



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: 12-16-2025

PROPOSED ANGELITA ESTATES SUBDIVISION, PRECINCT No. 1

ENGINEER: SUPREME ENGINEERING, PLLC. DEVELOPER EZEQUIEL REYNA JR.

PRELIMINARY APPROVAL    FINAL APPROVAL    FINAL APPROVAL WITH FINANCIAL GUARANTEE    WITH VARIANCE

NUMBER OF LOTS: 3  \*SINGLE FAMILY    \*MULTI-FAMILY    COMMERCIAL    INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: 3

FILLING STATIONS: 1

LOCATION DESCRIPTION: EAST OF BORDER AVE. APPROXIMATELY 400 FEET SOUTH OF TIERRA SANTA ST.

SUBDIVISION LIES WITHIN THE:  ETJ OF WESLACO

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 11-08-2025 PROPERTY LIES WITHIN FLOOD ZONE "B" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION AND SURFACE RUNOFF WILL DRAIN INTO TRINITY DRIVE AND BORDER AVE. ROADSIDE DITCH.

SEWER SYSTEM:  SANITARY SEWER CITY OF WESLACO

WATER SERVICE PROVIDER: CITY OF WESLACO LINE SIZE: 8" LOCATION: BORDER AVE.

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.*

THE STATE OF TEXAS  
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS **ANGELITA ESTATES**, DO HEREBY GRANT AN EASEMENT TO THE CITY OF WESLACO AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE USE OF THE STREETS, ALLEYS, AND EASEMENTS THEREON SHOWN, SURFACE USE OF THE STREETS AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF WESLACO, EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF WESLACO, RESIDENTS OF THE SUBDIVISION, AND THEIR GUESTS.

EZEQUIEL REYNA, JR.  
OWNER, MANAGER

DATE \_\_\_\_\_

LIVIA R. REYNA  
OWNER, MANAGER

DATE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **EZEQUIEL REYNA, JR.** 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 PURPOSES AND CONSIDERATIONS THEREIN STATED.

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

NOTARY PUBLIC FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **LIVIA R. REYNA** 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 PURPOSES AND CONSIDERATIONS THEREIN STATED.

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

NOTARY PUBLIC FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO  
CHAIRMAN, PLANNING COMMISSION

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

CHAIRMAN, PLANNING AND ZONING COMMISSION

DATE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO  
MAYOR, CITY OF WESLACO

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

MAYOR, CITY OF WESLACO

DATE \_\_\_\_\_

ATTEST: \_\_\_\_\_

DATE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO  
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 THE TEXAS WATER CODE 49.21(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 SESIN, P.E., C.F.M.  
GENERAL MANAGER

DATE \_\_\_\_\_

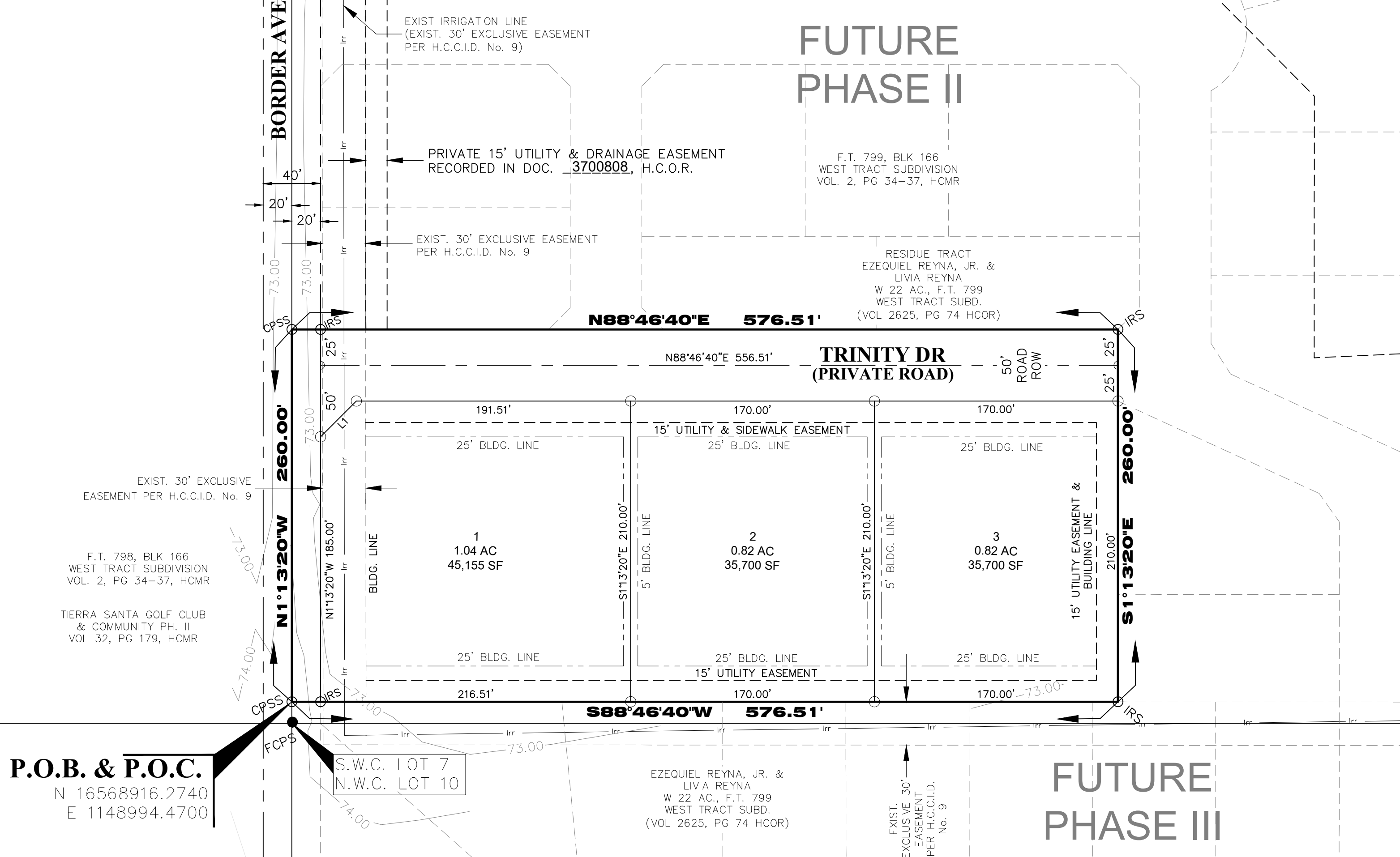
APPROVED BY HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT #9

