



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: 07-01-2014

PROPOSED THE ESTATES OF SANTA CRUZ RANCHES NO. 3 SUBDIVISION, PRECINCT No. 4

ENGINEER: QUINTANILLA, HEADLEY & ASSOC. DEVELOPER: RICHARD RUPPERT

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE
NUMBER OF LOTS: 4 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTION

LOCATION DESCRIPTION: Northwest corner of Mile 22 ½ North Rd and Cibolo Drive
SUBDIVISION LIES WITHIN THE: ETJ of Edinburg and was approved by the P & Z and City Commission of said City

DRAINAGE REPORT WAS APPROVED BY HCDD#1: 03-07-201 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: Detention will be accomplished in an existing detention swale of the North side of Lot 4 and the re-grading of Cibolo Drive and Mile 22 ½ North roadside ditch.

ROAD R.O.W. DEDICATION: No dedication is required. Cibolo Drive and Mile 22 ½ comply with Hidalgo County Thoroughfare Plan.

H.C.R.O.W. PRELIMINARY APPROVED DATE: 04-03-2014: By Jesse Ozuna PCT 4 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 04-01-2014 By, Elizardo "Chardo" 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: _____

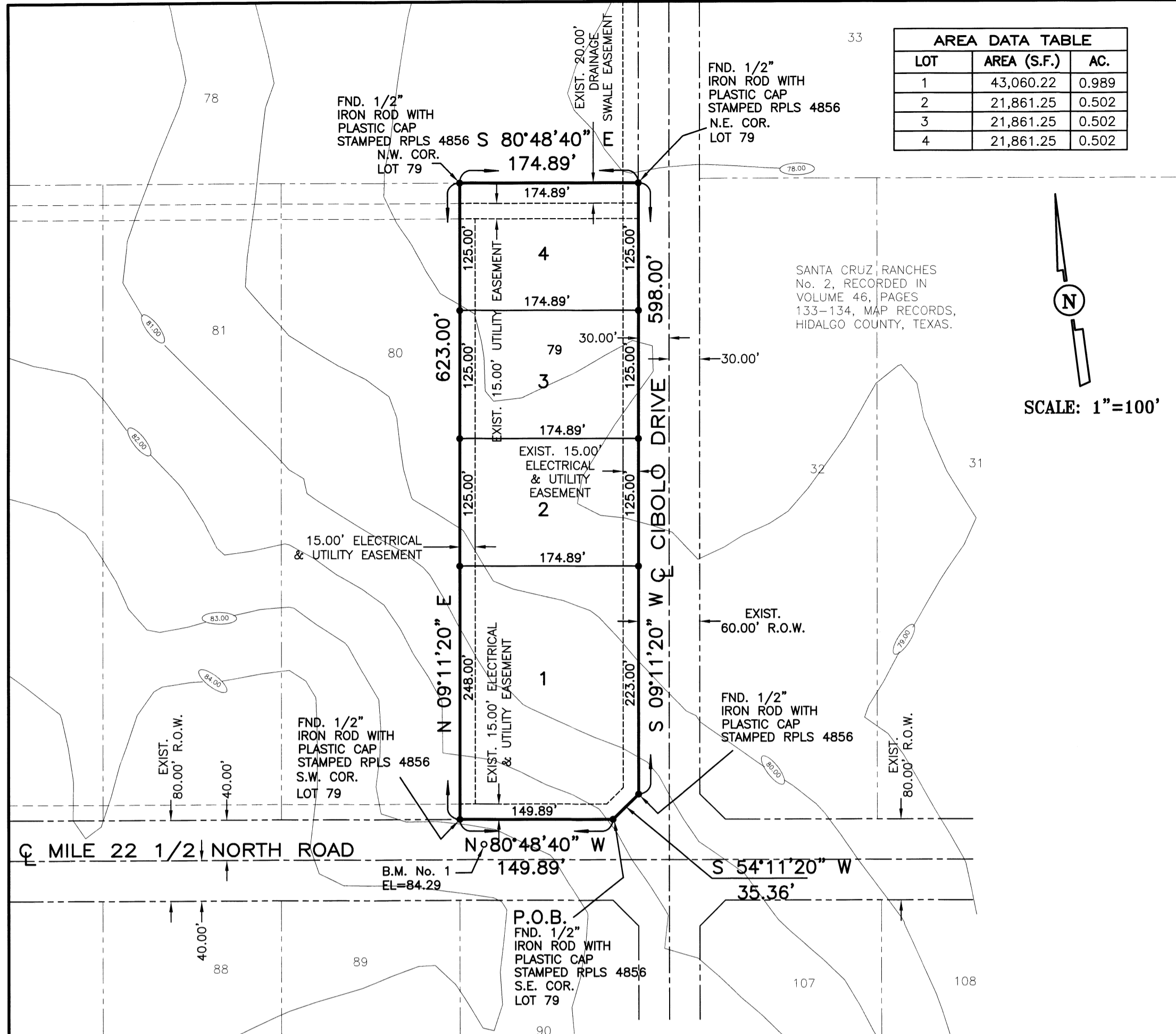
WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 8" LOCATION: Cibolo Drive

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: _____, 20____.

