



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: 9-22-2020

PROPOSED PUEBLO DE PALMAS PHASE 26 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: 106 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INDUSTRIAL

ESTIMATED NUMBER OF STREETLIGHTS: 25

FILLING STATIONS: 6

LOCATION DESCRIPTION: WEST SIDE OF CESAR CHAVEZ ROAD APPROXIMATELY ¼ MILE SOUTH OF MILE 19 NORTH ROAD.

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

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 7-24-2020 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: 9-01-2020 BY, JOE 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: DESTINY AVENUE.

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

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 8-26-2020: 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.

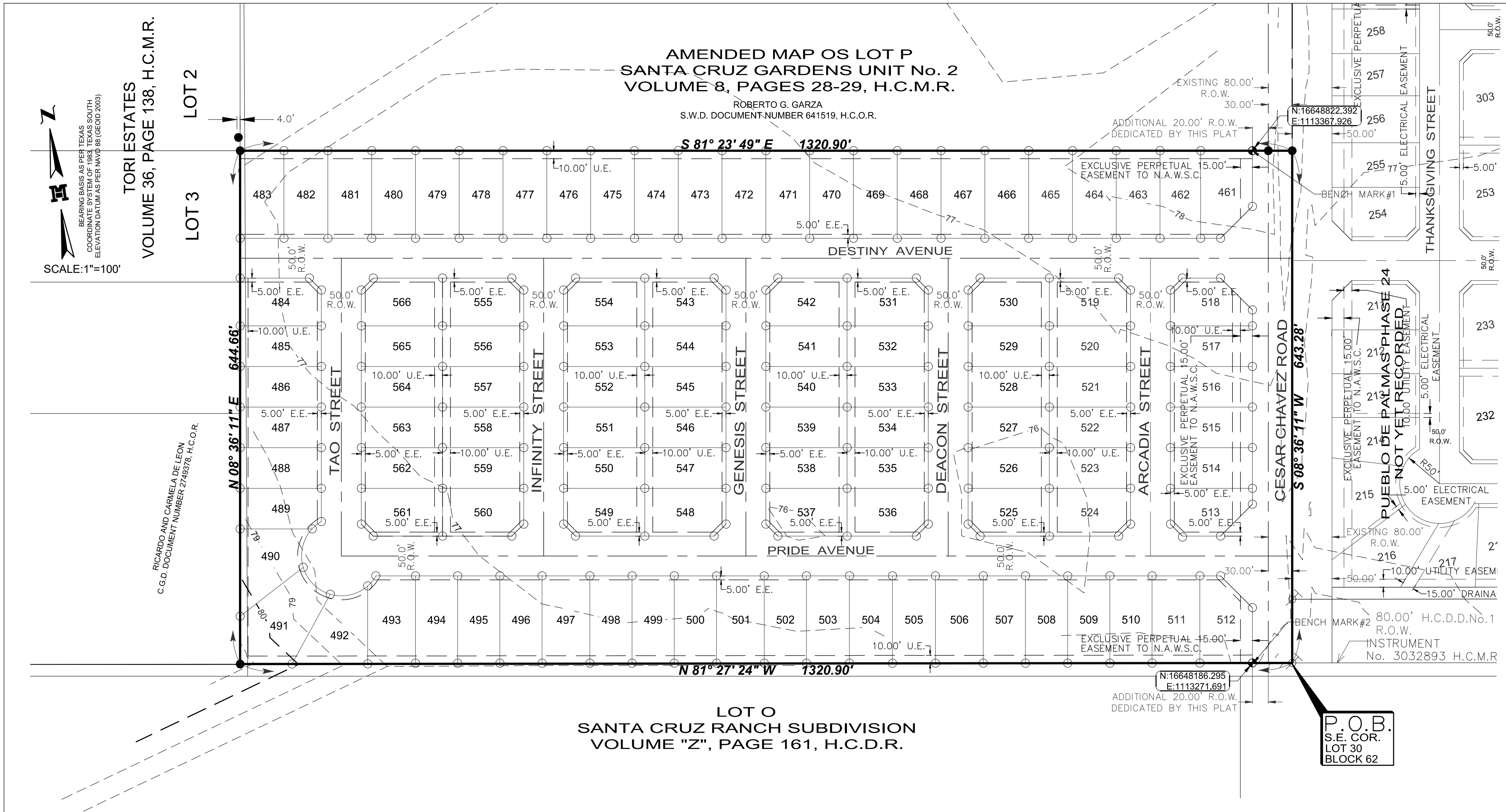
VARIANCE REQUEST FROM: HIDALGO COUNTY SUBDIVISION RULES TITLE "B" CHAPTER 3 SECTION 3.5 ITEM 13 "SETBACKS".

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.

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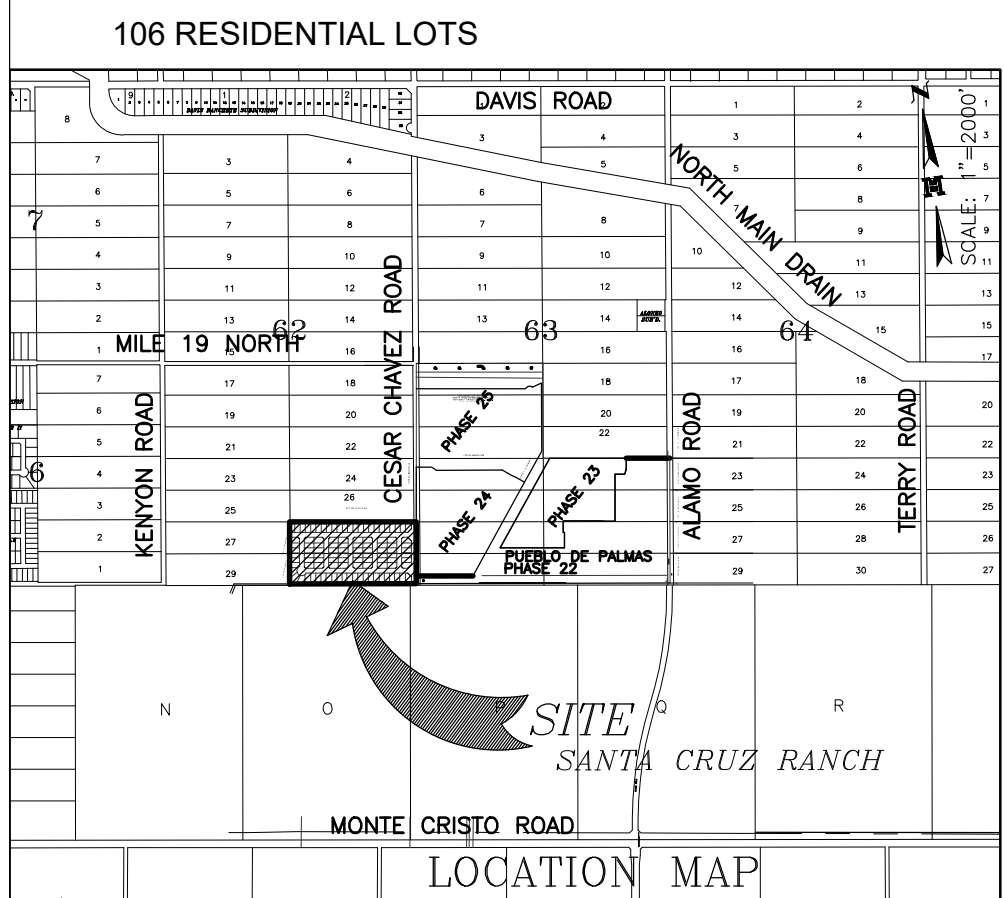


SUBDIVISION MAP OF
PUEBLO DE PALMAS PHASE 26
 BEING A RE-SUBDIVISION OF 19.527 ACRES
 CONSISTING OF 10.006- ACRES OUT OF LOT 28,
 9.521- ACRES OUT OF LOT 30, BLOCK 62
 AMENDED MAP OF SANTA CRUZ GARDENS UNIT No. 2
 VOLUME 8, PAGES 28-29, H.C.M.R.
 HIDALGO COUNTY, TEXAS

- LEGEND**
- FOUND No.4 REBAR
 - FOUND PK NAIL
 - SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
 - SET PK NAIL
 - ▲ ALUMINUM DISK SET IN CONCRETE
 - FOUND MONUMENT
 - R.O.W. - RIGHT OF WAY
 - P.O.B. - POINT OF BEGINNING
 - N.W. COR. - NORTHWEST CORNER
 - H.C.M.R. - HIDALGO COUNTY MAP RECORDS
 - H.C.M.R. - HIDALGO COUNTY DRAINAGE DISTRICT
 - H.C.D.R. - HIDALGO COUNTY DEED RECORDS
 - H.C.D.R. - HIDALGO COUNTY OFFICIAL RECORDS
 - H.C.D.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
 - S.E. - SOUTHEAST
 - LOT LINE

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
 PUEBLO DE PALMAS PHASE 26 IS LOCATED IN THE MID-CENTRAL PART OF HIDALGO COUNTY ALONG THE EAST SIDE OF CESAR CHAVEZ ROAD AND APPROXIMATELY 1080 FEET SOUTH OF THE INTERSECTION OF CESAR CHAVEZ ROAD & MILE 19 NORTH ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 83,970). PUEBLO DE PALMAS PHASE 26 LIES 0.52 MILES FROM THE CITY LIMITS (AND IS WITHIN THE 2-MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 212.001 AND 42.021.

