



HIDALGO COUNTY PLANNING DEPARTMENT

1304 SOUTH 25TH STREET
EDINBURG TEXAS 78539
Tel. 956-318-2840 Fax. 956-318-2844

T.J. Arredondo, CFM
Director of Planning

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 5-24-2016

PROPOSED TIERRA DE SANTA CRUZ NO. 2 SUBDIVISION, PRECINCT No. 4.

ENGINEER: QUINTANILLA, HEADLEY & ASSOCIATES DEVELOPER: SANTA CRUZ PROPERTIES

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 15 *SINGLE FAMILY ___ *MULTI-FAMILY ___ COMMERCIAL ___ INSTITUTIONAL

LOCATION DESCRIPTION: WEST SIDE OF BRUSHLINE ROAD APPROXIMATELY 3/4 MILE NORTH OF EL CIBOLO ROAD.

SUBDIVISION LIES WITHIN THE: ETJ of EDINBURG and was approved by the P & Z and City Commission of said City.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 9-29-2015 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY REGRADING THE ROAD SIDE DITCHES.

DISTANCE TO A DRAIN DITCH: 5 MILES SOUTH OF DEVELOPMENT.

ROAD R.O.W. DEDICATION: NO DEDICATION REQUIRED, PRIVATE DRIVES.

H.C.R.O.W. FINAL APPROVAL DATE: 5-06-2016 By, JOSE OCHOA, PCT. 4 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 5-03-2016 By, ELIZARDO "CHARDO" RAMOS Environmental Health Division Manager

SEWER SYSTEM: OSSF HAVE BEEN INSTALLED AND INSPECTED BY HCHD.

WATER SERVICE PROVIDER: NAWSC LINE SIZE: 6" LOCATION: BRUSHLINE ROAD.

H.C.O.E.C. FINAL APPROVAL DATE: 5-11-2016 : By MARTIN RAMIREZ Environmental Compliance Coordinator

LARGE CONSTRUCTION

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

REQUEST FOR FINAL APPROVAL WITH: **Cash Deposit:** Amount: \$ _____ For: OSSF(S) ___ PAVING DRAINAGE STREET SIGNS

A Letter of Credit Financial Institution: _____ L.O.C No. _____

Amount: \$ _____ For: OSSF(S) ___ PAVING DRAINAGE STREET SIGNS

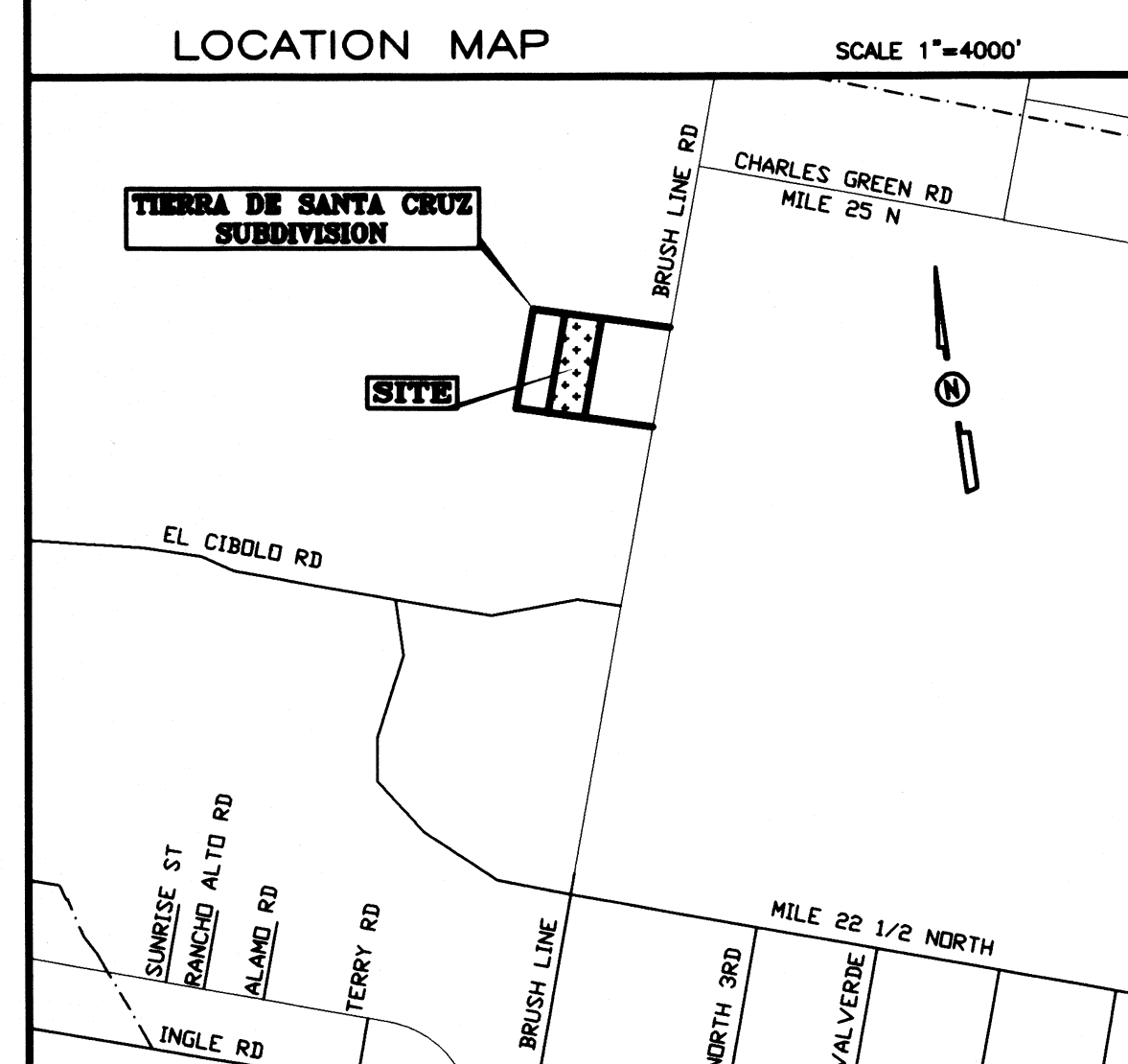
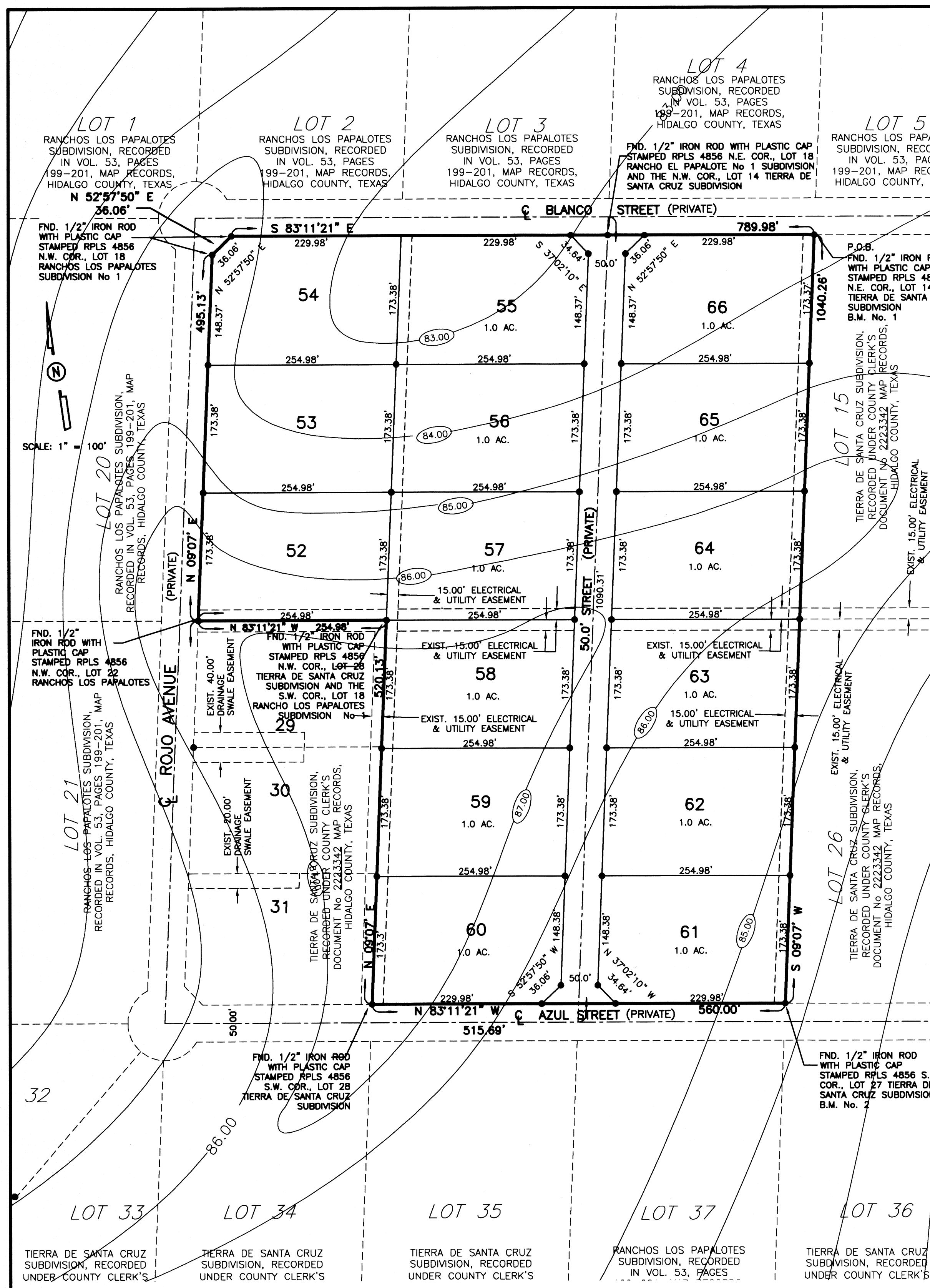
PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: 4-26-2016

