



HIDALGO COUNTY PLANNING DEPARTMENT

1304 SOUTH 25TH STREET
EDINBURG TEXAS 78539
Tel. 956-318-2840 Fax. 956-318-2844

Raul E. Sesin, P.E., CFM
Planning Administrator

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 01-08-2013

PROPOSED PUEBLO DE PALMAS 14 SUBDIVISION, PRECINCT No. 4.

ENGINEER: MELDEN & HUNT DEVELOPER: J. GARY FRISBY

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 36 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

Approximately 300 feet East of Alamo Rd and approximately 1/2 mile North of FM

LOCATION DESCRIPTION: 2812.

The rural area of the County.

SUBDIVISION LIES WITHIN THE: ETJ of _____ and was approved administratively by said City.

ETJ of EDINBURG and was approved by the P & Z and City Commission of said City

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 02-13-2012 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

Storm drainage pipe system discharging into a private onsite drainage detention

DRAINAGE DESIGN: pondon the South adjoining Pueblo De Palmas Phase 2

DISTANCE TO A DRAIN DITCH: Approximate 2 miles South of the proposed subdivision development.

ROAD R.O.W. DEDICATION: No additional right of way dedicated by this plat.

H.C.R.O.W. APPROVED DATE: 12-10-2012; By, Jose Pena R.O.W. AGENT

OSSF & SOIL ANALYSIS WERE CONDUCTED BY: _____.

SEWER SYSTEM: OSSF HAVE BEEN INSTALLED AND INSPECTED BY HCHD ON: _____

SANITARY SEWER BY: City of Edinburg LINE SIZE: 10" LOCATION: Alamo Road

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 10" LOCATION: Alamo Rd.

H.C.O.E.C. APPROVED DATE: 08-14-2012; By Ann Marie De La Fuente, Administrative Assistant

SMALL CONSTRUCTION

The applicant has submitted the required small construction site notice as per Part II, Section E of the TPDES General Permit for Construction Activities (TXR150000) along with a copy of the Erosion Control Plan for the proposed project.

LARGE CONSTRUCTION

The applicant has submitted the required NOI as per Part II, Section E of the TPDES General Permit for Construction Activities (TXR150000) along with a copy of the Erosion Control Plan for the proposed project.

Notice Of Termination (NOT) has been submitted. Final stabilization has been achieved on site.

REQUEST FOR FINAL APPROVAL WITH: Cash Deposit: Amount: \$ _____ For: OSSF(S) PAVING DRAINAGE STREET SIGNS

A Letter of Credit Financial Institution: _____ L.O.C No. _____

Amount: \$ _____ For: OSSF(S) PAVING DRAINAGE STREET SIGNS

PRELIMINARY APPROVAL FROM
THE HIDALGO COUNTY ADVISORY BOARD ON:

April 03, 2012

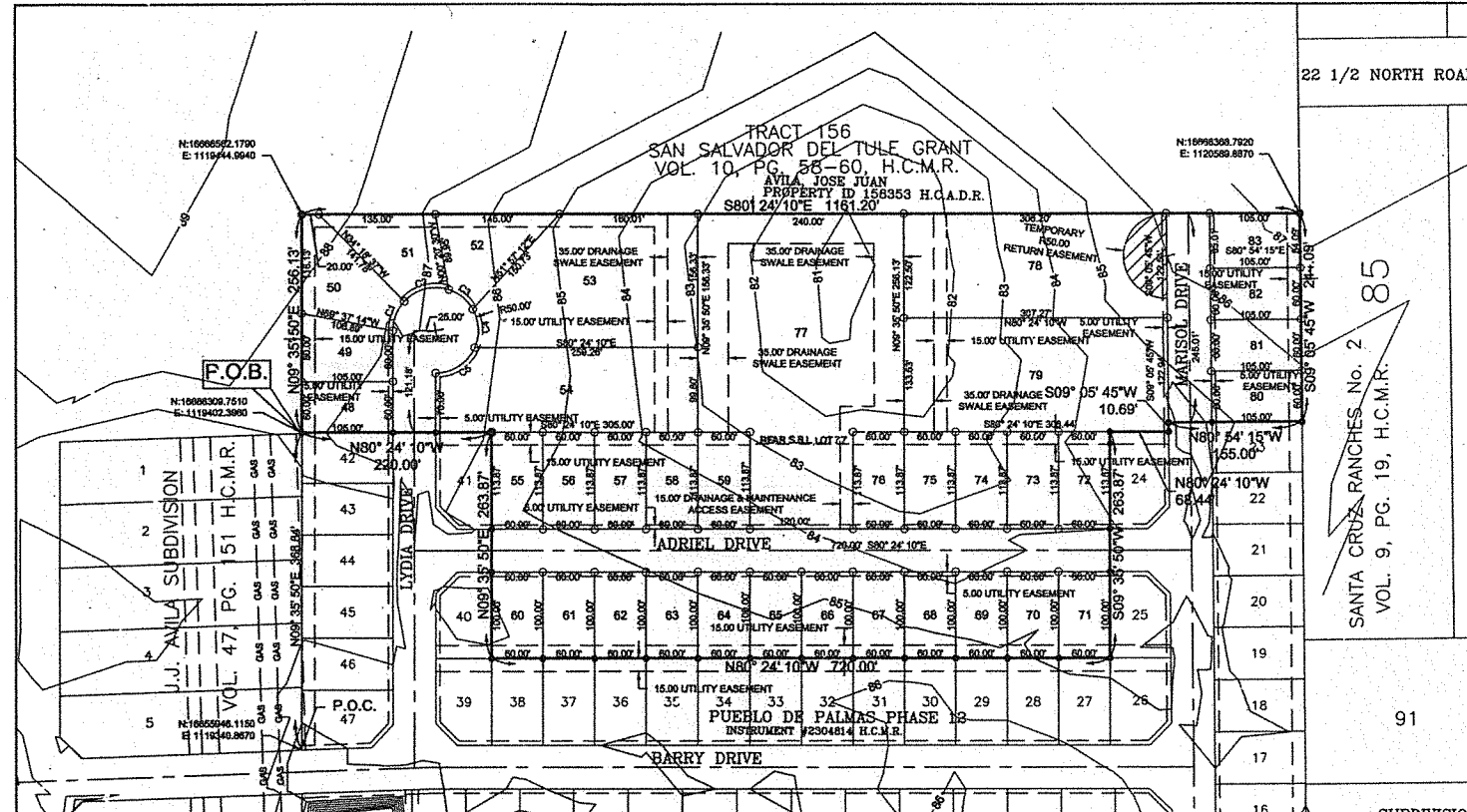
STAFF RECOMMENDS: Preliminary Approval subject to comments and future recommendations by planning, other departments and the approval of the City of _____.

Preliminary Approval subject comments and future recommendations by planning and other departments

Final Approval subject to recommendations other departments

Final Approval with financial guarantee.

This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules, Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.

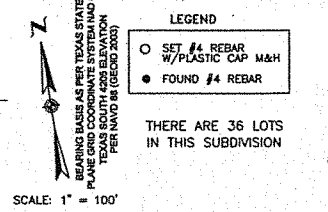


Lot Area Table

Lot #	SQ. FT.	Area
48	6,300.00	0.145
49	7,349.78	0.169
50	9,724.70	0.223
51	9,023.59	0.207
52	9,054.32	0.208
53	35,919.25	0.804
54	29,457.87	0.676
55	8,832.20	0.157
56	8,832.20	0.157
57	8,832.20	0.157
58	8,832.20	0.157
59	8,832.20	0.157
60	6,000.00	0.136
61	6,000.00	0.136
62	6,000.00	0.136
63	6,000.00	0.136
64	6,000.00	0.136
65	6,000.00	0.136
66	6,000.00	0.136
67	6,000.00	0.136
68	6,000.00	0.136
69	6,000.00	0.136
70	6,000.00	0.136
71	6,000.00	0.136
72	6,332.20	0.157
73	6,332.20	0.157
74	6,332.20	0.157
75	6,332.20	0.157
76	6,332.20	0.157
77	76,136.60	1.725
78	37,574.96	0.863
79	41,138.37	0.944
80	6,300.00	0.145
81	6,300.00	0.145
82	6,300.00	0.145
83	6,777.59	0.166

Lot Area Table

Lot #	SQ. FT.	Area
68	6,000.00	0.136
69	6,000.00	0.136
70	6,000.00	0.136
71	6,000.00	0.136
72	6,332.20	0.157
73	6,332.20	0.157
74	6,332.20	0.157
75	6,332.20	0.157
76	6,332.20	0.157
77	76,136.60	1.725
78	37,574.96	0.863
79	41,138.37	0.944
80	6,300.00	0.145
81	6,300.00	0.145
82	6,300.00	0.145
83	6,777.59	0.166



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.

