



# HIDALGO COUNTY PLANNING DEPARTMENT

1304 SOUTH 25<sup>TH</sup> 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: 07-30-2013

PROPOSED NINJA RANCH SUBDIVISION, PRECINCT No. 3.

ENGINEER: QUINTANILLA, HEADLEY & ASSOC. DEVELOPER: THE THREE RUPPERTS

PRELIMINARY APPROVAL  FINAL APPROVAL  FINAL APPROVAL WITH FINANCIAL GUARANTEE  WITH VARIANCE

NUMBER OF LOTS: 1  \*SINGLE FAMILY  \*MULTI-FAMILY  COMMERCIAL  INSTITUTIONAL

East side of FM 2058, approx. ¾ mile North of the intersection of FM 2058 & Mile

LOCATION DESCRIPTION: 14 Rd.

SUBDIVISION LIES WITHIN THE:  *The rural area of the County.*

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 07-02-2013 PROPERTY LIES WITHIN FLOOD ZONE: "C" AS PER FEMA.

DRAINAGE DESIGN: Detention will be accomplished within the existing depressed areas of the lot.

DISTANCE TO A DRAIN DITCH: Approximate 6 ½ miles South of subdivision development.

ROAD R.O.W. DEDICATION: 20 feet East of FM 2058

H.C.R.O.W. FINAL APPROVAL DATE: 07-08-2013 : By, Victor Gallardo R.O.W. AGENT

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

OSSF HAVE BEEN INSTALLED AND INSPECTED BY HCHD ON: 07-08-13

WATER SERVICE PROVIDER: S.W.S.C. LINE SIZE: 6" LOCATION: Along the East side of FM 2058

H.C.O.E.C. FINAL APPROVAL DATE: 07-10-2013 .: By Martin Ramirez, Environmental Compliance Coordinator

Ninja Ranch was submitted prior to the existence of the Office of Environmental Compliance. E.O.C. has cleared the subdivision to proceed for Final Approval..

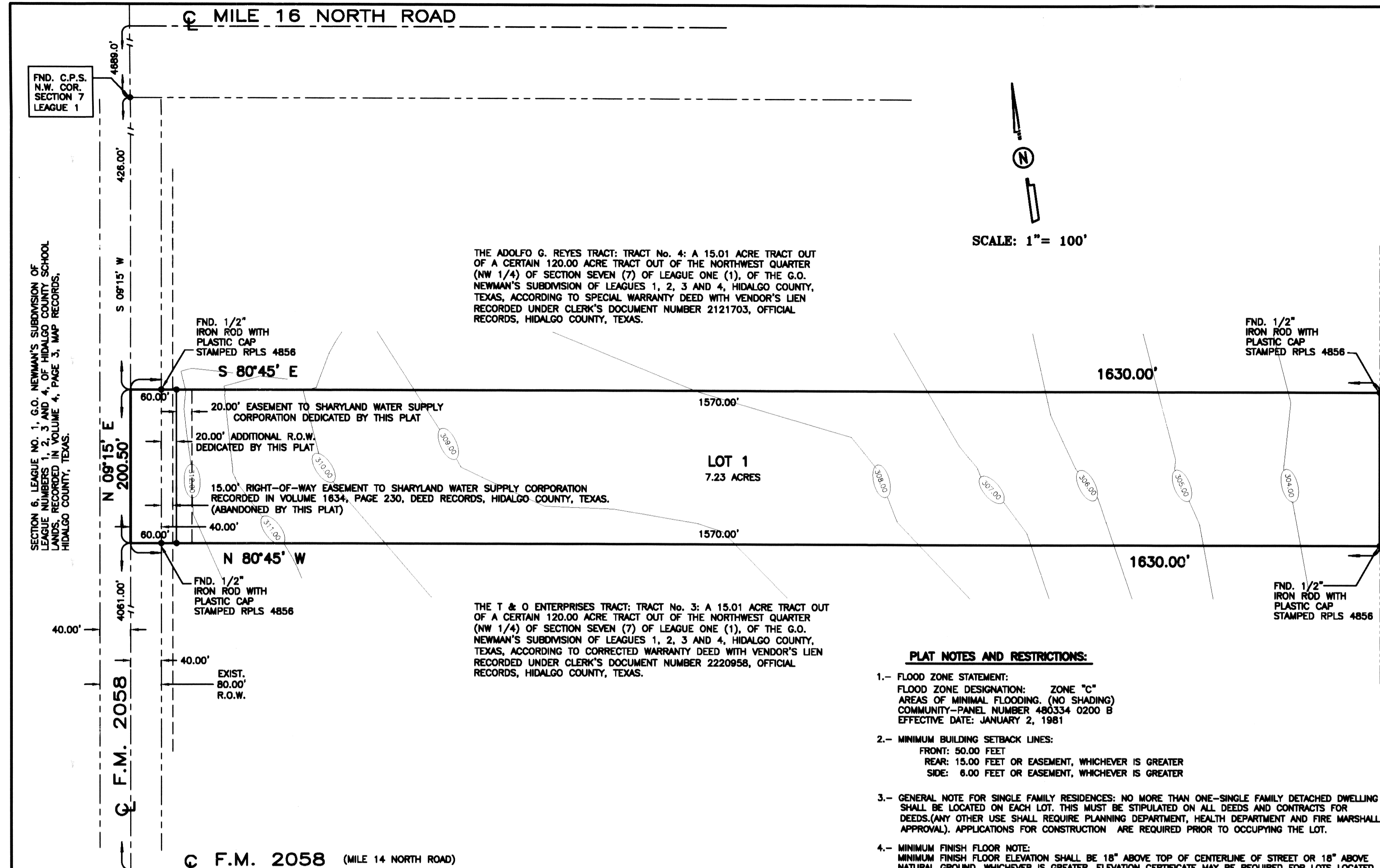
STAFF RECOMMENDS:  **Preliminary Approval** subject to comments and future recommendations by planning, other departments and the approval of the City of \_\_\_\_\_.

