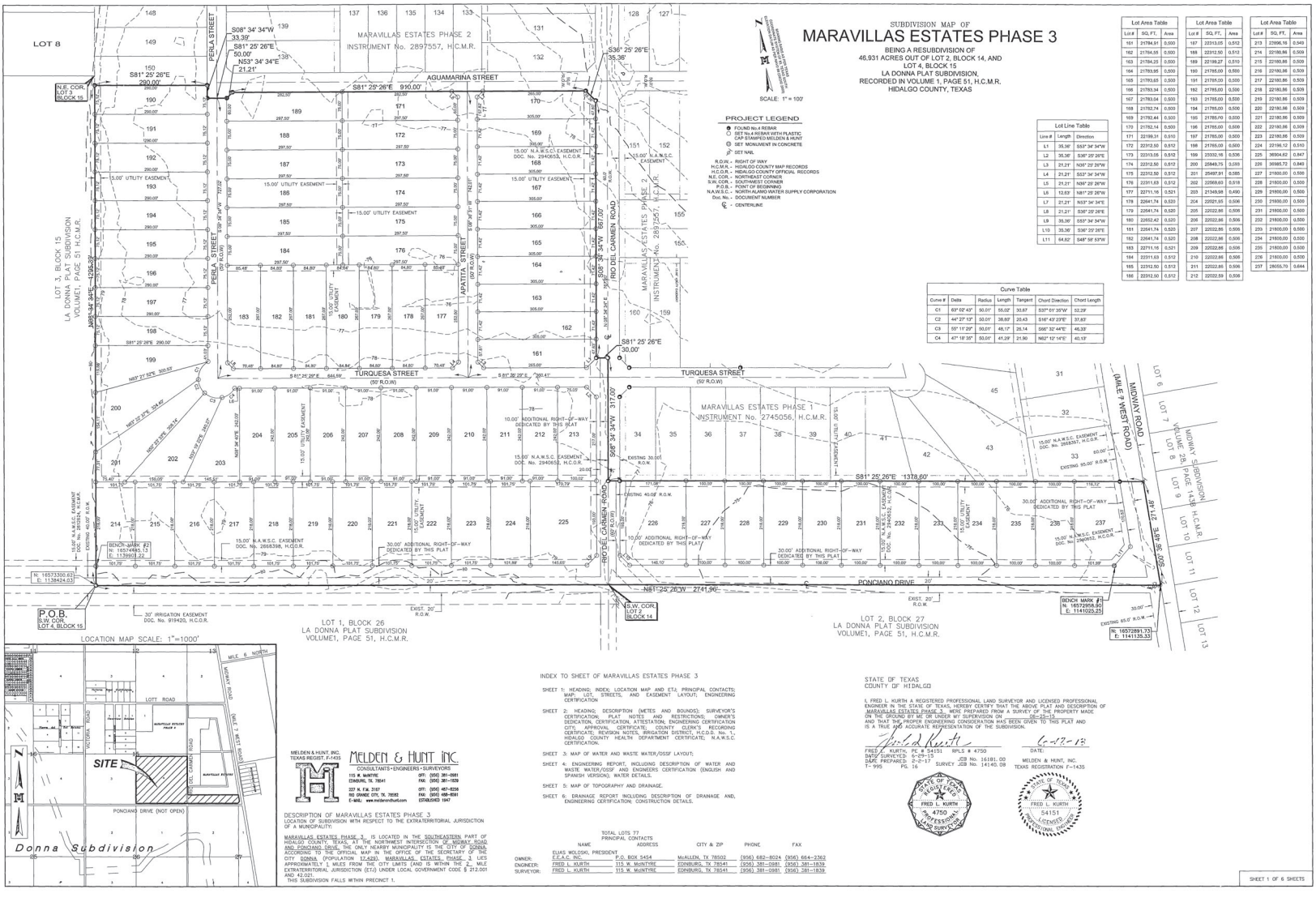

SUBDIVISION MAP OF

MARAVILLAS ESTATES PHASE 3

BEING A RESUBDIVISION OF
46.931 ACRES OUT OF LOT 2, BLOCK 14, AND
LOT 4, BLOCK 15
LA DONNA PLAT SUBDIVISION,
RECORDED IN VOLUME 1, PAGE 51, H.C.M.R.
HIDALGO COUNTY, TEXAS

