



HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM
Director of Planning

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

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 1-28-2020

PROPOSED THE ESTATES AT PALOMA PARK SUBDIVISION PRECINCT No. 4.

ENGINEER: RAUL E. GARCIA & ASSOC. DEVELOPER: LIONEL W. GEGENHEIMER III

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 8 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INDUSTRIAL

LOCATION DESCRIPTION: NORTH OF ALBERTA ROAD APPROXIMATELY ¼ MILE EAST OF RAUL LONGORIA 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 11-07-2019 PROPERTY LIES WITHIN FLOOD ZONE: "B & AH" AS PER FEMA. LOMR-F IS REQUIRED BEFORE FINAL APPROVAL FOR FLOOD ZONE AH.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION WITHIN THE PROPOSED LOTS AND SURFACE RUNOFF WILL DRAIN INTO ALBERTA ROAD SIDE DITCH.

ROAD R.O.W. DEDICATION: 20.00 FEET ONTO ALBERTA ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 8-09-2019 BY, JOE OCHOA, PCT. 4 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 10-29-2019 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: OSSF's

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

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 10-23-2019 : BY ENVIRONMENTAL COMPLIANCE COORDINATOR

SMALL CONSTRUCTION

THE APPLICANT HAS SUBMITTED THE REQUIRED SMALL CONSTRUCTION SITE NOTICE AS PER PART II, SECTION E OF THE TPDES GENERAL PERMIT FOR CONSTRUCTION ACTIVITIES (TXR150000) ALONG WITH A COPY OF THE EROSION CONTROL PLAN FOR THE PROPOSED PROJECT.

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: _____, __

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.

*

REVISION NOTES				
NO.	SHEET	REVISION	DATE	APPROVED

PLAT OF THE ESTATES AT PALOMA PARK

A 9.17 ACRE TRACT OF LAND BEING A PORTION OF LOT 8, BLOCK 51, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, AS RECORDED IN VOLUME 1, PAGE 24, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 3390, PAGE 466, DEED RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING A PORTION OF THOSE CERTAIN TRACTS DESCRIBED IN GIFT DEEDS RECORDED IN DOCUMENT NUMBERS 2358174, 2358175, 2358176, 2358177 AND 2358178, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

DATE: AUGUST 7, 2019 SCALE: 1" = 100'



PREPARED BY:
R. E. GARCIA & ASSOCIATES
ENGINEERS, SURVEYORS, PLANNERS
ENGINEER (P-5001) & SURVEYOR (10015300)
116 NORTH 12th AVE.
EDINBURG, TEXAS 78841 (936) 381-1061
EMAIL: REGAASSOC@AOL.COM

R.E. Garcia
Associates

SHEET NO.
1 / 3

THE STATE OF TEXAS
COUNTY OF HIDALGO
OWNER'S CERTIFICATION, DEDICATION, & ATTESTATION
WE, THE UNDERSIGNED OWNERS OF THE 10.61 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED THE ESTATES AT PALOMA PARK SUBDIVISION HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET 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 WILL MEET THE MINIMUM STANDARDS;
- (B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS WILL MEET THE MINIMUM STATE STANDARDS;
- (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS OR SEPTIC TANKS WILL MEET THE MINIMUM STATE STANDARDS;
- (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS WILL MEET THE MINIMUM STATE STANDARDS;

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

LIONEL WILLIAM GEGENHEIMER JR., DATE
P.O. BOX 1208
MCALLEN, TX 78505

BETTY KENYON GEGENHEIMER, DATE
P.O. BOX 1208
MCALLEN, TX 78505

LIONEL WILLIAM GEGENHEIMER III, DATE
1411 WILLOW STREET
AUSTIN, TEXAS 78702

HALLIE KENYON SCHROEDER, DATE
3849 W NANCY CREEK NE PLACE
BROOKHAVEN, GEORGIA 30319

LIONEL WILLIAM GEGENHEIMER III, TRUSTEE DATE
HALLIE JOELLYNN SCHROEDER TRUST
NICOLE KENYON SCHROEDER TRUST
JAKE DAVID SCHROEDER TRUST
1411 WILLOW STREET
AUSTIN, TEXAS 78702

APPROVAL BY HIDALGO COUNTY DRAINAGE DISTRICT NO. 1:
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE PLAN FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER THE 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 OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

STATE OF TEXAS
COUNTY OF HIDALGO
APPROVAL BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2:
THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO.2, THIS _____ DAY OF _____ 20____.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATIONS, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED ON HIDALGO COUNTY IRRIGATION DISTRICT NO.2 RIGHT-OF-WAYS OR EASEMENTS.

ATTEST:
PRESIDENT _____ DATE _____
SECRETARY _____ DATE _____

THE STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY APPEARED LIONEL WILLIAM GEGENHEIMER III, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20____.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS

THE STATE OF TEXAS
COUNTY OF TRAVIS
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY APPEARED LIONEL WILLIAM GEGENHEIMER III, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20____.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS

THE STATE OF GEORGIA
COUNTY OF DEKALB
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY APPEARED HALLIE KENYON SCHROEDER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20____.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS

THE STATE OF TEXAS
COUNTY OF HIDALGO
CERTIFICATE OF PLAT APPROVAL
I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF THE ESTATES AT PALOMA PARK WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____, 20____.

ENVIRONMENTAL HEALTH DIVISION MANAGER DATE

CITY OF EDINBURG
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE
S212.009(C) & S212.0115(B)
WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF THE ESTATES AT PALOMA PARK WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF DONNA ON JULY 06, 2017.

MAYOR, CITY OF EDINBURG DATE

ATTEST:

SECRETARY, CITY OF EDINBURG DATE

THE STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY APPEARED LIONEL WILLIAM GEGENHEIMER JR., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20____.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS

THE STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY APPEARED BETTY KENYON GEGENHEIMER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20____.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS

COUNTY OF HIDALGO
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE §232.028(c)
WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE ESTATES AT PALOMA PARK WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____, 20____.