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

Final Approval subject to recommendations other departments

This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules, Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.

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REVISION NOTES

No.	Sheet	REVISION	Date	Approved

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
 TIERRA DE SANTA CRUZ SUBDIVISION No. 2 IS LOCATED IN THE MIDDLE HIDALGO COUNTY ON THE WEST SIDE OF BRUSHLINE ROAD AND 3/4 OF A MILE NORTH OF EL CIBOLO ROAD. 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). TIERRA DE SANTA CRUZ SUBDIVISION No. 2 IS APPROXIMATELY 3.5 MILES FROM THE CITY LIMITS AND IT IS WITHIN THE CITY'S TWO-MILE EXTRA TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021. LIES IN PRECINCT No. 4.

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
OWNER: SANTA CRUZ PROPERTIES, LTD. BY: GENERAL PARTNER RUPPERT COMPANY, LLC	P.O. BOX 959	EDINBURG Tx. 78539	(956) 383-0868	(956) 383-2301
BY: RICHARD RUPPERT, PRESIDENT				
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

HIDALGO COUNTY GENERAL SUBDIVISION PLAT NOTES

- FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "X" (NOT SHADED). AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN. COMMUNITY PANEL NUMBER: 480334 0325 D. EFFECTIVE DATE: JUNE 6, 2000. MAP REVISION: LOTS 14, 17, 201.
- THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAN (F.P.N. 480334 0325 D. EFFECTIVE DATE: JUNE 6, 2000. MAP REVISION: LOTS 14, 17, 201. OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS. AND THE FEDERAL ADMINISTRATOR IDENTITIES NO OTHER AREA WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAN.
- CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOODPLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
- LEGEND — DENOTES 1/2" IRON ROD SET UNLESS OTHERWISE NOTED
- SETBACKS—
 35.00 FEET FROM REAR;
 35.00 FEET FROM SIDE;
 OR EASEMENT, WHICHEVER IS GREATER.
 CORNER SIDE: 10.00 FEET
 CORNER GARAGE FRONT: 18.00 FEET
 CORNER GARAGE FRONT: 18.00 FEET
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:
 NO MORE THAN ONE SINGLE-FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. NO COMMERCIAL USE SHALL BE ALLOWED ON ALL THE FOLLOWING INTERNAL LOTS 1 THROUGH 12.
- MINIMUM FINISHES FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- BENCHMARK NOTE: THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
 B.M. No. 1 — ELEV 82.00 1/2" IRON ROD NORTHEAST CORNER OF LOT 66 OF THIS PROPOSED SUBDIVISION. N.A.V.D. 88 DATUM
 B.M. No. 2 — ELEV 83.78 1/2" IRON ROD SOUTHEAST CORNER OF LOT 61 OF THIS PROPOSED SUBDIVISION. N.A.V.D. 88 DATUM
- DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 1000.00 CUBIC FEET OF 0.44 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. 3).
- 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 THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- 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.
- 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 HAS BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND THE RESULTS MAY BE ALSO USED FOR 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 SYSTEM.
 E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.

SANTA CRUZ PROPERTIES, LTD. BY: GENERAL PARTNER RUPPERT COMPANY, LLC
 BY: RICHARD RUPPERT, PRESIDENT THE OWNER & SUBDIVIDER OF TIERRA DE SANTA CRUZ SUBDIVISION No. 2, 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.—ALL PUBLIC UTILITIES EASEMENTS DESIGNATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION. BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT THE OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.

14.—THE HOMEOWNERS ASSOCIATION AND/OR EVERY LOT OWNER SHALL HOLD THE COUNTY OF HIDALGO, TEXAS HARMLESS AND INDEMNIFY SAID COUNTY FROM AN AND ALL CLAIMS RELATING TO THE CONDITION OR ACCESSIBILITY OF THE PRIVATE STREETS, THE LOT OWNERS SHALL BE RESPONSIBLE FOR THE COSTS TO MAINTAIN THE PRIVATE STREETS, PRIVATE DRIVEWAYS, AND PRIVATE STREET LIGHTS. ANY REQUEST FOR DEDICATION OF THE PRIVATE ROAD TO PUBLIC USE, IF APPROVED, SHALL CAUSE CONSTRUCTION SPECIFICATION TO MEET COUNTY REQUIREMENTS.

15.— ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.5% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES APPENDIX 3.1.4.

RIGHT OF WAY EASEMENT
 KNOW ALL MEN BY THESE PRESENTS, that the undersigned, owners of the property shown on this plat, their successors, assigns, and transferees (hereinafter called "Grantor" whether one or more persons are named), in consideration of one dollar (\$1.00) and other good and valuable consideration paid by North Alamo Water Supply Corporation, (hereinafter called "Grantee"), the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, transfer, and convey to said Grantee, its successors, and assigns, an exclusive perpetual easement with the right to erect, construct, install and thereafter use, operate, inspect, repair, maintain, replace, and remove water distribution lines and appurtenances over and across the lands shown on this plat, together with the right of ingress and egress over Grantor's adjacent lands for 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 _____ day of _____ 20____.

