



HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM
Director of Planning

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

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 6-27-2017

PROPOSED PUEBLO DE PALMAS PHASE 21 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: 45 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: NORTH EAST INTERSECTION OF DAVIS ROAD AND 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 12-01-2016 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: WILL BE PROVIDED BY A STORM DRAINAGE PIPE SYSTEM THAT CONNECTS TO THE EXISTING DRAINAGE SYSTEM OF PUEBLO DE PALMAS PHASE 19.

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

H.C.R.O.W. FINAL APPROVAL DATE: 05-08-2017 By, JOSE OCHOA, PCT. 4 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: N/A BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: SANITARY SEWER BY: CITY OF EDINBURG LINE SIZE: 15" LOCATION: CAMERON ROAD

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

H.C.O.E.C. FINAL APPROVAL DATE: 05-08-2017 : 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:

JANUARY 24, 2017

STAFF RECOMMENDS:

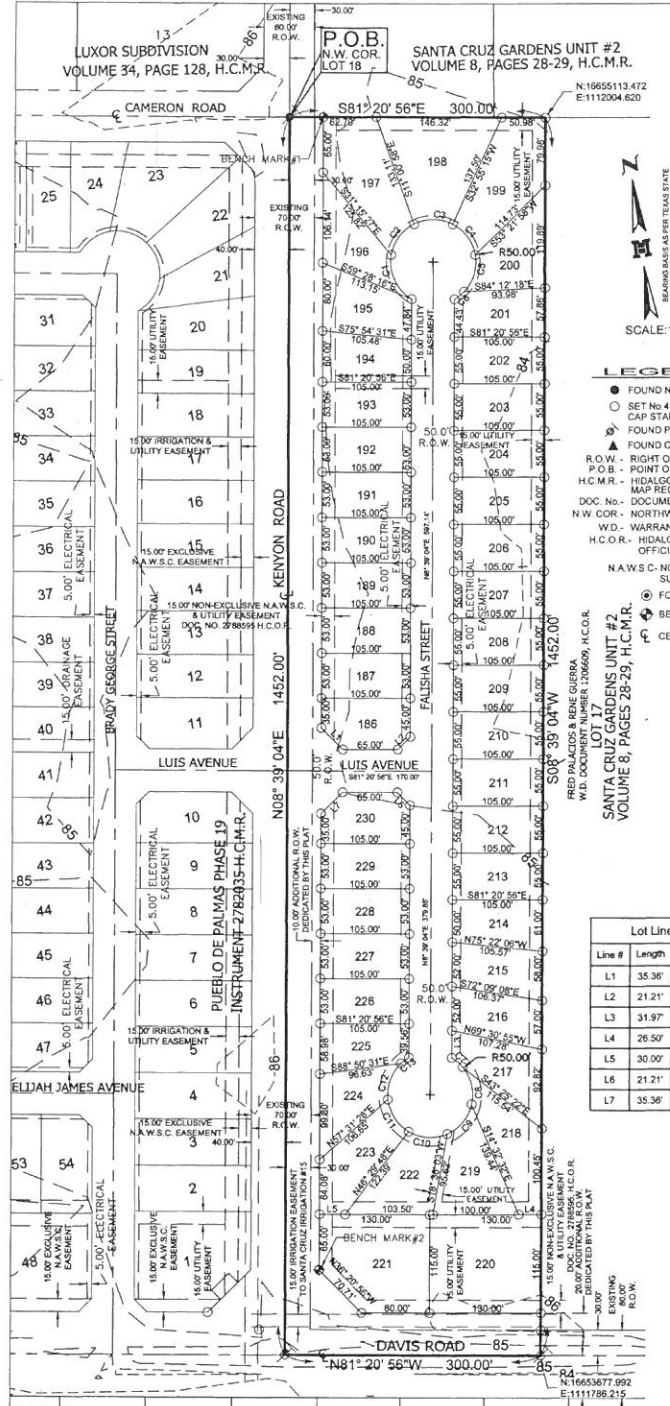
Preliminary Approval subject to comments and future recommendations by planning, other departments and the approval of the City of EDINBURG.

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.

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**SUBDIVISION MAP OF
PUEBLO DE PALMAS PHASE 21**
BEING A RESUBDIVISION OF 10.00 ACRES
CONSISTING OF 2.00 ACRES OUT OF LOT 17,
& ALL OF LOT 18, BLOCK 41,
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".
ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.
COMMUNITY-PANEL NO. 480334 Q325 D EFFECTIVE DATE: JUNE 6, 2000 FURTHER REVISED AS PER LMR DATED MAY 17, 2001.
 - COMMUNITY-PANEL NO. 480334 Q325 D EFFECTIVE DATE: MAY 17, 2001 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAN 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. FRONTING DAVIS ROAD: 50.00 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. SIDE LOT 221 SHALL BE 20 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 OCCUPANCY OF THE LOT. SINGLE FAMILY RESIDENCES SHALL INCLUDE THE FOLLOWING: MOBILE HOME, TRAVEL TRAILER, FRAME HOME, AND SLAB HOME. LOTS FRONTING DAVIS ROAD SHALL BE ALLOWED RESIDENTIAL OR COMMERCIAL USE.
 - 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 AND DOCUMENT 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 ("GEOD 2003")**
--B.M. NO. 1 1/4" ALUMINUM DISK SET IN CONCRETE ALONG THE NORTHWEST INTERSECTION OF CAMERON ROAD AND KENYON ROAD. LOCATED AT THE WEST CORNER CLIP OF LOT 197 OF THIS PLAT. ELEV. 85.00. N:16655113.472, E:1111737.90 NAD 83.
--B.M. NO. 2 1/4" ALUMINUM DISK SET IN CONCRETE ALONG THE NORTHEAST INTERSECTION OF DAVIS ROAD AND KENYON ROAD. LOCATED AT THE WEST CORNER CLIP OF LOT 221 OF THIS SUBDIVISION. ELEV. 85.00. N:16655113.472, E:1111737.90 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 32,471 CUBIC FEET (0.745 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 ITS DETERMINES AT THE DEVELOPMENT PERMIT STATE ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN 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 186 THROUGH 197 & LOTS 223 THROUGH 230 ONTO KENYON ROAD.**
 - 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.**
 - AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING AND ZONING COMMISSION AND THE OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR SCHOOLS, COMMERCIAL INDUSTRIAL & MULTIFAMILY 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 SANITARY SEWER PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.**
 - DEVELOPER SHALL INSTALL A 6 FOOT CHAIN-LINK BUFFER FENCE ALONG KENYON ROAD.**

LEGEND

- FOUND NO. 4 REBAR
- SET NO. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC.
- FOUND COTTON PICKER SPINDLE
- R.O.W. - RIGHT OF WAY
- H.C.M.R. - POINT OF BEGINNING
- H.C.M.R. - HIDEALGO COUNTY MAP RECORDS
- DOC. NO. - DOCUMENT NUMBER
- N.W. COR. - NORTHWEST CORNER
- W.D. - WARRANTY DEED
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- N.A.W.S.C. - NORTH ALAMO WATER SUPPLY COMPANY
- FOUND PIPE
- BENCH MARK
- CENTER LINE

