



HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM
Director of Planning

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

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 1-23-2018

PROPOSED PUEBLO DE PALMAS PH. 22 SUBDIVISION, PRECINCT No. 4.

ENGINEER: MELDEN & HUNT INC. DEVELOPER: J. GARY FRISBY, PRESIDENT

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 122 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: WEST OF ALAMO ROAD APPROXIMATELY ¼ MILE SOUTH OF MILE 19 NORTH 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 1-08-2018 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY A STORM SEWER SYSTEM DISCHARGING INTO AN EXISTING HCDD NO. 1 DITCH.

ROAD R.O.W. DEDICATION: 30.00 FEET ONTO ALAMO ROAD, 20.00 FEET ONTO CESAR CHAVEZ ROAD AND 40.00 FEET ONTO MILE 19 NORTH ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 12-07-2017 BY, JOE OCHOA, PCT. 4 R.O.W. AGENT

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

SEWER SYSTEM: SANITARY SEWER BY: CITY OF EDINBURG LINE SIZE: 15" LOCATION: MONTE CRISTO ROAD.

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 12" LOCATION: MONTE CRISTO ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 12-05-2017 : BY MARTIN RAMIREZ ENVIRONMENTAL COMPLIANCE COORDINATOR

LARGE CONSTRUCTION

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

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: _____

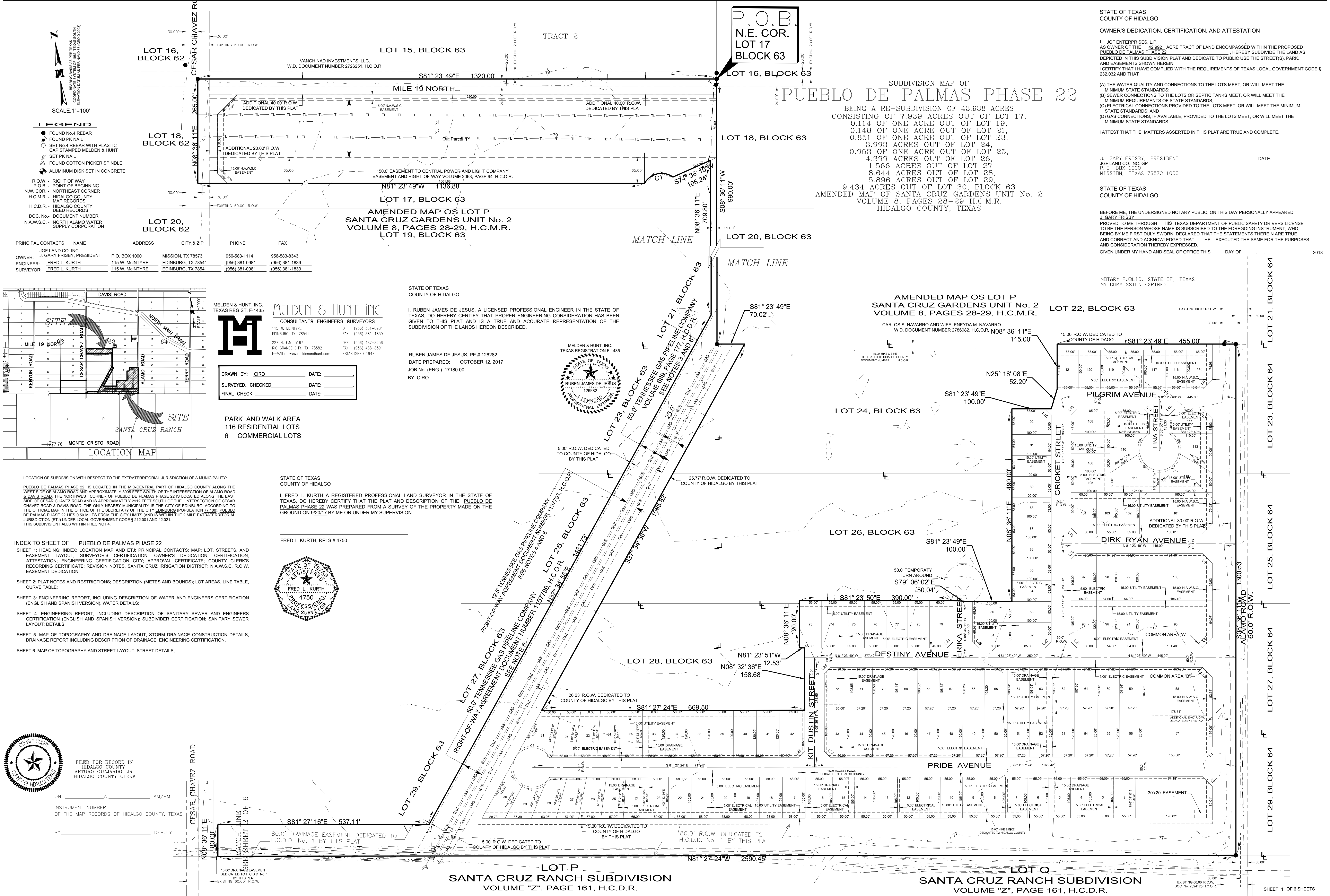
STAFF RECOMMENDS: **Preliminary Approval** subject to comments and future recommendations by planning,

other departments and the approval of the City of EDINBURG.

Final Approval subject to recommendations other departments

Final Approval with financial guarantee.

*This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules,
* Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.*



STATE OF TEXAS
 COUNTY OF HIDALGO
 OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, JGF ENTERPRISES, L.P., AS OWNER OF THE 42,992 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED PUEBLO DE PALMAS PHASE 22, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS, PARK, AND EASEMENTS SHOWN HEREIN. I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT:

(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS;
 (B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
 (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS; AND
 (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS.

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

J. GARY FRISBY, PRESIDENT
 JGF LAND CO., INC. GP
 P. O. BOX 1000
 MISSION, TEXAS 78573-1000

STATE OF TEXAS
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED J. GARY FRISBY, PROVED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVERS LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 2018

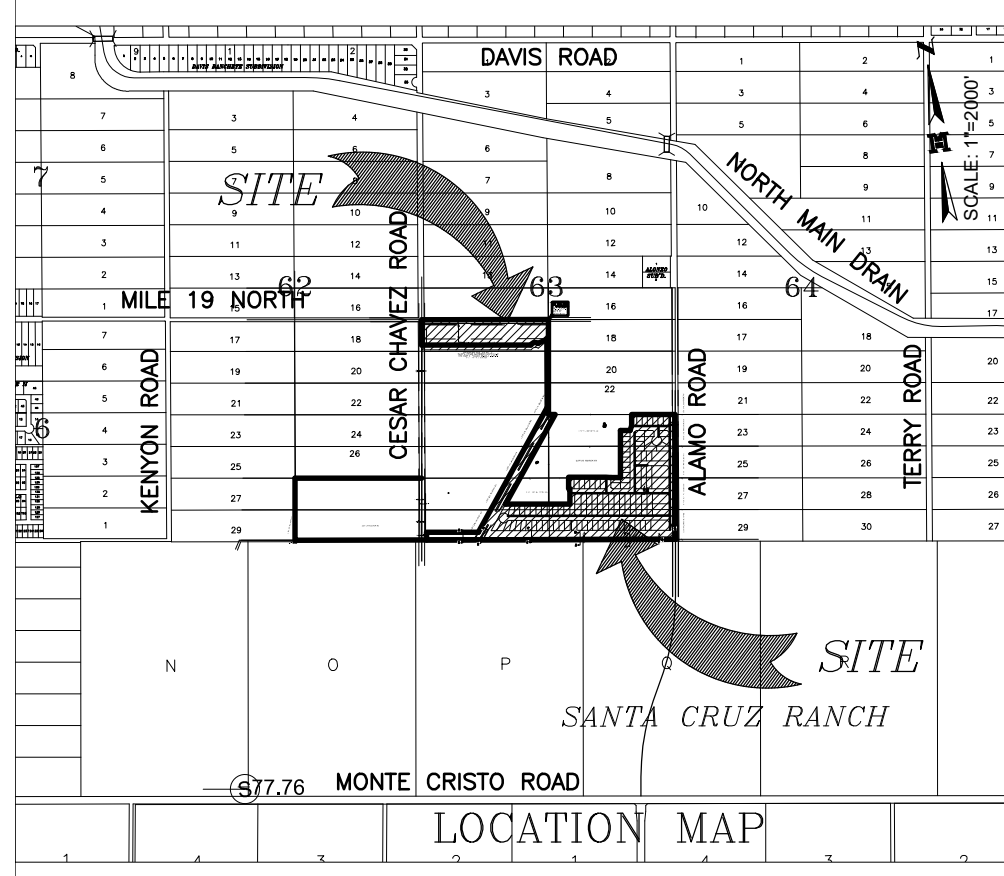
NOTARY PUBLIC, STATE OF, TEXAS
 MY COMMISSION EXPIRES _____

SUBDIVISION MAP OF
PUEBLO DE PALMAS PHASE 22
 BEING A RE-SUBDIVISION OF 43,938 ACRES
 CONSISTING OF 7,939 ACRES OUT OF LOT 17,
 0.114 OF ONE ACRE OUT OF LOT 19,
 0.148 OF ONE ACRE OUT OF LOT 21,
 0.851 OF ONE ACRE OUT OF LOT 23,
 3.993 ACRES OUT OF LOT 24,
 0.953 OF ONE ACRE OUT OF LOT 25,
 4.399 ACRES OUT OF LOT 26,
 1.566 ACRES OUT OF LOT 27,
 8.644 ACRES OUT OF LOT 28,
 5.896 ACRES OUT OF LOT 29,
 9.434 ACRES OUT OF LOT 30, BLOCK 63
 AMENDED MAP OF SANTA CRUZ GARDENS UNIT No. 2
 VOLUME 8, PAGES 28-29 H.C.M.R.
 HIDALGO COUNTY, TEXAS

AMENDED MAP OS LOT P
 SANTA CRUZ GARDENS UNIT No. 2
 VOLUME 8, PAGES 28-29, H.C.M.R.
 CARLOS S. NAVARRO AND WIFE, ENEYDA M. NAVARRO
 W.D. DOCUMENT NUMBER 2786982, H.C.O.R. N08° 36' 11"E

- 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

PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	JGF LAND CO. INC.	41 GARY FRISBY, PRESIDENT	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



MELDEN & HUNT, INC.
 TEXAS REGIST. F-1435
 CONSULTANTS ENGINEERS SURVEYORS
 115 W. MCINTYRE OFF: (956) 381-0981
 EDINBURG, TX. 78541 FAX: (956) 381-1839
 227 N. F.M. 3167 OFF: (956) 487-8256
 RIO GRANDE CITY, TX. 78582 FAX: (956) 488-8591
 E-MAIL: www.meldenandhunt.com ESTABLISHED 1947

DRAWN BY: CIRO DATE: _____
 SURVEYED, CHECKED DATE: _____
 FINAL CHECK DATE: _____

PARK AND WALK AREA
 116 RESIDENTIAL LOTS
 6 COMMERCIAL LOTS

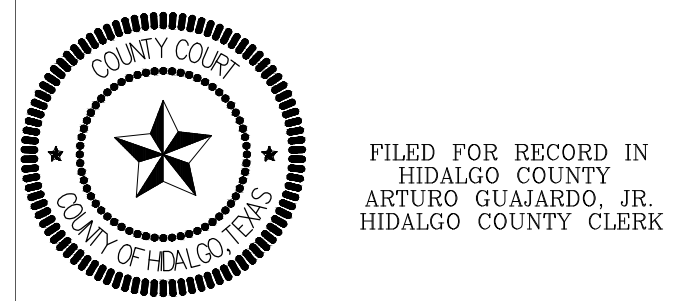
LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
 PUEBLO DE PALMAS PHASE 22 IS LOCATED IN THE MID-CENTRAL PART OF HIDALGO COUNTY ALONG THE WEST SIDE OF ALAMO ROAD AND APPROXIMATELY 3000 FEET SOUTH OF THE INTERSECTION OF ALAMO ROAD & DAVIS ROAD. THE NORTHWEST CORNER OF PUEBLO DE PALMAS PHASE 22 IS LOCATED ALONG THE EAST SIDE OF CESAR CHAVEZ ROAD AND IS APPROXIMATELY 2912 FEET SOUTH OF THE INTERSECTION OF CESAR CHAVEZ ROAD & DAVIS 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 77,100), PUEBLO DE PALMAS PHASE 22 LIES 0.50 MILES FROM THE CITY LIMITS (AND IS WITHIN THE 2 MILE EXTRATERRITORIAL JURISDICTION (E.T.J.) UNDER LOCAL GOVERNMENT CODE § 212.001 AND 42.021. THIS SUBDIVISION FALLS WITHIN PRECINCT 4.

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 22 WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND ON 9/20/17 BY ME OR UNDER MY SUPERVISION.

FRED L. KURTH, RPLS # 4750



- INDEX TO SHEET OF PUEBLO DE PALMAS PHASE 22**
- SHEET 1: HEADING, INDEX, LOCATION MAP AND E.T.J. PRINCIPAL CONTACTS; MAP, LOT, STREETS, AND EASEMENT LAYOUT; SURVEYOR'S CERTIFICATION; OWNER'S DEDICATION, CERTIFICATION, ATTESTATION; ENGINEERING CERTIFICATION CITY; APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES, 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.