HIDALGO COUNTY JUDGE DATE

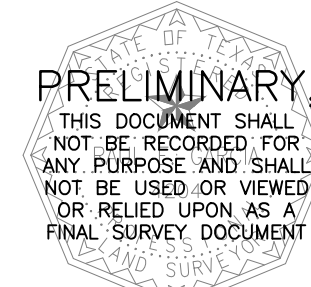
ATTEST:

HIDALGO COUNTY CLERK DATE

CITY OF EDINBURG CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE S212.009(C) & S212.0115(B)
WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF THE ESTATES AT PALOMA PARK WAS REVIEWED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF DONNA ON JUNE 29, 2017.

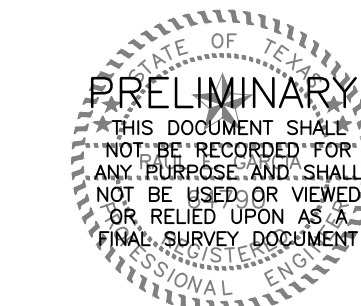
CHAIRMAN, PLANNING AND ZONING COMMISSION DATE

THE STATE OF TEXAS
COUNTY OF HIDALGO
I, RAUL GARCIA, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF EDINBURG, TEXAS.



REGISTERED PROFESSIONAL LAND SURVEYOR #4204

THE STATE OF TEXAS
COUNTY OF HIDALGO
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.



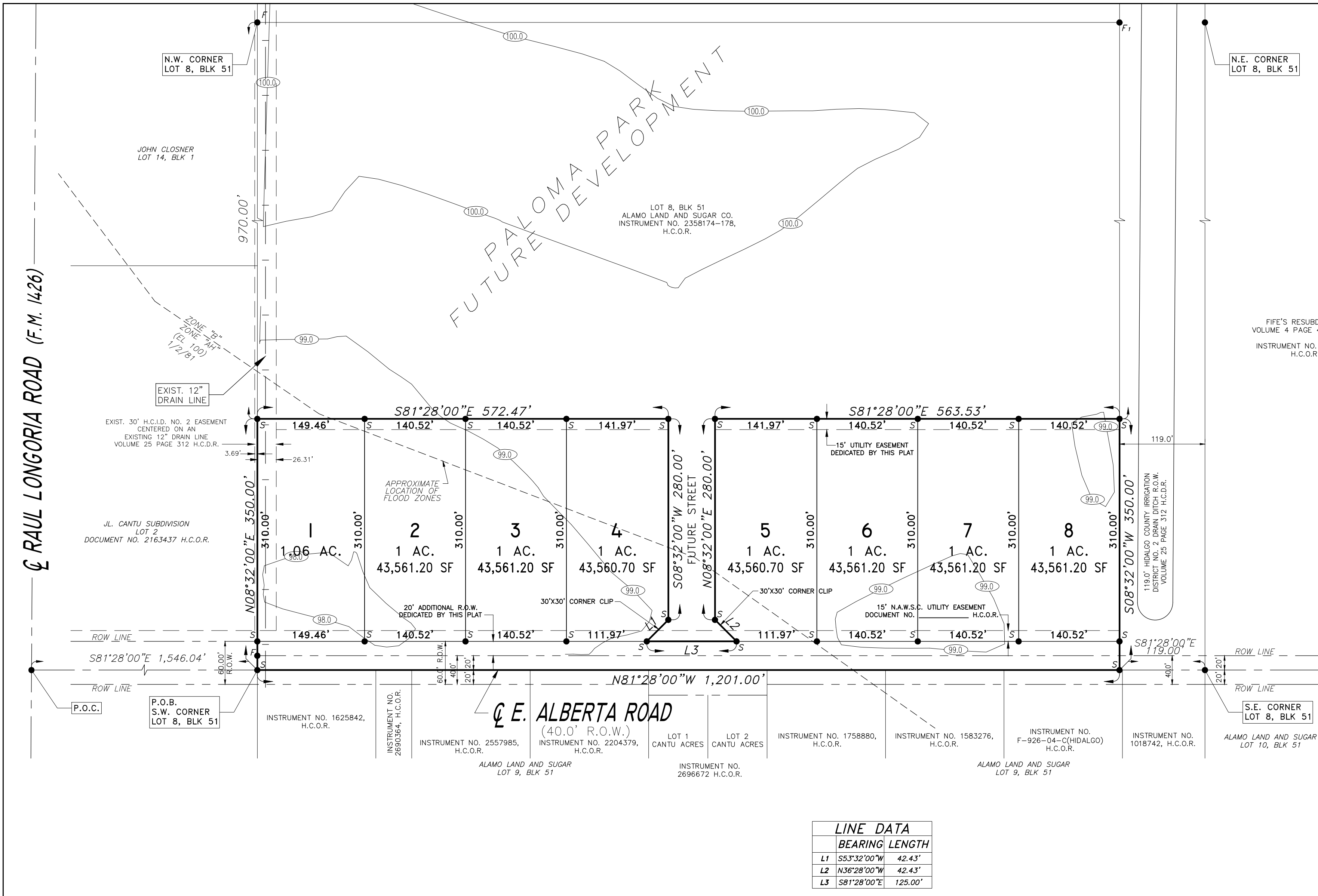
REGISTERED PROFESSIONAL ENGINEER #64790



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



REVISION NOTES				
NO.	SHEET	REVISION	DATE	APPROVED

**PLAT OF
THE ESTATES AT PALOMA PARK**

A 9.17 ACRE TRACT OF LAND BEING A PORTION OF LOT 8, BLOCK 51, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, AS RECORDED IN VOLUME 1, PAGE 24, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 3390, PAGE 466, DEED RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING A PORTION OF THOSE CERTAIN TRACTS DESCRIBED IN GIFT DEEDS RECORDED IN DOCUMENT NUMBERS 2358174, 2358175, 2358176, 2358177 AND 2358178, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

DATE: AUGUST 7, 2019 SCALE: 1" = 100'

PREPARED BY: **R. E. GARCIA & ASSOCIATES**
ENGINEERS, SURVEYORS, PLANNERS
116 NORTH 12TH AVE.
EDINBURG, TEXAS 78841 (956) 381-1061
EMAIL: REGAASSOC@AOL.COM

JOB NO.: 2018-146
DRAWN BY: E.S.

