PLANNING DEPARTMENT

County of Hidalgo

Rev. 12-21-23

Main Office
2818 S. Business Hwy 281
Edinburg, Texas 78539
956-318-2840

Precinct No. 1 Substation
1900 Joe Stephens Ave.
Ste. A
Weslaco, TX 78596
956-968-4734

Precinct No.3 Substation
2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045

OSSF's

Precinct 1 2 3 4

Anthony Uresti
Director of Planning

Application No: N/A

HIDALGO COUNTY
CERTIFICATE OF PLAT AND UTILITY STATUS
UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

Upon the application of:

	Temporary Service	Final Service
Approved by Environmental Health:		
	Authorized Signature	**Authorized Signature**
Inspection/Permit No:		
Date Approved:	/ /	/ /

Name: PDP Mile 4, LTD.

Address: P.O. Box 1000
Mission, Tx. 78573

Phone: 583-1114

Water Supplier: NAWSC.

Utility Provider: [ ] M.V.E.C. [✓] AEP

Account/ESI No.: N/A
[ ] Temporary Pole [ ] Permanent Service

regarding the land described as: Pueblo De Palmas #27 Subdivision lots 1-17

on November 10th, 2026, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

Fill in **"yes"** or **"no"** in each blank

yes A plat has been prepared;

yes A plat has been reviewed and approved by the Commissioners Court; (Date approved 9-3-24);

yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by TJY Sosa);

no an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by CSDL.);

yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by CSDL.);

yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by TJY Sosa);

Planning Department Authorized Signature | **Hidalgo County Judge** | **Date**

ATTEST: **Hidalgo County Clerk** | **Date**

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Precinct 1 2 3 (4)

Anthony Uresti
Director of Planning

Application No: DMK

REQUEST FOR HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

In my status and for the land indicated below, which is located outside of any municipality, I request that the Hidalgo County Commissioners Court make the determinations regarding plat and utility status described in Texas Local Government Code § 232.028(b) and issue a certificate of such determinations:

PARTY MAKING REQUEST:

Name: PDP MILE 4, LTD

Address: P.O. BOX 1000

MISSION, TEXAS 78573

Phone: 956-583-1114

IDENTIFICATION OF LAND (e.g., lot and block number of recorded subdivision, designation on plat, address, description in deed, etc.):

Pueblo De Palmas #27 lots 1-17

STATUS OF PERSON OR ENTITY MAKING REQUEST:

- ✓ Subdivider
- ____ Owner of lot in subdivision
- ____ Resident of lot in a subdivision
- ____ Entity that provides utility service

ATTORNEY-IN-FACT
Requesting Party (Signature)

08/06/2024
Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

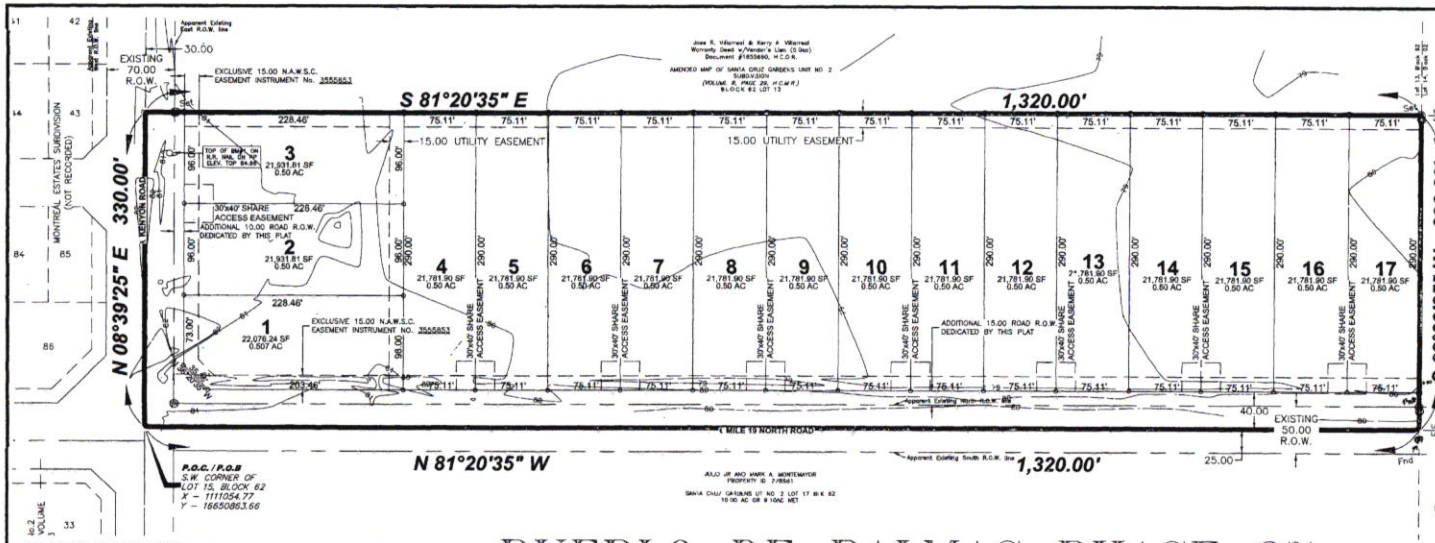
- ✓ Deed
- ____ Executory Contract
- ____ Lease
- ____ Rent Receipt
- ____ Affidavit
- ✓ Other (describe) copy of subd. plat

