



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: 10-28-2014

PROPOSED RE-PLAT OF LOT 12 SANTA CRUZ RANCH NO. 1 SUBDIVISION, PRECINCT No. 4.

ENGINEER: QUINTANILLA, HEADLEY & ASSOC. DEVELOPER: TOMAS A. GUZMAN

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE
NUMBER OF LOTS: 2 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: ¼ mile North of Mile 22 ½ North Road west side of Brushline Road
SUBDIVISION LIES WITHIN THE: *The Rural area of the County.*

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 10-03-14 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.
DRAINAGE DESIGN: Drainage will be accomplished within the low areas of the lot with positive outfall into a re-graded roadside ditch along Brushline Road.

ROAD R.O.W. DEDICATION: No additional right of way is required

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 10-10-14 By, Jesse Ozuna PCT 4 R.O.W. AGENT

H.C.H.D APPROVAL DATE: 10-10-14 by: Elizardo "Chardo" Ramos, Environmental Health Division Manager
SEWER SYSTEM: OSSF & SOIL ANALYSIS WERE CONDUCTED BY: Jose Angel Gonzalez

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 8" LOCATION: West side of Brushline Rd

H.C.O.E.C. PRELIMINARY APPROVAL DATE: 10-14-14 .: By Ann Marie De la Fuente, Office of Environmental Compliance

SMALL CONSTRUCTION

The applicant has submitted the required small construction site notice as per Part II, Section E of the TPDES General Permit for Construction Activities (TXR150000) along with a copy of the Erosion Control Plan for the proposed project.

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON:

VARIANCE REQUEST: **VARIANCE REQUEST FROM THE HIDALGO COUNTY SUBDIVISION RULES, TITLE B, CHAPTER 2.8 SECTION B. "BLOCKS AND LOTS"**

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

STAFF RECOMMENDS: **Preliminary Approval** subject to 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.

MINOR SUBDIVISION PLAT OF:
**REPLAT OF LOT 12,
 SANTA CRUZ RANCHES No. 1**

A 5.13 ACRE TRACT OF LAND BEING ALL OF LOT 12, SANTA CRUZ RANCHES No. 1, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 45, PAGES 71-72, MAP RECORDS, HIDALGO COUNTY, TEXAS AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2021567, 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.

METES AND BOUNDS
 A 5.13 ACRE TRACT OF LAND BEING ALL OF LOT 12, SANTA CRUZ RANCHES No. 1, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 45, PAGES 71-72, MAP RECORDS, HIDALGO COUNTY, TEXAS AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2021567, 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 WEST RIGHT OF WAY LINE OF BRUSHLINE ROAD AND THE SOUTHWEST CORNER OF THIS TRACT, SAID SPINDLE BEARS N 09°11'20" E, 2940.56 FEET AND N 80°48'40" W, 30.00 FEET OF THE S.E. CORNER OF TRACT 156, SAN SALVADOR DEL TULE GRANT (RECORDED IN VOLUME 10, PAGE 58-60 MAP RECORDS, HIDALGO COUNTY, TEXAS).

THENCE: N 80°48'40" W, ALONG THE SOUTH LINE OF LOT 12, A DISTANCE OF 1,370.00 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF LOT 12 AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE: N 09°11'20" E, ALONG THE WEST LINE OF LOT 12, A DISTANCE OF 163.00 FEET TO A 1/2" IRON ROD FOUND ON THE WEST RIGHT OF WAY LINE OF BRUSHLINE ROAD FOR THE NORTHEAST CORNER OF LOT 12 AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE: S 80°48'40" E, ALONG THE NORTH LINE OF LOT 12, A DISTANCE OF 1,370 FEET TO A 1/2" IRON ROD FOUND ON THE WEST RIGHT OF WAY LINE OF BRUSHLINE ROAD FOR THE NORTHEAST CORNER OF LOT 12 AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE: S 84°11'20" W, ALONG THE EAST LINE OF LOT 79 AND THE WEST RIGHT OF WAY LINE OF BRUSHLINE ROAD, A DISTANCE OF 163.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.13 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH SANTA CRUZ RANCHES No.1, RECORDED IN VOLUME 45, PAGES 71-72, MAP RECORDS, HIDALGO COUNTY, TEXAS.

