



# 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: 5-24-2016

PROPOSED LA PALMILLA APARTMENTS SUBDIVISION, PRECINCT No. 4.

ENGINEER: HP CIVIL ENGINEERING, LLC. DEVELOPER: DAVID KRUKIEL

PRELIMINARY APPROVAL  FINAL APPROVAL  FINAL APPROVAL WITH FINANCIAL GUARANTEE  WITH VARIANCE

NUMBER OF LOTS:  \*SINGLE FAMILY 1  \*MULTI-FAMILY  COMMERCIAL  INSTITUTIONAL

LOCATION DESCRIPTION: SOUTH WEST CORNER OF ALBERTA ROAD & RAUL LONGORIA ROAD.

SUBDIVISION LIES WITHIN THE:  ETJ of EDINBURG and was approved administratively by said City.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 2-04-2016 PROPERTY LIES WITHIN FLOOD ZONE: "AH" AS PER FEMA. ENGINEER HAS SUBMITTED A CLOMR-F TO FEMA UNDER CASE No. 16-06-1102C TO REMOVE PROPOSED DEVELOPMENT OUT OF FLOOD ZONE "AH" AND CHANGE TO ZONE "B".

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY STORM SEWER PIPE SYSTEM DISCHARGING TO A DETENTION POND, DRAINING OUT TO THE EXISTING DRAIN DITCH.

ROAD R.O.W. DEDICATION: 10.00 FEET ON ALBERTA ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 4-21-2016 By, JOSE 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: CITY OF EDINBURG LINE SIZE: 12" LOCATION: ALBERTA ROAD.

WATER SERVICE PROVIDER: NAWSC LINE SIZE: 8" LOCATION: ALBERTA ROAD.

H.C.O.E.C. PRELIMINARY APPROVAL DATE: 5-03-2016 : By MARTIN RAMIREZ Environmental Compliance Coordinator

**SMALL CONSTRUCTION**

*The applicant has submitted the required small construction site notice 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: \_\_\_\_\_

VARIANCE REQUEST: VARIANCE REQUEST FROM THE HIDALGO COUNTY SUBDIVISION RULES, TITLE B, CHAPTER 3.5 SECTION 13(A) "FRONT SETBACKS"

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.

\*

STATE OF TEXAS  
COUNTY OF HIDALGO

I, DAVID CANTU, AS OWNER OF THE 10.016 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED APARTMENTS SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATED TO PUBLIC USE THE STREET, 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 MEETS, OR WILL MEET, THE MINIMUM STATE STANDARDS.

(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF THE 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.

DAVID CANTU \_\_\_\_\_ DATE \_\_\_\_\_  
502 WEST 9TH STREET  
SAN JUAN, TEXAS 78589

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME THE PERSONS WHOSE NAMES SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY, OF \_\_\_\_\_, 2016.

NOTARY PUBLIC IN AND FOR THE  
STATE OF TEXAS  
MY COMMISSION EXPIRES.

STATE OF TEXAS  
COUNTY OF HIDALGO  
UNDER LOCAL GOVERNMENT CODE 232.028 (A)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE APARTMENTS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY, COMMISSIONERS COURT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016

HIDALGO COUNTY JUDGE \_\_\_\_\_ ATTEST: \_\_\_\_\_  
HIDALGO COUNTY CLERK

STATE OF TEXAS  
COUNTY OF HIDALGO

I, THE UNDERSIGNED CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEN MY APPROVAL IS REQUIRED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

CHAIRPERSON, CITY OF EDINBURG PLANNING COMMISSION

DRAINAGE DISTRICT CERTIFICATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 2, HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE NO. 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.

DATE: \_\_\_\_\_

HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 CERTIFICATE

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 2 ON THIS, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT #2 RIGHTS OF WAYS OR EASEMENTS.

PRESIDENT \_\_\_\_\_ ATTEST \_\_\_\_\_  
SECRETARY

STATE OF TEXAS  
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.

BRIAN J. BRIDGAWATER \_\_\_\_\_ DATE \_\_\_\_\_  
REG. PROFESSIONAL ENGINEER No. 99334

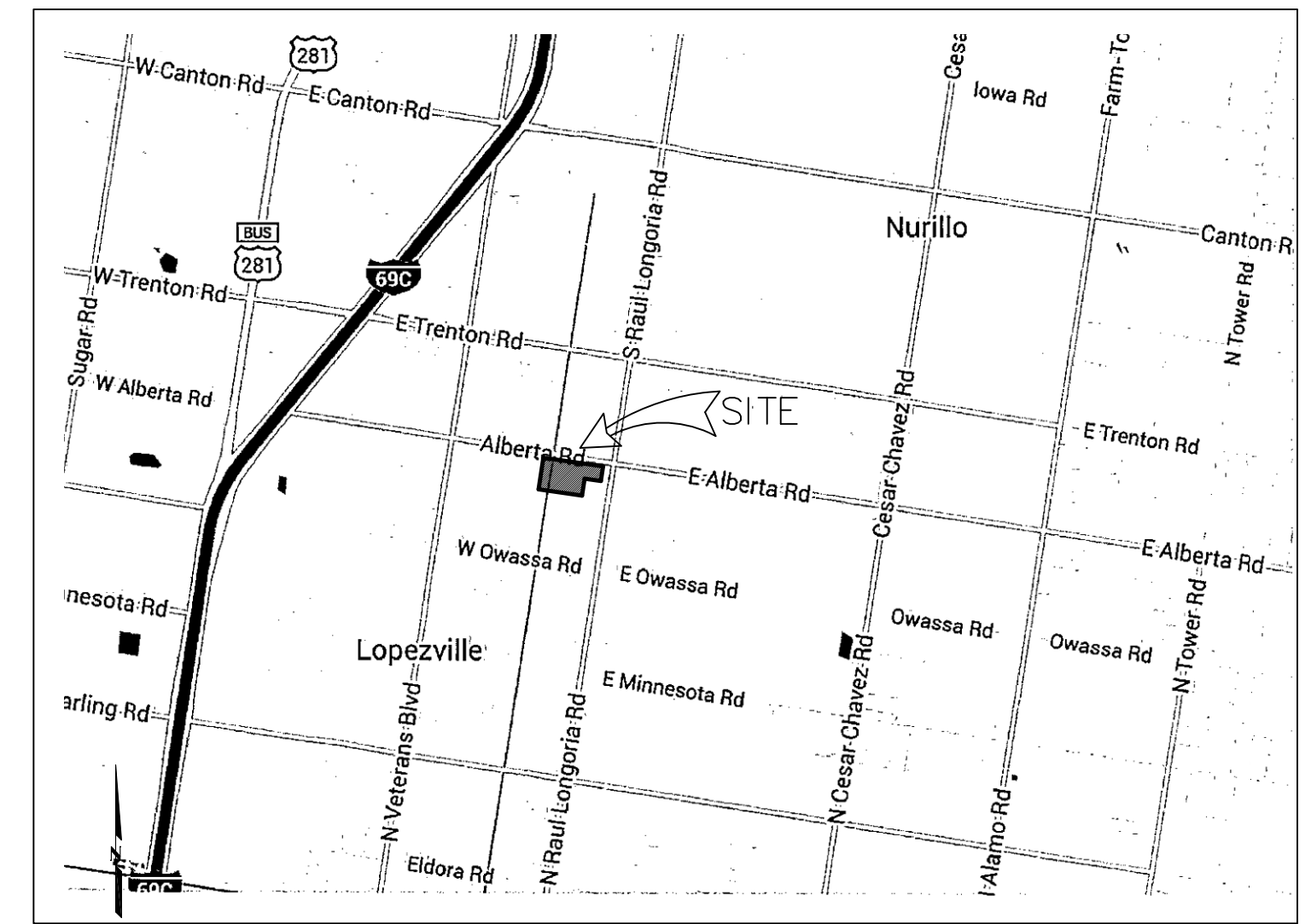
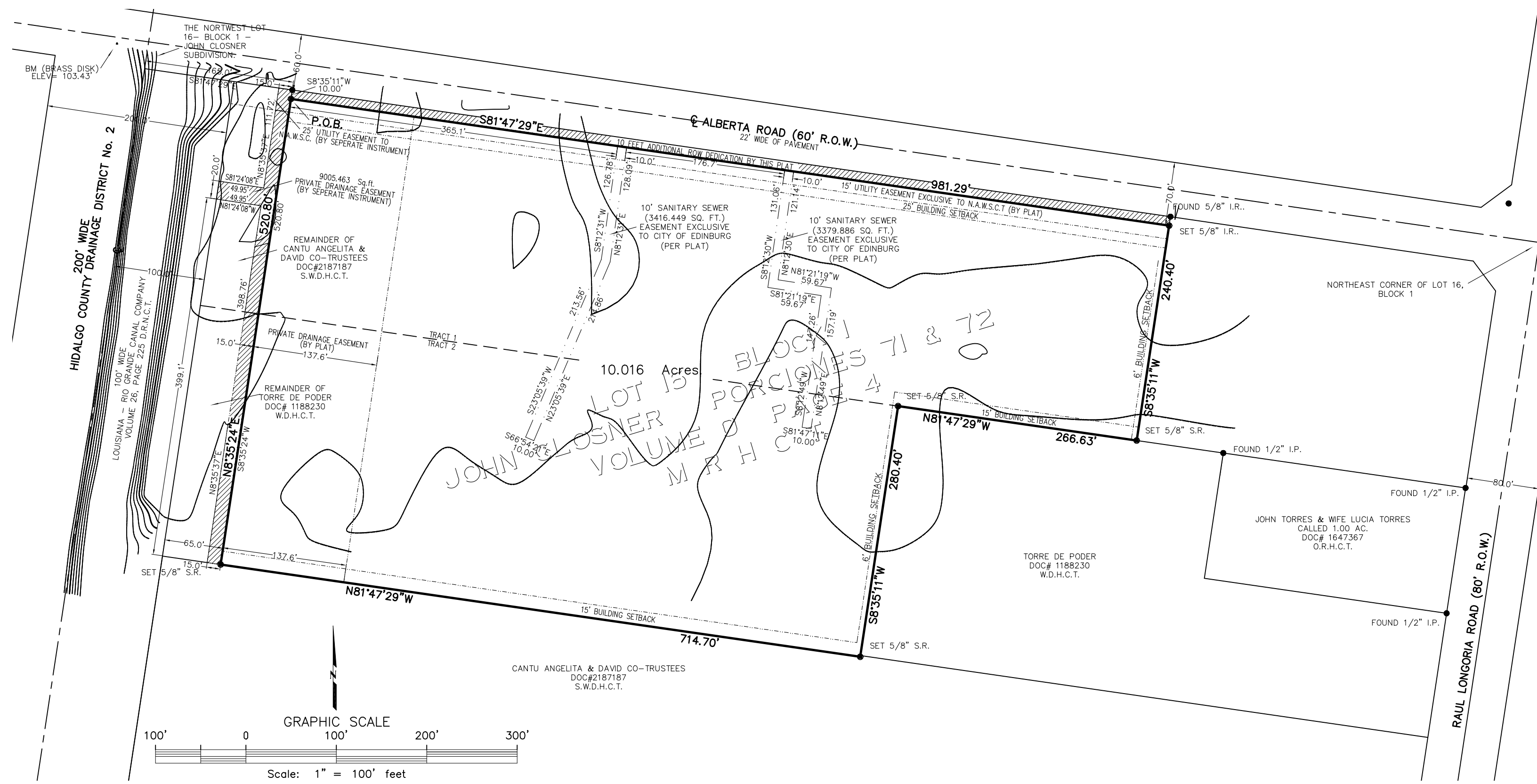
STATE OF TEXAS  
COUNTY OF HIDALGO

I, JARRELL L. MOORE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED.

