



# HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM  
Director of Planning

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

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 10-27-2020

PROPOSED CITRUS VILLAGE NO. 2 SUBDIVISION PRECINCT No. 4.

ENGINEER: QUINTANILLA, HEADLEY & ASSOC. DEVELOPER: TOP FRUIT, INC. (LAURA COFFMAN VICE PRESIDENT)

PRELIMINARY APPROVAL  FINAL APPROVAL  FINAL APPROVAL WITH FINANCIAL GUARANTEE  WITH VARIANCE

NUMBER OF LOTS: 48  \*SINGLE FAMILY  \*MULTI-FAMILY  COMMERCIAL  INDUSTRIAL

NUMBER OF STREETLIGHTS: 6

FILLING STATIONS: 3

LOCATION DESCRIPTION: SOUTH OF BENITO RAMIREZ ROAD APPROXIMATELY 300.00 FEET EAST OF CESAR CHAVEZ 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 9-05-2019 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

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

ROAD R.O.W. DEDICATION: 10.00 FEET ONTO BENITO RAMIREZ ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 10-05-2020 BY, JOE OCHOA, PCT. 4 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: N/A BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM:  SANITARY SEWER BY: EDINBURG LINE SIZE: 8" LOCATION: CITRUS STREET.

WATER SERVICE PROVIDER: N.A.W.S.C. EXISTING LINE SIZE: 8" LOCATION: BENITO RAMIREZ ROAD.

H.C.E.O.C. FINAL APPROVAL DATE: 10-20-2020: BY 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.

PRELIMINARY APPROVAL FROM THE  
HIDALGO COUNTY COMMISSIONERS COURT ON: JANUARY 28, 2020

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.

LOT 18 BLOCK 24 ALFREDO MORENO PROPERTY ID # 278187

CARDINAL STARS SUBDIVISION INSTRUMENT NUMBER 1949776 RECORDED IN VOLUME 56, PAGES 22-24 MAP RECORDS, HIDALGO COUNTY, TEXAS.

THE ENRIQUE & GUADALUPE CAVAZOS TRACT: A 5.50 ACRE TRACT OUT OF LOT 15, BLOCK 24, SANTA CRUZ GARDENS UNIT No. 2, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1393523, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

PLAT NOTES AND RESTRICTIONS:

SUBDIVISION PLAT OF: CITRUS VILLAGE SUBDIVISION No. 2

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

LAURA COFFMAN, VICE-PRESIDENT OF TOP FRUIT INC. AS OWNER OF THE 10.00 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED CITRUS VILLAGE SUBDIVISION No. 2, HEREBY SUBMITS 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) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS 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.

TOP FRUIT INC. LAURA COFFMAN, VICE-PRESIDENT. P.O. BOX 720883 McALLEN, TEXAS 78504

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared LAURA COFFMAN, VICE-PRESIDENT OF TOP FRUIT INC.

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 she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 5th day of OCTOBER, 2020

CLARISSA ANNETTE QUINTANILLA Notary Public My Commission Expires November 04, 2021

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

WE THE UNDERSIGNED CERTIFY that this plat of the CITRUS VILLAGE SUBDIVISION No. 2 was reviewed and approved by the Hidalgo County Commissioners Court on

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).

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 CITRUS VILLAGE 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

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.

