

PLANNING & ZONING COMMISSION CERTIFICATION

THIS PLAT OF WEST PALM SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, TEXAS AND IS HERE BY APPROVED BY SUCH COMMISSION.

DATE THIS ____ DAY OF _____

CHAIRPERSON-PLANNING AND ZONING COMMISSION

MAYOR'S CERTIFICATION

I, THE UNDERSIGNED, MAYOR OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS (TITLE 11 OF THE MUNICIPAL CODE) OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

ATTEST: MAYOR, CITY OF EDINBURG DATE CITY SECRETARY DATE

APPROVED BY DRAINAGE DISTRICT:

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 THE TEXAS WATER CODE 49.211(C).

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

RAUL E. SESIN, P.E. GENERAL MANAGER DATE

STATE OF TEXAS COUNTY OF HIDALGO

WE, BALDE'S LAND DEVELOPMENT, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS WEST PALM SUBDIVISION TO THE CITY OF EDINBURG, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS, AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH WE WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF EDINBURG.

BALDE'S LAND DEVELOPMENT BALDEMAR BALDERAS - OWNER 4711 S ALAMO RD SUITE 104 EDINBURG, TX, 78542

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED, BALDEMAR BALDERAS, PROVED TO ME THROUGH HIS/HER TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSONS 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/SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREBY EXPRESSED.

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

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

STATE OF TEXAS COUNTY OF HIDALGO

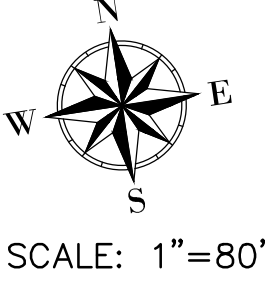
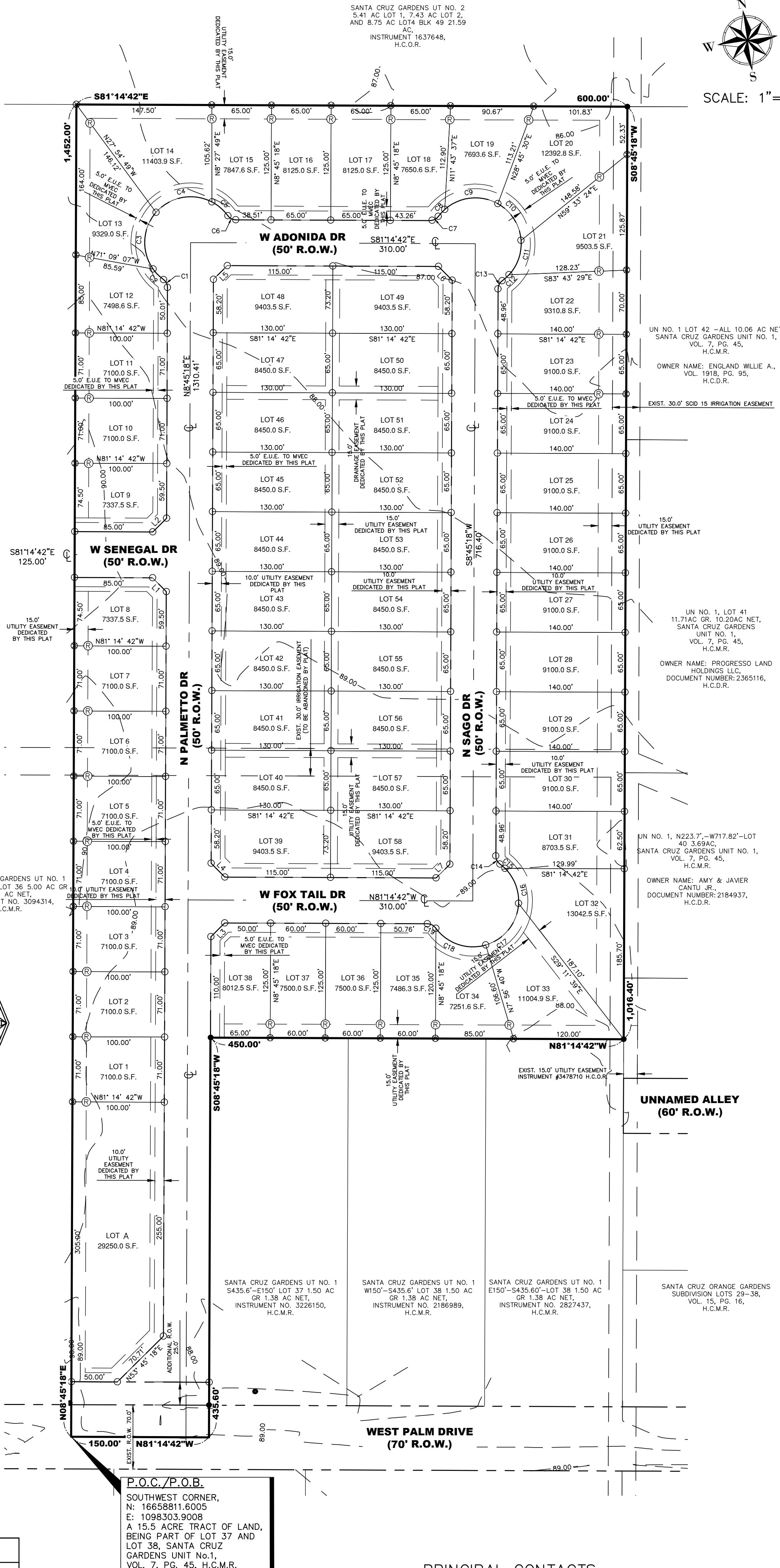
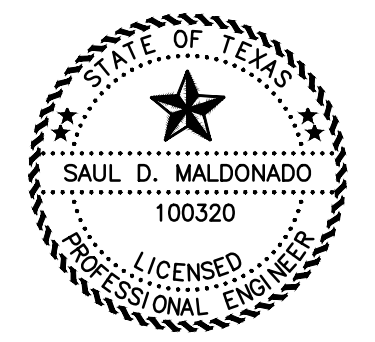
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.

