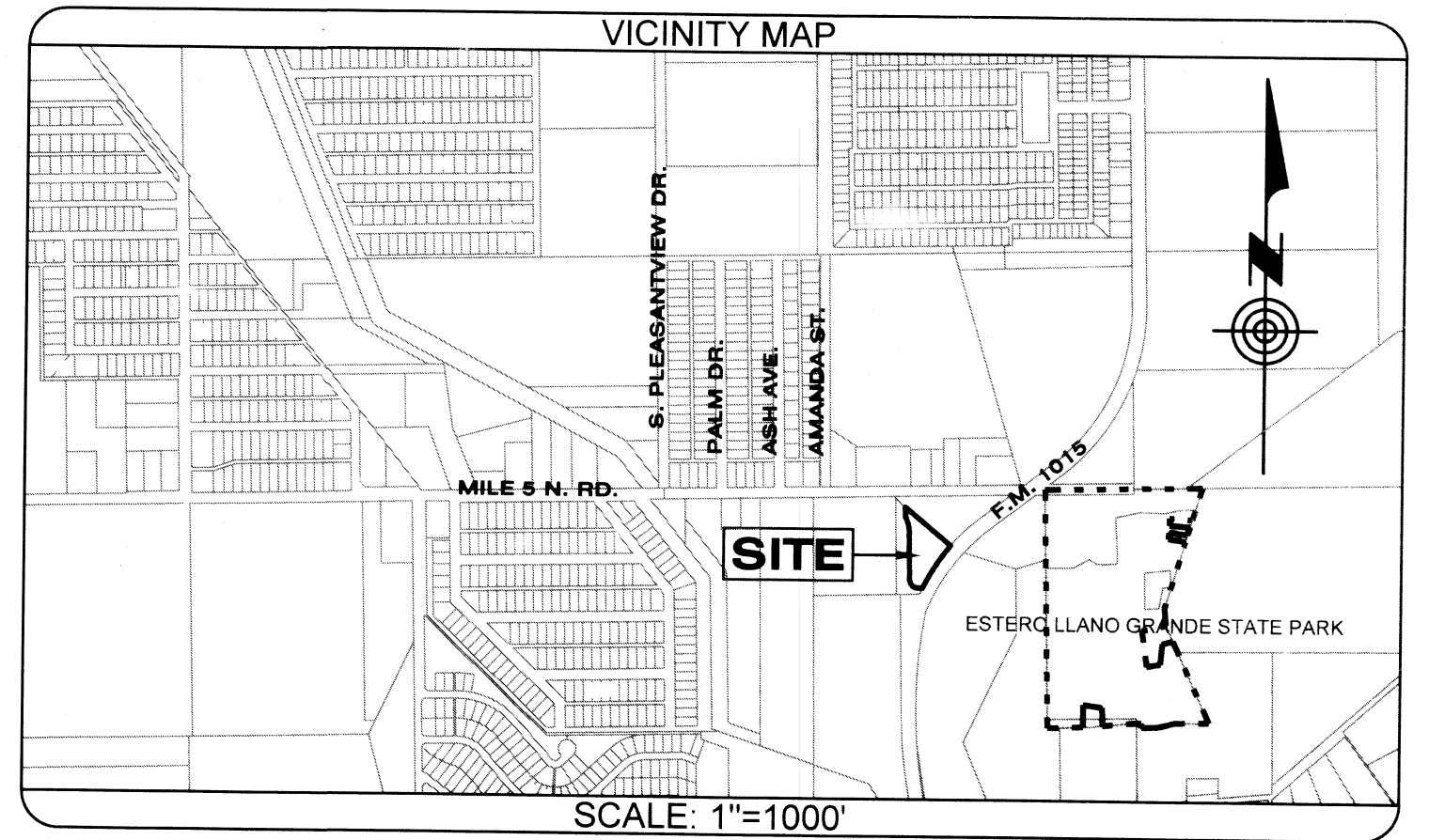
3) THENCE S 88°47'42" W. ALONG THE APPARENT NORTH RIGHT-OF-WAY LINE OF SAID MILE 5 N ROAD (COUNTY ROAD 1726), A DISTANCE OF 30.07 FEET TO A #4 REBAR FOUND FOR A POINT OF CURVATURE AND AN EXTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT.

