



# HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM  
Director of Planning

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

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 9-26-2017

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: DRAINAGE 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. FINAL APPROVAL DATE: 8-01-2017 By, JOSE OCHOA, PCT. 4 R.O.W. AGENT

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. FINAL APPROVAL DATE: 8-01-2017 : 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

*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 20

BEING A RESUBDIVISION OF 19.566 ACRES  
CONSISTING OF 0.171 OF ONE ACRE OUT OF LOT 11,  
& 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.

STATE OF TEXAS  
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, J. GARY FRISBY, PRESIDENT OF JGF 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.

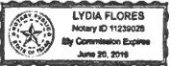
I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

JGF 7/27/17  
DATE: \_\_\_\_\_  
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 27<sup>th</sup> DAY OF July, 2017.  
Lydia 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.

Fred L. Kurth 7-22-17  
DATE PREPARED: SEPTEMBER 23, 2015  
JOB No. (ENG.) 16152.00  
BY: CIRO



STATE OF TEXAS  
COUNTY OF HIDALGO

I, FRED L. KURTH, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PLAT AND DESCRIPTION OF THE PUEBLO DE PALMAS PHASE 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 7-22-17  
DATE SURVEYED: 07-15-13  
BOOK T-1000, PGS. 5-6, 9-10  
JOB No. (SUR.) 15009.09



APPROVED BY IRRIGATION DISTRICT

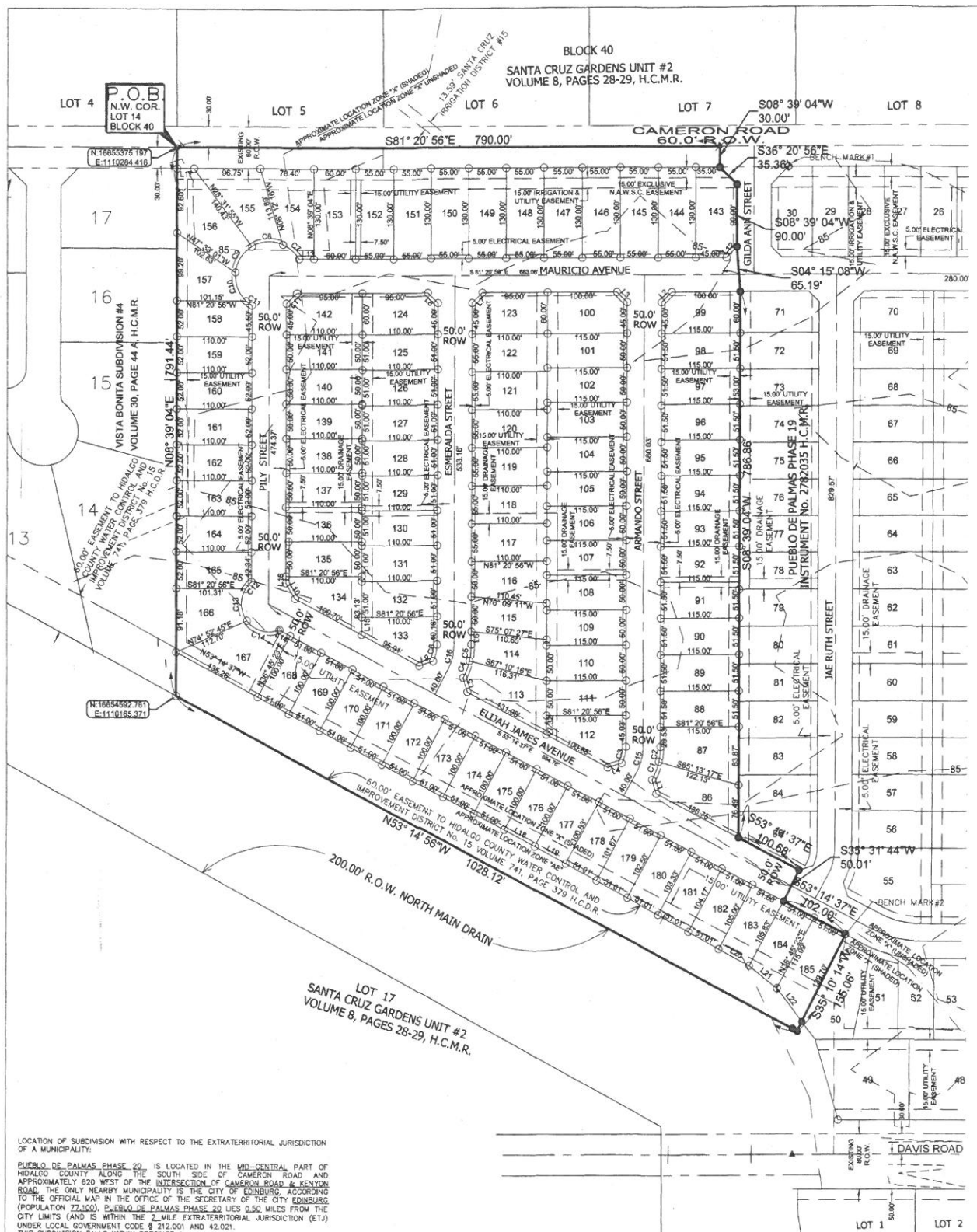
THIS PLAT APPROVED BY SANTA CRUZ IRRIGATION DISTRICT No. 15 ON THIS 10<sup>th</sup> DAY OF July, 2017, SUBJECT TO THE FOLLOWING:  
1.) NO BUILDINGS ALLOWED ON TOP OF AN IRRIGATION LINE;  
2.) FIFTEEN FOOT (15') EASEMENT ON EACH SIDE OF IRRIGATION LINE OR CANAL;  
3.) ALL LOTS SUBJECT TO RULES, REGULATION, 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.

[Signature] SECRETARY  
[Signature] PRESIDENT



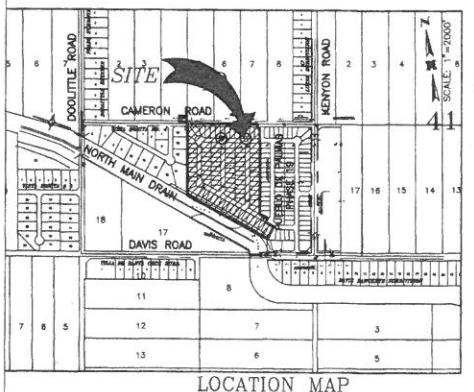
FILED FOR RECORD IN  
HIDALGO COUNTY  
ARTURO GUJARDO, JR.  
HIDALGO COUNTY CLERK

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



- LEGEND**
- FOUND NO. 4 REBAR
  - FOUND PK NAIL
  - SET NO. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
  - SET PK NAIL
  - ▲ FOUND COTTON PICKER SPINDLE
  - ◆ ALUMINUM DISK SET IN CONCRETE
- 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  
H.C.D.R. - HIDALGO COUNTY DEED RECORDS  
DOC. NO. - DOCUMENT NUMBER  
N.A.W.S.C. - NORTH ALAMO WATER SUPPLY CORPORATION

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:  
PUEBLO DE PALMAS PHASE 20 IS LOCATED IN THE MID-CENTRAL PART OF HIDALGO COUNTY ALONG THE SOUTH SIDE OF CAMERON ROAD AND APPROXIMATELY 0.20 WEST OF THE INTERSECTION OF CAMERON ROAD AND KENTON ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 77,000). PUEBLO DE PALMAS PHASE 20 LIES 0.50 MILES FROM THE CITY LIMITS (AND IS WITHIN THE 2-MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 212.001 AND 42.021). THIS SUBDIVISION FALLS WITHIN PRECINCT 4.



