



HIDALGO COUNTY PLANNING DEPARTMENT

Anthony Uresti,
Director of Planning

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

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 6-11-2024

PROPOSED PUEBLO DE PALMAS PHASE 27 SUBDIVISION, PRECINCT No. 4.

ENGINEER: NAIN ENGINEERING, LLC. DEVELOPER: PDP MILE 4, LTD., A TEXAS LIMITED PARTNERSHIP

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 17 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: 2

LOCATION DESCRIPTION: NORTHEAST CORNER OF MILE 19 NORTH ROAD AND KENYON ROAD

SUBDIVISION LIES WITHIN THE: REMOVED FROM THE ETJ OF EDINBURG

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 5-06-2024 PROPERTY LIES WITHIN FLOOD ZONE "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION AND SURFACE RUNOFF WILL DRAIN INTO KENYON ROAD AND MILE 19 NORTH ROAD SIDE DITCH.

ROAD R.O.W. DEDICATION: 10.0 FEET ONTO KENYON ROAD AND 15.0 FEET ONTO MILE 19 NORTH ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 4-01-2024 BY, PRECINCT 4 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 4-11-2024 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: OSSF'S

WATER SERVICE PROVIDER: NAWSC. LINE SIZE: 8" LOCATION: WEST OF KENYON ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 3-28-2024 : BY MARTIN RAMIREZ 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.

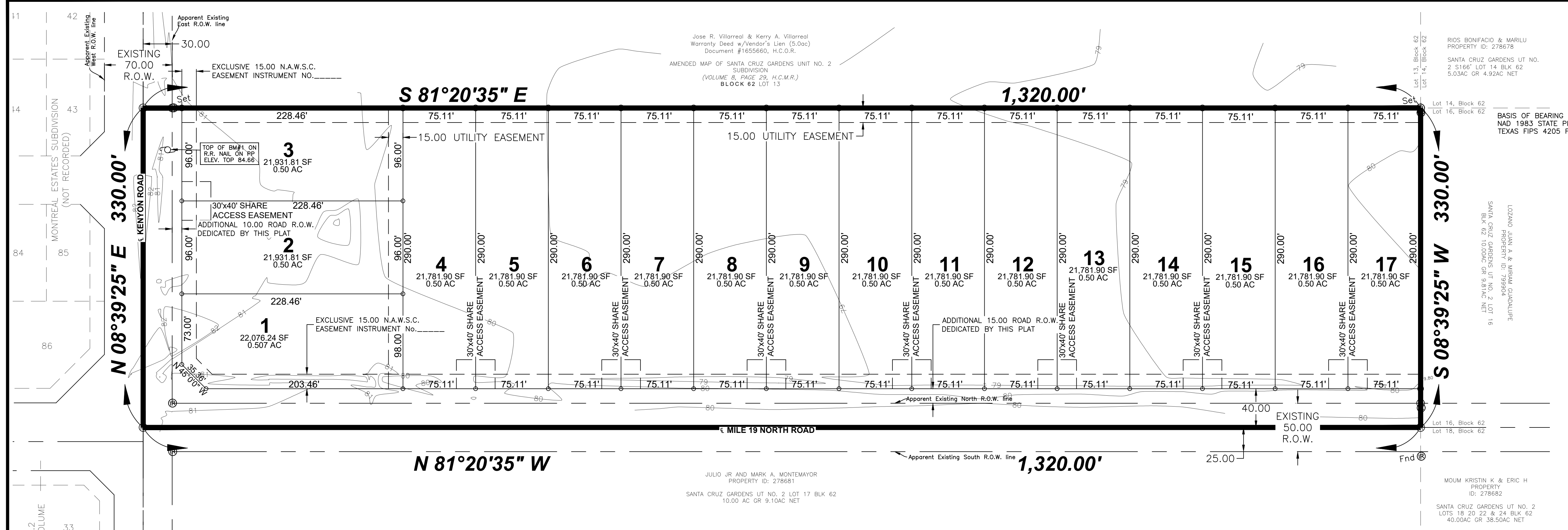
PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON:

STAFF RECOMMENDS: **Preliminary Approval** *subject to comments and future recommendations by planning, other departments.*

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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GENERAL SUBDIVISION PLAT NOTES

- MINIMUM FINISH FLOOR ELEVATION SHALL BE AT 18" ABOVE THE TOP OF THE STREET CURB WHEN MEASURED AT THE CENTER FRONT OF ALL LOTS. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- THIS SUBDIVISION IS LOCATED IN: ZONE "X" (SHADED) AREAS DETERMINED TO BE OUTSIDE 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 LEVELS FROM 100-YEAR FLOOD.
- SETBACKS: FRONT: 50.00 FEET ON KENYON ROAD; REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER; SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER; CORNER SIDE: 20.00 FEET OR EASEMENT WHICHEVER IS GREATER.
- NO MORE THAN ONE SINGLE-FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. ONLY LOT SHALL BE ALLOWED FOR COMMERCIAL USE. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
- BENCHMARK NOTE: THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS. B.M. No.1 - ELEV.=84.66 TOP OF A NAIL SET ON AN EXISTING POWER POLE LOCATED EAST OF MILE KENYON ROAD IN THE VICINITY APPROXIMATELY 43.00 FEET FROM THE N.W. CORNER OF THIS SUBDIVISION (NAVD 1988). COORDINATES: X=1111122.95 Y=16651143.39
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 25.341 CUBIC FEET (0.89-ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO.3 FOR STORM SEWER IMPROVEMENTS).
- 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 PURCHASED 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 15.00 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.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE.
- AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR COMMERCIAL USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
- OSFF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
- EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
- OSFF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
- SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCEPTS MAY BE SOON SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAIN FIELD SYSTEM.
- APPROVED "OSFF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION
- PDP MILE 4, LTD., A TEXAS LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, THE OWNER & SUBDIVIDER OF PUEBLO DE PALMAS PHASE 27 SUBDIVISION, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO.2 OF THIS PLAT.
- 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, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
- NO ACCESS SHALL BE PERMITTED FROM KENYON ROAD ONTO LOT 1. ACCESS SHALL BE FROM MILE 19 NORTH ROAD.

LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED 4541
- 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED 4541
- SET 60-D NAIL
- R.O.W. - RIGHT OF WAY
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- S.W.C. - SOUTHWEST CORNER
- X - LATITUDE AND LONGITUDE COORDINATES

PUEBLO DE PALMAS PHASE 27

A 10.00-ACRE TRACT OF LAND, MORE OR LESS, BEING ALL OF LOT NO. FIFTEEN (15), BLOCK NO. SIXTY-TWO (62), AMENDED MAP SUBDIVISION OF SANTA CRUZ GARDENS UNIT NO. 2, BEING A RE-SUBDIVISION OF THE SANTA CRUZ RANCH OUT OF THE SAN SALVADOR DEL TULE GRANT, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGES 28 & 29 MAP RECORDS, IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS

STATE OF TEXAS COUNTY OF HIDALGO
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

PDP MILE 4, LTD., A TEXAS LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, AS OWNER OF THE 10.00 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED PUEBLO DE PALMAS PHASE 27 SUBDIVISION HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE OF STREETS, PARK, AND EASEMENTS SHOWN HEREIN.

