



HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM
Director of Planning

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

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 1-26-2021

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

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

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

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

NUMBER OF STREETLIGHTS: 31

FILLING STATIONS: 6

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

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

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 1-18-2018 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

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

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

H.C.R.O.W. FINAL APPROVAL DATE: 11-18-2020 BY, JOSE A. OCHOA, PCT. 4 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 11-18-2020 BY, ENVIRONMENTAL HEALTH DIVISION

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

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

H.C.E.O.C. FINAL APPROVAL DATE: 11-18-2020: 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.

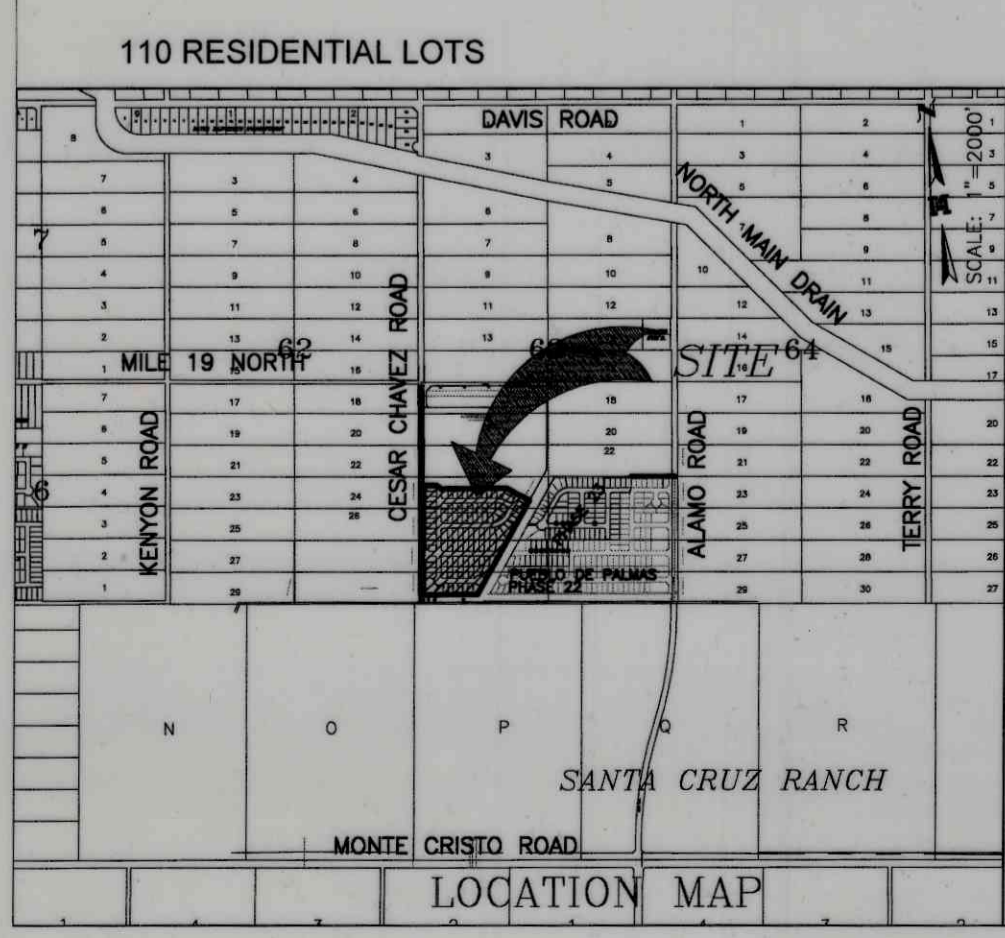
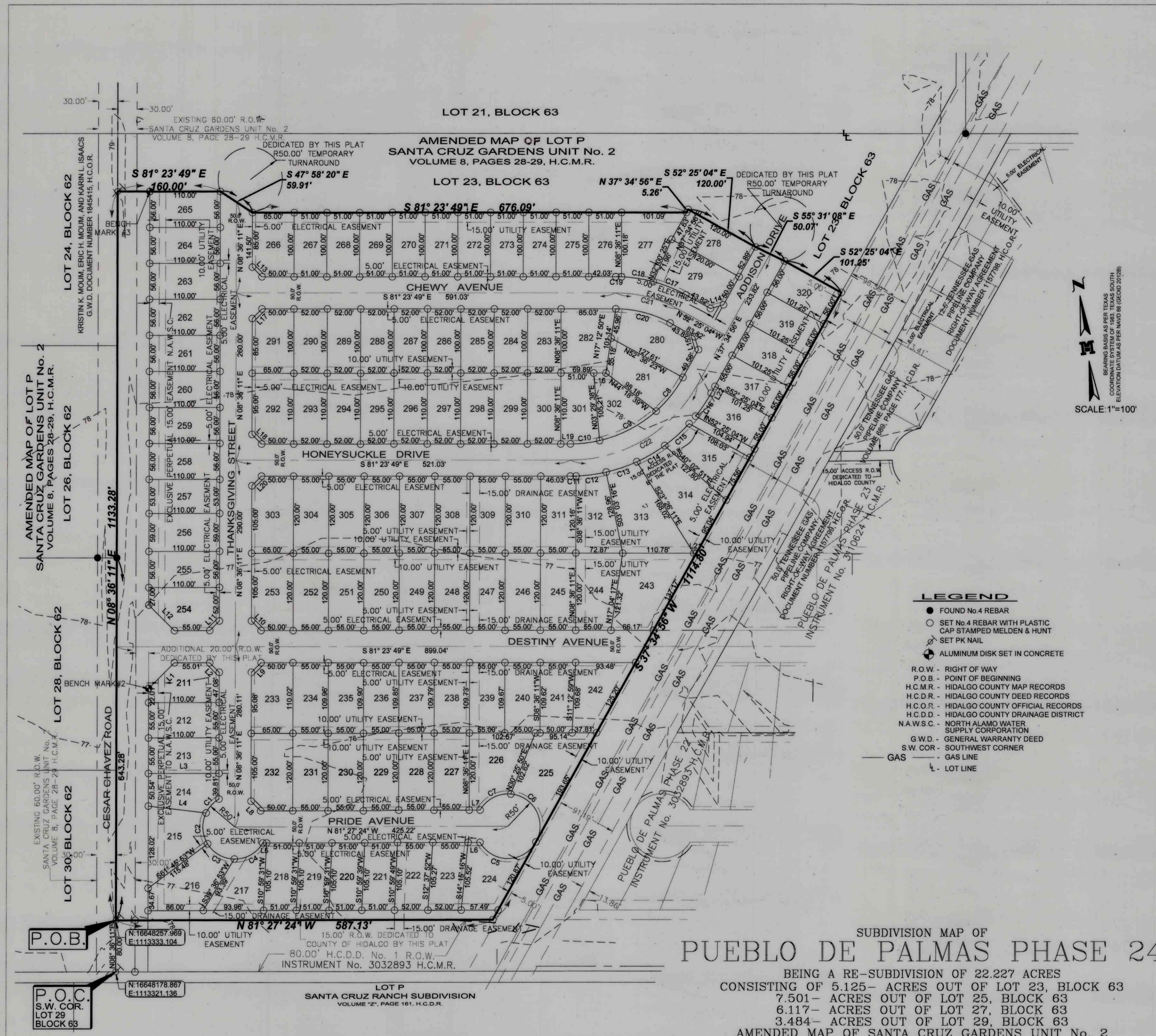
PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: DECEMBER 30, 2019

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.

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

PUEBLO DE PALMAS PHASE 24 IS LOCATED IN THE MID-CENTRAL PART OF HIDALGO COUNTY ALONG THE EAST SIDE OF CESAR CHAVEZ ROAD AND APPROXIMATELY 1080 FEET SOUTH OF THE INTERSECTION OF CESAR CHAVEZ ROAD & MILE 19 NORTH ROAD, THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 83,970). PUEBLO DE PALMAS PHASE 24 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.
 TEXAS REG. # 1436
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
POP 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

**SUBDIVISION MAP OF
 PUEBLO DE PALMAS PHASE 24**
 BEING A RE-SUBDIVISION OF 22.227 ACRES
 CONSISTING OF 5.125- ACRES OUT OF LOT 23, BLOCK 63
 7.501- ACRES OUT OF LOT 25, BLOCK 63
 6.117- ACRES OUT OF LOT 27, BLOCK 63
 3.484- ACRES OUT OF LOT 29, BLOCK 63
 AMENDED MAP OF SANTA CRUZ GARDENS UNIT No. 2
 VOLUME 8, PAGES 28-29, H.C.M.R.
 HIDALGO COUNTY, TEXAS

- INDEX TO SHEET OF PUEBLO DE PALMAS PHASE 24
- SHEET 1: HEADING; INDEX; LOCATION MAP AND 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.

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 22.227 ACRES SITUATED IN HIDALGO COUNTY, TEXAS, BEING PART OR PORTION OF LOTS 23, 25, 27, AND 29, BLOCK 63, AMENDED MAP OF SANTA CRUZ GARDENS UNIT No. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8, PAGES 28-29, HIDALGO COUNTY MAP RECORDS, SAID 22.227 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NAIL SET [N:16648178.867 E:1113331.136] AT THE SOUTHWEST CORNER OF SAID LOT 29, BLOCK 63, AND THE SOUTHWEST CORNER OF PUEBLO DE PALMAS PHASE 22 AS RECORDED IN INSTRUMENT NUMBER 3032893 H.C.M.R.;

- THENCE N 08° 36' 11" E ALONG THE WEST BOUNDARY LINE OF SAID LOTS 29, 27, 25 AND 23, AT A DISTANCE OF 643.28 FEET PASS A NO. 4 REBAR FOUND ON THE NORTHEAST CORNER OF LOT 28, BLOCK 62 OF SAID AMENDED MAP OF SANTA CRUZ GARDENS UNIT No. 2 CONTINUING A TOTAL DISTANCE OF 1,133.28 FEET TO NAIL SET ON THE WEST LINE OF LOT 23 FOR THE NORTHWEST CORNER OF THIS TRACT;
- THENCE, S 81° 23' 49" E AT A DISTANCE OF 30.00 FEET PASS A NO. 4 REBAR SET ON THE EAST RIGHT-OF-WAY LINE OF CESAR CHAVEZ ROAD, CONTINUING A TOTAL DISTANCE OF 160.00 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
- THENCE, S 47° 58' 20" E AT A DISTANCE OF 59.91 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, S 81° 23' 49" E AT A DISTANCE OF 676.09 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, N 37° 34' 56" E AT A DISTANCE OF 5.26 FEET TO THE A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
- THENCE, S 52° 25' 04" E AT A DISTANCE OF 120.00 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
- THENCE, S 55° 31' 08" E AT A DISTANCE OF 50.07 FEET TO A NO. 4 REBAR SET AN ANGLE POINT OF THIS TRACT;
- THENCE, S 52° 25' 04" E AT A DISTANCE OF 101.25 FEET TO A NO. 4 REBAR SET ON THE WEST BOUNDARY LINE OF PUEBLO DE PALMAS PHASE 22, FOR THE NORTHEAST CORNER OF THIS TRACT;
- THENCE, S 37° 34' 56" W ALONG THE BOUNDARY LINE OF SAID PUEBLO DE PALMAS PHASE 22 A DISTANCE OF 1,114.80 FEET TO A NO. 4 REBAR SET FOR THE SOUTHWEST CORNER OF THIS TRACT;
- THENCE, N 81° 27' 24" W AT A DISTANCE OF 557.13 FEET PASS A NO. 4 REBAR SET ON THE EAST RIGHT-OF-WAY LINE OF CESAR CHAVEZ ROAD, CONTINUING A TOTAL DISTANCE OF 587.13 FEET TO THE POINT OF BEGINNING AND CONTAINING 22.227 ACRES OF LAND, MORE OR LESS.

RIGHT OF WAY EASEMENT

KNOWN ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFEREES (HEREINAFTER CALLED "GRANTOR" WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, (HEREINAFTER CALLED "GRANTEE"), THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS AND ASSIGNS, AN 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 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 CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTEE BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN. THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANTEE COVENANTS THAT IT IS THE OWNER OF THE ABOVE-DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS, EXCEPT THE FOLLOWING:

THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF THE TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED THEREOF 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 13 DAY OF December 2020.

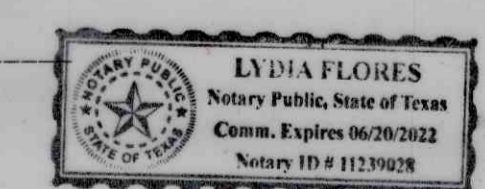
J. GARY FRISBY
 ATTORNEY-IN-FACT

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 13 DAY OF December 2020.

