GENERAL PLAT NOTES & RESTRICTIONS:

1. FLOOD ZONE STATEMENT:
ZONE "C" & ZONE "X" ZONE "C" IS DEFINED AS AREA OF MINIMAL FLOODING. ZONE "X" HAS BEEN FILLED AND DESIGNATED TO FEMA FOR RECONSIDERATION (CASE# 08-06-1895A) -PANEL NO. 4805530 0215 D EFFECTIVE: JANUARY 2 1986 BFE= 227.16

THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN COMMUNITY PANEL NO. 4805530 0215 D EFFECTIVE DATE: JANUARY 2, 1986 OF THE FEDERAL INSURANCE MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAIN ADMINISTRATOR DETERMINES THE OTHER AREA WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100- YEAR FLOOD PLAIN.
CONSTRUCTION OF STRUCTURAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING CHANGES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).

2. SETBACKS:
FRONT: 25 FEET
REAR: 10.00 FEET OR GREATER FOR EASEMENT
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
CORNER SIDE: 10.00 FEET OR GREATER FOR EASEMENT
CORNER SIDE WHERE R.O.W. IS GREATER THAN 50.00 FEET: 15.00 FEET

3. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:
NO MORE THAN ONE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. ANY OTHER USE (I.E. MULTIFAMILY OR COMMERCIAL) SHALL REQUIRE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHAL APPROVAL. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCE THE LOT. SINGLE FAMILY RESIDENCES SHALL INCLUDE THE FOLLOWING: MOBILE HOME, TRAVEL TRAILER, FRAME HOME, AND SLAB HOME.

4. MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTERLINE OF STREET AT CLOSEST LOT 100 ELEV. 228.06, WHICHEVER IS GREATER.
ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR AN APPLICATION FOR CONSTRUCTION TO VERIFY FINE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION. BASE FLOOD ELEVATION= 227.16

5. BENCHMARK NOTE:
THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
NO. 1 – REBAR, CONCRETE R.O.W. 20 DESCRIPTION: SOUTH BOLT OF FIRE HYDRANT APPROXIMATELY 4 FEET NORTH AND 6.00 FEET WEST OF THE NORTHWEST CORNER OF LOT 474 OF PUEBLO DE PALMAS PHASE 5.
ELV. NO. 2 – REBAR, CONCRETE R.O.W. 20 DESCRIPTION: SOUTH BOLT OF FIRE HYDRANT SET APPROXIMATELY 6.00 FEET WEST AND 4.00 FEET NORTH OF THE NORTHWEST CORNER OF LOT 504 OF PUEBLO DE PALMAS PHASE 5.

6. DRAINAGE:
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPER WILL BE REQUIRED TO ENTER A TOTAL OF 140,232 CUBIC FEET 3.218 ACRE-FEET OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: DRAINAGE RETENTION WILL BE ACCOMPLISHED WITHIN DRAINAGE SWALE ALONG THE REAR OF LOTS AND WITHIN THE DRAINAGE DITCH.

7. DRAINAGE SWALE EASEMENTS NOTE:
NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE SWALES EASEMENT. EACH DRAINAGE SWALE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE DRAINAGE SWALE EASEMENT. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SWALE.

8. ON-SITE SEWAGE FACILITIES (OSSF) NOTE:
THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR DISPOSAL. SEWAGE DISPOSAL IS RESPONSIBILITY OF THE PROPERTY OWNER AS OWNER AND LOTS THE LOT PURCHASER IS RESPONSIBLE FOR THE MAINTENANCE OF THE OSSF.

A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.

B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 37,700 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.

C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.

D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCEPTED MAY BE ALSO 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 AEROBIC/FIRE DRAIN FIELD SYSTEM.

E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCE THE LOT.

9. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.

10. JDF PUEBLO DE PALMAS, L.P. THE OWNER & SUBDIVIDER OF PUEBLO DE PALMAS PHASE 9 RESERVES AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 3 OF THIS PLAT.

11. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

12. EACH PURCHASER 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.

13. ALL PUBLIC UTILITIES EASEMENTS DESCRIBED BY THE 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 ACCEPTING AN EASEMENT.

14. AN OFF-STREET PARKING LOT SITE PLAN AND DRAINAGE PLAN APPROVAL OF THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR COMMERCIAL, INDUSTRIAL, INDUSTRIAL & MULTIFAMILY USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF THE BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER PLAN OR LIGHT CONSTRUCT 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.

15. WITH DEVELOPER'S PRIOR APPROVAL, ANY MUNICIPALITY, GOVERNMENTAL OR NON-PROFIT ORGANIZATION MAY USE ANY LOT OR LOTS FOR THEIR APPROVED PURPOSE.

16. FIRE HYDRANT INSTALLED WITHIN THE LA JOYA WATER SUPPLY CORPORATION'S DISTRIBUTION SYSTEM ARE PROVIDED AT THE CONVENIENCE OF THE LOCAL AND DO NOT IMPLY ANY RESPONSIBILITY ON THE PART OF THE LOWAC TO MEET FIRE FLOW REQUIREMENTS.

17. IF THE PURCHASER(S) OF A LOT REQUIRES A COMMERCIAL LOT AND SUBSEQUENTLY DETERMINE THAT A LARGER METER IS REQUIRED, THEN THE LOT WILL NEED TO BE CALCULATED AND APPROPRIATE FEES ON THE LARGER METER MUST BE PAID TO THE LWSC PRIOR TO THE INITIATION OF SERVICE ON SUCH LARGER METER(S).

18. CROSS-HATCHED AREA IS TEMPORARY EASEMENT FOR TURN-AROUND UNTIL STREET IS EXTENDED (NEXT) IN A RECORDED PLAT. SAID TEMPORARY EASEMENT SHALL BE AUTOMATICALLY VOIDED(ED) UPON THE CONSTRUCTION OF A DEDICATED STREET TO THE (WEST).

SUBDIVISION PLAT OF

PUEBLO DE PALMAS PHASE 9

BEING A RESUBDIVISION OF 70.653 ACRES
OUT OF A
689.878-ACRE TRACT OUT OF
SHARE 4 OF THE SCHUNIOR SUBDIVISION
VOL. 2, PG. 23, H.C.M.R.
HIDALGO COUNTY, TEXAS