JARRELL L. MOORE, R.R.L.S.  
REG. PROFESSIONAL LAND SURVEYOR # 4854

# LA PALMILLA APARTMENTS SUBDIVISION

BEING A TOTAL OF 10.016 ACRES TRACT OF LAND, MADE UP TWO TRACTS; SUBJECT TRACT ONE BEING 5.416 ACRES OF LAND (235906.365 SQ. FT.) BEING A PORTION OF THE NORTH 10 ACRES OF LOT 16, BLOCK 1, JOHN CLOSNER SUBDIVISION OF CERTAIN LAND IN PORCIONES 71 & 72 VOLUME 0, PAGE 4 MAP RECORDS HIDALGO COUNTY, TEXAS. SUBJECT TRACT TWO BEING 4.600 ACRES OF LAND (200398.237 SQ. FT.) BEING A PORTION OF THE SOUTH 10 ACRES OF THE NORTH 20 ACRES OF LOT 16, BLOCK 1, JOHN CLOSNER SUBDIVISION OF CERTAIN LAND IN PORCIONES 71 & 72 VOLUME 0, PAGE 4 MAP RECORDS HIDALGO COUNTY, TEXAS.



VICINITY MAP SCALE 1" = 200'

GENERAL PLAT NOTES & RESTRICTIONS

- BY GRAPHIC PLOTTING ONLY ONTO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 4803340425 C, DATED 11/16/1982, THIS PROPERTY IS ALL IN ZONE AH, AREAS OF 100-YR SHALLOW FLOODING WHERE DEPTHS ARE BETWEEN ONE (1) AND THREE (3) FEET; AVERAGE DEPTHS OF INUNDATION ARE SHOWN, BUT NO FLOOD HAZARDS FACTORS ARE DETERMINED. ANY FLOODING CAN ONLY BE DETERMINED BY A FLOOD STUDY PREPARED BY A REGISTERED PROFESSIONAL ENGINEER.  
-----CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTION 4001 THROUGH 4127).  
-----MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 102.00'. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.  
-----LOMR-F IS REQUIRED TO REMOVE SUBDIVISION FROM FLOOD ZONE "AH"
- LOT 1, BLOCK 1 SHALL BE FOR MULTIFAMILY USES, THE ENGINEER HAS SUBMITTED PLANNING MATERIALS FOR THE PURPOSE AND NOT ALTERATIONS OR CHANGES TO THE APPROVED DESIGN OF THIS MULTIFAMILY PROPOSAL SHALL BE MADE UNLESS A RE-SUBDIVISION PLAT IS APPROVED BY THE COUNTY FOR SUCH CHANGES. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
- DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL 32,822 CUBIC-FEET OR 0.753 ACRE- FEET OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE DETAINE. BY A PROPOSED DETENTION POND.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WITH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL PROVIDER OCCUPYING AN EASEMENT.
- AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO ALL APARTMENT UNITS PRIOR TO THE COUNTY PROCESSING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METER(2).
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.5% SLOPE SPACE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.
- EACH PURCHASED 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 LOT CORNERS ARE SET 5/8 INCH IRON RODS.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS REQUIRED BY TCEQ.
- AN OFF-STREET PARKING LOT SITE PLAN AND DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT AND THE OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FROM MULTI-FAMILY USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND SW3P PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY STATE STANDARDS.
- THE DEVELOPER SHALL BE RESPONSIBLE TO PAY 100% OF THE PARKLAND FEE OF \$325.00 PER APARTMENT UNIT PRIOR TO THE RECORDING OF THIS SUBDIVISION.
- UTILITY PROVIDERS:  
POWER: MAGIC VALLEY CO-OP  
WATER: NORTH ALAMO WATER SUPPLY CORPORATION  
SEWER: CITY OF EDINBURG
- NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE EASEMENT. DRAINAGE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTING, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE DRAINAGE POND. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE POND.
- SETBACK NOTE: FRONT SETBACK SHALL BE 25 FEET, SIDE SETBACK 6 FEET AND REAR SETBACK 15 FEET.

THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.  
BM ELEVATION 103.43' N.G.V.D. 29 DESCRIPTION BRASS DISC.

DATE OF PREPARATION: FEBRUARY 10, 2016

Civil engineering, LLC.

TEXAS GEO TECH  
LAND SURVEYING, INC  
5525 S. STAPLES ST., SUITE B2  
CORPUS CHRISTI, TX 78411  
(361) 993-0808 Fax (361) 993-2955

5339 ALPHA ROAD, SUITE 300 DALLAS, TEXAS 75240  
972.701.9636 - 972.701.9639 FAX  
TX REGISTERED ENGINEERING FIRM F-12600  
www.hpcivileng.com

RIGHT OF WAY EASEMENT

KNOWN ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNER OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFERS (HEREINAFTER CALLED "GRANTOR") WHETHER ONE OR MORE PERSONS ARE NAME), 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 ACKNOWLEDGE, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER, AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS, AND ASSIGNS, EN EXCLUSIVE PERPETUAL EASEMENT WHICH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND THEREAFTER USE, OPERATE, INSPECT, REPAIR MAINTAIN, REPLACE, AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS THE LAND SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LANDS OF 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 CENTERLINE THEREOF BEGIN THE PIPELINE INSTALLED IN THE EVENT THE EASEMENT HEREIN BY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO TO REQUIRE THE RELOCATION OF THIS WATERLINE AS INSTALLED, GRANTOR FURTHER GRANTS TO GRANTEE AND ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATE SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHOULD 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 SUSTAIN BY GRANTOR BY REASON OF THE INSTALLATION, ACQUAINTANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN, THUS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE AN EASEMENT FOR THE BENEFIT OF THE GRANTEES, 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 LIES EXCEPT THE FOLLOWING: THE EASEMENT CONVEYED HEREIN WAS OBTAIN OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO PROVISIONS OF 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, WHICH EVER IS LONGER.

IN WITNESS WHEREOF THE SAID GRANTOR EXECUTED THIS INSTRUMNET THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

OWNER: \_\_\_\_\_ OWNER: \_\_\_\_\_

FILED RECORDED IN  
HIDALGO COUNTY  
ARTURO GUAJARDO, JR.  
HIDALGO COUNTY CLERK

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

AS INSTRUMENT NUMBER: \_\_\_\_\_  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

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

METES AND BOUNDS DESCRIPTION

BEING A TOTAL OF 10.016 ACRES TRACT OF LAND, MADE UP TWO TRACTS; SUBJECT TRACT ONE BEING 5.416 ACRES OF LAND (235906.365 SQ. FT.) BEING A PORTION OF THE NORTH 10 ACRES OF LOT 16, BLOCK 1, JOHN CLOSNER SUBDIVISION OF CERTAIN LAND IN PORCIONES 71 & 72 VOLUME 0, PAGE 4 MAP RECORDS HIDALGO COUNTY, TEXAS. SUBJECT TRACT TWO BEING 4.601 ACRES OF LAND (200398.237 SQ. FT.) BEING A PORTION OF THE SOUTH 10 ACRES OF THE NORTH 20 ACRES OF LOT 16, BLOCK 1, JOHN CLOSNER SUBDIVISION OF CERTAIN LAND IN PORCIONES 71 & 72 VOLUME 0, PAGE 4 MAP RECORDS HIDALGO COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING AT A POINT FOR THE NORTHWEST CORNER OF SAID LOT 16, BLOCK 1, AND BEING ON THE SOUTH RIGHT OF WAY LINE OF ALBERTA ROAD, THENCE S 81° 47' 29" E A DISTANCE OF 165.00 FEET, S 08° 35' 11" W A DISTANCE OF 10.00 FEET TO A SET 5/8 INCH IRON ROD SET FOR THE NORTHWEST OF THIS TRACT AND BEING THE POINT OF BEGINNING;

THENCE S 81° 47' 29" E - WITH THE SOUTH RIGHT OF WAY LINE OF SAID ALBERTA ROAD, A DISTANCE OF 981.35 FEET TO A 5/8 INCH IRON ROD SET FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE S 08° 35' 11" W - A DISTANCE OF 240.40 FEET TO A 5/8 INCH IRON ROD SET FOR THE NORTHERN SOUTHEAST CORNER OF THIS TRACT;

THENCE N 81° 47' 29" W - A DISTANCE OF 266.63 FEET TO A 5/8 INCH IRON ROD SET ON THE NORTH LINE OF SAID SUBJECT TRACT TWO AND BEING AN INTERIOR CORNER OF THIS TRACT;

THENCE S 08° 35' 11" W - A DISTANCE OF 280.40 FEET TO A 5/8 INCH IRON ROD SET, ON THE NORTH PROPERTY LINE OF A TRACT DEEDED TO ANGELITA G. & DAVID CO. TRUSTEE RECORDED IN DOCUMENT NUMBER 1838662 OF THE OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, SAME BEING THE SOUTHERN SOUTHEAST CORNER OF THIS TRACT;

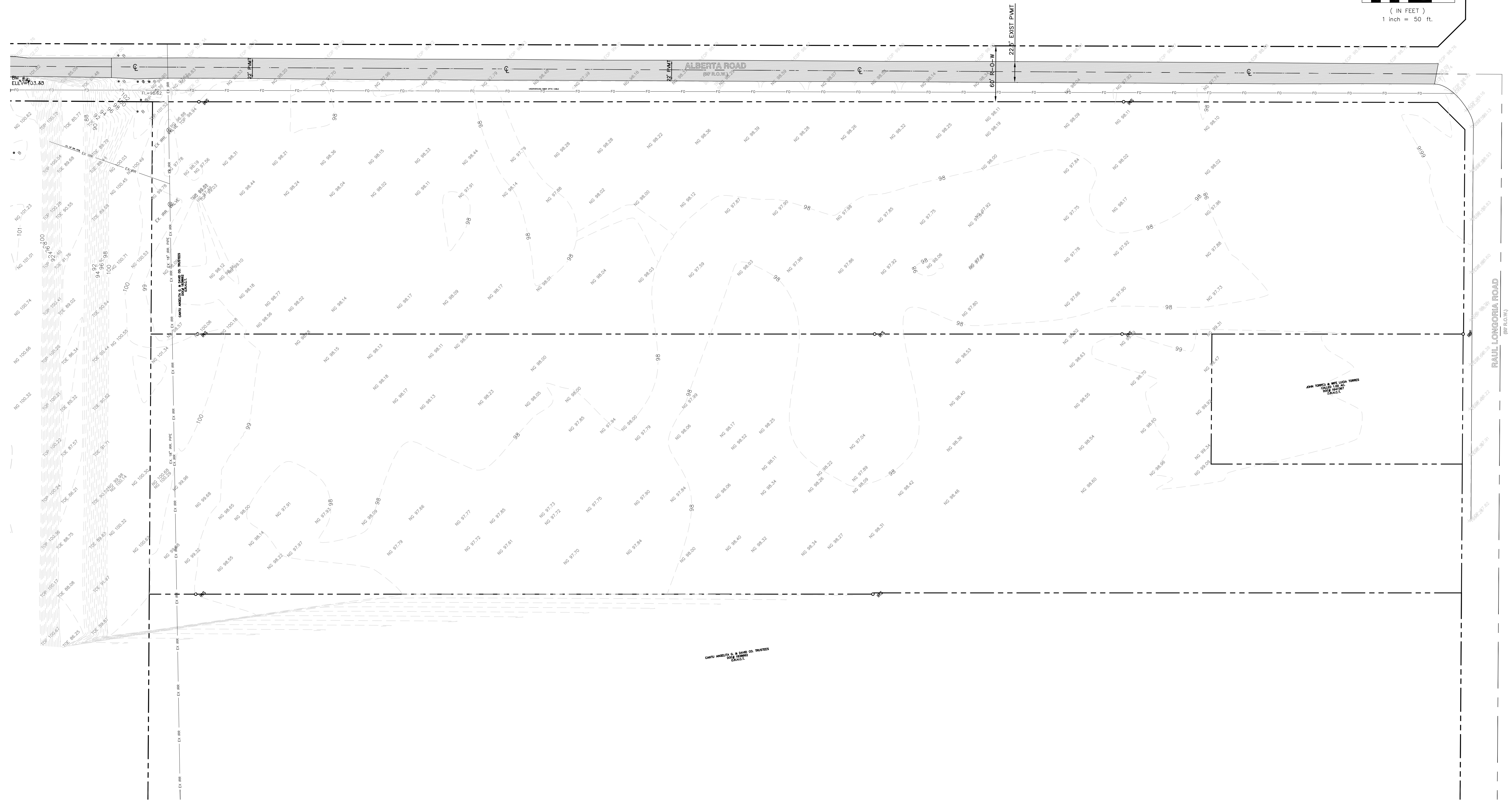
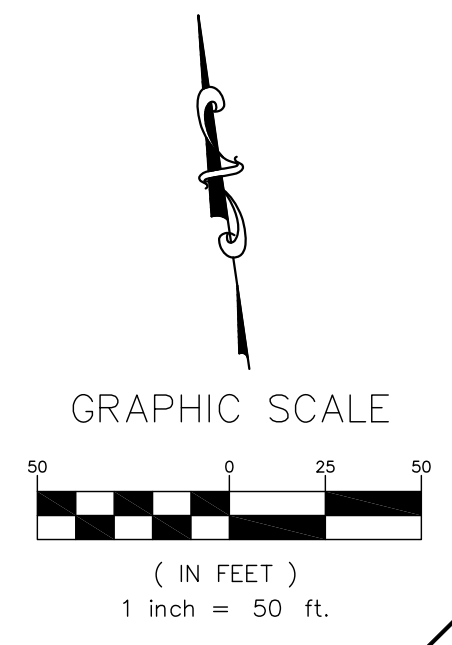
THENCE N 81° 47' 29" W - WITH THE COMMON PROPERTY LINE OF SAID ANGELITA G. & DAVID CO. TRUSTEE AND THIS TRACT, A DISTANCE OF 714.70 FEET TO A 5/8 INCH IRON ROD SET FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N 08° 35' 11" E - A DISTANCE OF 520.80 FEET TO THE POINT OF BEGINNING, AND CONTAINING 10.016 ACRES MORE OR LESS.

