



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: 07-02-2013

PROPOSED VILLA RAMA PHASE 6 SUBDIVISION, PRECINCT No. 3.

ENGINEER: MELDEN & HUNT, INC. DEVELOPER: RICK MARTIN

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 48 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

Approximately ¼ mile South of U.S. Express way 83 & ¼ mile West on Silver Spur

LOCATION DESCRIPTION: Rd.

The rural area of the County.

ETJ of _____ and was approved administratively by said City.

SUBDIVISION LIES WITHIN THE:

ETJ of Palmview and was approved by the P & Z and City Commission of said City

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 05-23-2013 PROPERTY LIES WITHIN FLOOD ZONE: "C" AS PER FEMA.

Drainage will be accomplished by inlets along Jordyn & Lauren Drive, flow will be traveling south discharging to a existing pond.

DRAINAGE DESIGN:

DISTANCE TO A DRAIN DITCH:

Is approximate 4 miles Northwest from subdivision development.

ROAD R.O.W. DEDICATION:

10 feet along the West side of Silver Spur Rd.

H.C.R.O.W. PRELIMINARY APPROVAL DATE:

05-24-2013 By, Victor Gallardo R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE:

04-11-2013 By Elizardo "Chardo" Ramos Environmental Health Division Manager

SEWER SYSTEM:

SANITARY SEWER BY: H.C.M.U.D #1 LINE SIZE: 8" LOCATION: South East end of Villa Rama East Rd.

WATER SERVICE PROVIDER:

H.C.M.U.D #1 LINE SIZE: 6" LOCATION: North side of Villa Rama East Rd.

H.C.O.E.C. PRELIMINARY APPROVAL DATE:

5-10-2013 : 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:

Cash Deposit: Amount: \$ _____ For: OSSF(S) _____ PAVING DRAINAGE STREET SIGNS

A Letter of Credit Financial Institution: _____ L.O.C No. _____

Amount: \$ _____ For: OSSF(S) _____ PAVING DRAINAGE STREET SIGNS

PRELIMINARY APPROVAL FROM
THE HIDALGO COUNTY ADVISORY BOARD ON:

JUNE 18, 2013.

STAFF RECOMMENDS:

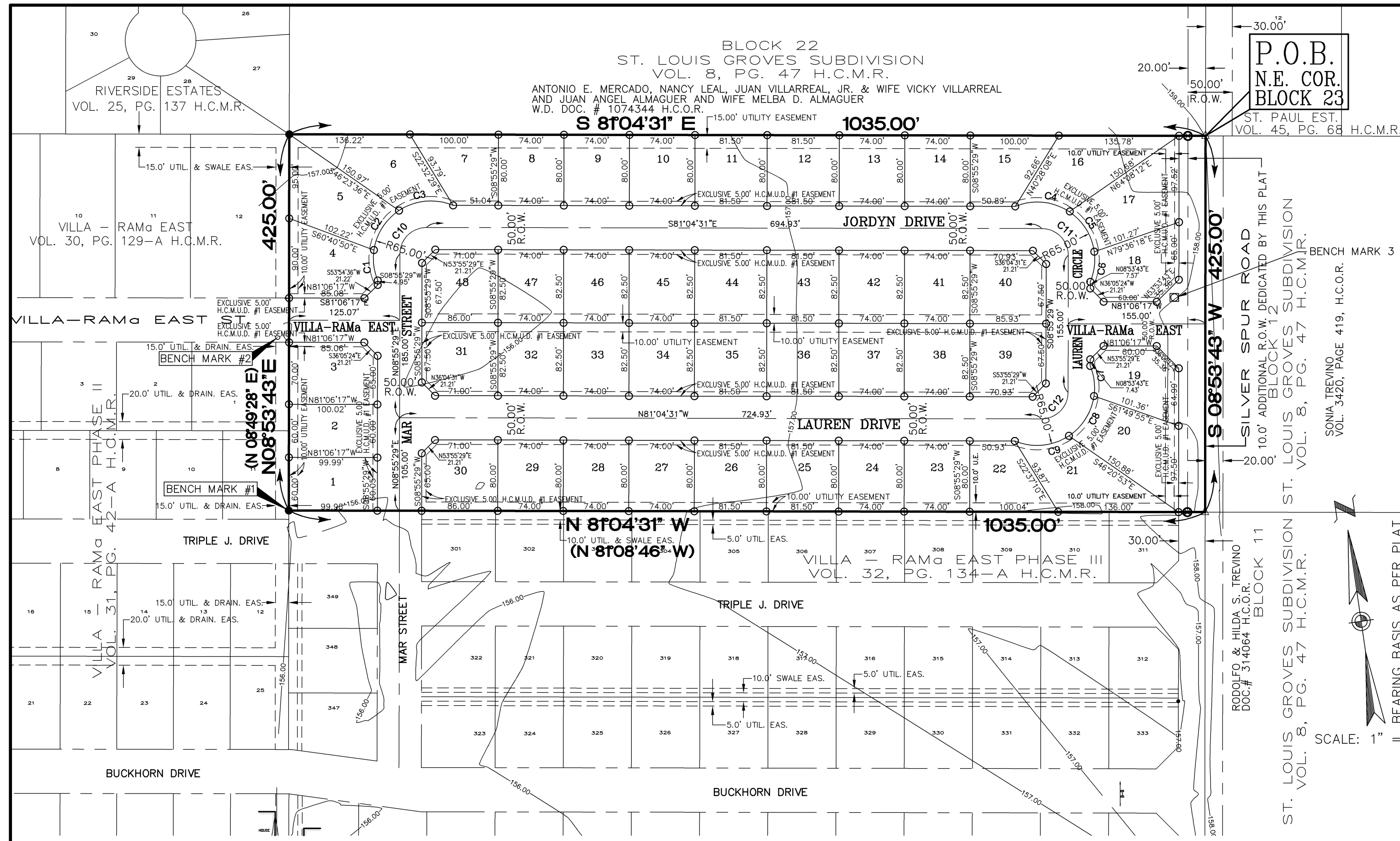
Preliminary Approval subject to comments and future recommendations by planning, other departments and the approval of the City of Palmview.

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.

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HIDALGO COUNTY GENERAL SUBDIVISION PLAT NOTES

- FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "C" ZONE "C" AREAS OF MINIMAL FLOODING COMMUNITY-PANEL NO. 480334 0400 C EFFECTIVE DATE: NOVEMBER 16, 1982. THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN.
- SETBACKS: FRONT: 25.00 FEET. GARAGE 18.00 FEET. REAR: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER. SIDE: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER. CORNER SIDE: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER.
- 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 OCCUPANCY OF THE LOT.
- NO COMMERCIAL USE SHALL BE ALLOWED ON ALL INTERNAL LOTS 1 THROUGH 48.
- 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 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.
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS. B.M. No. 1 - FOUND "X" MARK ON CONCRETE, LOCATED AT THE SOUTHWEST CORNER OF THIS SUBDIVISION. NORTHING=16609444.73350 EASTING=1014014.24857 ELEVATION=156.84. B.M. No. 2 - TOP OF EXISTING SANITARY SEWER MANHOLE LOCATED ON THE SOUTH SIDE OF VILLA-RAMA EAST ST., APPROXIMATELY 229 FEET SOUTH AND 13 FEET WEST FROM THE NORTHWEST CORNER OF THIS SUBDIVISION. NORTHING=16609640.04650, EASTING=1014031.85422, ELEVATION=156.61. B.M. No. 3 - ALUMINUM DISK SET IN CONCRETE AT THE SOUTHEAST CORNER OF LOT 18 OF THE SUBDIVISION APPROXIMATELY 30.00 FEET NORTH OF VILLA-RAMA CENTER LINE AND 35 FEET WEST OF SILVER SPUR ROAD CENTER LINE. NORTHING=16609685.1565, EASTING=1013016.8942, ELEVATION=157.95.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 35,351 CUBIC-Feet (0.81 ACRES-FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET No. 4 FOR STORM SEWER IMPROVEMENTS.)
- 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.
- 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, 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 SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPANCY AN EASEMENT.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- 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 METER(S).)
- DRAINAGE DETENTION POND SHALL TO BE CONSTRUCTED IN DESIGNATED EASEMENT AREAS AS DESIGNED BY PROJECT PLAT ENGINEER AT DEVELOPMENT APPLICATION PERMIT STAGE PRIOR TO THE COUNTY ISSUING A FINAL LIGHT AND WATER CLEARANCE. NO FINAL LIGHT OR WATER CLEARANCE SHALL BE ISSUED UNTIL THE DRAINAGE DETENTION POND IS CONSTRUCTED BY OWNER AND INSPECTED BY COUNTY.
- THE HOMEOWNERS ASSOCIATION AND/OR EVERY LOT OWNER SHALL HOLD THE COUNTY OF HIDALGO, HARMLESS AND INDEMNIFY COUNTY FROM ANY AND ALL CLAIMS RELATING TO THE CONDITION OR ACCESSIBILITY OF THE PRIVATE STREETS, THE LOT OWNERS SHALL BE RESPONSIBLE FOR THE COSTS TO MAINTAIN THE PRIVATE STREETS, PRIVATE SIDEWALKS, AND PRIVATE STRETLIGHTS. ANY REQUEST FOR DEDICATION OF THE PRIVATE ROADS TO PUBLIC USE IF APPROVED SHALL CAUSE CONSTRUCTION SPECIFICATIONS TO MEET COUNTY REQUIREMENTS.
- THERE WILL BE NO ACCESS PERMITTED ONTO SILVER SPUR ROAD FROM LOTS 17 THROUGH 20. A 6 FOOT CHAIN LIKE FENCE WILL BE REQUIRED ALONG THE REAR SIDE OF LOTS 17 THROUGH 20 ABUTTING SILVER SPUR ROAD BY THE DEVELOPER.

**SUBDIVISION PLAT OF
VILLA RAMA PHASE 6 SUBDIVISION**

A RESUBDIVISION OF 10.098 ACRES
BEING ALL OF BLOCK 23
ST. LOUIS GROVES SUBDIVISION
AS RECORDED IN
VOLUME 8, PAGE 47, H.C.M.R.,
HIDALGO COUNTY, TEXAS

- LEGEND**
- FOUND NO. 4 REBAR
 - SET NO.4 REBAR W/PLASTIC CAP STAMPED MELDEN & HUNT
 - ⊗ FOUND NO. 5 REBAR
- ABBREVIATION "U.E." STANDS FOR "UTILITY EASEMENT"
- △ COTTON PICKER SPINDLE SET

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 10.098 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING ALL OF BLOCK 23, ST. LOUIS GROVES SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8, PAGE 47, HIDALGO COUNTY MAP RECORDS, SAID 10.098 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

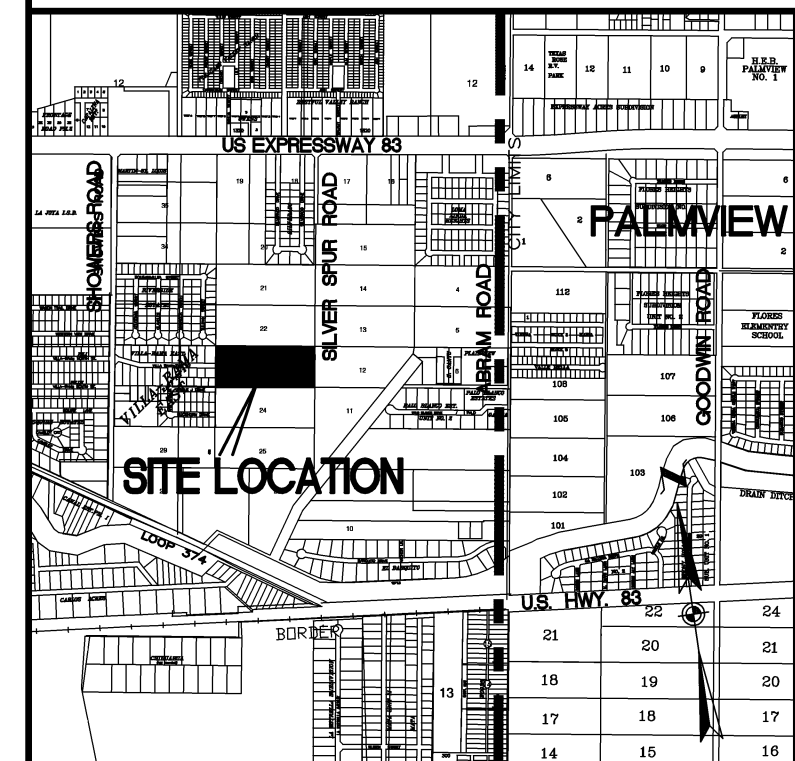
- THENCE, S 08° 53' 43" W ALONG THE EAST LINE OF SAID BLOCK 23 AND WITHIN SILVER SPUR ROAD RIGHT-OF-WAY, A DISTANCE OF 425.00 FEET TO A COTTON PICKER SPINDLE SET FOR THE SOUTHEAST CORNER OF THIS TRACT;
- THENCE, N 81° 04' 31" W (N 81°08'46" W) ALONG THE SOUTH LINE OF SIDE BLOCK 23 AND THE NORTH LINE OF VILLA RAMA EAST PHASE III AS RECORDED IN VOLUME 32, PAGE 134-A H.C.M.R., AT A DISTANCE OF 20.00 FEET PASS A No. 5 REBAR FOUND ON THE EXISTING WEST RIGHT-OF-WAY LINE OF SILVER SPUR ROAD, AT A DISTANCE OF 935.04 FEET PASS THE EAST RIGHT-OF-WAY LINE OF MAR STREET, AT A DISTANCE OF 985.04 FEET PASS THE WEST RIGHT-OF-WAY LINE OF MAR STREET AND CONTINUING A TOTAL DISTANCE OF 1035.00 FEET TO A No. 4 REBAR FOUND ON THE SOUTHWEST CORNER OF SAID BLOCK 23, FOR THE SOUTHWEST CORNER OF THIS TRACT;
- THENCE, N 08° 53' 43" E (N 08°49'28"E) ALONG THE WEST LINE OF SAID BLOCK 23 AT A DISTANCE OF 200.00 FEET PASS THE SOUTH RIGHT-OF-WAY LINE OF SAID VILLA-RAMA EAST STREET, CONTINUING A TOTAL DISTANCE OF 425.00 FEET TO A No. 4 REBAR FOUND FOR THE NORTHWEST CORNER OF SAID BLOCK 23 AND THE NORTHWEST CORNER OF THIS TRACT;
- THENCE, S 81° 04' 31" E ALONG THE NORTH LINE OF SAID BLOCK 23, AT A DISTANCE OF 1015.00 FEET PASS A No. 5 REBAR FOUND ON THE EXISTING WEST RIGHT-OF-WAY LINE OF SAID SILVER SPUR ROAD, CONTINUING A TOTAL DISTANCE OF 1035.00 FEET TO A POINT OF BEGINNING, AND CONTAINING 10.098 ACRES, OF WHICH 0.195 OF ONE ACRE (8500.00 SQ.FT.) LIES IN THE EXISTING RIGHT-OF-WAY OF SAID SILVER SPUR ROAD, LEAVING A NET OF 9.903 ACRES OF LAND, MORE OR LESS.

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

VILLA RAMA PHASE 6 SUBDIVISION IS LOCATED IN THE SOUTHWESTERN AREA OF THE HIDALGO COUNTY, APPROXIMATELY 2090 FEET SOUTH OF U.S. EXPRESSWAY 83, AND 2020 FEET WEST OF ABRAM ROAD, THE NEARBY MUNICIPALITY IS THE CITY OF PALMVIEW. ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF PALMVIEW (POPULATION 4,421 2005 CENSUS), VILLA RAMA PHASE 6 SUBDIVISION LIES OUTSIDE THE CITY LIMITS (AND IS WITHIN THE 2 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021. THIS SUBDIVISION FALLS WITHIN PRECINCT 3.

LOCATION MAP

SCALE: 1" = 2000'



INDEX TO SHEET OF: VILLA RAMA PHASE 6 SUBDIVISION

- SHEET 1: HEADING; INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; MAP: LOTS, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION CERTIFICATION AND ATTESTATION; SURVEYOR'S CERTIFICATION; ENGINEER'S CERTIFICATION; HIDALGO COUNTY CERTIFICATION; HIDALGO COUNTY RIGHT-OF-WAY DEPARTMENT APPROVAL; HIDALGO COUNTY DRAINAGE DISTRICT # 1 CERTIFICATION; HIDALGO COUNTY MUNICIPAL UTILITY DISTRICT No. 1 APPROVAL; CITY OF PALMVIEW MAYOR'S CERTIFICATION; CITY OF PALMVIEW PLANNING AND ZONING BOARD APPROVAL; CLERK'S RECORDING CERTIFICATION.
- SHEET 2: WATER DISTRIBUTION SYSTEM DESIGN; ENGINEER'S REPORT AND CERTIFICATION (ENGLISH AND SPANISH); WATER DETAILS.
- SHEET 3: SANITARY SEWER COLLECTION SYSTEM DESIGN; ENGINEER'S REPORT AND CERTIFICATION (ENGLISH AND SPANISH); SUBDIVIDER CERTIFICATION AND STATEMENT; SANITARY SEWER DETAILS.
- SHEET 4: TOPOGRAPHY, PAVING AND STORM DRAINAGE DESIGN; DRAINAGE REPORT, INCLUDING CALCULATIONS; STORM DRAINAGE AND PAVING DETAILS, ENGINEER'S CERTIFICATION.

