



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: 02-03-2015

PROPOSED PUEBLO DE PALMAS PHASE 16 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: 122 *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: 10-24-14 : By, Jesse Ozuna PCT 4 R.O.W. AGENT

H.C.H.D PRELIMINARY APPROVAL DATE: 10-23-13 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.

REQUEST FOR FINAL APPROVAL WITH: **A Letter of Credit was submitted with the City of Edinburg**

Financial Institution: Rio Bank

Amount: \$ 176,338.75 For: PAVING TRAFFIC CONTROL SIGNS

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.

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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; 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. SINGLE FAMILY RESIDENCES SHALL INCLUDE THE FOLLOWING: MOBILE HOME, TRAVEL TRAILER, FRAME HOME, AND SLAB HOME, NO COMMERCIAL USE SHALL BE ALLOWED.
- 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. DATUM BASE ON SOUTH TEXAS 4205 ELEVATION PER NAVD 86 (GSD 2003)
 - B.M. NO. 1 MH ALUMINUM DISK SET IN CONCRETE ALONG THE NORTHEAST INTERSECTION OF CESAR CHAVEZ ROAD AND PALLADIUM AVENUE, LOCATED AT THE SOUTHWEST CORNER OF LOT 120 OF PUEBLO DE PALMAS PHASE 16 SUBDIVISION, ELEV. 79.75, N.16656710.54, E.1114665.31
 - B.M. NO. 2 MH 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.1114776.66.
- THE EXISTING DRAINAGE FOR PUEBLO DE PALMAS PHASE 16 IS PART OF THE MASTER DRAINAGE PLAT FOR PUEBLO DE PALMAS PHASE 15 & 16 SUBDIVISION, THESE IMPROVEMENTS HAVE ALREADY BEEN CONSTRUCTED AS PER THE APPROVED DRAINAGE REPORT FOR PUEBLO DE PALMAS PHASE 15 & 16 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, 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.
- NO DRIVEWAY LOT ACCESS WILL BE ALLOWED FOR LOTS 113 THROUGH 120, 121, 159 & 160 ONTO CESAR CHAVEZ ROAD.

PUEBLO DE PALMAS PHASE 16
 BEING A RESUBDIVISION OF 21.064 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.

LEGEND

- FOUND NO. 4 REBAR
- SET NO. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- SET PK NAIL

R.O.W. - RIGHT OF WAY
 P.O.B. - POINT OF BEGINNING
 N.E. COR. - NORTHEAST CORNER
 N.W. COR. - NORTHWEST CORNER
 S.W. COR. - SOUTHWEST CORNER
 H.C.M.R. - HIDALGO COUNTY MAP RECORDS

PRINCIPAL CONTACTS

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
JGF LAND CO. INC.	P.O. BOX 1000	MISSION, TX 78573	956-583-1114	956-583-8343
OWNER: J. GARY FRISBY, PRESIDENT	115 W. MCINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
ENGINEER: FRED L. KURTH	115 W. MCINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR: FRED L. KURTH	115 W. MCINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

LOCATION MAP SCALE: 1" = 2000'

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

PUEBLO DE PALMAS PHASE 16 IS LOCATED IN THE MID-CENTRAL PART OF HIDALGO COUNTY APPROXIMATELY 500.00 FEET NORTH OF THE INTERSECTION OF RAMSEYER ROAD & CESAR CHAVEZ ROAD, THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG, TEXAS. ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 77,000), PUEBLO DE PALMAS PHASE 16 LIES 2 MILES FROM THE CITY LIMITS (AND IS WITHIN THE 2 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 212.001 AND 42.021. THIS SUBDIVISION FALLS WITHIN PRECINCT 4.

DRAWN BY: CIRO L. KURTZ DATE: 10-30-14
IRRIGATION CHECKED: DATE: 10-30-14
SURVEYED, CHECKED: DATE: 10-30-14
FINAL CHECKED: DATE: 12-16-14

MELDEN & HUNT, INC.
 CONSULTANTS ENGINEERS SURVEYORS
 115 W. MCINTYRE, EDINBURG, TX 78541
 227 N. M. 3167, RO DOWNE CITY, TX 78562
 OFF: (956) 381-0981, FAX: (956) 381-1839
 OFF: (956) 467-8256, FAX: (956) 468-5291
 E-MAIL: www.meldenandhunt.com, ESTABLISHED 1947

INDEX TO SHEET OF PUEBLO DE PALMAS PHASE 16

SHEET 1: HEADINGS, INDEX, LOCATION MAP AND ETJ, PRINCIPAL 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, N.A.W.S.C. - R.O.W., EASEMENT DEDICATION, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE;

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; DETAILS

SHEET 4: MAP OF TOPOGRAPHY AND DRAINAGE; DRAINAGE DITCH, REVISION NOTES, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, ENGINEERING CERTIFICATION, STREET DETAILS; STORM DRAINAGE CONSTRUCTION DETAILS.

DESCRIPTION OF PUEBLO DE PALMAS PHASE 16

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 21.064 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 21.064 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A No. 4 REBAR FOUND AT THE NORTHEAST CORNER OF LOT 56, PUEBLO DE PALMAS PHASE 15 FOR THE SOUTHWEST CORNER OF THIS TRACT;

- THENCE, N 81° 21' 18" W ALONG THE NORTH BOUNDARY LINE OF SAID PUEBLO DE PALMAS PHASE 15, AND ACROSS LOTS 15-18, BLOCK 31, A DISTANCE OF 1037.35 FEET TO A No. 4 REBAR FOUND FOR THE SOUTHERNMOST SOUTHWEST CORNER OF THIS TRACT;
- THENCE, N 36° 21' 18" W ALONG A CLIP LINE A DISTANCE OF 35.36 FEET TO THE A No. 4 REBAR FOUND ON THE EAST RIGHT-OF-WAY LINE OF CESAR CHAVEZ ROAD, FOR THE NORTHERNMOST SOUTHWEST CORNER OF THIS TRACT;
- THENCE, N 08° 38' 42" E ALONG THE EAST RIGHT-OF-WAY LINE OF CESAR CHAVEZ ROAD, A DISTANCE OF 838.97 FEET TO A No. 4 REBAR SET FOR THE NORTHERNMOST CORNER OF THIS TRACT;
- THENCE, S 81° 21' 18" E A DISTANCE OF 1062.35 FEET TO A No. 4 REBAR SET FOR THE NORTHEAST CORNER OF THIS TRACT;
- THENCE, S 08° 38' 42" W ALONG THE WEST LINE OF AN HIDALGO COUNTY DRAINAGE DISTRICT No. 1 RIGHT-OF-WAY, A DISTANCE OF 863.97 FEET TO THE POINT OF BEGINNING, AND CONTAINING 21.064 ACRES OF LAND, MORE OR LESS.

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

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: 12/17/14
 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 16 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 PHASE 16 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 TRANSFERREES (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 OF 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 HERIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HERIN 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 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 V OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS 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 17th DAY OF December, 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 THE 17th DAY OF December, 2014

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 49.21(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: Godfrey Garza Jr./et al
 12/16/14

Lot Line Table

Line #	Length	Direction
L1	21.21'	S53°38'42"W
L2	21.21'	N36°21'18"W
L3	21.21'	S53°38'42"W
L4	21.21'	N36°21'18"W
L5	21.21'	S53°38'42"W
L6	21.21'	N36°21'18"W
L7	21.21'	S53°38'42"W
L8	21.21'	S36°21'18"E
L9	21.21'	S53°38'42"W
L10	21.21'	N53°38'42"E
L11	21.21'	S36°21'18"E
L12	21.21'	N53°38'42"E
L13	21.21'	S36°21'18"E
L14	21.21'	N53°38'42"E
L15	21.21'	S36°21'18"E

Lot Area Table

Lot #	SQ. FT.	Area
57	6,820.00	0.123
58-63	5,720.00	0.147
64	6,820.00	0.123
65-80	6,999.63	0.161
81-86	5,350.00	0.123
87-92	6,414.50	0.156
93-98	5,350.00	0.131
99-104	6,999.63	0.156
105	5,350.00	0.161
106-111	6,414.50	0.123
112-117	5,350.00	0.145
118-123	6,999.79	0.123
124-129	5,350.00	0.161
130-135	6,414.50	0.147
136-141	6,909.80	0.159
142-147	5,517.50	0.127
148-153	6,306.50	0.145
154-159	7,260.00	0.167
160	7,260.00	0.167

Lot Line Table

Line #	Length	Direction
L16	35.36'	N53°38'42"E
L17	35.36'	N36°21'18"W
L18	35.36'	N53°38'42"E
L19	35.36'	N36°21'18"W
L20	21.21'	S36°21'18"E
L21	24.67'	N08°38'42"E
L22	13.44'	S08°38'41"W
L23	29.43'	S36°21'18"E
L24	49.97'	S36°19'37"E

Curve Table

Curve #	Delta	Length	Radius	Chord Direction	Chord Length	Tangent
C1	015°34'20"	13.59'	50.00'	S60°51'29"W	13.55'	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'	N48°28'01"E	34.49'	18.37'

APPROVED BY IRRIGATION DISTRICT

THIS PLAT APPROVED BY SANTA CRUZ IRRIGATION DISTRICT No. 15 ON THIS DAY OF December, 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;
- 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.

