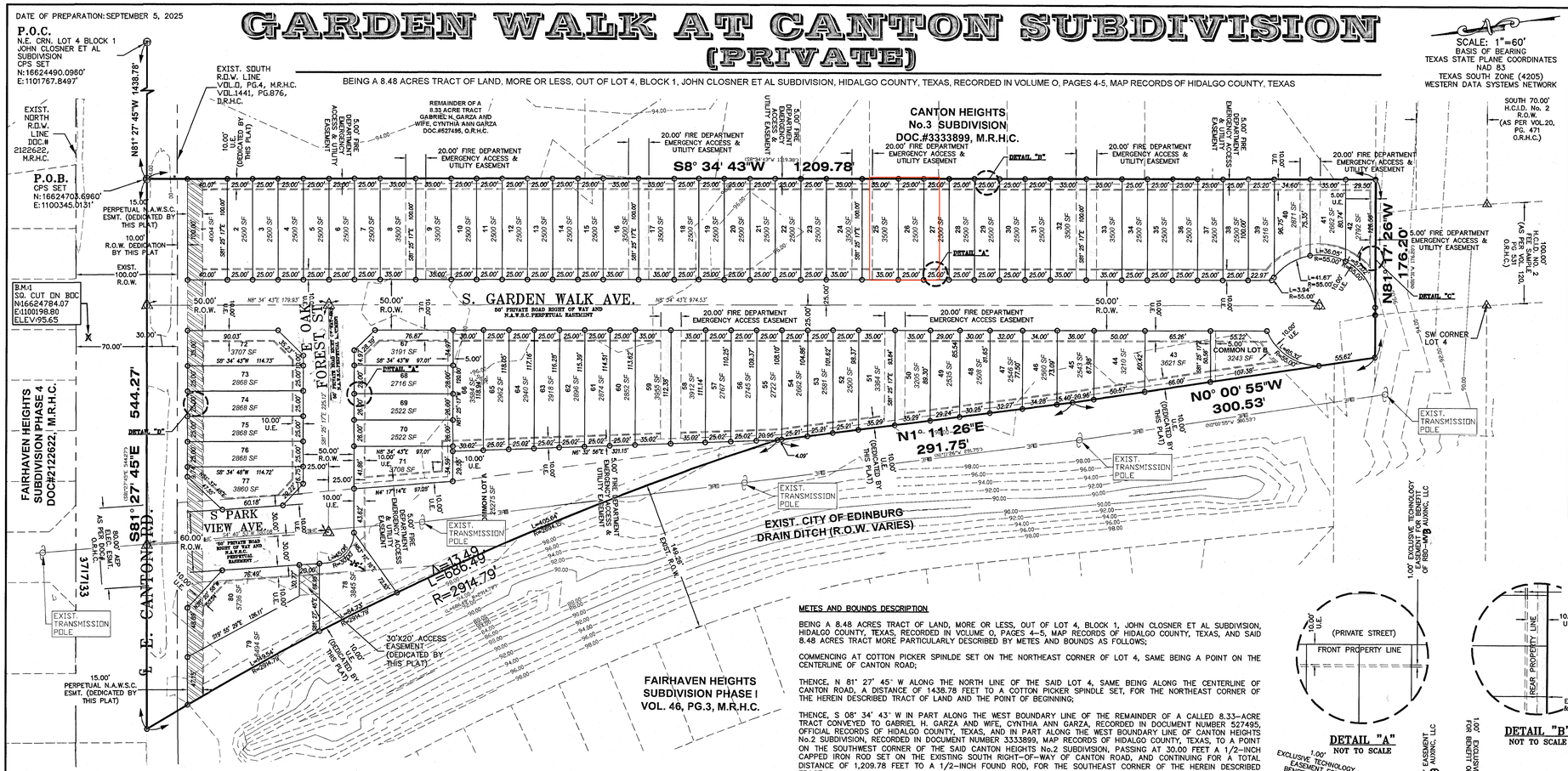
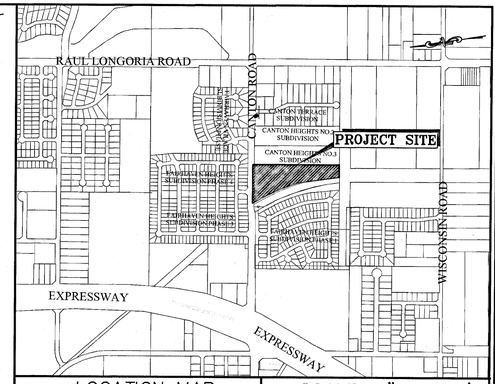
DATE OF PREPARATION: SEPTEMBER 5, 2025

