



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: 12-03-2013

PROPOSED PUEBLO DE PALMAS PHASE 15 SUBDIVISION, PRECINCT No. 4.

ENGINEER: MELDEN & HUNT, INC. DEVELOPER: J. GARY FRISBY

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 178 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: On the Northeast corner of Cesar Chavez Rd and Ramseyer Rd.

SUBDIVISION LIES WITHIN THE: ETJ of Edinburg and was approved by the P & Z and City Commission of said City

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 10-04-13 PROPERTY LIES WITHIN FLOOD ZONE: "X Shaded" AS PER FEMA.

DRAINAGE DESIGN: Drainage will be accomplished by a storm drainage pipe system and by excavating a proposed drain ditch within the Northeast subdivision boundary line.

DISTANCE TO A DRAIN DITCH: Approx. 3000 feet South of proposed subdivision development

ROAD R.O.W. DEDICATION: 29.53 feet to Ramseyer Rd and 19.15 feet to Cesar Chavez Rd

H.C.R.O.W. APPROVED DATE: 10-16-13 : By, Jesse Ozuna PCT 4 R.O.W. AGENT

H.C.H.D PRELIMINARY APPROVAL DATE: 10-16-13 by: Elizardo "Chardo" Ramos, Environmental Health Division Manager

SEWER SYSTEM: SANITARY SEWER BY CITY OF EDINBURG, by Constructing a lift station of Lot 1, pumping West along Ramseyer Rd to an existing manhole on Doolittle Rd.

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 12" LOCATION: on Ramseyer Road

H.C.O.E.C. APPROVED DATE: 10-23-13 : By Martin Ramirez, Director of Office of Environmental Compliance

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.

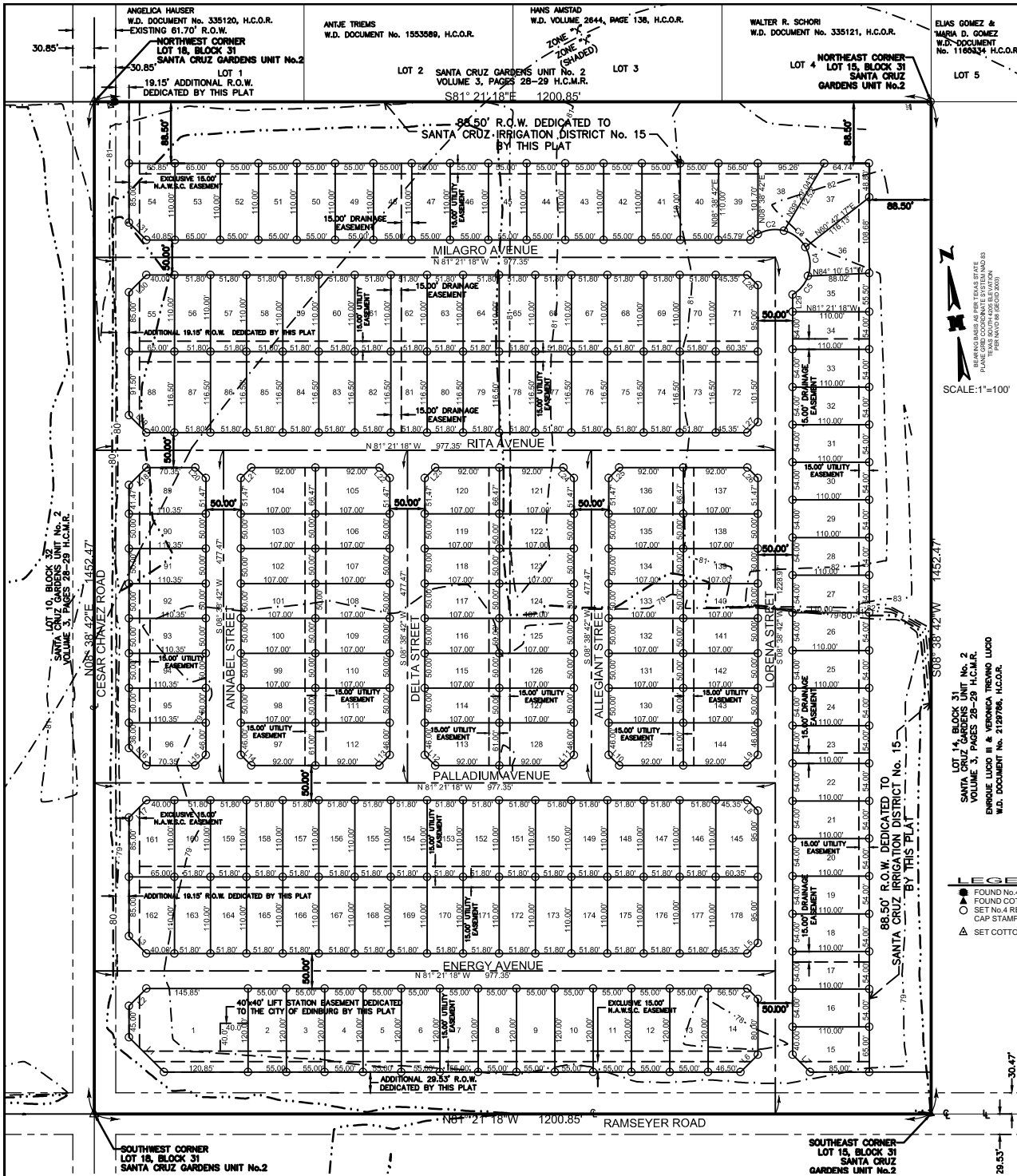
STAFF RECOMMENDS: **Preliminary Approval** subject to comments and future recommendations by planning, other departments and the approval of the City of Edinburg .

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.



GENERAL PLAT NOTES & RESTRICTIONS:

- FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "X" & "X" (SHADED); ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN. ZONE "X" SHADED AREA OF 500-YEAR FLOOD AND AREA OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN ONE FOOT OR WITH DRAINAGE AREAS LESS THAN ONE SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD. COMMUNITY-PANEL NO. 480334 0325 D EFFECTIVE DATE: JUNE 6, 2000 FURTHER REVISED AS PER LMR DATED MAY 17, 2001.
- SETBACKS: FRONT: 25.00 FEET. 50.00 FEET CESAR CHAVEZ ROAD AND RAMSEYER ROAD. REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER. SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER. CORNER SIDE: 10.00 FEET CORNER GARAGE SIDE: 18.00 FEET CORNER GARAGE FRONT: 18.00 FEET CORNER SIDE WHERE R.O.W. IS GREATER THAN 50.00 FEET: 20.00 FEET
- 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 OCCUPANCY OF THE LOT.
- NO COMMERCIAL USE SHALL BE ALLOWED ON ALL INTERNAL LOTS EXCEPT FOR LOT 1 WHICH WILL BE USED AS COMMERCIAL.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 24" 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.
 - S.M. NO. 1 MHI ALUMINUM DISK SET IN CONCRETE ALONG THE NORTHEAST INTERSECTION OF RAMSEYER ROAD AND CESAR CHAVEZ ROAD AND THE SOUTHWEST CORNER OF LOT 1 OF THIS SUBDIVISION. ELEV. 79.75. N:1665624133, E:1114644.55
 - S.M. NO. 2 MHI ALUMINUM DISK SET IN CONCRETE ALONG THE EAST SIDE OF CESAR CHAVEZ ROAD AT THE SOUTHWEST CORNER OF LOT 54 OF THIS SUBDIVISION. ELEV. 80.00. N:16657456.25, E:1114776.66
- THE EXISTING DRAINAGE DITCH ALONG THE WEST SIDE OF CESAR CHAVEZ ROAD AND ALONG THE NORTH SIDE OF RAMSEYER ROAD SHALL BE RELOCATED TO THE NORTH AND EAST SIDE OF THIS SUBDIVISION (PUEBLO DE PALMAS PHASE 15). THE NEW DRAIN DITCH SHALL BE DEDICATED AND MAINTAINED BY THE SANTA CRUZ IRRIGATION DISTRICT NO. 15.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 127,829 CUBIC FEET OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO. 3 FOR STORM SEWER IMPROVEMENTS) ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE. IF IT DETERMINES AT THE DEVELOPMENT PERMIT STATE ABOVE DUE TO THE IMPROVED AREA BEING GREATER THAT PLANNING ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, TREES, 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 OCCUPYING AN EASEMENT.
- AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT AND THE OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR COMMERCIAL USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE REQUIRED UNTIL THE SITE PLAN, DRAINAGE PLAN, AND DRAINAGE PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
- NO DRIVEWAY LOT ACCESS WILL BE ALLOWED FOR LOTS 2 THROUGH 15 FROM LOTS ONTO RAMSEYER ROAD AND LOTS 54, 55, 88, 89-96, 161 AND 162 ONTO CESAR CHAVEZ ROAD.

PRINCIPAL CONTACTS

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
JOF LAND CO. INC.	MISSION, TX 78573	956-583-1114	956-583-8343	
OWNER: J. GARY FRISBY, PRESIDENT	P.O. BOX 1000	MISSION, TX 78573	956-583-1114	956-583-8343
ENGINEER: FRED L. KURTH	115 W. MONTGOMERY	EDINBURG, TX 78841	(956) 381-0981	(956) 381-1838
SURVEYOR: FRED L. KURTH	115 W. MONTGOMERY	EDINBURG, TX 78841	(956) 381-0981	(956) 381-1838

LOCATION MAP SCALE: 1" = 2000'

SUBDIVISION MAP OF PUEBLO DE PALMAS PHASE 15
BEING A RESUBDIVISION OF 40.041 ACRES CONSISTING OF LOTS 15-18, BLOCK 31 OUT OF SANTA CRUZ GARDENS UNIT #2 VOLUME 8, PAGE 146-147, H.C.M.R. HIDALGO COUNTY, TEXAS.

Lot Area Table

Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area
1	18,939.68	0.435	90-95	5,517.50	0.127
2-13	8,600.00	0.192	96	6,306.50	0.145
14	8,155.00	0.187	97	5,414.64	0.147
15	6,837.50	0.157	98-103	5,350.00	0.123
16-34	5,940.00	0.136	104-105	6,999.78	0.161
35	5,454.76	0.125	106-111	5,350.00	0.123
36	6,685.19	0.153	112-113	6,414.64	0.147
37	8,193.04	0.188	114-119	5,350.00	0.123
38	6,416.98	0.147	120-121	6,999.63	0.161
39	6,166.53	0.142	122-127	5,350.00	0.123
40-52	6,050.00	0.139	128-129	6,414.64	0.147
53	7,150.00	0.164	130-135	5,350.00	0.123
54	6,931.00	0.159	136-137	6,999.63	0.161
55	6,837.50	0.157	138-143	5,350.00	0.123
56-70	5,898.00	0.131	144	6,414.50	0.145
71	6,528.00	0.150	145	6,526.00	0.150
72	6,918.27	0.159	146-160	5,698.00	0.131
73-87	6,034.70	0.139	161-162	6,837.50	0.157
88	7,260.17	0.168	163-177	5,698.00	0.131
89	6,908.80	0.159	178	6,526.00	0.150

Lot Line Table

Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L1	70.71	N86° 21' 18" W	L12	21.21	N86° 21' 18" W	L23	21.21	N53° 38' 42" E
L2	35.36	S83° 38' 42" W	L13	21.21	N53° 38' 42" E	L24	21.21	S36° 21' 18" E
L3	35.36	S36° 21' 18" E	L14	21.21	N36° 21' 18" W	L25	21.21	N53° 38' 42" E
L4	21.21	N36° 21' 18" W	L15	21.21	N53° 38' 42" E	L26	21.21	N36° 21' 18" W
L5	21.21	N53° 38' 42" E	L16	35.36	N86° 21' 18" W	L27	21.21	N53° 38' 42" E
L6	35.36	N53° 38' 42" E	L17	35.36	N53° 38' 42" E	L28	21.21	N36° 21' 18" W
L7	35.36	N36° 21' 20" W	L18	35.36	N53° 38' 42" E	L29	24.67	S08° 38' 42" W
L8	21.21	S36° 21' 18" E	L19	35.36	N36° 21' 18" W	L30	35.36	N53° 38' 42" E
L9	21.21	N53° 38' 42" E	L20	21.21	N36° 21' 18" W	L31	35.36	S36° 21' 18" E
L10	21.21	S36° 21' 18" E	L21	21.21	N53° 38' 42" E			
L11	21.21	N53° 38' 42" E	L22	21.21	S36° 21' 18" E			

