

MONTE CIELO SUBDIVISION PHASE I

A TRACT OF LAND CONTAINING 33.97 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

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

LEGEND:

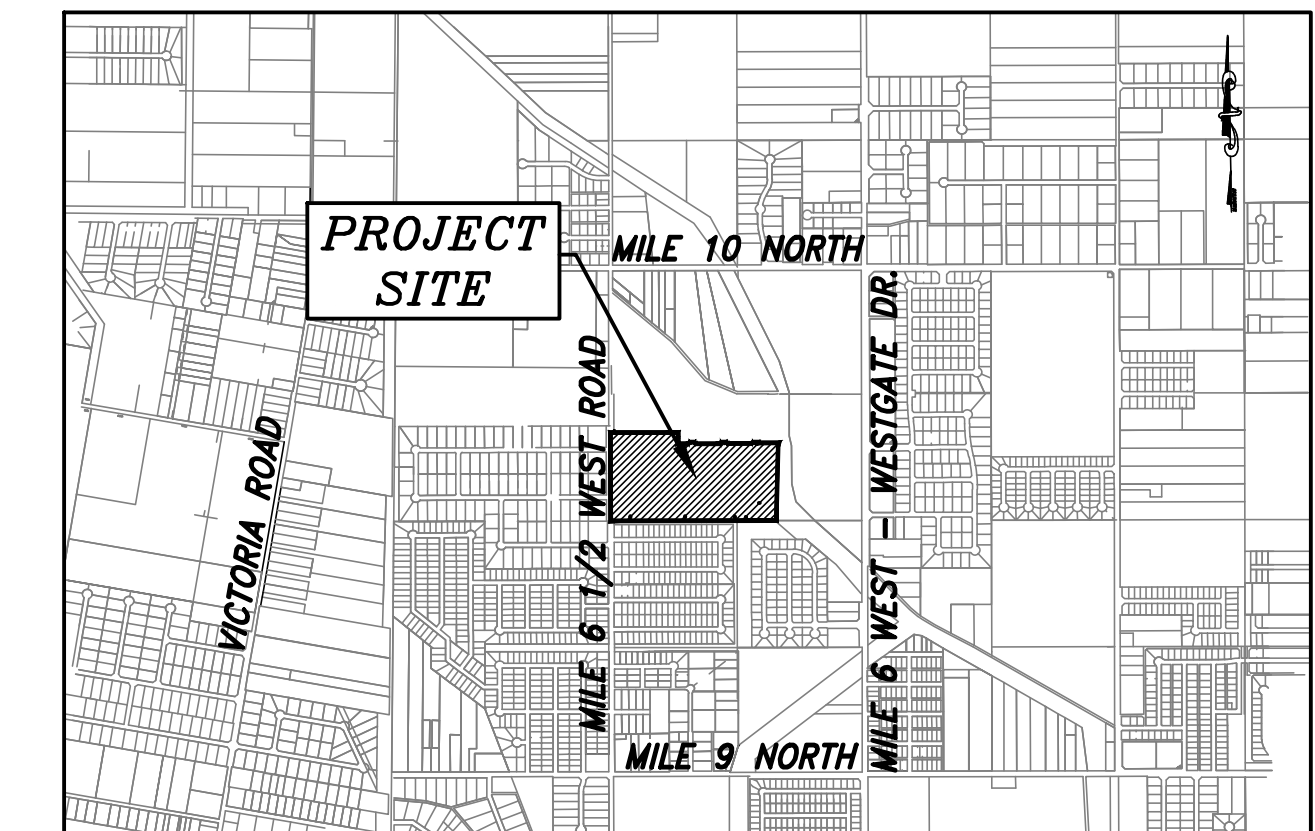
- IRON ROD FOUND
- IRON ROD SET
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- R.O.W. = RIGHT OF WAY
- H.C.M.R. = HIDALGO COUNTY MAP RECORDS
- H.C.D.R. = HIDALGO COUNTY DEED RECORDS
- H.C.C.D.#9 = HIDALGO AND CAMERON COUNTIES DRAINAGE DISTRICT No. 9
- 15' NAWSC ESMT. = 15' NORTH ALAMO WATER SUPPLY CORP. EXCLUSIVE PERPETUAL EASEMENT
- D.E. = DRAINAGE EASEMENT
- U.E. = UTILITY EASEMENT

CENTERLINE CURVE DATA						
CURVE	DELTA	RADIUS	TANGENT	ARC LENGTH	CHORD BEARING	CHORD
"A"	20°50'27"	275.00'	50.57'	100.03'	N 78°22'42" E	99.48'
"B"	04°36'09"	275.00'	11.05'	22.09'	N 70°15'33" E	22.09'
"C"	16°14'20"	275.00'	39.23'	77.94'	N 80°40'45" E	77.68'
"D"	15°43'18"	225.00'	31.06'	61.74'	N 83°20'26" W	61.55'
"E"	06°29'50"	225.00'	12.77'	25.51'	N 72°13'52" W	25.50'
"F"	22°13'08"	225.00'	44.18'	87.25'	N 80°05'31" W	86.71'

