

PUEBLO DE PALMAS PHASE 5
VOL. 38, PG. 146-147

SUBDIVISION PLAT OF
PUEBLO DE PALMAS PHASE 7
BEING A RESUBDIVISION OF 74.557 ACRES
OUT OF A
699.878 ACRE TRACT OUT OF SHARE 4 OF THE SCHUMIOR SUBDIVISION
VOL. 2, PG. 23, H.C.M.R.
HIDALGO COUNTY, TEXAS.

PUEBLO DE PALMAS PHASE 6
VOL. 53, PG. 15-17, H.C.M.R.

PUEBLO DE PALMAS PHASE 8
VOL. 54, PG. 84-87, H.C.M.R.

2428.51'
MELADO LAND AND CATTLE Co., Inc.
RD VOL. 1609, PG. 772, H.C.D.P.
SHAPE 4 OF THE
SCHUMIOR SUBDIVISION

LEGEND:
○ FOUND ROD ROD
○ SET IRON ROD WITH PLASTIC CAPS STAMPED MELDEN & HUNT
NOTE: THERE ARE 88 LOTS IN THIS PHASE

M MELDEN & HUNT INC.
CONSULTANTS - ENGINEERS - SURVEYORS
115 W. McCLINTOCK ST. SUITE 200
EDINBURG, TX 78541
PH: (956) 381-0981 FAX: (956) 487-8226
ESTABLISHED 1947

REVISION NOTES			
NO.	SHEET	REVISION	DATE



Fred L. Kurth
12-7-07

GENERAL NOTES & RESTRICTIONS

1. FLOOD ZONE STATEMENT:

ZONE "A" AREAS OF 100-YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS NOT DETERMINED.
 ZONE "C" AREA OF MINIMAL FLOODING - PANEL NO. 4800331 0275 D EFFECTIVE: JAN. 2, 1981.
 THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN.
 COMMUNITY PANEL NO. 4800331 0275 B EFFECTIVE DATE: JANUARY 2, 1981 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAN ADMINISTRATOR IDENTIFIES NO OTHER AREA WITHIN THE SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN.
 CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION 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 4101 THROUGH 4127).

2. EASEMENTS

MINIMUM 15 FEET WIDE DRIVEWAY WITH 50-FOOT R.O.W.
 FRONT 50 FEET A.D.S. SHALL WITH 100-FOOT R.O.W.
 DRIVEWAY SHALL BE 10 FEET WIDE WITH 5 FEET SIDEWALK
 DRIVEWAY SHALL BE 10 FEET WIDE WITH 5 FEET SIDEWALK
 DRIVEWAY SHALL BE 10 FEET WIDE WITH 5 FEET SIDEWALK

3. UTILITIES AND EASEMENTS FOR UTILITIES

ALL UTILITIES SHALL BE DEPTH TO BE LOCATED ON EACH LOT.
 ALL UTILITIES SHALL BE DEPTH TO BE LOCATED ON EACH LOT.
 ALL UTILITIES SHALL BE DEPTH TO BE LOCATED ON EACH LOT.

4. ELEVATION CERTIFICATE

ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD PLAIN.
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5. DRAINAGE

IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THE DEVELOPER WILL BE REQUIRED TO DETAIN A TOTAL OF 158,017 CUBIC FEET OF 0.019 ACRE-FEET OF STORM WATER RUNOFF.
 IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS:
 (1) DETAIN DRAINAGE DITCH ALONG THE WEST SIDE OF THIS SUBDIVISION AND DRAINAGE SWALE.

6. DRAINAGE SWALE EASEMENTS

NO FILL OR PERMITS SHALL BE ALLOWED WITHIN DRAINAGE SWALES EASEMENT.
 NO FILL OR PERMITS SHALL BE ALLOWED WITHIN DRAINAGE SWALES EASEMENT.
 NO FILL OR PERMITS SHALL BE ALLOWED WITHIN DRAINAGE SWALES EASEMENT.

