



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: 12-02-2014

PROPOSED MGM PLATINUM RANCHES SUBDIVISION, PRECINCT No. 4.

ENGINEER FIRM: QUINTANILLA, HEADLEY & ASSOCIATES DEVELOPER: RICHARD GARZA

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 40 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: South of Curry Road, approximately ¼ mile East of Alamo Road
SUBDIVISION LIES WITHIN THE: ETJ of Edinburg and was approved by the P & Z and City Commission of said City

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 12-07-14 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: Drainage will be provided by connecting to a existing storm drainage pipe system from MGM Grand Ranches Ph IV-A

ROAD R.O.W. DEDICATION: 20 feet to Curry Road

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 10-22-14 By, Jesse Ozuna PCT. 4 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 11-13-14 By, Elizardo Ramos, Environmental Health Division Manager

SEWER SYSTEM: OSSF & SOIL ANALYSIS WERE CONDUCTED BY: JOSE ANGEL GONZALEZ
 OSSF HAVE BEEN INSTALLED AND INSPECTED BY HCHD ON: _____

WATER SERVICE PROVIDER: NAWSC LINE SIZE: 8" LOCATION: South side of Curry Rd.

H.C.O.E.C. PRELIMINARY APPROVAL DATE: 11-13-14 : By Martin Ramirez, Environmental Compliance Coordinator

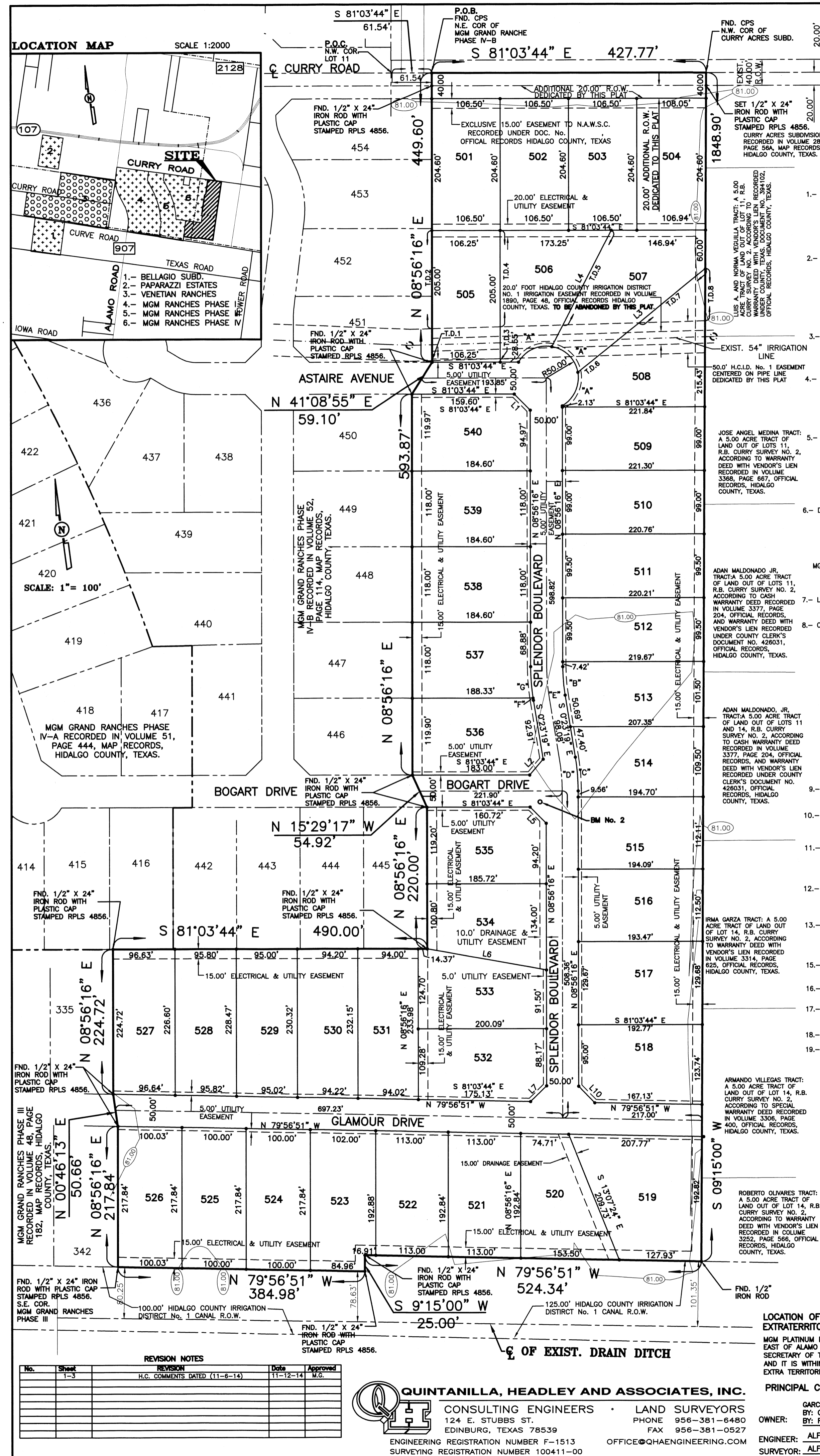
LARGE CONSTRUCTION

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.

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON:

STAFF RECOMMENDS: **Preliminary Approval** subject comments and future recommendations by planning and other Departments and the approval from the City of Edinburg.
 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.



CURVE DATA				DIMENSIONS DATA		
CURVE	LENGTH	RADIUS	DELTA	DATA	BEARING	LENGTH
"A"	61.09'	50.00'	707°00'00"	L1	S 36°03'44" E	35.36'
"B"	95.22'	475.00'	112°29'08"	L2	S 50°12'52" W	32.36'
"C"	53.66'	525.00'	095°12'11"	L3	N 59°52'31" E	255.99'
"D"	14.59'	525.00'	01°35'30"	L4	N 36°05'33" E	203.15'
"E"	18.84'	475.00'	02°16'21"	L5	N 36°03'44" W	35.36'
"F"	53.66'	525.00'	095°12'11"	L6	S 70°55'03" E	188.68'
"G"	49.22'	525.00'	05°22'17"	L7	N 54°29'42" E	35.01'
"H"	55.93'	50.00'	64°05'43"	L8	S 36°03'39" E	231.75'
"I"	72.37'	50.00'	82°55'28"	L9	S 12°52'19" E	186.48'
				L10	N 36°03'44" W	35.70'

FLAT NOTES AND RESTRICTIONS:

- 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.
- SETBACKS: FRONT ON CURRY RD. (LOTS 501-504)..... 25.00 FEET REAR..... 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.
- GENERAL NOTE SINGLE FAMILY RESIDENCES: 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. NO COMMERCIAL USE SHALL BE ALLOWED. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CENTERLINE OF STREET 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 WITH A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- BENCHMARK NOTE: THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS: B.M. No. 1 - 4 REBAR WITH 3/4 BRASS ALUMINUM ALLOY CAP ON TOP OF EDGE OF ALAMO ROAD AND CURVE ROAD, 24 FEET WEST OF EDGE OF PAVEMENT & 25 FEET NORTH OF EDGE OF PAVEMENT, NAVD 88 DATUM. B.M. No. 2 - ELEVATION 79.87' LOCATED ON TOP OF TYPE "A" INLET 88 DATUM.
- 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 1.59522935 ACRES OF DRAINAGE. THIS DEVELOPMENT SHALL BE ACCOMPISHED AS FOLLOWS: SEE DRAINAGE REPORT ON SHEET No. 2. PHASE I-A & I-B = 112,588.17 cubic feet (2.585 ACRE FEET) PHASE II-A & II-B = 156,529.35 cubic feet (4.51 ACRE FEET) TOTAL = 269,117.52 cubic feet (6.095 ACRE FEET)
- LEGEND: "I" DENOTES 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH THE HIDALGO COUNTY REGULATIONS FOR DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS. A OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. B EACH LOT ON THIS PLAT COMPLETES WITH THE MINIMUM 21,780 SQUARE FOOT LOT AREA WITH POTABLE WATER SUPPLY. C OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
- SOIL ANALYSIS HAS BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXEMPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE SOIL EVALUATOR 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 OCCUPANCY A LOT.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- GARCO, L.L.C. BY: GARCO MANAGEMENT, L.L.C. THE OWNER & SUBDIVIDER OF MGM PLATINUM RANCHES RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSES OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET No. 2 OF THIS PLAT.
- 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 MAJORE HEIGHT, GROUND COVER GRASSES, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH 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 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.
- A FOUR (4.0) FOOT SIDEWALK FOUR (2.0) FEET BEHIND THE BACK OF CURB IS REQUIRED AT BUILDING PERMIT STAGE BY LOT OWNER ON INTERIOR STREETS.
- A FIVE (5.0) FOOT SIDEWALK WITH ADA RAMPS ARE REQUIRED ALONG CURRY ROAD DURING SUBDIVISION CONSTRUCTION BY DEVELOPER.
- ALL SUBDIVISION IMPROVEMENTS SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS.
- 100% OF PARKLAND FEE (\$600.00) HAS BEEN PAID TO THE CITY OF EDINBURG. (TOTAL 40 LOTS = \$24,000.00)
- FOR LOTS 501 THROUGH 504 THE DEVELOPER SHALL INSTALL DRAINWAY CULVERT REINFORCED CONCRETE PIPE OF NO LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH.