Curve Table					
Curve #	Delta	Radius	Length	Chord Bearing	Tangent
C1	30° 54' 58"	65.00'	35.07'	S7° 03' 42"E	34.65'
C2	48° 02' 09"	65.00'	54.49'	S32° 24' 52"W	52.91'
C3	56° 17' 16"	65.00'	63.86'	S84° 34' 34"W	61.32'
C4	56° 23' 51"	65.00'	63.98'	N84° 19' 15"W	61.43'
C5	48° 16' 48"	65.00'	54.77'	N31° 58' 56"W	53.17'
C6	30° 33' 44"	65.00'	34.67'	N7° 26' 20"E	34.26'
C7	30° 39' 44"	65.00'	34.79'	N7° 11' 19"W	34.37'
C8	48° 12' 49"	65.00'	54.70'	N32° 14' 08"E	53.10'
C9	56° 21' 50"	65.00'	63.94'	N84° 32' 17"E	61.40'
C10	90° 00' 00"	30.00'	47.12'	S45° 06' 01"W	42.43'
C11	90° 00' 00"	30.00'	47.12'	N44° 53' 59"W	42.43'
C12	90° 00' 00"	30.00'	47.12'	N45° 06' 01"E	42.43'

Lot Area Table		
Lot #	SQ. FT.	Area
1	6001.03	0.138
2	8000.31	0.138
3	6890.20	0.159
4	6905.36	0.158
5	8340.34	0.191
6	8118.57	0.188
7	6041.64	0.139
8	5920.00	0.136
9	5920.00	0.136
10	5920.00	0.136
11	6520.00	0.150
12	6520.00	0.150
13	5920.00	0.136
14	5920.00	0.136
15	6035.63	0.139
16	8108.99	0.186
17	8458.20	0.194
18	6689.80	0.154
19	6702.49	0.154
20	8463.47	0.194
21	8115.69	0.186
22	6038.92	0.139
23	5920.00	0.136
24	5920.00	0.136

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS

227 N. F.M. 3167
RD 3846, CITY, TX 78542
PH: (956) 487-8256
FAX: (956) 488-8591

115 W. McINTYRE
EDINBURG, TX 78541
JOB No. 07152
PH: (956) 381-1839
FAX: (956) 381-1839
DRAWN BY: J. D'Z/C.M.
www.meldenandhunt.com

BOOK T- 838 PG. 40-41
DATE: 02-03-2010
JOB No. 07152
FILE NAME: 07152-PLAT
DRAWN BY: J. D'Z/C.M.

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DRAWN BY: _____ DATE: 05-21-2013
SURVEYED, CHECKED BY: _____ DATE: _____
FINAL CHECK: _____ DATE: _____

PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	RICK MARTIN	7208 W. EXPRESSWAY 83	MISSION, TX 78572	(956) 585-0531	(956) 585-0563
ENGINEER:	DBA VILLA RAMA SUBDIVISION	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

**HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
HIDALGO COUNTY RIGHT-OF-WAY DEPARTMENT**

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF VILLA RAMA PHASE 6 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT-OF-WAY DEPARTMENT ON _____ DAY OF _____, 20____.

HIDALGO COUNTY RIGHT OF WAY DIRECTOR _____

**HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
HIDALGO COUNTY HEALTH DEPARTMENT**

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF VILLA RAMA PHASE 6 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____ DAY OF _____, 20____.

ENVIRONMENTAL HEALTH DIVISION MANAGER _____

**HIDALGO COUNTY MUNICIPAL UTILITY DISTRICT NO. 1
CERTIFICATE OF PLAT APPROVAL**

THIS PLAT OF VILLA RAMA PHASE 6 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY MUNICIPAL UTILITY DISTRICT No. 1 ON _____ DAY OF _____, 20____.

CHAIRMAN _____

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 TEXAS WATER CODE 49.211 (G). 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
BY: _____

**STATE OF TEXAS
COUNTY OF HIDALGO**

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, RICK MARTIN, DBA VILLA RAMA EAST SUBDIVISION AS OWNER OF THE 10.098 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED VILLA RAMA PHASE 6 SUBDIVISION HEREBY SUBDIVIDED THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND I HAVE DEDICATED TO PUBLIC USE THE STREET(S), 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) SANITARY SEWER CONNECTIONS TO THE LOTS 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.

RICK MARTIN
DBA VILLA RAMA EAST SUBDIVISION
7208 W. EXPRESSWAY 83
MISSION, TEXAS 78572

STATE OF TEXAS
COUNTY OF HIDALGO

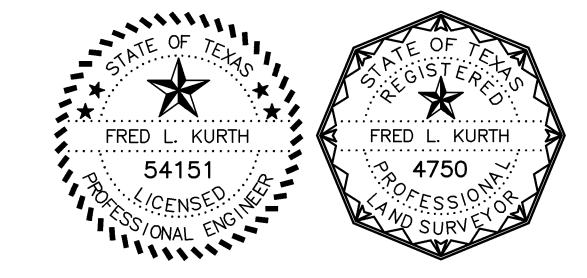
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, FRED L. KURTH, A LICENSED PROFESSIONAL ENGINEER AND REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT, AND IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREIN DESCRIBED.

FRED L. KURTH, P.E. # 54151 R.P.L.S. # 4750
DATE SURVEYED: 11-14-07
DATE PREPARED: 03-16-2010
T- 838 PG. 40-41
JOB No. 07152
ENG. JOB No. 07152.00



**STATE OF TEXAS
CITY OF PALMVIEW**

THIS PLAT APPROVED BY THE CITY COMMISSION OF THE CITY OF PALMVIEW TEXAS ON THIS THE _____ DAY OF _____, 20____.

ATTEST: _____
MAYOR, CITY OF PALMVIEW

CITY SECRETARY _____

THIS PLAT APPROVED BY THE CITY OF PALMVIEW PLANNING AND ZONING BOARD ON THIS THE _____ DAY OF _____, 20____.

CHAIRMAN _____

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

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF VILLA RAMA PHASE 6 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____ DAY OF _____, 20____.

HIDALGO COUNTY JUDGE _____
ATTEST: _____
HIDALGO COUNTY CLERK

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

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

FINAL ENGINEERING REPORT FOR VILLA RAMA PHASE 6 SUBDIVISION
 BY: FRED L. KURTH
 WATER SUPPLY, DESCRIPTION, COSTS, AND OPERABILITY DATE

VILLA RAMA PHASE 6 SUBDIVISION IS PROVIDED WITH POTABLE WATER BY HIDALGO COUNTY MUNICIPAL UTILITY DISTRICT #1 (H.C.M.U.D.#1). THE SUBDIVIDER AND H.C.M.U.D.#1 HAVE ENTERED INTO A CONTRACT IN WHICH H.C.M.U.D.#1 HAS PROMISED TO PROVIDE SUFFICIENT WATER FOR THIS SUBDIVISION FOR AT LEAST 30 YEARS. H.C.M.U.D.#1 HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

H.C.M.U.D.#1 HAS AN EXISTING 8-INCH WATER LINE ALONG THE WEST SIDE OF SILVER SPUR ROAD RIGHT-OF-WAY AND A 6-INCH WATER LINE LOCATED ON THE NORTH SIDE OF THE STREET KNOWN AS VILLA RAMA EAST (VOL. 30, PG. 129-A, H.C.M.R.). A PROPOSED 6-INCH WATER LINE HAS BEEN INSTALLED FROM AN EXISTING 6-INCH TEE LOCATED TO THE EAST END OF SAID STREET. H.C.M.U.D.#1 HAS ANOTHER 6-INCH WATER LINE LOCATED ON THE EAST SIDE OF MAR STREET. A PROPOSED 6"x6"x6" TEE HAS BEEN INSTALLED AT THE NORTHWEST CORNER OF LOT 301 OF VILLA-RAMA EAST PHASE II (VOL. 32, PG. 134-A, H.C.M.R.). THE PROPOSED 6-INCH WATER LINES CONNECT FROM THE TWO PREVIOUSLY-MENTIONED LOCATIONS, AND ARE EXTENDED WITHIN THE RIGHTS-OF-WAY OF PROPOSED VILLA RAMA EAST (NORTH SIDE), AND WITHIN A 5 FOOT H.C.M.U.D. EASEMENT ALONG MAR STREET (EAST SIDE), WITHIN A 5.00 H.C.M.U.D. EASEMENT ALONG JORDYN DRIVE (NORTH SIDE), A 5.00 H.C.M.U.D. EASEMENT ALONG LAUREN DRIVE (NORTH SIDE) AND A 5.00 H.C.M.U.D. EASEMENT ALONG LAUREN CIRCLE (WEST SIDE) AND A 5.00 H.C.M.U.D. EASEMENT WITHIN LOT 18 ALONG VILLA RAMA EAST (NORTH SIDE) TO CONNECT TO THE EXISTING 8" WATER LINE ALONG THE WEST SIDE OF SILVER SPUR ROAD.

THE WATER DISTRIBUTION FOR VILLA RAMA PHASE 6 SUBDIVISION CONSISTS OF EIGHTEEN (20) 1-INCH DIAMETER DUAL SERVICE LINES THAT SPLIT INTO TWO 3/4-INCH SINGLE SERVICE CONNECTIONS SERVICING 40 LOTS, AND 8 3/4-INCH SINGLE SERVICE CONNECTIONS SERVICING 8 LOTS, COVERING THE 48 LOTS OF THIS SUBDIVISION. ALL THE SERVICES END AT THE WATER METER BOX OF EACH LOT. THE 6-INCH LINES, 1-INCH DUAL SERVICES, 3/4-INCH SINGLE SERVICES AND METER BOXES HAVE ALREADY BEEN INSTALLED AT A TOTAL COST OF \$91,662.00 OR \$1,909.63 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID H.C.M.U.D.#1 THE SUM OF \$ XX,XXX.XX WHICH COVERS THE \$ XX,XXX.XX COST PER LOT AS STATED IN THE 30-YEAR WATER SERVICE AGREEMENT, WHICH REPRESENTS THE TOTAL COST OF WATER METERS, RIGHTS, ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THIS SUBDIVISION TO H.C.M.U.D.#1. UPON REQUEST BY THE LOT OWNER, H.C.M.U.D.#1 WILL PROMPTLY INSTALL AT NO CHARGE, THE WATER METER FOR THAT LOT. THE SUBDIVIDER HAS INSTALLED 4 FIRE HYDRANTS AT A UNIT COST OF \$2,640.00, FOR A TOTAL COST OF \$10,560.00. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY H.C.M.U.D.#1, AND THE SYSTEM IS OPERABLE AT THE DATE OF THE RECORDATION OF THE PLAT.

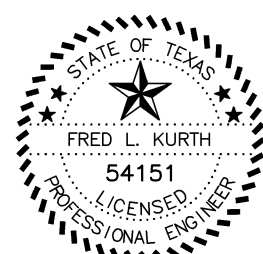
CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER FACILITY, AS DESCRIBED ABOVE, IS IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE.

I CERTIFY THAT THE ESTIMATED COST TO INSTALL UNCONSTRUCTED WATER, AS DISCUSSED ABOVE, IS AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF: \$ 91,662.00, WHICH EQUALS TO \$1,909.63 PER LOT.

FRED L. KURTH, RPE # 54151 DATE:



REPORTE FINAL DE INGENIERIA DE VILLA RAMA PHASE 6 SUBDIVISION
 ABASTECIMIENTO DE AGUA: DESCRIPCION, COSTOS Y FECHA DE OPERABILIDAD

VILLA RAMA PHASE 6 SUBDIVISION ES ABASTECIDA CON AGUA POTABLE POR PARTE DEL DISTRITO MUNICIPAL #1 DEL CONDADO DE HIDALGO (H.C.M.U.D.#1). LA PERSONA QUE SUBDIVIDE (SUBDIVIDER) Y H.C.M.U.D.#1 HAN ENTRADO EN UN CONTRATO EN EL CUAL H.C.M.U.D.#1 HA PROMETIDO ABASTECER CON SUFICIENTE AGUA PARA ESTA SUBDIVISION POR LO MENOS DURANTE 30 AÑOS. H.C.M.U.D.#1 HA PROPORCIONADO DOCUMENTACION QUE ESTABLECE LA CANTIDAD Y CALIDAD DEL ABASTECIMIENTO DE AGUA A LARGO PLAZO PARA SERVIR EL COMPLETO DESARROLLO DE ESTA SUBDIVISION.

H.C.M.U.D.#1 TIENE UNA LINEA DE AGUA DE 6 PULGADAS QUE SE LOCALIZA EN EL LADO NORTE DE LA CALLE CONOCIDA COMO VILLA RAMA EAST STREET (GRABADA EN VOL. 30, PG. 129-A, H.C.M.R.). UNA LINEA DE 6 PULGADAS SE HA INSTALADO A PARTIR DE UNA TEE DE 6 PULGADAS LOCALIZADA HACIA EL FINAL DEL LADO ESTE DE DICHA CALLE. H.C.M.U.D.#1 CUENTA CON OTRA LINEA DE 6 PULGADAS QUE SE LOCALIZA EN EL LADO ESTE DE MAR STREET. UNA TEE DE 6 PULGADAS SE HA INSTALADO HACIA LA ESQUINA NOROCCIDENTE DEL LOTE 301 DE VILLA RAMA EAST PHASE II (GRABADA EN VOL. 32, PG. 134-A, H.C.M.R.). LINEAS DE 6 PULGADAS SE INSTALARON A PARTIR DE LOS DOS PUNTOS ANTES MENCIONADOS Y SE EXTENDIERON DENTRO DEL DERECHO DE VIA DE LAS CALLES PROPIETARIAS VILLA RAMA EAST (LADO NORTE), EN UNA CONSION DE 5.00 PIES DE H.C.M.U.D. EN EL LADO DE MAR STREET (LADO ESTE), EN UNA CONSION DE 5.00 PIES DE H.C.M.U.D. EN EL LADO DE JORDYN DRIVE (LADO NORTE), EN UNA CONSION DE 5.00 PIES DE H.C.M.U.D. EN EL LADO DE LAUREN DRIVE (LADO NORTE) Y EN UNA CONSION DE 5.00 PIES DE H.C.M.U.D. EN EL LADO DE LAUREN CIRCLE (LADO OESTE) AND EN UNA CONSION DE 5.00 PIES DE H.C.M.U.D. EN CMA DE LOTE 18 Y EL LADO DE VILLA RAMA EAST (LADO NORTE) PARA CONECTAR A LA LINEA DE 8 PULGADAS EN EL LADO OESTE DE SILVER SPUR ROAD.

EL SISTEMA DE DISTRIBUCION DEL AGUA PARA VILLA RAMA PHASE 6 SUBDIVISION CONSISTE DE DIECIOCHO (20) SERVICIOS DOBLES DE UNA (1) PULGADA DE DIAMETRO QUE SE DIVIDEN EN DOS SERVICIOS SENCILLOS DE 3/4 DE PULGADA ABASTECIENDO A 40 LOTES, Y DOCE (8) SERVICIOS SENCILLOS DE 3/4 DE PULGADA ABASTECIENDO A DOCE (8) LOTES, CUBRIENDO LOS 48 LOTES DE ESTA SUBDIVISION. TODOS LOS SERVICIOS TERMINAN EN EL MEDIDOR DE CADA LOTE. LAS LINEAS DE 6 PULGADAS, LOS SERVICIOS DOBLES DE UNA (1) PULGADA, LOS SERVICIOS SENCILLOS DE 3/4 DE PULGADA Y LOS MEDIDORES HAN SIDO INSTALADOS A UN COSTO DE: \$ 91,662.00 O \$ 1,909.63 POR LOTE. EN ADICION, LA PERSONA QUE SUBDIVIDE HA PAGADO A H.C.M.U.D.#1 LA CANTIDAD DE \$ XX,XXX.XX QUE CUBRE LOS \$ XX,XXX.XX POR LOTE DE ACUERDO A LO ESTABLECIDO EN EL ACUERDO DE SERVICIO DE AGUA A 30 AÑOS, EL CUAL REPRESENTA EL COSTO TOTAL DE LOS MEDIDORES, DERECHOS, TARIFFAS DE ADQUISICION, Y TODAS LAS TARIFFAS DE MEMBRESIA Y ASOCIADAS CON LA CONECCION DE LOS LOTES DE ESTA SUBDIVISION A H.C.M.U.D.#1. BAJO SOLICITUD POR PARTE DE LOS DUEÑOS DE LOS LOTES, H.C.M.U.D.#1 INSTALARA DE MANERA PRONTA, SIN CARGO ALGUNO, LOS MEDIDORES QUE SE REQUIERAN PARA LOS LOTES CORRESPONDIENTES. LA PERSONA QUE SUBDIVIDE HA INSTALADO CUATRO (4) HIDRANTES CON UN COSTO POR UNIDAD DE \$2,640.00 PARA UN TOTAL DE \$10,560.00. EL SISTEMA EN SU TOTALIDAD HA SIDO APROBADO Y ACEPTADO POR H.C.M.U.D.#1, Y ESTARA EN OPERABILIDAD A LA FECHA DE GRABACION DE LOS PLANOS.

CERTIFICACION:

POR MEDIO DE LA PRESENTE CERTIFICO QUE LOS SERVICIOS DE AGUA, DESCRITOS ANTERIORMENTE, CUMPLEN CON LAS REGLAS MODELO ADOPTADAS BAJO LA SECCION 16.343 DEL CODIGO DEL AGUA.

