



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 PHASE 20 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: 100 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: SOUTH SIDE OF CAMERON ROAD APPROXIMATELY 620 FEET WEST OF KENYON 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 12-05-2016 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: WILL BE PROVIDED BY STORM DRAINAGE PIPE SYSTEM DISCHARGING TO THE MAIN DRAIN DITCH LOCATED ON THE SOUTH SIDE OF SUBDIVISION. DETENTION HAS BEEN PROVIDED BY WIDENING THE NORTH MAIN DRAIN LOCATED WEST OF DOOLITTLE ROAD DURING THE CONSTRUCTION OF PUEBLO DE PALMAS PH. 19.

ROAD R.O.W. DEDICATION: NO ADDITIONAL R.O.W. IS REQUIRED FOR CAMERON ROAD (60.00 FEET)

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 01-03-2017 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: 15" LOCATION: CAMERON

WATER SERVICE PROVIDER: NAWSC LINE SIZE: 8" LOCATION: CAMERON ROAD

H.C.O.E.C. PRELIMINARY 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: _____

STAFF RECOMMENDS: **Preliminary Approval** subject to comments and future recommendations by planning, other departments and the approval of the City of EDINBURG.

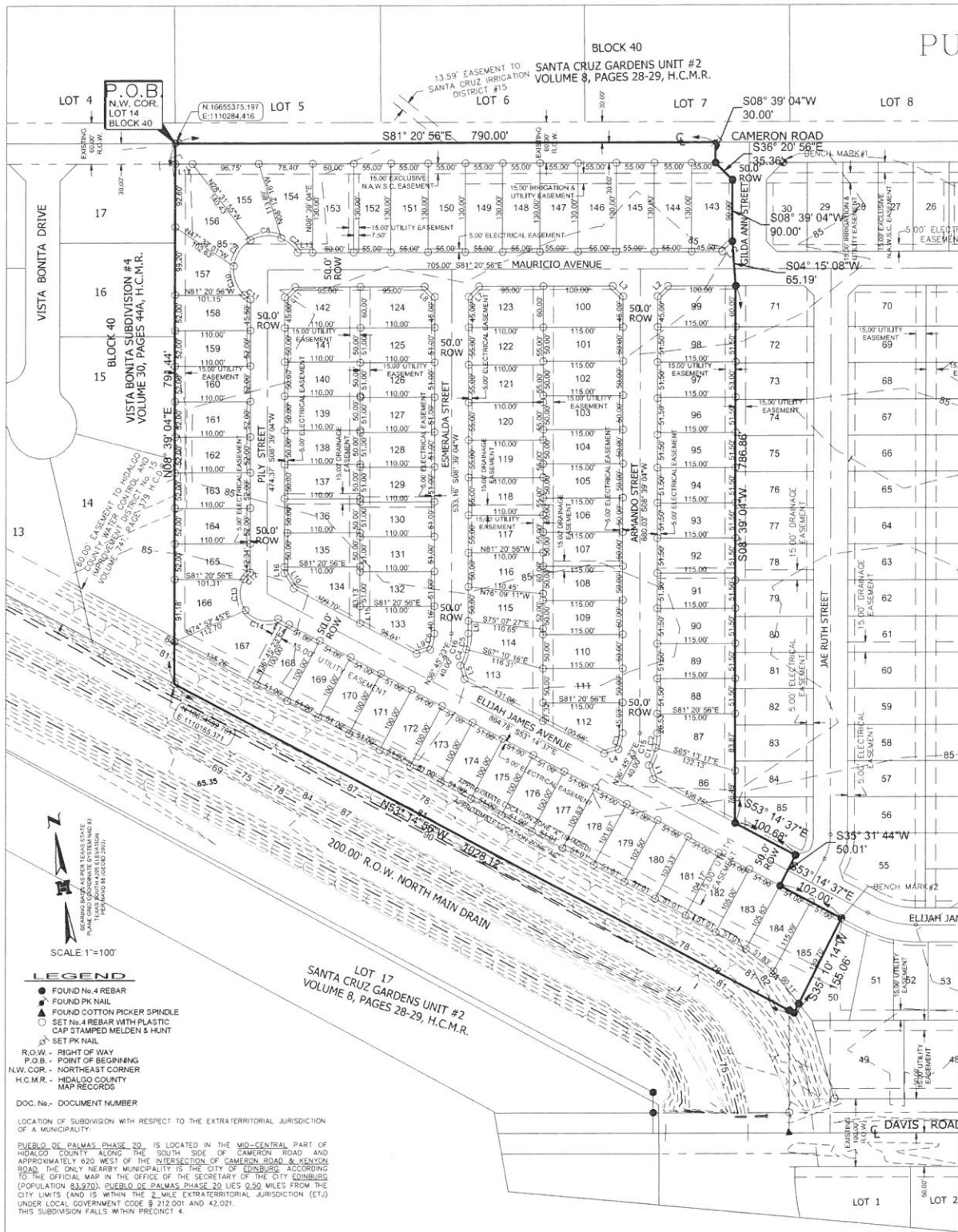
Final Approval subject to recommendations other departments

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.

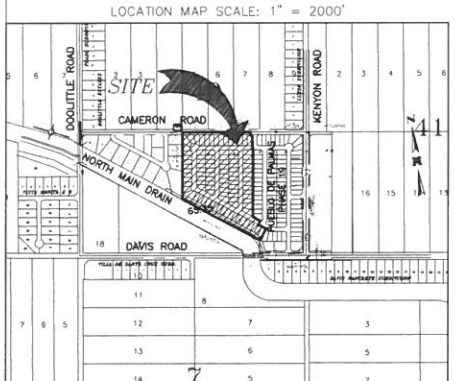
SUBDIVISION MAP OF PUEBLO DE PALMAS PHASE 20

BEING A RESUBDIVISION OF 19.566 ACRES
CONSISTING OF 0.171 OF ONE ACRE OUT OF LOT 11,
6.288 ACRES OUT OF LOT 12,
& ALL OF LOTS 13, 14, BLOCK 40,
AMENDED MAP OF
SANTA CRUZ GARDENS UNIT #2
VOLUME 8, PAGES 28-29, H.C.M.R.
HIDALGO COUNTY, TEXAS.



