



HIDALGO COUNTY PLANNING DEPARTMENT

Anthony Uresti,
Director of Planning

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

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 7-07-2026

PROPOSED EAST MGM RANCHES SUBDIVISION, PRECINCT No. 4.

ENGINEER: BENAVIDES ENGINEERING LLC DEVELOPER: HOMAR GARZA

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 10 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: 1

LOCATION DESCRIPTION: NORTHWEST CORNER OF TOWER ROAD AND CURRY ROAD.

SUBDIVISION LIES WITHIN THE: RURAL AREA OF THE COUNTY.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 10-03-25 PROPERTY LIES WITHIN FLOOD ZONE "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION AND SURFACE RUNOFF WILL DRAIN INTO TOWER AND CURRY ROADSIDE DITCH.

SEWER SYSTEM: OSSF'S HAVE BEEN INSTALLED.

WATER SERVICE PROVIDER: NAWSC LINE SIZE: 8" LOCATION: CURRY ROAD

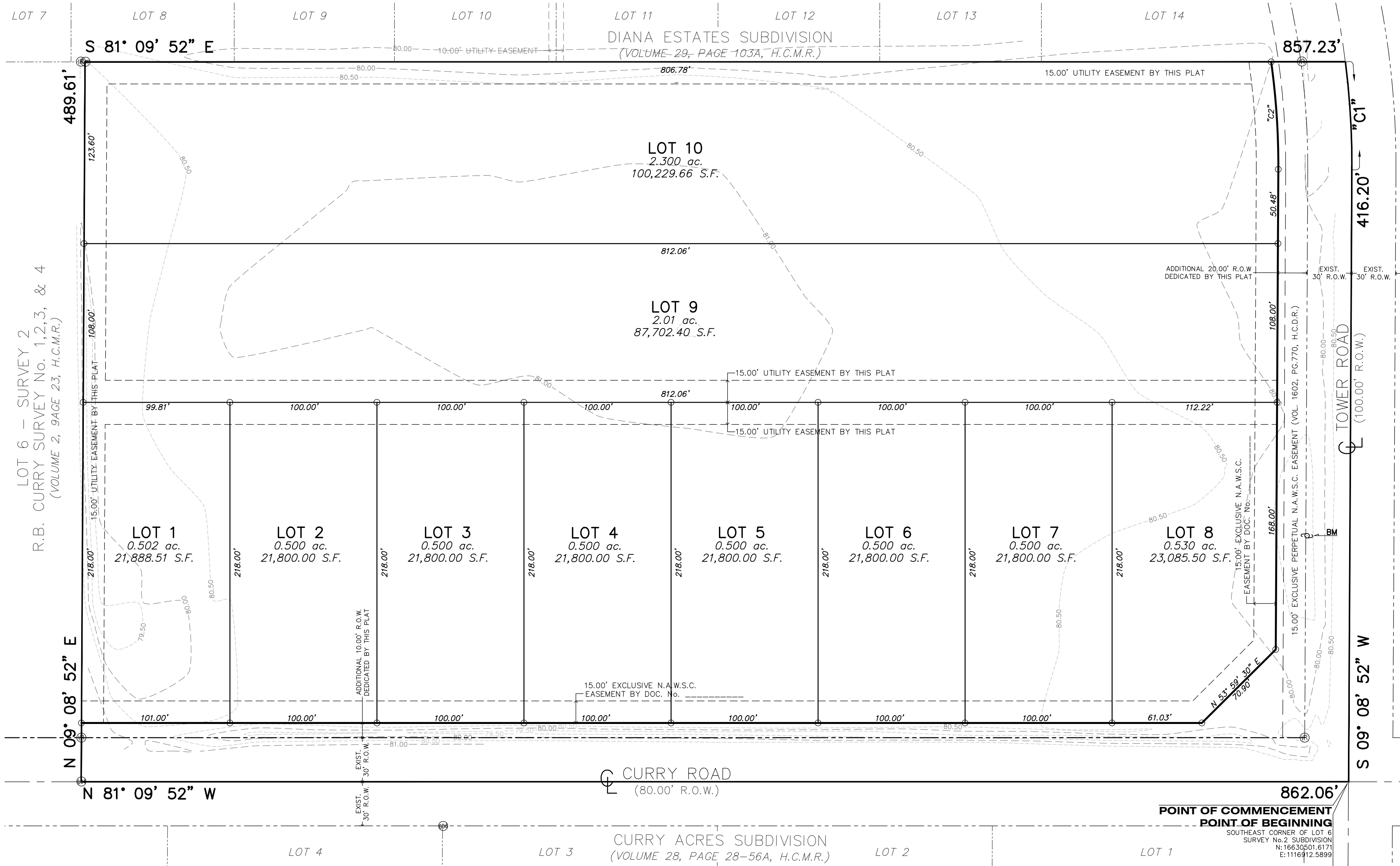
REQUEST FOR FINAL APPROVAL WITH: **CASH DEPOSIT:** Amount: **\$3,500.00** For: (1 FIRE HYDRANT)

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

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.

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Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	73.60	560.00	7.53	N5° 22' 53"E	73.54
C2	73.36	510.00	8.24	N5° 01' 31"E	73.30

METES AND BOUNDS

BEING A 9.69 ACRE (10-ACRE RECORDED) TRACT OF LAND, MORE OR LESS, OUT OF THE SOUTH 14.28 ACRES OF LOT 6, SURVEY 2, R.B. CURRY SURVEY 1.2,3 & 4, AS RECORDED IN VOLUME 2, PAGE 23, MAP RECORDS, HIDALGO COUNTY, TEXAS, LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF CURRY ROAD AND TOWER ROAD, SAID 9.69 ACRE (10-ACRE RECORDED) TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, AT A POINT IN THE INTERSECTING CENTER LINES OF SAID CURRY ROAD (HAVING 60.00 FEET R.O.W.) AND TOWER ROAD (HAVING 60.00 FEET R.O.W.), FOR THE SOUTHEAST CORNER OF SAID LOT 6, SURVEY 2, R.B. CURRY SURVEY 1.2,3, AND 4, AND THE POINT OF BEGINNING OF SAID 9.69 ACRE (10-ACRE RECORDED) TRACT HEREIN DESCRIBED;

THENCE, NORTH 81 DEGREE 09 MINUTES 52 SECONDS WEST, ALONG SOUTH LINE OF SAID LOT 6, SURVEY 2, R.B. CURRY SURVEY 1.2,3, & 4, AND THE CENTERLINE OF SAID CURRY ROAD, A DISTANCE OF 862.06 FEET TO A 60D NAIL FOUND, FOR THE SOUTHEAST CORNER OF A 2.00-ACRE TRACT VESTED IN RENE CAMARILLO AS RECORDED IN DOCUMENT NO.1899585, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS FOR THE SOUTHWEST CORNER OF SAID 9.69 ACRE (10-ACRE RECORDED) TRACT HEREIN DESCRIBED;

THENCE, NORTH 09 DEGREES 08 MINUTES 52 SECONDS EAST, PARALLEL TO THE EAST LINE OF SAID LOT 6, SURVEY 2, R.B. CURRY SURVEY 1.2,3, & 4, AND ALONG THE EAST LINE OF SAID 2.00 ACRE TRACT VESTED IN RENE CAMARILLO, A DISTANCE OF 30.00 FEET TO A No.4 REBAR FOUND AT THE NORTH RIGHT-OF-WAY LINE OF SAID CURRY ROAD, CONTINUING FOR A TOTAL DISTANCE OF 489.61 FEET TO A No.4 REBAR FOUND WITH PLASTIC CAP STAMPED 5000, ON THE WEST RIGHT-OF-WAY OF SAID TOWER ROAD, CONTINUING FOR A TOTAL DISTANCE OF 857.23 FEET TO A POINT ON A CURVE TO THE RIGHT BEING ALL THE EAST LINE OF SAID LOT 6, SURVEY 2, R.B. CURRY SURVEY 1.2,3, & 4, AND THE CENTERLINE OF SAID TOWER ROAD, FOR THE SOUTHEAST CORNER OF SAID DIANA ESTATES SUBDIVISION, AND THE NORTHEAST CORNER OF 9.69 ACRE (10-ACRE RECORDED) TRACT HEREIN DESCRIBED;

THENCE, SOUTH 81 DEGREES 09 MINUTES 52 SECONDS EAST, PARALLEL TO THE SOUTH LINE OF SAID LOT 6, SURVEY 2, R.B. CURRY SURVEY 1.2,3, & 4, AND ALONG THE SOUTH LINE OF SAID DIANA ESTATES SUBDIVISION, A DISTANCE OF 827.47 FEET TO A No.4 REBAR FOUND WITH PLASTIC CAP STAMPED 5000, ON THE WEST RIGHT-OF-WAY OF SAID TOWER ROAD, CONTINUING FOR A TOTAL DISTANCE OF 857.23 FEET TO A POINT ON A CURVE TO THE RIGHT BEING ALL THE EAST LINE OF SAID LOT 6, SURVEY 2, R.B. CURRY SURVEY 1.2,3, & 4, AND THE CENTERLINE OF SAID TOWER ROAD, FOR THE SOUTHEAST CORNER OF SAID DIANA ESTATES SUBDIVISION, AND THE NORTHEAST CORNER OF SAID 9.69 ACRE (10-ACRE RECORDED) TRACT HEREIN DESCRIBED;

THENCE, ALONG SAID CURVE TO THE RIGHT AND CENTER LINE OF SAID TOWER ROAD IN A SOUTHWESTERLY DIRECTION, HAVING A RADIUS OF 560.00 FEET, WITH A CENTRAL ANGLE OF 07 DEGREES 31 MINUTES 47 SECONDS, A TANGENT OF 36.85 FEET, A CHORD BEARING SOUTH 05 DEGREE 22 MINUTES 58 SECONDS WEST, A CHORD DISTANCE OF 73.54 FEET AND AN ARC LENGTH OF 73.60 FEET, TO THE POINT OF BEGINNING OF SAID 9.69 ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 09 DEGREES 08 MINUTES 52 SECONDS WEST, WITH THE EAST LINE OF SAID LOT 6, SURVEY 2, R.B. CURRY SURVEY 1.2,3, & 4, AND THE CENTERLINE OF SAID TOWER ROAD, A DISTANCE OF 416.20 FEET TO THE POINT OF BEGINNING, CONTAINING 9.69 ACRE (10-ACRE RECORDED) TRACT, OF WHICH 0.91 ACRES LIES WITHIN EXISTING ROAD RIGHT-OF-WAY, LEAVING A NET OF 8.78 ACRES OF LAND, MORE OR LESS.

