



Anthony Uresti,
Director of Planning

HIDALGO COUNTY PLANNING DEPARTMENT

2818 S. BUSINESS HWY 281
EDINBURG TEXAS 78539
Tel. 956-318-2840

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 11-26-2024

PROPOSED GREENER PASTURES MOBILE HOME PH II SUBDIVISION PRECINCT No. 1.

ENGINEER MELDEN & HUNT INC. DEVELOPER: AMISTAD FINANCE LLC

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 15 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: 1

FILLING STATIONS: 3

LOCATION DESCRIPTION: EAST OF MAIN GATE DRIVE APPROXIMATELY 900 FEET SOUTH OF MILE 5 NORTH ROAD.

SUBDIVISION LIES WITHIN THE: RELEASED FROM EJT OF WESLACO

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 9-10-2024 PROPERTY LIES WITHIN FLOOD ZONE: "B" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY STORM SEWER SYSTEM AND DETENTION WILL BE PROVIDED BY THE EXISTING DRAIN DITCH.

ROAD R.O.W. DEDICATION: NO ROW DEDICATION

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 11-7-2024 BY, PCT. 1 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 11-8-2024 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: SANITARY SEWER CITY OF WESLACO LINE SIZE:8" LOCATION: GREEN PASTURE SUBD LOTS 147 & 148.

WATER SERVICE PROVIDER: CITY OF WESLACO LINE SIZE:8" LOCATION: MAIN GATE DRIVE

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 11-5-2024 : BY 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.

VARIANCE REQUEST TITTLE B, CHAPTER 3, SECTION 3.5 ITEM E.13 SETBACKS FOR LOTS 147 & 148

PRELIMINARY APPROVAL FROM THE HIDALGO COUNTY COMMISSIONERS COURT ON: N/A

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

Final Approval *subject to recommendations other departments*

* 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.



HIDALGO COUNTY PLANNING DEPARTMENT

2818 S. BUSINESS HWY 281
EDINBURG TEXAS 78539
Tel. 956-318-2840

Anthony Uresti,
Director of Planning

SUBDIVISION ADVISORY BOARD REGULAR MEETING DATE: 11-19-2024

PROPOSED GREENER PASTURES MOBILE HOME PH II SUBDIVISION PRECINCT No. 1.

ENGINEER MELDEN & HUNT INC. DEVELOPER: AMISTAD FINANCE LLC

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

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SEWER SYSTEM: SANITARY SEWER CITY OF WESLACO LINE SIZE:8" LOCATION: GREEN PASTURE SUBD LOTS 147 & 148.

WATER SERVICE PROVIDER: CITY OF WESLACO LINE SIZE:8" LOCATION: MAIN GATE DRIVE

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 11-5-2024 : BY 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.

VARIANCE REQUEST TITTLE B, CHAPTER 3 SECTION 3.5 ITEM E.13 SETBACKS FOR LOTS 147 & 148

PRELIMINARY APPROVAL FROM THE HIDALGO COUNTY COMMISSIONERS COURT ON: N/A

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

Final Approval *subject to recommendations other departments*

* 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.

