



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: 08-12-2014

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: 56 *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. FINAL APPROVAL DATE: 07-11-14 : By, Jesse Ozuna PCT 4 R.O.W. AGENT

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: 07-11-14 : 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.

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON:

DECEMBER 03, 2013

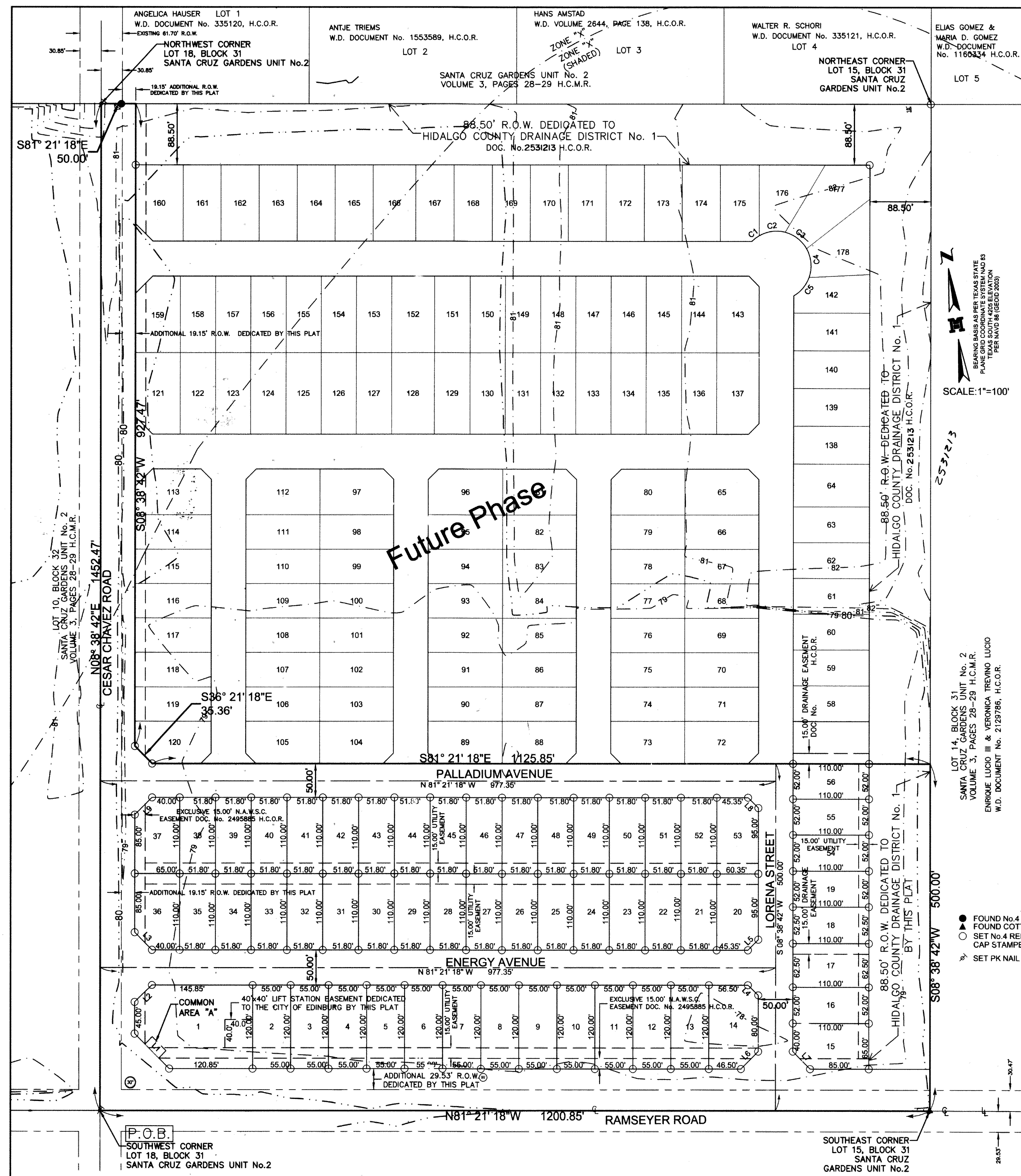
STAFF RECOMMENDS: Preliminary Approval subject to comments and future recommendations by planning, other departments and the approval of the City of Edinburg.

Final Approval subject to recommendations by other departments

Final Approval with financial guarantee.

This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules, Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.

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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 LOMR DATED MAY 17, 2001.
- SETBACKS: FRONT: 25.00 FEET. 50.00 FEET CESAR CHAVEZ ROAD AND RAMSEYER ROAD FOR LOT 1 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 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. SINGLE FAMILY RESIDENCES SHALL INCLUDE THE FOLLOWING: MOBILE HOME, TRAVEL TRAILER, FRAME HOME, AND SLAB HOME, NO COMMERCIAL USE SHALL BE ALLOWED EXCEPT FOR LOT 1
- 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.
 - B.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:166524133, E:1144644.55
 - B.M. NO. 2 MHI ALUMINUM DISK SET IN CONCRETE ALONG THE EAST SIDE OF CESAR CHAVEZ ROAD AT THE SOUTHWEST CORNER OF LOT 160 OF THIS SUBDIVISION. ELEV. 80.00. N:16657456.25, E:1144776.66
- 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 HIDALGO COUNTY DRAINAGE DISTRICT NO. 1.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 127,629 CUBIC-Feet 2.93 Acre-Feet) OF STORM WATER RUNOFF; DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO. 3 FOR STORM SEWER IMPROVEMENTS, 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 PLAT ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPANCY AN EASEMENT.
- 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 ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSSF 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 36 & 37 ONTO CESAR CHAVEZ ROAD.
- COMMON AREA "A" WILL BE OWNED AND MAINTAINED BY HOME OWNERS ASSOCIATION.

LEGEND

- FOUND NO. 4 REBAR R.O.W. - RIGHT OF WAY
- FOUND COTTON PICKER SPINDLE P.O.B. - POINT OF BEGINNING
- SET NO. 4 REBAR WITH PLASTIC S.W. COR. - SOUTHWEST CORNER
- CAP STAMPED MELDEN & HUNT H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- SET PK NAIL
- 30" IRRIGATION STAND PIPE
- WATER WELL

INDEX TO SHEET OF PUEBLO DE PALMAS PHASE 15

SHEET 1: HEADING, INDEX, LOCATION MAP AND E.T.J., PRINTING CONTACTS, MAP: LOT, STREETS, AND EASEMENT LAYOUT, DESCRIPTION (METES AND BOUNDS), SURVEYOR'S CERTIFICATION, PLAT NOTES AND RESTRICTIONS, OWNER'S DEDICATION, CERTIFICATION, ATTESTATION; ENGINEERING CERTIFICATION CITY; APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES; IRRIGATION DISTRICT, H.C.D.D. No. 1, HIDALGO COUNTY RIGHT OF WAY DEPARTMENT CERTIFICATE, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE, AGUA SPECIAL UTILITY DISTRICT CERTIFICATION.

SHEET 2: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER / OSSF AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION), WATER DETAILS;

SHEET 3: SANITARY SEWER LAYOUT;

SHEET 4: SANITARY SEWER AND LIFT STATION DETAILS;

SHEET 5: MAP OF TOPOGRAPHY AND DRAINAGE; DRAINAGE DITCH, REVISION NOTES, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, ENGINEERING CERTIFICATION, STREET DETAILS;

SHEET 6: STORM DRAINAGE CONSTRUCTION DETAILS.

CITY OF EDINBURG
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 212.006(c) AND § 212.008

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 § 232.028 (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 _____

ATTEST: 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 DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT OWNER OF THE PIPELINE(S) IS INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15" IN WIDTH THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED.

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE 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 THE 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 SHALL HOLD THE LANDS DESCRIBED ABOVE AS 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 16 OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATION ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF, THE SAID GRANTOR HAS EXECUTED THIS INSTRUMENT THE 15th DAY OF July, 2014

JGF ENTERPRISES, L.P.
 (GRANTOR'S SIGNATURE) J. GARY FRISBY, PRESIDENT
 JGF 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 CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 15th DAY OF July, 2014

Judie Flores
 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. THE DISTRICT ENGINEER'S DESIGNATION OF CRITICAL AREAS IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

BY: _____

STATE OF TEXAS
 COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, J. GARY FRISBY, PRESIDENT OF JGF LAND CO. INC., GENERAL PARTNER OF JGF ENTERPRISES, L.P., AS OWNER OF THE 14.884 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.

JGF ENTERPRISES, L.P.
 BY: *JGF*
 J. GARY FRISBY, PRESIDENT, JGF LAND CO., INC. DATE: 7/15/14
 P. O. BOX 1000
 MISSISSIPPI, 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 CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 15th DAY OF July, 2014.

Judie Flores
 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.

Fred L. Kurth 7-15-14
 FRED L. KURTH, PE # 54151
 DATE PREPARED: AUGUST 14, 2013
 JOB NO. (ENG.) 13084.00
 BY: CIRO

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 PUEBLO DE PALMAS PHASE 15 WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND ON 7/15/13 BY ME OR UNDER MY SUPERVISION.

Fred L. Kurth 7-15-14
 FRED L. KURTH, RPLS # 4750
 DATE SURVEYED: 07-15-13
 BOOK T-955, PGS. 5-6, 9-10
 JOB NO. (SUR.) 13084.08

APPROVED BY IRRIGATION DISTRICT

THIS PLAT APPROVED BY SANTA CRUZ IRRIGATION DISTRICT NO. 15 ON THIS DAY OF July, 2014 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 EXCLUDED FROM DISTRICT AND IRRIGATION TO INDIVIDUAL LOTS IS DESIRED, EASEMENTS FOR NECESSARY IRRIGATION FACILITIES TO SUCH LOTS FROM THE CLOSEST DISTRICT DELIVERY POINT SHALL BE PROVIDED, THE LOT OWNER BEING RESPONSIBLE TO INSTALL NECESSARY FACILITIES.

Arturo Guallardo, Jr.
 ARTURO GUALLARDO, JR.
 HIDALGO COUNTY CLERK

PRINCIPAL CONTACTS

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	JGF LAND CO. INC.	MISSION, TX 78573	956-583-1114	956-583-8343
ENGINEER:	FRED L. KURTH	115 W. MCINTYRE	(956) 381-0981	(956) 381-1839
SURVEYOR:	FRED L. KURTH	115 W. MCINTYRE	(956) 381-0981	(956) 381-1839

LOCATION MAP SCALE: 1" = 2000'

SUBDIVISION MAP OF PUEBLO DE PALMAS PHASE 15
 BEING A RESUBDIVISION OF 14.884 ACRES
 BEING PART OR PORTION OF LOTS 15 THROUGH 18, BLOCK 31
 OUT OF SANTA CRUZ GARDENS UNIT #2
 VOLUME 8, PAGES 28-29, H.C.M.R.
 HIDALGO COUNTY, TEXAS.

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

PUEBLO DE PALMAS PHASE 15 IS LOCATED IN THE MID-CENTRAL PART OF HIDALGO COUNTY ON THE NORTHEAST INTERSECTION OF RAMSEYER ROAD & CESAR CHAVEZ ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 77,100). PUEBLO DE PALMAS PHASE 15 LIES 2 MILES FROM THE CITY LIMITS (AND IS WITHIN THE 2-MILE EXTRATERRITORIAL JURISDICTION (E.T.J.) UNDER LOCAL GOVERNMENT CODE § 212.001 AND 42.021. THIS SUBDIVISION FALLS WITHIN PRECINCT 4.

DRAWN BY: CIRO *Cirio* DATE: 7-1-14
 IRRIGATION, CHECKED: _____ DATE: _____
 SURVEYED, CHECKED: _____ DATE: 7-1-14
 FINAL CHECK: _____ DATE: _____

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

MELDEN & HUNT INC.
 CONSULTANTS ENGINEERS SURVEYORS
 115 W. MCINTYRE OFF: (956) 381-0981
 EDINBURG, TX 78541 FAX: (956) 381-1839
 227 N. F.M. 3167 OFF: (956) 487-8256
 RO GRANDE CITY, TX 78862 FAX: (956) 488-8591
 E-MAIL: www.meldenandhunt.com ESTABLISHED 1947

DESCRIPTION OF PUEBLO DE PALMAS PHASE 15

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 14.884 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OF LOTS 15 THROUGH 18, BLOCK 31, SANTA CRUZ GARDENS UNIT #2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8, PAGES 28-29, HIDALGO COUNTY MAP RECORDS, SAID 14.884 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A PK NAIL SET AT THE SOUTHWEST CORNER OF LOT 18, BLOCK 31 FOR THE SOUTHWEST CORNER OF THIS TRACT;

- THENCE, N 08° 38' 42" E ALONG THE WEST LINE OF SAID LOT 18, BLOCK 31, AND WITHIN THE RIGHT-OF-WAY OF CESAR CHAVEZ ROAD, A DISTANCE OF 1452.47 FEET TO A PK NAIL SET AT THE NORTHWEST CORNER OF SAID LOT 18, BLOCK 31 SANTA CRUZ GARDENS UNIT #2 FOR THE NORTHWEST CORNER OF THIS TRACT;
- THENCE, S 81° 21' 18" E ALONG THE NORTH LINE OF SAID LOT 18, BLOCK 31, AT A DISTANCE OF 30.85 FEET PASS A NO. 4 REBAR FOUND ON THE EAST RIGHT-OF-WAY LINE OF CESAR CHAVEZ ROAD, CONTINUING A TOTAL DISTANCE OF 50.00 FEET TO THE WESTERMOST NORTHEAST CORNER OF THIS TRACT;
- THENCE, S 08° 38' 42" W ACROSS SAID LOT 18, BLOCK 31 A DISTANCE OF 927.47 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, S 36° 21' 18" E A DISTANCE OF 35.36 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, S 81° 21' 18" E ACROSS SAID LOTS 18 THROUGH 15, BLOCK 31, AT A DISTANCE OF 469.53 FEET TO THE EASTERMOST NORTHEAST CORNER OF THIS TRACT;
- THENCE, S 08° 38' 42" W ALONG THE EAST LINE OF SAID LOT 15, BLOCK 31, AT A DISTANCE OF 469.53 FEET PASS THE NORTH RIGHT-OF-WAY LINE OF RAMSEYER ROAD, CONTINUING A TOTAL DISTANCE OF 500.00 FEET TO A COTTON PICKER SPINDLE FOUND AT THE SOUTHEAST CORNER OF SAID LOT 15 FOR THE SOUTHEAST CORNER OF THIS TRACT;
- THENCE, N 81° 21' 18" W ALONG THE SOUTH LINES OF SAID LOTS 15 THROUGH 18, BLOCK 31, AND WITHIN THE RIGHT-OF-WAY OF RAMSEYER ROAD, A DISTANCE OF 1200.85 FEET TO THE POINT OF BEGINNING, AND CONTAINING 14.884 ACRES OF LAND WHICH 0.840 OF ONE ACRE LIES WITHIN RAMSEYER ROAD AND 1.007 ACRES LIES WITHIN CESAR CHAVEZ ROAD LEAVING 13.037 ACRES OF LAND, MORE OR LESS.

