



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: 07-30-2013

PROPOSED PUEBLO DE PALMAS AT MILE 4 PHASE 3 SUBDIVISION, PRECINCT No. 3

ENGINEER: MELDEN & HUNT, INC. DEVELOPER: PDP Mile 4, Ltd (Steve Griffith)

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE
NUMBER OF LOTS: 20 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTION

LOCATION DESCRIPTION: On Mile 4 North Road, approximately 1/4 mile East of FM 2221 (Jara China Rd)

SUBDIVISION LIES WITHIN THE: The Rural area of the County

DRAINAGE REPORT WAS APPROVED BY HCDD#1: 06-27-2013 PROPERTY LIES WITHIN FLOOD ZONE: "C" AS PER FEMA.

DRAINAGE DESIGN: Drainage will be accomplished by Road side runoff discharging into a proposed regional detention areas.

ROAD R.O.W. DEDICATION: No Right of Way dedication is required; Austen Rd & Mile 4 North Rd complies with MPO

H.C.R.O.W. PRELIMINARY APPROVED DATE: 07-09-2013: By Victor Gallardo R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 07-02-2013 By, Elizardo "Chardo" Ramos Environmental Health Division Manager

SEWER SYSTEM: OSSF & SOIL ANALYSIS WERE CONDUCTED BY: Isodoro Gomez
 OSSF HAVE BEEN INSTALLED AND INSPECTED BY HCHD ON: _____

WATER SERVICE PROVIDER: AGUA SUD LINE SIZE: 8" LOCATION: Austing Rd & Mile 4 North Rd.

H.C.O.E.C. PRELIMINARY APPROVED DATE: 07-09-2013: 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: _____, 20__.

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

Final Approval subject to recommendations other departments

This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules,

* *Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.*



Hidalgo County Planning Department

Raul E. Sesin, PE, CFM
Planning Administrator

Main Office
1304 S. 25th Street
Edinburg, Texas 78542
Phone (956) 318-2840
Fax (956) 318-2844

Engineering Projects Office
301 E. State Street
Pharr, Texas 78577
Phone (956) 318-2840
Fax (956) 318-2844

Precinct No. 1 Substation
1902 Joe Stephens Ave.
Weslaco, Texas 78596
Phone (956) 968-4734
Fax (956) 973-7850

Precinct No. 3 Substation
2401 N. Moorefield Rd.
Mission, Texas 78572
Phone (956) 205-7045
Fax (956) 205-7049

Subdivision Review Comments for:

Pueblo De Palmas At Mile 4 Phase 3

Plat is subject to additional comments from Planning, Office of Environmental Compliance, Right of Way, Health and HCDD No. 1 prior to consideration for final approval.

By: Eli Villegas Planning Inspector I

Date: 07-09-2013

1ST REVIEW COMMENTS

SHEET 1 of 6 COMMENTS:

8. GENERAL PLAT NOTES:

- 3] No commercial use will be allowed. All lots must be restricted for single family residence.
- 5] Provide a disk bench mark set on concrete for each proposed tract.

SHEET 2 of 6 COMMENTS:

11. All road ROW corner clips connecting to Austen Street shall be 25'x25'. Refer to redline markups.
12. Show the existing 25 foot drainage swale easement on a light gray scale color and label to be abandoned by this plat. All swale must be covered before final inspection.

SHEET 3 of 6 COMMENTS:

13. Provide correct proposed water line assembly installation along all cul-de-sacs.
14. Label the dual water services and water valve to be removed from the center line of all three proposed road ROWs. Refer to redline markups.

SHEET 4 of 6 COMMENTS:

20. As per OSSF engineering report; make sure you describe all existing OSSF from the previous subdivision development and provide the total amount of OSSF systems proposed for this subdivision.

SHEET 5 of 6 COMMENTS:

22. Provide spot topography elevation and natural water flow arrows for each tract.
25. Label all drainage structures on Austen Street installed from previous subdivision development.
27. Provide a down drain structure with gridded top along the east road side ditch of each proposed street. Refer to redline markups. A cross section detail is required for the culvert crossing structure.
29. A 6 foot chain link commercial grade with gate is required for all proposed regional detention areas installed by developer. Provide a plat note with this restriction.

FOR PRELIMINARY APPROVAL, AFTER COMMENTS HAVE BEEN MADE, PLEASE SUBMIT:

1. Hidalgo County Right of Way approval letter.
2. Hidalgo County Health Department approval letter.
3. Utility letter from Developer
4. One full set of 24"x36"
5. 5-11"x17" reduce copies of the complete subdivision set for the subdivision advisory board and commissioners court meetings.
6. A complete subdivision set in PDF sent electronically via email to jose.tovar@hchcd.org
7. Subdivision clearance letter from the Lower Rio Grande Valley Development Council "911 Dept"
8. Subdivision clearance letter from Hidalgo County Office of Environmental Compliance. (H.C.O.E.C.)
9. Cash or Check of 100.00 dollar construction plan review fee. A copy of the driver license and two phone numbers are required to process the check.
10. Exhibit in 11"x17" showing the approximate distance from the proposed subdivision development to the nearest drain ditch outfall.

Visit Hidalgo County Planning Department on the web at www.co.hidalgo.tx.us

MAP OF PUEBLO DE PALMAS AT MILE 4 PHASE 3

BEING:
TRACT 1: 10.00 ACRES BEING A RESUBDIVISION OF LOTS 39 AND 40, PUEBLO DE PALMAS AT MILE 4, PHASE 1 RECORDED UNDER DOCUMENT No. 2093861, HIDALGO COUNTY MAP RECORDS.
TRACT 2: 10.00 ACRES BEING A RESUBDIVISION OF LOTS 42 AND 43, PUEBLO DE PALMAS AT MILE 4, PHASE 1 RECORDED UNDER DOCUMENT No. 2093861, HIDALGO COUNTY MAP RECORDS.
TRACT 3: 10.00 ACRES BEING A RESUBDIVISION OF LOTS 47 AND 48, PUEBLO DE PALMAS AT MILE 4, PHASE 1 RECORDED UNDER DOCUMENT No. 2093861, HIDALGO COUNTY MAP RECORDS.
TRACT 4: 22.45 ACRES BEING A RESUBDIVISION OF LOTS 169, 170, 171, 172 AND A PORTION OF MARIBEL STREET, PUEBLO DE PALMAS AT MILE 4, PHASE 2 RECORDED UNDER DOCUMENT No. 2169466, HIDALGO COUNTY MAP RECORDS.

SHEET INDEX: PUEBLO DE PALMAS AT MILE 4 PHASE 3

- SHEET 1: HEADING; INDEX; LOCATION MAP AND E.T.A. PRINCIPAL CONTACTS; MAP: DESCRIPTION (METES AND BOUNDS); SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, ATTESTATION; ENGINEERING CERTIFICATION; COUNTY JUDGE CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES; H.C.D.D. No. 1, HIDALGO COUNTY RIGHT OF WAY DEPARTMENT CERTIFICATE, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE; AGUA SPECIAL UTILITY DISTRICT CERTIFICATION, CURVE DATA.
- SHEET 2: HEADING; LOCATION MAP; MAP: LOT, STREETS, AND EASEMENT LAYOUT
- SHEET 3: MAP OF WATER DISTRIBUTION AND OSSF LAYOUT, REVISION NOTES
- SHEET 4: ENGINEERING REPORT INCLUDING DESCRIPTION OF WATER AND WASTE WATER/OSSF AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION); OWNERS CERTIFICATE, WATER DETAILS
- SHEET 5: MAP OF TOPOGRAPHY PAVING, DRAINAGE AND REGIONAL DETENTION FACILITIES, CROSS SECTIONS-REGIONAL DETENTION FACILITIES; REVISION NOTES
- SHEET 6: DRAINAGE REPORT, PAVING AND DRAINAGE DETAILS

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRAJURISDICTIONAL JURISDICTION OF A MUNICIPALITY

PUEBLO DE PALMAS AT MILE 4 PHASE 3 IS LOCATED IN THE WESTERN PART OF HIDALGO COUNTY APPROXIMATELY 4500 FEET EAST OF FM 2221, AND ALONG THE NORTH & SOUTH SIDE OF MILE 4 NORTH ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF LA JOYA, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY LA JOYA (POPULATION 4,486), PUEBLO DE PALMAS AT MILE 4 PHASE 3 LIES APPROXIMATELY 3 MILES FROM THE CITY LIMITS AND IS OUTSIDE THE LA JOYA E.T.A. THIS SUBDIVISION FALLS IN PRECINCT 3.