Curve Table

Curve #	Delta	Length	Radius	Chord Direction	Chord Length	Tangent
C1	42°48'59"	37.36	50.00	S31°00'18"W	36.50	19.80
C2	85°19'54"	58.99	50.00	S85°02'43"W	53.92	32.02
C3	42°18'06"	38.57	50.00	N41°11'47"W	36.04	19.32
C4	53°29'40"	46.68	50.00	N6°40'38"E	45.01	25.20
C5	66°10'24"	57.78	50.00	N66°30'38"E	54.59	32.58

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, SAID SALVADOR DEL TULE GRANT ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10, PAGES 58-60, HIDALGO COUNTY MAP RECORDS, SAID 11.155 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A No. 4 REBAR FOUND (NORTHING: 16655946.1150, EASTING: 1119340.8970), AT THE SOUTHWEST 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, A DISTANCE OF 256.13 FEET TO A No. 4 FOUND (NORTHING: 16656217.90, EASTING: 1119444.9940) FOR THE NORTHWEST CORNER OF THIS TRACT;

2. THENCE, SOUTH 80 DEGREES, 24 MINUTES, 10 SECONDS EAST, A DISTANCE OF 1161.20 FEET TO A No. 4 FOUND (NORTHING: 16668368.7920, EASTING: 1120589.8970) FOR THE NORTHEAST CORNER OF THIS TRACT;

3. THENCE, SOUTH 09 DEGREES, 05 MINUTES, 45 SECONDS WEST, A DISTANCE OF 244.09 FEET TO A No. 4 FOUND FOR THE EASTERMOST SOUTHWEST CORNER OF THIS TRACT;

4. THENCE, NORTH 80 DEGREES, 54 MINUTES, 15 SECONDS WEST, AT A DISTANCE OF 105.00 FEET PASS A No. 4 REBAR FOUND, CONTINUING A TOTAL DISTANCE OF 153.00 FEET TO A No. 4 FOUND FOR AN INSIDE CORNER OF THIS TRACT;

5. THENCE, SOUTH 09 DEGREES, 05 MINUTES, 45 SECONDS WEST, A DISTANCE OF 10.69 FEET TO A No. 4 FOUND FOR AN INSIDE CORNER OF THIS TRACT;

6. THENCE, NORTH 80 DEGREES, 24 MINUTES, 10 SECONDS WEST, A DISTANCE OF 68.44 FEET TO A No. 4 FOUND FOR AN INSIDE CORNER OF THIS TRACT;

7. THENCE, SOUTH 09 DEGREES, 35 MINUTES, 50 SECONDS WEST, A DISTANCE OF 263.87 FEET TO A No. 4 FOUND FOR THE WESTERMOST SOUTHWEST CORNER OF THIS TRACT;

8. THENCE, NORTH 80 DEGREES, 24 MINUTES, 10 SECONDS WEST, A DISTANCE OF 720.00 FEET TO A No. 4 FOUND FOR THE EASTERMOST SOUTHWEST CORNER OF THIS TRACT;

9. THENCE, NORTH 09 DEGREES, 35 MINUTES, 50 SECONDS EAST, A DISTANCE OF 263.87 FEET TO A No. 4 FOUND FOR AN INSIDE CORNER OF THIS TRACT;

10. THENCE, NORTH 80 DEGREES, 24 MINUTES, 10 SECONDS WEST, AT A DISTANCE OF 65.00 FEET PASS A No. 4 REBAR FOUND, AT A DISTANCE OF 115.00 FEET PASS A No. 4 REBAR FOUND, CONTINUING A TOTAL DISTANCE OF 220.00 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 GRANTOR'S ADJACENT LANDS FOR THE PURPOSE FOR WHICH THE ABOVE-MENTIONED 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 AS LOCATED.

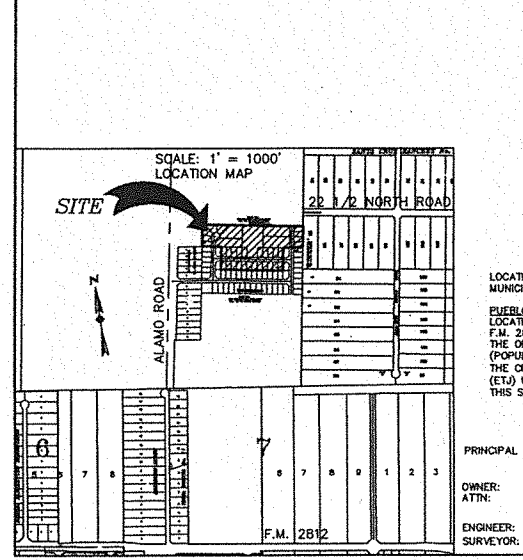
IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTEE FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND DESCRIBED ABOVE FOR 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 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 19th DAY OF November, 2012.

[Signature]
 GARY FRISBY, PRESIDENT
 G&D FINANCIAL SERVICES, L.P.
 (GRANTEE'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 J. GARY FRISBY, PRESIDENT OF G&D FINANCIAL 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 19th DAY OF November, 2012.

