



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: 8-25-2020

PROPOSED PUEBLO DE PALMAS PHASE 25 SUBDIVISION PRECINCT No. 4.

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

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 140 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INDUSTRIAL

ESTIMATED NUMBER OF STREETLIGHTS: 20

FILLING STATIONS: 6

LOCATION DESCRIPTION: EAST OF CESAR CHAVEZ ROAD APPROXIMATELY ½ MILE SOUTH OF MILE 19 NORTH ROAD.

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

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 6-11-2020 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

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

ROAD R.O.W. DEDICATION: 20.00 FEET ONTO CESAR CHAVEZ ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 7-21-2020 BY, JOSE OCHOA, PCT. 4 R.O.W. AGENT.

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

SEWER SYSTEM: SANITARY SEWER BY: CITY OF EDINBURG LINE SIZE: 8" LOCATION: THANKSGIVING STREET & ADDISON DRIVE.

WATER SERVICE PROVIDER: N.A.W.S.C. EXISTING LINE SIZE: 12" LOCATION: CESAR CHAVEZ ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 7-13-2020: BY ENVIRONMENTAL COMPLIANCE COORDINATOR

LARGE CONSTRUCTION

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

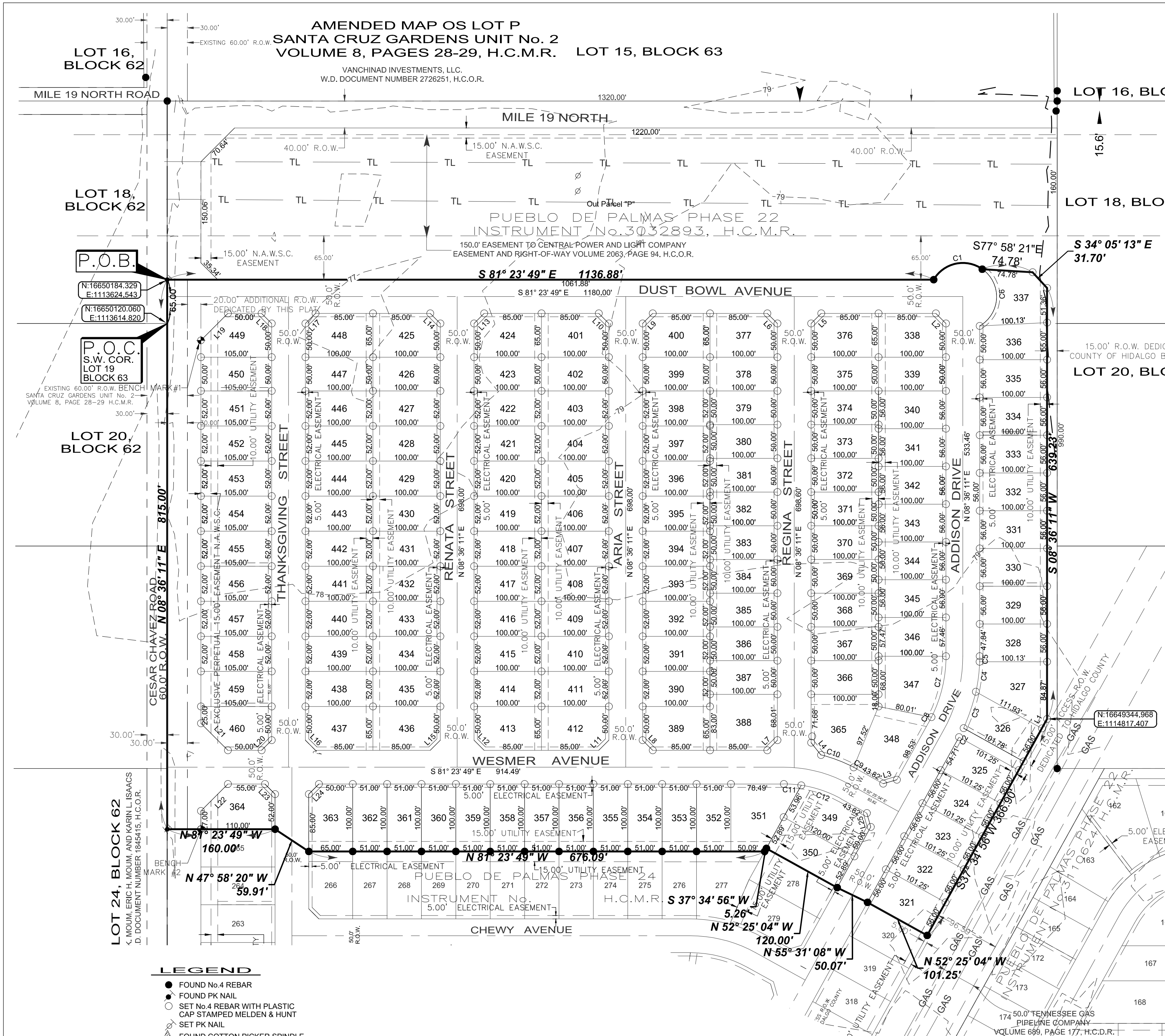
VARIANCE REQUEST FROM: HIDALGO COUNTY SUBDIVISION RULES TITLE "B" CHAPTER 3 SECTION 3.5 ITEM 13 "SETBACKS".

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: _____

STAFF RECOMMENDS: **Preliminary Approval** subject 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.

*



BEARING BASED AS PER TEXAS
COORDINATE SYSTEM OF 1983 (NAD 83)
ELECTRICITY TO BE INSTALLED IN ACCORDANCE WITH THE
NATIONAL ELECTRICAL SAFETY CODE (NEC)

SCALE: 1"=100'

AMENDED MAP OS LOT P
SANTA CRUZ GARDENS UNIT No. 2
VOLUME 8, PAGES 28-29, H.C.M.R. LOT 15, BLOCK 63

VANCHINAD INVESTMENTS, LLC.
W.D. DOCUMENT NUMBER 2726251, H.C.O.R.

PUEBLO DE PALMAS PHASE 22
INSTRUMENT No. 3032893, H.C.M.R.

150.0' EASEMENT TO CENTRAL POWER AND LIGHT COMPANY
EASEMENT AND RIGHT-OF-WAY VOLUME 2063, PAGE 94, H.C.O.R.

INSTRUMENT No. 3032893, H.C.M.R.

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METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 25.501 ACRES SITUATED IN HIDALGO COUNTY, TEXAS, BEING PART OR PORTION OF LOTS 17, 19, 21, AND 23, 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 25.501 ACRE TRACT IS OUT OF A BIGGER TRACT CONVEYED TO J.W. THOMAS, INC., BY VIRTUE OF A WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 535420, HIDALGO COUNTY OFFICIAL RECORDS, AND BY TWO SPECIAL WARRANTY DEEDS RECORDED UNDER DOCUMENT NUMBERS 1543844 AND 1563266, HIDALGO COUNTY OFFICIAL RECORDS, SAID 25.501 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- COMMENCING AT A No. 4 REBAR SET [N:16650148.329 E:1113624.543] AT THE SOUTHWEST CORNER OF SAID LOT 17, BLOCK 63;
- THENCE N 08° 36' 11" E ALONG THE WEST LINE OF SAID LOT 17 A DISTANCE OF 65.00 FEET TO THE POINT OF BEGINNING [N:16650120.060 E:1113614.820] AND THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, S 81° 23' 49" E AT A DISTANCE OF 30.00 FEET PASS THE EAST RIGHT-OF-WAY OF CESAR CHAVEZ ROAD CONTINUING A TOTAL DISTANCE OF 1136.88 FEET TO A NO. 4 REBAR FOUND FOR A POINT OF CURVATURE TO THE RIGHT;
- THENCE, IN AN EASTERLY DIRECTION ALONG SIDE CURVE TO THE RIGHT WITH A CENTRAL ANGLE 94° 50' 50", A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 82.77 FEET, A TANGENT OF 54.42 FEET AND A CHORD THAT BEARS N 86° 26' 16" W, A DISTANCE OF 73.64 FEET TO A NO. 4 REBAR FOUND FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, S 77° 58' 21" E A DISTANCE OF 74.78 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
- THENCE, S 34° 05' 13" E A DISTANCE OF 31.70 FEET TO A NO. 4 REBAR SET ON THE EAST LINE OF SAID LOT 17 FOR THE NORTHEAST CORNER OF THIS TRACT;
- THENCE, S 08° 36' 11" W ALONG THE EAST LINE OF SAID LOTS 17, 19, AND 21 A DISTANCE OF 639.23 FEET TO THE A No. 4 REBAR FOUND AN ANGLE POINT OF THIS TRACT;
- THENCE, S 37° 34' 56" E A DISTANCE OF 366.90 FEET TO A NO. 4 REBAR FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT;
- THENCE, N 52° 25' 04" W ALONG THE NORTH BOUNDARY LINE OF SAID PUEBLO DE PALMAS PHASE 24, A DISTANCE OF 101.25 FEET TO A NO. 4 REBAR FOUND AN ANGLE POINT OF THIS TRACT;
- THENCE, N 55° 31' 08" W ALONG THE NORTH BOUNDARY LINE OF SAID PUEBLO DE PALMAS PHASE 24, A DISTANCE OF 120.00 FEET TO A NO. 4 REBAR FOUND FOR AN ANGLE POINT OF THIS TRACT;
- THENCE, N 52° 25' 04" W ALONG THE BOUNDARY LINE OF SAID PUEBLO DE PALMAS PHASE 24, A DISTANCE OF 120.00 FEET TO A NO. 4 REBAR FOUND FOR AN ANGLE POINT OF THIS TRACT;
- THENCE, S 37° 34' 56" W ALONG THE BOUNDARY LINE OF SAID PUEBLO DE PALMAS PHASE 24, A DISTANCE OF 5.26 FEET TO A NO. 4 REBAR FOUND FOR AN ANGLE POINT OF THIS TRACT;
- THENCE, N 81° 23' 49" W ALONG THE BOUNDARY LINE OF SAID PUEBLO DE PALMAS PHASE 24, A DISTANCE OF 676.09 FEET TO A NO. 4 REBAR FOUND FOR AN ANGLE POINT OF THIS TRACT;
- THENCE, N 47° 58' 20" W ALONG THE BOUNDARY LINE OF SAID PUEBLO DE PALMAS PHASE 24, A DISTANCE OF 59.91 FEET TO A NO. 4 REBAR FOUND FOR AN ANGLE POINT OF THIS TRACT;
- THENCE, N 81° 23' 49" W ALONG THE BOUNDARY LINE OF SAID PUEBLO DE PALMAS PHASE 24, AT A DISTANCE OF 130.00 FEET PASS THE EAST RIGHT-OF-WAY CONTINUING A TOTAL DISTANCE OF 160.00 FEET TO A NAIL FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT;
- THENCE, N 08° 36' 11" E ALONG THE WEST LINE OF LOTS 23, 21, 19 AND 17 A DISTANCE OF 815.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 25.501 ACRES OF LAND, MORE OR LESS.

RIGHT OF WAY EASEMENT

KNOWN ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFEREES (HEREINAFTER CALLED "GRANTOR" WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, (HEREINAFTER CALLED "GRANTEE"), THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS AND ASSIGNS, AN EXCLUSIVE 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 HEREBY 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 GRANTEE COVENANTS THAT IT IS THE OWNER OF THE ABOVE-DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS, EXCEPT THE FOLLOWING:

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

IN WITNESS WHEREOF, THE SAID GRANTOR HAS EXECUTED THIS INSTRUMENT THE ____ DAY OF _____, 2020.

