



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: 02-04-2014

PROPOSED LANTANA ACRES NO. 8 SUBDIVISION, PRECINCT No. 1.

ENGINEER FIRM : QUINTANILLA, HEADLEY & ASSOC. DEVELOPER: THE THREE GRANDES

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE (see attachment)

96 *SINGLE FAMILY NON RESIDENTIAL COMMERCIAL

NUMBER OF LOTS: INSTITUTIONAL

LOCATION DESCRIPTION: NORTH SIDE OF MILE 22 1/2 300 FT. WEST OF ENGELMAN GARDENS RD.

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

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 11-14-13 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

Drainage will be accomplished by a Storm Drainage Pipe System discharging to an existing drain ditch that will be widened and that is abutting North & West of the subdivision

DRAINAGE DESIGN:

ROAD R.O.W. DEDICATION: 20 feet on Mile 22 1/2 North Rd

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 01-14-14 By, Jesse Ozuna Pct 4 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 01-08-14 By, Elizardo Ramos, Environmental Health Division Manager

OSSF & SOIL ANALYSIS WERE CONDUCTED BY: Jose Angel Gonzalez

SEWER SYSTEM: OSSF HAVE BEEN INSTALLED AND INSPECTED BY HCHD ON: _____

WATER SERVICE PROVIDER: North Alamo Water Supply Corp LINE SIZE: 8" LOCATION: North side of Mile 22 1/2 North Rd

H.C.O.E.C. PRELIMINARY APPROVAL DATE: 01-07-2014 : By Martin Ramirez, Environmental Compliance Coordinator

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.

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 ADVISORY BOARD ON: _____

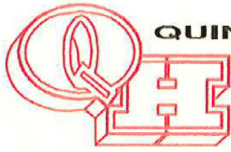
STAFF RECOMMENDS: **Preliminary Approval** subject to comments and future recommendations by planning, other departments.

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.

*



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

Consulting Engineers ★ Land Surveyors

Alfonso Quintanilla, P.E. # 95534 R.P.L.S #4856 Eulalio Ramirez, P.E. # 77062
Engineering Firm Registration No. F-1513
Surveying Firm Registration No. 100411-00
Municipal & County Projects ★ Subdivisions ★ Surveys

January 16, 2014

Mr. Raul Sesin, P.E.
Planning Administrator
Hidalgo County Planning Department
1304 South 25th Street
Edinburg, Texas 78542

Re: Lantana Acres No. 8

Dear Mr. Sesin:

On behalf of the developer Richard Ruppert, I am requesting to the Hidalgo County Commissioners' Court consideration for the paving standard of Mile 22 1/2 North Road to be as follows:

- 1 1/2" Hot Mix Asphalt – 24.0 feet wide (Required is 36.0 feet)
- 8" Caliche Base – 28.0 feet wide (Required is 40.0 feet)

The existing paving section of this road to the east is 24.0 feet wide.

The developer will be responsible for the escrow of one third of the cost.

Please present this request to the Hidalgo County Commissioners' Court for their consideration.

Should you have any questions or need additional information, please feel free to call me at 381-6480.

Respectfully,


Alfonso Quintanilla, P.E., R.P.L.S.
President

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 transferees (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 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 of 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, Grantor further grants to Grantee an additional easement over and across the land shown on this plat for the purpose of laterally relocate 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 recited herein shall constitute payment in full for all damages sustained by Grantor 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. The Grantor 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 Grantor executed this instrument this _____ day of _____, 20____.

RICHARD RUPPERT, GENERAL PARTNER
THE THREE GRANDES, LTD.
P.O. BOX 959
EDINBURG, TX, 78540

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(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: _____
DATE: _____

**HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL**

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF LANTANA ACRES No. 8 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____.

HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR _____ DATE _____

PLAT NOTES AND RESTRICTIONS:

- FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "X"
AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.
COMMUNITY-PANEL NUMBER 480334 0350 C
MAP REVISED: NOVEMBER 16, 1982 (LOMR DATE MAY 17, 2001)
- LEGEND: DENOTES 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.
- SETBACKS: MINIMUM REQUIREMENTS—OWNER MAY DESIGNATE STRICTER REQUIREMENTS.
FRONT: 25.00 FEET
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE: 16.00 FEET OR EASEMENT WHICHEVER IS GREATER
CORNER SIDE: 10.00'
CORNER GARAGE: 18.00'
CORNER GARAGE FRONT: 18.00'
CORNER SET WHERE R.O.W. IS GREATER THAN 50.00': 20.00'
OR EASEMENT WHICHEVER IS GREATER IN ALL CASES
- 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. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
- 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 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: ELEV = +1.83 1/2" IRON ROD FOUND 40.0 FEET NORTH FROM THE SOUTHEAST CORNER OF PROP. SUBD. NAVD 88 DATUM.
B.M. No.2: ELEV = 1/2" IRON ROD SET IN CONCRETE SET ON THE SOUTH WEST CORNER OF LOT 63. 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 150,078.94 CUBIC FEET 2.79 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. 4.
- 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
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 EXCERPT 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.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- RICHARD RUPPERT, GENERAL PARTNER
THE THREE GRANDES, LTD. THE OWNER & SUBDIVIDER OF LANTANA ACRES No. 8 RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET No. 2 OF THIS PLAT.
- 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 TO THE OPERATION AND MAINTENANCE OF THE EASEMENT.
- 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.
- 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.
- FIRE HYDRANTS ARE FOR FILLING PURPOSES. THE PRESENCE OF THE FIRE HYDRANTS DOES NOT GUARANTEE THAT THEY WILL FUNCTION PROPERLY DURING A FIRE, AND THE ENGINEER DOES NOT WARRANT OR IMPLY THAT THEY WILL.

INDEX TO SHEETS

- SHEET 1.— HEADING INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; MAP: LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); ENGINEER'S & SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S ACKNOWLEDGMENT; N.A.M.S.C. CERTIFICATE; HIDALGO COUNTY HEALTH DEPT. CERTIFICATE, COUNTY CLERK'S RECORDING CERTIFICATE; H.C.D.D. No. 1 CERTIFICATION; DELTA LAKE IRRIGATION DISTRICT CERTIFICATION; REVISION NOTES.
- SHEET 2.— ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER/OSSF AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION), DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DRAINAGE SWALES, MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEERING CERTIFICATION; REVISION NOTES. COUNTY CLERK'S RECORDING CERTIFICATE.
- SHEET 3.— 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.
- SHEET 4.— DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DRAINAGE SWALES, MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEERING CERTIFICATION; REVISION NOTES.

| No. | Revised | Date | Approved |
|-----|---------|------------------------------------|--------------|
| 1 | OF 6 | HIDALGO COUNTY COMMENTS (12-18-13) | 12-13-13 QAL |
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LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
LANTANA ACRES No. 8 IS LOCATED IN THE EAST HIDALGO COUNTY ON THE NORTH SIDE OF MILE 22 1/2 NORTH ROAD AT THE INTERSECTION OF MILE 22 1/2 NORTH ROAD AND 270 FEET WEST OF ENGELMAN GARDENS ROAD. 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 77,100). LANTANA ACRES No. 8 LIES APPROXIMATELY 5.5 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 FIVE-MILE EXTRA TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 212.001 AND LIES IN PRECINCT No. 4.