ALL BEARINGS AND DISTANCES ARE BASED ON THE TEXAS COORDINATE SYSTEM (NAD83) TEXAS STATE PLANES, SOUTH ZONE, US SURVEY FEET GRID.

GENERAL SUBDIVISION PLAT NOTES

- FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "X" (SHADED)
COMMUNITY PANEL NO. 480334 0325 D
REVISED TO REFLECT LOMR DATED : MAY 17, 2001
FLOOD ZONE "X" (SHADED) ARE AREAS OF 500-YEAR FLOODPLAIN; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN ONE (1) FOOT OR WITH DRAINAGE AREAS LESS THAN ONE (1) SQUARE MILE; AND AREAS PROTECTED BY LEVEES 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).

- SETBACKS:
FRONT (TOWER ROAD) 50.00 FEET
FRONT (CURRY ROAD) 50.00 FEET
REAR 15.00 FEET OR EASEMENT, WHICHEVER IS GREATER
SIDE 6.00 FEET OR EASEMENT, WHICHEVER IS GREATER
CORNER SIDE (LOT 8) 20.00 FEET OR EASEMENT, WHICHEVER IS GREATER

- MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE 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 OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.

- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
-> B.M. NO. 1- ELEV. 82.22 SET NAIL ON POWER POLE ALONG WEST RIGHT OF TOWER ROAD, APPROXIMATELY 165.00 FEET NORTH OF CENTERLINE OF CURRY ROAD AND 29.00 FEET WEST OF CENTERLINE OF TOWER ROAD.
COORDINATE: N - 16630871.7900; E - 1116910.0350

- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF **20,579 CUBIC-FEET (0.42 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.)

- 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.

- EACH PURCHASE CONTRACT MADE BY 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.
- 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 HAS 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 OCCUPANCY A LOT.
F. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION
G. A SPECIAL DESIGN IS REQUIRED FOR ALL OSSF SYSTEMS LOCATED WITHIN A DESIGNATED FLOOD ZONE. THE DESIGN SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS:
ANCHORING OF SEPTIC TANK(S)
BACK FLOW VALVES
SEPTIC TANK COVER SHALL BE ABLE TO SEAL.

- GABRIEL HOMAR GARZA, THE OWNER & SUBDIVIDER OF **EAST MGM RANCHES 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.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING 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.
- 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. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4
- AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR SCHOOLS, COMMERCIAL AND INDUSTRIAL 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.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING 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.
- THE PURCHASER OF EACH LOT SHALL BE RESPONSIBLE TO INSTALLED DRIVEWAY CULVERT REINFORCED CONCRETE PIPE OF ON LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH.

OWNERS DEDICATION

GABRIEL HOMAR GARZA AS OWNER OF THE 9.69 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED EAST MGM 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:
- THE WATER 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; AND
 - 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.

GABRIEL HOMAR GARZA
2026 CANTON ROAD
EDINBURG, TEXAS 78524

NOTARY PUBLIC STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED GABRIEL HOMAR GARZA, KNOWN TO ME TO BE THE DAY(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
MY COMMISSION EXPIRES _____

STATE OF TEXAS
COUNTY OF HIDALGO

THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No.1 ON THIS DAY OF _____, 2025.

NO IMPROVEMENTS OF ANY KIND INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT RIGHTS-OF-WAY OR EASEMENTS.

GENERAL MANAGER _____ ATTEST: SECRETARY _____

STATE OF TEXAS
COUNTY OF HIDALGO

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE EAST MGM 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 _____

STATE OF TEXAS
COUNTY OF HIDALGO

I, OSCAR HERNANDEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION OF THE EAST MGM RANCHES SUBDIVISION WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

DATED THIS THE ____ DAY OF _____, 20____.

OSCAR HERNANDEZ, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 5005 STATE OF TEXAS



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 THE ____ DAY OF _____, 20____.

GERARDO BENAVIDES, P.E.
LICENSED PROFESSIONAL ENGINEER
No. 140950 STATE OF TEXAS



NORTH ALAMO WATER SUPPLY COMPANY-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 TRANSFERREES (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 LAY 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 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, GRANTEE 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 HEREBY GRANTED SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTEE BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN, THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS, AND THE GRANTEE 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 GRANTEE EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 20____.

GABRIEL HOMAR GARZA
2026 CANTON ROAD
EDINBURG, TEXAS 78524

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 _____ DATE _____

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF EAST MGM RANCHES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON THE ____ DAY OF _____, 20____.

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____

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

ON: _____ AT _____ AM / PM

INSTRUMENT NUMBER _____
OF MAP RECORDS OF HIDALGO COUNTY TEXAS

BY: DEPUTY _____ DATE _____

BENAVIDES ENGINEERING

TEXAS REGISTRATION # 22895
P.O. BOX 832, ALAMO TX 78516
jerry@benavideseng.com
956.310.8373

DATE PREPARED 03/18/2025 DATE REVISED 09/26/2025

OWNER GABRIEL HOMAR GARZA
ENGINEER BENAVIDES ENGINEERING, LLC
SURVEYOR HDZ SURVEYING, PLLC

GABRIEL HOMAR GARZA
GERARDO BENAVIDES, P.E., CFM
OSCAR HERNANDEZ, RPLS

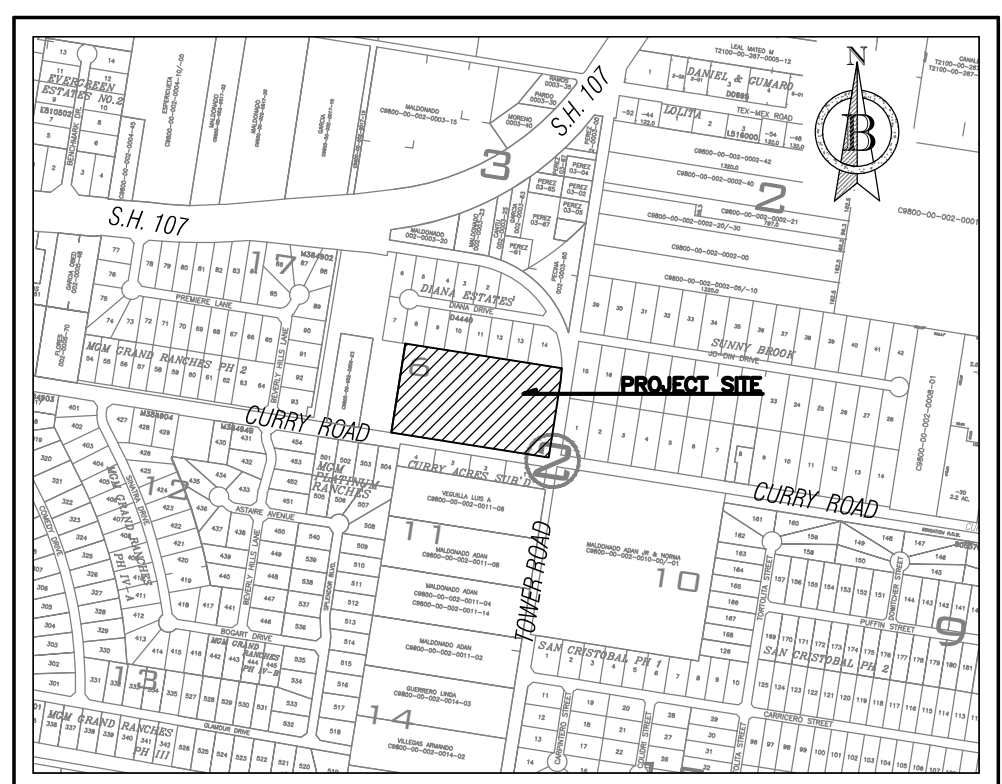
2026 CANTON RD., EDINBURG TX 78542
P.O. BOX 832, ALAMO TX 78516
3007 SOUTH TUCKER RD., HARLINGEN TX 78552

956-289-0977
956-310-8373
956-357-2185

North arrow and scale: 1" = 50.00'

PLAT LEGEND

- FD. No. 4 REBAR
- FD. No. 4 REBAR w/CAP
- FD. 60d NAIL
- SET NO. 4 REBAR
- R.O.W. RIGHT OF WAY
- H.C.O.R. HIDALGO COUNTY OFFICIAL RECORDS
- H.C.D.R. HIDALGO COUNTY DEED RECORDS
- N.A.W.S.C. NORTH ALAMO WATER SUPPLY CORPORATION



