



# 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: 02-03-2015

PROPOSED ACRES OF SANTA CRUZ PHASE II-A 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: 110  \*SINGLE FAMILY  \*MULTI-FAMILY 2  COMMERCIAL  INSTITUTIONAL

LOCATION DESCRIPTION: North of FM 1925 (Monte Cristo Rd) approximately ¼ mile East of FM 681.

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

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 12-03-13 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

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 ½ North Rd

H.C.R.O.W. FINAL APPROVAL DATE: 01-08-15 By, Victor Gallardo Pct 3 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 12-04-14 By, Elizardo Ramos, Environmental Health Division Manager

OSSF & SOIL ANALYSIS WERE CONDUCTED BY: Jose Angel Gonzalez

SEWER SYSTEM:  OSSF HAVE BEEN INSTALLED AND INSPECTED BY HCHD ON: 01-16-15

WATER SERVICE PROVIDER: S.W.S.C. LINE SIZE: 8" LOCATION: Monte Cristo Rd & Mile 10 ½ North Rd

H.C.O.E.C. FINAL APPROVAL DATE: 12-03-14 : 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: \$6,665.00 For:  CHAIN LINK FENCE**

**Cash Deposit: Amount: \$24,750.00 For:  10 FIRE HYDRANTS**

PRELIMINARY APPROVAL FROM  
THE HIDALGO COUNTY ADVISORY BOARD ON: February 11, 2014

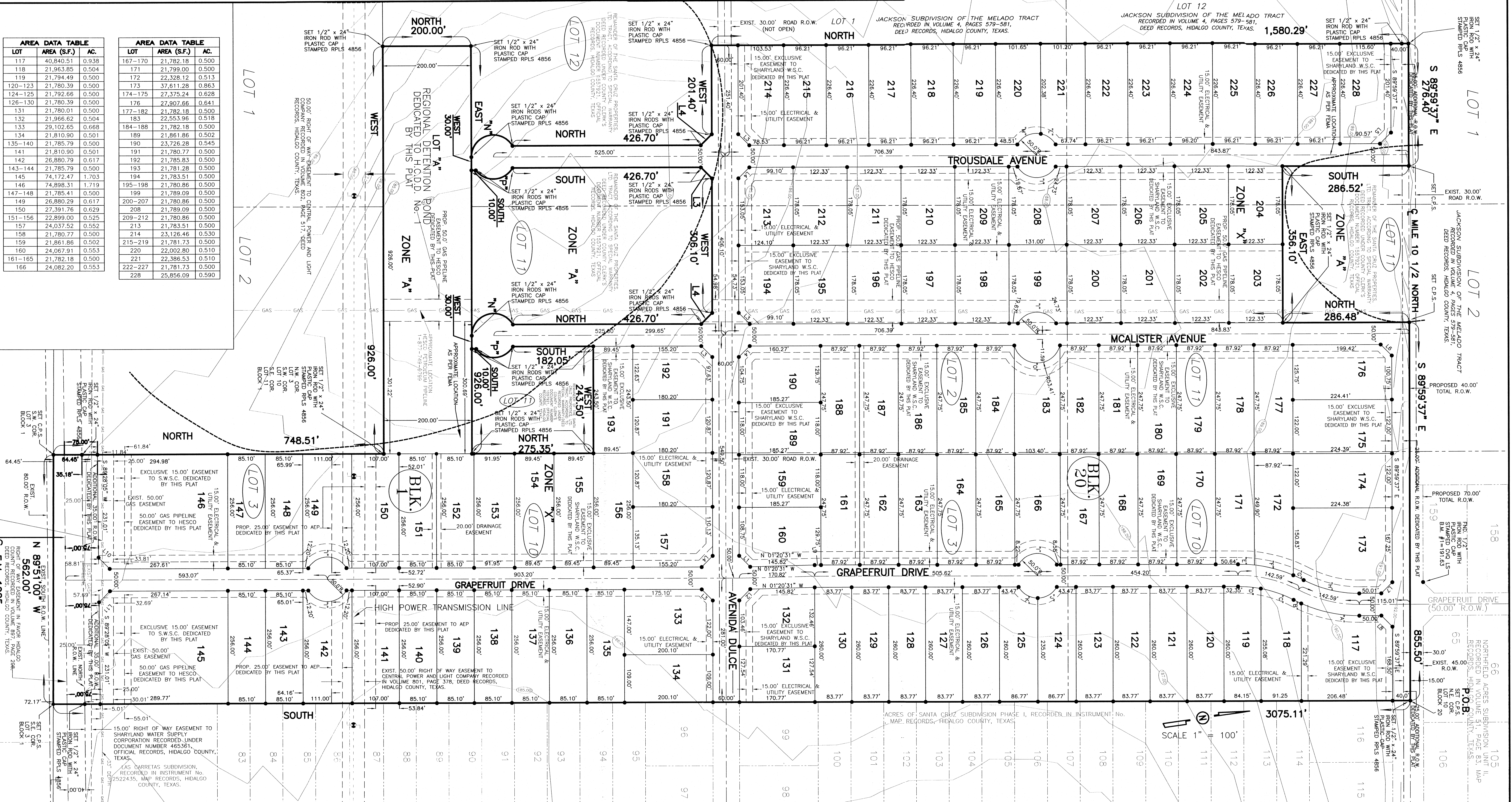
STAFF RECOMMENDS:  **Preliminary Approval** *subject comments and future recommendations by planning and other Departments.*

