



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: 5-27-2025

PROPOSED DG TOWER SUBDIVISION, PRECINCT No. 4.

ENGINEER: AEC ENGINEERING LLC DEVELOPER EVERALDO TREVIÑO

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

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

ESTIMATED NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: 1

LOCATION DESCRIPTION: SOUTH EAST CORNER OF OWASSA ROAD AND TOWER ROAD.

SUBDIVISION LIES WITHIN THE: RURAL ARE

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 2-14-2025 PROPERTY LIES WITHIN FLOOD ZONE "AH" and "C" AS PER FEMA.

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

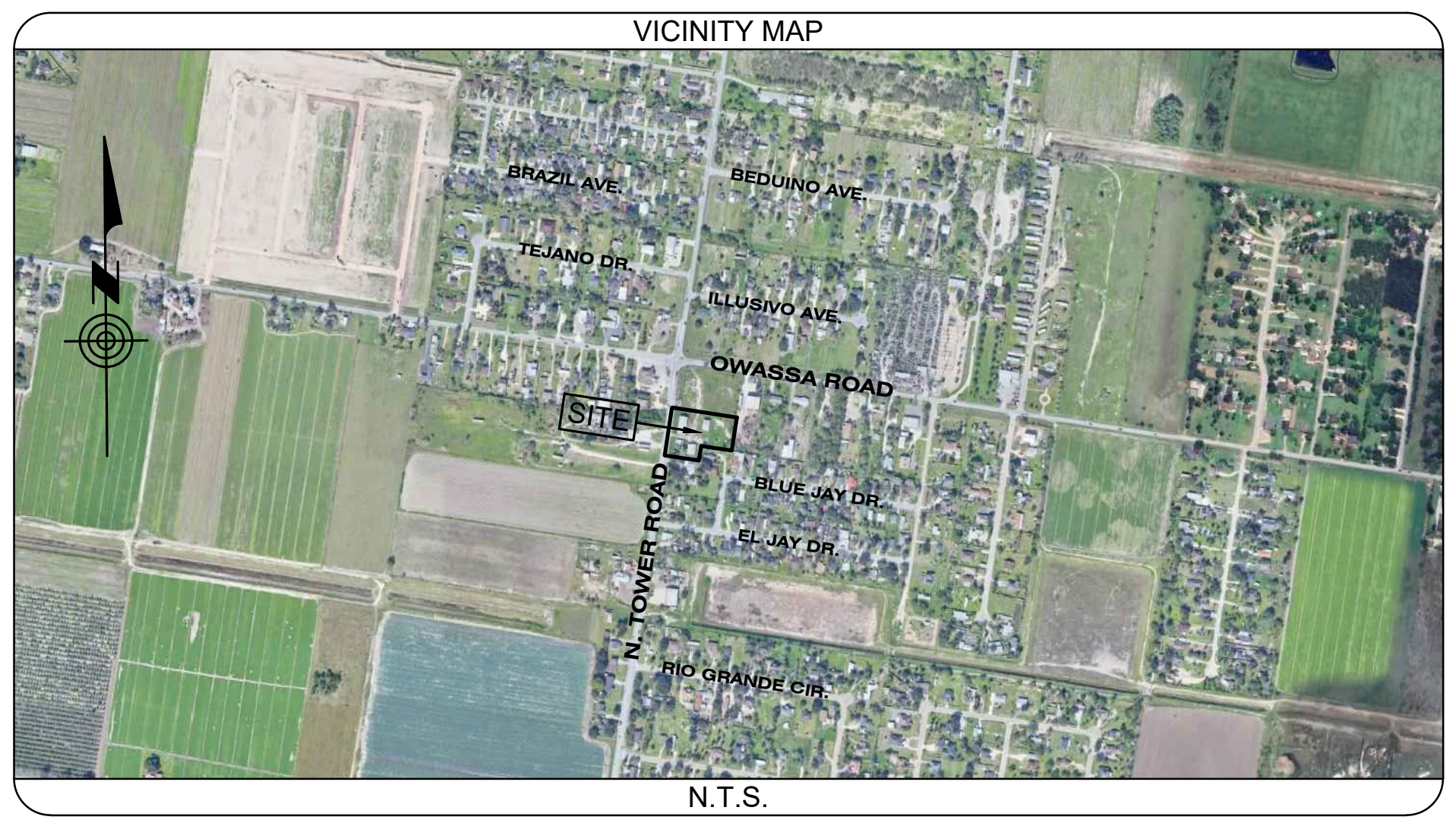
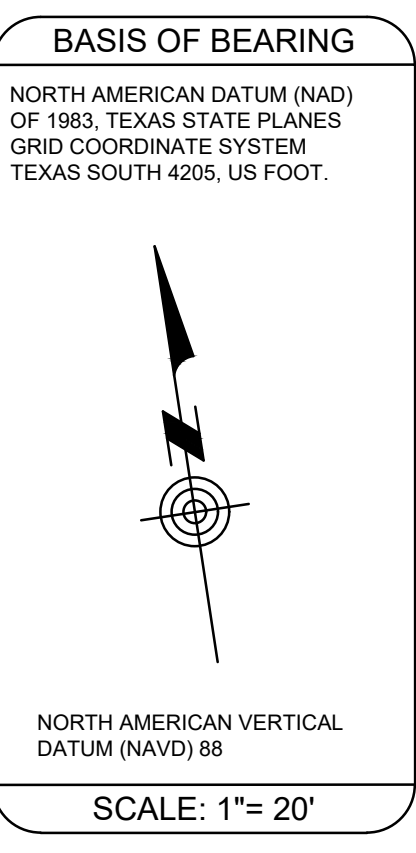
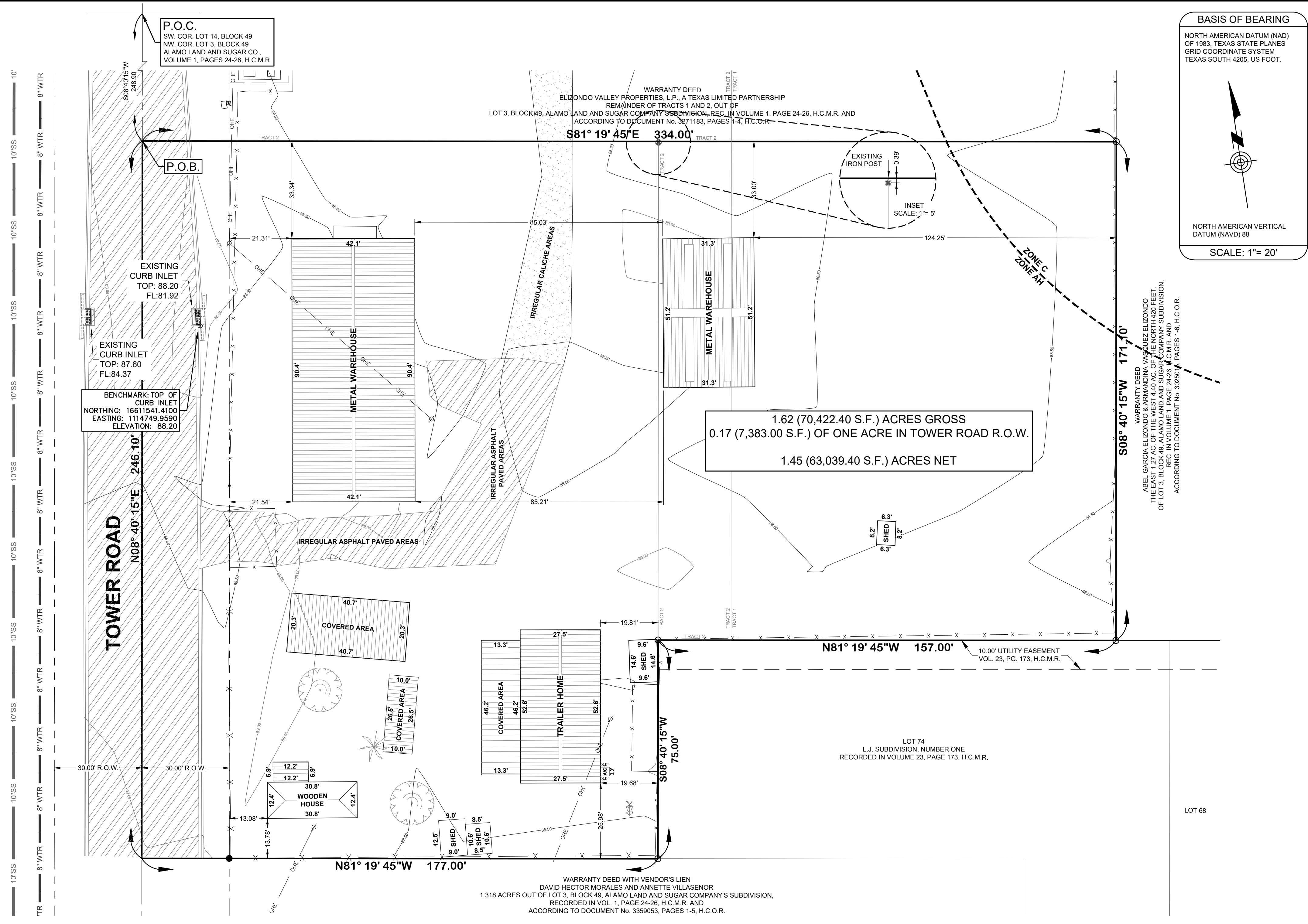
SEWER SYSTEM: N.A.W.S.C. SANITARY SEWER

