



HIDALGO COUNTY PLANNING DEPARTMENT

1304 SOUTH 25TH STREET
EDINBURG TEXAS 78539
Tel. 956-318-2840 Fax. 956-318-2844

Raul E. Sesin, P.E., CFM
Planning Administrator

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 02-04-2014

PROPOSED PUEBLO DE PALMAS AT MILE 4 PHASE 3 SUBDIVISION, PRECINCT No. 3

ENGINEER: MELDEN & HUNT, INC. DEVELOPER: PDP Mile 4, Ltd (Steve Griffith)

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE
NUMBER OF LOTS: 47 *SINGLE FAMILY _____ *MULTI-FAMILY _____ COMMERCIAL _____ INSTITUTION

LOCATION DESCRIPTION: On Mile 4 North Road, approximately 1/4 mile East of FM 2221 (Jara China Rd)

SUBDIVISION LIES WITHIN THE: The Rural area of the County

DRAINAGE REPORT WAS APPROVED BY HCDD#1: 09-24-2013 PROPERTY LIES WITHIN FLOOD ZONE: "C" AS PER FEMA.

DRAINAGE DESIGN: Drainage will be accomplished by Road side runoff discharging into proposed regional detention areas that shall be dedicated to H.C. D. D. NO. 1

ROAD R.O.W. DEDICATION: No Right of Way dedication is required; Austin Rd & Mile 4 North Rd complies with MPO

H.C.R.O.W. FINAL APPROVED DATE: 01-14-2014 By Victor Gallardo R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 01-14-2014 By, Elizardo "Chardo" Ramos Environmental Health Division Manager

SEWER SYSTEM: OSSF & SOIL ANALYSIS WERE CONDUCTED BY: Isodoro Gomez
 OSSF HAVE BEEN INSTALLED AND INSPECTED BY HCHD ON: _____

WATER SERVICE PROVIDER: AGUA SUD LINE SIZE: 8" LOCATION: Austin Rd & Mile 4 North Rd.

H.C.O.E.C. FINAL APPROVED DATE: 07-09-2013 By Martin Ramirez, Environmental Compliance Coordinator

LARGE CONSTRUCTION
The applicant has submitted the required NOI as per Part II, Section E of the TPDES General Permit for Construction Activities (TXR150000) along with a copy of the Erosion Control Plan for the proposed project.

REQUEST FOR FINAL APPROVAL WITH: **A Letter of Credit** Financial Institution: RIO BANK L.O.C No. 264
Amount: \$293,008.70 For: OSSF(S) _____ PAVING DRAINAGE STREET SIGNS

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS' COURT ON: JULY 30, 2013.

STAFF RECOMMENDS: **Preliminary Approval** subject to comments and future recommendations by planning, other departments.

Final Approval subject to recommendations other departments

Final Approval with financial guarantee.

This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules, Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.

MAP OF PUEBLO DE PALMAS AT MILE 4 PHASE 3

BEING:
TRACT 1: 10.00 ACRES BEING A RESUBDIVISION OF LOTS 39 AND 40, PUEBLO DE PALMAS AT MILE 4, PHASE 1 RECORDED UNDER DOCUMENT No. 2093861, HIDALGO COUNTY MAP RECORDS.
TRACT 2: 10.00 ACRES BEING A RESUBDIVISION OF LOTS 42 AND 43, PUEBLO DE PALMAS AT MILE 4, PHASE 1 RECORDED UNDER DOCUMENT No. 2093861, HIDALGO COUNTY MAP RECORDS.
TRACT 3: 10.00 ACRES BEING A RESUBDIVISION OF LOTS 47 AND 48, PUEBLO DE PALMAS AT MILE 4, PHASE 1 RECORDED UNDER DOCUMENT No. 2093861, HIDALGO COUNTY MAP RECORDS.
TRACT 4: 22.45 ACRES BEING A RESUBDIVISION OF LOTS 169, 170, 171, 172 AND A PORTION OF MARIBEL STREET, PUEBLO DE PALMAS AT MILE 4, PHASE 2 RECORDED UNDER DOCUMENT No. 2169466, HIDALGO COUNTY MAP RECORDS.

