CHAIRMAN, PLANNING COMMISSION

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG 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 4/Abril/2022

APPROVED BY IRRIGATION DISTRICT #2

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT No. 2 ON THIS THE 31st DAY OF March 2022

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES AND BUILDINGS) SHALL BE PLACE UPON HIDALGO COUNTY IRRIGATION DISTRICT No. 2 RIGHT OF WAYS OR EASEMENTS.

BY: _____ PRESIDENT — ATTEST: _____ SECRETARY

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 THEREAFTER USE, OPERATE, INSPECT, REPAIR MAINTAIN, REPLACE, AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS THE LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS OF THE THE PURPOSE FOR WHICH THE ABOVE MENTIONED RIGHTS ARE GRANTED, THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED.

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTOR FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATE SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED.

THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTOR BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN, THUS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANTOR COVENANTS THAT IT IS THE OWNER OF THE ABOVE-DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS EXCEPT THE FOLLOWING:

THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSSUED 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 EXECUTED THIS INSTRUMENT THE 3rd DAY OF March 20 22.

ALPHA MAVERICK DEVELOPMENT, LLC — 3/4/22 DATE
JAIME CERDA, MANAGER

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.

P.E. 2/21/2022
OMAR CANO, P.E. — DATE
LICENSE PROFESSIONAL ENGINEER No. 120081

THE STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A (REGISTERED PROFESSIONAL ENGINEER AND/OR 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.

3/7/22
IVAN GARCIA, R.P.L.S. — DATE
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 6496
SURVEY FIRM No. 10194027

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

ON: 4-20-2022 AT 3:35 AM/PM
INSTRUMENT NUMBER 3333899
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

MAYOR, CITY OF EDINBURG

I, THE UNDERSIGNED, MAYOR OF THE CITY OF EDINBURG, 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 EDINBURG — 4/11/2022 DATE
ATTEST: _____ — 4/12/2022 DATE

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 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

RENE SESIN, P.E., C.F.M. — 03-23-22 DATE
GENERAL MANAGER

THE STATE OF TEXAS
COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE CANTON HEIGHTS No.2 SUBDIVISION TO THE CITY OF EDINBURG, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE) WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF EDINBURG, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF EDINBURG.

THE STREETS, AS REFLECTED UPON THE SUBDIVISION PLAT, HAVE NOT BEEN DEDICATED TO THE PUBLIC FOR PUBLIC ACCESS NOR HAVE BEEN ACCEPTED BY THE CITY AS PUBLIC IMPROVEMENTS, AND THE STREETS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION WITHIN THE SUBDIVISION. THE STREETS SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES, PUBLIC AND PRIVATE UTILITY SERVICE PERSONNEL, THE U.S. POSTAL SERVICE AND GOVERNMENT EMPLOYEES IN PURSUIT OF THEIR OFFICIAL DUTIES.

THE OWNERS OF LOTS SERVED BY THE PRIVATE STREETS, ALLEYS, AND ACCESS EASEMENTS WITHIN THIS PLAT AGREE TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES TO THE PRIVATE STREETS, ALLEYS, AND ACCESS EASEMENTS OCCASIONED BY THE REASONABLE USE THEREOF BY THE GOVERNMENT ENTITY FOR GOVERNMENTAL PURPOSES, AN TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES ARISING FROM THE CONDITION OF PRIVATE STREETS, ALLEYS, OR PROVATE ACCESS EASEMENTS. THE MAINTENANCE OF PRIVATE SIGNS SHATT NOT BE RESPONSIBILITY OF THE CITY OF EDINBURG EXCEPT THE ONES OUTSIDE THE SUBDIVISION ALONG CANTON RD.

ALPHA MAVERICK DEVELOPMENT, LLC — 3/4/22 DATE
JAIME CERDA, MANAGER

ALPHA MAVERICK DEVELOPMENT, LLC — 3/4/22 DATE
OMAR CERDA, MANAGER

ALPHA MAVERICK DEVELOPMENT, LLC — 3/4/22 DATE
MICHAEL A. CANTU, MANAGER

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAIME CERDA 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 4th DAY OF 3 20 22

NOTARY PUBLIC FOR THE STATE OF TEXAS — MARIA L. CAMPOS, Notary Public, State of Texas, Comm. Expires 01-22-2024, Notary ID 125567858

MY COMMISSION EXPIRES 1-22-24

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED OMAR CERDA 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 4th DAY OF 3 20 22

NOTARY PUBLIC FOR THE STATE OF TEXAS — MARIA L. CAMPOS, Notary Public, State of Texas, Comm. Expires 01-22-2024, Notary ID 125567858