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
 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 16 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 EAST SIDE OF THE RIGHT-OF-WAY OF CESAR CHAVEZ ROAD WITHIN A N.A.W.S.C. EASEMENT DOC. NO. 2495885 H.C.O.R. WHICH RUNS NORTH FROM RAMSEYER ROAD THEN EAST ALONG THE NORTH RIGHT-OF-WAY OF PALLADIUM AVENUE AS AN 8" WATER LINE. THEN RUNS SOUTH ALONG THE WEST RIGHT-OF-WAY OF LORENA STREET AS AN 8" WATER LINE. THE WATER SYSTEM FOR PUEBLO DE PALMAS PHASE 16 CONSISTS OF 12" DIAMETER WATER LINE AND 4-8" DIAMETER WATER LINE THAT TAPS INTO THE EXISTING 12" AND 8" WATER LINE PREVIOUSLY MENTIONED. A 12" LINE CONNECTS TO THE EXISTING 12" WATER LINE ALONG THE EAST SIDE OF CESAR CHAVEZ ROAD RUNS NORTH ENDING WITH A 2" FLUSH VALVE ALONG THE NORTH RIGHT-OF-WAY OF 88.50 FOOT HIDALGO COUNTY DRAINAGE DISTRICT DITCH. 3-8" WATER LINE CONNECT TO THE NORTH SIDE OF PALLADIUM AVENUE RUNNING NORTH ALONG THE EAST RIGHT-OF-WAY SIDE OF ANNABEL STREET, DELTA STREET, AND ALLEGANT STREET CONNECTING TO A PROPOSED 8" WATER LINE ON RITA AVENUE. ANOTHER 8" WATER LINE CONNECTS TO THE 8" WATER LINE ALONG THE WEST SIDE OF LORENA STREET RUNNING WEST ALONG THE SOUTH RIGHT-OF-WAY OF MILAGRO AVENUE CONNECTING TO THE PREVIOUSLY MENTIONED 8" WATER LINE ALONG THE EAST SIDE OF CESAR CHAVEZ ROAD. ANOTHER 8" WATER LINE TAPS INTO THE EXISTING 12" WATER LINE RUNS EAST ALONG THE NORTH RIGHT-OF-WAY OF RITA AVENUE CONNECTING TO THE 8" WATER LINE PREVIOUSLY MENTIONED ON LORENA STREET.

WATER DISTRIBUTION FOR THE PUEBLO DE PALMAS PHASE 16 CONSISTS OF FIFTY-ONE (51) DIAMETER DUAL SERVICE LINES RUN TO PAIRS OF LOTS BEFORE TERMINATING INTO 1/2" DIAMETER SERVICE LINES AND TWENTY (20) DIAMETER SINGLE SERVICE LINES SERVING 20 SINGLE LOTS. SAID SERVICE LINES ARE TO BE INSTALLED AT THE WATER METER BOXES FOR EACH LOT. THE 12", 8" WATER LINES, THE DUAL SERVICES AND "S" SINGLE SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED. AT A TOTAL COST OF \$ 136,488.47, OR \$ 1,118.73 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$ 132,750.00, WHICH COVERS THE \$ 1,088.11 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 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 \$ 21,000.00. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.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 16 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 12" SANITARY SEWER LINE ALONG THE EAST SIDE OF CESAR CHAVEZ ROAD RIGHT-OF-WAY. THE 12" SANITARY SEWER LINE CONNECT TO AN EXISTING LIFT STATION ON LOT 1 OF PUEBLO DE PALMAS PHASE 15 AS RECORDED IN INSTRUMENT 2542188 H.C.M.R. THEN RUNS NORTH ENDING ALONG THE NORTH RIGHT-OF-WAY OF PALLADIUM AVENUE. THE WASTEWATER SYSTEM FOR PUEBLO DE PALMAS PHASE 16 CONSISTS OF A 12" SANITARY SEWER WHICH CONNECTS TO THE EXISTING 12" SANITARY SEWER LINE AND RUNS NORTH TO THE NORTH RIGHT-OF-WAY OF 88.50 FOOT HIDALGO COUNTY DRAINAGE DISTRICT DITCH ENDING WITH A 12" CAP. ANOTHER 8" LINE TAPS INTO A 48" MANHOLE ON CESAR CHAVEZ ROAD AND RUNS EAST ALONG THE NORTH SIDE OF RITA AVENUE RIGHT-OF-WAY CONNECT WITH A 48" MANHOLE AT THE SOUTHWEST CORNER OF LOT 138. 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 57 AND ON THE SOUTHWEST CORNER LOT 177. ANOTHER 3-8" SANITARY SEWER LINE CONNECT TO 48" MANHOLE ALONG THE SOUTH RIGHT-OF-WAY OF RITA AVENUE EXTENDING TO THE SOUTH AND END WITH A 48" MANHOLE AT THE NORTHEAST CORNER OF LOTS 120, 105 AND 88. 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 175. AN 8" SEWER LINE CONNECT TO A 48" MANHOLE ALONG THE EAST SIDE OF CESAR CHAVEZ ROAD RUNS WEST CROSSING CESAR CHAVEZ ROAD ENDING WITH A CAP FOR FUTURE EXTENSION. FROM THE 8" LINE, ONE HUNDRED TWENTY-TWO (122) 4" DIAMETER SEWER SERVICE LINES RUN FOR EACH LOT.

THE 12", 8" LINE, 4" SERVICE LINE AND FOURTEEN (14) 48" SANITARY SEWER MANHOLES HAVE BEEN INSTALLED. AT A TOTAL COST OF \$180,264.00 OR \$ 1,477.57 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID THE CITY OF EDINBURG THE SUM OF \$ 11,590.00, 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 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 \$ 269,238.47 WHICH EQUALS TO \$ 2,206.87 PER LOT.

SEWAGE FACILITIES - THESE FACILITIES FULLY CONSTRUCTED WILL COST A GRAND TOTAL OF \$ 191,854.00 WHICH EQUALS TO \$ 1,572.57 PER LOT.

Fred L. Kurth 12-19-14
ENGINEER'S SIGNATURE DATE

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

LA SUBDIVISIÓN PUEBLO DE PALMAS PHASE 16 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 DENTRO UNA CONSECIÓN EXCLUSIVA DE N.A.W.S.C. EN EL LADO ESTE DE CESAR CHAVEZ ROAD, Y CORRE DE RAMSEYER ROAD AL NORTE LUEGO CAMINA AL ESTE EN LADO NORTE DEL DERECHO DE VÍA DE PALLADIUM AVENUE LUEGO CAMINA AL SUR EN EL LADO OESTE DEL DERECHO DE VÍA DE LORENA STREET. EL SISTEMA DE AGUA PARA PUEBLO DE PALMAS PHASE 16 CONSISTE DE 1 CONDUCTO DE 12 PULGADAS Y CUATRO CONDUCTOS DE AGUA DE 8 PULGADAS DE DIÁMETRO. UN CONDUCTO DE 12 PULGADAS SE CONECTARON A LA CONDUCTA DE 12 PULGADAS DE DIÁMETRO LUEGO CAMINA AL NORTE DENTRO UN CONSECIÓN EXCLUSIVA DE N.A.W.S.C. TERMINADO EN EL LADO NORTE DEL DERECHO DE VÍA DE 88.50 FOOT HIDALGO COUNTY DRAINAGE DISTRICT CON UNA VÁLVULA DE 2 PULGADAS. 3-CONDUCTOS DE 8 PULGADAS SE CONECTA A LA CONDUCTA EXISTENTE DE 8 PULGADAS EN EL LADO NORTE DE DERECHO DE VÍA DE PALLADIUM AVENUE SIGEN AL NORTE CORRE 535.00 PIES POR EL LADO ESTE DEL DERECHO DE VÍA DE LA CARRETERA ANNABEL STREET, DELTA STREET Y ALLEGANT STREET LUEGO CONECTANDO CON UN CONDUCTO DE 8 PULGADAS EN EL DADO NORTE DE DERECHO DE VÍA DE RITA AVENUE. OTRA CONDUCTOS DE AGUA DE 8 PULGADAS DE DIÁMETRO SE CONECTA AL CONDUCTO DE 8 PULGADAS EN EL LADO OESTE DEL DERECHO DE VÍA DE LORENA STREET CORRIENDO AL NORTE Y LUEGO CORRE AL OESTE EN EL LADO SUR DEL DERECHO DE VÍA DE MILAGRO AVENUE, CONECTÁNDOSE CON LAS LINEAS DE AGUA DE 12 PULGADAS DE DIÁMETRO PREVIAMENTE MENCIONADA LOCALIZADA AL LADO ESTE DE CESAR CHAVEZ ROAD. OTRO CONDUCTO DEL 8" PULGADAS SE CONECTA A LA LINEA DE 12 PULGADAS CORRE AL ESTE EN EL LADO NORTE DEL DERECHO DE VÍA DEL RITA AVENUE Y SE CONECTA A LA LINEA DE 8 PULGADAS EN EL LADO OESTE DE LORENA STREET.