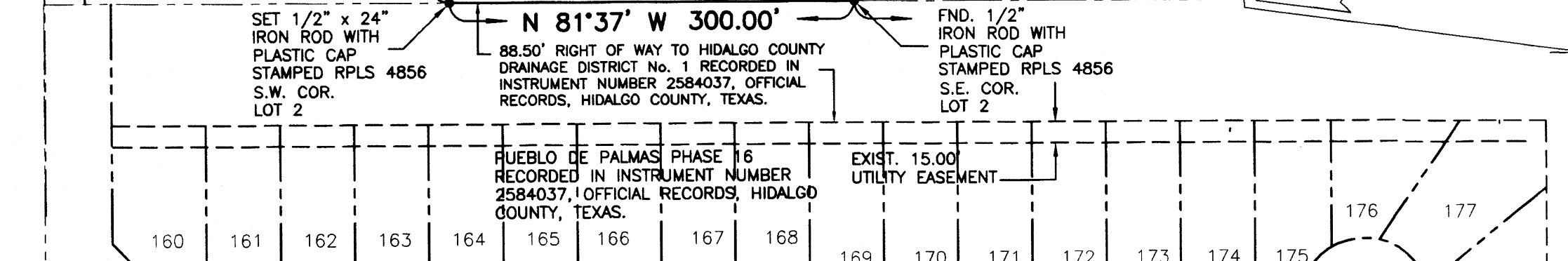
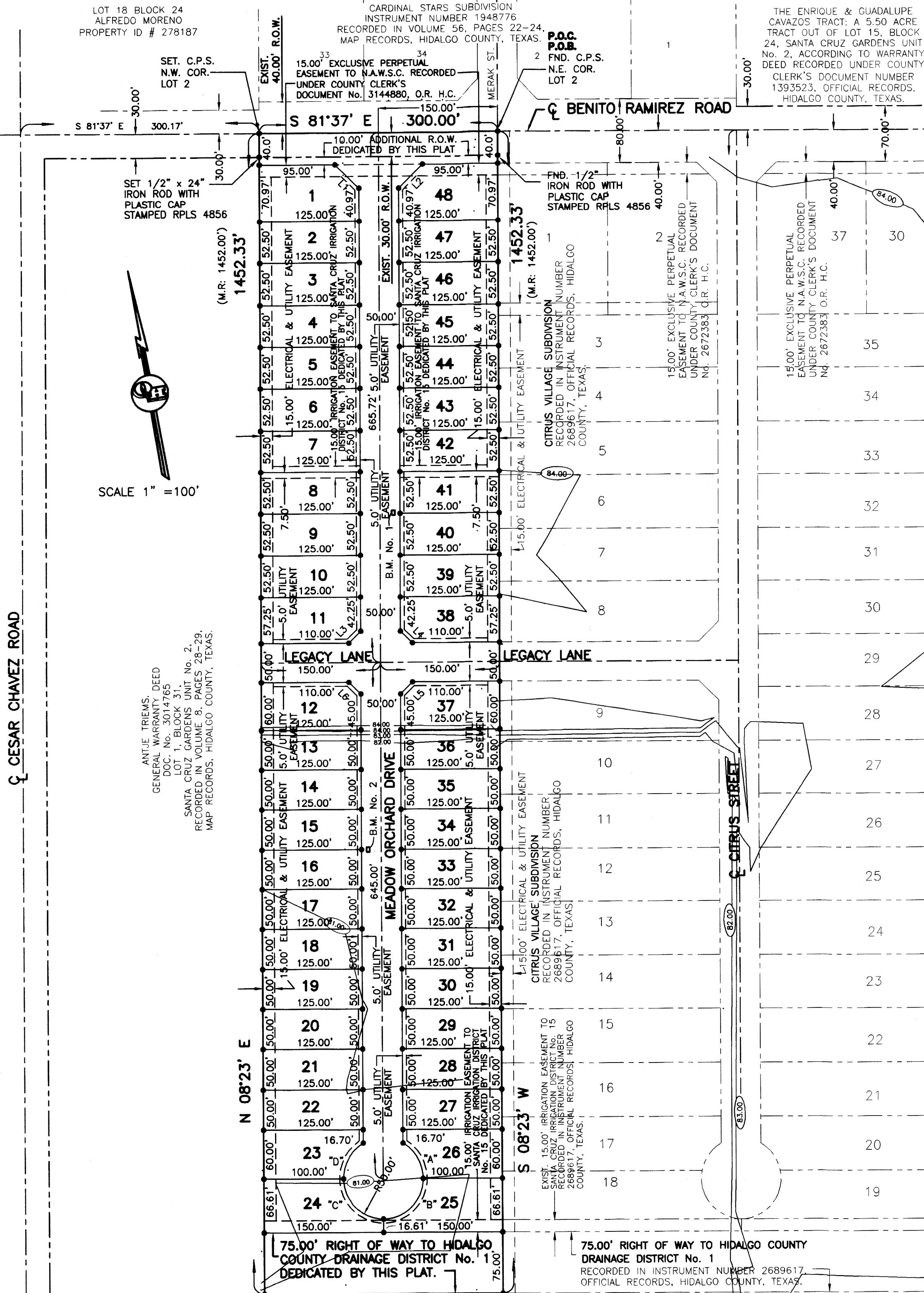
SANTA CRUZ IRRIGATION DISTRICT No. 15 CERTIFICATION: THIS PLAT APPROVED BY SANTA CRUZ IRRIGATION DISTRICT No. 15 ON THIS 25TH DAY OF OCTOBER, 2019 SUBJECT TO THE FOLLOWING: 1) NO BUILDINGS ALLOWED ON TOP OF AN IRRIGATION LINE; 2) FIFTEEN FOOT (15') EASEMENT ON EACH SIDE OF IRRIGATION LINE OR CANAL; 3) ALL LOTS SUBJECT TO RULES, REGULATION, RIGHTS-OF-WAY AND EASEMENT OF DISTRICT; AND 4) IF SUBDIVISION IN NOT EXCLUDED FROM DISTRICT AND IRRIGATION TO INDIVIDUAL LOTS IS DESIRED, EASEMENTS FOR NECESSARY IRRIGATION FACILITIES TO SUCH LOTS FROM THE CLOSEST DISTRICT DELIVERY POINT SHALL BE PROVIDED, WITH THE LOTS OWNER BEING RESPONSIBLE TO INSTALL SUCH NECESSARY FACILITIES.

INDEX TO SHEETS: SHEET 1 - HEADING INDEX; LOCATION MAP AND ETC.; 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 CERTIFICATE; ADMINISTRATOR'S CERTIFICATE; COUNTY JUDGE SIGNATURE, PLANNING & ZONING CERTIFICATE; N.A.W.S.C. CERTIFICATE, HIDALGO COUNTY R.O.W. CERTIFICATE, COUNTY CLERK'S RECORDING CERTIFICATE; H.C.D.D. No. 1 CERTIFICATION; SANTA CRUZ IRRIGATION DISTRICT No. 15 CERTIFICATION; REVISION NOTES.