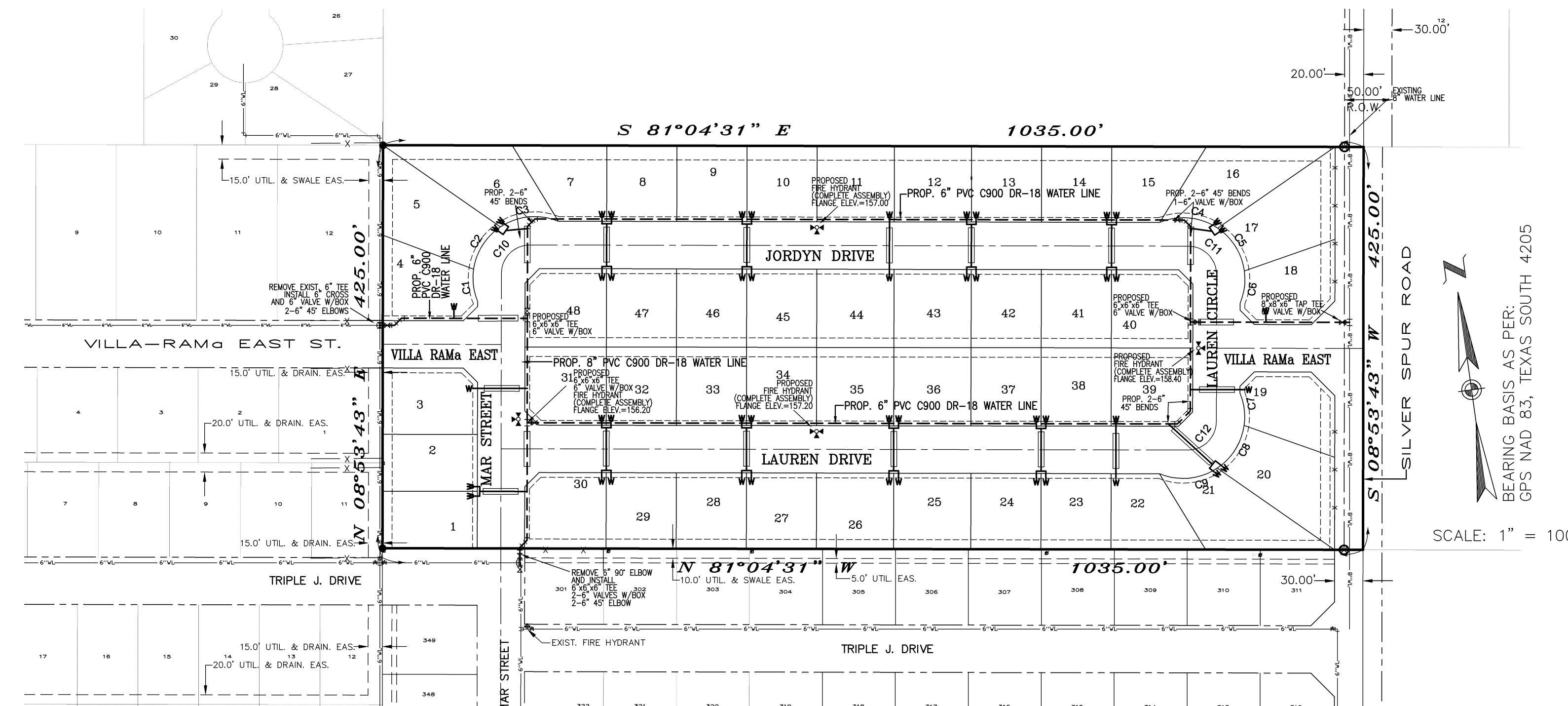
CERTIFICO QUE LOS COSTOS ESTIMADOS PARA INSTALAR EL SISTEMA DEL AGUA, DE ACUERDO A LO ESTABLECIDO ANTERIORMENTE, ES DE LA SIGUIENTE MANERA:

AGUA - EL SISTEMA TOTALMENTE CONSTRUIDO, INCLUYENDO LA INSTALACION DE MEDIDORES, TENDRA UN COSTO DE \$91,662.00, LO CUAL EQUIVALE A \$1,909.63 POR LOTE.

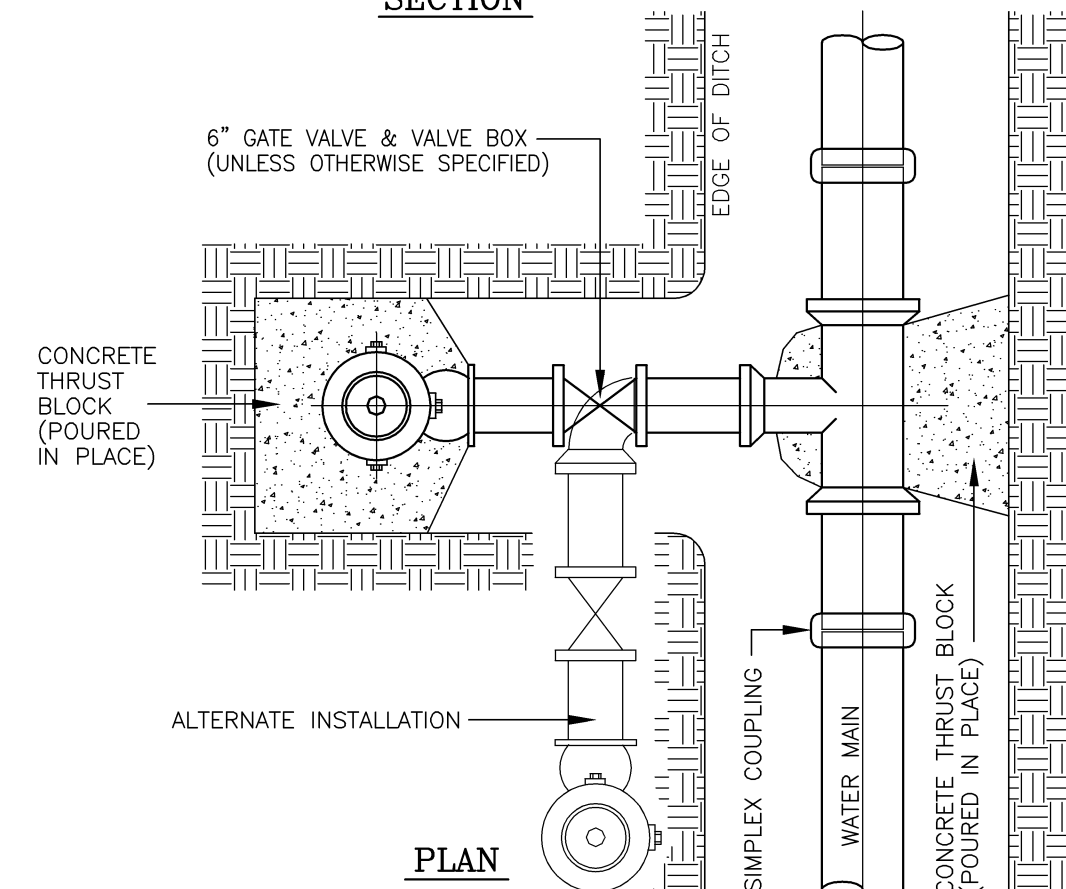
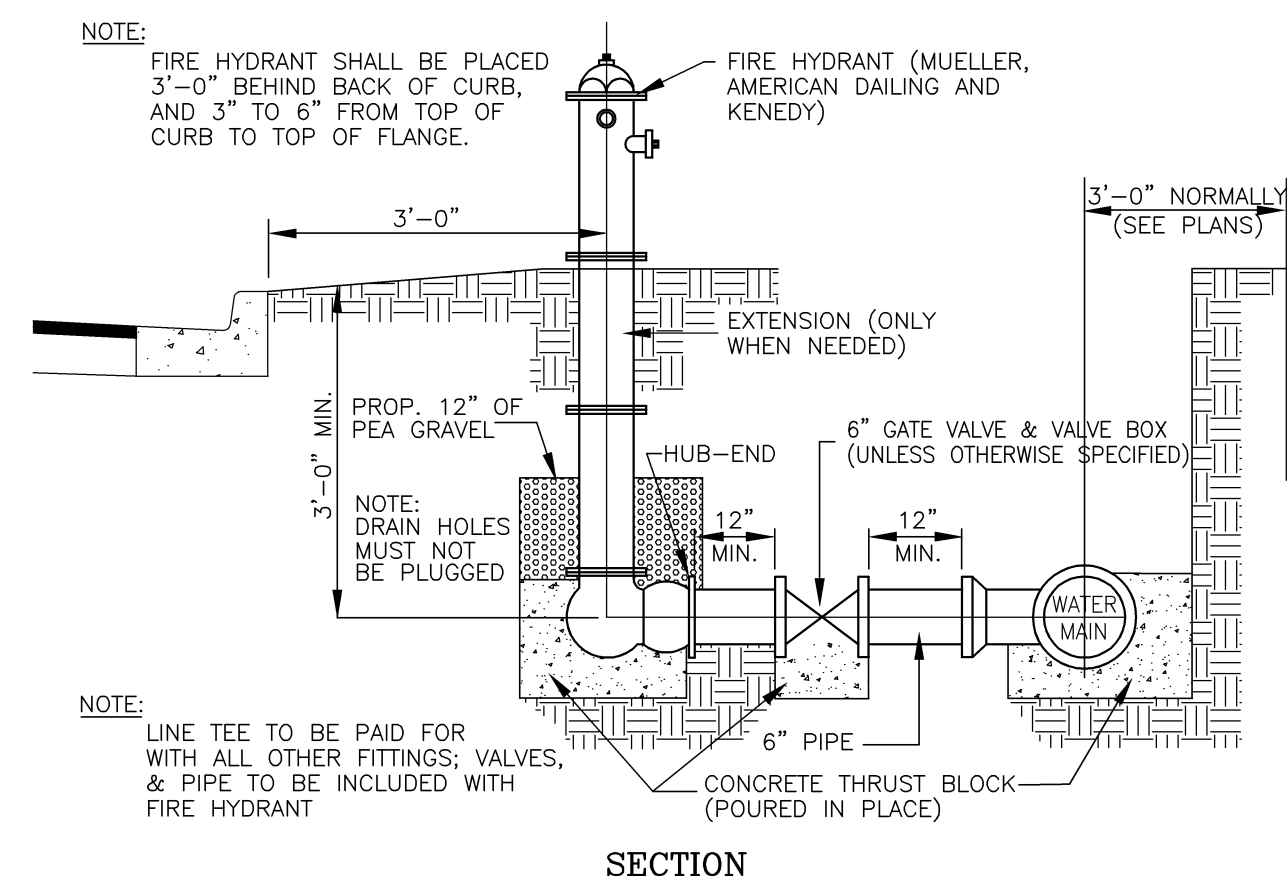
FRED L. KURTH, RPE # 54151 FECHA:

**SUBDIVISION PLAT OF
 VILLA RAMA PHASE 6
 SUBDIVISION**

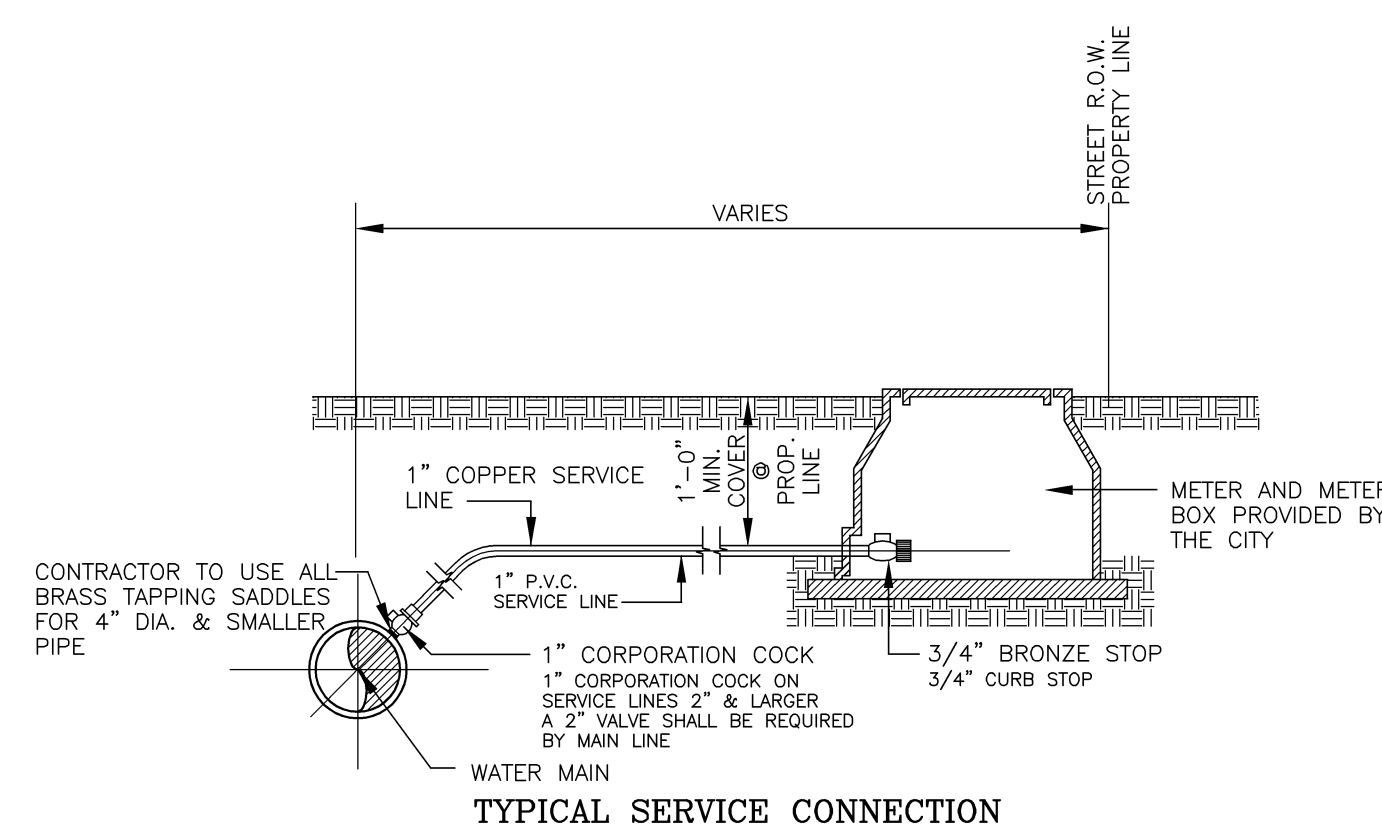
BEING A RESUBDIVISION OF 10.098 ACRES
 OUT OF ALL OF LOT 23
 ST. LOUIS GROVES SUBDIVISION
 AS RECORDED IN
 VOLUME 8, PAGE 47, H.C.M.R.,
 HIDALGO COUNTY, TEXAS



**WATER DISTRIBUTION SYSTEM
 SISTEMA DE DISTRIBUCION DEL AGUA**



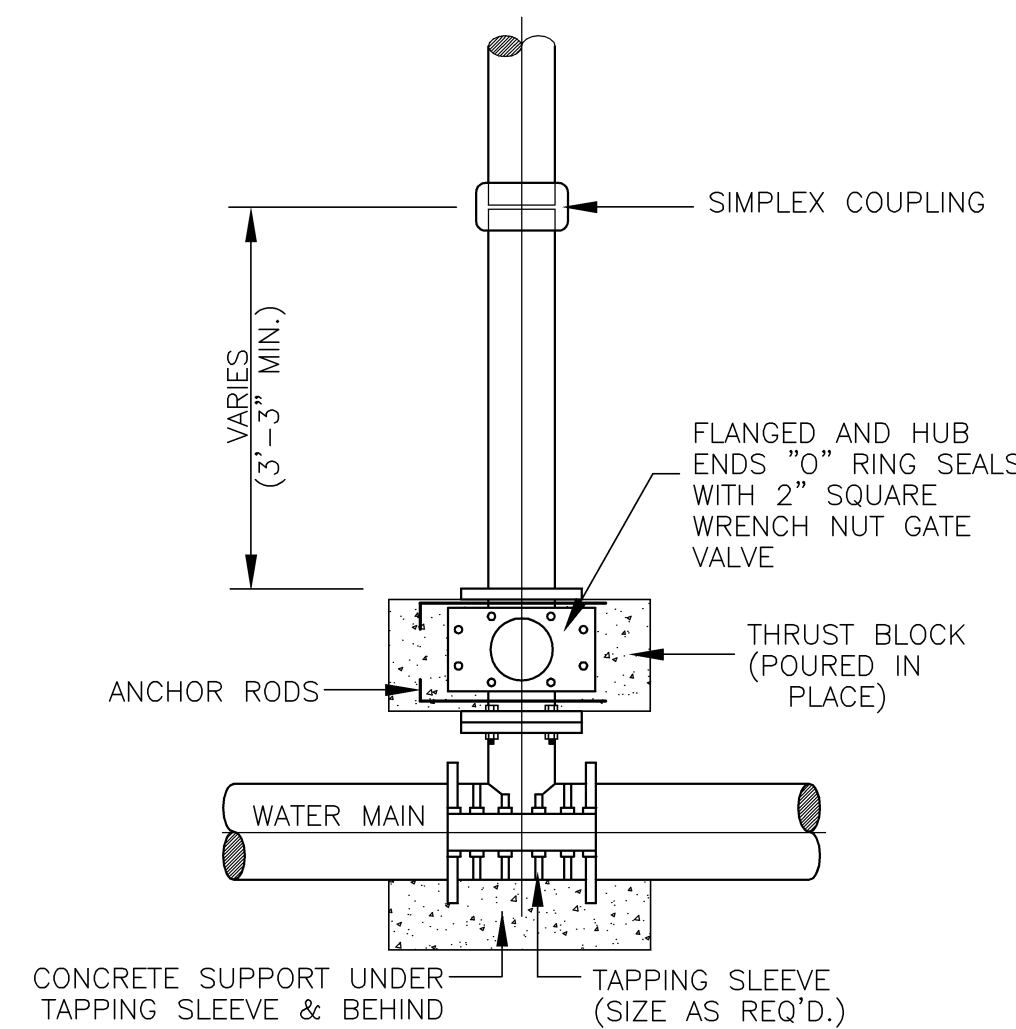
TYPICAL FIRE HYDRANT INSTALLATION



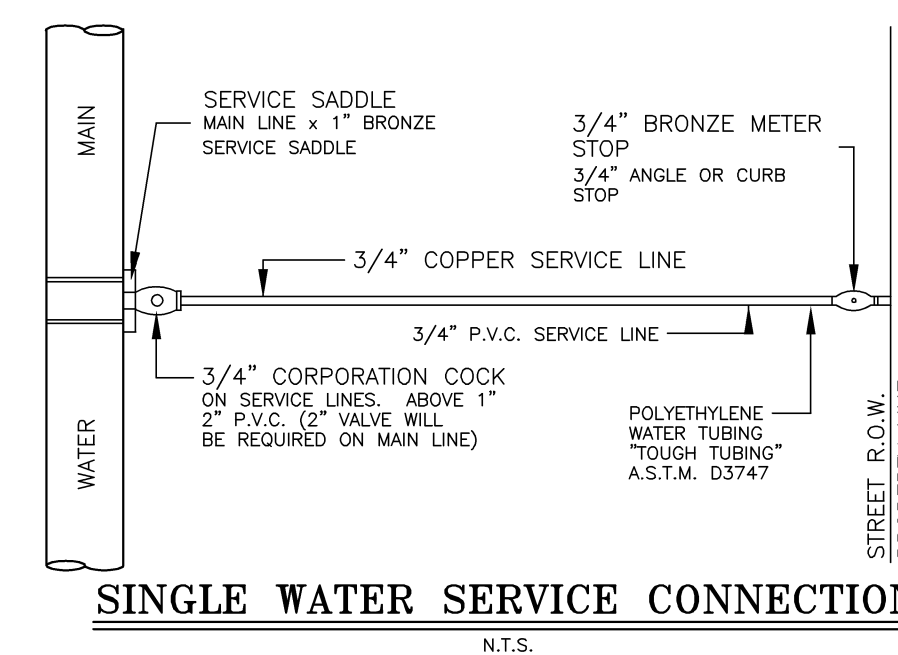
GENERAL NOTES :

1. DRAWINGS INDICATE COPPER SERVICE LINES.
2. FOR P.V.C. SERVICE LINES REFER TO SMALLER TYPE NOTES.
3. ALL COMPRESSION OR PACK TYPE FITTINGS & JOINTS REQUIRE STAINLESS STEEL INSERTS OF REQUIRED SIZE.
4. WATER SERVICE CONNECTIONS CROSSING A STREET SHALL BE ENCASED IN A 2" P.V.C. SH-40 CASING. LENGTH OF CASING SHALL BE WIDTH OF STREET PLUS 10.0 FEET.

