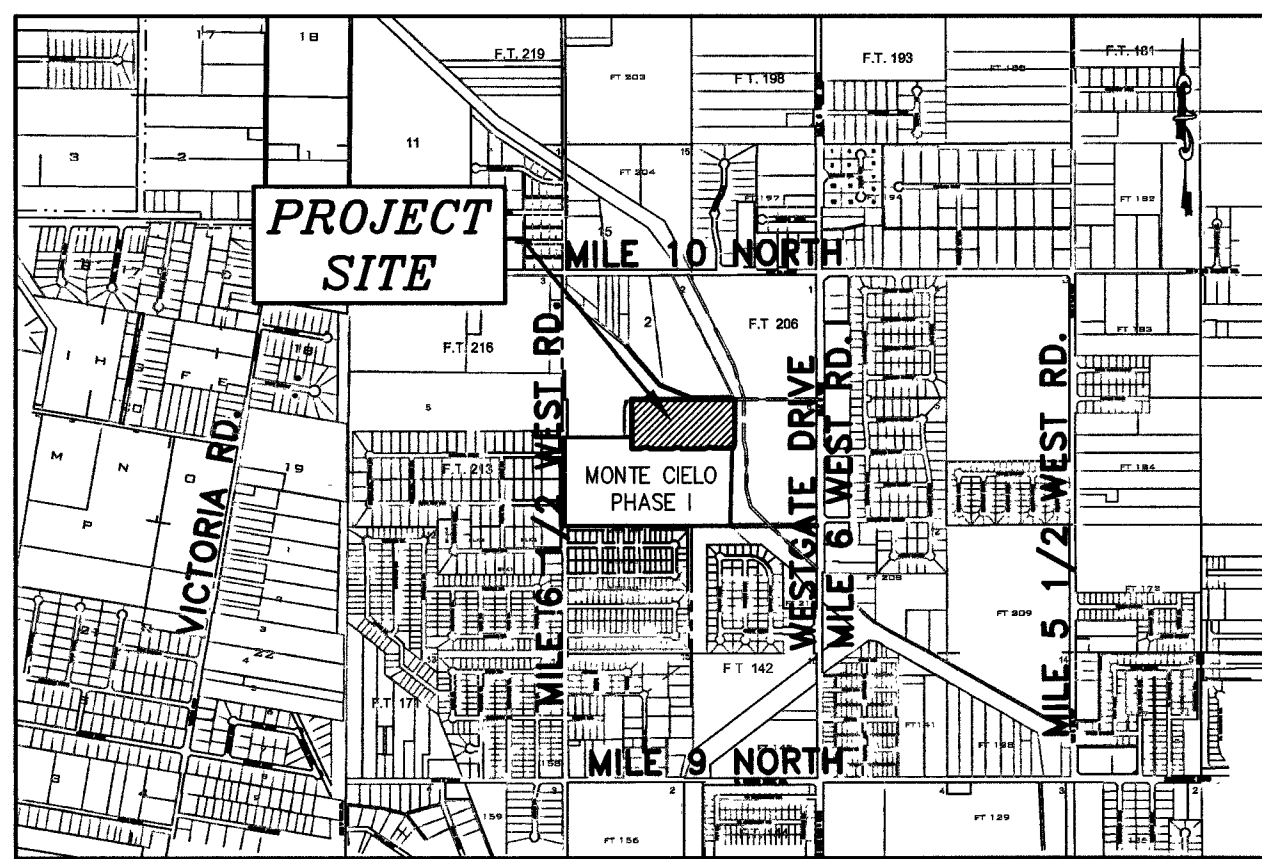


LOT LINE - CURVE DATA					
CURVE	DELTA	RADIUS	TANGENT	ARC LENGTH	CHORD BEARING
"C20"	05°57'00"	50.00'	6.19'	S 58°13'55" E	5.19'
"C21"	63°21'45"	50.00'	30.88'	S 23°34'32" E	52.52'
"C22"	57°17'45"	50.00'	27.32'	S 36°45'12" W	47.94'
"C23"	57°17'45"	50.00'	27.32'	N 85°57'02" W	47.94'
"C24"	26°15'57"	50.00'	11.67'	S 44°10'11" E	22.72'
"C25"	26°15'57"	50.00'	11.67'	S 42°05'45" W	22.72'
"C26"	57°45'50"	50.00'	27.58'	S 84°06'39" W	48.30'
"C27"	57°17'45"	50.00'	27.32'	N 38°21'34" W	47.94'
"C28"	67°49'32"	50.00'	33.61'	N 24°12'05" E	55.79'

