



T.J. Arredondo, CFM
Director of Planning

HIDALGO COUNTY PLANNING DEPARTMENT

2818 S. BUSINESS 281
EDINBURG TEXAS 78539
Tel. 956-318-2840 Fax. 956-318-2844

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 5-31-2022

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

ENGINEER: MELDEN & HUNT, INC. DEVELOPER: PDP MILE 4 LTD. A TEXAS LIMITED PARTNERSHIP

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

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

NUMBER OF STREETLIGHTS: 25

FILLING STATIONS: 6

LOCATION DESCRIPTION: EAST OF CESAR CHAVEZ ROAD APPROXIMATELY 200.00 FEET SOUTH OF MILE 19 NORTH ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF EDINBURG

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

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

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

H.C.R.O.W. FINAL APPROVAL DATE: 4-06-2022 BY, JOSE OCHOA, PCT. 4 R.O.W. AGENT.

H.C.H.D. FINAL APPROVAL DATE: 4-08-2022 BY, ENVIRONMENTAL HEALTH DIVISION

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

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

H.C.E.O.C. FINAL APPROVAL DATE: 4-07-2022: 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.

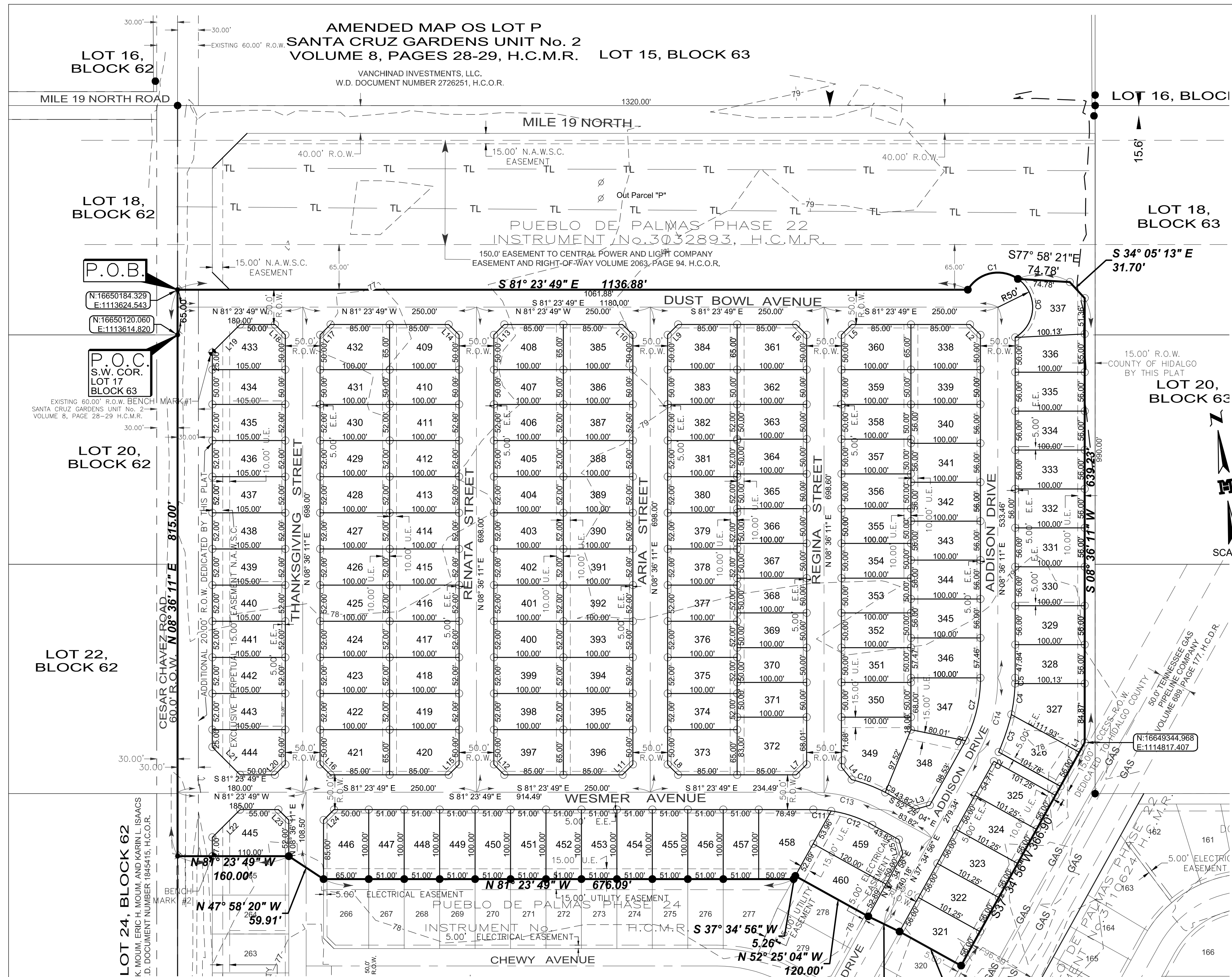
PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: AUGUST 25, 2020

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.

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METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 25.501 ACRES SITUATED IN HIDALGO COUNTY, TEXAS, BEING PART OR PORTION OF LOTS 17, 19, 21, AND 23, BLOCK 63, AMENDED MAP OF SANTA CRUZ GARDENS UNIT NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8, PAGES 28-29, HIDALGO COUNTY MAP RECORDS, WHICH SAID 25.501 ACRE TRACT IS OUT OF A BIGGER TRACT CONVEYED TO J.W. THOMAS, INC., BY VIRTUE OF A WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 535420, HIDALGO COUNTY OFFICIAL RECORDS, AND BY TWO SPECIAL WARRANTY DEEDS RECORDED UNDER DOCUMENT NUMBERS 1543844 AND 1563266, HIDALGO COUNTY OFFICIAL RECORDS, SAID 25.501 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NAIL SET [N:16650184.329; E:1113624.543] AT THE SOUTHWEST CORNER OF SAID LOT 17, BLOCK 63;

- THENCE N 08° 36' 11" E ALONG THE WEST LINE OF SAID LOT 17 A DISTANCE OF 65.00 FEET TO THE POINT OF BEGINNING [N:16650120.060; E:1113614.820] AND A NAIL SET FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, IN A EASTERLY DIRECTION ALONG SIDE CURVE TO THE RIGHT WITH A CENTRAL ANGLE 94° 50' 50", A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 92.77 FEET, A TANGENT OF 54.42 FEET AND A CHORD THAT BEARS N 86° 26' 16" W, A DISTANCE OF 73.64 FEET TO A NO. 4 REBAR FOUND FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, S 77° 58' 21" E A DISTANCE OF 74.78 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
- THENCE, S 34° 05' 13" E A DISTANCE OF 31.70 FEET TO A NO. 4 REBAR SET ON THE EAST LINE OF SAID LOT 17 FOR THE NORTHEAST CORNER OF THIS TRACT;
- THENCE, S 08° 36' 11" W ALONG THE EAST LINE OF SAID LOTS 17, 19, AND 21 A DISTANCE OF 639.23 FEET TO THE A No. 4 REBAR FOUND AN ANGLE POINT OF THIS TRACT;
- THENCE, S 37° 34' 56" W A DISTANCE OF 366.90 FEET TO A No. 4 REBAR FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT;
- THENCE, N 52° 25' 04" W ALONG THE NORTH BOUNDARY LINE OF SAID PUEBLO DE PALMAS PHASE 24, A DISTANCE OF 101.25 FEET TO A No. 4 REBAR FOUND AN ANGLE POINT OF THIS TRACT;
- THENCE, N 55° 31' 08" W ALONG THE NORTH BOUNDARY LINE OF SAID PUEBLO DE PALMAS PHASE 24, A DISTANCE OF 50.07 FEET TO A No. 4 REBAR FOUND FOR AN ANGLE POINT OF THIS TRACT;
- THENCE, N 52° 25' 04" W ALONG THE BOUNDARY LINE OF SAID PUEBLO DE PALMAS PHASE 24, A DISTANCE OF 120.00 FEET TO A No. 4 REBAR FOUND FOR AN ANGLE POINT OF THIS TRACT;
- THENCE, S 37° 34' 56" W ALONG THE BOUNDARY LINE OF SAID PUEBLO DE PALMAS PHASE 24, A DISTANCE OF 5.26 FEET TO A No. 4 REBAR FOUND FOR AN ANGLE POINT OF THIS TRACT;
- THENCE, N 81° 23' 49" W ALONG THE BOUNDARY LINE OF SAID PUEBLO DE PALMAS PHASE 24, A DISTANCE OF 676.09 FEET TO A No. 4 REBAR FOUND FOR AN ANGLE POINT OF THIS TRACT;
- THENCE, N 47° 58' 20" W ALONG THE BOUNDARY LINE OF SAID PUEBLO DE PALMAS PHASE 24, A DISTANCE OF 59.91 FEET TO A No. 4 REBAR FOUND FOR AN ANGLE POINT OF THIS TRACT;
- THENCE, N 81° 23' 49" W ALONG THE BOUNDARY LINE OF SAID PUEBLO DE PALMAS PHASE 24, AT A DISTANCE OF 130.00 FEET PASS THE EAST RIGHT-OF-WAY CONTINUING A TOTAL DISTANCE OF 160.00 FEET TO A NAIL FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT;
- THENCE, N 08° 36' 11" E ALONG THE WEST LINE OF LOTS 23, 21, 19 AND 17 A DISTANCE OF 815.00 TO THE POINT OF BEGINNING AND CONTAINING 25.501 ACRES OF LAND, MORE OR LESS.

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, PDP MILE 4 LTD., A TEXAS LIMITED PARTNERSHIP, AS OWNER OF THE 25.501 ACRES ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED PUEBLO DE PALMAS PHASE 25 HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS, PARK AND EASEMENTS SHOWN HEREIN.

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

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

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

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

DATE: _____

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED J. GARY FRISBY, ATTORNEY-IN-FACT, WHO HAS BEEN DULY SWORN, AND WHO HAS PRODUCED 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

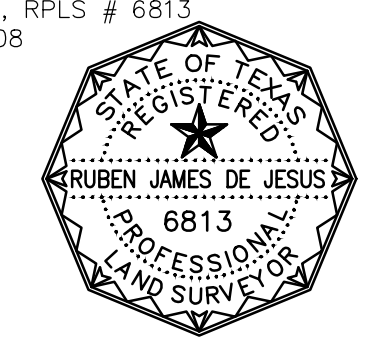
I, RUBEN JAMES DE JESUS, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.



RUBEN JAMES DE JESUS, PE # 126282
DATE PREPARED: AUGUST 20, 2019
JOB NO. (ENG.) 20119.00
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 25 WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND ON 5/18/20 BY ME OR UNDER MY SUPERVISION.



RUBEN JAMES DE JESUS, RPLS # 6813
SURVEY JOB NO. 17776.08

RIGHT OF WAY EASEMENT

KNOWN ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFEREES (HEREINAFTER CALLED "GRANTOR" WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, (HEREINAFTER CALLED "GRANTEE"), THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS AND ASSIGNS, AN EXCLUSIVE PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS THE LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE FOR WHICH THE ABOVE-MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED.

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTEE 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 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 V OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF, THE SAID GRANTEE 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: _____

SUBDIVISION MAP OF
PUEBLO DE PALMAS PHASE 25
BEING A RE-SUBDIVISION OF 25.501 ACRES
CONSISTING OF 2.002- ACRES OUT OF LOT 17, BLOCK 63
9.886- ACRES OUT OF LOT 19, BLOCK 63
9.852- ACRES OUT OF LOT 21, BLOCK 63
3.761- ACRES OUT OF LOT 23, BLOCK 63
AMENDED MAP OF SANTA CRUZ GARDENS UNIT No. 2
VOLUME 8, PAGES 28-29, H.C.M.R.
HIDALGO COUNTY, TEXAS

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

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

INDEX TO SHEET OF PUEBLO DE PALMAS PHASE 25

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

SHEET 2: PLAT NOTES AND RESTRICTIONS; DESCRIPTION (METES AND BOUNDS); LOT AREAS, LINE TABLE, CURVE TABLE; ENGINEERING CERTIFICATION; SURVEYOR'S CERTIFICATION; SANTA CRUZ IRRIGATION DISTRICT; CITY OF EDINBURG CERTIFICATE; COUNTY JUDGE CERTIFICATION; PLANNING & ZONING COMMISSION; HIDALGO COUNTY DRAINAGE DISTRICT No. 1;