IRREGULAR LOT AREAS		
LOT #	SQ. FT.	ACRES
1	10,996.3	0.252
2	7,809.0	0.179
3	6,913.1	0.159
4	6,405.9	0.147
5	6,327.1	0.145
6	6,318.7	0.145
7	6,310.3	0.145
8	6,302.0	0.145
9	6,293.6	0.144
10	6,285.2	0.144
11	6,276.9	0.144
12	6,268.5	0.144
13	7,023.3	0.162
14	7,094.1	0.163
15	7,245.2	0.166
16	7,162.8	0.164
17	7,357.8	0.169
18	7,275.4	0.167
19	7,436.5	0.171
20	7,314.9	0.168
21	7,908.7	0.182
22	7,853.7	0.180
23	9,403.0	0.216
24	7,432.5	0.171
25	6,597.9	0.151
26	6,074.3	0.139
27	6,076.2	0.139
28	7,149.7	0.164
29	17,495.3	0.402
30	10,879.9	0.250

LOT LINE - CURVE DATA						
CURVE	DELTA	RADIUS	TANGENT	ARC LENGTH	CHORD BEARING	CHORD
"C1"	08°32'47"	250.00'	18.86'	37.65'	N 84°29'02" E	37.62'
"C2"	12°12'41"	250.00'	26.74'	53.28'	N 74°03'48" E	53.18'
"C3"	00°31'26"	300.00'	1.37'	2.74'	N 68°13'11" E	2.74'
"C4"	19°54'57"	300.00'	28.07'	55.98'	N 73°49'38" E	55.90'
"C5"	10°41'28"	300.00'	25.26'	50.40'	N 83°59'09" E	50.34'
"C6"	23°18'39"	50.00'	10.31'	20.34'	N 50°13'50" W	20.20'
"C7"	29°07'21"	50.00'	12.99'	25.41'	N 24°00'49" W	25.14'
"C8"	57°17'45"	50.00'	27.32'	50.00'	N 19°11'44" E	47.94'
"C9"	57°17'45"	50.00'	27.32'	50.00'	N 78°29'29" E	47.94'
"C10"	43°39'34"	50.00'	20.03'	38.10'	S 53°01'52" E	37.18'
"C11"	10°57'33"	250.00'	23.98'	47.82'	S 85°43'18" E	47.75'
"C12"	11°15'35"	250.00'	24.64'	49.13'	S 74°36'44" E	49.05'
"C13"	10°26'39"	200.00'	2.52'	5.04'	S 69°42'16" E	5.04'
"C14"	15°15'17"	200.00'	26.78'	53.25'	S 78°03'14" E	53.09'
"C15"	05°31'13"	200.00'	9.64'	19.27'	S 89°26'39" E	19.26'
"C16"	16°14'28"	250.00'	35.67'	70.87'	N 83°04'51" W	70.63'
"C17"	15°21'06"	300.00'	40.43'	80.38'	N 81°07'22" E	80.14'
"C18"	08°32'47"	250.00'	18.67'	37.27'	N 84°31'38" E	37.24'
"C19"	06°03'49"	200.00'	10.59'	21.17'	N 88°10'10" W	21.16'

LINE DATA		
LINE	CHORD BEARING	CHORD
"L1"	N 46°12'33" W	35.36'
"L2"	S 46°32'37" E	21.34'
"L3"	S 43°47'45" W	21.09'
"L4"	N 50°03'06" W	40.05'
"L5"	N 88°47'55" E	20.80'
"L6"	N 43°47'27" E	35.35'
"L7"	S 88°47'55" W	20.81'
"L8"	S 52°46'16" W	17.64'
"L9"	S 54°36'04" E	17.89'
"L10"	N 88°47'55" E	11.21'
"L11"	N 38°39'36" E	23.02'
"L12"	N 46°12'33" W	21.22'
"L13"	N 43°47'27" E	21.21'
"L14"	N 42°06'10" W	22.68'
"L15"	S 43°47'45" W	21.21'
"L16"	N 46°12'15" W	21.21'
"L17"	S 43°47'45" W	21.09'



LOCATION MAP
SCALE: 1" = 2000'

SHEET NO. 1 OF 2

FARM TRACT 215 WEST TRACT SUBDIVISION (VOL. 2, PGS. 34-37, H.C.M.R.)

HIDALGO AND CAMERON COUNTIES WATER CONTROL AND IMPROVEMENT DISTRICT No. 9 (VOL. 314, PG. 62, H.C.D.R.)

P.O.C. N.W. CORNER FARM TRACT 214

LOT 1, BLOCK 1 AVANTI AT SIENNA PALMS LEGACY (DOCUMENT No. 3028974, H.C.M.R.)