GARDEN WALK AT CANTON SUBDIVISION
(PRIVATE)

BEING A 8.48 ACRES TRACT OF LAND, MORE OR LESS, OUT OF LOT 4, BLOCK 1, JOHN CLOSNER ET AL SUBDIVISION, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME O, PAGES 4-5, MAP RECORDS OF HIDALGO COUNTY, TEXAS

SCALE: 1"=60'
BASIS OF BEARING
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEMS NETWORK





LOCATION MAP | SCALE: 1"= 1000'

ABBREVIATION LEGEND

F.B.S.L.	FRONT BUILDING SETBACK LINE
R.B.S.L.	REAR BUILDING SETBACK LINE
S.B.S.L.	SIDE BUILDING SETBACK LINE
R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
S.W.C.	SOUTHWEST CORNER
F.T.	FARM TRACT
F.M.	FARM-TO-MARKET
U.E.	UTILITY EASEMENT
E&U.E.	ELECTRICAL AND UTILITY EASEMENT
℄	CENTER LINE
	LOT LINE
D.E.	DRAINAGE EASEMENT
T.E.	EXCLUSIVE TECHNOLOGY EASEMENT FOR BENEFIT OF RBD—MUD AUXINO, LLC

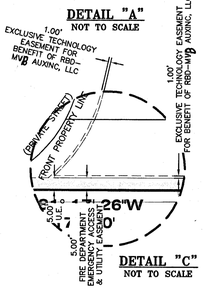
LEGEND

- ○ – SET 1/2 INCH IRON ROD
- ● – FOUND 1/2 INCH IRON ROD
- ⊗ – FOUND 5/8 INCH IRON ROD
- ▲ – FOUND COTTON PICKER SPINDLE
- ⊠ – FOUND 60-D NAIL
- △ – SET COTTON PICKER SPINDLE
- ℄ – POWER POLE
- ◑ – GUY WIRE
- □ – FOUND FENCE POST
- ⊣ – TRAFFIC SIGN
- Ⓦ – WATER METER
- ⋈ – WATER VALVE
- Ⓘ – IRRIGATION STAND PIPE
- (XXXX) – DEED RECORD CALL
- XXXX – NATURAL GROUND
- ⚠ – CALCULATED POINT
- – – – FIRE DEPARTMENT EMERGENCY ACCESS & UTILITY EASEMENT