J. GARY FRISBY
ATTORNEY-IN-FACT

ACKNOWLEDGMENT
THE STATE OF TEXAS &
COUNTY OF HIDALGO &

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

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

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 25.501 ACRES ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED PUEBLO DE PALMAS PHASE 25 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

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

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

J. GARY FRISBY
ATTORNEY-IN-FACT
DOC. NUMBER 2895864 H.C.O.R.
P. O. BOX 1000
MISSION, TEXAS 78573-1000

DATE: _____

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED J. GARY FRISBY, KNOWN TO ME 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 THEREIN EXPRESSED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2020.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF HIDALGO

I, RUBEN JAMES DE JESUS, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

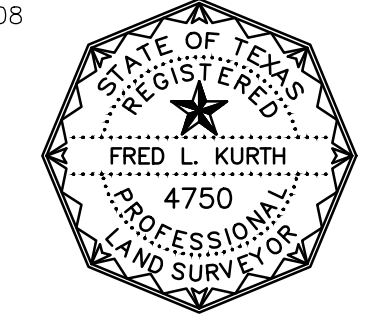
RUBEN JAMES DE JESUS, PE # 126282
DATE PREPARED: AUGUST 20, 2019
JOB No. (ENG.) 201910.00
BY: CIRO



STATE OF TEXAS
COUNTY OF HIDALGO

I, FRED L. KURTH A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PLAT AND DESCRIPTION OF THE PUEBLO DE PALMAS PHASE 25 WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND ON 5/18/20 BY ME OR UNDER MY SUPERVISION.

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



SUBDIVISION MAP OF
PUEBLO DE PALMAS PHASE 25

BEING A RE-SUBDIVISION OF 25.501 ACRES
CONSISTING OF 2.002- ACRES OUT OF LOT 17,
9.886- ACRES OUT OF LOT 19,
9.852- ACRES OUT OF LOT 21,
3.761- ACRES OUT OF LOT 23.
AMENDED MAP OF SANTA CRUZ GARDENS UNIT No. 2
VOLUME 8, PAGES 28-29, H.C.M.R.
HIDALGO COUNTY, TEXAS

- INDEX TO SHEET OF PUEBLO DE PALMAS PHASE 25
- 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, N.A.S.W.C. R.O.W. EASEMENT DEDICATION.
- SHEET 2: PLAT NOTES AND RESTRICTIONS; DESCRIPTION (METES AND BOUNDS); LOT AREAS, LINE TABLE, CURVE TABLE; ENGINEERING CERTIFICATION; SURVEYOR'S CERTIFICATION; SANTA CRUZ IRRIGATION DISTRICT; CITY OF EDINBURG CERTIFICATE; COUNTY JUDGE CERTIFICATION; PLANNING & ZONING COMMISSION; HIDALGO COUNTY DRAINAGE DISTRICT No. 1;
- SHEET 3: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION); WATER DETAILS;
- SHEET 4: ENGINEERING REPORT, INCLUDING DESCRIPTION OF SANITARY SEWER AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION); SUBDIVIDER CERTIFICATION; SANITARY SEWER LAYOUT; DETAILS;
- SHEET 5: MAP OF TOPOGRAPHY AND DRAINAGE LAYOUT; STORM DRAINAGE CONSTRUCTION DETAILS; DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, ENGINEERING CERTIFICATION,
- SHEET 6: MAP OF TOPOGRAPHY AND STREET LAYOUT; STREET DETAILS;

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

PUEBLO DE PALMAS PHASE 25, IS LOCATED IN THE MID-CENTRAL PART OF HIDALGO COUNTY ALONG THE EAST SIDE OF CESAR CHAVEZ ROAD AND APPROXIMATELY 2650 FEET SOUTH OF THE INTERSECTION OF CESAR CHAVEZ ROAD & MILE 19 NORTH ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG. ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 83,970), PUEBLO DE PALMAS PHASE 25 LIES 0.50 MILES FROM THE CITY LIMITS (AND IS WITHIN THE 2 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 212.001 AND 42.021. THIS SUBDIVISION FALLS WITHIN PRECINCT 4.

MELDEN & HUNT, INC.
CONSULTANTS • ENGINEERS • SURVEYORS

115 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com

PRINCIPAL CONTACTS NAME	ADDRESS	CITY & ZIP	PHONE	FAX
PDP MILE 4 LTD OWNER: 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: _____

SURVEYED, CHECKED DATE: _____

FINAL CHECK DATE: _____

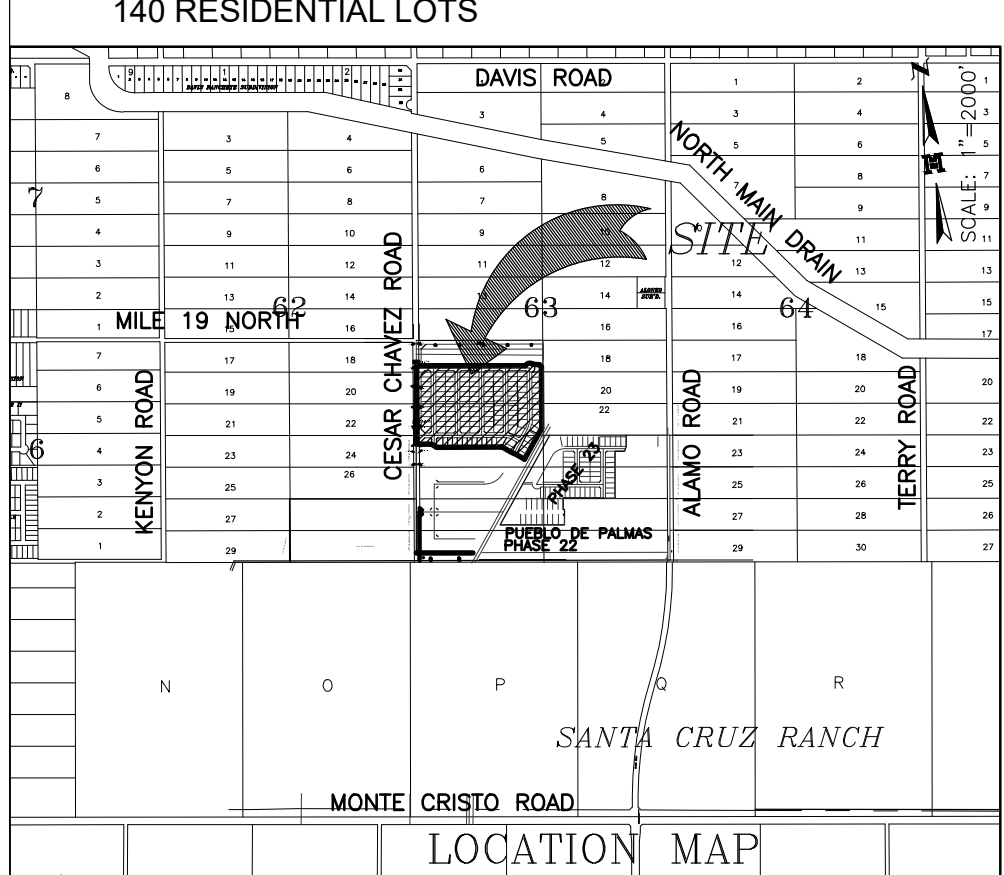


FILED FOR RECORD IN
HIDALGO COUNTY
ARIBO GUJARDO, JR.
HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY



MELDEN & HUNT, INC.
CONSULTANTS • ENGINEERS • SURVEYORS

SUBDIVISION MAP OF PUEBLO DE PALMAS PHASE 25

BEING A RE-SUBDIVISION OF 25.501 ACRES
CONSISTING OF 2,002 - ACRES OUT OF LOT 17,
9.886 - ACRES OUT OF LOT 19,
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VOLUME B, PAGES 28-29, H.C.M.R.
HIDALGO COUNTY, TEXAS

**HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1**

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

**CITY OF EDINBURG
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 212.009(c) AND § 212.015(b)**

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

DATE: _____ CHAIRPERSON PLANNING & ZONING COMMISSION

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

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF PUEBLO DE PALMAS PHASE 25 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____ DAY OF _____ 20____.

HIDALGO COUNTY JUDGE _____
ATTEST: _____
HIDALGO COUNTY CLERK

**CITY OF EDINBURG
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 212.009(c) AND § 212.015(b)**

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF PUEBLO DE PALMAS PHASE 25 WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF EDINBURG ON _____ DAY OF _____ 20____.

MAYOR OF THE CITY EDINBURG _____
ATTEST: _____
SECRETARY OF THE CITY OF EDINBURG

APPROVED BY IRRIGATION DISTRICT

THIS PLAT APPROVED BY SANTA CRUZ IRRIGATION DISTRICT No. 15 ON THIS _____ DAY OF _____ 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.

SECRETARY _____ PRESIDENT _____

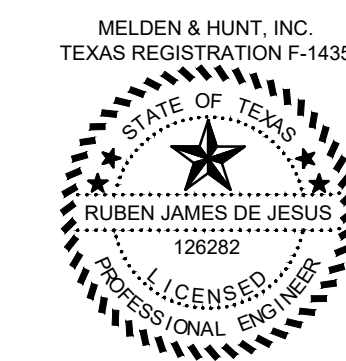
GENERAL PLAT NOTES & RESTRICTIONS:

- FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "X" (SHADED);
ZONE "X" SHADED AREA OF 500-YEAR FLOOD AND AREA OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN ONE FOOT OR WITH DRAINAGE AREAS LESS THAN ONE SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.
COMMUNITY-PANEL NO. 480334 0325 D EFFECTIVE DATE: JUNE 6, 2000 FURTHER REVISED AS PER LOMR DATED MAY 17, 2001.
- COMMUNITY-PANEL NO. 480334 0325 D EFFECTIVE DATE: JUNE 6, 2000 FURTHER REVISED AS PER LOMR DATED MAY 17, 2001 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAIN ADMINISTRATOR HAVE IDENTIFIED NO OTHER AREAS AS SHOWN ON THIS PLAT ARE WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN.
CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
- SETBACKS:
FRONT: 20.00 FEET, FRONT CUL-DE-SAC 15.00 FEET
REAR: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
CORNER SIDE: 10.00 FEET CORNER GARAGE SIDE: 18.00 FEET
CORNER GARAGE FRONT: 18.00 FEET
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:
NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT. SINGLE FAMILY RESIDENCES SHALL INCLUDE THE FOLLOWING: MOBILE HOME, TRAVEL TRAILER, FRAME HOME, AND SLAB HOME.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 24" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS. DATUM BASED ON TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 2003)
---S&M. NO. 1 MH ALUMINUM DISK FOUND IN CONCRETE ALONG THE WEST RIGHT-OF-WAY OF ALAMO ROAD AT THE NORTHEAST CORNER OF LOT 449 OF THIS SUBDIVISION. N:16650102.69, E:1113662.76 ELEV.77.50.
---S&M. NO. 2 MH ALUMINUM DISK SET IN CONCRETE ALONG THE SOUTHWEST CORNER OF LOT 364 OF THIS PLAT. N:16649371.02, E:1113552.07, ELEV. 78.75.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 112,764 CUBIC FEET (2.588 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 SANTA CRUZ IRRIGATION DISTRICT DITCH ALONG THE SOUTH SIDE OF PUEBLO DE PALMAS PHASE 22 AND THIS SUBDIVISION.
- 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, AT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED ON THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISH GRADE FROM THE REAR OF THE LOT TO THE CURB AT A 1% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 10.00 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.
- NO DRIVE WAY ACCESS ONTO CESAR CHAVEZ ROAD WILL BE ALLOWED FOR LOTS 364 AND 449 THROUGH 460. THE DEVELOPER SHALL BE REQUIRED TO INSTALL A BUFFER FENCE ALONG CESAR CHAVEZ ABUTTING RESIDENTIAL LOTS.
- AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO THE COUNTY PROCESSING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METERS.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPPP) REQUIREMENTS.
- LOT OWNERS SHALL INSTALL A REQUIRED 5' SIDEWALK WITH ADA RAMPS ALONG BOTH SIDE OF INTERIOR STREET AT BUILDING PERMIT STAGE. SIDEWALK SHALL BE LOCATED 3 FEET BEHIND LAYBACK CURB.
- DEVELOPER SHALL INSTALL A 6 FOOT SIDEWALK WITH ADA RAMPS ALONG THE EAST SIDE OF CESAR CHAVEZ ROAD.