Lot Line Table

| Line # | Length | Direction |
|--------|--------|---------------|
| L1 | 35.36 | N36° 20' 56"W |
| L2 | 21.21 | S53° 39' 04"W |
| L3 | 31.97 | N08° 39' 04"E |
| L4 | 26.50 | N81° 20' 56"W |
| L5 | 30.00 | N81° 20' 56"W |
| L6 | 21.21 | S36° 20' 56"E |
| L7 | 35.36 | N53° 39' 04"E |

METES AND BOUNDS DESCRIPTION

BEING A RE-SUBDIVISION OF 10.00 ACRES OF LAND SITUATED IN THE COUNTY OF HIDALGO, TEXAS, CONSISTING OF 2.00 ACRES OUT OF LOT 17 AND ALL OF LOT 18, BLOCK 41, AMENDED MAP OF SUBDIVISION SANTA CRUZ GARDENS UNIT NO. 2, AS RECORDED IN VOLUME 8, PAGES 28 AND 29, HIDALGO COUNTY MAP RECORDS, SAID 10.00 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NAIL FOUND ON THE NORTHWEST CORNER OF SAID LOT 18 FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT:

- THENCE, S 81° 20' 56" E, ALONG THE NORTH LINE OF SAID LOT 18, AT A DISTANCE OF 300.00 FEET PASS A NO. 4 REBAR SET ON THE EAST RIGHT-OF-WAY LINE OF KENYON ROAD, AT A DISTANCE OF 240.00 FEET PASS THE NORTHEAST CORNER OF SAID LOT 18 AND THE NORTHWEST CORNER OF SAID LOT 17, CONTINUING A TOTAL DISTANCE OF 300.00 FEET TO A NO. 4 REBAR SET (N:16655113.472, E:1112004.620) ON THE NORTH LINE OF SAID LOT 17 FOR THE NORTHEAST CORNER OF THIS TRACT;
- THENCE, S 08° 39' 04" W, AT A DISTANCE OF 1,422.00 FEET PASS A NO. 4 REBAR FOUND ON THE NORTH RIGHT-OF-WAY LINE OF DAVIS ROAD, CONTINUING A TOTAL DISTANCE OF 1,452.00 FEET TO A NAIL SET (N:16653677.992, E:111786.215) ON THE SOUTH LINE OF SAID LOT 17 FOR THE SOUTHWEST CORNER OF THIS TRACT;
- THENCE, N 81° 20' 56" W, ALONG THE SOUTH LINES OF SAID LOTS 17 & 18 AND WITHIN THE RIGHT-OF-WAY DAVIS ROAD, A DISTANCE OF 60.00 FEET PASS THE SOUTHWEST CORNER OF SAID LOT 17 AND THE SOUTHWEST CORNER OF SAID LOT 18, CONTINUING A TOTAL DISTANCE OF 300.00 FEET TO A NAIL SET FOR THE SOUTHWEST CORNER OF THIS TRACT;
- THENCE, N 08° 39' 04" E, ALONG THE WEST LINE OF SAID LOT 18 AND WITHIN THE RIGHT-OF-WAY OF KENYON ROAD, A DISTANCE OF 1,452.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 10.00 ACRES OF LAND, MORE OR LESS.

Lot Area Table

| Lot # | SQ. FT. | Area |
|-------|-----------|-------|
| 186 | 5,875.00 | 0.135 |
| 187 | 5,565.00 | 0.128 |
| 188 | 5,565.00 | 0.128 |
| 189 | 5,565.00 | 0.128 |
| 190 | 5,565.00 | 0.128 |
| 191 | 5,565.00 | 0.128 |
| 192 | 5,565.00 | 0.128 |
| 193 | 5,565.00 | 0.128 |
| 194 | 5,774.99 | 0.133 |
| 195 | 8,711.38 | 0.154 |
| 196 | 8,141.74 | 0.141 |
| 197 | 10,013.09 | 0.230 |
| 198 | 11,828.45 | 0.272 |
| 199 | 9,883.49 | 0.227 |
| 200 | 8,665.91 | 0.153 |
| 201 | 5,750.00 | 0.132 |
| 202 | 5,775.00 | 0.133 |
| 203 | 5,775.00 | 0.133 |
| 204 | 5,775.00 | 0.133 |
| 205 | 5,775.00 | 0.133 |
| 206 | 5,775.00 | 0.133 |
| 207 | 5,775.00 | 0.133 |
| 208 | 5,775.00 | 0.133 |

Curve Table

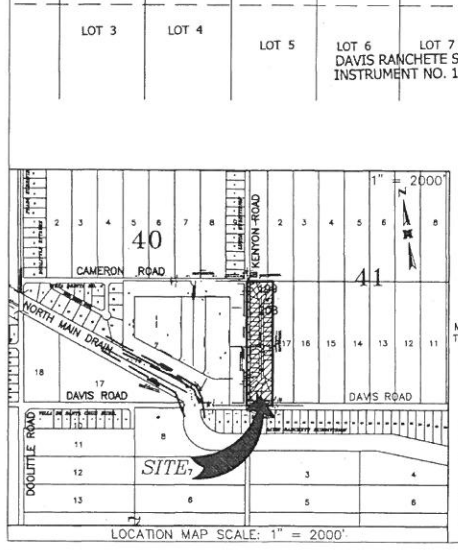
| Curve # | Delta | Radius | Length | Chord | Chord Length | Tangent |
|---------|-------------|--------|--------|---------------|--------------|---------|
| C1 | 69° 49' 08" | 50.00 | 80.88 | S18° 27' 52"E | 57.19 | 34.66 |
| C2 | 53° 29' 15" | 50.00 | 46.68 | S45° 09' 49"W | 45.00 | 25.20 |
| C3 | 53° 29' 15" | 50.00 | 46.68 | N81° 20' 56"W | 45.00 | 25.20 |
| C4 | 53° 29' 15" | 50.00 | 46.68 | N27° 51' 42"W | 45.00 | 25.20 |
| C5 | 53° 29' 15" | 50.00 | 46.68 | N25° 37' 33"E | 45.00 | 25.20 |
| C6 | 16° 16' 54" | 50.00 | 14.21 | N60° 30' 37"E | 14.16 | 7.15 |
| C7 | 21° 00' 15" | 50.00 | 18.33 | N40° 50' 48"W | 18.23 | 9.27 |
| C8 | 52° 40' 56" | 50.00 | 45.97 | N4° 00' 13"W | 44.37 | 24.76 |
| C9 | 52° 42' 29" | 50.00 | 46.00 | N48° 41' 29"E | 44.39 | 24.77 |
| C10 | 53° 29' 15" | 50.00 | 46.68 | S78° 12' 39"E | 45.00 | 25.20 |
| C11 | 53° 29' 15" | 50.00 | 46.68 | S24° 43' 24"E | 45.00 | 25.20 |
| C12 | 53° 29' 15" | 50.00 | 46.68 | S28° 45' 50"W | 45.00 | 25.20 |
| C13 | 13° 08' 36" | 50.00 | 11.47 | S62° 04' 46"W | 11.44 | 5.78 |

- INDEX TO SHEET OF PUEBLO DE PALMAS PHASE 21**
- SHEET 1: HEADING; INDEX; LOCATION MAP AND E.T.; 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; N.A.W.S.C. EASEMENT DEDICATION; PLAT NOTES AND RESTRICTIONS; DESCRIPTION (METES AND BOUNDS); LOT AREAS, LINE TABLE, CURVE TABLE.
- SHEET 2: WATER DISTRIBUTION DESIGN LAYOUT; ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION); WATER DETAILS.
- SHEET 3: ENGINEERING REPORT, INCLUDING DESCRIPTION OF SANITARY SEWER AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION); SUBDIVIDER CERTIFICATION; SANITARY SEWER LAYOUT; DETAILS.
- SHEET 4: MAP OF TOPOGRAPHY AND DRAINAGE LAYOUT; DITCH WIDENING & SECTION; STORM DRAINAGE CONSTRUCTION DETAILS; DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE; ENGINEERING CERTIFICATION.
- SHEET 5: MAP OF TOPOGRAPHY AND STREET LAYOUT; STREET DETAILS.

