



# HIDALGO COUNTY PLANNING DEPARTMENT

1304 SOUTH 25<sup>TH</sup> 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: 5-16-2017

PROPOSED LANTANA ACRES NO. 8 SUBDIVISION, PRECINCT No. 1.

ENGINEER: QUINTANILLA, HEADLEY & ASSOCIATES DEVELOPER: THE THREE GRANDES,LTD

PRELIMINARY APPROVAL  FINAL APPROVAL  FINAL APPROVAL WITH FINANCIAL GUARANTEE  WITH VARIANCE

NUMBER OF LOTS: 58  \*SINGLE FAMILY \_\_\_  \*MULTI-FAMILY \_\_\_  COMMERCIAL \_\_\_  INSTITUTIONAL

LOCATION DESCRIPTION: NORTH OF MILE 22 ½ NORTH ROAD, APPROXIMATELY 300 FEET WEST OF ENGLEMAN GARDENS ROAD.

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

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 4-08-2016 PROPERTY LIES WITHIN FLOOD ZONE: " X " AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY STORM DRAINAGE SYSTEM AND DETENTION BY WIDENING THE WEST AND NORTH DRAIN DITCH.

ROAD R.O.W. DEDICATION: 20.00 FEET ONTO MILE 22 ½ NORTH ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 5-11-2017 By, DANNY GUZMAN, PCT. 1 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 5-10-2017 By, Environmental Health Division Manager

SEWER SYSTEM:  OSSF & SOIL ANALYSIS WERE CONDUCTED BY: JOSE ANGEL GONZALEZ

WATER SERVICE PROVIDER: NAWSC LINE SIZE: 8" LOCATION: NORTH OF MILE 22 ½ NORTH ROAD.

H.C.E.O.C. FINAL APPROVAL DATE: 5-09-17 : 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: \$17,500.00 For:  FIRE HYDRANT (5)**

**A Letter of Credit Financial Institution: FIRST COMMUNITY BANK, NATIONAL ASSOCIATION**

**L.O.C No. 9100115895 Amount: \$894,405.56 For:  **SUBDIVISION CONSTRUCTION IMPROVEMENTS****

PRELIMINARY APPROVAL FROM THE  
HIDALGO COUNTY COMMISSIONERS COURT ON:

AUGUST 23, 2016

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

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, owners of the property shown on this plat, their successors, assigns, and transferees (hereinafter called "Grantor" whether one or more persons are named), in consideration of one dollar (\$1.00) and other good and valuable consideration paid by North Alamo Water Supply Corporation, (hereinafter called "Grantee"), the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, transfer, and convey to said Grantee, its successors, and assigns, an exclusive perpetual easement with the right to erect, construct, install and thereafter use, operate, inspect, repair, maintain, replace, and remove water distribution lines and appurtenances over and across the lands shown on this plat, together with the right of ingress and egress over Grantor's adjacent lands of the purpose for which the above mentioned rights are granted. The easement hereby granted shall not exceed 15' in width, and Grantee is hereby authorized to designate the course of the easement herein conveyed except that when the pipeline(s) is installed, the easement herein granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline installed.

In the event the easement hereby granted abuts on a public road and the city, county or state hereafter widens or relocates the public road so as to require the relocation of this water line as installed, Grantor further grants to Grantee an additional easement over and across the land shown on this plat for the purpose of laterally relocate said water line as may be necessary to clear the road improvements, which easement hereby granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline as relocated.

The consideration recited herein shall constitute payment in full for all damages sustained by Grantor by reason of the installation, maintenance, repair, replacement and relocation of the structures referred to herein. Thus 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 \_\_\_\_\_, 2017.

*Richard W. Ruppert*  
RICHARD W. RUPPERT, MANAGER AND MEMBER  
EL GUY LOCO, LLC GENERAL PARTNERSHIP  
FOR THE THREE GRANDES, LTD.  
P.O. BOX 959  
EDINBURG TX, 78540

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; N.A.W.S.C. CERTIFICATE, HIDALGO COUNTY HEALTH DEPT. CERTIFICATE, COUNTY CLERK'S RECORDING CERTIFICATE; H.C.D.D. No. 1 CERTIFICATION, DELTA LAKE IRRIGATION DISTRICT CERTIFICATION; REVISION NOTES.

SHEET 2.- HEADING INDEX: LOCATION MAP; LOT, STREETS, AND EASEMENT LAYOUT; ENGINEER'S & SURVEYOR'S CERTIFICATION; HIDALGO COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES.

SHEET 3.- WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT INCLUDING DESCRIPTION OF WATER AND WASTE WATER/OSSF AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION) SUBDIVIDER CERTIFICATE & STATEMENT

SHEET 4.- DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, MAP OF TOPOGRAPHY AND DRAINAGE, ENGINEERING CERTIFICATION; REVISION NOTES.

PLAT NOTES AND RESTRICTIONS:

- 1.- FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN. COMMUNITY-PANEL NUMBER 480334 0350 C. MAP REVISED: NOVEMBER 16, 1982 (LOAR DATE MAY 17, 2001)
- 2.- LEGEND: DENOTES 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.
- 3.- SETBACKS: MINIMUM REQUIREMENTS-OWNER MAY DESIGNATE STRICTER REQUIREMENTS. FRONT FOR LOTS 1-4, 32-34 AND 51-58: 40.00 FEET FRONT: 25.00 FEET REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER CORNER SIDE: 10.00' CORNER GARAGE SIDE: 18.00' CORNER GARAGE FRONT: 18.00' CORNER SIDE WHERE F.L.W. IS GREATER THAN 50.00': 20.00' 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. NO COMMERCIAL USE SHALL BE ALLOWED. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE 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 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.
- 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.=61.83 1/2" IRON ROD FOUND 40.0 FEET NORTH FROM THE SOUTHEAST CORNER OF PROP. SUBD. NAVD 88 DATUM. B.M. No.2: ELEV.= 56.38 1/2" IRON ROAD SET IN CONCRETE ON THE NORTHWEST CORNER OF LOT 44 OF PROP. SUBD. NAVD 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 128,701.48 CUBIC FEET 2.95 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. 4.
- 8.- 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 EXCERPT MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE SOIL EVALUATOR HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM. E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.
- 9.- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- 10.- RICHARD W. RUPPERT, MANAGER AND MEMBER EL GUY LOCO, LLC GENERAL PARTNERSHIP FOR THE THREE GRANDES, LTD., THE OWNER & SUBDIVIDER OF LANTANA ACRES No. 8 RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSES OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET No. 3 OF THIS PLAT.
- 11.- 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.
- 12.- 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 OCCUPANCY AN EASEMENT.
- 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.- FIRE HYDRANTS ARE FOR FILLING PURPOSES. THE PRESENCE OF THE FIRE HYDRANTS DOES NOT GUARANTEE THAT THEY WILL FUNCTION PROPERLY DURING A FIRE, AND THE ENGINEER DOES NOT WARRANT OR IMPLY THAT THEY WILL.
- 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 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.

REVISION NOTES table with columns: No., Sheet, Description, Date, Approved

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY: LANTANA ACRES No. 8, IS LOCATED ON THE NORTH SIDE OF MILE 22 1/2 NORTH ROAD APPROXIMATELY 270 FEET WEST OF ENGELMAN GARDENS 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). LANTANA ACRES No. 8, LIES APPROXIMATELY 5.67 MILE FROM THE CITY LIMITS AND IT IS NOT WITHIN THE CITY'S TWO-MILE EXTRA TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021 AND IT IS NOT WITHIN THE CITY'S FIVE-MILE EXTRA TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 212.001 AND LIES IN PRECINCT No. 1.

