



# 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: 02-18-2014

PROPOSED ACRES OF SANTA CRUZ PHASE 2 SUBDIVISION, PRECINCT No. 3.

ENGINEER FIRM : QUINTANILLA, HEADLEY & ASSOCIATES DEVELOPER: RICHARD RUPPERT

PRELIMINARY APPROVAL  FINAL APPROVAL  FINAL APPROVAL WITH FINANCIAL GUARANTEE  WITH VARIANCE

NUMBER OF LOTS: 130  \*SINGLE FAMILY  \*MULTI-FAMILY 2  COMMERCIAL  INSTITUTIONAL

LOCATION DESCRIPTION: North of FM 1925 (Monte Cristo Rd) approximately 1/4 mile East of FM 681.

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

ON 12-03-13 PROPERTY LIES WITHIN FLOOD ZONE: "X & A" AS PER FEMA. A Conditional Letter of Map Revision based on fill (CLOMR-F) is being proposed with a Base Flood Elevation (BFE) of 190.20 and 186.20 to remove Flood Zone "A" under FEMA Case No. 14-06-0363C 216 A.

DRAINAGE REPORT WAS APPROVED BY HCDD#1:

DRAINAGE DESIGN: Drainage will be provided by Storm Drainage Pipe System discharging to a proposed regional detention pond dedicated to the HCDD No. 1

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

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 07-11-12 By, Victor Gallardo Pct 3 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 12-04-13 By, Elizardo Ramos, Environmental Health Division Manager

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

OSSF HAVE BEEN INSTALLED AND INSPECTED BY HCHD ON: \_\_\_\_\_

WATER SERVICE PROVIDER: Sharyland Water Supply Corp LINE SIZE: 8" LOCATION: Monte Cristo Rd & Mile 10 1/2 North Rd

H.C.O.E.C. PRELIMINARY APPROVAL DATE: 07-06-2012 : 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 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 II

AN 89.095 ACRE TRACT OF LAND BEING ALL OF LOTS 3, 10 AND 11, AND PART OR PORTION OF LOT 12 BLOCK 1, AND PART OR PORTION OF LOT 1, ALL OF LOTS 2, 3, 10 AND 11, AND PART OR PORTION OF LOT 12 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, TEXAS

METES AND BOUNDS

AN 89.095 ACRE TRACT OF LAND BEING ALL OF LOTS 3, 10 AND 11, AND PART OR PORTION OF LOT 12 BLOCK 1, AND PART OR PORTION OF LOT 1, ALL OF LOTS 2, 3, 10 AND 11, AND PART OR PORTION OF LOT 12 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, 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 SET ON THE CENTERLINE OF MILE 10 1/2 NORTH ROAD FOR THE NORTHEAST CORNER OF LOT 10, BLOCK 20 AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE; SOUTH, ALONG THE EAST LINE OF LOTS 3 AND 10, BLOCK 1, AND THE EAST LINE OF LOTS 3 AND 10, BLOCK 20, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 15.00 FEET FOR THE SOUTH RIGHT OF WAY OF MILE 10 1/2 NORTH, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 3,002.94 FEET FOR THE NORTH RIGHT OF WAY LINE OF MONTE CRISTO ROAD (F.M. 1925), A TOTAL DISTANCE OF 3,075.11 FEET TO A COTTON PICKER SPINDLE SET WITHIN THE RIGHT OF WAY OF MONTE CRISTO ROAD (F.M. 1925) FOR THE SOUTHEAST CORNER OF LOT 3, BLOCK 1 AND THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; N 89°51'00" W, ALONG THE SOUTH LINE OF LOT 3, BLOCK 1, AND WITHIN THE RIGHT OF WAY OF MONTE CRISTO ROAD (F.M. 1925), A DISTANCE OF 582.00 FEET TO A COTTON PICKER SPINDLE SET FOR THE SOUTHWEST CORNER OF LOT 3, BLOCK 1 AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; NORTH, ALONG THE WEST LINE OF LOT 3, BLOCK 1, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 64.45 FEET FOR THE NORTH RIGHT OF WAY LINE OF MONTE CRISTO ROAD (F.M. 1925), A TOTAL DISTANCE OF 748.51 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE NORTHWEST CORNER OF LOT 1, BLOCK 1, THE SOUTHWEST CORNER OF LOT 10 AND THE SOUTHEAST CORNER OF LOT 11, BLOCK 1 AND AN INTERIOR CORNER OF THIS TRACT.

THENCE; WEST, ALONG THE SOUTH LINE OF LOTS 11 AND 12, A DISTANCE OF 928.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; NORTH, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 2,310.29 FEET FOR THE SOUTH RIGHT OF WAY LINE OF MILE 10 1/2 NORTH, A TOTAL DISTANCE OF 2,325.29 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE NORTH LINE OF LOT 12, BLOCK 20 AND IN THE CENTERLINE OF MILE 10 1/2 NORTH FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE; S 89°59'37" E, ALONG THE NORTH LINE OF LOTS 10, 11 AND 12, BLOCK 20, AND THE CENTERLINE OF MILE 10 1/2 NORTH, A DISTANCE OF 1,488.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 89.095 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.



Signature of Alfonso Quintanilla, R.P.L.S. No. 4856

6-4-12 DATE

PLAT NOTES AND RESTRICTIONS:

- 1.- FLOOD ZONE DESIGNATION: ZONE "A" NO BASE FLOOD ELEVATIONS DETERMINED. BASE FLOOD ELEVATION=185.00 (USING QUAD MAP DATA) & FLOOD ZONE DESIGNATION: ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN. COMMUNITY-PANEL NUMBER 480334 0300 D MAP REVISED: JUNE 6, 2000

A CONDITIONAL LETTER OF MAP REVISION BASED ON FILL (CLOMR-F) HAS BEEN SUBMITTED TO FEMA. CASE No. 14-06-0363C 218A

- 2.- 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.

- 3.- LEGEND \* - DENOTES 1/2" IRON ROD SET UNLESS OTHERWISE NOTED.
- 4.- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.

- 5.- SETBACKS: FRONT 200-204 & 206-211 25.00 FEET FRONT 197-199 55.00 FEET FRONT 196 & 205 57.00 FEET REAR 15.00 FEET SIDE 6.00 FEET 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.

- 6.- 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, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

- 7.- 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 252,389.80 CUBIC FEET (5.79 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. 5.

- 8.- BENCHMARK NOTE: THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS. B.M. No.1- ELEVATION=191.63, 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF LOT 159 NORTHFIELD ACRES SUBDIVISION UNIT II. N.A.V.D. 88 DATUM. B.M. No.2- ELEVATION= 189.00 LOCATED ON 1/2" IRON ROD SET IN CONC. W/ DISK ON THE SOUTHWEST CORNER OF LOT 122 N.A.V.D. 88 DATUM.

- 9.- 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 COPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.

- 10.- A SPECIAL DESIGN IS REQUIRED FOR ALL OSSF SYSTEMS LOCATED IN A DESIGNATED FLOOD ZONE. THE DESIGN SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS: 1. ANCHORING OF SEPTIC TANK(S) 2. BACK FLOW VALVES 3. SEPTIC TANK COVER SHALL BE ABLE TO SEAL.

- 11.- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON LOTS 117 THROUGH 146. THIS MUST BE STIPULATED ON DEED AN CONTRACTS FOR DEEDS. NO COMMERCIAL USE SHALL BE ALLOWED ON LOTS 119 THROUGH 171. 176 THROUGH 210 AND LOTS 213 THROUGH 246. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, HEALTH DEPARTMENT OFFICE OF ENVIRONMENTAL COMPLIANCE AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

- 14.- SANTA CRUZ PROPERTIES, LTD. RUPPERT COMPANY, LLC. ACRES OF SANTA CRUZ RICHARD W. RUPPERT, PRESIDENT, THE OWNER & SUBDIVIDER OF SUBDIVISION PHASE II, RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSED OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET No. 3 OF THIS PLAT.

- 13.- EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.

- 14.- 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 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 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.- AN OFF-STREET PARKING LOT SITE PLAN AND DRAINAGE PLAN APPROVAL BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR COMMERCIAL & INDUSTRIAL 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.

- 16.- ALL LOTS IN ACRES OF SANTA CRUZ SUBDIVISION PHASE I ARE HEREBY GRANTED A DRAINAGE EASEMENT WITH RESPECT TO SURFACE WATER RUN - OFF FROM ALL LOTS IN ACRES OF SANTA CRUZ SUBDIVISION PHASE II TO THE AREA DEPICTED ON THE SUBDIVISION PLAT AS THE "DETENTION AREA-LOT A" AREA. HOME OWNERS' ASSOCIATION OF ACRES OF SANTA CRUZ SUBDIVISION PHASE II, ITS ASSIGNS, AND ANY SUBSEQUENT OWNER OF THE REAL PROPERTY DESIGNATED ON THE SUBDIVISION PLAT AS THE DETENTION AREA-LOT A, ARE RESPONSIBLE FOR THE MAINTENANCE OF THE DETENTION AREA-LOT A. IF THE DEVELOPER FAILS TO PERFORM SUCH MAINTENANCE ON THE DETENTION AREA-LOT A AREA, THE OWNER'S ASSOCIATION, CONSISTING OF ALL THE LOT OWNERS OF LOTS IN ACRES OF SANTA CRUZ SUBDIVISION PHASE II, WHICH OWNER'S ASSOCIATION WAS CREATED IN THE PROTECTIVE COVENANTS EXECUTED IN CONJUNCTION WITH THE APPROVAL OF THE SUBDIVISION PLAT, AND RECORDED IN THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, HAS THE RESPONSIBILITY FOR PERFORMING SUCH MAINTENANCE, BUT THE OWNER'S ASSOCIATION MAY SEEK REIMBURSEMENT FOR MAINTENANCE COSTS AND ANY ENFORCEMENT COSTS FROM THE DEVELOPER, THE COUNTY OF HIDALGO, TEXAS ("COUNTY"), HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 ("DRAINAGE DISTRICT") AND / OR THE OWNERS' ASSOCIATION, 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 OWNERS' ASSOCIATION. IN THE EVENT THE DEVELOPER PROVIDES THE COUNTY AND THE DRAINAGE DISTRICT WRITTEN EVIDENCE, IN A FORM ACCEPTABLE TO THE COUNTY AND THE DRAINAGE DISTRICT, IN ITS SOLE AND ABSOLUTE DISCRETION, THAT THE DETENTION AREA-LOT A DEPICTED ON THE SUBDIVISION PLAT ARE NO LONGER NECESSARY FOR DRAINAGE OF THE LOTS COMPRISING ACRES OF SANTA CRUZ SUBDIVISION PHASE II BECAUSE 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 SERVING ALL THE LOTS IN ACRES OF SANTA CRUZ SUBDIVISION PHASE II, THE COUNTY AND THE DRAINAGE DISTRICT IS 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 II ACKNOWLEDGES AND AGREES THAT THE COUNTY AND THE DRAINAGE DISTRICT HAS THE RIGHT AND AUTHORITY ) TO RELEASE THE DRAINAGE EASEMENT BURDENING THE DETENTION AREA-LOT A PURSUANT TO THIS PLAT NOTE, BY AN INSTRUMENT IN WRITING RECORDED IN THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

