



# HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM  
Director of Planning

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

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 12-30-2019

PROPOSED PUEBLO DE PALMAS PHASE 24 SUBDIVISION PRECINCT No. 4.

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

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE

NUMBER OF LOTS: 110  SINGLE FAMILY     MULTI-FAMILY     COMMERCIAL     INDUSTRIAL

ESTIMATED NUMBER OF STREETLIGHTS: 21

LOCATION DESCRIPTION: EAST OF CESAR CHAVEZ 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 1-18-2018 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: 20.00 FEET ONTO CESAR CHAVEZ ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 10-31-2019 BY, JOSE A. OCHOA, PCT. 4 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 11-1-2019 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM:  SANITARY SEWER BY: NAWSC LINE SIZE: 8" LOCATION: DESTINY AVENUE.

WATER SERVICE PROVIDER: N.A.W.S.C. EXISTING LINE SIZE: 8" LOCATION: DESTINY AVENUE.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 11-6-2019 : 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.

VARIANCE REQUEST FROM: Hidalgo County Subdivision Rules Title "B" chapter 3.5 section 13 "setback".  
Reduce front setback from 25.00' to 20.00' and reduce rear setback from 15.00' to 10.00'.

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.

I, POP MILE 4 LTD, A TEXAS LIMITED PARTNERSHIP, AS OWNER OF THE 22.227 ACRES ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED PUEBLO DE PALMAS PHASE 24 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  
ATTORNEY-IN-FACT  
DOC. NUMBER 2895864 H.C.O.R.  
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 \_\_\_\_\_, 2020.

NOTARY PUBLIC, STATE OF TEXAS  
MY COMMISSION EXPIRES:

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: AUGUST 20, 2019  
JOB No. (ENG.) 17180.00  
BY: CIRQ



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 24 WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND ON 8/20/2019 BY ME OR UNDER MY SUPERVISION.

FRED L. KURTH, RPLS # 4750  
SURVEY JOB No. 17776.08



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

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

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

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

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 22.227 ACRES SITUATED IN HIDALGO COUNTY, TEXAS, BEING PART OR PORTION OF LOTS 23, 25, 27, AND 29, 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 22.227-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 1140848 AND 1563296, HIDALGO COUNTY OFFICIAL RECORDS, SAID 22.227 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A No. 4 REBAR FOUND (N16648178.857 E-1113321.136) AT THE SOUTHWEST CORNER OF LOT 29, BLOCK 63, AND THE SOUTHWEST CORNER OF PUEBLO DE PALMAS PHASE 22 AS RECORDED IN INSTRUMENT NUMBER xxxxxxx H.C.M.R.:

THENCE N 08° 36' 11" E ALONG THE WEST LINE OF SAID LOT 29 AND PUEBLO DE PALMAS PHASE 22 A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING [N:16648257.969, E:1113333.104] AND THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

1. THENCE N 08° 36' 11" E ALONG THE WEST BOUNDARY LINE OF SAID LOTS 29, 27, 25 AND 23 A DISTANCE OF 1133.28 FEET TO NAIL SET [NORTHING: 16647786.609, EASTING: 1115932.289] ON THE WEST LINE OF LOT 23 FOR THE NORTHWEST CORNER OF THIS TRACT;
2. THENCE S 81° 23' 49" E AT A DISTANCE OF 39.00 FEET PASS THE EAST RIGHT-OF-WAY OF CESAR CHAVEZ ROAD, CONTINUING A TOTAL DISTANCE OF 160.00 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
3. THENCE S 47° 58' 20" E A DISTANCE OF 59.91 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
4. THENCE S 81° 23' 49" E A DISTANCE OF 676.09 FEET TO A No. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
5. THENCE N 37° 34' 56" E A DISTANCE OF 5.26 FEET TO THE A No. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
6. THENCE S 52° 25' 04" E A DISTANCE OF 120.00 FEET TO A No. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
7. THENCE S 55° 31' 08" E A DISTANCE OF 50.07 FEET TO A No. 4 REBAR SET AN ANGLE POINT OF THIS TRACT;
8. THENCE S 52° 25' 04" E A DISTANCE OF 101.25 FEET TO A No. 4 REBAR FOUND THE SET ON THE WEST BOUNDARY LINE OF PUEBLO DE PALMAS PHASE 22, FOR THE NORTHEAST CORNER OF THIS TRACT;
9. THENCE S 37° 34' 56" W ALONG THE BOUNDARY LINE OF SAID PUEBLO DE PALMAS PHASE 22 A DISTANCE OF 1114.80 FEET TO A No. 4 REBAR FOUND FOR AN SOUTHEAST CORNER OF THIS TRACT;
10. THENCE N 81° 27' 24" W ALONG THE BOUNDARY LINE OF SAID PUEBLO DE PALMAS PHASE 22, AT A DISTANCE OF 557.13 FEET PASS A No. 4 REBAR FOUND AND CONTINUING A TOTAL DISTANCE OF 587.13 FEET TO THE POINT OF BEGINNING AND CONTAINING 22.227 ACRES OF LAND, MORE OR LESS.

RIGHT OF WAY EASEMENT

KNOWN ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFEREES (HEREINAFTER CALLED "GRANTOR" WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, (HEREINAFTER CALLED "GRANTEE"), THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS AND ASSIGNS, AN PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS THE LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE FOR WHICH THE ABOVE-MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED.

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTEE FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATING SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED.

THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTEE BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN. THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANTEE COVENANTS THAT IT IS THE OWNER OF THE ABOVE-DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS, EXCEPT THE FOLLOWING:

THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF THE TITLE V OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE, FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF, THE SAID GRANTEE HAS EXECUTED THIS INSTRUMENT THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

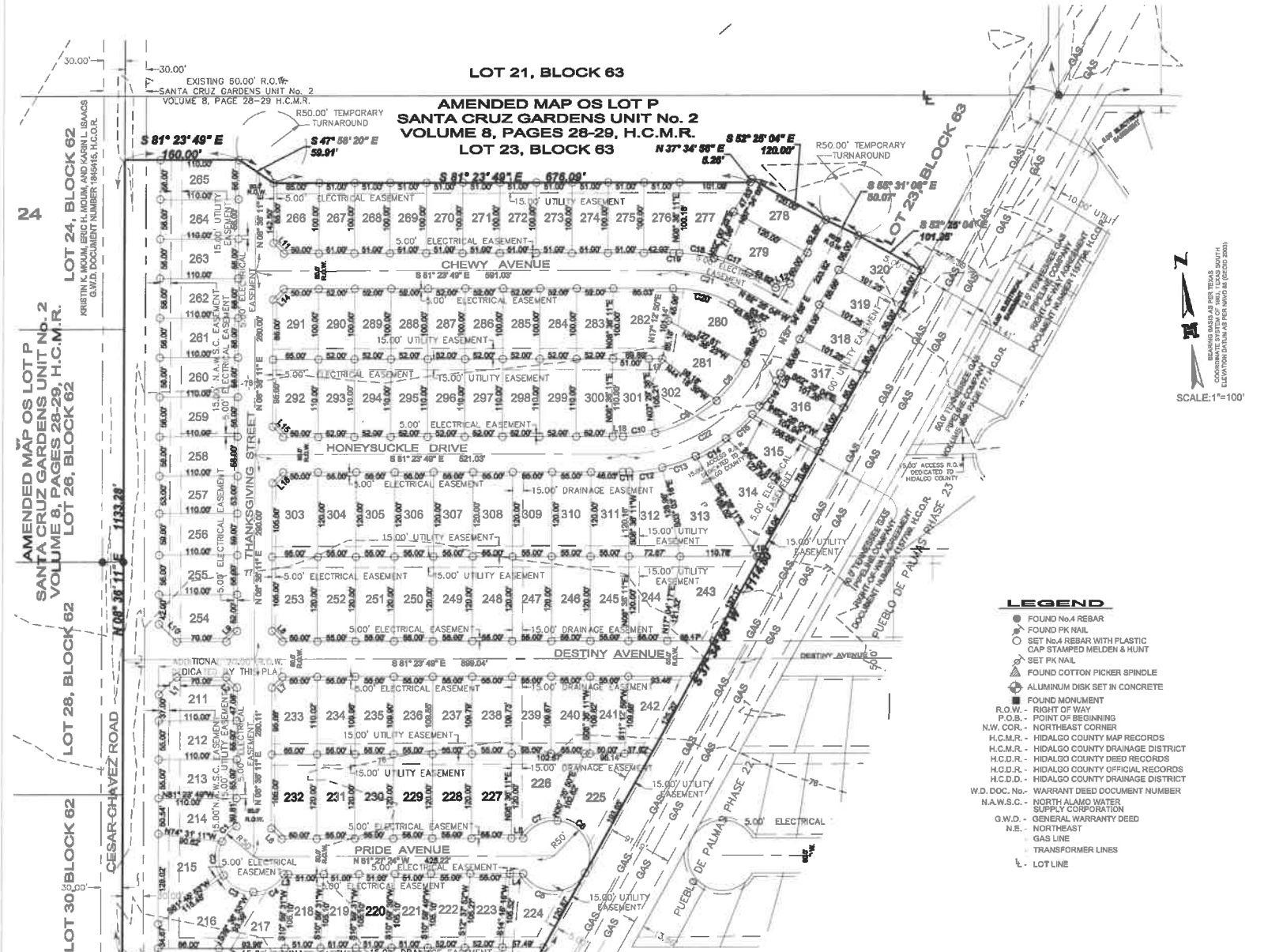
J. GARY FRISBY  
ATTORNEY-IN-FACT

ACKNOWLEDGMENT

THE STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED J. GARY FRISBY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

NOTARY PUBLIC, STATE OF TEXAS  
MY COMMISSION EXPIRES:



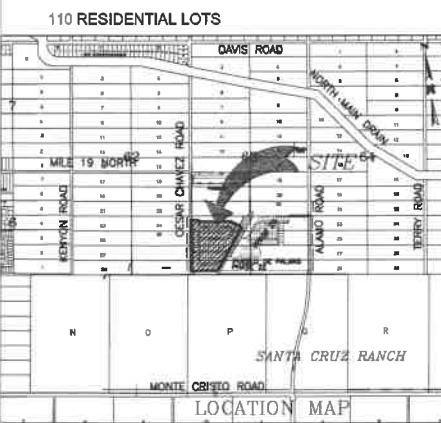
SUBDIVISION MAP OF  
**PUEBLO DE PALMAS PHASE 24**

BEING A RE-SUBDIVISION OF 22.227 ACRES  
CONSISTING OF 5.125- ACRES OUT OF LOT 23,  
7.501- ACRES OUT OF LOT 25,  
6.117- ACRES OUT OF LOT 27,  
3.484- ACRES OUT OF LOT 29,  
AMENDED MAP OF SANTA CRUZ GARDENS UNIT No. 2  
VOLUME 8, PAGES 28-29, H.C.M.R.  
HIDALGO COUNTY, TEXAS

INDEX TO SHEET OF PUEBLO DE PALMAS PHASE 24

- SHEET 1: HEADING; INDEX; LOCATION MAP AND E.T.A. 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, 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; ENGINEERING CERTIFICATION; SURVEYOR'S CERTIFICATION; SANTA CRUZ IRRIGATION DISTRICT; CITY OF EDINBURG CERTIFICATE; COUNTY JUDGE CERTIFICATION; PLANNING & ZONING COMMISSION; HIDALGO COUNTY DRAINAGE DISTRICT No. 1;
- 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;

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:  
PUEBLO DE PALMAS PHASE 24, IS LOCATED IN THE MID-CENTRAL PART OF HIDALGO COUNTY ALONG THE EAST SIDE OF CESAR CHAVEZ ROAD AND APPROXIMATELY 1080 FEET SOUTH OF THE INTERSECTION OF CESAR CHAVEZ ROAD & MILE 19 NORTH 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 43,920). PUEBLO DE PALMAS PHASE 24 LIES 0.50 MILES FROM THE CITY LIMITS (AND IS WITHIN THE 2-MILE EXTRATERRITORIAL JURISDICTION (E.T.) UNDER LOCAL GOVERNMENT CODE § 212.001 AND 42.021. THIS SUBDIVISION FALLS WITHIN PRECINCT 4.



**MELDEN & HUNT INC.**  
CONSULTANTS • ENGINEERS • SURVEYORS  
116 W. McINTYRE - EDINBURG, TX 78541  
PH: (956) 381-0881 - FAX: (956) 381-1839  
ESTABLISHED 1947 - www.meldanandhunt.com

PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	POP MILE 4 LTD	P.O. BOX 1000	MISSION, TX 78573	956-583-1114	956-583-8343
ENGINEER:	RUBEN JAMES DE JESUS	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

DRAWN BY:	CIRQ	DATE:	
SURVEYED, CHECKED:		DATE:	
FINAL CHECK:		DATE:	

# SUBDIVISION MAP OF PUEBLO DE PALMAS PHASE 24

BEING A RE-SUBDIVISION OF 22.227 ACRES  
CONSISTING OF 5.125- ACRES OUT OF LOT 23,  
7.501- ACRES OUT OF LOT 25,  
6.117- ACRES OUT OF LOT 27,  
3.484- ACRES OUT OF LOT 29,  
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 (c). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

## 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 UNDERSIGNED CERTIFY THAT THIS PLAT OF PUEBLO DE PALMAS PHASE 24 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

HIDALGO COUNTY JUDGE \_\_\_\_\_  
ATTEST: \_\_\_\_\_  
HIDALGO COUNTY CLERK

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF PUEBLO DE PALMAS PHASE 24 WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF EDINBURG ON \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

MAYOR OF THE CITY EDINBURG \_\_\_\_\_  
ATTEST: \_\_\_\_\_  
SECRETARY OF THE CITY OF EDINBURG

## APPROVED BY IRRIGATION DISTRICT

THIS PLAT APPROVED BY SANTA CRUZ IRRIGATION DISTRICT No. 15 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2019 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 \_\_\_\_\_

### 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: JUNE 6, 2000 FURTHER REVISED AS PER LOMR DATED MAY 17, 2001 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAN 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: 20.00 FEET, FRONT CUL-DE-SAC 15.00 FEET  
REAR: 10.00 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.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 24" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.**
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS. DATUM BASED ON TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 2003)**  
-->B.M. NO. 1 WHI ALUMINUM DISK FOUND IN CONCRETE ALONG THE WEST RIGHT-OF-WAY OF ALAMO ROAD AT THE NORTHEAST CORNER OF LOT 115 OF PUEBLO DE PALMAS PHASE 22. N:1664906.65, E:1116065.26 ELEV:77.50  
-->B.M. NO. 2 WHI ALUMINUM DISK SET IN CONCRETE ALONG THE NORTHWEST CORNER OF LOT 126 OF THIS PLAT. N:15649166.67, E:1115402.80, ELEV. 78.53.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 109,602 CUBIC FEET (2.516 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 PUEBLO DE PALMAS PHASE 22 AND THIS SUBDIVISION.**
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISH GRADE FROM THE REAR OF THE LOT TO THE CURB AT A 1% 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 50.00 FOOT EASEMENT FOR ACCESS UNTIL STREET IS EXTENDED (NORTH) IN A RECORDED PLAT. SAID TEMPORARY 50.00 FOOT EASEMENT SHALL BE AUTOMATICALLY ABANDONED UPON THE CONSTRUCTION OF A DEDICATED STREET TO THE (NORTH).**
- NO DRIVE WAY ACCESS UNTO CESAR CHAVEZ ROAD WILL BE ALLOWED FOR LOTS 211 THROUGH 216 AND 254 THROUGH 265.**
- 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. ADA RAMP SHALL BE INSTALLED AT ALL STREET INTERSECTIONS DURING CONSTRUCTION OF THIS SUBDIVISION.**
- DEVELOPER SHALL INSTALL A 6 FOOT SIDEWALK WITH ADA RAMPS ALONG THE EAST SIDE OF CESAR CHAVEZ ROAD.**

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: AUGUST 20, 2019  
JOB No. (ENG.) 19160.00  
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 24 WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND ON 8/20/19 BY ME OR UNDER MY SUPERVISION.

FRED L. KURTH, RPLS # 4750



Lot #	SQ. FT.	Area
211	6395.57	0.147
212	6049.79	0.139
213	6050.01	0.139
214	6004.74	0.138
215	7880.25	0.180
216	8108.00	0.188
217	6175.85	0.142
218	5355.20	0.123
219	5355.01	0.123
220	5354.77	0.123
221	5354.74	0.123
222	5617.25	0.129
223	5617.56	0.129
224	7005.34	0.161
225	7040.82	0.162
226	6049.37	0.139
227	6048.21	0.139
228	6043.06	0.139
229	6039.91	0.139

Lot #	SQ. FT.	Area
238	8038.75	0.198
239	6033.60	0.139
240	6030.67	0.138
241	5753.17	0.132
242	7190.57	0.165
243	10585.73	0.240
244	7871.98	0.176
245	6600.00	0.152
246	6600.00	0.152
247	6600.00	0.152
248	6600.00	0.152
249	6600.00	0.152
250	6600.00	0.152
251	6600.00	0.152
252	6600.00	0.152
253	7887.50	0.176
254	6945.00	0.169
255	6180.00	0.141
256	6490.00	0.149

Lot #	SQ. FT.	Area
257	5830.00	0.134
258	6160.00	0.141
259	6160.00	0.141
260	6160.00	0.141
261	6160.00	0.141
262	6160.00	0.141
263	6160.00	0.141
264	6160.00	0.141
265	6160.00	0.141
266	8387.50	0.147
267	5100.00	0.117
268	5100.00	0.117
269	5100.00	0.117
270	5100.00	0.117
271	5100.00	0.117
272	5100.00	0.117
273	5100.00	0.117
274	5100.00	0.117
275	5100.00	0.117

Lot #	SQ. FT.	Area
278	5100.53	0.117
277	7707.15	0.177
278	6346.82	0.146
279	7602.38	0.175
280	8246.98	0.189
281	6715.57	0.154
282	7746.23	0.176
283	5200.00	0.119
284	5200.00	0.119
285	5200.00	0.119
286	5200.00	0.119
287	5200.00	0.119
288	5200.00	0.119
289	5200.00	0.119
290	5200.00	0.119
291	6387.50	0.147
292	7037.50	0.162
293	5720.00	0.131
294	5720.00	0.131

Lot #	SQ. FT.	Area
295	5720.00	0.131
296	5720.00	0.131
297	5720.00	0.131
298	5720.00	0.131
299	5720.00	0.131
300	5720.00	0.131
301	6071.42	0.138
302	5786.97	0.133
303	7887.50	0.176
304	6600.00	0.152
305	6600.00	0.152
306	6600.00	0.152
307	6600.00	0.152
308	6600.00	0.152
309	6600.00	0.152
310	6600.00	0.152
311	6600.48	0.152
312	7378.67	0.169
313	11069.18	0.254

Lot #	SQ. FT.	Area
314	10421.85	0.239
315	7274.54	0.167
316	5821.18	0.129
317	5566.59	0.128
318	5669.84	0.130
319	5669.84	0.130
320	5669.84	0.130

Line #	Length	Direction
L1	38.36'	S53° 36' 11"W
L2	21.16'	S36° 32' 59"E
L3	8.00'	S81° 27' 24"E
L4	18.61'	S81° 27' 24"E
L5	16.95'	N81° 27' 24"W
L6	21.20'	N38° 29' 37"W
L7	21.21'	N53° 36' 11"E
L8	21.21'	N36° 23' 49"W
L9	21.21'	S53° 36' 11"W
L10	35.36'	S36° 23' 49"E
L11	21.21'	N36° 23' 49"W
L12	21.21'	S82° 34' 56"W
L13	21.21'	S07° 25' 04"E
L14	21.21'	S53° 36' 11"W
L15	21.21'	N36° 23' 49"W
L16	15.03'	N81° 23' 49"W
L17	18.69'	S81° 23' 49"E
L18	21.21'	N53° 36' 11"E
L19	3.98'	S81° 23' 49"E
L20	12.52'	N37° 34' 56"E

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	29.89'	50.00'	34° 14' 47"	S81° 28' 48"W	29.44'	16.40'
C2	60.07'	60.00'	57° 22' 19"	S5° 40' 17"W	48.00'	27.36'
C3	50.07'	50.00'	57° 22' 19"	S51° 41' 58"E	48.00'	27.36'
C4	53.32'	50.00'	81° 09' 58"	N69° 03' 56"E	50.83'	29.51'
C5	105.62'	50.00'	121° 01' 42"	S81° 53' 59"E	87.05'	88.43'
C6	99.56'	50.00'	114° 05' 14"	N19° 27' 46"W	83.91'	77.12'
C7	58.64'	50.00'	64° 54' 24"	S71° 02' 25"W	53.86'	31.80'
C8	67.18'	200.00'	19° 14' 40"	S47° 13' 39"W	66.86'	33.91'
C9	100.01'	200.00'	28° 38' 59"	S71° 10' 29"W	98.97'	51.07'
C10	45.74'	200.00'	13° 05' 13"	N87° 56' 55"W	45.64'	22.97'
C11	8.97'	250.00'	2° 03' 25"	S82° 25' 31"E	8.97'	4.49'
C12	47.28'	250.00'	10° 50' 08"	S88° 52' 18"E	47.21'	23.71'
C13	50.44'	250.00'	11° 33' 39"	N79° 58' 49"E	50.36'	25.31'
C14	50.08'	250.00'	11° 28' 42"	N68° 24' 38"E	50.00'	25.13'
C15	51.12'	250.00'	11° 42' 57"	N56° 48' 49"E	51.03'	25.65'
C16	43.04'	250.00'	9° 51' 47"	N42° 30' 50"E	42.98'	21.57'
C17	54.73'	225.00'	13° 56' 12"	N59° 23' 10"W	54.59'	27.50'
C18	50.10'	225.00'	12° 49' 31"	N72° 44' 02"W	50.00'	25.16'
C19	8.97'	225.00'	2° 17' 01"	N80° 15' 18"W	8.97'	4.48'
C20	88.51'	175.00'	28° 59' 45"	S86° 54' 28"E	87.57'	45.22'
C21	101.16'	200.00'	28° 58' 48"	N66° 54' 28"W	100.03'	51.68'
C22	238.83'	225.00'	81° 01' 15"	N88° 05' 34"E	228.46'	132.59'

PUEBLO DE PALMAS PHASE 24 SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH N.A.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND N.A.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

N.A.W.S.C. HAS AN EXISTING 8" WATER LINE LONG THE NORTH RIGHT-OF-WAY OF DESTINY AVENUE. AN 8" WATER LINE ALONG THE SOUTH RIGHT-OF-WAY OF PILGRIM AVENUE OF PUEBLO DE PALMAS PHASE 23, THE WATER SYSTEM FOR PUEBLO DE PALMAS PHASE 24 CONSISTS OF A 8" WATER LINE THAT CONNECTS TO THE EXISTING 8" LINES PREVIOUSLY MENTIONED. AN 8" WATER LINE CONNECTS TO THE EXISTING 8" WATER LINE ALONG THE NORTH RIGHT-OF-WAY OF DESTINY AVENUE THEN RUNS WEST APPROXIMATELY 627.0 FEET CONNECTING TO AN 8" WATER LINE AT THE SOUTHWEST CORNER OF LOT 233 AND CONTINUE ANOTHER 150 FEET CONNECTING TO A 12" WATER LINE AND CONTINUING ANOTHER 88 FEET ENDING WITH A 2" FLUSH VALVE. ANOTHER 8" WATER LINE CONNECTS TO THE PREVIOUSLY MENTIONED 8" WATER LINE ALONG THE EAST RIGHT-OF-WAY OF THANKSGIVING STREET AT THE SOUTHWEST CORNER OF LOT 253 THEN RUNS NORTH AND SOUTH ENDING AT THE SOUTHWEST CORNER OF LOT 232 AND THE NORTHWEST CORNER OF LOT 226. ANOTHER 8" WATER LINE CONNECTS TO THE PREVIOUSLY MENTIONED 8" WATER LINE ALONG THE EAST RIGHT-OF-WAY OF THANKSGIVING STREET AT THE SOUTHWEST CORNER OF LOT 232 THEN RUNS EAST ALONG NORTH RIGHT-OF-WAY OF PRIDE AVENUE ENDING AT THE SOUTHWEST CORNER OF LOT 226 WITH A 2" FLUSH VALVE. ANOTHER 8" WATER LINE CONNECTS TO THE PREVIOUSLY MENTIONED 8" WATER LINE ALONG THE EAST RIGHT-OF-WAY OF THANKSGIVING STREET AT THE SOUTHWEST CORNER OF LOT 291 THEN RUNS EAST ALONG SOUTH RIGHT-OF-WAY OF CHEWY AVENUE CONNECTING TO AN 8" WATER LINE AT THE NORTHWEST CORNER OF LOT 290. A 12" WATER LINE CONNECTS TO THE 8" WATER LINE WITH A 12" CROSS AT THE SOUTHWEST CORNER OF LOT 254 ALONG THE NORTH RIGHT-OF-WAY OF DESTINY AVENUE THEN RUNS NORTH AND SOUTH ALONG EAST RIGHT-OF-WAY OF CESAR CHAVEZ ROAD ENDING AT THE SOUTHWEST CORNER OF LOT 216 AND THE NORTHWEST CORNER OF LOT 265 WITH A 2" FLUSH VALVE TO SERVE THIS SUBDIVISION.

WATER DISTRIBUTION FOR THE PUEBLO DE PALMAS PHASE 24 SUBDIVISION CONSISTS OF EIGHTY-NINE (89) 1" DIAMETER DUAL SERVICE LINES SERVING 88 LOTS AND 22 1/2" SINGLE SERVICE 22 LOTS. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE 8" LINE AND 1/2" SINGLE SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$108,490.00, OR \$995.36 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$10,000.00, WHICH COVERS THE \$1000.00 COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO N.A.W.S.C. UPON REQUEST BY THE LOT OWNER, N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVIDER HAS INSTALLED 4 FIRE HYDRANTS AT A UNIT COST OF \$2,500.00 FOR A TOTAL COST OF \$10,000.00. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THIS PLAT.

ENGINEER CERTIFICATION:  
BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL WATER AND SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$219,490.00 WHICH EQUALS TO \$2,194.90 PER LOT.

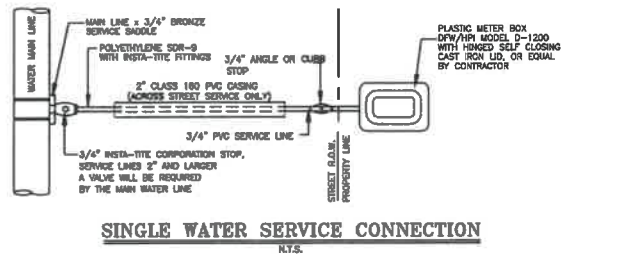
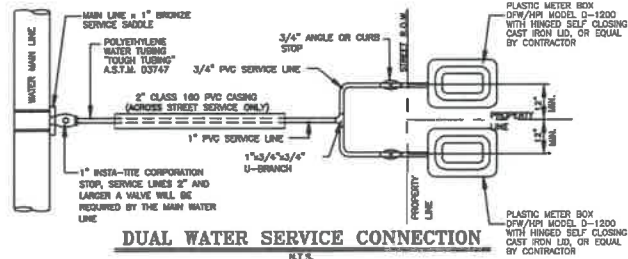
ENGINEER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_



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

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

SUBDIVISION MAP OF  
**PUEBLO DE PALMAS PHASE 24**  
BEING A RE-SUBDIVISION OF 22.287 ACRES  
CONSISTING OF 5.125- ACRES OUT OF LOT 23,  
7.501- ACRES OUT OF LOT 25,  
6.117- ACRES OUT OF LOT 27,  
3.484- ACRES OUT OF LOT 29  
AMENDED MAP OF SANTA CRUZ GARDENS UNIT No. 2  
VOLUME 8, PAGES 28-29, H.C.M.R.  
HIDALGO COUNTY, TEXAS



LA SUBDIVISION PUEBLO DE PALMAS PHASE 24 SUBDIVISION RECIBIRÁ SU PROVISION DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (LA COMPAÑIA DE AGUA N.A.W.S.C.). EL DUEÑO DE LA SUBDIVISION Y N.A.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRÁ SU PROVISION DE AGUA POR LOS PROXIMOS 30 AÑOS. N.A.W.S.C. HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

EL SISTEMA DE PROVISION DE AGUA PARA LA SUBDIVISION PUEBLO DE PALMAS PHASE 24 CONSISTE DE CONDUCTO DE AGUA DE 8" QUE PASA POR EL LADO NORTE DEL DERECHO DE DESTINY AVENUE. EL SISTEMA DE PROVISION DE AGUA DE LA SUBDIVISION PUEBLO DE PALMAS PHASE 24 CONSISTE DE CONDUCTOS DE AGUA DE 8" QUE SE CONECTA CON EL CONDUCTO DE AGUA EXISTENTE PREVIAMENTE MENCIONADA. UN CONDUCTO DE 8" SE CONECTA AL CONDUCTO EN EL LADO NORTE DEL DERECHO DE DESTINY AVENUE Y CORRE AL DERECHO 627.0 PIES CONECTANDO A LA LINEA DE 8" EN EL LADO SURESTE DE LOT 233 CORRE OESTE OTRO 150.0 PIES CONECTANDON CON UNA LINEA DE 12" Y CORRE OESTE OTROS 88.0 PIES TERMINANDO CON UN VÁLVULA DE 2". OTRO CONDUCTO DE 8" SE CONECTA A LA LINEA PREVIAMENTE MENCIONADA EN EL LADO ESTE DE THANKSGIVING STREET Y CORRE AL SUR Y AL NORTE TERMINADO EN EL LADO SURESTE DE 232 Y NOROESTE DE LOTE 266. OTRO CONDUCTO DE 8" SE CONECTA A LA LINEA PREVIAMENTE MENCIONADA EN EL LADO ESTE DE THANKSGIVING STREET Y CORRE AL ESTE EN EL LADO NORTE DEL DERECHO DE VIA DE HONEYSUCKLE AVENUE TERMINADO EN EL LADO NOROESTE DE 278. OTRO CONDUCTO DE 8" SE CONECTA A LA LINEA PREVIAMENTE MENCIONADA EN EL LADO ESTE DE THANKSGIVING STREET Y CORRE AL ESTE EN EL LADO SUR DEL DERECHO DE VIA DE CHEWY AVENUE CONECTANDO A LA LINEA DE 8" EN EL LADO NOROESTE DE 280. OTRA CONDUCTO DE 12" SE CONECTA A LA LINEA DE 8" CON UNA CRUZ DE 12" EN EL LADO SURESTE DE LOTE 254 EN EL LADO OESTE DEL DERECHO DE CESAR CHAVEZ ROAD Y CORRE AL SUR Y NORTE TERMINANDO EN EL LADO SURESTE DE LOTE 216 Y EL LADO DE LOTE NOROESTE LOT LOTE 265 PARA SEVER ESTA SUBDIVISION.

DEL CONDUCTO DE AGUA DE 8 PULGADAS SE PRODUCEN CUARENTA-CUATRO CONDUCTOS DOBLES DE AGUA DE 1" PARA SERVIR OCHENTA-DOCHO LOTES Y VEINTE-DOS SERVICIOS INDIVIDUALES SERVENDO VEINTE-DOS LOTES. SE HAN INSTALADO LOS CONDUCTOS DE AGUA DE 8 PULGADAS DE DIAMETRO. LOS DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIAMETRO, EL CONDUCTO DE 1/2 PULGADA DE DIAMETRO, Y LOS MEDIDORES MECANICOS DE AGUA A UN COSTO TOTAL DE \$ 109,490.00 O \$ 995.36 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPAÑIA N.A.W.S.C. \$ 110,000.00, QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE, \$ 1,000.00. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION. CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPAÑIA N.A.W.S.C. LO INSTALARA SIN ALGUN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION TAMBIEN HA INSTALADO 4 BOCAS DE RIEGO (FIRE HYDRANT) A UN COSTO DE \$ 2,500.00 POR CADA UNO CUAL GASTA UNA CANTIDAD TOTAL \$ 10,000.00. EL SISTEMA DE AGUA ESTARÁ EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

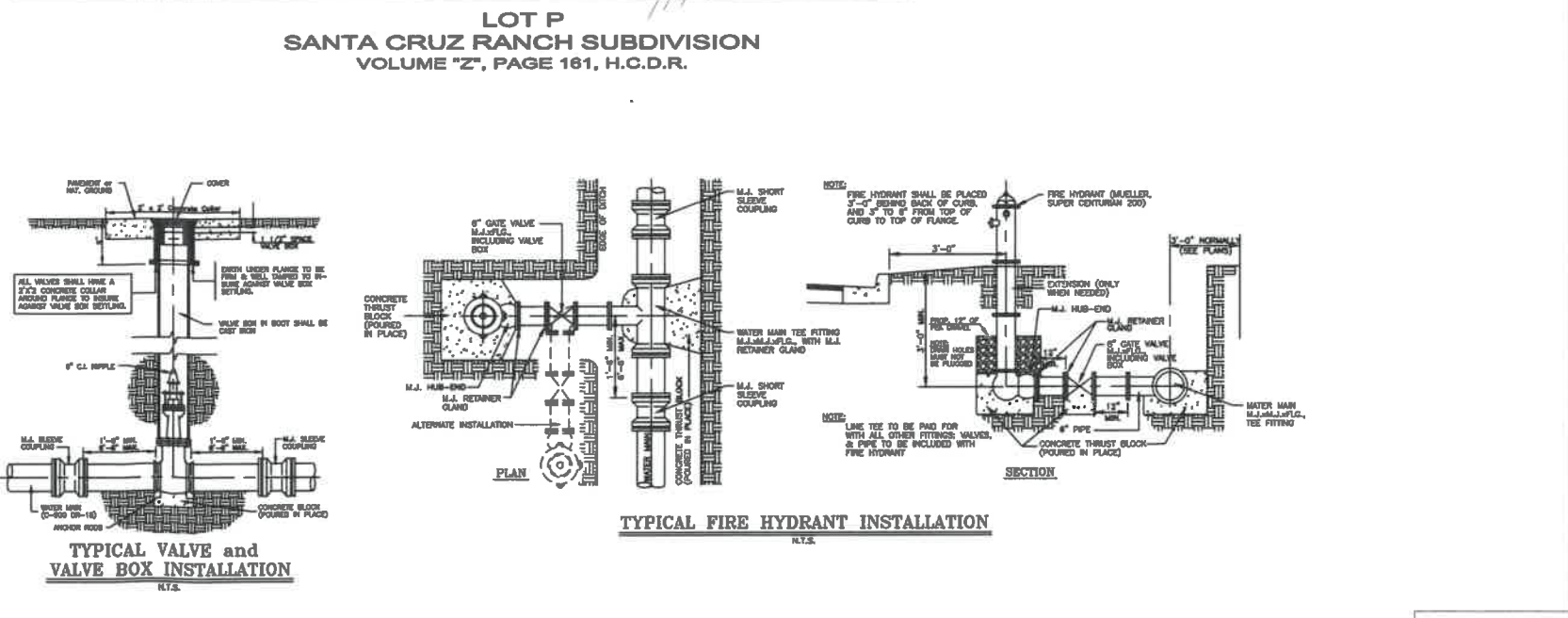
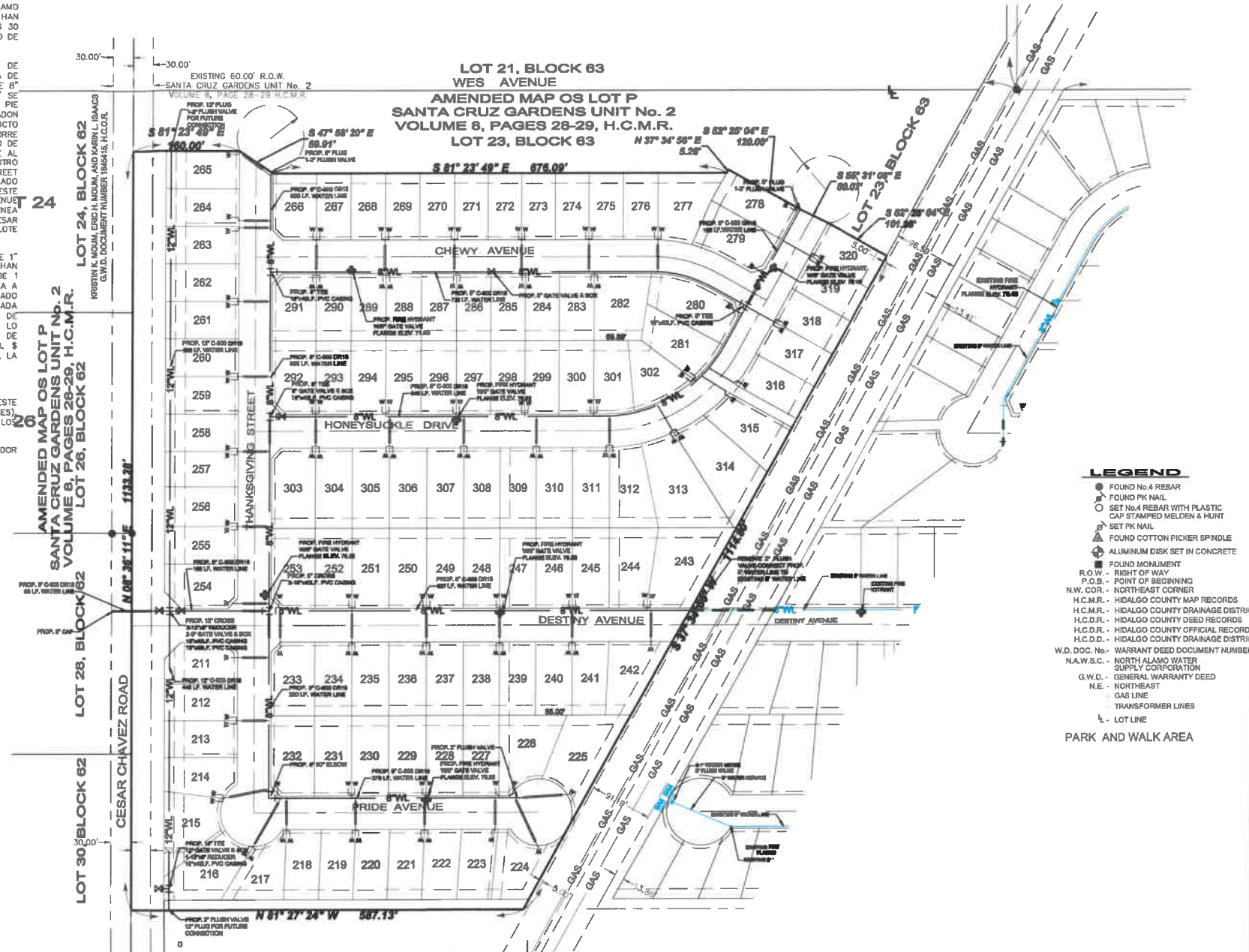
CERTIFICACION:  
CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CÓDIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS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

AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$ 219,490.00 O \$ 1,995.36 POR LOTE.

ENGINEER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_



SCALE: 1"=100'



- 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
  - FOUND MONUMENT
  - 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.M.R. - HIDALGO COUNTY DRAINAGE DISTRICT
  - H.C.D.R. - HIDALGO COUNTY DEED RECORDS
  - H.C.D.R. - HIDALGO COUNTY OFFICIAL RECORDS
  - H.C.D.R. - HIDALGO COUNTY DRAINAGE DISTRICT
  - W.D. DOC. No. - WARRANT DEED DOCUMENT NUMBER
  - N.A.W.S.C. - NORTH ALAMO WATER SUPPLY CORPORATION
  - G.W.D. - GENERAL WARRANTY DEED
  - N.E. - NORTHEAST
  - GAS LINE
  - TRANSFORMER LINES
  - LOT LINE
  - PARK AND WALK AREA

**MELDEN & HUNT, INC.**  
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ESTABLISHED 1947 - www.meldenandhunt.com



# SUBDIVISION MAP OF PUEBLO DE PALMAS PHASE 24

BEING A RE-SUBDIVISION OF 22.227 ACRES  
CONSISTING OF 5.125- ACRES OUT OF LOT 23,  
7.501- ACRES OUT OF LOT 25,  
6.117- ACRES OUT OF LOT 27,  
3.484- ACRES OUT OF LOT 29,  
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 24

PUEBLO DE PALMAS PHASE 24 BEING A SUBDIVISION OF 22.227 ACRES BEING PART OR PORTION OF LOTS 23, 25, 27, AND 29, BLOCK 83 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 EAST SIDE OF CESAR CHAVEZ ROAD AND APPROXIMATELY 1,080.00 FEET SOUTH OF MILE 19 NORTH 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" 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 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 CULTIVATED AND WILL BE USED FOR RESIDENTIAL. PHASE 24 WILL CONSIST OF 110 RESIDENTIAL LOTS.

THE SOILS ARE (25) HIDALGO FINE SANDY LOAM AND (28) HIDALGO SANDY CLAY LOAM WHICH IS MODERATELY PERVIOUS WITH A RELATIVELY LOW PLASTICITY INDEX. THIS SOIL IS IN HYDROLOGIC GROUP "B". (SEE EXCERPTS FROM "SOIL SURVEY OF HIDALGO COUNTY, TEXAS")

EXISTING RUNOFF IS BY SURFACE FLOW IN A SOUTHERLY DIRECTION AND HAS A RUNOFF OF 0.31 C.F.S. DURING THE 10-YEAR STORM FREQUENCY AS PER THE ATTACHED CALCULATIONS. PROPOSED RUNOFF AFTER DEVELOPMENT IS 58.91 C.F.S. DURING THE 50-YEAR STORM FREQUENCY, PER THE ATTACHED CALCULATION, WHICH IS AN INCREASE OF 58.60 C.F.S.

THE EXISTING DRAINAGE FOR PUEBLO DE PALMAS PHASE 24 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 24" TO 42" THAT FLOW SOUTH DRAINING INTO A HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 DRAINAGE DITCH RIGHT-OF-WAY ALONG THE SOUTH BOUNDARY LINE OF THIS SUBDIVISION. THE H.C.D.D. NO. 1 DRAINAGE DITCH SHALL DRAIN INTO AN EXISTING DRAIN DITCH VIA A 36" STORM DRAINPIPE THEN FLOWING EAST ULTIMATELY DISCHARGES INTO THE NORTH MAIN DRAIN VIA A 60" STORM DRAINPIPE.

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 50-YEAR RAINFALL EVENT DUE TO THE IMPROVEMENTS IN THIS SUBDIVISION. THEREFORE, AS PER THE ATTACHED CALCULATION 109,802 CUBIC FEET OF DETENTION, WILL BE PROVIDED WITH IN THE PROPOSED H.C.D.D. NO. 1 DITCH ALONG THE SOUTH BOUNDARY LINE OF THIS SUBDIVISION. THE PROPOSED DITCH SHALL BE CONSTRUCTED AS PART OF THE OVERALL DRAINAGE PLAN, FROM PUEBLO DE PALMAS PHASE 23-26 (OVERALL).

### CERTIFICATION:

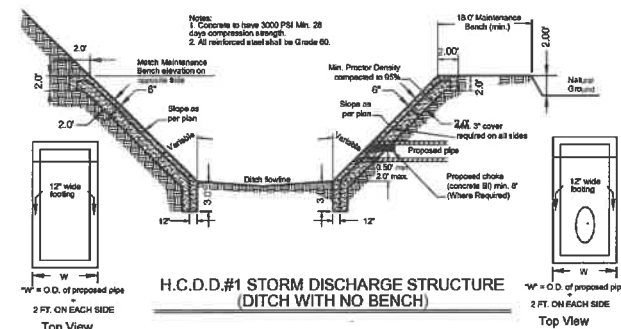
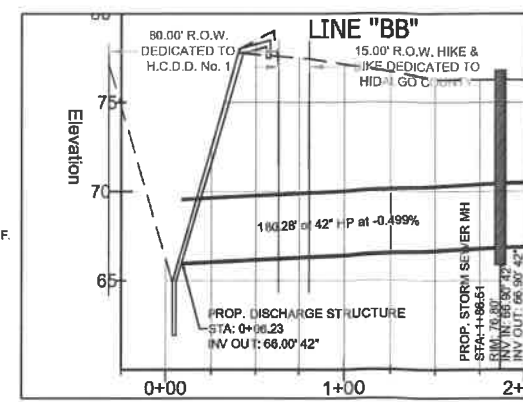
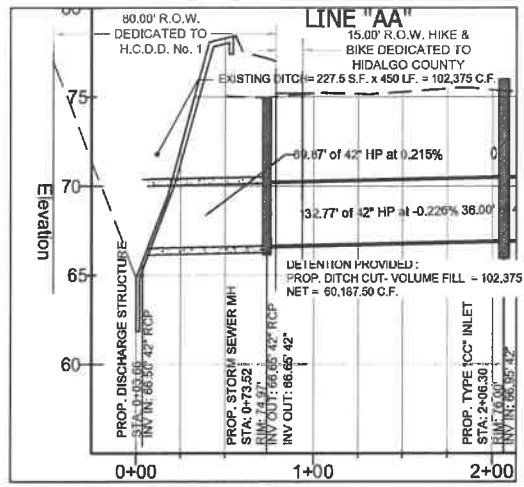
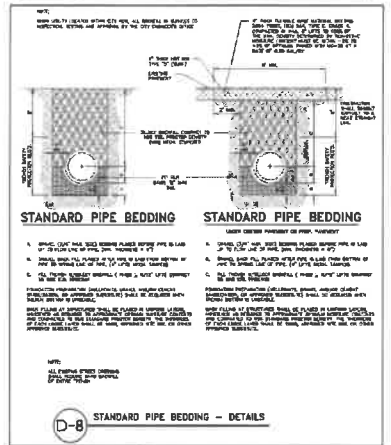
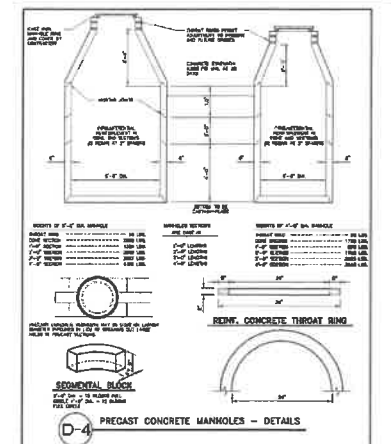
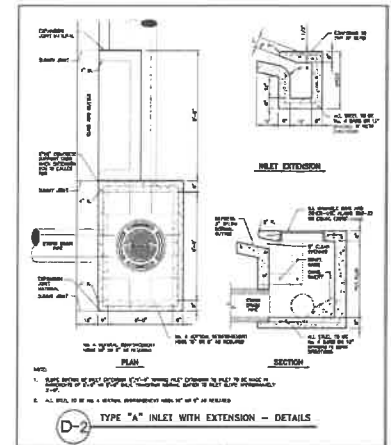
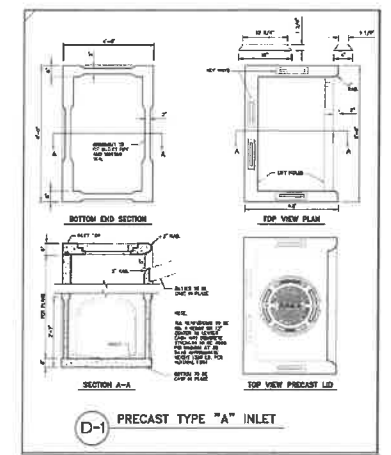
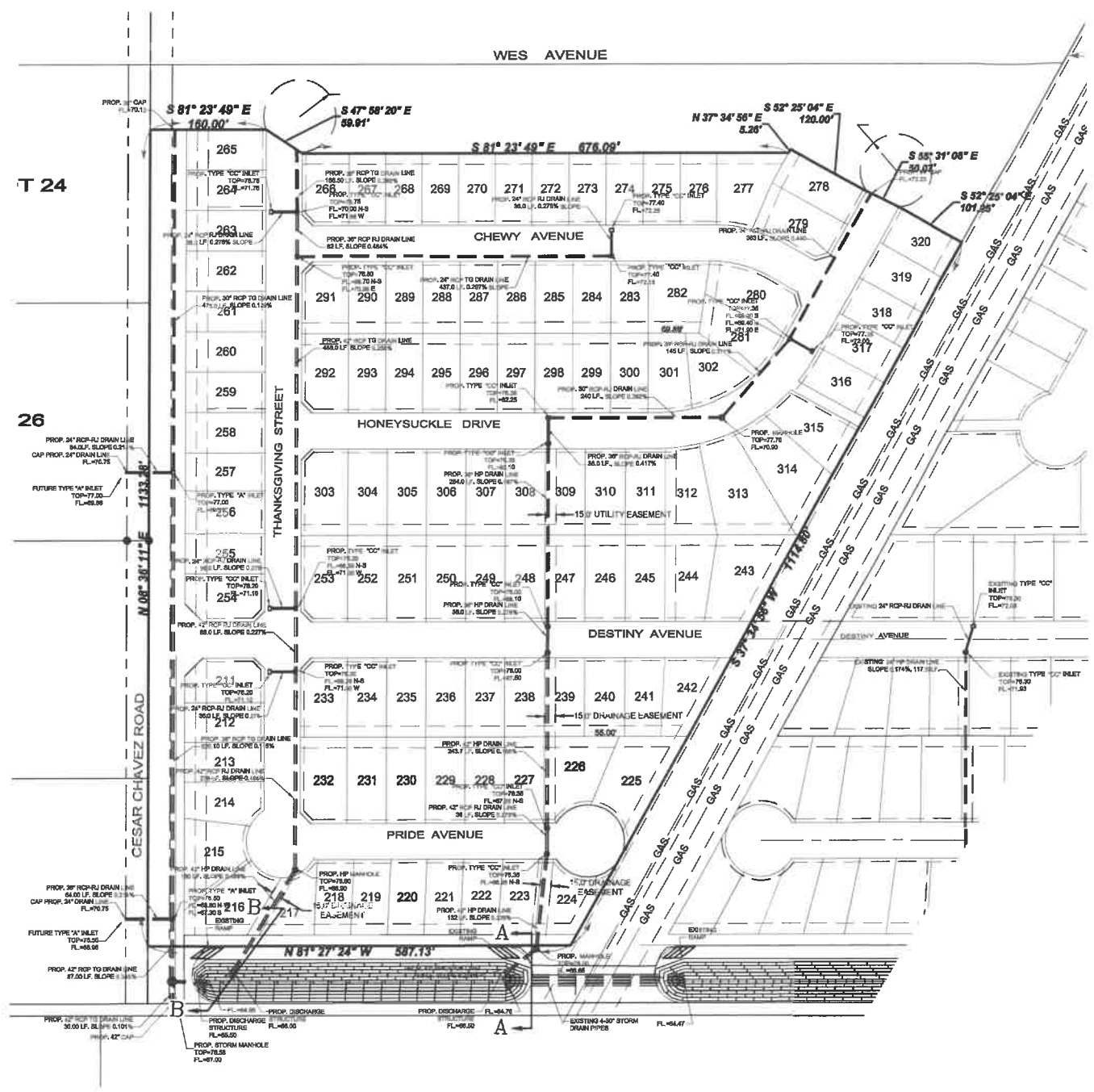
BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100 YEAR FLOODPLAIN AS DESCRIBED IN COMMUNITY PANEL NO. 480334 0325 D, MAP REVISED JUNE 6, 2000 FURTHER REVISED TO REFLECT LOMR DATE MAY 17, 2001, IS CONTAINED WITHIN THE PROPOSED DITCH LOCATED ALONG THE SOUTH BOUNDARY LINE OF PUEBLO DE PALMAS PHASE 22.

RUBEN JAMES DE JESUS, PE # 126282

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TEXAS REGISTRATION F-1438



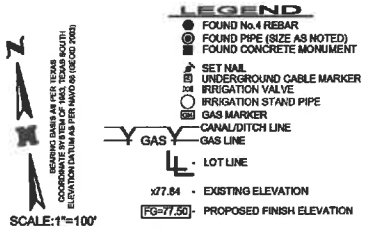
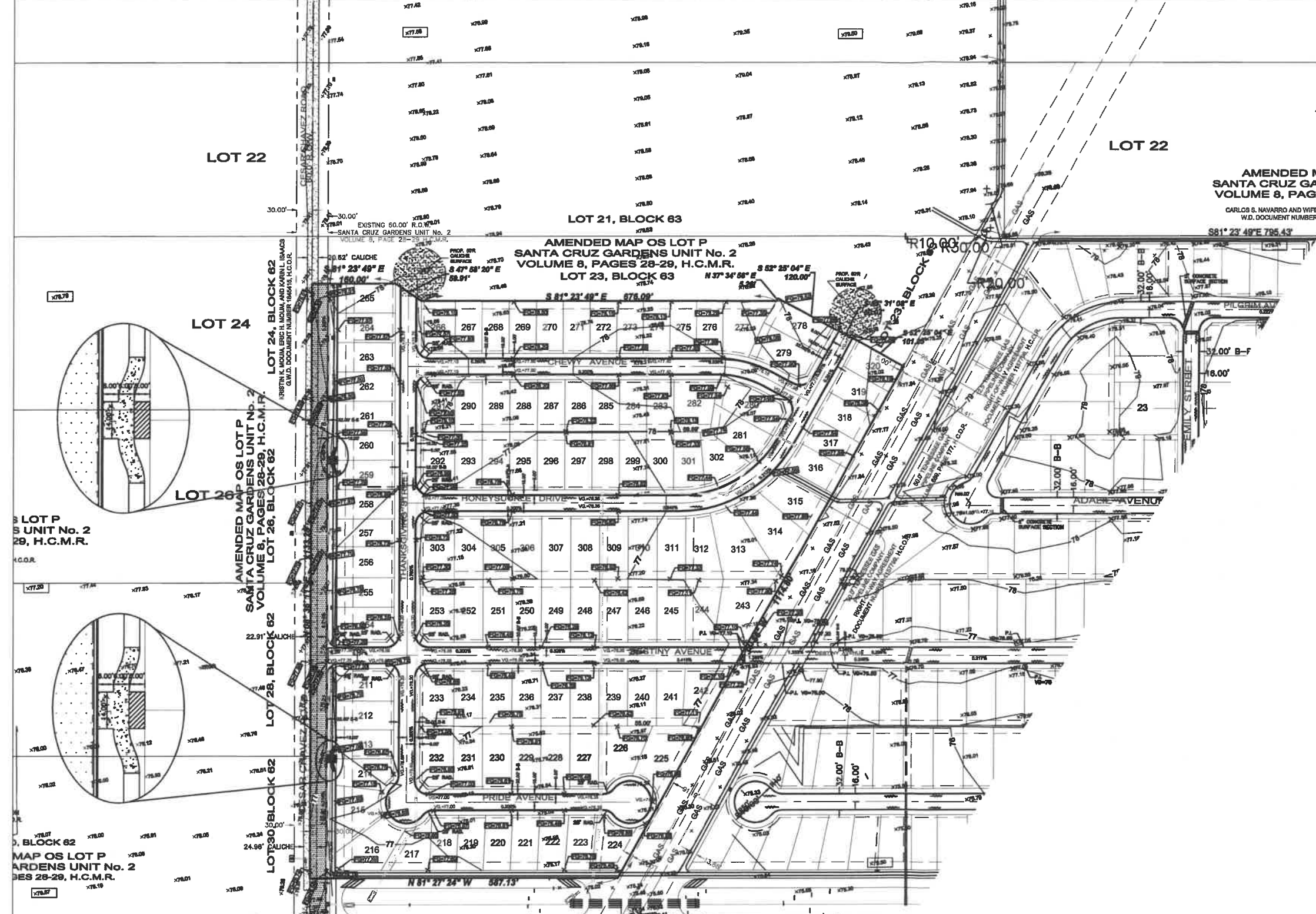
50-YR STORM DETENTION REQUIRED = 109,802 C.F. PHASE 24  
DETENTION PROVIDED = 597,525.00 C.F.



- LEGEND**
- FOUND No. 4 REBAR
  - FOUND PIPE (SIZE AS NOTED)
  - FOUND CONCRETE MONUMENT
  - ⊙ SET NAIL
  - ⊙ UNDERGROUND CABLE MARKER
  - ⊙ IRRIGATION VALVE
  - ⊙ IRRIGATION STAND PIPE
  - ⊙ GAS MARKER
  - ⊙ CANAL/DITCH LINE
  - ⊙ GAS LINE
  - ⊙ LOT LINE

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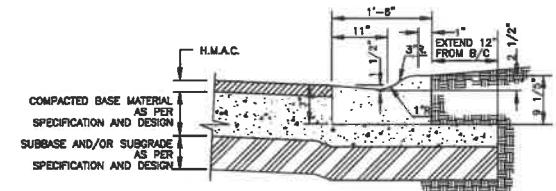
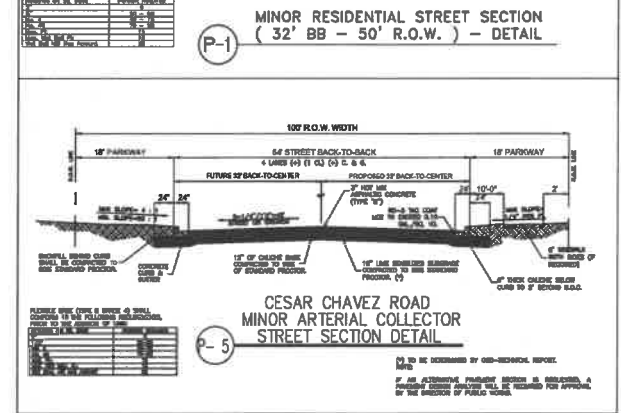
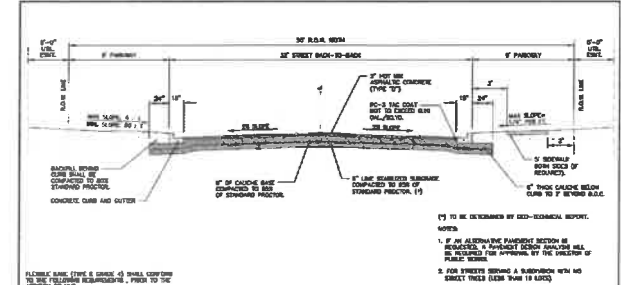
115 W. MCINTYRE - EDINBURG, TX 78841  
PH: (936) 381-0981 - FAX: (936) 381-1839  
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SCALE: 1"=100'

AMENDED M  
SANTA CRUZ GARDENS  
VOLUME 8, PAGE  
CARLOS S. NAVARRO AND WIFE I  
W.D. DOCUMENT NUMBER 2

SUBDIVISION MAP OF  
**PUEBLO DE PALMAS PHASE 24**  
BEING A RE-SUBDIVISION OF 22.227 ACRES  
CONSISTING OF 5.125- ACRES OUT OF LOT 23,  
7.501- ACRES OUT OF LOT 25,  
6.117- ACRES OUT OF LOT 27,  
3.484- ACRES OUT OF LOT 29,  
AMENDED MAP OF SANTA CRUZ GARDENS UNIT No. 2  
VOLUME 8, PAGES 28-29, H.C.M.R.  
HIDALGO COUNTY, TEXAS



- N.T.S.
1. ALL HONEYCOMBING SHALL BE GROUTED TO PROVIDE A UNIFORM SURFACE.
  2. WHEN HONEYCOMBING IS EXCESSIVE AS DETERMINED BY THE COUNTY OF HIDALGO DESIGNATED REPRESENTATIVE, CURB AND GUTTER SHALL BE PLACED.
  3. BACKFILL BEHIND CURBS SHALL BE ACCOMPLISHED WITHIN 24 HOURS AFTER BACK FORM IS REMOVED OR 48 HOURS AFTER SLIP FORMING.
  4. CURB AND GUTTER CONCRETE SHALL BE CLASS "A" (3000 PSI).
  5. REINFORCING STEEL AS SHOWN.
  6. MAX. LENGTH OF CURB AND GUTTER SECTION IS 80' BETWEEN 3/4" EXPANSION JOINT.

SDIVISION  
H.C.D.R.

LOT P  
SANTA CRUZ RANCH SUBDIVISION  
VOLUME "Z", PAGE 181, H.C.D.R.

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