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

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

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

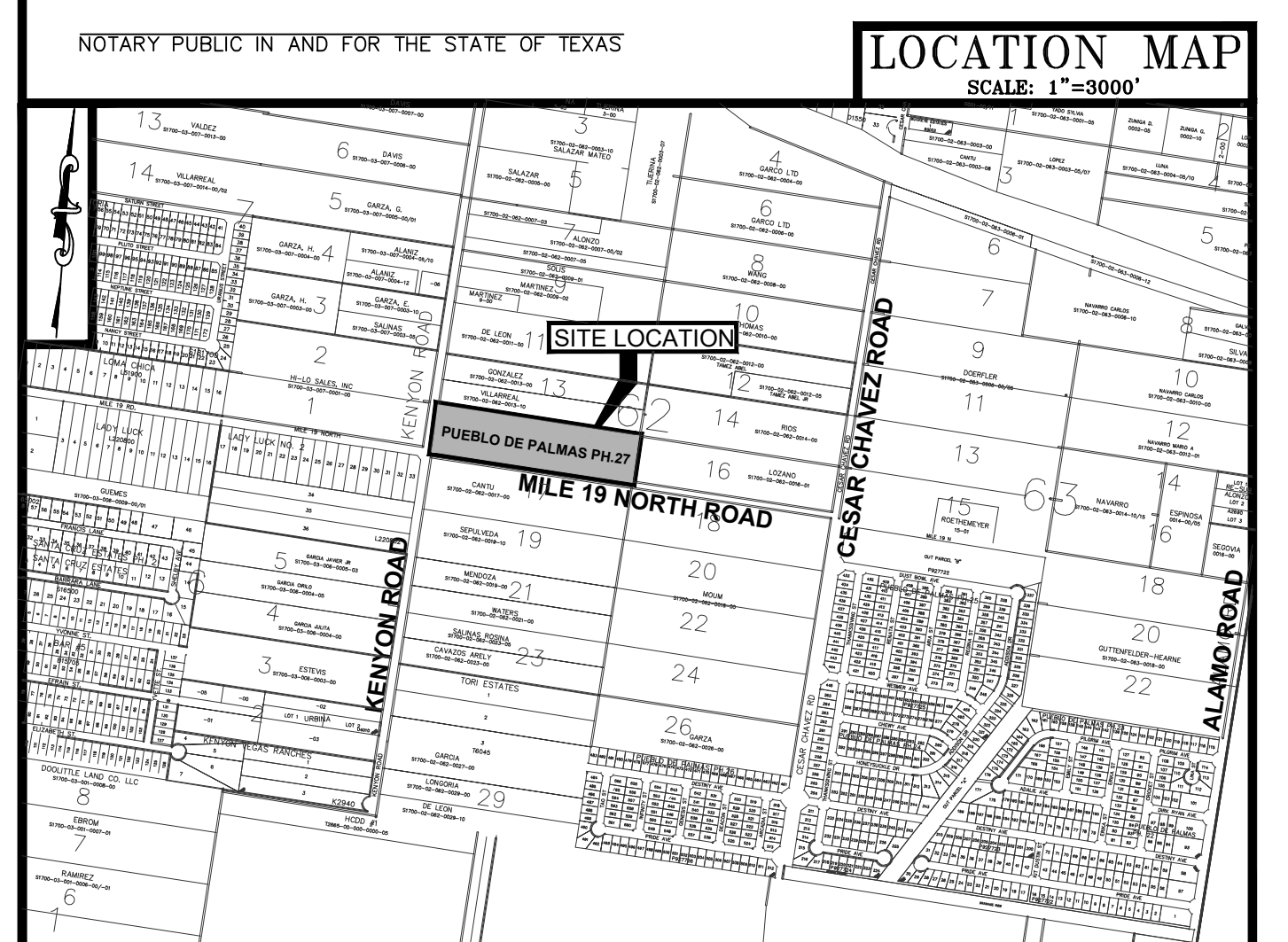
J. GARY FRISBY
 ATTORNEY-IN-FACT
 DOC. NUMBER 2895864 H.C.O.R.
 P.O. BOX 1000
 MISSION, TEXAS 78573-1000

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED J. GARY FRISBY KNOWN TO ME TO BE THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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

LEONOR ARRATIA
 My Commission Expires 12/19/2026
 Notary ID #125946672



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

PUEBLO DE PALMAS PHASE 27 SUBDIVISION IS LOCATED ON THE NORTH EAST CORNER OF KENYON ROAD AND MILE 19 NORTH ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG ACCORDING TO THE OFFICIAL MAP IN THE OFFICES OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 55,000 - 2020 CENSUS) AND HIDALGO COUNTY PLANNING DEPARTMENT. THIS SUBDIVISION HAS BEEN REMOVED FROM THE 2 MILE ETJ OF THE CITY OF EDINBURG. THE SUBDIVISION NOW LIES IN THE COUNTY RURAL AREA, PRECINCT. NO. 4.

RIGHT OF WAY EASEMENT

KNOW 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 therefor 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 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 executed this instrument this _____ day of _____ 20____

J. GARY FRISBY
 ATTORNEY-IN-FACT

INDEX TO SHEETS OF PUEBLO DE PALMAS PHASE 27 SUBDIVISION

SHEET 1 HEADING; INDEX; LOCATION MAP; AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOT, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY JUDGE CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY; AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. NO. 1 CERTIFICATION; AND UNITED IRRIGATION DIST. REVISION NOTES.

SHEET 2 WATER DISTRIBUTION DESIGN; TYPICAL WATER SERVICE CONNECTION; REVISION NOTES; ENGINEERING REPORT (ENGLISH AND SPANISH VERSION); DESCRIPTION OF WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; TYPICAL WATER SERVICE CONNECTION DETAILS.

SHEET 3 DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE; AND ENGINEER'S CERTIFICATION; REVISION NOTES; & CONSTRUCTION DETAILS.