PLAT OF GREENER PASTURES MOBILE HOME SUBDIVISION PHASE II

A 3.945 ACRE TRACT OF LAND BEING LOTS 82, 133, 134, 135 & 136, GREENER PASTURES MOBILE HOME SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 35, PAGE 46, MAP RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 3.945 ACRES SITUATED IN THE COUNTY OF HIDALGO TEXAS, BEING ALL OF LOTS 82 AND 133-136, GREENER PASTURES MOBILE HOME SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 35, PAGE 46, HIDALGO COUNTY MAP RECORDS, WHICH SAID 3.945 ACRES BEING OUT OF A CERTAIN TRACT CONVEYED TO AMISTAD FINANCE, LLC, BY VIRTUE OF A WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2541395, HIDALGO COUNTY OFFICIAL RECORDS, SAID 3.945 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- BEGINNING, AT A NO. 5 REBAR WITH CAP STAMPED "MF" FOUND AT THE NORTHWEST CORNER OF SAID LOT 82, FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT:
- THENCE, N 88° 48' 58" E, ALONG THE NORTH LINE OF SAID LOT 82, A DISTANCE OF 14.99 FEET TO A NO. 4 REBAR SET AT AN OUTSIDE CORNER OF LLANO GRANDE HOMESITE ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 14, PAGE 49, HIDALGO COUNTY MAP RECORDS, FOR AN OUTSIDE CORNER OF THIS TRACT;
 - THENCE, S 46° 11' 02" E, ALONG THE SOUTH LINE OF SAID LLANO GRANDE HOMESITE, A DISTANCE OF 933.40 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
 - THENCE, N 88° 48' 58" E CONTINUING ALONG THE SOUTH LINE OF SAID LLANO GRANDE HOMESITE, A DISTANCE OF 465.07 FEET TO A NO. 4 REBAR SET AT THE NORTHEAST CORNER OF SAID LOT 82, FOR THE NORTHEAST CORNER OF THIS TRACT;
 - THENCE, S 14° 15' 12" E ALONG THE EAST LINE OF SAID LOT 82, A DISTANCE OF 23.78 FEET TO A NO. 4 REBAR SET AT THE NORTHERNMOST SOUTHEAST CORNER OF THIS TRACT;
 - THENCE, ALONG THE SOUTH LINE OF SAID LOT 82, IN A SOUTHWESTERLY DIRECTION ALONG A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 28° 59' 37", A RADIUS OF 290.00 FEET, AN ARC LENGTH OF 146.75 FEET, A TANGENT OF 74.98 FEET AND A CHORD THAT BEARS S 60° 41' 10" W, A DISTANCE OF 145.19 FEET TO A NO. 4 REBAR FOUND, FOR A CORNER OF THIS TRACT;
 - THENCE, S 46° 10' 29" W CONTINUING ALONG THE SOUTH LINE OF SAID LOT 82, A DISTANCE OF 160.06 FEET TO A NO. 4 REBAR SET, FROM WHICH A NO. 4 REBAR FOUND BEARS S 88° 25' 40" E, A DISTANCE OF 0.30 FEET, TO THE SOUTHERNMOST SOUTHEAST CORNER OF THIS TRACT;
 - THENCE, N 43° 49' 31" W, CONTINUING ALONG THE SOUTH LINE OF SAID LOT 82, A DISTANCE OF 111.11 FEET TO A NO. 5 REBAR FOUND AT AN OUTSIDE CORNER OF SAID LOT 82 AND EXISTING SOUTH RIGHT-OF-WAY LINE OF CORRAL DRIVE, FOR AN OUTSIDE CORNER OF THIS TRACT;