PRINCIPAL CONTACTS: Name: RICHARD W. RUPPERT, MANAGER AND MEMBER EL GUY LOCO, LLC GENERAL PARTNERSHIP FOR THE THREE GRANDES, LTD. Address: P.O. BOX 959, 124 E. STUBBS, EDINBURG, TX 78539. City & Zip: EDINBURG TX, 78540. Phone: (956)383-0868. Fax: (956)383-2301. ENGINEER: ALFONSO QUINTANILLA, 124 E. STUBBS, EDINBURG, TX 78539. SURVEYOR: ALFONSO QUINTANILLA, 124 E. STUBBS, EDINBURG, TX 78539.

SUBDIVISION PLAT OF:

LANTANA ACRES No. 8

A 68.02 ACRE TRACT OF LAND OUT OF LOTS 11 AND 14, BLOCK 56, MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 29, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2206581, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS: A 68.02 ACRE TRACT OF LAND OUT OF LOTS 11 AND 14, BLOCK 56, MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 29, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2206581, 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 SOUTH LINE OF LOT 14 AND IN THE CENTERLINE OF MILE 22 1/2 NORTH ROAD FOR THE SOUTHWEST CORNER OF LANTANA ACRES No.7 (RECORDED IN INSTRUMENT NUMBER 227625, MAP RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHEAST CORNER OF THIS TRACT, SAID SPINDLE BEARS N 80°40'0 W, 270.00 FEET FROM THE SOUTHEAST CORNER OF LOT 14.

THENCE: N 80°40' W, ALONG THE SOUTH LINE OF LOT 14 AND THE CENTERLINE OF MILE 22 1/2 NORTH ROAD, A DISTANCE OF 1,682.00 FEET TO A COTTON PICKER SPINDLE FOR THE SOUTHWEST CORNER OF LOT 14 AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE: N 09°20' E, ALONG THE WEST LINE OF LOT 14, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 20.00 FEET FOR THE NORTH RIGHT OF WAY LINE OF MILE 22 1/2 NORTH ROAD, A TOTAL DISTANCE OF 1,481.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE: N 79°41'47" E, A DISTANCE OF 1,370.00 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: N 74°54'44" E, A DISTANCE OF 241.45 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: S 80°40' E, A DISTANCE OF 171.84 FEET TO A POINT FOR THE NORTHWEST CORNER OF LANTANA ACRES No.7 AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE: S 09°20' E, ALONG THE WEST LINE OF LANTANA ACRES No.7, PASSING A 1/2" IRON ROD WITH PLASTIC CAP STAMPED RPLS 4856 FOUND AT 2,001.22 FEET FOR THE NORTH RIGHT OF WAY LINE OF MILE 22 1/2 NORTH ROAD, A TOTAL DISTANCE OF 2,021.22 FEET TO THE POINT OF BEGINNING AND CONTAINING 68.02 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH LANTANA ACRES No. 6, RECORDED IN VOLUME 54, PAGE 73, 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

10-15-15  
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 DATE

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF LANTANA ACRES No. 8 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_

ENVIRONMENTAL HEALTH DIVISION MANAGER DATE

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

I, RICHARD W. RUPPERT, MANAGER AND MEMBER OF EL GUY LOCO, LLC GENERAL PARTNERSHIP FOR THE THREE GRANDES, LTD., AS OWNER OF THE 68.02 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED LANTANA ACRES No. 8 SUBDIVISION, HEREBY SUBDUIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN. I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT: (A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; (B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS; (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS. I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

*Richard W. Ruppert*  
RICHARD W. RUPPERT, MANAGER AND MEMBER  
EL GUY LOCO, LLC GENERAL PARTNERSHIP  
FOR THE THREE GRANDES, LTD.  
P.O. BOX 959  
EDINBURG TX, 78540

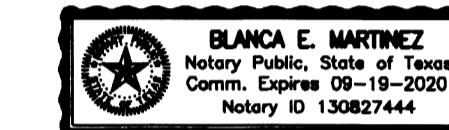
4-20-17  
DATE

STATE OF TEXAS COUNTY OF HIDALGO

RICHARD W. RUPPERT, MANAGER AND MEMBER EL GUY LOCO, LLC GENERAL PARTNERSHIP FOR THE THREE GRANDES, LTD.

BEFORE ME, the undersigned authority, on this day personally appeared FOR THE THREE GRANDES, LTD. known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for purposes and considerations therein stated.

Given under my hand and seal of office this 20th day of April, 2017.



*Blanca E. Martinez*  
BLANCA E. MARTINEZ - NOTARY PUBLIC

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

WE THE UNDERSIGNED CERTIFY that this plat of the LANTANA ACRES No. 8, was reviewed and approved by the Hidalgo County Commissioners Court on \_\_\_\_\_

Hidalgo County Judge Date  
Hidalgo County Clerk Date

DRAINAGE STATEMENT

We, the undersigned owner(s) of land shown on this plat for the consideration of Delta Lake Irrigation District (Willacy and Hidalgo County), Texas, assume all responsibility for the drainage of the land covered hereby and we, our heirs and assigns, assume any cost in connection with any drainage needed now or at any time in the future.

RICHARD W. RUPPERT, MANAGER AND MEMBER EL GUY LOCO, LLC GENERAL PARTNERSHIP FOR THE THREE GRANDES, LTD. P.O. BOX 959 EDINBURG TX, 78540

STATE OF TEXAS COUNTY OF HIDALGO COUNTY OF WILLACY

This plat, LANTANA ACRES No. 8, has been submitted to and considered by the Delta Lake Irrigation District of Willacy and Hidalgo County, Texas and is hereby approved by such district. All rights, rules and regulations of Delta Lake Irrigation District existing prior to the submission of this plat are not abridged by the subsequent approval of this plat by the said District, notwithstanding any provision or notation otherwise in this plat. (This requirement will be inapplicable if any rights, rules or regulations of the District are intended by the District to be abridged.) Delta Lake Irrigation District will not allow any structures 15' from the centerline of a pipeline or 25' from the inside toe of any main or lateral canal or drainage ditch, and that no fencing will be installed or remain on any District easements or right of way unless approved by the District management. All approved fencing will be required to have gates providing a minimum opening of 16 feet. Subject to notice that irrigation water is available only at existing irrigation outlets. Any modification, change, or additional outlets must be approved by the district, and be at expense of the owner.

Any failure to record this plat in the office of the County Clerks Office of Willacy or Hidalgo County within one year after this date, shall cause this approval to become VOID.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21st DAY OF April, 2017.