**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:**  
**NINJA RANCH SUBDIVISION**

A 7.50 ACRE TRACT OF LAND OUT OF A CERTAIN 120.0 ACRE TRACT OUT OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION SEVEN (7) OF LEAGUE ONE (1), OF THE G.O. NEWMAN'S SUBDIVISION OF LEAGUES 1, 2, 3 AND 4, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 3, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2411927, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

**METES AND BOUNDS**

A 7.50 ACRE TRACT OF LAND OUT OF A CERTAIN 120.0 ACRE TRACT OUT OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION SEVEN (7) OF LEAGUE ONE (1), OF THE G.O. NEWMAN'S SUBDIVISION OF LEAGUES 1, 2, 3 AND 4, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 3, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2411927, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HEREBY MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SECTION 7 AND IN THE CENTERLINE OF F.M. 2058 FOR THE SOUTHWEST CORNER OF THE ADOLFO G. REYES TRACT (A 15.01 ACRE TRACT OF LAND OUT OF A CERTAIN 120.0 ACRE TRACT OUT OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION SEVEN (7) OF LEAGUE ONE (1), OF THE G.O. NEWMAN'S SUBDIVISION OF LEAGUES 1, 2, 3 AND 4, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 3, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 221703, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHWEST CORNER OF THIS TRACT, SAID POINT BEARS S 09°15' W, 426.00 FEET FROM THE NORTHWEST CORNER OF SECTION 7, LEAGUE 1.

THENCE: S 80°45' E, ALONG THE SOUTH LINE OF THE ADOLFO G. REYES TRACT, PASSING A 1/2" IRON ROD 24" IN LENGTH WITH CAP STAMPED RPLS 4856 FOUND AT 40.00 FEET FOR THE EAST RIGHT OF WAY LINE OF F.M. 2058, A TOTAL DISTANCE OF 1,630.00 FEET TO A 1/2" IRON ROD 24" IN LENGTH WITH CAP STAMPED RPLS 4856 SET ON THE WEST LINE OF THE RAMON CUELLAR TRACT (A 17.16 ACRE TRACT OF LAND OUT OF A CERTAIN 120.0 ACRE TRACT OUT OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION SEVEN (7) OF LEAGUE ONE (1), OF THE G.O. NEWMAN'S SUBDIVISION OF LEAGUES 1, 2, 3 AND 4, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 3, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 221703, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHEAST CORNER OF THIS TRACT, A DISTANCE OF 200.50 FEET TO A 1/2" IRON ROD 24" IN LENGTH WITH CAP STAMPED RPLS 4856 FOUND FOR THE NORTHEAST CORNER OF THE T & O ENTERPRISES TRACT (A 15.01 ACRE TRACT OF LAND OUT OF A CERTAIN 120.0 ACRE TRACT OUT OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION SEVEN (7) OF LEAGUE ONE (1), OF THE G.O. NEWMAN'S SUBDIVISION OF LEAGUES 1, 2, 3 AND 4, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 3, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO CORRECTED WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2220958, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHEAST CORNER OF THIS TRACT.

THENCE: N 80°45' W, ALONG THE NORTH LINE OF THE T & O ENTERPRISES TRACT, PASSING A 1/2" IRON ROD WITH PLASTIC CAP STAMPED RPLS 4856 FOUND AT 1,560.00 FEET FOR THE EAST RIGHT OF WAY LINE OF F.M. 2058, A TOTAL DISTANCE OF 1,630.00 FEET TO A POINT ON THE WEST LINE OF SECTION 7 AND IN THE CENTERLINE OF F.M. 2058 FOR THE NORTHWEST CORNER OF SAID TRACT AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE: N 09°15' E, ALONG THE WEST LINE OF SECTION 7 AND THE CENTERLINE OF F.M. 2058, A DISTANCE OF 200.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.50 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH THE AMENDED MAP OF THE SUBDIVISION OF LOS GUAJES AND LOS MAGUELLES GRANTS, LOCATED IN STARR AND HIDALGO COUNTIES, RECORDED IN VOLUME 10, PAGE 4, MAP RECORDS, HIDALGO COUNTY, TEXAS.