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

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

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

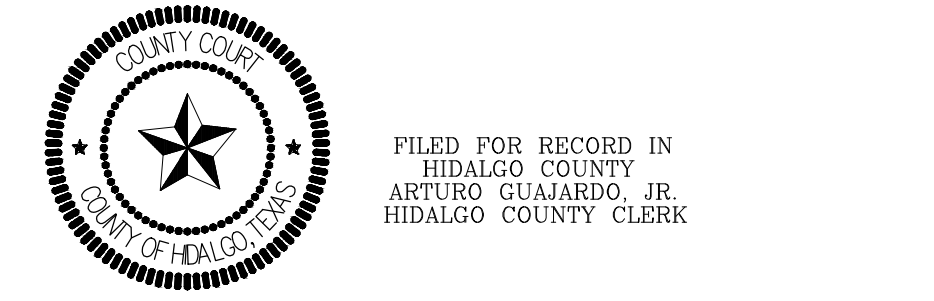
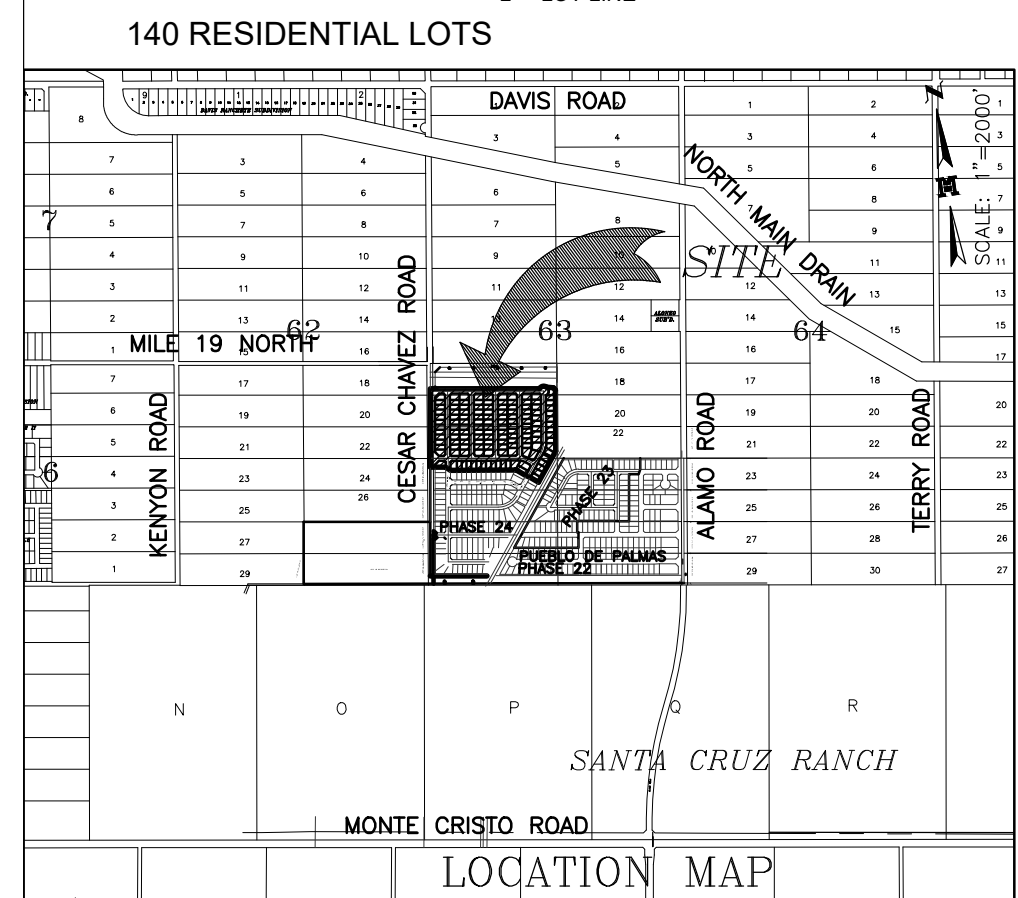
SHEET 6: MAP OF TOPOGRAPHY AND STREET LAYOUT; STREET DETAILS;

MELDEN & HUNT, INC.
CONSULTANTS • ENGINEERS • SURVEYORS

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

PRINCIPAL CONTACTS NAME	ADDRESS	CITY & ZIP	PHONE	FAX
PDP MILE 4 LTD OWNER: J. GARY FRISBY, PRESIDENT	P.O. BOX 1000	MISSION, TX 78573	956-583-1114	956-583-8343
ENGINEER: RUBEN JAMES DE JESUS	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR: FRED L. KURTH	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

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



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

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

BY: _____ DEPUTY

SUBDIVISION MAP OF
PUEBLO DE PALMAS PHASE 25
 BEING A RE-SUBDIVISION OF 25.501 ACRES
 CONSISTING OF 2.002- ACRES OUT OF LOT 17, BLOCK 63
 9.886- ACRES OUT OF LOT 19, BLOCK 63
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 AMENDED MAP OF SANTA CRUZ GARDENS UNIT No. 2
 VOLUME B, PAGES 28-29, H.C.M.R.
 HIDALGO COUNTY, TEXAS

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

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

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

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

DATE _____ CHAIRPERSON PLANNING & ZONING COMMISSION

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

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

HIDALGO COUNTY JUDGE _____
 ATTEST: _____
 HIDALGO COUNTY CLERK

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

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

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

APPROVED BY IRRIGATION DISTRICT

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

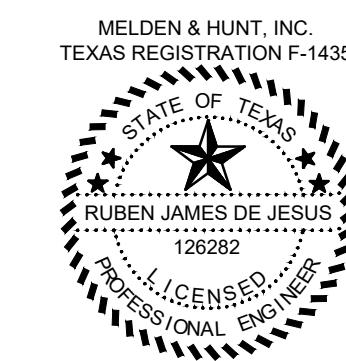
GENERAL PLAT NOTES & RESTRICTIONS:

- 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.
 THE 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 FOUND IN CONCRETE ALONG THE WEST RIGHT-OF-WAY OF ALAMO ROAD AT THE NORTHEAST CORNER OF LOT 449 OF THIS SUBDIVISION. N:16650102.69, E:1113662.76 ELEV.77.50.
 --S.M. NO. 2 MHI ALUMINUM DISK SET IN CONCRETE ALONG THE SOUTHWEST CORNER OF LOT 364 OF THIS PLAT. N:16649371.02, E:1113552.07, ELEV. 78.75.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 129,189 CUBIC FEET (2.97 ACRE-FEET) OF STORM WATER RUNOFF, DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: DETENTION HAS BEEN ACCOMPLISHED WITH PUEBLO DE PALMAS PHASE 22 DEVELOPMENT. DETENTION WILL BE WITHIN THE SANTA CRUZ IRRIGATION DISTRICT DITCH ALONG THE SOUTH SIDE OF PUEBLO DE PALMAS PHASE 22 AND THIS SUBDIVISION.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT STAGE, AT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED ON THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISH GRADE FROM THE REAR OF THE LOT TO THE CURB AT A 1% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 10.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
- NO DRIVE WAY ACCESS ONTO CESAR CHAVEZ ROAD WILL BE ALLOWED FOR LOTS 364 AND 449 THROUGH 460. THE DEVELOPER SHALL BE REQUIRED TO INSTALL A BUFFER FENCE ALONG CESAR CHAVEZ ABUTTING RESIDENTIAL LOTS.
- AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO THE COUNTY PROCESSING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METERS.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPPP) REQUIREMENTS.
- LOT OWNERS SHALL INSTALL A REQUIRED 5' SIDEWALK WITH ADA RAMPS ALONG BOTH SIDE OF INTERIOR STREET AT BUILDING PERMIT STAGE. SIDEWALK SHALL BE LOCATED 3 FEET BEHIND LAYBACK CURB.
- DEVELOPER SHALL INSTALL A 6 FOOT SIDEWALK WITH ADA RAMPS ALONG THE EAST SIDE OF CESAR CHAVEZ ROAD.

STATE OF TEXAS
 COUNTY OF HIDALGO

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

RUBEN JAMES DE JESUS, PE # 126282
 DATE PREPARED: AUGUST 20, 2019
 JOB No. (ENG.) 2019.00
 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 25 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



Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	82.77'	50.00'	94° 50' 50"	S86° 26' 16"W	73.64'	54.42'
C2	1.29'	250.00'	0° 17' 46"	N37° 28' 03"E	1.29'	0.65'
C3	56.98'	343.22'	9° 30' 42"	N27° 18' 36"E	56.91'	28.55'
C4	44.95'	250.00'	10° 18' 03"	N15° 37' 25"E	44.89'	22.53'
C5	8.16'	250.00'	1° 52' 12"	N9° 32' 17"E	8.16'	4.08'
C6	100.13'	50.00'	114° 44' 30"	N11° 13' 56"E	84.22'	78.10'
C7	93.73'	200.00'	26° 51' 01"	N22° 01' 42"E	92.87'	47.74'
C8	7.43'	200.00'	2° 07' 43"	N36° 31' 04"E	7.43'	3.72'
C9	6.18'	225.00'	1° 34' 23"	N53° 12' 16"W	6.18'	3.09'
C10	51.89'	225.00'	13° 12' 50"	N60° 35' 52"W	51.78'	26.06'
C11	26.01'	175.00'	8° 30' 55"	N77° 08' 21"W	25.98'	13.03'
C12	62.50'	175.00'	20° 27' 50"	N62° 38' 59"W	62.17'	31.58'
C13	101.16'	200.00'	28° 58' 45"	N66° 54' 26"W	100.08'	51.68'
C14	113.80'	225.00'	28° 58' 45"	N23° 05' 34"E	112.59'	58.15'

Lot Area Table		
Lot #	SQ. FT.	Area
321	5669.84	0.130
322	5669.84	0.130
323	5669.84	0.130
324	5669.84	0.130
325	5669.84	0.130
326	5938.92	0.136
327	7572.07	0.174
328	5600.53	0.129
329	5600.00	0.129
330	5600.00	0.129
331	5600.00	0.129
332	5600.00	0.129
333	5600.00	0.129
334	5600.00	0.129
335	5600.00	0.129
336	5250.25	0.121
337	6119.09	0.140
338	6387.50	0.147
339	5000.00	0.115
340	5600.00	0.129

Lot Area Table		
Lot #	SQ. FT.	Area
341	5600.00	0.129
342	5600.00	0.129
343	5600.00	0.129
344	5600.00	0.129
345	5600.00	0.129
346	5746.11	0.132
347	7778.95	0.179
348	7654.87	0.176
349	8258.89	0.190
350	5000.00	0.115
351	5000.00	0.115
352	5000.00	0.115
353	5000.00	0.115
354	5000.00	0.115
355	5000.00	0.115
356	5000.00	0.115
357	5000.00	0.115
358	5000.00	0.115
359	5000.00	0.115
360	6387.50	0.147

Lot Area Table		
Lot #	SQ. FT.	Area
361	6387.50	0.147
362	5000.00	0.115
363	5000.00	0.115
364	5000.00	0.115
365	5000.00	0.115
366	5000.00	0.115
367	5000.00	0.115
368	5000.00	0.115
369	5000.00	0.115
370	5000.00	0.115
371	5000.00	0.115
372	8187.96	0.188
373	6387.65	0.147
374	5200.00	0.119
375	5200.00	0.119
376	5200.00	0.119
377	5200.00	0.119
378	5200.00	0.119
379	5200.00	0.119
380	5200.00	0.119

Lot Line Table		
Line #	Length	Direction
L1	15.90'	S37° 34' 56"W
L2	21.21'	S36° 23' 49"E
L3	21.21'	S82° 34' 56"W
L4	23.36'	N30° 15' 22"W
L5	21.21'	N53° 36' 11"E
L6	21.21'	S36° 23' 49"E
L7	21.21'	S53° 36' 14"W
L8	21.21'	N36° 23' 46"W
L9	21.21'	N53° 36' 11"E
L10	21.21'	S36° 23' 49"E
L11	21.21'	S53° 36' 11"W
L12	21.21'	N36° 23' 49"W
L13	21.21'	N53° 36' 11"E

Lot Line Table		
Line #	Length	Direction
L14	21.21'	S36° 23' 49"E
L15	21.21'	S53° 36' 11"W
L16	21.21'	S36° 23' 49"E
L17	21.21'	N53° 36' 11"E
L18	21.21'	S36° 23' 49"E
L19	56.57'	N53° 36' 11"E
L20	21.21'	N53° 36' 11"E
L21	56.57'	S36° 23' 49"E
L22	56.57'	N53° 36' 11"E
L23	21.21'	N36° 23' 49"W
L24	21.21'	S53° 36' 11"W
L25	21.21'	N07° 25' 04"W

Lot Area Table		
Lot #	SQ. FT.	Area
381	5200.00	0.119
382	5200.00	0.119
383	5000.00	0.115
384	6387.50	0.147
385	6387.50	0.147
386	5000.00	0.115
387	5200.00	0.119
388	5200.00	0.119
389	5200.00	0.119
390	5200.00	0.119
391	5200.00	0.119
392	5200.00	0.119
393	5200.00	0.119
394	5200.00	0.119
395	5200.00	0.119
396	6387.50	0.147
397	6387.50	0.147
398	5200.00	0.119
399	5200.00	0.119
400	5200.00	0.119

Lot Area Table		
Lot #	SQ. FT.	Area
401	5200.00	0.119
402	5200.00	0.119
403	5200.00	0.119
404	5200.00	0.119
405	5200.00	0.119
406	5200.00	0.119
407	5000.00	0.115
408	6387.50	0.147
409	6387.50	0.147
410	5000.00	0.115
411	5200.00	0.119
412	5200.00	0.119
413	5200.00	0.119
414	5200.00	0.119
415	5200.00	0.119
416	5200.00	0.119
417	5200.00	0.119
418	5200.00	0.119
419	5200.00	0.119
420	6387.50	0.147

Lot Area Table		
Lot #	SQ. FT.	Area
421	6387.50	0.147
422	5200.00	0.119
423	5200.00	0.119
424	5200.00	0.119
425	5200.00	0.119
426	5200.00	0.119
427	5200.00	0.119
428	5200.00	0.119
429	5200.00	0.119
430	5200.00	0.119
431	5000.00	0.115
432	6387.50	0.147
433	5912.50	0.136
434	5250.00	0.121
435	5460.00	0.125
436	5460.00	0.125
437	5460.00	0.125
438	5460.00	0.125
439	5460.00	0.125
440	5460.00	0.125

Lot Area Table		
Lot #	SQ. FT.	Area
441	5460.00	0.125
442	5460.00	0.125
443	5460.00	0.125
444	5912.50	0.136
445	6457.50	0.148
446	6387.50	0.147
447	5100.00	0.117
448	5100.00	0.117
449	5100.00	0.117
450	5100.00	0.117
451	5100.00	0.117
452	5100.00	0.117
453	5100.00	0.117
454	5100.00	0.117
455	5100.00	0.117
456	5100.00	0.117
457	5100.00	0.117
458	7760.58	0.178
459	7465.19	0.171
460	6346.80	0.146

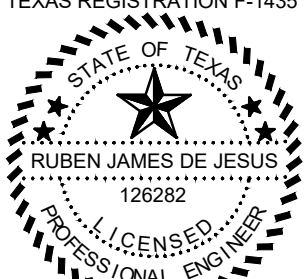
FINAL WATER ENGINEERING REPORT FORMAT
 WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:

PUEBLO DE PALMAS PHASE 25 SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.), THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH N.A.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND N.A.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

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

WATER DISTRIBUTION FOR THE PUEBLO DE PALMAS PHASE 25 SUBDIVISION CONSISTS OF EIGHTY-NINE (44) 1" DIAMETER DUAL SERVICE LINES SERVING 88 LOTS AND 22 2" SINGLE SERVING 22 LOTS SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE 8" LINE AND 2" SINGLE SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$278,258.50, OR \$1,987.56 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$157,100.00, WHICH COVERS THE \$112.14 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.