GENERAL PLAT NOTES & RESTRICTIONS:

- FLOOD ZONE STATEMENT:**
 ZONE "C" AREA OF MINIMAL FLOODING
 -PANEL NO. 4800334 0275 B, EFFECTIVE: JANUARY 2, 1981
 THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN.
 COMMUNITY PANEL NO. 4800334 0275 B EFFECTIVE DATE: JANUARY 2, 1981 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAIN ADMINISTRATOR IDENTIFIES NO OTHER AREA WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN.
 CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
- SETBACKS:**
 FRONT: 25.00 FEET OR GREATER FOR EASEMENT
 REAR: 15.00 FEET OR GREATER FOR EASEMENT
 SIDE: 6.00 FEET OR GREATER FOR EASEMENT
 CORNER SIDE: 10.00 FEET OR GREATER FOR EASEMENT
 CORNER GARAGE SIDE: 18.00 FEET OR GREATER FOR EASEMENT
 GARAGE FRONT: 18.00 FEET OR GREATER FOR EASEMENT
 CORNER SIDE WHERE R.O.W. IS GREATER THAN 50.00 FEET: 20.00 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. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT. SINGLE FAMILY RESIDENCES SHALL INCLUDE THE FOLLOWING: MOBILE HOME, TRAVEL TRAILER, FRAME HOME, AND SLAB HOME. 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:**
 MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTER LINE OF STREET PAVEMENT 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 NOTE:**
 THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
 B.M. No. 1 - ELEV. 224.05' DISK SET IN CONCRETE AT THE NORTHEAST INTERSECTION OF AUSTEN STREET AND NICKOLE STREET. GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 89 (GRID 2003) N= 16534648.8499 E=926442.2878. NGVD 88.
 B.M. No. 2 - ELEV. 224.07' DISK SET IN CONCRETE NEAR THE NORTHEAST CORNER OF LOT 54 OF PUEBLO DE PALMAS AT MILE 4 PHASE 1. GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 89 (GRID 2003) N= 16534213.67 E=926569.87. NGVD 88.
- DRAINAGE:**
 IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 138,171 CUBIC FEET OR 3,172 ACRE-FEET OF STORM WATER RUNOFF FOR LOTS 218 THRU 264, PUEBLO DE PALMAS AT MILE 4, DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: RETENTION SHALL BE HELD WITHIN A REGIONALIZED RETENTION FACILITY LOCATED BETWEEN LOTS 260 AND 261 OF THIS SUBDIVISION.
- REGIONALIZED RETENTION FACILITY NOTE:**
 THE DEVELOPER SHALL DEDICATE THE REGIONAL RETENTION FACILITY TO HIDALGO COUNTY DRAINAGE DISTRICT NO. 1. HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THIS AREA. THE DEVELOPER SHALL BE RESPONSIBLE FOR PLACEMENT OF A 5' COMMERCIAL GRADE CHAIN LINK FENCE W/ GATE AROUND THE PERIMETER OF THE DETENTION FACILITY PRIOR TO THE RECORDING OF THIS SUBDIVISION PLAT.
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE:**
 THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
 A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY.
 B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,760 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
 C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
 D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAIN FIELD SYSTEM.
 E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY OF THE LOT.
- THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.
- POP MILE 4, LTD. STEVE N. GRIFFITH, PRESIDENT OF RTC VENTURES, INC., THE OWNER AND SUBDIVIDER OF PUEBLO DE PALMAS AT MILE 4 PHASE 3, RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 4 OF THIS PLAT.**
- 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 OPERATION AND MAINTENANCE OF THE EASEMENT.
- EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- ALL PUBLIC UTILITIES 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 SHOW COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPANCY AN EASEMENT.
- NO ACCESS WILL BE ALLOWED FROM OLD MILE 4 ROAD ON TO LOTS 250 THROUGH 260.
- WITH DEVELOPER'S PRIOR APPROVAL, ANY MUNICIPALITY, GOVERNMENTAL OR NON-PROFIT ORGANIZATION MAY USE ANY LOT OR LOTS FOR THEIR APPROVED PURPOSE.
- THE PURCHASER OF EACH LOT SHALL BE RESPONSIBLE TO INSTALL DRIVEWAY CULVERTS OF A MATERIAL ACCEPTABLE TO PRECONCT 3 OF NO LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH.