- 15.- AN OFF-STREET PARKING LOT SITE PLAN AND DRAINAGE PLAN APPROVAL BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR COMMERCIAL & INDUSTRIAL 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.

- 16.- GENERAL NOTE FOR COMMERCIAL LOTS: LOTS 247 AND 248 SHALL BE FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL. LOTS 247 AND 248 ARE FOR NONRESIDENTIAL USE. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS. A BUFFER FENCE IS REQUIRED TO BE INSTALLED BY DEVELOPER ALONG ALL ABUTTING RESIDENTIAL LOTS. APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHALL ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF ACRES OF SANTA CRUZ SUBDIVISION PHASE II WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_, 20\_\_\_\_.

HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR 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; ENGLEMAN IRRIGATION DISTRICT CERTIFICATION; REVISION NOTES
- SHEET 2.- MAP, HEADING INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; MAP LOT, STREETS, AND EASEMENT LAYOUT; LINE AND CURVE DATA; ENGINEER'S & SURVEYOR'S CERTIFICATION; COUNTY CLERK RECORDING CERTIFICATE, REVISION NOTES
- SHEET 3.- MAP OF WATER DISTRIBUTION SYSTEM, ENGINEER'S CERTIFICATION, COUNTY CLERK RECORDING CERTIFICATE, REVISION NOTES
- SHEET 4.- MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION, COUNTY CLERK RECORDING CERTIFICATE, REVISION NOTES
- SHEET 5.- DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DRAINAGE SWALES, ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER/OSSF AND ENGINEERING CERTIFICATION; CONSTRUCTION DETAILS, SUBDIVIDER CERTIFICATE & STATEMENT, COUNTY CLERK RECORDING CERTIFICATE & REVISION NOTES.

Table with columns: No., Sheet, REVISION, Date, Approved

QUINTANILLA, HEADLEY AND ASSOCIATES, INC. CONSULTING ENGINEERS LAND SURVEYORS 124 E. STUBBS ST. EDINBURG, TEXAS 78539 PHONE 956-381-6480 FAX 956-381-0527 OFFICE@QHAENGINEERING.COM ENGINEERING REGISTRATION NUMBER F-1513 SURVEYING REGISTRATION NUMBER 100411-00

STATE OF TEXAS COUNTY OF HIDALGO OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION I, RICHARD RUPPERT, AS OWNER OF THE 89.095 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED ACRES OF SANTA CRUZ SUBDIVISION PHASE II, HEREBY SUBDUDE 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:

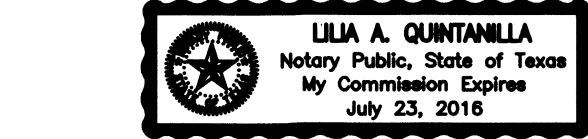
- (A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
  - (B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
  - (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM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

SANTA CRUZ PROPERTIES, LTD. DATE BY: RUPPERT COMPANY, LLC, 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 RUPPERT, PRESIDENT 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 purpose and consideration thereby expressed.

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



LILIA A. QUINTANILLA - NOTARY PUBLIC

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE ACRES OF SANTA CRUZ SUBDIVISION PHASE II WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_, \_\_\_\_\_.

Hidalgo County Judge Date HIDALGO COUNTY CLERK Date

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

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

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.



Signature of Alfonso Quintanilla, P.E. No. 95534 DATE 1-16-14



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

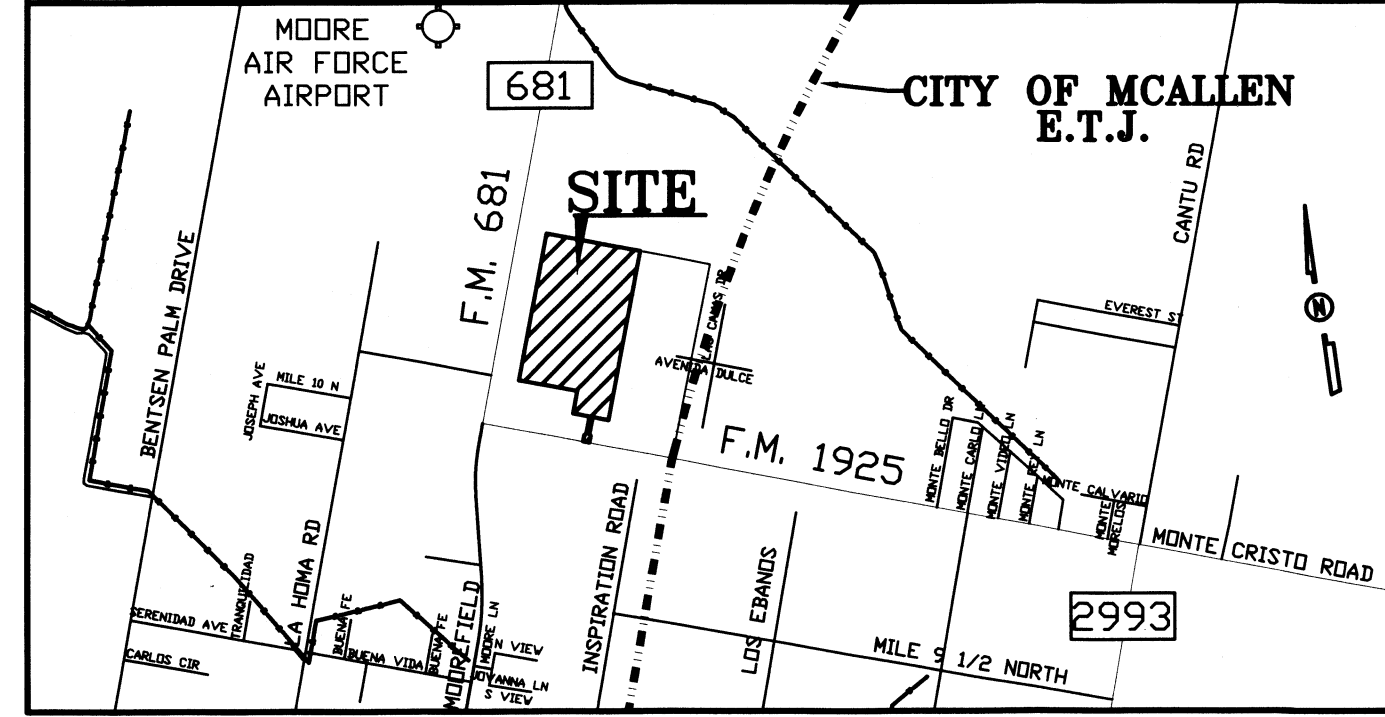
Table with columns: DATE PREPARED, PREPARED BY, CHECKED BY, APPROVED BY

SHEET NO. 1 of 5

CURVE DATA table with columns: CURVE, DELTA, RADIUS, LENGTH

LINE DATA TABLE table with columns: DATA, BEARING, LENGTH

LOCATION MAP SCALE 1" = 3000'

