



Anthony Uresti
Director of Planning

HIDALGO COUNTY PLANNING DEPARTMENT

2818 S. BUSINESS HWY 281
EDINBURG TEXAS 78539
Tel. 956-318-2840

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 10-29-2024

PROPOSED GWIN RANCHES, PRECINCT No. 1

ENGINEER BENAVIDES ENGINEERING LLC DEVELOPER: GARCO LTD

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 13 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: 3

LOCATION DESCRIPTION: NORTHEAST CORNER OF BENITO RAMIREZ AND GWIN ROAD

SUBDIVISION LIES WITHIN THE: REMOVED FROM EDINBURG ETJ

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 10-9-2024 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION AND SURFACE RUNOFF WILL DRAIN INTO GWIN AND BENITO RAMIREZ ROAD.

ROAD R.O.W. DEDICATION: 10.00 FEET ONTO BENITO RAMIREZ

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 10-7-2024 BY, PCT. 1 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 10-03-2024, BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: O.S.S.F.

WATER SERVICE PROVIDER: NAWSC LINE SIZE: 8" LOCATION: GWIN ROAD AND BENITO RAMIREZ.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 10-04-2024: BY ENVIRONMENTAL COMPLIANCE COORDINATOR

LARGE CONSTRUCTION

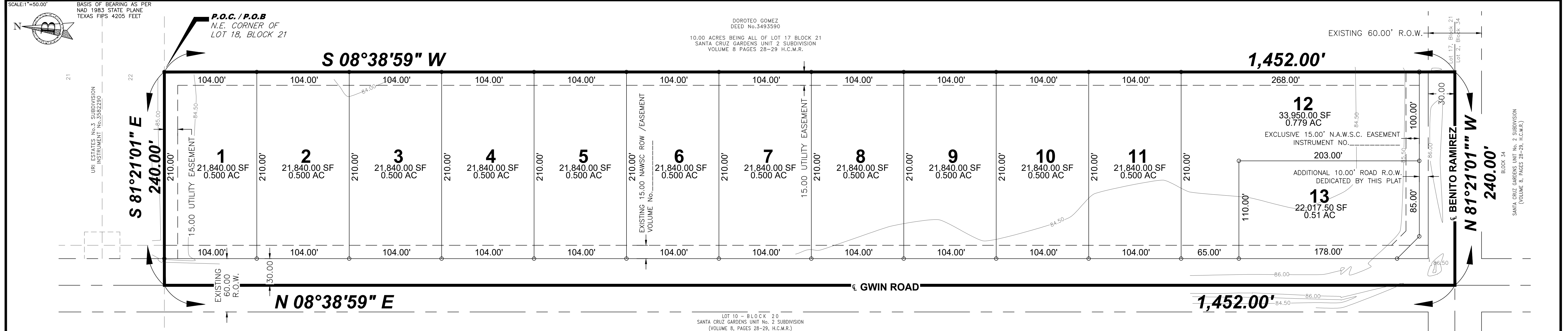
The applicant has submitted the required NOI as per Part II, Section E of the TPDES General Permit for Construction Activities (TXR150000) along with a copy of the Erosion Control Plan for the proposed Project.

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: N/A

STAFF RECOMMENDS: **Preliminary Approval** *subject to comments and future recommendations by planning, Other departments.*

Final Approval *subject to recommendations other departments*

* 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.



GWIN RANCHES SUBDIVISION

A 8.00-ACRE BEING ALL OF LOT 18, BLOCK 21, SANTA CRUZ GARDEN UNIT NO. 2 SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGES 28-29, MAP RECORDS, HIDALGO COUNTY, TEXAS,

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

RICHARD A. GARZA, PRESIDENT OF GARCO MANAGEMENT L.L.C. AS OWNER OF THE 8.00 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED GWIN RANCHES SUBDIVISION HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE OF STREETS, 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 LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

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

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RICHARD A. GARZA, PRESIDENT OF GARCO MANAGEMENT, L.L.C. KNOWN TO ME TO BE THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS COUNTY OF HIDALGO

HIDALGO COUNTY DRAINAGE DISTRICT No. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEX. WATER CODE § 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

RAUL SESIN, P.E., C.F.M.
 GENERAL MANAGER

APPROVED BY IRRIGATION DISTRICT

THIS PLAT APPROVED BY SANTA CRUZ WATER CONTROL AND IMPROVEMENT DISTRICT NO. 15 ON THIS _____ DAY OF _____ 2024 SUBJECT TO THE FOLLOWING:

1. NO BUILDINGS ALLOWED ON TOP OF AN IRRIGATION LINE;
2. FIFTEEN FOOT (15') EASEMENT ON EACH SIDE OF IRRIGATION LINE OR CANAL;
3. ALL LOTS SUBJECT TO RULES, REGULATION, RIGHTS-OF-WAY AND EASEMENTS OF DISTRICT; AND
4. IF SUBDIVISION IS NOT EXCLUDED FROM DISTRICT AND IRRIGATION TO INDIVIDUAL LOTS IS DESIRED, EASEMENTS FOR NECESSARY IRRIGATION FACILITIES TO SUCH LOTS FROM THE CLOSEST DISTRICT DELIVERY POINT SHALL BE PROVIDED. THE LOT OWNER BEING RESPONSIBLE TO INSTALL NECESSARY FACILITIES.

SECRETARY _____ GENERAL MANAGER _____

STATE OF TEXAS COUNTY OF HIDALGO

UNDER LOCAL GOVERNMENT CODE § 232.028(c) WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE GWIN RANCHES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THE _____ DAY OF _____ 20____

HIDALGO COUNTY JUDGE _____ DATE _____
 ATTEST: HIDALGO COUNTY CLERK _____ DATE _____

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

INDEX TO SHEETS OF GWIN RANCHES SUBDIVISION

SHEET 1 HEADINGS, INDEX, LOCATION MAP, AND ETC.; PRINCIPAL CONTACTS; PLAT WITH LOT, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY JUDGE CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. NO. 1 CERTIFICATION; AND UNITED IRRIGATION DIST. REVISION NOTES.

SHEET 2 WATER DISTRIBUTION DESIGN; TYPICAL WATER SERVICE CONNECTION; REVISION NOTES; ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; TYPICAL WATER SERVICE CONNECTION DETAILS.