Curve Table

Curve #	Delta	Length	Radius	Chord Direction	Chord Length	Tangent
C1	015° 34' 20"	13.59	50.00	S60° 51' 29" W	13.59	6.84
C2	044° 34' 01"	38.89	50.00	N89° 04' 21" W	37.92	20.49
C3	045° 41' 27"	39.87	50.00	N43° 56' 37" W	38.82	21.06
C4	049° 23' 14"	43.10	50.00	N3° 35' 44" E	41.78	22.99
C5	040° 21' 21"	35.22	50.00	N45° 28' 01" E	34.49	18.37

Drawn by: CERO DATE: 10-08-13
IRRIGATION, CHECKED: DATE:
SURVEYED, CHECKED: DATE:
FINAL CHECK: DATE:

MELDEN & HUNT INC.
CONSULTANTS ENGINEERS SURVEYORS
115 W. MONTGOMERY, EDINBURG, TX 78841
OFF: (956) 381-0981 FAX: (956) 381-1838
227 N. F.M. 3167, EDINBURG, TX 78841
OFF: (956) 487-8289 FAX: (956) 488-3891
ESTABLISHED 1947

CITY OF EDINBURG
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 212.009(C) AND § 212.010

I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATION OF THIS CITY WHEREIN MY

DATE: _____ CHAIRMAN PLANNING & ZONING COMMISSION

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
HIDALGO COUNTY HEALTH DEPARTMENT

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF PUEBLO DE PALMAS PHASE 15 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT

ON _____ DAY OF _____, 20____

ENVIRONMENTAL HEALTH DIVISION MANAGER

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 232.088 (A)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF PUEBLO DE PALMAS 15 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____ DAY OF _____, 20____

HIDALGO COUNTY JUDGE
HIDALGO COUNTY CLERK

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFEREES (HEREINAFTER CALLED "GRANTOR" WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, (HEREINAFTER CALLED "GRANTEE"), THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE FOR WHICH THE ABOVE-MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO ASCERTAIN THE COURSE OF THE EASEMENT WHEN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED.

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTEE FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND DESCRIBED ABOVE FOR THE PURPOSE OF LATERALLY RELOCATING SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED.

THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTEE BY REASON OF INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN. THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE A COVENANT RUNNING WITH THE LAND FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANTEE COVENANTS THAT SHE IS THE OWNER OF THE ABOVE-DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS, EXCEPT THE FOLLOWING:

THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF THE TITLE PROPERTY DEED MADE ON THE GROUND ON 7/15/13 BY ME OR UNDER MY SUPERVISION.

IN WITNESS WHEREOF, THE SAID GRANTOR HAS EXECUTED THIS INSTRUMENT THE DAY OF _____, 20____

JOF ENTERPRISES, L.P.
(GRANTOR'S SIGNATURE) J. GARY FRISBY, PRESIDENT
JOF LAND CO. INC.
ITS SOLE GENERAL PARTNER

ACKNOWLEDGMENT

THE STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED J. GARY FRISBY, 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 INTENTIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20____

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEX. WATER CODE 49.211 (c). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
BY: _____

Lot Line Table

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C5	040° 21' 21"	35.22	50.00	N45° 28' 01" E	34.49	18.37

INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
 BY: _____ DEPUTY

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, J. GARY FRISBY, PRESIDENT OF JOF LAND CO. INC., GENERAL PARTNER OF JOF ENTERPRISES, L.P. AS OWNER OF THE 40.041 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED PUEBLO DE PALMAS PHASE 15, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET(S), PARK, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT

(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS;
 (B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
 (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS; AND
 (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS.

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

JOF ENTERPRISES, L.P.

BY: _____ DATE: _____
 J. GARY FRISBY, PRESIDENT, JOF LAND CO., INC.
 P. O. BOX 1000
 MISSION, TEXAS 78573-1000

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED J. GARY FRISBY

PROVED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVERS LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND INTENTIONS THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2013.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF HIDALGO

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

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

FRED L. KURTH, PE # 54151
DATE PREPARED: AUGUST 14, 2013
JOB NO. (ENG.) 13084.00
BY: CERO

STATE OF TEXAS
COUNTY OF HIDALGO

I, FRED L. KURTH, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PLAT AND DESCRIPTION OF THE PROPERTY MADE ON THE GROUND ON 7/15/13 BY ME OR UNDER MY SUPERVISION.

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

FRED L. KURTH, RPLS # 4750
DATE SURVEYED: 07-15-13
BOOK T-937, PGS. 71-72
JOB NO. (SUR.) 12064.08

STATE OF TEXAS
COUNTY OF HIDALGO

APPROVED BY IRRIGATION DISTRICT

THIS PLAT APPROVED BY SANTA CRUZ IRRIGATION DISTRICT NO. 15 ON THIS _____ DAY OF _____, 20____ SUBJECT TO THE FOLLOWING

- NO BUILDINGS ALLOWED ON TOP OF AN IRRIGATION LINE;
- FIFTEEN FOOT (15') EASEMENT ON EACH SIDE OF IRRIGATION LINE OR CANAL;
- ALL LOTS SUBJECT TO RULES, REGULATION, RIGHTS-OF-WAY AND EASEMENTS OF DISTRICT; AND
- IF SUBDIVISION IS NOT CULDED FROM DISTRICT AND IRRIGATION TO INDIVIDUAL LOTS IS DESIRED, EASEMENTS FOR NECESSARY IRRIGATION FACILITIES TO SUCH LOTS FROM THE CLOSEST DISTRICT DELIVERY POINT SHALL BE PROVIDED, THE LOT OWNER BEING RESPONSIBLE TO INSTALL NECESSARY FACILITIES.

SECRETARY _____ PRESIDENT _____

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

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
 BY: _____ DEPUTY

SHEET 1 OF 6 SHEET

FINAL WATER AND SEWER ENGINEERING REPORT FORMAT
WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:

PUEBLO DE PALMAS PHASE 15 WILL BE PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH N.A.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND N.A.W.S.C. 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.

N.A.W.S.C. HAS AN EXISTING 12" DIAMETER WATER LINE RUNNING ALONG THE SOUTH SIDE OF THE RIGHT-OF-WAY OF RAMSEYER ROAD. THE WATER SYSTEM FOR PUEBLO DE PALMAS PHASE 15 CONSISTS OF 2-8" DIAMETER WATER LINE THAT TAPS INTO THE EXISTING 12" WATER LINE. AN 8" LINE CONNECT TO THE EXISTING 12" WATER LINE RUNS NORTH ALONG AND WITHIN AN EXISTING EXCLUSIVE N.A.W.S.C. EASEMENT ALONG THE EAST SIDE OF CESAR CHAVEZ ROAD ENDING WITH A 2" FLUSH VALVE AT THE NORTH BOUNDARY OF THIS SUBDIVISION. ANOTHER 8" WATER LINE TAPS INTO THE EXISTING 12" WATER LINE RUNS NORTH ALONG AND WITHIN THE WEST RIGHT-OF-WAY OF LORENZA STREET THEN TURNING WEST ON MILAGRO AVENUE CONNECTING INTO THE 8" WATER LINE ON CESAR CHAVEZ ROAD. ANOTHER 3-8" WATER LINE RUNS EAST ALONG AND WITHIN THE NORTH RIGHT-OF-WAY OF ENERGY AVENUE AND RITA AVENUE, CONNECTING TO THE PREVIOUSLY MENTIONED 8" WATER LINES ON CESAR CHAVEZ ROAD AND LORENZA STREET. ANOTHER 3-8" WATER LINE RUNNING NORTH ALONG AND WITHIN THE EAST RIGHT-OF-WAY OF ANNABEL STREET, DELTA STREET AND ALLEGIAN STREET, CONNECTING TO THE PREVIOUSLY MENTIONED 8" WATER LINES ON PALLADIUM AVENUE AND RITA AVENUE. ANOTHER 3-8" WATER LINE CONNECTS TO THE PREVIOUSLY MENTIONED 8" WATER LINE ALONG THE EAST SIDE OF THE CESAR CHAVEZ ROAD CROSS CESAR CHAVEZ ROAD TO THE WEST AND CAPPED FOR FUTURE EXTENSION.

WATER DISTRIBUTION FOR THE PUEBLO DE PALMAS PHASE 15 CONSISTS OF EIGHTY-FOUR (84) DIAMETER DUAL SERVICE LINES RUN TO PAIRS OF LOTS BEFORE SPLITTING INTO 1/2" DIAMETER SERVICE LINES AND SIXTEEN (16) DIAMETER SINGLE SERVICE LINES SERVICING 10 SINGLE LOTS. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE DUAL SERVICES AND 1/2" SINGLE SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$ 207,091.00, OR \$ 1,163.43 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$ 70,598.36, WHICH COVERS THE \$ 396.62 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 TO N.E.W.S.C. UPON REQUEST BY THE LOT OWNER, N.E.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVIDER HAS INSTALLED 10 FIRE HYDRANTS AT A UNIT COST OF \$ 1,500.00 FOR A TOTAL COST OF \$ 15,000.00. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.E.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

WASTEWATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:

PUEBLO DE PALMAS PHASE 15 WILL BE TREATED BY WASTEWATER SERVICE FROM CITY OF EDINBURG. THE SUBDIVIDER AND CITY OF EDINBURG HAVE ENTERED INTO A CONTRACT IN WHICH CITY OF EDINBURG HAS PROMISED TO TREAT THE SUFFICIENT WASTEWATER FOR AT LEAST 30 YEARS AND CITY OF EDINBURG HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WASTEWATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

