



# HIDALGO COUNTY PLANNING DEPARTMENT

1304 SOUTH 25<sup>TH</sup> STREET  
EDINBURG TEXAS 78539  
Tel. 956-318-2840 Fax. 956-318-2844

T.J. Arredondo, CFM  
Director of Planning

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 08-04-2015

PROPOSED PUEBLO DE PALMAS NO. 17 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: 119  \*SINGLE FAMILY  \*MULTI-FAMILY  COMMERCIAL  INSTITUTIONAL

LOCATION DESCRIPTION: North west corner of Ramseyer Road and Cesar Chavez Road.

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 7/09/2015 PROPERTY LIES WITHIN FLOOD ZONE: "X" and "X" shaded AS PER FEMA.

DRAINAGE DESIGN: Storm drainage system discharging to the HCDD#1 drain ditch located Northeast of proposed development. Detention has been provided during construction of Phase 16.

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

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 7/10/2015 By, Joe A. Ochoa, Pct. 4 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: N/A By, Elizardo "Chardo" Ramos Environmental Health Division Manager

SEWER SYSTEM:  SANITARY SEWER BY: Edinburg LINE SIZE: 12" LOCATION: Cesar Chavez Road.

WATER SERVICE PROVIDER: NAWSC LINE SIZE: 8" LOCATION: Cesar Chavez Road.

H.C.O.E.C. PRELIMINARY APPROVAL DATE: 7/10/2015 : By Martin Ramirez Environmental Compliance Coordinator

**LARGE CONSTRUCTION**

*The applicant has submitted the required NOI as per Part II, Section E of the TPDES General Permit for Construction Activities (TXR150000) along with a copy of the Erosion Control Plan for the proposed project.*

REQUEST FOR FINAL APPROVAL WITH:  **Cash Deposit:** Amount:\$ \_\_\_\_\_ For:  OSSF(S) \_\_\_\_\_  PAVING  DRAINAGE  STREET SIGNS

**A Letter of Credit** Financial Institution: \_\_\_\_\_ L.O.C No. \_\_\_\_\_

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

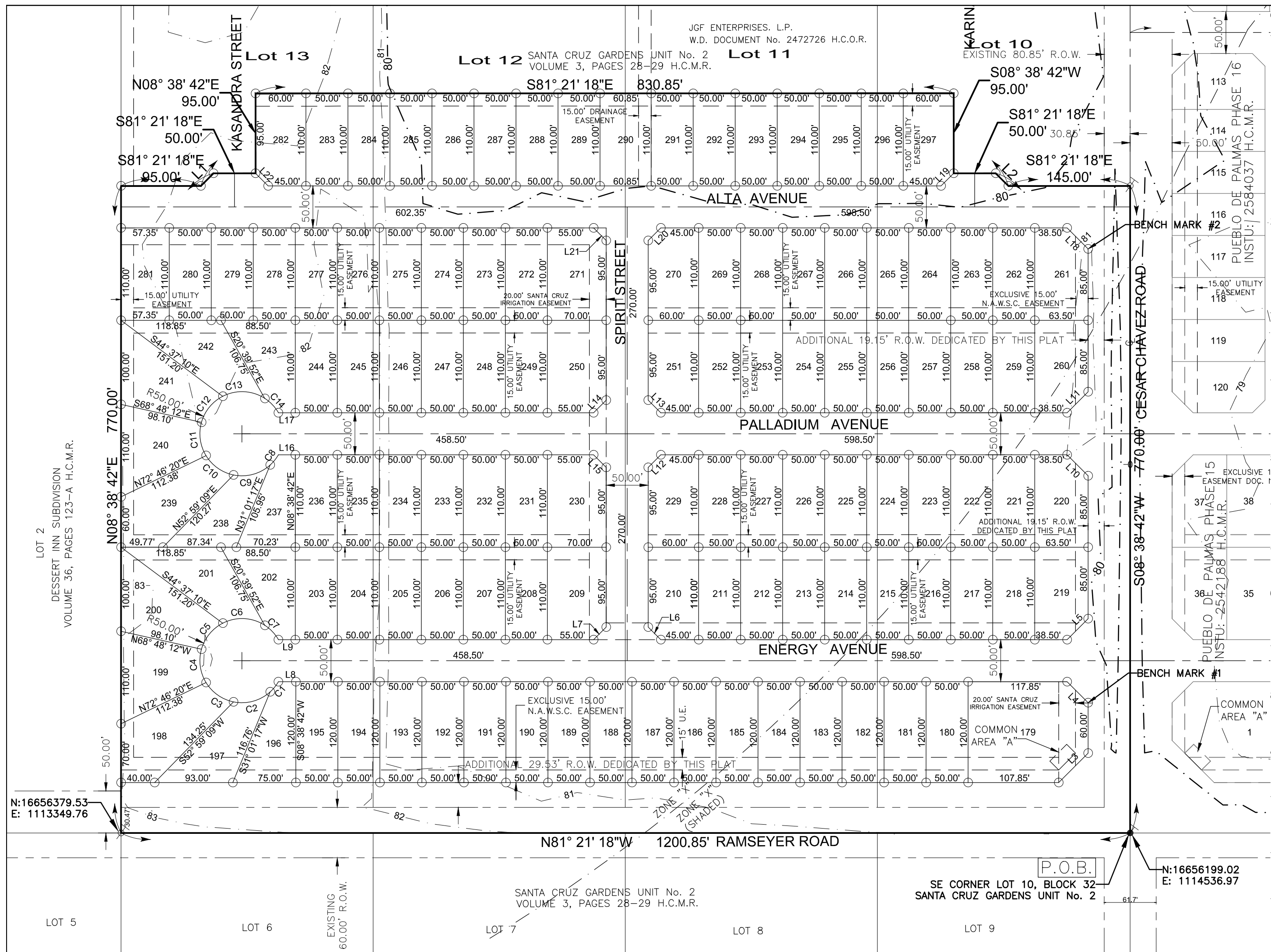
PRELIMINARY APPROVAL FROM THE  
HIDALGO COUNTY COMMISSIONERS COURT ON: \_\_\_\_\_, \_\_\_\_\_

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 FLOOD ZONE DESIGNATION: 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 2" 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 BASED ON TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (OCOD 2003)
  - B.M. NO. 1 MHI ALUMINUM DISK SET IN CONCRETE ALONG THE SOUTHWEST INTERSECTION OF CESAR CHAVEZ ROAD AND ENERGY AVENUE. LOCATED AT THE NORTHEAST CORNER OF LOT 179 OF PUEBLO DE PALMAS PHASE 17 SUBDIVISION. ELEV. 80.50. N:16656359.86, E:1114510.85.
  - B.M. NO. 2 MHI ALUMINUM DISK SET IN CONCRETE ALONG THE SOUTHWEST SIDE OF CESAR CHAVEZ ROAD AND ALTA AVENUE. LOCATED AT THE NORTHEAST CORNER OF LOT 261 OF THIS SUBDIVISION. ELEV. 81.20. N:16656893.64, E:1114592.00.
- THE EXISTING DRAINAGE FOR PUEBLO DE PALMAS PHASE 17 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.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISH GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.5 SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION.
- 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 180 THROUGH 198 ONTO RAMSEYER ROAD. NO DRIVEWAY LOT ACCESS WILL BE ALLOWED FOR LOTS 219, 220, 260, 261 ONTO CESAR CHAVEZ ROAD.
- COMMON AREA "A" WILL BE OWNED AND MAINTAINED BY HOME OWNER ASSOCIATION.

