

**SUBDIVISION PLAT OF  
VILLA RAMA PH-6  
SUBDIVISION**

A RESUBDIVISION OF 10.121 ACRES  
BEING ALL OF BLOCK 23 (10.098 ACRES)  
ST. LOUIS GROVES SUBDIVISION  
AS RECORDED IN  
VOLUME 8, PAGE 47, H.C.M.R., AND  
0.023 OF ONE ACRE OUT OF  
VILLA-RAMA EAST PHASE 3  
AS RECORDED IN  
VOLUME 32, PG. 134-A H.C.M.R.  
HIDALGO COUNTY, TEXAS

**GENERAL PLAT NOTES & RESTRICTIONS:**

- FLOOD ZONE STATEMENT:**  
FLOOD ZONE DESIGNATION: ZONE "C" AREAS OF MINIMAL FLOODING. FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480334-0400 C. MAP REVISED NOVEMBER 16, 1982.
- SETBACKS:**  
FRONT: 25.00 FEET  
GARAGE: 18.00 FEET  
REAR: 15.00 FEET OR GREATER FOR EASEMENT  
SIDE: 7.50 FEET OR GREATER FOR EASEMENT  
SIDE CORNER: 10.00 FEET OR GREATER FOR EASEMENT
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:**  
NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. NO COMMERCIAL USE WILL BE ALLOWED. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT. APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHALL ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOTS.
- MINIMUM FINISH FLOOR NOTE:**  
ELEVATION CERTIFICATE SHALL BE 18" ABOVE THE CENTERLINE OF THE STREET AT THE CENTER OF THE LOT OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER.  
ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- BENCHMARK NOTES:**  
THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.  
B.M. No. 1 - FOUND "X" MARK ON CONCRETE, LOCATED AT THE SOUTHWEST CORNER OF THIS SUBDIVISION.  
NORTHING=1660944.73350  
EASTING=101401.24857  
ELEVATION=156.84  
B.M. No. 2 - TOP OF EXISTING SANITARY SEWER MANHOLE LOCATED ON THE SOUTH SIDE OF VILLA-RAMA EAST ST, APPROXIMATELY 229 FEET SOUTH AND 13 FEET WEST FROM THE NORTHWEST CORNER OF THIS SUBDIVISION.  
NORTHING=16609640.04650  
EASTING=1014031.85422  
ELEVATION=156.61
- 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 24,260 CUBIC FEET (0.56 ACRES-FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS INDICATED ON DRAINAGE REPORT (SEE PAGE 4 OF 4).
- 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 TO THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SANITARY SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.**
- ALL PUBLIC UTILITY EASEMENTS DEDICATED BY THIS PLAT SHALL BE A 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 OCCUPANCY AN EASEMENT.**
- THERE WILL BE NO ACCESS PERMITTED ONTO SILVER SPUR ROAD FROM LOTS 17 THROUGH 20.**
- WITH THE DEVELOPER'S PRIOR APPROVAL, ANY MUNICIPALITY, GOVERNMENTAL OR NON-PROFIT ORGANIZATION MAY USE ANY LOT OR LOTS FOR THEIR APPROVED PURPOSE.**
- AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER SHALL BE CONNECTED TO A RESIDENCE PRIOR TO THE COUNTY PROCESSING A FINAL CLEARANCE. WATER METERS, A SANITARY SEWER CAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METERS.**