APPROVED BY: PRESIDENT: Joel Pennington

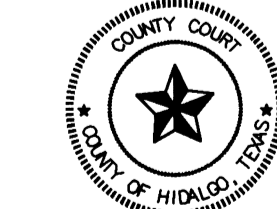
ATTEST BY: SECRETARY: Richard Ruppert

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. 95534  
3-22-17  
DATE

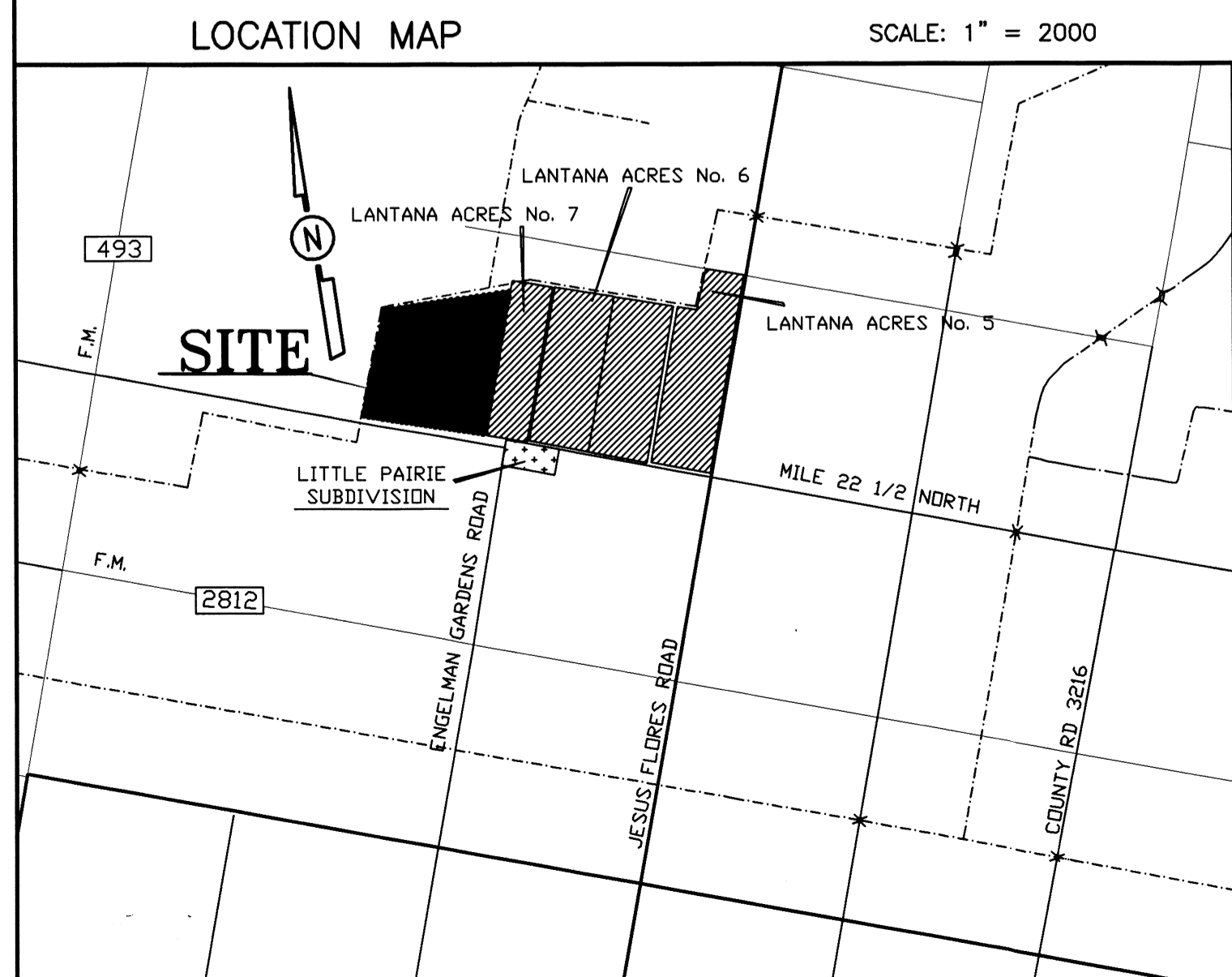


FILED FOR RECORD IN HIDALGO COUNTY ARTURO GUJARDO, JR. HIDALGO COUNTY CLERK

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

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

SHEET 1 OF 4 FILENAME: F:\DATA\SUBD\HGO.CO\LANTANA ACRES No. 8\LANTANA8-PLAT T10-15-15.LG DATE PREPARED: 11-02-16 PREPARED BY: JLUS CAVAZOS CHECKED BY: A.O. APPROVED BY: A.O.



SUBDIVISION PLAT OF:

# LANTANA ACRES No. 8

A 68.02 ACRE TRACT OF LAND OUT OF LOTS 11 AND 14, BLOCK 56, MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 29, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2206581, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

THE THREE GRANDES, LTD. TRACT: REMAINDER OF LOTS 9 THRU 11 AND LOTS THRU 16, BLOCK 56, MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1514956, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.



SCALE: 1" = 100'

SET 1/2" x 24" IRON ROD WITH PLASTIC CAP STAMPED RPLS 4856

THE SANTA CRUZ PROPERTIES, LTD. TRACT: 679.40 AC. OUT OF LAS MESTIZAS RANCH, MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1111007, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

SET 1/2" x 24" IRON ROD WITH PLASTIC CAP STAMPED RPLS 4856

EXIST. 60.00' R.O.W. (NOT OPEN)

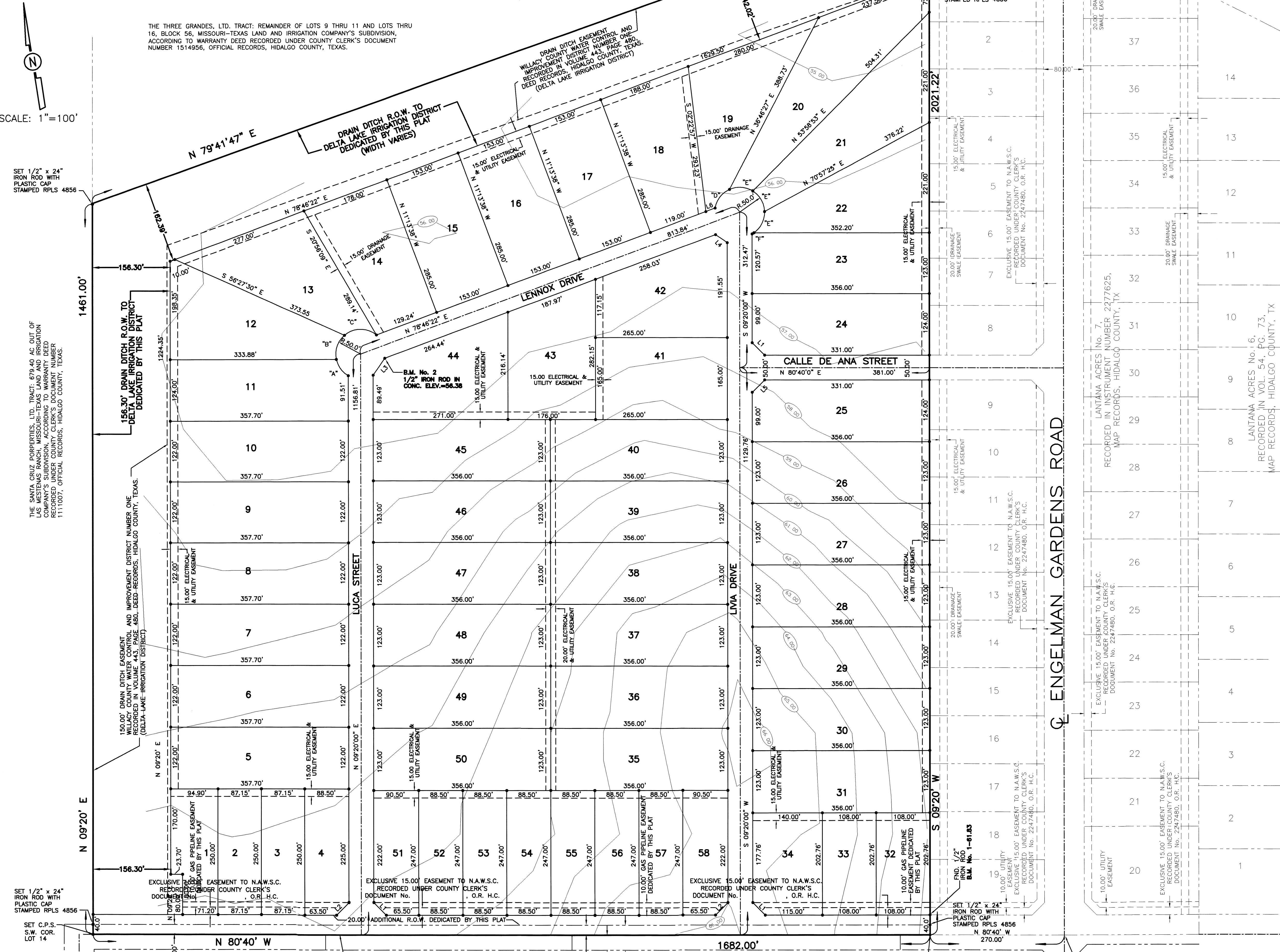
THE LINO ROMEO MORENO TRACT: 12.83 AC. OUT OF LOT 15 AND THE WEST 5.0 ACRES OF LOT 158, DELTA ORCHARDS COMPANY No. 2, ACCORDING TO SPECIAL WARRANTY DEED WITH VENDOR'S LIEN, RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 569334, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