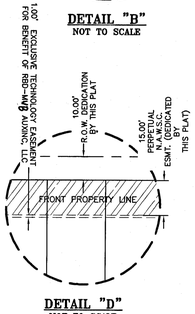
DETAIL "A"
NOT TO SCALE

DETAIL "B"
NOT TO SCALE

1.00' EXCLUSIVE TECHNOLOGY EASEMENT FOR BENEFIT OF RBD—MVB AUXINO, LLC



DETAIL "C"
NOT TO SCALE



DETAIL "D"
NOT TO SCALE

1.00' EXCLUSIVE TECHNOLOGY EASEMENT FOR BENEFIT OF RBD—MVB AUXINO, LLC

METES AND BOUNDS DESCRIPTION

BEING A 8.48 ACRES TRACT OF LAND, MORE OR LESS, OUT OF LOT 4, BLOCK 1, JOHN CLOSNER ET AL SUBDIVISION, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME O, PAGES 4–5, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND SAID 8.48 ACRES TRACT MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING AT COTTON PICKER SPINLDE SET ON 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 LOT 4, SAME BEING ALONG THE CENTERLINE OF CANTON ROAD, A DISTANCE OF 1438.78 FEET TO A COTTON PICKER SPINDLE SET, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE, S 08° 34' 43" W IN PART ALONG THE WEST BOUNDARY LINE OF THE REMAINDER OF A CALLED 8.33–ACRE TRACT CONVEYED TO GABRIEL H. GARZA AND WIFE, CYNTHIA ANN GARZA, RECORDED IN DOCUMENT NUMBER 527495, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, AND IN PART ALONG THE WEST BOUNDARY LINE OF CANTON HEIGHTS No.2 SUBDIVISION, RECORDED IN DOCUMENT NUMBER 3333899, MAP RECORDS OF HIDALGO COUNTY, TEXAS, TO A POINT ON THE SOUTHWEST CORNER OF THE SAID CANTON HEIGHTS No.2 SUBDIVISION, PASSING AT 30.00 FEET A 1/2–INCH CAPPED IRON ROD SET ON THE EXISTING SOUTH RIGHT–OF–WAY OF CANTON ROAD, AND CONTINUING FOR A TOTAL DISTANCE OF 1,209.78 FEET TO A 1/2–INCH FOUND ROD, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 81° 17' 26" W ALONG THE NORTH LINE OF A 110.00 FEET HIDALGO COUNTY IRRIGATION DISTRICT No. 2 EASEMENT AS PER VOLUME 120, PAGE 531, DEED RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 176.20 FEET TO A 1/2–INCH CAPPED SET FOR THE NORTHERNMOST SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 0° 00' 55" W ACROSS THE SAID 100–FOOT ABANDONED RAILROAD, A DISTANCE OF 300.53 FEET TO A 1/2–INCH IRON ROD SET FOR A BEND IN LINE, FOR A CORNER POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, N 01° 11' 26" E ACROSS THE SAID 100–FOOT ABANDONED RAILROAD, A DISTANCE OF 291.75 FEET TO A 1/2–INCH CAPPED IRON ROD SET FOR A BEND IN LINE, FOR A CORNER POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, IN A NORTHWESTERLY DIRECTION ALONG A CURVE TO THE LEFT, SAME BEING ALONG THE WEST LINE OF THE SAID LOT 4, TO THE NORTHWEST CORNER OF THE SAID LOT 4, WITH AN ARC LENGTH OF 686.49 FEET, A RADIUS OF 2914.79 FEET AND A DELTA ANGLE OF 13.49°, CHORD BEARING AND DISTANCE N 16° 04' 13" W 684.91 FEET TO A COTTON PICKER SPINDLE SET, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 81° 27' 45" E ALONG THE NORTH LINE OF THE SAID LOT 4, SAME BEING ALONG THE CENTERLINE OF CANTON ROAD, A DISTANCE OF 544.27 FEET TO THE POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 8.48 ACRES OF LAND, MORE OR LESS, OUT OF WHICH THE NORTH 30.00 FEET (0.33 ACRES) LIES WITHIN THE EXISTING RIGHT–OF–WAY OF CANTON ROAD

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, A 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 THE 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 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 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 10' 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 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 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 EXECUTED THIS INSTRUMENT THIS 3 DAY OF November 2025.

MICHAEL CANTU, MANAGING MEMBER — DATE
GARDEN WALK, LLC
1106 GOODRICH DR.
EDINBURG TEXAS, 78539.

GENERAL PLAT NOTES

1. FLOOD ZONE STATEMENT:
   FLOOD ZONE DESIGNATION: THE SUBDIVISION IS IN ZONE "X", AREAS OF 500–YEAR FLOOD; AREAS OF 100–YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE. COMMUNITY PANEL NO. **480335 0035 E**, REVISED **JUNE 6, 2000**, AND COMMUNITY PANEL NO. **480334 0425 C**, REVISED **NOVEMBER 16, 1982.**
2. SETBACKS:

FRONT:	10.00	FEET	OR EASEMENT WHICHEVER IS GREATER
REAR:	10.00	FEET	OR EASEMENT WHICHEVER IS GREATER
SIDES:	0.00	FEET	OR EASEMENT WHICHEVER IS GREATER
CORNER:	10.00	FEET	OR EASEMENT WHICHEVER IS GREATER