PRINCIPAL CONTACTS:

| Name | Address | City & Zip | Phone | Fax |
|--|---------------|---------------------|---------------|---------------|
| RICHARD RUPPERT PARTNER OF OWNERS: SANTA CRUZ PROPERTIES, LTD. | P.O. BOX 959 | EDINBURG, TX, 78540 | (956)383-0868 | (956)383-2301 |
| 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 |

SUBDIVISION PLAT OF:

LANTANA ACRES No. 8

A 68.02 ACRE TRACT OF LAND OUT OF LOTS 11 AND 14, BLOCK 56, MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 29, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1514956, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

A 68.02 ACRE TRACT OF LAND OUT OF LOTS 11 AND 14, BLOCK 56, MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 29, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1514956, 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 COTTON PICKER SPINDLE FOUND ON THE SOUTH LINE OF LOT 14 AND IN THE CENTERLINE OF MILE 22 1/2 NORTH ROAD FOR THE SOUTHWEST CORNER OF LANTANA ACRES No.7 (RECORDED IN INSTRUMENT NUMBER 2277625, MAP RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHEAST CORNER OF THIS TRACT, SAID SPINDLE BEARS N 80°40'0 W, 270.00 FEET FROM THE SOUTHEAST CORNER OF LOT 14.

THENCE: N 80°40' W, ALONG THE SOUTH LINE OF LOT 14 AND THE CENTERLINE OF MILE 22 1/2 NORTH ROAD, A DISTANCE OF 1,682.00 FEET TO A COTTON PICKER SPINDLE SET FOR THE SOUTHWEST CORNER OF LOT 14 AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE: N 09°20' E, ALONG THE WEST LINE OF LOT 14, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 20.00 FEET FOR THE NORTH RIGHT OF WAY LINE OF MILE 22 1/2 NORTH ROAD, A TOTAL DISTANCE OF 1,462.22 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE: N 79°41'47" E, A DISTANCE OF 1,370.00 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: N 74°54'44" E, A DISTANCE OF 241.45 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: S 80°40' E, A DISTANCE OF 171.84 FEET TO A POINT FOR THE NORTHWEST CORNER OF LANTANA ACRES No.7 AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE: S 09°20' W, ALONG THE WEST LINE OF LANTANA ACRES No.7, PASSING A 1/2" IRON ROD WITH PLASTIC CAP STAMPED RPLS 4856 FOUND AT 2,001.22 FEET FOR THE NORTH RIGHT OF WAY LINE OF MILE 22 1/2 NORTH ROAD, A TOTAL DISTANCE OF 2,021.22 FEET TO THE POINT OF BEGINNING AND CONTAINING 68.02 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH LANTANA ACRES No.6, RECORDED IN VOLUME 54, PAGE 73, 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
P.L.S. No. 4856
DATE: 10-15-13

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

I, RICHARD RUPPERT, AS OWNER OF OF THE 68.02 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED LANTANA ACRES No. 8 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:

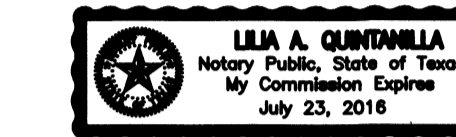
- THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
 - SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
 - ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
 - GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.
- I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

RICHARD RUPPERT, GENERAL PARTNER
THE THREE GRANDES, LTD.
P.O. BOX 959
EDINBURG, TX, 78540

**STATE OF TEXAS
COUNTY OF HIDALGO**

BEFORE ME, the undersigned authority, on this day personally appeared RICHARD RUPPERT, 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 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(a)**

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE LANTANA ACRES No. 8, WAS REVIEWED and approved by the Hidalgo County Commissioners Court on _____.

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

DRAINAGE STATEMENT

We, the undersigned owner(s) of land shown on this plat for the consideration of Delta Lake Irrigation District (Willacy and Hidalgo County) approving this plat, assume all responsibility for the drainage of the land covered hereby and we, our heirs and assigns, assume any cost in connection with any drainage needed now or at any time in the future.

RICHARD RUPPERT, GENERAL PARTNER
THE THREE GRANDES, LTD.