Lydia Flores
 NOTARY PUBLIC, STATE OF TEXAS
 MY COMMISSION EXPIRES:



STATE OF TEXAS
 COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, POP MILE 4, LTD., A TEXAS LIMITED PARTNERSHIP, AS OWNER OF THE 22.227 ACRES ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED PUEBLO DE PALMAS PHASE 24 HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS, PARK AND EASEMENTS SHOWN HEREIN. I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT:

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

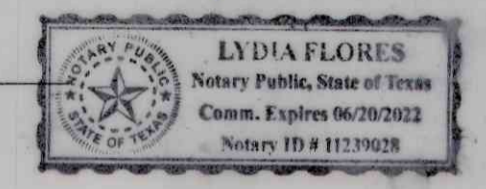
I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

9/5
 12/1/20
 J. GARY FRISBY
 ATTORNEY-IN-FACT
 DOC. NUMBER 2895864 H.C.O.R.
 P. D. 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, 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.

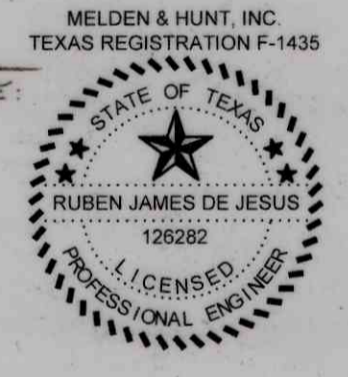
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 13 DAY OF December 2020
 Lydia Flores
 NOTARY PUBLIC, STATE OF TEXAS
 MY COMMISSION EXPIRES:



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.) 19160.00
 BY: CIRO



STATE OF TEXAS
 COUNTY OF HIDALGO

I, FRED L. KURTH A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PLAT AND DESCRIPTION OF THE PUEBLO DE PALMAS PHASE 24 WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND ON 8/20/19 BY ME OR UNDER MY SUPERVISION.

FRED L. KURTH, RPLS # 4750
 SURVEY JOB NO. 17776.08
 DATE: 12-7-20



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

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

BY: _____ DEPUTY

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

SUBDIVISION MAP OF PUEBLO DE PALMAS PHASE 24

BEING A RE-SUBDIVISION OF 22.227 ACRES
CONSISTING OF 5.125- ACRES OUT OF LOT 23, BLOCK 63
7.501- ACRES OUT OF LOT 25, BLOCK 63
6.117- ACRES OUT OF LOT 27, BLOCK 63
3.484- ACRES OUT OF LOT 29, BLOCK 63
AMENDED MAP OF SANTA CRUZ GARDENS UNIT No. 2
VOLUME 8, PAGES 28-29, H.C.M.R.
HIDALGO COUNTY, TEXAS

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

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

[Signature]
RAUL E. SEXTON, P.E., C.F.M.
GENERAL MANAGER

12-16-2020
DATE:

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

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

DATE: _____ CHAIRPERSON PLANNING & ZONING COMMISSION

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

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

HIDALGO COUNTY JUDGE
ATTEST: HIDALGO COUNTY CLERK

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

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

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

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.

[Signature] 12-16-2020
RUBEN JAMES DE JESUS, PE # 126282
DATE PREPARED: AUGUST 20, 2019
JOB NO. (ENG.) 19160.00
BY: CIRO



STATE OF TEXAS
COUNTY OF HIDALGO

I, FRED L. KURTH A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PLAT AND DESCRIPTION OF THE PUEBLO DE PALMAS PHASE 24 WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND ON 8/20/19 BY ME OR UNDER MY SUPERVISION.

[Signature] 12-7-20
FRED L. KURTH, RPLS # 4750

DATE:



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 THEN ONE FOOT OR WITH DRAINAGE AREAS LESS THEN ONE SQUARE MILE; AND AREAS PROTECTED BY LEVES 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)
-->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:1116065.26 ELEV.77.50.
-->B.M. NO. 2 MHI ALUMINUM DISK SET IN CONCRETE ALONG THE NORTHWEST CORNER OF LOT 211 OF THIS PLAT. N:16648261.55, E:1113438.68, ELEV. 76.75.
-->B.M. NO. 3 MHI ALUMINUM DISK SET IN CONCRETE ALONG THE NORTHWEST CORNER OF LOT 265 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 109,602 CUBIC FEET (2.516 ACRE-FEET) OF STORM WATER RUNOFF DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: DETENTION HAS BEEN ACCOMPLISHED WITH PUEBLO DE PALMAS PHASE 22 DEVELOPMENT. DETENTION WILL BE WITHIN THE WIDENING OF A SANTA CRUZ IRRIGATION DISTRICT DITCH ALONG THE SOUTH SIDE OF PUEBLO DE PALMAS PHASE 22 AND THIS SUBDIVISION.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISH GRADE FROM THE REAR OF THE LOT TO THE CURB AT A .25% 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.
- CROSS-HATCHED AREA IS A TEMPORARY 50.00 FOOT EASEMENT FOR ACCESS UNTIL STREET IS EXTENDED (NORTH) IN A RECORDED PLAT. SAID TEMPORARY 50.00 FOOT EASEMENT SHALL BE AUTOMATICALLY ABANDONED UPON THE CONSTRUCTION OF A DEDICATED STREET TO THE (NORTH).
- NO DRIVE WAY ACCESS ONTO CESAR CHAVEZ ROAD WILL BE ALLOWED FOR LOTS 211 THROUGH 216 AND 254 THROUGH 265.
- AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO THE COUNTY PROCESSING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METERS.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPPP) REQUIREMENTS.
- LOT OWNERS SHALL INSTALL A REQUIRED 5' SIDEWALK 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.

Lot#	SQ. FT.	Area
211	5908.39	0.136
212	6049.79	0.139
213	6050.01	0.139
214	6004.74	0.138
215	7860.25	0.180
216	8108.00	0.186
217	6175.95	0.142
218	5355.20	0.123
219	5355.01	0.123
220	5354.77	0.123
221	5354.74	0.123
222	5617.25	0.129
223	5617.56	0.129
224	7005.34	0.161
225	9998.94	0.230
226	8685.49	0.199
227	6600.00	0.152
228	6600.00	0.152
229	6600.00	0.152

Lot#	SQ. FT.	Area
230	6600.00	0.152
231	6600.00	0.152
232	7687.50	0.176
233	7040.82	0.162
234	6049.37	0.139
235	6046.21	0.139
236	6043.06	0.139
237	6039.91	0.139
238	6036.75	0.139
239	6033.60	0.139
240	6030.47	0.139
241	5753.17	0.132
242	7190.57	0.165
243	10855.73	0.249
244	7671.98	0.176
245	6600.00	0.152
246	6600.00	0.152
247	6600.00	0.152
248	6600.00	0.152

Lot#	SQ. FT.	Area
249	6600.00	0.152
250	6600.00	0.152
251	6600.00	0.152
252	6600.00	0.152
253	7687.50	0.176
254	6457.50	0.148
255	6160.00	0.141
256	6490.00	0.149
257	5830.00	0.134
258	6160.00	0.141
259	6160.00	0.141
260	6160.00	0.141
261	6160.00	0.141
262	6160.00	0.141
263	6160.00	0.141
264	6160.00	0.141
265	6160.00	0.141
266	6387.50	0.147
267	5100.00	0.117

Lot#	SQ. FT.	Area
268	5100.00	0.117
269	5100.00	0.117
270	5100.00	0.117
271	5100.00	0.117
272	5100.00	0.117
273	5100.00	0.117
274	5100.00	0.117
275	5100.00	0.117
276	5100.53	0.117
277	7707.15	0.177
278	6346.92	0.146
279	7602.36	0.175
280	8246.98	0.189
281	6715.57	0.154
282	7745.23	0.178
283	5200.00	0.119
284	5200.00	0.119
285	5200.00	0.119
286	5200.00	0.119

Lot#	SQ. FT.	Area
287	5200.00	0.119
288	5200.00	0.119
289	5200.00	0.119
290	5200.00	0.119
291	6387.50	0.147
292	7037.50	0.162
293	5720.00	0.131
294	5720.00	0.131
295	5720.00	0.131
296	5720.00	0.131
297	5720.00	0.131
298	5720.00	0.131
299	5720.00	0.131
300	5720.00	0.131
301	6071.42	0.139
302	5786.97	0.133
303	7687.50	0.176
304	6600.00	0.152
305	6600.00	0.152

Lot#	SQ. FT.	Area
306	6600.00	0.152
307	6600.00	0.152
308	6600.00	0.152
309	6600.00	0.152
310	6600.00	0.152
311	6600.48	0.152
312	7378.67	0.169
313	11069.18	0.254
314	10421.85	0.239
315	7274.54	0.167
316	5621.18	0.129
317	5668.59	0.128
318	5669.84	0.130
319	5669.84	0.130
320	5669.84	0.130

Line #	Length	Direction
L1	56.56'	S53° 35' 49"W
L2	21.16'	S36° 32' 59"E
L3	110.00'	N81° 23' 49"W
L4	90.62'	N74° 31' 11"W
L5	6.00'	S81° 27' 24"E
L6	18.61'	S81° 27' 24"E
L7	16.95'	N81° 27' 24"W
L8	21.20'	N36° 25' 37"W
L9	21.21'	N53° 36' 11"E
L10	21.21'	N36° 23' 49"W
L11	21.21'	S53° 36' 11"W
L12	56.57'	S36° 23' 49"E
L13	21.21'	N36° 23' 49"W
L14	21.21'	S82° 34' 56"W
L15	21.21'	S07° 25' 04"E
L16	18.89'	S81° 23' 49"E
L17	21.21'	S53° 36' 11"W
L18	21.21'	N36° 23' 49"W
L19	15.03'	N81° 23' 49"W
L20	21.21'	N53° 36' 11"E
L21	3.98'	S81° 23' 49"E
L22	12.52'	N37° 34' 56"E

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	29.89'	50.00'	34° 14' 47"	S51° 28' 48"W	29.44'	15.40'
C2	50.07'	50.00'	57° 22' 15"	S5° 40' 17"W	48.00'	27.36'
C3	50.07'	50.00'	57° 22' 15"	S51° 41' 58"E	48.00'	27.36'
C4	53.32'	50.00'	61° 05' 58"	N69° 03' 56"E	50.83'	29.51'
C5	105.62'	50.00'	121° 01' 42"	S81° 53' 59"E	87.05'	88.43'
C6	99.56'	50.00'	114° 05' 14"	N19° 27' 46"W	83.91'	77.12'
C7	56.64'	50.00'	64° 54' 24"	S71° 02' 25"W	53.66'	31.80'
C8	67.18'	200.00'	19° 14' 40"	S47° 13' 39"W	66.86'	33.91'
C9	100.01'	200.00'	28° 38' 59"	S71° 10' 29"W	98.97'	51.07'
C10	45.74'	200.00'	13° 06' 13"	N87° 56' 55"W	45.64'	22.97'
C11	8.97'	250.00'	2° 03' 25"	S82° 25' 31"E	8.97'	4.49'
C12	47.28'	250.00'	10° 50' 08"	S88° 52' 18"E	47.21'	23.71'
C13	50.44'	250.00'	11° 33' 39"	N79° 55' 49"E	50.36'	25.31'
C14	50.08'	250.00'	11° 28' 42"	N68° 24' 38"E	50.00'	25.13'
C15	51.12'	250.00'	11° 42' 57"	N56° 48' 49"E	51.03'	25.65'
C16	43.04'	250.00'	9° 51' 47"	N42° 30' 50"E	42.98'	21.57'
C17	54.73'	225.00'	13° 56' 12"	N59° 23' 10"W	54.59'	27.50'
C18	50.10'	225.00'	12° 45' 31"	N72° 44' 02"W	50.00'	25.16'
C19	8.97'	225.00'	2° 17' 01"	N80° 15' 18"W	8.97'	4.48'
C20	88.51'	175.00'	28° 58' 45"	S66° 54' 26"E	87.57'	45.22'
C21	101.16'	200.00'	28° 58' 45"	N68° 54' 26"W	100.08'	51.68'
C22	239.63'	225.00'	61° 01' 15"	N68° 05' 34"E	228.46'	132.59'

WASTEWATER SUPPLY, DESCRIPTION, COST, AND OPERABILITY DATE:

PUEBLO DE PALMAS PHASE 24 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. THE WASTEWATER SYSTEM FOR PUEBLO DE PALMAS PHASE 24 SUBDIVISION CONSISTS OF 8" SEWER LINES. AN 8" SEWER LINE CONNECTS TO THE PREVIOUSLY MENTIONED SEWER LINE ALONG THE SOUTH RIGHT-OF-WAY OF DESTINY AVENUE AND RUNS WEST APPROXIMATELY 840.0 FEET ENDING WITH AN 8" CAP. AN OTHER 8" SEWER LINE CONNECTS TO THE PREVIOUSLY MENTIONED SEWER LINE ALONG THE SOUTH RIGHT-OF-WAY OF DESTINY AVENUE AT THE NORTHWEST CORNER OF LOT 242 THEN RUNS NORTH ALONG THE WEST SIDE OF LOTS 244 AND 312 TO A MANHOLE AT THE NORTHWEST CORNER OF LOT 312 THEN RUNS EAST ALONG THE SOUTH RIGHT-OF-WAY OF HONEYSUCKLE AVENUE & ADDISON DRIVE ENDING WITH AN 8" CAP AT THE NORTHWEST CORNER OF LOT 320. AN 8" SEWER LINE CONNECTS TO THE PREVIOUSLY MENTIONED MANHOLE RUNNING WEST ALONG THE SOUTH SIDE OF HONEYSUCKLE AVENUE ENDING WITH A MANHOLE AT THE NORTHEAST CORNER OF LOT 304. AN OTHER 8" SEWER LINE CONNECTS TO A MANHOLE AT THE NORTHWEST CORNER OF LOT 318 THEN RUNS WEST ALONG THE NORTH RIGHT-OF-WAY OF CHEWY AVENUE ENDING WITH A MANHOLE AT THE SOUTHWEST CORNER OF LOT 268. ANOTHER 8" SEWER LINE CONNECTS TO THE PREVIOUSLY MENTIONED 8" SEWER LINE ALONG THE NORTHEAST CORNER OF LOT 221 THEN RUNS SOUTH ALONG THE WEST RIGHT-OF-WAY OF THANKSGIVING STREET THEN RUNS EAST ALONG THE SOUTH RIGHT-OF-WAY OF PRIDE AVENUE ENDING WITH A MANHOLE AT THE NORTHWEST CORNER OF LOT 224. ANOTHER 8" SEWER LINE CONNECTS TO THE PREVIOUSLY MENTIONED 8" SEWER LINE ALONG AT THE NORTHEAST CORNER OF LOT 211 THEN RUNS NORTH ALONG THE WEST RIGHT-OF-WAY OF THANKSGIVING STREET ENDING WITH AN 8" CAP AT THE NORTHEAST CORNER OF LOT 265 TO SERVE THIS SUBDIVISION.

