

# TIERRA SANTA CRUZ SUBDIVISION

A 101.29 ACRE TRACT OF LAND BEING ALL OF LOTS 6 THRU 17, 22 THRU 36, AND 38 THRU 40, RANCHOS LOS PALMOTES SUBDIVISION No.1, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 53, PAGES 199 THRU 201, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER . OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

## MAP OF WATER DISTRIBUTION SYSTEM/ MAPA DE DISTRIBUCION DE AGUA

SCALE: 1" = 200'

### FINAL ENGINEERING REPORT FOR TIERRA DE SANTA CRUZ SUBDIVISION:

BY: ALFONSO QUINTANILLA, P.E.  
WATER SUPPLY: Description and Costs.

TIERRA DE SANTA CRUZ SUBDIVISION IS 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 SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION. N.A.W.S.C. HAS AN EXISTING 8" WATERLINE ON THE WEST SIDE OF BRUSHLINE ROAD THAT ENDS WITH A 2" FLUSH VALVE ON THE NORTHEAST CORNER OF LOT 1 OF TIERRA DE SANTA CRUZ SUBDIVISION.

THE WATER SYSTEM FOR TIERRA DE SANTA CRUZ SUBDIVISION CONSISTS OF AN EXISTING 8" WATERLINE AND A EXISTING 6" WATERLINE. THE EXISTING 6" WATERLINE RUNS INTO THE EXISTING 8" WATERLINE THAT RUNS NORTH ALONG THE WEST SIDE OF BRUSHLINE ROAD. THE EXISTING 6" WATERLINE RUNS WEST ALONG THE WEST SIDE OF VERDE AVENUE, WHICH RUNS WEST ALONG THE NORTH SIDE OF AZUL STREET, THEN THE EXISTING 6" WATERLINE TURN NORTH ALONG THE EAST SIDE OF VERDE AVENUE, AND THEN TURNS EAST ALONG THE SOUTH SIDE OF AZUL STREET, THEN THE EXISTING 6" WATERLINE TURN NORTH SIDE OF VERDE AVENUE BACK TO THE SOUTH SIDE ENRIQUE CARDENAS BLVD.

FROM THE 6" WATERLINES, THERE ARE ELEVEN (11) NEW 1" DUAL SERVICE LINES RUNNING TO PAIR OF LOTS 1 & 2, 3 & 4, 5 & 6, 7 & 8, 18 & 20, 21 & 22, 40 & 41, 43 & 44, 48 & 49, 50 & 51 BEFORE SPLITTING INTO TWO 3/4" DIAMETER SINGLE SERVICE LINES THAT RUN INTO THE WATER METER BOXES FOR EACH LOT, AND FIVE (5) 3/4" SINGLE SERVICE LINES THAT RUN TO THE METER BOXES ON LOTS 9, 30, 31, 32 AND 45. THERE ARE AN EXISTING TWENTY FOUR (24) WATER SERVICES CURRENTLY LOCATED ON LOTS 10-18, 23-29, 33-39, AND 42.

THE 8" WATERLINES, THE DUAL SERVICE LINES, THE SINGLE SERVICE LINES, AND THE METER BOXES WILL BE INSTALLED AT A TOTAL COST OF \$ 24,700.00 OR \$ 484.31 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$ 21,000.00 OR \$ 411.76 PER LOT FOR THE 30 YEAR WATER SERVICE AGREEMENT WHICH COVERS WATER METER, METER BOXES, WATER SUPPLY FEE AND ALL OTHER FEES ASSOCIATED WITH WATER SUPPLY. UPON REQUEST BY THE LOT OWNER OF A LOT, 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 S&D DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

### SEWAGE FACILITIES: Description and Costs.

SEWAGE FROM TIERRA DE SANTA CRUZ SUBDIVISION IS TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES (OSSF) CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. THE UNDERSIGNED PROFESSIONAL ENGINEER 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, HEALTHCARE OF THE REPORT ARE AS FOLLOWS:

EACH LOT IN THE SUBDIVISION IS AT LEAST ONE (1) ACRES IN SIZE. THE U.S.D.A. SOIL CONSERVATION SERVICE SOIL SURVEY BOOK INDICATES A FINE SANDY LOAM AND SANDY CLAY LOAM, AND (5) TEST BORINGS WERE MADE AT OPPOSITE AREAS OF THE SUBDIVISION - THE CENTERS OF LOTS 6, 11, 22, 34 AND 41 (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMITED AREA). THE SOILS ARE A UNIFORM SANDY CLAY LOAM EXTENDING MORE THAN 24 INCHES BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUND WATER OR A RESTRICTIVE LAYER WITHIN 24 INCHES OF THE BOTTOM OF THE PROPOSED EXCAVATIONS.