[Signature]
 NOTARY PUBLIC, STATE OF TEXAS
 MY COMMISSION EXPIRES: _____

INDEX TO SHEET OF PUEBLO DE PALMAS PHASE 14

SHEET 1: HEADING; INDEX; LOCATION MAP AND E.T.A. 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 ENGINEERS 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.

PRINCIPAL CONTACTS

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	G&D FINANCIAL SERVICES L.P.			
ATTN:	J. GARY FRISBY - PRESIDENT			
	G&D FINANCIAL CO., INC.			
	ITS SOLE GENERAL PARTNER			
ENGINEER:	FRED L. KURTH	115 W. MCINTYRE	EDINBURG, TX 78541	(956) 381-0981 (956) 381-1839
SURVEYOR:	FRED L. KURTH	115 W. MCINTYRE	EDINBURG, TX 78541	(956) 381-0981 (956) 381-1839

- GENERAL PLAT NOTES & RESTRICTIONS:**
- FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "X" UNSHADED AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN COMMUNITY. THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY AREA WITHIN THE 100-YEAR FLOOD PLAIN. COMMUNITY PANEL NO. 480334 0325 D EFFECTIVE DATE: JUNE 6, 2000, REVISED TO REFLECT LOMR MAY 17, 2001 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAN ADMINISTRATOR IDENTIFIES NO OTHER AREA AS SHOWN ON THIS PLAT ARE 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).
 - SETBACKS: FRONT: 25 FEET GARAGE FRONT: 10.00 FEET EXCEPT WHERE GREATER SET BACK REQUIRED REAR: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER. LOT 77-171 SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER. 10 SIDE FOR MOBILE HOME USE CORNER: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER. CORNER GARAGE SIDE: 20.00 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 MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
 - MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 2" ABOVE TOP OF CURB 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 ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN 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. NO. 1 - ELEV. 80.75 NAVD 83 DESCRIPTION: CONCRETE MONUMENT FOUND APPROXIMATELY 43.00 FEET NORTH OF F.W. 2812 AND 30.00 FEET EAST OF BRUSHBERG ROAD. B.M. NO. 2 - ELEV. 85.67 DESCRIPTION: #4 REBAR FOUND ON THE SOUTHWEST CORNER OF LOT 15 OUT OF PUEBLO DE PALMAS PHASE 12.
 - 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 32,850 CUBIC FEET OF 24" AGRI-TECH POLYPROPYLENE 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 AND DRAINAGE SWALES ON LOT 77. THE HOME OWNER ASSUMES ALL MAINTENANCE OF THE DETENTION POND ON OUT PARCEL "A" ON PUEBLO DE PALMAS PHASE 12 AND WILL NOT FILL IN OR ADD PERMANENT STRUCTURE THAT MAY INTERFERE WITH DRAINAGE FLOW.
 - DRAINAGE EASEMENTS NOTE: NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY POND OR DRAINAGE SWALE EASEMENT. 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.
 - NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES (EXCEPT FENCES RUNNING ALONG REAR OF PROPERTY LINE), BUILDINGS, SHEDS, 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.
 - 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 DESIGNATED 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.
 - 4" SIDEWALK ALONG INTERIOR STREETS TO BE CONSTRUCTED AT COUNTY BUILDING PERMIT STAGE BY LOT OWNER.
 - SET #4 REBAR ON ALL LOT CORNERS.
 - ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS.
 - 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.
 - DRAINAGE SWALES: LOTS 53, 54, 77, 78 AND LOT 79 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 AND THEIR ASSIGNS AND ANY SUCCESSOR OWNER OF THE REAL PROPERTY DESIGNATED 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 BY HUNGATION 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 FOR DRAINAGE OF THE LOTS COMPRISING PUEBLO DE PALMAS PHASE 14 SUBDIVISION BECAUSE AN ALTERNATE DRAINAGE SYSTEM, CONSTRUCTED AND MAINTAINED BY A POLITICAL SUBDIVISION ACCORDANCE WITH ALL APPLICABLE STATE LAWS AND REGULATIONS IS FULLY OPERATIONAL AND ACTUALLY SERVICING 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 DEED TO LOT 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 BURDENING THE DRAINAGE SWALES PURSUANT TO THIS PLAT NOTE, BY AN INSTRUMENT IN WRITING RECORDED IN THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.
 - CROSS-HATCHED AREA IS A TEMPORARY EASEMENT FOR TURN-AROUND UNTIL STREET IS EXTENDED (NORTH) IN A RECORDED PLAT SAID TEMPORARY EASEMENT SHALL BE AUTOMATICALLY ABANDONED UPON THE CONSTRUCTION OF A DEDICATED STREET TO THE (NORTH).
 - THERE WILL NOT BE ANY CONSTRUCTION OF ANY KIND ON THE LOW AREA OF LOT 77.

