



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: 7-01-2019

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

ENGINEER: MELDEN & HUNT INC. DEVELOPER: PDP MILE 4, LTD. J. GARY FRISBY, PRESIDENT

☐ PRELIMINARY APPROVAL ☐ FINAL APPROVAL ☒ FINAL APPROVAL WITH FINANCIAL GUARANTEE ☐ WITH VARIANCE

NUMBER OF LOTS: 115 ☒ *SINGLE FAMILY ☐ *MULTI-FAMILY 6 ☒ 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 SHADED" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY A STORM SEWER SYSTEM AND DETENTION WILL BE PROVIDED BY AN EXISTING DRAIN 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. FINAL APPROVAL DATE: 1-18-2019 BY, JOE OCHOA, PCT. 4 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 1-18-2019 BY, ENVIRONMENTAL HEALTH DIVISION

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. FINAL APPROVAL DATE: 1-23-2019 : 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.

REQUEST FOR FINAL APPROVAL WITH: ☒ **Letter of Credit:** Amount: \$ 889,859.48 For: ☒ SANITARY SEWER, STORM DRAINAGE AND PAVING IMPROVEMENTS.

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: JANUARY 23, 2018

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

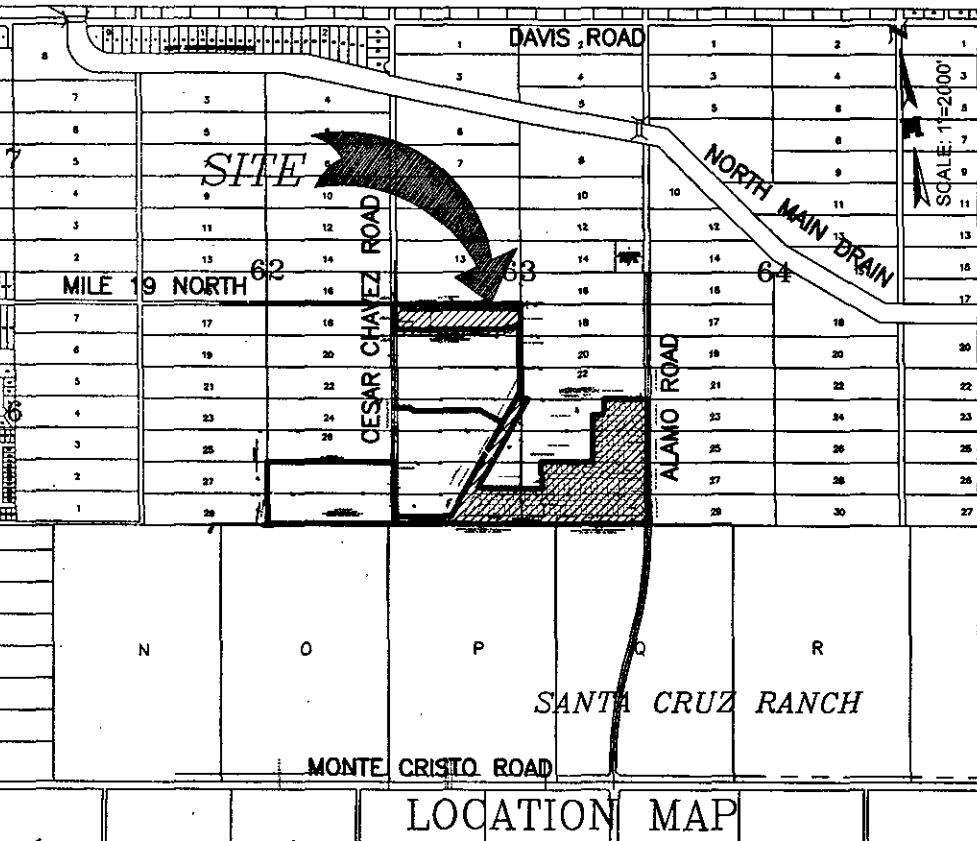
☒ **Final Approval** with financial guarantee with a letter of credit submitted to the City of Edinburg.
This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules,
* Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 44.030 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 44.030-ACRE TRACT IS OUT OF A BIGGER TRACT 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 1543644 AND 1563286, HIDALGO COUNTY OFFICIAL RECORDS, SAID 44.030 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A No. 4 REBAR FOUND AT THE NORTHEAST CORNER OF SAID LOT 24, BLOCK 63, FOR THE SOUTHERNMOST NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

- THENCE, S 08° 36' 11" W ALONG THE EAST LINE OF SAID LOTS 24, 26, 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;
- THENCE, N 81° 27' 24" W ALONG THE SOUTH LINE OF SAID LOTS 30 AND 29, BLOCK 63, AT A DISTANCE OF 30.00 FEET PASS THE WEST RIGHT-OF-WAY LINE OF ALAMO ROAD, AT A DISTANCE OF 1,320.45 FEET PASS THE SOUTHWEST CORNER OF SAID LOT 30, AT A DISTANCE OF 2,610.45 FEET PASS A No. 4 REBAR SET ON THE EAST RIGHT-OF-WAY OF CESAR CHAVEZ ROAD, CONTINUING A TOTAL DISTANCE OF 2,640.45 FEET TO A NAIL SET FOR THE SOUTHWEST CORNER OF SAID LOT 29, FOR THE SOUTHWEST CORNER OF THIS TRACT;
- THENCE, N 08° 36' 11" E ALONG THE WEST LINE OF SAID LOT 29, A DISTANCE OF 80.00 FEET TO A NAIL SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
- THENCE, S 81° 27' 24" E AT A DISTANCE OF 30.00 FEET PASS A No. 4 REBAR SET ON THE EAST RIGHT-OF-WAY OF CESAR CHAVEZ ROAD, CONTINUING A TOTAL DISTANCE OF 587.13 FEET TO A No. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, N 37° 34' 56" E AT A DISTANCE OF 256.97 FEET PASS THE NORTH LINE OF SAID LOT 29, AT A DISTANCE OF 643.20 FEET PASS THE NORTH LINE OF SAID LOT 27, AT A DISTANCE OF 1,020.43 FEET PASS THE NORTH LINE OF SAID LOT 25, AT A DISTANCE OF 1,397.66 FEET PASS THE NORTH LINE OF SAID LOT 23, CONTINUING A TOTAL DISTANCE OF 1,461.71 FEET TO A No. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, N 08° 36' 11" E AT A DISTANCE OF 256.48 FEET PASS THE NORTH LINE OF SAID LOT 21, AT A DISTANCE OF 586.48 FEET PASS THE NORTH LINE OF SAID LOT 19, CONTINUING A TOTAL DISTANCE 709.80 FEET TO A No. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, S 74° 36' 11" W A DISTANCE OF 105.24 FEET TO A No. 4 REBAR SET FOR A CURVE TO THE LEFT;
- THENCE, IN A SOUTHWESTERLY 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 A No. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
- THENCE, N 81° 23' 49" W AT A DISTANCE OF 1,106.88 FEET PASS THE EAST RIGHT-OF-WAY OF CESAR CHAVEZ ROAD, CONTINUING A TOTAL DISTANCE OF 1,136.88 FEET TO A NAIL SET ON THE WEST LINE OF SAID LOT 17 FOR AN OUTSIDE CORNER OF THIS TRACT;
- THENCE, N 08° 36' 11" E ALONG THE WEST LINE OF SAID LOT 17, A DISTANCE OF 265.00 FEET TO A No. 4 REBAR FOUND ON THE NORTHWEST CORNER OF SAID LOT 17 FOR THE NORTHWEST CORNER OF THIS TRACT;
- THENCE, S 81° 23' 49" E ALONG THE NORTH LINE OF SAID LOT 17, AT A DISTANCE OF 30.00 FEET PASS THE WEST RIGHT-OF-WAY OF CESAR CHAVEZ ROAD, CONTINUING A TOTAL DISTANCE OF 1,320.00 FEET TO A No. 4 REBAR FOUND AT THE NORTHEAST CORNER OF SAID LOT 17 FOR THE NORTHERNMOST NORTHEAST CORNER OF THIS TRACT;
- THENCE, S 08° 36' 11" W ALONG THE EAST LINE OF SAID LOT 17, AT A DISTANCE OF 330.00 FEET PASS THE SOUTHWEST CORNER OF LOT 17, AT A DISTANCE OF 660.00 FEET PASS THE SOUTHEAST CORNER OF SAID LOT 19, CONTINUING A TOTAL DISTANCE OF 990.00 FEET TO A No. 4 REBAR FOUND AT THE SOUTHEAST CORNER OF SAID LOT 21 FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, S 81° 23' 49" E ALONG THE NORTH LINE OF SAID LOT 24, A DISTANCE OF 70.02 FEET TO A No. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
- THENCE, S 37° 34' 56" W AT A DISTANCE OF 144.53 PASS THE WEST LINE OF SAID LOT 24, AT A DISTANCE OF 377.23 FEET PASS THE SOUTH LINE OF SAID LOT 23, AT A DISTANCE OF 754.46 FEET PASS THE SOUTH LINE OF SAID LOT 25, CONTINUING A TOTAL DISTANCE OF 1,065.82 FEET TO A No. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, S 81° 27' 24" E A DISTANCE OF 669.50 FEET TO A No. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, N 08° 32' 36" E A DISTANCE OF 158.68 FEET TO A No. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, N 81° 23' 50" W A DISTANCE OF 12.53 FEET TO A No. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
- THENCE, N 08° 36' 11" E A DISTANCE OF 120.00 FEET TO A No. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
- THENCE, S 81° 23' 49" E A DISTANCE OF 390.00 FEET TO A No. 4 REBAR SET FOR AN ANGLE POINT OF CORNER OF THIS TRACT;
- THENCE, S 79° 06' 02" E A DISTANCE OF 50.04 FEET TO A No. 4 REBAR SET FOR AN ANGLE POINT OF CORNER OF THIS TRACT;
- THENCE, N 81° 23' 49" W A DISTANCE OF 100.00 FEET TO A No. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, N 08° 36' 11" E A DISTANCE OF 490.00 FEET TO A No. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
- THENCE, S 81° 23' 49" E A DISTANCE OF 100.00 FEET TO A No. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, N 25° 18' 08" E A DISTANCE OF 52.20 FEET TO A No. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, N 08° 36' 11" E A DISTANCE OF 115.00 FEET TO A No. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
- 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 WEST RIGHT-OF-WAY LINE OF ALAMO ROAD, CONTINUING A TOTAL DISTANCE OF 455.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 44.030 ACRES OF LAND, MORE OR LESS.