CITY OF EDINBURG HAS AN EXISTING LIFT STATION AT THE SOUTHWEST CORNER DOOLITTLE ROAD AND RAMSEYER ROAD. A LIFT STATION HAS BEEN INSTALLED AT THE SOUTHWEST CORNER OF LOT 1 OF THIS SUBDIVISION AND A 6" FORCEMAIN RUNS WEST ALONG THE NORTH SIDE OF RAMSEYER ROAD CROSSING DOOLITTLE ROAD THEN SOUTH CROSSING RAMSEYER ROAD TO THE EXISTING LIFT STATION PREVIOUSLY MENTIONED. THE WASTEWATER SYSTEM FOR PUEBLO DE PALMAS PHASE 15 CONSISTS OF AN 8" DIAMETER SEWER LINE THAT TAPS INTO THE LIFT STATION AT THE SOUTHWEST CORNER OF SAID LOT 1. THIS 8" LINE THEN RUNS WEST ALONG THE NORTH SIDE OF RAMSEYER ROAD RIGHT-OF-WAY THEN NORTH ALONG THE EAST SIDE OF CESAR CHAVEZ ROAD ENDING WITH A 48" SANITARY SEWER MANHOLE ON THE NORTH BOUNDARY LINE. THIS SUBDIVISION. ANOTHER 8" LINE TAPS INTO A 48" MANHOLE ON CESAR CHAVEZ ROAD AND RUNS EAST ALONG THE SOUTH SIDE OF ENERGY AVENUE RIGHT-OF-WAY CONNECT WITH A 48" MANHOLE AT THE SOUTHWEST CORNER OF LOT 17. AN 8" SANITARY SEWER LINE ALONG THE EAST RIGHT-OF-WAY OF LORENZA STREET EXTEND FROM THE PREVIOUSLY MENTIONED 48" MANHOLE TO THE NORTH AND SOUTH ENDING WITH A 48" MANHOLE AT THE NORTHWEST CORNER OF LOT 21 AND NORTHWEST CORNER LOT 16. AN 8" SEWER LINE CONNECT TO A 48" MANHOLE ALONG THE EAST SIDE OF CESAR CHAVEZ ROAD RUNS EAST ALONG THE SOUTH RIGHT-OF-WAY OF PALLADIUM AVENUE ENDING WITH A 48" MANHOLE AT THE NORTHWEST CORNER OF LOT 148. ANOTHER 8" LINE TAPS INTO A 48" MANHOLE ON CESAR CHAVEZ ROAD AND RUNS EAST ALONG THE SOUTH SIDE OF RITA AVENUE RIGHT-OF-WAY CONNECT WITH A 48" MANHOLE AT THE NORTHWEST CORNER OF LOT 30. AN 8" SANITARY SEWER LINE RUNS ALONG THE EAST RIGHT-OF-WAY OF LORENZA STREET EXTEND FROM THE PREVIOUSLY MENTIONED 48" MANHOLE TO THE NORTH AND SOUTH ENDING WITH A 48" MANHOLE AT THE SOUTHWEST CORNER OF LOT 37 AND NORTHWEST CORNER LOT 23. AN 8" SEWER LINE CONNECT TO A 48" MANHOLE ALONG THE EAST SIDE OF CESAR CHAVEZ ROAD RUNS EAST ALONG THE NORTH RIGHT-OF-WAY OF MILAGRO AVENUE ENDING WITH A 48" MANHOLE AT THE SOUTHWEST CORNER OF LOT 139. ANOTHER 3-8" SEWER LINE CONNECT TO 48" MANHOLE RUN SOUTH ALONG THE WEST RIGHT-OF-WAY OF ANNABEL STREET, DELTA STREET AND ALLEGIAN STREET ENDING WITH A MANHOLE AT THE NORTHEAST CORNER OF LOTS 96, 112 AND 126. ANOTHER 3-8" SANITARY SEWER LINE CONNECT TO 48" MANHOLE ALONG THE EAST RIGHT-OF-WAY OF CESAR CHAVEZ ROAD EXTENDING TO THE WEST AND CAPPED FOR FUTURE EXTENSION. FROM THE 8" LINE, ONE HUNDRED SEVENTY EIGHT (178) 4" DIAMETER SEWER SERVICE LINES RUN FOR EACH LOT.

THE 8" LINE, 4" SERVICE LINE AND TWENTY-SIX (26) 48" SANITARY SEWER MANHOLES HAVE BEEN INSTALLED, AT A TOTAL COST OF \$ 438,947.50 OR \$ 2,465.99 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID THE CITY OF EDINBURG THE SUM OF \$ 103,473.18 WHICH COVERS THE \$ 591.31 PER LOT AS STATED IN THE 30 YEAR WASTE WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF THE SERVICES AND ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO THE CITY OF EDINBURG THE ENTIRE WASTE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY THE CITY OF EDINBURG AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

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 WATER AND 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 \$ 277,689.36 WHICH EQUALS TO \$ 1,560.05 PER LOT.

SEWAGE FACILITIES - THESE FACILITIES FULLY CONSTRUCTED WILL COST A GRAND TOTAL OF \$ 438,947.50 WHICH EQUALS TO \$ 2,465.99 PER LOT.

FINAL WATER AND SEWER ENGINEERING REPORT IN SPANISH (WATER AND WASTE WATER DISTRIBUTION SYSTEM BEING INSTALLED)
PROVISIÓN DE AGUA: DESCRIPCIÓN, GASTOS Y FECHAS DE INICIO

LA SUBDIVISIÓN PUEBLO DE PALMAS PHASE 15 RECIBIRÁ SU PROVISIÓN DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (LA COMPAÑÍA DE AGUA N.A.W.S.C.). EL DUEÑO DE LA SUBDIVISIÓN Y N.A.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISIÓN RECIBIRÁ SU PROVISIÓN DE AGUA POR LOS PRÓXIMOS 30 AÑOS. N.A.W.S.C. HA PRESENTADO DOCUMENTACIÓN PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISIÓN.

N.A.W.S.C. TIENE UN CONDUCTO DE AGUA DE 12 PULGADAS DE DIÁMETRO QUE PASA POR EL LADO SUR DEL DERECHO DE VÍA (RIGHT OF WAY) DE LA CARRETERA RAMSEYER ROAD. EL SISTEMA DE AGUA PARA PUEBLO DE PALMAS PHASE 15 CONSISTE DE DOS CONDUCTOS DE AGUA DE 8 PULGADAS DE DIÁMETRO. UN CONDUCTO DE 8 PULGADAS SE CONECTARÁ A LA CONDUCTA DE 12 PULGADAS DE DIÁMETRO LUEGO CORE AL NORTE DENTRO UN CONDUCTO DE 18 PULGADAS EXCLUSIVO DE LA SUBDIVISIÓN. OTRO CONDUCTO DE 8 PULGADAS DE DIÁMETRO CONTINÚA CON UNA VÁRULLA EN LA LINEA NORTE DE LA PROPIEDAD. UNA CONDUCTA DE 8 PULGADAS SE CONECTA A LA CONDUCTA DE EXISTENTE DE 12 PULGADAS CORE AL NORTE POR EL LADO OESTE DEL DERECHO DE VÍA DE LA CARRETERA LORENZA STREET LUEGO CORE AL OESTE EN MILAGRO AVENUE Y SE CONECTA A LA LINEA DE AGUA DE 8 PULGADAS EN CESAR CHAVEZ ROAD. 3-CONDUCTOS DE AGUA DE 8 PULGADAS DE DIÁMETRO CONTINÚA CORRIENDO AL ESTE POR EL LADO NORTE DE LA CALLE ENERGY AVENUE, PALLADIUM AVENUE Y RITA AVENUE, CONECTÁNDOSE CON LA LINEAS DE AGUA DE 8 PULGADAS DE DIÁMETRO PREVIAMENTE MENCIONADA LOCALIZADA AL LADO ESTE DE CESAR CHAVEZ ROAD Y EL LADO OESTE DE LORENZA STREET. OTRAS 3-CONDUCTOS DE AGUA DE 8 PULGADAS DE DIÁMETRO CONTINÚA AL NORTE POR EL LADO ESTE DE LA CALLE ANNABEL STREET, DELTA STREET Y ALLEGIAN STREET, CONECTÁNDOSE CON LA LINEAS DE AGUA DE 8 PULGADAS DE DIÁMETRO PREVIAMENTE MENCIONADA LOCALIZADA AL LADO NORTE DE PALLADIUM AVENUE Y EL LADO NORTE DE RITA AVENUE. OTOS 3 CONDUCTO DE 8 PULGADAS SERÁ CONECTADO A LA LINEA DE AGUA PREVIAMENTE MENCIONADA EN CESAR CHAVEZ ROAD CRUZADO AL OESTE DE CESAR CHAVEZ ROAD Y TAPADO PARA LA EXTENSIÓN EN EL FUTURO.

LA DISTRIBUCIÓN DE AGUA PARA PUEBLO DE PALMAS PHASE 15 CONSISTE DE OCHENTA-FOUR (84) DOBLE-CONDUCTOS DE 1/2" DIÁMETRO PARA CADA DOS LOTES SE SEPARAN PARA PRODUCIR DOS CONDUCTOS DE AGUA DE 1/2" DE PULGADA DE DIÁMETRO PARA CADA LOTE Y DIEZ CONDUCTOS INDIVIDUALES DE AGUA DE 1/2" DE PULGADA DE DIÁMETRO PARA CADA LOTE. LOS CONDUCTOS DE 1/2" DE PULGADA DE DIÁMETRO SE HAN INSTALADO, A UN COSTO TOTAL DE \$ 207,091.00, O \$ 1,163.43 POR LOTE. EL DUEÑO DE LA SUBDIVISIÓN TAMBIÉN LE HA PAGADO A LA COMPAÑÍA N.A.W.S.C. \$ 70,598.36, QUE CUBRE EL COSTO DEL MEDIDOR MECÁNICO DE AGUA PARA CADA LOTE, \$396.62. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACIÓN DE CADA MEDIDOR MECÁNICO CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA. LA COMPAÑÍA N.A.W.S.C. LO INSTALARÁ SIN ALGÚN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISIÓN TAMBIÉN HA INSTALADO 10 BOCAS DE RIEGO (FIRE HYDRANT) A UN COSTO DE \$ 1,500.00 POR CADA UNO CUAL GASTA UNA CANTIDAD TOTAL \$15,000.00. EL SISTEMA DE AGUA ESTARÁ EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISIÓN SEA REGISTRADA EN EL CONDADO DE HIDALGO.

DRENAJE: DESCRIPCIÓN, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISIÓN

LA SUBDIVISIÓN PUEBLO DE PALMAS PHASE 15 RECIBIRÁ SU PROVISIÓN DE DRENAJE SANITARIO DE LA CITY OF EDINBURG. EL DUEÑO DE LA SUBDIVISIÓN Y LA CIUDAD DE EDINBURG HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISIÓN RECIBIRÁ SU PROVISIÓN DE DRENAJE SANITARIO POR LOS PRÓXIMOS 30 AÑOS. LA CIUDAD DE EDINBURG HA PRESENTADO DOCUMENTACIÓN PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE DRENAJE SANITARIO ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISIÓN.

EL SISTEMA DE PROVISIÓN DE DRENAJE SANITARIO PARA LA SUBDIVISIÓN PUEBLO DE PALMAS PHASE 15 CONSISTE DE UN SISTEMA DE POMPAS SANITARIO LOCALIZADO AL SURESTE DE DOOLITTLE ROAD Y RAMSEYER ROAD. EL SISTEMA DE PROVISIÓN DE DRENAJE SANITARIO DE LA SUBDIVISIÓN PUEBLO DE PALMAS PHASE 15 CONSISTE UN SISTEMA DE POMPAS SANITARIO SE HA INSTALADO AL SURESTE DE LOTE 1 DE ESTA SUBDIVISIÓN Y UN CONDUCTO DE PROVISIÓN SANITARIO QUE PASA POR EL LADO NORTE DEL DERECHO DE VÍA DE LA CARRETERA RAMSEYER ROAD CRUZADO DOOLITTLE ROAD LUEGO CORRIENDO AL SUR CRUZANDO RAMSEYER ROAD CONECTANDO AL SISTEMA DE POMPAS SANITARIO PREVIAMENTE MENCIONADA. UN CONDUCTO DE DRENAJE DE 8" DE DIÁMETRO QUE SE CONECTA AL SISTEMA DE POMPAS SANITARIO EN LOTE 1 CORE AL OESTE EN EL LADO NOROCCIDENTE DE LOTE 148. OTRO CONDUCTO DE DRENAJE DE 8" DE DIÁMETRO SE CONECTA A UN ALcantarilla DE 48" EN EL LADO ESTE DE CESAR CHAVEZ ROAD SE EN EL LADO SUR DEL DERECHO DE VÍA DE RITA AVENUE TERMINADO CON UN ALcantarilla DE 48" EN EL LADO NOROCCIDENTE DE LOTE 30. OTRO CONDUCTO DE 8" SIGUE EN EL LADO ESTE DEL DERECHO DE VÍA DE LORENZA STREET SE CONECTADO AL ALcantarilla DE 48" PREVIAMENTE MENCIONADA. SE EXIENDA RUMBO AL NORTE Y SUR TERMINADO CON ALcantarilla DE 48" EN EL SURESTE DE LOTE 37 Y NOROCCIDENTE DE LOTE 23. OTRA LINEA DE 8" SE CONECTA A UN ALcantarilla DE 48" EN EL LADO ESTE DE CESAR CHAVEZ ROAD CORE HA ESTE EN LADO NORTE DEL DERECHO DE VÍA DE MILAGRO AVENUE TERMINADO CON UN ALcantarilla DE 48" EN EL SURESTE DE LOTS 136. OTRAS 3 LINEAS DE 8" SE CONECTAN A 3 ALcantarilla DE 48" COREN AL SUR EN EL LADO OESTE Y A LO LARGO DEL DERECHO DE VÍA DE ANNABEL STREET, DELTA STREET AND ALLEGIAN STREET TERMINADO CON 3-ALcantarilla DE 48" EN LA ESQUINA NOROCCIDENTE DE LOTES 96, 112 Y 126. OTROS 3 CONDUCTOS SE CONECTAN CON 3-ALcantarilla DE 48" EN EL LADO ESTE DE CESAR CHAVEZ ROAD SIGUEN AL OESTE CRUZANDO CESAR CHAVEZ ROAD Y TAPADOS PARA EXTENSIÓN EN EL FUTURO. DE ESTAS LINEAS DE DRENAJE SANITARIO DE 8" CIENTO SETENTA OCHO (178) LINEAS DE SERVICIO DE 4 PULGADAS SERÁN EXTENDIDAS HA CADA LOTE.