**CITY OF EDINBURG**  
**CERTIFICATE OF PLAT APPROVAL**  
**UNDER LOCAL GOVERNMENT CODE § 212.009(c) AND § 212.015(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: \_\_\_\_\_ 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 17 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 UNDER SIGNED CERTIFY THAT THIS PLAT OF PUEBLO DE PALMAS 17 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 ACCEPTANCE OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS AND ASSIGNS, AN EXCLUSIVE 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 THE 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 WHEN 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 CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTOR FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERSLATERLY 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 GRANTOR 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 AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANTOR COVENANTS THAT IT IS THE OWNER OF THE ABOVE-DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS, EXCEPT THE FOLLOWING:

STATE OF TEXAS  
 COUNTY OF HIDALGO

FRED L. KURTH, PE # 54151  
 DATE PREPARED: SEPTEMBER 15, 2014  
 JOB NO. (ENG.) 15068.00

BY: CIRO

STATE OF TEXAS  
 COUNTY OF HIDALGO

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

STATE OF TEXAS  
 COUNTY OF HIDALGO

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 17 WAS PREPARED FROM A SURVEY OF THE PROPERTY 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\_\_\_\_

JGF ENTERPRISES, L.P.  
 J. GARY FRISBY  
 JF 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

**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 THAT 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: \_\_\_\_\_

**HIDALGO COUNTY**  
**CERTIFICATE OF PLAT APPROVAL**  
**UNDER LOCAL GOVERNMENT CODE § 212.009(c) AND § 212.015(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: \_\_\_\_\_ CHAIRMAN PLANNING & ZONING COMMISSION

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

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ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

ENVIRONMENTAL HEALTH DIVISION MANAGER

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

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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 ACCEPTANCE OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS AND ASSIGNS, AN EXCLUSIVE 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 THE 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 WHEN 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 CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTOR FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERSLATERLY 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.

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STATE OF TEXAS  
 COUNTY OF HIDALGO

FRED L. KURTH, PE # 54151  
 DATE PREPARED: SEPTEMBER 15, 2014  
 JOB NO. (ENG.) 15068.00

BY: CIRO

**PUEBLO DE PALMAS PHASE 17**  
 BEING A RESUBDIVISION OF 23.365 ACRES  
 BEING PART OR PORTION OF LOTS 10 THROUGH 13, BLOCK 32  
 OUT OF SANTA CRUZ GARDENS UNIT #2  
 VOLUME 8, PAGES 28-29, H.C.M.R.  
 HIDALGO COUNTY, TEXAS.

Lot Area Table			Lot Area Table			Lot Line Table		
Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area	Line #	Length	Direction
179	16,217.18	0.372	240	7,289.95	0.167	L1	21.21'	N3° 38' 42" E
180-195	6,000.00	0.138	241	7,696.40	0.177	L2	21.21'	S36° 21' 18" E
196	6,001.06	0.138	242	7,402.49	0.170	L3	49.50'	N53° 38' 42" E
197	6,388.94	0.147	243	6,261.73	0.144	L4	35.36'	S36° 21' 18" E
200	7,696.40	0.177	244-249	5,500.00	0.126	L5	35.36'	S53° 38' 42" W
201	7,402.49	0.170	250	7,587.50	0.174	L6	21.21'	N36° 21' 18" W
202	6,261.73	0.144	251	6,487.50	0.149	L7	21.21'	S53° 38' 42" W
203-208	5,500.00	0.126	252-259	5,500.00	0.126	L8	20.85'	S81° 21' 18" E
209	7,587.50	0.174	260	6,672.50	0.153	L9	20.20'	S81° 21' 18" E
210	6,487.50	0.149	261	6,672.50	0.153	L10	35.36'	N36° 21' 18" W
211-218	5,500.00	0.126	262-269	5,500.00	0.126	L11	35.36'	S53° 38' 42" W
219	6,672.50	0.153	270	6,487.50	0.149	L12	21.21'	S53° 38' 42" W
220	6,672.50	0.153	271	7,587.50	0.174	L13	21.21'	N36° 21' 18" W
221-228	5,500.00	0.126	272-280	5,500.00	0.126	L14	21.21'	S53° 38' 42" W
229	6,487.50	0.149	281	6,308.50	0.145	L15	21.21'	N36° 21' 18" W
230	7,587.50	0.174	282	6,487.50	0.149	L16	20.20'	S81° 21' 18" E
231-236	5,500.00	0.126	283-286	5,500.00	0.126	L17	20.20'	N81° 21' 18" W
237	5,200.31	0.119	287	6,693.50	0.154	L18	35.36'	S36° 21' 18" E
238	5,487.22	0.126	289-296	5,500.00	0.126	L19	21.21'	S53° 38' 42" W
239	6,008.94	0.164	297	6,487.50	0.149	L20	21.21'	N53° 38' 42" E
						L21	21.21'	N36° 21' 18" W
						L22	21.21'	N36° 21' 18" W

**Curve Table**

Curve #	Delta	Length	Radius	Chord Direction	Chord Length	Tangent
C1	017° 46' 44"	15.51'	50.00'	N47° 32' 04" E	15.45'	7.82'
C2	053° 46' 58"	46.93'	50.00'	N83° 18' 54" E	45.23'	25.36'
C3	047° 09' 23"	41.15'	50.00'	S46° 12' 55" E	40.00'	21.82'
C4	047° 09' 23"	41.15'	50.00'	S0° 56' 27" W	40.00'	21.82'
C5	047° 09' 23"	41.15'	50.00'	S48° 05' 50" W	40.00'	21.82'
C6	060° 00' 00"	52.36'	50.00'	N78° 19' 28" W	50.00'	28.87'
C7	026° 58' 10"	23.54'	50.00'	N34° 50' 23" W	23.32'	11.99'
C8	017° 46' 44"	15.51'	50.00'	N47° 32' 04" E	15.45'	7.82'
C9	053° 46' 58"	46.93'	50.00'	N83° 18' 54" E	45.23'	25.36'
C10	047° 09' 23"	41.15'	50.00'	S46° 12' 55" E	40.00'	21.82'
C11	047° 09' 23"	41.15'	50.00'	S0° 56' 27" W	40.00'	21.82'
C12	047° 09' 23"	41.15'	50.00'	S48° 05' 50" W	40.00'	21.82'
C13	060° 00' 00"	52.36'	50.00'	N78° 19' 28" W	50.00'	28.87'
C14	026° 58' 10"	23.54'	50.00'	N34° 50' 23" W	23.32'	11.99'

INDEX TO SHEET OF PUEBLO DE PALMAS PHASE 17

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

SHEET 2: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSIONS), WATER DETAILS;

SHEET 3: SANITARY SEWER LAYOUT; DETAILS

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

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

PUEBLO DE PALMAS PHASE 17 IS LOCATED IN THE MID-CENTRAL PART OF HIDALGO COUNTY AT NORTHWEST 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 72,000). PUEBLO DE PALMAS PHASE 17 LIES 2 MILES FROM THE CITY LIMITS (AND IS WITHIN THE 2 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 212.001 AND 42.002). THIS SUBDIVISION FALLS WITHIN PRECINCT 4.