4) THENCE IN A NORTHWESTERLY DIRECTION AND ALONG A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 90°00'11", A RADIUS OF 40.00 FEET, A LENGTH OF 62.83 FEET, A TANGENT OF 40.00 FEET, AND A CHORD THAT BEARS N 46°12'18" W. WITH A DISTANCE OF 56.57 FEET TO A #4 REBAR FOUND FOR AN INTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT.

5) THENCE N 01°12'18" W. ALONG THE APPARENT EAST RIGHT-OF-WAY LINE OF SAID MILE 5 N ROAD (COUNTY ROAD 1726), A DISTANCE OF 282.80 FEET TO A #4 REBAR FOUND FOR A POINT OF CURVATURE AND AN INTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT.

6) THENCE CONTINUING ALONG THE APPARENT EAST RIGHT-OF-WAY LINE OF SAID MILE 5 N ROAD (COUNTY ROAD 1726), IN A NORTHWESTERLY DIRECTION AND ALONG A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 24°20'28", A RADIUS OF 225.00 FEET, A LENGTH OF 95.59 FEET, A TANGENT OF 48.53 FEET, AND A CHORD THAT BEARS N 13°22'31" W. WITH A DISTANCE OF 94.87 FEET TO A #4 REBAR FOUND FOR AN INTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT.

7) THENCE CONTINUING ALONG THE APPARENT EAST RIGHT-OF-WAY LINE OF SAID MILE 5 N ROAD (COUNTY ROAD 1726), A DISTANCE OF 56.59 FEET TO THE POINT OF BEGINNING, CONTAINING 1.31 ACRES (57,243.56 SQUARE FEET) OF LAND, MORE OR LESS.



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

DG LLANO GRANDE SUBDIVISION IS LOCATED BETWEEN S. INTERNATIONAL BOULEVARD (F.M. 1015) AND MILE 5 N ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF WESLACO. ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF WESLACO (POPULATION 42,231), DG LLANO GRANDE SUBDIVISION FALLS WITHIN THE CITY OF WESLACO'S 5-MILE E.T.J. UNDER LOCAL GOVERNMENT CODE § 212.001, AND LIES IN PRECINCT NO. 1.

- GENERAL PLAT NOTES**
- FLOOD ZONE DESIGNATION: THIS TRACT OF LAND LIES IN ZONE "B" (MEDIUM SHADING) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM MAP COMMUNITY PANEL NO. 48034 022 B, EFFECTIVE DATE JANUARY 2, 1981. ZONE "B" IS DEFINED AS AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD, OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT, OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE, OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. MEDIUM AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN COMMUNITY PANEL NO. 48034 022 B IDENTIFIES NO OTHER AREA WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN. CONSTRUCTION OF COMMERCIAL BUILDINGS WITHIN ANY AREA OF THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE BUILDING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4017).
 - SETBACK REQUIREMENTS (COMMERCIAL GENERAL DISTRICT): INTERNATIONAL BOULEVARD (F.M. 1015): 20.00 FEET; OR GREATER FOR EASEMENTS. MILE 5 N ROAD: 30.00 FEET; OR GREATER FOR EASEMENTS. NEAR: 15.00 FEET; OR GREATER FOR EASEMENTS.
 - LOT 1 OF THIS SUBDIVISION SHALL BE FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL. LOT 1 IS FOR NON-RESIDENTIAL USE. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS 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, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
 - THE FINISHED FLOOR ELEVATION FOR THE PROPOSED BUILDING HAS BEEN SET AT 74.20, WHICH IS 1.51 FEET ABOVE THE TOP ELEVATION OF THE ASPHALT ALONG MILE 5 N ROAD (COUNTY ROAD 1726) AND 2.2 FEET ABOVE THE NATURAL GROUND ELEVATION OF THE AREA WHERE THE BUILDING WILL BE LOCATED. AN ELEVATION CERTIFICATE MAY BE REQUIRED FOR ALL LOTS LOCATED OUTSIDE A DESIGNATED FLOOD AREA AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
 - BENCHMARK AS INDICATED ON THIS PLAT: CONCRETE NAIL SET ON EXISTING ASPHALT, NORTHING: 16571462.5865, EASTING: 1160841.3133, ELEVATION: 72.85.
 - NO STRUCTURES SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, TREES, AND OTHER PLANTINGS (EXCEPT LOW LESS THAN 18 INCHES MAT. HEIGHT; GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
 - IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN 8.81 CUBIC FEET (13 ACRES FEET) OF STORM WATER RUNOFF. THIS SITE PROVIDES AN APPROXIMATE STORAGE WATER RUNOFF OF 15.46 CUBIC FEET. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS INDICATED ON DRAINAGE REPORT APPROVED BY H.C.D. NO. 1 ON 02/23/25.
 - EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SANITARY SEWER, ELECTRICITY, AND GAS (IF REQUIRED) SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
 - ALL PUBLIC UTILITY 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.
 - AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR SCHOOLS, COMMERCIAL AND INDUSTRIAL 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 D.S.S.P. 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 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. DETENTION AREA SHALL NOT BE PLACED WITHIN ANY EASEMENTS.
 - ALL SUBDIVISION IMPROVEMENTS SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPPP) REQUIREMENTS.
 - THE CITY OF WESLACO, THE COUNTY OF HIDALGO, AND THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 ARE NOT RESPONSIBLE FOR THE MAINTENANCE OF THE DETENTION AREA. THE MAINTENANCE OF THE PROPOSED DETENTION AREA SHALL BE THE SOLE RESPONSIBILITY OF THE LOT OWNERS.
 - A 5-FOOT CONCRETE SIDEWALK IS REQUIRED ALONG THE EXTERIOR PERIMETER UPON THE ISSUANCE OF A NOTICE TO PROCEED.
 - LANDSCAPING IS REQUIRED PER CITY'S ORDINANCE.

