



# 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 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. FINAL APPROVAL DATE: 11-06-14 By, Jesse Ozuna PCT 4 R.O.W. AGENT

H.C.H.D FINAL 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. FINAL APPROVAL DATE: 01-14-15 : By Ann Marie De la Fuente, Office of Environmental Compliance

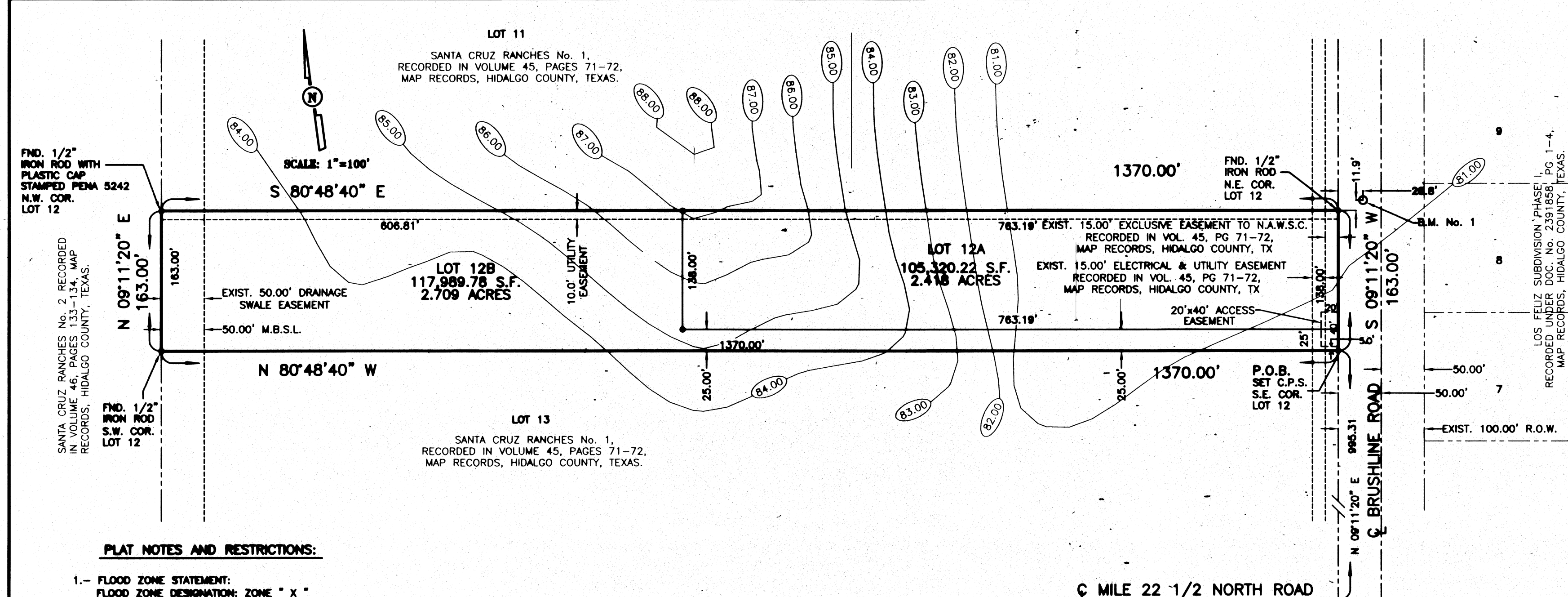
*Proposed project was reviewed before preliminary approval and it was determined that less than one acre of soil disturbance would take place during construction and it was not part of a larger common plan of development. Coverage under TPDES General Permit for Construction Activities was not required.*

PRELIMINARY APPROVAL FROM THE  
HIDALGO COUNTY COMMISSIONERS COURT ON: OCTOBER 28, 2014

REQUEST FOR FINAL APPROVAL WITH:  **Cash Deposit: Amount: \$1,500.00 For:  OSSF(S) 1**  
 **Cash Deposit: Amount: \$2,015.00 For:  Hot Mix Escrow**

