



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: 9-02-2025

PROPOSED PUEBLO DE PALMAS NO 30 SUBDIVISION, PRECINCT No. 1.

ENGINEER: RIO DELTA ENGINEERING DEVELOPER RESEARCH TAX MANAGEMENT, INC

☒ PRELIMINARY APPROVAL ☐ FINAL APPROVAL ☐ FINAL APPROVAL WITH FINANCIAL GUARANTEE ☐ WITH VARIANCE

NUMBER OF LOTS: 58 ☒ *SINGLE FAMILY ☐ *MULTI-FAMILY ☐ COMMERCIAL ☐ INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: 12

FILLING STATIONS: 5

LOCATION DESCRIPTION: NORTH OF MILE 14 ½ NORTH ROAD APPROXIMATELY ¼ OF A MILE WEST OF FM 88.

SUBDIVISION LIES WITHIN THE: ☒ RURAL

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 8-8-2025 PROPERTY LIES WITHIN FLOOD ZONE "C" AS PER FEMA.

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

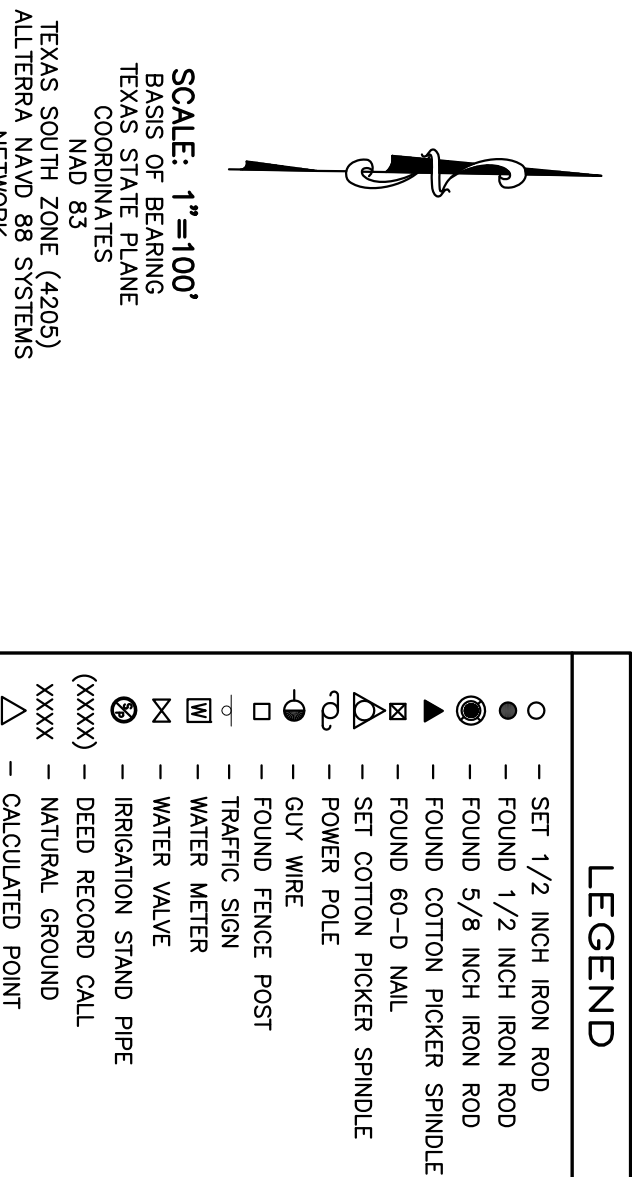
SEWER SYSTEM: ☒ OSSF'S

WATER SERVICE PROVIDER: NAWSC LINE SIZE: 8" LOCATION: FM 88

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.*



Curve Table				
Curve #	Length	Radius	Delta	Chord Direction
C1	261.8	5000	3000	S46°13'48"E
C8	45.34	5000	51.95	S52°47'38"W
C6	68.96	5000	79.02	N68°16'55"E
C2	40.00	5000	45.84	N8°18'43"W
C3	39.75	5000	45.55	N37°22'55"E
C5	37.24	52.55	40.61	S52°37'07"E
C7	68.96	5000	79.02	S52°47'39"E
C4	4000	5000	45.84	N83°04'28"E

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

[illegible]

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STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS _____ DAY OF _____, 2025

STATE OF TEXAS
COUNTY OF HIOALO
I, _____, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY OF THE LANDS SHOWN HEREON, AND THAT THE SAME ARE NOT SUBJECT TO ANY UNPAID TAXES OR UNPAID DISSEMINATION OF THE CITY OF EDINBURGH, TEXAS, AND THAT THE LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE SAME ARE NOT SUBJECT TO ANY UNPAID TAXES OR UNPAID DISSEMINATION OF THE CITY OF EDINBURGH, TEXAS, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF EDINBURGH, TEXAS.