R.E. Garcia
Associates

2/3

LEGEND:
F - FOUND 5/8" IRON ROD
F1 - FOUND 1/2" IRON ROD
S - SET 1/2" IRON ROD W/
A CAP LABELED "RPLS 4204"

PLAT NOTES AND RESTRICTIONS

- FLOOD ZONE STATEMENT:**
FLOOD ZONE DESIGNATION: ZONE "B" AND "AH"
COMMUNITY PANEL NO. 480334 0425 C
MAP REVISED: NOVEMBER 16, 1982
ZONE "B" IS DEFINED AS AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. (MEDIUM SHADING)
ZONE "AH" IS DEFINED AS AREAS OF 100-YEAR SHALLOW FLOODING WHERE DEPTHS ARE BETWEEN ONE (1) AND THREE (3) FEET; BASE FLOOD ELEVATIONS ARE SHOWN, BUT NO FLOOD HAZARD FACTORS ARE DETERMINED.
- SETBACKS:**
FRONT: 40.00 FEET
REAR: 15.00 FEET OR EASEMENT, WHICHEVER IS GREATER
SIDE: 06.00 FEET OR EASEMENT WHICHEVER IS GREATER
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:** NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS RESTRICTION SHALL BE PLACED IN ALL DEEDS AND CONTRACTS FOR DEEDS FOR REAL ESTATE SOLD WITHIN THE SUBDIVISION. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- MINIMUM FINISH FLOOR NOTE:** MINIMUM FINISHED FLOOR ELEVATION SHALL BE 24" ABOVE THE CENTER LINE OF STREET OR 24" 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 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:** THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
B.M.-1 000.00 N.G.V.D. 83
B.M.-2 000.00 N.G.V.D. 83
- DRAINAGE:** IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 18,121 CUBIC FEET (0.42 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: BY UTILIZING PROPERLY GRADED LANDSCAPED AREAS.
- ALL EASEMENTS ON THIS PLAT ARE DEDICATED BY THIS PLAT UNLESS NOTED OTHERWISE.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- 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 THAT WOULD INTERFERE WITH 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. 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.
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE:** THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TECO AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT
D. SOIL ANALYSIS 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. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAIN FIELD SYSTEM.
E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.
- THE OWNER & SUBDIVIDER OF THE ESTATES AT PALOMA PARK, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO.2 OF THIS PLAT.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT. DUE TO THE IMPROVED AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
- ACCESS EASEMENT SHALL REMAIN FREE AND CLEAR OF ANY OBSTRUCTIONS SO THAT INCOMING AND OUTGOING TRAFFIC MAY TRAVEL FREELY. THE INDIVIDUAL LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PAVING AND DRAINAGE IMPROVEMENTS WITHIN THE ROAD ACCESS EASEMENT WITH HIS RESPECTIVE SECTION.
- THE PURCHASER OF EACH LOT SHALL BE RESPONSIBLE TO INSTALL DRAINAGE CULVERT REINFORCED CONCRETE PIPE OF 24 INCHES OR LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.