MY COMMISSION EXPIRES 1-22-24

STATE OF TEXAS
COUNTY OF HIDALGO

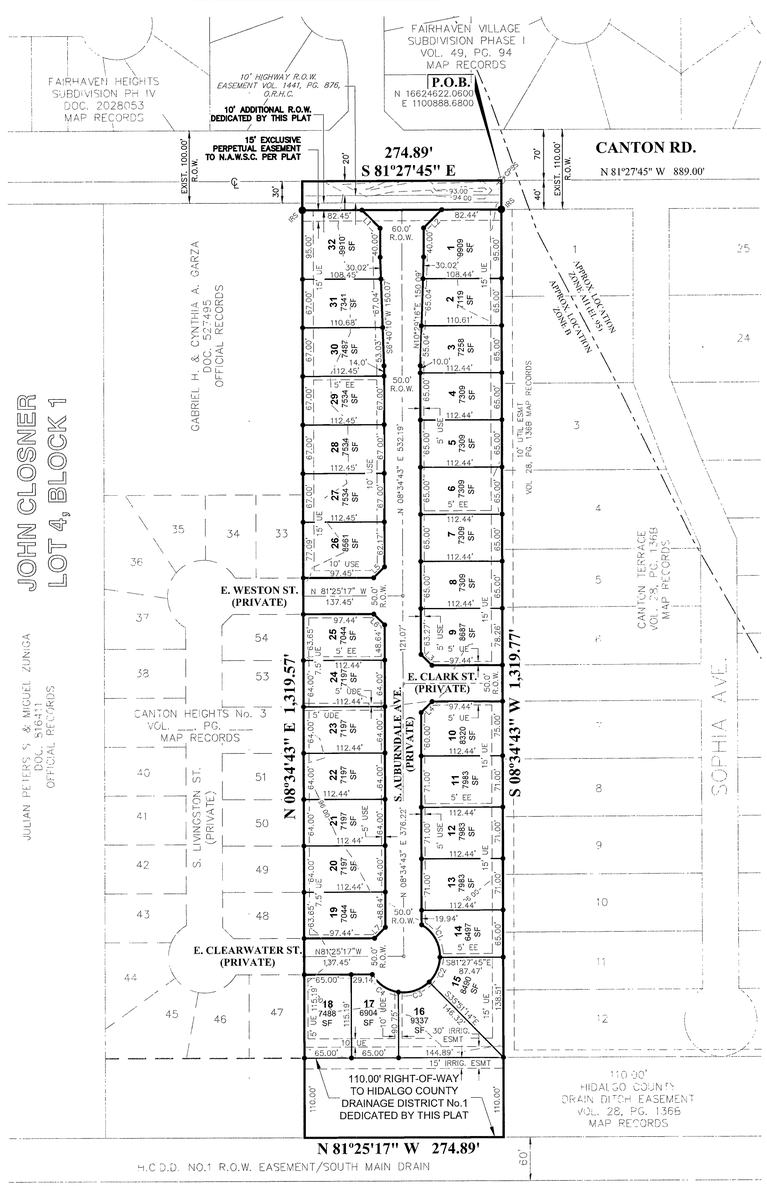
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MICHAEL A. CANTU KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN STATED.

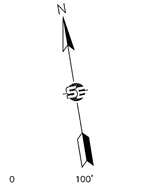
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 4th DAY OF 3 20 22

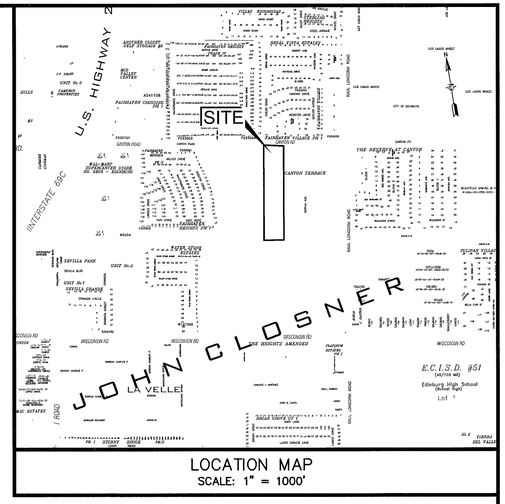
NOTARY PUBLIC FOR THE STATE OF TEXAS — MARIA L. CAMPOS, Notary Public, State of Texas, Comm. Expires 01-22-2024, Notary ID 125567858

MY COMMISSION EXPIRES 1-22-24

PRINCIPAL CONTACTS				
	NAME	ADDRESS	CITY, STATE & ZIP CODE	PHONE
OWNER:	JAIME, OMAR H. CERDA & MICHAEL A. CANTU	P.O. BOX 204	LA BLANCA, TEXAS 78558	(956)207-0149
ENGINEER:	OMAR CANO, P.E.	410 S. JACKSON RD #2780	EDINBURG, TEXAS 78539	(956)272-2246
SURVEYOR:	IVAN GARCIA, R.P.L.S	921 S. 10TH ST	EDINBURG, TEXAS 78539	(956)380-5152