LEO L. RODRIGUEZ, R.P.L.S. NO. 2448 DATE

STATE OF TEXAS COUNTY OF HIDALGO

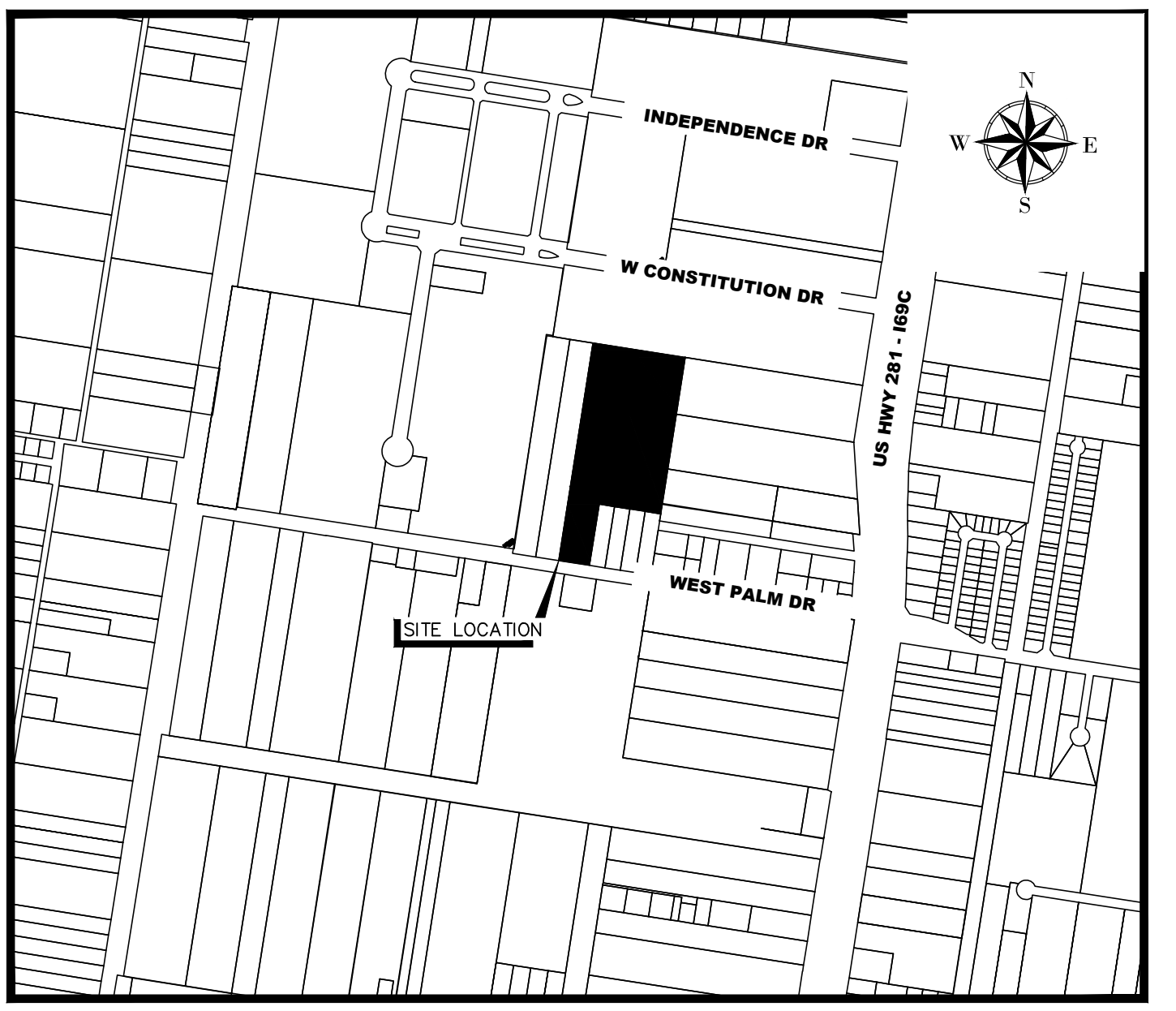
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

SAUL D. MALDONADO, P.E. NO. 100320 DATE



Curve Table with columns: Curve #, Length, Radius, Delta, Chord Direction, Chord Length. Includes Parcel Line Table with columns: Line #, Length, Direction.

LEGEND defining symbols for iron rods, stamped names, reference w/cap, property corners, center line, H.C.M.R., H.C.O.R., P.U.E., E.U.E., M.V.E.C., P.O.B., PROP., ELEV., R.O.W., and FND.



LOCATION MAP SCALE: 1"=1000'

WEST PALM SUBDIVISION

HIDALGO COUNTY CONSOLIDATED WATER CONTROL AND IMPROVEMENT DISTRICT

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY CONSOLIDATED WATER CONTROL AND IMPROVEMENT DISTRICT ON THIS THE ____ DAY OF _____, 20__

- 2. ALL BEARINGS AND DISTANCES ARE BASED ON THE TEXAS COORDINATE SYSTEM, (NAD 83), TEXAS STATE PLANES, SOUTH ZONE, US SURVEY FEET, GRID.
3. ALL HORIZONTAL CONTROL ON THIS PROJECT WAS ESTABLISHED UTILIZING RTK GPS METHODS.
4. ELEVATIONS ON THIS PROJECT ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