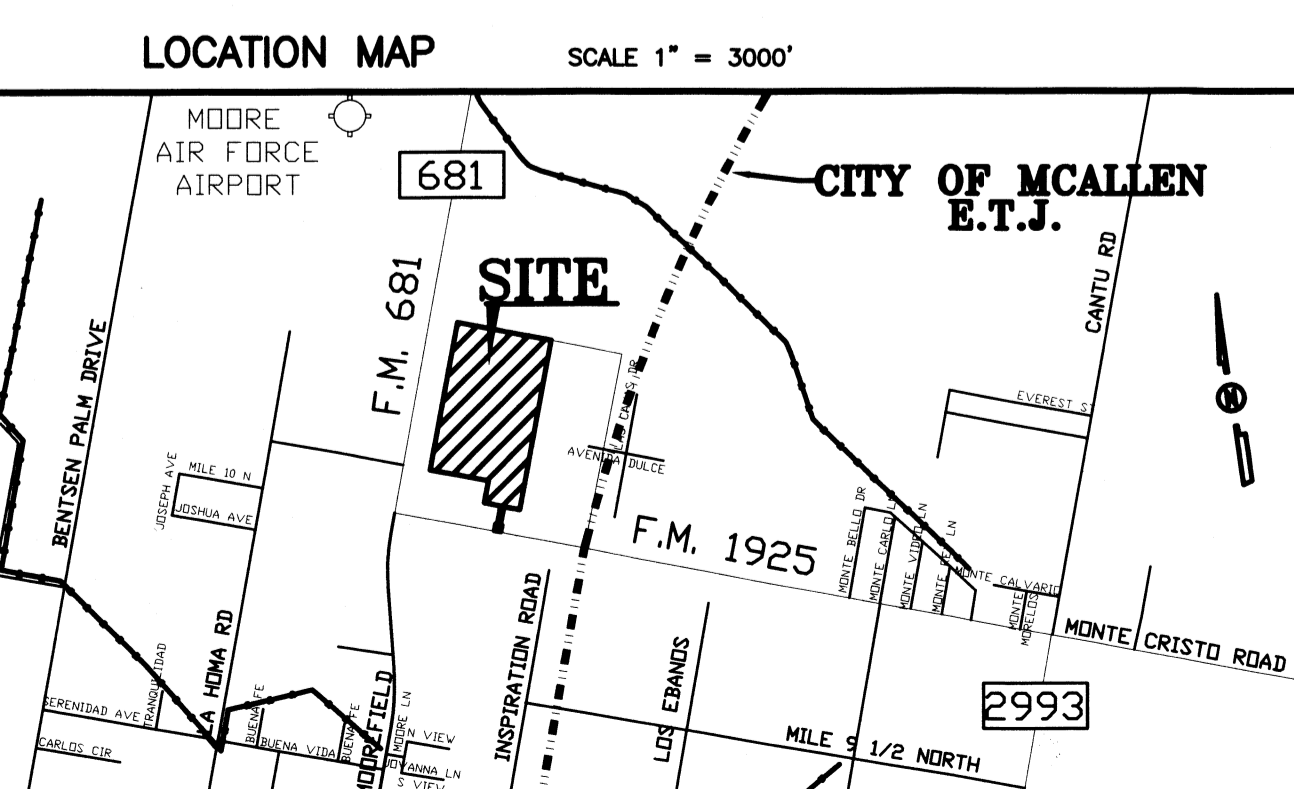
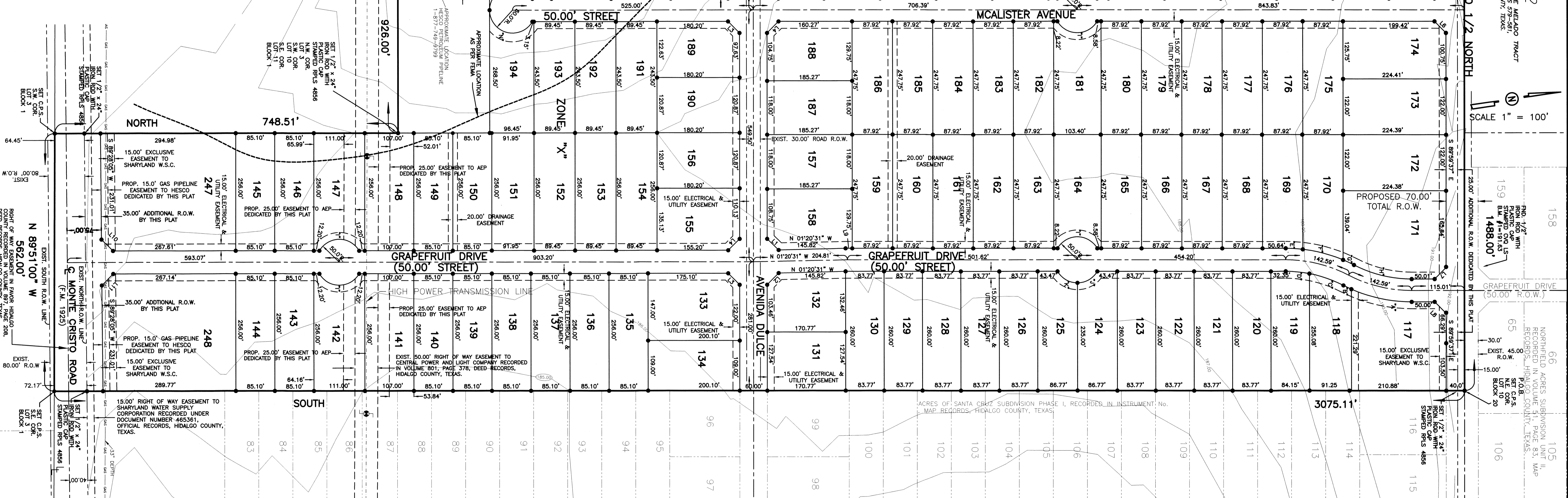


LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY: ACRES OF SANTA CRUZ SUBDIVISION PHASE II, IS LOCATED IN WESTERN HIDALGO COUNTY ON THE EAST SIDE OF F.M. 681 AND ON THE NORTH SIDE OF MONTE CRISTO ROAD APPROXIMATELY 1342.35 FEET WEST FROM INTERSECTION. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF ALTON ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF ALTON (POPULATION 12341). ACRES OF SANTA CRUZ SUBDIVISION PHASE II, 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 table with columns: Name, Address, City & Zip, Phone, Fax

LOT	AREA (S.F.)	AC.
117	40,840.51	0.938
118	21,963.84	0.524
119	21,794.49	0.500
120-123	21,780.39	0.500
124-125	21,792.66	0.500
126-130	21,780.31	0.500
131	21,780.01	0.500
132	21,966.62	0.504
133	29,102.65	0.668
134	21,810.90	0.500
135-140	21,785.79	0.500
141	27,392.24	0.629
142	26,880.24	0.617
143-146	21,785.79	0.500
147	26,880.24	0.617
148	27,392.24	0.629
149-150	21,785.79	0.500
151	23,538.09	0.540
152-154	22,889.00	0.526
155	24,037.52	0.552
156	21,780.77	0.500
157	21,861.86	0.502
158	24,067.91	0.553
159-163	21,782.18	0.500
164	24,082.20	0.553
165-168	21,782.18	0.500
169	21,799.00	0.500
170	22,328.12	0.513
171	37,611.28	0.863
172-173	27,375.24	0.628
174	27,907.66	0.641
175-180	21,782.18	0.500
181	24,082.20	0.553
182-186	21,782.18	0.500

LOT	AREA (S.F.)	AC.
187	21,861.86	0.502
188	23,726.28	0.545
189	21,785.83	0.500
190	21,780.77	0.500
191-193	21,781.28	0.500
194	22,004.56	0.505
195	22,555.52	0.518
196-197	23,146.50	0.531
198	26,395.00	0.606
199	21,783.50	0.500
200-203	21,780.86	0.500
204	21,789.09	0.500
205-209	21,780.86	0.500
210	21,783.94	0.500
211	21,797.49	0.500
212-216	21,780.86	0.500
217	21,789.09	0.500
218-221	21,780.86	0.500
222	21,783.50	0.500
223	26,395.00	0.606
224-225	23,146.50	0.531
226	22,555.52	0.518
227	21,837.74	0.501
228-230	21,781.73	0.500
231	34,410.12	0.790
232	23,126.46	0.531
233-237	21,781.44	0.500
238	22,002.80	0.505
239	22,386.53	0.514
240-245	21,781.94	0.500
246	25,869.67	0.594
247	74,898.30	1.719
248	74,172.48	1.703
LOT "A"	185,200.00	4.252



CURVE	Δ	RADIUS	LENGTH
A	23°52'04"	325.00'	135.38'
B	03°21'50"	325.00'	19.08'
C	16°22'28"	275.00'	78.59'
D	10°51'27"	275.00'	52.11'
E	06°35'14"	325.00'	37.36'
F	16°04'17"	325.00'	91.16'
G	43°34'24"	325.00'	26.00'
H	77°17'18"	275.00'	130.70'
I	30°00'00"	50.00'	104.72'
J	30°00'00"	50.00'	52.36'
K	30°00'00"	50.00'	52.36'
L	78°39'00"	50.00'	42.46'
M	30°00'00"	50.00'	62.28'
N	30°00'00"	50.00'	130.90'

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 1-16-14

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.S. No. 4856  
DATE 6-4-12

**ACRES OF SANTA CRUZ SUBDIVISION PHASE II**

AN 89.095 ACRE TRACT OF LAND BEING ALL OF LOTS 3, 10 AND 11, AND PART OR PORTION OF LOT 12 BLOCK 1, AND PART OR PORTION OF LOT 1, ALL OF LOTS 2, 3, 10 AND 11, AND PART OR PORTION OF LOT 12 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, TEXAS

PRINCIPAL CONTACTS:

Name: RUPPERT COMPANY, L.L.C.	Address: P.O. BOX 959	City & Zip: EDINBURG, TX, 78540	Phone: (956)383-0868	Fax: (956)383-2301
OWNER: BY PRESIDENT RICHARD W. RUPPERT	Address: 124 E. STUBBS	City & Zip: EDINBURG, TX 78539	Phone: (956)381-6480	Fax: (956)381-0527
ENGINEER: ALFONSO QUINTANILLA	Address: 124 E. STUBBS	City & Zip: EDINBURG, TX 78539	Phone: (956)381-6480	Fax: (956)381-0527
SURVEYOR: ALFONSO QUINTANILLA	Address: 124 E. STUBBS	City & Zip: EDINBURG, TX 78539	Phone: (956)381-6480	Fax: (956)381-0527