- 100 LOTS**
- INDEX TO SHEET OF PUEBLO DE PALMAS PHASE 20
- SHEET 1: HEADING, INDEX, LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; MAP; LOT, STREETS, AND EASEMENT LAYOUT; SURVEYOR'S CERTIFICATION; OWNER'S DEDICATION, CERTIFICATION, ATTESTATION; ENGINEERING CERTIFICATION; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES; SANTA CRUZ IRRIGATION DISTRICT; 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; 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.**  
CONSULTANTS ENGINEERS SURVEYORS  
115 W. MCINTYRE OFF: (956) 381-0981  
EDINBURG, TX 78541 FAX: (956) 381-1839

227 N. F.M. 3167 OFF: (956) 487-8254  
900 GRANDE CITY, TX 78582 FAX: (956) 488-8991  
E-MAIL: www.meldenandhunt.com ESTABLISHED 1947

DRAWN BY: CIRO DATE: \_\_\_\_\_  
SURVEYED, CHECKED DATE: \_\_\_\_\_  
FINAL CHECK DATE: \_\_\_\_\_

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

**CITY OF EDINBURG**  
CERTIFICATE OF PLAT APPROVAL  
UNDER LOCAL GOVERNMENT CODE § 212.009(C) AND § 212.014(B)

I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATION OF THIS CITY WHEREIN MY

8-22-17  
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  
[Signature] 08/16/17  
RAUL E. SESIN, P.E., C.F.M.  
GENERAL MANAGER

# 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  
& 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) & ZONE "Y" (SHADED);  
ZONE "X" UNSHADED AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN. ZONE "Y"  
SHADED AREA OF 500-YEAR FLOOD AND AREA OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF  
LESS THEN ONE FOOT OR WITH DRAINAGE AREAS LESS THEN ONE SQUARE MILE, AND AREAS  
PROTECTED BY LEVEES FROM 100-YEAR FLOOD. ZONE "A" 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: 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
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:**  
NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT.  
APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT. SINGLE FAMILY  
RESIDENCES SHALL INCLUDE THE FOLLOWING: MOBILE HOME, TRAVEL TRAILER, FRAME HOME, AND  
SLAB HOME. NO COMMERCIAL USE SHALL BE ALLOWED.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 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 PUEBLO DE PALMAS PHASE 19. 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 ELIJAH 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 OBTAIN 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 DOOLITTLE ROAD BEEN WIDEN TO ACCOMMODATE THE  
REQUIRED VOLUME OF 202,203 CF.**
- 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 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.**
- LOT 134 SHALL HAVE ACCESS ONLY FROM ELIJAH JAMES AVENUE.**
- DRIVEWAY LOCATION FOR LOTS 144, 146, 149, 151, 171, 173, 177, 179, 183 AND 185 MUST BE  
APPROVED BY HIDALGO COUNTY PLANNING DEPARTMENT DURING PERMIT STAGE.**

### DESCRIPTION OF PUEBLO DE PALMAS PHASE 20

#### METES AND BOUNDS DESCRIPTION

A RESUBDIVISION OF 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, PAGES 28 AND 29, HIDALGO COUNTY MAP RECORDS, SAID  
19.566 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A PK NAIL SET [N:16655375.197, E:1110284.416] 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 THE RIGHT-OF-WAY OF CAMERON ROAD 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 INSTRUMENT NO. 2782035 H.C.M.R., FOR THE NORTHEAST CORNER  
OF THIS TRACT;
- THENCE, N 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 36° 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 ON THE SOUTH LINE 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, N 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, N 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 SOUTH-EAST 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 [N:16654532.761, E:1110165.371] 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 444 H.C.M.R., AT A  
DISTANCE OF 761.44 FEET PASS 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, AND CONTAINING 19.566 ACRES, MORE OR LESS.

Lot Area Table			Lot Area Table			Lot Area Table			Lot Area Table			Lot Area Table			Lot Line Table		
Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area	Line #	Length	Direction
86	7,525.95	0.173	106	5,750.00	0.132	126	5,810.00	0.129	146	7,150.56	0.164	166	8,795.09	0.156	L1	21.21'	N08°14'37"W
87	7,750.25	0.178	107	5,750.00	0.132	127	5,810.00	0.129	147	7,150.56	0.164	167	8,995.81	0.209	L2	21.21'	N53°39'04"E
88	5,922.50	0.136	108	5,750.00	0.132	128	5,810.00	0.129	148	7,150.56	0.164	168	5,100.00	0.117	L3	21.21'	S36°20'56"E
89	5,922.50	0.136	109	5,750.00	0.132	129	5,810.00	0.129	149	7,150.56	0.164	169	5,100.00	0.117	L4	21.21'	S81°45'23"W
90	5,922.20	0.136	110	5,750.44	0.132	130	5,810.00	0.129	150	7,150.56	0.164	170	5,100.00	0.117	L5	21.21'	N08°14'37"W
91	5,922.80	0.136	111	5,750.55	0.132	131	5,810.00	0.129	151	7,150.00	0.164	171	5,100.00	0.117	L6	18.18'	N08°39'04"E
92	5,922.50	0.136	112	6,345.62	0.148	132	5,810.00	0.129	152	7,150.00	0.164	172	5,100.00	0.117	L7	21.21'	N53°39'04"E
93	5,922.50	0.136	113	7,145.97	0.164	133	5,867.69	0.130	153	7,800.00	0.179	173	5,100.00	0.117	L8	21.21'	S36°20'56"E
94	5,922.50	0.136	114	5,534.29	0.127	134	5,813.45	0.133	154	7,395.10	0.170	174	5,100.00	0.117	L9	21.21'	S81°45'23"W
95	5,922.50	0.136	115	5,610.01	0.129	135	5,500.00	0.126	155	7,745.26	0.178	175	5,100.00	0.117	L10	25.73'	N22°17'46"W
96	5,922.50	0.136	116	6,050.09	0.139	136	5,900.00	0.126	156	8,613.26	0.198	176	5,100.00	0.117	L11	21.21'	N53°39'04"E
97	5,922.50	0.136	117	6,050.00	0.139	137	5,499.98	0.128	157	6,197.43	0.142	177	5,121.26	0.118	L12	21.21'	S53°39'04"W
98	5,922.50	0.136	118	6,050.00	0.139	138	5,500.02	0.126	158	5,689.24	0.131	178	5,163.77	0.119	L13	21.67'	N81°20'56"W
99	6,787.50	0.156	119	6,049.99	0.139	139	5,499.99	0.126	159	5,720.00	0.131	179	5,206.28	0.120	L14	17.74'	S53°14'37"E
100	6,787.48	0.156	120	6,050.00	0.139	140	5,500.01	0.126	160	5,720.00	0.131	180	5,248.79	0.120	L15	25.13'	N08°39'04"E
101	5,750.00	0.132	121	6,050.50	0.139	141	5,500.00	0.126	161	5,720.00	0.131	181	5,291.30	0.121	L16	9.38'	N08°39'04"E
102	5,750.00	0.132	122	6,049.51	0.139	142	6,487.42	0.149	162	5,719.98	0.131	182	5,333.81	0.122	L17	24.82'	S81°20'57"E
103	5,750.00	0.132	123	6,487.49	0.149	143	7,375.00	0.169	163	5,720.52	0.131	183	5,378.32	0.123	L18	51.01'	N52°18'26"W
104	5,750.00	0.132	124	6,487.42	0.149	144	7,150.56	0.164	164	5,719.48	0.131	184	5,833.68	0.129	L20	51.01'	N52°18'26"W
105	5,750.00	0.132	125	5,810.00	0.129	145	7,150.56	0.164	165	5,873.58	0.130	185	6,718.29	0.154	L21	51.83'	N42°57'12"W
															L22	60.11'	N29°08'18"W