SCALE: 1" = 100'

PROJECT LEGEND

- FOUND No.4 REBAR
- SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- SET MONUMENT IN CONCRETE
- SET NAIL

R.O.W. - RIGHT OF WAY
H.C.M.R. - HIDALGO COUNTY MAP RECORDS
H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
N.E. COR. - NORTHEAST CORNER
S.W. COR. - SOUTHWEST CORNER
P.O.B. - POINT OF BEGINNING
N.A.W.S.C. - NORTH ALAMO WATER SUPPLY CORPORATION
Doc. No. - DOCUMENT NUMBER
℄ - CENTERLINE

Lot Line Table		
Line #	Length	Direction
L1	35.36'	S53° 34' 34"W
L2	35.36'	S36° 25' 26"E
L3	21.21'	N36° 25' 26"W
L4	21.21'	S53° 34' 34"W
L5	21.21'	N36° 25' 26"W
L6	12.53'	N81° 25' 26"W
L7	21.21'	N53° 34' 34"E
L8	21.21'	S36° 25' 26"E
L9	35.36'	S53° 34' 34"W
L10	35.36'	S36° 25' 26"E
L11	64.82'	S48° 58' 53"W

Curve Table						
Curve #	Delta	Radius	Length	Tangent	Chord Direction	Chord Length
C1	63° 02' 43"	50.01'	55.02'	30.67'	S37° 01' 35"W	52.29'
C2	44° 27' 13"	50.01'	38.80'	20.43	S16° 49' 23"E	37.83'
C3	55° 11' 29"	50.01'	48.17'	26.14	S66° 32' 44"E	46.33'
C4	47° 18' 35"	50.01'	41.29'	21.90	N62° 12' 14"E	40.19'

Lot Area Table			Lot Area Table			Lot Area Table		
Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area
161	21784.91	0.500	187	22313.05	0.512	213	21996.16	0.505
162	21764.55	0.500	188	22312.50	0.512	214	22180.86	0.509
163	21784.25	0.500	189	22199.27	0.510	215	22180.86	0.509
164	21783.95	0.500	190	21785.00	0.500	216	22180.86	0.509
165	21783.65	0.500	191	21785.00	0.500	217	22180.86	0.509
166	21783.34	0.500	192	21785.00	0.500	218	22180.86	0.509
167	21783.04	0.500	193	21785.00	0.500	219	22180.86	0.509
168	21782.74	0.500	194	21785.00	0.500	220	22180.86	0.509
169	21782.44	0.500	195	21785.70	0.500	221	22180.86	0.509
170	21782.14	0.500	196	21785.00	0.500	222	22180.86	0.509
171	22199.31	0.510	197	21785.00	0.500	223	22180.86	0.509
172	22312.50	0.512	198	21785.00	0.500	224	22196.12	0.510
173	22313.05	0.512	199	23332.16	0.536	225	36904.62	0.847
174	22312.50	0.512	200	25949.75	0.595	226	36985.72	0.849
175	22312.50	0.512	201	25497.91	0.585	227	21800.00	0.500
176	22311.63	0.512	202	22568.63	0.518	228	21800.00	0.500
177	22711.16	0.521	203	21349.98	0.490	229	21800.00	0.500
178	22641.74	0.520	204	22021.85	0.506	230	21800.00	0.500
179	22641.74	0.520	205	22022.86	0.506	231	21800.00	0.500
180	22652.42	0.520	206	22022.86	0.506	232	21800.00	0.500
181	22641.74	0.520	207	22022.86	0.506	233	21800.00	0.500
182	22641.74	0.520	208	22022.86	0.506	234	21800.00	0.500
183	22711.16	0.521	209	22022.86	0.506	235	21800.00	0.500
184	22311.63	0.512	210	22022.86	0.506	236	21800.00	0.500
185	22312.50	0.512	211	22022.86	0.506	237	28055.70	0.644
186	22312.50	0.512	212	22022.59	0.506			