MELDEN & HUNT, INC.
CONSULTANTS ENGINEERS SURVEYORS
115 W. McINTYRE EDINBURG, TX 77541
227 N. F.M. 3167 80 GRANDE CITY, TX 77562
E-MAIL: www.meldenandhunt.com

OFF: (936) 381-0981
FAX: (936) 381-1539
OFF: (936) 487-8256
FAX: (936) 488-8581
ESTABLISHED 1947

PRINCIPAL CONTACTS NAME ADDRESS CITY & ZIP PHONE FAX



RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFERREES (HEREINAFTER CALLED "GRANTOR" WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, (HEREINAFTER CALLED "GRANTEE"), THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS AND ASSIGNS, AN EXCLUSIVE PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS THE LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE FOR WHICH THE ABOVE-MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT 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 FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERSLATER 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 GRANTOR HAS EXECUTED THIS INSTRUMENT THE _____ DAY OF _____ 2017.

J. Gary Frisby
J. GARY FRISBY, PRESIDENT
JGF LAND CO. INC. GP
P.O. BOX 1000
MISSION, TEXAS 78573-1000
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 _____ DAY OF _____ 2017.

Judith Flores
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

CITY OF EDINBURG
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 212.009(C) AND § 212.010(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

5-31-17
DATE
CHAIRPERSON PLANNING & ZONING COMMISSION

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF PUEBLO DE PALMAS 21 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____ DAY OF _____ 20____.

HIDALGO COUNTY JUDGE _____
HIDALGO COUNTY CLERK _____

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, _____, AS OWNER OF THE 10.00 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED PUEBLO 21 SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET(S), PARK, AND EASEMENTS SHOWN HEREON. 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.

5/11/17
DATE

J. Gary Frisby
J. GARY FRISBY, PRESIDENT
JGF LAND CO. INC. GP
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 _____ 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, BY BEING MY 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.

Judith Flores
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.

5-16-17
DATE PREPARED: SEPTEMBER 23, 2015
JOB NO. (ENG.) 16153.00
BY: CIRCO

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

Fred L. Kurth
FRED L. KURTH, PE # 54151
DATE SURVEYED: 07-15-13
BOOK NO. 1-1000, PGS. 5-6, 9-10
JOB NO. (SUR.) 15009.09

STATE OF TEXAS
REGISTERED PROFESSIONAL LAND SURVEYOR

Fred L. Kurth
FRED L. KURTH
4750
PROFESSIONAL LAND SURVEYOR

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 FROM THE CLOSEST DISTRICT DELIVERY POINT SHALL BE PROVIDED, THE LOT OWNER BEING RESPONSIBLE TO INSTALL NECESSARY FACILITIES.

J. Gary Frisby
SECRETARY

J. Gary Frisby
PRESIDENT

CITY OF EDINBURG
COUNTY OF HIDALGO

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

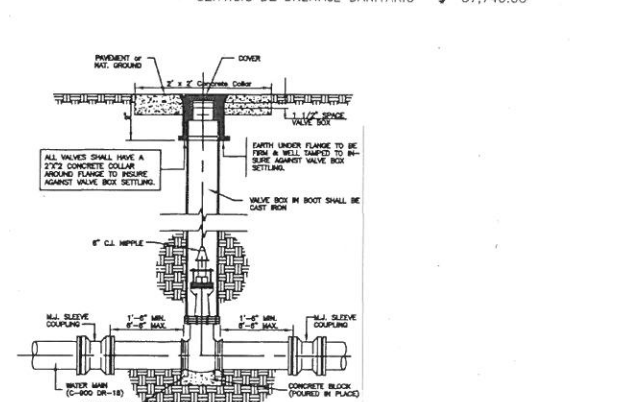
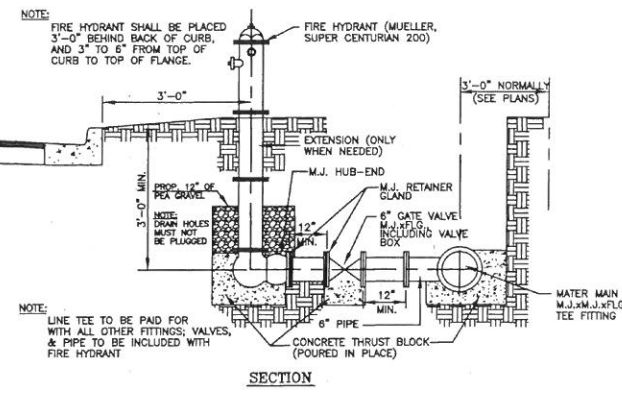
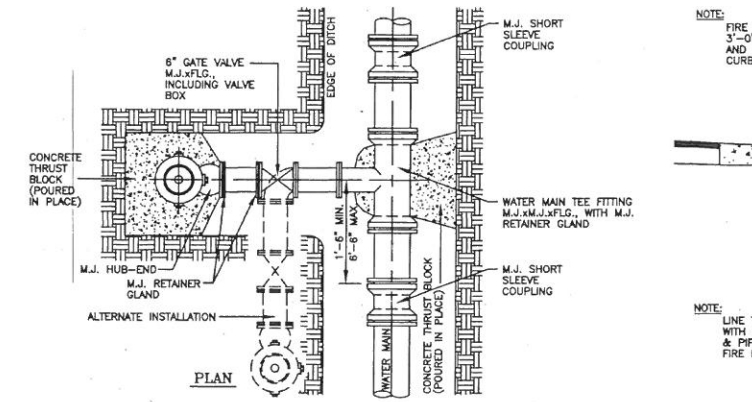
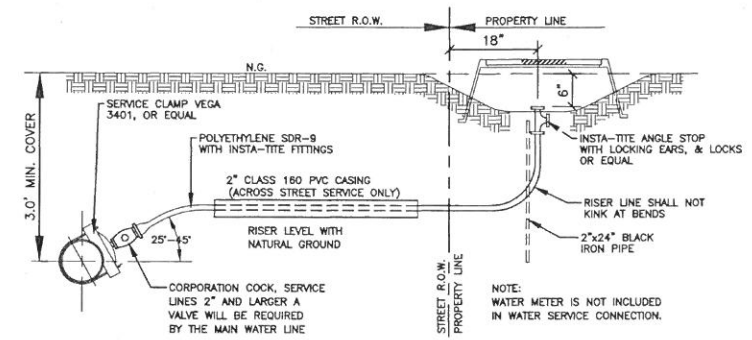
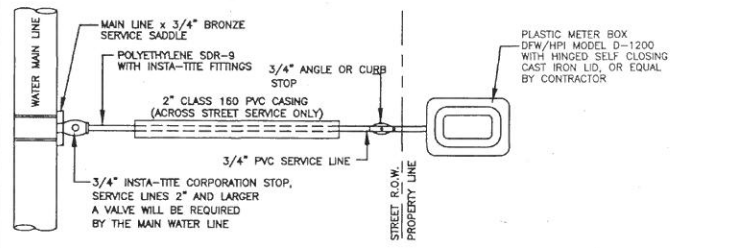
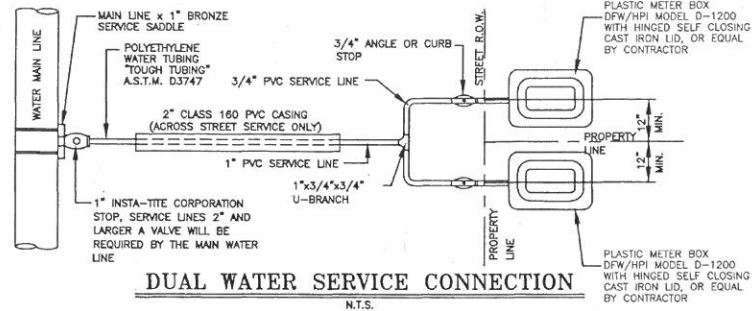
ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY

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
Rail E. Seain
GENERAL MANAGER

05/23/17
DATE

DRAWN BY: *Circo* DATE: 5-16-17
SURVEYED, CHECKED BY: *J.G.* DATE: 4/19/17
FINAL CHECK _____ DATE: _____



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

PUEBLO DE PALMAS PHASE 21 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.

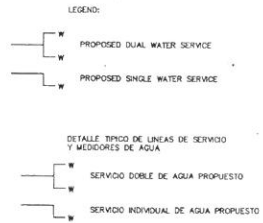
N.A.W.S.C. HAS AN EXISTING 8" DIAMETER WATER LINE WITHIN AN EXCLUSIVE 15.0' N.A.W.S.C. EASEMENT ALONG THE WEST SIDE OF KENYON ROAD RIGHT-OF-WAY WITH AN 8" WATER LINE CROSSING KENYON ROAD TO THE NORTHWEST CORNER OF LOT 230 OF THIS SUBDIVISION. THE WATER SYSTEM FOR PUEBLO DE PALMAS PHASE 21 CONSISTS OF A 8" DIAMETER WATER LINE THAT CONNECTS INTO THE EXISTING 8" LINES PREVIOUSLY MENTIONED. THIS 8" LINE CONNECTS TO THE EXISTING WATER LINE THEN RUNS EAST ALONG THE SOUTH RIGHT-OF-WAY OF LUIS AVENUE THEN RUNS NORTH AND SOUTH ALONG THE WEST SIDE OF FALISHA STREET ENDING WITH 2" FLUSH VALVE AT THE NORTHEAST CORNER OF LOT 195 AND THE SOUTHEAST CORNER OF LOT 225 TO SERVE THIS SUBDIVISION.

WATER DISTRIBUTION FOR THE PUEBLO DE PALMAS PHASE 21 CONSISTS OF TWENTY-ONE (21) 1" DIAMETER DUAL SERVICE LINES RUN TO PAIRS OF LOTS BEFORE SPLITTING INTO 1/2" DIAMETER SERVICE LINES AND THREE (3) 3/4" 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 \$41,420.00, OR \$920.44 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$49,350.00, WHICH COVERS THE \$1,096.67 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.E.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 2 FIRE HYDRANTS AT A UNIT COST OF \$4,200.00 FOR A TOTAL COST OF \$8,400.00. 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 \$ 90,770.00 WHICH EQUALS TO \$2,017.11 PER LOT.

Fred L. Kurth
ENGINEER'S SIGNATURE
6-8-17
DATE

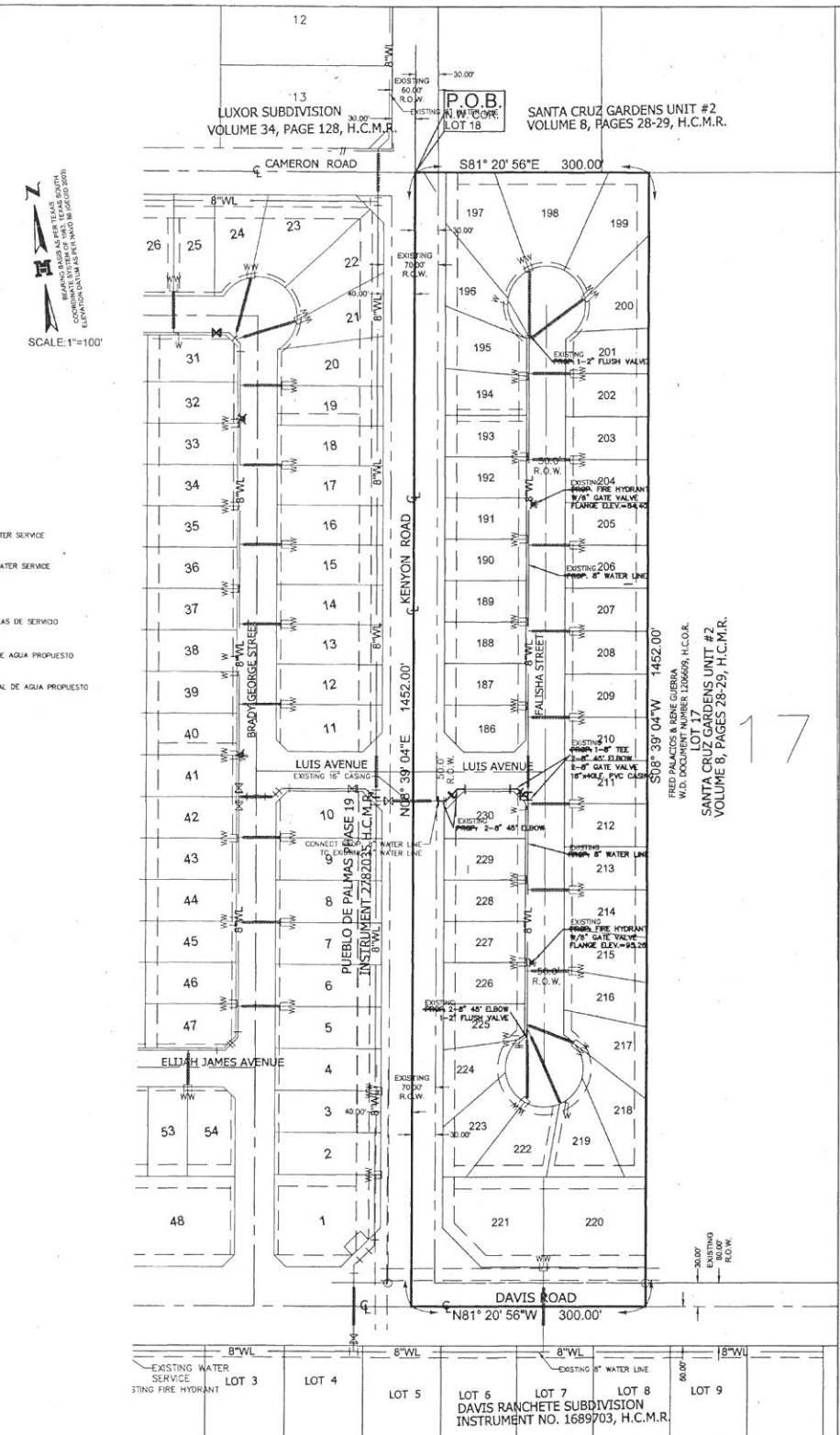


COST ESTIMATE:

| | |
|-------------------------------------|---------------|
| PAVING IMPROVEMENTS: | \$ 130,809.48 |
| DRAINAGE IMPROVEMENTS: | \$ 40,456.00 |
| WATER DISTRIBUTION: | \$ 41,420.00 |
| SANITARY SEWER IMPROVEMENTS / OSSF: | \$ 57,746.00 |