IRRIGATION EASEMENT TIE DOWN TABLE

LOT	LENGTH
T.D. 1	2.34'
T.D. 2	152.64'
T.D. 3	5.25'
T.D. 4	149.73'
T.D. 5	165.26'
T.D. 6	40.98'
T.D. 7	132.97'
T.D. 8	80.95'

ADAN MALDONADO, JR. TRACT: A 5.00 ACRE TRACT OF LAND OUT OF LOTS 11, 13 AND 14, R.B. CURRY SURVEY NO. 2, ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 3377, PAGE 204, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS. AND ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 3386, PAGE 687, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

JOSE ANGEL MEDINA TRACT: A 5.00 ACRE TRACT OF LAND OUT OF LOTS 11, 13 AND 14, R.B. CURRY SURVEY NO. 2, ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 3377, PAGE 204, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS. AND ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 3386, PAGE 687, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

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ROBERTO OLIVARES TRACT: A 5.00 ACRE TRACT OF LAND OUT OF LOTS 11, 13 AND 14, R.B. CURRY SURVEY NO. 2, ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 3377, PAGE 204, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS. AND ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 3386, PAGE 687, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF MGM PLATINUM RANCHES WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON 20.

ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____

PLANNING & ZONING COMMISSION CERTIFICATION

I, the undersigned, Chairperson of the Planning and Zoning Commission of the City of Edinburg, hereby certify that this subdivision plat known as MGM PLATINUM RANCHES conforms to all requirements of the Subdivision Regulations of this City wherein my approval is required. It has been approved for recording on the _____ day of _____, 2014.

CHAIRPERSON-PLANNING & ZONING COMMISSION _____

STATE OF TEXAS COUNTY OF HIDALGO

ALFONSO QUINTANILLA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OR OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR RECORDS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF EDINBURG, TEXAS.

DATED THIS THE 28th DAY OF MAY 20 14

REGISTERED PROFESSIONAL LAND SURVEYOR No. 4856 STATE OF TEXAS

INDEX TO SHEETS

SHEET 1 - HEADING INDEX: LOCATION MAP AND E.T. PRINCIPAL CONTACTS: MAP; LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, ATTESTATION; CITY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HOCD NO. 1 & HOCD NO. 1 APPROVAL CERTIFICATION; 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 SIZES, MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEERING CERTIFICATION NOTES.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

LOT	AREA (S.F.)	AREA (AC.)
501-503	21,789.90	0.500
504	21,993.39	0.505
505	21,781.25	0.500
506	23,906.34	0.548
507	27,389.73	0.629
508	26,930.98	0.620
509	21,930.08	0.504
510	21,881.67	0.502
511	21,938.37	0.504
512	23,139.27	0.531
513	21,833.52	0.501
514	21,813.73	0.501
515	21,793.21	0.500
516	21,800.17	0.501
517	25,042.40	0.575
518	23,262.76	0.531
519	32,362.76	0.743
520	22,000.00	0.505

REVISION NOTES

No.	Sheet	Revision	Date	Approved
1	1-3	H.C. COMMENTS DATED 11-8-14	11-12-14	M.G.

SUBDIVISION PLAT OF: MGM PLATINUM RANCHES

A 24.01 ACRE TRACT OF LAND OUT OF LOTS 11, 13 AND 14, R.B. CURRY SURVEY NO. 2, HIDALGO COUNTY, TEXAS, ACCORDING TO THE 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

A 24.01 ACRE TRACT OF LAND OUT OF LOTS 11, 13 AND 14, R.B. CURRY SURVEY NO. 2, HIDALGO COUNTY, TEXAS, ACCORDING TO THE 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 COTTON PICKER SPINDLE FOUND ON THE NORTH LINE OF LOT 11 AND IN THE CENTERLINE OF CURRY ROAD FOR THE NORTHEAST CORNER OF MGM GRAND RANCHES PHASE IV-B (RECORDED IN VOLUME 52, PAGE 114, MAP RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHWEST CORNER OF THIS TRACT, SAID SPINDLE BEARS S 81°03'44" E, 61.54 FEET FROM THE NORTHWEST CORNER OF LOT 11.

THENCE S 81°03'44" E, ALONG THE NORTH LINE OF LOT 11 AND THE CENTERLINE OF CURRY ROAD, A DISTANCE OF 427.76 FEET TO A COTTON PICKER SPINDLE FOUND FOR THE NORTHWEST CORNER OF CURRY ACRES SUBDIVISION (RECORDED IN VOLUME 28, PAGE 56A, MAP RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE S 09°15'00" W, ALONG THE WEST LINE OF CURRY ACRES SUBDIVISION, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND AT 20.00 FEET FOR THE SOUTH RIGHT OF WAY LINE OF CURRY ROAD, PASSING AT 148.61 FEET THE SOUTHWEST CORNER OF CURRY ACRES SUBDIVISION AND THE NORTHWEST CORNER OF THE LUIS VENGULLA TRACT (A 5.00 ACRE TRACT OUT OF LOT 11, R.B. CURRY SURVEY NO. 2, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 394102, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), AND CONTINUING ALONG THE WEST LINE OF THE LUIS VENGULLA TRACT, THE WEST LINE OF THE JOSE ANGEL MEDINA TRACT (A 5.00 ACRE TRACT OUT OF LOT 11, R.B. CURRY SURVEY NO. 2, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 3386, PAGE 687, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), THE WEST LINE OF THE ADAN MALDONADO, JR. TRACT (A 5.00 ACRE TRACT OUT OF LOT 11, R.B. CURRY SURVEY NO. 2, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3377, PAGE 204, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), AND ACCORDING TO SPECIAL WARRANTY DEED RECORDED IN VOLUME 3377, PAGE 204, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 426301, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), THE WEST LINE OF THE IRMA GARZA TRACT (A 5.00 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 625, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), THE WEST LINE OF THE ARMANDO VILLEGAS TRACT (A 5.00 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 5.00 ACRE TRACT OUT OF LOT 14, R.B. CURRY SURVEY NO. 2, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 3252, PAGE 566, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), A TOTAL DISTANCE OF 1,848.90 FEET TO A 1/2" IRON ROD FOUND ON THE NORTH LINE OF A 125.00 FOOT HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 CANAL RIGHT OF WAY 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 RIGHT OF WAY, A DISTANCE OF 524.35 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE S 09°15'00" W, ALONG THE NORTH LINE OF SAID 125.00 FOOT HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 CANAL RIGHT OF WAY, A DISTANCE OF 25.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE N 79°56'51" W, ALONG THE NORTH LINE OF A 100.00 FOOT HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 CANAL RIGHT OF WAY, A DISTANCE OF 384.98 FEET TO A 1/2" IRON ROD WITH 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 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE N 07°46'13" E, ALONG THE EAST LINE OF MGM GRAND RANCHES PHASE III, A DISTANCE OF 50.66 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR 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 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND ON THE SOUTH LINE OF MGM GRAND RANCHES IV-A (RECORDED IN VOLUME 51, PAGE 444, MAP RECORDS, HIDALGO COUNTY, TEXAS) FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE S 81°03'44" E, ALONG THE SOUTH LINE OF MGM GRAND RANCHES 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 1/2" IRON ROD WITH 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 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR 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 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE N 08°56'16" E, ALONG THE EAST LINE OF MGM GRAND RANCHES PHASE IV-B, A DISTANCE OF 593.87 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR 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 59.10 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE N 08°56'16" E, ALONG THE EAST LINE OF MGM GRAND RANCHES PHASE IV-B, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND AT 429.80 FEET FOR THE SOUTH RIGHT OF WAY LINE OF CURRY ROAD, A TOTAL DISTANCE OF 449.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 24.01 ACRES OF LAND MORE OR LESS.