**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.*



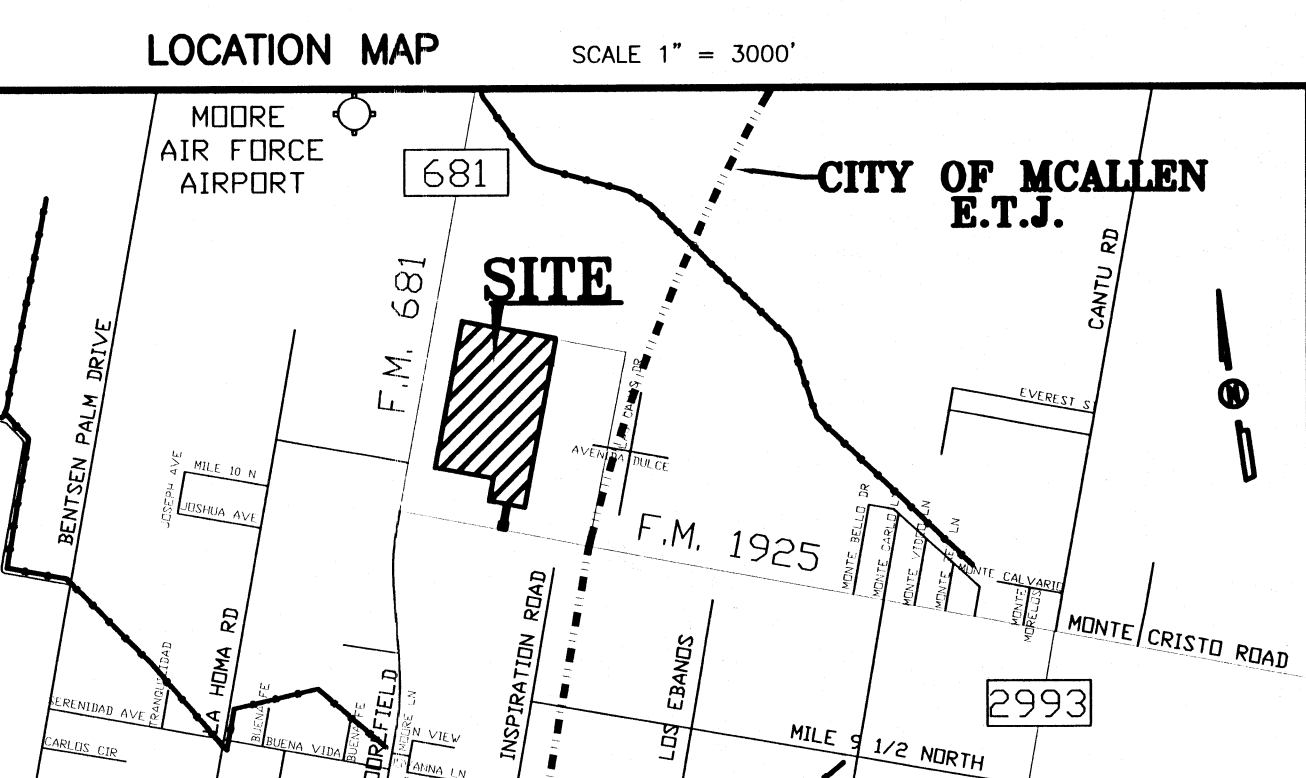


**AREA DATA TABLE**

| LOT     | AREA (S.F.) | AC.   |
|---------|-------------|-------|
| 117     | 40,840.51   | 0.938 |
| 118     | 21,963.85   | 0.504 |
| 119     | 21,794.49   | 0.500 |
| 120-123 | 21,780.39   | 0.500 |
| 124-125 | 21,792.66   | 0.500 |
| 126-130 | 21,780.39   | 0.500 |
| 131     | 21,780.01   | 0.500 |
| 132     | 21,966.62   | 0.504 |
| 133     | 29,102.65   | 0.668 |
| 134     | 21,810.90   | 0.501 |
| 135-140 | 21,785.79   | 0.500 |
| 141     | 21,810.90   | 0.501 |
| 142     | 26,880.79   | 0.617 |
| 143-144 | 21,785.79   | 0.500 |
| 145     | 74,172.47   | 1.703 |
| 146     | 74,898.31   | 1.719 |
| 147-148 | 21,785.41   | 0.500 |
| 149     | 26,880.29   | 0.617 |
| 150     | 27,391.76   | 0.629 |
| 151-156 | 22,899.00   | 0.525 |
| 157     | 24,037.52   | 0.552 |
| 158     | 21,780.77   | 0.500 |
| 159     | 21,861.86   | 0.502 |
| 160     | 24,067.91   | 0.553 |
| 161-165 | 21,782.18   | 0.500 |
| 166     | 24,082.20   | 0.553 |

**AREA DATA TABLE**

| LOT     | AREA (S.F.) | AC.   |
|---------|-------------|-------|
| 167-170 | 21,782.18   | 0.500 |
| 171     | 21,799.00   | 0.500 |
| 172     | 22,328.12   | 0.513 |
| 173     | 37,611.28   | 0.863 |
| 174-175 | 27,375.24   | 0.628 |
| 176     | 27,907.66   | 0.641 |
| 177-182 | 21,782.18   | 0.500 |
| 183     | 22,553.96   | 0.518 |
| 184-188 | 21,782.18   | 0.500 |
| 189     | 21,861.86   | 0.502 |
| 190     | 23,726.28   | 0.545 |
| 191     | 21,780.77   | 0.500 |
| 192     | 21,785.83   | 0.500 |
| 193     | 21,781.28   | 0.500 |
| 194     | 21,783.51   | 0.500 |
| 195-198 | 21,780.86   | 0.500 |
| 199     | 21,789.09   | 0.500 |
| 200-207 | 21,780.86   | 0.500 |
| 208     | 21,789.09   | 0.500 |
| 209-212 | 21,780.86   | 0.500 |
| 213     | 21,783.51   | 0.500 |
| 214     | 23,126.46   | 0.530 |
| 215-219 | 21,781.73   | 0.500 |
| 220     | 22,002.80   | 0.510 |
| 221     | 22,386.53   | 0.510 |
| 222-227 | 21,781.73   | 0.500 |
| 228     | 25,856.09   | 0.590 |



**CURVE DATA**

| CURVE | Δ          | RADIUS  | LENGTH  |
|-------|------------|---------|---------|
| 1     | 23°52'04"  | 325.00' | 135.38' |
| 2     | 03°21'50"  | 325.00' | 19.08'  |
| 3     | 18°22'28"  | 275.00' | 78.59'  |
| 4     | 10°51'27"  | 275.00' | 52.11'  |
| 5     | 06°35'14"  | 325.00' | 37.36'  |
| 6     | 16°04'17"  | 325.00' | 91.16'  |
| 7     | 4°34'24"   | 325.00' | 26.00'  |
| 8     | 27°13'55"  | 275.00' | 130.70' |
| 9     | 120°00'00" | 50.00'  | 104.72' |
| 10    | 60°00'00"  | 50.00'  | 52.36'  |
| 11    | 60°00'00"  | 50.00'  | 52.36'  |
| 12    | 78°39'00"  | 50.00'  | 42.46'  |
| 13    | 30°00'00"  | 50.00'  | 62.26'  |
| 14    | 150°00'00" | 50.00'  | 130.90' |
| 15    | 150°54'51" | 53.41'  | 140.68' |
| 16    | 113°07'48" | 50.00'  | 98.72'  |

**LINE DATA TABLE**

| DATA | BEARING       | LENGTH |
|------|---------------|--------|
| L1   | S 44°26'23" W | 35.01' |
| L2   | N 45°33'37" W | 35.70' |
| L3   | S 45°00' W    | 35.36' |
| L4   | N 45°00' W    | 35.36' |
| L5   | S 44°59'48" E | 35.36' |
| L6   | N 45°00'12" E | 35.35' |
| L7   | S 42°21'19" E | 33.69' |
| L8   | N 47°26'02" E | 36.82' |
| L9   | SOUTH         | 14.50' |
| L10  | N 44°44'03" E | 35.52' |
| L11  | S 45°15'57" E | 35.19' |

**PRINCIPAL CONTACTS:**  
 RUPPERT COMPANY, L.L.C. Address: P.O. BOX 959, EDINBURG, TX, 78540  
 OWNERS: BY PRESIDENT RICHARD W. RUPPERT  
 ENGINEER: ALFONSO QUINTANILLA, 124 E. STUBBS, EDINBURG, TX 78539  
 SURVEYOR: ALFONSO QUINTANILLA, 124 E. STUBBS, EDINBURG, TX 78539

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. 12-30-14  
 ALFONSO QUINTANILLA, P.E. No. 48534

STATE OF TEXAS  
 COUNTY OF HIDALGO

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

*Alfonso Quintanilla*  
 ALFONSO QUINTANILLA, R.P. No. 4856

DATE \_\_\_\_\_

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.  
 CONSULTING ENGINEERS LAND SURVEYORS  
 124 E. STUBBS ST. PHONE 958-381-6480  
 EDINBURG, TEXAS 78539 FAX 958-381-0527  
 ENGINEERING REGISTRATION NUMBER F-1513 SURVEYING REGISTRATION NUMBER 100411-00

