



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: 10-08-2019

PROPOSED LAS PALMAS DEL NORTE SUBDIVISION NO. 3 PHASE II, PRECINCT No. 3.

ENGINEER: JAVIER HINOJOSA ENGINEERING DEVELOPER: OSCAR GARZA & NORALINDA G. GARZA

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 43 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

STREETLIGHTS: 8

LOCATION DESCRIPTION: SOUTH OF MILE 5 NORTH ROAD APPROXIMATELY ¼ MILE WEST OF LA HOMA ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF MISSION AND WAS APPROVED BY THE P & Z AND CITY COMMISSION OF SAID CITY

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 8-17-2018 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY STORM SEWER SYSTEM AND DETENTION WILL BE PROVIDED BY WIDENING THE EXISTING DRAIN DITCH.

ROAD R.O.W. DEDICATION: NO R.O.W. DEDICATION IS REQUIRED.

H.C.R.O.W. FINAL APPROVAL DATE: 8-22-2019 BY, VICTOR GALLARDO, PCT. 3 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 8-26-2019 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: OSSF's HAVE BEEN ESCROWED.

WATER SERVICE PROVIDER: S.W.S.C. LINE SIZE: 8" LOCATION: CENTENARIO DRIVE, CAMERON DRIVE, MARISSA DRIVE.

H.C.E.O.C. FINAL APPROVAL DATE: 9-05-2019 : BY 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: **Cash Deposit: Amount: \$ \$64,500.00 For: OSSF(S) 43**
 Cash Deposit: Amount: \$ \$28,050.00 For: Firehydrants 5

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

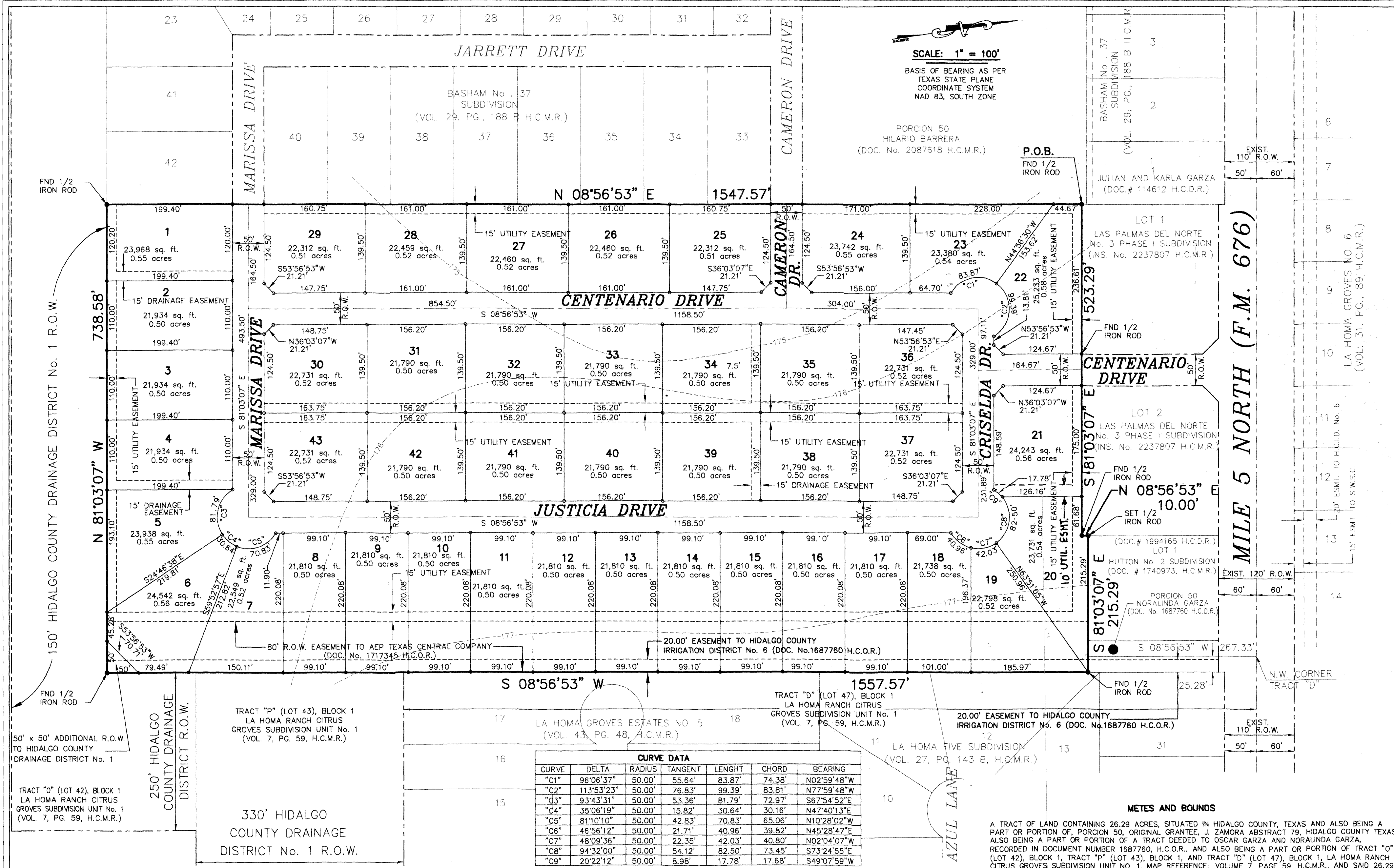
STAFF RECOMMENDS: **Preliminary Approval** subject to comments and future recommendations by planning, other departments and the approval of the City of MISSION.

Final Approval subject to recommendations other departments

Final Approval with financial guarantee.

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

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GENERAL PLAT NOTES & RESTRICTIONS:

- FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: THIS PROPERTY IS LOCATED WITHIN ZONES "A" AND "X" ON A FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480334 0290 D, REVISED JUNE 6, 2000. THE AREA OF ZONE "A" HAS BEEN REVISED TO ZONE "X" AS PER A LETTER OF MAP REVISION DATED JULY 17, 2018 (CASE NO. 18-06-2810). ZONE "X" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN. THE LOCAL FLOOD PLAIN ADMINISTRATOR IDENTIFIES NO OTHER AREA 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: CORNER GARAGE FRONT: 18.00 FEET; FRONT: 25.00 FEET; REAR: 15.00 FEET OR GREATER FOR EASEMENT; CORNER SIDE: 10.00 FEET OR TO EASEMENT LINE WHICHEVER IS GREATER.
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST STIMULATE ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED UNDER A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- BENCHMARK NOTE: ELEVATION = 172.24 "X" MARK ON TOP OF CURB LOCATED AT THE EAST SIDE OF CENTENARIO DRIVE AT THE NORTH PROPERTY LINE OF THIS SUBDIVISION.
- DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 59,855 CUBIC FEET (01.368 ACRE FEET) OF STORM WATER RUNOFF, DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: A TOTAL OF APPROXIMATELY 700 LINEAR FEET OF THE DRAINAGE DITCH LOCATED ON THE SOUTH SIDE OF THE SUBDIVISION WILL BE WIDENED AND EXCAVATED TO PROVIDE A DETENTION VOLUME OF 131,110 CUBIC FEET (3.001 ACRE FEET).
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FOOT LOT AREA WITH POTABLE WATER SUPPLY.
- OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
- SOIL ANALYSES HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT.
- "OSSF" PERMIT IS REQUIRED PRIOR OF OCCUPANCY A LOT.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- NORALINDA G. GARZA, THE OWNER & SUBDIVIDER OF LAS PALMAS DEL NORTE SUBDIVISION NO. 3 PHASE II, RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- 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.
- 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 OR AS REQUIRED BY UTILITY PROVIDER.
- CENTRAL POWER AND LIGHT CO. IS HEREBY GRANTED AN EASEMENT AND RIGHT-OF-WAY ON EACH LOT IN SAID SUBDIVISION FOR AN UNDERGROUND ELECTRIC SERVICE LATERAL TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH PURPOSE AT THE RIGHT LOCATION WHERE SUCH SERVICE LATERAL IS TO BE OR IS INSTALLED AND MAINTAINED FROM TIME TO TIME.
- 1/2" DIAMETER IRON RODS SET AT ALL LOT CORNERS, UNLESS OTHERWISE SPECIFIED.
- FIRE HYDRANTS INSTALLED WITHIN THE CORPORATION'S DISTRIBUTION SYSTEM ARE PROVIDED AT THE CONVENIENCE OF THE CORPORATION AND DO NOT IMPLY ANY RESPONSIBILITY ON THE PART OF THE CORPORATION TO MEET FLOW REQUIREMENTS.
- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO IRRIGATION DISTRICT NO. 16, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR USE WITHOUT EXPRESS APPROVAL.
- NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM THE IRRIGATION DISTRICT NO. 16.
- NO PERMANENT STRUCTURE, (EXAMPLE: FENCES OR DRIVEWAY OF ANY CONSTRUCTION) WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY THE IRRIGATION DISTRICT NO. 16. ANY UNAUTHORIZED STRUCTURE IN THE EASEMENT AREA IS SUBJECT TO REMOVAL.
- NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CONNECT ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING PERMIT FROM THE IRRIGATION DISTRICT NO. 16. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO REMOVAL.
- A 6" BUFFER SHALL BE REQUIRED WHEN ADJOINING ANY COMMERCIAL LOT WHETHER EXISTING OR WHEN SUCH COMMERCIAL LOT IS EVIDENT BY LOT OWNER.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS.
- STREET & STOP SIGNS WILL BE INSTALLED BY THE DEVELOPER.

