



# HIDALGO COUNTY PLANNING DEPARTMENT

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

T.J. Arredondo, CFM  
Director of Planning

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 10-24-2017

PROPOSED LA PALMILLA APARTMENTS SUBDIVISION, PRECINCT No. 4.

ENGINEER: HP CIVIL ENGINEERING, LLC. DEVELOPER: VDC ALBERTA LONGORIA, LP

PRELIMINARY APPROVAL  FINAL APPROVAL  FINAL APPROVAL WITH FINANCIAL GUARANTEE  WITH VARIANCE

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

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

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

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 2-04-2016 PROPERTY LIES WITHIN FLOOD ZONE: "B" AS PER FEMA. ENGINEER HAS SUBMITTED A LOMR-F FROM FEMA UNDER CASE No. 17-06-2852A ACKNOWLEDGING THE REMOVAL OF FLOOD ZONE "AH" AND REVISED TO ZONE "B".

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

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

H.C.R.O.W. FINAL APPROVAL DATE: 9-28-2017 By, JOSE A. 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: NAWSC LINE SIZE: 12" LOCATION: ALBERTA ROAD.

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

H.C.O.E.C. FINAL APPROVAL DATE: 9-11-2017 : By MARTIN RAMIREZ ENVIRONMENTAL COMPLIANCE COORDINATOR

**SMALL CONSTRUCTION**

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

PRELIMINARY APPROVAL FROM THE  
HIDALGO COUNTY COMMISSIONERS COURT ON:

MAY 25, 2016

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.*

STATE OF TEXAS: OWNER'S ACKNOWLEDGMENT: COUNTY OF BEAR:

I, MANISH VERMA, AS AUTHORIZED REPRESENTATIVE FOR VDC LA PALMILLA, LP. OF THE 10.285 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED LA PALMILLA APARTMENTS SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATED TO PUBLIC USE THE STREET, PARK AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 AND THAT: (A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEETS, OR WILL MEET, THE MINIMUM STATE STANDARD. (B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF THE STATE STANDARDS. (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

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

MANISH VERMA AUTHORIZED REPRESENTATIVE FOR VDC LA PALMILLA, LP. DATE 08/23/17

STATE OF TEXAS: COUNTY OF BEAR: BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MANISH VERMA, AS AUTHORIZED REPRESENTATIVE FOR VDC LA PALMILLA, LP. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

MANISH VERMA AUTHORIZED REPRESENTATIVE FOR VDC LA PALMILLA, LP. DATE 11/9/2017

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

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

EXECUTED ON THIS DAY OF 2017. HIDALGO COUNTY JUDGE HIDALGO COUNTY CLERK

STATE OF TEXAS: COUNTY OF HIDALGO: PLANNING AND ZONING

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

DATED THIS DAY OF 2017

CHAIRPERSON, CITY OF EDINBURG PLANNING COMMISSION

STATE OF TEXAS: COUNTY OF HIDALGO: HIDALGO COUNTY CLERK

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

STATE OF TEXAS: COUNTY OF HIDALGO: HIDALGO COUNTY DRAINAGE DISTRICT NO. 2

HIDALGO COUNTY DRAINAGE DISTRICT NO. 2, HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE NO. 49.211 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

STATE OF TEXAS: COUNTY OF CAMERON: SURVEYOR'S CERTIFICATION:

I, J. L. VASQUEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY STATE THAT THIS SURVEY PLAT WAS PREPARED FROM RESEARCH INFORMATION, AND FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND, UNDER MY SUPERVISION, AND THAT PROPER SURVEYING CONSIDERATION HAS BEEN GIVEN THIS PLAT. ALL DISTANCES ARE IN FEET.

STATE OF TEXAS: COUNTY OF HIDALGO: HIDALGO COUNTY IRRIGATION DISTRICT NO. 2

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS, THE DAY OF September 2017.

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

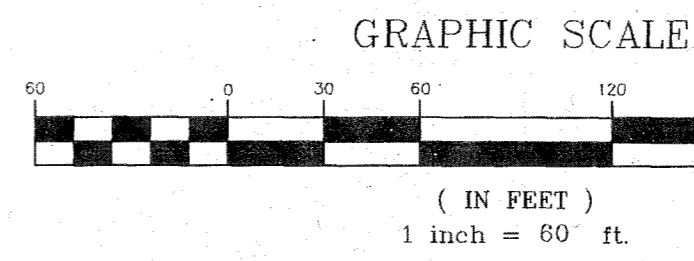
ENGINEER'S CERTIFICATION: I, THE UNDERSIGNED, A REGISTERED ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.

BRIAN J. BRIDGWATER REG. PROFESSIONAL ENGINEER No. 99334 DATE

RIGHT OF WAY EASEMENT

KNOWN ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNER OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFERS (HEREINAFTER CALLED "GRANTOR") WHETHER ONE OR MORE PERSONS ARE NAME, IN CONSIDERATION OF ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, (HEREINAFTER CALLED "GRANTEE") THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGE, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER, AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS, AND ASSIGNS, EN EXCLUSIVE PERPETUAL EASEMENT WHICH THE RIGHT TO ERECT, CONSTRUCT, INSTALL, AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE, AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS THE LAND SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS OF THE PURPOSE FOR WHICH THE ABOVE MENTIONED RIGHTS ARE GRANTED, THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HERIN CONVEYED, EXCEPT THAT WHEN THE PIPELINE(S) IS/ARE INSTALLED, THE EASEMENT HERIN 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 HERIN BY GRANTEE ADJUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO TO REQUIRE THE RELOCATION OF THIS WATERLINE AS INSTALLED, GRANTEE FURTHER GRANTS TO GRANTEE, AND ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATE SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHOULD BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED, THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAIN BY GRANTEE BY REASON OF THE INSTALLATION, ACCOMMODATION, 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 LIES EXCEPT THE FOLLOWING: THE EASEMENT CONVEYED HEREIN WAS OBTAIN OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO PROVISIONS OF TITLE V OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICH EVER IS LONGER.

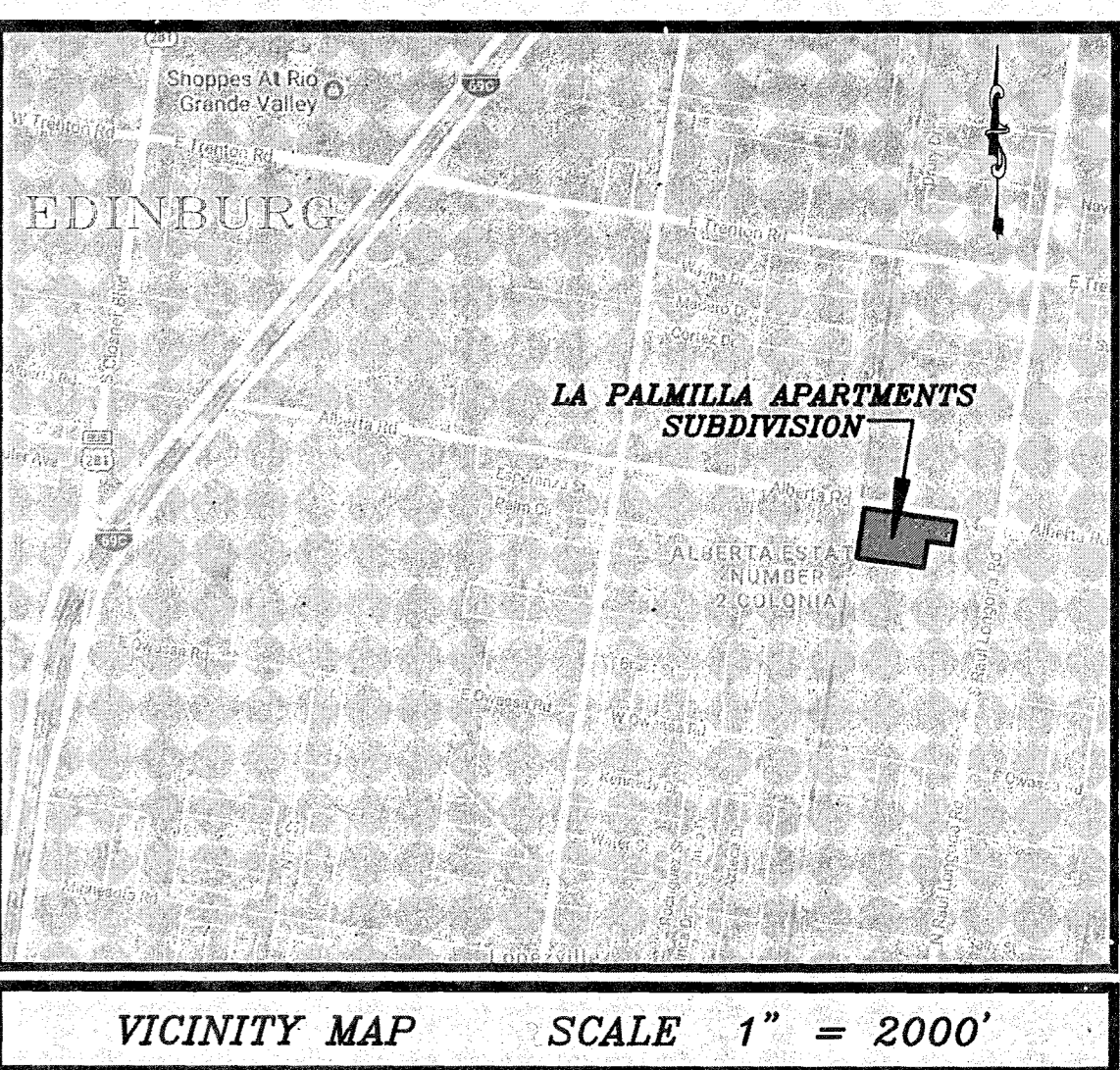
IN WITNESS WHEREOF THE SAID GRANTEE EXECUTED THIS INSTRUMENT THIS DAY OF 2017.



LEGEND SET 1/2" IRON ROD WITH A PLASTIC ID CAP STAMPED "VASQUEZ SURV RPLS 5739"

SHEET INDEX 1. PLAT 2. EXISTING CONDITIONS 3.-5. UTILITY LAYOUT PLAT 6. DRAINAGE PLAN 7. SITE PLAN

MERIDIAN OF TEXAS PLANE COORDINATE SYSTEM FOR LAMBERT SOUTH ZONE (NAD 1983)



METES AND BOUNDS DESCRIPTION

BEING A 10.285 ACRE TRACT OF LAND, MORE OR LESS, COMPRISED OF TRACT I: 5.639 ACRE TRACT (CALC.) 5.641 ACRE TRACT (DEED) AS RECORDED IN DOCUMENT NO. 2725680 SPECIAL WARRANTY DEED HIDALGO COUNTY, TEXAS; TRACT II: 4.600 ACRE TRACT AS RECORDED IN DOCUMENT NO. 2725682, SPECIAL WARRANTY DEED HIDALGO COUNTY, TEXAS AND IN DOCUMENT NO. 2779991 CORRECTION AFFIDAVIT AS TO A RECORDED ORIGINAL INSTRUMENT HIDALGO COUNTY, TEXAS; AND TRACT III: 0.046 ACRE TRACT, (2,013.64 SQ.FT.) OUT OF THE SOUTH ELEVEN (511) ACRES OF NORTH THIRTY-ONE (31) ACRES OF LOT NUMBER SIXTEEN (16) IN BLOCK NUMBER ONE (1), ALL OUT OF JOHN CLOSER SUBDIVISION OF CERTAIN LANDS IN PORCIONES 71 AND 72, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 0, PAGE 4, MAP RECORDS HIDALGO COUNTY, TEXAS; SAID 10.285 ACRE TRACT OF LAND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 16, BLOCK 1, JOHN CLOSER SUBDIVISION SAME POINT BEING ON THE CENTERLINE OF ALBERTA ROAD (40 FT. WIDE ORIGINAL RIGHT OF WAY), THENCE LEAVING THE WEST BOUNDARY LINE OF SAID LOT 16 AND CONTIGUOUS WITH THE NORTH BOUNDARY LINE OF SAID LOT 16 SAME BEING THE CENTERLINE OF SAID ALBERTA ROAD SOUTH 81 DEG. 26 MIN. 15 SEC. EAST A DISTANCE OF 165.0 TO A POINT, THENCE LEAVING THE NORTH BOUNDARY LINE OF SAID LOT 16 SAME BEING THE CENTERLINE OF SAID ALBERTA ROAD SOUTH 08 DEG. 34 MIN. 43 SEC. WEST (CALC.) (S 08'35"24"W DEED) A DISTANCE OF 30.0 FEET TO A POINT FOR THE NORTHWEST CORNER OF SAID 5.639 ACRE TRACT (CALC.) 5.641 ACRE TRACT (DEED) FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THIS TRACT;