SHEET INDEX

- PLAT
- EXISTING CONDITIONS
- UTILITY LAYOUT PLAN
- DRAINAGE PLAN
- SITE PLAN

# EXISTING CONDITIONS



SHEET INDEX	
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2	EXISTING CONDITIONS
3-4	UTILITY LAYOUT PLAN
5	DRAINAGE PLAN
6	SITE PLAN

FILED RECORDED IN  
HIDALGO COUNTY  
ARTURO GUAJARDO, JR.  
HIDALGO COUNTY CLERK

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

AS INSTRUMENT NUMBER: \_\_\_\_\_  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

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

**LA PALMILLA APARTMENTS SUBDIVISION**

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**TEXAS GEO TECH**  
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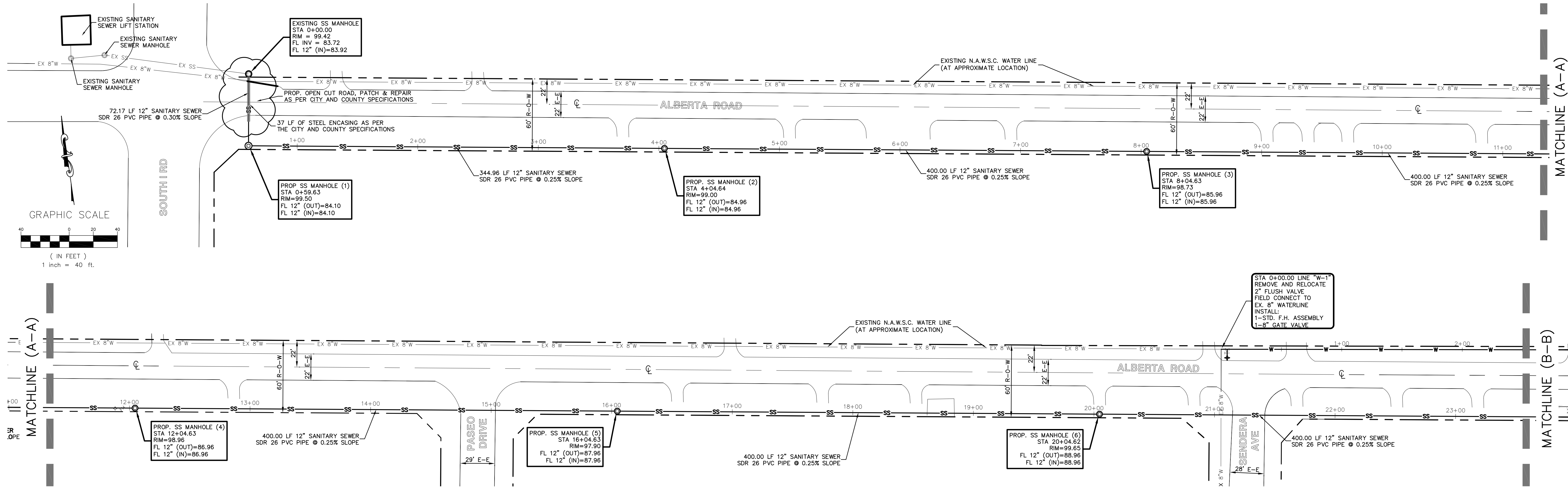
DATE OF PREPARATION: APRIL 14, 2016

**civil engineering, LLC.**

5339 ALPHA ROAD, SUITE 300 DALLAS, TEXAS 75240  
972.701.9636 • 972.701.9639 FAX  
TX REGISTERED ENGINEERING FIRM F-12600  
www.hpcivileng.com

CITY OF EDINBURG ETJ - HIDALGO COUNTY PG 2 OF 6

# UTILITY LAYOUT PLAN



## INFORME FINAL DE INGENIERIA DEL SISTEMA DE ALCANTARILLADO Y AGUA LOTE 1, BLOQUE 1 DE LA SUBDIVISION LA PALMILLA

### SUMINISTRO DE AGUA: DESCRIPCION, COSTOS Y FECHA DE OPERABILIDAD:

SUBDIVISION LA PALMILLA, PROVEERA AGUA POTABLE, PROPORCIONADA POR NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C), EL DESARROLLADOR Y N.A.W.S.C HAN FIRMADO UN CONTRATO EN EL QUE (N.A.W.S.C) SE COMPROMIETE A PROVEER AGUA SUFICIENTE PARA LA SUBDIVISION, POR LO MENOS EN LOS SIGUIENTES 30 AÑOS, Y N.A.W.S.C HA OTORGADO DOCUMENTACION SUFICIENTE PARA ESTABLECER LA CALIDAD Y CANTIDAD DEL SUMINISTRO DE AGUA POTABLE, DISPONIBLE PARA SERVIR EN EL PLENO DESARROLLO DE LA SUBDIVISION.

N.A.W.S.C TIENE UNA LINEA DE 8" DIAMETRO EXISTENTE A LO LARGO DE LA LADERA NORTE DEL DERECHO DE VIA DE LA CALLE ALBERTA Y QUE TERMINA CERCA DE LA ESQUINA DE LA CALLE ALBERTA Y LA AVENIDA SENDERO, Y TAMBIEN TIENEN UNA LINEA DE AGUA DE 6" DIAMETRO QUE CORRE AL LO LARGO DEL LADO ESTE DEL DERECHO DE VIA DE LA CALLE RAUL LONGORIA. EL SISTEMA DE AGUA PARA LA SUBDIVISION LA PALMILLA, CONSISTE EN UNA LINEA DE AGUA DE 8" DIAMETRO QUE SE CONECTA EN LA LINEA EXISTENTE CERCA DE LA ESQUINA DE LA CALLE ALBERTA Y AVENIDA SENDERO. ESTA LINEA DE 8" DIAMETRO CORRE AL ESTE A LO LARGO DEL DERECHO DE VIA DE LA CALLE ALBERTA, CON APROXIMADAMENTE 503 PIES LINEALES, CRUZANDO LOS CANALES DE DESAGUE EXISTENTES Y EL DERECHO DE VIA DEL DRENAJE DEL CONDADO DE HIDALGO, DISTRITO # 1. DE AQUI LA LINEA DE 8" DOBLA HACIA EL SUR, CRUZANDO LA CALLE ALBERTA Y DOBLA AL ESTE ENTRANDO A UN DERECHO DE PASO DEDICADO DE 15' DE ANCHO DIRECTAMENTE ADJUNTO A LA PARTE SUR DEL DERECHO DE VIA DE LA CALLE ALBERTA. LA LINEA DE AGUA DE 8" CONTINUA EN DICHO DERECHO DE PASO APROXIMADAMENTE 1044 PIES LINEALES, HASTA EL FINAL DE LA PROPIEDAD SUBDIVIDIDA. HASTA ESTE PUNTO, LA LINEA DE AGUA DE 8" ESTA SELLADA Y MARCADA PARA CONTINUARSE EN UN FUTURO.

LA DISTRIBUCION DE AGUA PARA LA SUBDIVISION LA PALMILLA, SE HARA POR MEDIO DE DOS (2) LINEAS DE AGUA DE 8" DE DIAMETRO COMBINADAS PARA EL SERVICIO DE HIDRANTES Y USO DOMESTICO CON PREVENTORES DE CONTRA FLUJO Y UNA LINEA DE AGUA DE 2" DE DIAMETRO PARA USO DOMESTICO, TODAS ESTAS LINEAS SERAN REGISTRADAS EN UN TOTAL DE TRES MEDIDORES. EL DESARROLLADOR HA PAGADO \$5000.00 O \$20000.00 POR LOTE POR LA CONSTRUCCION DEL SISTEMA DE DISTRIBUCION DE AGUA ARRIBA MENCIONADO, EL CUAL HA SIDO INSTALADO. ADEMAS EL DESARROLLADOR HA PAGADO A N.A.W.S.C LA CANTIDAD DE \$50000.00 LA CUAL CUBRE UN COSTO POR LOTE DE \$200000.00 COMO A SIDO MENCIONADO EN EL ACUERDO DE SERVICIO DE AGUA DE 30 AÑOS CUYA SUMA REPRESENTA EL COSTO TOTAL DE MEDIDORES AGUA, GASTOS DE ADQUISICION Y DE DERECHOS Y TODAS LOS GASTOS DE MEMBRESIA ASOCIADOS CON LA CONECCION DE LAS LOTES INDIVIDUALES EN LA SUBDIVISION A N.A.W.S.C. A PETICION DEL PROPIETARIO DEL LOTE, N.A.W.S.C PRONTAMENTE INSTALARA SIN CARGO ALGUNO, EL MEDIDOR DE AGUA PARA ESTE LOTE. EL DESARROLLADOR HA INSTALADO 6 HIDRANTES, A UN COSTO UNITARIO DE \$5000.00 PARA UN COSTO TOTAL \$30000.00. LAS INTALACIONES DE AGUA HAN SIDO PROBADAS Y ACEPTADAS POR N.A.W.S.C Y DICHO SISTEMA DE DISTRIBUCION ES OPERABLE APTAR DE LA FECHA DEL REGISTRO DEL PLANO.

### SUMINISTRO DE AGUAS NEGRAS: DESCRIPCION, COSTOS Y FECHA DE OPERABILIDAD:

LA SUBDIVISION LA PALMILLA, SERA SERVIDA POR EL SERVICIO DE DRENAJE Y AGUAS NEGRAS DE LA CIUDAD DE EDINBURG. EL DESARROLLADOR Y LA CIUDAD DE EDINBURG HAN FIRMADO UN CONTRATO EN EL QUE N.A.W.S.C SE HAN COMPROMETIDO A TRATAR LAS AGUAS NEGRAS POR LO MENOS 30 AÑOS, Y LA CIUDAD DE EDINBURG HA PROPORCIONADO DOCUMENTACION NECESARIA PARA ESTABLECER DE MANERA SUFICIENTE LA CANTIDAD Y CALIDAD DE AGUAS NEGRAS, DISPONIBLES PARA ATENDER EL DESARROLLO COMPLETO DE LA SUBDIVISION A LARGO PLAZO.

LA CIUDAD DE EDINBURG TIENE UNA ALCANTARILLA DE AGUAS NEGRAS EN LA ESQUINA NORESTE DE LA CALLE ALBERTA Y LA CALLE I (CALLE DE LOS VETERANOS), DESDE LA ALCANTARILLA EXISTENTE HAY UNA LINEA DE AGUAS NEGRAS DE 12" DIAMETRO LA CUAL CRUZA LA CALLE I HACIA UNA ESTACION DE BOMBEO DE AGUAS NEGRAS.