SUBDIVISION PLAT OF LAS PALMAS DEL NORTE SUBDIVISION No. 3 PHASE II

A TRACT OF LAND CONTAINING 26.29 ACRES, SITUATED IN HIDALGO COUNTY, TEXAS AND ALSO BEING A PART OR PORTION OF, PORCION 50, ORIGINAL GRANTEE, J. ZAMORA ABSTRACT 79, HIDALGO COUNTY TEXAS, ALSO BEING A PART OR PORTION OF A TRACT DEEDED TO OSCAR GARZA AND NORALINDA GARZA, RECORDED IN DOCUMENT NUMBER 1687760, H.C.O.R., ALSO BEING A PART OR PORTION OF TRACT "O" (LOT 42), BLOCK 1, TRACT "P" (LOT 43), BLOCK 1, AND TRACT "D" (LOT 47), BLOCK 1, LA HOMA RANCH CITRUS GROVES SUBDIVISION UNIT NO. 1, MAP REFERENCE: VOLUME 7, PAGE 59, HIDALGO COUNTY MAP RECORDS.

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION
 I, NORALINDA GARZA, AS OWNER OF THE 26.54 ACRE TRACT OF LAND SUBDIVISION ENCOMPASSED WITHIN THE PROPOSED LAS PALMAS DEL NORTE No. 3 PHASE II, HEREBY SUBDUIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS, PARKS, AND EASEMENTS SHOWN HEREIN. I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE §232.032, AND THAT:

- THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARD.
 - SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET THE MINIMUM REQUIREMENTS OF THE STATE STANDARD.
 - ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS AND
 - 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.

Noralinda G. Garza 8/19/19
 BY: NORALINDA G. GARZA, OWNER DATE
 P.O. BOX 1886
 MISSION, TEXAS 78572

STATE OF TEXAS
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NORALINDA G. GARZA KNOWN TO ME AS THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENTS AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 19th DAY OF August, 2019 A.D.

Carolina A. Garcia
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 3-23-2020

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

WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF THE LAS PALMAS DEL NORTE No. 3 PHASE II SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT.
 ON THIS THE _____ DAY _____, 2019 A.D.

HIDALGO COUNTY JUDGE DATE
 ATTEST: HIDALGO COUNTY CLERK DATE

CITY OF MISSION
 CERTIFICATE OF PLAT APPROVAL
 UNDER LOCAL GOVERNMENT CODE §232.028(a)

I, THE UNDERSIGNED, MAYOR TO THE CITY OF MISSION HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

Carolina A. Garcia ATTEST: CITY SECRETARY
 DATE: 08/12/19 DATE: 8/12/19

THIS SUBDIVISION PLAT OF LAS PALMAS DEL NORTE No. 3 PHASE II SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF MISSION, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.
 DATED THIS 7th DAY OF August, 2019 A.D.

CHAIRMAN, PLANNING & ZONING COMMISSION

COUNTY OF HIDALGO
 CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF LAS PALMAS DEL NORTE SUBDIVISION No. 3 PHASE II WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____, 2019.

ENVIRONMENTAL HEALTH DIVISION MANAGER

STATE OF TEXAS
 COUNTY OF HIDALGO

I, JAVIER HINOJOSA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT

Javier Hinojosa 6/18/19
 JAVIER HINOJOSA, P.E.
 LICENSED PROFESSIONAL ENGINEER NO. 74808

STATE OF TEXAS
 COUNTY OF HIDALGO

I, CARLOS VASQUEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE MAP ON THIS SHEET SHOWING THE LOTS, EASEMENTS AND STREETS OF LAS PALMAS DEL NORTE No. 3 PHASE II AND ITS METES AND BOUNDS DESCRIPTION WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON JULY 26, 2019.

Carlos Vasquez
 CARLOS VASQUEZ, R.P.L.S.
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4608
 CVO LAND SURVEYORS, LLC
 517 BEAUMONT AVE.
 MCALLEN, TEXAS 78501
 (956) 816-1555
 DATE SURVEYED: 06/12/2017
 TBP'S FIRM NO. 10119800

CURVE DATA

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
"C1"	96°06'37"	50.00'	55.64'	83.87'	74.38'	N02°59'48"W
"C2"	113°52'23"	50.00'	76.83'	99.39'	83.81'	N77°59'48"W
"C3"	93°43'31"	50.00'	53.36'	81.79'	72.97'	S87°54'52"E
"C4"	35°06'19"	50.00'	15.92'	30.64'	30.16'	N47°40'13"E
"C5"	81°10'10"	50.00'	42.83'	70.83'	65.06'	N10°28'02"W
"C6"	46°56'12"	50.00'	21.71'	40.96'	39.82'	N45°28'47"E
"C7"	48°09'36"	50.00'	22.35'	42.03'	40.80'	N02°04'07"W
"C8"	94°32'00"	50.00'	54.12'	82.50'	73.45'	S73°24'55"E
"C9"	20°22'12"	50.00'	8.98'	17.78'	17.68'	S49°07'59"W

SHEET INDEX

SHEET 1
 DATE, NORTH ARROW, MAIN SCALE, HEADING, LEGAL DESCRIPTION, E.T.J. AND LOCATION MAP, PRINCIPAL CONTACTS, INDEX, PROPOSED AND EXISTING SUBDIVISION LAYOUTS, METES AND BOUNDS, OWNER DEDICATION, CERTIFICATION AND ATTESTATION, NOTARY PUBLIC, SURVEYOR'S CERTIFICATE, ENGINEER'S CERTIFICATE, DRAINAGE DISTRICT DEDICATION, IRRIGATION DISTRICT DEDICATION, COUNTY CLERK'S RECORDING CERTIFICATE, REVISION NOTES, HIDALGO, CITY OF MISSION CERTIFICATION AND THE HIDALGO COUNTY HEALTH DEPARTMENT.

SHEET 2
 FINAL ENGINEERING REPORT INCLUDING DESCRIPTION OF THE WATER AND OSSF LAYOUTS, THE ENGINEER'S CERTIFICATION AND THE SUBDIVIDERS CERTIFICATE AND STATEMENT, (ENGLISH AND SPANISH VERSIONS).

SHEET 3
 DRAINAGE REPORT INCLUDING THE DESCRIPTION OF DRAINAGE, TOPOGRAPHIC MAP, THE ENGINEER'S DRAINAGE CERTIFICATION AND CONSTRUCTION DETAILS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

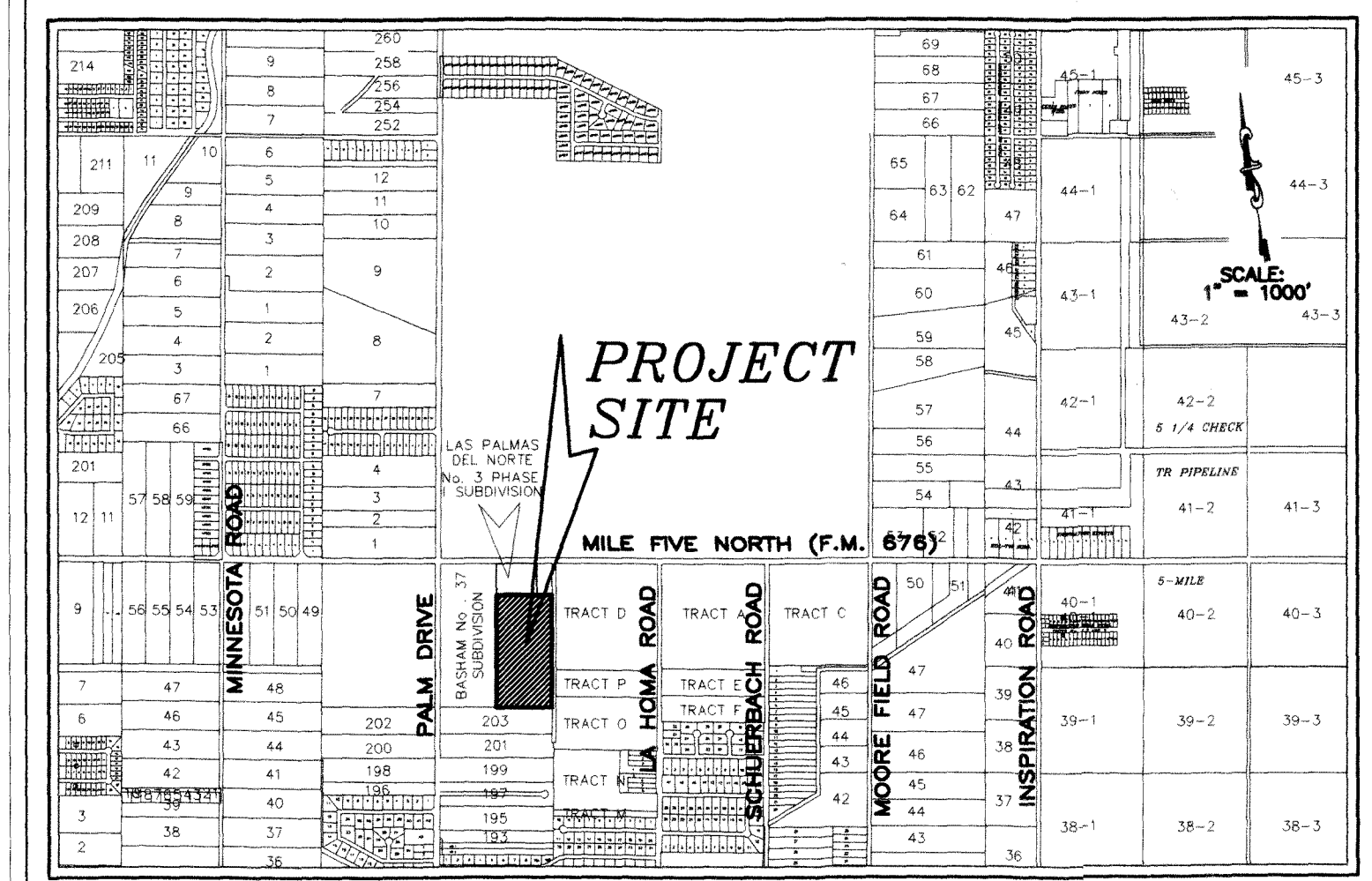
RAUL E. SESIN, P.E., C.F.M. DATE
 GENERAL MANAGER

