



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: 1-24-2017

PROPOSED PUEBLO DE PALMAS PH. 19 SUBDIVISION, PRECINCT No. 4.

ENGINEER: MELDEN & HUNT, INC. DEVELOPER: J. GARY FRISBY (JGF ENTERPRISES, L.P.)

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 85 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: NORTH WEST CORNER OF KENYON ROAD AND DAVIS 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 12-01-2015 PROPERTY LIES WITHIN FLOOD ZONE: " X " AS PER FEMA.

DRAINAGE DESIGN: WILL BE PROVIDED BY STORM DRAINAGE SYSTEM AND DETENTION BY WIDENING THE DRAIN DITCH LOCATED WEST OF DOLITTLE ROAD.

ROAD R.O.W. DEDICATION: 20.00 FEET ON TO DAVIS ROAD AND 10.00 FEET ON TO KENYON ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 01-03-2017 By, JOSE OCHOA, PCT. 4 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: N/A By, ELIZARDO "CHARDO" RAMOS Environmental Health Division Manager

SEWER SYSTEM: SANITARY SEWER BY: EDINBURG LINE SIZE: 8" LOCATION: WEST OF DOOLITTLE ROAD.

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

H.C.O.E.C. FINAL APPROVAL DATE: 01-04-2017 : By MARTIN RAMIREZ Environmental Compliance Coordinator

LARGE CONSTRUCTION

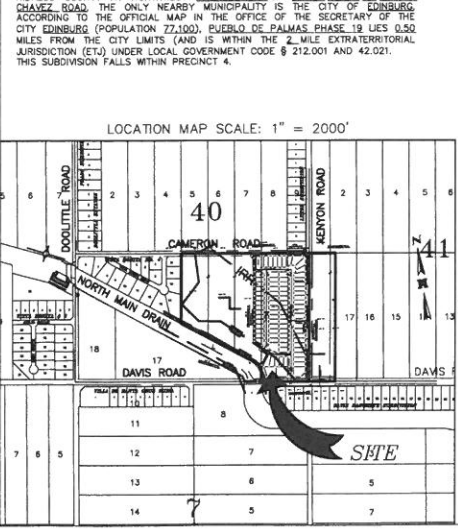
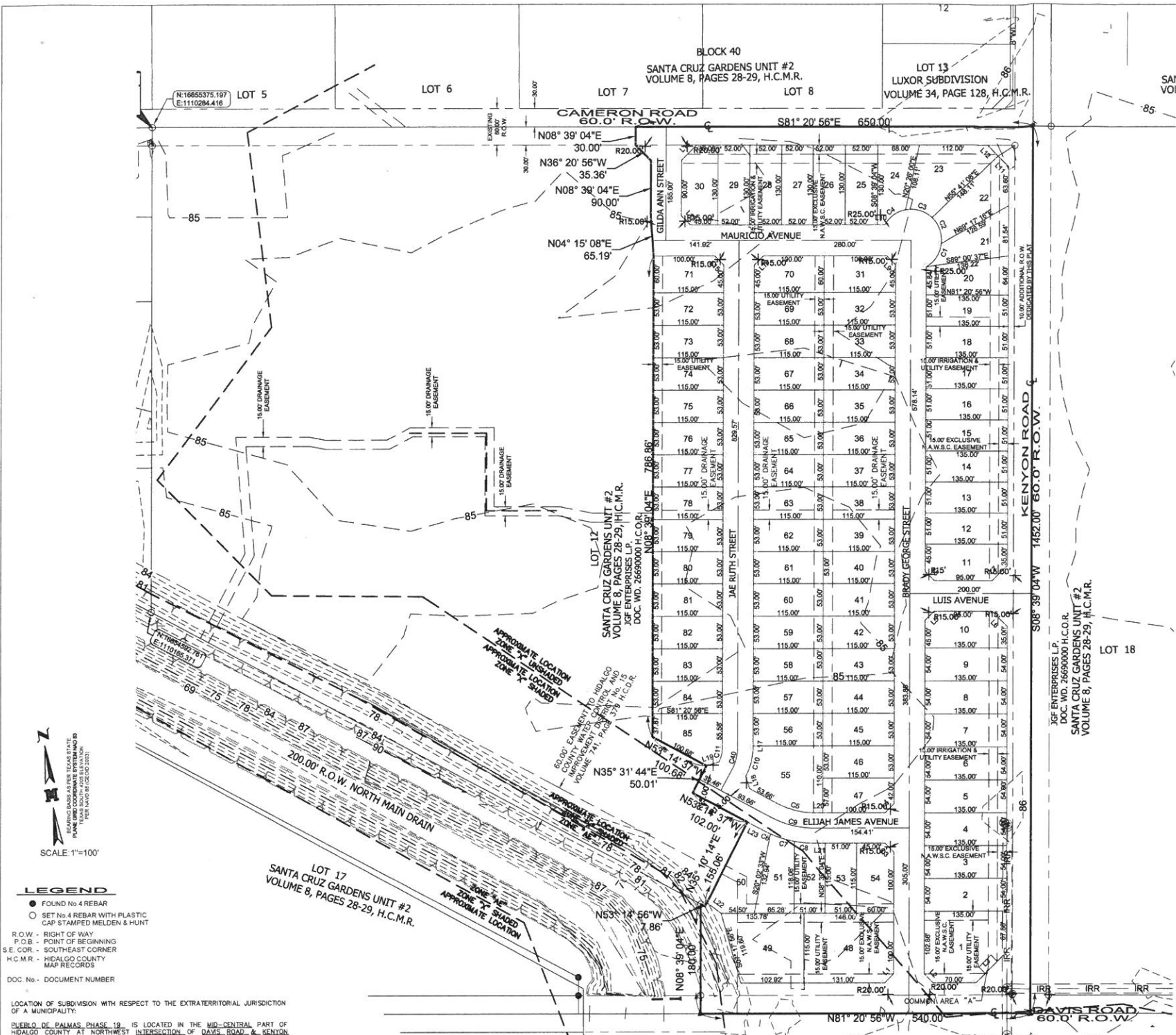
The applicant has submitted the required NOI as per Part II, Section E of the TPDES General Permit for Construction Activities (TXR150000) along with a copy of the Erosion Control Plan for the proposed project.

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: FEBRUARY 3, 2016

STAFF RECOMMENDS: Preliminary Approval subject comments and future recommendations by planning and other Departments.

Final Approval subject to recommendations other departments

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.



INDEX TO SHEET OF PUEBLO DE PALMAS PHASE 19

SHEET 1: HEADING; INDEX; LOCATION MAP AND ETC.; PRINCIPAL CONTACTS; MAP; LOT, STREETS, AND EASEMENT LAYOUT; SURVEYOR'S CERTIFICATION; OWNER'S DEDICATION; CERTIFICATION; ATTESTATION; ENGINEERING CERTIFICATION; CITY, APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES; IRRIGATION DISTRICT, H.C.D. No. 1; HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE; M.A.W.S.C. R.O.W. EASEMENT DEDICATION.

SHEET 2: PLAT NOTES AND RESTRICTIONS; DESCRIPTION (METES AND BOUNDS); LOT AREAS, LINE TABLE, CURVE TABLE;

SHEET 3: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION); WATER DETAILS;

SHEET 4: ENGINEERING REPORT, INCLUDING DESCRIPTION OF SANITARY SEWER AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION); SUBDIVIDER CERTIFICATION; SANITARY SEWER LAYOUT; DETAILS

SHEET 5: MAP OF TOPOGRAPHY AND DRAINAGE LAYOUT; DITCH WIDENING & SECTION, STORM DRAINAGE CONSTRUCTION DETAILS; DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, ENGINEERING CERTIFICATION.

SHEET 6: MAP OF TOPOGRAPHY AND STREET LAYOUT; STREET DETAILS;

MELDEN & HUNT, INC.
TEXAS REGISTRY #1435

MELDEN & HUNT, INC.
CONSULTANTS ENGINEERS SURVEYORS
115 W. McINTYRE
EDINBURG, TX 78541
227 N. FM 2147
800 DUNN CRY, TX 78582
E-MAIL: www.meldenandhunt.com

115 W. McINTYRE OFF: (956) 381-0881 FAX: (956) 381-1839
227 N. FM 2147 OFF: (956) 487-2558 FAX: (956) 426-0891
800 DUNN CRY, TX 78582 FAX: (956) 426-0891 ESTABLISHED 1947

PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	JOF LAND CO. INC.	P.O. BOX 1000	MISSION, TX 78573	956-583-1114	956-583-8343
ENGINEER:	FRED L. KURTH	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0881	(956) 381-1839
SURVEYOR:	FRED L. KURTH	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0881	(956) 381-1839

**SUBDIVISION MAP OF
PUEBLO DE PALMAS PHASE 19**
BEING A RESUBDIVISION OF 19.750 ACRES
CONSISTING OF ALL OF LOTS 10, 11,
& 1.920 ACRES OUT OF LOT 12, BLOCK 40,
AMENDED MAP OF SUBDIVISION
SANTA CRUZ GARDENS UNIT #2
VOLUME 8, PAGES 28-29, H.C.M.R.
HIDALGO COUNTY, TEXAS.

RIGHT OF WAY EASEMENT

KNOWN 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/ARE INSTALLED, THE EASEMENT HEREBY 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 _____, 2016.

J. GARY FRISBY
JOF 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 _____ DAY OF _____, 2016.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

**CITY OF EDINBURG
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 212.009(C) AND § 212.011(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 _____ CHAIRPERSON PLANNING & ZONING COMMISSION

**JOF ENTERPRISES, L.P.
HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 232.028 (A)**

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF PUEBLO DE PALMAS 19 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____ DAY OF _____, 20____.