- INDEX TO SHEET OF PUEBLO DE PALMAS PHASE 26
- 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.W.S.C. R.O.W. EASEMENT DEDICATION.
 - SHEET 2: PLAT NOTES AND RESTRICTIONS; DESCRIPTION (METES AND BOUNDS); LOT AREAS, LINE TABLE, CURVE TABLE; ENGINEERING CERTIFICATION; SURVEYOR'S CERTIFICATION; SANTA CRUZ IRRIGATION DISTRICT; CITY OF EDINBURG CERTIFICATE; COUNTY JUDGE CERTIFICATION; PLANNING & ZONING COMMISSION; HIDALGO COUNTY DRAINAGE DISTRICT No. 1;
 - SHEET 3: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION), WATER DETAILS;
 - SHEET 4: ENGINEERING REPORT, INCLUDING DESCRIPTION OF SANITARY SEWER AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION); SUBDIVIDER CERTIFICATION; SANITARY SEWER LAYOUT; DETAILS
 - SHEET 5: MAP OF TOPOGRAPHY AND DRAINAGE LAYOUT; STORM DRAINAGE CONSTRUCTION DETAILS; DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, ENGINEERING CERTIFICATION,
 - SHEET 6: MAP OF TOPOGRAPHY AND STREET LAYOUT; STREET DETAILS;



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
OWNER:	PPD MILE 4 LTD				
ENGINEER:	J. GARY FRISBY, PRESIDENT	P.O. BOX 1000	MISSION, TX 78573	956-583-1114	956-583-8343
SURVEYOR:	RUBEN JAMES DE JESUS	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
	FRED L. KURTH	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

- METES AND BOUNDS DESCRIPTION
- A TRACT OF LAND CONTAINING 19.527 ACRES SITUATED IN HIDALGO COUNTY, TEXAS, BEING ALL OF LOTS 28 AND 30, BLOCK 62, 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 19.527-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 19.527 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
- BEGINNING AT A No. 4 REBAR FOUND [N:16648178.867 E:1113321.136] AT THE SOUTHEAST CORNER OF SAID LOT 30, BLOCK 62, AND THE SOUTHWEST CORNER OF PUEBLO DE PALMAS PHASE 26 AS RECORDED IN INSTRUMENT NUMBER 3032893 H.C.M.R.;
- THENCE, N 81° 27' 24" W ALONG THE SOUTH BOUNDARY LINE OF SAID LOT 30 AT A DISTANCE OF 30.00 FEET PASS THE WEST RIGHT-OF-WAY OF CESAR CHAVEZ ROAD, CONTINUING A TOTAL DISTANCE OF 1320.90 FEET TO A NO. 4 REBAR FOUND ON THE SOUTHWEST CORNER OF SAID LOT 30 [NORTHING: 16647786.609, EASTING: 1115932.289] FOR THE SOUTHWEST CORNER OF THIS TRACT;
 - THENCE, N 08° 36' 11" E ALONG THE WEST LINE OF LOTS 30 AND 28 A DISTANCE OF 644.66 FEET TO A NO. 4 REBAR FOUND ON THE NORTHWEST CORNER OF LOT 28 FOR THE NORTHWEST CORNER OF THIS TRACT;
 - THENCE, S 81° 27' 24" E AT DISTANCE OF 1,290.90 FEET PASS THE WEST RIGHT-OF-WAY OF CESAR CHAVEZ ROAD TO A NAIL SET ON THE NORTHEAST CORNER OF SAID LOT 28, FOR THE NORTHEAST CORNER OF THIS TRACT;
 - THENCE, S 08° 36' 11" W ALONG THE EAST LINE OF LOTS 28 AND 30 A DISTANCE OF 433.66 FEET TO THE POINT OF BEGINNING AND CONTAINING 19.527 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 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 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 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 ____ DAY OF _____ 2020.

J. GARY FRISBY
 ATTORNEY-IN-FACT

ACKNOWLEDGMENT

THE STATE OF TEXAS §
 COUNTY OF HIDALGO §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2020.

NOTARY PUBLIC, STATE OF TEXAS
 MY COMMISSION EXPIRES: _____

RUBEN JAMES DE JESUS, PE # 126282
 DATE PREPARED: AUGUST 20, 2019
 JOB No. (ENG.) 17180.00
 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 26 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
 SURVEY JOB No. 17776.08

STATE OF TEXAS
 COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, PPD MILE 4 LTD, A TEXAS LIMITED PARTNERSHIP, AS OWNER OF THE 19.527 ACRES ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED PUEBLO DE PALMAS PHASE 26 HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS, PARK AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT

(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS;
 (B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
 (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS; AND
 (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS.

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

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

STATE OF TEXAS
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED J. GARY FRISBY
 PROVIDED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVERS LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2020.

NOTARY PUBLIC, STATE OF TEXAS
 MY COMMISSION EXPIRES: _____

STATE OF TEXAS
 COUNTY OF HIDALGO

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

MELDEN & HUNT, INC.
 TEXAS REGISTRATION F-1435

RUBEN JAMES DE JESUS, PE # 126282
 DATE PREPARED: AUGUST 20, 2019
 JOB No. (ENG.) 17180.00
 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 26 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
 SURVEY JOB No. 17776.08

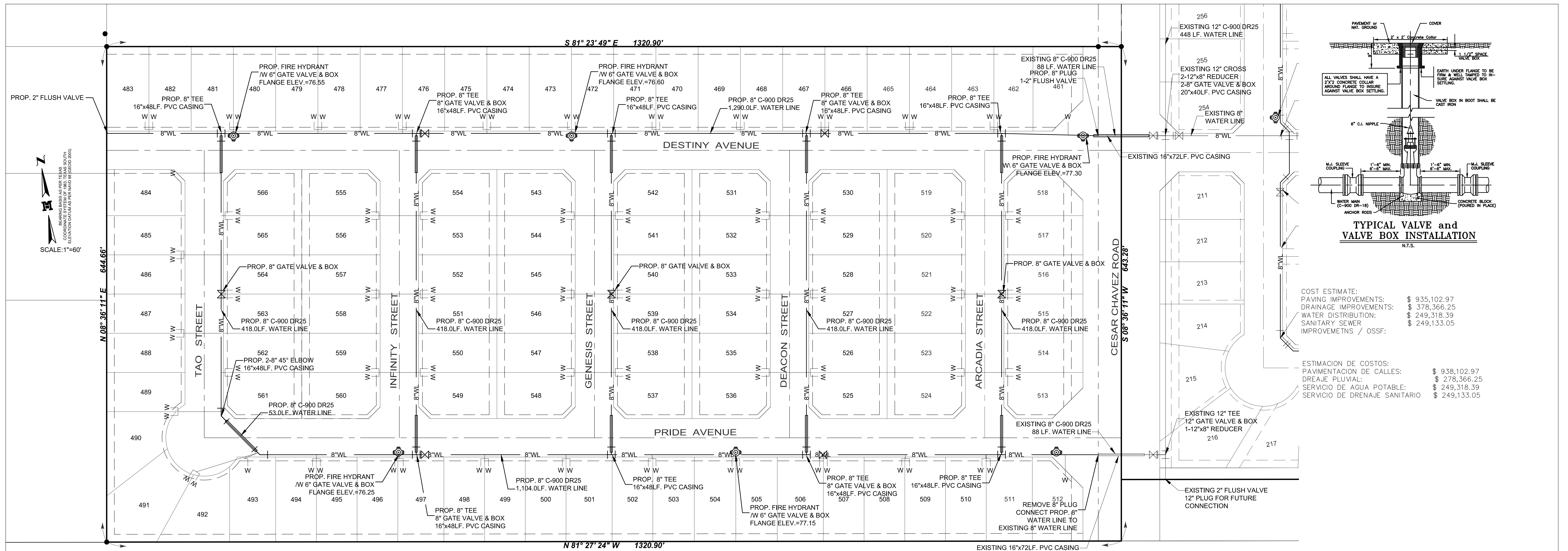


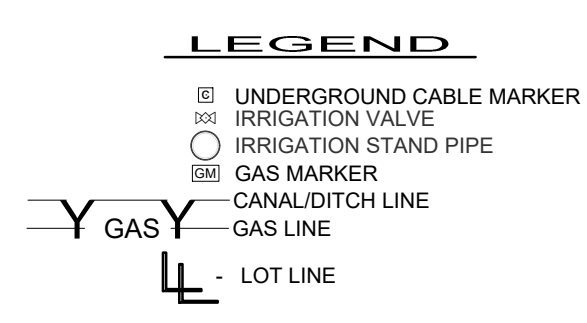
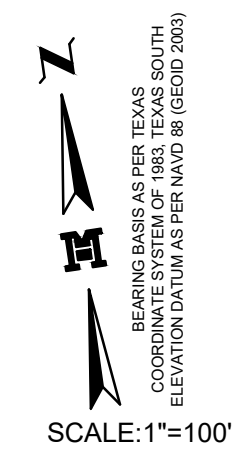
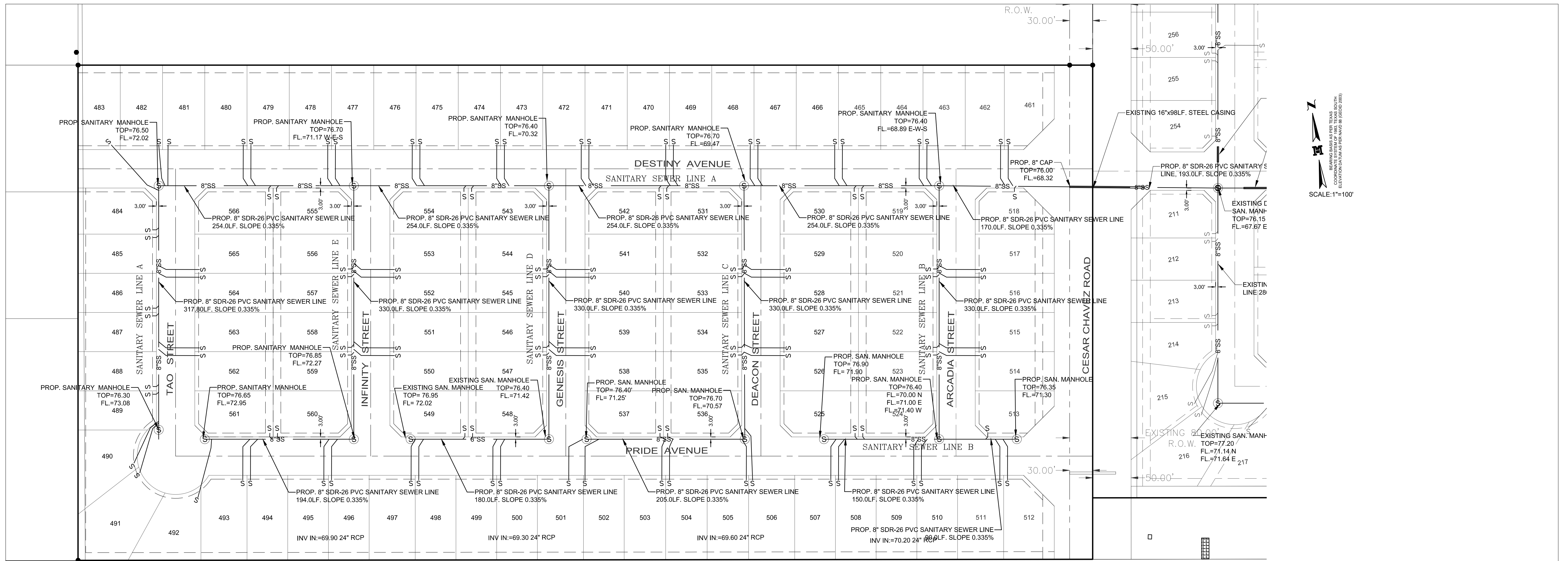
FILED FOR RECORD IN
 HIDALGO COUNTY
 ARCHIBO GUJARDO, JR.
 HIDALGO COUNTY CLERK

