



HIDALGO COUNTY PLANNING DEPARTMENT

1304 SOUTH 25TH 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: 10-27-2015

PROPOSED Pueblo De Palmas No.18 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: 89 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: West of Cesar Chavez Road approximately 800 feet north of Ramseyer 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 9-4-2015 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: Storm drainage system discharging to the HCDD#1 drain ditch located northeast of proposed development. Detention has been provided by drain ditch widening during construction of Pueblo de Palmas Phase 16.

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

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 9-24-2015 By, Jesse Ozuna, Pct. 4 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 9-25-2015 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 Raod.

H.C.O.E.C. PRELIMINARY APPROVAL DATE: 10-14-2015 : By Martin Ramirez Environmental Compliance Coordinator

LARGE CONSTRUCTION

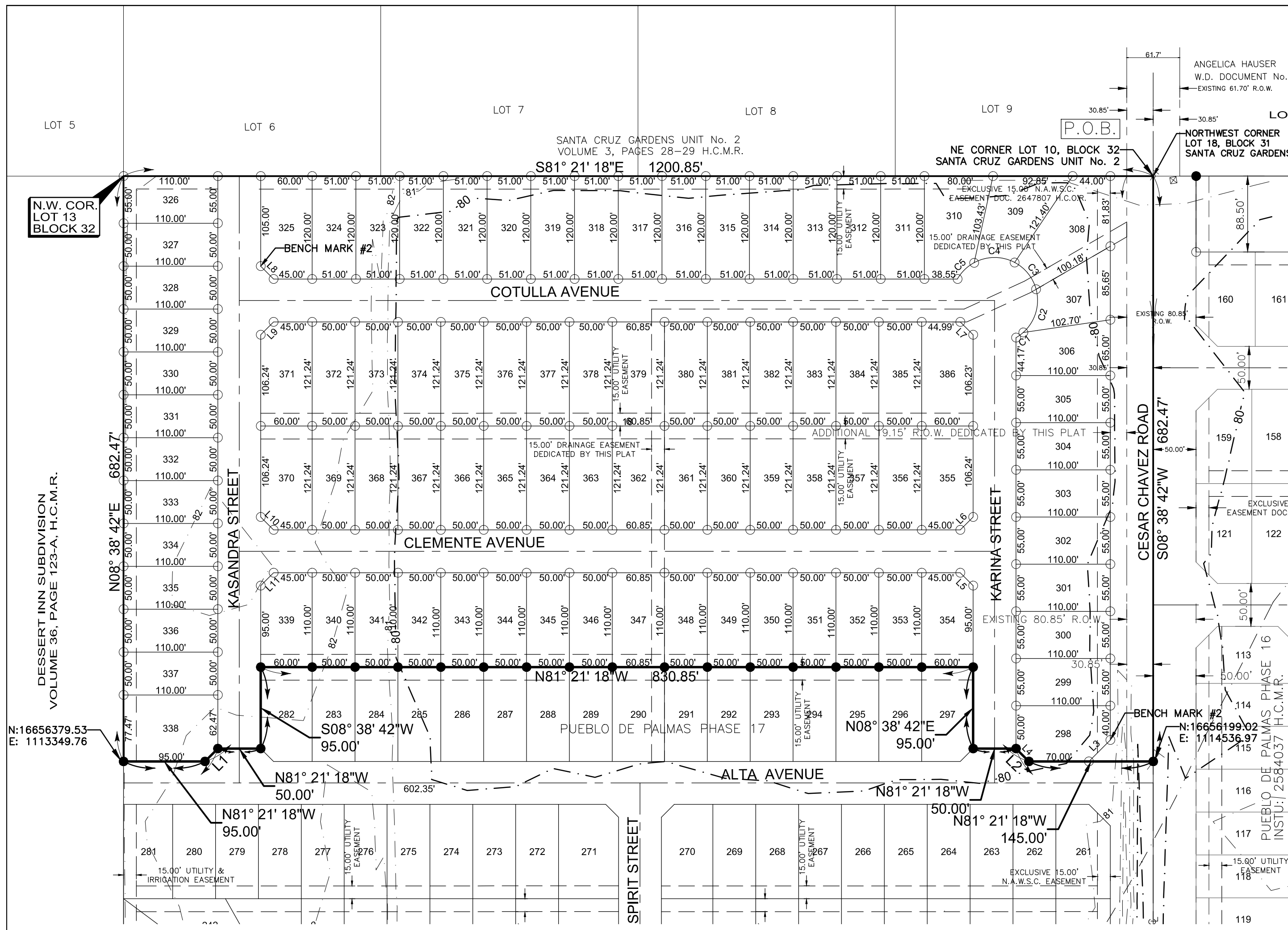
The applicant has submitted the required NOI as per Part II, Section E of the TPDES General Permit for Construction Activities (TXR150000) along with a copy of the Erosion Control Plan for the proposed project.

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 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 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 (CGC02 2003)
 - B.M. NO. 1 MHI ALUMINUM DISK SET IN CONCRETE ALONG THE NORTHEAST INTERSECTION OF CESAR CHAVEZ ROAD AND ALTA AVENUE LOCATED AT THE SOUTHWEST CORNER OF LOT 298 OF PUEBLO DE PALMAS PHASE 18 SUBDIVISION. ELEV. 80.50. N:16656359.86, E:1144510.85.
 - B.M. NO. 2 MHI ALUMINUM DISK SET IN CONCRETE ALONG THE NORTHEAST INTERSECTION OF KASANDRA STREET AND COTULLA AVENUE LOCATED AT THE SOUTHWEST CORNER OF LOT 325 OF THIS SUBDIVISION. ELEV. 82.20. N:16656893.64, E:1144592.00.
- THE EXISTING DRAINAGE FOR PUEBLO DE PALMAS PHASE 18 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 OCCUPANCY AN EASEMENT.
- NO DRIVEWAY LOT ACCESS WILL BE ALLOWED FOR LOTS 180 THROUGH 198 ON RAMSEYER ROAD. NO DRIVEWAY LOT ACCESS WILL BE ALLOWED FOR LOTS 298 THROUGH 308 ON CESAR CHAVEZ ROAD.
- 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 S: COUNTY CONSTRUCTION.

CITY OF EDINBURG
 CERTIFICATE OF PLAT APPROVAL
 UNDER LOCAL GOVERNMENT CODE § 212.009(c) AND § 212.014(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 18 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 PHASE 18 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, 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, GRANTEE HEREBY GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT 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 AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANTEE 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:

THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF THE TITLE VI 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 GRANTEE HAS EXECUTED THIS INSTRUMENT THE DAY OF _____ 20____

JGF ENTERPRISES, L.P.
 J. GARY FRISBY
 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 _____ DAY OF _____, 2015.

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 TEXAS 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 AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

RAUL E. SESIN P. E., C. F. M. DATE: _____
 GENERAL MANAGER

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 16.677 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED PUEBLO DE PALMAS PHASE 18 SUBDIVISION, 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: _____
 J. GARY FRISBY, PRESIDENT, JGF LAND CO., INC. DATE: _____
 P. O. BOX 1000
 MISSION, TEXAS 78573-1000

STATE OF TEXAS
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED J. GARY FRISBY, PROVED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVERS LICENSE PERMITS EXPIRES: _____, THAT HE IS 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 _____ DAY OF _____, 2015.

NOTARY PUBLIC, STATE OF TEXAS
 MY COMMISSION EXPIRES: _____

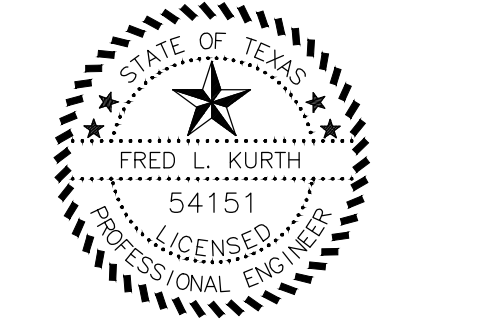
STATE OF TEXAS
 COUNTY OF HIDALGO

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 HEREOF DESCRIBED.

MELDEN & HUNT, INC.
 TEXAS REGISTRATION F-1435

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

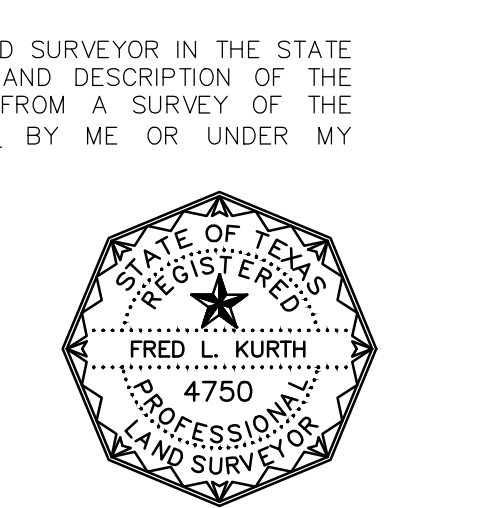
BY: CIRO



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 18 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, 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

APPROVED BY IRRIGATION DISTRICT

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

- NO BUILDINGS ALLOWED ON TOP OF AN IRRIGATION LINE.
- FIFTEEN FOOT (15') EASEMENT ON EACH SIDE OF IRRIGATION LINE OR CANAL;
- ALL LOTS SUBJECT TO RULES, REGULATION, RIGHTS-OF-WAY AND EASEMENTS OF DISTRICT; AND
- IF SUBDIVISION IS NOT 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.