3. ANY ADDITION TO EXISTING RESIDENCE STRUCTURE OR NEW PROPOSED DWELLING ON THE LOT MUST COMPLY WITH ALL SETBACK RESTRICTIONS RECORDED ON THIS PLAT.
4. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP OF CURB AT FRONT AND CENTER OF LOT.
5. THE LOT SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AT A 1% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS ACCORDANCE WITH CITY OF EDINBURG STANDARDS.
6. BENCHMARK (B.M.):
   SQUARE CUT TOP OF BACK OF CURB ON THE NORTH OF CANTON ROAD, APPROXIMATELY 1600 FEET WEST OF THE INTERSECTION BETWEEN CANTON ROAD & S. RAUL LONGORIA ROAD, ELEV.=95.65 (N.A.V.D. 88) NORTHING:16624784.07 EASTING:1100198.80 (TEXAS STATE PLANE COORDINATES, N.A.D. 83)
7. DRAINAGE:
   IN ACCORDANCE WITH THE CITY OF EDINBURG DRAINAGE POLICY, HIDALGO COUNTY DRAINAGE DISTRICT No. 1 REQUIREMENTS AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF **56.548** CUBIC–FEET OR **1.298** ACRE–FEET OF STORM WATER RUNOFF.
8. 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.
9. ALL LOT CORNERS ARE SET 1/2 INCH IRON RODS WITH CAP.
10. A FIVE (5.00') FOOT SIDEWALK IS REQUIRED AT BUILDING PERMIT STAGE BY LOT OWNER.
11. THIS PROPERTY IS ZONED FOR TOWNHOMES.
12. ALL RIGHT–OF–WAY & EASEMENTS SHOWN ARE DEDICATED BY THIS PLAT, UNLESS STATED OTHERWISE.
13. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION
14. ALL CONSTRUCTION SHALL COMPLY WITH STORMWATER POLLUTION PREVENTION PLAN (SWPP) 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.
15. ALL COMMON LOT A & B SHALL BE MAINTAINED BY LOT OWNERS OR H.O.A.
16. NO INDIVIDUAL LOT DRIVEWAY ACCESS WILL BE ALLOWED FROM E. CANTON ROAD TO LOTS 1, 72, 73, 74, 75, 76, 77, 79, AND 80.
17. A PERMIT IS REQUIRED FOR ANY UTILITY SERVICE CROSSING AN H.C.I.D. NO. 2 RIGHTS OF WAY, EASEMENT OR FACILITY.
18. 50% OF PARKLAND FEES WILL BE DUE AT THE TIME OF PERMIT
19. ENSURE THAT WALLS ARE FIRE RATED FOR ATTACHED STRUCTURES
20. PURSUANT TO APPLICABLE FIRE SAFETY REGULATIONS, THE INSTALLATION OF ADDITIONAL FIRE HYDRANTS, FIRE DEPARTMENT ACCESS ROAD(S), FIRE RATED CONSTRUCTION, AND OTHER FIRE PROTECTION EQUIPMENT MAY BE MANDATED DURING THE SITE PLAN OR BUILDING PERMIT PROCESS.
    AS PER UDC ARTICLE 5, SEC. 5.102 APPLICABILITY, G. HOMEOWNERS ASSOCIATION – WILL REQUIRE DOCUMENTS PRIOR TO FINAL PLAT APPROVAL.
    – WILL BE REQUIRED FOR DEDICATED PARK AND PLAYGROUND AREA AS WELL
21. EMERGENCY ACCESS EASEMENTS HAVE BEEN PROVIDED THROUGHOUT THE SUBDIVISION TO ALLOW FOR EMERGENCY PASSAGE AS DESIGNATED ON THE PLAT. THESE EASEMENTS SHALL REMAIN UNOBSTRUCTED AND ACCESSIBLE AT ALL TIMES FOR EMERGENCY RESPONSE PURPOSES. ANY IMPROVEMENTS OR FENCING WITHIN THESE EASEMENTS MUST ALLOW FOR EMERGENCY ACCESS IN A MANNER ACCEPTABLE TO THE CITY OF EDINBURG FIRE DEPARTMENT.
22. TECHNOLOGY EASEMENT: RESIDENTIAL STRUCTURES AND ANCILLARY IMPROVEMENTS MAY BE CONSTRUCTED UPON THIS EASEMENT IN ACCORDANCE WITH THE RECORDED TECHNOLOGY EASEMENT DOCUMENT, 2022816 EASEMENT DOES NOT PROHIBIT BUILDING PERMITS FOR LOTS BURDENED HEREBY. RIGHTS OF USE BY COMMUNICATIONS PROVIDERS ARE SUBJECT TO THE RECORDED TECHNOLOGY EASEMENT DOCUMENT AND APPLICABLE LAW.