Lot Area Table

Lot #	SQ. FT.	Area
1	18,939.68	0.435
2-13	6,600.00	0.152
14	8,155.00	0.187
15	6,837.50	0.157
16	5,720.00	0.131
17	6,820.00	0.166
18-19	5,720.00	0.131
20	6,526.00	0.150
21-35	5,698.00	0.131
36-37	6,837.50	0.157
38-52	5,698.00	0.131
53	6,526.00	0.150
54-56	5,720.00	0.131

Lot Line Table

Line #	Length	Direction
L1	70.71'	N36° 21' 18" W
L2	35.36'	S53° 38' 42" E
L3	35.36'	S36° 21' 18" E
L4	21.21'	N36° 21' 18" W
L5	21.21'	N53° 38' 42" E
L6	35.36'	N53° 38' 42" E
L7	35.36'	N36° 21' 20" W
L8	21.21'	S36° 21' 18" E
L9	35.36'	N53° 38' 42" E

STATE OF TEXAS
 COUNTY OF HIDALGO

FILED FOR RECORD IN THE COUNTY OF HIDALGO, TEXAS
 ARTURO GUALLARDO, JR.
 HIDALGO COUNTY CLERK

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

STATE OF TEXAS
 COUNTY OF HIDALGO

FILED FOR RECORD IN THE COUNTY OF HIDALGO, TEXAS
 ARTURO GUALLARDO, JR.
 HIDALGO COUNTY CLERK

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

STATE OF TEXAS
 COUNTY OF HIDALGO

FILED FOR RECORD IN THE COUNTY OF HIDALGO, TEXAS
 ARTURO GUALLARDO, JR.
 HIDALGO COUNTY CLERK

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

STATE OF TEXAS
 COUNTY OF HIDALGO

FILED FOR RECORD IN THE COUNTY OF HIDALGO, TEXAS
 ARTURO GUALLARDO, JR.
 HIDALGO COUNTY CLERK

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

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 CONNECTS TO THE EXISTING 12" WATER LINE RUNNING NORTH CROSSING RAMSEYER ROAD CONTINUING APPROXIMATELY 530.00 FEET ALONG AND WITHIN AN EXISTING EXCLUSIVE N.A.W.S.C. EASEMENT ALONG THE EAST SIDE OF CESAR CHAVEZ ROAD ENDING WITH AN 8" GATE VALVE. ANOTHER 8" WATER LINE TAPS INTO THE EXISTING 12" WATER LINE RUNNING NORTH CROSSING RAMSEYER ROAD AND CONTINUING 535.00 FEET ALONG AND WITHIN THE WEST RIGHT-OF-WAY OF LORENA STREET ENDING WITH AN 8" GATE VALVE. ANOTHER 2-8" WATER LINE RUN EAST ALONG AND WITHIN THE NORTH RIGHT-OF-WAY OF ENERGY AVENUE AND PALLADIUM AVENUE, CONNECTING TO THE PREVIOUSLY MENTIONED 8" WATER LINES ON CESAR CHAVEZ ROAD AND LORENA STREET. 3-8" TEES AND 8" GATE VALVE ARE INSTALL FACING NORTH ALONG AND WITHIN THE EAST RIGHT-OF-WAY OF FUTURE ANNABEL STREET, DELTA STREET AND ALLEGANT STREET, CONNECTING TO THE PREVIOUSLY MENTIONED 8" WATER LINE PALLADIUM AVENUE. ANOTHER 2-8" WATER LINE CONNECT INTO 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 TWENTY-THREE (23) 1" DIAMETER DUAL SERVICE LINES RUN TO PAIRS OF LOTS BEFORE SPLITTING INTO 1/2" DIAMETER SERVICE LINES AND TEN (10) 1/2" DIAMETER SINGLE SERVICE LINES SERVING 10 SINGLE LOTS. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE 8" WATER LINES, THE DUAL SERVICE LINES AND 1/2" SINGLE SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED. AT A TOTAL COST OF \$ 113,159.50 OR \$ 2,020.71 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$46,150.00, WHICH COVERS THE \$24.10 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 N.A.W.S.C. UPON REQUEST BY THE LOT OWNER, N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVIDER HAS INSTALLED 5 FIRE HYDRANTS AT A UNIT COST OF \$ 3,500.00 FOR A TOTAL COST OF \$ 17,500.00. 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 MANHOLE 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 8" FORCE MAIN RUNS WEST ALONG THE NORTH SIDE OF RAMSEYER ROAD CROSSING DOOLITTLE ROAD THEN SOUTH CROSSING RAMSEYER ROAD TO THE EXISTING MANHOLE PREVIOUSLY MENTIONED. THE WASTEWATER SYSTEM FOR PUEBLO DE PALMAS PHASE 15 CONSISTS OF AN 12" DIAMETER SEWER LINE THAT TAPS INTO THE LIFT STATION AT THE SOUTHWEST CORNER OF SAID LOT 1. THIS 12" 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 8" CAP APPROXIMATELY 515 FEET NORTH OF RAMSEYER ROAD. 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 THEN CONNECT WITH A 48" MANHOLE AT THE SOUTHWEST CORNER OF LOT 17. AN 8" SANITARY SEWER LINE ALONG THE EAST RIGHT-OF-WAY OF LORENA STREET EXTEND FROM THE PREVIOUSLY MENTIONED 48" MANHOLE TO THE NORTH AND SOUTH ENDING WITH A 48" MANHOLE AT THE NORTHWEST CORNER OF LOT 55 AND A CLEANOUT ON THE NORTHWEST CORNER LOT 15. AN 8" SEWER LINE CONNECT TO A 48" MANHOLE ALONG THE EAST SIDE 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 12" 8" FORCE MAIN, 4" SERVICE LINE AND TWENTY-SIX (26) 1 1/2" SANITARY SEWER MANHOLES HAVE BEEN INSTALLED, AT A TOTAL COST OF \$ 301,715.00 OR \$ 5,387.77 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID THE CITY OF EDINBURG THE SUM OF \$ 3,320.00, WHICH COVERS THE \$ 95.00 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 SEWERAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE, 1 C.F.R. THAT THE COSTS TO INSTALL WATER AND SEWERAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$ 159,309.50 WHICH EQUALS TO \$ 2,844.81 PER LOT.

SEWER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED WILL COST A GRAND TOTAL OF \$ 307,035.00 WHICH EQUALS TO \$ 5,387.77 PER LOT.

Engineer's Signature: *[Signature]* DATE: 7/15/17

FINAL WATER AND SEWER ENGINEERING REPORT IN SPANISH
PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHAS DE INICIO

LA SUBDIVISION PUEBLO DE PALMAS PHASE 15 RECIBIRA SU PROVISION DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (LA COMPAÑIA DE AGUA N.A.W.S.C.). EL DUEÑO DE LA SUBDIVISION Y N.A.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 AÑOS. N.A.W.S.C. HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

N.A.W.S.C. TIENE UN CONDUCTO DE AGUA DE 12 PULGADAS DE DIAMETRO QUE PASA POR EL LADO SUR DEL DERECHO DE VIA (RIGHT OF WAY) DE LA CARRETERA RAMSEYER ROAD. EL SISTEMA DE AGUA PARA PUEBLO DE PALMAS PHASE 15 CONSISTE DE DOS CONDUCTO DE AGUA DE 8 PULGADAS DE DIAMETRO. UN CONDUCTO DE 8 PULGADAS SE CONECTARON A LA CONDUCTA DE 12 PULGADAS DE DIAMETRO LUEGO CURSANDO A RAMSEYER ROAD AL NORTE CORE APPROXIMATEMENTE 530 PIES DENTRO UN CONSECON DE 15 PIES EXCLUSIVA DE N.A.W.S.C. A LO LARGO DEL LADO ESTE DE CESAR CHAVEZ ROAD TERMINANDO CON UNA VARVULA DE OCHO PULGADAS. OTRA CONDUCTA DE 8 PULGADAS SE CONECTA A LA CONDUCTA EXISTENTE DE 12 PULGADAS CRUSADO A RAMSEYER ROAD AL NORTE CORE 535.00 PIES POR EL LADO OESTE DEL DERECHO DE VIA DE LA CARRETERA LORENA STREET LUEGO TERMINANDO CON UNA VARVULA DE OCHO PULGADAS. 2-CONDUCTOS DE AGUA DE 8 PULGADAS DE DIAMETRO CONTINUA CORRIENDO AL ESTE POR EL LADO NORTE DE LA CALLE ENERGY AVENUE Y PALLADIUM AVENUE, CONECTANDOSE CON LAS LINEAS DE AGUA DE 8 PULGADAS DE DIAMETRO PREVIAMENTE MENCIONADA LOCALIZADA AL LADO ESTE DE CESAR CHAVEZ ROAD Y EL LADO OESTE DE LORENA STREET. OTRAS 3-CONEXIONES DE AGUA CON 3 VARVULAS DE OCHO PULGADAS DE DIAMETRO AL LADO NORTE Y POR EL LADO ESTE DE LA CARRETERA FUTURA DE CALLE ANNABEL STREET, DELTA STREET Y ALLEGANT STREET. OTOS 2 CONDUCTO DE 8 PULGADAS SERA CONECTADO A LA LINEA DE AGUA PREVIAMENTE MENCIONADA EN EL LADO ESTE DE CESAR CHAVEZ ROAD CRUSADO AL OESTE DE CESAR CHAVEZ ROAD Y TAPADO PARA LA EXTENSION EN EL FUTURO.

LA DISTRIBUCION DE AGUA PARA PUEBLO DE PALMAS PHASE 15 CONSISTE DE VEINTI-TRES (23) CONDUCTOS DE AGUA DE 1 PULGADA DE DIAMETRO PARA CADA LOTE SE SEPARAN PARA PRODUCIR DOS CONDUCTOS DE AGUA DE 1/2 PULGADA DE DIAMETRO PARA CADA LOTE Y DIEZ CONDUCTOS INDIVIDUALES DE AGUA DE 1/2 PULGADA DE DIAMETRO. EL CONDUCTO DE 1/2 PULGADA DE DIAMETRO, Y LOS MEDIDORES MECANICOS DE AGUA A UN COSTO TOTAL DE \$ 113,159.50 O \$ 2,020.71 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPAÑIA N.A.W.S.C. \$46,150.00 QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE. \$24.10. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION. CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPAÑIA N.A.W.S.C. LO INSTALARA SIN ALGUN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION TAMBIEN HA INSTALADO 5 BOCAS DE RIEGO (FIRE HYDRANT) A UN COSTO DE \$ 3,500.00 POR CADA LOTE CUAL GASTA UNA CANTIDAD TOTAL \$17,500.00. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION

LA SUBDIVISION PUEBLO DE PALMAS PHASE 15 RECIBIRA SU PROVISION DE DRENAJE SANITARIO DE CITY OF EDINBURG. EL DUEÑO DE LA SUBDIVISION Y LA CIUDAD DE EDINBURG HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE DRENAJE SANITARIO POR LOS PROXIMOS 30 AÑOS. LA CIUDAD DE EDINBURG HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE DRENAJE SANITARIO ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

EL SISTEMA DE PROVISION DE DRENAJE SANITARIO PARA LA SUBDIVISION PUEBLO DE PALMAS PHASE 15 CONSISTE DE UN ALCANTARILLA SANITARIO LOCALIZADO AL SUROESTE DE DOOLITTLE ROAD Y RAMSEYER ROAD. EL SISTEMA DE PROVISION DE DRENAJE SANITARIO DE LA SUBDIVISION PUEBLO DE PALMAS PHASE 15 CONSISTE EN UN SISTEMA DE POMPAS SANITARIO SE HA INSTALADO AL SUROESTE DE LOTE 1 DE ESTA SUBDIVISION Y UN CONDUCTO DE PRECON SANITARIO DE 8" DE DIAMETRO QUE PASA POR EL LADO NORTE DEL DERECHO DE VIA DE LA CARRETERA RAMSEYER ROAD CRUZADO DOOLITTLE ROAD LUEGO CORRIENDO AL SUR CURZANDO RAMSEYER ROAD CONECTANDO AL UN ALCANTARILLA SANITARIO PREVIAMENTE MENCIONADA. UN CONDUCTO DE DRENAJE DE 12" DE DIAMETRO QUE SE CONECTA AL SISTEMA DE POMPAS SANITARIO EN LOTE 1 CORE AL OESTE EN EL NORTE DE RAMSEYER ROAD LUEGO CORE AL NORTE EN EL LADO ESTE DE CESAR CHAVEZ ROAD TERMINANDO CON UN TAPON DE 12" APROXIMATEMENTE 515 PIES AL NORTE DE RAMSEYER ROAD. UN CONDUCTO DE 8" SE CONECTA A UN ALCANTARILLA DE 48" EN EL LADO ESTE DE CESAR CHAVEZ ROAD Y CORE AL ESTE AL LADO SUR DEL DERECHO DE VIA DE ENERGY AVENUE TERMINANDO CON UN ALCANTARILLA DE 48" EN EL SUROESTE DE LOTE 17. OTRA LINEA DE 8" CUAL EN EL LADO ESTE DEL DERECHO DE VIA DE LORENA STREET SE EXTENDERA AL NORTE Y EL SUR TERMINARA CON UNA ALCANTARILLA DE 48" DE DIAMETRO LOCALIZADA AL NOROESTE DE LOTE 55 Y UN TAPON DE ACCESO AL NOROESTE DE LOTE 15. OTRO CONDUCTO DE DRENAJE DE 8" DE DIAMETRO SE CONECTA A UN ALCANTARILLA DE 48" EN EL LADO ESTE DE CESAR CHAVEZ ROAD SIGUE AL ESTE EN EL LADO SUR DEL DERECHO DE VIA DE PALLADIUM AVENUE TERMINANDO CON UN ALCANTARILLA DE 48" EN EL NOROESTE DE LOTE 52. OTROS 2 CONDUCTOS SE CONECTAN CON 2-ALCANTARILLA DE 48" EN EL LADO ESTE DE CESAR CHAVEZ ROAD SIGUEN AL OESTE CRUZANDO CESAR CHAVEZ ROAD Y TAPADOS PARA EXTENSION EN EL FUTURO. DE ESTAS LINEAS DE DRENAJE SANITARIO DE 8" OIENTO SETENTA OCHO (56) LINEAS DE SERVICIO DE 4 PULGADAS SERAN EXTENDIDAS HA CADA LOTE.

LA LINEAS DE 12, 8 PULGADAS, UN CONDUCTO DE PRECON SANITARIO DE 8", DE 4 PULGADAS Y OCHO (11) ALCANTARILLAS HAN SIDO INSTALADAS, HA UN COSTO TOTAL DE \$ 301,715.00 O \$ 5,387.77 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPAÑIA N.E.W.S.C. UN COSTO TOTAL DE \$ 3,320.00 O \$ 95.00 POR LOTE. EL SISTEMA DE DRENAJE SANITARIO ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

CERTIFICACION:

CON MI FIRMA, 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 SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$159,309.50 O \$ 2,844.81 POR LOTE.

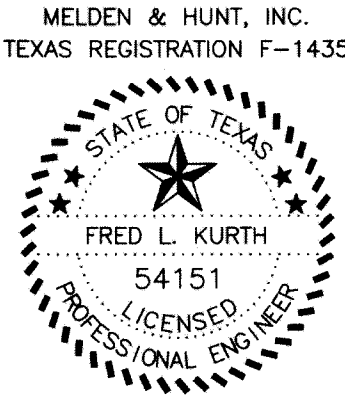
DRENAJE: SE ESTIMA QUE EL DRENAJE COSTARA UN COSTO TOTAL DE \$307,035.00 O \$ 5,482.77 POR LOTE.