NOTARY PUBLIC, STATE OF TEXAS
 MY COMMISSION EXPIRES: _____

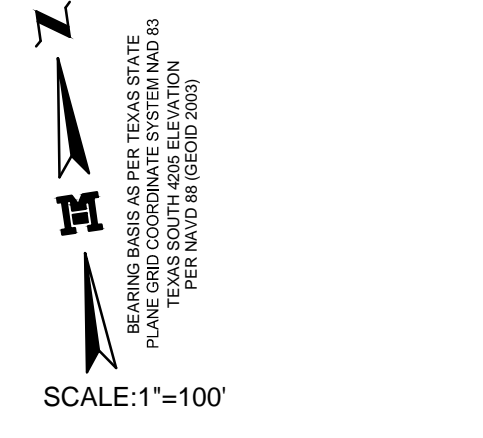
SECRETARY _____ PRESIDENT _____

SUBDIVISION MAP OF
PUEBLO DE PALMAS PHASE 18

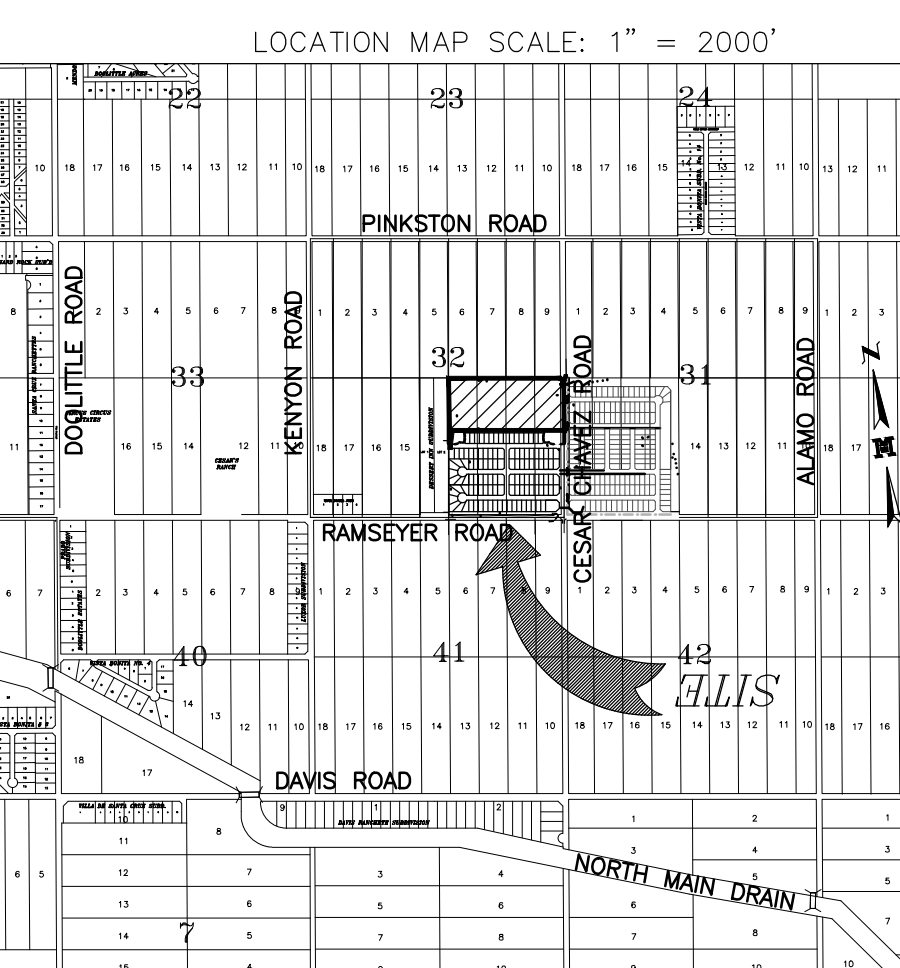
BEING A RESUBDIVISION OF 16.677 ACRES
 BEING PART OR PORTION OF LOTS 10 THROUGH 13, BLOCK 32
 OUT OF SANTA CRUZ GARDENS UNIT #2
 VOLUME 8, PAGES 28-29, H.C.M.R.
 HIDALGO COUNTY, TEXAS.

Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area
298	6,725.08	332	5,500.00	352	5,500.33	372	6,061.98
299	6,050.00	333	5,500.00	353	5,500.17	373	6,061.80
300	6,050.00	334	5,500.00	354	6,487.50	374	6,061.80
301	6,050.00	335	5,500.00	355	7,161.40	375	6,061.80
302	6,050.00	336	5,500.00	356	6,061.80	376	6,061.80
303	6,050.00	337	5,500.00	357	6,061.80	377	6,061.80
304	6,050.00	338	5,500.00	358	6,061.80	378	6,061.80
305	6,050.00	339	5,500.00	359	6,061.80	379	7,377.22
306	6,249.02	340	5,500.00	360	6,061.80	380	6,061.80
307	5,895.09	341	5,500.00	361	6,061.80	381	6,061.80
308	8,656.32	342	5,500.00	362	7,377.22	382	6,061.80
309	6,866.48	343	5,500.00	363	6,061.80	383	6,061.80
326	6,050.00	344	5,500.00	364	6,061.80	384	6,061.80
327	5,500.00	345	5,500.00	365	6,061.80	385	6,061.80
328	5,500.00	346	5,500.00	366	6,061.80	386	7,161.35
329	5,500.00	347	5,500.00	367	6,061.80		
330	5,500.00	348	5,500.00	368	6,061.80		
331	5,500.00	349	5,500.00	369	6,061.80		
		350	5,500.00				
		351	5,499.50				

Curve #	Delta	Length	Radius	Chord Direction	Chord Length	Tangent
C1	011° 52' 06"	10.36'	50.00'	N82° 42' 39"E	10.34'	5.20'
C2	063° 14' 58"	55.20'	50.00'	N25° 09' 07"E	52.44'	30.79'
C3	047° 09' 23"	41.15'	50.00'	N30° 03' 03"W	40.00'	21.82'
C4	056° 13' 20"	49.06'	50.00'	N81° 44' 25"W	47.12'	26.71'
C5	031° 30' 14"	27.49'	50.00'	S54° 23' 48"W	27.15'	14.10'



- 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



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
 PUEBLO DE PALMAS PHASE 18 IS LOCATED IN THE MID-CENTRAL PART OF HIDALGO COUNTY ALONG THE WEST OF CESAR CHAVEZ ROAD APPROXIMATELY 770.00 FEET NORTH OF RAMSEYER 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 221,000), PUEBLO DE PALMAS PHASE 18 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.

MELDEN & HUNT, INC.
 TEXAS REGIST. F-1435
 CONSULTANTS ENGINEERS SURVEYORS
 115 W. McINTYRE, EDINBURG, TX 78541
 227 N. FM 3167, 80 GRANDE CITY, TX 75852
 E-MAIL: www.meldenandhunt.com ESTABLISHED 1947

INDEX TO SHEET OF PUEBLO DE PALMAS PHASE 18
 SHEET 1: HEADING, 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, 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.

Lot Line #	Length	Direction
L1	21.21'	S53° 38' 42"W
L2	21.21'	S36° 21' 18"E
L3	35.38'	N53° 38' 42"E
L4	21.21'	N36° 21' 18"W
L5	21.21'	S36° 21' 18"E
L6	21.21'	S53° 38' 42"W
L7	21.22'	S36° 21' 18"E
L8	21.21'	N36° 21' 18"W
L9	21.21'	N53° 38' 42"E
L10	21.21'	N36° 21' 18"W
L11	21.21'	N53° 38' 42"E

DRAWN BY: CIRO DATE: _____
 SURVEYED, CHECKED DATE: _____
 FINAL CHECKED DATE: _____

PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
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

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

PUEBLO DE PALMAS PHASE 18 WILL BE PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVISION 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 8" DIAMETER WATER LINE RUNNING ALONG THE EAST RIGHT-OF-WAY OF CESAR CHAVEZ ROAD WITHIN A N.A.W.S.C. EASEMENT DOC. NO. 2495885 H.C.O.R. & AN 8" WATER LINE ALONG THE NORTH RIGHT-OF-WAY OF ALTA AVENUE. THE WATER SYSTEM FOR PUEBLO DE PALMAS PHASE 18 CONSISTS OF 2-8" DIAMETER WATER LINE THAT CONNECTS TO THE EXISTING 8" WATER LINE PREVIOUSLY MENTIONED. 1-8" WATER LINE THEN RUNS NORTH ALONG THE WEST RIGHT-OF-WAY OF KARINA STREET THEN RUNS WEST ALONG THE SOUTH RIGHT-OF-WAY OF COTULLA AVENUE CONNECTING TO AN 8" WATER LINE ALONG THE NORTHWEST CORNER OF LOT 371. ANOTHER 8" WATER LINE RUNS NORTH ALONG THE EAST RIGHT-OF-WAY OF KASANDRA STREET ENDING WITH A 2" FLUSH VALVE ALONG THE NORTHWEST CORNER OF LOT 325. ANOTHER 8" WATER LINE RUNS ALONG THE SOUTH RIGHT-OF-WAY OF CLEMENTE AVENUE CONNECTING TO THE TWO PREVIOUSLY MENTION WATER LINE AT THE NORTH EAST CORNER OF LOT 354 AND THE NORTHWEST CORNER OF LOT 339.

WATER DISTRIBUTION FOR THE PUEBLO DE PALMAS PHASE 18 CONSISTS OF FORTY-FOUR (44) 1" DIAMETER DUAL SERVICE LINES RUN TO PAIRS OF LOTS BEFORE SPLITTING INTO 1/2" DIAMETER SERVICE LINES AND ONE (1) 1/2" DIAMETER SINGLE SERVICE LINES SERVING 1 SINGLE LOT. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE 8" WATER LINES, THE DUAL SERVICES AND 1/2" SINGLE SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$ 136,488.47, OR \$ 1,118.75 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 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 4 FIRE HYDRANTS AT A UNIT COST OF \$ 3,500.00 FOR A TOTAL COST OF \$ 14,000.00. 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 18 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 8" SANITARY SEWER LINE ALONG THE SOUTH SIDE OF ALTA AVENUE RIGHT-OF-WAY. THE WASTEWATER SYSTEM FOR PUEBLO DE PALMAS PHASE 18 CONSISTS OF 2-8" SANITARY SEWER WHICH CONNECTS TO THE EXISTING 8" SANITARY SEWER LINE PREVIOUSLY MENTIONED. ONE (1) SANITARY SEWER LINES RUNNING NORTH ALONG THE EAST RIGHT-OF-WAY OF KARINA STREET THEN RUNS WEST ALONG THE NORTH RIGHT-OF-WAY OF COTULLA AVENUE ENDING WITH A 48" MANHOLE AT THE SOUTHWEST CORNER OF LOT 324. ANOTHER 8" SANITARY SEWER LINES CONNECT TO A 48" MANHOLE ALONG THE SOUTH RIGHT-OF-WAY OF ALTA AVENUE, RUNS NORTH ALONG THE WEST RIGHT-OF-WAY ENDING WITH A 48" MANHOLE AT THE NORTHEAST CORNER OF LOT 326. ANOTHER 8" SANITARY SEWER LINES CONNECT TO A 48" MANHOLE ALONG THE EAST RIGHT-OF-WAY OF KARINA STREET, AND RUNS WEST ALONG THE NORTH RIGHT-OF-WAY OF CLEMENTE AVENUE END WITH A 48" MANHOLE ALONG THE SOUTHWEST CORNER OF LOT 369. FROM THE 8" LINE, EIGHTY-NINE (89) 4" DIAMETER SEWER SERVICE LINES RUN FOR EACH LOT.