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 Adams 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 pipe(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 51 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__.

TOMAS A. GUZMAN
 25217 BRUSHLINE ROAD
 EDINBURG, TEXAS 78542

BEATRIZ GUZMAN VELAZQUEZ
 25217 BRUSHLINE ROAD
 EDINBURG, TEXAS 78542

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@HQENGINEERING.COM
 SURVEYING REGISTRATION NUMBER 100411-00

TOMAS A. GUZMAN &
 BEATRIZ GUZMAN VELAZQUEZ, AS OWNER OF OF THE 5.13 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED REPLAT OF LOT 12, SANTA CRUZ RANCHES No. 1, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN. WE CERTIFY THAT WE HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE §232.032 AND THAT:

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

TOMAS A. GUZMAN
 25217 BRUSHLINE ROAD
 EDINBURG, TEXAS 78542

BEATRIZ GUZMAN VELAZQUEZ
 25217 BRUSHLINE ROAD
 EDINBURG, TEXAS 78542

STATE OF TEXAS
 COUNTY OF HIDALGO

BEFORE ME, the undersigned authority, on this day personally appeared TOMAS A. GUZMAN & BEATRIZ GUZMAN VELAZQUEZ, 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__.



LUIS 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 REPLAT OF LOT 12, SANTA CRUZ RANCHES No. 1 was reviewed and approved by the Hidalgo County Commissioners Court on _____.

Hidalgo County Judge _____ Date _____
 Attest: 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: _____

**HIDALGO COUNTY
 CERTIFICATE OF PLAT APPROVAL**

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE REPLAT OF LOT 12, SANTA CRUZ RANCHES No. 1 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____, 20__.

ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____

STATE OF TEXAS
 COUNTY OF HIDALGO

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

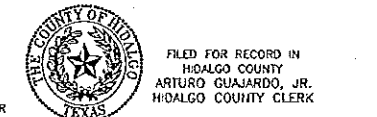


ALFONSO QUINTANILLA
 P.E. 10-16-14
 DATE

INDEX OF SHEETS

SHEET 1 - HEADING INDEX; LOCATION MAP AND ET; 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.M.S.C. CERTIFICATE; REVISION NOTES.

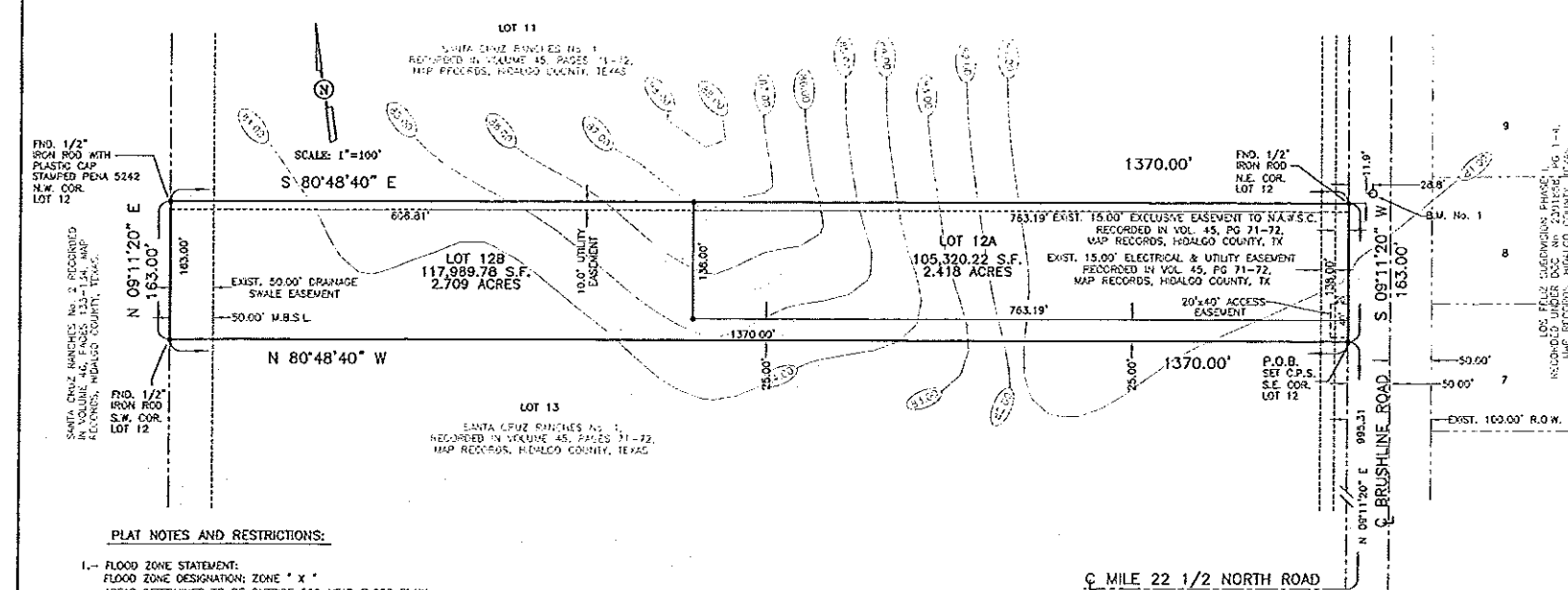
SHEET 2 - ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER/OSSF AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); SUBDIVIDER CERTIFICATE AND STATEMENT OF COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES; DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND MAP OF TOPOGRAPHY AND DRAINAGE.