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 3005 FEET SOUTH OF THE INTERSECTION OF ALAMO ROAD & DAVIS ROAD. THE NORTHEAST CORNER OF PUEBLO DE PALMAS PHASE 22 IS LOCATED ALONG THE EAST SIDE OF CESAR CHAVEZ ROAD AND IS APPROXIMATELY 2612 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 72,100). 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 42.021. THIS SUBDIVISION FALLS WITHIN PRECINCT 4.



MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS

115 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 361-0981 - FAX: (956) 361-1839
ESTABLISHED 1947 - www.meldenandhunt.com

GENERAL PLAT NOTES & RESTRICTIONS:

- FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "X" (SHADED);
ZONE "X" SHADED AREA OF 500-YEAR FLOOD AND AREA OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN ONE FOOT OR WITH DRAINAGE AREAS LESS THAN ONE SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.
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: LOTS FACING ALAMO ROAD SHALL BE 50.0 FEET
FRONT: 25.00 FEET, FRONT CUL-DE-SAC 15.00 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 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 MAY BE PURCHASED BY COMMERCIAL LOT OWNER AND BE IN CONJUNCTION TO COMMERCIAL USE. ADJACENT LOTS TO BE LOTS 2, 56, 59, 94, 99 & 102.
- 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.3. 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. 76.50.
-->B.M. NO. 2 MHI ALUMINUM DISK SET IN CONCRETE ALONG THE WEST SIDE OF ALAMO ROAD. LOCATED AT THE NORTHEAST CORNER OF LOT 115 OF THIS PLAT. ELEV. 77.50.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 86,978 CUBIC FEET (1,996 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.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISH GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25% 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.
- CROSS-HATCHED AREA IS A TEMPORARY EASEMENT FOR TURN-AROUND UNTIL STREET IS EXTENDED (NORTH) IN A RECORDED PLAT. SAID TEMPORARY EASEMENT SHALL BE AUTOMATICALLY ABANDONED UPON THE CONSTRUCTION OF A DEDICATED STREET TO THE (EAST).
- AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT AND THE OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR SCHOOLS, COMMERCIAL, INDUSTRIAL & MULTIFAMILY USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSSP PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
- NO DRIVEWAY LOT ACCESS WILL BE ALLOWED FOR LOTS 112 THROUGH 115 ONTO ALAMO ROAD.
- AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO THE COUNTY PROCESSING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METERS.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPPP) REQUIREMENTS.
- 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.
- LOT 16 WILL BE USED AS A TEMPORARY ROAD ACCESS TO MERGE THE EXISTING CALICHE ALAMO ROAD TO PRIDE AVENUE. TEMPORARY ROAD ACCESS WILL TERMINATE WHEN NEW RELOCATED ALAMO ROAD EXTENSION IS COMPLETE.
- BM NO. 1 MHI ALUMINUM DISK SET IN CONCRETE ALONG THE EAST RIGHT OF WAY OF CESAR CHAVEZ ROAD LOCATED AT THE SOUTHWEST OF OUT PARCEL B.

SUBDIVISION MAP OF PUEBLO DE PALMAS PHASE 22

BEING A RE-SUBDIVISION OF 44.030 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,
5.988 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

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 (G). 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

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 § 212.011(K)(3)

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

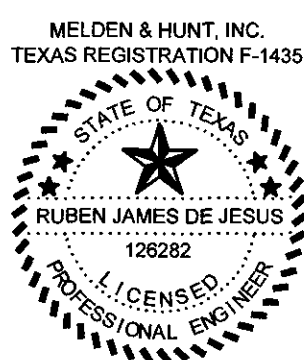
HIDALGO COUNTY JUDGE

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: OCTOBER 12, 2017
JOB NO. (ENG.) 17180.00
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 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



APPROVED BY IRRIGATION DISTRICT

THIS PLAT APPROVED BY SANTA CRUZ IRRIGATION DISTRICT NO. 15 ON THIS 12th DAY OF December, 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.

for P.V.

RESIDENT

LOT 22

AMENDED MAP OS LOT P
SANTA CRUZ GARDENS UNIT No. 2
VOLUME 8, PAGES 28-29, H.C.M.R.

LOT 22, BLOCK 63

CARLOS S. NAVARRO AND WIFE, ENEYDA M. NAVARRO
 W.D. DOCUMENT NUMBER 278992, H.C.O.R.

LOT 24, BLOCK 63

COST ESTIMATE:
 PAVING IMPROVEMENTS: \$ 754,397.70
 DRAINAGE IMPROVEMENTS: \$ 288,530.00
 WATER DISTRIBUTION: \$ 376,880.00
 SANITARY SEWER IMPROVEMENTS / OSSF: \$ 737,665.00

ESTIMACION DE COSTOS:
 PAVIMENTACION DE CALLES: \$ 754,397.70
 DREAJE PLUVIAL: \$ 288,530.00
 SERVICIO DE AGUA POTABLE: \$ 376,880.00
 SERVICIO DE DRENAJE SANITARIO: \$ 737,665.00

LOT 26, BLOCK 63

PDP MILE 4, LTD., A TEXAS LIMITE PARTNERSHIP
 W.D. DOCUMENT NUMBER 2882407, H.C.O.R.

LOT 28, BLOCK 63

LOT P
RANCH SUBDIVISION
PAGE 161, H.C.D.R.

SANTA CRUZ RANCH SUBDIVISION
VOLUME "Z", PAGE 161, H.C.D.R.

TYPICAL FIRE HYDRANT INSTALLATION
 N.T.S.

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

NOTE:
 FIRE HYDRANT SHALL BE PLACED 3'-0" BEHIND BACK OF CURB, AND 3" TO 6" FROM TOP OF CURB TO TOP OF FLANGE.

NOTE:
 LINE TEE TO BE PAID FOR WITH ALL OTHER FITTINGS, VALVES, & PIPE TO BE INCLUDED WITH FIRE HYDRANT

NOTE:
 SET OFFSITE CONSTRUCTION PLANS BY OTHER

MONTE CRISTO ROAD

SHEET 3 OF 7 SHEETS

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 12" FORCE MAIN, 10" AND 8" DIAMETER SEWER LINES. A PROPOSED 12" FORCE MAIN SHALL BE CONNECTED TO THE PREVIOUSLY MENTIONED SANITARY MANHOLE THEN RUN EAST ALONG AND WITHIN THE NORTH RIGHT-OF-WAY OF MONTE CRISTO ROAD APPROXIMATELY 4,080.00 FEET THEN RUNS NORTH APPROXIMATELY 2,852 FEET ALONG AND WITHIN THE WEST RIGHT-OF-WAY OF ALAMO ROAD TO THE SOUTHEAST CORNER OF LOT 1 OF THIS SUBDIVISION CONNECTING TO A PROPOSED LIFT STATION. AN 10" 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 RIGHT-OF-WAY OF PRIDE AVENUE ENDING WITH A SANITARY MANHOLE AT THE SOUTHEAST CORNER OF LOT 31. ANOTHER 10" SEWER LINE CONNECT TO THE SEWER LINE ALONG THE WEST SIDE OF ALAMO ROAD THEN RUNS WEST 660.0 FEET ALONG THE SOUTH RIGHT-OF-WAY OF DESTINY AVENUE AND CONTINUING ANOTHER 380.0 FEET 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 92 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 12" FORCE MAIN, 10" AND 8" LINE, 4" SERVICE LINE AND SIXTEEN (16) 48" SANITARY SEWER MANHOLES HAVE BEEN INSTALLED, AT A TOTAL COST OF \$ 737,665.00 OR \$ 6,096.40 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID THE CITY OF EDINBURG THE SUM OF \$ 10,890.00 WHICH COVERS THE \$ 90.00 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 \$745,555.00 WHICH EQUALS TO \$ 6,186.40 PER LOT.

ENGINEER'S SIGNATURE: *[Signature]* DATE: 6-7-17
STATE OF TEXAS
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:
1. L. PDP MILE 4, LTD. A TEXAS LIMITED PARTNERSHIP, SUBDIVIDER OF PUEBLO DE PALMAS PHASE 22 SUBDIVISION, HERE BY 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
ATTORNEY IN FACT

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 June 2017
LYDIA FLORES
Notary Public, State of Texas
Comm. Expires 06/26/2022
Notary ID # 11219228

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

LA CIUDAD DE EDINBURG TIENE UN ALCANTARILLA LOCALIZADO EN EL SURESTE DE LOTE N, SANTA CRUZ GARDEN SUBDIVISION Y EN EL LADO NORTE DEL DERECHO DE VILLO DE MONTE CRISTO ROAD. EL SISTEMA DE PROVISION DE DRENAJE SANITARIO PARA LA SUBDIVISION PUEBLO DE PALMAS PHASE 22 CONSISTE DE UN CONDUCTO DE PRESION DE 12" Y CONDUCTOS DE 10" Y 8". LA LINEA DE 12" SE CONECTA AL ALCANTARILLA EXISTENTE Y CORRE AL ESTE EN EL LADO NORTE Y DENTRO DEL DERECHO DE VIA (RIGHT OF WAY) DE LA CARRETERA MONTE CRISTO ROAD APROXIMAMENTE 4,080.00 PIES LUEGO CORRE AL NORTE APROXIMADO 2,852 PIES EN EL LADO OESTE Y DENTRO DEL DERECHO DE VILL DE ALAMO ROAD AL SURESTE DE LOTE 1 DE ESTA SUBDIVISION CONECTANDO A UN SISTEMA DE POMPA SANITARIO. SE EXTIENDE UNA LINEA DE 10" DEL SISTEMA DE PRESION SANITARIO Y CORRE AL NORTE EN EL LADO OESTE DE ALAMO ROAD E TERMINA CON UN TAPON EN EL LADO NORESTE DE LOTE 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 10" SE CONECTA A UN ALCANTARILLA EXISTENTE DE 48 PULGADAS LOCALIZADO EN EL LADO NORESTE DE LOTE 59 Y CORRE AL OESTE 660 PIES EN EL LADO SUR DE DERECHO DE VILLA DE DESTINY AVENUE Y SEGU E OTROS 380.0 PIES CON CONDUCTO DE 8" TREMINADO 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 113 Y CORRE AL OESTE EN EL LADO NORTE DE PILGRIM AVENUE TERMINANDO CON UN TAPON LOCALIZADO AL SURESTE 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 SURESTE DE LOTE 108. OTRO CONDUCTO DE DRENAJE DE 8" SE CONECTA CON UNA ALCANTARILLA DE 48 PULGADAS LOCALIZADA AL NOROESTE 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 NOROESTE DE LOTE 99. OTRO CONDUCTO DE DRENAJE DE 8" SE CONECTA CON UNA ALCANTARILLA DE 48 PULGADAS LOCALIZADA AL NOROESTE 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 NORESTE DE LOTE 79 PARA SERVIR ESTA SUBDIVISION.