I, SHERILYN DAHLBERG, HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR THE LAS PALMAS DEL NORTE SUBDIVISION No. 3 PHASE II LOCATED AT MILE 5 AND CENTENARIO DRIVE IN HIDALGO COUNTY, TEXAS, SUBJECT TO THE SUBDIVISION'S POTABLE WATER SYSTEM MEETING THE APPROVAL OF THE DEVELOPER'S DESIGN ENGINEER. ALL APPLICABLE RULES AND REGULATIONS OF SHARYLAND WATER SUPPLY CORPORATION, AND LOCAL, STATE, AND FEDERAL AGENCIES.

DEVELOPER AND HIS DESIGN ENGINEER SHALL BEAR FULL RESPONSIBILITY TO ENSURE THAT THE ABOVE REFERENCED POTABLE WATER SYSTEM IS CONSTRUCTED WITHIN THE DESIGNATED SHARYLAND WATER SUPPLY CORPORATION EXCLUSIVE EASEMENT.

I, SHERILYN DAHLBERG, HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR THE LAS PALMAS DEL NORTE SUBDIVISION No. 3 PHASE II LOCATED AT MILE 5 AND CENTENARIO DRIVE IN HIDALGO COUNTY, TEXAS, SUBJECT TO THE SUBDIVISION'S POTABLE WATER SYSTEM MEETING THE APPROVAL OF THE DEVELOPER'S DESIGN ENGINEER. ALL APPLICABLE RULES AND REGULATIONS OF SHARYLAND WATER SUPPLY CORPORATION, AND LOCAL, STATE, AND FEDERAL AGENCIES.

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY
 LAS PALMAS DEL NORTE No. 3 PHASE II SUBDIVISION IS LOCATED IN SOUTHWESTERN PART OF HIDALGO COUNTY PRECINCT NO. 3 APPROXIMATELY 1600 FEET WEST OF LA HOMA ROAD (F.M. 2804) ON THE SOUTH SIDE OF MILE 5 ROAD (F.M. 676). THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MISSION. ACCORDING TO THE OFFICIAL MAP OF THE CITY OF MISSION (POPULATION 77,058) THE PROPERTY LIES APPROXIMATELY 2.2 MILES FROM THE CITY LIMITS (AND IS INSIDE THE 2 OR 5 MILE EXTRATERRITORIAL JURISDICTION (E.T.J.) UNDER LOCAL GOVERNMENT CODE § 212.001 & 42.021



PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE #	FAX#
OWNER: NORALINDA G. GARZA	P.O. BOX 1886	MISSION, TX 78572	585-9737/585-6986	
ENGINEER: JAVIER HINOJOSA	416 E. DOVE AVENUE	MCALLEN, TX 78504	668-1588/994-8102	
SURVEYOR: CARLOS VASQUEZ	517 BEAUMONT AVE.	MCALLEN, TX 78501	618-1551/618-1547	

DATE OF PREPARATION: JANUARY, 2018 DRAWN BY: JOSE B. GARZA

JAVIER HINOJOSA ENGINEERING CONSULTING ENGINEERS
 416 E. DOVE AVENUE MCALLEN, TEXAS 78504
 PHONE (956) 668-1588
 jovhin@rgv.rr.com
 TBP# FIRM NUMBER F-1295



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

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

SHEET NO. 1 OF 3

COST ESTIMATE:	
STREET PAVING	\$ 303,860.00
WATER SUPPLY SYSTEM:	\$ 121,275.00
SEPTIC TANK SYSTEM:	\$ 64,500.00
DRAINAGE:	\$ 214,390.00

SUBDIVIDER 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 (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.

I, NORALINDA G. GARZA, SUBDIVIDER OF LAS PALMAS DEL NORTE SUBDIVISION No. 3 PHASE II, HEREBY CERTIFY THAT SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT PRIOR TO BUILDING ON ANY LOT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY AND QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS TO THE STATE AS REGULATED BY STATE AND COUNTY REGULATIONS.

Noralinda G. Garza 8/27/19
 BY: NORALINDA G. GARZA, OWNER DATE
 P.O. BOX 1886
 MISSION, TEXAS 78572

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NORALINDA G. GARZA, KNOWN TO ME BY THE PERSON WHOSE NAME ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO MY PUBLIC OFFICE THE SAME PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 27th DAY OF August 2019.

Claudia N Ybarra
 CLAUDIA N YBARRA
 Notary Public
 My Commission Expires March 23, 2020

FINAL ENGINEERING REPORT FOR LAS PALMAS DEL NORTE SUBDIVISION No. 3 PHASE II

WATER SUPPLY: DESCRIPTION, COSTS, AND OPERABILITY DATE
 LAS PALMAS DEL NORTE SUBDIVISION No. 3 PHASE II IS PROVIDED WITH POTABLE WATER BY SHARYLAND WATER SUPPLY CORPORATION. THE SUBDIVIDER AND SHARYLAND WATER SUPPLY CORPORATION HAVE ENTERED INTO A CONTRACT IN WHICH SHARYLAND WATER SUPPLY CORPORATION HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST THIRTY YEARS AND SHARYLAND WATER SUPPLY CORPORATION 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. SHARYLAND WATER SUPPLY CORPORATION HAS AN EXISTING 8" DIAMETER WATER LINE LOCATED AT THREE LOCATIONS. THE FIRST LOCATION BEING ON THE EAST RIGHT OF WAY OF CENTENARIO DRIVE AT THE SOUTH END OF CAMERON DRIVE. THE SECOND LOCATION BEING ON THE SOUTH SIDE OF CAMERON DRIVE AND THE THIRD LOCATION BEING ON THE NORTH SIDE OF MARISSA DRIVE. THIS SUBDIVISION IS TIED ON TO THE EXISTING 8" WATER LINES AT THESE THREE LOCATIONS. AN EXISTING 8" WATER LINE HAS BEEN LOOPED WITHIN THE STREET RIGHT OF WAYS FOR SERVICE TO THIS SUBDIVISION. EACH LOT IS PROVIDED WITH A 2" INCH WATER SERVICE CONNECTING TO THE EXISTING 8" WATER LINE. A TOTAL OF 7 3/4" SINGLE SERVICE AND 18 3/4" DOUBLE SERVICE LINES CONNECTIONS HAVE BEEN INSTALLED. THE COST FOR INSTALLATION OF THE WATER IMPROVEMENTS IS A TOTAL OF \$121,275.00. THE SUBDIVIDER HAS IN ADDITION PAID TO THE SHARYLAND WATER SUPPLY CORPORATION THE SUM OF \$26,638.50 WHICH COVERS THE COST PER LOT FOR THE WATER METER (INCLUDING INSTALLATION COSTS, ALL TAP FEES, WATER RIGHTS AND MEMBERSHIP FEES). UPON REQUEST BY THE OWNER OF A LOT, SHARYLAND WATER SUPPLY CORPORATION WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY SHARYLAND WATER SUPPLY CORPORATION AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES: DESCRIPTION, COSTS, AND OPERABILITY DATE

SEWAGE FROM LAS PALMAS DEL NORTE SUBDIVISION No. 3 PHASE II IS TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES (OSSF) CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAINFIELD ON EACH LOT. THE UNDERSIGNED PROFESSIONAL ENGINEER HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY ENVIRONMENTAL HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR REPLACEMENT DRAIN FIELD.