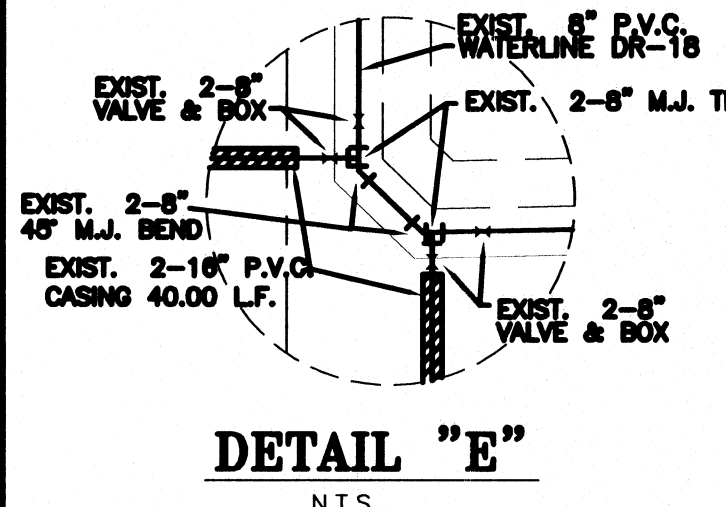
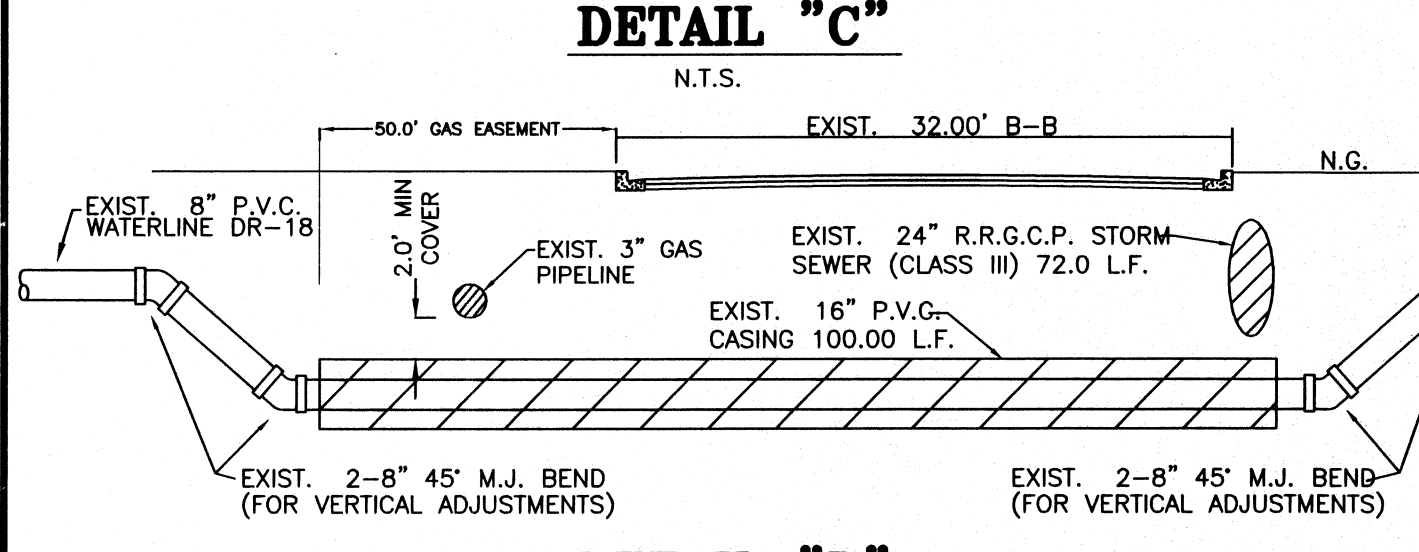
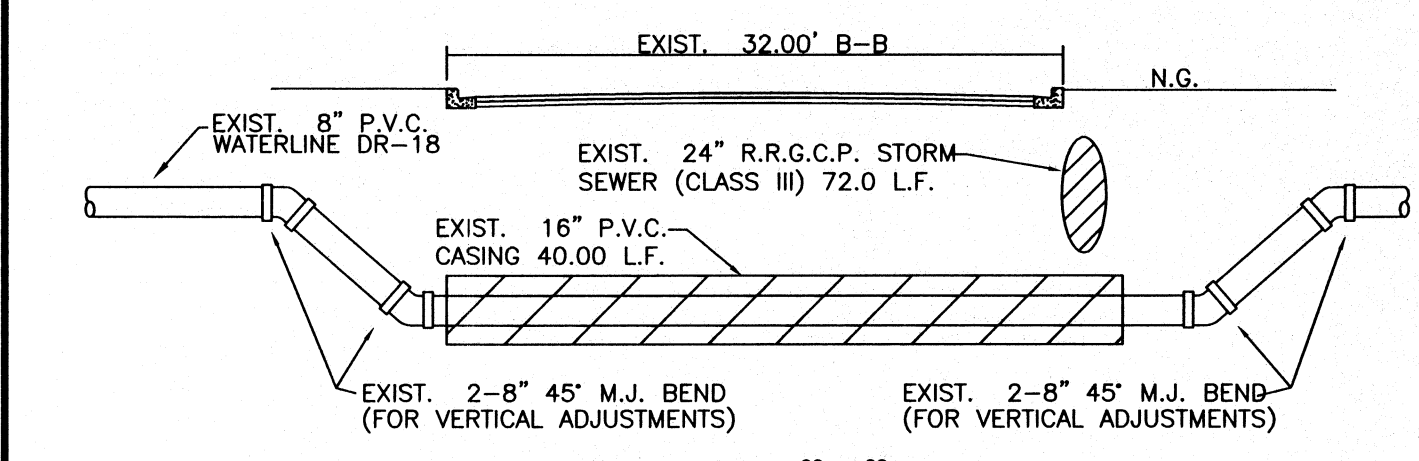
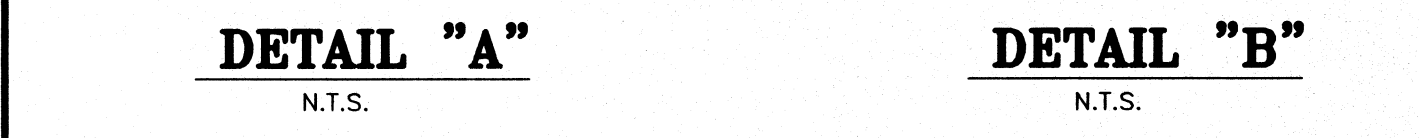
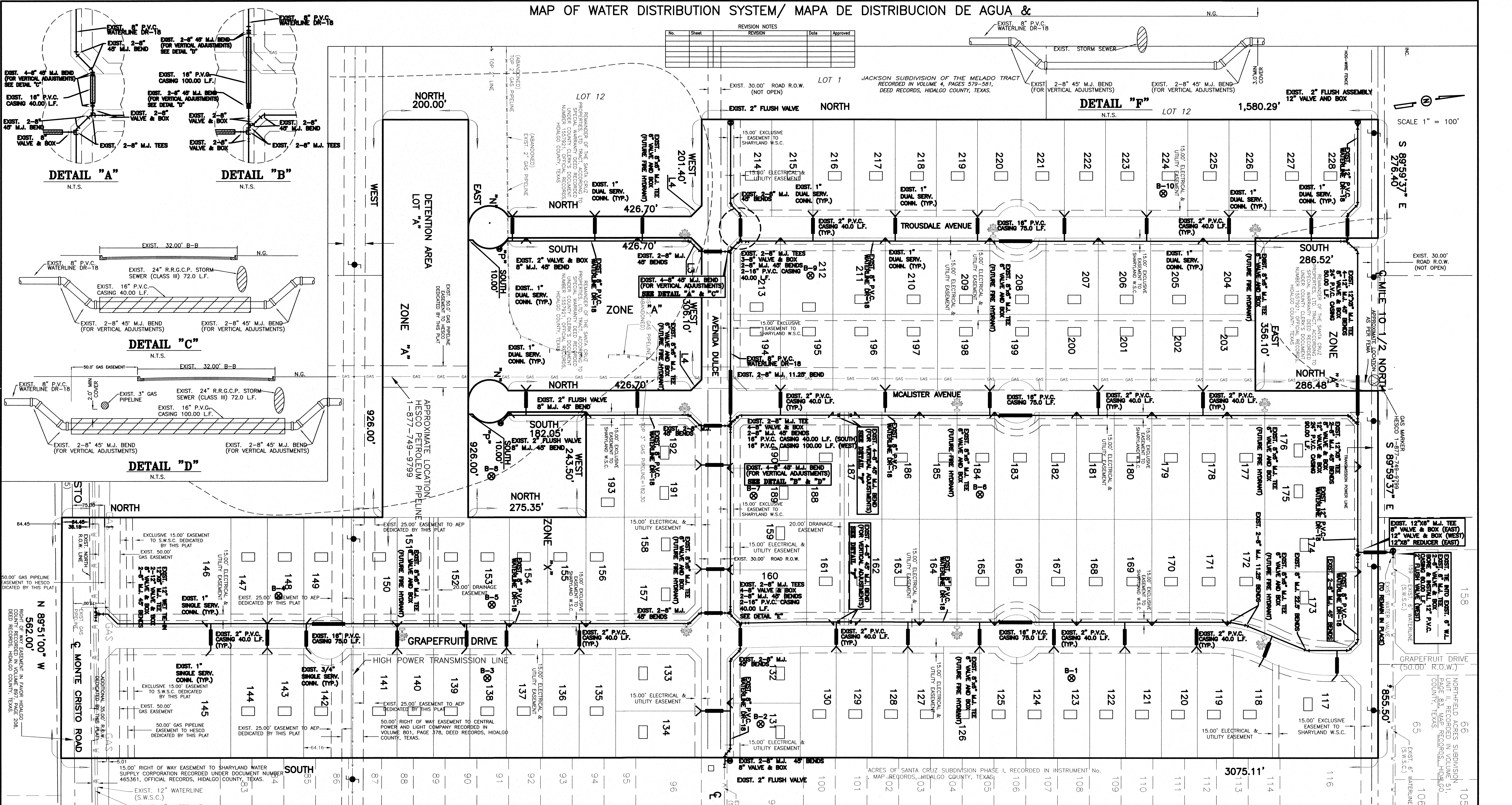
**ACRES OF SANTA CRUZ SUBDIVISION PHASE II-A**

