

Parcel #	50. FT.	Area
48	8,300.00	0.158
49	7,249.78	0.189
50	9,724.70	0.223
51	9,023.50	0.207
52	9,064.32	0.208
53	35,619.25	0.804
54	23,457.87	0.670
55	8,832.20	0.197
56	8,832.20	0.197
57	8,832.20	0.197
58	8,832.20	0.197
59	8,832.20	0.197
60	8,000.00	0.178
61	8,000.00	0.178
62	8,000.00	0.178
63	8,000.00	0.178
64	8,000.00	0.178
65	8,000.00	0.178
66	8,000.00	0.178
67	8,000.00	0.178
68	8,000.00	0.178
69	6,000.00	0.138
70	6,000.00	0.138
71	6,000.00	0.138
72	6,000.00	0.138
73	6,000.00	0.138
74	6,000.00	0.138
75	6,000.00	0.138
76	6,000.00	0.138
77	73,135.00	1.725
78	8,832.20	0.197
79	41,138.37	0.944
80	8,000.00	0.178
81	8,000.00	0.178
82	6,300.00	0.145
83	8,777.50	0.198

**GENERAL PLAT NOTES & RESTRICTIONS**

- FLOOD ZONE STATEMENT:** FLOOD ZONE DESIGNATION: ZONE "X" UNSHADED AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAN "COMMUNITY".
- SETPADS:** FRONT: 25 FEET; SIDE: 15 FEET EXCEPT WHERE GREATER SET BACK REQUIRED; REAR: 15 FEET OR EASEMENT WHICHEVER IS GREATER; SEE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER; CORNER GARAGE SIDE: 18.00 FEET.
- 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. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHAL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- MINIMUM FINISH FLOOR NOTE:** MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF 0-59 OR 18" 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 ELEVATION. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITH A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- BENCHMARK NOTE:** THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS: B.M. #1 - ELEV. 4378 HAVD 88 DESCRIPTION: CONCRETE MONUMENT FOUND APPROXIMATELY 4300 FEET NORTH OF F.M. 2812 AND 3000 FEET EAST OF BUSHLINE ROAD. B.M. #2 - ELEV. 8537 DESCRIPTION: #4 REBAR FOUND ON THE SOUTHEAST CORNER OF LOT 15 OUT OF PUEBLO DE PALMAS PHASE 12.
- GRANITE:** IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 32,830 CUBIC FEET (1754 ACRES-FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS AS FOLLOWS: DRAINAGE DETENTION WILL BE HELD WITHIN THE DRAINAGE AREA, STREET AND DETENTION POND TO THE WEST OF LOT 1 AND DRAINAGE SWALES ON LOT 77. THE HOME OWNERS ASSOCIATION SHALL MAINTAIN THE DETENTION POND ON LOT PARCEL #1 ON PUEBLO DE PALMAS PHASE 12 AND WILL NOT FILL IN OR ALTER PERMANENT STRUCTURE THAT MAY INTERFERE WITH DRAINAGE FLOW.
- GRANITE EASEMENTS NOTE:** NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY POND OR UTILITY EASEMENTS. EACH DRAINAGE EASEMENT SHALL BE KEPT CLEAR OF TREES, BURLINGO PLANTS AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION AND MAINTENANCE OF THE DRAINAGE EASEMENT.
- NO STRUCTURE** SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES (EXCEPT PERMITTER FENCES PLANNED ALONG REAR OF PROPERTY LINE), BUILDINGS, SHEDS, SURFACES, TREES AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 15 BODIES MATURE HEIGHT, GRASS, COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS TO 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 HOVOT 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.
- SEWERAGE** ALONG INTERIOR STREETS TO BE CONSTRUCTED AT COUNTY BUILDING PERMIT STAGE BY LOT OWNER.
- SET 1' MIN. FROM** ROOFS ON ALL LOT CORNERS.
- ALL CONSTRUCTION** SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPPP) REQUIREMENTS.
- AS PER LOCAL GOVERNMENT CODE REQUIREMENTS,** SANITARY SEWER MUST BE CONNECTED TO A SEWERAGE POND TO RECEIVE A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTRY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METERS(S).
- DRAINAGE SWALES:** LOT 77 OF PUEBLO DE PALMAS PHASE 14 HEREBY GRANTED A "DRAINAGE SWALE EASEMENT" WITH RESPECT TO SURFACE WATER RUN-OFF FROM ALL LOTS IN PUEBLO DE PALMAS PHASE 14 TO THE AREA DEPICTED ON THE SUBDIVISION PLAT AS THE "DRAINAGE SWALE" AREAS. THE LOT OWNERS OF PUEBLO DE PALMAS PHASE 14 SUBDIVISION LOT 77 AND THEIR ASSIGNS AND ANY SUCCESSOR OWNER OF THE REAL PROPERTY OWNED ON THE SUBDIVISION PLAT ARE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE SWALES. THE COUNTY OF HIDALGO, TEXAS ("COUNTY"), AND THE HIDALGO COUNTY DRAINAGE DISTRICT NUMBER 1 ("DRAINAGE DISTRICT") MAY ENFORCE THIS PLAT NOTE BY INDICTION OR ANY OTHER REMEDY PROVIDED BY LAW AND THE COUNTY AND/OR THE DRAINAGE DISTRICT ARE ALSO ENTITLED TO RECOVER ALL ENFORCEMENT COSTS AND/OR MAINTENANCE COSTS FROM THE LOT OWNERS IN VIOLATION. IN THE EVENT THE DRAINAGE SWALES DEPICTED ON THE SUBDIVISION PLAT ARE NO LONGER NECESSARY WITH ALL APPLICABLE STATE AND LOCAL LAWS AND REGULATIONS, IS FILED BY INDUCTION OR ANY OTHER MEANS SERVING ALL THE LOTS IN PUEBLO DE PALMAS PHASE 14 SUBDIVISION, THE COUNTY AND THE DRAINAGE DISTRICT IS HEREBY GRANTED THE RIGHT AND AUTHORITY (OF LOT 77 OWNER, BY THE ACCEPTANCE OF A KEY TO LOT 77 IN PUEBLO DE PALMAS PHASE 14 SUBDIVISION ACKNOWLEDGES AND AGREES THAT THE COUNTY AND THE DRAINAGE DISTRICT HAS THE RIGHT AND AUTHORITY) TO RELEASE THE DRAINAGE EASEMENT BURENDING THE DRAINAGE SWALES PURSUANT TO THIS PLAT NOTE, BY AN INSTRUMENT IN WRITING RECORDED IN THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

