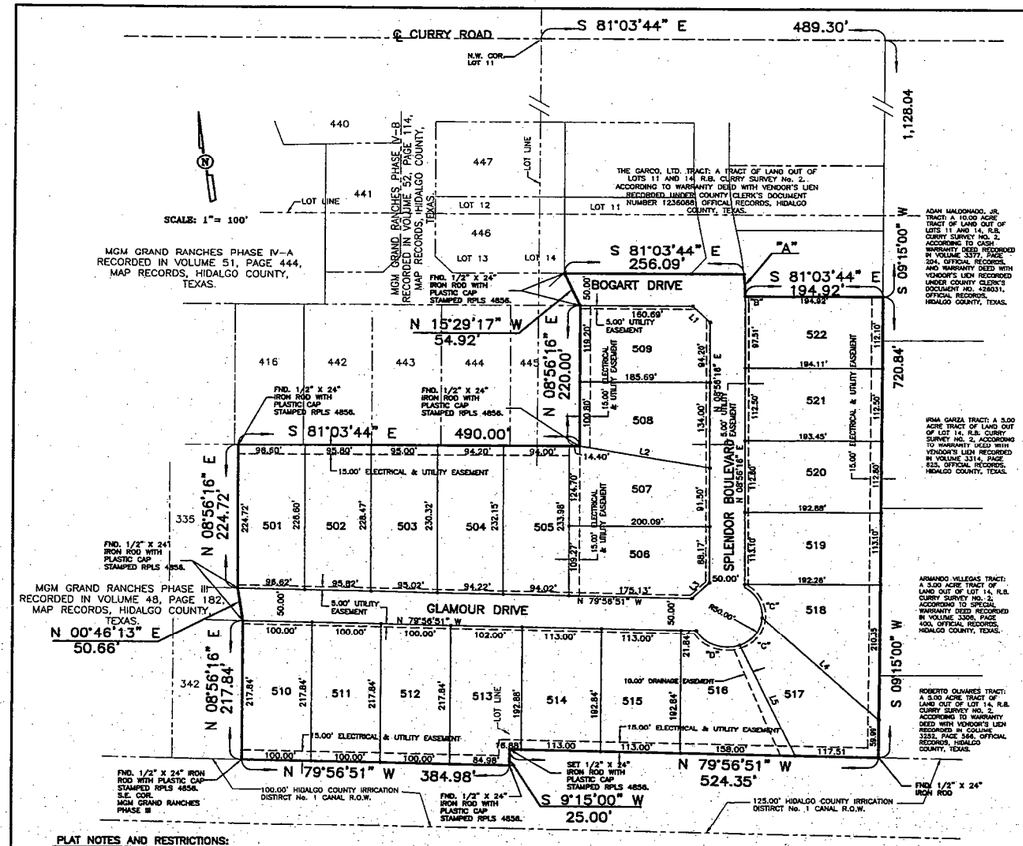


LOT	AREA (S.F.)	AREA (AC.)
501	21,799.18	0.500
502	21,787.98	0.500
503	21,792.30	0.500
504	21,782.18	0.500
505	21,908.05	0.503
506	21,942.67	0.504
507	21,868.95	0.502
508	21,800.21	0.500
509	21,821.95	0.501
510-512	21,780.00	0.500
513	21,783.98	0.500
514	21,788.68	0.500
515	21,786.68	0.500
516	21,780.02	0.500
517	21,880.90	0.502
518	22,349.35	0.513
519	21,780.23	0.500
520	21,791.92	0.500
521	21,803.02	0.501
522	21,851.44	0.502

DIMENSIONS DATA

DATA	BEARING	LENGTH
L1	N 36°03'44" W	35.36'
L2	S 70°55'03" E	188.64'
L3	N 54°29'42" E	35.01'
L4	S 36°53'39" E	231.75'
L5	S 12°52'19" E	188.48'