**STATE OF TEXAS
COUNTY OF HIDALGO
COUNTY OF WILLACY**

This plat, LANTANA ACRES No. 8, has been submitted to and considered by the Delta Lake Irrigation District of Willacy and Hidalgo County, Texas and is hereby approved by such district. "All rights, rules and regulations of Delta Lake Irrigation District existing prior to the submission of this plat are not abridged by the subsequent approval of this plat by the said District, notwithstanding any provision or notation otherwise in this plat." (This requirement will be inapplicable if any rights, rules or regulations of the District are intended by the District to be abridged.) Delta Lake Irrigation District will not allow any structures 15' from the centerline of a pipeline or 25' from the inside toe of any main or lateral canal or drainage ditch, and that no fencing will be installed or remain on any District easements or right of way unless approved by the District management. All approved fencing will be required to have gates providing a minimum opening of 16 feet. Subject to notice that irrigation water is available only at existing irrigation outlets. Any modification, change, or additional outlets must be approved by the district, and be at expense of the owner.

Any failure to record this plat in the office of the County Clerks Office of Willacy or Hidalgo County within one year after this date, shall cause this approval to become VOID.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

APPROVED BY: _____
PRESIDENT: Dale Murden

ATTEST BY: _____
SECRETARY: Neal Galloway

**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.

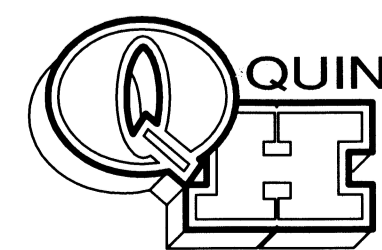


Alfonso Quintanilla
ALFONSO QUINTANILLA
P.E. No. 3534
DATE: 1-10-14



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



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

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

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

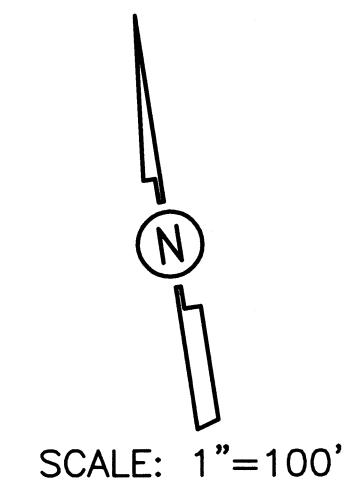
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| 1 OF 4 | F:\DATA\SUBD\HGO\CO\LANTANA ACRES No. 8\LANTANA-PLAT | 10-15-13 | LG | | |
| | | DATE REVISED | REVISED BY | CHECKED BY | APPROVED BY |

SUBDIVISION PLAT OF:

LANTANA ACRES No. 8

A 68.02 ACRE TRACT OF LAND OUT OF LOTS 11 AND 14, BLOCK 56, MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 29, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1514956, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

THE SANTA CRUZ PORPERTIES, LTD. TRACT: REMAINDER OF LOTS 9 THRU 11 AND LOTS THRU 16, BLOCK 56, MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1514956, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.



SCALE: 1"=100'