LA LINEAS DE 8 PULGADAS, DE 4 PULGADAS Y OCHO (8) ALcantarillas HAN SIDO INSTALADAS, HA UN COSTO TOTAL DE \$438,947.50 O \$2,465.99 POR LOTE. EL DUEÑO DE LA SUBDIVISIÓN TAMBIÉN LE HA PAGADO A LA COMPAÑÍA N.E.W.S.C. UN COSTO TOTAL DE \$103,473.18, O \$591.31 POR LOTE. EL SISTEMA DE DRENAJE SANITARIO ESTARÁ EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISIÓN SEA REGISTRADA EN EL CONDADO DE HIDALGO.

CERTIFICACIÓN: CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCIÓN 16.343 DEL TEXAS WATER CODE (CÓDIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

AGUA: EL SISTEMA/SERVICIO DE AGUA SERÁ INSTALADO Y COMPLETAMENTE CONSTRUÍDO MENOS EL MEDIDOR MECÁNICO DE AGUA QUE COSTARÁ UN TOTAL DE \$ 277,689.36 O \$ 1,560.05 POR LOTE

DRENAJE: SE ESTIMA QUE EL DRENAJE COSTARÁ UN COSTO TOTAL DE \$ 438,947.50 O \$ 2,465.99 POR LOTE.

TYPICAL DETAILS OF SERVICE LINES AND WATER METER BOX

LEGEND:

- PROPOSED DUAL WATER SERVICE
- PROPOSED SINGLE WATER SERVICE
- PROPOSED DUAL SEWER SERVICE
- PROPOSED SINGLE SEWER SERVICE
- SERVICIO DOBLE DE AGUA PROPUESTO
- SERVICIO INDIVIDUAL DE AGUA PROPUESTO
- SERVICIO DOBLE DE DRENAJE SANITARIO PROPUESTO
- SERVICIO INDIVIDUAL DE DRENAJE SANITARIO PROPUESTO

DETALLE TÍPICO DE LINEAS DE SERVICIO Y MEDIDORES DE AGUA

LEYENDA

- SERVICIO DOBLE DE AGUA PROPUESTO
- SERVICIO INDIVIDUAL DE AGUA PROPUESTO
- SERVICIO DOBLE DE DRENAJE SANITARIO PROPUESTO
- SERVICIO INDIVIDUAL DE DRENAJE SANITARIO PROPUESTO

COST ESTIMATE:

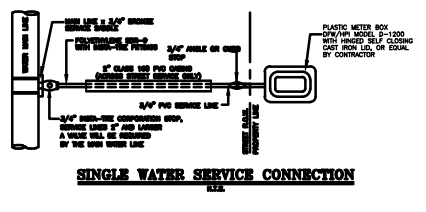
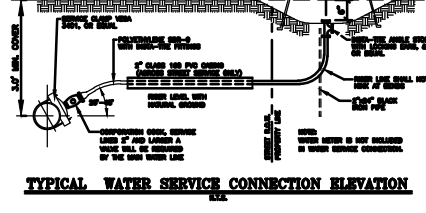
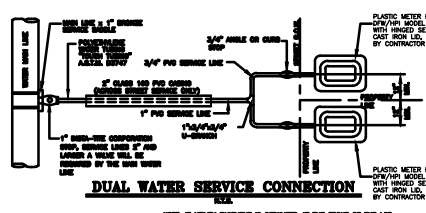
PAVING IMPROVEMENTS: \$ 251,478.20
 DRAINAGE IMPROVEMENTS: \$ 286,545.00
 WATER DISTRIBUTION: \$ 207,091.00
 SANITARY SEWER IMPROVEMENTS: \$ 438,947.50

ESTIMACION DE COSTOS:

PAVIMENTACION DE CALLES: \$ 251,478.20
 DRENAJE PLUVIAL: \$ 286,545.00
 SERVICIO DE AGUA POTABLE: \$ 207,091.00
 SERVICIO DE DRENAJE SANITARIO: \$ 438,947.50

ENGINEER'S SIGNATURE DATE

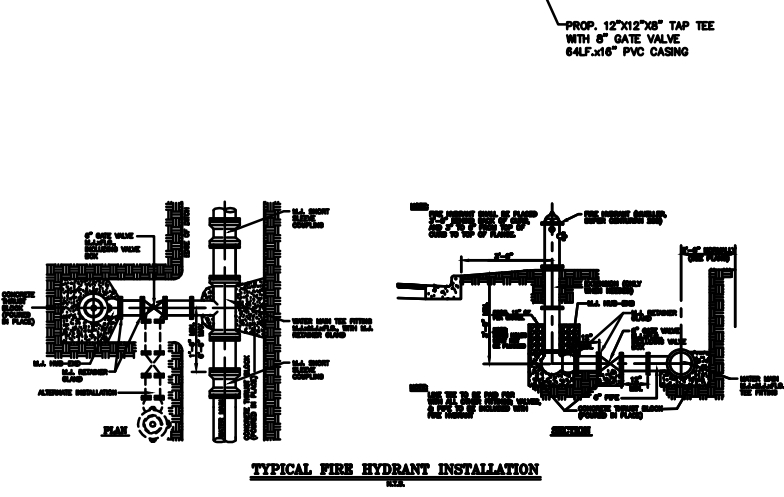
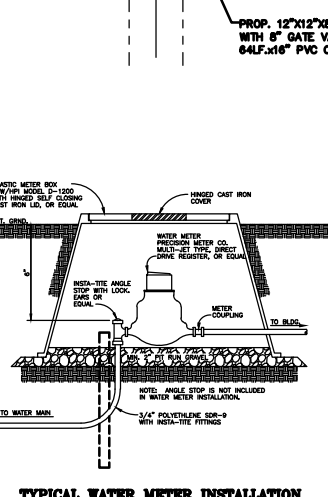
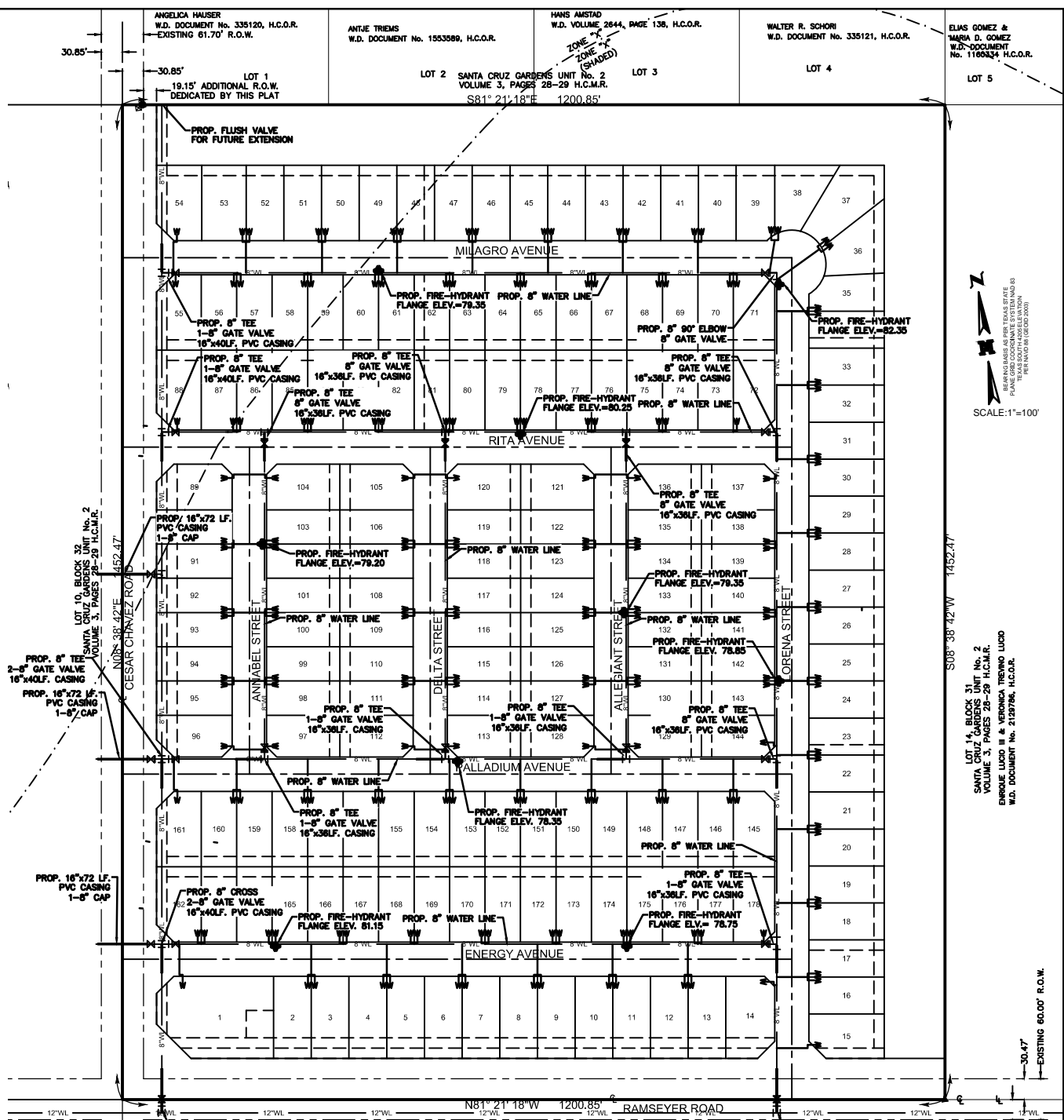
MELDEN & HUNT, INC.
 TEXAS REGISTRATION F-1435



MELDEN & HUNT, INC.
 TEXAS REGIST. F-1435
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MAP OF WATER DISTRIBUTION SYSTEM
MAPA DE SISTEMA DE DISTRIBUCION DE AGUA
 SUBDIVISION MAP OF
PUEBLO DE PALMAS PHASE 15
 BEING A RESUBDIVISION OF 40.041 ACRES
 CONSISTING OF LOTS 15-18, BLOCK 31 OUT OF
 SANTA CRUZ GARDENS UNIT #2
 VOLUME 8, PAGE 146-147, H.C.M.R.
 HIDALGO COUNTY, TEXAS.