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 §40.02. 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.

CITY OF EDINBURG
 CERTIFICATE OF PLAT APPROVAL
 UNDER LOCAL GOVERNMENT CODE § 212.009(C) AND § 212.011(B)

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 WHEREIN MY

11-26-12 DATE *[Signature]* CHAIRMAN PLANNING & ZONING COMMISSION

HIDALGO COUNTY
 CERTIFICATE OF PLAT APPROVAL
 UNDER LOCAL GOVERNMENT CODE § 228.026 (A)

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: HIDALGO COUNTY CLERK _____ DATE _____

HIDALGO COUNTY
 CERTIFICATE OF PLAT APPROVAL
 HIDALGO COUNTY RIGHT-OF-WAY DEPARTMENT

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 THIS THE _____ DAY OF _____ 20____

HIDALGO COUNTY RIGHT OF WAY DIRECTOR _____ DATE _____

HIDALGO COUNTY
 CERTIFICATE OF PLAT APPROVAL
 HIDALGO COUNTY HEALTH DEPARTMENT

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF PUEBLO DE PALMAS PHASE 14 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____ DAY OF _____ 20____

ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____

FILED FOR RECORD BY
 HIDALGO COUNTY
 ARTURO GUJARDO, JR.
 HIDALGO COUNTY CLERK

ON _____ AT _____ AM/PM
 DOCUMENT NUMBER _____
 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
 BY: _____ DEPUTY

STATE OF TEXAS
 COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

J. GARY FRISBY, PRESIDENT OF G&D FINANCIAL 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 PHASE 14 SUBDIVISION, HEREBY CERTIFIES THAT THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATED 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

(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 APPLICABLE, 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 FINANCIAL CO., INC.
 ITS SOLE GENERAL PARTNER
 P.O. BOX 1000
 MISSION, TEXAS 75573

STATE OF TEXAS
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED J. GARY FRISBY, PRESIDENT OF G&D FINANCIAL SERVICES, L.P., KNOWN TO ME 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 19th DAY OF November, 2012.

[Signature]
 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.

[Signature]
 FRED L. KURTH, PE # 54151
 DATE PREPARED: FEBRUARY 08, 2012
 JOB No. (ENG.) 12021.00
 BY: CIRD

MELDEN & HUNT, INC.
 TEXAS REGISTRATION F-1435

STATE OF TEXAS
 COUNTY OF HIDALGO

I, FRED L. KURTH, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE TEXAS, DO 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.

[Signature]
 FRED L. KURTH, RPLS # 4750
 DATE SURVEYED: 2-22-12
 BOOK T-928, PGS. 6
 JOB No. (SUR.) 12020.08

STATE OF TEXAS
 COUNTY OF HIDALGO

HIDALGO COUNTY
 CERTIFICATE OF PLAT APPROVAL
 UNDER LOCAL GOVERNMENT CODE § 228.026 (A)

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: HIDALGO COUNTY CLERK _____ DATE _____

HIDALGO COUNTY
 CERTIFICATE OF PLAT APPROVAL
 HIDALGO COUNTY RIGHT-OF-WAY DEPARTMENT

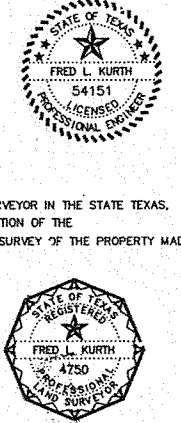
I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF PUEBLO DE PALMAS PHASE 14 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT-OF-WAY DEPARTMENT ON THIS THE _____ DAY OF _____ 20____

HIDALGO COUNTY RIGHT OF WAY DIRECTOR _____ DATE _____

HIDALGO COUNTY
 CERTIFICATE OF PLAT APPROVAL
 HIDALGO COUNTY HEALTH DEPARTMENT

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF PUEBLO DE PALMAS PHASE 14 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____ DAY OF _____ 20____

ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____



DRAWN BY: CIRD DATE: 11-19-12
 SURVEYED, CHECKED, AND REVISIONS DATE: 11-19-12
 FINAL CHECK DATE: 11-19-12

MELDEN & HUNT INC.
 CONSULTANTS - ENGINEERS - SURVEYORS

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 EDINBURG, TX 78541
 227 N. FM 3167
 780 GRAVINE CITY, TX 78052
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