Curve #	Date	Length	Radius	Tangent	Chord Length	Chord Direction
C1	09/07/07	52.30'	50.00'	28.07'	50.00'	S21° 03' 03"E
C2	09/07/07	52.30'	50.00'	28.07'	50.00'	S39° 03' 03"E
C3	09/07/07	52.30'	50.00'	28.07'	50.00'	N01° 03' 03"E
C4	09/07/07	52.30'	50.00'	28.07'	50.00'	N01° 03' 03"E
C5	09/07/07	52.30'	50.00'	28.07'	50.00'	N39° 03' 03"E
C6	09/07/07	52.30'	50.00'	28.07'	50.00'	S21° 03' 03"E
C7	09/07/07	52.30'	50.00'	28.07'	50.00'	S39° 03' 03"E
C8	09/07/07	52.30'	50.00'	28.07'	50.00'	N01° 03' 03"E
C9	09/07/07	52.30'	50.00'	28.07'	50.00'	N01° 03' 03"E
C10	09/07/07	52.30'	50.00'	28.07'	50.00'	N39° 03' 03"E
C11	09/07/07	52.30'	50.00'	28.07'	50.00'	S21° 03' 03"E
C12	09/07/07	52.30'	50.00'	28.07'	50.00'	S39° 03' 03"E
C13	09/07/07	52.30'	50.00'	28.07'	50.00'	N01° 03' 03"E
C14	09/07/07	52.30'	50.00'	28.07'	50.00'	N01° 03' 03"E
C15	09/07/07	52.30'	50.00'	28.07'	50.00'	N39° 03' 03"E
C16	09/07/07	52.30'	50.00'	28.07'	50.00'	S21° 03' 03"E
C17	09/07/07	52.30'	50.00'	28.07'	50.00'	S39° 03' 03"E
C18	09/07/07	52.30'	50.00'	28.07'	50.00'	N01° 03' 03"E
C19	09/07/07	52.30'	50.00'	28.07'	50.00'	N01° 03' 03"E
C20	09/07/07	52.30'	50.00'	28.07'	50.00'	N39° 03' 03"E
C21	09/07/07	52.30'	50.00'	28.07'	50.00'	S21° 03' 03"E
C22	09/07/07	52.30'	50.00'	28.07'	50.00'	S39° 03' 03"E
C23	09/07/07	52.30'	50.00'	28.07'	50.00'	N01° 03' 03"E
C24	09/07/07	52.30'	50.00'	28.07'	50.00'	N01° 03' 03"E
C25	09/07/07	52.30'	50.00'	28.07'	50.00'	N39° 03' 03"E
C26	09/07/07	52.30'	50.00'	28.07'	50.00'	S21° 03' 03"E
C27	09/07/07	52.30'	50.00'	28.07'	50.00'	S39° 03' 03"E
C28	09/07/07	52.30'	50.00'	28.07'	50.00'	N01° 03' 03"E
C29	09/07/07	52.30'	50.00'	28.07'	50.00'	N01° 03' 03"E
C30	09/07/07	52.30'	50.00'	28.07'	50.00'	N39° 03' 03"E
C31	09/07/07	52.30'	50.00'	28.07'	50.00'	S21° 03' 03"E
C32	09/07/07	52.30'	50.00'	28.07'	50.00'	S39° 03' 03"E
C33	09/07/07	52.30'	50.00'	28.07'	50.00'	N01° 03' 03"E
C34	09/07/07	52.30'	50.00'	28.07'	50.00'	N01° 03' 03"E
C35	09/07/07	52.30'	50.00'	28.07'	50.00'	N39° 03' 03"E
C36	09/07/07	52.30'	50.00'	28.07'	50.00'	S21° 03' 03"E
C37	09/07/07	52.30'	50.00'	28.07'	50.00'	S39° 03' 03"E
C38	09/07/07	52.30'	50.00'	28.07'	50.00'	N01° 03' 03"E
C39	09/07/07	52.30'	50.00'	28.07'	50.00'	N01° 03' 03"E
C40	09/07/07	52.30'	50.00'	28.07'	50.00'	N39° 03' 03"E
C41	09/07/07	52.30'	50.00'	28.07'	50.00'	S21° 03' 03"E
C42	09/07/07	52.30'	50.00'	28.07'	50.00'	S39° 03' 03"E
C43	09/07/07	52.30'	50.00'	28.07'	50.00'	N01° 03' 03"E
C44	09/07/07	52.30'	50.00'	28.07'	50.00'	N01° 03' 03"E
C45	09/07/07	52.30'	50.00'	28.07'	50.00'	N39° 03' 03"E
C46	09/07/07	52.30'	50.00'	28.07'	50.00'	S21° 03' 03"E
C47	09/07/07	52.30'	50.00'	28.07'	50.00'	S39° 03' 03"E
C48	09/07/07	52.30'	50.00'	28.07'	50.00'	N01° 03' 03"E
C49	09/07/07	52.30'	50.00'	28.07'	50.00'	N01° 03' 03"E
C50	09/07/07	52.30'	50.00'	28.07'	50.00'	N39° 03' 03"E

LOCATION MAP

SCALE: 1" = 1000'

GENERAL PLAT NOTES & RESTRICTIONS:

1. FLOOD ZONE STATEMENT:

ZONE "C" AREA OF MINIMAL FLOODING

-PANEL NO. 4800334 0275 B, EFFECTIVE: JANUARY 2 1981 THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN.
 COMMUNITY PANEL NO. 480334 0275 B EFFECTIVE DATE: JANUARY 2, 1981 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAN ADMINISTRATOR IDENTIFIES NO OTHER AREA WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN.
 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.)

2. SETBACKS:

FRONT: 25.00 FEET OR GREATER FOR EASEMENT
 REAR: 15.00 FEET OR GREATER FOR EASEMENT
 SIDE: 6.00 FEET OR GREATER FOR EASEMENT
 CORNER SIDE: 10.00 FEET OR GREATER FOR EASEMENT
 CORNER GARAGE SIDE: 18.00 FEET OR GREATER FOR EASEMENT
 GARAGE FRONT: 18.00 FEET OR GREATER FOR EASEMENT
 CORNER SIDE WHERE R.O.W. IS GREATER THAN 50.00 FEET: 20.00 FEET OR GREATER FOR EASEMENT

3. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:

NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT. SINGLE FAMILY RESIDENCES SHALL INCLUDE THE FOLLOWING: MOBILE HOME, TRAVEL TRAILER, FRAME HOME, AND SLAB HOME. APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHALL ARE REQUIRED PRIOR TO OCCUPYING THE LOTS.

4. MINIMUM FINISH FLOOR NOTE:

MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTER LINE OF STREET PAVEMENT OR 18" ABOVE NATURAL GROUND WHICHEVER IS GREATER.

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.

5. BENCHMARK NOTE:

THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.

B.M. No. 1 - ELEV. 224.08 DISK SET IN CONCRETE AT THE NORTHEAST INTERSECTION OF AUSTEN STREET AND NICKOLE STREET. N= 18634646.8499 E=996442.2678. NVD 88.
 B.M. No. 2 - ELEV. 224.07 DISK SET IN CONCRETE AT THE NORTHEAST CORNER OF LOT 54 OF PUEBLO DE PALMAS AT MILE 4 PHASE 1. N= 18634213.67 E=998669.87. NVD 88.

6. DRAINAGE:

IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 138,171 CUBIC FEET OR 3.172 ACRE-FEET OF STORM WATER RUNOFF FOR LOTS 218 THRU 264, PUEBLO DE PALMAS AT MILE 4. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (DETENTION SHALL BE HELD WITHIN FOUR REGIONALIZED DETENTION FACILITIES WITHIN THIS SUBDIVISION.)

7. REGIONALIZED DETENTION FACILITY NOTE:

THE DEVELOPER SHALL DEDICATE ALL FOUR REGIONAL DETENTION FACILITIES TO HIDALGO COUNTY DRAINAGE DISTRICT NO. 1. HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THESE AREAS. THE DEVELOPER SHALL BE RESPONSIBLE FOR PLACEMENT OF A 6" COMMERCIAL GRADE CHAIN LINK FENCE W/ GATE AROUND THE PERIMETER OF EACH DETENTION FACILITY PRIOR TO THE RECORDING OF THIS SUBDIVISION PLAT.

8. 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.

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 THE LOT.

9. THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.

10. PDP MILE 4, LTD. STEVE N. GRIFFITH, RTC VENTURE, INC., THE OWNERS AND SUBDIVIDERS OF PUEBLO DE PALMAS AT MILE 4 PHASE 3 RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 4 OF THIS PLAT.

11. 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 TO THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

12. 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.

13. 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.

14. NO ACCESS WILL BE ALLOWED FROM AUSTEN STREET AND OLD MILE 4 ROAD ON TO LOTS 250 THROUGH 260 AND LOTS 218, 226, 227, 235, 236 AND 244.

15. WITH DEVELOPER'S PRIOR APPROVAL, ANY MUNICIPALITY, GOVERNMENTAL OR NON-PROFIT ORGANIZATION MAY USE ANY LOT OR LOTS FOR THEIR APPROVED PURPOSE.

16. THE PURCHASER OF EACH LOT SHALL BE RESPONSIBLE TO INSTALL DRIVEWAYS CULVERT OF REINFORCED CONCRETE PIPE OF NO LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH.