THENCE, CONTIGUOUS WITH THE NORTH BOUNDARY LINE OF SAID 5.639 ACRE TRACT (CALC.) 5.641 ACRE TRACT (DEED), SOUTH 81 DEG. 26 MIN. 15 SEC. EAST (CALC.) (S 81'47'29" W DEED), A DISTANCE OF 981.30 FEET (CALC.) (981.29 FEET DEED) TO A POINT, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, LEAVING THE NORTH BOUNDARY LINE OF SAID 5.639 ACRE (CALC.) AND CONTIGUOUS WITH THE EAST BOUNDARY LINE OF SAID 5.639 ACRE (CALC.) SOUTH 08 DEG. 34 MIN. 43 SEC. WEST (CALC.) (S 08'35"11"W DEED), AT A DISTANCE OF 10.0 FEET A 1/2" IRON ROD WITH A YELLOW PLASTIC ID CAP STAMPED "VASQUEZ SURV RPLS 5739" SET, AT A TOTAL DISTANCE OF 250.30 FEET (CALC.) (250.40 FEET DEED) TO THE SOUTHEAST CORNER OF SAID 5.639 ACRE (CALC.) TO A 1/2" IRON ROD WITH A YELLOW PLASTIC ID CAP STAMPED "VASQUEZ SURV RPLS 5739" SET, FOR AN EXTERIOR CORNER OF THIS TRACT;

THENCE, LEAVING THE EAST BOUNDARY LINE OF SAID 5.639 ACRE (CALC.) AND CONTIGUOUS WITH SOUTH BOUNDARY LINE OF SAID 5.639 ACRE (CALC.) NORTH 81 DEG. 26 MIN. 15 SEC. WEST (CALC.) (N 81'47'29" W DEED) A DISTANCE OF 286.62 FEET (CALC.) TO THE NORTHEAST CORNER OF SAID 4.60 ACRE TRACT, AND TO A 1/2" IRON ROD WITH A YELLOW PLASTIC ID CAP STAMPED "VASQUEZ SURV RPLS 5739" SET, FOR AN INTERIOR CORNER OF THIS TRACT;

THENCE, LEAVING THE SOUTH BOUNDARY LINE OF SAID 5.639 ACRE (CALC.) AND CONTIGUOUS WITH THE EAST BOUNDARY LINE OF SAID 5.639 ACRE (CALC.) SOUTH 08 DEG. 34 MIN. 43 SEC. WEST (CALC.) (S 08'35"11"W DEED), A DISTANCE OF 280.40 FEET PAST THE SOUTHEAST CORNER OF SAID 4.60 ACRE TRACT TO A 1/2" IRON ROD WITH A YELLOW PLASTIC ID CAP STAMPED "VASQUEZ SURV RPLS 5739" SET, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, NORTH 81 DEG. 26 MIN. 15 SEC. WEST (CALC.) (N 81'47'29" W DEED), A DISTANCE OF 714.70 FEET TO A 1/2" IRON ROD WITH A YELLOW PLASTIC ID CAP STAMPED "VASQUEZ SURV RPLS 5739" SET, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, NORTH 08 DEG. 34 MIN. 43 SEC. EAST (CALC.) (N 08'35"24"E DEED), AT A DISTANCE OF 5.07 FEET PAST THE SOUTHWEST CORNER OF SAID 4.60 ACRES SAME POINT BEING ON THE NORTH BOUNDARY LINE OF SAID 11.0 ACRE TRACT, CONTINUING AT A DISTANCE OF 285.47 FEET PAST THE SOUTHWEST CORNER OF SAID 4.60 ACRE TRACT TO A 1/2" IRON ROD WITH A YELLOW PLASTIC ID CAP STAMPED "VASQUEZ SURV RPLS 5739" SET, FOR THE SOUTHWEST CORNER OF SAID 5.639 ACRE (CALC.) AND AT A DISTANCE OF 4.77 FEET TO A 1/2" IRON ROD WITH A YELLOW PLASTIC ID CAP STAMPED "VASQUEZ SURV RPLS 5739" SET, AND AT A TOTAL DISTANCE OF 535.77 FEET TO THE POINT OF BEGINNING.

CONTAINING, 10.285 ACRES OF LAND, MORE OR LESS.

GENERAL PLAT NOTES & RESTRICTIONS

- 1. BY GRAPHIC PLOTTING ONLY ONTO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 4803340425 C, DATED 11/16/1982, THIS PROPERTY IS ALL IN ZONE AH, AREAS OF 100-YR SHALLOW FLOODING WHERE DEPTHS ARE BETWEEN ONE (1) AND THREE (3) FEET. AVERAGE DEPTHS OF INUNDATION ARE SHOWN, BUT NO FLOOD HAZARD FACTORS ARE DETERMINED, ANY FLOODING CAN ONLY BE DETERMINED BY A FLOOD STUDY PREPARED BY A REGISTERED PROFESSIONAL ENGINEER. CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTION 4001 THROUGH 4127).
- 2. MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH-FLOOR ELEVATION SHALL BE 102.00'. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- 3. LMR-F IS REQUIRED TO REMOVE SUBDIVISION FROM FLOOD ZONE "AH".
- 4. LOT 1, BLOCK 1 SHALL BE FOR MULTIFAMILY USE. THE ENGINEER HAS SUBMITTED PLANNING MATERIALS FOR THE PURPOSE AND NOT ALTERATIONS OR CHANGES TO THE APPROVED DESIGN OF THIS MULTIFAMILY PROPOSAL SHALL BE MADE UNLESS A RE-SUBDIVISION PLAT IS APPROVED BY THE COUNTY FOR SUCH CHANGES. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
- 5. DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL 32,822 CUBIC-FEET OR 0.753 ACRE-FEET OF STORM WATER RUNOFF DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE DETERMINED BY A PROPOSED DETENTION POND.
- 6. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WITH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL PROVIDER OCCUPYING AN EASEMENT.
- 7. AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO ALL APARTMENT UNITS PRIOR TO THE COUNTY PROCESSING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METER(2).
- 8. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.5% SLOPE SPACE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.
- 9. EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- 10. ALL IRON ROD SET HAVE A YELLOW PLASTIC CAP STAMPED "VASQUEZ SURV RPLS 5739".
- 11. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPPP) REQUIREMENTS REQUIRED BY TCEQ.
- 12. AN OFF-STREET PARKING LOT SITE PLAN AND DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT AND THE OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FROM MULTI-FAMILY USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND DEVELOPMENT PERMIT. WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNL THE SITE PLAN, DRAINAGE PLAN AND OSSP PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY STATE STANDARDS.
- 13. THE DEVELOPER SHALL BE RESPONSIBLE TO PAY 100% OF THE PARKLAND FEE OF \$325.00 PER APARTMENT UNIT PRIOR TO THE RECORDING OF THIS SUBDIVISION.
- 14. UTILITY PROVIDERS: POWER: MAGIC VALLEY CO-OP WATER: NORTH ALAMO WATER SUPPLY CORPORATION SEWER: CITY OF EDINBURG, NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE EASEMENT. DRAINAGE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTING, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE DRAINAGE POND. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE POND.
- 16. SETBACK NOTE: FRONT SETBACK SHALL BE 25 FEET, SIDE SETBACK 6 FEET AND REAR SETBACK 15 FEET.

1 LOT FINAL PLAT OF LA PALMILLA APARTMENTS SUBDIVISION

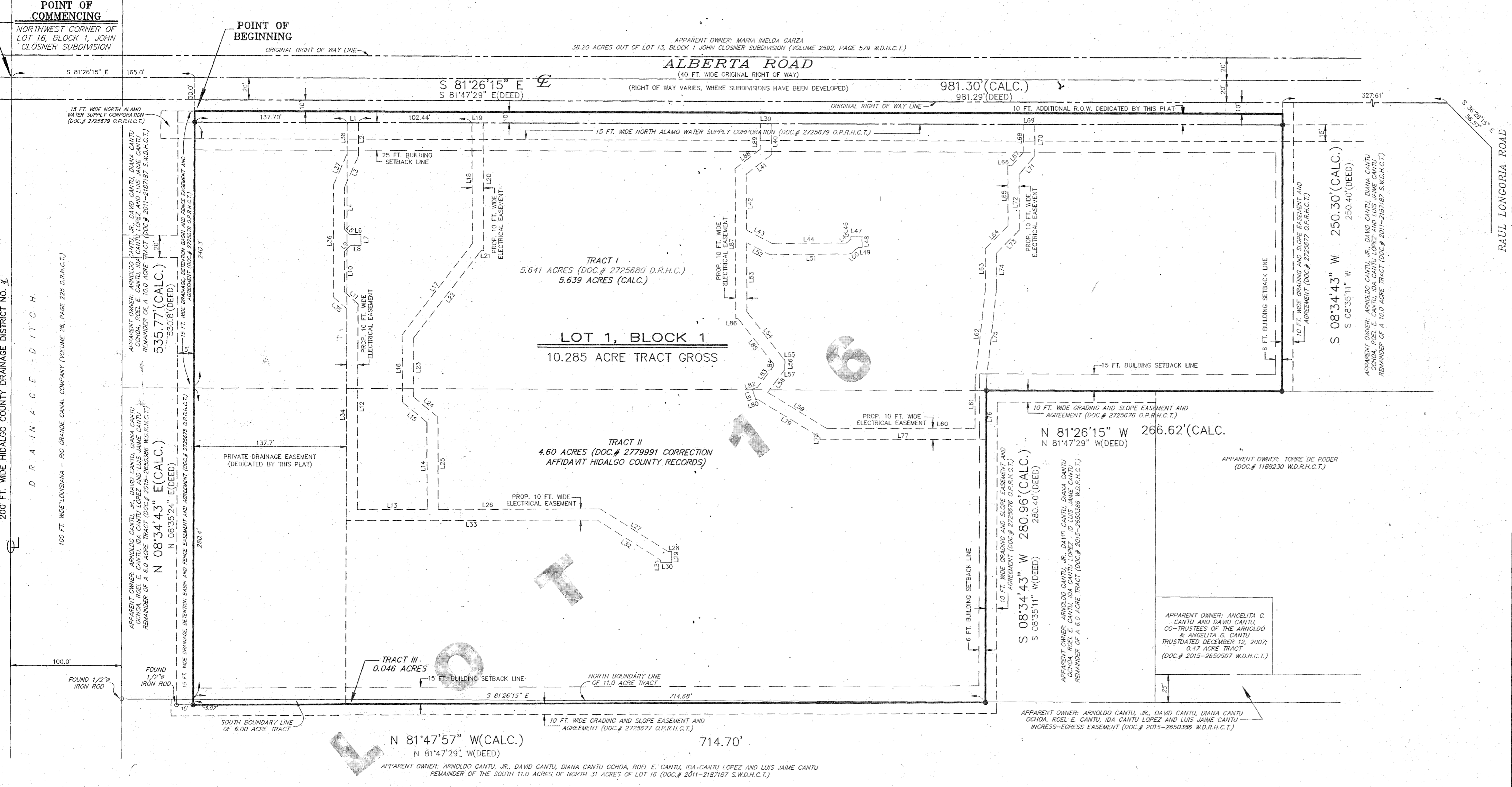
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PREPARED FOR: VDC LA PALMILLA, LP.

