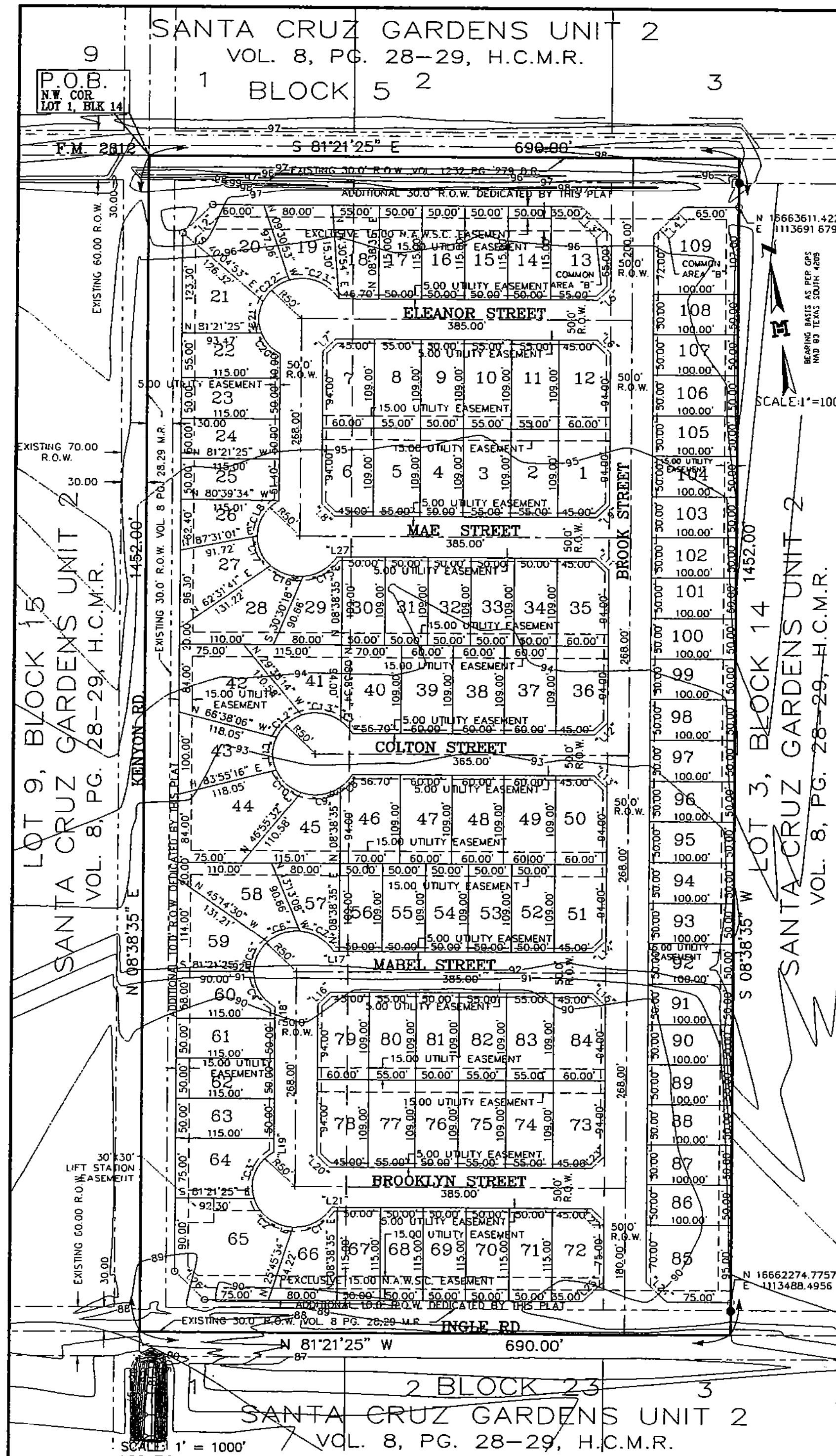
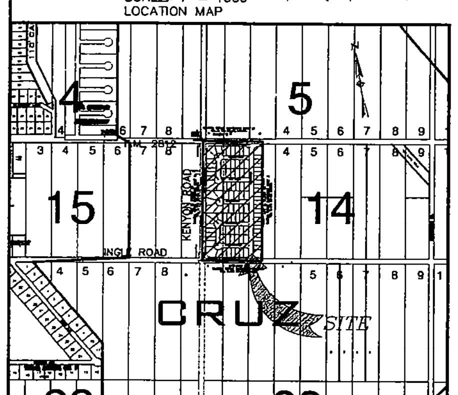


SCALE 1' = 1000'
LOCATION MAP



LEGEND

- ● FOUND No.4 REBAR
- ○ SET No.4 REBAR W/PLASTIC CAP STAMPED MELDEN& HUNT

SUBDIVISION MAP OF

PUEBLO DE PALMAS PHASE 10

BEING A RESUBDIVISION OF 23.000 ACRES
OUT OF ALL OF LOTS 1, 2 &
THE WEST HALF OF LOT 3, BLOCK 14
SANTA CRUZ GARDENS 2
VOL. 8, PG. 28–29, H.C.M.R.
HIDALGO COUNTY, TEXAS.