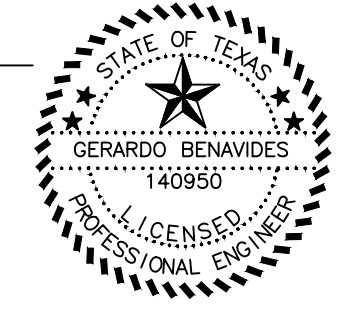
STATE OF TEXAS COUNTY OF HIDALGO

I, GERARDO BENAVIDES, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS _____ DAY OF _____ 20____

PRELIMINARY

GERARDO BENAVIDES, P.E., CFM
 LICENSED PROFESSIONAL ENGINEER NO.140950



STATE OF TEXAS COUNTY OF HIDALGO

I, HOMERO LUIS GUTIERREZ, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION OF THIS SUBDIVISION WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

DATED THIS _____ DAY OF _____ 20____

PRELIMINARY

HOMERO LUIS GUTIERREZ
 REGISTERED PROFESSIONAL LAND SURVEYOR
 NO.2791 STATE OF TEXAS



METES AND BOUNDS

A 8.00-ACRE TRACT OF LAND, MORE OR LESS, BEING ALL OF LOT 18, BLOCK 21, SANTA CRUZ GARDEN UNIT NO. 2 SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGES 28-29, MAP RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES, LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF INGLE ROAD AND GWIN ROAD, IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE POINT OF COMMENCEMENT (P.O.C.) BEING A COTTON PICKER SPINDLE FOUND AT THE INTERSECTION POINT OF THE APPARENT EXISTING 30-FOOT RIGHT-OF-WAY CENTERLINE OF SAID INGLE ROAD AND EXISTING 60-FOOT RIGHT-OF-WAY CENTERLINE OF SAID GWIN ROAD FOR THE APPARENT NORTHWEST CORNER OF SAID LOT 1 AND OF SAID 17,600-ACRE TRACT, AND ALSO BEING THE POINT OF BEGINNING (P.O.B.) OF SAID 17,600-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 81 DEGREES 21 MINUTES 25 SECONDS EAST, WITH THE SAID INGLE ROAD EXISTING 30-FOOT RIGHT-OF-WAY CENTERLINE, AND WITH THE APPARENT NORTH LOT LINE OF SAID LOT 1 AND OF SAID 17,600-ACRE TRACT, A DISTANCE OF 240.00 FEET PAST THE APPARENT COMMON LOT LINE OF SAID LOT 1 AND LOT 2, CONTINUING WITH THE APPARENT NORTH LOT LINE OF SAID LOT 2 AND OF SAID 17,600-ACRE TRACT FOR A TOTAL DISTANCE OF 528.00 FEET TO A POINT FOR THE APPARENT NORTHWEST CORNER OF A 22.4-ACRE TRACT OF LAND VESTED IN LEONARD C. AND ELAINE M. BRECHLER (DOCUMENT NO. 355912, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHEAST CORNER OF SAID 17,600-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 08 DEGREES 38 MINUTES 35 SECONDS WEST, PARALLEL TO AND 12.00 FEET TO THE WEST OF THE APPARENT EAST LOT LINE OF SAID LOT 2, AND WITH THE APPARENT WEST LOT LINE OF SAID 22.4-ACRE TRACT VESTED IN LEONARD C. AND ELAINE M. BRECHLER, AND THE EAST LOT LINE OF SAID 17,600-ACRE TRACT, A DISTANCE OF 30.00 FEET PAST A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 ON THE APPARENT EXISTING SOUTH RIGHT-OF-WAY LINE OF SAID INGLE ROAD, CONTINUING FOR A TOTAL DISTANCE OF 1,452.00 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 ON THE APPARENT SOUTH LOT LINE OF SAID LOT 2, BEARING SOUTH 81 DEGREES 21 MINUTES 25 SECONDS EAST A DISTANCE OF 4.88 FEET FROM A NO. 4 REBAR FOUND, FOR THE APPARENT SOUTHWEST CORNER OF SAID 22.4-ACRE TRACT VESTED IN LEONARD C. AND ELAINE M. BRECHLER, AND THE SOUTHEAST CORNER OF SAID 17,600-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 81 DEGREES 21 MINUTES 25 SECONDS WEST, WITH THE SAID SOUTH LOT LINE OF LOT 2 AND OF SAID 17,600-ACRE TRACT, A DISTANCE OF 288.00 FEET PAST THE SAID COMMON LOT LINE OF LOT 1 AND LOT 2, CONTINUING WITH THE APPARENT SOUTH LOT LINE OF SAID LOT 1 AND OF SAID 17,600-ACRE TRACT FOR ANOTHER DISTANCE OF 210.00 FEET PAST A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 ON THE APPARENT EXISTING EAST RIGHT-OF-WAY LINE OF SAID GWIN ROAD, BEARING SOUTH 81 DEGREES 21 MINUTES 25 SECONDS EAST A DISTANCE OF 4.89 FEET FROM A NO. 4 REBAR FOUND, CONTINUING WITH THE SOUTH LOT LINE OF SAID LOT 1 AND OF SAID 17,600-ACRE TRACT FOR A TOTAL DISTANCE OF 528.00 FEET TO A POINT ON THE SAID GWIN ROAD EXISTING 60-FOOT RIGHT-OF-WAY CENTERLINE FOR THE APPARENT SOUTHWEST CORNER OF SAID LOT 1 AND OF SAID 17,600-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 08 DEGREES 38 MINUTES 35 SECONDS EAST, WITH THE SAID GWIN ROAD EXISTING 60-FOOT RIGHT-OF-WAY CENTERLINE, AND THE APPARENT WEST LOT LINE OF SAID LOT 1 AND OF SAID 17,600-ACRE TRACT, A DISTANCE OF 1,452.00 FEET TO THE SAID COTTON PICKER SPINDLE FOUND AT THE NORTHWEST CORNER OF SAID 17,600-ACRE TRACT OF LAND HEREIN DESCRIBED, AND ALSO BEING THE POINT OF BEGINNING (P.O.B.), CONTAINING A GROSS OF 17,600 ACRES OF LAND, OF WHICH 1,343 ACRES LIES IN EXISTING ROAD RIGHT-OF-WAY EASEMENT AND 0.049-OF AN ACRE LIES IN EXISTING NORTH ALAMO WATER SUPPLY CORPORATION RIGHT-OF-WAY EASEMENT, FOR A NET OF 16,208 ACRES OF LAND, MORE OR LESS.

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, owners of the property shown on this plat, their successors, assigns, and transferees (hereinafter called "Grantor" whether one or more persons are named), in consideration of one dollar (\$1.00) and other good and valuable consideration paid by North Alamo Water Supply Corporation, (hereinafter called "Grantee"), the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, transfer, and convey to said Grantee, its successors, and assigns, an exclusive perpetual easement with the right to erect, construct, install and use by 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 for 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 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 grants 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. This 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 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____

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

GENERAL SUBDIVISION PLAT NOTES

1. MINIMUM FINISH FLOOR ELEVATION SHALL BE AT 18" ABOVE THE TOP OF THE STREET CROWN WHEN MEASURED AT THE CENTER FRONT OF ALL THE LOTS OR 87.00 WHICH EVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
2. THIS SUBDIVISION IS LOCATED IN: ZONE "X" (SHADED) ARE DEFINED AS AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREA PROTECTED BY LEVES FROM 100-YEAR FLOOD.

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).

3. SETBACKS:
 FRONT:..... 30.00 FEET FRONTING GWIN ROAD
 FRONT:..... 40.00 FEET FRONTING BENITO RAMIREZ ROAD
 REAR:..... 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
 SIDE:..... 10.00 FEET OR EASEMENT WHICHEVER IS GREATER
 CORNER SIDE:..... 20.00 FEET OR EASEMENT WHICHEVER IS GREATER

4. NO MORE THAN ONE SINGLE-FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHAL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.