LOCATION MAP
SCALE: 1" = 1000'

CURVE TABLE						
CURVE	RADIUS	TANGENT	DELTA	ARC LENGTH	BEARING	CHORD
C1	50.00'	30.04'	61°59'49"	54.10'	N 20°25'22" W	51.50'
C2	50.00'	19.98'	43°34'14"	38.02'	N 32°21'39" E	37.11'
C3	50.00'	24.93'	52°59'51"	46.25'	N 80°38'41" E	44.62'
C4	50.00'	24.08'	51°29'06"	44.89'	S 47°08'20" E	43.39'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 36°26'31" W	35.34'
L2	N 53°33'29" E	35.37'
L3	N 36°26'31" W	21.19'
L4	N 53°33'29" E	21.21'
L5	N 53°34'43" E	21.21'
L6	S 36°25'17" E	21.21'
L7	S 53°34'43" W	21.21'

GENERAL NOTES

1. THIS PLAT IS CONTAINED WITHIN THE CITY OF EDINBURG CORPORATE LIMITS.
2. LAND USE: SINGLE-FAMILY RESIDENTIAL
   ZONE DISTRICT: URBAN RESIDENTIAL
3. BUILDING LINES:
   FRONT: 10'
   FRONT CUL-DE-SAC: 15'
   REAR: 15'
   SIDE: 6'
4. STATISTICAL DATA:
   A) GROSS AREA – 8.33 ACRES
   B) GROSS LOTS – 32 LOTS
   C) ROAD RIGHT-OF-WAY DEDICATION – 1.727 ACRES
   D) DITCH RIGHT-OF-WAY DEDICATION – 0.694 ACRES
5. ABBREVIATIONS:
   DE – DRAINAGE EASEMENT
   R.O.W. – RIGHT-OF-WAY
   SF – SQUARE FOOT
   UE – UTILITY EASEMENT
6. FLOOD ZONE STATEMENT:
   FLOOD ZONE DESIGNATION: ZONE "B".
   AREAS BETWEEN LIMITS OF THE 100–YEAR FLOOD AND 500–YEAR FLOOD; OR CERTAIN AREAS SUBJUST TO 100–YEAR FLOODING WITH AVERAGE DEPTHS LESS THEN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THEN ONE SWUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD ACCORDING TO COMMUNITY–PANEL NO. 480334 0425 C, REVISED NOVEMBER 16, 1982.
7. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT CENTER OF LOT.
8. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND CITY OF EDINBURG REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 42,726 CUBIC–FEET OR 0.98 ACRE–FEET OF STORM WATER RUNOFF.
9. NO STRUCTURE SHALL BE PERMITTED WITHIN ANY UTILITY, ELECTRICAL, IRRIGATION, DRAINAGE AND WATER EASEMENT.
10. PROPOSED STRUCTURES ON THE LOTS MUST COMPLY WITH ALL SETBACK RESTRICTIONS RECORDED ON THIS PLAT.
11. A 5 FOOT WIDE MINIMUM SIDEWALK AND ADA RAMPS SHALL BE INSTALLED ALONG CANTON ROAD DURING SUBDIVISION STAGE.
12. A 5 FOOT WIDE MINIMUM SIDEWALK IS REQUIRED DURING BUILDING PERMIT BY LOT OWNERS.
13. ALL SUBDIVISION REQUIREMENTS SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.
14. ALL COMMON ACCESS, PARKING LOT AND LANDSCAPING AREAS WILL BE MAINTAINED BY THE LOT OWNER.
15. A 6 FOOT BUFFER FENCE, BUILT AND MAINTAINED BY THE HOME OWNERS ASSOCIATION OR BY LOT OWNERS IF HOA IS DISSOLVED, WILL BE REQUIRED BETWEEN RESIDENTAIL, MULTI–FAMILY AND COMMERCIAL LOTS.
16. THE HOME OWNERS ASSOCIATION MUST COLLECT DUES TO MAINTAIN SAID PRIVATE STREETS, STREET SIGNS, LANDSCAPE IMPROVEMENTS IN COMMON AREAS, STREET LIGJHT ELECTRICAL BILL, AND OTHER AMENITIES IMPROVEMENTS FOR THIS SUBDIVISION.
17. SAID SUBDIVISION SHALL COMPLY WITH THE MOST CURRENT UNIFIED DEVELOPMENT CODE AND CITY OF EDINBURG LATEST REQUIREMENTS AND SPECIFICATIONS.
18. 50% OF PARK LAND FEE ($300) PER LOT WILL BE DUE AT BUILDING PERMIT STAGE.
19. ALL LOTS SHALL HAVE A 1% SLOPE FROM THE FRONT TO REAR OF LOTS.
20. DIRECT DRIVEWAY ACCESS PROHIBITED ONTO CANTON ROAD FROM LOT 1 & LOT 32.
21. DRIVEWAY FOR LOT 1 & LOT 32 SHALL BE CONSTRUCTED AT NO MORE THAN 5 FEET FROM THE SOUTH PROPERTY LINE OF SAID LOTS DURING BUILDING PERMIT.
22. HOA OR LOT 1 & 32 OWNERS, IF HOA IS DISSOLVED, SHALL BE RESPONSIBLE TO MAINTAIN LANDSCAPING ALONG CANTON ROAD.
23. ALL CONSTRUCTION SHALL COMPLY WITH STORMWATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS. EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED IN ACCORDANCE WITH THE STORMWATER ORDINANCE 98.30 OF THE CITY OF EDINBURG ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX/MULTI–FAMILY CONSTRUCTION.