THIS PLAT IS APPROVED BY HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9 DATE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

- NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO CAMERON COUNTIES IRRIGATION DISTRICT NO. 9 RIGHT-OF-WAYS AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCCD #9.
- IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.
- HCCD NO. 9 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION, AS WELL, HCCD 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 DISTRICTS EXPENSE.
- HCCD NO. 9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEM DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.
- HCCD NO. 9 EXCLUSIVE EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, FENCES, SHRUBS, TREES, AND OTHER PLANTINGS AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

GENERAL MANAGER  
HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9

Line #	Length	Direction
L1	35.36	N43°46'40"E



P.O.B. & P.O.C.  
N 16568916.2740  
E 1148994.4700

STATE OF TEXAS  
COUNTY OF HIDALGO

UNDER LOCAL GOVERNMENT CODE 232.028(c)

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE **ANGELITA ESTATES** WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

HIDALGO COUNTY JUDGE \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST: \_\_\_\_\_ DATE \_\_\_\_\_

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

THE STATE OF TEXAS  
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

JORGE A. GONZALEZ  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6887  
SURVEY FIRM NO. 10194697

DATE \_\_\_\_\_

THE STATE OF TEXAS  
COUNTY OF HIDALGO

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

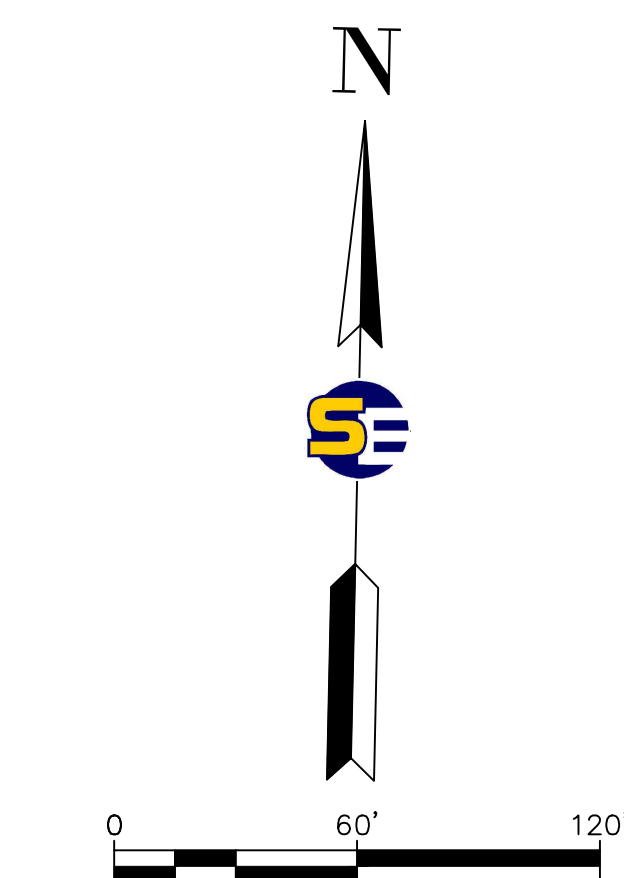
OMAR CANO, P.E.  
LICENSED PROFESSIONAL ENGINEER NO. 120081