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DATE OF PREPARATION: MAY 27, 2019



REVISION NOTES table with columns for No., Sheet, REVISION, Date, and Approved.

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY: CITRUS VILLAGE SUBDIVISION No. 2 IS LOCATED IN MIDDLE HIDALGO COUNTY ON THE SOUTH SIDE OF BENITO RAMIREZ ROAD, APPROXIMATELY 300.17 FEET EAST OF CESAR CHAVEZ ROAD.

LOT DIMENSIONS DATA table with columns for DATA, BEARING, and LENGTH.

CURVE DATA CHART table with columns for CURVE, DELTA, RADIUS, LENGTH, CHORD LENGTH, and CHORD BEARING.

LOT 18 BLOCK 24 ALFREDO MORENO PROPERTY ID # 278187

AS BUILT 10-05-2020

PLAT NOTES AND RESTRICTIONS: 1. FLOOD ZONE DESIGNATION: ZONE 'X' AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN. COMMUNITY-PANEL NUMBER 480334 0325 D - REVISED TO REFLECT LOWR MAP REVISED: MAY 17, 2001.

PLAT NOTES AND RESTRICTIONS (continued): 2. MINIMAL BUILDING SETBACKS: FRONT: 20.00 FEET ON MEADOW ORCHARD DRIVE. GARAGE FRONT: 15.00 FEET. REAR: 15.00 FEET. SIDE: 6.00 FEET OR EASEMENT, WHICHEVER IS GREATER. CORNER SIDE: 10.00 FEET. OR EASEMENT WHICHEVER IS GREATER ON ALL CASES.

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, on 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.

IN WITNESS WHEREOF the said Grantor executed this instrument this 29th day of October, 2020

TOP FRUIT INC. LAURA COFFMAN, VICE-PRESIDENT. P.O. BOX 720883 McALLEN, TEXAS 78504

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared LAURA COFFMAN, VICE-PRESIDENT OF TOP FRUIT INC.

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 she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 5th day of OCTOBER, 2020

CLARISSA ANNETTE QUINTANILLA Notary Public My Commission Expires November 04, 2021

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

WE THE UNDERSIGNED CERTIFY that this plat of the CITRUS VILLAGE SUBDIVISION No. 2 was reviewed and approved by the Hidalgo County Commissioners Court on

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).

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SANTA CRUZ IRRIGATION DISTRICT No. 15 CERTIFICATION: THIS PLAT APPROVED BY SANTA CRUZ IRRIGATION DISTRICT No. 15 ON THIS 25TH DAY OF OCTOBER, 2019 SUBJECT TO THE FOLLOWING: 1) NO BUILDINGS ALLOWED ON TOP OF AN IRRIGATION LINE; 2) FIFTEEN FOOT (15') EASEMENT ON EACH SIDE OF IRRIGATION LINE OR CANAL; 3) ALL LOTS SUBJECT TO RULES, REGULATION, RIGHTS-OF-WAY AND EASEMENT OF DISTRICT; AND 4) IF SUBDIVISION IN NOT EXCLUDED FROM DISTRICT AND IRRIGATION TO INDIVIDUAL LOTS IS DESIRED, EASEMENTS FOR NECESSARY IRRIGATION FACILITIES TO SUCH LOTS FROM THE CLOSEST DISTRICT DELIVERY POINT SHALL BE PROVIDED, WITH THE LOTS OWNER BEING RESPONSIBLE TO INSTALL SUCH NECESSARY FACILITIES.

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DATE OF PREPARATION: MAY 27, 2019

PLAT NOTES AND RESTRICTIONS (continued): 3. GENERAL NOTE FOR SINGLE FAMILY RESIDENTIAL: NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. NO COMMERCIAL USE SHALL BE ALLOWED ON ANY OF THE LOTS.

RIGHT OF WAY EASEMENT (continued): The easement hereby granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline installed.

IN WITNESS WHEREOF the said Grantor executed this instrument this 29th day of October, 2020

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PLAT NOTES AND RESTRICTIONS (continued): 4. MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTERLINE OF THE 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.

RIGHT OF WAY EASEMENT (continued): 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.

IN WITNESS WHEREOF the said Grantor executed this instrument this 29th day of October, 2020

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DATE OF PREPARATION: MAY 27, 2019

QUINTANILLA, HEADLEY AND ASSOCIATES, INC. CONSULTING ENGINEERS LAND SURVEYORS 124 E. STUBBS ST. EDINBURG, TEXAS 78539 ENGINEERING REGISTRATION NUMBER 7-1513 SURVEYING REGISTRATION NUMBER 100411-00 ALFONSO@QQA-ENG.COM

FILED FOR RECORD IN HIDALGO COUNTY ARTURO GUAJARDO, JR. HIDALGO COUNTY CLERK. SHEET NO. 1 OF 3 SHEETS. DATE PREPARED: 5-27-2019. PREPARED BY: LG. CHECKED BY: JG. APPROVED BY: [Signature]

MAP OF WATER AND SANITARY SEWER DISTRIBUTION SYSTEM/  
MAPA DE DISTRIBUCION DE AGUA Y DRENAJE SANITARIO

FINAL ENGINEERING REPORT FOR CITRUS VILLAGES SUBDIVISION No. 2  
BY ALFONSO QUINTANILLA P.E.

