



Anthony Uresti
Director of Planning

HIDALGO COUNTY PLANNING DEPARTMENT

2818 S. BUSINESS HWY 281
EDINBURG TEXAS 78539
Tel. 956-318-2840

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 6-20-2024

PROPOSED EL CRUCERO III SUBDIVISION, PRECINCT No. 3.

ENGINEER SOUTH TEXAS INFRASTRUCTURE GROUP DEVELOPER: PEÑA-CHAPA DEVELOPMENT

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 22 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: 3

LOCATION DESCRIPTION: SOUTHWEST CORNER OF MILE 5 ROAD AND TEXAN ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF MISSION

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 6-07-2023 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY SURFACE RUNOFF THAT WILL DRAIN INTO MILE 5 ROAD AND TEXAN ROADSIDE DITCH. DICHARGING INTO A TYPE "C" INLET AND DETENTION WILL BE PROVIDED BY WIDENING THE EXISTING DRAIN DITCH.

ROAD R.O.W. DEDICATION: 30.0 FEET ONTO MILE 5 ROAD, AND 10.0 FEET ONTO TEXAN ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 6-06-2024 BY, PRECINCT 3 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 6-06-2024 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: OSSF'S HAVE BEEN INSTALLED.

WATER SERVICE PROVIDER: AGUA SUD. LINE SIZE: 12" LOCATION: MILE 5 ROAD AND TEXAN ROAD.

H.C.E.O.C. FINAL APPROVAL DATE: 6-18-2024 : 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.