DATE: JULY 14, 2017

VASQUEZ SURVEYING INC. 4000 BOCA CHICA BLVD. BROWNSVILLE, TEXAS 77821 Phone: (956) 541-9826 Fax: (956) 544-4177

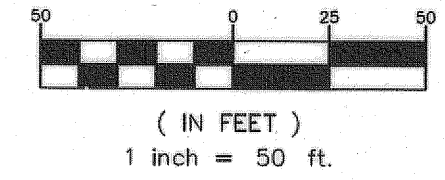
SHEET 1 OF 7



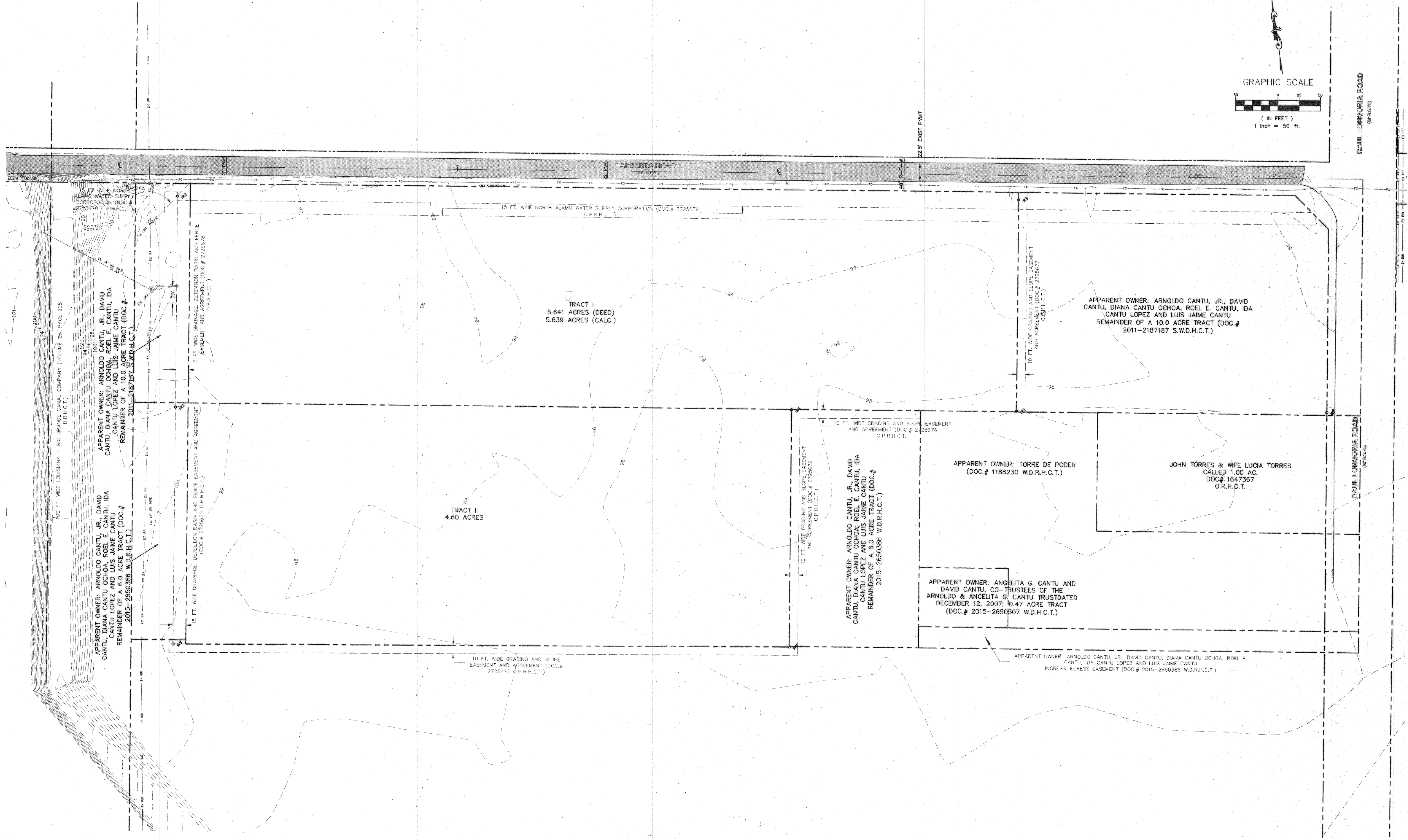
LINE TABLE with columns: LINE, BEARING, LENGTH, LINE, BEARING, LENGTH, LINE, BEARING, LENGTH. Contains survey data for all lines in the plat.

# EXISTING CONDITIONS

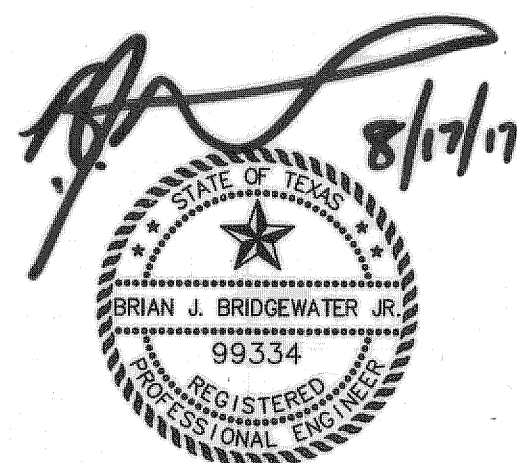
GRAPHIC SCALE



RAUL LONGORIA ROAD (R.F.L.S.W.)



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7	SITE PLAN



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

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

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

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

**LA PALMILLA APARTMENTS SUBDIVISION**

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

**VASQUEZ SURVEYING INC.**

4000 BOCA CHICA BLVD.  
 BROWNSVILLE, TEXAS 78521  
 Phone: (956) 541-9826

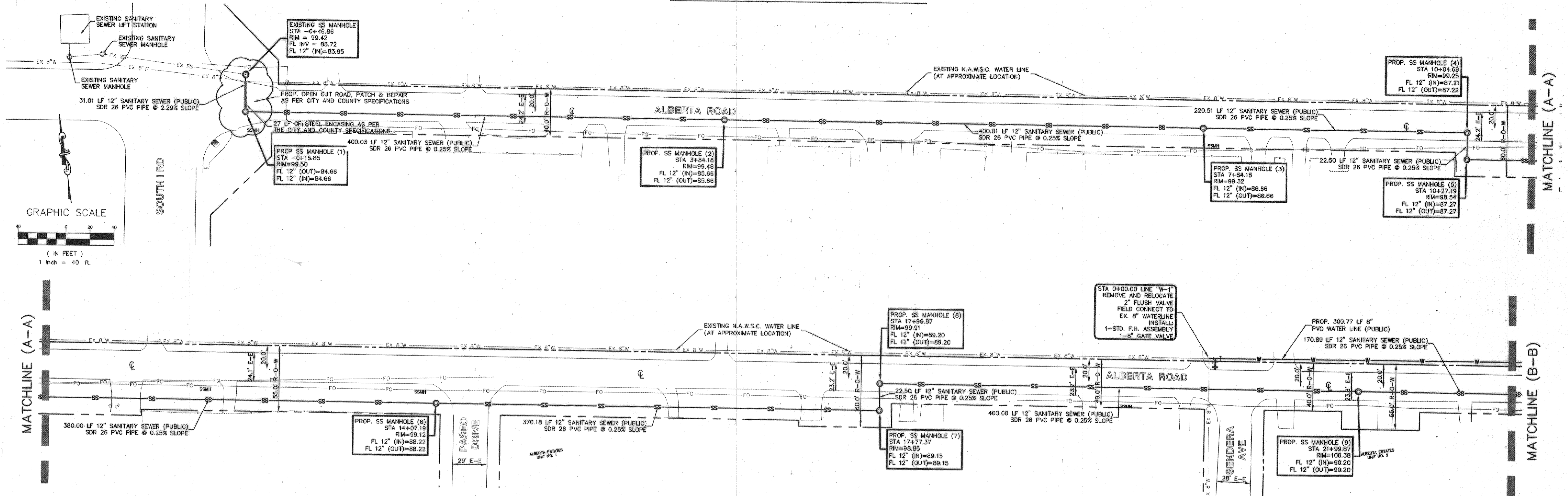
Cell: (956) 466-9680  
 Fax: (956) 544-4177

DATE OF PREPARATION: AUGUST 02, 2017

**Acivil engineering, LLC.**

5339 ALPHA ROAD, SUITE 300 DALLAS, TEXAS 75240  
 972.701.9636 • 972.701.9639 FAX  
 TX REGISTERED ENGINEERING FIRM F-12600  
[www.hpcivileng.com](http://www.hpcivileng.com)

# UTILITY LAYOUT PLAN



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

**SUMINISTRO DE AGUA: DESCRIPCION, COSTO Y FECHA DE OPERABILIDAD:**  
 LA SUBDIVISION DE APARTAMENTOS LA PALMILLA SERA ABASTECIDA CON AGUA POTABLE POR "NORTH ALAMO WATER SUPPLY CORPORATION" (N.A.W.S.C.). EL DESARROLLADOR Y N.A.W.S.C. HAN FIRMADO UN CONTRATO EN EL CUAL N.A.W.S.C. PROMETIO PROPVEER SUFICIENTE AGUA A LA SUBDIVISION POR AL MENOS 30 AÑOS Y N.A.W.S.C. SUMINISTRO DOCUMENTACION SUFICIENTE PARA ESTABLECER LA CANTIDAD Y CALIDAD DE AGUA DISPONIBLE PARA ABASTECER EL DESARROLLO COMPLETO DE ESTA SUBDIVISION A LARGO PLAZO.

N.A.W.S.C. TIENE UNA LINEA EXISTENTE DE AGUA DE 8" DE DIAMETRO A LO LARGO DEL LADO NORTE DE LA SERVIDUMBRE DE PASO DE LA CALLE ALBERTA, QUE TERMINA CERCA DE LA ESQUINA DE LA CALLE ALBERTA CON LA AVENIDA SENDERO Y OTRA LINEA EXISTENTE DE 6" DE DIAMETRO A LO LARGO DEL LADO ESTE DE LA SERVIDUMBRE DE PASO DE LA CALLE ALBERTA Y LA AVENIDA SENDERO. ESTE SISTEMA DE AGUA PARA LA SUBDIVISION DE APARTAMENTOS LA PALMILLA CONSISTE EN UNA LINEA DE AGUA DE 8" DE DIAMETRO QUE SE CONECTA A LA LINEA EXISTENTE CERCA DE LA ESQUINA DE LA CALLE ALBERTA Y LA AVENIDA SENDERO. ESTA LINEA DE 8" SE EXTIENDE A LO LARGO DEL LADO NORTE DE LA SERVIDUMBRE DE PASO DE LA CALLE ALBERTA POR APROXIMADAMENTE 545 PIES LINEALES, CRUZANDO EL CANAL DE DRENAJE EXISTENTE Y LA SERVIDUMBRE DE PASO AL SUR DE LA CALLE ALBERTA. LA LINEA DE 8" GIRA AL SUR A TRAVES DE LA CALLE ALBERTA Y GIRA AL ESTE, ENTRANDO A UNA SERVIDUMBRE DE 15' DIRECTAMENTE ADYACENTE A LA SERVIDUMBRE DE PASO AL SUR DE LA CALLE ALBERTA. LA LINEA DE 8" CONTINUA EN DICHA SERVIDUMBRE APROXIMADAMENTE POR 1470 PIES LINEALES, CRUZANDO RAUL LONGORIA Y REDUCIENDOSE A UNA LINEA DE 6" QUE SE CONECTA A LA

LA DISTRIBUCION DE AGUA PARA LA SUBDIVISION DE APARTAMENTOS LA PALMILLA SERA SERVIDA POR DOS LINEAS DE 8" COMBINADAS PARA EL SERVICIO DE INCENDIOS Y DE USO DOMESTICO CON PREVENTORES DE CONTRA FLUJO Y UN MEDIDOR DE 2" PARA USO DOMESTICO, TODAS REGISTRADAS COMO VALVULAS MEDIDORAS PARA UN TOTAL DE 3 MEDIDORES. EL DESARROLLADOR PAGO \$260,955.83 O \$260,955.83 POR LOTE POR LA CONSTRUCCION DE EL SISTEMA DE ABASTECIMIENTO MENCIONADO, QUE FUE INSTALADO. ADICIONALMENTE, EL DESARROLLADOR PAGO A N.A.W.S.C. LA SUMA DE \$121,075.00, QUE CUBRE LOS TODOS LOS GASTOS DE MEMBRERIA ASOCIADOS CON LA CONECCION DE LOS LOTES INDIVIDUALES EN LA SUBDIVISION N.A.W.S.C. A PETICION DEL PROPIETARIO DEL LOTE, N.A.W.S.C. INSTALARA SIN CARGO ALGNUP EL MEDIDOR PARA DICHO LOTE. EL DESARROLLADOR INSTALO 7 HIDRANTOS A UN COSTO UNITARIO DE \$5,154.00 CON UN COSTO TOTAL DE \$36,078.00. LAS INSTALACIONES FUERON APROVADAS Y ACEPTADAS POR N.A.W.S.C. EN SU TOTALIDAD Y DICHO SISTEMA DE ABASTECIMIENTO SERA OPERABLE A PARTIR DE LA FECHA DE REGISTRO DEL PLANO.

**SUMINISTRO DE AGUAS NEGRAS: DESCRIPCION, COSTO Y FECHA DE OPERABILIDAD:**  
 LA SUBDIVISION DE APARTAMENTOS LA PALMILLA SERA TRATADA POR EL SERVICIO DE DRENAJE Y AGUAS NEGRAS DE "NORTH ALAMO WATER SUPPLY CORPORATION" (N.A.W.S.C.). EL DESARROLLADOR Y N.A.W.S.C. FIRMARON UN CONTRATO EN EL QUE N.A.W.S.C. SE COMPROMETIO A TRATAR LA CANTIDAD SUFICIENTE DE AGUAS NEGRAS POR 30 AÑOS Y N.A.W.S.C. APORTO DOCUMENTACION SUFICIENTE PARA ESTABLECER LA CANTIDAD Y CALIDAD DE SERVICIO DE AGUAS NEGRAS A LARGO PLAZO PARA ABASTECER EL DESARROLLO DE ESTA SUBDIVISION EN SU TOTALIDAD.