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

**MELDEN & HUNT INC.**  
 CONSULTANTS ENGINEERS SURVEYORS  
 115 W. McINTYRE  
 EDINBURG, TX 78541  
 OFF: (956) 381-0981  
 FAX: (956) 381-1839

227 N. E.M. 3167  
 RO GRANDE CITY, TX 78862  
 OFF: (956) 487-8256  
 FAX: (956) 488-8591  
 E-MAIL: www.meldenandhunt.com  
 ESTABLISHED 1947

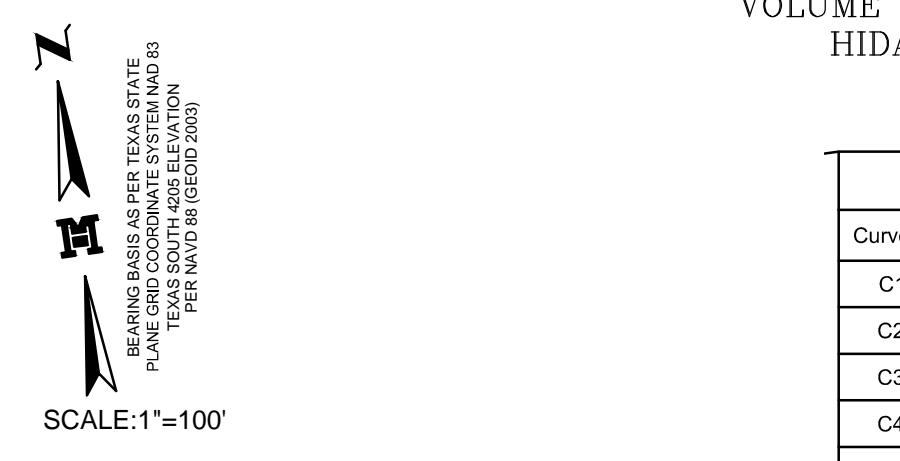
PRINCIPAL CONTACTS

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
JGF LAND CO. INC.				
OWNER: J. GARY FRISBY, PRESIDENT	P.O. BOX 1000	MISSION, TX 78573	956-583-1114	956-583-8343
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

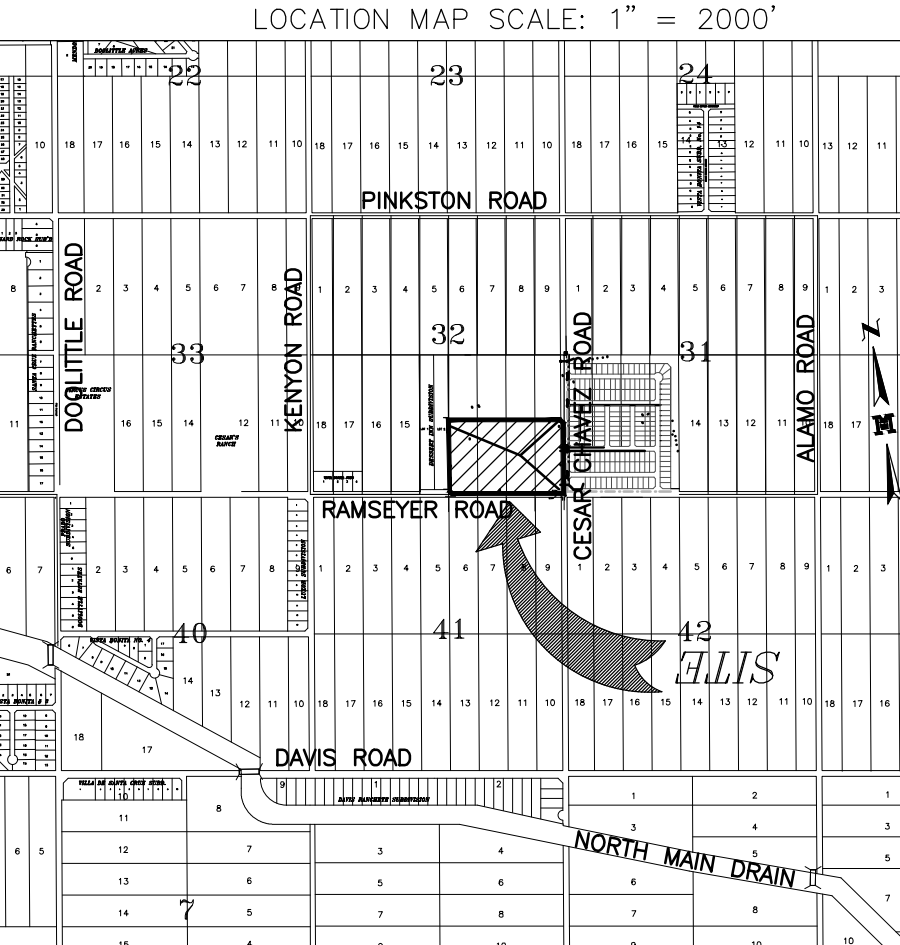
DRAWN BY: CIRO DATE: \_\_\_\_\_

SURVEYED, CHECKED DATE: \_\_\_\_\_

FINAL CHECK DATE: \_\_\_\_\_



- LEGEND
- FOUND NO. 4 REBAR
  - FOUND PK NAIL
  - 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.E. COR. - SOUTHWEST CORNER  
 H.C.M.R. - HIDALGO COUNTY MAP RECORDS



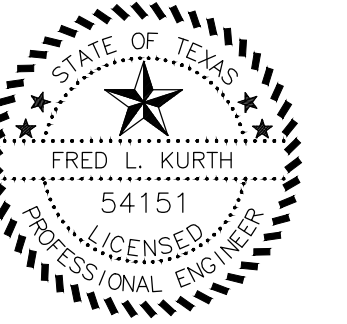
FILED FOR RECORD IN  
 HIDALGO COUNTY  
**ARTURO GUJARDO, JR.**  
 HIDALGO COUNTY CLERK

ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM

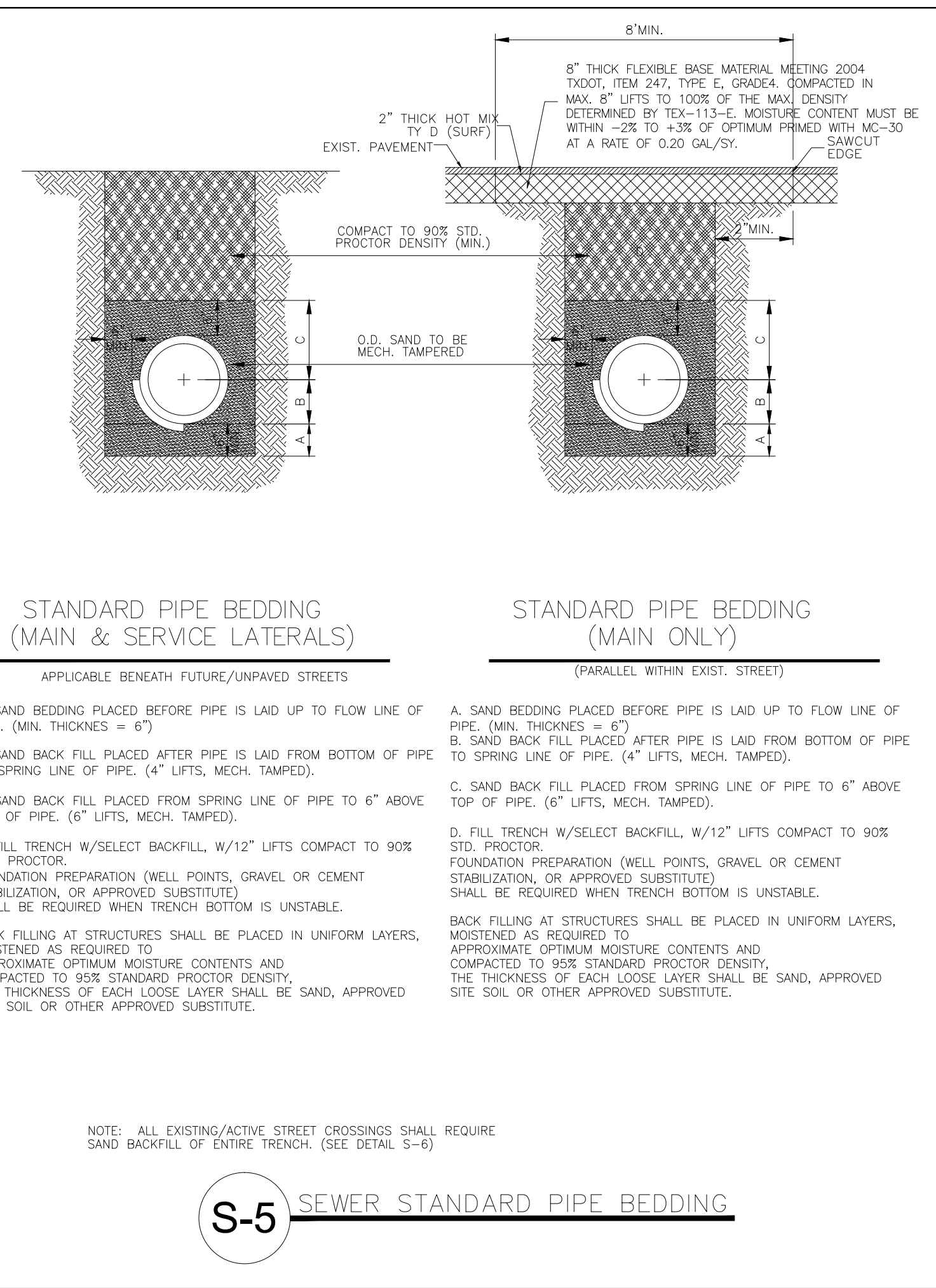
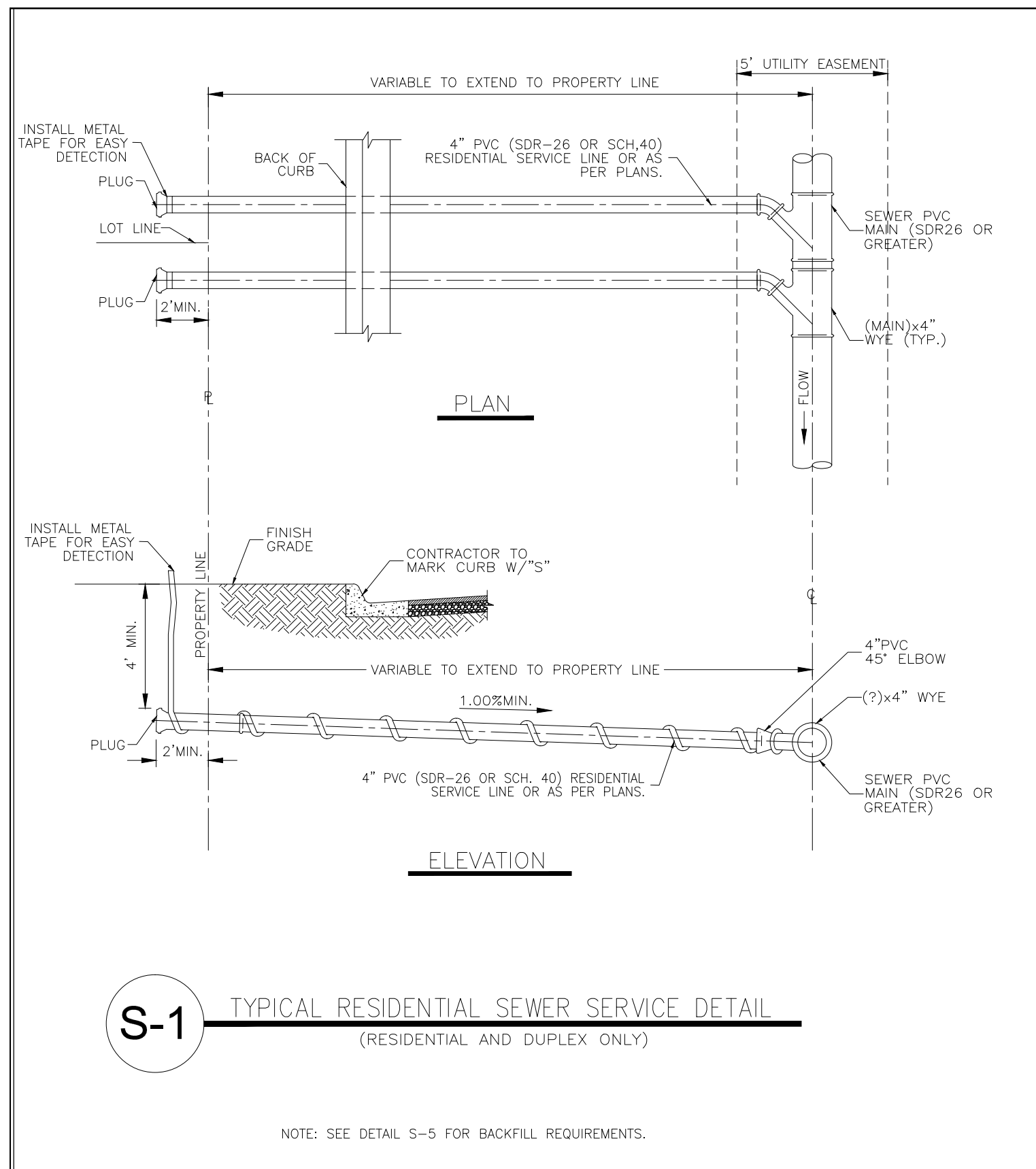
INSTRUMENT NUMBER \_\_\_\_\_