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

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

PUEBLO DE PALMAS PHASE 22

SUBDIVISION MAP OF
BEING A RE-SUBDIVISION OF 43.938 ACRES
CONSISTING OF 7.939 ACRES OUT OF LOT 17,
0.114 OF ONE ACRE OUT OF LOT 19,
0.148 OF ONE ACRE OUT OF LOT 21,
0.851 OF ONE ACRE OUT OF LOT 23,
3.993 ACRES OUT OF LOT 24,
0.953 OF ONE ACRE OUT OF LOT 25,
4.399 ACRES OUT OF LOT 26,
1.566 ACRES OUT OF LOT 27,
8.644 ACRES OUT OF LOT 28,
5.896 ACRES OUT OF LOT 29,
9.434 ACRES OUT OF LOT 30, BLOCK 63
AMENDED MAP OF SANTA CRUZ GARDENS UNIT No. 2
VOLUME 8, PAGES 28-29 H.C.M.R.
HIDALGO COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 34.878 ACRES SITUATED IN HIDALGO COUNTY, TEXAS, BEING PART OR PORTION OF LOTS 24, 25, 26, 27, 28, 29 AND 30, BLOCK 63, AMENDED MAP OF SANTA CRUZ GARDENS UNIT NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8, PAGES 28-29, HIDALGO COUNTY MAP RECORDS, WHICH SAID 34.878 ACRES WERE CONVEYED TO J.W. THOMAS, INC., BY VIRTUE OF A WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 535420, HIDALGO COUNTY OFFICIAL RECORDS, AND BY TWO SPECIAL WARRANTY DEEDS RECORDED UNDER DOCUMENT NUMBERS 1543844 AND 1563266, HIDALGO COUNTY OFFICIAL RECORDS, SAID 34.878 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 24, BLOCK 63, FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

- 1. THENCE, S 08° 36' 11" W ALONG THE EAST LINE OF SAID LOTS 24, 28 AND 30, BLOCK 63, AND WITHIN THE EXISTING RIGHT-OF-WAY OF ALAMO ROAD, AT A DISTANCE OF 330.00 FEET PASS THE SOUTHEAST CORNER OF SAID LOT 24, BLOCK 63, AND THE NORTHEAST CORNER OF SAID LOT 26, BLOCK 63, AT A DISTANCE OF 660.00 FEET PASS THE SOUTHEAST CORNER OF SAID LOT 26, BLOCK 63, AND THE NORTHEAST CORNER OF SAID LOT 28, BLOCK 63, AT A DISTANCE OF 990.00 FEET PASS THE SOUTHEAST CORNER OF SAID LOT 28, BLOCK 63, AND THE NORTHEAST CORNER OF SAID LOT 30, BLOCK 63, CONTINUING A TOTAL DISTANCE OF 1,300.53 FEET TO A NO. 4 REBAR FOUND [NORTHING: 16647786.609, EASTING: 1115932.289] ON THE SOUTHEAST CORNER OF SAID LOT 30, BLOCK 63, FOR THE SOUTHEAST CORNER OF THIS TRACT;
2. THENCE, N 81° 27' 24" W ALONG THE SOUTH LINE OF SAID LOTS 30, BLOCK 63, AND THE SOUTH LINE OF SAID LOT 30, BLOCK 62, AT A DISTANCE OF 30.00 FEET PASS THE WEST RIGHT-OF-WAY LINE OF ALAMO ROAD, A DISTANCE OF 1,320.45 FEET PASS THE SOUTHWEST CORNER OF SAID LOT 30, BLOCK 63, AND THE SOUTHWEST CORNER OF SAID LOT 29, BLOCK 63, CONTINUING A TOTAL DISTANCE OF 2,097.66 FEET FOR THE SOUTHWEST CORNER OF THIS TRACT;
3. THENCE, N 37° 34' 56" E A DISTANCE OF 1,604.17 FEET TO AN OUTSIDE CORNER OF THIS TRACT;
4. THENCE, S 08° 36' 11" E A DISTANCE 100.61 FEET TO AN INSIDE CORNER OF THIS TRACT;
5. THENCE, S 81° 23' 49" W A DISTANCE OF 70.02 FEET FOR AN OUTSIDE CORNER OF THIS TRACT;
6. THENCE, N 37° 34' 56" E A DISTANCE OF 1,065.82 FEET FOR AN INSIDE CORNER OF THIS TRACT;
7. THENCE, S 81° 27' 24" E A DISTANCE OF 669.50 FEET FOR AN INSIDE CORNER OF THIS TRACT;
8. THENCE, N 08° 32' 36" E A DISTANCE OF 158.68 FEET FOR AN INSIDE CORNER OF THIS TRACT;
9. THENCE, N 81° 23' 51" W A DISTANCE OF 12.53 FEET FOR AN OUTSIDE CORNER OF THIS TRACT;
10. THENCE, S 81° 23' 50" E A DISTANCE OF 390.00 FEET FOR AN INSIDE CORNER OF THIS TRACT;
11. THENCE, S 82° 32' 13" E A DISTANCE OF 50.01 FEET FOR AN OUTSIDE CORNER OF THIS TRACT;
12. THENCE, S 81° 23' 49" E A DISTANCE OF 100.00 FEET FOR AN INSIDE CORNER OF THIS TRACT;
13. THENCE, N 08° 36' 11" E A DISTANCE OF 492.00 FEET FOR AN OUTSIDE CORNER OF THIS TRACT;
14. THENCE, S 81° 23' 49" E A DISTANCE OF 100.00 FEET FOR AN INSIDE CORNER OF THIS TRACT;
15. THENCE, N 25° 18' 08" E A DISTANCE OF 52.20 FEET FOR AN OUTSIDE CORNER OF THIS TRACT;
16. THENCE, N 08° 36' 11" E A DISTANCE OF 110.00 FEET FOR AN OUTSIDE CORNER OF THIS TRACT;
17. THENCE, S 81° 23' 49" E ALONG THE NORTH LINE OF SAID LOT 24, BLOCK 63, AT A DISTANCE OF 425.00 FEET PASS A NO. 4 REBAR FOUND ON THE EAST RIGHT-OF-WAY LINE OF ALAMO ROAD, CONTINUING A TOTAL DISTANCE OF 455.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 34.878 ACRES OF LAND, MORE OR LESS.

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 9.368 ACRES SITUATED IN HIDALGO COUNTY, TEXAS, BEING PART OR PORTION OF LOT 17, BLOCK 63, AMENDED MAP OF SANTA CRUZ GARDENS UNIT NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8, PAGES 28-29, HIDALGO COUNTY MAP RECORDS, WHICH SAID 9.368 ACRES WERE CONVEYED TO J.W. THOMAS, INC., BY VIRTUE OF A WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 535420, HIDALGO COUNTY OFFICIAL RECORDS, AND BY TWO SPECIAL WARRANTY DEEDS RECORDED UNDER DOCUMENT NUMBERS 1543844 AND 1563266, HIDALGO COUNTY OFFICIAL RECORDS, SAID 9.368 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NO. 4 REBAR FOUND [NORTHING: 16650248.891, EASTING: 1114969.332] ON THE NORTHEAST CORNER OF SAID LOT 17, BLOCK 63, FOR THE NORTHERNMOST NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

- 1. THENCE, S 08° 36' 11" W ALONG THE EAST LINES OF SAID LOTS 17, BLOCK 63, A DISTANCE OF 211.10 FEET FOR THE SOUTHEAST CORNER OF THIS TRACT;
2. THENCE, S 58° 49' 03" W A DISTANCE OF 138.12 FEET TO AN OUTSIDE CORNER OF THIS TRACT;
3. THENCE, IN A NORTHWESTERLY DIRECTION ALONG SAID CURVE TO THE LEFT WITH CENTRAL ANGLE OF 94° 50' 50", WITH A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 82.77 FEET, A TANGENT OF 73.64 FEET, AND A CHORD THAT BEARS S 86° 26' 16" W A DISTANCE OF 73.64 FEET TO AN ANGLE POINT OF THIS TRACT
4. THENCE, N 81° 23' 49" W AT A DISTANCE OF 1111.88 FEET PASS THE EAST RIGHT-OF-WAY OF CESAR CHAVEZ ROAD AND CONTINUING A TOTAL OF 1141.88 FEET TO THE WEST LINE OF LOT 17 FOR THE SOUTHWEST CORNER OF THIS TRACT;
5. THENCE, N 08° 36' 11" E ALONG THE WEST LINE OF SAID LOT 17 A DISTANCE OF 315.00 FEET TO THE NORTHWEST CORNER OF SIDE LOT 17 FOR THE NORTHWEST CORNER OF THIS TRACT;
6. THENCE, S 81° 23' 49" E ALONG THE NORTH LINE OF SAID LOT 17, BLOCK 63, AT A DISTANCE OF 30.00 FEET PASS A NO. 4 REBAR FOUND ON THE EAST RIGHT-OF-WAY LINE OF CESAR CHAVEZ ROAD, CONTINUING A TOTAL DISTANCE OF 1,320.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 128.445 ACRES OF LAND, MORE OR LESS.

GENERAL PLAT NOTES & RESTRICTIONS:

- 1. FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "X" (SHADED); ZONE "X" SHADES 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. COMMUNITY-PANEL NO. 480334 0325 D EFFECTIVE DATE: JUNE 6, 2000 FURTHER REVISED AS PER LOMR DATED MAY 17, 2001.
2. 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
3. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT. SINGLE FAMILY RESIDENCES SHALL INCLUDE THE FOLLOWING: MOBILE HOME, TRAVEL TRAILER, FRAME HOME, AND SLAB HOME. LOTS 1, 57, 58, 93, 100 AND 101 ARE FOR COMMERCIAL USE OR RESIDENTIAL ONLY COMMERCIAL USE SHALL HAVE ACCESS TO OR FROM ALAMO ROAD, ANY ADJACENT LOT TO THE ABOVE MENTION LOTS CAN BE ADDED TO COMMERCIAL USE.
4. 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.
5. 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)
6. --B.M. NO. 1 MHI ALUMINUM DISK FOUND IN CONCRETE ALONG THE WEST RIGHT-OF-WAY OF ALAMO ROAD AT THE NORTHEAST CORNER OF LOT 1 OF THIS PLAT. ELEV. 76.50.
--B.M. NO. 2 MHI ALUMINUM DISK SET IN CONCRETE ALONG THE EAST SIDE OF CESAR CHAVEZ ROAD. LOCATED AT THE SOUTHWEST CORNER OF LOT 216 OF THIS PLAT. ELEV. 76.25.
7. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 255,813 CUBIC FEET 2.873 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 22 DEVELOPMENT. DETENTION WILL BE WITHIN THE WIDENING OF A SANTA CRUZ IRRIGATION DISTRICT DITCH ALONG THE SOUTH SIDE OF THIS SUBDIVISION.
8. 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.
9. 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.
10. 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.
11. 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.
12. NO DRIVEWAY LOT ACCESS WILL BE ALLOWED FOR LOTS 112 THROUGH 115 ONTO ALAMO ROAD.
13. 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.
14. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPPP) REQUIREMENTS.
15. LOT OWNERS SHALL INSTALL A REQUIRED 5' SIDEWALK ALONG BOTH SIDE OF INTERIOR STREET AT BUILDING PERMIT STAGE. SIDEWALK SHALL BE LOCATED 3 FEET BEHIND LAYBACK CURB.

Three Lot Area Tables with columns: Lot #, SQ. FT., Area. Table 1: Lots 1-20. Table 2: Lots 21-40. Table 3: Lots 41-60.

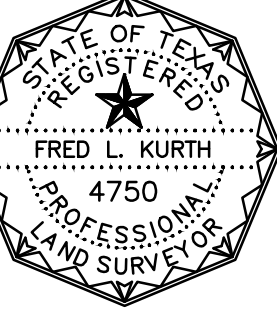
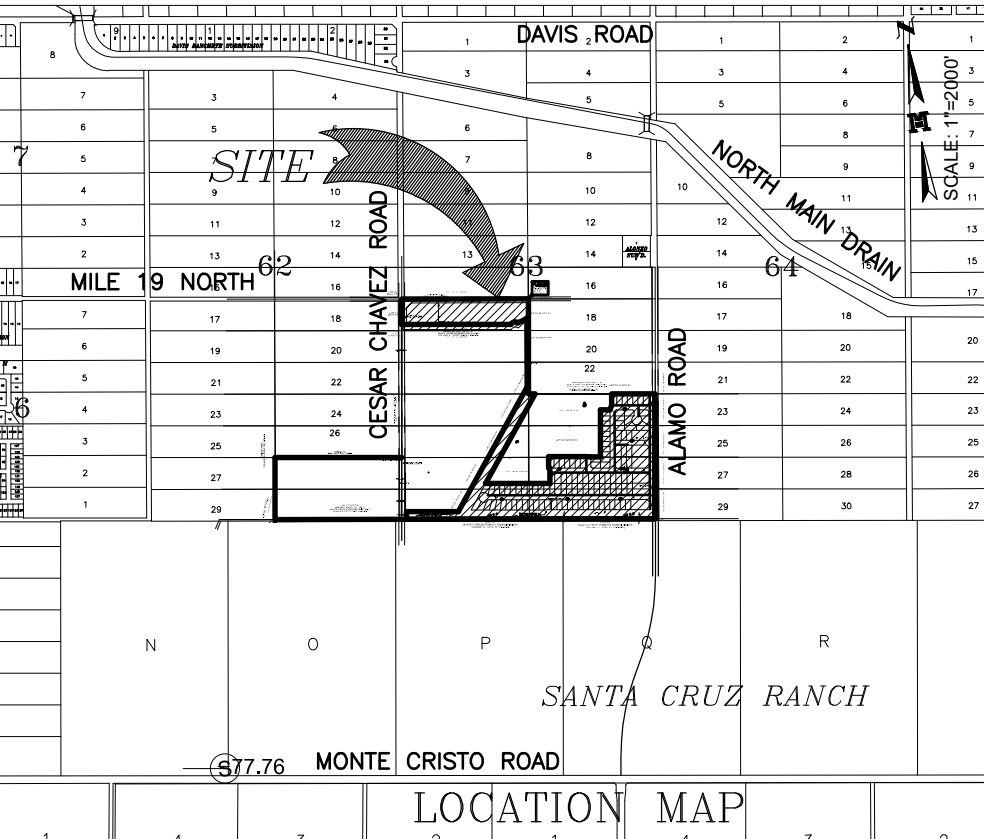
Three Lot Area Tables with columns: Lot #, SQ. FT., Area. Table 1: Lots 61-80. Table 2: Lots 81-100. Table 3: Lots 101-120.

Lot Area Table with columns: Lot #, SQ. FT., Area. Table 1: Lots 121-122.

Line Table and Curve Table. Line Table: Line #, Direction, Length. Curve Table: Curve #, Length, Radius, Delta, Chord Direction, Chord Length, Tangent.