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	27.47'	100.00'	15°44'29"	N28°53'09"E	27.39'	13.82'
C2	21.58'	100.00'	12°21'50"	N14°49'59"E	21.54'	10.83'
C3	24.53'	50.00'	28°08'20"	N22°42'14"E	24.28'	12.52'
C4	25.48'	100.00'	14°36'04"	N29°27'21"E	25.41'	12.81'
C5	23.57'	100.00'	13°30'16"	N15°24'12"E	23.51'	11.84'
C6	24.53'	50.00'	28°08'20"	N22°42'14"E	24.28'	12.52'
C7	32.23'	50.00'	36°55'42"	N39°48'47"W	31.67'	16.69'
C8	46.68'	50.00'	53°29'15"	N85°01'15"W	45.00'	25.20'
C9	46.68'	50.00'	53°29'15"	S41°29'30"W	45.00'	25.20'
C10	46.68'	50.00'	53°29'15"	S11°59'44"E	45.00'	25.20'
C11	11.00'	50.00'	12°36'35"	S45°02'39"E	10.98'	5.52'
C12	13.05'	40.00'	18°41'40"	S50°37'18"W	12.99'	6.58'
C13	48.74'	40.00'	69°49'11"	S6°21'53"W	45.78'	27.91'
C14	53.07'	40.00'	76°00'58"	S66°33'11"E	49.26'	31.26'
C15	36.79'	75.00'	28°06'19"	N22°42'14"E	36.42'	18.77'
C16	36.79'	75.00'	28°06'19"	N22°42'14"E	36.42'	18.77'

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 ALONG 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" WATER LINE CONNECTS TO THE EXISTING WATER LINE ALONG THE SOUTH RIGHT-OF-WAY OF MAURICIO AVENUE. IT THEN RUNS WEST ALONG THE SOUTH SIDE OF MAURICIO AVENUE RIGHT-OF-WAY 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 2-8" WATER LINE CONNECT TO THE PREVIOUSLY MENTIONED 8" WATER LINE ON MAURICIO AVENUE RUNNING SOUTH ALONG THE EAST SIDE OF ARMANDO STREET AND ESMERALDA STREET CONNECTION TO THE WATER LINE. PREVIOUSLY MENTIONED WATER LINE ALONG THE NORTH SIDE OF ELIJAH JAMES AVENUE TO SERVE THIS SUBDIVISION.

WATER DISTRIBUTION FOR THE PUEBLO DE PALMAS PHASE 20 SUBDIVISION CONSISTS OF FORTY-THREE (43) 1-1/2" DIAMETER DUAL SERVICE LINES RUN TO PAIRS OF LOTS BEFORE SPLITTING INTO 1/2" DIAMETER SERVICE LINES AND FOURTEEN (14) 1/2" DIAMETER SINGLE SERVICE LINES. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. 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 \$10,000.00 WHICH COVERS THE \$1,000.00 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 SEWER 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 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 \$219,490.00 WHICH EQUALLY TO \$2,194.90 PER LOT.

SEWER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED WILL COST A GRAND TOTAL OF \$122,524.00 WHICH EQUALLY TO \$1,225.24 PER LOT.

*Paul L. Kurth* 7-27-17  
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 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 CONDUCTOS DE AGUA DE 8 PULGADAS QUE SE CONECTA CON EL CONDUCTO DE AGUA EXISTENTE PREVIAMENTE MENCIONADA. EL CONDUCTO DE 8 PULGADAS SE CONECTA AL CONDUCTO 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 LADO ESTE DEL DERECHO DE VIA DE PLY STREET LUEGO CORRE AL ESTE EN EL LADO NORTE DEL DERECHO DE VIA DE ELIJAH JAMES AVENUE CONECTANDOSE CON LA CONDUCTO EXISTENTE PREVIAMENTE MENCIONADA. 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 TRES 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 CAROSE (14) CONDUCTOS INDIVIDUALES 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. \$10,000.00, QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE, \$1,000.00. 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. 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.

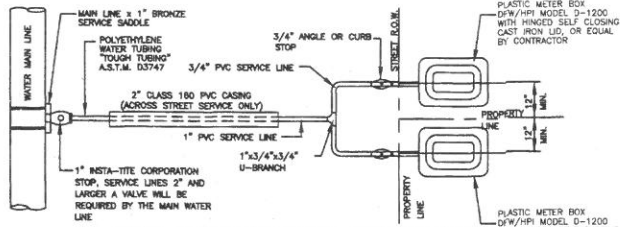
CERTIFICACION: CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS 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 \$219,490.00 O \$2,194.90 POR LOTE.

DRENAJE: SE ESTIMA QUE EL DRENAJE COSTARA UN COSTO TOTAL DE \$122,524.00 O \$1,225.24 POR LOTE.