DATE

SANTA CRUZ PROPERTIES, LTD. BY: GENERAL PARTNER RUPPERT COMPANY, LLC
 BY: RICHARD RUPPERT, PRESIDENT
 P.O. BOX 959
 EDINBURG Tx. 78539

ALFONSO QUINTANILLA
 124 E. STUBBS
 EDINBURG, TX 78539
 (956)381-6480

ALFONSO QUINTANILLA
 124 E. STUBBS
 EDINBURG, TX 78539
 (956)381-6480

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

SUBDIVISION PLAT OF:
TIERRA DE SANTA CRUZ SUBDIVISION No.2

A 16.39 ACRE TRACT OF LAND BEING ALL OF LOTS 14, 27 AND 28, TIERRA DE SANTA CRUZ SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER COUNTY CLERK'S INSTRUMENT NUMBER 2223342, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ALL OF LOT 18 AND 19, RANCHOS LOS PAPAOTES SUBDIVISION No.1, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 53, PAGE 199 THRU 201, MAP RECORDS, HIDALGO COUNTY TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2147174, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS

METES AND BOUNDS

A 16.39 ACRE TRACT OF LAND BEING ALL OF LOTS 14, 27 AND 28, TIERRA DE SANTA CRUZ SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER COUNTY CLERK'S INSTRUMENT NUMBER 2223342, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ALL OF LOT 18 AND 19, RANCHOS LOS PAPAOTES SUBDIVISION No.1, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 53, PAGE 199 THRU 201, MAP RECORDS, HIDALGO COUNTY TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2147174, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND ON THE SOUTH RIGHT OF WAY LINE OF BLANCO STREET FOR THE NORTHEAST CORNER OF LOT 14, TIERRA DE SANTA CRUZ SUBDIVISION AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE: S 09°07' W, ALONG THE EAST LINE OF LOTS 14 AND 27, A DISTANCE OF 1,040.26 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND ON THE NORTH RIGHT OF WAY LINE OF AZUL STREET FOR THE SOUTHWEST CORNER OF LOT 27 AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE: N 83°11'21" W, ALONG THE SOUTH LINE OF LOTS 27 AND 28, AND THE NORTH RIGHT OF WAY LINE OF AZUL STREET, A DISTANCE OF 580.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR THE SOUTHWEST CORNER OF LOT 28 AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE: N 09°07' E, ALONG THE WEST LINE OF LOT 28, TIERRA DE SANTA CRUZ SUBDIVISION, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND AT 520.13 FEET FOR THE NORTHEAST CORNER OF LOT 28, TIERRA DE SANTA CRUZ SUBDIVISION, THE SOUTHWEST CORNER OF LOT 18, RANCHO LOS PAPAOTES SUBDIVISION No.1, AND AN INTERIOR CORNER OF THIS TRACT.

THENCE: N 83°11'21" W, ALONG THE SOUTH LINE OF LOT 19, RANCHO LOS PAPAOTES SUBDIVISION No.1, A DISTANCE OF 254.98 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND ON THE EAST RIGHT OF WAY LINE OF ROJO AVENUE FOR THE SOUTHWEST CORNER OF LOT 19 AND AN EXTERIOR CORNER OF THIS TRACT.

THENCE: N 09°07' E, ALONG THE WEST LINE OF LOT 19, RANCHO LOS PAPAOTES SUBDIVISION No.1, AND THE EAST RIGHT OF WAY LINE OF ROJO AVENUE PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND AT 495.13 FEET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: N 83°11'21" W, ALONG THE WEST LINE OF LOT 19, RANCHO LOS PAPAOTES SUBDIVISION No.1, AND THE EAST RIGHT OF WAY LINE OF ROJO STREET PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 36.06 FEET FOR THE NORTHWEST CORNER OF LOT 19 AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE: S 83°11'21" E, ALONG THE NORTH LINE OF LOTS 18 AND 19, RANCHO LOS PAPAOTES SUBDIVISION No.1, AND THE SOUTH RIGHT OF WAY LINE OF BLANCO STREET, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND AT 509.88 FEET FOR THE NORTHEAST CORNER OF LOT 18, THE NORTHEAST CORNER OF LOT 14, TIERRA DE SANTA CRUZ SUBDIVISION, AND CONTINUING ALONG THE NORTH LINE OF LOT 14, A TOTAL DISTANCE OF 789.98 FEET TO THE POINT OF BEGINNING AND CONTAINING 16.39 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH TIERRA DE SANTA CRUZ SUBDIVISION, RECORDED IN INSTRUMENT NUMBER 2223342, MAP RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS 6TH DAY OF JULY 2015.

Alfonso Quintanilla
 REGISTERED PROFESSIONAL SURVEYOR
 No. 4858 STATE OF TEXAS

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.

I CERTIFY THAT THE WATER AND ON SITE SEWAGE FACILITIES (OSSF) FOR LOTS INTENDED FOR RESIDENTIAL PURPOSES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. THE ESTIMATED COSTS TO INSTALL UNCONSTRUCTED WATER AND ON SITE SEWAGE FACILITIES (OSSF) DESCRIBED ABOVE ARE AS FOLLOWS: WATER FACILITIES: THESE WATER FACILITIES WILL BE CONSTRUCTED AT A COST OF \$ _____ FOR THE SUBDIVISION.
 ON SITE SEWAGE FACILITIES: (OSSF) ARE ESTIMATED TO COST \$ _____ FOR THE SUBDIVISION.

DATED THIS 5TH DAY OF APRIL 2016

Richard P. Sesin
 LICENSED PROFESSIONAL ENGINEER
 No. 95534 STATE OF TEXAS

INDEX TO SHEETS

SHEET 1.— HEADING INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; MAP; LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); ENGINEER'S & SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S ACKNOWLEDGMENT; CITY APPROVAL CERTIFICATE; MAYOR'S CERTIFICATION; ADMINISTRATOR'S CERTIFICATE; COUNTY JUDGE SIGNATURE; PLANNING & ZONING CERTIFICATION; N.A.V.S.C. CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; H.C.D.D. No. 1 CERTIFICATION, REVISION NOTES.

SHEET 2.— ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND SANITARY SEWER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); COUNTY CLERK'S RECORDING CERTIFICATE

SHEET 3.— DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEERING CERTIFICATION; REVISION NOTES; COUNTY CLERK'S RECORDING CERTIFICATE

STATE OF TEXAS
COUNTY OF HIDALGO

SANTA CRUZ PROPERTIES, LTD. BY: GENERAL PARTNER RUPPERT COMPANY, LLC
 BY: RICHARD RUPPERT, PRESIDENT (OWNER(S) OF THE 16.39 ACRES OF LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE TIERRA DE SANTA CRUZ SUBDIVISION No. 2 GRANTS AN EASEMENT TO THE COUNTY OF HIDALGO AND THOSE WHO MAY NOW OR HEREAFTER HOLD RIGHTS ESTABLISHED BY THE COUNTY OF HIDALGO AND STATE OF TEXAS. THE STREETS HAVE NOT BEEN DEDICATED TO THE PUBLIC FOR PUBLIC ACCESS NOR BEEN ACCEPTED BY THE COUNTY AS PUBLIC IMPROVEMENTS, AND THE STREETS SHALL BE MAINTAINED BY PROPERTY OWNERS ASSOCIATION WITHIN THE SUBDIVISION. THE STREET SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES, PUBLIC AND PRIVATE UTILITY SERVICE PERSONNEL, THE U.S. SERVICE AND GOVERNMENTAL EMPLOYEES IN PURSUIT OF THEIR OFFICIAL DUTIES. THE USE OF THE STREETS, AND EASEMENTS HEREON SHOWN, IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE COUNTY OF HIDALGO, EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE COUNTY OF HIDALGO, AND OR THE STATE OF TEXAS AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT:

(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
 (B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
 (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
 AND
 (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

STATE OF TEXAS
COUNTY OF HIDALGO

SANTA CRUZ PROPERTIES, LTD. BY: GENERAL PARTNER RUPPERT COMPANY, LLC
 BY: RICHARD RUPPERT, PRESIDENT
 P.O. BOX 959
 EDINBURG Tx. 78539

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared
 SANTA CRUZ PROPERTIES, LTD.
 BY: GENERAL PARTNER RUPPERT COMPANY, LLC
 BY: RICHARD RUPPERT, PRESIDENT
 I, ALFONSO QUINTANILLA, a Notary Public, State of Texas, My Commission Expires July 23, 2016.

LILA A. QUINTANILLA— NOTARY PUBLIC

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

WE THE UNDERSIGNED CERTIFY that this plat of the TIERRA DE SANTA CRUZ SUBDIVISION No. 2 was reviewed and approved by the Hidalgo County Commissioners Court on _____ day of _____, 20____.

Hidalgo County Judge _____ Date _____
 Hidalgo County Clerk _____ Date _____

APPROVED BY DRAINAGE DISTRICT:
 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 THE TEXAS WATER CODE 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 AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

RAUL SESIN, P.E., C.F.M.
 GENERAL MANAGER

PLANNING & ZONING COMMISSION CERTIFICATION

I, the undersigned, Chairperson of the Planning and Zoning Commission of the City of Edinburg, hereby certify that this subdivision plat known as TIERRA DE SANTA CRUZ SUBDIVISION No.2 conforms to all requirements of the Subdivision Regulations of this City wherein my approval is required and has been approved for recording on the _____ day of _____, 20____.