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

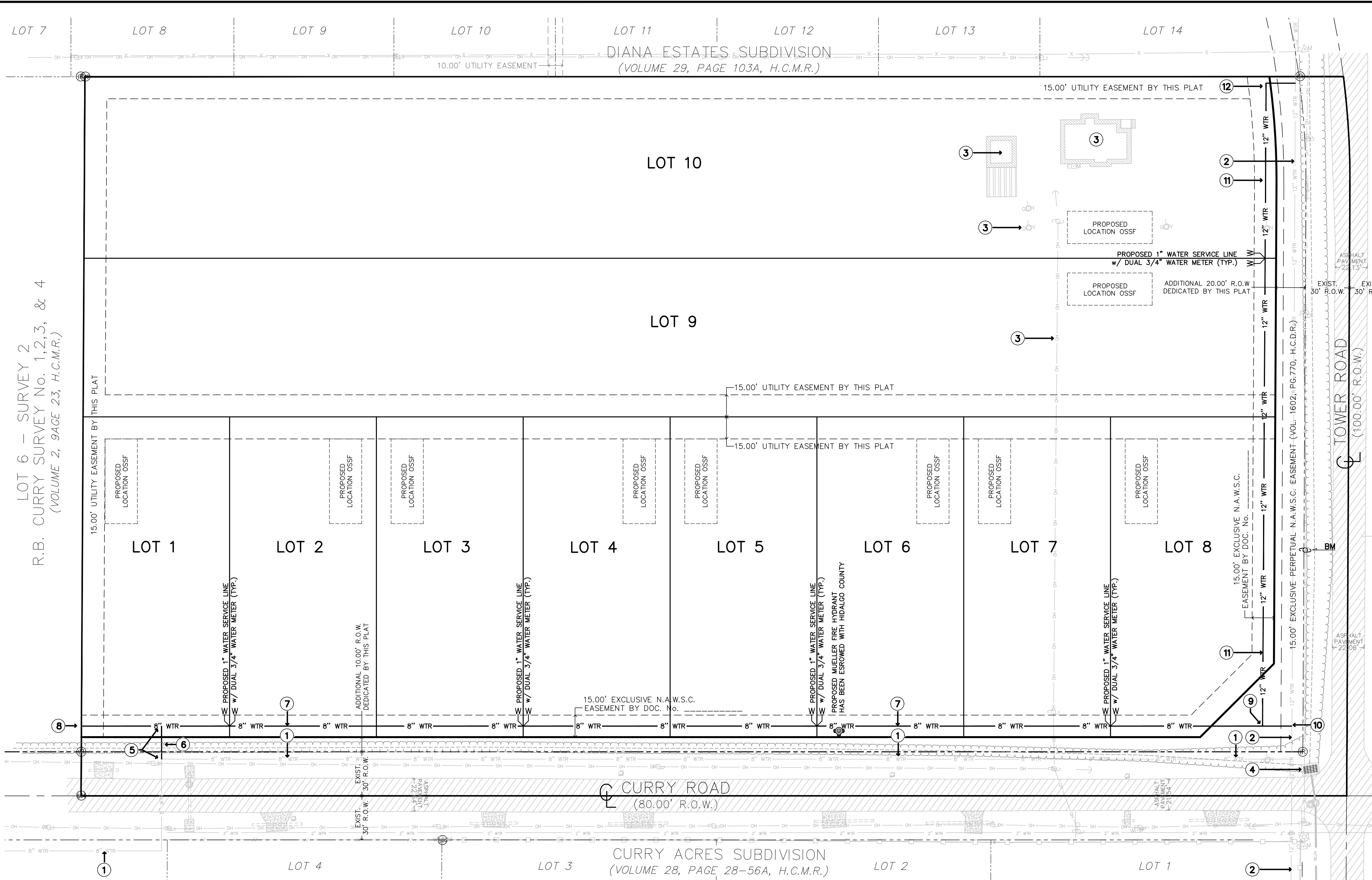
EAST MGM RANCHES SUBDIVISION IS LOCATED AT THE NORTHWEST INTERSECTION OF TOWER ROAD AND CURRY ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG ACCORDING TO THE OFFICIAL MAP IN THE OFFICES OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 78,000 - 2020 CENSUS) AND HIDALGO COUNTY PLANNING 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.

INDEX TO SHEETS OF EAST MGM RANCHES SUBDIVISION

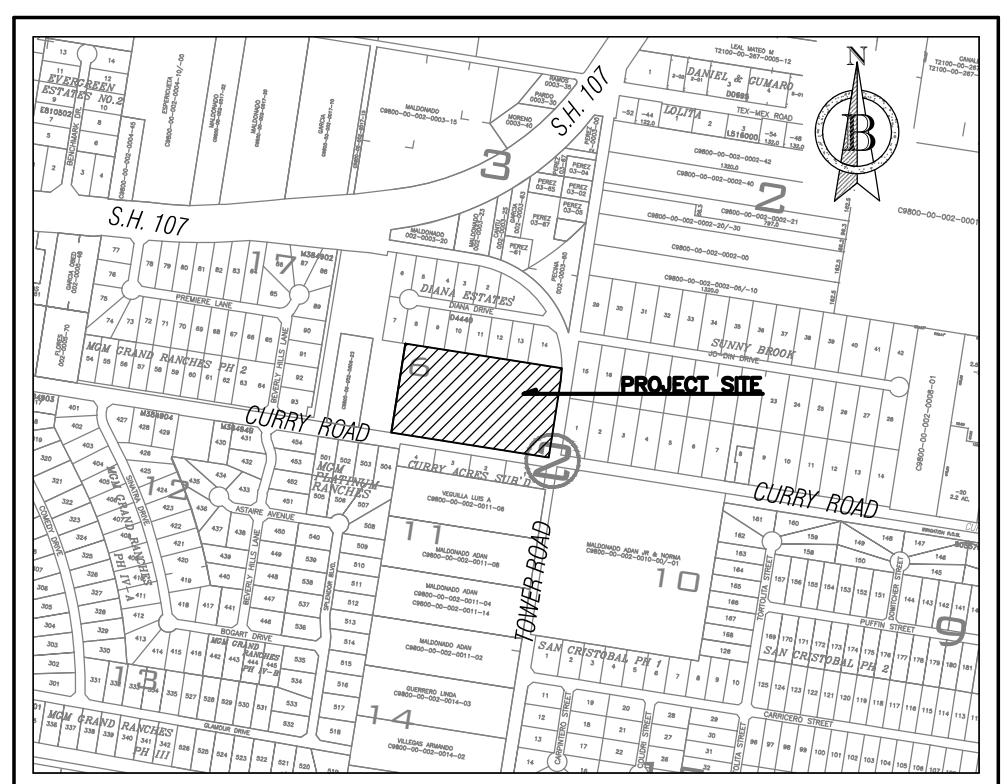
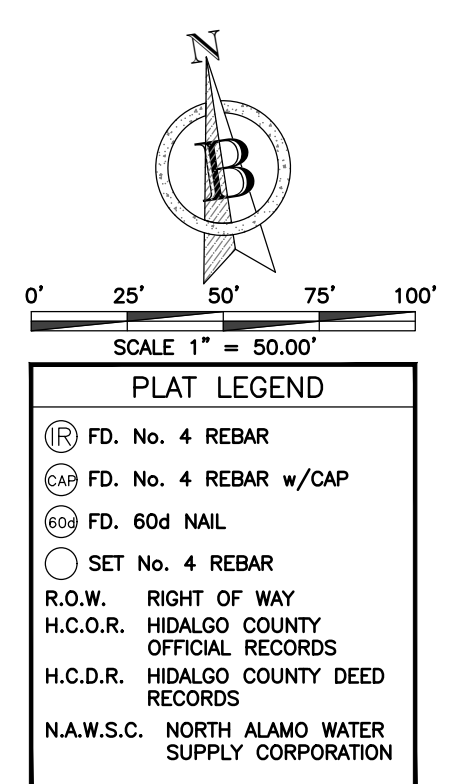
SHEET 1: HEADING, INDEX, LOCATION MAP; AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY CLERK'S RECORDING 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; HIDALGO COUNTY IRRIGATION DISTRICT No.2 REVISION NOTES.

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

SHEET 3: DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS SUBDIVISION; MAP OF TOPOGRAPHY AND DRAINAGE; AND ENGINEER'S CERTIFICATION; REVISION NOTES & CONSTRUCTION DETAILS.



Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	73.60	560.00	7.53	N5° 22' 53"E	73.54
C2	73.36	510.00	8.24	N5° 01' 31"E	73.30



EXISTING CONDITIONS KEYNOTES

- APPROXIMATE LOCATION OF EXISTING 8" WATER MAIN (N.A.W.S.C.)
- APPROXIMATE LOCATION OF EXISTING 12" WATER MAIN (N.A.W.S.C.)
- EXISTING RESIDENTIAL HOME AND ASSOCIATED IMPROVEMENTS TO BE COMPLETELY DEMOLISHED.
- EXISTING STORM WATER GRATED INLET TO REMAIN IN PLACE
TOP: 79.40
FL: 75.70

PROPOSED WATER CONSTRUCTION KEYNOTES

- PROPOSED 8"x8" TAPPING MECHANICAL JOINT TEE
- PROPOSED ~ 22.50 LF OF 8" C-900 (DR-18) FOR MAIN WATER LINE
- PROPOSED 805.00 LF OF 8" C-900 (DR-18) FOR MAIN WATER LINE
- PROPOSED (1) ~ 8" MECHANICAL JOINT CAP WITH (1)-8" GATE VALVE, (1)-JOINT OF PIPE PAST VALVE and (1)-2" FLUSH VALVE ASSEMBLY
- PROPOSED 12"x12"x8" TAPPING MECHANICAL JOINT TEE WITH GATE VALVE AND BOX ASSEMBLY FOR MAIN WATER LINE
- PROPOSED ~ 20.00 LF OF 12" C-900 (DR-18) FOR MAIN WATER LINE WITH A 12"x12"x12" MECHANICAL JOINT TEE AND GATE AND VALVE ASSEMBLY
- PROPOSED ~ 435.00 LF OF 12" C-900 (DR-18) FOR MAIN WATER LINE
- PROPOSED ~ 20.00 LF OF 12" C-900 (DR-18) FOR MAIN WATER LINE WITH A 12"x12"x12" MECHANICAL JOINT TEE AND GATE AND VALVE ASSEMBLY