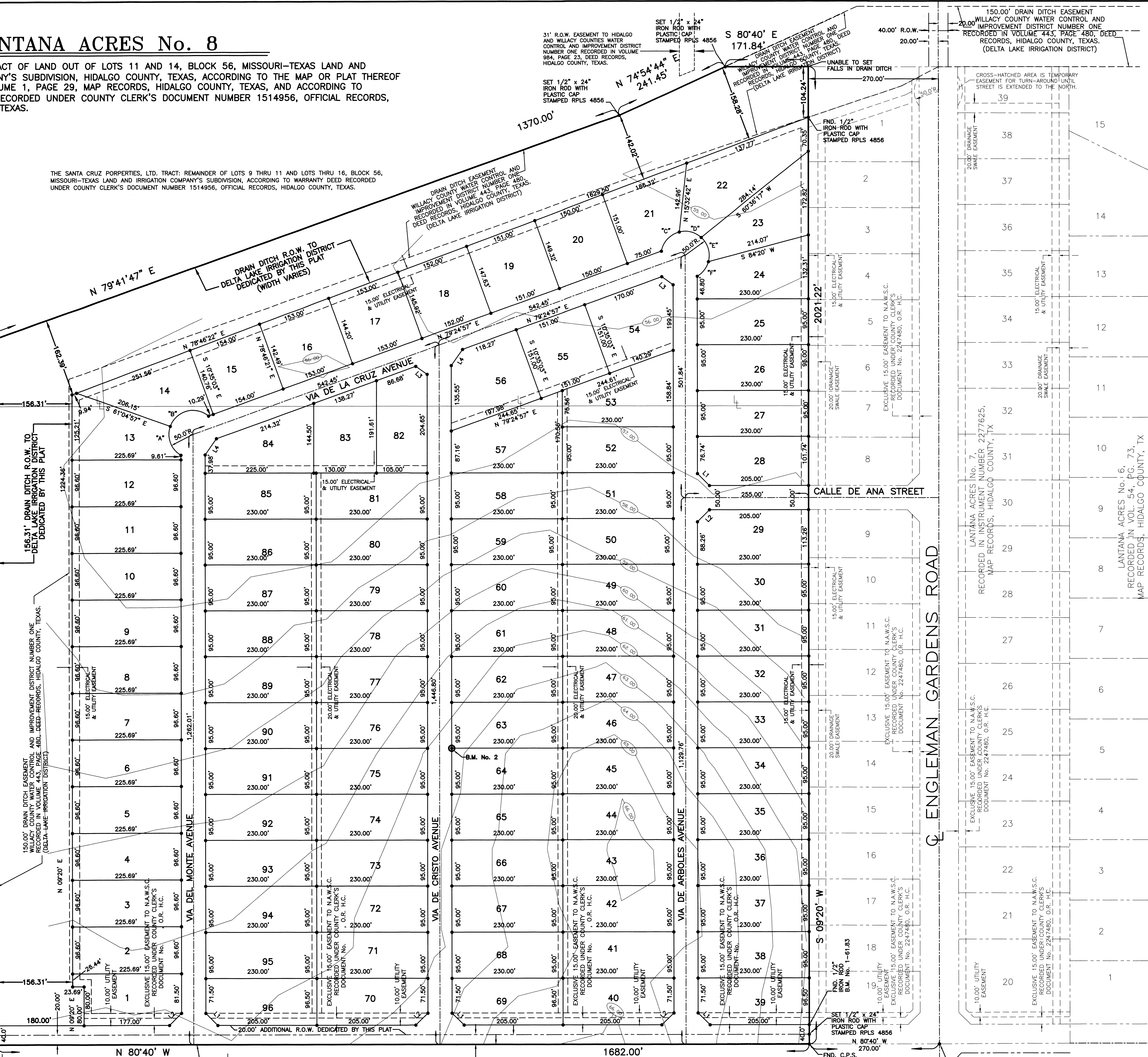
SET 1/2" x 24" IRON ROD WITH PLASTIC CAP STAMPED RPLS 4856

THE SANTA CRUZ PORPERTIES, LTD. TRACT: 679.40 AC. OUT OF COMPANY'S SUBDIVISION, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1111007, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

SET 1/2" x 24" IRON ROD WITH PLASTIC CAP STAMPED RPLS 4856

SET C.P.S. S.W. COR. LOT 14

EXIST. 60.00' R.O.W. (NOT COR.)



THE LINO ROMEO MORENO TRACT: 12.83 AC. OUT OF LOT 157 AND THE WEST 5.0 ACRES OF LOT 158, DELTA ORCHARDS COMPANY No. 2, ACCORDING TO SPECIAL WARRANTY DEED WITH VENDOR'S LIEN, RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 569334, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

THE ROSENDO & GLORIA M. ROSALES TRACT: 14.75 AC. OUT OF LOT 158 AND THE EAST 5.0 ACRES OF LOT 158, DELTA ORCHARDS COMPANY No. 2, ACCORDING TO SPECIAL WARRANTY DEED WITH VENDOR'S LIEN, RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1127344, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

THE HESTER GLYNDA R. TRUSTEE TRACT: 19.50 AC. OUT OF LOT 152, DELTA ORCHARDS COMPANY No. 2, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2265126, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