**METES AND BOUNDS DESCRIPTION**

A TRACT OF LAND CONTAINING 10.121 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING ALL OF BLOCK 23, ST. LOUIS GROVES SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8, PAGE 47, HIDALGO COUNTY MAP RECORDS, AND 0.023 OF ONE ACRE OUT OF VILLA-RAMA EAST PHASE 3 SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 32, PAGE 134-A HIDALGO COUNTY MAP RECORDS, SAID 10.121 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- BEGINNING AT A 600 NAIL FOUND AT THE NORTHEAST CORNER OF LOT 23, ST. LOUIS GROVES SUBDIVISION, FOR THE NORTHEAST CORNER OF THIS TRACT:
- THENCE, S 08° 53' 43" W ALONG THE EAST LINE OF SAID LOT 23 AND WITHIN SILVER SPUR ROAD, A DISTANCE OF 425.00 FEET TO A No. 4 REBAR SET FOR THE SOUTHWEST CORNER OF THE TRACT;
  - THENCE, N 81° 04' 31" W ALONG THE NORTH LINE OF VILLA RAMA EAST PH. II (N 81°08'46" W), AT A DISTANCE OF 200.00 FEET PASS A No. 5 REBAR FOUND ON THE EXISTING WEST RIGHT-OF-WAY LINE OF SILVER SPUR ROAD, CONTINUING A TOTAL DISTANCE OF 935.04 FEET TO A No. 4 REBAR SET ON THE WEST RIGHT-OF-WAY LINE OF MAR STREET, FOR AN INSIDE CORNER OF THIS TRACT;
  - THENCE, S 08° 55' 29" W ALONG THE WEST RIGHT-OF-WAY LINE OF SAID MAR STREET, A DISTANCE OF 10.00 FEET TO A No. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
  - THENCE, N 81° 04' 31" W AT A DISTANCE OF 99.94 FEET TO A No. 4 REBAR SET FOR THE SOUTHWEST CORNER OF THIS TRACT;
  - THENCE, N 08° 53' 43" E ALONG THE WEST LINE OF SAID BLOCK 23 AND THE EAST LINES OF VILLA RAMA EAST AND VILLA RAMA EAST PHASE II (N 08°49'28" E), AT A DISTANCE OF 200.00 FEET PASS THE SOUTH RIGHT-OF-WAY LINE OF VILLA-RAMA EAST, AT A DISTANCE OF 220.00 FEET PASS THE NORTH RIGHT-OF-WAY LINE OF SAID VILLA-RAMA EAST, CONTINUING A TOTAL DISTANCE OF 435.00 FEET TO A No. 4 REBAR FOUND FOR THE NORTHWEST CORNER OF THIS TRACT;
  - THENCE, S 81° 04' 31" E ALONG THE NORTH LINE OF SAID BLOCK 23, AT A DISTANCE OF 1015.00 FEET PASS A No. 5 REBAR FOUND ON THE EXISTING WEST RIGHT-OF-WAY LINE OF SAID SILVER SPUR ROAD, CONTINUING A TOTAL DISTANCE OF 1035.00 FEET TO A POINT OF BEGINNING, AND CONTAINING 10.121 ACRES, OF WHICH 0.195 OF ONE ACRE LIES IN THE EXISTING RIGHT-OF-WAY OF SAID SILVER SPUR ROAD, LEAVING A NET OF 9.926 ACRES OF LAND, MORE OR LESS.

STATE OF TEXAS  
COUNTY OF HIDALGO

**OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION**

I, **RICK MARTIN**  
AS OWNER OF THE 10.121 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED VILLA RAMA PH-6 SUBDIVISION, HEREBY SUBDIVIDED THE LAND AS DESCRIBED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET(S), PARKS, AND EASEMENTS SHOWN HEREIN.  
I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT:

- THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- SANITARY SEWER CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
- ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
- GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

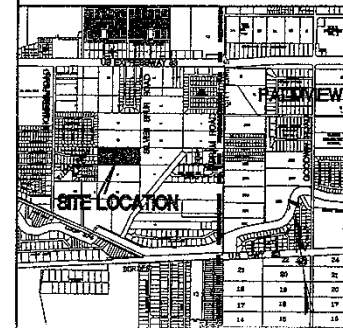
I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE TO THE BEST OF MY KNOWLEDGE.

**RICK MARTIN**  
RAM INVESTMENTS INC.  
7208 W. EXPRESSWAY 83  
MISSION, TEXAS 78572

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

ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM  
DOCUMENT NUMBER \_\_\_\_\_  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS  
BY: \_\_\_\_\_ DEPUTY

**LOCATION MAP**  
SCALE: 1" = 2000'



**M Melden & Hunt Inc.**  
CONSULTANTS - ENGINEERS - SURVEYORS  
227 N. F.M. 3167  
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EDINBURG, TX 78841  
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FAX: (956) 488-8591

BOOK 7-838 PG. 40-41  
DATE: 02-03-2010  
JOB NO. 07152  
FILE NAME: 07152-PLAT  
DRAWN BY: J. D'Z/CM

115 W. McINTYRE  
EDINBURG, TX 78841  
PH: (956) 381-0981  
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**PRINCIPAL CONTACTS**

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	RICK MARTIN	7208 W. EXPRESSWAY 83	MISSION, TX 78572	(956) 585-0531 (956) 585-0563
ENGINEER:	FRED L. KURTH	115 W. McINTYRE	EDINBURG, TX 78841	(956) 381-0981 (956) 381-1839
SURVEYOR:	FRED L. KURTH	115 W. McINTYRE	EDINBURG, TX 78841	(956) 381-0981 (956) 381-1839

**STATE OF TEXAS  
COUNTY OF HIDALGO**

I, THE UNDERSIGNED, **FRED L. KURTH**, A LICENSED PROFESSIONAL ENGINEER AND REGISTERED PUBLIC LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT, AND IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREIN DESCRIBED.