THE 8" LINES, 4" SERVICE LINE AND EIGHT (8) 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 \$ 11,305.00, 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.

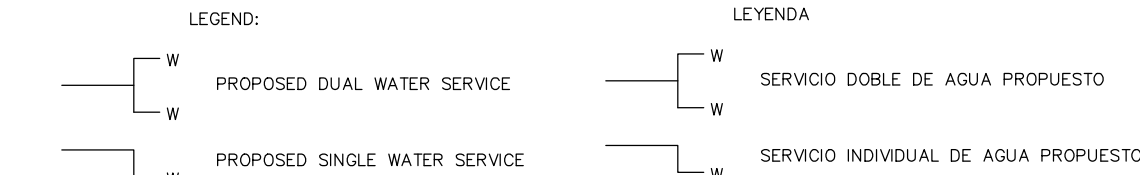
ENGINEER CERTIFICATION:
 BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL WATER AND SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

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.

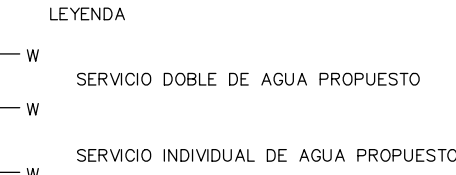
SEWAGE FACILITIES - THESE FACILITIES FULLY CONSTRUCTED WILL COST A GRAND TOTAL OF \$ 191,854.00 WHICH EQUALS TO \$ 1,572.57 PER LOT.

ENGINEER'S SIGNATURE _____ DATE _____

TYPICAL DETAILS OF SERVICE LINES AND WATER METER BOX



DETALLE TIPO DE LINEAS DE SERVICIO Y MEDIDORES DE AGUA



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

LA SUBDIVISION PUEBLO DE PALMAS PHASE 18 RECIBIRÁ SU PROVISIÓN 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 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 SUBDIVISION.

N.A.W.S.C. TIENE UN CONDUCTO DE AGUA DE 8 PULGADAS DENTRO UNA CONSECIÓN EXCLUSIVO DE N.A.W.S.C. DOC. No. 2495885 H.C.O.R. EN EL LADO ESTE DE CESAR CHAVEZ ROAD, Y 1 LINEA DE AGUA DE 8 PULGADAS EXISTENTE NORTE DEL DERECHO DE VIA DE ALTA AVENUE. EL SISTEMA DE AGUA PARA PUEBLO DE PALMAS PHASE 18 CONSISTE DE DOS CONDUCTOS DE 8 PULGADAS ES CONECTAN A LA LINEA EXISTENTE PREVIAMENTE MENSIONADA. UNA LINEA CORREN AL NORTE EN EL LADO OVEST DE KARANA STREET LUEGO CORRE AL OESTE CONECTANDO A UNA LINEA DE 8 PULGADAS EN EL NADO NOROESTE DE LOTE 371. OTRA LINEA DE 8 PULGADAS CORRE AL NORTE EN EL LADO ESTE DE DERECHO DE VIA DE KASANDRA STREET TERMINANDO CON UNA VARVULA DE 2 PULGADAS. OTRA CONDUCTA DE 8 PULGADAS EN EL LADO SUR DEL DERECHO DE VIA DE CLEMENTE AVENUE SE CONECTA A LAS CONDUCTAS PREVIAMENTE MANSIONADAS SE CONECTAN EN LA ESQUINA DE LOTE 354 Y LA ESQUINA DE LOTE 339.

LA DISTRIBUCIÓN DE AGUA PARA PUEBLO DE PALMAS PHASE 18 CONSISTE DE CUARENTA-QUATRO DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIAMETRO PARA CADA DOS LOTES SE SEPARAN PARA PRODUCIR DOS CONDUCTOS DE AGUA DE 1/2 DE PULGADA DE DIAMETRO PARA CADA LOTE Y UN CONDUCTOS INDIVIDUALES DE AGUA DE 1/2 DE PULGADA DE DIAMETRO PARA UN LOTE. LOS CONDUCTOS DE 8 PULGADAS DE DIAMETRO SE HAN INSTALADO, LOS DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIAMETRO, EL CONDUCTO DE 1/2 DE PULGADA DE DIAMETRO, Y LOS MEDIDORES MECANICOS DE AGUA A UN COSTO TOTAL DE \$ 136,488.47 O \$ 1,118.75 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPAÑIA N.A.W.S.C. \$ 132,750.00, QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE. \$1,088.11. 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 ALCANTARILLA GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION TAMBIEN HA INSTALADO 4 BOCAS DE RIEGO (FIRE HYDRANT) A UN COSTO DE \$ 3,500.00 POR CADA UNO CUAL GASTA UNA CANTIDAD TOTAL \$14,000.00. EL SISTEMA DE AGUA ESTARÁ EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDAO DE HIDALGO.

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

LA SUBDIVISION PUEBLO DE PALMAS PHASE 18 RECIBIRÁ SU PROVISIÓN 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 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 SUBDIVISION.

EL SISTEMA DE PROVISIÓN DE DRENAJE SANITARIO PARA LA SUBDIVISION PUEBLO DE PALMAS PHASE 18 CONSISTE DE UNA LINEA EXISTENTE DE 8 PULGADAS LOCALIZADO AL LADO SUR DEL DERECHO DE VIA DE ALTA AVENUE. EL SISTEMA DE PROVISIÓN DE DRENAJE SANITARIO DE LA SUBDIVISION PUEBLO DE PALMAS PHASE 18 CONSISTE DE DOS CONDUCTOS DE DRENAJE DE 8" DE DIAMETRO QUE SE CONECTA AL LINEA EXISTENTE. UN CONDUCTO SE CONECTAN A UN ALCANTARILLA DE 48" Y CORRE AL NORTE EN EL LADO ESTE DE KARINA STREET LUEGO CORRE AL OESTE TERMINANDO CON UN ALCANTARILLA EN EL LADO SURESTE DE LOTE 324. OTROS CONDUCTO SE CONECTAN A UN ALCANTARILLA DE 48" EN EL LADO NOROESTE DE LOTE 279 EN EL LADO SUR DE ALTA AVENUE CRUSADO AL NORTE TERMINANDO CON UN ALCANTARILLA DE 48" EN EL LADO NOROESTE DE LOTE 326. OTROS CONDUCTO SE CONECTAN A UN ALCANTARILLA DE 48" EN EL LADO NOROESTE DE LOTE 302 EN EL LADO ESTE DE KARINA STREET CRUSADO AL OESTE TERMINANDO CON UN ALCANTARILLA DE 48" EN EL LADO SURESTE DE LOTE 369. DE ESTAS LINEAS DE DRENAJE SANITARIO DE 8", OCHENTA-NOVE (89) LINEAS DE SERVICIO DE 4 PULGADAS SERÁN EXTENDIDAS HA CADA LOTE.

LA LINEAS DE 8" Y OCHO (8) ALCANTARILLAS HAN SIDO INSTALADAS, HA UN COSTO TOTAL DE \$ 180,264.00 O \$ 1,477.57 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPAÑIA N.A.W.S.C. UN COSTO TOTAL DE \$ 11,305.00, O \$ 95.00 POR LOTE. EL SISTEMA DE DRENAJE SANITARIO ESTARÁ EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDAO 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 (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 MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$ 269,238.47 O \$ 2,206.87 POR LOTE.

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

SUBDIVIDER CERTIFICATION

1. BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS AND OR WATER WELLS FOR EACH LOT(S) MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:

1. I, J. GARY FRISBY, SUBDIVIDER OF PUEBLO DE PALMAS PHASE 18, HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

J. GARY FRISBY _____

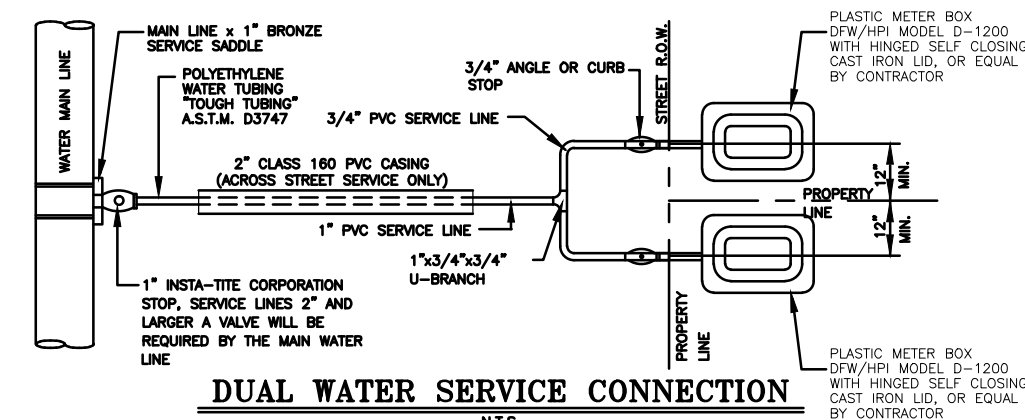
STATE OF TEXAS
 COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED J. GARY FRISBY, KNOWN TO ME THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO BE THAT HE EXECUTED THE SAME FOR PURPOSED AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC
 MY COMMISSION EXPIRES _____