IRREGULAR LOT AREAS			LINE DATA		
LOT #	SQ. FT.	ACRES	LINE	CHORD BEARING	CHORD
164	12,128.1	0.278	"L18"	N 43°52'41" E	21.18'
165	16,766.6	0.385	"L19"	S 46°07'19" E	21.24'
166	10,718.0	0.246	"L20"	S 46°27'41" E	21.37'
167	6,851.4	0.157			
178	6,851.4	0.157			
179	9,600.9	0.220			
180	12,466.5	0.286			
181	7,329.2	0.168			
182	6,005.6	0.138			
187	7,088.5	0.163			
188	8,304.2	0.191			
193	8,333.9	0.191			
194	8,276.6	0.190			
199	8,306.2	0.191			
200	8,238.8	0.189			
205	8,268.5	0.190			
206	8,221.8	0.189			
207	7,131.5	0.164			
208	7,162.4	0.164			
209	7,193.2	0.165			
210	7,224.2	0.166			
211	8,439.4	0.194			

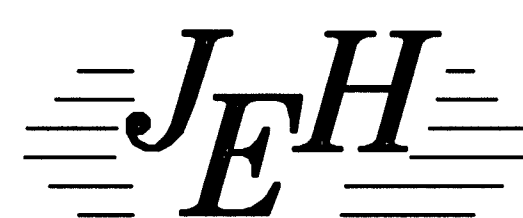
SCALE: 1" = 100'  
BASIS OF BEARING AS PER TEXAS STATE PLANE COORDINATE SYSTEM NAD 83, SOUTH ZONE



LOCATION MAP  
SCALE: 1" = 2000'

DATE OF PREPARATION: OCT. 3, 2024

DRAWN BY: G.T. & A.G.



**JAVIER HINOJOSA ENGINEERING**  
CONSULTING ENGINEERS  
416 E. DOVE AVENUE McALLEN, TEXAS 78504  
PHONE (956) 688-1588  
javier@javierhinojosaeng.com  
TBPELS FIRM NUMBER F-1295

NAME: JASON E. GARZA, MANAGER  
OWNER: RD MONTE CIELO, LLC  
P.O. BOX 6105  
McALLEN, TX. 78502



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

ON: 10/3/2025 AT 11:05 AM/PM

INSTRUMENT NUMBER 3688760

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: [Signature] DEPUTY

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE #
OWNER: JASON E. GARZA	P.O. BOX 6105	McALLEN, TX 78502	(956) 451-6390
ENGINEER: JAVIER HINOJOSA	416 E. DOVE AVENUE	McALLEN, TX 78504	(956) 688-1588
SURVEYOR: CARLOS VASQUEZ	517 BEAUMONT AVE.	McALLEN, TX 78501	(956) 618-1551

