



HIDALGO COUNTY PLANNING DEPARTMENT

1304 SOUTH 25TH STREET
EDINBURG TEXAS 78539
Tel. 956-318-2840 Fax. 956-318-2844

Raul E. Sesin, P.E., CFM
Planning Administrator

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 01-29-2013

PROPOSED ACRES OF SANTA CRUZ PHASE 1 SUBDIVISION, PRECINCT No. 3.

ENGINEER: QUINTANILLA, HEADLEY AND ASSOC. DEVELOPER: RICHARD W. RUPPERT

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 116 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: North West corner of Inspiration Road and Monte Cristo Road (FM 1925)

The rural area of the County.

SUBDIVISION LIES WITHIN THE: ETJ of _____ and was approved administratively by said City.

ETJ of _____ and was approved by the P & Z and City Commission of said City

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 07-02-2012 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: Drainage detention swales.

DISTANCE TO A DRAIN DITCH: Approximate 1.5 miles south west from subdivision development.

ROAD R.O.W. DEDICATION: 35 feet on Monte Cristo Road (FM 1925) and 25 feet on Mile 10 1/2 North Road.

H.C.R.O.W. APPROVED DATE: 01-10-2013 : By, Victor Gallardo R.O.W. AGENT

SEWER SYSTEM: OSSF & SOIL ANALYSIS WERE CONDUCTED BY: Jose A. Gonzalez

OSSF HAVE BEEN INSTALLED AND INSPECTED BY HCHD ON: 12-14-12

SANITARY SEWER BY: _____ LINE SIZE: _____ LOCATION: _____

WATER SERVICE PROVIDER: S.W.S.C. LINE SIZE: 6" LOCATION: Mile 10 1/2 North Road

H.C.O.E.C. APPROVED DATE: 12-20-2012 : By Martin Ramirez

SMALL CONSTRUCTION

The applicant has submitted the required small construction site notice 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.

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.

Notice Of Termination (NOT) has been submitted. Final stabilization has been achieved on site.

REQUEST FOR FINAL APPROVAL WITH: Cash Deposit: Amount: \$ _____ For: OSSF(S) PAVING DRAINAGE STREET SIGNS

A Letter of Credit Financial Institution: _____ L.O.C No. _____

Amount: \$ _____ For: OSSF(S) PAVING DRAINAGE STREET SIGNS

PRELIMINARY APPROVAL FROM THE HIDALGO COUNTY COMMISSIONER'S COURT ON:

July 24, 2012.

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

Preliminary Approval subject comments and future recommendations by planning and other departments

Final Approval subject to recommendations other departments

Final Approval with financial guarantee.

This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules, Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.

SUBDIVISION PLAT OF:
ACRES OF SANTA CRUZ SUBDIVISION PHASE I

A 71.20 ACRE TRACT OF LAND BEING PART OR A PORTION OF LOTS 4 AND 5, BLOCK 20, JACKSON SUBDIVISION OF THE MELADO TRACT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGES 579 AND 580, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1557921, OFFICIAL RECORDS, HIDALGO COUNTY.