HIDALGO COUNTY JUDGE _____
HIDALGO COUNTY CLERK _____

**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 JOF ENTERPRISES, L.P., AS OWNER OF THE 19.750 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED PUEBLO DE PALMAS 19 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.

J. GARY FRISBY, PRESIDENT 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 TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2016.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF HIDALGO

I, FRED L. KURTH, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

MELDEN & HUNT, INC.
TEXAS REGISTRATION #1435

FRED L. KURTH, PE # 54151
DATE PREPARED: SEPTEMBER 23, 2015
JOB No. (ENG.) 15139.00
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 19 WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND ON 9/15/15 BY ME OR UNDER MY SUPERVISION.



FRED L. KURTH, RPLS # 4750
DATE SURVEYED: 07-15-13
BOOK I-1000, PGS. 5-6, 9-10
JOB No. (SUR.) 15009.09

APPROVED BY IRRIGATION DISTRICT

THIS PLAT APPROVED BY SANTA CRUZ IRRIGATION DISTRICT NO. 15 ON THIS _____ DAY OF _____, 2016 SUBJECT TO THE FOLLOWING:
1.) NO BUILDINGS ALLOWED ON TOP OF AN IRRIGATION LINE;
2.) FIFTEEN FOOT (15') EASEMENT ON EACH SIDE OF IRRIGATION LINE OR CANAL;
3.) ALL LOTS SUBJECT TO RULES, REGULATION, RIGHTS-OF-WAY AND EASEMENTS OF DISTRICT; AND
4.) 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.

SECRETARY _____ PRESIDENT _____



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

SUBDIVISION MAP OF PUEBLO DE PALMAS PHASE 19

BEING A RESUBDIVISION OF 19.750 ACRES
CONSISTING OF ALL OF LOTS 10, 11,
& 1.920 ACRES OUT OF LOT 12, BLOCK 40,
AMENDED MAP OF SUBDIVISION
SANTA CRUZ GARDENS UNIT #2
VOLUME 8, PAGES 28-29, H.C.M.R.
HIDALGO COUNTY, TEXAS.

GENERAL PLAT NOTES & RESTRICTIONS:

- FLOOD ZONE STATEMENT:**
FLOOD ZONE DESIGNATION: ZONE "X" & "X"(SHADED) & AE.
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. ZONE "AE" IS DEFINED AS BASE FLOOD DETERMINED BY COMMUNITY-PANEL NO. 480334 0325 D EFFECTIVE DATE: JUNE 6, 2000 FURTHER REVISED AS PER LOMR DATED MAY 17, 2001.
- COMMUNITY-PANEL NO. 480334 0325 D EFFECTIVE DATE: MAY 17, 2001 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAIN ADMINISTRATOR HAVE IDENTIFIED NO OTHER AREAS AS SHOWN ON THIS PLAT ARE WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN.**
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. SECTIONS 4001 THROUGH 4127).
- 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 DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT. SINGLE FAMILY RESIDENCES SHALL INCLUDE THE FOLLOWING: MOBILE HOME, TRAVEL TRAILER, FRAME HOME, AND SLAB HOME, NO COMMERCIAL USE SHALL BE ALLOWED.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 24" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.**
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS. DATUM BASED ON TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 2005):**
--B.M. NO. 1 MHI ALUMINUM DISK SET IN CONCRETE ALONG THE NORTHWEST INTERSECTION OF DAVIS ROAD AND KENYON ROAD, LOCATED AT THE NORTHEAST CORNER OF LOT 2 OF PUEBLO DE PALMAS PHASE 19 SUBDIVISION. ELEV. 85.00. N:16656359.86, E:1114510.85.
--B.M. NO. 2 MHI ALUMINUM DISK SET IN CONCRETE ALONG THE SOUTHWEST SIDE OF CAMERON ROAD AND KENYON ROAD, LOCATED AT THE NORTHEAST CORNER OF LOT 68 OF THIS SUBDIVISION. ELEV. 85.20. N:16656893.64, E:1114592.00.
--B.M. NO. 3 MHI ALUMINUM DISK SET IN CONCRETE ALONG THE SOUTHWEST SIDE OF CAMERON ROAD AND INA ROAD, LOCATED AT THE NORTHEAST CORNER OF LOT 86 OF THIS SUBDIVISION. ELEV. 85.00. N:16656474.98, E:1113979.26.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 62,377 CUBIC FEET 1.432 ACRE-FEET OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO. 4 FOR STORM SEWER IMPROVEMENTS). THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT'S DETERMINES AT THE DEVELOPMENT PERMIT STATE ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAT PLAT ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS 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 2 THROUGH 22. NO DRIVEWAY LOT ACCESS WILL BE ALLOWED FOR LOTS 23 THROUGH 30 ONTO CAMERON ROAD. DEVELOPER SHALL INSTALL A 6" CHAIN-LINK BUFFER FENCE.**
- COMMON AREA "A" WILL BE OWNED AND MAINTAINED BY HOME OWNER ASSOCIATION.**
- AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE 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 METERS.**

DESCRIPTION OF PUEBLO DE PALMAS PHASE 19 METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 19.750 ACRES OF LAND SITUATED IN THE COUNTY OF HIDALGO, TEXAS BEING ALL OF LOTS 10, 11, AND 1.920 ACRES OUT OF LOT 12, BLOCK 40, OUR OF AMENDED MAP OF SUBDIVISION SANTA CRUZ GARDENS UNIT NO. 2, AS RECORDED IN VOLUME 8, PAGE 28 AND 29, HIDALGO COUNTY MAP RECORDS, SAID 19.750 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST INTERSECTION OF SAID LOT 10 AND FOR THE NORTHEAST CORNER OF THIS HEREDIN DESCRIBED TRACT;

- THENCE, S 08° 39' 04" W, AT ALONG THE EAST LINE OF SAID LOT 10 AND WITHIN KENYON ROAD RIGHT-OF-WAY A DISTANCE OF 1452.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 10 AND THE INTERSECTION OF DAVIS ROAD AND KENYON ROAD FOR THE SOUTHEAST CORNER OF THIS TRACT;
- THENCE, N 81° 20' 56" W, ALONG THE SOUTH LINE OF SAID LOTS 10 AND 11 OF BLOCK 40, SAID LINE ALSO BEING WITHIN THE RIGHT-OF-WAY OF DAVIS ROAD, A DISTANCE OF 540.00 FEET TO A COTTON PICKER SPINDLE FOUND THE SOUTHWEST CORNER OF SAID LOT 11 AND FOR AN OUTSIDE CORNER OF THIS TRACT;
- THENCE, N 08° 39' 04" E, AT A DISTANCE OF 30.00 FEET PASS A NO. 4 REBAR SET ON THE NORTH LINE OF SAID DAVIS ROAD, CONTINUING A TOTAL DISTANCE OF 180.00 FEET TO A NO. 4 REBAR SET AT THE SOUTHEAST CORNER OF SAID LOT 12, AND FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, S 53° 14' 56" E, A DISTANCE OF 7.86 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, N 35° 10' 14" E, A DISTANCE OF 155.06 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, N 81° 20' 56" W, A DISTANCE OF 102.00 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
- THENCE, N 35° 31' 44" E, A DISTANCE OF 50.01 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, N 53° 14' 37" W, AT A DISTANCE OF 9.98 FEET PASS THE WEST LINE OF SAID LOT 11, BLOCK 40, A DISTANCE OF 100.68 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
- THENCE N 08° 39' 04" E, A DISTANCE OF 786.86 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
- THENCE, N 04° 15' 08" E, A DISTANCE OF 65.19 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
- THENCE N 08° 39' 04" E, A DISTANCE OF 90.00 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
- THENCE N 36° 20' 56" W, A DISTANCE OF 35.38 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF CAMERON ROAD AND A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
- THENCE N 08° 39' 04" E, A DISTANCE OF 30.00 FEET TO THE NORTH LINE OF SAID LOT 12, BLOCK 40 AND THE CENTER LINE OF CAMERON ROAD AND A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
- THENCE, S 81° 20' 56" E, ALONG THE NORTH LINES OF SAID LOT 12, 11, 10, BLOCK 40, AND WITHIN THE RIGHT-OF-WAY LINE OF SAID CAMERON ROAD, A DISTANCE OF 650.00 FEET TO THE POINT OF BEGINNING, CONTAINING 19.750 ACRES, MORE OR LESS.