WATER SERVICE PROVIDER: N.A.W.S.C.

STAFF RECOMMENDS: **Preliminary Approval** *subject to comments and future recommendations by planning, other departments.*

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 1.62-ACRE (70,422.40 SQUARE FEET) TRACT OF LAND, MORE OR LESS, SITUATED IN THE COUNTY OF HIDALGO, TEXAS, OUT OF LOT THREE (3), BLOCK FORTY-NINE (49), ALAMO LAND AND SUGAR COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 1.62-ACRE (70,422.40 SQUARE FEET) TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A POINT LOCATED WITHIN THE INTERSECTIONS OF THE RIGHTS-OF-WAY OF TOWER ROAD AND OWASSA ROAD, FOR THE NORTHEAST CORNER OF SAID LOT THREE (3), BLOCK FORTY-NINE (49), THENCE:

- 5 08°40'15" W, WITHIN THE RIGHT-OF-WAY OF SAID TOWER ROAD, AND ALONG THE WEST LINE OF SAID LOT THREE (3), BLOCK FORTY-NINE (49), A DISTANCE OF 248.90 FEET TO THE NORTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;
- THENCE, S 81°19'45" E, ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID LOT THREE (3), BLOCK FORTY-NINE (49), AT A DISTANCE OF 30.00 FEET PASS THE EXISTING EAST RIGHT-OF-WAY LINE OF SAID TOWER ROAD, AND CONTINUING A TOTAL OF 334.00 FEET TO A #4 REBAR SET FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, S 08°40'15" W, ALONG A LINE PARALLEL TO THE WEST LINE OF SAID LOT THREE (3), BLOCK FORTY-NINE (49), A DISTANCE OF 171.10 FEET TO A #4 REBAR SET ON THE NORTH LINE OF LOT 74, L.J. SUBDIVISION NUMBER ONE (RECORDED IN VOLUME 23, PAGE 173, H.C.M.R.), FOR THE EASTERMOST SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, N 81°19'45" W, ALONG THE NORTH LINE OF SAID LOT 74, L.J. SUBDIVISION NUMBER ONE, A DISTANCE OF 157.00 FEET TO A #4 REBAR SET FOR THE NORTHWEST CORNER OF SAID LOT 74, L.J. SUBDIVISION NUMBER ONE, FOR AN INTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, S 08°40'15" W, ALONG THE WEST LINE OF SAID LOT 74, L.J. SUBDIVISION NUMBER ONE, A DISTANCE OF 75.00 FEET TO A #4 REBAR SET FOR THE SOUTHWEST CORNER OF SAID LOT 74, L.J. SUBDIVISION NUMBER ONE, FOR THE SOUTHERNMOST SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, N 81°19'45" W, ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID LOT THREE (3), BLOCK FORTY-NINE (49), AT A DISTANCE OF 147.00 FEET PASS A #4 REBAR FOUND AT THE EXISTING EAST RIGHT-OF-WAY LINE OF SAID TOWER ROAD, AND CONTINUING A TOTAL DISTANCE OF 177.00 FEET TO A POINT LOCATED WITHIN THE RIGHT-OF-WAY OF SAID TOWER ROAD, FOR THE WEST LINE OF SAID LOT THREE (3), BLOCK FORTY-NINE (49), AND THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, N 08°40'15" E, CONTINUING WITHIN THE RIGHT-OF-WAY OF SAID TOWER ROAD, AND ALONG THE WEST LINE OF SAID LOT THREE (3), BLOCK FORTY-NINE (49), A DISTANCE OF 248.10 FEET TO THE POINT OF BEGINNING, CONTAINING 1.62 ACRES (70,422.40 SQUARE FEET) OF LAND, OF WHICH 0.17 OF ONE ACRE (7,383.00 SQUARE FEET) LIES WITHIN THE RIGHT-OF-WAY OF TOWER ROAD, LEAVING A NET ACREAGE OF 1.45 (63,039.40 SQUARE FEET) OF LAND, MORE OR LESS.

SURVEY GENERAL NOTES

- AS-BUILT LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREIN WERE PROVIDED AS OBSERVED/MARKED BY LOCATING SERVICE CONTRACTOR. ADDITIONAL UTILITIES MAY EXIST (SUBJECT TO VERIFICATION).
- THIS TRACT OF LAND IS CLASSIFIED AS: AGRICULTURAL.
- BUILDING SETBACK LINES REQUIREMENTS AS PER COUNTY OF HIDALGO, TEXAS.
- THIS TRACT OF LAND LIES IN ZONES "AH" & "C". ZONE "AH" IS DEFINED AS AREAS OF 100-YEAR SHALLOW FLOODING WHERE DEPTHS ARE BETWEEN ONE (1) AND THREE (3) FEET; BASED FLOOD ELEVATIONS ARE SHOWN, BUT NO FLOOD HAZARD FACTORS ARE DETERMINED (DARK SHADING). ZONE "C" IS DEFINED AS AREAS OF MINIMAL FLOODING (NO SHADING). ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, MAP REVISED NOVEMBER 16 1982. COMMUNITY-PANEL No. 480334 0425 C.
- OWNER: ELIZONDO VALLEY PROPERTIES, L.P.
5401 NORTH MCCOLL
MCALLEN, TX 78504
HIDALGO COUNTY, TEXAS
- THE LEGAL DESCRIPTION ON THIS SURVEY MAP IS FOR 1.62 ACRES (70,422.40 SQUARE FEET). THE LEGAL DESCRIPTION ON THE TITLE COMMITMENT IS FOR 1.27 ACRES (TRACT 1), AND 1.25 ACRES (TRACT 2), OUT OF LOT THREE (3), BLOCK FORTY-NINE (49), ALAMO LAND AND SUGAR COMPANY SUBDIVISION, REC. IN VOL. 1, PAGES 24-26, H.C.M.R.
- EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OF BUILDING/SITE ADDITIONS WERE NOT OBSERVED ON OR AROUND THIS PROPERTY.
- NO EVIDENCE OF SITE USE AS SOLID WASTE SUMP, OR SANITARY LANDFILL.
- THERE ARE NO GAPS OR GORES BETWEEN THE RIGHT-OF-WAY LINES AND THE BOUNDARY OF SUBJECT PROPERTY.

ALTA/NSPS LAND TITLE SURVEY

I, JOSE MARIO GONZALEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY TO THE OVERLAND GROUP LLC, AND ALLIANT NATIONAL TITLE INSURANCE COMPANY, AND EACH OF THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, THAT THIS INSTRUMENT IS A TRUE AND CORRECT SURVEY MADE ON THE GROUND ON THE 18TH DAY OF JUNE, 2024, OF THE FOLLOWING DESCRIBED PROPERTY: A 1.62-ACRE (70,422.40 SQUARE FEET) TRACT OF LAND, MORE OR LESS, OUT OF LOT THREE (3), BLOCK FORTY-NINE (49), ALAMO LAND AND SUGAR COMPANY SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(c), 7(b)(1), 7(c), 8, 9, 10(a), 13, 14, 16, 17, 18 AND 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON THE 19TH DAY OF JUNE, 2024.