 - THENCE, CONTINUING ALONG THE SOUTH LINE OF SAID LOT 82 ALONG THE EXISTING RIGHT-OF-WAY OF CORRAL DRIVE, IN A SOUTHWESTERLY DIRECTION ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 89° 59' 50", A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.42 FEET, A TANGENT OF 20.00 FEET AND A CHORD THAT BEARS N 88° 15' 38" W, A DISTANCE OF 80.83 FEET, TO A NO. 5 REBAR WITH CAP STAMPED "MF" FOUND, FOR AN OUTSIDE CORNER OF THIS TRACT;
 - THENCE, CONTINUING ALONG THE SOUTH LINE OF SAID LOT 82 AND EXISTING NORTH RIGHT-OF-WAY LINE OF CORRAL DRIVE, IN A SOUTHWESTERLY DIRECTION ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 88° 13' 24", A RADIUS OF 10.00 FEET, AN ARC LENGTH OF 15.40 FEET, A TANGENT OF 9.69 FEET AND A CHORD THAT BEARS S 04° 37' 40" W, A DISTANCE OF 20.00 FEET, TO A NO. 4 REBAR SET FROM WHICH A NO. 5 REBAR WITH CAP STAMPED "MF" FOUND BEARS S 80° 01' 43" E, A DISTANCE OF 0.24 FEET, FOR AN ANGLE POINT OF THIS TRACT;
 - THENCE, S 48° 44' 23" W CONTINUING ALONG THE SOUTH LINE OF SAID LOT 82 AND THE EXISTING NORTH RIGHT-OF-WAY OF CORRAL DRIVE, A DISTANCE OF 16.13 FEET TO A NO. 5 REBAR WITH CAP STAMPED "MF" FOUND, FOR AN ANGLE POINT OF THIS TRACT;
 - THENCE, CONTINUING ALONG THE SOUTH LINE OF SAID LOT 82 AND EXISTING NORTH RIGHT-OF-WAY LINE OF CORRAL DRIVE IN A NORTHWESTERLY DIRECTION ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 29° 08' 41", A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 220.04 FEET, A TANGENT OF 88.64 FEET AND A CHORD THAT BEARS S 85° 35' 19" W, A DISTANCE OF 80.83 FEET, TO A NO. 5 REBAR WITH CAP STAMPED "MF" FOUND, FOR AN OUTSIDE CORNER OF THIS TRACT;
 - THENCE, CONTINUING ALONG THE SOUTH LINE OF SAID LOT 82 AND THE EXISTING NORTH RIGHT-OF-WAY LINE OF CORRAL DRIVE, IN A NORTHWESTERLY DIRECTION ALONG A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 49° 55' 24", A RADIUS OF 455.00 FEET, AN ARC LENGTH OF 396.45 FEET, A TANGENT OF 211.80 FEET AND A CHORD THAT BEARS N 66° 13' 20" W, A DISTANCE OF 394.03 FEET TO A NO. 5 REBAR WITH CAP STAMPED "MF" FOUND AT THE SOUTHWEST CORNER OF SAID LOT 135, FOR AN ANGLE POINT OF THIS TRACT;
 - THENCE, S 88° 48' 58" W ALONG THE EXISTING NORTH RIGHT-OF-WAY LINE OF CORRAL DRIVE, A DISTANCE OF 147.43 FEET TO A NO. 5 REBAR WITH CAP STAMPED "MF" FOUND, FOR THE SOUTHERNMOST SOUTHWEST CORNER OF THIS TRACT;
 - THENCE, IN A NORTHWESTERLY DIRECTION ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 90° 00' 00", A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.42 FEET, A TANGENT OF 20.00 FEET AND A CHORD THAT BEARS N 46° 11' 02" W, A DISTANCE OF 28.28 FEET TO A NO. 5 REBAR WITH CAP STAMPED "MF" FOUND, FOR THE NORTHERNMOST SOUTHWEST CORNER OF THIS TRACT;
 - THENCE, N 01° 11' 02" W, ALONG THE WEST LINE OF SAID LOT 82 AND THE EXISTING EAST RIGHT-OF-WAY LINE OF MAIN GATE DRIVE, A DISTANCE OF 400.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.945 ACRES OF LAND, MORE OR LESS.