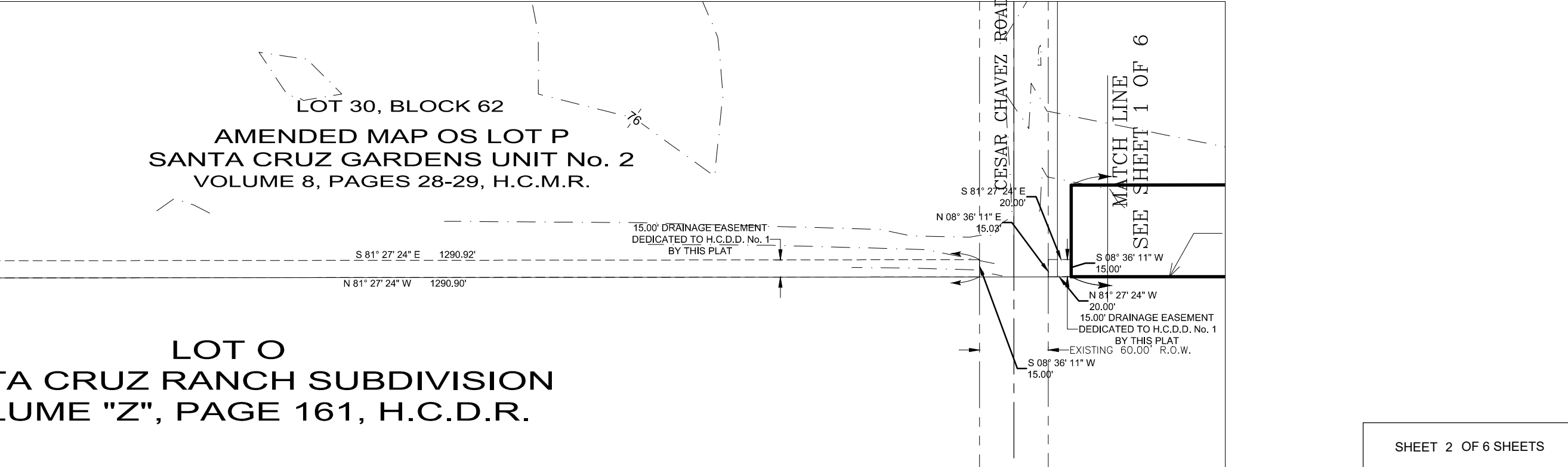
MELDEN & HUNT, INC. TEXAS REGIST. F-1435. CONSULTANTS' ENGINEERS SURVEYORS. 115 W. MONTYRE, EDINBURG, TX. 78541. OFF: (956) 381-0981 FAX: (956) 381-1839. 227 N. F.M. 3167, ROYAL CANOE CITY, TX. 78582. OFF: (956) 487-8258 FAX: (956) 488-8591. E-MAIL: www.meldenandhunt.com ESTABLISHED 1947.

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY: PUEBLO DE PALMAS PHASE 22 IS LOCATED IN THE MID-CENTRAL PART OF HIDALGO COUNTY ALONG THE WEST SIDE OF ALAMO ROAD AND APPROXIMATELY 3905 FEET SOUTH OF THE INTERSECTION OF ALAMO ROAD & DAVIS ROAD. THE NORTHWEST CORNER OF PUEBLO DE PALMAS PHASE 22 IS LOCATED ALONG THE EAST SIDE OF CESAR CHAVEZ ROAD AND IS APPROXIMATELY 2912 FEET SOUTH OF THE INTERSECTION OF CESAR CHAVEZ ROAD & DAVIS 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 77,100), PUEBLO DE PALMAS PHASE 22 LIES 0.50 MILES FROM THE CITY LIMITS (AND IS WITHIN THE 2 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 212.001 AND 42.001. THIS SUBDIVISION FALLS WITHIN PRECINCT 4.



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 22 WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND ON 9/20/17 BY ME OR UNDER MY SUPERVISION.

FRED L. KURTH, RPLS # 4750



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 (6). 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 DETERMINATION.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1. RAUL E. SESIN P.E., C.F.M. GENERAL MANAGER. DATE:

CITY OF EDINBURG CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 212.009(C) AND § 212.015(B)

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

DATE: CHAIRPERSON PLANNING & ZONING COMMISSION

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

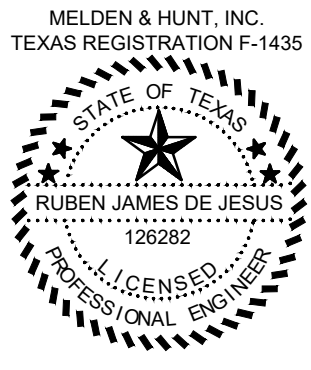
WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF PUEBLO DE PALMAS PHASE 22 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON DAY OF 20.

HIDALGO COUNTY JUDGE. ATTEST: HIDALGO COUNTY CLERK

STATE OF TEXAS COUNTY OF HIDALGO

I, RUBEN JAMES DE JESUS, 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.

RUBEN JAMES DE JESUS, PE # 126282. DATE PREPARED: SEPTEMBER 23, 2015. JOB No. (ENG.) 17180.00. BY: CIRO



APPROVED BY IRRIGATION DISTRICT

THIS PLAT APPROVED BY SANTA CRUZ IRRIGATION DISTRICT No. 15 ON THIS DAY OF 2018 SUBJECT TO THE FOLLOWING: 1.) NO BUILDINGS ALLOWED ON TOP OF AN IRRIGATION LINE; 2.) FIFTEEN FOOT (15') EASEMENT ON EACH SIDE OF IRRIGATION LINE OR CANAL; 3.) ALL LOTS SUBJECT TO RULES, REGULATION, RIGHTS-OF-WAY AND EASEMENTS OF DISTRICT; AND 4.) IF SUBDIVISION IS NOT EXCLUDED FROM DISTRICT AND IRRIGATION TO INDIVIDUAL LOTS IS DESIRED, EASEMENTS FOR NECESSARY IRRIGATION FACILITIES TO SUCH LOTS FROM THE CLOSEST DISTRICT DELIVERY POINT SHALL BE PROVIDED, THE LOT OWNER BEING RESPONSIBLE TO INSTALL NECESSARY FACILITIES.

SECRETARY: PRESIDENT:

WASTEWATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:

PUEBLO DE PALMAS PHASE 22 SUBDIVISION WILL BE TREATED BY WASTEWATER SERVICE FROM CITY OF EDINBURG. THE SUBDIVIDER AND CITY OF EDINBURG HAVE ENTERED INTO A CONTRACT IN WHICH THE CITY OF EDINBURG HAS PROMISED TO TREAT THE SUFFICIENT WASTEWATER FOR AT LEAST 30 YEARS AND THE CITY OF EDINBURG HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WASTEWATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

THE CITY OF EDINBURG HAS AN EXISTING MANHOLE AT THE SOUTHEAST CORNER OF LOT N, SANTA CRUZ GARDEN SUBDIVISION ALONG THE NORTH SIDE OF MONTE CRISTO ROAD AND APPROXIMATELY 1428 FEET WEST OF CESAR CHAVEZ ROAD. THE WASTEWATER SYSTEM FOR PUEBLO DE PALMAS PHASE 22 SUBDIVISION CONSISTS OF AN 8" FORCE MAIN, AND 8" DIAMETER SEWER LINES. A PROPOSED 8" FORCE MAIN SHALL BE CONNECTED TO THE PREVIOUSLY MENTIONED SANITARY MANHOLE THEN RUN EAST ALONG THE NORTH SIDE OF MONTE CRISTO ROAD APPROXIMATELY 4,080.00 FEET THEN RUNS NORTH APPROXIMATELY 2,852 FEET TO THE SOUTHEAST CORNER OF THIS SUBDIVISION CONNECTING TO A LIFT STATION. AN 8" SEWER LINE EXTENDS OUT FROM THE LIFT STATION RUNNING NORTH ALONG THE WEST RIGHT-OF-WAY OF ALAMO ROAD ENDING WITH A CAP AT THE NORTHEAST CORNER OF LOT 115. ANOTHER 8" SEWER LINE CONNECT TO THE PREVIOUSLY MENTION SEWER LINE THEN RUNS WEST ALONG THE NORTH NORTH RIGHT-OF-WAY OF PRIDE AVENUE ENDING WITH A SANITARY MANHOLE AT THE SOUTHEAST CORNER OF LOT 31. ANOTHER 8" SEWER LINE CONNECT TO THE SEWER LINE ALONG THE WEST SIDE OF ALAMO ROAD THEN RUNS WEST ALONG THE SOUTH RIGHT-OF-WAY OF DESTINY AVENUE ENDING WITH A CAP AT THE WEST SIDE OF KIT DUSTIN STREET. AN OTHER 8" SEWER LINE CONNECTS TO THE SEWER LINE ALONG THE WEST RIGHT-OF-WAY OF ALAMO ROAD THEN RUNS WEST ALONG THE NORTH RIGHT-OF-WAY OF PILGRIM AVENUE ENDING WITH A CAP AT THE SOUTHWEST CORNER OF LOT 121. AN 8" SEWER LINE CONNECTS TO THE PREVIOUSLY MENTION SEWER LINE RUNNING SOUTH ALONG THE EAST SIDE OF LINA STREET ENDING WITH A MANHOLE AT THE NORTHWEST CORNER OF LOT 113. AN OTHER 8" SEWER LINE CONNECT TO A MANHOLE AT THE NORTHEAST CORNER OF LOT 62 THEN RUNS NORTH ALONG THE EAST RIGHT-OF-WAY OF CRICKET STREET ENDING WITH A MANHOLE AT THE SOUTHWEST CORNER OF LOT 108. AN OTHER 8" SEWER LINE CONNECT TO THE SANITARY MANHOLE AT THE NORTHWEST CORNER OF LOT 97 THEN RUNS EAST ALONG THE SOUTH RIGHT-OF-WAY OF DIRK RYAN AVENUE ENDING WITH A SANITARY MANHOLE AT THE NORTHWEST CORNER OF LOT 99. AN OTHER 8" SEWER LINE CONNECTS TO THE SEWER LINE ALONG THE SOUTH RIGHT-OF-WAY OF DESTINY AVENUE THEN RUNS NORTH ALONG THE WEST SIDE OF ERIKA STREET ENDING WITH A CAP AT THE NORTHEAST CORNER OF LOT 79 TO SERVE THIS SUBDIVISION.

THE 10" AND 8" LINE, 4" SERVICE LINE AND NINE (9) 48" SANITARY SEWER MANHOLES HAVE BEEN INSTALLED. AT A TOTAL COST OF \$113,024.00 OR \$1,130.24 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID THE CITY OF EDINBURG THE SUM OF \$ 11,495.00 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.

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

LA SUBDIVISIÓN PUEBLO DE PALMAS PHASE 22 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.

LA CIUDAD DE EDINBURG TIENE UN ALCANTARILLA LOCALIZADO EN EL SURESTE DE LOTE N, SANTA CRUZ GARDEN SUBDIVISION Y EN EL LADO NORTE DEL DERIHO DE VILLA DE MONTE CRISTO ROAD Y APROXIMATEMENTE 1,428 PIES AL OESTE DE CESAR CHAVEZ ROAD. EL SISTEMA DE PROVISIÓN DE DRENAJE SANITARIO PARA LA SUBDIVISIÓN PUEBLO DE PALMAS PHASE 22 CONSISTE DE UN CONDUCTO DE PRESION DE 8" Y CONDUCTO DE 8". LA LINEA DE 8" SE CONECTA AL ALCANTARILLA EXISTENTE Y CORE AL ESTE EN EL LADO NORTE DEL DERECHO DE VÍA (RIGHT OF WAY) DE LA CARRETERA MONTE CRISTO ROAD APROXIMATEMENTE 4,080.00 PIES LUEGO CORE AL NORTE APROXIMADO 2,852 PIES AL SURESTE DE ESTA SUBDIVISION CONECTANDO A UN SISTEMA DE POMPA SANITARIO. SE EXTIENDE UNA LINEA DE 8" DEL SISTEMA DE PRESION SANITARIO Y CORE AL NORTE EN EL LADO OESTE DE ALAMO ROAD E TERMINA CON UN TAPON EN EL LADO NORESTE DE LOTS 115. OTRA LINEA SE CONECTA A UN ALCANTARILLA DE 48 PULGADAS LOCALIZADO EN EL LADO SURESTE DE LOTE 57 Y CORRE AL OESTE POR EL LADO NORTE DE LA CALLE PRIDE AVENUE TERMINANDO CON UN ALCANTARILLA DE 48 PULGADAS EN EL LADO SURESTE DE LOTE 31. OTRA CONDUCTA DE 8" SE CONECTA A UN ALCANTARILLA EXISTENTE DE 48 PULGADAS LOCALIZADO EN EL LADO NORESTE DE LOTE 58 Y CORE AL OESTE EN EL LADO SUR DE DERIHO DE VILLA DE DESTINY AVENUE TERMINANDO CON UN TAPON EN EL LADO OESTE DE KIT DUSTIN STREET. OTRO CONDUCTO DE 8" SE CONECTA A UN ALCANTARILLA EXISTENTE DE 48 PULGADAS LOCALIZADO EN EL LADO SURESTE DE LOTE 115 Y CORE AL OESTE EN EL LADO NORTE DE PILGRIM AVENUE TERMINANDO CON UN TAPON LOCALIZADA AL SUROESTE DE LOTE 121. OTRO CONDUCTO DE DRENAJE DE 8" SE CONECTA CON UNA ALCANTARILLA DE 48 PULGADAS LOCALIZADA EN EL LADO SURESTE DE LOTE 116 Y CORRE AL SUR POR EL LADO ESTE DE LA CALLE LINA STREET TERMINANDO CON UN ALCANTARILLA EXISTENTE DE 48 PULGADAS LOCALIZADO EN EL LADO NORESTE DE LOTE 113. OTRO CONDUCTO DE DRENAJE DE 8" SE CONECTA CON UNA ALCANTARILLA DE 48 PULGADAS LOCALIZADA AL NORESTE DE LOTE 62 Y CORRE AL NORTE EN EL LADO ESTE DE LA CALLE CRICKET STREET, TERMINARA CON UNA ALCANTARILLA DE 48 PULGADAS LOCALIZADA AL SUROESTE DE LOTE 108. OTRO CONDUCTO DE DRENAJE DE 8" SE CONECTA CON UNA ALCANTARILLA DE 48 PULGADAS LOCALIZADA AL NROESTE DE LOTE 97 Y CORRE AL ESTE EN EL LADO SUR DE LA CALLE DIRK RYAN AVENUE, TERMINARA CON UNA ALCANTARILLA DE 48 PULGADAS LOCALIZADA AL NROESTE DE LOTE 99. OTRO CONDUCTO DE DRENAJE DE 8" SE CONECTA CON UNA ALCANTARILLA DE 48 PULGADAS LOCALIZADA AL NROESTE DE LOTE 67 Y CORRE AL NORTE EN EL LADO OESTE DE LA CALLE ERIKA STREET, TERMINARA CON UNA ALCANTARILLA DE 48 PULGADAS LOCALIZADA AL NROESTE DE LOTE 79 PARA SERVIR ESTA SUBDIVISION.