CURVE DATA

CURVE	LENGTH	RADIUS	DELTA
"A"	34.63'	525.00'	03°46'42"
"B"	14.59'	525.00'	01°35'30"
"C"	55.93'	50.00'	64°05'43"
"D"	72.37'	50.00'	82°55'28"

PLAT NOTES AND RESTRICTIONS:

1.- FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE " X " (SHADED).
AREAS OF 500-YEAR FLOOD, AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREA PROTECTED BY LEVEES FROM 100-YEAR FLOOD.
COMMUNITY-PANEL No. 480334 0325 D
EFFECTIVE DATE: MAY 17, 2001.
THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN. C.P.N. 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 STRUCTURES IN THE FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING THAT IS IN THE 100-YEAR FLOODPLAIN IS PROHIBITED UNLESS THE HOUSING
(42 U.S.C. SECTIONS 4001 THROUGH 4127).

2.- SETBACKS:

FRONT		25.00 FEET
REAR	20% OF LOT DEPTH NOT TO EXCEED	40.00 FEET
SIDE		6.00 FEET
CORNER SIDE		10.00 FEET
SIDE CORNER GARAGE		18.00 FEET

OR TO EASEMENT LINE WHICHEVER IS GREATER IN ALL CASES.

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 BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
B.M. No.1- 65.28 No. 4 REBAR WITH 3 1/4 BRASS ALUMINUM ALLOY CAP ON TOP, ON N.W. CORNER OF ALAMO ROAD AND CURVE ROAD, 24 FEET WEST OF EDGE OF PAVEMENT & 25 FEET NORTH OF EDGE OF PAVEMENT. NAVD 88 DATUM.

6.- DRAINAGE:
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF _____ CUBIC -FEET _____ ACRE FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: SEE DRAINAGE REPORT ON SHEET No.3.

7.- ON-SITE SEWAGE FACILITIES (OSSF) NOTE:
THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL.
THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
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 21,780 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 EXCERPTS 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 ABSORPTIVE DRAINFIELD SYSTEM.
E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.

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

9.- LEGEND ●= DENOTES 1/2" X 24" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.

10.- RICHARD A. GARZA, PRESIDENT OF GARCO, LTD. THE OWNER & SUBDIVIDER OF MGM GRAND RANCHES PHASE V-A 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.

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 THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

12.- 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.

13.- 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 OR AS REQUIRED BY UTILITY PROVIDER.

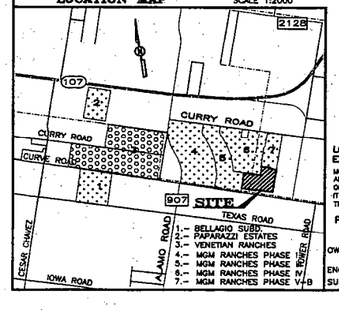
14.- AN OFF-STREET PARKING LOT SITEPLAN AND DRAINAGE PLAN SHALL BE REQUIRED ON COMMERCIAL INDUSTRIAL & MULTIFAMILY USE AT THE TIME OF APPLICATION FOR CONSTRUCTION.

15.- A FOUR (4.0) FOOT SIDEWALK FOUR (4.0) FEET BEHIND THE BACK OF CURB IS REQUIRED AT BUILDING PERMIT STAGE BY LOT OWNER.

16.- A FIVE (5.0) FOOT SIDEWALK WITH ADA RAMPS ARE REQUIRED ALONG CURRY ROAD DURING SUBDIVISION CONSTRUCTION BY DEVELOPER.

17.- ALL SUBDIVISION IMPROVEMENTS SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWSP) REQUIREMENTS.