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

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.



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 24th day of April, 2014.

[Signature]
 SANTA CRUZ PROPERTIES, LTD.
 BY: RICHARD W. RUPPERT, PRESIDENT
 P.O. BOX 959
 EDINBURG, TEXAS 78540

SUBDIVISION PLAT OF:
**THE ESTATES AT
 SANTA CRUZ RANCHES No. 3**

A 2.494 ACRE TRACT OF LAND BEING ALL OF LOT 79, SANTA CRUZ RANCHES No.2, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 46, PAGES 133-134, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER , OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

A 2.494 ACRE TRACT OF LAND BEING ALL OF LOT 79, SANTA CRUZ RANCHES No.2, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 46, PAGES 133-134, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER , 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 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF MILE 22 1/2 NORTH ROAD AND THE WEST RIGHT OF WAY LINE OF CIBOLO DRIVE FOR THE MOST SOUTHERLY SOUTHEAST CORNER OF LOT 79 AND THE MOST SOUTHERLY SOUTHEAST CORNER OF THIS TRACT.

THENCE, N 80°48'40" W, ALONG THE SOUTH LINE OF LOT 79 AND THE NORTH RIGHT OF WAY LINE OF MILE 22 1/2 NORTH ROAD, A DISTANCE OF 149.89 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR THE SOUTHWEST CORNER OF LOT 79 AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE, N 09°11'20" E, ALONG THE WEST LINE OF LOT 79, A DISTANCE OF 623.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR THE NORTHWEST CORNER OF LOT 79 AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE, S 80°48'40" E, ALONG THE NORTH LINE OF LOT 79, A DISTANCE OF 174.89 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND ON THE WEST RIGHT OF WAY LINE OF CIBOLO DRIVE FOR THE NORTHEAST CORNER OF LOT 79 AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE, S 09°11'20" W, ALONG THE EAST LINE OF LOT 79 AND THE WEST RIGHT OF WAY LINE OF CIBOLO DRIVE, A DISTANCE OF 598.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR THE MOST EASTERLY SOUTHWEST CORNER OF LOT 79 AND THE MOST EASTERLY SOUTHWEST CORNER OF THIS TRACT.

THENCE, S 54°11'20" W, ALONG THE EAST LINE OF LOT 79 AND THE WEST RIGHT OF WAY LINE OF CIBOLO DRIVE, A DISTANCE OF 35.36 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.494 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH SANTA CRUZ RANCHES No.2, RECORDED IN VOLUME 40, PAGES 133-134, MAP RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
 COUNTY OF HIDALGO

I, ALONSO QUINTANILLA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF EDINBURG, TEXAS.

DATED THIS THE 23TH DAY OF JUNE 20 11

[Signature]
 REGISTERED PROFESSIONAL SURVEYOR
 No. 4858 STATE OF TEXAS

STATE OF TEXAS
 COUNTY OF HIDALGO

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

I CERTIFY THAT THE WATER AND SEWER SERVICE FACILITIES FOR LOTS INTENDED FOR RESIDENTIAL PURPOSES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE, 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.

SEWAGE FACILITIES: OSSF'S ARE ESTIMATED TO COST \$ 1,500.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$ 4,500.00 FOR THE SUBDIVISION.

DATED THIS THE 14TH DAY OF APRIL 20 14

[Signature]
 LICENCED PROFESSIONAL ENGINEER
 No. 95534 STATE OF TEXAS



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

I, RICHARD RUPPERT, AS OWNER OF THE 2.494 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED THE ESTATES AT SANTA CRUZ RANCHES No. 3, 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:

- (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.

[Signature]
 SANTA CRUZ PROPERTIES, LTD.
 BY: RICHARD W. RUPPERT, PRESIDENT
 P.O. BOX 959
 EDINBURG, TEXAS 78540

4-24-14
 DATE

STATE OF TEXAS
 COUNTY OF HIDALGO

BEFORE ME, the undersigned authority, on this day personally appeared RICHARD W. RUPPERT, PRESIDENT OF SANTA CRUZ PROPERTIES, LTD, 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 24th day of April, 2014.

[Signature]
 LEIA A. QUINTANILLA
 Notary Public, State of Texas
 My Commission Expires July 23, 2016

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

WE THE UNDERSIGNED CERTIFY that this plat of the THE ESTATES AT SANTA CRUZ RANCHES No. 3 was reviewed and approved by the Hidalgo County Commissioners Court on _____, _____, 20__.

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: _____

I, THE UNDERSIGNED, MAYOR OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR'S SIGNATURE _____ DATE _____ CITY SECRETARY _____ DATE _____

PLANNING & ZONING
 COMMISSION CERTIFICATION

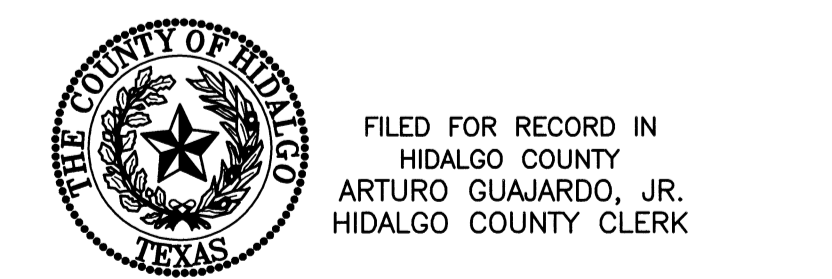
"I, the undersigned, Chairperson of the Planning and Zoning Commission of the City of Edinburg, hereby certify that this subdivision plat known as THE ESTATES AT SANTA CRUZ RANCHES No. 3 conforms to all requirements of the Subdivision Regulations of this City wherein my approval is required and has been approved for recording on the ____ day of ____ 20__."