CHAIRPERSON—PLANNING & ZONING COMMISSION

MAYOR'S CERTIFICATION

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

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

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

ON _____ AT _____ AM/PM
 INSTRUMENT NUMBER _____
 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

REVISION NOTES

PLANNING & ZONING	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY

FINAL ENGINEERING REPORT FOR TIERRA DE SANTA CRUZ SUBDIVISION No. 2
WATER SUPPLY: Description and Costs.

TIERRA DE SANTA CRUZ SUBDIVISION No. 2 WILL BE PROVIDED WITH POTABLE WATER BY THE NORTH ALAMO WATER SUPPLY CORPORATION (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 WEST ON THE NORTH SIDE OF AZUL STREET AND TURNS NORTH ALONG THE EAST SIDE OF ROJO AVENUE AND TURNS EAST ON THE SOUTH SIDE OF BLANCO STREET.

THE WATER SYSTEM FOR TIERRA DE SANTA CRUZ SUBDIVISION No. 2 CONSISTS OF A PROPOSED 8" DIAMETER WATERLINE THAT TAPS INTO THE EXISTING 8" WATERLINE ON AZUL STREET NEAR THE SOUTHWEST CORNER OF LOT 60, THE PROPOSED 8" WATERLINE RUNS NORTH ALONG THE WEST SIDE OF 50.0 FOOT STREET, TIES INTO THE EXISTING 8" WATERLINE ON THE SOUTH SIDE OF BLANCO STREET NEAR THE NORTHEAST CORNER OF LOT 55.

FROM THE 8" DIAMETER WATERLINE, THERE ARE FIVE (5) 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. THERE ARE FOUR (4) 3/4" SINGLE SERVICE LINES THAT RUN TO THE METER BOXES OF THE LOTS. LOT 52 HAS AN EXISTING 3/4" SINGLE SERVICE AT THE SOUTHWEST CORNER.

THE 8" WATERLINE, THE 1" DUAL SERVICE LINES, THE 3/4" SINGLE SERVICE LINES AND THE METER BOXES WILL BE INSTALLED, AT A TOTAL COST OF \$ 58360.00 OR \$ 3800.67 PER LOT. THE SUBDIVIDER HAS IN ADDITION PAID N.A.W.S.C. THE SUM OF \$ 20850.00 OR \$ 1390.00 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 N.A.W.S.C. SYSTEM. THE SUBDIVIDER WILL BE INSTALLED THREE (3) FIRE HYDRANTS AT A UNIT COST OF \$ 3200.00 FOR A TOTAL COST OF \$ 9800.00. 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 TIERRA DE SANTA CRUZ SUBDIVISION No. 2, IS TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAINED 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 EXISTING SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A FINE SANDY LOAM, SANDY CLAY LOAM AND CLAY LOAM SOIL FOR THE AREA. THE SITE EVALUATOR (LICENSE NUMBER OS 12258) MADE FOUR (4) TEST BORINGS MADE AT OPPOSITE AREAS OF THE SUBDIVISION AT THE CENTERS OF LOTS 56, 59, 62 & 65. 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 EXISTING EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE EXISTING EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

THE ESTIMATED COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$ 1500.00, INCLUDING THE COSTS FOR THE REQUIRED PERMIT AND LICENSE. NO OSSF'S 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 \$ 22500.00, 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 IS SOLD, THE PURCHASER MAY INITIATE INSTALLATION OF AN OSSF SYSTEM BY WRITING OR CALLING THE SUBDIVIDER. SUBDIVIDERS 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:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 18.343, 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 WILL BE CONSTRUCTED, WITH THE INSTALLATION OF WATER METER BOXES, HAVE COST A GRAND TOTAL OF \$ 79210.00 WHICH EQUALS TO \$ 5280.67 PER LOT. LOT 52 HAS AN EXISTING 3/4" SINGLE SERVICE AT THE SOUTHWEST CORNER.

SEWAGE FACILITIES—SEPTIC SYSTEM IS ESTIMATED TO COST \$ 1500.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$ 22,500.00 FOR THE ENTIRE SUBDIVISION.



Alfonso Quintanilla P.E.
 ALFONSO QUINTANILLA
 P.E. No. 95534
 DATE 4-5-16

REPORTE FINAL DE INGENIERIA PARA TIERRA DE SANTA CRUZ SUBDIVISION No. 2

PROVISION DE AGUA: Descripción y Gastos.

LA SUBDIVISION TIERRA DE SANTA CRUZ SUBDIVISION No. 2 HA SIDO PROVISTA DE AGUA POTABLE POR LA COMPAÑIA DE AGUA DE NORTH ALAMO (N.A.W.S.C.). EL DUEÑO DE LA SUBDIVISION Y LA COMPAÑIA DE AGUA N.A.W.S.C. SE HA COMPROMETIDO A PROVEER DE AGUA SUFFICIENTE A LA SUBDIVISION POR UN PERIODO DE 30 AÑOS. LA COMPAÑIA DE AGUA 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.

EL SISTEMA DE AGUA PARA TIERRA DE SANTA CRUZ SUBDIVISION No. 2 CONSISTE DE UNA LINEA DE AGUA DE 8" DE DIAMETRO QUE CONECTAN CON LA LINEA DE AGUA EXISTENTE DE 8" EN LA CALLE AZUL STREET EN LA ESQUINA DE LOTE 60. LA LINEA DE AGUA DE 8" DE DIAMETRO CORRE NORTE POR EL LADO OESTE DE LA CALLE, Y SE CONECTA CON UNA LINEA DE AGUA EXISTENTE DE 8" DIAMETRO EN LA CALLE BLANCO STREET DE LA ESQUINA NOROESTE DE LOTE 55.

DEL CONDUCTO DE AGUA DE 8 PULGADAS SE PRODUCEN CINCO (5) 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 CUATRO (4) CONDUCTOS INDIVIDUALES DE AGUA DE 3/4" DE PULGADA DE DIAMETRO PARA CADA LOTE. LOTE 52 TIENE UN 3/4" DE PULGADA DE DIAMETRO DE AGUA EXISTENTE.

LOS DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIAMETRO, EL CONDUCTO DE 3/4" DE PULGADA DE DIAMETRO, Y LOS MEDIDORES MECANICOS DE AGUA A UN COSTO TOTAL DE US\$ 3800.67 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPAÑIA N.A.W.S.C. US\$ 20850.00, QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE, US\$ 1390.00 ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION. CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPAÑIA N.A.W.S.C. LO INSTALARA SIN ALGUN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION TAMBIEN HA INSTALADO TRES (3) BOCAS DE RIEGO (FIRE HYDRANT) A UN COSTO DE \$ 3200.00 POR CADA UNO CUAL GASTA UNA CANTIDAD TOTAL \$ 9800.00. 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: Descripción y Costos.

SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR DE LA SUBDIVISION TIERRA DE SANTA CRUZ SUBDIVISION No. 2. 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 CUATRO (4) PRUEBAS CON AGUJEROS EN EL CENTRO DE LOS LOTES 56, 59, 62 Y 65 (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 ESTIMADO PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON US\$ 1500.00, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS NINGUNA FOSA SEPTICA HA SIDO INSTALADA EN EL PROCESO DE LA APROBACION FINAL. 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\$ 22500.00, QUE ES EL COSTO TOTAL ESTIMADO PARA INSTALAR UN SISTEMA DE FOSAS SEPTICAS EN CADA TERRENO. EL DUEÑO DE LA SUBDIVISION INCLUIRA EL COSTO DE UN SISTEMA DE FOSA SEPTICAS EN EL PRECIO DE VENTA DEL TERRENO.