WATER SUPPLY: Description and Costs.

CITRUS VILLAGE 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. CURRENTLY, N.A.W.S.C. HAS AN EXISTING 8" DIAMETER WATERLINE RUNNING ALONG THE NORTH SIDE OF BENITO RAMIREZ ROAD AND LEGACY LANE.

THE WATER SYSTEM FOR CITRUS VILLAGE SUBDIVISION NO. 2 CONSISTS OF THE 8" DIAMETER WATERLINE THAT CONNECTS TO THE EXISTING 8" DIAMETER WATERLINE ON BENITO RAMIREZ ROAD. THE 8" DIAMETER WATERLINE RUNS SOUTH ALONG THE WEST SIDE OF MEADOW ORCHARD DRIVE, ENDING WITH A 2" FLUSH VALVE AT THE SOUTH SIDE OF THE SUBDIVISION. ANOTHER 8" DIAMETER WATERLINE CONNECTS INTO AN EXISTING 8" DIAMETER WATERLINE ON LEGACY LANE AND RUNS EAST & WEST ALONG THE NORTH SIDE OF LEGACY LANE, ENDING WITH A 2" FLUSH VALVE LOCATED ON THE WEST SIDE OF THE SUBDIVISION. IT CONNECTS WITH THE 8" DIAMETER WATERLINE ON MEADOW ORCHARD DRIVE.

FROM THE 8" WATERLINE, NINETEEN (19) 1" DUAL WATER SERVICES RUN TO PAIRS OF LOTS BEFORE SPLITTING INTO 3/4" DIAMETER SINGLE SERVICES AND TEN (10) 3/4" DIAMETER SINGLE SERVICES GOING TO THE METER BOXES FOR EACH LOT.

THE 8" DIAMETER WATERLINE, THE 1" DUAL SERVICE LINES, 3/4" SINGLE SERVICE LINES, AND THE WATER METER BOXES HAVE BEEN INSTALLED AT A TOTAL COST OF \$ 81,735.00 OR \$ 1,702.81 PER LOT. IN ADDITION, THE SUBDIVIDER WILL PAY N.A.W.S.C. THE SUM OF \$ 54,600.00 OR \$ 1,137.50 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. THE SUBDIVIDER HAS INSTALLED THREE (3) FIRE HYDRANTS AT A UNIT COST OF \$3,200.00 FOR A TOTAL COST OF \$9,600.00 THE ENTIRE WATER FACILITIES HAVE 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.

CITRUS VILLAGE SUBDIVISION NO. 2 IS TREATED BY WASTEWATER SERVICE FROM THE CITY OF EDINBURG. THE SUBDIVIDER AND THE CITY OF EDINBURG HAVE ENTERED INTO A CONTRACT IN WHICH THE CITY OF EDINBURG PROMISED TO TREAT WASTE WATER FOR AT LEAST 30 YEARS AND THE CITY OF EDINBURG HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISHED THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WASTE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THE SUBDIVISION.

THE CITY OF EDINBURG HAS AN EXISTING 8" DIAMETER SANITARY SEWER LINE THAT RUNS NORTH AND SOUTH ALONG THE WEST SIDE OF CITRUS STREET.

THE WASTEWATER SYSTEM FOR CITRUS VILLAGE NO. 2 CONSISTS 8" DIAMETER SANITARY SEWER LINE THAT CONNECTS TO THE EXISTING 8" DIAMETER SANITARY SEWER LINE. THE 8" DIAMETER SEWERLINE RUNS WEST ALONG THE NORTH SIDE OF THE 75.00' HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 DRAIN DITCH RIGHT OF WAY TO A MANHOLE LOCATED NEAR THE SOUTHWEST CORNER OF LOT 25. THE 8" DIAMETER SANITARY SEWER LINE TURNS NORTH AND RUNS ALONG THE EAST SIDE OF MEADOW ORCHARD DRIVE, ENDING WITH A MANHOLE LOCATED NEAR THE NORTH WEST CORNER OF LOT 48.

FROM THE 8" LINE, FORTY EIGHT (48) 4" DIAMETER SEWER SERVICE LINES RUN FOR EACH LOT.

THE 8" SANITARY SEWER LINE, THE 4" SEWER SERVICE AND THE FIVE (5) SANITARY SEWER MANHOLES HAVE BEEN INSTALLED, AT A TOTAL COST OF \$ 92,235.50 OR \$ 1,921.57 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID CITY OF EDINBURG THE SUM OF \$ 6,240.00 WHICH COVERS THE \$ 130.00 PER LOT AS STATED IN THE 30 YEAR WASTE WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF THE SERVICES AND ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO THE CITY OF EDINBURG. THE ENTIRE WASTE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY CITY OF EDINBURG AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

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 COSTS TO INSTALL WATER AND SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, HAVE COST A GRAND TOTAL OF \$ 136,335.00 WHICH EQUALS TO \$ 2,840.31 PER LOT.