LAS LINEAS DE PRECION DE 12 Y LINEAS DE 10 Y 8 PULGADAS, SERVICIO DE 4 PULGADAS Y DIESESIES (16) ALCANTARILLAS HAN SIDO INSTALADAS, HA UN COSTO TOTAL DE \$ 737,665.00 O \$ 6,096.40 POR LOTE. EL DUERO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA CIUDAD DE EDINBURG UN COSTO TOTAL DE \$ 10,890.00, O \$ 90.00 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 CONADO DE HIDALGO

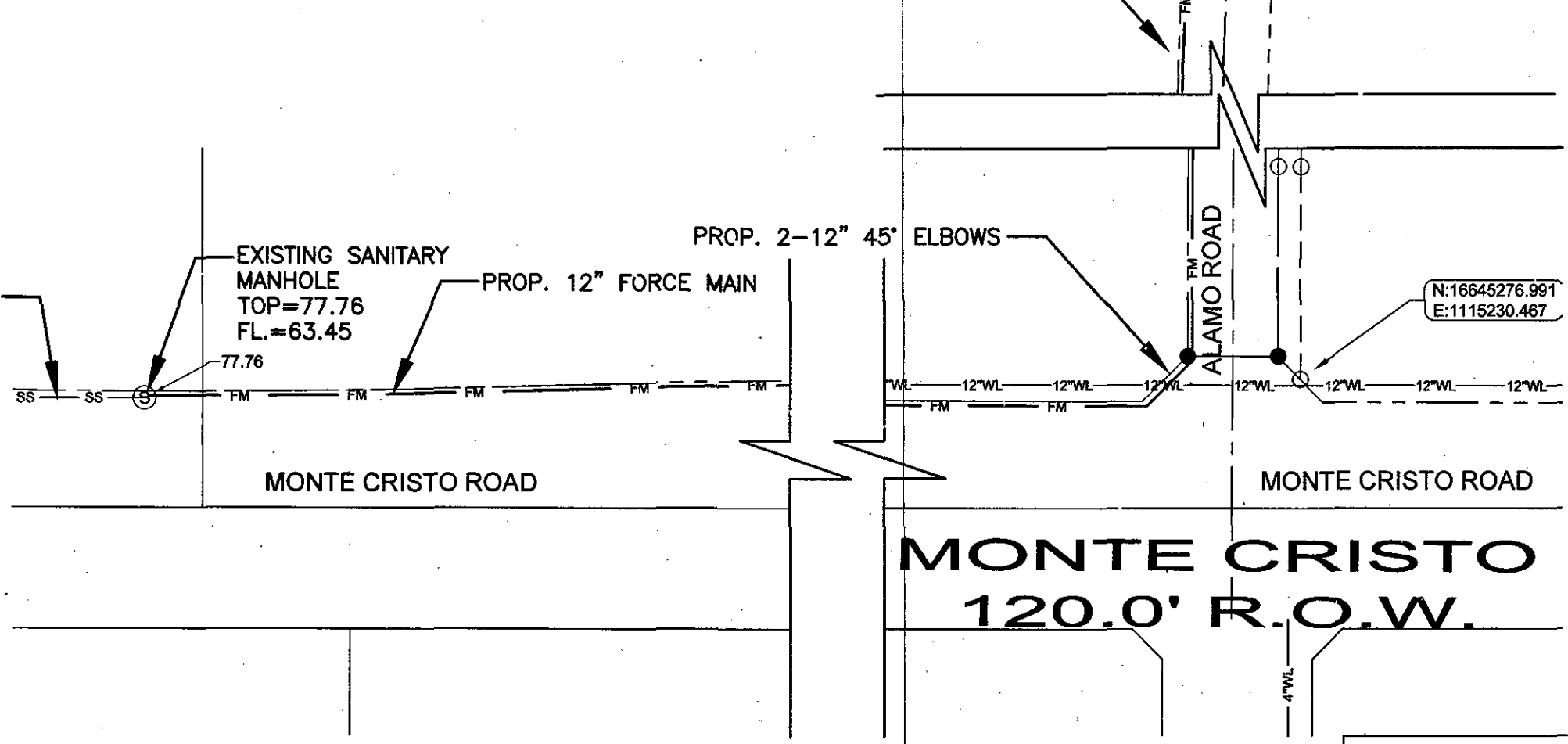
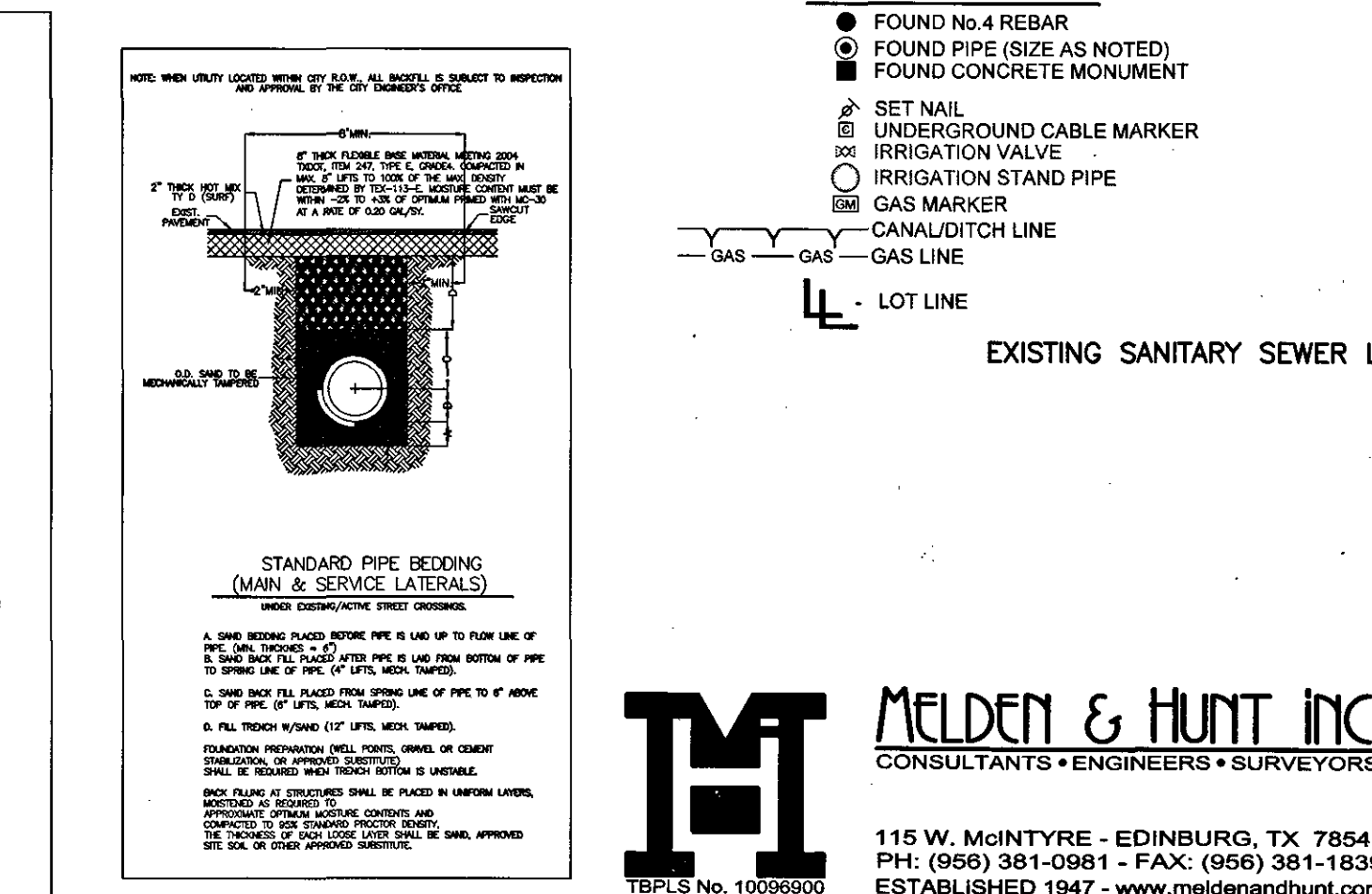
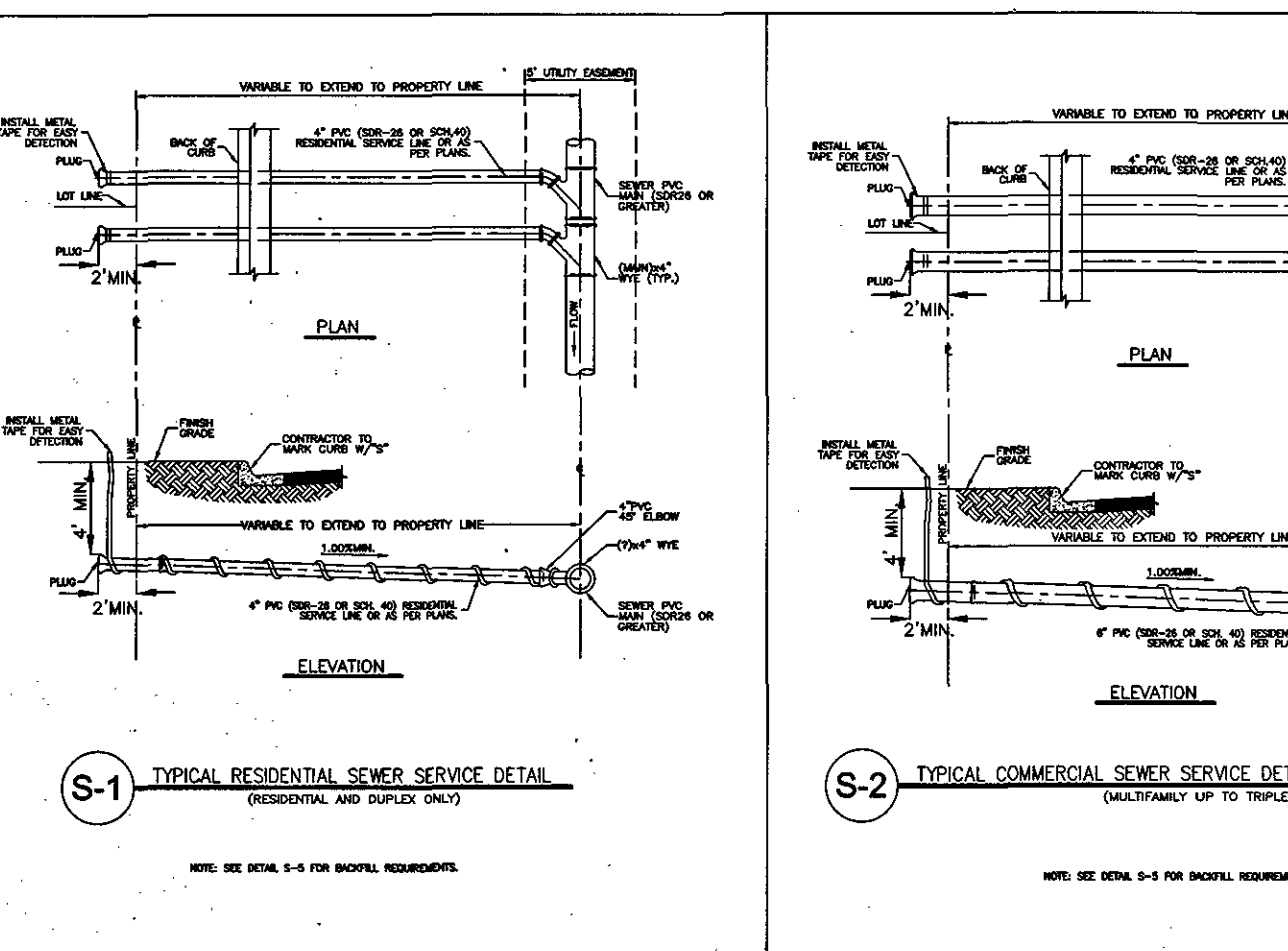
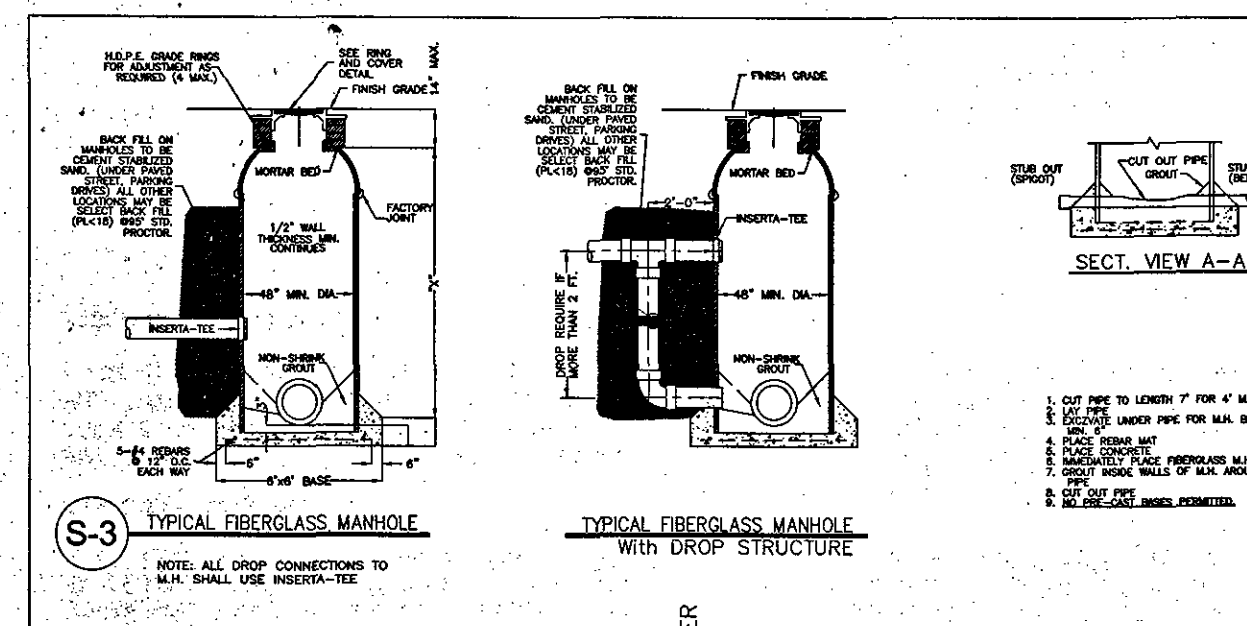
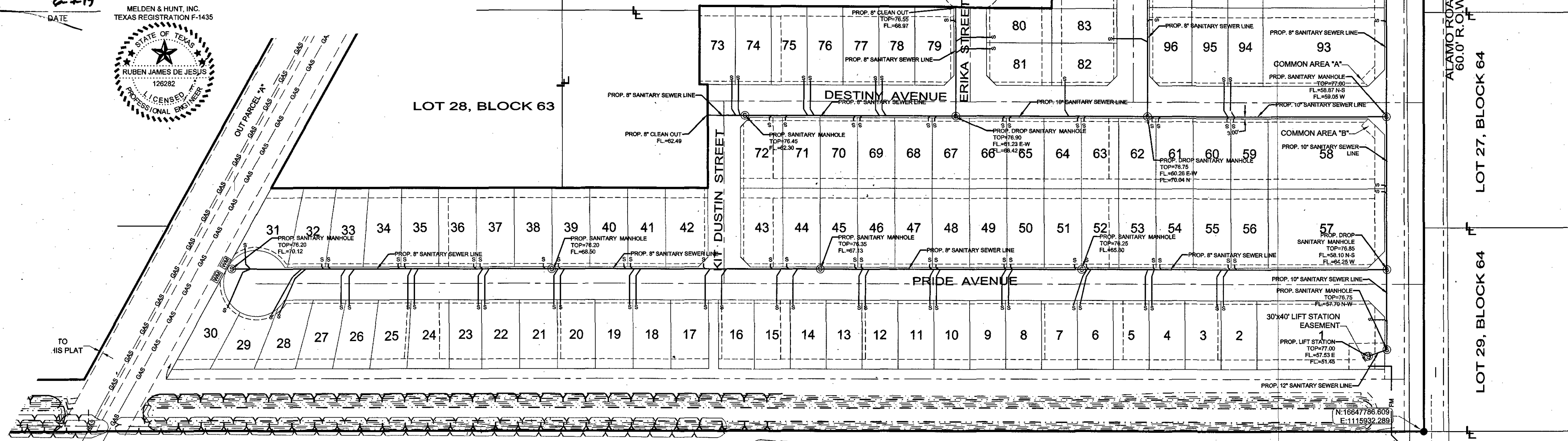
CERTIFICACION:
CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