A 75.842 ACRE TRACT OF LAND BEING ALL OF LOTS 3 AND 10, AND PART OR PORTION OF LOTS 11 AND 12 BLOCK 1, AND PART OR PORTION OF LOT 1, ALL OF LOTS 2, 3, AND 10, AND PART OR PORTION OF LOTS 11 AND 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

**SHEET NO. 2 of 5**

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

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



**COST ESTIMATE**

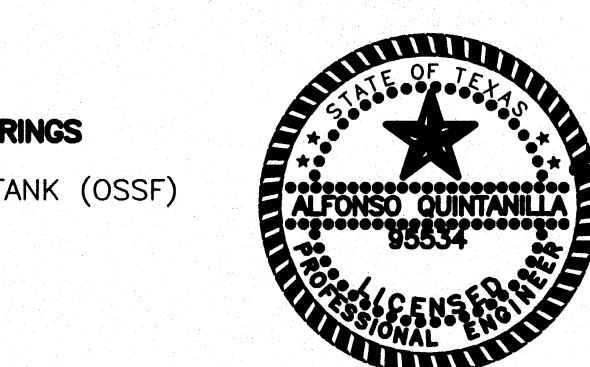
|                        |               |
|------------------------|---------------|
| PAVING IMPROVEMENTS:   | \$ 683,290.00 |
| DRAINAGE IMPROVEMENTS: | \$ 223,527.50 |
| WATER DISTRIBUTION:    | \$ 236,819.24 |
| SEPTIC TANKS:          | \$ 148,850.00 |

**ACRES OF SANTA CRUZ SUBDIVISION PHASE II-A**

A 75.842 ACRE TRACT OF LAND BEING ALL OF LOTS 3 AND 10, AND PART OR PORTION OF LOTS 11 AND 12 BLOCK 1, AND PART OR PORTION OF LOT 1, ALL OF LOTS 2, 3, AND 10, AND PART OR PORTION OF LOTS 11 AND 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

TEST BORINGS  
 SEPTIC TANK (OSSF)

**Alfonso P.E.**  
 ALFONSO QUINTANILLA  
 1-7-15  
 DATE

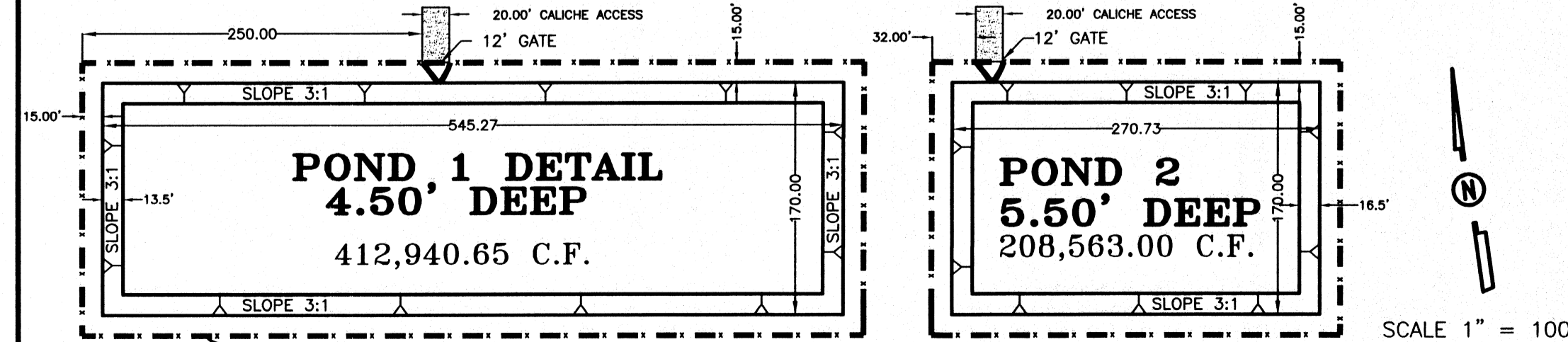
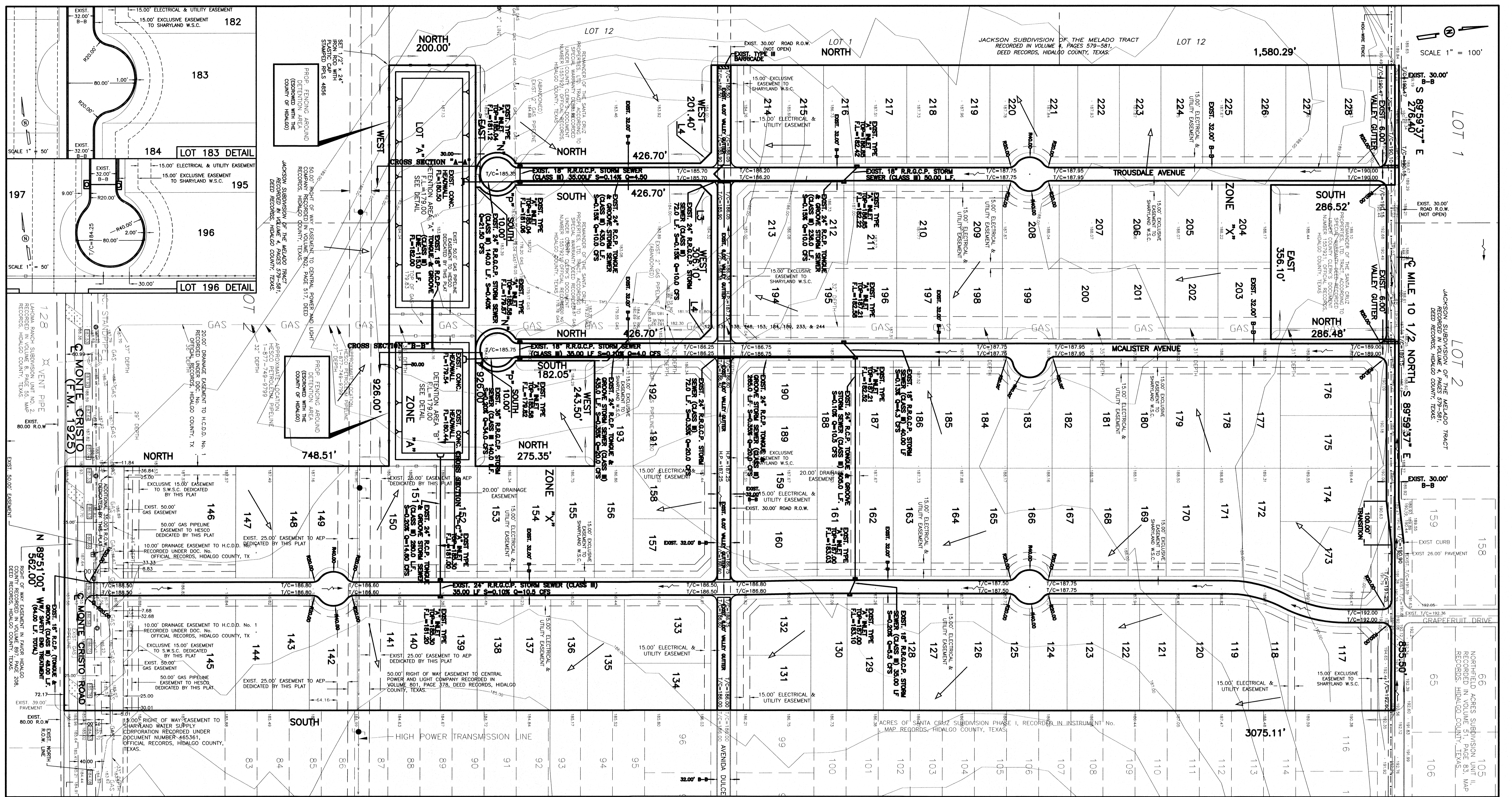