7. ON-SITE SEWAGE FACILITIES

ON-SITE SEWAGE FACILITIES SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TECH AND LOCAL REQUIREMENTS.
 ON-SITE SEWAGE FACILITIES SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TECH AND LOCAL REQUIREMENTS.
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8. UTILITIES AND EASEMENTS FOR UTILITIES

ALL UTILITIES SHALL BE DEPTH TO BE LOCATED ON EACH LOT.
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11. UTILITIES AND EASEMENTS FOR UTILITIES

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12. UTILITIES AND EASEMENTS FOR UTILITIES

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13. UTILITIES AND EASEMENTS FOR UTILITIES

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14. UTILITIES AND EASEMENTS FOR UTILITIES

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15. UTILITIES AND EASEMENTS FOR UTILITIES

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16. UTILITIES AND EASEMENTS FOR UTILITIES

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DESCRIPTION OF PUEBLO DE PALMAS PHASE 7 METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 74.557 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OF PORTION OF A CERTAIN 699.878 ACRE (700.0 AC.) TRACT OUT OF SHARE 4, SCHUNOR'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGE 23, HIDALGO COUNTY MAP RECORDS, SAID 74.557 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD FOUND AT THE NORTHWEST CORNER OF LOT 413, PUEBLO DE PALMAS PHASE 5 (VOL. 42, PGS. 21-23, HIDALGO COUNTY MAP RECORDS), FOR THE NORTHERNMOST NORTHEAST CORNER OF THIS TRACT;

1. THENCE, S 08° 59' 24" W (S 09° 15' 00" W PHASE 5 CALL) ALONG THE WEST BOUNDARY LINE OF SAID PUEBLO DE PALMAS PHASE 5, A DISTANCE OF 1,286.01 FEET TO A IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID PUEBLO DE PALMAS PHASE 5, FOR AN INSIDE CORNER OF THIS TRACT;

2. THENCE, S 81° 00' 36" E (S 80° 45' 00" E PHASE 5 CALL) ALONG THE SOUTH BOUNDARY LINE OF SAID PUEBLO DE PALMAS PHASE 5, A DISTANCE OF 431.00 FEET TO A IRON ROD FOUND AT THE SOUTHWEST CORNER OF LOT 432 IN SAID PHASE 5, FOR THE SOUTHERNMOST NORTHEAST CORNER OF THIS TRACT;

3. THENCE, S 08° 59' 24" W (S 09° 15' 00" W PHASE 6 CALL) ALONG THE WEST BOUNDARY LINE OF PUEBLO DE PALMAS PHASE 6 (VOL. 53 PGS 15-17, HIDALGO COUNTY MAP RECORDS), A DISTANCE OF 329.10 FEET TO A IRON ROD FOUND FOR THE NORTHERNMOST SOUTHWEST CORNER OF THIS TRACT;

4. THENCE, N 81° 00' 36" W A DISTANCE OF 190.50 FEET TO AN IRON ROD SET FOR AN INSIDE POINT OF THIS TRACT;

5. THENCE, N 87° 51' 10" W A DISTANCE OF 50.36 FEET TO AN IRON ROD SET FOR AN ANGLE POINT OF THIS TRACT;

6. THENCE, N 81° 00' 36" W A DISTANCE OF 190.50 FEET TO AN IRON ROD SET FOR AN INSIDE CORNER OF THIS TRACT;

7. THENCE, S 08° 59' 24" W A DISTANCE OF 808.55 FEET TO AN IRON ROD SET FOR THE SOUTHERNMOST SOUTHWEST CORNER OF THIS TRACT;

8. THENCE, N 81° 00' 36" W A DISTANCE OF 232.44 FEET TO AN IRON ROD SET FOR AN INSIDE CORNER OF THIS TRACT;

9. THENCE, S 08° 59' 24" W A DISTANCE OF 60.75 FEET TO AN IRON ROD SET FOR AN INSIDE CORNER OF THIS TRACT;

10. THENCE, N 81° 00' 36" W A DISTANCE OF 632.44 FEET TO AN IRON ROD SET FOR AN INSIDE CORNER OF THIS TRACT;

11. THENCE, S 08° 59' 24" W A DISTANCE OF 60.75 FEET TO AN IRON ROD SET FOR AN INSIDE CORNER OF THIS TRACT;

12. THENCE, N 81° 00' 36" W A DISTANCE OF 711.05 FEET TO AN IRON ROD SET FOR THE EAST LINE OF A 150-FOOT DRAINAGE DITCH RIGHT-OF-WAY (DOCUMENT #83104) AT THE SOUTHWEST CORNER OF PUEBLO DE PALMAS PHASE 3 (VOL. 38, PG. 146-147, HIDALGO COUNTY MAP RECORDS), FOR THE NORTHEAST CORNER OF THIS TRACT;