THE SAMUEL L. DAVIS TRACT: 9.0 AC. OUT OF LOT 152, DELTA ORCHARDS COMPANY No. 2, ACCORDING TO AFFIDAVIT OF HEIRSHIP RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2265287, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

FND. CONCRETE MONUMENT S.E. COR. LOT 14

STATE OF TEXAS
COUNTY OF HIDALGO

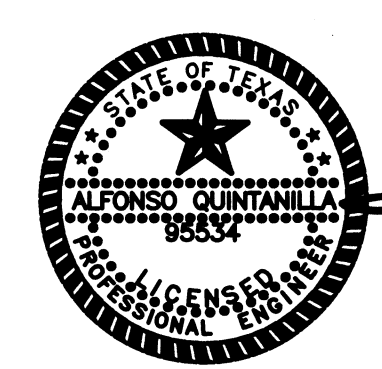
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.



Alfonso Quintanilla
ALFONSO QUINTANILLA
R.P.L. No. 4856
DATE 10-15-13

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. 9534
DATE 1-10-14

| CURVE DATA | | | |
|------------|------------|--------|--------|
| CURVE | Δ | RADIUS | LENGTH |
| A | 79°35'03" | 50.00' | 69.45' |
| B | 110°29'54" | 50.00' | 96.43' |
| C | 65°47'32" | 50.00' | 57.41' |
| D | 55°56'34" | 50.00' | 48.82' |
| E | 63°28'39" | 50.00' | 55.39' |
| F | 44°42'19" | 50.00' | 39.01' |

| LINE DATA TABLE | | |
|-----------------|---------------|--------|
| DATA | BEARING | LENGTH |
| L1 | N 35°40'00" E | 35.36' |
| L2 | S 54°20'00" W | 35.36' |
| L3 | S 45°37'22" E | 28.71' |
| L4 | N 44°22'28" E | 40.94' |

| AREA DATA TABLE | | |
|-----------------|-------------|-------|
| LOT | AREA (S.F.) | AC. |
| 1 | 21,828.77 | 0.501 |
| 2-12 | 21,802.10 | 0.501 |
| 13 | 21,893.93 | 0.502 |
| 14 | 21,979.27 | 0.504 |
| 15-20 | 21,809.61 | 0.501 |
| 21 | 21,835.98 | 0.501 |
| 22 | 31,617.40 | 0.725 |
| 23 | 24,516.12 | 0.563 |
| 24 | 22,971.87 | 0.527 |
| 25-27 | 21,850.27 | 0.502 |
| 28 | 23,088.52 | 0.530 |
| 29 | 25,736.95 | 0.591 |
| 30-38 | 21,850.27 | 0.502 |
| 39-40 | 21,882.51 | 0.502 |
| 41-52 | 21,850.27 | 0.502 |
| 53 | 26,949.85 | 0.619 |
| 54 | 25,020.30 | 0.574 |
| 55 | 22,801.00 | 0.523 |
| 56 | 25,470.29 | 0.584 |
| 57 | 29,631.91 | 0.680 |
| 58-68 | 21,850.27 | 0.502 |
| 69-70 | 21,882.51 | 0.502 |
| 71-81 | 21,850.27 | 0.502 |
| 82 | 21,822.53 | 0.501 |
| 83 | 21,847.34 | 0.501 |
| 84 | 23,047.83 | 0.530 |
| 85-95 | 21,850.27 | 0.502 |
| 96 | 21,882.51 | 0.502 |