CHAIRPERSON-PLANNING & ZONING COMMISSION
 _____ DATE _____

HIDALGO COUNTY
 CERTIFICATE OF PLAT APPROVAL

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE ESTATES AT SANTA CRUZ RANCHES No. 3 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____, 20__.

ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____

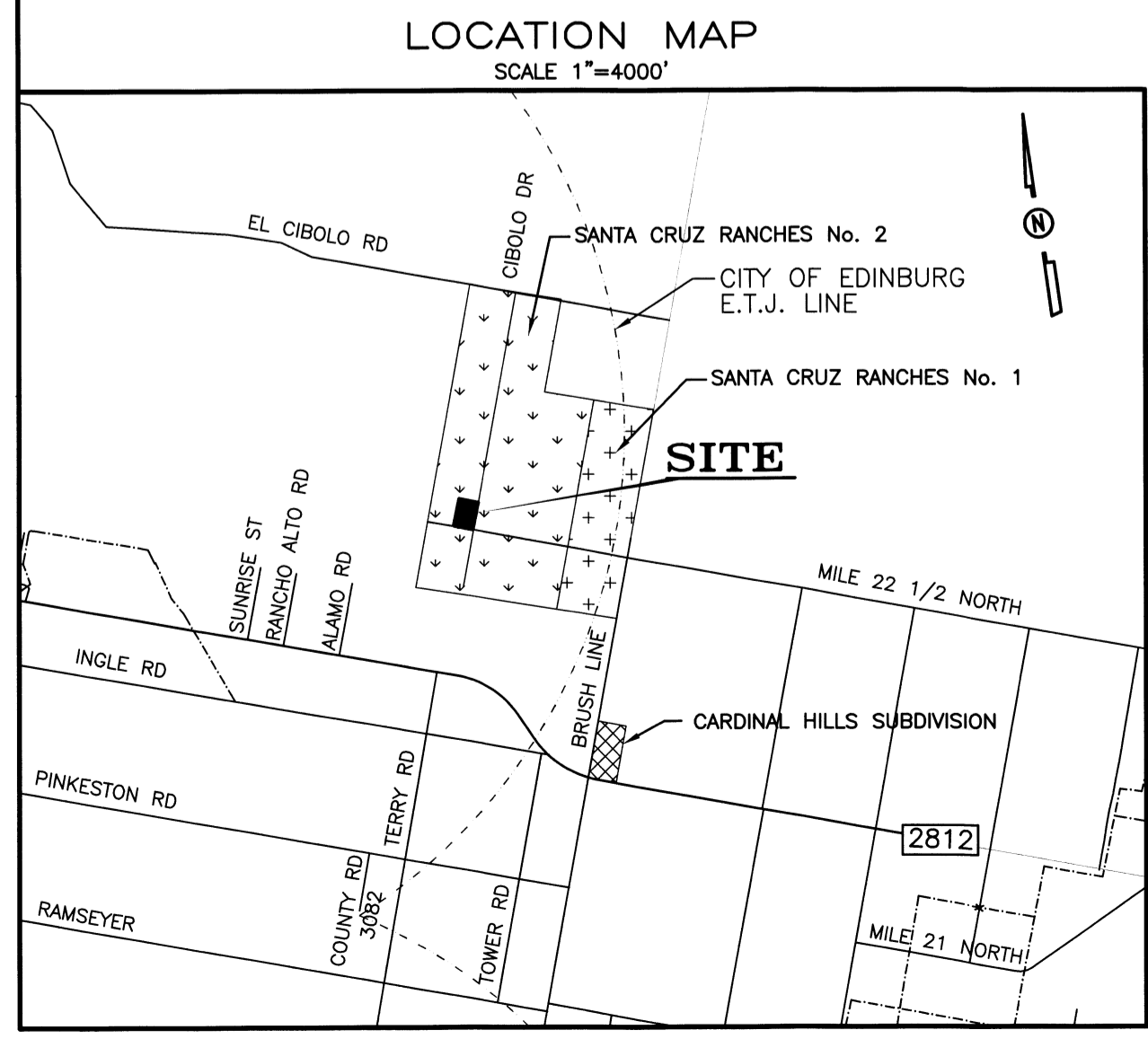


FILED FOR RECORD IN
 HIDALGO COUNTY
 ARTURO GUJARDO, JR.
 HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM
 INSTRUMENT NUMBER _____
 RECORDED IN VOLUME _____ PAGE _____
 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