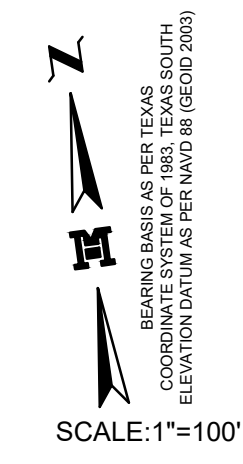
LAS LINEAS DE 10, Y 8 PULGADAS, SERVICIO DE 4 PULGADAS Y OCHO (8) ALCANTARILLAS HAN SIDO INSTALADAS, HA UN COSTO TOTAL DE \$113,024.00 O \$1,130.24 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA CIUDAD DE EDINBURG UN COSTO TOTAL DE \$ 11,495.00, O \$95.00 POR LOTE. EL SISTEMA DE DRENAJE SANITARIO ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO

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 SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

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

MAP OF SANITARY SEWER DISTRIBUTION SYSTEM MAPA DE SISTEMA DE DISTRIBUCION DE AGUA NEGRAS SUBDIVISION MAP OF PUEBLO DE PALMAS PHASE 22

BEING A RE-SUBDIVISION OF 43.938 ACRES
CONSISTING OF 7,939 ACRES OUT OF LOT 17,
0.114 OF ONE ACRE OUT OF LOT 19,
0.148 OF ONE ACRE OUT OF LOT 21,
0.851 OF ONE ACRE OUT OF LOT 23,
3.993 ACRES OUT OF LOT 24,
0.953 OF ONE ACRE OUT OF LOT 25,
4.399 ACRES OUT OF LOT 26,
1.566 ACRES OUT OF LOT 27,
8.644 ACRES OUT OF LOT 28,
5.896 ACRES OUT OF LOT 29,
9.434 ACRES OUT OF LOT 30, BLOCK 63
AMENDED MAP OF SANTA CRUZ GARDENS UNIT No. 2
VOLUME 8, PAGES 28-29 H.C.M.R.
HIDALGO COUNTY, TEXAS



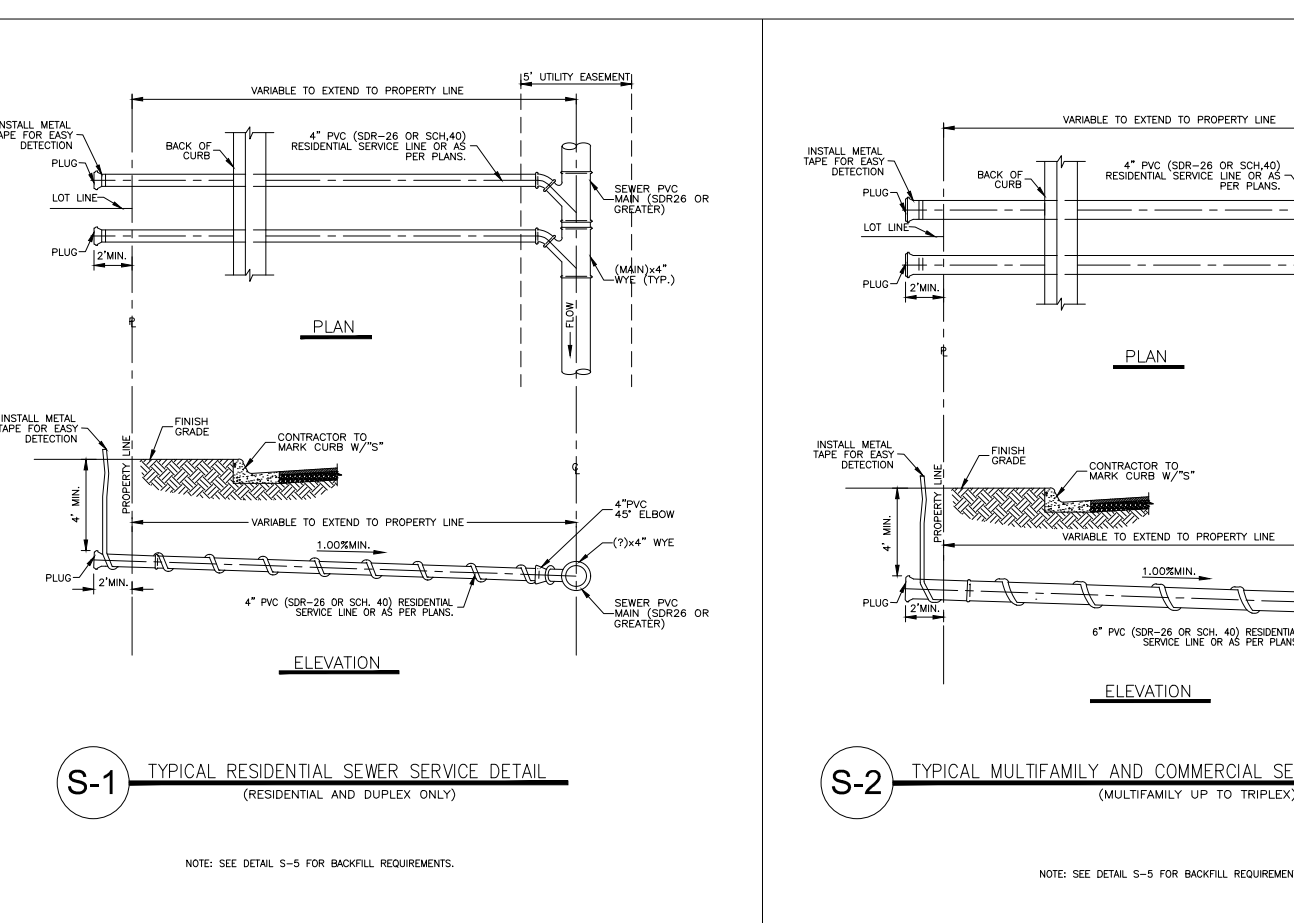
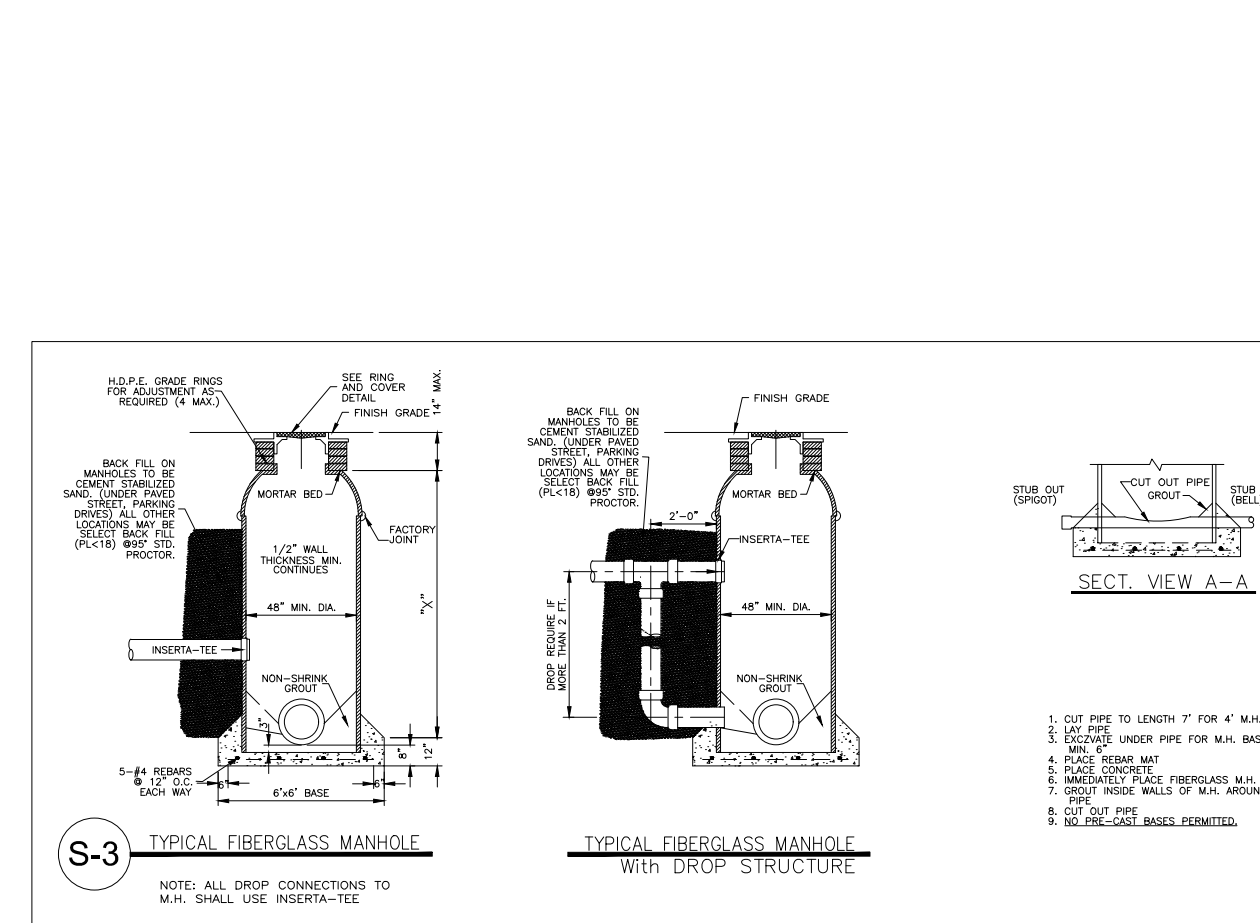
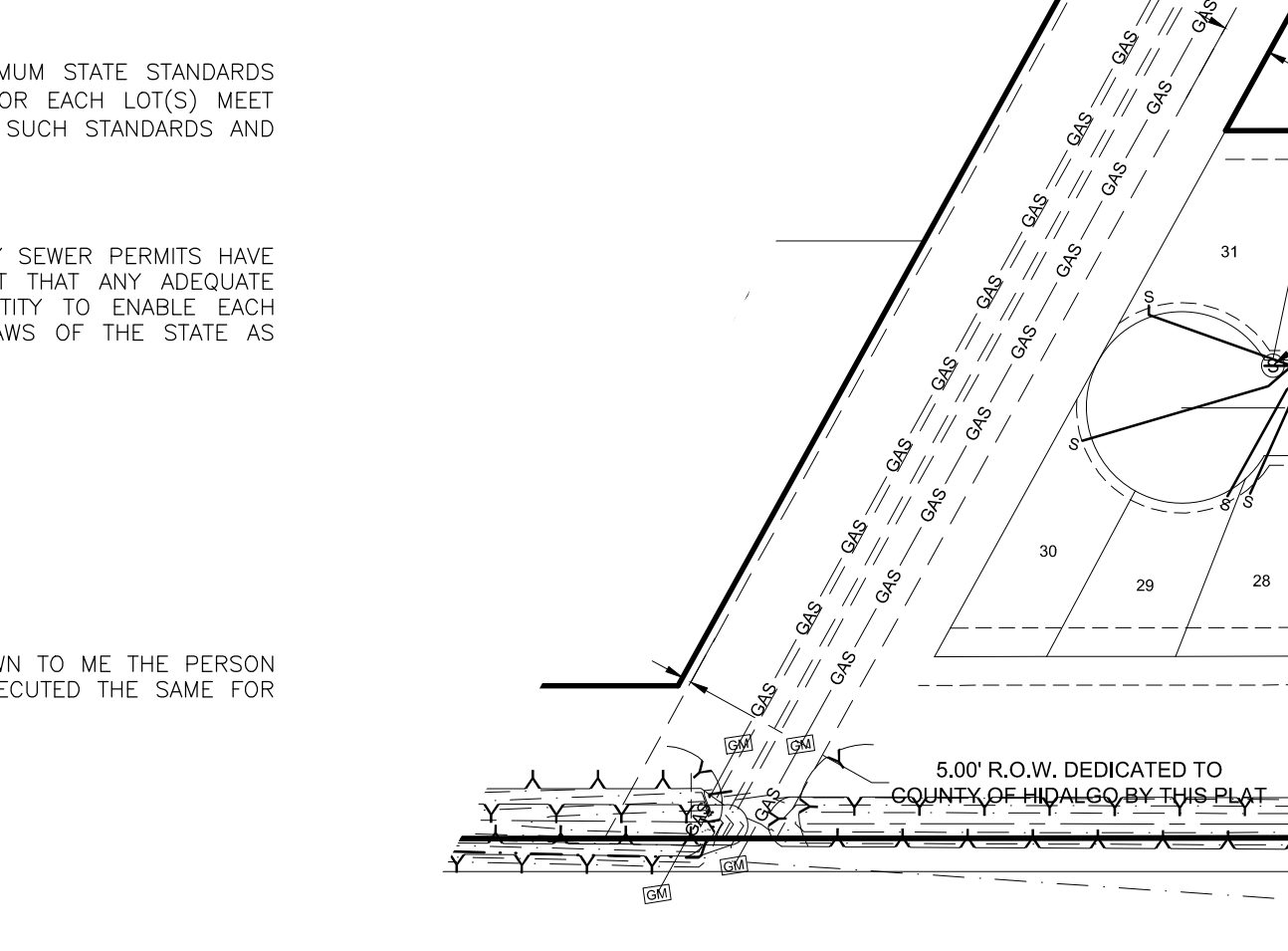
ENGINEER'S SIGNATURE: _____ DATE: _____
MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435
RUBEN JAMES DE JESUS
126282
LICENSED PROFESSIONAL ENGINEER

ENGINEER'S SIGNATURE: _____ DATE: _____
MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435
RUBEN JAMES DE JESUS
126282
LICENSED PROFESSIONAL ENGINEER

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

SUBDIVIDER STATEMENT:
I, J. GARY FRISBY, SUBDIVIDER OF PUEBLO DE PALMAS PHASE 22 SUBDIVISION, HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

J. GARY FRISBY
JGF LAND CO, INC. GP
STATE OF TEXAS
COUNTY OF HIDALGO:
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED J. GARY FRISBY, KNOWN TO ME THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO BE THAT HE EXECUTED THE SAME FOR PURPOSED AND CONSIDERATION THEREIN STATED, EVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20____.

