



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: 5-03-2022

PROPOSED PUEBLO DE PALMAS PHASE 26 SUBDIVISION PRECINCT No. 4.

ENGINEER: MELDEN & HUNT INC. DEVELOPER: PDP MILE 4 LTD.

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 106 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INDUSTRIAL

NUMBER OF STREETLIGHTS: 17

FILLING STATIONS: 6

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

SUBDIVISION LIES WITHIN THE: ETJ OF EDINBURG

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. FINAL APPROVAL DATE: 3-07-2022 BY, JOE OCHOA, PCT. 4 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 3-21-2022 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. FINAL APPROVAL DATE: 4-19-2022 : 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.

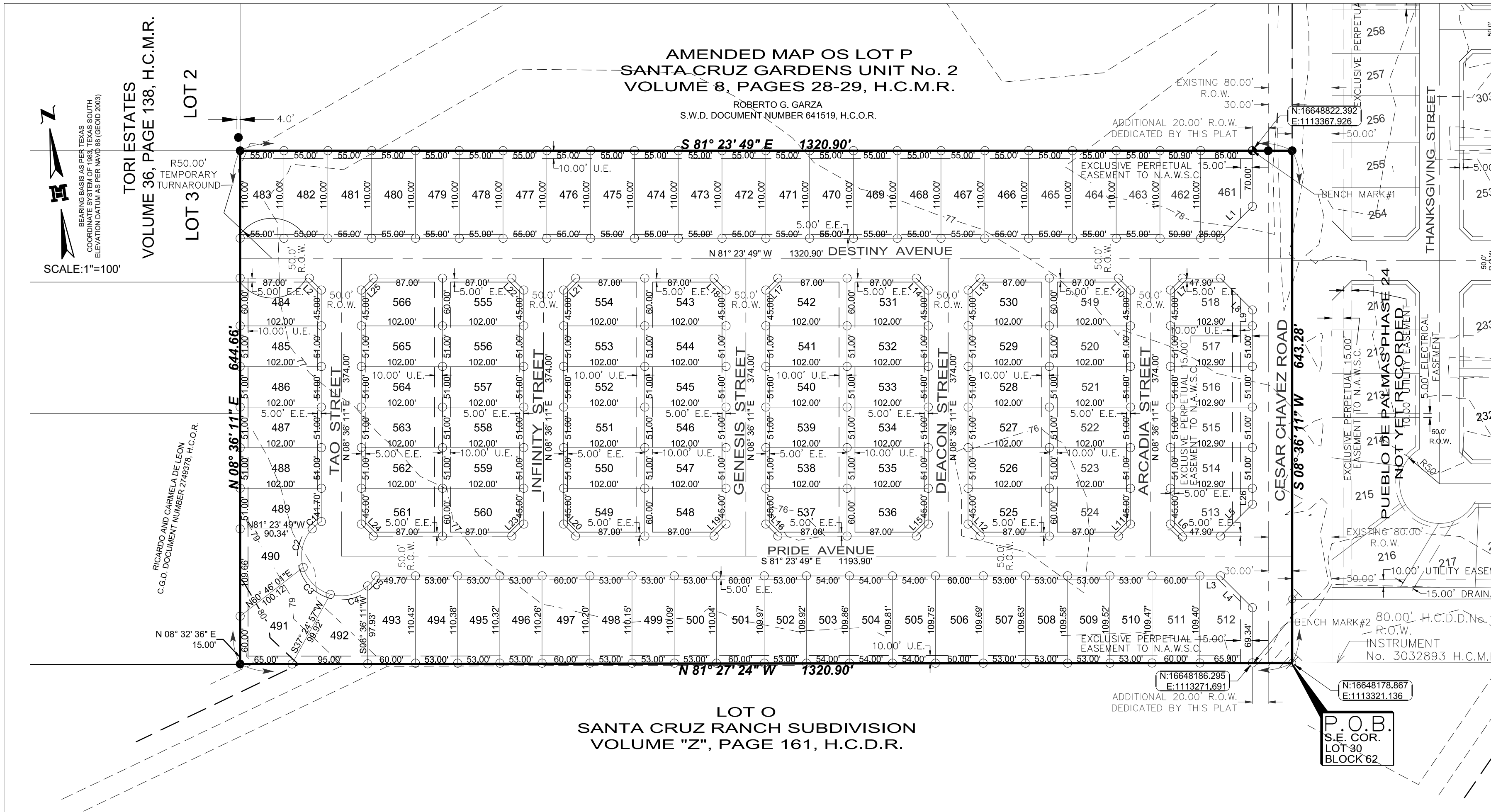
PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: SEPTEMBER 22, 2020

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.*



BEING A RE-SUBDIVISION OF 19.527 ACRES
 CONSISTING OF 10.006- ACRES OUT OF LOT 28, BLOCK 62
 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

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 335420, 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:

- 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° 23' 49" E AT DISTANCE OF 1,290.90 FEET PASS A NO. 4 REBAR FOUND ON THE WEST RIGHT-OF-WAY OF CESAR CHAVEZ ROAD, CONTINUING A TOTAL DISTANCE OF 1320.90 FEET 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 643.28 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 GRANTOR COVENANTS THAT IT IS THE OWNER OF THE ABOVE-DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS, EXCEPT THE FOLLOWING:

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

IN WITNESS WHEREOF, THE SAID GRANTOR HAS EXECUTED THIS INSTRUMENT THE ____ DAY OF _____, 2022.

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 _____, 2022.

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 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, 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.

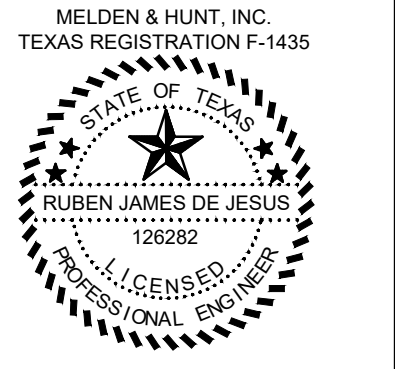
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2022.

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.) 17180.00
 BY: CIRO



STATE OF TEXAS
 COUNTY OF HIDALGO

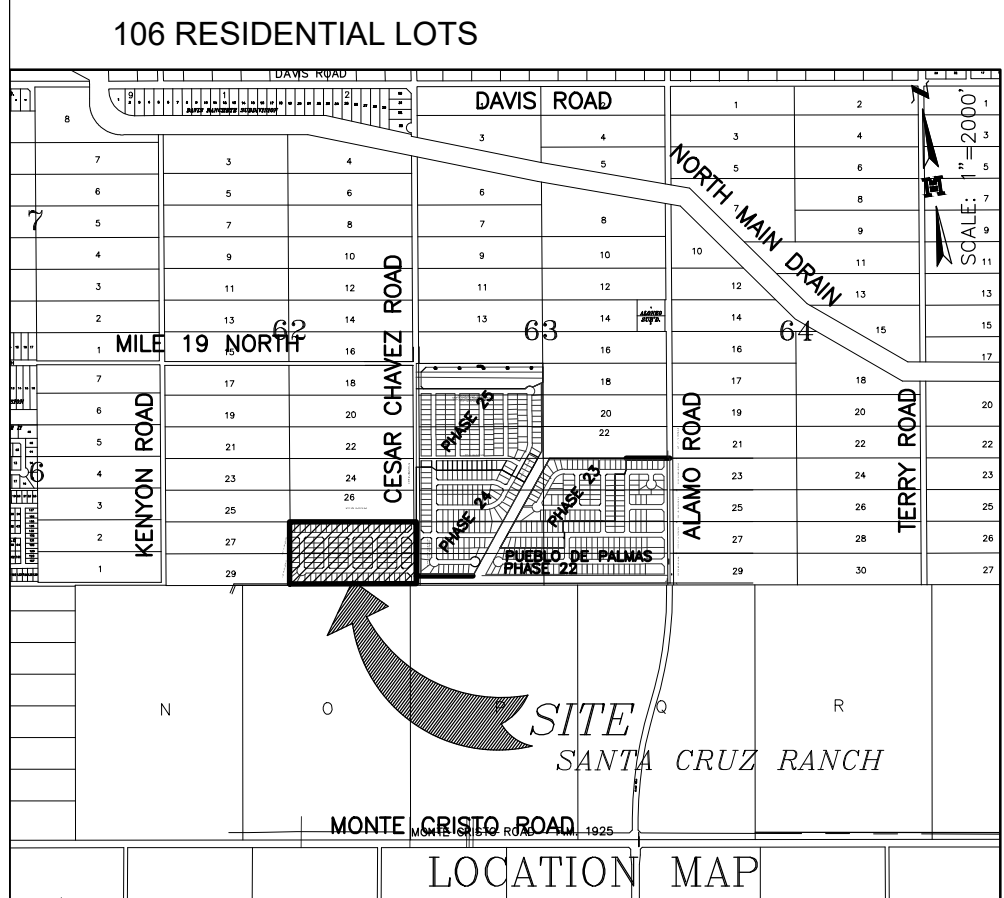
I, RUBEN JAMES DE JESUS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PLAT AND DESCRIPTION OF THE PUEBLO DE PALMAS PHASE 26 WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND ON 8/20/19 BY ME OR UNDER MY SUPERVISION.

RUBEN JAMES DE JESUS, RPLS # 6813
 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



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;

PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	PDP 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

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

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

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, BLOCK 62
 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

**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 § 212.011(5)(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)**

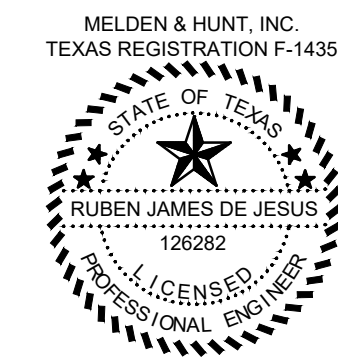
WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF _____ PUEBLO DE PALMAS PHASE 26 _____ WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____ DAY OF _____ 20____.

HIDALGO COUNTY JUDGE _____
 ATTEST: _____
 HIDALGO COUNTY CLERK

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.

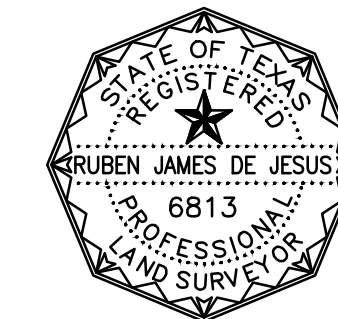
RUBEN JAMES DE JESUS, PE # 126282
 DATE PREPARED: AUGUST 20, 2019
 JOB No. (ENG.) 20120.00
 BY: CIRO



STATE OF TEXAS
 COUNTY OF HIDALGO

I, RUBEN JAMES DE JESUS, 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.

RUBEN JAMES DE JESUS, RPLS # 6813



APPROVED BY IRRIGATION DISTRICT

THIS PLAT APPROVED BY SANTA CRUZ IRRIGATION DISTRICT No. 15 ON THIS _____ DAY OF _____, 2022, SUBJECT TO THE FOLLOWING:
 1.) NO BUILDINGS ALLOWED ON TOP OF AN IRRIGATION LINE;
 2.) FIFTEEN FOOT (15') EASEMENT ON EACH SIDE OF IRRIGATION LINE OR CANAL;
 3.) ALL LOTS SUBJECT TO RULES, REGULATION, RIGHTS-OF-WAY AND EASEMENTS OF DISTRICT; AND
 4.) IF SUBDIVISION IS NOT EXCLUDED FROM DISTRICT AND IRRIGATION TO INDIVIDUAL LOTS IS DESIRED, EASEMENTS FOR NECESSARY IRRIGATION FACILITIES TO SUCH LOTS FROM THE CLOSEST DISTRICT DELIVERY POINT SHALL BE PROVIDED, THE LOT OWNER BEING RESPONSIBLE TO INSTALL NECESSARY FACILITIES.