LEGEND

- FOUND NO. 4 REBAR
- ▲ FOUND PK NAIL
- ▲ FOUND COTTON PICKER SPINDLE
- SET IN A REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- SET PK NAIL
- R.O.W. - RIGHT OF WAY
- P.O.B. - POINT OF BEGINNING
- N.W. COR. - NORTHWEST CORNER
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- DOC. NO. - DOCUMENT NUMBER



INDEX TO SHEET OF PUEBLO DE PALMAS PHASE 20

SHEET 1: HEADING, INDEX, LOCATION MAP AND ET; 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.D. No. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE, N.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 REGIST. F-1435

MELDEN & HUNT, INC.
CONSULTANTS ENGINEERS SURVEYORS

115 W. McINTYRE
EDINBURG, TX 78541
227 N. F.M. 3187
800 ORANGE CITY, TX 77582
E-MAIL: www.meldenandhunt.com

DRAWN BY: CIBRO DATE: _____

SURVEYED, CHECKED: _____ DATE: _____

FINAL CHECK: _____ DATE: _____

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

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 AS 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 FURTHER 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 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 _____, 2017.

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 _____, 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 _____, 2017.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

**CITY OF EDINBURG
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 212.000(C) AND § 212.001**

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

**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 20 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____ DAY OF _____, 20____.

HIDALGO COUNTY JUDGE _____
ATTEST: _____
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

PAUL E. SESIN P.E., C.F.M.
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 19.566 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED PUEBLO DE PALMAS PHASE 20, 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
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 _____, 2017.

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 F-1435

FRED L. KURTH, PE # 54151
DATE PREPARED: SEPTEMBER 23, 2015
JOB NO. (ENG.) 16152.00
BY: CIBRO



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 20 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 _____, 2017 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 ARE 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 20

BEING A RESUBDIVISION OF 19,566 ACRES
CONSISTING OF 0.171 OF ONE ACRE OUT OF LOT 11,
6.288 ACRES OUT OF LOT 12,
& ALL OF LOTS 13, 14, BLOCK 40,
AMENDED MAP OF
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" (UNSHADED) & "X" (SHADED) & AE;
ZONE "X" UNSHADED 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.
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: 5.00 FEET OR EASEMENT WHICHEVER IS GREATER
CORNER SIDE: 10.00 FEET CORNER GARAGE SIDE: 18.00 FEET
CORNER GARAGE FRONT: 18.00 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 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 2003):**
--B.M. NO. 1 MHI ALUMINUM DISK FOUND IN CONCRETE ALONG THE SOUTH RIGHT-OF-WAY OF
CAMERON ROAD APPROXIMATELY 550.00 FEET WEST OF KENYON ROAD, LOCATED AT THE NORTH
CORNER CLIP OF LOT 30 OF THIS SUBDIVISION. ELEV. 85.00. N:16655211.67, E:1111159.78 NAD
83.
--B.M. NO. 2 MHI ALUMINUM DISK SET IN CONCRETE ALONG THE SOUTH SIDE OF ELLIHAM JAMES
AVENUE, LOCATED AT THE NORTHEAST CORNER OF LOT 185 OF THIS PLAT. ELEV. 85.00.
N:16654104.35, E:1111078.46 NAD 83.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY
REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 68,471 CUBIC
FEET (1.572 ACRE-FEET) OF STORM WATER RUNOFF DRAINAGE DETENTION IN ACCORDANCE
WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: DETENTION HAS BEEN
ACCOMPLISHED WITH PUEBLO DE PALMAS PHASE 19 DEVELOPMENT, THE SOUTH SIDE OF NORTH
MAIN DRAIN & ALONG THE WEST SIDE OF DODDLETT ROAD BEEN WIDEN TO ACCOMMODATE THE
REQUIRED VOLUME OF 202,203 C.F.**
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISH GRADE FROM THE REAR OF THE LOT TO
THE CURB AND FOR 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 143 THROUGH 156 ONTO CAMERON
ROAD. DEVELOPER SHALL INSTALL A 6" CHAIN-LINK BUFFER FENCE.**
- 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.**
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPPP)
REQUIREMENTS.**