STATE OF TEXAS
COUNTY OF HIDALGO

I, RUBEN JAMES DE JESUS, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

RUBEN JAMES DE JESUS, PE # 126282
DATE PREPARED: AUGUST 20, 2019
JOB No. (ENG.) 20119.00
BY: CIRO



STATE OF TEXAS
COUNTY OF HIDALGO

I, FRED L. KURTH A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PLAT AND DESCRIPTION OF THE PUEBLO DE PALMAS PHASE 25 WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND ON 8/20/19 BY ME OR UNDER MY SUPERVISION.

FRED L. KURTH, RPLS # 4750



Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	82.77'	50.00'	94° 50' 50"	S86° 26' 16"W	73.64'	54.42'
C2	1.29'	250.00'	0° 17' 46"	N37° 26' 03"E	1.29'	0.65'
C3	56.98'	343.22'	9° 30' 42"	N27° 18' 36"E	56.91'	28.55'
C4	44.95'	250.00'	10° 18' 03"	N15° 37' 25"E	44.89'	22.53'
C5	8.16'	250.00'	1° 52' 12"	N9° 32' 17"E	8.16'	4.08'
C6	100.13'	50.00'	114° 44' 30"	N11° 13' 56"E	84.22'	78.10'
C7	93.73'	200.00'	26° 51' 01"	N22° 01' 42"E	92.87'	47.74'
C8	7.43'	200.00'	2° 07' 43"	N36° 31' 04"E	7.43'	3.72'
C9	6.18'	225.00'	1° 34' 23"	N53° 12' 16"W	6.18'	3.09'
C10	51.89'	225.00'	13° 12' 50"	N60° 35' 52"W	51.78'	26.06'
C11	26.01'	175.00'	8° 30' 55"	N77° 08' 21"W	25.98'	13.03'
C12	62.50'	175.00'	20° 27' 50"	N62° 38' 59"W	62.17'	31.59'

Lot Line Table		
Line #	Length	Direction
L2	21.21'	S36° 23' 49"E
L3	21.21'	S82° 34' 56"W
L4	23.36'	N30° 15' 22"W
L5	21.21'	N53° 36' 11"E
L6	21.21'	S36° 23' 49"E
L7	21.21'	S53° 36' 14"W
L8	21.21'	N36° 23' 46"W
L9	21.21'	N53° 36' 11"E
L10	21.21'	S36° 23' 49"E
L11	21.21'	S53° 36' 11"W
L12	21.21'	N36° 23' 49"W
L13	21.21'	N53° 36' 11"E
L14	21.21'	S36° 23' 49"E
L15	21.21'	S53° 36' 11"W
L16	21.21'	S36° 23' 49"E
L17	21.21'	N53° 36' 11"E
L18	21.21'	S36° 23' 49"E
L19	56.57'	N53° 36' 11"E
L20	21.21'	N53° 36' 11"E
L21	56.57'	S36° 23' 49"E
L22	56.57'	N53° 36' 11"E
L23	21.21'	N36° 23' 49"W
L24	21.21'	S53° 36' 11"W

Lot Area Table		
Lot #	SQ. FT.	Area
321	5669.84	0.130
322	5669.84	0.130
323	5669.84	0.130
324	5669.84	0.130
325	5669.84	0.130
326	5938.92	0.136
327	7572.07	0.174
328	5600.53	0.129
329	5600.00	0.129
330	5600.00	0.129
331	5600.00	0.129
332	5600.00	0.129
333	5600.00	0.129
334	5600.00	0.129
335	5600.00	0.129
336	5250.25	0.121
337	6119.09	0.140
338	6387.50	0.147
339	5000.00	0.115

Lot Area Table		
Lot #	SQ. FT.	Area
340	5600.00	0.129
341	5600.00	0.129
342	5600.00	0.129
343	5600.00	0.129
344	5600.00	0.129
345	5600.00	0.129
346	5746.11	0.132
347	7778.95	0.179
348	7654.87	0.176
349	7485.19	0.171
350	6346.80	0.146
351	7760.58	0.178
352	5100.00	0.117
353	5100.00	0.117
354	5100.00	0.117
355	5100.00	0.117
356	5100.00	0.117
357	5100.00	0.117
358	5100.00	0.117

Lot Area Table		
Lot #	SQ. FT.	Area
359	5100.00	0.117
360	5100.00	0.117
361	5100.00	0.117
362	5100.00	0.117
363	6387.50	0.147
365	8258.89	0.190
366	5000.00	0.115
367	5000.00	0.115
368	5000.00	0.115
369	5000.00	0.115
370	5000.00	0.115
371	5000.00	0.115
372	5000.00	0.115
373	5000.00	0.115
374	5000.00	0.115
375	5000.00	0.115
376	6387.50	0.147
377	6387.50	0.147
378	5000.00	0.115

Lot Area Table		
Lot #	SQ. FT.	Area
379	5000.00	0.115
380	5000.00	0.115
381	5000.00	0.115
382	5000.00	0.115
383	5000.00	0.115
384	5000.00	0.115
385	5000.00	0.115
386	5000.00	0.115
387	5000.00	0.115
388	8187.96	0.188
389	6387.65	0.147
390	5200.00	0.119
391	5200.00	0.119
392	5200.00	0.119
393	5200.00	0.119
394	5200.00	0.119
395	5200.00	0.119
396	5200.00	0.119
397	5200.00	0.119

Lot Area Table		
Lot #	SQ. FT.	Area
398	5200.00	0.119
399	5000.00	0.115
400	6387.50	0.147
401	6387.50	0.147
402	5000.00	0.115
403	5200.00	0.119
404	5200.00	0.119
405	5200.00	0.119
406	5200.00	0.119
407	5200.00	0.119
408	5200.00	0.119
409	5200.00	0.119
410	5200.00	0.119
411	5200.00	0.119
412	6387.50	0.147
413	6387.50	0.147
414	5200.00	0.119
415	5200.00	0.119
416	5200.00	0.119

Lot Area Table		
Lot #	SQ. FT.	Area
417	5200.00	0.119
418	5200.00	0.119
419	5200.00	0.119
420	5200.00	0.119
421	5200.00	0.119
422	5200.00	0.119
423	5000.00	0.115
424	6387.50	0.147
425	6387.50	0.147
426	5000.00	0.115
427	5200.00	0.119
428	5200.00	0.119
429	5200.00	0.119
430	5200.00	0.119
431	5200.00	0.119
432	5200.00	0.119
433	5200.00	0.119
434	5200.00	0.119
435	5200.00	0.119

Lot Area Table		
Lot #	SQ. FT.	Area
436	6387.50	0.147
437	6387.50	0.147
438	5200.00	0.119
439	5200.00	0.119
440	5200.00	0.119
441	5200.00	0.119
442	5200.00	0.119
443	5200.00	0.119
444	5200.00	0.119
445	5200.00	0.119
446	5200.00	0.119
447	5000.00	0.115
448	6387.50	0.147
450	5250.00	0.121
451	5460.00	0.125
452	5460.00	0.125
453	5460.00	0.125
454	5460.00	0.125
455	5460.00	0.125

Lot Area Table		
Lot #	SQ. FT.	Area
456	5460.00	0.125
457	5460.00	0.125
458	5460.00	0.125
459	5460.00	0.125

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

PUEBLO DE PALMAS PHASE 25 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 12" WATER LINE LONG THE EAST RIGHT-OF-WAY OF CESAR CHAVEZ ROAD. AN 8" WATER LINE ALONG THE EAST RIGHT-OF-WAY OF THANKSGIVING STREET AND ALONG THE WEST SIDE OF ADDISON DRIVE OF PUEBLO DE PALMAS PHASE 24, THE WATER SYSTEM FOR PUEBLO DE PALMAS PHASE 25 CONSISTS OF A 8" WATER LINES THAT CONNECTS ONTO THE EXISTING 12" & 8" LINES PREVIOUSLY MENTIONED. AN 8" WATER LINE CONNECTS TO THE EXISTING 12" WATER LINE ALONG THE EAST RIGHT-OF-WAY OF CESAR CHAVEZ ROAD. THE WATER LINE RUNS EAST ALONG THE SOUTH RIGHT-OF-WAY OF WESMER AVENUE CONNECTING TO AN 8" WATER LINE AT THE NORTHEAST CORNER OF LOT 349. AN 8" WATER LINE CONNECT TO THE EXISTING 12" WATER LINE ALONG THE EAST RIGHT-OF-WAY OF CESAR CHAVEZ ROAD THEN RUNS EAST TO THE NORTHEAST CORNER OF LOT 338 THEN RUNS SOUTH ALONG THE WEST RIGHT-OF-WAY OF ADDISON DRIVE CONNECTING TO AN EXISTING 8" WATER LINE AT THE SOUTHWEST CORNER OF LOT 350. ANOTHER 8" WATER LINE CONNECTS TO THE PREVIOUSLY MENTIONED 8" WATER LINE ALONG THE SOUTH RIGHT-OF-WAY OF DUST BOWL AVENUE AT THE NORTHWEST CORNER OF LOT 448 THEN RUNS SOUTH CONNECTING TO THE AN 8" WATER LINE PREVIOUSLY MENTIONED ALONG SOUTH RIGHT-OF-WAY OF WESMER AVENUE AND CONTINUING SOUTH CONNECTING TO AN EXISTING 8" WATER LINE AT THE SOUTHWEST CORNER OF LOT 363. ANOTHER 8" WATER LINE CONNECTS TO THE PREVIOUSLY MENTIONED 8" WATER LINE ALONG THE SOUTH RIGHT-OF-WAY OF DUST BOWL AVENUE AT THE NORTHEAST CORNER OF LOT 425 THEN RUNS SOUTH ALONG WEST RIGHT-OF-WAY OF RENATA STREET ENDING AT THE NORTH LINE OF LOT 360 CONNECTING TO THE 8" WATER LINE. ANOTHER 8" WATER LINE CONNECTS TO THE PREVIOUSLY MENTIONED 8" WATER LINE ALONG THE SOUTH RIGHT-OF-WAY OF DUST BOWL AVENUE AT THE NORTHEAST CORNER OF LOT 401 THEN RUNS SOUTH ALONG WEST RIGHT-OF-WAY OF ARIA STREET ENDING AT THE NORTH LINE OF LOT 355 CONNECTING TO THE 8" WATER LINE. ANOTHER 8" WATER LINE CONNECTS TO THE PREVIOUSLY MENTIONED 8" WATER LINE ALONG THE SOUTH RIGHT-OF-WAY OF DUST BOWL AVENUE AT THE NORTHEAST CORNER OF LOT 377 THEN RUNS SOUTH ALONG WEST RIGHT-OF-WAY OF REGINA STREET ENDING AT THE NORTH LINE OF LOT 351 CONNECTING TO THE 8" WATER LINE TO SERVE THIS SUBDIVISION.

WATER DISTRIBUTION FOR THE PUEBLO DE PALMAS PHASE 25 SUBDIVISION CONSISTS OF EIGHTY-NINE (89) 1" DIAMETER DUAL SERVICE LINES SERVING 89 LOTS AND 22 1/2" SINGLE SERVING 22 LOTS SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE 8" LINE AND 1/2" SINGLE SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$244,658.39, OR \$2,264.16 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$110,000.00, WHICH COVERS THE \$1000.00 COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO N.A.W.S.C. UPON REQUEST BY THE LOT OWNER, N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVIDER HAS INSTALLED 6 FIRE HYDRANTS AT A UNIT COST OF \$4,600.00 FOR A TOTAL COST OF \$27,600.00. 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 FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL WATER AND SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$354,658.39 WHICH EQUALS TO \$3,224.16 PER LOT.