LA DISTRIBUCIÓN DE AGUA PARA PUEBLO DE PALMAS PHASE 16 CONSISTE DE SEQUENTA-UN DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIÁMETRO PARA CADA DOS LOTES SE SEPARAN PARA PRODUCIR DOS CONDUCTOS DE AGUA DE 1/2 PULGADA DE DIÁMETRO PARA CADA LOTE Y VENITE CONDUCTOS INDIVIDUALES DE AGUA DE 1/2 PULGADA DE DIÁMETRO PARA CADA LOTE. LOS CONDUCTOS DE 12 Y 8 PULGADAS DE DIÁMETRO SE HAN INSTALADO. LOS DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIÁMETRO, EL CONDUCTO DE 1/2 PULGADA DE DIÁMETRO, Y LOS MEDIDORES DE AGUA DE 1/2 PULGADA DE DIÁMETRO SE HAN INSTALADO EN EL LADO ESTE DEL DERECHO DE VÍA DE CESAR CHAVEZ ROAD. EL DUEÑO DE LA SUBDIVISIÓN TAMBIEN LE HA PAGADO A LA COMPAÑÍA N.A.W.S.C. \$ 132,750.00, QUE CUBRE EL COSTO DEL MEDIDOR MECÁNICO DE AGUA PARA CADA LOTE, \$1,088.11. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACIÓN DE CADA MEDIDOR Y LOS GASTOS DE CONEXIÓN. 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 TAMBIEN HA INSTALADO 5 BOCAS DE REGO (FIRE HYDRANT) A UN COSTO DE \$ 3,500.00 POR CADA UNO CUAL GASTA UNA CANTIDAD TOTAL \$21,000.00. 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 16 RECIBIRÁ SU PROVISIÓN DE DRENAJE SANITARIO DE 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.

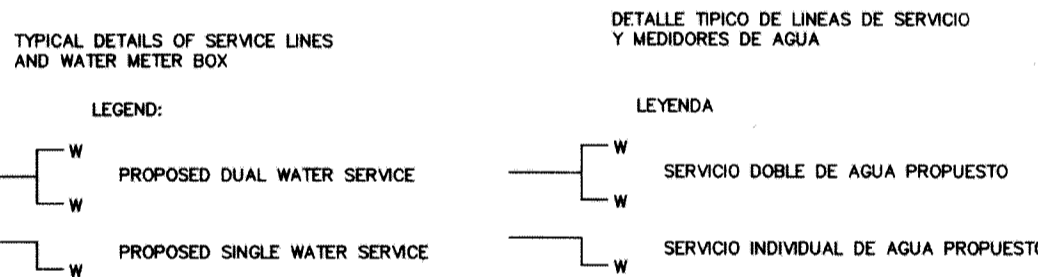
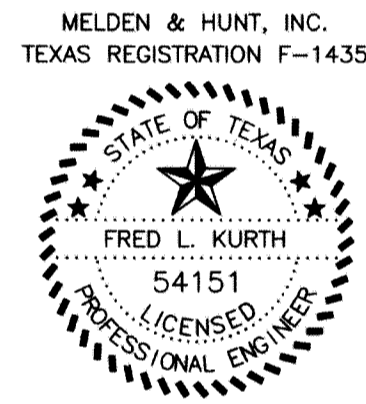
EL SISTEMA DE PROVISIÓN DE DRENAJE SANITARIO PARA LA SUBDIVISIÓN PUEBLO DE PALMAS PHASE 16 CONSISTE DE UNA LINEA EXISTENTE DE 12 PULGADAS LOCALIZADO AL LADO ESTE DEL DERECHO DE VÍA DE CESAR CHAVEZ ROAD. EL SISTEMA DE PROVISIÓN DE DRENAJE SANITARIO DE LA SUBDIVISIÓN PUEBLO DE PALMAS PHASE 16 CONSISTE UN SISTEMA DE UN CONDUCTO DE DRENAJE DE 12" DE DIÁMETRO QUE SE CONECTA AL LINEA EXISTENTE DE 12" Y CORRE AL NORTE EN EL LADO ESTE DE CESAR CHAVEZ ROAD TERMINANDO CON UN TAPON DE 12" EN EL LADO NORTE DE DERECHO DE VÍA DEL 88.5 HIDALGO COUNTY DRAINAGE DISTRICT. UN CONDUCTO DE 8" SE CONECTA A UN ALICANTARILLA DE 48" EN EL LADO ESTE DE CESAR CHAVEZ ROAD Y CORRE AL ESTE EN EL LADO SUR DEL DERECHO DE VÍA DE RITA AVENUE TERMINANDO CON UN ALICANTARILLA DE 48" EN EL SUROESTE DE LOTE 138. OTRA LINEA DE 8" CUAL EN EL LADO ESTE DEL DERECHO DE VÍA DE LORENA STREET SE EXTENDERÁ AL NORTE Y EL SUR TERMINARÁ CON UNA ALICANTARILLA DE 48" DE DIÁMETRO LOCALIZADA AL NORTEOESTE DE LOTE 57 Y SUROESTE DE LOTE 177. OTROS 3 CONDUCTOS SE CONECTAN CON 3-ALICANTARILLA DE 48" EN EL LADO SUR DE RITA AVENUE SIGEN AL OESTE DE ANNABEL STREET, DELTA STREET Y ALLEGANT STREET TERMINANDO CON ALICANTARILLA EL LADO NOROESTE DE LOTES 120, 104 Y 88. OTRO CONDUCTO DE DRENAJE DE 8" DE DIÁMETRO SE CONECTA A UN ALICANTARILLA DE 48" EN EL LADO ESTE DE CESAR CHAVEZ ROAD SEQUE AL ESTE EN EL LADO NORTE DEL DERECHO DE VÍA DE MILAGRO AVENUE TERMINANDO CON UN ALICANTARILLA DE 48" EN EL SUROESTE DE LOTE 175. DE ESTAS LINEAS DE DRENAJE SANITARIO DE 8" DIÁMETRO SE CONECTA A 4 PULGADAS SERÁN EXTENDIDAS HA CADA LOTE.

LA LINEAS DE 12 Y 8 PULGADAS, Y CATORSE (14) ALICANTARILLAS HAN SIDO INSTALADAS. HA UN COSTO TOTAL DE \$ 180,264.00 O \$ 1,477.57 POR LOTE. EL DUEÑO DE LA SUBDIVISIÓN TAMBIEN LE HA PAGADO A LA COMPAÑÍA N.A.W.S.C. UN COSTO TOTAL DE \$ 11,590.00, O \$ 95.00 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:
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 (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 SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECÁNICO DE AGUA QUE COSTARÁ UN TOTAL DE \$ 269,238.47 O \$ 2,206.87 POR LOTE.

DRENAJE: SE ESTIMA QUE EL DRENAJE COSTARÁ UN COSTO TOTAL DE \$ 191,854.00 O \$ 1,572.57 POR LOTE.