ESTIMACION DE COSTOS:

| | |
|-------------------------------|---------------|
| PAVIMENTACION DE CALLES: | \$ 130,809.48 |
| DREAJE PLUVIAL: | \$ 40,456.00 |
| SERVICIO DE AGUA POTABLE: | \$ 41,420.00 |
| SERVICIO DE DRENAJE SANITARIO | \$ 57,746.00 |



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

MELDEN & HUNT, INC.
CONSULTANTS ENGINEERS SURVEYORS
115 W. MCINTYRE
EDINBURG, TX 78541
227 N. FM. 3167
PO. DRAWER CITY, TX 75822
E-MAIL: www.meldenandhunt.com

OFF: (956) 381-0881
FAX: (956) 381-1830
OFF: (956) 487-8256
FAX: (956) 488-8581
ESTABLISHED 1947

SHEET 2 OF 5 SHEETS

WASTEWATER SUPPLY, DESCRIPTION, COST, AND OPERABILITY DATE:

PUEBLO DE PALMAS PHASE 21 WILL BE TREATED BY WASTEWATER SERVICE FROM CITY OF EDINBURG. THE SUBDIVISION 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 15" DIAMETER SEWER LINE STUB OUT TO THE EAST SIDE OF KENYON ROAD AT THE NORTHWEST CORNER OF LOT 193.

THE WASTEWATER SYSTEM FOR PUEBLO DE PALMAS PHASE 21 CONSISTS OF AN 15" AND 8" DIAMETER SEWER LINES OF WHICH THE 15" TAPS INTO THE EXISTING 15" LINE. THIS 15" LINE RUNS EAST ALONG THE NORTH SIDE OF LOT 193 CROSSING FELISHA STREET RIGHT-OF-WAY THEN RUNS SOUTH ALONG THE EAST RIGHT-OF-WAY OF FELISHA STREET ENDING WITH A MANHOLE AT THE NORTHWEST CORNER OF LOT 211 AND CONTINUING SOUTH WITH AN 8" SEWER LINE TO A MANHOLE AT THE NORTHWEST CORNER OF LOT 219 AND CONTINUING TO A MANHOLE AT THE NORTHWEST CORNER OF LOT 220. ANOTHER 8" LINE TAPS INTO THE MANHOLE PREVIOUSLY MENTIONED AT THE NORTHWEST CORNER OF LOT 203 THEN RUNS NORTH ALONG THE EAST RIGHT-OF-WAY OF FELISHA STREET ENDING WITH A MANHOLE AT THE SOUTHWEST CORNER OF LOT 199.

THE 15" AND 8" LINE, 4" SERVICE LINE AND SIX (6) 48" SANITARY SEWER MANHOLES HAVE BEEN INSTALLED, AT A TOTAL COST OF \$57,746.00 OR \$1,283.24 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID THE CITY OF EDINBURG THE SUM OF \$4,275.00 WHICH COVERS THE \$95.00 PER LOT AS STATED IN THE 30 YEAR WASTE WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF THE SERVICES AND ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO CITY OF EDINBURG. THE ENTIRE WATER SERVICE 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 \$62,021.00 WHICH EQUALS TO \$1,378.24 PER LOT.

Fred L. Kurth 08-17
ENGINEER'S SIGNATURE DATE

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435



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

LA SUBDIVISION PUEBLO DE PALMAS PHASE 21 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 21 CONSISTE DE UN CONDUCTO DE DRENAJE DE 15 PULGADAS QUE PASA AL LADO ESTE DEL DERECHO DE VIA (RIGHT OF WAY) DE LA CARRETERA KENYON ROAD LOCALIZADO EN EL LADO NOROCCIDENTE DE LOTS 193.

EL SISTEMA DE PROVISION DE DRENAJE SANITARIO DE LA SUBDIVISION PUEBLO DE PALMAS PHASE 21 CONSISTE DE UN CONDUCTO DE DRENAJE DE 15 Y 8 PULGADAS QUE SE CONECTA CON EL CONDUCTO DE DRENAJE SANITARIO EXISTENTE DE 15 PULGADAS. ESTA LINEA DE 15 PULGADAS CUAL SIGUE HACIA EL ESTE POR EL LADO NORTE DE LOTE 193 CURSANDO FELISHA STREET LUEGO CORRE AL SUR, EN EL LADO ESTE DEL DERECHO DE VIA DE LA CALLE FELISHA STREET A UN ALCANTARILLA DE 48 PULGADAS DE DIAMETRO LOCALIZADA AL NOROCCIDENTE DE LOTE 212 Y CONTINUA CON UN CONDUCTO DE DRENAJE DE 8 PULGADAS Y SE CONECTA CON UNA ALCANTARILLA DE 48 PULGADAS HA LA LINEA LOCALIZADO AL NOROCCIDENTE DE LOTE 219 Y SEGE CORRIENDO AL SUR TERMINARA CON UNA ALCANTARILLA DE 48 PULGADAS DE DIAMETRO LOCALIZADA AL NOROCCIDENTE DE LOTE 220. OTRO CONDUCTO DE 8 PULGADAS SERA CONECTADO A LA LINEA DE DRENAJE PREVIAMENTE MENCIONADA CON UNA ALCANTARILLA DE 48 PULGADAS HA LA LINEA LOCALIZADO AL NOROCCIDENTE DE LOTE 203 LA CUAL SERA EXTENDIDA RUMBO AL NORTE POR EL LADO ESTE DE LA FELISHA STREET TERMINANDO CON UNA ALCANTARILLA DE 48 PULGADAS DE DIAMETRO LOCALIZADA AL SUROCCIDENTE DE LOTE 199.

LAS LINEAS DE 15 Y 8 PULGADAS, SERVICIO DE 4 PULGADAS Y SES (6) ALCANTARILLAS HAN SIDO INSTALADAS, HA UN COSTO TOTAL DE \$57,746.00 O \$1,283.24 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA CIUDAD DE EDINBURG UN COSTO TOTAL DE \$4,275.00 O \$95.00 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 GOBIERNANDO 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 \$62,021.00 O \$1,378.24 POR LOTE.