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

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

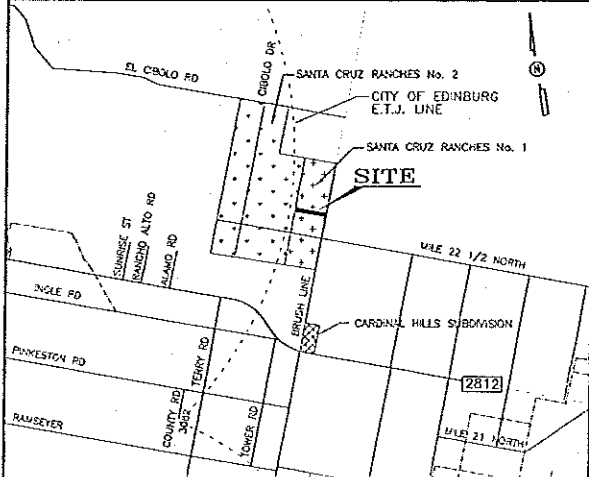
BY: _____ DEPUTY



PLAT NOTES AND RESTRICTIONS:

- 1.- FLOOD ZONE STATEMENT:
 FLOOD ZONE DESIGNATION: ZONE "X"
 AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN
 COMMUNITY-PANEL No. 480334 0325 D
 EFFECTIVE DATE: MAY 17, 2001.
 CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
- 2.- LEGEND: ● - DENOTES 1/2" IRON ROD SET UNLESS OTHERWISE NOTED.
- 3.- SETBACKS:
 FRONT-LOT 12A 50.00 FEET
 FRONT-LOT 12B 773.19 FEET
 REAR 15.00 FEET
 SIDE 8.00 FEET
 OR EASEMENT WHOSEVER IS GREATER IN ALL CASES
- 4.- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:
 NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
- 5.- MINIMUM FINISH FLOOR NOTE:
 MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTERLINE OF ROAD OR 10" 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.
- 6.- BENCHMARK NOTE:
 THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
 B.M. No.1: ELEV.=71.60 C.P.S. SET IN POWER POLE LOCATED 28.8 FEET EAST AND 11.9 FEET NORTH FROM THE NORTH-EAST CORNER OF THE PROPOSED SUBDIVISION N.A.V.D. 88 DATUM.
- 7.- DRAINAGE:
 IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF _____ CUBIC FEET (_____.01 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
- 8.- 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.
- 9.- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHROUBS, 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.
- 10.- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- 11.- 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
 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 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 ABSORBENT DRAINFIELD SYSTEM.
 E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
- 12.- TOMAS A. GUZMAN & BEATRIZ GUZMAN VELAZQUEZ, THE OWNER & SUBDIVIDER OF SANTA CRUZ RANCHES No. 1, 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.
- 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.- 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.