DATE \_\_\_\_\_

DESCRIPTION	NORTHING	EASTING	ELEVATION
TOP OF EXIST. STORM MH	16569578.0900	1149030.2920	74.020

- GENERAL NOTES**
- MINIMUM SETBACK LINES:  
FRONT ..... 25.00' OR GREATER FOR EASEMENTS.  
REAR ..... 25.00' OR GREATER FOR EASEMENTS.  
SIDE ..... 5.00' OR GREATER FOR EASEMENTS.  
CORNER ..... 10.00' OR GREATER FOR EASEMENTS.
  - FLOOD ZONE STATEMENT:  
FLOOD ZONE DESIGNATION: ZONE "B" (MEDIUM SHADED)  
THIS PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE "B" (MEDIUM SHADED), ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL NO. 480334 0525 B, MAP DATED JAN. 2, 1981.
  - SUBDIVISION CONSIST OF 3 SINGLE-FAMILY LOTS
  - FINISHED FLOOR ELEVATION ESTABLISHED MUST BE ELEV. 74.46 OR 18" ABOVE TOP OF CURB OR CENTER LINE OF STREET, WHICHEVER IS GREATER, MEASURED FROM THE CENTER OF THE LOT.
  - DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 5,222 CUBIC FEET OF RAIN RUN-OFF OF STORM WATER RUN-OFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE ENGINEER CONSIDERED FOR HIS CALCULATION OF THIS SUBDIVISION.
  - 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.
  - THE WORKING DETENTION FOR THIS SUBDIVISION OF 26,354 CUBIC FEET OR 0.584 ACRE-FEET EXCEEDS A 50 YEAR STORM FLOOD.
  - ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE 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.
  - CLEARANCE FOR WATER METERS: AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO RECEIVING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METER(S).
  - ALL CONSTRUCTION TO MEET THE HIDALGO COUNTY REQUIREMENTS AND STANDARDS.
  - ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE CENTER OF THE LOT TO THE CURB AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES APPENDIX 3.1.4.
  - STREETLIGHT MUST BE LOCATED EVERY 250 FEET.
  - DAMAGES TO EXISTING IRRIGATION LINES DURING THE CONSTRUCTION OF THE SUBDIVISION WILL BE AT OWNERS EXPENSE.
  - A 4 FT. SIDEWALK IS REQUIRED ALONG ALL INTERIOR STREETS UPON THE ISSUANCE OF A BUILDING PERMIT. ON CORNER LOTS, THE OWNER SHALL BE RESPONSIBLE FOR THE SIDEWALK ALONG ALL STREETS ADJOINING THE LOT, AS PER THE CITY OF WESLACO.
  - CORNERS LOT DRIVEWAYS SHOULD BE CONSTRUCTED AT FURTHEST POSSIBLE POINT FROM INTERSECTIONS AND IN COMPLIANCE WITH ACCESS MANAGEMENT ORDINANCE.
  - A MINIMUM SIX-FOOT BUFFER FENCE SHALL BE REQUIRED TO SEPARATE MULTI-FAMILY WITH SINGLE FAMILY AND COMMERCIAL.
  - NO FILL OF PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE EASEMENT, EACH DRAINAGE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE DRAINAGE EASEMENT. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE EASEMENT.
  - ALL PRIVATE STREETS, INCLUDING OF MEDIAN ISLANDS AND ANY SENTRY SHELTERS, PLUS ANY ACCOMPANYING STORM DRAINAGE, STREET LIGHTING, AND/OR SIDEWALKS SHALL BE PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. ALSO, ALL PERIMETER WALLS AND FENCES SHALL BE UNDER THE OWNERSHIP AND THE EXCLUSIVE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION FOR THE PURPOSE OF EMPLOYED PRIVACY, SECURITY AND REPAIR.
  - NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
  - AFTER THE RECORDING OF THE PLAT'S CONDITIONS, COVENANTS, AND RESTRICTIONS (CCRs), TO THIS ASSURE MAINTENANCE OF COMMON AREAS AND MEDIAN ISLANDS, ETC., A BUILDING PERMIT APPLICATION MAY BE FILED WITH THE HIDALGO COUNTY FOR ANY PROPOSED GATE ENTRY MECHANISMS WHEREAS IT SHALL BE REVIEWED FOR APPROVAL OR DISAPPROVAL BY THE CITY INCLUDING THE FIRE MARSHAL'S OFFICE. IN NO CASE SHALL GATE(S) BE INSTALLED WHERE A BUILDING PERMIT HAS NOT BEEN ISSUED.
  - THE HOMEOWNERS ASSOCIATION AND/OR EVERY LOT OWNER SHALL HOLD THE COUNTY OF HIDALGO, HARMLESS AND INDEMNIFY COUNTY FROM ANY AND ALL CLAIMS RELATING TO THE CONDITION OR ACCESSIBILITY OF THE PRIVATE STREETS. THE LOT OWNERS SHALL BE RESPONSIBLE FOR THE COSTS TO MAINTAIN THE PRIVATE STREETS, PRIVATE SIDEWALKS, AND PRIVATE STREETLIGHTS. ANY REQUEST FOR DEDICATION OF THE PRIVATE ROADS TO PUBLIC USE IF APPROVED SHALL CAUSE CONSTRUCTION SPECIFICATIONS TO MEET COUNTY REQUIREMENTS.
  - THE HOMEOWNERS ASSOCIATION AND/OR EVERY LOT OWNER SHALL HOLD THE COUNTY OF HIDALGO, HARMLESS AND INDEMNIFY COUNTY FROM ANY AND ALL CLAIMS RELATING TO THE CONDITION OR ACCESSIBILITY OF THE OUTFALL DRAIN DITCH. THE LOT OWNERS SHALL BE RESPONSIBLE FOR THE COSTS TO MAINTAIN SAID DRAIN DITCH. ANY REQUEST FOR DEDICATION OF THE PRIVATE DRAIN DITCH TO PUBLIC USE IF APPROVED SHALL CAUSE CONSTRUCTION SPECIFICATIONS TO MEET COUNTY REQUIREMENTS.
  - WATER LINE SHALL BE TIED INTO THE FUTURE PHASES AND EVENTUALLY LOOPED.

NAME	ADDRESS	CITY, STATE & ZIP CODE	PHONE
OWNER:	EZEQUIEL AND LIVIA REYNA	702 W. EXP 83 # 100 WESLACO, TEXAS 78596	(956)968-9556
ENGINEER:	OMAR CANO, P.E.	135 PASEO DEL PRADO, STE. 7 EDINBURG, TEXAS 78539	(956)272-2246
SURVEYOR:	JORGE A. GONZALEZ	907 SUMMIT CIRCLE EDINBURG, TEXAS 78541	(956)270-8476



BEARINGS ON THIS SURVEY ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (NAD83 FIPS 4205) TEXAS SOUTH ZONE, U.S. FEET.

- LEGEND**
- IRS IRON ROD SET
  - CPSS SET COTTON PICKER SPINDLE
  - FCPS FOUND COTTON PICKER SPINDLE

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

**METES AND BOUNDS DESCRIPTIONS**

A 3.441 ACRE OUT OF THE WEST 22 ACRES OF FARM TRACT 799, BLOCK 166 WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS ACCORDING TO THE MAP RECORDED IN VOLUME 2, PAGE 34-37, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, REFERENCES TO WHICH IS HERE MADE FOR ALL PURPOSES, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