13. THENCE, N 08° 59' 04" E (N 08° 14' 40" E) ALONG THE WEST LINE OF SAID 699.878 ACRE (700.0 AC.) TRACT AND THE WEST LINE OF SAID DRAINAGE DITCH RIGHT-OF-WAY, A DISTANCE OF 2,428.51 FEET TO AN IRON ROD FOUND AT THE SOUTHWEST CORNER OF PUEBLO DE PALMAS PHASE 3 (VOL. 38, PG. 146-147, HIDALGO COUNTY MAP RECORDS), FOR THE NORTHWEST CORNER OF THIS TRACT;

14. THENCE, S 81° 00' 36" E (S 80° 45' 00" E PHASE 3 CALL) ALONG THE SOUTH BOUNDARY LINE OF SAID PUEBLO DE PALMAS PHASE 3, A DISTANCE OF 1,284.23 FEET TO THE POINT OF BEGINNING, AND CONTAINING 74.557 ACRES OF LAND, MORE OR LESS.

SUBDIVISION PLAT OF PUEBLO DE PALMAS PHASE 7 BEING A RESUBDIVISION OF 74.557 ACRES OUT OF A 699.878 ACRE TRACT OUT OF SHARE 4 OF THE SCHUNOR SUBDIVISION VOL. 2, PG. 23, H.C.M.R. HIDALGO COUNTY, TEXAS.

LINE	LENGTH	BEARING
L1	21.21	S83°59'24"W
L2	21.21	S08°59'24"E
L3	21.00	S08°59'24"E
L4	19.00	S08°59'24"E
L5	21.21	N83°00'36"W
L6	21.21	S83°59'24"W
L7	21.21	S83°59'24"W
L8	21.21	N83°00'36"W
L9	21.21	S83°59'24"W
L10	21.21	S36°00'36"E
L11	135.80	N88°48'23"E
L12	21.21	S83°59'24"W
L13	21.21	S36°00'36"E
L14	21.21	S83°59'24"W
L15	21.21	N83°00'36"W
L16	21.21	N83°00'36"W
L17	21.21	S36°00'36"E
L18	21.21	S83°59'24"W
L19	21.21	S36°00'36"E
L20	40.00	S81°00'36"E
L21	40.00	N81°00'36"W
L22	28.77	N81°00'36"W
L23	28.77	N81°00'36"W
L24	127.00	S08°59'24"W
L25	34.48	S08°59'24"W
L26	65.00	N08°59'24"E
L27	36.00	S08°59'24"W
L28	18.00	S08°59'24"W