TRACT 1 METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 10.00 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING ALL OF LOTS 39 AND 40, PUEBLO DE PALMAS AT MILE 4 SUBDIVISION, PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED UNDER DOCUMENT NUMBER 2093861, HIDALGO COUNTY MAP RECORDS, SAID 10.00 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- BEGINNING AT A No. 4 REBAR FOUND (NORTHING: 16632215.10, EASTING: 99721.431) AT THE NORTHWEST CORNER OF LOT 41, PUEBLO DE PALMAS AT MILE 4 SUBDIVISION, PHASE 1, FOR THE NORTH-EAST CORNER OF THIS TRACT;
- THENCE, SOUTH 08 DEGREES, 56 MINUTES, 07 SECONDS WEST, ALONG THE EAST BOUNDARY LINE OF SAID LOT 43 AND THE WEST BOUNDARY LINE OF LOT 44, PUEBLO DE PALMAS AT MILE 4 SUBDIVISION, PHASE 1, A DISTANCE OF 761.34 FEET TO A No. 4 REBAR FOUND AT THE SOUTH-EAST CORNER OF SAID LOT 43, FOR THE SOUTH-EAST CORNER OF THIS TRACT;
- THENCE, NORTH 81 DEGREES, 03 MINUTES, 53 SECONDS WEST, ALONG THE SOUTH BOUNDARY LINE OF SAID LOTS 40 AND 39 ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF AUSTEN STREET, A DISTANCE OF 538.00 FEET TO A No. 4 REBAR FOUND AT THE SOUTHERN-MOST SOUTHWEST CORNER OF SAID LOT 39, FOR THE SOUTHERN-MOST SOUTHWEST CORNER OF THIS TRACT;
- THENCE, NORTH 38 DEGREES, 03 MINUTES, 53 SECONDS WEST, ALONG THE SOUTHWEST BOUNDARY LINE OF SAID LOT 39 ALSO BEING A RIGHT-OF-WAY CLIP LINE, A DISTANCE OF 43.50 FEET TO A No. 4 REBAR FOUND AT THE NORTH-EAST CORNER OF SAID LOT 39, FOR THE NORTH-EAST CORNER OF THIS TRACT;
- THENCE, NORTH 08 DEGREES, 56 MINUTES, 07 SECONDS EAST, ALONG THE WEST BOUNDARY LINE OF SAID LOT 39 ALSO BEING THE EAST RIGHT-OF-WAY LINE OF NICKOLE STREET, A DISTANCE OF 723.34 FEET TO A No. 4 REBAR FOUND AT THE NORTHWEST CORNER OF SAID LOT 39, FOR THE NORTHWEST CORNER OF THIS TRACT;
- THENCE, SOUTH 81 DEGREES, 03 MINUTES, 53 SECONDS EAST, ALONG THE NORTH BOUNDARY LINE OF SAID LOTS 39 AND 43, A DISTANCE OF 573.59 FEET TO THE POINT OF BEGINNING, AND CONTAINING 10.00 ACRES OF LAND, MORE OR LESS.