EL SISTEMA DE AGUAS NEGRAS QUE ABASTECERA A LA SUBDIVISION DE APARTAMENTOS DE LA PALMILLA CONSISTE DE UNA LINEA DE 12" QUE SE CONECTA A LA ALCANTARILLA EXISTENTE. ESTA LINEA DE 12", LUEGO SE EXTIENDE HACIA EL SUR A LO LARGO DE LA CALLE ALBERTA HASTA UNA ALCANTARILLA DE DIBRA DE VIDRIO DE 48" DESDE ALLI, GIRA HACIA EL ESTE A LO LARGO DE LA SERVIDUMBRE DE PASO AL SUR DE LA CALLE ALBERTA POR APROXIMADAMENTE 2430 PIES LINEALES CON UN TOTAL DE DIEZ ALCANTARILLAS DE FIBRA DE VIDRIO DE 48" CADA 400' Y UNA ALCANTARILLA DE FIBRA DE VIDRIO DE 60". EN LA ONCEAVA ALCANTARILLA SE ESTACION DE BOMBEO EN CALLE 1 EL COSTO DE DICHA INSTALACION DEDICADA A LA CIUDAD DE EDINBURGO SERA PROPIETARIA Y MANTENDRA EL SISTEMA DE SANEAMIENTO DESDE ESTE PUNTO HASTA LA ALCANTARILLA DE FIBRA DE VIDRIO DE 48" QUE SERAN MANTENIDAS POR N.A.W.S.C. EL COSTO POR LA INSTALACION DE DICHA LINEA, DEDICADO A N.A.W.S.C. SERA DE \$122,278.80 O \$122,287.80 POR LOTE. EL DESARROLLO PROPUUESTO ES ENTONCES ABASTECIDO POR DOS LINEAS DE AGUAS NEGRAS DE 8" PRIVADAS, CADA UNA CONECTANDOSE A UNA ALCANTARILLA UBICADA EN LA SERVIDUMBRE DE PASO DE LA CALLE ALBERTA. SEIS ALCANTARILLAS DE FIBRA DE VIDRIO DE 48" Y CONECTANDOSE A CADA EDIFICIO CON UNA LINEA DE SANEAMIENTO DE 6".

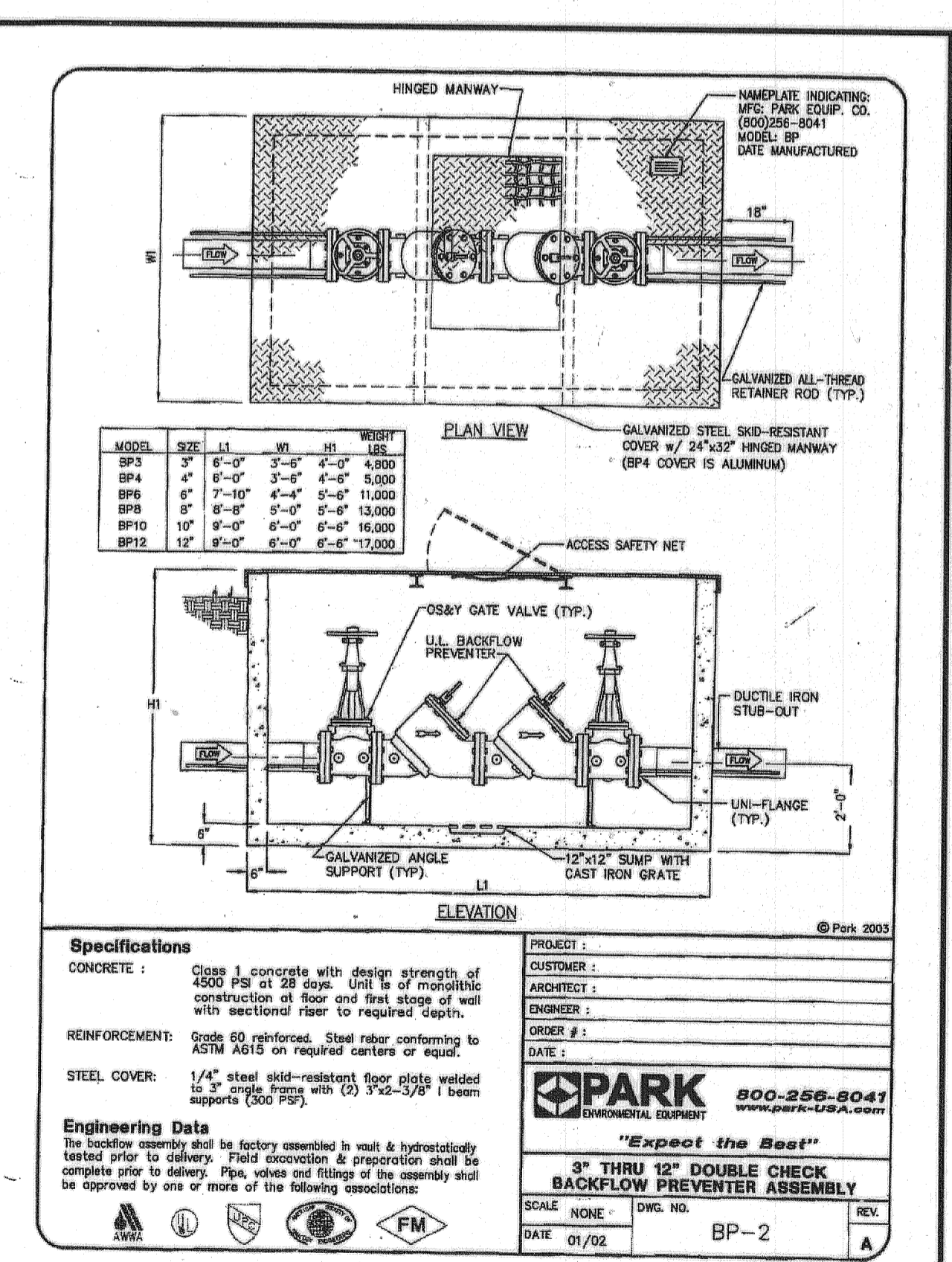
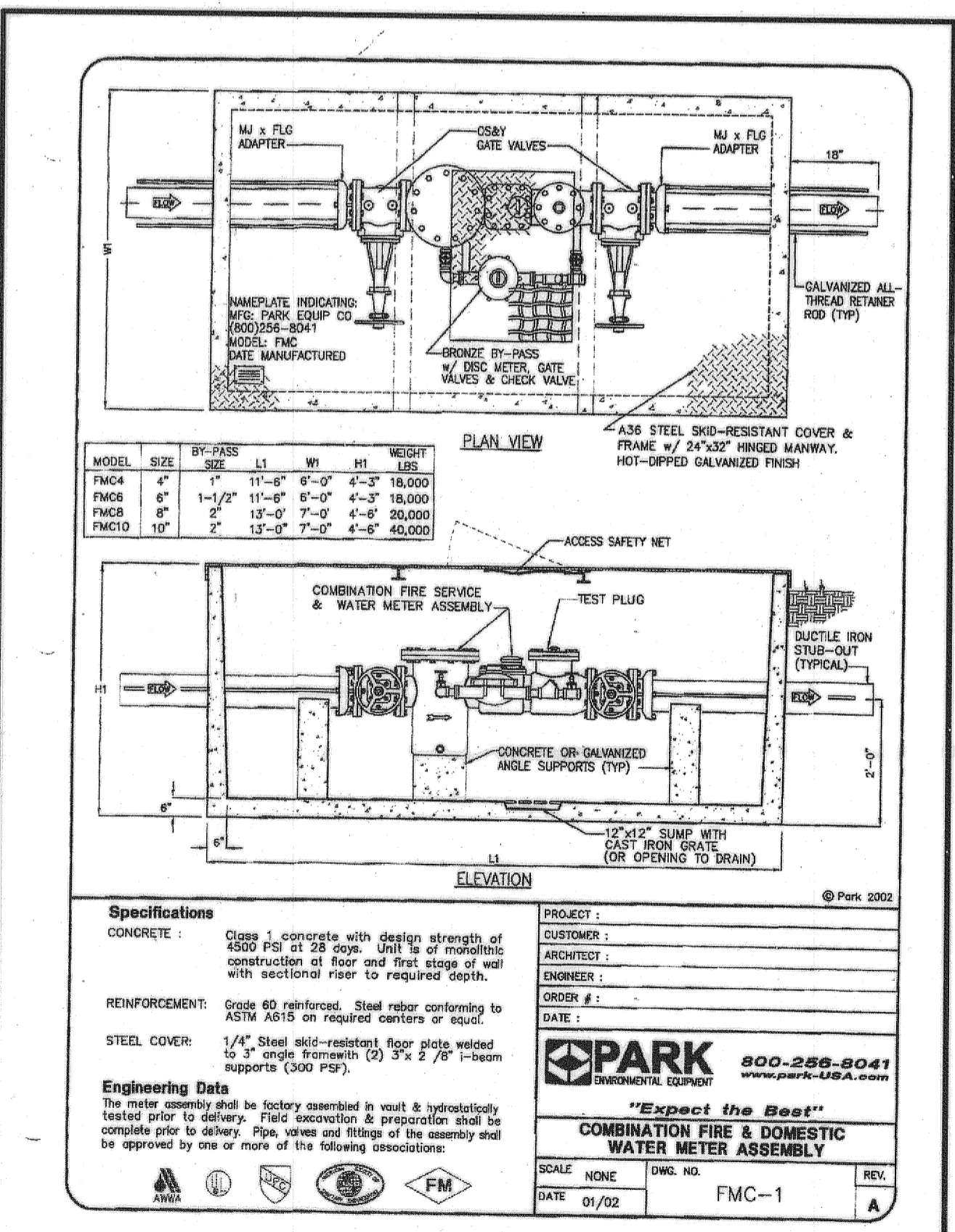
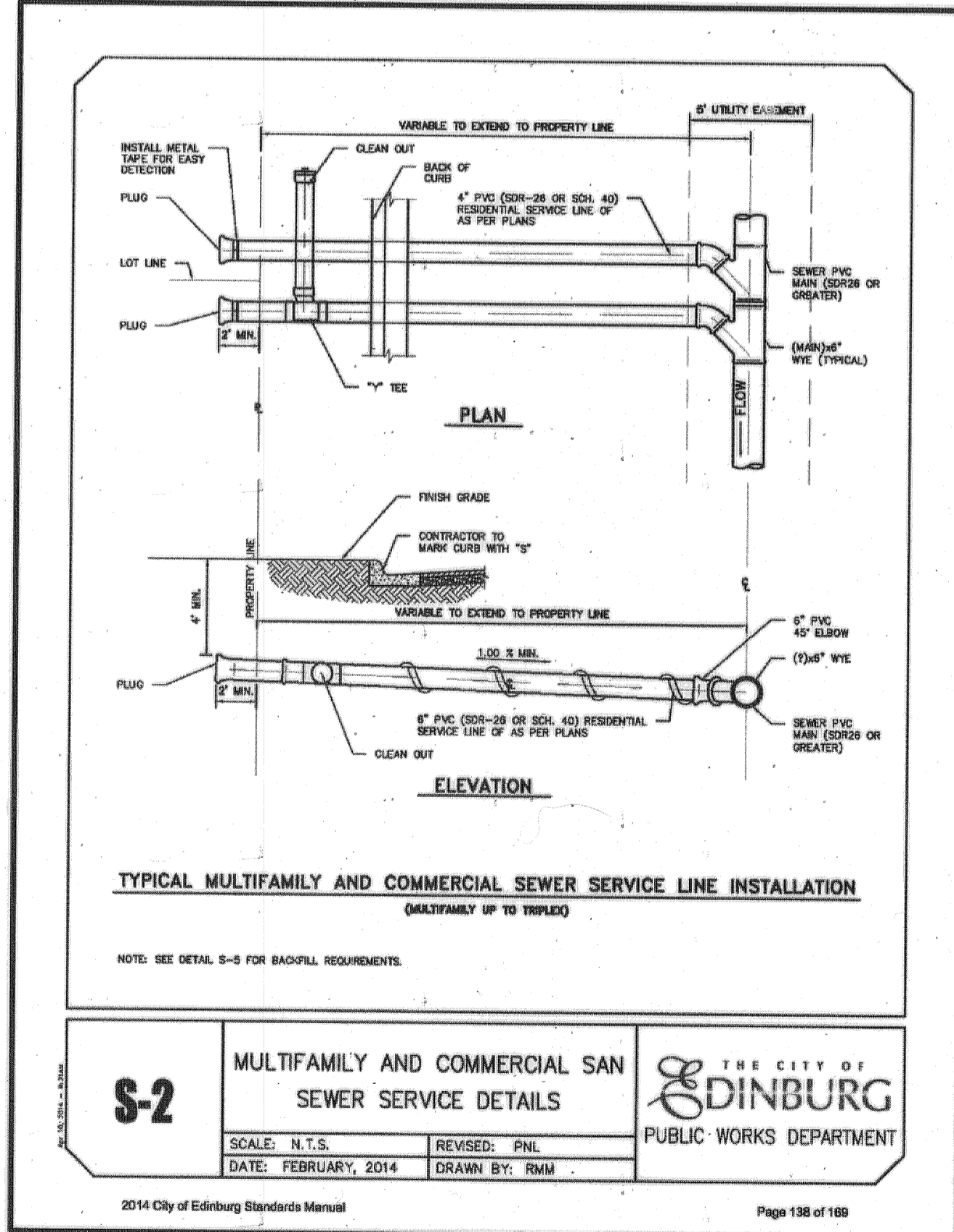
LA LINEA DE 12" Y DIECISEIS ALCANTARILLAS FUERON INSTALADAS, A UN COSTO TOTAL DE \$363,165.80 O \$363,165.80 POR LOTE. ADICIONALMENTE, EL DESARROLLADOR PAGO A N.A.W.S.C. LA SUMA DE \$1,125.00 QUE CUBRE LOS \$1,125.00 POR LOTE SEGUN LO ESTABLECIDO EN EL ACUERDO DE SERVICIO DE SANEAMIENTO DE 30 AÑOS, QUE REPRESENTA LA TOTALIDAD DE LOS COSTOS DE LAS CUOTAS DE SERVICIO Y ADQUISICION, Y TODAS AQUELLAS CUOTAS DE MEMBRERIA Y CUALQUIER OTRA CUOTA ASOCIADA CON LA CONECCION DE LOS EDIFICIOS DE FORMA INDIVIDUAL. TODO EL SISTEMA DE TRATAMIENTO DE AGUAS NEGRAS FUE APROBADO Y ACEPTADO POR LA CIUDAD DE EDINBURGO Y DICHO SISTEMA DE DISTRIBUCION ES OPERABLE DESDE LA FECHA DE REGISTRO DEL PLANO.