DESCRIPTION OF PUEBLO DE PALMAS PHASE 20 METES AND BOUNDS DESCRIPTION

- A TRACT OF LAND CONTAINING 19,566 ACRES OF LAND SITUATED IN THE COUNTY OF HIDALGO,
TEXAS BEING 0.171 OF ONE ACRE OUT OF LOT 11, 6.288 ACRES OUT OF LOT 12, AND ALL OF
LOTS 13 & 14, BLOCK 40, OUT 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 19,566 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A PK NAIL SET ON THE NORTHWEST CORNER OF SAID LOT 14 AND FOR THE
NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT:
- THENCE, S 81° 20' 56" E, ALONG THE NORTH LINE OF SAID LOTS 14 THROUGH 12 AND
WITHIN CAMERON ROAD RIGHT-OF-WAY A DISTANCE OF 790.00 FEET TO A PK NAIL FOUND
ON THE NORTH LINE OF SAID LOT 12 AND THE NORTHWEST CORNER OF PUEBLO DE
PALMAS PHASE 19 NOT YET RECORDED, FOR THE NORTHEAST CORNER OF THIS TRACT;
 - THENCE, S 08° 39' 04" W, ALONG THE WEST LINE OF SAID PUEBLO DE PALMAS PHASE 19
A DISTANCE OF 30.00 FEET TO A NO. 4 REBAR FOUND ON THE SOUTH RIGHT-OF-WAY OF
CAMERON ROAD, FOR AN INSIDE CORNER OF THIS TRACT;
 - THENCE, S 35° 20' 56" E, ALONG THE WEST LINE OF SAID PUEBLO DE PALMAS PHASE 19
A DISTANCE OF 35.36 FEET TO A NO. 4 REBAR FOUND FOR AN OUTSIDE CORNER OF THIS
TRACT;
 - THENCE, S 08° 39' 04" W, ALONG THE WEST LINE OF SAID PUEBLO DE PALMAS PHASE 19,
A DISTANCE OF 90.00 FEET TO A NO. 4 REBAR FOUND FOR AN ANGLE POINT OF THIS TRACT;
 - THENCE, S 04° 15' 08" W S, ALONG THE WEST LINE OF SAID PUEBLO DE PALMAS PHASE
19, A TOTAL DISTANCE OF 65.19 FEET TO A NO. 4 REBAR FOUND FOR AN ANGLE POINT OF
THIS TRACT;
 - THENCE, S 08° 36' 04" W ALONG THE WEST LINE OF SAID PUEBLO DE PALMAS PHASE 19,
A DISTANCE OF 786.86 FEET TO A NO. 4 REBAR FOUND FOR AN INSIDE CORNER OF THIS
TRACT;
 - THENCE, S 53° 14' 37" E ALONG THE WEST LINE OF SAID PUEBLO DE PALMAS PHASE 19,
A DISTANCE OF 100.68 FEET TO A NO. 4 REBAR FOUND FOR AN OUTSIDE CORNER OF THIS
TRACT;
 - THENCE, S 35° 31' 44" W ALONG THE WEST LINE OF SAID PUEBLO DE PALMAS PHASE 19,
A DISTANCE OF 50.01 FEET TO A NO. 4 REBAR FOUND FOR AN INSIDE CORNER OF THIS
TRACT;
 - THENCE, S 53° 14' 37" E ALONG THE WEST LINE OF SAID PUEBLO DE PALMAS PHASE 19,
A DISTANCE OF 102.00 FEET TO A NO. 4 REBAR FOUND FOR AN OUTSIDE CORNER OF THIS
TRACT;
 - THENCE, S 35° 10' 14" W ALONG THE WEST LINE OF SAID PUEBLO DE PALMAS PHASE 19,
A DISTANCE OF 155.06 FEET TO A NO. 4 REBAR FOUND FOR THE SOUTHEAST CORNER OF
THIS TRACT;
 - THENCE, N 53° 14' 56" W, ALONG THE SOUTH LINES OF SAID LOT 11 THROUGH 14 A
DISTANCE OF 1028.12 FEET TO A NO. 4 REBAR SET FOR AN SOUTHWEST CORNER OF THIS
TRACT;
 - THENCE, N 08° 39' 04" E, ALONG THE WEST LINE OF SAID LOT 14 AND THE EAST LINE OF
VISTA BONITA SUBDIVISION #4 AS RECORDED IN VOLUME 30, PAGE 44A H.C.M.R., AT A
DISTANCE OF 761.44 FEET TO A NO. 4 REBAR SET ON THE SOUTH RIGHT-OF-WAY OF
CAMERON ROAD AND CONTINUING A TOTAL DISTANCE OF 791.44 FEET TO THE POINT OF
BEGINNING, CONTAINING 19,566 ACRES, MORE OR LESS.

Lot #	SQ. FT.	Area
86	7,525.95	0.173
87	7,750.25	0.178
88	5,922.50	0.136
89	5,922.50	0.136
90	5,922.50	0.136
91	5,922.80	0.136
92	5,922.50	0.136
93	5,922.50	0.136
94	5,922.50	0.136
95	5,922.50	0.136
96	5,922.50	0.136
97	5,922.50	0.136
98	5,922.50	0.136
99	6,787.50	0.156
100	6,787.49	0.156
101	5,750.00	0.132
102	5,750.00	0.132
103	5,750.00	0.132
104	5,750.00	0.132
105	5,750.00	0.132

Lot #	SQ. FT.	Area
106	5,750.00	0.132
107	5,750.00	0.132
108	5,750.00	0.132
109	5,750.00	0.132
110	5,750.44	0.132
111	5,750.55	0.132
112	6,345.62	0.146
113	7,145.97	0.164
114	5,534.29	0.127
115	5,810.01	0.129
116	6,050.09	0.139
117	6,050.00	0.139
118	6,050.00	0.139
119	6,049.99	0.139
120	6,050.00	0.139
121	6,050.50	0.139
122	6,049.51	0.139
123	6,487.49	0.149
124	6,487.42	0.149
125	5,810.00	0.129

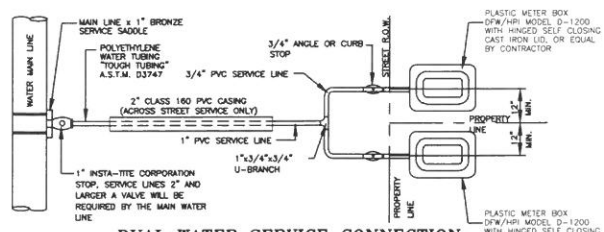
Lot #	SQ. FT.	Area
126	5,810.00	0.129
127	5,810.00	0.129
128	5,810.00	0.129
129	5,810.00	0.129
130	5,810.00	0.129
131	5,810.00	0.129
132	5,810.00	0.129
133	5,667.99	0.130
134	5,813.45	0.133
135	5,800.00	0.126
136	5,500.00	0.126
137	5,499.96	0.126
138	5,500.02	0.126
139	5,499.99	0.126
140	5,500.01	0.126
141	5,500.00	0.126
142	6,487.42	0.149
143	7,375.00	0.169
144	7,150.56	0.164
145	7,150.56	0.164

Lot #	SQ. FT.	Area
146	7,150.56	0.164
147	7,150.56	0.164
148	7,150.56	0.164
149	7,150.56	0.164
150	7,150.56	0.164
151	7,150.00	0.164
152	7,150.00	0.164
153	7,800.00	0.179
154	7,395.10	0.170
155	7,745.26	0.178
156	8,613.29	0.196
157	6,197.43	0.142
158	5,689.24	0.131
159	5,720.00	0.131
160	5,720.00	0.131
161	5,720.00	0.131
162	5,719.98	0.131
163	5,720.52	0.131
164	5,719.48	0.131
165	5,673.58	0.130

Lot #	SQ. FT.	Area
166	6,795.09	0.156
167	9,095.61	0.209
168	5,100.00	0.117
169	5,100.00	0.117
170	5,100.00	0.117
171	5,100.00	0.117
172	5,100.00	0.117
173	5,100.00	0.117
174	5,100.00	0.117
175	5,100.00	0.117
176	5,100.00	0.117
177	5,121.26	0.118
178	5,163.77	0.119
179	5,206.28	0.120
180	5,248.79	0.120
181	5,291.30	0.121
182	5,333.81	0.122
183	5,376.32	0.123
184	5,633.68	0.129
185	6,718.29	0.154