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**

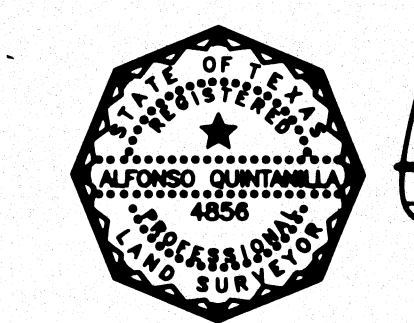
A 5.13 ACRE TRACT OF LAND BEING ALL OF LOT 12, SANTA CRUZ RANCHES No. 1, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 45, PAGES 71-72, MAP RECORDS, HIDALGO COUNTY, TEXAS AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2021567, OFFICIAL RECORDS, 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 SOUTHEAST CORNER OF THIS TRACT, SAID SPINDLE BEARS N 09°11'20" E, 2940.55 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 WITH PLASTIC CAP STAMPED PEN# 5242 FOUND FOR THE NORTHWEST CORNER OF LOT 12 AND THE NORTHWEST 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 09°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.

STATE OF TEXAS  
 COUNTY OF HIDALGO

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



*Alfonso Quintanilla*  
 ALFONSO QUINTANILLA  
 R.P.L.S. No. 4856

9-22-14  
 DATE

**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 easement in fee simple 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 14th day of November 2014.

*Tomás A. Guzmán*  
 TOMÁS A. GUZMÁN  
 25217 BRUSHLINE ROAD  
 EDINBURG, TEXAS 78542

*Beatriz Guzmán Velázquez*  
 BEATRIZ GUZMÁN VELÁZQUEZ  
 25217 BRUSHLINE ROAD  
 EDINBURG, TEXAS 78542

**QUINTANILLA, HEADLEY AND ASSOCIATES, INC.**  
 CONSULTING ENGINEERS • LAND SURVEYORS  
 124 E. STUBBS ST. EDINBURG, TEXAS 78539  
 PHONE 956-381-8480 FAX 956-381-0527  
 ENGINEERING REGISTRATION NUMBER F-1513 OFFICE@QHAENGINEERING.COM  
 SURVEYING REGISTRATION NUMBER 100411-00

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

TOMÁS A. GUZMÁN & BEATRIZ GUZMÁN VELÁZQUEZ AS OWNER 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.

*Tomás A. Guzmán*  
 TOMÁS A. GUZMÁN  
 25217 BRUSHLINE ROAD  
 EDINBURG, TEXAS 78542

11/6/14  
 DATE

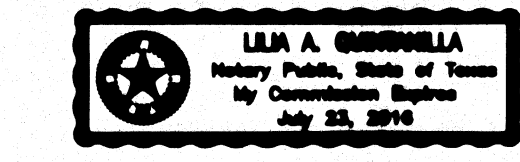
*Beatriz Guzmán Velázquez*  
 BEATRIZ GUZMÁN VELÁZQUEZ  
 25217 BRUSHLINE ROAD  
 EDINBURG, TEXAS 78542

11/10/14  
 DATE

STATE OF TEXAS  
 COUNTY OF HIDALGO  
 TOMÁS A. GUZMÁN & BEATRIZ GUZMÁN VELÁZQUEZ

BEFORE ME, the undersigned authority, on this day personally appeared TOMÁS A. GUZMÁN & BEATRIZ GUZMÁN VELÁZQUEZ 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 10th day of November, 2014.



*Lilia A. Guzmán*  
 LILIA A. GUZMÁN - NOTARY PUBLIC

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

WE, THE UNDERSIGNED CLERK, 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. 46.211(e). 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: \_\_\_\_\_

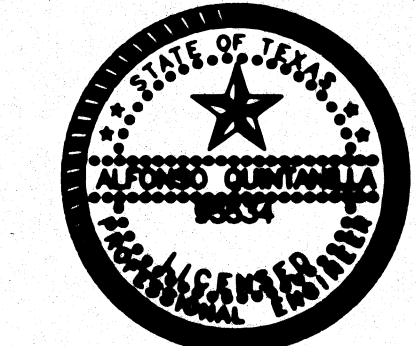
HIDALGO COUNTY  
 CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CLERK, 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.