EACH LOT IN THE SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATES A SANDY LOAM SOIL FOR THE AREA. A TOTAL OF 2 SOIL BORINGS WERE PERFORMED FOR THIS SUBDIVISION. THE SOIL IS UNIFORM SANDY LOAM EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

THE ESTIMATED COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$1,500.00 INCLUDING THE COSTS FOR THE REQUIRED PERMIT AND LICENSE. NO OSSFS HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR THE FINAL PLAT APPROVAL. WITH THE FILING OF THIS FINAL PLAT, THE SUBDIVIDER IS PROVIDING FINANCIAL GUARANTEES TO THE BUYER IN THE FORM OF A (CASHERS CHECK OR PERSONAL CHECK) REPRESENTING A "CASH DEPOSIT" TO BE HELD BY THE COUNTY OF HIDALGO IN ESCROW IN THE AMOUNT OF \$4,500.00, WHICH IS THE ESTIMATED TOTAL COST TO INSTALL A SEPTIC TANK SYSTEM ON EACH LOT. THE SUBDIVIDER WILL INCLUDE THE COST OF A SEPTIC SYSTEM IN THE SALES PRICE OF EACH LOT.

AT ANY TIME AFTER THE LOT IS SOLD, THE PURCHASER MAY INITIATE INSTALLATION OF AN OSSF SYSTEM BY WRITING OR CALLING THE SUBDIVIDER. SUBDIVIDER SHALL BE RESPONSIBLE TO FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AN APPLICATION FOR A PERMIT TO INSTALL AN OSSF. THE OSSF SYSTEM SHALL BE INSTALLED ON THE LOT PRIOR TO THE COUNTY ISSUING A FINAL LIGHT AND WATER CLEARANCE.

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 ESTIMATED COSTS TO INSTALL THE WATER AND SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES ARE FULLY CONSTRUCTED UPON FINAL PLAT APPROVAL, EXCEPT FOR INSTALLATION OF WATER METERS, AT A COST OF \$ 121,275.00. THE SUBDIVIDER HAS ALSO PAID A TOTAL OF \$ 26,638.50 SHARYLAND WATER SUPPLY CORP. TO COVER THE COSTS OF INSTALLATION OF METERS, WATER RIGHTS, MEMBERSHIPS AND ALL TAP FEES.

SEWAGE FACILITIES - SEPTIC SYSTEMS HAVE BEEN CONSTRUCTED UPON FINAL PLAT APPROVAL BY MEANS OF SEPTIC TANKS AND DRAIN FIELDS AT A COST OF \$1,500.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL COST OF \$64,500.00 FOR THE SUBDIVISION.

Javier Hinojosa, P.E. 8/27/19
 JAVIER HINOJOSA, P.E. #74808 DATE

REVISIONS
 1/08/19 REMOVED FIRE HYDRANTS

REPORTE DE INGENIERIA DE LAS PALMAS DEL NORTE SUBDIVISION No. 3 PHASE II

ABASTECIMIENTO DE AGUA: DESCRIPCION, COSTOS Y FECHA DE OPERABILIDAD

LA SUBDIVISION DE LAS PALMAS DEL NORTE No. 3 FASE II ES PROVISTA CON AGUA POTABLE POR LA CORPORACION DE ABASTECIMIENTO DE AGUA DE SHARYLAND. EL SUBDIVIDER Y LA CORPORACION DE ABASTECIMIENTO DE AGUA DE SHARYLAND HAN CELEBRADO UN CONTRATO EN EL CUAL LA CORPORACION DEL ABASTECIMIENTO DE AGUA DE SHARYLAND HA PROMETIDO PROPORCIONAR EL AGUA SUFICIENTE LA AGUA SUFICIENTE LO MENOS TREINTA AÑOS Y LA CORPORACION DEL ABASTECIMIENTO DE AGUA DE SHARYLAND TIENE PROPORCIONADO DOCUMENTACION PARA ESTABLECER SUFICIENTEMENTE LA CANTIDAD Y LA CALIDAD, A LARGO PLAZO DE LOS SUMINISTROS DE AGUA DISPONIBLES PARA SERVIR AL PLENO DESARROLLO DE ESTA SUBDIVISION. LA CORPORACION DEL ABASTECIMIENTO DE AGUA DE SHARYLAND TIENE UN LINEA DE DIAMETRO LOCALIZADA EN TRES UBICACIONES. EL PRIMER LUGAR ESTA EN LA DERECHA DEL ESTE DEL CAMINO DE CENTENARIO CONDUZCA EN EL EXTREMO DEL SUR DE LA CALZADA. LA SEGUNDA UBICACION ESTA EN EL LADO SUR DE CAMERON DRIVE Y LA TERCERA UBICACION EN EL LADO NORTE DE MARISSA DRIVE. ESTA SUBDIVISION SE VINCULARA A LA EXISTENTE 8" LINEAS DE AGUA EN ESTOS TRES LUGARES. UNA LINEA EXISTENTE DE 8" DE AGUA ENTRELAZA DENTRO DEL DERECHO DE LA CALLE DE MANERAS PARA EL SERVICIO A ESTA SUBDIVISION. CADA LOTE ESTA PREVISTO DE UN SERVICIO DE AGUA DE 3/4" PULGADAS DE CONEXION A LA EXISTENTE DE 8" LINEA DE AGUA. SE HAN INSTALADO UN TOTAL DE 7 3/4" SERVICIO UNICO Y 18 3/4" CONEXIONES DE LINEAS DE SERVICIO DOBLES. EL COSTE PARA LA INSTALACION DE LAS MEJORAS DEL AGUA ES UN TOTAL DE \$121,275.00. EL SUBDIVIDER TIENE ADEMAS PAGADO A LA CORPORACION DEL ABASTECIMIENTO DE AGUA DE SHARYLAND LA SUMA DE \$26,638.50 QUE CUBRE EL COSTO POR LOTE PARA EL MEDIDOR DE AGUA (INCLUYENDO COSTOS DE INSTALACION, TODOS LOS HONORARIOS DE TAP, DERECHOS DE AGUA Y CUOTAS DE MEMEBRIA). A PETICION DEL PROPIETARIO DE UN LOTE, SHARYLAND WATER SUPPLY CORPORATION, INMEDIATAMENTE INSTALARA SIN CARGO EL MEDIDOR DE AGUA PARA ESE LOTE. LAS INSTALACIONES ENTERRAS DEL AGUA HAN SIDO APROBADAS Y ACEPTADAS POR LA CORPORACION DEL ABASTECIMIENTO DE AGUA DE SHARYLAND, Y DICHO SISTEMA DE DISTRIBUCION ES OPERABLE A PARTIR DE LA FECHA DE LA GRABACION DE LA PLAT.

DRENAJE SANITARIO: DESCRIPCION, COSTOS Y FECHA DE OPERABILIDAD

EL DRENAJE DE LAS PALMAS DEL NORTE SUBDIVISION No. 3 PHASE II CONSISTE DE UNA FOSA SEPTICA EN CADA SOLAR. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. EL INGENIERO AUTOR DE ESTE DOCUMENTO HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESTAS FOSAS SEPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.

CADA LOTE EN LA SUBDIVISION PROPUESTA MIDE POR LO MENOS 1/2 ACRE (21,780 PIES CUADRADOS). SE HICIERON 2 EXCAVACIONES DE EVALUACION EN LUGARES OPUESTOS EN LA SUBDIVISION (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICATIVAMENTE UNIFORME). EL TERRENO ES UNIFORME (TIPO FINO-ARCILLOSO ARENOSO) Y SE EXTIENDE 36 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MAS ARRIBA DE LO MAS ABAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA AREA FLUYE BIEN.

EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR ES \$ 1,500.00, INCLUYENDO EL COSTO DEL PERMISO Y LICENCIA. EN EL MOMENTO DE LA APLICACION PARA FINALIZAR EL PLAT, NO SE HA INSTALADO NINGUNA FOSA SEPTICA. CON DICHA APLICACION, EL SUBDIVIDER HA PROVEIDO LAS GARANTIAS ECONOMICAS SUFICIENTES EN FORMA DE (CHEQUEO DE CAJERO O CHEQUEO PERSONAL) REPRESENTANDO UN DEPÓSITO EN EFECTIVO QUE ESTARA EN POSICION DEL CONDADO DE HIDALGO POR LA CANTIDAD DE \$4,500.00, QUE ES EL COSTO TOTAL ESTIMADO PARA INSTALAR UN SISTEMA SEPTICO EN CADA LOTE. EL SUBDIVIDER INCLUIRA EL COSTO DEL SISTEMA SEPTICO EN LA VENTA DE CADA LOTE.

EN CUALQUIER MOMENTO DESPUES DE LA VENTA DEL TERRENO, EL COMPRADOR PUEDE INICIAR LA INSTALACION DEL SISTEMA SEPTICO ESCRIBIENDO O LLAMANDO AL SUBDIVIDER. EL SUBDIVIDER ES EL RESPONSABLE DE METER LA APLICACION PARA EL PERMISO DE INSTALACION DEL SISTEMA SEPTICO CON EL DEPARTAMENTO DE SANIDAD DEL CONDADO DE HIDALGO. EL SISTEMA SEPTICO DEVERA SER INSTALADO ANTES DE QUE EL CONDADO OROGUEE EL PERMISO FINAL PARA LUZ Y AGUA.