WATER SUPPLY: DESCRIPTION, COST AND OPERABILITY DATE:

EAST MGM RANCHES SUBDIVISION HAS BEEN PROVIDED WITH POTABLE WATER BY 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 SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION. N.A.W.S.C. HAS ONE EXISTING 8" ALONG THE NORTH RIGHT OF WAY OF CURRY ROAD. THERE IS ALSO AN EXISTING 12" WATER LINE ALONG THE WEST RIGHT OF WAY OF TOWER ROAD WITHIN RECORDED 15.00' EXCLUSIVE PERPETUAL N.A.W.S.C. EASEMENT. THE EXISTING 8" WATERLINE WILL BE RELOCATED WITHIN THE PROPOSED 15.00' EXCLUSIVE NORTH ALAMO WATER SUPPLY CORPORATION EASEMENT AND WHERE LOTS 1 THROUGH 8 WILL BE SERVICED. THE EXISTING 12" WATERLINE WILL BE RELOCATED WITHIN THE PROPOSED 15.00' EXCLUSIVE NORTH ALAMO WATER SUPPLY CORPORATION EASEMENT WHERE LOTS 9 AND 10 WILL BE SERVICED.

WATER DISTRIBUTION FOR THE EAST MGM RANCHES SUBDIVISION CONSISTS OF FIVE (5) 12" DIAMETER DUAL SERVICE LINES. THE DUAL SERVICE LINES AND THE METER BOXES & LOCKS HAVE ALREADY BEEN 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 WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS TO THE SUBDIVISION TO N.A.W.S.C. UPON RECEIPT BY THE LOT OWNER, N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. 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, COST AND OPERABILITY DATE:

SEWAGE FROM EAST MGM RANCHES SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES (OSSF) CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENTS SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. A CERTIFY LICENSE SANITARIAN 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. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENTS DRAIN FIELD.

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED HIDALGO SANDY CLAY LOAM FOR THE AREA. TOTAL _____ BORES WERE DONE ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMIT AREA. THE SOIL IS A HIDALGO SANDY CLAY LOAM, (28); HYDROLOGIC GROUP B. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

THE COST OF THE INSTALLATION OF THE SEPTIC SYSTEM ON AN INDIVIDUAL LOT WAS \$ _____ PER LOT (ALL INCLUSIVE), INCLUDING THE COST FOR THE PERMIT AND LICENSE. ALL OSSF'S HAVE BEEN INSTALLED AND FINALIZED AT THIS TIME AT A TOTAL COST OF \$ _____ THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF.

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 16.345, WATER CODE. I CERTIFY THAT THE COST TO INSTALL THE WATER DISTRIBUTION SYSTEM AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

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 \$ _____ PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$ _____ FOR THE ENTIRE SUBDIVISION.

PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHAS DE INICIO

EAST MGM 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 CALIDAD DE LOS ABASTECIMIENTOS DE AGUA DISPONIBLES PARA SERVIR EL DESARROLLO LLENO DE ESTA SUBDIVISION. N.A.W.S.C. TIENE UNA LINEA DE AGUA DE 8 PULGADAS DE DIAMETRO A LADO NORTE DE LA CALLE CURRY Y UNA LINEA DE AGUA DE 12 PULGADAS DE DIAMETRO A LADO OESTE DE LA CALLE TOWER ADENTRO DE UN DERECHO DE VIA ARCHIVADO PARA N.A.W.S.C. DE 15 PIES. LA LINEA DE 8" SERA REUBICADA ADENTRO DEL DERECHO DE VIA QUE SERA PROPUUESTO EN ESTA SUBDIVISION DONDE LE DARA SERVIDO A LOS LOTES 1 AL 8. LA LINEA DE 12" SERA REUBICADA ADENTRO DEL DERECHO DE VIA QUE SERA PROPUUESTO EN ESTA SUBDIVISION DONDE LE DARA SERVIDO A LOS LOTES 9 Y 10.

LA DISTRIBUCION DE AGUA PARA URI ESTATES SUBDIVISION CONSISTE EN CINCO (5) LINEAS DE 12" DIAMETRO DE SERVICIO DUAL CUALES TERMINA EN LAS CAJA DEL MEDIDOR CON CANDADOS DE CADA SOLAR. LAS LINEAS DE SERVICIO DUALES Y LAS CAJAS DEL MEDIDOR A SIDO INSTALADAS A UN COSTO TOTAL DE \$ _____ O \$ _____ PAGO A LA COMPANIA N.A.W.S.C. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA N.A.W.S.C. EL DE ACUERDO AL CONTRATO DE LA CARTA DE 30 AÑOS LA CUAL CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE. ESTE PRECIO INCLUYE EL 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 SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

PROVISION DE DRENAJE: DESCRIPCION, GASTOS Y FECHAS DE INICIO

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. UN EVALUADOR DE SUELO E INSTALADOR AUTORIZADO HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS FOSAS SEPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.

CADA LOTE EN LA SUBDIVISION MIDE MEDIO ACRE. SE HICIERON 4 EXCAVACIONES DE EVALUACION DE SUELO EN LUGARES OPUUESTOS EN LA SUBDIVISION (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICATIVAMENTE UNIFORME). EL TERRENO ES UNIFORME (CATEGORIZADO COMO HIDALGO SANDY CLAY LOAM, (28); HYDROLOGIC GROUP B) Y SE EXTIENDE A 36 PULGADAS BAJA TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS ARRIBA DE LO MAS BAJA DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA AREA FLUYE BIEN.

EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON \$ _____ DOLARES, 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 DEL TERRENO DE \$ _____ EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODOS LAS FOSAS SEPTICAS Y AH APROBADO LA INSTALACION DEL SISTEMA DE FOSAS SEPTICAS.

CERTIFICACION DE INGENIERO:

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:

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

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

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:

1.-I GABRIEL HOMAR GARZA SUBDIVIDER OF EAST MGM 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 REQUIRIBY BY STATE AND COUNTY REGULATIONS.

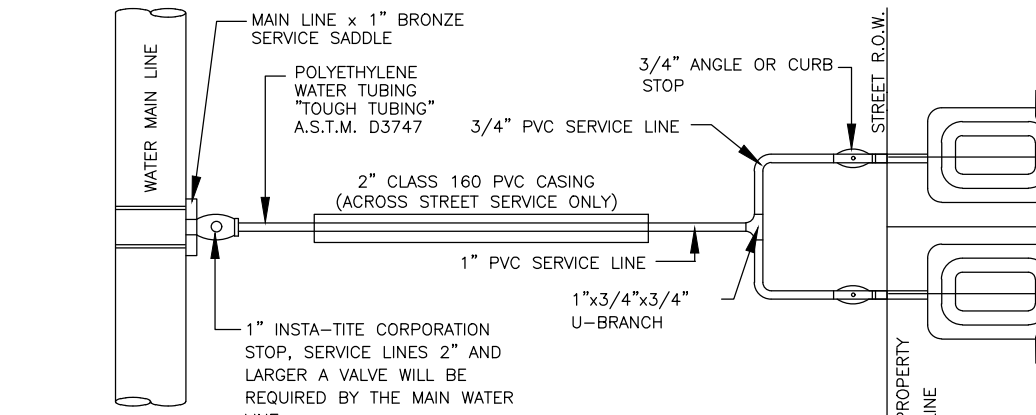
GABRIEL HOMAR GARZA DATE
2026 CANTON ROAD
EDINBURG, TEXAS 78524

NOTARY PUBLIC STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED GABRIEL HOMAR GARZA, 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____.