**CERTIFICACION DEL INGENIERO:**  
 POR MI FIRMA CERTIFICO QUE LOS SISTEMAS DE ABASTECIMIENTO DE AGUA Y SANEAMIENTO DESCRITAS ANTERIORMENTE ESTAN EN CUMPLIMIENTO DE LAS REGLAS ADOPTADAS. BAJO LA SECCION 16.343 DEL CODIGO DE AGUAS, CERTIFICO QUE LOS COSTOS DE INSTALACION DE LOS SISTEMAS DE ABASTECIMIENTO DE AGUA Y DE SANEAMIENTO PLANTEADOS ARRIBA SON LOS SIGUIENTES:

SISTEMA DE ABASTECIMIENTO DE AGUA - ESTE SISTEMA TOTALMENTE CONSTRUIDO, CON LA INSTALACION DE MEDIDORES DE AGUA, TENDRA UN COSTO TOTAL DE, \$260,955.83 QUE EQUIVALE A \$260,955.83 POR LOTE.  
 SISTEMA DE SANEAMIENTO - ESTE SISTEMA TOTALMENTE CONSTRUIDO, CON LA INSTALACION DE MEDIDORES DE AGUA, TENDRA UN COSTO TOTAL DE, \$363,165.80 QUE EQUIVALE A \$363,165.80 POR LOTE.

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

BRIAN J. BRIDGEWATER, P.E.  
 REGISTERED PROFESSIONAL ENGINEER NO. 99334



**S-2 MULTIFAMILY AND COMMERCIAL SAN SEWER SERVICE DETAILS**  
 THE CITY OF EDINBURG PUBLIC WORKS DEPARTMENT  
 SCALE: N.T.S. REVISED: PNL  
 DATE: FEBRUARY, 2014 DRAWN BY: RUM

**COMBINATION FIRE SERVICE & DOMESTIC WATER METER ASSEMBLY**  
 PROJECT: CUSTOMER: ARCHITECT: ENGINEER: DATE: 01/02  
 SCALE: NONE DWG. NO. FMC-1

**3\"/>
 PROJECT: CUSTOMER: ARCHITECT: ENGINEER: DATE: 01/02  
 SCALE: NONE DWG. NO. BP-2**

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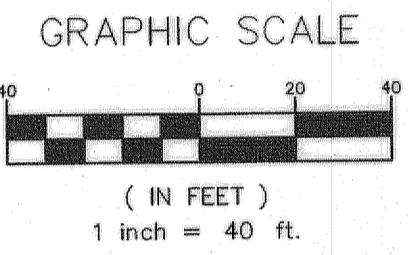
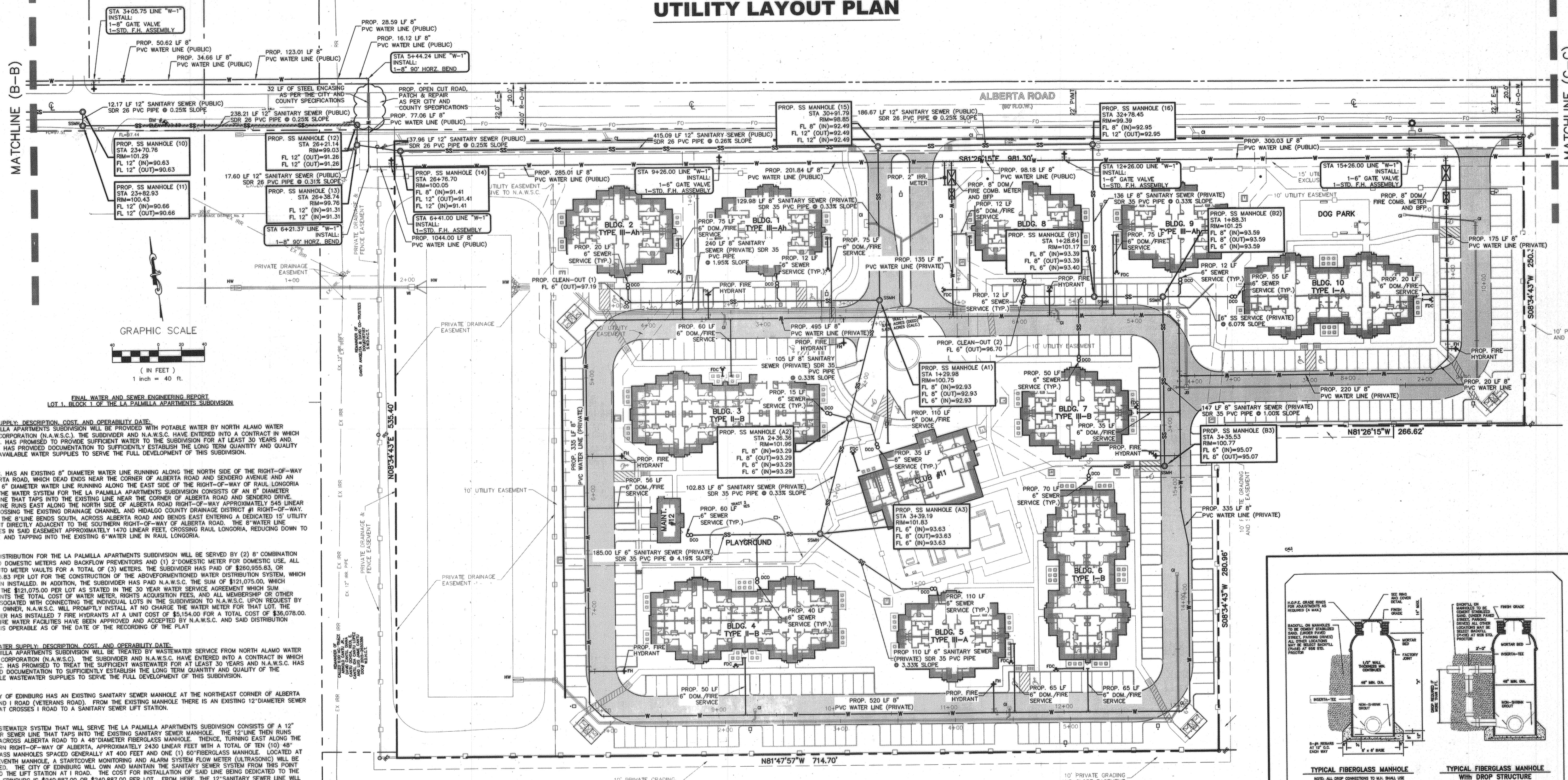
**VASQUEZ SURVEYING INC.**  
 4000 BOCA CHICA BLVD.  
 BROWNSVILLE, TEXAS 77821  
 Phone: (956) 541-9826 Cell: (956) 466-9680 Fax: (956) 544-4177

DATE OF PREPARATION: AUGUST 02, 2017  
**bcivil engineering, LLC.**  
 5339 ALPHA ROAD, SUITE 300 DALLAS, TEXAS 75240  
 972.701.9636 • 972.701.9639 FAX  
 TX REGISTERED ENGINEERING FIRM F-12600  
 www.bccivileng.com  
 CITY OF EDINBURG ETJ - HIDALGO COUNTY PG 3 OF 7

# UTILITY LAYOUT PLAN

MATCHLINE (B-B)

MATCHLINE (C-C)



**WATER SUPPLY, DESCRIPTION, COST, AND OPERABILITY DATE:**  
 LA PALMILLA APARTMENTS SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVIDER HAS ENTERED INTO A CONTRACT IN WHICH N.A.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND N.A.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

N.A.W.S.C. HAS AN EXISTING 8" DIAMETER WATER LINE RUNNING ALONG THE NORTH SIDE OF THE RIGHT-OF-WAY OF ALBERTA ROAD, WHICH DEAD ENDS NEAR THE CORNER OF ALBERTA ROAD AND SENDERO AVENUE AND AN EXISTING 6" DIAMETER WATER LINE RUNNING ALONG THE EAST SIDE OF THE RIGHT-OF-WAY OF RAUL LONGORIA ROAD. THE WATER SYSTEM FOR THE LA PALMILLA APARTMENTS SUBDIVISION CONSISTS OF AN 8" DIAMETER WATER LINE THAT TAPS INTO THE EXISTING LINE NEAR THE CORNER OF ALBERTA ROAD AND SENDERO DRIVE. THIS 8" LINE RUNS EAST ALONG THE NORTH SIDE OF ALBERTA ROAD RIGHT-OF-WAY APPROXIMATELY 545 LINEAR FEET, CROSSING THE EXISTING DRAINAGE CHANNEL AND HIDALGO COUNTY DRAINAGE DISTRICT #1 RIGHT-OF-WAY. THENCE, THE 8" LINE BENDS SOUTH, ACROSS ALBERTA ROAD AND BENDS EAST ENTERING A DEDICATED 15' UTILITY EASEMENT DIRECTLY ADJACENT TO THE SOUTHERN RIGHT-OF-WAY OF ALBERTA ROAD. THE 8" WATER LINE CONTINUES IN SAID EASEMENT APPROXIMATELY 1470 LINEAR FEET, CROSSING RAUL LONGORIA, REDUCING DOWN TO A 6" LINE AND TAPPING INTO THE EXISTING 6" WATER LINE IN RAUL LONGORIA.

WATER DISTRIBUTION FOR THE LA PALMILLA APARTMENTS SUBDIVISION WILL BE SERVED BY (2) 8" COMBINATION FIRE AND DOMESTIC METERS AND BACKFLOW PREVENTORS AND (1) 2" DOMESTIC METER FOR DOMESTIC USE, ALL GOING INTO METER VAULTS FOR A TOTAL OF (3) METERS. THE SUBDIVIDER HAS PAID OF \$260,955.83, OR \$260,955.83 PER LOT FOR THE CONSTRUCTION OF THE ABOVEMENTIONED WATER DISTRIBUTION SYSTEM, WHICH HAS BEEN INSTALLED. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$121,075.00, WHICH COVERS THE \$121,075.00 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 7 FIRE HYDRANTS AT A UNIT COST OF \$5,154.00 FOR A TOTAL COST OF \$36,078.00. 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 THIS PLAT.