SCALE: 1"=100'

GENERAL PLAT NOTES & RESTRICTIONS:

- SETBACKS:
FRONT: 25 FEET; 15 FEET; LOTS 147 & 148
REAR: 15 FEET OR GREATER FOR EASEMENTS
SIDE: 6 FEET OR GREATER FOR EASEMENTS
SIDE CORNER: 20 FEET OR GREATER FOR EASEMENTS
GARAGE: 20 FEET

THE AVERAGE LOT DEPTH SHALL BE USED TO DETERMINE THE DIMENSION USED WHEN CALCULATING THE 20% LOT DEPTH FOR IRREGULAR LOTS.
- FLOOD ZONE DESIGNATION:
THIS SUBDIVISION LIES ON FLOOD ZONE "B". FLOOD ZONE "B" ARE AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD, OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE(1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE, OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
COMMUNITY-PANEL NUMBER: 480334 0525 B, MAP REVISED: JANUARY 2, 1981.
- MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISHED FLOOR ELEVATION SHALL BE ELEV. 73.50 OR 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION. TO VERIFY PRE AND POST CONSTRUCTION FINISHED 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:
BENCH MARK No. 1: M.H.I. MONUMENT SET IN CONCRETE AT THE SOUTHWEST CORNER OF LOT 137. NORTHING: 16541180.530, EASTING: 1526848.570, ELEVATION: 76.25.
BENCHMARK No. 2: M.H.I. MONUMENT SET IN CONCRETE AT THE NORTHEAST CORNER OF LOT 150. NORTHING: 16540518.700, EASTING: 1527987.580, ELEVATION: 70.60.
- NO PERMANENT STRUCTURES ARE PERMITTED OVER ANY EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18" MATURE HEIGHTS, GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- 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 7,802 CUBIC-FEET (0.179 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS:
1. NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT.
2. CORNER LOT DRIVEWAYS SHOULD BE CONSTRUCTED AT THE FURTHEST POSSIBLE POINT FROM INTERSECTIONS AND IN COMPLIANCE WITH ACCESS MANAGEMENT ORDINANCE.
3. ALL INTERIOR LOT CORNERS ARE SET BY NO. 4 REBARS WITH PLASTIC CAP STAMPED MELDEN & HUNT.
4. ALL BEARINGS AND DISTANCES ARE BASED ON GRID COORDINATES.
5. GREENER PASTURES MOBILE HOME SUBDIVISION PHASE II IS A MOBILE HOME SUBDIVISION. ALLOWABLE USES INCLUDE MOBILE HOME AND SITE BUILT HOME. NO COMMERCIAL USE IS ALLOWED.
6. CLEARANCES FOR WATER METERS: (ONLY FOR LOTS BEING AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO THE COUNTY PROCESSING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METERS).
7. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS.
8. NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
9. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISH GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION.
10. EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER AND ELECTRICITY WILL BE MADE AVAILABLE TO THE SUBDIVISION.
11. 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 SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

WE, JOHN G. PHILLIPS, PRESIDENT & AMISTAD FINANCE, LLC, A TEXAS LIMITED LIABILITY COMPANY, AS OWNER OF THE 3.94 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED GREENER PASTURES MOBILE HOME SUBD. PHASE II, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET(S), PARK, 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;
- SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS 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.

AMISTAD FINANCE, LLC
JOHN G. PHILLIPS, PRESIDENT
P.O. BOX 6147
MCALLEN, TEXAS 78502

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED JOHN G. PHILLIPS KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME, FIRST DULY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

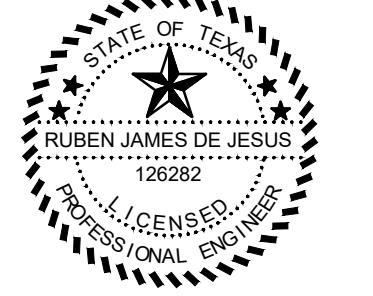
NOTARY PUBLIC IN THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

THE STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS THE _____ DAY OF _____, 20____.

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

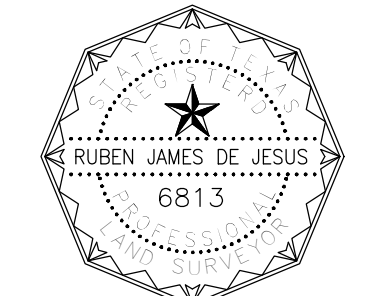


RUBEN JAMES DE JESUS, PROFESSIONAL ENGINEER No. 126282
STATE OF TEXAS
DATE PREPARED: 3-17-22
ENGINEERING JOB NO. 22069.00