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY



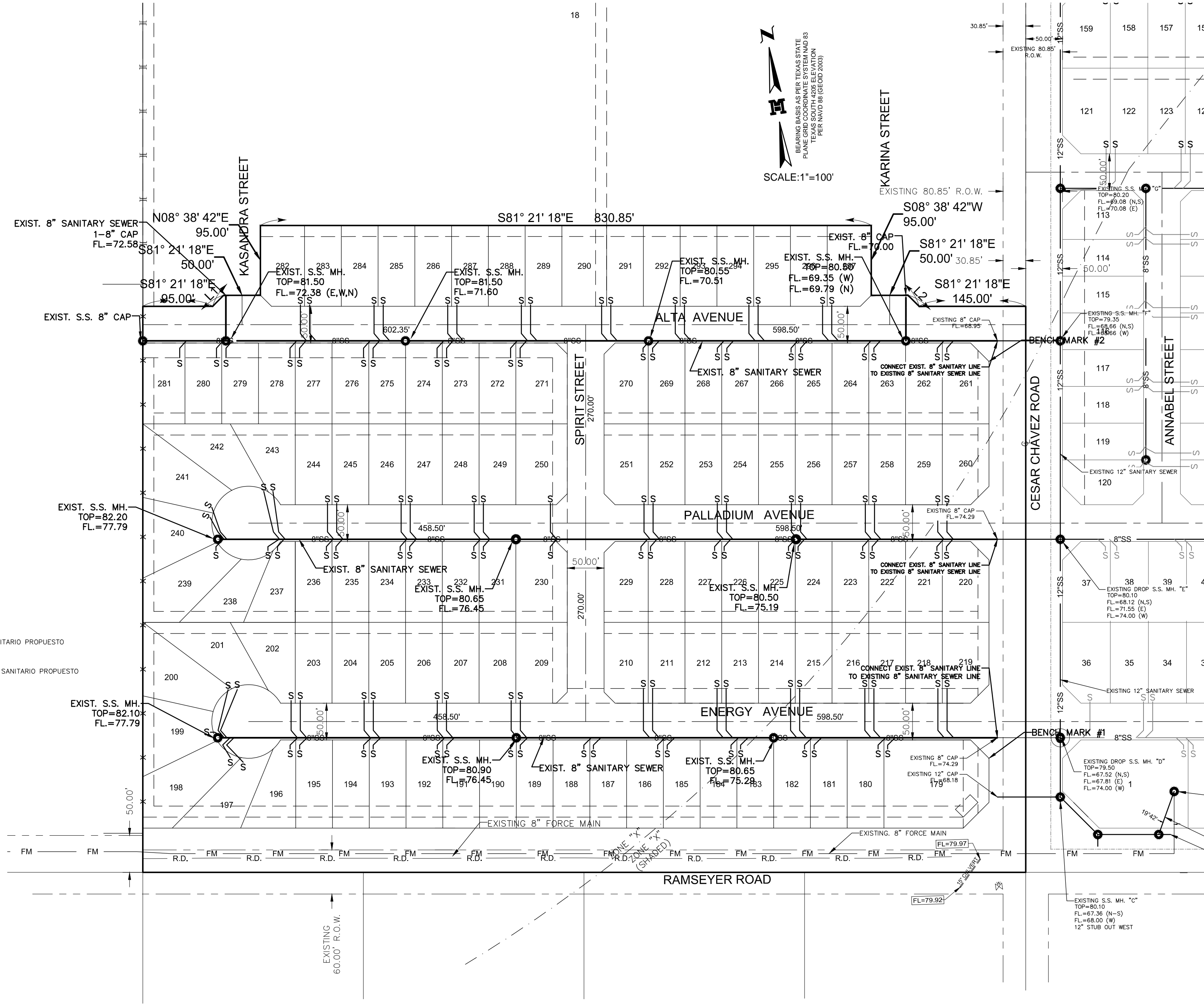




**S-1** TYPICAL RESIDENTIAL SEWER SERVICE DETAIL  
(RESIDENTIAL AND DUPLEX ONLY)

**S-5** SEWER STANDARD PIPE BEDDING

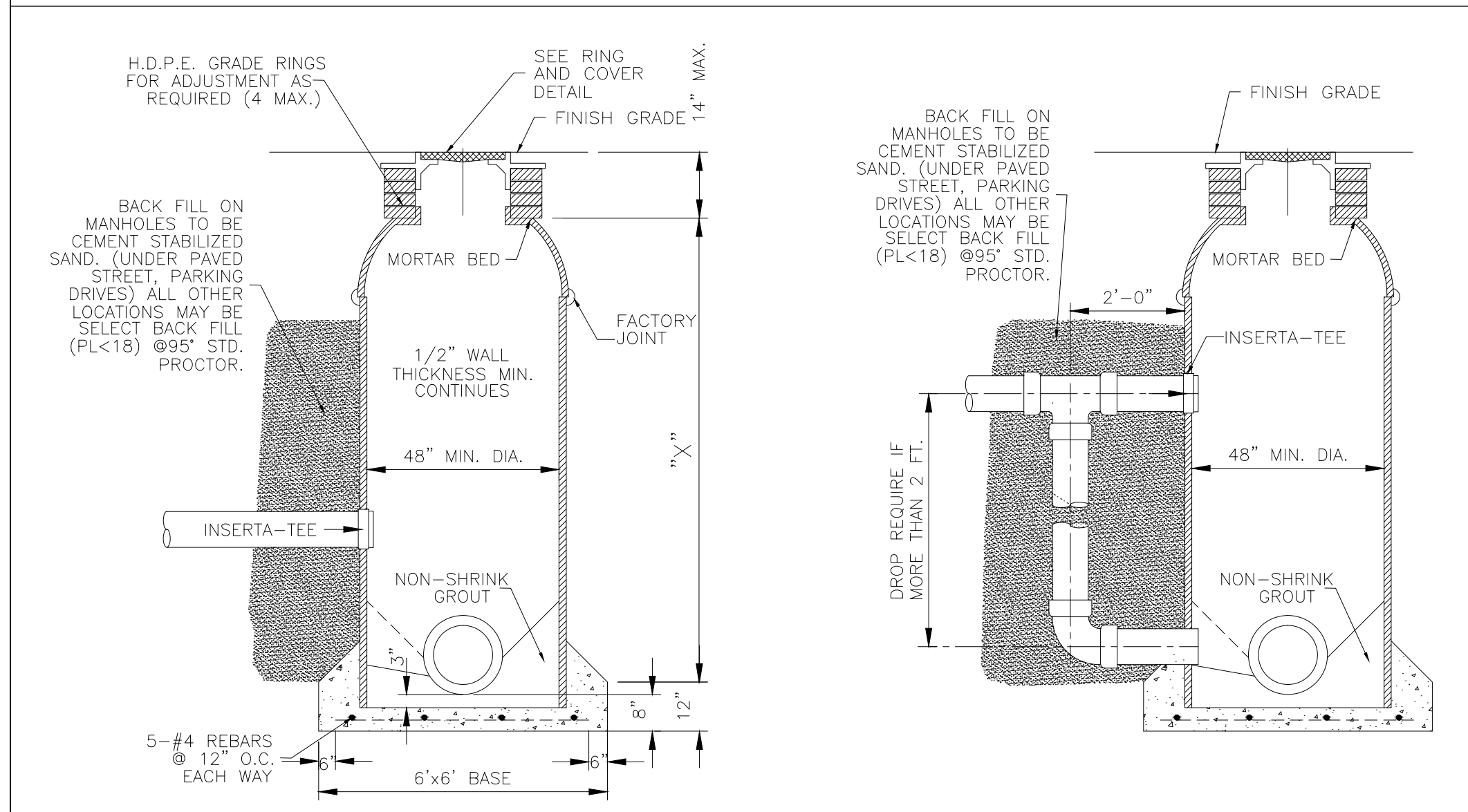
TYPICAL DETAILS OF SERVICE LINES AND WATER METER BOX	LEGENDE:	DETALLE TÍPICO DE LINEAS DE SERVICIO Y MEDIDORES DE AGUA	LEYENDA:
	S		S
	S		S
	S		S
	S		S