THE ROSENDO & GLORIA M ROSALES TRACT: 14.75 AC. OUT OF LOT 159 AND THE EAST 5.0 ACRES OF LOT 158, DELTA ORCHARDS COMPANY No. 2, ACCORDING TO SPECIAL WARRANTY DEED WITH VENDOR'S LIEN, RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1127344, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

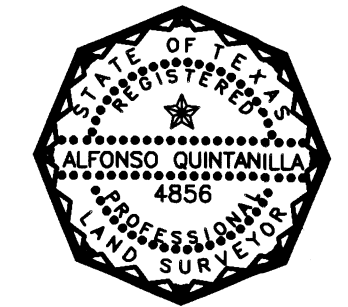
THE TEXAS REGIONAL BANK, AS SUCCESSOR CUSTODIAN FOR THE RICHARD W. RUPPERT SEP-IRA TRACT: LOTS 160 & 161, DELTA ORCHARDS COMPANY No. 2, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2556594, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

THE SAMUEL L. DAVIS TRACT: 9.0 AC. OUT OF LOT 162, DELTA ORCHARDS COMPANY No. 2, ACCORDING TO AFFIDAVIT OF HERESHIP RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2258287, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

FND. CONCRETE MONUMENT S.E. COR. LOT 14



STATE OF TEXAS  
COUNTY OF HIDALGO



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

10-15-15  
DATE

STATE OF TEXAS  
COUNTY OF HIDALGO



*Alfonso Quintanilla P.E.*  
ALFONSO QUINTANILLA  
P.E. No. 9634

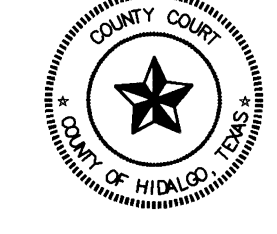
2-22-17  
DATE

AREA DATA TABLE		
LOT	AREA (S.F.)	AC.
1	21829.37	0.50
2-3	21787.50	0.50
4	21812.50	0.50
5-10	43639.40	1.00
11	43853.10	1.01
12	43915.79	1.01
13	44012.55	1.01
14	43781.85	1.01
15-17	43605.00	1.01
18	43747.50	1.00
19	44181.59	1.01
20	54355.73	1.25
21	47851.82	1.10
22	43819.43	1.01
23	43783.24	1.01
24-25	43831.50	1.01
26-31	43788.00	1.01
32-33	21897.81	0.50
34	28073.56	0.64
35-40	43788.00	1.01
41	43725.00	1.00
42	43923.47	1.01
43	43849.59	1.01
44	44507.07	1.02
45-50	43788.00	1.01
51	22041.00	0.51
52-57	21859.50	0.50
58	22041.00	0.51

CURVE DATA			
CURVE	DELTA	RADIUS	LENGTH
"A"	47°30'46"	50.00'	41.46'
"B"	61°44'15"	50.00'	53.88'
"C"	80°11'20"	50.00'	69.98'
"D"	56°20'53"	50.00'	49.17'
"E"	56°20'54"	50.00'	49.17'
"F"	05°10'05"	50.00'	4.51'

LINE DATA TABLE		
DATA	BEARING	LENGTH
L1	N 35°40'00" W	35.36'
L2	S 54°20'00" W	35.36'
L3	N 44°30'11" E	41.10'
L4	S 55°16'49" E	28.48'
L5	N 54°20'00" E	35.36'
L6	N 78°46'22" E	20.00'

REVISION NOTES			
No.	Sheet	REVISION	Date



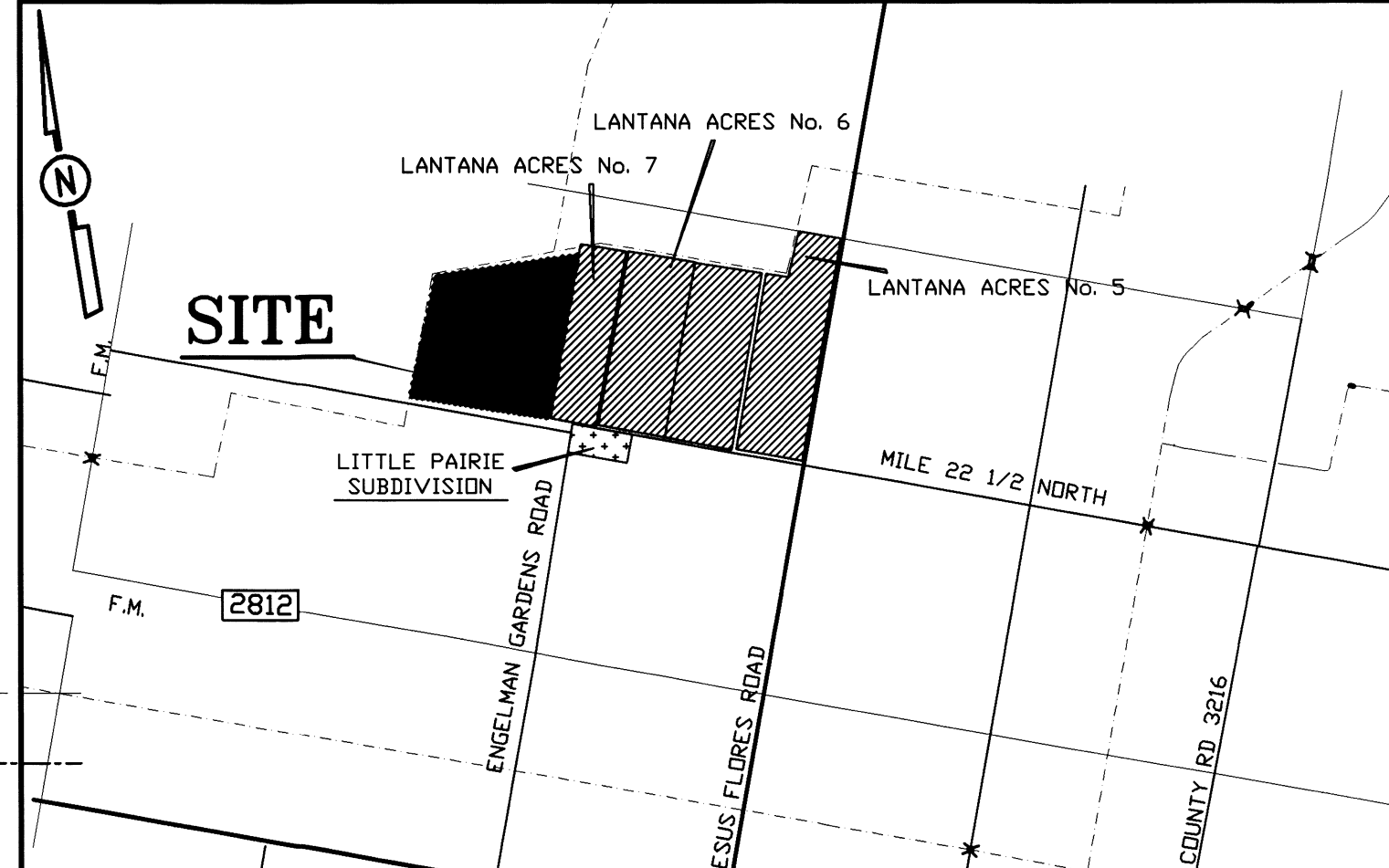
FILED FOR RECORD IN  
HIDALGO COUNTY  
ARTURO GUAJARDO, JR.  
HIDALGO COUNTY CLERK

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

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

LAND SURVEYORS  
PHONE 956-381-6480  
FAX 956-381-0527  
OFFICE@QHAENGINEERING.COM

LOCATION MAP SCALE: 1" = 2000'



SHEET 2 OF 4					
FILENAME	PREPARED	PREPARED BY	CHECKED BY	APPROVED BY	DATE
F:\DATA\SUBD\HGO\CO\LANTANA ACRES No. 8\LANTANA-PLAT	10-15-15	LG	A.G.	A.G.	10-15-15
	DATE REVISION	REVISION BY	CHECKED BY	APPROVED BY	DATE
	11-02-16	JULIS CAVAZOS	A.G.	A.G.	