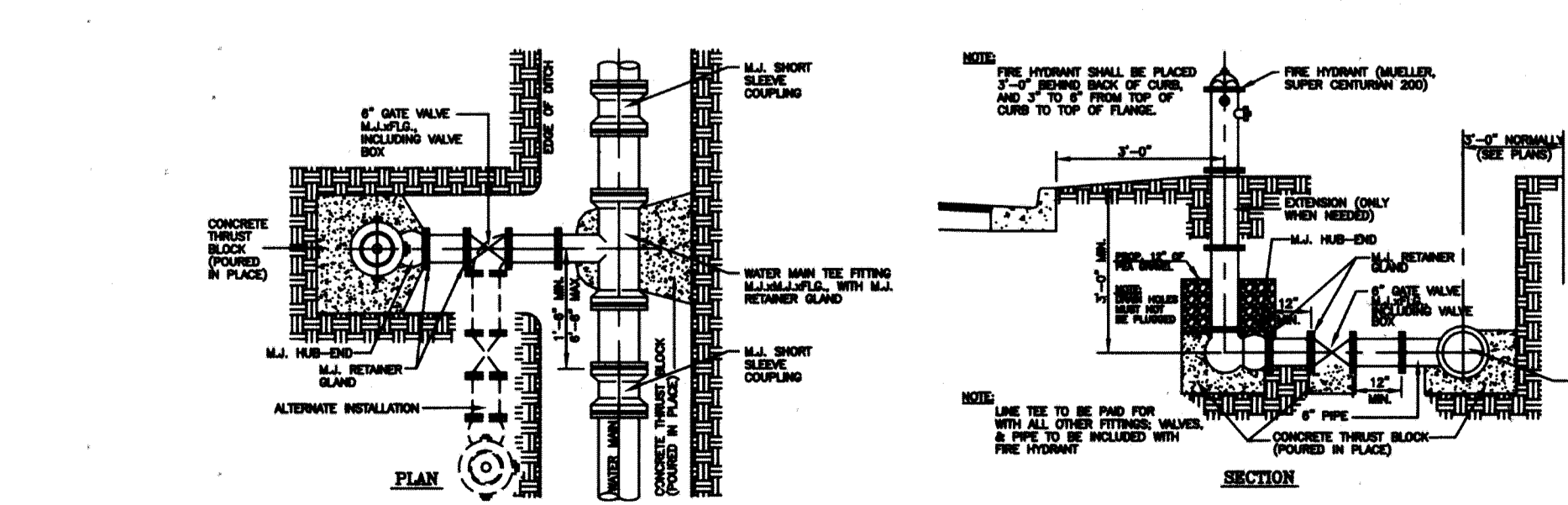
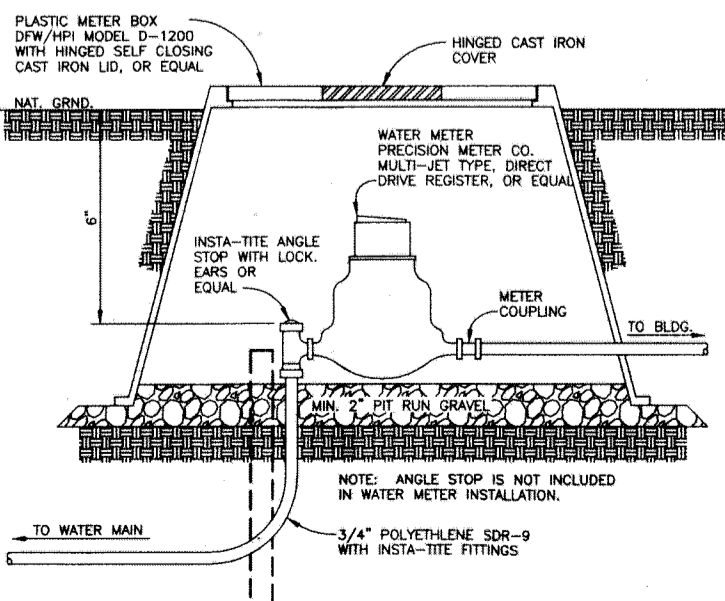
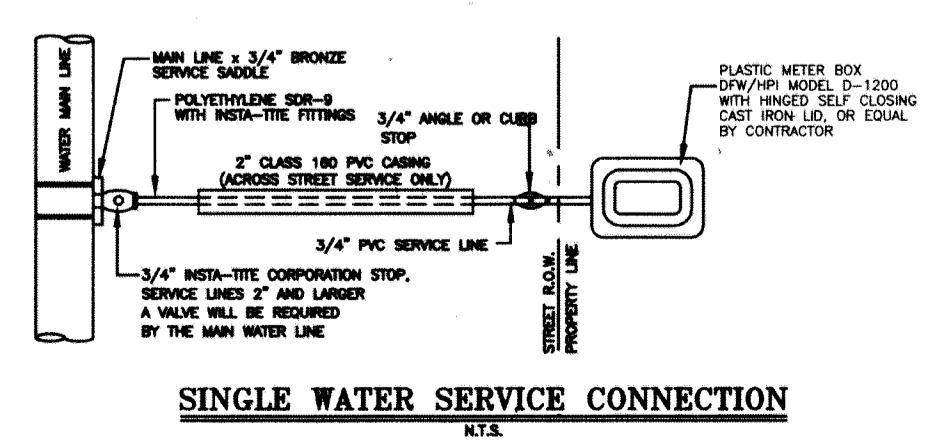
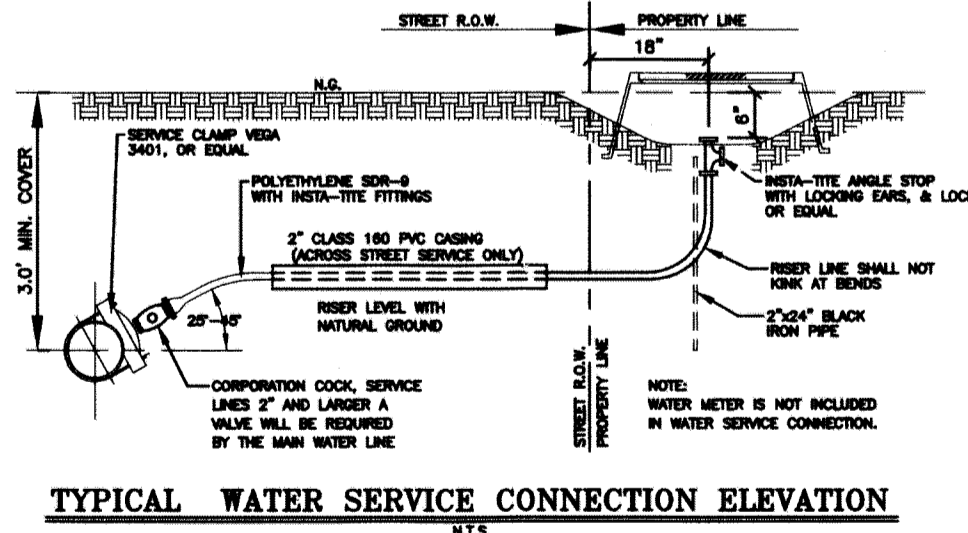
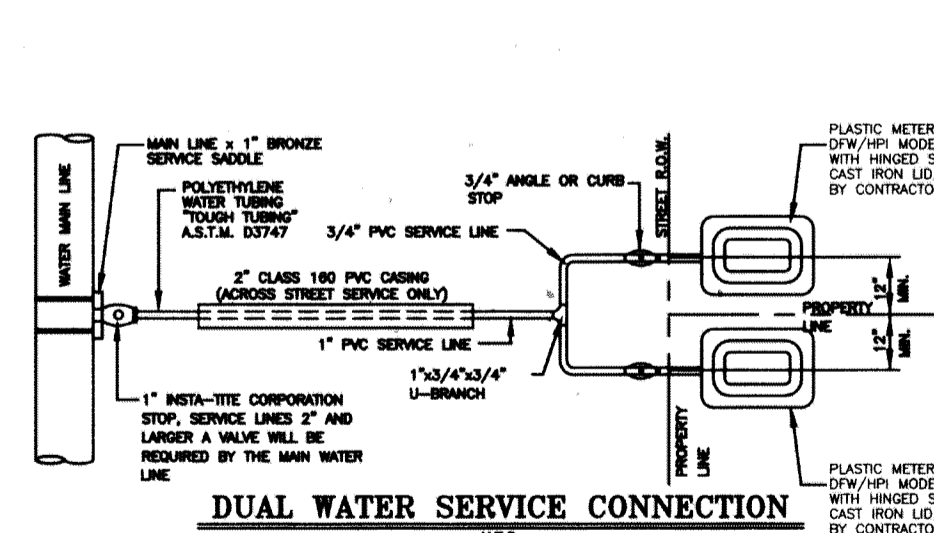


COST ESTIMATE:

PAVING IMPROVEMENTS:	\$ 296,085.80
DRAINAGE IMPROVEMENTS:	\$ 47,151.00
WATER DISTRIBUTION:	\$ 136,488.47
SANITARY SEWER IMPROVEMENTS:	\$ 180,264.00

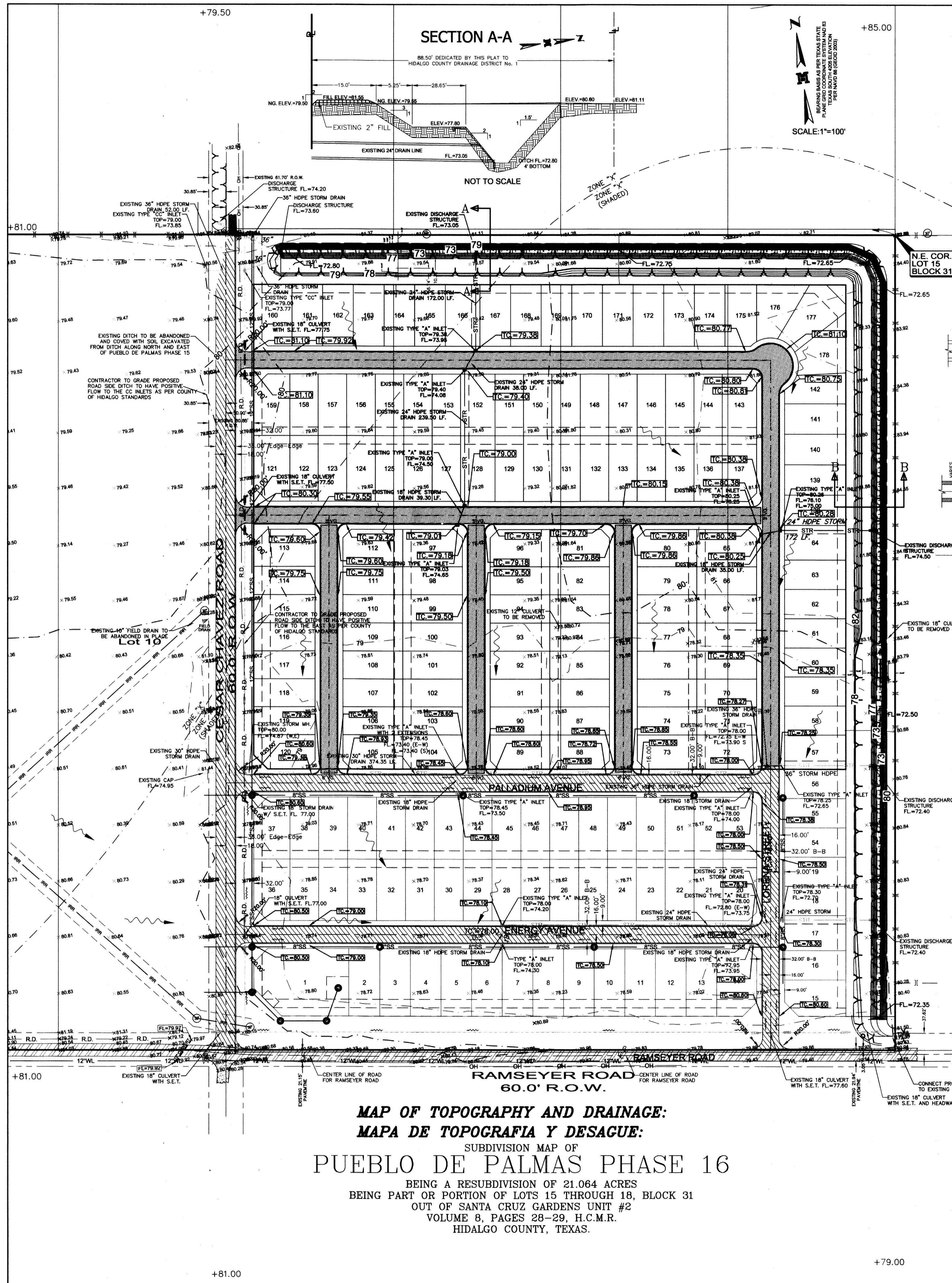
ESTIMACION DE COSTOS:

PAVIMENTACION DE CALLES:	\$ 296,085.80
DRENAJE PLUVIAL:	\$ 47,151.00
SERVICIO DE AGUA POTABLE:	\$ 136,488.47
SERVICIO DE DRENAJE SANITARIO:	\$ 180,264.00



MAP OF WATER DISTRIBUTION SYSTEM
MAPA DE SISTEMA DE DISTRIBUCION DE AGUA
SUBDIVISION MAP OF
PUEBLO DE PALMAS PHASE 15
BEING A RESUBDIVISION OF 21.064 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. MCINTYRE OFF: (956) 381-0981
EDINBURG, TX 78841 FAX: (956) 381-1839
227 N. F.M. 3167 OFF: (956) 487-8256
800 GRANDE CITY, TX 78082 FAX: (956) 488-8591
E-MAIL: www.meldenandhunt.com ESTABLISHED 1947



LEGEND

- FOUND NO. 4 REBAR
- FOUND COTTON PICKER SPINDLE
- SET NO. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- POWER POLE
- SERVICE POLE
- GUY WIRE
- TELEPHONE PEDESTAL
- FIRE HYDRANT
- FLUSH VALVE
- WATER VALVE
- 48" WATER WELL
- IRRIGATION VALVE
- IRRIGATION OUTLET
- 30" IRRIGATION STAND PIPE
- GUARD RAIL
- HOOD WIRE FENCE
- CHAIN LINK FENCE
- DRAIN DITCH LINE
- IRRIGATION LINE
- OVERHEAD POWER LINE
- ROAD DITCH
- ASPHALT AREA
- CALICHE DRIVEWAY
- R.O.W. - RIGHT OF WAY
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- N.E. COR. - NORTHEAST CORNER
- N.W. COR. - NORTHWEST CORNER
- SQ. FT. - SQUARE FEET

DRAINAGE STATEMENT

PUEBLO DE PALMAS PHASE 16

PUEBLO DE PALMAS PHASE 16 IS A 21.064 ACRES TRACT OF LAND OUT OF ALL OF LOTS 15-18, BLOCK 31 AND LOTS 10-13, BLOCK 32, 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 EAST SIDE OF CESAR CHAVEZ ROAD AND APPROXIMATELY 500.00 FEET NORTH OF RAMSEYER 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 16 WILL CONSIST OF 122 LOTS.