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

**PUEBLO DE PALMAS PHASE 17**

SUBDIVISION MAP OF  
BEING A RESUBDIVISION OF 23.365 ACRES  
BEING PART OR PORTION OF LOTS 10 THROUGH 13, BLOCK 32  
OUT OF SANTA CRUZ GARDENS UNIT #2  
VOLUME 8, PAGES 28-29, H.C.M.R.  
HIDALGO COUNTY, TEXAS.



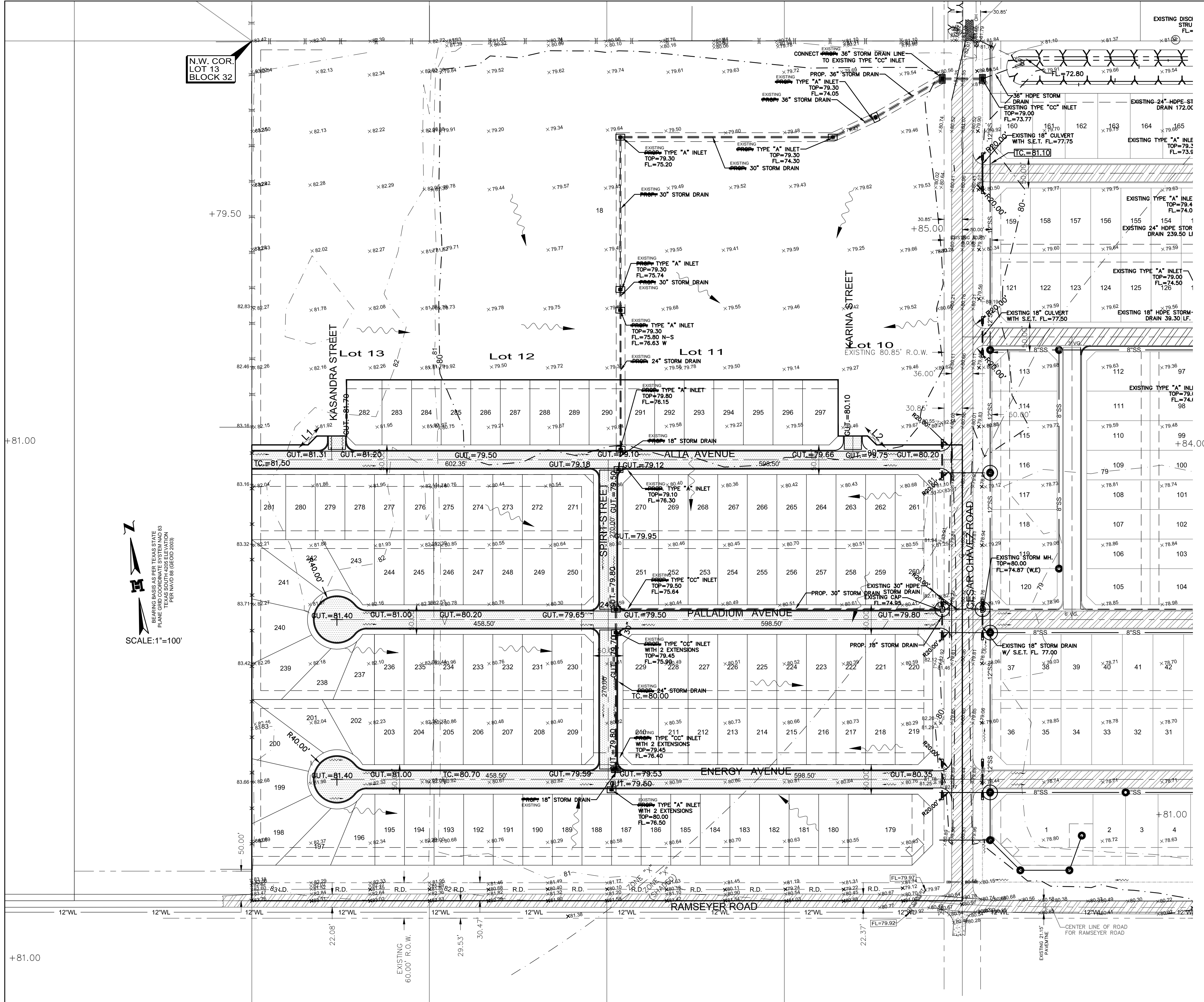
**S-3** TYPICAL FIBERGLASS MANHOLE

TYPICAL FIBERGLASS MANHOLE  
With DROP STRUCTURE

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

**M**

MELDEN & HUNT INC.  
CONSULTANTS ENGINEERS SURVEYORS  
115 W. MCINTYRE  
EDINBURG, TX. 78541  
OFF: (956) 381-0981  
FAX: (956) 381-1839  
227 N. F.M. 3167  
RIO GRANDE CITY, TX. 78582  
OFF: (956) 487-8256  
FAX: (956) 488-8591  
E-MAIL: www.meldenandhunt.com  
ESTABLISHED 1947



**DRAINAGE STATEMENT**  
**PUEBLO DE PALMAS PHASE 17**

PUEBLO DE PALMAS PHASE 17 IS A 23.365 ACRES TRACT OF LAND OUT OF ALL OF LOTS 10-13, BLOCK 32 OUT OF SANTA CRUZ GARDENS UNIT #2, HIDALGO COUNTY, TEXAS AS RECORDED IN VOLUME 8, PAGE 28-29, HIDALGO COUNTY MAP RECORDS. THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF CESAR CHAVEZ ROAD AND RAMSEYER ROAD OUTSIDE EDINBURG CITY LIMITS. THE LAND IS CURRENTLY AGRICULTURAL AND WILL BE USED FOR RESIDENTIAL. PHASE 17 WILL CONSIST OF 119 LOTS. THE PROPERTY 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 LEVENS FROM 100-YEAR FLOOD". ZONE "X" UNSHADED IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN".