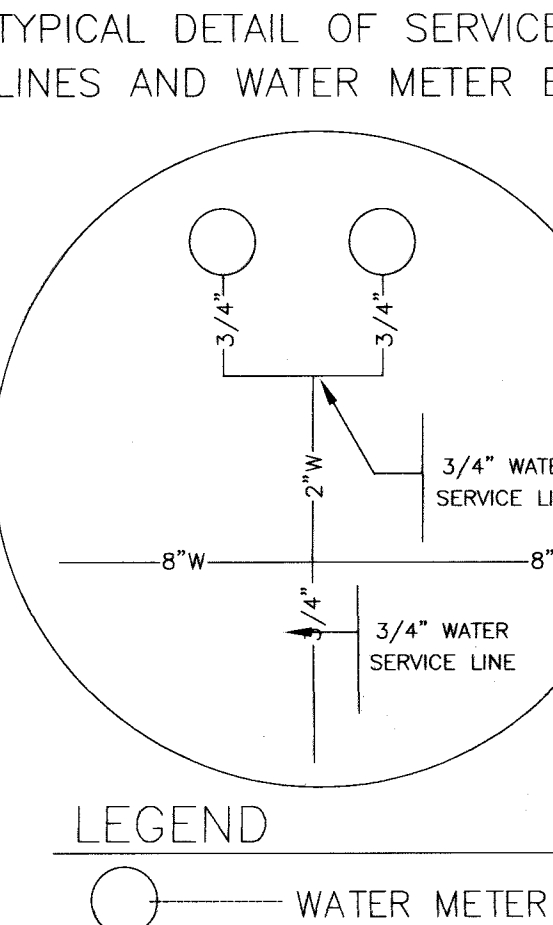
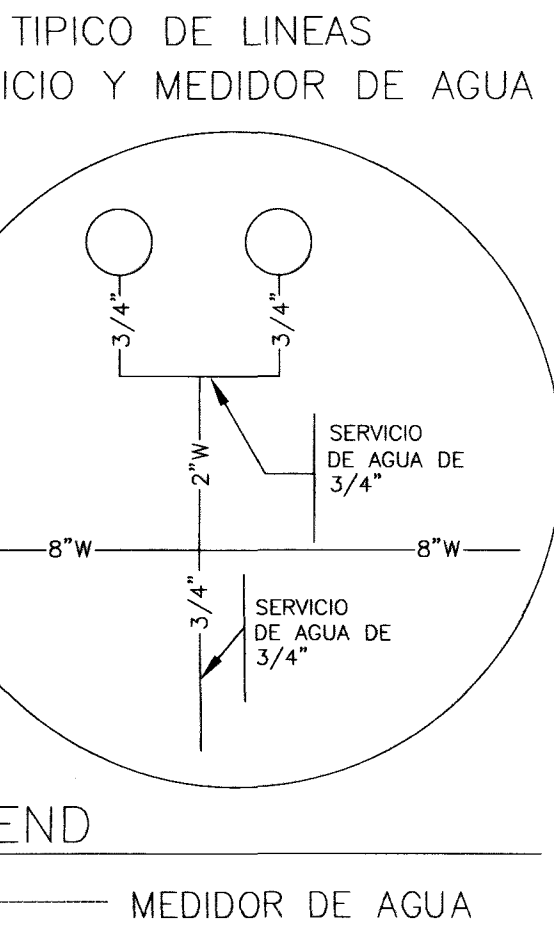
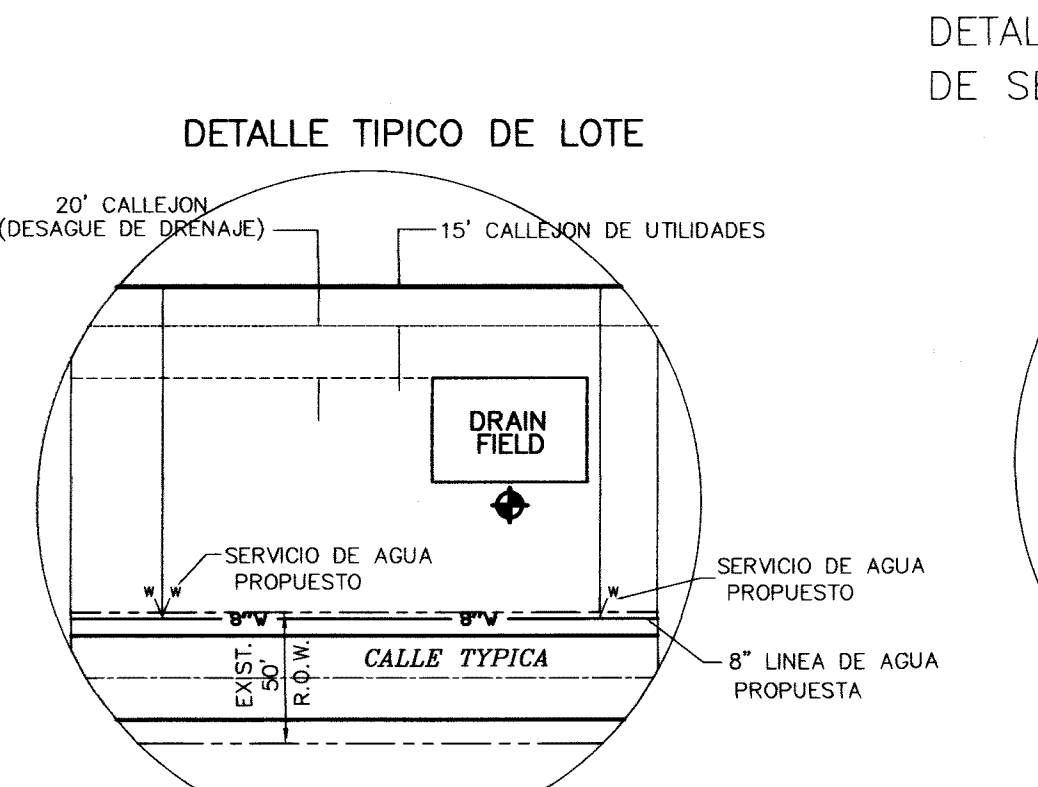
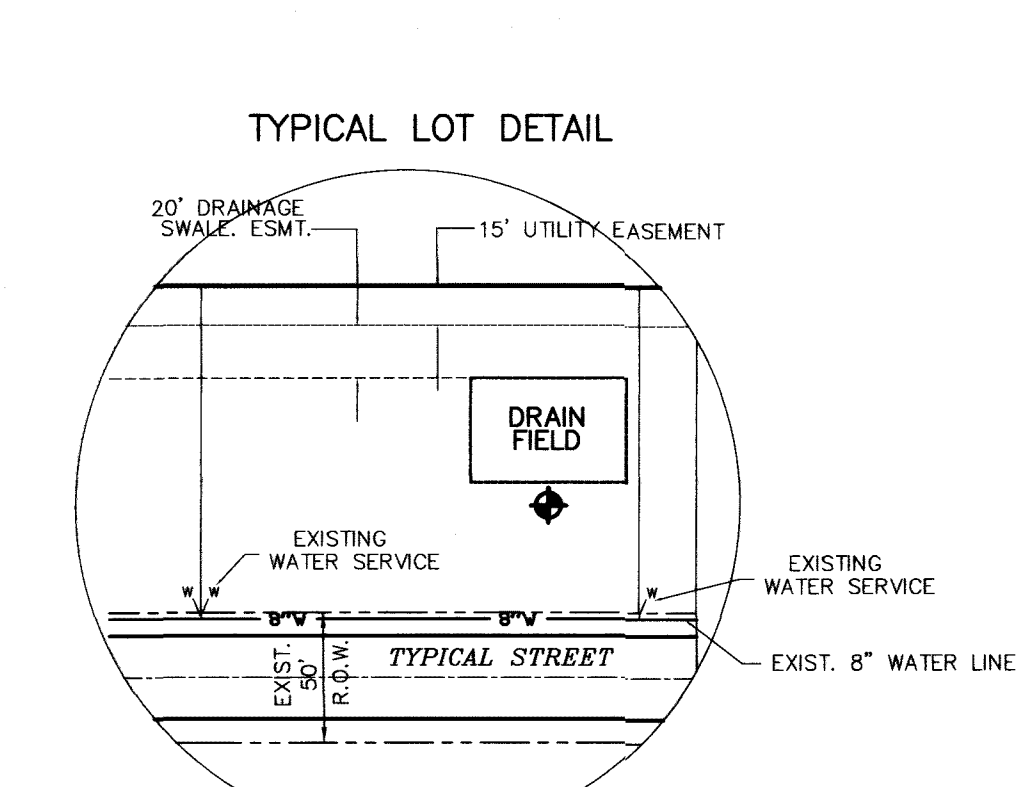
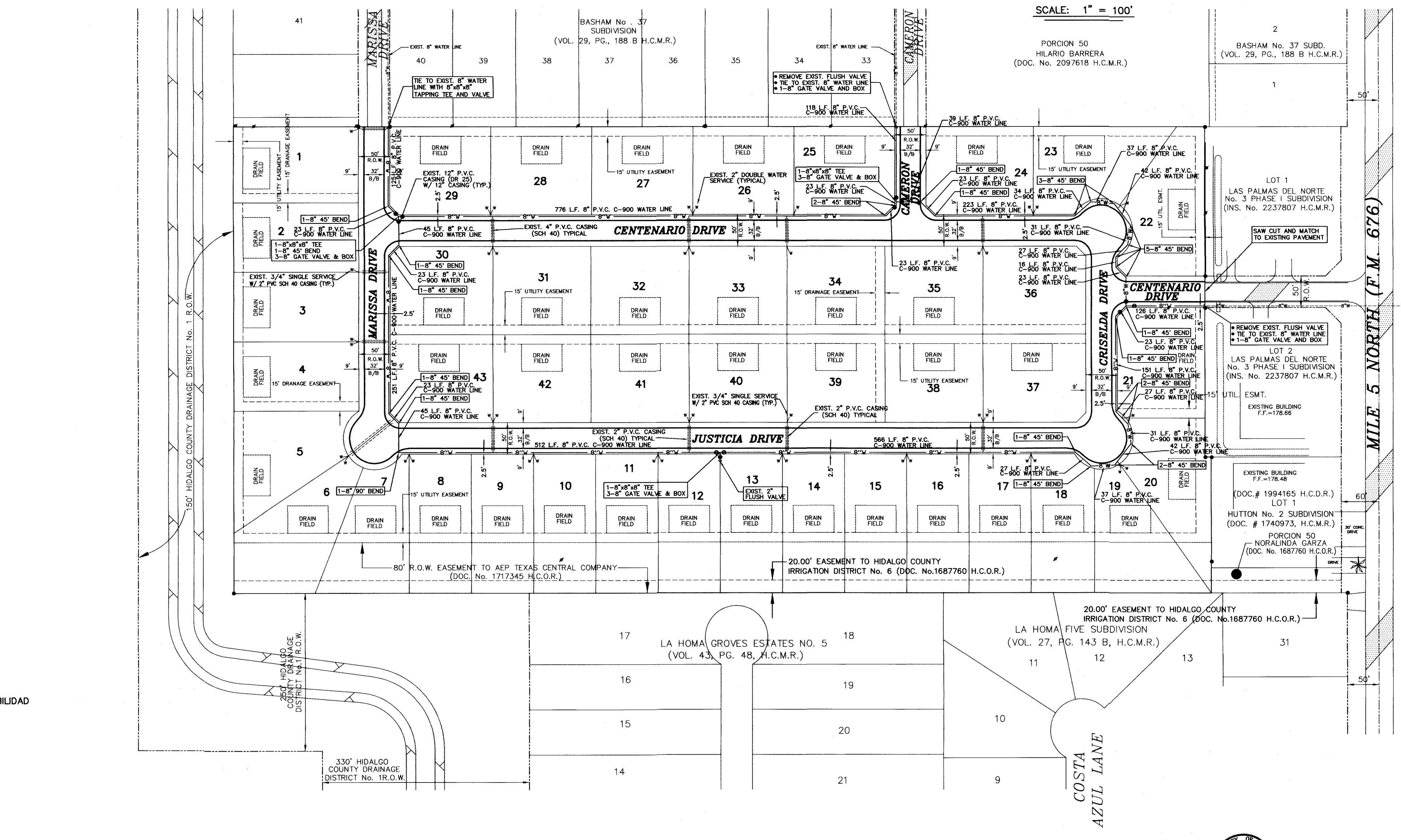
CERTIFICACION:

CON MI FIRMA CERTIFICO QUE LOS SERVICIOS DE AGUA Y DRENAJE SANITARIO DESCRITOS ANTERIORMENTE, CUMPLAN CON LAS REGLAS MODELO ADOPTADAS BAJO LA SECCION 16.343 DEL CODIGO DE AGUA. LA PERSONA ENCARGADA O DUEÑO DE LA SUBDIVISION DEBERA PAGAR UN TOTAL DE \$ 26,638.50 A SHARYLAND WATER SUPPLY CORP. PARA CUBRIR LOS GASTOS DE INSTALACION DE MEDIDORES DE AGUA, POR LOS DERECHOS DE AGUA, Y COSTOS DE INSTALACION.

AGUA - EL SISTEMA ESTARA TOTALMENTE CONSTRUIDO DESPUES DE LA APROBACION DEL PLANO FINAL, EXCEPTO LA INSTALACION DE MEDIDORES DE AGUA CON UN COSTO DE \$ 121,275.00. LA PERSONA ENCARGADA O DUEÑO DE LA SUBDIVISION DEBERA PAGAR UN TOTAL DE \$ 26,638.50 A SHARYLAND WATER SUPPLY CORP. PARA CUBRIR LOS GASTOS DE INSTALACION DE MEDIDORES DE AGUA, POR LOS DERECHOS DE AGUA, Y COSTOS DE INSTALACION.

DRENAJE SANITARIO - EL SISTEMA SEPTICO HA SIDO CONSTRUIDO AL AL TIEMPO DE LA APROBACION FINAL CONSIDERANDO EN TANQUES SEPTICOS Y DE AGUAS A UN COSTO DE \$ 1,500.00 POR LOTE (TODOS INCLUIDOS), CON UN TOTAL DE \$ 64,500.00 POR LA SUBDIVISION.

Javier Hinojosa, P.E. 8/27/19
 JAVIER HINOJOSA, P.E. #74808 DATE



FILE FOR RECORD IN HIDALGO COUNTY ARTURO GUAJARDO, JR. HIDALGO COUNTY CLERK

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

BY: _____ DEPUTY

LEGEND:
 ○ APPROXIMATE LOCATION OF SOIL BORINGS AS PERFORMED BY THE SOILS EVALUATOR.

LAS PALMAS DEL NORTE SUBDIVISION No. 3 PHASE II
WATER DISTRIBUTION MAP AND SEWER LAYOUT
MAPA DE DISTRIBUCION DE AGUA Y DRENAJE

J E H
JAVIER HINOJOSA ENGINEERING CONSULTING ENGINEERS
 416 E. DOVE AVENUE McALLEN, TEXAS 78504
 PHONE (956) 958-1588
 jhino@jeh.com
 TBP# FIRM No. F-1295

SHEET NO. 2 OF 3

DRAINAGE REPORT
LAS PALMAS DEL NORTE SUBDIVISION No. 3 PHASE II

INTRODUCTION
 LAS PALMAS DEL NORTE SUBDIVISION NO. 3 PHASE II IS A 26.29 ACRE TRACT OF LAND BEING A PART OR PORTION OF PORCION 50, ORIGINAL GRANTEE, J. ZAMORA ABSTRACT 79 AND ALSO BEING A PART OR PORTION OF A TRACT DEEDED TO OSCAR GARZA AND NORALINDA GARZA RECORDED IN DOCUMENT NUMBER 748316, HIDALGO COUNTY OFFICIAL RECORDS. THIS SUBDIVISION IS LOCATED ALONG THE SOUTH SIDE OF MILE 5 NORTH (F.M. 676) APPROXIMATELY 1420 FEET EAST OF BENTSEN PALM DRIVE AND IS LOCATED WITHIN THE ETJ OF THE CITY OF MISSION, TEXAS.

FLOOD PLAIN
 THE SUBJECT TRACT OF LAND IS LOCATED WITHIN ZONES "A" AND "X" ON A FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480334 0290 D, REVISED JUNE 6, 2000. THE AREA OF ZONE "A" HAS BEEN REVISED TO ZONE "X" AS PER A LETTER OF MAP REVISION DATED JULY 17, 2018 (CASE NO. 18-06-2810A). ZONE "X" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN THE LOCAL FLOOD PLAIN ADMINISTRATOR IDENTIFIES NO OTHER AREA WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN. THE MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE TOP OF CURB OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. AN ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION. 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).

SOIL CONDITIONS
 ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE USDA SOIL CONSERVATION SERVICE; THE SOIL IN THIS SUBDIVISION IS FOUND TO BE BRENNAN FINE SANDY LOAM, 0 TO 1 PERCENT SLOPE (3), HIDALGO FINE SANDY LOAM, 0 TO 1 PERCENT SLOPE (25), AND HIDALGO FINE SANDY LOAM, 1 TO 3 PERCENT SLOPE (26). THESE THREE SOIL TYPES FOUND ARE ALL IN HYDROLOGIC GROUP "B" AND ARE FOUND TO BE MODERATELY PERVIOUS WITH A RELATIVELY LOW PLASTICITY INDEX. PRE-DEVELOPED CONDITIONS THE CURRENT LAND USE FOR THIS PROPERTY IS USED FOR AGRICULTURAL PURPOSES AND HAS AN EXISTING RUNOFF GENERALLY IN AN EASTERLY DIRECTION. BASED ON AN EXISTING 10-YEAR STORM, A TOTAL STORM RUNOFF OF 26.71 CUBIC FEET PER SECOND IS BEING GENERATED BY THIS SITE.