STATE OF TEXAS COUNTY OF HIDALGO

ALFONSO QUINTANILLA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OR OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR RECORDS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF EDINBURG, TEXAS.

DATED THIS THE 28th DAY OF MAY 20 14

REGISTERED PROFESSIONAL LAND SURVEYOR No. 4856 STATE OF TEXAS

PLANNING & ZONING COMMISSION CERTIFICATION

I, the undersigned, Chairperson of the Planning and Zoning Commission of the City of Edinburg, hereby certify that this subdivision plat known as MGM PLATINUM RANCHES conforms to all requirements of the Subdivision Regulations of this City wherein my approval is required. It has been approved for recording on the _____ day of _____, 2014.

CHAIRPERSON-PLANNING & ZONING COMMISSION _____

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.

I CERTIFY THAT THE WATER AND SEWER SERVICE FACILITIES FOR LOTS INTENDED FOR RESIDENTIAL PURPOSES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE, THE ESTIMATED COSTS TO INSTALL UNCONSTRUCTED WATER AND SEWER FACILITIES DESCRIBED ABOVE ARE AS FOLLOWS: WATER FACILITIES: THESE WATER FACILITIES WERE CONSTRUCTED AT A COST OF \$ _____

SEWER FACILITIES: ON SITE SEWER FACILITIES ARE ESTIMATED TO COST \$ _____ PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$ _____ FOR THE SUBDIVISION. THE SUBDIVIDER HAS PAID A TOTAL OF \$ _____ TO COVER THE COST OF INSTALLATION OF SEPTIC SYSTEMS.

DATED THIS THE 14th DAY OF NOVEMBER 20 14

DATE OF PREPARATION: MAY 28, 2014

SHEET NO. 1 OF 3 SHEETS

FILENAME: F:\DATA\SUBD\EDINBURG\MGM PLATINUM RANCHES\MGMS-PLAT
DATE PREPARED: MAY 28, 2014
DATE REVISION: MAY 28, 2014

DATE OF PREPARATION: MAY 28, 2014

SHEET NO. 1 OF 3 SHEETS

FILENAME	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
F:\DATA\SUBD\EDINBURG\MGM PLATINUM RANCHES\MGMS-PLAT	MAY 28, 2014			
	MAY 28, 2014			

STATE OF TEXAS COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, RICHARD A. GARZA, PRESIDENT OF GARCO MANAGEMENT, L.L.C., AS OWNER OF THE 24.01 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE MGM PLATINUM RANCHES, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEEDATE 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:

- THE 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;
- 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.

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared _____, 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 purpose and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 20____.

NEIDA S. RAMIREZ
Notary Public, State of Texas
My Commission Expires _____

NEIDA S. RAMIREZ - 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 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, 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 Grantor is hereby authorized to designate the course of the easement here 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 grants to Grantee an additional easement over and across the land shown on this plat for the purpose of 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.

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 grants to Grantee an additional easement over and across the land shown on this plat for the purpose of 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, and the Grantor agrees to indemnify, defend, hold harmless and pay the costs of the defense, attorneys' fees and all other expenses incurred by 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 contemplated herein was obtained 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 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 executed this instrument this _____ day of _____, 20____.

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

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE MGM PLATINUM RANCHES, WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____

Hidalgo County Judge _____ Date _____

Hidalgo County Clerk _____ 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.

I CERTIFY THAT THE WATER AND SEWER SERVICE FACILITIES FOR LOTS INTENDED FOR RESIDENTIAL PURPOSES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE, THE ESTIMATED COSTS TO INSTALL UNCONSTRUCTED WATER AND SEWER FACILITIES DESCRIBED ABOVE ARE AS FOLLOWS: WATER FACILITIES: THESE WATER FACILITIES WERE CONSTRUCTED AT A COST OF \$ _____

SEWER FACILITIES: ON SITE SEWER FACILITIES ARE ESTIMATED TO COST \$ _____ PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$ _____ FOR THE SUBDIVISION. THE SUBDIVIDER HAS PAID A TOTAL OF \$ _____ TO COVER THE COST OF INSTALLATION OF SEPTIC SYSTEMS.

DATED THIS THE 14th DAY OF NOVEMBER 20 14

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.

I CERTIFY THAT THE WATER AND SEWER SERVICE FACILITIES FOR LOTS INTENDED FOR RESIDENTIAL PURPOSES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE, THE ESTIMATED COSTS TO INSTALL UNCONSTRUCTED WATER AND SEWER FACILITIES DESCRIBED ABOVE ARE AS FOLLOWS: WATER FACILITIES: THESE WATER FACILITIES WERE CONSTRUCTED AT A COST OF \$ _____

SEWER FACILITIES: ON SITE SEWER FACILITIES ARE ESTIMATED TO COST \$ _____ PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$ _____ FOR THE SUBDIVISION. THE SUBDIVIDER HAS PAID A TOTAL OF \$ _____ TO COVER THE COST OF INSTALLATION OF SEPTIC SYSTEMS.

DATED THIS THE 14th DAY OF NOVEMBER 20 14

ALFONSO QUINTANILLA
REGISTERED PROFESSIONAL ENGINEER
No. 95534 STATE OF TEXAS

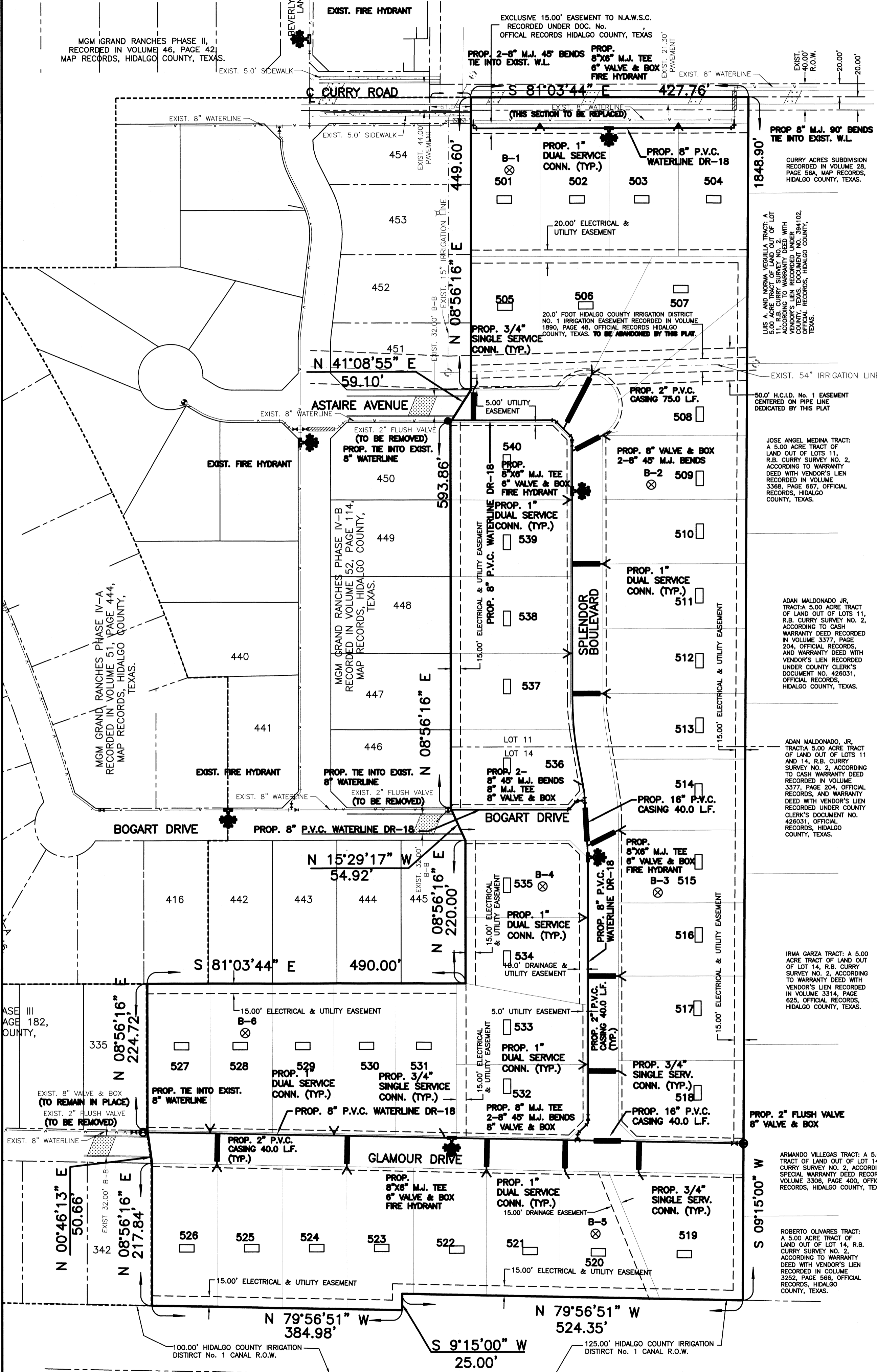
FILED FOR RECORD IN HIDALGO COUNTY
ARTURO GUJARDO, JR.
HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____ OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

MAP OF WATER DISTRIBUTION SYSTEM/ MAPA DE DISTRIBUCION DE AGUA



FINAL ENGINEERING REPORT FOR MGM PLATINUM RANCHES
 BY ALFONSO QUINTANILLA, P.E.
WATER SUPPLY: Description, Costs, and Operability date
 BY ALFONSO QUINTANILLA, P.E.

