



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: 5-12-2026

PROPOSED SANTA CRUZ RANCHES NO 5 SUBDIVISION, PRECINCT No. 1

ENGINEER S2 ENGINEERING, PLLC DEVELOPER: SANTA CRUZ PROPERTIES LTD

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 59 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: 26

FILLING STATIONS: 11

LOCATION DESCRIPTION: EAST OF FM 493 APPROXIMATELY 1 MILE NORTH OF MILE 21 ½ NORTH ROAD.

SUBDIVISION LIES WITHIN THE: RURAL AREA

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 2-17-2026 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 NEW PROPOSED DITCH.

SEWER SYSTEM: OSSF'S

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 8" LOCATION: FM 493

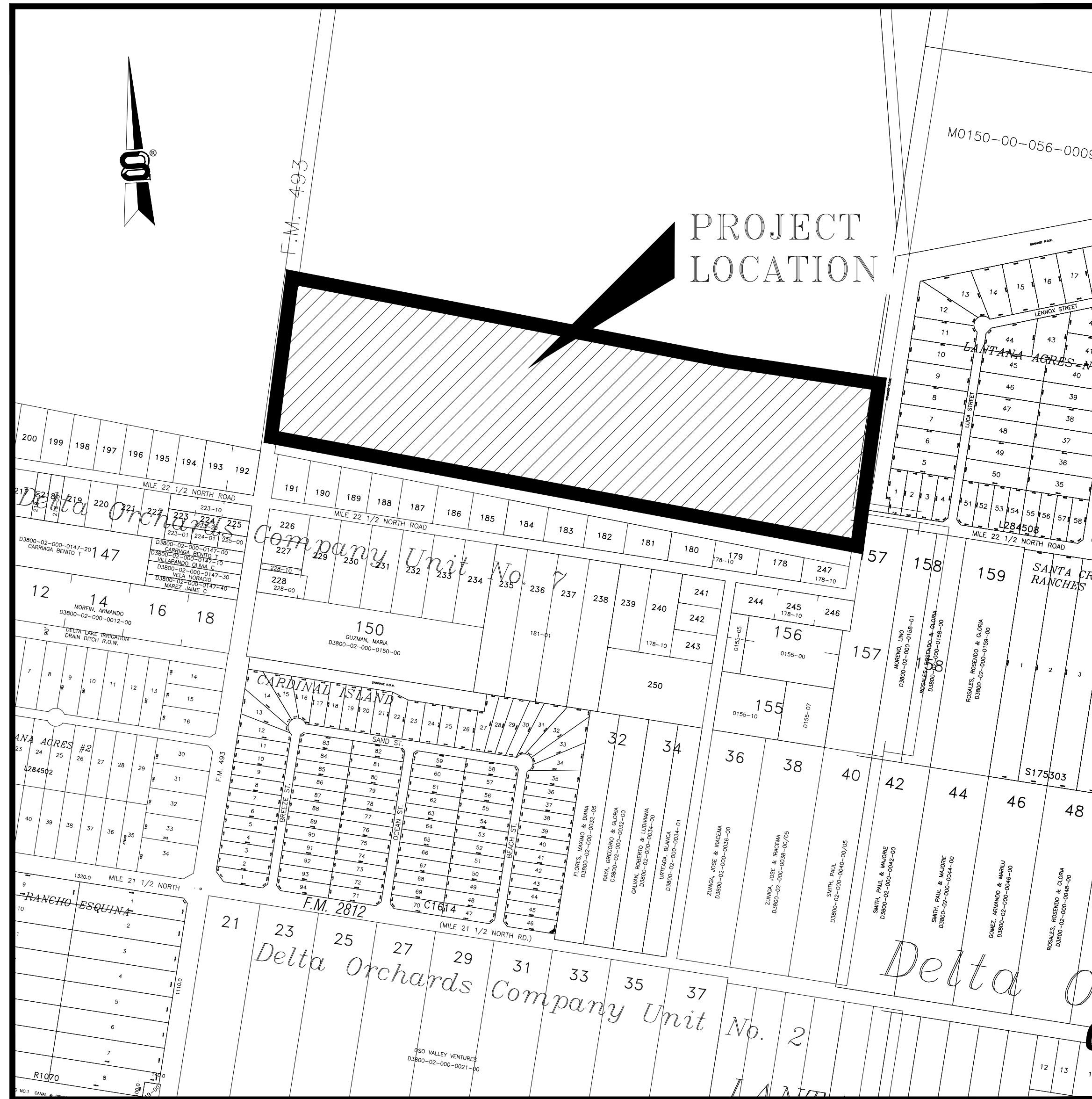
STAFF RECOMMENDS: **Preliminary Approval** *subject to comments and future recommendations by planning, other departments.*