PRINCIPAL CONTACTS

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
PDP MILE 4, LTD. STEVE N. GRIFFITH, PRESIDENT RTC VENTURE, INC. ITS SOLE GENERAL PARTNER	P.O. BOX 1000 MISSION, TX 78573	MISSION, TX 78573	(886) 442-8887 (886) 442-8721	
ENGINEER: FRED L. KURTH	115 W. McINTYRE EDINBURG, TX 78541	EDINBURG, TX 78541	(956) 381-0981 (956) 381-1839	
SURVEYOR: FRED L. KURTH	115 W. McINTYRE EDINBURG, TX 78541	EDINBURG, TX 78541	(956) 381-0981 (956) 381-1839	

TRACT 1 METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 10.00 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING ALL OF LOTS 39 AND 40, PUEBLO DE PALMAS AT MILE 4 SUBDIVISION, PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED UNDER DOCUMENT NUMBER 2093861, HIDALGO COUNTY MAP RECORDS, SAID 10.00 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A No. 4 REBAR FOUND (NORTHING: 16635275.170, EASTING: 997121.481) AT THE NORTHEAST CORNER OF SAID LOT 40, PUEBLO DE PALMAS AT MILE 4 SUBDIVISION, PHASE 1, FOR THE NORTHEAST CORNER OF THIS TRACT;

1. THENCE, SOUTH 08 DEGREES, 56 MINUTES, 07 SECONDS WEST, ALONG THE EAST BOUNDARY LINE OF SAID LOT 40 AND THE WEST BOUNDARY LINE OF LOT 41, PUEBLO DE PALMAS AT MILE 4 SUBDIVISION, PHASE 1, A DISTANCE OF 761.34 FEET TO A No. 4 REBAR FOUND AT THE SOUTHWEST CORNER OF SAID LOT 40, FOR THE SOUTHWEST CORNER OF THIS TRACT;

2. THENCE, NORTH 81 DEGREES, 03 MINUTES, 53 SECONDS WEST, ALONG THE SOUTH BOUNDARY LINES OF SAID LOTS 40 AND 39 ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF AUSTEN STREET, A DISTANCE OF 538.08 FEET TO A No. 4 REBAR FOUND AT THE SOUTHERNMOST SOUTHWEST CORNER OF SAID LOT 39, FOR THE SOUTHERNMOST SOUTHWEST CORNER OF THIS TRACT;

3. THENCE, NORTH 36 DEGREES, 03 MINUTES, 53 SECONDS WEST, ALONG THE SOUTHWEST BOUNDARY LINES OF SAID LOT 39 ALSO BEING A RIGHT-OF-WAY CLIP LINE, A DISTANCE OF 48.50 FEET TO A No. 4 REBAR FOUND AT THE NORTHERNMOST SOUTHWEST CORNER OF SAID LOT 39, FOR THE NORTHERNMOST SOUTHWEST CORNER OF THIS TRACT;

4. THENCE, NORTH 08 DEGREES, 56 MINUTES, 07 SECONDS EAST, ALONG THE WEST BOUNDARY LINE OF SAID LOT 39 ALSO BEING THE EAST RIGHT-OF-WAY LINE OF NICKOLE STREET, A DISTANCE OF 726.34 FEET TO A No. 4 REBAR FOUND AT THE NORTHWEST CORNER OF SAID LOT 39, FOR THE NORTHWEST CORNER OF THIS TRACT;

5. THENCE, SOUTH 81 DEGREES, 03 MINUTES, 53 SECONDS EAST, ALONG THE NORTH BOUNDARY LINES OF SAID LOTS 39 AND 40, A DISTANCE OF 573.08 FEET TO THE POINT OF BEGINNING, AND CONTAINING 10.00 ACRES OF LAND, MORE OR LESS.

TRACT 2 METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 10.00 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING ALL OF LOTS 42 AND 43, PUEBLO DE PALMAS AT MILE 4 SUBDIVISION, PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED UNDER DOCUMENT NUMBER 2093861, HIDALGO COUNTY MAP RECORDS, SAID 10.00 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A No. 4 REBAR FOUND (NORTHING: 16635141.843, EASTING: 997972.063) AT THE NORTHEAST CORNER OF SAID LOT 43, PUEBLO DE PALMAS AT MILE 4 SUBDIVISION, PHASE 1, FOR THE NORTHEAST CORNER OF THIS TRACT;

1. THENCE, SOUTH 08 DEGREES, 56 MINUTES, 07 SECONDS WEST, ALONG THE EAST BOUNDARY LINE OF SAID LOT 43 AND THE WEST BOUNDARY LINE OF LOT 44, PUEBLO DE PALMAS AT MILE 4 SUBDIVISION, PHASE 1, A DISTANCE OF 761.34 FEET TO A No. 4 REBAR FOUND AT THE SOUTHWEST CORNER OF SAID LOT 43, FOR THE SOUTHWEST CORNER OF THIS TRACT;

2. THENCE, NORTH 81 DEGREES, 03 MINUTES, 53 SECONDS WEST, ALONG THE SOUTH BOUNDARY LINES OF SAID LOTS 43 AND 42 ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF AUSTEN STREET, A DISTANCE OF 572.28 FEET TO A No. 4 REBAR FOUND AT THE SOUTHWEST CORNER OF SAID LOT 42, FOR THE SOUTHWEST CORNER OF THIS TRACT;

3. THENCE, NORTH 08 DEGREES, 56 MINUTES, 07 SECONDS EAST, ALONG THE WEST BOUNDARY LINE OF SAID LOT 42 AND THE EAST BOUNDARY LINE OF LOT 41, PUEBLO DE PALMAS AT MILE 4 SUBDIVISION, PHASE 1, A DISTANCE OF 761.34 FEET TO A No. 4 REBAR FOUND AT THE NORTHWEST CORNER OF SAID LOT 42, FOR THE NORTHWEST CORNER OF THIS TRACT;

4. THENCE, SOUTH 81 DEGREES, 03 MINUTES, 53 SECONDS EAST, ALONG THE NORTH BOUNDARY LINES OF SAID LOTS 42 AND 43, A DISTANCE OF 572.28 FEET TO THE POINT OF BEGINNING, AND CONTAINING 10.00 ACRES OF LAND, MORE OR LESS.

TRACT 3 METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 10.00 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING ALL OF LOTS 47 AND 48, PUEBLO DE PALMAS AT MILE 4 SUBDIVISION, PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED UNDER DOCUMENT NUMBER 2093861, HIDALGO COUNTY MAP RECORDS, SAID 10.00 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A No. 4 REBAR FOUND (NORTHING: 16634919.632, EASTING: 999385.422) AT THE NORTHEAST CORNER OF SAID LOT 48, PUEBLO DE PALMAS AT MILE 4 SUBDIVISION, PHASE 1, FOR THE NORTHEAST CORNER OF THIS TRACT;

1. THENCE, SOUTH 08 DEGREES, 56 MINUTES, 07 SECONDS WEST, ALONG THE EAST BOUNDARY LINE OF SAID LOT 48 AND THE EAST BOUNDARY LINES OF LOTS 49, 50 AND 53, PUEBLO DE PALMAS AT MILE 4 SUBDIVISION, PHASE 1, A DISTANCE OF 761.34 FEET TO A No. 4 REBAR FOUND AT THE SOUTHWEST CORNER OF SAID LOT 48, FOR THE SOUTHWEST CORNER OF THIS TRACT;

2. THENCE, NORTH 81 DEGREES, 03 MINUTES, 53 SECONDS WEST, ALONG THE SOUTH BOUNDARY LINES OF SAID LOTS 48 AND 47 ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF AUSTEN STREET, A DISTANCE OF 572.28 FEET TO A No. 4 REBAR FOUND AT THE SOUTHWEST CORNER OF SAID LOT 47, FOR THE SOUTHWEST CORNER OF THIS TRACT;