THE 8" LINE, 4' SERVICE LINE AND TEN (11) 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 \$14,850.00 WHICH COVERS THE \$135.00 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 \$263,983.05 WHICH EQUALS TO \$2,399.85 PER LOT.

ENGINEER'S SIGNATURE: *[Signature]* DATE: 12-1-20



DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION

LA SUBDIVISION PUEBLO DE PALMAS PHASE 24 RECIBIRA SU PROVISION DE DRENAJE SANITARIO DE LA CIUDAD DE EDINBURG. EL DUEÑO DE LA SUBDIVISION Y CIUDAD DE EDINBURG HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE DRENAJE SANITARIO POR LOS PROXIMOS 30 AÑOS. CIUDAD DE EDINBURG HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE DRENAJE SANITARIO ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

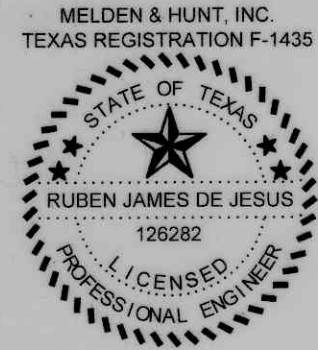
LA CIUDAD DE EDINBURG TIENE UN LINEAS DE SISTEMA SANITARIO EN EL LADO SUR DENTRO DEL DERECHO DE VILLA DE DESTINY AVENUE. EL SISTEMA DE LA SUBDIVISION PUEBLO DE PALMAS PHASE 24 CONSISTE DE UN CONDUCTO SANITARIOS DE 8". UNA LINEA SE CONECTA A LA LINEA EN EL LADO SUR DE DESTINY AVENUE Y CORE AL OESTE 840.00 PIES TERMINANDO CON UN TAPON DE 8". OTRA LINEA SE CONECTA A UN ALCANTARILLA EN EL LADO NOROESTE DE LOTE 242 EN EL LADO SUR DEL DERECHO DE VIA DE DESTINY AVENUE Y CORE AL NORTE EN EL LADO OESTE DE LOTE 244 Y 312 A UN ALCANTARILLA LOCALIZADA AL NOROESTE DE LOTE 312 Y SEGE CORRE AL ESTE EN EL LADO SUR DE DERECHO DE VILLA DE HONEYSUCKLE AVENUE & MADISON DRIVE TERMINANDO EN EL LADO NOROESTE DE LOTE 320. OTRO CONDUCTO SE CONECTA A UN ALCANTARILLA EN EL LADO NOROESTE DE LOTE 312 Y CORRE AL OESTE EN EL LADO SUR DEL DERECHO DE VILLA DE HONEYSUCKLE AVENUE TERMINANDO CON UN ALCANTARILLA LOCALIZADA AL NROESTE DE LOTE 304. OTRO LINEA SE CONECTA A ALCANTARILLA EN EL LADO NOROESTE DE LOTE 318 EN EL LADO ESTE DE HONEYSUCKLE AVENUE Y CORE AL OESTE EN EL LADO NORTE DEL DERECHO DE VILLA DE CHEWY AVENUE TERMINADO CON UN ALCANTARILLA LOCALIZADA AL SURESTE DE LOTE 276. OTRO CONDUCTO DE 8" SE CONECTA A UN ALCANTARILLA LOCALIZADA AL SURESTE DE LOTE 216 Y CORE AL ESTE DEL DERECHO DE VILLA DE PRIDE AVENUE TERMINANDO CON UN ALCANTARILLA LOCALIZADA AL NOROESTE DE LOTE 224. OTRO CONDUCTO SANITARIO DE 8" SE CONECTA CON LA LINEA PREVIAMENTE MENSIONADA EN EL LADO NOROESTE DE LOTE 211 Y CORE AL NORTE EN EL LADO OESTE DEL DERECHO DE VILLA DE THANKSGIVING STREET TERMINANDO CON UN TAPON DE 8" LOCALIZADA AL NROESTE DE LOTE 265 PARA SERVIR ESTA SUBDIVISION.

LAS LINEAS DE 8 PULGADAS, SERVICIO DE 4 PULGADAS Y DIES (11) ALCANTARILLAS HAN SIDO INSTALADAS, HA UN COSTO TOTAL DE \$249,133.05 O \$2,264.84 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA CIUDAD DE EDINBURG UN COSTO TOTAL DE \$14,850.00, O \$135.00 POR LOTE. EL SISTEMA DE DRENAJE SANITARIO 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 GOBIERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO 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 \$263,983.05 O \$2,399.85 POR LOTE.

ENGINEER'S SIGNATURE: *[Signature]* DATE: 12-1-20



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, PDP AT MILE 4, LTD., SUBDIVIDER OF PUEBLO DE PALMAS PHASE 24 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, ATTORNEY IN FACT, DATE: 12-1-20