- BEGINNING AT A COTTON PICKER SPINDLE SET, ON THE WEST LINE OF LOT 7, BLOCK 166, OF WEST TRACT SUBDIVISION, MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 34-37, HIDALGO COUNTY, TEXAS, BEING WITHIN THE EXISTING 40-FOOT RIGHT-OF-WAY OF MILE 5 1/2 WEST, AS RECORDED IN VOLUME 2, PAGE 34-37, HIDALGO COUNTY, TEXAS, AND ON THE EXISTING ROADWAY PAVEMENT, N 113°20' W, A DISTANCE OF 15.0 FEET FROM THE COMMON SOUTHWEST CORNER OF SAID LOT 7 AND THE NORTHWEST CORNER OF LOT 10, WHENCE A FOUND COTTON PICKER SPINDLE BEARS S 2°43'44" E, 14.20 FEET AS REFERENCE, AND WHENCE AN INTERNATIONAL BOUNDARY AND WATER COMMISSION MONUMENT FOUND FOR THE SOUTHWEST CORNER OF SAID FARM TRACT 799, BEARS S 113°20' E, 678.60 FEET AS REFERENCE, FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;
- THENCE, S 113°20' E, A DISTANCE OF 260.00 FEET, TO THE EAST LINE OF TIERRA SANTA GOLF CLUB & COMMUNITY PHASE I, AS RECORDED IN VOLUME 32, PAGE 175, HIDALGO COUNTY, TEXAS, A DISTANCE OF 280.00 FEET, TO A COTTON PICKER SPINDLE SET, WITHIN SAID EXISTING 40-FOOT RIGHT-OF-WAY OF MILE 5 1/2 WEST, AND ON THE SAID EXISTING ROADWAY PAVEMENT, FOR THE NORTHWEST CORNER OF THIS TRACT;
- THENCE, N 88°46'40" E, DEPARTING SAID EXISTING 40-FOOT RIGHT-OF-WAY OF MILE 5 1/2 WEST, PASS AT 20.00 FEET, A 1/2-INCH IRON ROD WITH CAP STAMPED "RPLS 6887" SET, THE EAST LINE OF SAID MILE 5 1/2 WEST RIGHT-OF-WAY, A TOTAL DISTANCE OF 576.51 FEET, TO A 1/2-INCH IRON ROD WITH CAP STAMPED "RPLS 6887" SET, FOR THE NORTHEAST CORNER OF THIS TRACT;
- THENCE, S 113°20' E, A DISTANCE OF 260.00 FEET, TO A 1/2-INCH IRON ROD WITH CAP STAMPED "RPLS 6887" SET, A DISTANCE OF 15 FEET NORTH OF THE APPARENT NORTH LINE OF SAID LOT 10, FOR THE SOUTHEAST CORNER OF THIS TRACT;
- THENCE, S 88°46'40" W, PARALLEL WITH THE APPARENT NORTH LINE OF SAID LOT 10, PASS AT 556.51 FEET, THE EAST LINE OF SAID MILE 5 1/2 WEST RIGHT-OF-WAY, A TOTAL DISTANCE OF 576.51 FEET, TO THE POINT OF BEGINNING AND CONTAINING WITHIN THESE METES AND BOUNDS A TOTAL OF 3.441 GROSS ACRE, MORE OR LESS, OF WHICH 0.019 ACRE LIES IN MILE 5 1/2 WEST RIGHT-OF-WAY.

**SUPREME ENGINEERING** SUPREME ENGINEERING, PLLC  
CONSULTING ENGINEERS  
ENGINEERING FIRM F-21135  
135 PASEO DEL PRADO, STE. 7  
EDINBURG, TX 78539  
(956) 403-1314

# PLAT OF ANGELITA ESTATES SUBDIVISION

A 3.441 ACRE OUT OF THE WEST 22 ACRES OF FARM TRACT 799, BLOCK 166 WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS ACCORDING TO THE MAP RECORDED IN VOLUME 2, PAGE 34-37, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

DATE: SEPTEMBER 2025

SHEET	DESCRIPTION
SHEET 1	LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENTS DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. NO. 1 CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; RIGHT OF WAY CERTIFICATION; HCHD CERTIFICATION; REVISION NOTES.
SHEET 2	WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); SAMPLE OF LOG BORE FOR OSSF SYSTEM; TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER CERTIFICATE AND STATEMENT; REVISION NOTES.
SHEET 3	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES.



**FINAL WATER AND SEWER ENGINEERING REPORT**

**WATER SUPPLY, DESCRIPTION, COST, AND OPERABILITY DATE:**  
 ANGELITA ESTATES SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY CITY OF WESLACO. THE SUBDIVIDER AND CITY OF WESLACO HAVE ENTERED INTO A CONTRACT IN WHICH CITY OF WESLACO HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND CITY OF WESLACO HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

CITY OF WESLACO HAS AN EXISTING 8" WATER LINE RUNNING ALONG THE WEST SIDE OF THE RIGHT-OF-WAY OF BORDER AVE. THE WATER SYSTEM FOR ANGELITA ESTATES CONSISTS OF AN 8" DIAMETER WATER LINE THAT TAPS INTO THE EXISTING 8" LINE. THIS 8" LINE THEN RUNS EAST AND THE SOUTH SIDE OF DK3 ST. RIGHT-OF-WAY ENDING WITH A FLUSH VALVE ON THE NORTH EAST CORNER OF LOT 3.

WATER DISTRIBUTION FOR THE ANGELITA ESTATES CONSISTS THREE (3) 1" DIAMETER SINGLE SERVICE LINES. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE 8" LINE, 1" SINGLE SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED. AT A TOTAL COST OF \$63,370.00 OR \$21,456.66 PER LOT. THE SUBDIVIDER HAS NOT PAID TO THE CITY OF WESLACO FOR THE COST OF WATER METERS, WATER RIGHTS ACQUISITION FEES AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO THE CITY OF WESLACO'S WATER SUPPLY SYSTEM. THE PROPERTY OWNERS WILL BE RESPONSIBLE FOR PAYING THE METER AND CONNECTION FEES. THE SUBDIVIDER HAS INSTALLED ONE (1) FIRE HYDRANT AT A UNIT COST OF \$6,500.00. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY CITY OF WESLACO AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

**WASTEWATER SUPPLY, DESCRIPTION, COST, AND OPERABILITY DATE:**  
 ANGELITA ESTATES SUBDIVISION WILL BE TREATED BY WASTEWATER SERVICE FROM CITY OF WESLACO. THE SUBDIVIDER AND CITY OF WESLACO HAVE ENTERED INTO A CONTRACT IN WHICH CITY OF WESLACO HAS PROMISED TO TREAT THE SUFFICIENT WASTEWATER FOR AT LEAST 30 YEARS AND CITY OF WESLACO HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WASTEWATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

CITY OF WESLACO HAS AN EXISTING 10" DIAMETER SEWER LINE AND 48" MANHOLE RUNNING ALONG THE SOUTH SIDE OF THE TIERRA SANTA ST. RIGHT-OF-WAY.