- PLAT NOTES AND RESTRICTIONS:**
- FLOOD ZONE STATEMENT:  
FLOOD ZONE DESIGNATION: ZONE "C"  
AREAS OF MINIMAL FLOODING. (NO SHADING)  
COMMUNITY-PANEL NUMBER 480334 0200 B  
EFFECTIVE DATE: JANUARY 2, 1981
  - MINIMUM BUILDING SETBACK LINES:  
FRONT: 80.00 FEET  
REAR: 15.00 FEET OR EASEMENT, WHICHEVER IS GREATER  
SIDE: 8.00 FEET OR EASEMENT, WHICHEVER IS GREATER
  - 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.(ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
  - MINIMUM FINISH FLOOR NOTE:  
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CENTERLINE 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 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.
  - BENCHMARK NOTE:  
THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.  
B.M. No. 1 ELEVATION= 314.75 COTTON PICKER SPINDLE SET IN THE NORTH SIDE OF POWER POLE LOCATED 68.2 FEET NORTH AND 38.1 FEET EAST FROM THE SOUTHWEST CORNER OF PROPOSED SUBDIVISION. NAVD 88 DATUM.
  - 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 \_\_\_\_\_ FT (\_\_\_\_\_) ACRES 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.
  - THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.
  - LEGEND \* - DENOTES 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.
  - 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.
  - 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.
  - 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.
  - THE THREE RUPPERTS, L.L.C.  
KYLE RUPPERT, MANAGER THE OWNER & SUBDIVIDER OF NINJA RANCH SUBDIVISION  
RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSES OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET No. 2 OF THIS PLAT.
  - AN OFF-STREET PARKING LOT SITE PLAN AND DRAINAGE PLAN APPROVAL 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.
  - ON-SITE SEWAGE FACILITIES (OSSF) NOTE:  
THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL.  
THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.  
A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY.  
A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.  
B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.  
C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.  
D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE SOIL EVALUATOR 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.

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

I, KYLE RUPPERT, MANAGER OF THE THREE RUPPERTS, L.L.C. AS OWNER OF THE 7.50 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED NINJA RANCH SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, 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.

*Kyle Ruppert*  
 KYLE RUPPERT, MANAGER  
 9805 N. EXPRESSWAY 281  
 EDINBURG, TEXAS 78542

7-10-13  
 DATE

STATE OF TEXAS  
 COUNTY OF HIDALGO

BEFORE ME, the undersigned authority, on this day personally appeared KYLE RUPPERT, MANAGER OF THE THREE RUPPERTS, L.L.C. known to me to be the person whose NINJA RANCH is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for purposes and considerations therein stated.

Given under my hand and seal of office this 10th day of July, 2013.

*Neida S. Ramirez*  
 NEIDA S. RAMIREZ  
 Notary Public, State of Texas  
 My Commission Expires March 17, 2017

NEIDA S. RAMIREZ - NOTARY PUBLIC

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

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE NINJA RANCH SUBDIVISION, 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 NINJA RANCH SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON \_\_\_\_\_.

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

HIDALGO COUNTY  
 CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF NINJA RANCH SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_.

ENVIRONMENTAL HEALTH DIVISION MANAGER \_\_\_\_\_ 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

*Alfonso Quintanilla*  
 ALFONSO QUINTANILLA  
 P.E. No. 95904

7-10-13  
 DATE

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

5-30-2013  
 DATE

NOTE:  
 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 CODE NO. 49.211(G). 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