GENERAL MANAGER _____ DATE: _____

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 MHI ALUMINUM DISK SET IN CONCRETE ALONG THE WEST RIGHT-OF-WAY OF CESAR CHAVEZ ROAD AT THE NORTHEAST CORNER OF LOT 461 OF THIS SUBDIVISION. N:16648622.392, E:1113367.926, ELEV.78.40.
 -->S.M. NO. 2 MHI ALUMINUM DISK SET IN CONCRETE ALONG THE WEST RIGHT-OF-WAY OF CESAR CHAVEZ ROAD AT THE SOUTHEAST CORNER OF LOT 512 OF THIS SUBDIVISION. N:16648261.55, E:1113438.68, ELEV. 77.50.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 78,761 CUBIC FEET (1.808 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 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.
- CROSS-HATCHED AREA IS A TEMPORARY 50.00 FOOT EASEMENT FOR ACCESS UNTIL STREET IS EXTENDED (WEST) IN A RECORDED PLAT. SAID TEMPORARY 50.00 FOOT EASEMENT SHALL BE AUTOMATICALLY ABANDONED UPON THE CONSTRUCTION OF A DEDICATED STREET TO THE (WEST).
- NO DRIVE WAY ACCESS ONTO CESAR CHAVEZ ROAD WILL BE ALLOWED FOR LOTS 461, 412 THROUGH 518.
- 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 5 FOOT SIDEWALK WITH ADA RAMPS ALONG THE EAST SIDE OF CESAR CHAVEZ ROAD.

Lot #	SQ. FT.	Area
461	6350.00	0.146
462	5999.00	0.129
463	6050.00	0.139
464	6050.00	0.139
465	6050.00	0.139
466	6050.00	0.139
467	6050.00	0.139
468	6050.00	0.139
469	6050.00	0.139
470	6050.00	0.139
471	6050.00	0.139
472	6050.00	0.139
473	6050.00	0.139
474	6050.00	0.139
475	6050.00	0.139
476	6050.00	0.139
477	6050.00	0.139
478	6050.00	0.139

Lot #	SQ. FT.	Area
479	6050.00	0.139
480	6050.00	0.139
481	6050.00	0.139
482	6050.00	0.139
483	6050.00	0.139
484	6007.50	0.138
485	5202.00	0.119
486	5202.00	0.119
487	5202.00	0.119
488	5202.00	0.119
489	5142.20	0.118
490	6295.21	0.145
491	8422.25	0.193
492	6250.55	0.143
493	6555.80	0.151
494	5851.36	0.134
495	5848.43	0.134
496	5845.51	0.134

Lot #	SQ. FT.	Area
497	6614.02	0.152
498	5839.26	0.134
499	5836.34	0.134
500	5833.41	0.134
501	6600.32	0.152
502	5827.17	0.134
503	5934.10	0.136
504	5931.06	0.136
505	5928.02	0.136
506	6583.13	0.151
507	5811.97	0.133
508	5809.04	0.133
509	5806.12	0.133
510	5803.19	0.133
511	6586.11	0.151
512	6407.46	0.147
513	5261.50	0.121
514	5247.90	0.120

Lot #	SQ. FT.	Area
515	5247.90	0.120
516	5247.90	0.120
517	5247.90	0.120
518	5261.50	0.121
519	6007.50	0.138
520	5202.00	0.119
521	5202.00	0.119
522	5202.00	0.119
523	5202.00	0.119
524	6007.50	0.138
525	6007.50	0.138
526	5202.00	0.119
527	5202.00	0.119
528	5202.00	0.119
529	5202.00	0.119
530	6007.50	0.138
531	6007.50	0.138
532	5202.00	0.119

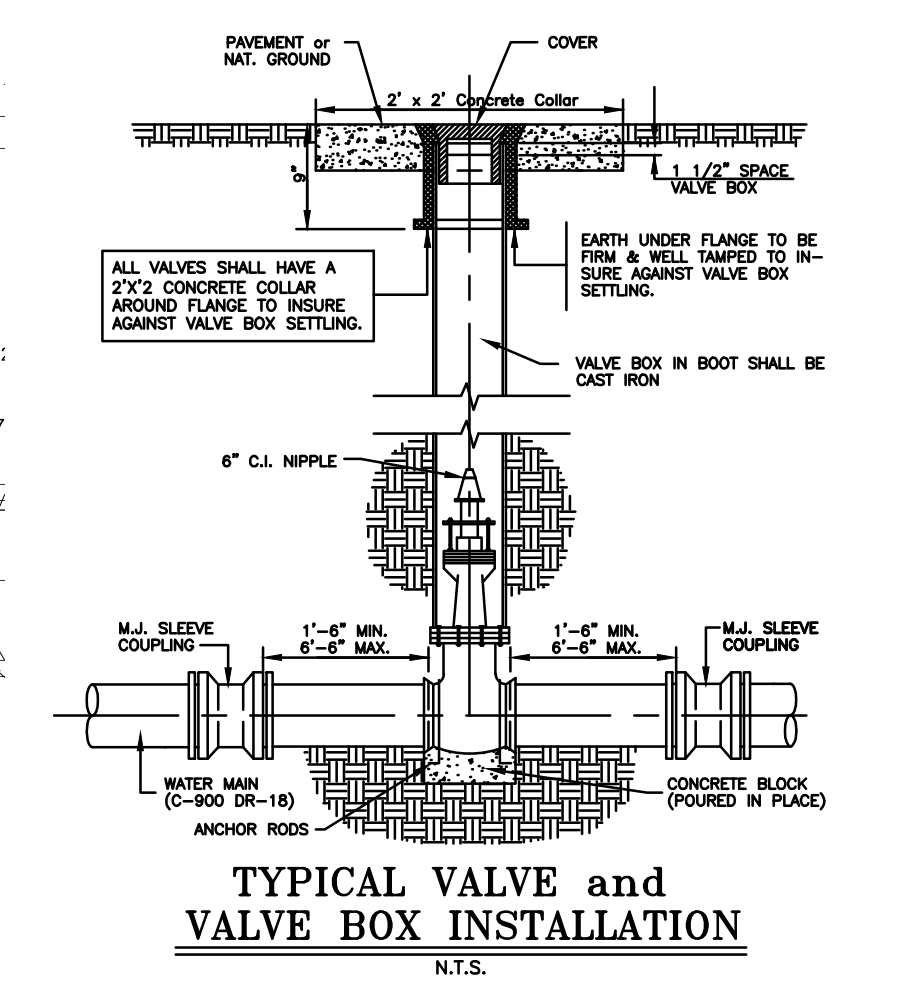
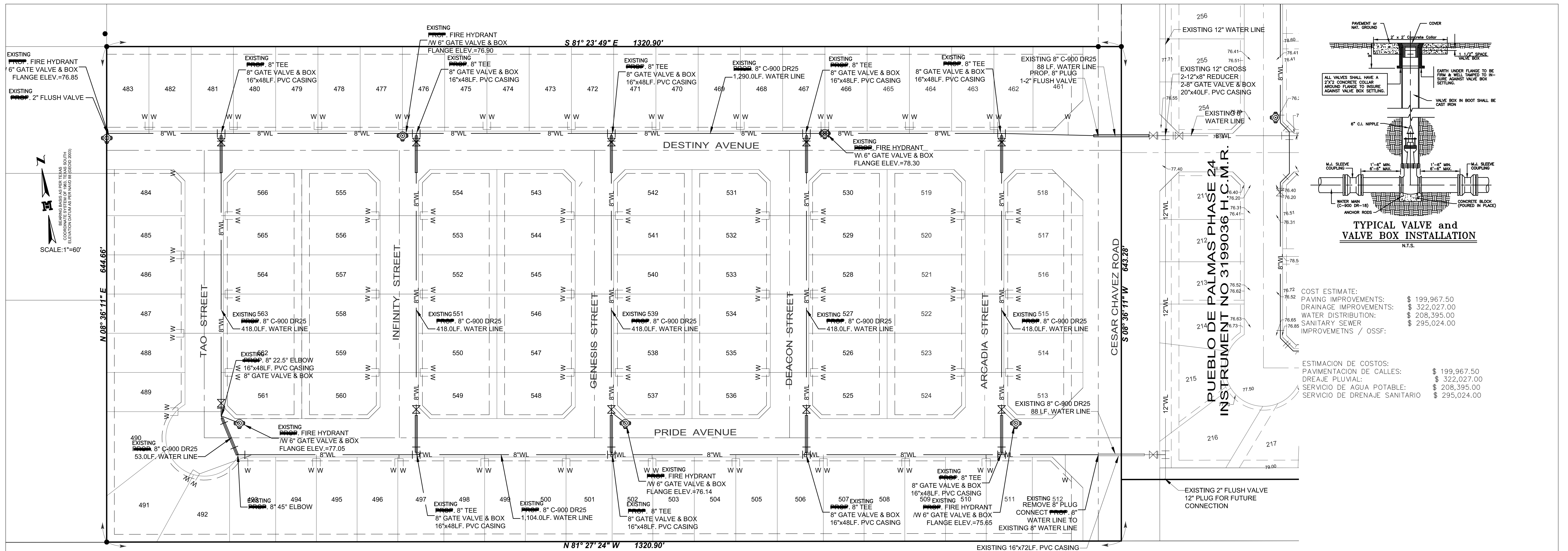
Lot #	SQ. FT.	Area
533	5202.00	0.119
534	5202.00	0.119
535	5202.00	0.119
536	6007.50	0.138
537	6007.50	0.138
538	5202.00	0.119
539	5202.00	0.119
540	5202.00	0.119
541	5202.00	0.119
542	6007.50	0.138
543	6007.50	0.138
544	5202.00	0.119
545	5202.00	0.119
546	5202.00	0.119
547	5202.00	0.119
548	6007.50	0.138
549	6007.50	0.138
550	5202.00	0.119

Lot #	SQ. FT.	Area
551	5202.00	0.119
552	5202.00	0.119
553	5202.00	0.119
554	6007.50	0.138
555	6007.50	0.138
556	5202.00	0.119
557	5202.00	0.119
558	5202.00	0.119
559	5202.00	0.119
560	6007.50	0.138
561	6007.50	0.138
562	5202.00	0.119
563	5202.00	0.119
564	5202.00	0.119
565	5202.00	0.119
566	6007.50	0.138

Line #	Length	Direction
L1	56.57'	N53° 36' 11"E
L2	21.21'	S36° 23' 49"E
L3	25.90'	N81° 23' 49"W
L4	56.57'	S36° 23' 49"E
L5	56.57'	S53° 36' 11"W
L6	21.21'	S36° 23' 50"E
L7	21.21'	S53° 36' 11"W
L8	56.57'	N36° 23' 49"W
L9	20.00'	S08° 36' 11"W
L10	21.21'	N36° 23' 49"W
L11	21.21'	N53° 36' 11"E
L12	21.21'	S36° 23' 49"E
L13	21.21'	S53° 36' 11"W
L14	21.21'	N36° 23' 49"W
L15	21.21'	N53° 36' 11"E
L16	21.21'	S36° 23' 49"E
L17	21.21'	S53° 36' 11"W
L18	21.21'	N36° 23' 49"W
L19	21.21'	N53° 36' 11"E
L20	21.21'	S36° 23' 49"E
L21	21.21'	S53° 36' 11"W
L22	21.21'	N36° 23' 49"W
L23	21.21'	N53° 36' 11"E
L24	21.21'	S36° 23' 49"E
L25	21.21'	S53° 36' 11"W
L26	20.00'	S08° 36' 11"W

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	14.97'	50.00'	17° 09' 23"	S60° 01' 30"W	14.92'	7.54'
C2	51.84'	50.00'	69° 24' 07"	S21° 44' 45"W	49.55'	28.52'
C3	50.07'	50.00'	57° 22' 15"	S36° 38' 26"E	48.00'	27.36'
C4	50.07'	50.00'	57° 22' 15"	N85° 59' 19"E	48.00'	27.36'
C5	16.32'	50.00'	18° 42' 00"	N47° 57' 11"E	16.25'	8.23'





COST ESTIMATE:

PAVING IMPROVEMENTS:	\$ 199,967.50
DRAINAGE IMPROVEMENTS:	\$ 322,027.00
WATER DISTRIBUTION:	\$ 208,395.00
SANITARY SEWER IMPROVEMENTS / OSSF:	\$ 295,024.00

ESTIMACION DE COSTOS:

PAVIMENTACION DE CALLES:	\$ 199,967.50
DREAJE PLUVIAL:	\$ 322,027.00
SERVICIO DE AGUA POTABLE:	\$ 208,395.00
SERVICIO DE DRENAJE SANITARIO	\$ 295,024.00

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

FINAL WATER ENGINEERING REPORT FORMAT
WATER SUPPLY, DESCRIPTION, COST, AND OPERABILITY DATE:
PUEBLO DE PALMAS PHASE 26 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.