METES AND BOUNDS

BEING AN 8.33 ACRES TRACT OF LAND, MORE OR LESS, OUT OF LOT 4, BLOCK 1, JOHN CLOSNER ET AL SUBDIVISION, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 0, PAGE 4, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 8.33 ACRES BEING OUT OF AND FORMING A PART OR PORTION OF A CALLED 24.99 ACRES TRACT OF LAND DESCRIBED IN A DEED CONVEYED TO S.M.DE LA GARZA, JR., RECORDED IN DOCUMENT #22977, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, AND SAID 8.33 ACRES TRACT BEING THE SAME LAND DESCRIBED AS TRACT 2" IN A SPECIAL WARRANTY DEED CONVEYED TO CAPPADONA FAMILY LIMITED PARTNERSHIP, DATED JULY 11, 2012, RECORDED IN DOCUMENT # 2327296 OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS. SAID 8.33 ACRES TRACT MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 4, SAME BEING A POINT ON THE CENTERLINE OF CANTON ROAD;

THENCE, N 81° 27' 45" W ALONG THE NORTH LINE OF THE SAID OF LOT 4, SAME BEING ALONG THE CENTERLINE OF CANTON ROAD, A DISTANCE OF 889.00 FEET TO A COTTON–PICKER–SPINDLE SET, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE, S 8° 34'43"W ACROSS THE SAID LOT 4, SAME BEING ALONG THE WEST BOUNDARY LINE OF A CALLED CANTON TERRACE SUBDIVISION, RECORDED IN VOLUME 28?, PAGE 136B, MAP RECORDS OF HIDALGO COUNTY, TEXAS, TO A POINT ON THE SOUTH LINE OF THE SAID LOT 4, PASSING AT 30.00 FEET A 1/2–INCH CAPPED IRON ROD SET ON THE EXISTING SOUTH RIGHT–OF–WAY LINE OF CANTON ROAD, AND CONTINUING FOR A TOTAL DISTANCE OF 1319.77 FEET TO A CALCULATED POINT, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 81° 25'17" W ALONG THE SOUTH LINE OF THE SAID LOT 4, TO THE SOUTHEAST CORNER OF A CALLED 8.33 ACRES TRACT CONVEYED TO GABRIEL H. GARZA AND WIFE, CYNTHIA ANN GARZA, DATED MAY 24, 1996, RECORDED IN DOCUMENT #527495, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 274.89 FEET TO A CALCULATED POINT, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 8° 34'43"E ACROSS THE SAID LOT 4, SAME BEING ALONG THE EAST BOUNDARY LINE OF THE SAID 8.33 ACRES GARZA TRACT, TO A POINT ON THE NORTH LINE OF THE SAID LOT 4, PASSING AT 1289.57 FEET A 1/2–INCH CAPPED IRON ROD SET ON THE EXISTING SOUTH RIGHT–OF–WAY LINE OF CANTON ROAD, AND CONTINUING FOR A TOTAL DISTANCE OF 1319.57 FEET TO A CALCULATED POINT, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 81° 27' 45"E ALONG THE NORTH LINE OF THE SAID OF LOT 4, SAME BEING ALONG THE CENTERLINE OF CANTON ROAD, A DISTANCE OF 274.89 FEET TO THE POINT AND PLACE OF BEGINNING, CONTAINING 8.33 ACRES OF LAND, MORE OR LESS OUT OF WHICH 0.19 ACRES LIES WITHIN THE EXISTING RIGHT–OF–WAY OF CANTON ROAD.