EL SISTEMA DE AGUAS NEGRAS DE LA SUBDIVISION LA PALMILLA, CONSISTE EN UNA LINEA DE AGUAS NEGRAS DE 12" DE DIAMETRO LA CUAL SE CONECTARA CON UNA ALCANTARILLA EXISTENTE DE AHI LA LINEA DE 12" CORRERA HACIA EL SUR CRUZANDO LA CALLE ALBERTA HACIA UNA ALCANTARILLA DE FIBRA DE VIDRO DE 48" DE DIAMETRO. DE AHI VOLTEA HACIA EL ESTE POR EL LADO SUR DEL DERECHO DE VIA DE ALBERTA, APROXIMADAMENTE 3218 PIES LINEALES CON UN TOTAL DE (10) ALCANTARILLAS DE FIBRA DE VIDRO DE 48" ESPESADIAS A UN PROMEDIO DE 400' CADA UNA. EL DESARROLLO PROPUUESTO ES ENTONCES SERVIDO POR DOS LINEAS DE AGUAS NEGRAS DE 8" CADA UNA, CONECTANDOSE A UNA ALCANTARILLA HUBICADA DENTRO DEL DERECHO DE VIA DE LA CALLE ALBERTA, (6) ALCANTARILLAS DE FIBRA DE VIDRO DE 48" Y CONENTADAS A CADA EDIFICIO CON UNA LINEA DE SERVICIO DE AGUAS NEGRAS DE 6" DE DIAMETRO.

LA LINEA DE 12", LA DE 8", LA LINEA DE SERVICIO DE 6" Y DIECISEIS (16) ALCANTARILLAS DE 48" HAN SIDO INSTALADAS A UN COSTO TOTAL DE \$200000.00 O \$50000.00 POR LOTE. ADEMAS EL DESARROLLADOR LE HA PAGADO A LA CIUDAD DE EDINBURG LA SUMA DE \$200000.00 QUE CUBRE EL \$ 50000 POR LOTE COMO ESTA ESTIPULADO EN EL ACUERDO DE SERVICIO DE 30 AÑOS DE AGUAS NEGRAS. DICHA SUMA REPRESENTA EL COSTO TOTAL DE LAS CUOTAS DE SERVICIO Y ADQUISICION, Y TODAS AQUELLAS CUOTAS DE MEMBRESIA Y CUALQUIER OTRA CUOTA ASOCIADA CON LA CONECCION DE LOS EDIFICIOS DE FORMA INDIVIDUAL Y LA SUBDIVISION A LA CIUDAD DE EDINBURG. TODAS LAS FACILIDADES DE AGUAS NEGRAS HAN SIDO APROBADAS Y ACEPTADAS POR LA CIUDAD DE EDINBURG Y DICHO SISTEMA DE DISTRIBUCION ES OPERABLE A LA FECHA DE REGISTRO DEL PLANO.

### CERTIFICACION DEL INGENIERO:

POR MI FIRMA CERTIFICO QUE LAS FACILIDADES DE AGUA Y DRENAJE ARRIBA DESCRITAS ESTAN DE ACUERDO CON LAS REGALS ADOPTADAS.

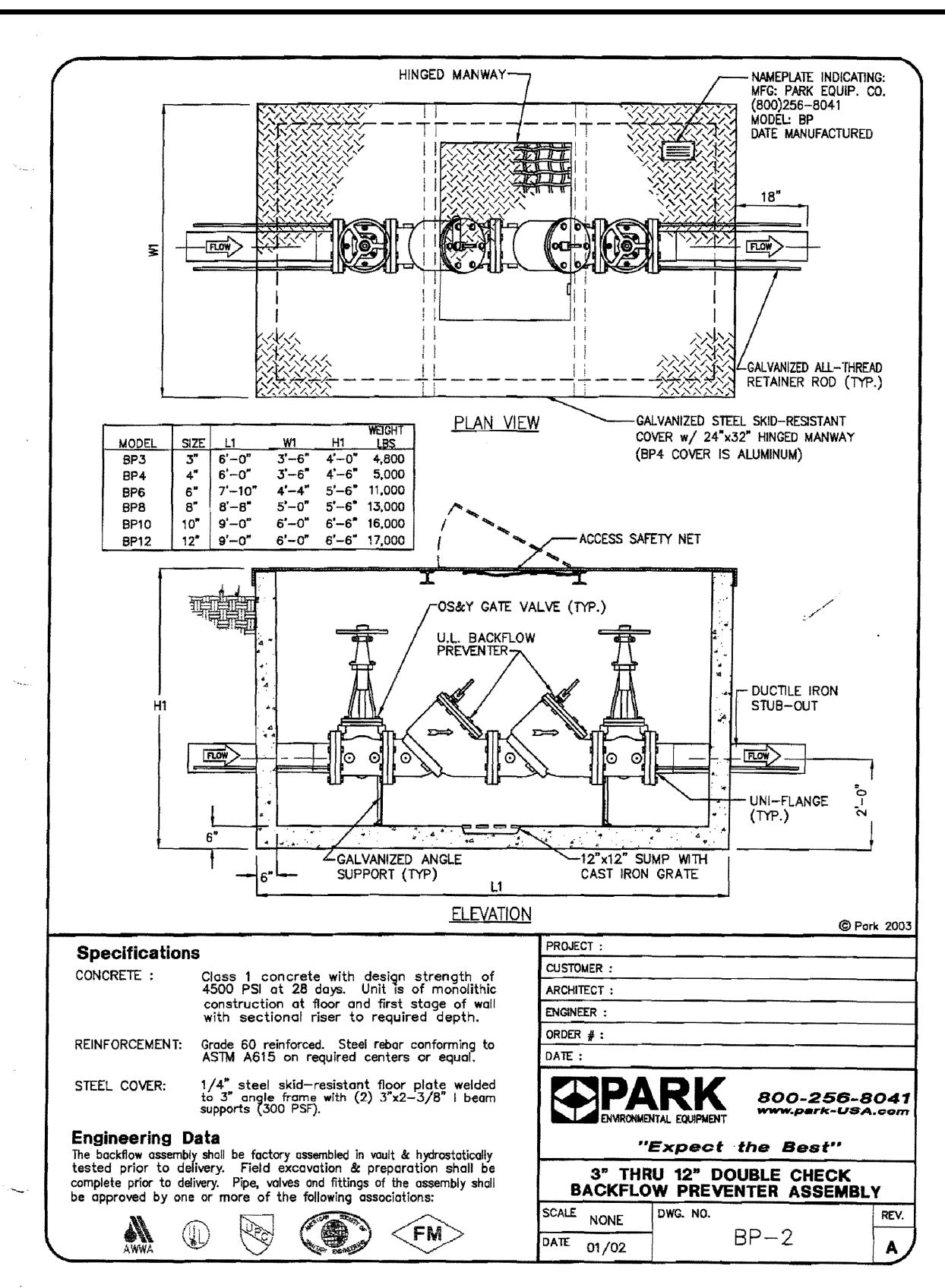
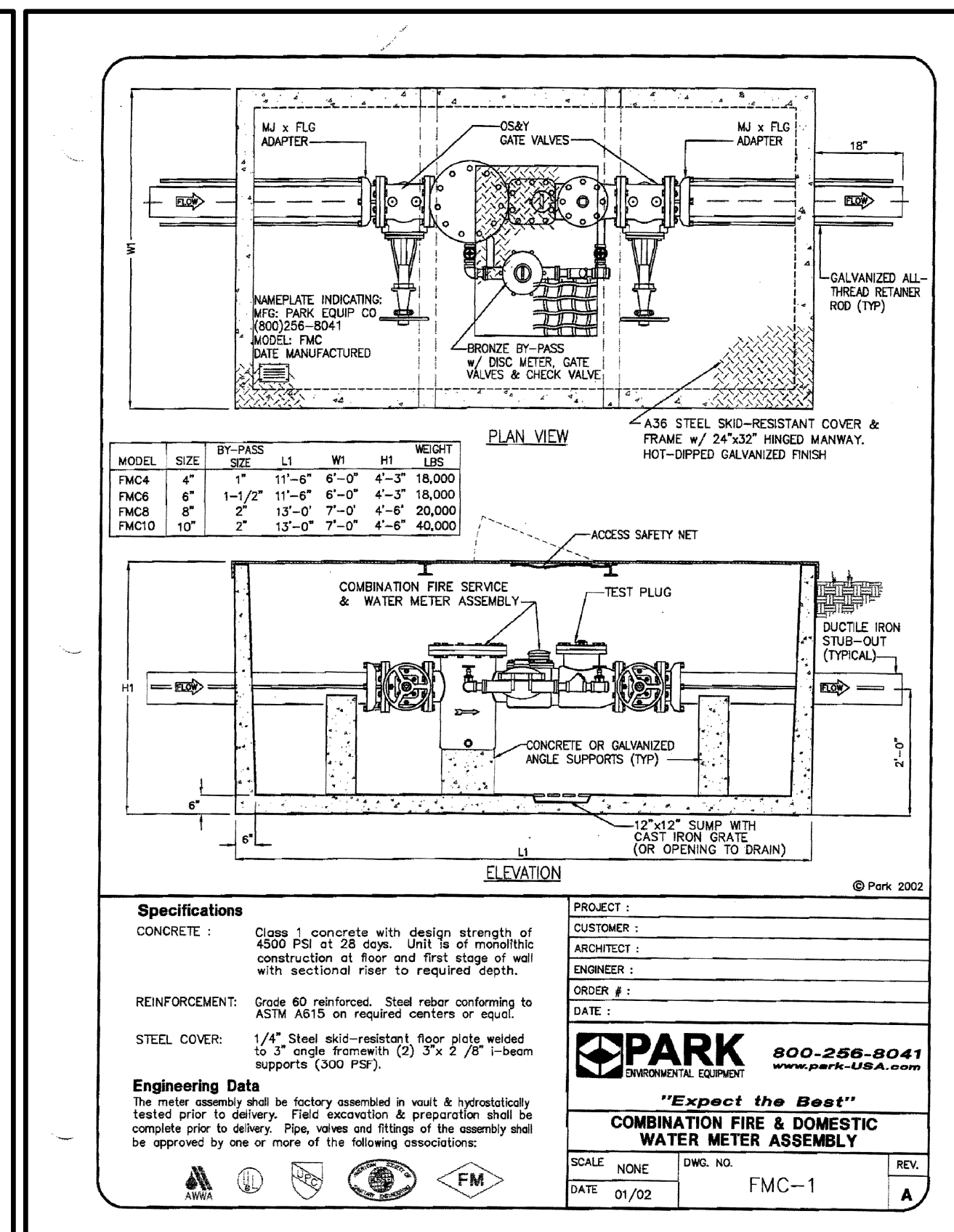
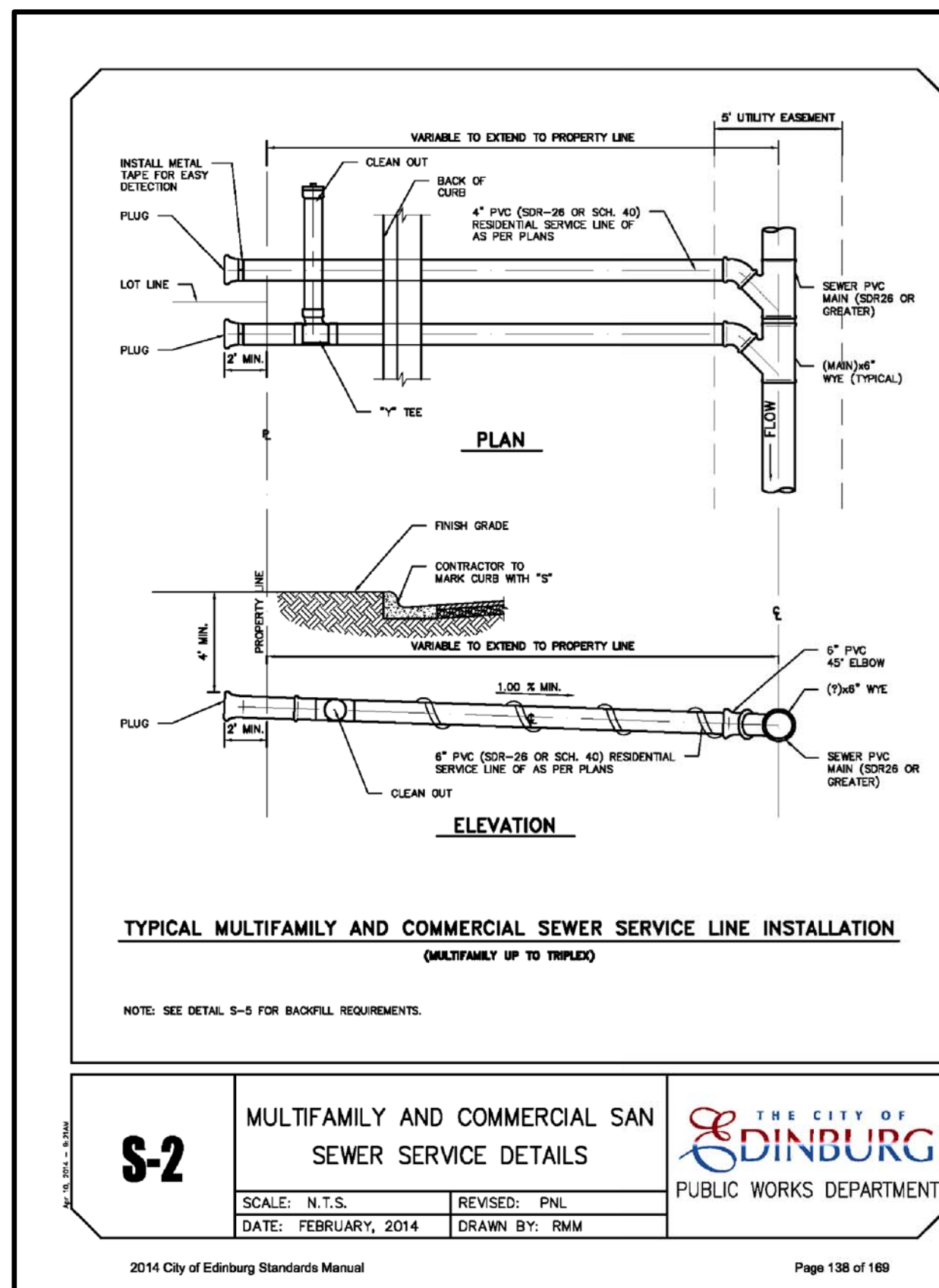
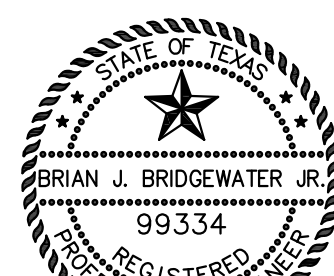
EN LA SECCION 16.343, DEL CODIGO DE AGUAS. CERTIFICO QUE LOS COSTOS DE INSTALACION DE AGUA Y DRENAJE ARRIBA MENCIONADOS SON LOS SIGUIENTES:

FACILIDADES DE AGUA - ESTAS FACILIDADES TOTALMENTE CONSTRUIDAS, CON LA INSTALACION DE MEDIDORES DE AGUA, TENDRAN UN COSTO TOTAL DE \$5000.00 QUE EQUIVALE A \$5000.00 POR LOTE.

FACILIDADES DE DRENAJE - ESTAS FACILIDADES TOTALMENTE CONSTRUIDAS TENDRAN UN COSTO DE \$500000.00 QUE EQUIVALE A \$500000.00 POR LOTE.

PRELIMINARY FOR REVIEW  
BRIAN J. BRIDGEWATER, P.E.  
REG. PROFESSIONAL ENGINEER NO 99334

FECHA



SHEET INDEX	
1	PLAT
2	EXISTING CONDITIONS
3-4	UTILITY LAYOUT PLAN
5	DRAINAGE PLAN
6	SITE PLAN

FILED RECORDED IN  
HIDALGO COUNTY  
ARTURO GUAJARDO, JR.  
HIDALGO COUNTY CLERK

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

AS INSTRUMENT NUMBER: \_\_\_\_\_  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

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

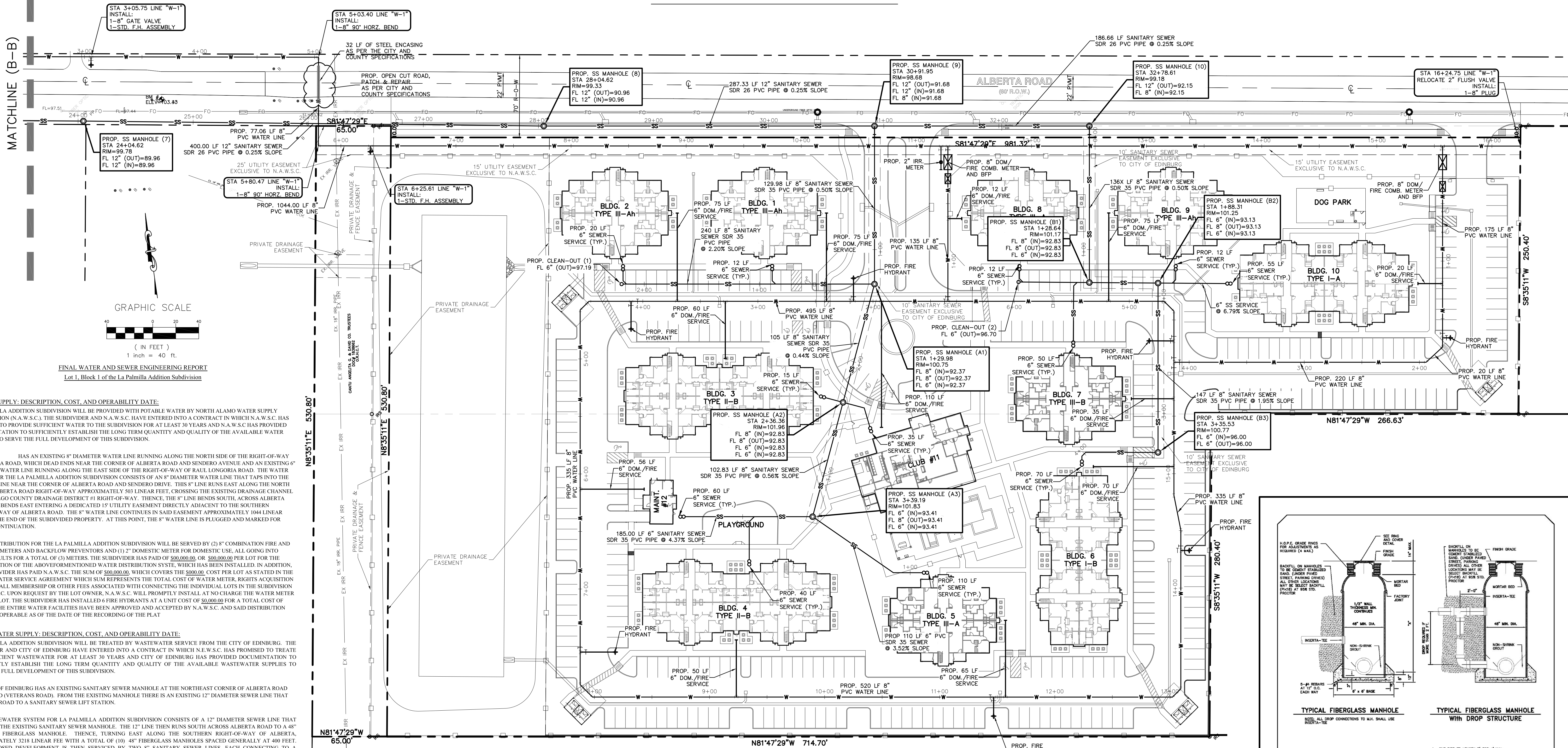
**LA PALMILLA APARTMENTS SUBDIVISION**  
BEING A TOTAL OF 10.016 ACRES TRACT OF LAND, MADE UP TWO TRACTS; SUBJECT TRACT ONE BEING 5.416 ACRES OF LAND (235906.365 SQ. FT.) BEING A PORTION OF THE NORTH 10 ACRES OF LOT 16, BLOCK 1, JOHN CLOSER SUBDIVISION OF CERTAIN LAND IN PORCIONES 71 & 72 VOLUME 0, PAGE 4 MAP RECORDS HIDALGO COUNTY, TEXAS. SUBJECT TRACT TWO BEING 4.60 ACRES OF LAND (200398.237 SQ. FT) BEING A PORTION OF THE SOUTH 10 ACRES OF THE NORTH 20 ACRES OF LOT 16, BLOCK 1, JOHN CLOSER SUBDIVISION OF CERTAIN LAND IN PORCIONES 71 & 72 VOLUME 0, PAGE 4 MAP RECORDS HIDALGO COUNTY, TEXAS.

**TEXAS GEO TECH**  
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**ecivil engineering, LLC.**  
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972.701.9636 • 972.701.9639 FAX  
TX REGISTERED ENGINEERING FIRM F-12600  
www.hpccivileng.com

DATE OF PREPARATION: FEBRUARY 10, 2016

# UTILITY LAYOUT PLAN



MATCHLINE (B-B)

STA 3+05.75 LINE "W-1"  
INSTALL:  
1-8" GATE VALVE  
-STD. F.H. ASSEMBLY

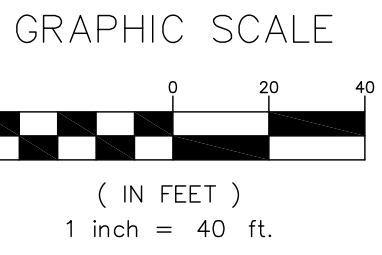
STA 5+03.40 LINE "W-1"  
INSTALL:  
1-8" 90° HORZ. BEND

PROP. SS MANHOLE (B)  
STA 28+04.82  
RIM=99.68  
FL 12" (OUT)=90.96  
FL 12" (IN)=90.96

PROP. SS MANHOLE (9)  
STA 30+91.95  
RIM=98.68  
FL 12" (OUT)=91.68  
FL 12" (IN)=91.68  
FL 8" (N)=91.68

PROP. SS MANHOLE (10)  
STA 32+78.61  
RIM=99.18  
FL 12" (OUT)=92.15  
FL 8" (N)=92.15

STA 16+24.75 LINE "W-1"  
RELOCATE 2" FLUSH VALVE  
INSTALL:  
1-8" PLUG



FINAL WATER AND SEWER ENGINEERING REPORT  
Lot 1, Block 1 of the La Palmilla Addition Subdivision

**WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:**  
LA PALMILLA ADDITION SUBDIVISION 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 8" DIAMETER WATER LINE RUNNING ALONG THE NORTH SIDE OF THE RIGHT-OF-WAY OF ALBERTA ROAD, WHICH DEAD ENDS NEAR THE CORNER OF ALBERTA ROAD AND SENDERO AVENUE AND AN EXISTING 6" DIAMETER WATER LINE RUNNING ALONG THE EAST SIDE OF THE RIGHT-OF-WAY OF RAUL LONGORIA ROAD. THE WATER SYSTEM FOR THE LA PALMILLA ADDITION SUBDIVISION CONSISTS OF AN 8" DIAMETER WATER LINE THAT TAPS INTO THE EXISTING LINE NEAR THE CORNER OF ALBERTA ROAD AND SENDERO DRIVE. THIS 8" LINE RUNS EAST ALONG THE NORTH SIDE OF ALBERTA ROAD RIGHT-OF-WAY APPROXIMATELY 503 LINEAR FEET, CROSSING THE EXISTING DRAINAGE CHANNEL AND HIDALGO COUNTY DRAINAGE DISTRICT #1 RIGHT-OF-WAY. THENCE, THE 8" LINE BENDS SOUTH, ACROSS ALBERTA ROAD AND BENDS EAST ENTERING A DEDICATED 15' UTILITY EASEMENT DIRECTLY ADJACENT TO THE SOUTHERN RIGHT-OF-WAY OF ALBERTA ROAD. THE 8" WATER LINE CONTINUES IN SAID EASEMENT APPROXIMATELY 1044 LINEAR FEET TO THE END OF THE SUBDIVIDED PROPERTY. AT THIS POINT, THE 8" WATER LINE IS PLUGGED AND MARKED FOR FUTURE CONTINUATION.