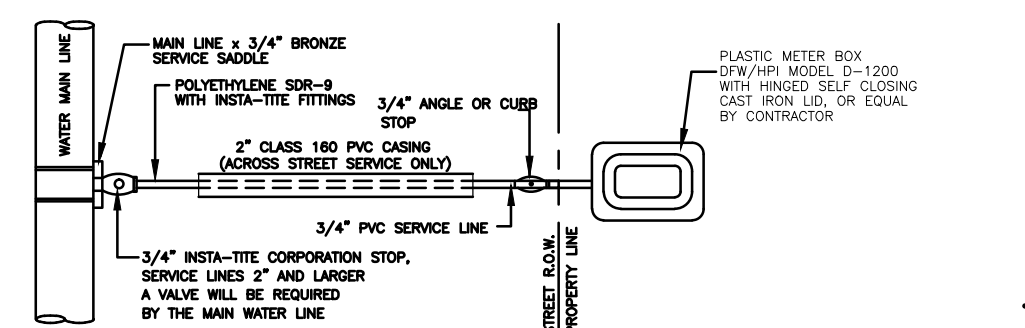
COST ESTIMATE:
 PAVING IMPROVEMENTS: \$ 296,085.80
 DRAINAGE IMPROVEMENTS: \$ 47,151.00
 WATER DISTRIBUTION: \$ 136,488.47
 SANITARY SEWER IMPROVEMENTS: \$ 180,264.00

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

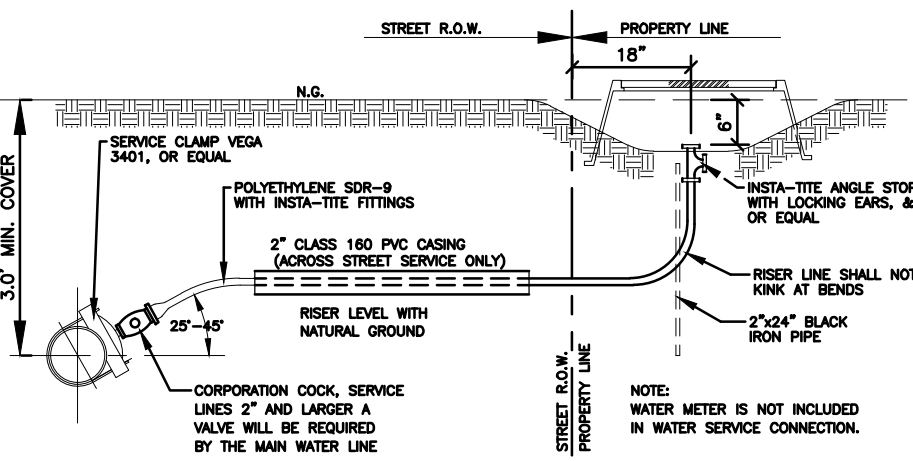


DUAL WATER SERVICE CONNECTION

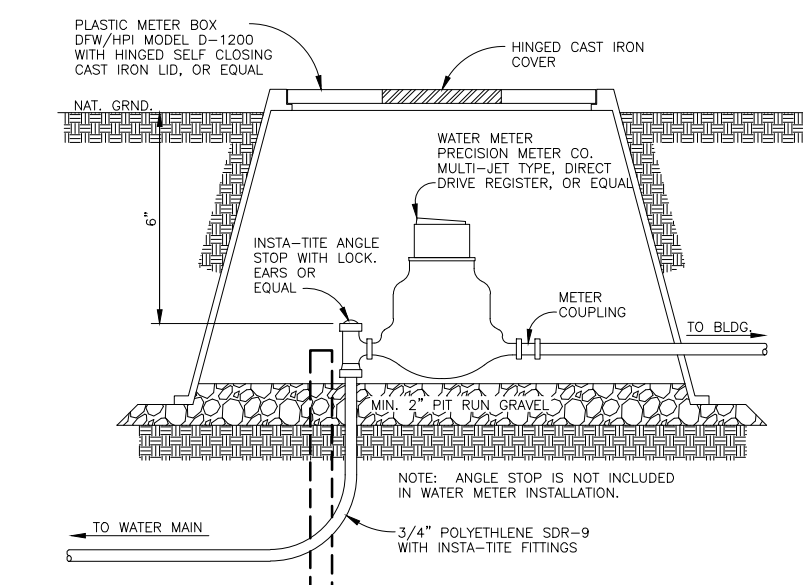
NOTE: IF UTILITY EASEMENT IS DEDICATED AT THE FRONT OF THE LOT, THE LOCATION OF THE ANGLE STOP IS TO BE DETERMINED BY N.A.W.S.C. AND THE ENGINEER.