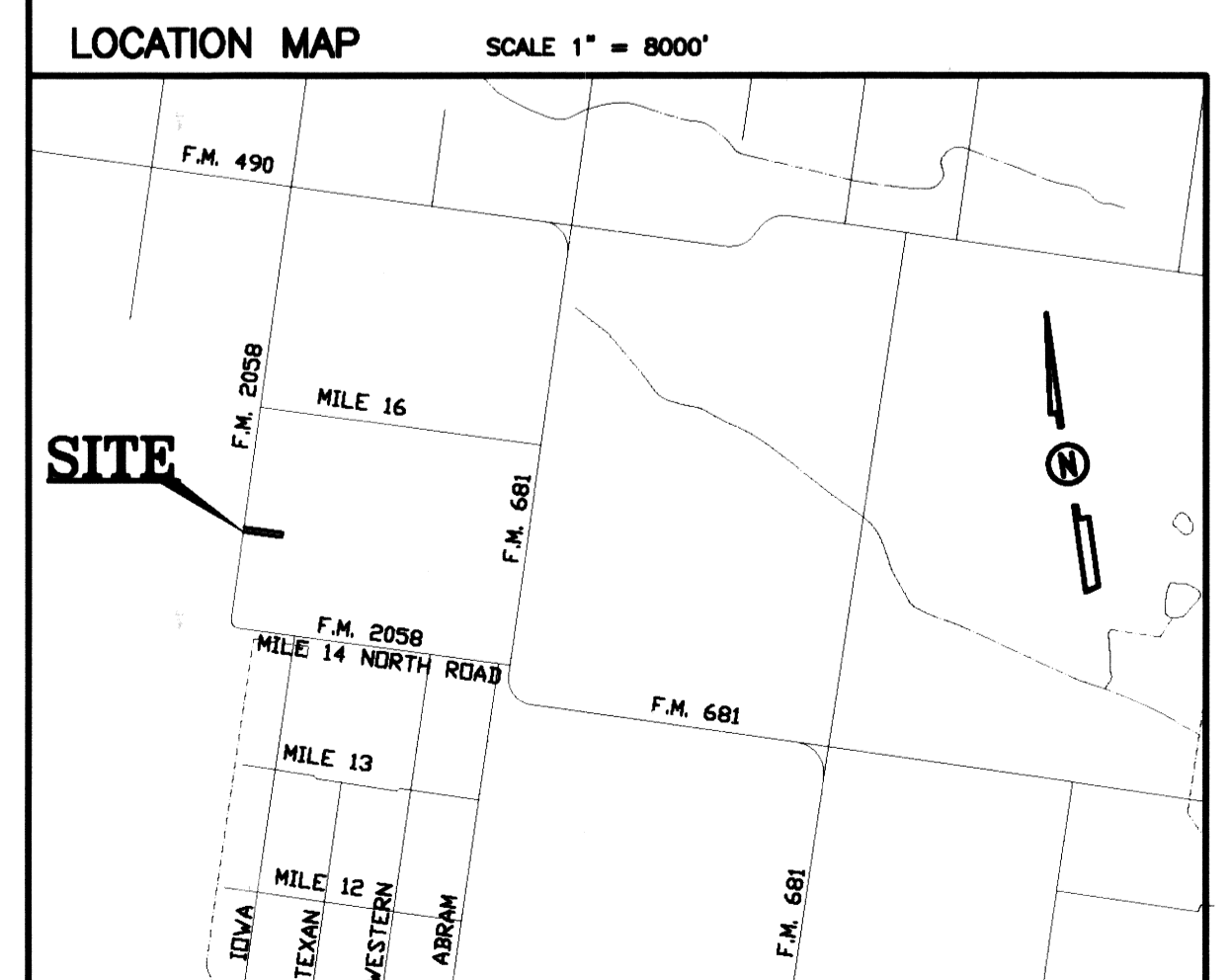
By: \_\_\_\_\_

**INDEX OF SHEETS**

SHEET 1.- HEADING INDEX, LOCATION MAP AND E.T.J., PRINCIPAL CONTACTS, MAP, LOT, STREETS, AND EASEMENT LAYOUT, DESCRIPTION (METES AND BOUNDS), ENGINEER'S & SURVEYOR'S CERTIFICATION, ATTESTATION, COUNTY CLERK'S RECORDING CERTIFICATE, HIDALGO COUNTY R.O.W. AND HEALTH DEPARTMENT CERTIFICATION, H.C.D.D. No. 1 CERTIFICATION, REVISION NOTES.

SHEET 2.- WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, 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 MAP OF TOPOGRAPHY AND DRAINAGE, COUNTY CLERK'S RECORDING CERTIFICATE AND ENGINEERING CERTIFICATION, REVISION NOTES.

| REVISION NOTES |       |         |      |          |
|----------------|-------|---------|------|----------|
| No.            | Issue | Revised | Date | Approved |
|                |       |         |      |          |
|                |       |         |      |          |
|                |       |         |      |          |
|                |       |         |      |          |



**LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:**  
 NINJA RANCH SUBDIVISION, IS LOCATED IN THE WEST HIDALGO COUNTY ON THE EAST SIDE OF F.M. 2058 ROAD AND IT IS 4061 FEET NORTH OF THE INTERSECTION OF F.M. 2058 AND MILE 14 NORTH ROAD (F.M. 2058). 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). NINJA RANCH SUBDIVISION, LIES APPROXIMATELY 9.2 MILE FROM THE CITY LIMITS AND IT IS NOT WITHIN THE CITY'S TWO-MILE EXTRA TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021 AND IT IS NOT WITHIN THE CITY'S THREE AND A HALF MILE EXTRA TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 212.001 AND LIES IN PRECINCT NO. 3.