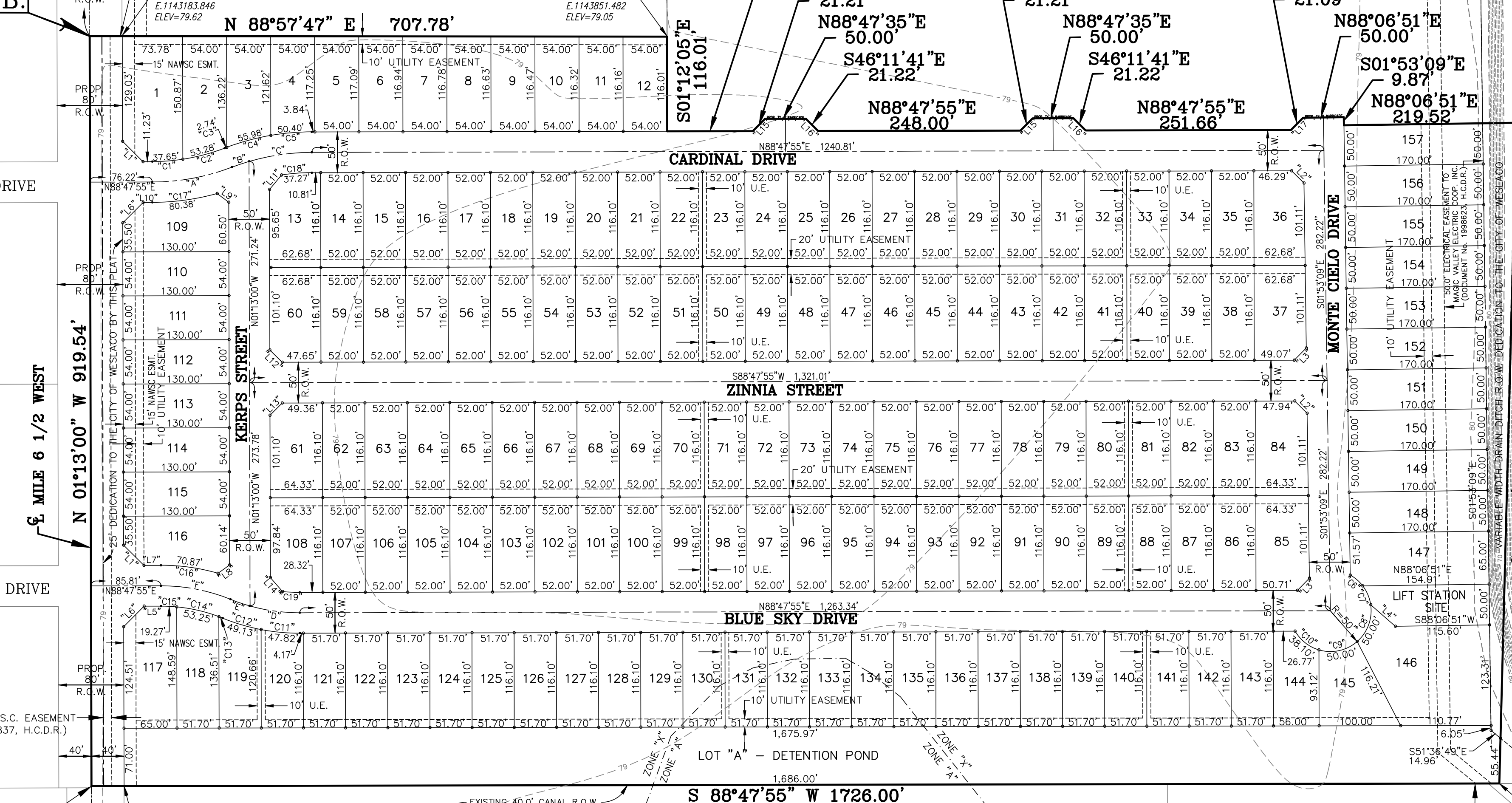
MONTE CIELO SUBDIVISION PHASE II (FUTURE)

EAGLES NEST ESTATES SUBDIVISION UNIT III (VOL. 53, PG. 170, H.C.M.R.)

EAGLES NEST ESTATES SUBDIVISION UNIT II (VOL. 39, PGS. 108-109, H.C.M.R.)

EAGLES NEST ESTATES SUBDIVISION UNIT I (VOL. 31, PG. 136, H.C.M.R.)

HIDALGO AND CAMERON COUNTIES WATER CONTROL AND IMPROVEMENT DISTRICT No. 9 (VOL. 314, PG. 62, H.C.D.R.)



DATE OF PREPARATION: JUNE, 2023 DRAWN BY: G.T. & A.G.

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javier@javierhinojosaeng.com
TBPELS FIRM NUMBER F-1295

PRINCIPAL CONTACTS:				
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ENGINEER: JAVIER HINOJOSA	416 E. DOVE AVENUE	McALLEN, TX 78504	(956) 668-1588	
SURVEYOR: CARLOS VASQUEZ	517 BEAUMONT AVE.	McALLEN, TX 78501	(956) 618-1551	



FILE 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