This part to be filled out by receiving county official:

Location of land verified and completed request accepted by Hidalgo County for processing on:

10/24/24
Date

County Official



PUEBLO DE PALMAS PHASE 27

A 10.00-ACRE (9.81-ACRE NET) TRACT OF LAND, MORE OR LESS, BEING ALL OF LOT NO. FIFTEEN (15), BLOCK NO. SIXTY-TWO (62), AMENDED MAP SUBDIVISION OF SANTA CRUZ GARDENS UNIT NO. 2, BEING A RE-SUBDIVISION OF THE SANTA CRUZ RANCH OUT OF THE SAN SALVADOR DEL TULE GRANT, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGES 28 & 29 MAP RECORDS, IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS

GENERAL SUBDIVISION PLAT NOTES

1. MINIMUM FINISH FLOOR ELEVATION SHALL BE AT 18" ABOVE THE TOP OF THE STREET CURB WHEN MEASURED AT THE CENTER FRONT OF ALL THE LOTS. 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.

2. THIS SUBDIVISION IS LOCATED IN:
ZONE "X" (SHADED) AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.
FEMA FIRM COMMUNITY PANEL No. 480334 0350 C
MAP REVISED JUNE 06, 2000
REVISED TO REFLECT LOAM: MAY 17, 2001

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).

3. SETBACKS:
FRONT: 40.00 FEET ON KENYON ROAD
FRONT: 50.00 FEET ON MILE 19 N. ROAD / 50.00 FEET FROM CENTER LINE
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
CORNER SIDE: 25.00 FEET OR EASEMENT WHICHEVER IS GREATER / 50 FEET FROM CENTER LINE

4. 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. ONLY LOT 1 SHALL BE ALLOWED FOR COMMERCIAL USE. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

5. BENCHMARK NOTE:
THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.

B.M. No.1 — ELEV.=64.66 TOP OF A NAIL SET ON AN EXISTING POWER POLE LOCATED EAST OF KENYON ROAD IN THE VICINITY APPROXIMATE 43.00 FEET FROM THE N.W. CORNER OF THIS SUBDIVISION (NAVD 1988). COORDINATES: X=1111122.95 Y=16651143.39

6. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 26.341 CUBIC-FEET (0.98 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET No.3 FOR STORM SEWER IMPROVEMENTS.)

7. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF 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.

8. 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.

9. 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.

10. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE.

11. AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR COMMERCIAL 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.

12. 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 SEWERAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.

B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 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 OCCUPYING A LOT.

14. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION

15. PDP MILE 4, LTD., A TEXAS LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, THE OWNER & SUBDIVIDER OF PUEBLO DE PALMAS PHASE 27 SUBDIVISION, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO.2 OF THIS PLAT.

16. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.