OWNER'S ACKNOWLEDGMENT
STATE OF TEXAS
COUNTY OF HIDALGO

WE, THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS GARDEN WALK AT CANTON SUBDIVISION (PRIVATE)) DO HEREBY GRANT AN EASEMENT TO THE CITY OF EDINBURG AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE STREETS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS AND EASEMENTS THEREON SHOWN, SURFACE USE OF THE STREET AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF EDINBURG. EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF EDINBURG AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS."

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 GOVERNMENTAL EMPLOYEES IN PURSUIT OF THEIR OFFICIAL DUTIES.

THE OWNERS OF ALL 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 DAMAGES ARISING FROM THE CONDITION OF PRIVATE STREETS, ALLEYS, OR PRIVATE ACCESS EASEMENTS. THE MAINTENANCE OF PRIVATE STREET SIGNS SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF EDINBURG.

MICHAEL CANTU, MANAGING MEMBER
GARDEN WALK, LLC
1106 GOODRICH DR.
EDINBURG TEXAS, 78539.

STATE OF TEXAS
COUNTY OF CAMERON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MICHAEL CANTU, OWNER. THE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSES AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 3 DAY OF November 2025.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
MY COMMISSION EXPIRES 12-13-2027

EDWIN FENA
Notary Public, State of Texas
Comm. Expires 12-13-2027
Notary ID 132283189

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

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 NO. 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 OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

HIDALGO COUNTY IRRIGATION DISTRICT NO. 2

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS THE 5th DAY OF November, 2025.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 RIGHTS OF WAY OR EASEMENTS.

PRESIDENT

ATTEST: SECRETARY

HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 SAN JUAN, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

I THE UNDERSIGNED CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS GARDEN WALK AT CANTON SUBDIVISION (PRIVATE) CONFORMS TO ALL REQUIREMENTS TO THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND

HAS BEEN APPROVED FOR RECORDING ON THE 17th DAY OF January, 2026

CHAIRPERSON, PLANNING AND ZONING COMMISSION

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, 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, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF EDINBURG AND HIDALGO COUNTY, TEXAS.

DATED THIS 3 DAY OF November, 2025.

IVAN GARCIA — DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6496
SURVEY FIRM # 10194027

STATE OF TEXAS REGISTERED IVAN GARCIA 6496 PROFESSIONAL LAND SURVEYOR

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.

DATED THIS 3 DAY OF November, 2025.

IVAN GARCIA, P.E.
REGISTERED PROFESSIONAL ENGINEER
NO. 115662 – STATE OF TEXAS

STATE OF TEXAS IVAN GARCIA 115662 LICENSED PROFESSIONAL ENGINEER

PRINCIPAL CONTACTS:

NAME	ADDRESS	PHONE & FAX
OWNER: MICHAEL CANTU, GARDEN WALK, LLC	1106 GOODRICH DR. EDINBURG, TX 78539	(956) 207–0149
ENGINEER: IVAN GARCIA, P.E., R.P.L.S.	921 SOUTH 10th AVE. EDINBURG, TX 78539	(956) 380–5152 (956) 380–5083
SURVEYOR: IVAN GARCIA, P.E., R.P.L.S.	921 SOUTH 10th AVE. EDINBURG, TX 78539	(956) 380–5152 (956) 380–5083

COUNTY OF HIDALGO TEXAS

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

ON: 2-11-2026 AT 2:40 AM/PM
INSTRUMENT NUMBER 3228164
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: DEPUTY

RIO DELTA ENGINEERING
FIRM REGISTRATION No. F–7628
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956–380–5152 (FAX) 956–380–5083

ISSUED FOR: **FINAL**

PROJECT: PLAT SHEET
GARDEN WALK AT CANTON SUBDIVISION
CITY OF EDINBURG
HIDALGO COUNTY, TEXAS

ENGINEER:	IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:	IVAN GARCIA P.E. R.P.L.S.
CHECKED:	IVAN GARCIA P.E. R.P.L.S.
DRAWN:	H.G, F.R.
SCALE:	1"=60'
DATE:	SEPTEMBER 2, 2025
PROJECT:	SUB 24 034
REVISIONS:	
PAGE NO:	1–OF–1