- THAT THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, ENCROACHMENTS, PROTRUSIONS OR OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR WATERWAYS;
- THAT STRUCTURES, BUILDINGS AND/OR IMPROVEMENTS WERE FOUND AS DEPICTED ON THIS SURVEY;
- THAT THIS SURVEY CORRECTLY SHOWS THE LOCATION OF ALL EASEMENTS, RIGHTS-OF-WAY, IMPROVEMENTS, SIGNS, FENCES, DRAINAGE DITCHES, RAILROADS, STREAMS, BUILDING SETBACK LINES, PARTY WALLS AND ENCROACHMENTS VISIBLE ON THE GROUND, OR OF RECORD, OR OF WHICH I HAVE KNOWLEDGE OR HAVE BEEN ADVISED, WHETHER OR NOT OF RECORD, AFFECTING THE SUBJECT PROPERTY;
- THAT THE SUBJECT PROPERTY HAS UNRESTRICTED INGRESS AND EGRESS TO AND FROM A DEDICATED PUBLIC STREET, AND THAT GAS, ELECTRIC, TELEPHONE AND WATER SERVICES ARE AVAILABLE AT THE SUBJECT PROPERTY;
- THAT INGRESS AND EGRESS TO THE SUBJECT PROPERTY IS PROVIDED BY TOWER ROAD, UPON WHICH THE PROPERTY LIES DIRECTLY EAST. SAID ROADWAY BEING A PAVED AND DEDICATED PUBLIC RIGHT-OF-WAY MAINTAINED BY THE COUNTY OF HIDALGO, TEXAS.
- THE SUBJECT PROPERTY LIES WITHIN ZONES "AH" & "C". ZONE "AH" IS DEFINED AS AREAS OF 100-YEAR SHALLOW FLOODING WHERE DEPTHS ARE BETWEEN ONE (1) AND THREE (3) FEET; BASED FLOOD ELEVATIONS ARE SHOWN, BUT NO FLOOD HAZARD FACTORS ARE DETERMINED (DARK SHADING). ZONE "C" IS DEFINED AS AREAS OF MINIMAL FLOODING (NO SHADING). ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, MAP REVISED NOVEMBER 16 1982. COMMUNITY-PANEL No. 480334 0425 C.
- THAT THE SQUARE FOOTAGE OF THE PROPERTY IS 70,422.40 SQUARE FEET, AND THAT APPLICABLE ZONING ORDINANCES FOR SUCH IMPROVEMENTS BASED ON THE INTENDED USE OF SUCH IMPROVEMENTS BE FOLLOWED AT SITE PLAN STAGE;
- A TITLE REPORT ON WHICH THE UNDERSIGNED RELIES FOR THIS 1.62-ACRE TRACT OF LAND, ACCORDING TO THE WARRANTY DEEDS THEREOF RECORDED UNDER DOCUMENTS Nos. 3271183, AND 3271184, H.C.O.R., WERE SUPPLIED BY ALLIANT NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE DATE MARCH 8, 2024 AND ISSUED MARCH 25, 2024, C.F. No. 24-0547.

RIO DELTA SURVEYING
FIRM #10013900
24593 FM 88, MONTE ALTO, TX 78538
(TEL) 956-380-5154 (FAX) 956-380-5156
EMAIL: MARIO@RIODELTASURVEYING.COM
JOB# RIO/AEC 1456.048 COPYRIGHT 2024 SHEET 1 OF 1

JOSE MARIO GONZALEZ
REGISTERED PROFESSIONAL LAND SURVEYOR No. 5571

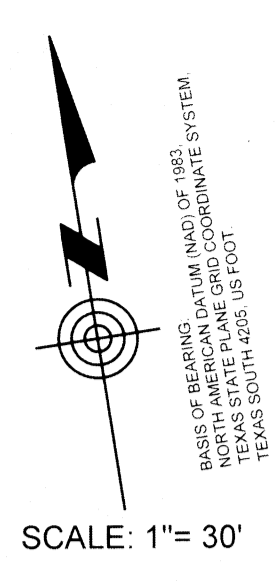
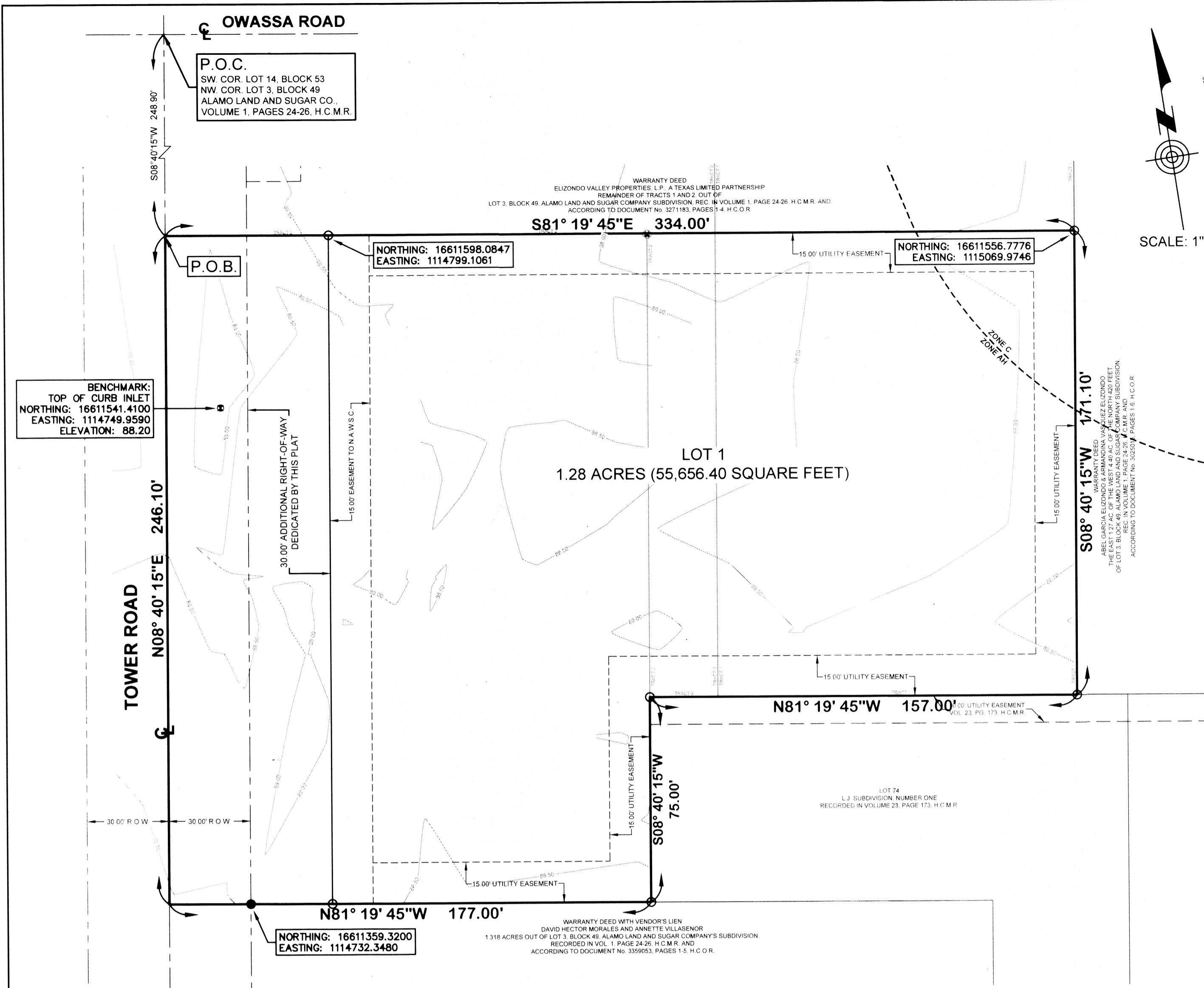
DATE: 06-24-24