SEWAGE FACILITIES - THESE FACILITIES FULLY CONSTRUCTED HAVE COST A GRAND TOTAL OF \$ 92,235.50 WHICH EQUALS TO \$ 1,921.57 PER LOT.



*Alfonso Quintanilla* P.E.  
ALFONSO QUINTANILLA  
P.E. No. 95534  
DATE 10-5-2020



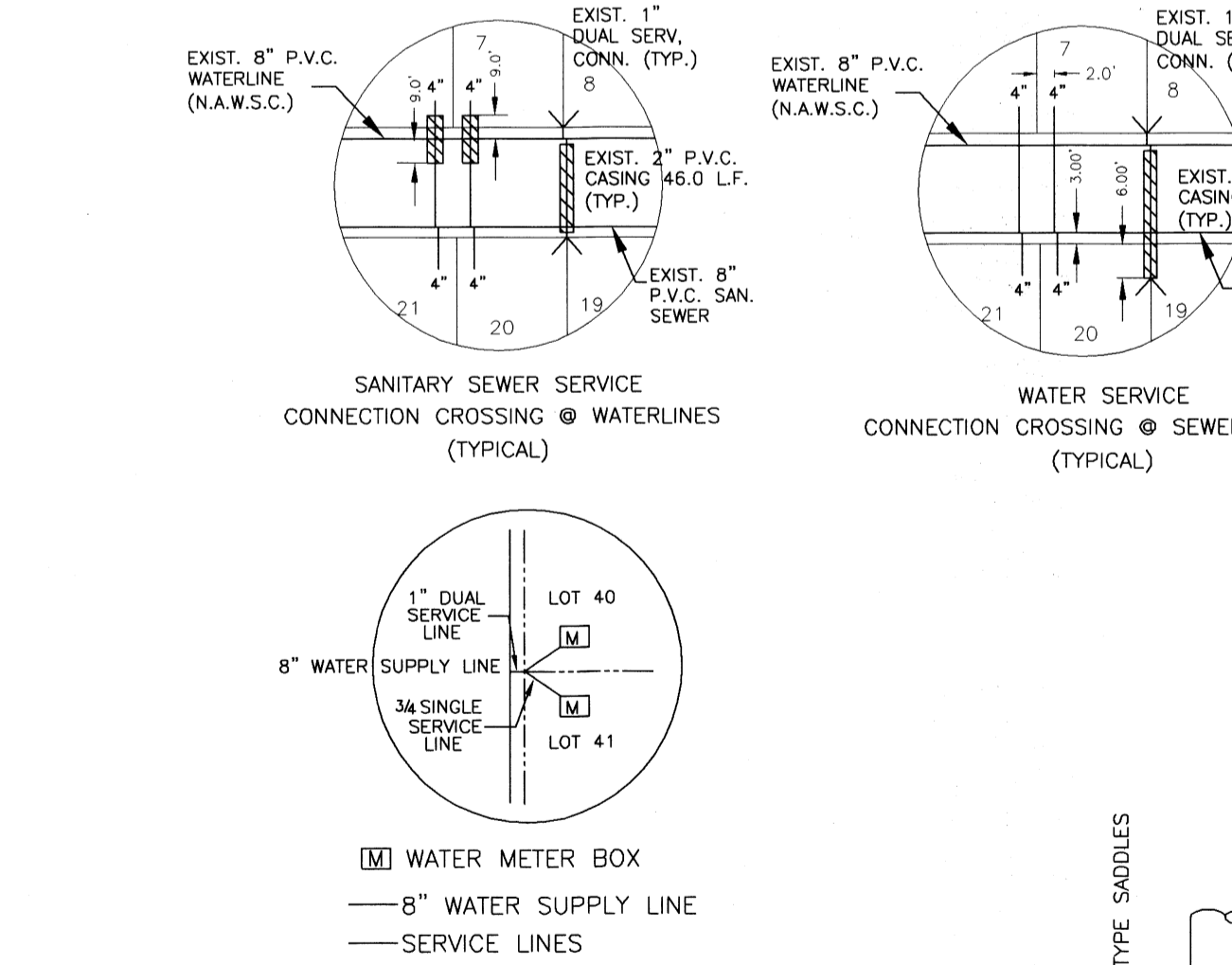
*Alfonso Quintanilla* P.E.  
ALFONSO QUINTANILLA  
P.E. No. 95534  
DATE 10-5-2020

CERTIFICATION:

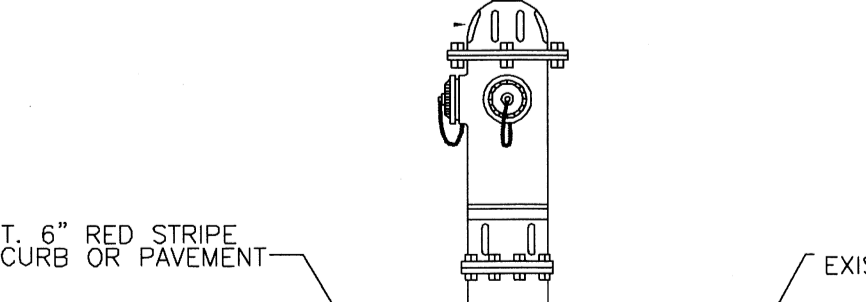
CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE US\$ 136,335.00 US\$ 2,840.31 POR LOTE.

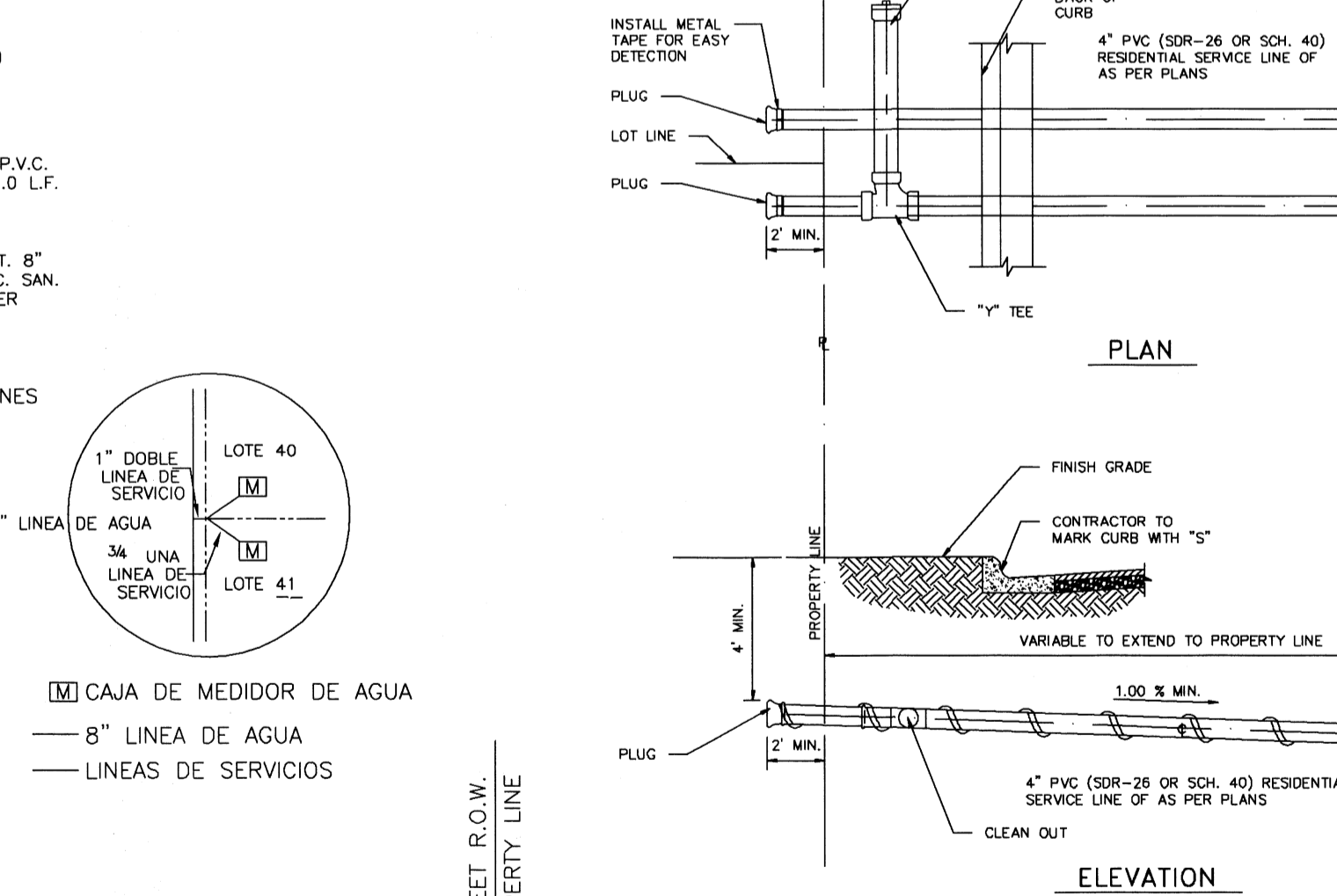
DRENAJE: SE ESTIMA QUE EL DRENAJE COSTARA UN COSTO TOTAL DE US\$ 92,235.50 US\$ 1,921.57 POR LOTE.



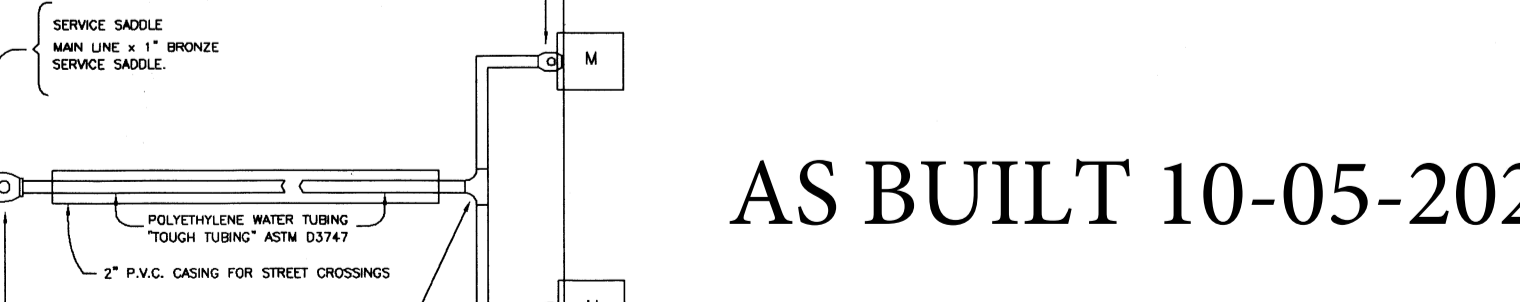
NOTE: FIRE LANE TO BE STRIPED AT ALL FIRE HYDRANTS



FIRE LANE STRIPING DETAIL  
N.T.S.



NOTE: FIRE LANE TO BE STRIPED AT ALL FIRE HYDRANTS



DUAL WATER SERVICE CONNECTION

CITRUS VILLAGE SUBDIVISION NO. 2

A 10.00 ACRE TRACT OF LAND BEING ALL OF LOT 2, BLOCK 11, SANTA CRUZ GARDENS UNIT No. 2, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 8, PAGES 28 AND 29, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3014764, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

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 BY THE SELLER AS REQUIRED BY STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:

I, \_\_\_\_\_, I (WE), LAURA COFFMAN VICE-PRESIDENT SUBDIVIDER (S) OF CITRUS VILLAGE SUBDIVISION HEREBY CERTIFY SEWER FEES, AS APPLICABLE, HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT; THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS TO THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

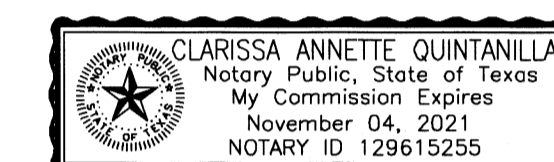
*Laura Coffman*  
TOP FRUIT INC.  
LAURA COFFMAN, VICE-PRESIDENT.  
P.O. BOX 720883  
MCALLEN, TEXAS 78504

10-5-2020  
DATE

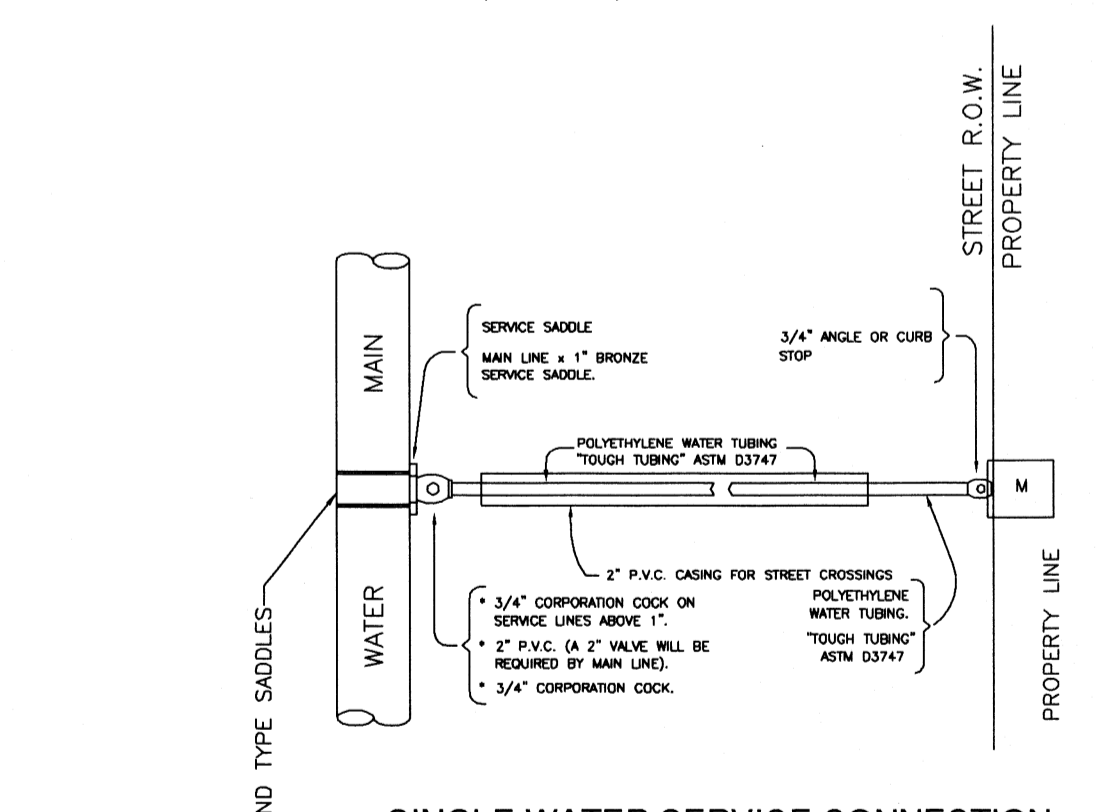
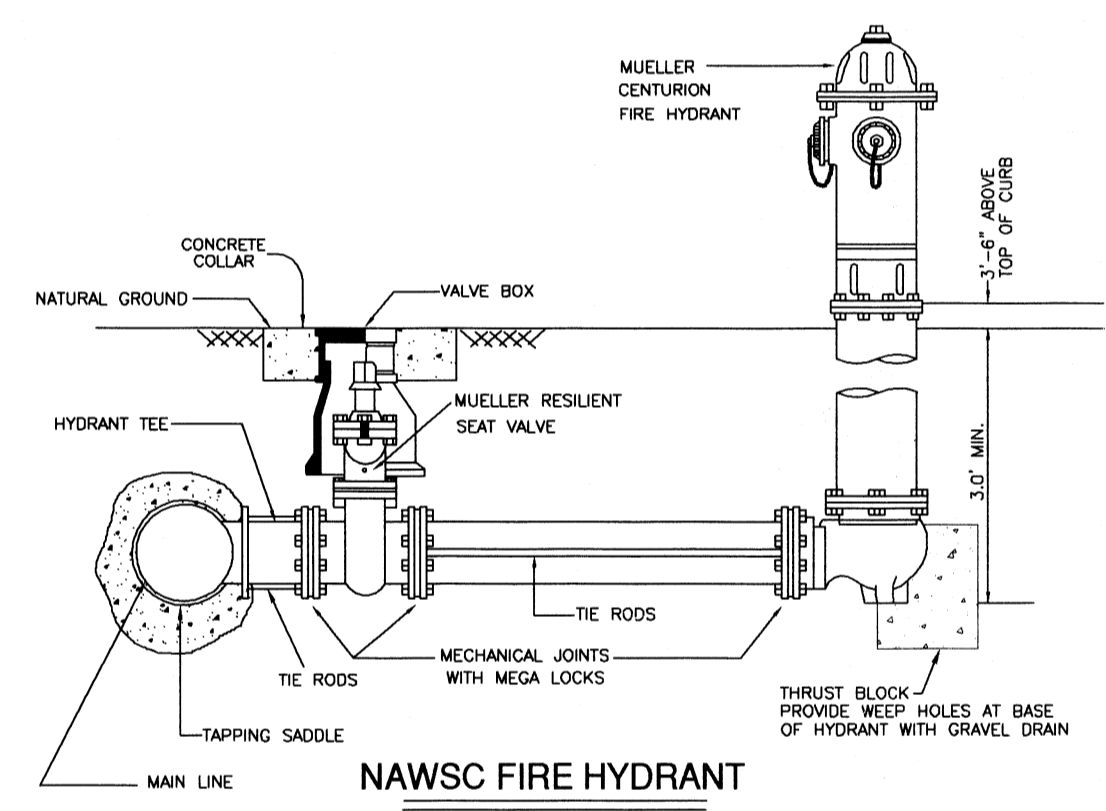
STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, the undersigned authority, on this day personally appeared LAURA COFFMAN VICE-PRESIDENT 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.

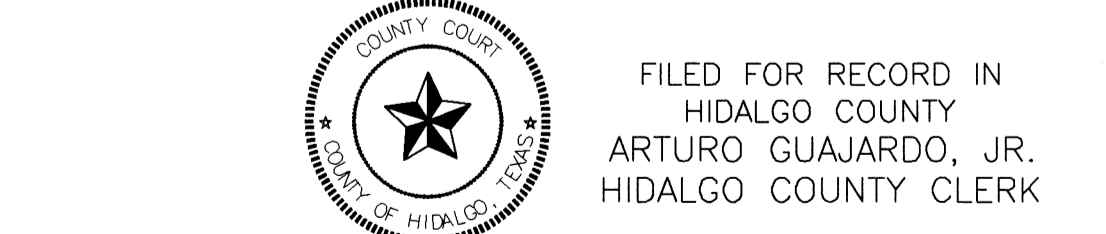
Given under my hand and seal of office this 5th day of OCTOBER, 2020.



*Clarissa Annette Quintanilla*  
CLARISSA ANNETTE QUINTANILLA - NOTARY PUBLIC



SINGLE WATER SERVICE CONNECTION



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

PAVING IMPROVEMENTS:	\$168,680.00
DRAINAGE IMPROVEMENTS:	\$115,851.25
WATER DISTRIBUTION:	\$ 81,735.00
SANITARY SEWER:	\$ 92,235.50

AS BUILT 10-05-2020

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

LAND SURVEYORS  
PHONE 956-381-6480  
FAX 956-381-0527  
ALFONSO@QHA-ENG.COM

FILE NAME: P:\DATA\SUBDIVISION\H.C.\CITRUS VILLAGE\WATERSEWER\PAVE-BPLAT				
DATE PREPARED: 10-11-19	PREPARED BY: M. GONZALEZ	CHECKED BY: _____	APPROVED BY: _____	
SHEET NO. 2 OF 3	DATE REVISED: _____	REVISED BY: _____	CHECKED BY: _____	APPROVED BY: _____

REVISION NOTES

No.	Sheet	REVISION	Date	Approved