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 TEX. 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 OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

RAUL SESIN, P.E., C.F.M.
 GENERAL MANAGER

APPROVED BY IRRIGATION DISTRICT

THIS PLAT APPROVED BY SANTA CRUZ IRRIGATION DISTRICT No.15 ON THIS _____ DAY OF _____ 2024 SUBJECT TO THE FOLLOWING:

- NO BUILDINGS ALLOWED ON TOP OF AN IRRIGATION LINE;
- FIFTEEN FOOT (15') EASEMENT ON EACH SIDE OF IRRIGATION LINE OR CANAL;
- ALL LOTS SUBJECT TO RULES, REGULATION, RIGHTS-OF-WAY AND EASEMENTS OF DISTRICT; AND
- IF SUBDIVISION IS NOT EXCLUDED FROM DISTRICT AND IRRIGATION TO INDIVIDUAL LOTS IS DESIRED, EASEMENTS FOR NECESSARY IRRIGATION FACILITIES TO SUCH LOTS FROM THE CLOSEST DISTRICT DELIVERY POINT SHALL BE PROVIDED. THE LOT OWNER BEING RESPONSIBLE TO INSTALL NECESSARY FACILITIES.

SECRETARY _____ GENERAL MANAGER _____

STATE OF TEXAS
 COUNTY OF HIDALGO

UNDER LOCAL GOVERNMENT CODE § 232.028(e)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE PUEBLO DE PALMAS PHASE 27 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THE _____ DAY OF _____ 20____

HIDALGO COUNTY JUDGE _____ DATE _____

ATTEST: _____ DATE _____

HIDALGO COUNTY CLERK _____ DATE _____

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone
OWNER: PDP MILE 4, LTD., A TEXAS LIMITED PARTNERSHIP J. GARY FRISBY, ATTORNEY-IN-FACT	P.O. BOX 1000	MISSION, TEXAS 78573	(956) 583-1114
ENGINEER: GUILLERMO A. ARRATIA, P.E.	526 N. 5TH STREET	DONNA, TEXAS 78537	(956) 784-0218
SURVEYOR: HOMERO L. GUTIERREZ, R.P.L.S.	2600 SAN DIEGO	MISSION, TEXAS 78572	(956) 583-5479

STATE OF TEXAS
 COUNTY OF HIDALGO

I, GUILLERMO A. ARRATIA A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS THE _____ DAY OF _____ 2024

PRELIMINARY

GUILLERMO A. ARRATIA
 REGISTERED PROFESSIONAL ENGINEER
 No. 94001 STATE OF TEXAS

STATE OF TEXAS
 COUNTY OF HIDALGO

I, HOMERO LUIS GUTIERREZ, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION OF THIS SUBDIVISION WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

DATED THIS _____ DAY OF _____ 20____

PRELIMINARY

HOMERO LUIS GUTIERREZ
 REGISTERED PROFESSIONAL LAND SURVEYOR
 No. 2791 STATE OF TEXAS

STATE OF TEX
 HIDALGO COUNTY

CERTIFICATE OF PLAT APPROVAL

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF PUEBLO DE PALMAS PHASE 27 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION _____ DATE _____

FILED FOR RECORD IN HIDALGO COUNTY, TEXAS
 ARTURO GUAJARDO, JR.
 HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

DRAWING DATE: JANUARY 12, 2024
 REVISED DATE: MAY 15, 2024

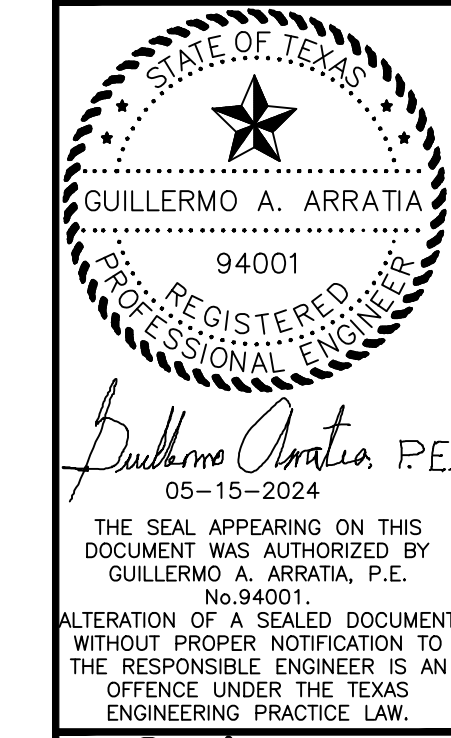
NAIN ENGINEERING, L.L.C.
 CONSULTING ENGINEER

FIRM No. F-9050

526 N. STREET
 DONNA, TEXAS 78537

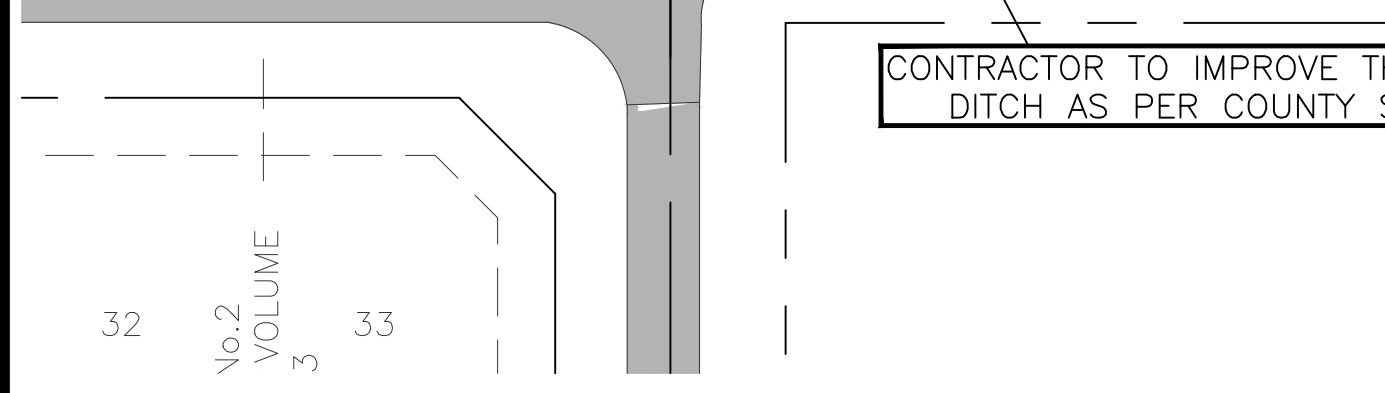
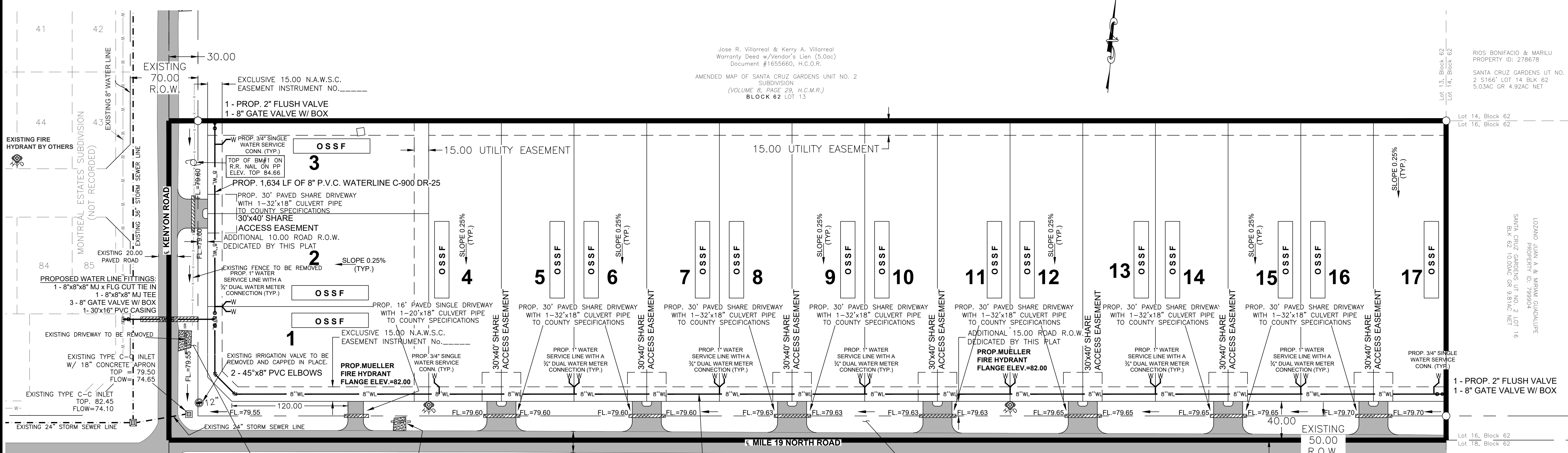
PH. (956) 784-0218
 E-MAIL: NAINENGINEERING@YAHOO.COM