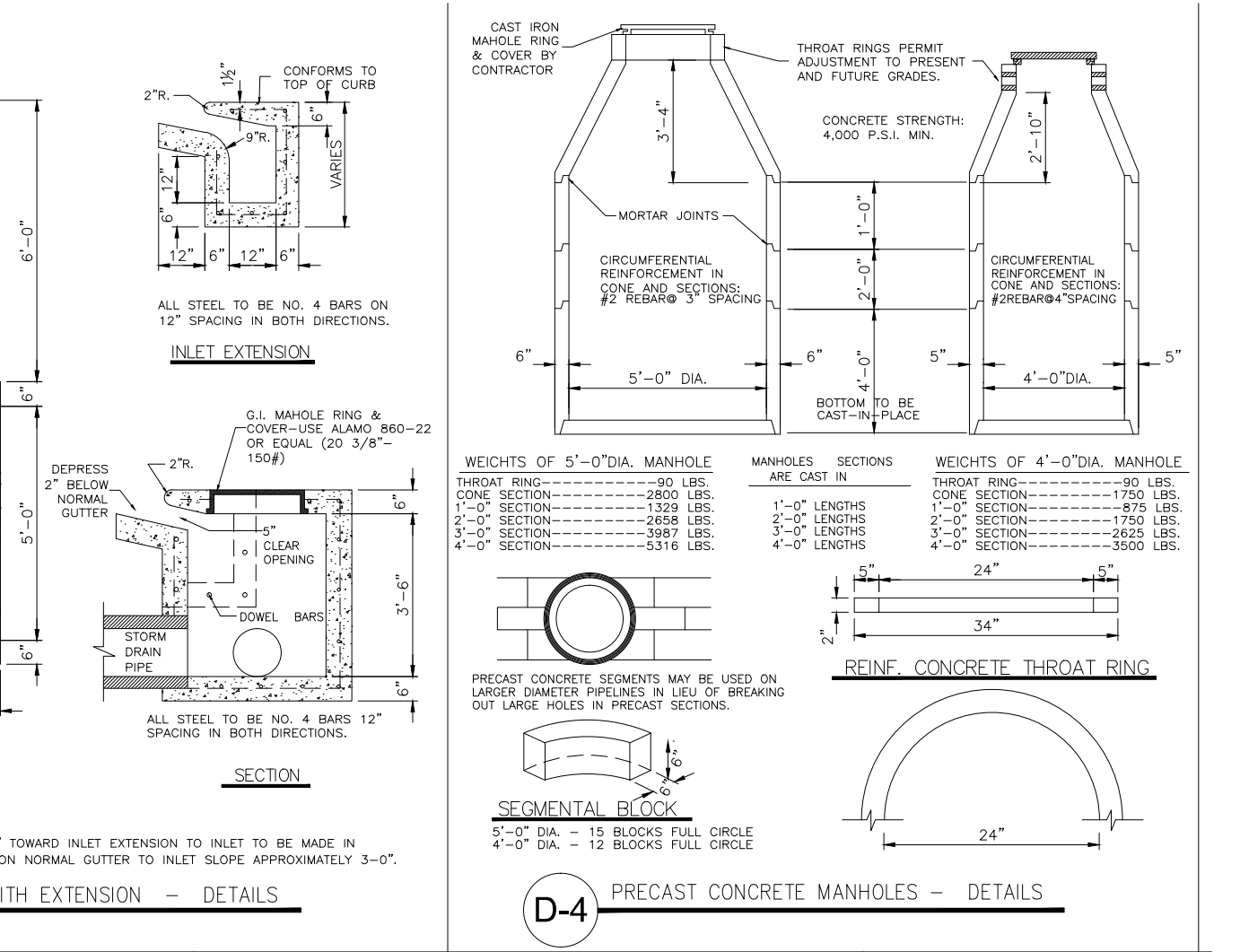
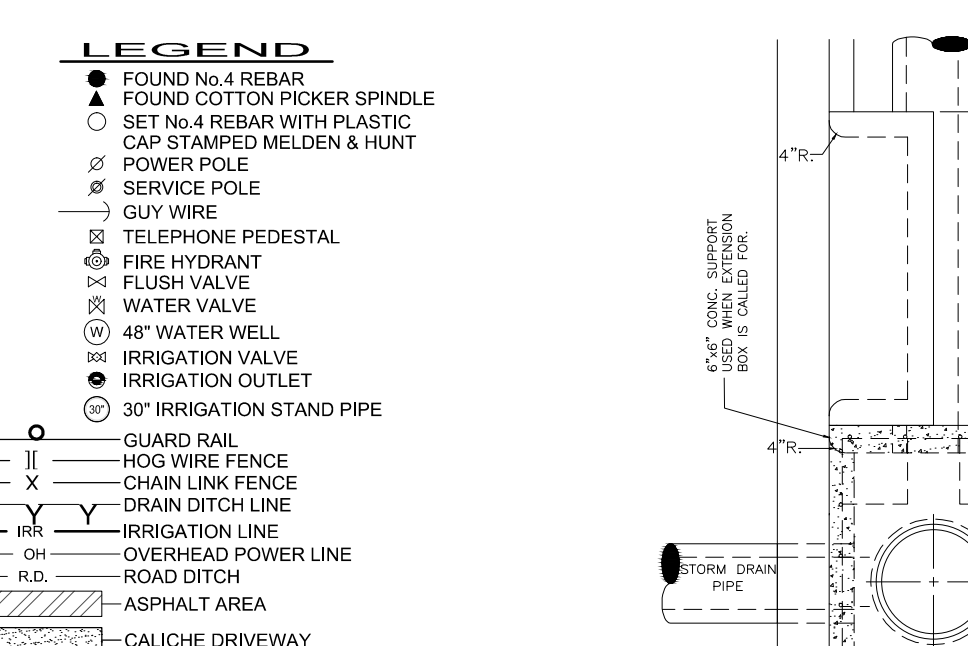
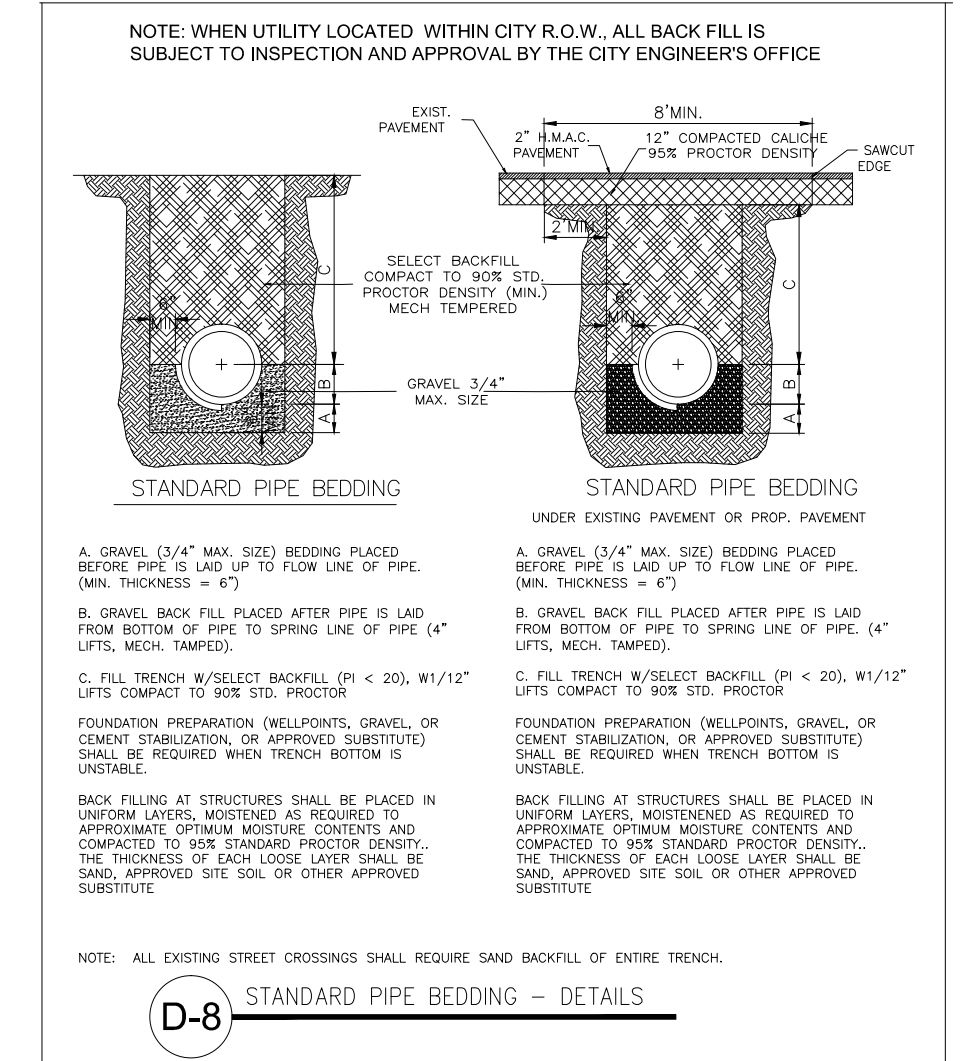
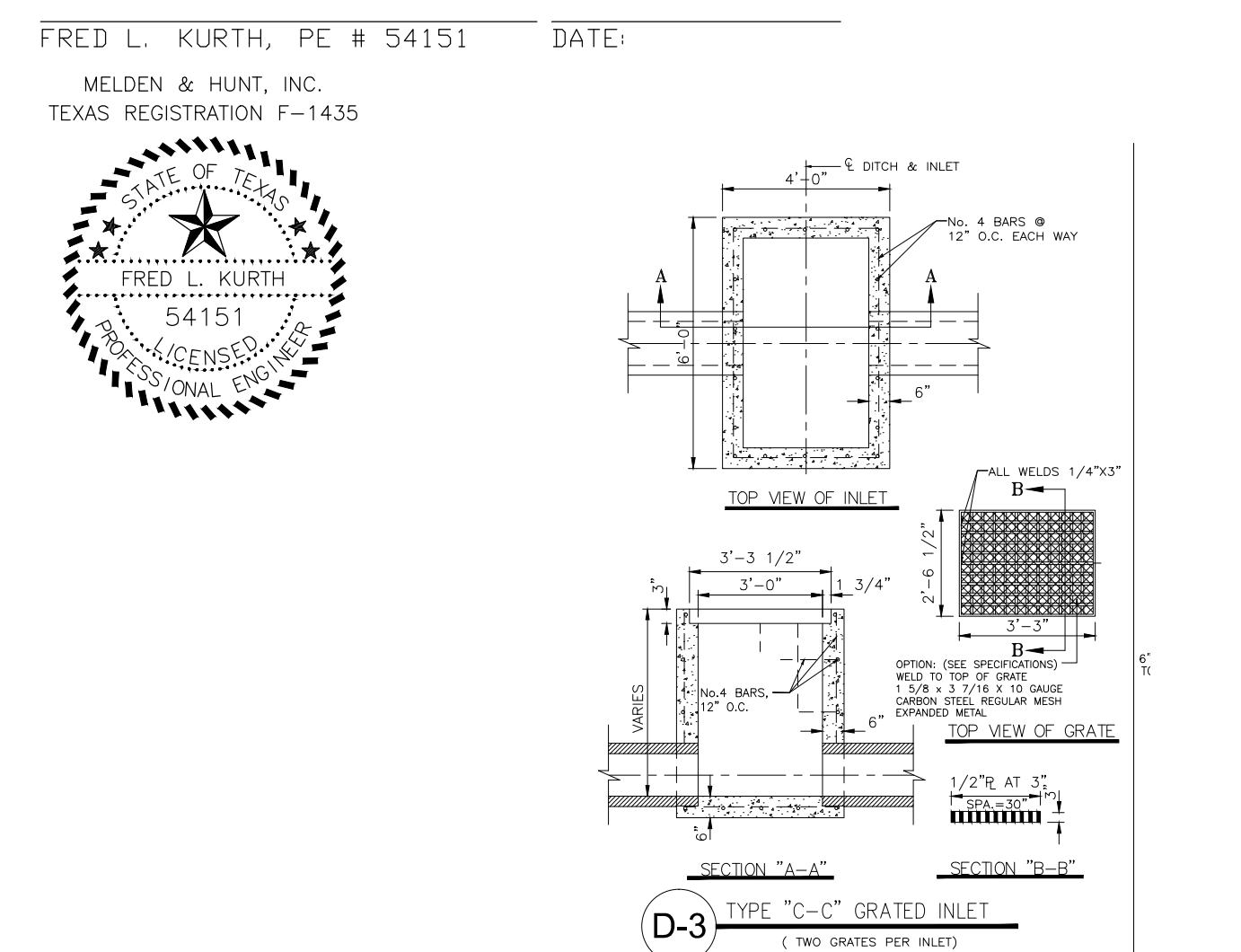
THE SOILS ARE FINE SANDY LOAM, SANDY CLAY LOAM WHICH IS MODERATELY PEROUS WITH A RELATIVELY LOW PLASTICITY INDEX. THIS SOIL IS IN HYDROLOGIC GROUP "B". (SEE EXCERPTS FROM "SOIL SURVEY OF HIDALGO COUNTY, TEXAS")

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 17 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).

**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 AN EXISTING DITCH ALONG THE NORTH AND EAST SIDE OF THIS SUBDIVISION.



**MAP OF TOPOGRAPHY AND DRAINAGE:**  
**MAPA DE TOPOGRAFIA Y DESAGUE:**  
 SUBDIVISION MAP OF  
**PUEBLO DE PALMAS PHASE 17**  
 BEING A RESUBDIVISION OF 23.365 ACRES  
 BEING PART OR PORTION OF LOTS 10 THROUGH 13, BLOCK 32  
 OUT OF SANTA CRUZ GARDENS UNIT #2  
 VOLUME 8, PAGES 28-29, H.C.M.R.  
 HIDALGO COUNTY, TEXAS.