DRENAJE: SE ESTIMA QUE EL DRENAJE COSTARA UN COSTO TOTAL DE \$ 745,555.00 O \$ 6,186.40 POR LOTE.

ENGINEER'S SIGNATURE: *[Signature]* DATE: 6-7-17
STATE OF TEXAS
RUBEN JAMES DE JESUS
126282
LICENSED PROFESSIONAL ENGINEER

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 44.030 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,
5.988 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



MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. MCINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
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MAP OF TOPOGRAPHY AND DRAINAGE:
MAPA DE TOPOGRAFIA Y DESAGUE:

SUBDIVISION MAP OF
PUEBLO DE PALMAS PHASE 22

BEING A RE-SUBDIVISION OF 44.030 ACRES
CONSISTING OF 7.939 ACRES OUT OF LOT 17,

0.114 OF ONE ACRE OUT OF LOT 17,

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,

6.844 ACRES OUT OF LOT 28,

6.988 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

22

SCALE: 1"=100'

DRAINAGE STATEMENT
PUEBLO DE PALMAS PHASE 22

PUEBLO DE PALMAS PHASE 22 BEING A SUBDIVISION OF 44.030 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 OUTSIDE OF THE CITY LIMITS OF THE CITY OF EDINBURG AND WITHIN THE 2 MILE ETJ. THE PROPERTY IS LOCATED IN ZONE "X" SHOWN 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" SHOWN 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".

THE LAND IS CURRENTLY WOODLAND AND WILL BE USED FOR RESIDENTIAL. PHASE 22 WILL CONSIST OF 115 RESIDENTIAL LOTS, 6 COMMERCIAL LOTS AND ONE OUTLET 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 11.35 C.F.S. DURING THE 10-YEAR STORM FREQUENCY AS PER THE ATTACHED CALCULATIONS. PROPOSED RUNOFF AFTER DEVELOPMENT IS 95.84 C.F.S. DURING THE 10-YEAR STORM FREQUENCY, PER THE ATTACHED CALCULATION, WHICH IS AN INCREASE OF 84.49 C.F.S.