TRACT 2 METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 10.00 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING ALL OF LOTS 42 AND 43, PUEBLO DE PALMAS AT MILE 4 SUBDIVISION, PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED UNDER DOCUMENT NUMBER 2093861, HIDALGO COUNTY MAP RECORDS, SAID 10.00 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- BEGINNING AT A No. 4 REBAR FOUND (NORTHING: 16635141.843, EASTING: 99722.083) AT THE NORTHWEST CORNER OF LOT 41, PUEBLO DE PALMAS AT MILE 4 SUBDIVISION, PHASE 1, FOR THE NORTHEAST CORNER OF THIS TRACT;
- THENCE, SOUTH 08 DEGREES, 56 MINUTES, 07 SECONDS WEST, ALONG THE EAST BOUNDARY LINE OF SAID LOT 43 AND THE WEST BOUNDARY LINE OF LOT 44, PUEBLO DE PALMAS AT MILE 4 SUBDIVISION, PHASE 1, A DISTANCE OF 761.34 FEET TO A No. 4 REBAR FOUND AT THE SOUTH-EAST CORNER OF SAID LOT 43, FOR THE SOUTH-EAST CORNER OF THIS TRACT;
- THENCE, NORTH 81 DEGREES, 03 MINUTES, 53 SECONDS WEST, ALONG THE SOUTH BOUNDARY LINE OF SAID LOTS 40 AND 42 ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF AUSTEN STREET, A DISTANCE OF 572.23 FEET TO A No. 4 REBAR FOUND AT THE SOUTHWEST CORNER OF SAID LOT 42, FOR THE SOUTHWEST CORNER OF THIS TRACT;
- THENCE, NORTH 08 DEGREES, 56 MINUTES, 07 SECONDS EAST, ALONG THE WEST BOUNDARY LINE OF SAID LOT 42 AND THE EAST BOUNDARY LINE OF LOT 41, PUEBLO DE PALMAS AT MILE 4 SUBDIVISION, PHASE 1, A DISTANCE OF 761.34 FEET TO A No. 4 REBAR FOUND AT THE NORTHWEST CORNER OF SAID LOT 42, FOR THE NORTHWEST CORNER OF THIS TRACT;
- THENCE, SOUTH 81 DEGREES, 03 MINUTES, 53 SECONDS EAST, ALONG THE NORTH BOUNDARY LINE OF SAID LOTS 42 AND 43, A DISTANCE OF 572.28 FEET TO THE POINT OF BEGINNING, AND CONTAINING 10.00 ACRES OF LAND, MORE OR LESS.

TRACT 3 METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 10.00 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING ALL OF LOTS 47 AND 48, PUEBLO DE PALMAS AT MILE 4 SUBDIVISION, PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED UNDER DOCUMENT NUMBER 2093861, HIDALGO COUNTY MAP RECORDS, SAID 10.00 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- BEGINNING AT A No. 4 REBAR FOUND (NORTHING: 16634918.802, EASTING: 99385.422) AT THE NORTHWEST CORNER OF LOT 43, PUEBLO DE PALMAS AT MILE 4 SUBDIVISION, PHASE 1, FOR THE NORTHEAST CORNER OF THIS TRACT;
- THENCE, SOUTH 08 DEGREES, 56 MINUTES, 07 SECONDS WEST, ALONG THE EAST BOUNDARY LINE OF SAID LOT 48 AND THE EAST BOUNDARY LINE OF LOTS 49, 50 AND 53, PUEBLO DE PALMAS AT MILE 4 SUBDIVISION, PHASE 1, A DISTANCE OF 761.34 FEET TO A No. 4 REBAR FOUND AT THE SOUTH-EAST CORNER OF SAID LOT 48, FOR THE SOUTH-EAST CORNER OF THIS TRACT;
- THENCE, NORTH 81 DEGREES, 03 MINUTES, 53 SECONDS WEST, ALONG THE SOUTH BOUNDARY LINE OF SAID LOTS 48 AND 47 ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF AUSTEN STREET, A DISTANCE OF 572.23 FEET TO A No. 4 REBAR FOUND AT THE SOUTHWEST CORNER OF SAID LOT 47, FOR THE SOUTHWEST CORNER OF THIS TRACT;
- THENCE, NORTH 08 DEGREES, 56 MINUTES, 07 SECONDS EAST, ALONG THE WEST BOUNDARY LINE OF SAID LOT 47 AND THE EAST BOUNDARY LINE OF LOT 48, PUEBLO DE PALMAS AT MILE 4 SUBDIVISION, PHASE 1, A DISTANCE OF 761.34 FEET TO A No. 4 REBAR FOUND AT THE NORTHWEST CORNER OF SAID LOT 47, FOR THE NORTHWEST CORNER OF THIS TRACT;
- THENCE, SOUTH 81 DEGREES, 03 MINUTES, 53 SECONDS EAST, ALONG THE NORTH BOUNDARY LINE OF SAID LOTS 47 AND 48, A DISTANCE OF 572.28 FEET TO THE POINT OF BEGINNING, AND CONTAINING 10.00 ACRES OF LAND, MORE OR LESS.