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C1	78°58'56"	138.80	191.33	114.38	126.44	S41°31'08"E
C2	78°58'56"	218.80	301.61	186.30	228.29	N41°30'08"W
C3	78°58'56"	88.80	122.40	73.17	112.94	S41°31'08"E
C4	34°36'07"	268.80	162.33	83.73	159.87	N19°49'44"W
C5	44°22'49"	268.80	208.70	108.64	203.04	N08°49'12"W
C6	78°58'56"	168.80	232.68	139.10	214.69	N41°31'08"W
C7	78°58'56"	168.80	232.68	139.10	214.69	N41°31'08"W
C8	35°08'33"	65.15	92.51	56.37	63.14	N81°25'07"E
C9	108°00'45"	50.00	92.51	66.37	79.87	N74°00'59"W
C10	43°59'14"	50.00	36.39	20.19	37.45	S13°00'12"E
C11	43°59'14"	50.00	36.39	20.19	37.45	S13°00'12"E
C12	108°00'45"	50.00	92.51	66.37	79.87	S88°00'13"E
C13	60°00'00"	50.00	52.36	28.87	50.00	N51°00'36"W
C14	47°15'31"	50.00	41.23	21.87	40.08	S72°31'39"W
C15	48°58'48"	50.00	42.74	22.78	41.25	S72°14'29"W
C16	50°53'55"	50.00	44.42	23.79	42.97	S71°41'53"E
C17	69°15'00"	50.00	60.44	34.53	56.83	S62°46'40"E
C18	23°36'07"	50.00	23.60	10.45	20.45	N32°48'39"W
C19	23°36'07"	50.00	23.60	10.45	20.45	N32°48'39"W
C20	69°15'00"	50.00	60.44	34.53	56.83	N74°14'32"W
C21	57°08'14"	50.00	49.86	27.83	47.82	S42°33'31"W
C22	57°08'14"	50.00	49.86	27.83	47.82	S42°33'31"W
C23	69°15'00"	50.00	60.44	34.53	56.83	S62°46'40"E
C24	33°26'07"	50.00	20.60	10.45	20.45	N50°04'36"E
C25	35°08'33"	65.15	92.51	56.37	63.14	N81°25'07"E
C26	1108°20'	268.41	51.60	28.88	51.52	N14°33'34"E
C27	1108°20'	268.41	51.60	28.88	51.52	N14°33'34"E
C28	1149°35'	235.55	48.62	23.40	48.53	S03°04'36"E
C29	1149°35'	235.55	48.62	23.40	48.53	N03°04'36"E
C30	35°08'33"	115.15	70.63	38.46	69.52	N81°25'07"E
C31	35°08'33"	115.15	70.63	38.46	69.52	N81°25'07"E
C32	1108°20'	240.41	46.74	23.44	46.67	N14°33'34"E
C33	1108°20'	240.41	46.74	23.44	46.67	N14°33'34"E
C34	1149°35'	280.35	53.78	28.89	58.68	S03°04'36"E
C35	1149°35'	280.35	53.78	28.89	58.68	S03°04'36"E
C36	744°28'	210.55	28.45	14.24	28.42	S01°02'03"W
C37	43°34'	260.55	38.77	19.42	38.74	S01°25'36"W
C38	1149°35'	210.55	43.46	21.81	43.38	N03°04'36"E

FINAL PLAT APPROVAL WITH LETTER OF CREDIT

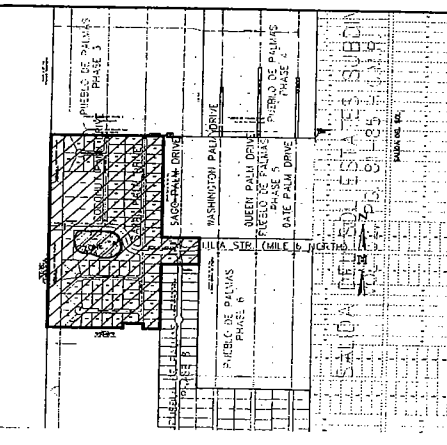
I, FRANK FLORES, HEREBY CERTIFY THAT LA JOYA WATER SUPPLY CORPORATION HAS APPROVED THE POTABLE WATER SUPPLY PLAN FOR PUEBLO DE PALMAS, PHASE 7, HIDALGO COUNTY, TEXAS. LA JOYA WATER SUPPLY CORPORATION HAS A CERTIFICATE OF PUBLIC CONVENIENCE AND NECESSITY FROM THE STATE OF TEXAS TO FURNISH POTABLE WATER TO THE EXTENT REQUIRED BY THE LAWS OF THE STATE OF TEXAS. LA JOYA WATER SUPPLY CORPORATION AGREES THAT THE WATER FACILITIES SHOWN ON THE PLAT OF THE SUBDIVISION, WATER METERS ARE IMMEDIATELY AVAILABLE FOR THIS PURPOSE UPON THE COMPLETION OF ALL WATER FACILITIES SHOWN ON THE PLAT OF THE SUBDIVISION.

INDEX TO SHEET OF PUEBLO DE PALMAS PHASE 7

- SHEET 1: HEADING, INDEX, LOCATION MAP AND E.T. PRINCIPAL CONTACTS, MAP, DESCRIPTION (METES AND BOUNDS), ENGINEER'S CERTIFICATION, SURVEYOR'S CERTIFICATION, PLAT NOTES AND RESTRICTIONS, OWNER'S DEDICATION, HIDALGO COUNTY CERTIFICATE, COUNTY CLERK'S RECORDING CERTIFICATE, HIDALGO COUNTY RIGHT OF WAY DEPARTMENT CERTIFICATE, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE, REVISION NOTES.
- SHEET 2: LOT, STREETS, AND EASEMENT LAYOUT.
- SHEET 3: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER / OSSF AND ENGINEER'S CERTIFICATION, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DRAINAGE SWALES, AND ENGINEERING CERTIFICATION, SUBDIVIDER'S CERTIFICATE & STATEMENT, REVISION NOTES.
- SHEET 4: MAP OF TOPOGRAPHY AND DRAINAGE, DETAILS, REVISION NOTES.