Lot #	SQ. FT.	Area
1	14,548.46	0.334
2	7,290.45	0.167
3	7,290.00	0.167
4	7,290.00	0.167
5	7,290.00	0.167
6	7,290.00	0.167
7	7,290.00	0.167
8	7,290.00	0.167
9	7,290.00	0.167
10	7,875.00	0.176
11	7,875.00	0.176
12	6,885.00	0.158
13	6,885.00	0.158
14	6,885.28	0.158
15	6,884.72	0.158
16	6,885.00	0.158
17	6,885.00	0.158
18	6,884.77	0.158
19	6,884.77	0.158
20	7,414.20	0.170

Lot #	SQ. FT.	Area
21	6,851.80	0.153
22	8,484.80	0.195
23	10,727.84	0.248
24	6,594.75	0.151
25	6,759.82	0.155
26	6,760.00	0.155
27	6,760.00	0.155
28	6,760.00	0.155
29	6,760.00	0.155
30	7,375.00	0.169
31	6,787.50	0.156
32	6,095.00	0.140
33	6,095.00	0.140
34	6,095.00	0.140
35	6,095.00	0.140
36	6,095.00	0.140
37	6,095.00	0.140
38	6,095.00	0.140
39	6,095.00	0.140
40	6,095.00	0.140

Lot #	SQ. FT.	Area
41	6,095.00	0.140
42	6,095.00	0.140
43	6,095.00	0.140
44	6,095.00	0.140
45	6,095.00	0.140
46	6,095.00	0.140
47	6,442.50	0.148
48	16,877.50	0.383
49	13,725.28	0.315
50	8,924.53	0.205
51	6,524.56	0.150
52	5,898.84	0.135
53	5,864.57	0.135
54	6,787.93	0.158
55	11,854.49	0.268
56	6,095.00	0.140
57	6,095.00	0.140
58	6,095.00	0.140
59	6,095.00	0.140
60	6,095.00	0.140

Lot #	SQ. FT.	Area
61	6,095.00	0.140
62	6,095.00	0.140
63	6,095.00	0.140
64	6,095.00	0.140
65	6,095.00	0.140
66	6,095.00	0.140
67	6,095.00	0.140
68	6,095.00	0.140
69	6,095.00	0.140
70	6,787.50	0.156
71	6,787.50	0.156
72	6,095.00	0.140
73	6,095.00	0.140
74	6,095.00	0.140
75	6,095.00	0.140
76	6,095.00	0.140
77	6,095.00	0.140
78	6,095.00	0.140
79	6,095.00	0.140
80	6,094.70	0.140

Line #	Length	Direction
L1	21.21'	N53° 39' 04"E
L2	21.21'	N36° 20' 56"W
L3	70.71'	S53° 39' 04"W
L4	21.21'	N36° 20' 56"W
L5	21.21'	N53° 39' 04"E
L6	35.38'	S36° 20' 56"E
L7	35.38'	S53° 39' 04"W
L8	21.21'	N36° 20' 56"W
L9	21.21'	N36° 20' 56"W
L10	11.70'	N81° 20' 56"W
L11	24.75'	N36° 20' 56"W
L12	24.75'	N36° 20' 56"W
L13	21.21'	S36° 20' 56"E
L14	35.38'	N53° 39' 04"E
L15	21.21'	N36° 20' 56"W
L16	21.21'	S53° 39' 04"W
L17	2.57'	S08° 39' 04"W
L18	21.21'	N08° 14' 37"W
L19	21.21'	S61° 45' 23"W
L20	14.41'	N81° 20' 56"W
L21	16.41'	N81° 20' 56"W
L22	28.99'	S45° 00' 16"E
L23	30.89'	S53° 14' 37"E

Lot #	SQ. FT.	Area
81	6,095.00	0.140
82	6,095.00	0.140
83	6,094.83	0.140
84	6,095.00	0.140
85	7,558.91	0.174

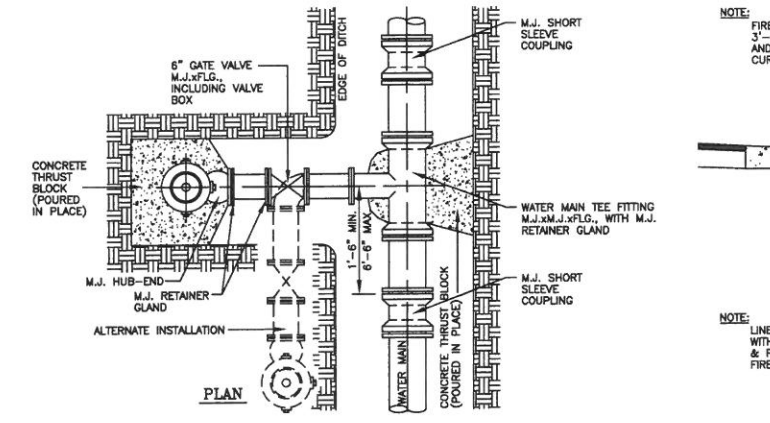
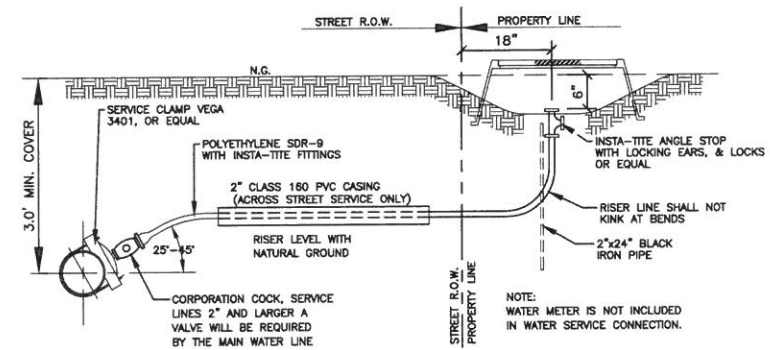
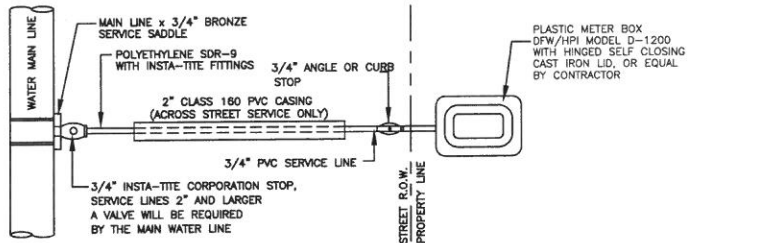
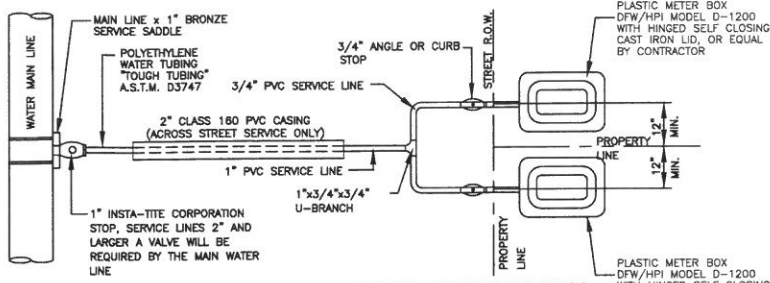
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	46.68'	50.00'	053° 28' 15"	N41° 54' 27"E	45.00'	25.20'
C2	46.68'	50.00'	053° 28' 15"	N11° 34' 48"W	45.00'	25.20'
C3	46.68'	50.00'	053° 28' 15"	N65° 04' 02"W	45.00'	25.20'
C4	43.23'	50.00'	049° 32' 18"	S63° 25' 12"W	41.90'	23.07'
C5	61.32'	125.00'	028° 06' 20"	S67° 17' 46"E	60.70'	31.28'
C6	12.06'	175.00'	003° 58' 53"	S55° 13' 03"E	12.06'	6.03'
C7	41.00'	175.00'	013° 25' 21"	S63° 54' 10"E	40.90'	20.59'
C8	32.79'	175.00'	010° 44' 04"	S75° 58' 53"E	32.74'	16.44'
C9	73.58'	150.00'	028° 06' 20"	S67° 17' 46"E	72.84'	37.55'
C10	49.05'	100.00'	028° 06' 19"	N22° 42' 14"E	48.58'	25.03'
C11	24.53'	50.00'	028° 06' 20"	N22° 42' 14"E	24.28'	12.52'
C40	36.79'	75.00'	028° 06' 20"	N22° 42' 14"E	36.42'	18.77'

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



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ESTABLISHED 1947



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

PUEBLO DE PALMAS PHASE 19 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 STUB TO THE SOUTH ALONG THE NORTHWEST INTERSECTION OF CAMERON ROAD AND KENYON ROAD AND AN EXISTING 8" DIAMETER WATER LINE RUNNING WITHIN AN EXISTING 15.00 FOOT EXCLUSIVE N.A.W.S.C. EASEMENT ALONG THE SOUTH RIGHT-OF-WAY OF DAVIS ROAD. THE WATER SYSTEM FOR PUEBLO DE PALMAS PHASE 19 CONSISTS OF A 8" DIAMETER WATER LINE THAT CONNECTS INTO THE EXISTING 8" LINES PREVIOUSLY MENTIONED. THIS 8" LINE CONNECTS TO THE EXISTING WATER LINE ALONG THE SOUTH RIGHT-OF-WAY OF DAVIS ROAD THEN RUNS NORTH WITHIN AN EXCLUSIVE N.A.W.S.C. EASEMENT ALONG THE WEST SIDE OF KENYON ROAD RIGHT-OF-WAY AND CONNECTION TO THE 8" WATER LINE AT THE NORTHWEST INTERSECTION OF KENYON ROAD AND CAMERON ROAD. ANOTHER 8" LINE CONNECTS TO THE PREVIOUSLY MENTIONED 8" WATER LINE CROSSING EAST ENDING WITH A 2" FLUSH VALVE AND RUNNING WEST ALONG THE SOUTH RIGHT-OF-WAY OF LUIS AVENUE CONNECTING TO AN 8" WATER LINE AT THE NORTH EAST CORNER OF LOT 42. ANOTHER 2-8" WATER LINE RUNS NORTH AND SOUTH ALONG THE WEST RIGHT-OF-WAY OF BRADY GEORGE STREET AND THE EAST SIDE OF JAE RUTH STREET RIGHT-OF-WAY. ANOTHER 2-8" LINE RUNS EAST AND WEST ALONG THE SOUTH RIGHT-OF-WAY OF MAURICIO AVENUE ENDING WITH A 2" FLUSH VALVE AT THE NORTHWEST CORNER OF LOT 71 AND ALONG THE NORTH RIGHT-OF-WAY OF ELIJAH JAMES AVENUE ENDING WITH A 2" FLUSH VALVE AT THE SOUTHEAST CORNER OF LOT 85. ANOTHER 8" WATER LINE RUNS WEST WITHIN AN EXCLUSIVE 15' N.A.W.S.C. EASEMENT ALONG THE SOUTH LINE OF LOT 48 TO SERVE THIS SUBDIVISION.