TRACT 4 METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 22.45 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING ALL OF LOTS 169, 170, 171 AND 172, AND A PORTION OF MARIBEL STREET, PUEBLO DE PALMAS AT MILE 4 SUBDIVISION, PHASE 2, ACCORDING TO THE PLAT THEREOF RECORDED UNDER DOCUMENT NUMBER 2169466, HIDALGO COUNTY MAP RECORDS, SAID 22.45 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- BEGINNING AT A No. 4 REBAR FOUND (NORTHING: 16633554.851, EASTING: 99762.916) AT THE SOUTH-EAST CORNER OF LOT 162, PUEBLO DE PALMAS AT MILE 4 SUBDIVISION, PHASE 2, FOR THE NORTHEAST CORNER OF THIS TRACT;
- THENCE, SOUTH 08 DEGREES, 56 MINUTES, 07 SECONDS WEST, ALONG THE EAST BOUNDARY LINE OF SAID LOTS 169 AND 170, A DISTANCE OF 875.35 FEET TO A No. 4 REBAR FOUND AT THE SOUTHWEST CORNER OF SAID LOT 170, FOR THE SOUTHWEST CORNER OF THIS TRACT;
- THENCE, NORTH 81 DEGREES, 03 MINUTES, 53 SECONDS WEST, ALONG THE SOUTH BOUNDARY LINE OF SAID LOTS 170 AND 171 ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF THE OLD MILE 4 ROAD, A DISTANCE OF 1700.00 FEET TO A No. 4 REBAR FOUND AT THE SOUTHWEST CORNER OF SAID LOT 171, FOR THE SOUTHWEST CORNER OF THIS TRACT;
- THENCE, NORTH 08 DEGREES, 56 MINUTES, 07 SECONDS EAST, ALONG THE WEST BOUNDARY LINE OF SAID LOTS 171 AND 172 ALSO BEING THE EAST RIGHT-OF-WAY LINE OF NICKOLE STREET, A DISTANCE OF 515.50 FEET TO A No. 4 REBAR FOUND AT THE NORTHWEST CORNER OF SAID LOT 172, FOR THE NORTHWEST CORNER OF THIS TRACT;
- THENCE, SOUTH 81 DEGREES, 03 MINUTES, 53 SECONDS EAST, ALONG THE NORTH BOUNDARY LINE OF SAID LOTS 172 AND 169, A DISTANCE OF 825.00 FEET PASS A No. 4 REBAR FOUND FOR THE WEST RIGHT-OF-WAY LINE OF MARIBEL STREET, AT A DISTANCE OF 875.00 FEET PASS A No. 4 REBAR FOUND FOR THE EAST RIGHT-OF-WAY LINE OF MARIBEL STREET, CONTAINING A TOTAL DISTANCE OF 1700.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 22.45 ACRES OF LAND, MORE OR LESS.

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF PUEBLO DE PALMAS AT MILE 4 PHASE 3, WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT.
 ON THIS THE _____ DAY OF _____, 20____
 ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 438.028 (A)

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF PUEBLO DE PALMAS AT MILE 4 PHASE 3 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THIS _____ DAY OF _____, 20____
 HIDALGO COUNTY JUDGE _____ DATE _____
 HIDALGO COUNTY CLERK _____ DATE _____

STATE OF TEXAS COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION
 STEVE GRIFFITH, PRESIDENT OF RTC VENTURES, INC. THE SOLE GENERAL PARTNER OF POP MILE 4, LTD. (DEVELOPER) AS OWNER OF THE 52.461 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED PUEBLO DE PALMAS AT MILE 4 PHASE 3. HERE BY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUEBLO DE PALMAS (THE STREETS), PARKS, AND EASEMENTS SHOWN HEREIN. I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT
 (A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
 (B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
 (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
 (D) 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.
 POP MILE 4, LTD.
 BY: *Steve Griffith* DATE: 1-6-14
 STEVE GRIFFITH, PRESIDENT OF RTC VENTURES, INC. ITS SOLE GENERAL PARTNER P.O. BOX 1000 MISSION, TEXAS 78573

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED STEVE GRIFFITH, PROVIDED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER'S LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 6th DAY OF January, 2014.