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.*

SANTA CRUZ RANCHES PHASE 5 SUBDIVISION HIDALGO COUNTY TEXAS



LOCATION MAP - SCALE: 1"=500'

INDEX OF SHEETS

DESCRIPTION	SHEET#
-COVER SHEET	
-SUBDIVISION PLAT	1-2
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-PAVING AND DRAINAGE DESIGN	4
-PAVING AND DRAINAGE DETAILS	5
-STREET LIGHTS, EROSION CONTROL, SIGNS PLAN AND STRIPING	6
-DRAINAGE AREA MAPS AND H&H CALCULATIONS	7

APPROVED FOR CONSTRUCTION
Hidalgo County Planning Department

By: _____ DATE _____
SUBDIVISION COORDINATOR

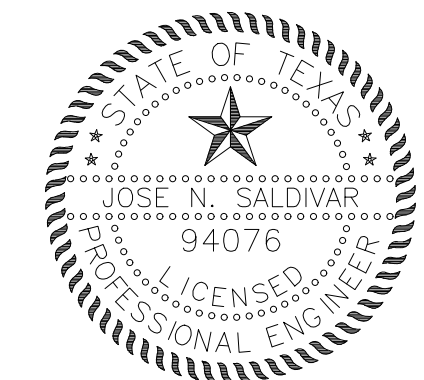
By: _____ DATE _____
HIDALGO COUNTY DRAINAGE DISTRICT No.1

By: _____ DATE _____
CONSTRUCTION PROJECT ENGINEER

By: _____ DATE _____
PAVING CONTRACTOR

By: _____ DATE _____
DRAINAGE CONTRACTOR

THESE PLANS HAVE BEEN REVIEWED FOR COMPLIANCE BY THE HIDALGO COUNTY PLANNING DEPARTMENT AND THE HIDALGO COUNTY DRAINAGE DISTRICT. ALL CONSTRUCTION SHALL COMPLY WITH ALL STATE, COUNTY, FEDERAL, UTILITY PROVIDERS AND SOIL AND ENGINEERING PRACTICE. ANY DEVIATION FROM THE PLANS SHALL BE REPORTED TO THE APPROPRIATE DEPARTMENT(S) IN WRITING AND FOR APPROVAL FROM THE PLANNING DEPARTMENT SHALL BE OBTAINED BY THE ENGINEER BEFORE ANY WORK MAY BE CONDUCTED.