WATER DISTRIBUTION FOR THE PUEBLO DE PALMAS PHASE 19 SUBDIVISION CONSISTS OF THIRTY-SEVEN (37) 1" DIAMETER DUAL SERVICE LINES RUN TO PAIRS OF LOTS BEFORE SPLITTING INTO 1/2" DIAMETER SERVICE LINES AND ELEVEN (11) 1/4" DIAMETER SINGLE SERVICE LINES. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE 8" LINE, THE DUAL SERVICES AND 1/2" SINGLE SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$95,200.00, OR \$1120.00 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$92,480.00, WHICH COVERS THE \$108.00 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 4 FIRE HYDRANTS AT A UNIT COST OF \$2,500.00 FOR A TOTAL COST OF \$10,000.00. 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.

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 \$187,680.00 WHICH EQUALS TO \$2120.00 PER LOT.

SEWAGE FACILITIES - THESE FACILITIES FULLY CONSTRUCTED WILL COST A GRAND TOTAL OF \$200,000.00 WHICH EQUALS TO \$2,352.94 PER LOT.

ENGINEER'S SIGNATURE _____ DATE _____

FINAL WATER AND SEWER ENGINEERING REPORT IN SPANISH (WATER AND WASTE WATER DISTRIBUTION SYSTEM BEING INSTALLED)

PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHAS DE INICIO

LA SUBDIVISION PUEBLO DE PALMAS PHASE 19 SUBDIVISION RECIBIRA SU PROVISION DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (LA COMPANIA DE AGUA N.A.W.S.C.). EL DUEÑO DE LA SUBDIVISION Y N.A.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 AÑOS. N.A.W.S.C. HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

EL SISTEMA DE PROVISION DE AGUA PARA LA SUBDIVISION PUEBLO DE PALMAS PHASE 19 CONSISTE DE UN CONDUCTO DE AGUA DE 8 PULGADAS QUE PASA DENTRO DE UN CONSECCION EXCLUSIVO DE N.A.W.S.C. POR EL LADO SUR DEL DERECHO DE VIA (RIGHT OF WAY) DE LA CARRETERA DAVIS ROAD Y UN CONDUCTO LOCALIZADO EN LA INTERSECCION NOROCCIDENTE DE KENYON ROAD Y CAMERON ROAD. EL SISTEMA DE PROVISION DE AGUA DE LA SUBDIVISION PUEBLO DE PALMAS PHASE 19 CONSISTE DE UN CONDUCTO DE AGUA DE 8 PULGADAS QUE SE CONECTA CON EL CONDUCTO DE AGUA EXISTENTE DE 8 PULGADAS EN EL LADO SUR DE DAVIS ROAD Y SIGUE HACIA EL NORTE DENTRO DE UNA CONSECCION EXCLUSIVA DE N.A.W.S.C. POR EL LADO OESTE DE LA CALLE KENYON ROAD Y SE CONECTA CON LA LINEA DE 8" DE AGUA EN EL LADO NOROCCIDENTE DE KENYON ROAD Y CAMERON ROAD. UNA LINEA DE 8" PULGADAS SE CONECTA A LA LINEA EXISTENTE DE 8 PULGADAS EN EL LADO SUR DE DAVIS ROAD AL OESTE POR EL LADO SUR DE LA LUIS AVENUE CONECTÁNDOSE CON LA LINEA DE AGUA EXISTENTE DE 8 PULGADAS DE DIAMETRO LOCALIZADA AL LADO NOROCCIDENTE DE LOTE 42. OTROS 2 CONDUCTOS DE 8 PULGADAS CORREN NORTE Y SUR EN EL LADO OESTE DE BRADY GEORGE STREET Y EN EL LADO ESTE DE JAE RUTH STREET. OTROS 2 CONDUCTOS DE 8" ES CONECTADO A LA LINEAS DE AGUA PREVIAMENTE MENCIONADA LA CUAL SERA EXTENDIDA RUMBO AL OESTE POR EL LADO SUR DE LA CALLE MAURICIO AVENUE Y EN EL LADO NORTE DE LA CALLE ELIJAH JAMES AVENUE TERMINANDO CON UNA VALVULA DE PRESION DE 2 PULGADAS.

DEL CONDUCTO DE AGUA DE 8 PULGADAS SE PRODUCEN TREINTA-SETE DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIAMETRO PARA CADA DOS LOTES. ESTOS CONDUCTOS SE SEPARAN PARA PRODUCIR DOS CONDUCTOS DE AGUA DE 1/2 PULGADA DE DIAMETRO PARA CADA LOTE, Y ONSÉ (11) CONDUCTOS INDIVIDUALES DE AGUA DE 1/4 DE PULGADA DE DIAMETRO PARA CADA LOTE. SE HAN INSTALADO LOS CONDUCTOS DE AGUA DE 8 PULGADAS DE DIAMETRO, LOS DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIAMETRO, EL CONDUCTO DE 3/4 DE PULGADA DE DIAMETRO, Y LOS MEDIDORES MECANICOS DE AGUA A UN COSTO TOTAL DE \$ 95,200.00 O \$ 1120.00 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA N.A.W.S.C. \$ 92,480.00, QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE, \$1,088.00. 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 COMPANIA N.A.W.S.C. LE INSTALARA SIN ALGUN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION TAMBIEN HA INSTALADO 4 BOCAS DE RIEGO (FIRE HYDRANT) A UN COSTO DE \$ 2,500.00 POR CADA UNO CUAL GASTA UNA CANTIDAD TOTAL \$10,000.00. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

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 \$ 187,680.00 O \$ 2120.00 POR LOTE

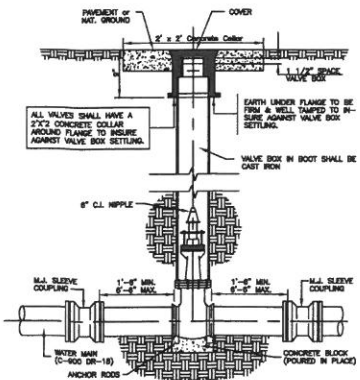
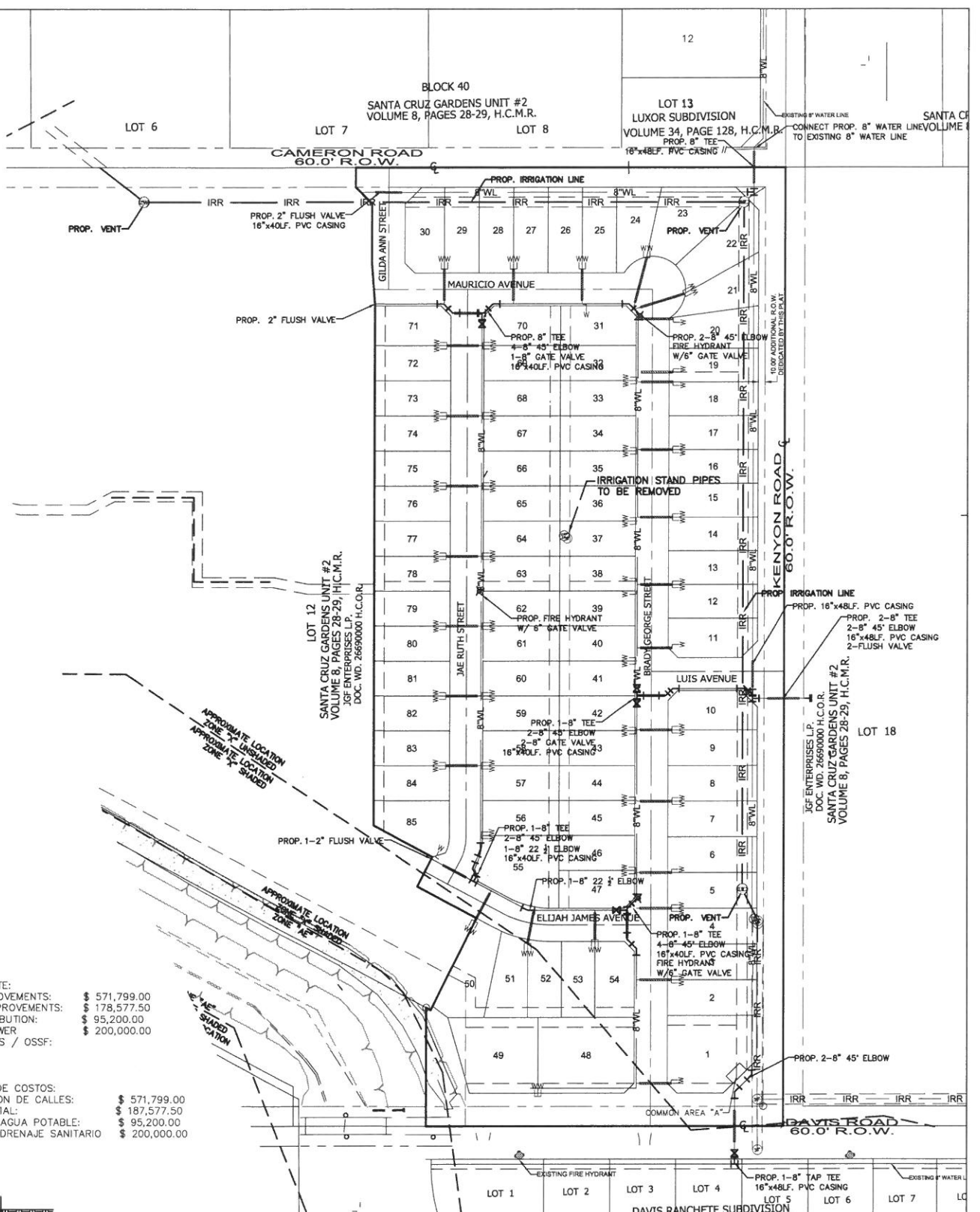
DRENAJE: SE ESTIMA QUE EL DRENAJE COSTARA UN COSTO TOTAL DE \$200,000.00 O \$2,352.94 POR LOTE.