LOCATION MAP SCALE 1:2000



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
MGM GRAND RANCHES PHASE V-A, IS LOCATED IN MIDDLE HIDALGO COUNTY ON THE SOUTH SIDE OF CURRY ROAD AND 1,500.00 FEET EAST OF ALAMO ROAD. THE DWLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG. ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 58,448), MGM GRAND RANCHES PHASE IV, LIES APPROXIMATELY 1.7 MILES FROM THE CITY LIMITS AND IT IS WITHIN THE CITY'S TWO-MILE EXTRA-TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021 AND FIVE-MILE EXTRA TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 212.001 AND LIES IN PCT. 4

PRINCIPAL CONTACTS:

	Name	Address	City & Zip	Phone	Fax
OWNER:	RICHARD A. GARZA, PRESIDENT OF GARCO, LTD.	3910 W. FREDDY GONZALEZ	EDINBURG, TEXAS, 78540.	(956)383-6295	(956)381-8221
ENGINEER:	ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	(956)381-0527
SURVEYOR:	ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	(956)381-0527

REVISION NOTES

No.	Sheet	REVISION	Date	Approved

SUBDIVISION PLAT OF:

MGM GRAND RANCHES PHASE V-A

A 12.747 ACRE TRACT OF LAND OUT OF LOTS 13 AND 14, R.B. CURRY SURVEY No.2, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 23, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1236088, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

MGM GRAND RANCHES PHASE V-A

A 12.747 ACRE TRACT OF LAND OUT OF LOTS 13 AND 14, R.B. CURRY SURVEY No.2, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 23, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1236088, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A ½" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET ON THE WEST LINE OF THE ADAM MALDONADO, JR. TRACT (A 10.0 ACRE TRACT OUT OF LOTS 11 AND 14, R.B. CURRY SURVEY No.2, ACCORDING TO CASH WARRANTY DEED RECORDED IN VOLUME 3377, PAGE 204, AND WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 426031, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHEAST CORNER OF THIS TRACT, SAID ROD BEARS S 81°03'44"E, 489.30 FEET AND S 09°15'W, 1,128.04 FEET FROM THE NORTHWEST CORNER OF LOT 11.

THENCE; S 09°15'W, ALONG THE WEST LINE OF THE ADAM MALDONADO, JR. TRACT, THE WEST LINE OF THE IRMA GARZA TRACT (A 5.0 ACRE TRACT OUT OF LOT 14, R.B. CURRY SURVEY No.2, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 3314, PAGE 525, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), THE WEST LINE OF THE ARMANDO VILLEGAS TRACT (A 5.0 ACRE TRACT OUT OF LOT 14, R.B. CURRY SURVEY No.2, ACCORDING TO SPECIAL WARRANTY DEED RECORDED IN VOLUME 3306, PAGE 400, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), AND THE WEST LINE OF THE ROBERTO OLIVARES TRACT (A 5.0 ACRE TRACT OUT OF LOT 14, R.B. CURRY SURVEY No.2, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 3352, PAGE 546, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), A DISTANCE OF 720.84 FEET TO A ½" IRON ROD FOUND ON THE NORTH LINE OF A 125.00 FOOT HIDALGO COUNTY IRRIGATION DISTRICT No.1 CANAL R.O.W. FOR THE SOUTHWEST CORNER OF THE ROBERTO OLIVARES TRACT AND THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; N 79°56'51"W, ALONG THE NORTH LINE OF SAID 125.00 FOOT HIDALGO COUNTY IRRIGATION DISTRICT No.1 CANAL R.O.W., A DISTANCE OF 524.35 FEET TO A ½" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; S 09°15'W, A DISTANCE OF 25.00 FEET TO A ½" IRON ROD FOUND ON THE NORTH LINE OF A 100.00 FOOT HIDALGO COUNTY IRRIGATION DISTRICT. No.1 CANAL R.O.W. FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; N 79°56'51"W, ALONG THE NORTH LINE OF SAID 100.00 FOOT HIDALGO COUNTY IRRIGATION DISTRICT No.1 CANAL R.O.W., A DISTANCE OF 384.98 FEET TO A ½" IRON ROD WITH PLASTIC CAP STAMPED RPLS 4856 FOUND FOR THE SOUTHEAST CORNER OF MGM GRAND RANCHES PHASE III (RECORDED IN VOLUME 48, PAGE 182, MAP RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; N 08°56'16"E, ALONG THE EAST LINE OF MGM GRAND RANCHES PHASE III, A DISTANCE OF 217.84 FEET TO A ½" IRON ROD WITH PLASTIC CAP STAMPED RPLS 4856 FOUND FOR AN EXTERIOR CORNER OF MGM GRAND RANCHES PHASE III AND AN INTERIOR CORNER OF THIS TRACT.