REPORTE FINAL DE AGUA DEL INGENIERO
 PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHAS DE INICIO

LA SUBDIVISION PUEBLO DE PALMAS PHASE 25 SUBDIVISION RECIBIRA SU PROVISION DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (LA COMPAÑIA DE AGUA N.A.W.S.C.). EL DUEÑO DE LA SUBDIVISION Y N.A.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 AÑOS. N.A.W.S.C. HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

EL SISTEMA DE PROVISION DE AGUA PARA LA SUBDIVISION PUEBLO DE PALMAS PHASE 25 CONSISTE DE CONDUCTO DE AGUA DE 12" QUE PASA POR EL LADO ESTE DEL DERECHO DE CESAR CHAVEZ ROAD Y CONDUCTO DE AGUA DE 8" EN EL LADO ESTE DE THANKSGIVING STREET & EL LADO OESTE DE ADDISON DRIVE EN PUEBLO DE PALMAS PHASE 24. EL SISTEMA DE PROVISION DE AGUA DE LA SUBDIVISION PUEBLO DE PALMAS PHASE 25 CONSISTE DE CONDUCTOS DE AGUA DE 8" QUE SE CONECTA CON EL CONDUCTO DE AGUA EXISTENTE PREVIAMENTE MENCIONADA. UN CONDUCTO DE 8" SE CONECTA AL CONDUCTO EN EL LADO ESTE DE CESAR CHAVEZ ROAD Y CORRE AL ESTE POR EL LADO SUR DEL DERECHO DE VIA DE WESMER AVENUE CONECTANDO CON UNA LINEA DE 8" EN EL LADO NOROESTE DE LOTE 349. OTRO CONDUCTO DE 8" SE CONECTA AL CONDUCTO EXISTENTE DE 12" EN EL LADO ESTE DE CESAR CHAVEZ ROAD Y CORRE AL ESTE POR EL LADO SUR DEL DERECHO DE VIA DE DUST BOWL AVENUE LUEGO CORRE POR EL SAO OESTE DE ADDISON DRIVE CONECTADO CON UN CONDUCTO EXISTENTE EN EL LADO SURESTE DE LOTE 350. OTRO CONDUCTO DE 8" SE CONECTA A LA LINEA PREVIAMENTE MENCIONADA EN EL LADO SUR DE DUST BOWL AVENUE EN EL LADO NOROESTE DE LOTE 425 Y CORRE AL SUR POR EL LADO OESTE DE RENATA STREET Y CONECTADO A LA LINEA DE 8" EN EL LADO NORTE DE LOTE 360. OTRO CONDUCTO DE 8" SE CONECTA A LA LINEA PREVIAMENTE MENCIONADA EN EL LADO SUR DE DUST BOWL AVENUE EN EL LADO NOROESTE DE LOTE 377 Y CORRE AL SUR POR EL LADO OESTE DE RENATA STREET Y CONECTADO A LA LINEA DE 8" EN EL LADO NORTE DE LOTE 351 PARA SEVER ESTA SUBDIVISION.

DEL CONDUCTO DE AGUA DE 8 PULGADAS SE PRODUCEN CUARENTA- CUATRO CONDUCTOS DOBLES DE AGUA DE 1" PARA SERVIR OCHENTA- OCHO LOTES Y VEINTE- DOS SERVICIOS INDIVIDUALES SERVIENDO VEINTE- DOS LOTES. SE HAN INSTALADO LOS CONDUCTOS DE AGUA DE 8 PULGADAS DE DIAMETRO. LOS DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIAMETRO, EL CONDUCTO DE 3/4 DE PULGADA DE DIAMETRO, Y LOS MEDIDORES MECANICOS DE AGUA A UN COSTO TOTAL DE \$ 244,658.39 O \$ 2,264.16 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPAÑIA N.A.W.S.C. \$ 110,000.00, QUE CUERE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE, \$ 1,000.00. ESTE PREGIO INCLUYE EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION. CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPAÑIA N.E.W.S.C. LO INSTALARA SIN ALGUN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION TAMBIEN HA INSTALADO 4 BOCAS DE RIEGO (FIRE HYDRANT) A UN COSTO DE \$ 2,500.00 POR CADA UNO CUAL GASTA UNA CANTIDAD TOTAL \$ 10,000.00. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

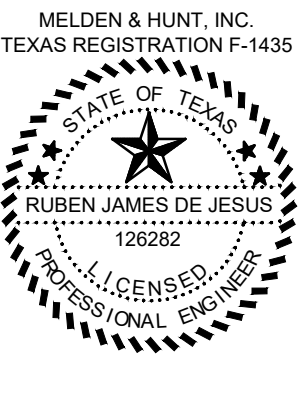
CERTIFICACION:
 CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCritos EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CÓDIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS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

AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$ 354,658.39 O \$ 3,224.16 POR LOTE.

ENGINEER'S SIGNATURE _____ DATE _____



ENGINEER'S SIGNATURE _____ DATE _____



SUBDIVISION MAP OF PUEBLO DE PALMAS PHASE 25

BEING A RE-SUBDIVISION OF 25.501 ACRES
 CONSISTING OF 2,002- ACRES OUT OF LOT 17,
 9,886- ACRES OUT OF LOT 19,
 9,852- ACRES OUT OF LOT 21,
 3,761- ACRES OUT OF LOT 23.

AMENDED MAP OF SANTA CRUZ GARDENS UNIT No. 2
 VOLUME 8, PAGES 28-29, H.C.M.R.
 HIDALGO COUNTY, TEXAS

COST ESTIMATE:

PAVING IMPROVEMENTS:	\$ 935,102.97
DRAINAGE IMPROVEMENTS:	\$ 378,366.25
WATER DISTRIBUTION:	\$ 249,318.39
SANITARY SEWER IMPROVEMENTS / OSSF:	\$ 249,133.05

ESTIMACION DE COSTOS:

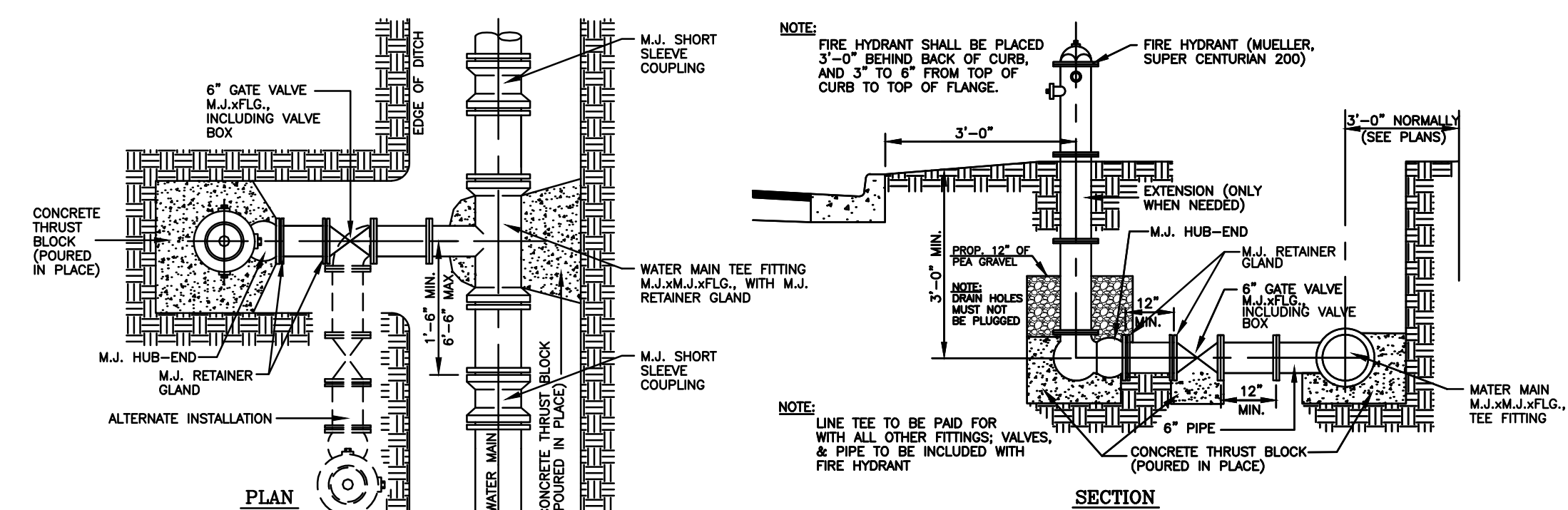
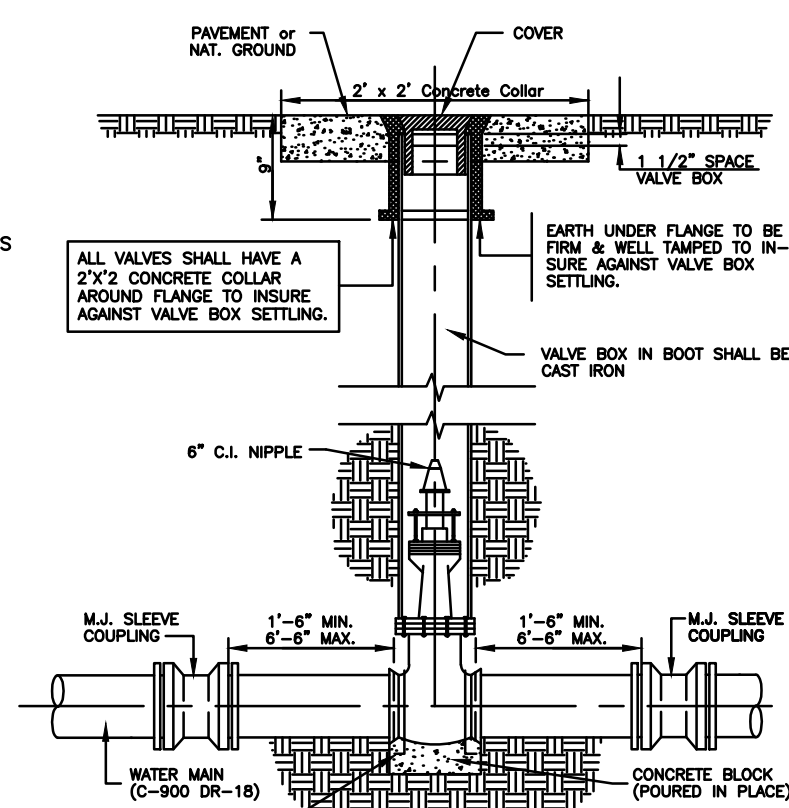
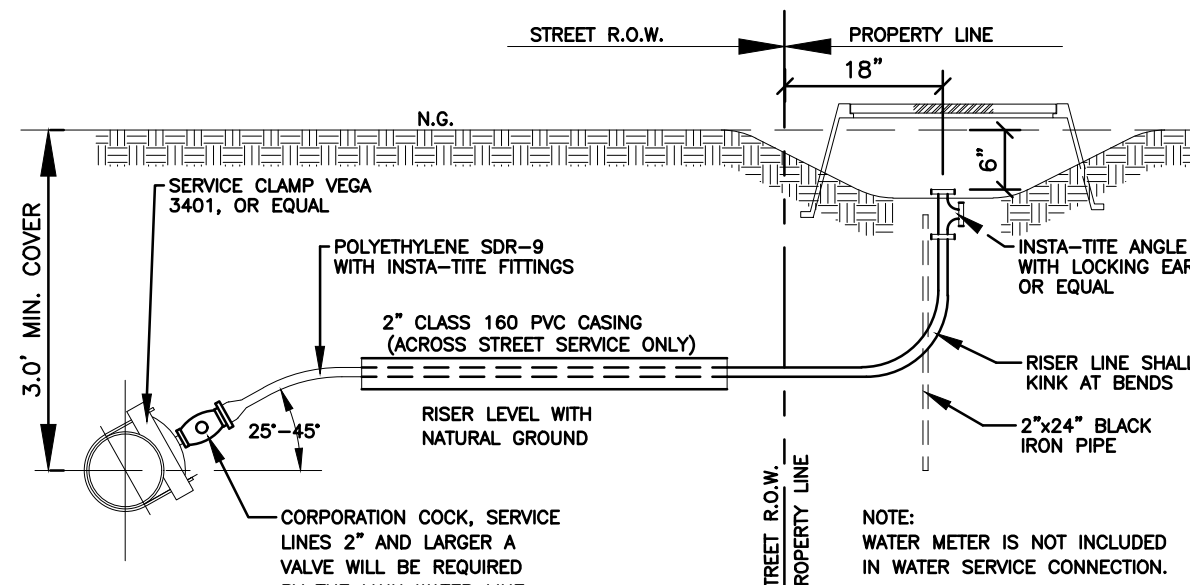
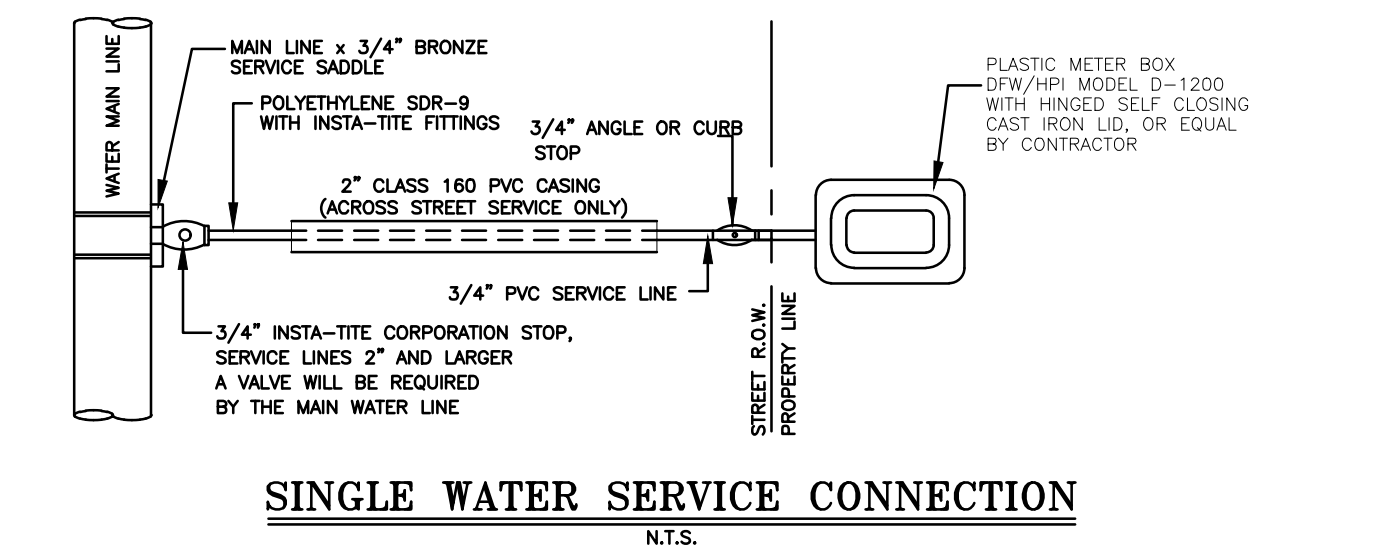
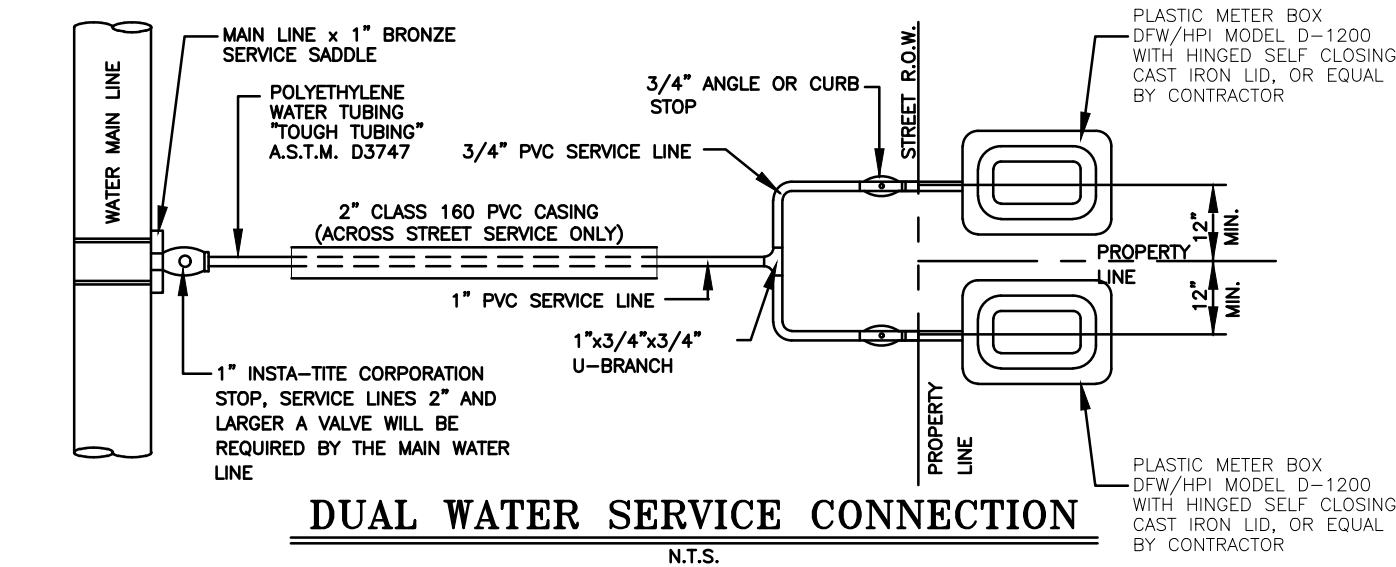
PAVIMENTACION DE CALLES:	\$ 938,102.97
DREAJE PLUVIAL:	\$ 278,366.25
SERVICIO DE AGUA POTABLE:	\$ 249,318.39
SERVICIO DE DRENAJE SANITARIO	\$ 249,133.05

LEGEND

- R.O.W. - RIGHT OF WAY
- P.O.B. - POINT OF BEGINNING
- N.W. COR. - NORTHEAST CORNER
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.M.R. - HIDALGO COUNTY DEED RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- H.C.D.R. - HIDALGO COUNTY OFFICIAL RECORDS
- H.C.D.D. - HIDALGO COUNTY DRAINAGE DISTRICT
- W.D. DOC. No. - WARRANT DEED DOCUMENT NUMBER
- N.A.W.S.C. - NORTH ALAMO WATER SUPPLY CORPORATION
- G.W.D. - GENERAL WARRANTY DEED
- N.E. - NORTHEAST
- GAS LINE

L - LOT LINE

PARK AND WALK AREA



MELDEN & HUNT INC.
 CONSULTANTS • ENGINEERS • SURVEYORS

115 W. McINTYRE - EDINBURG, TX 77541
 PH: (956) 381-0981 - FAX: (956) 381-1839
 ESTABLISHED 1947 - www.meldenandhunt.com

PUEBLO DE PALMAS PHASE 25

BEING A RE-SUBDIVISION OF 25.501 ACRES
 CONSISTING OF 2.002- ACRES OUT OF LOT 17,
 9.886- ACRES OUT OF LOT 19,
 9.852- ACRES OUT OF LOT 21,
 3.761- ACRES OUT OF LOT 23,
 AMENDED MAP OF SANTA CRUZ GARDENS UNIT No. 2
 VOLUME 8, PAGES 28-29, H.C.M.R.
 HIDALGO COUNTY, TEXAS

BRIDGING BASES AS PER TEXAS
 ELEVATION DATUM AS PER NAVD 83 (GSD 2003)

SCALE: 1"=100'

DRAINAGE STATEMENT

PUEBLO DE PALMAS PHASE 25 BEING A SUBDIVISION OF 25.501 ACRES BEING PART OR PORTION OF LOTS 17, 19, 21, AND 23, BLOCK 63 AMENDED MAP OF SANTA CRUZ GARDENS UNIT NO. 2, HIDALGO COUNTY, TEXAS AS RECORDED IN VOLUME 8, PAGES 28-29, HIDALGO COUNTY MAP RECORDS, THE PROPERTY IS LOCATED ALONG THE EAST SIDE OF CESAR CHAVEZ ROAD AND APPROXIMATELY 265.00 FEET SOUTH OF MILE 19 NORTH ROAD. THIS SUBDIVISION IS OUTSIDE OF THE CITY LIMITS OF THE CITY OF EDINBURG AND WITHIN THE 2 MILE ETJ. THE PROPERTY IS LOCATED IN ZONE "X" SHADDED, IN FEMA'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480334 0325 D, MAP REVISED JUNE 6, 2000 FURTHER REVISION TO REFLECT LOAR DATE MAY 17, 2001. ZONE "X" SHADDED IS DEFINED AS "AREAS OF 500-YEAR FLOOD, AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD".

THE LAND IS CURRENTLY CULTIVATED AND WILL BE USED FOR RESIDENTIAL. PHASE 25 WILL CONSIST OF 140 RESIDENTIAL LOTS. THE SOILS ARE (25) HIDALGO FINE SANDY LOAM AND (28) HIDALGO SANDY CLAY LOAM WHICH IS MODERATELY PERVIOUS WITH A RELATIVELY LOW PLASTICITY INDEX. THIS SOIL IS IN A 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 12.36 C.F.S. DURING THE 10-YEAR STORM FREQUENCY AS PER THE ATTACHED CALCULATIONS. PROPOSED RUNOFF AFTER DEVELOPMENT IS 66.55 C.F.S. DURING THE 50-YEAR STORM FREQUENCY, PER THE ATTACHED CALCULATION, WHICH IS AN INCREASE OF 54.19 C.F.S.

THE EXISTING DRAINAGE FOR PUEBLO DE PALMAS PHASE 25 CONSISTS OF SURFACE RUNOFF FROM THE LOTS INTO THE PROPOSED STREETS. THE STREET SHALL CHANNEL RUNOFF INTO A PROPOSED DRAINAGE SYSTEM OF TYPE "CC" & TYPE "A" INLETS AND STORM PIPES RANGING IN SIZE FROM 24" TO 42" THAT FLOW SOUTH DRAINING INTO A HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 DRAINAGE DITCH RIGHT-OF-WAY ALONG THE SOUTH BOUNDARY LINE PUEBLO DE PALMAS PHASE 24 SUBDIVISION. THE H.C.D. NO. 1 DRAINAGE DITCH SHALL DRAIN INTO AN EXISTING DRAIN DITCH VIA A 42" STORM DRAINPIPE AT THE NEW ALAMO RD CULVERT CROSSING THEN FLOWING EAST ULTIMATELY DISCHARGES INTO THE NORTH MAIN DRAIN VIA A 60" STORM DRAINPIPE.