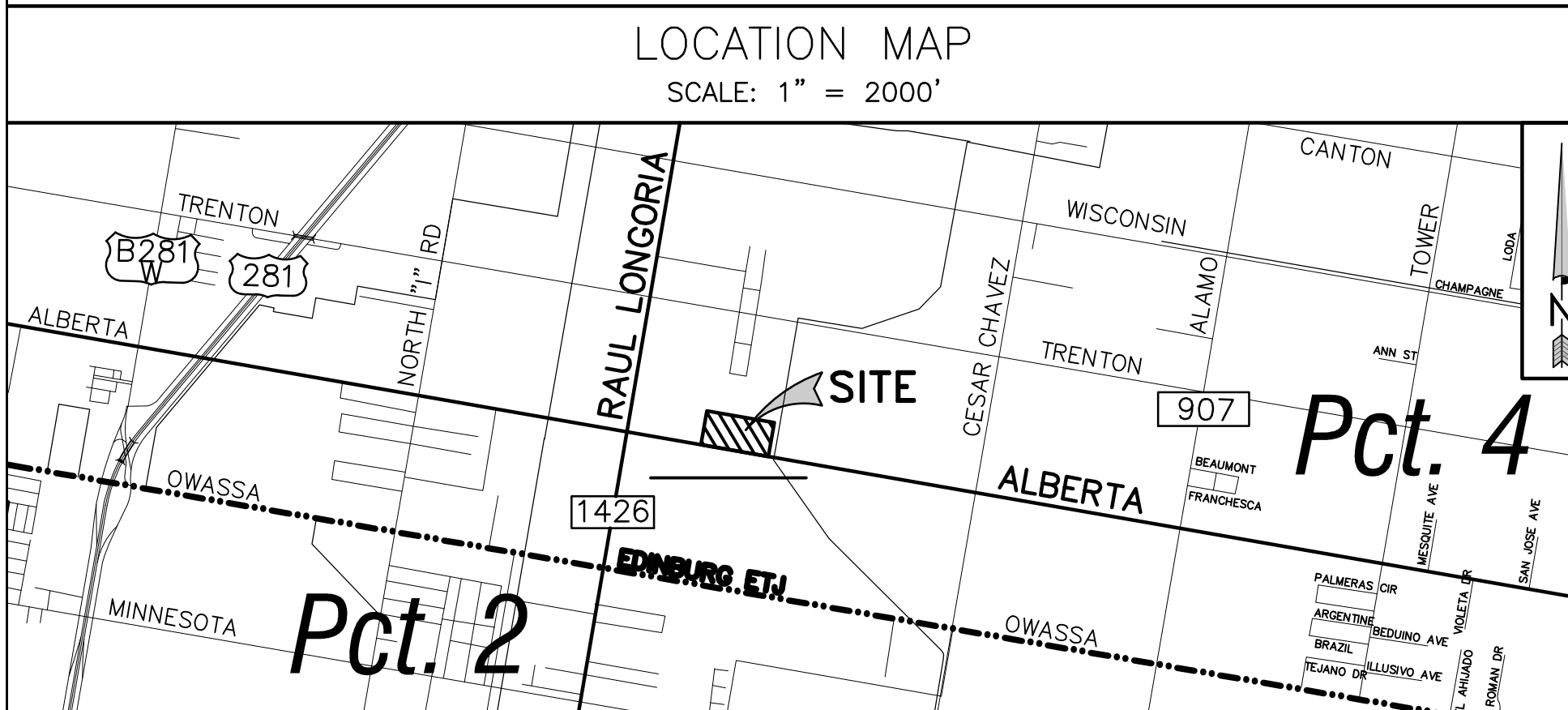
LINE DATA

LINE	BEARING	LENGTH
L1	S53°32'00"W	42.43'
L2	N36°28'00"W	42.43'
L3	S81°28'00"E	125.00'

METES AND BOUNDS DESCRIPTION

A 9.17 ACRE TRACT OF LAND BEING A PORTION OF LOT 8, BLOCK 51, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, AS RECORDED IN VOLUME 1, PAGE 24, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 3390, PAGE 466, DEED RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING A PORTION OF THOSE CERTAIN TRACTS DESCRIBED IN GIFT DEEDS RECORDED IN DOCUMENT NUMBERS 2358174, 2358175, 2358176, 2358177 AND 2358178, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

- BEGINNING AT THE POINT OF CENTERLINE OF ALBERTA ROAD BEING THE SOUTHWEST CORNER OF SAID LOT 8, BLOCK 51, FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT.
- THENCE N 08° 32' 00" E ALONG THE WEST LINE OF SAID LOT 8, BLOCK 51, PASS AT 20.00 FEET A FOUND FIVE-EIGHTHS INCH IRON ROD BEING THE NORTH RIGHT-OF-WAY LINE OF SAID ALBERTA ROAD AND CONTINUING FOR A TOTAL DISTANCE OF 350.00 FEET TO A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" FOR THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT.
- THENCE S 81° 28' 00" E 572.47 FEET PARALLEL TO THE SOUTH LINE OF SAID LOT 8, BLOCK 51, TO A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" FOR AN INTERIOR CORNER OF HEREIN DESCRIBED TRACT.
- THENCE S 08° 32' 00" W 280.00 FEET PARALLEL TO THE WEST LINE OF SAID LOT 8, BLOCK 51, TO A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" FOR AN INTERIOR CORNER OF HEREIN DESCRIBED TRACT.
- THENCE S 53° 32' 00" W 42.43 FEET ALONG A LINE TO A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" FOR AN EXTERIOR CORNER OF HEREIN DESCRIBED TRACT.
- THENCE S 81° 28' 00" E 125.00 FEET PARALLEL TO THE SOUTH LINE OF SAID LOT 8, BLOCK 51, TO A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" FOR AN EXTERIOR CORNER OF HEREIN DESCRIBED TRACT.
- THENCE N 36° 28' 00" W 42.43 FEET ALONG A LINE TO A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" FOR AN INTERIOR CORNER OF HEREIN DESCRIBED TRACT.
- THENCE N 08° 32' 00" E 280.00 FEET PARALLEL TO THE EAST LINE OF SAID LOT 8, BLOCK 51, TO A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" FOR AN INTERIOR CORNER OF HEREIN DESCRIBED TRACT.
- THENCE S 81° 28' 00" E 563.53 FEET PARALLEL TO THE SOUTH LINE OF SAID LOT 8, BLOCK 51, TO A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" ON THE WEST LINE OF A HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 RIGHT-OF-WAY FOR THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT.
- THENCE S 08° 32' 00" W ALONG SAID WEST LINE OF AN HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 RIGHT-OF-WAY BEING PARALLEL TO THE EAST LINE OF SAID LOT 8, BLOCK 51, PASS AT 330.00 FEET A POINT BEING SAID NORTH RIGHT-OF-WAY LINE OF SAID ALBERTA ROAD AND CONTINUING FOR A TOTAL DISTANCE OF 350.00 FEET TO A POINT ON THE CENTERLINE OF SAID ALBERTA ROAD ALSO BEING THE SOUTH LINE OF SAID LOT 8, BLOCK 51, FOR THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT.
- THENCE N 81° 28' 00" W 1,201.00 FEET ALONG SAID CENTERLINE OF ALBERTA ROAD ALSO BEING THE SOUTH LINE OF SAID LOT 8, BLOCK 51, TO THE POINT OF BEGINNING AND CONTAINING 9.17 ACRES OF LAND, MORE OR LESS.