5. BENCHMARK NOTE: THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.

B.M. No.1 - ELEV.=85.31 FOUND CAP LOCATED ON THE THE N.E. CORNER OF LOT 18, BLOCK 21, NAVD 88 DATUM. COORDINATES: E=1107598.0510 N=1661860.6900

6. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 15,142 CUBIC-FEET (0.348 ACRE-FEET) OF STORM WATER RUNOFF DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET No.3 FOR STORM SEWER IMPROVEMENTS.)

7. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF 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.

8. 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.

9. 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 OCCUPYING AN EASEMENT.

10. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE.

11. AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR COMMERCIAL USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.

12. 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 SEWAGE 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

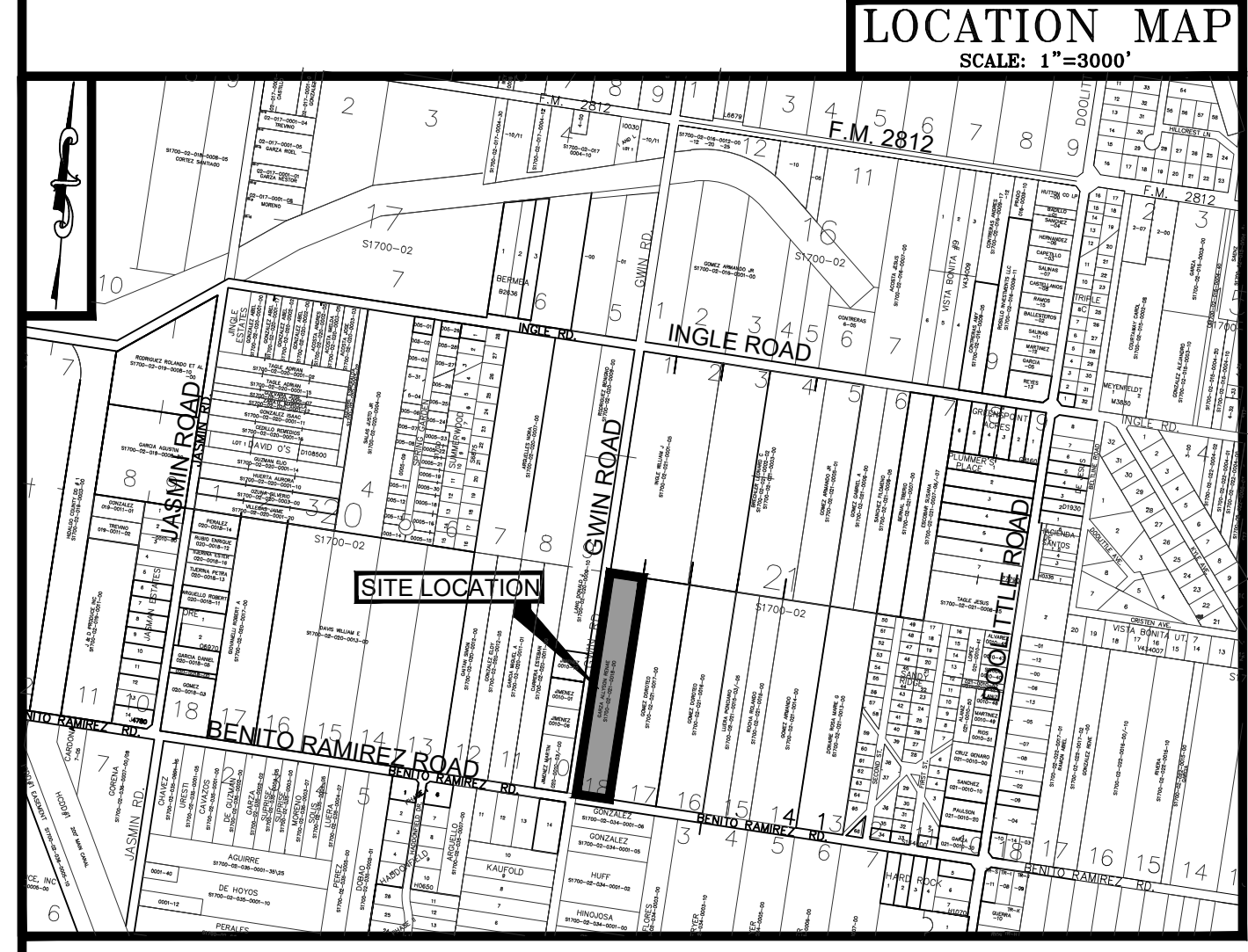
D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCEPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAIN FIELD SYSTEM.

E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.

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

13. GARCO LTD, THE OWNER & SUBDIVIDER OF GWIN ESTATES SUBDIVISION, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO.2 OF THIS PLAT.

14. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETERMINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT. DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.



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

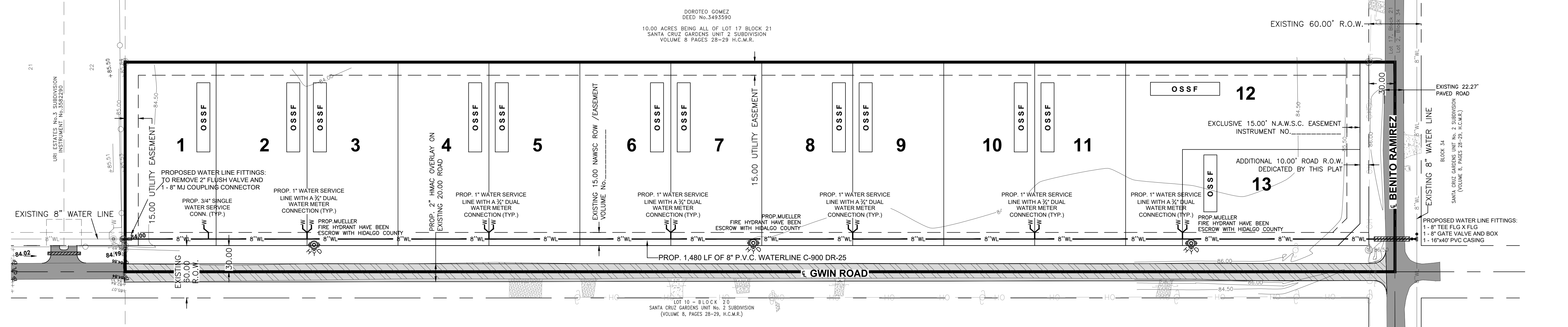
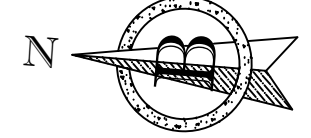
GWIN RANCHES SUBDIVISION IS LOCATED ON THE NORTH EAST CORNER OF GWIN ROAD AND BENITO RAMIREZ ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG ACCORDING TO THE OFFICIAL MAP IN THE OFFICES OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 78,000 - 2020 CENSUS) AND HIDALGO COUNTY PLANNING DEPARTMENT. THIS SUBDIVISION HAS BEEN REMOVED FROM THE 2 MILE ETJ OF THE CITY OF EDINBURG. THE SUBDIVISION NOW LIES IN THE COUNTY RURAL AREA. PRECINCT. NO. 4.

Name	Address	City & Zip	Phone
OWNER: RICHARD A. GARZA	3910 W. FREDDY GONZALEZ DR.	EDINBURG, TEXAS 78573	(956) 310-8373
ENGINEER: GERARDO BENAVIDES, P.E., CFM	P.O. BOX 832	ALAMO, TEXAS 78516	(956) 310-8373
SURVEYOR: HOMERO L. GUTIERREZ, R.P.L.S.	2800 SAN DIEGO	MISSION, TEXAS 78572	(956) 583-5479

BENAVIDES
 ENGINEERING

TEXAS REGISTRATION F-22855
 P.O. Box 832 Alamo, TX 78516
 jerry@benavideseng.com
 956-310-8373

BASIS OF BEARING AS PER NAD 1983 STATE PLANE TEXAS FIPS 4205 FEET



FINAL WATER AND SEWER ENGINEERING REPORT

WATER SUPPLY DESCRIPTION, COST, AND OPERABILITY DATE. GWIN RANCHES SUBDIVISION HAS BEEN PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.).

SEWAGE FACILITIES DESCRIPTION, COST AND OPERABILITY DATES. SEWAGE FROM GWIN RANCHES SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES (OSSF) CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAIN FIELD ON EACH LOT.

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A SANDY LOAM SOIL FOR THE AREA.

THE COST OF THE INSTALLATION OF THE SEPTIC SYSTEM ON AN INDIVIDUAL LOT WAS \$80,000.00 INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE.

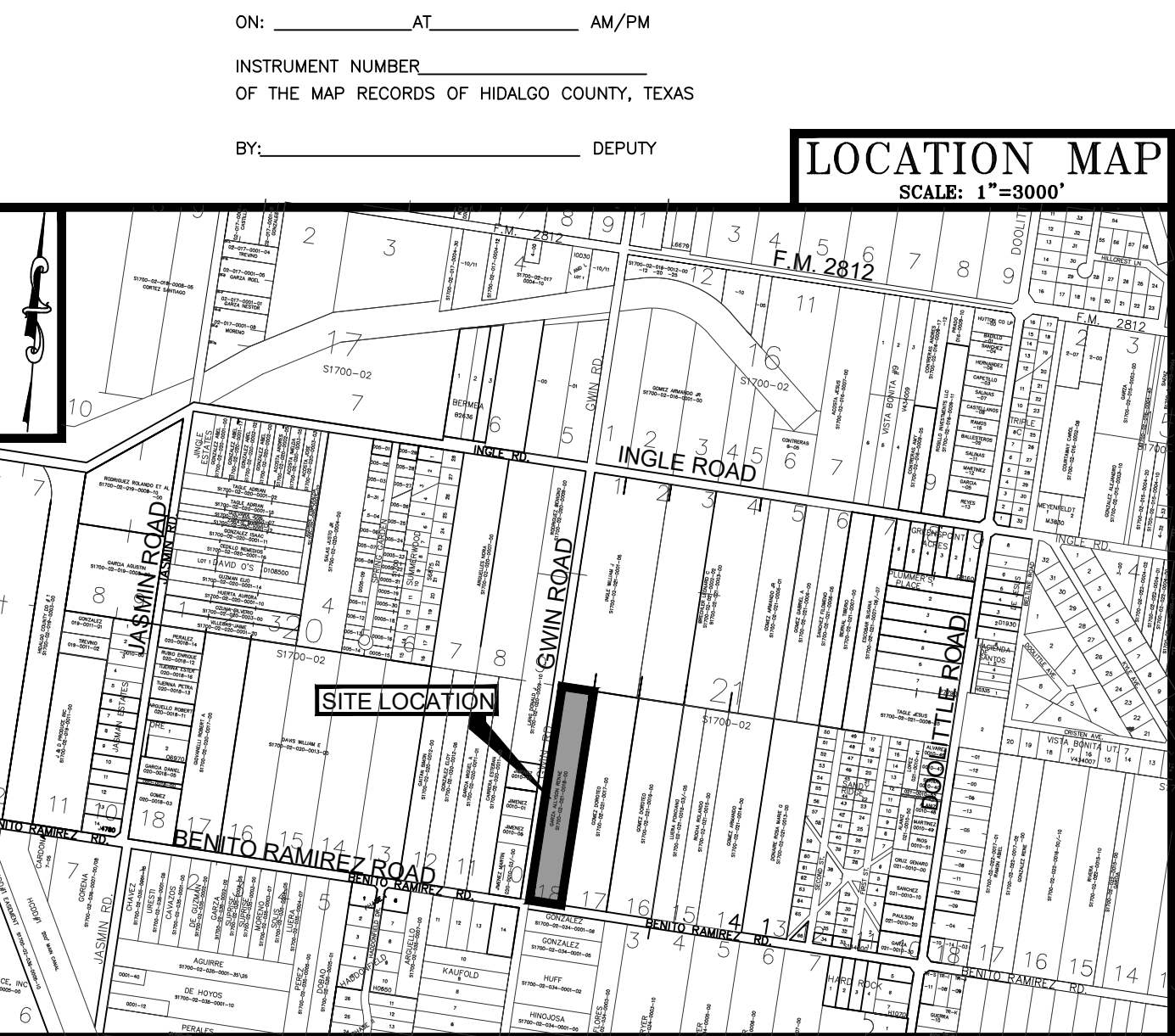
ENGINEER CERTIFICATION. BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE.

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$ WHICH EQUALS TO \$ PER LOT.

SEWAGE FACILITIES - SEPTIC SYSTEM HAS BEEN INSTALLED AT A TOTAL COST OF \$80,000.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$800,000.00 FOR THE ENTIRE SUBDIVISION.

GERARDO BENAVIDES, P.E. REGISTER NO. 140950. DATE: [] AM/PM. INSTRUMENT NUMBER: [] OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS.

FILED FOR RECORD IN HIDALGO COUNTY CLERK ARTHURO GILJARD, JR. HIDALGO COUNTY, TEXAS.



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY.

GWIN RANCHES SUBDIVISION IS LOCATED ON THE NORTH EAST CORNER OF GWIN ROAD AND BENITO RAMIREZ ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG.

PROVISIÓN DE AGUA- DESCRIPCIÓN, GASTOS Y FECHAS DE INICIO

GWIN RANCHES SUBDIVISION HA SIDO PROVEIDA DE AGUA POTABLE POR NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). EL DUEÑO Y N.A.W.S.C. HAN HECHO UN CONTRATO EN CUAL N.A.W.S.C. HA PROMETIDO PROPORCIONAR SUFICIENTE AGUA A LA SUBDIVISION DURANTE AL MENOS 30 AÑOS Y N.A.W.S.C. HA PROPORCIONADO LA DOCUMENTACION PARA ESTABLECER SUFICIENTEMENTE LA CANTIDAD Y LA CALIDAD DE LOS ABASTECIMIENTOS DE AGUA DISPONIBLES PARA SERVIR EL DESARROLLO LLENO DE ESTA SUBDIVISION.

LA DISTRIBUCION DE AGUA PARA UAI ESTATES SUBDIVISION CONSISTE EN SEIS (6) LINEAS DE 1" DIAMETRO DE SERVICIO DUAL Y UN (1) SERVICIOS SENCILLOS CUALES TERMINAN EN LAS CAJA DEL MEDIDOR CON CANDADOS DE CADA SOLAR.

DRENAJE- DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR.

CADA LOTE EN LA SUBDIVISION MIDE MEDIO ACRE. SE HICIERON 4 EXCAVACIONES DE EVALUACION DE SUELO EN LUGARES OPUESTOS EN LA SUBDIVISION (EXCAVACIONES) ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICANTEMENTE UNIFORME.

EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON \$80,000.00 DOLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA.

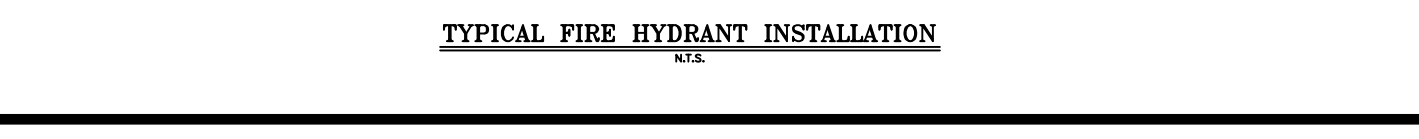
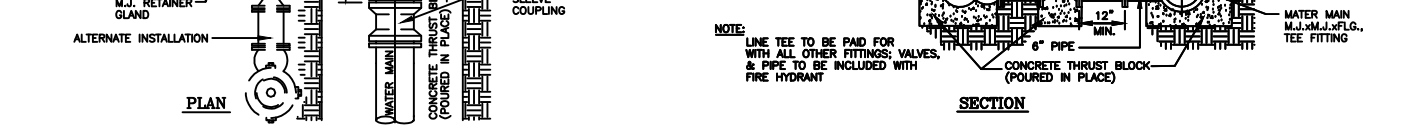
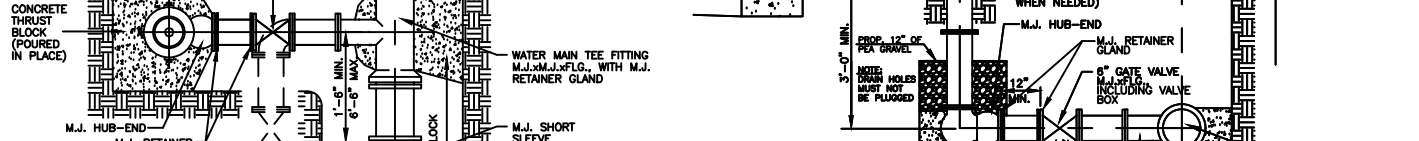
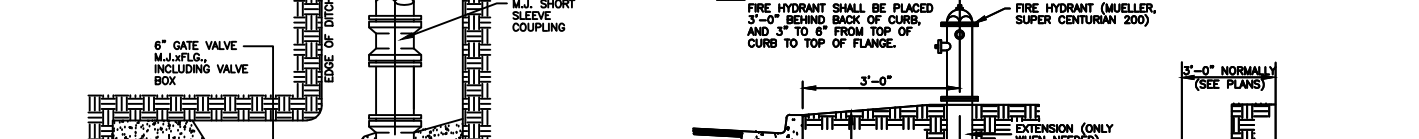
CERTIFICACION. CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS).

AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIMO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$ PER LOTE.

DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$80,000.00 POR SISTEMA A UN COSTO TOTAL DE \$800,000.00 TODA LA SUBDIVISION.

GERARDO BENAVIDES, P.E. REGISTER NO. 140950. DATE: [] AM/PM.

FILED FOR RECORD IN HIDALGO COUNTY CLERK ARTHURO GILJARD, JR. HIDALGO COUNTY, TEXAS.



SUBDIVIDER CERTIFICATION.

1.-BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (QUATER 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.

1.-I RICHARD A GARZA, PRESIDENT OF GARCO MANAGEMENT, L.L.C. SUBDIVIDER OF GWIN RANCHES SUBDIVISION HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE WITH HIDALGO COUNTY HEALTH DEPARTMENT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY AND QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE REQUIRED BY STATE AND COUNTY REGULATIONS.

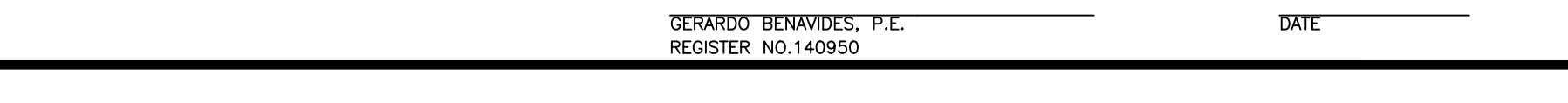
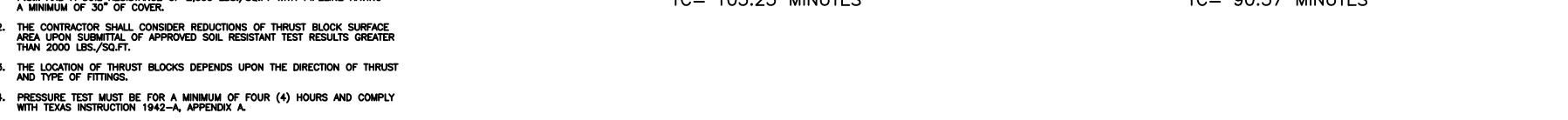
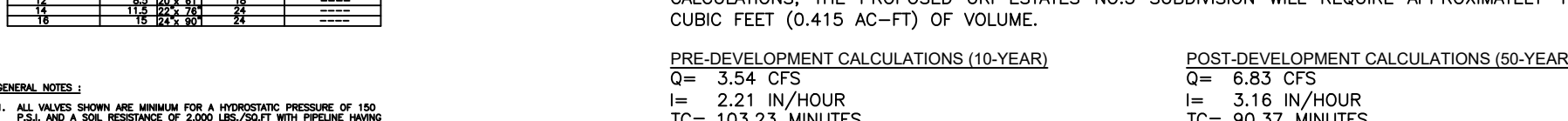
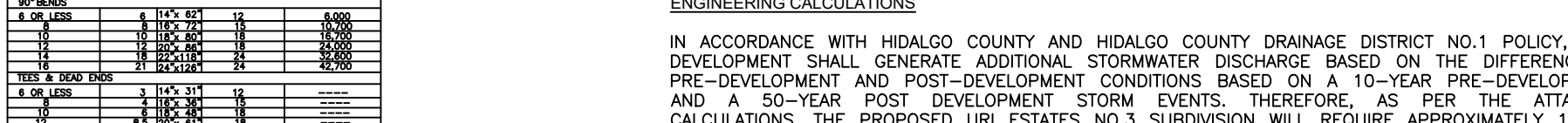
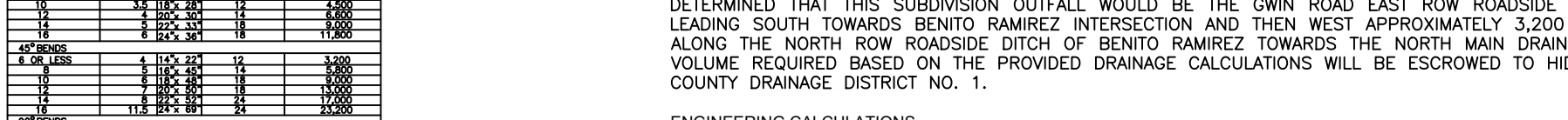
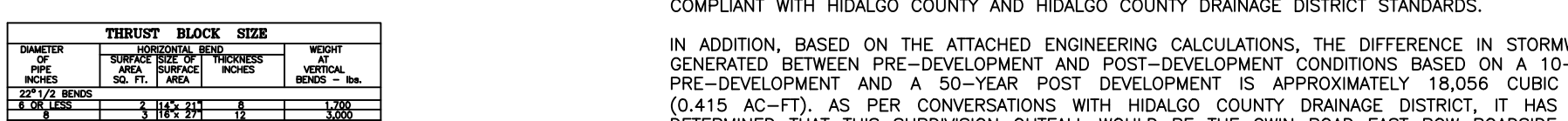
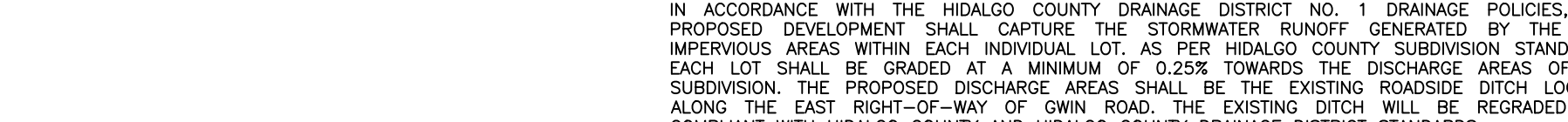
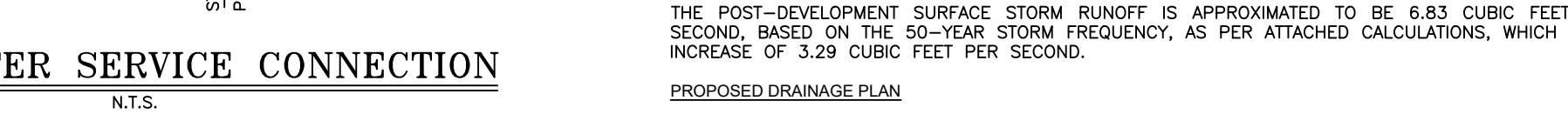
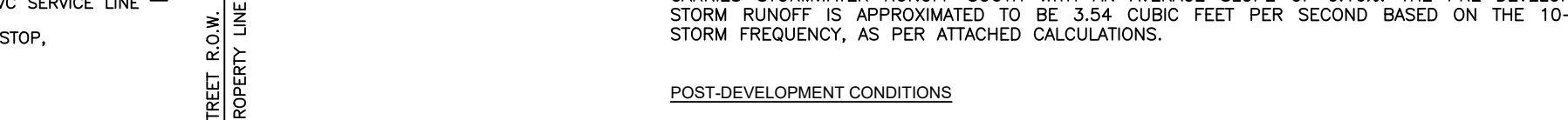
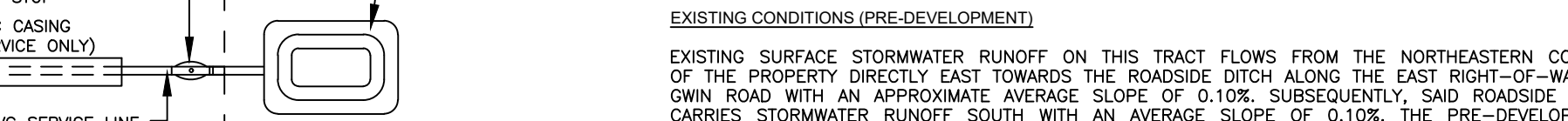
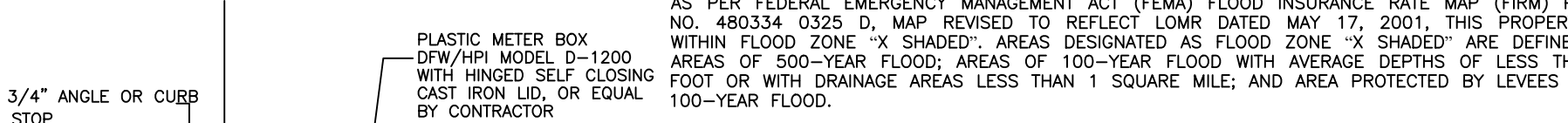
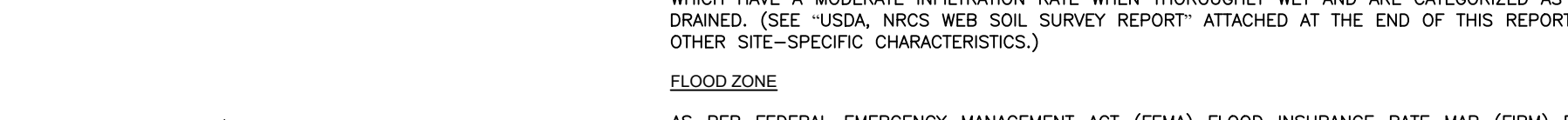
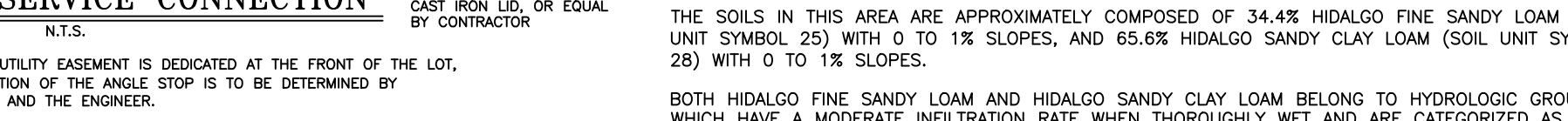
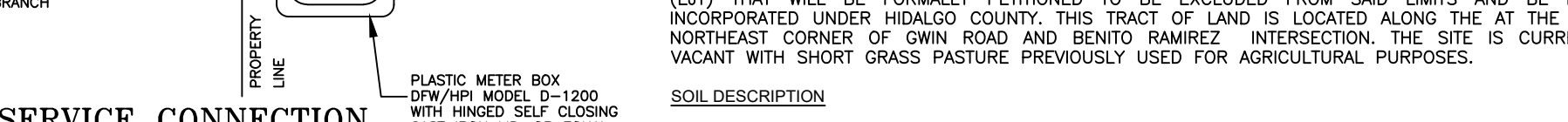