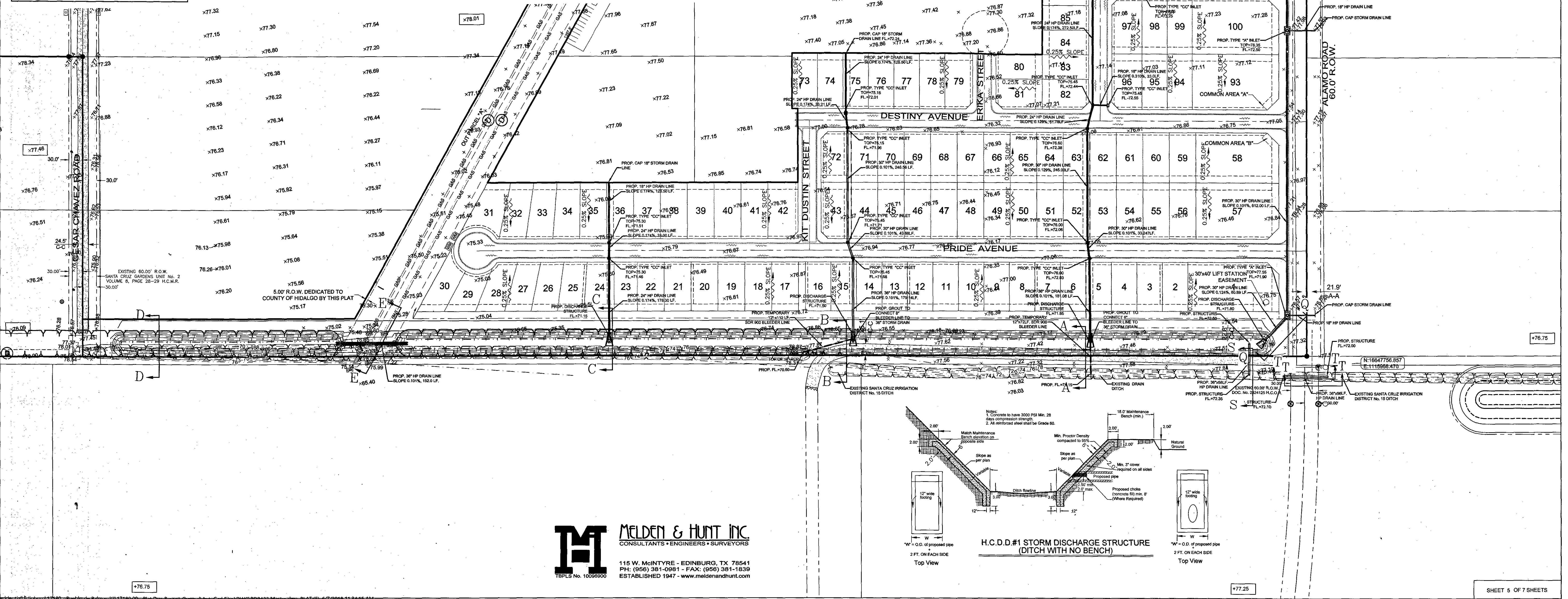
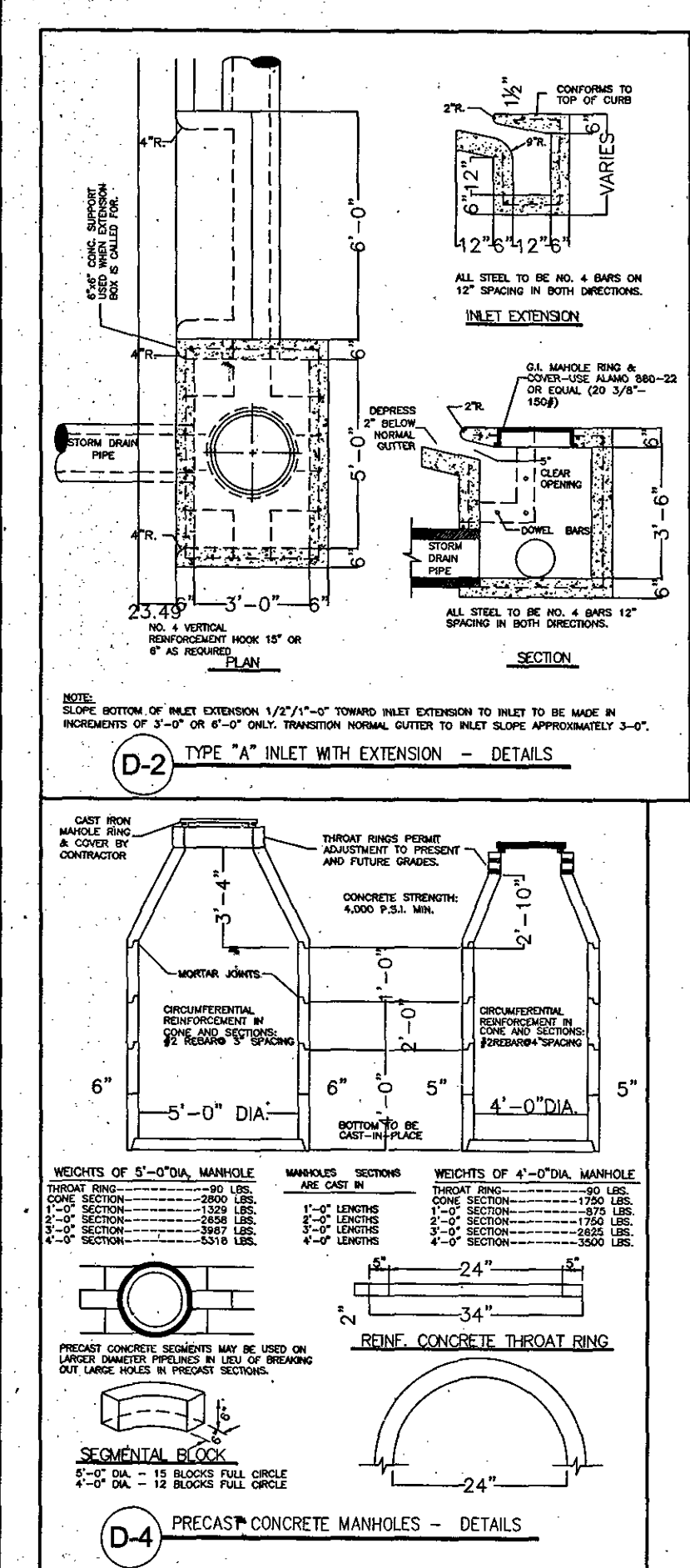
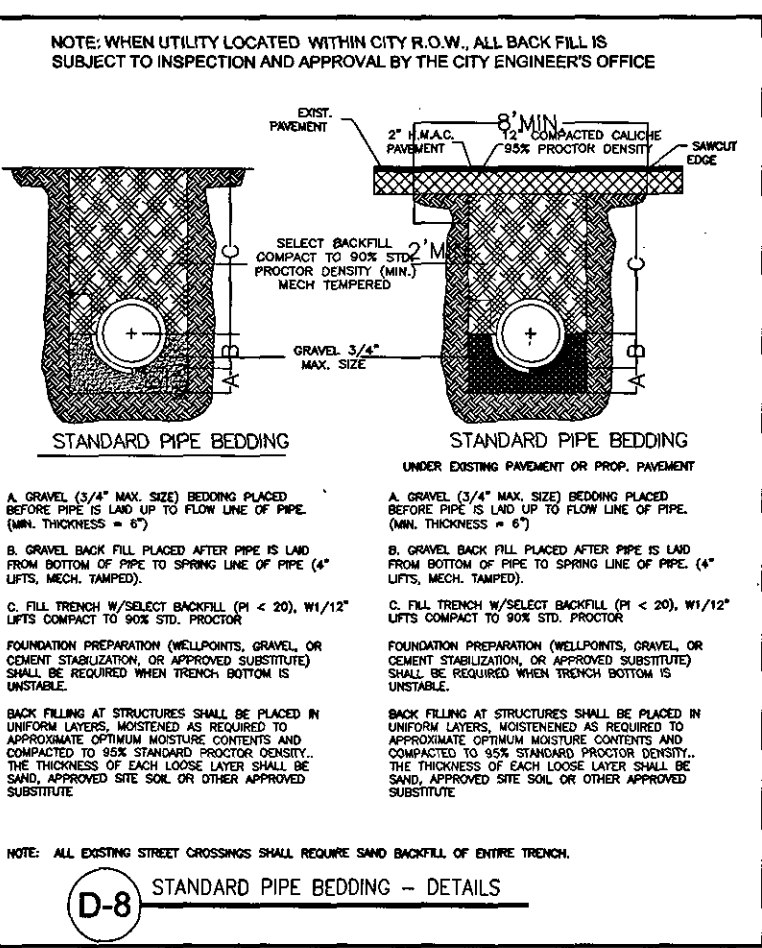
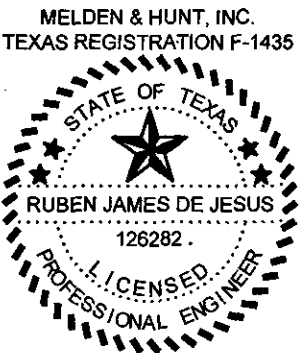
THE EXISTING DRAINAGE FOR PUEBLO DE PALMAS PHASE 22 CONSISTS OF SURFACE RUNOFF FROM THE LOTS INTO THE PROPOSED STREETS. THE STREET SHALL CHANNEL RUNOFF INTO A PROPOSED DRAINAGE SYSTEM OF TYPE "CC" & TYPE "A" INLETS AND STORM PIPES RANGING IN SIZE FROM 18" TO 36" THAT FLOW SOUTH DRAINING INTO A PROPOSED HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 DRAINAGE DITCH ALONG THE SOUTH BOUNDARY LINE OF THIS SUBDIVISION. THE H.C.D. 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. 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. PROPOSED DITCH AND STORM DRAINAGE SHALL BE DESIGNED TO FLOW WEST. (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 THE ATTACHED CALCULATION 148,891 CUBIC FEET OF DETENTION, WILL BE PROVIDED WITH IN THE PROPOSED H.C.D. NO. 1 DITCH AS PART OF THE OVERALL DRAINAGE PLAN. FROM PUEBLO DE PALMAS PHASE 22-26 (OVERALL), THE PROPOSED DITCH SHALL BE CONSTRUCTED AT THIS TIME FOR THE OVERALL PUEBLO DE PALMAS PHASES 22-26 WITH A CAPACITY OF 409,573 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.