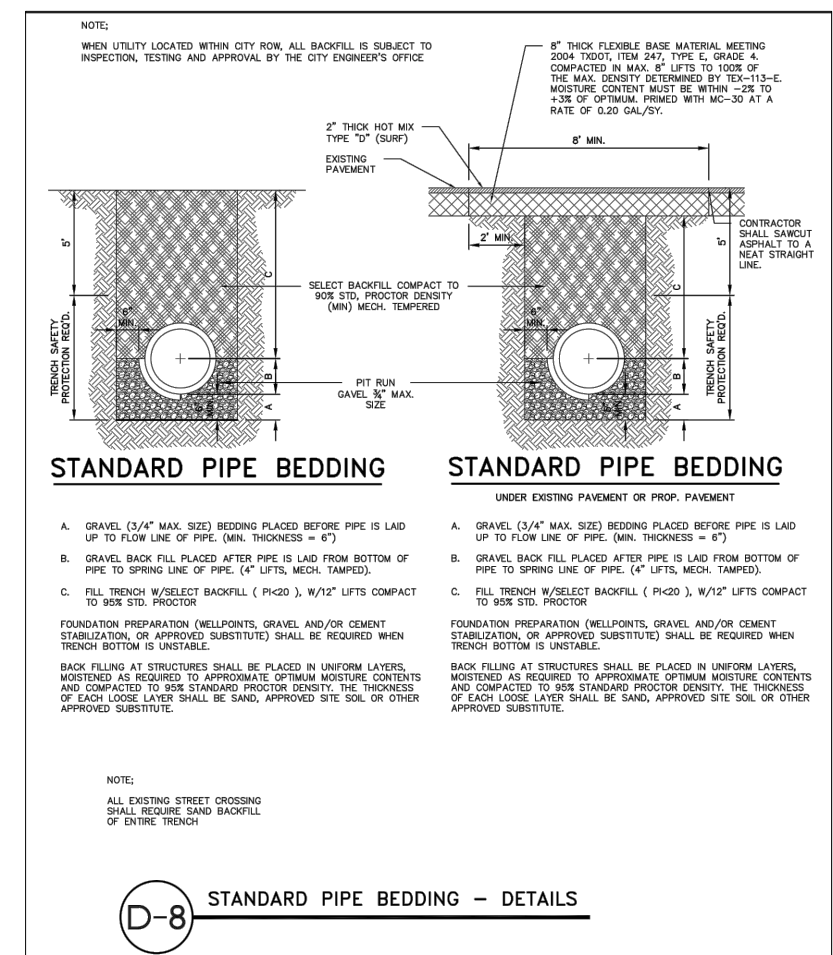
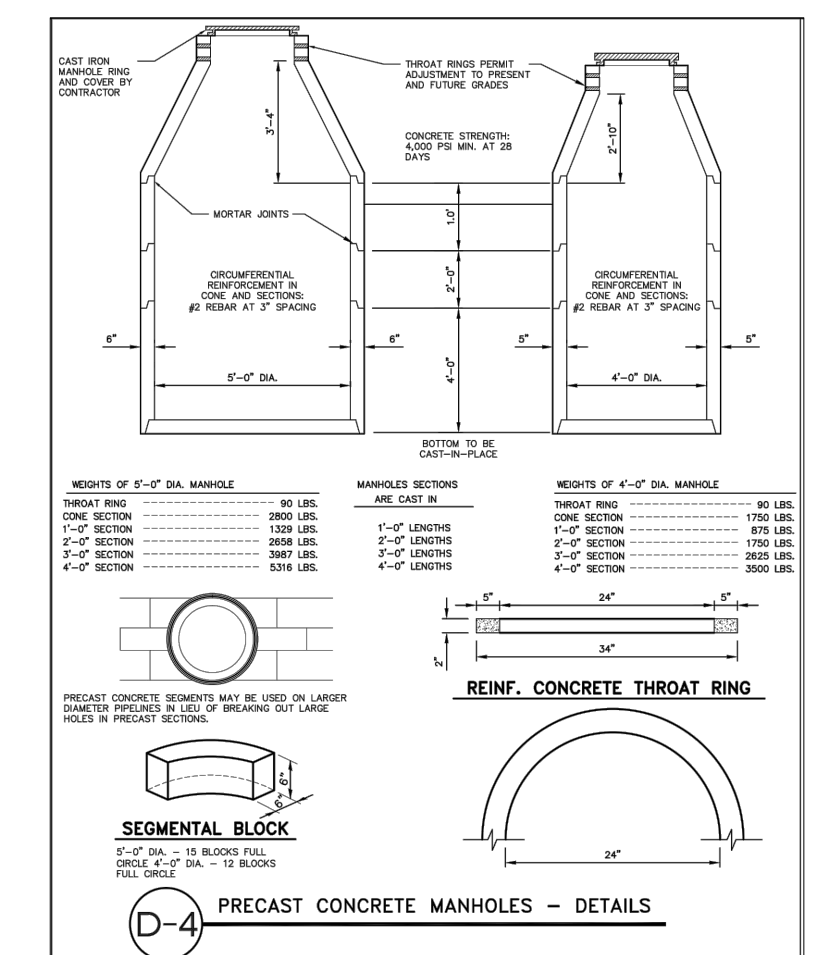
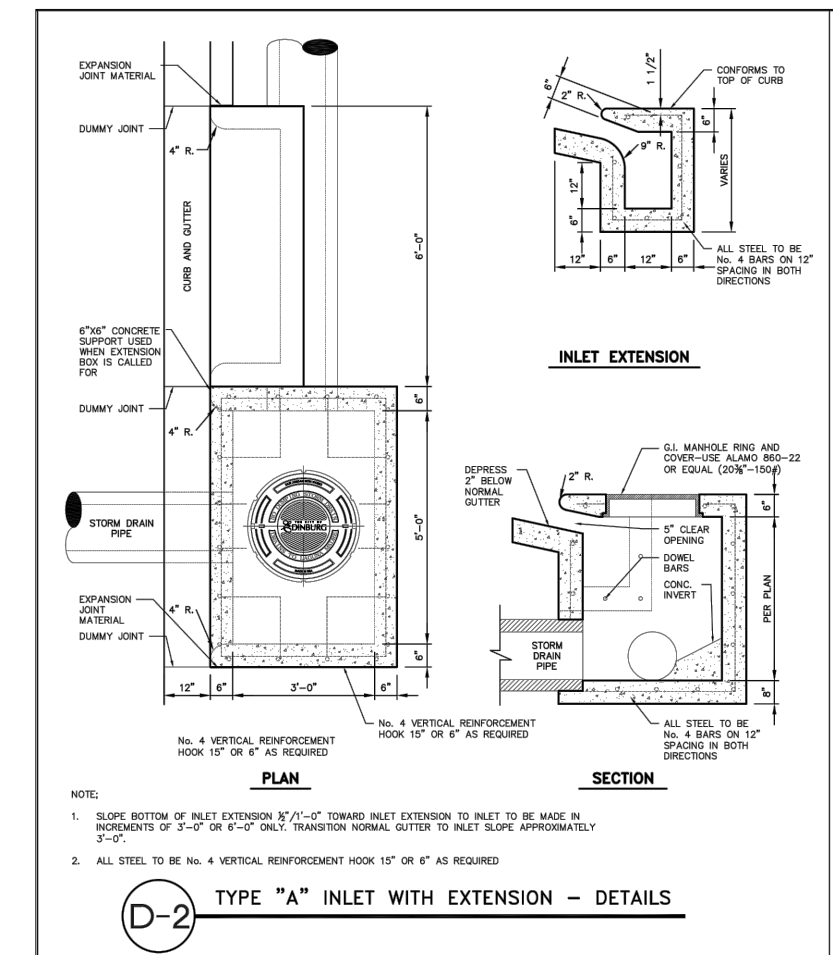
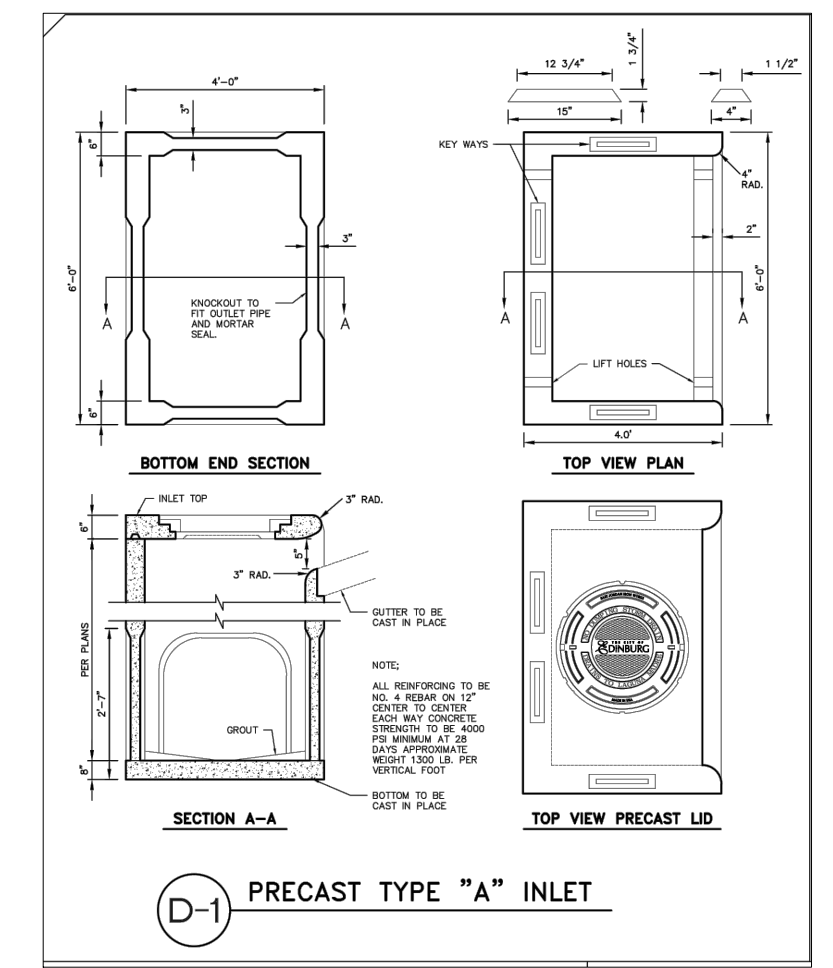
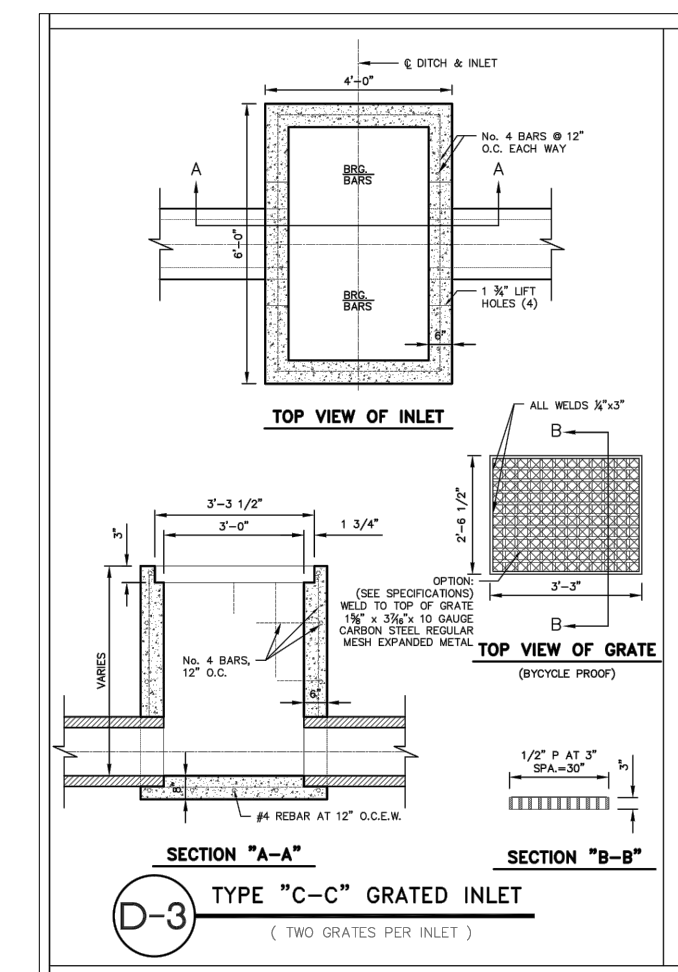
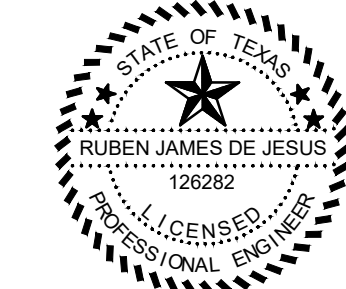
IN ACCORDANCE WITH THE CITY OF EDINBURG & HIDALGO COUNTY DRAINAGE POLICY, THE PEAK RATE OF RUNOFF IN THE SUBDIVISION WILL NOT BE INCREASED DURING THE 50-YEAR RAINFALL EVENT DUE TO THE IMPROVEMENTS IN THIS SUBDIVISION. THEREFORE, AS PER THE ATTACHED CALCULATION 112,764 CUBIC FEET OF DETENTION, WILL BE PROVIDED WITH IN THE PROPOSED H.C.D. NO. 1 DITCH ALONG THE SOUTH BOUNDARY LINE OF THIS SUBDIVISION, AS SHOWN IN ATTACHED EXHIBIT "PROPOSED STORM & STREET IMPROVEMENTS, SHEET 3". THE PROPOSED DITCH SHALL BE CONSTRUCTED AS PART OF THE OVERALL DRAINAGE PLAN, FROM PUEBLO DE PALMAS PHASE 22-26 (OVERALL) WITH AVAILABLE 597, 525 CUBIC FEET OF DETENTION.