METES AND BOUNDS

A 71.20 ACRE TRACT OF LAND BEING PART OR A PORTION OF LOTS 4 AND 5, ALL OF LOTS 8 AND 9, BLOCK 1, AND ALL OF LOTS 4, 5, 8 AND 9, BLOCK 20, JACKSON SUBDIVISION OF THE MELADO TRACT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGES 579 AND 580, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1557921, OFFICIAL RECORDS, HIDALGO COUNTY, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A COTTON PICKER SPINDLE FOUND ON THE CENTERLINE OF MILE 10 1/2 NORTH FOR THE NORTHEAST CORNER OF LOT 8, BLOCK 20 AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE: SOUTH, ALONG THE EAST LINE OF LOTS 4 AND 8, BLOCK 1, AND THE EAST LINE OF LOTS 5 AND 8, BLOCK 20, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND AT 15.00 FEET FROM THE EXISTING SOUTH RIGHT OF WAY OF MILE 10 1/2 NORTH, A TOTAL DISTANCE OF 2,699.56 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: WEST, A DISTANCE OF 228.50 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: SOUTH, A DISTANCE OF 231.49 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: S 44°55'30" E, A DISTANCE OF 70.80 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: SOUTH, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 35.04 FEET FROM THE EXISTING NORTH RIGHT OF WAY OF MONTE CRISTO ROAD (F.M. 1925), A TOTAL DISTANCE OF 96.28 FEET TO A COTTON PICKER SPINDLE SET ON THE SOUTH LINE OF LOT 5, BLOCK 1 FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE: N 89°51'00" W, ALONG THE SOUTH LINE OF LOT 5, AND WITHIN THE RIGHT OF WAY OF MONTE CRISTO ROAD (F.M. 1925), A DISTANCE OF 150.00 FEET TO A COTTON PICKER SPINDLE SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: NORTH, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 68.73 FEET FROM THE EXISTING NORTH RIGHT OF WAY OF MONTE CRISTO ROAD (F.M. 1925), A TOTAL DISTANCE OF 103.76 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: N 45°04'30" E, A DISTANCE OF 70.82 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: NORTH, A DISTANCE OF 227.28 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: WEST, A DISTANCE OF 472.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: SOUTH, A DISTANCE OF 245.22 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: S 44°55'30" E, A DISTANCE OF 35.40 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: SOUTH, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 35.00 FEET FROM THE EXISTING NORTH RIGHT OF WAY OF MONTE CRISTO ROAD (F.M. 1925), A TOTAL DISTANCE OF 109.59 FEET TO A COTTON PICKER SPINDLE SET ON THE SOUTH LINE OF LOT 4, BLOCK 1 AN AN EXTERIOR CORNER OF THIS TRACT.

THENCE: N 89°51'00" W, ALONG THE SOUTH LINE OF LOT 4, AND WITHIN THE RIGHT OF WAY OF MONTE CRISTO ROAD (F.M. 1925), A DISTANCE OF 100.00 FEET TO A COTTON PICKER SPINDLE SET FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE: NORTH, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 74.02 FEET FROM THE EXISTING NORTH RIGHT OF WAY OF MONTE CRISTO ROAD (F.M. 1925), A TOTAL DISTANCE OF 109.02 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: N 45°04'30" E, A DISTANCE OF 35.31 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: NORTH, A DISTANCE OF 238.40 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: WEST, A DISTANCE OF 293.50 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE WEST LINE OF LOT 4 BLOCK 1 FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: NORTH, ALONG THE WEST LINE OF LOTS 4 AND 9, BLOCK 1, AND THE WEST LINE OF LOTS 4 AND 9, BLOCK 20, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 2,688.46 FEET FROM THE EXISTING SOUTH RIGHT OF WAY OF MILE 10 1/2 NORTH, A TOTAL DISTANCE OF 2,703.46 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE CENTERLINE OF MILE 10 1/2 NORTH FOR THE NORTHWEST CORNER OF LOT 9, BLOCK 20, AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE: S 89°59'37" E, ALONG THE NORTH LINE OF LOTS 8 AND 9, BLOCK 20, AND THE CENTERLINE OF MILE 10 1/2 NORTH, A DISTANCE OF 1,124.00 FEET THE POINT OF BEGINNING AND CONTAINING 71.20 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH LAS CAÑAS SUBDIVISION, RECORDED IN VOLUME 39, PAGE 58, MAP RECORDS, HIDALGO COUNTY, TEXAS.

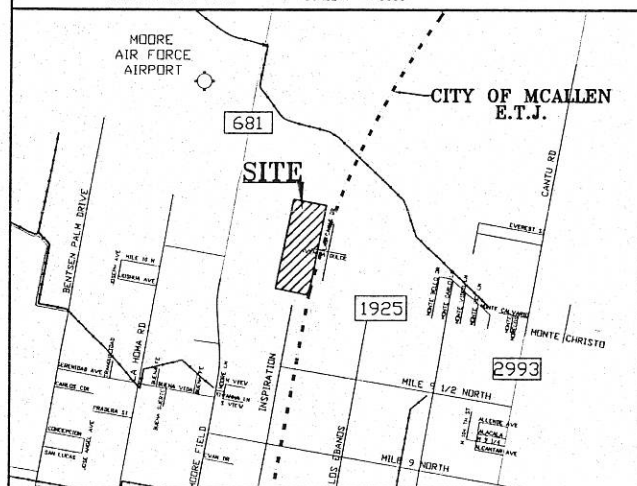
STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.