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 \$435,358.50 WHICH EQUALS TO \$3,109.70 PER LOT.

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


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

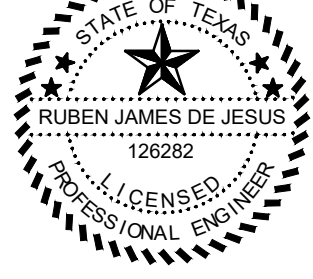
LA SUBDIVISION PUEBLO DE PALMAS PHASE 25 SUBDIVISION RECIBIRA SU PROVISION DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (LA COMPANIA DE AGUA N.A.W.S.C.). EL DUEÑO DE LA SUBDIVISION Y N.A.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 AÑOS. 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.

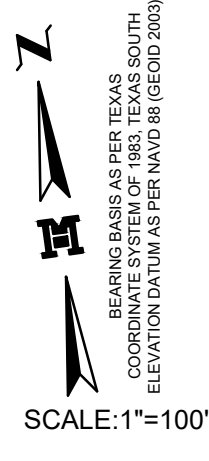
EL SISTEMA DE PROVISION DE AGUA PARA LA SUBDIVISION PUEBLO DE PALMAS PHASE 25 CONSISTE DE CONDUCTO DE AGUA DE 12" QUE PASA POR EL LADO ESTE DEL DERECHO DE CESAR CHAVEZ ROAD Y CONDUCTO DE AGUA DE 8" EN EL LADO ESTE DE THANKSGIVING STREET & EL LADO OESTE DE ADDISON DRIVE EN PUEBLO DE PALMAS PHASE 24. EL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

DEL CONDUCTO DE AGUA DE 8 PULGADAS SE PRODUCEN CUARENTA- CUATRO CONDUCTOS DOBLES DE AGUA DE 1" PARA SERVIR OCHENTA- OCHO LOTES Y VEINTE- DOS SERVICIOS INDIVIDUALES SERVIENDO VEINTE- DOS LOTES. SE HAN INSTALADO LOS CONDUCTOS DE AGUA DE 8 PULGADAS DE DIAMETRO. LOS DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIAMETRO, EL CONDUCTO DE 3/4 DE PULGADA DE DIAMETRO, Y LOS MEDIDORES MECANICOS DE AGUA A UN COSTO TOTAL DE \$ 278,258.50 O \$ 1,987.56 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA N.A.W.S.C. \$ 157,100.00, QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE, \$ 112.14. 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.E.W.S.C. LO INSTALARA SIN ALGUN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION TAMBIEN HA INSTALADO 4 BOCAS DE RIEGO (FIRE HYDRANT) A UN COSTO DE \$ 4,660.00 POR CADA UNA 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.

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

AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$ 435,358.50 O \$ 3,109.70 POR LOTE.

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




SUBDIVISION MAP OF PUEBLO DE PALMAS PHASE 25

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

COST ESTIMATE:

PAVING IMPROVEMENTS:	\$ 986,448.50
DRAINAGE IMPROVEMENTS:	\$ 376,215.50
WATER DISTRIBUTION:	\$ 278,258.50
SANITARY SEWER IMPROVEMENTS / OSSF:	\$ 268,628.00

ESTIMACION DE COSTOS:

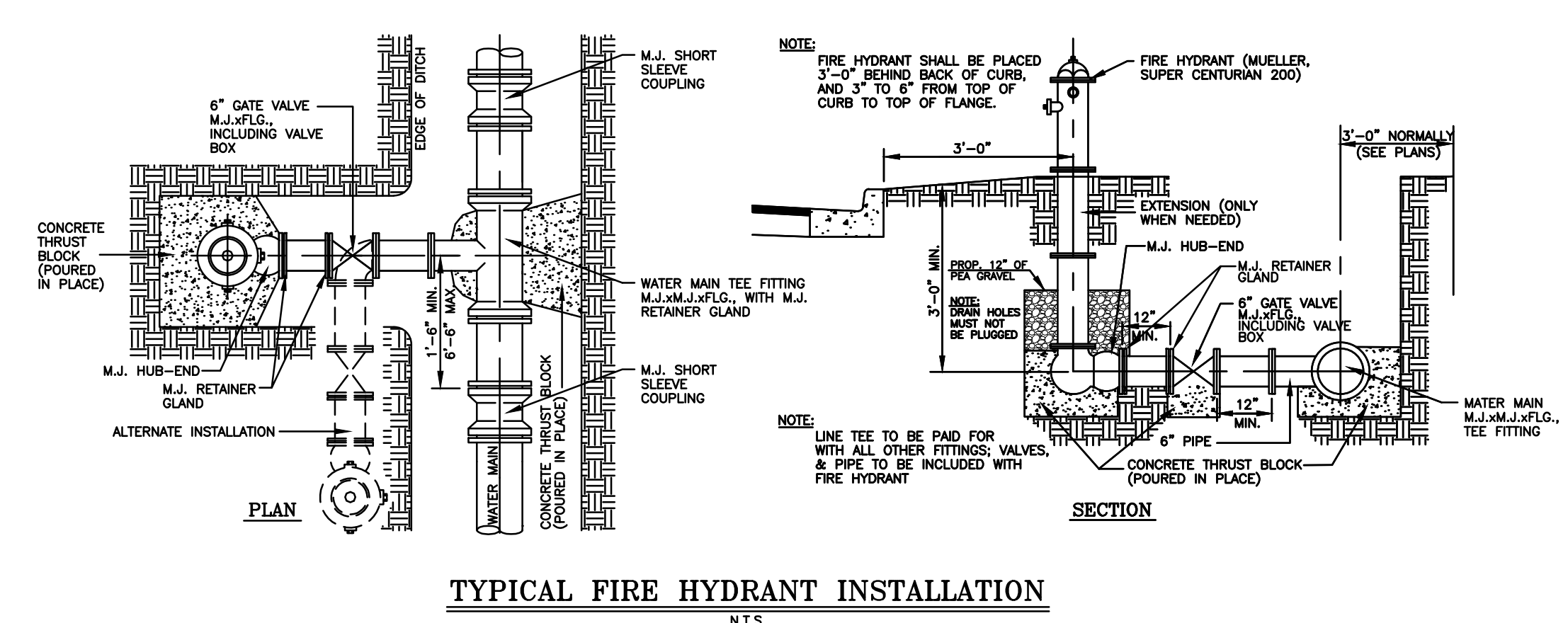
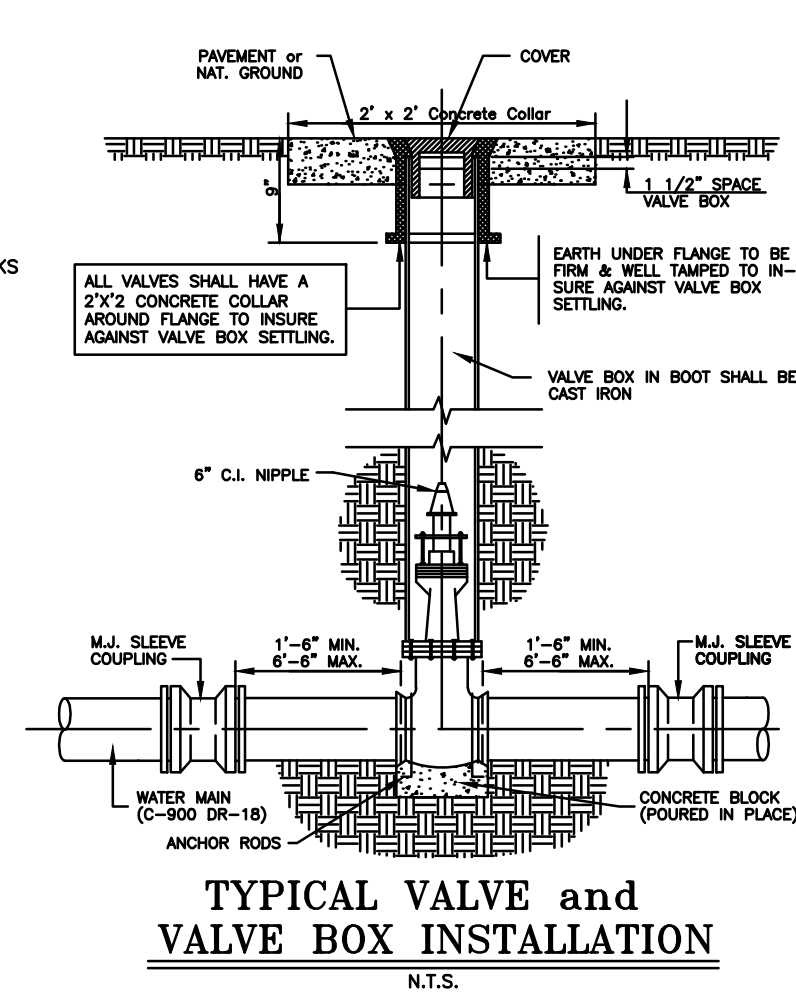
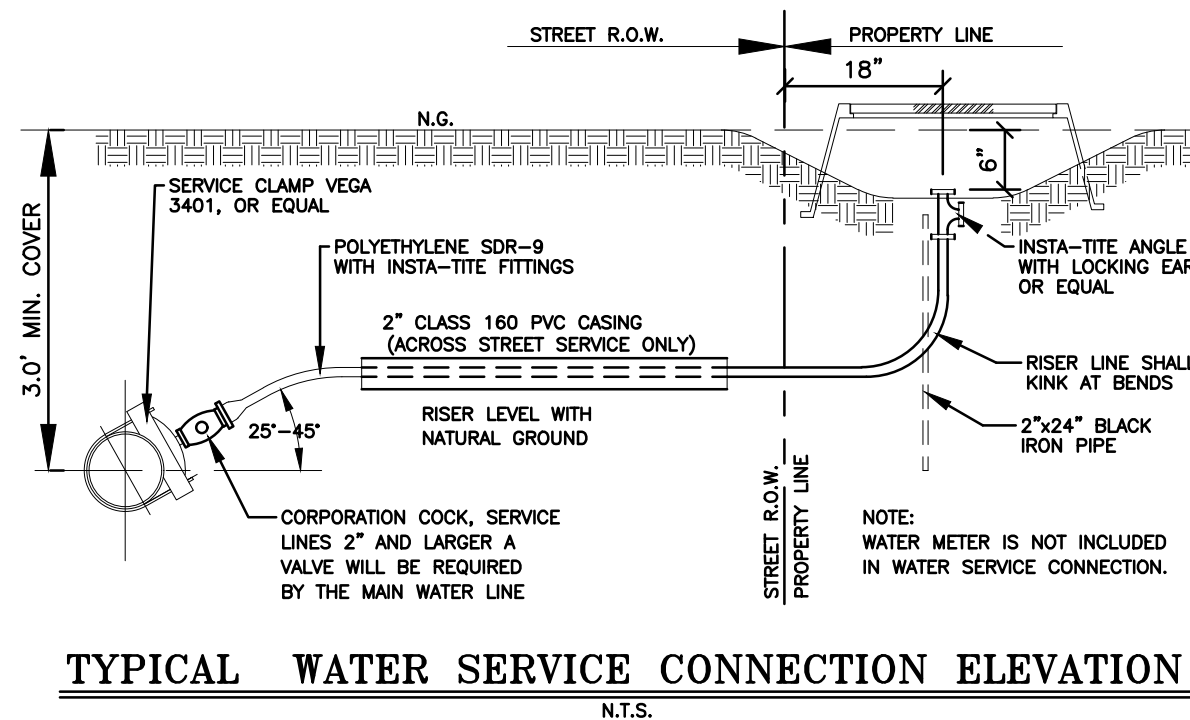
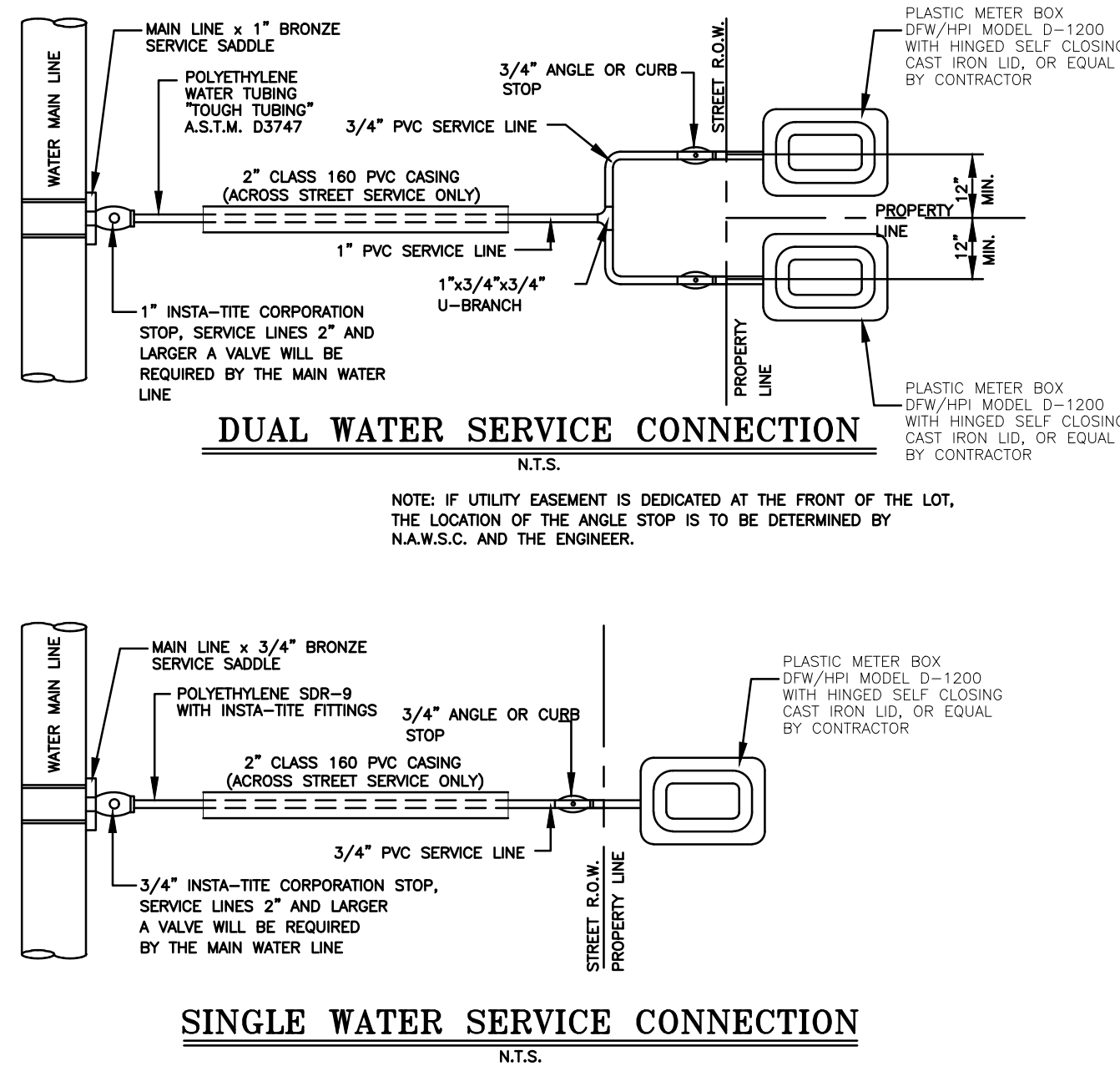
PAVIMENTACION DE CALLES:	\$ 986,448.50
DREAJE PLUVIAL:	\$ 376,215.50
SERVICIO DE AGUA POTABLE:	\$ 278,258.50
SERVICIO DE DRENAJE SANITARIO	\$ 268,628.00