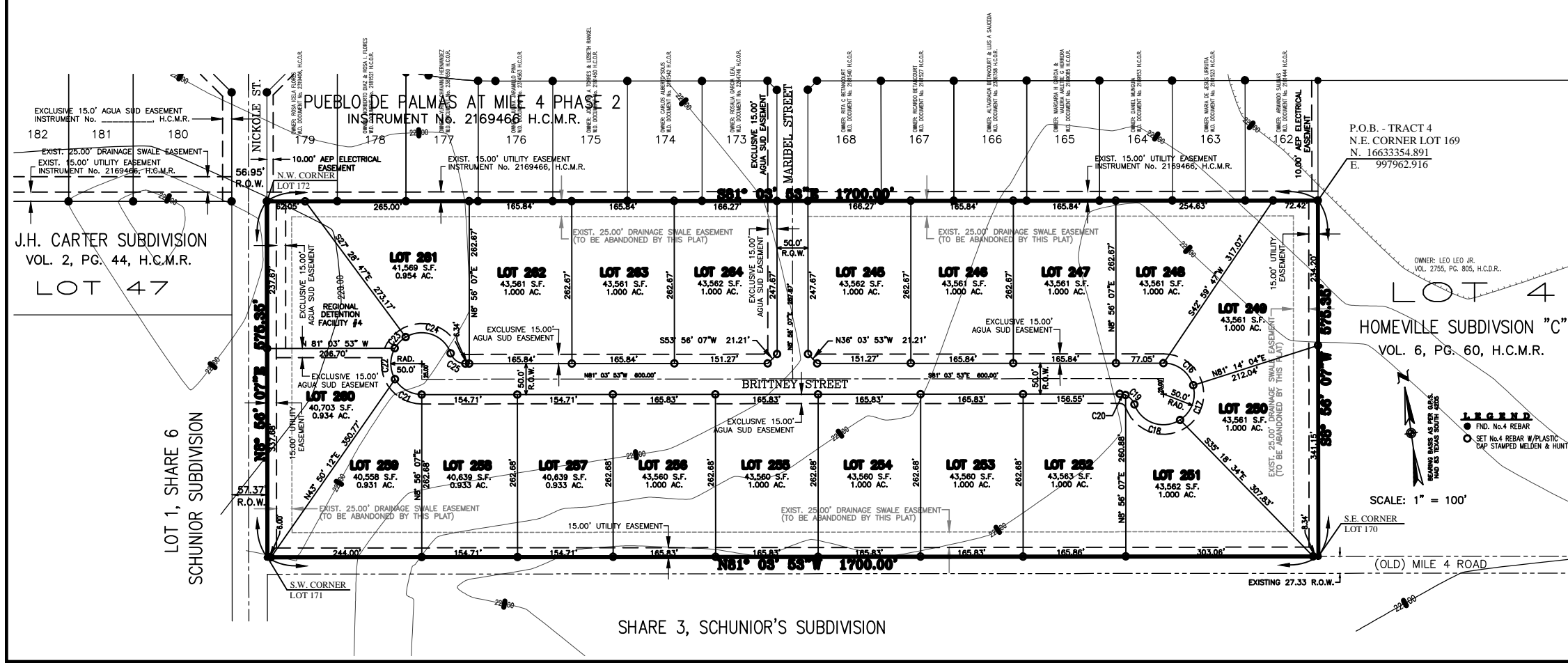
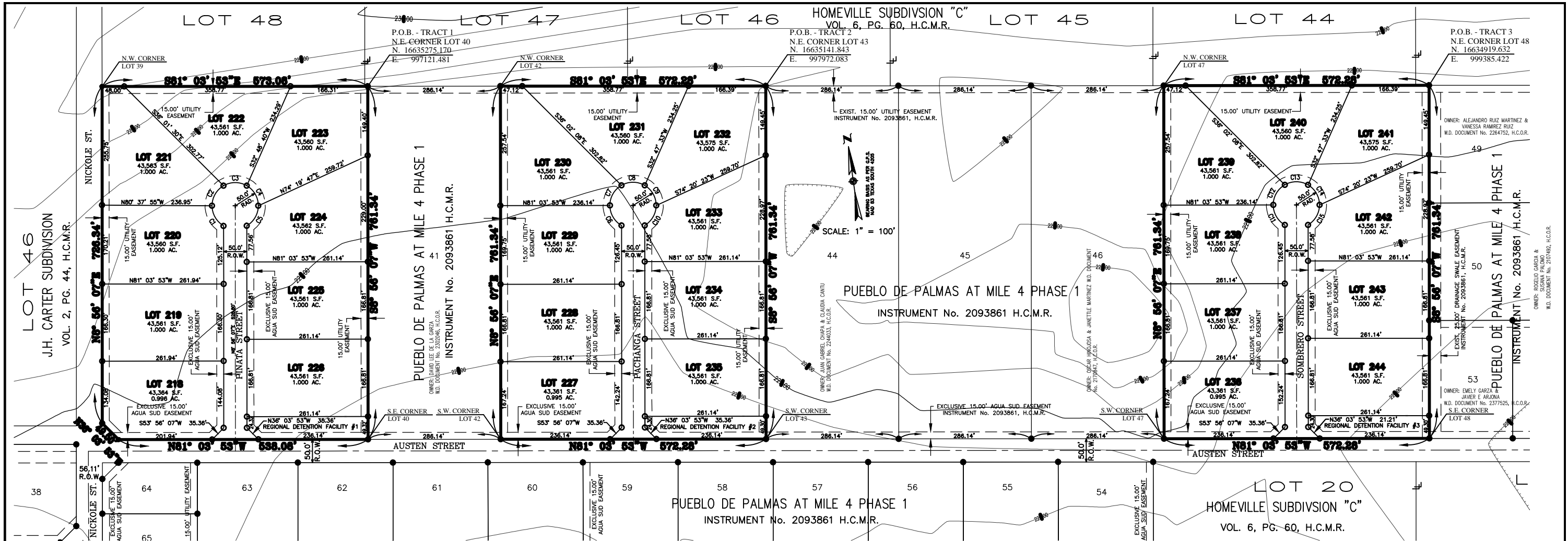
3. THENCE, NORTH 08 DEGREES, 56 MINUTES, 07 SECONDS EAST, ALONG THE WEST BOUNDARY LINE OF SAID LOT 47 AND THE EAST BOUNDARY LINE OF LOT 46, PUEBLO DE PALMAS AT MILE 4 SUBDIVISION, PHASE 1, A DISTANCE OF 761.34 FEET TO A No. 4 REBAR FOUND AT THE NORTHWEST CORNER OF SAID LOT 47, FOR THE NORTHWEST CORNER OF THIS TRACT;

4. THENCE, SOUTH 81 DEGREES, 03 MINUTES, 53 SECONDS EAST, ALONG THE NORTH BOUNDARY LINES OF SAID LOTS 47 AND 48, A DISTANCE OF 572.28 FEET TO THE POINT OF BEGINNING, AND CONTAINING 10.00 ACRES OF LAND, MORE OR LESS.

TRACT 4 METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 22.45 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING ALL OF LOTS 169, 170, 171 AND 172, AND A PORTION OF MARIBEL STREET, PUEBLO DE PALMAS AT MILE 4 SUBDIVISION, PHASE 2, ACCORDING TO THE PLAT THEREOF RECORDED UNDER DOCUMENT NUMBER 2169466, HIDALGO COUNTY MAP RECORDS, SAID 22.45 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A No. 4 REBAR FOUND (NORTHING: 16623354.891, EASTING: 997962.916) AT THE NORTHEAST CORNER OF SAID LOT 169, PUEBLO DE PALMAS AT MILE 4 SUBDIVISION, PHASE 2, FOR THE NORTHEAST CORNER OF THIS TRACT;



**MAP OF
PUEBLO DE PALMAS AT MILE 4 PHASE 3**

BEING:

TRACT 1: 10.00 ACRES BEING A RESUBDIVISION OF LOTS 39 AND 40, PUEBLO DE PALMAS AT MILE 4, PHASE 1 RECORDED UNDER DOCUMENT No. 2093861, HIDALGO COUNTY MAP RECORDS.

TRACT 2: 10.00 ACRES BEING A RESUBDIVISION OF LOTS 42 AND 43, PUEBLO DE PALMAS AT MILE 4, PHASE 1 RECORDED UNDER DOCUMENT No. 2093861, HIDALGO COUNTY MAP RECORDS.

TRACT 3: 10.00 ACRES BEING A RESUBDIVISION OF LOTS 47 AND 48, PUEBLO DE PALMAS AT MILE 4, PHASE 1 RECORDED UNDER DOCUMENT No. 2093861, HIDALGO COUNTY MAP RECORDS.

TRACT 4: 22.45 ACRES BEING A RESUBDIVISION OF LOTS 169, 170, 171, 172 AND A PORTION OF MARIBEL STREET, PUEBLO DE PALMAS AT MILE 4, PHASE 2 RECORDED UNDER DOCUMENT No. 2169466, HIDALGO COUNTY MAP RECORDS.

LOCATION MAP

SCALE 1" = 100'

M MILDEN & HUNT INC
 CONSULTANTS • ENGINEERS • SURVEYORS
 115 W. McINTYRE 227 N. F.M. 3167
 EDINBURG, TX 78541 RO GRADY, TX 78522
 PH: (956) 381-0981 PH: (956) 467-8256
 FAX: (956) 381-1839 FAX: (956) 468-8551
 ESTABLISHED 1947 www.mildenandhunt.com

ENGINEERING REPORT PUEBLO DE PALMAS AT MILE 4 PHASE 3
 BY: FRED L. KURTH
 WATER SUPPLY: DESCRIPTION, COSTS, AND OPERABILITY DATE

PUEBLO DE PALMAS AT MILE 4 PHASE 3 WILL BE PROVIDED WITH POTABLE WATER BY AGUA SPECIAL UTILITY DISTRICT. THE SUBDIVIDER AND AGUA SPECIAL UTILITY DISTRICT HAVE ENTERED INTO A CONTRACT IN WHICH AGUA SPECIAL UTILITY DISTRICT HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND AGUA SPECIAL UTILITY DISTRICT 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.