EN CUALQUIER MOMENTO DESPUES DE QUE EL TERRENO SEA VENDIDO, EL COMPRADOR PUEDE INICIA 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 18.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

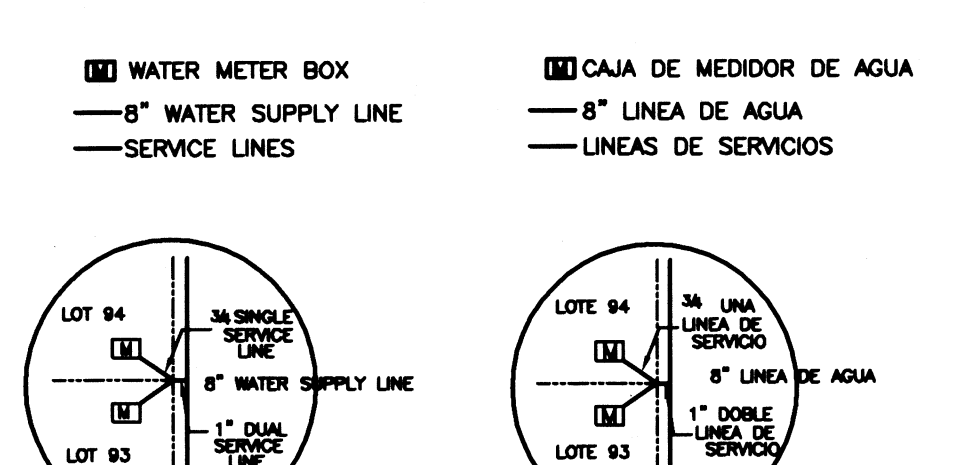
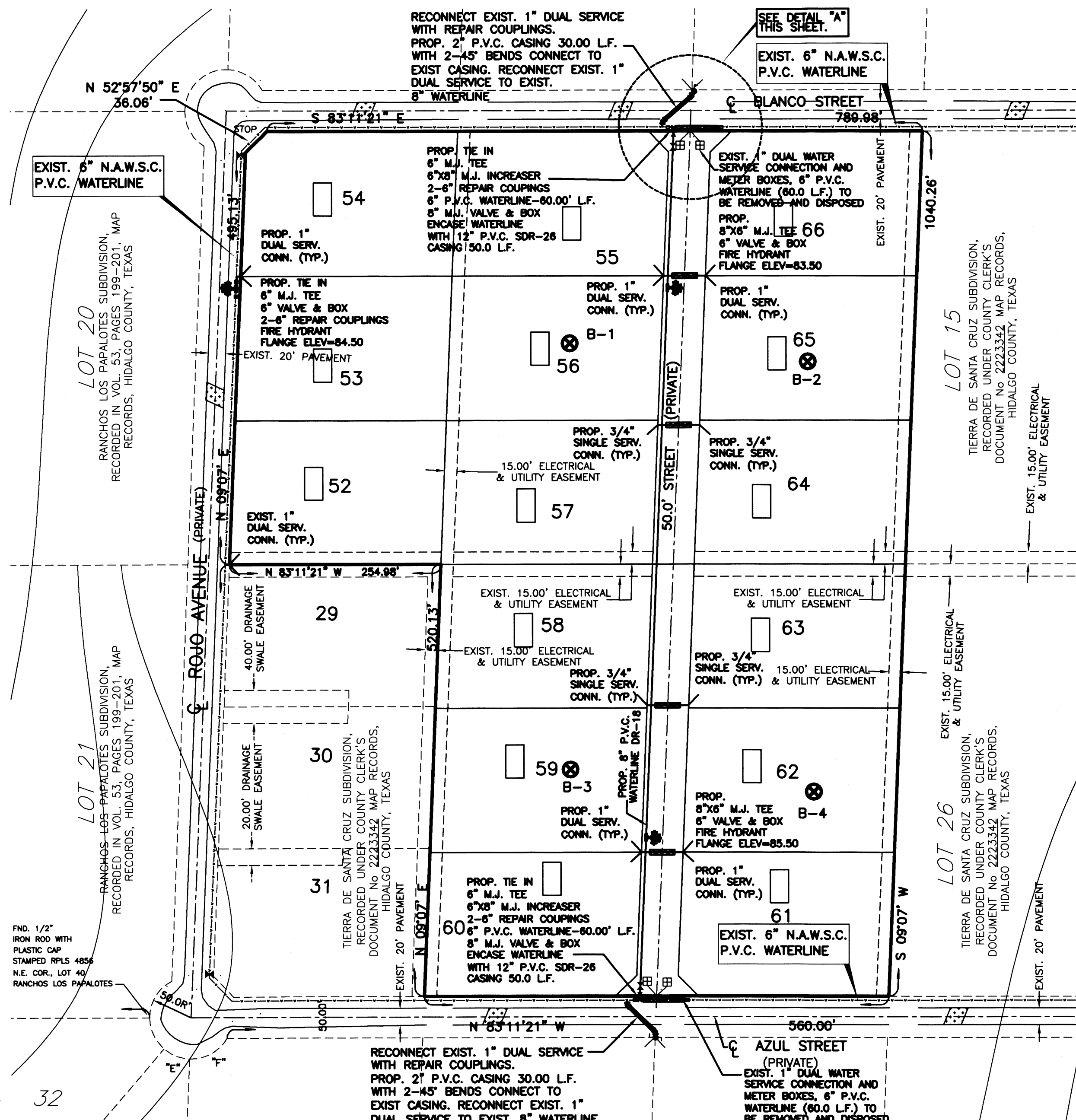
AGUA: EL SISTEMA/SERVICIO DE AGUA ESTA TOTALMENTE CONSTRUIDO, CON LA INSTALACION DE LOS MEDIDORES DE AGUA. EL GRAN COSTO TOTAL ES DE US\$ 79210.00 LO CUAL EQUIVALE A US\$ 5280.67 POR LOTE. LOTE 52 TIENE UN 3/4" DE PULGADA DE DIAMETRO DE AGUA EXISTENTE.

DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$ 1500.00 A UN COSTO TOTAL DE \$ 22500.00 TODA LA SUBDIVISION.



Alfonso Quintanilla P.E.
 ALFONSO QUINTANILLA
 P.E. No. 95534
 DATE 4-5-16

MAP OF WATER DISTRIBUTION SYSTEM/ MAPA DE DISTRIBUCION DE AGUA



COST ESTIMATE

PAVING IMPROVEMENTS	\$ 62,120.00
DRAINAGE IMPROVEMENTS:	\$ 19,200.00
WATER DISTRIBUTION:	\$ 58,360.00
SEPTIC TANKS:	\$ 22,500.00

TIERRA DE SANTA CRUZ SUBDIVISION No. 2

A 16.39 ACRE TRACT OF LAND BEING ALL OF LOTS 14, 27 AND 28, TIERRA DE SANTA CRUZ SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER COUNTY CLERK'S INSTRUMENT NUMBER 2223342, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ALL OF LOT 18 AND 19, RANCHOS LOS PAPALOTES SUBDIVISION No.1, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 53, PAGE 199 THRU 201, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2147174, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS

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:

SANTA CRUZ PROPERTIES, LTD.
 BY: GENERAL PARTNER RUPPERT COMPANY, LLC
 BY: RICHARD RUPPERT, PRESIDENT
 P.O. BOX 959
 EDINBURG TX. 78539

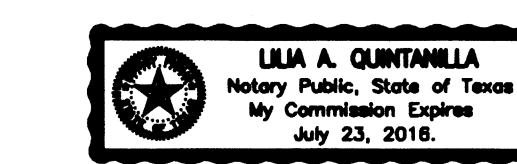
1.-- I (WE), SUBDIVIDER (S) OF TIERRA DE SANTA CRUZ SUBDIVISION No. 2 HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS TO THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

SANTA CRUZ PROPERTIES, LTD. BY: GENERAL PARTNER RUPPERT COMPANY, LLC
 BY: RICHARD RUPPERT, PRESIDENT
 P.O. BOX 959
 EDINBURG TX. 78539

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared
 SANTA CRUZ PROPERTIES, LTD.
 BY: GENERAL PARTNER RUPPERT COMPANY, LLC
 BY: RICHARD RUPPERT, PRESIDENT
 who, being by me first duly sworn, de--clared that the statements therein are true and correct and acknowledged that she executed the same for the purposes and consideration thereby expressed.

