

Parcel #	SQ. FT.	Area
1	7,551.44	0.173
2	7,550.00	0.174
3	7,550.00	0.174
4	7,550.00	0.174
5	7,550.00	0.174
6	7,550.00	0.174
7	7,550.00	0.174
8	7,550.00	0.174
9	7,550.00	0.174
10	7,550.00	0.174
11	7,550.00	0.174
12	7,550.00	0.174
13	7,550.00	0.174
14	7,665.79	0.175
15	8,718.50	0.198
16	6,300.00	0.145
17	6,300.00	0.145
18	6,300.00	0.145
19	6,300.00	0.145
20	6,300.00	0.145
21	6,300.00	0.145
22	6,300.00	0.145
23	6,300.00	0.145
24	6,300.00	0.145
25	6,717.94	0.154
26	6,806.45	0.156

DESCRIPTION OF PUEBLO DE PALMAS PHASE 12
 METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 10,303 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING PART OF PORTION OF TRACT 156 OUT OF SAN SALVADOR DEL TULE GRANT, ACCORDING TO THE PLAT THEREOF RECORDED ON VOLUME 10, PAGE 58-60, HIDALGO COUNTY MAP RECORDS, SAID 10,303 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A #4 REBAR FOUND ON THE WESTERMOST NORTHWEST CORNER OF LOT 6 OF J.J. AVILA SUBDIVISION, VOL. 47, PG. 151 H.C.M.R., FOR AN OUTSIDE CORNER OF THIS SUBDIVISION;

THENCE N 09° 45' 50" E A DISTANCE OF 100.03 FEET TO A #4 REBAR FOUND ON THE WESTERMOST SOUTHWEST CORNER OF LOT 5 OF SAID J.J. AVILA SUBDIVISION FOR AN OUTSIDE CORNER OF THIS TRACT;

THENCE S 36° 11' 35" E ALONG THE RIGHT-OF-WAY CLIP & SOUTH LINE OF SAID LOT 5 A DISTANCE OF 34.78 FEET TO A #4 REBAR FOUND FOR AN INSIDE CORNER OF THIS TRACT;

THENCE S 82° 09' 00" E ALONG THE SOUTH LINE OF SAID LOT 5 A DISTANCE OF 256.03 FEET TO A #4 REBAR FOUND ON THE SOUTHWEST CORNER OF SAID LOT 5 FOR AN INSIDE CORNER OF THIS TRACT;

THENCE N 09° 45' 50" E ALONG THE EAST LINE OF SAID J.J. AVILA SUBDIVISION A DISTANCE OF 353.84 TO A #4 REBAR FOUND ON THE NORTHEAST CORNER OF SAID J.J. AVILA SUBDIVISION AND FOR THE NORTHERNMOST NORTHWEST CORNER OF THIS TRACT;

THENCE S 80° 14' 10" E A DISTANCE OF 220.00 FEET TO A #4 REBAR FOUND FOR AN OUTSIDE CORNER OF THIS TRACT;

THENCE S 09° 45' 50" W A DISTANCE OF 253.87 FEET TO A #4 REBAR FOUND FOR AN INSIDE CORNER OF THIS TRACT;

THENCE S 87° 14' 10" E A DISTANCE OF 720.00 FEET TO A #4 REBAR FOUND FOR AN INSIDE CORNER OF THIS TRACT;

THENCE N 09° 45' 50" E A DISTANCE OF 263.78 FEET TO A #4 REBAR FOUND FOR AN OUTSIDE CORNER OF THIS TRACT;

THENCE S 80° 14' 10" E A DISTANCE OF 58.43 FEET TO A #4 REBAR FOUND FOR AN INSIDE CORNER OF THIS TRACT;

THENCE N 09° 45' 50" E A DISTANCE OF 10.63 FEET TO A #4 REBAR FOUND FOR AN OUTSIDE CORNER OF THIS TRACT;

THENCE S 80° 14' 10" E A DISTANCE OF 153.00 FEET TO A #4 REBAR FOUND ON THE WEST LINE OF LOT 65 OF SANTA CRUZ RANCH No. 2, VOL. 33, PG. 133-134 H.C.M.R. FOR AN OUTSIDE CORNER OF THIS TRACT;

THENCE S 09° 15' 45" W ALONG THE WEST LINE OF SAID LOTS 65 AND LOTS 61-62 OF SANTA CRUZ RANCHES No. 2, A DISTANCE OF 545.84 FEET TO A #4 REBAR FOUND ON A POINT ON SAID LOT 92 FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N 80° 14' 10" W A DISTANCE OF 1168.11 FEET TO A #4 REBAR FOUND ON THE EAST LINE OF SAID J.J. AVILA SUBDIVISION FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N 09° 45' 50" E ALONG THE WEST LINE OF SAID J.J. AVILA SUBDIVISION, A DISTANCE OF 1150.00 FEET TO A #4 REBAR FOUND ON THE NORTHEAST CORNER OF SAID LOT 6, FOR AN INSIDE CORNER OF THIS TRACT;

THENCE N 82° 09' 00" W ALONG THE NORTH LINE OF LOT 6 A DISTANCE OF 256.03 FEET TO A #4 REBAR FOUND FOR AN INSIDE CORNER OF THIS TRACT;

THENCE S 53° 48' 25" W ALONG THE RIGHT-OF-WAY CLIP AND THE NORTH LINES OF SAID LOT 6 A DISTANCE OF 33.94 FEET TO THE POINT OF BEGINNING, AND CONTAINING 10,303 ACRES OF LAND, MORE OR LESS.