**QUINTANILLA, HEADLEY AND ASSOCIATES, INC.**  
 CONSULTING ENGINEERS • LAND SURVEYORS  
 124 E. STUBBS ST. EDINBURG, TEXAS 78539  
 ENGINEERING REGISTRATION NUMBER F-1315  
 SURVEYING REGISTRATION NUMBER 100411-00

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

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

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| FILENAME: F:\DATA\SUBDIVISIONS\HIDALGO COUNTY\ACRES SANTA CRUZ\BPLAT |
| SHEET NO. 3 OF 5   |
| DATE PREPARED: JUNE 5, 2012  |
| DATE REVISION: _____   |
| PREPARED BY: _____   |
| REVISION BY: _____   |
| CHECKED BY: _____  |
| APPROVED BY: _____   |



MAP OF TOPOGRAPHY AND DRAINAGE / MAPA DE TOPOGRAFIA Y DRENAJE

ACRES OF SANTA CRUZ SUBDIVISION PHASE II-A

A 75.842 ACRE TRACT OF LAND BEING ALL OF LOTS 3 AND 10, AND PART OR PORTION OF LOTS 11 AND 12 BLOCK 1, AND PART OR PORTION OF LOT 1, ALL OF LOTS 2, 3, AND 10, AND PART OR PORTION OF LOTS 11 AND 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  
 No. 95534  
 DATE



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

| REVISION NOTES |       |          |      |
|----------------|-------|----------|------|
| No.            | Sheet | REVISION | Date |
|                |       |          |      |
|                |       |          |      |
|                |       |          |      |

← FLOW DIRECTION OF WATER

| COST ESTIMATE          |               |
|------------------------|---------------|
| PAYING IMPROVEMENTS:   | \$ 683,290.00 |
| DRAINAGE IMPROVEMENTS: | \$ 223,527.50 |
| WATER DISTRIBUTION:    | \$ 236,819.24 |
| SEPTIC TANKS:          | \$ 148,850.00 |

**CONSULTING ENGINEERS**      **LAND SURVEYORS**  
 124 E. STUBBS ST.      PHONE 956-381-8480  
 EDINBURG, TEXAS 78539      FAX 956-381-0527  
 ENGINEERING REGISTRATION NUMBER F-1315      OFFICE@QHAENGINEERING.COM  
 SURVEYING REGISTRATION NUMBER 100411-00

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

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

**FINAL ENGINEERING REPORT FOR ACRES OF SANTA CRUZ SUBDIVISION PHASE II-A:**

**WATER SUPPLY: Description and Costs.**

ACRES OF SANTA CRUZ SUBDIVISION PHASE II-A 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 MCALISTER 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 \$ 236,819.24 OR \$ 1,794.09 PER LOT. THE SUBDIVIDER HAS IN ADDITION PAID S.W.S.C. THE SUM OF \$ 81,780.00 OR \$ 329.75 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 TEN (10) FIRE HYDRANTS WITH THE COUNTY OF HIDALGO AT A UNIT COST OF \$ 2,475.00 FOR A TOTAL COST OF \$ 24,750.00. 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 PLAN.

**SEWAGE FACILITIES: Description and Costs.**

SEWAGE FROM THE ACRES OF SANTA CRUZ SUBDIVISION PHASE II-A 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 RESOURCES 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 TEN (10) TEST BORINGS MADE AT OPPOSITE AREAS OF THE SUBDIVISION AT THE CENTERS OF LOTS 123, 131, 138, 146, 153, 184, 189, 196, 212 & 224. (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.

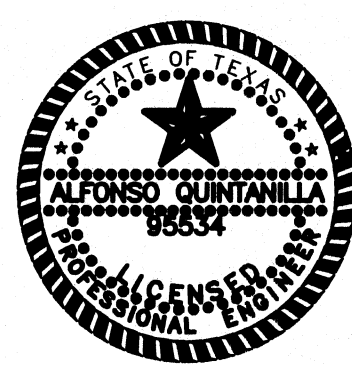
THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$ 1,145.00, INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSFS HAVE BEEN INSTALLED AS OF THE DATE OF APPLICATION FOR FINAL PLAN APPROVAL. AT A TOTAL COST OF \$ 148,850.00. HIDALGO COUNTY HAS INSPECTED AND APPROVED THE INSTALLATION OF THE OSSFS ON ALL THE LOTS ON DECEMBER 01, 2014. NO OSSFS WERE INSTALLED ON LOTS 145 & 146. SITE PLAN APPROVAL BY HIDALGO COUNTY IS REQUIRED FOR THESE LOTS BECAUSE OF COMMERCIAL PURPOSES.

**CERTIFICATION:**

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE 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 \$320,599.24 WHICH EQUALS TO \$ 1,292.73 PER LOT.

**SEWAGE FACILITIES** - SEPTIC SYSTEMS (OSSF) FULLY CONSTRUCTED HAVE COST \$ 1,145.00 PER LOT (ALL INCLUSIVE), OR A TOTAL OF \$ 148,850.00 FOR THE SUBDIVISION INCLUDING THE INSPECTION AND PERMIT FEE FOR EACH OSSF.



*Alfonso Quintanilla*  
 ALFONSO QUINTANILLA  
 P.E. No. 95534  
 DATE 1-7-15

**REPORT FINAL DE INGENIERIA PARA ACRES OF SANTA CRUZ SUBDIVISION PHASE II-A:**  
**PROVISION DE AGUA: Description y Costos.**

LA SUBDIVISION ACRES OF SANTA CRUZ SUBDIVISION PHASE II-A SIDO PREVISTA DE AGUA POTABLE POR LA COMPANIA DE AGUA DE SHARPLAND (S.W.S.C.). EL DUEÑO DE LA SUBDIVISION Y LA COMPANIA DE AGUA S.W.S.C. SE HA COMPROMETIDO A PROVEER DE AGUA SUFICIENTE A LA SUBDIVISION POR UN PERIODO DE 30 AÑOS. LA COMPANIA DE AGUA S.W.S.C. HA PRESENTADO LA DOCUMENTACION DEMOSTRANDO LA DISPONIBILIDAD DE CANTIDAD Y CALIDAD DE AGUA A LARGO PLAZO QUE SERVIRIA 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-A 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 8" 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 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 MCALISTER 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 PARAN EN UN CUL-DE-SAC.