MGM PLATINUM RANCHES WILL BE PROVIDED WITH POTABLE WATER BY THE NORTH ALAMO WATER SUPPLY CORPORATION "N.A.W.S.C.". THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH N.A.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND N.A.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO THE FULL DEVELOPMENT OF THIS SUBDIVISION. N.A.W.S.C. HAS AN EXISTING 8" DIAMETER WATERLINE RUNNING ON THE NORTH SIDE OF GLAMOUR DRIVE, AN EXISTING 8" DIAMETER WATERLINE RUNNING ON THE NORTH SIDE OF BOGART DRIVE, AN EXISTING 8" DIAMETER WATERLINE RUNNING ON THE SOUTH SIDE OF ASTAIRE AVENUE AND AN EXISTING 8" WATERLINE THAT RUNS ALONG THE SOUTH SIDE OF CURRY ROAD.

THE WATER SYSTEM FOR MGM PLATINUM RANCHES CONSISTS OF AN 8" DIAMETER WATERLINE THAT TAPS INTO THE SAID EXISTING 8" WATERLINE ON GLAMOUR DRIVE. THE 8" DIAMETER WATERLINE RUNS EAST ALONG THE NORTH SIDE OF GLAMOUR DRIVE. THE 8" DIAMETER WATERLINE ENDS WITH A 2" FLUSH VALVE ON THE SOUTHEAST CORNER OF LOT 518.

ANOTHER 8" DIAMETER WATERLINE TIES INTO THE EXISTING 8" WATERLINE ON ASTAIRE AVENUE. THE 8" DIAMETER WATERLINE RUNS EAST ALONG THE SOUTH SIDE OF ASTAIRE AVENUE. ON THE NORTH EAST CORNER OF LOT 539, THE 8" DIAMETER WATERLINE TURNS SOUTH AND RUNS ALONG THE WEST SIDE OF SPLENDOR BOULEVARD. ON THE SOUTHEAST CORNER OF LOT 532, THE 8" DIAMETER WATERLINE TURNS EAST AND RUNS ALONG THE SOUTH SIDE OF BOGART DRIVE. ON THE SOUTHEAST CORNER OF LOT 448, IT TIES INTO THE 8" WATERLINE ON SPLENDOR BOULEVARD.

ALONG CURRY ROAD, THE 8" DIAMETER WATERLINE WILL BE RELOCATED INTO THE 15.00' UTILITY EASEMENT TO N.A.W.S.C.

FROM THE 8" WATERLINE SEVENTEEN (17) 1" DUAL WATER SERVICES RUN TO PAIRS OF LOTS BEFORE SPLITTING INTO 3/4" DIAMETER SINGLE SERVICES AND SIX (6) 3/4" SINGLE SERVICE WATER LINES GOING TO THE METER BOXES FOR EACH LOT.

THE 8" LINE, THE DUAL SERVICES AND 3/4" SINGLE SERVICES, AND THE METER BOXES WILL BE INSTALLED, AT A TOTAL COST OF \$ _____, OR \$ _____ PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$ _____ WHICH COVERS THE \$ _____ COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, WATER RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO N.A.W.S.C. UPON REQUEST BY THE LOT OWNER, N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVIDER HAS INSTALLED FOUR (4) FIRE HYDRANTS AT A UNIT COST OF \$ 3,100.00 FOR A TOTAL COST OF \$ 12,400.00. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES: Description, Costs, and Operability Date
 SEWAGE FROM MGM PLATINUM RANCHES, WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAINFIELD ON EACH LOT. THE SITE EVALUATOR (LICENSE NUMBER OS 12258) HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. HIGHLIGHTS OF THE REPORT ARE AS FOLLOWS: AND THE DRAINAGE EASEMENTS.

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE THE UNITED STATES OF AGRICULTURE SOIL CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A SANDY CLAY LOAM. THE SITE EVALUATOR (LICENSE NUMBER OS 12258) HAD SIX (6) TEST BORINGS MADE AT OPPOSITE AREAS OF THE SUBDIVISION AT THE CENTERS OF LOTS 1, 9, 15, 20, 28 & 35 (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMITED AREA.) THE SOIL REPORT AS PREPARED BY THE SITE EVALUATOR (LICENSE NUMBER OS 12258) INDICATES A UNIFORM SANDY CLAY LOAM (WITH TEXTURE CLASS II) EXTENDING MORE THAN 24" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL, THE 10-YEAR FLOODPLAIN BEING CONTAINED WITHIN THE STREET AND THE DRAINAGE EASEMENTS.

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$ _____, INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSF'S HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF \$ _____ THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON _____

CERTIFICATION:
 BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE ESTIMATED COSTS TO INSTALL UNCONSTRUCTED WATER AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:
WATER FACILITIES - THESE FACILITIES HAVE BEEN FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$ 100,980.00 WHICH EQUALS TO \$ 2,729.19 PER LOT.
SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$ _____ PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$ _____ FOR THE ENTIRE SUBDIVISION.

CERTIFICATION:
 I, Alfonso Quintanilla, P.E. No. 95534, DATE 11-14-14
 ALFONSO QUINTANILLA
 P.E. No. 95534

STATE OF TEXAS
COUNTY OF HIDALGO
 BEFORE ME, the undersigned notary public, on this day personally appeared
RICHARD A. GARZA, PRESIDENT OF GARCO MANAGEMENT, L.L.C.
 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.
 Given under my hand and seal of office this _____ day of _____, 20____.

SUBDIVIDER CERTIFICATION
 1.- BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:
RICHARD A. GARZA, PRESIDENT OF GARCO MANAGEMENT, L.L.C. SUBDIVIDERS OF MGM PLATINUM RANCHES HEREBY CERTIFY ARE REQUIRED PRIOR TO BUILDING ON ANY LOT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

IRMA GARZA TRACT: A 5.00 ACRE TRACT OF LAND OUT OF LOT 14, R.B. CURRY SURVEY NO. 2, ACCORDING TO SPECIAL WARRANTY DEED RECORDED IN VOLUME 3377, PAGE 204, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.
ARMANDO VILLEGAS TRACT: A 5.00 ACRE TRACT OF LAND OUT OF LOT 14, R.B. CURRY SURVEY NO. 2, ACCORDING TO SPECIAL WARRANTY DEED RECORDED IN VOLUME 3308, PAGE 400, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.
ROBERTO OLIVARES TRACT: A 5.00 ACRE TRACT OF LAND OUT OF LOT 14, R.B. CURRY SURVEY NO. 2, ACCORDING TO SPECIAL WARRANTY DEED RECORDED IN VOLUME 3252, PAGE 566, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

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

REVISION NOTES

No.	Issue	Revised	Date	Approved
1	H.C. COMMENTS DATED (11-6-14)		11-12-14	N.Q.

MGM PLATINUM RANCHES

A 24.01 ACRE TRACT OF LAND OUT OF LOTS 11, 13 AND 14, R.B. CURRY SURVEY No.2, HIDALGO COUNTY, TEXAS, ACCORDING TO THE 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 1238088, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

REPORTE FINAL DE INGENIERIA PARA LA SUBDIVISION DE MGM PLATINUM RANCHES:
 BY ALFONSO QUINTANILLA, P.E.