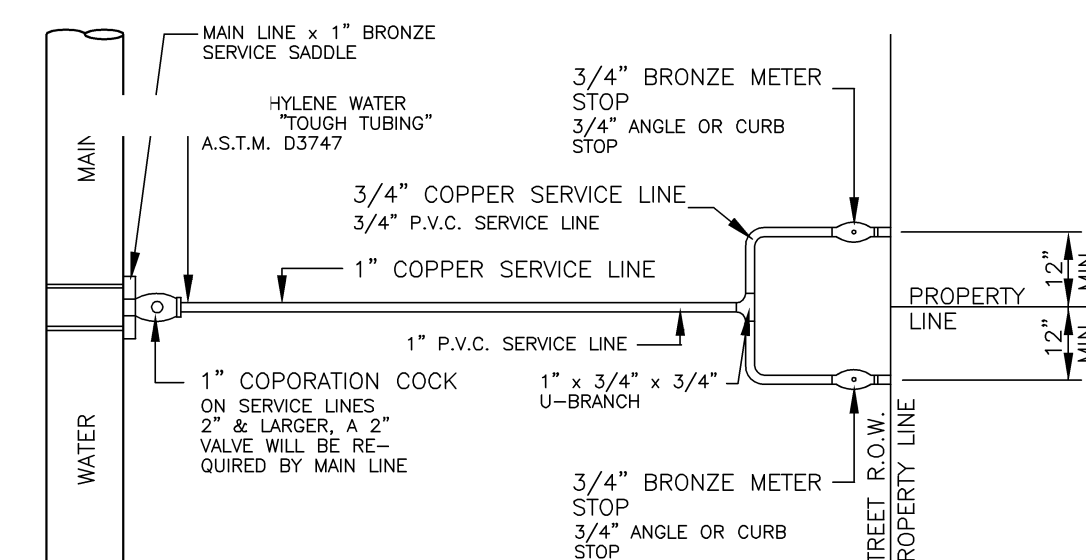
TYPICAL WATER SERVICE CONNECTIONS



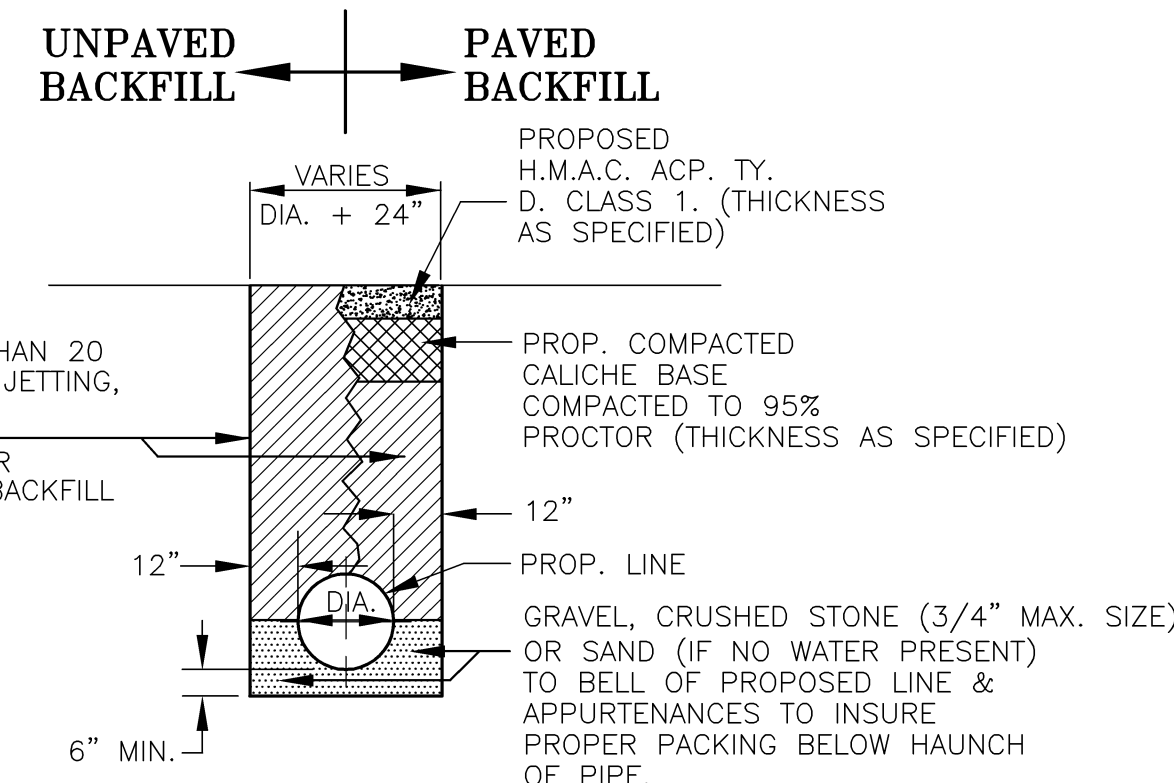
TAPPING SLEEVE and VALVE INSTALLATION



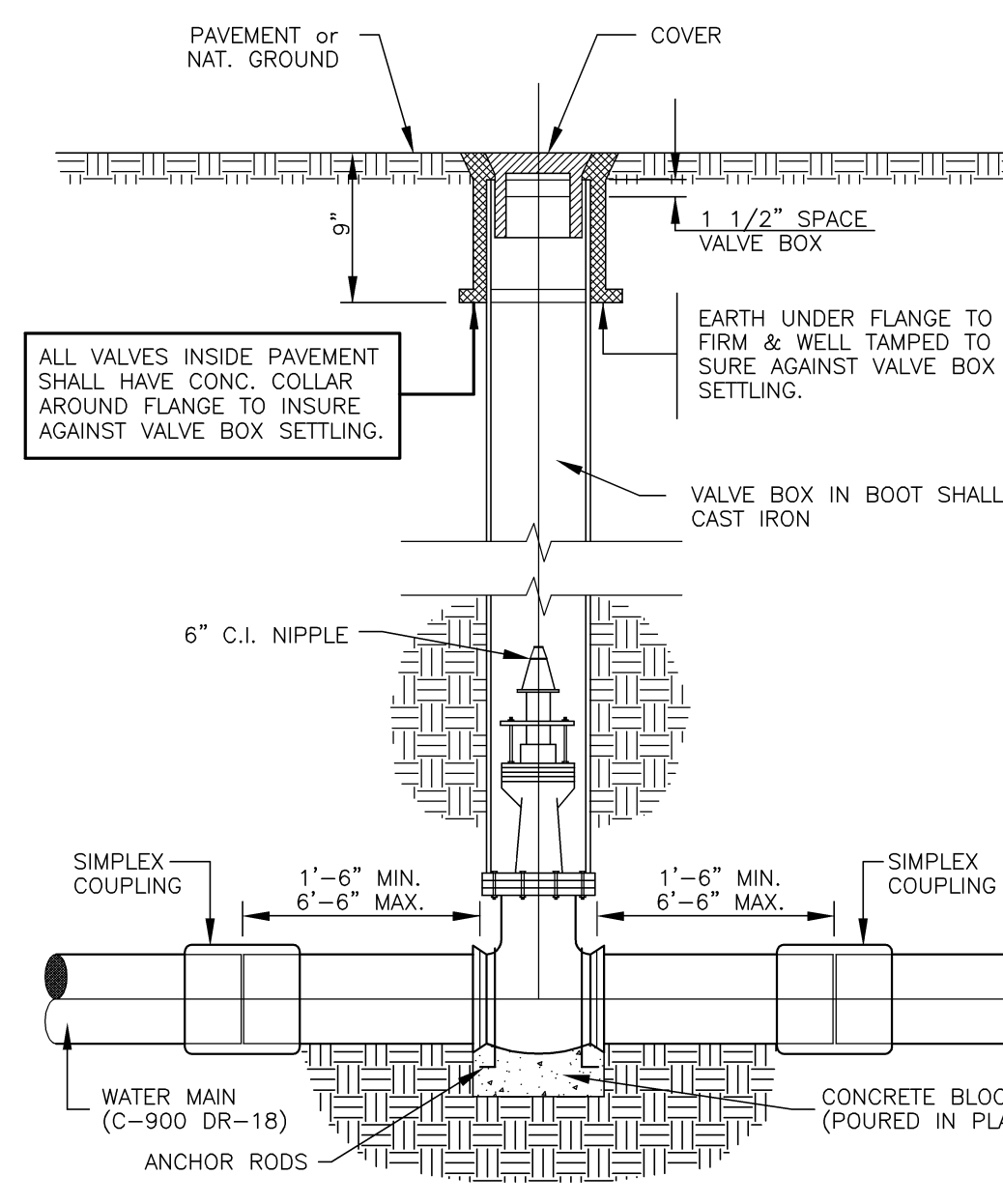
SINGLE WATER SERVICE CONNECTION



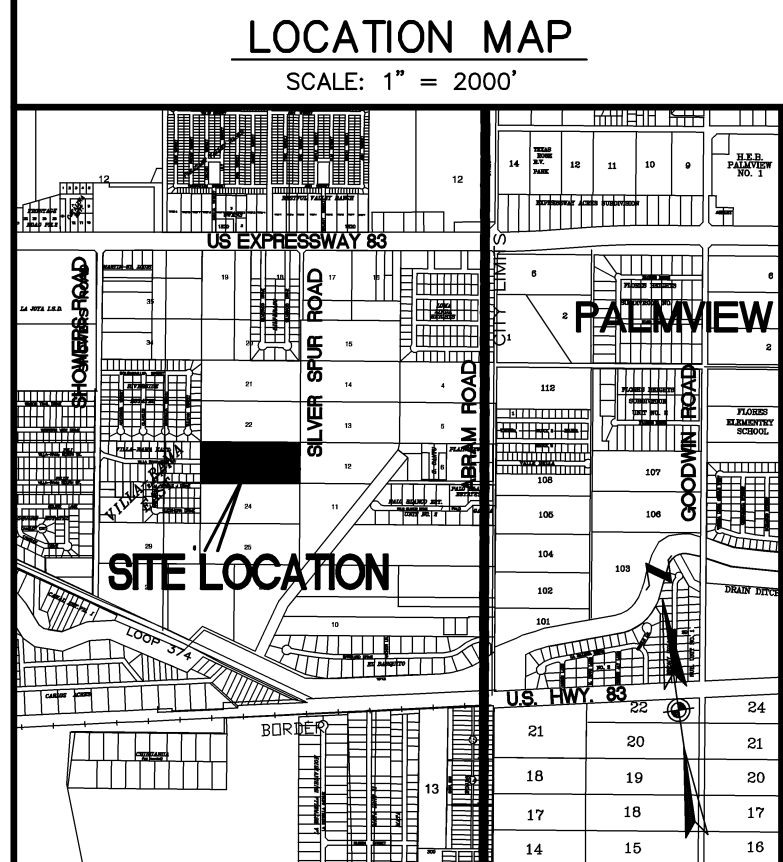
DUAL WATER SERVICE CONNECTION



PIPE BEDDING DETAILS



TYPICAL VALVE and VALVE BOX INSTALLATION



SHEET 2 OF 4

M MELDEN & HUNT INC.
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 DRAWN BY: J. D'Z, C.M.
 www.meldenandhunt.com
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FINAL ENGINEERING REPORT FOR VILLA RAMA PHASE 6 SUBDIVISION
 BY: FRED L. KURTH
 SANITARY SEWER COLLECTION SYSTEM: DESCRIPTION, COSTS, AND OPERABILITY DATE

VILLA RAMA PHASE 6 IS PROVIDED WITH A SANITARY SEWER COLLECTION SYSTEM BY HIDALGO COUNTY MUNICIPAL UTILITY DISTRICT #1 (H.C.M.U.D.#1). THE SUBDIVIDER AND H.C.M.U.D.#1 HAVE ENTERED INTO A CONTRACT IN WHICH H.C.M.U.D.#1 HAS PROMISED TO COLLECT AND TREAT WASTEWATER FROM THIS SUBDIVISION FOR AT LEAST 30 YEARS. H.C.M.U.D.#1 HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE WASTEWATER COLLECTION SYSTEM AVAILABLE TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

H.C.M.U.D.#1 HAS AN 8-INCH SANITARY SEWER LINE LOCATED ON THE SOUTH SIDE AND AT THE EAST END OF THE STREET KNOWN AS VILLA-RAMA EAST (REC. IN VOL. 30, PG. 129-A, H.C.M.R.). AN EXISTING MANHOLE LOCATED AT THE END OF SAID 8-INCH LINE IS THE POINT OF CONNECTION FOR A PROPOSED 10-INCH SANITARY SEWER LINE THAT EXTENDS TO THE EAST, AND ENDS WITH A MANHOLE LOCATED ON THE WEST SIDE OF MAR STREET. ANOTHER PROPOSED 10-INCH LINE CONNECTS FROM THE PREVIOUSLY-MENTIONED MANHOLE, AND EXTENDS TO THE NORTH AND SOUTH SIDES WITHIN A 5.00 FOOT UTILITY EASEMENT ALONG THE WEST SIDE OF MAR STREET. THE LINE TO THE NORTH ENDS WITH A MANHOLE ON THE SOUTH SIDE OF JORDYN DRIVE, THE LINE TO THE SOUTH ENDS WITH A MANHOLE AT THE SOUTH SIDE OF LOT 1 OF THIS SUBDIVISION. AN 8-INCH LINE EXTENDS WITHIN A 5.00 FOOT UTILITY EASEMENT ALONG THE SOUTH SIDE OF JORDYN DRIVE AND ENDS WITH A MANHOLE LOCATED BETWEEN LOTS 17 & 18 OF THIS SUBDIVISION. ANOTHER 8-INCH LINE EXTENDS WITHIN A 5.00 UTILITY EASEMENT ALONG THE SOUTH SIDE OF LAUREN DRIVE AND ENDS WITH A MANHOLE LOCATED BETWEEN LOTS 19 AND 20 OF THIS SUBDIVISION.

THE SERVICE CONNECTIONS FOR VILLA RAMA PHASE 6 SUBDIVISION CONSIST OF TWENTY EIGHT (28) 4-INCH DIAMETER SINGLE SERVICE CONNECTIONS (ACROSS), AND TWENTY (20) 4-INCH DIAMETER SINGLE SERVICE CONNECTIONS (ADJACENT) COVERING THE 48 LOTS OF THIS SUBDIVISION.

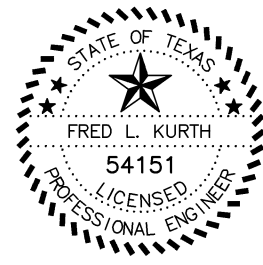
THE 10-INCH AND 8-INCH LINES, 4-INCH SINGLE SERVICE LINES AND THE EIGHT (8) MANHOLES HAVE ALREADY BEEN INSTALLED AT A TOTAL COST OF \$59,366.00 OR \$1,236.79 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID H.C.M.U.D.#1 THE SUM OF \$ XX,XXX.XX WHICH COVERS THE \$ XX,XXX.XX COST PER LOT FOR CONNECTING TO H.C.M.U.D.#1 SYSTEM. THE ENTIRE SANITARY SEWER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY H.C.M.U.D.#1, AND THE SYSTEM IS OPERABLE AT THE DATE OF THE RECORDATION OF THE PLAT.

CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE SANITARY SEWER FACILITY, AS DESCRIBED ABOVE, IS IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE.

I CERTIFY THAT THE ESTIMATED COST TO INSTALL UNCONSTRUCTED SANITARY SEWER SYSTEM, AS DISCUSSED ABOVE, IS AS FOLLOWS:

SANITARY SEWER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WILL COST A GRAND TOTAL OF: \$59,366.00, WHICH EQUALS TO \$1,236.79 PER LOT.