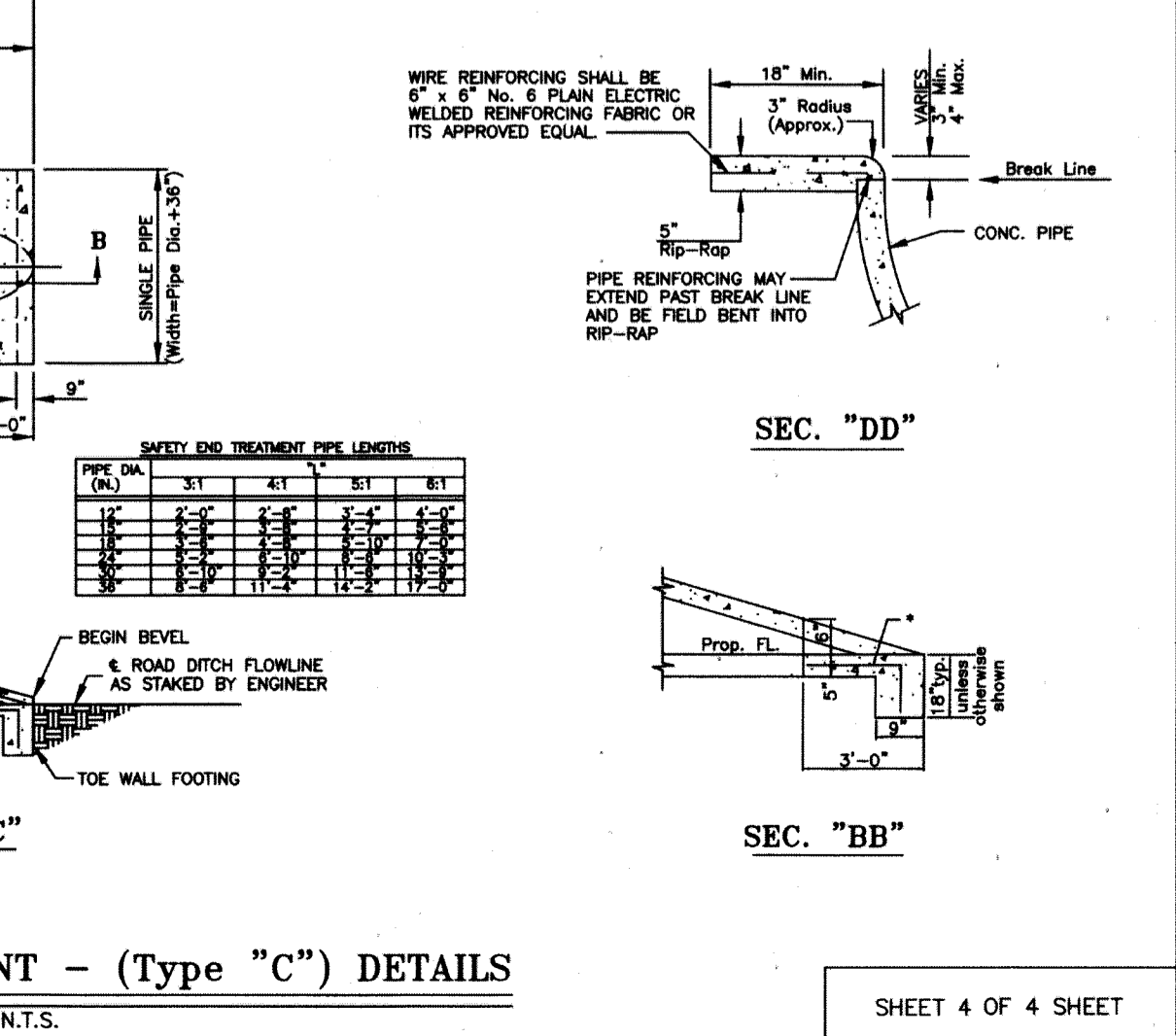
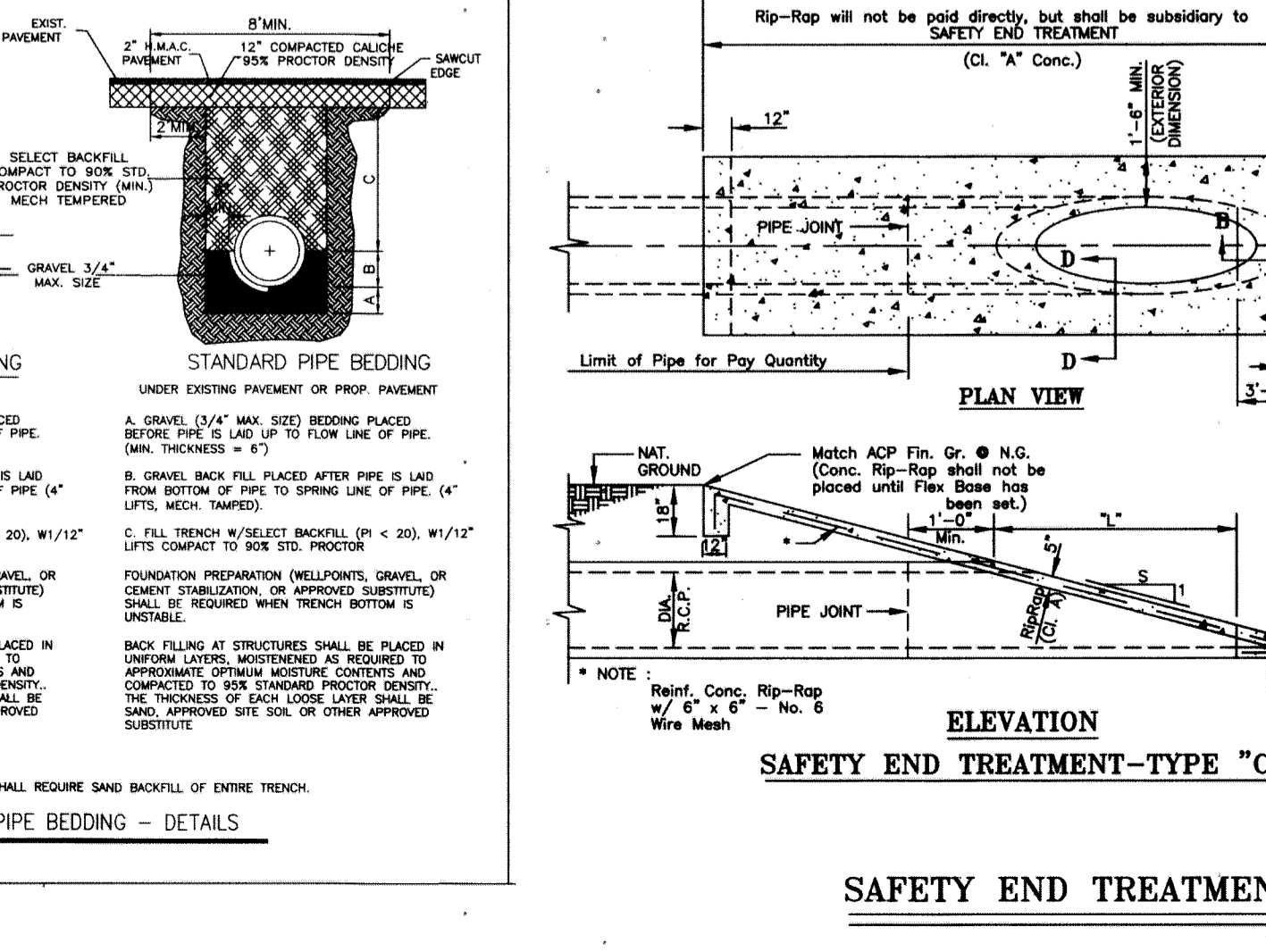
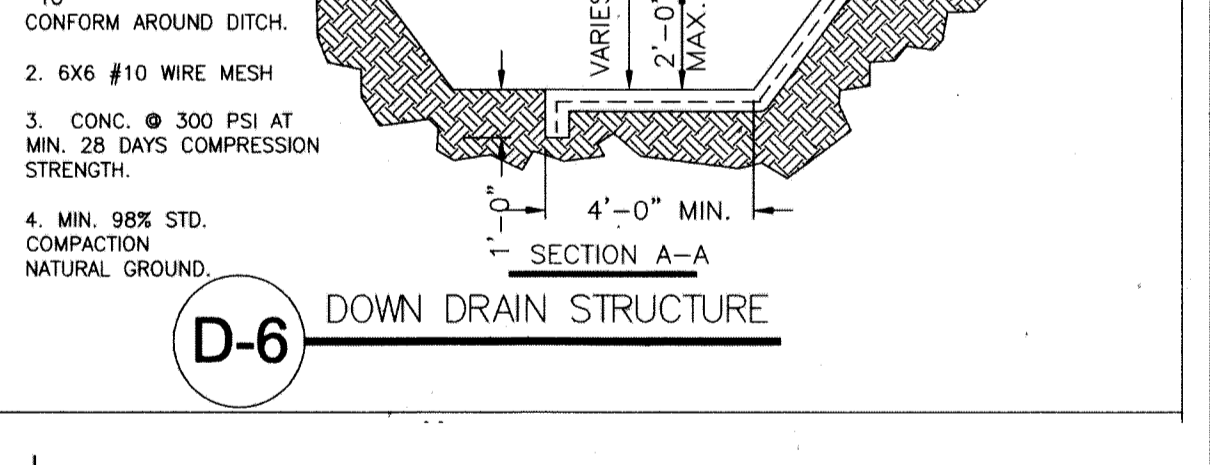
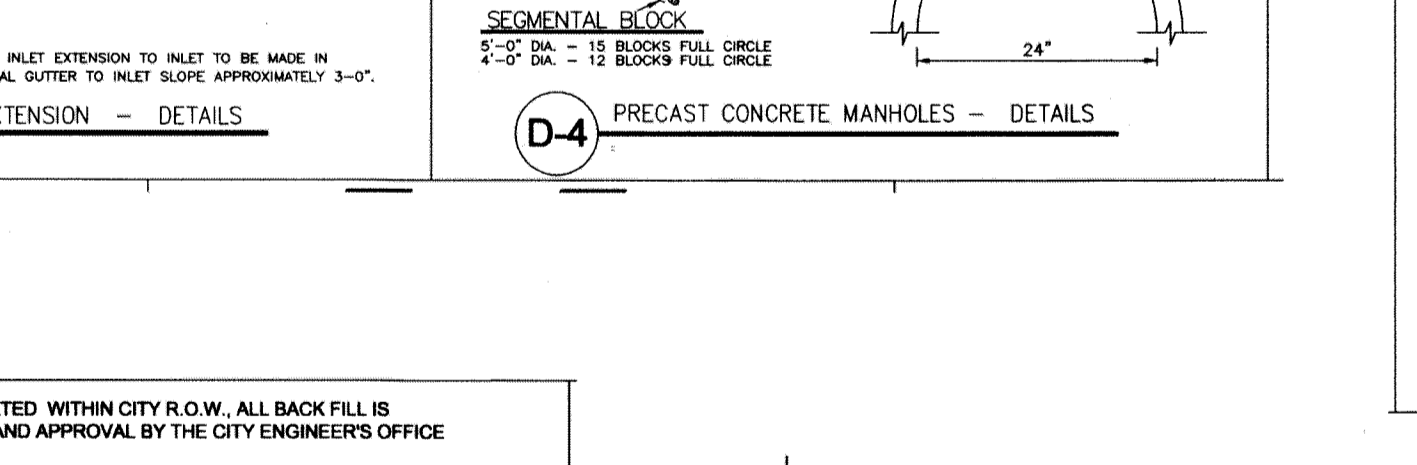
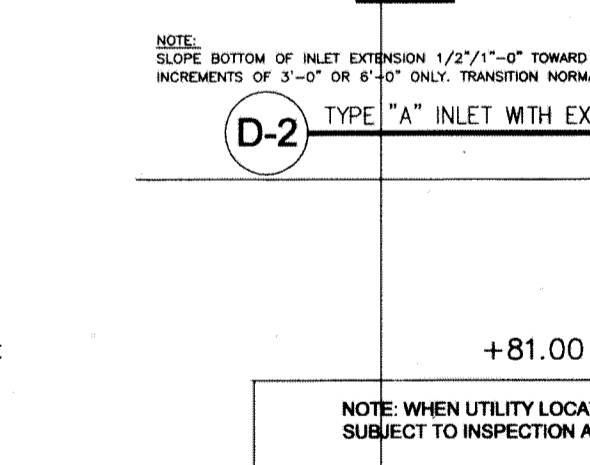
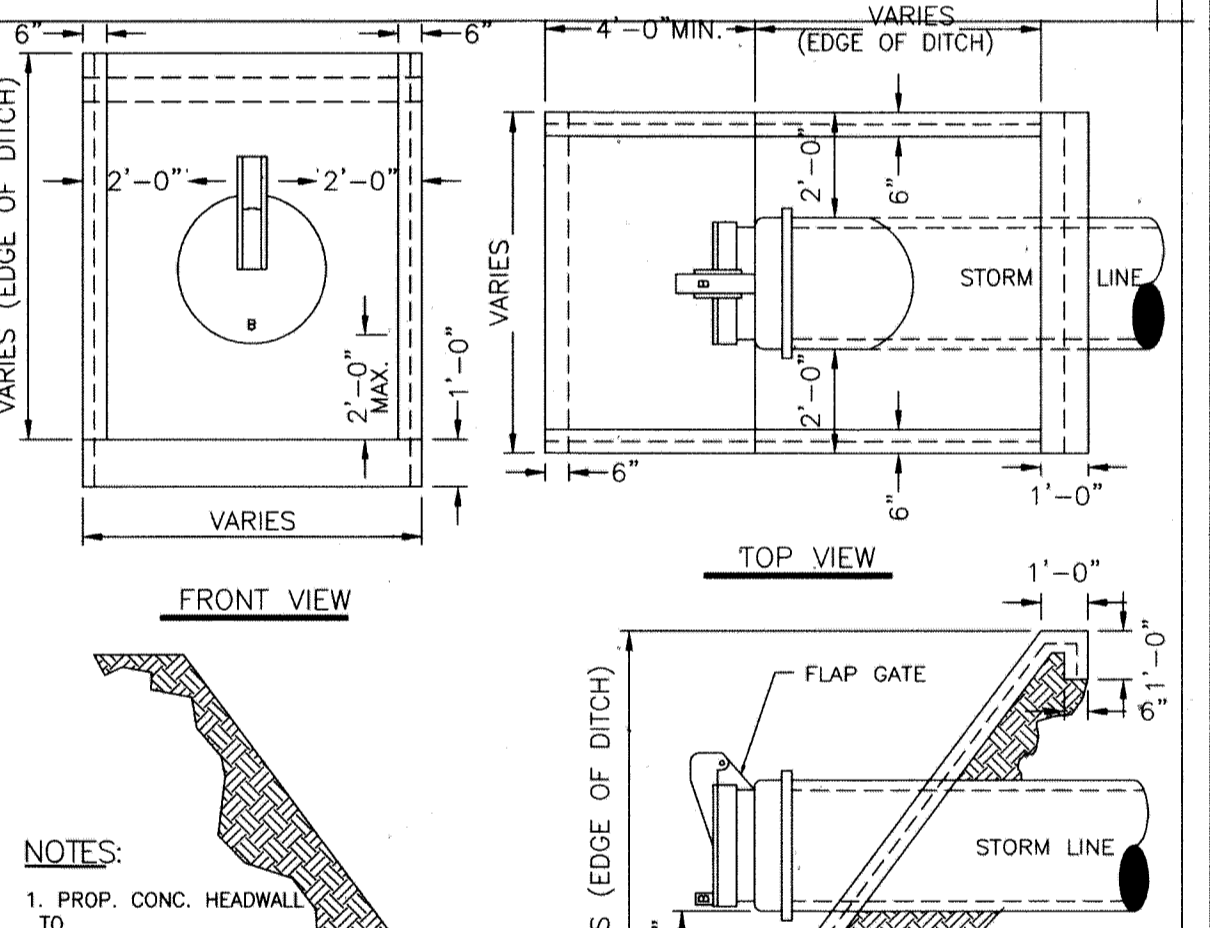
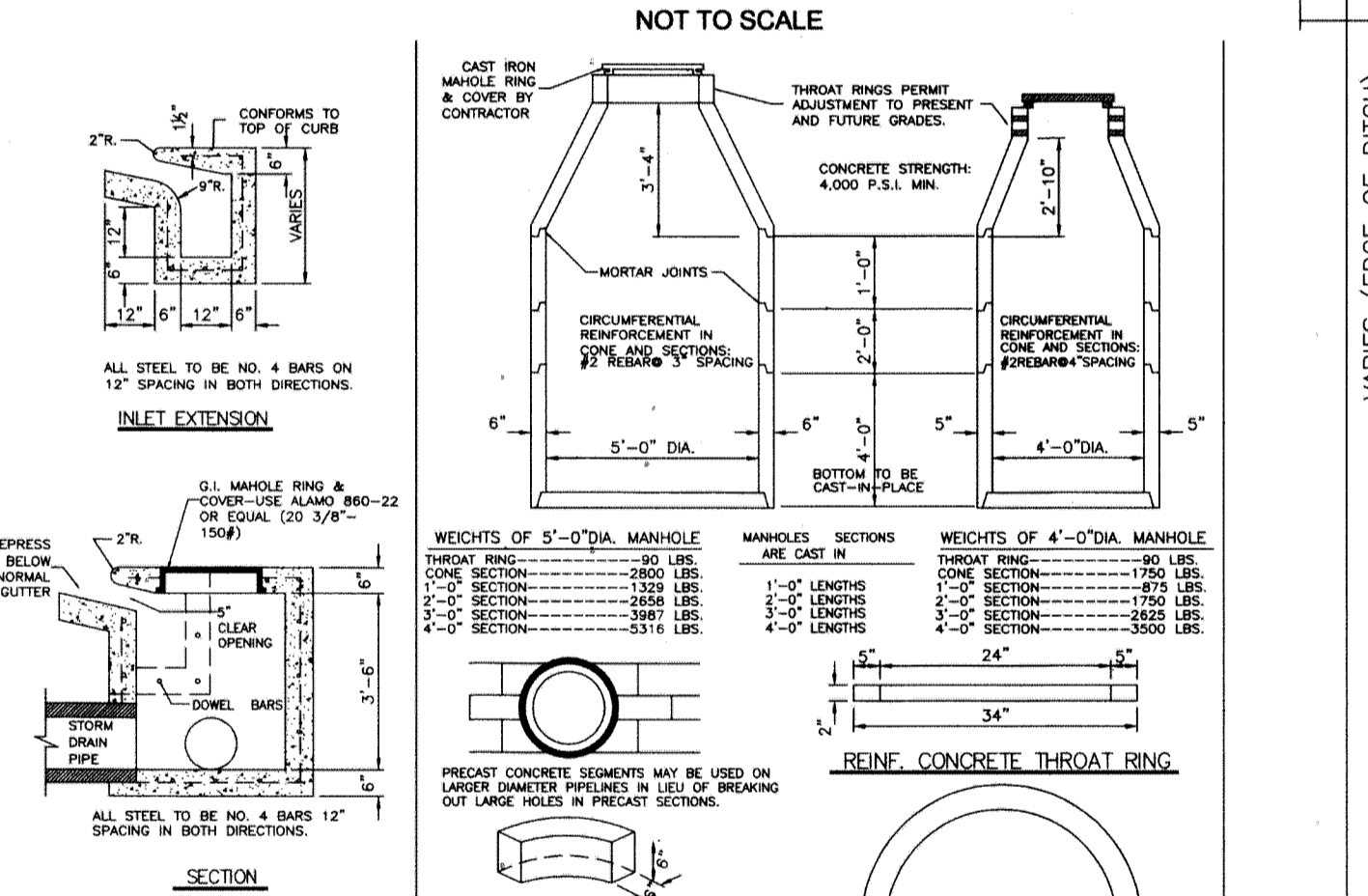
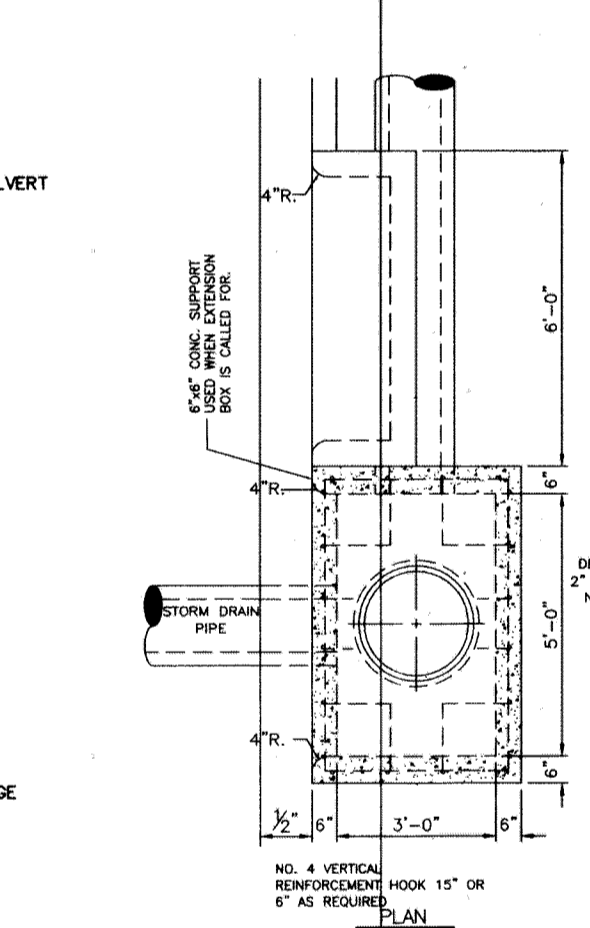