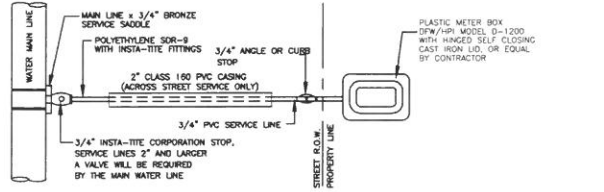
Line #	Length	Direction
L1	21.21'	N08°14'37"W
L2	21.21'	N53°39'04"E
L3	21.21'	S36°20'56"E
L4	21.21'	S81°45'23"W
L5	21.21'	N08°14'37"W
L6	18.16'	N08°39'04"E
L7	21.21'	N53°39'04"E
L8	21.21'	S36°20'56"E
L9	21.21'	S81°45'23"W
L10	25.73'	N22°17'46"W
L11	21.21'	N53°39'04"E
L12	21.21'	S53°39'04"W
L13	21.67'	N81°20'56"W
L14	17.74'	S53°14'37"E
L15	25.13'	N08°39'04"E
L16	9.38'	N08°39'04"E
L17	24.82'	S81°20'57"E

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	27.47'	100.00'	015°44'29"	N28°53'09"E	27.39'	13.82'
C2	21.58'	100.00'	012°21'50"	N14°49'59"E	21.54'	10.83'
C3	24.53'	50.00'	028°06'20"	N22°42'14"E	24.28'	12.52'
C4	25.48'	100.00'	014°36'04"	N29°27'21"E	25.41'	12.81'
C5	23.57'	100.00'	013°30'16"	N15°24'12"E	23.51'	11.84'
C6	24.53'	50.00'	028°06'20"	N22°42'14"E	24.28'	12.52'
C7	32.23'	50.00'	036°55'42"	N39°48'47"W	31.87'	16.69'
C8	46.88'	50.00'	053°29'15"	N85°01'19"W	45.00'	25.20'
C9	46.88'	50.00'	053°29'15"	S41°29'30"W	45.00'	25.20'
C10	46.88'	50.00'	053°29'15"	S11°59'44"E	45.00'	25.20'
C11	11.00'	50.00'	012°36'35"	S45°02'39"E	10.98'	5.52'
C12	13.05'	40.00'	018°41'40"	S50°37'18"W	12.99'	6.58'
C13	48.74'	40.00'	069°49'11"	S6°21'53"W	45.78'	27.91'
C14	53.07'	40.00'	076°07'58"	S66°33'11"E	49.26'	31.26'
C15	36.79'	75.00'	028°06'19"	N22°42'14"E	36.42'	18.77'
C16	36.79'	75.00'	028°06'19"	N22°42'14"E	36.42'	18.77'

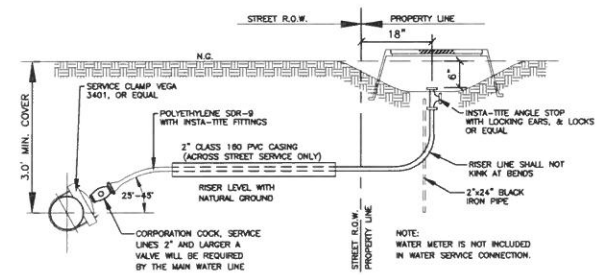


DUAL WATER SERVICE CONNECTION
N.T.S.

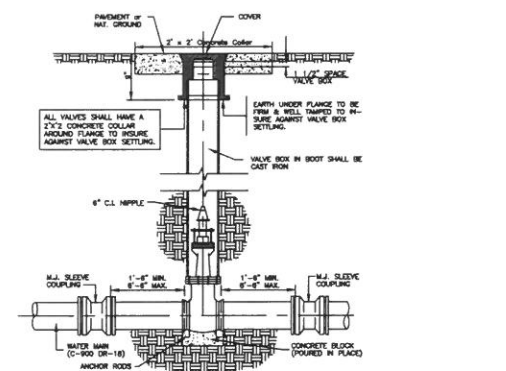
NOTE: IF UTILITY EASEMENT IS DEDICATED AT THE FRONT OF THE LOT, THE LOCATION OF THE ANGLE STOP IS TO BE DETERMINED BY N.A.W.S.C. AND THE ENGINEER.



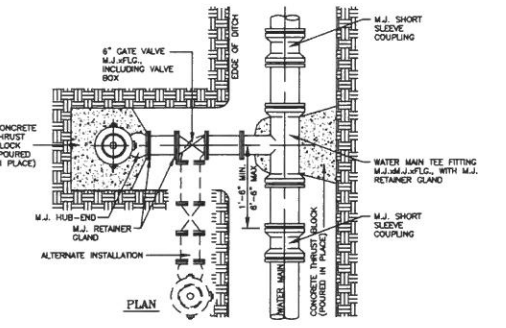
SINGLE WATER SERVICE CONNECTION
N.T.S.



TYPICAL WATER SERVICE CONNECTION ELEVATION
N.T.S.



TYPICAL VALVE AND VALVE BOX INSTALLATION
N.T.S.



TYPICAL FIRE HYDRANT INSTALLATION
N.T.S.

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

PUEBLO DE PALMAS PHASE 20 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 TWO EXISTING 8" DIAMETER WATER LINE STUBS TO THE WEST ALONG THE SOUTH RIGHT-OF-WAY OF MAURICIO AVENUE AND THE NORTH RIGHT-OF-WAY OF ELIJAH JAMES AVENUE. THE WATER SYSTEM FOR PUEBLO DE PALMAS PHASE 20 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 MAURICIO AVENUE. AVENUE THEN RUNS SOUTH ALONG THE EAST RIGHT-OF-WAY OF PLY STREET THEN RUNS EAST ALONG THE NORTH RIGHT-OF-WAY OF ELIJAH JAMES AVENUE CONNECTING TO THE EXISTING WATER LINE PREVIOUSLY MENTIONED. ANOTHER 8" WATER LINE CONNECTS TO THE PREVIOUSLY MENTIONED 8" WATER LINE ON MAURICIO AVENUE RUNNING SOUTH CONNECTION TO THE WATER LINE PREVIOUSLY MENTIONED ON ELIJAH JAMES AVENUE TO SERVE THIS SUBDIVISION.