PROVISION DE AGUA: Descripción, Gastos, y Fecha de Inicio
 LA SUBDIVISION MGM PLATINUM RANCHES, RECIBIRA SU PROVISION DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (LA COMPANIA DE AGUA DE NORTH ALAMO) ("N.A.W.S.C."). EL DUEÑO DE LA SUBDIVISION Y LA COMPANIA N.A.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 AÑOS. N.A.W.S.C. TENDRA QUE REPRESENTAR DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION. N.A.W.S.C. TIENE UNA LINEA EXISTENTE DE 8 PULGADAS DE DIAMETRO QUE CORRE POR EL LADO SUR DE LA CALLE ASTAIRE AVENUE, UNA LINEA EXISTENTE DE 8 PULGADAS DE DIAMETRO QUE CORRE POR EL LADO NORTE DE LA CALLES BOGART DRIVE AND GLAMOUR DRIVE, Y UNA LINEA EXISTENTE DE 8 PULGADAS DE DIAMETRO QUE CORRE POR EL LADO SUR DE LA CALLE CURRY ROAD.

EL SISTEMA DE PROVISION DE AGUA PARA MGM PLATINUM RANCHES CONSISTE DE UNA LINEA DE AGUA DE 8" PULGADAS DE DIAMETRO QUE CONECTA CON LA LINEA EXISTENTE DE AGUA DE 8" DE DIAMETRO QUE CORRE POR GLAMOUR DRIVE. LA LINEA DE AGUA DE 8" DE DIAMETRO CORRE ESTE POR EL LADO NORTE DE LA CALLE GLAMOUR DRIVE. LA LINEA DE AGUA DE 8" DE DIAMETRO TERMINA CON UNA VALVULA DE 2" DE DIAMETRO EN LA ESQUINA SURESTE DE LOTE 518.

EN LA ESQUINA NOROESTE DE LOTE 540, UNA LINEA DE AGUA DE 8" DE DIAMETRO CORRE ESTE POR EL LADO SUR DE LA CALLE ASTAIRE STREET. EN LA ESQUINA NOROESTE DE LOTE 539, LA LINEA VOLTEA SUR Y CORRE POR EL LADO OESTE DE LA CALLE SPLENDOR BOULEVARD. CONECTA CON LA LINEA DE 8" DE DIAMETRO QUE CORRE POR EL LADO NORTE DE GLAMOUR DRIVE.

OTRA LINEA DE 8" DE DIAMETRO CONECTA CON LA LINEA DE AGUA EXISTENTE DE 8" EN BOGART DRIVE Y CORRE ESTE POR LA CALLE CONECTA CON LA LINEA DE AGUA DE SPLENDOR BOULEVARD.

LA LINEA DE AGUA EXISTENTE DE 8" EN CURRY ROAD VA ESTA REubicADO ADENTRO DE EL EASEMENT DE 15.00 PIES DE N.A.W.S.C.
 DE LAS LINEA EXISTENTE 8" PULGADAS Y PROPUESTA DE 8" PULGADAS DIAMETRO DIOS Y SIETE (17) CONDUCTOS DOBLES DE 1 PULGADA DE DIAMETRO Y TRES (3) LINEAS DE 3/4 DE PULGADA QUE CORREN HACIA LOS MEDIDORES DE AGUA DE LOS LOTES.

LA LINEA PROPUESTA DE 8 PULGADAS, LOS SERVICIOS DOBLES DE 1 PULGADA Y LOS SERVICIOS SIMPLES HAN SIDO INSTALADOS A UN COSTO TOTAL DE US\$ _____ O US\$ _____ POR LOTE. EL DUEÑO DE LA SUBDIVISION HA TAMBIEN PAGADO US\$ _____ O US\$ _____ POR LOTE A N.A.W.S.C. PEL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION. CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPANIA N.A.W.S.C. LO INSTALARA SIN ALGUN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION TAMBIEN HA INSTALADO CUATRO (4) BOCAS DE REGO (FIRE HYDRANT) A UN COSTO DE US\$ _____ POR CADA UNO CUAL GASTA UNA CANTIDAD TOTAL US\$ _____ (PRUEBAS ADICIONALES NO FUERON NECESARIAS PORQUE EL SUELO ES MUY UNIFORME DENTRO DEL AREA DELIMITADA). EL SUELO ES UNIFORME, DE BARRO ARENOSO (CON TEXTURA CLASE II) EXTENDIDO A MAS DE 24 PULGADAS BAJO EL FONDO DE CUALQUIER EXCAVACION POR EL EVALUADOR (LIC# OS 12258). NO HAY PRESENCIA DE AGUA SUBTERRANEA BAJO LA CAPA DE 24 PULGADAS DE FONDO DE LAS EXCAVACIONES.

EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON US\$ _____ INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS TODAS LAS FOSAS SEPTICAS HAN SIDO INSTALADAS EN EL PROCESO DE LA APROBACION FINAL A UN COSTO TOTAL DE US\$ _____ EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODAS LAS FOSAS SEPTICAS Y AH APROBADO LA INSTALACION DE LAS FOSAS SEPTICAS DESDE _____

CERTIFICACION:
 CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO, CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON: _____ POR LOTE.
AGUA: EL SISTEMA/SERVICIO DE AGUA ESTA TOTALMENTE CONSTRUIDO, CON LA INSTALACION DE LOS MEDIDORES DE AGUA. EL GRAN COSTO TOTAL ES DE US\$ _____ LO CUAL EQUIVALE A US\$ _____ POR LOTE.
DRENAJE: SE ESTIMA QUE LAS FOSAS SEPTICAS COSTARAN US\$ _____ A UN COSTO TOTAL DE US\$ _____ PARA TODA LA SUBDIVISION.

COST ESTIMATE
 WATER DISTRIBUTION: \$ _____
 PAVING IMPROVEMENTS: \$ _____
 DRAINAGE IMPROVEMENTS: \$ _____
 SEPTIC TANK (OSSF): \$ _____

Legend:
 B-1 = BORINGS
 □ = SEPTIC TANK
 □ = WATER METER BOX
 — 8" WATER SUPPLY LINE
 — SERVICE LINES
 □ CAJA DE MEDIDOR DE AGUA
 — 8" LINEA DE AGUA
 — LINEAS DE SERVICIOS



NAWSC FIRE HYDRANT
 (NOT TO SCALE)

FILED FOR RECORD IN HIDALGO COUNTY
ARTURO GUAJARDO, JR.
 HIDALGO COUNTY CLERK

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

SHEET NO. 2 FILENAME: F:\DATA\SUBDIVISION\EDINBURG\MGM PLATINUM RANCHES\B-PLAT
OF 3 SHEETS DATE PREPARED: MAY 9, 2013 LG PREPARED BY: LG CHECKED BY: LG APPROVED BY: LG
 DATE REVISION: _____ REVISION BY: _____ CHECKED BY: _____ APPROVED BY: _____

MAP OF TOPOGRAPHY AND DRAINAGE / MAPA DE TOPOGRAFIA Y DRENAJE

MGM PLATINUM RANCHES

A 24.01 ACRE TRACT OF LAND OUT OF LOTS 11, 13 AND 14, R.B. CURRY SURVEY No.2, HIDALGO COUNTY, TEXAS, ACCORDING TO THE 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.

DRAINAGE REPORT FOR: MGM PLATINUM RANCHES
BY ALFONSO QUINTANILLA, P.E.

MGM Grand Ranches Phase IV & V is a 56,214 Acre Tract of land out of Lots 11, 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. This subdivision is located on the South side of Curry Road and 1,243.00 feet East of Alamo Road. The site is currently agriculture. The proposed subdivision will consist of 96 single family lots.

The tract is Zone "X" (Shaded) as per FEMA Flood Insurance Rate Map, Community Panel No. 480334 0325 D, dated on June 6, 2000 and L.O.M.R. May 17, 2001.

The majority of the soil is Sandy Clay Loam and Clay Loam. This soil is well drained. Surface runoff is slow. Permeability is moderate. Plasticity Index has a range of 11-35. See attached Soil Survey of Hidalgo County, Texas tables.

Presently, the site has very minimal runoff. The existing runoff for the proposed subdivision is $Q = 11.72$ cubic feet per second based on a 10-year storm.

After development the runoff will be $Q = 42.28$ cubic feet per second for an increase of $Q = 30.56$ cubic feet per second. Detention will be 196,529.35 cubic feet (4.51 acre feet). The runoff created by this new development will be collected by the proposed type "A" inlets that drain into a proposed storm sewer system consisting of 18-inch and 30-inch pipes that will discharge into an existing Hidalgo County Irrigation District No.1 Drain Ditch located along the South Side of this Subdivision.