SUPREME ENGINEERING, PLLC
CONSULTING ENGINEERS
ENGINEERING FIRM F-21135
410 S. JACKSON RD. #2780 - EDINBURG, TX 78539
(956) 272-2246

CANTON HEIGHTS No.2 SUBDIVISION

BEING AN 8.33 ACRES TRACT OF LAND, MORE OR LESS, OUT OF LOT 4, BLOCK 1, JOHN CLOSNER ET AL SUBDIVISION, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 0, PAGE 4, MAP RECORDS OF HIDALGO COUNTY, TEXAS

PREPARED FOR:
ALPHA MAVERICK DEVELOPMENT, LLC
P.O. BOX 204 LA BLANCA, TX 78558
FEBRUARY 2022

CHAIRMAN, PLANNING COMMISSION

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG 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 4/6/2022

APPROVED BY IRRIGATION DISTRICT #2

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT No. 2 ON THIS THE 3rd DAY OF March, 2022

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES AND BUILDINGS) SHALL BE PLACE UPON HIDALGO COUNTY IRRIGATION DISTRICT No. 2 RIGHT OF WAYS OR EASEMENTS.

BY: _____ PRESIDENT — ATTEST: _____ SECRETARY

HIDALGO COUNTY IRRIGATION DISTRICT #2 TEXAS

MAYOR, CITY OF EDINBURG

I, THE UNDERSIGNED, MAYOR OF THE CITY OF EDINBURG, 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 EDINBURG — DATE 4/11/2022

ATTEST: _____ — DATE 4/18/2022

CITY OF EDINBURG, TEXAS

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.

_____, P.E. 2/21/2022

OMAR CANO, P.E. — DATE
LICENSE PROFESSIONAL ENGINEER No. 120081

STATE OF TEXAS — OMAR CANO — 120081 — LICENSED PROFESSIONAL ENGINEER

THE STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A (REGISTERED PROFESSIONAL ENGINEER AND/OR 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.

3/7/22

IVAN GARCIA, R.P.L.S. — DATE
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 6496
SURVEY FIRM No. 10194027

STATE OF TEXAS — IVAN GARCIA — 6496 — REGISTERED PROFESSIONAL LAND SURVEYOR

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 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

RAUL SESIN, P.E., CFM
GENERAL MANAGER — 03-23-22 DATE

THE STATE OF TEXAS
COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE **CANTON HEIGHTS No. 3 SUBDIVISION** O THE CITY OF EDINBURG, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE) WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF EDINBURG, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF EDINBURG.

THE STREETS, AS REFLECTED UPON THE SUBDIVISION PLAT, HAVE NOT BEEN DEDICATED TO THE PUBLIC FOR PUBLIC ACCESS NOR HAVE BEEN ACCEPTED BY THE CITY AS PUBLIC IMPROVEMENTS, AND THE STREETS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION WITHIN THE SUBDIVISION. THE STREETS SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES, PUBLIC AND PRIVATE UTILITY SERVICE PERSONNEL, THE U.S. POSTAL SERVICE AND GOVERNMENT EMPLOYEES IN PURSUIT OF THEIR OFFICIAL DUTIES.

THE OWNERS OF LOTS SERVED BY THE PRIVATE STREETS, ALLEYS, AND ACCESS EASEMENTS WITHIN THIS PLAT AGREE TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES TO THE PRIVATE STREETS, ALLEYS, AND ACCESS EASEMENTS OCCASIONED BY THE REASONABLE USE THEREOF BY THE GOVERNMENT ENTITY FOR GOVERNMENTAL PURPOSES, AN TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES ARISING FROM THE CONDITION OF PRIVATE STREETS, ALLEYS, OR PROVATE ACCESS EASEMENTS. THE MAINTENANCE OF PRIVATE SIGNS SHATT NOT BE RESPONSIBILITY OF THE CITY OF EDINBURG EXCEPT THE ONES OUTSIDE THE SUBDIVISION ALONG CANTON RD.

ALPHA MAVERICK DEVELOPMENT PHASE III, LLC — JAIME CERDA, MANAGER — 3/4/22 DATE

ALPHA MAVERICK DEVELOPMENT PHASE III, LLC — MICHAEL A. CANTU, MANAGER — 3/4/22 DATE

ALPHA MAVERICK DEVELOPMENT PHASE III, LLC — OMAR CANO, MANAGER — 3/4/22 DATE

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAIME CERDA 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 4th DAY OF 3, 20 22

NOTARY PUBLIC FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES 1-22-24

MARIA L. CAMPOS — Notary Public, State of Texas — Comm. Expires 01-22-2024 — Notary ID 125567858

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MICHAEL A. CANTU 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 4th DAY OF 3 20 22

NOTARY PUBLIC FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES 1-22-24

MARIA L. CAMPOS — Notary Public, State of Texas — Comm. Expires 01-22-2024 — Notary ID 125567858