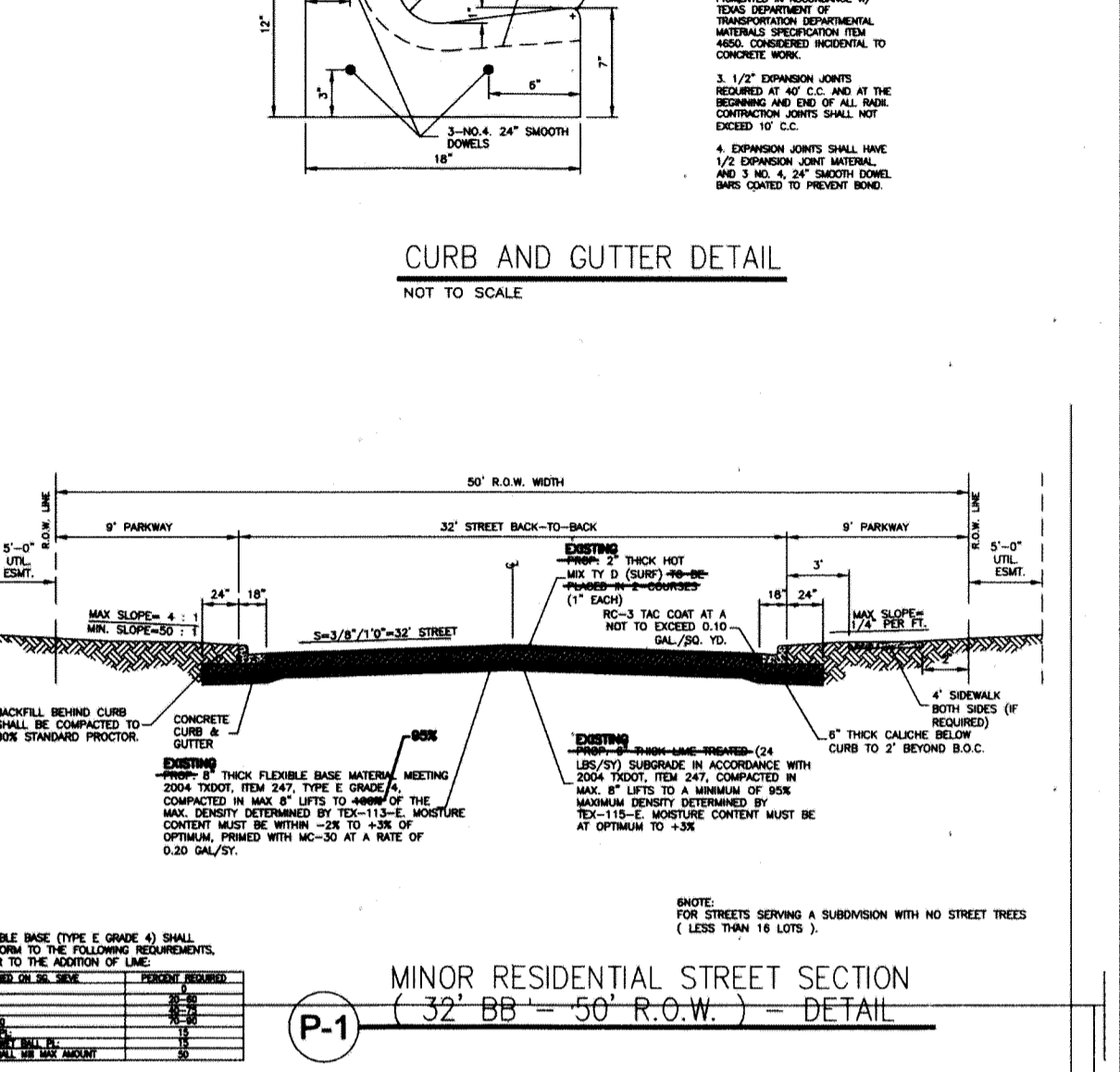
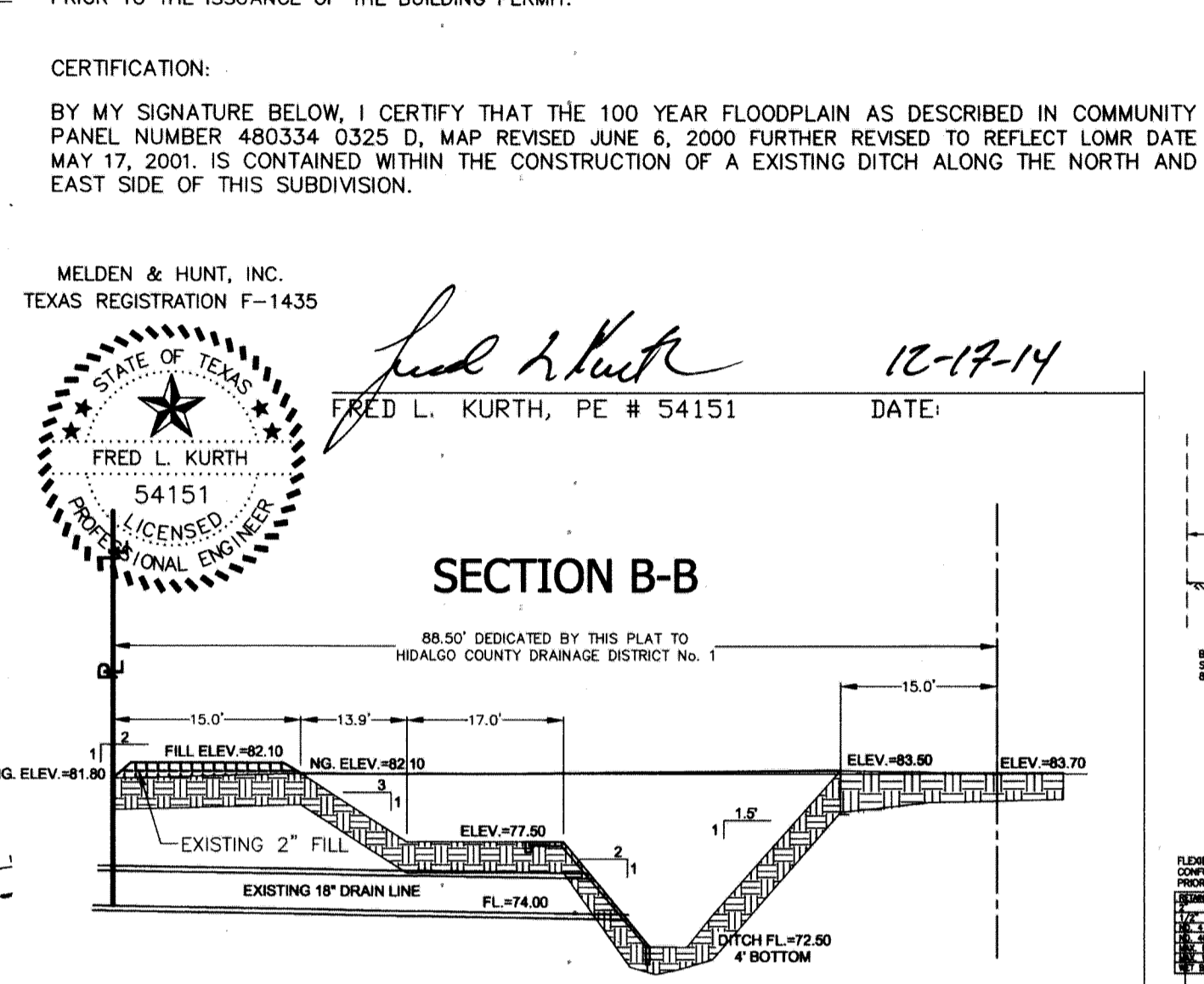
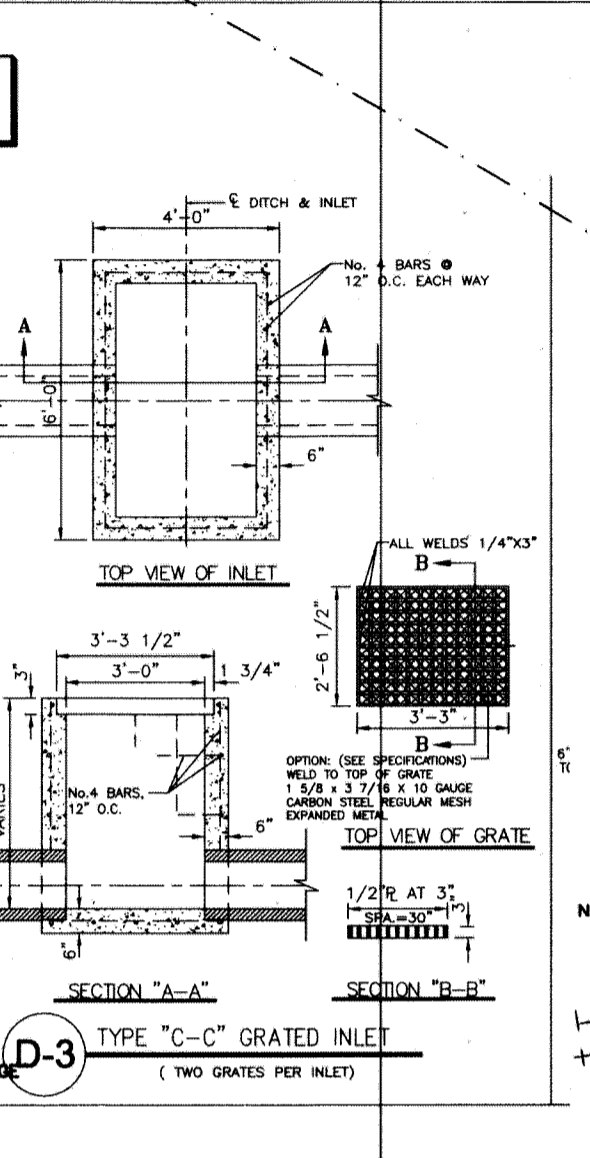
THE SOILS ARE FINE SANDY LOAM, SANDY CLAY LOAM WHICH IS MODERATELY PEROUS WITH A RELATIVELY LOW PLASTICITY INDEX. THIS SOIL IS IN HYDROLOGIC GROUP "B". (SEE EXCERPTS FROM "SOIL SURVEY OF HIDALGO COUNTY, TEXAS")