THENCE; N 00°46'13"W, ALONG THE EAST LINE OF MGM GRAND RANCHES PHASE III, A DISTANCE OF 50.66 FEET TO A ½" IRON ROD WITH PLASTIC CAP STAMPED RPLS 4856 FOUND FOR AN INTERIOR CORNER OF MGM GRAND RANCHES PHASE III AND AN EXTERIOR CORNER OF THIS TRACT.

THENCE; N 08°56'16"E, ALONG THE EAST LINE OF MGM GRAND RANCHES PHASE III, A DISTANCE OF 224.72 FEET TO A ½" IRON ROD WITH PLASTIC CAP STAMPED RPLS 4856 FOUND ON THE SOUTH LINE OF MGM GRAND RANCHES PHASE IV-A (RECORDED IN VOLUME 51, PAGE 44, MAP RECORDS, HIDALGO COUNTY, TEXAS) AN EXTERIOR CORNER OF MGM GRAND RANCHES PHASE III AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE; S 81°03'44"E, ALONG THE SOUTH LINE OF MGM GRAND RANCHES PHASE IV-A, AND THE SOUTH LINE OF MGM GRAND RANCHES PHASE IV-B (RECORDED IN VOLUME 52, PAGE 114, MAP RECORDS, HIDALGO COUNTY, TEXAS), A DISTANCE OF 490.00 FEET TO A ½" IRON ROD WITH PLASTIC CAP STAMPED RPLS 4856 FOUND FOR THE SOUTHEAST CORNER OF MGM GRAND RANCHES PHASE IV-B AND AN INTERIOR CORNER OF THIS TRACT.

THENCE; N 08°56'16"E, ALONG THE EAST LINE OF MGM GRAND RANCHES PHASE IV-B, A DISTANCE OF 220.00 FEET TO A ½" IRON ROD WITH PLASTIC CAP STAMPED RPLS 4856 FOUND FOR AN EXTERIOR CORNER OF MGM GRAND RANCHES PHASE IV-B AND AN INTERIOR CORNER OF THIS TRACT.

THENCE; N 15°29'17"W, ALONG THE EAST LINE OF MGM GRAND RANCHES PHASE IV-B, A DISTANCE OF 54.92 FEET TO A ½" IRON ROD WITH PLASTIC CAP STAMPED RPLS 4856 FOUND FOR AN INTERIOR CORNER OF MGM GRAND RANCHES PHASE IV-B AND AN EXTERIOR CORNER OF THIS TRACT.

THENCE; S 81°03'44"E, A DISTANCE OF 256.09 FEET TO A ½" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; ALONG THE ARC OF A CURVE TO THE RIGHT (CURVE DATA: DELTA = 03°46'47", RADIUS = 525.00 FEET), A DISTANCE OF 34.63 FEET TO A ½" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; S 81°03'44"E, A DISTANCE OF 194.92 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.747 ACRES OF LAND MORE OR LESS.

BEARINGS IN THIS METES AND BOUNDS DESCRIPTION ARE IN ACCORDANCE WITH MGM GRAND RANCHES PHASE I, RECORDED IN VOLUME 44, PAGE 154, MAP RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE THE GROUND UNDER MY SUPERVISION.