- 15.- LOT 12B IN REPLAT OF LOT 12, SANTA CRUZ RANCHES No. 1 IS HEREBY GRANTED A "DRAINAGE SWALE EASEMENT" WITH RESPECT TO SURFACE WATER RUN-OFF FROM ALL LOTS IN REPLAT OF LOT 12, SANTA CRUZ RANCHES No. 1 TO THE AREA DEPICTED ON THE SUBDIVISION PLAT AS THE "DRAINAGE SWALE" AREAS. LOT OWNERS OF THE REPLAT OF LOT 12, SANTA CRUZ RANCHES No. 1 THEIR ASSIGNS AND ANY SUBSEQUENT OWNER OF THE REAL PROPERTY DESIGNATED ON THE SUBDIVISION PLAT ARE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE SWALES. THE COUNTY OF HIDALGO, TEXAS ("COUNTY"), AND THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 ("DRAINAGE DISTRICT") MAY ENFORCE THIS PLAT NOTE BY INJUNCTION OR ANY OTHER REMEDY PROVIDED BY LAW, AND THE COUNTY AND / OR THE DRAINAGE DISTRICT ARE ALSO ENTITLED TO RECOVER ALL ENFORCEMENT COSTS AND / OR MAINTENANCE COSTS FROM THE LOT OWNERS IN VIOLATION. IN THE EVENT THE DRAINAGE SWALE EASEMENT AND THE SUBDIVISION PLAT ARE NO LONGER NECESSARY FOR DRAINAGE OF THE LOTS COMPRISING REPLAT OF LOT 12, SANTA CRUZ RANCHES No. 1, BECAUSE OF AN ALTERNATE DRAINAGE SYSTEM, CONSTRUCTED AND MAINTAINED BY A POLITICAL SUBDIVISION IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL LAWS AND REGULATIONS, IS FULLY OPERATIONAL AND ACTUALLY SERVING ALL THE LOTS IN REPLAT OF LOT 12, SANTA CRUZ RANCHES No. 1, THE COUNTY AND DRAINAGE DISTRICT ARE HEREBY GRANTED THE RIGHT AND THE AUTHORITY (AND EACH LOT OWNER, BY THE ACCEPTANCE OF A DEED TO LOT IN REPLAT OF LOT 12, SANTA CRUZ RANCHES No. 1 ACKNOWLEDGES AND AGREES THAT THE COUNTY AND THE DRAINAGE DISTRICT HAS THE RIGHT AND AUTHORITY, TO RELEASE THE DRAINAGE EASEMENT BURDENING THE DRAINAGE SWALES PURSUANT TO THIS PLAT NOTE, BY AND INSTRUMENT IN WRITING RECORDED IN THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.
- 16.- NO INDIVIDUAL LOT DRIVEWAY ACCESS WILL BE ALLOWED FROM BRUSHLINE ROAD ON TO LOTS 12A & 12B. A 24 FOOT SHARED DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED BY DEVELOPER BETWEEN 12A & 12B TO PROVIDE INGRESS AND EGRESS FROM BRUSHLINE ROAD.

LOCATION MAP
 SCALE 1"=4000'