REPORTE FINAL DE AGUA DEL INGENIERO
PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHAS DE INICIO
LA SUBDIVISION PUEBLO DE PALMAS PHASE 26 SUBDIVISION RECIBIRA SU PROVISION DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (LA COMPANIA 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.

N.A.W.S.C. HAS 2 EXISTING 8" WATER LINE LONG THE NORTH RIGHT-OF-WAY OF DESTINY AVENUE, AND ALONG THE SOUTH RIGHT-OF-WAY OF PRIDE AVENUE ALONG THE WEST SIDE OF CESAR CHAVEZ ROAD, THE WATER SYSTEM FOR PUEBLO DE PALMAS PHASE 26 CONSISTS OF A 8" WATER LINES THAT CONNECTS ONTO THE EXISTING 8" LINES PREVIOUSLY MENTIONED. AN 8" WATER LINE CONNECTS TO THE EXISTING 8" WATER LINE ALONG THE NORTH RIGHT-OF-WAY OF DESTINY AVENUE THEN RUNS WEST ENDS WITH A FLUSH VALVE AT THE SOUTHWEST CORNER OF LOT 483. ANOTHER 8" WATER LINE CONNECTS TO THE PREVIOUSLY MENTIONED 8" WATER LINE ALONG THE WEST SIDE OF CESAR CHAVEZ ROAD AT THE NORTHEAST CORNER OF LOT 512 THEN RUNS ALONG THE SOUTH RIGHT-OF-WAY OF PRIDE AVENUE THEN TURN NORTH AT THE SOUTHWEST CORNER OF LOT 561 AND RUNS NORTH ALONG THE EAST RIGHT-OF-WAY OF TAO STREET CONNECTING TO THE 8" WATER LINE AT THE SOUTHWEST CORNER OF LOT 481. ANOTHER 8" WATER LINE CONNECTS TO THE PREVIOUSLY MENTIONED 8" WATER LINE ALONG THE SOUTH RIGHT-OF-WAY OF PRIDE AVENUE AT THE NORTHEAST CORNER OF LOT 501 THEN RUNS NORTH ALONG EAST RIGHT-OF-WAY OF DEACON STREET CONNECTING TO THE 8" WATER LINE AT THE SOUTHWEST CORNER OF LOT 467. ANOTHER 8" WATER LINE CONNECTS TO THE PREVIOUSLY MENTIONED 8" WATER LINE ALONG THE SOUTH RIGHT-OF-WAY OF PRIDE AVENUE AT THE NORTHEAST CORNER OF LOT 501 THEN RUNS NORTH ALONG EAST RIGHT-OF-WAY OF GENESIS STREET CONNECTING TO THE 8" WATER LINE ALONG THE NORTH RIGHT-OF-WAY OF DESTINY AT THE SOUTHWEST CORNER OF LOT 472. ANOTHER 8" WATER LINE CONNECTS TO THE PREVIOUSLY MENTIONED 8" WATER LINE ALONG THE SOUTH RIGHT-OF-WAY OF PRIDE AVENUE AT THE NORTHWEST CORNER OF LOT 497 THEN RUNS NORTH ALONG EAST RIGHT-OF-WAY OF INFINITY STREET CONNECTING TO THE 8" WATER LINE ALONG THE NORTH RIGHT-OF-WAY OF DESTINY AT THE SOUTHWEST CORNER OF LOT 476 IN ORDER TO SERVE THIS SUBDIVISION.

EL SISTEMA DE PROVISION DE AGUA PARA LA SUBDIVISION PUEBLO DE PALMAS PHASE 26 CONSISTE DE 2 CONDUCTOS DE AGUA DE 8" QUE PASA POR EL LADO NORTE DEL DERECHO DE VIA DE DESTINY AVENUE Y POR EL LADO SUR DEL DERECHO DE VIA DE PRIDE AVENUE. EL SISTEMA DE PROVISION DE AGUA DE LA SUBDIVISION PUEBLO DE PALMAS PHASE 26 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 NORTE DE DESTINY AVENUE Y CORRE AL OESTE TERMINANDO CON UN VÁLVULA DE 2" EN EL LADO SURESTE DE LOTE 483. OTRO CONDUCTO DE 8" SE CONECTA A LA LINEA PREVIAMENTE MENCIONADA EN EL LADO SUR DE PRIDE AVENUE EN EL LADO NOROESTE DE LOTE 512 Y CORRE AL NORTE EN EL LADO ESTE DEL DERECHO DE VIA DE TAO STREET CONECTANDO A LA LINEA DE 8" EN EL LADO SURESTE DE LOTE 481. OTRO CONDUCTO DE 8" SE CONECTA A LA LINEA PREVIAMENTE MENCIONADA EN EL LADO SUR DE PRIDE AVENUE EN EL LADO NOROESTE DE LOTE 511 Y CORRE AL NORTE EN EL LADO ESTE DEL DERECHO DE VIA DE ARCADIA STREET CONECTANDO A LA LINEA DE 8" EN EL LADO SURESTE DE 467. OTRO CONDUCTO DE 8" SE CONECTA A LA LINEA PREVIAMENTE MENCIONADA EN EL LADO SUR DE PRIDE AVENUE EN EL LADO NOROESTE DE LOTE 501 Y CORRE AL NORTE EN EL LADO ESTE DEL DERECHO DE VIA DE GENESIS STREET CONECTANDO A LA LINEA DE 8" EN EL LADO SURESTE DE 472. OTRO CONDUCTO DE 8" SE CONECTA A LA LINEA PREVIAMENTE MENCIONADA EN EL LADO SUR DE PRIDE AVENUE EN EL LADO NOROESTE DE LOTE 497 Y CORRE AL NORTE EN EL LADO ESTE DEL DERECHO DE VIA DE INFINITY STREET CONECTANDO A LA LINEA DE 8" EN EL LADO SURESTE DE 476 PARA SEVER ESTA SUBDIVISION.

WATER DISTRIBUTION FOR THE PUEBLO DE PALMAS PHASE 26 SUBDIVISION CONSISTS OF FIFTY-ONE (51) 1" DIAMETER DUAL SERVICE LINES SERVING 102 LOTS AND 4-3" SINGLE SERVING 4 LOTS. SAID SERVICES TERMINATE AT THE WATER METERS BOXES FOR EACH LOT. THE 8" LINE AND 3/4" SINGLE SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$208,395.00, OR \$1,965.99 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$120,000.00, WHICH COVERS THE \$1,132.08 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 \$4,660.00 FOR A TOTAL COST OF \$27,960.00. 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.

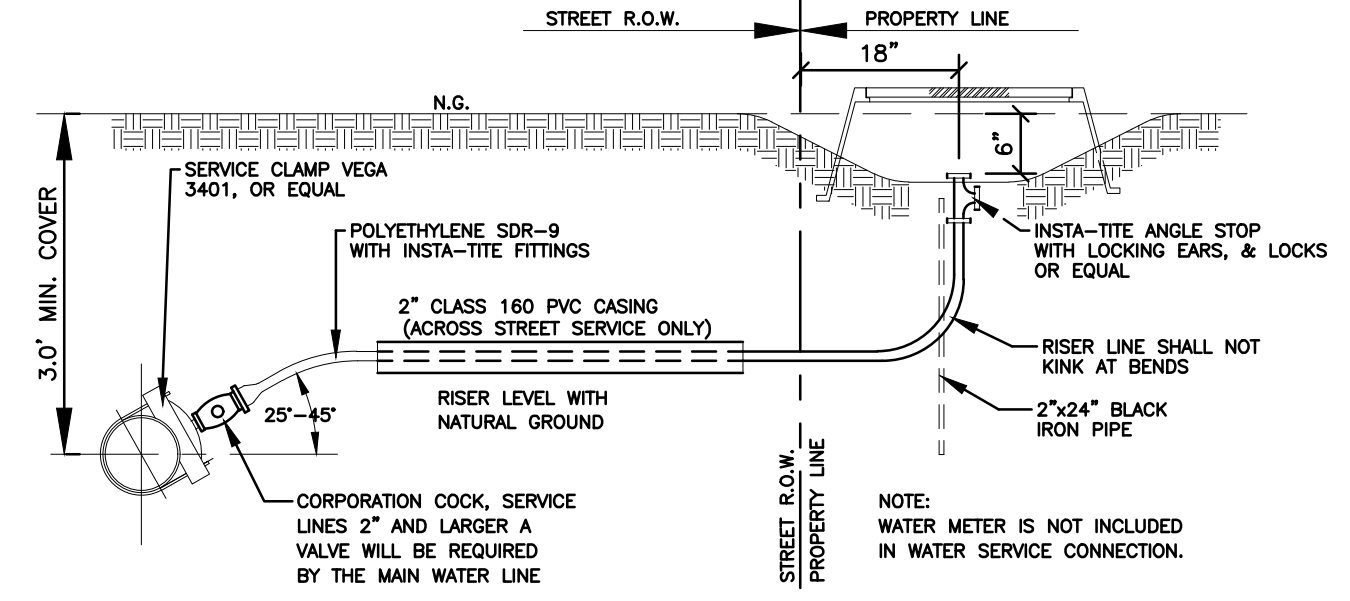
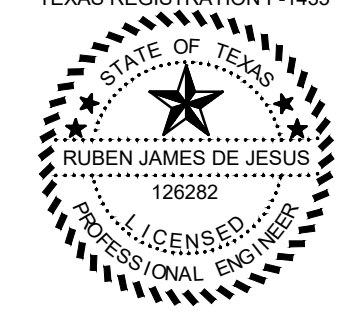
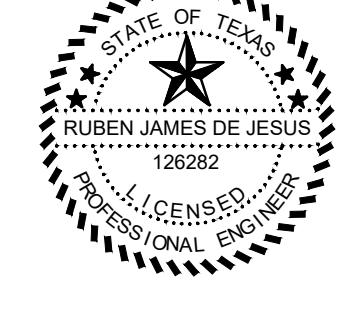
DEL CONDUCTO DE AGUA DE 8 PULGADAS SE PRODUCEN CUARENTA- CUATRO CONDUCTOS DOBLES DE AGUA DE 1" PARA SERVIR OCHENTA-OCHO LOTES Y VENETE-DOS SERVICIOS INDIVIDUALES SERVIENDO VENETE-DOS LOTES. SE HAN INSTALADO LOS CONDUCTOS DE AGUA DE 8 PULGADAS DE DIAMETRO. LOS DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIAMETRO, EL CONDUCTO DE 3/4 DE PULGADA DE DIAMETRO, Y LOS MEDIDORES MECANICOS DE AGUA A UN COSTO TOTAL DE \$ 208,395.00 O \$ 1,965.99 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA N.A.W.S.C. \$ 120,000.00, QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE, \$ 1,132.08. ESTE PRECIO 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 COMPANIA N.A.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 \$ 4,660.00 POR CADA UN CUAL GASTA UNA CANTIDAD TOTAL \$27,960.00. 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.

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 \$328,395.00 WHICH EQUALS TO \$3,098.07 PER LOT.

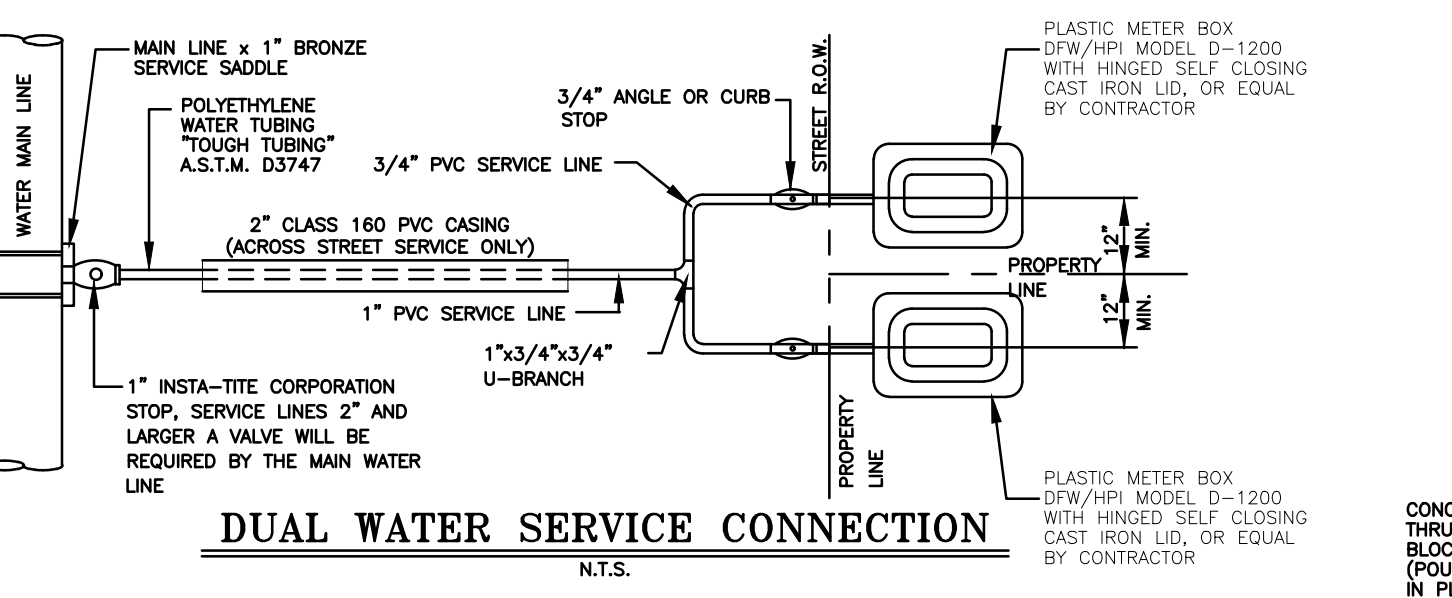
CERTIFICACION:
CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (DRENAJE DE AGUA DE TEXAS). CERTIFICO QUE LOS 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 \$ 328,395.00 O \$ 3,098.07 POR LOTE.

ENGINEER'S SIGNATURE _____ DATE _____
MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

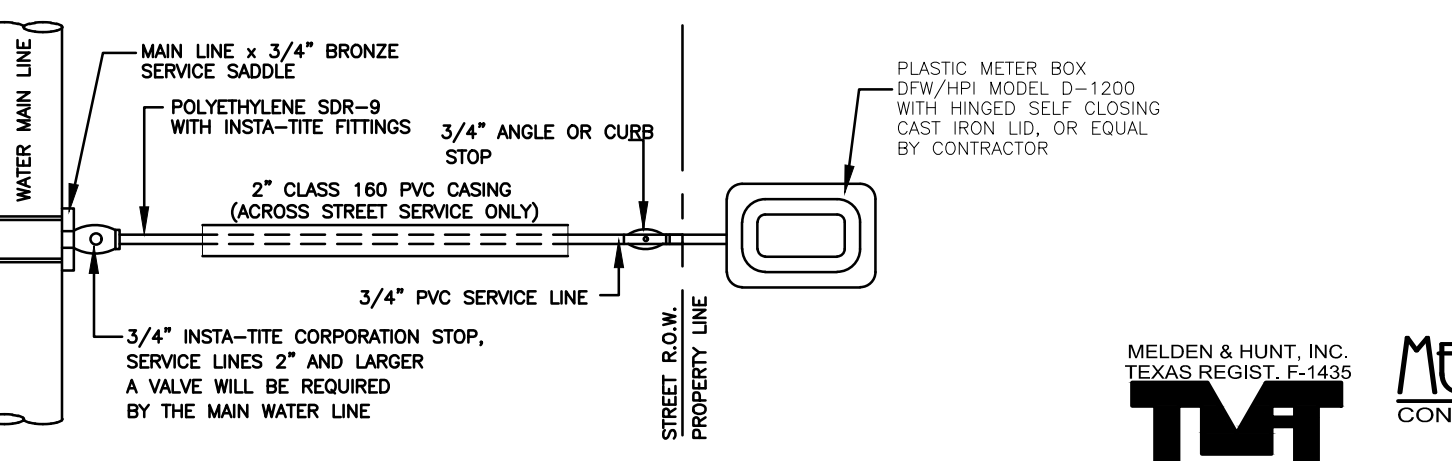
ENGINEER'S SIGNATURE _____ DATE _____
MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435



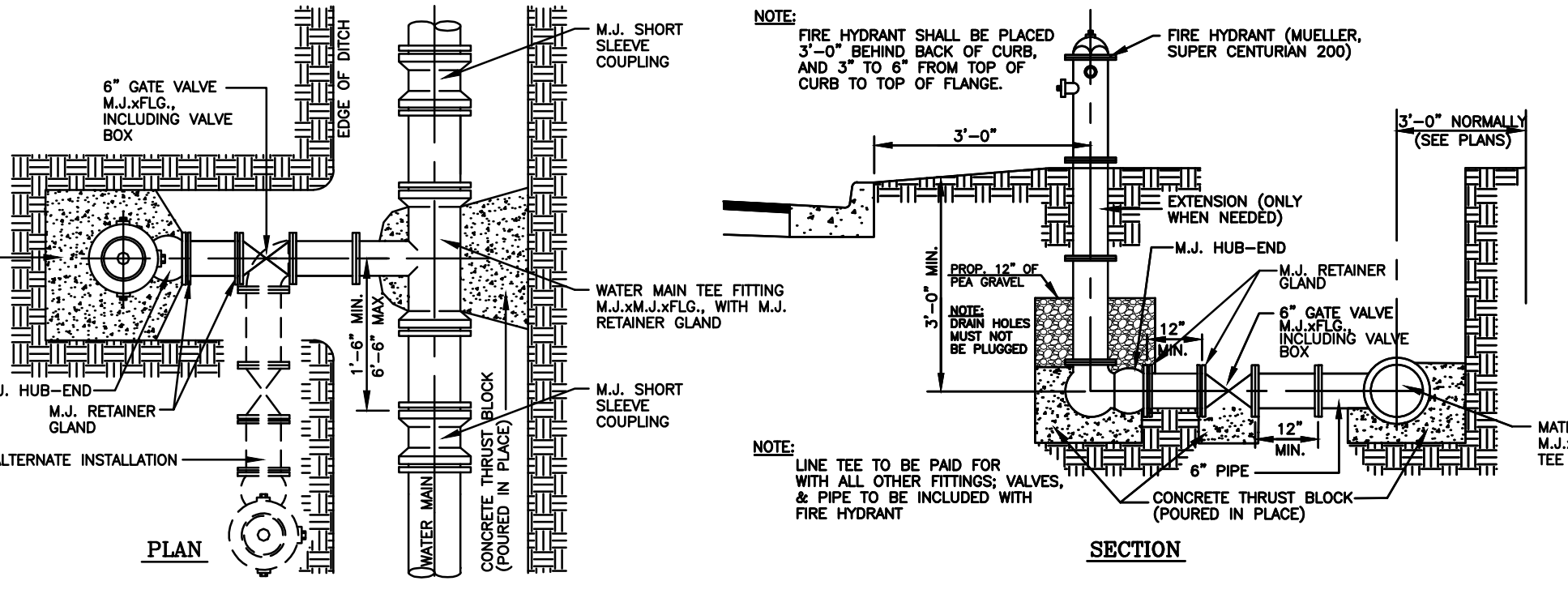
TYPICAL WATER SERVICE CONNECTION ELEVATION
N.T.S.



DUAL WATER SERVICE CONNECTION
N.T.S.

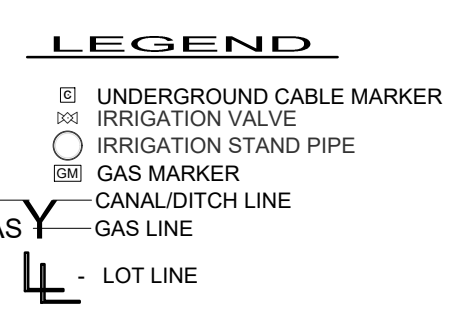
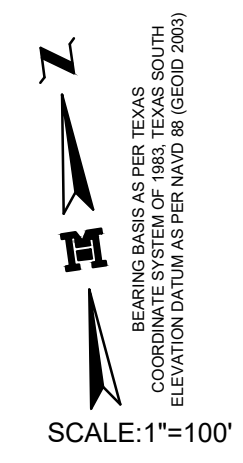
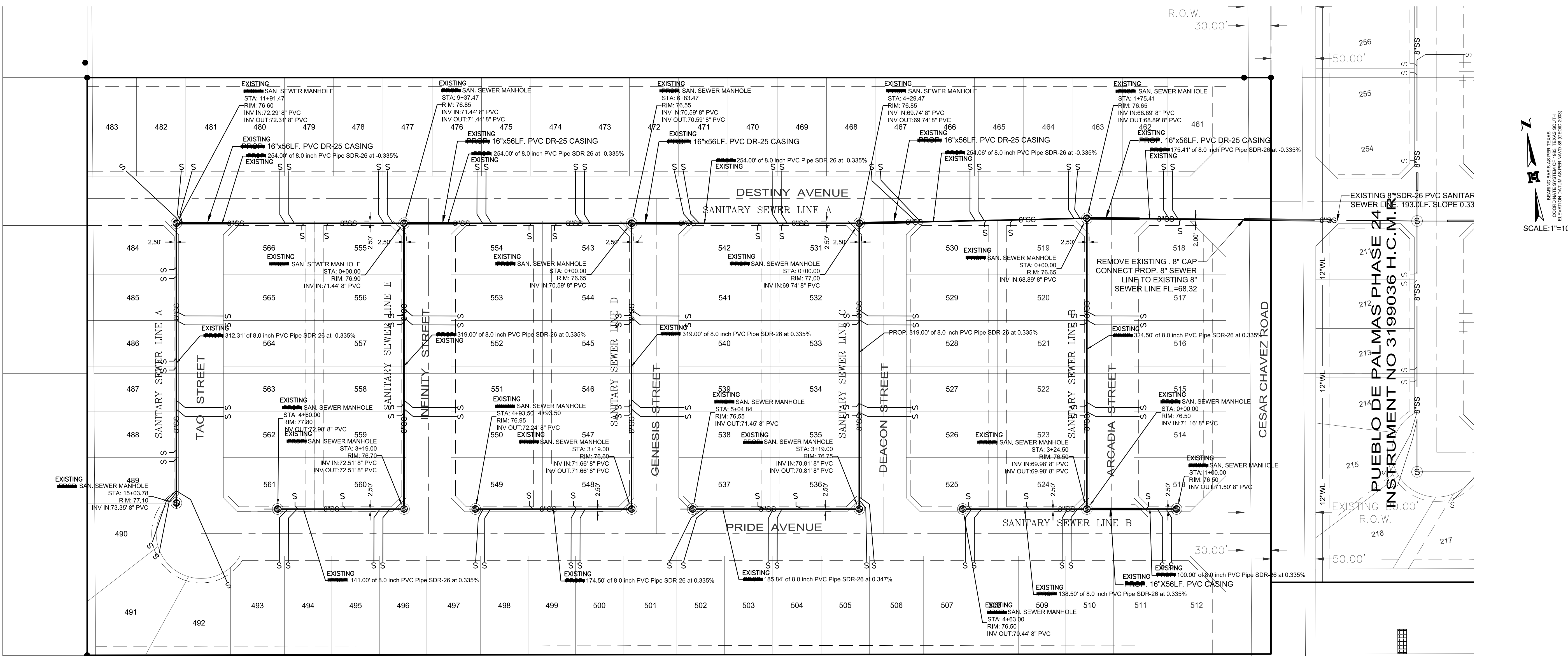


SINGLE WATER SERVICE CONNECTION
N.T.S.

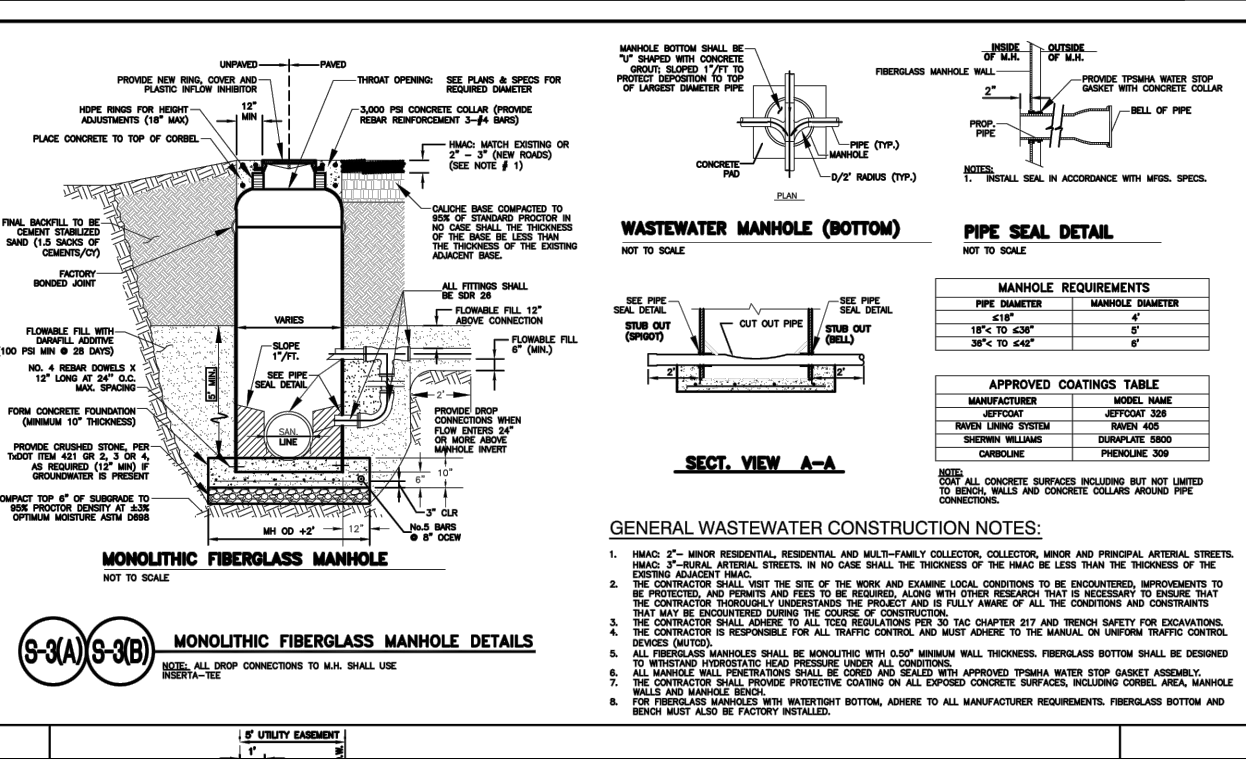
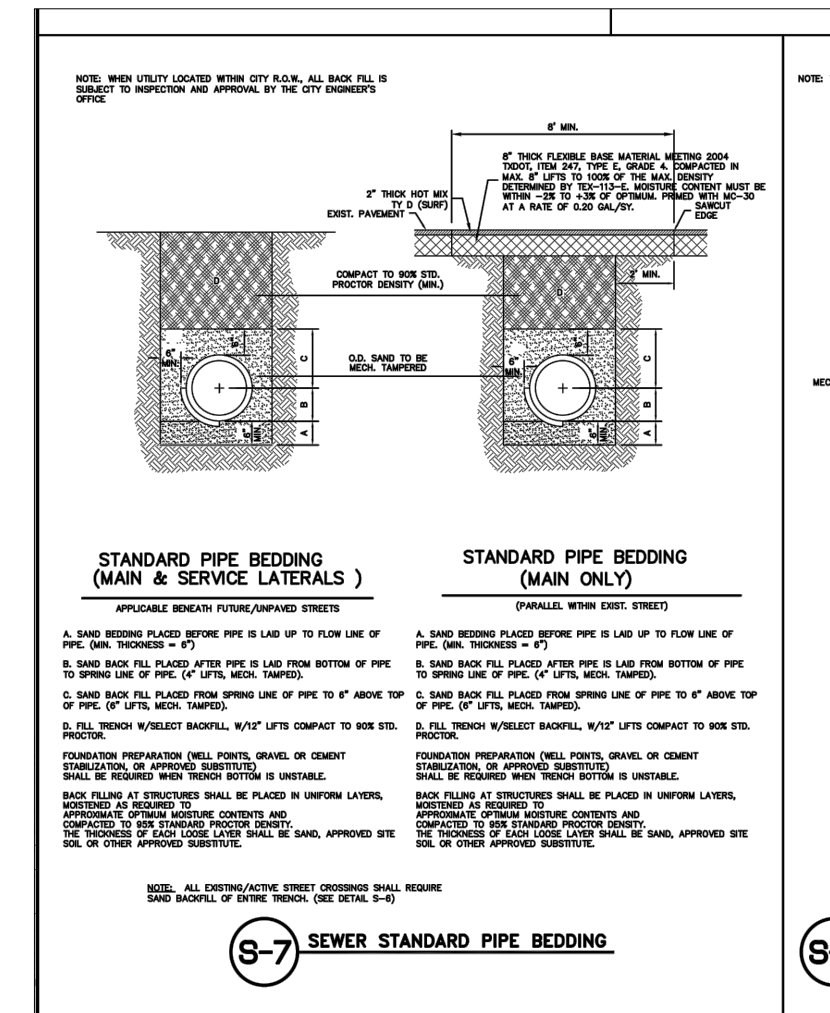
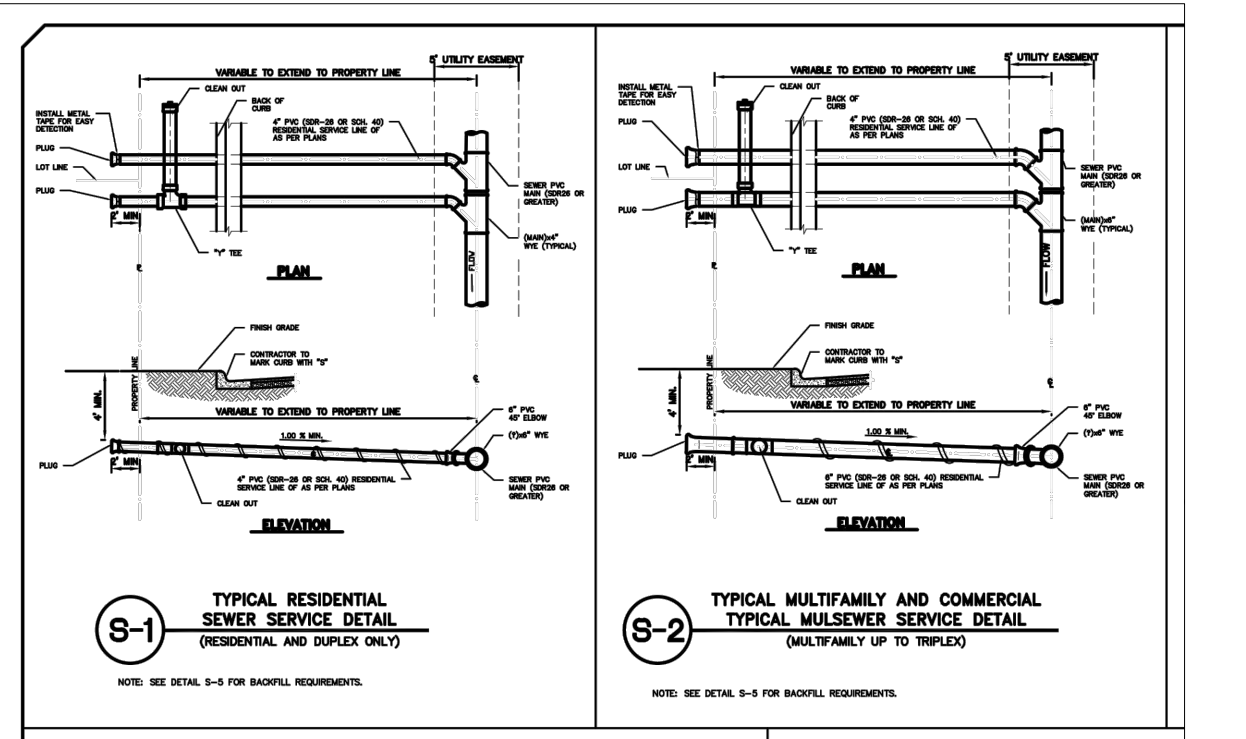


TYPICAL FIRE HYDRANT INSTALLATION
N.T.S.

MELDEN & HUNT, INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com



**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



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TEXAS REGIST. F-1435
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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 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
ATTORNEY IN FACT

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 _____ 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 CONNECT TO THE PREVIOUSLY MENTION 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.

ENGINEER'S SIGNATURE _____ DATE _____

DRENAJE: DESCRIPCIÓN, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION
LA SUBDIVISION PUEBLO DE PALMAS PHASE 26 RECIBIRA SU PROVISION DE DRENAJE SANITARIO DE LA CIUDAD DE EDINBURG. EL DUERO 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.

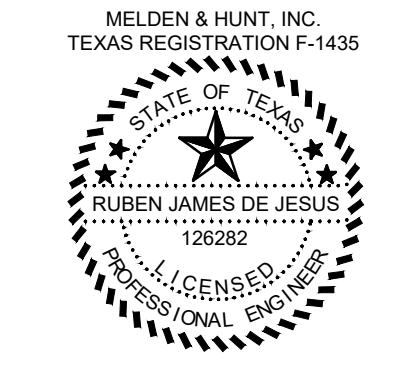
LA CIUDA DE EDINBURG TIENE UN LINEA DE SISTEMA SANITARIO EN EL LADO SUR DENTRO DEL DERECHO DE VILLA DE DESTINY AVENUE EN EL LADO OESTE DE CESAR CHAVEZ ROAD. EL SISTEMA DE LA SUBDIVISION PUEBLO DE PALMAS PHASE 26 CONSISTE DE UN CONDUCTO SANITARIOS DE 8". ESTA LINEA SE CONECTA A LA LINEA EN EL LADO NORESTE 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 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 CORE 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 CORE 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 CORE 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 SUBDIVISION.

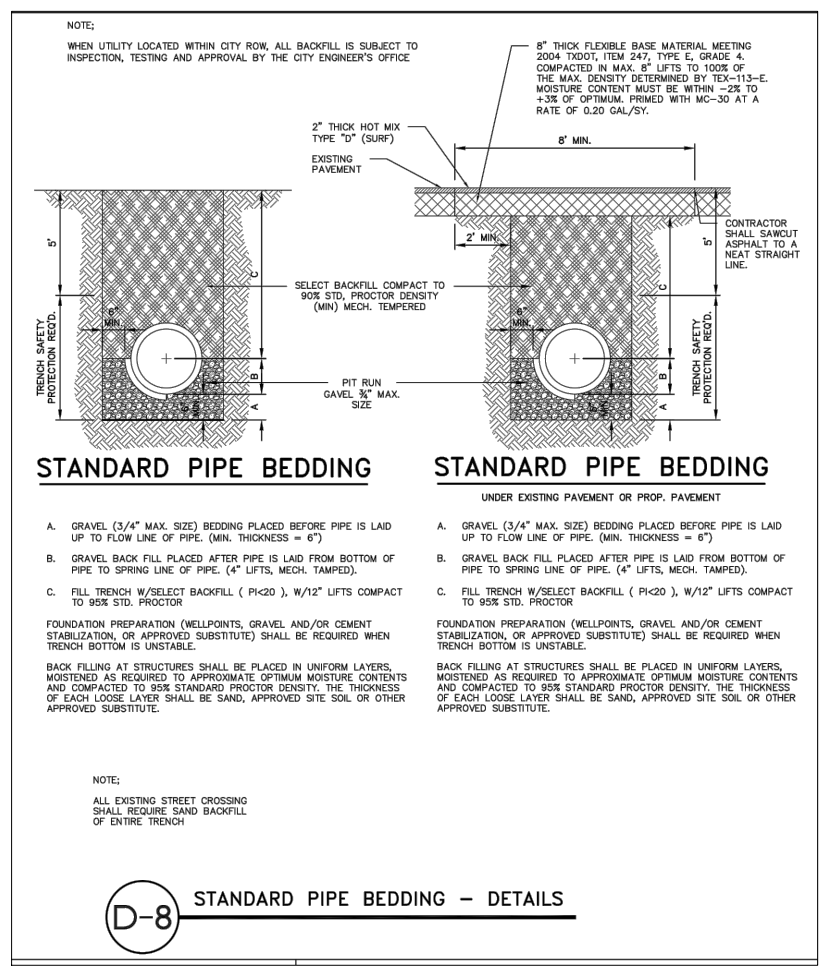
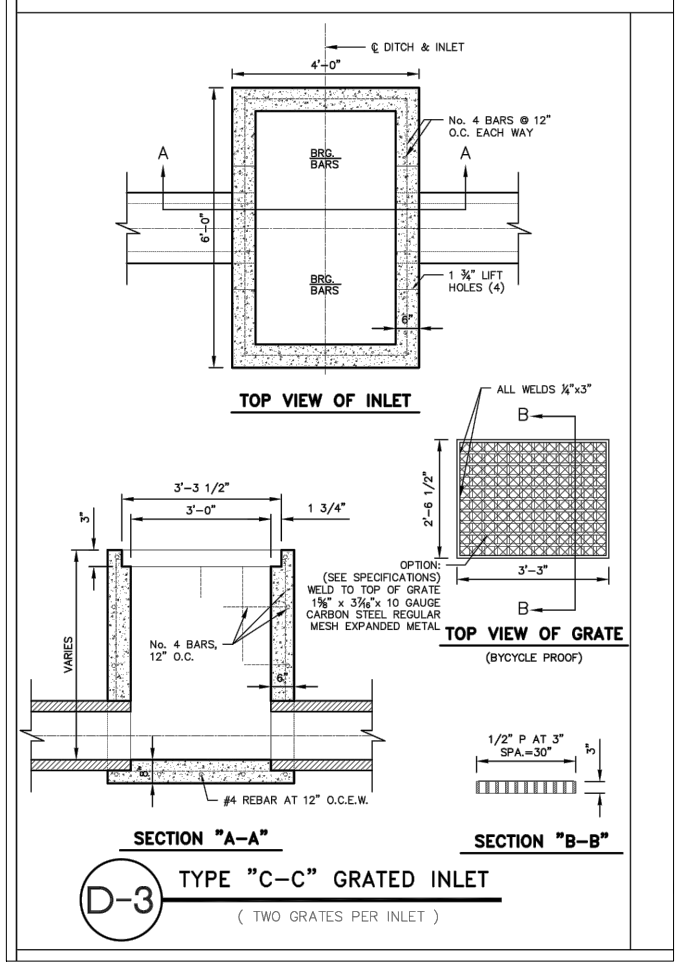
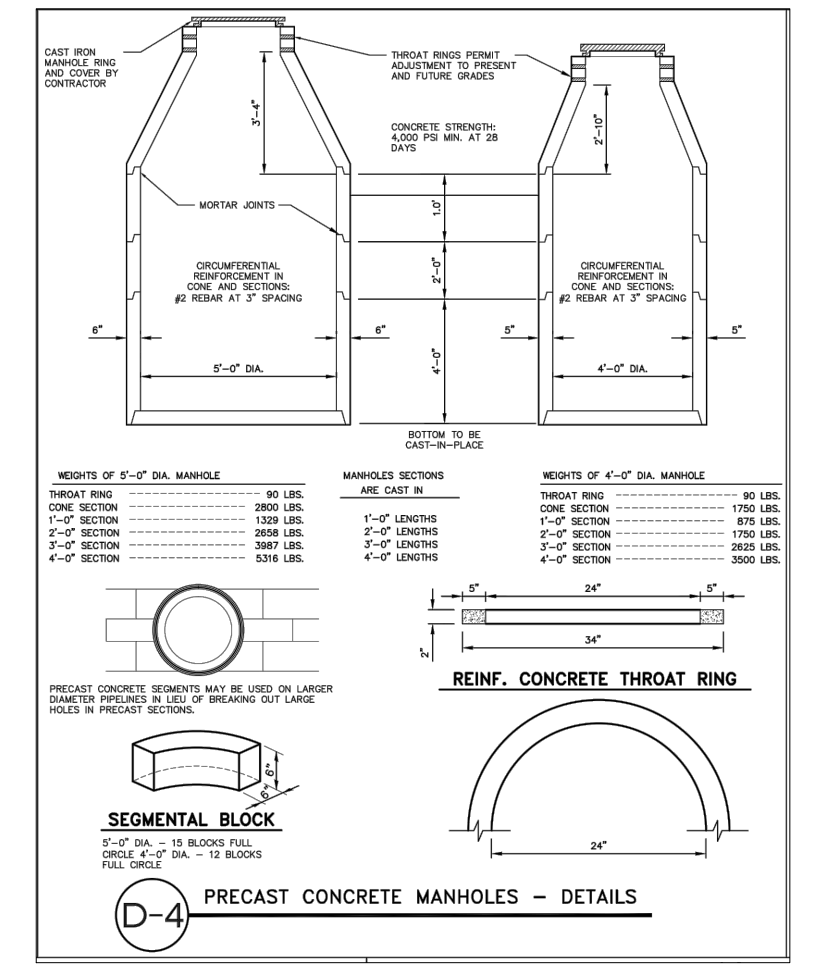
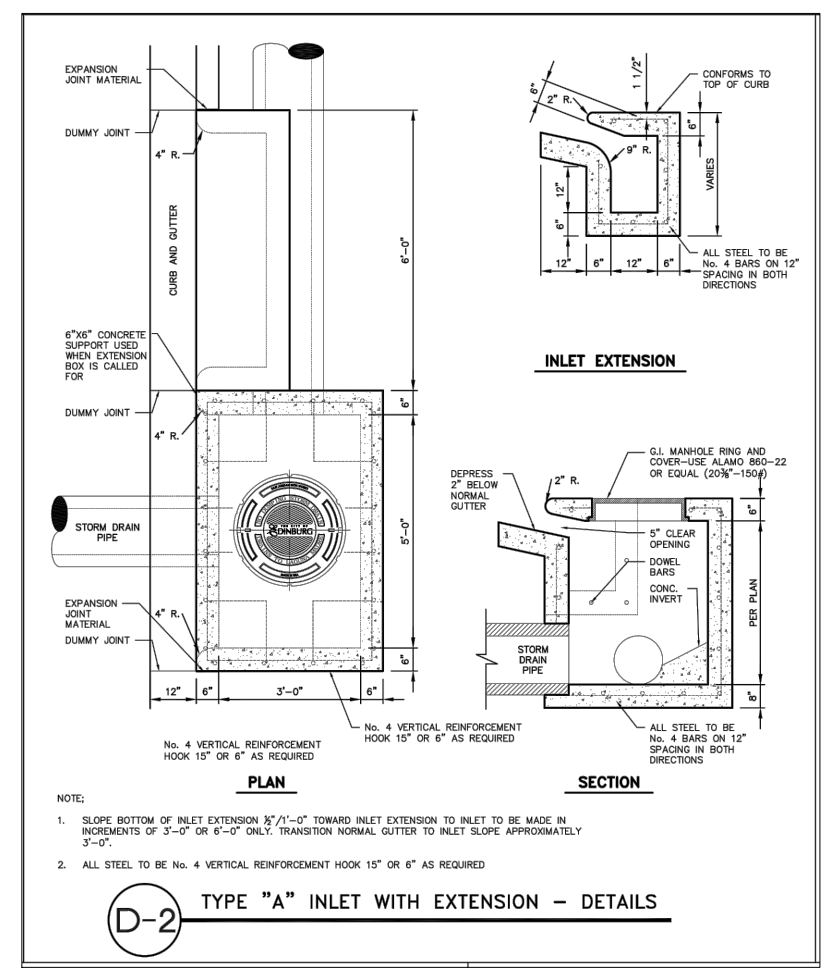
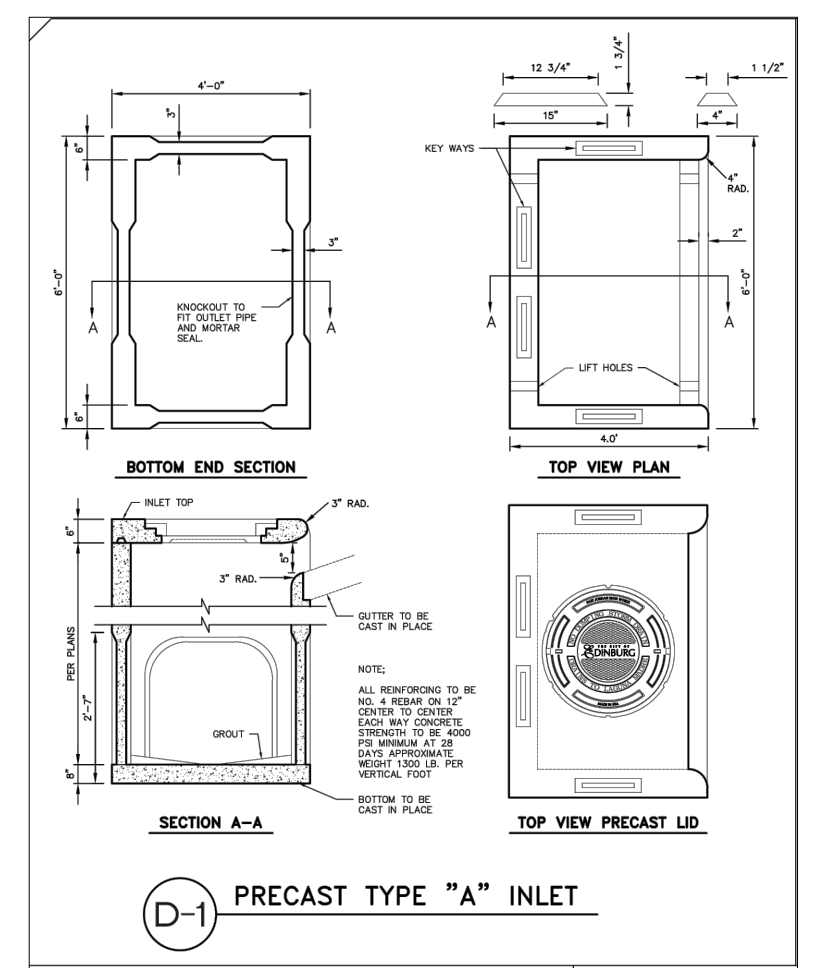
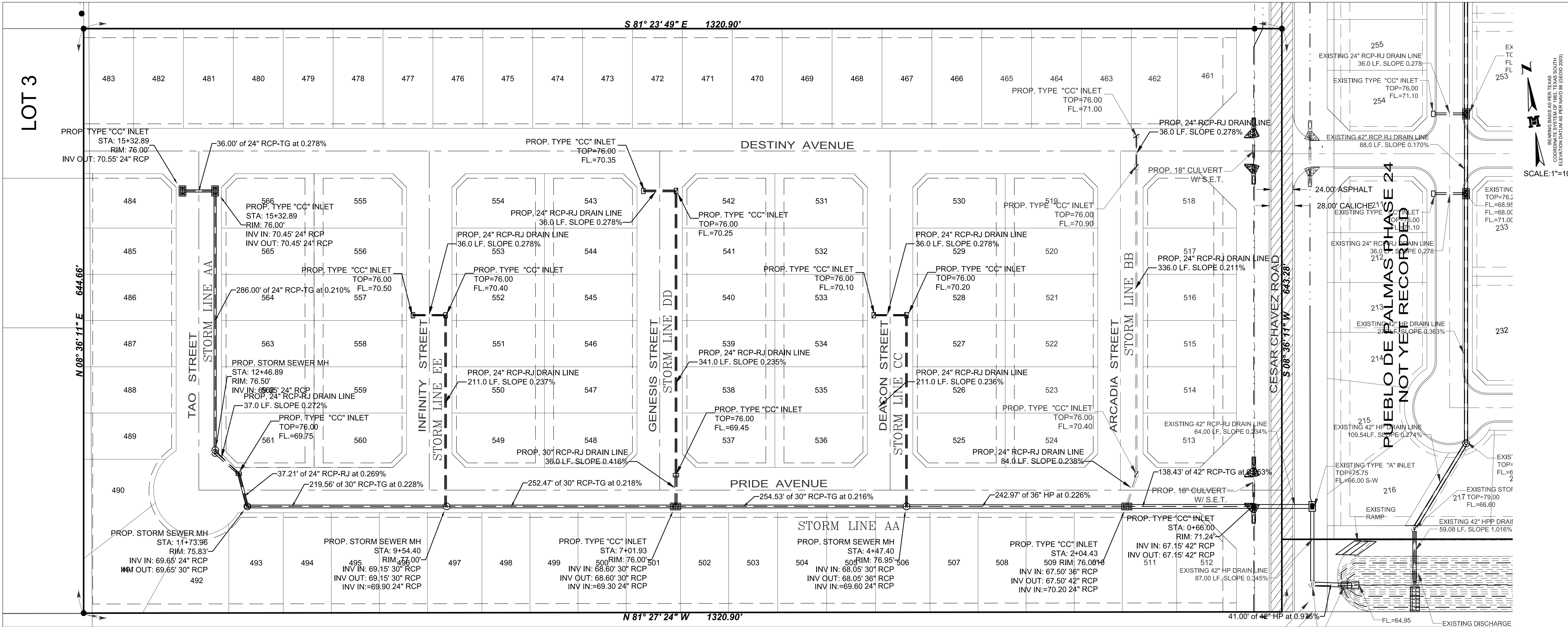
LAS LINEAS DE 8 PULGADAS, SERVICIO DE 4 PULGADAS Y QUENSE (15) ALCANTERILLAS HAN SIDO INSTALADAS, HA UN COSTO TOTAL DE \$249,133.05 O \$2,264.84 POR LOTE. EL DUERO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA CIUDAD DE EDINBURG UN COSTO TOTAL DE \$ 10,070.00, O \$95.00 POR LOTE. EL SISTEMA DE DRENAJE SANITARIO 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 (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 \$259,203.05 O \$2,445.31 POR LOTE.

ENGINEER'S SIGNATURE _____ 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

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 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 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.

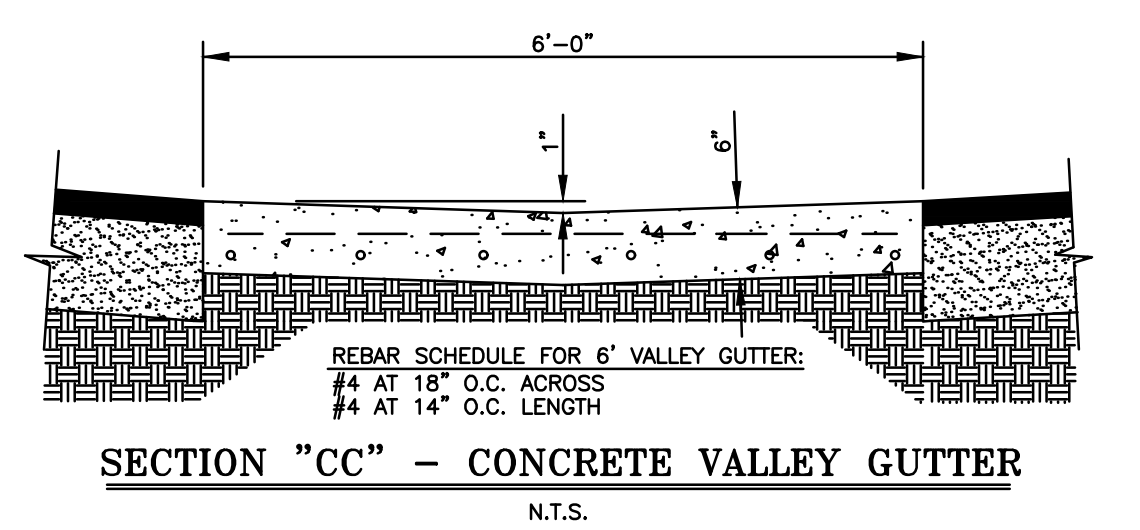
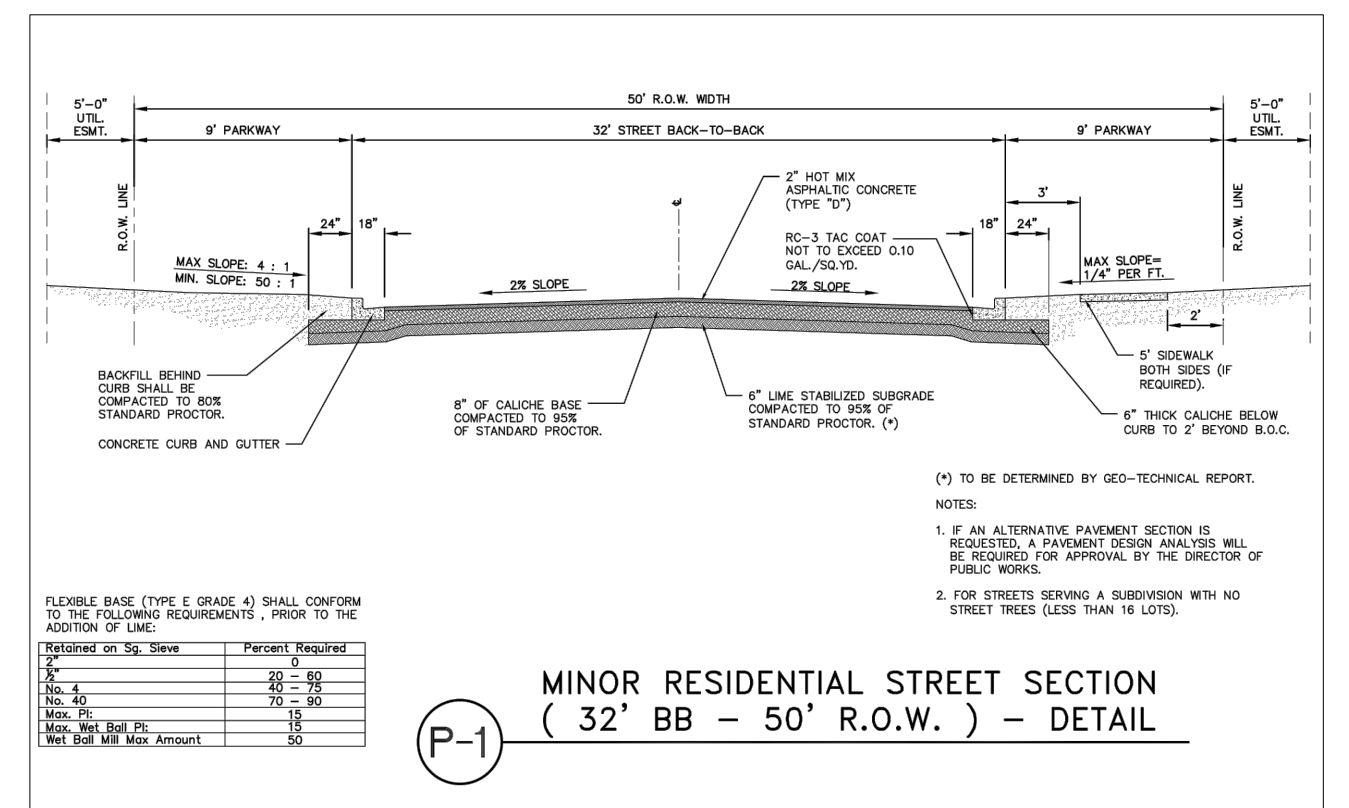
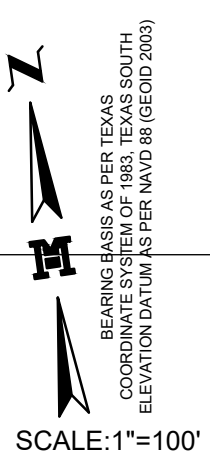
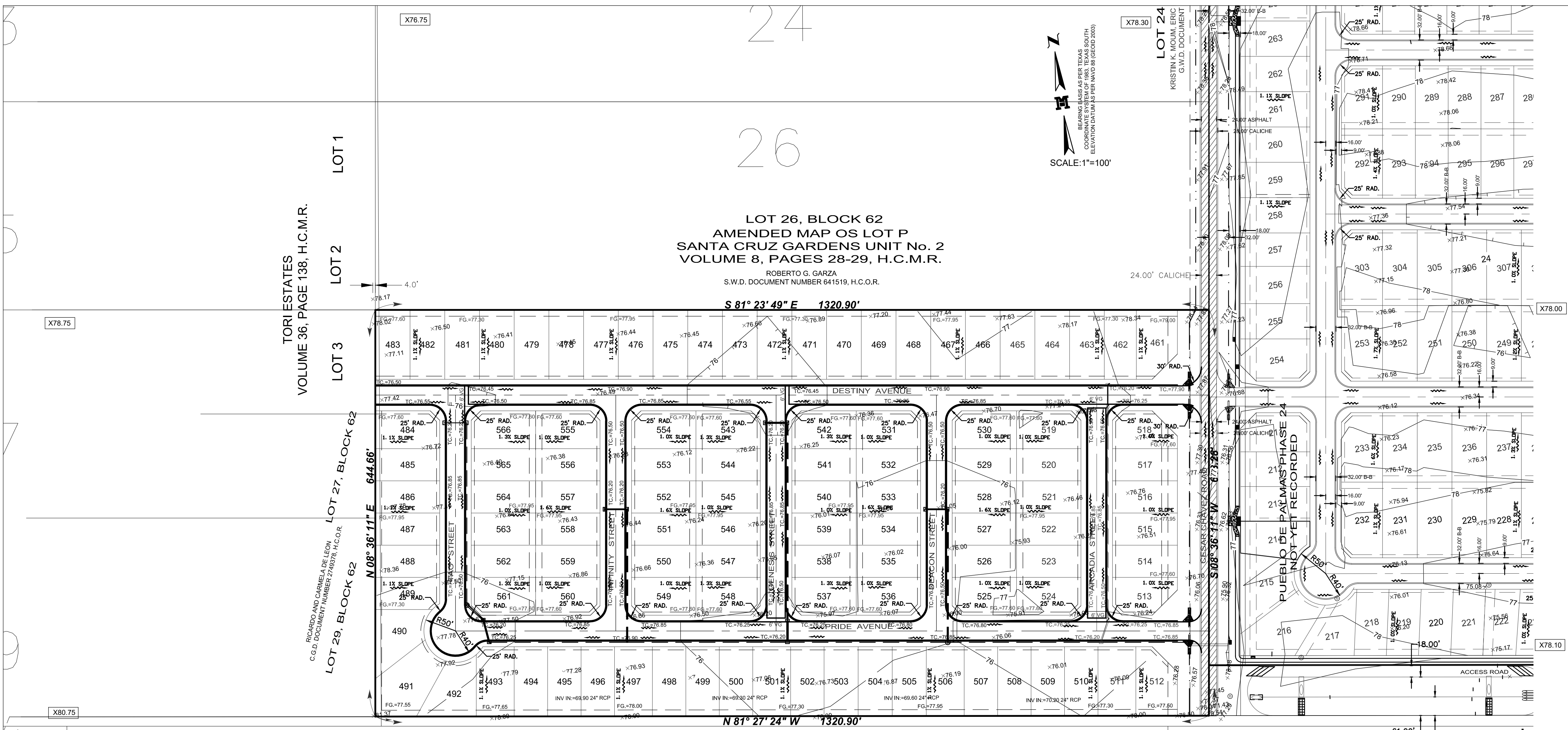
RUBEN JAMES DE JESUS, PE # 126282



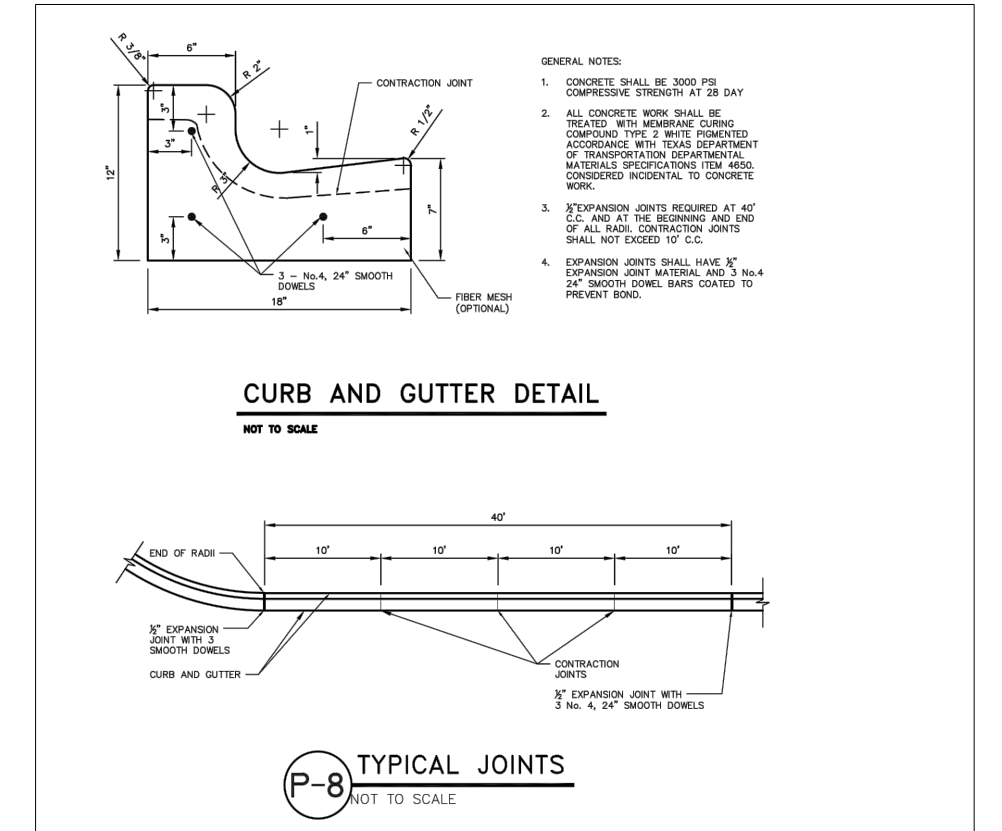
- LEGEND**
- FOUND NO. 4 REBAR
 - FOUND PIPE (SIZE AS NOTED)
 - FOUND CONCRETE MONUMENT
 - ③ SET NAIL
 - Ⓢ UNDERGROUND CABLE MARKER
 - Ⓢ IRRIGATION VALVE
 - IRRIGATION STAND PIPE
 - Ⓢ GAS MARKER
 - CANAL/DITCH LINE
 - GAS LINE
 - LOT LINE

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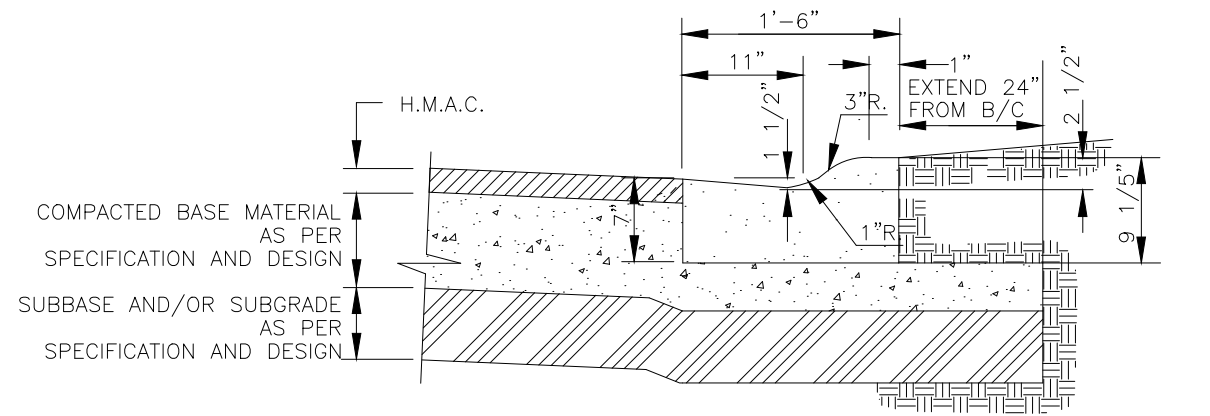
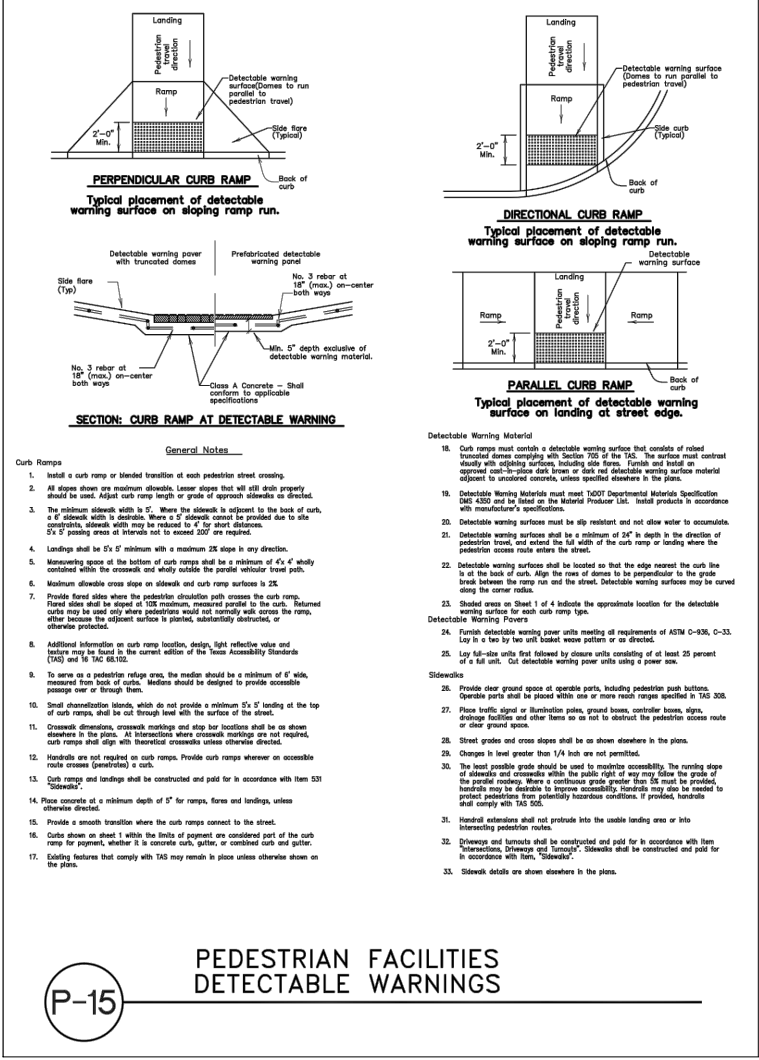
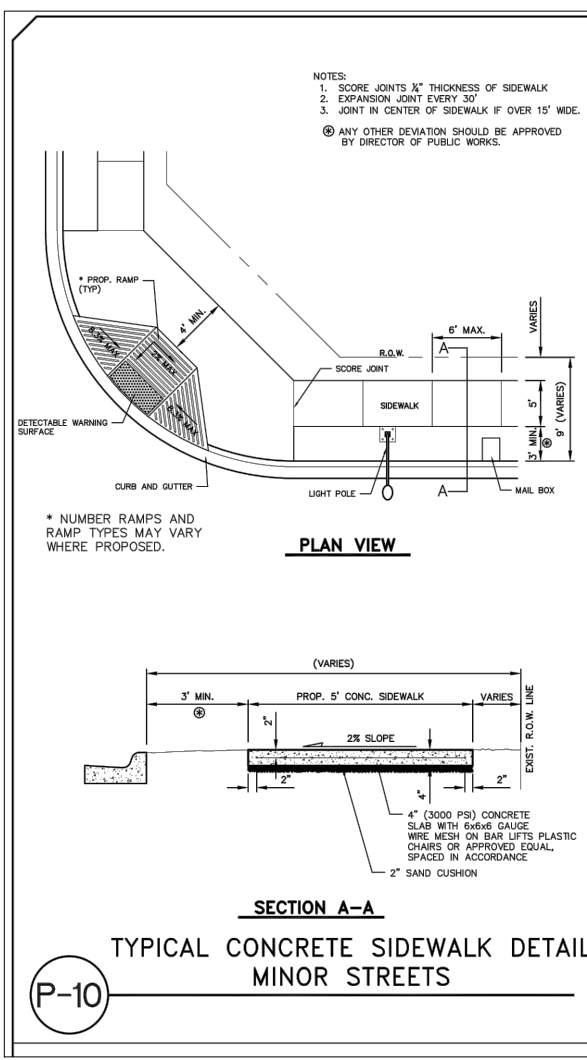
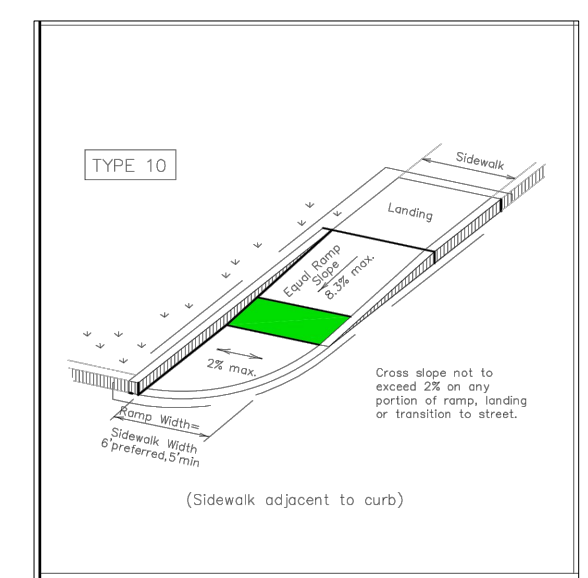
115 W. McINTYRE - EDINBURG, TX 77541
 PH: (956) 381-0961 - FAX: (956) 381-1839
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- GENERAL NOTES:**
- ALL CONCRETE WORK SHALL BE TREATED WITH MEMBRANE CURING COMPOUND TYPE 2 WHITE PIGMENTED IN ACCORDANCE w/ THE 1972 SPECIFICATIONS ITEM 531. CONSIDERED INCIDENTAL TO CONCRETE WORK.
 - 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
 - GAS MARKER
 - CANAL/DITCH LINE
 - GAS LINE
 - LOT LINE
 - x77.84 - EXISTING ELEVATION
 - FG=77.50 - PROPOSED FINISH ELEVATION



- ALL HONEYCOMBING SHALL BE GROUTED TO PROVIDE 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.