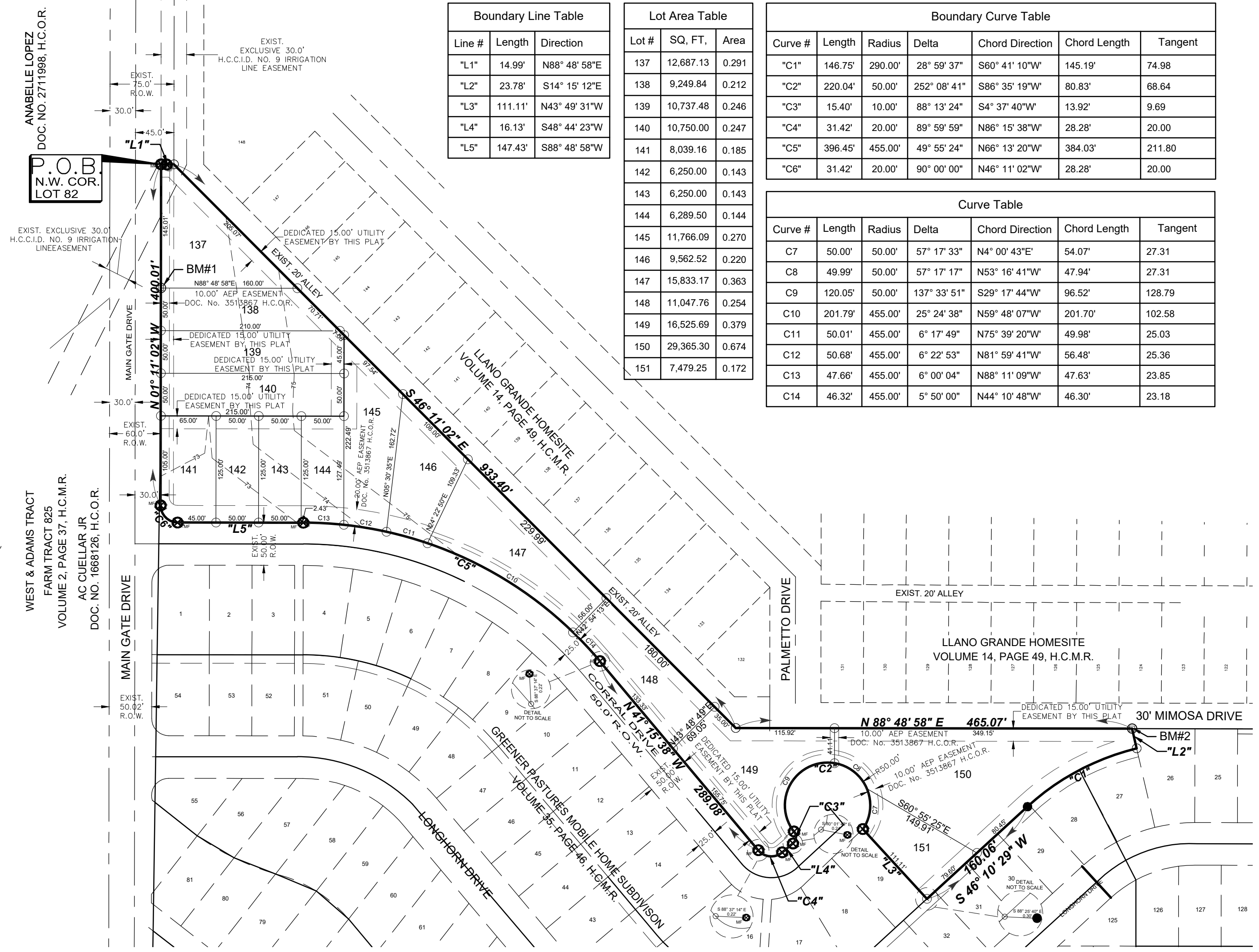
STATE OF TEXAS
COUNTY OF HIDALGO

I, RUBEN JAMES DE JESUS, THE UNDERSIGNED, A 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.