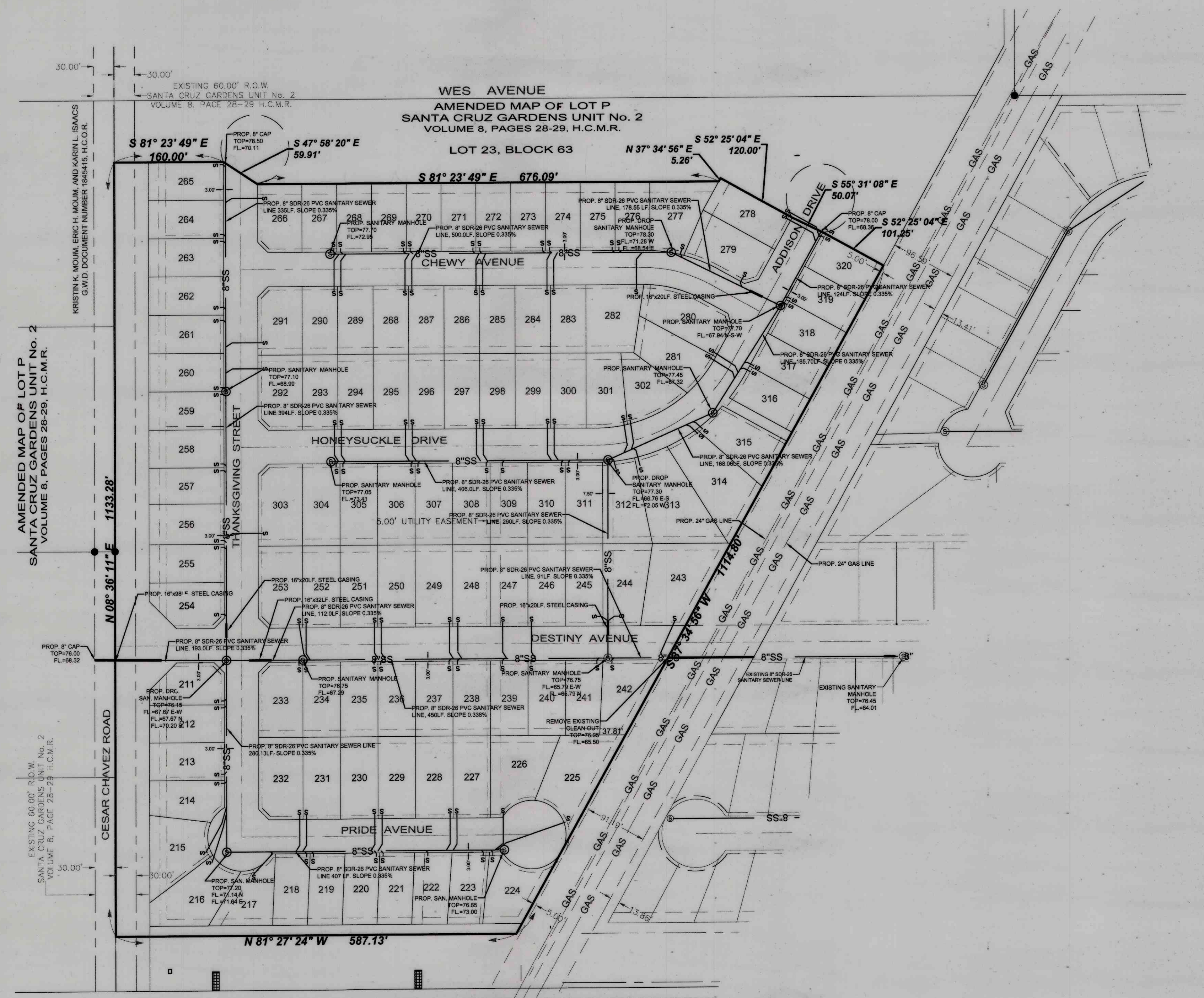
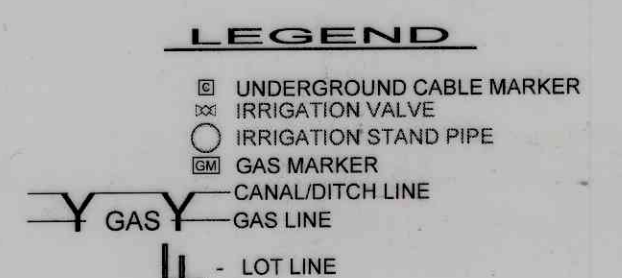
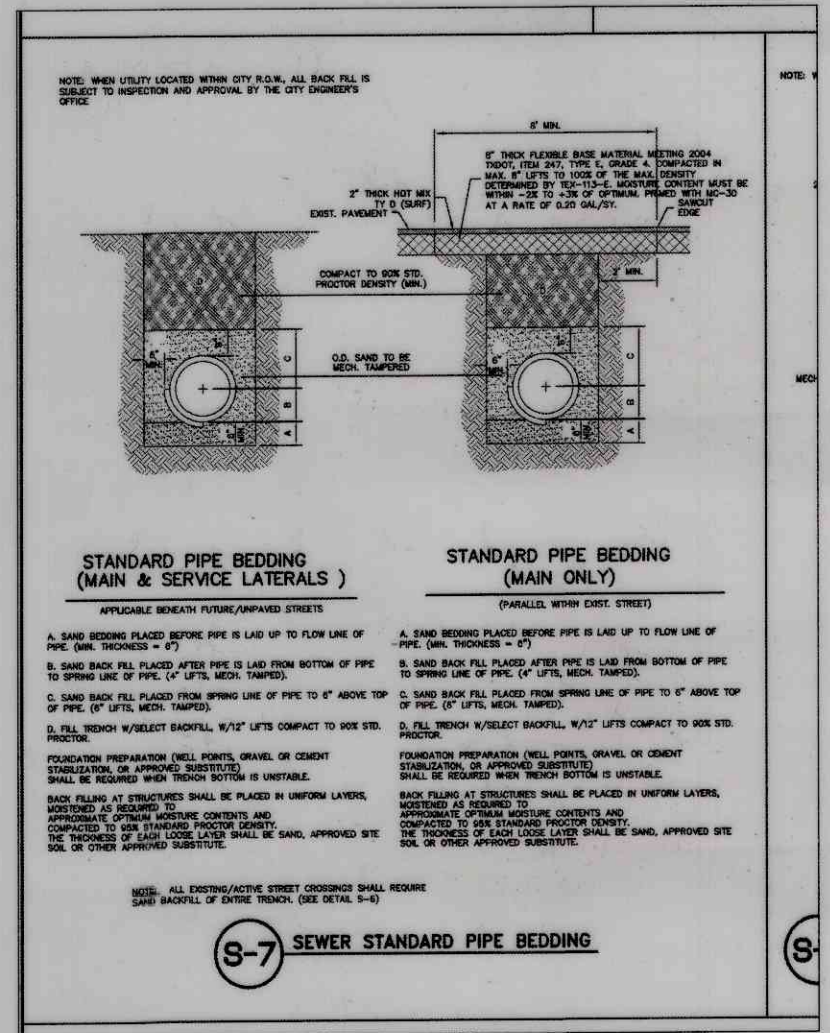
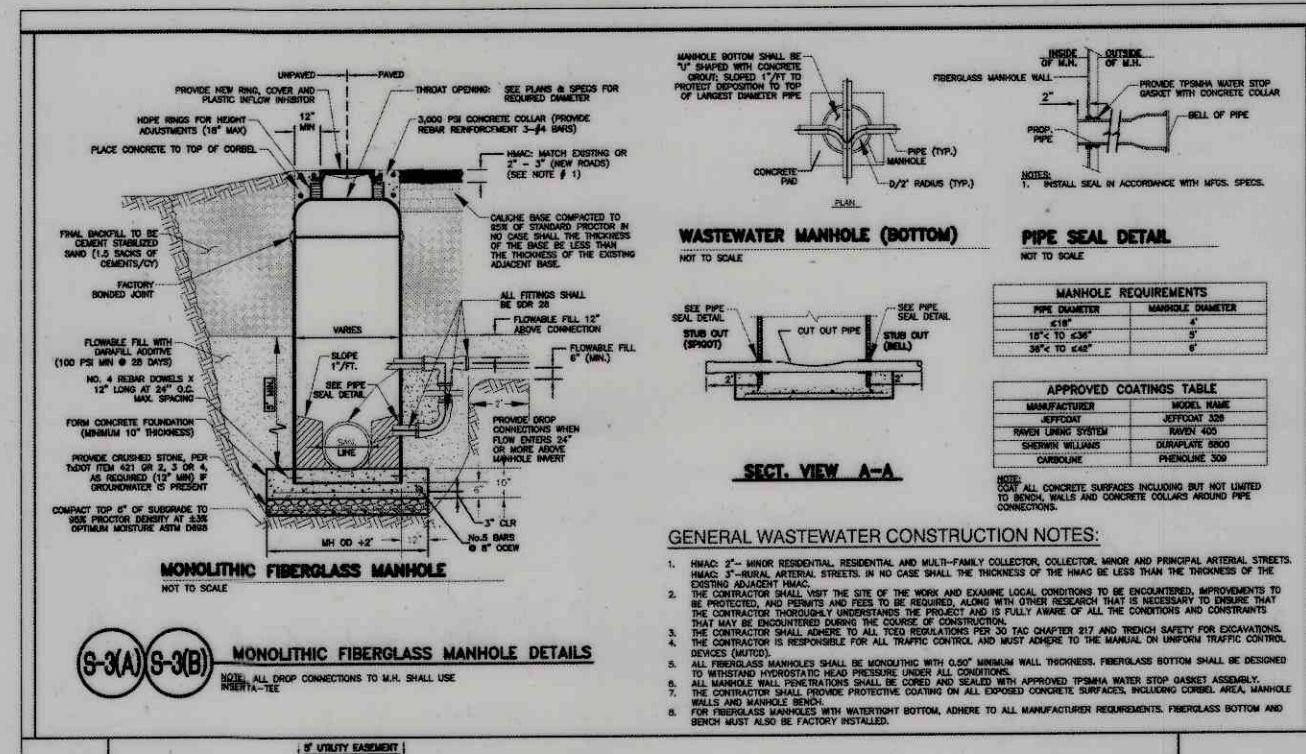
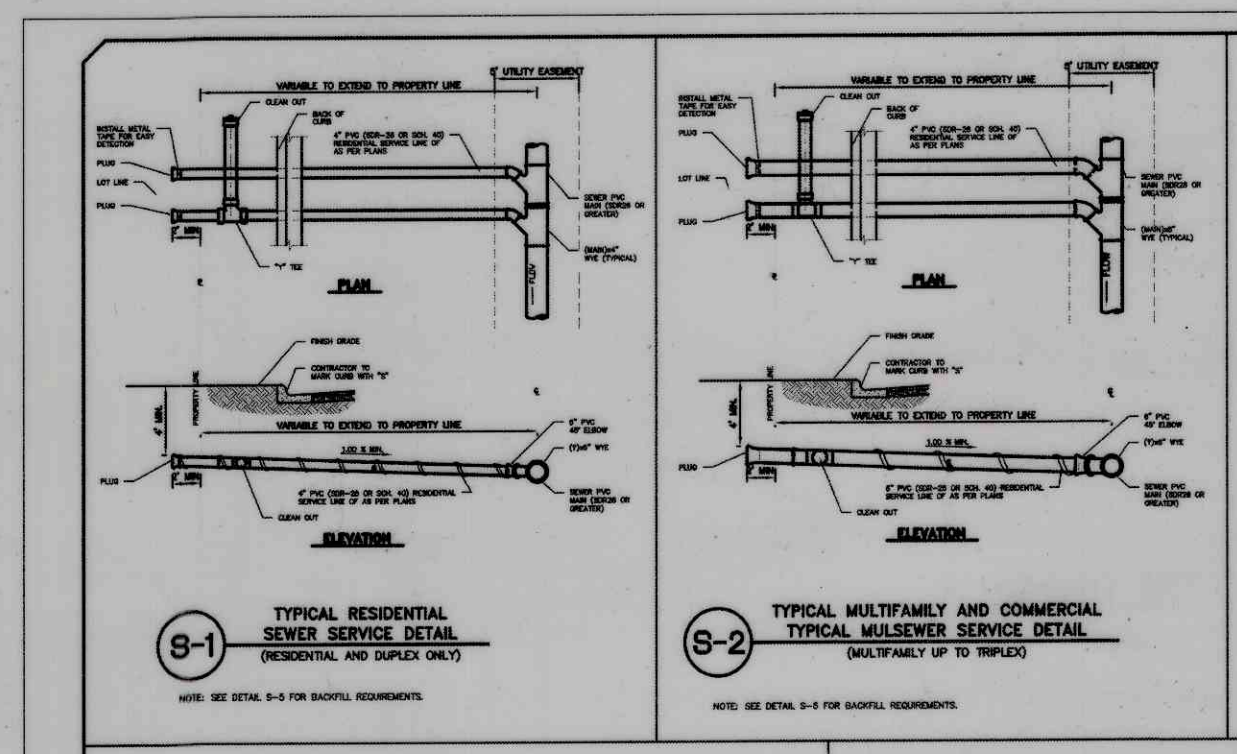
STATE OF TEXAS, COUNTY OF HIDALGO.

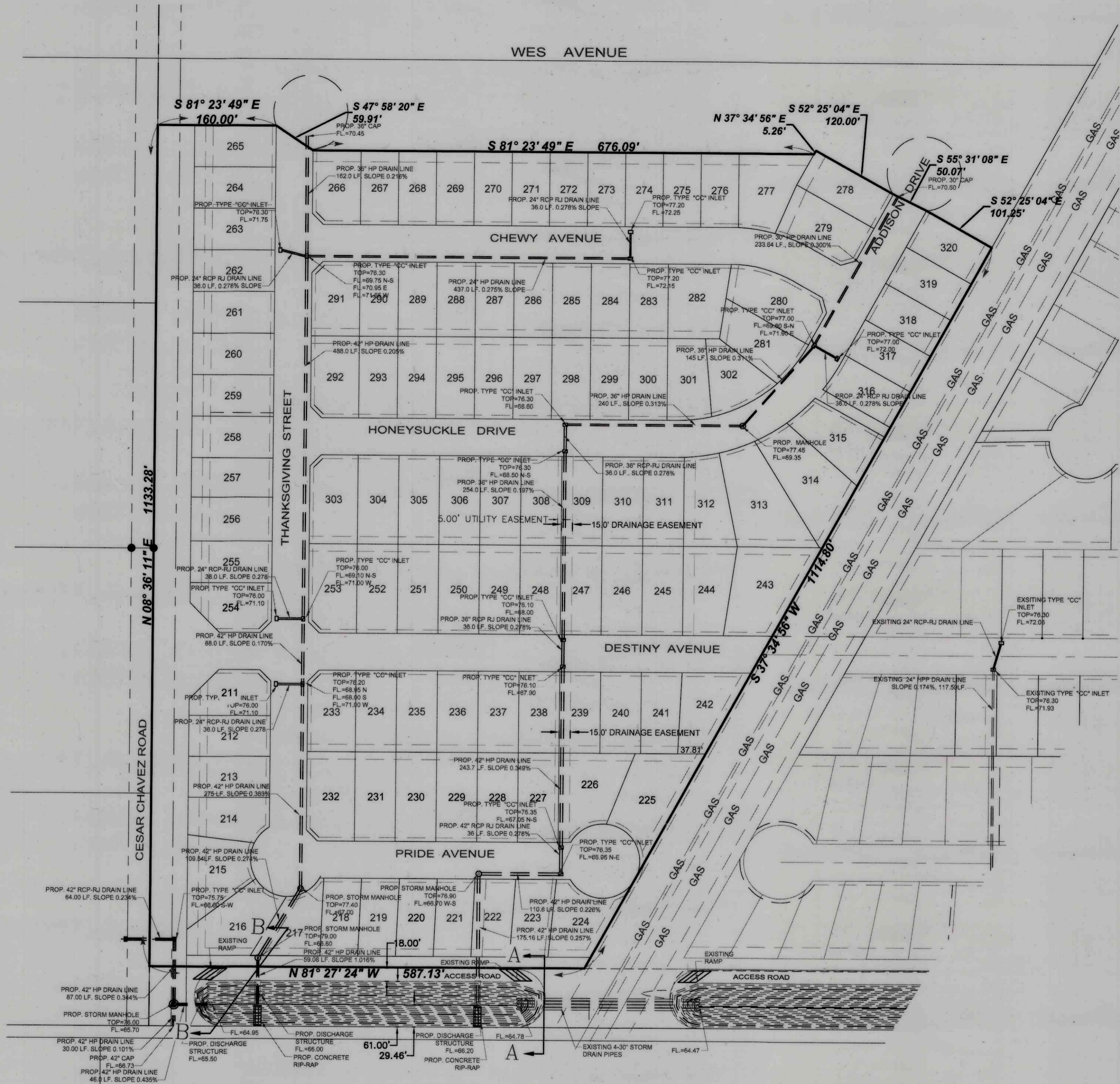
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED J. GARY FRISBY, KNOWN TO ME THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO BE THAT HE EXECUTED THE SAME FOR PURPOSED AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 1st DAY OF December 20, 2012.

Notary Public, Lydia Flores, My Commission Expires 06/26/2012.

SUBDIVISION MAP OF PUEBLO DE PALMAS PHASE 24

BEING A RE-SUBDIVISION OF 22.227 ACRES
 CONSISTING OF 5.125- ACRES OUT OF LOT 23, BLOCK 63
 7.501- ACRES OUT OF LOT 25, BLOCK 63
 6.117- ACRES OUT OF LOT 27, BLOCK 63
 3.484- ACRES OUT OF LOT 29, BLOCK 63
 AMENDED MAP OF SANTA CRUZ GARDENS UNIT No. 2
 VOLUME 8, PAGES 28-29, H.C.M.R.
 HIDALGO COUNTY, TEXAS





**SUBDIVISION MAP OF
PUEBLO DE PALMAS PHASE 24**
BEING A RE-SUBDIVISION OF 22.227 ACRES
CONSISTING OF 5.125- ACRES OUT OF LOT 23, BLOCK 63
7.501- ACRES OUT OF LOT 25, BLOCK 63
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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

**DRAINAGE STATEMENT
PUEBLO DE PALMAS PHASE 24**

PUEBLO DE PALMAS PHASE 24 BEING A SUBDIVISION OF 22.227 ACRES BEING PART OR PORTION OF LOTS 23, 25, 27, AND 29, BLOCK 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 1,080 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 LEVES FROM 100-YEAR FLOOD'.

THE LAND IS CURRENTLY CULTIVATED AND WILL BE USED FOR RESIDENTIAL. PHASE 24 WILL CONSIST OF 110 RESIDENTIAL LOT. THE SOILS ARE (25) HIDALGO FINE SANDY LOAM AND (28) HIDALGO SANDY CLAY LOAM WHICH IS MODERATELY PERVIOUS WITH A RELATIVELY LOW PLASTICITY INDEX. THIS SOIL IS IN HYDROLOGIC GROUP 'B'. (SEE EXCERPTS FROM 'SOIL SURVEY OF HIDALGO COUNTY, TEXAS')

EXISTING RUNOFF IS BY SURFACE FLOW IN A SOUTHERLY DIRECTION AND HAS A RUNOFF OF 6.31 C.F.S. DURING THE 10-YEAR STORM FREQUENCY AS PER THE ATTACHED CALCULATIONS. PROPOSED RUNOFF AFTER DEVELOPMENT IS 56.91 C.F.S. DURING THE 50-YEAR STORM FREQUENCY, PER THE ATTACHED CALCULATION, WHICH IS AN INCREASE OF 50.60 C.F.S.