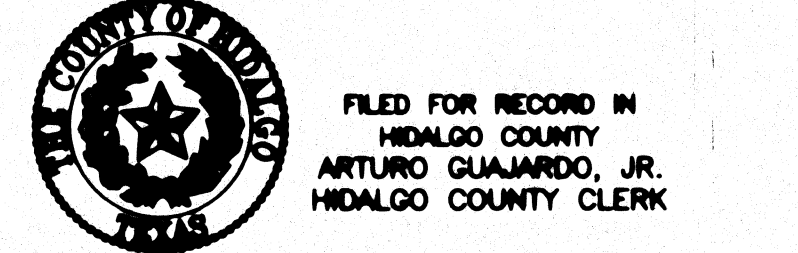


*Alfonso Quintanilla*  
 ALFONSO QUINTANILLA  
 P.E. No. 80834

11-6-14  
 DATE

**INDEX OF SHEETS**

- SHEET 1 - HEADING INDEX; LOCATION MAP AND E.T.J. 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; M.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); SUBDIVISION CERTIFICATE AND STATEMENT OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS; DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND MAP OF TOPOGRAPHY AND DRAINAGE.



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:**

- 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 ..... 785.00 FEET  
 REAR-LOT 12B ..... 15.00 FEET  
 SIDE ..... 8.00 FEET  
 OR EASEMENT WHICHEVER 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. NO COMMERCIAL USE SHALL BE ALLOWED ON ANY LOT.
- 5.- 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.
- 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.=71.80 C.P.S. SET IN POWER POLE LOCATED 28.8 FEET EAST AND 11.9 FEET NORTH FROM THE NORTHEAST 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 DETAIN A TOTAL OF 3,862.22 CUBIC FEET (0.221 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 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, 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.

