T.J. Arredondo, CFM
Director of Planning

HIDALGO COUNTY
PLANNING DEPARTMENT

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

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 5-05-2020

PROPOSED PUEBLO DE PALMAS PHASE 23 SUBDIVISION, PRECINCT No. 4.

ENGINEER: MELDEN & HUNT ENGINEERING DEVELOPER: GARY FRISBY

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

NUMBER OF LOTS: 89 ☒*SINGLE FAMILY ___☐*MULTI-FAMILY ___☐COMMERCIAL __☐ INSTITUTIONAL

STREETLIGHTS: 21

FILLING STATIONS: 4

LOCATION DESCRIPTION: WEST OF ALAMO ROAD APPROXIMATELY ¼ MILE SOUTH OF MILE 19 NORTH ROAD.

SUBDIVISION LIES WITHIN THE: ☒ ETJ OF EDINBURG AND WAS APPROVED BY THE P&Z.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 1-08-2018 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY STORM SEWER SYSTEM DISCHARGING ONTO AN EXISTING DRAIN DITCH.

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

H.C.R.O.W. FINAL APPROVAL DATE: 2-28-2020 BY, JOSE OCHOA, PCT. 4 R.O.W. AGENT

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

SEWER SYSTEM: ☒ SANITARY SEWER BY: EDINBURG LINE SIZE: 8" LOCATION: ALAMO ROAD.

WATER SERVICE PROVIDER: NAWSC LINE SIZE: 8" LOCATION: DESTINY AVENUE.

H.C.E.O.C. FINAL APPROVAL DATE: 3-03-2020 : BY MARTIN RAMIREZ ENVIRONMENTAL COMPLIANCE COORDINATOR

☒ **LARGE CONSTRUCTION**

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

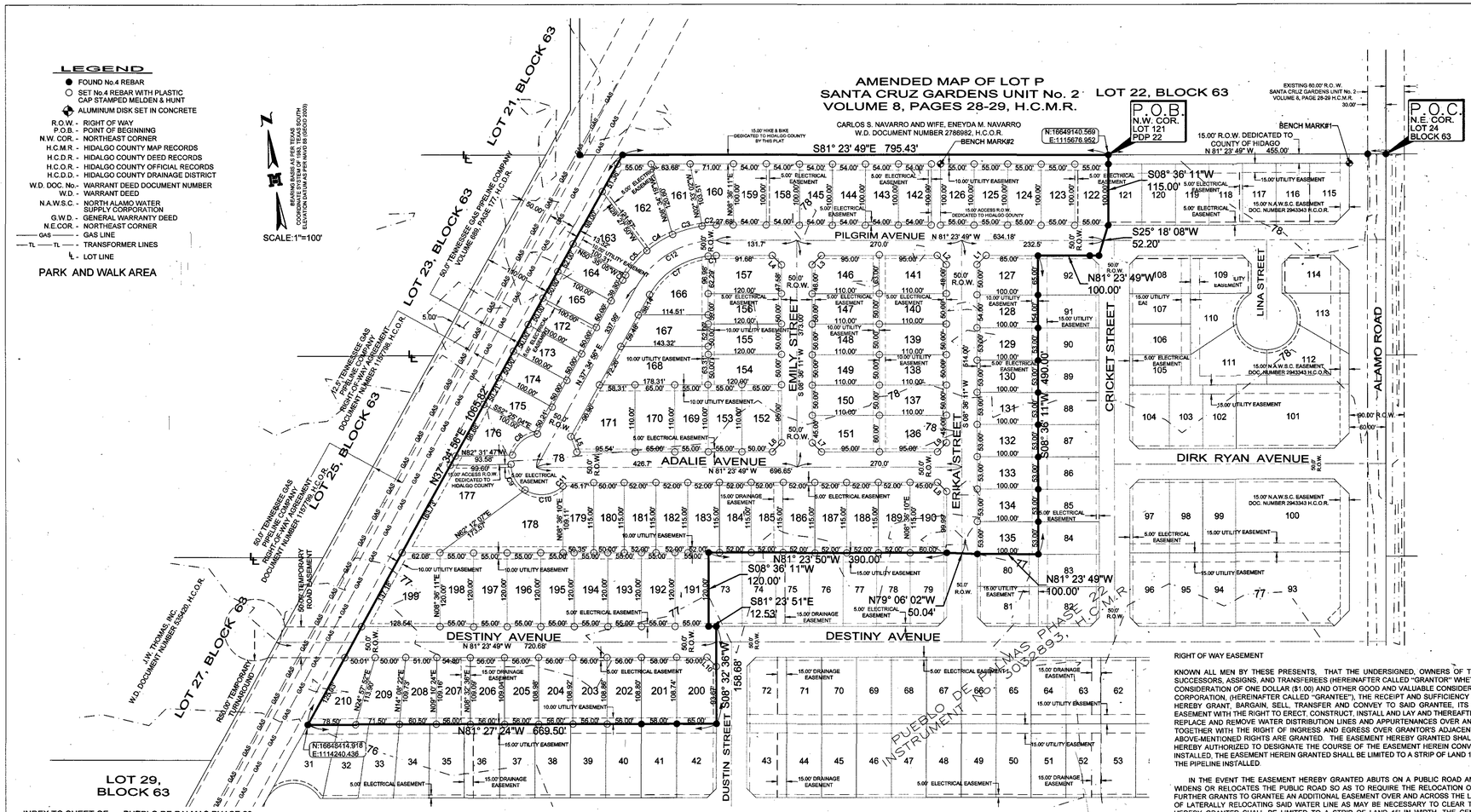
PRELIMINARY APPROVAL FROM THE HIDALGO COUNTY COMMISSIONERS COURT ON: MARCH 26, 2019

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*

* *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.*



INDEX TO SHEET OF PUEBLO DE PALMAS PHASE 23

SHEET 1: HEADING; INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; MAP; LOT, STREETS, AND EASEMENT LAYOUT; SURVEYOR'S CERTIFICATION; OWNER'S DEDICATION, CERTIFICATION, ATTESTATION; ENGINEERING CERTIFICATION CITY; APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES, SANTA CRUZ IRRIGATION DISTRICT; N.A.W.S.C. R.O.W. EASEMENT DEDICATION

SHEET 2: PLAT NOTES AND RESTRICTIONS; DESCRIPTION (METES AND BOUNDS); LOT AREAS, LINE TABLE, CURVE TABLE;

SHEET 3: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION); WATER DETAILS;

SHEET 4: ENGINEERING REPORT, INCLUDING DESCRIPTION OF SANITARY SEWER AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION); SUBDIVIDER CERTIFICATION; SANITARY SEWER LAYOUT; DETAILS

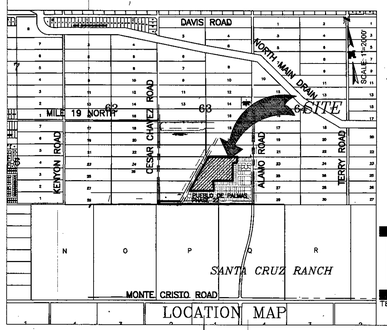
SHEET 5: MAP OF TOPOGRAPHY AND DRAINAGE LAYOUT, STORM DRAINAGE CONSTRUCTION DETAILS; DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, ENGINEERING CERTIFICATION,

SHEET 6: MAP OF TOPOGRAPHY AND STREET LAYOUT; STREET DETAILS;

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

PUEBLO DE PALMAS PHASE 23 IS LOCATED IN THE MID-CENTRAL PART OF HIDALGO COUNTY ALONG THE WEST SIDE OF ALAMO ROAD AND APPROXIMATELY 3905 FEET SOUTH OF THE INTERSECTION OF ALAMO ROAD & DAVIS ROAD. THE NORTHEAST CORNER OF PUEBLO DE PALMAS PHASE 23 IS LOCATED 455.0 FEET WEST OF ALAMO ROAD AND IS APPROXIMATELY 2912 FEET SOUTH OF THE INTERSECTION OF ALAMO ROAD & DAVIS ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY EDINBURG (POPULATION 83,970). PUEBLO DE PALMAS PHASE 23 LIES 0.50 MILES FROM THE CITY LIMITS (AND IS WITHIN THE 2 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 212.001 AND 42.021.
THIS SUBDIVISION FALLS WITHIN PRECINCT 4.

89 RESIDENTIAL LOTS



MELDEN & HUNT INC
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com
TBPLS No. 10096900

PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	PDP MILE 4 LTD J. GARY FRISBY, PRESIDENT	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: CIRO DATE: 3-2-20
SURVEYED, CHECKED J.L.G. DATE: 3-2-2020
FINAL CHECK _____ DATE: _____

SUBDIVISION MAP OF
PUEBLO DE PALMAS PHASE 23

BEING A RE-SUBDIVISION OF 17.101 ACRES
CONSISTING OF 0.263- OF ONE ACRE OUT OF LOT 23,
6.011- ACRES OUT OF LOT 24,
1.546- ACRES OUT OF LOT 25,
5.605- ACRES OUT OF LOT 26,
2.317- ACRES OUT OF LOT 27,
1.359- ACRES OUT OF LOT 28,
AMENDED MAP OF SANTA CRUZ GARDENS UNIT No. 2
VOLUME 8, PAGES 28-29, H.C.M.R.
HIDALGO COUNTY, TEXAS

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, GRANTOR 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 GRANTOR 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 GRANTOR 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 VI 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 GRANTOR HAS EXECUTED THIS INSTRUMENT THE 2nd DAY OF Mar. 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 2nd DAY OF March 2020.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

LYDIA FLORES
Notary Public, State of Texas
Comm. Expires 06/20/2022
Notary ID # 1123902

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, PDP MILE 4, LTD, A TEXAS LIMITED PARTNERSHIP AS OWNER OF THE 17.101 ACRES ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED PUEBLO DE PALMAS PHASE 23 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

DATE: 3-2-20

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 2nd DAY OF March, 2020.