17. ACCESS GATE LOT 1 SHALL BE FROM MILE N. ROAD.

METES AND BOUNDS DESCRIPTION

A 10.00-ACRE TRACT OF LAND, MORE OR LESS, BEING ALL OF LOT NO. FIFTEEN (15), BLOCK NO. SIXTY-TWO (62), AMENDED MAP SUBDIVISION OF SANTA CRUZ GARDENS UNIT NO. 2, BEING A RE-SUBDIVISION OF THE SANTA CRUZ RANCH OUT OF THE SAN SALVADOR DEL TULE GRANT, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGES 28 & 29 MAP RECORDS, IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, AND BEING THE SAME PROPERTY CONVEYED BY TOWN REAL ESTATE SALES CO. TO J. F. CARTER, AND MRS. EMMA A. CARTER, BY DEED DATED APRIL 22, 1957, RECORDED IN VOLUME 888, PAGE 544 OF THE DEED RECORDS OF HIDALGO COUNTY, TEXAS, AND AS FURTHER DESCRIBED AS TRACT 2A IN DISTRIBUTION DEED RECORDED VIA DOCUMENT NO. 2012-3241498, OFFICIAL RECORDS, OF HIDALGO COUNTY, TEXAS, SAVE AND EXCEPT A 0.740 ACRE TRACT OF LAND OUT OF SAID LOT 15, BLOCK 62, SANTA CRUZ GARDENS UNIT NO. 2, DOCUMENT NO. 2008-1698236, OFFICIAL RECORDS, OF HIDALGO COUNTY, TEXAS, REFERENCES TO WHICH ARE HERE MADE FOR ALL PURPOSES, LOCATED ON THE NORTHEAST CORNER OF THE INTERSECTION OF EAST MILE 19 NORTH ROAD AND NORTH KENYON ROAD, IS DESCRIBED AS METES AND BOUNDS AS FOLLOWS:

THE POINT OF COMMENCEMENT (P.O.C.) AT THE POINT OF INTERSECTION OF THE APPARENT EXISTING 60-FOOT RIGHT-OF-WAY CENTERLINE OF SAID NORTH KENYON ROAD AND THE EXISTING 50-FOOT RIGHT-OF-WAY CENTERLINE OF SAID EAST MILE 19 NORTH ROAD FOR THE APPARENT SOUTHWEST CORNER OF LOT 15 AND OF SAID 10.00-ACRE TRACT, AND BEING THE POINT OF BEGINNING (P.O.B.) OF SAID 10.00-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 08°39'25" EAST, WITH THE SAID EXISTING 60-FOOT RIGHT-OF-WAY CENTERLINE OF SAID NORTH KENYON ROAD, THE APPARENT EAST LOT LINE OF SAID LOT 15 AND OF SAID 10.00-ACRE TRACT, A DISTANCE OF 330.00 FEET TO A POINT FOR THE APPARENT NORTHWEST CORNER OF SAID 10.00-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 81°20'35" EAST, WITH THE APPARENT NORTH LOT LINE OF SAID LOT 15 AND OF SAID 10.00-ACRE TRACT, A DISTANCE OF 30.00 FEET PAST A NO. 4 REBAR FOUND ON THE APPARENT EXISTING EAST RIGHT-OF-WAY LINE OF SAID NORTH KENYON ROAD, CONTINUING FOR A TOTAL DISTANCE OF 1,320.00 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 FOR THE APPARENT NORTHEAST CORNER OF SAID LOT 15 AND OF SAID 10.00-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 08°39'25" WEST, WITH THE APPARENT EAST LOT LINE OF SAID LOT 15 AND OF SAID 10.00-ACRE TRACT, A DISTANCE OF 305.00 FEET PAST A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 ON THE APPARENT EXISTING NORTH RIGHT-OF-WAY LINE OF SAID EAST MILE 19 NORTH ROAD, BEARING SOUTH 08°39'25" WEST A DISTANCE OF 4.78 FEET FROM A FOUND NO. 4 REBAR, CONTINUING FOR A TOTAL DISTANCE OF 330.00 FEET TO A POINT ON THE SAID EXISTING 50-FOOT RIGHT-OF-WAY CENTERLINE FOR THE APPARENT SOUTHEAST CORNER OF SAID LOT 15 AND OF SAID 10.00-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 81°20'35" WEST, WITH THE SAID EAST MILE 19 NORTH ROAD EXISTING 50-FOOT RIGHT-OF-WAY CENTERLINE, AND THE APPARENT SOUTH LOT LINE OF SAID LOT 15 AND OF SAID 10.00-ACRE TRACT, A DISTANCE OF 1,320.00 FEET TO THE SAID POINT FOR THE SOUTHWEST CORNER OF SAID 10.00-ACRE TRACT OF LAND HEREIN DESCRIBED, AND FOR THE POINT OF BEGINNING (P.O.B.), CONTAINING A GROSS OF 10.00 ACRES OF LAND, OF WHICH 0.23 OF AN ACRE LIES IN EXISTING KENYON ROAD RIGHT-OF-WAY EASEMENT. FURTHER, SAVE AND EXCEPT A 0.740 OF AN ACRE IN EAST MILE 19 NORTH ROAD/FRONT-OF-WAY, FOR A NET OF 9.03 ACRES, MORE OR LESS.