COST ESTIMATE:

571ONG IMPROVEMENTS:	\$ 571,799.00
DRAINAGE IMPROVEMENTS:	\$ 178,577.50
WATER DISTRIBUTION:	\$ 95,200.00
SANITARY SEWER IMPROVEMENTS / OSSF:	\$ 200,000.00

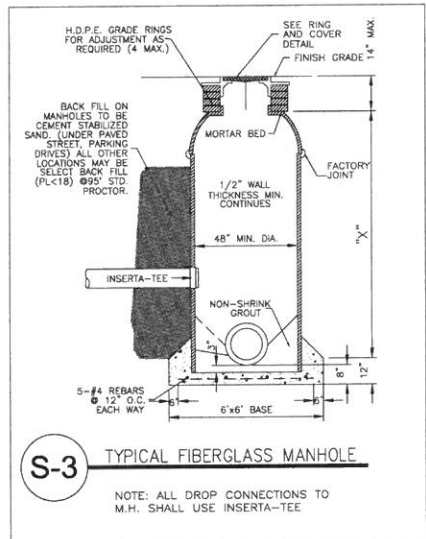
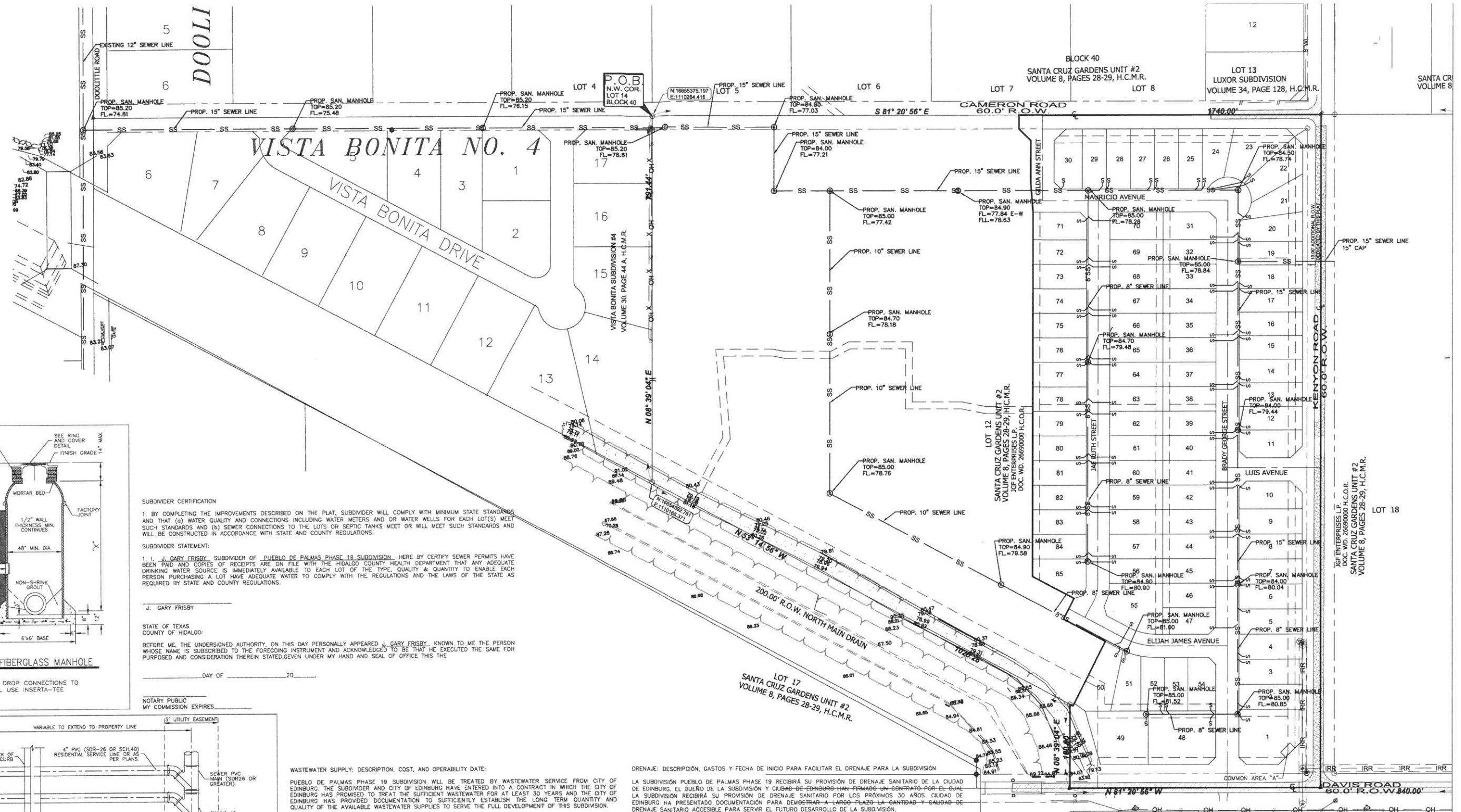
ESTIMACION DE COSTOS:

PAVIMENTACION DE CALLES:	\$ 571,799.00
DREAJE PLUVIAL:	\$ 178,577.50
SERVICIO DE AGUA POTABLE:	\$ 95,200.00
SERVICIO DE DRENAJE SANITARIO:	\$ 200,000.00



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ESTABLISHED 1947



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.

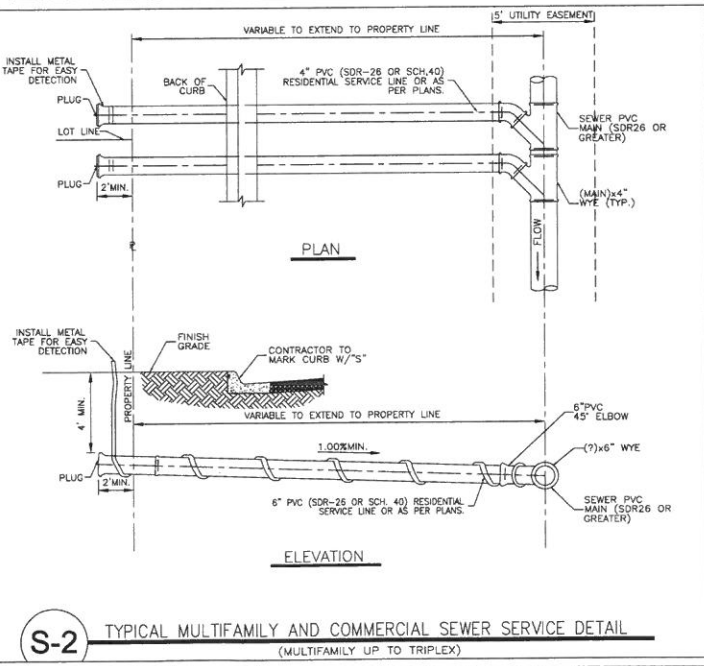
SUBDIVIDER STATEMENT:

1. I, J. GARY FRISBY, SUBDIVIDER OF PUEBLO DE PALMAS PHASE 19 SUBDIVISION, 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 _____



WASTEWATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:

PUEBLO DE PALMAS PHASE 19 SUBDIVISION WILL BE TREATED BY WASTEWATER SERVICE FROM CITY OF EDINBURG. THE SUBDIVIDER AND CITY OF EDINBURG HAVE ENTERED INTO A CONTRACT IN WHICH THE CITY OF EDINBURG HAS PROMISED TO TREAT THE SUFFICIENT WASTEWATER FOR AT LEAST 30 YEARS AND THE 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 12" DIAMETER SEWER LINE RUNNING ALONG THE WEST SIDE OF THE RIGHT-OF-WAY OF DOOLITTLE ROAD. THE WASTEWATER SYSTEM FOR PUEBLO DE PALMAS PHASE 19 SUBDIVISION CONSISTS OF AN 15", 10" AND 8" DIAMETER SEWER LINES OF WHICH THE 15" TAPS INTO THE EXISTING 12" LINE. THIS 15" LINE THEN RUNS EAST ALONG THE SOUTH SIDE OF CAMERON ROAD RIGHT-OF-WAY THEN RUNS SOUTH THEN EAST RUNNING ALONG THE NORTH RIGHT-OF-WAY OF MAURICIO AVENUE THEN RUNS SOUTH ALONG THE EAST SIDE OF BRADY GEORGE STREET ENDING WITH A 48" SANITARY SEWER MANHOLE ON THE NORTHWEST CORNER OF LOT 1 THEN RUNS WEST CROSSING BRADY GEORGE STREET TO THE WEST ENDING WITH A MANHOLE AT THE NORTHEAST CORNER OF LOT 49. ANOTHER 15" LINE CONNECTING TO THE PREVIOUSLY MENTIONED 15" SEWER LINE WITH A MANHOLE AT THE SOUTHWEST CORNER OF LOT 19 THEN RUNS EAST ALONG THE SOUTH LINE OF LOT 19 CROSSING KENYON ROAD. ANOTHER 8" LINE TAPS INTO THE 15" SEWER LINE WITH A MANHOLE AT THE SOUTHWEST CORNER OF LOT 29 THEN RUNS SOUTH ALONG THE WEST RIGHT-OF-WAY OF JAE RUTH STREET ENDING WITH A MANHOLE AT THE NORTHEAST CORNER OF LOT 85. ANOTHER 10" SEWER LINE CONNECT TO THE 15" SEWER LINE WITH A MANHOLE THEN RUNS SOUTH THEN EAST ALONG THE SOUTH RIGHT-OF-WAY OF ELIJAH JAMES AVENUE ENDING WITH A MANHOLE AT THE NORTHWEST CORNER OF LOT 51.