COST ESTIMATE:

PAVING IMPROVEMENTS:	\$ 207,005.30
DRAINAGE IMPROVEMENTS:	\$ 147,980.00
WATER DISTRIBUTION:	\$ 113,159.50
SANITARY SEWER IMPROVEMENTS:	\$ 301,715.00

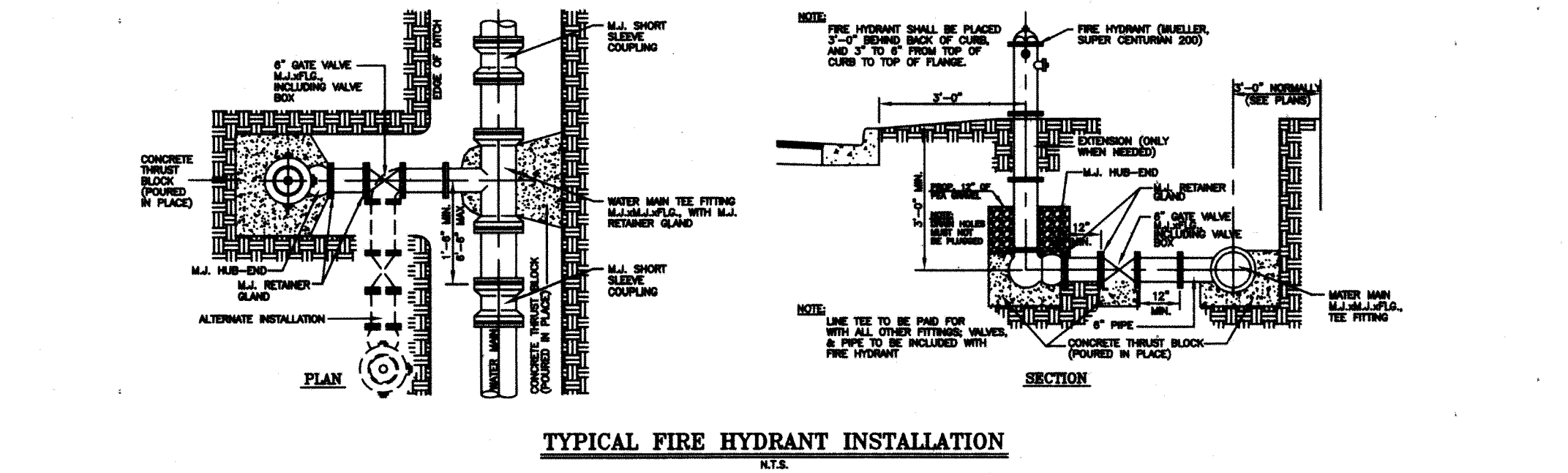
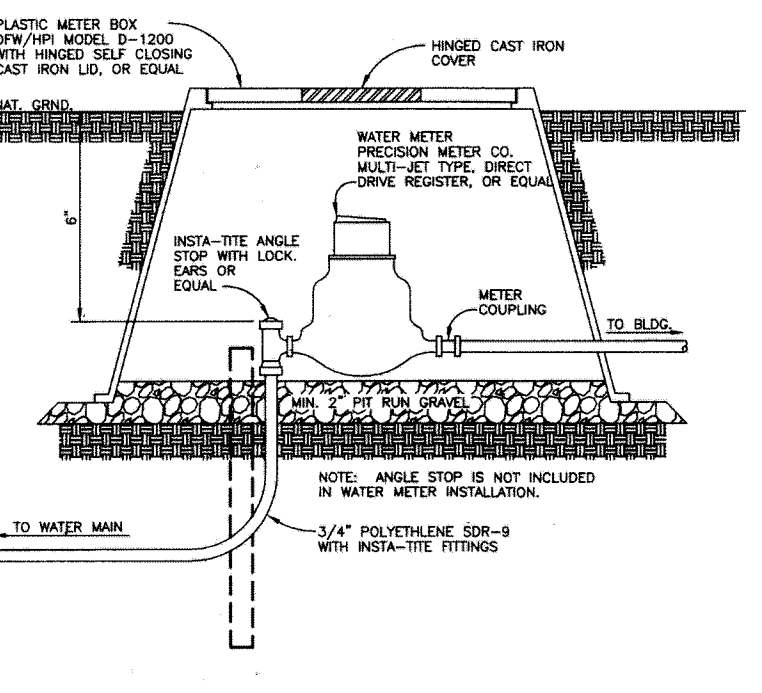
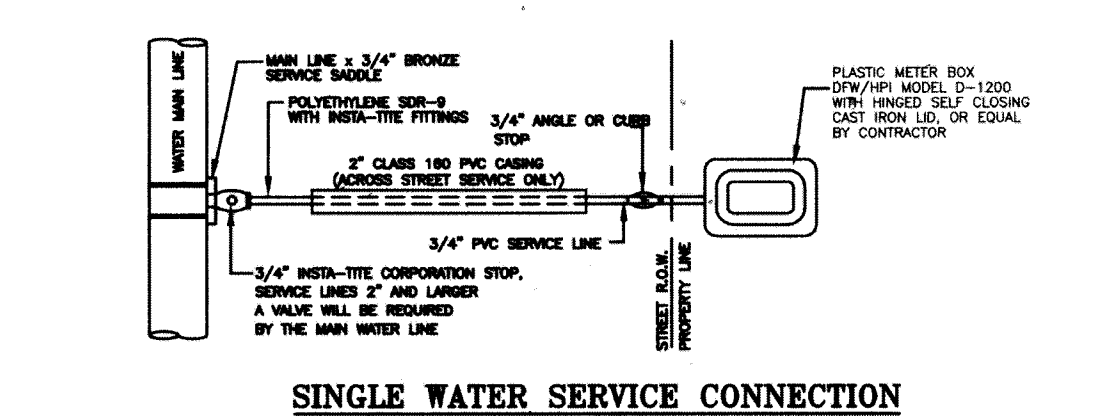
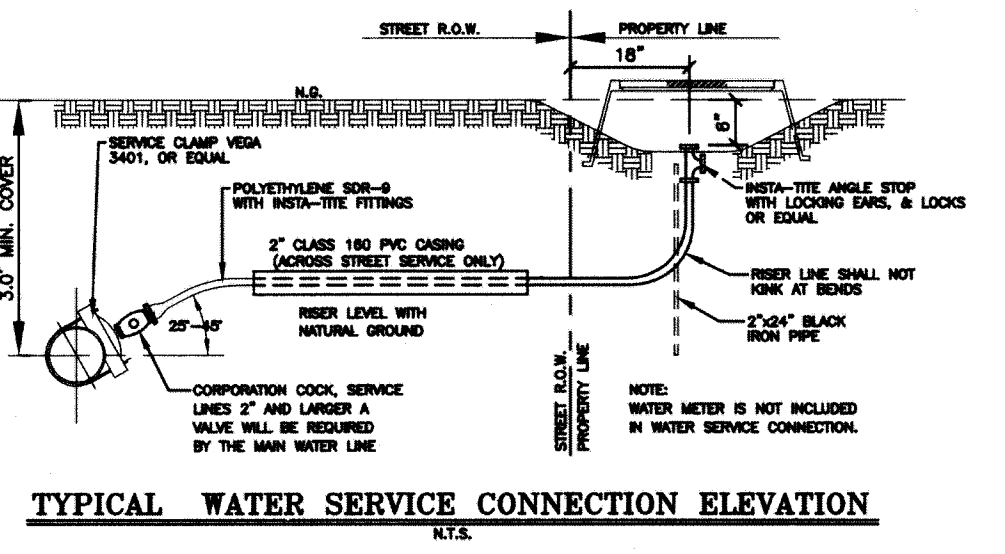
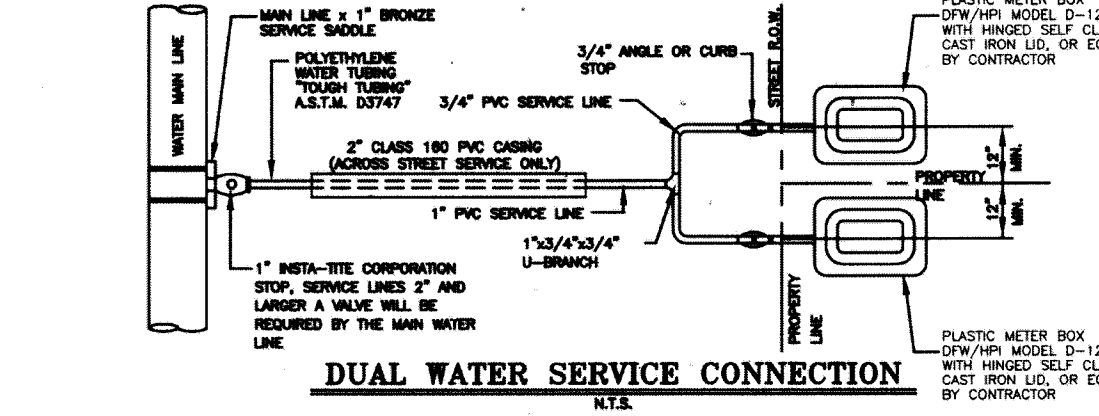
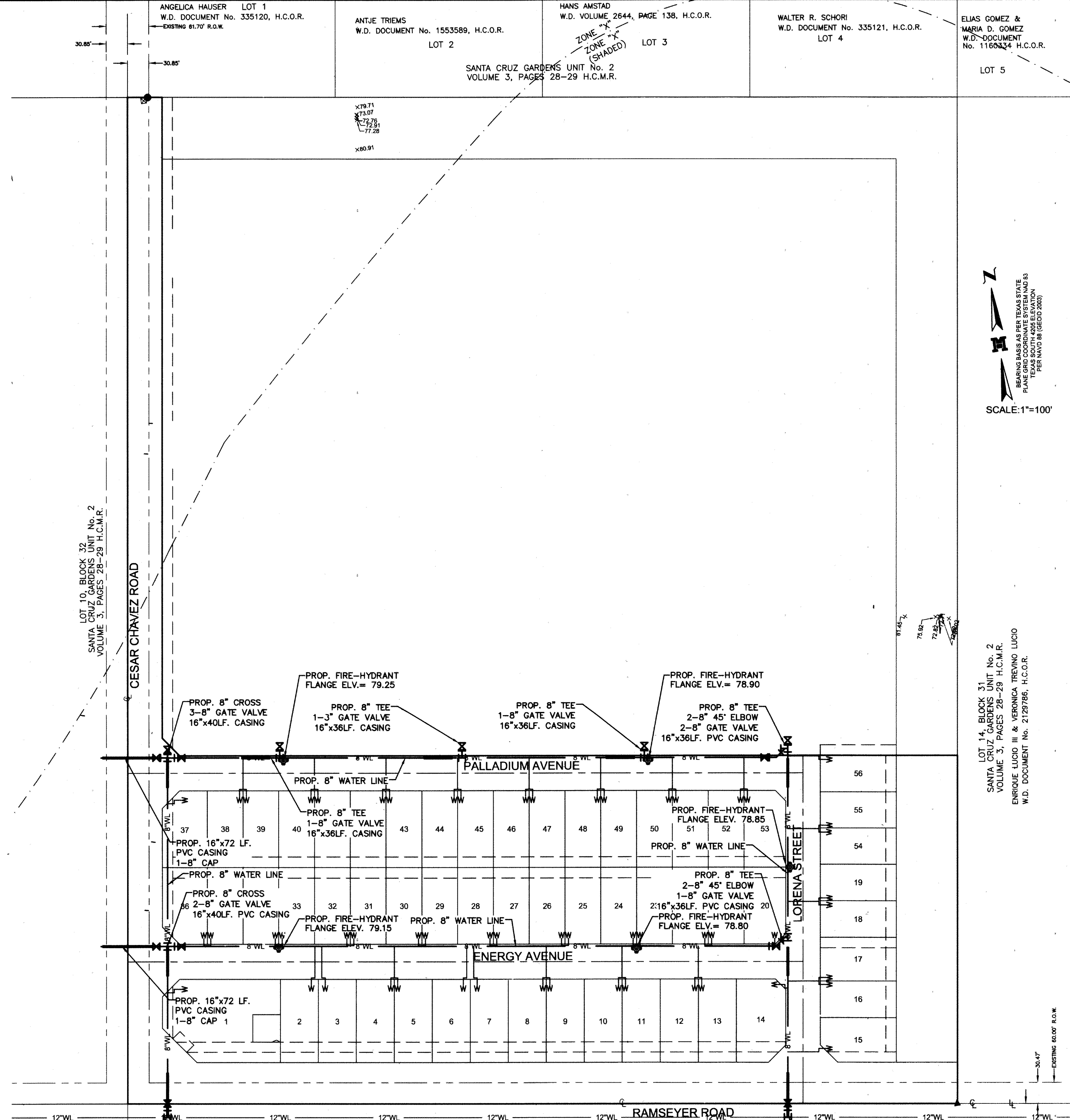
ESTIMACION DE COSTOS:

PAVIMENTACION DE CALLES:	\$ 207,005.30
DRENAJE PLUVIAL:	\$ 147,980.00
SERVICIO DE AGUA POTABLE:	\$ 113,159.50
SERVICIO DE DRENAJE SANITARIO:	\$ 301,715.00



MAP OF WATER DISTRIBUTION SYSTEM
MAPA DE SISTEMA DE DISTRIBUCION DE AGUA
 SUBDIVISION MAP OF
PUEBLO DE PALMAS PHASE 15
 BEING A RESUBDIVISION OF 14.884 ACRES
 BEING PART OR PORTION OF LOTS 15 THROUGH 18, BLOCK 31
 OUT OF SANTA CRUZ GARDENS UNIT #2
 VOLUME 8, PAGES 28-29, H.C.M.R.
 HIDALGO COUNTY, TEXAS.

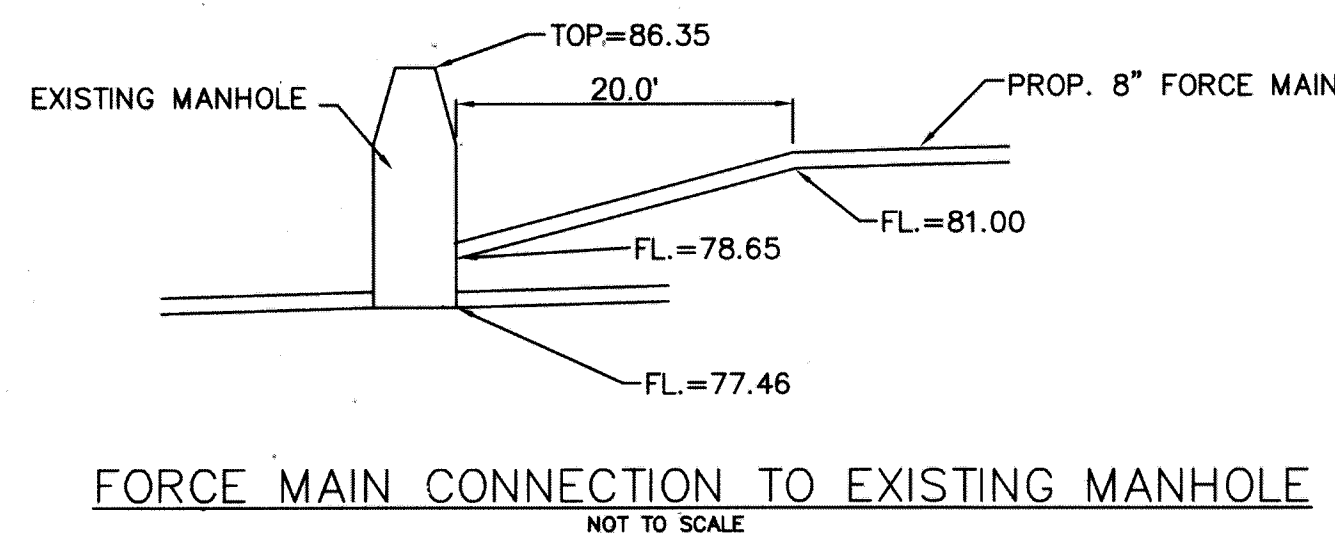
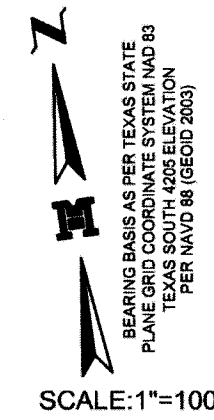
MELDEN & HUNT, INC.
 TEXAS REGIST. F-1435
 CONSULTANTS ENGINEERS SURVEYORS
 115 W. MONTROSE
 EDINBURG, TX. 78541
 227 N. FM. 3167
 RIO GRANDE CITY, TX. 78562
 E-MAIL: www.meldenandhunt.com
 ESTABLISHED 1947
 OFF: (956) 381-0861
 FAX: (956) 381-1839
 OFF: (956) 487-8256
 FAX: (956) 488-8551