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF TEXAS  
CITY OF PALMVIEW  
THIS PLAT APPROVED BY THE CITY COMMISSION OF THE CITY OF PALMVIEW TEXAS ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

ATTEST: \_\_\_\_\_ MAYOR, CITY OF PALMVIEW

CITY SECRETARY \_\_\_\_\_

HIDALGO COUNTY RIGHT OF WAY DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1  
BY: \_\_\_\_\_

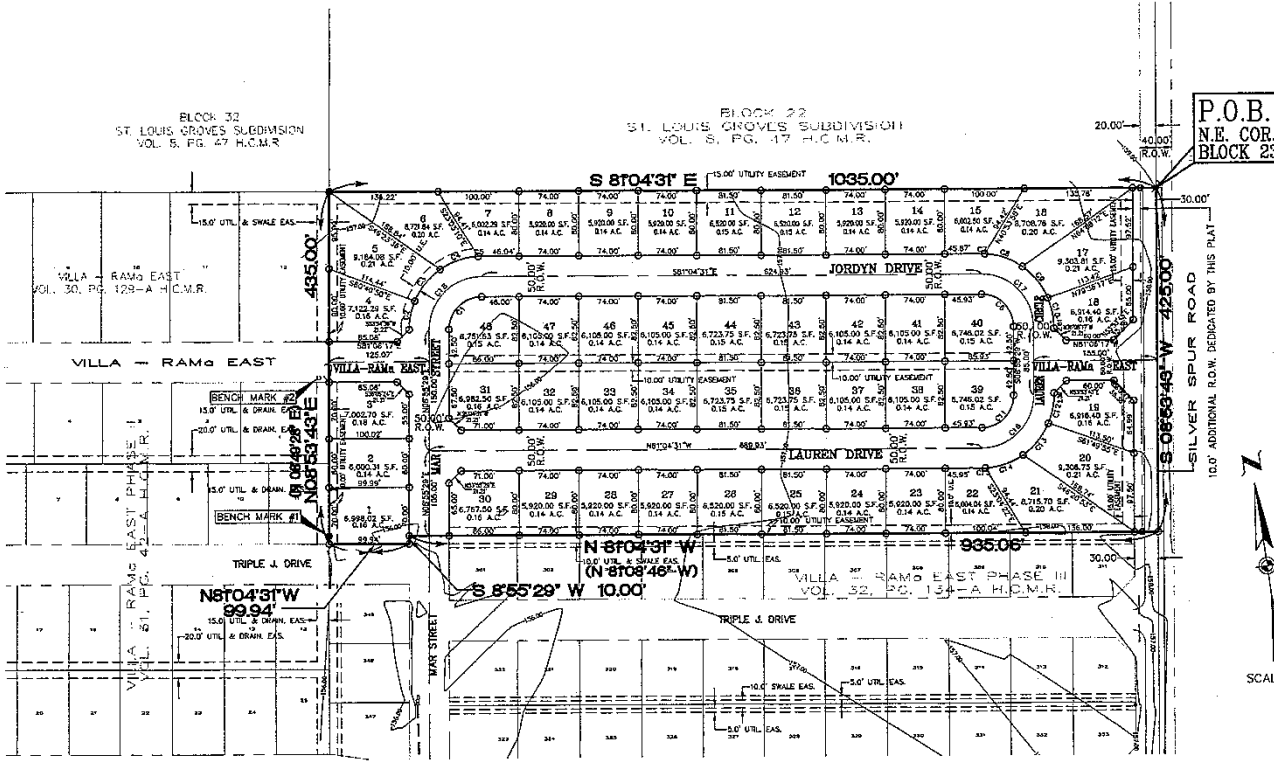
I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF **VILLA RAMA PH-6** WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON \_\_\_\_\_, 20\_\_\_\_.