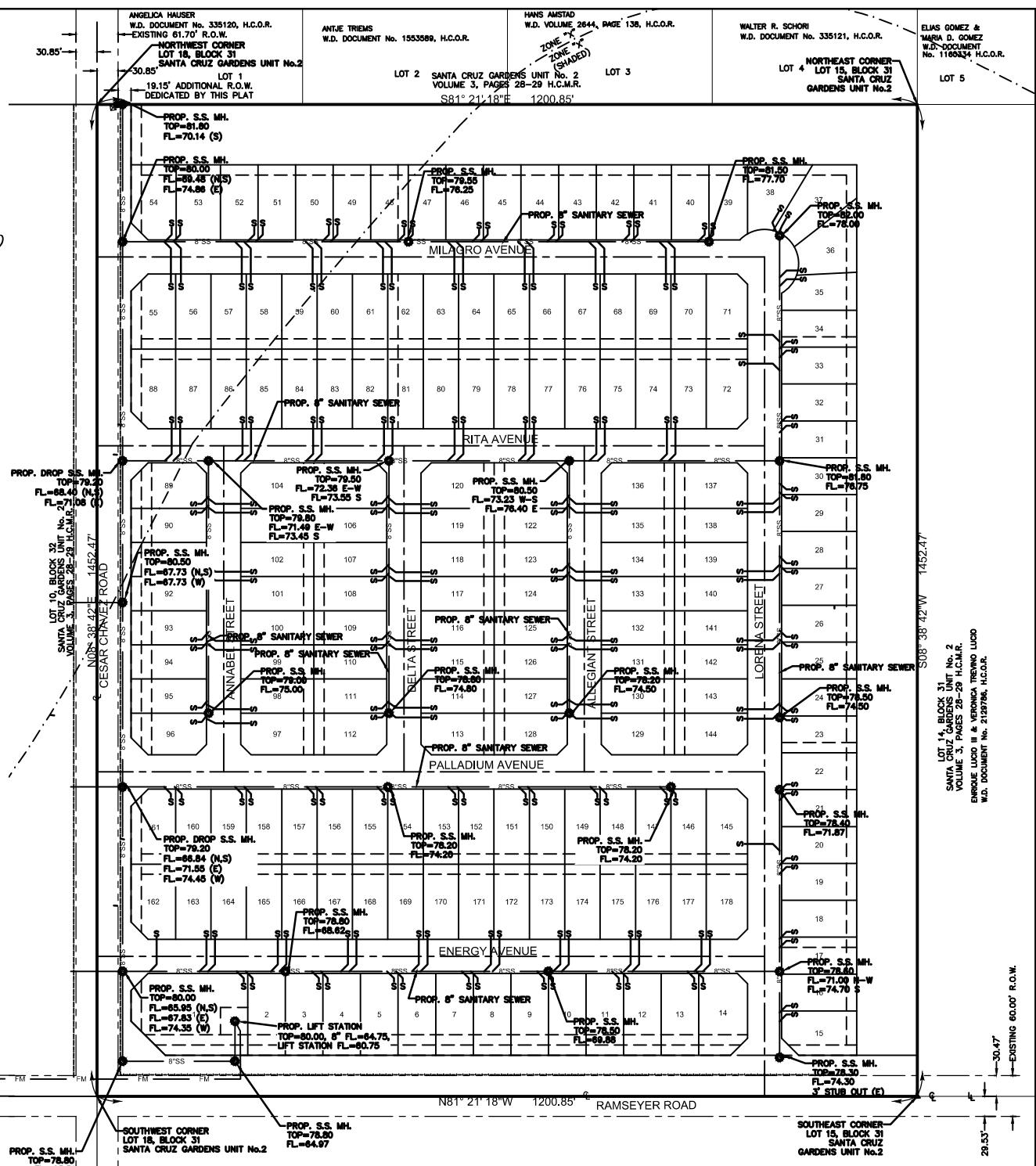
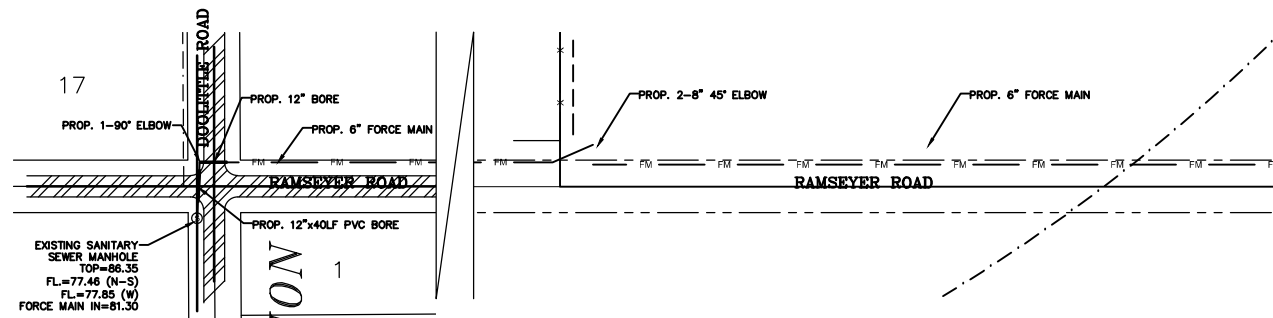


MAP OF SANITARY SEWER DISTRIBUTION SYSTEM
 MAPA DE SISTEMA DE DISTRIBUCION DE DRENAJE SANITARIO

SUBDIVISION MAP OF
PUEBLO DE PALMAS PHASE 15
 BEING A RESUBDIVISION OF 40.041 ACRES
 CONSISTING OF LOTS 15-18, BLOCK 31 OUT OF
 SANTA CRUZ GARDENS UNIT #2
 VOLUME 8, PAGE 146-147, H.C.M.R.
 HIDALGO COUNTY, TEXAS.



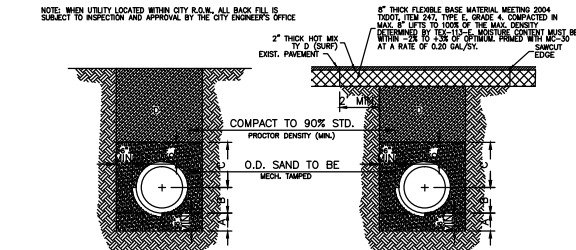
TYPICAL DETAILS OF SERVICE LINES AND WATER METER BOX	DETALLE TIPO DE LINEAS DE SERVICIO Y MEDIDORES DE AGUA
<p>LEGEND:</p> <p>— W — PROPOSED DUAL WATER SERVICE</p> <p>— W — PROPOSED SINGLE WATER SERVICE</p> <p>— S — PROPOSED DUAL SEWER SERVICE</p> <p>— S — PROPOSED SINGLE SEWER SERVICE</p>	<p>LEYENDA</p> <p>— W — SERVICIO DOBLE DE AGUA PROPUESTO</p> <p>— W — SERVICIO INDIVIDUAL DE AGUA PROPUESTO</p> <p>— S — SERVICIO DOBLE DE DRENAJE SANITARIO PROPUESTO</p> <p>— S — SERVICIO INDIVIDUAL DE DRENAJE SANITARIO PROPUESTO</p>



MAP OF SANITARY SEWER DISTRIBUTION SYSTEM
 MAPA DE SISTEMA DE DISTRIBUCION DE DRENAJE SANITARIO

SUBDIVISION MAP OF
PUEBLO DE PALMAS
 PHASE 15

BEING A RESUBDIVISION OF 40.041 ACRES
 CONSISTING OF LOTS 15-18, BLOCK 31 OUT OF
 SANTA CRUZ GARDENS UNIT #2
 VOLUME 8, PAGE 146-147, H.C.M.R.
 HIDALGO COUNTY, TEXAS.



W-4 STANDARD PIPE BEDDING (MAIN & SERVICE LATERALS)
 APPLICABLE BENEATH FUTURE/UNPAVED STREETS

STANDARD PIPE BEDDING (MAIN & SERVICE LATERALS)
 (PARALLEL WITHIN EXIST. STREET)

A. SAND BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW LINE OF PIPE (MIN. THICKNESS = 4").

B. SAND BACK FILL PLACED AFTER PIPE IS LAID FROM BOTTOM OF PIPE TO SPRING LINE OF PIPE (4" LIFTS, MECH. TAMPED).

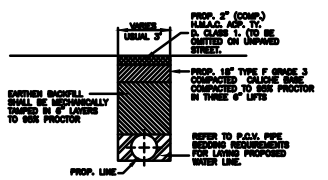
C. SAND BACK FILL PLACED FROM SPRING LINE OF PIPE TO 6" ABOVE TOP OF PIPE (4" LIFTS, MECH. TAMPED).

D. FILL TRENCH W/SELECT BACKFILL W/1/2" LIFTS COMPACT TO 90% STD. PROCTOR DENSITY (MIN.)

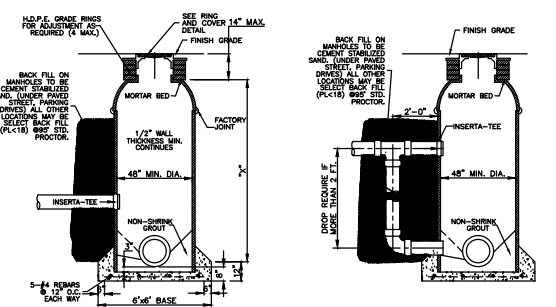
FOUNDATION PREPARATION (WELL POINTS, GRAVEL OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE.

BACK FILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENTS AND COMPACTED TO 90% STANDARD PROCTOR DENSITY. THE THICKNESS OF EACH LAYER SHALL BE SAND, APPROVED SITE SOIL OR OTHER APPROVED SUBSTITUTE.

NOTE: ALL EXISTING/ACTIVE STREET CROSSINGS SHALL REQUIRE SAND BACKFILL OF ENTIRE TRENCH. (SEE DETAIL S-4)

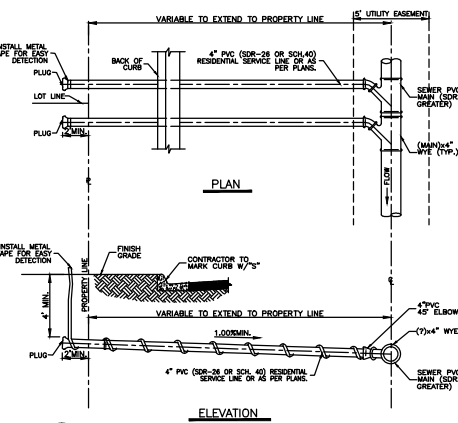


S-3 PAVED and UNPAVED STREET BACKFILL DETAIL

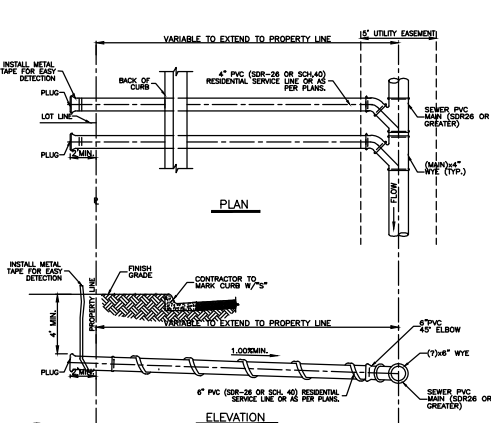


S-1 TYPICAL RESIDENTIAL SEWER SERVICE DETAIL (RESIDENTIAL AND DUPLEX ONLY)
 NOTE: SEE DETAIL S-5 FOR BACKFILL REQUIREMENTS.

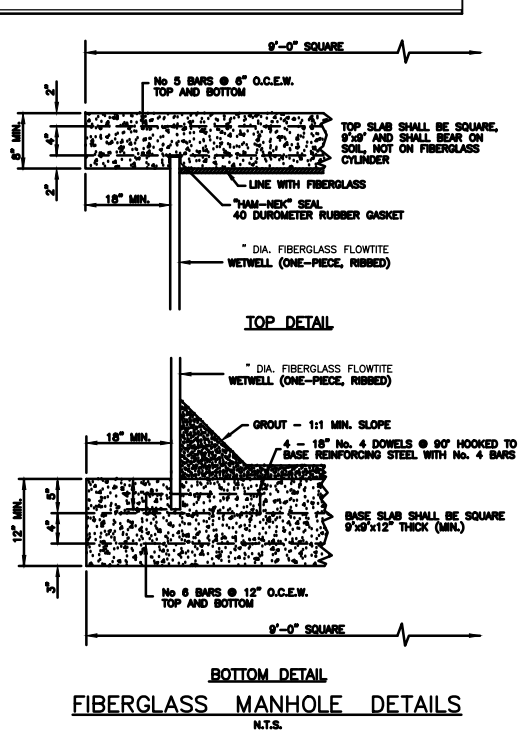
S-2 TYPICAL MULTIFAMILY AND COMMERCIAL SEWER SERVICE DETAIL (MULTIFAMILY UP TO TRIPLEX)
 NOTE: SEE DETAIL S-5 FOR BACKFILL REQUIREMENTS.