RIGHT OF WAY EASEMENT

KNOW 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, BEGIN, 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 DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE IS 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 RESULTS 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 VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT COVENANTS 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____.

(GRANTOR'S SIGNATURE)

ACKNOWLEDGMENT

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 J. GARY FRISBY, PRESIDENT OF G&D FINANCE CO., INC., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

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

NOTARY PUBLIC, STATE OF TEXAS
 MY COMMISSION EXPIRES: _____

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRAJURISDICTION OF A MUNICIPALITY.

PUEBLO DE PALMAS PHASE 12 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. 2612. 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 22,100). PUEBLO DE PALMAS PHASE 12 LIES APPROXIMATELY 3 MILES FROM THE CITY LIMITS (AND IS WITHIN THE 2 MILE EXTRAJURISDICTIONAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021). THIS SUBDIVISION FALLS WITHIN PREDECT 4.

Line #	Length	Direction
L1	35.54'	N53°48'25"E
L2	35.30'	S55°14'10"E
L3	35.30'	N54°45'50"E
L4	35.30'	N50°11'10"W
L5	35.24'	N50°30'50"W
L6	35.20'	N54°30'47"E
L7	35.51'	S50°29'13"E
L8	35.19'	N54°30'41"E

HIDALGO COUNTY
 CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF PUEBLO DE PALMAS PHASE 12 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT-OF-WAY DEPARTMENT ON _____

HIDALGO COUNTY RIGHT OF WAY DIRECTOR _____ DATE _____

INDEX TO SHEET OF PUEBLO DE PALMAS PHASE 12

SHEET 1: HEADINGS, INDEX, LOCATION MAP AND ETJ, PRINCIPAL CONTACTS, MAP, LOTS, STREETS, AND EASEMENT LAYOUT, DESCRIPTION (METES AND BOUNDS), ENGINEER CERTIFICATION, SURVEYOR'S CERTIFICATION, PLAT NOTES AND RESTRICTIONS, OWNER'S DEDICATION, CERTIFICATION, ATTESTATION, CITY APPROVAL CERTIFICATE, N.A.M.S.C. CERTIFICATION, DRAINAGE DISTRICT #1 CERTIFICATION, HIDALGO COUNTY CERTIFICATION, HIDALGO COUNTY RIGHT-OF-WAY DIRECTOR, HIDALGO COUNTY CLERK CERTIFICATION COUNTY CLERK'S RECORDING CERTIFICATE.

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

SHEET 3: MAP OF TOPOGRAPHY AND DRAINAGE CONSTRUCTION DETAILS.

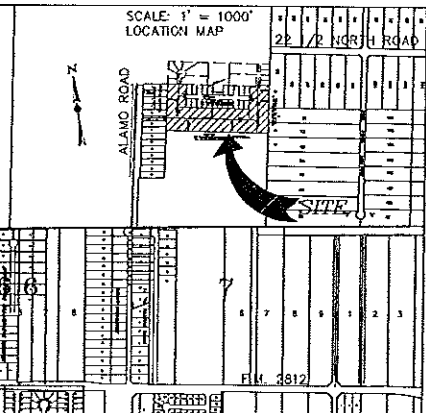
DRAWN BY: CRO DATE: _____
 SURVEILED, CHECKED: DATE: _____
 FINAL CHECK: DATE: _____

MELDEN & HUNT, INC.
 TEXAS REGIST. F-1436

CONSULTANTS • ENGINEERS • SURVEYORS

115 W. MONTRE
 EDINBURG, TX 78841
 277 N. FM 3127
 PO BOX 071, TX 78962
 E-MAIL: www.meldenandhunt.com

OFF: (936) 381-0281
 FAX: (936) 381-1839
 OFF: (936) 427-5256
 FAX: (936) 438-8551
 ESTABLISHED 1947



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	(936) 583-1114, (936) 583-8343	
ENGINEER:	FRED L. KURTH	115 W. MONTRE	EDINBURG, TX 78841	(936) 381-0281, (936) 381-1839	
SURVEYOR:	FRED L. KURTH	115 W. MONTRE	EDINBURG, TX 78841	(936) 381-0281, (936) 381-1839	

GENERAL PLAT NOTES & RESTRICTIONS

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

-PARCEL NO. 483334 0315 D, EFFECTIVE: JUNE 6, 2000 REVISED TO REFLECT LUMP MAY 17, 2001 THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY AREA WITHIN THE 100-YEAR FLOOD PLAN.