STATE OF TEXAS
COUNTY OF HIDALGO

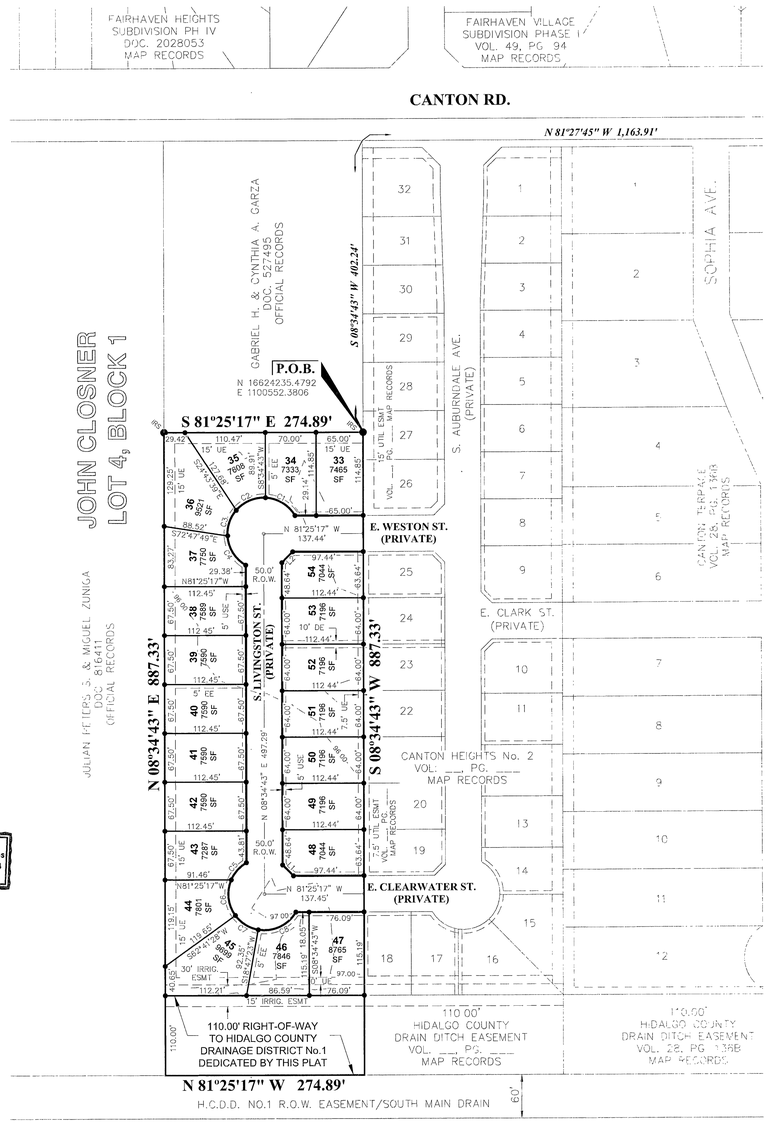
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED OMAR CANO KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN STATED.

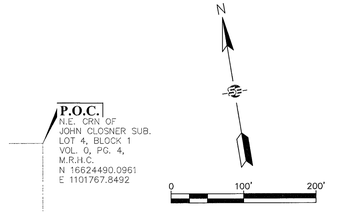
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 4th DAY OF 3, 20 22

NOTARY PUBLIC FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES 1-22-24

MARIA L. CAMPOS — Notary Public, State of Texas — Comm. Expires 01-22-2024 — Notary ID 125567858





LEGEND

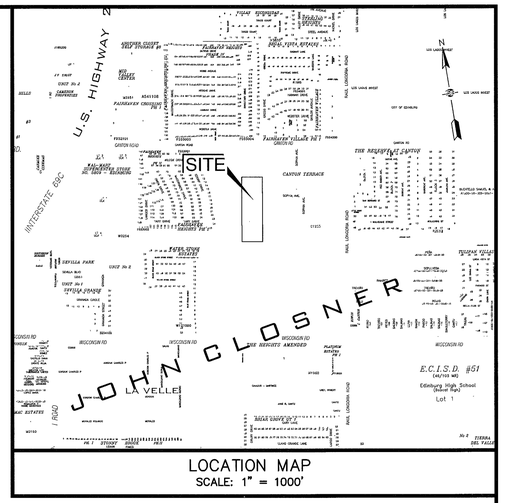
○IRF	IRON ROD FOUND
●IRS	IRON ROD SET
Ø/COPSS	COTTON-PICKER-SPINDLE SET
UDE	UTILITY & DRAINAGE EASEMENT
IRRIG. ESMT	IRRIGATION EASEMENT
USE	UTILITY & SIDEWALK EASEMENT
UE	UTILITY EASEMENT
EE	ELECTRICAL EASEMENT