NOTARY PUBLIC, STATE OF, TEXAS
MY COMMISSION EXPIRES:

LYDIA FLORES
Notary Public, State of Texas
Comm. Expires 06/20/2022
Notary ID # 1123902

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: NOVEMBER 19, 2018
JOB No. (ENG.) T8 208.00
BY: CIRO

3-2-2020

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

STATE OF TEXAS
RUBEN JAMES DE JESUS
126282
LICENSED
PROFESSIONAL ENGINEER

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

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

3-2-20

STATE OF TEXAS
REGISTERED
FRED L. KURTH
4750
PROFESSIONAL
LAND SURVEYOR

COUNTY COURT
COUNTY OF HIDALGO, TEXAS

FILED 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

SHEET 1 OF 6 SHEET

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 17.101 ACRES SITUATED IN HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOTS 23, 24, 25, 26, 27, AND 28, 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 17.101-ACRE TRACT IS OUT OF A CERTAIN 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 1543844 AND 1563266, HIDALGO COUNTY OFFICIAL RECORDS, SAID 17.101 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A No. 4 REBAR FOUND AT THE NORTHEAST CORNER OF SAID LOT 24, BLOCK 63, AND THE NORTHEAST CORNER OF PUEBLO DE PALMAS PHASE 22 AS RECORDED IN INSTRUMENT NUMBER

THENCE N 81° 23' 49" W ALONG THE NORTH LINE OF SAID LOT 24 AND PUEBLO DE PALMAS PHASE 22, A DISTANCE OF 455.00 FEET TO A No. 4 REBAR FOUND N:16649140.569 E:1156760.952 FOR THE NORTH EAST CORNER AND THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT

1. THENCE, S 08° 36' 11" W ALONG THE BOUNDARY LINE OF SAID PUEBLO DE PALMAS PHASE 22 A DISTANCE OF 115.00 FEET TO NO. 4 REBAR FOUND ON THE SOUTHWEST CORNER OF LOT 121 OF SAID PUEBLO DE PALMAS PHASE 22 FOR AN OUTSIDE CORNER OF THIS TRACT;

2. THENCE, S 25° 18' 08" W ALONG THE BOUNDARY LINE OF SAID PUEBLO DE PALMAS PHASE 22 A DISTANCE OF 52.20 FEET TO A NO. 4 REBAR FOUND FOR AN SIDE CORNER OF THIS TRACT;

3. THENCE, N 81° 23' 49" W ALONG THE BOUNDARY LINE OF SAID PUEBLO DE PALMAS PHASE 22, A DISTANCE OF 100.00 FEET TO A NO. 4 REBAR FOUND FOR AN INSIDE CORNER OF THIS TRACT;

4. THENCE, S 08° 36' 11" W ALONG THE BOUNDARY LINE OF SAID PUEBLO DE PALMAS PHASE 22, A DISTANCE OF 490.00 FEET TO A No. 4 REBAR FOUND FOR AN OUTSIDE CORNER OF THIS TRACT;

5. THENCE, N 81° 23' 49" W ALONG THE BOUNDARY LINE OF SAID PUEBLO DE PALMAS PHASE 22, A DISTANCE OF 100.00 FEET TO A N 4 REBAR FOUND ON THE EAST RIGHT-OF-WAY LINE OF ERIKA STREET FOR AN ANGLE POINT OF THIS TRACT;

6. THENCE, N 79° 06' 02" W ALONG THE BOUNDARY LINE OF SAID PUEBLO DE PALMAS PHASE 22 AND ERIKA STREET RIGHT-OF-WAY, A DISTANCE OF 50.04 FEET TO A No. 4 REBAR FOUND FOR AN ANGLE POINT OF THIS TRACT;

7. THENCE, N 81° 23' 50" W ALONG THE BOUNDARY LINE OF SAID PUEBLO DE PALMAS PHASE 22, A DISTANCE OF 390.00 FEET TO A No. 4 REBAR FOUND AN INSIDE CORNER OF THIS TRACT;

8. THENCE, S 08° 36' 11" W ALONG THE BOUNDARY LINE OF SAID PUEBLO DE PALMAS PHASE 22, A DISTANCE OF 120.00 FEET TO A No. 4 REBAR FOUND ON THE RIGHT-OF-WAY LINE OF DESTINY AVENUE, FOR AN INSIDE CORNER OF THIS TRACT;

9. THENCE, S 81° 23' 51" E ALONG THE BOUNDARY LINE OF SAID PUEBLO DE PALMAS PHASE 22 AND THE NORTH RIGHT-OF-WAY OF DESTINY AVENUE A DISTANCE OF 12.53 FEET TO A No. 4 REBAR FOUND FOR AN OUTSIDE CORNER OF THIS TRACT;

10. THENCE, S 08° 32' 36" W ALONG THE BOUNDARY LINE OF SAID PUEBLO DE PALMAS PHASE 22, A DISTANCE OF 158.68 FEET TO A No. 4 REBAR FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT;

11. THENCE, N 81° 27' 24" W ALONG THE BOUNDARY LINE OF SAID PUEBLO DE PALMAS PHASE 22, A DISTANCE OF 669.50 FEET TO A No. 4 REBAR FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT;

12. THENCE, N 37° 34' 56" E ALONG THE BOUNDARY LINE OF SAID PUEBLO DE PALMAS PHASE 22, A DISTANCE OF 1065.82 FEET TO A No. 4 REBAR FOUND FOR THE NORTHWEST CORNER OF THIS TRACT;

13. THENCE, S 81° 23' 49" E ALONG THE NORTH LINE OF SAID LOT 24 A DISTANCE OF 795.43 FEET TO THE POINT OF BEGINNING AND CONTAINING 17.101 ACRES OF LAND, MORE OR LESS.

Lot Area Table		
Lot #	SQ. FT.	Area
122	5,500.00	0.126
123	5,500.00	0.126
124	5,500.00	0.126
125	5,500.00	0.126
126	5,500.00	0.126
127	6,387.50	0.147
128	5,399.97	0.124
129	5,300.00	0.122
130	5,300.00	0.122
131	5,300.00	0.122
132	5,300.00	0.122
133	5,300.00	0.122
134	5,300.00	0.122
135	5,300.00	0.122
136	6,487.56	0.149
137	5,500.04	0.126

Lot Area Table		
Lot #	SQ. FT.	Area
138	5,500.03	0.126
139	5,500.02	0.126
140	5,500.02	0.126
141	6,817.51	0.157
142	5,400.00	0.124
143	5,400.00	0.124
144	5,400.00	0.124
145	193,500.10	4.442
145	5,400.00	0.124
146	6,817.49	0.157
147	5,499.98	0.126
148	5,499.98	0.126
149	5,499.97	0.126
150	5,499.96	0.126
151	6,487.44	0.149
152	7,037.37	0.162

Lot Area Table		
Lot #	SQ. FT.	Area
153	6,050.13	0.139
154	6,000.00	0.138
155	6,000.00	0.138
156	151,166.51	3.470
156	6,000.00	0.138
157	7,441.18	0.171
158	5,400.00	0.124
159	5,400.00	0.124
160	6,126.48	0.141
161	6,188.25	0.142
162	9,610.60	0.221
163	7,988.76	0.183
164	5,040.79	0.116
165	5,000.00	0.115
166	7,659.69	0.176
167	6,703.62	0.154

Lot Area Table		
Lot #	NO.	SQ. FT.	Area
168	10,168.29	0.233
169	6,050.00	0.139
170	7,150.00	0.164
171	9,465.45	0.217
172	5,000.00	0.115
173	5,000.00	0.115
174	5,000.00	0.115
175	5,020.59	0.115
176	6,122.40	0.141
177	15,487.42	0.356
178	13,302.74	0.305
179	5,774.04	0.133
180	5,749.81	0.132
181	5,979.85	0.137
182	5,979.84	0.137
183	5,979.82	0.137

Lot Area Table		
Lot #	SQ. FT.	Area
184	5,979.81	0.137
185	5,979.80	0.137
186	5,979.79	0.137
187	5,979.77	0.137
188	5,979.76	0.137
189	5,979.74	0.137
190	6,787.29	0.156
191	6,599.93	0.152
192	6,599.95	0.152
193	6,599.96	0.152
194	6,599.98	0.152
195	6,599.98	0.152
196	6,600.02	0.152
197	6,600.02	0.152
198	6,600.04	0.152
199	11,437.14	0.263

Lot Area Table		
Lot #	SQ. FT.	Area
200	6,953.55	0.160
201	6,308.81	0.145
202	6,094.59	0.140
203	6,097.86	0.140
204	6,101.13	0.140
205	6,104.39	0.140
206	6,107.66	0.140
207	6,045.44	0.139
208	6,085.85	0.140
209	6,636.34	0.152
210	7,023.09	0.161

GENERAL PLAT NOTES & RESTRICTIONS:

1. 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 THEN ONE FOOT OR WITH DRAINAGE AREAS LESS THEN ONE SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.
COMMUNITY-PANEL NO. 480334 0325 D EFFECTIVE DATE; JUNE 6, 2000 FURTHER REVISED AS PER LOMR DATED MAY 17, 2001.