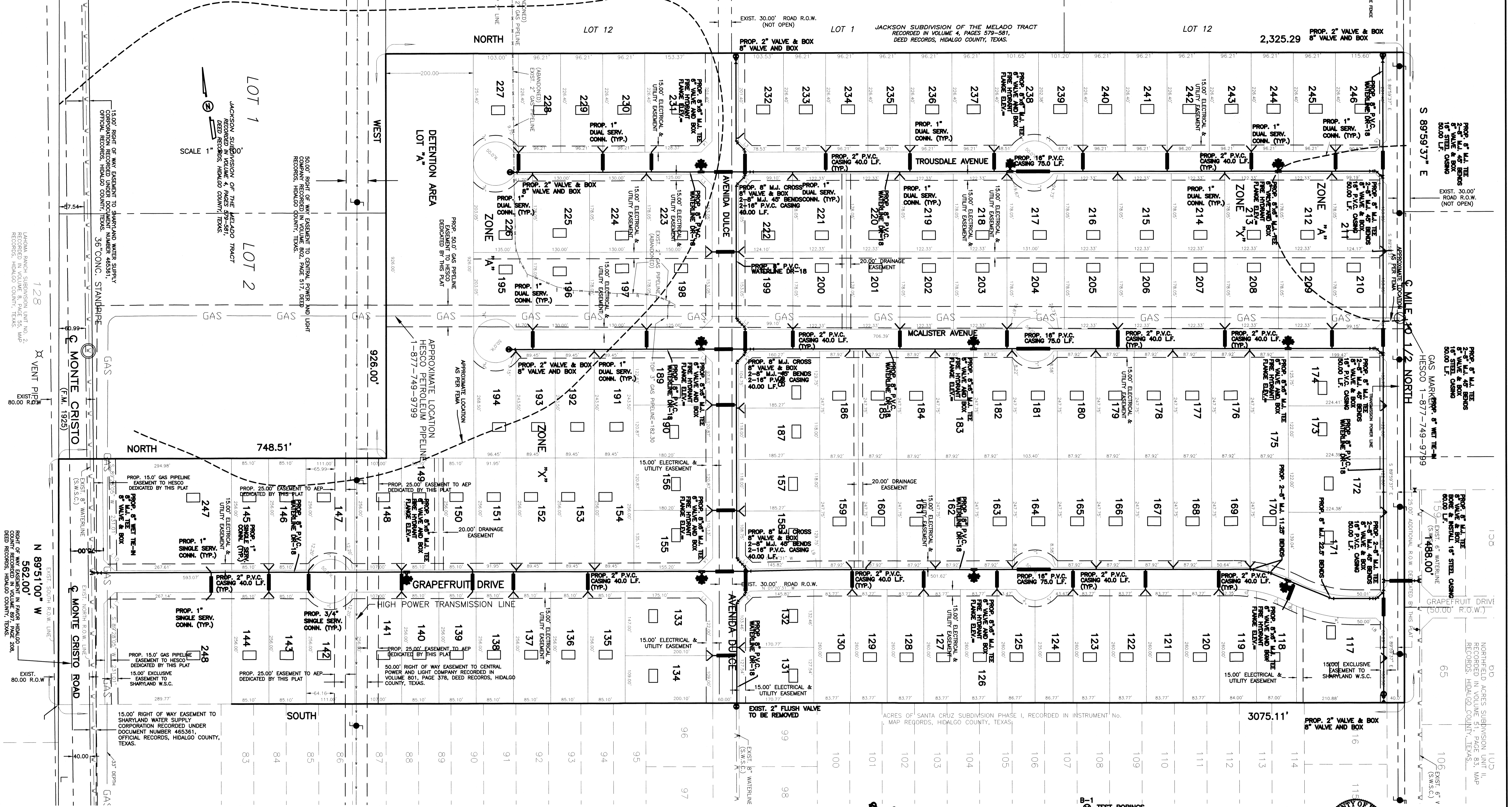
QUINTANILLA, HEADLEY AND ASSOCIATES, INC.  
CONSULTING ENGINEERS  
124 E. STUBBS ST.  
EDINBURG, TEXAS 78539  
ENGINEERING REGISTRATION NUMBER F-1513  
SURVEYING REGISTRATION NUMBER 100411-00

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

DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
JUNE 4, 2012	LE		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY

SHEET NO. 2 of 5

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



ACRES OF SANTA CRUZ SUBDIVISION PHASE II

AN 89.095 ACRE TRACT OF LAND BEING ALL OF LOTS 3, 10 AND 11, AND PART OR PORTION OF LOT 12 BLOCK 1, AND PART OR PORTION OF LOT 1, ALL OF LOTS 2, 3, 10 AND 11, AND PART OR PORTION OF LOT 12 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, TEXAS

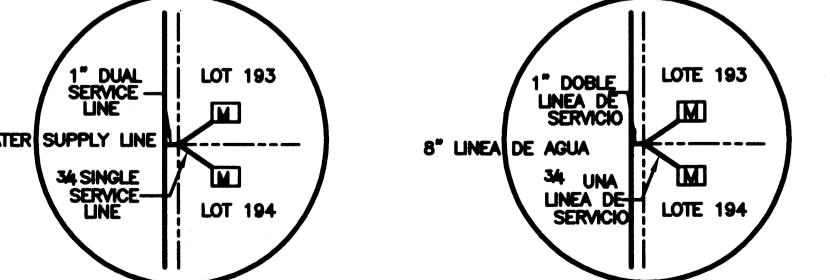
QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

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



*Alfonso Quintanilla*  
 ALFONSO QUINTANILLA  
 P.E. No. 95534  
 DATE 1-16-14

- TEST BORINGS
- SEPTIC TANK (OSSF)
- WATER METER BOX
- 8" WATER SUPPLY LINE
- SERVICE LINES
- CAJA DE MEDIDOR DE AGUA
- 8" LINEA DE AGUA
- LINEAS DE SERVICIOS



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

**COST ESTIMATE**

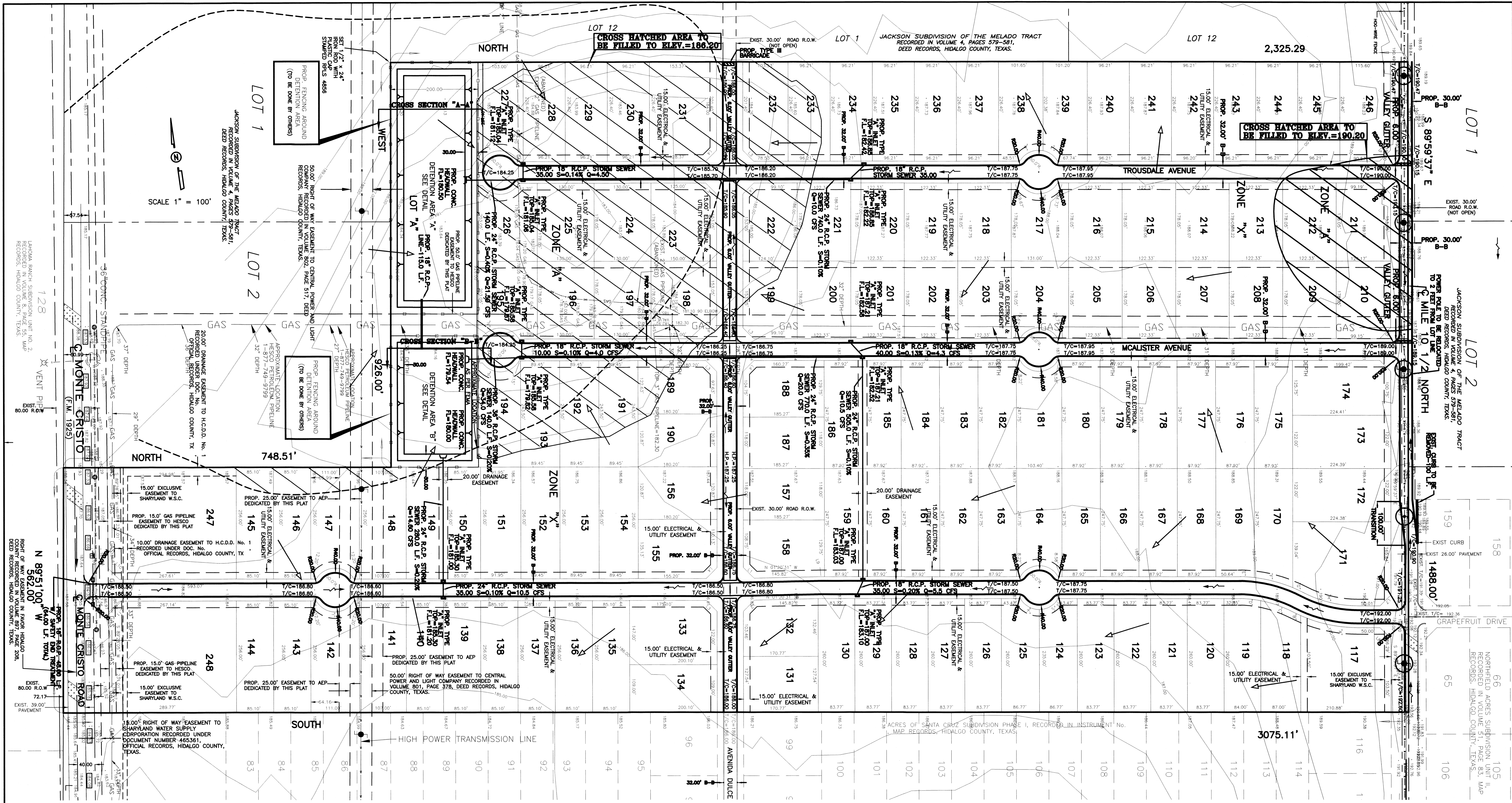
PAVING IMPROVEMENTS (STREETS):  
 PAVING IMPROVEMENTS (COUNTY ROAD):  
 DRAINAGE IMPROVEMENTS:  
 WATER DISTRIBUTION:  
 SEPTIC TANKS:

**REVISION NOTES**

No.	Sheet	REVISION	Date	Approved

**SHEET NO. 3 OF 5**

FILE NAME	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
F:\DATA\SUBDIVISIONS\HIDALGO COUNTY\ACRES SANTA CRUZ\BPLT	JAN 15 2012	M.A.		