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:

THE ESTATES AT PALOMA PARK SUBDIVISION IS LOCATED IN SOUTH CENTRAL HIDALGO COUNTY IN PRECINCT NO. 4 ON ALBERTA ROAD, 1/4 MILE EAST OF THE INTERSECTION OF ALBERTA ROAD AND RAUL LONGORIA ROAD. THE NEAREST MUNICIPALITY IS THE CITY OF EDINBURG. ACCORDING TO THE OFFICIAL MAP LOCATED IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (83,970), THE ESTATES AT PALOMA PARK SUBDIVISION IS WITHIN THE CITY'S TWO MILE EXTRA TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 842.021

INDEX OF SHEETS

NO.	DESCRIPTION
1	HEADING; OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION; SURVEYOR'S & ENGINEER'S CERTIFICATION; OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION; HIDALGO COUNTY APPROVAL; H.C.D.D. APPROVAL; H.C.I.D. NO. 2 APPROVAL; COUNTY ENVIRONMENTAL HEALTH DIVISION APPROVAL; CITY OF EDINBURG APPROVAL; N.A.W.S.C. CERTIFICATION; HIDALGO COUNTY CLERKS CERTIFICATION
2	HEADING; INDEX; LOCATION MAP AND ETJ; DESCRIPTION OF LOCATION WITH RESPECT TO THE ETJ OF A MUNICIPALITY; PRINCIPAL CONTACTS; METES & BOUNDS; PLAT NOTES & RESTRICTIONS; PLAT WITH LOTS, STREETS AND EASEMENT DESIGNATION; REVISION NOTES
3	WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP; ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH); SAMPLE OF LOG BORE FOR OSSF SYSTEM, TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER CERTIFICATE AND STATEMENT, MAP OF TOPOGRAPHY & DRAINAGE WITH ENGINEER'S CERTIFICATION, REVISION NOTES, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT

PRINCIPAL CONTACTS:

NAME:	ADDRESS:	CITY, STATE & ZIP:	PHONE #
OWNER: LIONEL WILLIAM GEGENHEIMER, JR.	1700 EAST 2ND STREET	AUSTIN, TX. 78702	(512) 499-0499
OWNER: BETTY KENYON GEGENHEIMER	1700 EAST 2ND STREET	AUSTIN, TX. 78702	(512) 633-5384
OWNER: HALLIE KENYON SCHROEDER	3560 SCHOONER RIDGE	ALPHARETTA, GA. 30005	(512) 633-5384
OWNER: LIONEL WILLIAM GEGENHEIMER, III	1411 WILLOW STREET	AUSTIN, TX. 78702	(512) 633-5384
ENGINEER: RAUL E. GARCIA	116 N. 12TH	EDINBURG, TX. 78539	(956) 381-1061
SURVEYOR: RAUL E. GARCIA	116 N. 12TH	EDINBURG, TX. 78539	(956) 381-1061

PLAT OF THE ESTATES AT PALOMA PARK

A 9.17 ACRE TRACT OF LAND BEING A PORTION OF LOT 8, BLOCK 51, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, AS RECORDED IN VOLUME 1, PAGE 24, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 3390, PAGE 466, DEED RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING A PORTION OF THOSE CERTAIN TRACTS DESCRIBED IN GIFT DEEDS RECORDED IN DOCUMENT NUMBERS 2358174, 2358175, 2358176, 2358177 AND 2358178, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

DATE: AUGUST 7, 2019

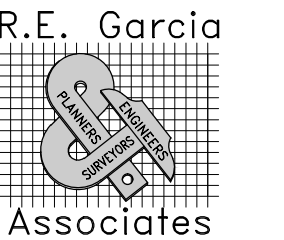
SCALE: 1" = 100'

PREPARED BY:

R. E. GARCIA & ASSOCIATES

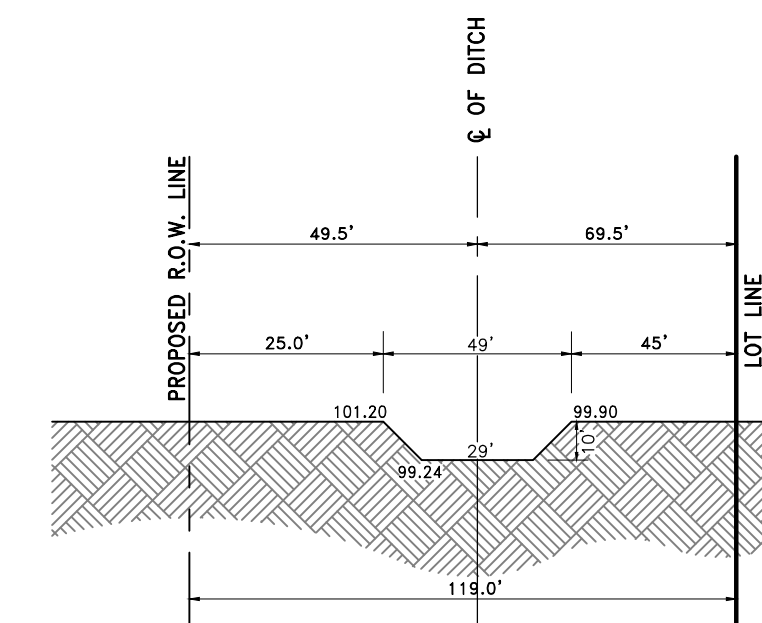
JOB NO.: 2018-146
DRAWN BY: E.S.