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

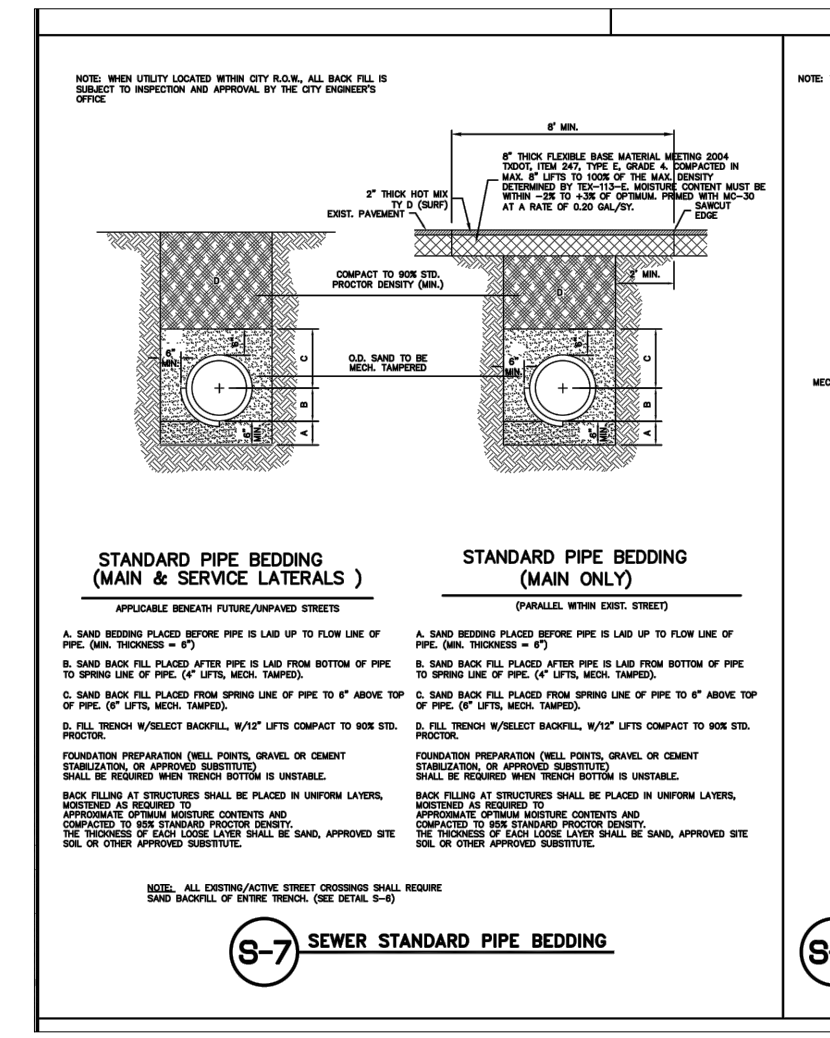
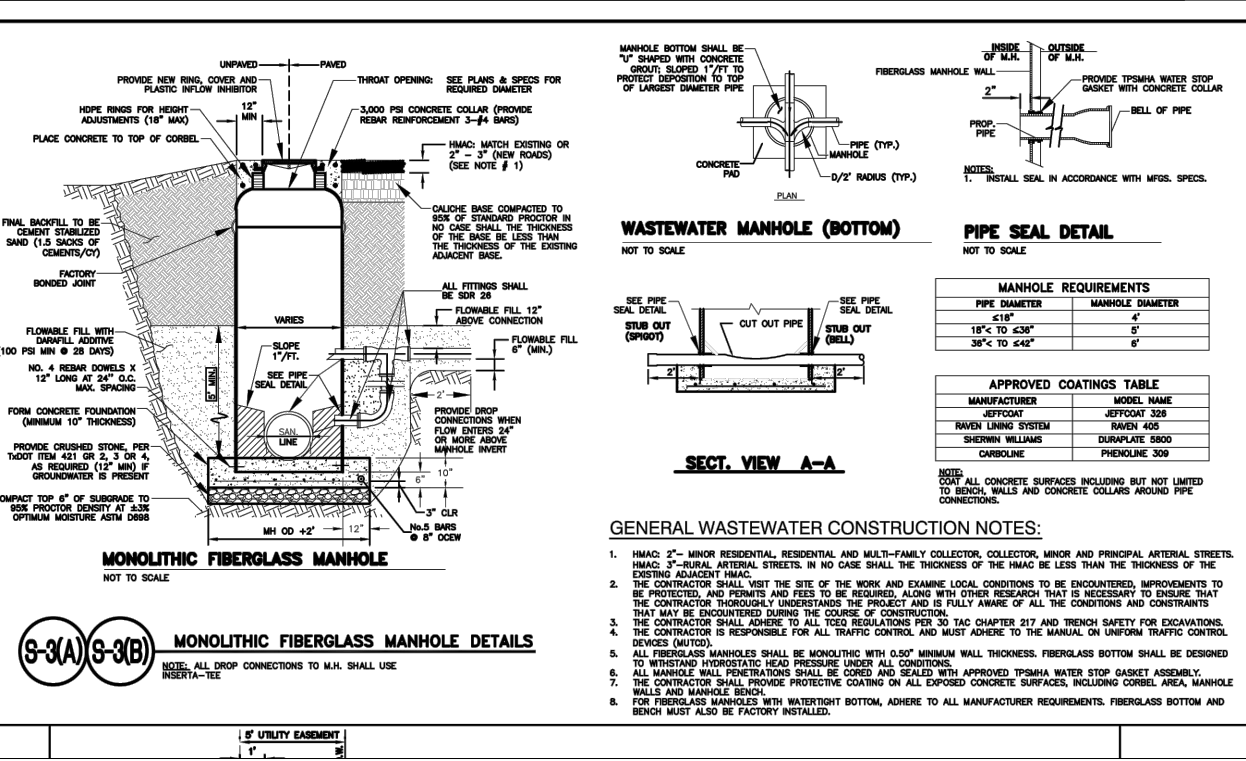
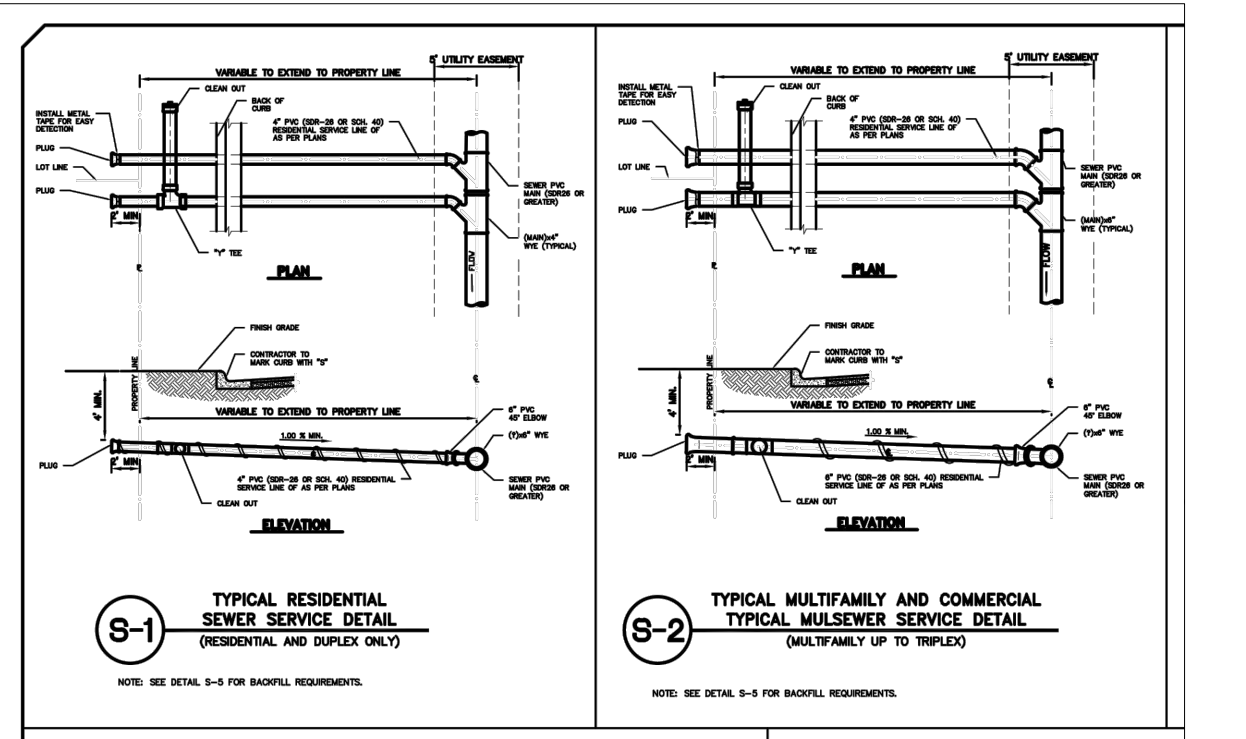
BY: _____ DEPUTY