DATED THIS _____ DAY OF _____, 2025.

REGISTERED PROFESSIONAL LAND SURVEYOR

BEING 37.35 ACRES TRACT OF LAND MORE OR LESS SITUATED IN HIDALGO COUNTY, TEXAS, BEING 31.25 ACRES BEING OUT OF AND FORMING PART OF PORTION OF FARM TRACT 407, THE WEST 1/2-1/2 NORTH CAPPED IRON ROAD SET, FOR A BEND IN LINE, FOR REFERENCE, AND THE WEST 1/2-1/2 NORTH CAPPED IRON ROAD SET, FOR A BEND IN LINE, FOR REFERENCE, DESCRIBED BY DEEDS AND BOUNDS AS FOLLOWS:

BEGINNING AT A COTTON PICKER SPINDLE FOUND AT THE SOUTHWEST CORNER OF THE SAID FARM TRACT 407; SAVING BEING A POINT ON THE CENTURINE OF MILE 14 1/2 ROAD, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE, N 01° 13' 48" W ALONG THE WEST LINE OF THE SAID FARM TRACT 407, TO THE NORTHWEST CORNER OF THE SAID FARM TRACT 407; PASSING AT A DISTANCE OF 15.00 FEET 1/2-1/2 NORTH CAPPED IRON ROAD SET ON THE EXISTING NORTH-RIGHT-OF-WAY LINE OF MILE 14 1/2 ROAD, PASSING AT 1220.00 FEET 1/2-1/2 NORTH CAPPED IRON ROAD SET IN LINE FOR REFERENCE, TO THE NORTHWEST CORNER OF THE SAID FARM TRACT 407, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 89° 46' 12" E ALONG THE NORTH LINE OF THE SAID FARM TRACT 407, TO THE NORTHWEST CORNER OF A CALLED 7.70 ACRES TRACT CONVEYED TO MICHAEL ANGELO BURNING, RECORDED IN DOCUMENT # 3298303, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, PASSING AT 30.00 FEET A 1/2-2-1/2 NORTH CAPPED IRON ROAD SET IN LINE FOR REFERENCE, AND CONTINUING 1/2-1/2 NORTH CAPPED IRON ROAD SET DISTANT S 89° 46' 12" W 200.00 FEET FROM THE NORTHWEST CORNER OF THE SAID FARM TRACT 407, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