AGUA SPECIAL UTILITY DISTRICT HAS AN EXISTING 10" DIAMETER WATER LINE RUNNING ALONG THE NORTH SIDE OF THE RIGHT-OF-WAY OF AUSTEN STREET AND AN EXISTING 8" DIAMETER WATER LINE RUNNING ALONG THE NORTH SIDE OF THE RIGHT-OF-WAY OF MILE 4 NORTH. THE WATER SYSTEM FOR LOT 218 THRU 244, SHALL CONSIST OF AN 8" DIAMETER WATER LINE THAT TAPS INTO THE EXISTING 10" LINE ALONG AUSTEN STREET. THIS 8" LINE THEN RUNS NORTH IN AN EXCLUSIVE EASEMENT TO AGUA SPECIAL UTILITY DISTRICT, AROUND THE CUL-DE-SAC AND THEN BACK SOUTH TIE-ING BACK TO THE EXISTING 10" ALONG AUSTEN STREET. FOR LOTS 245 THRU 264, SHALL CONSIST OF AN 8" LINE THAT CONNECTS TO AN EXISTING 8" WATER LINE WITHIN AN EXCLUSIVE EASEMENT TO AGUA SPECIAL UTILITY DISTRICT ALONG MARIBEL STREET, THEN RUNS EAST AND WEST ALONG THE NORTH SIDE OF BRITNEY STREET WITHIN AN EXCLUSIVE EASEMENT TO AGUA SPECIAL UTILITY DISTRICT LOOPING AROUND BOTH CUL-DE-SACS. THE 8" LINE TIES OFF BETWEEN LOT 260 AND THE REGIONAL DETENTION FACILITY No. 4, EXTENDING WEST AND THEN NORTH WITHIN AN EXCLUSIVE AGUA SPECIAL UTILITY DISTRICT ON THE SAID REGIONAL DETENTION FACILITY No. 4, CROSSING NICKOLE STREET WESTWARD TO ANOTHER EXCLUSIVE AGUA SPECIAL UTILITY DISTRICT EASEMENT ON LOT 180, CONTINUING NORTH WITHIN LOT 180, CROSSING MILE 4 NORTH AND TIE-ING BACK INTO THE EXISTING 10" LINE AT THE NORTHWEST CORNER OF MILE 4 NORTH AND NICKOLE STREET.

WATER DISTRIBUTION FOR THE PUEBLO DE PALMAS AT MILE 4 PHASE 3 CONSISTS OF TWENTY TWO-1" DIAMETER DUAL SERVICE LINES RUN TO PAIRS OF LOTS BEFORE SPLITTING INTO 1/2" DIAMETER SERVICE LINES AND THREE 3/4" DIAMETER SINGLE SERVICE LINES. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE 8" LINE, THE DUAL SERVICES AND 3/4" SINGLE SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$100,000.00 OR \$2,900.00 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID AGUA SPECIAL UTILITY DISTRICT THE SUM OF \$200,000.00, WHICH COVERS THE \$4,500.00 COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO AGUA SPECIAL UTILITY DISTRICT UPON REQUEST BY THE LOT OWNER, AGUA SPECIAL UTILITY DISTRICT WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVIDER HAS INSTALLED FIVE FIRE HYDRANTS AT A UNIT COST OF \$1,000.00 FOR A TOTAL COST OF \$5,000.00. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY AGUA SPECIAL UTILITY DISTRICT AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES DESCRIPTION: COST AND OPERABILITY DATES
 SEWAGE FROM PUEBLO DE PALMAS AT MILE 4 PHASE 3 WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF 47 (OF WHICH 3 ARE EXISTING AND TO BE RE-UTILIZED) STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. THE UNDERSIGNED PROFESSIONAL ENGINEER HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENT DRAIN FIELD.

SOIL EVALUATION REPORT:
 EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A SANDY LOAM SOIL FOR THE AREA. AT LEAST TWO SOIL EXCAVATIONS WERE PERFORMED ON THE SITE, AT OPPOSITE ENDS OF THE PROPOSED DISPOSAL AREA. (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMIT AREA). THE SOIL IS A UNIFORM SANDY LOAM EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUND WATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$1,500.00, INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSFS HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF \$64,500.000. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON 06-02-2011

ENGINEER CERTIFICATION:
 BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL THE WATER AND THE UNCONSTRUCTED ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$104,000.00 WHICH EQUALS TO \$2,900.00 PER LOT.

SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$1,500.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$70,500.000 FOR THE ENTIRE SUBDIVISION.

FRED L. KURTH, P.E. # 54151

MELDEN & HUNT, INC.
 TEXAS REGISTRATION #1435



COST ESTIMATE:	ESTIMACION DE COSTOS:	
PAVING IMPROVEMENTS: \$ 169,512.50	PAVIMENTACION DE CALLES: \$ 169,512.50	
DRAINAGE IMPROVEMENTS: \$ 42,381.00	DREAJE PLUVIAL: \$ 42,381.00	
WATER DISTRIBUTION: \$ 164,590.00	SERVICIO DE AGUA POTABLE: \$ 164,590.00	
SANITARY SEWER: \$ 70,500.00	SERVICIO DE DREAJE SANITARIO: \$ 70,500.00	
IMPROVEMENTS / OSSF:		

REPORT DE INGENIERIA PUEBLO DE PALMAS AT MILE 4 PHASE 3
 POR: FRED L. KURTH

ABASTECIMIENTO DE AGUA: DESCRIPCION, COSTOS Y FECHA DE OPERABILIDAD
 PUEBLO DE PALMAS AT MILE 4 PHASE 3 SERA ABASTECIDA CON AGUA POTABLE POR PARTE DE AGUA SPECIAL UTILITY DISTRICT (AGUA SUD). EL DUEÑO DE LA SUBDIVISION Y AGUA SUD HAN HECHO UN CONTRATO EN EL CUAL AGUA SUD HA PROMETIDO ABASTECER CON SUFICIENTE AGUA A LA SUBDIVISION POR LOS MENOS 30 AÑOS; AGUA SUD HA PREVISTO DOCUMENTACION QUE ESTABLECE LA CANTIDAD Y CALIDAD DE ABASTECIMIENTO DE AGUA A LARGO PLAZO PARA SERVIR EL COMPLETO DESARROLLO DE ESTA SUBDIVISION.

LAS LINEAS DE AGUA HAN SIDO INSTALADAS DENTRO DE UN DERECHO DE PASO DE 15.00' AGUA S.U.D. EASEMENT. UNA LINEA DE 10" HAN SIDO INSTALADO EN EL LADO ESTE DE F.M. 2221 Y EN EL LADO NORTE DE MILE 4 ROAD EN MEDIO DE F.M. 2221 Y NICKOLE STREET Y EN EL LADO ESTE DE NICKOLE STREET. UNA LINEA DE 8" HAN SIDO INSTALADO EN EL LADO NORTE DE MILE 4 ROAD ENTRE NECKOLE STREET Y EL LADO ESTE DE ESTA SUBDIVISION LUEGO CORRE AL NORTE A CONECTARSE CON UNA LINEA DE 10" EN EL LADO NORTE DE AUSTIN STREET. LINEAS DE 8" HAN SIDO INSTALADO EN EL LADO ESTE DE ISAJAH STREET, ELVE STREET Y EN EL LADO OESTE DE MARIBEL STREET PARA ABASTECER ESTA SUBDIVISION.

CADA LOTE SERA ABASTECIDO CON UNA CONEXION INDIVIDUAL DE 3/4", DE LA LINEA DE 8" Y 10". LUEGO SI SERVICIOS DOBLES DE 1" CORRERAN EN PARES HACIA 102 LOTES, SEPARANDOSE ANTES EN SERVICIOS INDIVIDUALES DE 3/4" (19.05MM) Y 10 SERVICIOS INDIVIDUALES DE 3/4", CONECTANDO HACIA LOS MEDIDORES DE CADA LOTE. EL DUEÑO HA PAGADO A AGUA S.U.D. UN TOTAL \$129,461.10 PARA LA MENCIONADO EL SISTEMA DE DISTRIBUCION DE AGUA. ADEMÁS, EL DUEÑO HA PAGADO A AGUA S.U.D. UNA SUMA DE \$ 213,248.00 O \$1,904.00 POR LOTE PARA EL ACUERDO DE 30 AÑO DE SERVICIO DE AGUA QUE CUBIER CAJAS DE MEDIDORES DE AGUA, MEDIDORES DE AGUA, HONORARIOS DE LA ABASTECIMIENTOS DE AGUA Y TODO LOS OTRO HONORARIOS ASOCIADO CON EL ABASTECIMIENTOS DE AGUA. CON EL SOLICITAR EL DUEÑO DEL LOTE AGUA S.U.D. PRONTO INSTALAR SIN NINGUNO CARGAR MEDIDORES DE AGUA PARA EL LOTE. EL SISTEMA DE AGUA ESTA APROVADO & ACEPTADO PRO AGUA SUD & LA DISTRIBUCION DE SISTEMA ESTA EN OPERACION DE LA FECHA DE REGISTRO DEL PLANO DE LA SUBDIVISION.