CURVE TABLE						
CURVE	DELTA	LENGTH	RADIUS	TANGENT	CHORD	BEARING
"C1"	23°07'14"	101.04'	250.00'	102.22'	100.35'	N66°06'17"W
"C2"	23°07'14"	101.04'	250.00'	102.22'	100.35'	S66°06'17"W
"C3"	2°08'05"	7.30'	195.87'	3.65'	7.29'	S82°09'09"W
"C4"	22°59'10"	77.32'	192.00'	39.18'	76.81'	N82°12'48"E
"C5"	23°07'14"	106.44'	263.50'	54.00'	105.73'	S66°06'17"W
"C6"	90°00'00"	39.27'	25.00'	25.00'	35.36'	N45°13'12"E
"C7"	4°30'48"	20.62'	262.50'	10.31'	20.62'	N66°06'17"E
"C8"	26°02'11"	84.80'	186.57'	42.98'	83.91'	S66°06'17"W
"C9"	22°28'21"	35.80'	91.57'	18.09'	35.58'	S52°09'28"W
"C10"	90°00'00"	50.44'	50.00'	28.55'	50.00'	S00°04'30"W
"C11"	51°08'18"	43.80'	50.00'	23.73'	42.38'	S27°10'21"W
"C12"	51°08'18"	43.80'	50.00'	23.73'	42.38'	S23°57'57"E
"C13"	90°00'00"	50.44'	50.00'	28.55'	50.00'	S89°55'30"E
"C14"	27°34'07"	30.80'	50.00'	15.79'	30.50'	N00°47'27"E
"C15"	25°17'12"	33.49'	50.00'	17.07'	33.21'	N26°26'32"E
"C16"	90°17'12"	50.37'	50.00'	28.53'	50.00'	N64°34'24"W
"C17"	52°50'24"	46.10'	50.00'	24.87'	44.50'	S26°51'06"W
"C18"	52°22'44"	45.68'	50.00'	24.54'	44.07'	S25°37'07"E
"C19"	90°17'12"	50.37'	50.00'	28.53'	50.00'	S64°34'24"E
"C20"	46°29'31"	25.40'	30.00'	13.48'	24.69'	N00°05'30"E
"C21"	27°10'25"	23.74'	50.00'	12.08'	23.49'	N74°25'54"W
"C22"	90°00'00"	31.68'	20.00'	20.00'	28.28'	N00°04'30"E
"C23"	27°10'25"	23.74'	50.00'	12.08'	23.49'	N74°25'54"E
"C24"	27°10'25"	23.74'	50.00'	12.08'	23.49'	N54°25'54"W
"C25"	90°00'00"	31.68'	20.00'	20.00'	28.28'	S00°15'30"W
"C26"	75°00'00"	86.44'	50.00'	50.12'	80.42'	S41°55'30"W
"C27"	90°01'24"	50.01'	50.00'	28.58'	50.00'	S00°13'12"E
"C28"	14°26'36"	12.61'	50.00'	6.34'	12.57'	S07°13'12"E
"C29"	7°47'16"	57.50'	423.50'	28.79'	57.45'	S13°08'28"W
"C30"	7°46'15"	57.50'	423.50'	28.79'	57.45'	S13°07'32"E
"C31"	90°00'00"	39.27'	25.00'	25.00'	35.36'	N45°13'12"E
"C32"	4°31'13"	4.87'	495.50'	2.43'	4.87'	S17°23'35"E
"C33"	7°47'16"	60.80'	450.00'	30.45'	60.75'	S13°08'28"W
"C34"	7°47'16"	60.80'	450.00'	30.45'	60.75'	S13°08'28"E
"C35"	0°23'28"	2.72'	400.00'	1.36'	2.72'	N13°20'06"W
"C36"	7°18'47"	21.28'	400.00'	10.72'	21.26'	S07°21'15"W

LINE TABLE		
LINE	LENGTH	BEARING
"L1"	21.21'	S03°08'24"W
"L2"	21.21'	S36°50'36"E
"L3"	21.21'	N03°08'24"E
"L4"	21.21'	N53°09'24"W
"L5"	21.21'	S36°50'36"E
"L6"	21.21'	S53°09'24"E
"L7"	21.21'	N03°08'24"E
"L8"	21.21'	S36°50'36"E
"L9"	21.21'	N53°09'24"W
"L10"	21.21'	N03°08'24"E
"L11"	35.36'	S45°50'30"E
"L12"	24.53'	N89°50'30"E
"L13"	28.17'	S00°09'30"E
"L14"	35.00'	S00°09'30"E
"L15"	21.21'	S03°08'24"W

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 70.653 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OF PORTION OF A CERTAIN 689.878 ACRE (30.00 AC.) TRACT OUT OF SHARE 4, SCHUNIOR'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGE 23, HIDALGO COUNTY MAP RECORDS, SAID 70.653 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIPE FOUND AT THE SOUTHWEST CORNER OF SAID 689.878 ACRE (30.00 AC.) TRACT, FOR THE SOUTHWEST CORNER OF THIS TRACT;