MAP OF TOPOGRAPHY AND DRAINAGE / MAPA DE TOPOGRAFIA Y DRENAJE

ACRES OF SANTA CRUZ SUBDIVISION PHASE II

AN 89.095 ACRE TRACT OF LAND BEING ALL OF LOTS 3, 10 AND 11, AND PART OR PORTION OF LOT 12 BLOCK 1, AND PART OR PORTION OF LOT 1, ALL OF LOTS 2, 3, 10 AND 11, AND PART OR PORTION OF LOT 12 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, TEXAS



*Alfonso Quintanilla*  
 ALFONSO QUINTANILLA  
 P.E. No. 1557921  
 DATE 1-16-14



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

REVISION NOTES

No.	Sheet	REVISION	Date	Approved

← FLOW DIRECTION OF WATER

COST ESTIMATE

PAVING IMPROVEMENTS (STREETS):	\$
PAVING IMPROVEMENTS (COUNTY ROAD):	\$
DRAINAGE IMPROVEMENTS:	\$
WATER DISTRIBUTION:	\$
SEPTIC TANKS:	\$

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

FILENAME: F:\DATA\SUBDIVISIONS\HIDALGO COUNTY\ACRES SANTA CRUZ\PLAT

SHEET NO.	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
4 OF 5	JUNE 5, 2012	M.G.		

**POND 1 DETAIL**  
 4.50' DEEP  
 412,940.65 C.F.

**POND 2**  
 5.50' DEEP  
 208,563.00 C.F.

SCALE 1" = 100'

PROP. 6.0' CHAIN LINK FENCE  
 QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

**CONSULTING ENGINEERS**  
 124 E. STUBBS ST.  
 EDINBURG, TEXAS 78539  
 ENGINEERING REGISTRATION NUMBER F-1315  
 SURVEYING REGISTRATION NUMBER 100411-00

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

**FINAL ENGINEERING REPORT FOR ACRES OF SANTA CRUZ SUBDIVISION PHASE II:**  
**WATER SUPPLY: Description and Costs.**

ACRES OF SANTA CRUZ SUBDIVISION PHASE II HAS BEEN PROVIDED WITH POTABLE WATER BY THE SHARPLAND 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. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND S.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.

S.W.S.C. HAS AN EXISTING 8" DIAMETER WATERLINE RUNNING ALONG THE NORTH SIDE OF F.M. 1925, AN EXISTING 8" DIAMETER WATERLINE RUNNING ALONG THE NORTH SIDE OF AVENIDA DULCE AND AN EXISTING 8" DIAMETER WATERLINE RUNNING ALONG THE NORTH SIDE OF MILE 10 1/2 NORTH.

THE WATER SYSTEM FOR ACRES OF SANTA CRUZ SUBDIVISION PHASE II CONSIST OF AN EXIST. 8" WATERLINE CONNECTS TO THE 8" WATERLINE THEN RUNS WEST ON THE NORTH SIDE OF AVENIDA DULCE AND STOP ON THE SOUTHWEST CORNER OF LOT 235. A 8" WATERLINE RUNS NORTH ON THE WEST SIDE OF GRAPEFRUIT DRIVE AND IT CONNECTS WITH THE EXISTING 8" DIAMETER WATERLINE ON THE NORTH SIDE OF MILE 10 1/2 NORTH ROAD.

ANOTHER 8" DIAMETER WATERLINE THAT TAPS INTO THE EXISTING 8" DIAMETER S.W.S.C. WATERLINE LOCATED ON THE NORTH SIDE OF MILE 10 1/2 NORTH THEN RUNS WEST TURNS SOUTH AND RUNS WEST ON THE SOUTH SIDE OF MILE 10 1/2 NORTH ROAD, THEN AN 8" WATERLINE RUNS SOUTH ON THE EAST SIDE OF MOALISTER AVENUE, AND THEN ANOTHER 8" WATERLINE FROM THE MILE 10 1/2 NORTH RUNS SOUTH ALONG THE EAST SIDE OF TROUSDALE AVENUE, BOTH STOP AT CUL-DE-SAC.

FROM THE 8" DIAMETER WATERLINE, THERE ARE FIFTY-EIGHT (58) 1" DUAL SERVICE LINES RUNNING TO PAIR OF LOTS BEFORE SPLITTING INTO TWO 3/4" DIAMETER SINGLE SERVICE LINES THAT RUN INTO THE WATER METER BOXES FOR EACH LOT. THE ARE TWELVE (12) 3/4" SINGLE SERVICE LINES THAT RUN TO THE METER BOXES OF THE LOTS.

THE 8" WATERLINE, THE 1" DUAL SERVICE LINES, THE 3/4" SINGLE SERVICE LINES AND THE METER BOXES HAVE BEEN INSTALLED, AT A TOTAL COST OF \$ 0.00 OR \$ 0.00 PER LOT. THE SUBDIVIDER HAS IN ADDITION PAID S.W.S.C. THE SUM OF \$ \_\_\_\_\_ OR \$ \_\_\_\_\_ PER LOT, WHICH REPRESENTS THE TOTAL COST OF WATER METERS AND ALL MEMBERSHIPS OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO THE S.W.S.C. SYSTEM. THE SUBDIVIDER HAS ESCROWED TWO (2) FIRE HYDRANTS WITH THE CITY OF EDINBURG AT A UNIT COST OF \$ 0.00 FOR A TOTAL COST OF \$ 0.00. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY S.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

**SEWAGE FACILITIES: Description and Costs.**

SEWAGE FROM THE ACRES OF SANTA CRUZ SUBDIVISION PHASE II, IS TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAINFIELD ON EACH LOT. THE SITE EVALUATOR (LICENSE NUMBER OS 12258) 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. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENT DRAIN FIELD.

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A FINE SANDY LOAM, SANDY CLAY LOAM AND CLAY LOAM SOIL FOR THE AREA. THE SITE EVALUATOR (LICENSE NUMBER OS 12258) HAD SIX TEST BORINGS MADE AT OPPOSITE AREAS OF THE SUBDIVISION AT THE CENTERS OF LOTS 125, 151, 184, 197, 218 AND 232. (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMITED AREA) THE SOIL IS A UNIFORM SANDY LOAM (CLASS II) EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

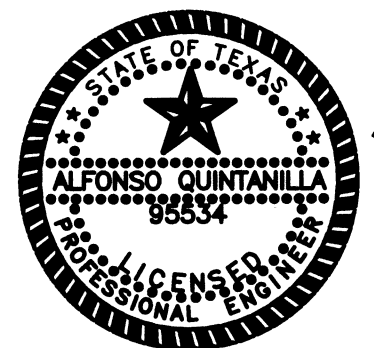
THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$ 0.00, INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSF'S HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF \$ 0.00. ON FEBRUARY 24, 2013, THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF THE OSSF ON LOTS 1, 2, 3, AND 4. ON FEBRUARY 24, 2013, HIDALGO COUNTY HAS INSPECTED AND APPROVED THE INSTALLATION OF THE OSSF'S ON LOTS AND .

**CERTIFICATION:**

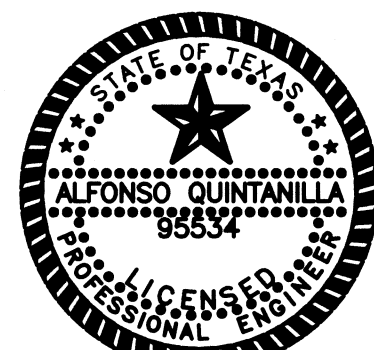
BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL THE CONSTRUCTED WATER AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES— THESE FACILITIES ARE FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METER BOXES, HAVE COST A GRAND TOTAL OF \$ \_\_\_\_\_ WHICH EQUALS TO \$ \_\_\_\_\_ PER LOT.

SEWAGE FACILITIES— SEPTIC SYSTEMS (OSSF) FULLY CONSTRUCTED HAVE COST \$ \_\_\_\_\_ PER LOT (ALL INCLUSIVE), OR A TOTAL OF \$ \_\_\_\_\_ FOR THE SUBDIVISION INCLUDING THE INSPECTION AND PERMIT FEE FOR EACH OSSF.



*[Signature]*  
 ALFONSO QUINTANILLA  
 P.E. No. 95534  
 DATE 1-16-14



*[Signature]*  
 ALFONSO QUINTANILLA  
 P.E. No. 95534  
 DATE 1-16-14

**REPORTE FINAL DE INGENIERIA PARA ACRES OF SANTA CRUZ SUBDIVISION PHASE II:**  
**PROVISION DE AGUA: Descripción y Gastos.**

LA SUBDIVISION ACRES OF SANTA CRUZ SUBDIVISION PHASE II HA SIDO PROVISTA DE AGUA POTABLE POR LA COMPAÑIA DE AGUA DE SHARPLAND (S.W.S.C.). EL DUEÑO DE LA SUBDIVISION Y LA COMPAÑIA DE AGUA S.W.S.C. SE HA 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.

S.W.S.C. CUENTA CON UNA LINEA DE AGUA EXISTENTE DE 12" EN EL LADO NORTE DE LA CALLE F.M. 1925, UNA LINEA DE AGUA EXISTENTE DE 8" EN EL LADO NORTE DE LA CALLE AVENIDA DULCE, Y UNA LINEA DE AGUA DE 8" EN EL LADO NORTE DE LA CALLE MILE 10 1/2 NORTH.

EL SISTEMA DE AGUA PARA ACRES OF SANTA CRUZ SUBDIVISION PHASE II CONSISTE DE UNA LINEA DE AGUA 8" DE DIAMETRO CONECTA CON LA LINEA DE AGUA EXISTENTE DE 8" DE DIAMETRO Y CORRE OESTE POR EL LADO NORTE DE LA CALLE AVENIDA DULCE Y PARA EN LA ESQUINA SURESTE DE LOTE 235. LA LINEA DE AGUA 8" DE DIAMETRO CORRE NORTE POR EL LADO OESTE DE LA CALLE GRAPEFRUIT DRIVE. LA LINEA DE AGUA 8" DE DIAMETRO SE CONECTA CON UNA EXISTENTE DE 8" DE DIAMETRO LINEA DE AGUA EN EL LADO NORTE DE LA CALLE MILE 10 1/2 NORTH.