Alfonso Quintanilla
ALFONSO QUINTANILLA
R.P.L.S. No. 4856
DATE 5-16-12

LOCATION MAP SCALE 1" = 3000'



REVISION NOTES			
No.	Sheet	REVISION	Date

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
ACRES OF SANTA CRUZ SUBDIVISION PHASE I IS LOCATED IN WESTERN HIDALGO COUNTY ON INSPIRATION ROAD IN BETWEEN MONTE CRISTO ROAD (F.M. 1925) AND MILE 10 1/2 NORTH. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF ALTON ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF ALTON (POPULATION 12,341). ACRES OF SANTA CRUZ SUBDIVISION PHASE I, LIES APPROXIMATELY 3 MILES FROM THE CITY LIMITS AND FALLS IN THE RURAL AREA OF THE COUNTY, IT LIES IN PRECINCT No. 3.

PRINCIPAL CONTACTS:			
Name	Address	City & Zip	Phone
OWNERS: RUPPERT COMPANY, L.L.C.	P.O. BOX 959	EDINBURG TX, 78540	(956)383-0868
ENGINEER: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480
SURVEYOR: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480

PLAT NOTES AND RESTRICTIONS:

- FLOOD ZONE DESIGNATION: ZONE "X"
AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.
COMMUNITY-PANEL NUMBER 480334 0300 D
MAP REVISED: JUNE 6, 2000
- MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTERLINE OF THE STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER.
ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS.
AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- LEGEND * - DENOTES 1/2" IRON ROD SET UNLESS OTHERWISE NOTED.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.
- SETBACKS:
FRONT 25.00 FEET
FRONT-INSPIRATION ROAD 40.00 FEET
FRONT-MILE 10 1/2 ROAD 40.00 FEET
REAR 15.00 FEET
SIDE 6.00 FEET
OR EASEMENT WHICHEVER IS GREATER
CORNER SIDE 10.00 FEET
CORNER SIDE WHERE R.O.W. IS GREATER THAN 50.00 FEET OR TO EASEMENT LINE WHICHEVER IS GREATER ON ALL CASES.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- DRAINAGE:
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 162,216.32 CUBIC FEET (3.72 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.
- BENCHMARK NOTE:
THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
B.M. No. 1 - ELEVATION=189.56, COTTON PICKER SPINDLE FOUND AT THE NORTHEAST CORNER OF THE SUBDIVISION N.A.V.D. 88 DATUM.
B.M. No. 2 - ELEVATION=183.05 LOCATED ON 1/2" IRON ROD SET IN CONC. W/ DISK ON THE NORTHEAST CORNER OF LOT 49. N.A.V.D. 88 DATUM
- 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.
- DRAINAGE SWALE EASEMENTS NOTE:
NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY SWALE OR UTILITY EASEMENT. EACH DRAINAGE SWALE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION AND MAINTENANCE OF THE DRAINAGE SWALE EASEMENT. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE SWALES.
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:
NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
RUPPERT COMPANY, L.L.C. ACRES OF SANTA CRUZ SUBDIVISION PHASE I
- BY PRESIDENT RICHARD W. RUPPERT, THE OWNER & SUBDIVIDER OF SUBDIVISION PHASE I RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSES OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET No. 3 OF THIS PLAT.
- 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.
- 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 SEPARATED DESIGN SHALL BE SUBMITTED FOR COMMERCIAL/MULTIFAMILY USE.
B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,760 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 EXCERPT 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 OCCUPYING A LOT.