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 § 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 MUNICIPAL UTILITY DISTRICT NO. 1  
CERTIFICATE OF PLAT APPROVAL**

THIS PLAT OF VILLA RAMA PH-6 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY MUNICIPAL UTILITY DISTRICT NO. 1 ON: \_\_\_\_\_

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_



CURVE ID	RADIUS	BETA	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	42.00'	90°00'00"	52.89'	40.00'	52.87'	S35°55'29" W
C2	90.00'	22°15'19"	36.67'	19.25'	26.79'	S20°22'31" W
C3	90.00'	22°15'19"	36.67'	26.95'	30.00'	S48°01'14" W
C4	90.00'	32°15'19"	38.67'	25.00'	50.00'	S80°16'33" W
C5	90.00'	2°31'16"	3.96'	1.98'	3.95'	N82°27'09" W
C6	40.00'	90°00'00"	62.83'	40.00'	62.87'	N55°04'21" W
C7	90.00'	8°37'51"	4.13'	2.07'	4.13'	N79°45'36" W
C8	90.00'	32°15'19"	50.67'	26.62'	50.00'	N62°19'01" W
C9	90.00'	32°15'19"	50.67'	26.62'	50.00'	N30°03'42" W
C10	90.00'	22°49'45"	35.66'	18.17'	25.42'	N23°11'00" W
C11	40.00'	90°00'00"	62.83'	40.00'	62.87'	N53°58'22" E
C12	90.00'	22°58'43"	36.95'	18.25'	35.95'	N20°23'04" E
C13	90.00'	32°13'67"	50.61'	25.59'	49.94'	N47°39'06" E
C14	90.00'	32°15'19"	50.67'	26.62'	50.00'	N80°33'01" E
C15	90.00'	2°54'56"	4.05'	2.02'	4.05'	S82°51'20" E
C16	65.00'	90°00'00"	102.10'	65.00'	91.92'	N33°55'22" E
C17	65.00'	90°00'00"	102.10'	65.00'	91.92'	N36°34'31" W
C18	65.00'	90°00'00"	102.10'	65.00'	91.92'	S53°33'22" W

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:  
VILLA RAMA PH-6 IS LOCATED ON THE SOUTHWESTERN AREA OF THE HIDALGO COUNTY, APPROXIMATELY 2000 FEET SOUTH OF U.S. EXPRESSWAY 83, AND 2000 FEET WEST OF AGRIM ROAD. THE NEARBY MUNICIPALITY IS THE CITY OF PALMVIEW, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF PALMVIEW (POPULATION 4,221 2005 CENSUS). VILLA RAMA PH-6 SUBDIVISION LIES OUTSIDE THE CITY LIMITS (AND IS WITHIN THE 2 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021. THIS SUBDIVISION FALLS WITHIN PRECINCT 3.

**INDEX TO SHEET OF:  
VILLA RAMA PH-6 SUBDIVISION**

- SHEET 1: HEADING, INDEX, LOCATION MAP AND ETJ, PRINCIPAL CONTACTS, MAP, LOTS, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION CERTIFICATION AND ATTESTATION; SURVEYOR'S CERTIFICATION; ENGINEER'S CERTIFICATION; HIDALGO COUNTY CERTIFICATION; HIDALGO COUNTY RIGHT-OF-WAY DEPARTMENT APPROVAL; HIDALGO COUNTY DRAINAGE DISTRICT #1 CERTIFICATION; HIDALGO COUNTY MUNICIPAL UTILITY DISTRICT NO. 1 APPROVAL; CITY OF PALMVIEW MAYOR'S CERTIFICATION; CITY OF PALMVIEW PLANNING AND ZONING BOARD APPROVAL; CLERK'S RECORDING CERTIFICATION.
- SHEET 2: WATER DISTRIBUTION SYSTEM DESIGN; ENGINEER'S REPORT AND CERTIFICATION (ENGLISH AND SPANISH); WATER DETAILS.
- SHEET 3: SANITARY SEWER COLLECTION SYSTEM DESIGN; ENGINEER'S REPORT AND CERTIFICATION (ENGLISH AND SPANISH); SUBDIVIDER CERTIFICATION AND STATEMENT; SANITARY SEWER DETAILS.
- SHEET 4: TOPOGRAPHY, PAVING AND STORM DRAINAGE DESIGN; DRAINAGE REPORT, INCLUDING CALCULATIONS; STORM DRAINAGE AND PAVING DETAILS; ENGINEER'S CERTIFICATION.

**LEGEND**

- FOUND No. 4 REBAR
- ▲ FOUND C.P.S.
- △ SET C.P.S.
- SET No. 4 REBAR W/PLASTIC CAP STAMPED MELDEN & HUNT

ABBREVIATION "U.E." STANDS FOR "UTILITY EASEMENT"

DRAWN BY: \_\_\_\_\_ DATE: 09-07-2010  
SURVEYED, CHECKED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
FINAL CHECK: \_\_\_\_\_ DATE: \_\_\_\_\_