DRAWN BY: CIRO DATE: _____
 SURVEYED, CHECKED DATE: _____
 FINAL CHECK DATE: _____





**SUBDIVISION MAP OF
PUEBLO DE PALMAS PHASE 26**
BEING A RE-SUBDIVISION OF 19.527 ACRES
CONSISTING OF 10.006- ACRES OUT OF LOT 28,
9.521- ACRES OUT OF LOT 30, BLOCK 62
AMENDED MAP OF SANTA CRUZ GARDENS UNIT No. 2
VOLUME 8, PAGES 28-29, H.C.M.R.
HIDALGO COUNTY, TEXAS



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 26 SUBDIVISION, HEREBY 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
JGF LAND CO., INC. CP

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

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

WASTEWATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:

PUEBLO DE PALMAS PHASE 26 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 SIDE OF CESAR CHAVEZ ROAD. THE WASTEWATER SYSTEM FOR PUEBLO DE PALMAS PHASE 26 SUBDIVISION CONSISTS OF 8" SEWER LINES. AN 8" SEWER LINE CONNECTS TO THE PREVIOUSLY MENTIONED SEWER LINE AT THE NORTHEAST CORNER OF LOT 518 THEN RUNS WEST ALONG THE SOUTH RIGHT-OF-WAY OF DESTINY AVENUE TO A MANHOLE AT THE NORTHEAST CORNER OF LOT 484 THEN RUNS SOUTH ALONG THE WEST RIGHT-OF-WAY OF TAO STREET TO A MANHOLE AT THE SOUTHWEST CORNER OF LOT 489. ANOTHER 8" SEWER LINE CONNECTS TO A MANHOLE AT THE NORTHEAST CORNER OF LOT 519 AND RUNS SOUTH ALONG THE WEST RIGHT-OF-WAY OF ARCADIA STREET TO A MANHOLE AT THE SOUTHWEST CORNER OF LOT 524 THEN RUNS EAST AND WEST TO A MANHOLE AT THE SOUTHWEST CORNER OF LOT 513 AND THE SOUTH LINE OF LOT 525. ANOTHER 8" SEWER LINE CONNECTS TO A MANHOLE AT THE NORTHEAST CORNER OF LOT 531 AND RUNS SOUTH ALONG THE WEST RIGHT-OF-WAY OF DEACON STREET TO A MANHOLE AT THE SOUTHWEST CORNER OF LOT 536 THEN RUNS WEST TO A MANHOLE AT THE SOUTHWEST CORNER OF LOT 537. ANOTHER 8" SEWER LINE CONNECTS TO A MANHOLE AT THE NORTHEAST CORNER OF LOT 543 AND RUNS SOUTH ALONG THE WEST RIGHT-OF-WAY OF GENESIS STREET TO A MANHOLE AT THE SOUTHWEST CORNER OF LOT 548 THEN RUNS WEST TO A MANHOLE AT THE SOUTHWEST CORNER OF LOT 549. ANOTHER 8" SEWER LINE CONNECTS TO A MANHOLE AT THE NORTHEAST CORNER OF LOT 555 AND RUNS SOUTH ALONG THE WEST RIGHT-OF-WAY OF INFINITY STREET TO A MANHOLE AT THE SOUTHWEST CORNER OF LOT 560 THEN RUNS WEST TO A MANHOLE AT THE SOUTHWEST CORNER OF LOT 561 TO SERVE THIS SUBDIVISION.

THE 8" LINE, 4' SERVICE LINE AND FIFTEEN (15) 48" SANITARY SEWER MANHOLES HAVE BEEN INSTALLED, AT A TOTAL COST OF \$249,133.05 OR \$2,264.84 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID THE CITY OF EDINBURG THE SUM OF \$ 10,070.00 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 \$259,203.05 WHICH EQUALS TO \$2,445.31 PER LOT.

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

LA SUBDIVISIÓN PUEBLO DE PALMAS PHASE 26 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.

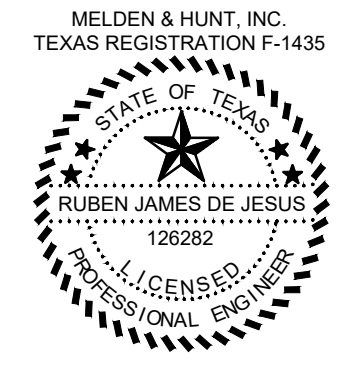
LA CIUDAD DE EDINBURG TIENE UNA LINEA DE SISTEMA SANITARIO EN EL LADO SUR DENTRO DEL DERECHO DE VILLA DE DESTINY AVENUE EN EL LADO OESTE DE CESAR CHAVEZ ROAD. EL SISTEMA DE LA SUBDIVISIÓN PUEBLO DE PALMAS PHASE 26 CONSISTE DE UN CONDUCTO SANITARIOS DE 8". ESTA LINEA SE CONECTA A LA LINEA EN EL LADO NORESTE DE LOTE 518 EN EL LADO SUR DE DESTINY AVENUE Y CORE AL OESTE A UNA ALCANTERILLA EN EL LADO NORESTE DE LOTE 484 LUEGO CORE AL SUR POR EL LADO OESTE DEL DERECHO DE VIA DE TAO STREET CONECTANDO CON UN ALCANTERILLA EN EL LADO SURESTE DE LOTE 489. OTRA LINEA SE CONECTA A UN ALCANTERILLA EN EL LADO NORESTE DE LOTE 519 EN EL LADO OESTE DEL DERECHO DE VIA DE ARCADIA STREET Y CORE AL SUR A UN ALCANTERILLA EN EL LADO SURESTE DE LOTE 524 Y CORE AL ESTE Y OESTE A UN ALCANTERILLA LOCALIZADA AL NORESTE DE LOTE 513 Y LADO SUR DE LOTE 525. OTRO CONDUCTO SE CONECTA A UN ALCANTERILLA EN EL LADO NORESTE DE LOTE 531 Y CORRE AL SUR EN EL LADO OESTE DEL DERECHO DE VILLA DE DEACON STREET A UN ALCANTERILLA LOCALIZADA AL SURESTE DE LOTE 536 LUEGO CORE AL OESTE A UN ALCANTERILLA LOCALIZADA AL SURESTE DE LOTE 537. OTRO CONDUCTO SE CONECTA A UN ALCANTERILLA EN EL LADO NORESTE DE LOTE 543 Y CORRE AL SUR EN EL LADO OESTE DEL DERECHO DE VILLA DE GENESIS STREET A UN ALCANTERILLA LOCALIZADA AL SURESTE DE LOTE 548 LUEGO CORE AL OESTE A UN ALCANTERILLA LOCALIZADA AL SURESTE DE LOTE 549. OTRO CONDUCTO SE CONECTA A UN ALCANTERILLA EN EL LADO NORESTE DE LOTE 555 Y CORRE AL SUR EN EL LADO OESTE DEL DERECHO DE VILLA DE INFINITY STREET A UN ALCANTERILLA LOCALIZADA AL SURESTE DE LOTE 560 LUEGO CORE AL OESTE A UN ALCANTERILLA LOCALIZADA AL SURESTE DE LOTE 561 PARA SERVIR ESTA SUBDIVISIÓN.

LAS LINEAS DE 8 PULGADAS, SERVICIO DE 4 PULGADAS Y QUENSE (15) ALCANTERILLAS HAN SIDO INSTALADAS, HA UN COSTO TOTAL DE \$249,133.05 O \$2,264.84 POR LOTE. EL DUEÑO DE LA SUBDIVISIÓN TAMBIÉN LE HA PAGADO A LA CIUDAD DE EDINBURG UN COSTO TOTAL DE \$ 10,070.00, 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 SUBDIVISION 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:

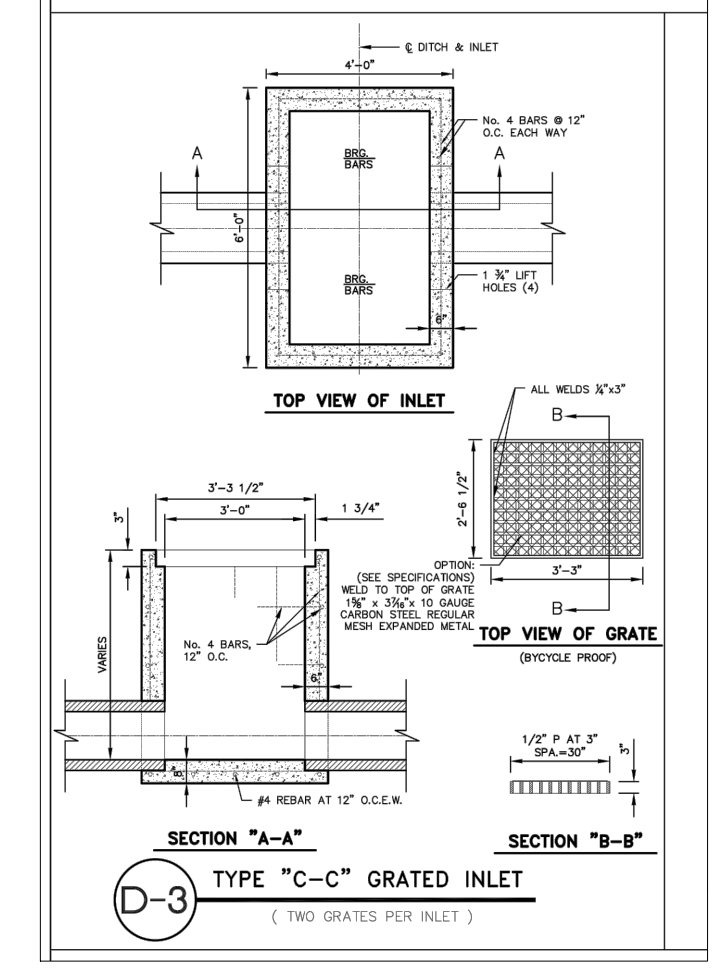
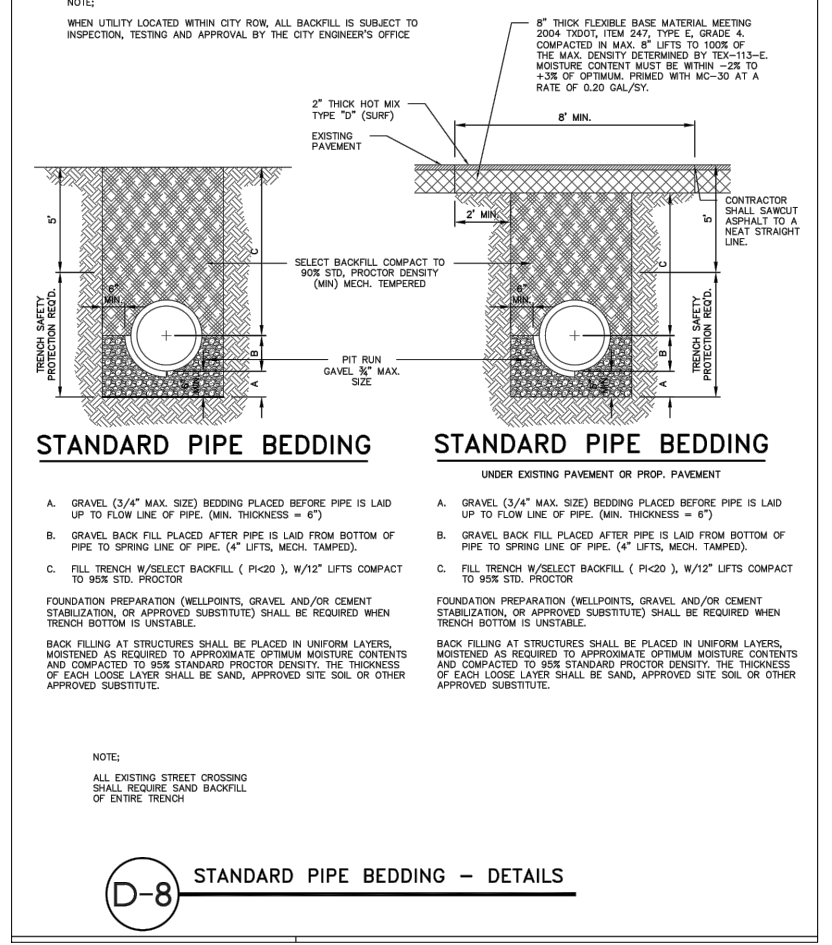
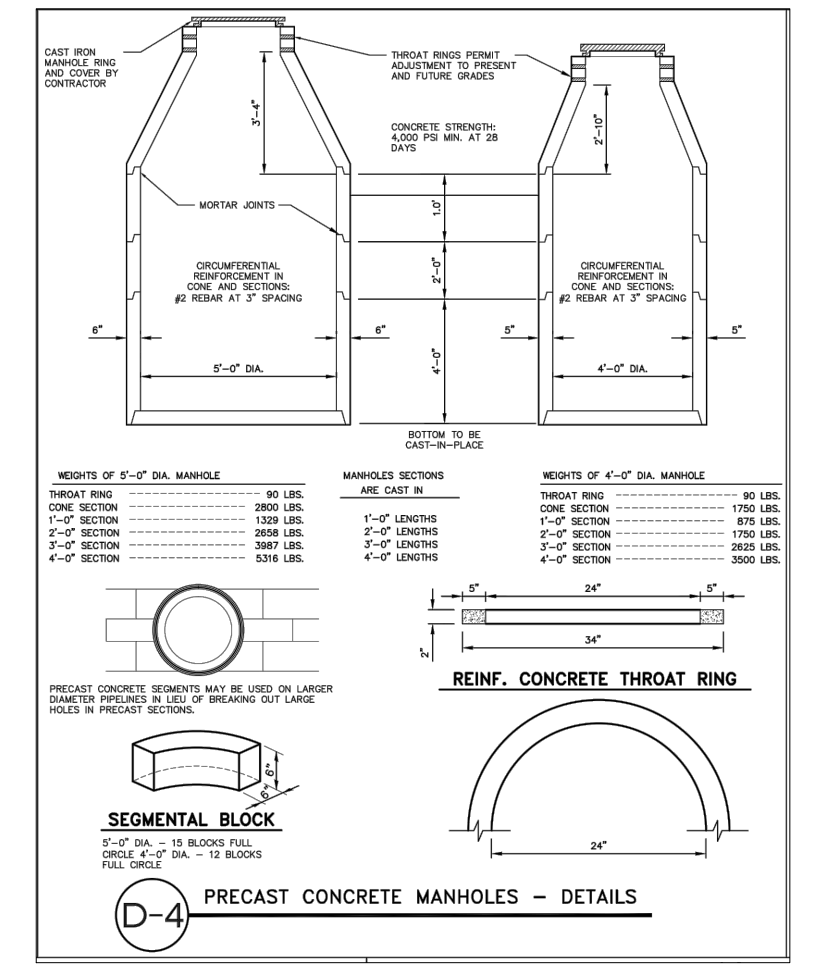
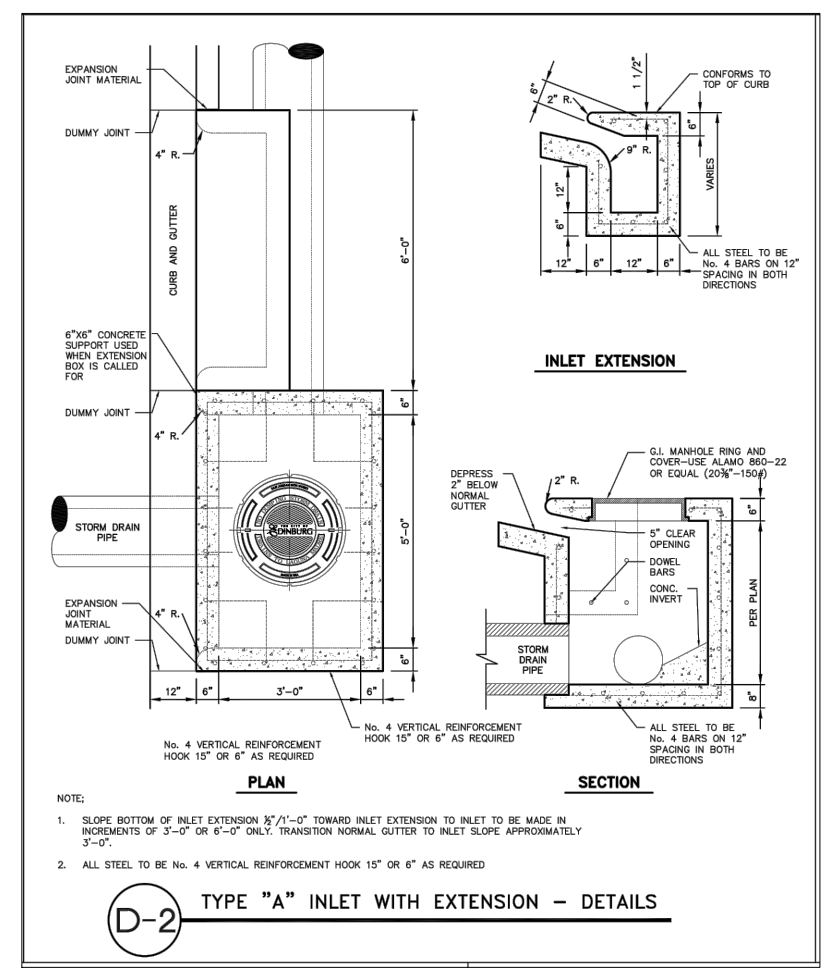
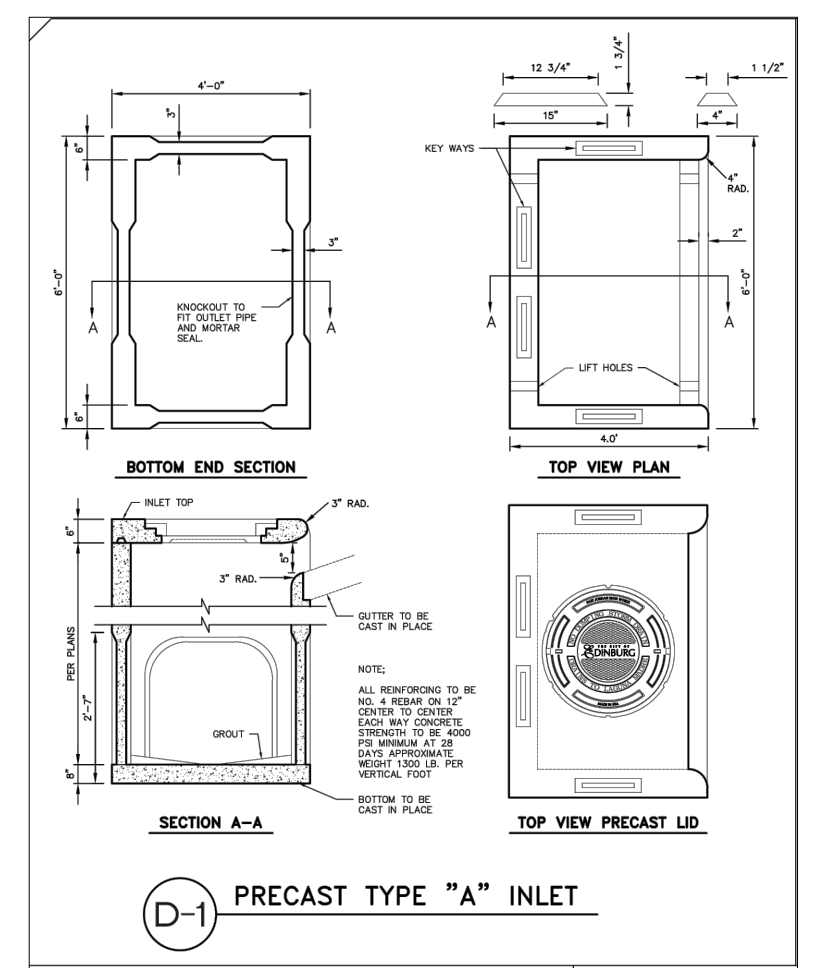
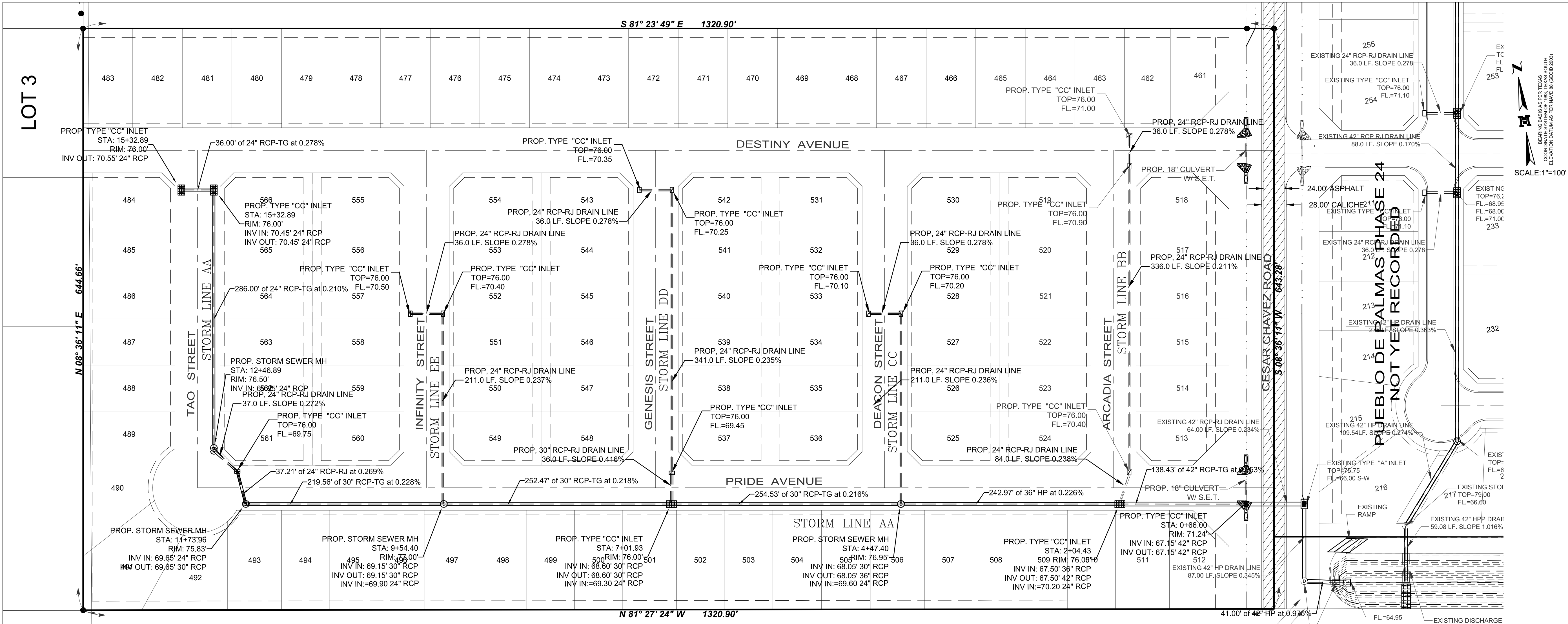
DRENAJE: SE ESTIMA QUE EL DRENAJE COSTARÁ UN COSTO TOTAL DE \$259,203.05 O \$2,445.31 POR LOTE.