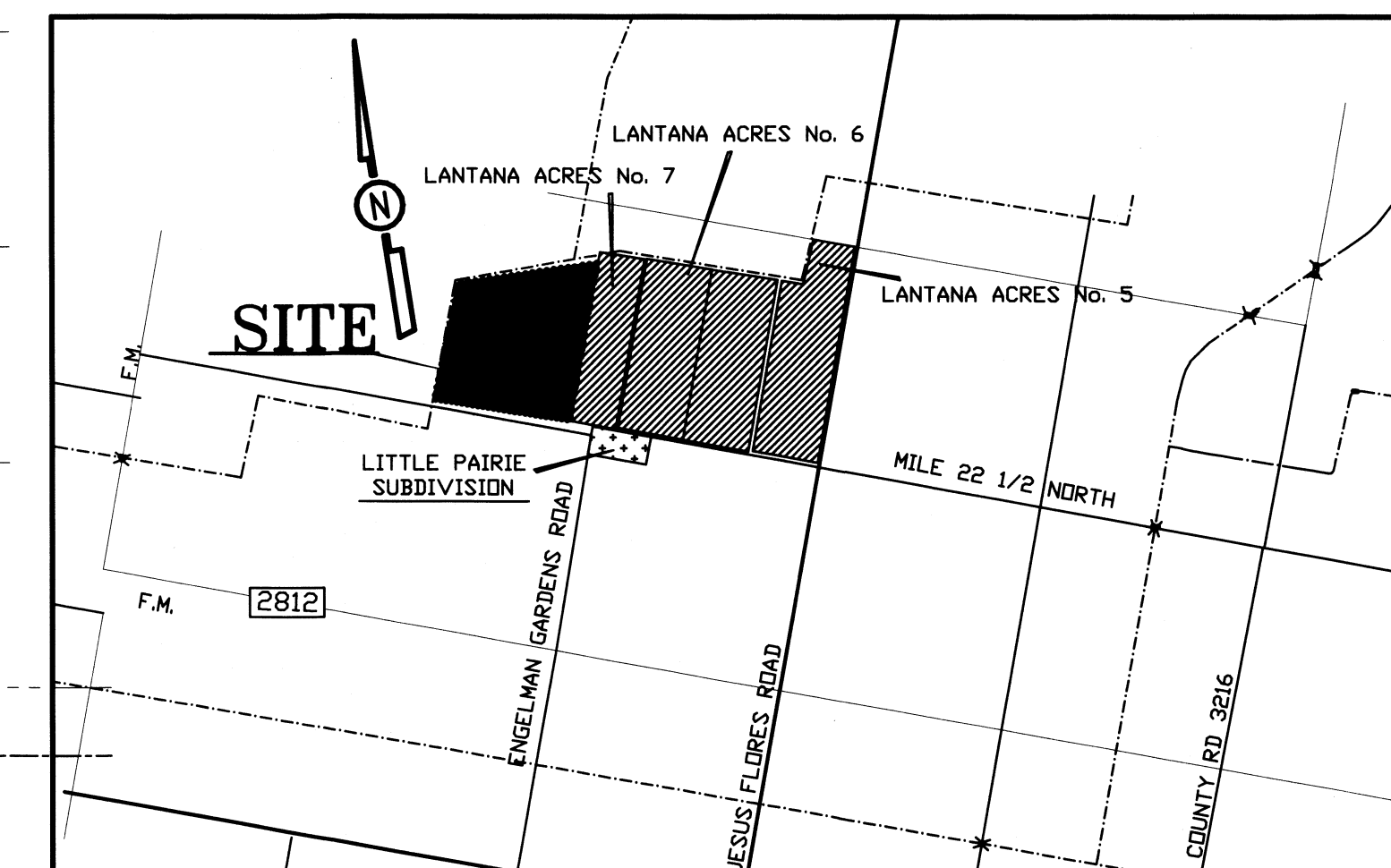
| REVISION NOTES | | | | |
|----------------|--------|------------------------------------|--------|----------|
| No. | Sheet | REVISION | Date | Approved |
| 1 | 1 OF 8 | HIDALGO COUNTY COMMENTS (12-19-13) | 1-2-13 | G.H. |



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

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



| SHEET 2 OF 4 | | | |
|--|---------------|-------------|-------------|
| FILENAME | DATE PREPARED | PREPARED BY | CHECKED BY |
| F:\DATA\SUBD\HGO.CO\LANTANA ACRES No. 8\LANTANA-PLAT | 10-15-13 | LG | |
| DATE REVISED | REVISED BY | CHECKED BY | APPROVED BY |
| | | | |