THE COUNTY DRAINAGE DITCH FLOWS NORTH THEN EAST. THE DRAINAGE DITCH CARRIES WATER EASTWARD WHERE IT EMBUES INTO LAGUNA MADRE. THE 10 EAR FLOOD IS CONTAINED WITH THE RIGHT-OF-WAY OF THE STREET AND WITHIN THE DRAINAGE SWALES OF THE SUBDIVISION AS SHOWN BELOW. A RESTRICTIVE COVENANT (SET OUT ON SHEET 1 UNDER PLAT NOTES AND RESTRICTIONS) PROHIBITS THE CONSTRUCTION OF RESIDENTIAL HOUSING IN ANY AREA OF THE SUBDIVISION THAT IS IN A FLOODPLAIN UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968. AS FURTHER NOTED ON SHEET 1, THE FINISHED FLOOR ELEVATION OF EACH HOUSE IS REQUIRED TO BE AT LEAST 18 INCHES ABOVE THE TOP OF THE AVERAGE HEIGHT OF THE CURB IN FRONT OF THE LOT. THESE MEASURES PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS, AVOID CONCENTRATING RUNOFF ONTO OTHER LOTS, AND COORDINATE INDIVIDUAL LOT DRAINAGE WITH THE GENERAL STORM DRAINAGE PATTERN FOR THE AREA. THE MAP BELOW ILLUSTRATES THE FLOW PATTERNS OF THE RUNOFF.

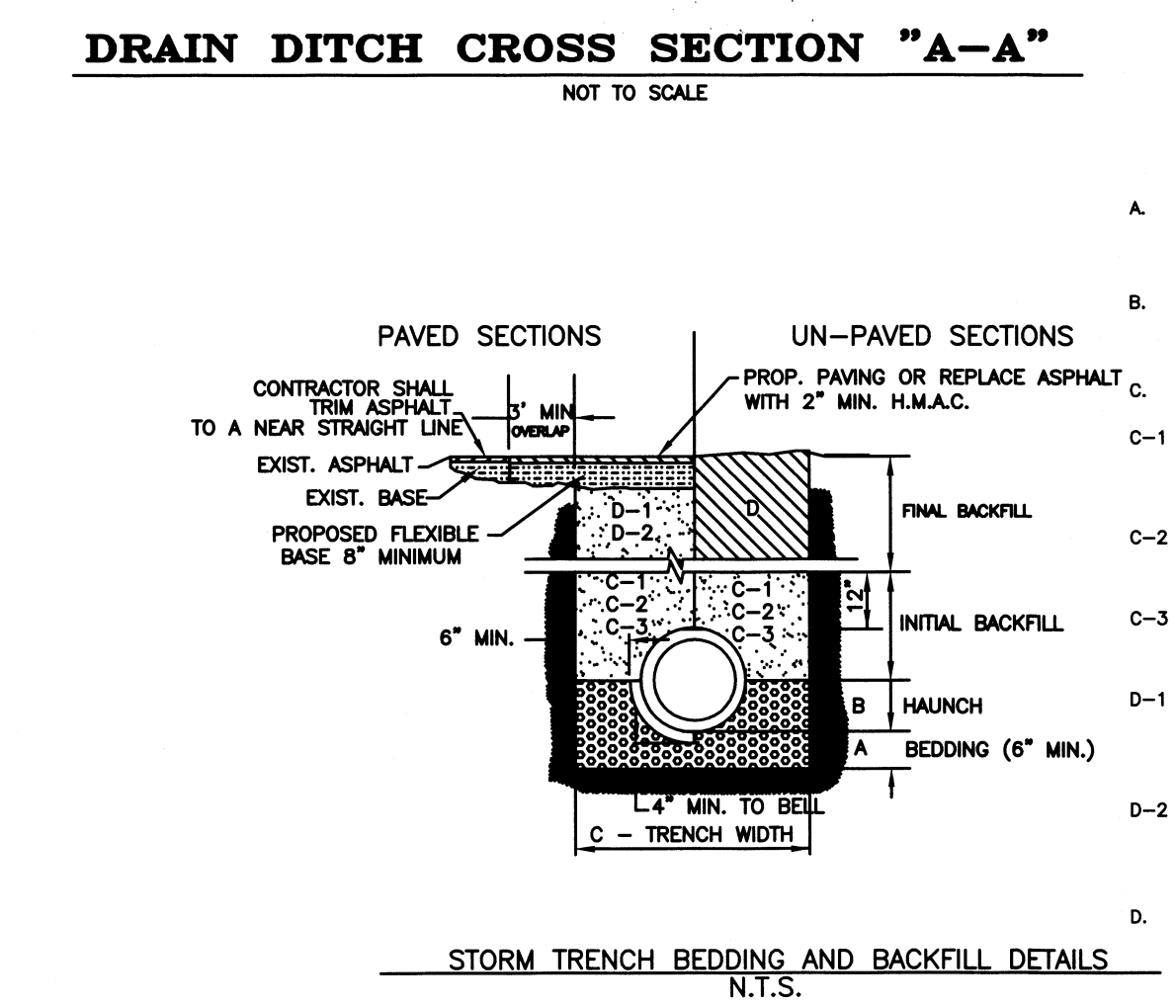
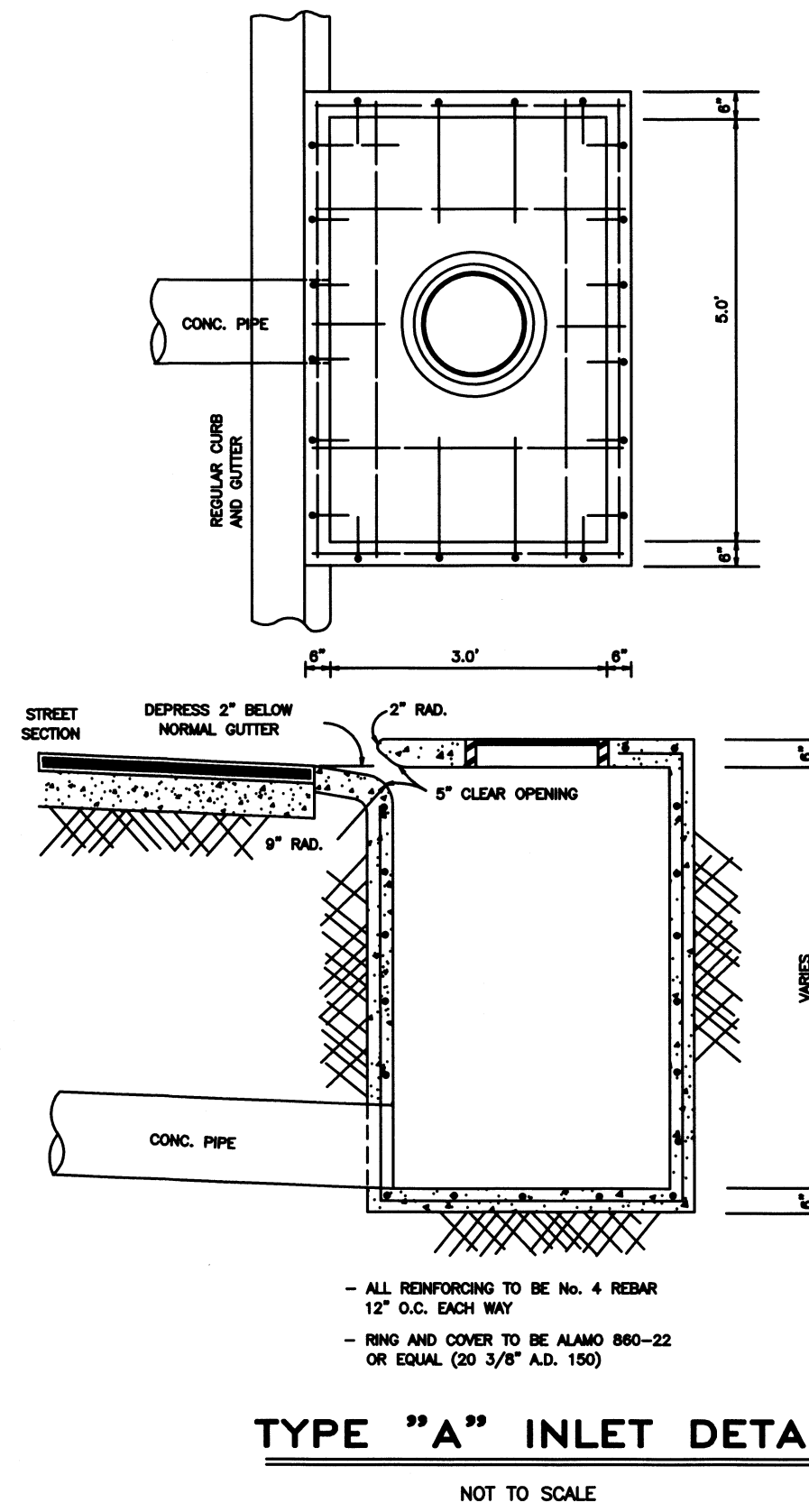
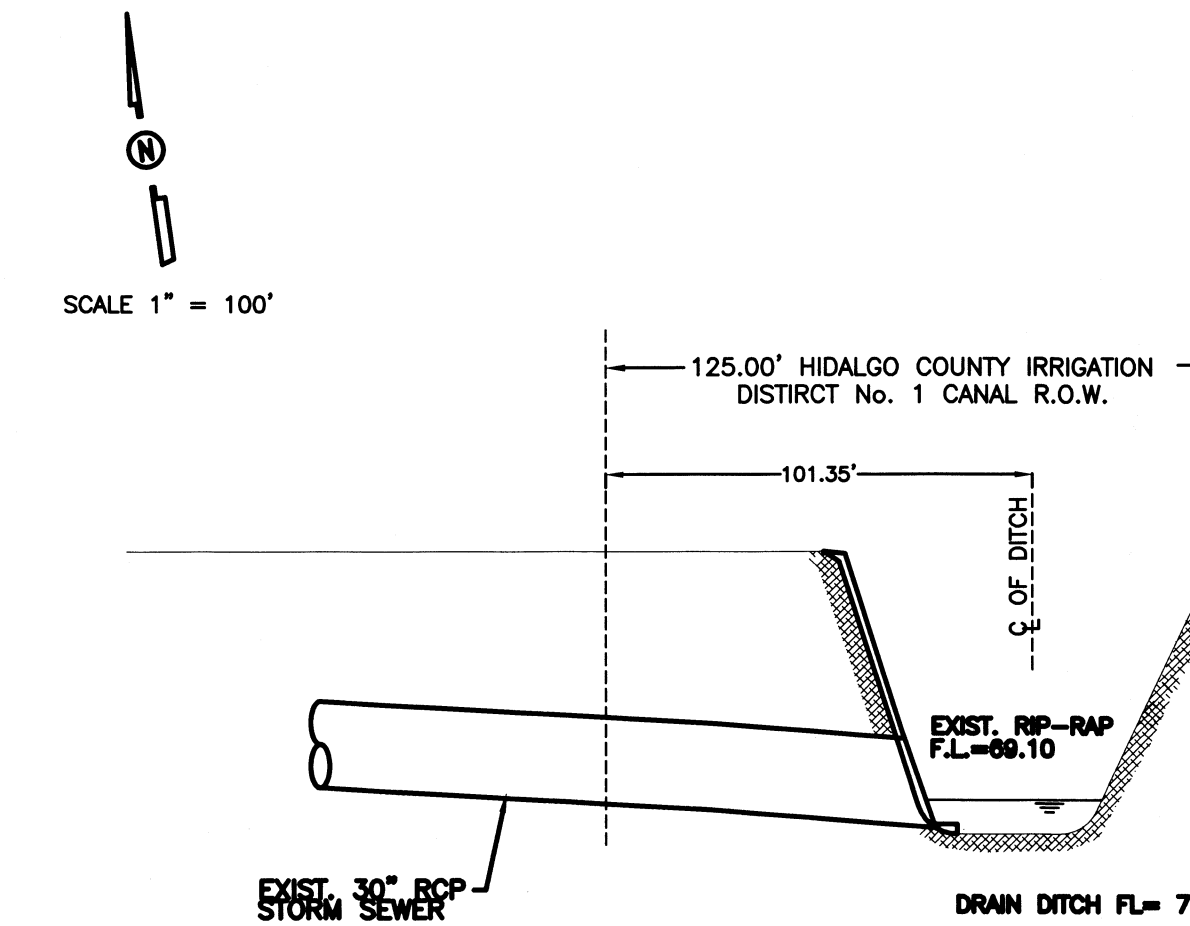
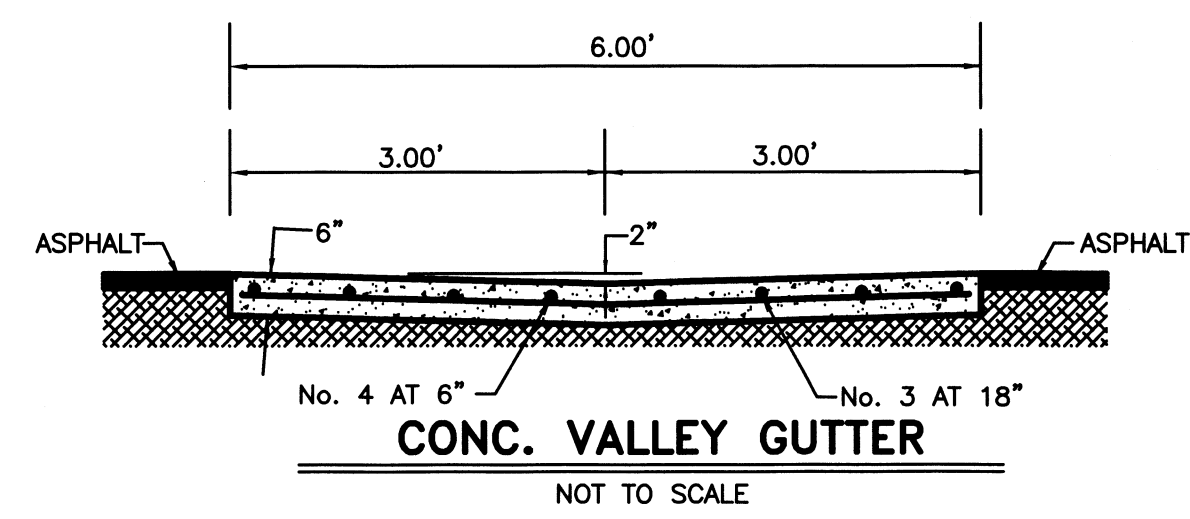
PHASE IV-A & IV-B = 112,588.17 cubic feet (2.585 ACRE FEET)
MGM PLATINUM RANCHES = 83,941.18 cubic feet (1.927 ACRE FEET)
TOTAL = 196,529.35 cubic feet (4.51 ACRE FEET)