THE WASTEWATER SYSTEM FOR ANGELITA ESTATES SUBDIVISION CONSISTS OF A 12" DIAMETER SEWER LINE THAT TAPS INTO THE EXISTING 48" MANHOLE. THIS 12" LINE THEN RUNS SOUTH ALONG THE EAST SIDE OF BORDER AVE. WITHIN A PRIVATE UTILITY EAST-WEST SEWER MANHOLE ON THE NORTH SIDE OF DK3 ST. RIGHT-OF-WAY, RUNNING EAST AND ENDING IN A 48" MANHOLE. FROM THE 12" LINE, THREE (3) 4" DIAMETER SEWER SERVICE LINES RUN FOR EACH LOT.

THE 12" LINE, 4" SERVICE LINE AND THREE (3) 48" SANITARY SEWER MANHOLES HAVE BEEN INSTALLED. AT A TOTAL COST OF \$60,610.00 OR \$20,203.33 PER LOT. THE LOT OWNER WILL PAY FOR THE TOTAL COST OF TAP FEES, CAPITAL RECOVERY CHARGES, AND OTHER FEES ASSOCIATED WITH CONNECTION THE INDIVIDUAL LOT IN THE SUBDIVISION TO THE CITY OF WESLACO'S WASTEWATER COLLECTION AND TREATMENT SYSTEM. THE ENTIRE WASTE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY CITY OF WESLACO AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

**ENGINEER CERTIFICATION:**

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWERAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL WATER AND SEWERAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$64,370.00 WHICH EQUALS TO \$21,456.66 PER LOT.

SEWERAGE FACILITIES - THESE FACILITIES FULLY CONSTRUCTED WILL COST A GRAND TOTAL OF \$60,610.00 WHICH EQUALS TO \$20,203.33 PER LOT.

OMAR CANO, PE DATE  
 P.E. # 120081



**PROVISION DE AGUA, DESCRIPCION, GASTOS Y FECHAS DE INICIO**

LA SUBDIVISION ANGELITA ESTATES RECIBIRA SU PROVISION DE AGUA DE CIUDAD DE WESLACO. EL DUEÑO DE LA SUBDIVISION Y CIUDAD DE WESLACO HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 AÑOS. CIUDAD DE WESLACO HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

EL SISTEMA DE PROVISION DE AGUA PARA LA SUBDIVISION ANGELITA ESTATES CONSISTE DE UN CONDUCTO DE AGUA DE 8 PULGADAS DE DIAMETRO QUE PASA POR EL LADO OESTE DEL DERECHO DE VIA (RIGHT OF WAY) DE LA CALLE BORDER AVE.

DEL CONDUCTO DE AGUA DE 8 PULGADAS SE PRODUCEN TRES (3) CONDUCTOS INDIVIDUALES DE AGUA DE 1 PULGADA DE DIAMETRO, UNO (1) PARA CADA LOTE. YA SE HAN INSTALADO LOS CONDUCTOS DE AGUA DE 8 PULGADAS DE DIAMETRO. LOS CONDUCTOS INDIVIDUALES DE AGUA DE 1 PULGADA DE DIAMETRO, Y LOS MEDIDORES MECANICOS DE AGUA A UN COSTO TOTAL DE \$64,370.00 O \$21,456.66 POR LOTE. EL DUEÑO DE LA SUBDIVISION EL DUEÑO DE LA SUBDIVISION NO LE HA PAGADO A LA CIUDAD DE WESLACO POR EL COSTO DE MEDIDORES, DERECHOS DE AGUA Y MEMBRERIAS. EL DUEÑO DE LA SUBDIVISION TAMBIEN HA INSTALADO UNA (1) BOCAS DE RIEGO (FIRE HYDRANT) A UN COSTO DE \$6,500.00. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

**DRENAJE, DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION**  
 LA SUBDIVISION ANGELITA ESTATES RECIBIRA SU PROVISION DE DRENAJE SANITARIO DE CIUDAD DE WESLACO. EL DUEÑO DE LA SUBDIVISION Y CIUDAD DE WESLACO HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE DRENAJE SANITARIO POR LOS PROXIMOS 30 AÑOS. CIUDAD DE WESLACO HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE DRENAJE SANITARIO ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

EL SISTEMA DE PROVISION DE DRENAJE SANITARIO PARA LA SUBDIVISION ANGELITA ESTATES CONSISTE DE UN CONDUCTO DE DRENAJE DE 12 PULGADAS DE DIAMETRO QUE PASA POR EL LADO ESTE DEL DERECHO DE VIA (RIGHT OF WAY) DE LA CALLE BORDER AVE. TAMBIEN CONSISTE DE UN CONDUCTO DE DRENAJE DE 12 PULGADAS DE DIAMETRO QUE PASA POR EL LADO NORTE DEL DERECHO DE VIA DE LA CALLE DK3 ST.

EL SISTEMA DE PROVISION DE DRENAJE SANITARIO DE LA SUBDIVISION ANGELITA ESTATES CONSISTE DE UN CONDUCTO DE DRENAJE DE 12 PULGADAS DE DIAMETRO QUE SE CONECTA CON EL CONDUCTO DE DRENAJE SANITARIO EXISTENTE DE 10 PULGADAS. ESTA LINEA DE 12 PULGADAS CUAL SIGUE HACIA EL ESTE POR EL LADO NORTE DE LA CALLE DK3 AVE. TERMINARA CON UNA ALCANTARILLA DE 48 PULGADAS DE DIAMETRO. DE ESTA LINEA DE DRENAJE SANITARIO DE 12 PULGADAS, TRES (3) DE 4 PULGADAS SERAN EXTENDIDAS HA CADA LOTE. LA LINEAS DE 12 PULGADAS, DE 4 PULGADAS Y TRES (3) ALCANTARILLAS HAN SIDO INSTALADAS. HA UN COSTO TOTAL DE \$60,610.00 O \$20,203.33 POR LOTE. EL DUEÑO DE LOS LOTES PAGARA A LA CIUDAD DE WESLACO POR EL COSTO ASOCIADO A LA CONEXION AL SISTEMA DE DRENAJE DE LA CIUDAD DE WESLACO. EL SISTEMA DE DRENAJE SANITARIO ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