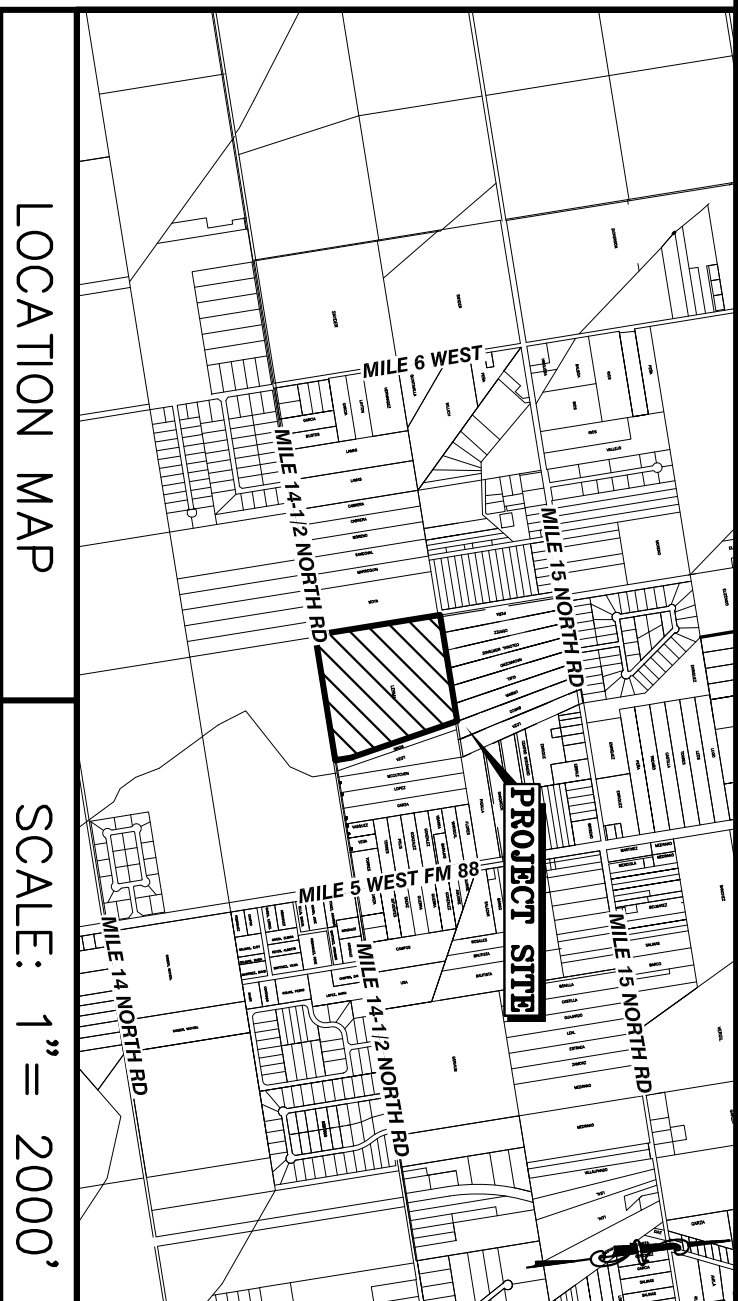
THENCE, S 11° 05' 32" E ALONG THE WEST BOUNDARY LINE OF THE SAID 7.70 ACRES TRACT, TO A POINT ON THE EAST LINE OF THE SAID FARM TRACT 407, A DISTANCE OF 1170.43 FEET; FOR A BEND IN LINE, FOR THE BEND IN LINE OF THE HEREIN DESCRIBED TRACT;

1/2-1/2 NORTH CAPPED IRON ROAD SET, FOR A BEND IN LINE OF THE HEREIN DESCRIBED TRACT;

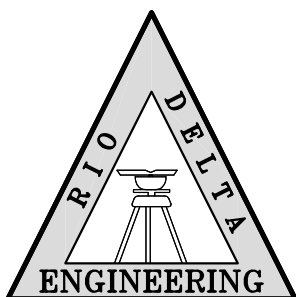
THENCE, S 01° 13' 48" E ALONG THE EAST LINE OF THE SAID FARM TRACT 407, TO THE SOUTHWEST CORNER OF THE SAID FARM TRACT 407; SAVING BEING A POINT ON THE CENTURINE OF MILE 14 1/2 ROAD, PASSING AT A DISTANCE OF 15.00 FEET 1/2-1/2 NORTH CAPPED IRON ROAD SET ON THE EXISTING NORTH-RIGHT-OF-WAY LINE OF MILE 14 1/2 ROAD, PASSING AT 1220.00 FEET 1/2-1/2 NORTH CAPPED IRON ROAD SET IN LINE FOR REFERENCE, TO A TOTAL DISTANCE OF 166.87 FEET TO A COTTON-PICKER-SPINDLE SET, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 89° 46' 12" W ALONG THE SOUTH LINE OF THE SAID FARM TRACT 407, SAME BEING ALONG THE CENTURINE OF MILE 14 1/2 ROAD, A DISTANCE OF 1,320.00 FEET TO THE POINT AND PLACE OF BEGINNING, BEING A COTTON PICKER SPINDLE FOUND AT THE SOUTHWEST CORNER OF THE SAID FARM TRACT 150.00 FEET (0.45 ACRES) LIES WITHIN THE EXISTING NORTH-OF-WAY OF MILE 14 1/2 ROAD.