SUBDIVIDER CERTIFICATION

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

SUBDIVIDER STATEMENT:

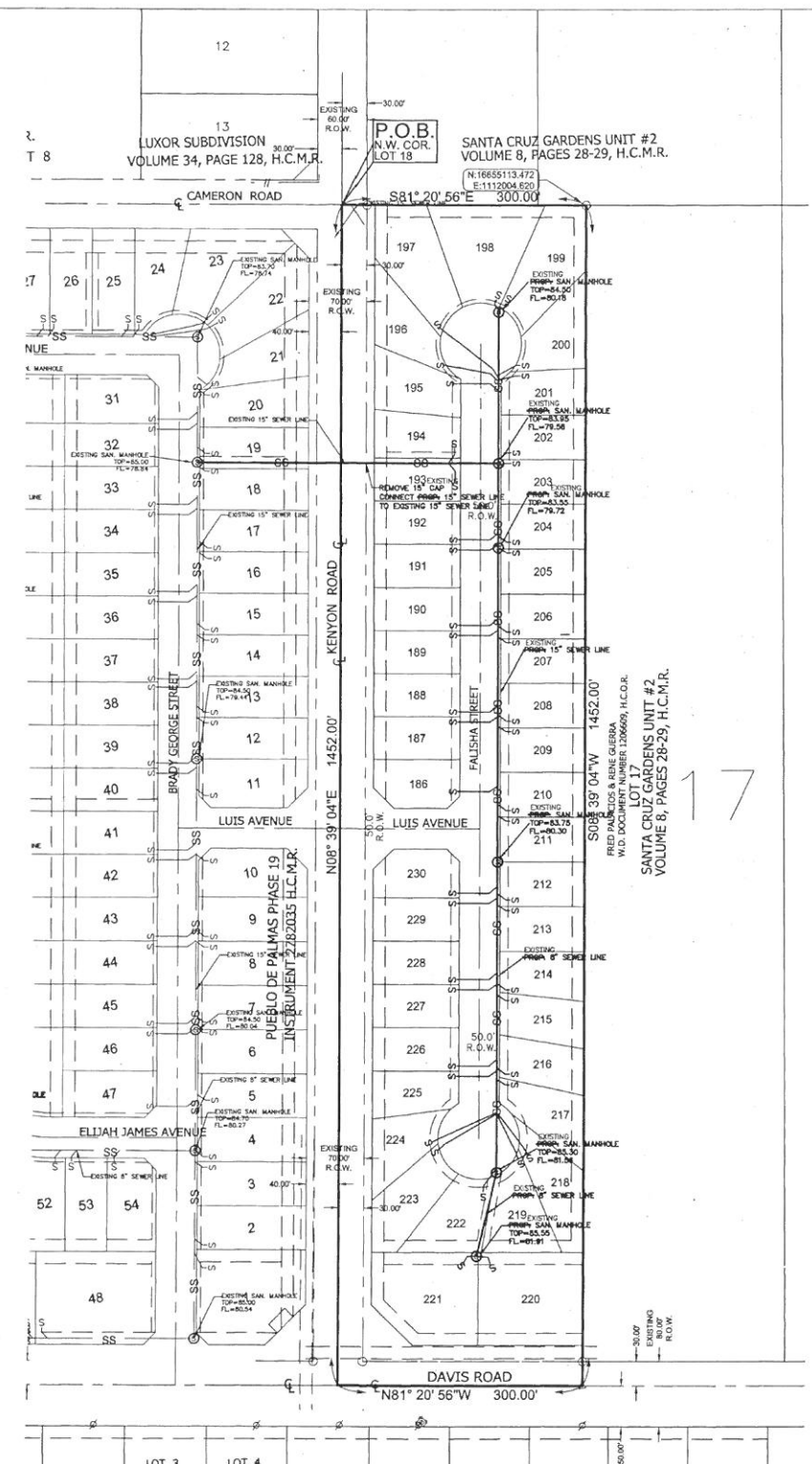
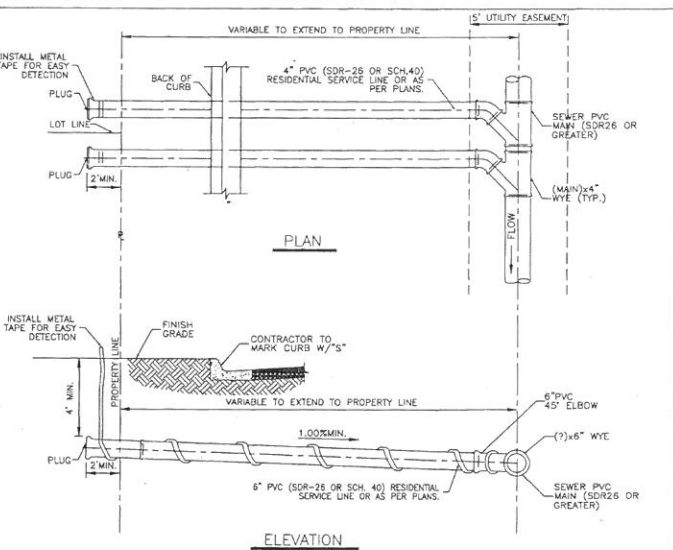
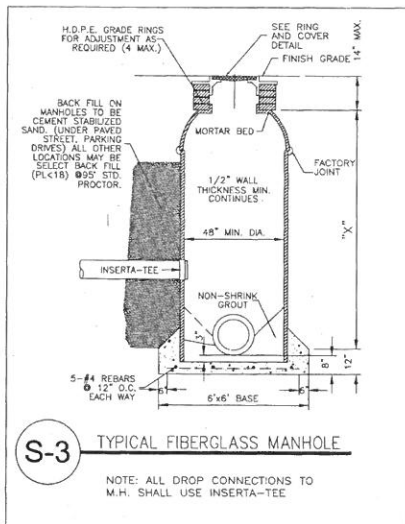
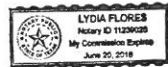
1. I, JGF ENTERPRISES LP, SUBDIVIDER OF PUEBLO DE PALMAS PHASE 21 SUBDIVISION, HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY 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 Hisby
J. GARY HISBY
JGF LAND CO., INC. G.P.

STATE OF TEXAS
COUNTY OF HIDALGO:

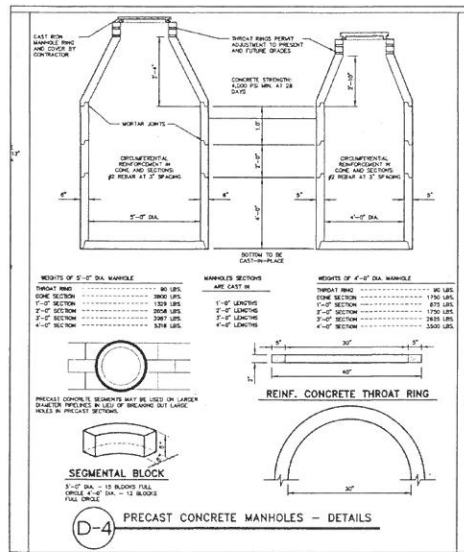
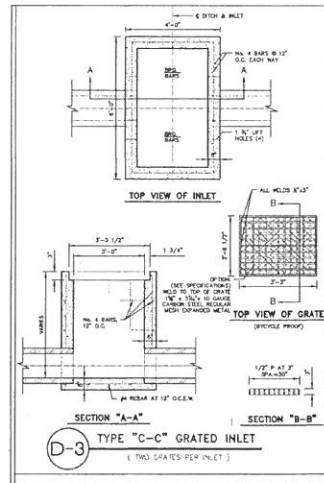
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED J. GARY HISBY, KNOWN TO ME THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO BE THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED, EVEN UNDER MY HAND AND SEAL OF OFFICE THIS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