**PRINCIPAL CONTACTS:**

| NAME:                             | Address                | City & Zip         | Phone         | Fax           |
|-----------------------------------|------------------------|--------------------|---------------|---------------|
| OWNER: THE THREE RUPPERTS, L.L.C. | 9805 N. EXPRESSWAY 281 | EDINBURG TX, 78542 | (956)383-0888 | (956)383-2301 |
| OWNER: KYLE RUPPERT, MANAGER      | 124 E. STUBBS          | EDINBURG, TX 78539 | (956)381-6480 | (956)381-0527 |
| ENGINEER: ALFONSO QUINTANILLA     | 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 |

**QUINTANILLA, HEADLEY AND ASSOCIATES, INC.**

CONSULTING ENGINEERS LAND SURVEYORS

124 E. STUBBS ST.  
 EDINBURG, TEXAS 78539  
 REGISTRATION NUMBER F-1513  
 SURVEYING REGISTRATION NUMBER 100411-00

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

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

**DATE OF PREPARATION: 5-30-13**

| SHEET NO. 1 | DATE PREPARED | PREPARED BY | CHECKED BY | APPROVED BY |
|-------------|---------------|-------------|------------|-------------|
| OF 2 SHEETS | MAY 30, 2013  | LG          |            |             |
|             | DATE REVIEWED | REVIEWED BY | CHECKED BY | APPROVED BY |

# NINJA RANCH SUBDIVISION

A 7.50 ACRE TRACT OF LAND OUT OF A CERTAIN 120.0 ACRE TRACT OUT OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION SEVEN (7) OF LEAGUE ONE (1), OF THE G.O. NEWMAN'S SUBDIVISION OF LEAGUES 1, 2, 3 AND 4, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAN THEREOF RECORDED IN VOLUME 4, PAGE 3, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2411927, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

FINAL ENGINEERING REPORT FOR NINJA RANCH SUBDIVISION  
BY: ALFONSO QUINTANILLA, P.E.

### WATER SUPPLY: Description and Costs.

NINJA RANCH SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY SHARYLAND WATER SUPPLY CORPORATION ("S.W.S.C."). THE SUBDIVIDER AND S.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH S.W.S.C. PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND S.W.S.C. HAVE PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THE SUBDIVISION. S.W.S.C. HAS AN EXISTING 8" DIAMETER WATERLINE RUNNING ALONG THE EAST SIDE OF F.M. 2058.

FROM THE SAID 8" DIAMETER WATERLINE, THERE IS ONE (1) 3/4" SINGLE SERVICE LINE RUNNING TO THE WATER METER BOX FOR LOT ONE. THERE IS AN EXISTING WATER METER CURRENTLY SERVING LOT 1.

THE 3/4" SINGLE SERVICE AND THE METER BOX HAS BEEN INSTALLED, AT A COST OF \$534.00. THE SUBDIVIDER HAS IN ADDITION PAID S.W.S.C. THE SUM OF \$ 150.00 WHICH COVERS THE TOTAL \$684.00 COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT AND REPRESENTS THE TOTAL COST OF WATER METERS AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO THE S.W.S.C. SYSTEM. THE ENTIRE WATER FACILITIES HAS BEEN APPROVED AND ACCEPTED BY S.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAN.

### SEWAGE FACILITIES: Description and Costs.

SEWAGE FROM NINJA RANCH 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 SOIL EVALUATOR (L.C. # SE: 06122558) 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. HIGHLIGHTS OF THE REPORT ARE AS FOLLOWS:

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE UNITED STATES DEPARTMENT OF AGRICULTURE, SOIL SURVEY BOOK OF HIDALGO COUNTY, TEXAS INDICATED A FINE SANDY LOAM, SANDY CLAY, SANDY CLAY LOAM AND CLAY LOAM, AND ONE (1) TEST BORINGS WERE MADE ON THE SUBDIVISION-THE CENTER OF LOT 1. (ADDITIONAL TEST BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMITED AREA). THE SOIL IS A UNIFORM 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.

LOT 1 IS CURRENTLY BEING SERVED BY EXISTING OSSF'S. ON 1,300.00, GONZALEZ SEPTIC TANK SERVICE (L.C. # SE: 06122558) INSPECTED AND CERTIFIED THE EXISTING OSSF SYSTEMS WERE WORKING PROPERLY. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF THE OSSF ON JUNE 29, 2013. NO ADDITIONAL FEES WERE PAID.

### 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 HAVE BEEN FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, AND WILL COST A GRAND TOTAL OF \$ 684.00 PER LOT.

SEWAGE FACILITIES- ONE (1) EXISTING OSSF'S CURRENTLY SERVE THE SUBDIVISION AT A TOTAL COST \$1,350.00. NO ADDITIONAL FEES WERE PAID.



*Alfonso Quintanilla*  
ALFONSO QUINTANILLA  
P.E. No. 95534  
DATE 7-10-13

### REPORTE FINAL DE INGENIERIA PARA NINJA RANCH SUBDIVISION

POR: ALFONSO QUINTANILLA, P.E.