SCHEDULE B ITEMS
ALLIANT NATIONAL TITLE INSURANCE COMPANY, GF No. 24-0547
EFFECTIVE DATE: MARCH 8, 2024, ISSUED: MARCH 25, 2024, 8:00 AM

- ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. (NOTE: UPON RECEIPT OF A SURVEY ACCEPTABLE TO COMPANY, THIS EXCEPTION WILL BE DELETED. COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL EXCEPTIONS PER ITS EXAMINATION OF SAID SURVEY.) (AS PLOTTED)
- ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE "B" OR NOT. (NOT A SURVEY RELATED ITEM)
- RIGHTS OF PARTIES IN POSSESSION. (OWNERS POLICY ONLY). (NOT A SURVEY RELATED ITEM)
- ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF THE GEOTHERMAL ENERGY AND ASSOCIATED RESOURCES BELOW THE SURFACE OF THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF THE GEOTHERMAL ENERGY AND ASSOCIATED RESOURCES BELOW THE SURFACE OF THE LAND THAT ARE NOT LISTED. (NOT A SURVEY RELATED ITEM)
- RIGHTS OF TENANTS IN POSSESSION, AS TENANTS ONLY, UNDER ANY UNRECORDED LEASES OR RENTAL AGREEMENTS. (NOT A SURVEY RELATED ITEM)
- STATUTORY RIGHTS, RULES AND REGULATIONS IN FAVOR OF HIDALGO COUNTY IRRIGATION DISTRICT No. 2, PURSUANT TO APPLICABLE SECTIONS OF THE TEXAS WATER CODE. (APPLICABLE, NOT PLOTTABLE)
- RIGHTS OR CLAIMS BY HIDALGO COUNTY IRRIGATION DISTRICT No. 2 TO ANY PORTION OF PROPERTY LYING WITHIN CANAL AND/OR DRAIN DITCH EASEMENTS AND/OR RIGHTS OF WAY LOCATED ON THE PROPERTY. (DOES NOT AFFECT THIS SURVEY)
- EASEMENTS AND RESERVATIONS AS SHOWN ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS OF HIDALGO COUNTY, TEXAS. (NO EASEMENTS AND/OR RESERVATIONS SHOWN, OTHER THAN WHAT APPEARS TO BE THE RIGHT-OF-WAY FOR TOWER ROAD, OF WHICH ITS WIDTH IS NOT INDICATED)
- EASEMENTS AND RESERVATIONS AS CONTAINED IN DEED DATED JUNE 9, 1911, FILED JUNE 9, 1911, RECORDED IN VOLUME 19, PAGE 201, DEED RECORDS OF HIDALGO COUNTY, TEXAS. (APPLICABLE, NOT PLOTTABLE)
- EASEMENTS AND RESERVATIONS CONTAINED IN INSTRUMENT DATED APRIL 20, 1912, FILED APRIL 20, 1912, RECORDED IN VOLUME 25, PAGE 312, DEED RECORDS OF HIDALGO COUNTY, TEXAS. (APPLICABLE, NOT PLOTTABLE)
- RIGHTS OF TENANTS PAUL OBST AND LARRY KNERR AS EVIDENCE IN DEED, DATED FEBRUARY 15, 1968, FILED FEBRUARY 16, 1968, RECORDED IN VOLUME 1197, PAGE 189, BEING DOCUMENT No. 2661, DEED RECORDS OF HIDALGO COUNTY, TEXAS. (DOES NOT AFFECT THIS SURVEY)
- EASEMENT FOR EQUIPMENT STATION GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY, DATED NOVEMBER 17, 1982, FILED NOVEMBER 18, 1982, RECORDED IN VOLUME 1810, PAGE 257, BEING DOCUMENT No. 40626, DEED RECORDS OF HIDALGO COUNTY, TEXAS. (TRACT 1 ONLY). (DOES NOT AFFECT, OUTSIDE THE BOUNDARY OF THIS SURVEY)