RUBEN JAMES DE JESUS, PE #126282

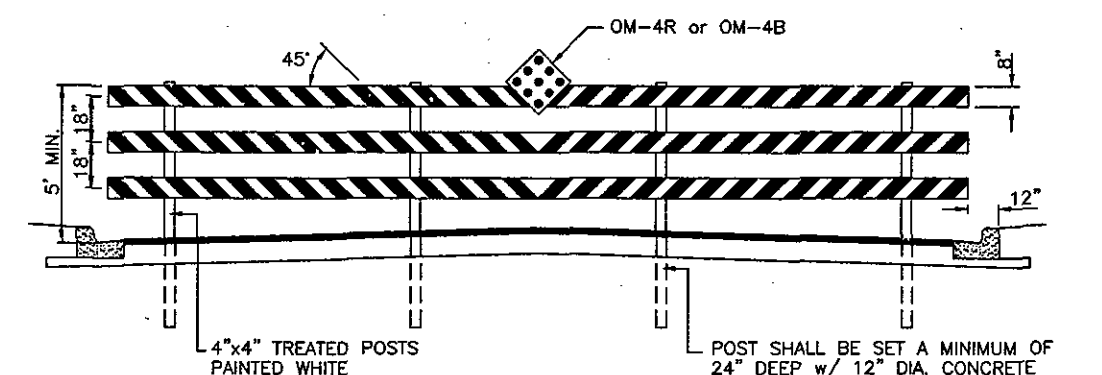
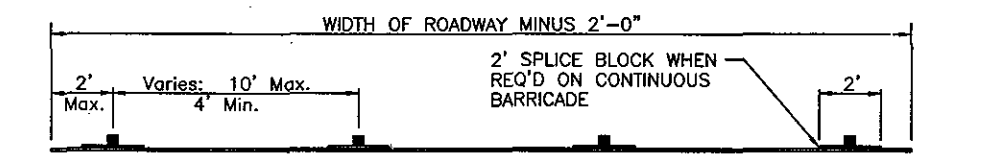


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H.C.D.#1 STORM DISCHARGE STRUCTURE
(DITCH WITH NO BENCH)

MAP OF TOPOGRAPHY AND DRAINAGE:
MAPA DE TOPOGRAFIA Y DESAGUE:
SUBDIVISION MAP OF
PUEBLO DE PALMAS PHASE 22

BEING A RE-SUBDIVISION OF 44.030 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,
5.968 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

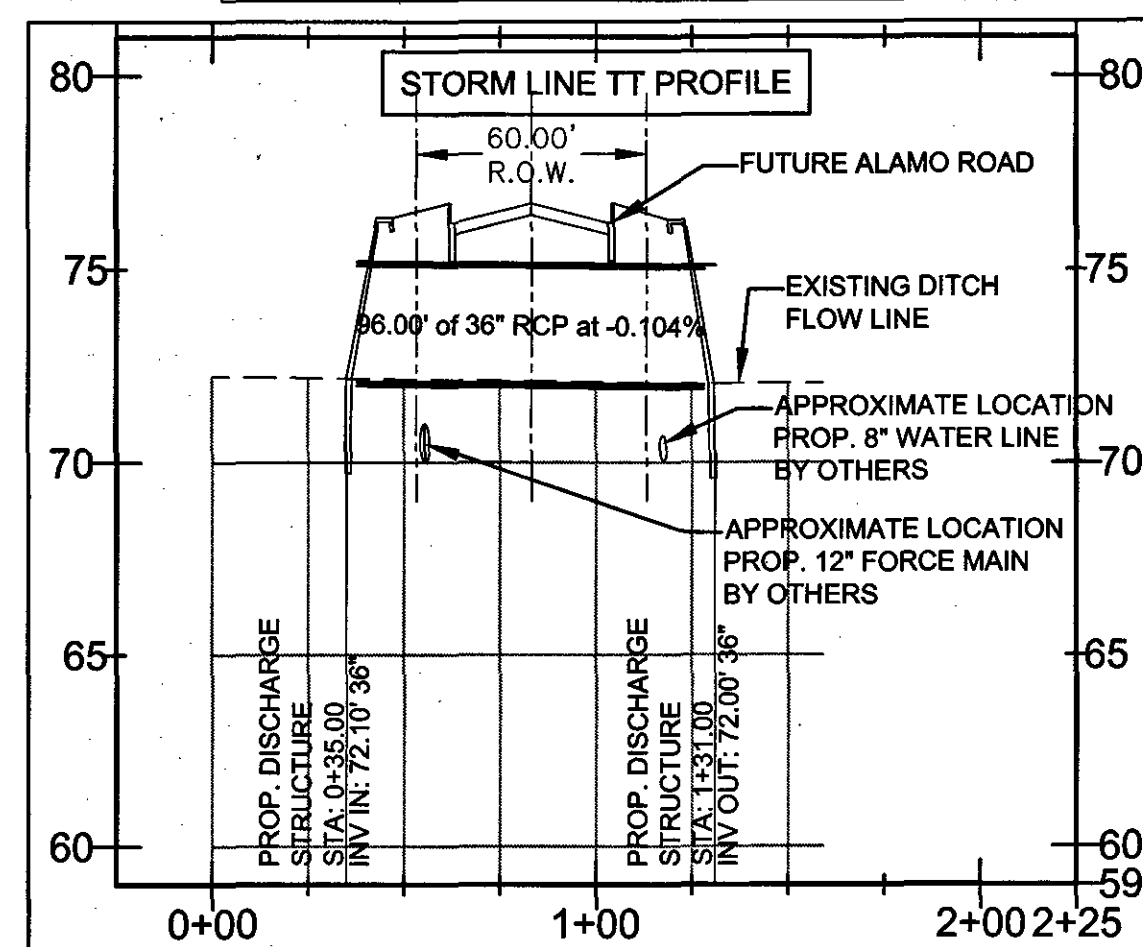


TYPE III DEAD-END STREET BARRICADE

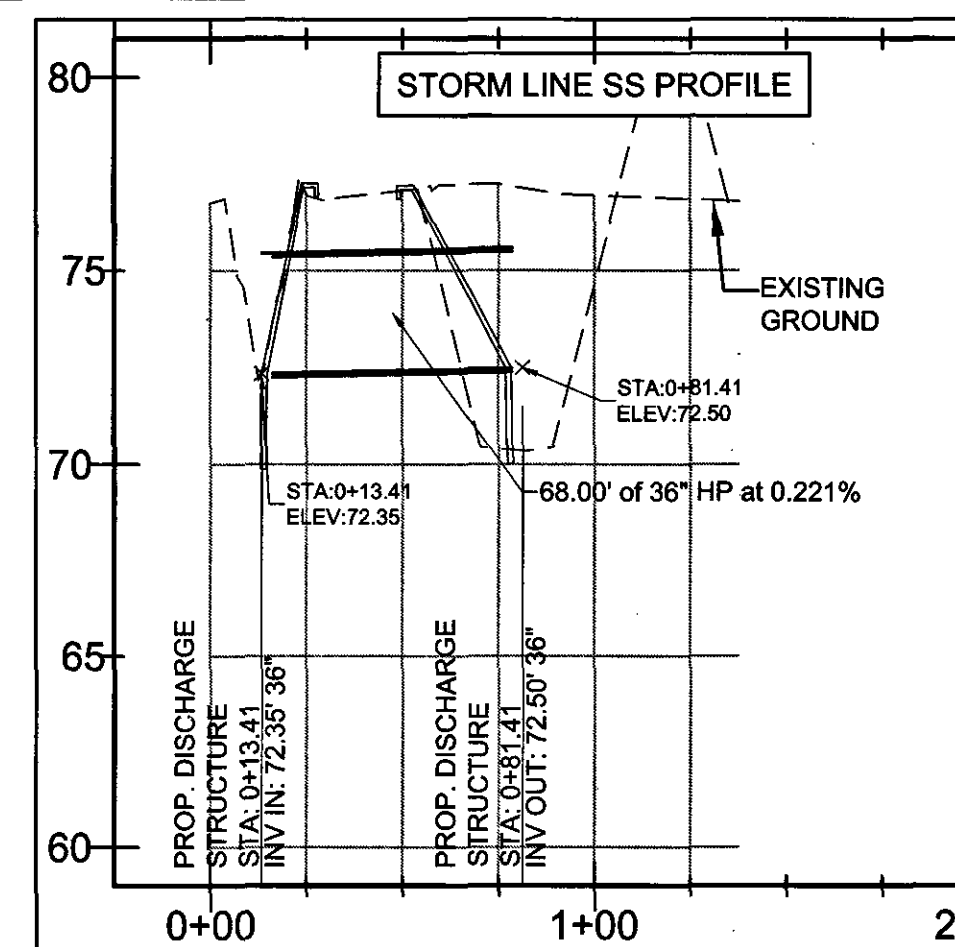
GENERAL NOTES:

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.