REVISION NOTES

No.	Sheet	REVISION	Date	Approved

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

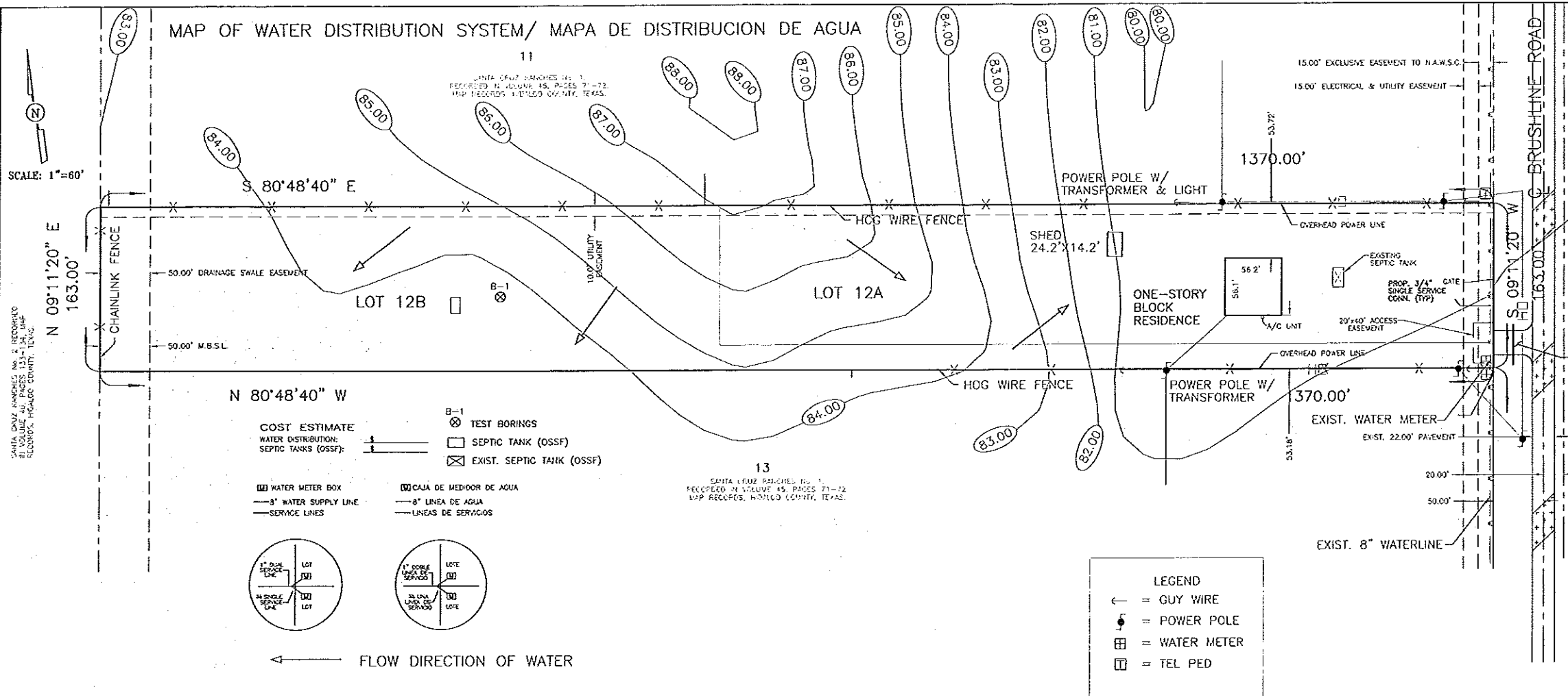
THE REPLAT OF LOT 12, SANTA CRUZ RANCHES No. 1, IS LOCATED IN NORTH HIDALGO COUNTY ON THE WEST SIDE OF BRUSHLINE DRIVE, APPROXIMATELY 1.000 FEET NORTH OF MILE 22 1/2 ROAD INTERSECTION. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG. ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 77,100), THE REPLAT OF LOT 12, SANTA CRUZ RANCHES No. 1 LIES APPROXIMATELY 2.24 MILES FROM THE CITY LIMITS AND IT IS NOT 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
TOMAS A. GUZMAN	25217 BRUSHLINE ROAD	EDINBURG, TX, 78542	(956)397-2222	
BEATRIZ GUZMAN VELAZQUEZ	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	(956)381-0527
ENGINEER: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	(956)381-0527
SURVEYOR: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	(956)381-0527

MAP OF WATER DISTRIBUTION SYSTEM/ MAPA DE DISTRIBUCION DE AGUA

REPLAT OF LOT 12, SANTA CRUZ RANCHES No. 1



A 5.13 ACRE TRACT OF LAND BEING ALL OF LOT 12, SANTA CRUZ RANCHES No. 1, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 45, PAGES 71-72, MAP RECORDS, HIDALGO COUNTY, TEXAS AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2021567, 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.

DRAINAGE REPORT FOR: REPLAT OF LOT 12, SANTA CRUZ RANCHES No. 1 BY ALFONSO QUINTANILLA

This 5.13 acre subdivision is a Replat of Lot 12, Santa Cruz Ranches No. 1, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 45, Pages 71-72, map records, Hidalgo County, Texas, and according to Warranty Deed recorded under County Clerk's Document Number 2021567, official records, Hidalgo County, Texas. This subdivision is located at the west side of Brushline Road 995.31 feet north of MH 22 1/2 North Road. The proposed subdivision will consist of two residential lots.