COMMONITY PARCEL NO. 483334 0315 D, EFFECTIVE DATE: JUNE 6, 2000, REVISED TO REFLECT LUMP MAY 17, 2001 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAN ADMINSTRATOR IDENTIFIES NO OTHER AREA WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAN.

CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4051 THROUGH 4127).

2. SETBACKS:
 FRONT: 25 FEET
 GARAGE FRONT: 18.00 FEET EXCEPT WHERE GREATER SET BACK REQUIRED
 REAR: 15 FEET
 SIDE: 6.00 FEET OF EASEMENT WHO-EVER IS GREATER
 CORNER SIDE: 10.00 FEET OF EASEMENT WHO-EVER IS GREATER
 CORNER GARAGE SIDE: 18.00 FEET

3. 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 MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.

4. MINIMUM FINISH FLOOR NOTE:
 MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB OR 18" ABOVE NATURAL GROUND, WHO-EVER 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. ELEVATION NOTE:
 FINISH FLOOR ELEVATIONS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
 B.M. NO. 1 - ELEV. 20.75 HAVING AS DESCRIPTION: CONCRETE MONUMENT FOUND APPROXIMATELY 43.00 FEET NORTH OF F.M. 2612 AND 30.00 FEET EAST OF BURNING ROAD.
 B.M. NO. 2 - ELEV. 63.25 DESCRIPTION: WILSON & HUNT BRASS DISC LOCATED N 16555147 & E 111550535, OR THE SOUTHWEST CORNER OF LOT 39 OF THIS SUBDIVISION.

6. DRAINAGE:
 IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 34,124 CUBIC FEET (0.755 ACRE-FEET) OF STORM WATER RUNOFF, DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: DETENTION WILL BE HELD WITHIN THE GREEN AREA, STREET AND DETENTION POND (OUT PARCEL "A") TO THE WEST OF LOT 1. THE HOMEOWNERS ASSOCIATION SHALL MAINTAIN THE DETENTION POND AND NOT FILL IN OR ADD PERMANENT STRUCTURE THAT MAY INTERFERE WITH DRAINAGE FLOW.

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

8. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES (EXCEPT FENCE POSTS), SHEDS, SHOPS, 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.

9. 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.

10. ALL PUBLIC UTILITY 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 OCCUPANCY AN EASEMENT.

11. FOUND 3/4 INCH IRON RODS ON ALL LOT CORNERS.

12. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWP) REQUIREMENTS.

13. 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 METERS.

14. THE HOMEOWNERS ASSOCIATION AND/OR EVERY LOT OWNER SHALL HOLD THE COUNTY OF HIDALGO, HARMLESS AND INDEMNIFY COUNTY FROM ANY AND ALL CLAIMS RELATING TO THE DETENTION POND LOCATED ON OUT PARCEL "A". THE HOME OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE COST TO MAINTAIN THE DETENTION POND IN OUT PARCEL "A".

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) HAS OWNER OF THE 10,303 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED PUEBLO DE PALMAS PHASE 12 SUBDIVISION. HERE BY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS(S), PARKS, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED 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 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 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 J. GARY FRISBY, PRESIDENT OF G&D FINANCE CO., INC., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO BEING BY ME FIRST ASKED 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 _____, 20____.

NOTARY PUBLIC, STATE OF TEXAS
 MY COMMISSION EXPIRES: _____

STATE OF TEXAS
 COUNTY OF HIDALGO

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

FRED L. KURTH, PE # 54151
 DATE PREPARED: JANUARY 5, 2012
 JOB NO. (ENG.) 12020.00
 BY: CRO

TRFE F#1435

FRED L. KURTH
 LICENSED PROFESSIONAL ENGINEER
 54151

STATE OF TEXAS
 COUNTY OF HIDALGO

HIDALGO COUNTY
 CERTIFICATE OF PLAT APPROVAL
 UNDER LOCAL GOVERNMENT CODE § 632.023 (A)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF PUEBLO DE PALMAS PHASE 12 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____

HIDALGO COUNTY JUDGE _____ DATE _____
 HIDALGO COUNTY CLERK _____ DATE _____

ATTEST: _____ DATE _____

CITY OF EDINBURG
 CERTIFICATE OF PLAT APPROVAL
 UNDER LOCAL GOVERNMENT CODE § 218.009(C) AND § 218.011(3)

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 HEREIN BY _____

DATE _____ CHAIRMAN PLANNING AND ZONING COMMISSION

STATE OF TEXAS
 COUNTY OF HIDALGO

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: _____

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