DEL CONDUCTO DE AGUA DE 8 PULGADAS SE PRODUCEN SIQUENTA-OCHO (58) 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 DOCES (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\$ 236,819.24 O US\$ 1,794.09 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA S.W.S.C. US\$ 81,780.00 DEL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE, \$ 329.75. 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 S.W.S.C. LO INSTALARA SIN ALGUN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION TAMBIEN PAGO EL CIUDADO DE EDINBURG PARA DIEZ (10) BOCAS DE RIEGO (FIRE HYDRANT) A UN COSTO DE US\$ 2,475.00 POR CADA UN CANTIDAD TOTAL US\$ 24,750.00. 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: Description y Costos.**

SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR DE LA SUBDIVISION ACRES OF SANTA CRUZ SUBDIVISION PHASE II-A. 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 DIEZ (10) PRUEBAS CON AGUJEROS EN EL CENTRO DE LOS LOTES 123, 131, 138, 146, 153, 184, 189, 196, 212, & 224 (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\$ 1,145.00 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\$ 148,850.00. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO Y HA APROBADO LA INSTALACION EN TODOS LOS LOTE EN EL 01 DE DICIEMBRE DE 2014.

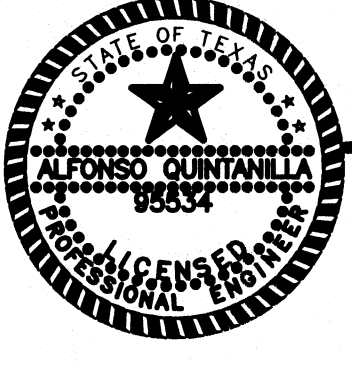
NO OSSFS FUERON INSTALADOS EN LOTES 145 Y 146. UNA SITE PLAN APROBADO POR EL CONDADO DE HIDALGO SE REQUIERE PARA ESTOS LOTES SON PARA COMERCIALES.

**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/SERVICIO DE AGUA ESTA TOTALMENTE CONSTRUIDO, CON LA INSTALACION DE LOS MEDIDORES DE AGUA, EL GRAN COSTO TOTAL ES DE US\$ 320,599.24 LO CUAL EQUIVALE A US\$ 1292.73 POR LOTE.

**DRENAJE:** LAS FOSAS SEPTICAS COSTARAN US\$ 1,145.00 A UN COSTO TOTAL DE US\$ 148,850.00 PARA TODA LA SUBDIVISION.



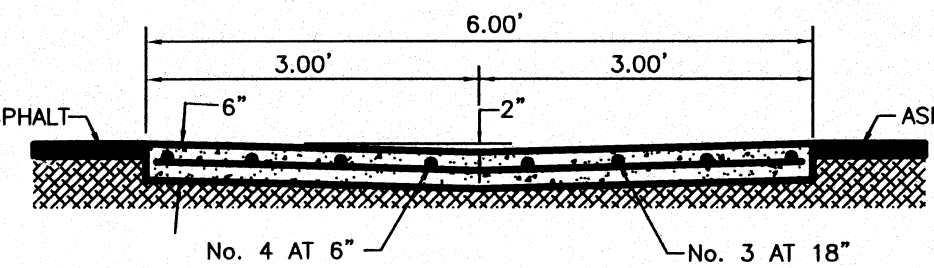
*Alfonso Quintanilla*  
 ALFONSO QUINTANILLA  
 P.E. No. 95534  
 DATE 1-7-15

**COST ESTIMATE**

|                        |               |
|------------------------|---------------|
| PAVING IMPROVEMENTS:   | \$ 683,290.00 |
| DRAINAGE IMPROVEMENTS: | \$ 223,527.50 |
| WATER DISTRIBUTION:    | \$ 236,819.24 |
| SEPTIC TANKS:          | \$ 148,850.00 |

**REVISION NOTES**

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



**CONC. VALLEY GUTTER**

NOT TO SCALE

**DRAINAGE REPORT FOR ACRES OF SANTA CRUZ SUBDIVISION PHASE II**

Acres of Santa Cruz Subdivision Phase II & III is a 119,701 acre tract of land being a part or portion of Lot 3, all of Lots 1, 10 and 12, Block 1, and all of Lots 1, 3, 10, and 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. This subdivision is located on the north side of Monte Cristo Road (FM 1925) and on the south side of Mile 10 1/2 North Road and West of Las Cafas Drive. The site is currently open land. The proposed subdivision will consist of 148 lots and Phase II 130 Lots and Phase III 18 Lots).

The tract is Zone "X" and Zone "A" as per FEMA Flood Insurance Rate Map, Community Panel No. 480334 0300 D, dated on June 6, 2000. A proposed Conditional Letter of Map Revision Based on Fill (CLMR-F) is being proposed with a Base Flood Elevation (BFE) of 190.20 feet (north part) and 186.20 feet (south part) to those areas from the Flood Zone "A" except the retention pond. FEMA Case No.14-06-0363C 216A.

The majority of the soil is Fine Sandy Loom, Sandy Clay Loom, and Clay Loom. This soil is well drained. Surface runoff is medium. Permeability is moderate. Plasticity Index has a range of NP-27. See attached Soil Survey of Hidalgo County, Texas tables.

Presently, the site has runoff flowing in a southerly direction and some to the southeasterly direction. The existing runoff for the proposed subdivision is Q = 19.48 cubic feet per second based on a 25-year storm.

After development the runoff will be Q = 61.74 cubic feet per second (based on a 25-year storm) for an increase of Q = 42.26 cubic feet per second. In accordance with the County's drainage requirements of not increasing the amount of existing runoff, we have calculated that retention will be 437,381.00 cubic feet (10.04 acre-feet) and in a proposed Regional Retention Pond that is being dedicated to the Hidalgo County Drainage District No.1 as Lot "A" by the plat. The type of soil at the location of the ponds is fine sandy loam and sandy clay loam. The size of the pond is 4.25 acres and will provide 587,909.00 c.f. of retention storage. Runoff from the streets will flow along curb and gutter that will be collected by a storm sewer system consisting of 18", 24" and 36" pipes and Type "A" inlets that will discharge into the retention pond. The access to the retention pond will be via McAlister Ave. and Trousdale Ave. public streets (32.0 feet pavement). The retention pond will be constructed in accordance with the requirements of the Hidalgo County Drainage District No.1.

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

**CERTIFICATION:**

BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100-YEAR FLOODPLAIN FOR ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) AND ZONE "A" (NO BASE FLOOD ELEVATIONS DETERMINED) AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0300 D DATED JUNE 06, 2000



*Alfonso Quintanilla*  
 ALFONSO QUINTANILLA  
 P.E. No. 95534  
 DATE 1-7-15

**SUBDIVIDER CERTIFICATION:**

1. - BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAN, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE BY THE SELLER AS REQUIRED BY SECTION 7.2S.12 OF THE COUNTY REGULATIONS.

**SUBDIVIDER STATEMENT:**

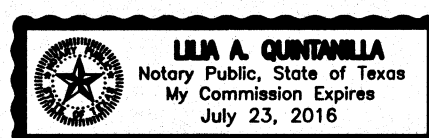
1. - I (WE), **RICHARD W. RUPPERT** BY PRESIDENT **RICHARD W. RUPPERT** SUBDIVIDER (S) OF **ACRES OF SANTA CRUZ SUBDIVISION PHASE II-A** HEREBY CERTIFY SEWER FEES, AS APPLICABLE, HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY PLANNING DEPARTMENT; THAT AN ADEQUATE DRINKING WATER 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.