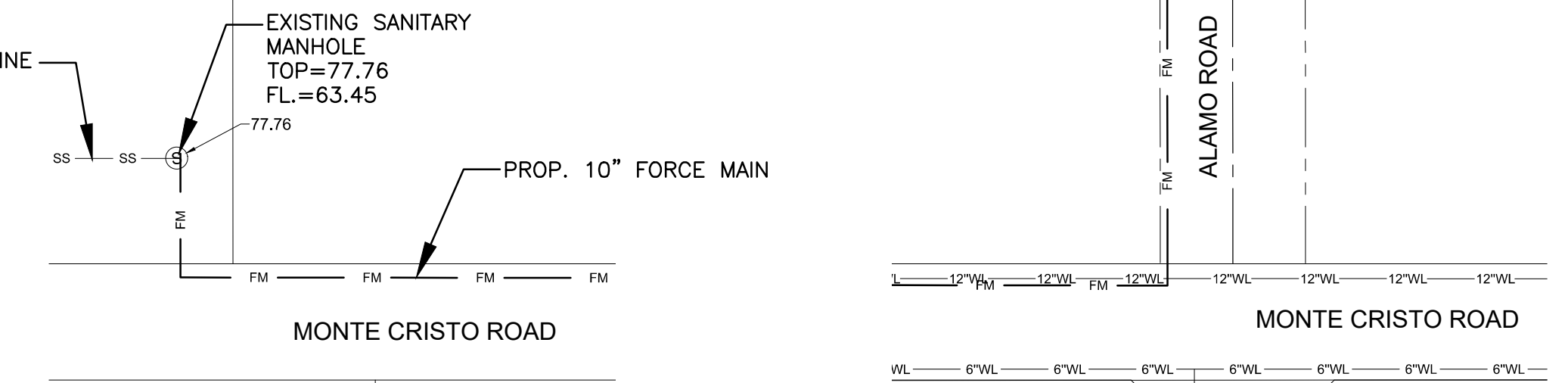


LOT 26, BLOCK 63

LOT 28, BLOCK 63

- LEGEND**
- FOUND NO. 4 REBAR
 - FOUND PIPE (SIZE AS NOTED)
 - FOUND CONCRETE MONUMENT
 - SET NO. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
 - SET NAIL
 - UNDERGROUND CABLE MARKER
 - IRRIGATION VALVE
 - IRRIGATION STAND PIPE
 - GAS MARKER
 - HOG WIRE FENCE
 - CANAL/DITCH LINE
 - GAS LINE
 - IRRIGATION LINE
 - TRANSMISSION LINE
 - SPOTTED WATER LINE (APPROXIMATE LOCATION)
 - LOT LINE
 - PROPERTY LINE (UNUSUALLY UP TO 10' ONLY)
 - SAME OWNER

MELDEN & HUNT, INC.
TEXAS REGIST. F-1435
CONSULTANTS ENGINEERS SURVEYORS
115 W. McINTYRE
EDINBURG, TX 78541
227 N. F.M. 3167
RIO GRANDE CITY, TX 78582
E-MAIL: www.meldenandhunt.com
OFF: (956) 381-0981
FAX: (956) 381-1839
OFF: (956) 487-8256
FAX: (956) 488-8591
ESTABLISHED 1947



LOT 21, BLOCK 64
LOT 23, BLOCK 64
LOT 25, BLOCK 64
LOT 27, BLOCK 64
LOT 29, BLOCK 64

MAP OF TOPOGRAPHY AND DRAINAGE:
 MAPA DE TOPOGRAFIA Y DESAGUE:
 SUBDIVISION MAP OF
PUEBLO DE PALMAS PHASE 22
 BEING A RE-SUBDIVISION OF 43.938 ACRES
 CONSISTING OF 7.939 ACRES OUT OF LOT 17,
 0.114 OF ONE ACRE OUT OF LOT 19,
 0.148 OF ONE ACRE OUT OF LOT 21,
 0.851 OF ONE ACRE OUT OF LOT 23,
 3.993 ACRES OUT OF LOT 24,
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 4.399 ACRES OUT OF LOT 26,
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 9.434 ACRES OUT OF LOT 30, BLOCK 63
 AMENDED MAP OF SANTA CRUZ GARDENS UNIT No. 2
 VOLUME 8, PAGES 28-29 H.C.M.R.
 HIDALGO COUNTY, TEXAS

DRAINAGE STATEMENT
 PUEBLO DE PALMAS PHASE 22

PUEBLO DE PALMAS PHASE 22 BEING A SUBDIVISION OF 42.992 ACRES BEING PART OR PORTION OF LOTS 17, 19, 21, 23, 24, 25, 26, 27, 28, 29, AND 30, BLOCK 63 AMENDED MAP OF SANTA CRUZ GARDENS UNIT No. 2, HIDALGO COUNTY, TEXAS AS RECORDED IN VOLUME 8, PAGES 28-29, HIDALGO COUNTY MAP RECORDS. THE PROPERTY IS LOCATED ALONG THE WEST SIDE OF ALAMO ROAD AND APPROXIMATELY 3,875.00 FEET SOUTH OF EAST DAVIS ROAD. THIS SUBDIVISION IS LOCATED IN THE CITY LIMITS OF THE CITY OF EDINBURG AND WITHIN THE 2 MILE ETJ. THE PROPERTY IS LOCATED IN ZONE "X" SHADED, 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" SHADING IS DEFINED AS AREAS OF 100-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.

THE LAND IS CURRENTLY WOODLAND AND WILL BE USED FOR RESIDENTIAL. PHASE 22 WILL CONSIST OF 116 RESIDENTIAL LOTS, 6 COMMERCIAL LOTS AND ONE OUT PARCEL P.

THE SOILS ARE HIDALGO FINE SANDY LOAM, HIDALGO SANDY CLAY LOAM AND RACOMBES SANDY CLAY LOAM WHICH IS MODERATELY PEROUS WITH A RELATIVELY LOW PLASTICITY INDEX. THIS SOIL IS IN HYDROLOGIC GROUP "B". (SEE EXCERPTS FROM "SOIL SURVEY OF HIDALGO COUNTY, TEXAS")

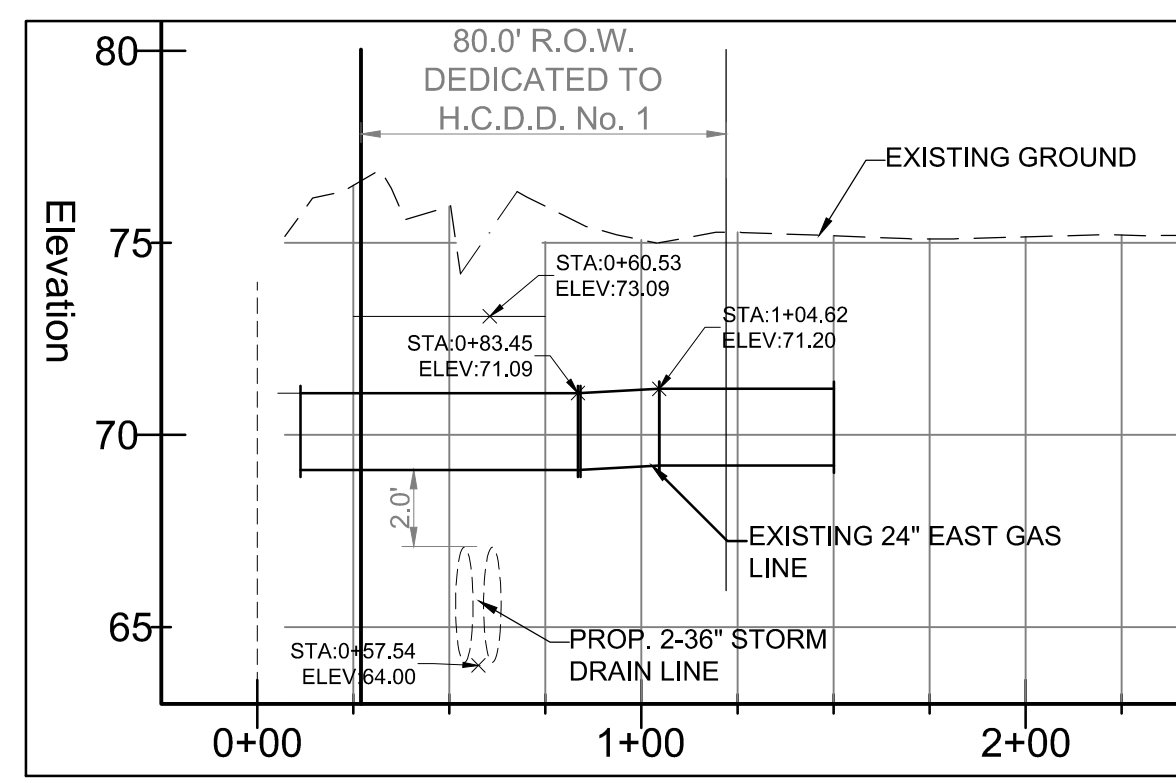
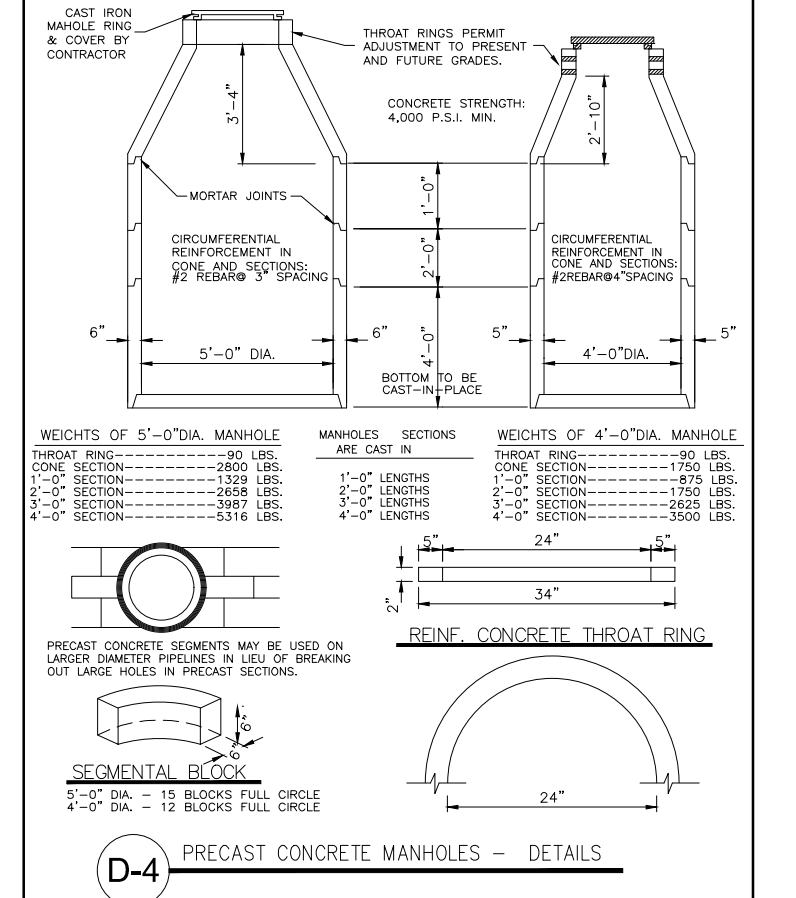
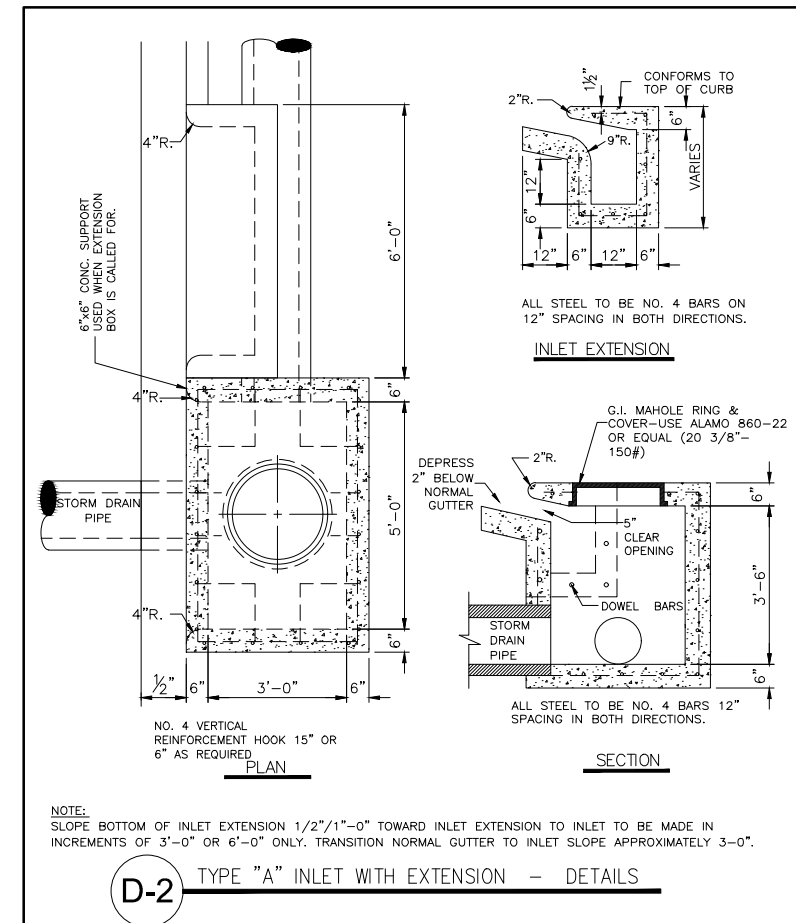
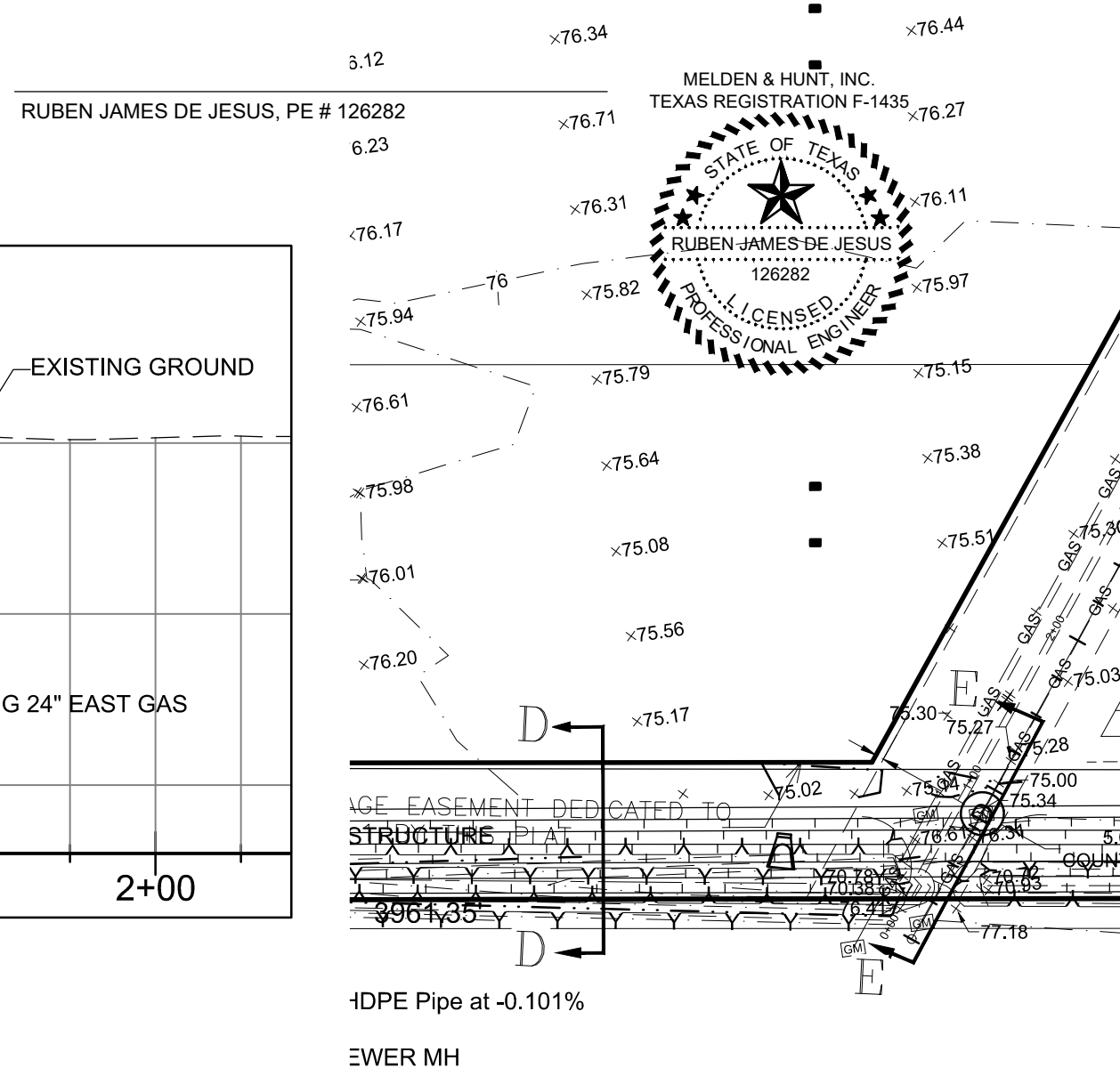
EXISTING RUNOFF IS BY SURFACE FLOW IN A SOUTHERLY DIRECTION AND HAS A RUNOFF OF 11.08 C.F.S. DURING THE 10-YEAR STORM FREQUENCY AS PER THE ATTACHED CALCULATIONS. PROPOSED RUNOFF AFTER DEVELOPMENT IS 93.76 C.F.S., DURING THE 10-YEAR STORM FREQUENCY, PER THE ATTACHED CALCULATION, WHICH IS AN INCREASE OF 82.68 C.F.S.