COMMUNITY-PANEL NO. 480334 0325 D EFFECTIVE DATE; MAY 17, 2001 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAIN ADMINISTRATOR HAVE IDENTIFIED NO OTHER AREAS AS SHOWN ON THIS PLAT ARE WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN.
CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).

2. 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

3. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:
NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT. SINGLE FAMILY RESIDENCES SHALL INCLUDE THE FOLLOWING: MOBILE HOME, TRAVEL TRAILER, FRAME HOME, AND SLAB HOME.

4. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 24" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.

5. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS. DATUM BASED ON TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 2003)

--=B.M. NO. 1 MHI ALUMINUM DISK FOUND IN CONCRETE ALONG THE WEST RIGHT-OF-WAY OF ALAMO ROAD AT THE NORTHEAST CORNER OF LOT 115 OF PUEBLO DE PALMAS PHASE 22. N:16649066.65, E:1156665.26 ELEV.77.50.

--=B.M. NO. 2 MHI ALUMINUM DISK SET IN CONCRETE ALONG THE NORTHWEST CORNER OF LOT 126 OF THIS PLAT. N:16649156.87, E:1159402.80, ELEV. 78.55.

6. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 51.674 CUBIC -FEET (1.186 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.

7. 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.

8. 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.

9. 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.

10. 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.

11. CROSS-HATCHED AREA IS A TEMPORARY EASEMENT FOR TURN-AROUND UNTIL STREET IS EXTENDED (WEST) IN A RECORDED PLAT. SAID TEMPORARY EASEMENT SHALL BE AUTOMATICALLY ABANDONED UPON THE CONSTRUCTION OF A DEDICATED STREET TO THE (WEST).

12. CROSS-HATCHED AREA IS A TEMPORARY 50.00 FOOT EASEMENT FOR ACCESS UNTIL STREET IS EXTENDED (WEST) IN A RECORDED PLAT. SAID TEMPORARY 50.00 FOOT EASEMENT SHALL BE AUTOMATICALLY ABANDONED UPON THE CONSTRUCTION OF A DEDICATED STREET TO THE (WEST).

13. AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO THE COUNTY PROCESSING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METERS.

14. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPPP) REQUIREMENTS.

15. LOT OWNERS SHALL INSTALL A REQUIRED 5' SIDEWALK ALONG BOTH SIDE OF INTERIOR STREET AT BUILDING PERMIT STAGE. SIDEWALK SHALL BE LOCATED 1 FEET BEHIND LAYBACK CURB. ADA RAMP SHALL BE INSTALLED AT ALL STREET INTERSECTIONS DURING CONSTRUCTION OF THIS SUBDIVISION.

SUBDIVISION MAP OF

PUEBLO DE PALMAS PHASE 23

BEING A RE-SUBDIVISION OF 17.101 ACRES
CONSISTING OF 0.263± OF ONE ACRE OUT OF LOT 23,
6.011± ACRES OUT OF LOT 24,
1.546± ACRES OUT OF LOT 25,
5.605± ACRES OUT OF LOT 26,
2.317± ACRES OUT OF LOT 27,
1.359± ACRES OUT OF LOT 28,
AMENDED MAP OF SANTA CRUZ GARDENS UNIT No. 2
VOLUME 8, PAGES 28-29, H.C.M.R.
HIDALGO COUNTY, TEXAS

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.

3-7-2020

RUBEN JAMES DE JESUS, PE # 126282
DATE PREPARED: NOVEMBER 19, 2018
JOB No. (ENG.) 18208.00
BY: CIRO

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

STATE OF TEXAS
RUBEN JAMES DE JESUS
126282
LICENSED
PROFESSIONAL ENGINEER

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

3-2-20

FRED L. KURTH, RPLS # 4750

STATE OF TEXAS
REGISTERED
FRED L. KURTH
4750
PROFESSIONAL
LAND SURVEYOR

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.
GENERAL MANAGER

DATE

CITY OF EDINBURG
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 212.009(C) AND § 212.0115(B)

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

DATE

CHAIRPERSON PLANNING & ZONING COMMISSION

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

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF PUEBLO DE PALMAS PHASE 23 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 § 212.0115(B)

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF PUEBLO DE PALMAS PHASE 23 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

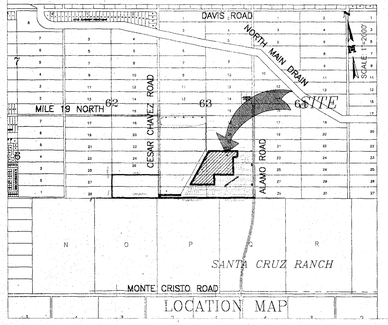
THIS PLAT APPROVED BY SANTA CRUZ IRRIGATION DISTRICT No. 15 ON THIS 24 DAY OF May, 2020 SUBJECT TO THE FOLLOWING:
1.) NO BUILDINGS ALLOWED ON TOP OF AN IRRIGATION LINE;
2.) FIFTEEN FOOT (15') EASEMENT ON EACH SIDE OF IRRIGATION LINE OR CANAL;
3.) ALL LOTS SUBJECT TO RULES, REGULATION, RIGHTS-OF-WAY AND 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.

GENERAL MANAGER

DATE: 5/26/20

Line Table		
Line #	Direction	Length
L1	N 53° 36' 11" E	21.21'
L2	S 36° 23' 49" E	21.21'
L3	N 53° 36' 11" E	21.21'
L4	S 35° 36' 12" E	21.51'
L5	N 12° 27' 42" W	27.04'
L6	S 53° 36' 11" W	21.21'
L7	N 36° 23' 49" W	21.21'
L8	N 36° 23' 49" W	21.21'
L9	S 53° 36' 11" W	21.21'
L10	S 36° 25' 37" E	21.22'

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	13.35'	125.00'	006° 07' 05"	S84° 27' 21"E	13.34'	6.68'
C2	23.37'	175.00'	007° 39' 03"	N85° 13' 20"W	23.35'	11.70'
C3	50.17'	175.00'	016° 25' 35"	S82° 44' 21"W	50.00'	25.26'
C4	50.17'	175.00'	016° 25' 35"	S66° 18' 46"W	50.00'	25.26'
C5	53.17'	175.00'	017° 24' 31"	S49° 23' 43"W	52.97'	26.79'
C6	9.48'	175.00'	003° 06' 19"	S39° 08' 18"W	9.48'	4.74'
C7	119.78'	125.00'	054° 54' 10"	N65° 02' 01"E	115.25'	64.94'
C8	56.15'	50.00'	064° 20' 44"	S58° 32' 22"W	53.25'	31.45'
C9	50.07'	50.00'	057° 22' 15"	S19° 50' 53"E	48.00'	27.36'
C10	67.19'	50.00'	076° 59' 48"	S87° 01' 54"E	62.25'	39.77'
C11	7.85'	50.00'	008° 59' 49"	N49° 58' 17"E	7.84'	3.93'
C12	159.75'	150.00'	061° 01' 15"	S68° 05' 34"W	152.31'	88.39'



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

PUEBLO DE PALMAS PHASE 23 IS LOCATED IN THE MID-CENTRAL PART OF HIDALGO COUNTY ALONG THE WEST SIDE OF ALAMO ROAD AND APPROXIMATELY 3905 FEET SOUTH OF THE INTERSECTION OF ALAMO ROAD & DAVIS ROAD. THE NORTHEAST CORNER OF PUEBLO DE PALMAS PHASE 23 IS LOCATED 455.0 FEET WEST OF ALAMO ROAD AND IS APPROXIMATELY 2912 FEET SOUTH OF THE INTERSECTION OF ALAMO ROAD & DAVIS ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG. ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY EDINBURG (POPULATION 53,970). PUEBLO DE PALMAS PHASE 23 LIES 0.50 MILES FROM THE CITY LIMITS (AND IS WITHIN THE 3 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 212.001 AND 42.021.
THIS SUBDIVISION FALLS WITHIN PRECINCT 4.

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com
TBPLS No. 10096900

Y:\Land Development\Residential\Edinburg\18208 - PDP Mile 4 LTD - PDP 23\18208.00 - Plat Dev\ReportGen\Autocad files\DWG\PDP#23.dwg, 2/20/2020 10:56:11 AM, DWG to PDF.pc3

FINAL WATER ENGINEERING REPORT FORMAT
WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:

PUEBLO DE PALMAS PHASE 23 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, AN 8" WATER LINE ALONG THE SOUTH RIGHT-OF-WAY OF ADALIE AVENUE, AN 8" WATER LINE ALONG THE EAST RIGHT-OF-WAY OF ERIKA STREET AND AN 8" WATER LINE ALONG THE WEST RIGHT-OF-WAY OF EMILY STREET OF PUEBLO DE PALMAS PHASE 22. THE WATER SYSTEM FOR PUEBLO DE PALMAS PHASE 23 CONSISTS OF A 8" WATER LINES THAT CONNECTS ONTO THE EXISTING 8" LINES PREVIOUSLY MENTION. AN 8" WATER LINE CONNECTS TO THE EXISTING 8" WATER LINE ALONG THE NORTH RIGHT-OF-WAY OF DESTINY AVENUE THEN RUNS WEST APPROXIMATELY 733.0 FEET TO THE WEST BOUNDARY LINE OF PUEBLO DE PAUMAS PHASE 22 ENDING WITH A 2" FLUSH VALVE. AN OTHER 8" WATER LINE CONNECT TO THE 8" WATER LINE ALONG THE SOUTH RIGHT-OF-WAY OF PILGRIM AVENUE A THE NORTHWEST CORNER OF LOT 92 THEN RUNS WEST CROSSING ADALIE AVENUE THEN RUNNING EAST ALONG THE SOUTH RIGHT-OF-WAY OF ADALIE AVENUE CONNECTING TO AN 8" WATER LINE AT THE SOUTHWEST CORNER OF LOT 133 OF THIS SUBDIVISION. AN OTHER 8" WATER LINE CONNECT TO THE EXISTING 8" WATER LINE AT THE SOUTHWEST CORNER OF LOT 135 THEN RUNS NORTH ALONG THE EAST RIGHT-OF-WAY OF ERIKA STREET CONNECTING TO THE PREVIOUSLY MENTION 8" WATER LINE AT THE NORTHWEST CORNER OF LOT 127. AN OTHER 8" WATER LINE CONNECT TO THE 8" WATER LINE AT THE NORTHEAST CORNER OF LOT 185 THEN CROSSING ADALIE AVENUE RUNNING NORTH ALONG THE WEST RIGHT-OF-WAY OF EMILY STREET CONNECTING TO AN 8" WATER LINE AT THE NORTHEAST CORNER OF LOT 157 TO SERVE THIS SUBDIVISION.