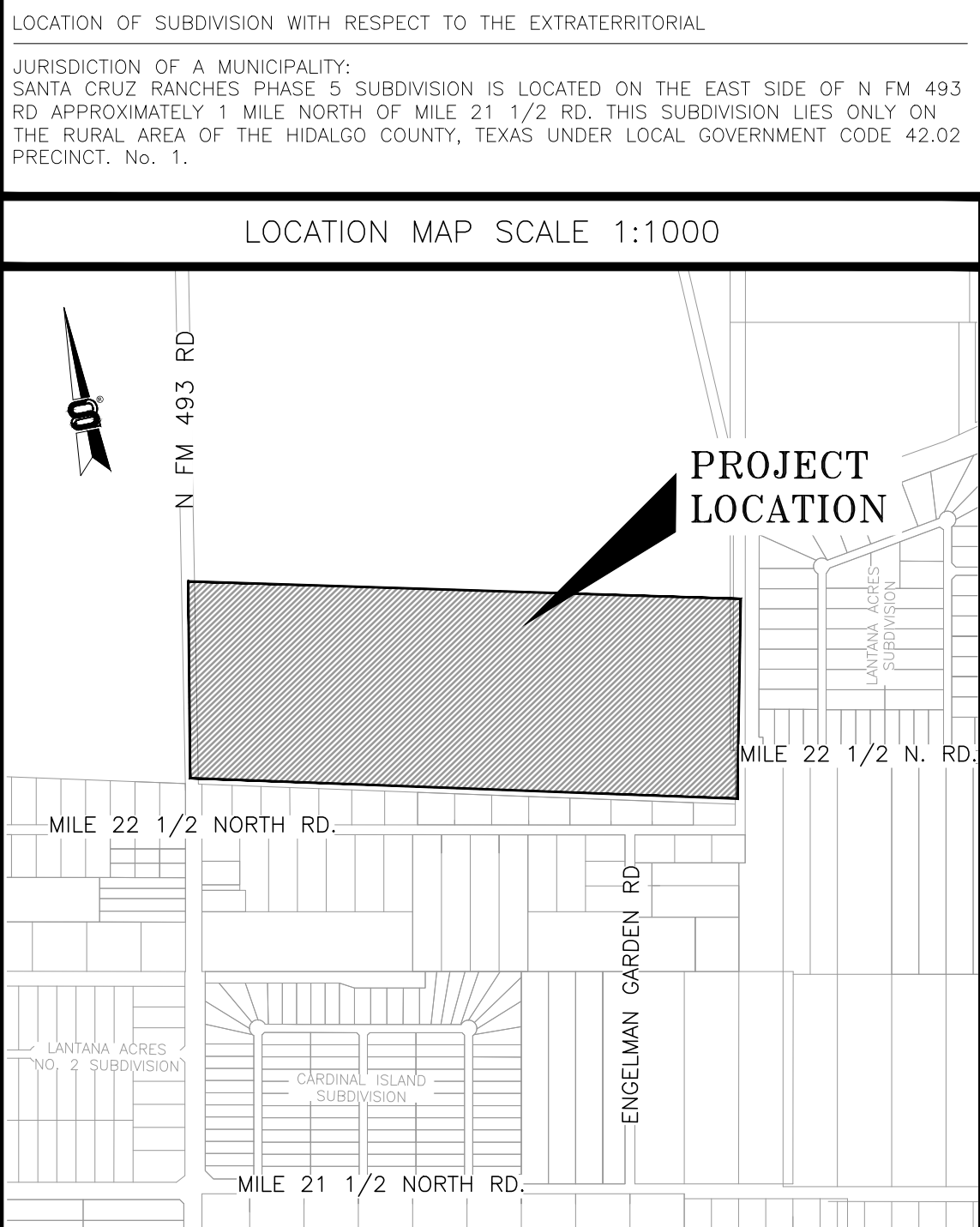
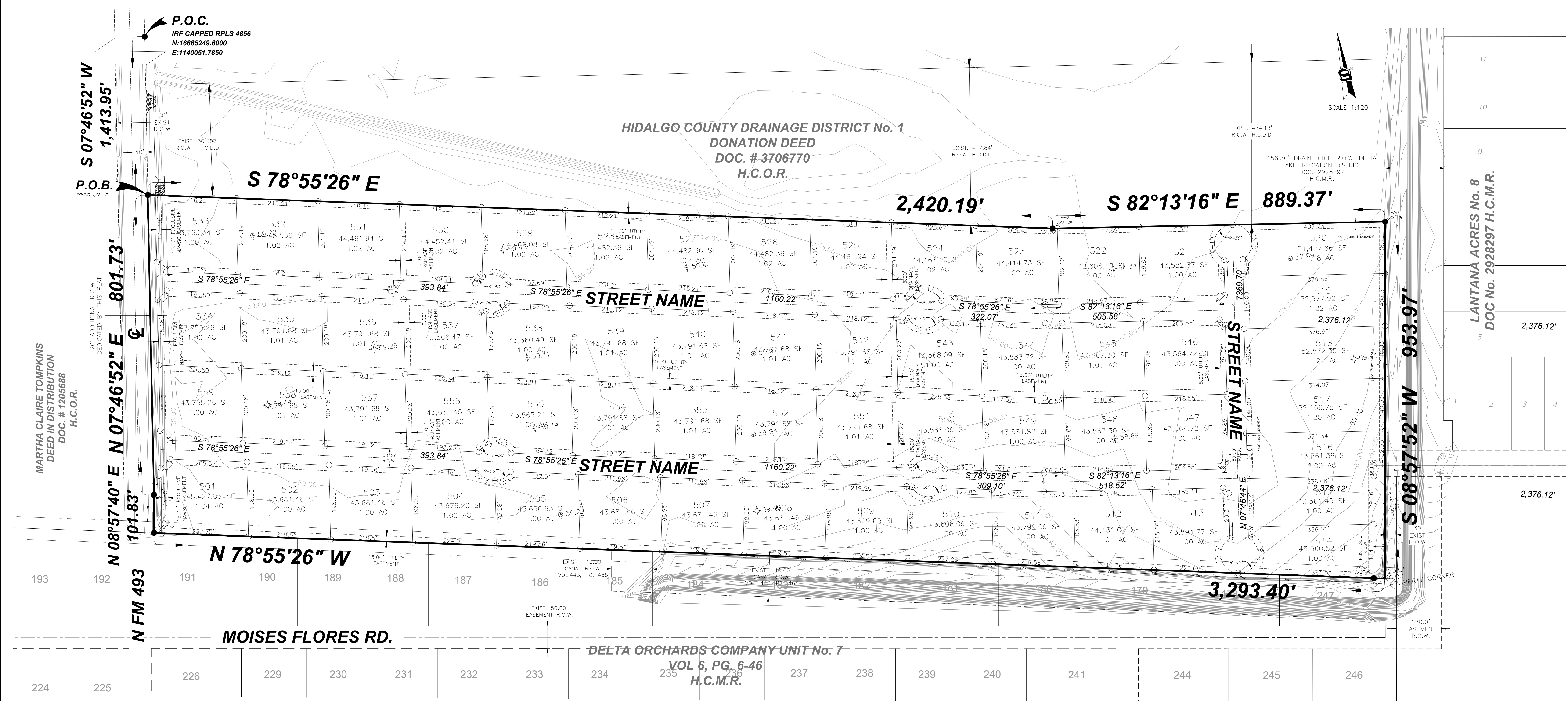