THE 15", 10" AND 8" LINE, 4" SERVICE LINE AND EIGHT (8) 48" SANITARY SEWER MANHOLES HAVE BEEN INSTALLED, AT A TOTAL COST OF \$325,772.75 OR \$5,011.88 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID THE CITY OF EDINBURG THE SUM OF \$37,785.65 WHICH COVERS THE \$581.31 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 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 SUBDIVISION RULES UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL WATER AND SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

SEWAGE FACILITIES - THESE FACILITIES FULLY CONSTRUCTED WILL COST A GRAND TOTAL OF \$200,000.00 WHICH EQUALS TO \$2,352.94 PER LOT.

ENGINEER'S SIGNATURE _____ DATE _____

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

LA SUBDIVISION PUEBLO DE PALMAS PHASE 19 RECIBIRA SU PROVISION DE DRENAJE SANITARIO DE LA CIUDAD DE EDINBURG, EL DUEÑO DE LA SUBDIVISION Y CIUDAD DE EDINBURG HAN FIRMADO UN EGENTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE DRENAJE SANITARIO POR LOS PROXIMOS 30 AÑOS. CIUDAD DE EDINBURG HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE DRENAJE SANITARIO ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

EL SISTEMA DE PROVISION DE DRENAJE SANITARIO PARA LA SUBDIVISION PUEBLO DE PALMAS PHASE 19 CONSISTE DE UN CONDUCTO DE DRENAJE DE 12 PULGADAS DE DIAMETRO QUE PASA POR EL LADO OESTE DEL DERECHO DE VIA (RIGHT OF WAY) DE LA CARRETERA DOOLITTLE ROAD.

EL SISTEMA DE PROVISION DE DRENAJE SANITARIO DE LA SUBDIVISION PUEBLO DE PALMAS PHASE 19 CONSISTE DE UN CONDUCTO DE DRENAJE DE 15 PULGADAS DE DIAMETRO QUE SE CONECTA CON EL CONDUCTO DE DRENAJE SANITARIO EXISTENTE DE 12 PULGADAS. ESTA LINEA DE 15 PULGADAS CUAL SIGUE HACIA EL ESTE POR EL LADO SUR DE LA CALLE CAMERON ROAD LUEGO CORRE AL SUR, LUEGO CORRE AL ESTE POR EL LADO NORTE DE LA CALLE MAURICIO AVENUE, LUEGO AL SUR POR EL LADO ESTE DE BRADY GEORGE STREET LUEGO CRUSADO BRADY GEORGE STREET AL OESTE EN EL LADO NOROESTE DE LOTE 1, Y TERMINARA CON UNA ALCANTARILLA DE 48 PULGADAS DE DIAMETRO LOCALIZADA AL NOROESTE DE LOTE 49. OTRO CONDUCTO DE DRENAJE DE 8 PULGADAS DE DIAMETRO SE CONECTA CON UNA ALCANTARILLA DE 48 PULGADAS HA LA LINEA LOCALIZADO AL SUROESTE DE LOTE 29, CORRIENDO AL SUR POR EL LADO OESTE DE LA CALLE JAE RUTH STREET, TERMINARA CON UNA ALCANTARILLA DE 48 PULGADAS LOCALIZADA AL NOROESTE DE LOTE 85. OTRO CONDUCTO DE 15 PULGADAS SERA CONECTADO A LA LINEA DE DRENAJE PREVIAMENTE MENCIONADA CON UNA ALCANTARILLA DE 48 PULGADAS HA LA LINEA LOCALIZADO AL SUROESTE DE LOTE 19 LA CUAL SERA EXTENDIDA RUMBO AL ESTE POR EL LADO SUR DE LOTE 19 Y CURSADO LA CALLE KENYON ROAD. OTRO CONDUCTO DE DRENAJE DE 10 & 8 PULGADAS DE DIAMETRO SE CONECTA CON UNA ALCANTARILLA DE 48 PULGADAS HA LA LINEA DE 15 PULGADAS, CORRIENDO AL SUR LUEBO AL ESTE POR EL LADO SUR DE LA CALLE ELIJAH JAMES AVENUE, TERMINARA CON UNA ALCANTARILLA DE 48 PULGADAS DE DIAMETRO LOCALIZADA AL NOROESTE DE LOTE 51.

LAS LINEAS DE 15, 10, Y 8 PULGADAS, SERVICIO DE 4 PULGADAS Y OCHO (8) ALCANTARILLAS HAN SIDO INSTALADAS, HA UN COSTO TOTAL DE \$325,772.75 O \$5,011.88 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA CIUDAD DE EDINBURG UN COSTO TOTAL DE \$37,785.65, O \$581.31 POR LOTE. EL SISTEMA DE DRENAJE SANITARIO ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO

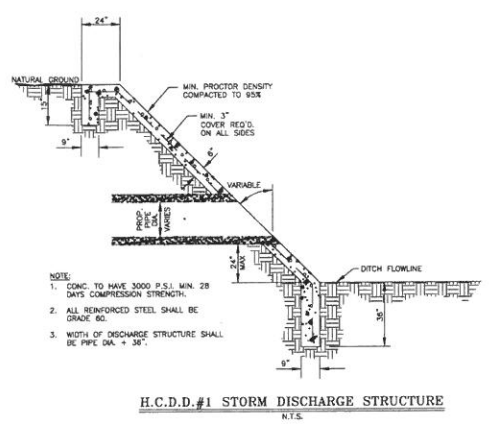
CERTIFICACION:
 CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

DRENAJE: SE ESTIMA QUE EL DRENAJE COSTARA UN COSTO TOTAL DE \$200,000.00 O \$2,352.94 POR LOTE.

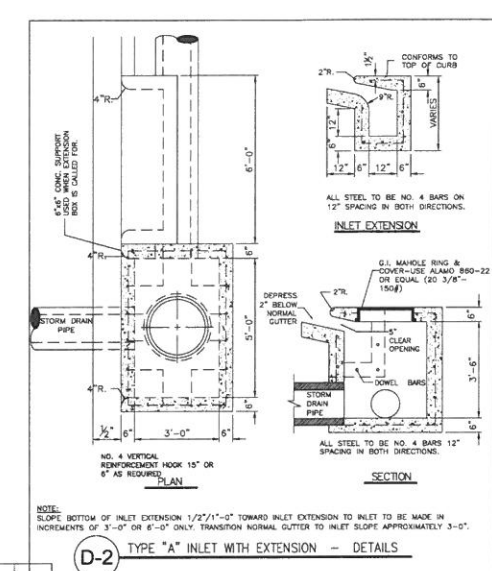
SANITARY SEWER MAP OF
PUEBLO DE PALMAS PHASE 19
 BEING A RESUBDIVISION OF 19.750 ACRES
 CONSISTING OF ALL OF LOTS 10, 11,
 & 1.920 ACRES OUT OF LOT 12, BLOCK 40,
 AMENDED MAP OF SUBDIVISION
 SANTA CRUZ GARDENS UNIT #2
 VOLUME 8, PAGES 28-29, H.C.M.R.
 HIDALGO COUNTY, TEXAS.

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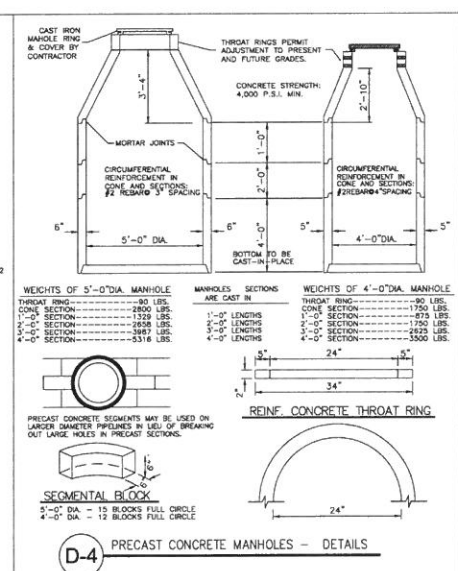
JGE ENTERPRISES, L.P.
 DOC. NO. 26690000 H.C.O.R.
 SANTA CRUZ GARDENS UNIT #2
 VOLUME 8, PAGES 28-29, H.C.M.R.