WATER DISTRIBUTION FOR THE PUEBLO DE PALMAS PHASE 23 SUBDIVISION CONSISTS OF EIGHTY-NINE (89) -¾" DIAMETER SINGLE SERVICE LINES. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE 8" LINE AND ¾" SINGLE SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF $109,490.00, OR $1,094.90 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF $110,000.00, WHICH COVERS THE $1100.00 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 THE PLAT.

ENGINEER CERTIFICATION:
BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE 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.

SEWAGE FACILITIES – THESE FACILITIES FULLY CONSTRUCTED WILL COST A GRAND TOTAL OF $122,524.00 WHICH EQUALS TO $1,225.24 PER LOT.

ENGINEER'S SIGNATURE 3-2-2020 DATE

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435
STATE OF TEXAS
RUBEN JAMES DE JESUS
126282
LICENSED
PROFESSIONAL ENGINEER

REPORTE FINAL DE AGUA DEL ENGENIERO
PROVISIÓN DE AGUA: DESCRIPCIÓN, GASTOS Y FECHAS DE INICIO

LA SUBDIVISIÓN PUEBLO DE PALMAS PHASE 23 SUBDIVISION RECIBIRÁ SU PROVISIÓN DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (LA COMPAÑÍA DE AGUA N.A.W.S.C.). EL DUEÑO DE LA SUBDIVISIÓN Y N.A.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISIÓN RECIBIRÁ SU PROVISIÓN DE AGUA POR LOS PRÓXIMOS 30 AÑOS. N.A.W.S.C. HA PRESENTADO DOCUMENTACIÓN PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISIÓN.

EL SISTEMA DE PROVISIÓN DE AGUA PARA LA SUBDIVISIÓN PUEBLO DE PALMAS PHASE 23 CONSISTE DE CONDUCTO DE AGUA DE 8" QUE PASA POR EL LADO NORTE DEL DERECHO DE DESTINY AVENUE, ORTO CONDUCTO DE 8" EN EL LADO SUR DEL DERECHO DE VILLA DE PILGRIM AVENUE, OTRO CONDUCTO DE 8" EN EL LADO ESTE DE DERECHO DE VELLA DE ERIKA STREET. EL SISTEMA DE PROVISIÓN DE AGUA DE LA SUBDIVISIÓN PUEBLO DE PALMAS PHASE 23 CONSISTE DE CONDUCTOS DE AGUA DE 8" QUE SE CONECTA CON EL CONDUCTO DE AGUA EXISTENTE PREVIAMENTE MENSIONADA. UN CONDUCTO DE 8" SE CONNECTA AL CONDUCTO EN EL LADO NORTE DE DESTINY AVENUE Y CORRE AL OESTE APROXIAMENTE 733.0 PIE PASANDO LA LINEA DE PROPEDAD OESTE DE PUEBLO DE PALMAS 22 TERMINANDO CON UN VARVULA DE 2". OTRO CONDUCTO DE 8" SE CONECT A LA LINEA EN EL SADO SUR DE PILGRIM AVENUE Y CORRE AL OESTE CURSANDO ADALIE AVENUE LUEGO CORRE AL ESTE EN EL LADO SUR DEL DERECHO DE VILLA Y CONNECTANDO A UNA CONDUCTA DE 8" EN EL LADO SUROESTE DE LOTE 133. OTRA CONDUCTO DE 8" SE CONECTA A LA LINEA EXISTENTE EN EL LADO SOUROESTE DE LOTE 135 LUEGO CORRE AL NORTE EN EL LADO ESTE DEL DERECHO DE VILLA DE ERIKA STREET CONECTANDO A LA LINEA DE 8" PREVIAMENTE MENCIONADA EN EL LADO NOROESTE DE LOTE 127. OTRO CONDUCTO DE 8" SE CONECTA A LA LINEA PREVIAMENTE MENCIONADA EN EL LADO NORESTE DE LOTE 185 Y CRUSADO A ADALIE AVENUE AL NOTRE Y EN EL LADO OESTE DEL DERECHO DE VILLA DE EMILY STREET CONECTANDO A LA LINEA DE 8" EN EL LADO NORTHESTE DE LOTE 157 PARA SEVER ESTA SUBDIVISION.

DEL CONDUCTO DE AGUA DE 8 PULGADAS SE PRODUCEN OCHENTA-NUEVE CONDUCTOS INDIVIDUALES DE AGUA DE ¾ DE PULGADA DE DIÁMETRO PARA CADA LOTE YA SE HAN INSTALADO LOS CONDUCTOS DE AGUA DE 8 PULGADAS DE DIÁMETRO. LOS DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIÁMETRO, EL CONDUCTO DE ¾ DE PULGADA DE DIÁMETRO, Y LOS MEDIDORES MECÁNICOS DE AGUA A UN COSTO TOTAL DE $ 109,490.00 O $ 1,094.90 POR LOTE. EL DUEÑO DE LA SUBDIVISIÓN TAMBIÉN LE HA PAGADO A LA COMPAÑÍA N.A.W.S.C. $ 110,000.00, QUE CUBRE EL COSTO DEL MEDIDOR MECÁNICO DE AGUA PARA CADA LOTE, $ 1,100.00. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACIÓN DE CADA MEDIDOR Y LOS GASTOS DE CONEXIÓN. CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPAÑÍA N.E.W.S.C. LO INSTALARA SIN ALGÓN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISIÓN TAMBIÉN 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 SUBDIVISIÓN SEA REGISTRADA EN EL CONDADO DE HIDALGO.

CERTIFICACÓN:
CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISIÓN RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCIÓN 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 MECÁNICO DE AGUA QUE COSTARA UN TOTAL DE $ 219,490.00 O $ 2,194.90 POR LOTE.