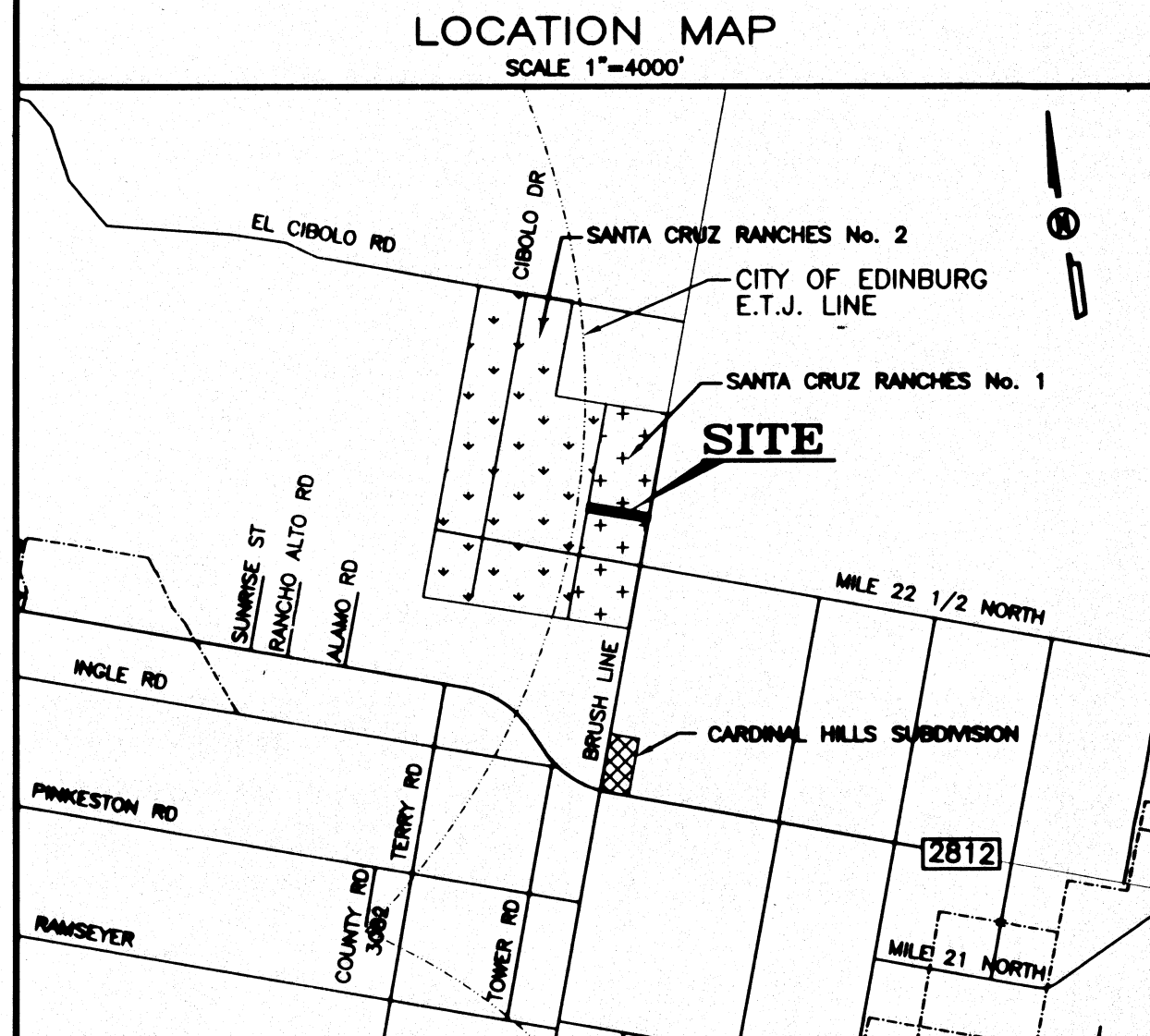
- 10.- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- 11.- ON-SITE SEWAGE FACILITIES (OSSF) NOTE:  
 THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR 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 ABSORPTIVE DRAINFIELD SYSTEM.  
 E. APPROVED "OSSF" PERMIT APPLICATION (REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT).
- 12.- TOMÁS A. GUZMÁN & BEATRIZ GUZMÁN VELÁZQUEZ THE OWNER & SUBDIVIDER OF SANTA CRUZ RANCHES No. 1 RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET No. 2 OF THIS PLAT.
- 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 SWALES DEPICTED ON 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 REGULATION IS FULLY OPERATIONAL AND ACTUALLY SERVICING 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 BURDENSING 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.