The tract is in Flood zone "X" as per FEMA Flood Insurance Rate Map, Community Panel No. 483334 0325 D dated June 5, 2000 with an LCMR dated May 17, 2001.

The majority of the soil is Fine Sandy Loam and Sandy Clay Loam. This soil is well drained. Surface runoff is medium. Permeability is moderate. Plasticity Index has a range of 8-22. See attached Soil Survey of Hidalgo County, Texas tables.

Presently, the site has runoff flowing in a northerly direction. The existing runoff for the proposed subdivision is 0.128 cubic feet per second based on a 10-year storm.

After development the runoff will be 0.393 cubic feet per second for an increase of 0.265 cubic feet per second. In accordance with the County's drainage requirements of not increasing the amount of existing runoff, we have calculated that Detention will be 9,091.23 cubic feet (0.21 acre-feet) and will be contained in an existing 50.0 foot drainage area along the west side of the subdivision.

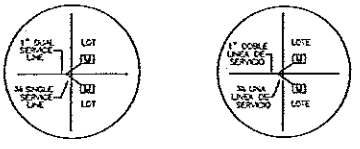
CERTIFICATION: BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100-YEAR FLOODPLAIN FOR ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) AS DESCRIBED IN COMMUNITY PANEL NUMBER 483334 0325 D (JUNE 5, 2000) IS CONTAINED WITHIN THE RIGHT-OF-WAY OF STREET AND WITHIN THE SWALES OF THE SUBDIVISION, AS SHOWN BELOW.



Alfonso Quintanilla P.E. 10-16-14
 ALFONSO QUINTANILLA P.E. No. 95534 DATE

COST ESTIMATE
 WATER DISTRIBUTION: \$ _____
 SEPTIC TANKS (OSSF): \$ _____

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



LEGEND
 — = GUY WIRE
 ● = POWER POLE
 ⊕ = WATER METER
 ⊞ = TEL PED

FINAL ENGINEERING REPORT FOR THE REPLAT OF LOT 12, SANTA CRUZ RANCHES No. 1 BY ALFONSO QUINTANILLA, P.E.

WATER SUPPLY: Description and Costs
 THE REPLAT OF LOT 12, SANTA CRUZ RANCHES No. 1 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 GUARANTEE TO SUFFICIENTLY ESTABLISHED THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLY TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION. N.A.W.S.C. HAS AN EXISTING 8" DIAMETER WATERLINE RUNNING ALONG THE WEST SIDE OF BRUSHLINE ROAD.

THE WATER SYSTEM FOR THE REPLAT OF LOT 12, SANTA CRUZ RANCHES No. 1 CONSISTS OF ONE (1) 3/4" DIAMETER SINGLE SERVICES GOING TO THE WATER BOXES FOR LOT 12A, LOT 12B IS SERVICED BY AN EXISTING 1" DUAL SERVICE LOCATED ON THE SOUTHEAST CORNER OF THE SUBDIVISION. IT WAS INSTALLED DURING THE CONSTRUCTION OF SANTA CRUZ RANCHES No. 1 (RECORDED IN VOLUME 45, PAGES 71-72)

THE 1" DIAMETER DUAL SERVICE LINES, 3/4" DIAMETER SINGLE SERVICE AND THE WATER BOXES HAVE BEEN INSTALLED AT A TOTAL COST OF \$ _____ OR \$ _____ PER LOT. THE SUBDIVIDER IN ADDITION HAS 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 WORKSHOP 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 REPLAT OF LOT 12, SANTA CRUZ RANCHES No. 1 IS TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES (OSSF) CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. THE 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 UDLAL ONE (1) TEST BORINGS WAS MADE AT THE CENTER OF LOT 12B (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 UNDEVELOPED LOT IS \$ _____ INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. LOT 12A IS SERVICED BY AN EXISTING OSSF LOCATED ON THE LOT. IT WAS INSTALLED DURING THE CONSTRUCTION OF SANTA CRUZ RANCHES No. 1 (RECORDED IN VOLUME 45, PAGES 71-72). 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 CONTACT 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.

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 EQUATES TO \$ _____ FOR LOT 12A. LOT 12B IS SERVICED BY AN EXISTING WATER METER.

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. LOT 12B IS SERVICED BY AN EXISTING OSSF.