**DESCRIPTION OF PUEBLO DE PALMAS PHASE 14 METES AND BOUNDS DESCRIPTION**

A TRACT OF LAND CONTAINING 11.155 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OF TRACT 156, SAN SALVADOR DEL TULE GRANT ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10, PAGES 58-60, HIDALGO COUNTY MAP RECORDS, SAO 11.155 ACRES, ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A N. 4 REBAR FOUND (NORTHING: 12553944.1150, EASTING: 1119340.8670), AT THE SOUTHEAST CORNER OF LOT 5, J.J. AVILA SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 47, PAGE 151, HIDALGO COUNTY MAP RECORDS.

THENCE, NORTH 09 DEGREES, 35 MINUTES, 50 SECONDS EAST, ALONG THE EAST BOUNDARY LINE OF SAID J.J. AVILA SUBDIVISION, A DISTANCE OF 368.84 FEET TO A N. 4 REBAR FOUND (NORTHING: 1255399.7251, EASTING: 1119340.3950) FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

- THENCE, NORTH 09 DEGREES, 35 MINUTES, 50 SECONDS EAST, A DISTANCE OF 256.13 FEET TO A N. 4 FOUND (NORTHING: 1255399.7251, EASTING: 1119344.8240) FOR THE NORTHEAST CORNER OF THIS TRACT;
- THENCE, SOUTH 83 DEGREES, 24 MINUTES, 10 SECONDS EAST, A DISTANCE OF 1161.20 FEET TO A N. 4 FOUND (NORTHING: 12669368.7920, EASTING: 1120589.8870) FOR THE NORTHEAST CORNER OF THIS TRACT;
- THENCE, SOUTH 09 DEGREES, 05 MINUTES, 45 SECONDS WEST, A DISTANCE OF 244.09 FEET TO A N. 4 FOUND FOR THE EASTERNMOST SOUTHWEST CORNER OF THIS TRACT;
- THENCE, NORTH 80 DEGREES, 54 MINUTES, 15 SECONDS WEST, AT A DISTANCE OF 105.00 FEET PASS A N. 4 REBAR FOUND, CONTAINING A TOTAL DISTANCE OF 153.00 FEET TO A N. 4 FOUND FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, SOUTH 09 DEGREES, 05 MINUTES, 45 SECONDS WEST, A DISTANCE OF 10.69 FEET TO A N. 4 FOUND FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, NORTH 80 DEGREES, 24 MINUTES, 10 SECONDS WEST, A DISTANCE OF 88.44 FEET TO A N. 4 FOUND FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, SOUTH 09 DEGREES, 35 MINUTES, 50 SECONDS EAST, A DISTANCE OF 283.87 FEET TO A N. 4 FOUND FOR THE WESTERNMOST SOUTHWEST CORNER OF THIS TRACT;
- THENCE, NORTH 80 DEGREES, 24 MINUTES, 10 SECONDS WEST, A DISTANCE OF 720.00 FEET TO A N. 4 FOUND FOR THE EASTERNMOST SOUTHWEST CORNER OF THIS TRACT;
- THENCE, NORTH 09 DEGREES, 35 MINUTES, 50 SECONDS EAST, A DISTANCE OF 283.87 FEET TO A N. 4 FOUND FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, NORTH 60 DEGREES, 24 MINUTES, 10 SECONDS WEST, AT A DISTANCE OF 85.00 FEET PASS A N. 4 REBAR FOUND, AT A DISTANCE OF 1150.00 FEET PASS A N. 4 REBAR FOUND, CONTAINING A TOTAL DISTANCE OF 2200.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 11.155 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 GRANTEE'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 (RE)CREATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS/ARE INSTALLED, THE EASEMENT HEREBY 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 AFFECTS 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, GRANTEE 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 GRANTEE 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 GRANTEE 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 V 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 GRANTEE HAS EXECUTED THIS INSTRUMENT THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

**SUBDIVISION PLAT OF PUEBLO DE PALMAS PHASE 14 BEING A RESUBDIVISION OF 11.155 ACRES OUT OF TRACT 156 SAN SALVADOR DEL TULE GRANT VOL. 10, PG. 58-60, H.C.M.R. HIDALGO COUNTY, TEXAS.**

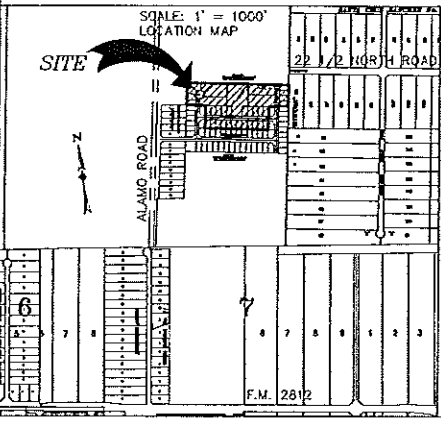
HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF PUEBLO DE PALMAS PHASE 14 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT-OF-WAY DEPARTMENT ON \_\_\_\_\_ DATE \_\_\_\_\_

HIDALGO COUNTY RIGHT OF WAY DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

**Curve Table**

Curve #	Data	Length	Radius	Chord Direction	Chord Length	Tangent
C1	042°48'59"	37.30	50.07	S31°00'15"W	36.50	19.07
C2	056°15'54"	56.90	50.07	S55°02'43"W	53.92	32.02
C3	042°15'06"	36.87	50.07	N41°11'47"W	36.04	19.32
C4	083°29'47"	48.68	50.07	N6°47'36"E	45.61	25.20
C5	066°10'24"	57.79	50.07	N56°37'30"E	54.59	32.58



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

PUEBLO DE PALMAS PHASE 14 IS LOCATED IN THE CENTRAL PART OF HIDALGO COUNTY, LOCATED 281.00 FEET WEST OF ALAMO ROAD AND APPROXIMATELY 2400 FEET NORTH OF F.M. 2812. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 77,100). PUEBLO DE PALMAS PHASE 14 LIES APPROXIMATELY 3 MILES FROM THE CITY LIMITS (AND IS WITHIN THE 2 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.001). THIS SUBDIVISION FALLS WITHIN PREZONET 4.

**PRINCIPAL CONTACTS:**

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: G&D FINANCIAL SERVICES L.P.				
ATTN: J. GARY FRISBY - PRESIDENT				
G&D FINANCE CO., INC. ITS SOLE GENERAL PARTNER	P.O. BOX 1000	MISSION, TX 78573	(956) 583-1114	(956) 583-8343
ENGINEER: FRED L. KURTH	115 W. MCINTIRE	EDINBURG, TX 78541	(956) 381-0931	(956) 381-1832
SURVEYOR: FRED L. KURTH	115 W. MCINTIRE	EDINBURG, TX 78541	(956) 381-0931	(956) 381-1832

**INDEX TO SHEET OF PUEBLO DE PALMAS PHASE 14**

SHEET 1: HEADINGS, INDEX, LOCATION MAP AND ETC. (PRINCIPAL CONTACTS, MAP: LOTS, STREETS, AND EASEMENT LAYOUT, DESCRIPTION (METES AND BOUNDS), SURVEYOR'S CERTIFICATION, PLAT NOTES AND RESTRICTIONS, OWNER'S DEDICATION, CERTIFICATION, ENGINEERING, SURVEYOR, ATTESTATION, CITY APPROVAL CERTIFICATE, HIDALGO COUNTY JUDGE, NORTH ALAMO WATER SUPPLY CORPORATION, HIDALGO COUNTY RIGHT-OF-WAY DIRECTOR, COUNTY CLERK'S RECORDING CERTIFICATE.