**WASTEWATER SUPPLY, DESCRIPTION, COST, AND OPERABILITY DATE:**  
 LA PALMILLA APARTMENTS SUBDIVISION WILL BE TREATED BY WASTEWATER SERVICE FROM 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 TREAT THE SUFFICIENT WASTEWATER 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 WASTEWATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

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

THE WASTEWATER SYSTEM THAT WILL SERVE THE LA PALMILLA APARTMENTS SUBDIVISION CONSISTS OF A 12" DIAMETER SEWER LINE THAT TAPS INTO THE EXISTING SANITARY SEWER MANHOLE. THE 12" LINE THEN RUNS SOUTH ACROSS ALBERTA ROAD TO A 48" DIAMETER FIBERGLASS MANHOLE. THENCE, TURNING EAST ALONG THE SOUTHERN RIGHT-OF-WAY OF ALBERTA, APPROXIMATELY 2430 LINEAR FEET WITH A TOTAL OF TEN (10) 48" FIBERGLASS MANHOLES SPACED GENERALLY AT 400 FEET AND ONE (1) 60" FIBERGLASS MANHOLE LOCATED AT THE ELEVENTH MANHOLE. A START/COVER MONITORING AND ALARM SYSTEM FLOW METER (ULTRASONIC) WILL BE INSTALLED. THE CITY OF EDINBURG WILL OWN AND MAINTAIN THE SANITARY SEWER SYSTEM FROM THIS POINT BACK TO THE LIFT STATION AT I ROAD. THE COST FOR INSTALLATION OF SAID LINE BEING DEDICATED TO THE CITY OF EDINBURG IS \$240,887.00 OR \$240,887.00 PER LOT. FROM HERE, THE 12" SANITARY SEWER LINE WILL CROSS A DRAINAGE CHANNEL AND HIDALGO COUNTY DRAINAGE DISTRICT #1 RIGHT OF WAY WITH AN AERIAL CROSSING AND CONTINUING ALONG THE FRONTAGE OF THE PROPERTY FOR APPROXIMATELY 895 LINEAR FEET WITH A TOTAL OF FIVE (5) 48" FIBERGLASS MANHOLES THAT WILL BE MAINTAINED BY N.A.W.S.C. THE COST FOR INSTALLATION OF SAID LINE BEING DEDICATED TO N.A.W.S.C. IS \$122,278.80 OR \$122,278.80 PER LOT. THE PROPOSED DEVELOPMENT IS BEING SERVICED BY TWO PRIVATE 6" SANITARY SEWER LINES, EACH CONNECTING TO A MANHOLE LOCATED WITHIN THE ALBERTA ROAD RIGHT OF WAY. (6) 48" FIBERGLASS MANHOLES AND CONNECTS TO EACH BUILDING WITH A 6" DIAMETER SANITARY SEWER SERVICE LINE.

THE 12" LINE AND SIXTEEN (16) SANITARY SEWER MANHOLES HAVE BEEN INSTALLED, AT A TOTAL COST OF \$363,165.80 OR \$363,165.80 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$1,125.00 WHICH COVERS THE \$1,125.00 PER LOT AS STATED IN THE 30 YEAR WASTE WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF THE SERVICES AND ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL BUILDINGS IN THE SUBDIVISION TO THE N.A.W.S.C. SYSTEM. THE ENTIRE WASTE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY THE CITY OF EDINBURG AND N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THIS 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 \$260,955.83 WHICH EQUALS TO \$260,955.83 PER LOT.

SEWAGE FACILITIES - THESE FACILITIES FULLY CONSTRUCTED WILL COST A GRAND TOTAL OF \$363,165.80 WHICH EQUALS TO \$363,165.80 PER LOT.

**SUBDIVIDERS CERTIFICATION:**  
 BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE WITH SATE AND COUNTY REGULATIONS.

**SUBDIVIDER STATEMENT:**  
 I, MANISH VERMA, AS AUTHORIZED REPRESENTATIVE FOR VDC LA PALMILLA, LP, SUBDIVIDERS OF THE LA PALMILLA APARTMENTS SUBDIVISION HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AND /OR CITY OF EDINBURG AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY, & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED **Manish Verma** PROVED TO ME THROUGH HIS/HER/ THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE(S) TO BE THE PERSON(S) WHOSE NAME(S) IS /ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE/SHE/ THEY EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 23 DAY OF August 2017.

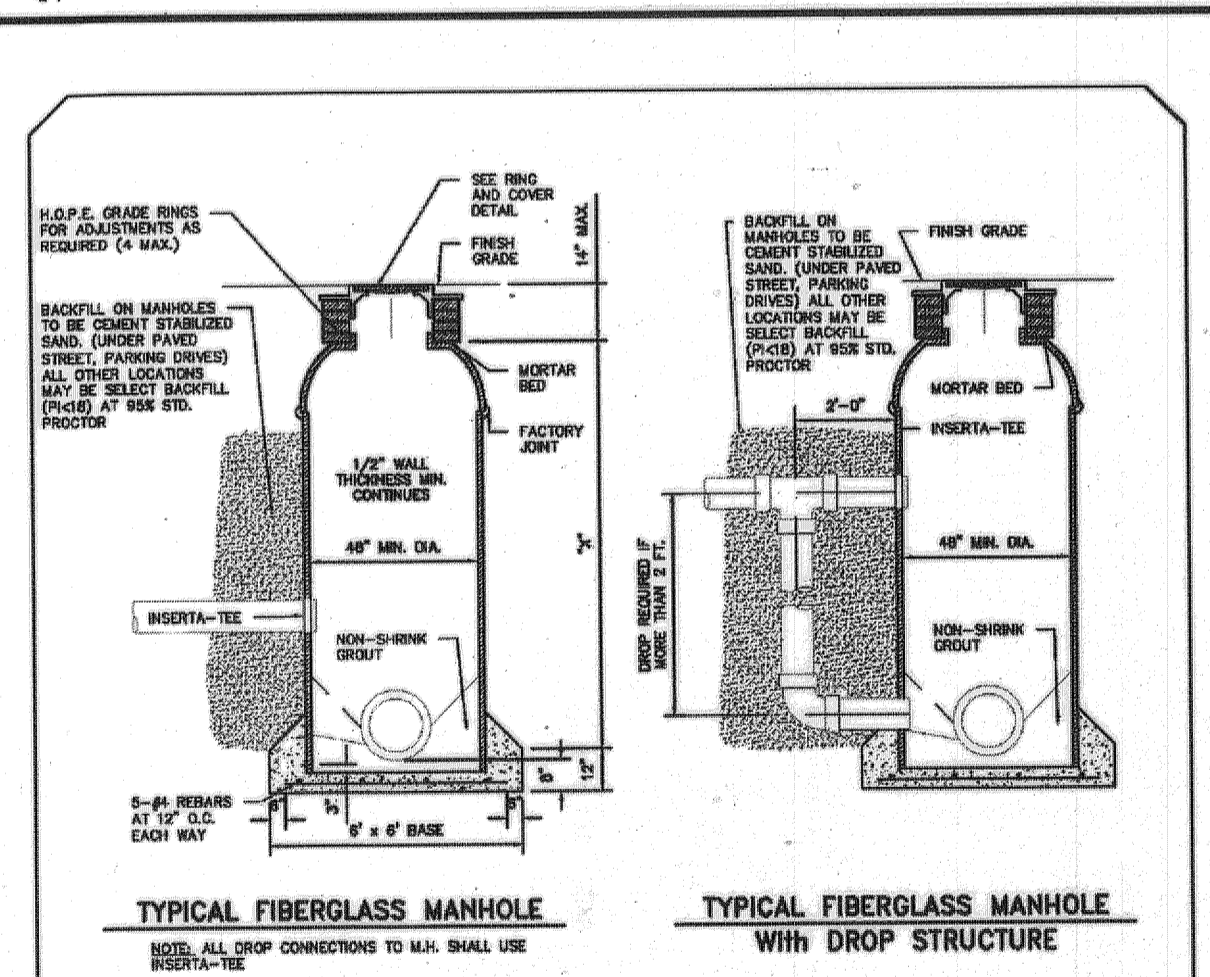
**Janice Besollado** Notary Public, State of Texas My Commission Expires November 09, 2017

FILED RECORDED IN HIDALGO COUNTY ARTURO GUJARDO, JR. HIDALGO COUNTY CLERK  
 ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM  
 AS INSTRUMENT NUMBER: \_\_\_\_\_ OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS  
 BY: \_\_\_\_\_ DEPUTY CLERK

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



- CUT PIPE TO LENGTH 7' FOR 4" M.H.
- LAY PIPE
- EXCAVATE UNDER PIPE FOR M.H. BASE MIN. 6"
- PLACE REBAR MAT
- PLACE CONCRETE
- IMMEDIATELY PLACE FIBERGLASS M.H.
- GROUT INSIDE WALLS OF M.H. AROUND PIPE
- CUT OUT PIPE
- NO PIPE-SPLIT BASES PERMITTED

**FIBERGLASS MANHOLE DETAILS**

SCALE: N.T.S. DATE: FEBRUARY, 2010 REVISED: JAG DRAWN BY: RSM

**THE CITY OF EDINBURG**  
 PUBLIC WORKS DEPARTMENT

**BRIAN J. BRIDGEWATER**  
 REGISTERED PROFESSIONAL ENGINEER NO 99334

DATE: 8/16/17

**VASQUEZ SURVEYING INC.**  
 4000 BOCA CHICA BLVD.  
 BROWNSVILLE, TEXAS 77821  
 Phone: (956) 541-9826

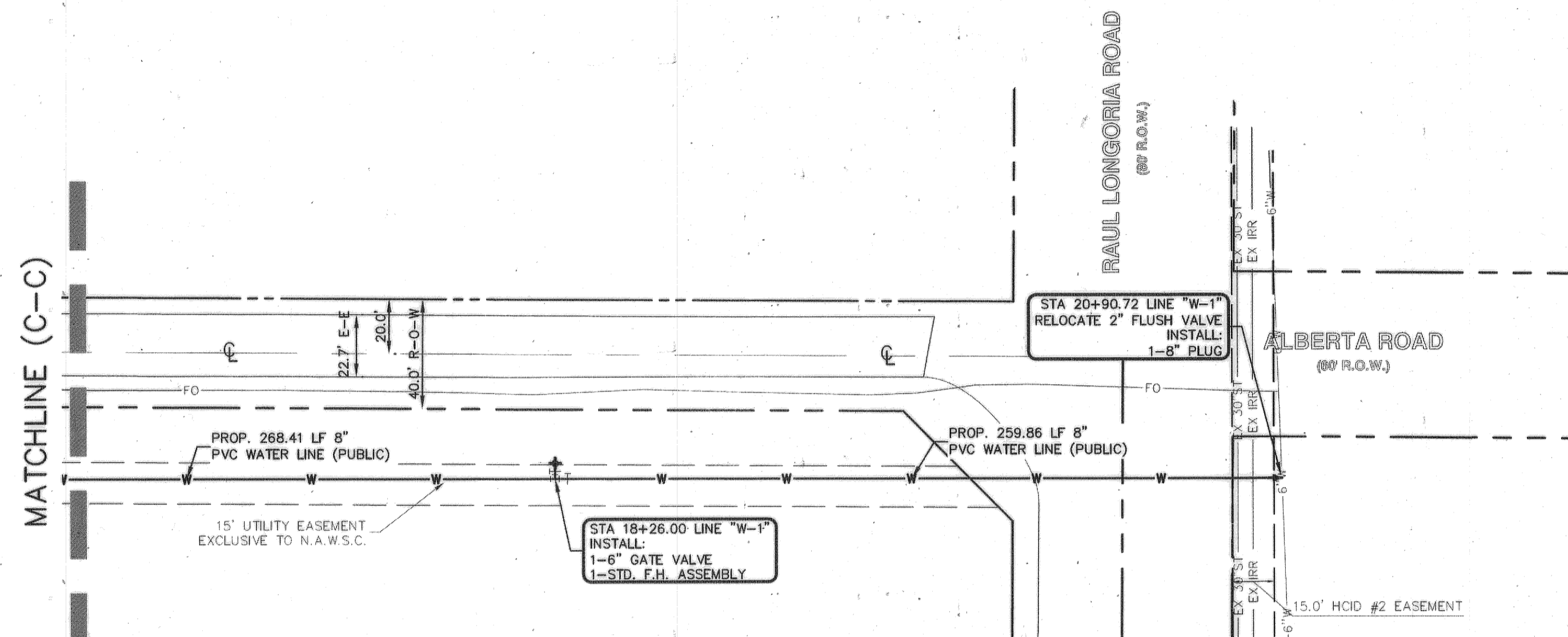
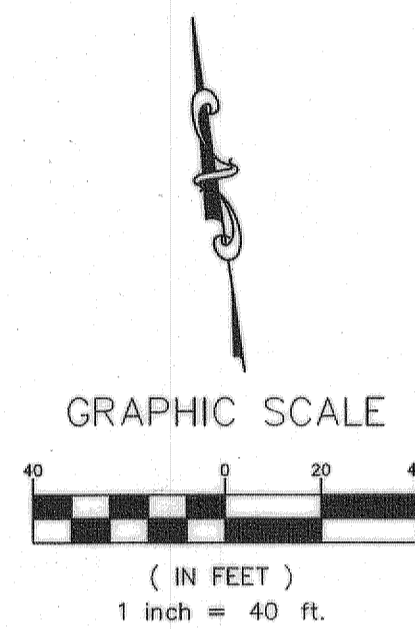
Cell: (956) 466-9680  
 Fax: (956) 544-4177