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

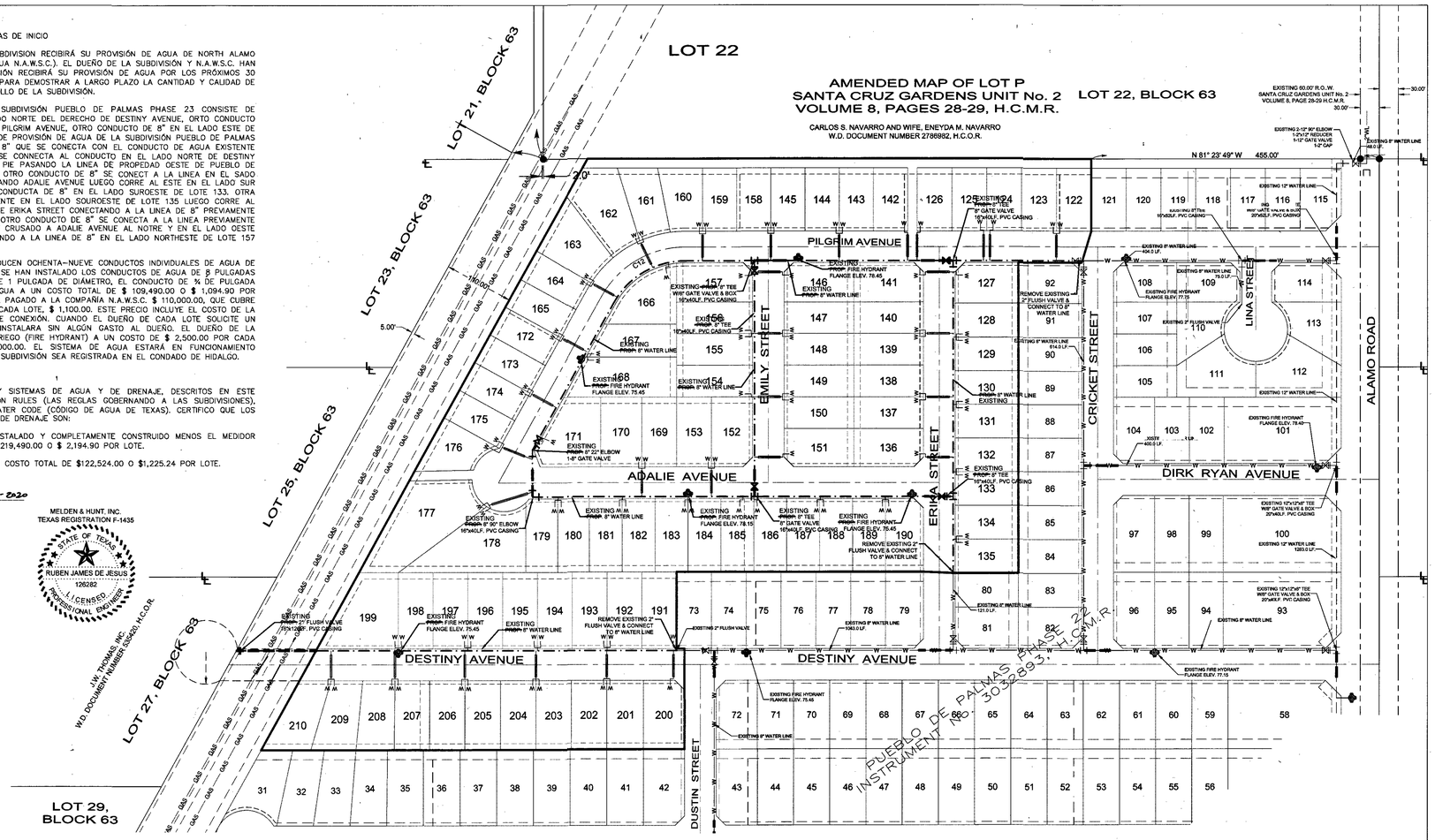
ENGINEER'S SIGNATURE 3-2-2020 DATE

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435
STATE OF TEXAS
RUBEN JAMES DE JESUS
126282
LICENSED
PROFESSIONAL ENGINEER

J.W. THOMAS, INC.
W.D. DOCUMENT NUMBER 604420, H.C.O.R.

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

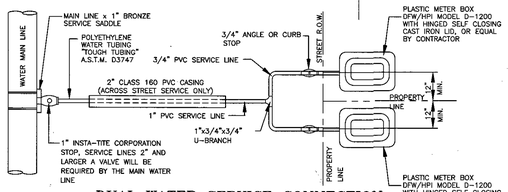
ESTIMACION DE COSTOS:
PAVIMENTACION DE CALLES: $ 274,032.10
DREAJE PLUVIAL: $ 68,240.00
SERVICIO DE AGUA POTABLE: $ 109,490.00
SERVICIO DE DRENAJE SANITARIO $ 113,024.00



SUBDIVISION MAP OF
PUEBLO DE PALMAS PHASE 23

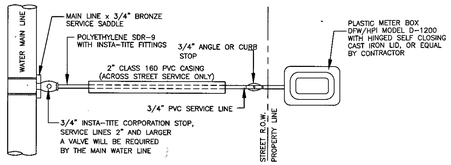
BEING A RE-SUBDIVISION OF 17.101 ACRES
CONSISTING OF 0.263- OF ONE ACRE OUT OF LOT 23,
6.011- ACRES OUT OF LOT 24,
1.546- OF ONE ACRE OUT OF LOT 25,
5.605- ACRES OUT OF LOT 26,
2.317- ACRES OUT OF LOT 27,
1.359- ACRES OUT OF LOT 28,
AMENDED MAP OF SANTA CRUZ GARDENS UNIT No. 2
VOLUME 8, PAGES 28-29, H.C.M.R.
HIDALGO COUNTY, TEXAS

SCALE: 1"=100'

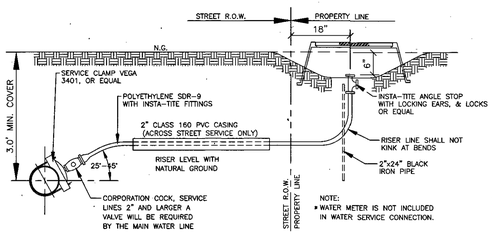


DUAL WATER SERVICE CONNECTION
N.T.S.

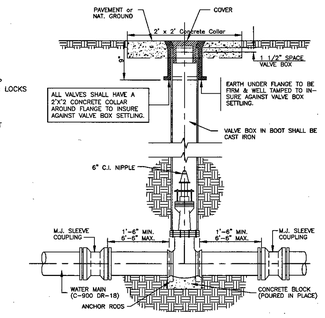
NOTE: IF UTILITY EASEMENT IS DEDICATED AT THE FRONT OF THE LOT, THE LOCATION OF THE ANGLE STOP IS TO BE DETERMINED BY N.A.W.S.C. AND THE ENGINEER.



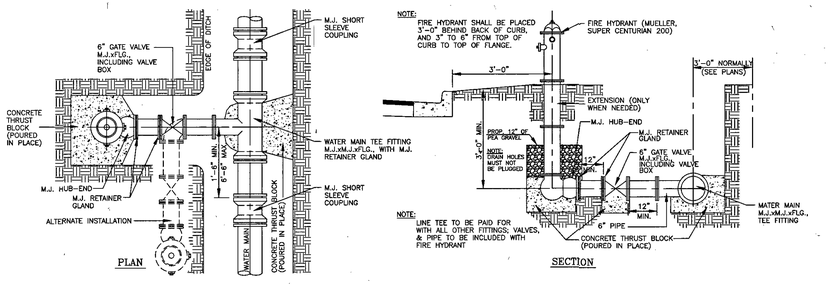
SINGLE WATER SERVICE CONNECTION
N.T.S.



TYPICAL WATER SERVICE CONNECTION ELEVATION
N.T.S.



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



TYPICAL FIRE HYDRANT INSTALLATION
N.T.S.

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
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TBPLS No. 10086900

WASTEWATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:

PUEBLO DE PALMAS PHASE 23 SUBDIVISION WILL BE TREATED BY WASTEWATER SERVICE FROM CITY OF EDINBURG. THE SUBDIVIDER AND CITY OF EDINBURG HAVE ENTERED INTO A CONTRACT IN WHICH THE CITY OF EDINBURG HAS PROMISED TO TREAT THE SUFFICIENT WASTEWATER FOR AT LEAST 30 YEARS AND THE CITY OF EDINBURG HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WASTEWATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

THE CITY OF EDINBURG HAS AN EXISTING 8" SANITARY SEWER LINE ALONG THE SOUTH RIGHT-OF-WAY OF DESTINY AVENUE, ALONG THE WEST RIGHT-OF-WAY OF ERIKA STREET AND ALONG THE NORTH RIGHT-OF-WAY OF PILGRIM AVENUE. THE WASTEWATER SYSTEM FOR PUEBLO DE PALMAS PHASE 23 SUBDIVISION CONSISTS OF 8" DIAMETER SEWER LINES. AN 8" SEWER LINE CONNECT TO THE PREVIOUSLY MENTION SEWER LINE ALONG THE SOUTH RIGHT-OF-WAY OF DESTINY AVENUE AND RUNS WEST APPROXIMATELY 733 FEET ENDING WITH A CLEANOUT. ANOTHER 8" SEWER LINE CONNECT TO THE SEWER LINE ALONG THE NORTH SIDE OF PILGRIM AVENUE THEN RUNS WEST ENDING WITH A MANHOLE AT THE NORTHEAST CORNER OF LOT 176 OF THIS SUBDIVISION. AN OTHER 8" SEWER LINE CONNECTS TO THE SEWER LINE ALONG THE WEST RIGHT-OF-WAY OF ERIKA STREET THEN RUNS NORTH ALONG THE ERIKA STREET ENDING WITH A MANHOLE AT THE SOUTHEAST CORNER OF LOT 140. AN 8" SEWER LINE CONNECTS TO THE PREVIOUSLY MENTION SEWER LINE RUNNING WEST ALONG THE SOUTH SIDE OF ADALIE AVENUE ENDING WITH A MANHOLE AT THE SOUTHWEST CORNER OF LOT 171. AN OTHER 8" SEWER LINE CONNECT TO THE PREVIOUSLY MENTION SEWER LINE WITH A MANHOLE AT THE SOUTHWEST CORNER OF LOT 151 THEN RUNS NORTH ALONG THE EAST RIGHT-OF-WAY OF EMILY STREET ENDING WITH A MANHOLE AT THE SOUTHWEST CORNER OF LOT 147 TO SERVE THIS SUBDIVISION.

THE 8" LINE, 4" SERVICE LINE AND TEN (10) 48" SANITARY SEWER MANHOLES HAVE BE INSTALLED, AT A TOTAL COST OF $159,500.85 OR $1,792.14 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID THE CITY OF EDINBURG THE SUM OF $ 8,455.00 WHICH COVERS THE $ 95.00 PER LOT AS STATED IN THE 30 YEAR WASTE WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF THE SERVICES AND ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO CITY OF EDINBURG. THE ENTIRE WASTE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY THE CITY OF EDINBURG AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

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

SEWAGE FACILITIES – THESE FACILITIES FULLY CONSTRUCTED WILL COST A GRAND TOTAL OF $167,955.85 WHICH EQUALS TO $1,887.14 PER LOT.

3-2-2020
ENGINEER'S SIGNATURE DATE

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

STATE OF TEXAS
RUBEN JAMES DE JESUS
126282
LICENSED
PROFESSIONAL ENGINEER

SUBDIVIDER CERTIFICATION

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

SUBDIVIDER STATEMENT:

1. I, J. GARY FRISBY SUBDIVIDER OF PUEBLO DE PALMAS PHASE 23 SUBDIVISION HERE BY CERTIFY SEWER PERMITS HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

J. GARY FRISBY

STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED J. GARY FRISBY KNOWN TO ME THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO BE THAT HE EXECUTED THE SAME FOR PURPOSED AND CONSIDERATION THEREIN STATED,GEVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE

2nd DAY OF March 2020.