### PROVISION DE AGUA: Descripción, y Costos.

NINJA RANCH SUBDIVISION ESTARA PROVISTA DE AGUA POTABLE POR LA COMPAÑIA DE AGUA DE SHARYLAND WATER SUPPLY CORPORATION (S.W.S.C.). EL DUEÑO DE LA SUBDIVISION Y LA COMPAÑIA DE AGUA S.W.S.C. SE HAN COMPROMETIDO A PROVEER DE AGUA SUFICIENTE A LA SUBDIVISION POR UN PERIODO DE 30 AÑOS. LA COMPAÑIA DE AGUA S.W.S.C. HA PRESENTADO LA DOCUMENTACION DEMOSTRANDO LA DISPONIBILIDAD DE CANTIDAD Y CALIDAD DE AGUA A LARGO PLAZO QUE SERVIRA PARA EL FUTURO DESARROLLO DE LA SUBDIVISION. LA COMPAÑIA DE AGUA S.W.S.C. CUENTA CON UNA LINEA EXISTENTE DE 8" DE DIAMETRO QUE CORRE POR EL LADO ESTE DE LA F.M. 2058 ROAD.

DE LA LINEA EXISTENTE DE 8" DE DIAMETRO, HAY UNO (1) SERVIDO SENICILLO DE 3/4" DIAMETRO QUE CORRE A LOTE 1. HAY UN MEDIDOR EXISTENTE DE AGUA SERVICIADO LOTE 1.

LA LINEA DE SERVIDO SENICILLO DE 3/4" DE DIAMETRO, Y LAS CAJAS DE LOS MEDIDORES DE AGUA ESTAN INSTALADO A UN COSTO DE \$ 534.00 EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPAÑIA S.W.S.C. \$ 150.00, QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE TOTAL \$ 684.00 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 COMPAÑIA S.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.

### DRENAJE: Descripción y Costos.

EL DRENAJE DE LA SUBDIVISION ANDY SUBDIVISION TENDRA FOSAS SEPTICAS INDIVIDUALES (OSSF) CONSISTENDO EN UN DISERO NORMAL CON DOBLE COMPARTIMIENTO DE FOSA SEPTICA Y UN CAMPO DE DRENAJE EN CADA SOLAR. EL INGENIERO HA INSPECCIONADO, EVALUADO, Y REPORTADO QUE LA UBICACION DE LA SUBDIVISION ES CONVENIENTE PARA FOSAS SEPTICAS. EL REPORTE FUE EXAMINADO Y APROBADO POR EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO.

CADA SOLAR EN LA SUBDIVISION QUE SE PROPONE DEBE SER, AL MENOS DE 1/2 ACRE DE TAMAÑO. EL LIBRO DE SERVICIOS Y CONSERVACIONES DEL SUELO DEL DEPARTAMENTO DE AGRICULTURA DE LOS ESTADOS UNIDOS (USDA) INDICA UNA MEZCLA DE BARRO ARENOSO. SE REALIZARON UNA (1) PRUEBAS CON AGUIEROS EN EL SUBDIVISION EN EL LOTE 1 (PRUEBAS ADICIONALES NO FUERON NECESARIAS PORQUE EL SUELO ES UNIFORME EN EL AREA DELIMITADA). EL SUELO ES UNIFORME, DE BARRO ARENOSO, EXTENDIDO A MAS DE 24 PULGADAS BAJO EL FONDO DE CUALQUIER EXCAVACION. NO HAY PRESENCIA DE AGUA SUBTERRANEA BAJO LA CAPA DE 24 PULGADAS DE FONDO DE LAS EXCAVACIONES.

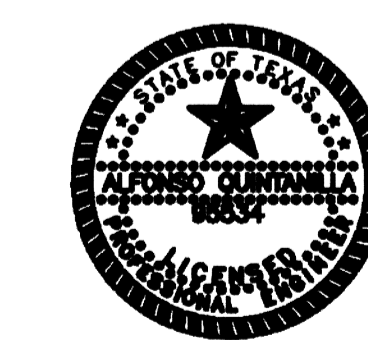
EL LOTE HA SIDO SERVIDO POR UNA FOSA SEPTICA INDIVIDUAL EXISTENTE (OSSF) LOCALIZADO EN EL TRANSERO DE CADA LOTE POR UN COSTO DE \$1,350.00 GONZALEZ SEPTIC TANK SERVICE (L.C. # SE: 06122558) HA INSPECCIONADO Y CERTIFICADO TODOS LAS FOSAS SEPTICAS TRABAJABAN APROPIADO DESDE . NO HAY HONORARIOS PAGADOS. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODOS LAS FOSAS SEPTICAS Y AH APROBADO LA INSTALACION DE LAS FOSAS SEPTICAS DESDE JUNI 23, 2013.

### CERTIFICACION

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 GOBERNADO 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 ESTA TOTALMENTE CONSTRUIDO, CON LA INSTALACION DE LOS MEDIDORES DE AGUA. EL GRAN COSTO TOTAL ES DE \$ 684.00.

DRENAJE: HAY UNA (1) FOSA SEPTICA EXISTENTE COSTARAN US\$1,350.00, NO HAY HONORARIOS PAGADOS.