WATER DISTRIBUTION FOR THE LA PALMILLA ADDITION SUBDIVISION WILL BE SERVED BY (2) 8" COMBINATION FIRE AND DOMESTIC METERS AND BACKFLOW PREVENTORS AND (1) 2" DOMESTIC METER FOR DOMESTIC USE, ALL GOING INTO METER VAULTS FOR A TOTAL OF (3) METERS. THE SUBDIVIDER HAS PAID OF \$200,000.00, OR \$200,000.00 PER LOT FOR THE CONSTRUCTION OF THE ABOVEMENTIONED WATER DISTRIBUTION SYSTEM, WHICH HAS BEEN INSTALLED. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$200,000.00, WHICH COVERS THE \$200,000.00 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 6 FIRE HYDRANTS AT A UNIT COST OF \$0,000.00 FOR A TOTAL COST OF \$0,000.00. 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:**  
LA PALMILLA ADDITION SUBDIVISION WILL BE TREATED BY WASTEWATER SERVICE FROM THE CITY OF EDINBURG. THE SUBDIVIDER AND CITY OF EDINBURG HAVE ENTERED INTO A CONTRACT IN WHICH N.E.W.S.C. 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.

THE CITY OF EDINBURG HAS AN EXISTING SANITARY SEWER MANHOLE AT THE NORTHEAST CORNER OF ALBERTA ROAD AND I ROAD (VETERANS ROAD). FROM THE EXISTING MANHOLE THERE IS AN EXISTING 12" DIAMETER SEWER LINE THAT CROSSES I ROAD TO A SANITARY SEWER LIFT STATION.

THE WASTEWATER SYSTEM FOR THE LA PALMILLA ADDITION SUBDIVISION CONSISTS OF A 12" DIAMETER SEWER LINE THAT TAPS INTO THE EXISTING SANITARY SEWER MANHOLE. THE 12" LINE THEN RUNS SOUTH ACROSS ALBERTA ROAD TO A 48" DIAMETER FIBERGLASS MANHOLE. THENCE, TURNING EAST ALONG THE SOUTHERN RIGHT-OF-WAY OF ALBERTA, APPROXIMATELY 3218 LINEAR FEET WITH A TOTAL OF (10) 48" FIBERGLASS MANHOLES SPACED GENERALLY AT 400 FEET. THE PROPOSED DEVELOPMENT IS THEN SERVICED BY TWO 8" SANITARY SEWER LINES, EACH CONNECTING TO A MANHOLE LOCATED WITHIN THE ALBERTA ROAD RIGHT OF WAY, (6) 48" FIBERGLASS MANHOLES AND CONNECTS TO EACH BUILDING WITH A 6" DIAMETER SANITARY SEWER SERVICE LINE.

THE 12" LINE, 8" LINE, 6" SERVICE LINE AND SIXTEEN (16) 48" SANITARY SEWER MANHOLES HAVE BEEN INSTALLED, AT A TOTAL COST OF \$600,000.00 OR \$300,000.00 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID THE CITY OF EDINBURG THE SUM OF \$200,000.00 WHICH COVERS THE \$200,000.00 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 BUILDINGS 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 \$200,000.00, WHICH EQUALS TO \$200,000.00 PER LOT.

SEWAGE FACILITIES - THESE FACILITIES FULLY CONSTRUCTED WILL COST A GRAND TOTAL OF \$600,000.00, WHICH EQUALS TO \$300,000.00 PER LOT.

**SUBDIVIDERS CERTIFICATION:**

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 TO THE LOTS MEET SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

**SUBDIVIDER STATEMENT:**

WE, THE ARNOLDO & ANGELITA G. CANTU TRUST, SUBDIVIDERS OF THE LA PALMILLA ADDITION SUBDIVISION HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AND /OR CITY OF EDINBURG AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY, & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

OWNER

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED

PROVED TO ME THROUGH HIS/HER/THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE(S) TO BE THE PERSON(S) WHOSE NAME(S) IS /ARE 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/SHE/THEY EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATION THEREBY EXPRESSED.

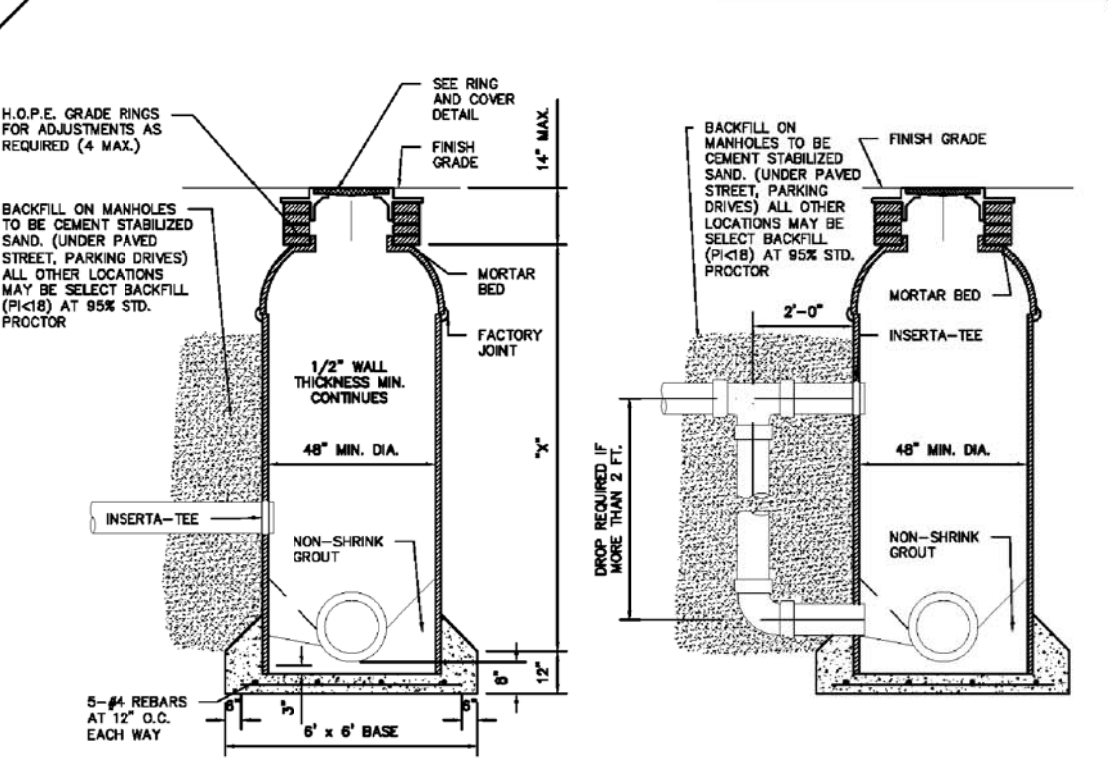
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC MY COMMISSION EXPIRES

FILED RECORDED IN  
HIDALGO COUNTY  
ARTURO GUAJARDO, JR.  
HIDALGO COUNTY CLERK  
ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM

AS INSTRUMENT NUMBER: \_\_\_\_\_  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS  
BY: \_\_\_\_\_ DEPUTY CLERK

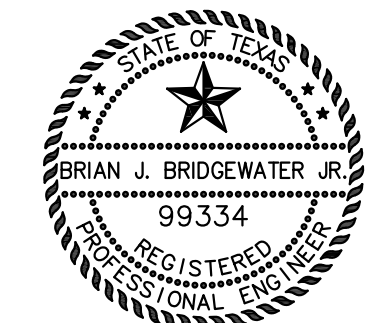
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1. CUT PIPE 1/2" LENGTH 7" FOR 4" M.H.
2. LAY PIPE
3. EXCAVATE UNDER PIPE FOR M.H. BASE MIN. 6"
4. PLACE REBAR MAT
5. PLACE CONCRETE
6. IMMEDIATELY PLACE FIBERGLASS M.H.
7. GROUT INSIDE WALLS OF M.H. AROUND PIPE
8. CUT OUT PIPE
9. NO PRE-CAST BASES PERMITTED

<b>S-3</b>	FIBERGLASS MANHOLE DETAILS		
	SCALE: N.T.S.	REVISED: JAG	
	DATE: FEBRUARY, 2010	DRAWN BY: RMM	

PRELIMINARY FOR REVIEW  
BRIAN J. BRIDGEWATER, P.E.  
REG. PROFESSIONAL ENGINEER NO 99334



**LA PALMILLA APARTMENTS SUBDIVISION**

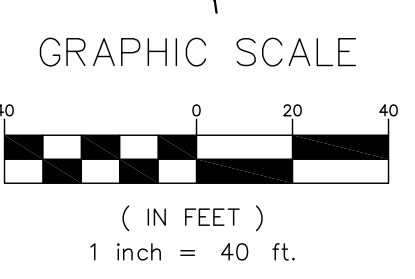
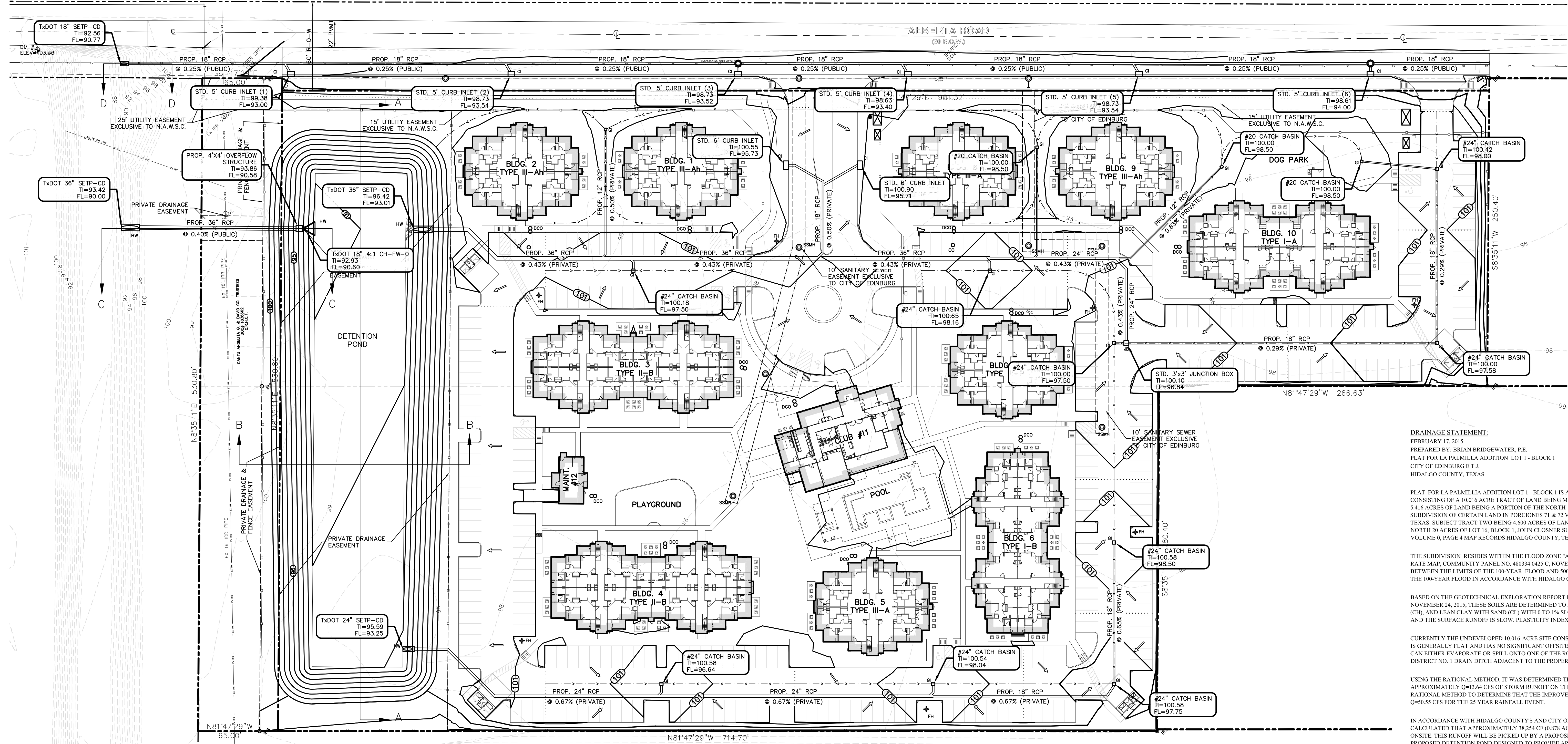
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DATE OF PREPARATION: FEBRUARY 11, 2016

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972.701.9636 • 972.701.9639 FAX  
TX REGISTERED ENGINEERING FIRM F-12600  
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# DRAINAGE PLAN



**DRAINAGE STATEMENT:**

FEBRUARY 17, 2015  
 PREPARED BY: BRIAN BRIDGEWATER, P.E.  
 PLAT FOR LA PALMILLA ADDITION LOT 1 - BLOCK 1  
 CITY OF EDINBURG E.T.J.  
 HIDALGO COUNTY, TEXAS

PLAT FOR LA PALMILLA ADDITION LOT 1 - BLOCK 1 IS A (1) LOT MULTI-FAMILY RESIDENTIAL SUBDIVISION CONSISTING OF A 10.016 ACRE TRACT OF LAND BEING MADE UP OF TWO TRACTS, SUBJECT TRACT ONE BEING 5.416 ACRES OF LAND BEING A PORTION OF THE NORTH 10 ACRES OF LOT 16, BLOCK 1, JOHN CLOSNER SUBDIVISION OF CERTAIN LAND IN PORCIONES 71 & 72 VOLUME 0, PAGE 4 MAP RECORDS HIDALGO COUNTY, TEXAS. SUBJECT TRACT TWO BEING 4.600 ACRES OF LAND BEING A PORTION OF THE SOUTH 10 ACRES OF THE NORTH 20 ACRES OF LOT 16, BLOCK 1, JOHN CLOSNER SUBDIVISION OF CERTAIN LAND IN PORCIONES 71 & 72 VOLUME 0, PAGE 4 MAP RECORDS HIDALGO COUNTY, TEXAS.