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

DATE OF PREPARATION: AUGUST 02, 2017

CITY OF EDINBURG ETJ - HIDALGO COUNTY PG 4 OF 7

# UTILITY LAYOUT PLAN



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*[Signature]*  
 BRIAN J. BRIDGEWATER, P.E.  
 REGISTERED PROFESSIONAL ENGINEER NO 99334



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

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

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

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

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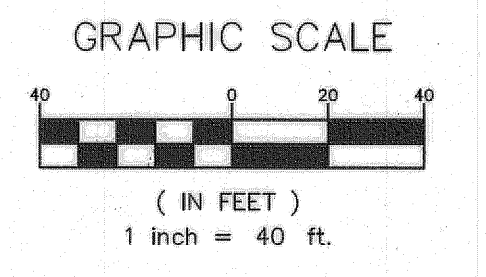
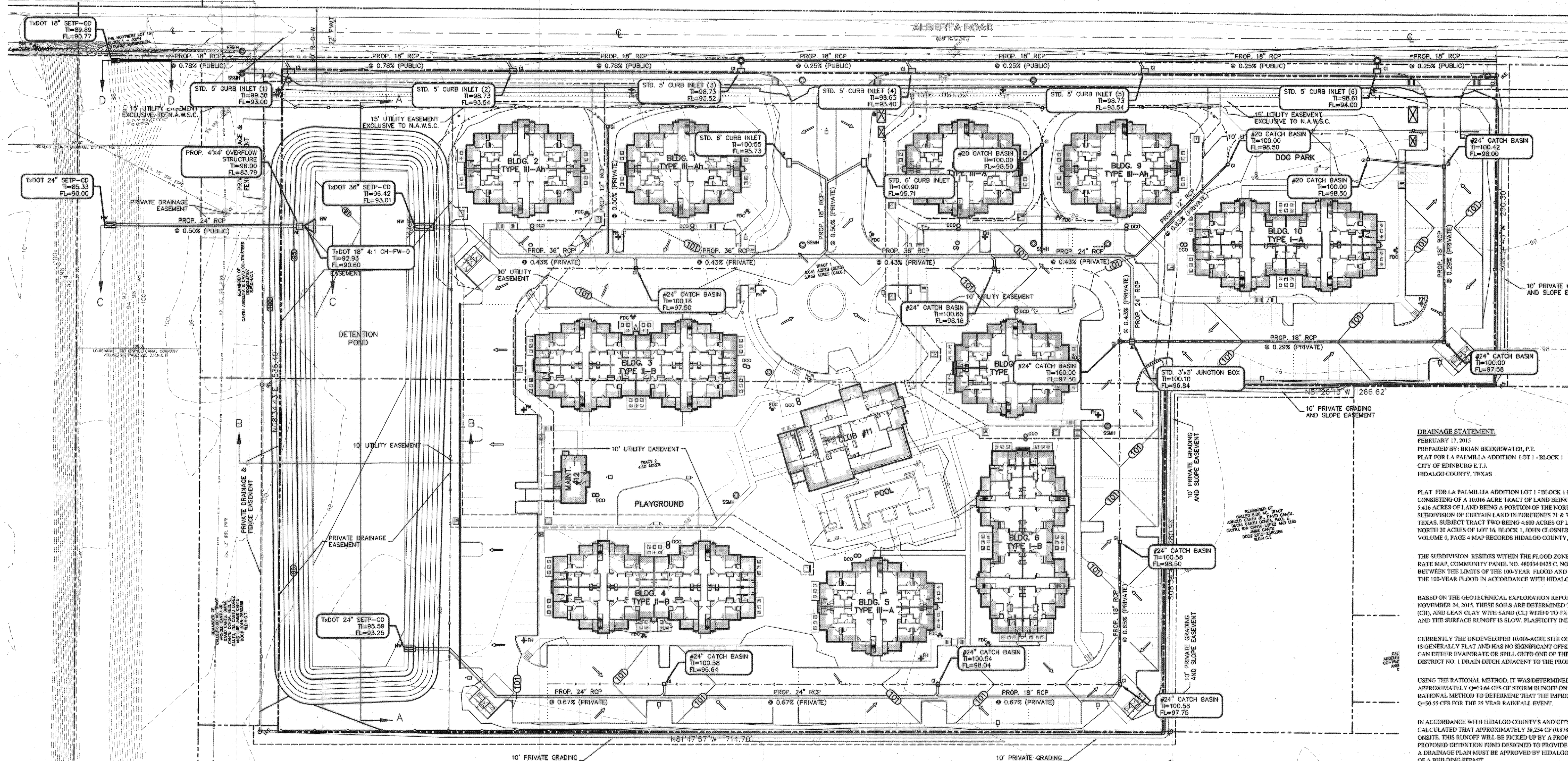
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CITY OF EDINBURG ETJ - HIDALGO COUNTY PG 5 OF 7

# DRAINAGE PLAN



**DRAINAGE STATEMENT:**

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

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

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

BASED ON THE GEOTECHNICAL EXPLORATION REPORT PERFORMED ON SITE BY ALPHA TESTING, INC., DATED NOVEMBER 24, 2015, THESE SOILS ARE DETERMINED TO BE SANDY LEAN CLAY (CL), FAT CLAY WITH SAND (CH), AND LEAN CLAY WITH SAND (CL) WITH 0 TO 1% SLOPES. SAID SOILS ARE MODERATELY WELL DRAINED AND THE SURFACE RUNOFF IS SLOW. PLASTICITY INDEX IS LESS THAN 15.

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

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

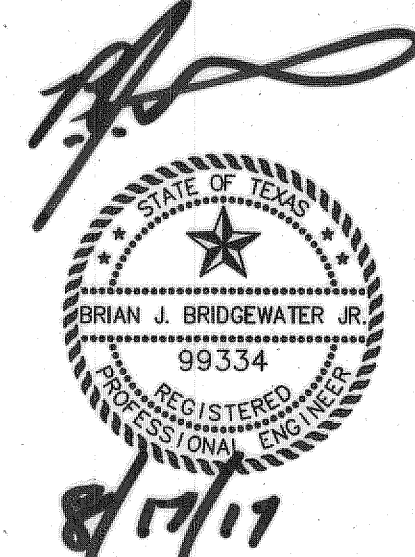
IN ACCORDANCE WITH HIDALGO COUNTY'S AND CITY OF EDINBURG DRAINAGE REQUIREMENTS, WE HAVE CALCULATED THAT APPROXIMATELY 38,254 CF (0.878 AC-FT) OF STORM RUNOFF WILL NEED TO BE DETAINED ONSITE. THIS RUNOFF WILL BE PICKED UP BY A PROPOSED ONSITE STORM SYSTEM AND DISCHARGED INTO A PROPOSED DETENTION POND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