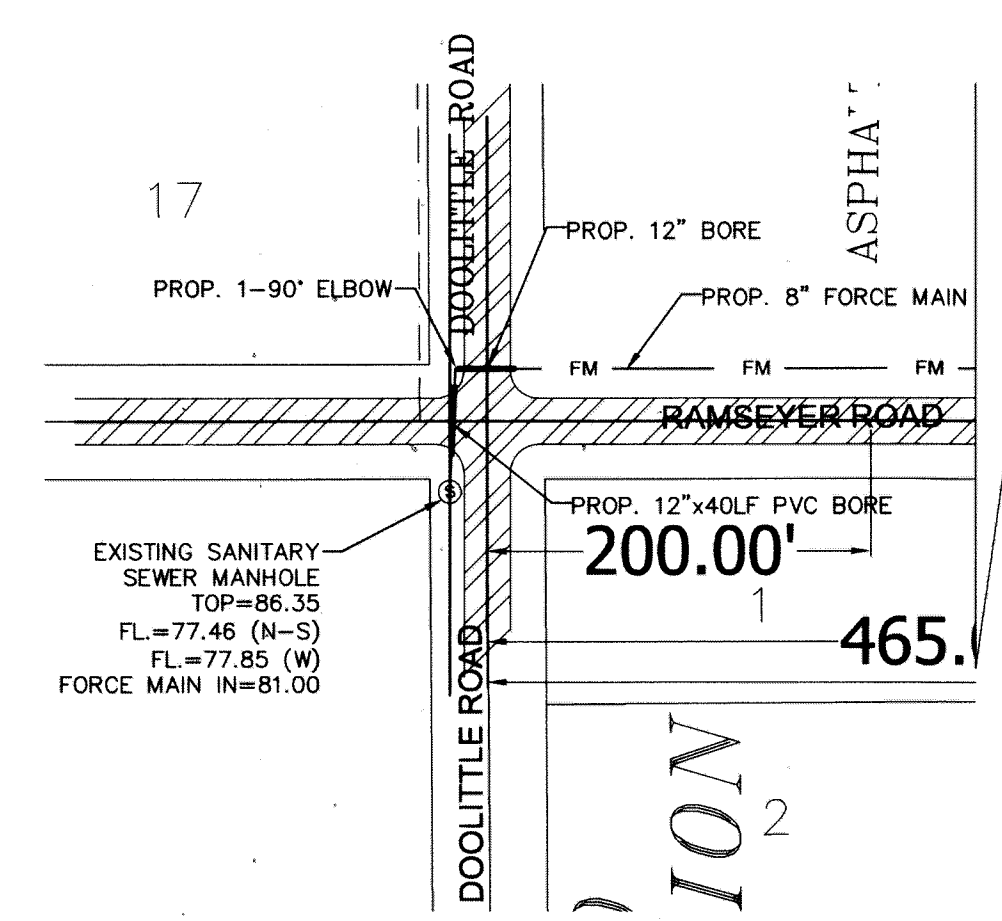
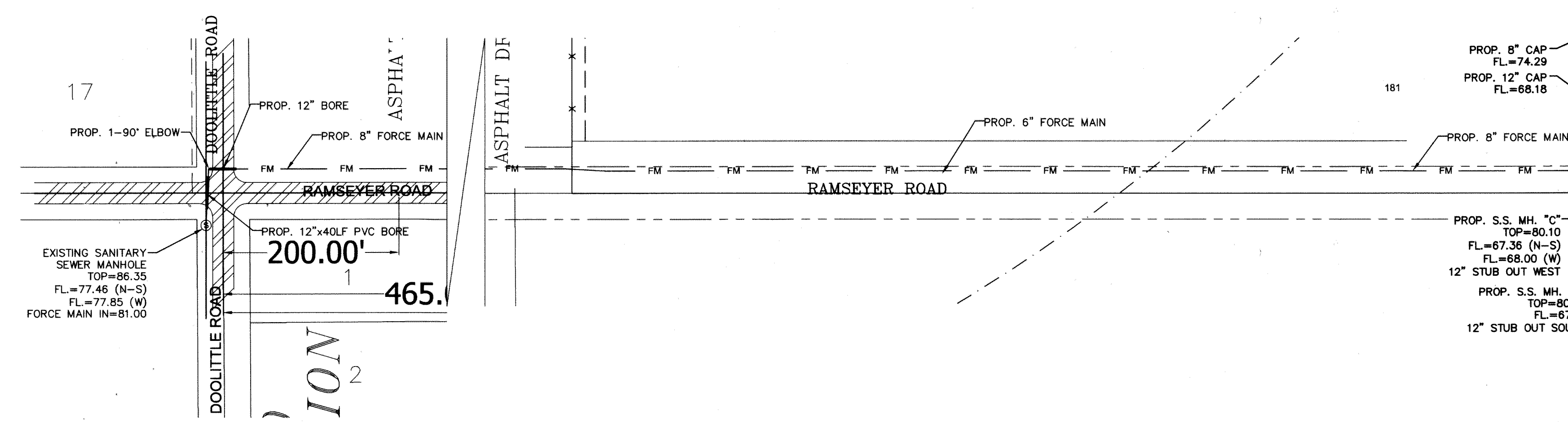
MAP OF SANITARY SEWER DISTRIBUTION SYSTEM
MAPA DE SISTEMA DE DISTRIBUCION DE DRENAJE SANITARIO

SUBDIVISION MAP OF
PUEBLO DE PALMAS PHASE 15

BEING A RESUBDIVISION OF 14.884 ACRES
 BEING PART OR PORTION OF LOTS 15 THROUGH 18, BLOCK 31
 OUT OF SANTA CRUZ GARDENS UNIT #2
 VOLUME 8, PAGES 28-29, H.C.M.R.
 HIDALGO COUNTY, TEXAS.



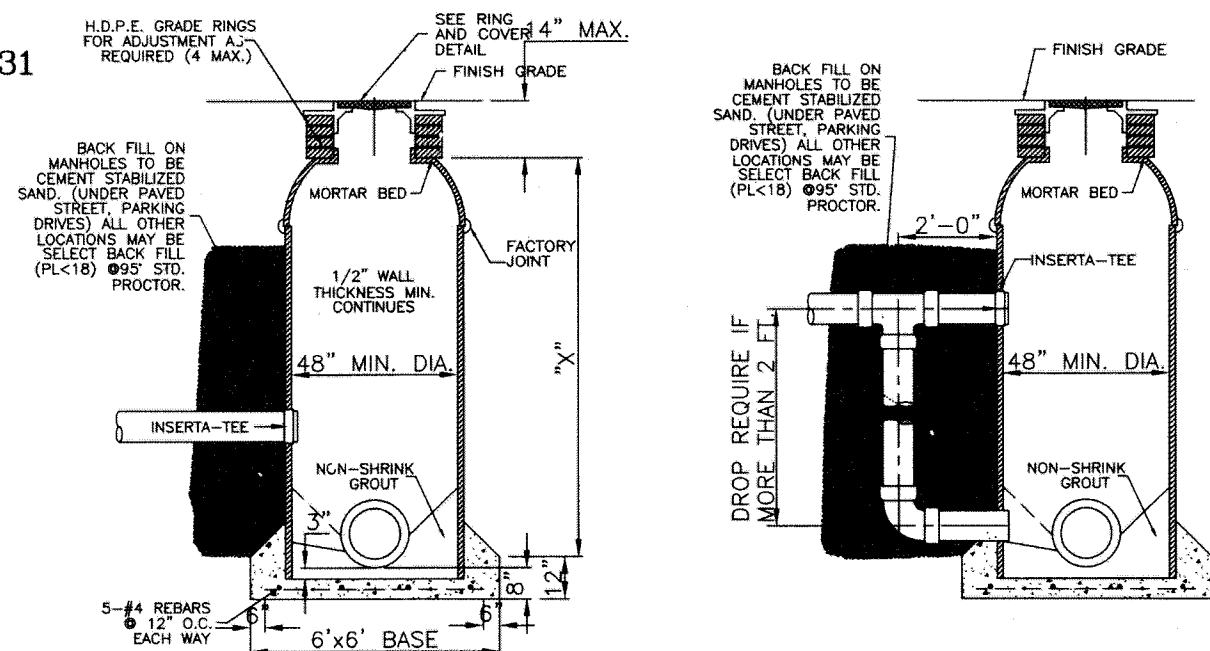
TYPICAL DETAILS OF SERVICE LINES AND WATER METER BOX		DETALLE TÍPICO DE LINEAS DE SERVICIO Y MEDIDORES DE AGUA	
LEGEND:		LEYENDA:	
	PROPOSED DUAL WATER SERVICE		SERVICIO DOBLE DE AGUA PROPUESTO
	PROPOSED SINGLE WATER SERVICE		SERVICIO INDIVIDUAL DE AGUA PROPUESTO
	PROPOSED DUAL SEWER SERVICE		SERVICIO DOBLE DE DRENAJE SANITARIO PROPUESTO
	PROPOSED SINGLE SEWER SERVICE		SERVICIO INDIVIDUAL DE DRENAJE SANITARIO PROPUESTO



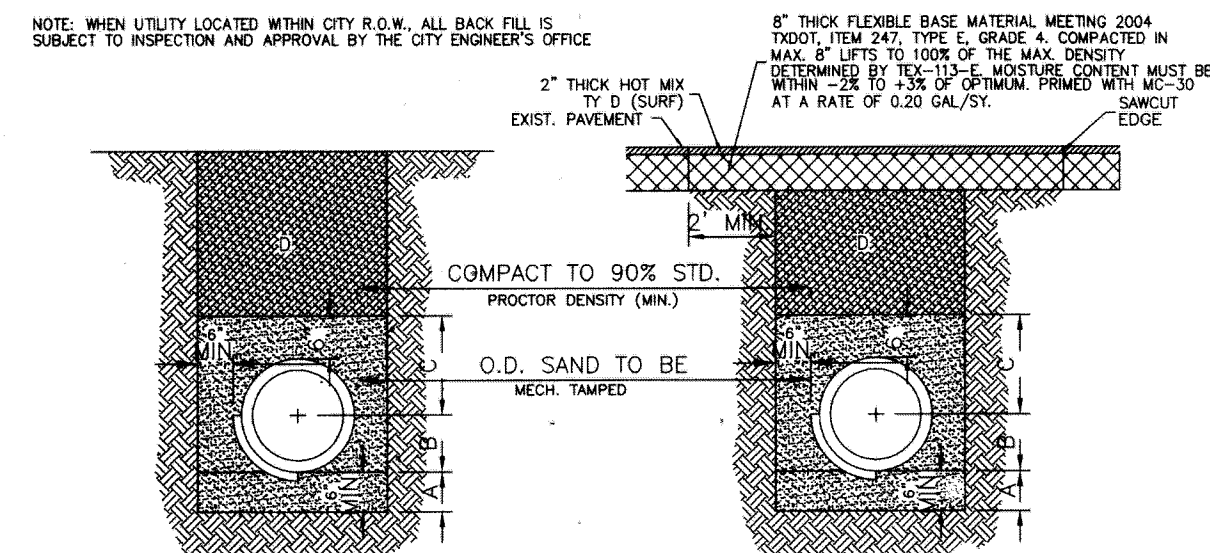
MELDEN & HUNT, INC.
 TEXAS REGIST. #1435
MELDEN & HUNT INC.
 CONSULTANTS ENGINEERS SURVEYORS
 115 W. MCINTYRE OFF: (956) 381-0881
 EDINBURG, TX 78541 FAX: (956) 381-1839
 227 N. F.M. 3187 OFF: (956) 487-8256
 RD GRANDE CITY, TX 75582 FAX: (956) 488-2591
 E-MAIL: www.meldenandhunt.com ESTABLISHED 1947

MAP OF SANITARY SEWER DISTRIBUTION SYSTEM
MAPA DE SISTEMA DE DISTRIBUCION DE DRENAJE SANITARIO
 SUBDIVISION MAP OF
PUEBLO DE PALMAS PHASE 15

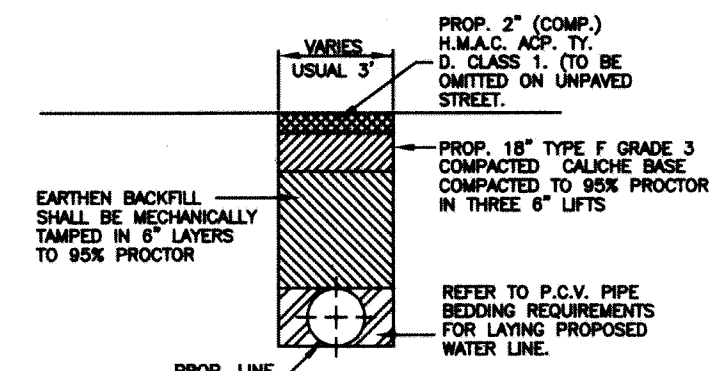
BEING A RESUBDIVISION OF 14.884 ACRES
 BEING PART OR PORTION OF LOTS 15 THROUGH 18, BLOCK 31
 OUT OF SANTA CRUZ GARDENS UNIT #2
 VOLUME 8, PAGES 28-29, H.C.M.R.
 HIDALGO COUNTY, TEXAS.



S-3 TYPICAL FIBERGLASS MANHOLE
S-4 TYPICAL FIBERGLASS MANHOLE With DROP STRUCTURE

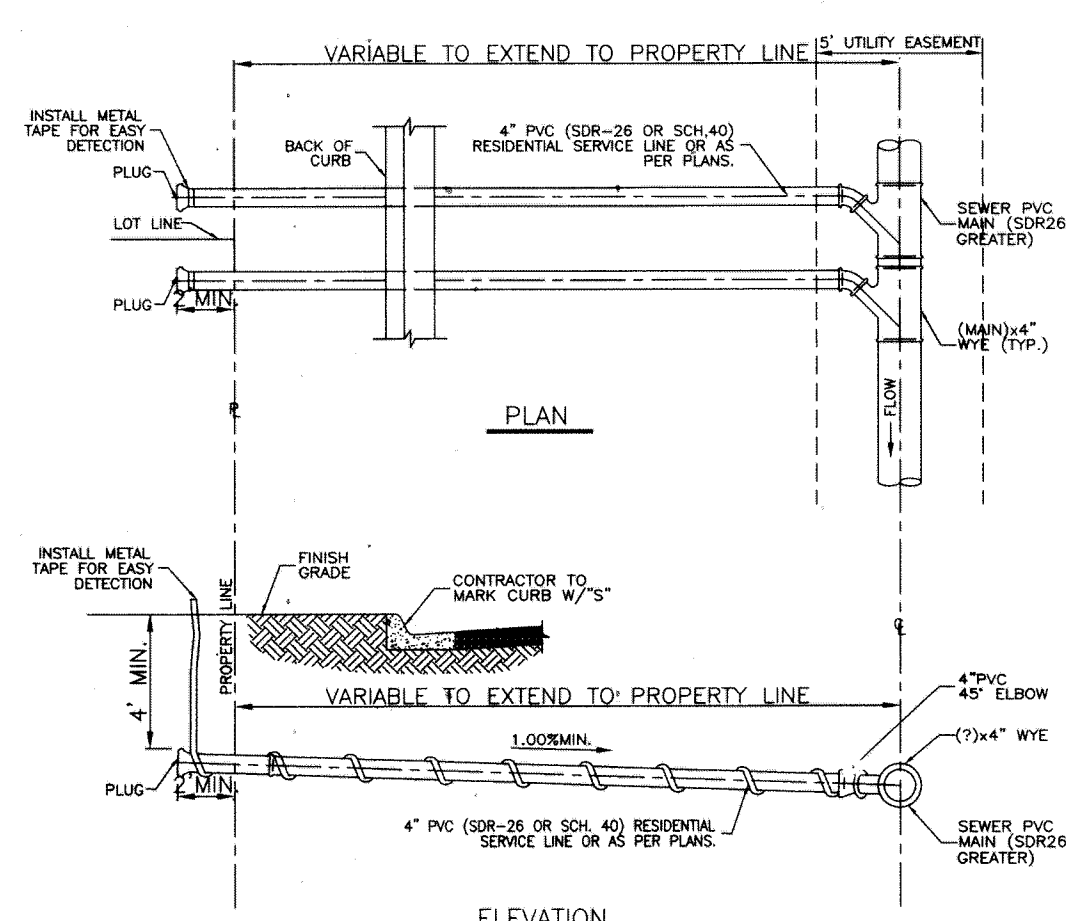


W-4 STANDARD PIPE BEDDING (MAIN & SERVICE LATERALS)

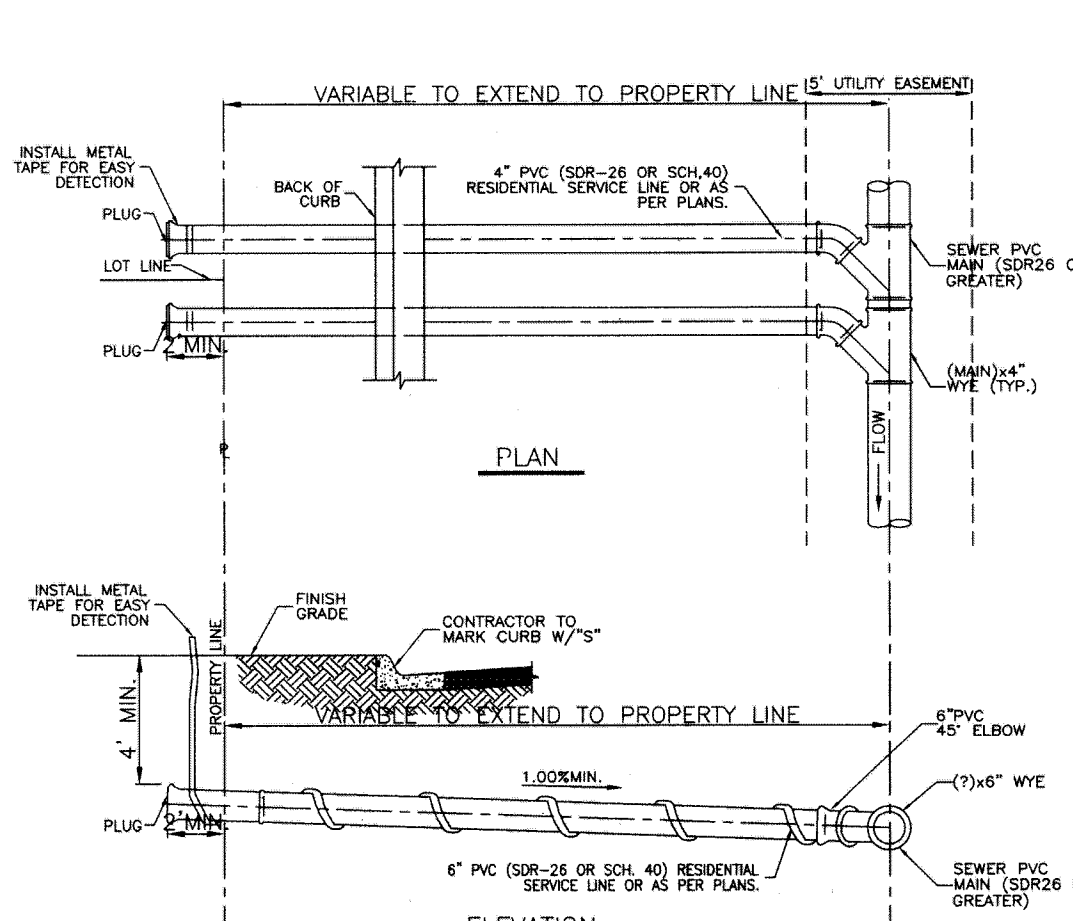


PAVED and UNPAVED STREET BACKFILL DETAIL

NOTE: ALL EXISTING/ACTIVE STREET CROSSINGS SHALL REQUIRE SAND BACKFILL OF ENTIRE TRENCH. (SEE DETAIL S-5)