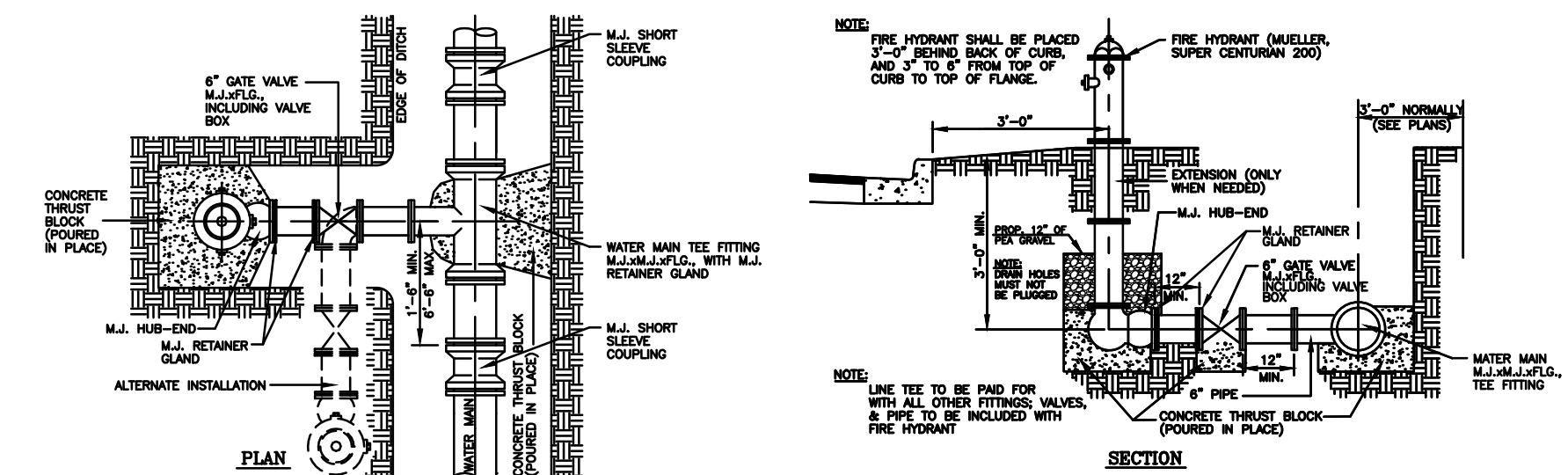
SINGLE WATER SERVICE CONNECTION



TYPICAL WATER SERVICE CONNECTION ELEVATION



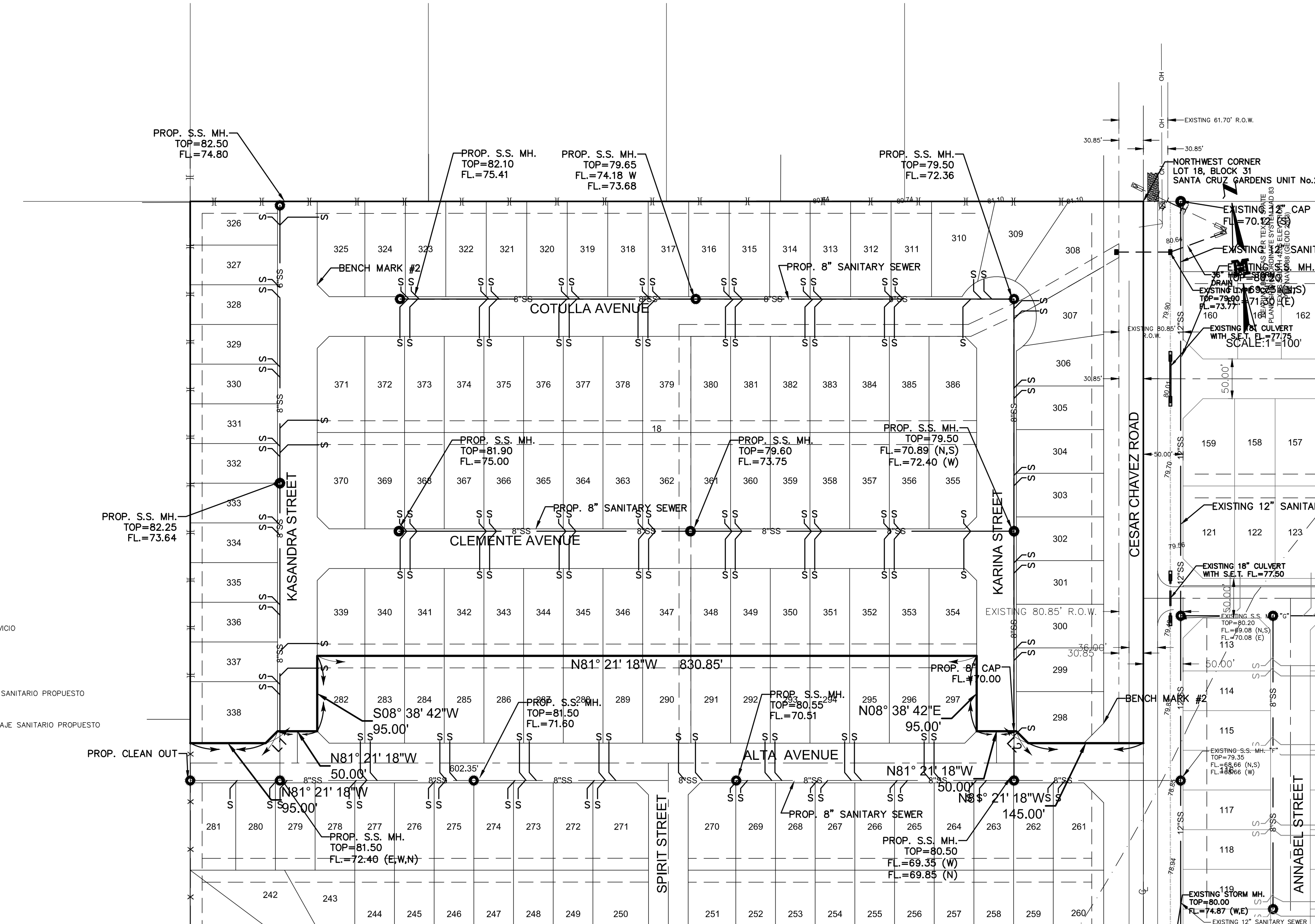
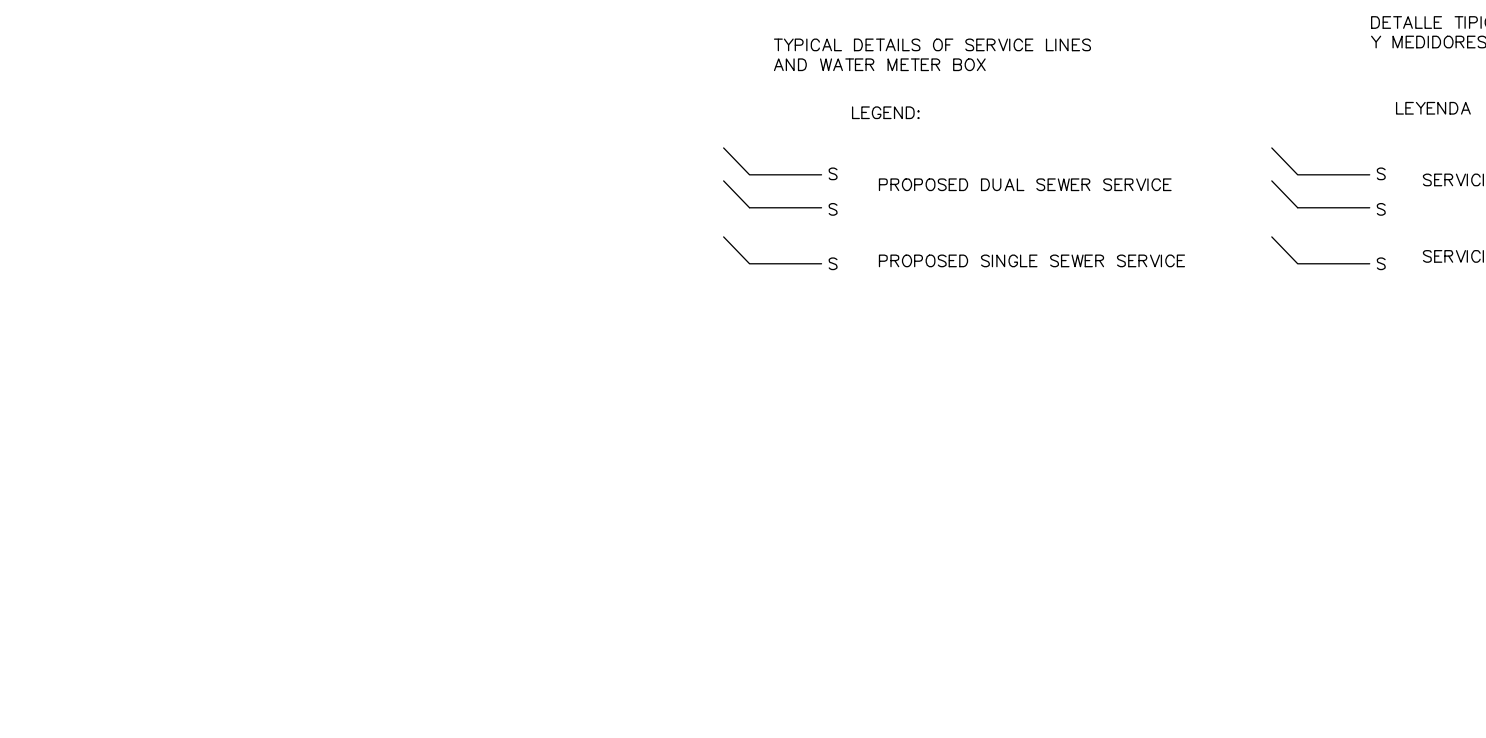
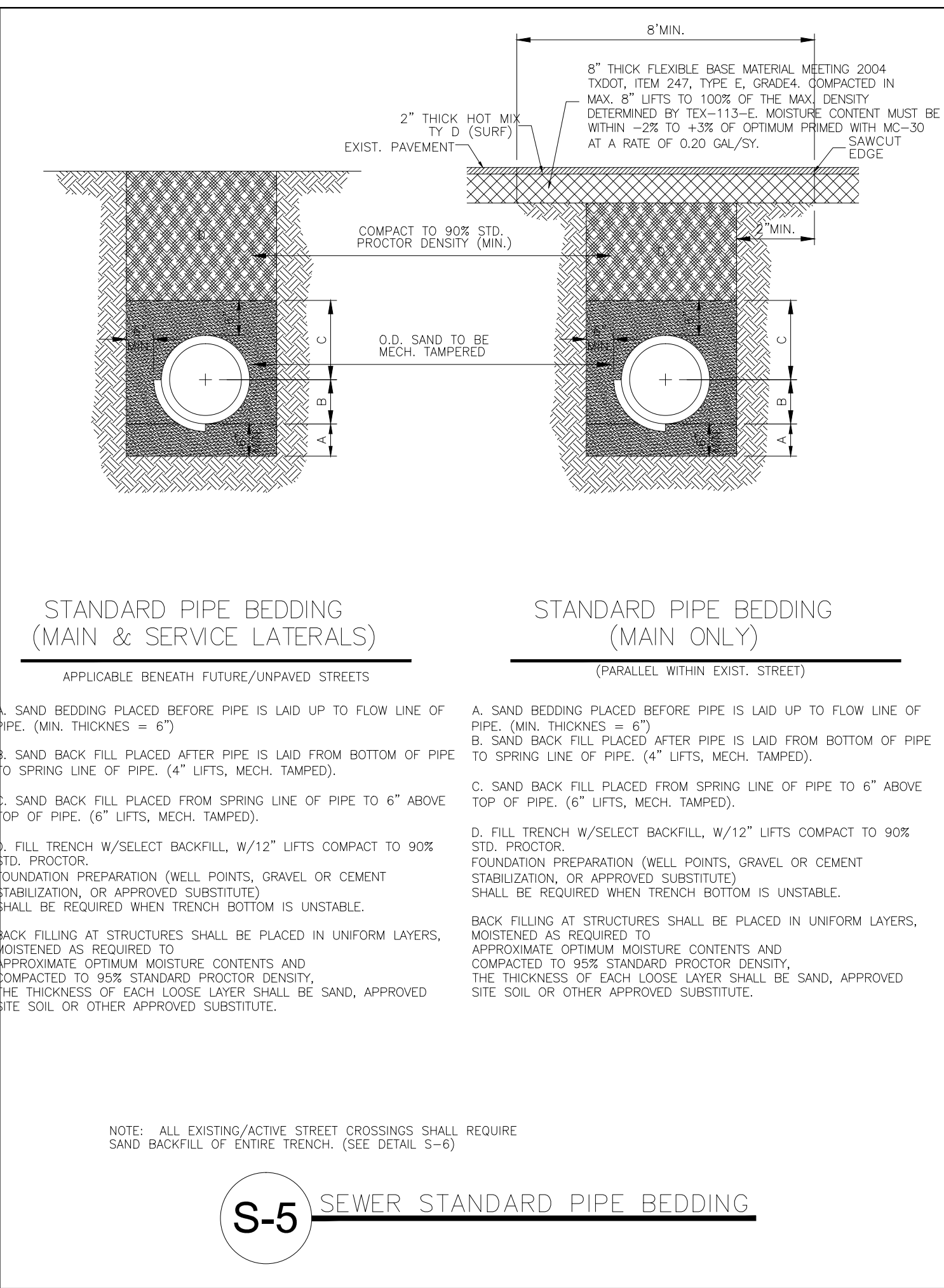
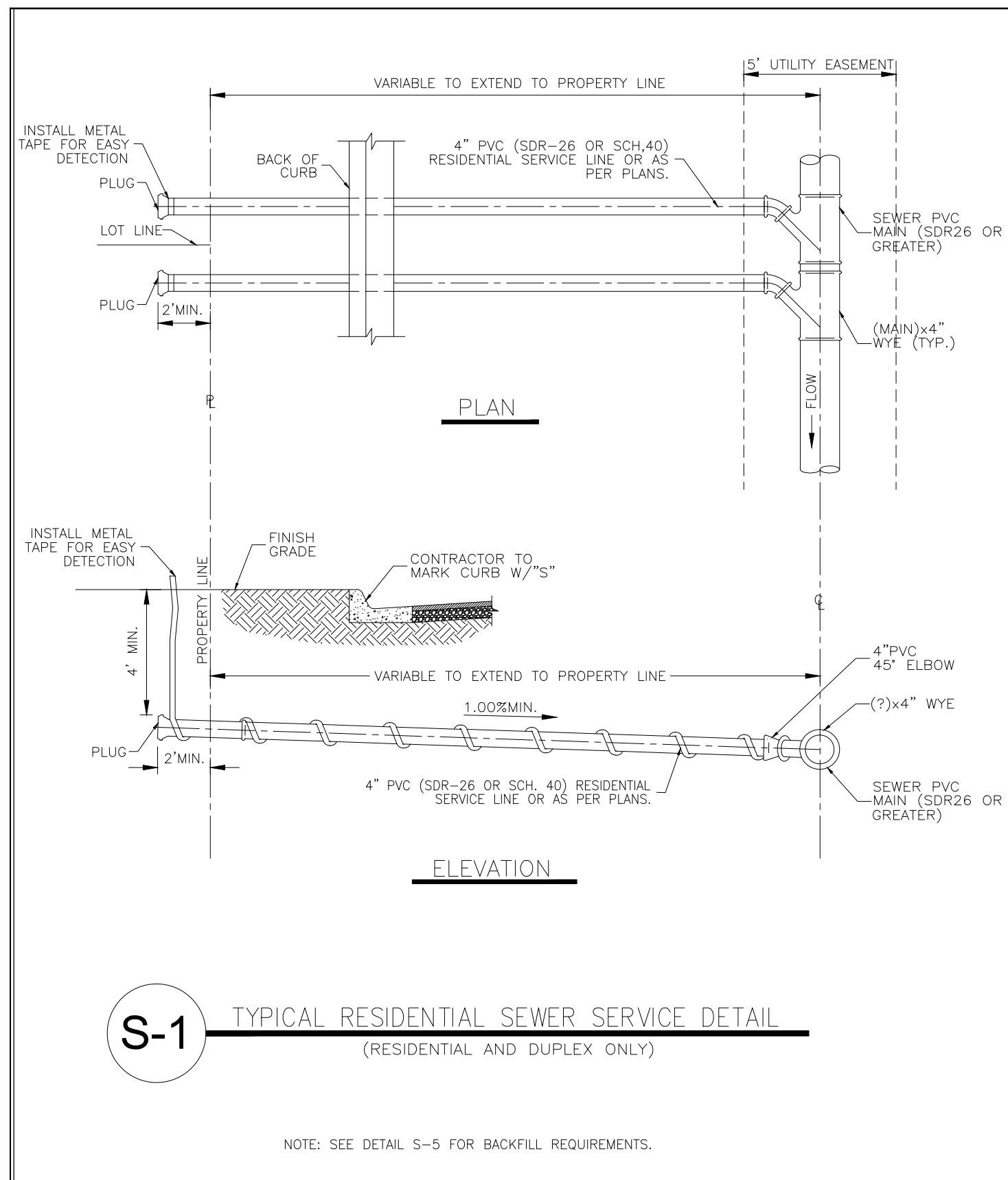
TYPICAL WATER METER INSTALLATION