Betty J. Baca
 NOTARY PUBLIC, STATE OF TEXAS
 MY COMMISSION EXPIRES: _____

STATE OF TEXAS COUNTY OF HIDALGO

I, FRED L. KURTH A REGISTERED PROFESSIONAL LAND SURVEYOR AND LICENSED PROFESSIONAL ENGINEER IN TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF THE PUEBLO DE PALMAS AT MILE 4 PHASE 3, WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 08-03-09 AND THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION.
Fred L. Kurth 12-19-13
 FRED L. KURTH No. 45151 RPLS # 4750
 DATE SURVEYED 08-03-09
 DATE PREPARED 04-03-2013
 T-878 PG.71-73 JOB NO. 13057.00
 SURVEY JOB NO. 09097.08
 MELDEN & HUNT, INC.
 TEXAS REGISTRATION #1435



I, FRANK FLORES, HEREBY CERTIFY THAT THE AGUA SPECIAL UTILITY DISTRICT HAS APPROVED THE POTABLE WATER SUPPLY FOR PUEBLO DE PALMAS AT MILE 4 PHASE 3, HIDALGO COUNTY, TEXAS. THE AGUA SPECIAL UTILITY DISTRICT IS THE HOLDER OF A CERTIFICATE OF PUBLIC CONVENIENCE AND NECESSITY ISSUED BY THE STATE OF TEXAS TO FURNISH POTABLE WATER TO AN AREA IN HIDALGO COUNTY, TEXAS THAT INCLUDES THIS SUBDIVISION. AN IS THEREFORE OBLIGATED TO SERVE THIS SUBDIVISION WITH POTABLE WATER TO THE EXTENT REQUIRED BY THE LAWS OF THE STATE OF TEXAS. THE AGUA SPECIAL UTILITY DISTRICT AGREES THAT IT WILL PROVIDE WATER TO THIS SUBDIVISION AT THE TIME WHEN ALL OF THE INFRASTRUCTURE REQUIREMENTS FOR THIS SUBDIVISION ARE MET. WATER METERS ARE IMMEDIATELY AVAILABLE FOR THIS PURPOSE UPON COMPLETION OF THE WATER FACILITIES SHOWN ON THE PLAT OF THE SUBDIVISION.

MR. FRANK FLORES, GENERAL MANAGER
 AGUA SPECIAL UTILITY DISTRICT

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
 BY: _____



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

ON: _____ AT _____ AM/PM
 INSTRUMENT NUMBER _____
 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
 BY: _____ DEFUTY

MELDEN & HUNT INC.
 CONSULTANTS • ENGINEERS • SURVEYORS
 115 W. MCINTIRE 227 N. FM. 3167
 EDINBURG, TX 78541 90 GRADE CRY. TX 7802
 PH. (956) 381-0281 PH. (956) 487-8256
 FAX: (956) 331-1839 FAX: (956) 458-8551
 ESTABLISHED 1947 www.meldenandhunt.com

C:\Users\msh\Documents\Projects\2013\12-19-13\12-19-13.dwg - Plot of Pueblo de Palmas at Mile 4, Phase 3, 12/19/2013 1:58:01 PM