*Alfonso Quintanilla*  
ALFONSO QUINTANILLA  
P.E. No. 95534  
DATE 7-10-13



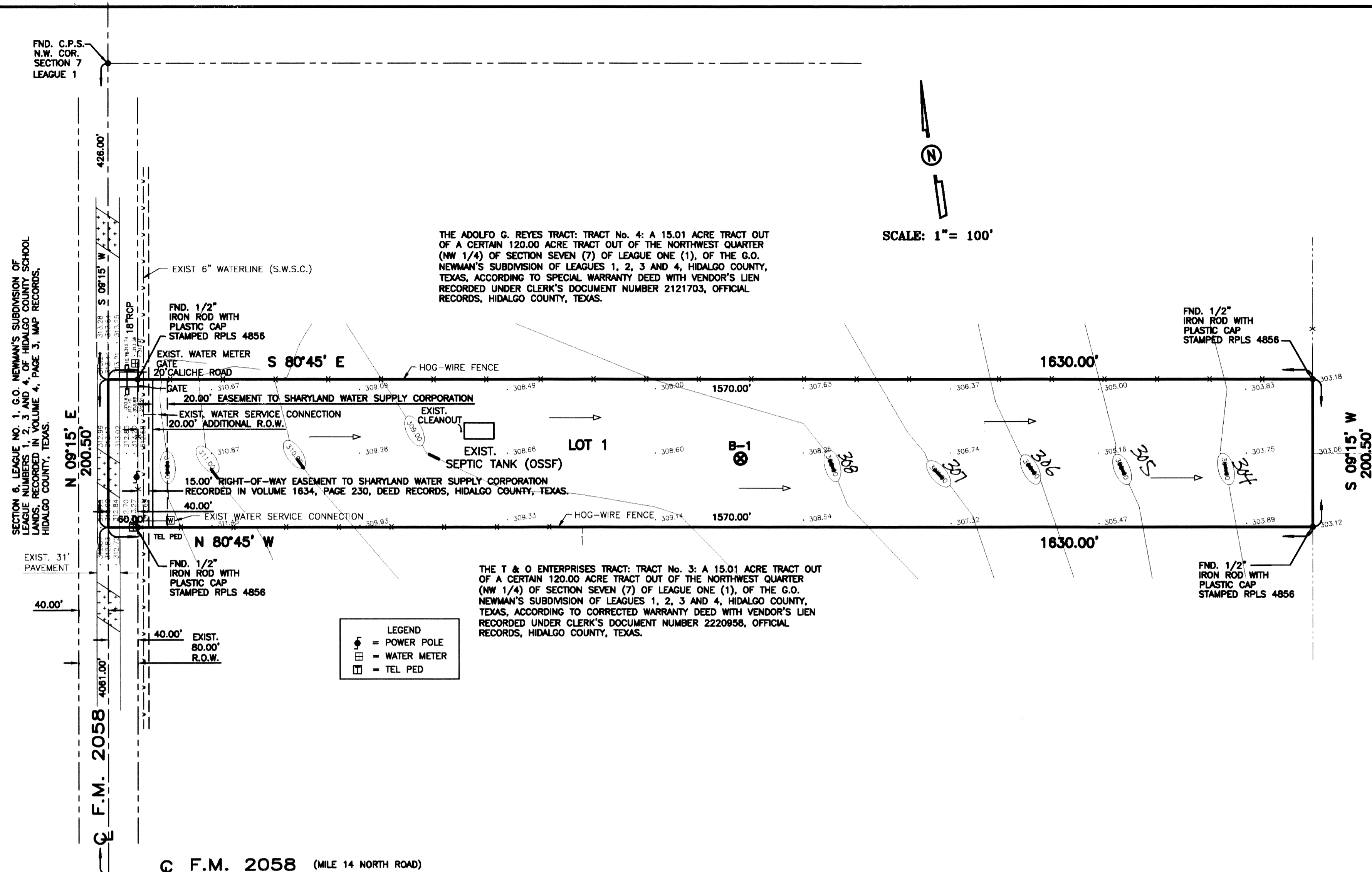
*Neysa Ramirez*  
NEYSA S. RAMIREZ - NOTARY PUBLIC



*Alfonso Quintanilla*  
ALFONSO QUINTANILLA  
P.E. No. 95534  
DATE 7-10-13

## 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 OFFICE@QHAENGINEERING.COM  
SURVEYING REGISTRATION NUMBER 100411-00



- LEGEND
- ⊕ POWER POLE
- ⊙ WATER METER
- TEL. PED.

**DRAINAGE REPORT FOR NINJA RANCH SUBDIVISION**  
BY: ALFONSO QUINTANILLA, P.E.

Ninja Ranch Subdivision is a 7.50 acre tract out of a certain 120.0 acre tract out of the Northwest Quarter (NW 1/4) of a section Seven (7) of League One (1), of the G.O. Newman's Subdivision of Leagues 1, 2, 3, and 4, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 4, Page 3, map records, Hidalgo County, Texas, and according to warranty deed recorded under County Clerk's Number 2411927, official records, Hidalgo County, Texas. This subdivision is located on the east side of F.M. 2058 approximately 428 feet south of Mile 16 North Road. The subdivision will consist of one residential lot.