*Richard W. Ruppert*  
**RUPPERT COMPANY LLC.**  
 BY: **RICHARD W. RUPPERT, PRESIDENT**  
 P.O. BOX 959  
 EDINBURG, TEXAS. 78539.

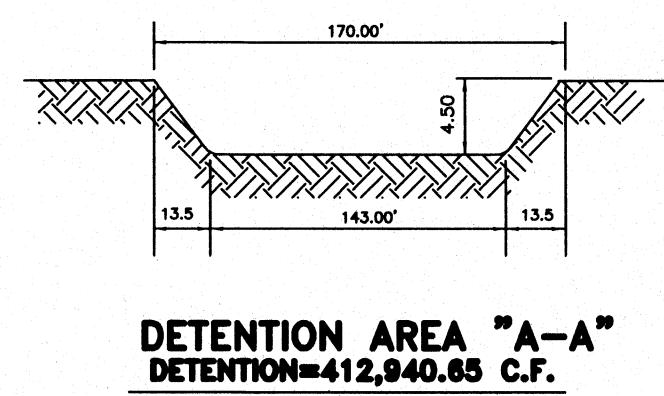
STATE OF TEXAS  
 COUNTY OF HIDALGO

BEFORE ME, the undersigned authority, on this day personally appeared **RUPPERT COMPANY LLC, 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.

Given under my hand and seal of office this 7th day of January, 2015

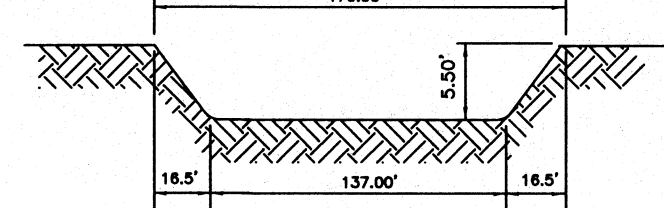


*Lilia A. Quintanilla*  
 LILIA A. QUINTANILLA - NOTARY PUBLIC



**DETENTION AREA "A-A"**  
 DETENTION=412,940.65 C.F.

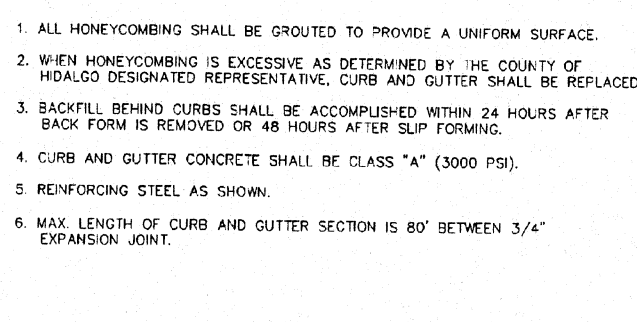
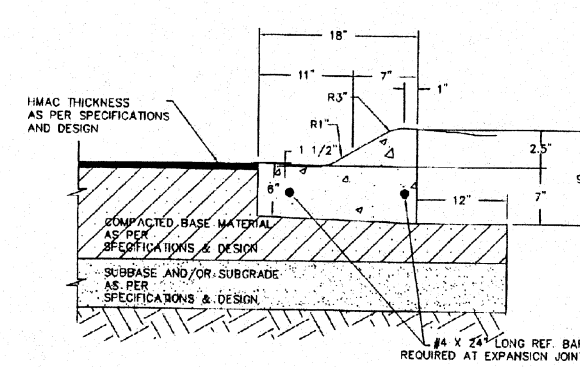
NOT TO SCALE



**DETENTION AREA "B-B"**  
 DETENTION=208,563.00 C.F.

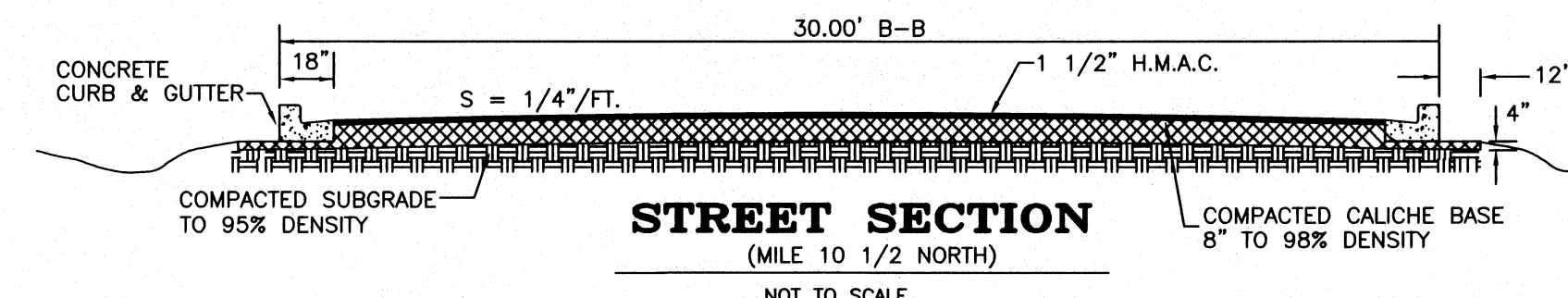
NOT TO SCALE

TYPICAL LOW PROFILE CURB & GUTTER SECTION



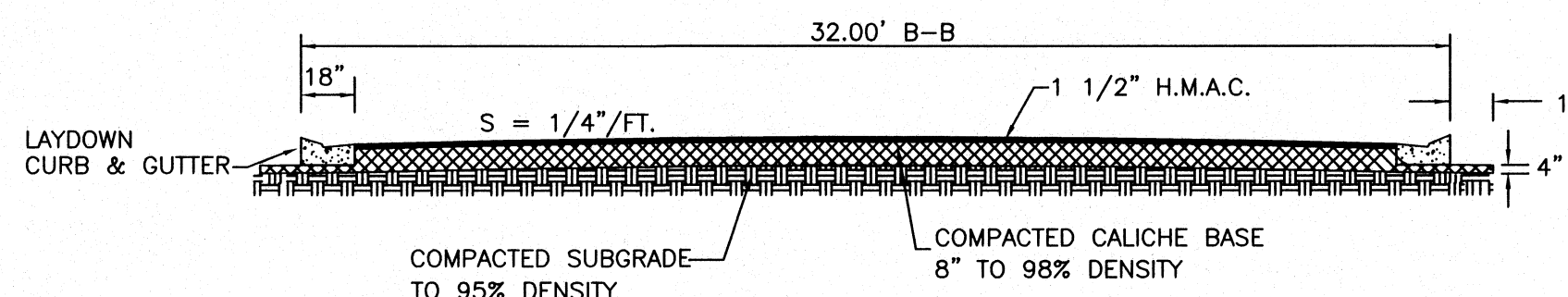
**SUBDIVISION PLAT OF: ACRES OF SANTA CRUZ SUBDIVISION PHASE II-A**

A 75.842 ACRE TRACT OF LAND BEING ALL OF LOTS 3 AND 10, AND PART OR PORTION OF LOTS 11 AND 12 BLOCK 1, AND PART OR PORTION OF LOT 1, ALL OF LOTS 2, 3, AND 10, AND PART OR PORTION OF LOTS 11 AND 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