REVISION NOTES				
No.	Sheet	REVISION	Date	Approved

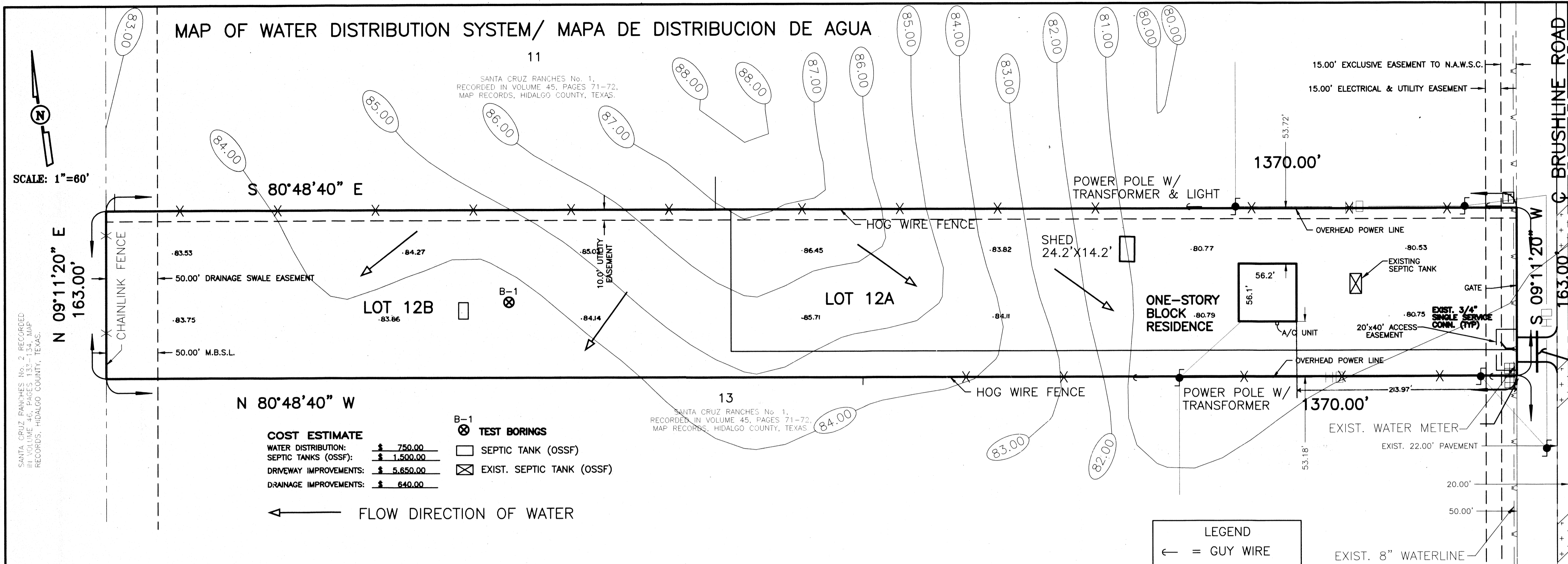
**LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:**  
 THE REPLAT OF LOT 12, SANTA CRUZ RANCHES No. 1, IS LOCATED IN NORTH HIDALGO COUNTY ON THE WEST SIDE OF BRUSHLINE ROAD, APPROXIMATELY 1,000 FEET NORTH OF MILE 22 1/2 NORTH INTERSECTION. THE ONLY NEARBY 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
OWNERS: TOMÁS A. GUZMÁN BEATRIZ GUZMÁN VELÁZQUEZ	25217 BRUSHLINE ROAD 124 E. STUBBS	EDINBURG, TX 78542 EDINBURG, TX 78539	(956)967-0822 (956)381-8480	(956)381-0527
ENGINEER: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-8480	(956)381-0527
SURVEYOR: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-8480	(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 Mile 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. 480334 0325 D dated June 6, 2000 with an LOMR 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 Q= 1.28 cubic feet per second based on a 10-year storm.

After development the runoff will be Q= 3.93 cubic feet per second for an increase of Q= 2.65 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 9,081.73 cubic feet (0.21 acre-feet) and will be detained in an existing 50.0 foot drainage swale 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 COUNTY PANEL NUMBER 480334 0325 D (JUNE 6, 2000) IS CONTAINED WITHIN THE RIGHT-OF-WAY OF STREET AND WITHIN THE SWALES OF THE SUBDIVISION, AS SHOWN BELOW.

EXIST. 24' SHARED DRIVEWAY W/ 18" R.C.P. 30.0 L.F. (4" CALICHE BASE) NOTE: 1" H.M.A.C. ESCROWED WITH THE COUNTY OF HIDALGO IN THE AMOUNT OF \$2,015.00

**COST ESTIMATE**

WATER DISTRIBUTION:	\$ 750.00
SEPTIC TANKS (OSSF):	\$ 1,500.00
DRIVEWAY IMPROVEMENTS:	\$ 5,650.00
DRAINAGE IMPROVEMENTS:	\$ 640.00

- TEST BORINGS**
- B-1
  - SEPTIC TANK (OSSF)
  - EXIST. SEPTIC TANK (OSSF)

← FLOW DIRECTION OF WATER

- 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 DOCUMENTATION TO SUFFICIENTLY ESTABLISH 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 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 METER BOXES FOR LOT 12A. LOT 12B 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. 1 (RECORDED IN VOLUME 45, PAGES 71-72).