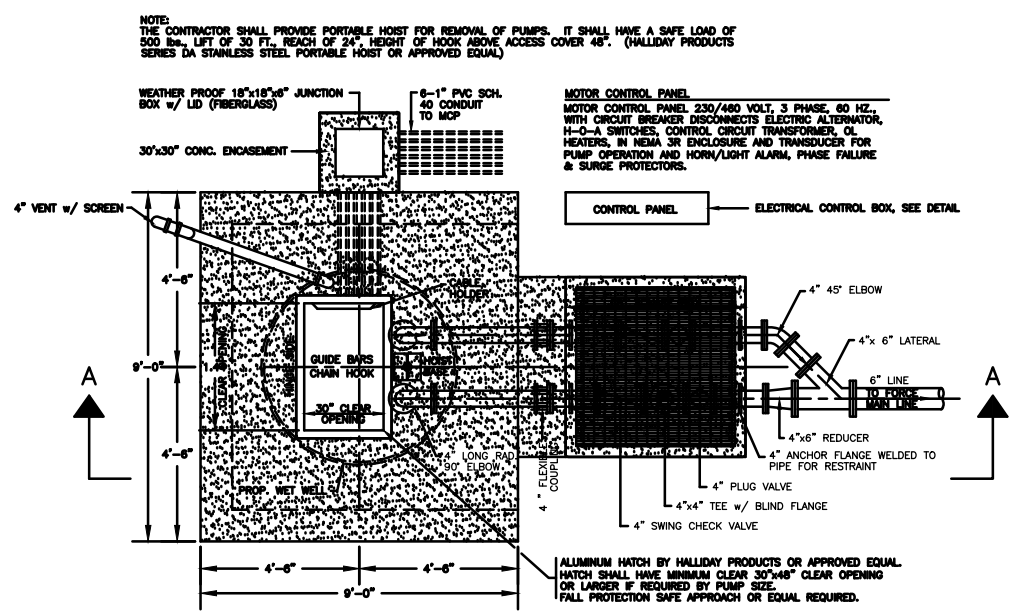
S-1 TYPICAL RESIDENTIAL SEWER SERVICE DETAIL (RESIDENTIAL AND DUPLEX ONLY)
 NOTE: SEE DETAIL S-5 FOR BACKFILL REQUIREMENTS.



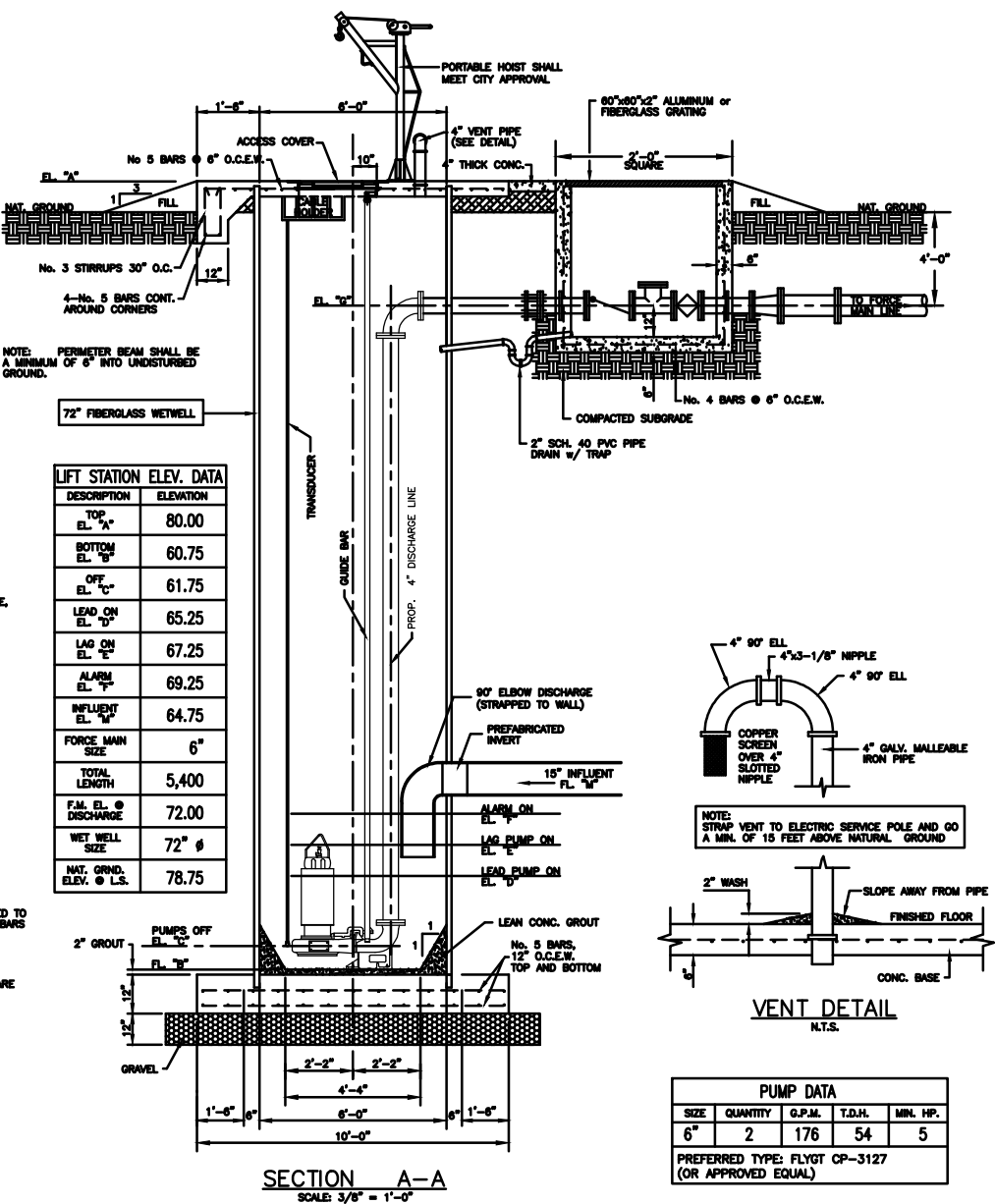
S-2 TYPICAL MULTIFAMILY AND COMMERCIAL SEWER SERVICE DETAIL (MULTIFAMILY UP TO TRIPLEX)
 NOTE: SEE DETAIL S-5 FOR BACKFILL REQUIREMENTS.

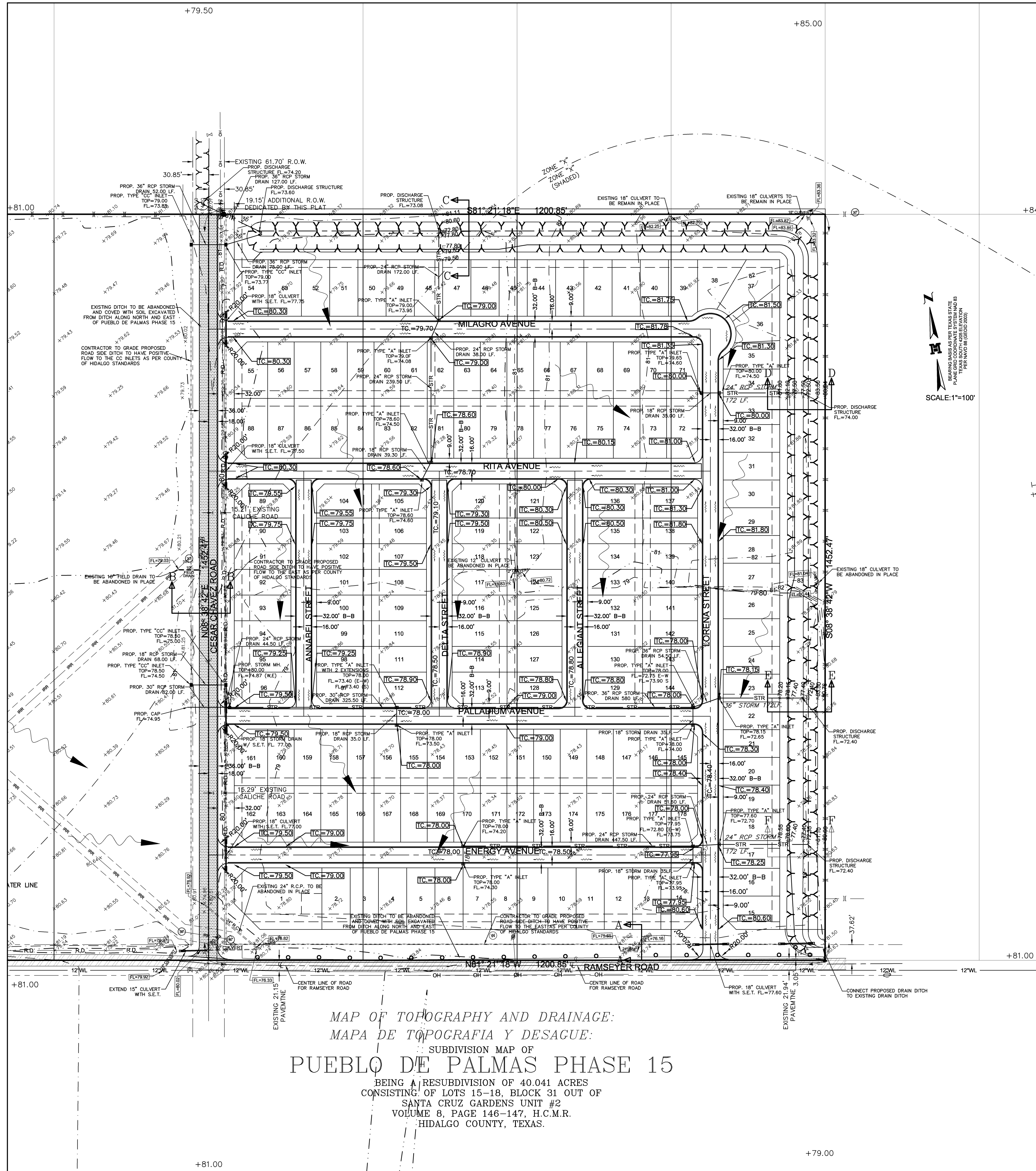


FIBERGLASS MANHOLE DETAILS
 N.T.S.



LIFT STATION - PLAN VIEW
 SCALE: 3/8" = 1'-0"





DRAINAGE STATEMENT
PUEBLO DE PALMAS PHASE 15

PUEBLO DE PALMAS PHASE 15 IS A 40.041 ACRES TRACT OF LAND OUT OF ALL OF LOTS 15-18, BLOCK 31 OUT OF SANTA CRUZ GARDENS UNIT #2, HIDALGO COUNTY, TEXAS AS RECORDED IN VOLUME 8, PAGE 146-147, HIDALGO COUNTY MAP RECORDS. THE PROPERTY IS LOCATED ALONG THE NORTH SIDE OF RAMSEYER ROAD AND ALONG THE EAST OF CESAR CHAVEZ ROAD. THE PROPERTY IS CURRENTLY FARM LAND AND IS LOCATED IN ZONE "X" SHADED & ZONE "X" UNSHADED IN FEMA'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480334 0325 D, MAP REVISED JUNE 6, 2000 FURTHER REVISED TO REFLECT LOWR DATE MAY 17, 2001. ZONE "X" SHADED IS DEFINED AS "AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD". ZONE "X UNSHADED" IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN". THE LAND IS CURRENTLY AGRICULTURAL AND WILL BE USED FOR RESIDENTIAL. PHASE 15 WILL CONSIST OF 178 LOTS.

THE SOILS ARE FINE SANDY LOAM, SANDY CLAY LOAM WHICH IS MODERATELY PERVIOUS WITH A RELATIVELY LOW PLASTICITY INDEX. THIS SOIL IS IN HYDROLOGIC GROUP "B". (SEE EXCERPTS FROM "SOIL SURVEY OF HIDALGO COUNTY, TEXAS")

EXISTING RUNOFF IS BY SURFACE FLOW IN A SOUTHERLY DIRECTION AND HAS A RUNOFF OF 9.37 C.F.S. DURING THE 10-YEAR STORM FREQUENCY AS PER THE ATTACHED CALCULATIONS.