LOCATION MAP SCALE: 1"=1000'

MELDEN & HUNT, INC.
TEXAS REGIST. F-1435

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE
EDINBURG, TX. 78541
OFF: (956) 381-0981
FAX: (956) 381-1839
227 N. FM. 3167
RIO GRANDE CITY, TX. 78582
OFF: (956) 487-5256
FAX: (956) 488-8581
E-MAIL: www.meldenandhunt.com
ESTABLISHED 1947

DESCRIPTION OF MARAVILLAS ESTATES PHASE 3

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:

MARAVILLAS ESTATES PHASE 3, IS LOCATED IN THE SOUTHEASTERN PART OF HIDALGO COUNTY, TEXAS, AT THE NORTHWEST INTERSECTION OF MIDWAY ROAD AND PONCIANO DRIVE, THE ONLY NEARBY MUNICIPALITY IS THE CITY OF DONNA, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY DONNA, (POPULATION 17,420), MARAVILLAS ESTATES PHASE 3, LIES APPROXIMATELY 1 MILES FROM THE CITY LIMITS (AND IS WITHIN THE 2 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 212.001 AND 42.021.
THIS SUBDIVISION FALLS WITHIN PRECINCT 1.

INDEX TO SHEET OF MARAVILLAS ESTATES PHASE 3

SHEET 1: HEADING; INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; MAP; LOT, STREETS, AND EASEMENT LAYOUT; ENGINEERING CERTIFICATION

SHEET 2: HEADING; DESCRIPTION (METES AND BOUNDS); SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, ATTESTATION; ENGINEERING CERTIFICATION CITY; APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES, IRRIGATION DISTRICT, H.C.O.D. No. 1; HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE; N.A.W.S.C. CERTIFICATION.

SHEET 3: MAP OF WATER AND WASTE WATER/DSSF LAYOUT;

SHEET 4: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER/DSSF AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION); WATER DETAILS.

SHEET 5: MAP OF TOPOGRAPHY AND DRAINAGE.

SHEET 6: DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND, ENGINEERING CERTIFICATION; CONSTRUCTION DETAILS.

TOTAL LOTS 77
PRINCIPAL CONTACTS

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	ELIAS WOLOSKI, PRESIDENT E.E.A.P., INC.	P.O. BOX 5454	McALLEN, TX. 78502	(956) 682-8024	(956) 664-2362
ENGINEER:	FRED L. KURTH	115 W. McINTYRE	EDINBURG, TX. 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	FRED L. KURTH	115 W. McINTYRE	EDINBURG, TX. 78541	(956) 381-0981	(956) 381-1839

STATE OF TEXAS
COUNTY OF HIDALGO

I, FRED L. KURTH A REGISTERED PROFESSIONAL LAND SURVEYOR AND LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF MARAVILLAS ESTATES PHASE 3, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 06-25-15
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, PE # 54151 RPLS # 4750 DATE: 6-17-15
DATE SURVEYED: 6-25-15 JOB No. 16181.00
DATE PREPARED: 7-7-15 SURVEY JOB No. 14140.09
T- 995 PG. 16
MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

STATE OF TEXAS · REGISTERED · FRED L. KURTH · 4750 · PROFESSIONAL · LAND SURVEYOR

STATE OF TEXAS · FRED L. KURTH · 54151 · LICENSED · PROFESSIONAL ENGINEER

SHEET 1 OF 6 SHEETS