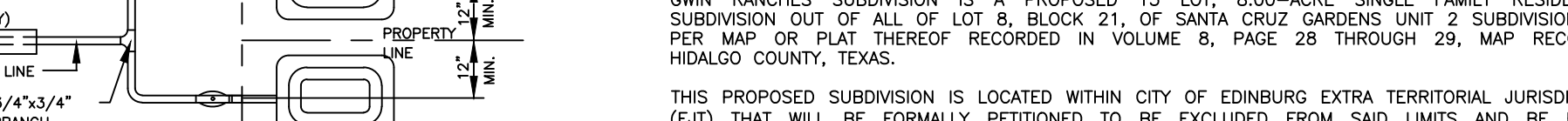
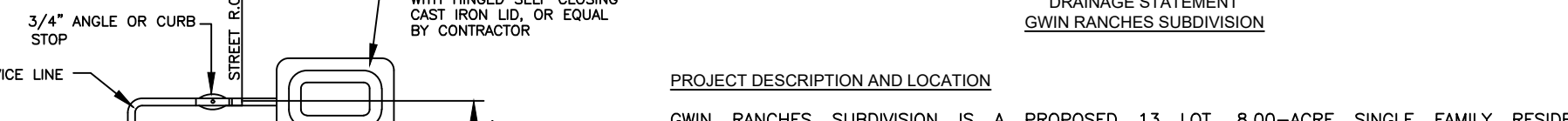
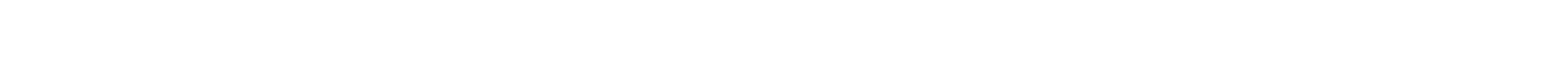
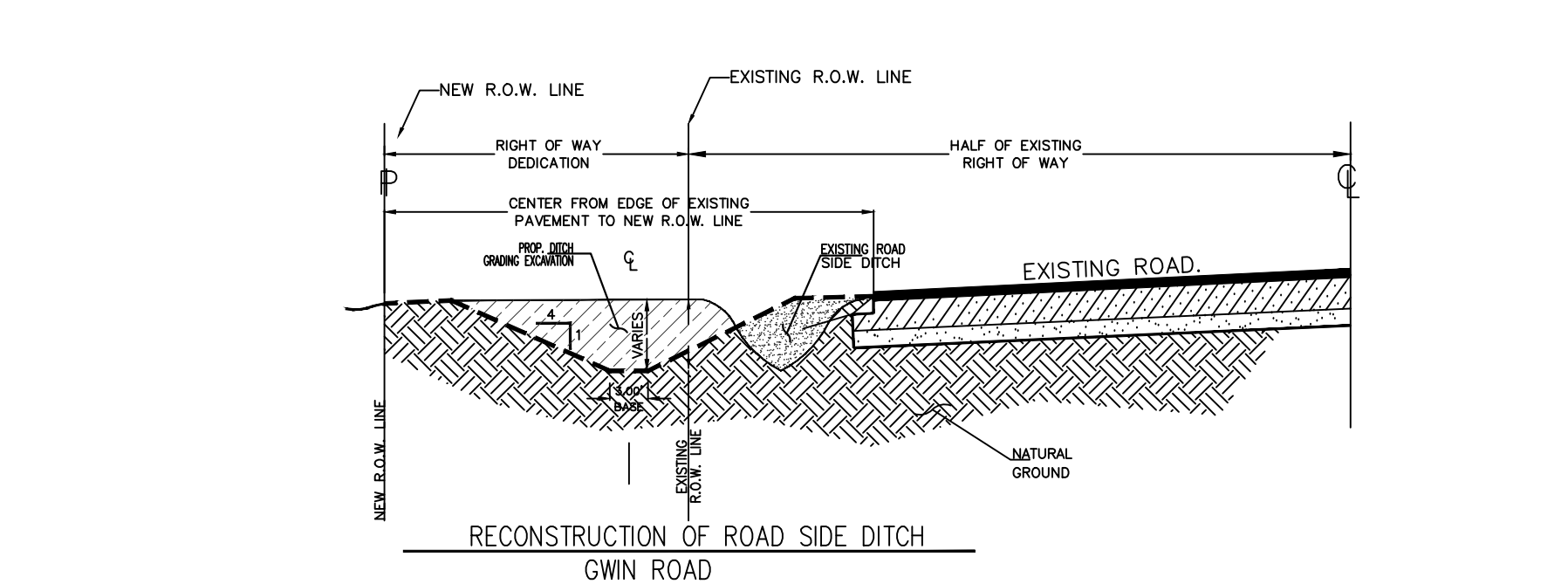
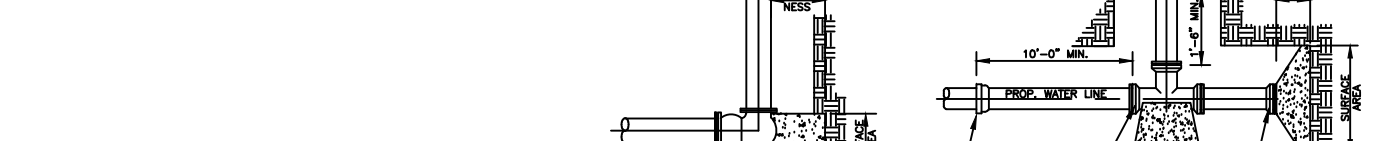
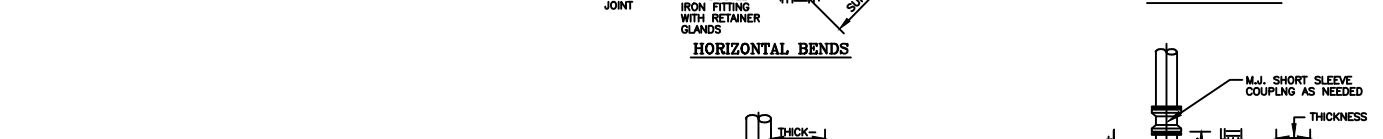
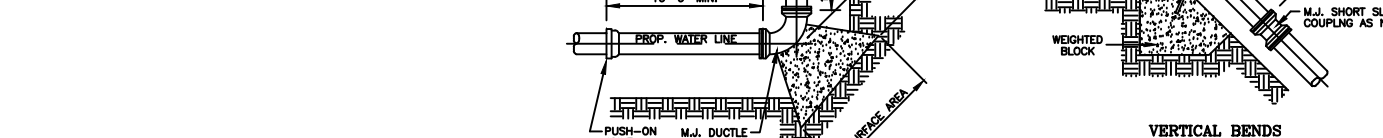
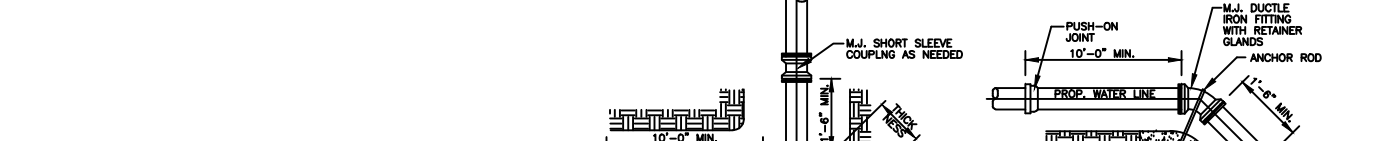
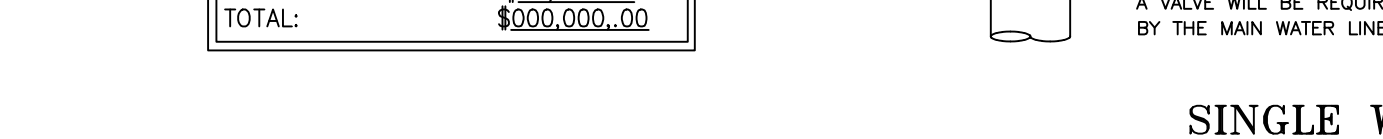
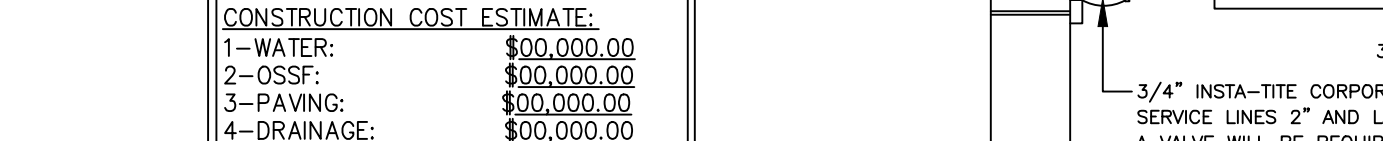
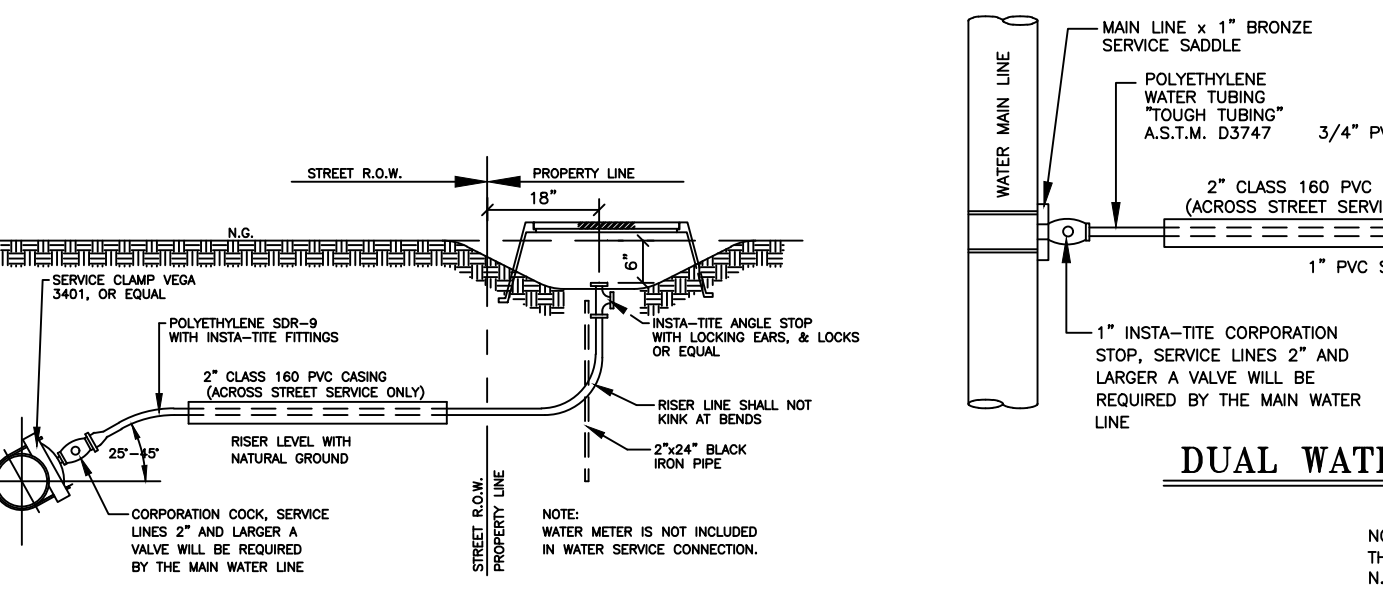
GARCO, LTD. BY: GARCO MANAGEMENT, L.L.C. DATE: [] BY: RICHARD A. GARZA, PRESIDENT 3910 W. FREDDY GONZALEZ EDINBURG, TEXAS 78539