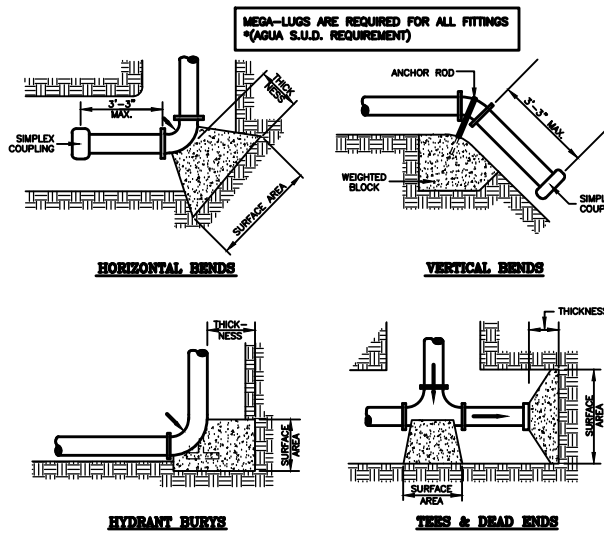
MAP OF PUEBLO DE PALMAS AT MILE 4 PHASE 3

BEING:
 TRACT 1: 10.00 ACRES BEING A RESUBDIVISION OF LOTS 39 AND 40, PUEBLO DE PALMAS AT MILE 4, PHASE 1 RECORDED UNDER DOCUMENT No. 2093861, HIDALGO COUNTY MAP RECORDS.

TRACT 2: 10.00 ACRES BEING A RESUBDIVISION OF LOTS 42 AND 43, PUEBLO DE PALMAS AT MILE 4, PHASE 1 RECORDED UNDER DOCUMENT No. 2093861, HIDALGO COUNTY MAP RECORDS.

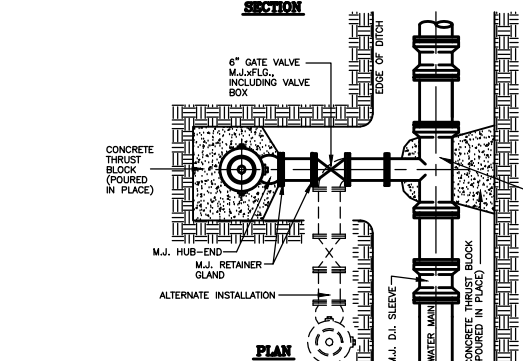
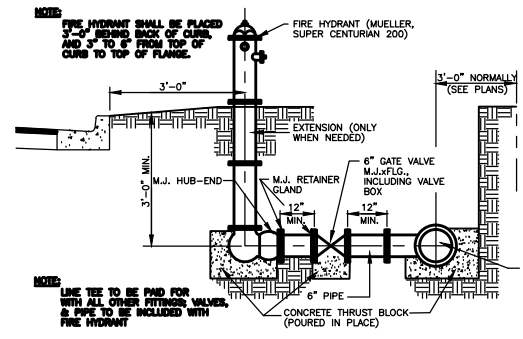
TRACT 3: 10.00 ACRES BEING A RESUBDIVISION OF LOTS 47 AND 48, PUEBLO DE PALMAS AT MILE 4, PHASE 1 RECORDED UNDER DOCUMENT No. 2093861, HIDALGO COUNTY MAP RECORDS.

TRACT 4: 22.45 ACRES BEING A RESUBDIVISION OF LOTS 169, 170, 171, 172 AND A PORTION OF MARIBEL STREET, PUEBLO DE PALMAS AT MILE 4, PHASE 2 RECORDED UNDER DOCUMENT No. 2169466, HIDALGO COUNTY MAP RECORDS.

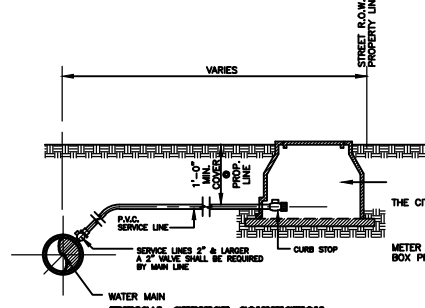
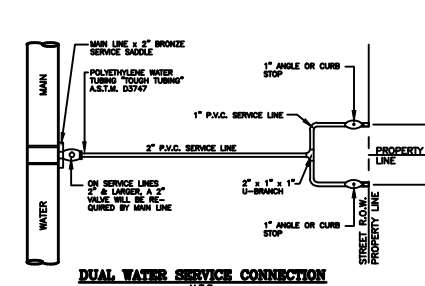
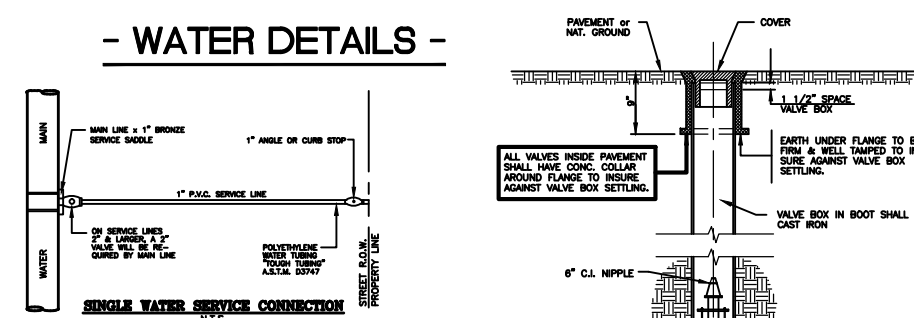


DIAMETER OF PIPE INCHES	HORIZONTAL BEND		WEIGHT AT VERTICAL BENDS - lbs.
	DIAMETER INCHES	THICKNESS INCHES	
2 1/2" BENDS	6"	1 1/2"	1,700
4" BENDS	8"	1 1/2"	3,000
6" OR LARGER	12"	1 1/2"	5,500
4" BENDS	6"	1 1/2"	5,500
6" OR LARGER	8"	1 1/2"	8,000
6" BENDS	6"	1 1/2"	10,700
6" OR LARGER	8"	1 1/2"	
6" OR LARGER	8"	1 1/2"	

- GENERAL NOTES FOR THRUST BLOCK:
- ALL VALVES SHOWN ARE MINIMUM FOR A HYDROSTATIC PRESSURE OF 150 P.S.I. AND A SOIL RESISTANCE OF 2,000 LBS./SQ.FT. WITH PIPELINE HAVING A MINIMUM OF 30" OF COVER.
 - THE CONTRACTOR SHALL CONSIDER REDUCTIONS OF THRUST BLOCK SURFACE AREA UPON SUBMITTAL OF APPROVED SOIL RESISTANT TEST RESULTS GREATER THAN 2000 LBS./SQ.FT.
 - THE LOCATION OF THRUST BLOCKS DEPENDS UPON THE DIRECTION OF THRUST AND TYPE OF FITTINGS.



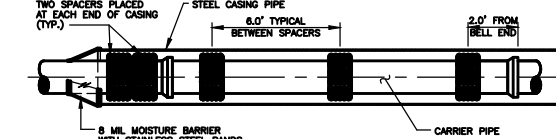
TYPICAL FIRE HYDRANT INSTALLATION



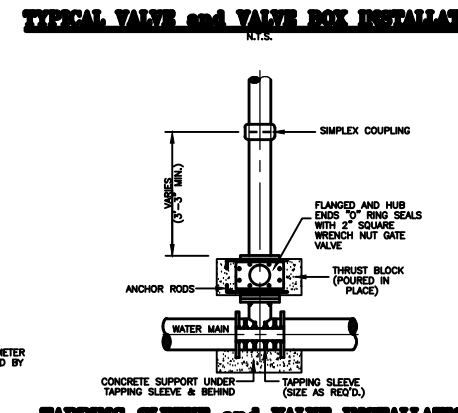
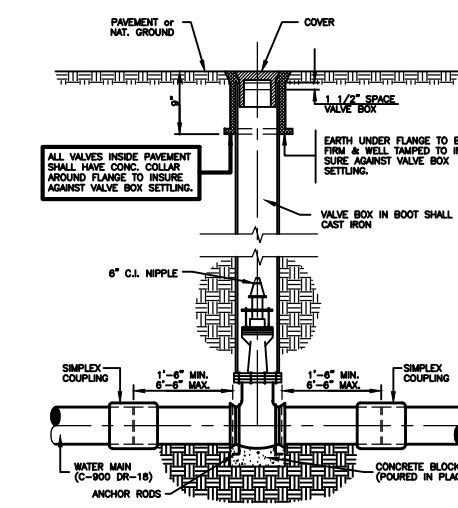
- GENERAL NOTES:
- ALL COMPRESSION OR PACK TYPE FITTINGS & JOINTS REQUIRE STAINLESS STEEL INSERTS OF REQUIRED SIZE.
 - WATER SERVICE CONNECTIONS CROSSING A STREET SHALL BE ENCASED IN A 2" (FOR SINGLE SERVICE) AND 3" (FOR A DUAL SERVICE) P.V.C. SHC40 CASING. LENGTH OF CASING SHALL BE WIDTH OF STREET PLUS 10.0 FEET.