ENGINEER'S SIGNATURE _____ DATE _____



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SUBDIVISION MAP OF
PUEBLO DE PALMAS PHASE 26
 BEING A RE-SUBDIVISION OF 19.527 ACRES
 CONSISTING OF 10.006 - ACRES OUT OF LOT 28,
 9.521 - ACRES OUT OF LOT 30, BLOCK 62
 AMENDED MAP OF SANTA CRUZ GARDENS UNIT No. 2
 VOLUME 8, PAGES 28-29, H.C.M.R.
 HIDALGO COUNTY, TEXAS

DRAINAGE STATEMENT
 PUEBLO DE PALMAS PHASE 26

PUEBLO DE PALMAS PHASE 26 BEING A SUBDIVISION OF 19.527 ACRES CONSISTING OF 10.006 ACRES OUT OF LOT 28 AND 9.521 ACRES OUT OF LOT 30, BLOCK 62 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 WEST SIDE OF CESAR CHAVEZ ROAD AND APPROXIMATELY 1,080.00 FEET SOUTH OF MILE 19 NORTH ROAD. THIS SUBDIVISION IS OUTSIDE OF THE CITY LIMITS OF THE CITY OF EDINBURG AND WITHIN THE 2 MILE ETJ. THE PROPERTY IS LOCATED IN ZONE "X" SHADED IN FEMA'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480334 0325 D, MAP REVISED JUNE 6, 2000 FURTHER REVISED TO REFLECT LOMR DATE MAY 17, 2001. ZONE "X" 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 CULTIVATED AND WILL BE USED FOR RESIDENTIAL. PHASE 26 WILL CONSIST OF 106 RESIDENTIAL LOT.

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

EXISTING RUNOFF IS BY SURFACE FLOW IN A SOUTHERLY DIRECTION AND HAS A RUNOFF OF 11.14 C.F.S. DURING THE 10-YEAR STORM FREQUENCY AS PER THE ATTACHED CALCULATIONS. PROPOSED RUNOFF AFTER DEVELOPMENT IS 47.15 C.F.S. DURING THE 50-YEAR STORM FREQUENCY, PER THE ATTACHED CALCULATION, WHICH IS AN INCREASE OF 36.01 C.F.S.

THE EXISTING DRAINAGE FOR PUEBLO DE PALMAS PHASE 26 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 24" TO 42" THAT FLOW SOUTH DRAINING INTO A HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 DRAINAGE DITCH RIGHT-OF-WAY ALONG THE SOUTH BOUNDARY LINE OF PUEBLO DE PALMAS PHASE 24 SUBDIVISION. THE H.C.D.D. NO. 1 DRAINAGE DITCH SHALL DRAIN INTO AN EXISTING DRAIN DITCH VIA A 42" STORM DRAINPIPE THEN FLOWING EAST ULTIMATELY DISCHARGES INTO THE NORTH MAIN DRAIN VIA A 60" STORM DRAINPIPE.

IN ACCORDANCE WITH THE CITY OF EDINBURG & HIDALGO COUNTY DRAINAGE POLICY, THE PEAK RATE OF RUNOFF IN THE SUBDIVISION WILL NOT BE INCREASED DURING THE 50-YEAR RAINFALL EVENT DUE TO THE IMPROVEMENTS IN THIS SUBDIVISION. THEREFORE, AS PER THE ATTACHED CALCULATION 787.61 CUBIC FEET OF DETENTION WILL BE PROVIDED WITH IN THE EXISTING H.C.D.D. NO. 1, AS SHOWN IN ATTACHED EXHIBIT "PROPOSED STORM & STREET IMPROVEMENTS, SHEET 3". THE EXISTING DITCH IS 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 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.

