

SUBDIVISION PLAT OF:  
**THE ESTATES AT  
SANTA CRUZ RANCHES No. 2**

A 6.448 ACRE TRACT OF LAND BEING ALL OF LOTS 1 AND 2, SANTA CRUZ RANCHES No. 2, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 48, PAGES 133-134, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1892564, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

**METES AND BOUNDS**

A 6.448 ACRE TRACT OF LAND BEING ALL OF LOTS 1 AND 2, SANTA CRUZ RANCHES No. 2, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 48, PAGE 133, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1892564, 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 1/2" IRON ROD FOUND ON THE NORTH RIGHT OF WAY LINE OF MILE 22 1/2 NORTH ROAD FOR THE SOUTHWEST CORNER OF LOT 1 AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE ALONG THE SOUTH LINE OF LOT 1, THE NORTH RIGHT OF WAY LINE OF MILE 22 1/2 NORTH ROAD AND THE ARC OF A CURVE TO THE LEFT (CURVE DATA DELTA = 14°04'42", RADIUS = 983.56 FEET), A DISTANCE OF 241.67 FEET TO A 1/2" IRON ROD FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE ALONG THE SOUTH LINE OF LOT 1, THE NORTH RIGHT OF WAY LINE OF MILE 22 1/2 NORTH ROAD AND THE ARC OF A CURVE TO THE LEFT (CURVE DATA DELTA = 14°04'23", RADIUS = 903.56 FEET), A DISTANCE OF 222.02 FEET TO A 1/2" IRON ROD FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE N 80°48'40"W, ALONG THE SOUTH LINE OF LOT 1 AND THE NORTH RIGHT OF WAY LINE OF MILE 22 1/2 NORTH ROAD, A DISTANCE OF 70.00 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF LOT 1 AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE N 35°48'40"W, ALONG THE WEST LINE OF LOT 1 AND THE EAST RIGHT OF WAY LINE OF CALLE PARIS, A DISTANCE OF 35.36 FEET TO A 1/2" IRON ROD FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE N 09°11'20"W, ALONG THE WEST LINE OF LOT 1 AND THE EAST RIGHT OF WAY LINE OF CALLE PARIS, A DISTANCE OF 35.34 FEET TO A 1/2" IRON ROD FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE ALONG THE WEST LINE OF LOT 1, THE EAST RIGHT OF WAY LINE OF CALLE PARIS AND THE ARC OF A CURVE TO THE RIGHT (CURVE DATA DELTA = 14°08'23", RADIUS = 898.77 FEET), A DISTANCE OF 221.28 FEET TO A 1/2" IRON ROD FOUND FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE ALONG THE WEST LINE OF LOTS 1 AND 2, THE EAST RIGHT OF WAY LINE OF CALLE PARIS AND THE ARC OF A CURVE TO THE LEFT (CURVE DATA DELTA = 14°08'23", RADIUS = 958.77 FEET), A DISTANCE OF 238.05 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF LOT 2 AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE S 80°48'40"W, ALONG THE NORTH LINE OF LOT 2, A DISTANCE OF 548.03 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF LOT 2 AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE S 09°11'20"W, ALONG THE EAST LINE OF LOTS 1 AND 2, A DISTANCE OF 456.58 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.448 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH SANTA CRUZ RANCHES No. 2, RECORDED IN VOLUME 46, PAGE 133, MAP RECORDS, HIDALGO COUNTY, TEXAS.

**STATE OF TEXAS  
COUNTY OF HIDALGO**

I, ALFONSO QUINTANILLA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF THE ESTATES AT SANTA CRUZ RANCHES No. 2, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON MAY 15, 2008.