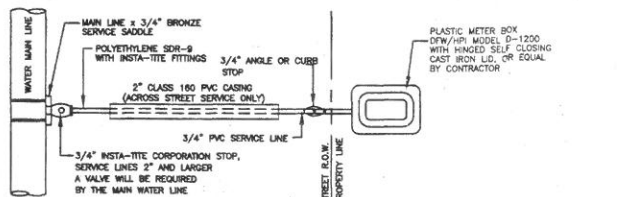
*Paul L. Kurth* 7-27-17  
ENGINEER'S SIGNATURE DATE

MELDEN & HUNT, INC.  
TEXAS REGISTRATION F-1435

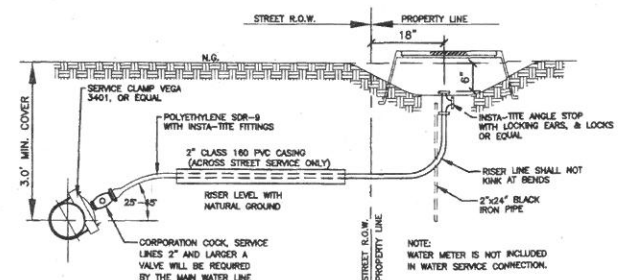


DUAL WATER SERVICE CONNECTION  
N.T.S.

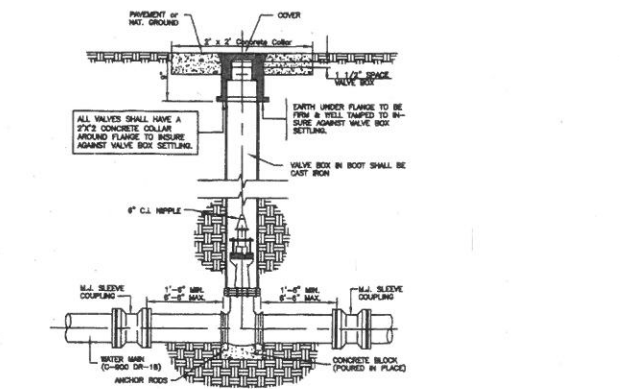
NOTE: IF UTILITY EASEMENT IS DEDICATED AT THE FRONT OF THE LOT, THE LOCATION OF THE ANGLE STOP IS TO BE DETERMINED BY N.A.W.S.C. AND THE ENGINEER.



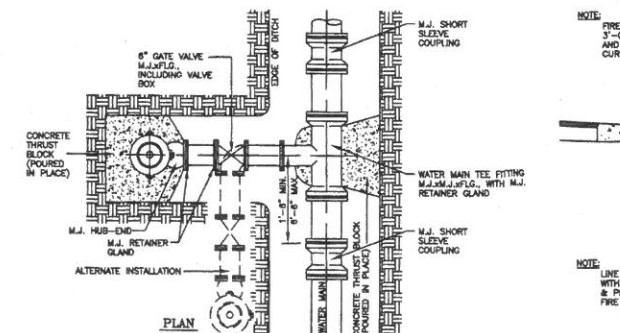
SINGLE WATER SERVICE CONNECTION  
N.T.S.



TYPICAL WATER SERVICE CONNECTION ELEVATION  
N.T.S.



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



TYPICAL FIRE HYDRANT INSTALLATION  
N.T.S.

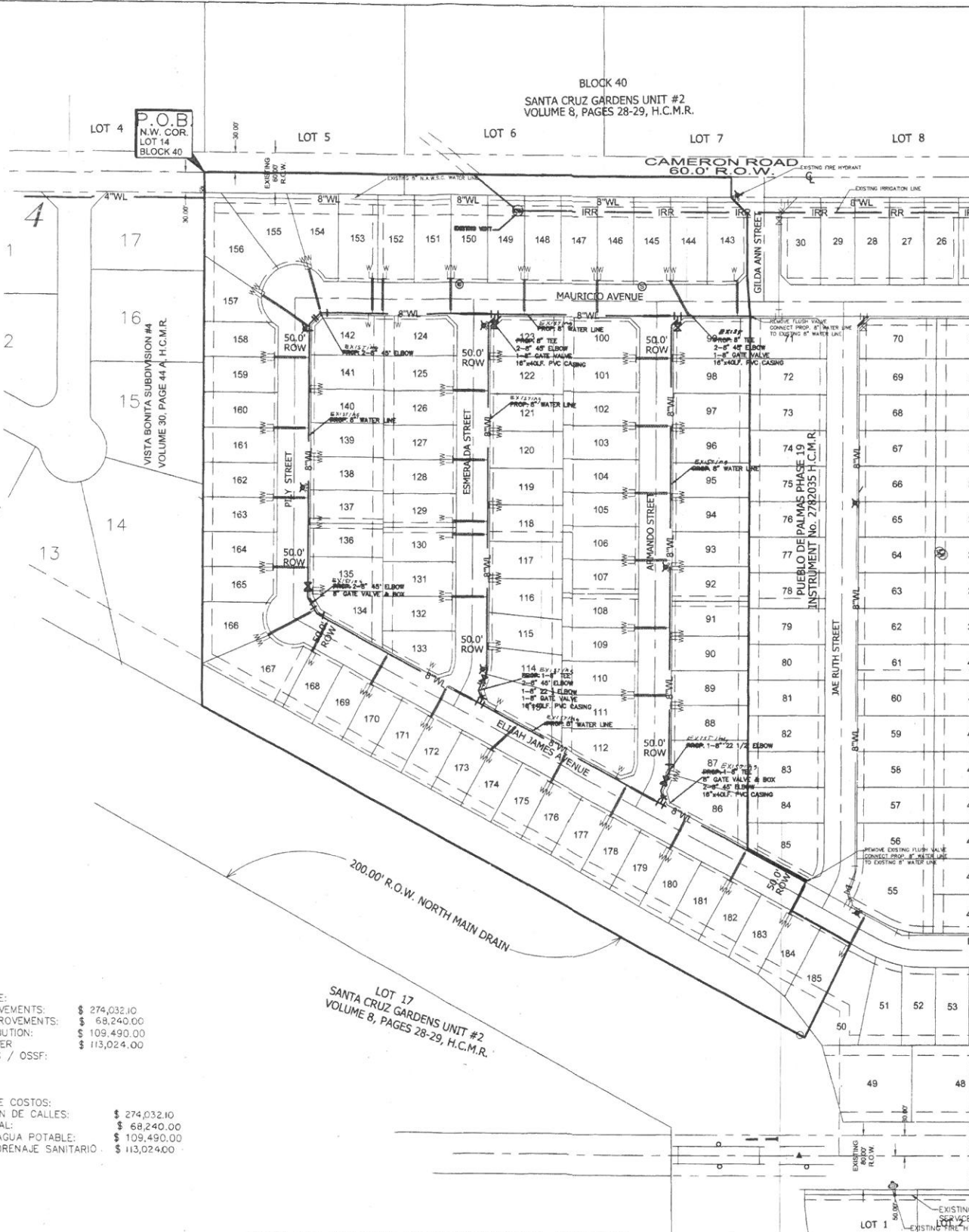


COST ESTIMATE:

PAVING IMPROVEMENTS:	\$ 274,032.10
DRAINAGE IMPROVEMENTS:	\$ 68,240.00
WATER DISTRIBUTION:	\$ 109,490.00
SANITARY SEWER IMPROVEMENTS / OSSF:	\$ 113,024.00

ESTIMACION DE COSTOS:

PAVIMENTACION DE CALLES:	\$ 274,032.10
DREAJE PLUVIAL:	\$ 68,240.00
SERVICIO DE AGUA POTABLE:	\$ 109,490.00
SERVICIO DE DRENAJE SANITARIO:	\$ 113,024.00



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.  
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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 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 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 CONNECT 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 CONNECT TO AN EXISTING SANITARY SEWER MANHOLE ON THE SOUTHWEST CORNER OF LOT 152 THEN RUNS WEST ALONG THE NORTH SIDE OF MAURICIO AVENUE THEN RUNS SOUTH ALONG THE WEST SIDE OF PILEY STREET ENDING WITH A MANHOLE AT THE SOUTHWEST CORNER OF LOT 165. A 10" SEWER LINE CONNECT TO AN EXISTING MANHOLE AT THE SOUTHWEST CORNER OF LOT 150 AND RUNS SOUTH ALONG THE WEST SIDE OF ESMERALDA STREET CROSSING ELIJAH JAMES AVENUE THEN RUNS SOUTHEAST 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 NORTHWEST CORNER OF LOT 185. ANOTHER 8" SEWER LINE CONNECT 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 167.

THE 10" AND 8" LINE, 4" SERVICE LINE AND NINE (9) 4" SANITARY SEWER MANHOLES HAVE BEEN INSTALLED, AT A TOTAL COST OF \$113,024.00 OR \$1130.24 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID THE CITY OF EDINBURG THE SUM OF \$95,000.00 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 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 \$122,524.00 WHICH EQUALS TO \$1,225.24 PER LOT.

Engineer's Signature: *Fred L. Kurth* DATE: 7-27-17



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

LA SUBDIVISIÓN PUEBLO DE PALMAS PHASE 20 RECIBIRÁ SU PROVISIÓN DE DRENAJE SANITARIO DE LA CIUDAD DE EDINBURG. EL DUEÑO DE LA SUBDIVISIÓN Y CIUDAD DE EDINBURG HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISIÓN RECIBIRÁ SU PROVISIÓN DE DRENAJE SANITARIO POR LOS PRÓXIMOS 30 AÑOS. CIUDAD DE EDINBURG HA PRESENTADO DOCUMENTACIÓN PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE DRENAJE SANITARIO ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISIÓN.

EL SISTEMA DE PROVISIÓN DE DRENAJE SANITARIO PARA LA SUBDIVISIÓN PUEBLO DE PALMAS PHASE 20 CONSISTE DE UN CONDUCTO DE DRENAJE DE 15 PULGADAS QUE PASA POR EL LADO NORTE DEL DERECHO DE VÍA (RIGHT OF WAY) DE LA CARRETERA MAURICIO AVENUE. EL SISTEMA DE PROVISIÓN DE DRENAJE SANITARIO DE LA SUBDIVISIÓN 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 LÍNEA 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 NROESTE 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 PILEY STREET TERMINANDO EN UN ALCANTARILLA DE 48 PULGADAS DE DIÁMETRO LOCALIZADA AL SUROESTE 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 ESMERALDA STREET CRUSADO 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 NROESTE DE LOTE 181 Y CONTINUA AL ESTE CON UNA CONDUCTA DE 8" TERMINANDO CON UNA ALCANTARILLA DE 48 PULGADAS LOCALIZADO AL SUROESTE DE LOTE 185. OTRO CONDUCTO DE DRENAJE DE 8 PULGADAS SE CONECTA CON UNA ALCANTARILLA DE 48 PULGADAS LOCALIZADA AL NROESTE DE LOTE 172 Y CORRE AL OESTE EN EL LADO SUR DE LA CALLE ELIJAH JAMES AVENUE, TERMINARA CON UNA ALCANTARILLA DE 48 PULGADAS LOCALIZADA AL NROESTE DE LOTE 167.

LAS LÍNEAS DE 10, Y 8 PULGADAS, SERVICIO DE 4 PULGADAS Y OCHO (8) ALCANTARILLAS HAN SIDO INSTALADAS, HA UN COSTO TOTAL DE \$113,024.00 O \$1130.24 POR LOTE. EL DUEÑO DE LA SUBDIVISIÓN TAMBIÉN LE HA PAGADO A LA CIUDAD DE EDINBURG UN COSTO TOTAL DE \$95,000.00 O \$95.00 POR LOTE. EL SISTEMA DE DRENAJE SANITARIO ESTARÁ EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISIÓN SEA REGISTRADA EN EL CONDADO DE HIDALGO.

CERTIFICACIÓN:  
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 SECCIÓN 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:

DRENAJE: SE ESTIMA QUE EL DRENAJE COSTARÁ UN COSTO TOTAL DE \$122,524.00 O \$1,225.24 POR LOTE.

Engineer's Signature: *Fred L. Kurth* DATE: 7-27-17

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 (6) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS AND OR WATER WELLS FOR EACH LOT(S) MEET SUCH STANDARDS AND (3) 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:

I, I. 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 THIS 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.

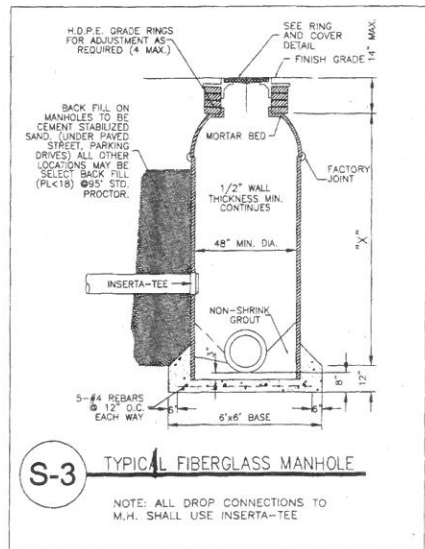
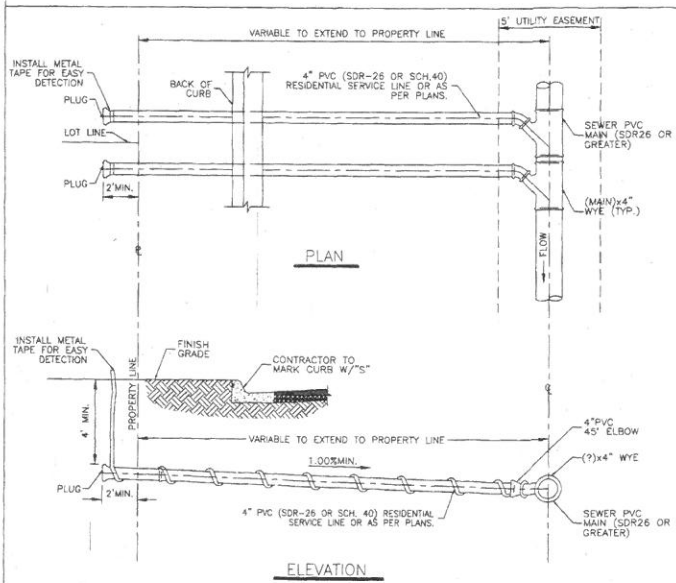
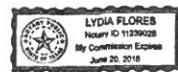
Signature: *I. Gary Frisby*  
I, GARY FRISBY, Subdivider  
of P. de Palmas, Phase 20, H.C.M.R.