WATER DISTRIBUTION FOR THE PUEBLO DE PALMAS PHASE 20 SUBDIVISION CONSISTS OF FORTY-FOUR (44) 1" DIAMETER DUAL SERVICE LINES RUN TO PAIRS OF LOTS BEFORE SPLITTING INTO 1/2" DIAMETER SERVICE LINES AND TWELVE (12) 1/2" 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 \$109,490.00, OR \$1,094.90 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$108,800.00, WHICH COVERS THE \$108,800.00 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 5 FIRE HYDRANTS AT A UNIT COST OF \$2,500.00 FOR A TOTAL COST OF \$12,500.00. 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 SEWER SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.143, WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL WATER AND SEWER FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$218,290.00 WHICH EQUALS TO \$2,182.90 PER LOT.

ENGINEER'S SIGNATURE _____ DATE _____
MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435



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 20 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 20 CONSISTE DE DOS CONDUCTO DE AGUA DE 8 PULGADAS QUE PASA POR EL LADO SUR DE MAURICIO AVENUE Y EN EL LADO NORTE DE ELIJAH JAMES AVENUE. EL SISTEMA DE PROVISION DE AGUA DE LA SUBDIVISION PUEBLO DE PALMAS PHASE 20 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 MAURICIO AVENUE Y SIGUE HACIA EL OESTE DENTRO DE DERECHO DE VIA DE MAURICIO AVENUE LUEGO CORRE AL SUR EN EL LADOSTE DEL DERECHO DE VIA DE PLY STREET LUEGO CORRE AL ESTE EN EL LADO DEL DERECHO DE VIA DEL ELIJAH JAMES AVENUE CONECTANDO CON LA CONDUCTO EXISTENTE EN ELIJAH JAMES AVENUE. OTROS DOS CONDUCTO DE AGUA DE 8 PULGADAS CONECTANDOSE CON LA LINEA DE AGUA PREVIAMENTE MENCIONADA EN MAURICIO AVENUE Y CORREN AL SUR EN EL LADO ESTE DEL DERECHO DE VIA DE ARMANDO STREET Y ESMERALDA STREET CONECTANDOSE A LA LINEA DE AGUA PREVIAMENTE MENCIONADA EN ELIJAH JAMES AVENUE PARA SERVIR ESTA SUBDIVISION.

DEL CONDUCTO DE AGUA DE 8 PULGADAS SE PRODUCEN CUARENTA CUATRO 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. YA 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 1/2 PULGADA DE DIAMETRO, Y LOS MEDIDORES MECANICOS DE AGUA A UN COSTO TOTAL DE \$109,490.00 O \$1,094.90 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA N.A.W.S.C. \$108,800.00, QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE. 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. LO 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 16.143 DEL TEXAS WATER CODE (CODIGO 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 \$ 218,290.00 O \$ 2,182.90 POR LOTE.

ENGINEER'S SIGNATURE _____ DATE _____
MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

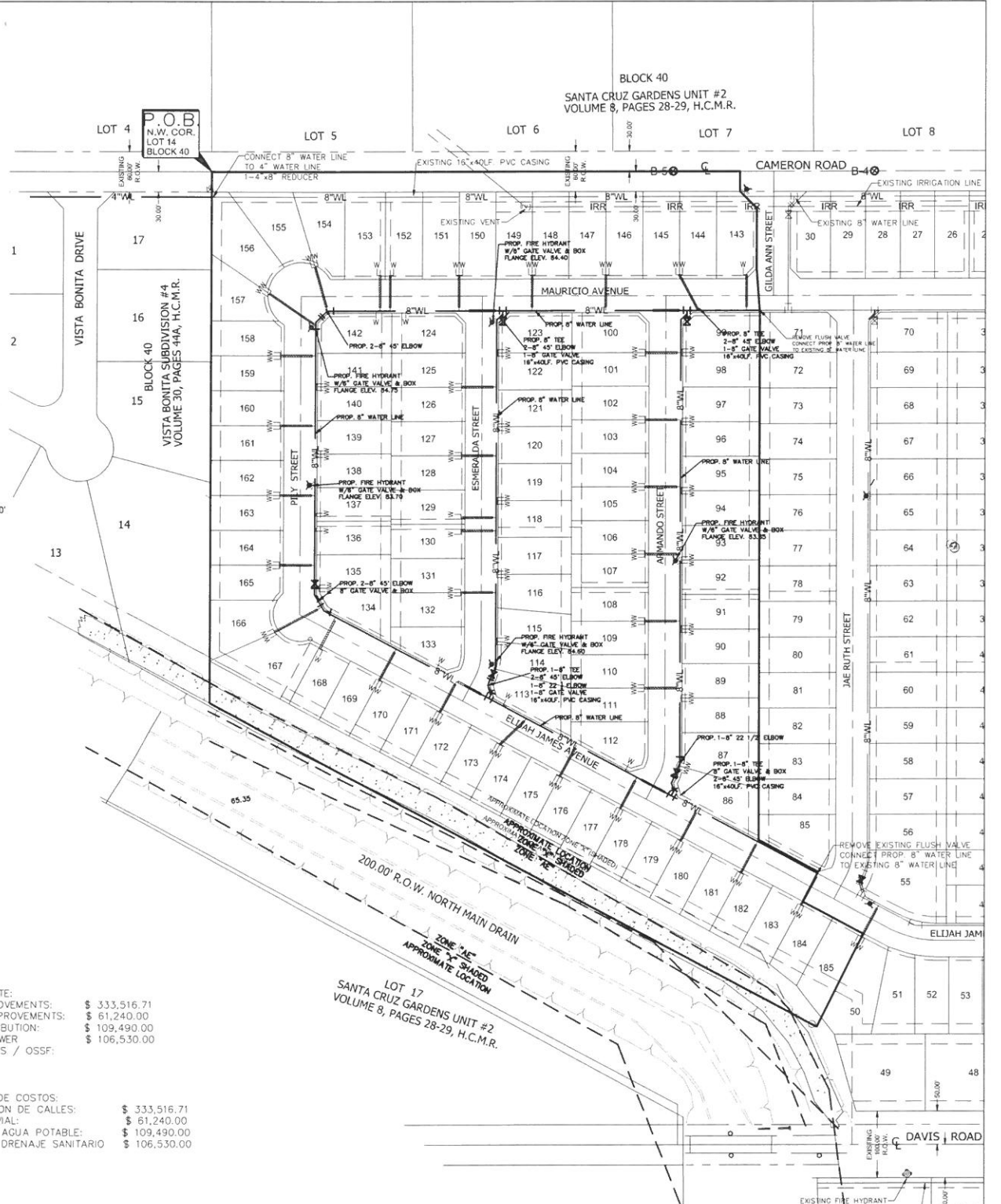


COST ESTIMATE:

PAVING IMPROVEMENTS:	\$ 333,516.71
DRAINAGE IMPROVEMENTS:	\$ 61,240.00
WATER DISTRIBUTION:	\$ 109,490.00
SANITARY SEWER IMPROVEMENTS / OSSF:	\$ 106,530.00

ESTIMACION DE COSTOS:

PAVIMENTACION DE CALLES:	\$ 333,516.71
DRENAJE PLUVIAL:	\$ 61,240.00
SERVICIO DE AGUA POTABLE:	\$ 109,490.00
SERVICIO DE DRENAJE SANITARIO	\$ 106,530.00



MAP OF WATER DISTRIBUTION SYSTEM
MAPA DE SISTEMA DE DISTRIBUCION DE AGUA
SUBDIVISION MAP OF
PUEBLO DE PALMAS PHASE 20

BEING A RESUBDIVISION OF 19.566 ACRES
CONSISTING OF 0.171 OF ONE ACRE OUT OF LOT 11
6.288 ACRES OUT OF LOT 12,
& ALL OF LOTS 13, 14, BLOCK 40,
AMENDED MAP OF
SANTA CRUZ GARDENS UNIT #2
VOLUME 8, PAGES 28-29, H.C.M.R.
HIDALGO COUNTY, TEXAS.



MELDEN & HUNT, INC.
CONSULTANTS ENGINEERS SURVEYORS
115 W. BARKLEY
ENRIDGE, TX. 75841
227 N. E.M. 3167
RIO GRANDE CITY, TX. 75582
E-MAIL: www.meldenandhunt.com

OFF: (956) 381-0981
FAX: (956) 381-1839
OFF: (956) 487-8256
FAX: (956) 488-8591
ESTABLISHED 1947

WASTEWATER SUPPLY, DESCRIPTION, COST, AND OPERABILITY DATE

PUEBLO DE PALMAS PHASE 20 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 SUPPLY TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

THE CITY OF EDINBURG HAS AN EXISTING 15" DIAMETER SEWER LINE RUNS ALONG A PORTION OF THE NORTH SIDE MAURICIO AVENUE RIGHT-OF-WAY. THE WASTEWATER SYSTEM FOR PUEBLO DE PALMAS PHASE 20 SUBDIVISION CONSISTS OF AN 10" AND 8" DIAMETER SEWER LINES. THIS 8" SEWER LINE CONNECTS TO AN EXISTING SANITARY MANHOLE AT THE SOUTHWEST CORNER OF LOT 145 RUNNING SOUTH ALONG THE WEST RIGHT-OF-WAY OF ARMANDO STREET ENDING WITH A SANITARY MANHOLE AT THE NORTHEAST CORNER OF LOT 112. ANOTHER 8" SEWER LINE CONNECTS TO AN EXISTING SANITARY SEWER MANHOLE ON THE SOUTHWEST CORNER OF LOT 152 THEN RUNS WEST ALONG THE NORTH SIDE OF EMERALDA STREET CROSSING ELIJAH JAMES AVENUE THEN RUNS SOUTH ALONG THE WEST SIDE OF MAURICIO AVENUE THEN SOUTH ALONG THE WEST SIDE OF PLY STREET ENDING WITH A MANHOLE AT THE SOUTHEAST CORNER OF LOT 164. A 10" SEWER LINE CONNECTS TO AN EXISTING MANHOLE AT THE SOUTHWEST CORNER OF LOT 150 AND RUNS SOUTH ALONG THE WEST SIDE OF EMERALDA STREET CROSSING ELIJAH JAMES AVENUE THEN RUNS SOUTH ALONG THE SOUTH RIGHT-OF-WAY OF ELIJAH JAMES AVENUE ENDING WITH A MANHOLE ON THE NORTHEAST CORNER OF LOT 180 AND CONTINUING WITH AN 8" SEWER LINE ENDING WITH A MANHOLE AT THE NORTHEAST CORNER OF LOT 185. ANOTHER 8" SEWER LINE CONNECTS TO THE SANITARY MANHOLE AT THE NORTHEAST CORNER OF LOT 172 THEN RUNS NORTHWEST ALONG THE SOUTH RIGHT-OF-WAY OF ELIJAH JAMES AVENUE ENDING WITH A SANITARY MANHOLE AT THE EAST SIDE OF LOT 166.