ENGINEERS, SURVEYORS, PLANNERS
116 NORTH 12TH AVE.
EDINBURG, TEXAS 78841 (936) 381-1061
EMAIL: REGASSOC@AOL.COM



3/3

NO.	SHEET	REVISION	DATE	APPROVED

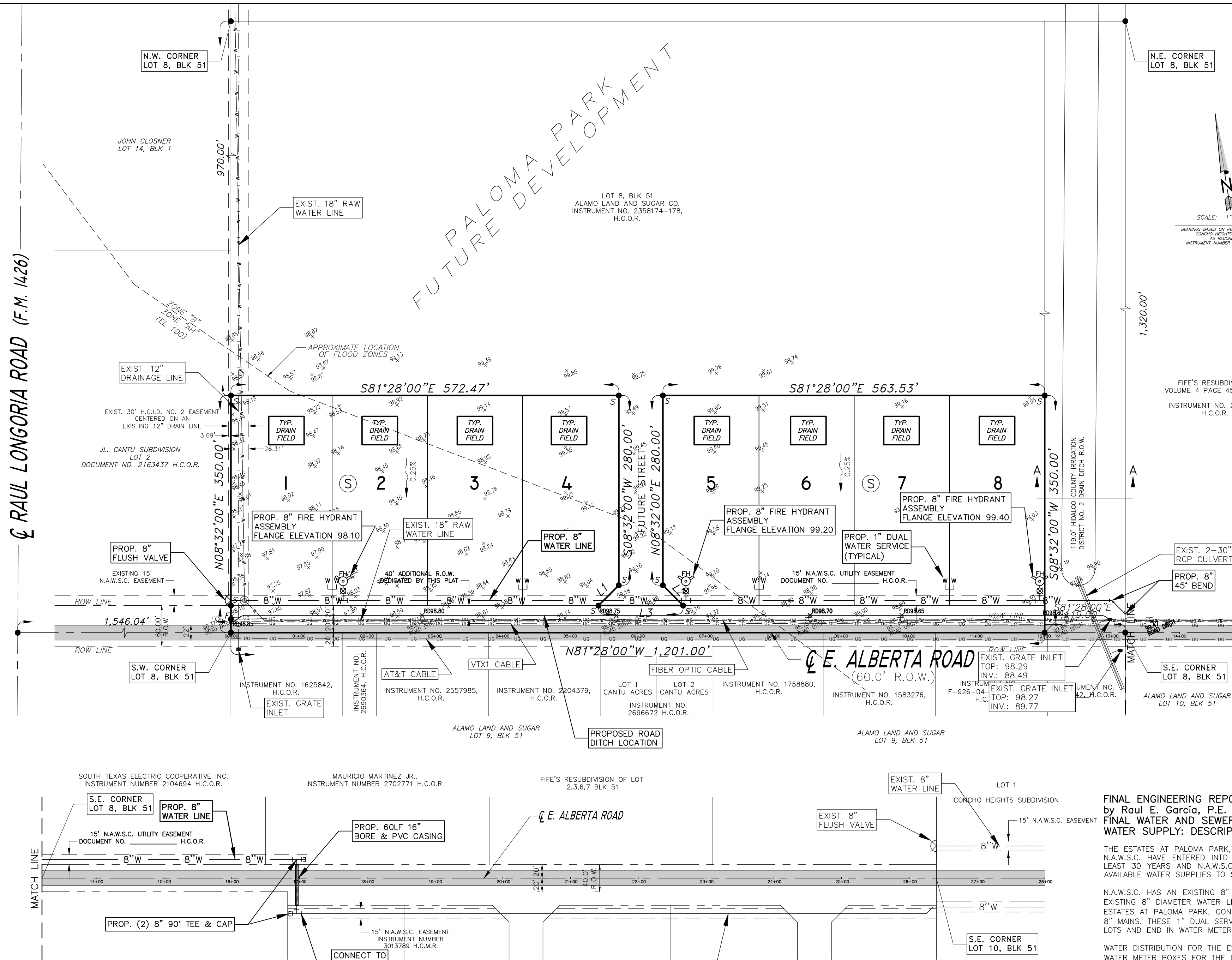
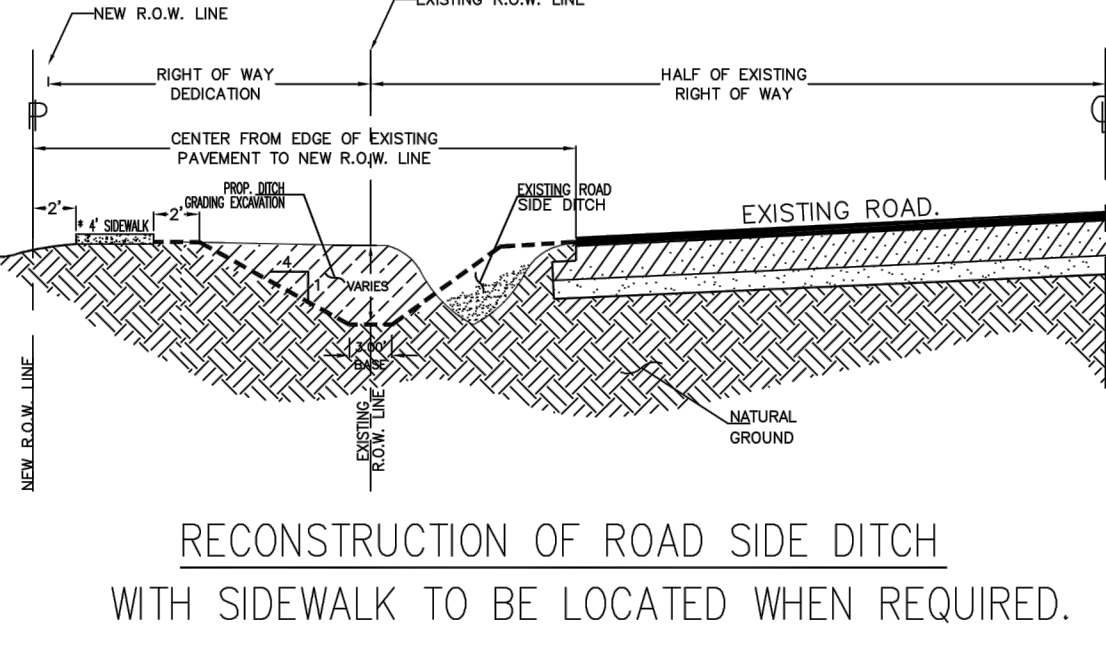
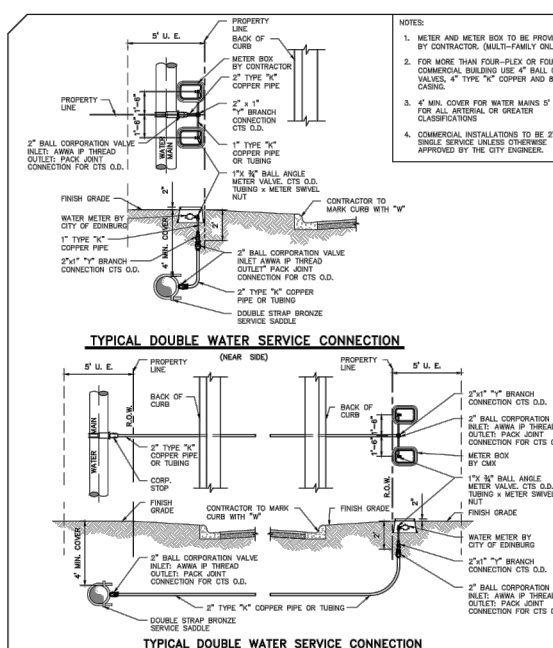
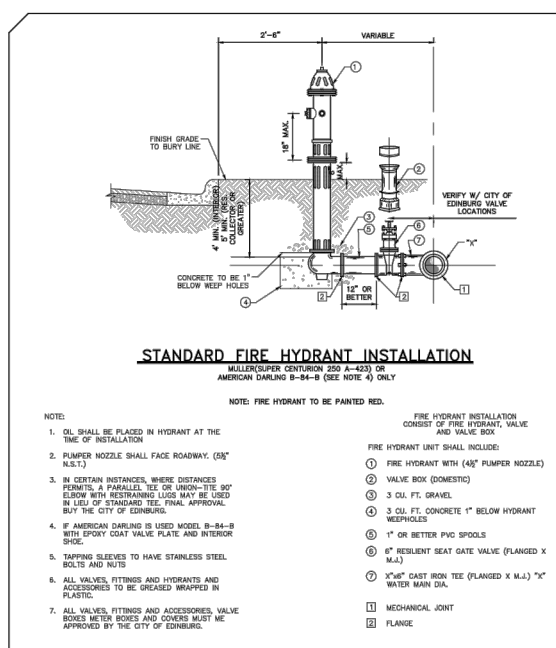