Lydia Flores
DAY OF July 20 17
NOTARY PUBLIC
MY COMMISSION EXPIRES Oct 20 2018



MAP OF SEWER DISTRIBUTION SYSTEM
MAPA DE SISTEMA DE DRENAJE SANITARIO
SUBDIVISION MAP OF
PUEBLO DE PALMAS PHASE 21
BEING A RESUBDIVISION OF 10.000 ACRES
CONSISTING OF 2.00 ACRES OUT OF LOT 17,
& ALL OF LOT 18, BLOCK 41.
AMENDED MAP OF SUBDIVISION
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. MONTYRE EDINBURG, TX 77541
227 N. F.M. 3187 RO GRANGE CITY, TX 75862
OFF: (936) 381-0881 FAX: (936) 381-1838
OFF: (936) 487-8256 FAX: (936) 488-8541
ESTABLISHED 1947



DRAINAGE STATEMENT
PUEBLO DE PALMAS PHASE 21

PUEBLO DE PALMAS PHASE 21 BEING A RESUBDIVISION OF 10.00 ACRES CONSISTING OF 2.00 ACRES OUT OF LOT 17 AND ALL OF LOT 18, BLOCK 41, 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 AT THE NORTHEAST INTERSECTION DAVIS ROAD & KENYON ROAD. THIS PROPERTY FALLS OUTSIDE OF CITY LIMITS OF EDINBURG BUT WITHIN THE 2 MILE ETJ OF THE CITY OF EDINBURG. THE PROPERTY IS CURRENTLY FARM LAND AND IS LOCATED IN ZONE "X" SHADED, ZONE "X" UNSHADED IN FEMA'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480334 0325 D, MAP REVISED JUNE 6, 2000 FURTHER REVISED TO REFLECT LOMR DATE MAY 17, 2001. ZONE "X" SHADED IS DEFINED AS "AREAS OF 100-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". THE LAND IS CURRENTLY AGRICULTURAL AND WILL BE USED FOR RESIDENTIAL. PHASE 21 WILL CONSIST OF 45 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 2.30 C.F.S. DURING THE 10-YEAR STORM FREQUENCY AS PER THE ATTACHED CALCULATIONS. PROPOSED RUNOFF AFTER DEVELOPMENT IS 13.80 C.F.S. DURING THE 10-YEAR STORM FREQUENCY, PER THE ATTACHED CALCULATION, WHICH IS AN INCREASE OF 11.50 C.F.S.

THE EXISTING DRAINAGE FOR PUEBLO DE PALMAS PHASE 21 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.

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 WIDENED OF THE NORTH MAIN DRAIN ALONG THE NORTH SIDE OF VISTA BONITA SUBDIVISION.

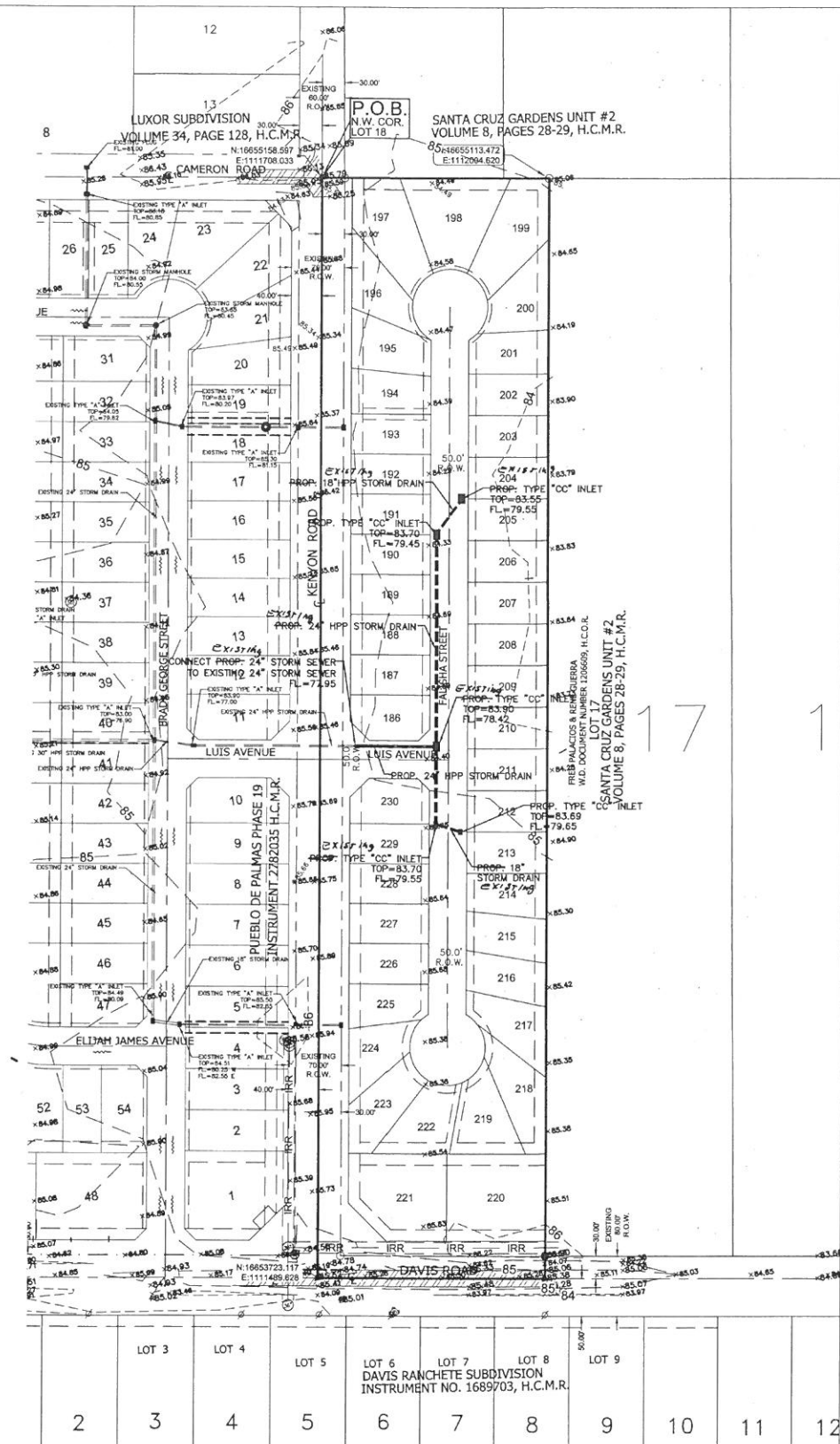
Fred L. Kurth
FRED L. KURTH, PE # 54151 RPLS # 4750

5-16-17
DATE:



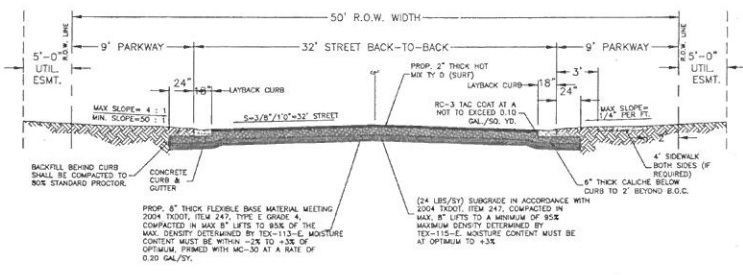
MAP OF TOPOGRAPHY AND DRAINAGE:
MAPA DE TOPOGRAFIA Y DESAGUE:
SUBDIVISION MAP OF
PUEBLO DE PALMAS PHASE 21
BEING A RESUBDIVISION OF 10.000 ACRES
CONSISTING OF 2.00 ACRES OUT OF LOT 17,
& ALL OF LOT 18, BLOCK 41,
AMENDED MAP OF SUBDIVISION
SANTA CRUZ GARDENS UNIT #2
VOLUME 8, PAGES 28-29, H.C.M.R.
HIDALGO COUNTY, TEXAS.