THE 10" AND 8" LINE, 4" SERVICE LINE AND NINE (9) 48" SANITARY SEWER MANHOLES HAVE BEEN INSTALLED, AT A TOTAL COST OF \$106,530.00 OR \$1,065.30 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID THE CITY OF EDINBURG THE SUM OF \$58,131.00 WHICH COVERS THE \$291.31 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 RULES ADOPTED 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 \$164,661.00 WHICH EQUALS TO \$1,646.61 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 20 RECIBIRA SU PROVISION DE DRENAJE SANITARIO DE LA CIUDAD DE EDINBURG EL DUEÑO DE LA SUBDIVISION Y CIUDAD DE EDINBURG HAN FIRMADO UN CONTRATO 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 20 CONSISTE DE UN CONDUCTO DE DRENAJE DE 15 PULGADAS QUE PASA POR EL LADO NORTE DEL DERECHO DE VIA (RIGHT OF WAY) DE LA CARRETERA MAURICIO AVENUE. EL SISTEMA DE PROVISION DE DRENAJE SANITARIO DE LA SUBDIVISION PUEBLO DE PALMAS PHASE 20 CONSISTE DE UN CONDUCTO DE DRENAJE DE 10 Y 8 PULGADAS QUE SE CONECTA A ALCANTARILLAS DE 48 PULGADAS. ESTA LINEA DE 8 PULGADAS SE CONECTA A UN ALCANTARILLA DE 48 PULGADAS LOCALIZADO EN EL LADO SURESTE DE LOTE 145 Y CORRE A SUR POR EL LADO OESTE DE LA CALLE ARMANDO STREET TERMINANDO CON UN ALCANTARILLA DE 48 PULGADAS EN EL LADO NOROESTE DE LOTE 112. OTRA CONDUCTA SE CONECTA A UN ALCANTARILLA EXISTENTE DE 48 PULGADAS LOCALIZADO EN EL LADO SURESTE DE LOTE 152 Y CORRE A OESTE EN EL LADO NORTE DE MAURICIO AVENUE LUEGO CORRE AL SUR EN EL LADO OESTE DE PLY STREET TERMINANDO EN UN ALCANTARILLA DE 48 PULGADAS LOCALIZADA AL SURESTE DE LOTE 164. OTRO CONDUCTO DE DRENAJE DE 10 PULGADAS SE CONECTA CON UNA ALCANTARILLA EXISTENTE DE 48 PULGADAS LOCALIZADA EN EL LADO SURESTE DE LOTE 150 Y CORRE AL SUR POR EL LADO OESTE DE LA CALLE EMERALDA STREET CRUZANDO ELIJAH JAMES AVENUE PARA EL SUR Y CORRIENDO AL ESTE POR EL LADO SUR DE ELIJAH JAMES AVENUE TERMINANDO CON UN ALCANTARILLA DE 48 PULGADAS LOCALIZADA AL NOROESTE DE LOTE 181 Y CONTINUA AL ESTE CON UNA CONDUCTA DE 8" TERMINANDO CON UNA ALCANTARILLA DE 48 PULGADAS LOCALIZADA AL SURESTE DE LOTE 185. OTRO CONDUCTO DE DRENAJE DE 8 PULGADAS SE CONECTA CON UNA ALCANTARILLA DE 48 PULGADAS HA LA LINEA DE 10 PULGADAS, CORRIENDO AL NOROESTE POR EL LADO SUR DE LA CALLE ELIJAH JAMES AVENUE, TERMINARA CON UNA ALCANTARILLA DE 48 PULGADAS LOCALIZADA AL NOROESTE DE LOTE 166.

LAS LINEAS DE 10, Y 8 PULGADAS, SERVICIO DE 4 PULGADAS Y OCHO (8) ALCANTARILLAS HAN SIDO INSTALADAS, HA UN COSTO TOTAL DE \$106,530.00 O \$1,065.30 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA CIUDAD DE EDINBURG UN COSTO TOTAL DE \$58,131.00, O \$291.31 POR LOTE. EL SISTEMA DE DRENAJE SANITARIO ESTARA EN FUNCIONAMIENTO COMPLETO ANTES DE 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 \$164,661.00 O \$1,646.61 POR LOTE.

ENGINEER'S SIGNATURE _____ DATE _____

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435



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

SUBDIVIDER STATEMENT:

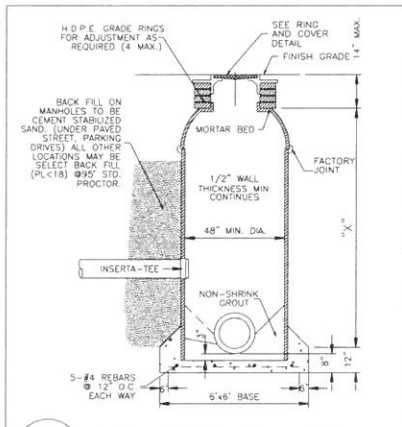
I, J. GARY FRISBY, SUBDIVIDER OF PUEBLO DE PALMAS PHASE 20 SUBDIVISION, HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

J. GARY FRISBY

STATE OF TEXAS
COUNTY OF HIDALGO

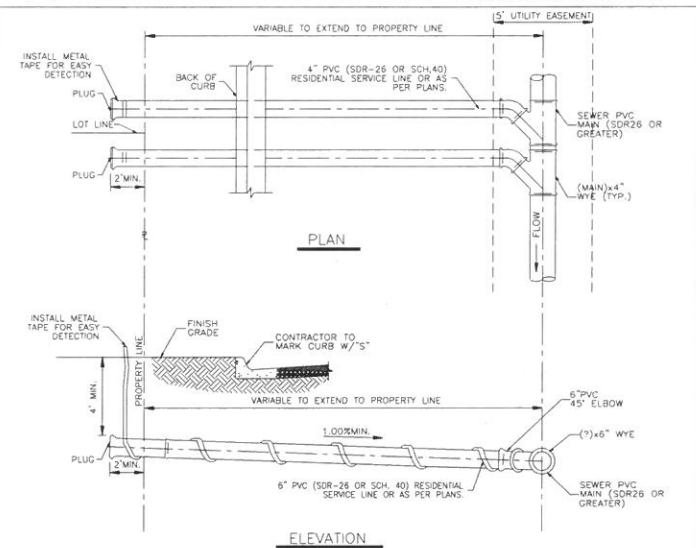
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED J. GARY FRISBY, KNOWN TO ME THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO BE THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED, EVEN UNDER MY HAND AND SEAL OF OFFICE THIS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