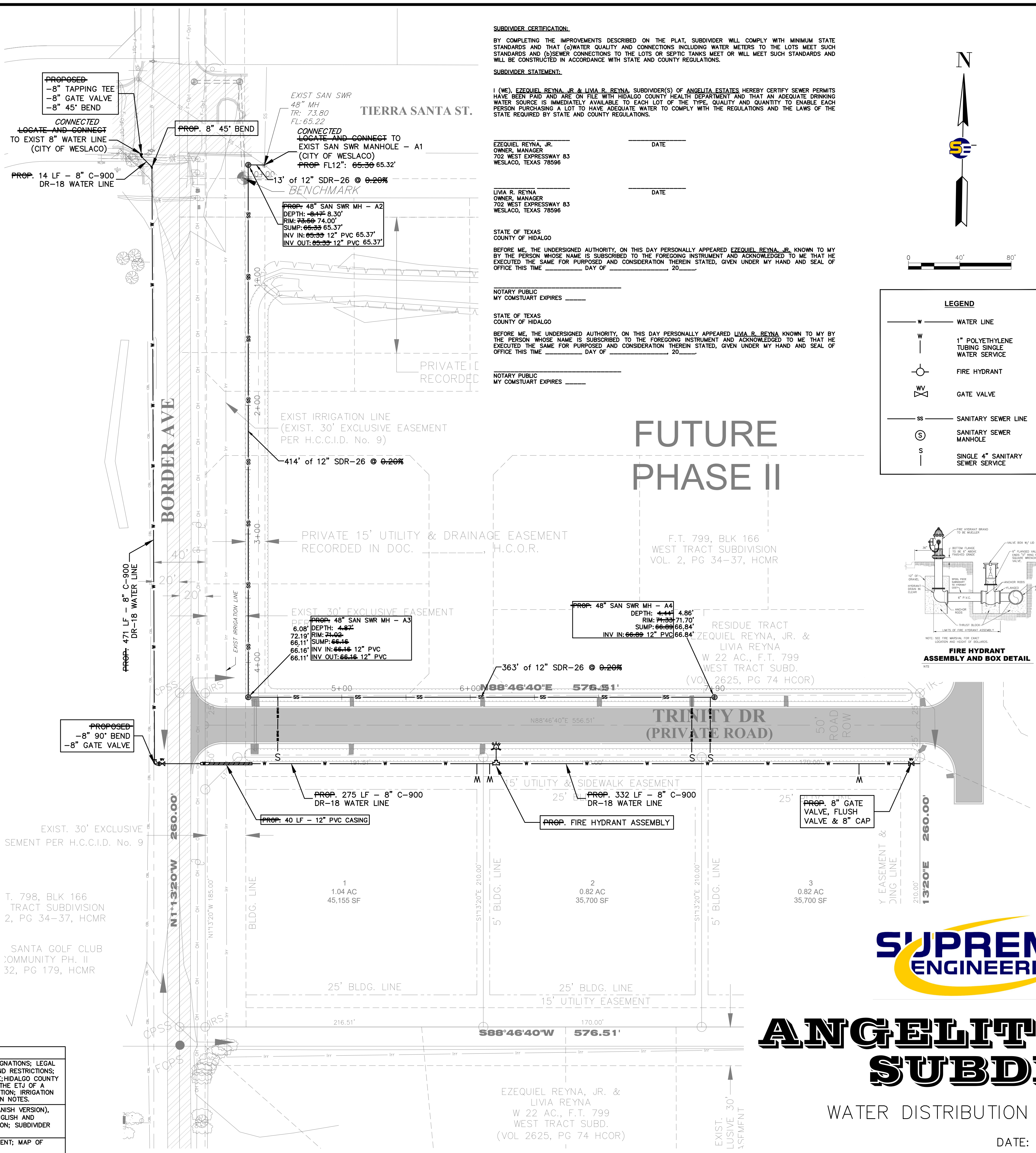
**CERTIFICACION:**

CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS REGLAS SUBDIVISIONARIAS (LAS REGLAS GOBIERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$64,370.00 O \$21,456.66 POR LOTE.

DRENAJE: SE ESTIMA QUE EL DRENAJE COSTARA UN COSTO TOTAL DE \$60,610.00 O \$20,203.33 POR LOTE.

OMAR CANO, PE DATE  
 P.E. # 120081



**SUBDIVIDER CERTIFICATION:**

BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (G)WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS AND (H)SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

**SUBDIVIDER STATEMENT:**

I (WE), EZEQUIEL REYNA, JR. & LIVIA R. REYNA, SUBDIVIDER(S) OF ANGELITA ESTATES HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE WITH HIDALGO COUNTY HEALTH DEPARTMENT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY AND QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE REQUIRED BY STATE AND COUNTY REGULATIONS.