THE EXISTING DRAINAGE FOR PUEBLO DE PALMAS PHASE 22 CONSISTS OF SURFACE RUNOFF FROM THE LOTS INTO THE PROPOSED STREETS. THE STREET SHALL CHANNEL RUNOFF INTO A PROPOSED DRAINAGE SYSTEM OF TYPE "CC" INLETS AND STORM PIPES RANGING IN SIZE FROM 18" TO 36" THAT FLOW SOUTH DRAINING INTO A PROPOSED HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 DRAINAGE DITCH ALONG THE SOUTH BOUNDARY LINE OF THIS SUBDIVISION. THE H.C.D.D. NO. 1 DRAINAGE DITCH SHALL DRAIN INTO AN EXISTING SANTA CRUZ IRRIGATION DISTRICT NO. 15 DRAINAGE DITCH VIA A 36" STORM DRAIN PIPE THEN FLOWING EAST ULTIMATELY DISCHARGES INTO THE NORTH MAIN DRAIN VIA A 60" STORM DRAIN PIPE. H.C.D.D. NO. 1 MAY POSSIBLY BE PAYING FOR THE OVERSIZE OF THE SECONDARY DISCHARGE THROUGH THE PUEBLO DE PALMAS PHASE 22-26 AND THE LINE THAT DISCHARGES TO THE MONTE CRISTO DRAIN ALONG THE WEST LINE OF TEXAS YOUTH COMMISSION. (SEE ATTACHED EXHIBITS AND DETAILS)

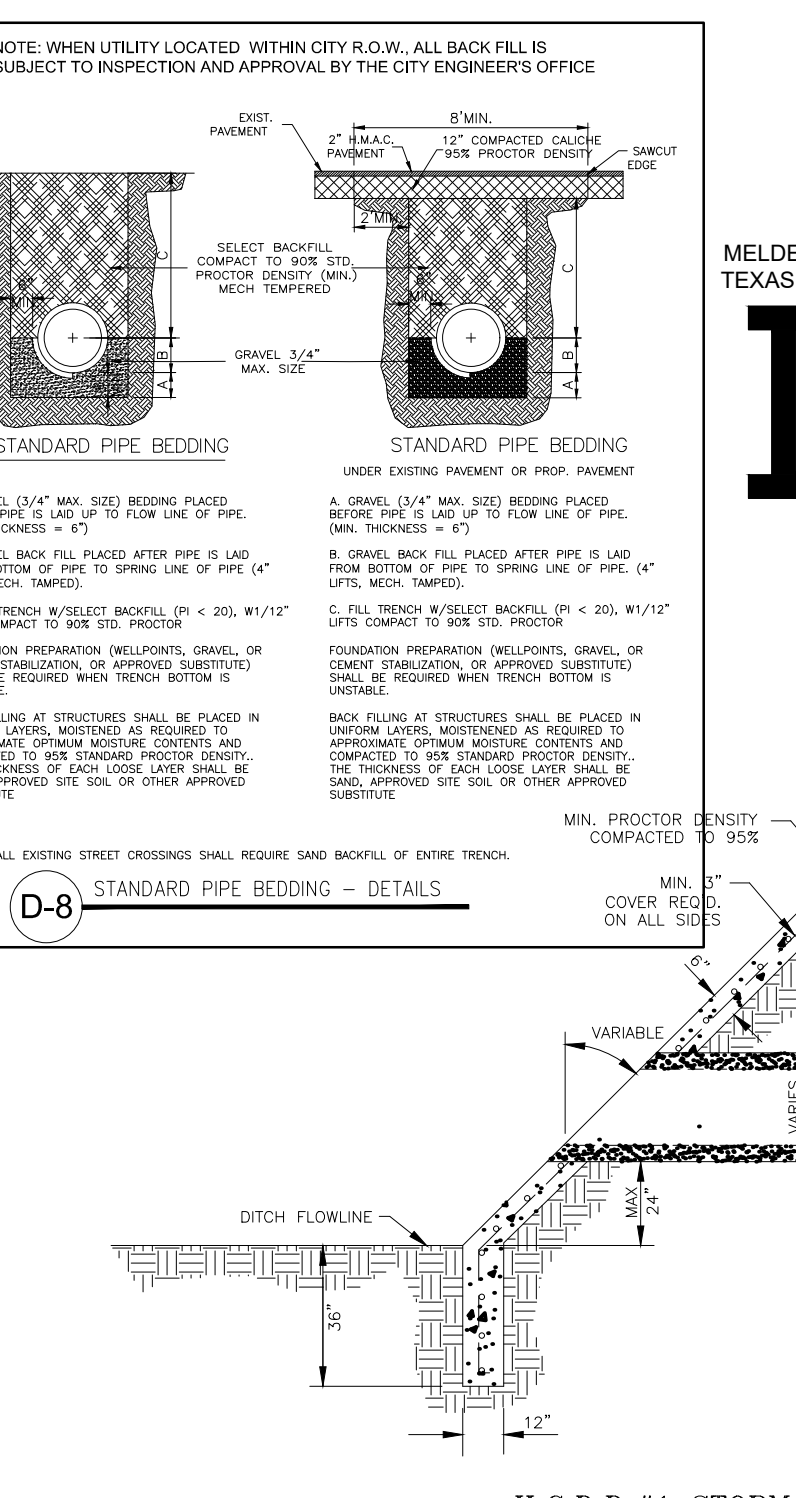
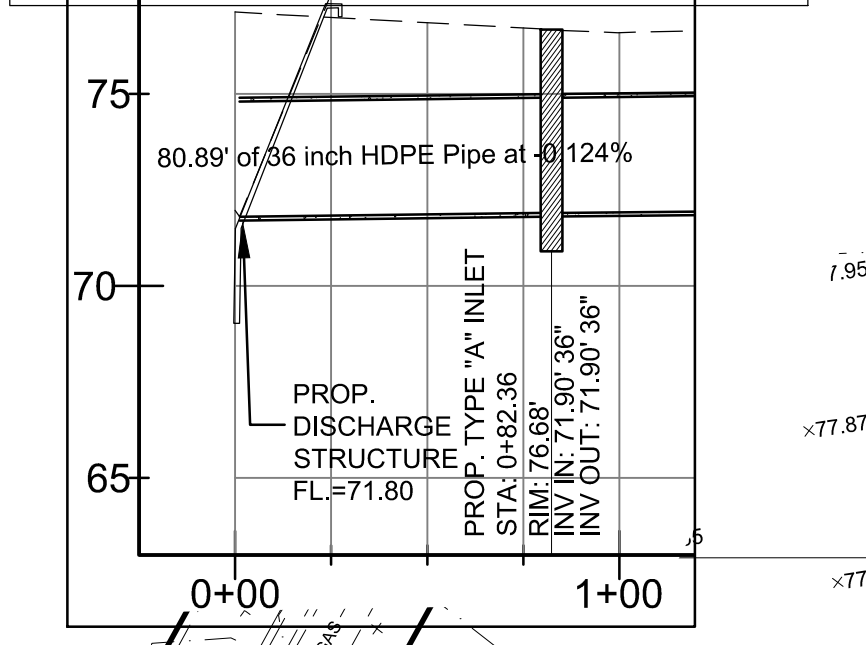
IN ACCORDANCE WITH THE CITY OF EDINBURG & HIDALGO COUNTY DRAINAGE POLICY, THE PEAK RATE OF RUNOFF IN THE SUBDIVISION WILL NOT BE INCREASED DURING THE 10-YEAR RAINFALL EVENT DUE TO THE IMPROVEMENTS IN THIS SUBDIVISION. THEREFORE, AS PER ATTACHED CALCULATIONS THE REQUIRED 146,086 CUBIC FEET OF DETENTION WILL BE PROVIDED WITHIN THE PROPOSED THE H.C.D.D. NO. 1 DRAINAGE DITCH ALONG THE SOUTH SIDE OF THIS SUBDIVISION. THE PROPOSED DITCH SHALL BE CONSTRUCTED AT THIS TIME FOR THE OVERALL PUEBLO DE PALMAS PHASES 22-26 WITH A CAPACITY OF 430,139 CUBIC FEET.

CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100 YEAR FLOODPLAIN AS DESCRIBED IN COMMUNITY PANEL NO. 480334 0325 D, MAP REVISED JUNE 6, 2000 FURTHER REVISED TO REFLECT LOMR DATE MAY 17, 2001, IS CONTAINED WITHIN THE PROPOSED DITCH LOCATED ALONG THE SOUTH BOUNDARY LINE OF THIS SUBDIVISION.