FRED L. KURTH, RPE # 54151 DATE: _____

SUBDIVISION PLAT OF VILLA RAMA PHASE 6 SUBDIVISION

BEING A RESUBDIVISION OF 10.098 ACRES
 OUT OF ALL OF LOT 23
 ST. LOUIS GROVES SUBDIVISION
 AS RECORDED IN
 VOLUME 8, PAGE 47, H.C.M.R.,
 HIDALGO COUNTY, TEXAS

REPORTE FINAL DE INGENIERIA DE VILLA RAMA PHASE 6 SUBDIVISION
 SISTEMA DE COLECCION DE DRENAJE SANITARIO: DESCRIPCION, COSTOS Y FECHA DE OPERABILIDAD

EL SISTEMA DE DRENAJE SANITARIO DE VILLA RAMA PHASE 6 ES PROPORCIONADO POR PARTE DEL DISTRITO MUNICIPAL #1 DEL CONDADO DE HIDALGO (H.C.M.U.D.#1). LA PERSONA QUE SUBDIVIDE (SUBDIVIDER) Y H.C.M.U.D.#1 HAN ENTRADO EN UN CONTRATO EN EL CUAL H.C.M.U.D.#1 HA PROMETIDO LA COLECCION Y EL TRATAMIENTO DE DRENAJE SANITARIO PARA ESTA SUBDIVISION POR LO MENOS DURANTE 30 AÑOS. H.C.M.U.D.#1 HA PROPORCIONADO DOCUMENTACION QUE ESTABLECE LA CANTIDAD Y CALIDAD DEL SISTEMA DE DRENAJE SANITARIO PARA SERVIR EL COMPLETO DESARROLLO DE ESTA SUBDIVISION A LARGO PLAZO.

H.C.M.U.D.#1 CUENTA CON UNA LINEA DE DRENAJE SANITARIO DE 8 PULGADAS QUE SE LOCALIZA EN EL LADO SUR, HACIA EL FINAL DEL LADO ESTE DE LA CALLE CONOCIDA COMO VILLA RAMA EAST (GRABADA EN VOL. 30, PG. 129-A, H.C.M.R.), UN REGISTRO (MANHOLE) QUE SE LOCALIZA HACIA EL FINAL DE DICHA LINEA ES EL PUNTO DE CONECCION PARA UNA LINEA PROPUESTA DE 10 PULGADAS QUE SE EXTIENDE HACIA EL ESTE, Y TERMINA CON UN REGISTRO (MANHOLE) LOCALIZADO EN EL LADO OESTE DE MAR STREET. OTRA LINEA PROPUESTA DE 10 PULGADAS SE CONECTA DEL REGISTRO ANTES MENCIONADO, Y SE EXTIENDE HACIA EL NORTE Y SUR EN UNA CONSIGNA DE 5.00 PIES EN EL LADO OESTE DE MAR STREET. LA LINEA QUE CORRE HACIA EL NORTE TERMINA CON UN REGISTRO LOCALIZADO EN EL LADO SUR DE JORDYN DRIVE. LA LINEA QUE CORRE HACIA EL SUR TERMINA CON UN REGISTRO QUE SE LOCALIZA HACIA EL LADO SUR DEL LOTE 1 DE ESTA SUBDIVISION. UNA LINEA DE 8 PULGADAS SE EXTIENDE EN UNA CONSIGNA DE 5.00 PIES A LO LARGO DEL LADO SUR DE JORDYN DRIVE Y TERMINA CON UN REGISTRO LOCALIZADO ENTRE LOS LOTES 17 Y 18 DE ESTA SUBDIVISION. OTRA LINEA DE 8 PULGADAS SE EXTIENDE EN UNA CONSIGNA DE 5.00 PIES A LO LARGO DEL LADO SUR DE LAUREN DRIVE Y TERMINA CON UN REGISTRO LOCALIZADO ENTRE LOS LOTES 19 Y 20 DE ESTA SUBDIVISION.

LAS LINEAS DE CONECCION PARA VILLA RAMA PHASE 6 SUBDIVISION CONSISTEN EN VEINTIOCHO (28) SERVICIOS SENCILLOS DE CUATRO (4) PULGADAS DE DIAMETRO (CRUCES) Y VEINTI (20) SERVICIOS SENCILLOS DE 4 PULGADAS (ADYACENTES) QUE CUBREN LOS 48 LOTES QUE FORMAN ESTA SUBDIVISION.

LAS LINEAS DE 10 Y 8 PULGADAS, LOS SERVICIOS DE CUATRO (4) PULGADAS Y LOS OCHO REGISTROS (MANHOLES) HAN SIDO INSTALADOS A UN COSTO DE: \$59,366.00 O \$1,236.79 POR LOTE. EN ADICION, LA PERSONA QUE SUBDIVIDE HA PAGADO A H.C.M.U.D.#1 LA CANTIDAD DE \$ XX,XXX.XX QUE CUBRE LOS \$ XX,XXX.XX POR LOTE PARA CONECTARSE AL SISTEMA DE H.C.M.U.D.#1. EL SISTEMA EN SU TOTALIDAD HA SIDO APROBADO Y ACEPTADO POR H.C.M.U.D.#1, Y ESTARA EN OPERACION HACIA LA FECHA DE GRABACION DE LOS PLANOS.

CERTIFICACION:

POR MEDIO DE LA PRESENTE CERTIFICO QUE EL SERVICIO DE COLECCION DEL DRENAJE SANITARIO, DESCRITO ANTERIORMENTE, CUMPLE CON LAS REGLAS MODELO ADOPTADAS BAJO LA SECCION 16.343 DEL CODIGO DEL AGUA.

CERTIFICO QUE LOS COSTOS ESTIMADOS PARA INSTALAR EL SISTEMA DE COLECCION DE DRENAJE SANITARIO, DE ACUERDO A LO ESTABLECIDO ANTERIORMENTE, ES DE LA SIGUIENTE MANERA:

SISTEMA DE COLECCION DE DRENAJE SANITARIO - EL SISTEMA TOTALMENTE CONSTRUIDO, TENDRA UN COSTO DE \$59,366.00, LO CUAL EQUIVALE A \$1,236.79 POR LOTE.

FRED L. KURTH, RPE # 54151 FECHA: _____

SUBDIVIDER CERTIFICACION:

BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (A) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS, AND (B) SEWER CONNECTIONS TO THE LOTS WILL MEET SUCH STANDARDS AND WILL BE BY STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:

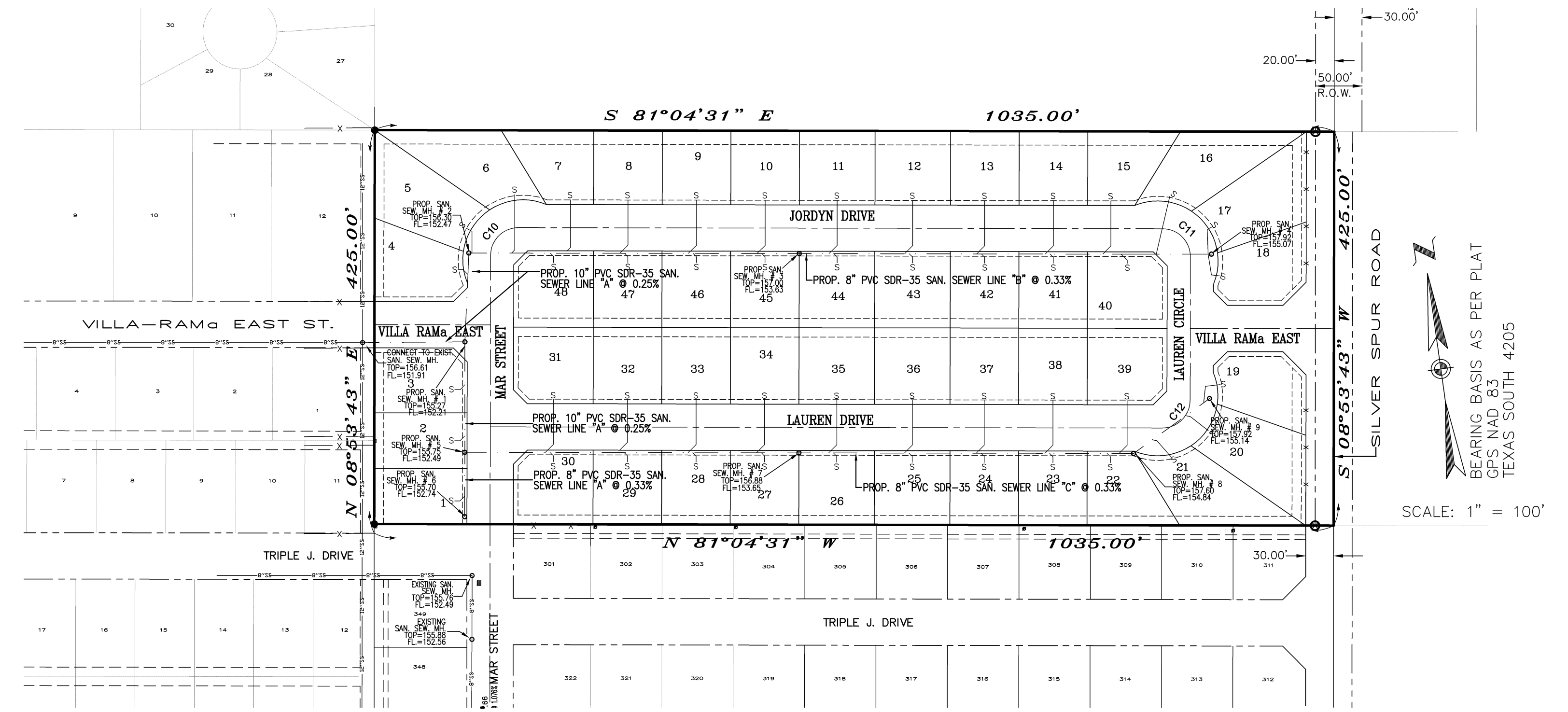
I, RICK MARTIN, SUBDIVIDER OF VILLA RAMA PHASE 6 SUBDIVISION, HEREBY CERTIFY THAT SEWER FEES, AS APPLICABLE, HAVE BEEN PAID, AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY PLANNING DEPARTMENT. THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, THAT QUALITY AND QUANTITY ENABLES EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

RICK MARTIN
 RAM INVESTMENTS INC.
 7208 W. EXPRESSWAY 83
 MISSION, TEXAS 78572

STATE OF TEXAS
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICK MARTIN KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 20____

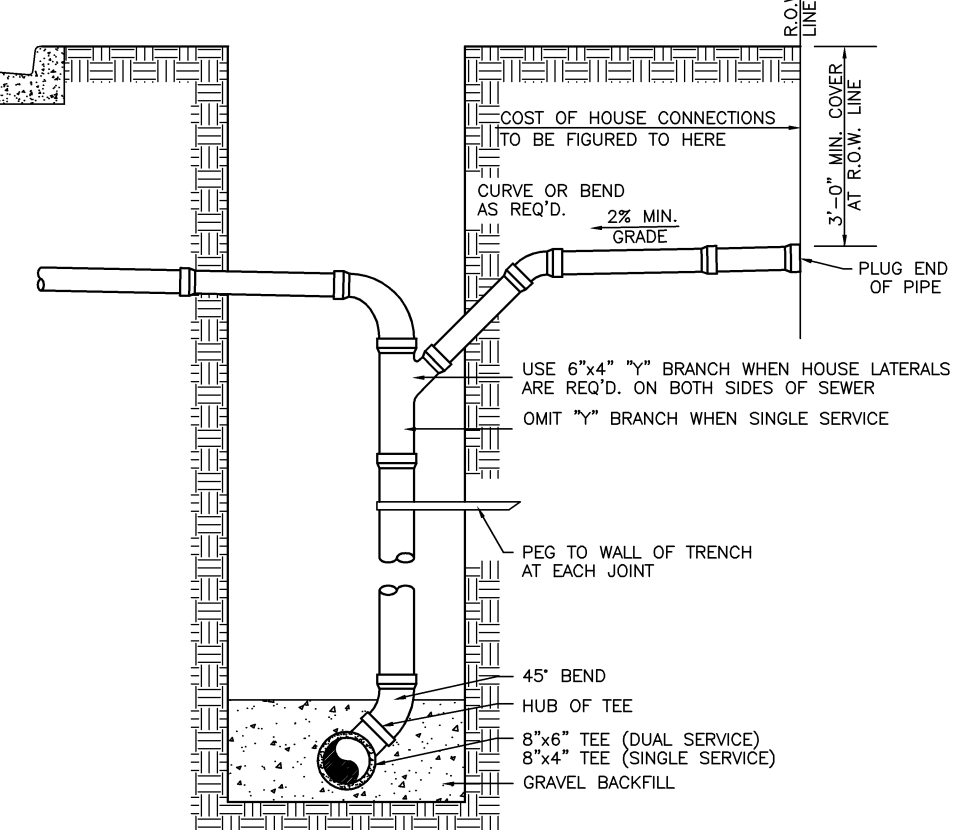
NOTARY PUBLIC
 MY COMMISSION EXPIRES: _____



**SANITARY SEWER COLLECTION SYSTEM
 SISTEMA DE COLECCION DE DRENAJE SANITARIO**

BEARING BASIS AS PER PLAT
 BEGINNING AT
 CORNER 30+00
 TEXAS SOUTH 4205

SCALE: 1" = 100'

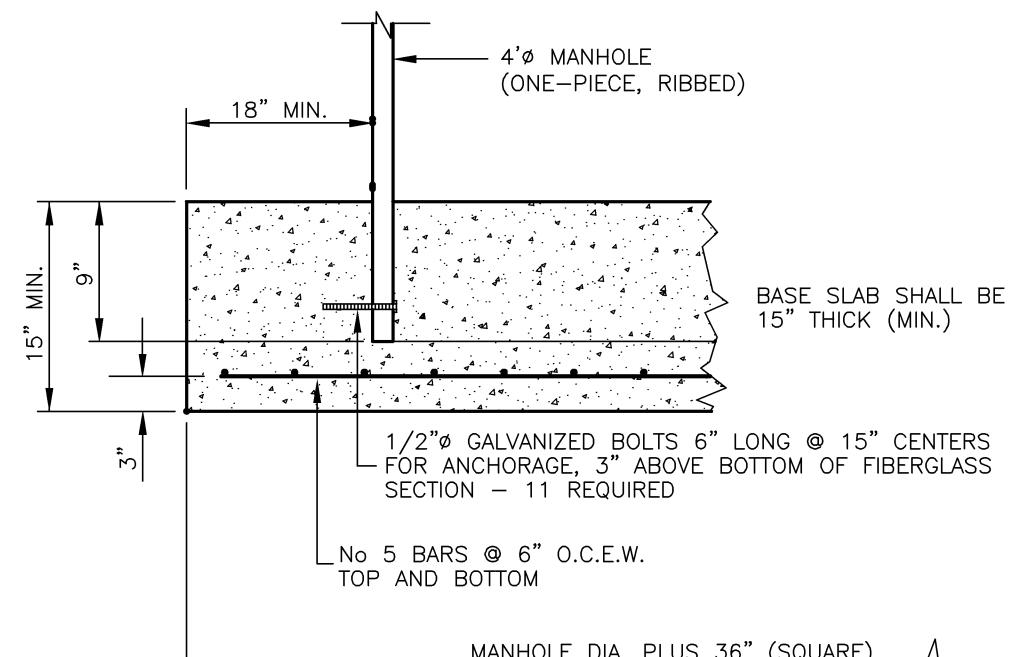
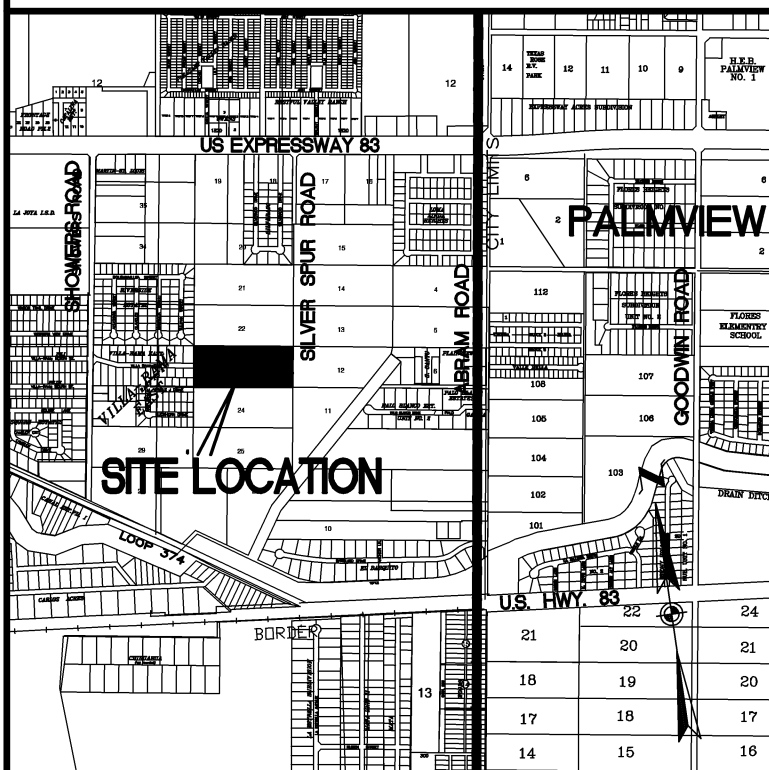


SANITARY SEWER SERVICE CONNECTION

N.T.S.