ALFONSO QUINTANILLA  
R.P.L.S. No. 4858

DATE

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

I, KYLE RUPPERT AS OWNER OF THE 6.448 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED THE ESTATES AT SANTA CRUZ RANCHES No. 2, HEREBY SUBDUCE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN. WE CERTIFY THAT WE 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.  
WE ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

HI-STARR INVESTMENTS, L.L.C.  
KYLE RUPPERT  
P.O. BOX 059  
EDINBURG, TEXAS 78540

DATE

**STATE OF TEXAS  
COUNTY OF HIDALGO**

BEFORE ME, the undersigned authority, on this day personally appeared KYLE RUPPERT, MEMBER OF HI-STARR INVESTMENTS, L.L.C., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.



LILIA A. QUINTANILLA - NOTARY PUBLIC

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

WE THE UNDERSIGNED CERTIFY that this plat of the THE ESTATES AT SANTA CRUZ RANCHES No. 2 was reviewed and approved by the Hidalgo County Commissioners Court on \_\_\_\_\_

Hidalgo County Judge \_\_\_\_\_ Date \_\_\_\_\_  
Attest: Hidalgo County Clerk \_\_\_\_\_ Date \_\_\_\_\_

**STATE OF TEXAS  
COUNTY OF HIDALGO**

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



EULALIO RAMIREZ  
P.E. No. 77082

DATE

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1  
By: \_\_\_\_\_

- 13.- 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.
- 14.- 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.
- 15.- AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR COMMERCIAL, INDUSTRIAL, & MULTIFAMILY 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.
- 16.- PROPERTY OWNERS OF ANY LOT WITH A GAS LINE PIPELINE EASEMENT SHALL CONTACT THE FOLLOWING GAS COMPANIES BEFORE THE START OF ANY CONSTRUCTION:  
1.- TEXAS GAS SERVICE PHONE: 1-800-344-8377  
2.- VERNON FOULCONER, INC. PHONE: 1-337-332-1728
- 17.- NO ACCESS ALLOWED ON TO LOT 4 FROM MILE 22 1/2 NORTH ROAD.

No.	Sheet	REVISION	Date	Approved

**HIDALGO COUNTY  
CERTIFICATE OF PLAT APPROVAL**

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE ESTATES AT SANTA CRUZ RANCHES No. 2 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON \_\_\_\_\_ 2008

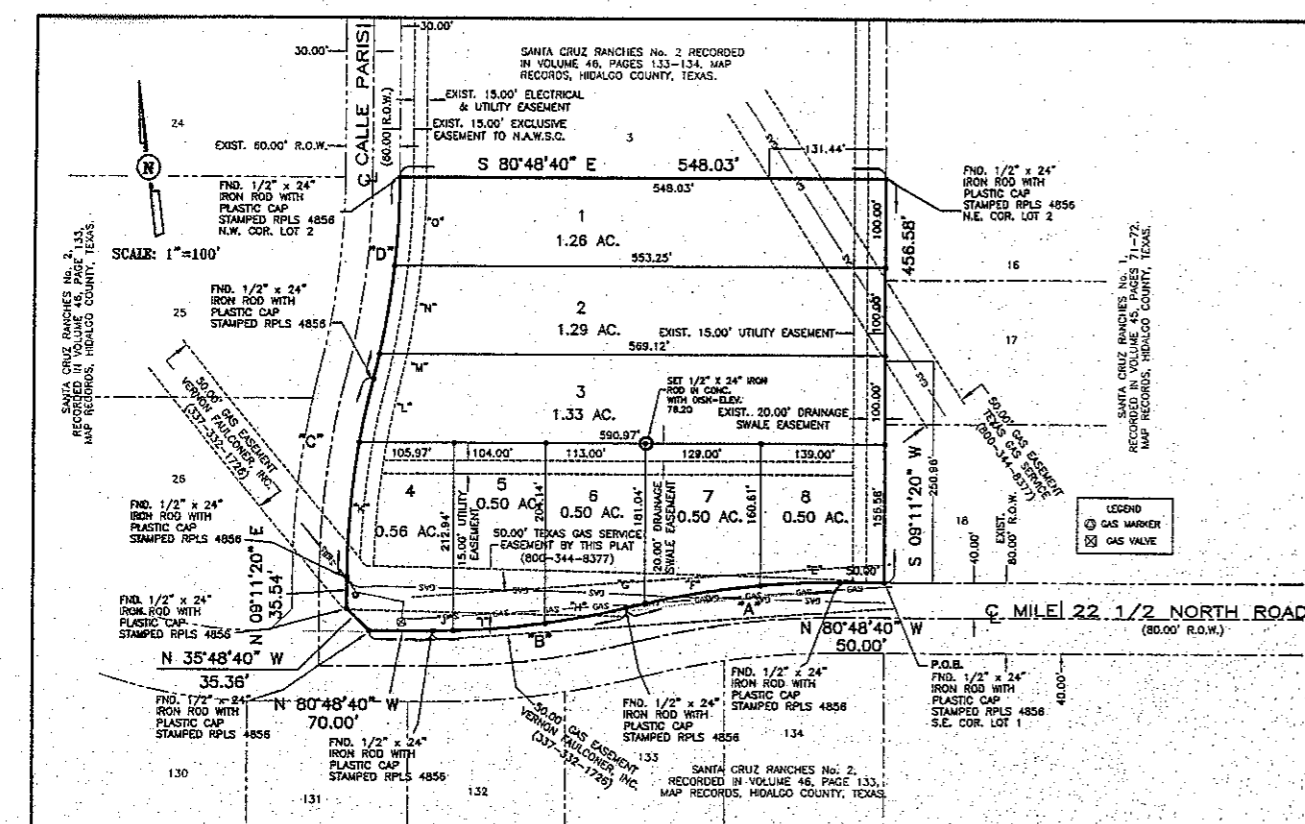
HIDALGO COUNTY RIGHT OF WAY DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