- PLAT NOTES AND RESTRICTIONS:**
- FLOOD ZONE STATEMENT:
 FLOOD ZONE DESIGNATION: ZONE " X " AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN. COMMUNITY-PANEL No. 480334 0325 D EFFECTIVE DATE: MAY 17, 2001
 - LEGEND ● - DENOTES 1/2" IRON ROD SET UNLESS OTHERWISE NOTED.
 - SETBACKS:
 FRONT - CIBOLO ROAD 35.00 FEET
 FRONT - MILE 22 1/2 NORTH ROAD 40.00 FEET
 REAR 15.00 FEET
 SIDE 6.00 FEET
 CORNER SIDE 15.00 FEET
 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. (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 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 A DEVELOPMENT PERMIT APPLICATION 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=84.29 C.P.S. SET IN POWER POLE LOCATED 24.8' SOUTH AND 23.5' EAST FROM THE SOUTHWEST CORNER OF THE PROPOSED THE ESTATES AT SANTA CRUZ RANCHES No. 3. N.A.V.D. 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 2,174.06 CUBIC FEET (0.05 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. 2

- DRAINAGE SWALE EASEMENTS NOTE:
 NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY SWALE OR UTILITY EASEMENT. EACH DRAINAGE SWALE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION AND MAINTENANCE OF THE DRAINAGE SWALE EASEMENT. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SWALE.
- 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.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE:
 THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
 A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. A SEPARATED DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
 B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FOOT 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 EXCEPT 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.
- SANTA CRUZ PROPERTIES, LTD. THE ESTATES AT SANTA CRUZ RANCHES No. 3
 BY: RICHARD W. RUPPERT, PRESIDENT THE OWNER & SUBDIVIDER OF RANCHES No. 3
 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.
- 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.
- AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR COMMERCIAL 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 AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:

THE ESTATES AT SANTA CRUZ RANCHES No. 3, IS LOCATED IN NORTH HIDALGO COUNTY ON THE NORTHWEST CORNER OF CIBOLO DRIVE AND MILE 22 1/2 ROAD INTERSECTION. 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). THE ESTATES AT SANTA CRUZ RANCHES No. 3 LIES APPROXIMATELY 1.60 MILES FROM THE CITY LIMITS AND IT IS WITHIN THE TWO-MILE EXTRA TERRITORIAL JURISDICTION (ETJ) CITY'S UNDER LOCAL GOVERNMENT CODE § 42.021 AND LIES IN PCT. 4.

PRINCIPAL CONTACTS:

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

INDEX OF SHEETS

- SHEET 1.- HEADING INDEX: LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; MAP; LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); ENGINEER'S AND SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, ATTESTATION; AND HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION MANAGER CERTIFICATION; COUNTY CLERK'S RECORDING CERTIFICATE; COUNTY JUDGE CERTIFICATION; H.C.D.D. No. 1 CERTIFICATION; N.A.W.S.C. CERTIFICATE, REVISION NOTES.
- SHEET 2.- ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER/OSSF AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); SUBDIVIDER CERTIFICATE AND STATEMENT COUNTY CLERK'S RECORDING CERTIFICATE, REVISION NOTES DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND MAP OF TOPOGRAPHY AND DRAINAGE.
- PROPERTY OWNERS OF ANY LOT WITH A GAS LINE PIPELINE EASEMENT SHALL CONTACT THE FOLLOWING GAS COMPANIES BEFORE THE START OF ANY CONSTRUCTION:
 1- TEXAS GAS SERVICE PHONE: 1-800-344-8377
 2- VERNON FOULCONER, INC. PHONE: 1-337-332-1726
- THE PURCHASER OF EACH LOT SHALL BE RESPONSIBLE TO INSTALL DRIVEWAY CULVERT REINFORCED CONCRETE PIPE OF ON LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH.
- THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOW ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN PLAT ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.
- FIRE HYDRANTS ARE FOR FILLING PURPOSES ONLY. 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.
- 100% OF PARKLAND FEE (\$600.00) HAS BEEN PAID BY DEVELOPER.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.

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-1513 OFFICE@QAENGINEERING.COM
 SURVEYING REGISTRATION NUMBER 100411-00

REVISION NOTES			
No.	Sheet	REVISION	Date

SHEET NO. 1 OF 2 SHEETS	FILENAME : F:\DATA\SUBD\HGO.CO\THE ESTATES AT SANTA CRUZ RANCHES No. 3\PLAT
	DATE PREPARED FEB. 28, 2014
DATE REVISED	REVISOR BY
	CHECKED BY
	APPROVED BY

MAP OF WATER DISTRIBUTION SYSTEM/ MAPA DE DISTRIBUCION DE AGUA

THE ESTATES AT SANTA CRUZ RANCHES No. 3

A 2.494 ACRE TRACT OF LAND BEING ALL OF LOT 79, SANTA CRUZ RANCHES No.2, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 46, PAGES 133-134, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER , OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

FINAL ENGINEERING REPORT FOR THE ESTATES AT SANTA CRUZ RANCHES No. 3 BY: ALFONSO QUINTANILLA, P.E.