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$ 1,250.00, INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. OSSF'S FOR 36 LOTS (LOTS 2-9, 14, 18-23, 25-28, 30, 32, 34-38 AND 40-51) HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF \$ 45,000.00. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF THESE OSSF ON APRIL 12, 2011.

IN ADDITION, THE ESTIMATED COST TO INSTALL A SEPTIC SYSTEM ON THE REMAINING LOTS IS \$1,500.00, INCLUDING THE COSTS FOR THE REQUIRED PERMIT AND LICENSE. 15 LOTS (LOTS 1, 10-13, 15-17, 24, 27-29, 31, 33 AND 39) HAVE NOT INSTALLED OSSF AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL.

WITH THE FILING OF THIS FINAL PLAT, THE SUBDIVIDER IS PROVIDING ADEQUATE FINANCIAL GUARANTEES OF PERFORMANCE IN THE FORM OF A CASHIER CHECK REPRESENTING A "CASH DEPOSIT" TO BE HELD BY THE COUNTY OF HIDALGO IN ESCROW IN THE AMOUNT OF \$ 22,500.00, WHICH IS THE ESTIMATED TOTAL COST TO INSTALL A SEPTIC TANK SYSTEM ON THE REMAINING 15 LOTS. THE SUBDIVIDER WILL INCLUDE THE COST OF A SEPTIC TANK SYSTEM IN THE SALE PRICE OF THE LOT.


AT ANY TIME AFTER THE LOT IS SOLD, THE PURCHASER MAY INDUCE INSTALLATION OF A SEPTIC SYSTEM BY WRITING OR CALLING THE SUBDIVIDER AND THEN FILING WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AN APPLICATION FOR A PERMIT TO CONSTRUCT A SEPTIC SYSTEM. SEPTIC TANK SYSTEMS SHALL BE INSTALLED ON THE LOT PRIOR TO THE COUNTY ISSUING A FINAL LIGHT AND WATER CLEARANCE.


### 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 FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, COST A GRAND TOTAL OF \$ 42,700.00 WHICH EQUATES TO \$ 896.08 PER LOT.

SEWAGE FACILITIES: SEPTIC SYSTEMS ARE ESTIMATED TO COST \$1,323.53 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$ 87,500.00 FOR THE ENTIRE SUBDIVISION.

 *Alfonso Quintanilla*  
ALFONSO QUINTANILLA  
P.E. No. 95834  
4-11-11 DATE

 *Alfonso Quintanilla*  
ALFONSO QUINTANILLA  
P.E. No. 95834  
4-11-11 DATE

### SUBDIVIDER CERTIFICATION

I - 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 BY STATE AND COUNTY REGULATIONS.

### SUBDIVIDER STATEMENT:

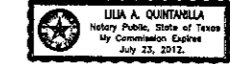
I - I (WE), RICHARD RUPPERT SUBDIVIDERS OF TIERRA DE SANTA CRUZ SUBDIVISION HEREBY CERTIFY SEWER PERMITS FOR 36 LOTS HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY PLANNING DEPARTMENT AND CERTIFY SEWER PERMITS FROM HIDALGO COUNTY HEALTH DEPARTMENT ARE REQUIRED FOR THE REMAINING 15 LOTS PRIOR TO BUILDING ON ANY LOT, THAT ANY 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 TO THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

*Richard Ruppert*  
RICHARD RUPPERT  
BY: GENERAL PARTNER  
RUPPERT COMPANY, LLC  
BY: RICHARD RUPPERT, PRESIDENT  
4-11-11 DATE

### STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared *Richard Ruppert*, provided to me through his Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 11th day of April, 2011.

 LILIA A. QUINTANILLA  
Notary Public, State of Texas  
My Commission Expires  
July 23, 2012.

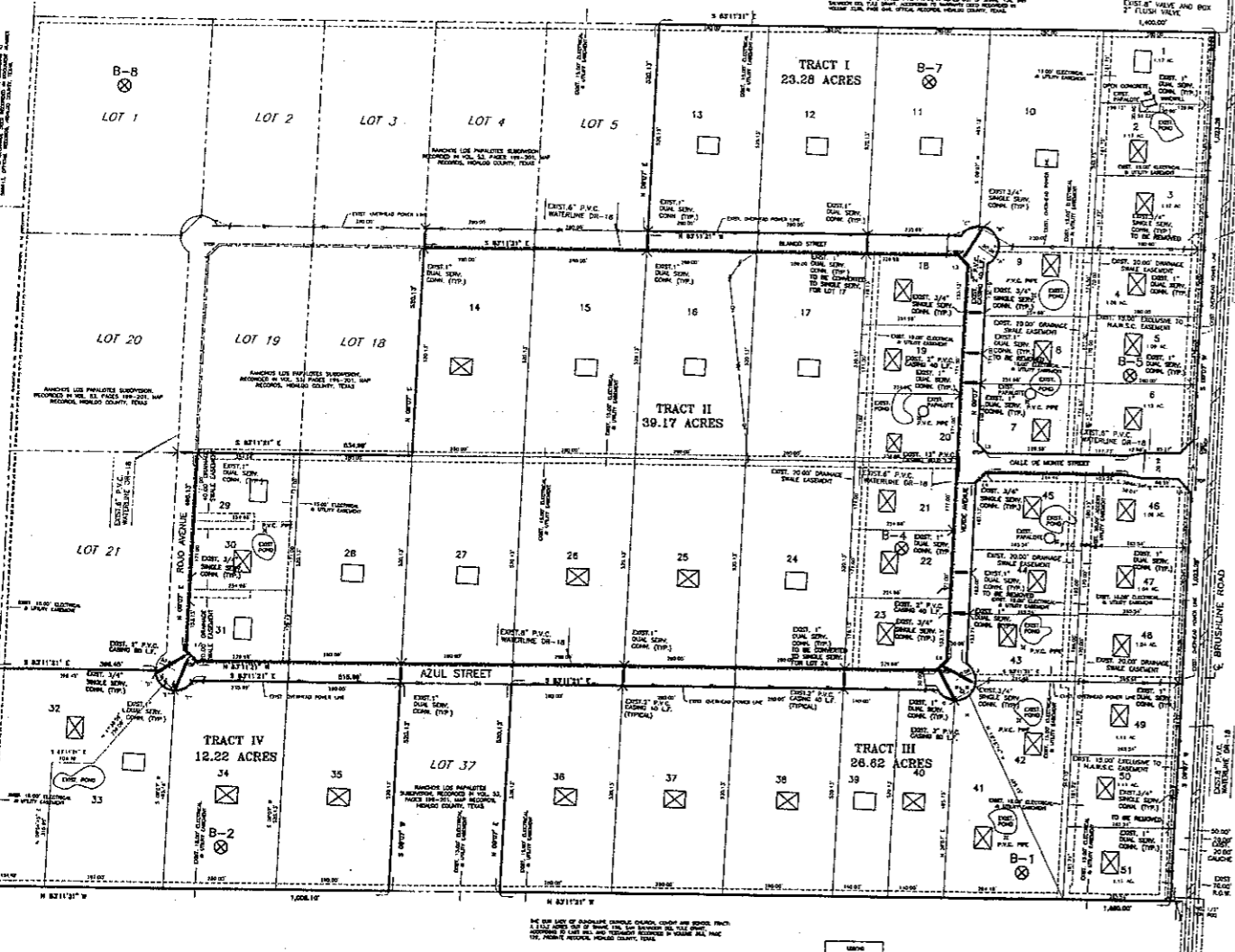
*Lilia A. Quintanilla*  
LILIA A. QUINTANILLA - NOTARY PUBLIC  
4-11-11 DATE



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

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

REVISION NOTES				
No.	Sheet	REVISION	Date	Approved

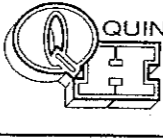


- B-2 TEST BORINGS
- ANALISIS DE SUELO
- SEPTIC TANK (OSSF)
- TANQUE SEPTICO (OSSF)
- EXISTING SEPTIC TANK (OSSF)
- EXISTENTE TANQUE SEPTICO (OSSF)
- WATER METER BOX
- CAJA DE MEDIDOR DE AGUA
- 6" WATER SUPPLY LINE
- 6" LINEA DE AGUA



**COST ESTIMATE**

PIPING & DRAINAGE IMPROVEMENTS:	\$ 6,127.50
WATER DISTRIBUTION:	\$ 24,700.00
OSSF:	\$ 87,500.00

 **QUINTANILLA, HEADLEY AND ASSOCIATES, INC.**  
CONSULTING ENGINEERS LAND SURVEYORS  
124 E. STUBBS ST. PHONE 956-381-8480  
EDINBURG, TEXAS 78539 FAX 956-381-0527  
ENGINEERING REGISTRATION NUMBER F-1513  
SURVEYING REGISTRATION NUMBER 100411-00 Quintanillaheadley@bcglobal.net

SHEET NO.	FILED NAME	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
4 OF 5	TIERRA SANTA CRUZ SUBDIVISION	1-5-2011	M. GONZALEZ		