STATE OF TEXAS  
COUNTY OF HIDALGO:

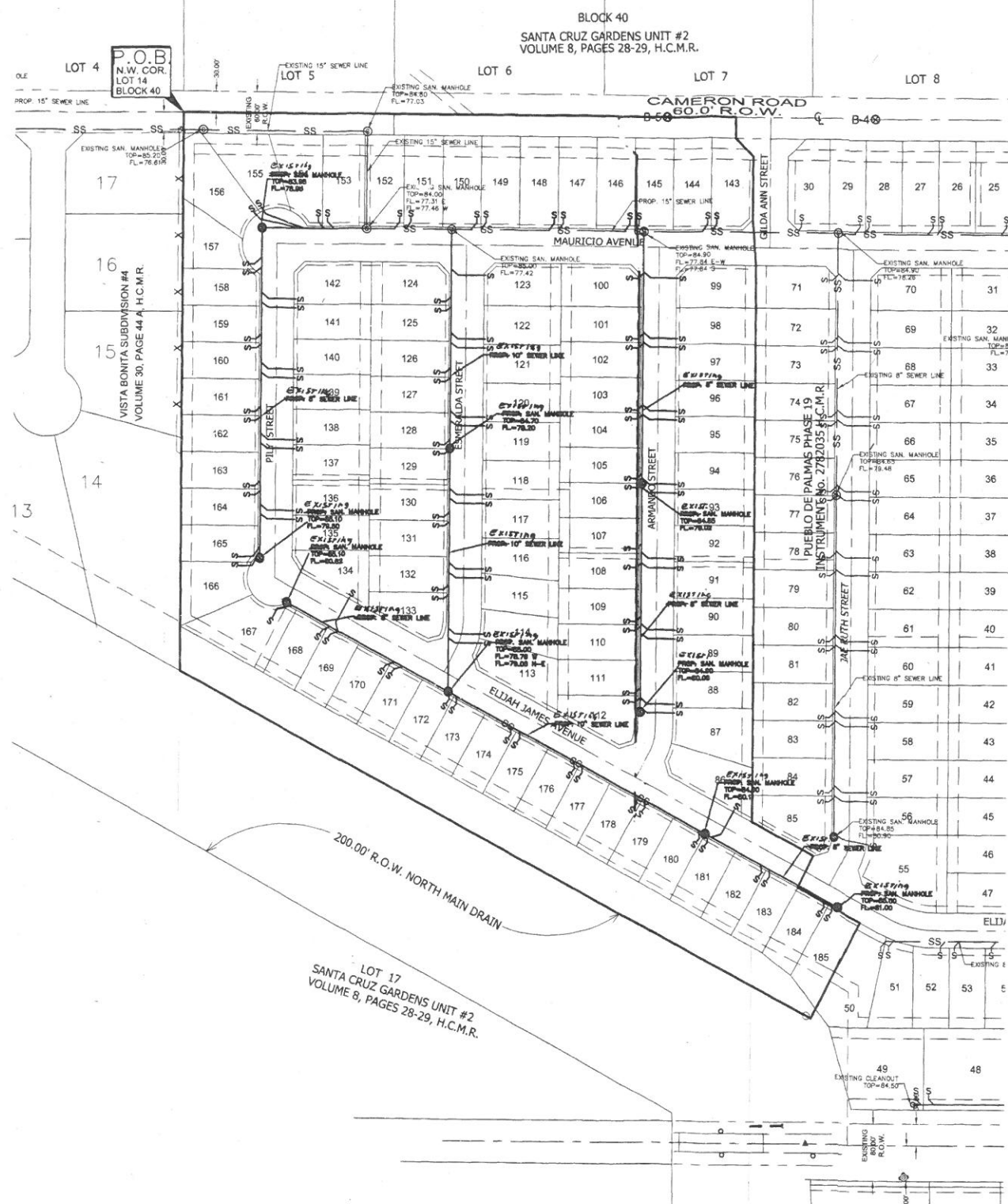
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED I. GARY FRISBY, KNOWN TO ME THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO BE THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION HEREIN STATED, EVEN UNDER MY HAND AND SEAL OF OFFICE THIS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

DAY OF July 2017

Notary Public  
My Commission Expires 12/20/2018

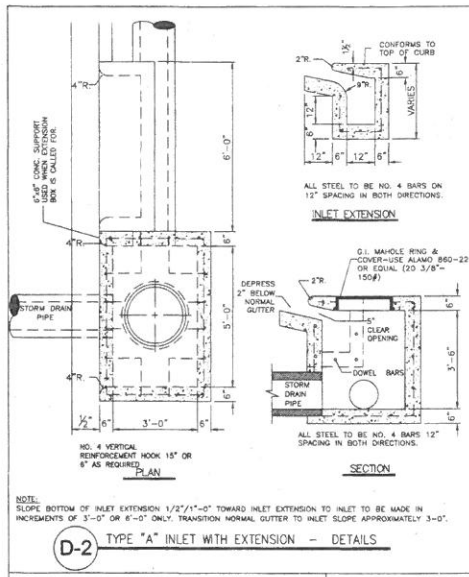


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FAX: (956) 488-8291  
E-MAIL: www.meldenandhunt.com ESTABLISHED 1947