DESCRIPTION OF PUEBLO DE PALMAS PHASE 10

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 23.000 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS. CONSISTING OF ALL OF LOTS 1 AND 2 AND THE WEST 150.00 FEET OF LOT 3, BLOCK 14, SANTA CRUZ GARDENS SUBDIVISION UNIT No. 2, ACCORDING TO THE PLAT THEREOF RECORDED ON VOLUME 8, PAGES 28 AND 29, HIDALGO COUNTY MAP RECORDS. SAID 23.000 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 14, SANTA CRUZ GARDENS SUBDIVISION UNIT No. 2, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, S 81° 21' 25" E ALONG THE NORTH LINES OF LOTS 1 THRU 3, BLOCK 14 AND WITHIN THE RIGHT-OF-WAY OF FM 2812, A DISTANCE OF 690.00 FEET TO THE NORTHEAST CORNER OF THIS TRACT;

THENCE, S 08° 38' 35" W AT A DISTANCE OF 30.00 FEET PASS A No.4 REBAR FOUND FOR THE EXISTING SOUTH RIGHT-OF-WAY LINE OF FM ROAD 2812, AT A DISTANCE OF 50.00 FEET PASS A No.4 REBAR SET FOR THE PROPOSED SOUTH RIGHT-OF-WAY LINE OF FM 2812, AT A DISTANCE OF 1,412.00 FEET PASS A No.4 REBAR SET FOR THE PROPOSED NORTH RIGHT-OF-WAY LINE OF INGLE ROAD, AT A DISTANCE OF 1,422.00 FEET PASS A NO.4 REBAR FOUND FOR THE EXISTING NORTH RIGHT-OF-WAY LINE OF INGLE ROAD, CONTINUING A TOTAL DISTANCE OF 1,452.00 FEET TO A POINT ON THE SOUTH LINE OF LOT 3, BLOCK 14, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, N 81° 21' 25" W ALONG THE SOUTH LINES OF LOTS 1 THRU 3, BLOCK 14 AND WITHIN THE RIGHT-OF-WAY OF INGLE ROAD, A DISTANCE OF 690.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 14, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, N 08° 38' 35" E ALONG THE WEST LINE OF SAID LOT 1, BLOCK 14, AND WITHIN THE RIGHT-OF-WAY LINE OF KENYON ROAD, A DISTANCE OF 1,452.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 23.000 ACRES, OF WHICH 1.938 ACRES LIE IN THE EXISTING RIGHTS-OF-WAY OF FM 2812, INGLE ROAD AND KENYON ROAD, LEAVING AN EXISTING NET OF 21.062 ACRES OF LAND, MORE OR LESS.

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, A 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 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 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 DESCRIBED ABOVE 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 A COVENANT RUNNING WITH THE LAND FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANTOR COVENANTS THAT SHE 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 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 HAS EXECUTED THIS INSTRUMENT THE ____________ DAY OF ____________ , 20 ________

____
(GRANTOR'S SIGNATURE)

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 ________________ KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (SHE) (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____________ DAY OF ____________ 20 ________

____
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

GENERAL PLAT NOTES & RESTRICTIONS:

1. FLOOD ZONE STATEMENT:
   FLOOD ZONE DESIGNATION: ZONE "X"
   AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN COMMUNITY

   -PANEL NO. 4800334 0325 D EFFECTIVE: MAY 17, 2001
   THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN.
   COMMUNITY PANEL NO. 480334 0325 D EFFECTIVE DATE: MAY 17, 2001 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAIN ADMINISTRATOR IDENTIFIES NO OTHER AREA WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100- YEAR FLOOD PLAIN.
   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.)
2. SETBACKS:
   FRONT: 25 FEET culde sac 15.00 feet
   REAR: 15.00 FEET
   SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
   CORNER SIDE: 10.00 FEET
   CORNER GARAGE SIDE: 18.00 FEET
   GARAGE FRONT: 18.00 FEET
   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-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
4. MINIMUM FINISH FLOOR NOTE:
   MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB OR 12" ABOVE NATURAL GROUND, WHICHEVER IS GREATER.