DATED THIS THE _____ DAY OF _____, 20____.

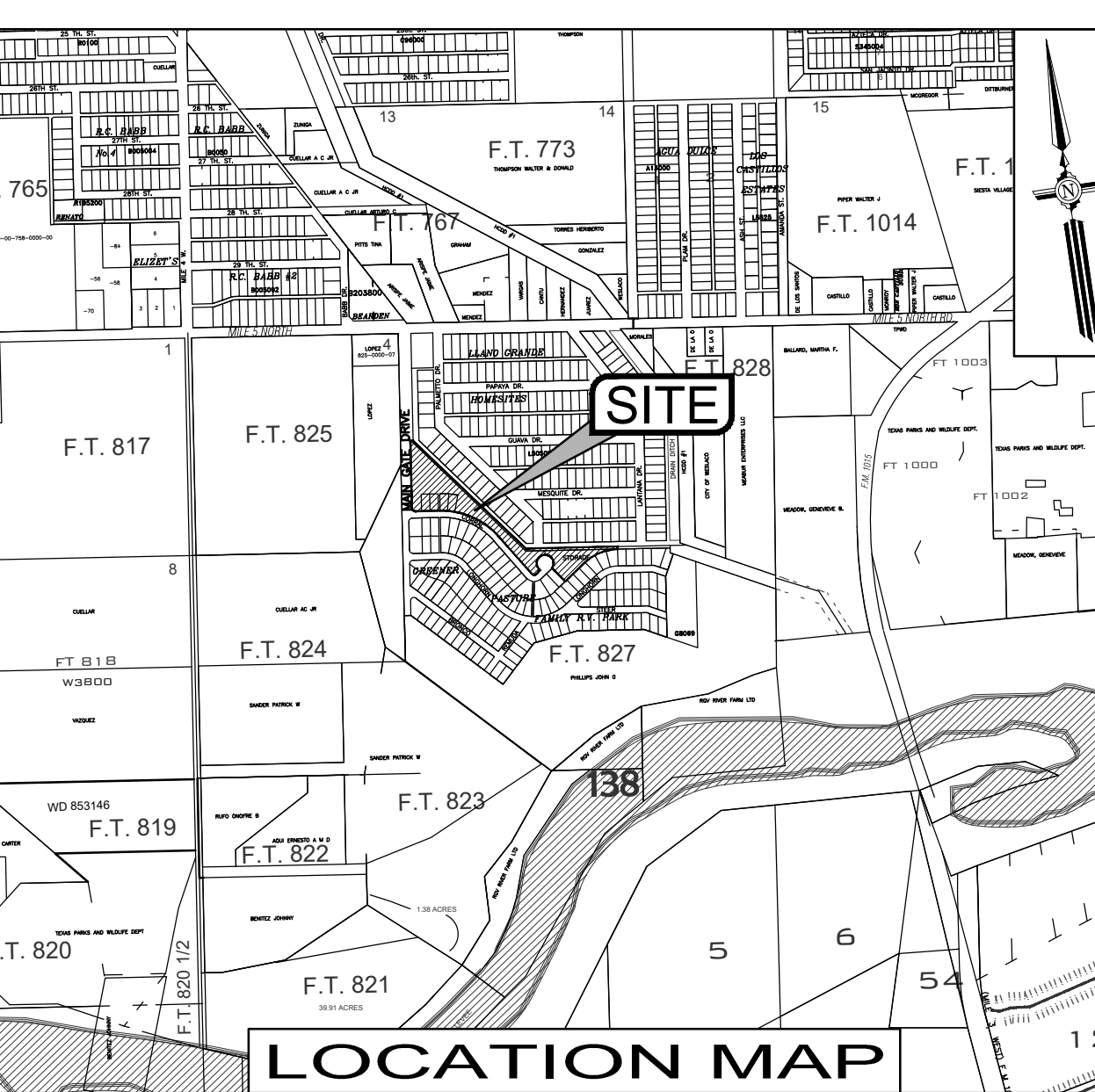


RUBEN JAMES DE JESUS, PROFESSIONAL LAND SURVEYOR No. 6813
STATE OF TEXAS
DATE SURVEYED: 03/17/23



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
GREENER PASTURES MOBILE HOME SUBDIVISION PHASE II IS LOCATED IN THE EASTERN PART OF HIDALGO COUNTY ON THE EAST SIDE OF MAIN GATE DRIVE, APPROXIMATELY 900 FEET SOUTH OF MILE 5 NORTH ROAD, THE ONLY NEARBY MUNICIPALITY IS THE CITY OF WESLACO, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF WESLACO (POPULATION 116,229). THIS SUBDIVISION LIES APPROXIMATELY 3,540 FEET FROM THE CITY LIMITS (AND IS WITHIN THE 2 OR 5 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021. THIS SUBDIVISION FALLS WITHIN PRECINCT 1.

INDEX TO SHEET OF GREENER PASTURES MOBILE HOME SUBDIVISION PHASE II
SHEET 1: HEADING; INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; MAP; LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); CERTIFICATION; OWNER'S; ENGINEER'S; SURVEYOR'S; IRRIGATION DISTRICT; HIDALGO COUNTY JUDGE; DRAINAGE DISTRICT NO. 1; COUNTY CLERK; PLAT NOTES AND RESTRICTIONS; LINE TABLE; CURVE TABLE; LOT TABLE.
SHEET 2: FINAL ENGINEERING REPORT FOR WATER & SANITARY SEWER [ENGLISH-SPANISH] - LEGEND-TOPOGRAPHY UTILITY LAYOUT SEWER CERTIFICATE & STATEMENT ESTIMATES
SHEET 3: WATER & SEWER DETAILS.
SHEET 4: STORM LAYOUT, DETAILS, DRAINAGE STATEMENT, DRAINAGE AREAS.



LEGEND
● FOUND NO. 4 REBAR
○ FOUND NO. 5 REBAR
○ FOUND NO. 5 REBAR WITH CAP STAMPED "MF"
○ SET NO. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
R.O.W. - RIGHT OF WAY
H.C.M.R. - HIDALGO COUNTY MAP RECORDS
H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
N.W. COR. - NORTHWEST CORNER
H. & C.C.I.D. - HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT
P.O.B. - POINT OF BEGINNING
Sq. Ft. - SQUARE FEET