# LANTANA ACRES No. 8

A 68.02 ACRE TRACT OF LAND OUT OF LOTS 11 AND 14, BLOCK 56, MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 29, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1514956, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

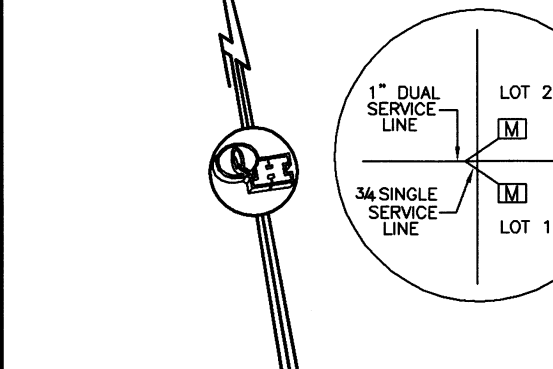
WATER METER BOX  
8" WATER SUPPLY LINE  
SERVICE LINES

CAJA DE MEDIDOR DE AGUA  
8" LINEA DE AGUA  
LINEAS DE SERVICIOS

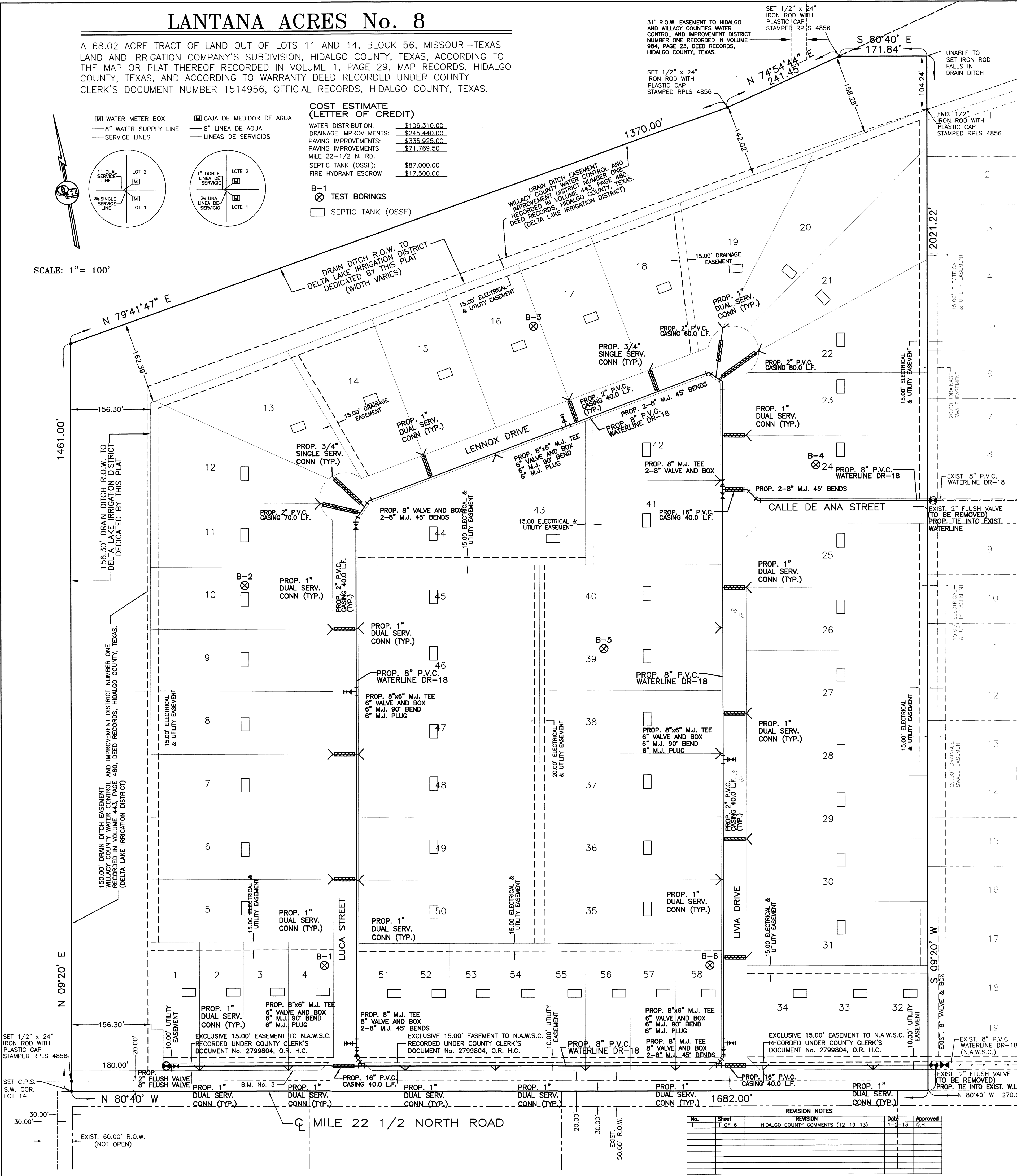
### COST ESTIMATE (LETTER OF CREDIT)

WATER DISTRIBUTION:	\$106,310.00
DRAINAGE IMPROVEMENTS:	\$245,440.00
PAVING IMPROVEMENTS:	\$335,925.00
MILE 22-1/2 N. RD.	\$71,769.50
SEPTIC TANK (OSSF):	\$87,000.00
FIRE HYDRANT ESCROW:	\$17,500.00

B-1 TEST BORINGS  
SEPTIC TANK (OSSF)



SCALE: 1" = 100'



**FINAL ENGINEERING REPORT FOR LANTANA ACRES No. 8:**  
BY ALFONSO QUINTANILLA, P.E.

**WATER SUPPLY: Description and Costs.**  
LANTANA ACRES No. 8 WILL BE PROVIDED WITH POTABLE WATER BY 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. PROMISED TO PROVIDE WATER TO THE SUBDIVISION FOR AT LEAST 10 YEARS FROM THE DATE OF THIS REPORT. N.A.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLY TO SERVE THE FULL DEVELOPMENT OF THE SUBDIVISION. N.A.W.S.C. HAS AN EXISTING 8" DIAMETER WATERLINE RUNNING ALONG THE NORTH SIDE OF MILE 22 1/2 NORTH ROAD AND AN EXISTING 8" DIAMETER WATERLINE RUNNING ALONG THE NORTH SIDE OF CALLE DE ANA STREET.

THE WATER SYSTEM FOR LANTANA ACRES No. 8 CONSIST OF AN 8" DIAMETER WATERLINE THAT CONNECTS TO THE SAID 8" WATERLINE ON MILE 22 1/2 NORTH ROAD AND RUNS WEST ON THE NORTH SIDE OF MILE 22 1/2 NORTH ROAD, ENDING WITH A 2" FLUSH VALVE ON THE WEST SIDE OF THE SUBDIVISION.

FROM THIS 8" DIAMETER WATERLINE, ANOTHER 8" DIAMETER WATERLINE CONNECTS TO IT NEAR THE SOUTHEAST CORNER OF LOT 58 AND RUNS NORTH ALONG THE WEST SIDE OF LIVA DRIVE, ON THE NORTHEAST CORNER OF LOT 42, THE 8" DIAMETER WATERLINE TURNS WEST AND RUNS ALONG THE SOUTH SIDE OF LENOX DRIVE, ON THE NORTH WEST CORNER OF LOT 44, THE 8" DIAMETER WATERLINE TURNS SOUTH WEST ALONG THE EAST SIDE OF LUCA STREET, IT LOOPS BACK WITH THE 8" DIAMETER WATERLINE ON MILE 22 1/2 ROAD.