LEGEND

- R.O.W. - RIGHT OF WAY
- P.O.B. - POINT OF BEGINNING
- N.W. COR. - NORTHEAST CORNER
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.M.R. - HIDALGO COUNTY 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
- N.E. - NORTHEAST
- GAS LINE

L - LOT LINE

PARK AND WALK AREA



M 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

WASTEWATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:

PUEBLO DE PALMAS PHASE 25 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 TWO (2) EXISTING 8" SANITARY SEWER LINE ALONG THE WEST RIGHT-OF-WAY OF THANKSGIVING STREET & THE EAST RIGHT-OF-WAY OF ADDISON DRIVE. THE WASTEWATER SYSTEM FOR PUEBLO DE PALMAS PHASE 25 SUBDIVISION CONSISTS OF 8" SEWER LINES. AN 8" SEWER LINE CONNECT TO THE PREVIOUSLY MENTIONED SEWER LINE AT THE SOUTHEAST CORNER OF LOT 364 THEN RUNS NORTH ALONG THE WEST RIGHT-OF-WAY OF THANKSGIVING STREET ENDING WITH A MANHOLE AT THE NORTHWEST CORNER OF LOT 449. AN OTHER 8" SEWER LINE CONNECTS TO THE PREVIOUSLY MENTIONED SEWER LINE AT THE NORTHWEST CORNER OF LOT 321 THEN RUNS NORTH ALONG THE EAST RIGHT-OF-WAY OF ADDISON DRIVE ENDING WITH A MANHOLE AT THE SOUTHWEST CORNER OF LOT 337. AN OTHER 8" SEWER LINE CONNECTS TO THE PREVIOUSLY MENTIONED SEWER LINE AT THE SOUTHWEST CORNER OF LOT 413 THEN RUNS NORTH ALONG THE EAST RIGHT-OF-WAY OF RENATA STREET ENDING WITH A MANHOLE AT THE SOUTHWEST CORNER OF LOT 424. AN OTHER 8" SEWER LINE CONNECTS TO THE PREVIOUSLY MENTIONED SEWER LINE AT THE NORTHWEST CORNER OF LOT 323 THEN RUNS WEST ALONG THE NORTH RIGHT-OF-WAY OF WESMER AVENUE CONNECTING TO A MANHOLE AT THE SOUTHWEST CORNER OF LOT 389 THEN RUNS NORTH ALONG THE EAST RIGHT-OF-WAY OF ARIA STREET ENDING WITH A MANHOLE AT THE SOUTHWEST CORNER OF LOT 400. AN OTHER 8" SEWER LINE CONNECTS TO THE PREVIOUSLY MENTIONED SEWER LINE AT THE SOUTHWEST CORNER OF LOT 365 THEN RUNS NORTH ALONG THE EAST RIGHT-OF-WAY OF REGINA STREET ENDING WITH A MANHOLE AT THE SOUTHWEST CORNER OF LOT 376 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 \$268,628.00 OR \$1,918.77 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID THE CITY OF EDINBURG THE SUM OF \$ 11,375.00 WHICH COVERS THE \$ 81.25 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:
I, J. GARY FRISBY, 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 \$280,003.00 WHICH EQUALS TO \$2,000.02 PER LOT.

ENGINEER'S SIGNATURE: _____ DATE: _____



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

SUBDIVIDER STATEMENT:
1. I, J. GARY FRISBY, SUBDIVIDER OF PUEBLO DE PALMAS PHASE 25 SUBDIVISION, HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

J. GARY FRISBY
JGF LAND CO., INC. GP

STATE OF TEXAS
COUNTY OF HIDALGO:

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

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

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

LA SUBDIVISION PUEBLO DE PALMAS PHASE 25 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.

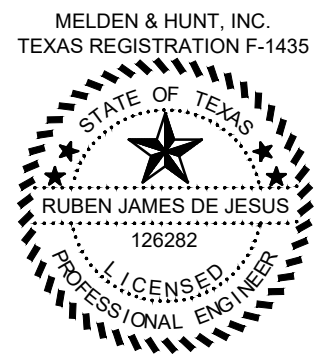
LA CIUDA DE EDINBURG TIENE DOS LINEAS DE SISTEMA SANITARIO EN EL LADO OESTE DEL DERECHO DE VILLA DE THANKSGIVING STREET Y EN EL LADO ESTE DE ADDISON DRIVE. EL SISTEMA DE LA SUBDIVISION PUEBLO DE PALMAS PHASE 25 CONSISTE DE UN CONDUCTO SANITARIOS DE 8", UNA LINEA SE CONECTA A LA LINEA EXISTENTE EN EL LADO SURESTE DE LOTE 364 Y CORE AL NORTE EN EL SADO OESTE DEL DERECHO DE VILLA DE THANKSGIVING STREET TERMINANDO A UN ALCANTARILLA EN EL LADO NROESTE DE LOTE 449. OTRA LINEA SE CONECTA A LA LINEA EXISTENTE EN EL LADO SUROESTE DE LOTE 321 Y CORE AL NORTE EN EL LADO ESTE DEL DERECHO DE VILLA DE ADDISON DRIVE TERMINANDO A UN ALCANTARILLA EN EL LADO SUROESTE DE LOTE 337. OTRO CONDUCTO SE CONECTA A UN ALCANTARILLA EN EL LADO SURESTE DE LOTE 460 Y CORRE AL ESTE EN EL LADO NORTE DEL DERECHO DE VILLA DE WESMER AVENUE TERMINANDO CON UN ALCANTARILLA LOCALIZADA AL SURESTE DE LOTE 412. OTRO LINEA SE CONECTA AL ALCANTARILLA EN EL LADO SUROESTE DE LOTE 413 CORRE AL NORTE EN EL LADO ESTE DE RENATA STREET TERMINANDO CON UN ALCANTARILLA LOCALIZADA AL SUROESTE DE LOTE 424. OTRO CONDUCTO DE 8" SE CONECTA A UN ALCANTARILLA LOCALIZADA AL NROESTE DE LOTE 323 Y CORE AL OESTE DEL DERECHO DE VILLA DE WESMER AVENUE TERMINANDO CON UN ALCANTARILLA LOCALIZADA AL NROESTE DE LOTE 389 LUEGO CORRE AL NORTE EN EL LADO ESTE DE ARIA STREET TERMINANDO CON UN ALCANTARILLA LOCALIZADA AL SUROESTE DE LOTE 400. OTRO CONDUCTO SANITARIO DE 8" SE CONECTA CON LA LINEA PREVIAMENTE MENSIONADA EN EL LADO NROESTE DE LOTE 365 Y CORE AL NORTE EN EL LADO ESTE DEL DERECHO DE VILLA DE REGINA STREET TERMINANDO CON UN ALCANTARILLA LOCALIZADA AL SUROESTE DE LOTE 376 PARA SERVIR ESTA SUBDIVISION.

LAS LINEAS DE 8 PULGADAS, SERVICIO DE 4 PULGADAS Y DIAS (11) ALCANTARILLAS HAN SIDO INSTALADAS, HA UN COSTO TOTAL DE \$268,628.00 O \$1,918.77 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA CIUDAD DE EDINBURG UN COSTO TOTAL DE \$ 11,375.00, O \$81.25 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

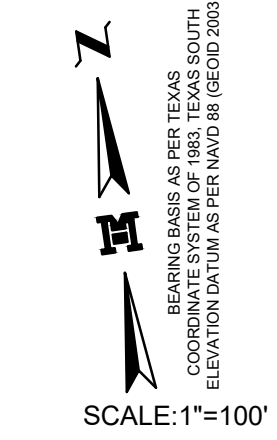
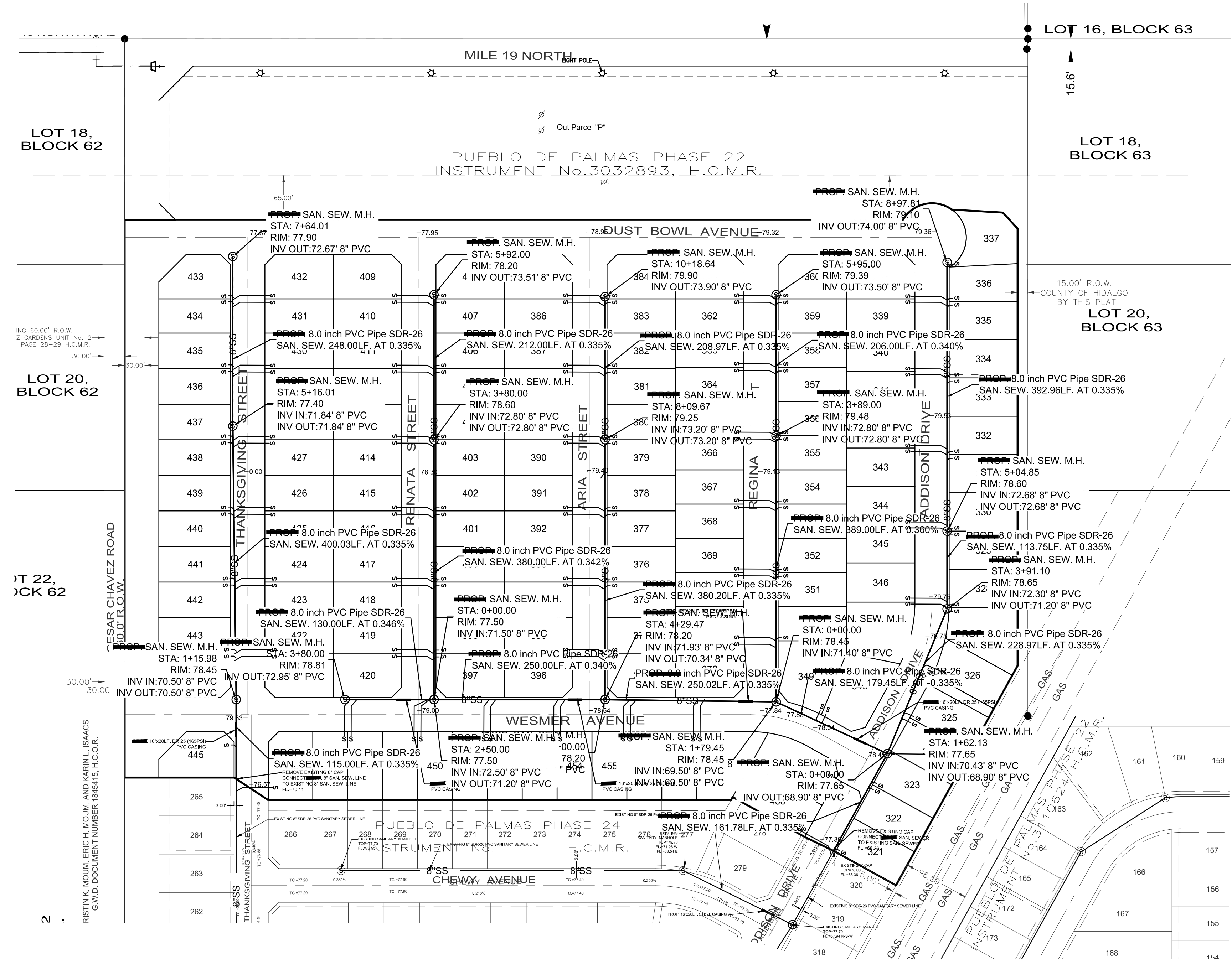
CERTIFICACION:
CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS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

DRENAJE: SE ESTIMA QUE EL DRENAJE COSTARA UN COSTO TOTAL DE \$280,003.00 O \$2,000.02 POR LOTE.