OTRA LINEA DE AGUA DE 8" DE DIAMETRO QUE SE CONECTA A LA LINEA DE AGUA EXISTENTE DE 8" LOCALIZADA EN EL LADO NORTE DE LA CARRETERA MILE 10 1/2 NORTH. LA LINEA DE AGUA 8" DE DIAMETRO CORRE SUR POR EL LADO OESTE DE LA CALLE MILE 10 1/2 NORTH. UNA LINEA DE 8" DIAMETRO DE AGUA CORRE SUR EL LADO ESTE DE LA CALLE MOALISTER AVENUE, Y LA LINEA DE AGUA 8" DE DIAMETRO CORRE SUR POR EL LADO OESTE DE LA CALLE MILE 10 1/2 NORTH. UNA LINEA DE 8" DIAMETRO DE AGUA CORRE SUR EL LADO ESTE DE LA CALLE TROUSDALE AVENUE. LAS DOS LINEA DE AGUA PARA EN UN CUL-DE-SAC.

DEL CONDUCTO DE AGUA DE 8 PULGADAS SE PRODUCEN SIETE u OCHO (8) DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIAMETRO PARA CADA DOS LOTES. ESTOS CONDUCTOS SE SEPARAN PARA PRODUCIR DOS CONDUCTOS DE AGUA DE 3/4" DE PULGADA DE DIAMETRO PARA CADA LOTE. ADICIONALMENTE HAY DOSES (12) CONDUCTOS INDIVIDUALES DE AGUA DE 3/4" DE PULGADA DE DIAMETRO PARA CADA LOTE.

LOS DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIAMETRO, EL CONDUCTO DE 3/4" DE PULGADAS DE DIAMETRO, Y LOS MEDIDORES MECANICOS DE AGUA A UN COSTO TOTAL DE US\$ \_\_\_\_\_ O US\$ \_\_\_\_\_ POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPAÑIA S.W.S.C. US\$ \_\_\_\_\_ QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE. 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 DUEÑO DE LA SUBDIVISION TAMBIEN PAGO EL CIUDAD DE EDINBURG PARA DOS (2) BOCAS DE RIEGO (FIRE HYDRANT) A UN COSTO DE US\$ \_\_\_\_\_ POR CADA UNO CUAL GASTA UNA CANTIDAD TOTAL US\$ \_\_\_\_\_. 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.

SERVICIO DE DRENAJE: Descripción y Costos.  
 SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR DE LA SUBDIVISION ACRES OF SANTA CRUZ SUBDIVISION PHASE II. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. EL EVALUADOR (LIC# OS 12258) AUTOR DE ESTE DOCUMENTO HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS FOSAS SEPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.

CADA LOTE EN LA SUBDIVISION MIDE MEDIO ACRE. EL EVALUADOR (LIC# OS 12258) HIZO SEIS (6) PRUEBAS CON AGUJEROS EN EL CENTRO DE LOS LOTES 125, 151, 184, 197, 218 Y 232 (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICATIVAMENTE UNIFORME). EL TERRENO ES UNIFORME FRANCO ARENOSO (CLASS II) Y SE EXTIENDE A 36 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MAS ARRIBA DE LO MAS BAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA AREA FLUYE BIEN.

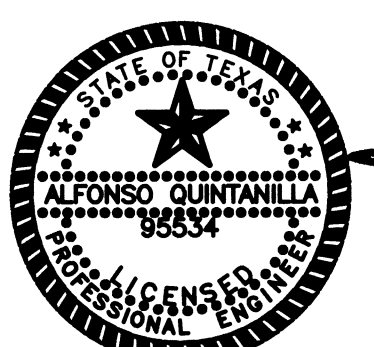
EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON US\$ 0.00 INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA EN ESTOS MOMENTOS TODAS LAS FOSAS SEPTICAS HAN SIDO INSTALADAS EN EL PROCESO DE LA APROBACION FINAL. A UN COSTO TOTAL DE US\$ 0.00. EN EL 24 DE FEBRERO DE 2012, EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO Y HA APROBADO LA INSTALACION EN LOTES Y. EN EL 24 DE FEBRERO DE 2013, EL CONDADO DE HIDALGO HA INSPECCIONADO Y HA APROBADO LA INSTALACION EN LOTES Y.

**CERTIFICACION**

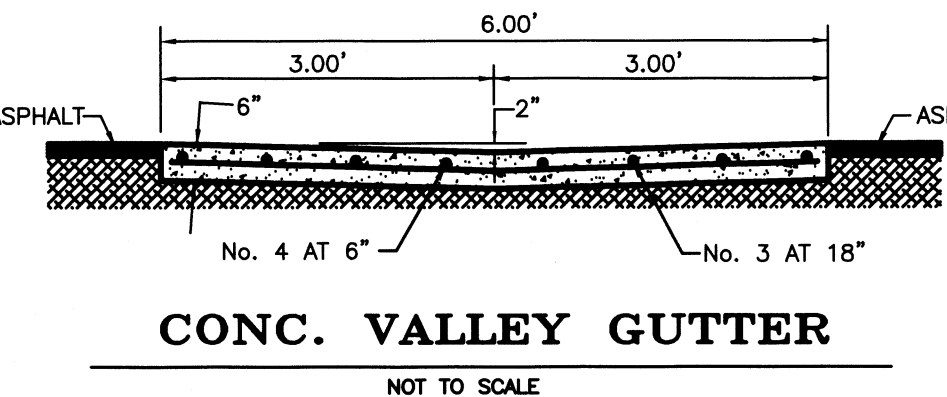
CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO, CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBIERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS 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 US\$ \_\_\_\_\_ LO CUAL EQUIVALE A US\$ \_\_\_\_\_ POR LOTE.

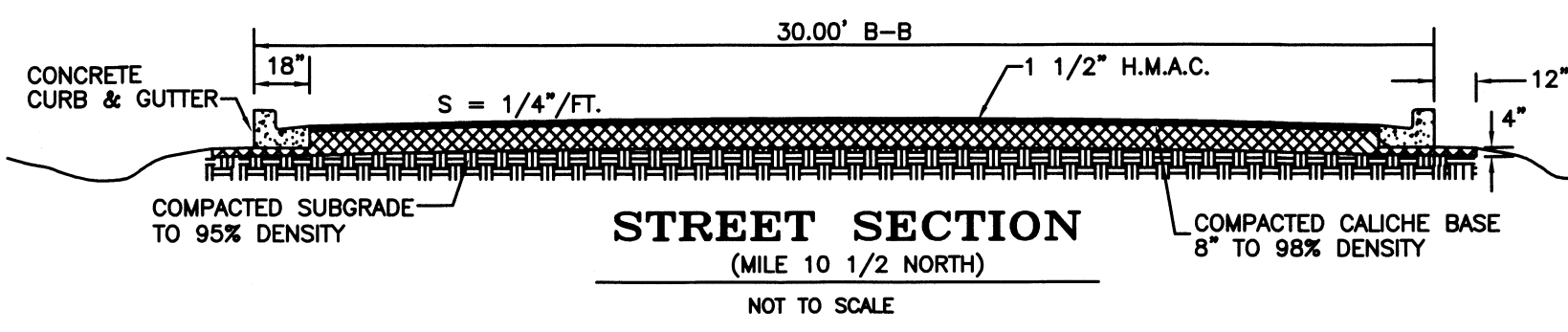
DRENAJE: LAS FOSAS SEPTICAS COSTARAN US\$ \_\_\_\_\_ A UN COSTO TOTAL DE US\$ \_\_\_\_\_ PARA TODA LA SUBDIVISION.



*[Signature]*  
 ALFONSO QUINTANILLA  
 P.E. No. 95534  
 DATE 1-16-14



**CONC. VALLEY GUTTER**  
 NOT TO SCALE



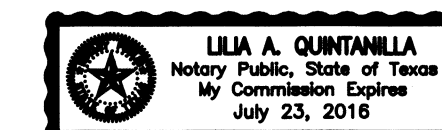
**STREET SECTION**  
 (MILE 10 1/2 NORTH)  
 NOT TO SCALE

**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

No.	Sheet	REVISION	Date	Approved

REVISION NOTES	Cost
PAVING IMPROVEMENTS (STREETS):	\$
PAVING IMPROVEMENTS (COUNTY ROAD):	\$
DRAINAGE IMPROVEMENTS:	\$
WATER DISTRIBUTION:	\$
SEPTIC TANKS:	\$



LILIA A. QUINTANILLA— NOTARY PUBLIC

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

**SUBDIVIDER CERTIFICATION:**

1. — 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 THE SELLER AS REQUIRED BY SECTION 7.25.12 OF THE COUNTY REGULATIONS.

**SUBDIVIDER STATEMENT:**

1. — I (WE), RICHARD RUPPERT BY PRESIDENT RICHARD W. RUPPERT SUBDIVIDER (S) OF ACRES OF SANTA CRUZ SUBDIVISION PHASE II HEREBY CERTIFY SEWER FEES, AS APPLICABLE, HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY PLANNING DEPARTMENT; THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, 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 SECTION 7.4.1.4. (b) OF THE COUNTY REGULATIONS.