WATER SUPPLY: Description and Costs

THE ESTATES AT SANTA CRUZ RANCHES No. 3 WILL PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY COMPANY (N.A.W.S.C.). THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH N.A.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND N.A.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISHED THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION. N.A.W.S.C. HAS AN EXISTING 8" DIAMETER WATERLINE RUNNING ALONG THE SOUTH SIDE OF MILE 22 1/2 NORTH ROAD AND AN EXISTING 8" DIAMETER WATERLINE RUNNING ALONG THE EAST SIDE OF CIBOLO DRIVE.

THE WATER SYSTEM FOR THE ESTATES AT SANTA CRUZ RANCHES No. 3 CONSISTS OF ONE (1) 1" DUAL WATER SERVICES RUN TO LOTS 2 AND 3 BEFORE SPLITTING INTO TWO (2) 1" DIAMETER SINGLE SERVICES AND ONE (1) 3/4" DIAMETER SINGLE SERVICES GOING TO THE METER BOXES FOR LOT 4. LOT 1 IS SERVICED BY AN EXISTING 1" DUAL SERVICE LOCATED ON THE SOUTHWEST CORNER OF THE SUBDIVISION. IT WAS INSTALLED DURING THE CONSTRUCTION OF SANTA CRUZ RANCHES No. 2 (RECORDED IN VOLUME 46, PAGES 133 - 134)

THE 1" DIAMETER DUAL SERVICE LINES, 3/4" DIAMETER SINGLE SERVICE AND THE METER BOXES HAVE BEEN INSTALLED AT A TOTAL COST OF \$ OR \$ PER LOT. THE SUBDIVIDER IN ADDITION HAD PAID TO N.A.W.S.C. THE SUM OF \$ WHICH COVERS THE \$ COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO N.A.W.S.C. UPON REQUEST BY THE LOT OWNER, N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE ENTIRE WATER FACILITIES WILL BE APPROVED AND ACCEPTED BY N.A.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 ESTATES AT SANTA CRUZ RANCHES No. 3 IS TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD SEPTIC DUAL COMPARTMENT SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. THE UNDERSIGNED PROFESSIONAL ENGINEER HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. HIGHLIGHTS OF THE REPORT ARE AS FOLLOWS:

EACH LOT IN THE EXIST SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE UNITED STATES DEPARTMENT OF AGRICULTURE, SOIL SURVEY BOOK OF HIDALGO COUNTY, TEXAS INDICATED A SANDY CLAY LOAM. ONE (1) TEST BORINGS WAS MADE AT THE CENTER OF LOT 3 (ADDITIONAL TEST BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMITED AREA). THE SOIL IS A UNIFORM SANDY CLAY LOAM EXTENDING MORE THAN 24 INCHES BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUND WATER OR A RESTRICTIVE LAYER WITHIN 24 INCHES OF THE BOTTOM OF THE PROPOSED EXCAVATIONS.

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$ INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. LOT 1 IS SERVICED BY AN EXISTING OSSF LOCATED ON THE LOT. IT WAS INSTALLED DURING THE CONSTRUCTION OF SANTA CRUZ RANCHES No. 2 (RECORDED IN VOLUME 46, PAGES 133 - 134). OSSF'S HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF \$ IT IS THE RESPONSIBILITY OF THE LOT OWNER TO CONNECT HIS OR HER RESIDENCE TO THE OSSF FACILITY LOCATED ON HIS OR HER LOT. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON CERTIFICATION:

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

WATER FACILITIES- THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS BOXES, COST A TOTAL OF \$ WHICH EQUALES TO \$ PER LOT. SEWAGE FACILITIES- SEPTIC SYSTEMS ARE ESTIMATED TO COST \$ PER LOT (ALL INCLUDED), FOR A TOTAL OF \$ FOR THE SUBDIVISION, INCLUDING THE INSPECTION AND PERMIT FEE FOR EACH OSSF.



Signature of Alfonso Quintanilla, P.E. No. 95534, dated 4-3-14.

REPORTE FINAL DE INGENIERIA PARA THE ESTATES AT SANTA CRUZ RANCHES No. 3

FOR: ALFONSO QUINTANILLA, P.E.

PROVISION DE AGUA: Description y Costos.

LA SUBDIVISION ESTES AT SANTA CRUZ RANCHES No. 3 ES PROVISITA DE AGUA POTABLE POR LA COMPANIA DE AGUA NORTH ALAMO WATER SUPPLY COMPANY. (N.A.W.S.C.). EL DUEÑO DE LA SUBDIVISION Y N.A.W.S.C. SE HA COMPROMETIDO A PROVEER DE AGUA SUFICIENTE A LA SUBDIVISION POR UN PERIODO DE 30 AÑOS. N.A.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. N.A.W.S.C. CUENTA CON UNA LINEA DE AGUA DE 8" DE DIAMETRO QUE CORRE POR EL SUR DE MILE 22 1/2 ROAD Y UNA LINEA DE AGUA DE 8" DE DIAMETRO QUE CORRE POR EL LADO ESTE DE CALLE CIBOLO DRIVE.