THE 1" DIAMETER DUAL SERVICE LINES, 3/4" DIAMETER SINGLE SERVICE AND THE METER BOXES HAVE BEEN INSTALLED AT A TOTAL COST OF \$ 750.00 OR \$ 750.00 PER LOT. THE SUBDIVIDER IN ADDITION HAD PAID TO N.A.W.S.C. THE SUM OF \$ 1,375.00 WHICH COVERS THE \$ 1,375.00 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 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 LOAM. 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.

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).

THE ESTIMATED COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$1,500.00, INCLUDING THE COSTS FOR THE REQUIRED PERMIT AND LICENSE. OSSF'S FOR LOT 12B HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL. WITH THE FILING OF THIS FINAL PLAT THE SUBDIVIDER IS PROVIDING ADEQUATE FINANCIAL GUARANTEES OF PERFORMANCE IN THE FORM OF A PERSONAL CHECK REPRESENTING A "CASH DEPOSIT" TO BE HELD BY THE COUNTY OF HIDALGO IN ESCROW IN THE AMOUNT OF \$ 1,500.00, WHICH IS THE ESTIMATED TOTAL COST TO INSTALL A SEPTIC TANK SYSTEM ON EACH LOT. THE SUBDIVIDER WILL INCLUDE THE COST OF A SEPTIC TANK SYSTEM IN THE SALE PRICE OF THE LOT.

AT ANY TIME AFTER THE LOT 12B IS SOLD, THE PURCHASER MAY INITIATE INSTALLATION OF AN OSSF SYSTEM BY WRITING OR CALLING THE SUBDIVIDER. SUBDIVIDER SHALL BE RESPONSIBLE TO FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AN APPLICATION FOR A PERMIT TO INSTALL AN OSSF. THE OSSF SYSTEM SHALL BE INSTALLED ON THE LOT PRIOR TO THE COUNTY ISSUING A FINAL LIGHT AND WATER CLEARANCE.

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 \$ 2,125.00 FOR LOT 12A. LOT 12B IS SERVICED BY AN EXISTING WATER METER.

SEWAGE FACILITIES- SEPTIC SYSTEMS ARE ESTIMATED TO COST \$ 1,500.00 FOR LOT 12B (ALL INCLUDED), INCLUDING THE INSPECTION AND PERMIT FEE FOR EACH OSSF. LOT 12A IS SERVICED BY AN EXISTING OSSF.

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

PROVISION DE AGUA: Descripción y Costos.

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

LAS LINEAS DE SERVICIO DE 3/4" PULGADA DE DIAMETRO Y LAS CAJAS DE LOS MEDIDORES DE AGUA SERAN INSTALADOS A UN COSTO TOTAL DE US\$ 750.00 DE US\$ 750.00 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: Descripción y Costos.

EL DRENAJE DE LA SUBDIVISION DEL REPLAT DE LOT 12, SANTA CRUZ RANCHES No. 1 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 DEBE 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 AGUJEROS EN AREAS DISTINTAS DE LA SUBDIVISION EL LOTE. (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.

LOT 12A ESTA SERVIDO CON UNA EXISTENTE FOSA SEPTICA. FUE CONSTRUIDO DURANTE DE SANTA CRUZ RANCHES No. 1 (REGISTRADO EN VOL. 45 PAGINAS 71-72). CON EL ARCHIVAMIENTO DEL PLAN FINAL, EL DUEÑO DE LA SUBDIVISION PROPORCIONARA UNA GARANTIA FINANCIERA ADECUADA CON DESEMPEÑO EN FORMA DE UN CHEQUE PERSONAL REPRESENTANDO UN "DEPOSITO EN EFECTIVO" OBTENIDO POR EL CONDADO DE HIDALGO EN LA CANTIDAD DE US\$ 1,500.00, QUE ES EL COSTO TOTAL ESTIMADO PARA INSTALAR UN SISTEMA DE FOSAS SEPTICAS EN LOT 12B. EL DUEÑO DE LA SUBDIVISION INCLUIRA EL COSTO DE UN SISTEMA DE FOSAS SEPTICAS EN EL PRECIO DE VENTA DEL TERRENO.