15.- ALL LOTS IN ACRES OF SANTA CRUZ SUBDIVISION PHASE I ARE HEREBY GRANTED A "DRAINAGE SWALE EASEMENT" WITH RESPECT TO SURFACE WATER RUN-OFF FROM ALL LOTS IN ACRES OF SANTA CRUZ SUBDIVISION PHASE I TO THE AREA DEPICTED ON THE SUBDIVISION PLAT AS THE "DRAINAGE SWALE" AREAS. LOT OWNERS OF ACRES OF SANTA CRUZ SUBDIVISION PHASE I THEIR ASSIGNS AND ANY SUBSEQUENT OWNER OF THE REAL PROPERTY DESIGNATED ON THE SUBDIVISION PLAT ARE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE SWALES. THE COUNTY OF HIDALGO, TEXAS ("COUNTY"), AND THE HIDALGO COUNTY DRAINAGE DISTRICT NUMBER 1 ("DRAINAGE DISTRICT") MAY ENFORCE THIS PLAT NOTE BY INJUNCTION OR ANY OTHER REMEDY PROVIDED BY LAW, AND THE COUNTY AND / OR THE DRAINAGE DISTRICT ARE ALSO ENTITLED TO RECOVER ALL ENFORCEMENT COSTS AND / OR MAINTENANCE COSTS FROM THE LOT OWNERS IN VIOLATION. IN THE EVENT THE DRAINAGE SWALES DEPICTED ON THE SUBDIVISION PLAT ARE NO LONGER NECESSARY FOR DRAINAGE OF THE LOTS COMPRISING ACRES OF SANTA CRUZ SUBDIVISION PHASE I BECAUSE OF AN ALTERNATE DRAINAGE SYSTEM, CONSTRUCTED AND MAINTAINED BY A POLITICAL SUBDIVISION IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL LAWS AND REGULATIONS, IS FULLY OPERATIONAL AND ACTUALLY SERVICING ALL THE LOTS IN ACRES OF SANTA CRUZ SUBDIVISION PHASE I, THE COUNTY AND DRAINAGE DISTRICT ARE HEREBY GRANTED THE RIGHT AND THE AUTHORITY (AND EACH LOT OWNER, BY THE ACCEPTANCE OF A DEED TO LOT IN ACRES OF SANTA CRUZ SUBDIVISION PHASE I ACKNOWLEDGES AND AGREES THAT THE COUNTY AND THE DRAINAGE DISTRICT HAS THE RIGHT AND AUTHORITY), TO RELEASE THE DRAINAGE EASEMENT BURDENING THE DRAINAGE SWALES PURSUANT TO THIS PLAT NOTE, BY AND INSTRUMENT IN WRITING RECORDED IN THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

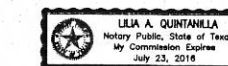
STATE OF TEXAS
COUNTY OF HIDALGO
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

SANTA CRUZ PROPERTIES, LTD., A TEXAS LIMITED PARTNERSHIP ("OWNER"), AS OWNER OF THE 71.20 ACRES TRACT OF LAND ENCOMPASSED WITHIN IN PROPOSED ACRES OF SANTA CRUZ SUBDIVISION PHASE I, HEREBY SUBDIVIDES THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATES TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.
OWNER CERTIFIES THAT OWNER 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;
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.
OWNER ATTESTS THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

Richard W. Ruppert 11/2/13
DATE
SANTA CRUZ PROPERTIES, LTD.
BY: RUPPERT COMPANY, L.L.C. A TEXAS LIMITED LIABILITY COMPANY, GENERAL PARTNER
BY: RICHARD W. RUPPERT, PRESIDENT
P.O. BOX 959
EDINBURG, TEXAS 78540

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared RICHARD W. RUPPERT, PRESIDENT OF RUPPERT COMPANY, L.L.C. A TEXAS LIMITED LIABILITY COMPANY, GENERAL PARTNER OF SANTA CRUZ PROPERTIES, LTD., A TEXAS LIMITED PARTNERSHIP, proved 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 he executed the same for the purposes and consideration thereby expressed.
Given under my hand and seal of office this 2nd day of January, 2013.



Julia A. Quintanilla
JULIA A. QUINTANILLA - NOTARY PUBLIC

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE ACRES OF SANTA CRUZ SUBDIVISION PHASE I WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____.

Hidalgo County Judge _____ Date _____
ATTEST: Hidalgo County Clerk _____ Date _____

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF ACRES OF SANTA CRUZ SUBDIVISION PHASE I WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____.

ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF ACRES OF SANTA CRUZ SUBDIVISION PHASE I WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON _____.

HIDALGO COUNTY RIGHT OF WAY DIRECTOR _____ DATE _____

INDEX OF SHEETS

- SHEET 1 - HEADING INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; MAP; DESCRIPTION (METES AND BOUNDS); ENGINEER'S & SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, ATTESTATION; COUNTY JUDGE CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; H.C.D.D. No. 1 CERTIFICATION HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE; RIGHT OF WAY DEPARTMENT CERTIFICATE; ENOLEMAN IRRIGATION DISTRICT CERTIFICATION; REVISION NOTES
- SHEET 2 - WATER DISTRIBUTION AND SANITARY SEWER (O.S.S.F.) MAP, HEADING INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; MAP; LOT, STREETS, AND EASEMENT LAYOUT; LINE AND CURVE DATA; ENGINEER'S & SURVEYOR'S CERTIFICATION; REVISION NOTES
- SHEET 3 - ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER/OSSF AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION) SUBDIVIDER CERTIFICATE & STATEMENT DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DRAINAGE SWALES, MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEERING CERTIFICATION; REVISION NOTES.