DRAWING DATE: JANUARY 12, 2024
REVISED DATE: AUGUST 09, 2024

STATE OF TEXAS COUNTY OF HIDALGO
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

PDP MILE 4, LTD., A TEXAS LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, AS OWNER OF THE 10.00 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED PUEBLO DE PALMAS PHASE 27 SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE OF STREETS, PARK, 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 THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

9/9/24
DATE

J. GARY FRISBY
ATTORNEY-IN-FACT
DOC. NUMBER 2895864 H.C.O.R.
P.O. BOX 1000
MISSIO, TEXAS 78573-1000

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED J. GARY FRISBY KNOWN TO ME TO BE THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 9th DAY OF August 20 24

CAROLINA CARDENAS
Notary Public, State of Texas
Comm. Exp. 11-03-2026
Notary ID# 130042184

CAROLINA CARDENAS
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

LOCATION MAP
SCALE: 1"=3000'



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL

JURISDICTION OF A MUNICIPALITY:

PUEBLO DE PALMAS PHASE 27 SUBDIVISION IS LOCATED ON THE NORTH EAST CORNER OF KENYON ROAD AND MILE 19 NORTH ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG ACCORDING TO THE OFFICIAL MAP IN THE OFFICES OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 55,000 2020 CENSUS) AND HIDALGO COUNTY PLANNING DEPARTMENT. THIS SUBDIVISION HAS BEEN REMOVED FROM THE 2 MILE ETJ OF THE CITY OF EDINBURG. THE SUBDIVISION NOW LIES IN THE COUNTY RURAL AREA. PRECINCT No. 4.

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, owners of the property shown on this plat, their successors, assigns, and transferees (hereinafter called "Grantor"whether one or more persons are named), in consideration of one dollar ($1.00) and other good and valuable consideration paid by North Alamo Water Supply Corporation, (hereinafter called "Grantee"), the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, transfer, and convey to said Grantee, its successors, and assigns, an exclusive perpetual easement with the right to erect, construct, install and and lay thereafter use, operate, inspect, repair maintain, replace, and remove water distribution lines and appurtenances over and across the lands shown on this plat, together with the right of ingress and egress over Grantor's adjacent lands for the purpose for which the above mentioned rights are granted, The easement hereby granted shall not exceed 15' in width, and Grantee is hereby authorized to designate the course of the easement herein conveyed except that when the pipeline(s) is installed, the easement herein granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline installed. In the event the easement hereby granted abuts on a public road and the city, county or state hereafter widens or relocates the public road so as to require the relocation of this water line as installed, Grantor further grants to Grantee an additional easement over and across the land shown on this plat for the purpose of laterally relocating said water line as may be necessary to clear the road improvements, which easement hereby granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline as relocated. The consideration recited herein shall constitute payment in full for all damages sustained by Grantor by reason of the installation, maintenance, repair, replacement and relocation of the structures referred to herein, This agreement together with other provisions of this grant shall constitute an easement for the benefit of the Grantee, its successors and assigns. The Grantor covenants that it is the owner of the above-described lands and that said lands are free and clear of all encumbrances and liens except the following: The easement conveyed herein was obtained or improved through Federal financial assistance. This easement is subject to the provisions of Title VI of the Civil Rights Act of 1964 and the regulations issued pursuant thereto for so long as the easement continues to be used for the same or similar purpose for which financial assistance was extended or for so long as the Grantee owns it, whichever is longer.

IN WITNESS WHEREOF the said Grantor executed this instrument this 9 day of August 20 24

J. GARY FRISBY
ATTORNEY-IN-FACT

INDEX TO SHEETS OF PUEBLO DE PALMAS PHASE 27 SUBDIVISION

SHEET 1 HEADING, INDEX, LOCATION MAP; AND ETJ, PRINCIPAL CONTACTS, PLAT WITH LOT, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY JUDGE CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. NO. 1 CERTIFICATION, AND UNITED IRRIGATION DIST. REVISION NOTES.