ON THE SOUTH EAST CORNER OF LOT 24, ANOTHER 8" DIAMETER WATERLINE CONNECTS WITH THE 8" DIAMETER WATERLINE ON CALLE DE ANA AND RUNS WEST ALONG THE NORTH SIDE OF THE STREET, IT LOOPS BACK WITH THE 8" DIAMETER WATERLINE ON LIVA DRIVE.

FROM THE 8" WATERLINE, TWENTY SEVEN (27) 1" DUAL WATER SERVICES RUN TO PAIRS OF LOTS BEFORE SPLITTING INTO 3/4" DIAMETER SINGLE SERVICES AND FOUR (4) 3/4" DIAMETER SINGLE SERVICES GOING TO THE METER BOXES FOR EACH LOT.

THE SUBDIVIDER WILL POST A LETTER OF CREDIT WITH THE FILING OF THIS PLAT WITH HIDALGO COUNTY IN THE AMOUNT OF \$884,405.56 TO COVER THE COST FOR THE AFOREMENTIONED WATER DISTRIBUTION SYSTEM. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$74,000.00 OR \$1,266.67 PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METERS, WATER RIGHTS, ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO N.A.W.S.C. AFTER THE INSTALLATION OF THE WATER DISTRIBUTION SYSTEM UPON REQUEST BY THE LOT OWNER, N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT, IF THE WATER DISTRIBUTION SYSTEM HAS NOT BEEN FULLY CONSTRUCTED AND ACCEPTED BY N.A.W.S.C. AS OF THEN THE SUBDIVIDER SHALL RENEW HIS/HER LETTER OF CREDIT WITH THE COUNTY. IF THE DEVELOPER FAILS TO RENEW HIS/HER LETTER OF CREDIT OR COMPLETE THE INSTALLATION OF THE WATER DISTRIBUTION SYSTEM BY THE AFOREMENTIONED DATES, THEN THE COUNTY IN ACCORDANCE WITH THE EXECUTED SUBDIVISION CONSTRUCTION AGREEMENT WILL INITIATE THE DRAW DOWN OF THE LETTER OF CREDIT TO CONSTRUCT THE ENTIRE WATER DISTRIBUTION SYSTEM. THESE FACILITIES WILL BE OPERABLE ON OR BEFORE UNLESS THE SUBDIVIDER RENEWS HIS/HER LETTER OF CREDIT FOR AN ADDITIONAL TIME PERIOD AS APPROVED BY THE COUNTY OF HIDALGO. THE DEVELOPER WILL ALSO ESCROW TO THE COUNTY OF HIDALGO THE AMOUNT OF \$17,500.00 TO COVER THE COST FOR FIVE (5) FIRE HYDRANTS.

**SEWAGE FACILITIES: Description and Costs.**  
SEWAGE FROM LANTANA ACRES No. 8, 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 QUALITY OF THE SUBDIVISION SITE FOR THE AFOREMENTIONED 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 SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE THE UNITED STATES OF AGRICULTURE SOIL CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A FINE SANDY LOAM. OF THE SITE EVALUATOR (LICENSE NUMBER OS 12258) HAD SIX (6) TEST BORINGS MADE AT OPPOSITE AREAS OF THE SUBDIVISION AT THE CENTERS OF LOTS 4, 10, 16, 24, 39 AND 58. (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMITED AREA.) THE SOIL REPORT AS PREPARED BY THE SITE EVALUATOR (LICENSE NUMBER OS 12258) INDICATES A CLAY LOAM AND SANDY CLAY LOAM (WITH TEST CLASS EXTENDING MORE THAN 24" FROM THE BOTTOM OF ANY EXIST. EXCAVATIONS. THE SUBDIVISION DRAINS WELL, THE 10-YEAR STORM BEING CONTAINED WITHIN THE STREET AND THE DRAINAGE EASEMENTS.

THE ESTIMATED COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$1,500.00, INCLUDING THE COSTS FOR THE REQUIRED PERMIT AND SURVEY BOOK. NO OSSFS HAVE BEEN AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL. THE SUBDIVIDER WILL POST A LETTER OF CREDIT WITH THE FILING OF THIS FINAL PLAT WITH HIDALGO COUNTY TO COVER THE TOTAL SEPTIC SYSTEM COST OF \$87,000.00. THE SUBDIVIDER WILL INCLUDE THE COST OF A SEPTIC TANK SYSTEM IN THE SALE PRICE OF ANY TIME AFTER THE PURCHASE. THE PURCHASER MAY INITIATE INSTALLATION OF A SEPTIC SYSTEM BY WRITING OR CALLING THE SUBDIVIDER AND THEN FILING WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AN APPLICATION FOR A PERMIT TO CONSTRUCT A SEPTIC SYSTEM. IF ON A LOT BELONGING TO THE SUBDIVIDER NO SEPTIC SYSTEM HAS BEEN INSTALLED AS OF (60 DAYS BEFORE LETTER OF CREDIT EXPIRATION DATE) THEN THE SUBDIVIDER SHALL RENEW HIS/HER LETTER OF CREDIT WITH THE COUNTY, IF HE/SHE CHOOSES NOT TO RENEW THE LETTER OF CREDIT, THEN HE/SHE MUST OBTAIN THE PROPER PERMITS AND INSTALL ALL SEPTIC TANK SYSTEM BY (LETTER OF CREDIT EXPIRATION DATE). IF THE DEVELOPER FAILS TO RENEW HIS/HER LETTER OF CREDIT OR INSTALL ALL SEPTIC TANKS BY THE AFOREMENTIONED DATES, THEN THE COUNTY IN ACCORDANCE WITH THE EXECUTED SUBDIVISION CONSTRUCTION AGREEMENT WILL INITIATE THE DRAW DOWN OF THE LETTER OF CREDIT TO INSTALL THE REMAINING SYSTEMS. IF ON A LOT BELONGING TO SOMEONE OTHER THAN THE SUBDIVIDER NO SEPTIC SYSTEM HAS BEEN INSTALLED AS OF (60 DAYS BEFORE LETTER OF CREDIT EXPIRATION DATE) THEN THE SUBDIVIDER WILL FIRST REMIND THE LOT OWNER OF THE AVAILABILITY OF THE SEPTIC SYSTEM. UNLESS THE LOT OWNER THEN PROMPTLY INITIATES THE INSTALLATION OF THE SEPTIC SYSTEM, THE SUBDIVIDER AND FILING AN APPLICATION FOR A PERMIT TO CONSTRUCT THE SYSTEM, THE SUBDIVIDER WILL EXERCISE HIS/HER RETAINED RIGHT OF ENTRY AND HIS/HER OBTAINED POWER OF ATTORNEY SO THAT HE/SHE MAY INSTALL THE SEPTIC SYSTEM, OR SUBMIT TO THE COUNTY A RENEWAL OF THE LETTER OF CREDIT FOR THOSE SYSTEMS THAT HAVE NOT BEEN INSTALLED.

AT ANY TIME AFTER THE LOT 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:**  
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 16.343, WATER CODE. I CERTIFY THAT THE ESTIMATED COSTS TO INSTALL CONSTRUCTED WATER AND ON-SITE SEWAGE FACILITIES, DESCRIBED ABOVE, ARE AS FOLLOWS:

**WATER FACILITIES:** THESE FACILITIES ARE FULLY CONSTRUCTED, WITH INSTALLATION OF WATER METERS, AT A TOTAL COST OF \$106,310.00 OR \$1,832.93 PER LOT. FIRE HYDRANTS WILL BE ESCROWED IN THE AMOUNT OF \$17,500.00 FOR A TOTAL OF \$123,810.00.

**SEWAGE FACILITIES:** THESE FACILITIES FULLY CONSTRUCTED WILL COST A GRAND TOTAL OF \$87,000.00 WHICH EQUALS TO \$1,500.00 PER LOT.