SCALE: 1" = 50'
PUEBLO DE PALMAS PHASE 27
 A 10.00-ACRE TRACT OF LAND, MORE OR LESS, BEING ALL OF LOT NO. FIFTEEN (15), BLOCK NO. SIXTY-TWO (62), AMENDED MAP SUBDIVISION OF SANTA CRUZ GARDENS UNIT NO. 2, BEING A RE-SUBDIVISION OF THE SAID MAP OR PART THEREOF OF RECORD IN VOLUME 8, PAGES 28 & 29 MAP RECORDS, IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

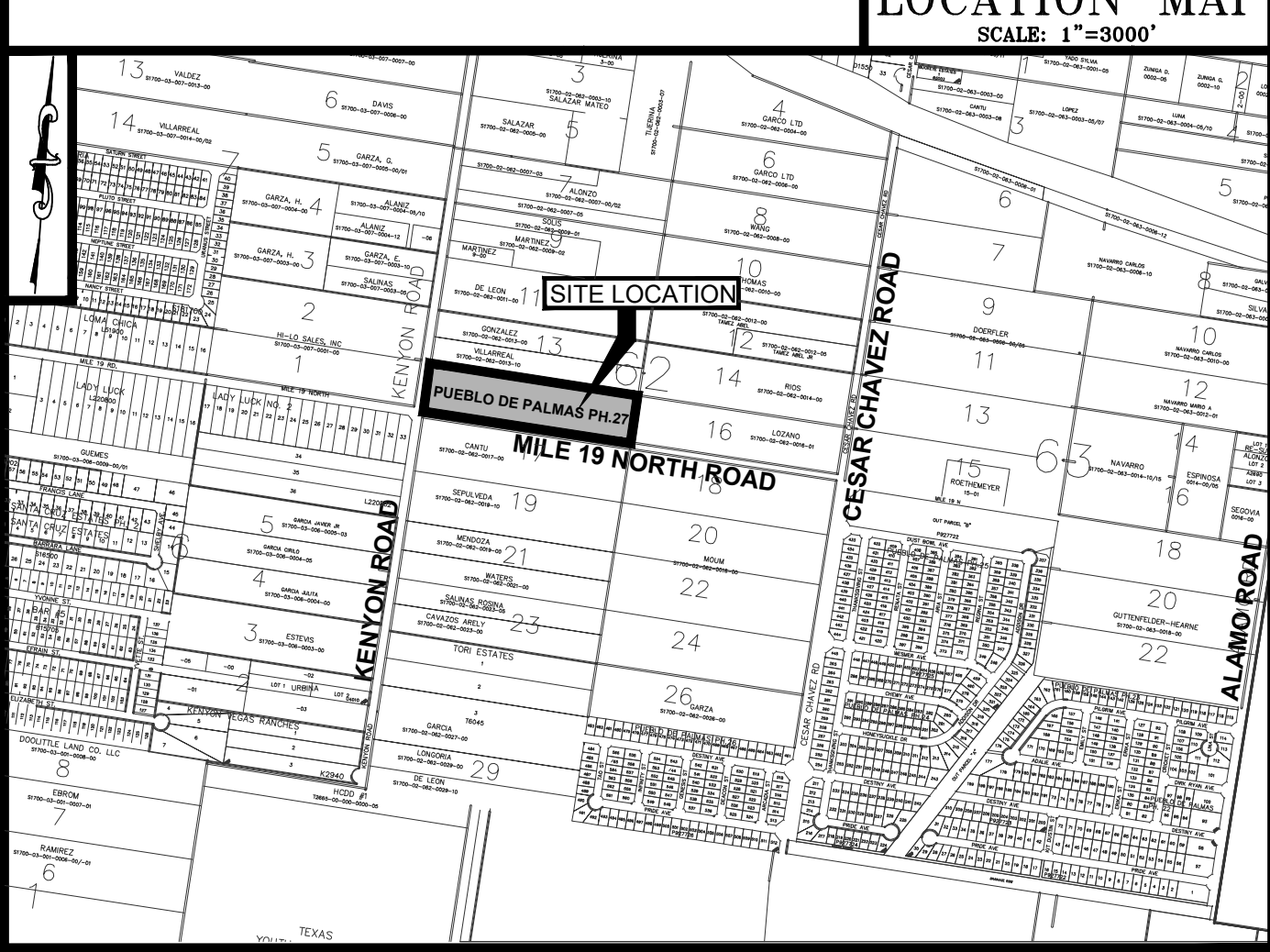


Guillermo Arratia, P.E.
 05-15-2024
 THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY GUILLERMO A. ARRATIA, P.E. No. 94001.
 ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE LAW.