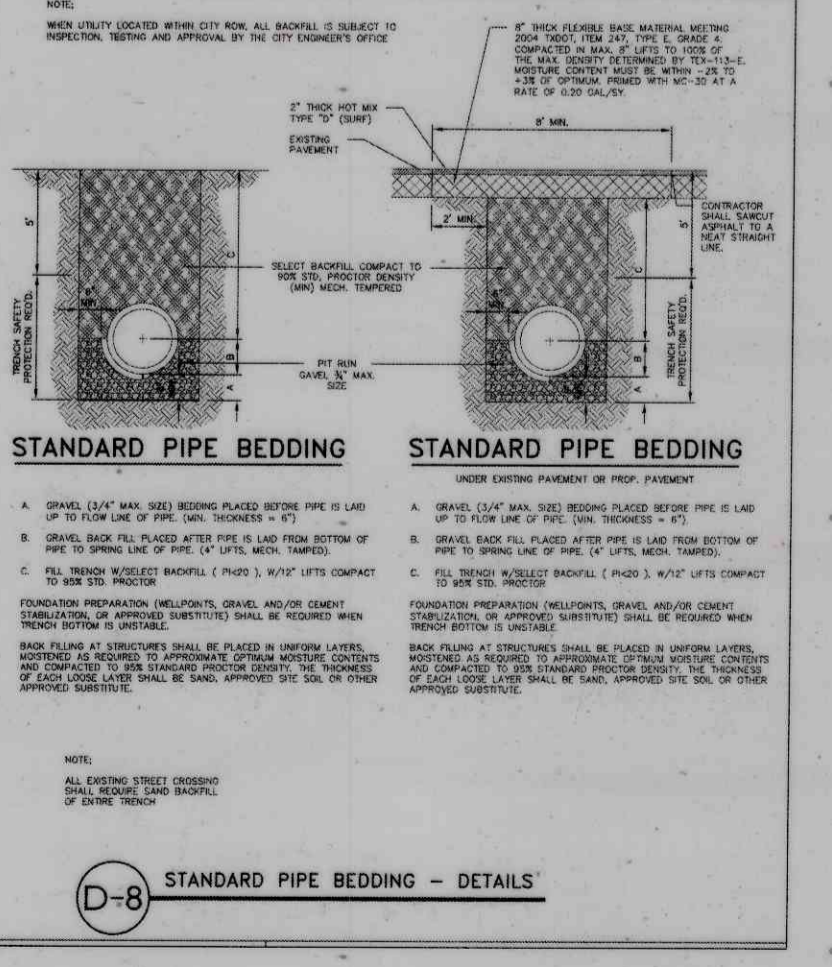
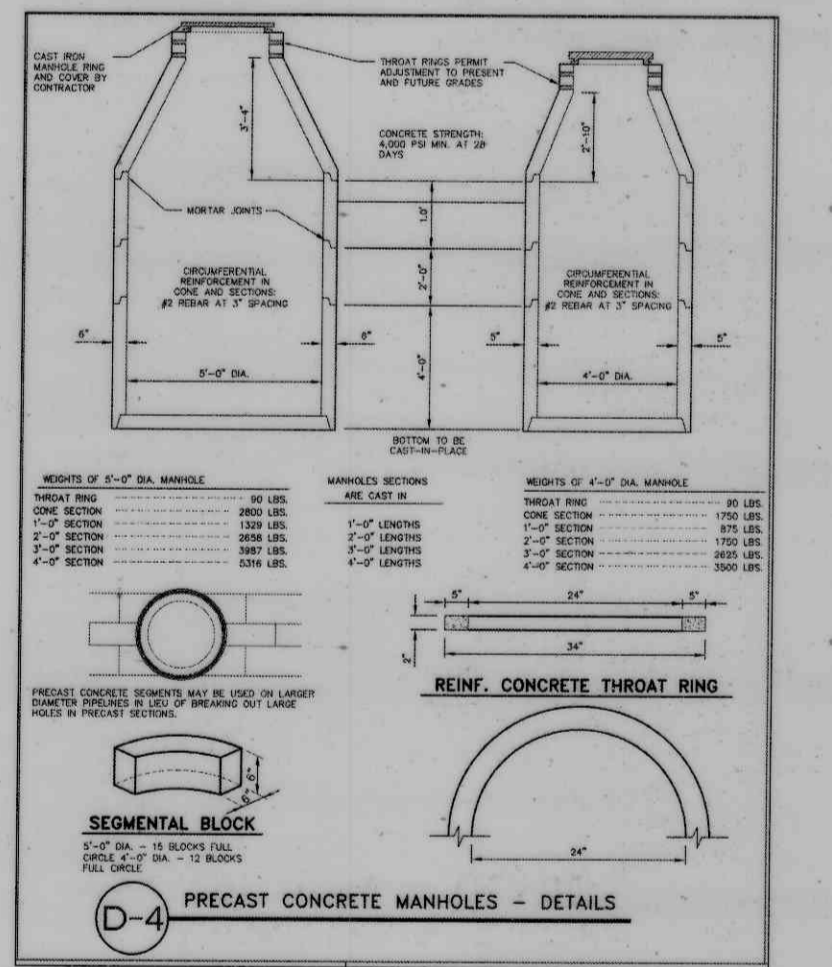
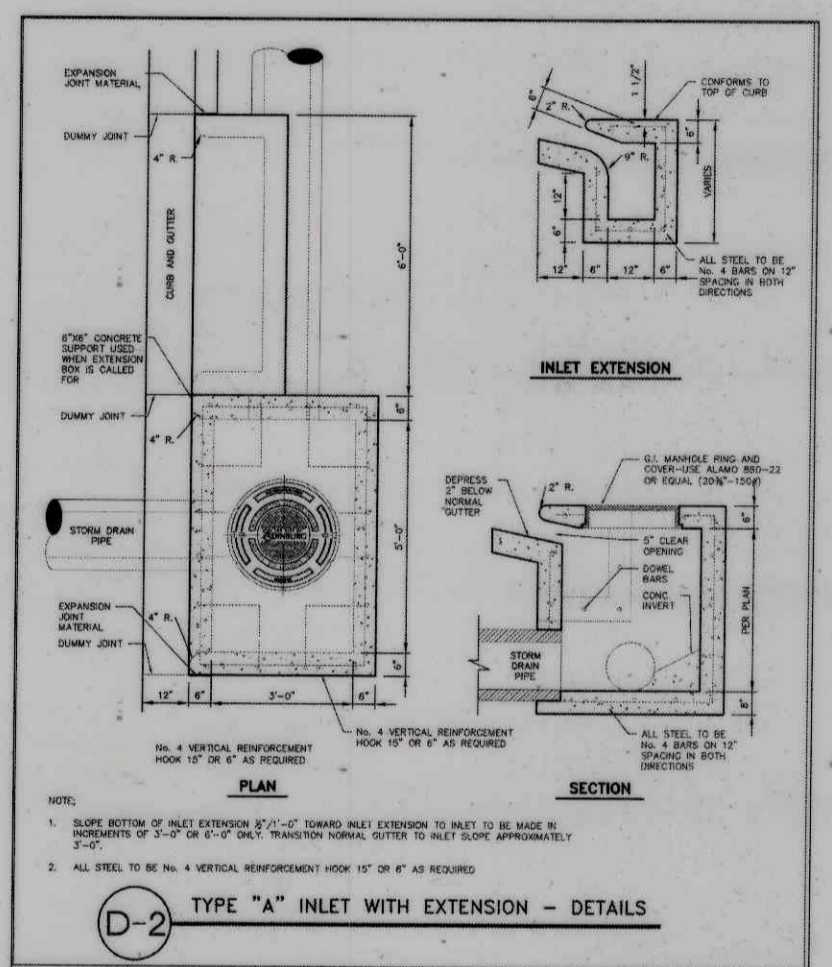
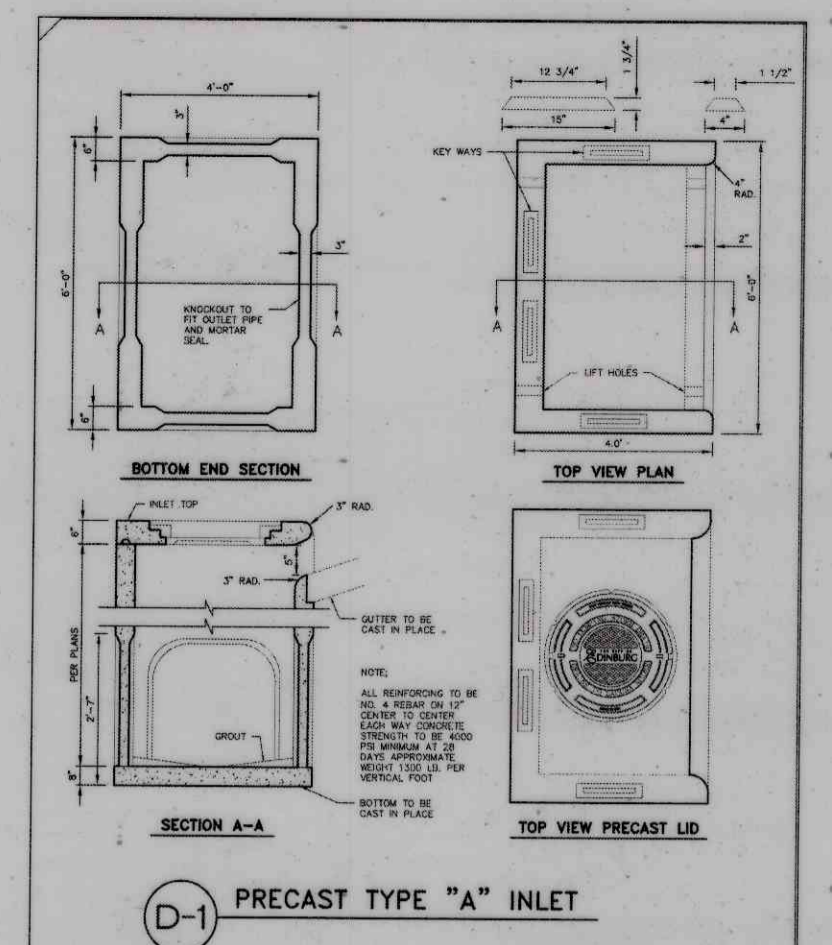
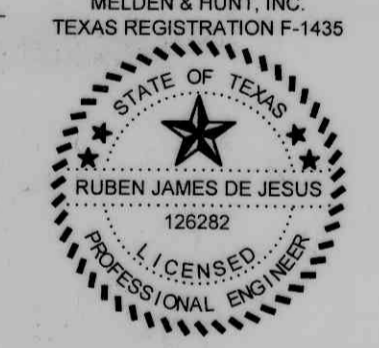
THE EXISTING DRAINAGE FOR PUEBLO DE PALMAS PHASE 24 CONSISTS OF SURFACE RUNOFF FROM THE LOTS INTO THE PROPOSED STREETS. THE STREET SHALL CHANNEL RUNOFF INTO A PROPOSED DRAINAGE SYSTEM OF TYPE 'CC' & TYPE 'A' INLETS AND STORM PIPES RANGING IN SIZE FROM 24" TO 42" THAT FLOW SOUTH DRAINING INTO A HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 DRAINAGE DITCH RIGHT-OF-WAY ALONG THE SOUTH BOUNDARY LINE OF THIS SUBDIVISION. THE H.C.D.D. NO. 1 DRAINAGE DITCH SHALL DRAIN INTO AN EXISTING DRAIN DITCH VIA A 36" STORM DRAINPIPE THEN FLOWING EAST ULTIMATELY DISCHARGES INTO THE NORTH MAIN DRAIN VIA A 60" STORM DRAINPIPE.

IN ACCORDANCE WITH THE CITY OF EDINBURG & HIDALGO COUNTY DRAINAGE POLICY, THE PEAK RATE OF RUNOFF IN THE SUBDIVISION WILL NOT BE INCREASED DURING THE 50-YEAR RAINFALL EVENT DUE TO THE IMPROVEMENTS IN THIS SUBDIVISION. THEREFORE, AS PER THE ATTACHED CALCULATION 109,602 CUBIC FEET OF DETENTION WILL BE PROVIDED WITHIN THE PROPOSED H.C.D.D. NO. 1 DITCH ALONG THE SOUTH BOUNDARY LINE OF THIS SUBDIVISION. THE PROPOSED DITCH SHALL BE CONSTRUCTED AS PART OF THE OVERALL DRAINAGE PLAN, FROM PUEBLO DE PALMAS PHASE 22-26 (OVERALL).