TYPICAL FIRE HYDRANT INSTALLATION

MELDEN & HUNT, INC. TEXAS REGIST. F-1435
MELDEN & HUNT INC.
 CONSULTANTS ENGINEERS SURVEYORS
 115 W. McINTIRE OFF: (956) 381-0981
 EDINBURG, TX 78541 FAX: (956) 381-1839
 227 N. F.M. 3167 OFF: (956) 487-8256
 RIO GRANDE CITY, TX 78582 FAX: (956) 488-8591
 E-MAIL: www.meldenandhunt.com ESTABLISHED 1947

MAP OF WATER DISTRIBUTION SYSTEM
MAPA DE SISTEMA DE DISTRIBUCION DE AGUA
 SUBDIVISION MAP OF
PUEBLO DE PALMAS PHASE 18
 BEING A RESUBDIVISION OF 16.677 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.



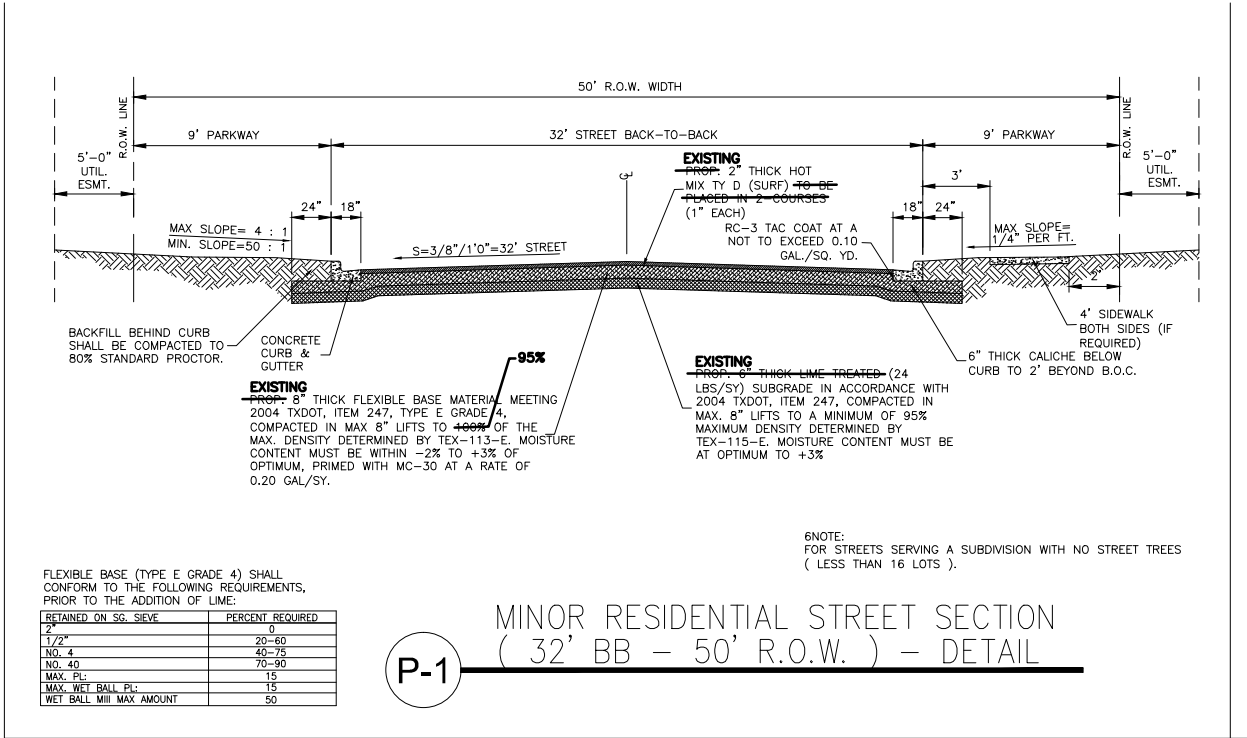
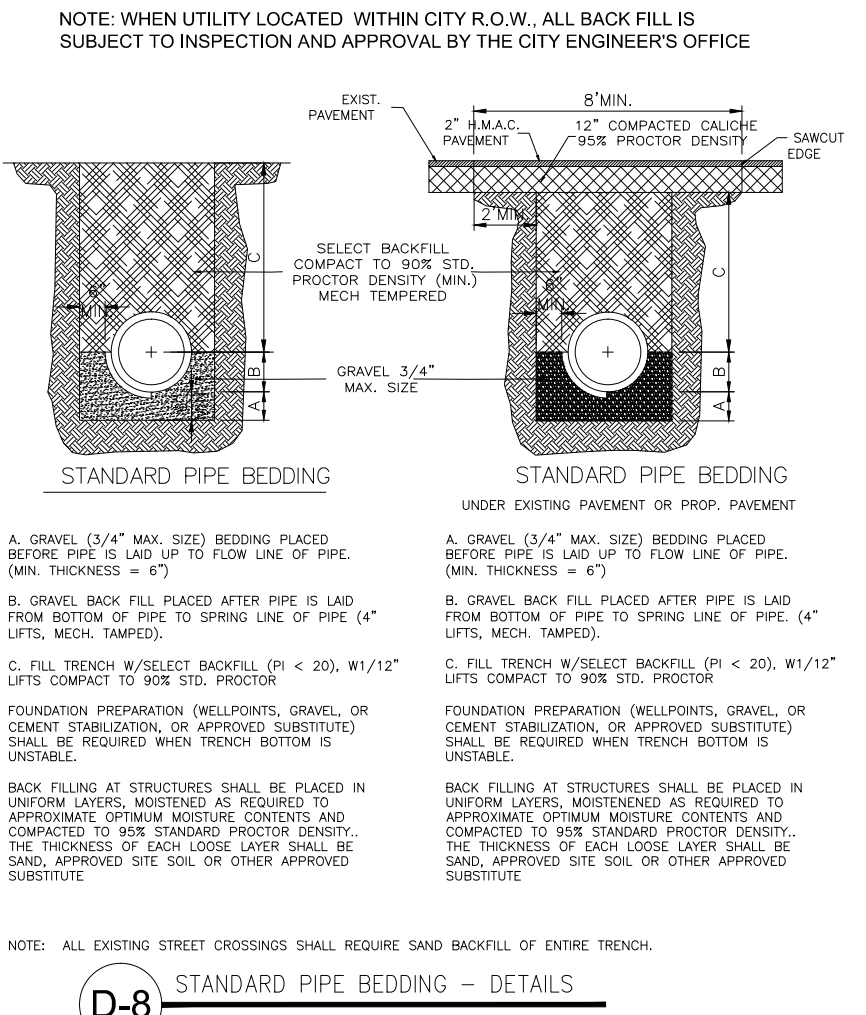
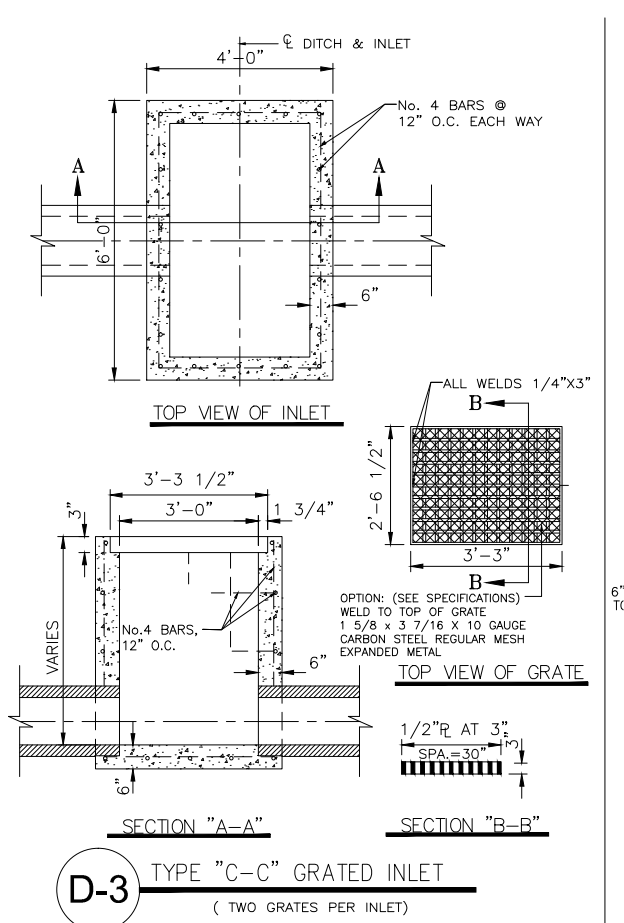
MAP OF SANITARY SEWER DISTRIBUTION SYSTEM
MAPA DE SISTEMA DE DISTRIBUCION DE DRENAJE SANITARIO

SUBDIVISION MAP OF
PUEBLO DE PALMAS PHASE 18
BEING A RESUBDIVISION OF 16.677 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.