SHEET 2: ENGINEERING REPORT INCLUDING DESCRIPTION OF WATER AND WASTE WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION).

SHEET 3: MAP OF TOPOGRAPHY AND DRAINAGE, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DRAINAGE SWALES, AND ENGINEERING CERTIFICATION CONSTRUCTION DETAILS.

**WELDEN & HUNT, INC.**  
CONSULTANTS ENGINEERS SURVEYORS  
115 W. MCINTIRE, EDINBURG, TX 78541  
227 N. F.M. 3107, ROSSDALE, TX 78283  
E-MAIL: [www@weldenhunt.com](mailto:www@weldenhunt.com)

**MELDEN & HUNT, INC.**  
CONSULTANTS ENGINEERS SURVEYORS  
115 W. MCINTIRE, EDINBURG, TX 78541  
227 N. F.M. 3107, ROSSDALE, TX 78283  
E-MAIL: [www@weldenhunt.com](mailto:www@weldenhunt.com)

DRAWN BY:        DATE:       

SURVEYED, CHECKED:        DATE:       

FINAL CHECK:        DATE:       

**HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL**

UNDER LOCAL GOVERNMENT CODE § 212.002(b) AND § 212.002(c) AND § 212.002(d)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF PUEBLO DE PALMAS PHASE 14 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_ DATE \_\_\_\_\_

HIDALGO COUNTY JUDGE \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST: \_\_\_\_\_ DATE \_\_\_\_\_

HIDALGO COUNTY CLERK \_\_\_\_\_

**CITY OF EDINBURG CERTIFICATE OF PLAT APPROVAL**

UNDER LOCAL GOVERNMENT CODE § 212.002(c) AND § 212.002(d)

I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATION OF THIS CITY WHEN IN MY \_\_\_\_\_ DATE \_\_\_\_\_

**CHAIRMAN PLANNING & ZONING COMMISSION**

DATE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO

**OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION**

J. GARY FRISBY, PRESIDENT OF G&D FINANCE CO., INC., THE SOLE GENERAL PARTNER OF G&D FINANCIAL SERVICES, L.P. (DEVELOPER) AS OWNER OF THE 11.155 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED PUEBLO DE PALMAS 14. THE LAND AS DEPICTED IN THIS SUBMISSION PLAT AND DEDICATE TO PUBLIC USE THE STREETS, PARKS, 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 TO THE BEST OF MY KNOWLEDGE.

G&D FINANCIAL SERVICES, L.P.

J. GARY FRISBY, PRESIDENT  
G&D FINANCE CO., INC.  
ITS SOLE GENERAL 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        DAY OF \_\_\_\_\_, 20\_\_\_\_

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 SHOWN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

NOTARY PUBLIC, STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO

I, THE UNDERSIGNED, FRED L. KURTH, A LICENSED PROFESSIONAL ENGINEER, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREIN DESCRIBED.

FRED L. KURTH, PE # 54151  
DATE PREPARED: FEBRUARY 08, 2012  
JOB NO. (ENG.) 12021.00  
BY: CRO

STATE OF TEXAS  
COUNTY OF HIDALGO

I, FRED L. KURTH A REGISTERED PROFESSIONAL LAND SURVEYOR IN TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF THE PUEBLO DE PALMAS PHASE 14 WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION \_\_\_\_\_

FRED L. KURTH, RPLS # 4750  
DATE SURVEYED: \_\_\_\_\_  
BOOK: \_\_\_\_\_ PAGE \_\_\_\_\_  
JOB NO. (SUR.) 12021.03

**HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL**

UNDER LOCAL GOVERNMENT CODE § 232.028 (4)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF PUEBLO DE PALMAS PHASE 14 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_ DATE \_\_\_\_\_

HIDALGO COUNTY JUDGE \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST: \_\_\_\_\_ DATE \_\_\_\_\_

HIDALGO COUNTY CLERK \_\_\_\_\_

**CITY OF EDINBURG CERTIFICATE OF PLAT APPROVAL**

UNDER LOCAL GOVERNMENT CODE § 212.002(c) AND § 212.002(d)

I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATION OF THIS CITY WHEN IN MY \_\_\_\_\_ DATE \_\_\_\_\_

**CHAIRMAN PLANNING & ZONING COMMISSION**

DATE \_\_\_\_\_

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 TEXAS WATER CODE § 49.211 (2). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CONVEY 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: \_\_\_\_\_