**HIDALGO COUNTY  
CERTIFICATE OF PLAT APPROVAL**

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE ESTATES AT SANTA CRUZ RANCHES No. 2 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_ 2008

HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR \_\_\_\_\_ DATE \_\_\_\_\_

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



CURVE	DELTA	RADIUS	LENGTH
"A"	14°04'42"	983.56	241.67
"B"	14°04'42"	903.56	222.02
"C"	14°06'23"	898.77	221.28
"D"	14°06'23"	958.77	236.05
"E"	05°11'23"	983.56	89.12
"F"	07°36'50"	983.56	130.70
"G"	01°16'22"	983.56	21.85
"H"	05°55'55"	903.56	93.55
"I"	06°37'19"	903.56	104.43
"J"	01°31'28"	903.56	24.04
"K"	09°47'01"	898.77	153.47
"L"	04°19'22"	898.77	67.91
"M"	02°03'58"	958.77	34.57
"N"	06°03'13"	958.77	101.30
"O"	05°59'13"	958.77	100.18

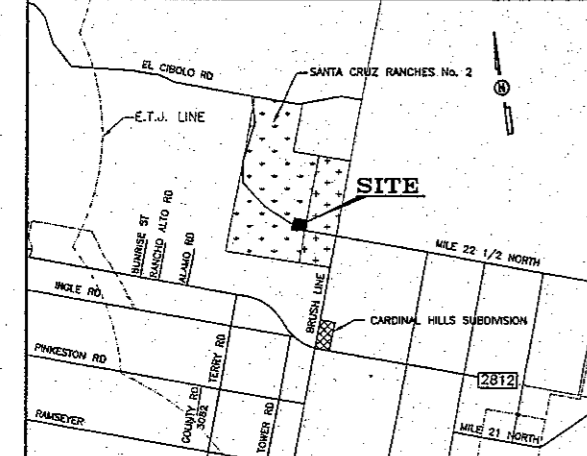
**PLAT NOTES AND RESTRICTIONS:**

- 1.- FLOOD ZONE STATEMENT:  
FLOOD ZONE DESIGNATION: ZONE "X"  
AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.  
COMMUNITY-PANEL No. 480334 0325 0  
EFFECTIVE DATE: MAY 17, 2001
- 2.- LEGEND - DENOTES 1/2" IRON ROD SET UNLESS OTHERWISE NOTED.
- 3.- SETBACKS:  
FRONT 40.00 FEET  
REAR 35.00 FEET  
SIDE 8.00 FEET  
CORNER SIDE 10.00 FEET  
OR EASEMENT WHICHEVER IS GREATER IN ALL CASES
- 4.- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:  
NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. NO COMMERCIAL USE SHALL BE ALLOWED ON ALL THE FOLLOWING INTERNAL LOTS 1 THROUGH 8. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- 5.- MINIMUM FINISH FLOOR NOTE:  
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTERLINE OF ROAD 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 A DEVELOPMENT PERMIT APPLICATION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- 6.- BENCHMARK NOTE:  
THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.  
B.M. No.1: ELEV.=88.83 C.P.S. IN POWER POLE LOCATED 45.0' SOUTH OF SOUTHWEST CORNER OF SANTA CRUZ RANCHES No.1 AND 22.00' WEST OF CENTERLINE OF BRUSHLINE ROAD. N.A.V.D. 88 DATUM.  