This seal appearing on this document was authorized by Jose N. Saldivar P.E. No. 94076 on the above designated date.

PRELIMINARY
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



CURVE DATA TABLE

CURVE	DELTA	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C-1	63.07'	50.00'	55.04'	52.30'	S50°27'38"E
C-2	56.93'	50.00'	49.68'	47.66'	N69°32'22"E
C-3	39.51'	50.00'	34.48'	33.80'	S60°49'53"W
C-4	80.49'	50.00'	70.24'	64.61'	N59°10'07"W
C-5	120.00'	50.00'	104.72'	86.60'	S78°55'26"E
C-6	120.00'	50.00'	104.72'	86.60'	N78°55'26"W
C-7	146.19'	50.00'	127.57'	95.68'	S05°19'41"E
C-8	152.81'	50.00'	133.35'	97.20'	N24°10'11"E
C-9	150.00'	50.00'	130.90'	96.59'	N07°13'14"W
C-10	150.00'	50.00'	130.90'	96.59'	S22°46'42"W
C-11	120.00'	50.00'	104.72'	86.60'	S78°55'26"E
C-12	120.00'	50.00'	104.72'	86.60'	N78°55'26"W
C-13	73.89'	50.00'	64.49'	60.11'	N78°01'25"E
C-14	46.11'	50.00'	40.23'	39.16'	S41°58'35"E
C-15	89.60'	50.00'	78.19'	70.46'	N63°43'25"W
C-16	30.40'	50.00'	26.53'	26.22'	S56°16'35"W

LINE TABLE

LINE	BEARING	DISTANCE
L1	N54°25'43"E	34.32'
L2	N35°34'17"W	36.36'
L3	S37°13'16"E	21.2'
L4	N52°46'44"E	21.21'
L5	N37°13'16"W	21.21'
L6	N52°46'44"E	21.21'
L7	N54°25'43"E	34.32'
L8	N35°34'17"W	36.36'

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone
OWNER: SANTA CRUZ PROPERTIES, LTD	2810 N. CLOISNER BLVD	EDINBURG, TEXAS 78546	(956) 383-0868
ENGINEER: JOSE N. SALDIVAR, P.E., C.E.M.	2020 GRIFFIN PKWY	MISSION, TEXAS 78074	(956) 403-9787
SURVEYOR: RESTITUTO A. ASCANIO III, R.P.L.S.	2020 GRIFFIN PKWY	MISSION, TEXAS 78074	(956) 403-9787