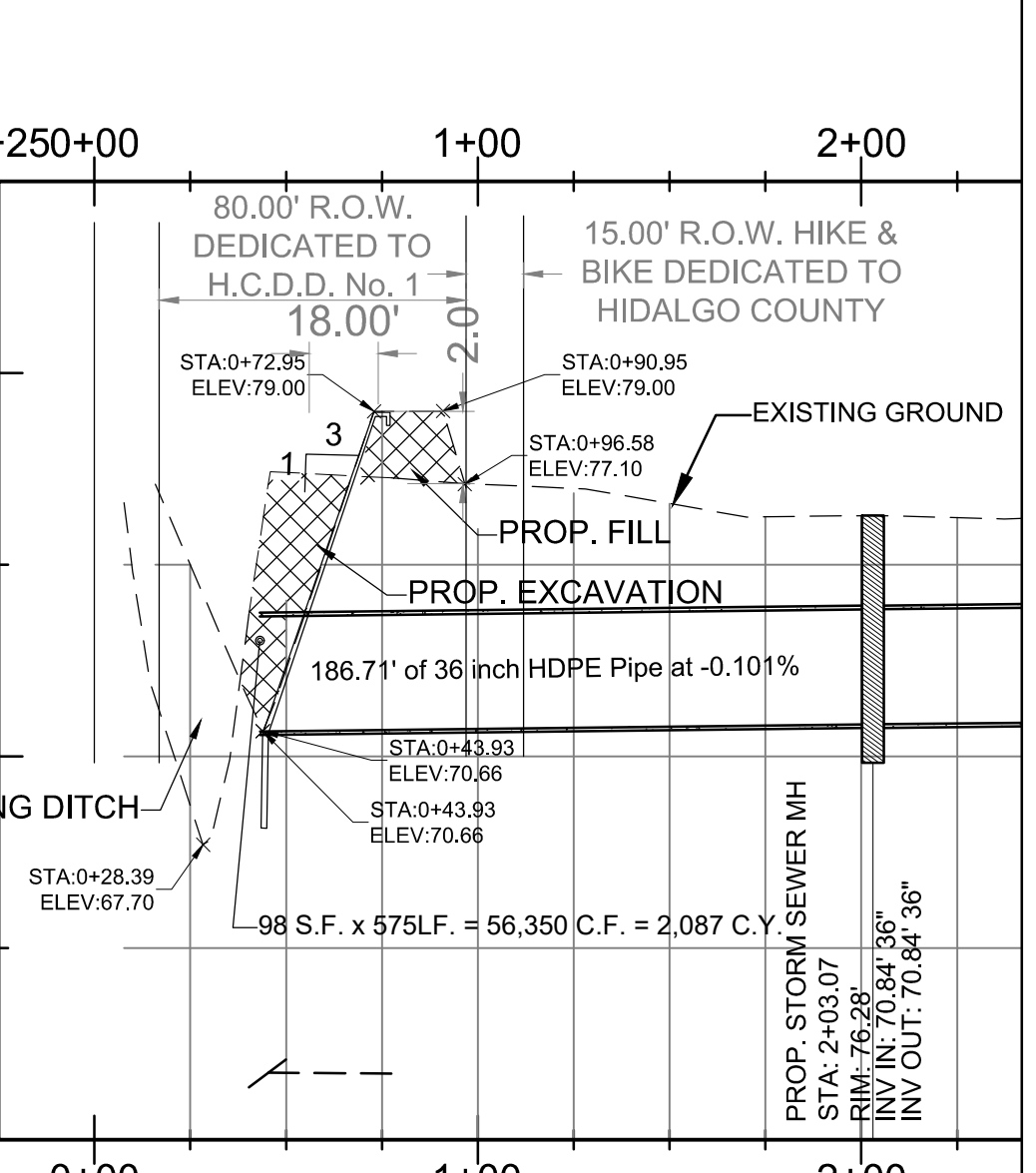


STORM LINE QQ PROFILE

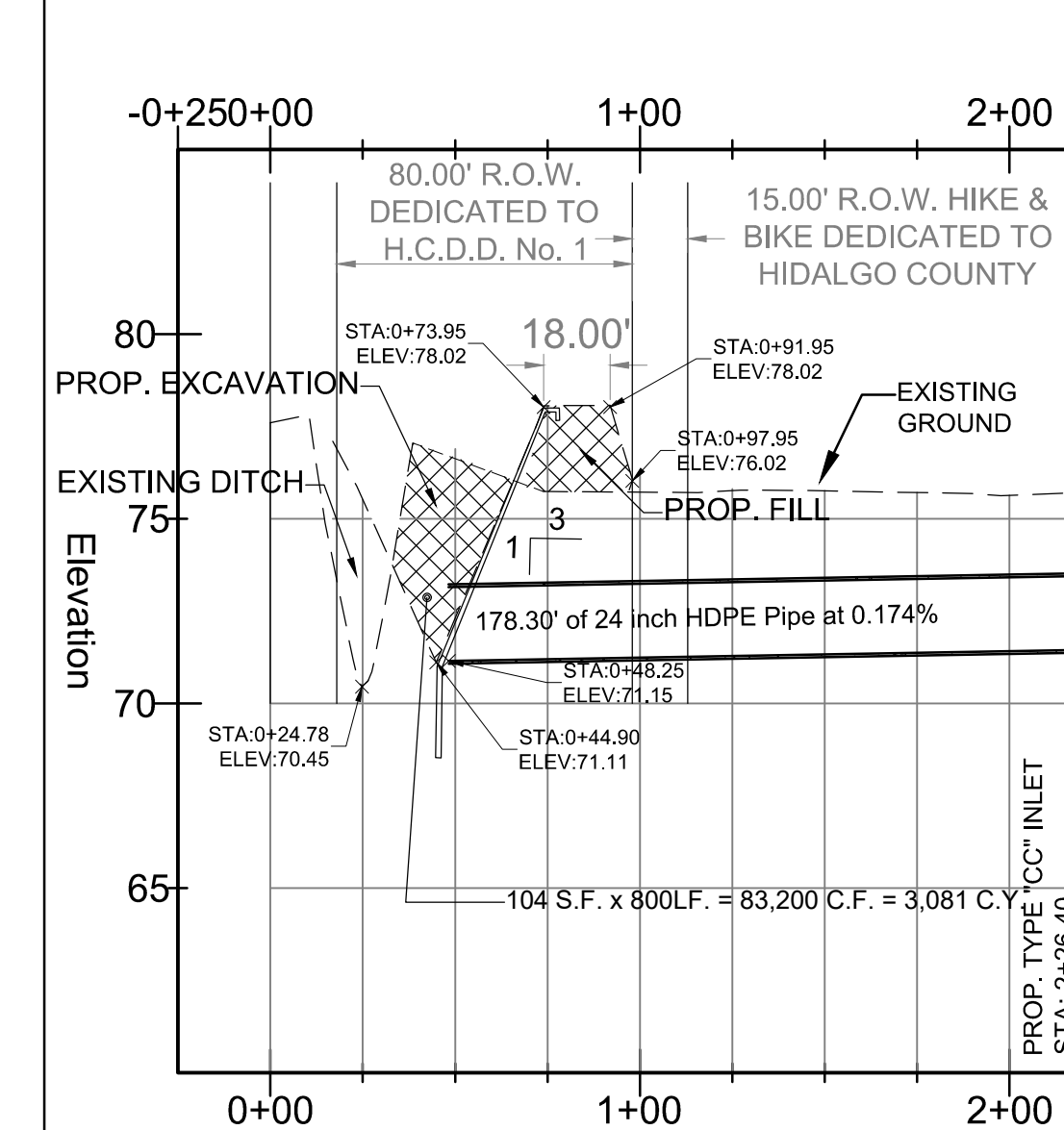


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 CONSULTANTS ENGINEERS SURVEYORS
 115 W. MONROE, OFF: (956) 881-0881
 EDINBURG, TX 77541 FAX: (956) 881-1839
 227 N. F.M. 3167 OFF: (956) 887-8256
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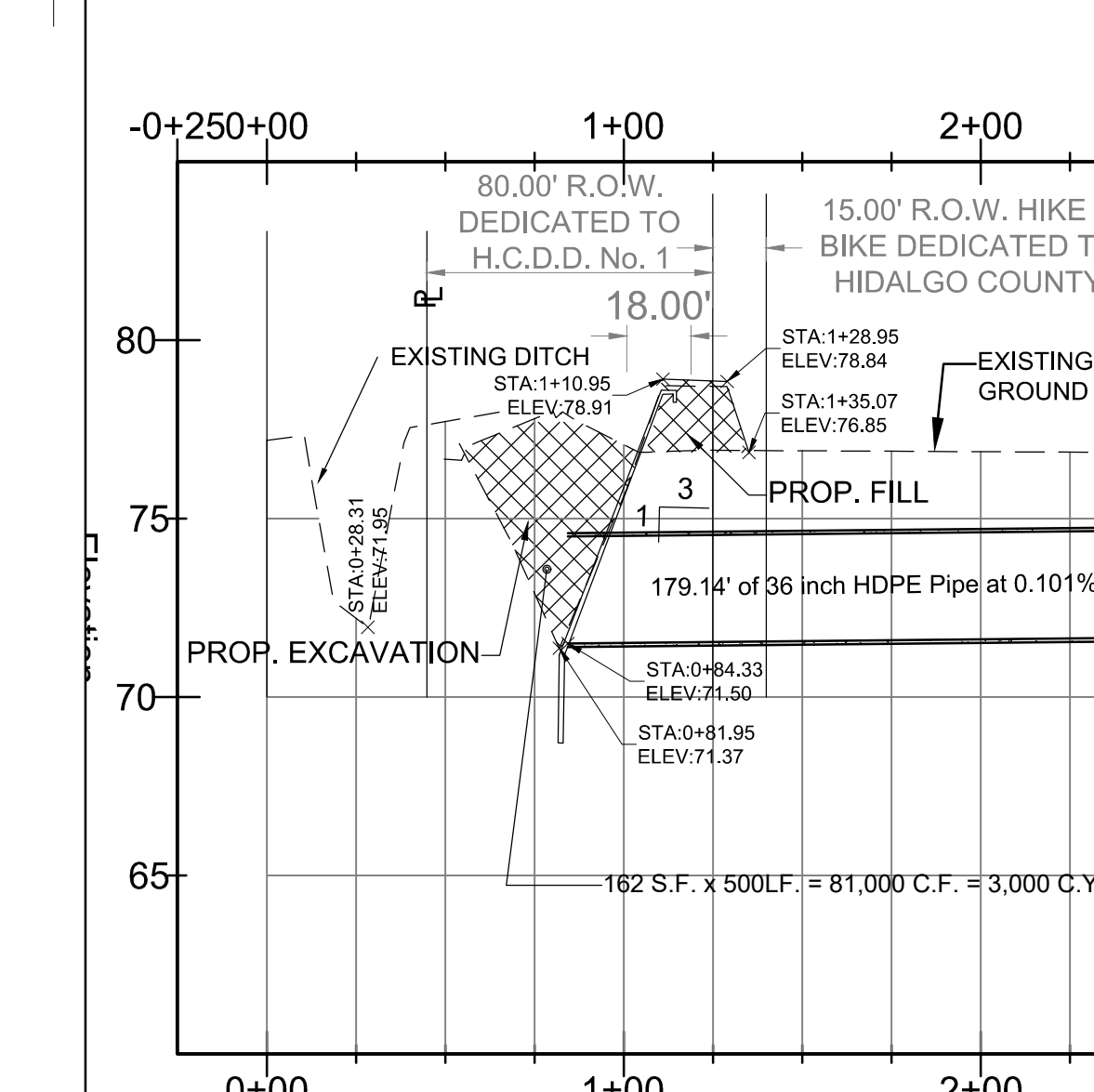
STORM LINE DD PROFILE