GENERAL NOTES

- MONTE CIELO SUBDIVISION PHASE II IS LOCATED IN ZONE "X" ON A FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480334 0450C, MAP REVISED MAY 30, 2002. ZONE "X" IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN."
- FINISH FLOOR ELEVATIONS ESTABLISHED MUST BE HIGHER THAN 80.50 OR 18" ABOVE TOP OF CURB OR CENTER LINE OF STREET, WHICHEVER IS GREATER, MEASURED FROM THE CENTER OF THE LOT.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND CITY OF WESLACO REQUIREMENTS, MONTE CIELO PHASE I AND II WILL BE REQUIRED TO DETAIN A TOTAL OF 318,970 CUBIC FEET (7,323 ACRES-FEET) OF STORM WATER RUNOFF. 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 CALCULATIONS OF THIS SUBDIVISION. TOTAL DRAINAGE DETENTION REQUIRED FOR PHASE I AND II WAS CONSTRUCTED AS PART OF MONTE CIELO PHASE I.
- NO PERMANENT STRUCTURES ARE PERMITTED OVER ANY EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF BUILDING, SHEDS, SHRUBS, TREES AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18" MATURE HEIGHTS, GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WILL INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:  
FRONT: 25 FEET  
REAR: 20% OF LOT DEPTH (25.0' MAXIMUM) OR GREATER EASEMENT  
SIDE: 5 FEET  
SIDE CORNER: 10 FEET
- A 4-FOOT 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.
- PROJECT BENCHMARK: "D" SQUARE CUT ON TOP OF 5' CONCRETE SIDEWALK LOCATED ALONG THE EAST SIDE OF MILE 6 1/2 WEST ROAD AND THE SOUTH PROPERTY LINE OF AVANTI AT SIENNA PALMS. ELEVATION = 79.718' NORTHING: 1659611.159' EASTING: 1143181.371'
- SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "CVO LS" ON ALL LOT CORNERS UNLESS OTHERWISE NOTED.
- LANDSCAPING REQUIRED FOR THIS SUBDIVISION SHALL BE AS PER CITY OF WESLACO LANDSCAPE ORDINANCE.
- NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- A STORM WATER POLLUTION PREVENTION PLAN SHALL BE REQUIRED PRIOR TO CONSTRUCTION AND MUST COMPLY WITH TPDES & FOLLOW SW3P.
- STREET LIGHTS AND STREET SIGNS SHALL BE INSTALLED IN ACCORDANCE TO CITY OF WESLACO ORDINANCE BY THE DEVELOPER PRIOR TO ISSUANCE OF BUILDING PERMIT.
- STREET LIGHTS MUST BE LOCATED AT 300-FOOT MAXIMUM SPACING.
- SITE PLAN AND DETENTION PLAN MUST BE REVIEWED AND APPROVED BY THE CITY OF WESLACO PRIOR TO ISSUANCE OF BUILDING PERMIT.
- 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 AREAS BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
- CORNER LOT DRIVEWAYS SHOULD BE CONSTRUCTED AT FURTHEST POSSIBLE POINT FROM INTERSECTION AND IN COMPLIANCE WITH ACCESS MANAGEMENT ORDINANCE.
- ANY DAMAGE TO FENCES, SIDEWALKS AND LANDSCAPING MADE FROM THE INGRESS AND EGRESS TO INSPECT AND OR REPAIR ANY UNDERGROUND UTILITY AND THE ELECTRICAL TRANSMISSION LINE AND POWER POLES SHALL BE AT THE LOT OWNERS EXPENSE.
- ALL PRIVACY FENCES ABUTTING DRAIN DITCH RIGHT-OF-WAY SHALL BE PLACED WITHIN EACH INDIVIDUAL LOT AS TO NOT INTERFERE WITH THE MAINTENANCE OF SAID DRAIN DITCH. A SIX FOOT HIGH CEDAR FENCE SHALL BE REQUIRED ALONG SAID DRAIN DITCH RIGHT OF WAY TO BE CONSTRUCTED AT THE INFRASTRUCTURE STAGE OF THE SUBDIVISION.
- CONCRETE MONUMENTS SHALL BE SET AT ALL SUBDIVISION CORNERS.
- TRAFFIC CONTROL AND STREET SIGNS TO BE PROVIDED BY THE DEVELOPER.
- STORM DRAINAGE FROM MONTE CIELO SUBDIVISION PHASE II SHALL TIE-IN TO STORM DRAINAGE FROM MONTE CIELO SUBDIVISION PHASE I AS PER THE APPROVED DRAINAGE REPORT FOR THE MASTER LAYOUT OF SAID SUBDIVISION.
- ALL BEARINGS AND DISTANCES ARE GRID AND ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, N.A.D. 83, AS REFERENCED BY RTK COOPERATIVE NETWORK WHICH IS REFERENCE TO NATIONAL CONTINUOUSLY OPERATION REFERENCE STATIONS (CORS). THE SURFACE ADJUSTMENT FACTOR IS 0.99998

METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 12.44 ACRES OF LAND, MORE OR LESS SITUATED IN HIDALGO COUNTY, TEXAS, AND BEING PART OR PORTION OF FARM TRACT 214, WEST TRACT SUBDIVISION, MAP REFERENCE: VOLUME 2, PAGES 34-37, H.C.M.R., AND SAID 12.44 ACRES OF LAND ALSO BEING PART OR PORTION OF THAT TRACT OF LAND DEEDED TO MONTE CIELO, L.L.C., RECORDED IN DOCUMENT NUMBER 3466429, H.C.D.R., AND SAID 12.44 ACRES OF LAND, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING, FOR REFERENCE AT THE NORTHWEST CORNER OF SAID FARM TRACT 214, WITHIN MILE 6 1/2 WEST ROAD, AND THE NORTHWEST CORNER OF AVANTI AT SIENNA PALMS LEGACY SUBDIVISION, AS RECORDED IN DOCUMENT NO. 3028974, H.C.M.R., THENCE N 88° 57' 47" E, ALONG THE NORTH LINE OF SAID FARM TRACT 214, DISTANCE OF 707.85 FEET, TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "M&H" FOUND, ON THE NORTHEAST CORNER OF SAID AVANTI SUBDIVISION, AND THE NORTHWEST CORNER OF THIS TRACT, FOR THE POINT OF BEGINNING;