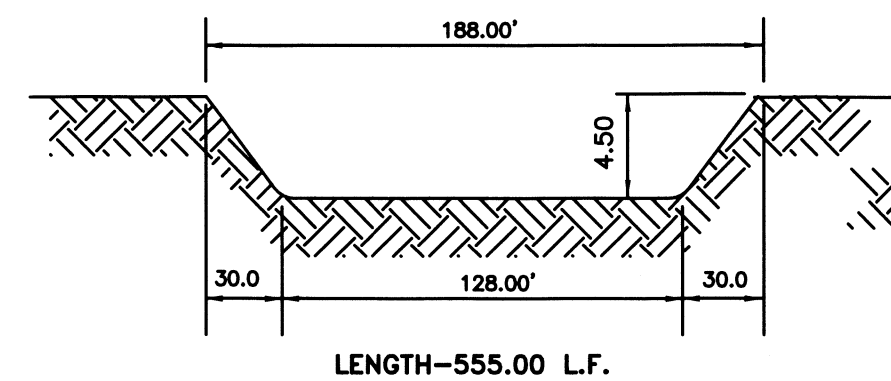
RUPPERT COMPANY L.L.C. DATE  
 BY: RICHARD W. RUPPERT, PRESIDENT  
 P.O. BOX 956  
 EDINBURG, TEXAS. 78539.

STATE OF TEXAS  
 COUNTY OF HIDALGO

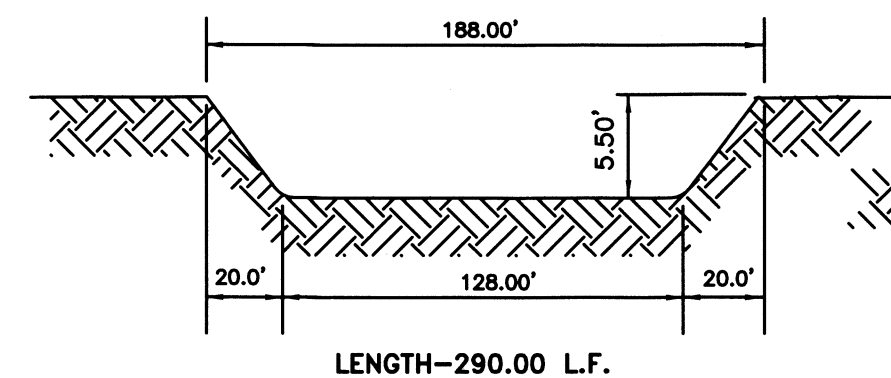
BEFORE ME, the undersigned authority, on this day personally appeared RICHARD RUPPERT BY PRESIDENT RICHARD W. RUPPERT, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for purposes and considerations therein stated.

**SUBDIVISION PLAT OF:**  
**ACRES OF SANTA CRUZ SUBDIVISION PHASE II**

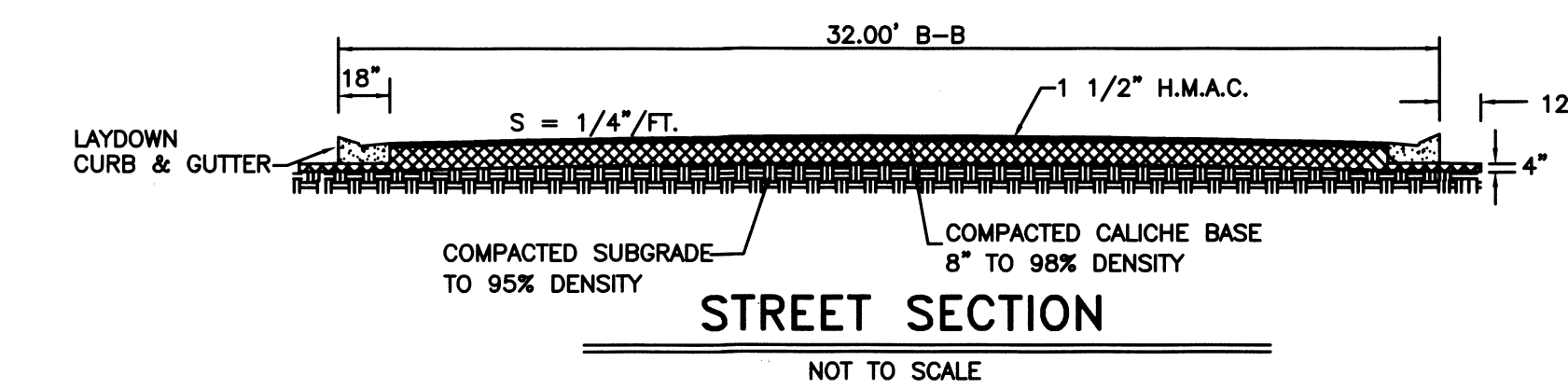
AN 89.095 ACRE TRACT OF LAND BEING ALL OF LOTS 3, 10 AND 11, AND PART OR PORTION OF LOT 12 BLOCK 1, AND PART OR PORTION OF LOT 1, ALL OF LOTS 2, 3, 10 AND 11, AND PART OR PORTION OF LOT 12 BLOCK 20, JACKSON SUBDIVISION OF THE MELADO TRACT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED 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, TEXAS



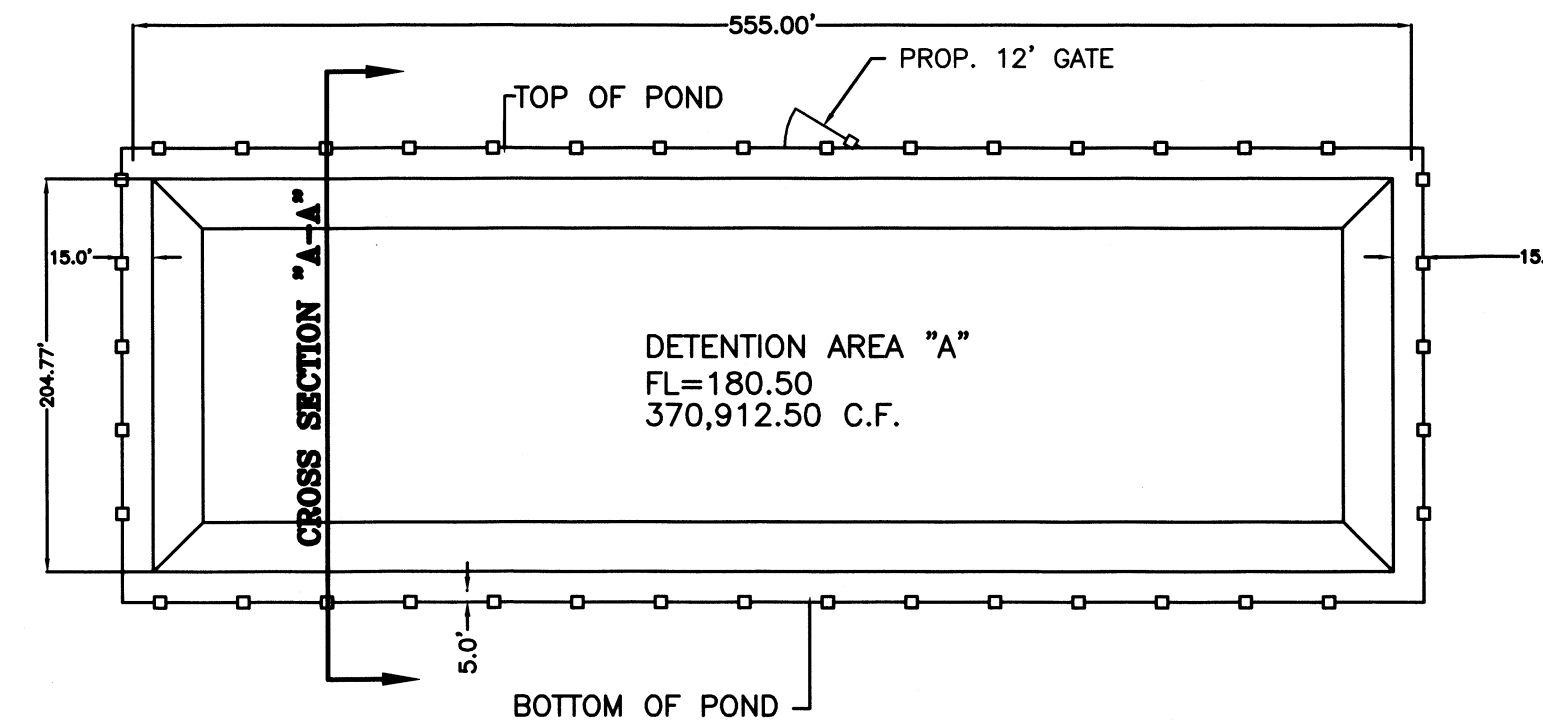
**DETENTION AREA "A-A"**  
 DETENTION=307,912.50 C.F.  
 NOT TO SCALE



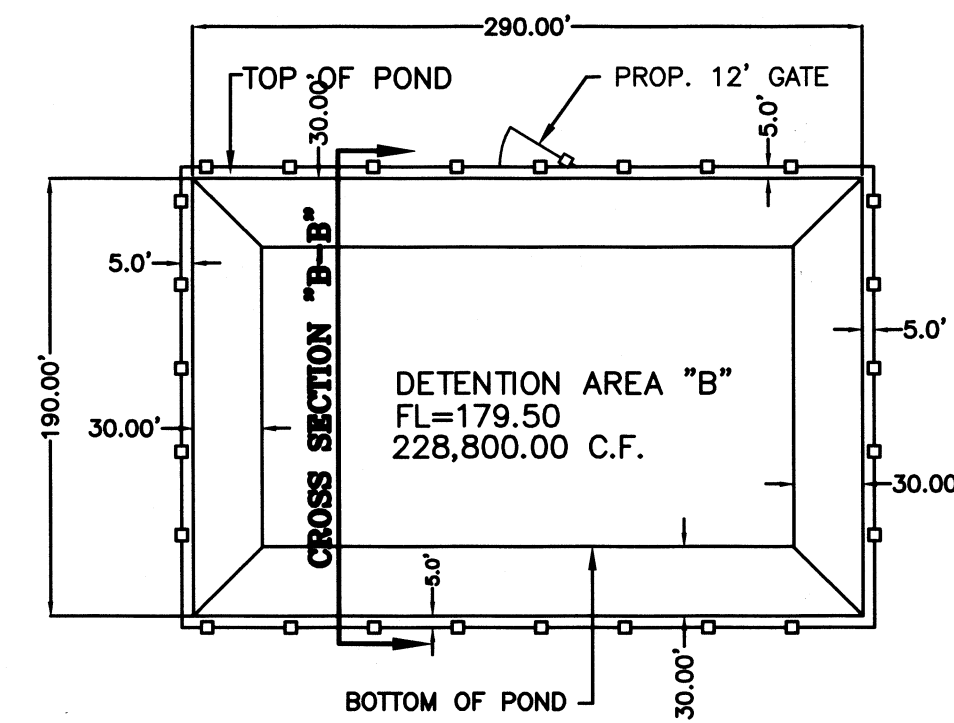
**DETENTION AREA "B-B"**  
 DETENTION=228,800.00 C.F.  
 NOT TO SCALE