MAP LEGEND

- FOUND #4 REBAR
- ⊛ FOUND STEEL POST
- SET #4 REBAR
- ⊕ BENCHMARK: TOP OF EXISTING CURB INLET. NORTHING: 16611541.4100 EASTING: 1114749.9590 ELEVATION: 88.20
- ⊖ EXISTING POWER POLE
- OHE — OHE — EXISTING OVERHEAD POWER LINE
- ⊠ EXISTING ATT UNDERGROUND CABLE MARKER
- X — X — EXISTING CHAIN-LINK FENCE
- 8" WTR — EXISTING 8" WATER LINE (N.A.W.S.C.)
- 10" SS — EXISTING 10" SANITARY SEWER LINE (N.A.W.S.C.)
- ⊗ EXISTING WATERMILL
- ⊙ EXISTING TREE
- ⊙ EXISTING PALM TREE
- ▨ EXISTING ASPHALT PAVED SURFACES
- ▨ EXISTING CALICHE PAVED SURFACES



STATE OF TEXAS
 COUNTY OF HIDALGO
 ENGINEER'S CERTIFICATION AND ATTESTATION

I, EVERARDO ELIZONDO TREVIÑO, AUTHORIZED AGENT OF ELIZONDO VALLEY PROPERTIES, L.P., A TEXAS LIMITED PARTNERSHIP, AS OWNER OF THE 1.62-ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED DG TOWER 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.

EVERARDO ELIZONDO TREVIÑO
 ELIZONDO VALLEY PROPERTIES, L.P.
 A TEXAS LIMITED PARTNERSHIP
 5401 NORTH MCCOLL
 McALLEN, TEXAS 78504
 HIDALGO COUNTY, TEXAS, USA

Everardo Elizondo Treviño
 PRINTED NAME
 3-20-25
 DATE

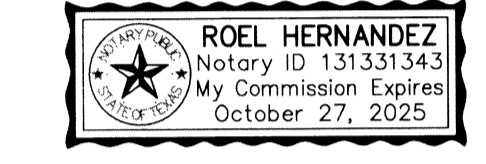
STATE OF TEXAS
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED EVERARDO ELIZONDO TREVIÑO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 20th DAY OF March, 2025

Roel Hernandez
 ROEL HERNANDEZ
 NOTARY PUBLIC
 STATE OF TEXAS
 MY COMMISSION EXPIRES OCTOBER 27, 2025

Roel Hernandez
 PRINTED NAME
 3/20/25
 DATE



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 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, AN EXCLUSIVE 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, GRANTEE 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 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 A COVENANT RUNNING WITH THE LAND FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANTEE COVENANTS THAT HE 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 20 DAY OF MARCH, 2025.

Everardo Elizondo Treviño
 EVERARDO ELIZONDO TREVIÑO
 ELIZONDO VALLEY PROPERTIES, L.P.
 A TEXAS LIMITED PARTNERSHIP

STATE OF TEXAS
 COUNTY OF HIDALGO

UNDER LOCAL GOVERNMENT CODE §232.028(a)

WE, THE UNDERSIGNED, CERTIFY THAT THIS SUBDIVISION PLAT OF DG TOWER SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THE _____ DAY OF _____, 20____.

HIDALGO COUNTY JUDGE _____ DATE _____

ATTEST: _____ DATE _____

HIDALGO COUNTY CLERK _____ DATE _____

STATE OF TEXAS
 COUNTY OF HIDALGO
 ENGINEER'S CERTIFICATION

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

DATED THIS 20th DAY OF March, 2025

Carlos Garza
 CARLOS GARZA
 LICENSED PROFESSIONAL ENGINEER
 92602

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

STATE OF TEXAS
 COUNTY OF HIDALGO
 LAND SURVEYOR'S CERTIFICATION

I, JOSE MARIO GONZALEZ, A 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 COUNTY OF HIDALGO, TEXAS.