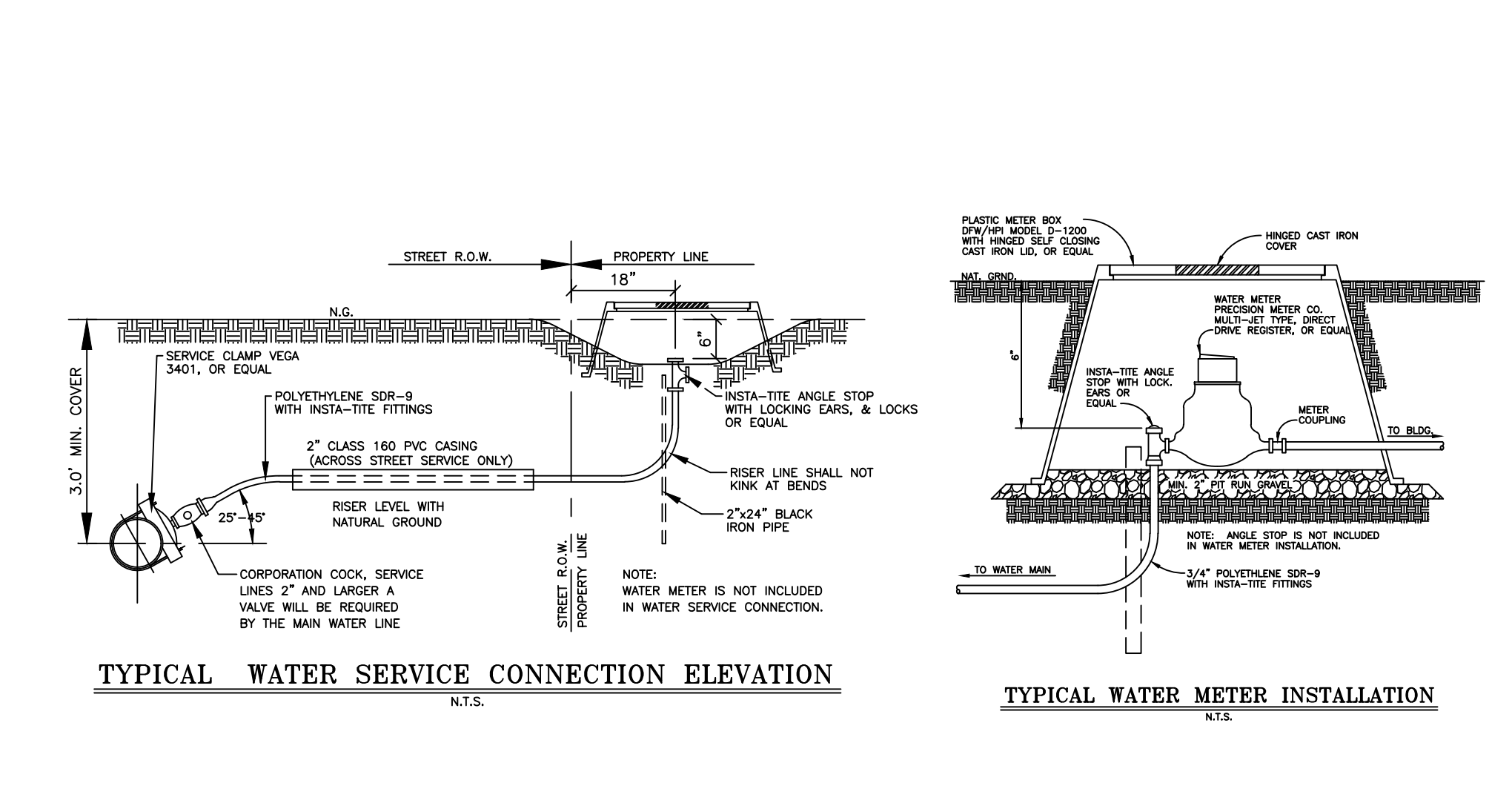
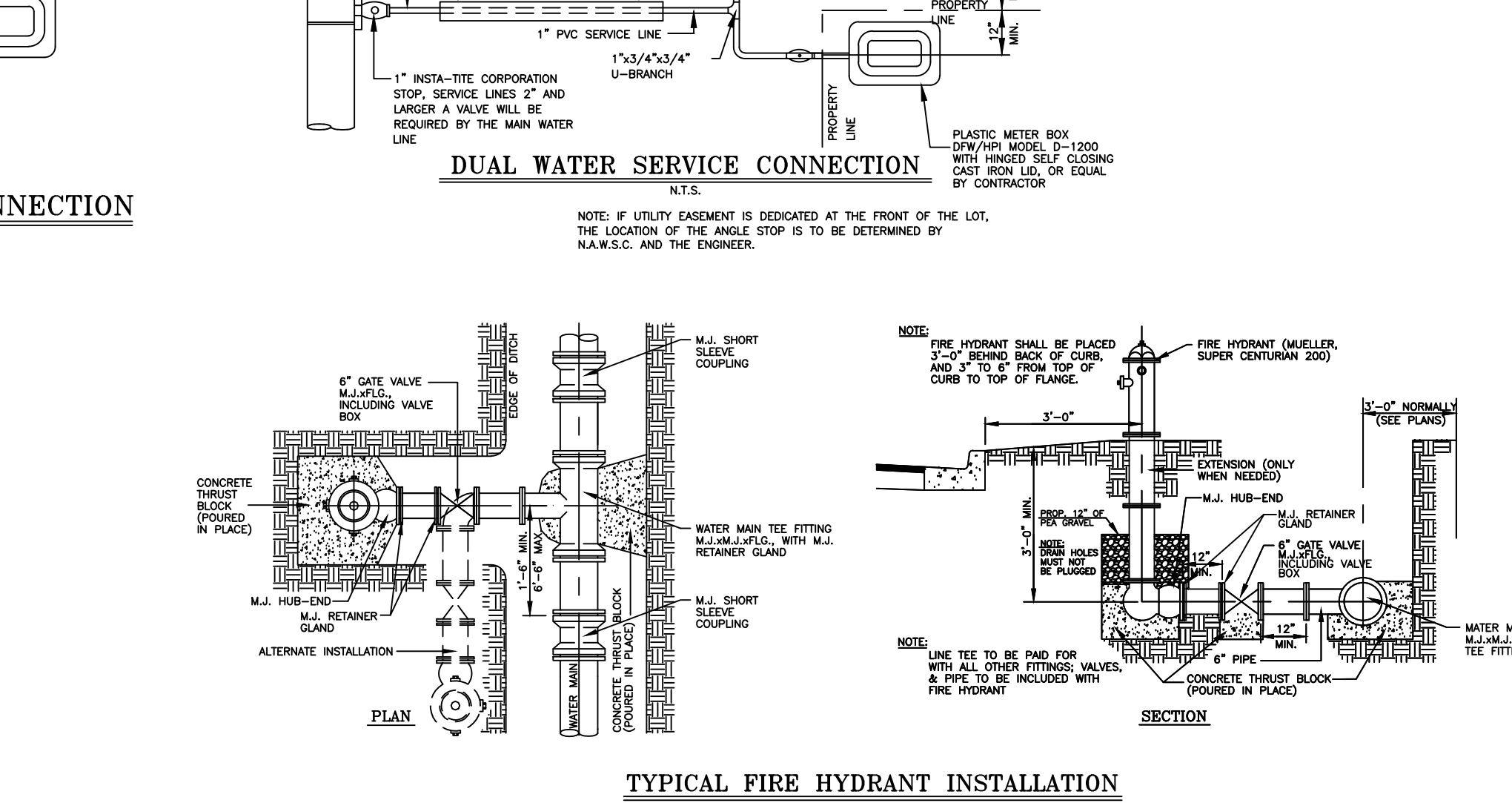
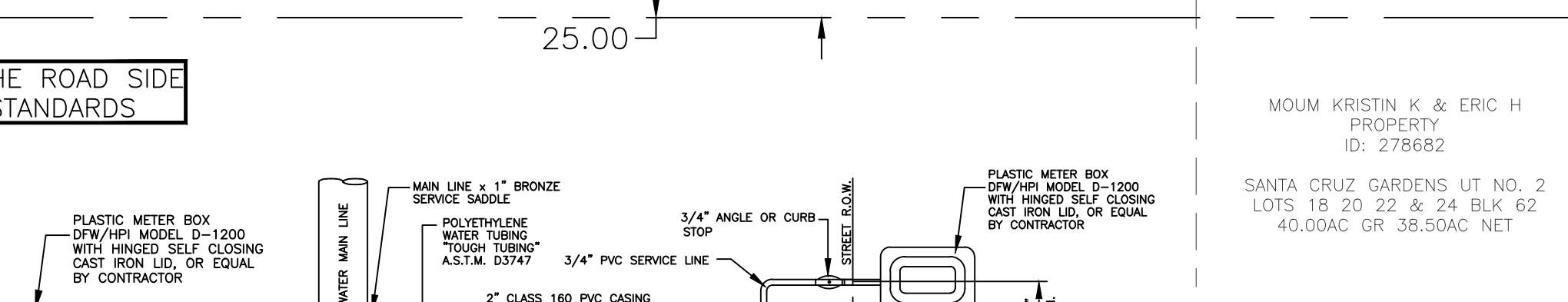
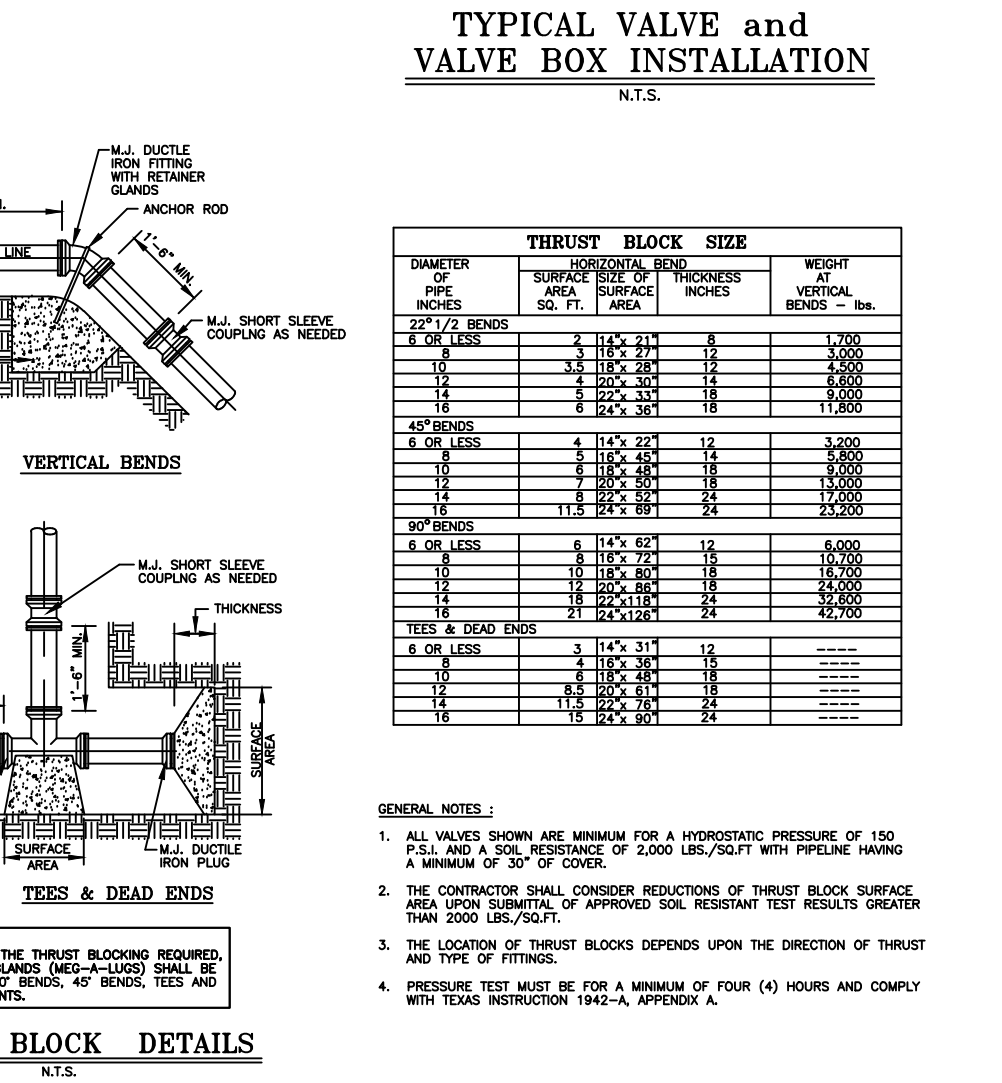