LOCATION MAP

SCALE: 1" = 200'



TYPICAL FIBERGLASS MANHOLE BASE

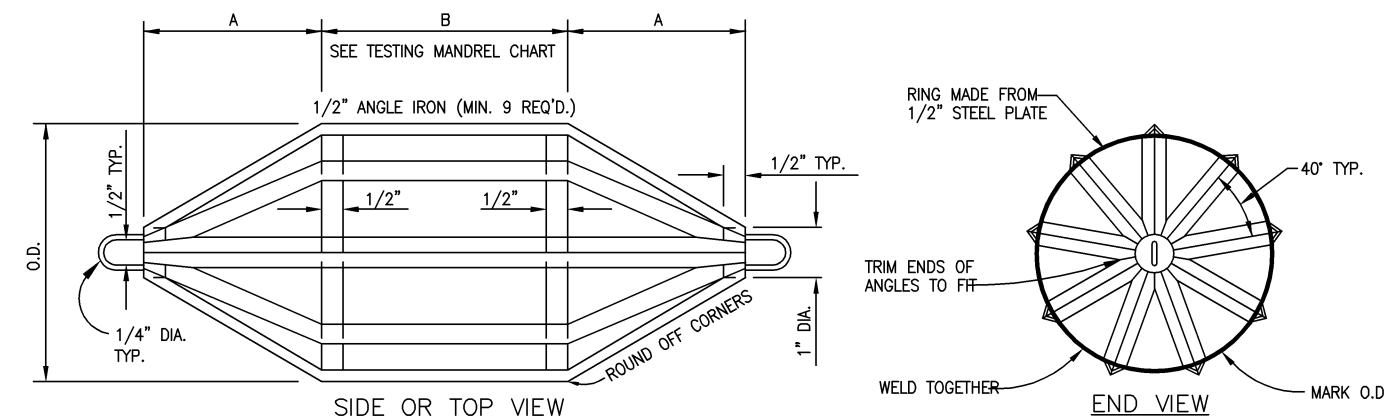
N.T.S.

LEGEND

- PROP. SAN. SEWER MANHOLE
- PROP. 4" SAN. SEW. SERVICE

LEYENDA

- PROP. REGISTRO DE DRENAJE SANITARIO
- PROP. SERVICIO DE 4"



GO, NO-GO DEFLECTION TESTING MANDREL

N.T.S.

SIZE	MANDREL O.D.		PVC		RING O.D.	
	A	B*	(30R-30)	(30R-20)	(30R-20)	(30R-20)
6"	4.0"	4.5"	5.62	5.50	4.91	4.79
8"	5.5"	6.0"	7.52	7.37	6.81	6.66
10"	7.0"	7.5"	9.41	9.21	8.70	8.55
12"	8.0"	9.0"	11.19	10.96	10.48	10.25
15"	10.0"	11.0"	13.70	13.42	12.99	12.71
18"	12.0"	13.5"	16.75	16.54	15.84	15.62
21"	14.0"	16.0"	19.74	19.53	18.63	18.42
24"	16.0"	18.0"	22.21	21.50	20.50	19.79
27"	18.0"	20.0"	25.03	24.32	23.32	22.61

NOTES:
 PVC PIPES AND FITTINGS SIX INCHES (6") TO FIFTEEN INCHES (15") IN DIAMETER SHALL CONFORM TO ASTM D-3034. PVC PIPES AND FITTINGS EIGHTEEN INCHES (18") TO TWENTY-SEVEN INCHES (27") IN DIAMETER SHALL CONFORM TO ASTM F-679.
 THIS INFORMATION IS PROVIDED AS A REFERENCE. ALL DEFLECTION TESTING SHALL BE DONE IN ACCORDANCE WITH TNRCC CHAPTER 317.



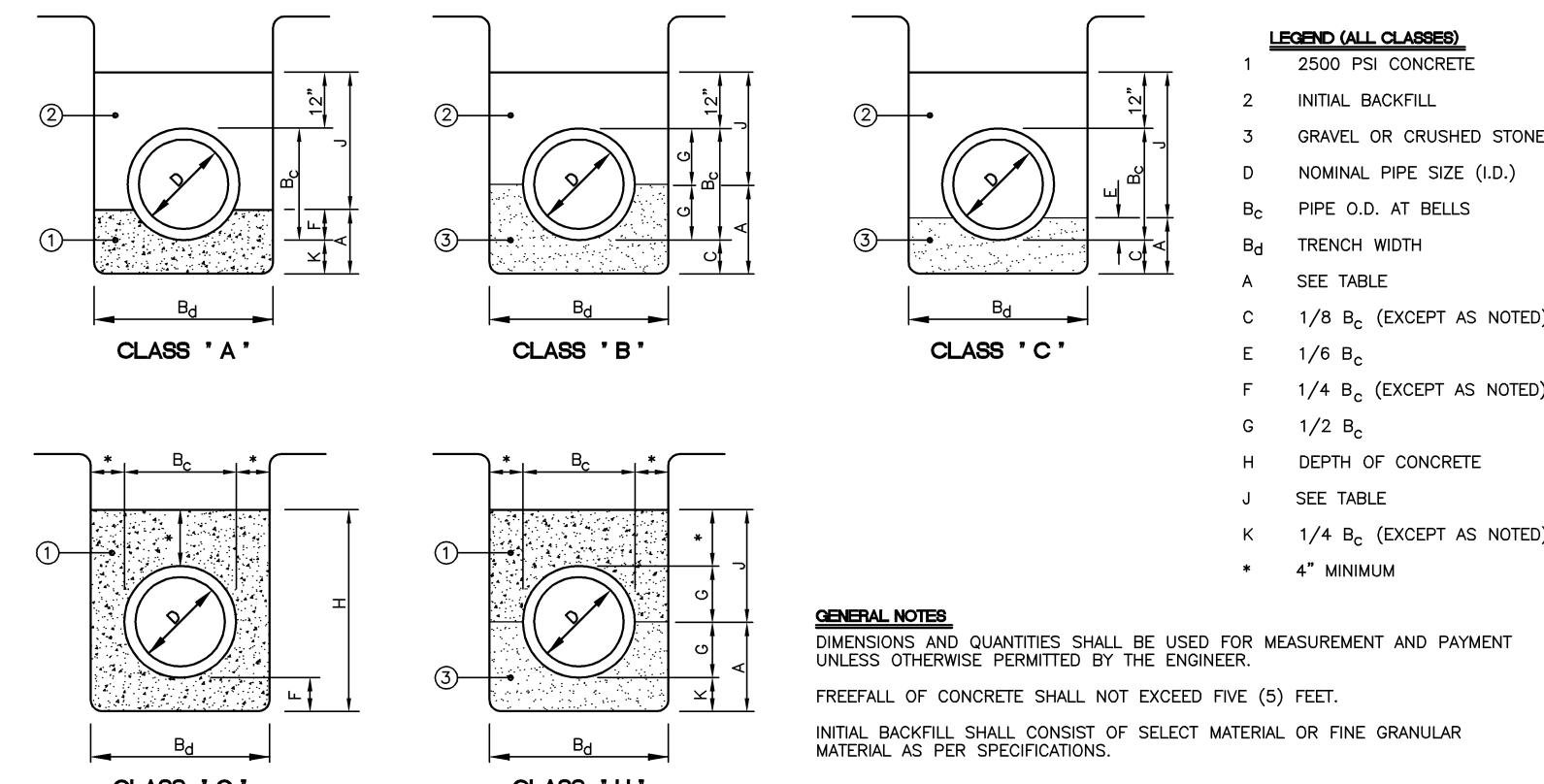
WATERLINE CROSSING OVER SANITARY SEWER

N.T.S.



WATERLINE CROSSING UNDER SANITARY SEWER

N.T.S.



PIPE BEDDING REQUIREMENTS

N.T.S.

NOTES AS PER TEXAS DEPT. OF HEALTH MANUAL

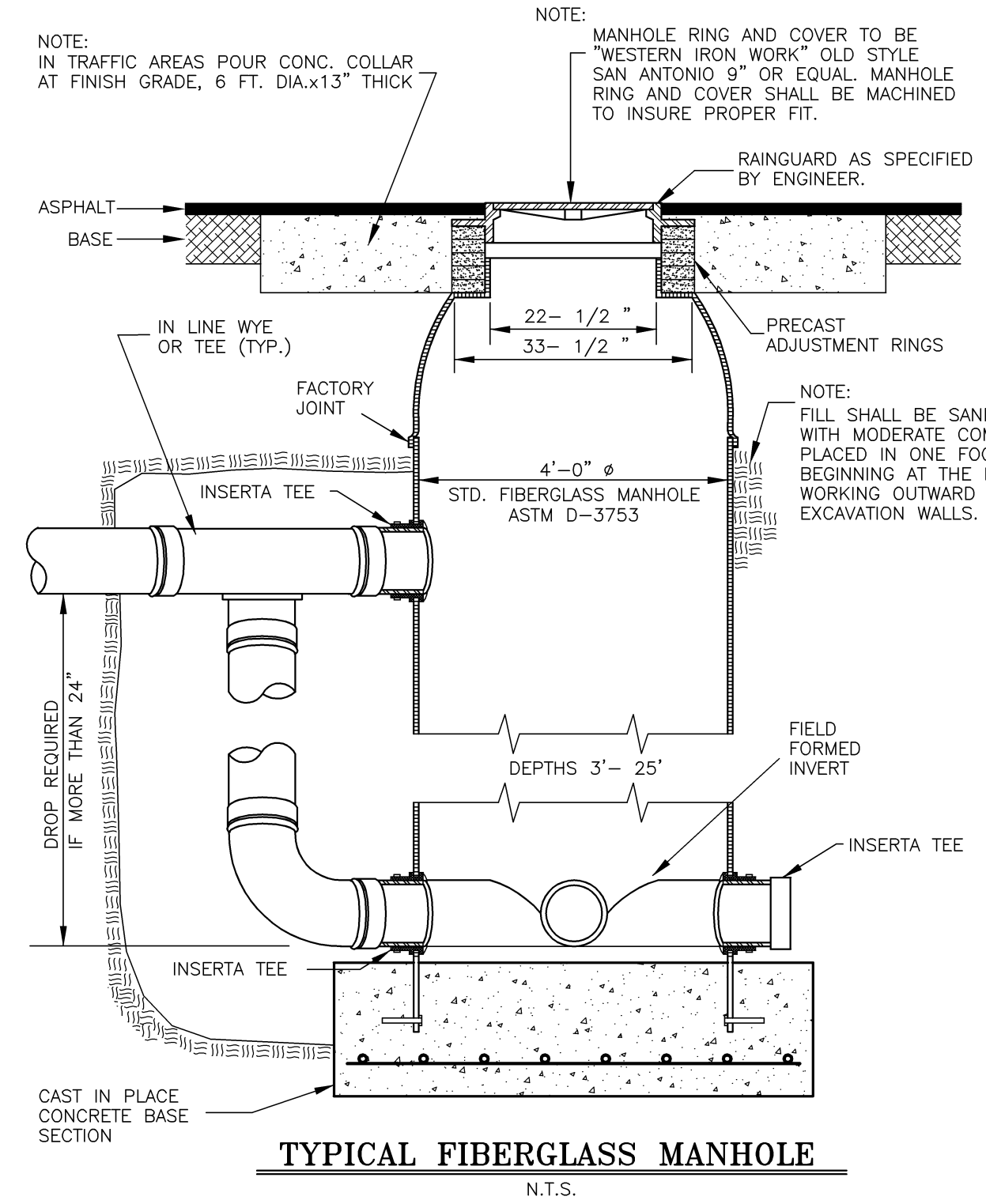
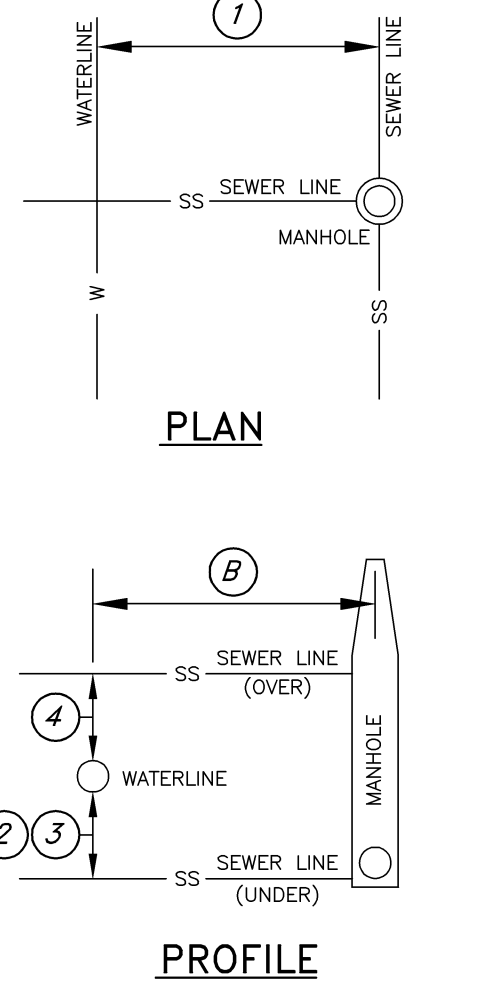
A. WATER LINE/NEW SEWER LINE SEPARATION.

WHEN NEW SANITARY SEWERS ARE INSTALLED, THEY SHALL BE INSTALLED NO CLOSER TO WATERLINES THAN NINE FEET IN ALL DIRECTIONS. SEWERS THAT PARALLEL WATERLINES MUST BE INSTALLED IN SEPARATE TRENCHES. WHERE THE NINE FOOT SEPARATION DISTANCE CANNOT BE ACHIEVED, THE FOLLOWING GUIDELINES WILL APPLY:

- (1) WHERE A SANITARY SEWER PARALLELS A WATERLINE, THE SEWER SHALL BE CONSTRUCTED OF CAST IRON, DUCTILE IRON OR PVC MEETING ASTM SPECIFICATIONS WITH A PRESSURE RATING FOR BOTH THE PIPE AND JOINTS OF 150 PSI. THE VERTICAL SEPARATION SHALL BE A MINIMUM OF TWO FEET BETWEEN OUTSIDE DIAMETERS AND THE HORIZONTAL SEPARATION SHALL BE A MINIMUM OF FOUR FEET BETWEEN OUTSIDE DIAMETERS. THE SEWER SHALL BE LOCATED BELOW THE WATERLINE.
- (2) WHERE A SANITARY SEWER CROSSES A WATERLINE AND THE SEWER IS CONSTRUCTED OF CAST IRON, DUCTILE IRON OR PVC WITH A MINIMUM PRESSURE RATING OF 150 PSI, AN ABSOLUTE MINIMUM DISTANCE OF 6 INCHES BETWEEN OUTSIDE DIAMETERS SHALL BE MAINTAINED. IN ADDITION THE SEWER SHALL BE LOCATED BELOW THE WATERLINE WHERE POSSIBLE AND ONE LENGTH OF THE SEWER PIPE MUST BE CENTERED ON THE WATERLINE.
- (3) WHERE A SEWER CROSSES UNDER A WATERLINE AND THE SEWER IS CONSTRUCTED OF ABS TR SEMI-RIGID PLASTIC COMPOSITE PIPE, CLAY PIPE OR CONCRETE PIPE WITH UNPAID JOINTS, A MINIMUM TWO FOOT SEPARATION DISTANCE SHALL BE MAINTAINED. THE INITIAL BACKFILL SHALL BE CEMENT STABILIZED SAND (TWO OR MORE BAGS OF CEMENT PER CUBIC YARD OF SAND) FOR ALL SECTIONS OF SEWER WITHIN NINE FEET OF WATERLINE. THIS INITIAL BACKFILL SHALL BE FROM ONE QUARTER DIAMETER BELOW THE CENTERLINE OF THE PIPE TO ONE PIPE DIAMETER (BUT NOT LESS THAN 12 INCHES) ABOVE TOP OF PIPE.
- (4) WHERE A SEWER CROSSES OVER A WATERLINE ALL PORTIONS OF THE SEWER WITHIN NINE FEET OF THE WATERLINE SHALL BE CONSTRUCTED OF CAST IRON, DUCTILE IRON, OR PVC PIPE WITH A PRESSURE RATING OF AT LEAST 150 PSI USING APPROPRIATE ADAPTERS. IN LIEU OF THIS PROCEDURE THE NEW CONDUIT MAY BE ENCASED IN A JOINT OF 150 PSI PRESSURE CLASS PIPE AT LEAST 18 FEET LONG AND TWO NOMINAL SIZES LARGER THAN THE NEW CONVEYANCE. THE SPACE AROUND THE CARRIER PIPE SHALL BE SUPPORTED AT 5 FEET INTERVALS WITH SPACERS OR BE FILLED TO THE SPRINGLINE WITH WASHED SAND. THE ENCASEMENT PIPE SHOULD BE CENTERED ON THE CROSSING AND BOTH ENDS SEALED WITH CEMENT GROUT OR MANUFACTURED SEAL.

B. WATER LINE/MANHOLE SEPARATION.

UNLESS SANITARY SEWER MANHOLES AND THE CONNECTING SEWER CAN BE MADE WATERTIGHT AND TESTED FOR LEAKAGE, THEY MUST BE INSTALLED SO AS TO PROVIDE A MINIMUM OF NINE FEET OF HORIZONTAL CLEARANCE FROM AN EXISTING OR PROPOSED WATERLINE. WHERE THE NINE FOOT SEPARATION DISTANCE CANNOT BE ACHIEVED, A CARRIER PIPE AS DESCRIBED IN SUBSECTION A.(4) OF THIS SECTION MAY BE USED WHERE APPROPRIATE.



TYPICAL FIBERGLASS MANHOLE

N.T.S.

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SUBDIVISION PLAT OF VILLA RAMA PHASE 6 SUBDIVISION

DRAINAGE STATEMENT
VILLA RAMA PHASE 6 SUBDIVISION

VILLA RAMA PHASE 6 SUBDIVISION IS A 10.096 ACRE TRACT OF LAND BEING ALL OF BLOCK 33, ST. LOUIS GROVES SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOL. 8, PG. 41, HIDALGO COUNTY MAP RECORDS. THE PROPERTY IS LOCATED IN ZONE "C" UN-SHARED IN FEMA'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480343 0400 C, MAP REVISED NOVEMBER 16, 1982. ZONE "C" (NO SHADING) IS DEFINED AS AREAS OF MINIMAL FLOODING.