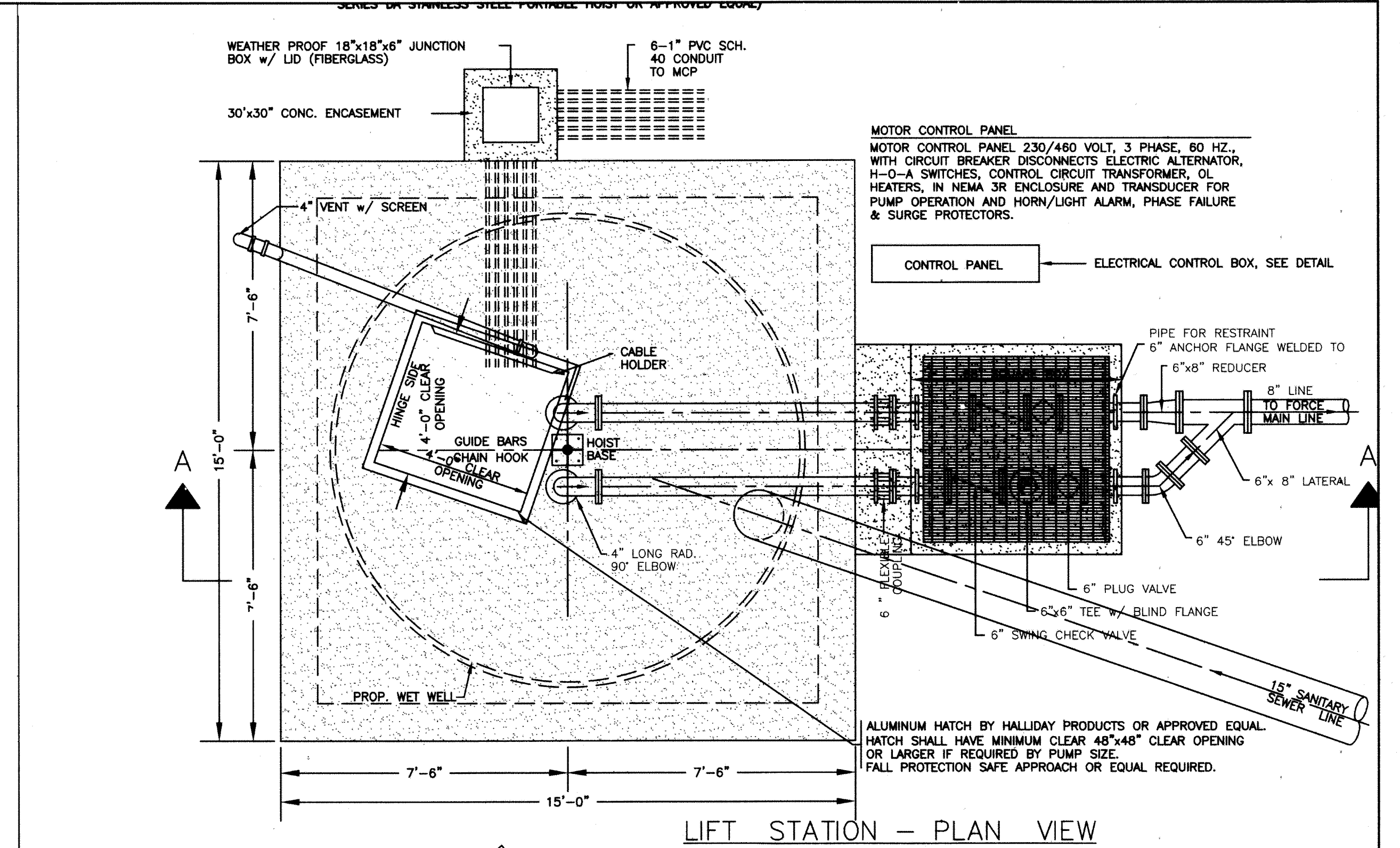


S-1 TYPICAL RESIDENTIAL SEWER SERVICE DETAIL (RESIDENTIAL AND DUPLEX ONLY)
 NOTE: SEE DETAIL S-3 FOR BACKFILL REQUIREMENTS.



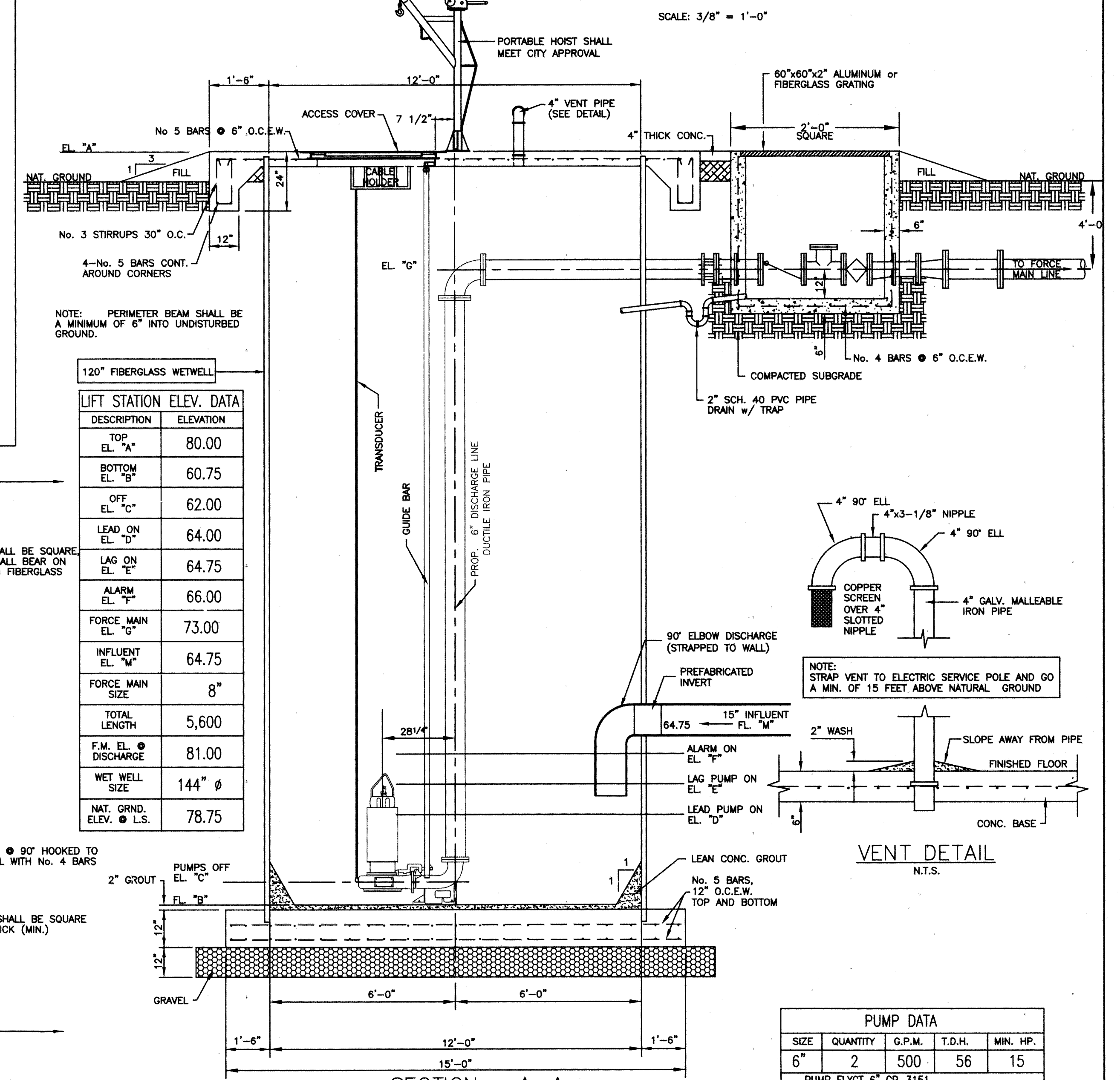
S-2 TYPICAL MULTIFAMILY AND COMMERCIAL SEWER SERVICE DETAIL (MULTIFAMILY UP TO TRIPLEX)
 NOTE: SEE DETAIL S-3 FOR BACKFILL REQUIREMENTS.

SHEET 2



LIFT STATION - PLAN VIEW

SCALE: 3/8" = 1'-0"



LIFT STATION ELEVATION DATA	
DESCRIPTION	ELEVATION
TOP EL. "A"	80.00
BOTTOM EL. "B"	60.75
OFF EL. "C"	62.00
LEAD ON EL. "D"	64.00
LAG ON EL. "E"	64.75
ALARM EL. "F"	66.00
FORCE MAIN EL. "G"	73.00
INFLUENT EL. "H"	64.75
FORCE MAIN SIZE	8"
TOTAL LENGTH	5,600
F.M. EL. @ DISCHARGE	81.00
WET WELL SIZE	144" Ø
NAT. GRND. ELEV. @ L.S.	78.75

PUMP DATA				
SIZE	QUANTITY	G.P.M.	T.D.H.	MIN. HP.
6"	2	500	56	15

PUMP FLYGT 6" CP-3151 (OR APPROVED EQUAL)

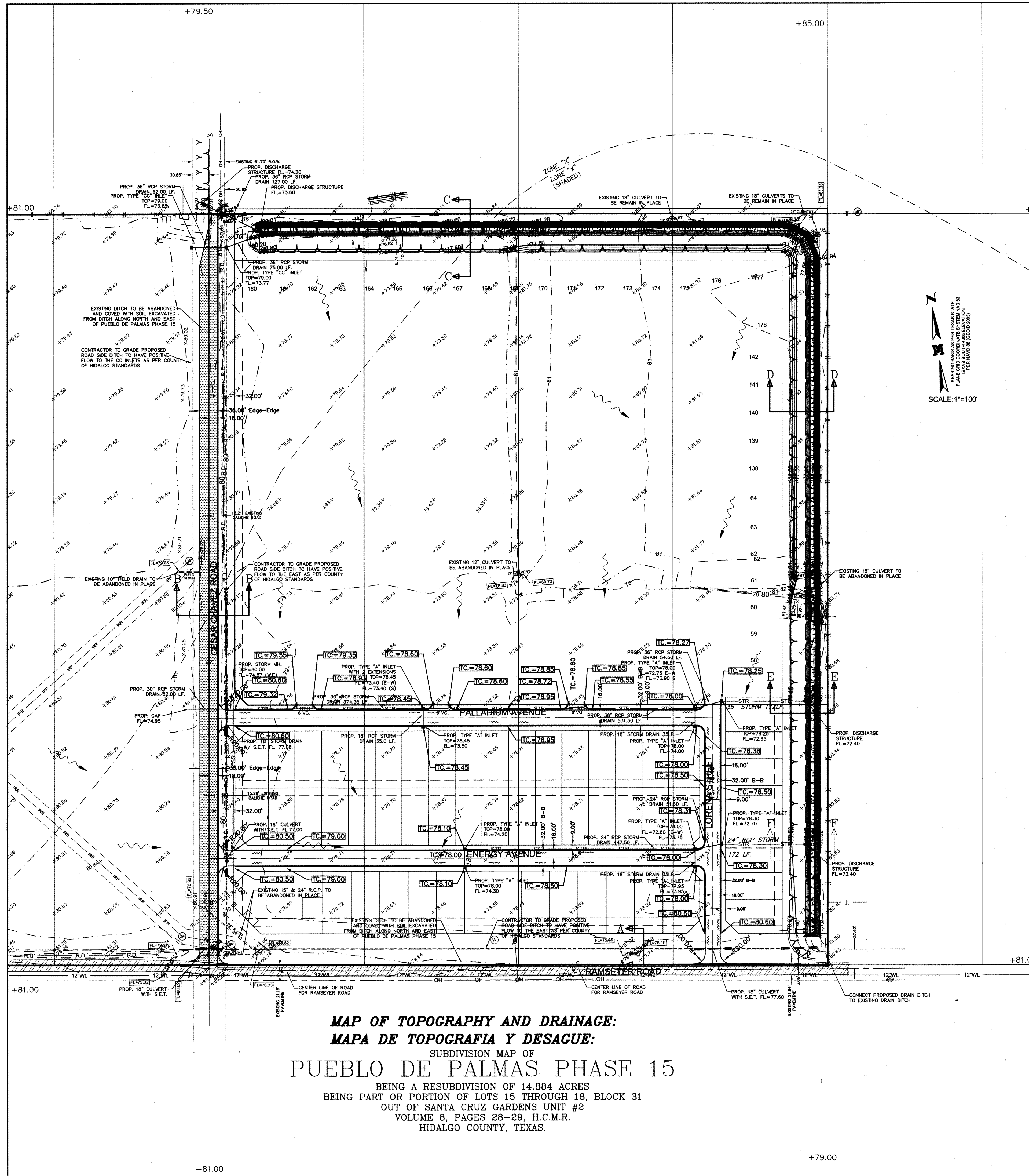
SECTION A-A
 SCALE: 3/8" = 1'-0"

FIBERGLASS MANHOLE DETAILS
 N.T.S.

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 TEXAS REGIST. F-1435

MELDEN & HUNT INC.
 CONSULTANTS ENGINEERS SURVEYORS
 115 W. MONTGOMERY OFF. (956) 381-0981
 EDINBURG, TX. 77541 FAX (956) 381-1839

227 N. F.M. 3167 OFF. (956) 487-8256
 RIO GRANDE CITY, TX. 78562 FAX (956) 486-8591
 E-MAIL: www.meldenandhunt.com ESTABLISHED 1947



MAP OF TOPOGRAPHY AND DRAINAGE:
MAPA DE TOPOGRAFIA Y DESAGUE:
 SUBDIVISION MAP OF
PUEBLO DE PALMAS PHASE 15
 BEING A RESUBDIVISION OF 14.884 ACRES
 BEING PART OR PORTION OF LOTS 15 THROUGH 18, BLOCK 31
 OUT OF SANTA CRUZ GARDENS UNIT #2
 VOLUME 8, PAGES 28-29, H.C.M.R.
 HIDALGO COUNTY, TEXAS.

DRAINAGE STATEMENT
 PUEBLO DE PALMAS PHASE 15

PUEBLO DE PALMAS PHASE 15 IS AN 14.884 ACRES TRACT OF LAND OUT OF PART OR PORTION 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 LOMR 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.

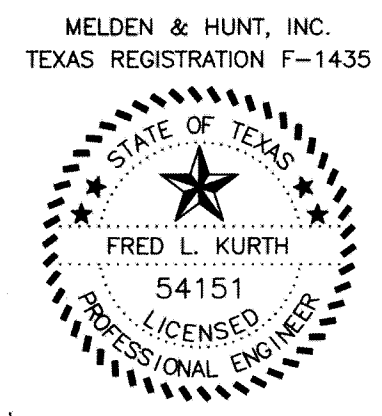
THE SOILS ARE FINE SANDY LOAM, SANDY CLAY LOAM WHICH IS MODERATELY PEROUS WITH A RELATIVELY LOW PLASTICITY INDEX. THIS SOIL IS IN HYDROLOGIC GROUP "B". (SEE EXCERPTS FROM "SOIL SURVEY OF HIDALGO COUNTY, TEXAS")

EXISTING RUNOFF IS BY SURFACE FLOW IN A SOUTHERLY DIRECTION AND HAS A RUNOFF OF 3.59 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 REPLACES THE EXISTING DITCH (159 CFS) ALONG PORTION OF CESAR CHAVEZ ROAD AND RAMSEYER ROAD. THE DRAINAGE DITCH SHALL CONNECT TO THE EXISTING DRAINAGE DITCH SYSTEM 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 47,091 CUBIC FEET OF DETENTION WILL BE PROVIDED WITHIN THE RELOCATED DITCH ALONG THE EAST 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 LOMR DATE MAY 17, 2001, IS CONTAINED WITHIN THE CONSTRUCTION OF A NEW DITCH ALONG THE NORTH AND EAST SIDE OF THIS SUBDIVISION.