STATE OF TEXAS OF ALFONSO QUINTANILLA 4856 LICENSED PROFESSIONAL LAND SURVEYOR

ALFONSO QUINTANILLA
R.P.L.S. No. 4856

7-5-07
DATE

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 REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CHAIRPERSON PLANNING COMMISSION _____ DATE _____

NOTE:
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 CODE No. 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: _____

HIDALGO COUNTY IRRIGATION DISTRICT NO. ONE WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. ALSO THERE WILL NOT BE ANY PERMANENT STRUCTURES ON THE DISTRICT RIGHT-OF WAYS AND/OR EASEMENTS.

INDEX TO SHEETS

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; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES.

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

SHEET 3.- DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, AND DRAINAGE SWALES, MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEERING CERTIFICATION; REVISION NOTES.

STATE OF TEXAS
COUNTY OF HIDALGO
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, RICHARD A. GARZA PRESIDENT OF GARCO, LTD., OWNER OF THE 24.033 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED MGM GRAND RANCHES PHASE V-A, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, 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 THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.
I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

_____ DATE
OWNER,
GARCO, Ltd.
BY: GARCO MANAGEMENT, L.L.C.
BY: RICHARD A. GARZA, PRESIDENT
3910 W. FREDDY GONZALEZ DR.
EDINBURG, TEXAS. 78539.

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared RICHARD A. GARZA, PRESIDENT OF GARCO, LTD. proved to me through his Texas Department of Public Safety Driver 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 purposed and consideration thereby expressed.
Given under my hand and seal of office this _____ day of _____, 20__

LUIA A. GUIMUHILLA
Notary Public, State of Texas
My Commission Expires
July 23, 2008

LUIA A. GUIMUHILLA– NOTARY PUBLIC

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 intended), 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, an exclusive perpetual easement with the right to erect, construct, install and thereafter use, operate, inspect, repair maintain, replace, and remove water distribution lines and appurtenances over and across the lands shown on this plat, together with the right of ingress and egress over Grantor's adjacent lands of 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 city, county or state hereafter widens or relocates the public road so as to require the relocation of this water line as installed, Grantor further agrees to Grantee an additional easement over and across the land shown on this plat 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. These agreement together with other provisions of this grant shall constitute an easement for the benefit of the Grantee, its successors, and assigns. The Grantor covenants that it 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 Title VI of the Civil Rights Act of 1964 and the regulations issued pursuant thereto for as 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 executed this instrument this____ day of _____ 20____

OWNER,
GARCO, Ltd.
BY: GARCO MANAGEMENT, L.L.C.
BY: RICHARD A. GARZA, PRESIDENT
3910 W. FREDDY GONZALEZ DR.
EDINBURG, TEXAS. 78539.

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 232.028(a)

WE THE UNDERSIGNED CERTIFY that this plat of the MGM GRAND RANCHES PHASE V, was reviewed and approved by the Hidalgo County Commissioners Court on _____

_____ Hidalgo County Judge _____ Date
ATTEST:
_____ Hidalgo County Clerk _____ Date

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

THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS THE _____ DAY OF _____ , 20____

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON H.C.I.D. NO. 1 RIGHTS-OF-WAY OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE H.C.I.D. NO. 1

SECRETARY _____ PRESIDENT _____ DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.

STATE OF TEXAS ALFONSO QUINTANILLA 95534 LICENSED PROFESSIONAL ENGINEER

ALFONSO QUINTANILLA
P.E. No. 95534

7-5-07
DATE

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
LAND SURVEYORS
PHONE 956-381-6480
FAX 956-381-0527

SHEET NO. 1 OF 3 SHEETS	FILENAME : F:\DATA\SUBD\EDINBURG\MGM GRAND RANCHES PHASE V\MGMS-PLAT-A		
	DATE PREPARED / PREPARED BY	CHECKED BY	APPROVED BY
	JULY 5, 2007 / M. GONZALEZ		
	DATE REVISED / REVISED BY	CHECKED BY	APPROVED BY