EXISTING RUNOFF IS BY SURFACE FLOW IN A SOUTHERLY DIRECTION AND HAS A RUNOFF OF 4.85 C.F.S. DURING THE 10-YEAR STORM FREQUENCY AS PER THE ATTACHED CALCULATIONS.

THE EXISTING DRAINAGE FOR PUEBLO DE PALMAS PHASE 16 IS PART OF THE OVERALL IMPROVEMENTS OF PUEBLO DE PALMAS PHASE 15 & 16 SUBDIVISION. THESE IMPROVEMENTS HAVE ALREADY BEEN CONSTRUCTED AS PER THE APPROVED DRAINAGE REPORT FOR PUEBLO DE PALMAS PHASE 15 & 16 SUBDIVISION (SEE ATTACHED).

THE DRAINAGE AND DETENTION PLAN WILL BE REVIEWED BY THE HIDALGO COUNTY PLANNING DEPARTMENT PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT.

REQUIRED DETENTION FOR OVERALL PHASE 15 & 16	245,271 C.F.
TOTAL DETENTION REQUIRED	590,671 C.F.
AVAILABLE DETENTION WITHIN THE PROPOSED DITCH ALONG NORTH & EAST SIDE OF PHASE 16	595,400 C.F.



MAP OF TOPOGRAPHY AND DRAINAGE:
MAPA DE TOPOGRAFIA Y DESAGUE:
 SUBDIVISION MAP OF
PUEBLO DE PALMAS PHASE 16
 BEING A RESUBDIVISION OF 21.064 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.