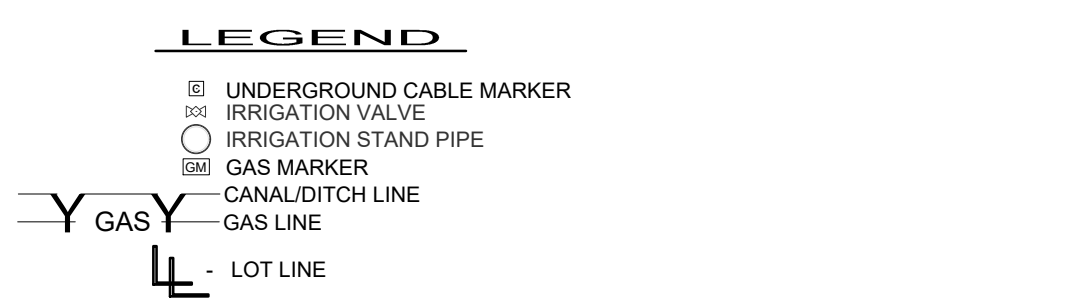
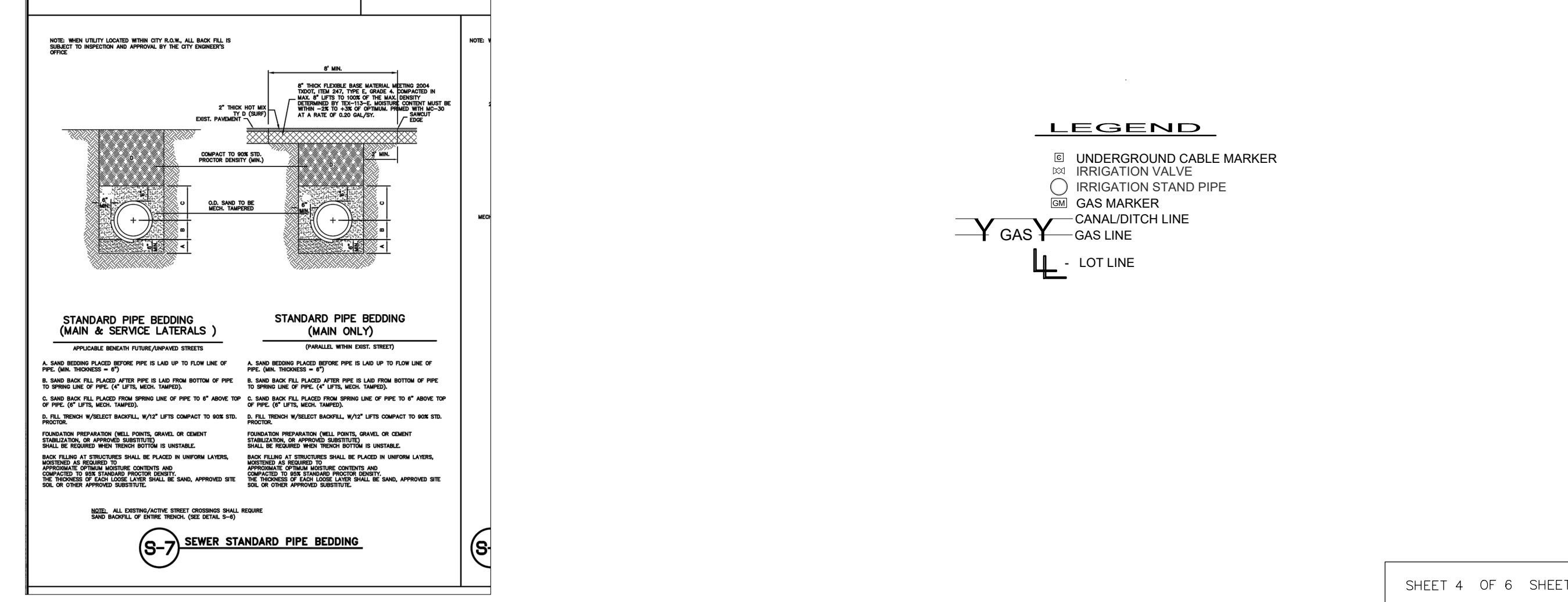
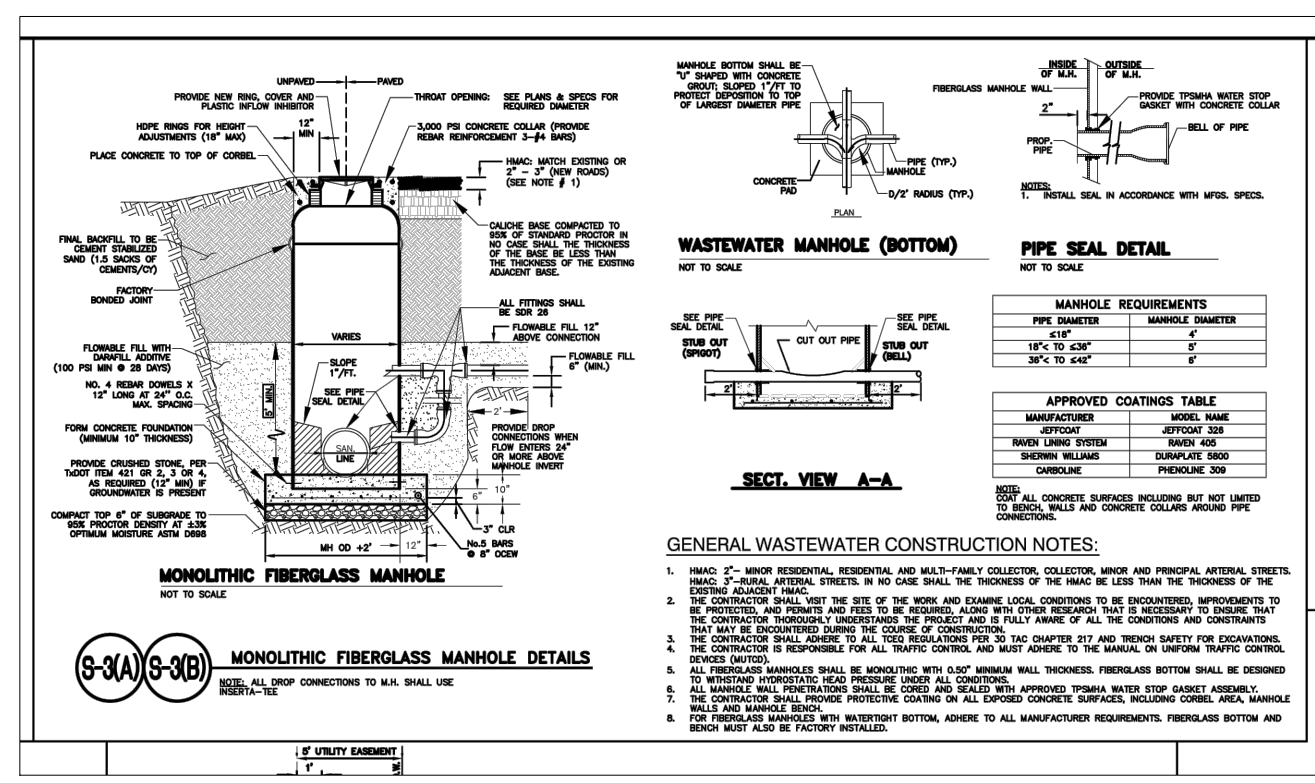
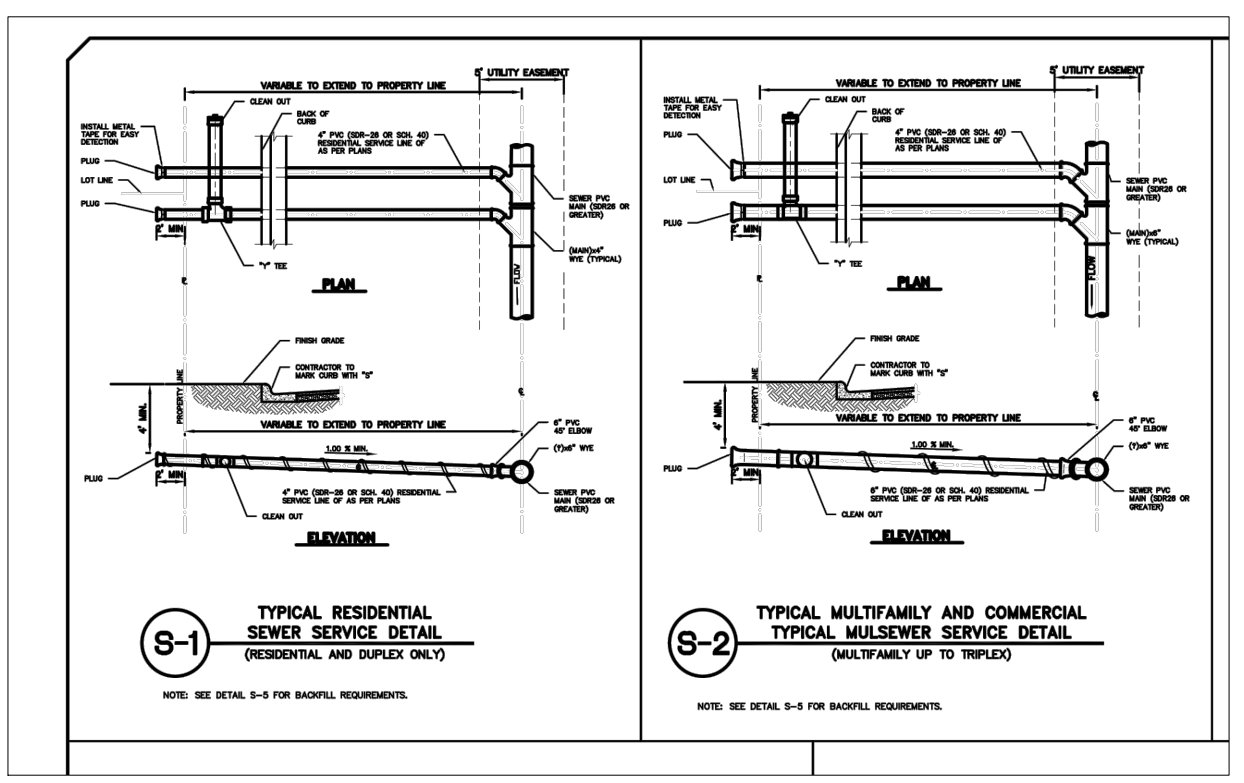
ENGINEER'S SIGNATURE: _____ DATE: _____



MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435



SUBDIVISION MAP OF
PUEBLO DE PALMAS PHASE 25
BEING A RE-SUBDIVISION OF 25.01 ACRES
CONSISTING OF 2.002- ACRES OUT OF LOT 17,
9.886- ACRES OUT OF LOT 19,
9.852- ACRES OUT OF LOT 21,
3.761- ACRES OUT OF LOT 23.
AMENDED MAP OF SANTA CRUZ GARDENS UNIT No. 2
VOLUME 8, PAGES 28-29, H.C.M.R.
HIDALGO COUNTY, TEXAS



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TEXAS REGIST. F-1435
M
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ESTABLISHED 1947 - www.meldenandhunt.com

PUEBLO DE PALMAS PHASE 25

BEING A RE-SUBDIVISION OF 25.501 ACRES
 CONSISTING OF 2,002 - ACRES OUT OF LOT 17,
 9.886 - ACRES OUT OF LOT 19,
 9.852 - ACRES OUT OF LOT 21,
 3.761 - ACRES OUT OF LOT 23,
 AMENDED MAP OF SANTA CRUZ GARDENS UNIT No. 2
 VOLUME 8, PAGES 28-29, H.C.M.R.
 HIDALGO COUNTY, TEXAS

DRAINAGE STATEMENT

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

THE LAND IS CURRENTLY CULTIVATED AND WILL BE USED FOR RESIDENTIAL. PHASE 25 WILL CONSIST OF 140 RESIDENTIAL LOTS. THE SOILS ARE (25) HIDALGO FINE SANDY LOAM AND (28) HIDALGO SANDY CLAY LOAM WHICH IS MODERATELY PERVIOUS WITH A RELATIVELY LOW PLASTICITY INDEX. THIS SOIL IS IN HYDROLOGIC GROUP "B". (SEE EXCERPTS FROM "SOIL SURVEY OF HIDALGO COUNTY, TEXAS")

EXISTING RUNOFF IS BY SURFACE FLOW IN A SOUTHERLY DIRECTION AND HAS A RUNOFF OF 12.36 C.F.S. DURING THE 10-YEAR STORM FREQUENCY AS PER THE ATTACHED CALCULATIONS. PROPOSED RUNOFF AFTER DEVELOPMENT IS 66.55 C.F.S., DURING THE 50-YEAR STORM FREQUENCY, PER THE ATTACHED CALCULATION, WHICH IS AN INCREASE OF 54.19 C.F.S.

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

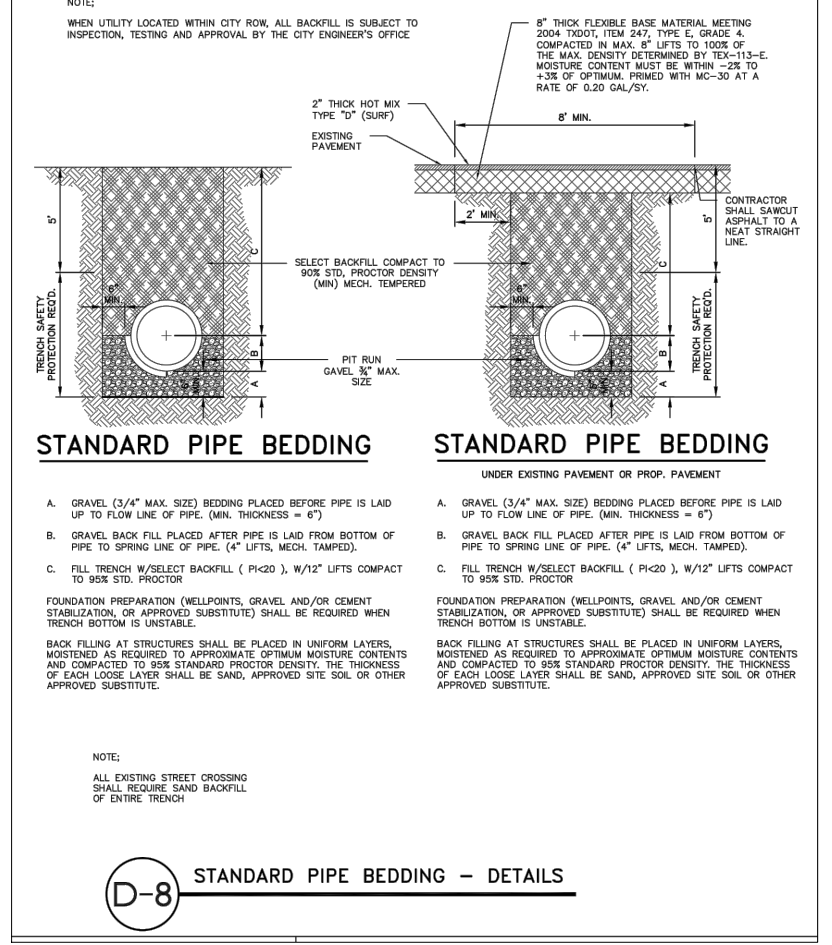
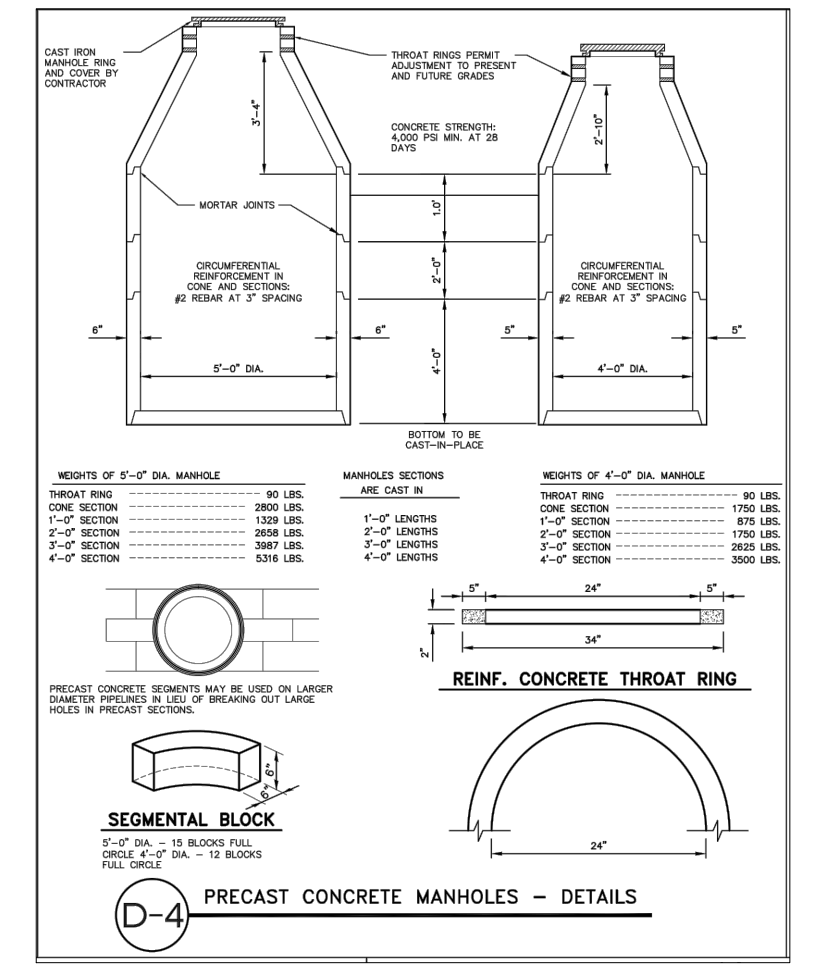
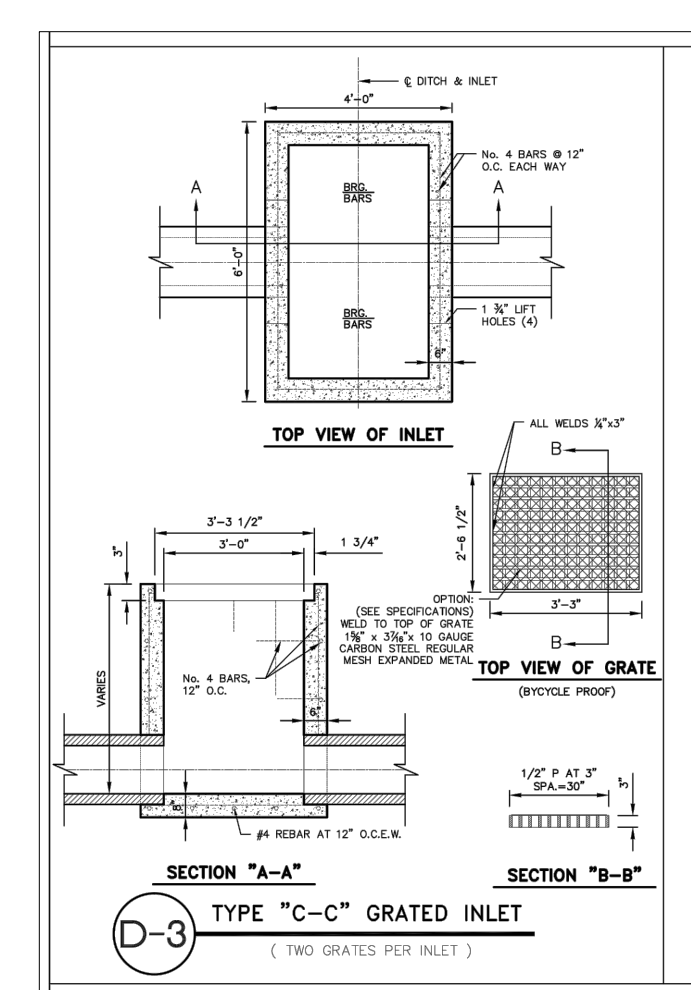
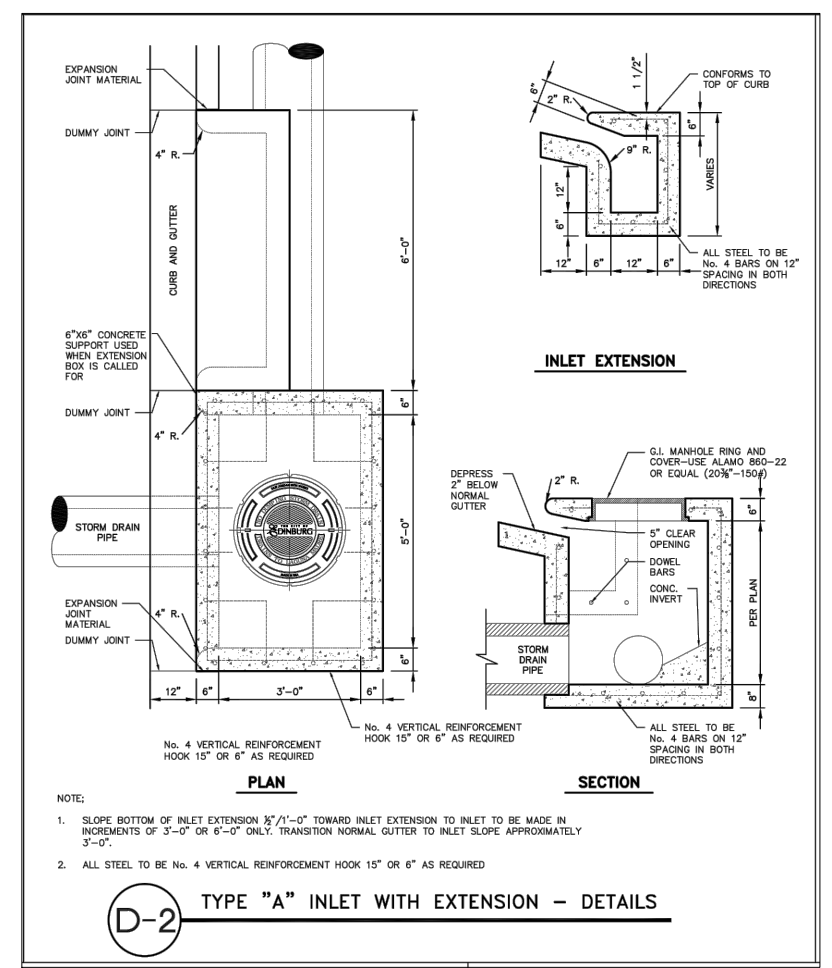
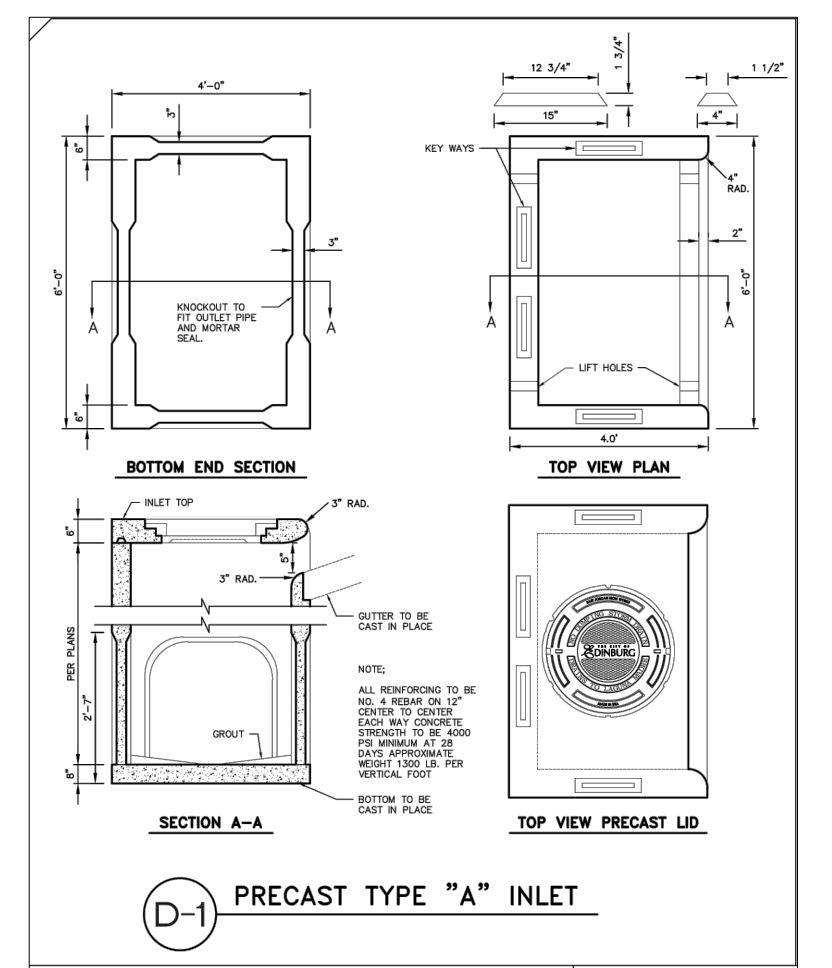
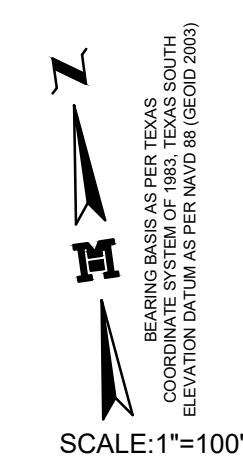
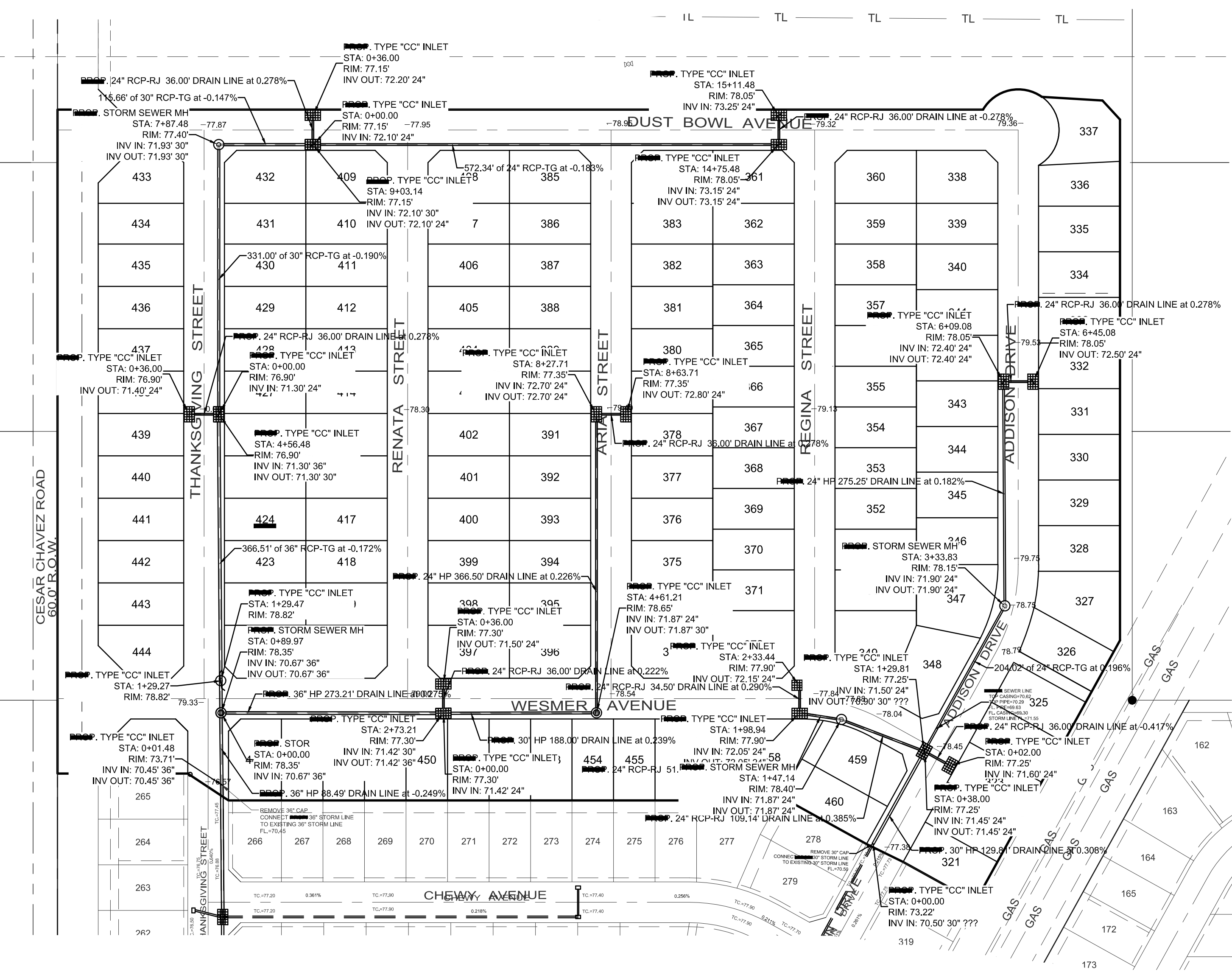
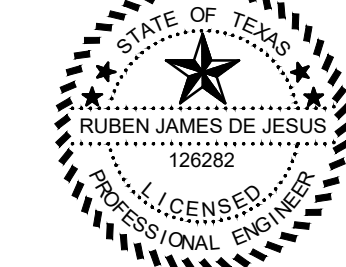
IN ACCORDANCE WITH THE CITY OF EDINBURG & HIDALGO COUNTY DRAINAGE POLICY, THE PEAK RATE OF RUNOFF IN THE SUBDIVISION WILL NOT BE INCREASED DURING THE 50-YEAR RAINFALL EVENT DUE TO THE IMPROVEMENTS IN THIS SUBDIVISION. THEREFORE, AS PER THE ATTACHED CALCULATION 112,764 CUBIC FEET OF DETENTION, WILL BE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

CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100 YEAR FLOODPLAIN AS DESCRIBED IN COMMUNITY PANEL NO. 480334 0325 D, MAP REVISED JUNE 6, 2000 FURTHER REVISED TO REFLECT LOAIW DATE MAY 17, 2001, IS CONTAINED WITHIN THE PROPOSED DITCH LOCATED ALONG THE SOUTH BOUNDARY LINE OF PUEBLO DE PALMAS PHASE 22.

RUBEN JAMES DE JESUS, PE # 126282

MELDEN & HUNT, INC.
 TEXAS REGISTRATION F-1435



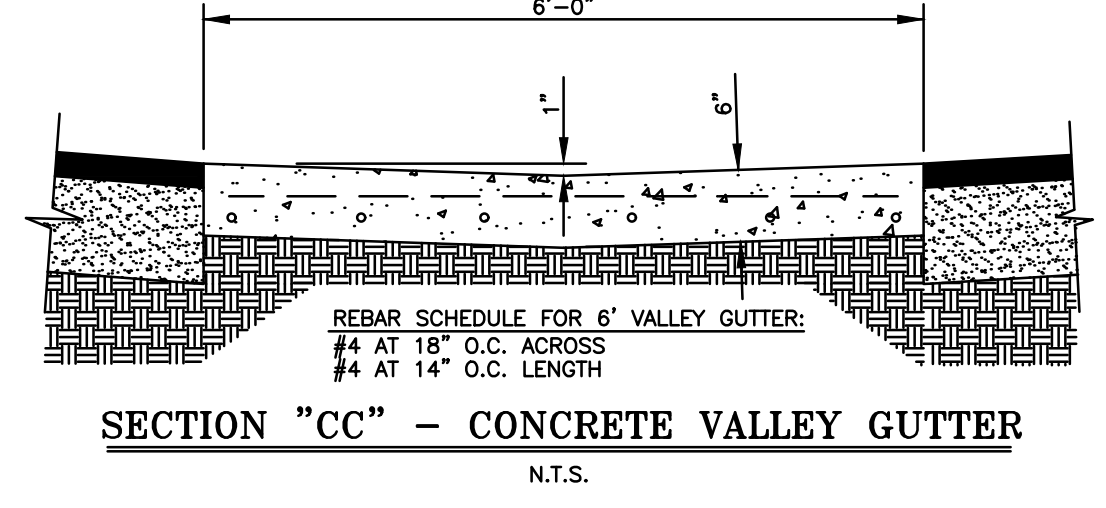
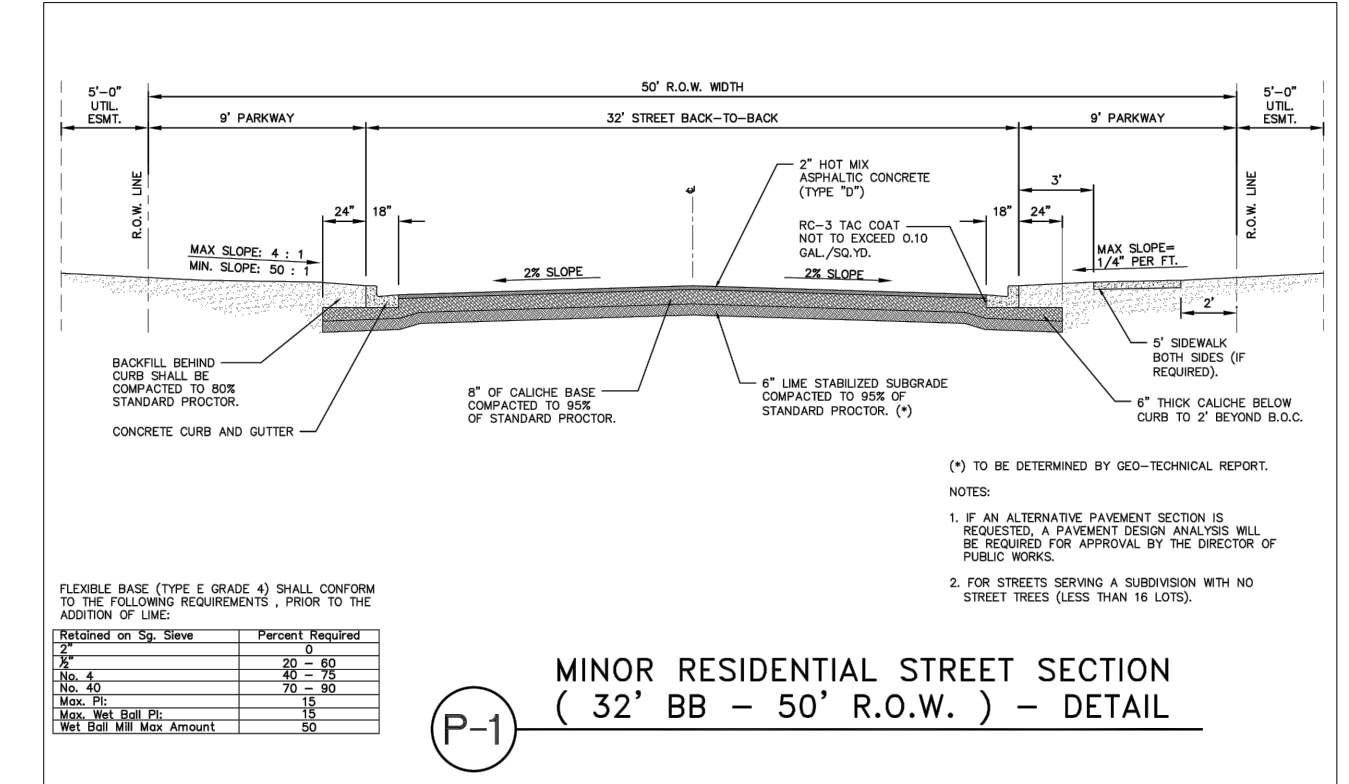
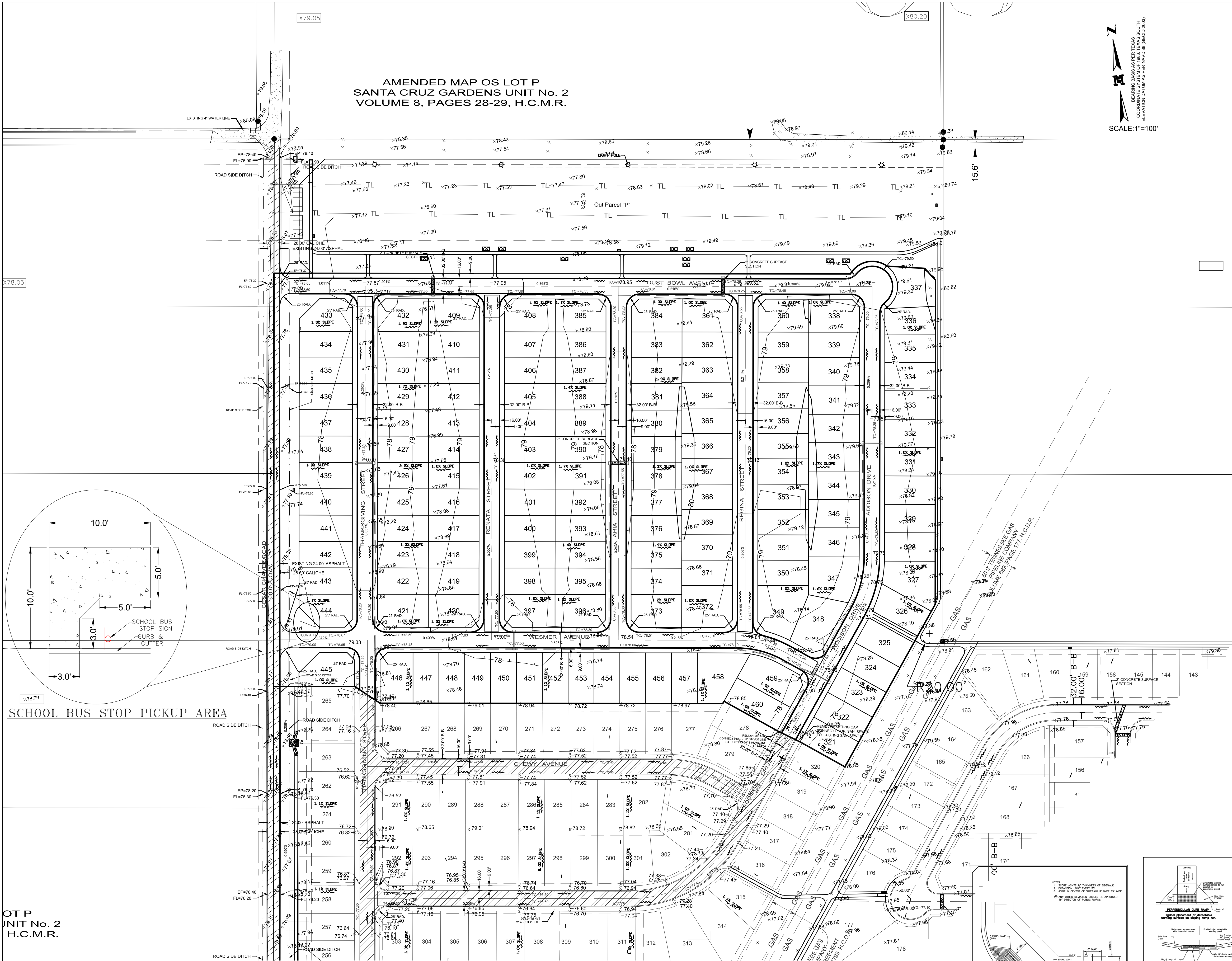
- LEGEND**
- FOUND NO. 4 REBAR
 - FOUND PIPE (SIZE AS NOTED)
 - FOUND CONCRETE MONUMENT
 - ⊙ SET NAIL
 - Ⓢ UNDERGROUND CABLE MARKER
 - ⊕ IRRIGATION VALVE
 - IRRIGATION STAND PIPE
 - ⊕ GAS MARKER
 - CANAL/DITCH LINE
 - GAS LINE
 - LOT LINE

PUEBLO DE PALMAS PHASE 25

BEING A RE-SUBDIVISION OF 25.501 ACRES
 CONSISTING OF 2.002- ACRES OUT OF LOT 17,
 9.886- ACRES OUT OF LOT 19,
 9.852- ACRES OUT OF LOT 21,
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 VOLUME 8 - PAGES 28-29, H.C.M.R.
 HIDALGO COUNTY, TEXAS

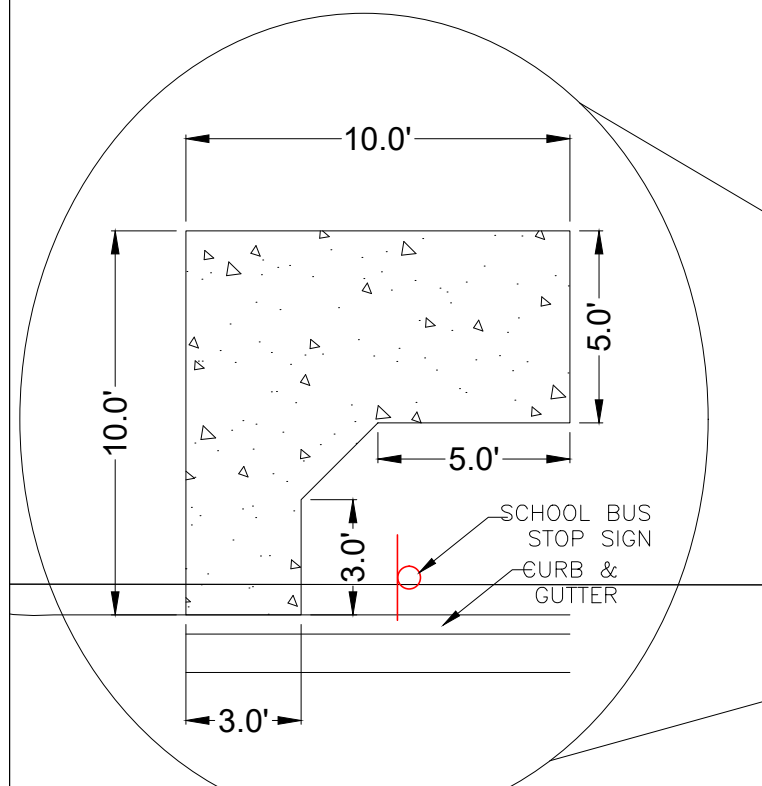
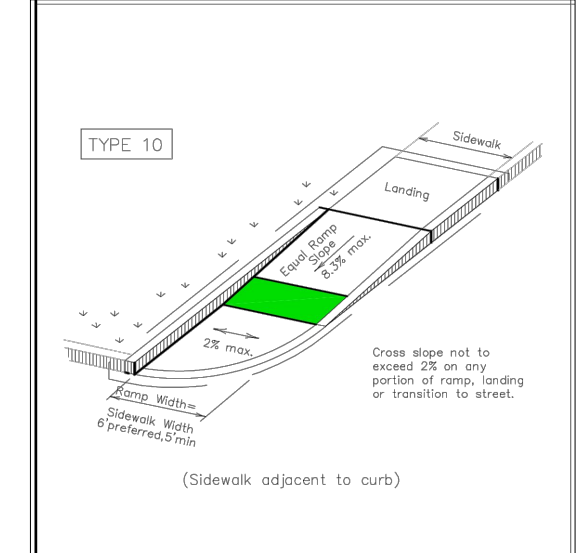
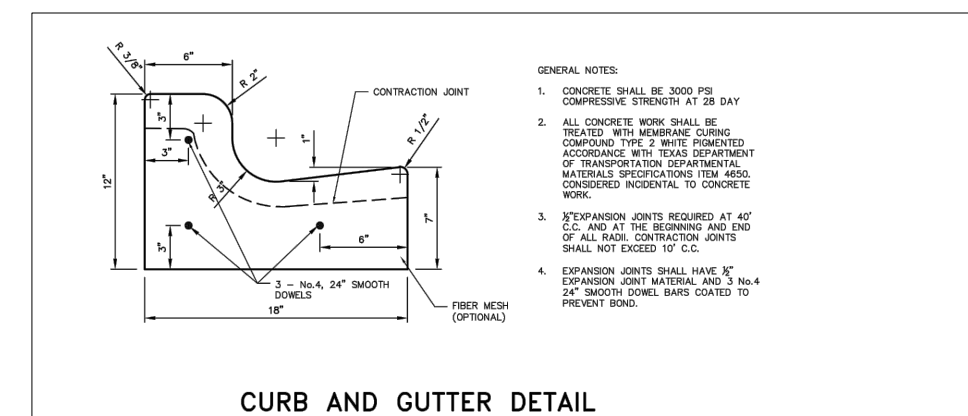
AMENDED MAP OS LOT P SANTA CRUZ GARDENS UNIT No. 2 VOLUME 8, PAGES 28-29, H.C.M.R.

SCALE: 1"=100'
 BEARING BASIS AS PER TEXAS
 CONVEYANCE ACT
 ELEVATION DATA AS PER NAVD 83 (GSD 000)

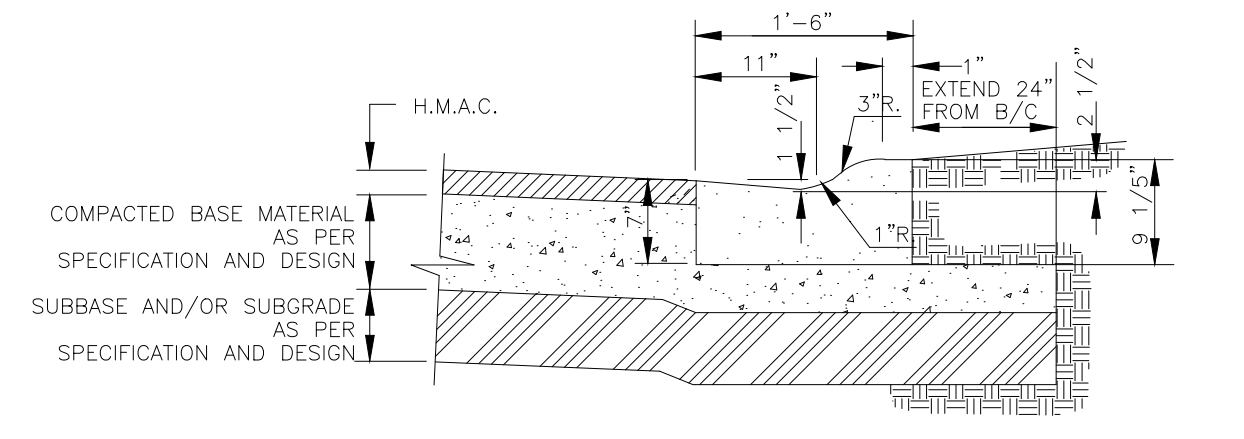
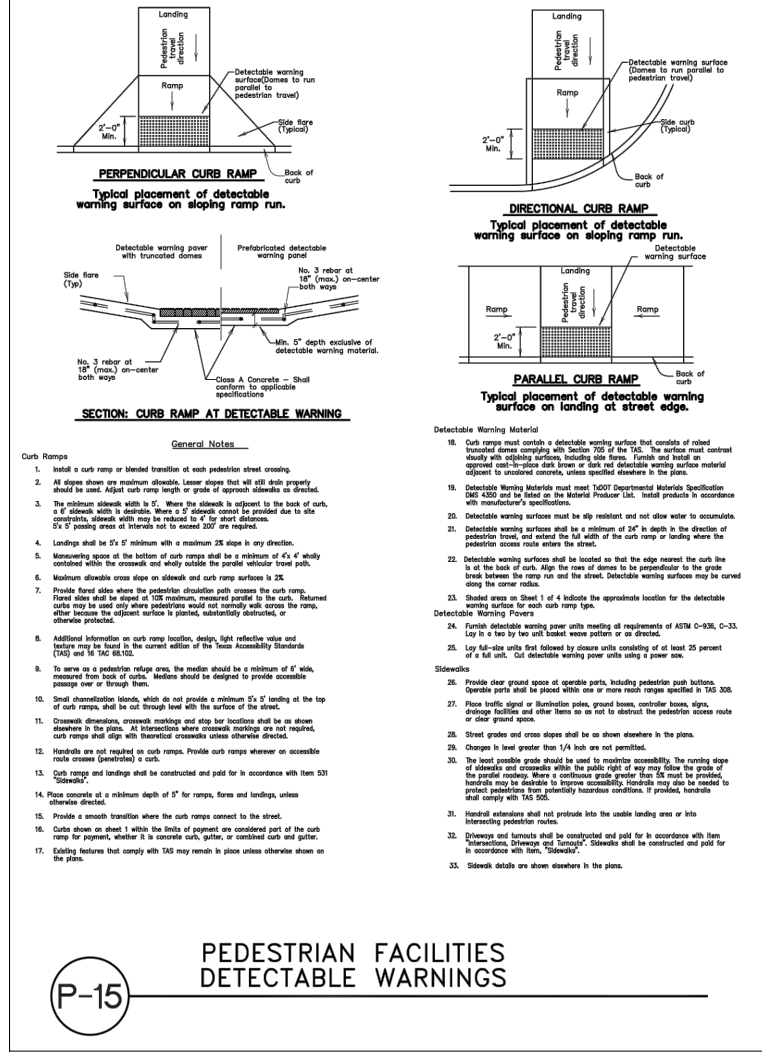
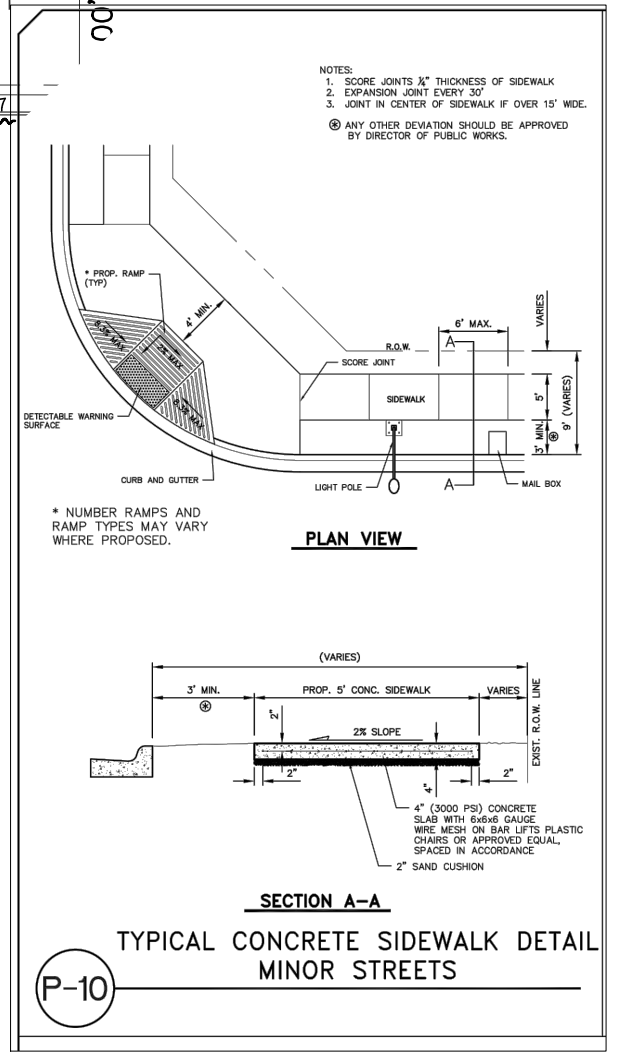


- GENERAL NOTES:
- ALL CONCRETE WORK SHALL BE TREATED WITH MEMBRANE CURING COMPOUND TYPE 2 WHITE PIGMENTED IN ACCORDANCE w/ THD 1972 SPECIFICATIONS ITEM 531. CONSIDERED INCIDENTAL TO CONCRETE WORK.
 - 1/2" EXPANSION JOINTS REQUIRED AT 70' C.C. AND AT THE BEGINNING AND END OF ALL RADII. CONTRACTION JOINTS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

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



OT P
 UNIT No. 2
 H.C.M.R.



- GENERAL NOTES:
- ALL HONEYCOMBING SHALL BE BROUGHT TO PROFILE 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.

MELDEN & HUNT, INC.
 TEXAS REGIST. F-1426
M
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