Alfonso Quintanilla 1-2-13
ALFONSO QUINTANILLA
P.E. No. 95534
DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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



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

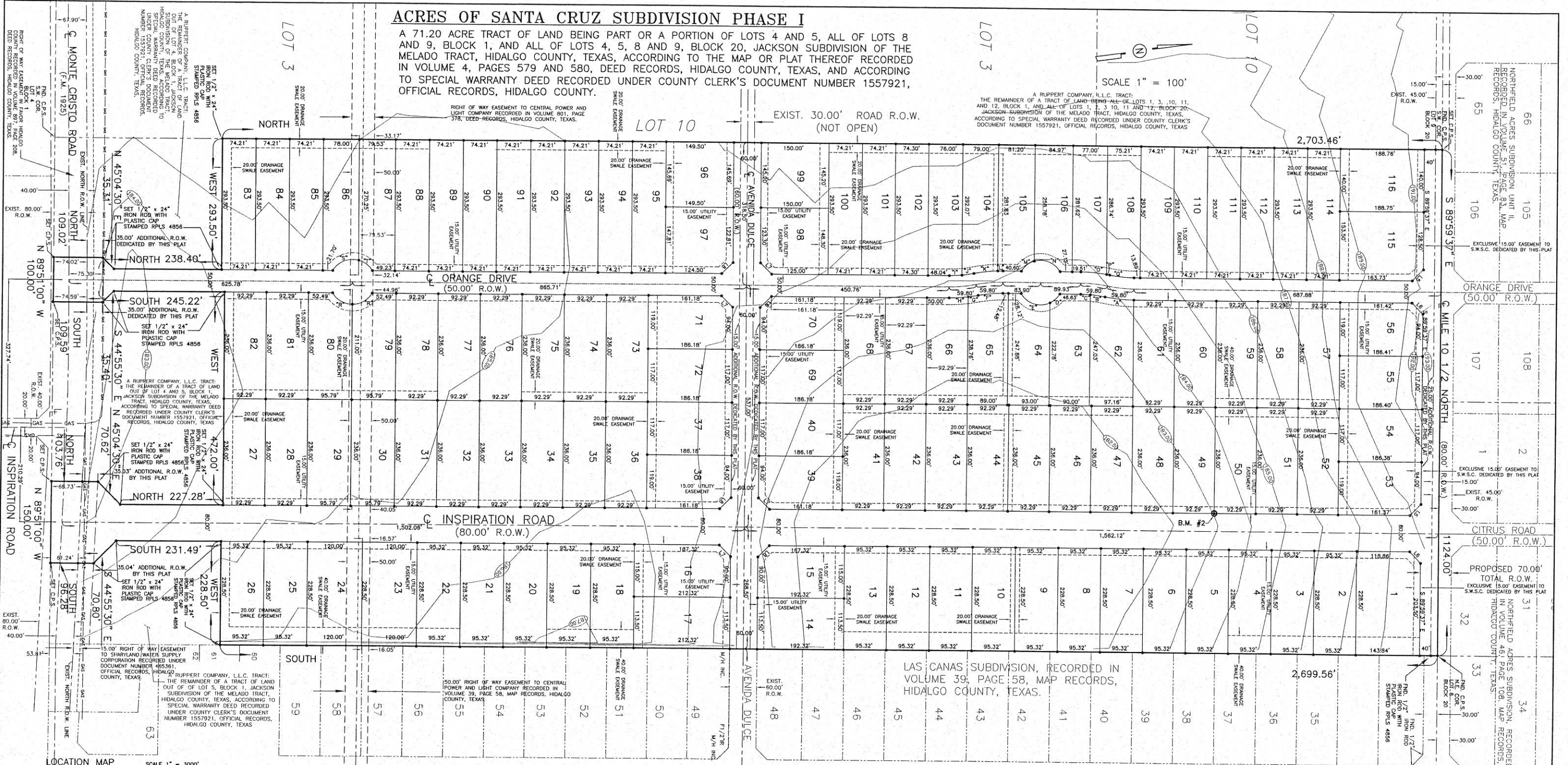
ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY

FILENAME	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
F:\DATA\SUBD\HIDALGO CO\ACRES OF SANTA CRUZ PHASE I\PLAT	5-16-12	M. SANCHEZ		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY	

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS LAND SURVEYORS
124 E. STUBBS ST. PHONE 956-381-6480
EDINBURG, TEXAS 78539 FAX 956-381-0527
REGISTRATION NUMBER F-1513

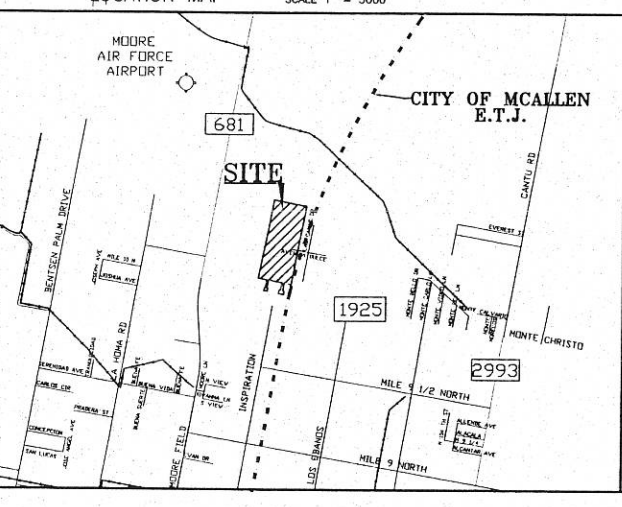
ACRES OF SANTA CRUZ SUBDIVISION PHASE I

A 71.20 ACRE TRACT OF LAND BEING PART OR A PORTION OF LOTS 4 AND 5, ALL OF LOTS 8 AND 9, BLOCK 1, AND ALL OF LOTS 4, 5, 8 AND 9, BLOCK 20, JACKSON SUBDIVISION OF THE MELADO TRACT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGES 579 AND 580, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1557921, OFFICIAL RECORDS, HIDALGO COUNTY.



SCALE 1" = 100'

THE REMAINDER OF A TRACT OF LAND BEING PART OR A PORTION OF LOTS 1, 3, 10, 11, AND 12, BLOCK 1, AND ALL OF LOTS 1, 2, 3, 10, 11 AND 12, BLOCK 20, JACKSON SUBDIVISION OF THE MELADO TRACT, HIDALGO COUNTY, TEXAS, ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1557921, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.



CURVE	Δ	RADIUS	LENGTH
A	11°25'16"	325.00'	64.78'
B	06°54'19"	275.00'	33.14'
C	04°35'58"	275.00'	22.08'
D	34°25'51"	50.00'	30.05'
E	85°34'09"	50.00'	74.67'
F	11°25'16"	325.00'	54.82'
G	03°58'40"	325.00'	22.37'
H	07°28'36"	325.00'	42.41'
I	05°50'08"	275.00'	28.01'
J	05°35'08"	275.00'	26.81'
K	09°19'53"	325.00'	52.93'
L	02°05'24"	325.00'	11.85'
M	43°04'56"	50.00'	37.60'
N	76°55'04"	50.00'	67.12'
O	10°11'21"	325.00'	57.80'
P	01°13'55"	325.00'	6.99'
Q	11°25'16"	275.00'	54.82'
R	60°00'00"	50.00'	52.36'
S	75°04'22"	50.00'	65.51'
T	44°55'38"	50.00'	49.21'

LOT	AREA (S.F.)	AC.
1	32,557.20	0.747
2-13	21,780.62	0.500
14	21,804.30	0.501
15	21,828.32	0.501
16	24,104.30	0.553
17	24,098.32	0.553
18-22	21,780.62	0.500
23-24	27,420.00	0.629
25-26	21,780.62	0.500
27-28	21,780.44	0.500
29-30	22,606.44	0.519
31-36	21,780.44	0.500
37	21,783.06	0.500
38-39	21,842.92	0.501
40	22,891.30	0.526
41-52	21,780.44	0.500
53	21,866.52	0.502
54	21,807.80	0.501
55	21,809.34	0.501
56	21,871.22	0.502
57-61	21,780.44	0.500