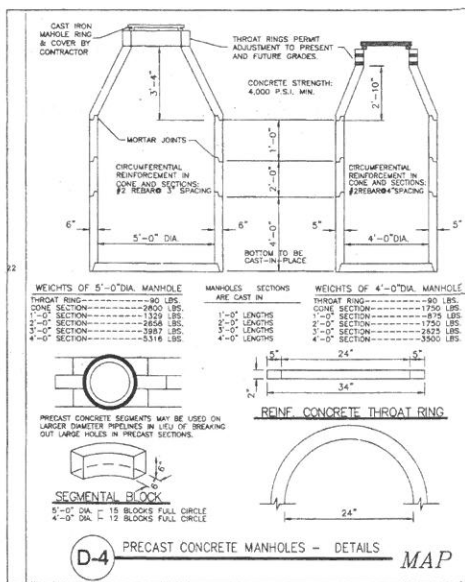


MAP OF SANITARY SEWER DISTRIBUTION SYSTEM  
MAPA DE SISTEMA DE DISTRIBUCION DE AGUA NEGRAS  
SANITARY SEWER MAP OF  
PUEBLO DE PALMAS PHASE 20  
BEING A RESUBDIVISION OF 19.566 ACRES  
CONSISTING OF 0.171 OF ONE ACRE OUT OF LOT 11  
6.288 ACRES OUT OF LOT 12,  
& ALL OF LOTS 13, 14, BLOCK 40,  
AMENDED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

SCALE: 1"=100'



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



D-4 PRECAST CONCRETE MANHOLES - DETAILS

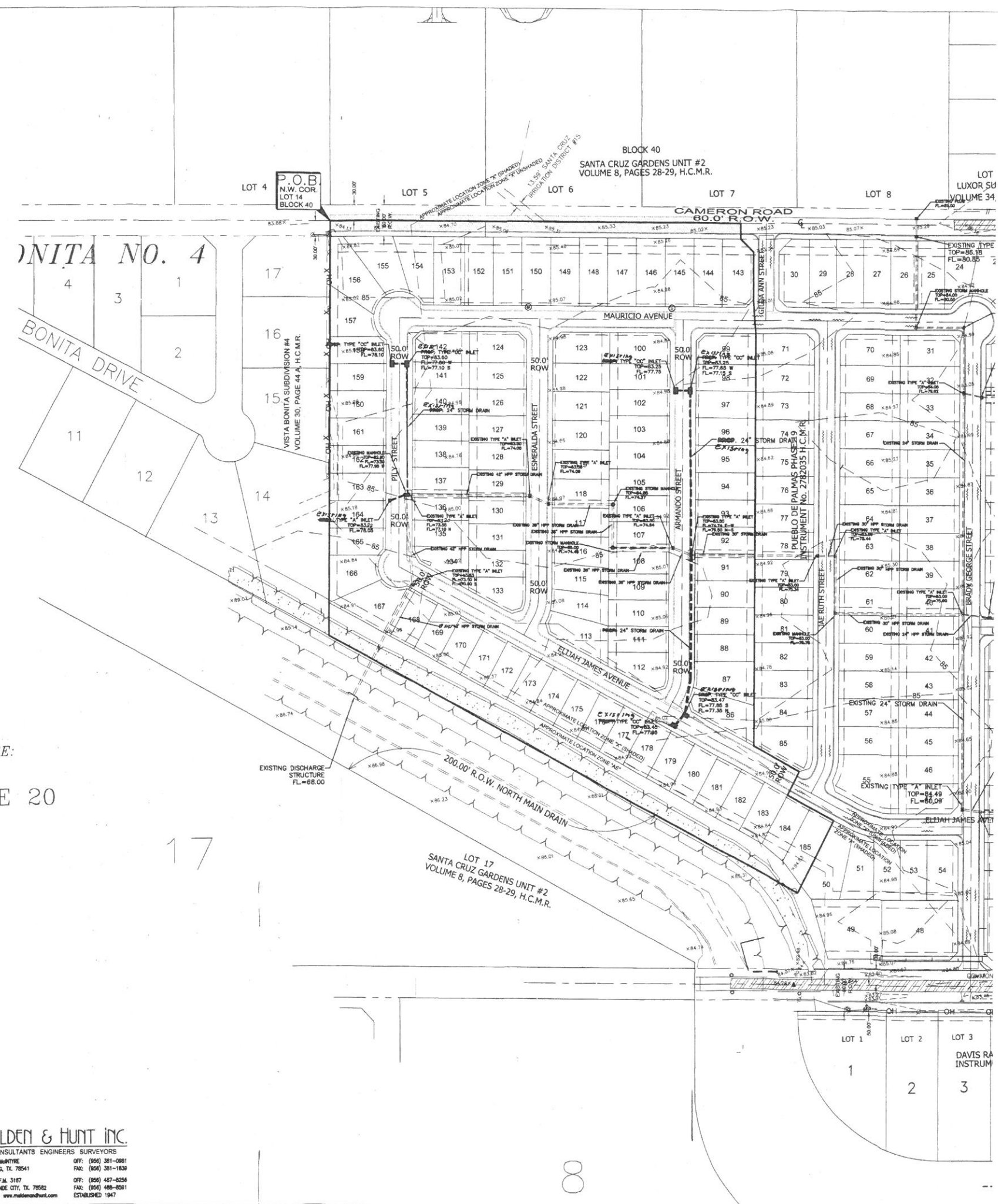
MAP OF TOPOGRAPHY AND DRAINAGE:  
 MAPA DE TOPOGRAFIA Y DESAGUE:  
 SUBDIVISION MAP OF  
**PUEBLO DE PALMAS PHASE 20**  
 BEING A RESUBDIVISION OF 19.566 ACRES  
 CONSISTING OF 0.171 OF ONE ACRE OUT OF LOT 12,  
 6.288 ACRES OUT OF LOT 12,  
 & ALL OF LOTS 13, 14, BLOCK 40,  
 AMENDED MAP OF  
 SANTA CRUZ GARDENS UNIT #2  
 VOLUME 8, PAGES 28-29, H.C.M.R.  
 HIDALGO COUNTY, TEXAS.

**DRAINAGE STATEMENT**  
 PUEBLO DE PALMAS PHASE 20 BEING A RESUBDIVISION OF 19.566 ACRES CONSISTING OF 0.171 ACRES OUT OF LOT 12 AND ALL OF LOTS 13, 14, 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 ALONG THE SOUTH SIDE OF CAMERON ROAD AND APPROXIMATELY 820.00 FEET WEST OF THE INTERSECTION OF CAMERON ROAD & KEWYON ROAD. THIS PROPERTY FALLS OUTSIDE OF CITY LIMITS OF EDINBURG BUT WITHIN THE 2 MILE ETJ OFF THE CITY OF EDINBURG. 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 BY FEMA 82-80."  
 THE LAND IS CURRENTLY AGRICULTURAL AND WILL BE USED FOR RESIDENTIAL PHASE 20 WILL CONSIST OF 100 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 8.00 C.F.S. DURING THE 10-YEAR STORM FREQUENCY AS PER THE ATTACHED CALCULATIONS. PROPOSED RUNOFF AFTER DEVELOPMENT IS 33.86 C.F.S. DURING THE 10-YEAR STORM FREQUENCY, PER THE ATTACHED CALCULATION, WHICH IS AN INCREASE OF 25.86 C.F.S.  
 THE EXISTING DRAINAGE FOR PUEBLO DE PALMAS PHASE 20 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 WIDENING OF THE NORTH MAIN DRAIN ALONG THE NORTH SIDE OF VISTA BONITA SUBDIVISION.  
 Fred L. Kurth, PE # 54151 RPLS # 4750 DATE: 7-27-17