SHEET 2 WATER DISTRIBUTION DESIGN; TYPICAL WATER SERVICE CONNECTION; REVISION NOTES; ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION, TYPICAL WATER SERVICE CONNECTION DETAILS.

DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION, REVISION NOTES, & CONSTRUCTION DETAILS.

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

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 TEX. 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 DRAINAGE DISTRICT No. 1

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

10-17-24
DATE

APPROVED BY IRRIGATION DISTRICT

THIS PLAT APPROVED BY SANTA CRUZ WATER CONTROL AND IMPROVEMENT DISTRICT No.15 ON THIS 8th DAY OF October 2024 SUBJECT TO THE FOLLOWING:
1. NO BUILDINGS ALLOWED ON TOP OF AN IRRIGATION LINE;
2. FIFTEEN FOOT (15') EASEMENT ON EACH SIDE OF IRRIGATION LINE OR CANAL;
3. ALL LOTS SUBJECT TO RULES, REGULATION, RIGHTS-OF-WAY AND EASEMENTS OF DISTRICT; AND
4. IF SUBDIVISION IS NOT EXCLUDED FROM DISTRICT AND IRRIGATION TO INDIVIDUAL LOTS IS DESIRED, EASEMENTS FOR NECESSARY IRRIGATION FACILITIES TO SUCH LOTS FROM THE CLOSEST DISTRICT DELIVERY POINT SHALL BE PROVIDED. THE LOT OWNER BEING RESPONSIBLE TO INSTALL NECESSARY FACILITIES.

SECRETARY

GENERAL MANAGER

STATE OF TEXAS
COUNTY OF HIDALGO

UNDER LOCAL GOVERNMENT CODE § 232.028(a)

WE THE UNDERSIGNED CERTIFY THAT PLAT OF THE PUEBLO DE PALMAS PHASE 27 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THE 9th DAY OF October 2024

HIDALGO COUNTY JUDGE

10/11/24
DATE

ATTEST: Arturo Guajardo Jr.
HIDALGO COUNTY CLERK

10/17/2024
DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE 9th DAY OF August 20 24

GUILLERMO A. ARRATIA
REGISTERED PROFESSIONAL ENGINEER
No. 94001 STATE OF TEXAS

STATE OF TEXAS
GUILLERMO A. ARRATIA
94001
REGISTERED
PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF HIDALGO

I, HOMERO LUIS GUTIERREZ, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION OF THIS SUBDIVISION WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

DATED THIS THE 09 DAY OF August 20 24

HOMERO LUIS GUTIERREZ
REGISTERED PROFESSIONAL LAND SURVEYOR
NO.2791 STATE OF TEXAS

STATE OF TEXAS
HOMERO LUIS GUTIERREZ
2791
REGISTERED
PROFESSIONAL
LAND SURVEYOR

STATE OF TEX
HIDALGO COUNTY

CERTIFICATE OF PLAT APPROVAL

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF PUEBLO DE PALMAS PHASE 27 SUBDIVISION, WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON 10/09/24

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION

10/09/24
DATE

PRINCIPAL CONTACTS:

	Name	Address	City & Zip	Phone
OWNER:	PDP MILE 4, LTD., A TEXAS LIMITED PARTNERSHIP J. GARY FRISBY, ATTORNEY-IN-FACT	P.O BOX 1000	MISSION, TEXAS 78573	(956) 583-1114
ENGINEER:	GUILLERMO A. ARRATIA P.E.	526 N. 5TH STREET	DONNA, TEXAS 78537	(956) 784-0218
SURVEYOR:	HOMERO L. GUTIERREZ R.P.L.S.	2800 SAN DIEGO	MISSION TEXAS 78572	(956) 583-5479

FILED FOR RECORD IN HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

ON 10-17-24 AT 11:50 AM
INSTRUMENT NUMBER 3590054
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY Imelda Cabello DEPUTY

LEGEND

●	– 1/2" IRON ROD FOUND
■	– 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED 4541
○	– 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED 4540
⌖	– SET 60-D NAIL
R.O.W.	– RIGHT OF WAY
P.O.B.	– POINT OF BEGINNING
P.O.C.	– POINT OF COMMENCING
S.W.C.	– SOUTHWEST CORNER
(---)	– LATITUDE AND LONGITUDE COORDINATES

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