PROPOSED CONDITIONS
 THE PROPOSED LAND USE FOR THIS PROPERTY CALLS FOR 43-SINGLE FAMILY RESIDENTIAL LOTS. DRAINAGE SHALL BE ACCOMPLISHED WITHIN THIS DEVELOPMENT WITH THE PLACEMENT OF CURB INLETS TO INTERCEPT DRAINAGE RUNOFF FROM THE LOTS AND STREETS. THERE SHALL BE TWO OUTFALLS: THE FIRST SHALL COLLECT RUNOFF FROM DRAINAGE AREAS 1, 2 AND 3 WITH PIPE SIZES RANGING FROM 15" TO 24" AND SHALL DISCHARGE INTO THE WEST MAIN DRAIN III. THE SECOND OUTFALL SHALL COLLECT RUNOFF FROM DRAINAGE AREAS 4 THROUGH 13 WITH PIPE SIZES RANGING FROM 15" TO 36" AND SHALL ALSO DISCHARGE INTO THE WEST MAIN DRAIN III. THE PROPOSED DEVELOPMENT WILL INCREASE RUNOFF WITHOUT DETENTION TO A MAXIMUM OF 34.98 CUBIC FEET PER SECOND FOR AN INCREASED Q OF 8.27 CUBIC FEET PER SECOND BASED ON A 10-YEAR STORM. BASED ON THE CITY OF MISSION'S DRAINAGE POLICY THAT THERE IS NO ADDITIONAL RUNOFF FROM A 10-YEAR STORM, A TOTAL REQUIREMENT OF 41,877 CUBIC FEET (0.961 AC.FT.) OF DETENTION SHALL BE REQUIRED FOR THIS SUBDIVISION. AS PART OF THE CONSTRUCTION PROCESS, THE WEST MAIN DRAIN III SHALL BE WIDENED ADJACENT AND SOUTH OF THE SUBDIVISION AND SHALL EXCAVATE APPROXIMATELY 216,342 CUBIC FEET (4.967 AC.FT.) TO FULFILL DRAINAGE STORAGE REQUIREMENTS.

CERTIFICATION:

BY MY SIGNATURE BELOW I CERTIFY THAT THIS PROPERTY IS LOCATED WITHIN ZONE "X" ON A FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480334 0290 D, REVISED JUNE 6, 2000 AND AS PER A LETTER OF MAP REVISION DATED JULY 17, 2018 (CASE NO. 18-06-2810A).

Javier Hinojosa
 JAVIER HINOJOSA, P.E. #74808

8/27/19
 DATE

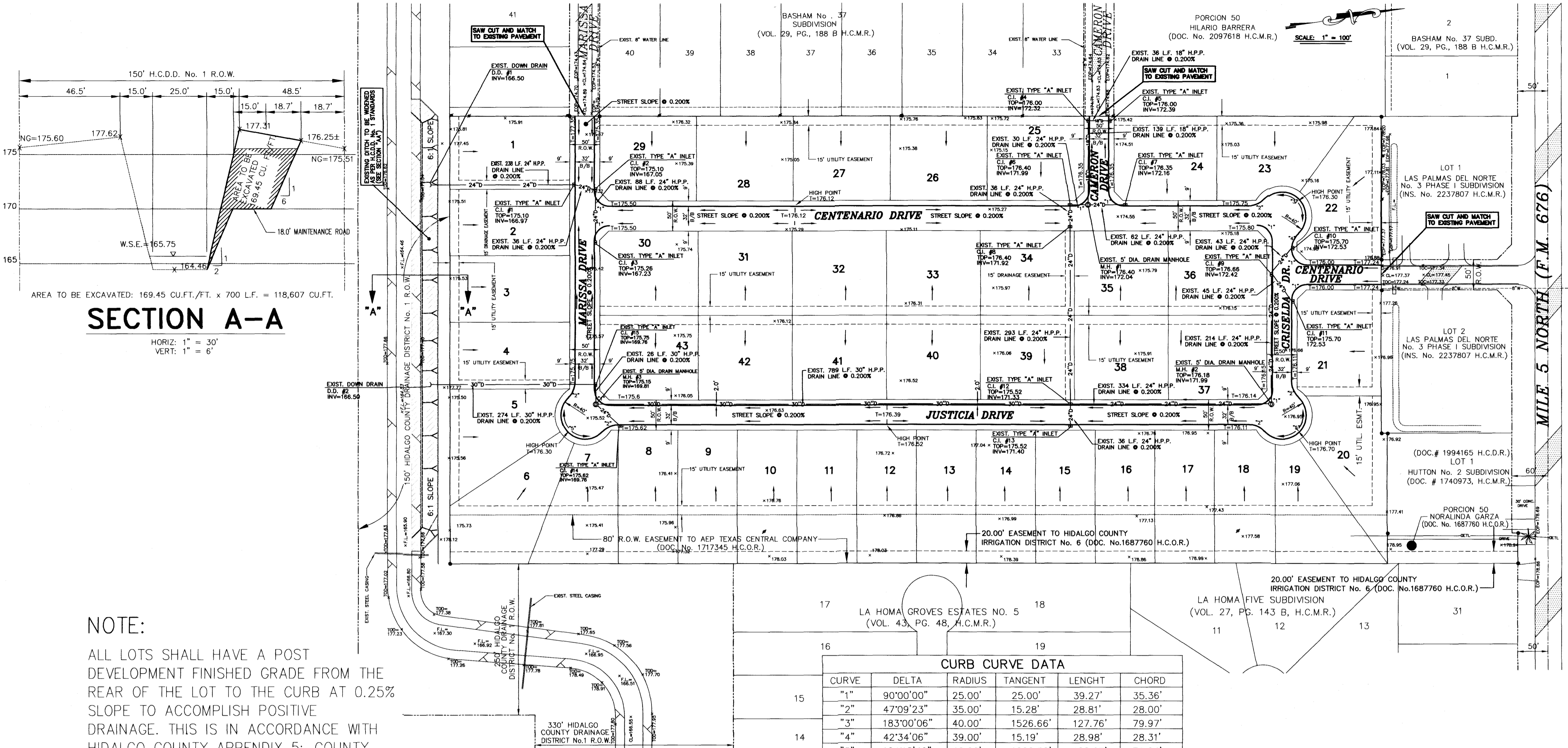


FILE FOR RECORD IN
 HIDALGO COUNTY
 ARTURO GUAJARDO, JR.
 HIDALGO COUNTY CLERK

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

COST ESTIMATE:

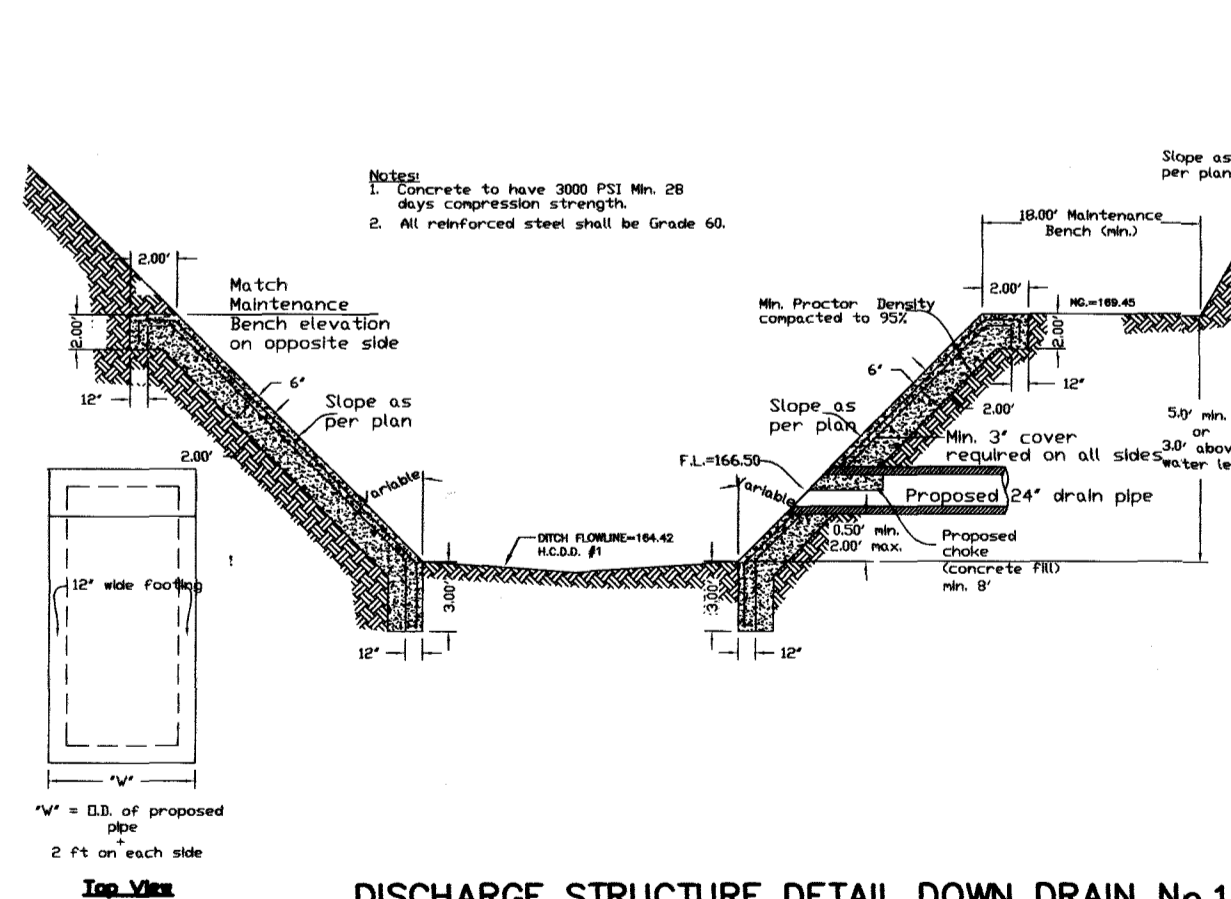
PAVING STREET	\$ 303,860.00
WATER SUPPLY SYSTEM:	\$ 121,275.00
SEPTIC TANK SYSTEM:	\$ 64,500.00
DRAINAGE:	\$ 214,390.00