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

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ESTABLISHED 1947



Drainage Statement
Pueblo de Palmas Phase 18

PUEBLO DE PALMAS PHASE 18 IS A 16.677 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 APPROXIMATELY 637.50 FEET NORTH OF THE INTERSECTION OF CESAR CHAVEZ ROAD AND RAMSEYER ROAD OUTSIDE EDINBURG CITY LIMITS. THE LAND IS CURRENTLY AGRICULTURAL AND WILL BE USED FOR RESIDENTIAL. PHASE 18 WILL CONSIST OF 89 LOTS. THE PROPERTY IS LOCATED IN 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" UNSHADED IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN."

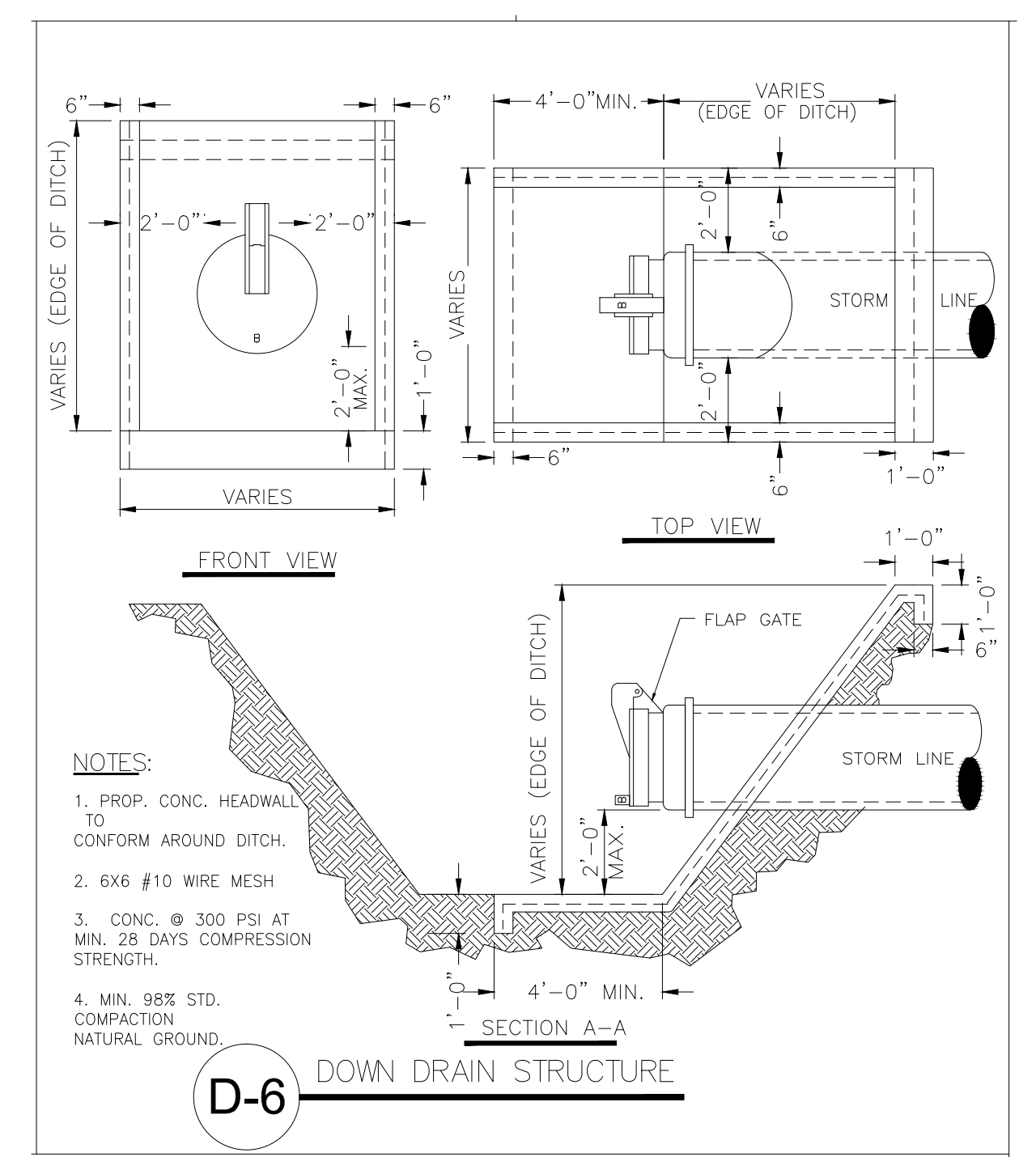
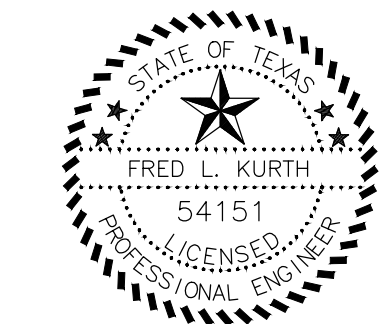
THE SOILS ARE FINE SANDY LOAM, SANDY CLAY LOAM WHICH IS MODERATELY PEROUS WITH A RELATIVELY LOW PLASTICITY INDEX. THIS SOIL IS IN HYDROLOGIC GROUP "B". (SEE EXCERPTS FROM "SOIL SURVEY OF HIDALGO COUNTY, TEXAS")

EXISTING RUNOFF IS BY SURFACE FLOW IN A SOUTHERLY DIRECTION AND HAS A RUNOFF OF 4.64 C.F.S. DURING THE 10-YEAR STORM FREQUENCY AS PER THE ATTACHED CALCULATIONS.

THE EXISTING DRAINAGE FOR PUEBLO DE PALMAS PHASE 18 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.

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.

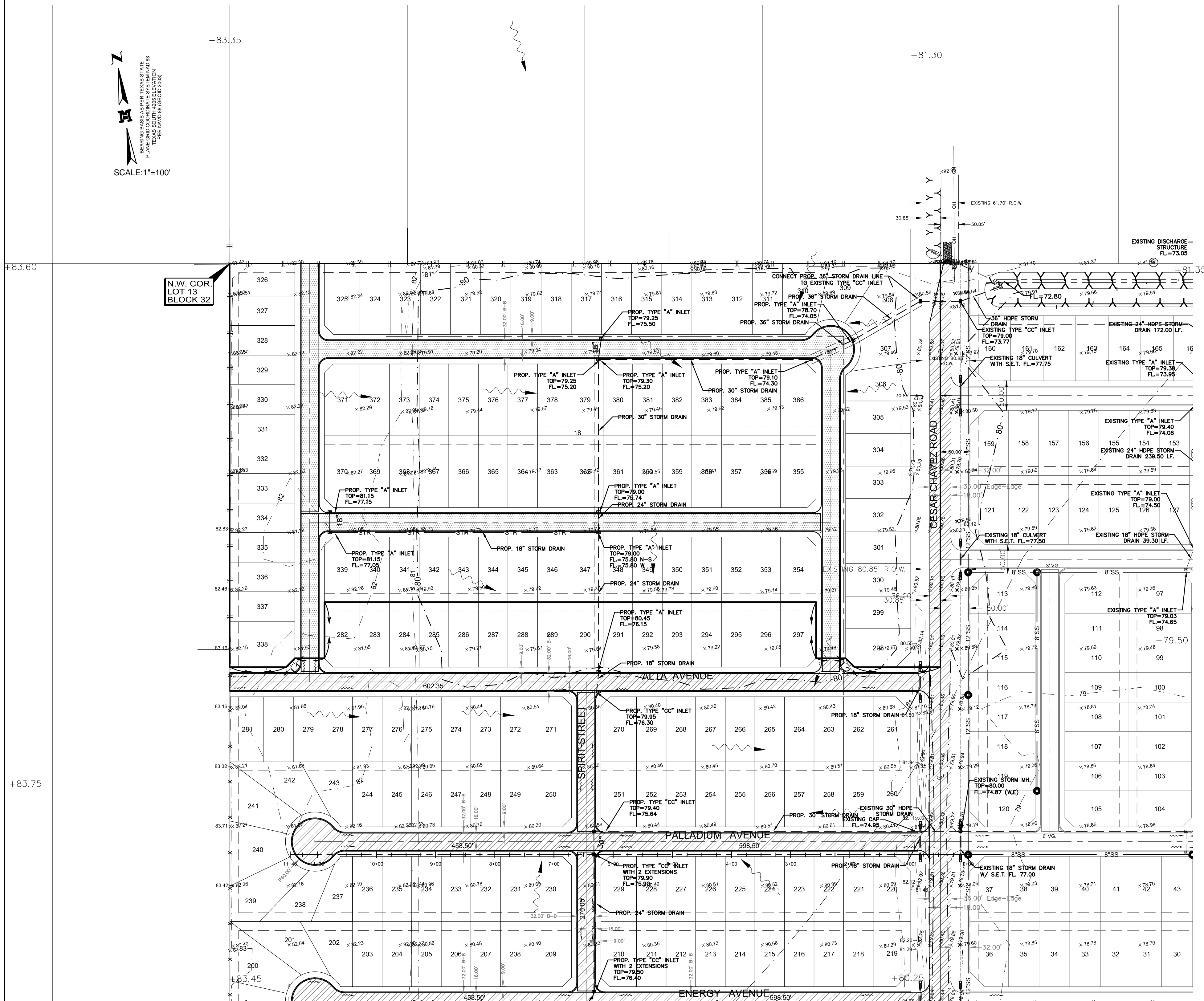
FRED L. KURTH, PE # 54151 DATE:
MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435