   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 FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
5. BENCHMARK NOTE:
   THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
   B.M. NO. 1 – ELEV. 80.75 N.A.V.D. 29 DESCRIPTION: CONCRETE MONUMENT FOUND APPROXIMATELY 43.00 FEET NORTH OF F.M. 2812 AND 30.00 FEET EAST OF BRUSHLINE ROAD.
   B.M. NO. 2 – ELEV. 87.84 DESCRIPTION: TOP OF STORM SEWER MANHOLE LOCATED 14.50 FEET EAST OF THE CENTER LINE KENYON ROAD AND 30.30 FEET NORTH OF THE CENTER LINE OF INGLE ROAD.
6. DRAINAGE:
   IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPER WILL BE REQUIRED TO DETAIN A TOTAL OF 51,806 CUBIC FEET (0.052 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: DETENTION WILL BE HELD WITHIN THE GREEN AREA STREET AND BAR DITCH ALONG THE EAST SIDE OF KENYON ROAD.
7. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
8. G & D FINANCIAL SERVICE L.P., THE OWNER (J. GARY FRISBY) & SUBDIVIDER OF PUEBLO DE PALMAS PHASE 10 RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.
9. 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.
10. 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.
11. 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.
12. AN OFF-STREET PARKING LOT SITE PLAN AND DRAINAGE PLAN APPROVAL BY 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 CLEARANCE SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AN STATE STANDARDS.
13. THERE WILL BE NO DRIVEWAY PERMITTED INTO F.M. 2812 FOR LOTS 1–9.
14. AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO RECEIVING 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 METER(S).

INDEX TO SHEET OF PUEBLO DE PALMAS PHASE 10

SHEET 1: HEADING; INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; MAP: LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, ATTESTATION; CITY APPROVAL CERTIFICATE, PLANING & ZONING; IRRIGATION DISTRICT CERTIFICATION; H.C.D.D. No.1; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES.

SHEET 2: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION); DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND ENGINEERING CERTIFICATION; REVISION NOTES.

SHEET 3: MAP OF TOPOGRAPHY, DRAINAGE AND DETAILS

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

PUEBLO DE PALMAS PHASE 10 IS LOCATED IN THE CENTRAL PART OF HIDALGO COUNTY ON THE EAST SIDE OF KENYON ROAD, BETWEEN F.M. 2812 & INGLE ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY EDINBURG (POPULATION 62,735). PUEBLO DE PALMAS PHASE 10 LIES APPROXIMATELY 2 MILES FROM THE CITY LIMITS (AND IS WITHIN THE 2 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 212.001. THIS SUBDIVISION FALL WITHIN PRICINCT 4.

PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	G & D FINANCIAL SERVICE, L.P. J. GARY FRISBY, PRESIDENT G & D FINANCE CO., INC. IT'S SOLE GERNERAL PARTNER	P.O. BOX 1000	MISSIN, TX. 78573	(956) 583–1114	(956) 583–8343
ENGINEER:	FRED L. KURTH	115 W. McINTYRE	EDINBURG, TX 78539	(956) 381–0981	(956) 381–1839
SURVEYOR:	FRED L. KURTH	115 W. McINTYRE	EDINBURG, TX 78539	(956) 381–0981	(956) 381–1839

LINE TABLE

LINE	LENGTH	BEARING
"L1"	49.50	S53°38'35"W
"L2"	49.50	S53°38'35"W
"L3"	49.50	N36°21'25"W
"L4"	49.50	N53°38'35"E
"L5"	21.21	S53°38'35"W
"L6"	21.21	N36°21'25"W
"L7"	21.21	S53°38'35"W
"L8"	21.21	N36°21'25"W
"L9"	21.21	N53°38'35"E
"L10"	49.50	N36°21'25"W
"L11"	21.21	S36°21'25"E
"L12"	21.21	S53°38'35"W
"L13"	21.21	N36°21'25"W
"L14"	21.21	S53°38'35"W
"L15"	21.21	N36°21'25"W
"L16"	21.21	N53°38'35"E
"L17"	6.70	N81°21'25"W
"L18"	14.70	N08°38'35"E
"L19"	16.70	N08°38'35"E
"L20"	21.21	S36°21'25"E
"L21"	6.70	N81°21'25"W
"L22"	21.21	N36°21'25"W
"L23"	21.21	S53°38'35"W
"L24"	35.36	S36°21'25"E
"L25"	35.36	N53°38'35"E
"L26"	49.50	N36°21'25"W
"L27"	6.70	S81°21'25"E