THE SOILS ARE FINE SANDY LOAM, SANDY CLAY LOAM AND CLAY LOAM WHICH ARE MODERATELY PEROUS AND HAVE A RELATIVELY LOW PLASTICITY INDEX. THESE SOILS ARE IN HYDROLOGIC GROUP "C". (SEE EXCERPTS FROM "SOIL SURVEY OF HIDALGO COUNTY, TEXAS")

EXISTING RUNOFF FLOWS IN A SOUTHWESTERLY DIRECTION, BEING OF 4.97 CUBIC FEET PER SECOND ACCORDING TO THE 10-YEAR STORM FREQUENCY AS PER ATTACHED CALCULATIONS.

THE PROPOSED STORM DRAINAGE SYSTEM FOR VILLA RAMA PHASE 6 SUBDIVISION CONSISTS OF SURFACE RUNOFF ALONG THE PROPOSED JORDYN DRIVE, LAUREN DRIVE, LAUREN CIRCLE, VILLA RAMA EAST (EAST AND WEST SECTIONS) AND MAR STREET. A HIGH POINT LOCATED IN THE MIDDLE OF LAUREN CIRCLE ALLOWS RUNOFF FLOWS TO SPILT WESTERLY AND EASTERLY. RUNOFF FLOWING WESTERLY IS CARRIED THROUGH JORDYN DRIVE AND LAUREN DRIVE, AND IS DISCHARGED INTO AN EXISTING DETENTION POND LOCATED APPROXIMATELY 1,400 FEET SOUTH OF THIS PROPOSED DEVELOPMENT. APPROXIMATELY 408 FEET OF 24-INCH STORM PIPE, 914 FEET OF 30-INCH STORM PIPE, 100 FEET OF DITCH EXCAVATION, 1 TYPE "A" INLET (1 WITH EXTENSION), 5 TYPE "C" INLETS, AS WELL AS THE NEW SECTION AND THE REHABILITATION OF THE WEST SIDE OF MAR STREET ARE THE MEANS BY WHICH RUNOFF IS DISCHARGED INTO THE DETENTION POND. THE DETENTION POND SHALL DISCHARGE INTO A TROUT INLET ALONG THE WEST SIDE OF BUSINESS 83 VIA AN 18" AND 8" BLEEDER LINE. THE TROUT STORM SEWER SYSTEM FLOW EAST APPROXIMATELY 1.4 MILES, ULTIMATELY DISCHARGING INTO THE PEREZVILLE DRAIN. SAID DETENTION POND WILL BE DEDICATED TO THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 THROUGH A SEPARATE INSTRUMENT. RUNOFF FLOWING EASTERLY IS CARRIED THROUGH VILLA RAMA EAST, AND IS DISCHARGED INTO THE ROAD DITCH OF SILVER SPUR ROAD (60-FOOT ROAD); SAID ROAD DITCH FLOW SOUTHERLY TOWARDS BUSINESS 83.

IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE POLICY, THE POST-CONSTRUCTION PEAK RATE OF RUNOFF FOR THIS SUBDIVISION WILL NOT BE INCREASED DURING THE 10-YEAR RAINFALL EVENT; THEREFORE, AS PER ATTACHED CALCULATIONS, THE 33.33 CUBIC FEET PER SECOND OF RUNOFF DETENTION REQUIRED FOR THIS DEVELOPMENT WILL BE STORED IN THE EXISTING DETENTION POND. THE CURRENT STORAGE CAPACITY OF THE DETENTION POND IS APPROXIMATELY 270,272 CUBIC FEET. THE TOTAL AMOUNT OF RUNOFF DETENTION REQUIRED, INCLUDING THE RECORDED SUBDIVISIONS, FUTURE DEVELOPMENT, AND VILLA RAMA PHASE 6 SUBDIVISION IS 211,600 CUBIC FEET (ONCE THE STORAGE CAPACITY OF THE DETENTION POND IS EXPANDED IT WILL HOLD A TOTAL OF 270,272 CUBIC FEET APPROXIMATELY. THE DETENTION WITHIN THE GREEN AREAS ON THE LOTS WILL BE APPROVED BY THE CITY OF PALMVIEW DURING THE BUILDING PERMIT PROCESS.

THE AMOUNTS OF DETENTION REQUIRED FOR PREVIOUSLY RECORDED SUBDIVISION, VILLA RAMA PHASE 6 SUBDIVISION (CURRENT DEVELOPMENT) AND FUTURE DEVELOPMENT IS AS FOLLOWS:

*VILLA RAMA EAST	8,538 C.F.
*VILLA RAMA EAST PHASE II	19,187 C.F.
*VILLA RAMA EAST PHASE III	22,851 C.F.
*VILLA RAMA EAST PHASE IV	22,851 C.F.
*VILLA RAMA EAST PHASE V	6,032 C.F.
*VILLA RAMA PHASE 6 SUBDIVISION:	35,351 C.F.
FUTURE DEVELOPMENT:	97,210 C.F.
TOTAL:	211,600 C.F.

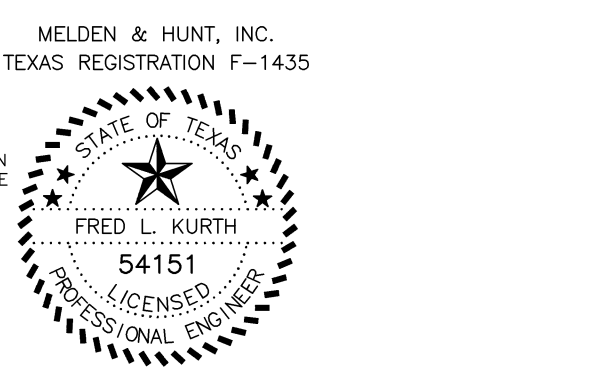
(*RECORDED SUBDIVISIONS)

EXISTING RETENTION AREA STORAGE CAPACITY: 270,272 C.F.