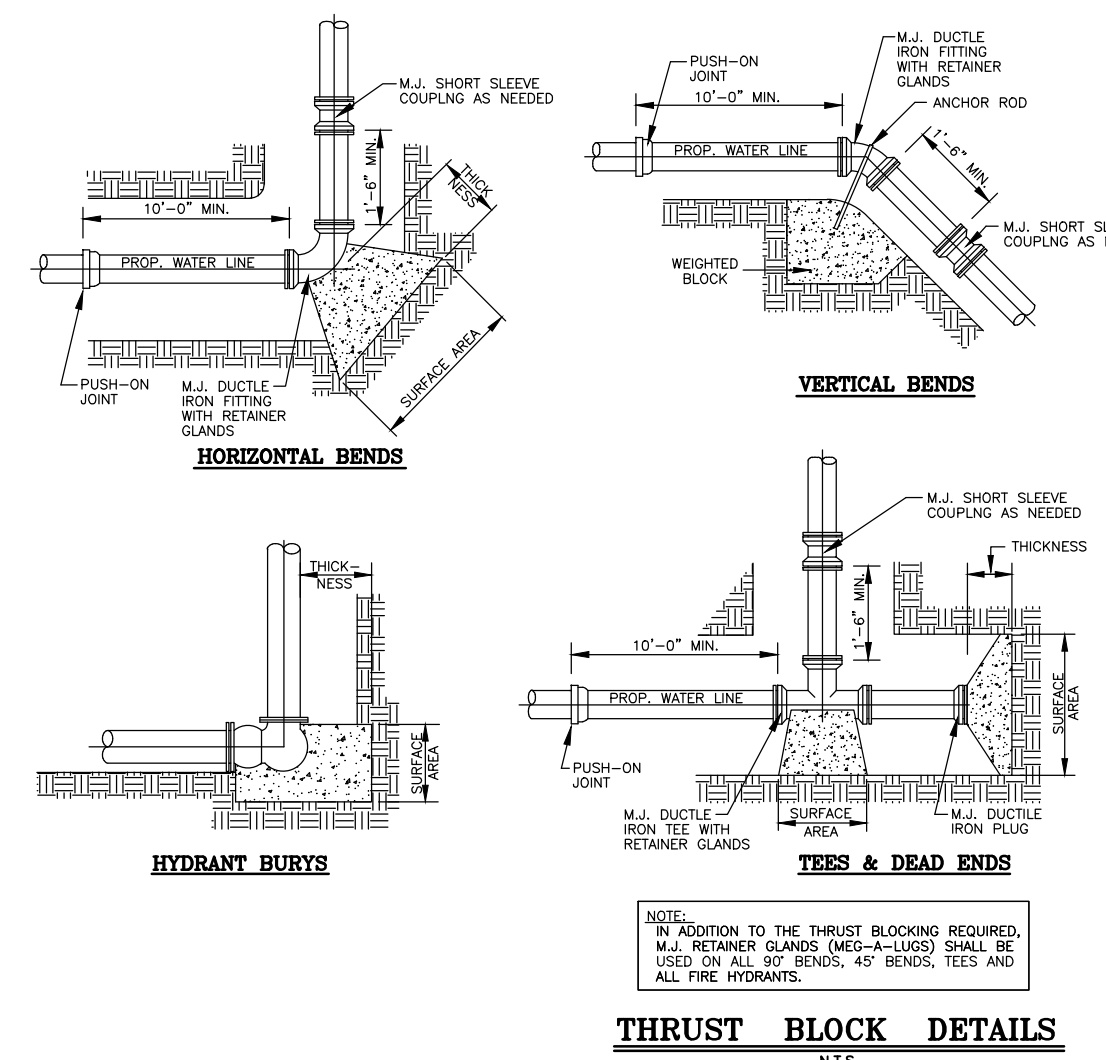
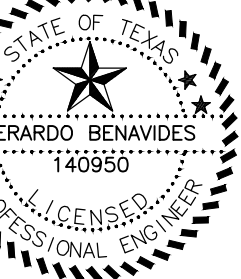
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES _____.



DUAL WATER SERVICE CONNECTION

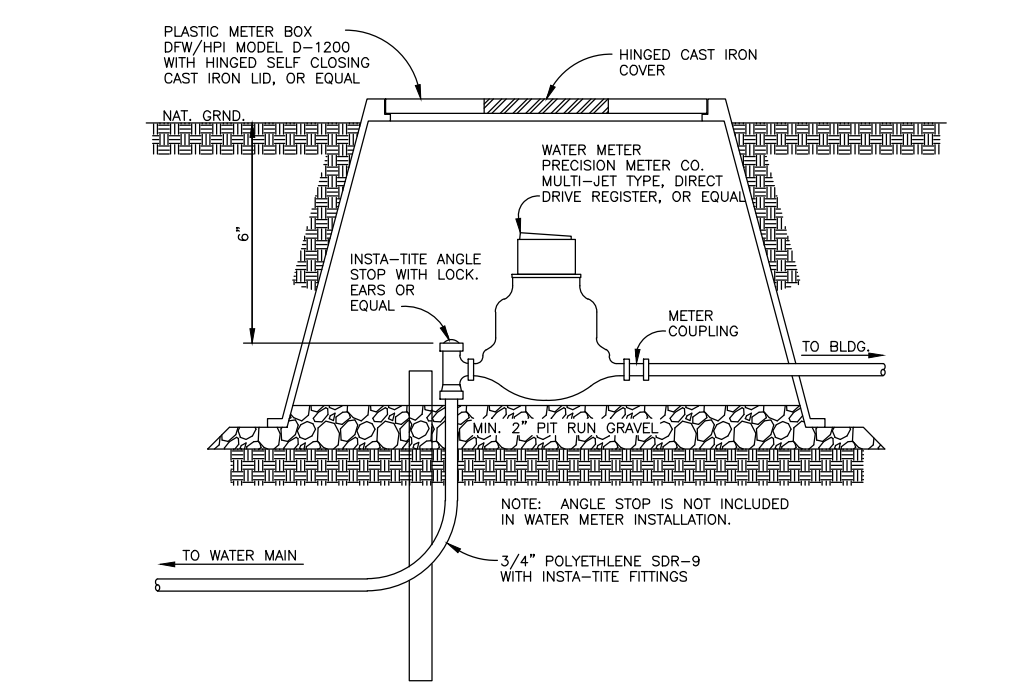
N.T.S.

NOTE: IF UTILITY EASEMENT IS DEDICATED AT THE FRONT OF THE LOT, THE LOCATION OF THE ANGLE STOP IS TO BE DETERMINED BY N.A.W.S.C. AND THE ENGINEER.



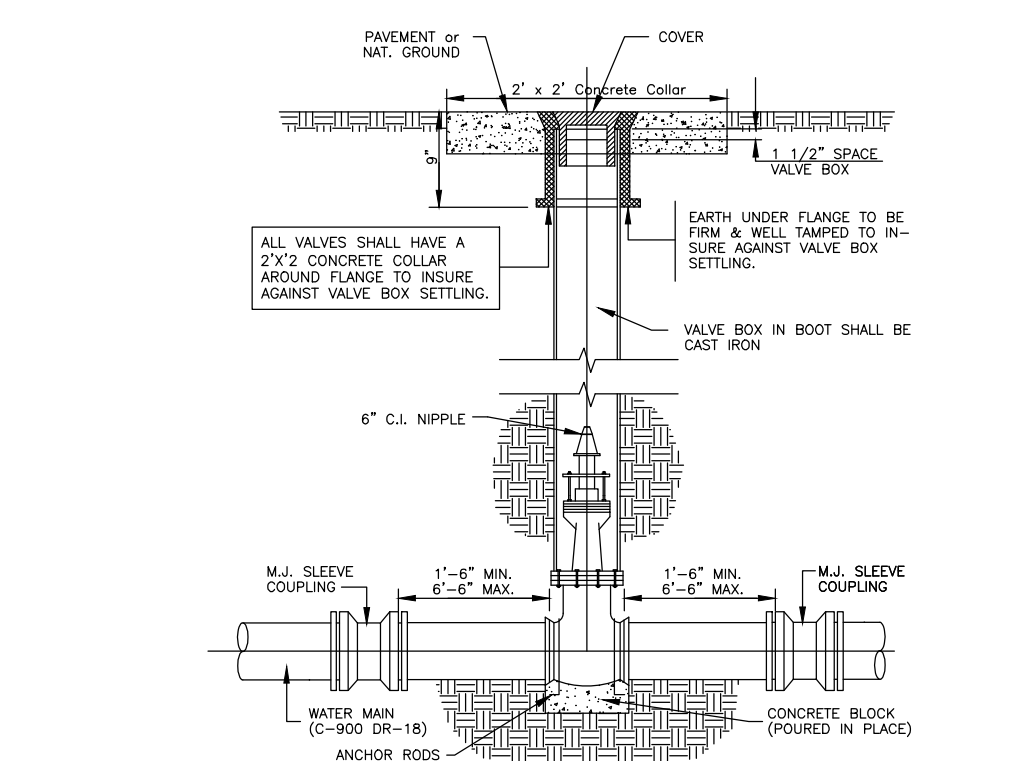
DIAMETER (IN)	DEPTH (IN)	THICKNESS (IN)	WEIGHT (LBS)
8" OR LESS	4" MIN.	12"	2000
10"	4" MIN.	12"	2500
12"	4" MIN.	12"	3000
14"	4" MIN.	12"	3500
16"	4" MIN.	12"	4000
18"	4" MIN.	12"	4500
20"	4" MIN.	12"	5000
22"	4" MIN.	12"	5500
24"	4" MIN.	12"	6000
26"	4" MIN.	12"	6500
28"	4" MIN.	12"	7000
30"	4" MIN.	12"	7500
32"	4" MIN.	12"	8000
34"	4" MIN.	12"	8500
36"	4" MIN.	12"	9000
38"	4" MIN.	12"	9500
40"	4" MIN.	12"	10000

GENERAL NOTES:
1. ALL VALUES SHOWN ARE MINIMUM FOR A HYDROSTATIC PRESSURE OF 150 PSI AND A SOIL RESISTANCE OF 2000 LBS./SQ.FT. WITH PIPELINE HAVING A MINIMUM OF 30" OF COVER.
2. THE CONTRACTOR SHALL CONSIDER REDUCTIONS OF THRUST BLOCK SURFACE AREA UPON SUBMITTAL OF APPROVED SOIL RESISTANCE TEST RESULTS GREATER THAN 2000 LBS./SQ.FT.
3. THE LOCATION OF THRUST BLOCKS DEPENDS UPON THE DIRECTION OF THRUST AND TYPE OF FITTINGS.
4. PRESSURE TEST MUST BE FOR A MINIMUM OF FOUR (4) HOURS AND COMPLY WITH TEXAS REGISTRATION 1462-A, APPROX. A.