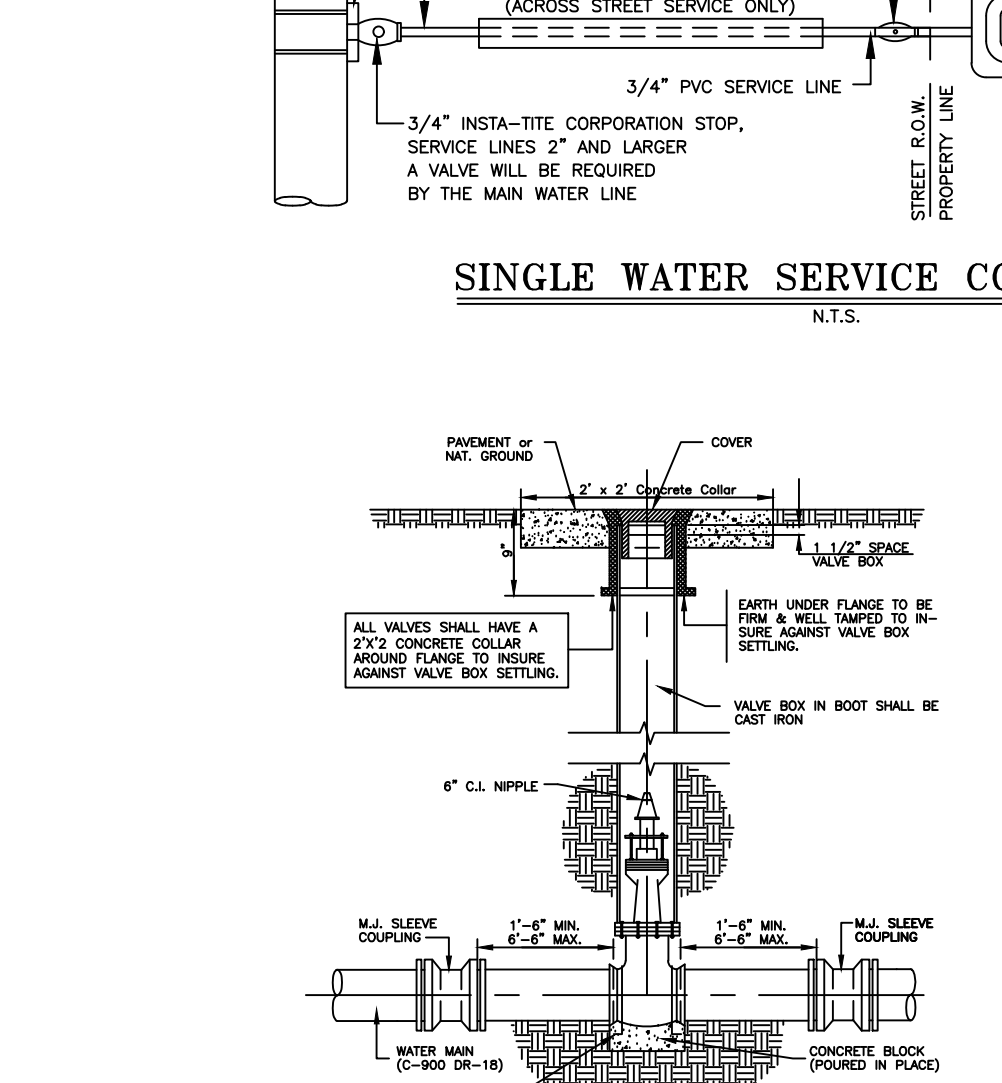
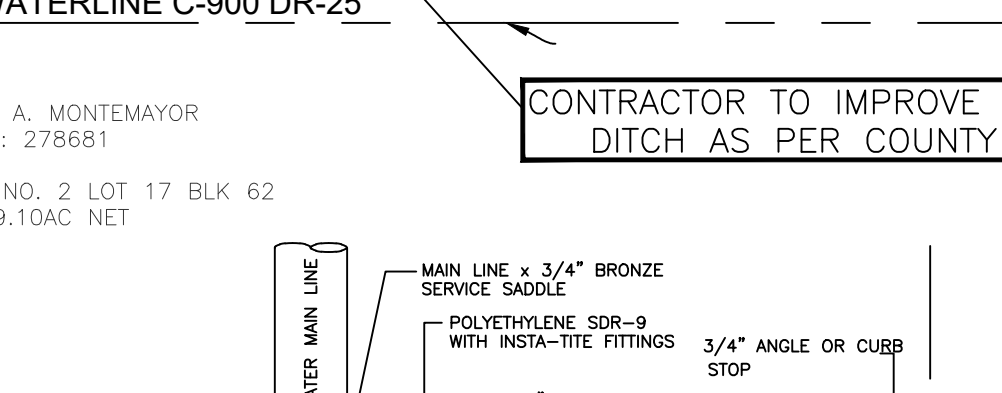
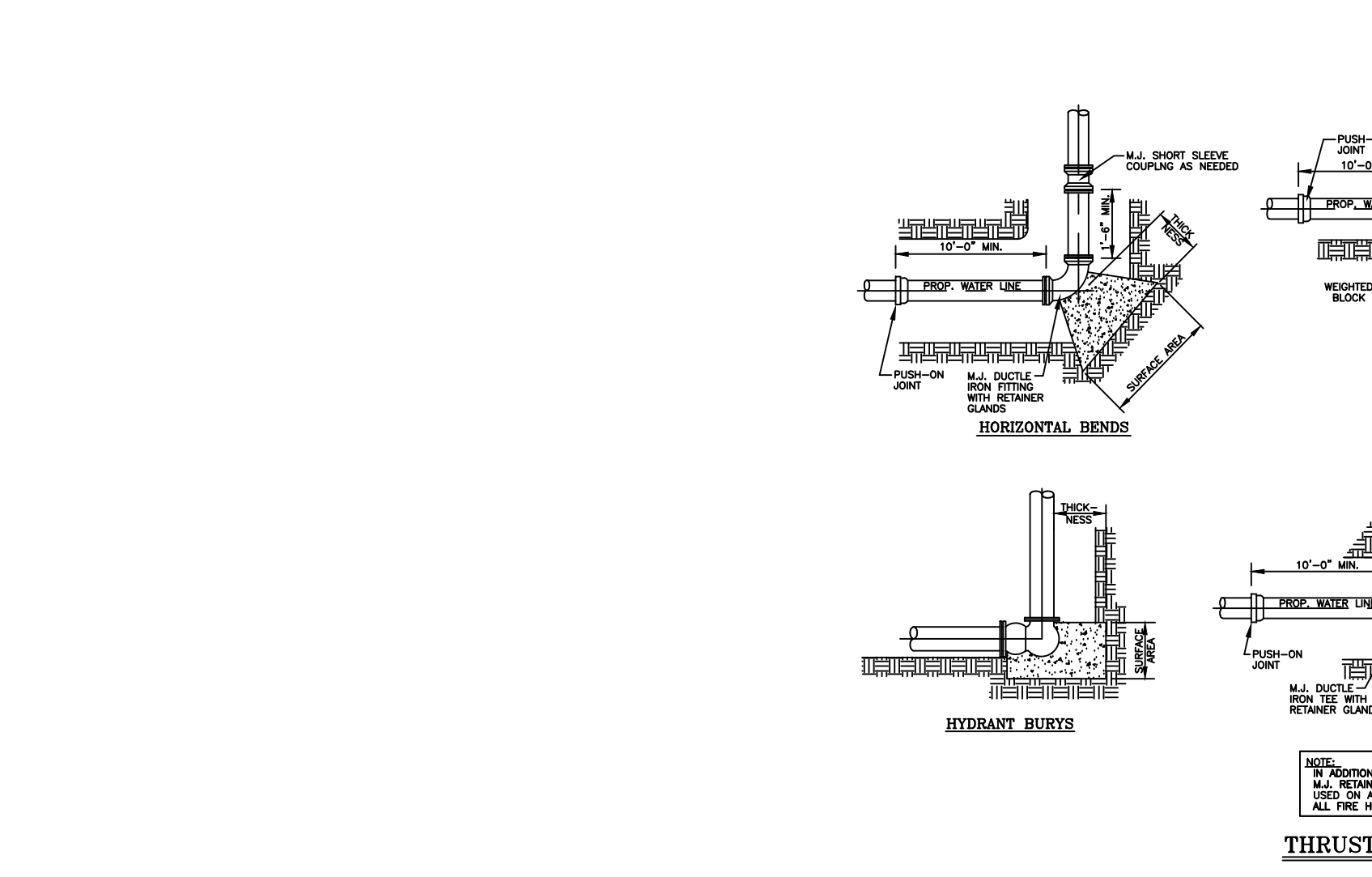
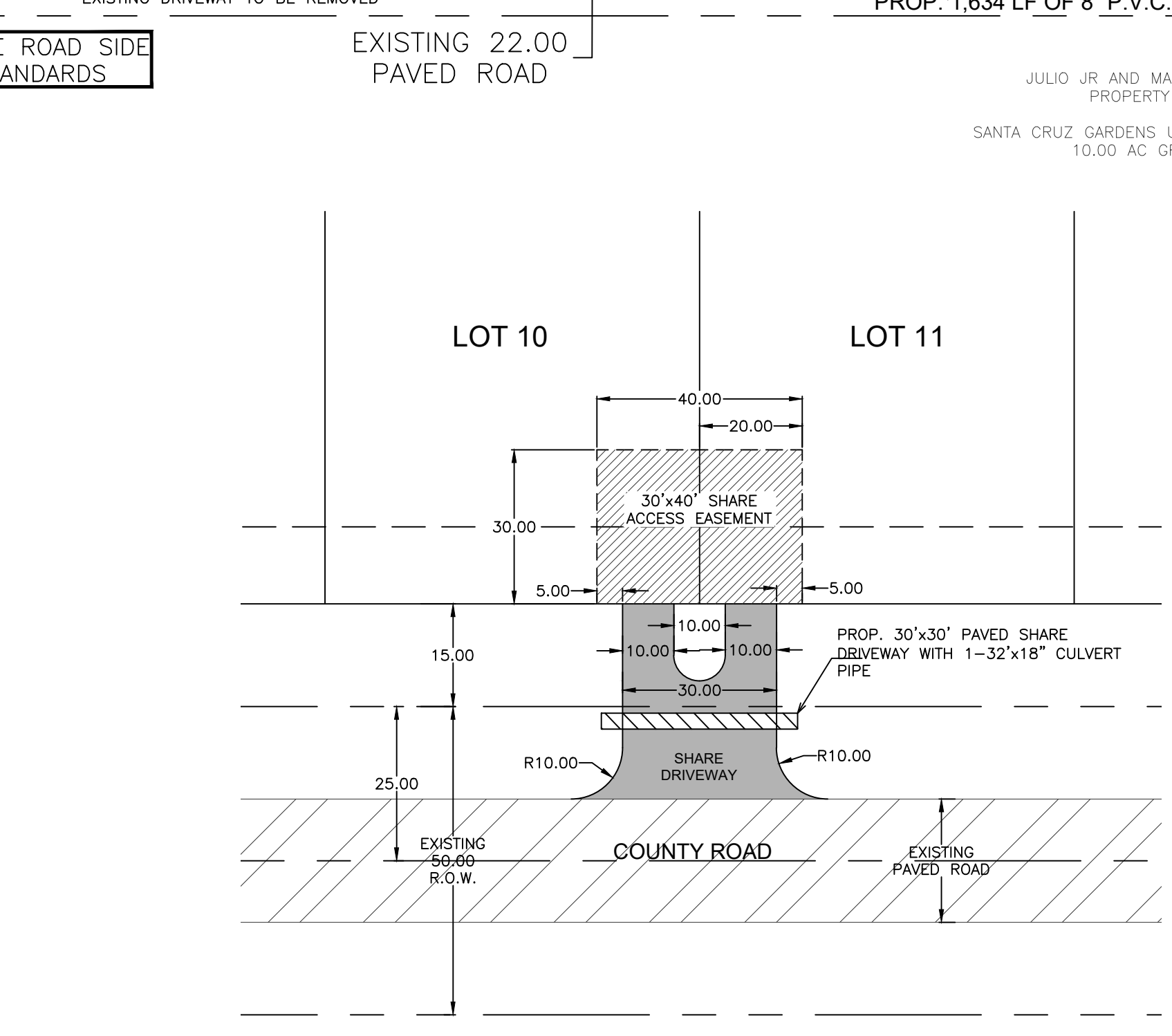
NAIN ENGINEERING, L.L.C.
 PROP. PAVING AND DRAINAGE & PROP. WATER DISTRIBUTION DESIGN
 PH: (986) 784-0218
 EMAIL: NAINENGINEERING@YAHOO.COM
 528 N. STREET DONNA, TEXAS 78537
 FIRM NO. F-9050