CERTIFICATION:

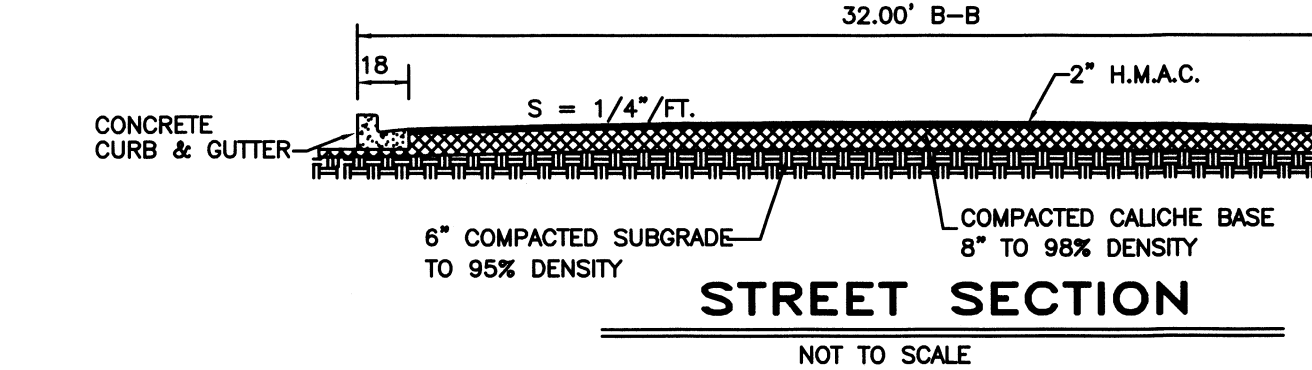
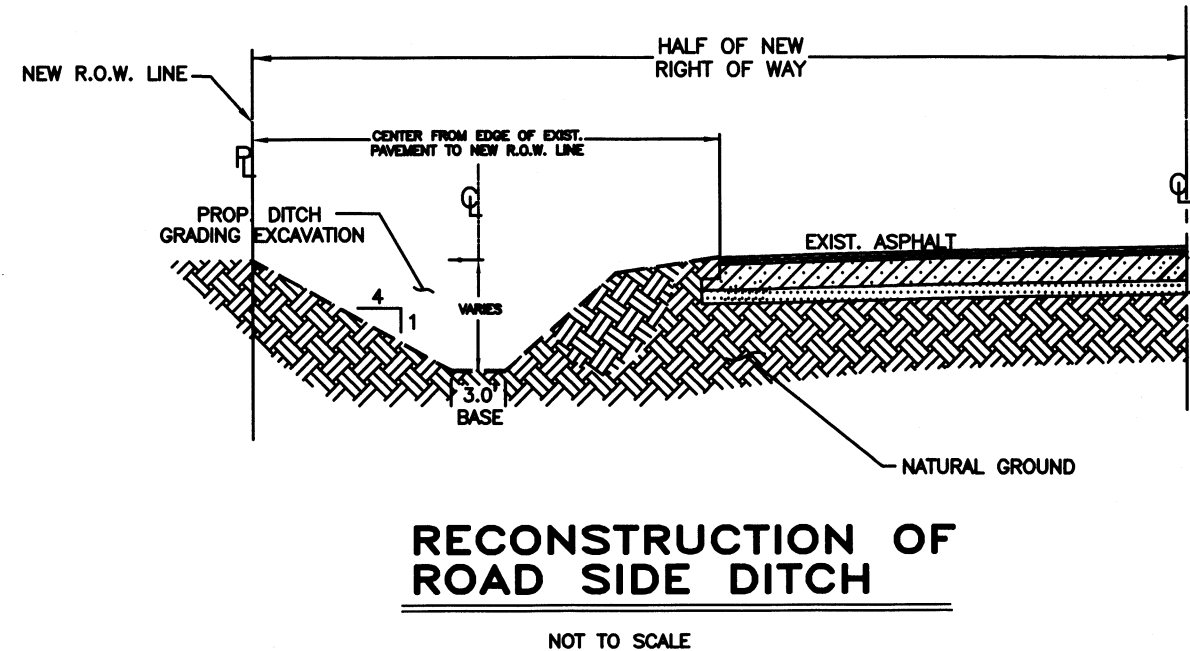
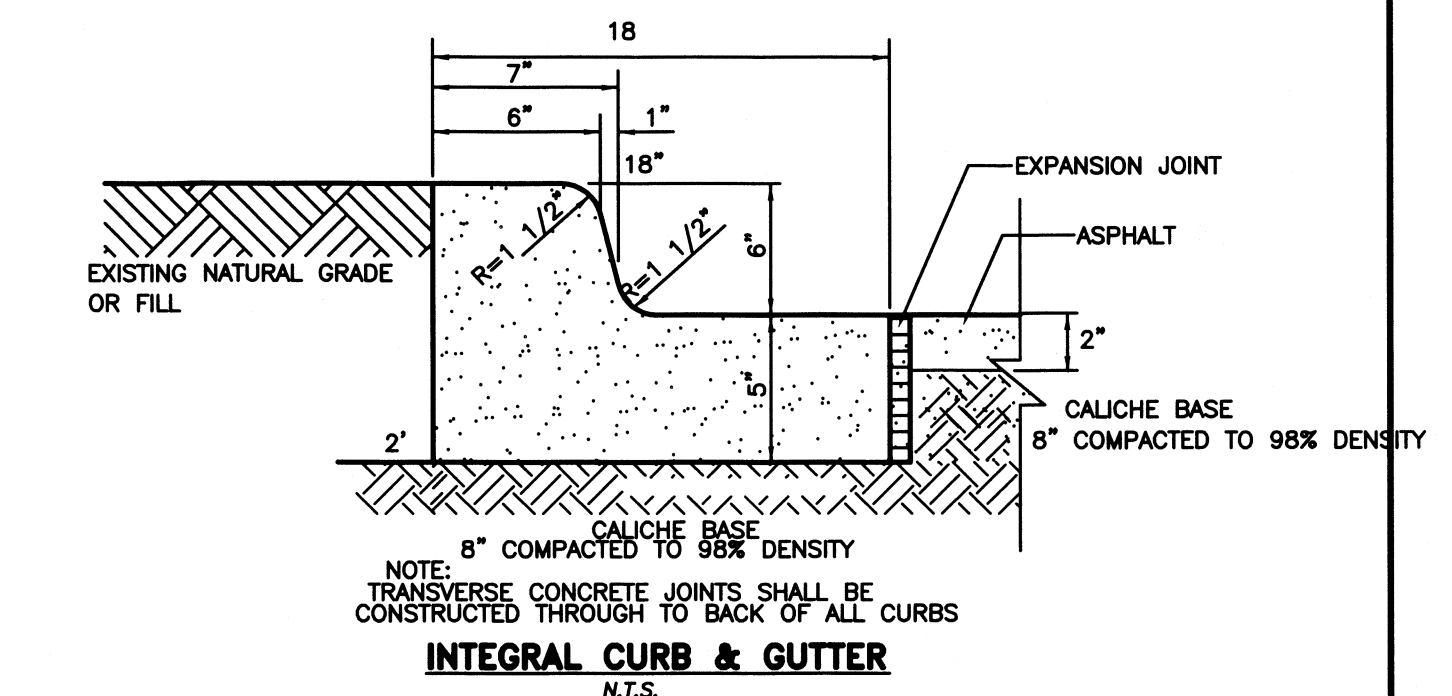
BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100-YEAR FLOODPLAIN FOR ZONE "B" [AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. (MEDIUM SHADING)] AS DESCRIBED PANEL NUMBER 480334 0425 C DATED NOVEMBER 16, 1982.



Alfonso Quintanilla, P.E.
ALFONSO QUINTANILLA
P.E. No. 95534
DATE: 11-14-14



- A. BEDDING FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SAND GRAVEL MIX BEDDED BEFORE PIPE IS LAID UP TO FLOW OF PIPE (MIN. THICKNESS = 6") - FIT RUN GRAVEL 3/4" MAX. SIZE.
 - B. HAUNCH FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 90% SPD, 8" LIFTS, MECHANICAL COMPACTION.
 - C. TRENCH WIDTH - SHALL BE (BELL O.D. X 1.5 = 12").
 - C-1 INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON CITY STREETS, PARKING AREA, DRIVEWAYS, COUNTY ROAD & UNPAVED AREAS - SHALL BE SOL. TYPE A1, A2, A3, (ASHSTO M145) COMPACTED TO 90% SPD, 8" LIFTS, MECHANICAL COMPACTION.
 - C-2 INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON STATE MAINTAINED ROADWAYS - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED AS PER ASTM D-4253 AND ASTM D-698.
 - C-3 INITIAL BACKFILL FOR HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON CITY STREETS, PARKING AREA, DRIVEWAYS, COUNTY ROAD & UNPAVED AREAS - SHALL BE SOL. TYPE A1, A2, A3, (ASHSTO M145) COMPACTED TO 90% SPD, 8" LIFTS, MECHANICAL COMPACTION.
 - D-1 FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON CITY STREETS, PARKING AREA, DRIVEWAYS, COUNTY ROAD & UNPAVED AREAS - SHALL BE SOL. TYPE A1, A2, A3, (ASHSTO M145) COMPACTED TO 90% SPD, 8" LIFTS, MECHANICAL COMPACTION.
 - D-2 FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON STATE MAINTAINED ROADWAYS - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED AS PER ASTM D-4253 AND ASTM D-698.
 - D. FINAL BACKFILL - COMPACTED TO 90% STANDARD PROCTOR DENSITY (12" LIFT, MECHANICAL COMPACTION). FOUNDATION PREPARATION (WELLPONTS, GRAVEL OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENT, AND COMPACTED TO 90% STANDARD PROCTOR DENSITY (USE RELATIVE DENSITY TEST PER ASTM D-4253 & ASTM D-698). THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 6". STRUCTURE BACKFILL MATERIAL SHALL BE SAND, APPROVED SITE SOIL, OR OTHER APPROVED SUBSTITUTE.
- NOTE: MAXIMUM COVER SHALL BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.



COST ESTIMATE

WATER DISTRIBUTION:	\$
DRAINAGE IMPROVEMENTS:	\$
PAVING IMPROVEMENTS:	\$
SEPTIC TANK (OSSF):	\$

REVISION NOTES

No.	Revised	Date	By	Approved
1-3		11-12-14	H.C.	

FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

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

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SURVEYING REGISTRATION NUMBER 100411-00