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 232.028 (A)

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF GREENER PASTURES MOBILE HOME SUBDIVISION PHASE II WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____ DAY OF _____, 20____.

HIDALGO COUNTY JUDGE: _____ DATE: _____
ATTEST: HIDALGO COUNTY CLERK: _____ DATE: _____

THIS PLAT IS APPROVED BY HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9
DATED THIS _____ DAY OF _____, 20____.

- NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9 RIGHT-OF-WAYS AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCCI09.
- IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.
- HCCI09 WILL NOT BE RESPONSIBLE FOR THE STORM DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION. AS WELL, HCCI09 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION. IF DESIRED, THIS WILL NOT BE AT THE DISTRICT'S EXPENSE.
- HCCI09 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEMS DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.
- HCCI09 EXCLUSIVE EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, FENCE, SHRUBS, TREES, AND OTHER PLANTINGS AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

GENERAL MANAGER
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT No. 9

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com

DRAWN BY: Cesar DATE 03-21-22
SURVEYED, CHECKED J.L.G. DATE 03-21-23
FINAL CHECK _____ DATE _____

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: JOHN G. PHILLIPS, PRESIDENT	P.O. BOX 6147	MCALLEN, TEXAS 78502	C/O (956) 381-0981	C/O (956) 381-1839
ENGINEER: MARIO A. REYNA P.E.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR: RUBEN JAMES DE JESUS, R.P.L.S.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

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



FILED 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: _____ DEPUTY