DATED THIS 20 DAY OF March, 2025

Jose Mario Gonzalez
 JOSE MARIO GONZALEZ
 REGISTERED PROFESSIONAL SURVEYOR
 5571

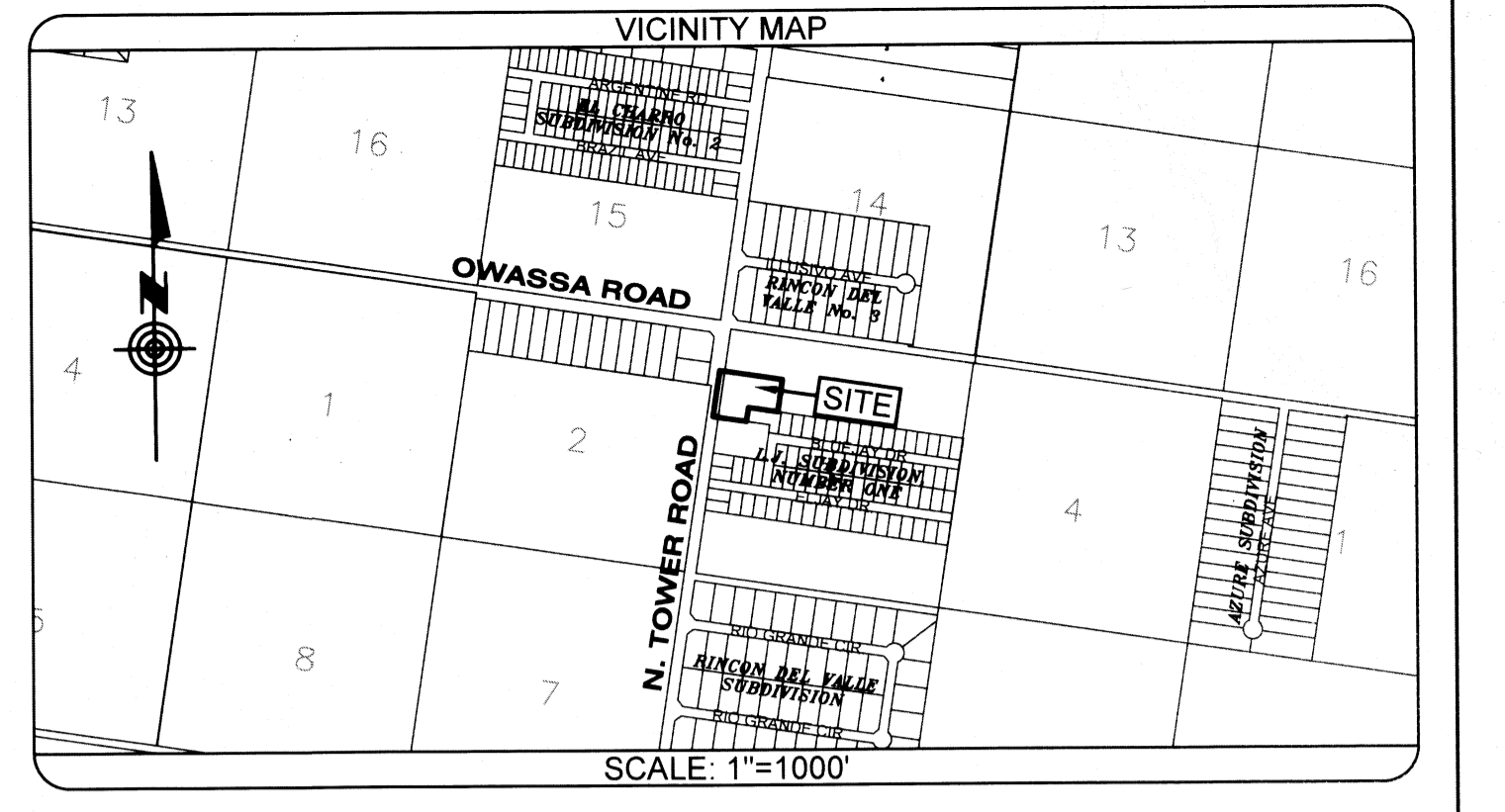
ARTURO GUILLERMO JR.
 HIDALGO COUNTY CLERK

FILE FOR RECORD IN
 HIDALGO COUNTY
 ARTURO GUILLERMO JR.
 HIDALGO COUNTY CLERK

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

MAP LEGEND

- FOUND #4 REBAR
- * FOUND STEEL POST
- SET #4 REBAR
- ◆ BENCHMARK, TOP OF EXISTING CURB INLET.
 NORTHING: 16611541.4100
 EASTING: 1114749.9590
 ELEVATION: 88.20



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

DG TOWER SUBDIVISION IS LOCATED ON THE EAST SIDE OF TOWER ROAD, APPROXIMATELY 250 FEET SOUTH OF OWASSA ROAD, THE ONLY NEARBY MUNICIPALITY IS THE CITY OF ALAMO, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF ALAMO (POPULATION 20,460). DG TOWER SUBDIVISION DOES NOT FALL WITHIN ANY CITY'S E.T.J. THIS SUBDIVISION LIES IN PRECINCT NO. 1.

METES AND BOUNDS DESCRIPTION

A 1.62-ACRE (70,422.40 SQUARE FEET) TRACT OF LAND, MORE OR LESS, SITUATED IN THE COUNTY OF HIDALGO, TEXAS, OUT OF LOT THREE (3), BLOCK FORTY-NINE (49), ALAMO LAND AND SUGAR COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 1.62-ACRE (70,422.40 SQUARE FEET) TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A POINT LOCATED WITHIN THE INTERSECTION OF THE RIGHTS-OF-WAY OF TOWER ROAD AND OWASSA ROAD, FOR THE NORTHWEST CORNER OF SAID LOT THREE (3), BLOCK FORTY-NINE (49), THENCE:

1. THENCE, S 81°19'45" E, ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID LOT THREE (3), BLOCK FORTY-NINE (49), A DISTANCE OF 334.00 FEET TO A #4 REBAR SET FOR THE EASTERMOST SOUTHEAST CORNER OF THIS HEREBY DESCRIBED TRACT;
2. THENCE, S 08°40'15" W, ALONG A LINE PARALLEL TO THE WEST LINE OF SAID LOT THREE (3), BLOCK FORTY-NINE (49), A DISTANCE OF 171.10 FEET TO A #4 REBAR SET ON THE NORTH LINE OF LOT 74, L.J. SUBDIVISION NUMBER ONE (RECORDED IN VOLUME 23, PAGE 173, H.C.M.R.), FOR THE EASTERMOST SOUTHEAST CORNER OF THIS HEREBY DESCRIBED TRACT;
3. THENCE, N 81°19'45" W, ALONG THE NORTH LINE OF SAID LOT 74, L.J. SUBDIVISION NUMBER ONE, A DISTANCE OF 157.00 FEET TO A #4 REBAR SET FOR THE NORTHWEST CORNER OF SAID LOT 74, L.J. SUBDIVISION NUMBER ONE, FOR AN INTERIOR CORNER OF THIS HEREBY DESCRIBED TRACT;
4. THENCE, S 08°40'15" W, ALONG THE WEST LINE OF SAID LOT 74, L.J. SUBDIVISION NUMBER ONE, A DISTANCE OF 75.00 FEET TO A #4 REBAR SET FOR THE SOUTHWEST CORNER OF SAID LOT 74, L.J. SUBDIVISION NUMBER ONE, FOR THE SOUTHERNMOST SOUTHEAST CORNER OF THIS HEREBY DESCRIBED TRACT;
5. THENCE, N 81°19'45" W, ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID LOT THREE (3), BLOCK FORTY-NINE (49), AT A DISTANCE OF 147.00 FEET PASSES A #4 REBAR FOUND AT THE EXISTING EAST RIGHT-OF-WAY LINE OF SAID TOWER ROAD, AND CONTINUING A TOTAL DISTANCE OF 177.00 FEET TO A POINT LOCATED WITHIN THE RIGHT-OF-WAY OF SAID TOWER ROAD, FOR THE WEST LINE OF SAID LOT THREE (3), BLOCK FORTY-NINE (49), AND THE SOUTHWEST CORNER OF THIS HEREBY DESCRIBED TRACT;
6. THENCE, N 08°40'15" E, CONTINUING WITHIN THE RIGHT-OF-WAY OF SAID TOWER ROAD, AND ALONG THE WEST LINE OF SAID LOT THREE (3), BLOCK FORTY-NINE (49), A DISTANCE OF 246.10 FEET TO THE POINT OF BEGINNING, CONTAINING 1.62 ACRES, CONTAINING 1.62 ACRES (70,422.40 SQUARE FEET) OF LAND, OF WHICH 0.17 OF ONE ACRE (7,383.00 SQUARE FEET) LIES WITHIN THE RIGHT-OF-WAY OF TOWER ROAD, LEAVING A NET ACREAGE OF 1.45 (63,039.40 SQUARE FEET) OF LAND, MORE OR LESS.