DETONATION REQUIRED: 25,341.00 CF / 938.55 CY
 DETONATION PROVIDED: 33,000.00 CF / 1,222.22 CY
 1650' x 10' x 2'



JURISDICTION OF A MUNICIPALITY:
 PUEBLO DE PALMAS PHASE 27 SUBDIVISION IS LOCATED ON THE NORTH EAST CORNER OF KENYON ROAD AND MILE 19 NORTH ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG ACCORDING TO THE OFFICIAL MAP IN THE OFFICES OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 55,000 - 2020 CENSUS) AND HIDALGO COUNTY PLANNING DEPARTMENT. THIS SUBDIVISION HAS BEEN REMOVED FROM THE 2 MILE ETJ OF THE CITY OF EDINBURG. THE SUBDIVISION NOW LIES IN THE COUNTY RURAL AREA. PRECINCT. No. 4.



GENERAL NOTES:
 1. ALL VALVES SHALL BE MINIMUM FOR A HYDROSTATIC PRESSURE OF 150 PSI AND SHALL BE 1/2" OF COVER OF 5000 LB./SQ.FT. WITH PILEUP MARKS.
 2. THE CONTRACTOR SHALL CONSIDER REDUCTIONS OF THRUST BLOCK SURFACE AREA AND TYPE OF FITTING.
 3. THE LOCATION OF THRUST BLOCK DEPENDS UPON THE DIRECTION OF THRUST AND TYPE OF FITTING.
 4. PRESSURE TEST MUST BE FOR A MINIMUM OF FOUR (4) HOURS AND COMPLY WITH THE REQUIREMENTS OF A.S.T.M. A 801.