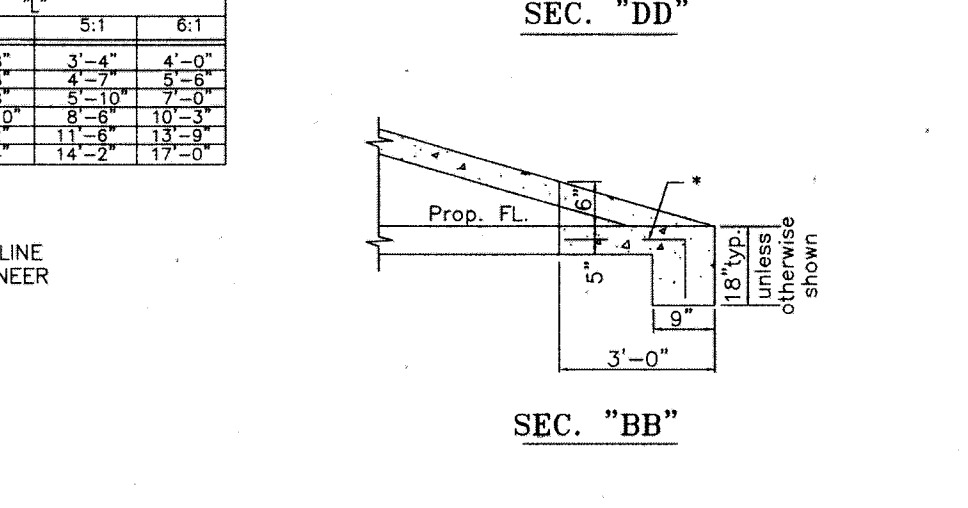
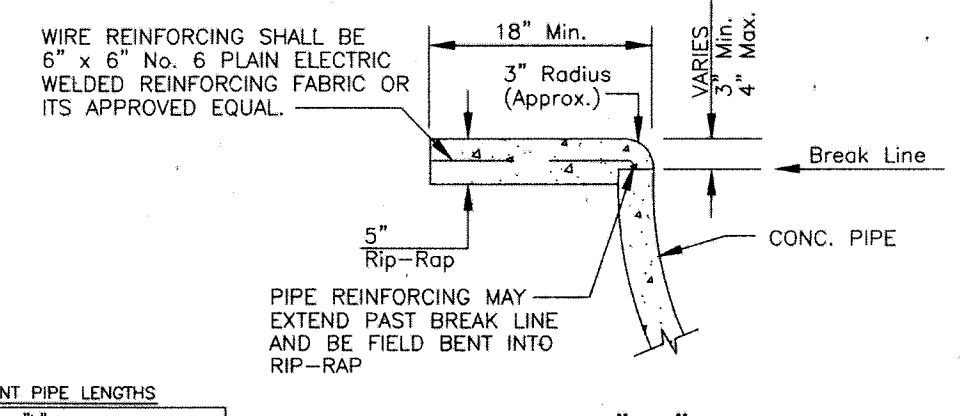
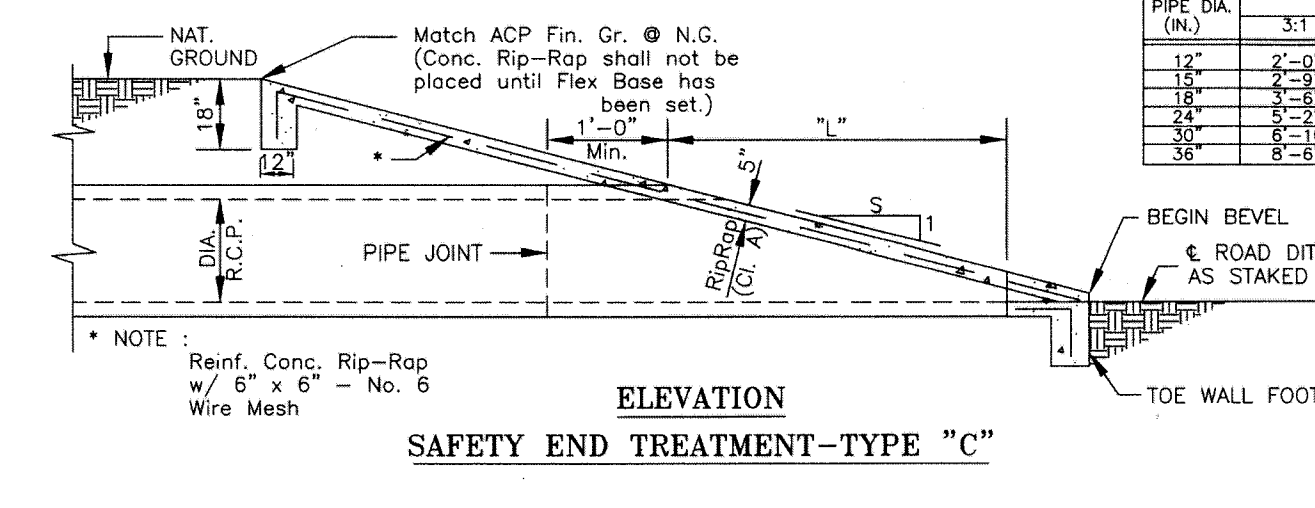
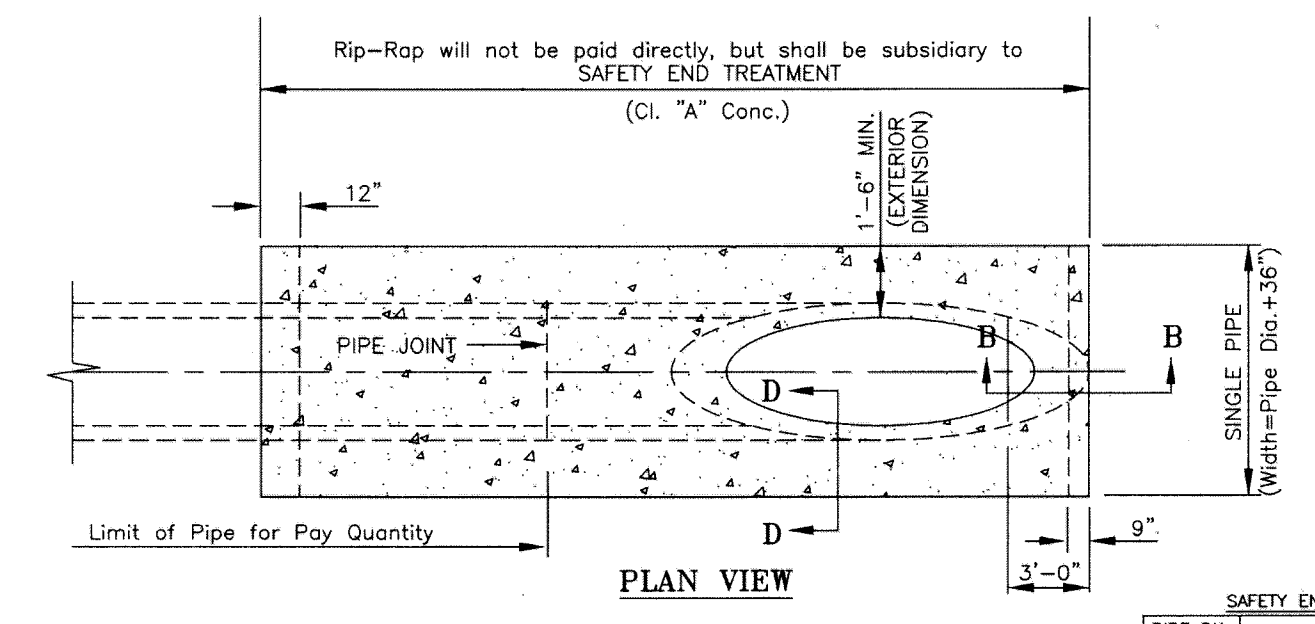
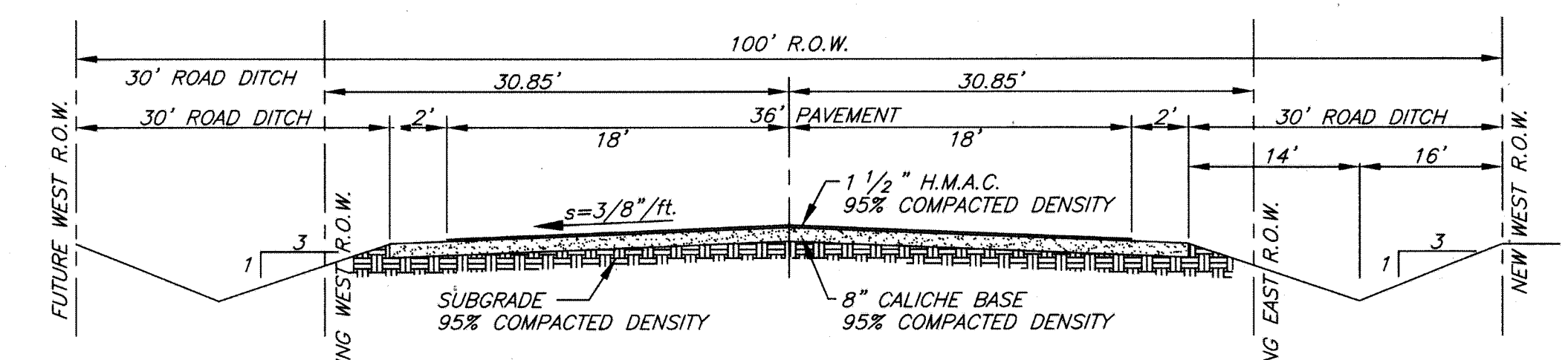
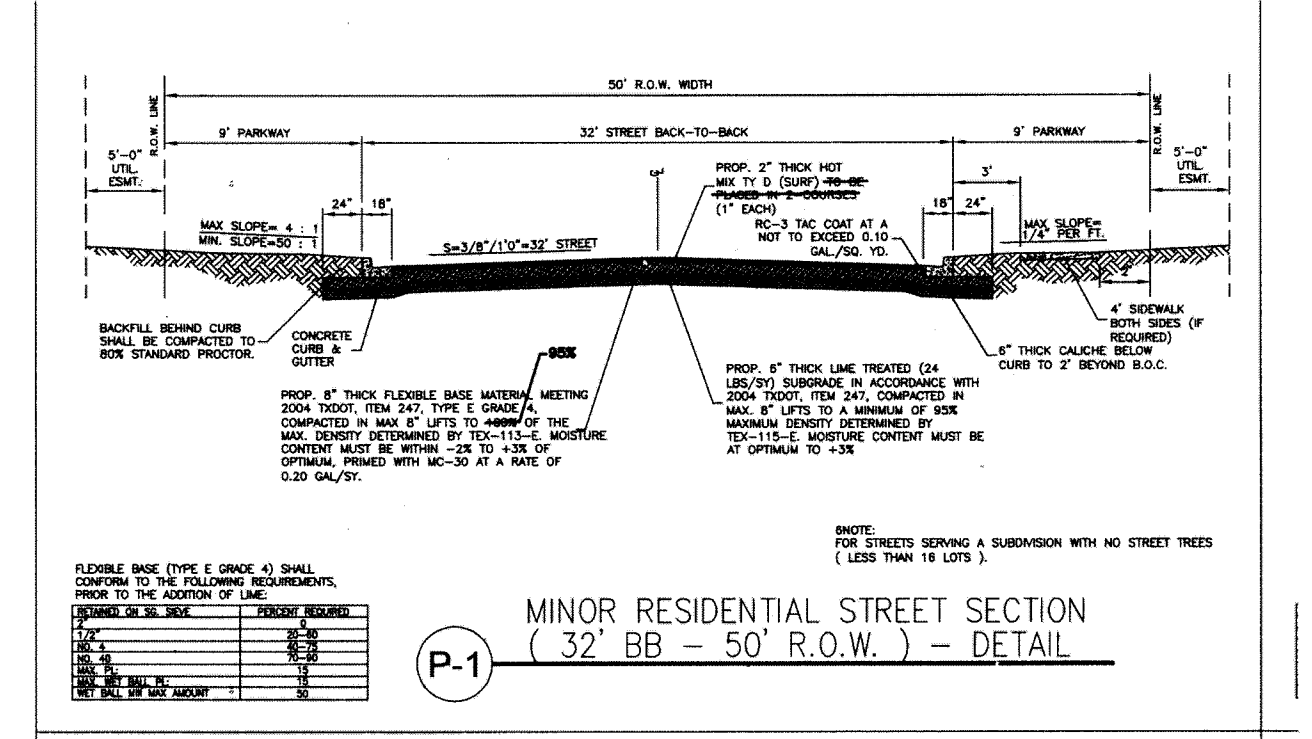
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 TEXAS REGISTRATION F-1435
 Fred L. Kurth, PE # 54151
 DATE: 7-15-14

EXISTING VOLUME ON 345,400 C.F.
 EXISTING DITCH ALONG CESAR CHAVEZ & RAMSEYER ROAD

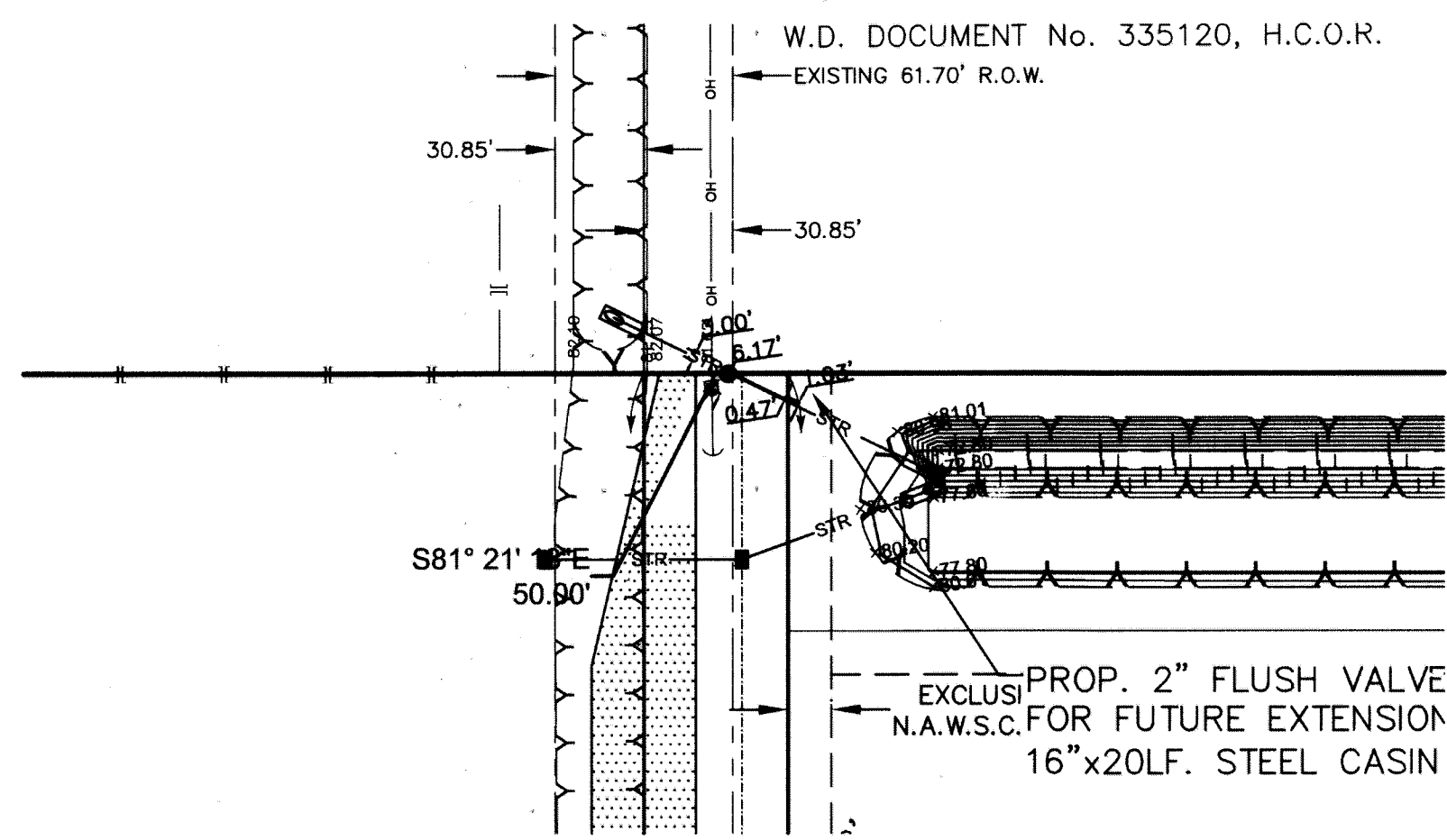
REQUIRED DETENTION 245,271 C.F.
 FOR OVERALL PHASE 15 & 16

TOTAL DETENTION REQUIRED 590,671 C.F.