Lydia Flores
NOTARY PUBLIC
MY COMMISSION EXPIRES 06/20/2022

LYDIA FLORES
Notary Public, State of Texas
Comm. Expires 06/20/2022
Notary ID # 11239028

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

LA SUBDIVISIÓN PUEBLO DE PALMAS PHASE 23 RECIBIRÁ SU PROVISIÓN DE DRENAJE SANITARIO DE LA CIUDAD DE EDINBURG. EL DUEÑO DE LA SUBDIVISIÓN Y CIUDAD DE EDINBURG HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISIÓN RECIBIRÁ SU PROVISIÓN DE DRENAJE SANITARIO POR LOS PRÓXIMOS 30 AÑOS. CIUDAD DE EDINBURG HA PRESENTADO DOCUMENTACIÓN PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE DRENAJE SANITARIO ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISIÓN.

LA CIUDA DE EDINBURG TIENE UN LINEAS DE SISTEMA SANITARIO EN EL LADO SUR DENTRO DEL DERECHO DE VILLA DE DESTINY AVENUE, EL LADO NORTE DEL DERECHO DE VILLA DE PILGRIM AVENUE Y DENTRO EL LADO NORTE DEL DERECHO DE VILLA DE ADALIE AVENUE Y DENTRO EN EL LADO ESTE DEL DERECHO DE VILLA DE EMILY STREET. EL SISTEMA DE LA SUBDIVISIÓN PUEBLO DE PALMAS PHASE 23 CONSISTE DE UN CONDUCTO SANITARIOS DE 8". UNA LINEA SE CONNACTA A LA LINEA EN EL LADO SUR DE DESTINY AVENUE Y CORE AL OESTE 733 PIES TERMINANDO CON UN TAPON. OTRA LINEA SE CONECTA A LA LINA EN EL LADO NORTE DE PILGRIM AVENUE Y CORE AL OESTE POR TERMIANDO CON UN ALCANTARILLA DE 48 PULGADAS EN EL LADO NORESTE DE LOTE 176. OTRO CONDUCTO SANITARIO DE 8" SE CONECTÁ AL CONDUCTO EN EL LADO OESTE DE ERIKA STREET Y CORE AL NOTRE TREMINADO CON UN ALCANTARILLA DE 48 PULGADAS LOCALIZADA AL SURESTE DE LOTE 140. OTRO CONDUCTO SANITARIO DE 8" SE CONECTÁ CON LA LINEA PREVIAMENTE MENSONADA EN ADALIE AVENUE CON UN ALCANTARILLA Y CORE AL OESTE TERMINANDO CON UN ALCANTARILLA DE 48 PULGADAS LOCALIZADA AL SUROESTE DE LOTE 171. OTRO CONDUCTO SANITARIO DE 8" SE CONECTÁ CON LA LINEA PREVIAMENTE MENSONADA EN EL LADO ESTE DE EMILY STREET CON UN ALCANTARILLA DE 48" Y CORE AL NORTE TERMINANDO CON UN ALCANTARILLA DE 48 PULGADAS LOCAUZADA AL SUROESTE DE LOTE 147 PARA SERVIR ESTA SUBDIVISION.

LAS LINEAS DE 8 PULGADAS, SERVICIO DE 4 PULGADAS Y DIES (10) ALCANTARILLAS HAN SIDO INSTALADAS, HA UN COSTO TOTAL DE $159,500.85 O $1,792.14 POR LOTE. EL DUEÑO DE LA SUBDIVISIÓN TAMBIÉN LE HA PAGADO A LA CIUDAD DE EDINBURG UN COSTO TOTAL DE $ 8,455.00, O $95.00 POR LOTE. EL SISTEMA DE DRENAJE SANITARIO ESTARÁ EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISIÓN SEA REGISTRADA EN EL CONDADO DE HIDALGO

CERTIFICACIÓN:
CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISIÓN RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCIÓN 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:

DRENAJE: SE ESTIMA QUE EL DRENAJE COSTARA UN COSTO TOTAL DE $167,955.85 O $1,887.14 POR LOTE.

3-2-2020
ENGINEER'S SIGNATURE DATE

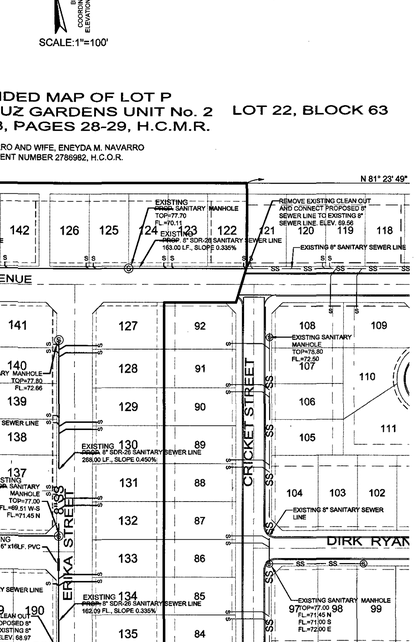
MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

STATE OF TEXAS
RUBEN JAMES DE JESUS
126282
LICENSED
PROFESSIONAL ENGINEER

SUBDIVISION MAP OF

PUEBLO DE PALMAS PHASE 23

BEING A RE-SUBDIVISION OF 17.101 ACRES
CONSISTING OF 0.263- OF ONE ACRE OUT OF LOT 23,
6.011- ACRES OUT OF LOT 24,
1.546- OF ONE ACRE OUT OF LOT 25,
5.605- ACRES OUT OF LOT 26,
2.317- ACRES OUT OF LOT 27,
1.359- ACRES OUT OF LOT 28,
AMENDED MAP OF SANTA CRUZ GARDENS UNIT No. 2
VOLUME 8, PAGES 28-29, H.C.M.R.
HIDALGO COUNTY, TEXAS


N
BEARINGS BASED AS NAD 83 TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE (4204) ELEVATION DATUM AS PER NAVD 88 (GEOID 2009)
SCALE:1"=100'
LOT 22
AMENDED MAP OF LOT P
SANTA CRUZ GARDENS UNIT No. 2 LOT 22, BLOCK 63
VOLUME 8, PAGES 28-29, H.C.M.R.
CARLOS S. NAVARRO AND WIFE, ENEYDA M. NAVARRO
W.D. DOCUMENT NUMBER 2786982, H.C.O.R.
LOT 21, BLOCK 63
LOT 23, BLOCK 63
LOT 25, BLOCK 63
N 81° 23' 49" E
PILGRIM AVENUE
ADALIE AVENUE
DESTINY AVENUE
EMILY STREET
ERIKA STREET
CRICKET STREET
DIRK RYAN
N STREET
EXISTING 8" SDR-26 SANITARY SEWER LINE
EXISTING SANITARY MANHOLE
EXISTING 8" SANITARY SEWER LINE
REMOVE EXISTING CLEAN OUT AND CONNECT PROPOSED 8" SEWER LINE TO EXISTING 8" SEWER LINE ELEV. 69.59
EXISTING 8" CLEAN OUT TOP=76.55 FL=66.97
EXISTING 8" SANITARY SEWER LINE
EXISTING 16"x16LF. PVC
EXISTING 18"X12"LF. STEEL CASING
EXISTING 8" SANITARY SEWER LINE
REMOVE EXISTING CLEAN OUT CONNECT 8" SEWER LINE TO EXISTING 8" SEWER LINE FL=62.49
EXISTING 16" x18LF. PVC
EXISTING 8" SANITARY SEWER LINE
EXISTING SANITARY MANHOLE TOP=76.90 FL=61.23 S-W
FL=69.43 E
EXISTING DROP SANITARY MANHOLE TOP=76.75 FL=69.26 E-W
EXISTING SANITARY MANHOLE TOP=75.80 FL=72.90
EXISTING SANITARY MANHOLE TOP=77.20 FL=71.78
EXISTING SANITARY MANHOLE TOP=77.70 FL=70.11
EXISTING SANITARY MANHOLE TOP=77.80 FL=72.66
EXISTING SANITARY MANHOLE TOP=77.35 FL=70.27 S-W FL=71.00 N
EXISTING SANITARY MANHOLE TOP=77.00 FL=69.51 W-S FL=71.45 N
EXISTING 16" x18LF. PVC
EXISTING 8" SANITARY SEWER LINE
EXISTING SANITARY MANHOLE TOP=77.00 FL=71.40 N FL=71.00 S FL=72.00 E
EXISTING SANITARY MANHOLE TOP=77.00 FL=70.76 W FL=70.76 E
EXISTING 8" SANITARY SEWER LINE
EXISTING SANITARY MANHOLE TOP=77.00 FL=72.30

DRAINAGE STATEMENT
PUEBLO DE PALMAS PHASE 23

PUEBLO DE PALMAS PHASE 23 BEING A SUBDIVISION OF 17.101 ACRES BEING PART OR PORTION OF LOTS 23, 24, 25, 26, 27 AND 28, BLOCK 63 AMENDED MAP OF SANTA CRUZ GARDENS UNIT NO. 2, HIDALGO COUNTY, TEXAS AS RECORDED IN VOLUME 8, PAGES 28–29, HIDALGO COUNTY MAP RECORDS. THE PROPERTY IS LOCATED APPROXIMATELY 455.00 FEET WEST SIDE OF ALAMO ROAD AND APPROXIMATELY 3,875.00 FEET SOUTH OF EAST DAVIS ROAD. THIS SUBDIVISION IS OUTSIDE OF THE CITY LIMITS OF THE CITY OF EDINBURG AND WITHIN THE 2 MILE ETJ. THE PROPERTY IS LOCATED IN ZONE "X" 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" SHADED IS DEFINED AS "AREAS OF 500–YEAR FLOOD; AREAS OF 100–YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100–YEAR FLOOD".