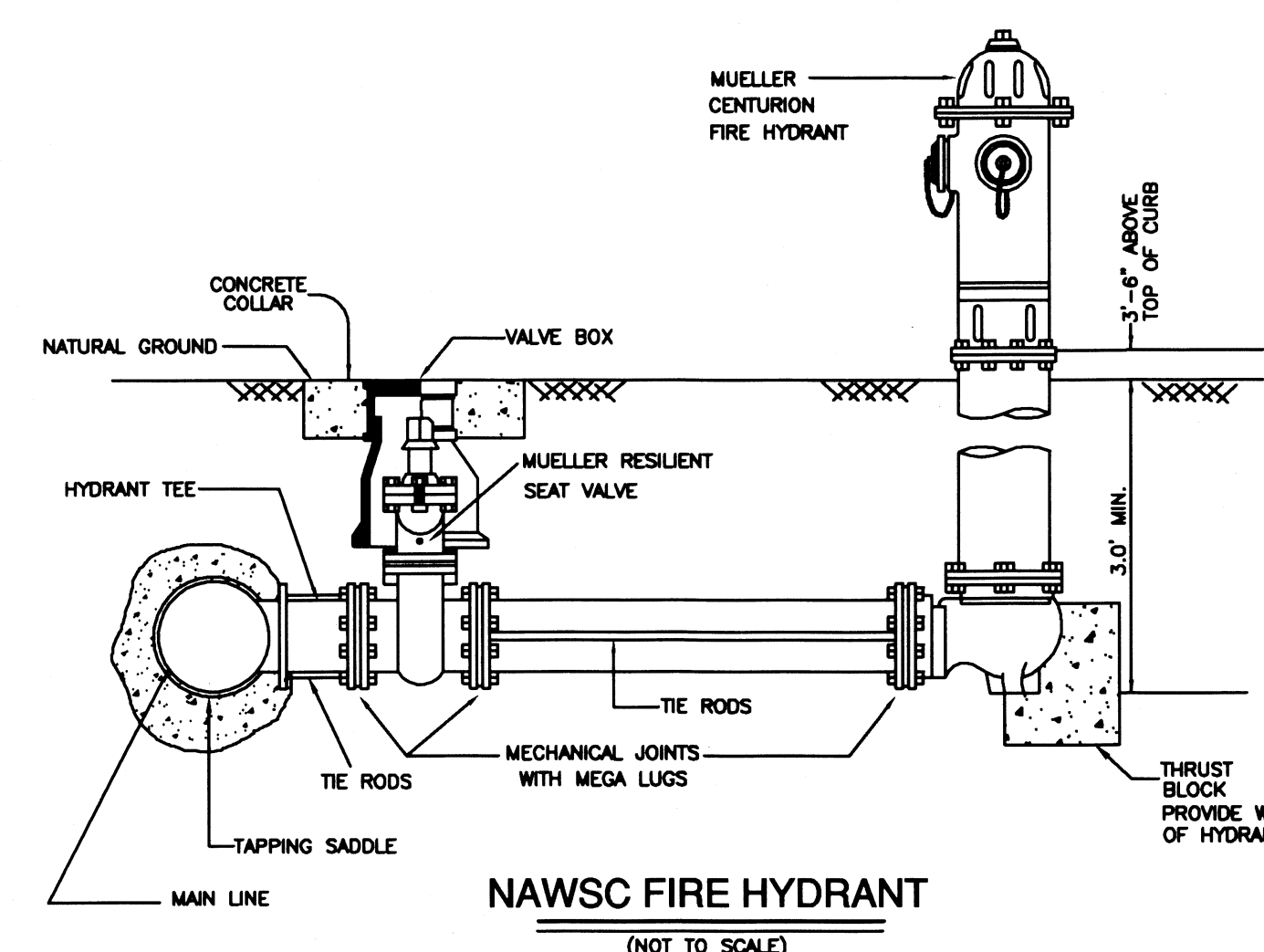
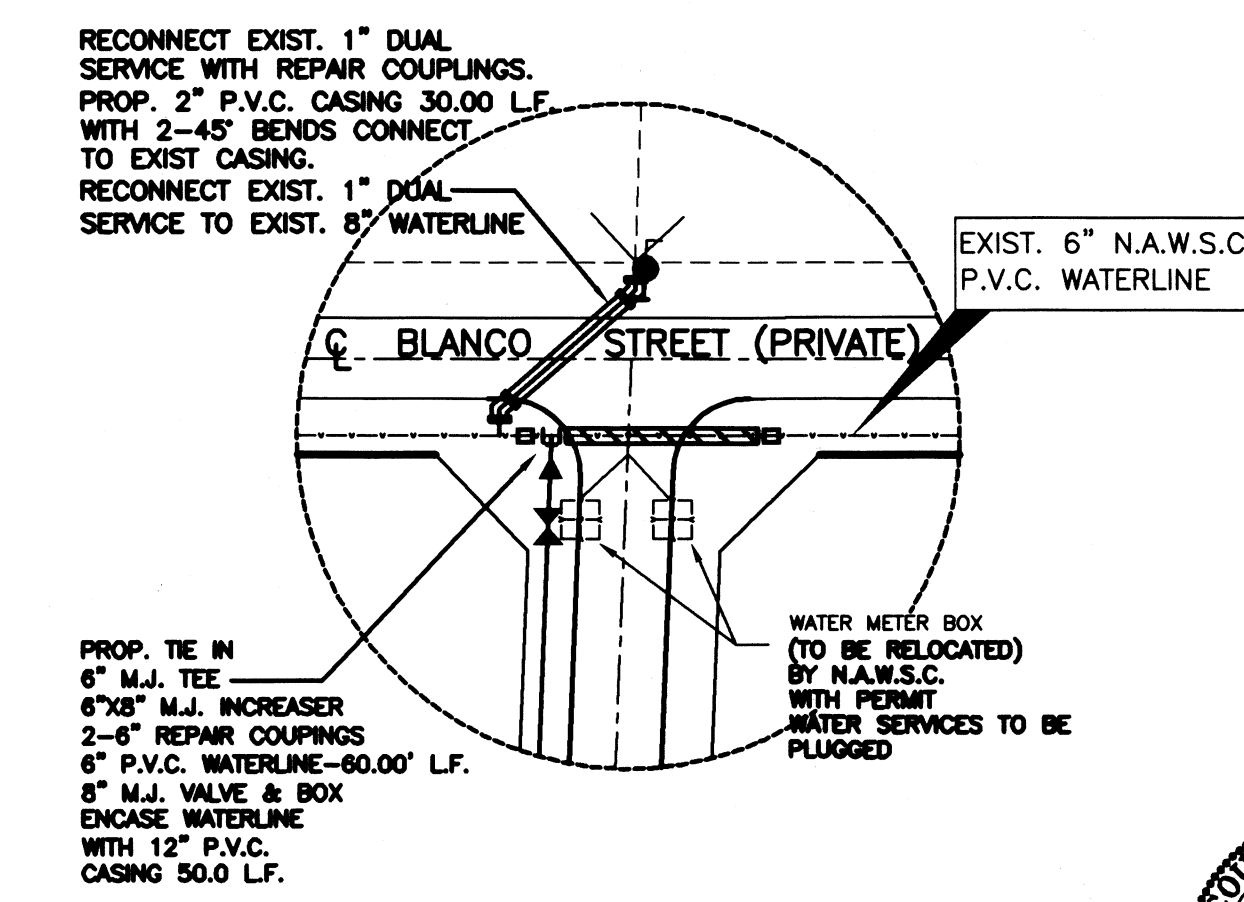
Given under my hand and seal of office this _____ day of _____, 20____.