LINE	BEARING	LENGTH
L1	S53°32'00"W	42.43'
L2	N36°28'00"W	42.43'
L3	S81°28'00"E	110.00'

- LEGEND:**
- F - FOUND 1/2" IRON ROD
 - F1 - FOUND COTTON PICKER SPINDLE
 - S - SET 1/2" IRON ROD
 - S1 - SET COTTON PICKER SPINDLE
 - S2 - SET 1/2" IRON ROD W/ A CAP LABELED "RPLS 4204"
 - 8" W - 8" INCH WATER LINE
 - PH - PROPOSED FIRE HYDRANT ASSEMBLY
 - CP - POWER POLE
 - SB - SOIL BORE LOCATION

COST ESTIMATE

WATER	\$0
OSSF	\$0
PAVING	\$0
DRAINAGE	\$0
TOTAL	\$0



FINAL ENGINEERING REPORT FOR THE ESTATES AT PALOMA PARK

by Raul E. Garcia, P.E.
FINAL WATER AND SEWER ENGINEERING REPORT
WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:

THE ESTATES AT PALOMA PARK, WILL BE PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION. 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" DIAMETER WATER LINE RUNNING ALONG THE NORTH SIDE OF THE RIGHT-OF-WAY OF STITES ROAD AND HAS AN EXISTING 8" DIAMETER WATER LINE RUNNING ALONG THE WEST SIDE OF THE RIGHT-OF-WAY OF VICTORIA ROAD. THE WATER SYSTEM FOR THE ESTATES AT PALOMA PARK, CONSISTS OF 8 DUAL SERVICES WITH 16 SINGLE 5/8" DIAMETER WATER SERVICE LINES THAT TAP INTO THE EXISTING 8" MAINS. THESE 1" DUAL SERVICES THEN SPLIT INTO TWO SINGLE 5/8" DIAMETER WATER SERVICE LINES THAT RUN SOUTH AND EAST INTO THE LOTS AND END IN WATER METERS.

WATER DISTRIBUTION FOR THE ESTATES AT PALOMA PARK CONSISTS OF 8 - 1" DIAMETER DUAL SERVICE LINES, SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR THE LOT. THE 1" DUAL SERVICES AND THE METER BOX HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$_____ PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$10,975.00, WHICH COVERS THE \$_____ 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 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 THE PLAT.

SEWAGE FACILITIES DESCRIPTION; COST AND OPERABILITY DATES

SEWAGE FROM THE ESTATES AT PALOMA PARK, WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAIN FIELD 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 HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENTS DRAIN FIELD.

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A SANDY CLAY LOAM FOR THE AREA. AT LEAST EIGHT SOIL EXCAVATIONS WERE PERFORMED ON THE SITE AT OPPOSITE ENDS OF THE PROPOSED DISPOSAL AREA. (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THE LIMIT AREA). THE SOIL IS A DARK GRAYISH BROWN SANDY CLAY 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 THE BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL. THE SOIL IS A CLASS III SOIL.

THE COST TO INSTALL A SEPTIC TANK ON AN INDIVIDUAL LOT IS \$1,395.00, INCLUDING THE REQUIRED PERMIT AND LICENSE. THE OSSFS HAVE BEEN INSTALLED FOR LOTS 3 THROUGH 14 HAVE BEEN INSTALLED AS OF THE TIME FOR FINAL PLAT APPROVAL AT A TOTAL COST OF \$_____. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF THE OSSFS FOR LOTS 3 THROUGH 14 ON MAY 22, 2017. NO OSSFS HAVE BEEN INSTALLED ON LOTS 1, 2 AND 15 AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL WITH THE FILING OF THIS FINAL PLAT. THE SUBDIVIDER IS PROVIDING ADEQUATE FINANCIAL GUARANTEES OF PERFORMANCE IN THE FORM OF A 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 OF LOTS 1, 2 AND 15. THE SUBDIVIDER WILL INCLUDE THE COST OF A SEPTIC TANK SYSTEM IN THE SALE PRICE OF EACH LOT.