CURVE TABLE

CURVE	RADIUS	TANGENT	DELTA	ARC LENGTH	BEARING	CHORD
C1	50.00'	27.26'	50°12'06"	49.92'	N 50°01'20" W	47.87'
C2	50.00'	24.45'	50°07'30"	45.49'	S 75°18'52" W	43.94'
C3	50.00'	20.07'	43°44'45"	38.18'	S 27°22'44" W	37.26'
C4	50.00'	27.11'	56°55'39"	49.68'	S 22°57'27" E	47.66'
C5	50.00'	16.69'	36°54'31"	32.21'	S 50°07'28" W	31.65'
C6	50.00'	28.33'	59°03'53"	51.54'	S 02°08'16" W	49.29'
C7	50.00'	20.12'	43°49'47"	38.25'	S 49°18'34" E	37.32'
C8	50.00'	35.14'	70°11'50"	61.26'	N 73°40'38" E	57.50'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 36°25'17" W	21.21'
L2	S 53°34'43" W	21.21'



LOCATION MAP
SCALE: 1" = 1000'

GENERAL NOTES

1. THIS PLAT IS CONTAINED WITHIN THE CITY OF EDINBURG CORPORATE LIMITS.
2. LAND USE: SINGLE-FAMILY RESIDENTIAL
   ZONE DISTRICT: URBAN RESIDENTIAL
3. BUILDING LINES:
   FRONT: 10'
   FRONT CUL-DE-SAC: 15'
   REAR: 15'
   SIDE: 6'
4. STATISTICAL DATA:
   A) GROSS AREA – 5.60 ACRES
   B) GROSS LOTS – 22 LOTS
   C) DITCH RIGHT-OF-WAY DEDICATION – 0.69 ACRES
5. FLOOD ZONE STATEMENT:
   FLOOD ZONE DESIGNATION: ZONE "B".

   AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJUST TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THEN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THEN ONE SWUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD ACCORDING TO COMMUNITY-PANEL NO. 480334 0425 C, REVISED NOVEMBER 16, 1982.
6. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT CENTER OF LOT.
7. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND CITY OF EDINBURG REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 25,184 CUBIC-FEET OR 0.58 ACRE-FEET OF STORM WATER RUNOFF.
8. NO STRUCTURE SHALL BE PERMITTED WITHIN ANY UTILITY, ELECTRICAL, IRRIGATION, DRAINAGE AND WATER EASEMENT.
9. PROPOSED STRUCTURES ON THE LOTS MUST COMPLY WITH ALL SETBACK RESTRICTIONS RECORDED ON THIS PLAT.
10. A 5 FOOT WIDE MINIMUM SIDEWALK IS REQUIRED DURING BUILDING PERMIT BY LOT OWNERS.
11. ALL SUBDIVISION REQUIREMENTS SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.
12. ALL COMMON ACCESS, PARKING LOT AND LANDSCAPING AREAS WILL BE MAINTAINED BY THE LOT OWNER.
13. A 6 FOOT BUFFER FENCE, BUILT AND MAINTAINED BY THE HOME OWNERS ASSOCIATION OR BY LOT OWNERS IF HOA IS DISSOLVED, WILL BE REQUIRED BETWEEN RESIDENTAIL, MULTI-FAMILY AND COMMERCIAL LOTS.
14. THE HOME OWNERS ASSOCIATION MUST COLLECT DUES TO MAINTAIN SAID PRIVATE STREETS, STREET SIGNS, LANDSCAPE IMPROVEMENTS IN COMMON AREAS, STREET LIGHT ELECTRICAL BILL, AND OTHER AMENITIES IMPROVEMENTS FOR THIS SUBDIVISION.
15. SAID SUBDIVISION SHALL COMPLY WITH THE MOST CURRENT UNIFIED DEVELOPMENT CODE AND CITY OF EDINBURG LATEST REQUIREMENTS AND SPECIFICATIONS.
16. 50% OF PARK LAND FEE ($300) PER LOT WILL BE DUE AT BUILDING PERMIT STAGE.
17. ALL LOTS SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE TOWARDS THE FRONT AT A MINIMUM SLOPE OF 1%
18. ALL CONSTRUCTION SHALL COMPLY WITH STORMWATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS. EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED IN ACCORDANCE WITH THE STORMWATER ORDINANCE 98.30 OF THE CITY OF EDINBURG ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX/MULTI-FAMILY CONSTRUCTION.