EN CUALQUIER MOMENTO DESPUES DE QUE LOTE 12B SEA VENDIDO, EL COMPRADOR PUEDE INICIAR LA INSTALACION DE UN SISTEMA SEPTICO ESCRIBIENDO O LLAMANDO AL DUEÑO DE LA SUBDIVISION Y ENTONCES ARCHIVANDO EN EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO UNA APLICACION PARA UN PERMISO DE CONSTRUIR PARA UN SISTEMA SEPTICA. LAS FOSAS SEPTICAS DEBEN DE ESTAR INSTALADAS ANTES QUE EL CONDADO DE HIDALGO PUEDA APROBAR LA AUTORIZACION DE LUZ Y AGUA.

CERTIFICACION:

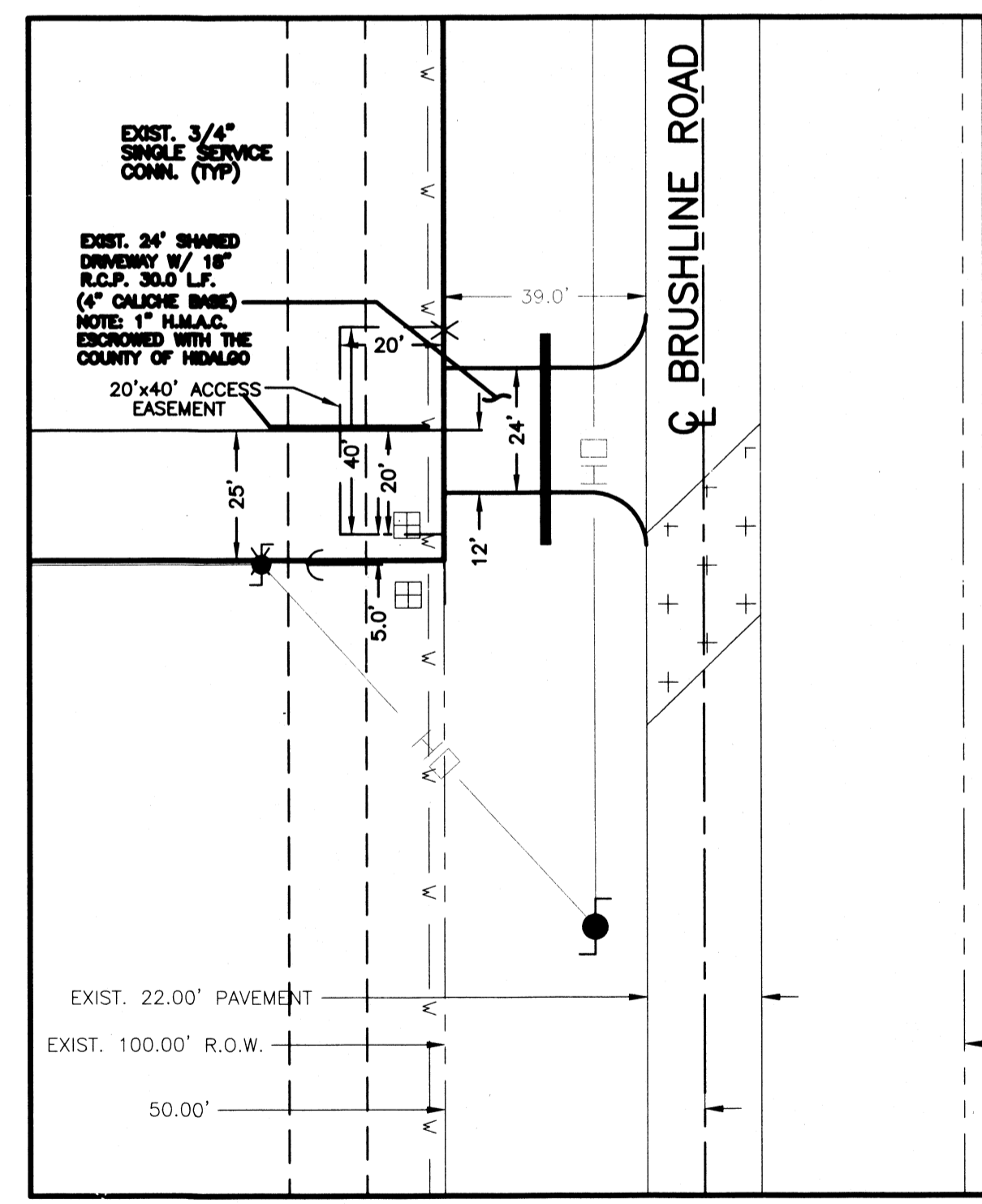
CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO, CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR 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 \$2,125.00 POR LOTE 12A. LOTE 12B ESTA SERVIDO CON UNA EXISTENTE SERVICIO