1. THENCE, N 00° 00' 04" E (N 00° 14' 42" E) ALONG THE WEST BOUNDARY LINE OF SAID 689.878 ACRE (30.00 AC.) TRACT AND THE WEST LINE OF A 150-FOOT DRAINAGE DITCH RIGHT-OF-WAY (ACCORDING TO HIDALGO COUNTY OFFICIAL RECORDS), A DISTANCE OF 2,036.26 FEET TO AN IRON ROD FOUND FOR THE NORTHWEST CORNER OF THIS TRACT;

2. THENCE, S 89° 55' 26" E ALONG A SOUTHERN BOUNDARY LINE OF PUEBLO DE PALMAS PHASE 7 (VOL. 34, PG. 134-137, H.C.M.R.), A DISTANCE OF 86.06 FEET TO AN IRON ROD FOUND FOR AN INSIDE CORNER OF THIS TRACT;

3. THENCE, N 00° 59' 24" E ALONG A SOUTHERN BOUNDARY LINE OF PUEBLO DE PALMAS PHASE 7 (VOL. 34, PG. 134-137, H.C.M.R.), A DISTANCE OF 66.15 FEET TO AN IRON ROD FOUND FOR AN OUTSIDE CORNER OF THIS TRACT;

4. THENCE, S 89° 00' 36" E ALONG A SOUTHERN BOUNDARY LINE OF PUEBLO DE PALMAS PHASE 7 (VOL. 34, PG. 134-137, H.C.M.R.), A DISTANCE OF 232.44 FEET TO AN IRON ROD FOUND FOR AN OUTSIDE CORNER OF THIS TRACT;

5. THENCE, S 89° 55' 24" W ALONG A SOUTHERN BOUNDARY LINE OF PUEBLO DE PALMAS PHASE 7 (VOL. 34, PG. 134-137, H.C.M.R.), A DISTANCE OF 60.80 FEET TO AN IRON ROD FOUND FOR AN INSIDE CORNER OF THIS TRACT;

6. THENCE, S 00° 59' 24" E ALONG A SOUTHERN BOUNDARY LINE OF PUEBLO DE PALMAS PHASE 7 (VOL. 34, PG. 134-137, H.C.M.R.), A DISTANCE OF 182.66 FEET TO AN IRON ROD FOUND FOR AN OUTSIDE CORNER OF THIS TRACT;

7. THENCE, S 89° 55' 24" W ALONG A WESTERN BOUNDARY LINE OF PUEBLO DE PALMAS PHASE 6 (VOL. 34, PG. 84-87, H.C.M.R.), A DISTANCE OF 1,134.68 FEET TO AN IRON ROD FOUND FOR AN INSIDE CORNER OF THIS TRACT;

8. THENCE, S 00° 00' 36" E IN ALONG A WESTERN BOUNDARY LINE OF PUEBLO DE PALMAS PHASE 6 (VOL. 34, PG. 84-87, H.C.M.R.), A DISTANCE OF 168.56 FEET TO AN IRON ROD FOUND FOR AN OUTSIDE CORNER OF THIS TRACT;

9. THENCE, S 89° 55' 24" W ALONG A WESTERN BOUNDARY LINE OF PUEBLO DE PALMAS PHASE 6 (VOL. 34, PG. 84-87, H.C.M.R.), A DISTANCE OF 271.16 FEET TO AN IRON ROD FOUND FOR AN OUTSIDE CORNER OF THIS TRACT;

10. THENCE, S 32° 35' 24" W ALONG A WESTERN BOUNDARY LINE OF PUEBLO DE PALMAS PHASE 6 (VOL. 34, PG. 84-87, H.C.M.R.), A DISTANCE OF 20.21 FEET TO AN IRON ROD FOUND FOR AN INSIDE CORNER OF THIS TRACT;

11. THENCE, S 00° 59' 24" W ALONG A WESTERN BOUNDARY LINE OF PUEBLO DE PALMAS PHASE 6 (VOL. 34, PG. 84-87, H.C.M.R.), A DISTANCE OF 50.00 FEET TO AN INSIDE CORNER OF THIS TRACT;