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RICHARD A. GARZA, PRESIDENT OF GARCO MANAGEMENT, L.L.C. KNOWN TO ME TO BE THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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

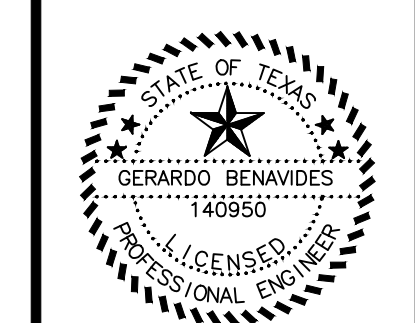
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



GERARDO BENAVIDES, P.E. REGISTER NO. 140950. DATE: []

GWIN RANCHES SUBDIVISION 8.00 ACRES BEING ALL OFF LOT 1 AND THE WEST 288 FEET OF LOT 2, BLOCK 21, SANTA CRUZ GARDEN UNIT NO.2 SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 8, PAGE 28 AND 29 MAP RECORDS OF HIDALGO COUNTY, TEXAS.

Table with columns: BY, DESCRIPTION, DATE, REVISION.



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY GERARDO BENAVIDES, P.E. 140950, 09-19-2024

PROPOSED GASF AND WATER CONSTRUCTION PLANS ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE LAW.

PROJECT DESCRIPTION AND LOCATION: GWIN RANCHES SUBDIVISION IS A PROPOSED 13 LOT, 8.00-ACRE SINGLE FAMILY RESIDENTIAL SUBDIVISION OUT OF ALL OF LOT 8, BLOCK 21, OF SANTA CRUZ GARDENS UNIT 2 SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 28 THROUGH 29, MAP RECORDS, HIDALGO COUNTY, TEXAS.