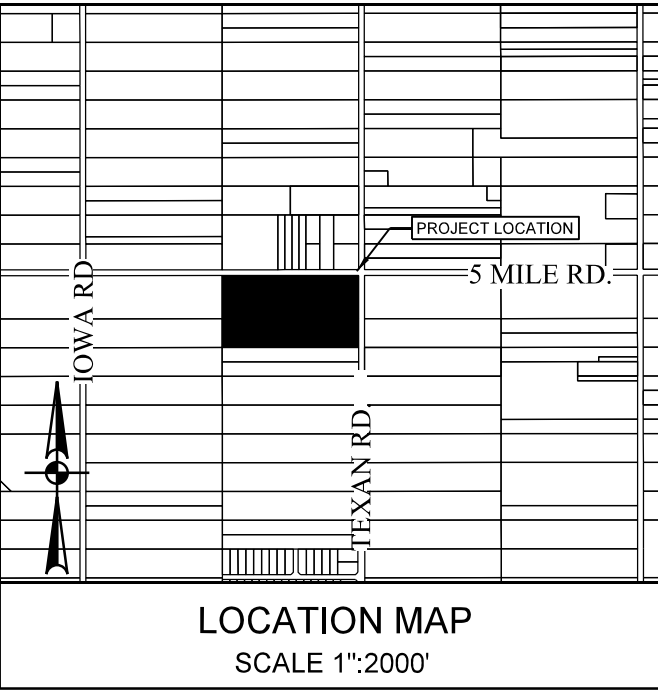
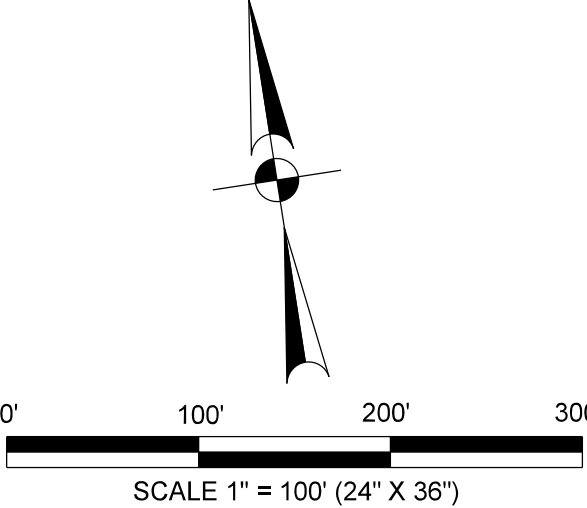
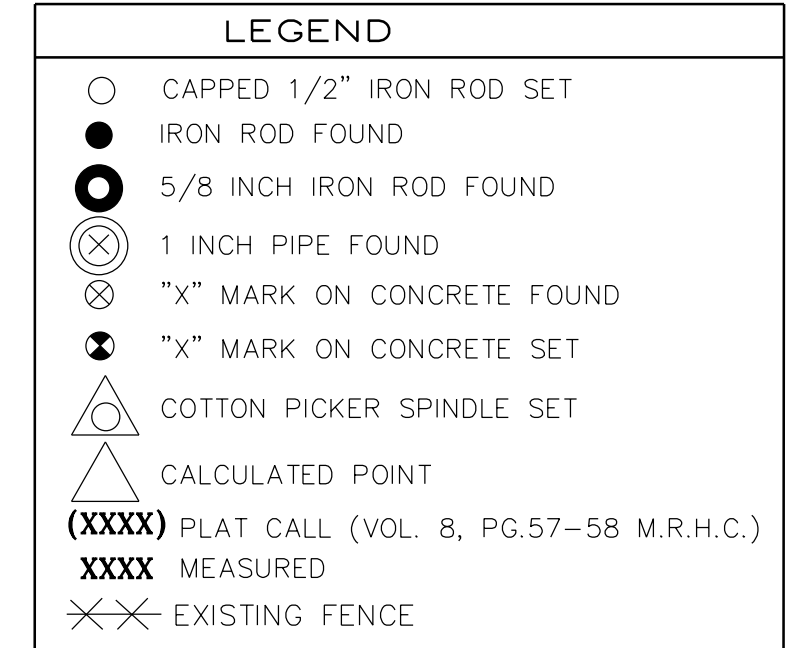
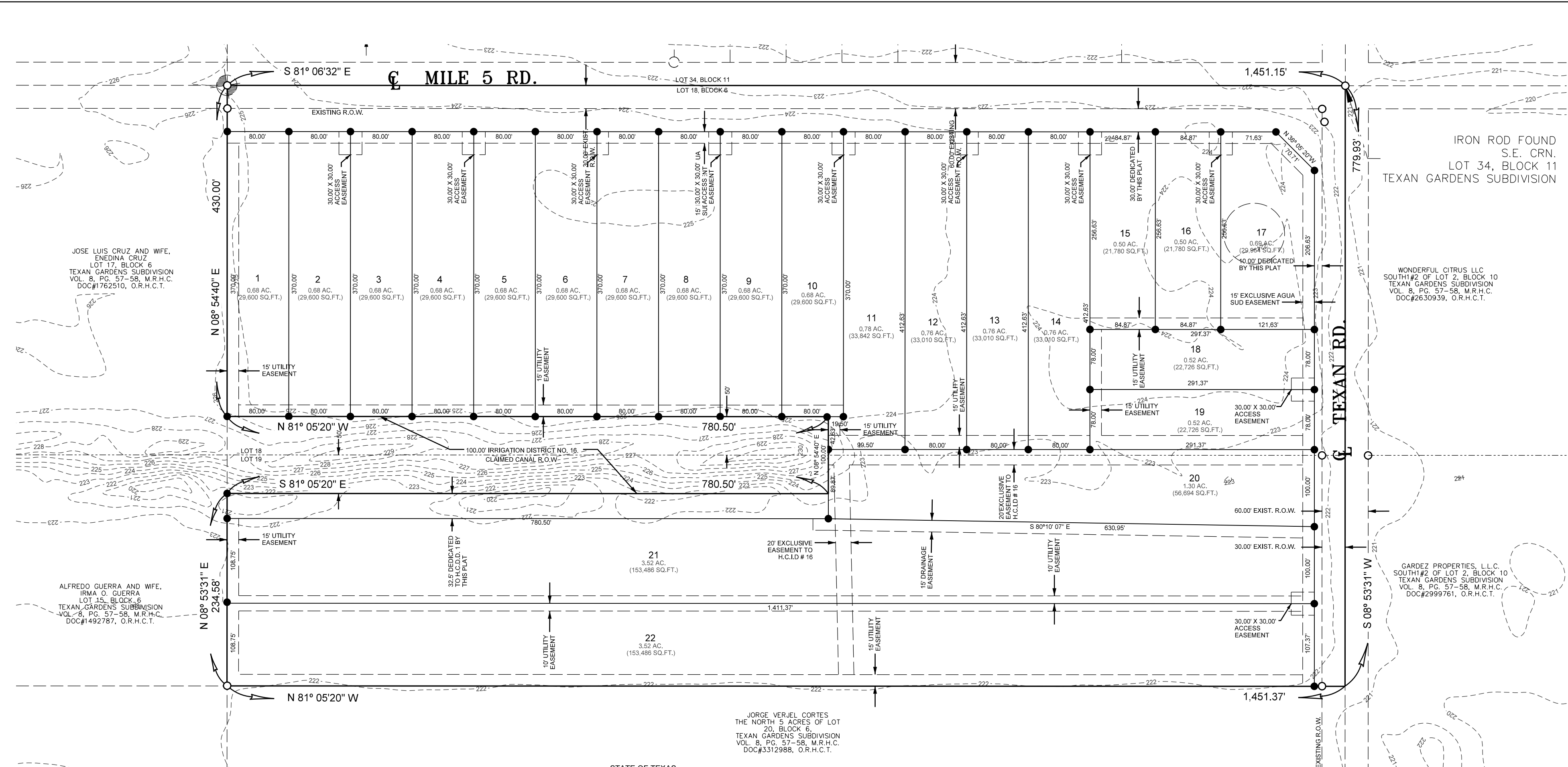
PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: 8/22/2023

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

Final Approval subject to recommendations other departments

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

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GENERAL NOTES:

- FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: "X"
ZONE "X" ARE AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAIN COMMUNITY PANEL NO. 480334 (200 D, REVISED JUNE 06, 2000) OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAIN ADMINISTRATOR HAVE IDENTIFIED NO OTHER AREAS AS SHOWN ON THIS PLAT ARE WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN.
- CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
- MINIMUM BUILDING SETBACK LINES:
FRONT SETBACK:
50 FEET FOR LOTS FRONTING 5 MILE
50 FEET FOR LOTS FRONTING TEXAN RD.
SIDE SETBACK:
5 FEET OR EASEMENT, WHICHEVER IS GREATER
REAR SETBACK:
15 FEET OR EASEMENT, WHICHEVER IS GREATER
- NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. NO COMMERCIAL USE SHALL BE ALLOWED ON ALL INTERNAL LOTS 1 THROUGH 16, 18 AND 19.
- THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- MINIMUM FINISHED 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 OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR DEVELOPMENT PERMIT APPLICATION.
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
BM-1 IS A FOUND COTTON PICKER SPINDLE AT THE CENTERLINE OF 5 MILE LINE.
= 16,834,832.5630
E = 1,013,746,7284
ELEV = 224.70
BM-2 IS A FOUND COTTON PICKER SPINDLE AT THE CENTERLINE OF TEXAN RD
= 16,834,832.5630
E = 1,013,746,7284
ELEV = 000.000
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 A TOTAL OF 51,098 CUBIC FEET, 1.173 ACRE-FEET OF DETENTION IS REQUIRED FOR THIS SUBDIVISION. DRAINAGE REQUIREMENT IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET 3 FOR PAVING & DRAINAGE LAYOUT).
- A. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO HIDALGO COUNTY IRRIGATION DISTRICT NO. 16, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
B. NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM HIDALGO COUNTY IRRIGATION DISTRICT NO. 16.
C. NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
D. NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
E. EACH PURCHASE 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.
F. 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.
G. 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 LOT.
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 EXCEPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.
E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.
12. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
13. PENA CHAPA DEVELOPMENT, THE OWNER & SUBDIVIDER OF EL CRUCERO III SUBDIVISION, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.
14. 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 3: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.
15. NO INDIVIDUAL LOT DRIVEWAY ACCESS WILL BE ALLOWED FROM (5 MILE LINE RD) ON LOTS 1 & 2, 3 & 4, 5 & 6, 7 & 8, 9 & 10, 11 & 12, 13 & 14, 15 & 16, (TEXAN RD) 18 & 19. A 24" SHARED DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED BY DEVELOPER BETWEEN LOTS 1 & 2, 3 & 4, 5 & 6, 7 & 8, 9 & 10, 11 & 12, 13 & 14, 15 & 16 AND 18 & 19.
16. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN THAT STATED ON THIS PLAT. DUE TO THE IMPERVIOUS ARE BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
17. LOTS 1 & 22 SHALL BE FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL. LOTS 20 & 21 ARE FOR NON-RESIDENTIAL USE. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS. A BUFFER FENCE IS REQUIRED TO BE INSTALLED BY DEVELOPER ALONG ALL ADJUTING RESIDENTIAL LOTS. APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
18. AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT AND THE OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR SCHOOLS, COMMERCIAL, INDUSTRIAL & MULTIFAMILY USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.

LOCATION DESCRIPTION

EL CRUCERO III SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO. 3 IN THE WEST SIDE OF HIDALGO COUNTY, IN THE INTERSECTION OF 5 MILE RD AND TEXAN RD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MISSION, ACCORDING TO THE OFFICIAL MAP IN THE CITY OFFICE OF PLANNING AND ZONING (POPULATION 83,394, 2010 CENSUS). EL CRUCERO III SUBDIVISION PHASE III LIES APPROXIMATELY 2 1/2 MILE FROM THE CITY LIMITS OF MISSION AND IS WITHIN THE CITY TO 1/2 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 212.01.

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION:

PENA CHAPA DEVELOPMENT AS OWNER OF THE 21.48 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED EL CRUCERO III SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATED 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 THE STATE STANDARDS

(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS

(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS

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

PENA CHAPA DEVELOPMENT
MANUEL CHAPA (MEMBER)
P.O. BOX 1958
MISSION, TEXAS 78572

DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:

I, VICTOR H. TREVIÑO, A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, ENGINEER NUMBER 128195, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

AT AN IRON ROD FOUND FOR THE SOUTHEAST CORNER OF LOT 34, BLOCK 11, TEXAN GARDENS SUBDIVISION, ALSO BEING ON THE CENTERLINE OF TEXAN ROAD.

BEING: SOUTH 08°53'31" WEST A DISTANCE OF 779.93 FEET, ALONGSIDE THE CENTERLINE OF THE TEXAN ROAD, TO A MAGNAIL SET ON THE CENTERLINE OF TEXAN ROAD FOR THE COMMON CORNER OF A TRACT CONVEYED TO JORGE VERJEL CORTES AS DESCRIBED BY DOCUMENT NUMBER 3312888, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, SAID 21.48 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT AN IRON ROD FOUND FOR THE SOUTHEAST CORNER OF LOT 34, BLOCK 11, TEXAN GARDENS SUBDIVISION, ALSO BEING ON THE CENTERLINE OF TEXAN ROAD.

THENCE, NORTH 08°53'31" WEST A DISTANCE OF 40.00 FEET, TO A 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "ROVSS PROP COR" SET FOR THE WEST RIGHT-OF-WAY OF TEXAN ROAD, CONTINUING FOR A TOTAL DISTANCE OF 1,451.37 FEET, TO IRON ROD FOUND FOR THE COMMON CORNER OF SAID JORGE VERJEL CORTES, AND A TRACT OF LAND CONVEYED TO ALFREDO GUERRA AND WIFE, IRMA O. GUERRA AS DESCRIBED IN DOCUMENT NUMBER 1492787, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND BEING A CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND.

THENCE, NORTH 08°53'31" EAST A DISTANCE OF 234.58 FEET, ALONG SAID THE EAST LINE OF SAID ALFREDO GUERRA AND WIFE, IRMA O. GUERRA TRACT, TO A 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "ROVSS PROP COR" SET FOR A CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND.

THENCE, SOUTH 81°05'20" WEST A DISTANCE OF 780.50 FEET, ALONG SAID 100' IRRIGATION DISTRICT NO. 16 CANAL RIGHT-OF-WAY, TO A 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "ROVSS PROP COR" SET FOR A CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND.

THENCE, SOUTH 81°05'20" EAST A DISTANCE OF 780.50 FEET, ALONG SAID 100' IRRIGATION DISTRICT NO. 16 CANAL RIGHT-OF-WAY, TO A 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "ROVSS PROP COR" SET FOR A CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND.

THENCE, NORTH 08°54'40" EAST A DISTANCE OF 100.00 FEET, ALONG SAID 100' IRRIGATION DISTRICT NO. 16 CANAL RIGHT-OF-WAY, TO A 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "ROVSS PROP COR" SET FOR A CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND.

THENCE, NORTH 81°05'20" WEST A DISTANCE OF 780.50 FEET, ALONG SAID 100' IRRIGATION DISTRICT NO. 16 CANAL RIGHT-OF-WAY, TO A 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "ROVSS PROP COR" SET FOR A COMMON OF A TRACT OF LAND CONVEYED TO JOSE LUIS CRUZ AND WIFE, ENEDINA CRUZ, AS DESCRIBED IN DOCUMENT NUMBER 1762510, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS AND ALSO BEING A CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND.

THENCE, NORTH 08°54'40" EAST A DISTANCE OF 430.00 FEET, ALONG THE EAST LINE OF SAID JOSE LUIS CRUZ AND WIFE, ENEDINA CRUZ, TO A MAGNAIL FOUND ON THE CENTERLINE OF MILE 5 ROAD, AND ALSO BEING A CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND.

THENCE, SOUTH 81°06'32" EAST A DISTANCE OF 1,451.15 FEET, ALONG THE CENTERLINES OF 5 MILE ROAD, TO THE POINT OF BEGINNING AND CONTAINING A COMPUTED AREA OF 21.48 ACRES TRACT OF LAND.

BEARING BASIS, TEXAS COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983.

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 16, ON THIS THE ____ DAY OF _____ 20__

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON UNITED IRRIGATION DISTRICT RIGHT OF WAYS OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER SHOWN OR NOT.

ATTEST:

PRESIDENT DATE _____

SECRETARY DATE _____

1. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO HIDALGO COUNTY IRRIGATION DISTRICT #16, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.

2. NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM HIDALGO COUNTY IRRIGATION DISTRICT NO. 16.

3. NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.

4. NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MANUEL CHAPA 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 THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____

NOTARY PUBLIC _____ DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF EL CRUCERO III SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____

HIDALGO COUNTY JUDGE _____ DATE _____

ATTEST: HIDALGO COUNTY CLERK _____ DATE _____

CITY OF MISSION CERTIFICATE OF APPROVAL

UNDER LOCAL GOVERNMENT CODE 212.015(6) WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF EL CRUCERO III SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MISSION.

MAYOR CITY OF MISSION _____ DATE _____

ATTEST: CITY SECRETARY _____ DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:

I, VICTOR H. TREVIÑO, P.E., R.P.L.S., REG. PROFESSIONAL LAND SURVEYOR # 6968 FIRM #10193886

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 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 E. SESIN, P.E., C.F.M. DATE _____

I, JOSE E. SAENZ, HEREBY CERTIFY THAT THE AGUA SPECIAL UTILITY DISTRICT HAS APPROVED THE POTABLE WATER SUPPLY FOR THE EL CRUCERO SUBDIVISION, HIDALGO COUNTY, TEXAS. THE AGUA SPECIAL UTILITY DISTRICT IS THE HOLDER OF THE CERTIFICATE OF CONVENIENCE AND NECESSITY (CCN) ISSUED BY THE STATE OF TEXAS TO FURNISH POTABLE WATER TO AN AREA IN HIDALGO COUNTY, TEXAS THAT INCLUDES THIS SUBDIVISION AND IS THEREFORE OBLIGATED TO SERVE THIS SUBDIVISION WITH POTABLE WATER TO THE EXTENT REQUIRED BY THE LAWS OF THE STATE OF TEXAS. THE AGUA SPECIAL UTILITY DISTRICT AGREES THAT IT WILL PROVIDE WATER TO THIS SUBDIVISION AT THE TIME WHEN ALL OF THE INFRASTRUCTURE REQUIREMENTS FOR THE SUBDIVISION ARE MET. WATER METERS ARE IMMEDIATELY AVAILABLE FOR THIS PURPOSE UPON COMPLETION OF THE WATER FACILITIES SHOWN ON THE PLAT OF THE SUBDIVISION.

JOSE E. SAENZ
GENERAL MANAGER
AGUA SPECIAL UTILITY DISTRICT

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF EL CRUCERO III SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____

ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____

REVISION NOTES				
No	SHEET	REVISION	DATE	APPROVED

PRINCIPAL CONTACTS					
	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	PENA CHAPA DEVELOPMENT	P.O. BOX 1958	MISSION, TEXAS 78572	(956) 581-3918	
ENGINEER:	VICTOR H. TREVIÑO, P.E.	800 S. STEWART RD., STE. 13	MISSION, TEXAS 78572	(956) 424-3335	(956) 424-3132
SURVEYOR:	VICTOR H. TREVIÑO, R.P.L.S.	921 S. 10TH AVE.	EDINBURG, TEXAS 78539	(956) 380-6152	(956) 380-6083

SOUTH TEXAS INFRASTRUCTURE GROUP

900 S. STEWART RD., SUITE 13
MISSION, TEXAS 78572
PH: (956) 424-3335
FAX: (956) 424-3132
TBP# REG # 15000



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

LOT LAYOUT
EL CRUCERO III SUBDIVISION

BEING A 21.48 ACRE TRACT OF LAND OUT OF ALL OF LOT EIGHTEEN (18) & LOT NINETEEN (19), BLOCK 6, TEXAN GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 8, PAGES 57-58, MAP RECORDS, HIDALGO COUNTY, TEXAS