12. THENCE, S 44° 00' 36" E ALONG A WESTERN BOUNDARY LINE OF PUEBLO DE PALMAS PHASE 6 (VOL. 34, PG. 84-87, H.C.M.R.), A DISTANCE OF 42.08 FEET TO AN IRON ROD FOUND FOR AN OUTSIDE CORNER OF THIS TRACT;

13. THENCE, S 38° 00' 00" E ALONG A WESTERN BOUNDARY LINE OF PUEBLO DE PALMAS PHASE 6 (VOL. 34, PG. 84-87, H.C.M.R.), A DISTANCE OF 20.21 FEET TO AN IRON ROD FOUND FOR AN OUTSIDE CORNER OF THIS TRACT;

14. THENCE, S 08° 55' 24" W ALONG A WESTERN BOUNDARY LINE OF PUEBLO DE PALMAS PHASE 6 (VOL. 34, PG. 84-87, H.C.M.R.), A DISTANCE OF 463.30 FEET TO AN IRON ROD FOUND FOR AN OUTSIDE CORNER OF THIS TRACT;

15. THENCE, S 34° 03' 24" W ALONG A WESTERN BOUNDARY LINE OF PUEBLO DE PALMAS PHASE 6 (VOL. 34, PG. 84-87, H.C.M.R.), A DISTANCE OF 36.35 FEET TO AN IRON ROD FOUND FOR AN INSIDE CORNER OF THIS TRACT;

16. THENCE, S 08° 55' 24" W ALONG A WESTERN BOUNDARY LINE OF PUEBLO DE PALMAS PHASE 6 (VOL. 34, PG. 84-87, H.C.M.R.), A DISTANCE OF 34.58 FEET TO A COTTON PICKER SPINDLE FOUND ON THE SOUTH BOUNDARY LINE OF SAID 689.878 ACRE (30.00 AC.) TRACT, FOR THE SOUTHWEST CORNER OF THIS TRACT;

17. THENCE, N 89° 55' 26" W (N 90° 00' 00" W) ALONG THE SOUTH BOUNDARY LINE OF SAID 689.878 ACRE (30.00 AC.) TRACT, A DISTANCE OF 1,890.30 FEET TO THE POINT OF BEGINNING, AND CONTAINING 70.653 ACRES OF LAND, MORE OR LESS.

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, J. GARY FRIDERY, PRESIDENT OF JDF LAND CO. INC. THE SOLE GENERAL PARTNER OF JDF OWENSWOOD, L.P. (OWNER/OWNERS) AM OWNER OF THE 70.653 ACRE TRACT OF LAND DESCRIBED/SHOWN WITHIN THE PROPOSED SUBDIVISION PLAT OF PUEBLO DE PALMAS PHASE 9 SUBDIVIDE THE LAND AS DESCRIBED ON 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 § 232.003 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 CORRECT TO THE BEST OF MY KNOWLEDGE

JDF OWENSWOOD, L.P.
BY:
J. GARY FRIDERY PRESIDENT
JDF LAND CO. INC.
ITS SOLE GENERAL PARTNER
P.O. BOX 1608
MISSION, TEXAS 78573

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED J. GARY FRIDERY 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 THEREIN EXPRESSED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 26th DAY OF February, 2008.

Lydia Alaniz
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HIDALGO

I, FRED L. KUSTA, A REGISTERED PROFESSIONAL LAND SURVEYOR AND REGISTERED PROFESSIONAL ENGINEER IN TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF THE SUBDIVISION OF PUEBLO DE PALMAS PHASE 9
WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON MAY 13, 2005 AND THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION.

2-25-08
FRED L. KUSTA, RPE # 34131 RPLS # 4750
DATE SURVEYED 05-15-05
DATE PREPARED 06-23-06
T- 358 FC-49-05 JOB No. 03.33.06

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 232.008 (A)

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF PUEBLO DE PALMAS PHASE 9 HAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____ DATE _____
HIDALGO COUNTY JUDGE
ATTEST: _____ DATE _____
HIDALGO COUNTY CLERK

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 I 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 AND NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, UNLESS ON ROMOTALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THOSE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
BY: _____

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF PUEBLO DE PALMAS PHASE 9 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT-OF-WAY DEPARTMENT
ON _____
HIDALGO COUNTY RIGHT OF WAY DIRECTOR DATE

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF PUEBLO DE PALMAS PHASE 9 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT
ON _____
HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR DATE

COUNTY CLERK'S RECORDING CERTIFICATE

I, _____ COUNTY CLERK OF HIDALGO COUNTY, CERTIFY THAT THIS PLAT BEARING THIS CERTIFICATE WAS FILED FOR RECORD AT _____ O'CLOCK ____ M. ON _____ AND WAS RECORDED IN BOOK _____ VOLUME _____ OF THE PLAT RECORDS OF HIDALGO COUNTY AT _____ O'CLOCK ____ M. ON _____
_____
_____ HIDALGO COUNTY CLERK

PRINCIPAL CONTACTS

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	JDF OWENSWOOD, L.P.				
ATTN:	J. GARY FRIDERY—PRESIDENT JDF LAND CO. INC. ITS SOLE GENERAL PARTNER	P.O. BOX 1608	MISSION, TX 78573	(956) 583-4114	(956) 583-6043
ENGINEER:	FRED L. KUSTA	118 W. MCINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	FRED L. KUSTA	118 W. MCINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

LOCATION MAP
SCALE 1" = 1000'

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

PUEBLO DE PALMAS PHASE 9 IS LOCATED IN THE CENTRAL WEST PART OF HIDALGO COUNTY, APPROXIMATELY MILE(S) WEST SOUTH OF ITS INTERSECTION WITH MILE 7 ROAD (F.M. 2221 AND SHOW, PALM DRIVE. THE ONLY NEARBY INCORPORATED IS THE CITY OF MISSION. PUEBLO DE PALMAS PHASE 9 PHASE IN THE MISSION AREA OF THE COUNTY. THIS SUBDIVISION FALLS WITHIN PRECINCT 2. MISSION POPULATION 60,194.

MALDEN & HUNT INC.
CONSULTANTS - ENGINEERS - SURVEYORS
110 W. MCINTYRE
EDINBURG, TX 78541
PH (956) 381-0981
FAX (956) 381-1839
ESTABLISHED 1947
EST. M. FIN. 3187
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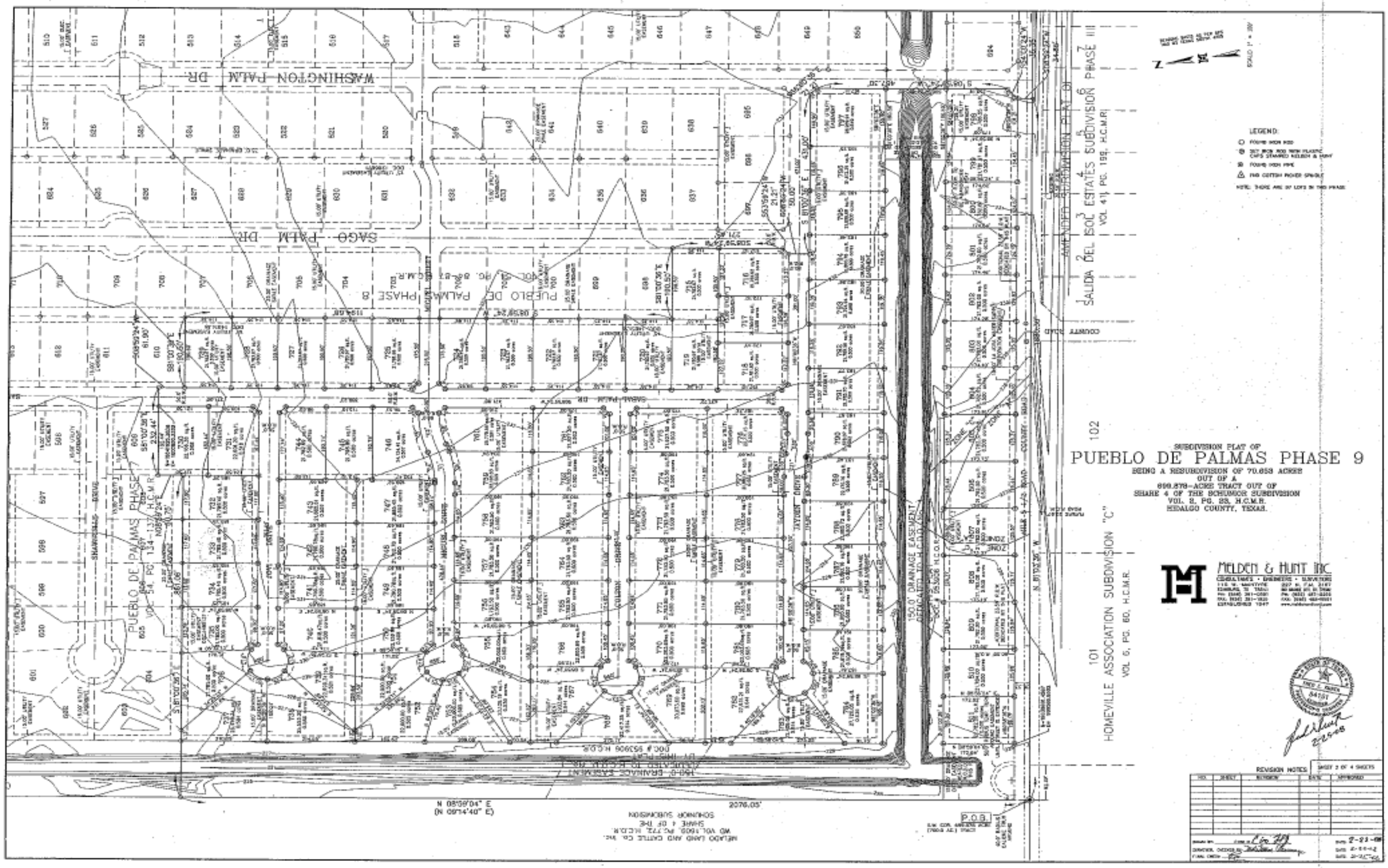
REVISION NOTES

NO.	SHEET	REVISION	DATE	APPROVED

DATE: 2-22-08
DATE: 2-14-07
DATE: 2-27-07

SHEET 1 OF 4 SHEETS


SUBDIVISION PLAT OF
PUEBLO DE PALMAS PHASE 9
BEING A RESUBDIVISION OF 70.653 ACRES
OUT OF A
699.378-ACRE TRACT OUT OF
SHARE 4 OF THE SCHUMOR SUBDIVISION
VOL. 8, PG. 23, H.C.M.R.
HIDALGO COUNTY, TEXAS.
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CONSULTANTS · ENGINEERS · SURVEYORS
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PUEBLO DE PALMAS PHASE 8
VOL. 54, PG. 134-137, H.C.M.R.
SALIDA DEL SOL ESTATES SUBDIVISION PHASE III
VOL. 41, PG. 199, H.C.M.R.
AMENDED SUBDIVISION PLAT OF
150.0' DRAINAGE EASEMENT
DEDICATED TO H.C.D.D.#6
101
HOMEVILLE ASSOCIATION SUBDIVISION "C"
VOL. 6, PG. 60, H.C.M.R.
102
N 08°09'04" E
(N 08°14'40" E)
2076.05'
P.O.B.
REVISION NOTES
SHEET 2 OF 4 SHEETS