LOT	AREA (S.F.)	AC.
62	23,364.72	0.536
63	22,040.41	0.506
64	21,780.44	0.500
65	21,799.42	0.500
66	21,819.33	0.501
67-68	21,780.44	0.500
69	21,783.06	0.500
70-71	21,842.92	0.501
72	21,783.06	0.500
73-78	21,780.44	0.500
79-80	21,838.71	0.501
81-82	21,780.44	0.500
83-85	21,780.64	0.500
86	21,807.61	0.501
87	22,891.30	0.526
88-95	21,780.63	0.500
96	21,780.66	0.500
97	21,785.10	0.500
98	21,932.50	0.503
99	21,780.00	0.500
100-102	21,780.64	0.500

LOT	AREA (S.F.)	AC.
103	22,292.73	0.512
104	22,614.15	0.519
105	22,453.92	0.515
106	22,808.07	0.524
107	21,782.56	0.500
108	21,933.72	0.504
109-114	21,780.64	0.500
115	28,658.88	0.658
116	26,425.71	0.607

DATA	BEARING	LENGTH
L1	N 45°04'30" E	70.62'
L2	S 44°55'30" E	70.80'
L3	N 45°04'30" E	35.31'
L4	S 44°55'30" E	35.40'
L5	S 44°59'48" E	21.21'
L6	N 45°00'12" E	21.70'
L7	S 45°00'00" E	96.79'
L8	S 45°00'00" W	110.61'

STATE OF TEXAS
COUNTY OF HIDALGO

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



Alfonso Quintanilla
ALFONSO QUINTANILLA
P.E. No. 95534
DATE 1-2-13

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.



Alfonso Quintanilla
ALFONSO QUINTANILLA
R.P.L.S. No. 4856
DATE 5-16-12

PRINCIPAL CONTACTS:

Name: RICHARD RUPPERT PARTNER OF SANTA CRUZ PROPERTIES, LTD.	Address: P.O. BOX 959, 124 E. STUBBS	City & Zip: EDINBURG TX, 78540	Phone: (956)383-0868	Fax: (956)383-2301
ENGINEER: ALFONSO QUINTANILLA		EDINBURG, TX 78539	(956)381-6480	(956)381-0527
SURVEYOR: ALFONSO QUINTANILLA		EDINBURG, TX 78539	(956)381-6480	(956)381-0527

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
124 E. STUBBS ST., EDINBURG, TEXAS 78539
REGISTRATION NUMBER F-1513

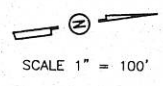
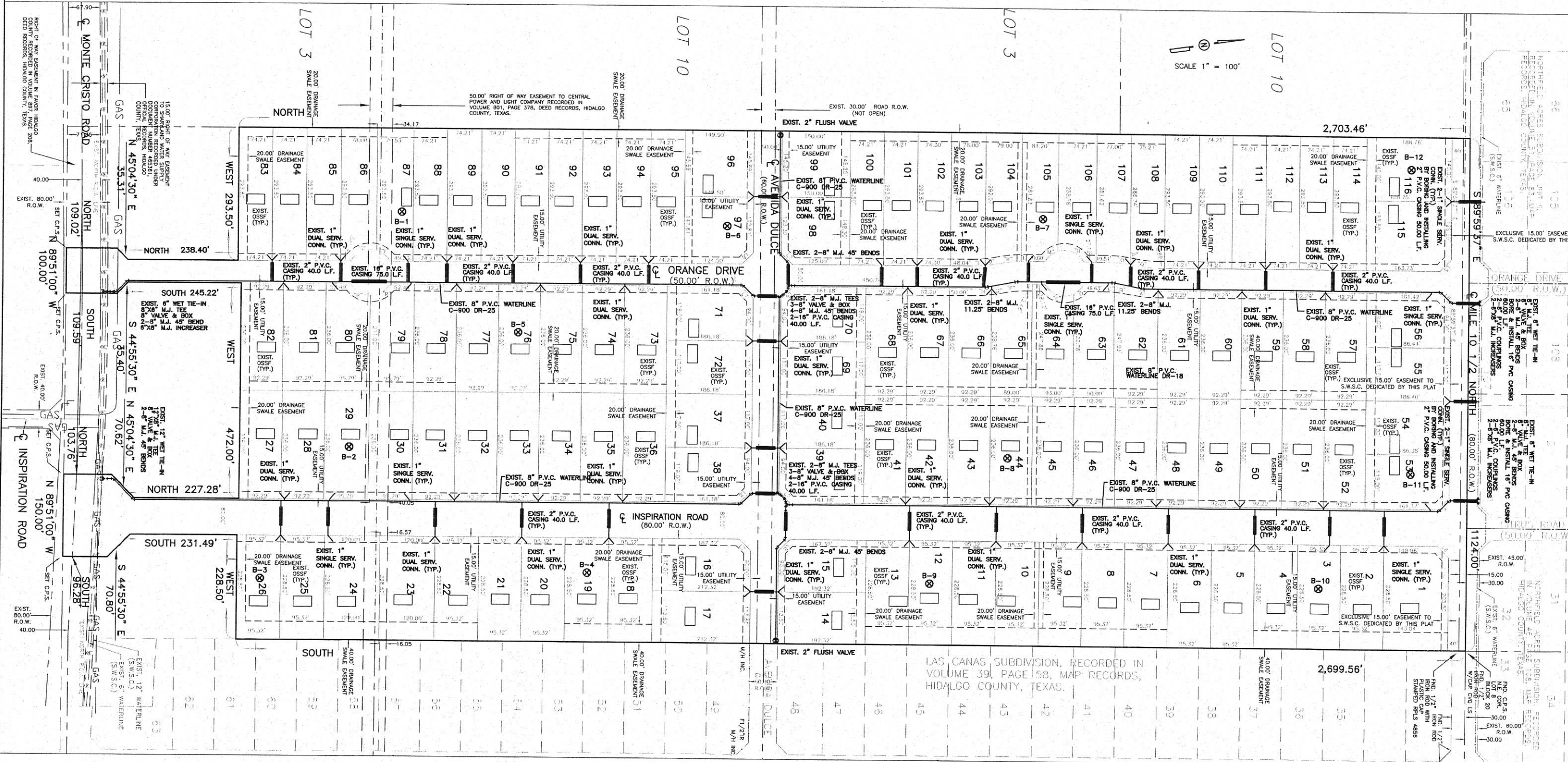
LAND SURVEYORS
PHONE 956-381-6480
FAX 956-381-0527
OFFICE@QHAENGINEERING.COM