LILIA A. QUINTANILLA - NOTARY PUBLIC

REVISION NOTES

No.	Sheet	REVISION	Date	Approved



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

FILE NAME: F:\DATA\SUBD\HIDALGO COUNTY\TIERRA DE SANTA CRUZ\B-PLAT

SHEET No. 2	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
OF 3 SHEETS	2-28-2016	M. GONZALEZ		
	DATE REVISION	REVISION BY	CHECKED BY	APPROVED BY

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

TIERRA DE SANTA CRUZ SUBDIVISION No2

A 16.39 ACRE TRACT OF LAND BEING ALL OF LOTS 14, 27 AND 28, TIERRA DE SANTA CRUZ SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER COUNTY CLERK'S INSTRUMENT NUMBER 2223342, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ALL OF LOT 18 AND 19, RANCHOS LOS PAPALOTES SUBDIVISION No.1, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 53, PAGE 199 THRU 201, MAP RECORDS, HIDALGO COUNTY TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2147174, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS

Tierra De Santa Cruz Subdivision No.2 is a 16.39 acre tract of land being all of lots 14, 27 and 28, Tierra de Santa Cruz Subdivision, Hidalgo County, Texas, according to the map or plat thereof recorded in instrument Number 2223342, Map Records, Hidalgo County, Texas, and all of lots 18 and 19, Ranchos Los Papalotes Subdivision No. 1, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 53, Pages 199 thru 201, map records, Hidalgo County, Texas, and according to warranty deed recorded under County Clerk's Document Number 2147174, official records, Hidalgo County, Texas. This subdivision is located on the West side of Brushline Road approximately 2.5 miles North of El Cibolo Road. The site is woodlands. The proposed subdivision will consist of 15 one acre residential lots.

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

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

Presently, the site has runoff flowing Northeastly. The existing runoff for the proposed subdivision is Q= 7.52 cubic feet per second based on a 10-year storm.

After development the runoff will be Q= 14.89 cubic feet per second for an increase of Q= 7.37 cubic feet per second. Detention will be 23,421.17 cubic feet (0.54 acre feet). Due to the fact that these are 1.0 acre lots and the amount of the proposed impervious area is very small in relation to the original development, there will be very minimal impact to the drainage of this area. The road side ditch along Blanco Street existing flow is in a westerly direction.