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 REVISION TO REFLECT LOAR DATE MAY 17, 2001, IS CONTAINED WITHIN THE PROPOSED DITCH LOCATED ALONG THE SOUTH BOUNDARY LINE OF PUEBLO DE PALMAS PHASE 22.

RUBEN JAMES DE JESUS, PE # 126282

MELDEN & HUNT, INC.
 TEXAS REGISTRATION F-1435



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

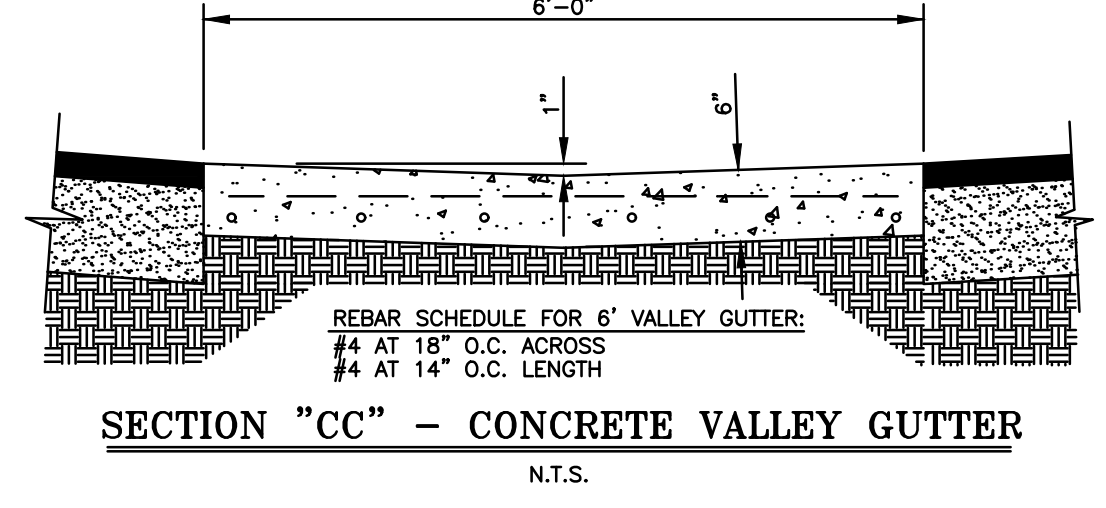
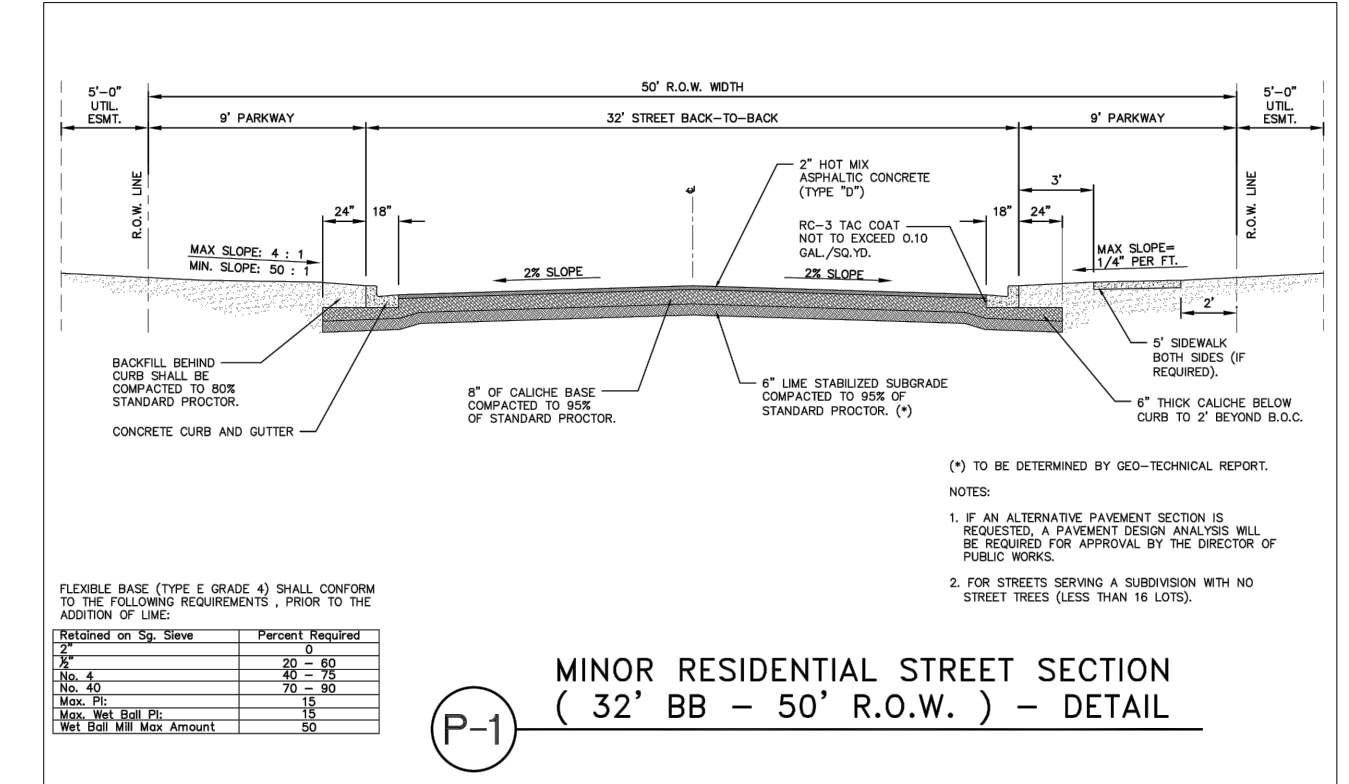
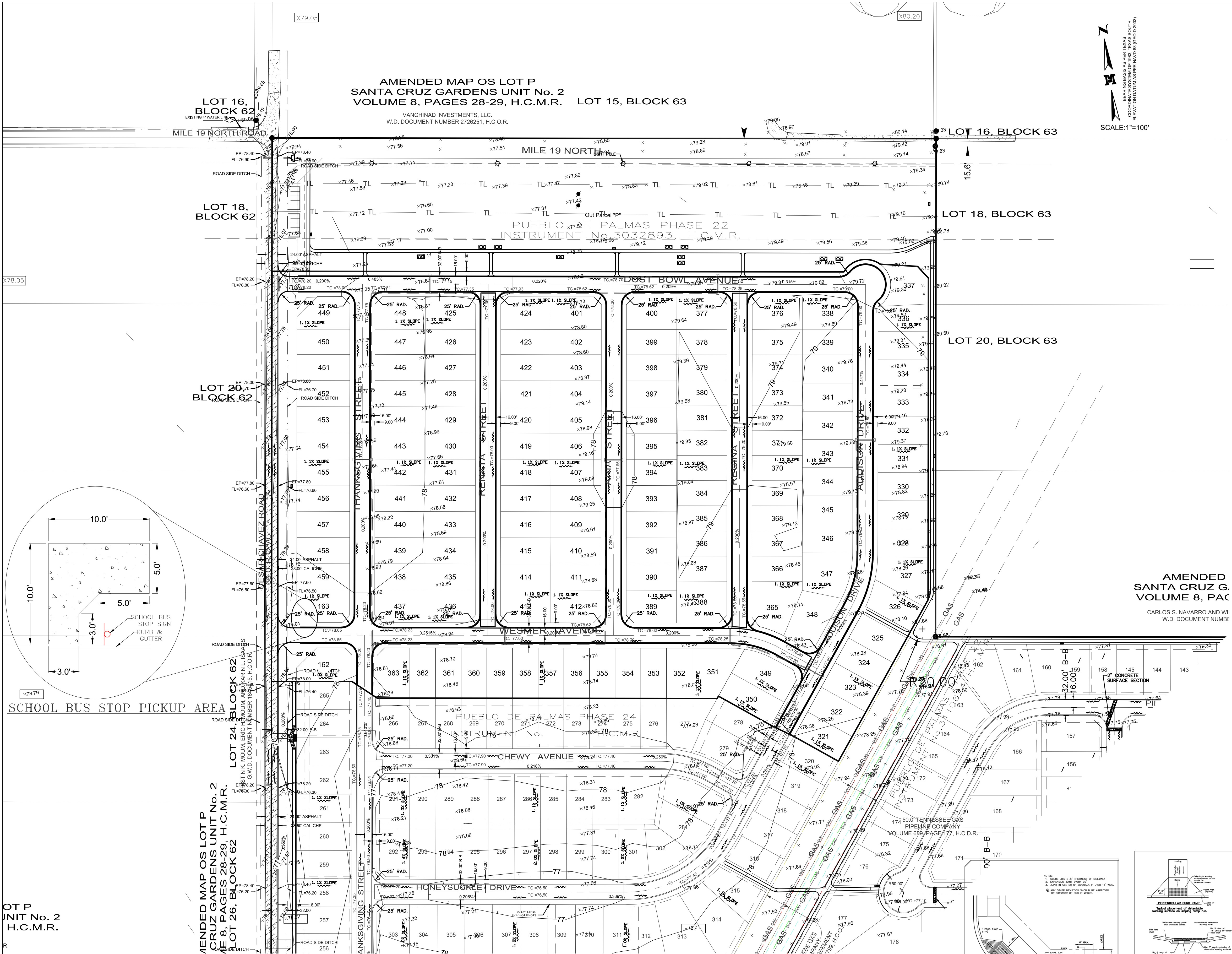
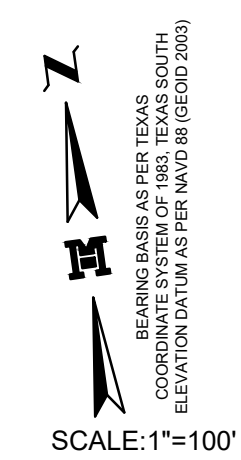
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PUEBLO DE PALMAS PHASE 25