B.M. No.2: ELEV.= 76.20 1/2" IRON ROD WITH DISK IN CONCRETE AT THE NORTHWEST CORNER LOT 7. N.A.V.D. 88 DATUM
- 7.- DRAINAGE:  
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAINE A TOTAL OF 8,278.65 CUBIC FEET (0.20 ACRE FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS:  
SEE DRAINAGE REPORT ON SHEET No. 3.

**INDEX OF SHEETS**

- SHEET 1.- HEADING INDEX; LOCATION MAP AND E.T. PRINCIPAL CONTACTS; MAP, LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); ENGINEER'S AND SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION; ATTESTATION; R.O.W. AND HIDALGO COUNTY HEALTH DEPT. CERTIFICATION; COUNTY CLERK'S RECORDING CERTIFICATE; COUNTY JUDGE CERTIFICATION; REVISION NOTES.
- SHEET 2.- ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER/OSSF; ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); SUBDIVIDER CERTIFICATE AND STATEMENT
- SHEET 3.- DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DRAINAGE SWALES; MAP OF TOPOGRAPHY AND DRAINAGE; AND ENGINEERING CERTIFICATION; REVISION NOTE.

**LOCATION MAP  
SCALE 1"=4000'**



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

THE ESTATES AT SANTA CRUZ RANCHES No. 2, IS LOCATED IN NORTH HIDALGO COUNTY ON THE NORTHEAST CORNER OF CALLE PARIS AND MILE 22 1/2 ROAD INTERSECTION. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 82,735). THE ESTATES AT SANTA CRUZ RANCHES No. 2 LIES APPROXIMATELY 3.04 MILES FROM THE CITY LIMITS AND IT IS NOT WITHIN THE TWO-MILE EXTRA-TERRITORIAL JURISDICTION (ETJ) CITY'S UNDER LOCAL GOVERNMENT CODE § 42.021 AND LIES IN PCT. 4.

**PRINCIPAL CONTACTS:**

Name	Address	City & Zip	Phone	Fax
OWNERS:	KYLE RUPPERT	P.O. BOX 959 EDINBURG TX, 78540	(956)383-0868	(956)383-2301
ENGINEER:	EULALIO RAMIREZ	124 E. STUBBS EDINBURG, TX 78539	(956)381-6480	(956)381-0527
SURVEYOR:	ALFONSO QUINTANILLA	124 E. STUBBS EDINBURG, TX 78539	(956)381-6480	(956)381-0527

SHEET 1 OF 3

FILENAME	DATE PREPARED	DATE REVISION	PREPARED BY	CHECKED BY	APPROVED BY
T:\DATA\SUBD\HIDCO\THE ESTATES AT SANTA CRUZ RANCHES No. 2\PLAT	MAY 15, 2008		LUPE		