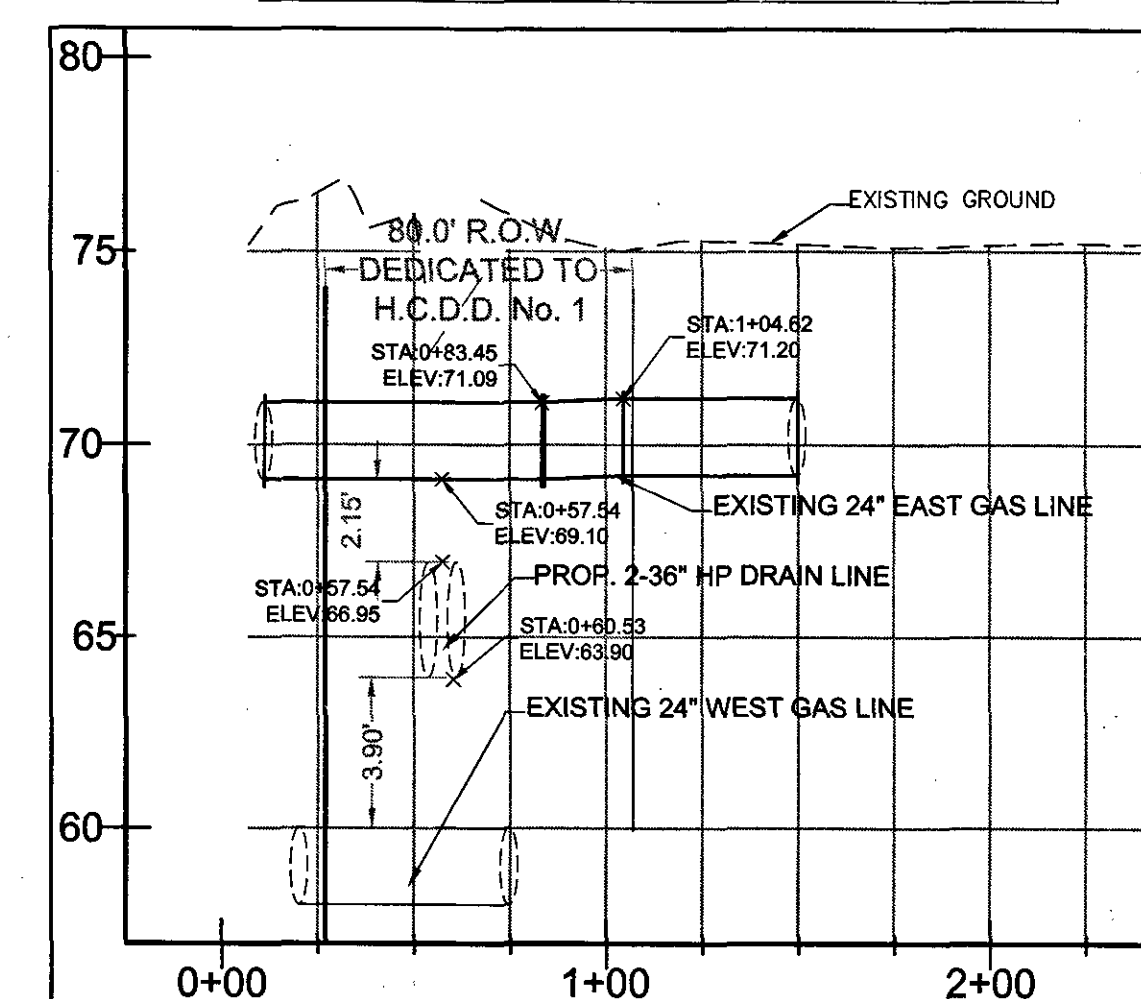
STORM LINE TT PROFILE



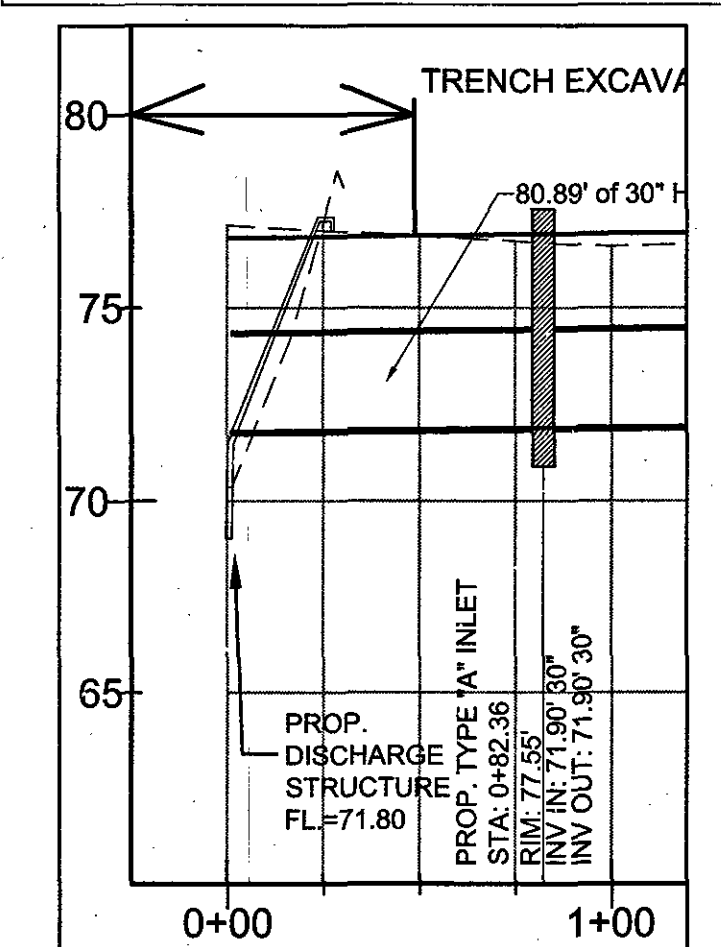
STORM LINE SS PROFILE



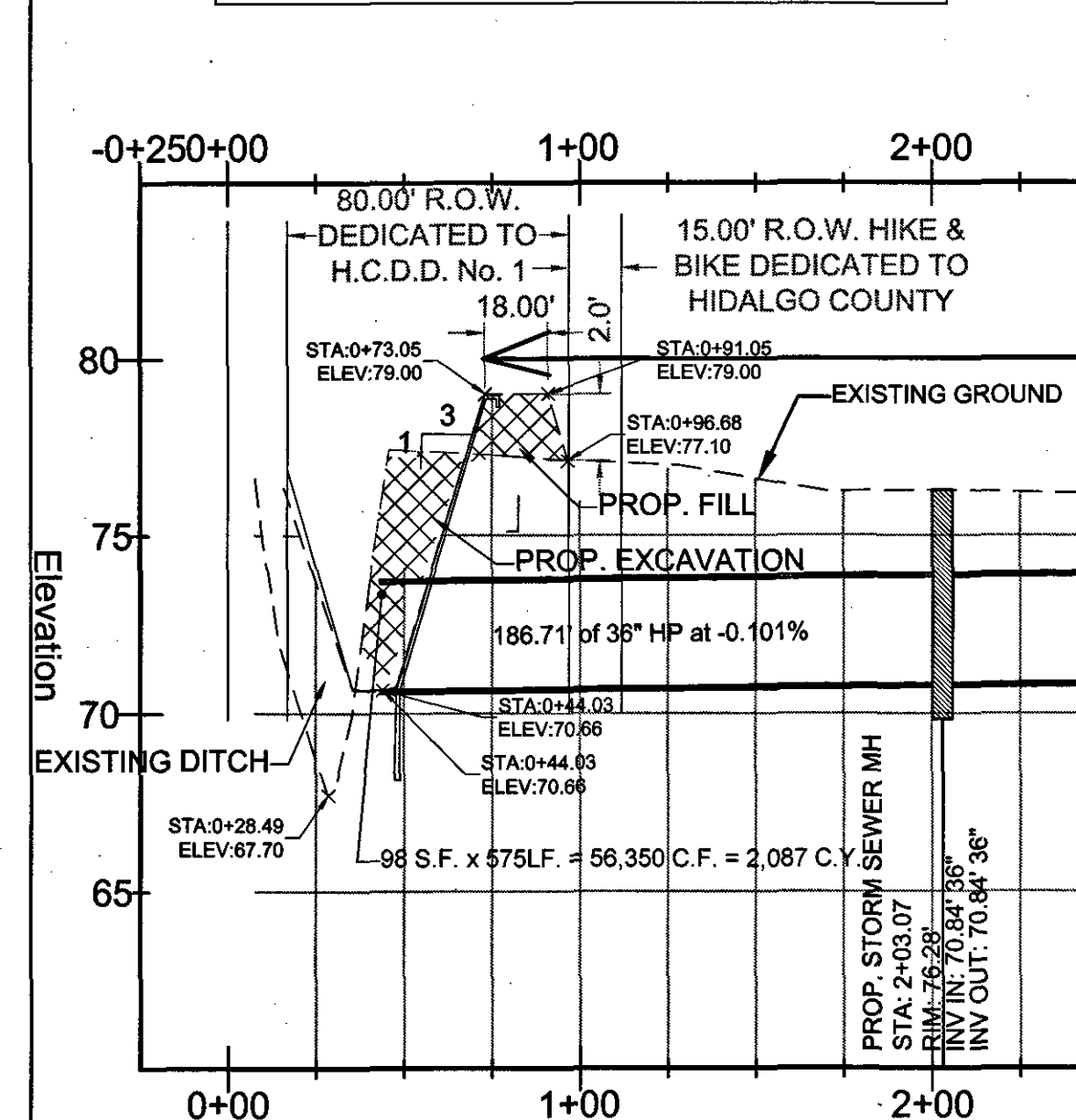
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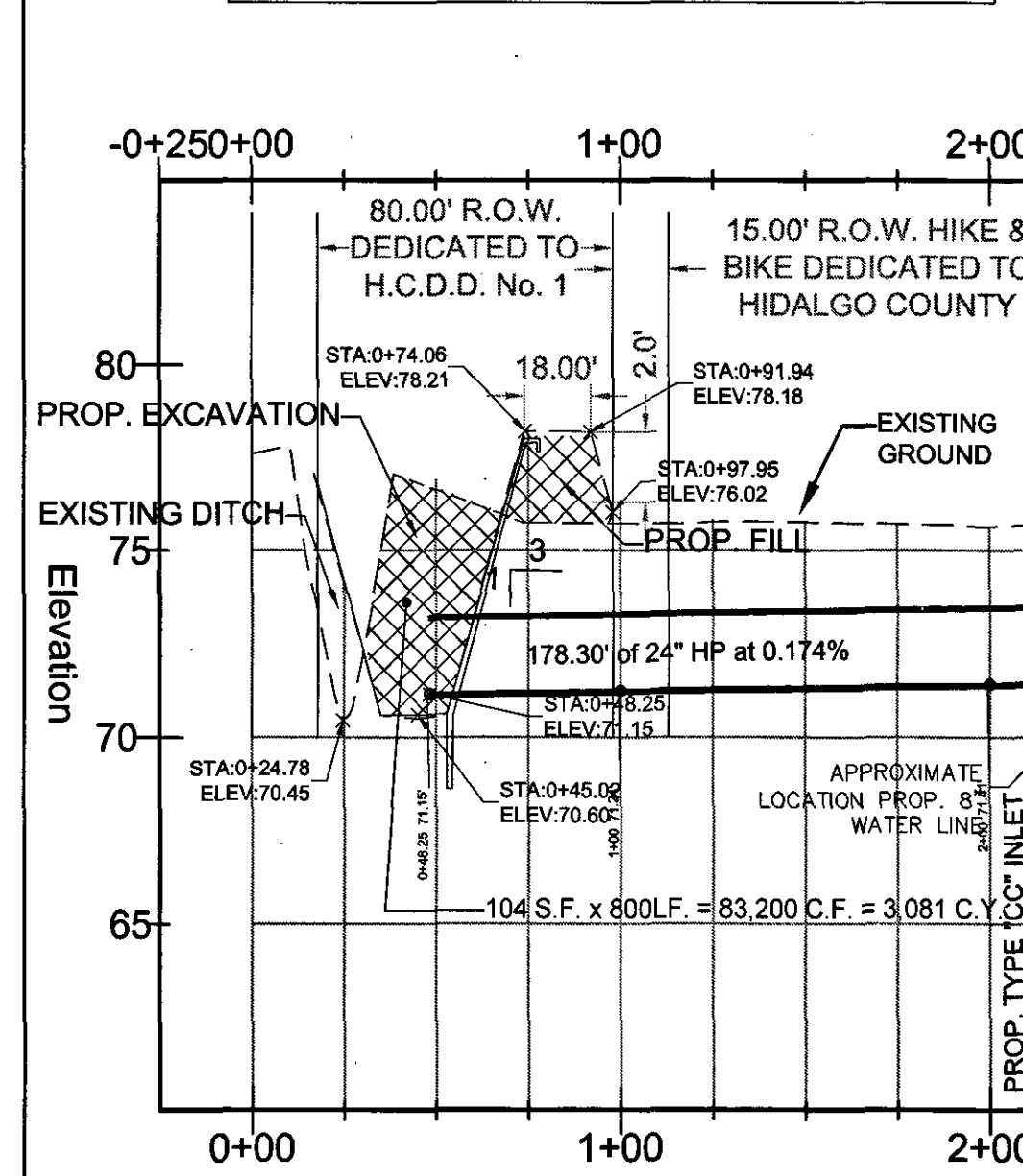
STORM LINE QQ PROFILE