METES AND BOUNDS DESCRIPTION



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



PRELIMINARY

PLAT SHEET
O DE PALMAS PHASE 30 SUBDIVISION
HIDALGO COUNTY, TEXAS

PROJECT :

IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:
IVAN GARCIA P.E. R.P.L.S.

IVAN GARCIA P.E. R.P.L.S.

SCALE:

DATE: _____

SUB 25.030

PAGE NO. 1 OF 2

1-OF-2

FILED FOR RECORD IN
HIDALGO COUNTY, ARIZONA
ARTURO GUAYARDO, JR.
HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____

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

PUEBLO DE PALMAS PHASE 30 SUBDIVISION

BEING 37.35 ACRES TRACT OF LAND MORE OR LESS SITUATED IN THE COUNTY OF HIDALGO, TEXAS, SAID 37.35 ACRES BEING OUT OF AND FORMING A PART OR PORTION OF FARM TRACT 407, THE WEST AND ADAMS TRACT, RECORDED IN VOLUME 2, PAGE 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

OWNER'S ACKNOWLEDGMENT
STATE OF TEXAS
COUNTY OF HIDALGO

I, **L. GARY FRISBY**, PRESIDENT FOR RESEARCH TAX MANAGEMENT, INC. THE OWNER (S) OF THE 33.10 ACRE TRACT OF LAND ENCUMPASSSED WITHIN THE PROPOSED **PUEBLO DE PALMAS PHASE 30 SUBDIVISION**, HEREBY SUBDUVE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATED TO PUBLIC USE THE STREET, PARK, AND EASEMENT'S SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 AND (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, THE MINIMUM REQUIREMENTS OF THE STATE (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.

RESEARCH TAX MANAGEMENT, INC

L. GARY FRISBY, PRESIDENT
RESEARCH TAX MANAGEMENT, INC
P.O. BOX 1000
MISSION, TX 78573

DATE

STATE OF TEXAS

COUNTY OF HIDALGO
CERTIFICATE OF PLAT APPROVAL
HIDALGO COUNTY HEALTH DEPARTMENT

I, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN

TO ME, BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND
WHO HAS BEEN DULY SWORN, AND WHO HAS DECLARED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN
STATED.

OVER UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 20____

ENVIRONMENTAL HEALTH DIVISION MANAGER

DATE

PRINCIPAL CONTACTS:

NAME	ADDRESS	PHONE & FAX
OWNER: RESEARCH TAX MANAGEMENT, INC	P.O. BOX 1000	(956) 383-3222
ENGINEER: IVAN GARCIA, P.E., R.P.L.S.	921 SOUTH 10TH AVE.	MISSION, TX 78573B (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

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

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF **PUEBLO DE PALMAS PHASE 30 SUBDIVISION** WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THIS _____ DAY OF _____ 20____

HIDALGO COUNTY JUDGE

DATE

ATTEST:

HIDALGO COUNTY CLERK

DATE

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 OF HIDALGO COUNTY, TEXAS, WATER CODE, NO. 48-2101. THE DISTRICT OF HIDALGO COUNTY DOES NOT REQUIRE ANY OTHER 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

FRANK E. SEGIN, P.E., C.F.M.
GENERAL MANAGER

DATE

DONNA IRRIGATION DISTRICT

THIS PLAT IS HEREBY APPROVED BY THE DONNA IRRIGATION DISTRICT ON THIS THE _____ DAY OF _____ 20____

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON DONNA IRRIGATION DISTRICT RIGHT OF WAYS OR EASEMENTS SHOWN ON THIS PLAT DOES NOT RELINSE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER SHOWN OR NOT.

PRESIDENT

ATTEST:

SECRETARY

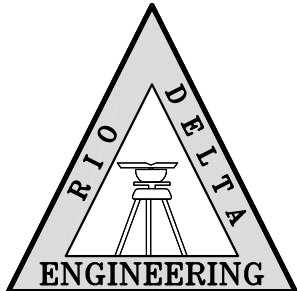
G E N E R A L P L A T N O T E S

- FLOOD ZONE STATEMENT: THE SUBDIVISION IS IN ZONE "C", AREAS OF MINIMAL FLOODING. FLOOD ZONE DESIGNATION: THE SUBDIVISION IS IN ZONE "C", AREAS OF MINIMAL FLOODING. COMMUNITY PANEL NO. 480334 0450 C, REVISED JUNE 6, 2000.
- SETBACKS:
FRONT: 25.00 FEET OR EASEMENT WHICHEVER IS GREATER
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDES: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
CORNER: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER
- NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON THE LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT. ANY OTHER USE SHALL REQUIRE HEALTH, PLANNING AND FIRE MARSHALL APPROVAL.
- LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, AND 12 SHALL BE FOR COMMERCIAL AND/OR RESIDENTIAL USE. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION AND FIRE MARSHALL ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED IN FLOOD ZONE. 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.
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED PLAT:
B.M. NO. 11-ELEV. 67.72 N.G.V.D. 29 DESCRIPTIONS: FD, C-P-S APPROXIMATELY SOUTHEAST OF THIS SUBDIVISION, OPS POINT, GRID COORDINATES: N. 16821713.5400, E. 1149204.7800.
B.M. NO. 2-ELEV. 66.68 N.G.V.D. 29 DESCRIPTIONS: FD, C-P-S APPROXIMATELY SOUTHWEST OF THIS SUBDIVISION, OPS POINT, GRID COORDINATES: N. 16821687.5500, E. 11479621310.
- DRAINAGE:
IN ACCORDANCE WITH HIDALGO COUNTY DRAINAGE DISTRICT No. 1 REQUIREMENTS AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF **125,384** CUBIC-FEET OR **4.028** ACRE-FEET OF STORM WATER RUNOFF.
10. 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.
11. EACH PURCHASER 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.
12. 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 OCCUPING AN EASEMENT.
13. ANY ADDITION TO EXISTING RESIDENCE STRUCTURE OR NEW PROPOSED DWELLING ON THE LOT MUST COMPLY WITH ALL SETBACK RESTRICTIONS RECORDED ON THIS PLAT.
14. NO INDIVIDUAL LOT ACCESS WILL BE ALLOWED FOR LOTS _____ THROUGH _____ A 24 FOOT DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED BY DEVELOPER BETWEEN LOTS _____ AND _____ TO PROVIDE INGRESS AND EGRESS TO LOTS _____ THROUGH _____ FROM FM 1981 (HOYLE ROAD). NO LOT DRIVEWAY/ENTRANCE PERMIT IS REQUIRED PRIOR TO THE CONSTRUCTION OF THE DRIVEWAY AND THE COUNTY ISSUING A DEVELOPMENT APPLICATION PERMITS.
15. 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 SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
A. OSSF SYSTEMS ARE BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGEAGE ONLY.
B. EACH LOT ON THIS PLAT COMPLES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
C. OSSF SYSTEMS SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCEPTS 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 DRINKFIELD SYSTEM.
E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.
16. RESEARCH TAX MANAGEMENT, INC., THE OWNER & SUBDIVIDER OF PUEBLO DE PALMAS PHASE 30 SUBDIVISION, RETAIN A BLANKET EASEMENT UPON THE LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET No. 1 OF THIS PLAT.
17. ALL LOT CORNERS ARE SET 1/2 INCH IRON RODS WITH CAP.
18. A FIVE (5.00') FOOT SIDEWALK IS REQUIRED AT BUILDING PERMIT STAGE BY LOT OWNER.
19. ALL EASEMENTS SHOWN ARE DEDICATED BY THIS PLAT, UNLESS STATED OTHERWISE.
20. THERE ARE NO WATER WELLS WITHIN 190 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION
21. THE LOT SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE CENTER 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 SUBDIVISION RULES APPENDIX 3.1.4.1.
22. AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR SCHOOLS, COMMERCIAL AND INDUSTRIAL USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
23. NO FILL OR PERMANENT STRUCTURES SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE DRAINAGE SWALE. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SWALE.

PLAT NOTES
PUEBLO DE PALMAS PHASE 30 SUBDIVISION
HIDALGO COUNTY, TEXAS

PROJECT :

PRELIMINARY



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

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: IVAN GARCIA P.E., R.P.L.S.
SCALE: AS SHOWN
DATE: JUNE 17, 2025
PROJECT: SUB 25.030
REVISIONS: PAGE NO. 2-OF-2