EL SISTEMA DE AGUA PARA LA SUBDIVISION ESTES AT SANTA CRUZ RANCHES CONSISTE DE UNA (1) DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIAMETRO PARA LOTES 2 Y 3. Y UNA (1) CONDUCTOS INDIVIDUALES DE AGUA DE 3/4" DE PULGADA DE DIAMETRO PARA LOTE 4. LOTE 1 ESTA SERVIDO CON UNA EXISTENTE SERVIDO DOBLE DE 1" DE DIAMETRO. FUE CONSTRUIDO DURANTE DE SANTA CRUZ RANCHES No. 2 (REGISTRADO EN VOL. 46 PAGINAS 133 - 134).

LAS LINEAS DE SERVICIO DOBLE DE 1 PULGADA DE DIAMETRO Y LAS CAJAS DE LOS MEDIDORES DE AGUA SERAN INSTALADOS A UN COSTO TOTAL DE US\$ O US\$ POR LOTE. EL DUEÑO DE LA SUBDIVISION A PAGADO ADICIONALMENTE A N.A.W.S.C. LA CANTIDAD DE US\$ EL CUAL CUBRE EL COSTO DE US\$ POR 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 COMPANIA N.A.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: Description y Costos.

EL DRENAJE DE LA SUBDIVISION ESTES AT SANTA CRUZ RANCHES No. 3 TIENE FOSAS SEPTICAS INDIVIDUALES (OSSF) CONSISTENDO EN UN DISEÑO 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 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 UNO (1) PRUEBAS CON AGUIEROS EN AREAS DISTINTAS DE LA SUBDIVISION EN LOS LOTE 3. (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 COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON US\$ INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. UNO (1) OSSF SE TRASLADO EN LOTE X A UN COSTO DE \$ LOTE 1 ESTA SERVIDO CON UNA EXISTENTE FOSA SEPTICA. FUE CONSTRUIDO DURANTE DE SANTA CRUZ RANCHES No. 2 (REGISTRADO EN VOL. 46 PAGINAS 133 - 134). EN ESTOS MOMENTOS TODAS LAS FOSAS SEPTICAS HAN SIDO INSTALADAS EN EL PROCESO DE LA APROBACION FINAL. A UN COSTO TOTAL DE US\$ ES RESPONSABILIDAD DEL DUEÑO DEL SOLAR QUE CONECTE SU RESIDENCIA A LA FOSA SEPTICA (OSSF) QUE SE ENCUENTRA LOCALIZADA EN SU SOLAR. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODOS LAS FOSAS SEPTICAS Y AH APROBADO LA INSTALACION DE LAS FOSAS SEPTICAS DESDE

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 GOBERNANDO 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 DE AGUA POTABLE SERAN INSTALADO COMPLETAMENTE INCLUYENDO LA INSTALACION DE LOS CAJAS DE MEDIDORES DE AGUA, A UN COSTO TOTAL DE \$ LO CUAL EQUIVALE A \$ POR LOTE.

DRENAJE: SE ESTIMA QUE LAS FOSAS SEPTICAS (OSSF) COSTARAN US\$ POR LOTE (TODO INCLUIDO) A UN COSTO TOTAL DE US\$ PARA TODA LA SUBDIVISION, INCLUYENDO EL COSTO DE LA INSPECCION Y EL COSTO DEL PERMISO DE CADA FOSA SEPTICA (OSSF).



Signature of Alfonso Quintanilla, P.E. No. 95534, dated 4-3-14.



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

ON: _____ AT _____ AM/PM INSTRUMENT NUMBER _____ RECORDED IN VOLUME _____ PAGE _____ OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

REVISION NOTES			
No.	Sheet	REVISION	Date

SHEET NO.	FILENAME	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
2 OF 2	F:\DATA\SUBDIVISIONS\THE ESTATES AT SANTA CRUZ RANCHES\BPLAT	2-28-2014	LG		
		DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY

NOTE: FIRE HYDRANTS ARE FOR FILLING PURPOSES ONLY. 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.

SCALE: 1"=60'

DRAINAGE REPORT FOR THE ESTATES AT SANTA CRUZ RANCHES No.3

The Estates at Santa Cruz Ranches No.3 is a 2.494 acre tract being all of Lot 79 Santa Cruz Ranches No. 2, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 46, Pages 133 and 134, map records, Hidalgo County, Texas, and according to warranty deed recorded under County Clerk's Document Number _____ official records, Hidalgo County, Texas. This subdivision is located at the northwest corner of Mile 22 1/2 North Road and Cibolo Drive. The proposed subdivision consists of 4 residential lots.

The tract is Zone "X" as per FEMA Flood Insurance Rate Map; Community Panel No. 480334 0325 D, and dated June 6, 2000 with LOMR dated May 17, 2001.

This soil is fine sandy loam and sandy clay loam. This soil is well drained. Permeability is moderate. Plasticity Index has a range of 9-20. See attached Soil Survey of Hidalgo County, Texas tables.

Presently, the site has very minimal runoff in a northeasterly direction. The existing runoff for the proposed subdivision is Q= 1.76 cubic feet per second based on a 10-year storm. Runoff flows into the road ditch on the west side of Cibolo Drive where it flows northerly.