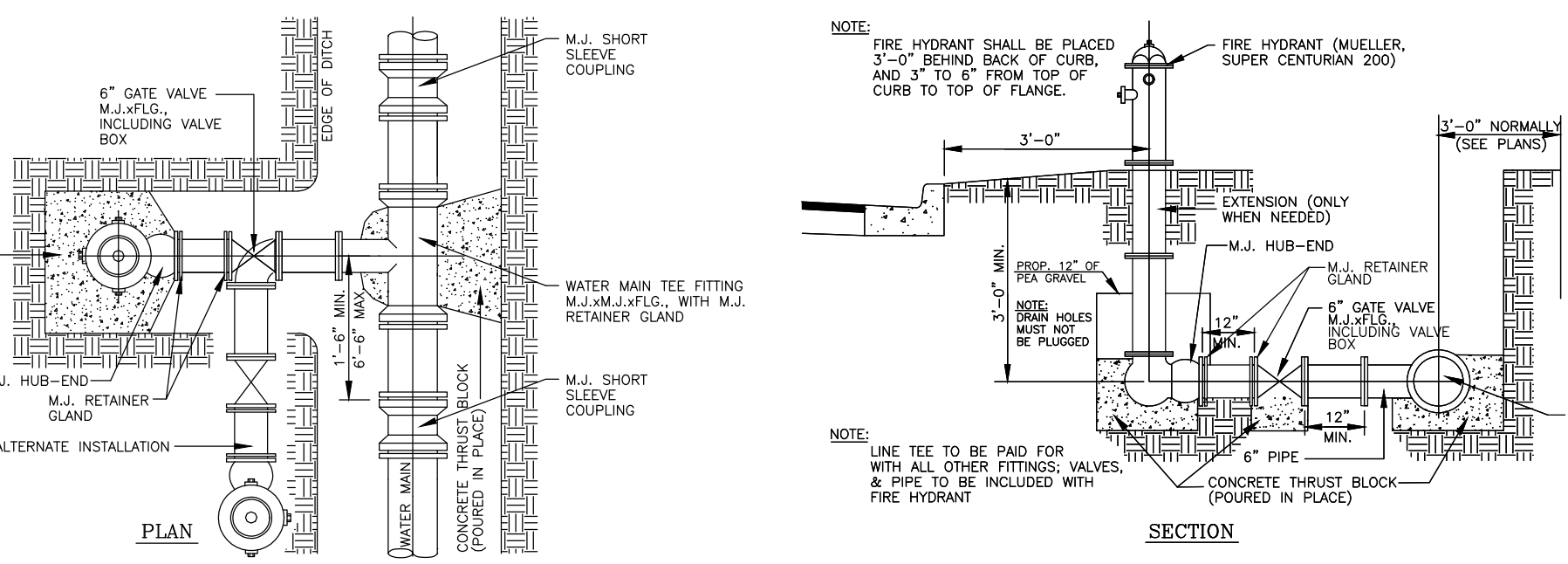
TYPICAL WATER METER INSTALLATION

N.T.S.



TYPICAL VALVE and VALVE BOX INSTALLATION

N.T.S.



TYPICAL FIRE HYDRANT INSTALLATION

N.T.S.

PLAT OF EAST MGM RANCHES SUBDIVISION

BEING A 9.69 ACRE (10-ACRE RECORDED) TRACT OF LAND, MORE OR LESS, OUT OF THE SOUTH 14.28 ACRES OF LOT 6, SURVEY 2, R.B. CURRY SURVEY 1,2,3 & 4, AS RECORDED IN VOLUME 2, PAGE 23, MAP RECORDS, HIDALGO COUNTY, TEXAS.

INDEX TO SHEETS OF EAST MGM RANCHES SUBDIVISION

HEADING, INDEX, LOCATION MAP, AND ETC.; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S RECORDING 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; HIDALGO COUNTY IRRIGATION DISTRICT NO.2 REVISION NOTES.

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

DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES; & CONSTRUCTION DETAILS.

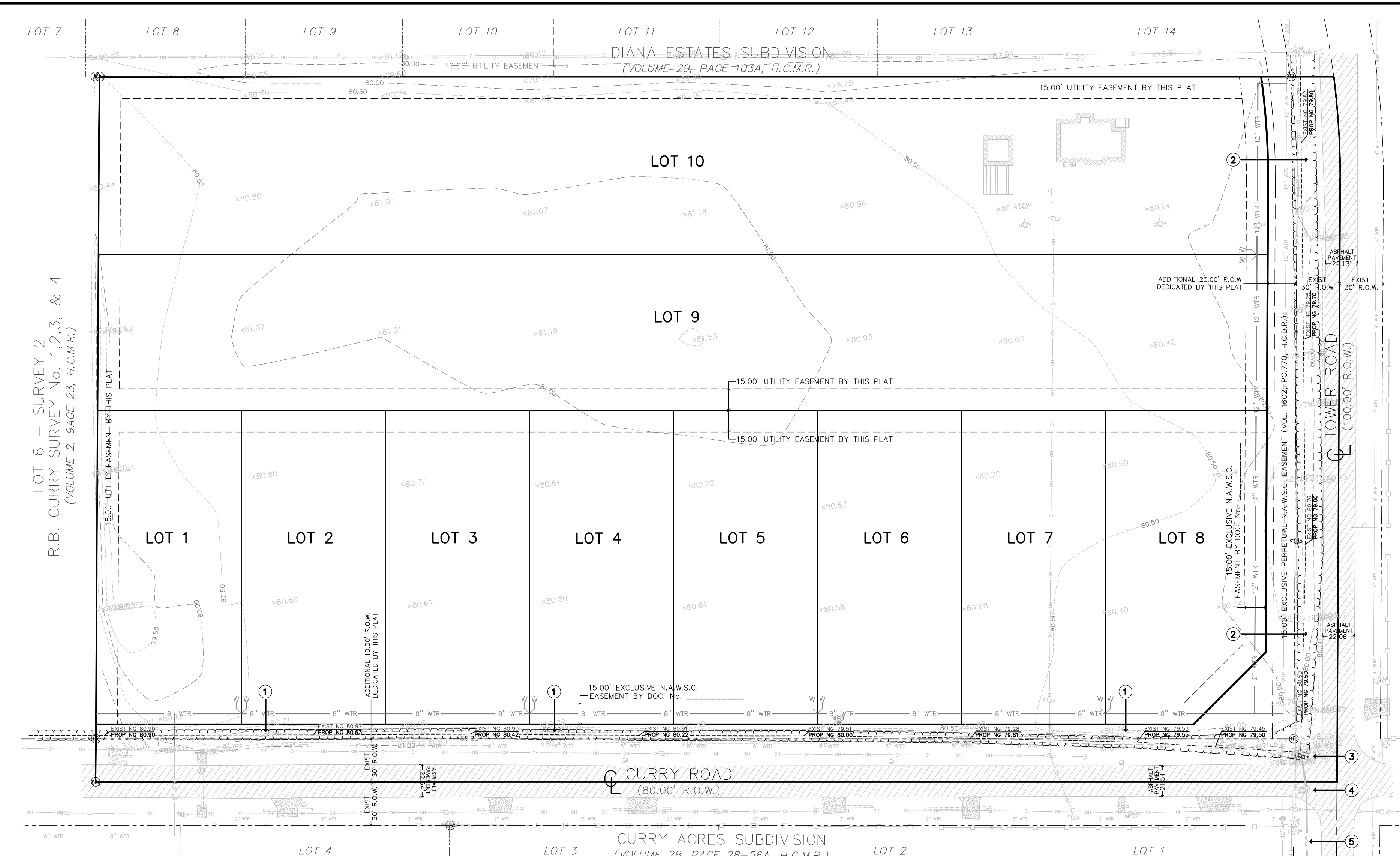
BENAVIDES ENGINEERING
 TEXAS REGISTRATION P-22895
 P.O. BOX 832, ALAMO, TX 78516
 jerry@benavideseng.com
 956.310.8373

DATE PREPARED 03/18/2025 DATE REVISED 09/26/2025
 2026 CANTON RD., EDINBURG, TX 78542 956-289-0977
 P.O. BOX 832, ALAMO, TX 78516 956-310-8373
 3007 SOUTH TUCKER RD., HARLINGEN, TX 78552 956-357-2185

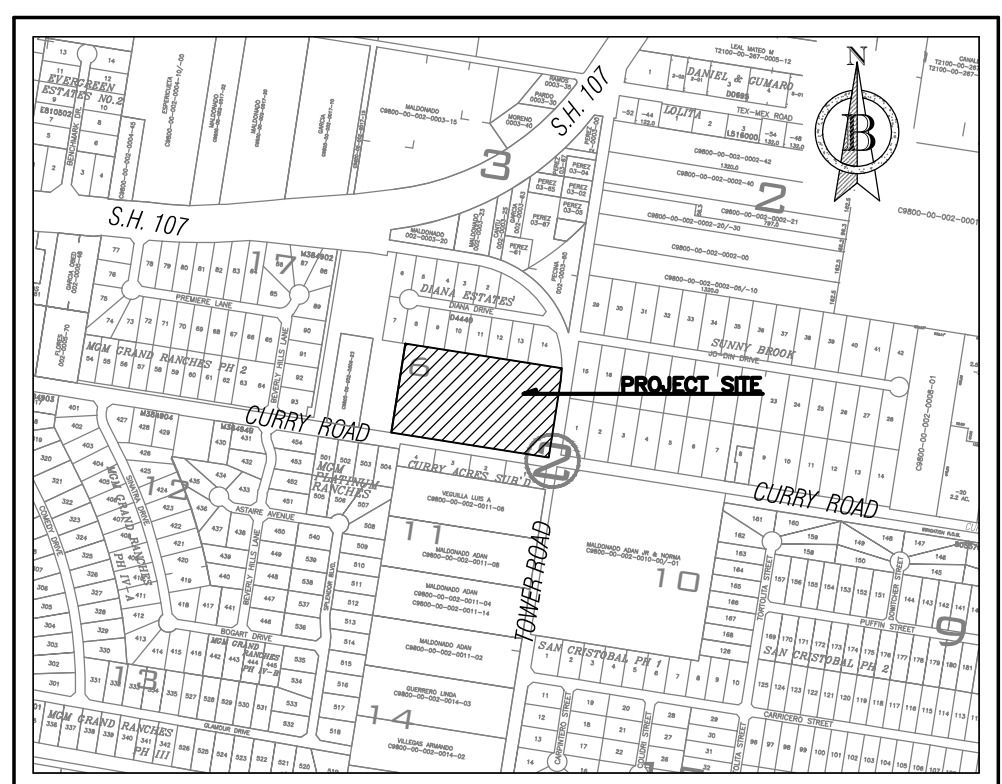
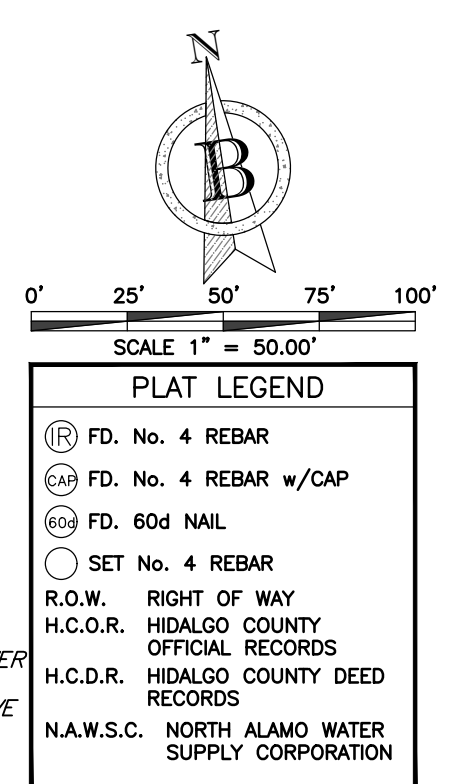
OWNER GABRIEL HOMAR GARZA
 ENGINEER BENAVIDES ENGINEERING, LLC GERARDO BENAVIDES, P.E., CFM
 SURVEYOR HDZ SURVEYING, PLLC OSCAR HERNANDEZ, RPLS