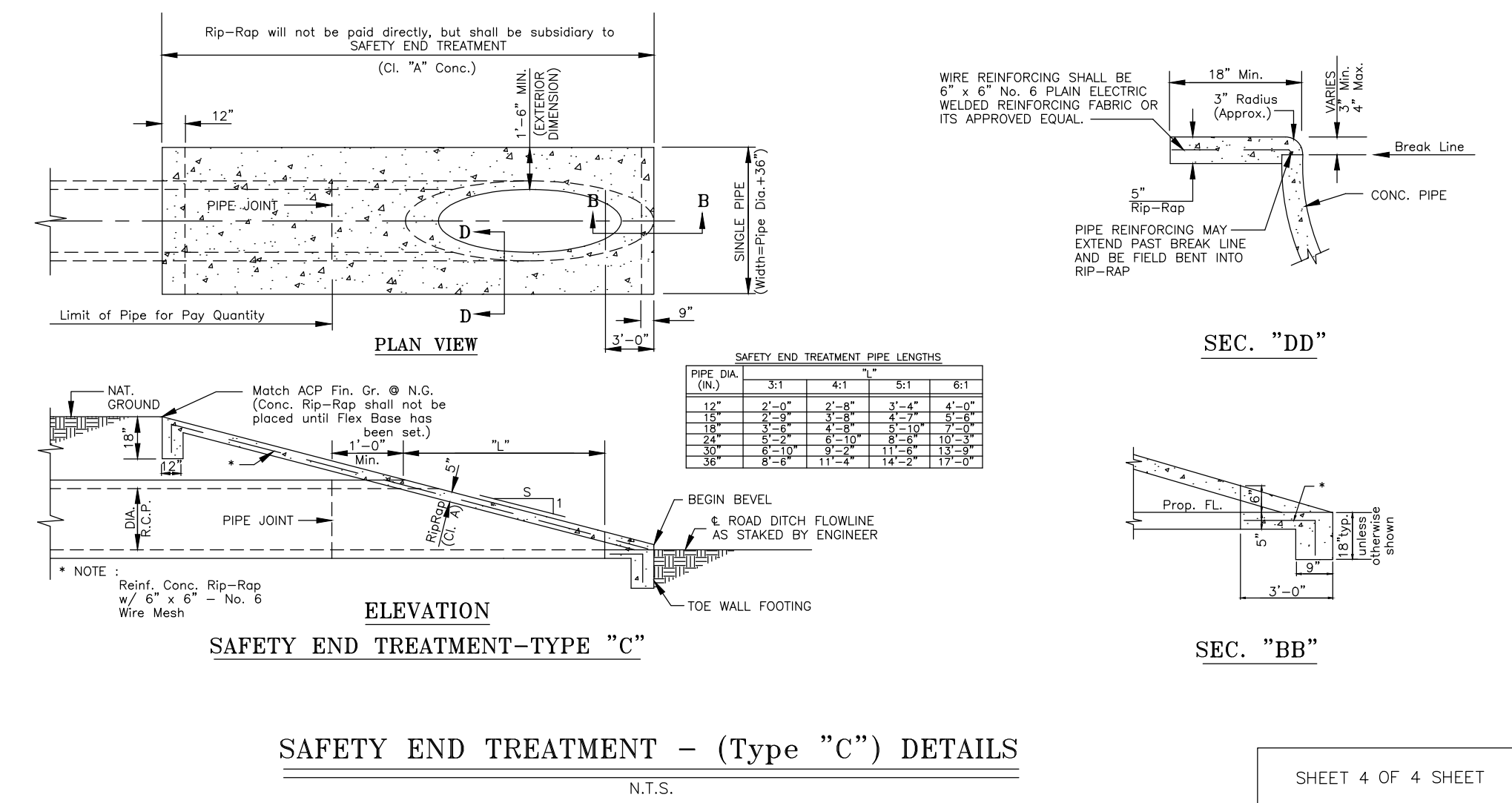
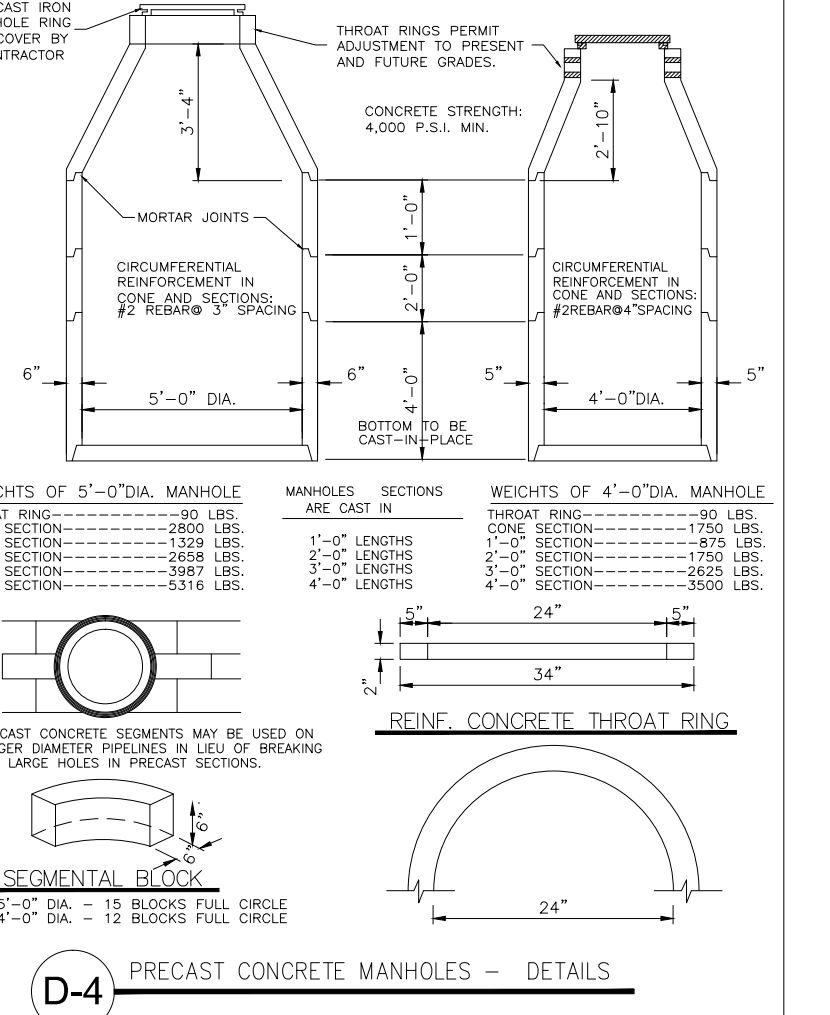
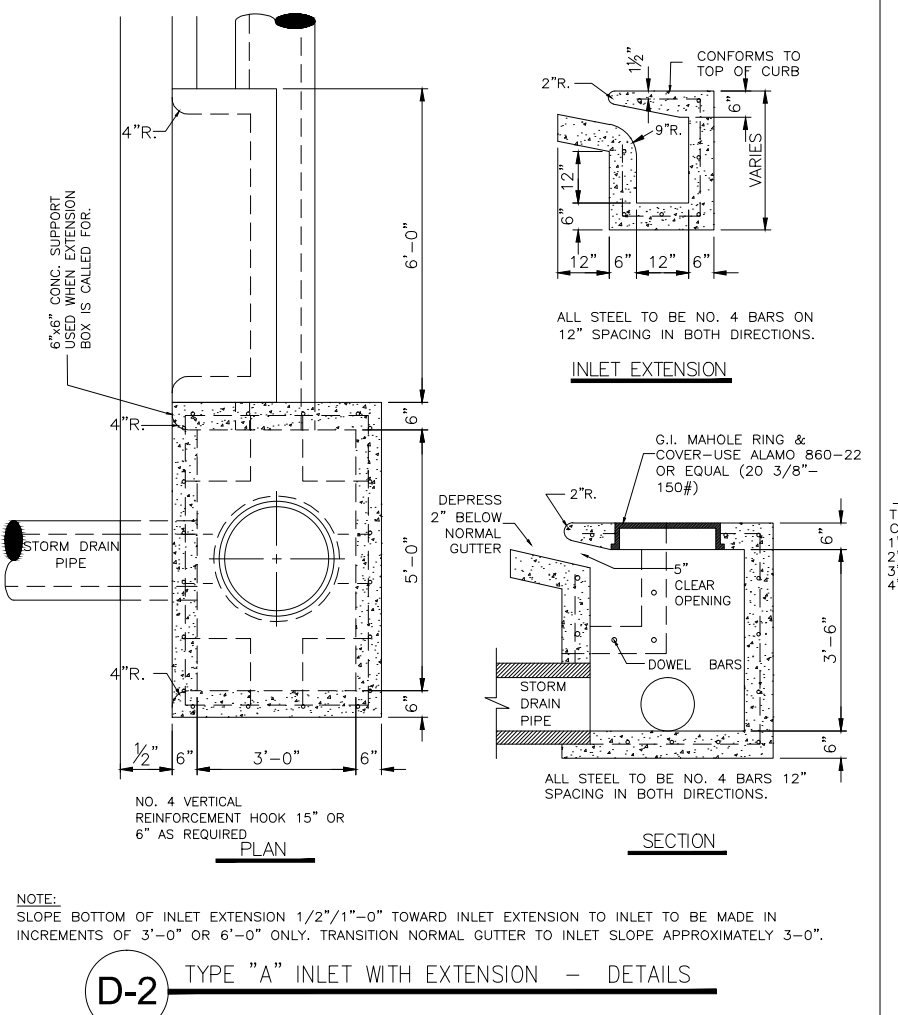
MAP OF TOPOGRAPHY AND DRAINAGE:
MAPA DE TOPOGRAFIA Y DESAGUE:

SUBDIVISION MAP OF
PUEBLO DE PALMAS PHASE 18

BEING A RESUBDIVISION OF 16.677 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.



- 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
 - HOG WIRE FENCE
 - CHAIN LINK FENCE
 - DRAIN DITCH LINE
 - IRRIGATION LINE
 - OVERHEAD POWER LINE
 - ROAD DITCH
 - ASPHALT AREA
 - GALICHE 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. FL. - SQUARE FEET



SAFETY END TREATMENT - (Type "C") DETAILS

N.T.S.