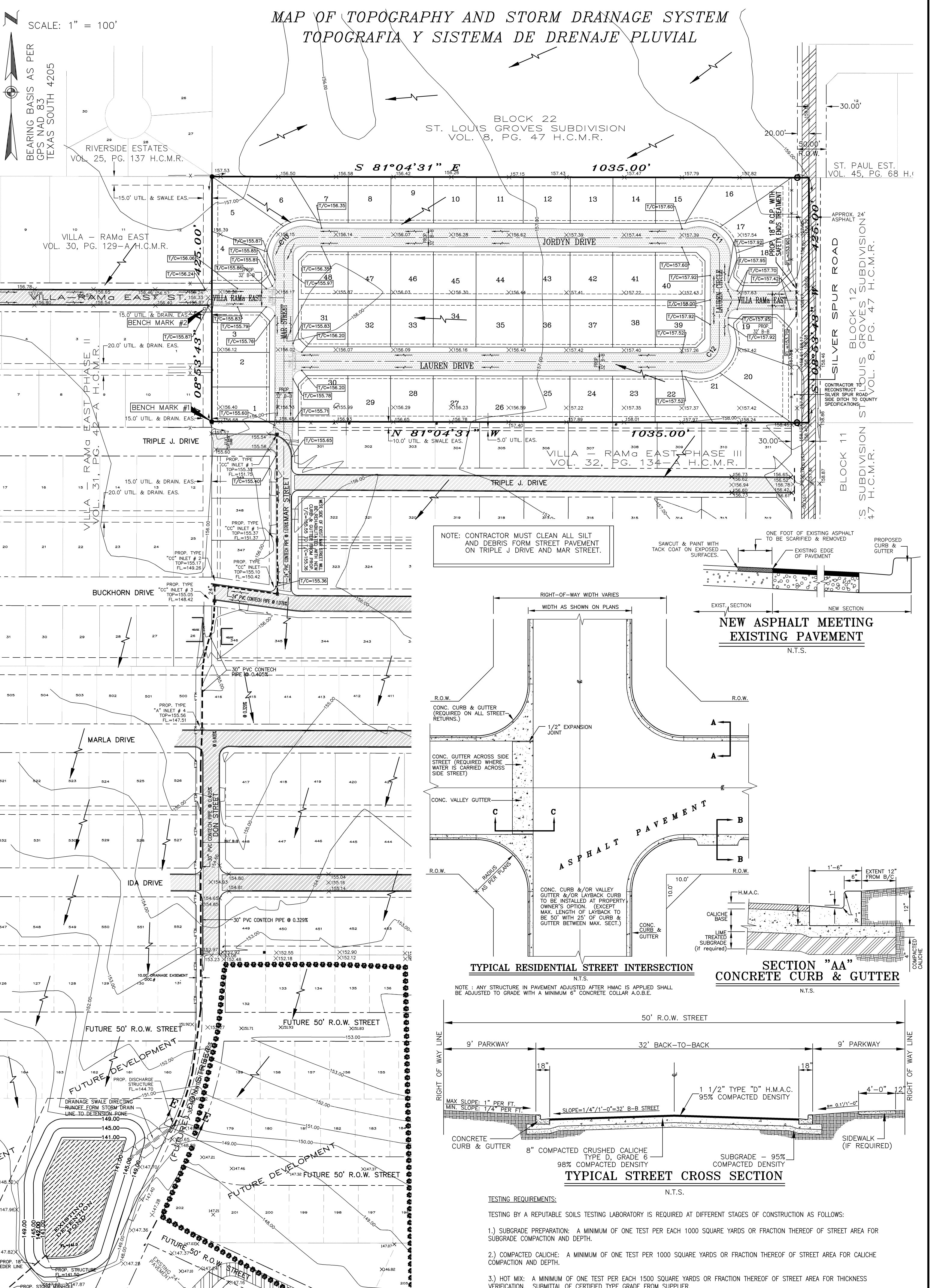
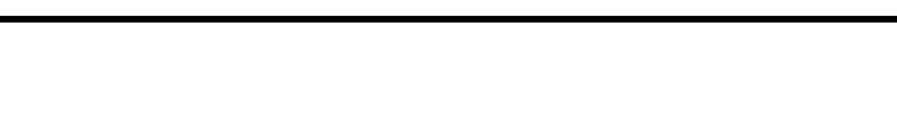
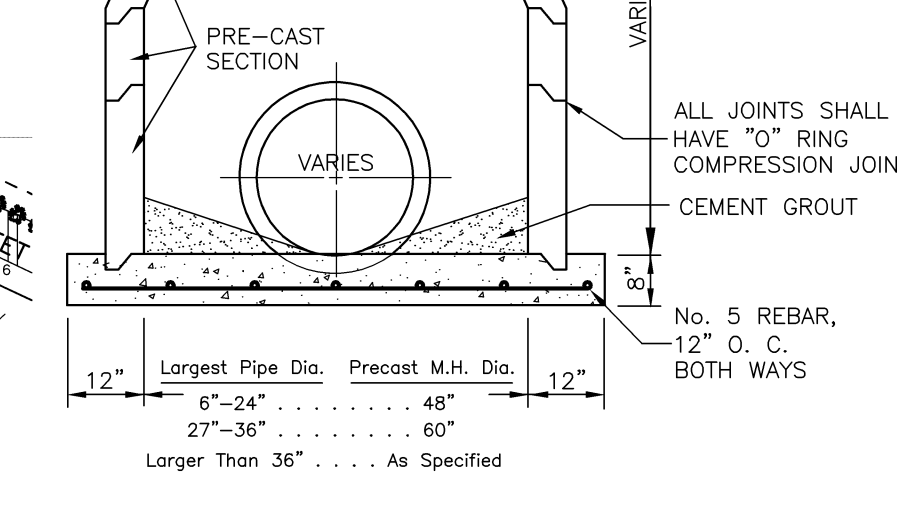
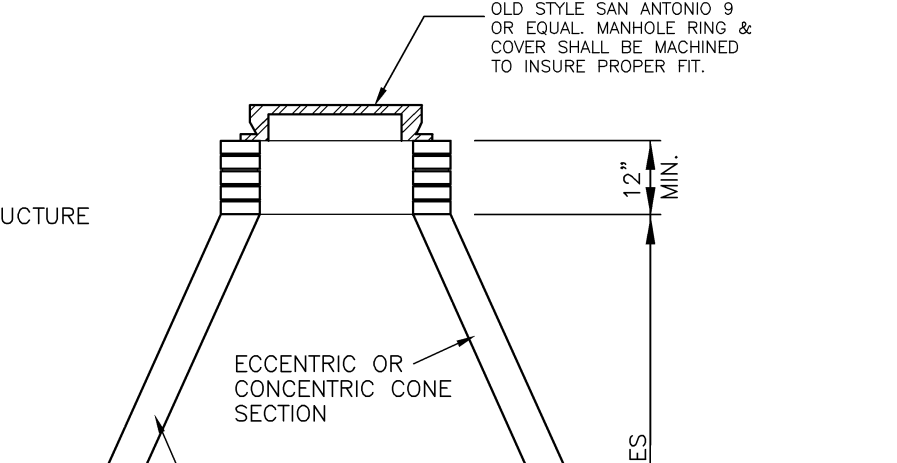
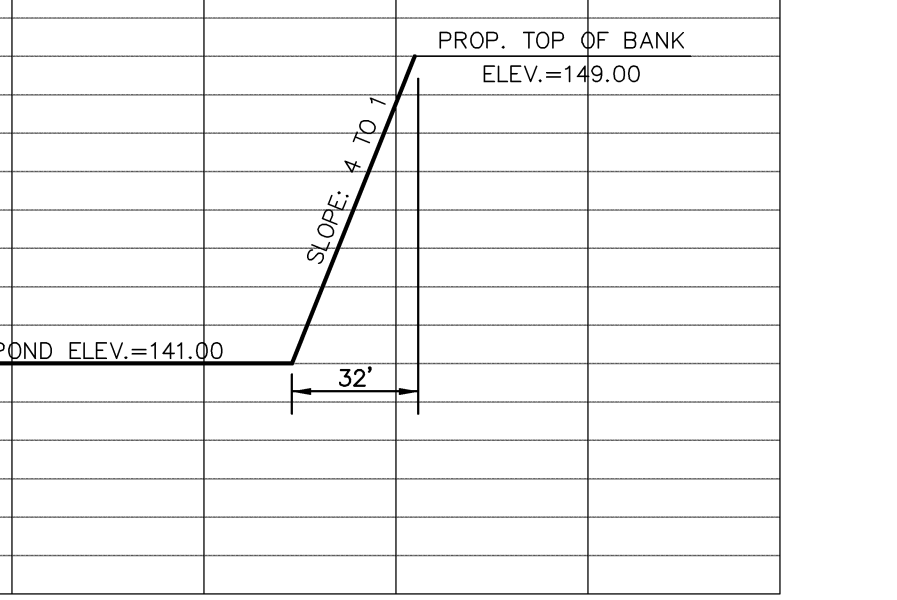
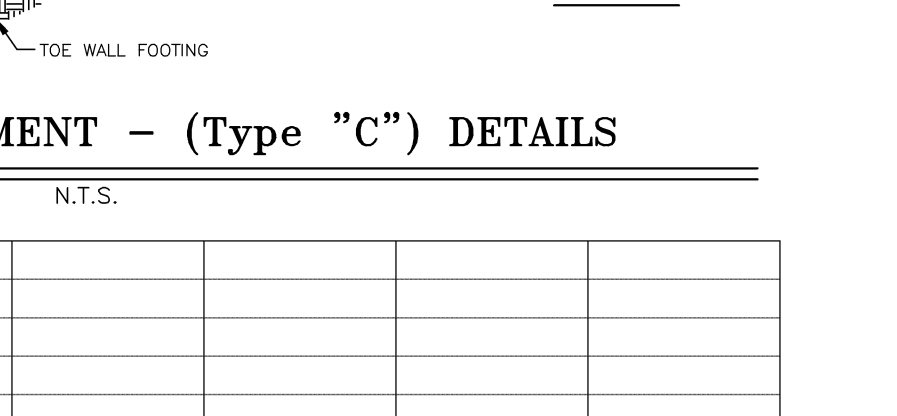
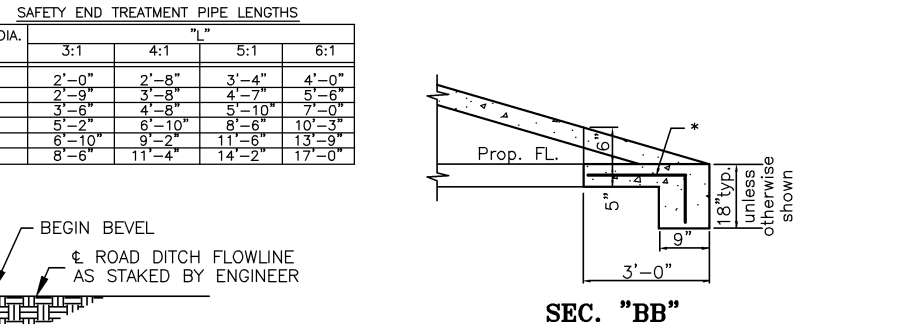
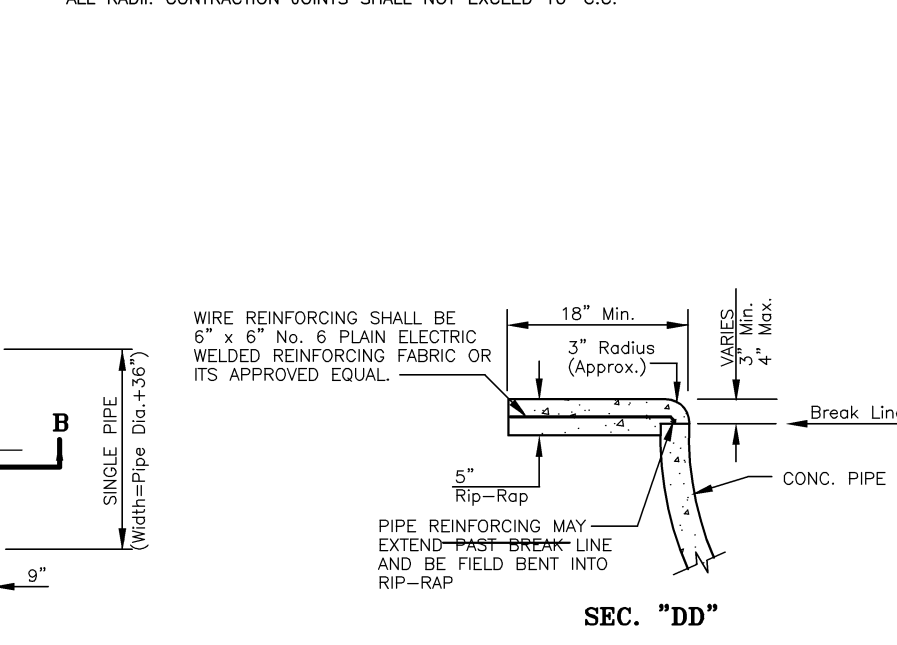
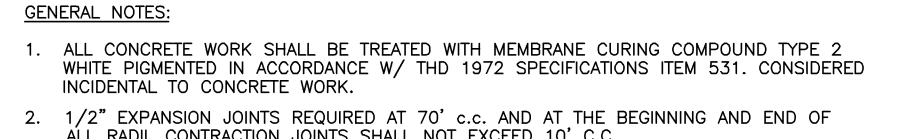
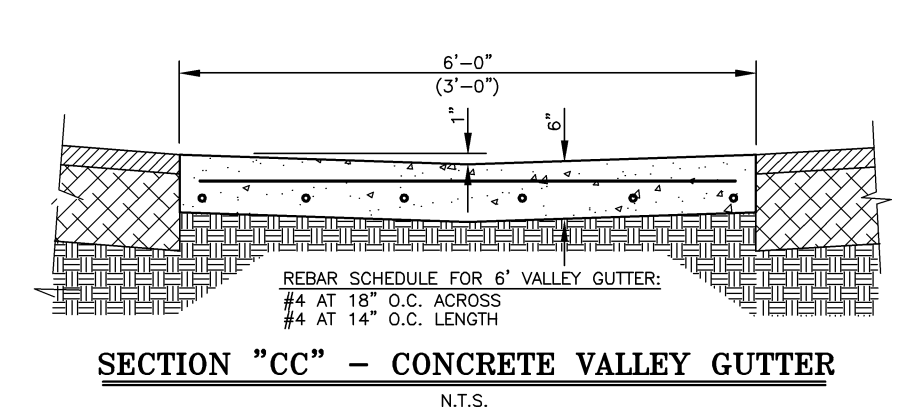
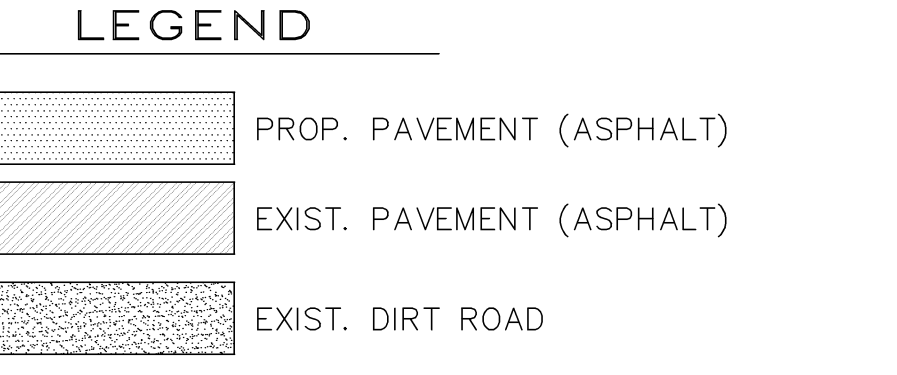
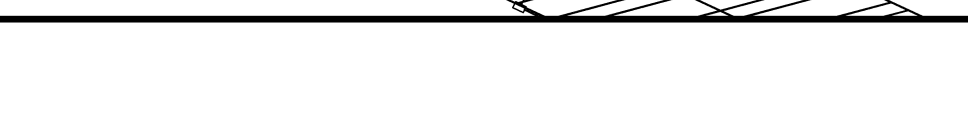
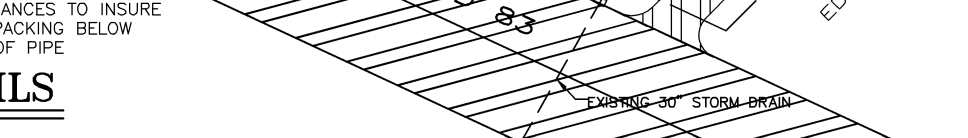
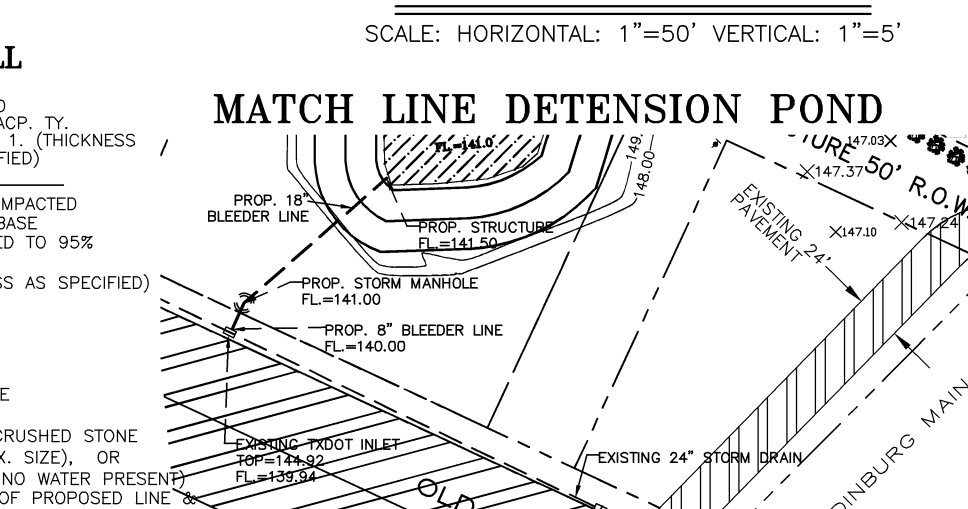
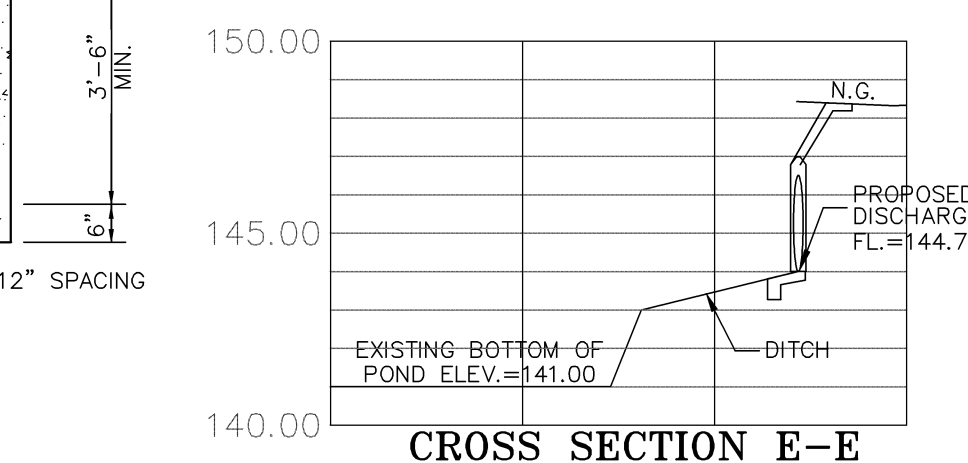
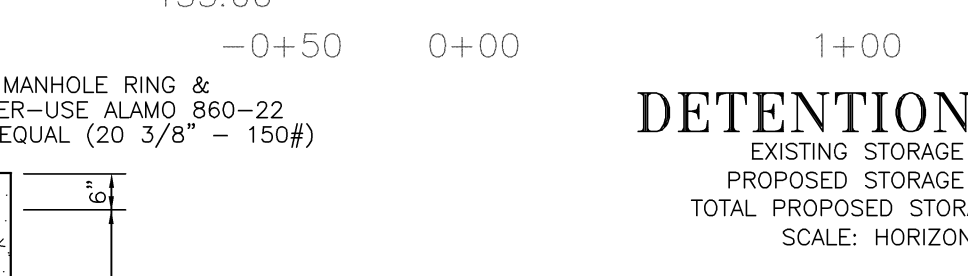
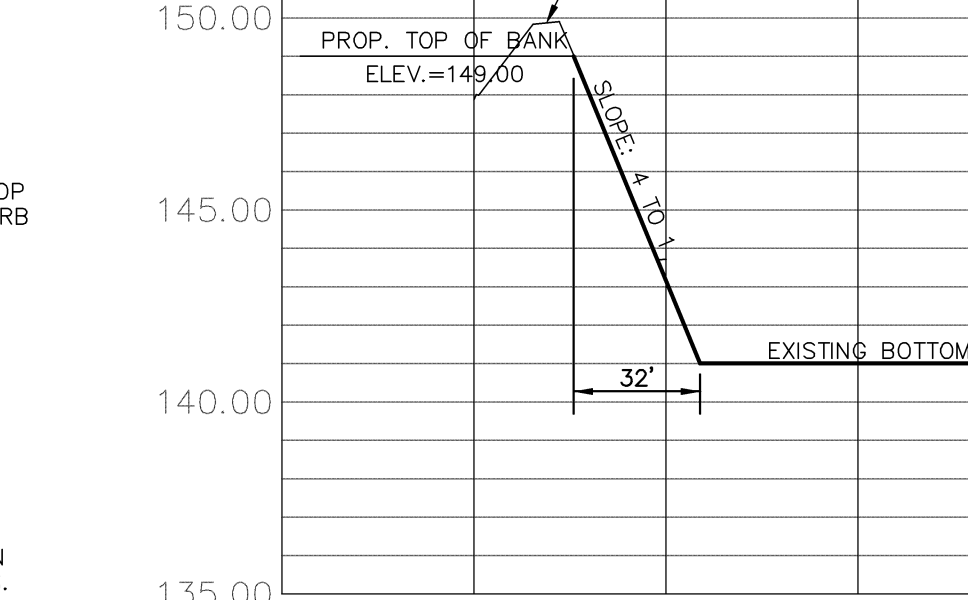
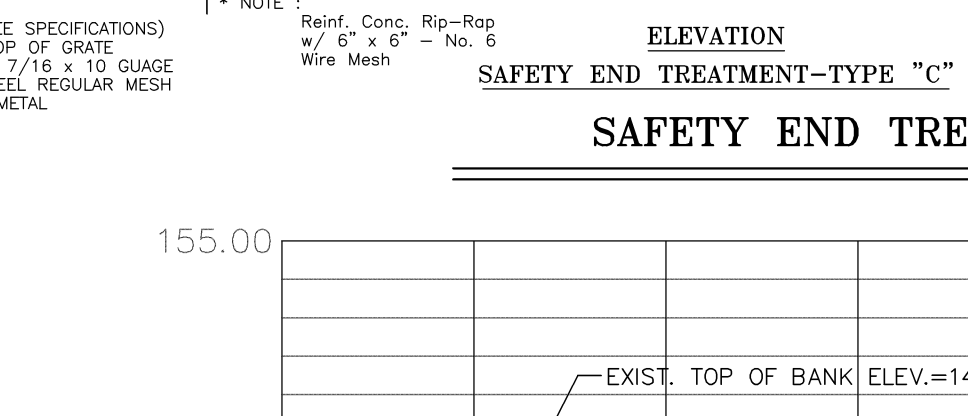
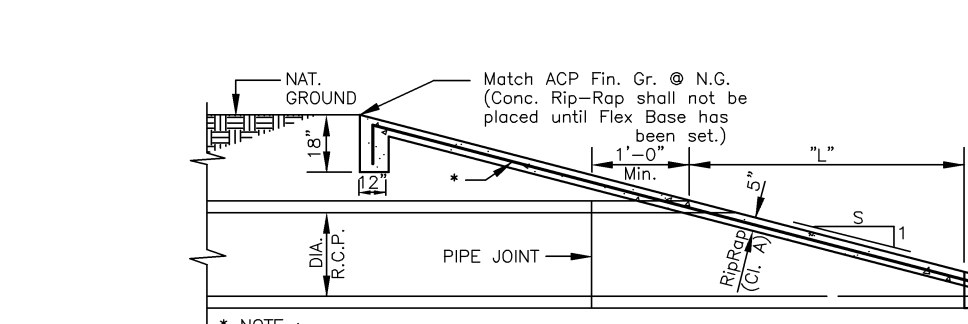
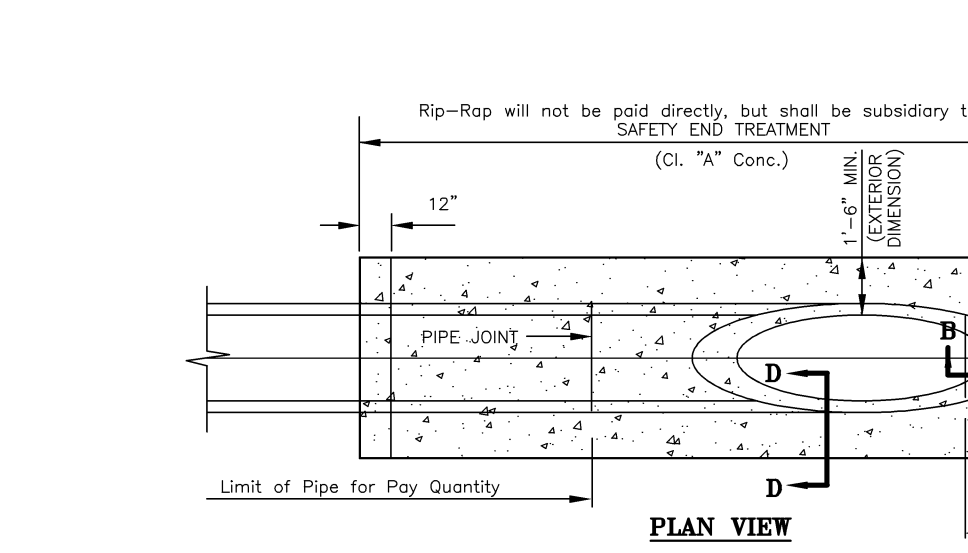
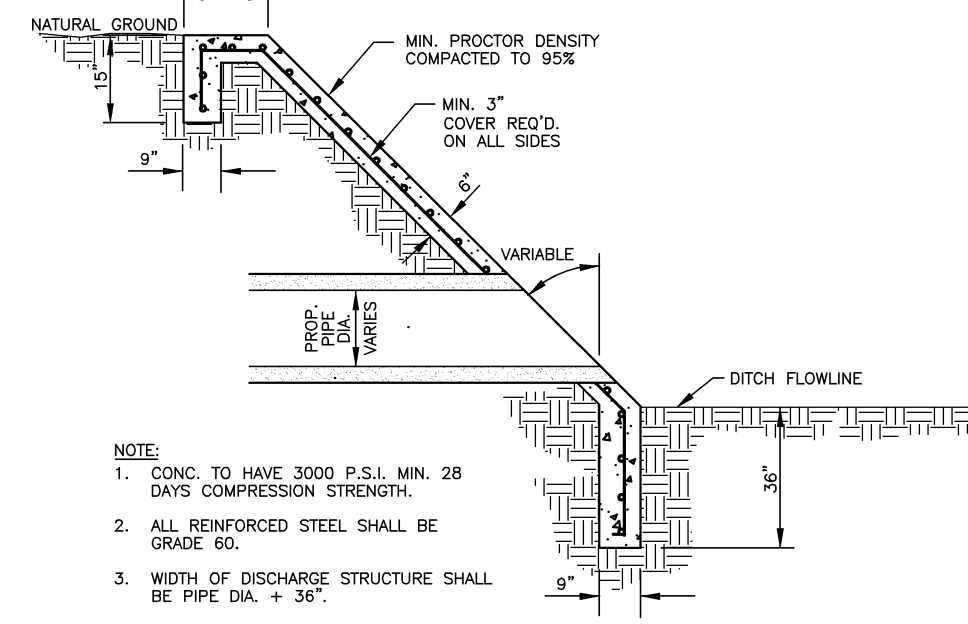
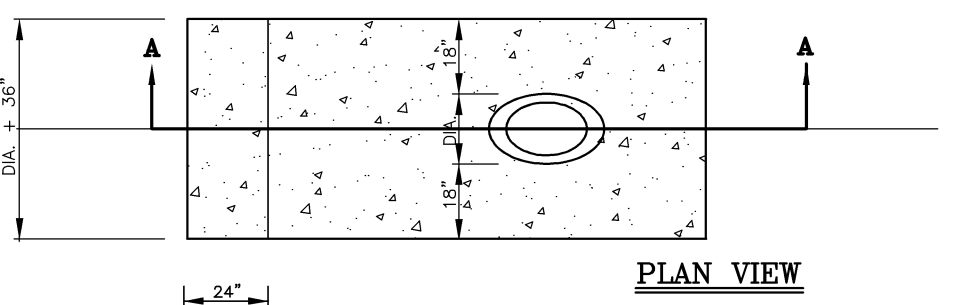
-SEE CALCULATION SHEET FOR FUTURE DEVELOPMENT DETENTION REQUIRED- TEXAS REGISTRATION F-1435

CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE ABOVE-MENTIONED RETENTION POND, AFTER RE-SHARED AND RE-EXCAVATED, WILL HAVE A TOTAL STORAGE CAPACITY OF 270,272 CUBIC FEET. SAID CAPACITY SURPASSES THE 200,509 OF CUBIC FEET REQUIRED FOR THIS SUBDIVISION, THE FUTURE DEVELOPMENT AND THE EXISTING (RECORDED) SUBDIVISIONS.



FRED L. KURTH, P.E., # 54151, R.P.L.S. # 4750 DATE:



SHEET 4 OF 4

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BOOK T- 838 PG. 40-41
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JOB No. 07152-PLAT
FILE NAME: 07152-PLAT
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