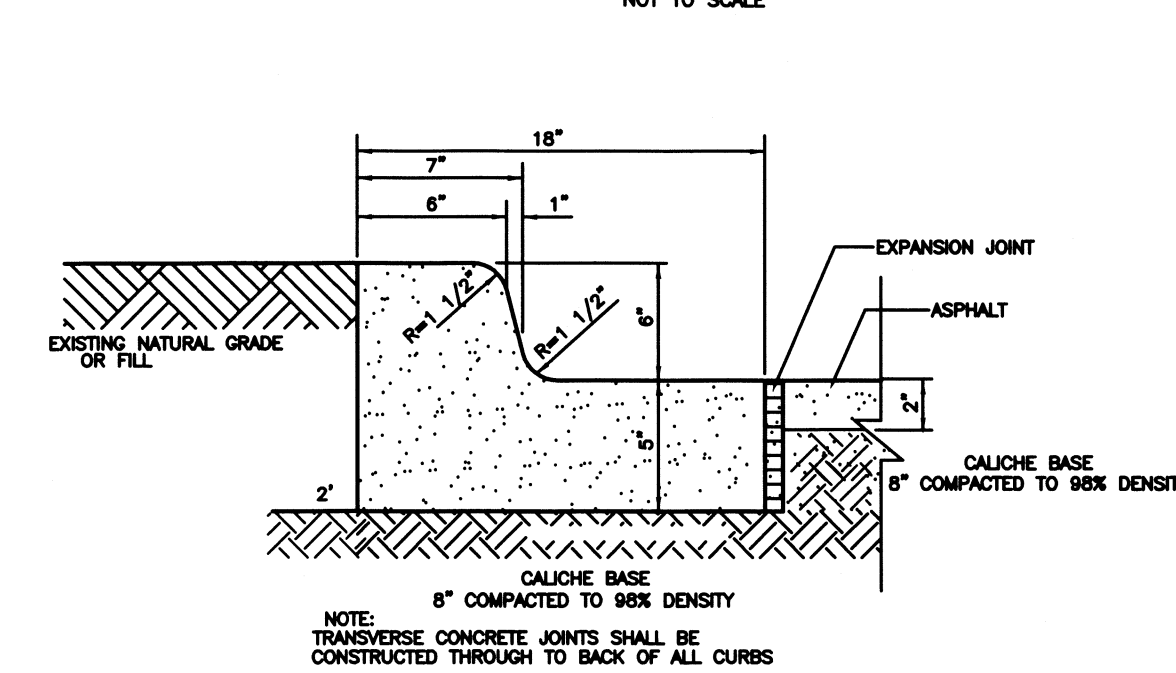
**STREET SECTION**  
 NOT TO SCALE



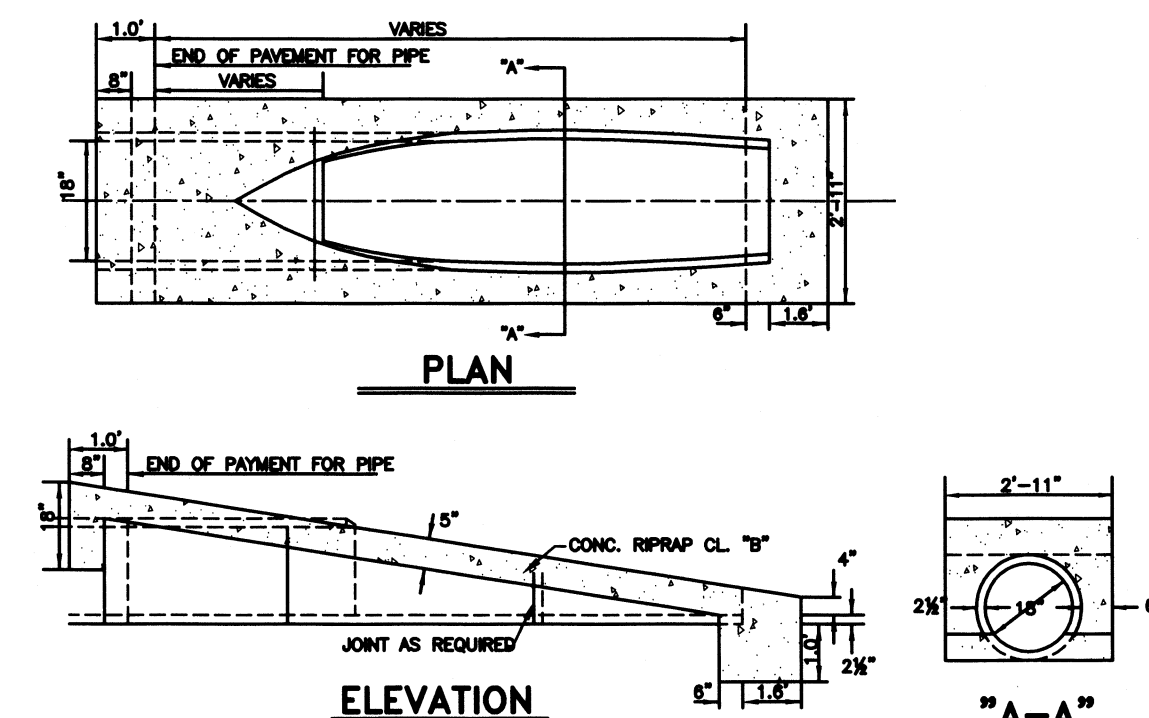
**DETENTION AREA "A" DETAIL**  
 NOT TO SCALE



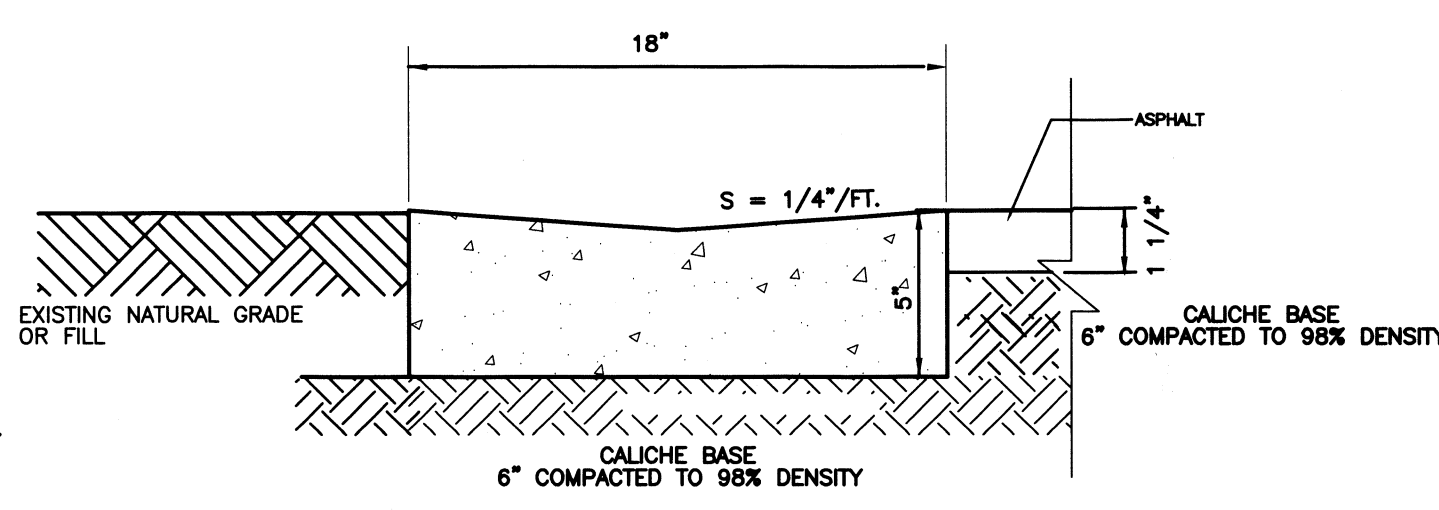
**DETENTION AREA "B" DETAIL**  
 NOT TO SCALE



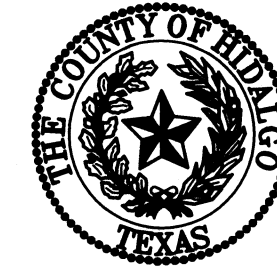
**INTEGRAL CURB & GUTTER**  
 N.T.S.



**SAFETY END TREATMENT**  
 NOT TO SCALE



**LAYDOWN CURB & GUTTER**  
 NOT TO SCALE



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.	FILENAME	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
5 OF 5	F:\DATA\SUBDIVISIONS\HIDALGO COUNTY\ACRES SANTA CRUZ\PLAT	JUNE 5, 2012	ML	ML	ML
		DATE REVISION		REVISION BY	CHECKED BY