TYPICAL WATER SERVICE CONNECTIONS

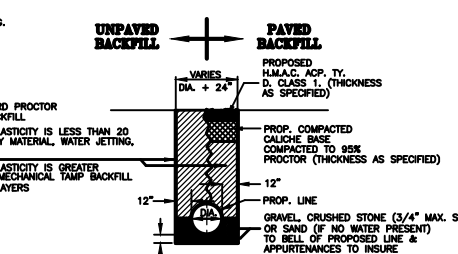
PIPE CASING SIZE	CARRIER PIPE SIZE
12" 0.375 WALL	4"-6"
16" 0.375 WALL	8"
18" 0.375 WALL	10"
20" 0.375 WALL	12"
24" 0.375 WALL	14"
26" 0.375 WALL	16"
32" 0.375 WALL	18"
36" 0.375 WALL	20"
40" 0.375 WALL	24"



BORING and CASING DETAIL

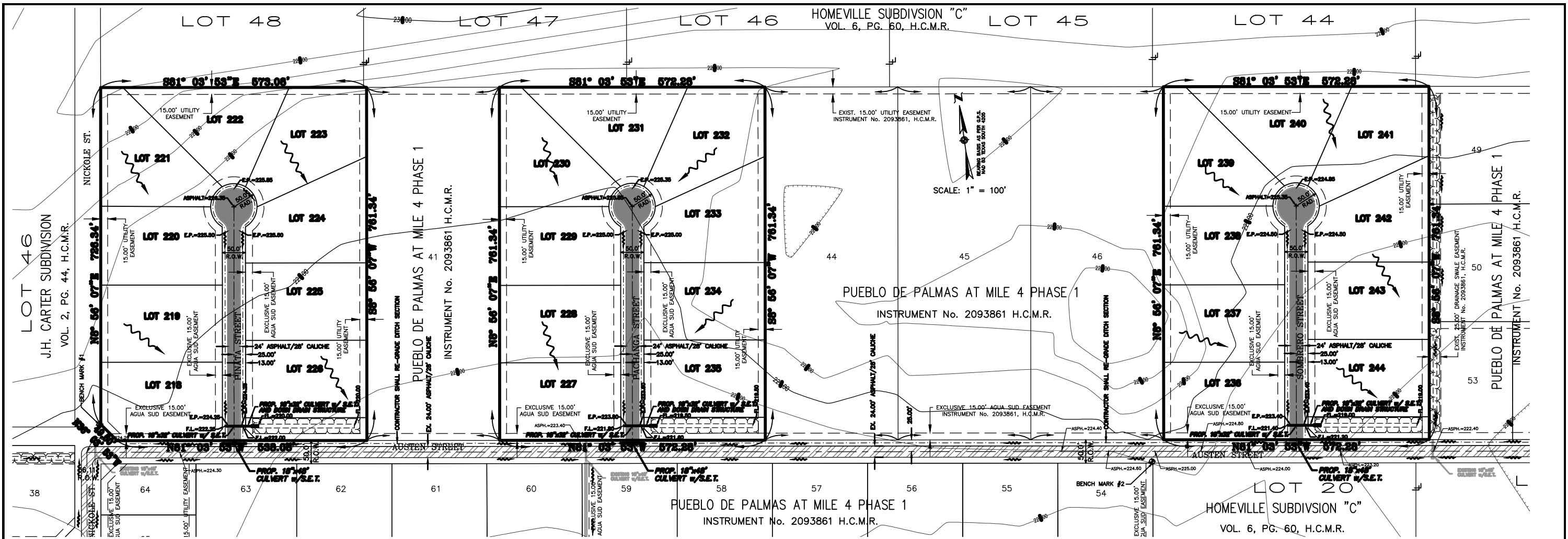


TAPPING SLEEVE and VALVE INSTALLATION



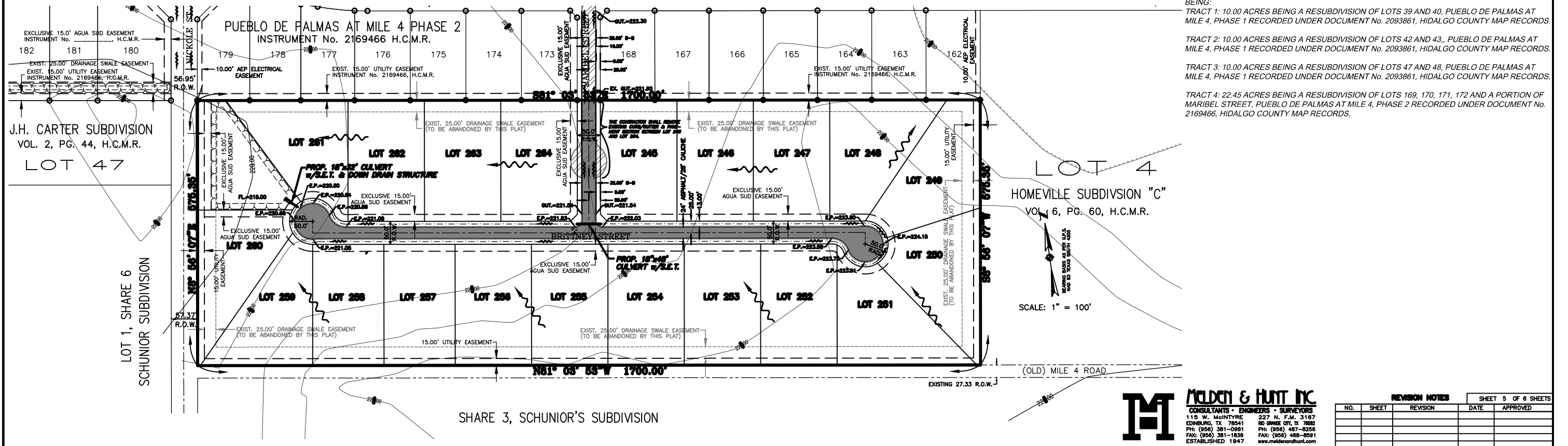
PIPE BORING DETAILS

MELDEN & HUNT INC.
 CONSULTANTS - ENGINEERS - SURVEYORS
 115 W. MCINTYRE EDINBURG, TX 78541
 PH: (956) 381-0881 FAX: (956) 381-1839
 227 N. F.M. 3167 RO GREECE CT, TX 78022
 PH: (956) 487-8256 FAX: (956) 488-8591
 ESTABLISHED 1947 www.meldenandhunt.com



**- MAP OF TOPOGRAPHY AND STORM DRAINAGE SYSTEM -
- TOPOGRAFIA Y SISTEMA DE DRENAJE PLUVIAL -**

**MAP OF
PUEBLO DE PALMAS AT MILE 4 PHASE 3**



BEING:

TRACT 1: 10.00 ACRES BEING A RESUBDIVISION OF LOTS 39 AND 40, PUEBLO DE PALMAS AT MILE 4, PHASE 1 RECORDED UNDER DOCUMENT No. 2093861, HIDALGO COUNTY MAP RECORDS.

TRACT 2: 10.00 ACRES BEING A RESUBDIVISION OF LOTS 42 AND 43, PUEBLO DE PALMAS AT MILE 4, PHASE 1 RECORDED UNDER DOCUMENT No. 2093861, HIDALGO COUNTY MAP RECORDS.

TRACT 3: 10.00 ACRES BEING A RESUBDIVISION OF LOTS 47 AND 48, PUEBLO DE PALMAS AT MILE 4, PHASE 1 RECORDED UNDER DOCUMENT No. 2093861, HIDALGO COUNTY MAP RECORDS.

TRACT 4: 22.45 ACRES BEING A RESUBDIVISION OF LOTS 169, 170, 171, 172 AND A PORTION OF MARIBEL STREET, PUEBLO DE PALMAS AT MILE 4, PHASE 2 RECORDED UNDER DOCUMENT No. 2169466, HIDALGO COUNTY MAP RECORDS.

M MILDEN & HUNT INC.
 CONSULTANTS • ENGINEERS • SURVEYORS
 115 W. McINTYRE 227 N. F.M. 3167
 EDINBURG, TX 78541 RO GRADY CTV, TX 78882
 PH: (956) 381-0981 PH: (956) 467-8256
 FAX: (956) 381-1839 FAX: (956) 468-3591
 ESTABLISHED 1947 www.mildenandhunt.com

REVISION NOTES				SHEET 5 OF 6 SHEETS	
NO.	SHEET	REVISION	DATE	APPROVED	

DRAINAGE STATEMENT
PUEBLO DE PALMAS AT MILE 4 PHASE 3
 Updated June 26, 2013

PUEBLO DE PALMAS AT MILE 4 PHASE 3 is 52.461 acres being a resubdivision of Lots 39, 40, 42, 43, 47 and 48, Pueblo de Palmas at Mile 4 Phase I as recorded in Document 2093861 and Lots 169, 170, 171 and 172, Pueblo de Palmas at Mile 4 Phase II as recorded in Document 2169466, Hidalgo County Map Records. The property is located along the both sides of Mile 4 North Road and east of F.M. 2221. The property is currently open and is located in Zone "C" unshaded in FEMA's Flood Insurance Rate Map, Community Panel No. 480334 0275 B, Map Revised January 2, 1981. Zone "C" unshaded is an "Area of minimal flooding."