SCALE: 1"=100'



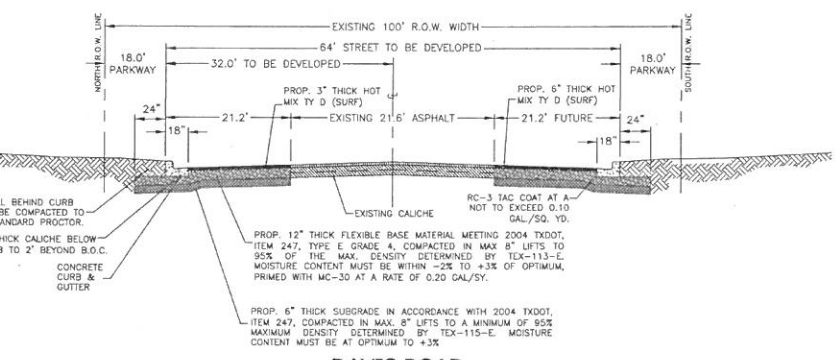
191,543 C.F. DETENTION REQUIRED
194,355 C.F. EXCAVATION FOR DETENTION AVAILABLE
217,755 C.F. EXCAVATION FROM DITCH

MELDEN & HUNT, INC.
CONSULTANTS ENGINEERS SURVEYORS
115 W. MARSHFIELD
EDINBURG, TX 77541
227 N. F.M. 3167
RO GRANGE CITY, TX 75562
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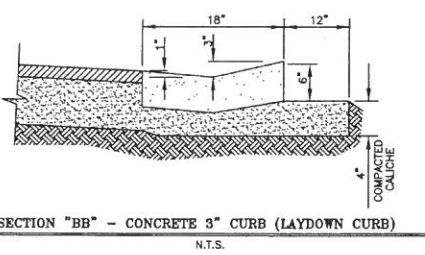


**MINOR RESIDENTIAL STREET SECTION
(32' BB - 50' R.O.W.) - DETAIL**

NOTE: FOR STREETS SERVING A SUBDIVISION WITH NO STREET TREES (LESS THAN 18 LOTS).

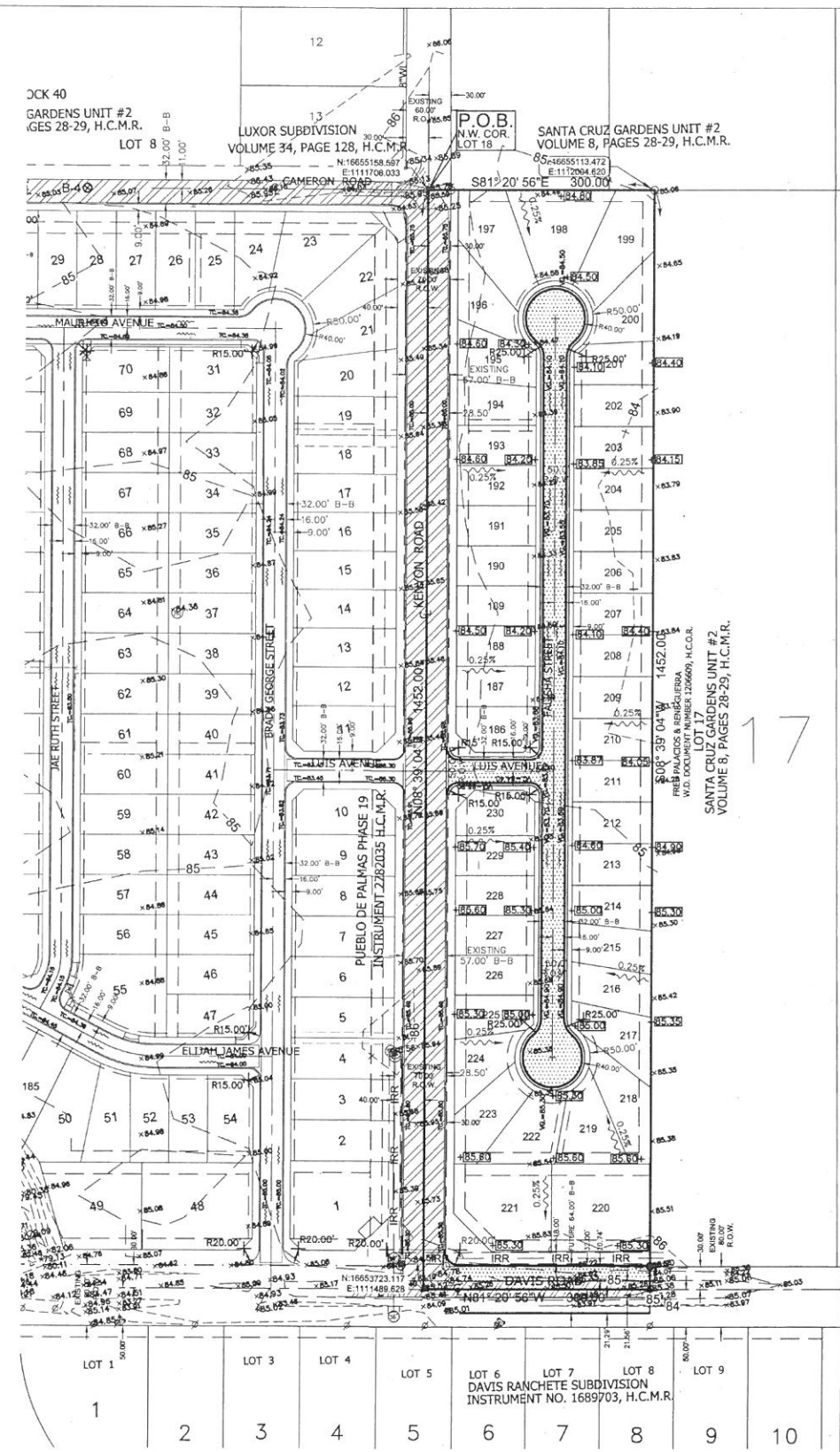


**DAVIS ROAD
450 LF. ASPHALT**



SECTION "BB" - CONCRETE 3" CURB (LAYDOWN CURB)
N.T.S.

SCALE: 1"=100'



STREET LAYOUT MAP OF
PUEBLO DE PALMAS PHASE 21
BEING A RESUBDIVISION OF 10.000 ACRES
CONSISTING OF 2.00 ACRES OUT OF LOT 17,
& ALL OF LOT 18, BLOCK 41,
AMENDED MAP OF SUBDIVISION
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