



HIDALGO COUNTY PLANNING DEPARTMENT

2818 S. BUSINESS HWY 281
EDINBURG TEXAS 78539
Tel. 956-318-2840 Fax. 956-318-2844

Anthony Uresti,
Director of Planning

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 5-27-2025

PROPOSED ACRES OF SANTA CRUZ PH 3 SUBDIVISION, PRECINCT No. 3.

ENGINEER S2 ENGINEERING, PLLC DEVELOPER: TIERRA VACANTE LLC

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 115 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

NUMBER OF STREETLIGHTS: 21

FILLING STATIONS: 8

LOCATION DESCRIPTION: EAST OF CANTU ROAD, APROXIMATELY 3000 FEET NORTH OF MONTE CRISTO ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF MCALLEN.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 5-03-2024 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.

SEWER SYSTEM: OSSF'S HAVE BEEN ESCROWED.

WATER SERVICE PROVIDER: S.W.S.C. LINE SIZE: 8" LOCATION: CANTU ROAD.

REQUEST FOR FINAL APPROVAL WITH: **CASH DEPOSIT:** Amount: **\$28,000.00** For: (8 FIRE HYDRANTS)
 LETTER OF CREDIT # 86999: Amount: **\$87,500.00** For: (25 OSSF'S)

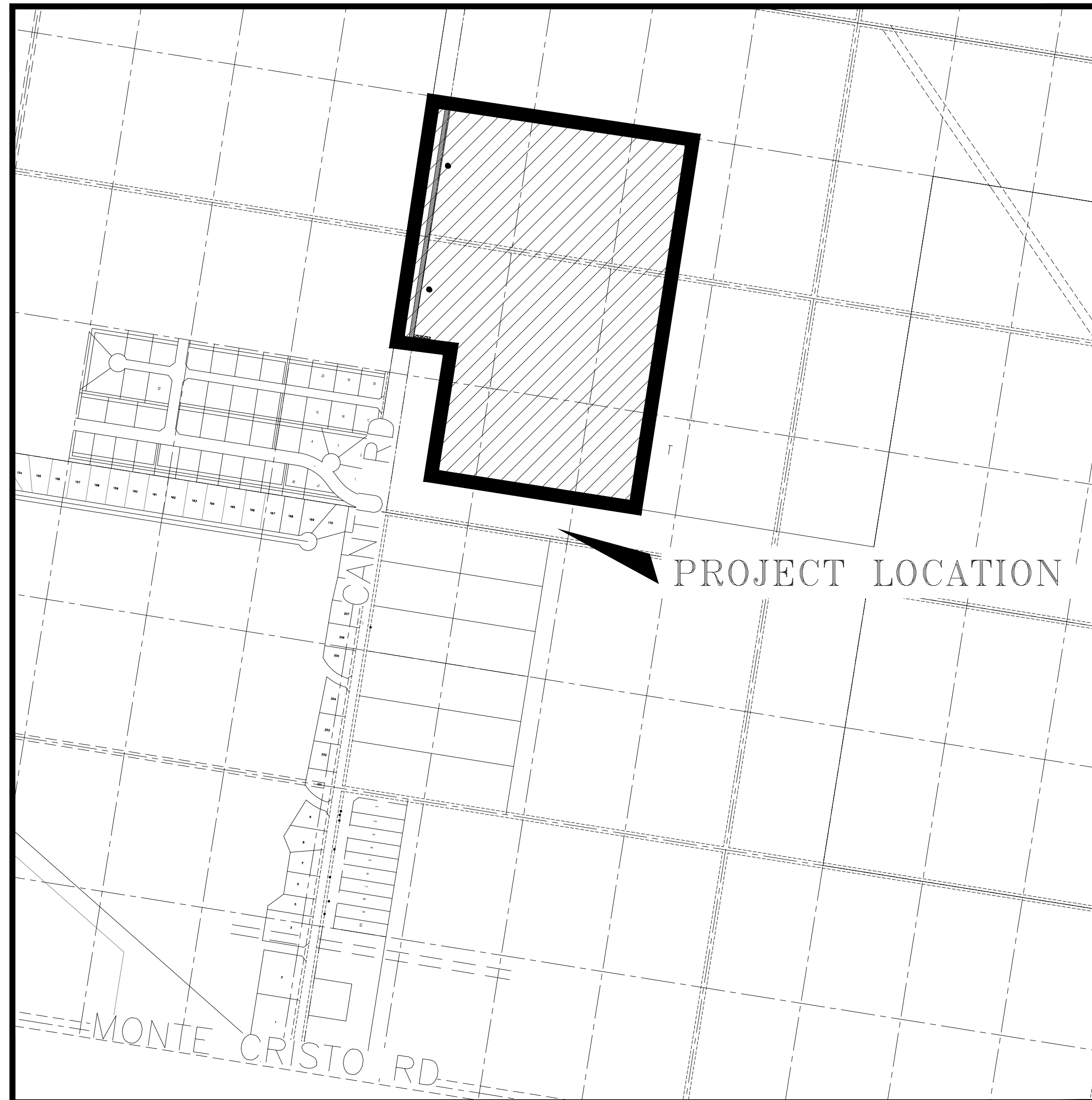
STAFF RECOMMENDS: **Preliminary Approval** subject to comments and future recommendations by planning, other departments.

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.*

ACRES OF SANTA CRUZ PHASE 3 SUBDIVISION HIDALGO COUNTY TEXAS



LOCATION MAP - SCALE: 1"=500'

INDEX OF SHEETS

DESCRIPTION	SHEET#
-COVER SHEET	
-SUBDIVISION PLAT	1-2
-WATER DISTRIBUTION SYSTEM AND OSSF	3
-OFF-SITE WATER LINE	4
-SHARYLAND WATER SUPPLY DETAILS	5-6
-PAVING AND DRAINAGE DESIGN	7
-EROSION CONTROL PLAN	8
-DRAINAGE AREA MAPS AND H&H CALCULATIONS	9
-SIGNS LOCATION DESIGN AND STREETLIGHT	10
-WATER DISTRIBUTIONS SYSTEM PLAN & PROFILES	11-18



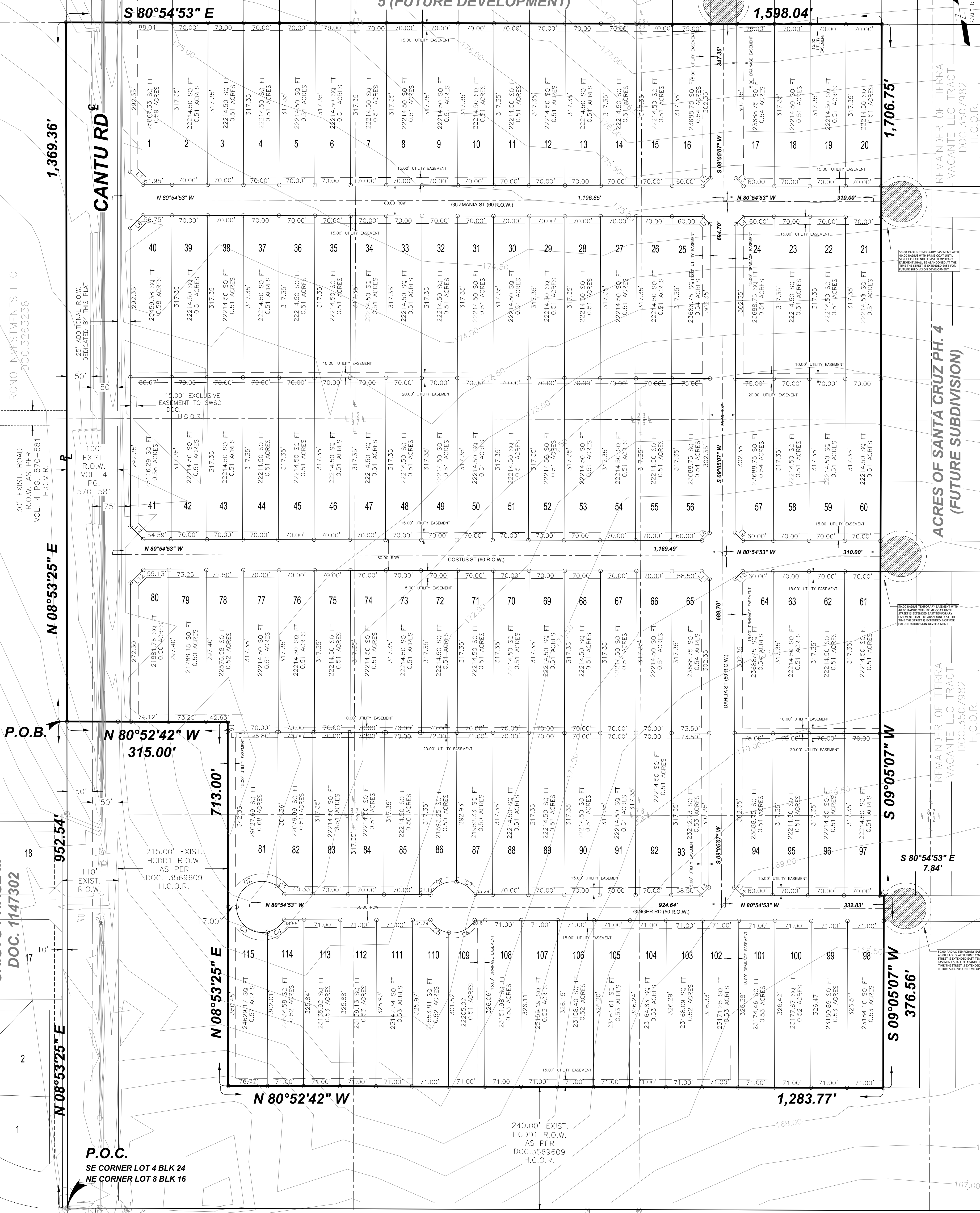
This seal appearing on this document was authorized by Jose N. Saldivar P.E. No. 94076 on the above designated date. 9-17-24

J. N. Saldivar
JOSE N. SALDIVAR, P.E. No. 94076

S2 ENGINEERING, PLLC
CIVIL ENGINEERING & LAND SURVEYING
TBPE F-22858 TBLS 10194796
 2020 E GRIFFIN PKWY, MISSION, TX 78574 956-403-9787
 S2ENGINEERINGPLLC.COM

REMAINDER OF TIERRA VACANTE LLC TRACT DOC. 3507982 H.C.O.R.

ACRES OF SANTA CRUZ PH. 5 (FUTURE DEVELOPMENT)



NEW MONTE CRISTO PHASE III DOC. 1147302

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL

JURISDICTION OF A MUNICIPALITY: ACRES OF SANTA CRUZ PHASE NO. 3 IS LOCATED ON THE EAST SIDE OF CANTU RD APPROXIMATELY 3,000 FT NORTH OF MONTE CRISTO RD. THIS SUBDIVISION LIES ONLY ON THE RURAL AREA OF THE HIDALGO COUNTY, TEXAS UNDER LOCAL GOVERNMENT CODE 42.02 PRECINCT. NO. 3.

LOCATION MAP SCALE 1:2000



CURVE	DELTA	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
"C1"	25.06	50.00'	21.87'	21.70'	N3°26'44"W
"C2"	124.94	50.00'	109.03'	88.68'	S71°33'17"W
"C3"	102.65	50.00'	89.59'	78.08'	S42°14'49"E
"C4"	47.34	50.00'	41.31'	40.14'	N62°45'12"E
"C5"	51.85	50.00'	45.25'	43.72'	S46°50'25"E
"C6"	68.15	50.00'	59.47'	56.03'	N73°09'34"E
"C7"	51.27	50.00'	44.74'	43.27'	N46°33'04"W
"C8"	68.73	50.00'	59.98'	56.44'	S73°26'57"W

LINE	BEARING	DISTANCE
L1	N36°00'45"W	35.42'
L2	N54°05'07"E	21.21'
L3	N35°54'53"W	21.21'
L4	N54°05'07"E	21.21'
L5	S35°54'53"E	21.21'
L6	S53°59'15"W	35.30'
L7	N36°00'45"W	35.42'
L8	S54°05'07"W	35.42'
L9	N35°54'53"E	21.21'
L10	N54°05'07"E	21.21'
L11	S35°54'53"E	21.21'
L12	N53°59'15"E	35.30'
L13	N54°05'07"E	21.21'
L14	N35°54'53"W	21.21'
L15	N80°54'53"E	29.80'
L16	N08°53'24"E	19.84'

INDEX TO SHEETS OF ACRES OF SANTA CRUZ PHASE 3
1 OF 6: HEADING, INDEX, LOCATION MAP, PRINCIPAL CONTACTS, PLAT WITH LOT, STREETS, AND EASEMENT DESIGNATIONS; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE E.T.J. OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED IN.
2 OF 6: LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY JUDGE CERTIFICATE OF PLAT APPROVAL; H.C.D. NO. 1 CERTIFICATION; AND H.O.D.
3 OF 6: WATER DISTRIBUTION AND OSSF MAP; TYPICAL WATER SERVICE CONNECTION; REVISION NOTES (ENGLISH AND SPANISH VERSION); INCLUDING DESCRIPTION OF WATER AND OSSF AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; TYPICAL WATER SERVICE CONNECTION.
4 OF 6: SHARPLAND WATER SUPPLY DETAILS.
5 OF 6: DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE; AND ENGINEER'S CERTIFICATION, REVISION NOTES, & CONSTRUCTION DETAILS.
6 OF 6: DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE; AND ENGINEER'S CERTIFICATION, REVISION NOTES, & CONSTRUCTION DETAILS.

SUBDIVISION PLAT OF: ACRES OF SANTA CRUZ PHASE 3 SUBDIVISION

A 71.15 ACRE TRACT OF LAND OUT OF LOTS ONE (1), TWO (2), THREE(3), SIX (6), SEVEN (7), AND EIGHT (8), BLOCK TWENTY-FIVE(25), LOTS ONE (1), TWO (2), THREE(3), BLOCK THIRTY-SIX (36), OF THE JACKSON SUBDIVISION OF THE MELADO TRACT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGES 570-581, DEED RECORD, HIDALGO COUNTY, TEXAS, TOGETHER WITH THE ABANDONED ROAD RIGHTS OF WAY WHICH WERE CLOSED IN RESOLUTION AND ORDER CLOSING COUNTY ROADS DATED MAY 23, 1983, FILED MAY 24, 1983, RECORDED IN VOLUME 1840, PAGE 225, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

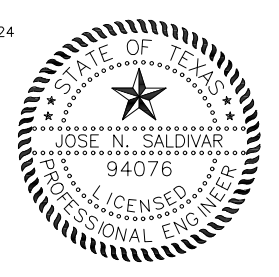
STATE OF TEXAS
COUNTY OF HIDALGO

I, JOSE N. SALDIVAR, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE PLAT AND DESCRIPTION OF THE SUBDIVISION WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

DATE THIS THE ____ DAY OF _____ 20__

9-17-24

REGISTERED PROFESSIONAL ENGINEER
No. 84222 STATE OF TEXAS



STATE OF TEXAS
COUNTY OF HIDALGO

I, RESTITUTO A. ASCANON, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PLAT AND DESCRIPTION OF THE SUBDIVISION WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

DATE THIS THE ____ DAY OF _____ 20__

REGISTERED PROFESSIONAL SURVEYOR
No. 82222 STATE OF TEXAS



FILED FOR RECORD IN THE PUBLIC RECORDS OF HIDALGO COUNTY, TEXAS, AT THE OFFICE OF THE COUNTY CLERK, HIDALGO COUNTY, TEXAS.

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER: _____

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone
OWNER: TIERRA VACANTE LLC	2810 N. CLOSER BLVD	EDINBURG, TEXAS 78536	(956)383-0868
ENGINEER: JOSE N. SALDIVAR, P.E., C.E.M.	2020 GRIFFIN PKWY	MISSION, TEXAS 78174	(956) 403-9787
SURVEYOR: RESTITUTO A. ASCANON, III, R.P.L.S.	2020 GRIFFIN PKWY	MISSION, TEXAS 78174	(956) 403-9787

BASED ON BEARING AS PER NO. 1840 STATE BANK TEXAS PAGES 4205 FEET

LEGEND:

- - 1/2" IRON ROD FOUND
- - 1/2" IRON ROD SET
- - SET 60-0 NAIL
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCING
- S.W.C. - SOUTHWEST CORNER
- N, S, E, W - LATITUDE AND LONGITUDE COORDINATES

S2 ENGINEERING, PLLC
CIVIL ENGINEERING & LAND SURVEYING

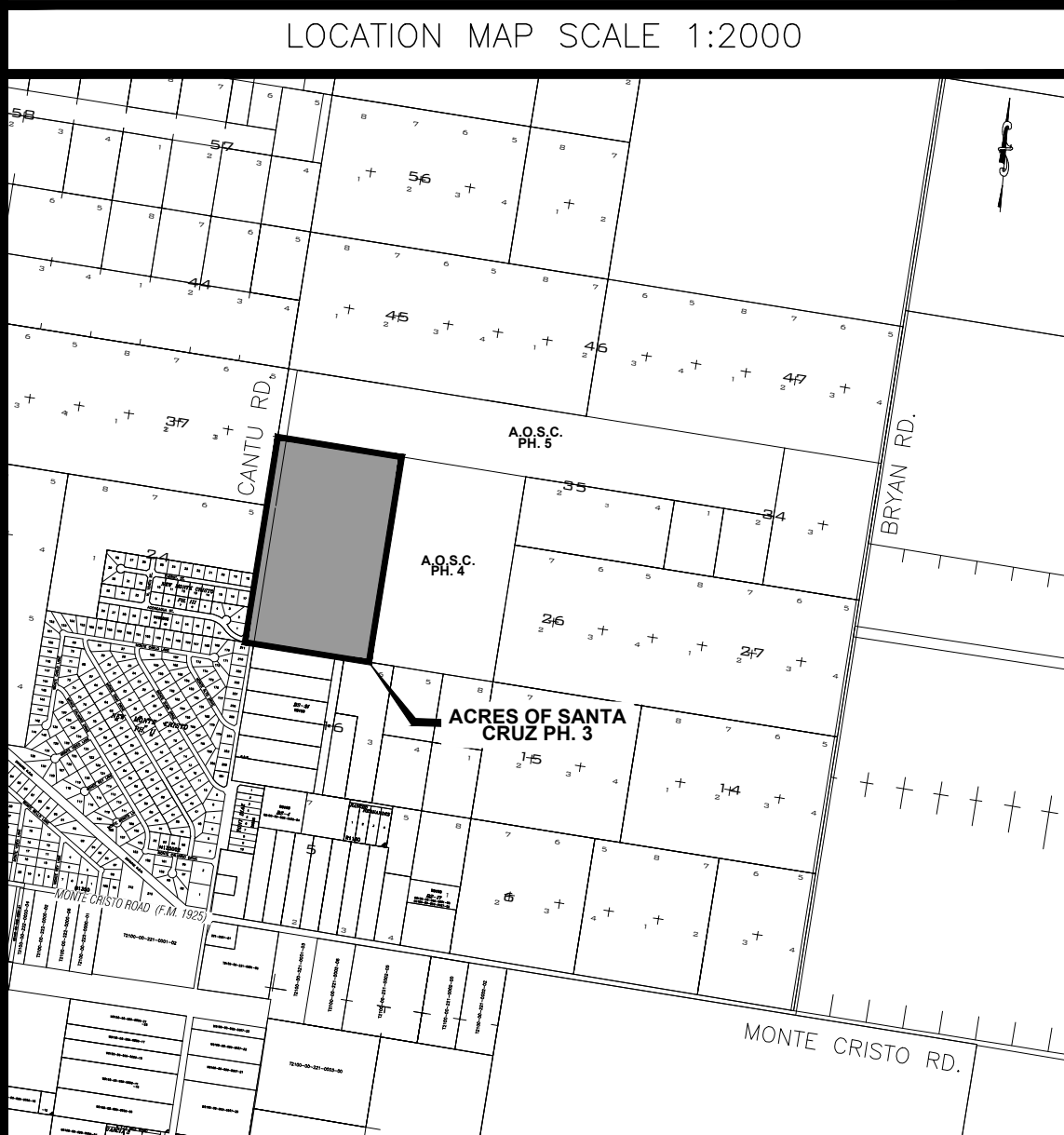
TPPE F-22859 TBL5 10194796
2020 GRIFFIN PKWY, MISSION, TX 78174 (956) 403-9787
S2ENGINEERING@GMAIL.COM

GENERAL SUBDIVISION PLAT NOTES

- MINIMUM FINISH FLOOR ELEVATION SHALL BE AT 18" ABOVE THE TOP OF THE STREET CURB WHEN MEASURED AT THE CENTER FRONT OF ALL LOTS. 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 WITH A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- THIS SUBDIVISION IS LOCATED IN ZONE "X" (UNSHADED) ACCORDING TO THE FEMA FIRM COMMUNITY PANEL NO. 480334 0300 D, REVISED DATED JUNE 6, 2000. ZONE "X" (UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.
- CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
- SETBACKS: FRONT: 25.00 FEET OR EASEMENT WHOEVER IS GREATER
REAR: 10.00 FEET OR EASEMENT WHOEVER IS GREATER
CORNER SIDE: 10.00 FEET OR EASEMENT WHOEVER IS GREATER
SIDE: 6.00 FEET OR EASEMENT WHOEVER IS GREATER
- NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS.
- 5" IRON ROD SET WITH A PLASTIC CAP STAMPED RPLS 2 10194796 AT THE LOT CORNERS, UNLESS OTHERWISE NOTED.
- BENCHMARK NOTE: THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
B.M. No. 1 - ELEV. = _____ NAVD 88 DATUM.
B.M. No. 2 - ELEV. = _____ NAVD 88 DATUM.
B.M. No. 3 - ELEV. = _____ NAVD 88 DATUM.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 43,333 CUBIC-YARD OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET No. 3 FOR STORM SEWER IMPROVEMENTS).
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- 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 OCCUPYING AN EASEMENT.
- 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 EXCERPTS 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.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- TERRA VACANTE, LLC BY RICHARD W. RUPPERT THE SUBDIVIDER OF ACRES OF SANTA CRUZ PH. 3 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.
- STREET & STOP SIGNS AND STREET LIGHTS INSTALLED BY THE DEVELOPER.
- FIRE HYDRANTS INSTALLED & PAINTED BLACK BY THE DEVELOPER.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.2% % SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.
- 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 STATED ON THIS PLAT, DUE TO THE INTERFERING AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
- LOTS 1, 40, 41, AND 80 SHALL NOT HAVE DRIVEWAY/ACCESS TOWARDS CANTU RD.
- ALL SHARYLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF EASEMENT IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARYLAND WATER SUPPLY CORPORATION.

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL

JURISDICTION OF A MUNICIPALITY:
ACRES OF SANTA CRUZ PHASE No. 3 IS LOCATED ON THE EAST SIDE OF CANTU RD APPROXIMATELY 3,000 FT NORTH OF MONTE CRISTO RD. THIS SUBDIVISION LIES ONLY ON THE RURAL AREA OF THE HIDALGO COUNTY, TEXAS UNDER LOCAL GOVERNMENT CODE 42.02 PRECINCT. No. 3.



STATE OF TEXAS
COUNTY OF HIDALGO

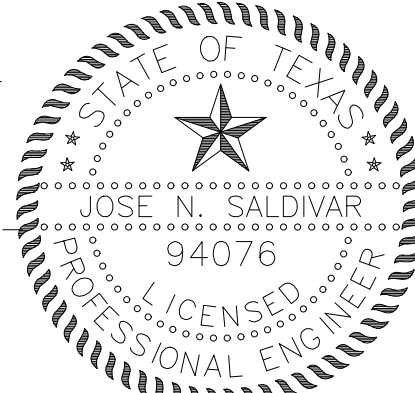
I, JOSE N. SALDIVAR A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS THE ___ DAY OF _____ 20__

Jose N. Saldivar, P.E. 8-12-24

REGISTERED PROFESSIONAL ENGINEER

No. 94076 STATE OF TEXAS



PRELIMINARY

STATE OF TEXAS
COUNTY OF HIDALGO

I, RESTITUTO A. ASCANO III, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION OF THIS SUBDIVISION WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

DATED THIS THE _____ DAY OF _____ 20__

REGISTERED PROFESSIONAL SURVEYOR
No. 6225 STATE OF TEXAS



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

TERRA VACANTE, LLC BY RICHARD W. RUPPERT AS OWNER OF THE 69.83 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED ACRES OF SANTA CRUZ PH. 3 SUBDIVISION HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE OF STREETS, 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 THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

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

TERRA VACANTE, LLC BY RICHARD W. RUPPERT

BY: _____ DATE _____
SANTA CRUZ PROPERTIES
BY, RICHARD W. RUPPERT
2810 N. CLOSNER BLVD
EDINBURG TX 78541

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RICHARD W. RUPPERT, SANTA CRUZ PROPERTIES, KNOWN TO ME TO BE THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____ 20__

NOTARY FIRST AND LAST NAME
NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

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 TEX. 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 OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

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

STATE OF TEXAS
COUNTY OF HIDALGO

UNDER LOCAL GOVERNMENT CODE 232.028(a)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE ACRES OF SANTA CRUZ PH. 3 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THE _____ DAY OF _____ 20__

HIDALGO COUNTY JUDGE DATE _____

ATTEST: HIDALGO COUNTY CLERK DATE _____

SHARYLAND WATER SUPPLY CORPORATION

Sharyland Conditional Approval Block for Preliminary Plats:

I, CARLOS LIMA, HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR THE ACRES OF SANTA CRUZ PH. 3 SUBDIVISION LOCATED WITHIN HIDALGO COUNTY, TEXAS, SUBJECT TO THE SUBDIVISION'S POTABLE WATER SYSTEM MEETING THE APPROVAL OF THE DEVELOPER'S DESIGN ENGINEER, ALL APPLICABLE RULES AND REGULATIONS OF SHARYLAND WATER SUPPLY CORPORATION, AND LOCAL, STATE, AND FEDERAL AGENCIES.

DEVELOPER AND ITS DESIGN ENGINEER SHALL BEAR FULL RESPONSIBILITY TO ENSURE THAT THE ABOVE REFERENCED POTABLE WATER SYSTEM IS CONSTRUCTED WITHIN THE DESIGNATED SHARYLAND WATER SUPPLY CORPORATION EXCLUSIVE EASEMENT.

CARLOS LIMA DATE _____
GENERAL MANAGER
SHARYLAND WATER SUPPLY CORPORATION

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL
HIDALGO COUNTY HEALTH DEPARTMENT

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF ACRES OF SANTA CRUZ PH. 3 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION DATE _____

INDEX TO SHEETS OF ACRES OF SANTA CRUZ PHASE 3	
1 OF 6	HEADING; INDEX; LOCATION MAP; PRINCIPAL CONTACTS; PLAT WITH LOT, STREETS, AND EASEMENT DESIGNATIONS; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED PLAT NOTES.
2 OF 6	LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY JUDGE CERTIFICATE OF PLAT APPROVAL; H.C.D.D. NO. 1 CERTIFICATION; AND HCHD.
3 OF 6	WATER DISTRIBUTION AND OSSF MAP; TYPICAL WATER SERVICE CONNECTION; REVISION NOTES; ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND OSSF AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; TYPICAL WATER SERVICE CONNECTION
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PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone
OWNER: RICHARD W. RUPPERT TERRA VACANTE, LLC	2810 N. CLOSNER BLVD	EDINBURG, TEXAS 78536	(956) 383-0868
ENGINEER: JOSE N. SALDIVAR, P.E.	2020 GRIFFIN PKWY	MISSION, TEXAS 78574	(956) 403-9787
SURVEYOR: RESTITUTO A. ASCANO III, R.P.L.S.	2020 GRIFFIN PKWY	MISSION, TEXAS 78574	(956) 403-9787

**METES AND BOUNDS
OF 70.56 ACRES**

A 71.15 ACRE TRACT OF LAND OUT OF LOTS ONE (1), TWO (2), THREE(3), SIX (6), SEVEN (7), AND EIGHT (8), BLOCK TWENTY-FIVE(25), LOTS ONE (1), TWO (2), THREE(3), BLOCK THIRTY-SIX (36), OF THE JACKSON SUBDIVISION OF THE MELADO TRACT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGES 570- 581, DEED RECORD, HIDALGO COUNTY, TEXAS, TOGETHER WITH THE ABANDONED ROAD RIGHTS OF WAY WHICH WERE CLOSED IN RESOLUTION AND ORDER CLOSING COUNTY ROADS DATED MAY 23, 1983, FILED MAY 24, 1983, RECORDED IN VOLUME 1840, PAGE 225, OFFICIAL RECORDS, HIDALGO, COUNTY, TEXAS, SAID 71.15 ACRE TRACT IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, AT A 1/2-INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 25, OF SAID JACKSON SUBDIVISION OUT OF THE MELADO TRACT IN HIDALGO COUNTY, TEXAS, THENCE, NORTH 08° 53' 25" EAST, ALONG THE WEST LINE OF SAID LOTS 1 AND 8 OF BLOCK 25, SAME BEING THE APPARENT WEST R.O.W. LINE OF CANTU ROAD, AT 775.22 FEET PASSING A 1/2-INCH IRON ROD FOUND FOR THE NORTH EAST CORNER OF LOT 4, BLOCK 24, OF SAID JACKSON SUBDIVISION OF THE MELADO TRACT, A TOTAL DISTANCE OF 952.54 FEET TO A 1/2-INCH IRON ROD SET WITH PLASTIC CAP STAMPED S2 10194796 FOR THE MOST NORTHERLY SOUTHWEST CORNER AND POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 08° 53' 25" EAST, ALONG THE WEST LINE OF SAID LOT 8 OF BLOCK 25, AND LOT 1 OF BLOCK 36, SAME BEING THE APPARENT WEST R.O.W. LINE OF CANTU ROAD, A DISTANCE OF 1,369.36 FEET TO A SET 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED S2 10194796 AT THE NORTHWEST CORNER OF SAID LOT 1 BLOCK 36, FOR THE NORTHWEST CORNER OF THIS TRACT HEREIN DESCRIBED;

THENCE, SOUTH 80° 54' 53" EAST, ALONG THE NORTH LINE OF LOT 1, LOT 2, AND LOT 3 BLOCK 36, OF SAID JACKSON MELADO TRACT, A DISTANCE OF 1,598.04 FEET TO A SET 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED S2 10194796 FOR TO A POINT AT THE NORTH LINE OF SAID LOT 3, BLOCK 36 FOR THE NORTHEAST CORNER OF THIS TRACT HEREIN DESCRIBED;

THENCE, SOUTH 09° 05' 07" WEST, PARALLEL TO THE EAST LINE OF LOT 3, BLOCK 36, LOT 6 AND LOT 3, BLOCK 25, A DISTANCE OF 1,706.75 FEET TO A SET 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED S2 10194796 FOR AN INTERNAL CORNER OF THE TRACT HEREIN DESCRIBED;

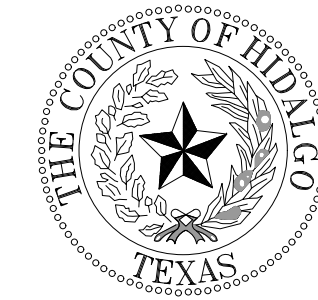
THENCE, SOUTH 80° 54' 53" EAST, A DISTANCE OF 7.84 FEET TO A SET 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED S2 10194796 FOR AN EXTERNAL CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 09° 05' 07" WEST, PARALLEL TO THE EAST LINE OF LOT 3, BLOCK 25, A DISTANCE OF 376.56 FEET TO A SET 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED S2 10194796 FOR THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 80° 52' 42" WEST, PARALLEL TO THE NORTH LINE OF A 3.594 ACRE TRACT CONVEYED TO RAMIRO GALVAN OUT OF BUFFALO SPRINGS SUBDIVISION RECORDED IN VOLUME 31, PAGE 148, HIDALGO COUNTY MAP RECORD, TEXAS AND PARALLEL TO THE NORTH LINE OF THE TRACT CONVEYED TO ADAN SEPULVEDA IN WARRANTY DEED WITH VENDOR'S LIEN WITH DOCUMENT # 1673593, A DISTANCE OF 1,283.77 FEET TO SET 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED S2 10194796 FOR THE SOUTHERLY SOUTHWEST CORNER OF THIS TRACT HEREIN DESCRIBED;

THENCE, NORTH 08° 53' 25" EAST, PARALLEL TO THE WEST LINE OF SAID LOT 8 OF BLOCK 25, A DISTANCE OF 713.00 FEET TO A SET 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED S2 10194796 FOR AN INTERNAL CORNER OF THIS TRACT HEREIN DESCRIBED;

THENCE, NORTH 80° 52' 42" WEST, A DISTANCE OF 315.00 FEET TO THE SAID SOUTHEAST CORNER OF LOT 4 BLOCK, 24 OF THE SAID JACKSON MELADO SUBDIVISION, AND POINT OF BEGINNING OF THIS TRACT HEREIN DESCRIBED; CONTAINING 71.15 ACRES MORE OR LESS.



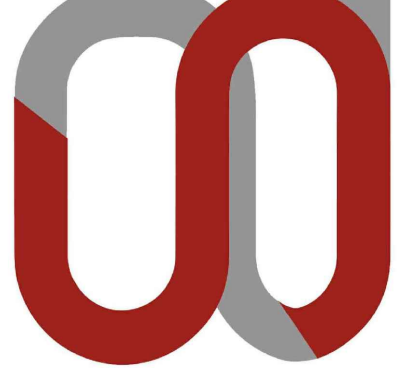
FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

S2 ENGINEERING, PLLC
CIVIL ENGINEERING & LAND SURVEYING
1800 E. GRIFFIN PKWY., MISSION, TX 78574
956-403-9787
SENGINEERINGPLLC.COM



ACRES OF SANTA CRUZ PHASE 3 SUBDIVISION
LOT LAYOUT PLAT SHEET 2 OF 2



This seal appearing on this document was authorized by Jose N. Saldivar, P.E. No. 94076 on the above designated date.

Jose N. Saldivar, P.E. 8-12-24
JOSE N. SALDIVAR, P.E. No. 94076

DRAWING DATE: JUNE, 2024

RELEASE DATE: JUNE 27, 2024

DESIGNED BY: N.S.

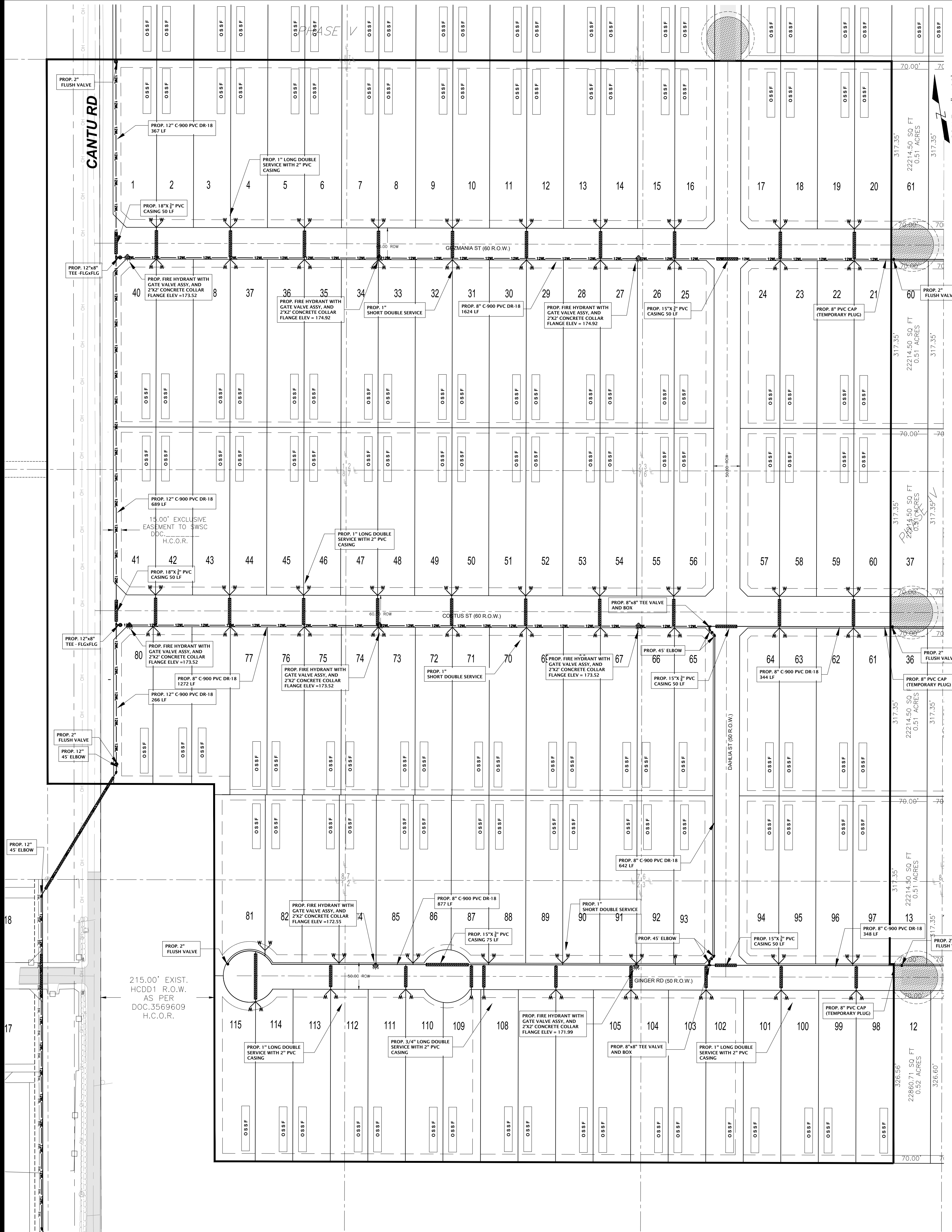
DRAWN BY: L.M.

CHECKED BY: N.S.

UPDATED DWG. BY:

SCALE: 1"= 100'

PLAT SHEET
2 OF 18



FINAL WATER AND SEWER ENGINEERING REPORT
WATER SUPPLY, DESCRIPTION, COST, AND OPERABILITY DATE:
 ACRES OF SANTA CRUZ PH. 3 SUBDIVISION HAS BEEN PROVIDED WITH POTABLE WATER BY SHARPLAND WATER SUPPLY CORPORATION (S.W.S.C.). THE SUBDIVIDER AND S.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH S.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND S.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. S.W.S.C. HAS ONE EXISTING 6" ALONG THE NORTH SIDE OF BAKER ROAD ROAD FROM.

WATER DISTRIBUTION FOR THE ACRES OF SANTA CRUZ PH. 3 SUBDIVISION CONSISTS OF THREE (3) SINGLE 3/4" SERVICE LINES AND FIFTY-SIX (56) DOUBLE SERVICES. THE DUAL SERVICE LINES, THE METER BOXES & LOCKS HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$_____ PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID S.W.S.C. THE SUM OF \$_____ WHICH COVERS THE \$_____ COST 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 MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO SHARPLAND UPON REQUEST BY THE LOT OWNER. S.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. 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, COST AND OPERABILITY DATE:
 SEWAGE FROM ACRES OF SANTA CRUZ PH. 3 SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES (OSSF) CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENTS SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. A CERTIFY LICENSE SANITARIAN (LICENSE NO. 12258) HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENTS DRAIN FIELD.

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. TOTAL OF 10 BORES WERE DONE ON LOT 516,22,35,41,51,64,76,83 AND 103. ACCORDING TO THE SOIL EVALUATION THE SOIL CAME OUT AS SANDY LOAM (TEXTURE CLASS II) ON ALL THE BORES TESTED EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

THE COST OF THE INSTALLATION OF THE SEPTIC SYSTEM ON AN INDIVIDUAL LOT WAS \$_____ INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSF'S HAVE BEEN INSTALLED AND FINALIZED AT THIS TIME AT A TOTAL COST OF \$_____ THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF.

ENGINEER 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 COST TO INSTALL THE WATER DISTRIBUTION SYSTEM AND ON-SITE SEWAGE FACILITIES DESCRIBED ABOVE ARE AS FOLLOWS:
 WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$_____ WHICH EQUALS TO \$_____ PER LOT.
 SEWAGE FACILITIES - SEPTIC SYSTEM HAS BEEN INSTALLED AT A TOTAL COST OF \$_____ PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$_____ FOR THE ENTIRE SUBDIVISION.

9-25-24
 JOSE N. SALDIVAR, PE DATE _____
 P.E. # 94076



PRELIMINARY

PROVISION DE AGUA, DESCRIPCION, GASTOS Y FECHAS DE INICIO
 ACRES OF SANTA CRUZ PH. 3 SUBDIVISION HAS BEEN PROVIDED WITH POTABLE WATER BY SHARPLAND WATER SUPPLY CORPORATION (S.W.S.C.). THE SUBDIVIDER AND S.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH S.W.S.C. SE HA PROMETIDO A PROVEER SUFICIENTE AGUA AL FRACCIONAMIENTO DURANTE AL MENOS 30 AÑOS Y S.W.S.C. HA PROPORCIONADO DOCUMENTACION PARA ESTABLECER SUFICIENTEMENTE LA CANTIDAD Y CALIDAD A LARGO PLAZO DE LOS SUMINISTROS DE AGUA DISPONIBLES PARA ATENDER EL DESARROLLO COMPLETO DE ESTE SUBDIVISION. SWSC TIENE UNA EXISTENCIA DE 6" A LO LARGO DEL LADO NORTE DE BAKER ROAD ROAD DESDE.

DISTRIBUCION DE AGUA PARA LAS HECTAREAS DE SANTA CRUZ PH. 3 LA SUBDIVISION CONSTA DE TRES (3) LINEAS DE SERVIDO SIMPLES DE 3/4" Y OCUENTA Y SEIS (56) SERVIDOS DOBLES. LAS LINEAS DE SERVIDO DOBLES, LAS CAJAS DE MEDIDORES Y CERRADURAS YA HAN SIDO INSTALADAS, A UN COSTO TOTAL DE \$_____ POR LOTE. ADAMAS, EL SUBDIVIDER HA PAGADO A S.W.S.C. LA SUMA DE \$_____ POR LOTE SEGUN LO ESTABLECIDO EN EL CONTRATO DE SERVIDO DE AGUA A 30 AÑOS. LA CUYA SUMA REPRESENTA EL COSTO TOTAL DEL MEDIDOR DE AGUA, LAS TARIAS DE ADQUISICION DE DERECHOS Y TODOS MEMBRESIA U OTRAS TARIAS ASOCIADAS CON LA CONEXION DE LOTES INDIVIDUALES EN LA SUBDIVISION A SHARPLAND A SOLICITUD DEL PROPIETARIO DEL LOTE. SWSC INSTALARA INMEDIATAMENTE SIN CARGO EL MEDIDOR DE AGUA PARA ESE LOTE. TODAS LAS INSTALACIONES DE AGUA HAN SIDO APROBADAS Y ACEPTADAS POR N.A.W.S.C. Y DICHA DISTRIBUCION EL SISTEMA ES OPERATIVO A PARTIR DE LA FECHA DEL REGISTRO DEL PLANO.

DESCRIPCION DE LAS INSTALACIONES DE ALCANTARILLADO, COSTO Y FECHAS DE OPERACION
 AGUAS RESIDUALES DE ACRES DE SANTA CRUZ PH. 3 LA SUBDIVISION SERA TRATADA MEDIANTE INSTALACIONES INDIVIDUALES DE ALCANTARILLADO EN EL SITIO (OSSF) QUE CONSISTEN DE UN TANQUE SEPTICO DE DOBLE COMPARTIMIENTOS DE DISEÑO ESTANDAR Y UN CAMPO DE DRENAJE EN CADA LOTE. UN SANITARIO CON LICENCIA CERTIFICADA (LICENCIA N° 12258) HA EVALUADO LA CONEJION DEL SITIO DE SUBDIVISION PARA OSSF Y PRESENTO UN INFORME CONCLUYENDO QUE EL SITIO ES ADECUADO PARA OSSF. EL INFORME FUE REVISADO Y APROBADO POR EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO. CADA LOTE CUENTA CON AREA ADECUADA PARA UN CAMPO DE DRENAJE DE REEMPLAZO.

CADA LOTE EN LA SUBDIVISION PROPUESTA TIENE AL MENOS 1/2 ACRE DE TAMAÑO. SE REALIZARON UN TOTAL DE 10 PERFORACIONES EN LOS LOTES 516,22,35,41,51,64,76,83 AND 103. SEGUN LA EVALUACION DEL SUELO SALO COMO MARCO ARENOSO (TEXTURA CLASE II) EN TODOS LOS ORIFIDOS PROBADOS SE EXTENDEN HASTA 36" POR DEBAJO DEL FONDO DE CUALQUIER EXCAVACION PROPUESTA. NO HAY INDICACION DE AGUA SUBTERRANEA O UNA CAPA RESTRICTIVA DENTRO DE 24" DEL FONDO DE LAS EXCAVACIONES PROPUESTAS. LA SUBDIVISION DRENAJE BIEN.

EL COSTO DE INSTALACION DEL SISTEMA SEPTICO EN UN LOTE INDIVIDUAL FUE DE \$_____ INCLUYENDO EL COSTO DEL PERMISO Y LICENCIA REQUERIDOS. TODOS LOS OSSF HAN SIDO INSTALADOS Y TERMINADOS EN ESTE MOMENTO A UN COSTO TOTAL DE \$_____ EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO HA INSPECCIONADO Y APROBADO LA INSTALACION DE TODOS LOS OSSF.

CERTIFICACION:
 CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 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 \$_____ POR LOTE.
 DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$_____ POR SISTEMA A UN COSTO TOTAL DE \$_____ TODA LA SUBDIVISION.

9-25-24
 JOSE N. SALDIVAR, PE DATE _____
 P.E. # 94076



SUBDIVIDER CERTIFICATION:
 BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT COUNTER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS AND DISSEWER 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:
 I, TIERRA VACANTE, LLC BY RICHARD W. RUPPERT SUBDIVIDER OF ACRES OF SANTA CRUZ PH. 3 SUBDIVISION HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE WITH HIDALGO COUNTY HEALTH DEPARTMENT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY AND QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE REQUIRED BY STATE AND COUNTY REGULATIONS.

TIERRA VACANTE LLC
 BY: RICHARD W. RUPPERT
 2810 N. CLOSER BLVD
 EDINBURG, TX 78541

STATE OF TEXAS
 COUNTY OF HIDALGO

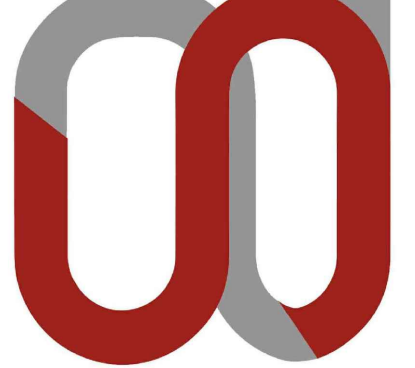
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TIERRA VACANTE, LLC BY RICHARD W. RUPPERT, KNOWN TO ME BY THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 20____.

NOTARY PUBLIC
 MY COMMISSION EXPIRES _____

CONSTRUCTION COST ESTIMATE:

1-WATER:	\$
2-OSSF:	\$
3-PAVING:	\$
4-DRAINAGES:	\$
TOTAL:	\$

S2 ENGINEERING, PLLC
 CIVIL ENGINEERING & LAND SURVEYING
 2020 E GRIFFIN PKWY., MISSION, TX 78574 956-403-9787
 S2ENGINEERINGPLLC.COM



ACRES OF SANTA CRUZ PHASE 3 SUBDIVISION
WATER DISTRIBUTION SYSTEM AND OSSF



This seal appearing on this document was authorized by Jose N. Saldivar, P.E. No. 94076 on the above designated date.
 9-25-24
 JOSE N. SALDIVAR, P.E. No. 94076

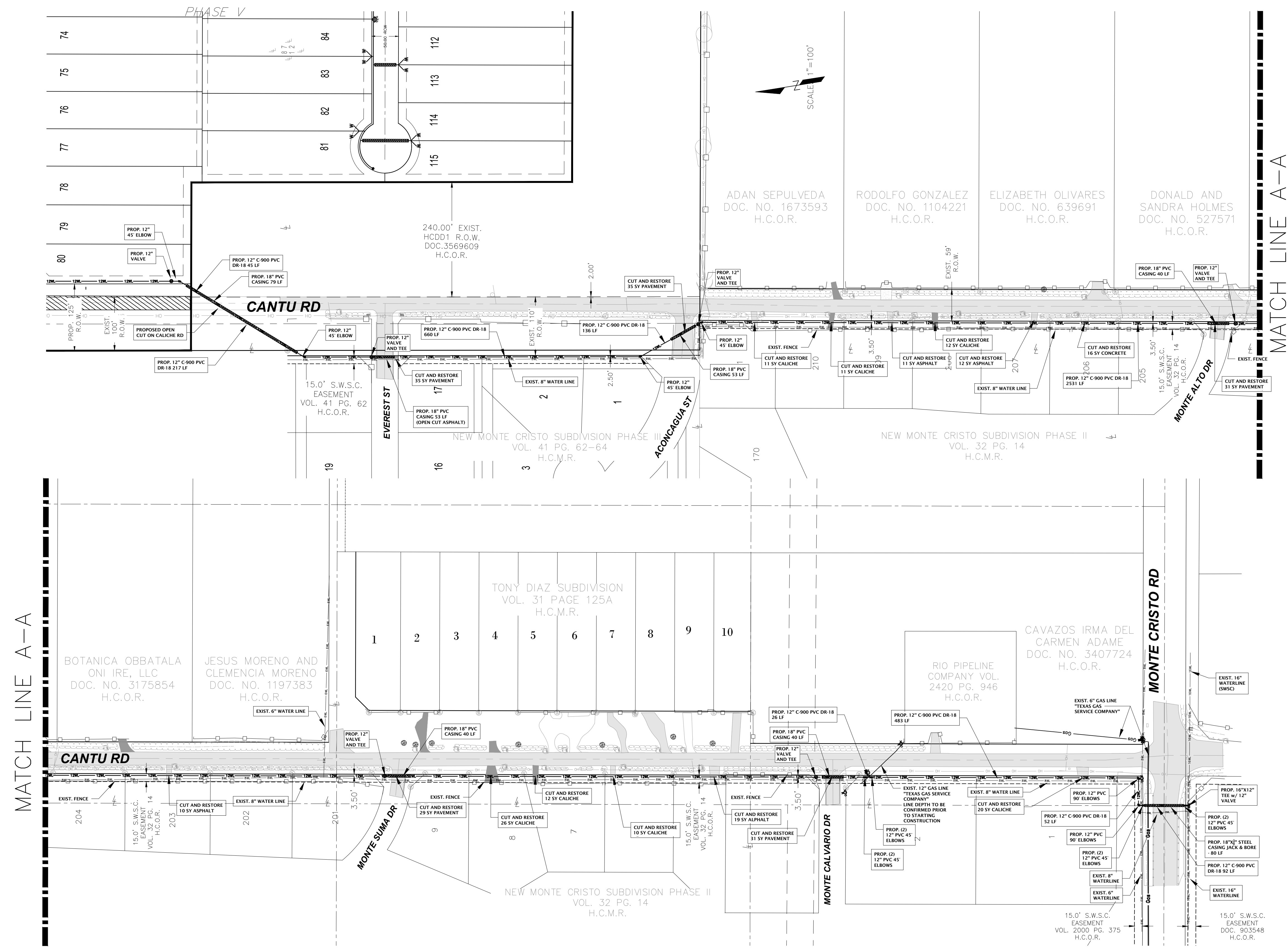
DRAWING DATE: JUNE, 2024
 RELEASE DATE: JUNE 27, 2024
 DESIGNED BY: N.S.
 DRAWN BY: L.M.
 CHECKED BY: N.S.
 UPDATED DWG. BY:

SCALE: 1"= 100'
 PLAT SHEET
 3 OF 18



This seal appearing on this document was authorized by Jose N. Saldivar, P.E. No. 94076 on the above designated date.
 JOSE N. SALDIVAR, P.E. No. 94076

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CONSTRUCTION COST ESTIMATE:	
1-WATER:	\$
2-OSSF:	\$
3-PAVING:	\$
4-DRAINAGES:	\$
TOTAL:	\$

CONSTRUCTION NOTE
 GAS LINE ELEVATION TO BE CONFIRMED WITH TEXAS GAS SERVICE CO. PRIOR TO STARTING CONSTRUCTION AT GAS LINE CROSSINGS.