The soils are fine sandy loam, which are in Hydrologic Group "B" & "C" respectively. Soil Group "B" & "C" is moderately pervious with a relatively low plasticity index. (See excerpts from "Soil Survey of Hidalgo County, Texas"). For the purpose of this report, we will use soil type "C", the most common soil on the site.

Existing runoff is by surface flow in a southwesterly direction and has a runoff of 21.13 c.f.s. during the 25-year storm frequency as per the attached calculations.

The proposed drainage for PUEBLO DE PALMAS AT MILE 4 PHASE 3 is part of an approved overall Drainage Statement for Pueblo de Palmas at Mile 4 Phase I and II (see attached). The surface runoff from the subdivision's lots and street will drain into four regional detention facilities. These facilities have been designed to hold runoff from this subdivision which will evaporate and percolate into the soil and overflow into existing road ditches and will continue to flow to the south and southwest and ultimately outfall into La Joya Creek and La Joya Lake.

In accordance with the Hidalgo County drainage policy, the peak rate of runoff in the subdivision will not be increased during the 25-year rainfall event due to the improvements in this subdivision. Therefore, as per attached calculations, 138,171 cubic feet of detention will be provided in this subdivision. Four regional detention facilities shall be constructed to a depth of 48 inches in order to detain runoff and will be dedicated to and maintained by Hidalgo County Drainage District No. 1.

CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100 YEAR FLOODPLAIN AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0325 C, REVISED NOVEMBER 16, 1982 IS CONTAINED WITHIN THE DRAINAGE SWALES ALONG THE REAR OF ALL LOTS OF THE SUBDIVISION.

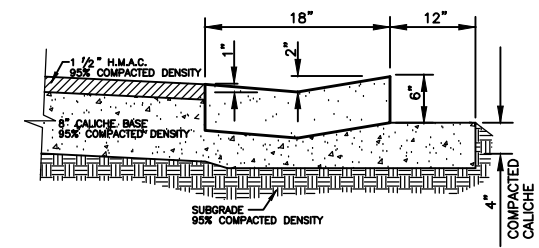
FRED L. KURTH, PE # 54151 _____ DATE: _____

MELDEN & HUNT, INC.
 TEXAS REGISTRATION #1435

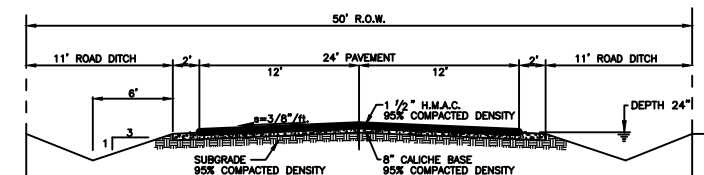


MAP OF
PUEBLO DE PALMAS AT MILE 4 PHASE 3

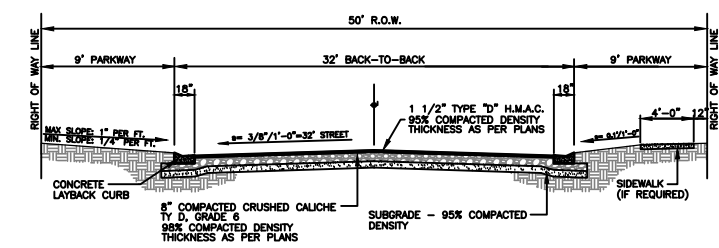
BEING:
 TRACT 1: 10.00 ACRES BEING A RESUBDIVISION OF LOTS 39 AND 40, PUEBLO DE PALMAS AT MILE 4, PHASE 1 RECORDED UNDER DOCUMENT No. 2093861, HIDALGO COUNTY MAP RECORDS.
 TRACT 2: 10.00 ACRES BEING A RESUBDIVISION OF LOTS 42 AND 43, PUEBLO DE PALMAS AT MILE 4, PHASE 1 RECORDED UNDER DOCUMENT No. 2093861, HIDALGO COUNTY MAP RECORDS.
 TRACT 3: 10.00 ACRES BEING A RESUBDIVISION OF LOTS 47 AND 48, PUEBLO DE PALMAS AT MILE 4, PHASE 1 RECORDED UNDER DOCUMENT No. 2093861, HIDALGO COUNTY MAP RECORDS.
 TRACT 4: 22.45 ACRES BEING A RESUBDIVISION OF LOTS 169, 170, 171, 172 AND A PORTION OF MARIBEL STREET, PUEBLO DE PALMAS AT MILE 4, PHASE 2 RECORDED UNDER DOCUMENT No. 2169466, HIDALGO COUNTY MAP RECORDS.



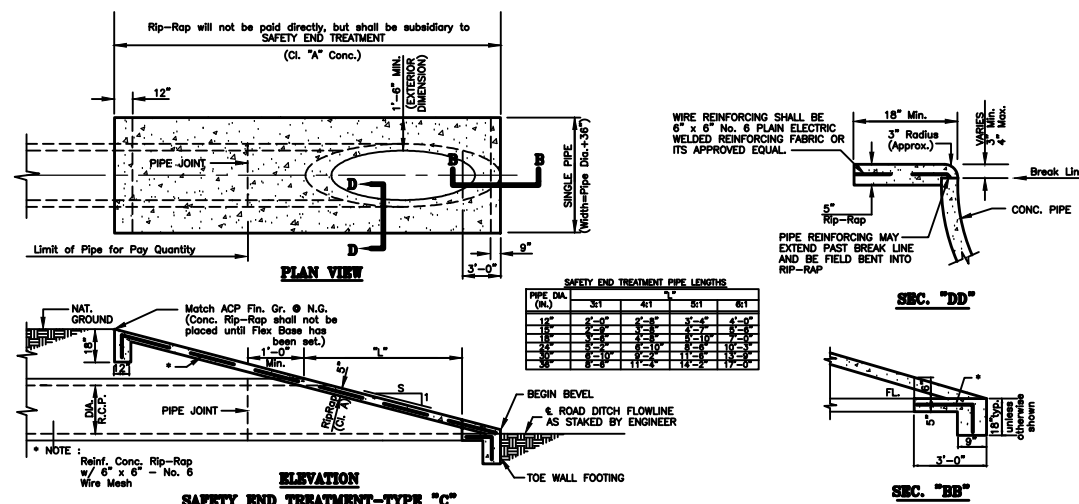
CONCRETE LAYBACK CURB
 N.T.S.



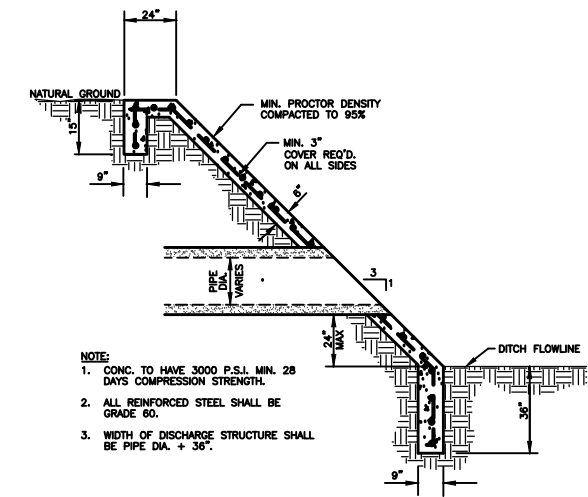
TYPICAL COUNTY PAVING SECTION
 N.T.S.



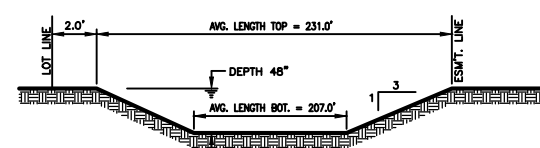
TYPICAL CURBED STREET CROSS SECTION
 N.T.S.



SAFETY END TREATMENT - (Type "C") DETAILS
 N.T.S.

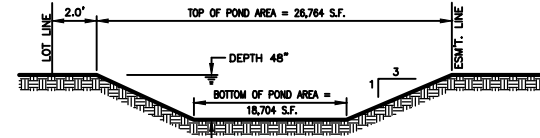


H.C.D.D.#1 DOWN DRAIN STRUCTURE
 N.T.S.



PROP. REGIONAL DETENTION FACILITY No. 1, 2 & 3
 N.T.S.

CAPACITY CALCULATION:
 (48" DEPTH x 219.0' (AVG. LENGTH) x 20.3' (AVG. WIDTH)) x 3 EA. = 53,348 C.F. AVAILABLE DETENTION



PROP. REGIONAL DETENTION FACILITY No. 4
 N.T.S.

CAPACITY CALCULATION:
 ((28,764 S.F. + 18,704 S.F.)/2) x 4.0' DEEP = 90,936 C.F. AVAILABLE DETENTION

CAPACITY REQUIRED: 138,171 C.F. --- CAPACITY AVAILABLE: 144,284 C.F.