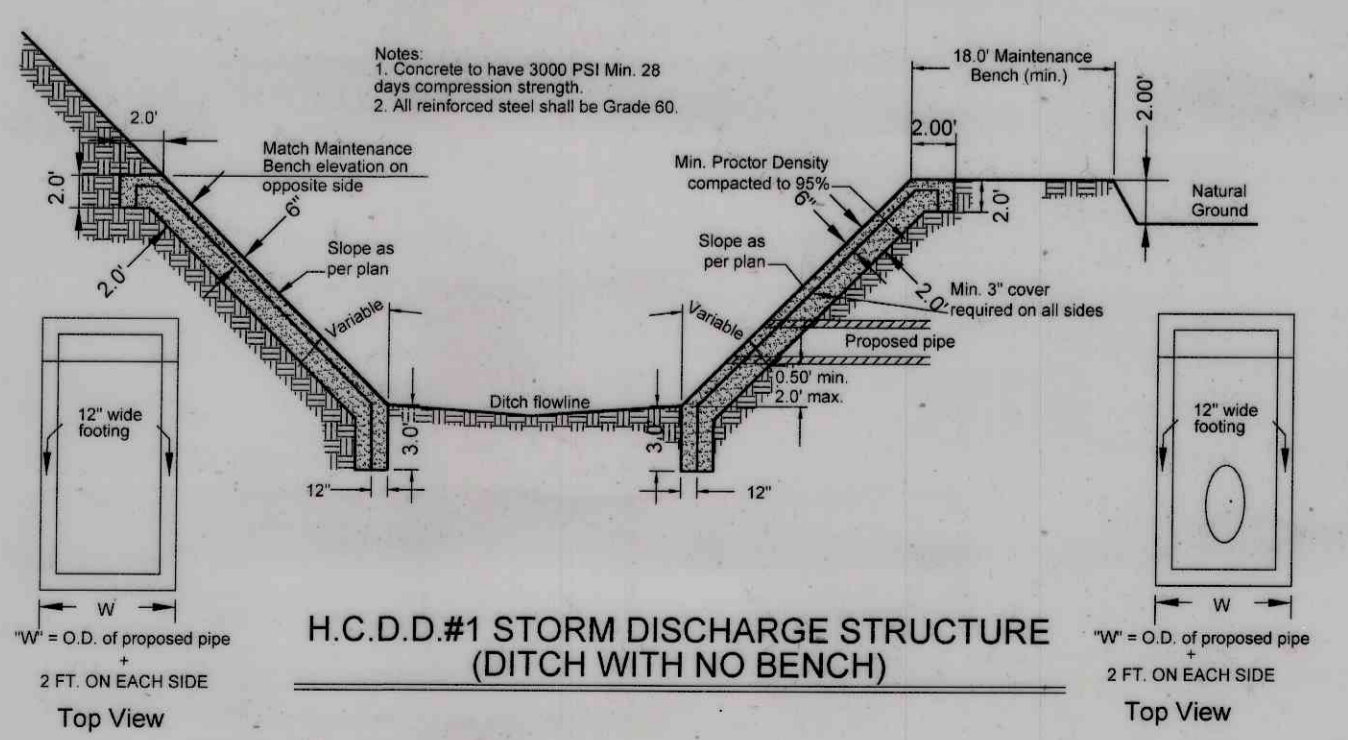
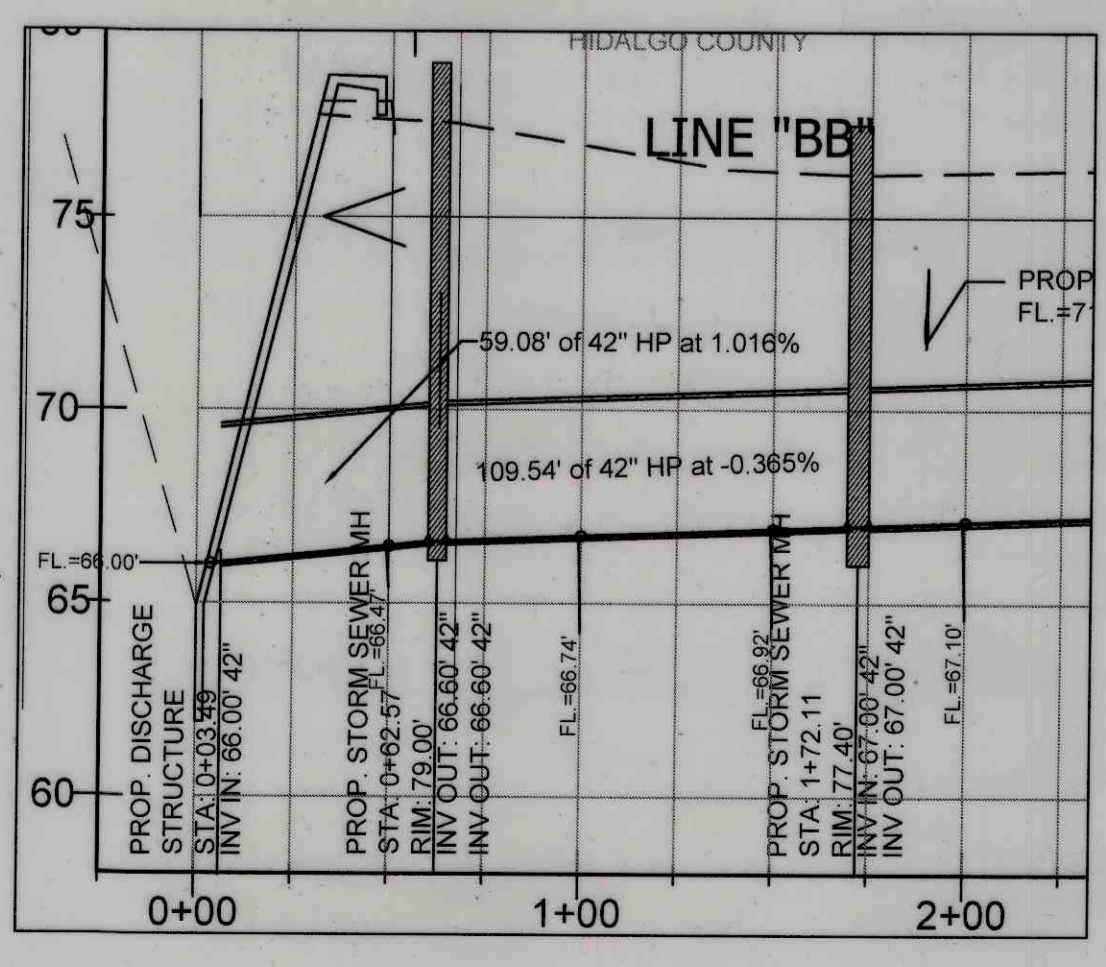
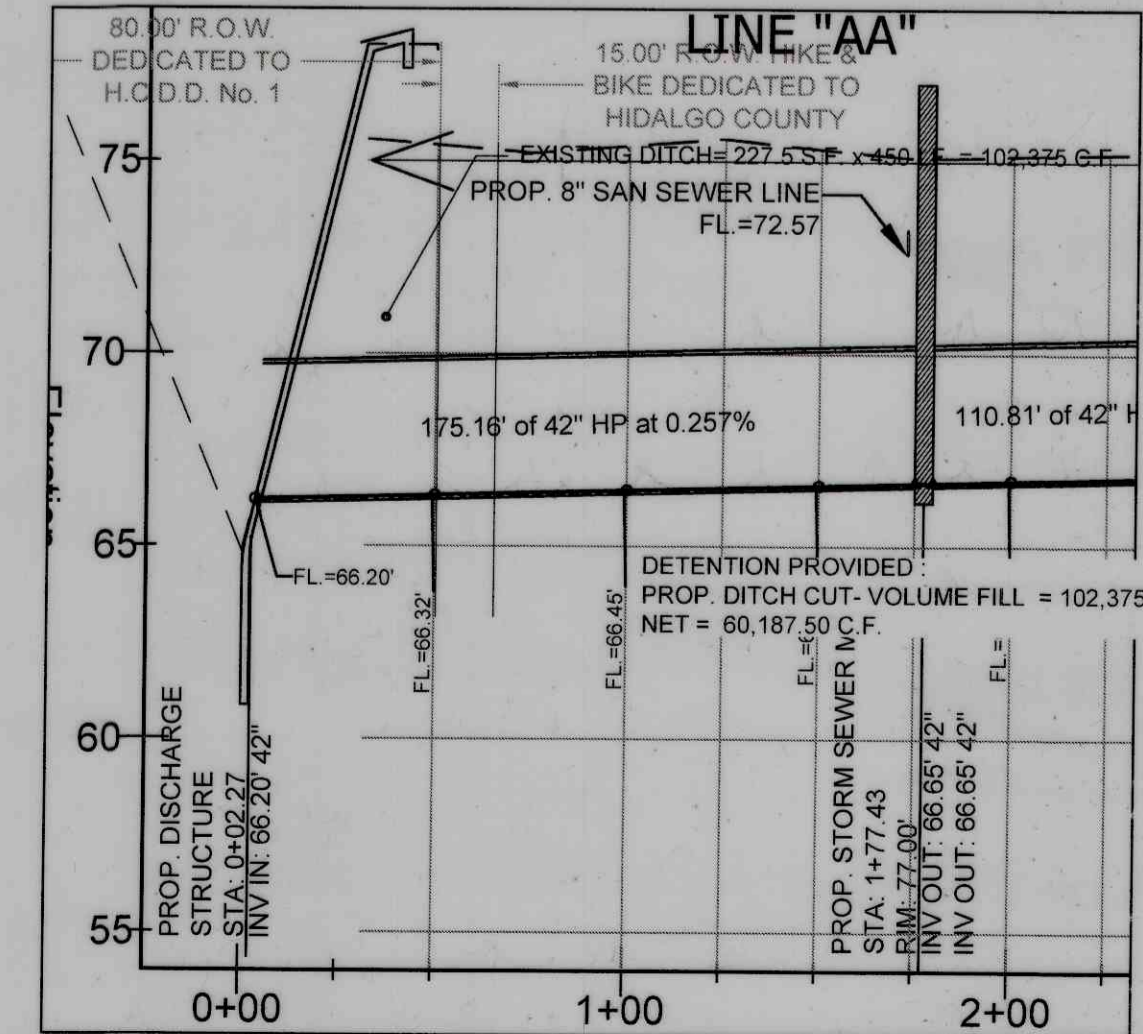
CERTIFICATION:

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.

Ruben James de Jesus
RUBEN JAMES DE JESUS, PE # 126282



50-YR STORM DETENTION REQUIRED = 109,602 C.F. PHASE 24
DETENTION PROVIDED = 597,525.00 C.F.