EZEQUIEL REYNA, JR. DATE  
 OWNER, MANAGER  
 702 WEST EXPRESSWAY 83  
 WESLACO, TEXAS 78596

LIVIA R. REYNA DATE  
 OWNER, MANAGER  
 702 WEST EXPRESSWAY 83  
 WESLACO, TEXAS 78596

STATE OF TEXAS  
 COUNTY OF HIDALGO

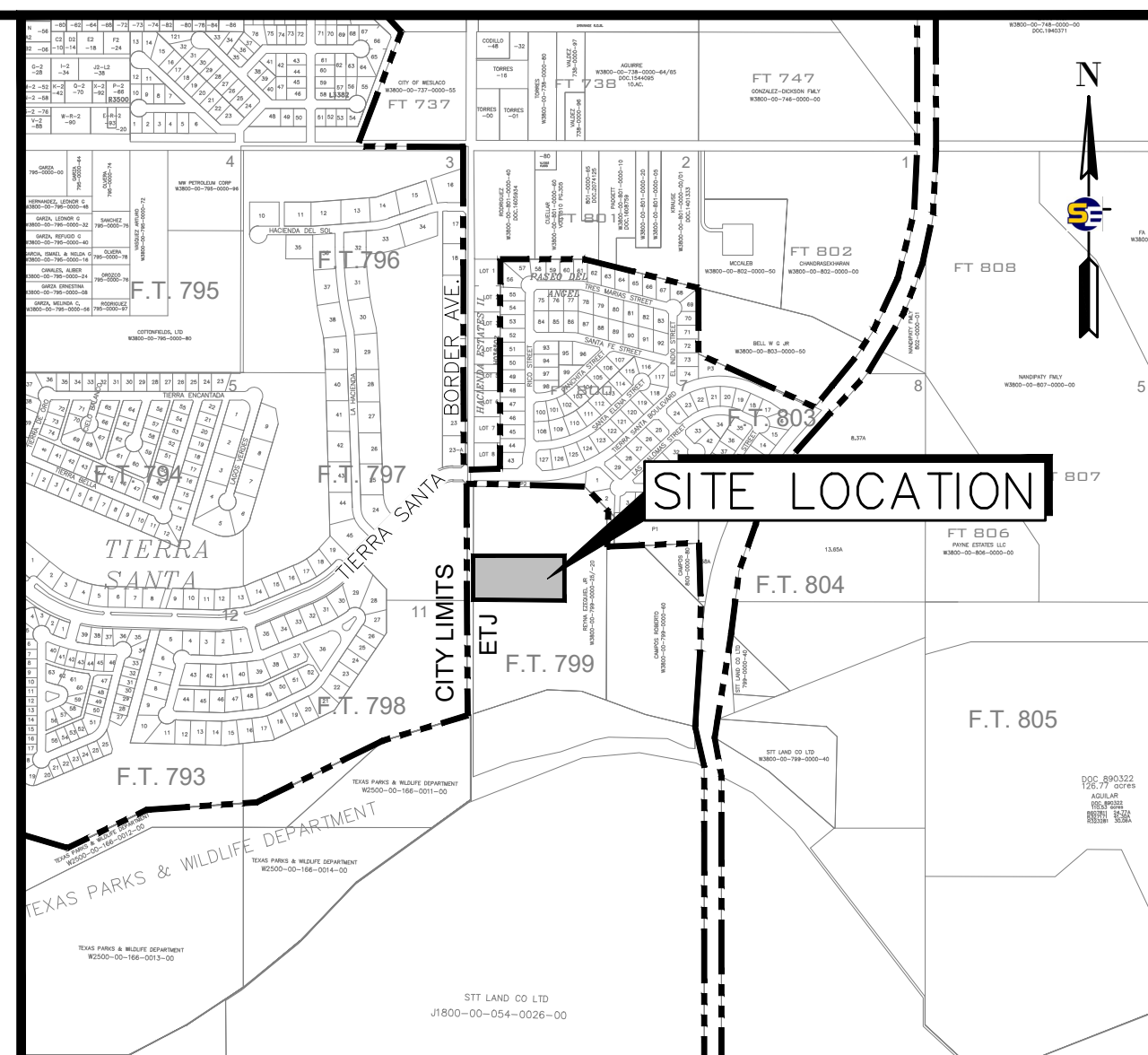
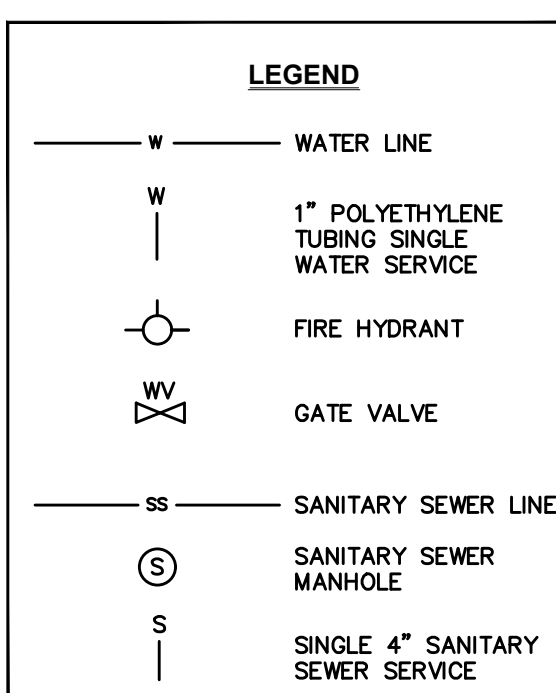
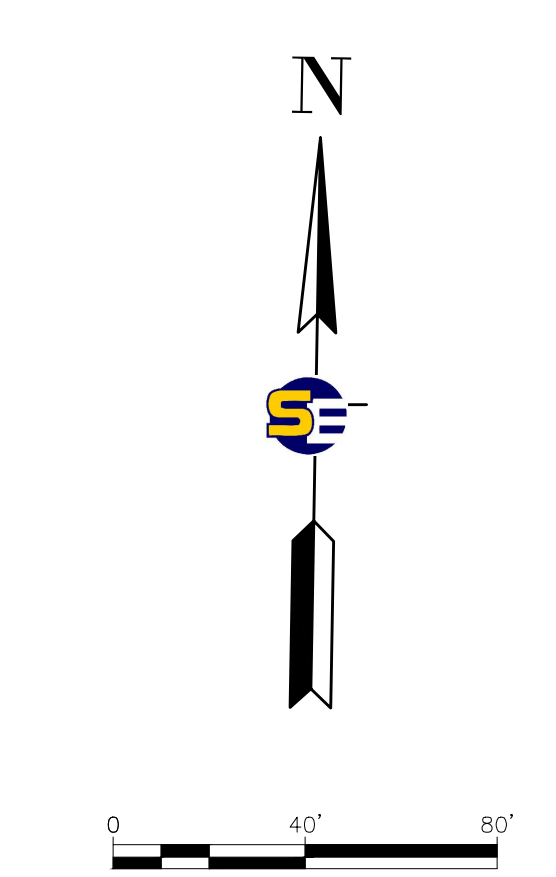
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED EZEQUIEL REYNA, JR. KNOWN TO ME BY THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSED AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS TIME \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC  
 MY COMSTUART EXPIRES \_\_\_\_\_

STATE OF TEXAS  
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LIVIA R. REYNA KNOWN TO ME BY THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSED AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS TIME \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC  
 MY COMSTUART EXPIRES \_\_\_\_\_