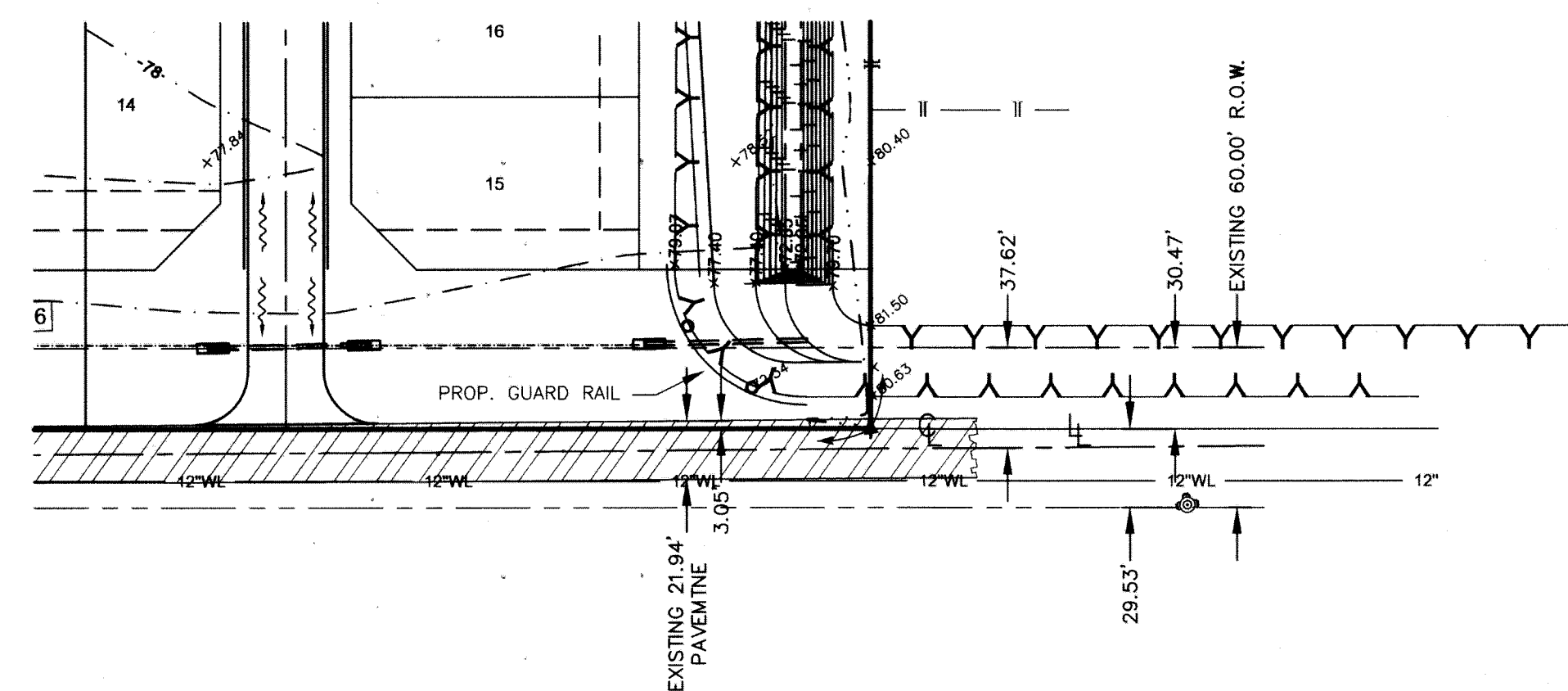
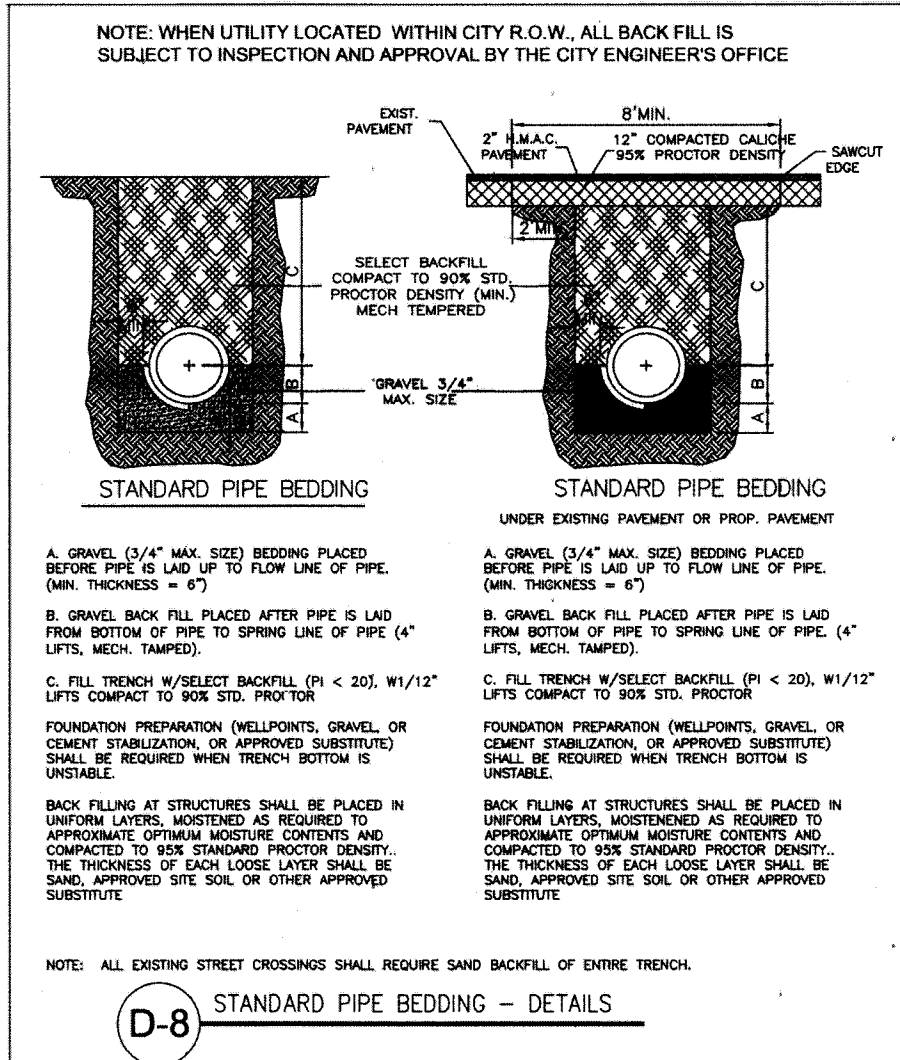
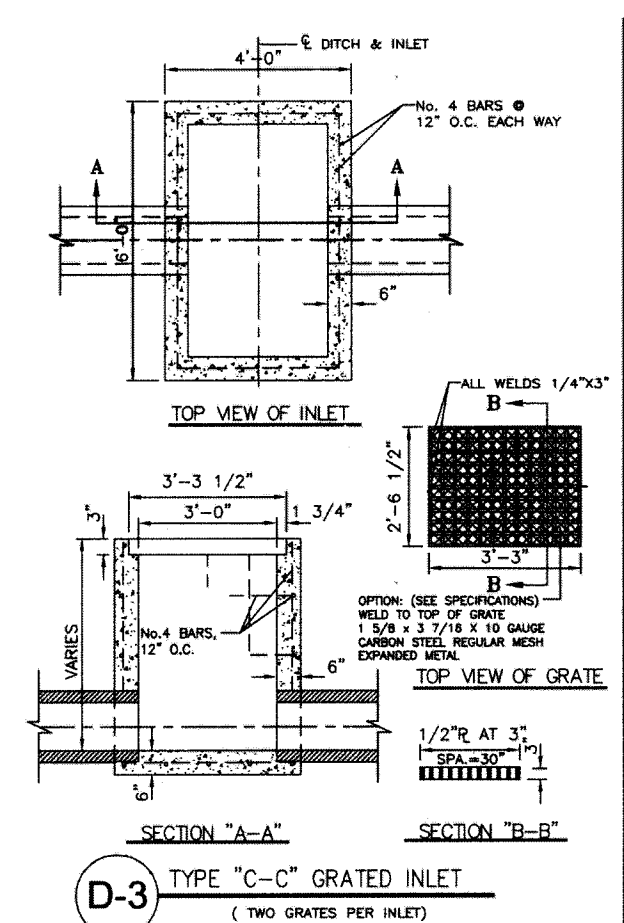
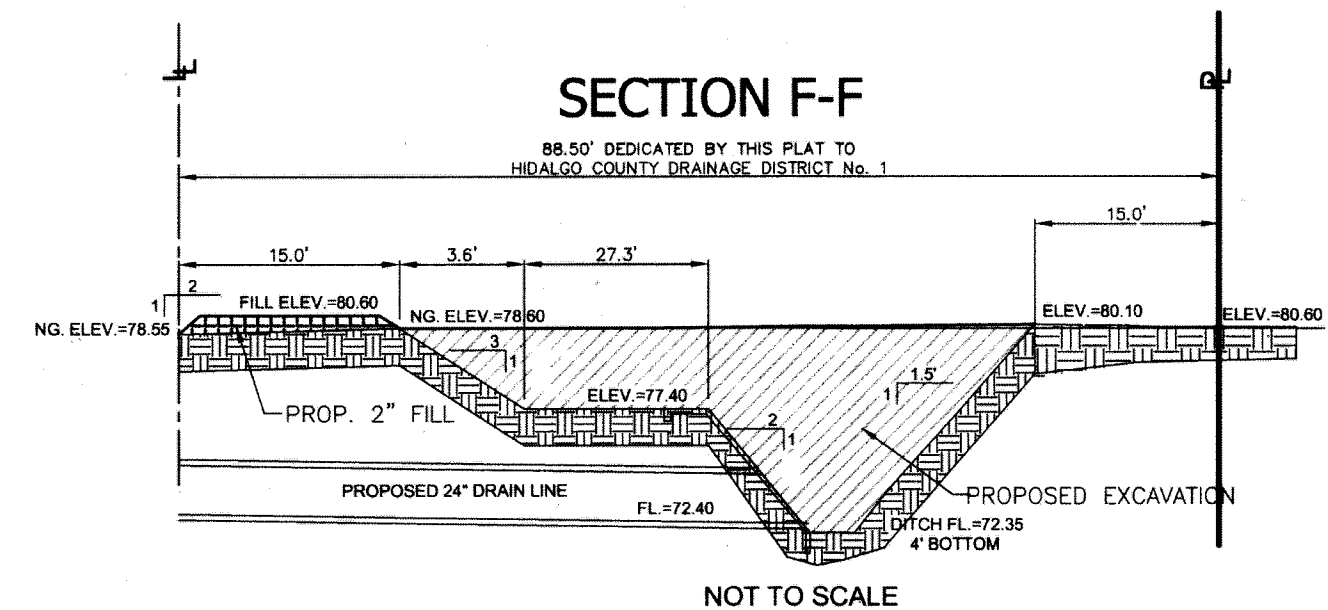
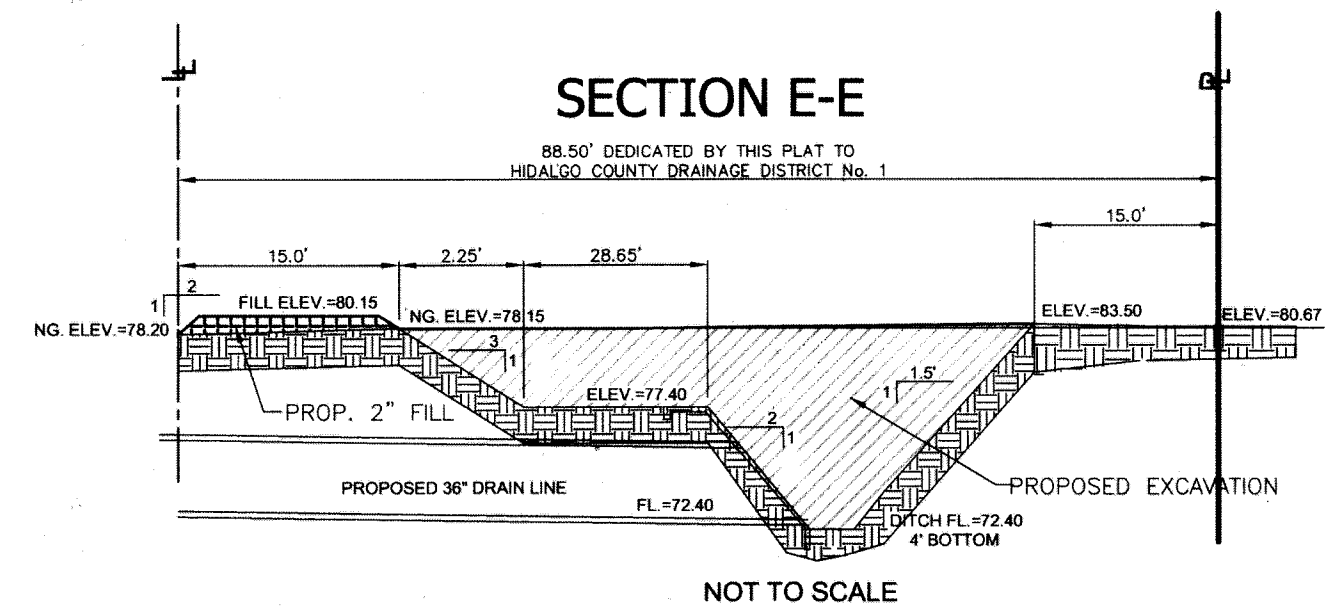
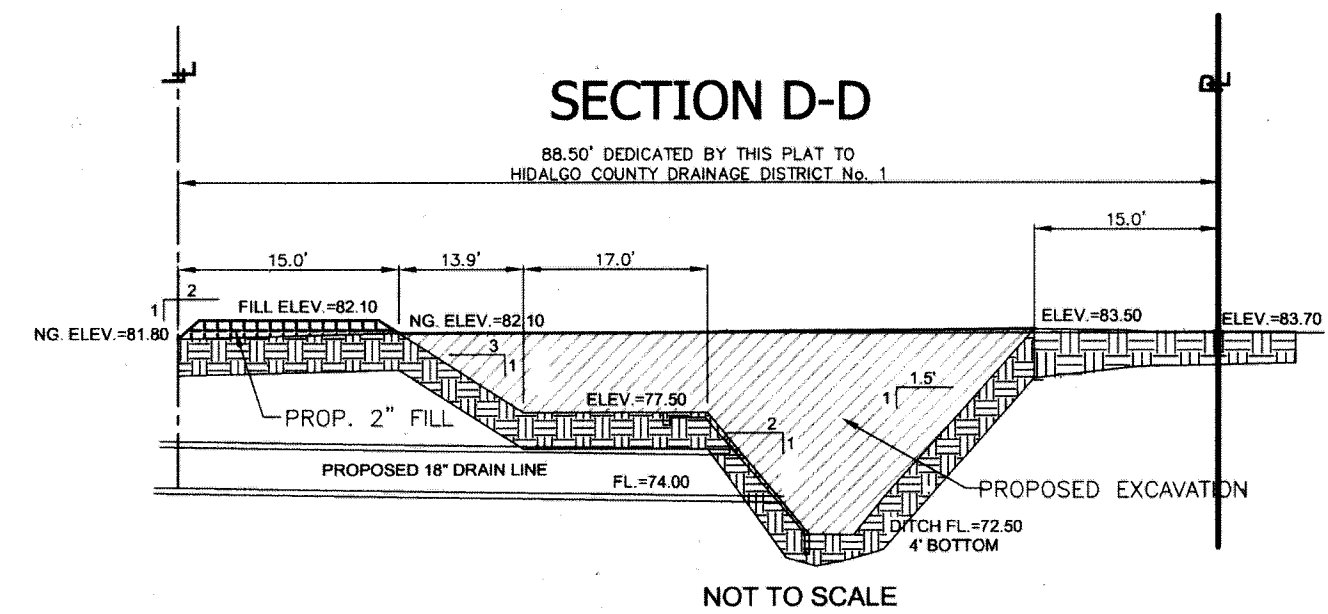
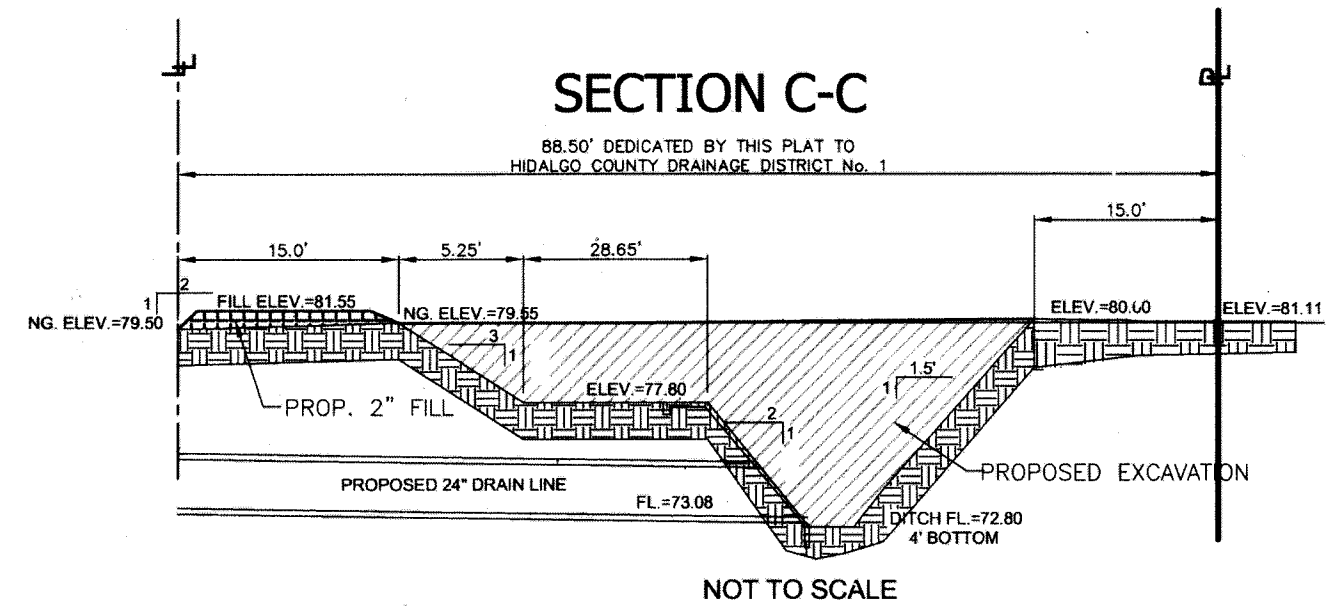
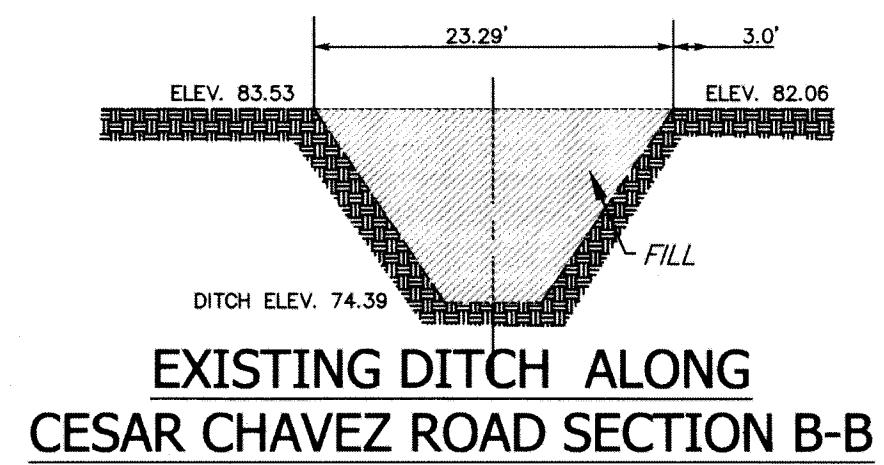
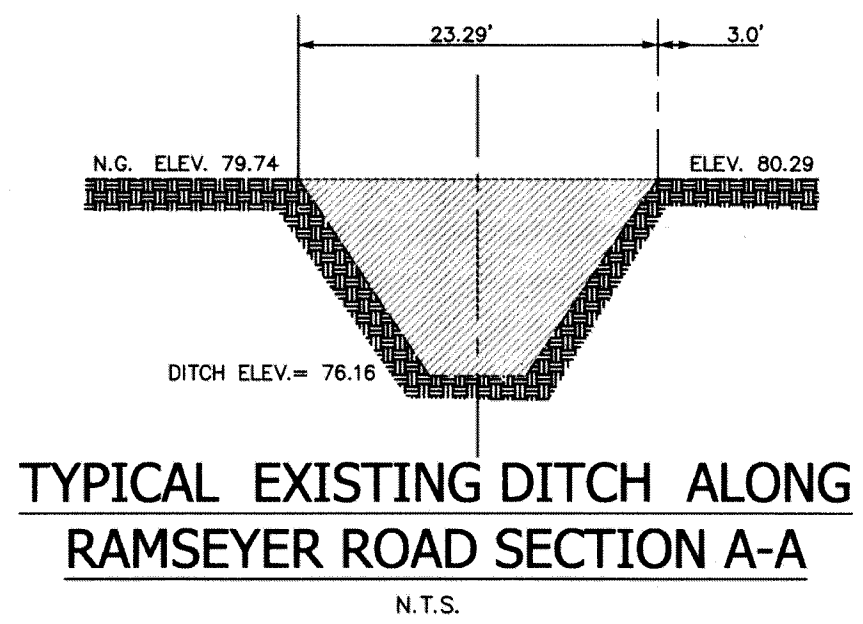
AVAILABLE DETENTION 595,400 C.F.
 WITHIN THE PROPOSED DITCH ALONG NORTH & EAST SIDE OF PHASE 15