CURVE TABLE

CURVE	DELTA	LENGTH	RADIUS	TANGENT	CHORD	BEARING
"C1"	62°35'57"	54.63'	50.00'	30.40'	51.95'	N69°56'35"E
"C2"	69°56'34"	61.04'	50.00'	34.97'	57.32'	S43°47'09"E
"C3"	77°27'30"	67.60'	50.00'	40.10'	62.56'	S29°54'53"W
"C4"	60°00'03"	52.36'	50.00'	28.87'	50.00'	S21°21'26"E
"C5"	47°09'23"	41.15'	50.00'	21.82'	40.00'	S32°13'17"W
"C6"	47°09'23"	41.15'	50.00'	21.82'	40.00'	S79°22'39"W
"C7"	55°41'14"	48.60'	50.00'	26.41'	46.71'	N49°12'02"W
"C8"	23°07'46"	20.18'	50.00'	10.23'	20.05'	N50°12'29"E
"C9"	56°08'10"	48.99'	50.00'	26.66'	47.05'	N89°50'27"E
"C10"	47°09'22"	41.15'	50.00'	21.82'	40.00'	S38°30'47"E
"C11"	47°09'22"	41.15'	50.00'	21.82'	40.00'	S08°38'34"W
"C12"	47°09'22"	41.15'	50.00'	21.82'	40.00'	S55°47'56"W
"C13"	56°08'09"	48.99'	50.00'	26.66'	47.05'	N72°33'18"W
"C14"	23°07'46"	20.18'	50.00'	10.23'	20.05'	N32°55'20"W
"C15"	55°41'16"	48.60'	50.00'	26.41'	46.71'	N66°29'13"E
"C16"	47°09'22"	41.15'	50.00'	21.82'	40.00'	S62°05'28"E
"C17"	47°09'22"	41.15'	50.00'	21.82'	40.00'	S14°56'06"E
"C18"	59°59'59"	52.36'	50.00'	28.87'	50.00'	S38°38'35"W
"C20"	38°32'06"	33.63'	50.00'	17.48'	33.00'	S32°05'22"E
"C21"	47°08'39"	41.14'	50.00'	21.82'	39.99'	S10°45'00"W
"C22"	47°09'23"	41.15'	50.00'	21.82'	40.00'	S57°54'01"W
"C23"	77°09'53"	67.34'	50.00'	39.89'	62.36'	N59°56'21"W

APPROVED BY IRRIGATION DISTRICT

THIS PLAT APPROVED BY SANTA CRUZ IRRIGATION DISTRICT No. 15 ON THIS __________ DAY OF __________, 200__ SUBJECT TO THE FOOLOWING:
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 EXLUDED FROM DISTRICT AND IRRIGATION TO INDIVIDUAL LOTS IS DESIRED, EASEMENTS FOR NECESSARY IRRIGATN FACILITIES TO SUCH LOTS FROM THE CLOSEST DISTRICT DELIVERY POINT SHALL BE PROVIDED. TITH THE LOT WONER BEING RESPONSIBLE TO INSTALL NCESSARY FACILITIES.

____________________ SECRETARY ____________________ PRESIDENT

CITY OF EDINBURG
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 212.009(C) AND § 212.0115(B)

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

__________ DATE ____________________ CHAIRMAN PLANNING & ZONING COMMISSION

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 __________ , ______ , AND WAS RECORDED IN BOOK ______ , SHEET(S) ______ THE PLAT RECORDS OF HIDALGO COUNTY AT __________ O'CLOCK _____ M. ON __________ , __________ .

____
______________, HIDALGO COUNTY CLERK

LOTS	SQ. FT.	ACRES
1	6,427.50	0.148
2	5,995.01	0.138
3	5,995.01	0.138
4	5,450.01	0.125
5	5,995.02	0.138
6	6,427.53	0.148
7	6,427.50	0.148
8	5,995.00	0.138
9	5,450.00	0.125
10	5,995.00	0.138
11	5,995.00	0.138
12	6,427.50	0.148
13	7,325.00	0.168
14	5,750.00	0.132
15	5,750.00	0.132
16	5,750.00	0.132
17	5,750.00	0.132
18	5,847.60	0.134
19	6,468.37	0.148
20	8,349.63	0.192
21	7,608.43	0.175
22	5,994.15	0.138
23	5,750.00	0.132
24	5,750.00	0.132
25	5,830.50	0.134
26	5,088.91	0.117
27	6,782.96	0.156
28	8,112.78	0.186
29	5,786.56	0.133
30	5,449.99	0.125
31	5,449.99	0.125
32	5,449.99	0.125
33	5,449.99	0.125
34	5,450.00	0.125
35	6,427.50	0.148
36	6,427.50	0.148
37	6,540.01	0.150
38	6,540.01	0.150
39	6,540.01	0.150
40	7,516.63	0.173
41	6,989.66	0.160
42	11,162.58	0.256
43	7,879.94	0.181
44	11,163.32	0.256
45	6,989.89	0.160
46	7,516.55	0.173
47	6,539.98	0.150
48	6,539.99	0.150
49	6,539.99	0.150
50	6,427.00	0.148
51	6,427.50	0.148
52	5,450.00	0.125
53	5,449.99	0.125
54	5,449.99	0.125
55	5,449.99	0.125