REPORTE FINAL DE INGENIERIA PARA EL REPLAT OF LOT 12, SANTA CRUZ RANCHES No. 1 POR: ALFONSO QUINTANILLA, P.E.

PROVISION DE AGUA: Descripción y Costos.
 LA SUBDIVISION DEL REPLAT OF LOT 12, SANTA CRUZ RANCHES No. 1 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 CIRILO DRIVE.

EL SISTEMA DE AGUA PARA LA SUBDIVISION DEL REPLAT OF LOT 12, SANTA CRUZ RANCHES No. 1 CONSISTE DE UNA (1) CONDUCCION INDIVIDUAL DE AGUA DE 3/4" DE PULGADA DE DIAMETRO PARA LOTE 12A, LOTE 12B ESTA SERVIDO CON UNA EXISTENTE SERVIDO DOBLE DE 1" DE DIAMETRO. FUE CONSTRUIDO DURANTE DE SANTA CRUZ RANCHES No. 1 (REGISTRADO EN VOL. 45 PAGINAS 71-72).

LAS LINEAS DE SERVIDO DE 3/4 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 COBRE EL COSTO DE US\$ _____ POR LOTE. ESTE PRECIO INCLuye EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONDUCCION. 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 FUNDAMENTO COMPLETADO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

ORDENAR: Descripción y Costos.
 EL DRENAGE DE LA SUBDIVISION DEL REPLAT OF LOT 12, SANTA CRUZ RANCHES No. 1 TIENE FOSAS SEPTICAS INDIVIDUALES (OSSF) CONSISTENDO EN UN DISEÑO NORMAL CON DOBLE COMPARTIMENTO DE FOSA SEPTICA Y UN CAMPO DE DRENAGE EN CADA SOLAR. EL INGENIERO HA INSPECCIONADO, EVALUADO, Y REPORTADO QUE LA UBICACION DE LA SUBDIVISION ES CONVENIENTE PARA FOSAS SEPTICAS. EL REPORTE FUE EXAMINADO Y APROBADO POR EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO.

CADA SOLAR EN LA SUBDIVISION QUE SE PROPONE DEBE SER, AL MENOS DE 1/2 ACRE DE TAMAÑO, EL TIPO DE SERVIDOS 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 ADQUIEROS EN AREAS DISTANTES DE LA SUBDIVISION EL LOTE. (PRUEBAS ADICIONALES NO FUEON 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 REDUCCION Y LICENCIA, UNO (1) OSSF SE TRABAJA EN LOTE X A UN COSTO DE \$ _____. LOTE 12A ESTA SERVIDO CON UNA EXISTENTE FOSA SEPTICA FUE CONSTRUIDO DURANTE DE SANTA CRUZ RANCHES No. 1 (REGISTRADO EN VOL. 45 PAGINAS 71-72). EN ESTOS MOMENTOS TODAS LAS FOSAS SEPTICAS HAN SIDO INSTALADAS EN EL PROCESO DE LA APROBACION FINAL. A UN COSTO TOTAL DE US\$ 3,900.00. ES RESPONSABILIDAD DEL DUEÑO DEL SOLAR QUE CONTACTE 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 DRENAGE, 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 DRENAGE 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 \$ _____ POR LOTE. LOTE 12B ESTA SERVIDO CON UNA EXISTENTE SERVIDO

ORDENAR: SE ESTIMA QUE LAS FOSAS SEPTICAS (OSSF) OBTENDAN US\$ _____ POR LOTE (TODOS 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). LOTE 12A ESTA SERVIDO CON UNA EXISTENTE FOSA SEPTICA.



Alfonso Quintanilla P.E. 10-16-14
 ALFONSO QUINTANILLA P.E. No. 95534 FECHA

Alfonso Quintanilla P.E. 10-16-14
 ALFONSO QUINTANILLA P.E. No. 95534 DATE

REVISION NOTES

No.	Sheet	REVISION	Date	Approved

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LILA A. QUINTANILLA, NOTARY PUBLIC
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ON: _____ AT _____ AM/PM
 INSTRUMENT NUMBER _____
 RECORDED IN VOLUME _____ PAGE _____
 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
 BY: _____ DEPUTY



LILA A. QUINTANILLA, NOTARY PUBLIC

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