PRINCIPAL CONTACTS

	NAME	ADDRESS	CITY, STATE & ZIP CODE	PHONE
OWNER:	JAIME, OMAR H. CERDA & MICHAEL A. CANTU	P.O. BOX 204	LA BLANCA, TEXAS 78558	
ENGINEER/OWNER:	OMAR CANO, P.E.	410 S. JACKSON RD #2780	EDINBURG, TEXAS 78539	(956)272-2246
SURVEYOR:	IVAN GARCIA, R.P.L.S	921 S. 10TH ST	EDINBURG, TEXAS 78539	(956)380-5152

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

COUNTY COURT — COUNTY OF HIDALGO, TEXAS

ON: 4/20/2022 AT 4:06 AM/PM
INSTRUMENT NUMBER 3333934
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: Horacio Gonzalez Jr. DEPUTY

METES AND BOUNDS

BEING AN 5.60 ACRES TRACT OF LAND, MORE OR LESS, OUT OF LOT 4, BLOCK 1, JOHN CLOSNER ET AL SUBDIVISION, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 0, PAGE 4, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 5.60 ACRES BEING OUT OF AND FORMING A PART OR PORTION OF A CALLED 24.99 ACRES TRACT OF LAND DESCRIBED IN A DEED CONVEYED TO S.M.DE LA GARZA, JR., RECORDED IN DOCUMENT #22977, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, AND SAID 5.60 ACRES TRACT BEING OUT OF A CALLED 8.33 ACRES TRACT OF LAND DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN FROM S.M. DE LA GARZA, JR. TO ROBERT E. DE LA GARZA AND WFE. CARMEN G. DE LA GARZA, DATED DECEMBER 10, 1981, RECORDED IN VOLUME 1757, PAGE 227, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.

SAID 5.60 ACRES TRACT MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 4, SAME BEING A POINT ON THE CENTERLINE OF CANTON ROAD;

THENCE, N 81° 27' 45" W ALONG THE NORTH LINE OF THE SAID OF LOT 4, SAME BEING ALONG THE CENTERLINE OF CANTON ROAD, A DISTANCE OF 1163.91 FEET TO A COTTON-PICKER-SPINDLE SET;

THENCE, S 8° 34'43" W ACROSS THE SAID LOT 4, SAME BEING ALONG THE EAST BOUNDARY LINE OF THE SAID 8.33 ACRES GARZA TRACT, PASSING AT 30.00 FEET A 1/2-INCH CAPPED IRON ROD SET ON THE EXISTING SOUTH RIGHT OF-WAY LINE OF CANTON ROAD, AND CONTINUING FOR A TOTAL DISTANCE OF 402.24 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE, S 8° 34'43" W ACROSS THE SAID LOT 4, SAME BEING ALONG THE EAST BOUNDARY LINE OF THE SAID 8.33 ACRES GARZA TRACT, TO A POINT ON THE SOUTH LINE OF THE SAID LOT 4, PASSING AT 777.33 A 1/2-INCH CAPPED IRON ROD SET ON THE NORTH LINE OF A CALLED 110.00 HIDALGO COUNTY DRAINAGE DISTRICT No. 1 EASEMENT, RECORDED IN VOLUME 2032, PAGE 877, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, AND CONTINUING FOR A TOTAL DISTANCE OF 887.33 FEET TO A CALCULATED POINT, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT

THENCE, N 81° 25'17" W ALONG THE SOUTH LINE OF THE SAID LOT 4, TO THE SOUTHEAST CORNER OF A CALLED
8.33 ACRES TRACT CONVEYED TO PETERS. JULIAN AND MIGUEL A. ZUNIGA, DATED OCTOBER 11, 1999, RECORDED IN DOCUMENT# 816411, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 274.89 FEET TO A CALCULATED POINT, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 8° 34'43" E ACROSS THE SAID LOT 4, SAME BEING ALONG THE EAST BOUNDARY LINE OF THE SAID 8.33 ACRES JULIAN & ZUNIGA TRACT, PASSING AT 110.00 FEET A 1/2-INCH CAPPED IRON ROD SET ON THE NORTH LINE OF THE SAID 110.00 HIDALGO COUNTY IRRIGATION DISTRICT No. 1 EASEMENT, AND CONTINUING FOR A TOTAL DISTANCE OF 887.33 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 81° 25' 17" E ACROSS THE SAID OF LOT 4, SAME BEING PARALLEL TO THE SOUTH LINE OF THE SAID LOT 4, A DISTANCE OF 274.89 FEET TO THE POINT AND PLACE OF BEGINNING, CONTAINING 5.60 ACRES OF LAND, MORE OR LESS.

SUPREME ENGINEERING

SUPREME ENGINEERING, PLLC
CONSULTING ENGINEERS
ENGINEERING FIRM F-21135
410 S. JACKSON RD. #2780 - EDINBURG, TX 78539
(956) 272-2246

CANTON HEIGHTS No.3 SUBDIVISION

BEING AN 5.60 ACRES TRACT OF LAND, MORE OR LESS, OUT OF LOT 4, BLOCK 1, JOHN CLOSNER ET AL SUBDIVISION, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 0, PAGE 4, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

PREPARED FOR:
ALPHA MAVERICK DEVELOPMENT PHASE III, LLC
P.O. BOX 204 LA BLANCA, TX 78558
FEBRUARY 2022