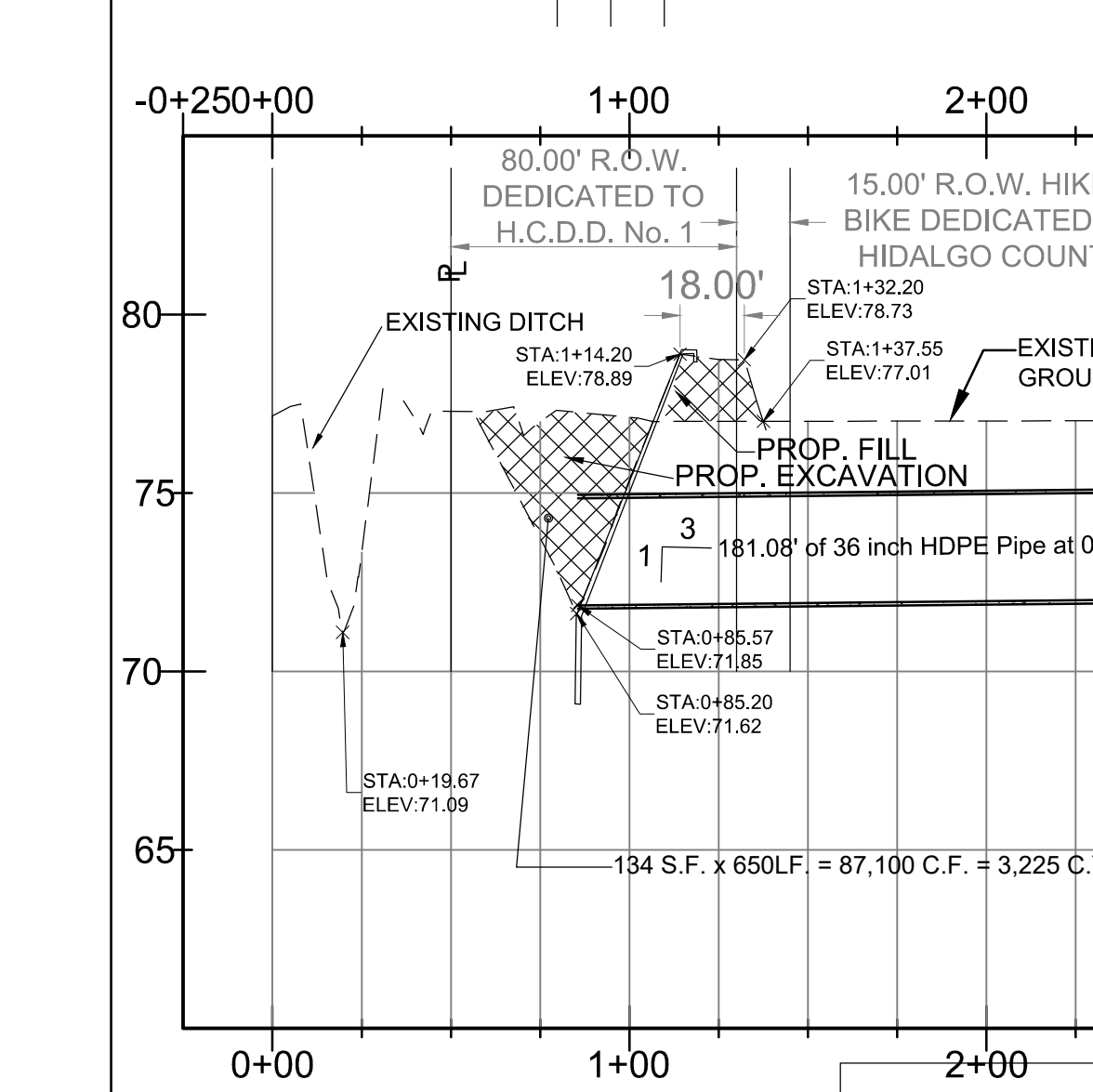
STORM LINE CC PROFILE

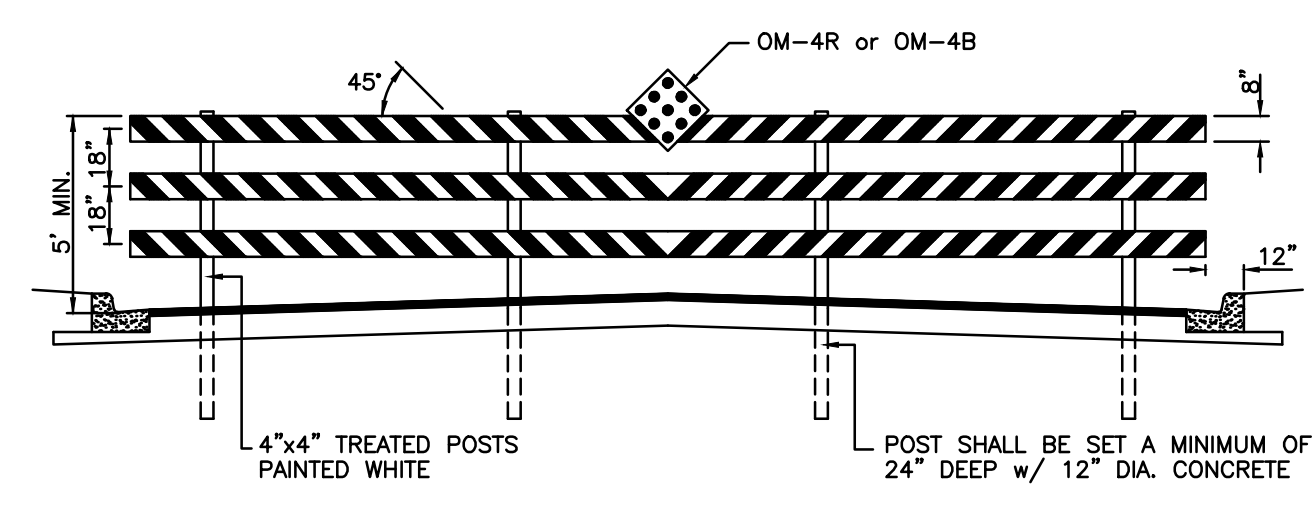
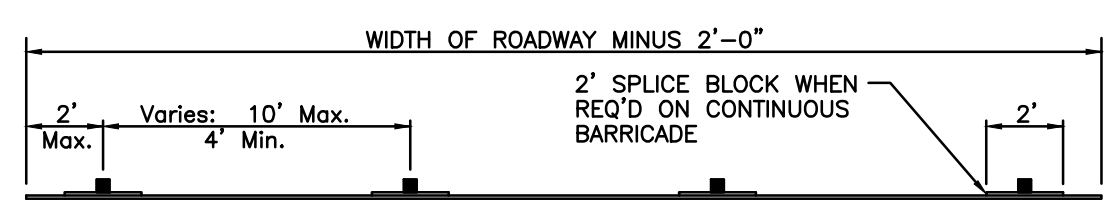
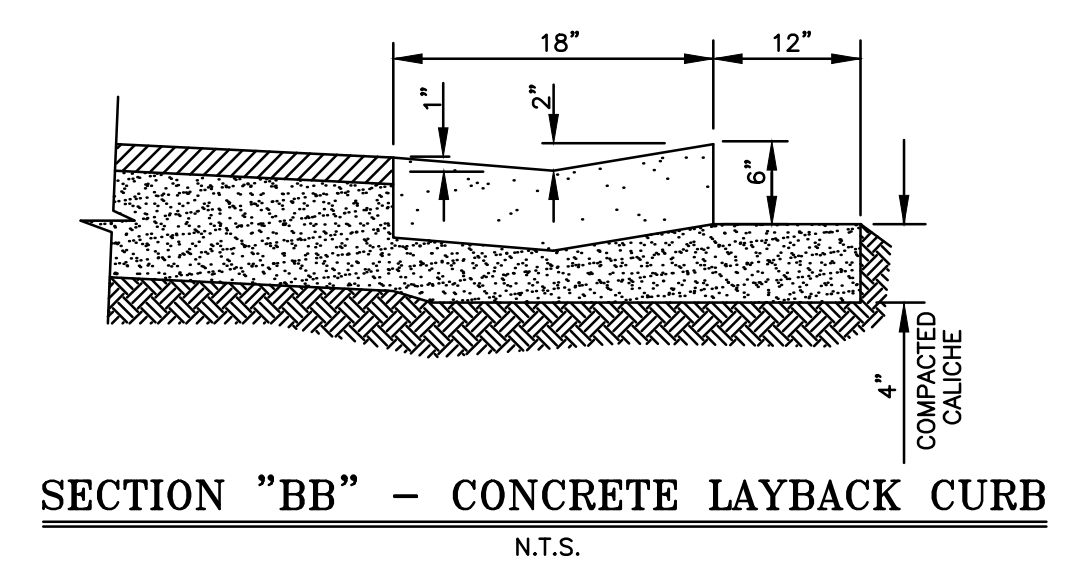
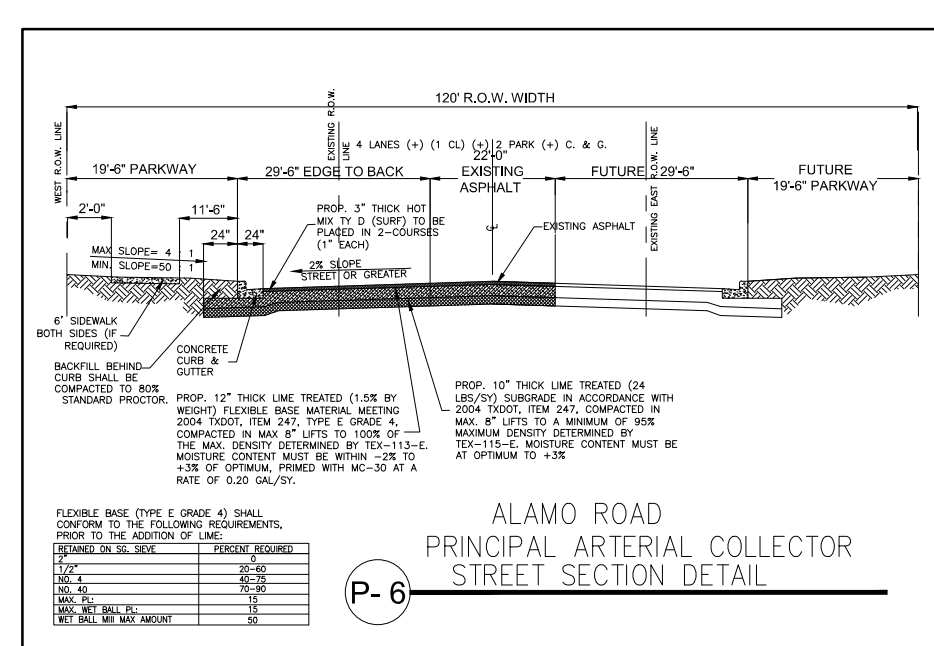
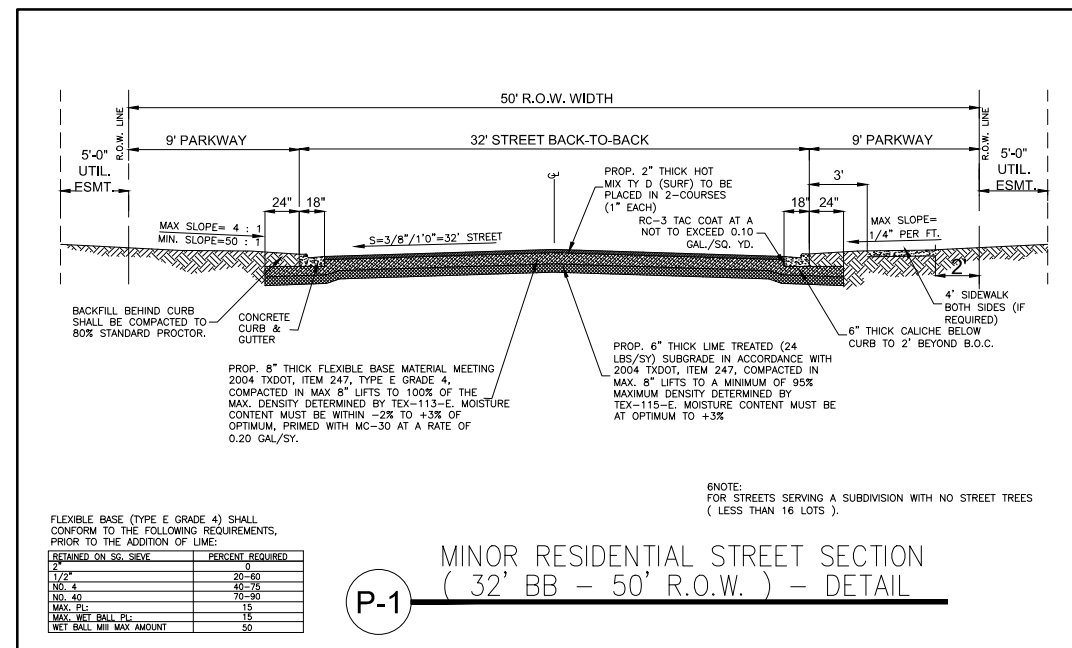


STORM LINE BB PROFILE



STORM LINE AA PROFILE





TYPE III DEAD-END STREET BARRICADE

GENERAL NOTES:

WIDTH OF RAIL SHALL BE A MINIMUM OF 8", 2" NOMINAL SMOOTH LUMBER.

RAILS SHALL BE FASTENED TO EACH POST WITH 1/4" STEEL BOLTS WITH WASHER ON EACH SIDE. BOLT THREADS SHALL BE PEENED.

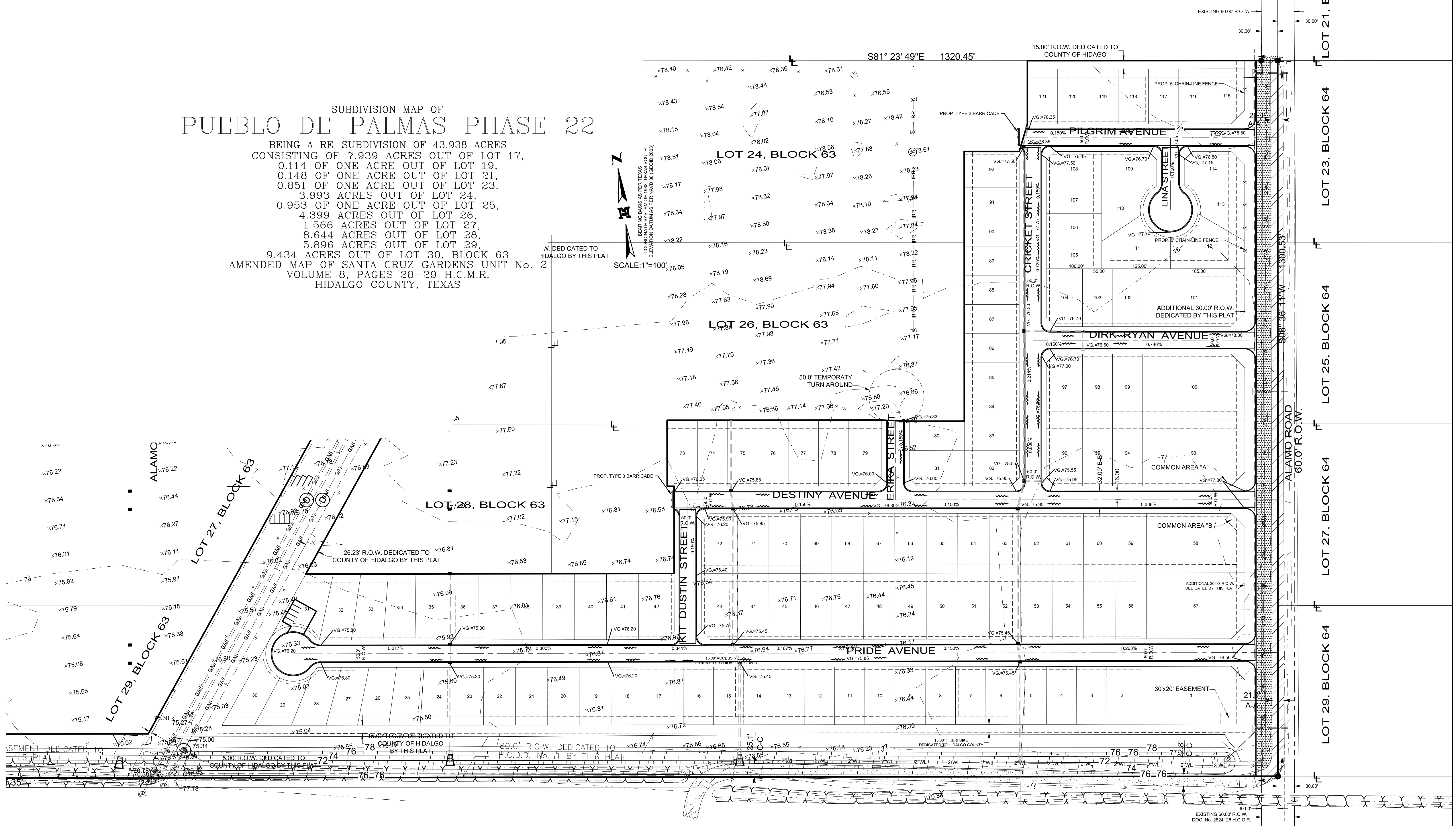
THE RAILS SHALL RECEIVE TWO COATS OF WHITE OIL BASE OUTDOOR PAINT, THEN SHALL HAVE 6" WIDE REFLECTORIZED RED STRIPES OF TAPE PLACED ON 45° SLOPES, DOWN AND TOWARDS THE CENTER OF THE BARRICADE.

BARRICADES MAY BE CONSTRUCTED IN SECTIONS OR MAY BE CONTINUOUS ACROSS ROADWAY WIDTH. SPLICES ON CONTINUOUS RAIL BARRICADES SHALL BE AT POSTS AND SHALL HAVE A 2" SPLICE BLOCK ON BACK SIDE OF THE SAME MATERIAL AS RAIL.

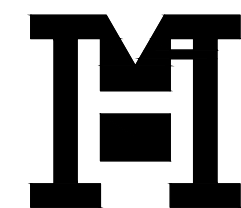
18" DIAMOND REFLECTORIZED RED PANEL OR 18" DIAMOND RED OR BLACK PANEL WITH 9-3" DIA. RED REFLECTORS SYMMETRICALLY PLACED AT CENTER OR CENTER POST.

SUBDIVISION MAP OF PUEBLO DE PALMAS PHASE 22

BEING A RE-SUBDIVISION OF 43.938 ACRES
CONSISTING OF 7.939 ACRES OUT OF LOT 17,
0.114 OF ONE ACRE OUT OF LOT 19,
0.148 OF ONE ACRE OUT OF LOT 21,
0.851 OF ONE ACRE OUT OF LOT 23,
3.993 ACRES OUT OF LOT 24,
0.953 OF ONE ACRE OUT OF LOT 25,
4.399 ACRES OUT OF LOT 26,
1.566 ACRES OUT OF LOT 27,
8.644 ACRES OUT OF LOT 28,
5.896 ACRES OUT OF LOT 29,
9.434 ACRES OUT OF LOT 30, BLOCK 63
AMENDED MAP OF SANTA CRUZ GARDENS UNIT No. 2
VOLUME 8, PAGES 28-29 H.C.M.R.
HIDALGO COUNTY, TEXAS



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115 W. McINTYRE
EDINBURG, TX. 78541

227 N. E.M. 3167
RIO GRANDE CITY, TX. 78382

E-MAIL: www.meldenandhunt.com

OFF: (956) 381-0981
FAX: (956) 381-1839

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