- 1. THE PROPERTY IS ZONED: RP, RESIDENTIAL - PRIMARY.
2. THE MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOW: FRONT SETBACK: 20 FT. GARAGE: 18 FT. SIDE SETBACK: 6 FT. STREET SIDE: 10 FT. REAR SETBACK: 20 FT. OR EASEMENT; WHICHEVER IS GREATER FOR ALL CASES.
3. THIS SUBDIVISION IS IN ZONE "X" (SHADED) AREAS DETERMINED TO BE OUTSIDE OF 500-YEAR FLOOD PLAIN.
4. COMMUNITY-PANEL NUMBER 480338 0005 E MAP REVISED: JUNE 6, 2000 REVISED TO REFLECT LOWER DATED MAY 14, 2001 BENCHMARK: SOUTHWEST CORNER OF LOT 37 SANTA CRUZ GARDENS UNIT 1 SUBDIVISION.
5. 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. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
6. MINIMUM FINISH FLOOR ELEVATION SHALL BE 24" ABOVE TOP OF CURB OR CENTER OF ROAD, MEASURED AT FRONT OF LOT, WHICHEVER IS GREATER.
7. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISH GRADE FROM THE REAR OF THE LOT TO THE CURB AT A 1.0% MINIMUM SLOPE TO PROVIDE POSITIVE DRAINAGE.
8. ALL LOT CORNERS ARE SET WITH 1/2 INCH IRON RODS.
9. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 1,654 AC-FT (72,048 CF) STORM WATER RUNOFF.
10. THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE 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 OF THIS SUBDIVISION.
11. MAINTENANCE OF DETENTION AREAS ARE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION OR INDIVIDUAL LOT OWNER.
12. NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTING (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.
13. A 5 FOOT CONCRETE SIDEWALK WITH ADA RAMP(S) IS REQUIRED ALONG WEST PALM DR., ALONG THE WEST SIDE OF N PALMETTO DR. ABUTTING OUTLET A, AND ALONG THE EAST SIDE OF N PALMETTO DR. EXTENDING TO THE SOUTH LINE OF LOT 37 DURING CONSTRUCTION BY THE DEVELOPER.
14. A 5 FOOT CONCRETE SIDEWALK, 3 FEET BEHIND THE BACK OF CURB, WITH ADA RAMP(S) IS REQUIRED ON ALL INTERIOR STREETS AT BUILDING PERMIT STAGE BY LOT OWNER.
15. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS, EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED IN ACCORDANCE WITH THE STORMWATER ORDINANCE 98.30 OF THE CITY OF EDINBURG ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX/MULTI-FAMILY CONSTRUCTION.
16. "LOT A" IS DESIGNATED AS A DETENTION POND AREA.
17. DETENTION POND SHALL BE MAINTAINED BY DEVELOPER DURING SUBDIVISION STAGE AND THEN BY HOA THEREAFTER.
18. PURSUANT TO APPLICABLE FIRE SAFETY REGULATIONS, THE INSTALLATION OF ADDITIONAL FIRE HYDRANTS, FIRE DEPARTMENT ACCESS ROAD(S), FIRE RATED CONSTRUCTION, AND OTHER FIRE PROTECTION EQUIPMENT MAY BE MANDATED DURING THE SITE PLAN OR BUILDING PERMIT PROCESS.
19. PARKLAND FEE: 50% PARK FEE PER UNIT WILL BE DUE AT BUILDING PERMIT STAGE. (\$300.00 PER LOT).
20. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO HIDALGO COUNTY CONSOLIDATED WATER CONTROL AND IMPROVEMENT DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
21. NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM HIDALGO COUNTY CONSOLIDATED WATER CONTROL AND IMPROVEMENT DISTRICT.
22. NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
23. NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.

PRINCIPAL CONTACTS:

OWNER: BALDE'S LAND DEVELOPMENT
ENGINEER: SAUL D. MALDONADO, P.E.
SURVEYOR: LEO L. RODRIGUEZ, JR., RPLS

ADDRESS: 4711 S ALAMO RD, STE. 104, EDINBURG, TEXAS 78542
CITY & ZIP: EDINBURG, TEXAS 78501
PHONE: (956) 702-8880
FAX: (956) 702-8883

Revision table with columns: NO., SHEET, REVISION, DATE, APPROVED.

DATE OF PREPARATION: November 2024 REGISTRATION # F-10602

SAMES logo and contact information: 200 S. 10TH ST. SUITE 1500. TEL. (956) 702-8880. McALLEN, TEXAS 78501. FAX: (956) 702-8883. TEX. REG. ENGINEERING FIRM F-10602. TEX. REG. SURVEYING FIRM No. 101416-00.