THE UNDEVELOPED RESIDES WITHIN THE FLOOD ZONE "AH", AS DETERMINED BY FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480334 0425 C, NOVEMBER 16, 1982. THESE ARE CONSIDERED AREAS BETWEEN THE LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD, RAISED BY FILL TO PROTECT AGAINST THE 100-YEAR FLOOD IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION REGULATIONS.

BASED ON THE GEOTECHNICAL EXPLORATION REPORT PERFORMED ON SITE BY ALPHA TESTING, INC., DATED NOVEMBER 24, 2015, THESE SOILS ARE DETERMINED TO BE SANDY LEAN CLAY (CL), FAT CLAY WITH SAND (CH), AND LEAN CLAY WITH SAND (CL) WITH 0 TO 1% SLOPES. SAID SOILS ARE MODERATELY WELL DRAINED AND THE SURFACE RUNOFF IS SLOW. PLASTICITY INDEX IS LESS THAN 35.

CURRENTLY THE UNDEVELOPED 10.016-ACRE SITE CONSISTS OF HEAVY GRASS AND SMALL TREES. THE SITE IS GENERALLY FLAT AND HAS NO SIGNIFICANT OFFSITE DRAINAGE. WATER SEEMS TO POND ONSITE UNTIL IT CAN EITHER EVAPORATE OR SPILL ONTO ONE OF THE ROADS OR EXISTING HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 DRAIN DITCH ADJACENT TO THE PROPERTY.

USING THE RATIONAL METHOD, IT WAS DETERMINED THAT A 10 YEAR RAINFALL EVENT WILL GENERATE APPROXIMATELY Q=13.64 CFS OF STORM RUNOFF ON THIS PROPERTY CURRENTLY. WE HAVE ALSO USED THE RATIONAL METHOD TO DETERMINE THAT THE IMPROVED SUBDIVISION WILL GENERATE AN ESTIMATED Q=50.55 CFS FOR THE 25 YEAR RAINFALL EVENT.

IN ACCORDANCE WITH HIDALGO COUNTY'S AND CITY OF EDINBURG DRAINAGE REQUIREMENTS, WE HAVE CALCULATED THAT APPROXIMATELY 38,254 CF (0.878 AC-FT) OF STORM RUNOFF WILL NEED TO BE DETAINED ONSITE. THIS RUNOFF WILL BE PICKED UP BY A PROPOSED ONSITE STORM SYSTEM AND DISCHARGED INTO A PROPOSED DETENTION POND DESIGNED TO PROVIDE APPROXIMATELY 380,000 CF (8.724 AC-FT) OF STORAGE. A DRAINAGE PLAN MUST BE APPROVED BY HIDALGO COUNTY PLANNING DEPARTMENT BEFORE ISSUANCE OF A BUILDING PERMIT.

BY MY SIGNATURE BELOW, I CERTIFY THAT THIS SUBDIVISION LIES WITHIN THE FLOOD ZONE "AH", AS DETERMINED BY FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480334 0425 C, NOVEMBER 16, 1982. THESE ARE CONSIDERED AREAS BETWEEN THE LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD, RAISED BY FILL TO PROTECT AGAINST THE 100-YEAR FLOOD IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION REGULATIONS.

---LOMR-F IS REQUIRED TO REMOVE SUBDIVISION FROM FLOOD ZONE "AH"

PRELIMINARY FOR REVIEW  
 BRIAN J. BRIDGEWATER, P.E. DATE \_\_\_\_\_  
 REG. PROFESSIONAL ENGINEER NO 99334

**SHEET INDEX**

1	PLAT
2	EXISTING CONDITIONS
3-4	UTILITY LAYOUT PLAN
5	DRAINAGE PLAN
6	SITE PLAN



LOT 1	436,296.96 SF
	10.02 AC
STORM WATER DETENTION REQUIRED	38,254.00 CF
STORM WATER DETENTION PROVIDED	380,000.00 CF

FILED RECORDED IN  
 HIDALGO COUNTY  
 ARTURO GUAJARDO, JR.  
 HIDALGO COUNTY CLERK

ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM  
 AS INSTRUMENT NUMBER: \_\_\_\_\_  
 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS  
 BY: \_\_\_\_\_ DEPUTY CLERK

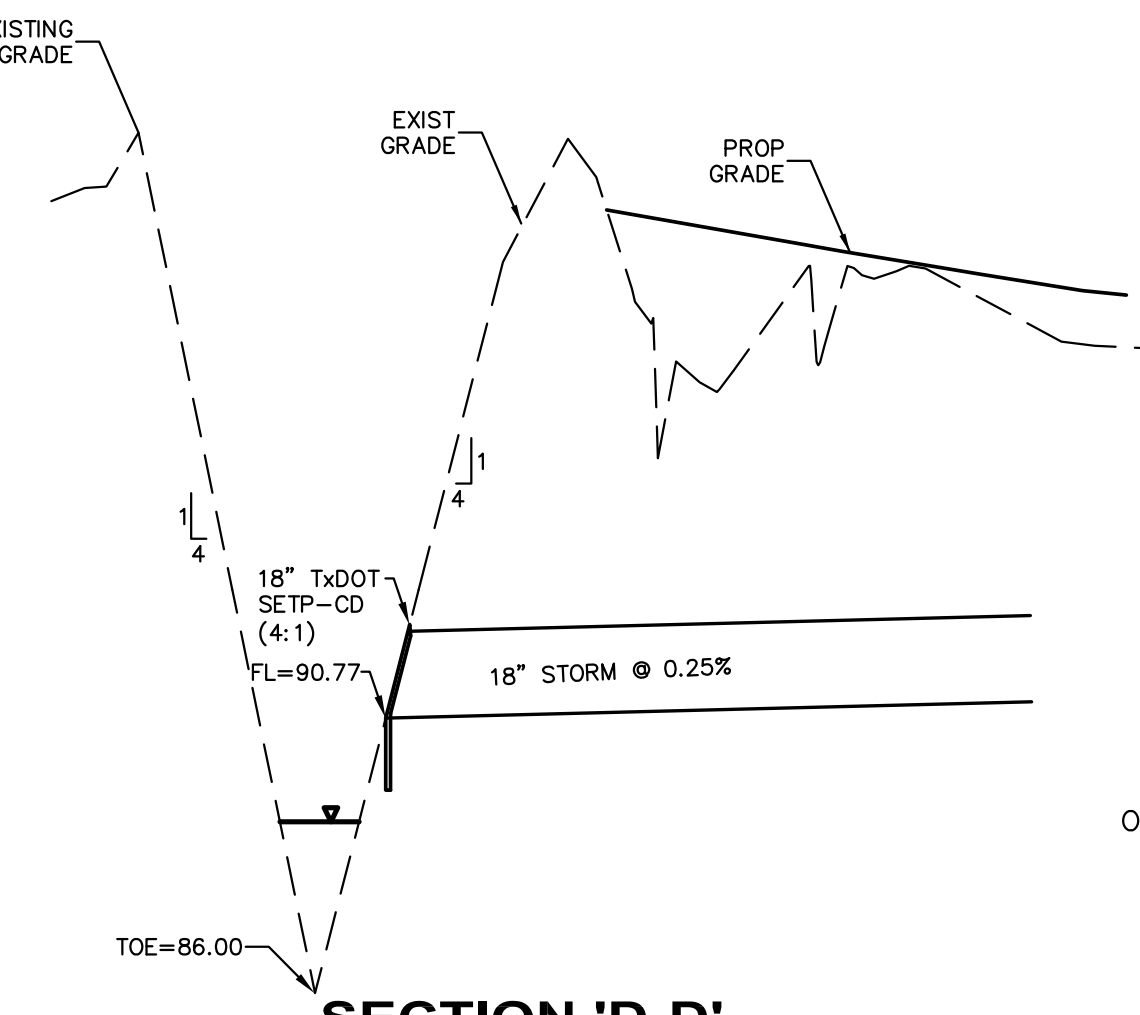
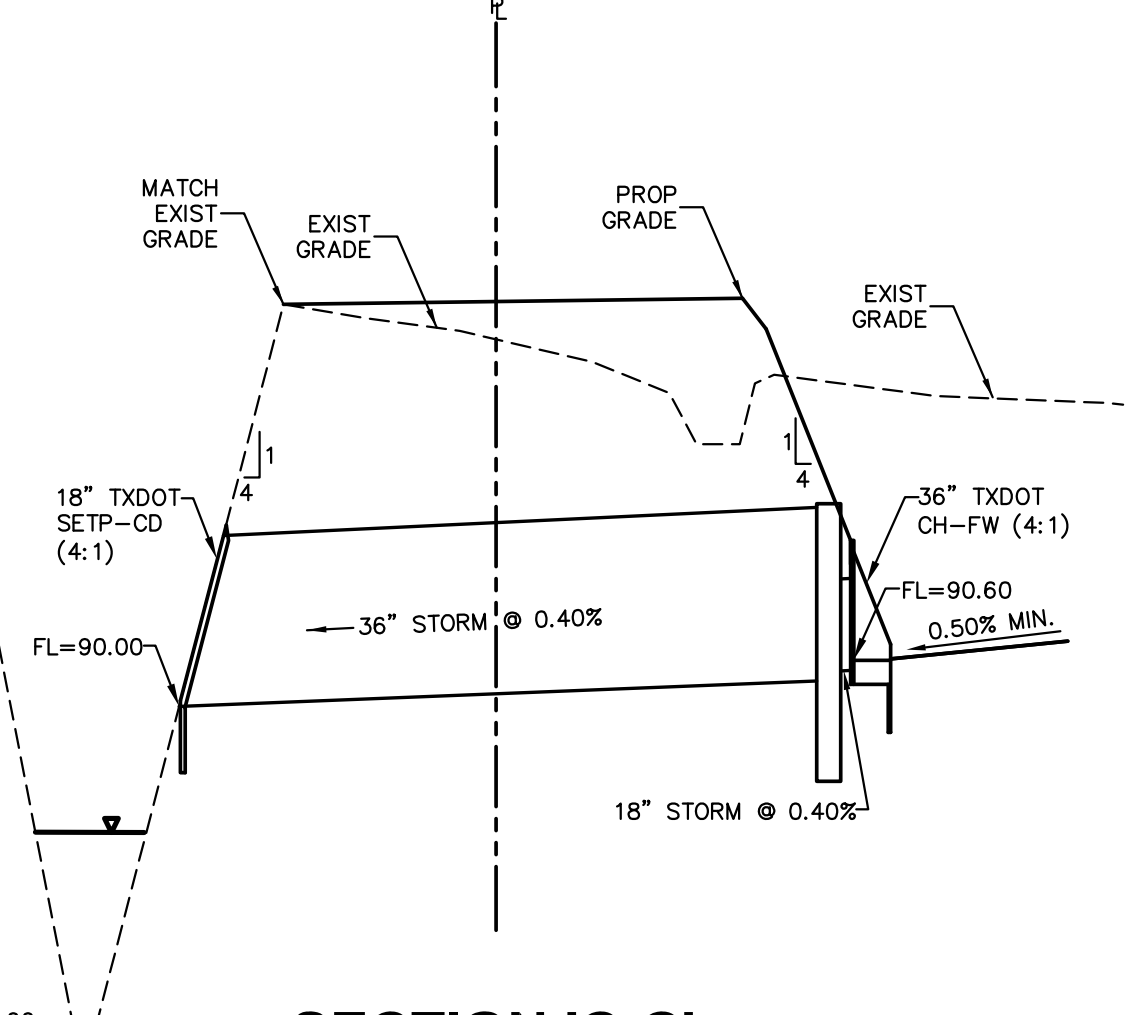
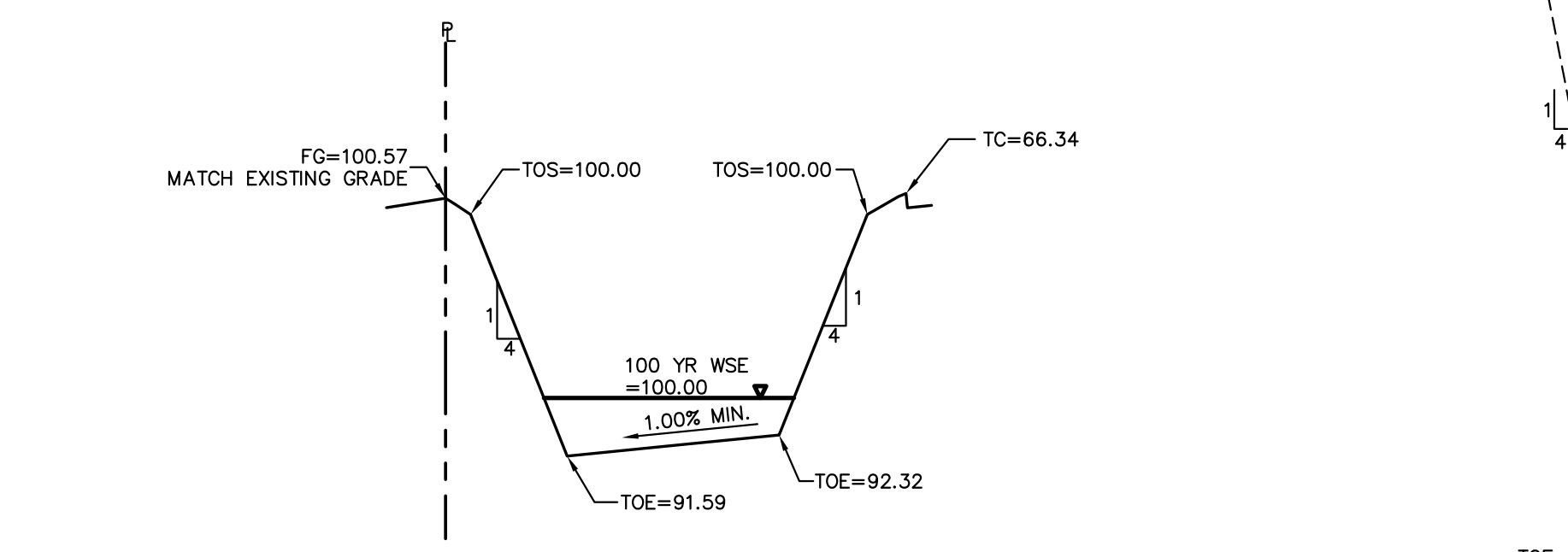
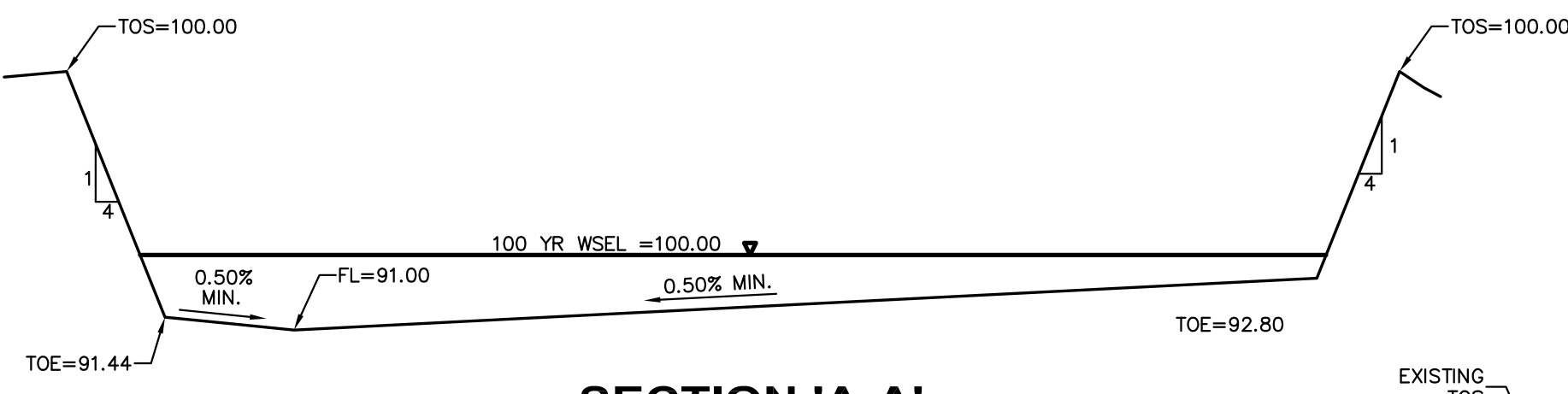
**LA PALMILLA APARTMENTS SUBDIVISION**