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

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

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

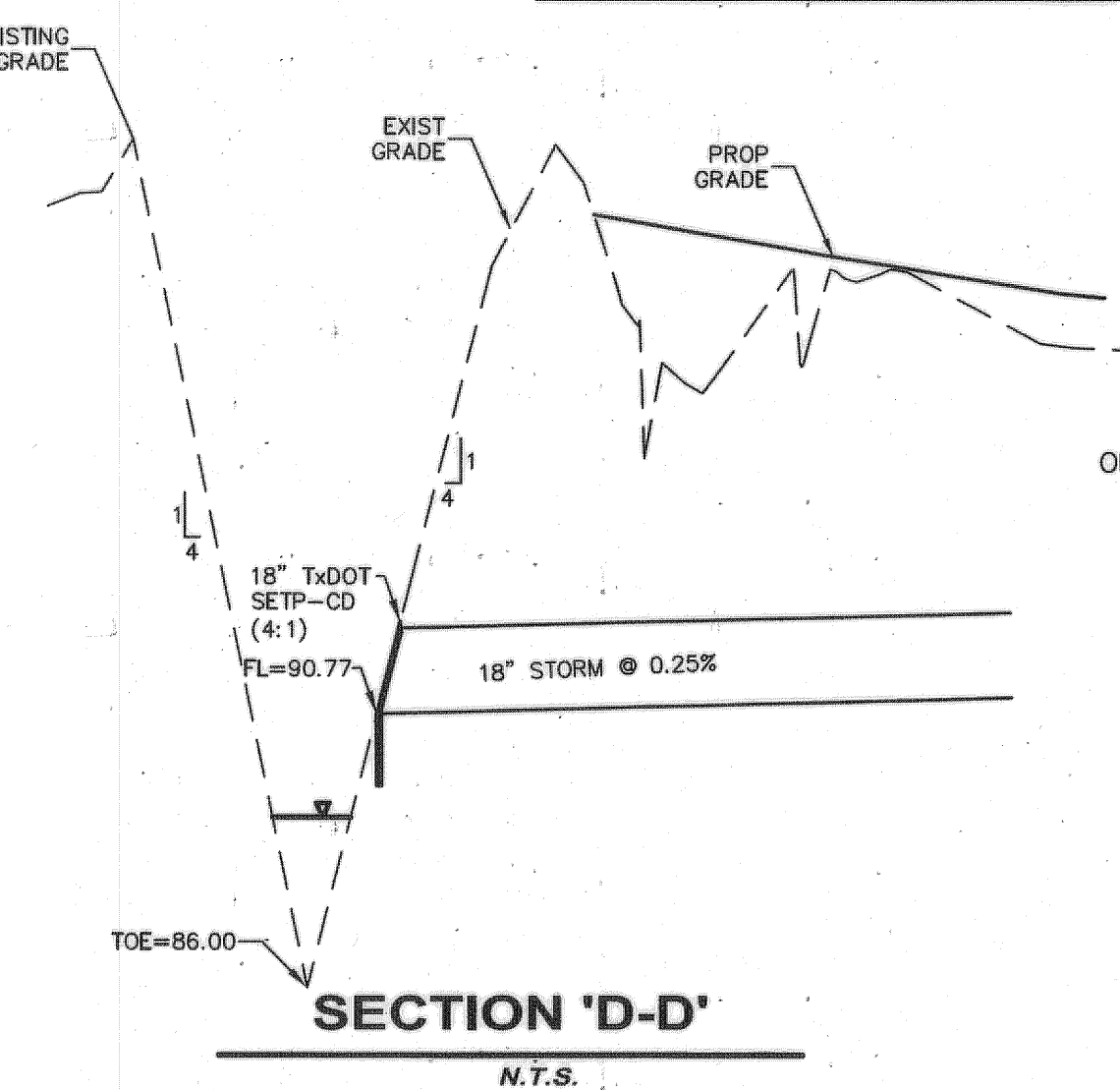
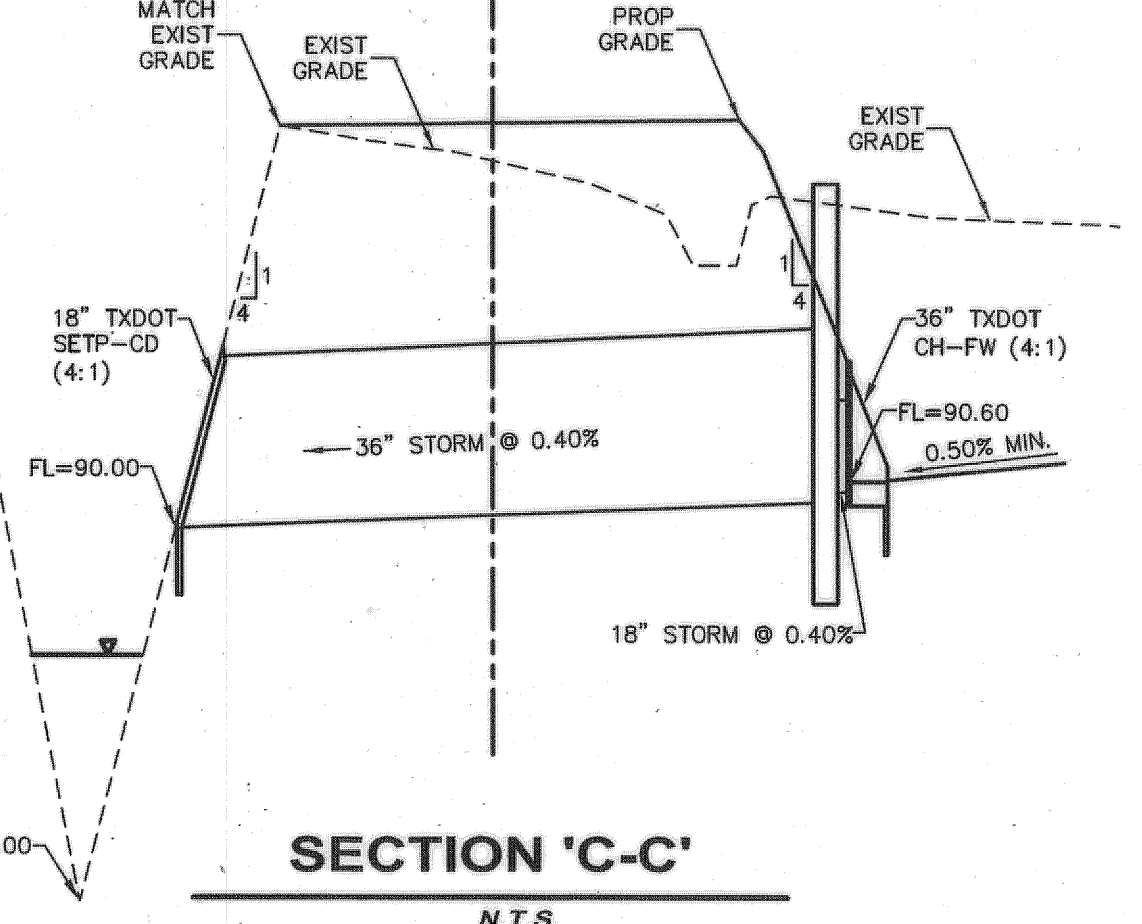
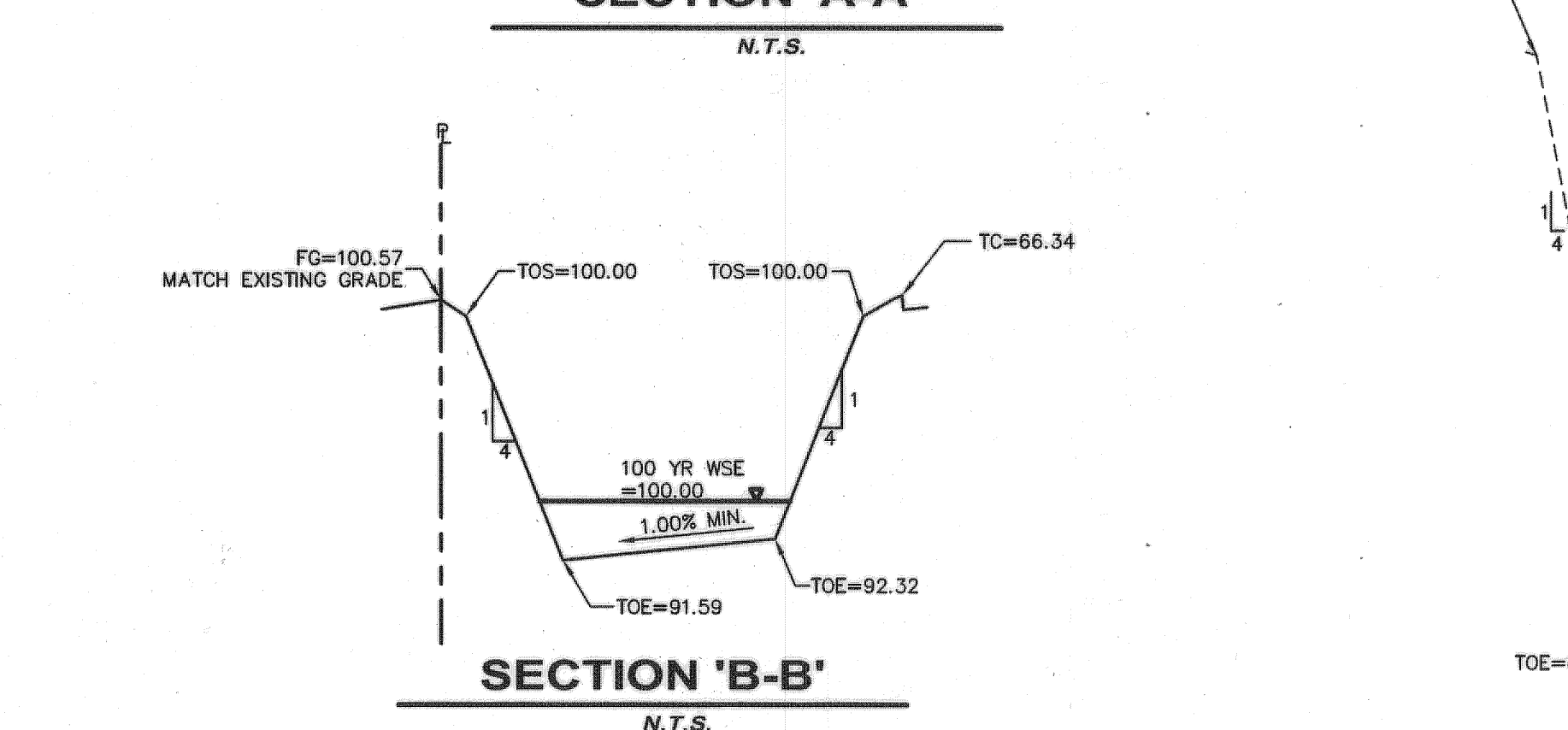
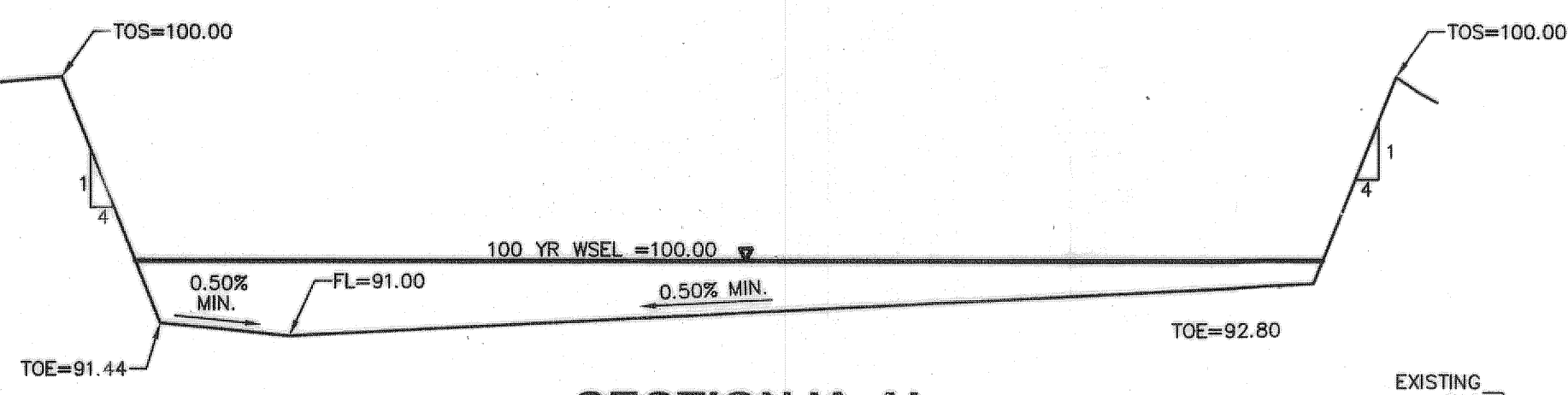
LOT 1	436,296.96 SF
	10.02 AC
STORM WATER DETENTION REQUIRED	38,254.00 CF
STORM WATER DETENTION PROVIDED	380,000.00 CF



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

**SHEET INDEX**

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2	EXISTING CONDITIONS
3-5	UTILITY LAYOUT PLAN
6	DRAINAGE PLAN
7	SITE PLAN



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

**VASQUEZ SURVEYING INC.**  
 4000 BOCA CHICA BLVD.  
 BROWNSVILLE, TEXAS 78521  
 Phone: (956) 541-9826  
 Cell: (956) 466-9680  
 Fax: (956) 544-4177

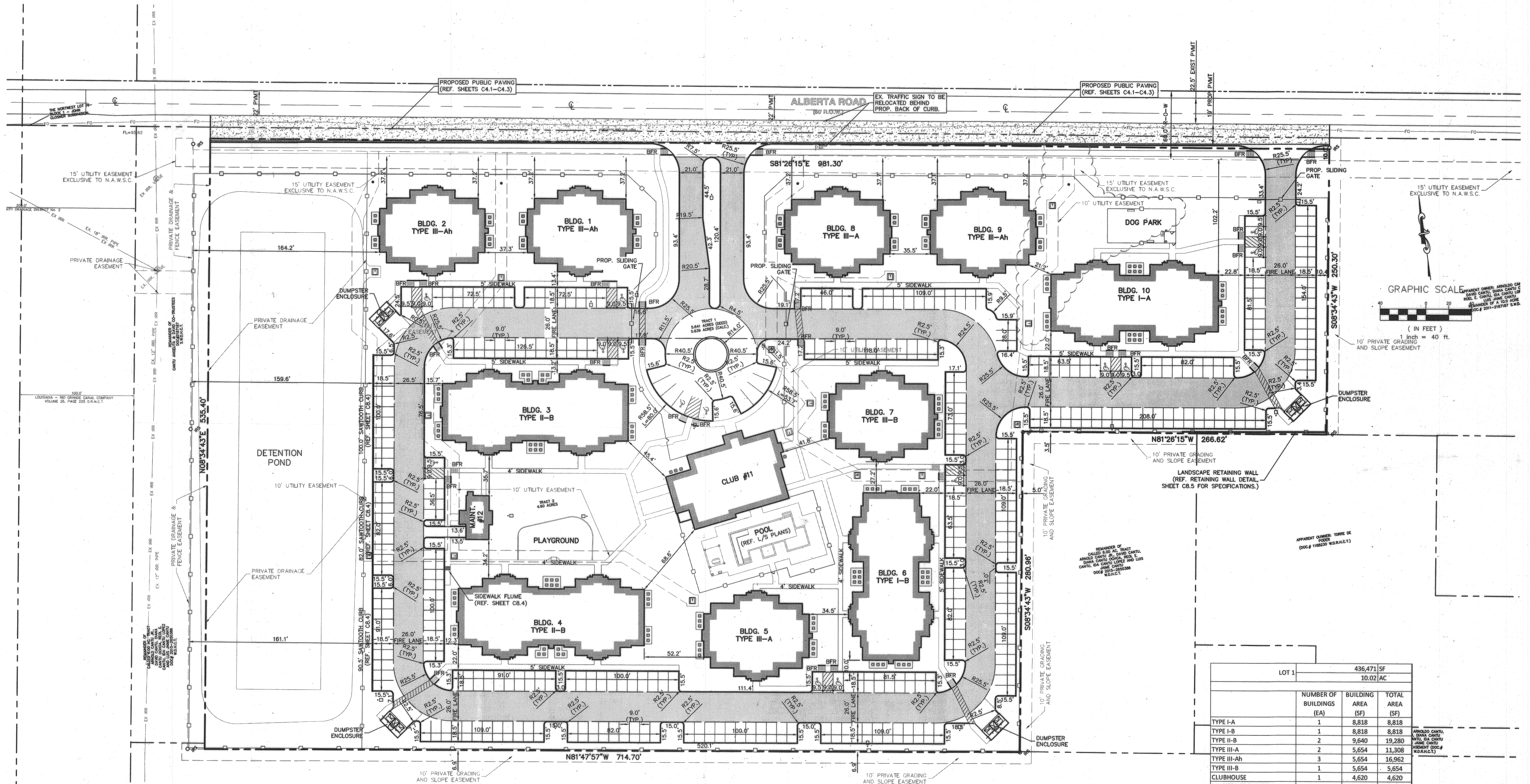
**LA PALMILLA APARTMENTS SUBDIVISION**

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

DATE OF PREPARATION: AUGUST 02, 2017

**Civil engineering, LLC.**  
 5339 ALPHA ROAD, SUITE 300 DALLAS, TEXAS 75240  
 972.701.9636 • 972.701.9639 FAX  
 TX REGISTERED ENGINEERING FIRM F-12600  
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 CITY OF EDINBURG ETJ - HIDALGO COUNTY PG 6 OF 7

# SITE PLAN



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

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