THENCE N 88° 57' 47" E, CONTINUING ALONG THE NORTH LINE OF SAID FARM TRACT 214, A DISTANCE OF 1062.16 FEET, TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVO LS" FOUND, ON THE WEST RIGHT-OF-WAY LINE OF A TRACT OF LAND DEEDED TO HIDALGO AND CAMERON COUNTIES WATER CONTROL AND IMPROVEMENT DISTRICT NO. 9, RECORDED IN VOLUME 314 PAGE 62, DEED RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE S 01° 13' 00" E, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID WATER DISTRICT NO. 9 TRACT, A DISTANCE OF 457.45 FEET, TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVO LS" FOUND, FOR AN OUTSIDE CORNER HEREOF;

THENCE S 14° 21' 00" W, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID WATER DISTRICT NO. 9 TRACT, A DISTANCE OF 48.95 FEET, TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVO LS" FOUND ON THE NORTHEAST CORNER OF MONTE CIELO SUBDIVISION PHASE I, AS RECORDED IN DOCUMENT NO. 3558236, H.C.M.R., FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE S 88° 06' 51" W, ALONG THE NORTH LINE OF SAID MONTE CIELO SUBDIVISION PHASE 1, AT 49.52 FEET PASS A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVO LS" FOUND ON THE WEST RIGHT-OF-WAY LINE OF SAID HIDALGO AND CAMERON COUNTIES WATER CONTROL AND IMPROVEMENT DISTRICT NO. 9, AND CONTINUING ALONG THE NORTH LINE OF SAID MONTE CIELO SUBDIVISION PHASE 1, A TOTAL DISTANCE OF 219.52 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVO LS" FOUND ON THE EAST RIGHT-OF-WAY LINE OF MONTE CIELO DRIVE, FOR AN OUTSIDE CORNER HEREOF;

THENCE N 01° 53' 09" W, CONTINUING ALONG THE EAST LINE OF SAID MONTE CIELO SUBDIVISION PHASE 1, SAID MONTE CIELO DRIVE, A DISTANCE OF 9.87 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVO LS" FOUND, FOR AN INSIDE CORNER OF THIS TRACT;

THENCE S 88° 06' 51" W, CONTINUING ALONG THE NORTH LINE OF SAID MONTE CIELO SUBDIVISION PHASE 1, A DISTANCE OF 50.00 FEET, TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVO LS" FOUND, FOR AN INSIDE CORNER OF THIS TRACT;

THENCE S 43° 27' 23" W, CONTINUING ALONG THE NORTH LINE OF SAID MONTE CIELO SUBDIVISION PHASE 1, A DISTANCE OF 21.09 FEET, TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVO LS" FOUND, FOR AN OUTSIDE CORNER OF THIS TRACT;

THENCE S 88° 47' 55" W, CONTINUING ALONG THE NORTH LINE OF SAID MONTE CIELO SUBDIVISION PHASE 1, A DISTANCE OF 251.66 FEET, TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVO LS" FOUND, FOR AN OUTSIDE CORNER HEREOF;

THENCE N 46° 11' 41" W, CONTINUING ALONG THE NORTH LINE OF SAID MONTE CIELO SUBDIVISION, A DISTANCE OF 21.22 FEET, TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVO LS" FOUND, FOR AN INSIDE CORNER OF THIS TRACT;

THENCE S 88° 47' 35" W, CONTINUING ALONG THE NORTH LINE OF SAID MONTE CIELO SUBDIVISION PHASE 1, A DISTANCE OF 50.00 FEET, TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVO LS" FOUND, FOR AN OUTSIDE CORNER OF THIS TRACT;

THENCE S 43° 47' 45" W, CONTINUING ALONG THE NORTH LINE OF SAID MONTE CIELO SUBDIVISION PHASE 1, A DISTANCE OF 21.21 FEET, TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVO LS" FOUND, FOR AN INSIDE CORNER OF THIS TRACT;

THENCE S 88° 47' 55" W, CONTINUING ALONG THE NORTH LINE OF SAID MONTE CIELO SUBDIVISION PHASE 1, A DISTANCE OF 248.00 FEET, TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVO LS" FOUND, FOR AN OUTSIDE CORNER OF THIS TRACT;