BEING A TOTAL OF 10.016 ACRES TRACT OF LAND, MADE UP TWO TRACTS; SUBJECT TRACT ONE BEING 5.416 ACRES OF LAND (235906.365 SQ. FT.) BEING A PORTION OF THE NORTH 10 ACRES OF LOT 16, BLOCK 1, JOHN CLOSNER SUBDIVISION OF CERTAIN LAND IN PORCIONES 71 & 72 VOLUME 0, PAGE 4 MAP RECORDS HIDALGO COUNTY, TEXAS. SUBJECT TRACT TWO BEING 4.60 ACRES OF LAND (200398.237 SQ. FT) BEING A PORTION OF THE SOUTH 10 ACRES OF THE NORTH 20 ACRES OF LOT 16, BLOCK 1, JOHN CLOSNER SUBDIVISION OF CERTAIN LAND IN PORCIONES 71 & 72 VOLUME 0, PAGE 4 MAP RECORDS HIDALGO COUNTY, TEXAS.

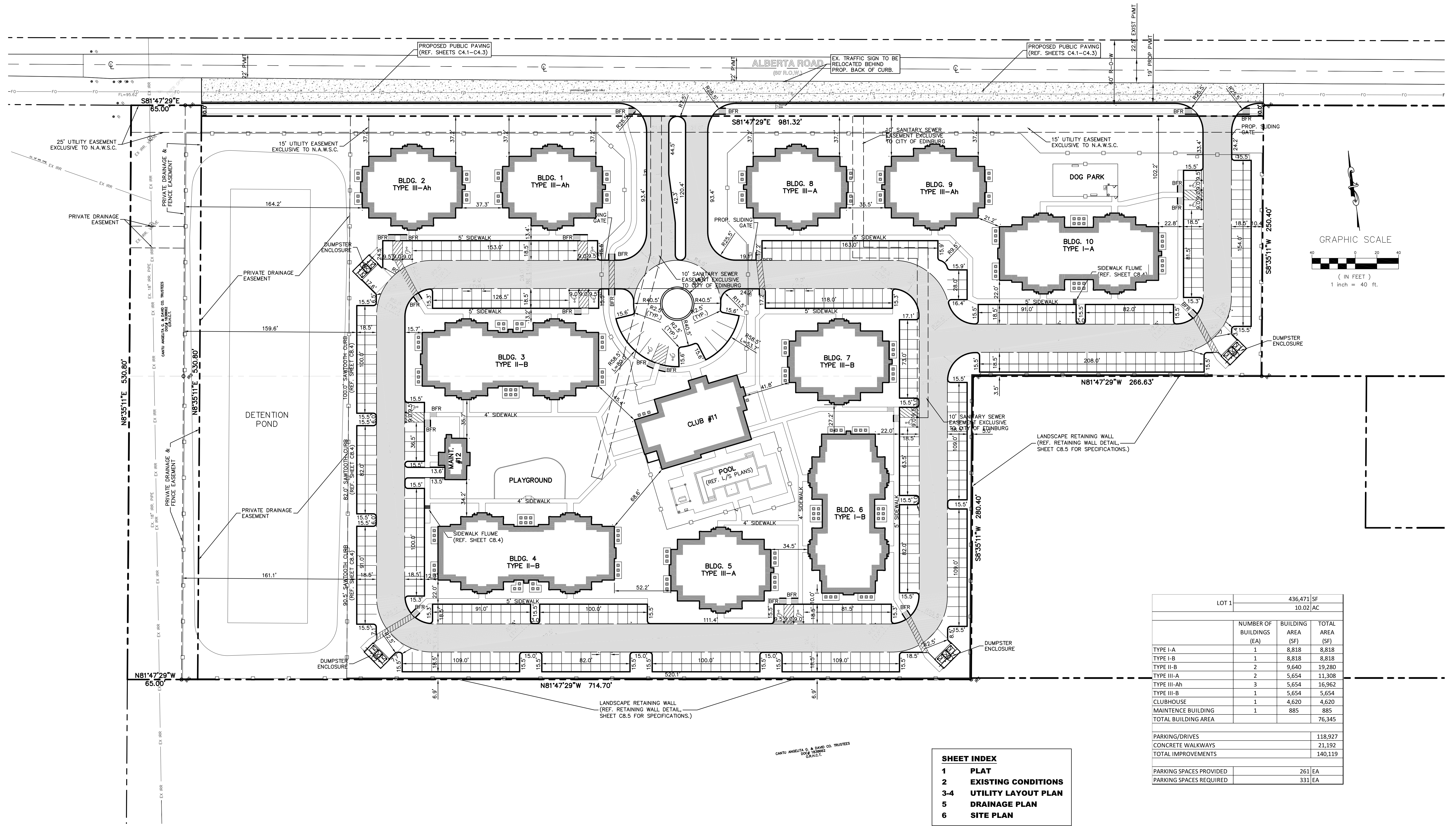
DATE OF PREPARATION: FEBRUARY 10, 2016

**TEXAS GEO TECH**  
 LAND SURVEYING, INC  
 5525 S. STAPLES ST. SUITE B2  
 Corpus Christi, TX 78411  
 (361) 993-0808 Fax (361) 993-2955

**civil engineering, LLC.**  
 5339 ALPHA ROAD, SUITE 300 DALLAS, TEXAS 75240  
 972.701.9636 • 972.701.9639 FAX  
 TX REGISTERED ENGINEERING FIRM F-12600  
 www.hpcivileng.com



# SITE PLAN



LOT 1		436,471 SF	
		10.02 AC	
	NUMBER OF BUILDINGS (EA)	BUILDING AREA (SF)	TOTAL AREA (SF)
TYPE I-A	1	8,818	8,818
TYPE I-B	1	8,818	8,818
TYPE II-B	2	9,640	19,280
TYPE III-A	2	5,654	11,308
TYPE III-Ah	3	5,654	16,962
TYPE III-B	1	5,654	5,654
CLUBHOUSE	1	4,620	4,620
MAINTENANCE BUILDING	1	885	885
<b>TOTAL BUILDING AREA</b>			<b>76,345</b>
PARKING/DRIVES			118,927
CONCRETE WALKWAYS			21,192
<b>TOTAL IMPROVEMENTS</b>			<b>140,119</b>
PARKING SPACES PROVIDED		261 EA	
PARKING SPACES REQUIRED		331 EA	

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