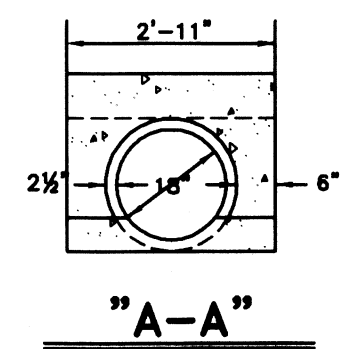
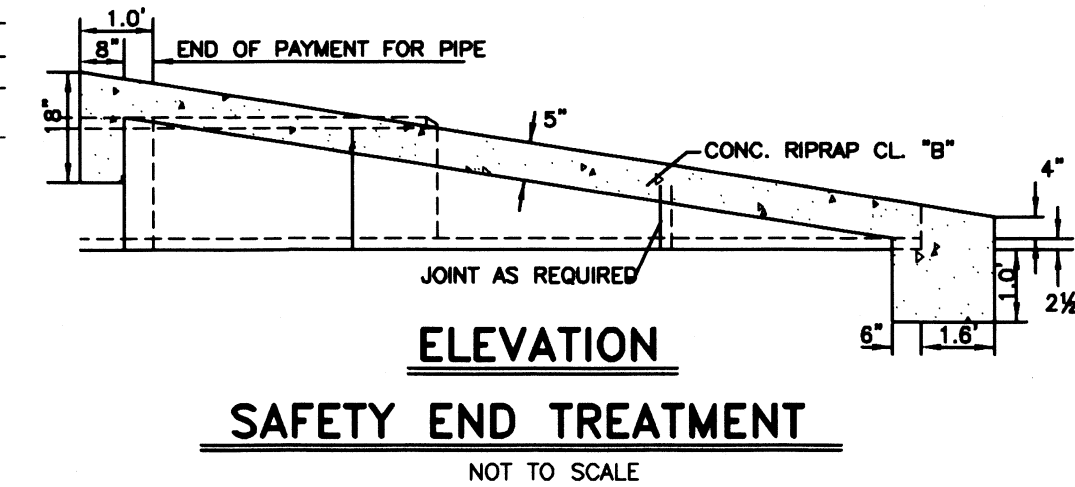
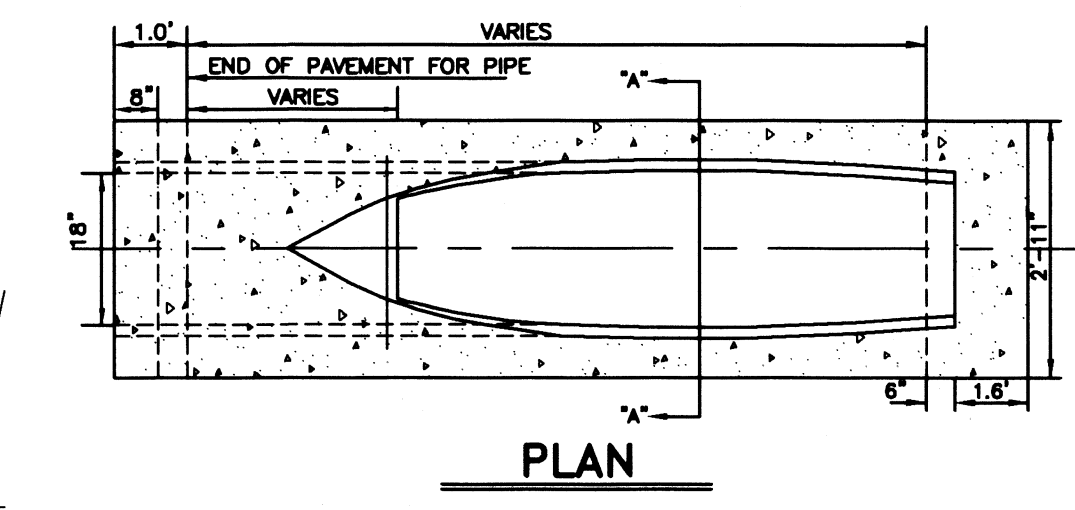
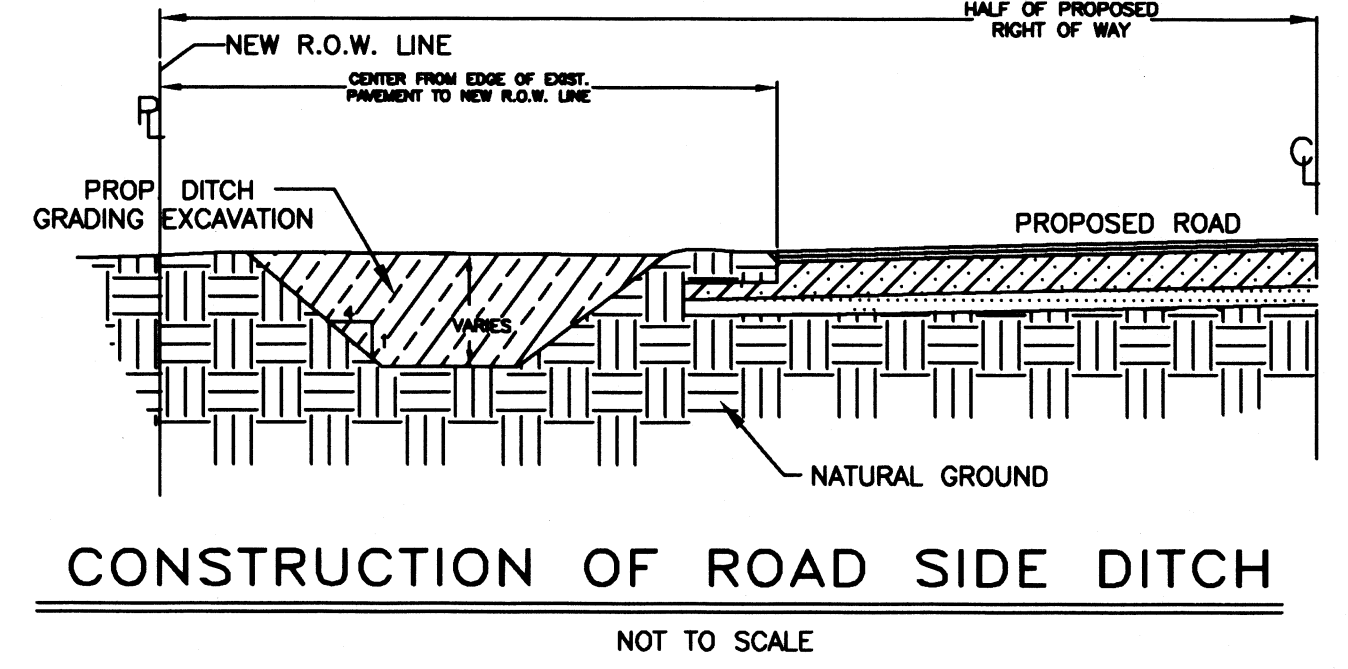
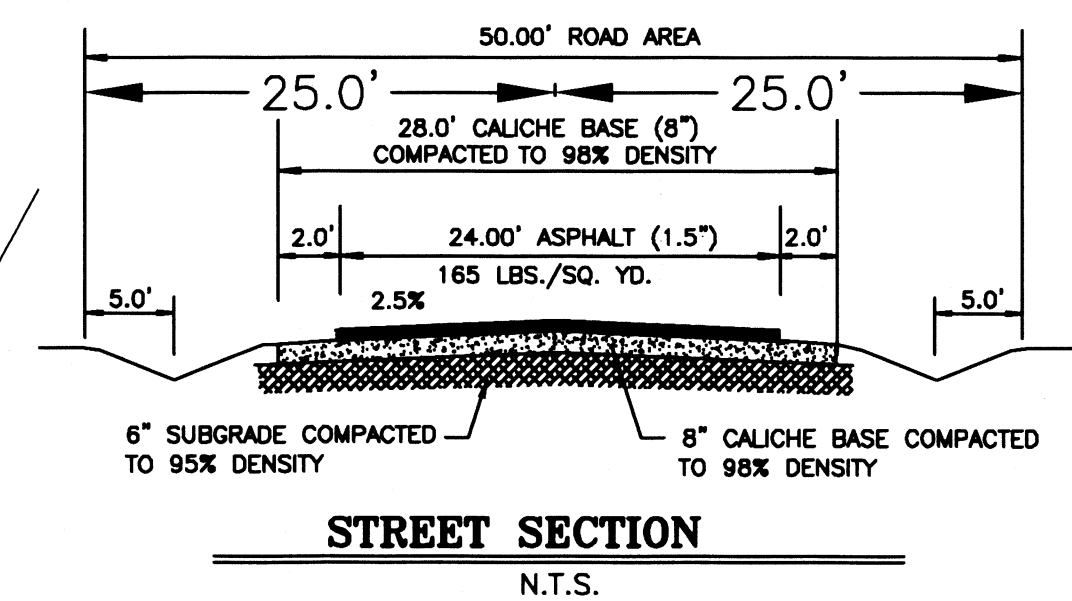
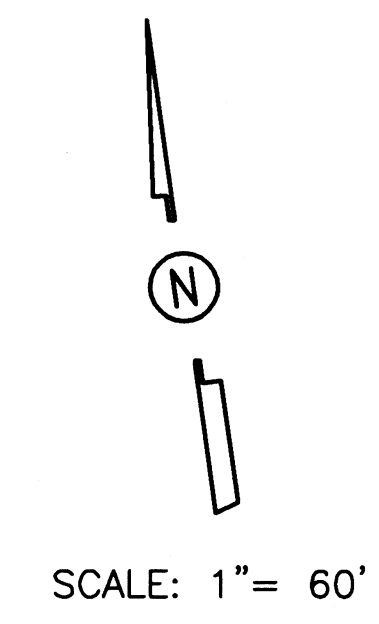
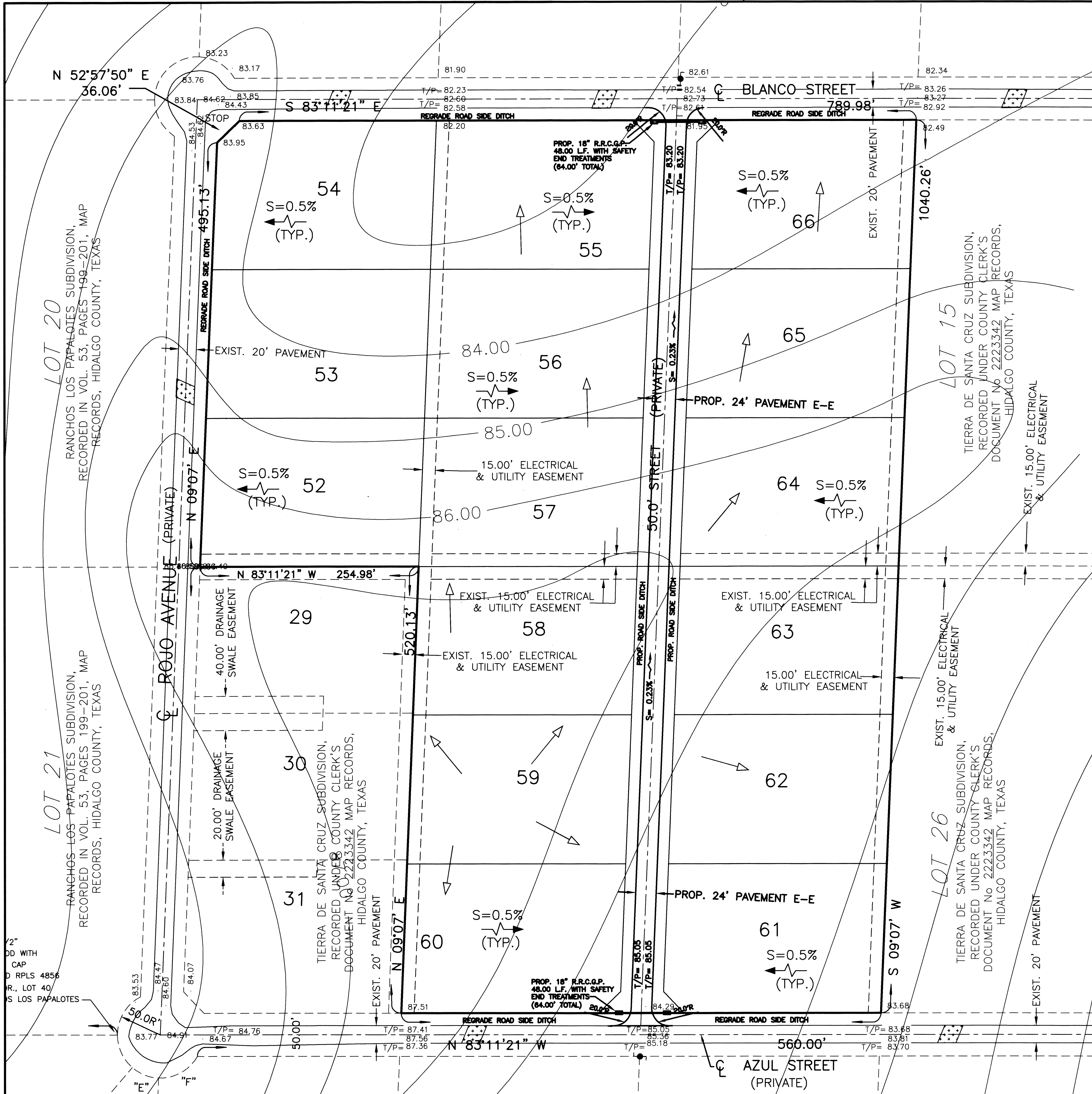
CERTIFICATION:

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 480334 0325 D DATED JUNE 6, 2000 (LOMR MAY 17, 2001)



Alfonso Quintanilla P.E.
 ALFONSO QUINTANILLA
 P.E. No. 95534

4-5-16
 DATE



REVISION NOTES			
No.	Sheet	REVISION	Date



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

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

NOTE:
 T/P= EXIST. TOP OF PAVEMENT

COST ESTIMATE

PAVING IMPROVEMENTS	\$ 62,120.00
DRAINAGE IMPROVEMENTS:	\$ 19,200.00
WATER DISTRIBUTION:	\$ 58,360.00
SEPTIC TANKS:	\$ 22,500.00

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