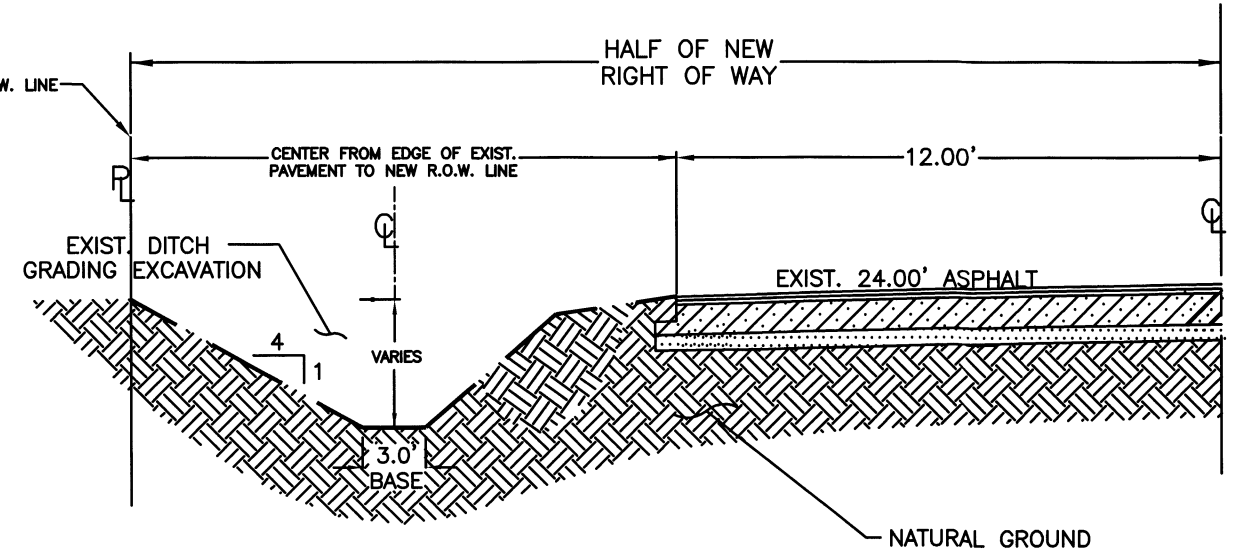
After development the runoff will be Q= 4.55 cubic feet per second for an increase of Q= 2.79 cubic feet per second. Detention will be 2,174.06 cubic feet (0.06 acre feet) and will be accomplished in an existing drainage swale on the north side of the subdivision.

CERTIFICATION:

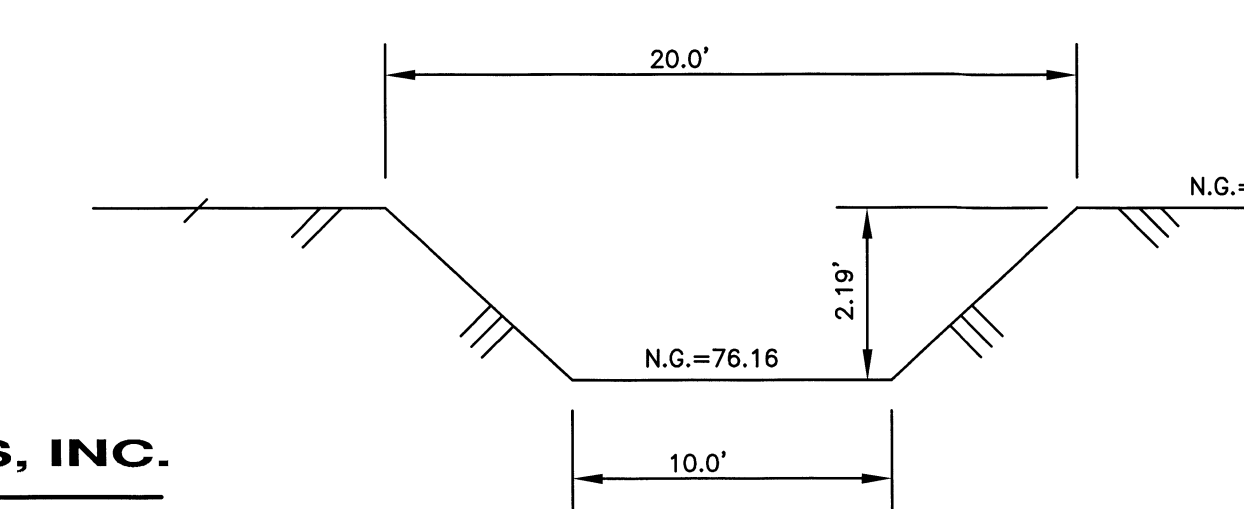
BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100-YEAR FLOODPLAIN FOR ZONE "X" AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0325 D (JUNE 6, 2000) LOMR MAY 17, 2001, IS CONTAINED WITHIN THE RIGHT-OF-WAY OF STREET AND WITHIN THE DRAINAGE OF THE SUBDIVISION, AS SHOWN BELOW.