THE LAND IS CURRENTLY WOODLAND AND WILL BE USED FOR RESIDENTIAL. PHASE 23 WILL CONSIST OF 89 RESIDENTIAL LOT.

THE SOILS ARE (25) HIDALGO FINE SANDY LOAM, (28) HIDALGO SANDY CLAY LOAM HAVING A MODERATE INFILTRATION RATE WHEN THOROUGHLY WET. 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 7.56 C.F.S. DURING THE 10–YEAR STORM FREQUENCY AS PER THE ATTACHED CALCULATIONS. PROPOSED RUNOFF AFTER DEVELOPMENT IS 28.12 C.F.S., DURING THE 50–YEAR STORM FREQUENCY, PER THE ATTACHED CALCULATION, WHICH IS AN INCREASE OF 20.56 C.F.S.

THE EXISTING DRAINAGE FOR PUEBLO DE PALMAS PHASE 23 CONSISTS OF SURFACE RUNOFF FROM THE LOTS INTO THE PROPOSED STREETS. THE STREET SHALL CHANNEL RUNOFF INTO A PROPOSED DRAINAGE SYSTEM OF TYPE "CC" INLETS AND STORM PIPES RANGING IN SIZE FROM 18" TO 24" THAT FLOW SOUTH DRAINING INTO EXISTING STORM DRAINAGE SYSTEM AND HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 DRAINAGE DITCH ALONG THE SOUTH BOUNDARY LINE OF PUEBLO DE PALMAS PHASE 22. THE H.C.D.D. NO. 1 DRAINAGE DITCH SHALL DRAIN INTO AN EXISTING SANTA CRUZ IRRIGATION DISTRICT NO. 15 DRAINAGE DITCH VIA A 36" STORM DRAIN PIPE THEN FLOWING EAST ULTIMATELY DISCHARGES INTO THE NORTH MAIN DRAIN VIA A 60" STORM DRAIN PIPE.

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. THE DETENTION FOR PUEBLO DE PALMAS PHASE 23 IS PRO–RATED TO 1.3% OR 45,583 CUBIC FEET OF DETENTION, WHICH HAS BEEN PROVIDED BY THE EXISTING H.C.D.D. NO. 1 DITCH AS PART OF THE OVERALL DRAINAGE PLAN, FROM PUEBLO DE PALMAS PHASE 22–26 (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.

3-27-2020
RUBEN JAMES DE JESUS, PE # 126282

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

STATE OF TEXAS
RUBEN JAMES DE JESUS
126282
LICENSED
PROFESSIONAL ENGINEER

MAP OF TOPOGRAPHY AND DRAINAGE:
MAPA DE TOPOGRAFIA Y DESAGUE:
SUBDIVISION MAP OF
PUEBLO DE PALMAS PHASE 23

BEING A RE–SUBDIVISION OF 17.101 ACRES
CONSISTING OF 0.263– OF ONE ACRE OUT OF LOT 23,
6.011– ACRES OUT OF LOT 24,
1.546– OF ONE ACRE OUT OF LOT 25,
5.605– ACRES OUT OF LOT 26,
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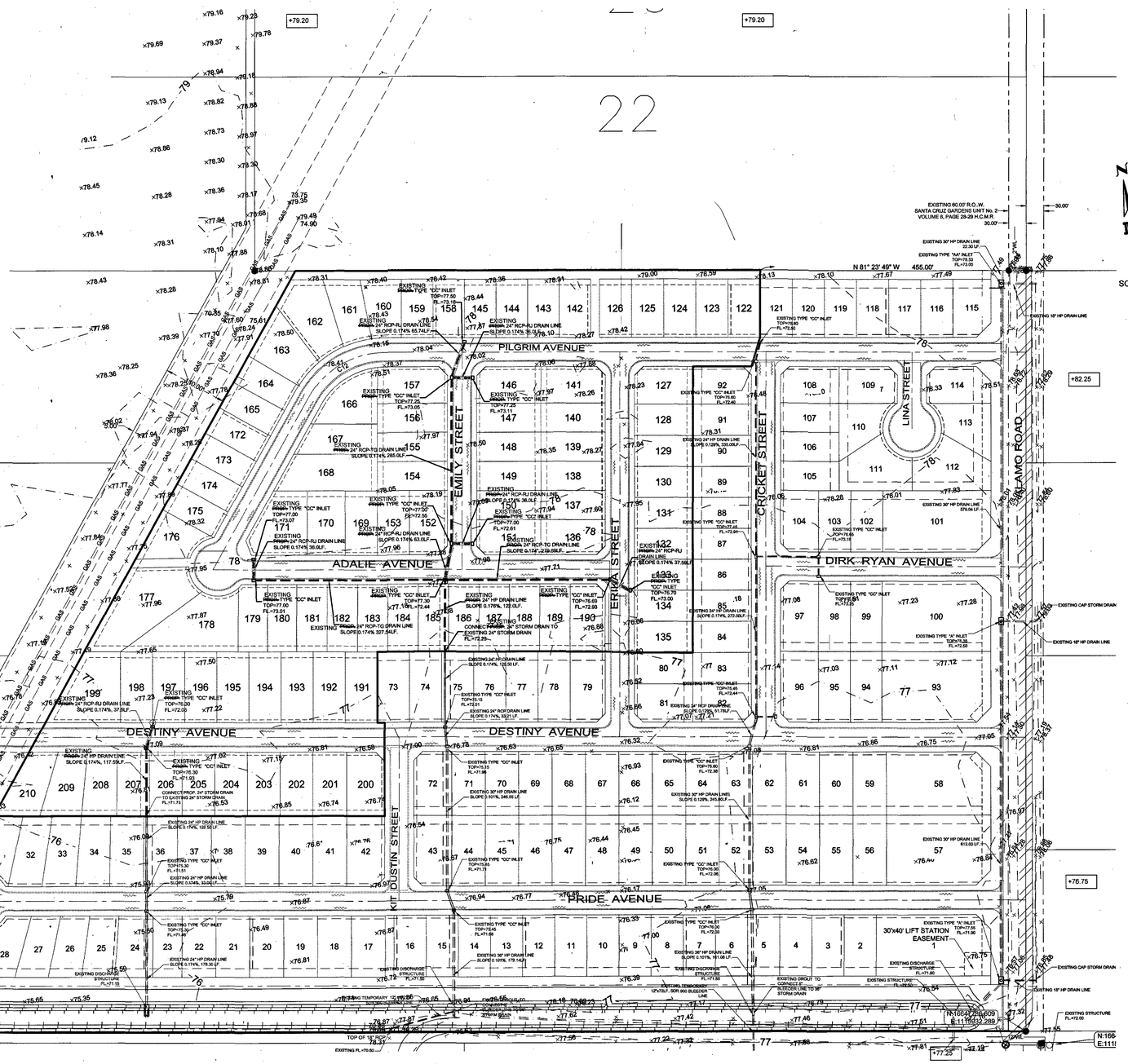
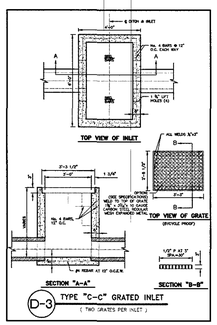
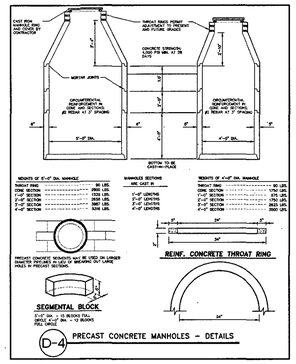
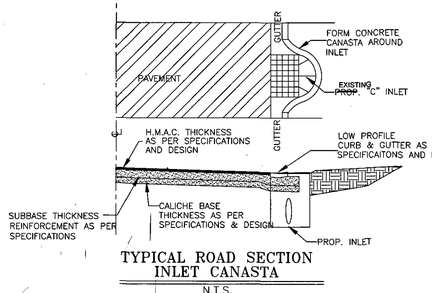
AMENDED MAP OF SANTA CRUZ GARDENS UNIT NO. 2
VOLUME 8, PAGES 28–29, H.C.M.R.
HIDALGO COUNTY, TEXAS









TYPICAL ROAD SECTION
INLET CANASTA
N.T.S.