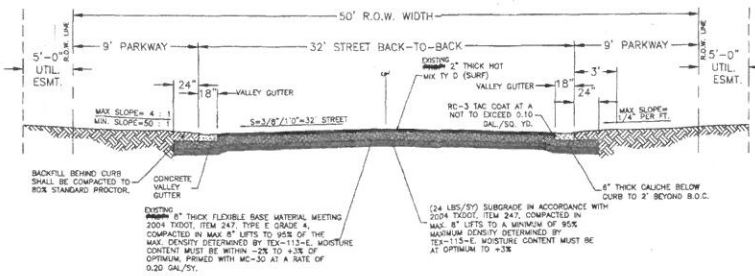
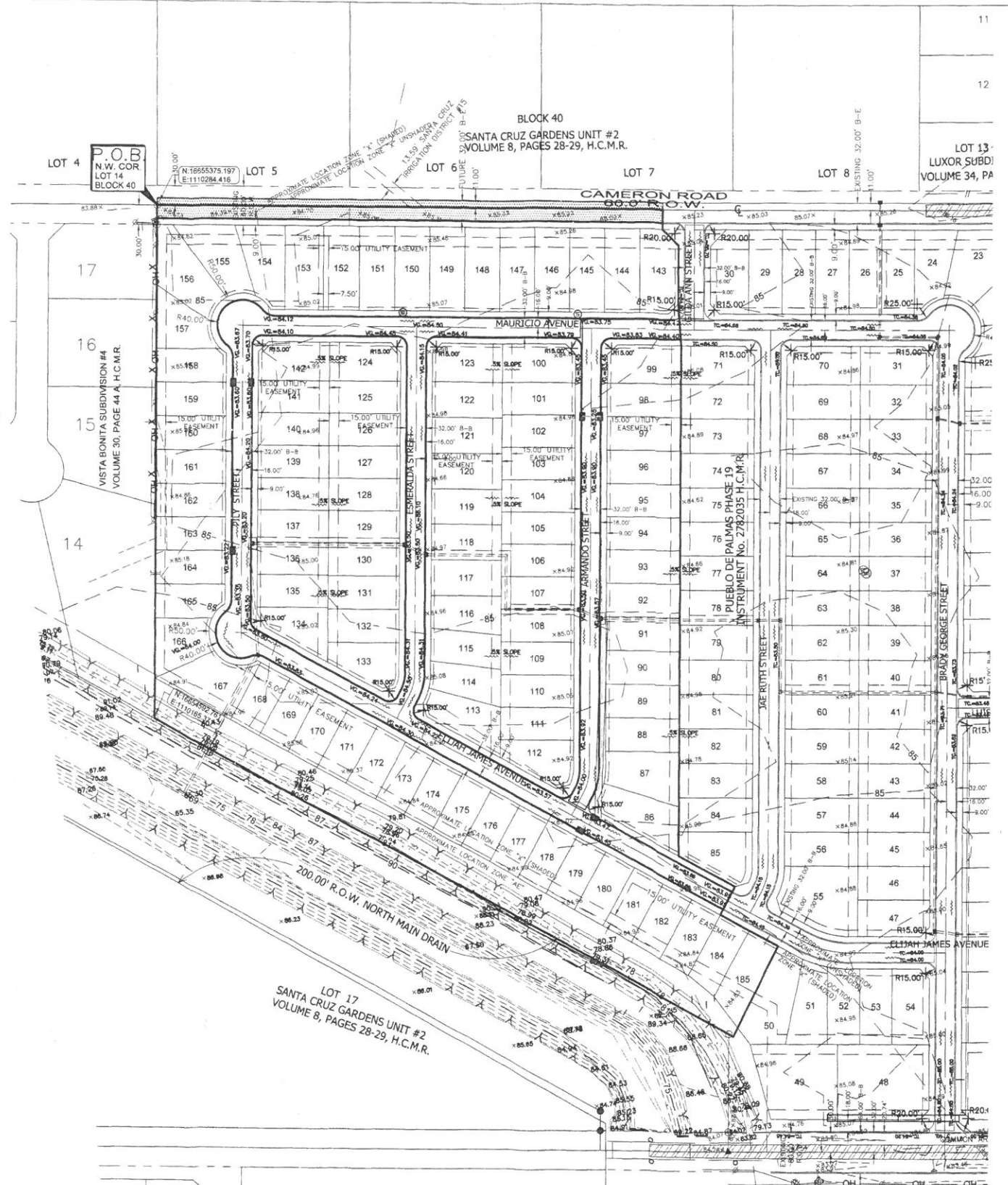
**MELDEN & HUNT INC.**  
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 RIO GRANDE CITY, TX. 78162  
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# STREET LAYOUT MAP OF PUEBLO DE PALMAS PHASE 20

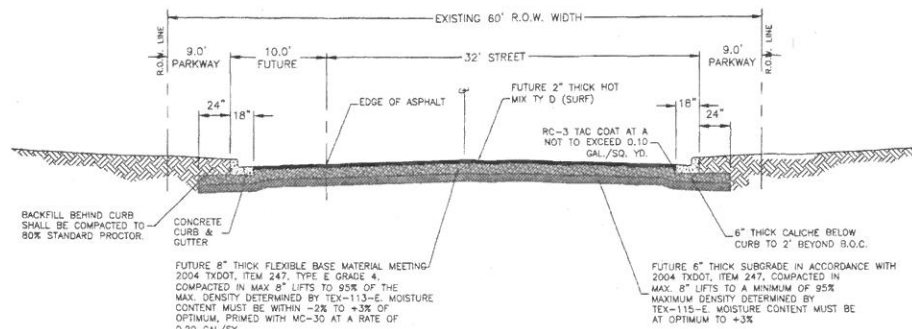
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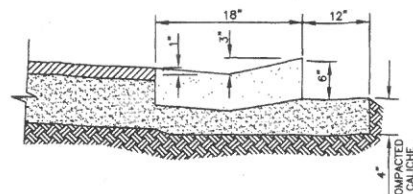


MINOR RESIDENTIAL STREET SECTION  
(32' BB - 50' R.O.W.) - DETAIL

DEPTH IN INCHES	PERCENT SUBGRADE
0-1	95
1-2	95
2-3	95
3-4	95
4-5	95
5-6	95
6-7	95
7-8	95
8-9	95
9-10	95



FUTURE CAMERON ROAD  
413 LF. PROPOSED 32 BACK TO EDGE



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