PRINCIPAL CONTACTS	NAME	ADDRESS	CITY	STATE	PHONE	FAX
OWNER:	J. GARY FRISBY - PRESIDENT					
ATTN:	J. GARY FRISBY - PRESIDENT					
ENGINEER:	FRED L. KURTH	115 W. MCINTYRE	EDINBURG, TX	75841	(956) 381-0881	(956) 381-1839
SURVEYOR:	FRED L. KURTH	115 W. MCINTYRE	EDINBURG, TX	75841	(956) 381-0881	(956) 381-1839

LOCATION MAP SCALE 1" = 1000'



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
 PUEBLO DE PALMAS PHASE 7 IS LOCATED IN THE CENTRAL WEST PART OF HIDALGO COUNTY, APPROXIMATELY 3,522.00 FEET SOUTH OF ITS INTERSECTION WITH MILE 7 ROAD (F.M. 2221) AND SIBAL PALM DRIVE. THE ONLY NEARBY MUNICIPALITIES IS THE CITY OF MISSION. PUEBLO DE PALMAS PHASE 7 FALLS IN THE RURAL AREA OF THE COUNTY. THIS SUBDIVISION FALLS WITHIN PRECINCT 3, MISSION POPULATION: 4,153.

STATE OF TEXAS COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, J. GARY FRISBY, PRESIDENT OF JOE LAND CO. INC., THE SOLE GENERAL PARTNER OF JOE ENTERPRISES, L.P. (DEVELOPER) AS OWNER OF THE 74.557 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED PUEBLO DE PALMAS PHASE 7 SUBDIVISION, HEREBY DEDICATE TO THE PUBLIC USE THE STREETS, PARKS, AND EASEMENTS SHOWN HEREIN.
 I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.033 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 SEWER PARKS, LOTS, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
 (C) ELECTRICAL CONNECTIONS TO THE LOTS, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
 (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS, OR WILL MEET, THE MINIMUM STATE STANDARDS.

I ATTEST THAT THE MATTERS AFFIRMED IN THIS PLAT AND THEREIN REFERRED TO ARE THE BEST OF MY KNOWLEDGE.

J. GARY FRISBY, PRESIDENT OF JOE LAND CO. INC. ITS SOLE GENERAL PARTNER BOX 1000 MISSION, TEXAS 78573

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 15th DAY OF December, 2007.

Notary Public, State of Texas
 My Commission Expires: 08-20-2010

STATE OF TEXAS COUNTY OF HIDALGO

I, FRED L. KURTH, A REGISTERED PROFESSIONAL LAND SURVEYOR AND LICENSED PROFESSIONAL ENGINEER IN TEXAS, HEREBY CERTIFY THAT THE ABOVE LOCAL GOVERNMENT OF THE CITY OF PUEBLO DE PALMAS PHASE 7 WAS PREPARED FROM A STUDY OF THE PREVIOUS DATA AND THAT I AM UNDER MY SUPERVISION ON JUNE 15, 2000, AND THAT THE PROFESSIONAL ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION.

FRED L. KURTH, RPE # 54151 RLS # 4750
 DATE SURVEYED: 05-15-00
 DATE PREPARED: 07-20-04
 T-558 PG. 48-55 JOB NO. 03111.00



COUNTY CLERK'S RECORDING CERTIFICATE

I, COUNTY CLERK OF HIDALGO COUNTY, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED FOR RECORD AT _____ O'CLOCK _____ M. ON _____ DAY OF _____, 2007, AND WAS RECORDED IN BOOK _____ SHEET(S) _____ OF THE PLAT RECORDS OF HIDALGO COUNTY AT _____ O'CLOCK _____ M. ON _____ DAY OF _____, 2007.

HIDALGO COUNTY CLERK

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF PUEBLO DE PALMAS PHASE 7 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT-OF-WAY DEPARTMENT ON _____ DAY OF _____, 2007.

HIDALGO COUNTY RIGHT OF WAY DIRECTOR

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I