Curve #	Delta	Length	Radius	Tangent	Chord Length	Chord Bearing
01	90°00'00"	50.00'	50.00'	25.00'	50.00'	S0°00'00"W
02	90°00'00"	50.00'	50.00'	25.00'	50.00'	S0°00'00"W
03	90°00'00"	50.00'	50.00'	25.00'	50.00'	S0°00'00"W
04	90°00'00"	50.00'	50.00'	25.00'	50.00'	S0°00'00"W
05	90°00'00"	50.00'	50.00'	25.00'	50.00'	S0°00'00"W
06	90°00'00"	50.00'	50.00'	25.00'	50.00'	S0°00'00"W
07	90°00'00"	50.00'	50.00'	25.00'	50.00'	S0°00'00"W
08	90°00'00"	50.00'	50.00'	25.00'	50.00'	S0°00'00"W
09	90°00'00"	50.00'	50.00'	25.00'	50.00'	S0°00'00"W
10	90°00'00"	50.00'	50.00'	25.00'	50.00'	S0°00'00"W
11	90°00'00"	50.00'	50.00'	25.00'	50.00'	S0°00'00"W
12	90°00'00"	50.00'	50.00'	25.00'	50.00'	S0°00'00"W
13	90°00'00"	50.00'	50.00'	25.00'	50.00'	S0°00'00"W
14	90°00'00"	50.00'	50.00'	25.00'	50.00'	S0°00'00"W
15	90°00'00"	50.00'	50.00'	25.00'	50.00'	S0°00'00"W
16	90°00'00"	50.00'	50.00'	25.00'	50.00'	S0°00'00"W
17	90°00'00"	50.00'	50.00'	25.00'	50.00'	S0°00'00"W
18	90°00'00"	50.00'	50.00'	25.00'	50.00'	S0°00'00"W
19	90°00'00"	50.00'	50.00'	25.00'	50.00'	S0°00'00"W
20	90°00'00"	50.00'	50.00'	25.00'	50.00'	S0°00'00"W
21	90°00'00"	50.00'	50.00'	25.00'	50.00'	S0°00'00"W
22	90°00'00"	50.00'	50.00'	25.00'	50.00'	S0°00'00"W
23	90°00'00"	50.00'	50.00'	25.00'	50.00'	S0°00'00"W
24	90°00'00"	50.00'	50.00'	25.00'	50.00'	S0°00'00"W
25	90°00'00"	50.00'	50.00'	25.00'	50.00'	S0°00'00"W
26	90°00'00"	50.00'	50.00'	25.00'	50.00'	S0°00'00"W
27	90°00'00"	50.00'	50.00'	25.00'	50.00'	S0°00'00"W
28	90°00'00"	50.00'	50.00'	25.00'	50.00'	S0°00'00"W
29	90°00'00"	50.00'	50.00'	25.00'	50.00'	S0°00'00"W
30	90°00'00"	50.00'	50.00'	25.00'	50.00'	S0°00'00"W
31	90°00'00"	50.00'	50.00'	25.00'	50.00'	S0°00'00"W
32	90°00'00"	50.00'	50.00'	25.00'	50.00'	S0°00'00"W
33	90°00'00"	50.00'	50.00'	25.00'	50.00'	S0°00'00"W
34	90°00'00"	50.00'	50.00'	25.00'	50.00'	S0°00'00"W
35	90°00'00"	50.00'	50.00'	25.00'	50.00'	S0°00'00"W
36	90°00'00"	50.00'	50.00'	25.00'	50.00'	S0°00'00"W
37	90°00'00"	50.00'	50.00'	25.00'	50.00'	S0°00'00"W
38	90°00'00"	50.00'	50.00'	25.00'	50.00'	S0°00'00"W
39	90°00'00"	50.00'	50.00'	25.00'	50.00'	S0°00'00"W
40	90°00'00"	50.00'	50.00'	25.00'	50.00'	S0°00'00"W
41	90°00'00"	50.00'	50.00'	25.00'	50.00'	S0°00'00"W
42	90°00'00"	50.00'	50.00'	25.00'	50.00'	S0°00'00"W
43	90°00'00"	50.00'	50.00'	25.00'	50.00'	S0°00'00"W
44	90°00'00"	50.00'	50.00'	25.00'	50.00'	S0°00'00"W
45	90°00'00"	50.00'	50.00'	25.00'	50.00'	S0°00'00"W
46	90°00'00"	50.00'	50.00'	25.00'	50.00'	S0°00'00"W