GERARDO BENAVIDES, P.E. REGISTER NO.140950 DATE

GERARDO BENAVIDES, P.E. REGISTER NO.140950 DATE



Curve Table					
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C1	73.60	560.00	7.53	N5° 22' 53"E	73.54
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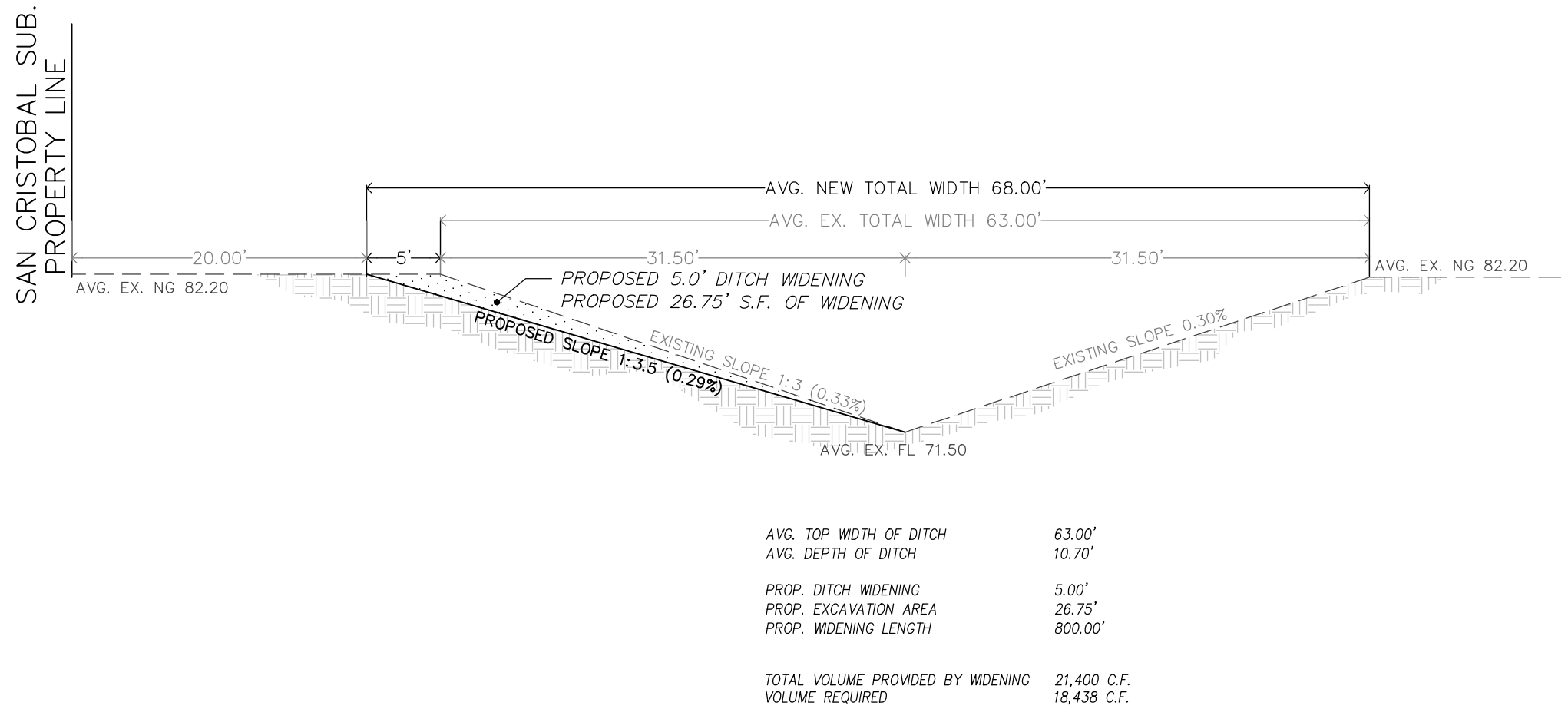


EXISTING CONDITIONS KEYNOTES

- 1 EXISTING ROAD SIDE DITCH ALONG NORTH R.O.W. OF CURRY TO BE REGRADED FOR POSITIVE SLOPE TOWARDS TOWER
- 2 EXISTING ROAD SIDE DITCH ALONG WEST R.O.W. OF TOWER TO BE REGRADED FOR POSITIVE SLOPES TOWARDS CURVE
- 3 EXISTING STORM WATER GRATED INLET TO REMAIN IN PLACE
TOP: 79.40
FL: 75.70
- 4 EXISTING STORM WATER STORM MANHOLES TO REMAIN IN PLACE
TOP: 81.10
FL: 73.11
- 5 EXISTING 42" STORM WATER RCP TO REMAIN IN PLACE
- 6 EXISTING STORM WATER GRATED INLET TO REMAIN IN PLACE
TOP: 81.37
FL: 71.77
- 7 EXISTING 42" STORM WATER RCP DISCHARGE TO DITCH TO REMAIN IN PLACE
FL: 71.50

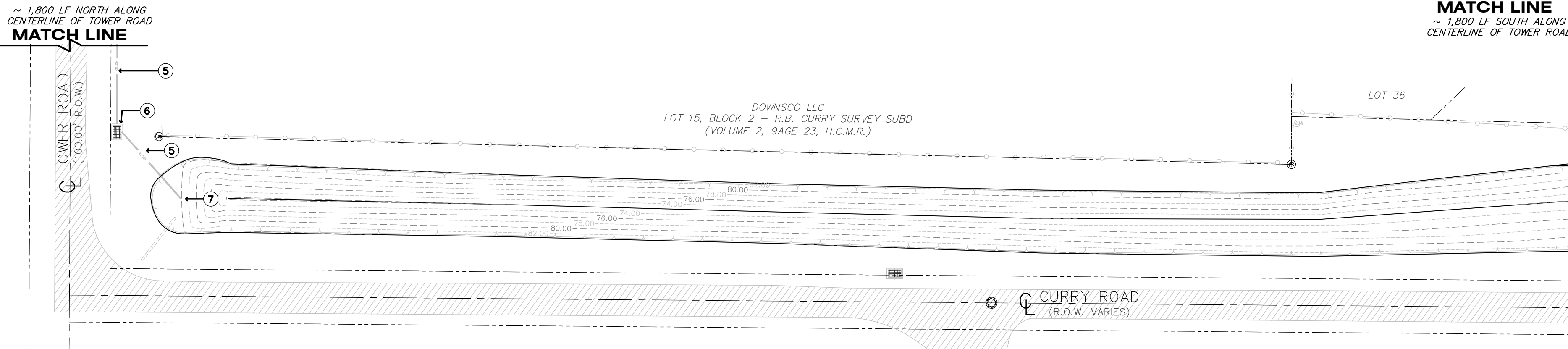
LOCATION MAP
SCALE: 1" = 1000'

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
EAST MGM RANCHES SUBDIVISION IS LOCATED AT THE NORTHWEST INTERSECTION OF TOWER ROAD AND CURRY 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.



CROSS-SECTION A-A
SCALE 1" = 10.00'

TOTAL VOLUME PROVIDED BY WIDENING 21,400 C.F.
VOLUME REQUIRED 18,438 C.F.



DRAINAGE REPORT - EAST MGM RANCHES SUBDIVISION

PROJECT DESCRIPTION AND LOCATION - EAST MGM SUBDIVISION IS A PROPOSED 9.69-ACRE (GROSS), 8.35-ACRE (NET) SINGLE FAMILY RESIDENTIAL SUBDIVISION OUT OF THE SOUTH 14.28 ACRES OF LOT 6, SURVEY 2, R.B. CURRY SURVEY 1,2,3 & 4, AS PER PLAT OR MAP THEREOF RECORDED IN VOLUME 2, PAGE 23, MAP RECORDS, HIDALGO COUNTY, TEXAS.