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

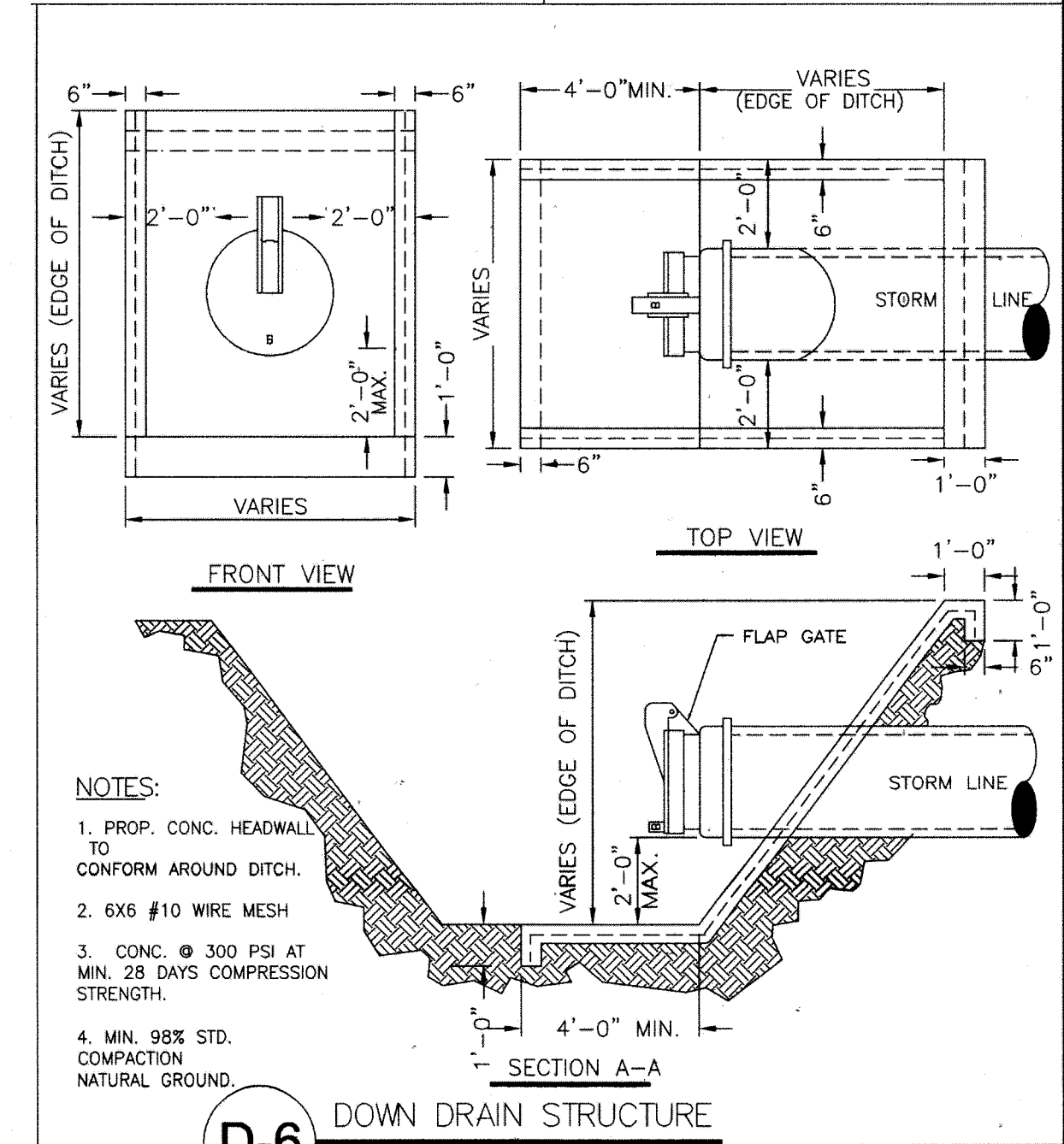
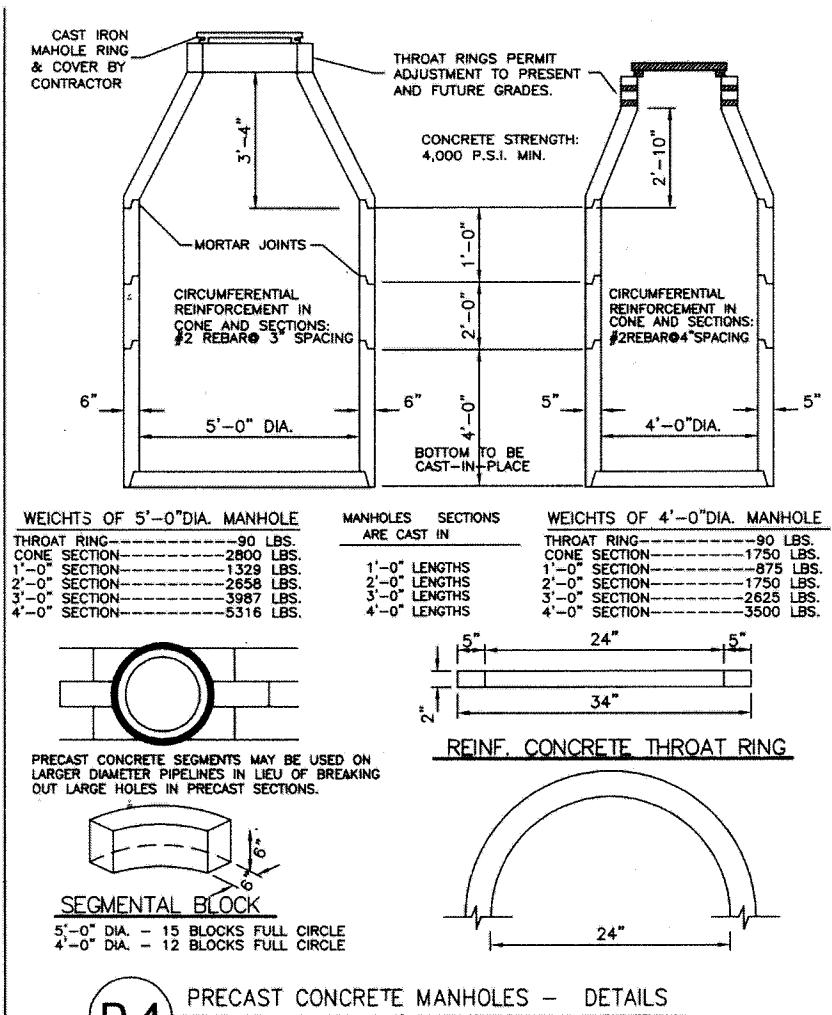
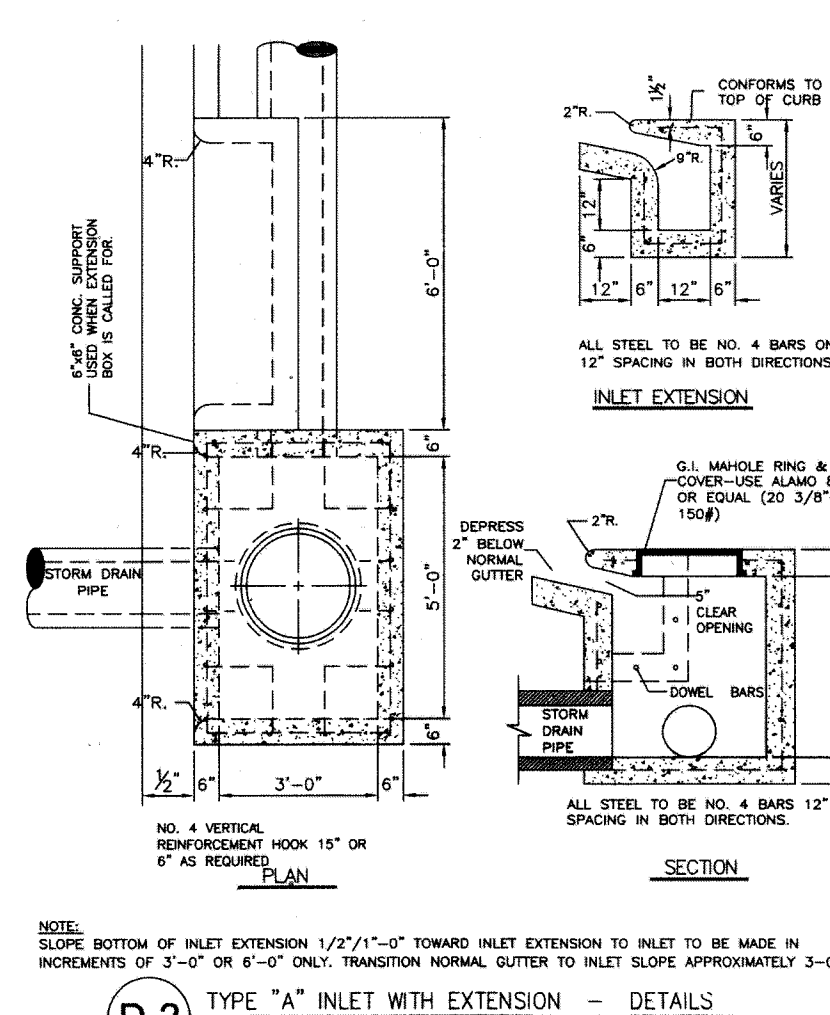


CONNECTION OF EXISTING DRAIN DITCH TO PROPOSED DRAIN DITCH WITH 30" STORM DRAIN AT NORTHWEST CORNER OF THIS SUBDIVISION



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

**DRAINAGE DETAILS:
DETALLES DE DESAGUE:**
SUBDIVISION MAP OF
PUEBLO DE PALMAS PHASE 15
BEING A RESUBDIVISION OF 14.884 ACRES
BEING PART OF PORTION OF LOTS 15 THROUGH 18, BLOCK 31
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MELDEN & HUNT, INC.
TEXAS REGIST. F-1436
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CONSULTANTS ENGINEERS SURVEYORS
115 W. McINTYRE
EDINBURG, TX. 78541
OFF: (956) 381-0981
FAX: (956) 381-1839
227 N. F.M. 3167
RO GRANDE CITY, TX. 75582
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