LOTS	SQ. FT.	ACRES
56	5,449.90	0.125
57	5,786.66	0.133
58	8,112.71	0.186
59	7,579.41	0.174
60	5,902.25	0.135
61	5,750.00	0.132
62	5,750.00	0.132
63	5,750.00	0.132
64	7,493.64	0.172
65	14,209.75	0.326
66	6,435.11	0.148
67	5,749.99	0.132
68	5,750.00	0.132
69	5,749.99	0.132
70	5,750.00	0.132
71	5,750.00	0.132
72	6,475.00	0.149
73	6,427.50	0.148
74	5,995.00	0.138
75	5,994.99	0.138
76	5,449.99	0.125
77	5,994.99	0.138
78	6,427.48	0.148
79	6,427.51	0.148
80	5,995.01	0.138
81	5,450.01	0.125
82	5,995.01	0.138
83	5,995.00	0.138
84	6,427.50	0.148
85	9,187.50	0.211
86	5,000.00	0.115
87	5,000.00	0.115
88	5,000.00	0.115
89	5,000.00	0.115
90	5,000.00	0.115
91	5,000.00	0.115
92	5,000.01	0.115
93	5,000.00	0.115
94	5,000.00	0.115
95	5,000.00	0.115
96	5,000.03	0.115
97	5,000.00	0.115
98	5,000.00	0.115
99	5,000.00	0.115
100	5,000.00	0.115
101	5,000.00	0.115
102	5,000.00	0.115
103	5,000.00	0.115
104	5,000.00	0.115
105	5,000.00	0.115
106	5,000.00	0.115
107	5,000.00	0.115
108	5,000.00	0.115
109	10,087.50	0.232

REVISION NOTES

SHEET 1 OF 3 SHEETS

NO.	SHEET	REVISION	DATE	APPROVED

FOR IRRIGATION PURPOSED ONLY: ____________ DATE:
DRAWN BY: ____________ DATE:
SURVEYED, CHECKED BY: ____________ DATE:
FINAL CHECK: ____________ DATE:

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, J. GARY FRISBY, PRESIDENT OF G & D FINANCE CO. INC. THE SOLE GERNERAL PARTNER OF G & D FINANCIAL SERVICES, L.P. (DEVELOPER) AS OWNER OF THE 23.000 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED PUEBLO DE PALMAS PHASE 10 , SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET(S), PARK, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPILED 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 PROVIDE ED 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 TO THE BEST OF MY KNOWLEDGE
G & D FINANCIAL SERVICES, L.P.

BY: ____________________
J. GARY FRISBY PRESDIENT
G & D FINANACE CO. INC.
ITS SOLE GERNERAL PARTNER
P.O. BOX 1000
MISSION, TEXAS 78573

STATE OF TEXAS
COUNTY OF HIDALGO

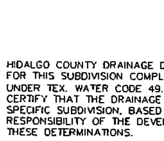
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED J. GARY FRISBY PROVED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVERS LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN 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__________DAY OF__________,2007 .

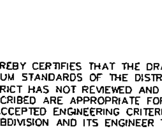
____
NOTARY PUBLIC, STATE OF, TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HIDALGO

I, FRED L. KURTH A REGISTERED PROFESSIONAL LAND SURVEYOR AND REGISTERED PROFESSIONAL ENGINEER IN TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF THE THE PUEBLO DE PALMAS PHASE 10 WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 10-29-2005 AND THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION.

____
FRED L. KURTH, RPE # 54151 RPLS # 4750
DATE SURVEYED: 12-12-2005
DATE PREPARED: 12-13-2005
T- 766 PG. 2
JOB No. 05204. 00
SURVEY No. 05010.37





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 10 WAS 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 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

BY: ____________________