THIS PROPOSED SUBDIVISION IS LOCATED STRICTLY WITHIN THE CITY OF EDINBURG EXTRA-TERRITORIAL JURISDICTION, COUNTY OF HIDALGO, TEXAS. THIS PROPERTY HAS BEEN PETITIONED TO BE REMOVED FROM CITY OF EDINBURG ETJ AND WILL PROVIDE OFFICIAL DOCUMENTATION TO COUNTY PRIOR RECORDING OF SUBDIVISION. EAST MGM RANCHES SUBDIVISION IS LOCATED AT THE NORTHWEST CORNER OF CURRY AND TOWER ROAD. THE SITE CURRENTLY HAS A RESIDENTIAL HOME WITH GREEN AREAS AND A SMALL NUMBER OF TREES. THE PURPOSE OF THIS SUBDIVISION IS FOR A 10 LOT, SINGLE FAMILY RESIDENTIAL SUBDIVISION OF LOTS BEING HALF ACRE OR LARGER.

SOIL DESCRIPTION - THE SOIL IN THIS AREA IS COMPOSED OF 100% HIDALGO SANDY CLAY LOAM (SOIL 28) WITH 0 TO 1 PERCENT SLOPES. THIS TYPE OF SOIL BELONGS TO HYDROLOGIC GROUP B WHICH HAS A MODERATE INFILTRATION RATE AND CONSISTS OF WELL-DRAINED SOIL WHEN THOROUGHLY WET. (SEE "USDA, NRCS WEB SOIL SURVEY REPORT" ATTACHED AT THE END OF THIS REPORT FOR OTHER SITE-SPECIFIC CHARACTERISTICS.)

FLOOD ZONE - AS PER FEDERAL EMERGENCY MANAGEMENT ACT (FEMA) FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 480334 0325 D, MAP REVISED ON JUNE 6, 2000, REVISED TO REFLECT LOUW DATED MAY 17, 2001, THIS PROPERTY IS WITHIN FLOOD ZONE "X" (SHADED) AREAS ON FLOOD ZONE "X" (SHADED) ARE DEFINED AS 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 LEVES FROM 100-YEAR FLOOD.

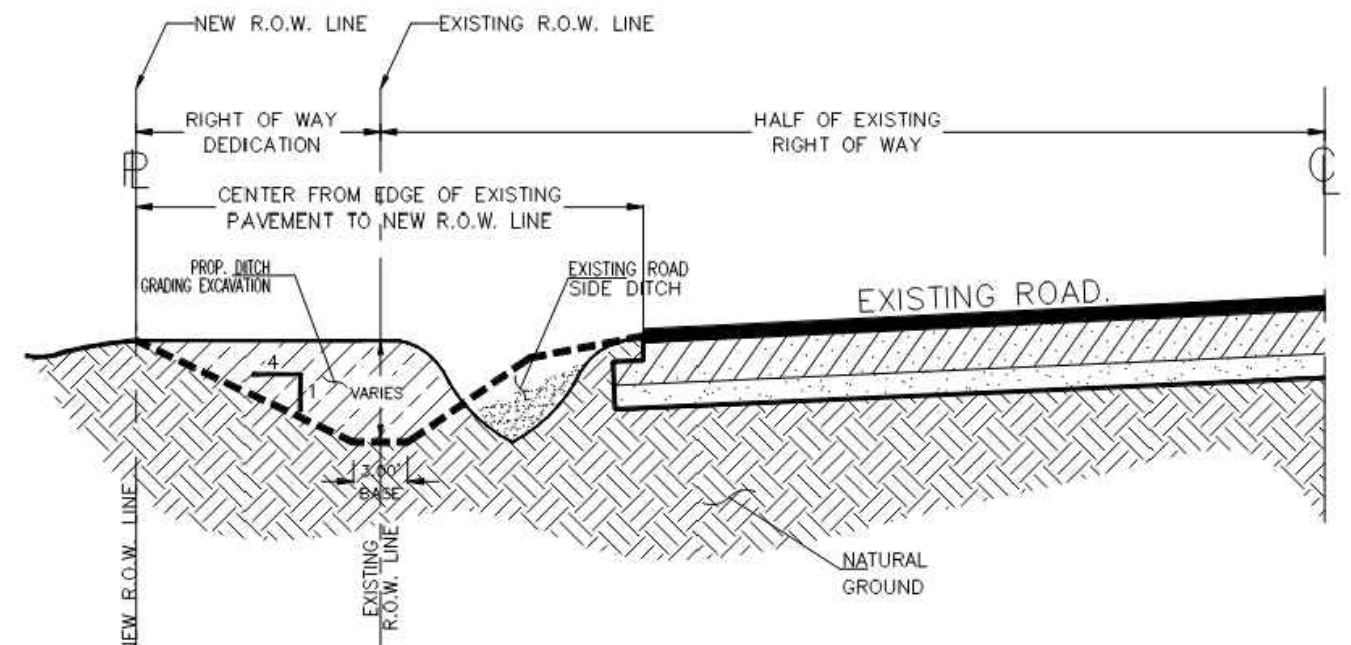
EXISTING CONDITIONS (PRE-DEVELOPMENT) - EXISTING SURFACE STORMWATER RUNOFF ON THIS TRACT FLOWS FROM THE NORTHWESTERN PROPERTY TO THE SOUTHEASTERN PROPERTY AT THE INTERSECTION OF CURRY ROAD AND TOWER ROAD, WITH AN APPROXIMATE SLOPE OF 0.15%. THE PRE-DEVELOPMENT STORM RUNOFF IS APPROXIMATED TO BE 5.48 CUBIC FEET PER SECOND BASED ON THE 10-YEAR STORM FREQUENCY, AS PER ATTACHED CALCULATIONS.

POST-DEVELOPMENT CONDITIONS - THE POST-DEVELOPMENT SURFACE STORM RUNOFF IS APPROXIMATED TO BE 12.37 CUBIC FEET PER SECOND, BASED ON THE 50-YEAR STORM FREQUENCY, AS PER ATTACHED CALCULATIONS, WHICH IS AN INCREASE OF 6.89 CUBIC FEET PER SECOND.

PROPOSED DRAINAGE PLAN - IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1, DRAINAGE POLICIES, THE PROPOSED STORM DRAINAGE SYSTEM FOR THIS SUBDIVISION WILL CONSIST OF THE SURFACE STORMWATER RUNOFF FROM THE PROPOSED RESIDENTIAL LOTS, INTO A EXISTING NORTH ROADSIDE DITCH OF CURRY ROAD FOR LOTS 1 THROUGH 8 AND THE EXISTING ROADSIDE DITCH OF TOWER ROAD FOR LOTS 9 AND 10. THE EXISTING ROADSIDE DITCHES WILL BE REGRADED TO ALLOW POSITIVE SLOPES TOWARDS AN EXISTING GRATED INLET LOCATED AT THE SOUTHEAST CORNER OF THIS PROPERTY (ALSO BEING THE NORTHWEST CORNER OF TOWER AND CURRY ROAD INTERSECTION).

EXISTING GRATE INLETS CONVEY PUBLIC ROW STORMWATER RUNOFF UNDERGROUND 42" RCP LINES ALONG TOWER ROAD AND ULTIMATELY DISCHARGES ONTO THE EXISTING CURRY DRAIN (0694), WHERE LINEAR DETENTION WILL BE PROVIDED VIA WIDENING OF EXISTING DRAINAGE DITCH.

ENGINEERING CALCULATIONS - IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO.1 POLICIES, THE SITE WILL RETAIN THE DIFFERENCE IN VOLUME BETWEEN PRE-DEVELOPMENT AND POST-DEVELOPMENT CONDITIONS BASED ON A 10-YEAR PRE-DEVELOPMENT AND A 50-YEAR POST DEVELOPMENT. THEREFORE, AS PER THE ATTACHED CALCULATIONS, THE REQUIRED DETENTION OF 20.579 CUBIC FEET (0.47 ACRE-FEET) OF STORM RUNOFF SHALL BE CONVEYED VIA EXISTING PUBLIC STORMWATER INFRASTRUCTURE TO THE EXISTING CURRY DRAIN (0694 - OWNED BY HIDALGO COUNTY AND MAINTAINED BY HIDALGO COUNTY DRAINAGE DISTRICT NO.1) WHERE IT SHALL BE STORED VIA LINEAR DETENTION BY WIDENING OF EXISTING DITCH.



RECONSTRUCTION OF ROAD SIDE DITCH

PLAT OF EAST MGM RANCHES SUBDIVISION

BEING A 9.69 ACRE (10-ACRE RECORDED) TRACT OF LAND, MORE OR LESS, OUT OF THE SOUTH 14.28 ACRES OF LOT 6, SURVEY 2, R.B. CURRY SURVEY 1,2,3 & 4, AS RECORDED IN VOLUME 2, PAGE 23, MAP RECORDS, HIDALGO COUNTY, TEXAS.

INDEX TO SHEETS OF EAST MGM RANCHES SUBDIVISION	
SHEET 1	HEADING, INDEX, LOCATION MAP; AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOTS, 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; HIDALGO COUNTY IRRIGATION DISTRICT No.2 REVISION NOTES.
SHEET 2	WATER DISTRIBUTION AND OSSF MAP; TYPICAL WATER SERVICE CONNECTION; REVISION NOTES; ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND OSSF AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; TYPICAL WATER SERVICE CONNECTION.
SHEET 3	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES; & CONSTRUCTION DETAILS.

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OWNER: GABRIEL HOMAR GARZA
 ENGINEER: GERARDO BENAVIDES, P.E., CFM
 SURVEYOR: HDZ SURVEYING, PLLC. OSCAR HERNANDEZ, RPLS

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