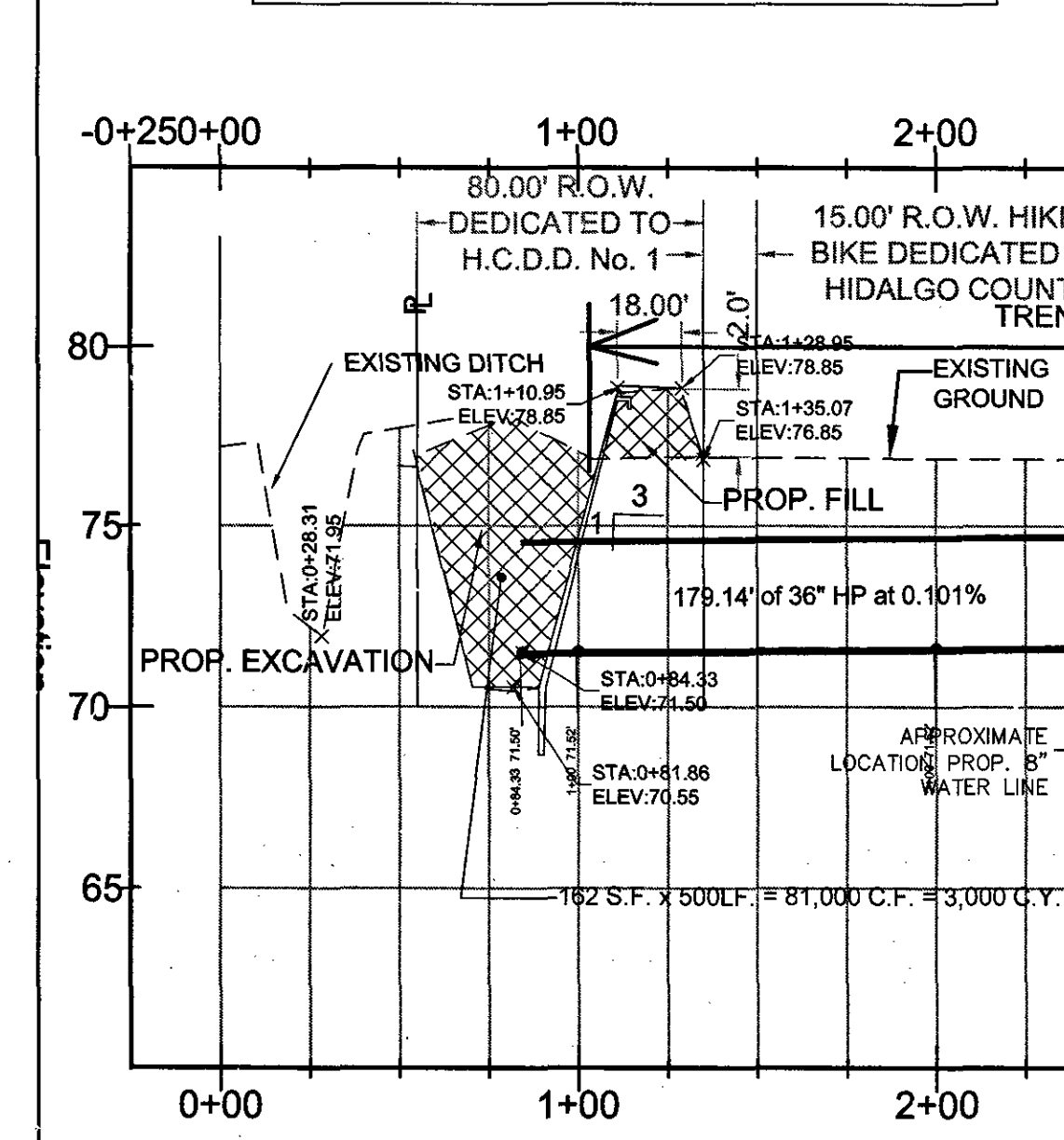
STORM LINE DD PROFILE



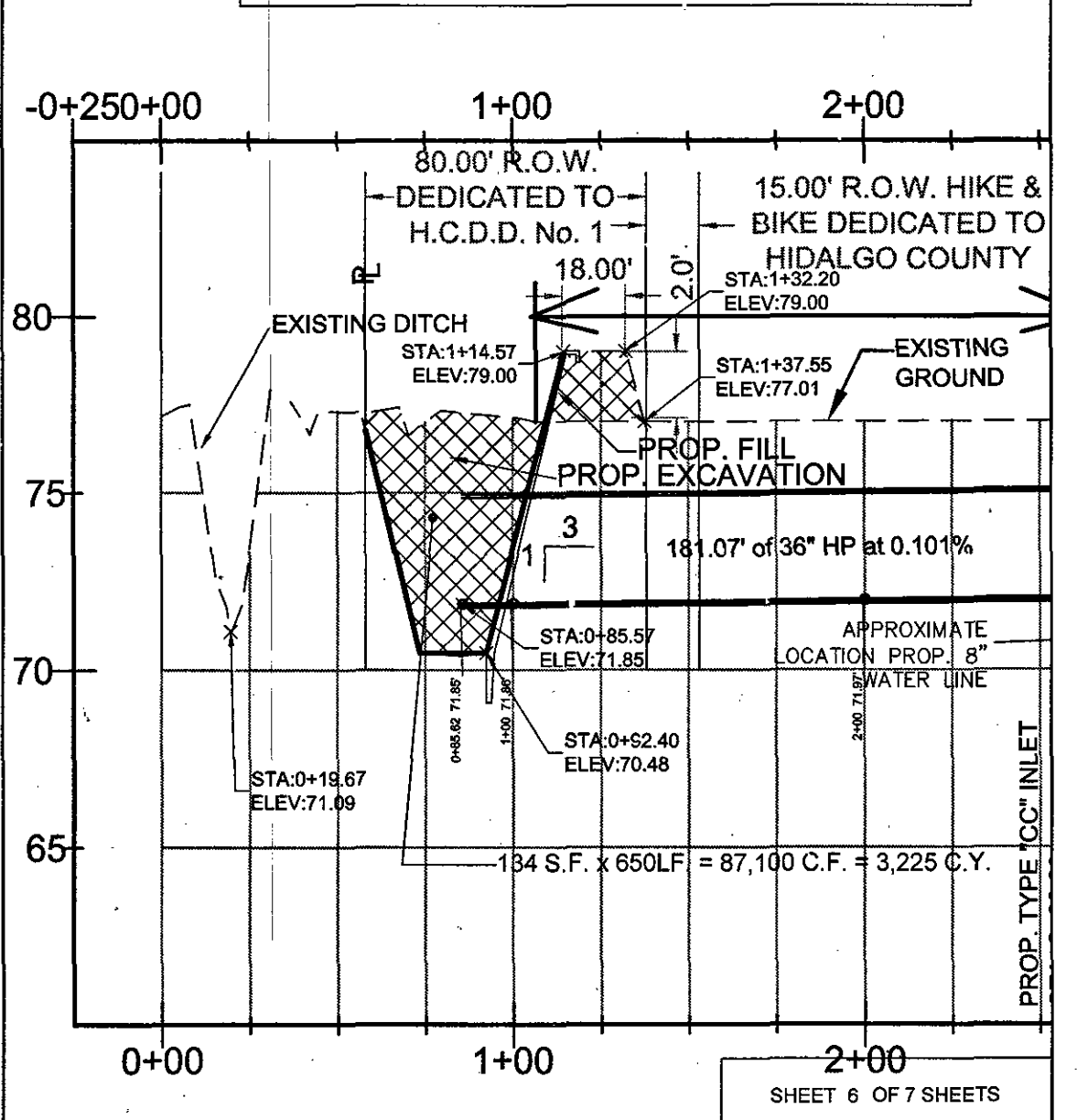
STORM LINE CC PROFILE



STORM LINE BB PROFILE



STORM LINE AA PROFILE



DETENTION REQUIRED = 409,573 C.F.
DETENTION PROVIDED = 411,837 C.F.

MAP OF TOPOGRAPHY AND STREETS: MAPA DE TOPOGRAFIA Y CALLES: **PUEBLO DE PALMAS PHASE 22**

BEING A RE-SUBDIVISION OF 44.030 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,
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