**SUBDIVIDER CERTIFICATION:**  
I, 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 CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

**SUBDIVIDER STATEMENT:**  
RICHARD RUPPERT, GENERAL PARTNER  
I, THE THREE GRANDES, LTD. SUBDIVIDERS OF LANTANA ACRES No. 8 HEREBY CERTIFY SEWER PERMITS, AS APPLICABLE, HAVE BEEN PAID AND COPIES OF RECEIPTS 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, QUANTITY AND QUANTITY TO ENABLE THE PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

BEFORE ME, the undersigned notary public, on this day personally appeared RICHARD RUPPERT, GENERAL PARTNER OF THE THREE GRANDES, LTD. proved to me through his Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that he executed the same for the purposes and consideration thereby expressed.

Given under my hand and seal of office this 5th day of May, 2017.

ALFONSO QUINTANILLA, P.E. 5-5-17 DATE  
ALFONSO QUINTANILLA, P.E. 95534

BLANCA E. MARTINEZ, Notary Public, Expires 09-19-2020, Notary ID: 138927444

BLANCA E. MARTINEZ - NOTARY PUBLIC 5-5-17 DATE

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

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

REVISION NOTES

No.	Sheet	REVISION	Date	Approved
1	1 OF 6	HIDALGO COUNTY COMMENTS (12-19-13)	1-2-13	J.H.

FILENAME: F:\DATA\SUB\HIDALGO\CO\LANTANA ACRES No. 8\WATER  
DATE PREPARED: 10-15-13 BY: GONZALEZ  
DATE REVISION: 12-19-13 BY: GONZALEZ  
CHECKED BY: \_\_\_\_\_ APPROVED BY: \_\_\_\_\_

SHEET No. 3 OF 4 SHEETS

**REPORTE FINAL DE INGENIERIA PARA LA SUBDIVISION LANTANA ACRES No. 8:**  
POR ALFONSO QUINTANILLA, P.E.

**PROVISION DE AGUA: Descripción y Gastos.**  
LANTANA ACRES No. 8 SERA PROVISITA DE AGUA POTABLE POR LA COMPANIA DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). EL DUEÑO DE LA SUBDIVISION Y LA COMPANIA DE AGUA N.A.W.S.C. SE HAN COMPROMETIDO A PROVEER DE AGUA SUFICIENTE A LA SUBDIVISION POR UN PERIODO DE 30 AÑOS. LA COMPANIA 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. N.A.W.S.C. TIENE UNA LINEA EXISTENTE DE 8" DE DIAMETRO DE AGUA QUE CORRE POR EL LADO NORTE DE LA CALLE DE ANA STREET.

EL SISTEMA DE AGUA PARA LANTANA ACRES No. 8 CONSISTE DE UNA LINEA DE AGUA DE 8" DE DIAMETRO QUE SE CONECTA CON LA LINEA EXISTENTE DE AGUA DE 8" DE DIAMETRO Y CORRE POR EL LADO NORTE DE LA CALLE MILE 22 1/2 NORTH ROAD, TERMINANDO CON 2" VALVULA DE PURGA EN EL LADO OESTE DE LA SUBDIVISION.

DE ESTA LINEA DE AGUA DE 8" DE DIAMETRO, OTRA LINEA DE AGUA DE 8" DE DIAMETRO CONECTA EN LA ESQUINA SUDESTE DE LOTE 58 Y CORRE NORTE POR EL LADO OESTE DE LA CALLE LIVA DRIVE. EN LA ESQUINA NORESTE DE LOTE 42, LA LINEA DE AGUA DE 8" DE DIAMETRO VOLTEA OESTE Y CORRE POR EL LADO SUR DE LA CALLE LENOX DRIVE. EN LA ESQUINA NOROESTE DE LOTE 44, LA LINEA DE AGUA DE 8" DE DIAMETRO VOLTEA SUR Y CORRE POR EL LADO ESTE DE LA CALLE LUCA STREET. LA LINEA CONECTA CON LA LINEA DE AGUA DE 8" DE DIAMETRO EN MILE 22 1/2 NORTH ROAD.

EN LA ESQUINA SUDESTE DE LOTE 24, OTRA LINEA DE AGUA DE 8" DE DIAMETRO CONECTA CON LA LINEA DE AGUA DE 8" DE DIAMETRO EN CALLE DE ANA Y CORRE NORTE POR EL LADO NORTE DE LA CALLE. LA LINEA CONECTA CON LA LINEA DE AGUA DE 8" DE DIAMETRO EN LIVA DRIVE.

DE LA LINEA DE 8" DE DIAMETRO, SE DESPRENDEN VEINTE SIETE (27) SERVICIOS DOBLES DE 1" DE DIAMETRO QUE CORREN EN PARES HACIA LOS LOTES PARA DESPUES DIVIDIRSE EN DOS SERVICIOS SENCILLOS DE 3/4" DE PULGADA, Y CUATRO (4) SERVICIOS SENCILLOS DE 3/4" QUE VAN HACIA LOS MEDIDORES DE CADA LOTE.

EL SUBDIVIDOR SOMETERA UNA CARTA DE CREDITO PARA EL ARCHIVO DEL PLANO FINAL AL CONDADO DE HIDALGO PARA CUBRIR EL COSTO TOTAL DE \$884,405.56 PARA LA CONSTRUCCION YA MENCIONADA DE LA DISTRIBUCION DE AGUA. EL DUEÑO DE LA SUBDIVISION HA PAGADO A N.A.W.S.C. UN TOTAL DE \$74,000.00 O \$1,266.67 POR LOTE DE ACUERDO AL CONTRATO Y DOCUMENTO DE 30 DE SERVICIO DE AGUA POTABLE, QUE CUBRE EL MEDIDOR DE AGUA, ACCESORIO DE AGUA Y CUALQUIER OTROS COBROS QUE SE ASOCIEN CON LA NECESIDAD DEL SERVICIO DE AGUA 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. SI EL SISTEMA DE DISTRIBUCION DE AGUA NO HA SIDO CONSTRUIDA A PARTIR DEL (FECHA DE LA CARTA DE CREDITO), ENTONCES EL SUBDIVIDOR DEBE RENOVAR SU CARTA DE CREDITO CON EL CONDADO DE HIDALGO. SI EL/ELLA DECIDE EN NO RENOVAR LA CARTA DE CREDITO O SI EL SUBDIVIDOR NO HA CONSTRUIDO LA DISTRIBUCION DEL AGUA HA LA FECHA YA INDICADA ANTERIORMENTE, ENTONCES EL CONDADO DE HIDALGO EN ACUERDO CON EL CONTRATO DE CONSTRUCCION INICIARA EL RETIRO DE FONDOS PARA LA CONSTRUCCION DEL SISTEMA DE AGUA. LA INSTALACION DE AGUA ESTARA DISPONIBLE DESDE (ESTA FECHA SERA DETERMINADA DE ACUERDO A LA CARTA DE CREDITO), AL MENOS QUE EL SUBDIVIDOR HAGA RENOVADO SU CARTA DE CREDITO OTORGANDOLE UN TIEMPO ADICIONAL. EL SUBDIVIDOR TAMBIEN DEPOSITARA A HIDALGO COUNTY LA CANTIDAD DE \$17,500.00 PARA CUBRIR EL COSTO DE CINCO (5) HYDRANTES DE AGUA.

**DRENAJE: Descripción y Gastos.**  
EL DRENAJE DE LANTANA ACRES No. 8, TENDRA FOSAS SEPTICAS INDIVIDUALES (OSSF) CONSISTENDO EN UN DISEÑO NORMAL CON DOBLE COMPARTIMIENTO DE FOSA SEPTICA (OSSF) Y UN CAMPO DE DRENAJE EN CADA SOLAR. EL EVALUADOR (LIC# OS 12258) HIZO SEIS (6) PRUEBAS CON AGUJEROS EN EL CENTRO DE LOS LOTES 4, 10, 16, 24, 39 Y 58. (PRUEBAS ADICIONALES NO FUERON NECESARIAS PORQUE EL SUELO ES MUY UNIFORME DENTRO DEL AREA DELIMITADA.) EL SUELO ES UN MARGA DE BARRO ARENOSO Y MARGA DE BARRO (CON TEXTURA CLASE II) EXTENDIDO A UNA PROFUNDIDAD DE 24" O MAS. EL SUELO TIENE UN TIEMPO DE PERMEACION SUFICIENTE PARA LA INSTALACION DE UN SISTEMA DE FOSAS SEPTICAS BAJO LA CAPA DE 24 PULGADAS DE FONDO DE LAS EXCAVACIONES.