THENCE N 46° 11' 41" W, CONTINUING ALONG THE NORTH LINE OF SAID MONTE CIELO SUBDIVISION PHASE 1, A DISTANCE OF 21.22 FEET, TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVO LS" FOUND, FOR AN INSIDE CORNER OF THIS TRACT;

THENCE S 88° 47' 35" W, CONTINUING ALONG THE NORTH LINE OF SAID MONTE CIELO SUBDIVISION PHASE 1, A DISTANCE OF 50.00 FEET, TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVO LS" FOUND, FOR AN INSIDE CORNER OF THIS TRACT;

THENCE S 43° 47' 45" W, CONTINUING ALONG THE NORTH LINE OF SAID MONTE CIELO SUBDIVISION PHASE 1, A DISTANCE OF 21.21 FEET, TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVO LS" FOUND, FOR A CORNER OF THIS TRACT;

THENCE S 88° 47' 55" W, CONTINUING ALONG THE NORTH LINE OF SAID MONTE CIELO SUBDIVISION PHASE 1, A DISTANCE OF 105.01 FEET, TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVO LS" FOUND ON THE INSIDE CORNER OF SAID MONTE CIELO SUBDIVISION PHASE, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N 01° 12' 05" W, ALONG THE WESTERN MOST EAST LINE OF SAID MONTE CIELO SUBDIVISION PHASE 1, AT A DISTANCE OF 116.01 FEET, TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "CVO LS" FOUND ON THE NORTHERN MOST NORTHEAST CORNER OF SAID MONTE CIELO SUBDIVISION PHASE 1, THE SOUTHEAST CORNER OF SAID AVANTI SUBDIVISION, FOR A CORNER HEREOF;

THENCE N 01° 12' 25" W, ALONG THE EAST LINE OF SAID AVANTI AT SIENNA PALMS SUBDIVISION, A DISTANCE OF 400.00 FEET, TO THE POINT OF BEGINNING, CONTAINING 12.44 ACRES OF LAND, MORE OR LESS.

SUBDIVISION PLAT OF  
**MONTE CIELO SUBDIVISION**  
**PHASE II**

A TRACT OF LAND CONTAINING 12.44 ACRES OF LAND, SITUATED IN HIDALGO COUNTY, TEXAS, BEING PART OR PORTION OF FARM TRACT 214, THE WEST TRACT SUBDIVISION, OUT OF THE LLANO GRANDE GRANT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS, HIDALGO COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF HIDALGO

I, THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS MONTE CIELO SUBDIVISION PHASE II TO THE CITY OF WESLACO, COUNTY OF HIDALGO COUNTY, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, DOES (DO) HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

NAME: JASON E. GARZA, MANAGER  
OWNER: RD MONTE CIELO, LLC  
P.O. BOX 6105  
McALLEN, TX. 78502

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DATED PERSONALLY APPEARED JASON E. GARZA KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 20th DAY OF August, 2025.

CLAUDIA N. YBARRA  
NOTARY PUBLIC FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES ON: 03-23-2028

CLAUDIA N. YBARRA  
My Notary ID # 11903480  
Expires March 23, 2028

STATE OF TEXAS  
COUNTY OF HIDALGO

CERTIFICATE OF PLAT APPROVAL  
UNDER LOCAL GOVERNMENT CODE 212.015(B)

WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF MONTE CIELO SUBDIVISION PHASE II WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF WESLACO.

ADRIAN GONZALEZ  
MAYOR OF THE CITY OF WESLACO  
DATE: 9/25/25

NORMA L. CANTU  
SECRETARY OF THE CITY OF WESLACO, NORMA A. CANTU  
DATE: 9/25/25

STATE OF TEXAS  
COUNTY OF HIDALGO

THIS PLAT OF MONTE CIELO SUBDIVISION PHASE II HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF WESLACO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 25 DAY OF September, 2025.

CHAIRMAN: [Signature]

STATE OF TEXAS  
COUNTY OF HIDALGO

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

JAVIER HINOJOSA, P.E.  
REGISTERED PROFESSIONAL ENGINEER NO. 74808

STATE OF TEXAS  
COUNTY OF HIDALGO

I, CARLOS VASQUEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

CARLOS VASQUEZ, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4608  
C.V.O. LAND SURVEYORS L.L.C.  
517 BEAUMONT AVENUE  
McALLEN, TEXAS 78502  
TBPELS FIRM NO. 10119600  
TEL. (956) 618-1551 DATE SURVEYED: JANUARY 23, 2023

STATE OF TEXAS  
COUNTY OF HIDALGO

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 48.21(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 THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

10-2-25  
DATE