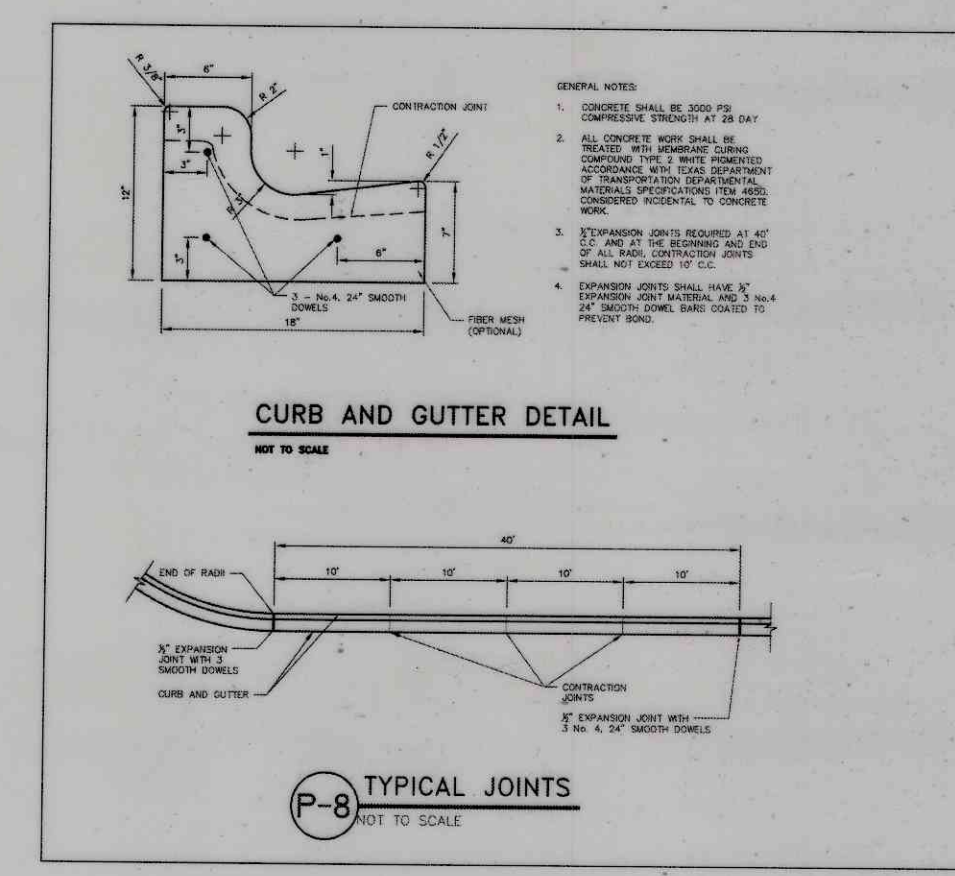
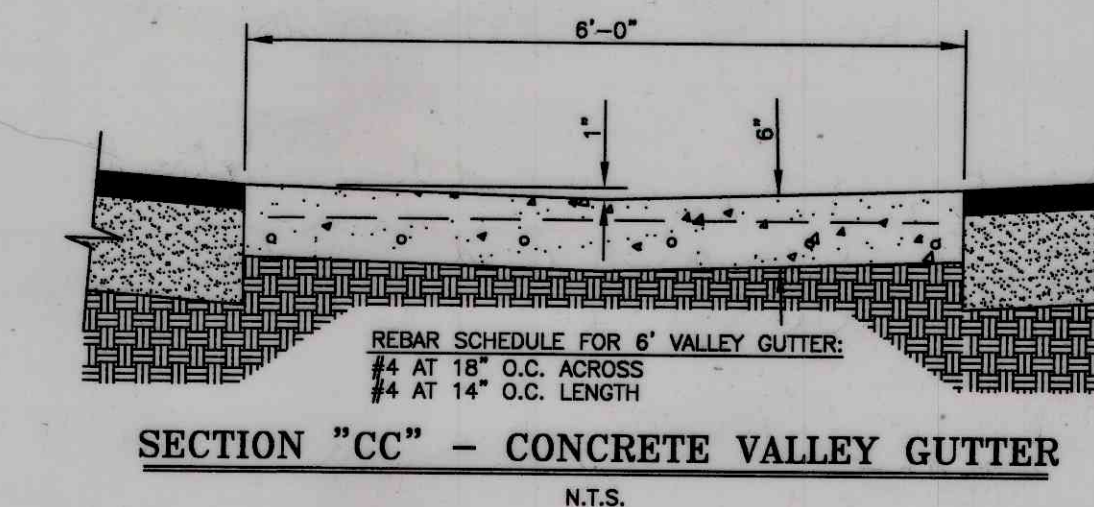
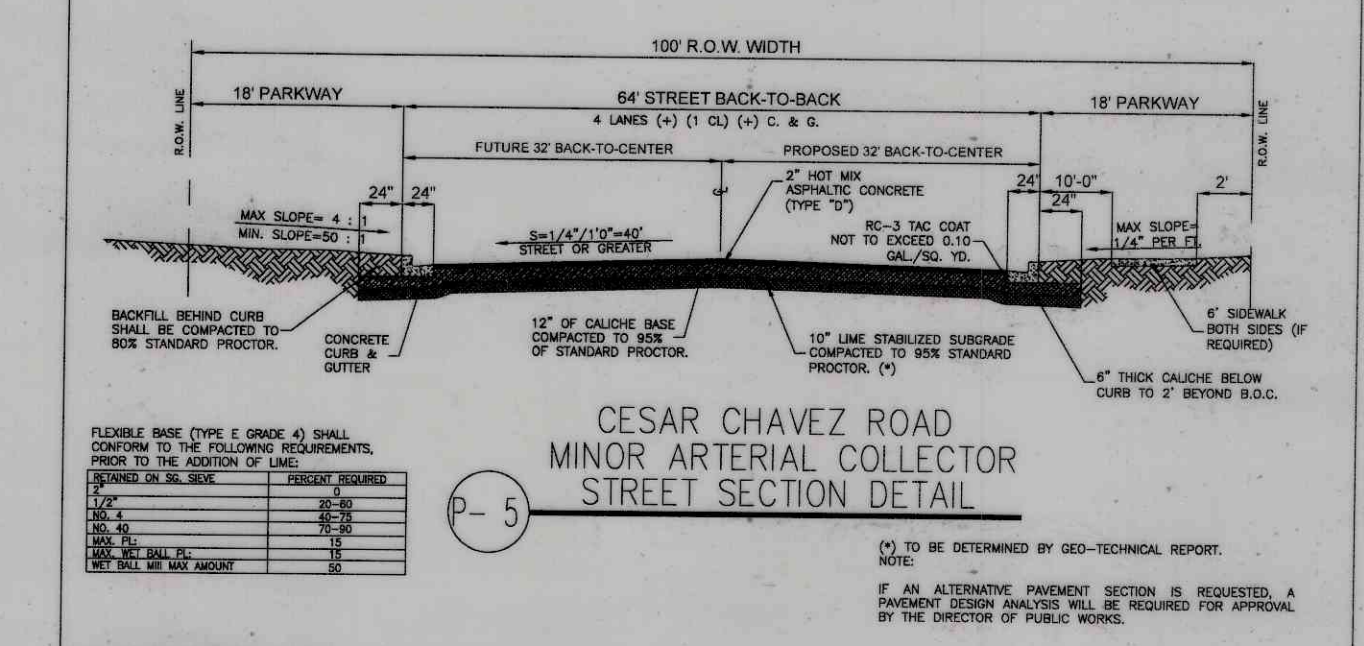
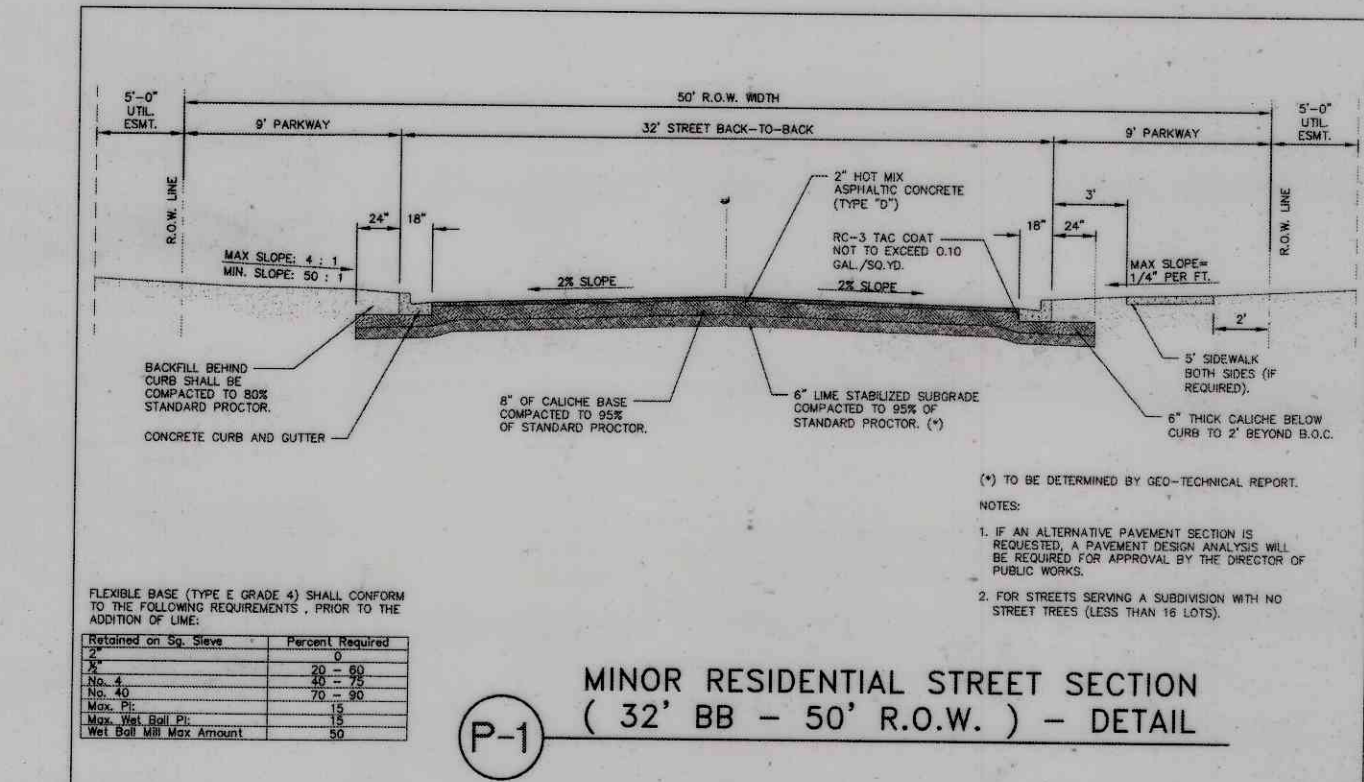
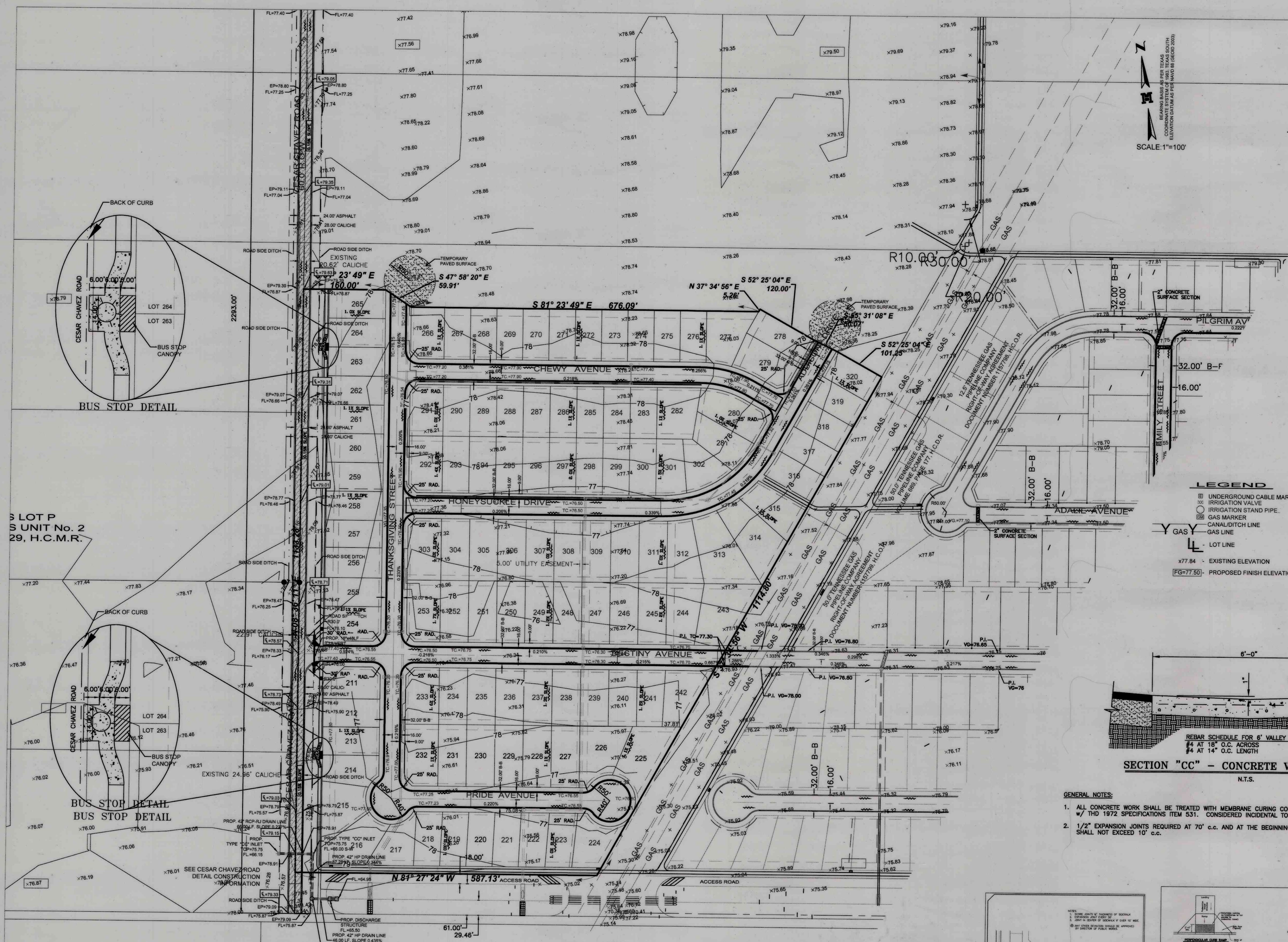
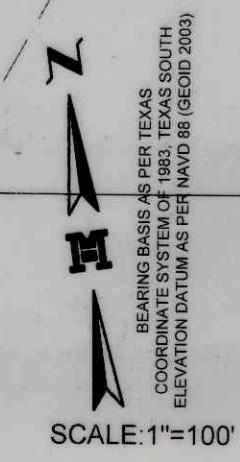


LEGEND

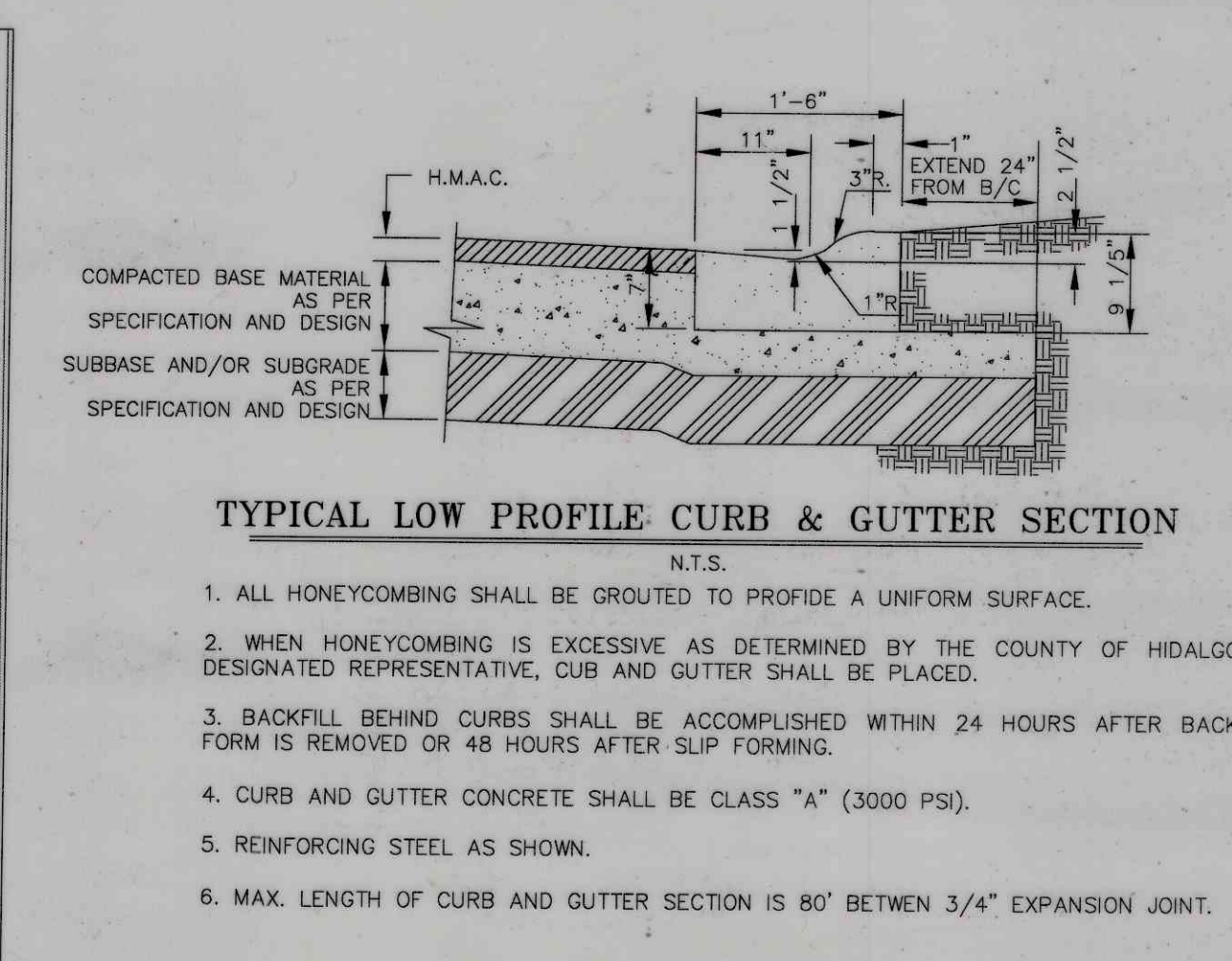
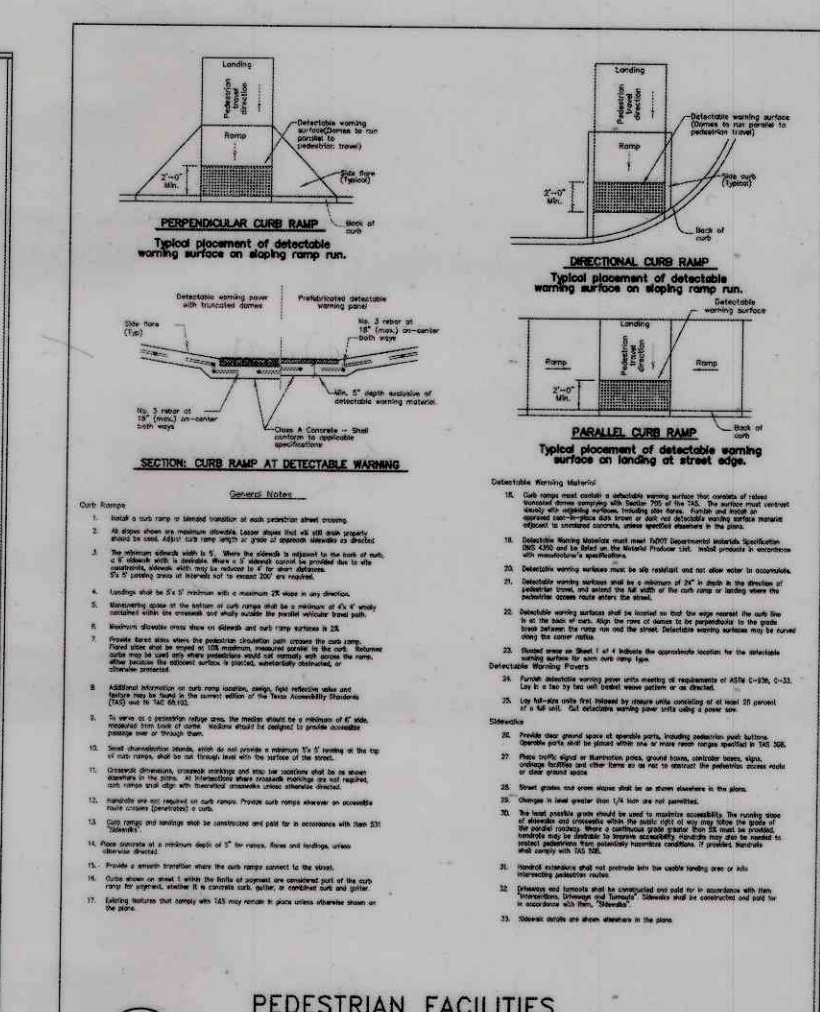
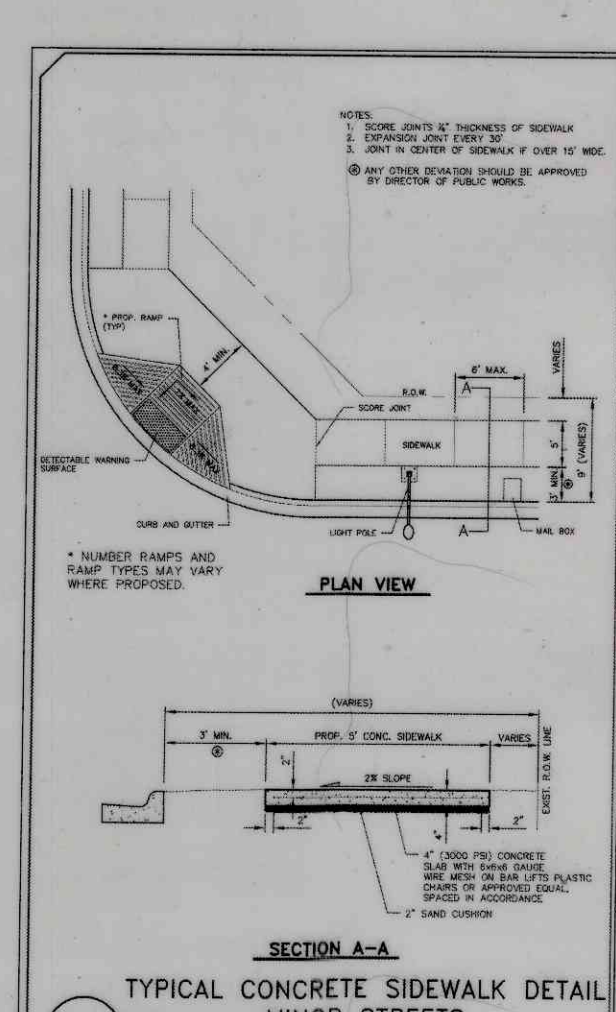
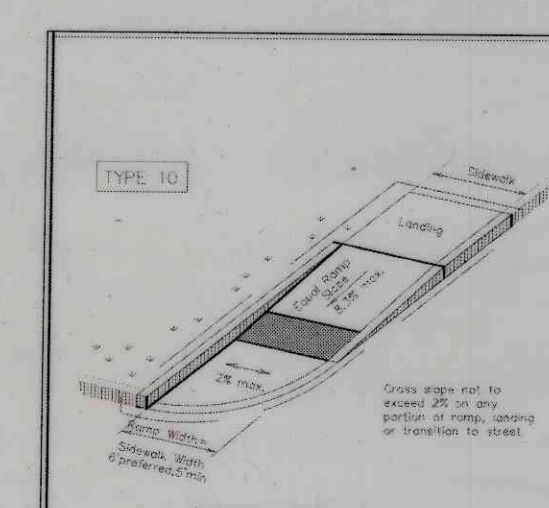
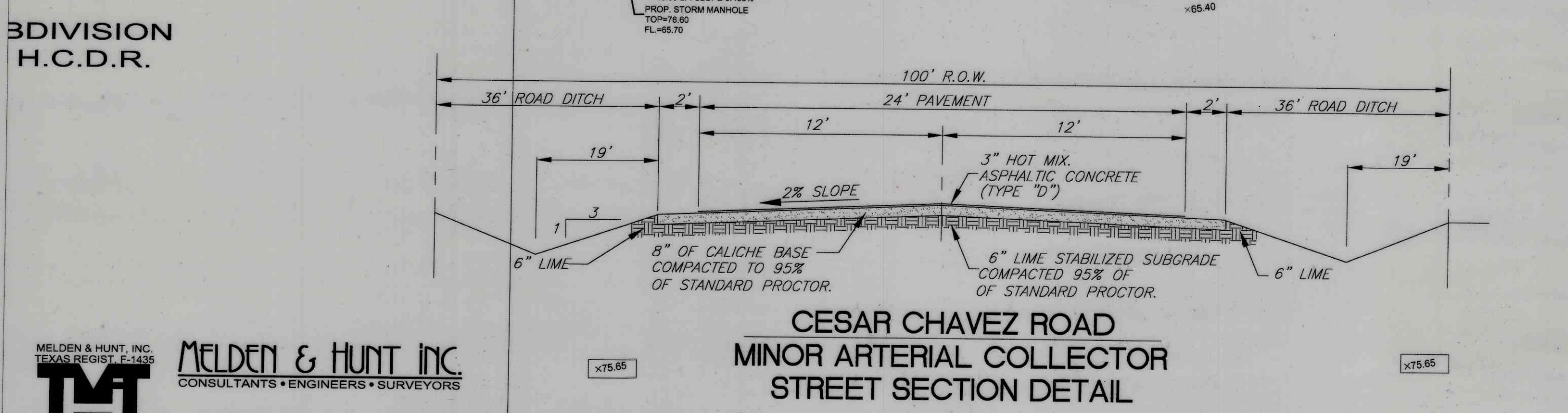
- FOUND NO. 4 REBAR
- FOUND PIPE (SIZE AS NOTED)
- FOUND CONCRETE MONUMENT
- ⊕ SET NAIL
- ⊙ UNDERGROUND CABLE MARKER
- IRRIGATION VALVE
- IRRIGATION STAND PIPE
- GAS MARKER
- CANAL/DITCH LINE
- GAS LINE
- LOT LINE

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CONSULTANTS • ENGINEERS • SURVEYORS
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SUBDIVISION MAP OF
PUEBLO DE PALMAS PHASE 24
 BEING A RE-SUBDIVISION OF 22,227 ACRES
 CONSISTING OF 5.125- ACRES OUT OF LOT 23, BLOCK 63
 7.501- ACRES OUT OF LOT 25, BLOCK 63
 6.117- ACRES OUT OF LOT 27, BLOCK 63
 3.484- ACRES OUT OF LOT 29, BLOCK 63
 AMENDED MAP OF SANTA CRUZ GARDENS UNIT No. 2
 VOLUME 8, PAGES 28-29, H.C.M.R.
 HIDALGO COUNTY, TEXAS



- GENERAL NOTES:**
- ALL CONCRETE WORK SHALL BE TREATED WITH MEMBRANE CURING COMPOUND TYPE 2, WHITE PIGMENTED IN ACCORDANCE WITH 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.



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