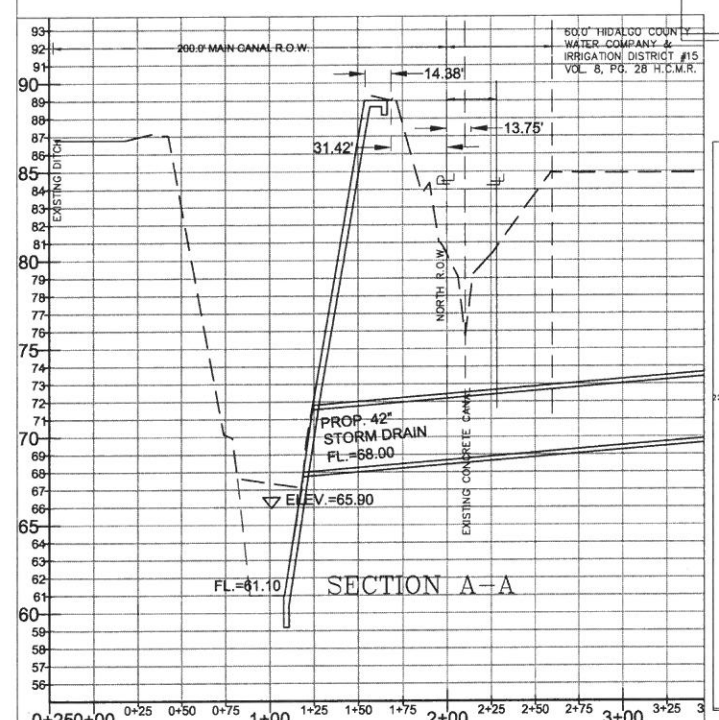
H.C.D.#1 STORM DISCHARGE STRUCTURE



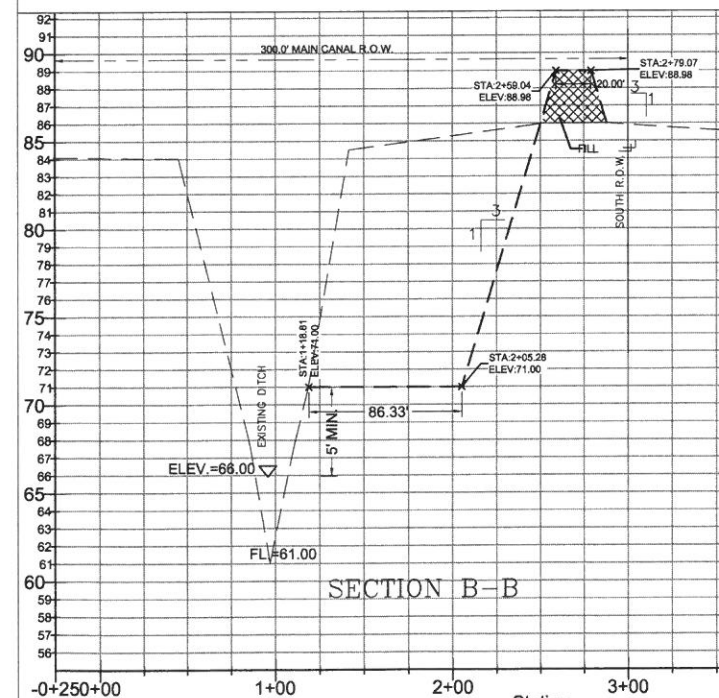
D-2 TYPE "A" INLET WITH EXTENSION - DETAILS



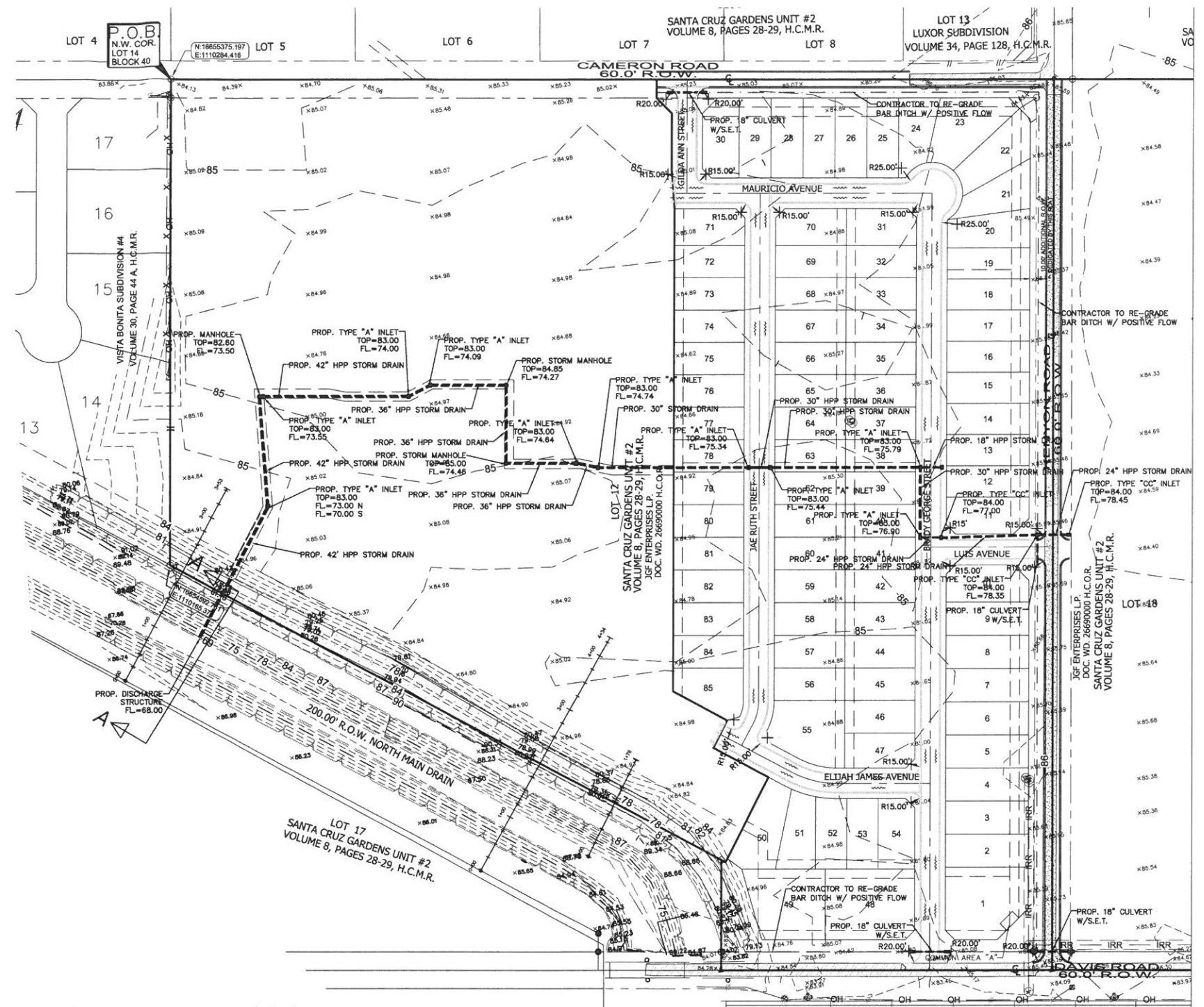
D-4 PRECAST CONCRETE MANHOLES - DETAILS



SECTION A-A



SECTION B-B



PUEBLO DE PALMAS PHASE 19

BEING A RESUBDIVISION OF 19.750 ACRES
CONSISTING OF ALL OF LOTS 10, 11,
& 1.920 ACRES OUT OF LOT 12, BLOCK 40,
AMENDED MAP OF SUBDIVISION
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DRAINAGE STATEMENT
PUEBLO DE PALMAS PHASE 19

PUEBLO DE PALMAS PHASE 19 IS A 19.750 ACRES TRACT OF LAND OUT OF ALL OF LOTS 10-12, BLOCK 40, OUT OF AMENDED MAP OF SUBDIVISION SANTA CRUZ GARDENS UNIT #2, HIDALGO COUNTY, TEXAS AS RECORDED IN VOLUME 8, PAGE 28-29, HIDALGO COUNTY MAP RECORDS. THE PROPERTY IS LOCATED BETWEEN CAMERON ROAD AND DAVIS ROAD AND ALONG THE WEST SIDE OF KENYON ROAD. THE PROPERTY IS CURRENTLY FARM LAND AND IS LOCATED IN ZONE 'X' SHADED, ZONE 'X' UNSHADED AND ZONE 'AE' IN FEMA'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480334 0325 D, MAP REVISED JUNE 6, 2000 FURTHER REVISED TO REFLECT LOMR DATE MAY 17, 2001. ZONE 'X' SHADED IS DEFINED AS 'AREAS OF 500-YEAR FLOOD, AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD'. ZONE 'X UNSHADED' IS DEFINED AS 'AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN'. ZONE 'AE' IS DEFINED AS 'BASE FLOOD ELEVATION DETERMINED, BFE 62.80'. THE LAND IS CURRENTLY AGRICULTURAL AND WILL BE USED FOR RESIDENTIAL. PHASE 19 WILL CONSIST OF 119 LOTS.

THE SOILS ARE FINE SANDY LOAM, SANDY CLAY LOAM WHICH IS MODERATELY PERVIOUS 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 4.88 C.F.S. DURING THE 10-YEAR STORM FREQUENCY AS PER THE ATTACHED CALCULATIONS.

THE EXISTING DRAINAGE FOR PUEBLO DE PALMAS PHASE 19 IS PART OF THE OVERALL IMPROVEMENTS OF PUEBLO DE PALMAS PHASE 19 OVERALL SUBDIVISION. THESE IMPROVEMENTS HAVE ALREADY BEEN CONSTRUCTED AS PER THE APPROVED DRAINAGE REPORT FOR PUEBLO DE PALMAS PHASE 19 OVERALL SUBDIVISION (SEE ATTACHED).

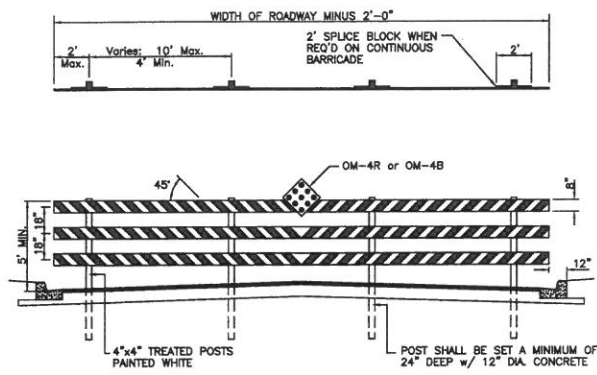
CERTIFICATION:
BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100 YEAR FLOODPLAIN AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0325 D, REVISED JUNE 6, 2000 IS CONTAINED WITHIN THE WIDENING OF THE NORTH MAIN DRAIN ALONG THE NORTH SIDE OF VISTA BONITA SUBDIVISION.