- GENERAL PLAT NOTES**
1. THIS TRACT OF LAND LIES IN ZONES "AH" & "C".
 2. ZONE "AH" IS DEFINED AS AREAS OF 100-150 SHALLOW FLOODING WHERE DEPTHS ARE BETWEEN ONE (1) AND THREE (3) FEET, BASED FLOOD ELEVATIONS ARE SHOWN (ELEV. 80), BUT NO FLOOD HAZARD FACTORS ARE DETERMINED (DARK SHADING). B.F.E. 80, AS PER THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. 29).
 3. B.F.E. 88.20, AS PER THE VERTICAL DATUM TRANSFORMATION, NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88). THE BUILDING FOOTPRINT HAS BEEN TAKEN OUT OF THE FLOOD ZONE ACCORDING TO LOMR-F CASE NO. _____.
 4. ZONE "C" IS DEFINED AS AREAS OF MINIMAL FLOODING (NO SHADING). ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, MAP REVISED NOVEMBER 16, 1982. COMMUNITY PANEL NO. 480334 0425 C.
 5. SETBACK REQUIREMENTS (COMMERCIAL GENERAL DISTRICT):
 FRONT: 50.00 FEET, OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.
 SIDE: 6.00 FEET, OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.
 REAR: 10.00 FEET, OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.
 6. 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 CONTRACT FOR DEEDS. A BUFFER FENCE IS REQUIRED TO BE INSTALLED BY THE DEVELOPER ALONG ALL ADJUTING 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 LOTS.
 7. MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION HAS BEEN ESTABLISHED AT 91.80, WHICH IS 2.71 ABOVE THE B.F.E. AS PER THE VERTICAL DATUM TRANSFORMATION (INDICATED ABOVE).
 8. BENCHMARK AS SHOWN ON THIS PLAT: TOP OF CONCRETE OF CURB INLET (SOUTHEAST CORNER) NORTHING: 16611541.4100, EASTING: 1114749.9590, ELEVATION: 88.20.
 9. 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 MATURE HEIGHT, GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
 10. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1, AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN 15,708 CUBIC FEET (0.38 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS INDICATED ON DRAINAGE REPORT APPROVED BY H.C.D.D. NO. 1 ON: _____.
 11. 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 SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
 12. 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 REQUIREMENTS OF EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
 13. 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 O.S.P. (WHEN REQUIRED) PLAN ARE APPROVED, AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
 14. 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 IMPROVED AREA BEING GREATER THAN THAT PLANNED. THE DETENTION REQUIREMENTS FOR THIS SUBDIVISION, DETENTION AREA SHALL NOT BE PLACED WITHIN ANY EASEMENTS.
 15. ALL SUBDIVISION IMPROVEMENTS SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS.
 16. THE COUNTY OF HIDALGO, AND THE HIDALGO IRRIGATION DISTRICT NO. 2 ARE NOT RESPONSIBLE FOR THE MAINTENANCE OF THE PROPOSED DETENTION AREAS. THE MAINTENANCE OF SAID DETENTION AREAS ARE THE SOLE RESPONSIBILITY OF THE LOT OWNER(S).
 17. OWNERS ARE RESPONSIBLE TO MAINTAIN THE ROAD R.O.W. AND PERIMETER OF THE SUBDIVISION.
 18. ALL BEARINGS AND DISTANCES SHOWN ON THIS PLAT ARE BASED ON NAD 83, TEXAS STATE PLANES COORDINATE SYSTEM, SOUTH ZONE, US FOOT.

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PREPARED BY: J. d'Z. JOB # 1456.048 Date: January 31, 2025

DG TOWER SUBDIVISION

A 1.62-ACRE (70,422.40 SQUARE FEET) TRACT OF LAND, MORE OR LESS, SITUATED IN THE COUNTY OF HIDALGO, TEXAS, OUT OF LOT THREE (3), BLOCK FORTY-NINE (49), ALAMO LAND AND SUGAR COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

PRINCIPAL CONTACTS:			
CITY:	MISSION	1201 E. 8TH STREET, MISSION, TX 78572	PHONE: (956) 580-8650
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

INDEX TO SHEETS OF DG TOWER SUBDIVISION	
SHEET 1	HEADING; INDEX; LOCATION MAP AND ETJ; 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.D.D. CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; REVISION NOTES.
SHEET 2	WATER DISTRIBUTION AND SANITARY SEWER (OSSP) MAP; DRAINAGE REPORT, INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S ACKNOWLEDGEMENT.