No.	Sheet	REVISION NOTES	Date	Approved

FILENAME: F:\DATA\SUBD\HIDALGO CO\VISTA RIDGE ACRES\VISTA RIDGE-PLAT
DATE PREPARED: 5-16-12
DATE REVISED:

CHECKED BY: M. GONZALEZ
APPROVED BY:

MAP OF WATER DISTRIBUTION SYSTEM/ MAPA DE DISTRIBUCION DE AGUA

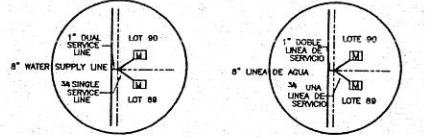


B-1
 TEST BORINGS
 EXIST. SEPTIC TANK (OSSF)

WATER METER BOX
 8" WATER SUPPLY LINE
 SERVICE LINES
 CAJA DE MEDIDOR DE AGUA
 8" LINEA DE AGUA
 LINEAS DE SERVICIOS

COST ESTIMATE

PAVING IMPROVEMENTS (STREETIS):	\$449,387.00
DRAINAGE IMPROVEMENTS:	\$28,880.00
WATER DISTRIBUTION:	\$158,800.00
SEPTIC TANKS:	\$132,800.00



Alfonso Quintanilla
 ALFONSO QUINTANILLA
 P.E. No. 95534
 DATE 1-2-13

ACRES OF SANTA CRUZ SUBDIVISION PHASE I

A 71.20 ACRE TRACT OF LAND BEING PART OR A PORTION OF LOTS 4 AND 5, ALL OF LOTS 8 AND 9, BLOCK 1, AND ALL OF LOTS 4, 5, 8 AND 9, BLOCK 20, JACKSON SUBDIVISION OF THE MELADO TRACT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGES 579 AND 580, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1557921, OFFICIAL RECORDS, HIDALGO COUNTY.



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

REVISION NOTES

No.	Sheet	REVISION	Date	Approved

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
 CONSULTING ENGINEERS • LAND SURVEYORS
 124 E. STUBBS ST. PHONE 956-381-6480
 EDINBURG, TEXAS 78539 FAX 956-381-0527
 ENGINEERING REGISTRATION NUMBER F-1315 OFFICE@QHAENGINEERING.COM
 SURVEYING REGISTRATION NUMBER 100411-00