DRENAJE: SE ESTIMA QUE LAS FOSAS SEPTICAS (OSSF) COSTARAN US\$ 1,500.00 POR LOTE 12B (TODO INCLUIDO), 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. 1-12-15 DATE

ALFONSO QUINTANILLA, P.E. 1-12-15 FECHA



SUBDIVIDER CERTIFICATION

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

SUBDIVIDER STATEMENT:

1.- I (WE), TOMAS GUZMAN & BEATRIZ GUZMAN VELAZQUEZ SUBDIVIDERS OF THE REPLAT OF LOT 12, SANTA CRUZ RANCHES No. 1, 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.

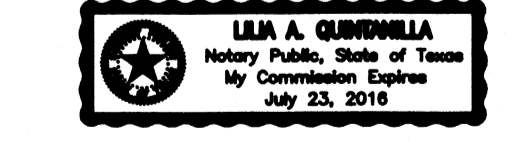
TOMAS A. GUZMAN 1-12-15 DATE

BEATRIZ GUZMAN VELAZQUEZ 1-12-15 DATE

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, the undersigned authority, on this day personally appeared TOMAS GUZMAN & BEATRIZ GUZMAN 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 12th day of January, 2015.

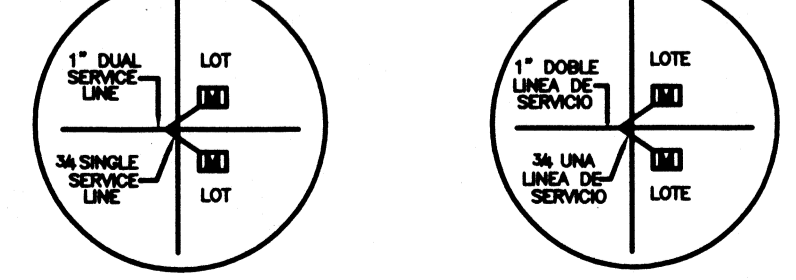


Lela A. Quintanilla - Notary Public

REVISION NOTES

No.	Sheet	REVISION	Date	Approved

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



QUINTANILLA, HEADLEY AND ASSOCIATES, INC. CONSULTING ENGINEERS • LAND SURVEYORS  
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ENGINEERING REGISTRATION NUMBER F-1513 OFFICE@QHAENGINEERING.COM  
SURVEYING REGISTRATION NUMBER 100411-00

SHEET NO. 2 OF 2

FILENAME: F:\DATA\SUBD\1400\CO\REPLAT OF LOT 12, SANTA CRUZ RANCHES No. 1\REPLAT	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY