



HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM
Director of Planning

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

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 1-23-2018

PROPOSED SANTA CRUZ RANCHES NO. 3 SUBDIVISION, PRECINCT No. 1.

ENGINEER: QUINTANILLA, HEADLEY & ASSOCIATES, INC. DEVELOPER: RICHARD W. RUPPERT

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 4 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: SOUTH OF MILE 22 ½ NORTH ROAD APPROXIMATELY 330 FEET WEST OF ENGELMAN GARDENS ROAD.

SUBDIVISION LIES WITHIN THE: THE RURAL AREA OF THE COUNTY

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 12-11-2017 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION WITHIN THE PROPOSED LOTS AND SURFACE RUNOFF WILL DRAIN ONTO MILE 22 ½ NORTH ROAD SIDE DITCH.

ROAD R.O.W. DEDICATION: 10.00 FEET ONTO MILE 22 ½ NORTH ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 1-12-2018 BY, DANNY GUZMAN, PCT. 1 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 1-16-2018 BY, ROBERTO SERNA ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: OSSF

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 8" LOCATION: MILE 22 ½ NORTH ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 1-16-2018 : BY MARTIN RAMIREZ ENVIRONMENTAL COMPLIANCE COORDINATOR

SMALL CONSTRUCTION

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

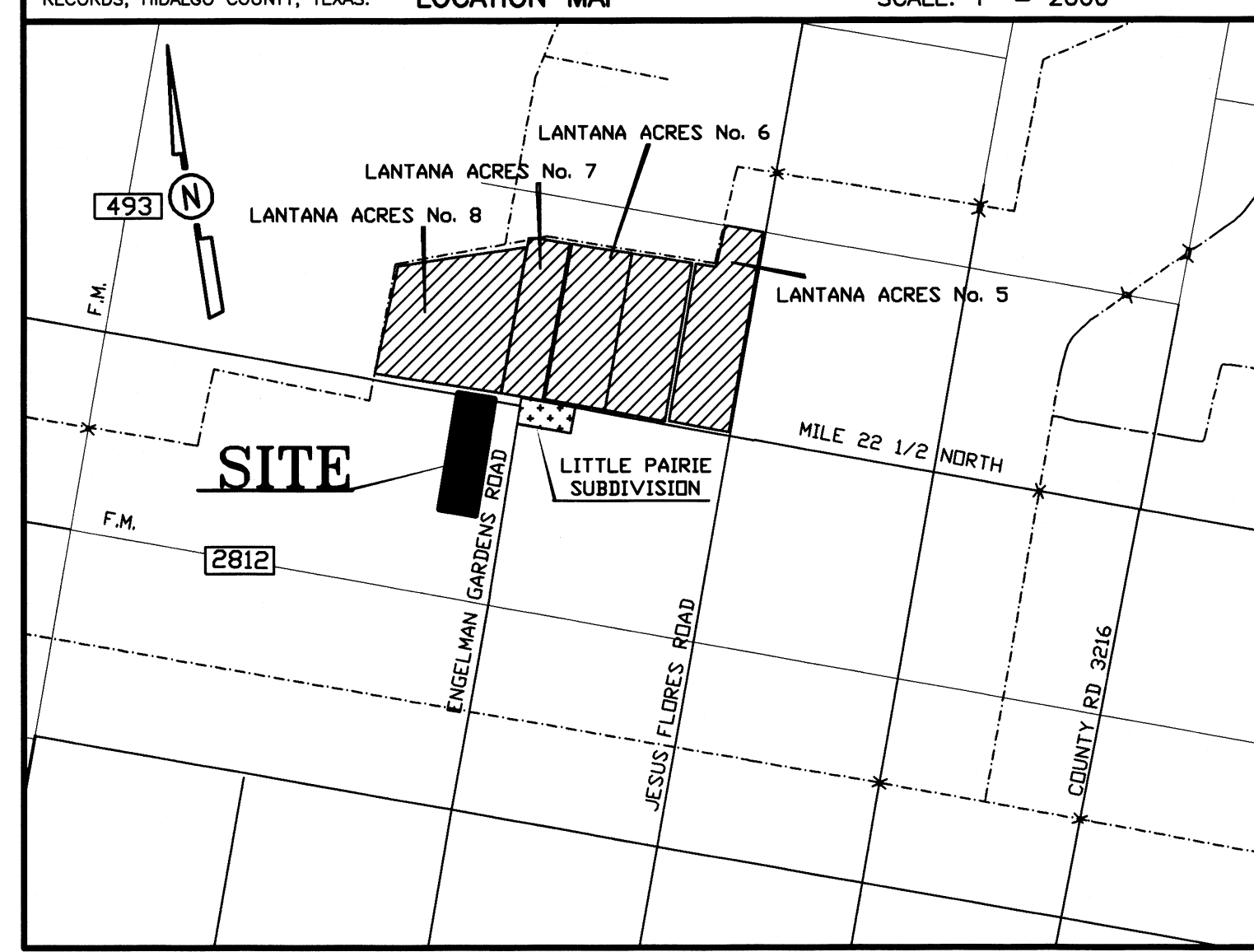
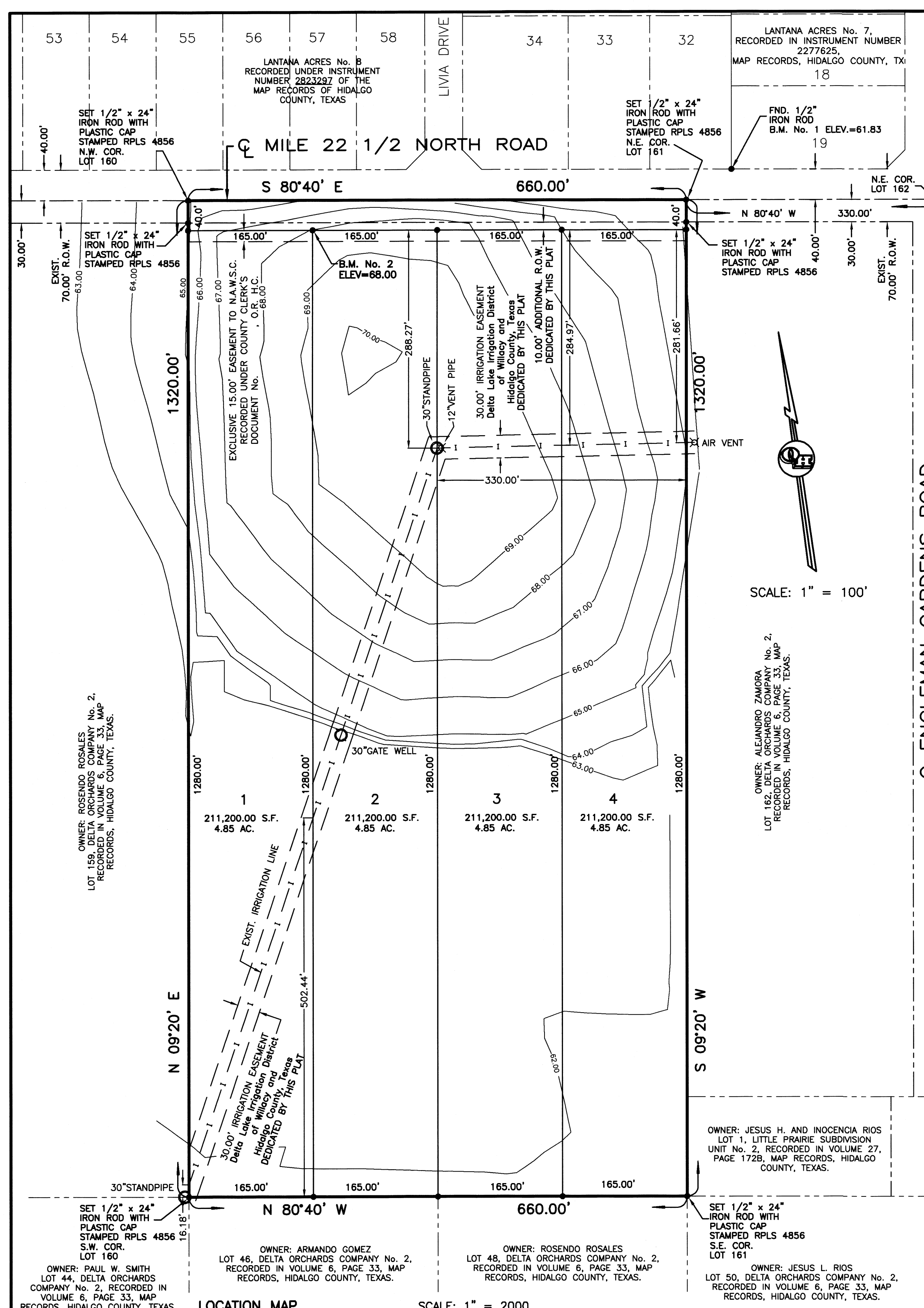
PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: _____, __

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

Final Approval subject to recommendations other departments

Final Approval with financial guarantee.

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



PLAT NOTES AND RESTRICTIONS:

- 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, 1992 (LOAN DATE MAY 17, 2001).
- LEGEND: - DENOTES 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.
- SETBACKS: MINIMUM REQUIREMENTS-OWNER MAY DESIGNATE STRICTER REQUIREMENTS. FRONT: 25.00 FEET. REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER. SIDE OR EASEMENT WHICHEVER IS GREATER IN ALL CASES.
- 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.
- 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.
- 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 40.00 FEET AT THE SOUTHWEST CORNER LOT 19 OF LANTANA ACRES No. 7. NAVD 88 DATUM. B.M. No. 2: ELEV.= 68.00 1/2" IRON ROD SET IN CONCRETE ON THE NORTHEAST CORNER OF LOT 1 OF PROP. SUBD. NAVD 88 DATUM.
- 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 25,048.07 CUBIC FEET (0.58 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.
- 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 SEWERAGE 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 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.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- TEXAS REGIONAL BANK CUSTODIAN FOR RICHARD W. RUPPERT, IRA BY: RICHARD W. RUPPERT, IRA AND CUSTODIAN FOR CARROLL W. RUPPERT, IRA BY: CARROLL W. RUPPERT, IRA THE OWNER & SUBDIVIDER OF SANTA CRUZ RANCHES No. 3 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.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES AND OTHER PLANTINGS (EXCEPT 18 INCHES MATURE HEIGHT, AND GRASS, COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE EASEMENT.
- 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.
- 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.
- 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.
- 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 C: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.

INDEX TO 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 & 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. No. 1 CERTIFICATION; DELTA LAKE IRRIGATION DISTRICT CERTIFICATION; REVISION NOTES.

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SHEET 3.- SUBDIVIDER CERTIFICATE & STATEMENT, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, MAP OF TOPOGRAPHY AND DRAINAGE; ENGINEERING CERTIFICATION; REVISION NOTES.

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF SANTA CRUZ RANCHES No. 3 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____ DATE _____ ENVIRONMENTAL HEALTH DIVISION MANAGER _____

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

SANTA CRUZ RANCHES No. 3, IS LOCATED IN THE EAST HIDALGO COUNTY ON THE SOUTH SIDE OF MILE 22 1/2 NORTH ROAD AT THE INTERSECTION OF MILE 22 1/2 NORTH ROAD AND 330 FEET WEST OF ENGLEMAN 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 83,970). SANTA CRUZ RANCHES No. 3, 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	Address	City & Zip	Phone	Fax
TEXAS REGIONAL BANK CUSTODIAN FOR RICHARD W. RUPPERT, IRA BY: RICHARD W. RUPPERT, IRA AND CUSTODIAN FOR CARROLL W. RUPPERT, IRA BY: CARROLL W. RUPPERT, IRA	P.O. BOX 959 EDINBURG, TX 78539	EDINBURG TX, 78540	(956)383-0868	(956)383-2301
ALFONSO QUINTANILLA ENGINEER SURVEYOR	124 E. STUBBS EDINBURG, TX 78539	EDINBURG, TX 78539	(956)381-6480	(956)381-0527

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SUBDIVISION PLAT OF:

SANTA CRUZ RANCHES No. 3

A 20.00 ACRE TRACT OF LAND BEING ALL OF LOTS 160 AND 161, DELTA ORCHARDS COMPANY SUBDIVISION UNIT No.2, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 33, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2556594, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

A 20.00 ACRE TRACT OF LAND BEING ALL OF LOTS 160 AND 161, DELTA ORCHARDS COMPANY SUBDIVISION UNIT No.2, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 33, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2556594, 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 SET IN THE CENTERLINE OF MILE 22 1/2 NORTH ROAD FOR THE NORTHWEST CORNER OF LOT 160 AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE, S 80°40' E, ALONG THE NORTH LINE OF LOTS 160 AND 161, AND THE CENTERLINE OF MILE 22 1/2 NORTH ROAD, A DISTANCE OF 660.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE NORTHEAST CORNER OF LOT 161 AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE, S 09°20' W, ALONG THE EAST LINE OF LOT 161, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 30.00 FEET FOR THE SOUTH RIGHT OF WAY LINE OF MILE 22 1/2 NORTH ROAD, A TOTAL DISTANCE OF 1,320.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTHEAST CORNER OF LOT 160 AND THE SOUTHEAST CORNER OF THIS TRACT.

THENCE, N 80°40' W, ALONG THE SOUTH LINE OF LOTS 160 AND 161, A DISTANCE OF 660.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTHWEST CORNER OF LOT 160 AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE, N 09°20' E, ALONG THE WEST LINE OF LOT 160, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 30.00 FEET FOR THE SOUTH RIGHT OF WAY LINE OF MILE 22 1/2 NORTH ROAD, A TOTAL DISTANCE OF 1,320.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 20.00 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH LANTANA ACRES No.7, RECORDED IN INSTRUMENT NUMBER 2277625, 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
R.P.L.S. No. 4856

DATE: 9-14-16

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 (SECTION 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. DATE _____
GENERAL MANAGER

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, do 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. 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____.

TEXAS REGIONAL BANK CUSTODIAN FOR RICHARD W. RUPPERT, IRA BY: RICHARD W. RUPPERT, IRA P.O. BOX 959 EDINBURG TX, 78539

TEXAS REGIONAL BANK CUSTODIAN FOR CARROLL W. RUPPERT, IRA BY: CARROLL W. RUPPERT, IRA P.O. BOX 959 EDINBURG TX, 78539

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

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

TEXAS REGIONAL BANK CUSTODIAN FOR RICHARD W. RUPPERT, IRA BY: RICHARD W. RUPPERT, IRA AND CUSTODIAN FOR CARROLL W. RUPPERT, IRA BY: CARROLL W. RUPPERT, IRA AS OWNERS OF THE 20.00 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED SANTA CRUZ RANCHES No. 3 SUBDIVISION, HEREBY SUBDIVIDE 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;
 (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE 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

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

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

DANIELA QUINTANILLA
Notary Public, State of Texas
Comm. expires 02-13-2021
Notary ID: 13112326-7

DANIELA QUINTANILLA - NOTARY PUBLIC

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

WE THE UNDERSIGNED CERTIFY that this plat of the SANTA CRUZ RANCHES No. 3, was reviewed and approved by the Hidalgo County Commissioners Court on _____ DATE _____

Hidalgo County Judge _____ DATE _____
 Attest: 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 (Wilacy and Hidalgo County) approving this plat, assume all responsibility for the drainage of the lands 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.

TEXAS REGIONAL BANK CUSTODIAN FOR RICHARD W. RUPPERT, IRA BY: RICHARD W. RUPPERT, IRA

TEXAS REGIONAL BANK CUSTODIAN FOR CARROLL W. RUPPERT, IRA BY: CARROLL W. RUPPERT, IRA

STATE OF TEXAS COUNTY OF HIDALGO COUNTY OF WILACY

This plat, SANTA CRUZ RANCHES No. 3, has been submitted to and considered by the Delta Lake Irrigation District of Wilacy 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 Wilacy 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 _____ DAY OF _____, 20____.

APPROVED BY: _____ PRESIDENT: Dale Murden

ATTEST BY: _____ SECRETARY: Neal Galloway

STATE OF TEXAS COUNTY OF HIDALGO

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

ALFONSO QUINTANILLA
P.E. No. 95534

DATE: 1-10-18

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

SHEET 1 OF 3

FILENAME: F:\DATA\SUBD\HGO.CO\SANTA CRUZ RANCHES No. 3\PLAT
 DATE PREPARED: _____ PREPARED BY: _____ CHECKED BY: _____ APPROVED BY: _____
 DATE REVISED: _____ REVISED BY: _____ CHECKED BY: _____ APPROVED BY: _____

MAP OF WATER DISTRIBUTION SYSTEM/ MAPA DE DISTRIBUCION DE AGUA SANTA CRUZ RANCHES No. 3

A 20.00 ACRE TRACT OF LAND BEING ALL OF LOTS 160 AND 161, DELTA ORCHARDS COMPANY No. 2, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 33, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2556594, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

FINAL ENGINEERING REPORT FOR SANTA CRUZ RANCHES No. 3:
BY ALFONSO QUINTANILLA, P.E.

WATER SUPPLY: Description and Costs.
SANTA CRUZ RANCHES No. 3 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 SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND N.A.W.S.C. HAVE PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THE SUBDIVISION. N.A.W.S.C. WILL UTILIZE AN EXIST. 8" DIAMETER WATERLINE RUNNING ALONG THE NORTH SIDE OF MILE 22 1/2 NORTH ROAD THAT WAS INSTALLED AS PART OF LANTANA ACRES No. 8, ENDING WITH A 8" VALVE AND BOX AND A 2" FLUSH VALVE.

THE 1" DUAL SERVICE LINES AND THE WATER METER BOXES HAVE BEEN INSTALLED AT A TOTAL COST OF \$ 9,260.00 OR \$ 2,315.00 PER LOT. IN ADDITION, THE SUBDIVIDER WILL PAY N.A.W.S.C. THE SUM OF \$ 7,100.00 OR \$ 1,775.00 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 MEMBERSHIPS OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO N.A.W.S.C.. UPON REQUEST BY THE LOT OWNER OF A LOT, N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. A UNIT COST OF \$ 4,090.00 FOR EACH LOT. A TOTAL COST OF \$ 16,360.00 FOR THE ENTIRE TRACT HAS BEEN 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 SANTA CRUZ RANCHES No. 3, IS TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAINFIELD ON EACH LOT. THE SITE EVALUATOR (LICENSE NUMBER OS 12258) HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. 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. THE SITE EVALUATOR (LICENSE NUMBER OS 12258) HAD TWO (2) TEST BORINGS MADE AT OPPOSITE AREAS OF THE SUBDIVISION AT THE CENTERS OF LOTS 2, AND 4. (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 TEXTURE CLASS B) EXTENDING MORE THAN 24" BELOW THE BOTTOM OF ANY EXIST. EXCAVATIONS. THE SUBDIVISION DRAINS WELL, THE 10-YEAR STORM BEING CONTAINED WITHIN THE STREET AND THE DRAINAGE EASEMENT.

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$ 1,500.00, INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSFS HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL. AT A TOTAL COST OF \$ 6,000.00, THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON

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, WHICH REQUIRE THE ESTIMATED COSTS TO INSTALL CONSTRUCTED WATER AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES—THESE FACILITIES ARE FULLY CONSTRUCTED, WITH INSTALLATION OF WATER METERS, AT A TOTAL COST OF \$ 16,360.00 OR \$ 4,090.00 PER LOT.

SEWAGE FACILITIES—THESE FACILITIES FULLY CONSTRUCTED WILL COST A GRAND TOTAL OF \$ 6,000.00 WHICH EQUALS TO \$ 1,500.00 PER LOT.



Alfonso Quintanilla
ALFONSO QUINTANILLA
P.E. 95534
1-10-18
DATE



Alfonso Quintanilla
ALFONSO QUINTANILLA
P.E. 95534
1-10-18
DATE

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 CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:
TEXAS REGIONAL BANK
CUSTODIAN FOR RICHARD W. RUPPERT, IRA
BY: RICHARD W. RUPPERT, IRA
AND
CUSTODIAN FOR CARROLL W. RUPPERT, IRA
BY: CARROLL W. RUPPERT, IRA
SUBDIVIDERS OF SANTA CRUZ RANCHES No. 3
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, QUALITY & QUANTITY TO ENABLE EACH 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.

TEXAS REGIONAL BANK
CUSTODIAN FOR RICHARD W. RUPPERT, IRA
BY: RICHARD W. RUPPERT, IRA
P.O. BOX 959
EDINBURG TX, 78540

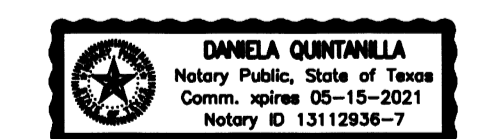
DATE

TEXAS REGIONAL BANK
CUSTODIAN FOR CARROLL W. RUPPERT, IRA
BY: CARROLL W. RUPPERT, IRA
P.O. BOX 959
EDINBURG TX, 78540

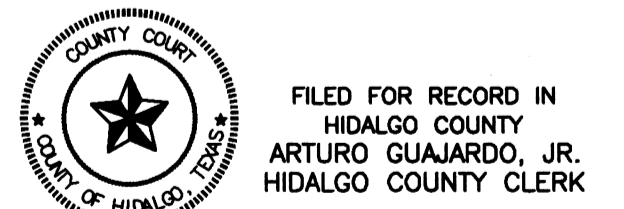
DATE

BEFORE ME, the undersigned notary public, on this day personally appeared
TEXAS REGIONAL BANK
CUSTODIAN FOR RICHARD W. RUPPERT, IRA
BY: RICHARD W. RUPPERT, IRA
AND
CUSTODIAN FOR CARROLL W. RUPPERT, IRA
BY: CARROLL W. RUPPERT, IRA
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 _____ day of _____, 20____.



DANIELA QUINTANILLA— NOTARY PUBLIC



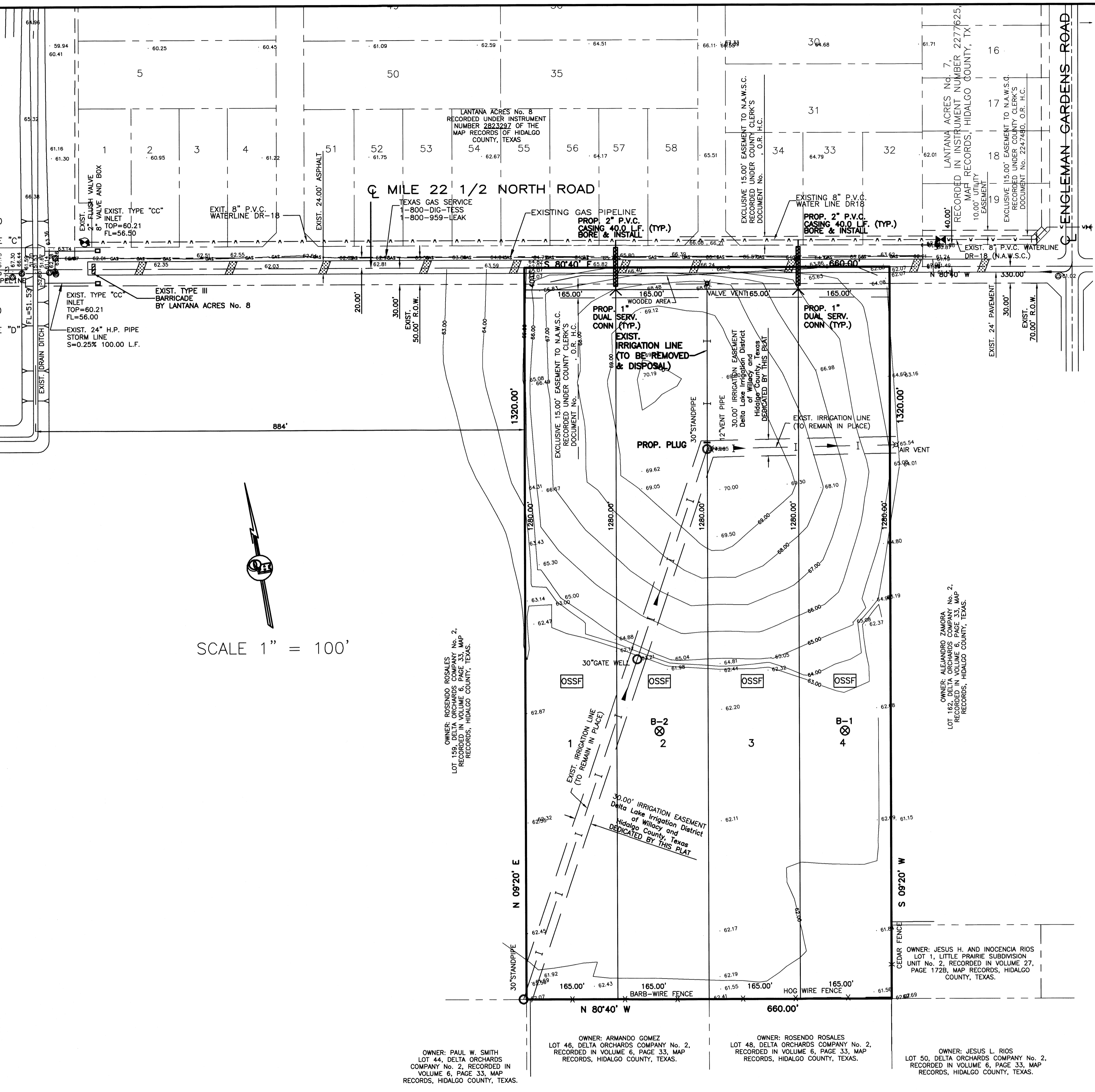
FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUJARDO, JR.
HIDALGO COUNTY CLERK

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. PHONE 956-381-6480
EDINBURG, TEXAS 78539 FAX 956-381-0527
REGISTRATION NUMBER F-1513 OFFICE@QHAENGINEERING.COM
SURVEYING REGISTRATION NUMBER 100411-00

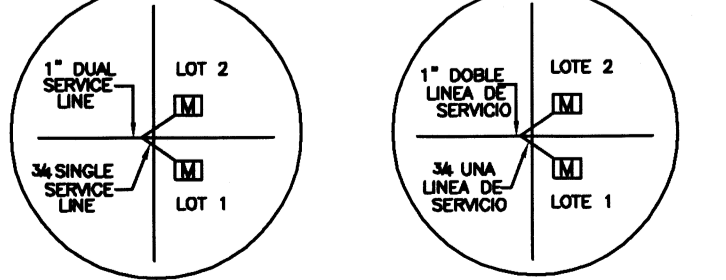
REVISION NOTES

No.	Sheet	Revision	Date	Approved



SCALE 1" = 100'

COST ESTIMATE
WATER DISTRIBUTION: \$ 9,260.00
DRAINAGE IMPROVEMENTS: \$ 0.00
PAVING IMPROVEMENTS: \$ 4,000.00
SEPTIC TANK (OSSF): \$ 6,000.00



B-1 TEST BORINGS
□ SEPTIC TANK (OSSF)

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

FILENAME : F:\DATA\SUB\HIDALGO CO\SANTA CRUZ RANCHES No. 3\PLAT
DATE PREPARED BY CHECKED BY APPROVED BY
11-14-17
OF 3 SHEETS
DATE REVISION REVISION BY CHECKED BY APPROVED BY

SANTA CRUZ RANCHES No. 3

A 20.00 ACRE TRACT OF LAND BEING ALL OF LOTS 160 AND 161, DELTA ORCHARDS COMPANY No. 2, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 33, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2556594, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

DRAINAGE REPORT FOR

Santa Cruz Ranches No. 3
Santa Cruz Ranches No. 3 is a 20.00 acre tract of land being all of Lots 160 and 161, Delta Orchards Company Unit No. 2, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 6, Page 33, Map Records, Hidalgo County, Texas, and according to Warranty Deed recorded under county clerk's document number 2556594, Official Records, Hidalgo County, Texas.

This property is located in the County and within Precinct No. 1 limits. This subdivision is located on the south side of Mile 22 1/2 North Road 330 feet west of Engelman Gardens Road. The site is currently open agricultural land. The proposed subdivision will consist of 4 residential lots.

The tract is Zone 'X' areas determined to be outside 500-year flood plain as per FEMA Flood Insurance Rate Map, Community Panel No. 480334 0350 C, dated June 6, 2000 and L.O.M.R. May 17, 2001.

The soil is Hidalgo (28), Wilcox (70, 71), and in soil group 'B'. It is a mixture of Sandy Clay Loam (SC, CL) and Clay Loam (CL). This soil is well drained. Surface runoff is medium. Permeability is moderate. Plasticity Index has a range of 5-20. See attached Soil Survey of Hidalgo County, Texas tables.

Presently, the site has minimal runoff. The existing runoff for the proposed subdivision is Q= 6.28 cubic feet per second.

After development the runoff will be Q= 16.37 cubic feet per second based on a 10-year storm for an increase of Q= 10.09 cubic feet per second. Detention will be 25,048.07 cubic feet (0.58 acre feet) in accordance with the County's drainage requirements. Detention is being provided within the existing roadside ditch along the south side of Mile 22 1/2 North Road. The roadside ditch along the south side of Mile 22 1/2 North Road flows westerly and easterly from the middle of the property following the natural contour of the land.

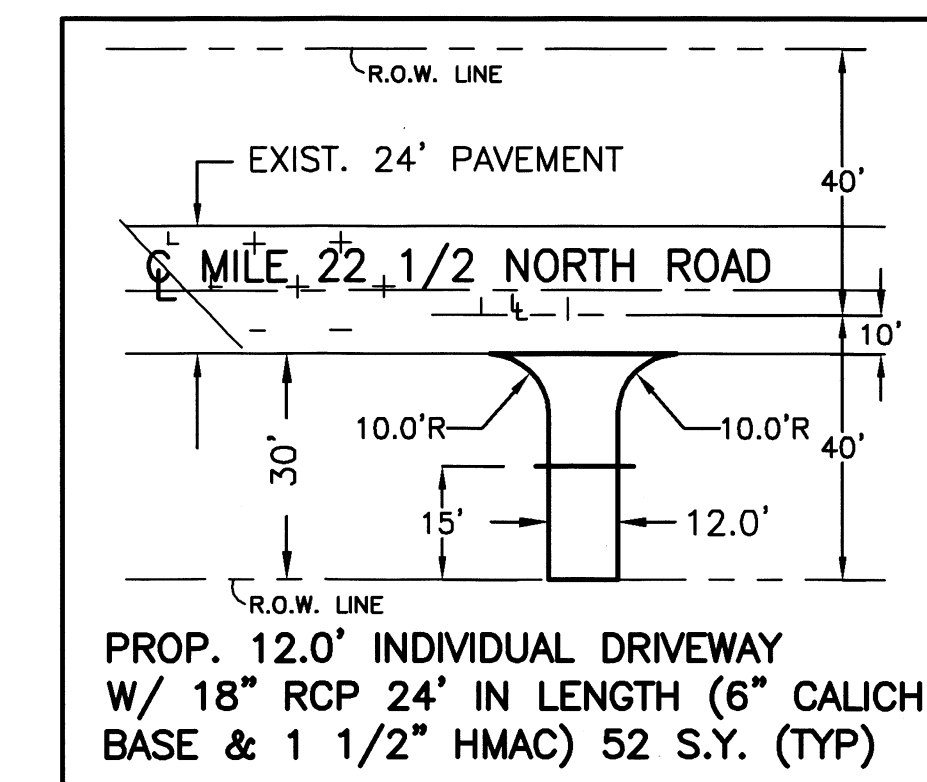
Drainage calculations are attached.

CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100-YEAR FLOODPLAIN FOR ZONE "X"-SHADED (AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD) & ZONE "X"-UNSHADED (AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD-PLAIN) AS DESCRIBED IN COMMUNITY PANEL NUMBER 480344 0450 C (L.O.M.R.: MAY 30, 2002) IS CONTAINED WITHIN THE DRAINAGE OF THE SUBDIVISION, AS SHOWN BELOW.

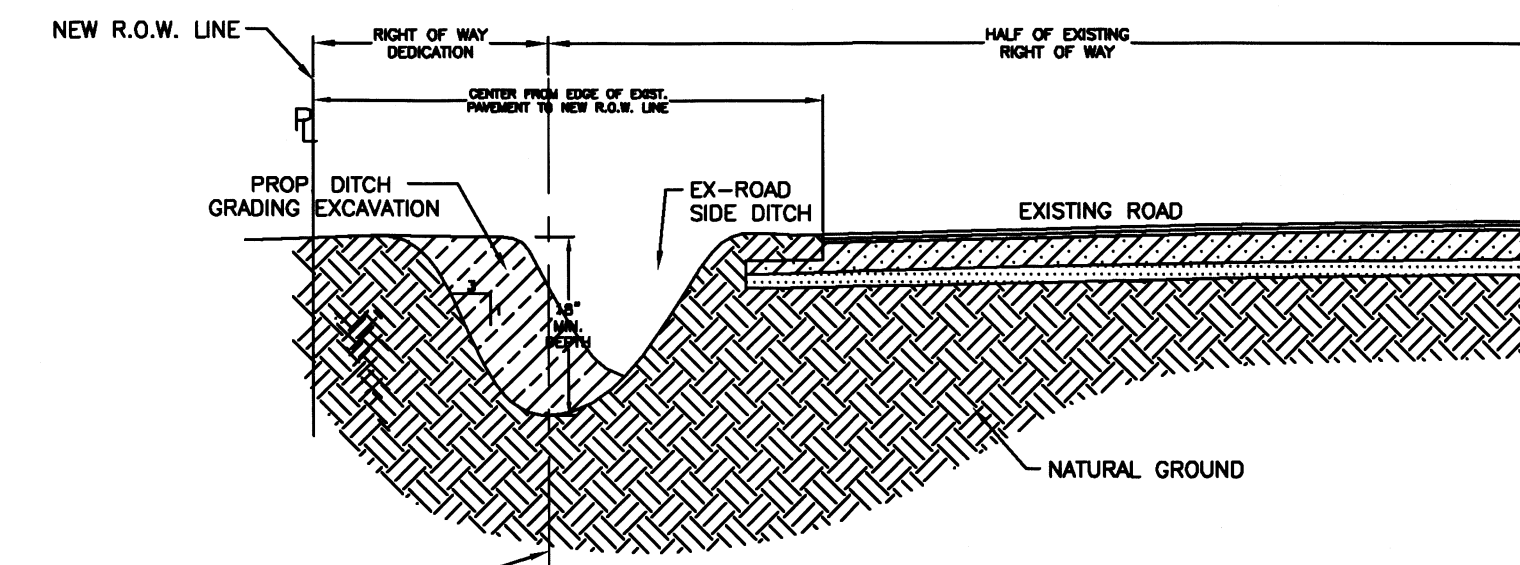


Alfonso Quintanilla
ALFONSO QUINTANILLA
P.E. 95534
DATE 1-10-18



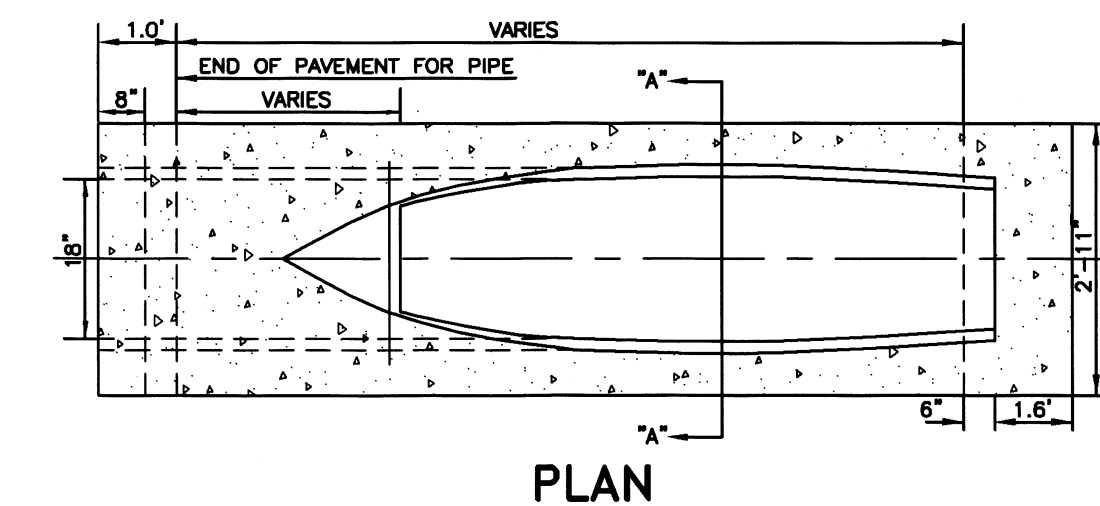
**INDIVIDUAL DRIVEWAY LOTS 1-4
DETAIL "A"**

DEVELOPER SHALL INSTALL A DRIVEWAY CULVERT OF NO LESS THAN 18 INCHES IN DIAMETER AND 24 FEET IN LENGTH AT GRADE WITH ROADSIDE DITCH FLOW LINE TO PROVIDE POSITIVE FLOW.

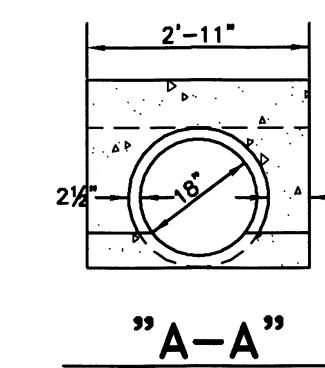


**RECONSTRUCTION OF ROAD SIDE DITCH
BY LANTANA ACRES No. 8**

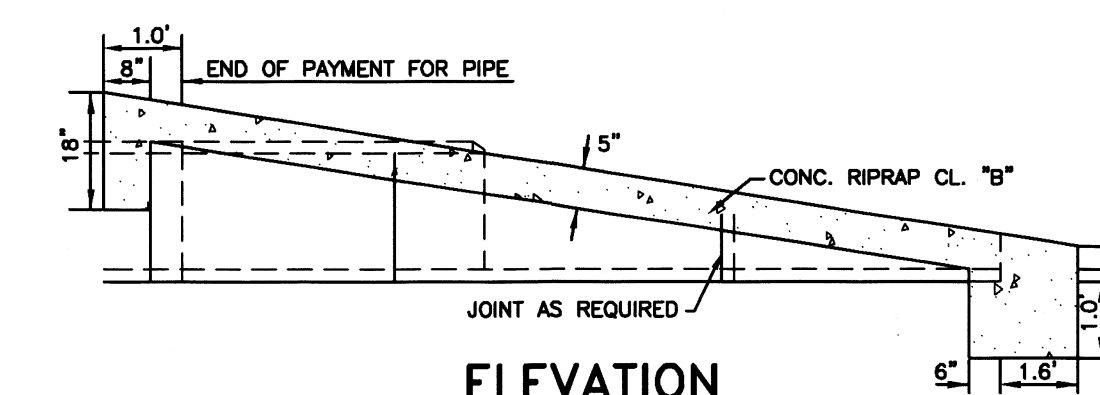
NOT TO SCALE



PLAN



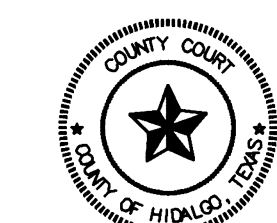
"A-A"



ELEVATION

**SAFETY END TREATMENT
BY LANTANA ACRES No. 8**

NOT TO SCALE

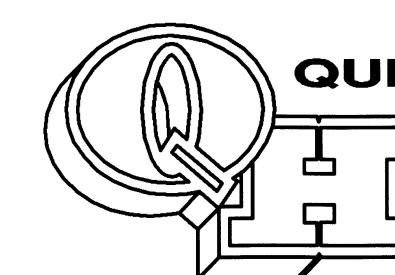


FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

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

COST ESTIMATE

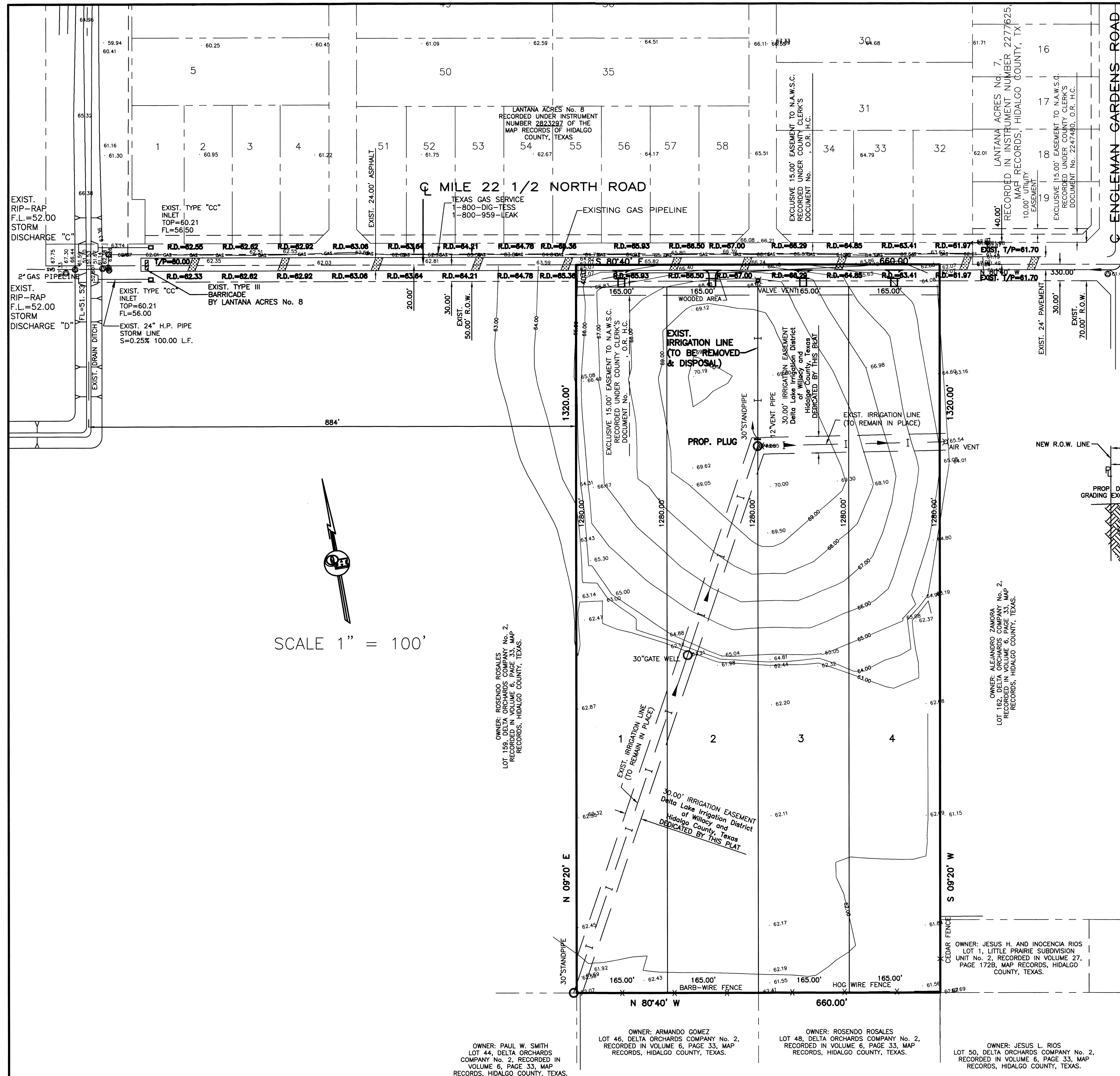
WATER DISTRIBUTION:	\$ 9,250.00
DRAINAGE IMPROVEMENTS:	\$ 0.00
PAVING IMPROVEMENTS:	\$ 4,000.00
SEPTIC TANK (OSSF):	\$ 6,000.00



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
SURVEYING REGISTRATION NUMBER 100411-00

SHEET NO. 3	FILENAME: F:\DATA\SUBDIVISIONS\HIDALGO CO\SANTA CRUZ RANCHES No. 3\BPLAT
OF 3 SHEETS	DATE PREPARED: 11-14-17 PREPARED BY: LG CHECKED BY: APPROVED BY:
	DATE REVISED: REVISED BY: CHECKED BY: APPROVED BY:



SCALE 1" = 100'

OWNER: ROSENDO ROSALES LOT 48, DELTA ORCHARDS COMPANY No. 2, RECORDED IN VOLUME 6, PAGE 33, MAP RECORDS, HIDALGO COUNTY, TEXAS.
OWNER: ARMANDO GOMEZ LOT 46, DELTA ORCHARDS COMPANY No. 2, RECORDED IN VOLUME 6, PAGE 33, MAP RECORDS, HIDALGO COUNTY, TEXAS.
OWNER: ROSENDO ROSALES LOT 48, DELTA ORCHARDS COMPANY No. 2, RECORDED IN VOLUME 6, PAGE 33, MAP RECORDS, HIDALGO COUNTY, TEXAS.
OWNER: JESUS H. AND INOCENCIA RIOS LOT 1, LITTLE PRAIRIE SUBDIVISION UNIT No. 2, RECORDED IN VOLUME 27, PAGE 172B, MAP RECORDS, HIDALGO COUNTY, TEXAS.
OWNER: JESUS L. RIOS LOT 50, DELTA ORCHARDS COMPANY No. 2, RECORDED IN VOLUME 6, PAGE 33, MAP RECORDS, HIDALGO COUNTY, TEXAS.
OWNER: PAUL W. SMITH LOT 44, DELTA ORCHARDS COMPANY No. 2, RECORDED IN VOLUME 6, PAGE 33, MAP RECORDS, HIDALGO COUNTY, TEXAS.