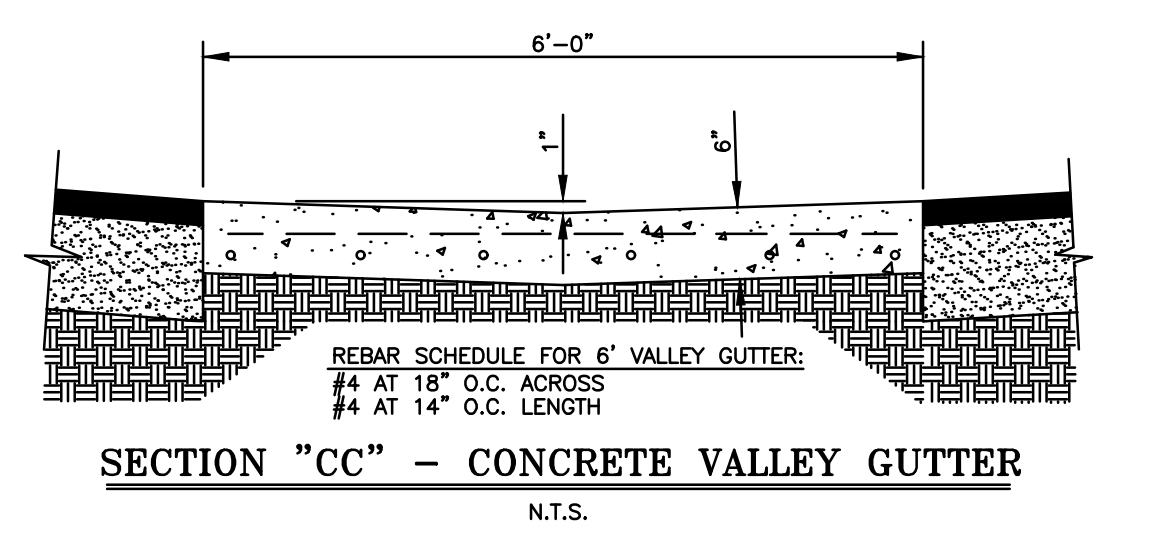
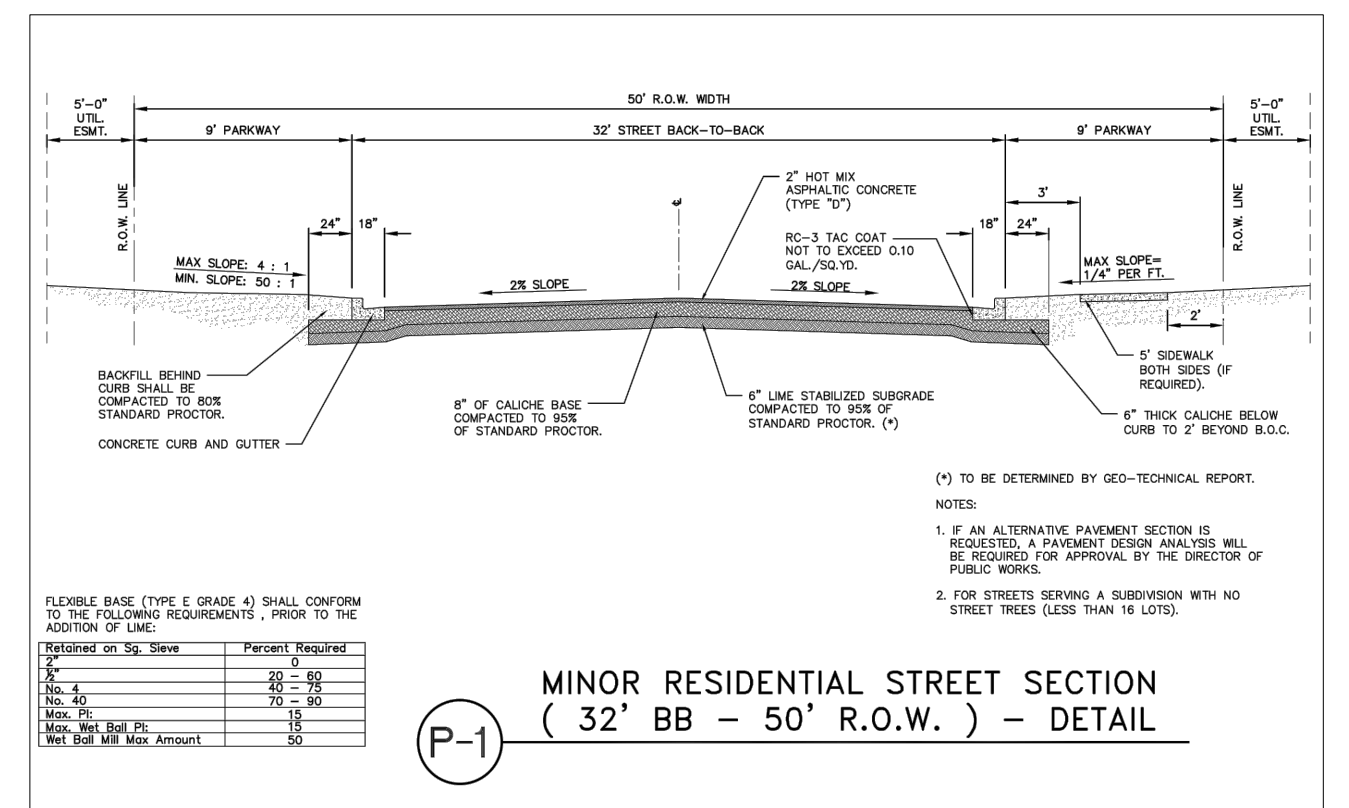
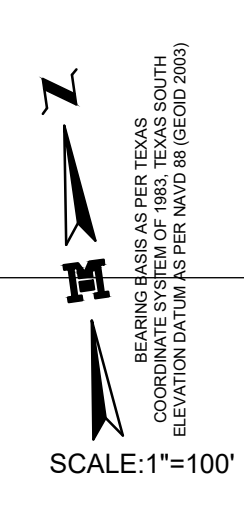
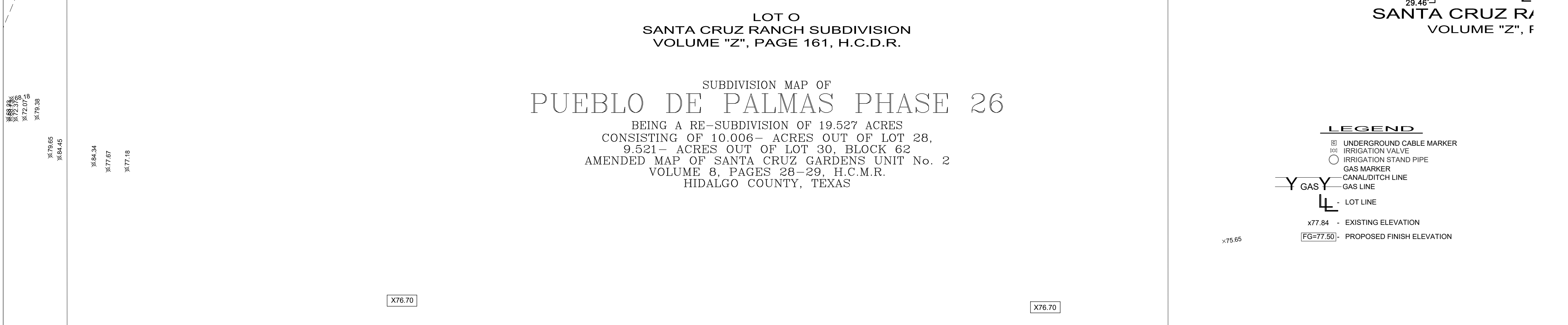
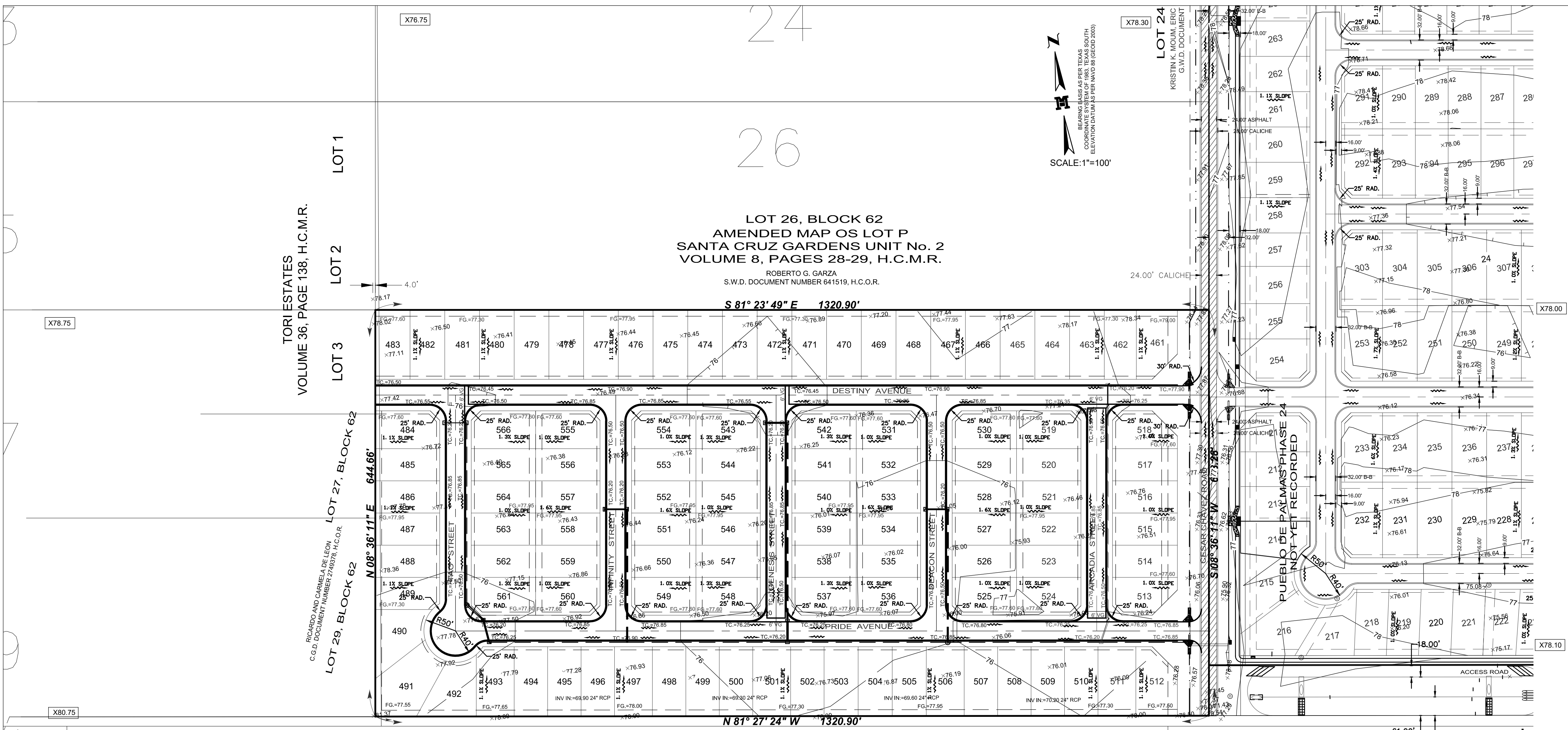
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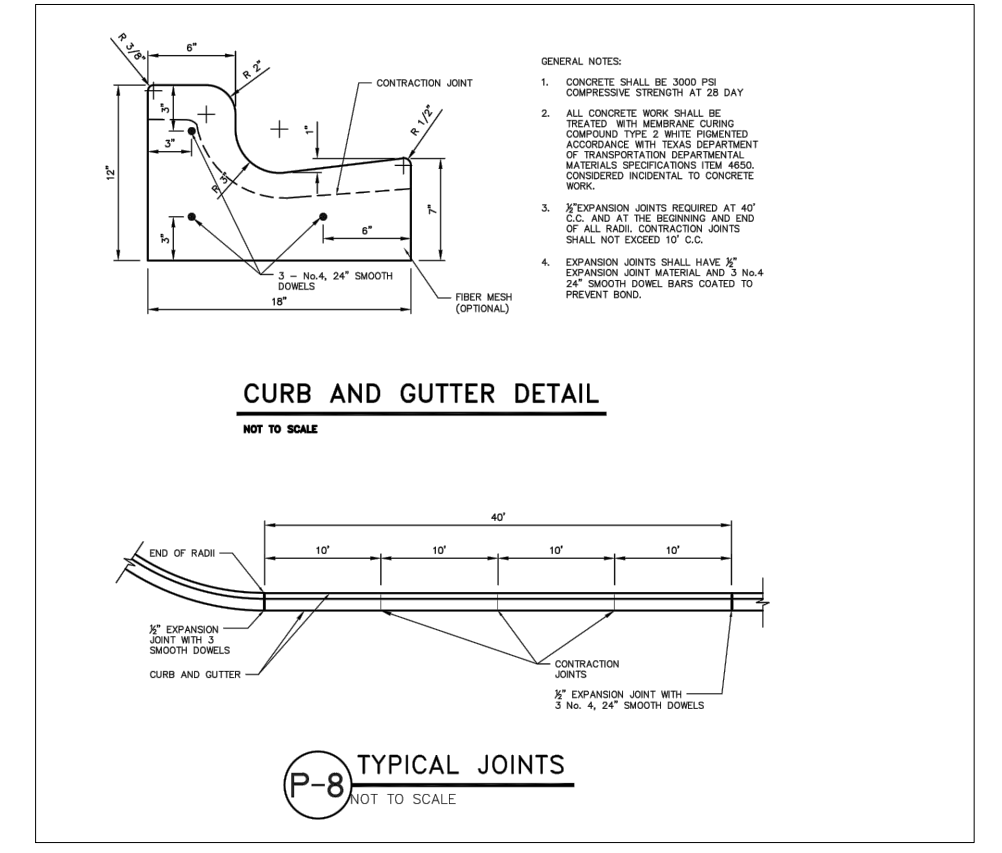
- LEGEND**
- FOUND NO. 4 REBAR
 - FOUND PIPE (SIZE AS NOTED)
 - FOUND CONCRETE MONUMENT
 - ③ SET NAIL
 - Ⓢ UNDERGROUND CABLE MARKER
 - Ⓢ IRRIGATION VALVE
 - IRRIGATION STAND PIPE
 - Ⓢ GAS MARKER
 - CANAL/DITCH LINE
 - GAS LINE
 - LOT LINE