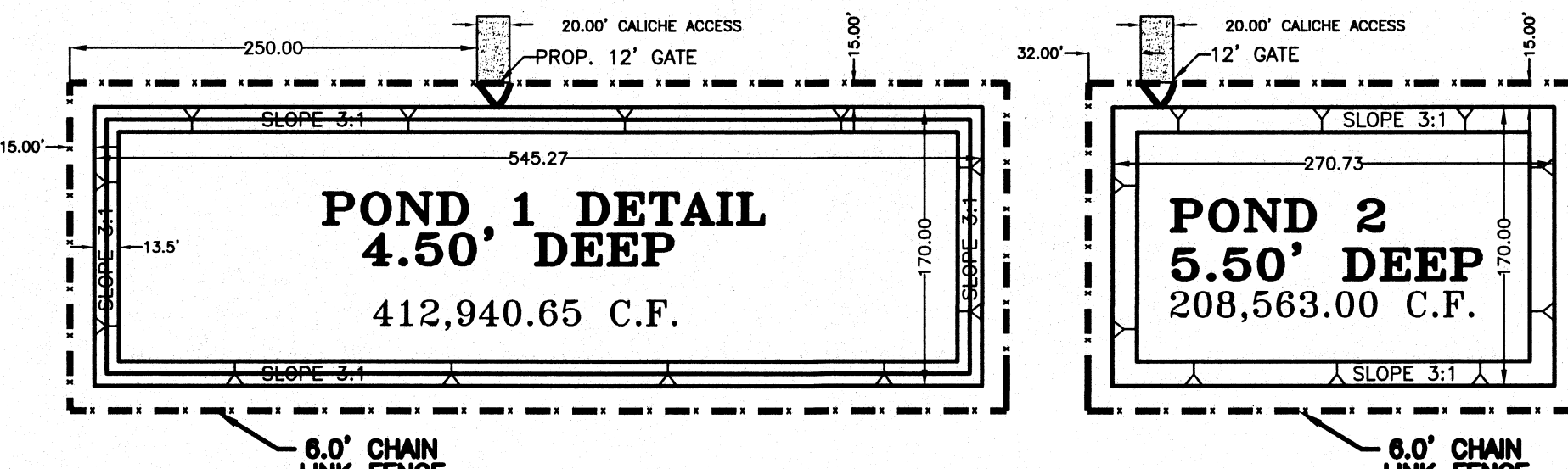
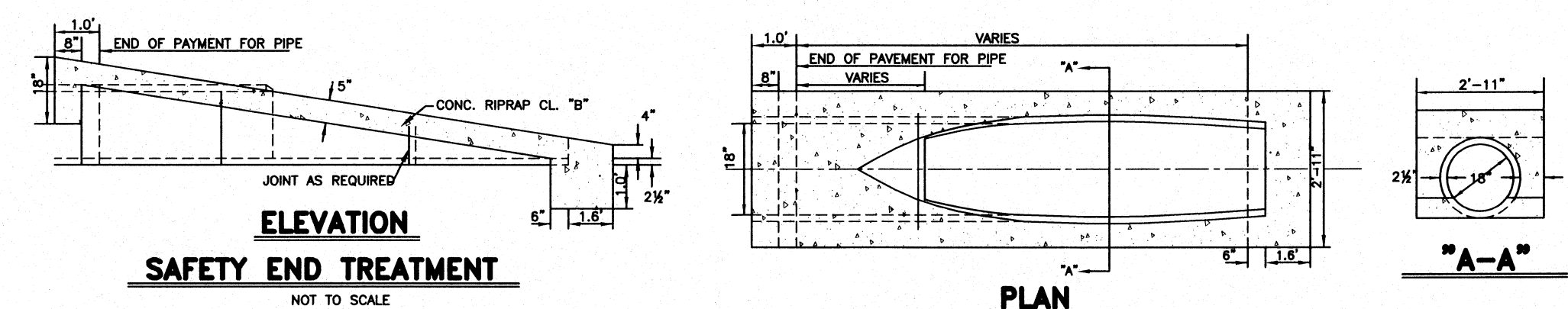
**STREET SECTION**  
 (MILE 10 1/2 NORTH)

NOT TO SCALE



**STREET SECTION**

NOT TO SCALE



**DRAIN DITCH CROSS SECTION "A-A"**

NOT TO SCALE

**DRAIN DITCH CROSS SECTION "B-B"**

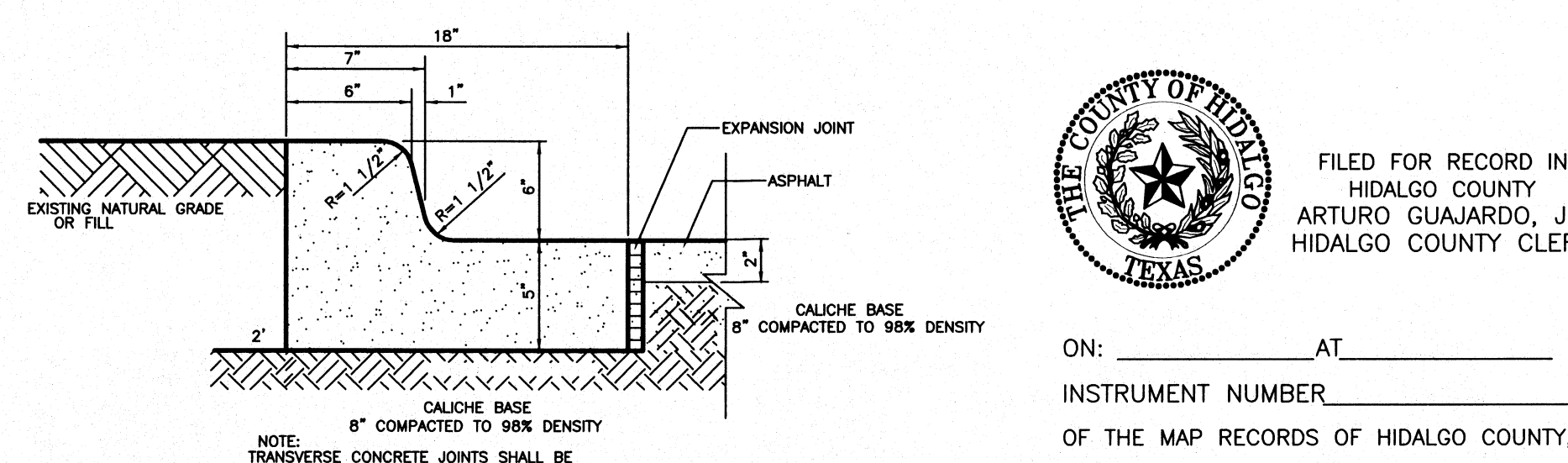
NOT TO SCALE

**DRAIN DITCH CROSS SECTION "C-C"**

NOT TO SCALE

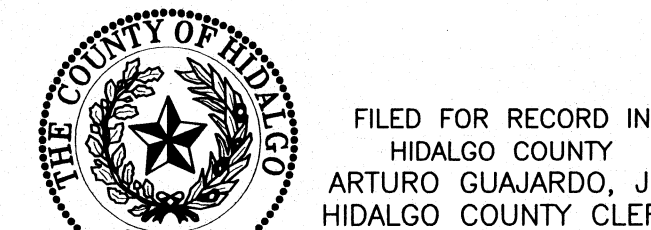
**TYPE "A" INLET DETAIL**

NOT TO SCALE



**INTEGRAL CURB & GUTTER**

N.T.S.



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

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

**SHEET NO. 5 OF 5**

| FILENAME: F:\DATA\SUBDIVISIONS\HIDALGO COUNTY\ACRES SANTA CRUZ\BPLAT | DATE PREPARED | PREPARED BY | CHECKED BY | APPROVED BY |
|--|---------------|-------------|------------|-------------|
|  | JUNE 5, 2012  | M.S.        |            |             |
|  | DATE REVISION | REVISION BY | CHECKED BY | APPROVED BY |

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

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