STATE OF COLORADO
COUNTY OF DOUGLAS
OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION

I, CHARLES MEADOW, AUTHORIZED AGENT OF LA CURVA, L.L.C. A COLORADO LIMITED LIABILITY COMPANY AS OWNER THE 1.31-ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED "DG LLANO GRANDE SUBDIVISION", HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT, AND DEDICATE TO PUBLIC USE THE STREET, 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) SANITARY SEWER CONNECTIONS TO THE LOTS, OR SEPTIC TANK(S) MEET, OR WILL MEET THE MINIMUM REQUIREMENTS OF THE STATE STANDARDS.

(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS.

(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.

Charles Meadow
OWNER/AUTHORIZED AGENT
LA CURVA, L.L.C.
A COLORADO LIMITED LIABILITY COMPANY
7555 E. WINDLAWN WAY
PARKER, CO 80134
DOUGLAS COUNTY

PRINTED NAME: Charles Meadow
DATE: 10 Feb 2025

STATE OF COLORADO
COUNTY OF DOUGLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, 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(S)/HEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 10th DAY OF Feb 20 25

Ryan Barón
NOTARY PUBLIC
STATE OF COLORADO
MY COMMISSION EXPIRES 11/03/2025

PRINTED NAME: Ryan Barón
DATE: 02/10/2025

STATE OF TEXAS
COUNTY OF HIDALGO

UNDER LOCAL GOVERNMENT CODE §232.028(a)

WE, THE UNDERSIGNED, CERTIFY THAT THIS SUBDIVISION PLAT OF "DG LLANO GRANDE SUBDIVISION" WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THE DAY OF 20

HIDALGO COUNTY JUDGE: _____ PRINTED NAME: _____ DATE: _____

HIDALGO COUNTY CLERK: _____ PRINTED NAME: _____ DATE: _____

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF WESLACO

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

WE, THE UNDERSIGNED, CERTIFY THAT THIS SUBDIVISION PLAT OF "DG LLANO GRANDE SUBDIVISION" WAS REVIEWED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF WESLACO.

P&Z CHAIRMAN OF THE CITY OF WESLACO: _____ PRINTED NAME: _____ DATE: _____

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF WESLACO

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

WE, THE UNDERSIGNED, CERTIFY THAT THIS SUBDIVISION PLAT OF "DG LLANO GRANDE SUBDIVISION" WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF WESLACO.

MAYOR OF THE CITY OF WESLACO: _____ PRINTED NAME: _____ DATE: _____

ATTEST:
SECRETARY OF THE CITY OF WESLACO: _____ PRINTED NAME: _____ DATE: _____

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF WESLACO

CERTIFICATE OF PLAT APPROVAL

HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9

THIS PLAT IS APPROVED BY HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9

DATED THIS THE _____ DAY OF _____ 20____

1. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9 RIGHTS-OF-WAY AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE H.C.I.D. NO. 9.

2. IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL NOT BE GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.

3. H.C.I.D. NO. 9 WILL NOT BE RESPONSIBLE FOR THE STORM DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION AS WELL AS H.C.I.D. NO. 9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION IF DESIRED. THIS WILL NOT BE AT THE DISTRICT'S EXPENSE.

4. H.C.I.D. NO. 9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEMS DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.

5. H.C.I.D. NO. 9 EXCLUSIVE EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, FENCES, SHRUBS, TREES, AND OTHER PLANTINGS AND OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

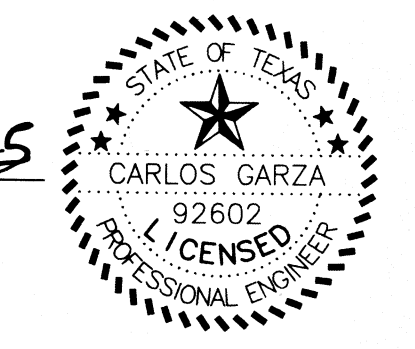
GENERAL MANAGER
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT NO. 9

STATE OF TEXAS
COUNTY OF HIDALGO
PROFESSIONAL ENGINEER CERTIFICATE

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

Carlos Garza
02/06/25
DATE

CARLOS GARZA, P.E. - AEC ENGINEERING, L.L.C.
1115 S. 10TH AVENUE
EDINBURG, TEXAS 78539
TEL. 956-380-6558
carlos@aecengineering.net



STATE OF TEXAS
COUNTY OF HIDALGO
PROFESSIONAL LAND SURVEYOR CERTIFICATE

I, JOSE MARIO GONZALEZ, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OR OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF SAN JUAN, TEXAS.

DATED THIS THE 5 DAY OF Feb 20 25

JOSE MARIO GONZALEZ, R.P.L.S.
TEL. (956) 262-0222
mario@rodetasurveying.com



STATE OF TEXAS
COUNTY OF HIDALGO
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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 §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/HER ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

RAUL E. SESIN, P.E., C.F.M.
GENERAL MANAGER

STATE OF TEXAS
COUNTY OF HIDALGO
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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 §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/HER ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

RAUL E. SESIN, P.E., C.F.M.
GENERAL MANAGER

JOB # 1456.045
Date: Dec. 23, 2024
Drawn by: J. d' Z.

PRINCIPAL CONTACTS:			
CITY:	WESLACO	255 S. KANSAS AVENUE, WESLACO, TX 78596	PHONE: (956) 968-3181
COUNTY:	HIDALGO	2818 BUSINESS HWY 281, EDINBURG, TX 78539	PHONE: (956) 318-2840
DEVELOPER:	THE OVERLAND GROUP	1906 E. BATTLEFIELD, SPRINGFIELD, MO 65804	PHONE: (417) 293-3332
ENGINEER:	CARLOS GARZA, P.E.	P.O. BOX 480, EDINBURG, TX 78540	PHONE: (956) 380-6558
SURVEYOR:	JOSE MARIO GONZALEZ, R.P.L.S.	24593 F.M. 88, MONTE ALTO, TX 78538	PHONE: (956) 262-0222

FILE 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

AEC ENGINEERING, L.L.C.
A TEXAS REGISTERED ENGINEERING FIRM F-9688
1116 S. 10TH AVENUE, EDINBURG, TX 78539
PHONE: (956) 380-6558 www.aecengineering.net

No.	SHEET	REVISION	DATE	APPROVED

DG LLANO GRANDE SUBDIVISION
1 COMMERCIAL LOT

A 1.31-ACRE (57,243.56 SQUARE FEET) TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OR PORTION OF FARM TRACT 1000, BLOCK 138, "THE WEST ADAMS TRACT SUBDIVISION", HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

INDEX TO SHEETS OF DG LLANO GRANDE SUBDIVISION

SHEET	DESCRIPTION
SHEET 1	HEADING, INDEX, LOCATION MAP AND E.T.J. PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; CITY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE E.T.J. OF A MUNICIPALITY AND DESIGNATION OF THE PRECINCT WHERE THE PROJECT IS SITUATED; H.C.I.D. CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; REVISION NOTES.
SHEET 2	WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP; DRAINAGE REPORT, INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S ACKNOWLEDGEMENT.

SHEET 1 OF 2