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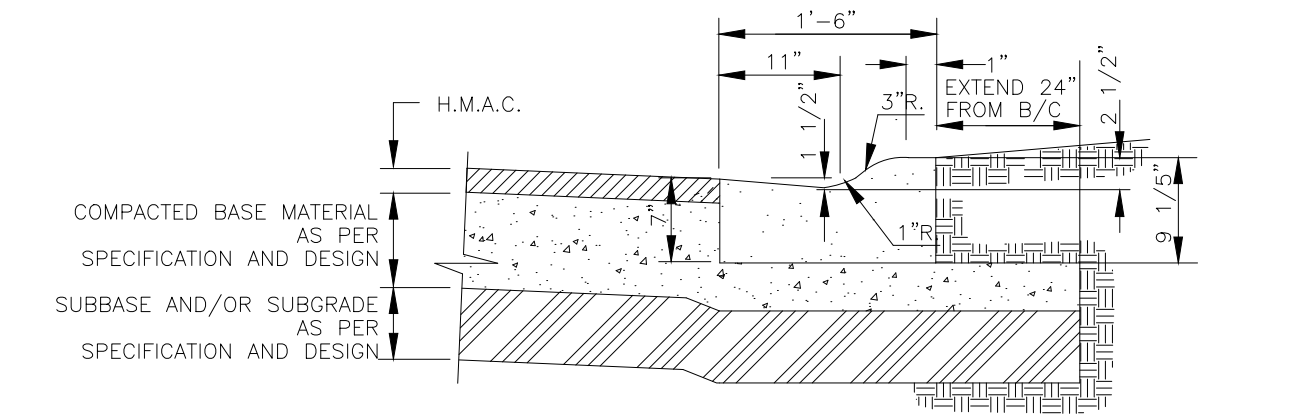
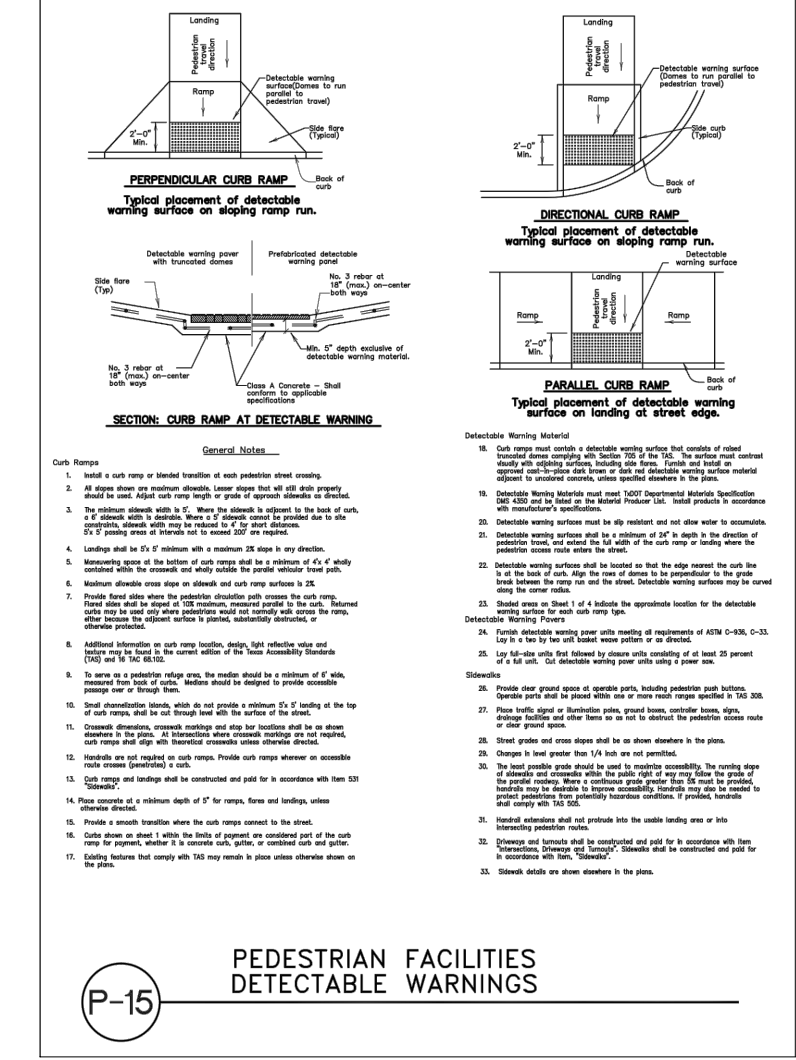
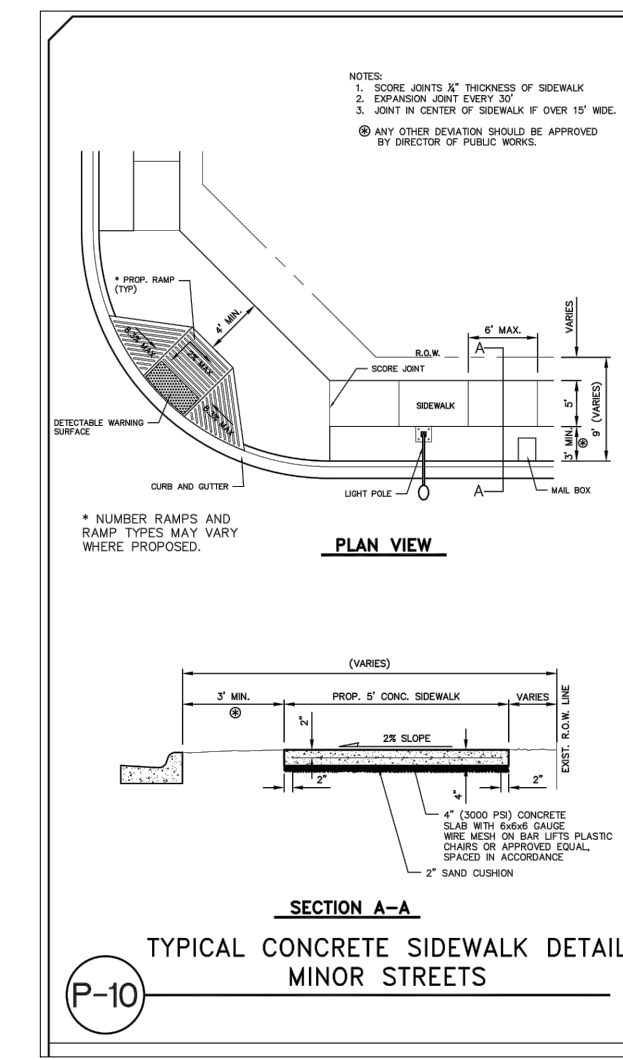
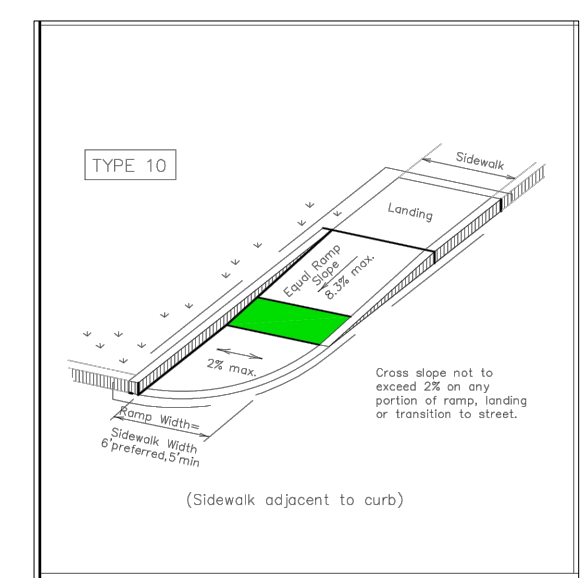
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- GENERAL NOTES:**
1. ALL CONCRETE WORK SHALL BE TREATED WITH MEMBRANE CURING COMPOUND TYPE 2 WHITE PIGMENTED IN ACCORDANCE w/ THE 1972 SPECIFICATIONS ITEM 531. CONSIDERED INCIDENTAL TO CONCRETE WORK.
 2. 1/2" EXPANSION JOINTS REQUIRED AT 70' c.c. 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



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