26 VISTA BONITA SUBDIVISION No. 3

FRED L. KURTH, PE # 54151 RPLS # 4750 DATE:

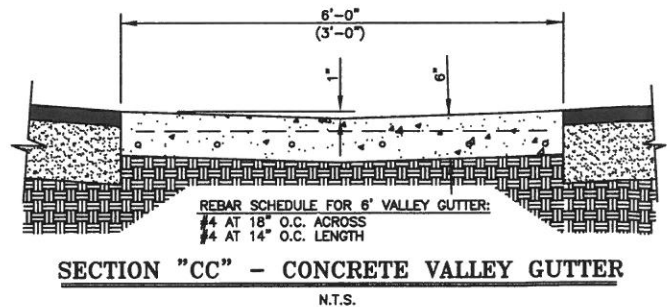
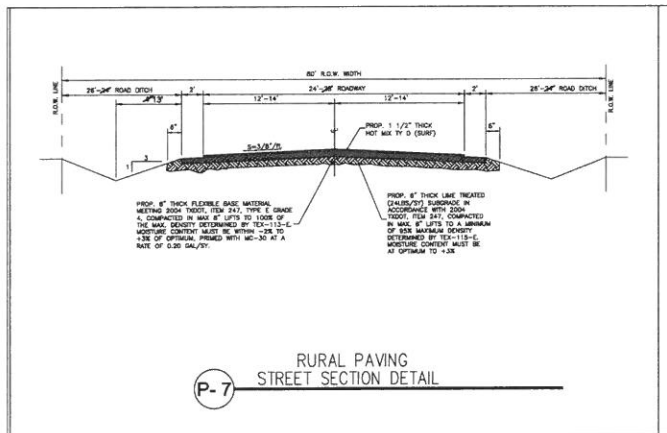
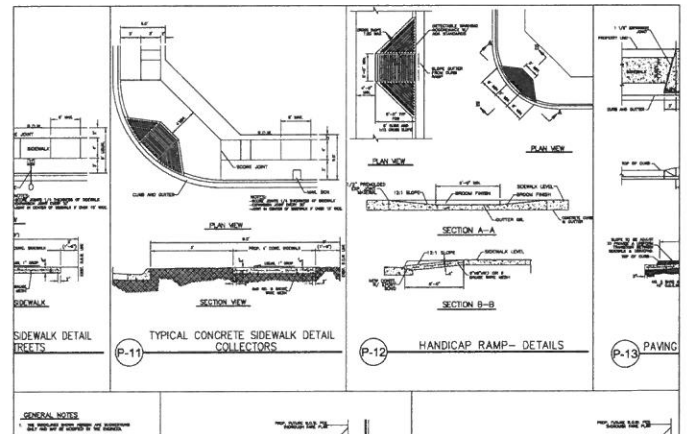
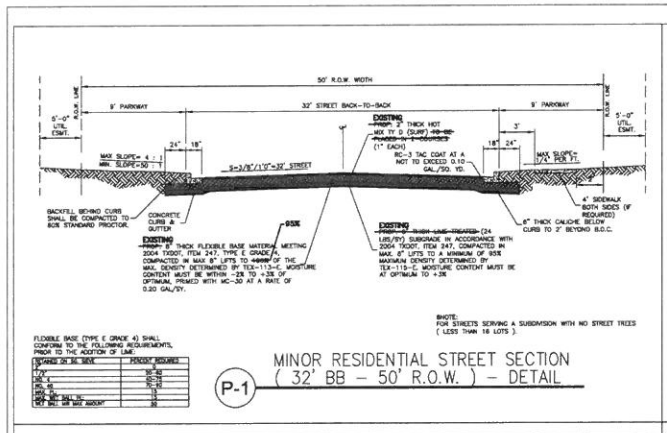
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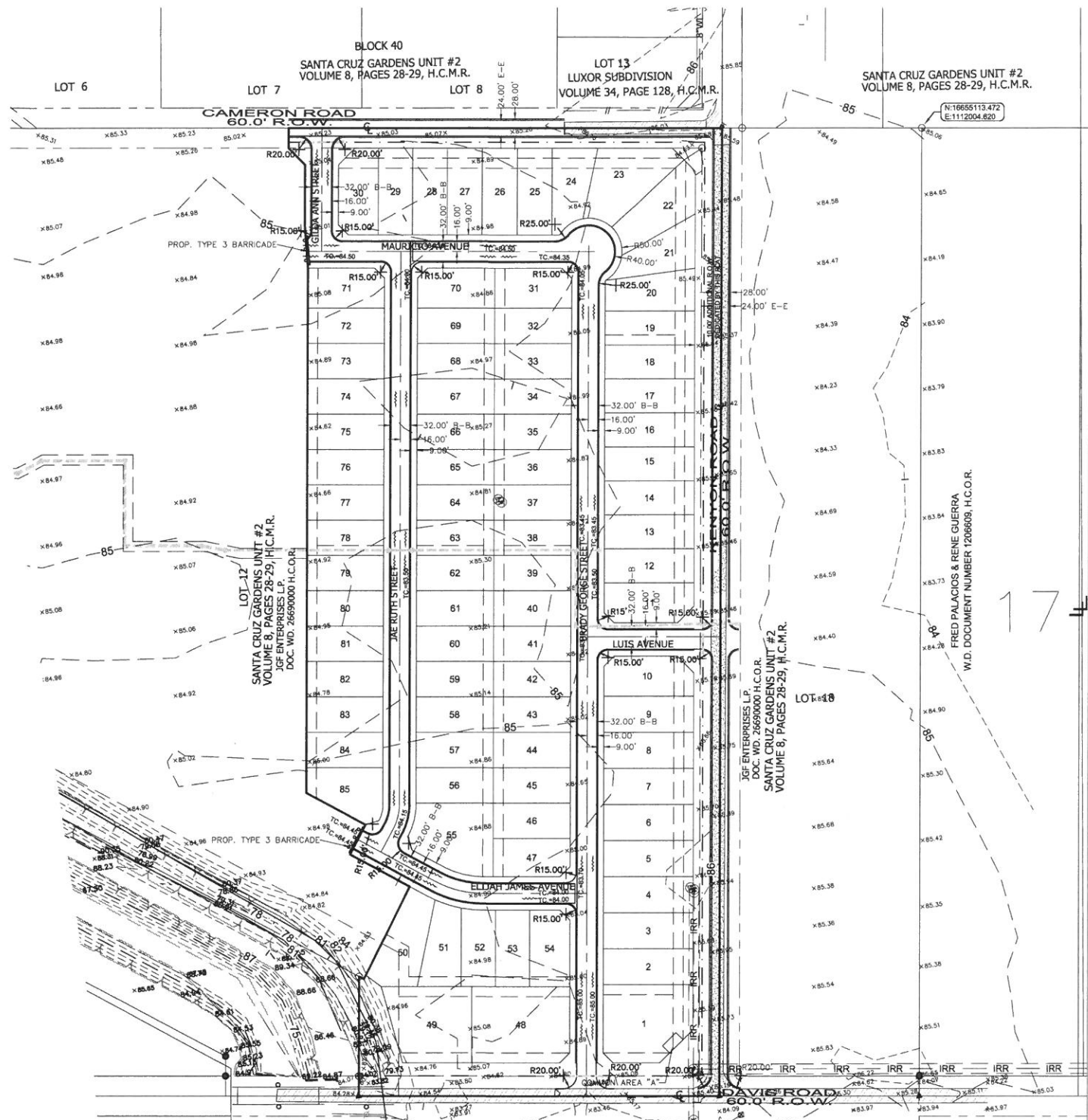


TYPE III DEAD-END STREET BARRICADE

GENERAL NOTES:
 WIDTH OF RAIL SHALL BE A MINIMUM OF 8", 2" NOMINAL SMOOTH LUMBER.
 RAILS SHALL BE FASTENED TO EACH POST WITH 1/4" STEEL BOLTS WITH WASHER ON EACH SIDE. BOLT THREADS SHALL BE PEENED.
 THE RAILS SHALL RECEIVE TWO COATS OF WHITE OIL BASE OUTDOOR PAINT, THEN SHALL HAVE 6" WIDE REFLECTORIZED RED STRIPES OF TAPE PLACED ON 45° SLOPES, DOWN AND TOWARDS THE CENTER OF THE BARRICADE.
 BARRICADES MAY BE CONSTRUCTED IN SECTIONS OR MAY BE CONTINUOUS ACROSS ROADWAY WIDTH. SPLICES ON CONTINUOUS RAIL BARRICADES SHALL BE AT POSTS AND SHALL HAVE A 2" SPLICE BLOCK ON BACK SIDE OF THE SAME MATERIAL AS RAIL.
 18" DIAMOND REFLECTORIZED RED PANEL OR 18" DIAMOND RED OR BLACK PANEL WITH 9-3" DIA. RED REFLECTORS SYMMETRICALLY PLACED AT CENTER OR CENTER POST.



GENERAL NOTES:
 1. ALL CONCRETE WORK SHALL BE TREATED WITH MEMBRANE CURING COMPOUND TYPE 2 WHITE PIGMENTED IN ACCORDANCE W/ THD 1972 SPECIFICATIONS ITEM 531. CONSIDERED INCIDENTAL TO CONCRETE WORK.
 2. 1/2" EXPANSION JOINTS REQUIRED AT 70' C.C. AND AT THE BEGINNING AND END OF ALL RADII. CONTRACTION JOINTS SHALL NOT EXCEED 10' C.C.



STREET LAYOUT MAP OF PUEBLO DE PALMAS PHASE 19

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