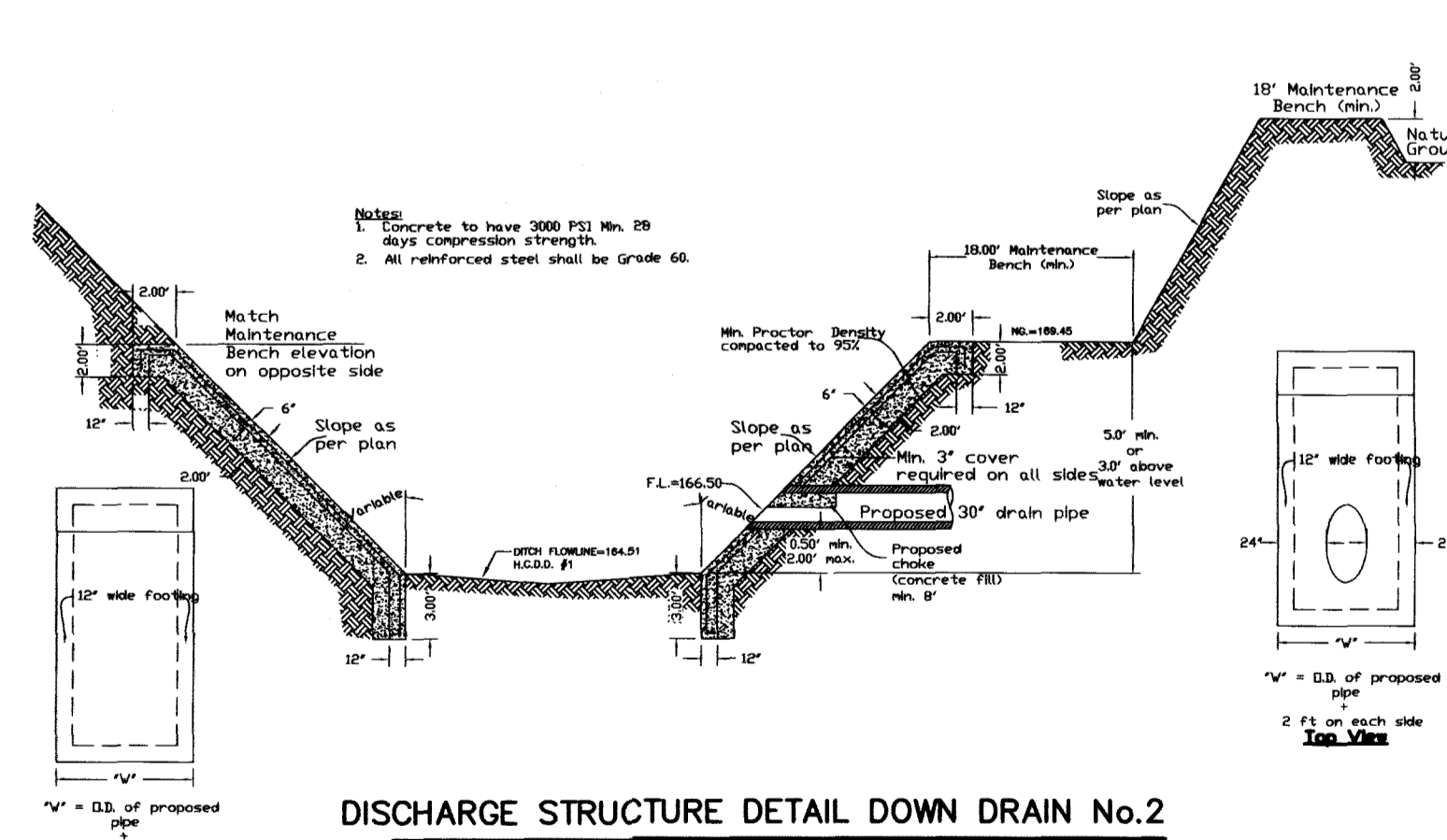
NOTE:

ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AT 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.

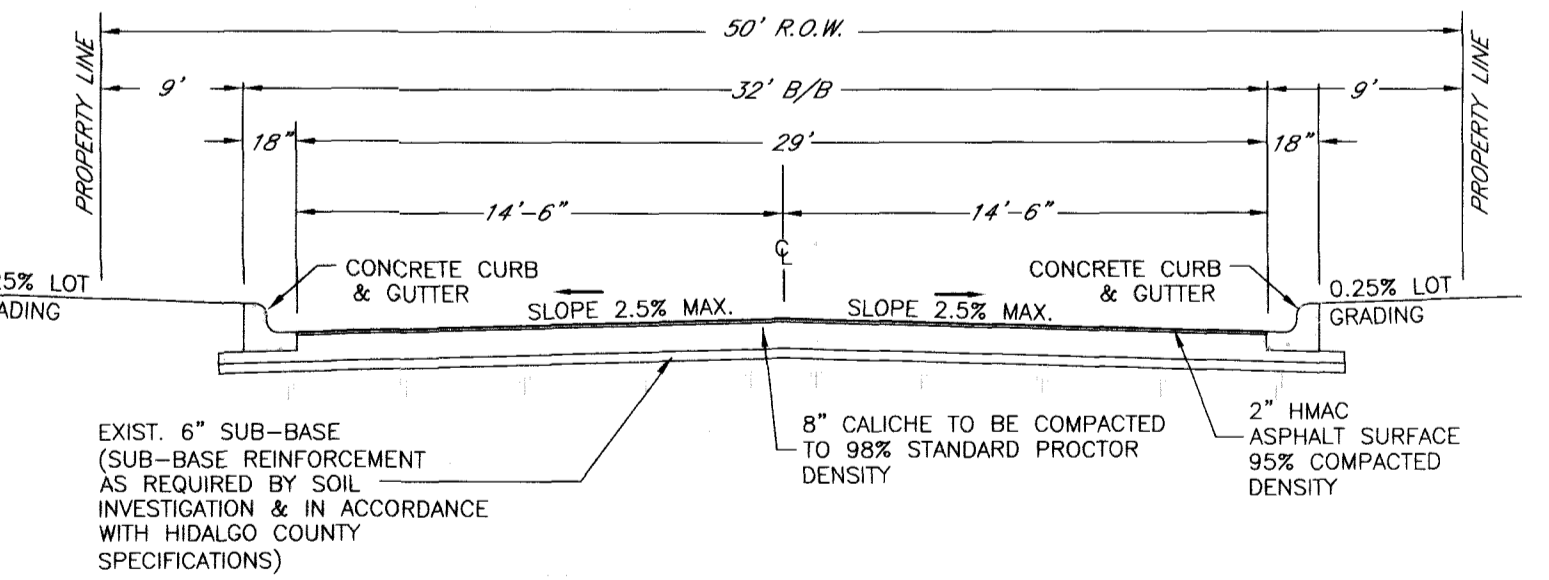
CURB CURVE DATA				
CURVE	DELTA	RADIUS	TANGENT	CHORD
"1"	90°00'00"	25.00'	25.00'	39.27'
"2"	47°09'23"	35.00'	15.28'	28.00'
"3"	183°00'06"	40.00'	1526.66'	127.76'
"4"	42°34'06"	39.00'	15.19'	28.98'
"5"	184°18'46"	40.00'	1062.32'	128.67'



DISCHARGE STRUCTURE DETAIL DOWN DRAIN No.1
 H.C.D.D. No. 1 SPECIFICATIONS



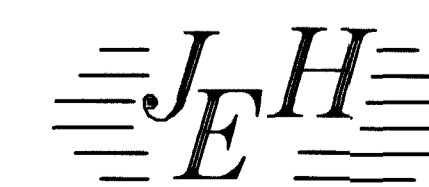
DISCHARGE STRUCTURE DETAIL DOWN DRAIN No.2
 H.C.D.D. No. 1 SPECIFICATIONS



MINOR RESIDENTIAL STREET SECTION
 50' R.O.W.
 32' B-B

LAS PALMAS DEL NORTE SUBDIVISION No. 3 PHASE II

MAP OF TOPOGRAPHY AND DRAINAGE
 MAPA DE TOPOGRAFIA Y DESAGUE



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 CONSULTING ENGINEERS
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 TBP FIRM No. F-1295