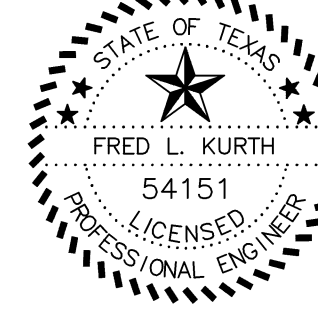
THE EXISTING DRAINAGE FOR PUEBLO DE PALMAS PHASE 15 CONSISTS OF SURFACE RUNOFF FROM THE LOTS INTO THE PROPOSED STREETS. THE STREET SHALL CHANNEL RUNOFF INTO A PROPOSED DRAINAGE SYSTEM OF TYPE "A" INLETS AND STORM PIPES RANGING IN SIZE FROM 18" TO 36" THAT FLOW EASTERLY AND DISCHARGE INTO A RELOCATED SANTA CRUZ IRRIGATION DRAINAGE DITCH. THE DRAINAGE DITCH WILL REPLACE THE EXISTING DITCH (159 CFS) ALONG A PORTION OF CESAR CHAVEZ ROAD AND RAMSEYER ROAD. THE DRAINAGE DITCH SHALL CONNECT TO THE EXISTING DRAINAGE DITCH WHICH FLOWS EAST AND SOUTH, ULTIMATELY DRAINING INTO THE NORTH MAIN DRAIN. (SEE ATTACHED EXHIBITS AND DETAILS)

IN ACCORDANCE WITH THE CITY OF EDINBURG DRAINAGE POLICY, THE PEAK RATE OF RUNOFF IN THE SUBDIVISION WILL NOT BE INCREASED DURING THE 10-YEAR RAINFALL EVENT DUE TO THE IMPROVEMENTS IN THIS SUBDIVISION. THEREFORE AS PER ATTACHED CALCULATIONS, THE REQUIRED 127,629 CUBIC FEET OF DETENTION WILL BE PROVIDED WITHIN THE RELOCATED DITCH ALONG THE EAST AND NORTH SIDE OF THIS SUBDIVISION WHICH HAS A CAPACITY OF 595,400 CUBIC FEET. THE DRAINAGE AND DETENTION PLAN WILL BE REVIEWED BY THE HIDALGO COUNTY PLANNING DEPARTMENT PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT.

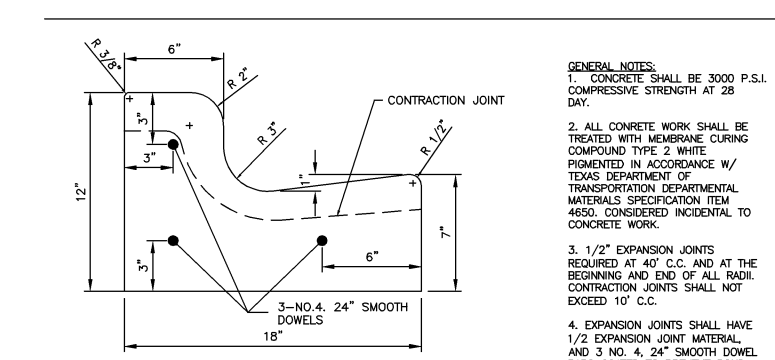
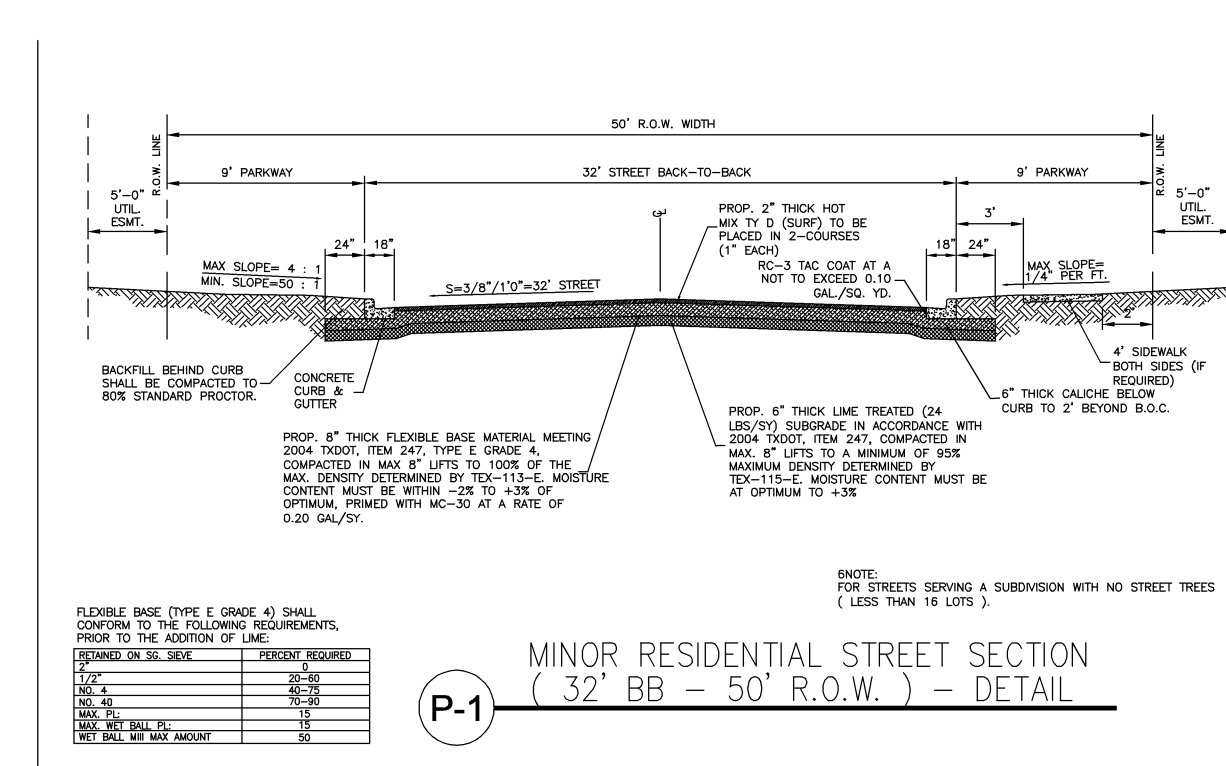
CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100 YEAR FLOODPLAIN AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0325 D, MAP REVISED JUNE 6, 2000 FURTHER REVISED TO REFLECT LOWR DATE MAY 17, 2001, IS CONTAINED WITHIN THE CONSTRUCTION OF A NEW DITCH ALONG THE NORTH AND EAST SIDE OF THIS SUBDIVISION.

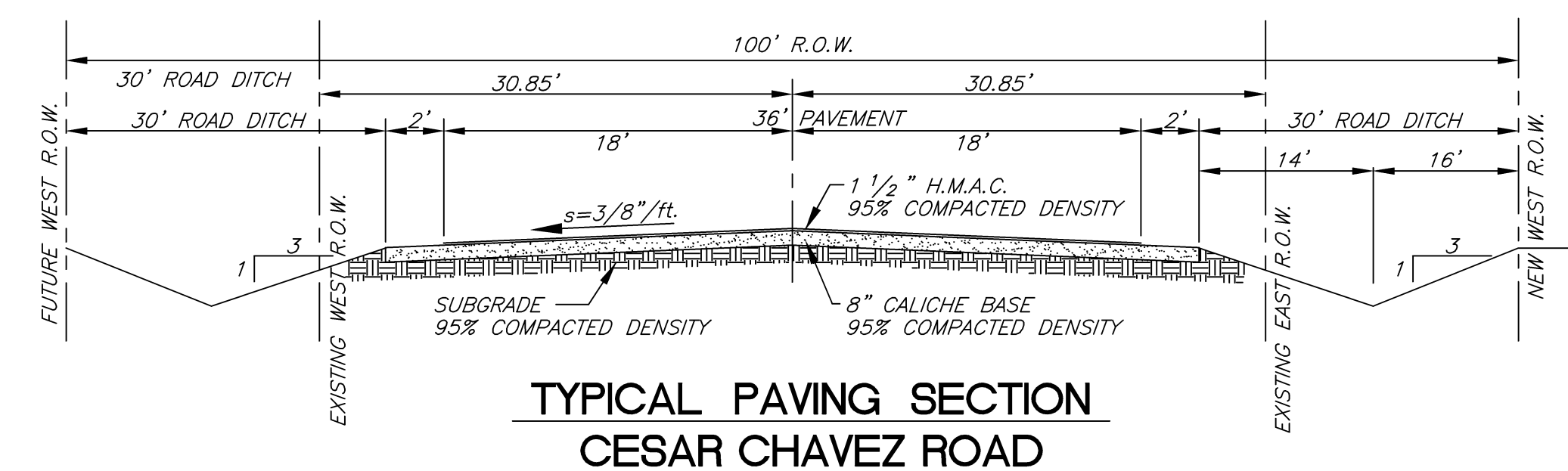
MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435



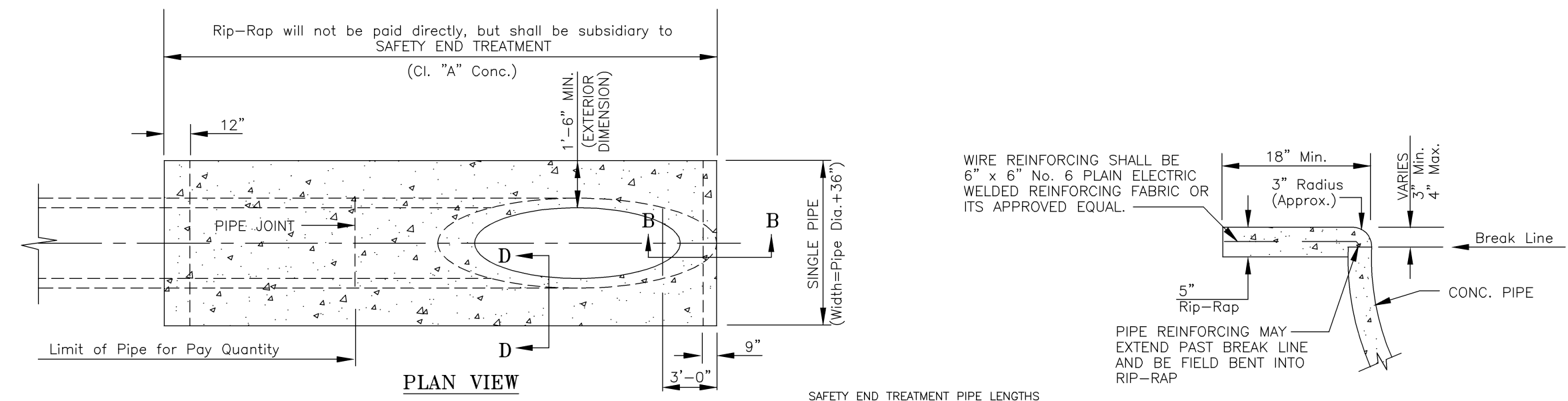
FRED L. KURTH, PE # 54151 DATE:



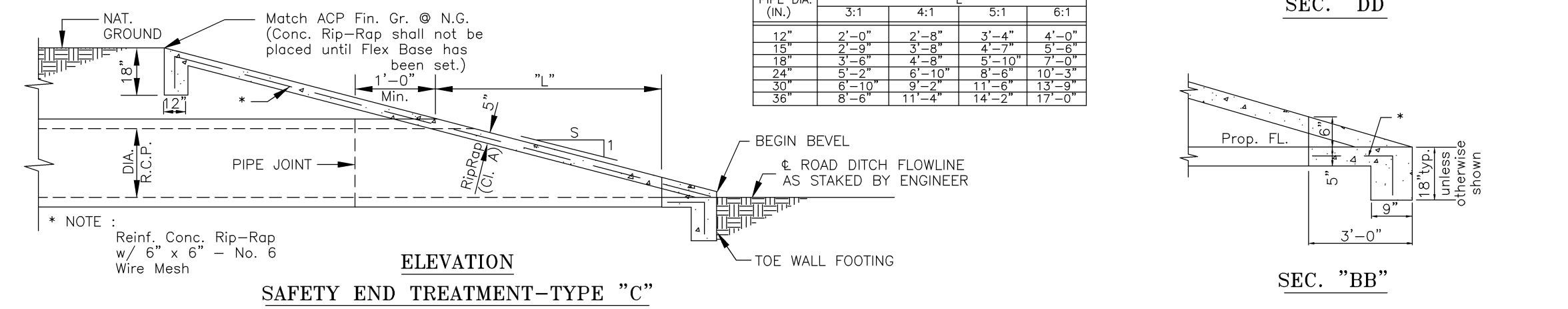
CURB AND GUTTER DETAIL
NOT TO SCALE



TYPICAL PAVING SECTION
CESAR CHAVEZ ROAD



PLAN VIEW



ELEVATION
SAFETY END TREATMENT - TYPE "C"

* NOTE:
Reinf. Conc. Rip-Rap
w/ 6" x 6" - No. 6
Wire Mesh

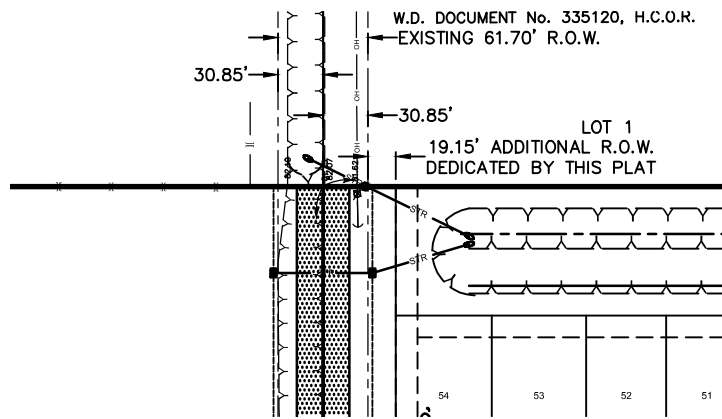
PIPE DIA (IN.)	31	41	51	61
12"	2'-0"	2'-4"	3'-4"	4'-0"
18"	3'-0"	4'-0"	5'-0"	6'-0"
24"	4'-0"	5'-0"	6'-0"	7'-0"
30"	5'-0"	6'-0"	7'-0"	8'-0"

SEC. "DD"

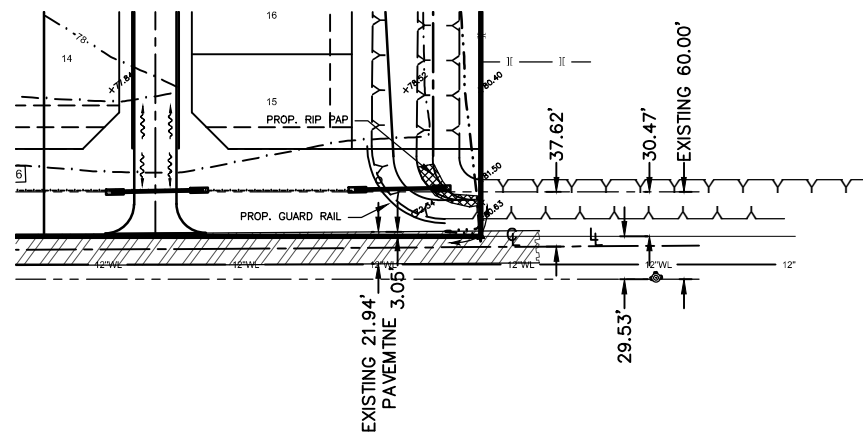
SEC. "BB"

MAP OF TOPOGRAPHY AND DRAINAGE:
MAPA DE TOPOGRAFIA Y DESAGUE:
SUBDIVISION MAP OF
PUEBLO DE PALMAS PHASE 15
BEING A RESUBDIVISION OF 40.041 ACRES
CONSISTING OF LOTS 15-18, BLOCK 31 OUT OF
SANTA CRUZ GARDENS UNIT #2
VOLUME 8, PAGE 146-147, H.C.M.R.
HIDALGO COUNTY, TEXAS.

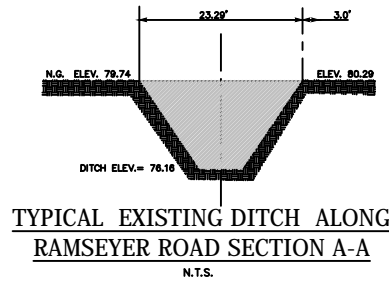
SAFETY END TREATMENT - (Type "C") DETAILS
N.T.S.



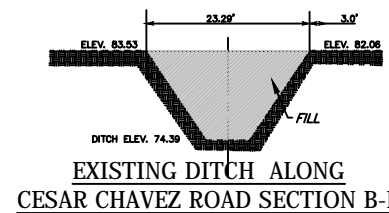
CONNECTION OF EXISTING DRAIN DITCH TO PROPOSED DRAIN DITCH WITH 30" STORM DRAIN AT NORTHWEST CORNER OF THIS SUBDIVISION



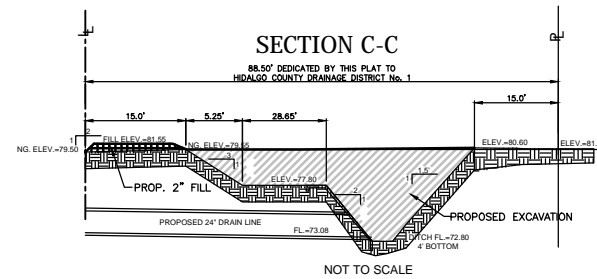
CONNECTION OF PROP. DRAIN DITCH TO EXISTING DRAIN DITCH AT SOUTHEAST CORNER OF THIS SUBDIVISION



TYPICAL EXISTING DITCH ALONG RAMSEYER ROAD SECTION A-A

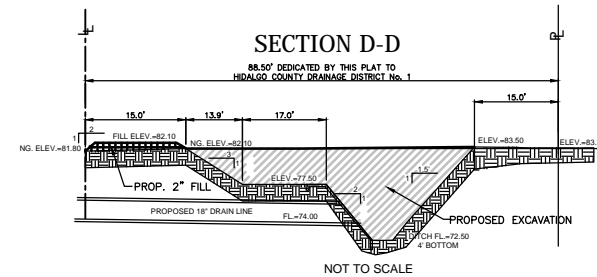


EXISTING DITCH ALONG CESAR CHAVEZ ROAD SECTION B-B



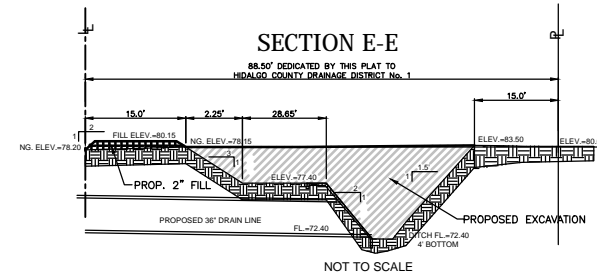
SECTION C-C

NOT TO SCALE



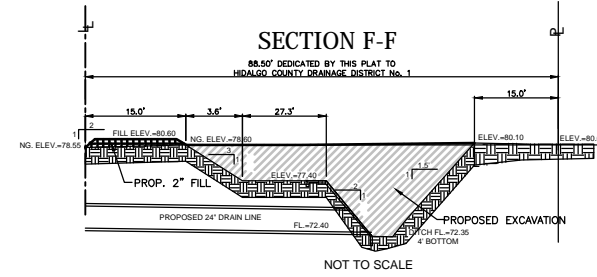
SECTION D-D

NOT TO SCALE



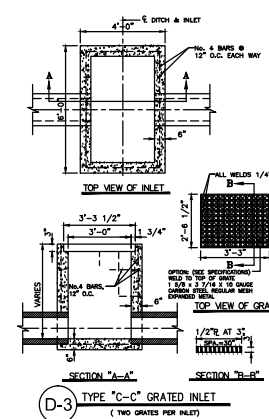
SECTION E-E

NOT TO SCALE

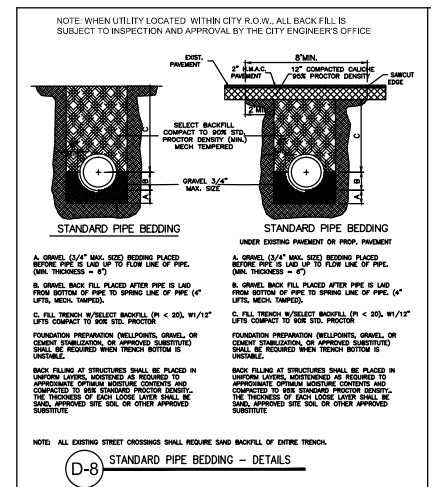


SECTION F-F

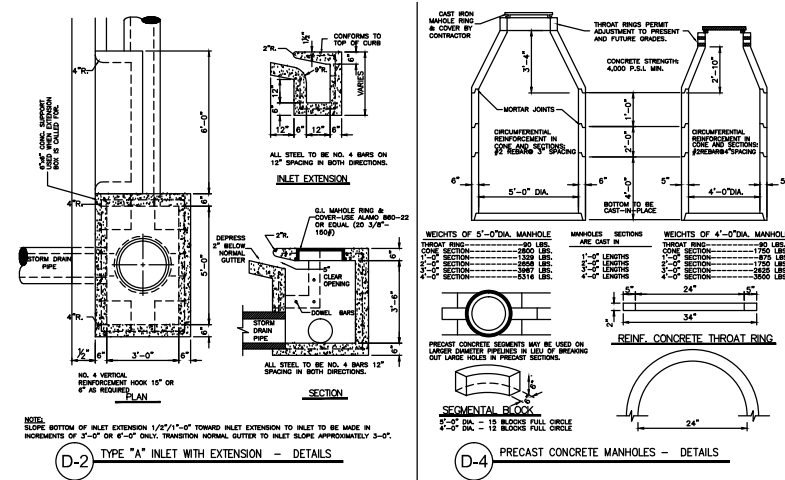
NOT TO SCALE



D-3 TYPE "C-C" GRATED INLET
(TWO GRATES PER INLET)

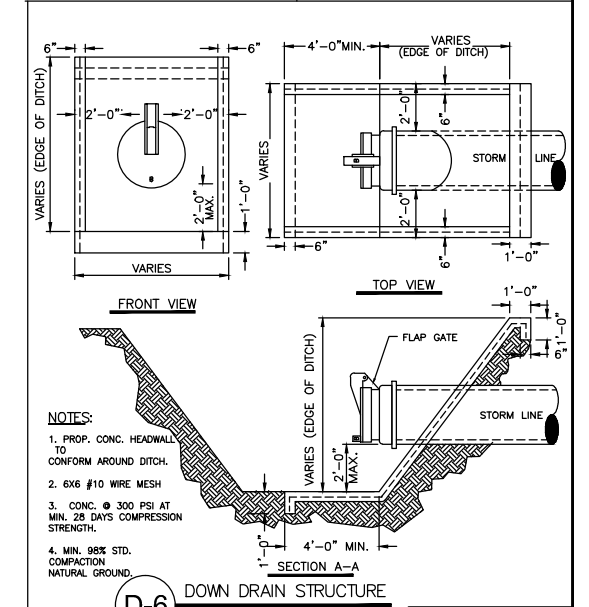


D-8 STANDARD PIPE BEDDING - DETAILS



D-2 TYPE "A" INLET WITH EXTENSION - DETAILS

D-4 PRECAST CONCRETE MANHOLES - DETAILS



D-6 DOWN DRAIN STRUCTURE

DRAINAGE DETAILS:
DETALES DE DESAGUE:
SUBDIVISION MAP OF
PUEBLO DE PALMAS PHASE 15
BEING A RESUBDIVISION OF 40.041 ACRES
CONSISTING OF LOTS 15-18, BLOCK 31 OUT OF
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