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PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com
TBPLS No. 10096900

SUBDIVISION MAP OF

PUEBLO DE PALMAS PHASE 23

BEING A RE-SUBDIVISION OF 17.101 ACRES
CONSISTING OF 0.263- OF ONE ACRE OUT OF LOT 23,
6.011- ACRES OUT OF LOT 24,
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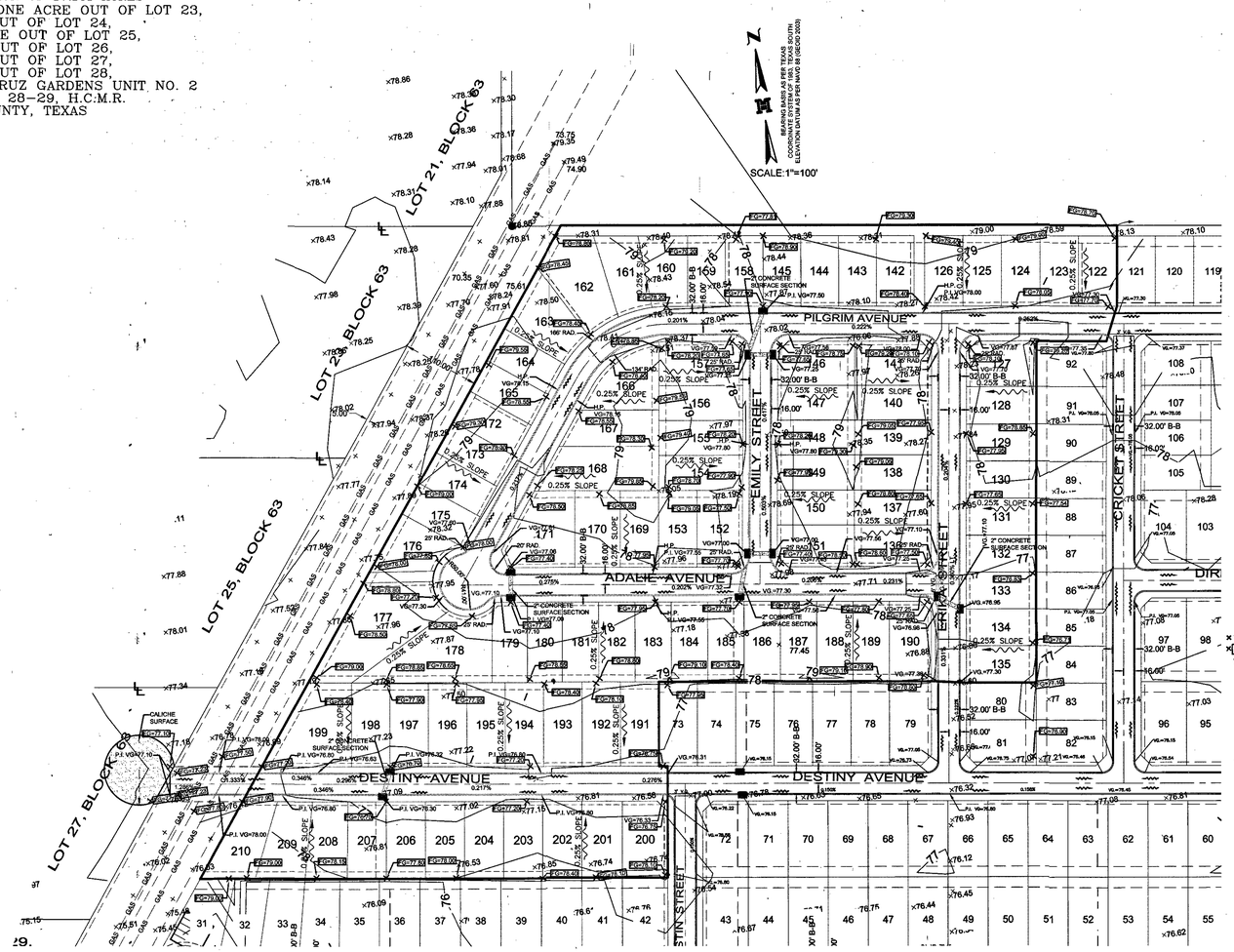
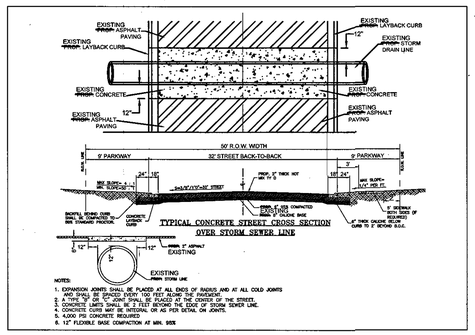
VOLUME 8, PAGES 28-29, H.C.M.R.
HIDALGO COUNTY, TEXAS



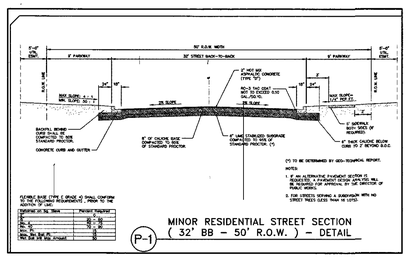
LEGEND

×77.08	EXISTING ELEVATION
×[FG=76.71]	FINISH GROUND ELEVATION
VG=76.50	VALLEY GUTTER ELEVATION

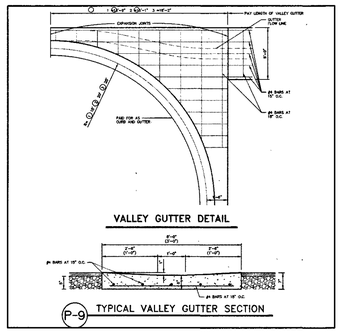


TYPICAL CONCRETE STREET CROSS SECTION OVER STORM SEWER LINE

NOTES:
1. EXPANSION JOINTS SHALL BE PLACED AT ALL ENDS OF RADIUS AND AT ALL COLD JOINTS AT SPACING OF 30'-0" ON STRAIGHT SECTION (NO MORE THAN 100').
2. JOINTS SHALL BE 1/2" WIDE AND SHALL BE PLACED AT THE CENTER OF THE STREETS.
3. CONCRETE LIMITS SHALL BE 2 FEET BEYOND THE EDGE OF STORM SEWER LINE.
4. CONCRETE CURB MAY BE INTEGRAL OR AS PER DETAIL ON JOINTS.
5. 4,000 PSI CONCRETE REQUIRED
6. 12" FLEXIBLE BASE COMPACTION AT MIN. 95%

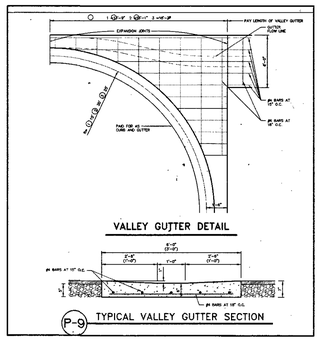


MINOR RESIDENTIAL STREET SECTION
(32' BB - 50' R.O.W.) - DETAIL (P-1)



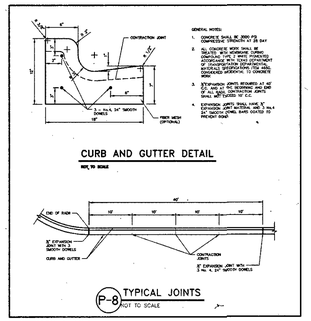
VALLEY GUTTER DETAIL

TYPICAL VALLEY GUTTER SECTION (P-9)



VALLEY GUTTER DETAIL

TYPICAL VALLEY GUTTER SECTION (P-9)


CONTRACTION JOINT
GENERAL NOTES:
1. CONCRETE SHALL BE 3000 PSI 28 DAYS COMPRESSIVE STRENGTH AT 28 DAY
2. ALL CONCRETE WORK SHALL BE TESTED AND INSPECTED IN ACCORDANCE WITH TEXAS DEPARTMENT OF TRANSPORTATION SPECIFICATIONS BY AN INDEPENDENT TESTING FIRM HIRED AND COMPENSATED MUNICIPAL TO CONCRETE WORK.
3. EXPANSION JOINTS REQUIRED AT 30' O.C. AT ALL RADII AND AT END OF POUR. JOINTS SHALL BE 1/2" WIDE AND SHALL EXTEND THE FULL DEPTH OF CURB.
4. EXPANSION JOINTS SHALL HAVE 1/2" EXPANSION JOINT MATERIAL AND 1" TO 1 1/2" DEEP SEALANT.
5. EXPANSION JOINTS SHALL BE PLACED AT ALL POINTS OF CURVATURE (PC) AND TANGENCY (PT). JOINTS SHALL BE LOCATED AT THE BEGINNING AND ENDING OF CURB RETURNS.
6. EXPANSION JOINT WITH HEADER BOARD SHALL BE PLACED AT ALL POINTS OF CURVATURE (PC) AND TANGENCY (PT). JOINTS SHALL BE LOCATED AT THE BEGINNING AND ENDING OF CURB RETURNS.
7. EXPANSION JOINTS SHALL BE 1/2" WIDE AND SHALL EXTEND THE FULL DEPTH OF CURB AND GUTTER.
8. EXPANSION JOINT WITH DOWELS SHALL BE PLACED AT ALL POINTS OF CURVATURE (PC) AND TANGENCY (PT). JOINTS SHALL BE LOCATED AT THE BEGINNING AND ENDING OF CURB RETURNS.
9. EXPANSION JOINT WITH HEADER BOARD SHALL BE PLACED AT ALL POINTS OF CURVATURE (PC) AND TANGENCY (PT). JOINTS SHALL BE LOCATED AT THE BEGINNING AND ENDING OF CURB RETURNS.
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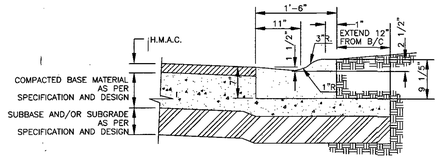
CURB AND GUTTER DETAIL

TYPICAL JOINTS (P-8)
NOT TO SCALE



TYPICAL LOW PROFILE CURB & GUTTER SECTION

N.T.S.

1. ALL HONEYCOMBING SHALL BE GROUTED TO PROFIDE A UNIFORM SURFACE.
2. WHEN HONEYCOMBING IS EXCESSIVE AS DETERMINED BY THE COUNTY OF HIDALGO DESIGNATED REPRESENTATIVE, CUB 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' BETWEN 3/4" EXPANSION JOINT.

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