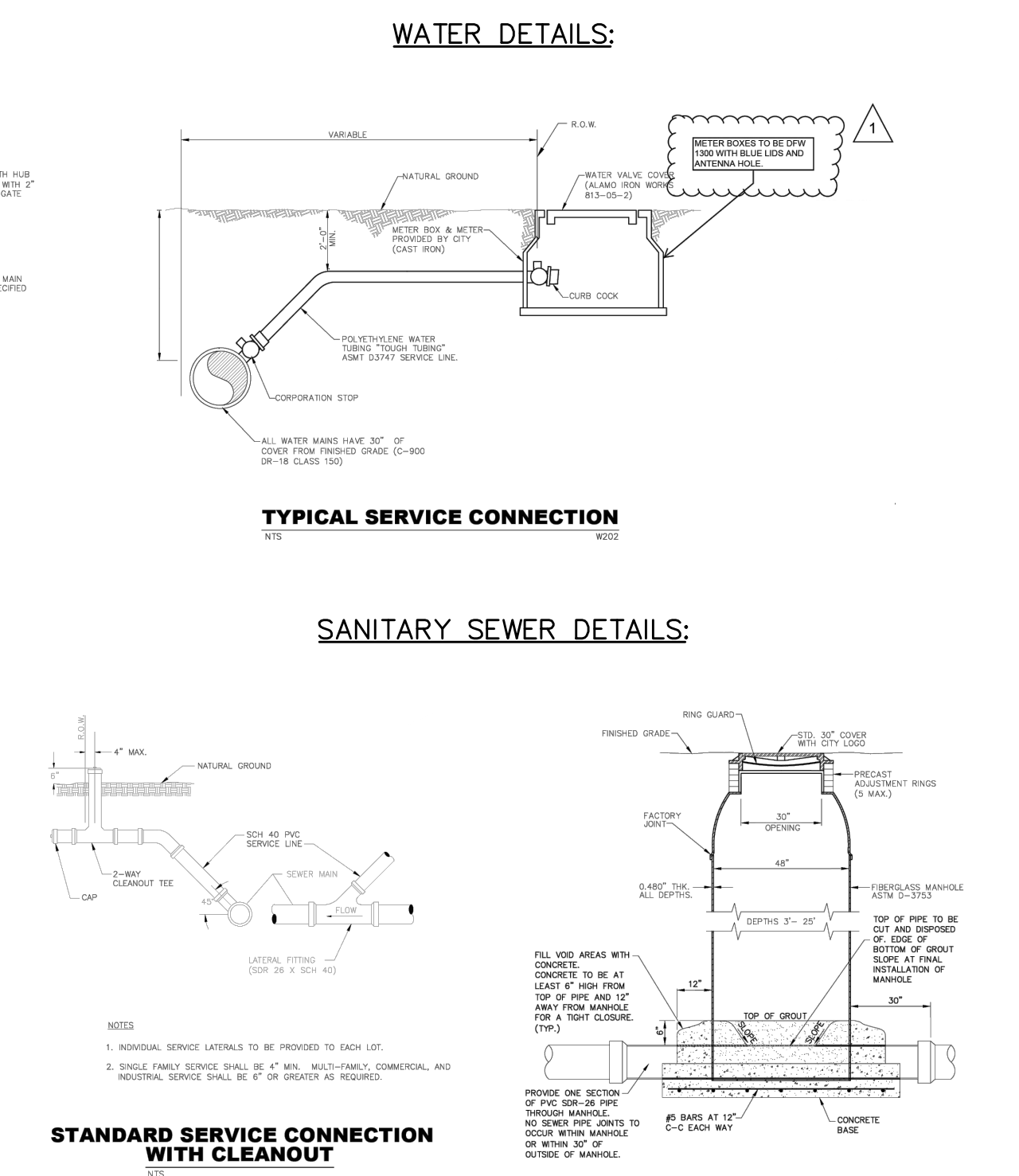


**LOCATION MAP**  
 SCALE: 1" = 1000'

**LOCATION OF ANGELITA ESTATES WITH RESPECT TO THE CITY OF WESLACO CITY LIMITS**

ANGELITA ESTATES SUBDIVISION IS LOCATED SOUTHEAST FROM THE INTERSECTION OF TIERRA SANTA ST. & BORDER AVE. (MILE 5 1/2 RD. W.) IN THE NEARBY MUNICIPALITY IS THE CITY OF WESLACO, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF WESLACO. ANGELITA ESTATES LIES WITHIN THE CITY OF WESLACO EXTRA-TERRITORIAL JURISDICTION (ETJ) IN HIDALGO COUNTY PRECINCT NO. 1. THE ESTIMATE POPULATION OF THE CITY OF WESLACO IS 41,103 (2020 CENSUS) AS PER THE 2020 UNITED STATES CENSUS BUREAU.

NO.	SHEET	REVISION	DATE	APPROVED



**SUPREME ENGINEERING, PLLC**  
 CONSULTING ENGINEERS  
 ENGINEERING FIRM F-21135  
 135 PASEO DEL PRADO, STE. 7  
 EDINBURG, TX 78539  
 (956) 403-1314

**ANGELITA ESTATES SUBDIVISION**

WATER DISTRIBUTION AND SANITARY SEWER MAP

DATE: SEPTEMBER 2025

EZEQUIEL REYNA, JR. & LIVIA REYNA  
 W 22 AC., F.T. 799  
 WEST TRACT SUBD.  
 (VOL. 2625, PG 74 HCOR)

**INDEX TO SHEET ANGELITA ESTATES SUBDIVISION**

SHEET	DESCRIPTION
SHEET 1	LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENTS DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. No. 1 CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; RIGHT OF WAY CERTIFICATION; HIGHWAY CERTIFICATION; REVISION NOTES.
SHEET 2	WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); SAMPLE OF LOG BORE FOR OSSF SYSTEM; TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER CERTIFICATE AND STATEMENT; REVISION NOTES.
SHEET 3	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES.

E23-010 Plat.dwg 3/19/2007