EL COSTO ESTIMADO PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON 1,500.00 DOLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA EN ESTOS MOMENTOS NINGUNA FOSA SEPTICA HA SIDO INSTALADA EN EL PROCESO DE LA APROBACION FINAL. EL DUEÑO SOMETERA UNA CARTA DE CREDITO JUNTO CON EL PLANO ORIGINAL AL CONDADO DE HIDALGO PARA CUBRIR EL COSTO TOTAL DE 87,000.00 PARA LA INSTALACION DE TODAS LAS FOSAS SEPTICAS. EL DUEÑO DE LA SUBDIVISION INCLUIRA EL COSTO DE UN SISTEMA DE FOSAS SEPTICAS EN LA VENTA DEL SOLAR. A CUALQUIER MOMENTO QUE EL SOLAR HA SIDO VENDIDO, EL COMPRADOR PUEDE INICIAR LA INSTALACION DE FOSAS SEPTICAS ANTES DE QUE EL DUEÑO DE LA SUBDIVISION RECIPIERE LA CARTA DE CREDITO. SI EL/ELLA DEBE EN NO RENOVAR LA CARTA DE CREDITO, ENTONCES EL/ELLA DEBE OBTENER LOS PERMISOS APROPIADOS PARA INSTALAR TODAS LAS FOSAS SEPTICAS ANTES DE (FECHA DETERMINADA). SI EL SUBDIVIDOR FALLA EN RENOVAR SU CARTA DE CREDITO O DE INSTALAR TODOS LOS SISTEMAS SEPTICAS HA LA FECHA YA INDICADA ANTERIORMENTE, ENTONCES EL CONDADO DE HIDALGO EN ACUERDO CON EL CONTRATO DE CONSTRUCCION INICIARA EL RETIRO DE FONDOS PARA LA INSTALACION DE LOS SISTEMAS PENDIENTES. SI EN UN SOLAR PERTENECIENDO HA ALGUIEN QUE SEA EL DUEÑO DE LA SUBDIVISION NINGUN SISTEMA SEPTICO HA SIDO INSTALADO APARTIR DEL (FECHA DE LA CARTA DE CREDITO) ENTONCES EL DUEÑO DE LA SUBDIVISION PRIMERO LE RECORDARA AL DUEÑO DEL SOLAR LA DISPONIBILIDAD DEL SISTEMA SEPTICO, AL MENOS QUE EL DUEÑO DEL SOLAR HA INICIADO LA INSTALACION DEL SISTEMA SEPTICO NOTIFICANDO AL DUEÑO DE LA SUBDIVISION Y SOLICITANDO LA APLICACION PARA LA INSTALACION DEL SISTEMA. EL DUEÑO DE LA SUBDIVISION EJERCERA SU DERECHO DE ENTRADA POR MEDIO DE UNA CARTA DE PODER PARA QUE EL/ELLA PUEDA INSTALAR EL SISTEMA SEPTICO O EL RENOVAR DE LA CARTA DE CREDITO PARA ESOS SISTEMAS SEPTICOS QUE A UN NO HAN SIDO INSTALADOS. DE CUALQUIER MANERA, LOS SISTEMAS SEPTICOS SERAN ENTALADOS PARA (FECHA DE DETERMINADA), AL MENOS QUE EL DUEÑO DE LA SUBDIVISION RENUEVE SU CARTA DE CREDITO PARA CUBRIR LOS SISTEMAS QUE NO SE HAN INSTALADO PARA UN TIEMPO ADICIONAL APROBADO POR EL CONDADO DE HIDALGO. LAS FOSAS SEPTICAS TENDRAN QUE 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 GOBERNANDAS 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 FUE CONSTRUIDO, CON LA INSTALACION DE LOS MEDIDORES DE AGUA, EL COSTO TOTAL ES DE \$106,310.00 O \$1,832.93 POR LOTE. SE HARA UN DEPOSITO PARA LOS HIDRANTES EN LA CANTIDAD DE \$17,500.00 A UN COSTO TOTAL DE \$123,810.00.

**DRENAJE:** SE ESTIMA QUE LAS FOSAS SEPTICAS COSTARAN US \$87,000.00 POR LOTE (TODO INCLUIDO) A UN COSTO TOTAL DE US \$1,500.00 PARA TODA LA SUBDIVISION.

ALFONSO QUINTANILLA, P.E. 95534 5-5-17 DATE

ALFONSO QUINTANILLA, P.E. 95534 5-5-17 DATE

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

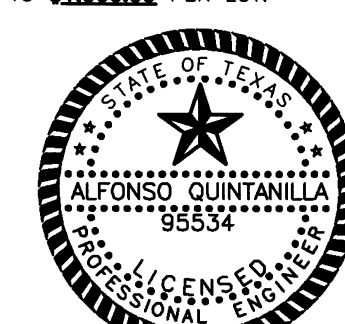
ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM  
INSTRUMENT NUMBER \_\_\_\_\_  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS  
BY: \_\_\_\_\_ DEPUTY

REVISION NOTES

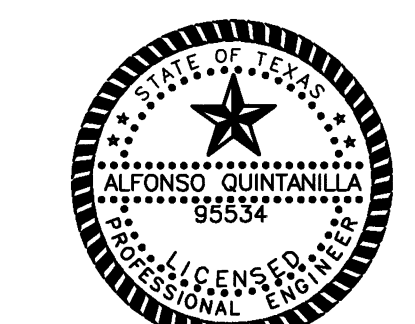
No.	Sheet	REVISION	Date	Approved
1	1 OF 6	HIDALGO COUNTY COMMENTS (12-19-13)	1-2-13	J.H.

FILENAME: F:\DATA\SUB\HIDALGO\CO\LANTANA ACRES No. 8\WATER  
DATE PREPARED: 10-15-13 BY: GONZALEZ  
DATE REVISION: 12-19-13 BY: GONZALEZ  
CHECKED BY: \_\_\_\_\_ APPROVED BY: \_\_\_\_\_

SHEET No. 3 OF 4 SHEETS



ALFONSO QUINTANILLA, P.E. 95534 5-5-17 DATE



BLANCA E. MARTINEZ, Notary Public, Expires 09-19-2020, Notary ID: 138927444

**SUBDIVIDER CERTIFICATION:**  
I, 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 CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

**SUBDIVIDER STATEMENT:**  
RICHARD RUPPERT, GENERAL PARTNER  
I, THE THREE GRANDES, LTD. SUBDIVIDERS OF LANTANA ACRES No. 8 HEREBY CERTIFY SEWER PERMITS, AS APPLICABLE, HAVE BEEN PAID AND COPIES OF RECEIPTS 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, QUANTITY AND QUANTITY TO ENABLE THE PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

BEFORE ME, the undersigned notary public, on this day personally appeared RICHARD RUPPERT, GENERAL PARTNER OF THE THREE GRANDES, LTD. proved to me through his Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that he executed the same for the purposes and consideration thereby expressed.

Given under my hand and seal of office this 5th day of May, 2017.

BLANCA E. MARTINEZ, Notary Public, Expires 09-19-2020, Notary ID: 138927444

BLANCA E. MARTINEZ - NOTARY PUBLIC 5-5-17 DATE

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

ALFONSO QUINTANILLA, P.E. 95534 5-5-17 DATE

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SHEET No. 3 OF 4 SHEETS

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SURVEYING REGISTRATION NUMBER 100411-00