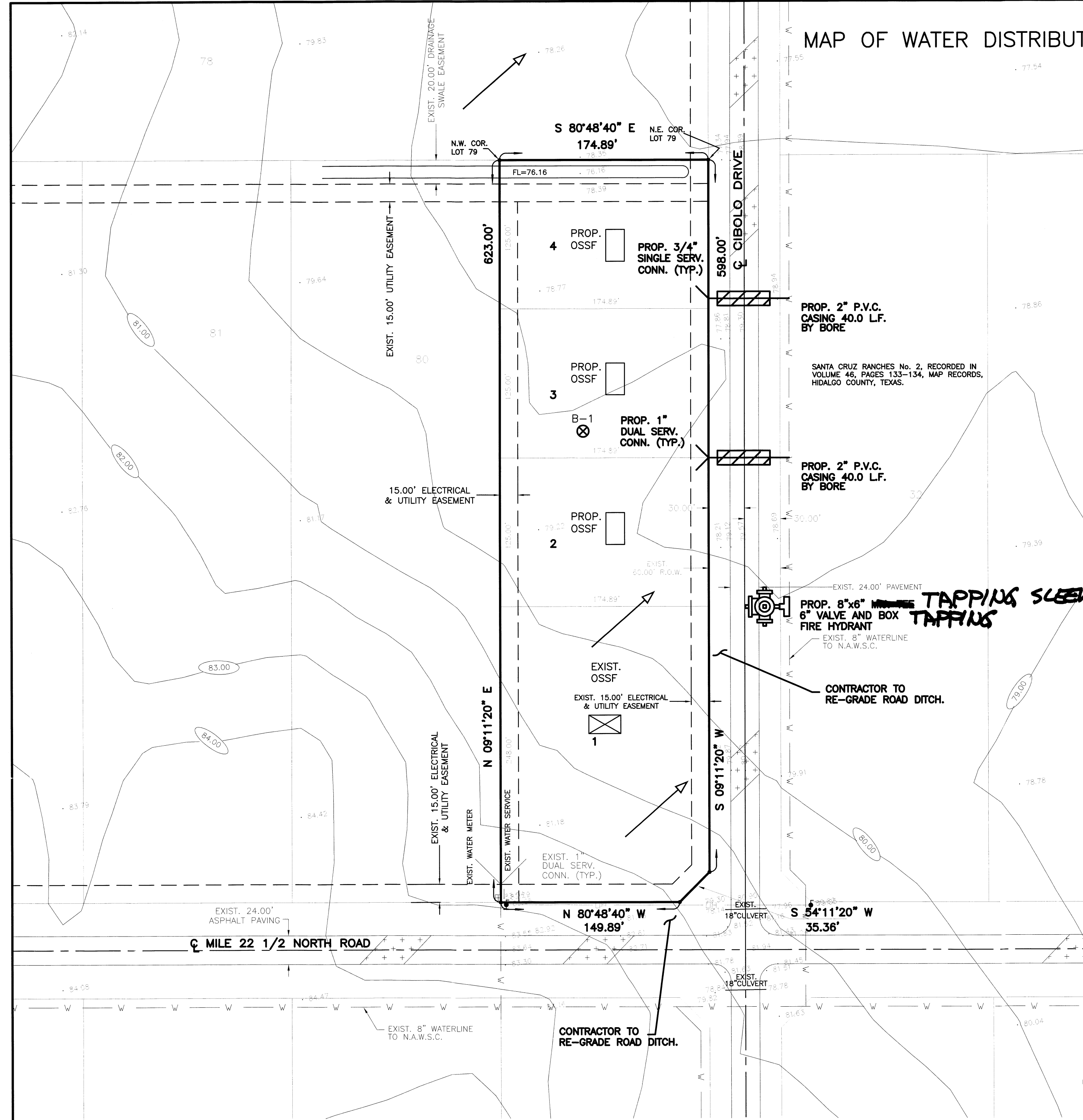
Signature of Alfonso Quintanilla, P.E. No. 95534, dated 4-3-14.



ROAD SIDE DITCH DETAIL NOT TO SCALE



DRAINAGE SWALE SECTION N.T.S.



SUBDIVIDER CERTIFICATION

1.- BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (G) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS AND (S) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE BY STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:

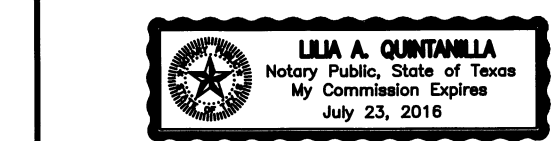
1.- I (WE), RICHARD W. RUPPERT, PRESIDENT OF SANTA CRUZ PROPERTIES, LTD SUBDIVIDERS OF THE ESTATES AT SANTA CRUZ RANCHES No. 3 HEREBY CERTIFY SEWER FEES, AS APPLICABLE, HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AND THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS TO THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

SANTA CRUZ PROPERTIES, LTD. BY: RICHARD W. RUPPERT, PRESIDENT P.O. BOX 959 EDINBURG, TEXAS 78540

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, the undersigned authority, on this day personally appeared RICHARD W. RUPPERT, PRESIDENT OF SANTA CRUZ PROPERTIES, LTD, 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____.



LIDIA A. QUINTANILLA- NOTARY PUBLIC

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