AT ANY TIME THAT LOTS 1, 2 AND 15 ARE 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 AS 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.

THE EXISTING SEPTIC TANK AND DRAIN FIELD FOR LOT 16 WAS UNCOVERED, INSPECTED REPAIRED AND PLACED IN PROPER WORKING ORDER BY ISAAC MATA, OSSF LICENSE #004378 AND APPROVED BY THE HIDALGO COUNTY ENVIRONMENTAL HEALTH DEPARTMENT.

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 ESTIMATED COSTS TO INSTALL UNCONSTRUCTED WATER AND ON-SITE 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 \$_____.

SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$1,416.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$_____ FOR THE ENTIRE SUBDIVISION.

IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE POLICY, A MINIMUM OF 18,121 CUBIC FEET OF STORM RUNOFF WHICH IS THE DEFERENTIAL VOLUME BETWEEN THE PRE DEVELOPED 10 YEAR EVENT (Q10 = 21.90 CFS) AND THE POST DEVELOPMENT 50 YEAR EVENT (Q50 = 39.66 CFS) WILL BE OBTAINED WITH A MAXIMUM DISCHARGE RATE OF 21.90 CFS. THE PEAK RATE OF RUNOFF WILL NOT BE INCREASED DURING THE 50 YEAR (Q50 = 39.66) RAINFALL EVENT.

DRAINAGE STATEMENT FOR THE ESTATES AT PALOMA PARK

THE ESTATES AT PALOMA PARK SUBDIVISION CONSISTS OF A 8 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION LOCATED ON A 10.23 ACRE TRACT OF LAND BEING A PORTION OF LOT 8, BLOCK 51, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, AS RECORDED IN VOLUME 1, PAGE 24, MAP RECORDS, HIDALGO COUNTY, TEXAS. THE SUBJECT SITE LIES WITHIN THE CITY OF EDINBURG EXTRATERRITORIAL JURISDICTION. THE PROPERTY IS CURRENTLY AN AGRICULTURAL FIELD ADJACENT TO A PAVED ROADWAY AND DRAINAGE DITCH WITH TYPICAL IMPERVIOUS AREAS. THE PROPOSED SUBDIVISION IS LOCATED WITHIN BOTH A ZONE "B" AND ZONE "AH" WITH A BFE OF 100" FLOOD HAZARD AREAS AS DESIGNATED BY FEMA FIRM COMMUNITY PANEL NUMBER 480334 0425 C DATED NOVEMBER 16, 1982. ZONE "B" IS DEFINED AS "AREAS OF THE 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" AND ZONE "AH" IS DEFINED AS "SPECIAL FLOOD HAZARD AREA WITH FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY AREAS OF PONDING) BASE FLOOD ELEVATION DETERMINED."

THE PREDOMINANT SOIL FOR THIS PROPERTY IS A RAYMONDVILLE CLAY LOAM (S2) WHICH A DARK, GRAYISH BROWN CLAY LOAM WHICH IS MODERATELY PREVIOUS. THIS SOIL IS FOUND TO BE IN THE HYDROLOGIC GROUP "D" AS DETERMINED BY USE OF THE SOIL SURVEY OF HIDALGO COUNTY. (SEE ATTACHMENT).

CURRENTLY THE PROPERTY IS A LARGE AGRICULTURAL FIELD. EXISTING RUNOFF IS DIRECTED SOUTH TOWARDS ROAD DITCHES LOCATED ON ALBERTA ROAD. ALBERTA ROAD FLOWS EAST AND DISCHARGES INTO AN EXISTING HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 (HCID #2) DRAINAGE DITCH ADJACENT TO THE EAST SIDE OF THE DEVELOPMENT. THE EXISTING HCID #2 DRAINAGE DITCH THEN FLOWS NORTH AND DISCHARGES INTO THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 SOUTH MAIN DRAIN I LOCATED ON THE NORTH OF THE SUBJECT TRACT. THE PROPOSED SUBDIVISION WILL UTILIZE ALL AVAILABLE VOLUME WITHIN ROADSIDE DITCH IMPROVEMENTS ON ALBERTA ROAD TO DETAIN, STORE RUNOFF AND DISCHARGE THE STORM FLOW TOWARDS THE HCID #2 DRAINAGE DITCH ON THE EAST SIDE OF THE DEVELOPMENT. THE AREA WITHIN THE DESIGNATED FLOOD ZONE "AH" HAS BEEN REMOVED FROM THE ZONE "AH" BY LOMA-F CASE NUMBER 19-_____/_____/2019 BY PLACING FILL ABOVE THE DESIGNATED BFE.

IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE POLICY, A MINIMUM OF 18,121 CUBIC FEET OF STORM RUNOFF WHICH IS THE DEFERENTIAL VOLUME BETWEEN THE PRE DEVELOPED 10 YEAR EVENT (Q10 = 21.90 CFS) AND THE POST DEVELOPMENT 50 YEAR EVENT (Q50 = 39.66 CFS) WILL BE OBTAINED WITH A MAXIMUM DISCHARGE RATE OF 21.90 CFS. THE PEAK RATE OF RUNOFF WILL NOT BE INCREASED DURING THE 50 YEAR (Q50 = 39.66) RAINFALL EVENT.

CERTIFICATION:
BY MY SIGNATURE BELOW, I CERTIFY THAT THIS SUBDIVISION LIES IN A FLOOD ZONES "B" & "AH"; AREAS OUTSIDE OF 500-YEAR FLOOD PLANE

PRELIMINARY
REGISTERED PROFESSIONAL ENGINEER #64790

PRELIMINARY
REGISTERED PROFESSIONAL ENGINEER #64790

PRELIMINARY
REGISTERED PROFESSIONAL ENGINEER #64790

RAUL LONGORIA ROAD (F.M. 1426)

PALOMA PARK FUTURE DEVELOPMENT

ALBERTA ROAD (60.0' R.O.W.)