NOTARY PUBLIC
MY COMMISSION EXPIRES _____



S-3 TYPICAL FIBERGLASS MANHOLE

NOTE: ALL DROP CONNECTIONS TO M.H. SHALL USE INSERT-A-TEE



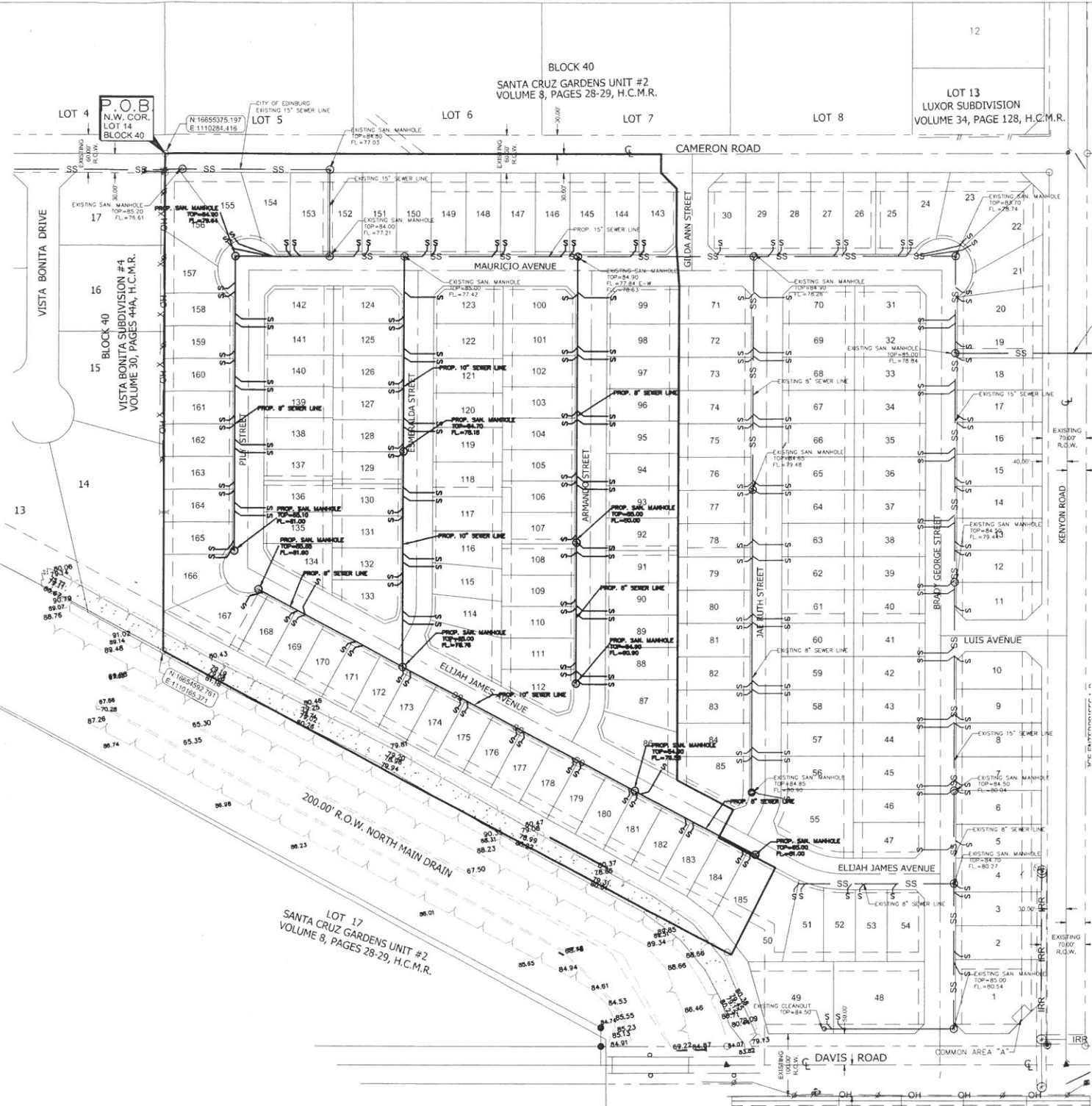
S-2 TYPICAL MULTIFAMILY AND COMMERCIAL SEWER SERVICE DETAIL
(MULTIFAMILY UP TO TRIPLEX)

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

MELDEN & HUNT, INC.
CONSULTANTS ENGINEERS SURVEYORS

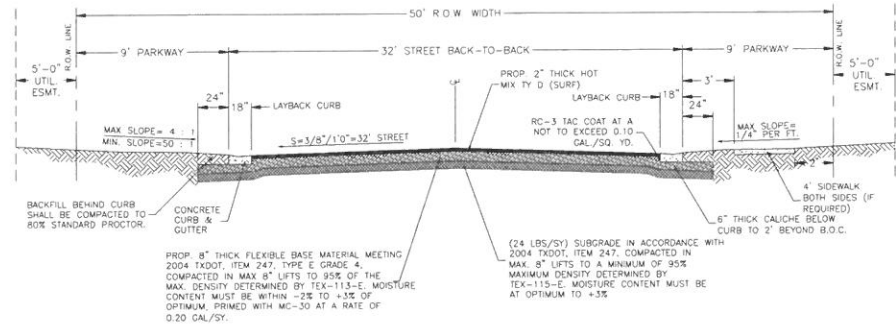
115 W. MCINTIRE OFF: (956) 381-0981
EDINBURG, TX 75441 FAX: (956) 381-1539

227 N. JAL 3187 OFF: (956) 487-8258
700 GRANDE CITE, TX 75852 FAX: (956) 488-4591
E-MAIL: www.meldenandhunt.com ESTABLISHED 1947



MAP OF SANITARY SEWER DISTRIBUTION SYSTEM
MAPA DE SISTEMA DE DISTRIBUCION DE AGUA NEGRAS
SANITARY SEWER MAP OF
PUEBLO DE PALMAS PHASE 20
BEING A RESUBDIVISION OF 19.566 ACRES
CONSISTING OF 0.171 OF ONE ACRE OUT OF LOT 11
6.288 ACRES OUT OF LOT 12,
& ALL OF LOTS 13, 14, BLOCK 40,
AMENDED MAP OF
SANTA CRUZ GARDENS UNIT #2
VOLUME 8, PAGES 28-29, H.C.M.R.
HIDALGO COUNTY, TEXAS.





FLEXIBLE BASE (TYPE E GRADE 4) SHALL CONFORM TO THE FOLLOWING REQUIREMENTS, PRIOR TO THE ADDITION OF LIME.

PERCENT ON 30 SIEVE	PERCENT REQUIRED
75	10
100	10
200	10
425	10
600	10
840	10
1060	10
1490	10
2000	10
2500	10
3000	10
3750	10
4750	10
5000	10
6000	10
7500	10
10000	10
15000	10
20000	10
25000	10
30000	10
40000	10
50000	10
60000	10
75000	10
100000	10
150000	10
200000	10
250000	10
300000	10
400000	10
500000	10
600000	10
750000	10
1000000	10
1500000	10
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