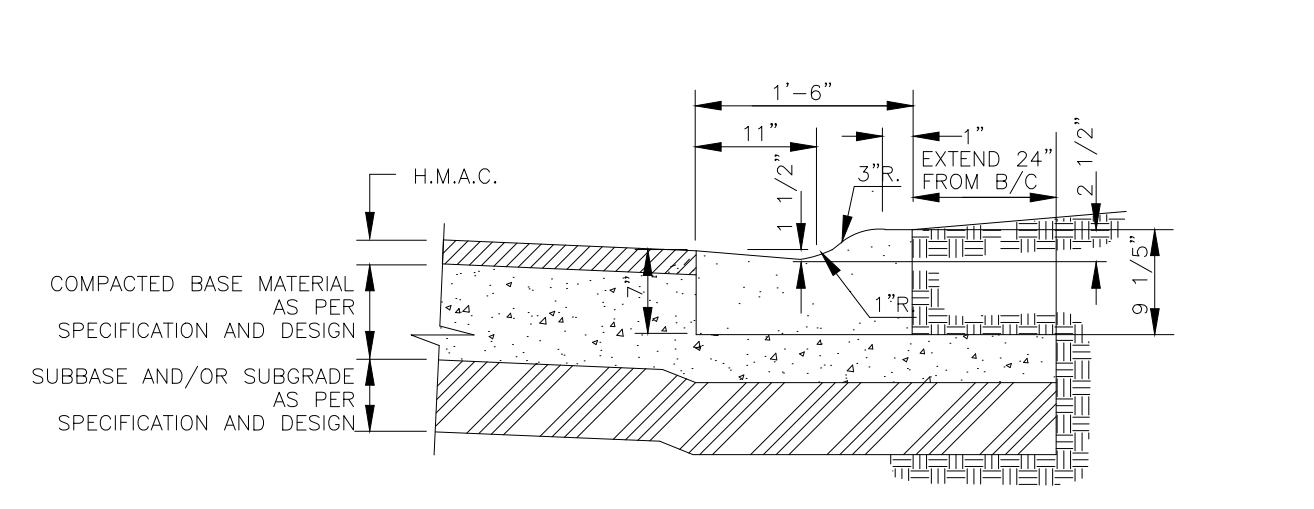
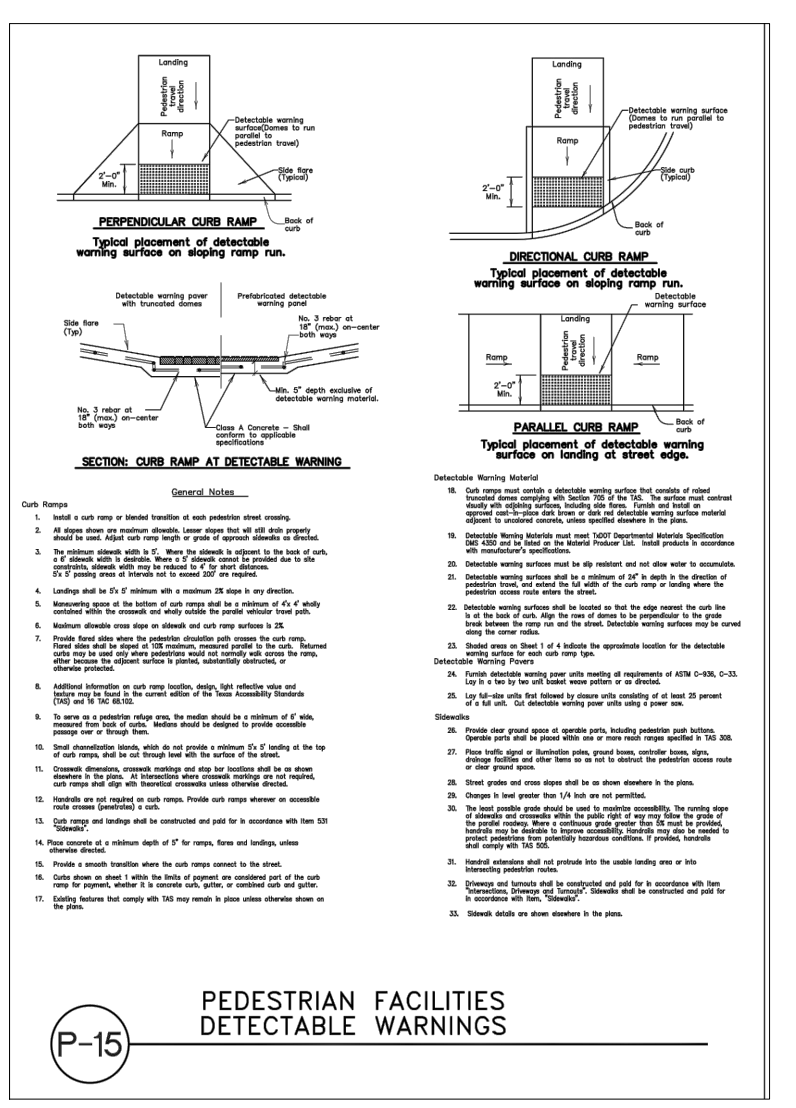
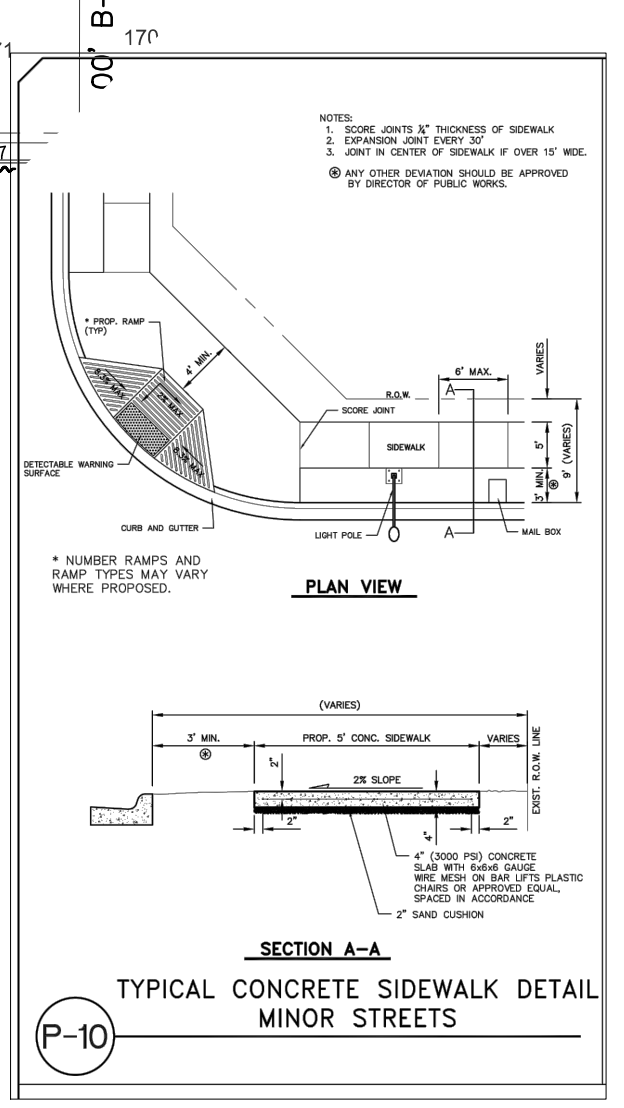
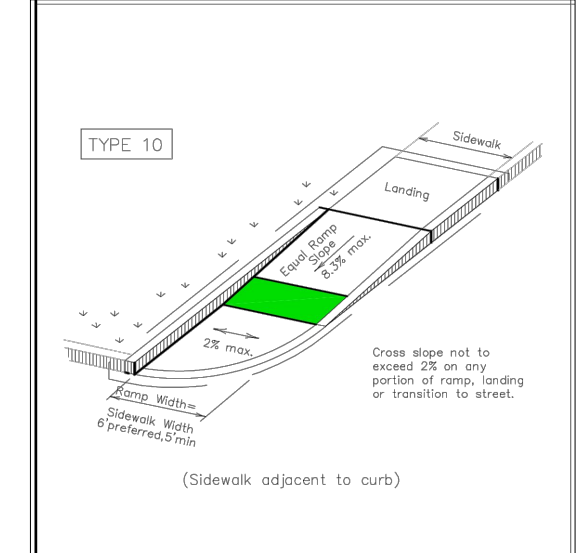
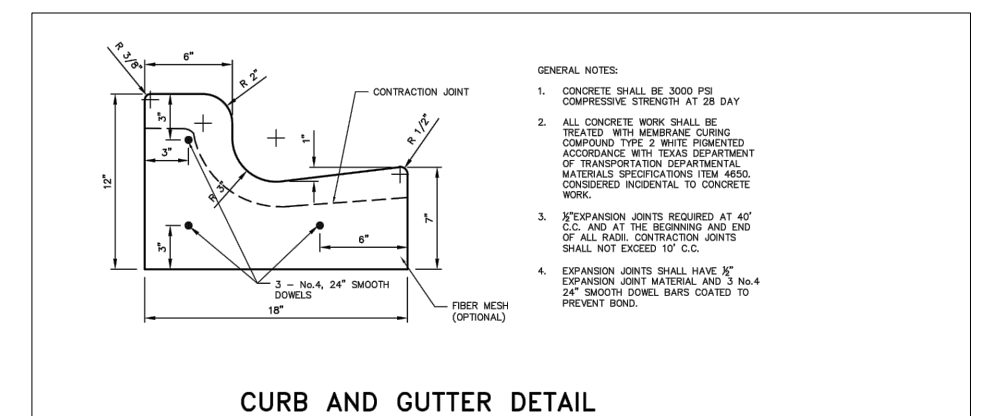
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 AMENDED MAP OF SANTA CRUZ GARDENS UNIT No. 2
 VOLUME 8, PAGES 28-29, H.C.M.R.
 HIDALGO COUNTY, TEXAS

AMENDED MAP OS LOT P
 SANTA CRUZ GARDENS UNIT No. 2
 VOLUME 8, PAGES 28-29, H.C.M.R. LOT 15, BLOCK 63
 VANCHINAD INVESTMENTS, LLC.
 W.D. DOCUMENT NUMBER 2726251, H.C.O.R.



- GENERAL NOTES:**
- ALL CONCRETE WORK SHALL BE TREATED WITH MEMBRANE CURING COMPOUND TYPE 2 WHITE PIGMENTED IN ACCORDANCE w/ THD 1972 SPECIFICATIONS ITEM 531. CONSIDERED INCIDENTAL TO CONCRETE WORK.
 - 1/2" EXPANSION JOINTS REQUIRED AT 70' c.c. AND AT THE BEGINNING AND END OF ALL RADII. CONTRACTION JOINTS SHALL NOT EXCEED 10' c.c.

- LEGEND**
- UNDERGROUND CABLE MARKER
 - IRRIGATION VALVE
 - IRRIGATION STAND PIPE
 - GAS MARKER
 - CANAL/DITCH LINE
 - GAS LINE
 - LOT LINE
- x77.84 - EXISTING ELEVATION
 [FG=77.50] - PROPOSED FINISH ELEVATION



- GENERAL NOTES:**
- ALL HONEYCOMBING SHALL BE BROUGHT OUT TO PROFILE A UNIFORM SURFACE.
 - WHEN HONEYCOMBING IS EXCESSIVE AS DETERMINED BY THE COUNTY OF HIDALGO DESIGNATED REPRESENTATIVE, CURB AND GUTTER SHALL BE PLACED.
 - BACKFILL BEHIND CURBS SHALL BE ACCOMPLISHED WITHIN 24 HOURS AFTER BACK FORM IS REMOVED OR 48 HOURS AFTER SLIP FORMING.
 - CURB AND GUTTER CONCRETE SHALL BE CLASS "A" (3000 PSI).
 - REINFORCING STEEL AS SHOWN.
 - MAX. LENGTH OF CURB AND GUTTER SECTION IS 80' BETWEEN 3/4" EXPANSION JOINT.

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