The tract is Zone "C" as per FEMA Flood Insurance Rate Map, Community Panel No. 480334 0200 D, dated on January 2, 1981.

The majority of the soil is fine sandy loam and sandy clay loam, and clay loam. This soil is well drained. Permeability is moderate. Plasticity index has a range of NP-22. See attached Soil Survey of Hidalgo County, Texas tables.

Presently, the site has very minimal runoff in an easterly direction. The existing runoff for the proposed subdivision is Q= 1.67 cubic feet per second based on a 10-year storm.

After development the runoff will be Q= 4.50 cubic feet per second for an increase of Q= 2.33 cubic feet per second. Detention will be 11,369.04 cubic feet (0.28 acre feet) in accordance with the County's drainage requirements. The detention will be accomplished within the existing depressed areas of the large lots.

THE COUNTY DRAINAGE DITCH FLOWS NORTH THEN EAST. THE DRAINAGE DITCH CARRIES WATER EASTWARD WHERE IT EMPTIES INTO LAGUNA MADRE. THE 10 YEAR FLOOD IS CONTAINED WITHIN THE RIGHT-OF-WAY OF STREET AND WITHIN THE DRAINAGE SWALES OF THE SUBDIVISION AS SHOWN BELOW. A RESTRICTIVE COVENANT (SET OUT ON SHEET 1 UNDER PLAN NOTES AND RESTRICTIONS) PROHIBITS THE CONSTRUCTION OF RESIDENTIAL HOUSING IN ANY AREA OF THE SUBDIVISION THAT IS IN A FLOODPLAIN UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968. AS FURTHER NOTED ON SHEET 1, THE FINISHED FLOOR ELEVATION OF EACH HOUSE IS REQUIRED TO BE AT LEAST 18 INCHES ABOVE THE TOP OF THE AVERAGE HEIGHT OF THE CURB IN FRONT OF THE LOT. THESE MEASURES PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS, AVOID CONCENTRATING RUNOFF ONTO OTHER LOTS, AND COORDINATE INDIVIDUAL LOT DRAINAGE WITH THE GENERAL STORM DRAINAGE PATTERN FOR THE AREA. THE MAP BELOW ILLUSTRATES THE FLOW PATTERNS FOR THE RUNOFF.

**CERTIFICATION:**  
BY MY SIGNATURE BELOW, I CERTIFY THAT AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN FOR ZONE "C" (NO SHADING) AS DESCRIBED IN COMMUNITY PANEL NUMBER 480344 0200 B, (JANUARY 2, 1981) IS CONTAINED WITHIN THE RIGHT-OF-WAY OF STREET AND WITHIN THE DRAINAGE OF THE SUBDIVISION, AS SHOWN BELOW.

**SUBDIVIDER CERTIFICATION**  
1.- BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAN, 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:**  
1.- I, (WE), KYLE RUPPERT, MANAGER OF THE THREE RUPPERTS, L.L.C., SUBDIVIDERS OF NINJA RANCH SUBDIVISION HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND ARE IN FILE WITH HIDALGO COUNTY HEALTH DEPARTMENT; THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUANTITY & 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.

*Kyle Ruppert*  
THE THREE RUPPERTS, L.L.C.  
KYLE RUPPERT, MANAGER  
9805 N. EXPRESSWAY 281  
EDINBURG, TEXAS 78542  
DATE 7-10-13

STATE OF TEXAS  
COUNTY OF HIDALGO  
BEFORE ME, the undersigned notary public, on this day personally appeared KYLE RUPPERT, MANAGER OF THE THREE RUPPERTS, L.L.C., 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 10th day of July, 2013.

FLOW DIRECTION OF WATER

**COST ESTIMATE**  
WATER DISTRIBUTION: \$ 684.00  
DRAINAGE IMPROVEMENTS: \$ 0.00  
SEPTIC TANK (OSSF): \$ 1,350.00

**REVISION NOTES**

| No. | Sheet | REVISION | Date | Approved |
|-----|-------|----------|------|----------|
|     |       |          |      |          |

**TEST BORINGS**  
EXIST.  
SEPTIC TANK (OSSF)

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

**SHEET NO.**  
2 OF 2

| FILENAME                                                     | DATE PREPARED | PREPARED BY | CHECKED BY  | APPROVED BY |
|--------------------------------------------------------------|---------------|-------------|-------------|-------------|
| F:\DATA\SUBDIVISIONS\HIDALGO CO\NINJA RANCH SUBDIVISION\PLAN | MAY 30, 2013  | US          |             |             |
| DATE REVISION                                                | REVISION BY   | CHECKED BY  | APPROVED BY |             |