**SUBDIVISION PLAT OF:
SANTA CRUZ RANCHES No. 5
SUBDIVISION**

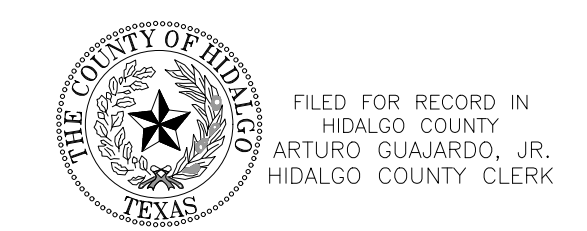
A 68.88-ACRE TRACT OUT OF SHARE "A", OF THE ORIGINAL SHARE No. 5 OF THE LAS MESTENAS GRANT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE DEED RECORDED IN VOLUME 133, PAGE 527, DEED RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, HIDALGO COUNTY, TEXAS.

INDEX TO SHEETS OF SANTA CRUZ RANCHES SUBDIVISION No. 5

1 of 7	HEADING, INDEX, LOCATION MAP, PRINCIPAL CONTACTS, PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE E.U. OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED PLAT NOTES.
2 of 7	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 H.O.D.
3 of 7	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
4 of 7	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE; AND ENGINEER'S CERTIFICATION.
5 of 7	PAVING AND DRAINAGE REVISION NOTES; & CONSTRUCTION DETAILS.
6 of 7	STREET LIGHT LAYOUT, EROSION CONTROL, SIGN PLAN AND STRIPING.
7 of 7	DRAINAGE AREA MAPS AND HIGH CALCULATIONS.

LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- SET 60-D NAIL
- R.O.W. - RIGHT OF WAY
- P.O.B. - POINT OF BEGINNING
- S.W.C. - SOUTHWEST CORNER
- LATITUDE AND LONGITUDE COORDINATES



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

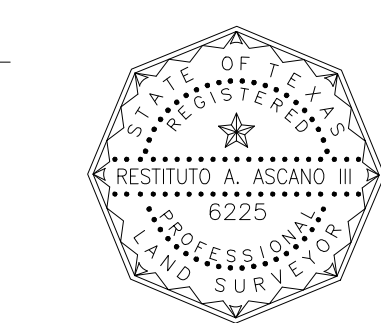
STATE OF TEXAS
COUNTY OF HIDALGO
I, JOSE N. SALDIVAR A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.
DATED THIS THE ____ DAY OF _____ 20__.

PRELIMINARY
REGISTERED PROFESSIONAL ENGINEER
NO. 94022 STATE OF TEXAS



STATE OF TEXAS
COUNTY OF HIDALGO
I, RESTITUTO A. ASCANIO 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__.

PRELIMINARY
REGISTERED PROFESSIONAL SURVEYOR
NO. 6225 STATE OF TEXAS



S2 ENGINEERING, PLLC
CIVIL ENGINEERING & LAND SURVEYING
TBPE F-22858 TBL5 10194796
2020 E GRIFFIN PKWY, MISSION, TX 78074 956-403-9787
S2ENGINEERINGPLLC.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 THE 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 ALL LOTS WITHIN 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 0350 C, 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 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).
- SETBACKS:
FRONT: 25.00 FEET OR EASEMENT WHICHEVER IS GREATER
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
CORNER SIDE: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
CUL-DE-SAC: 15.00 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 502 THROUGH 532 AND LOTS 535 THROUGH 558. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. LOTS 501, 533, 534, AND 559 COULD BE USED FOR COMMERCIAL/RESIDENTIAL USE WITH PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
- 1/2" IRON ROD SET WITH A PLASTIC CAP STAMPED RPLS S2 F 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 _____
B.M. No.2 _____
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 225,148 CUBIC-FEET (8,339 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 MAJURE 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 SUBDIVISIONS. 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 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 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 OCCUPYING A LOT.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION
- SANTA CRUZ PROPERTIES, LTD BY RICHARD W. RUPPERT THE SUBDIVIDER OF SANTA CRUZ RANCHES No. 5 SUBDIVISION RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 3 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 0.25 % 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 IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
- LOTS 501, 533, 534, AND 559 SHALL NOT HAVE DRIVEWAY/ACCESS TOWARDS FM 493.
- ALL NORTH ALAMO WATER SUPPLY COMPANY EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF EASEMENT IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF NORTH ALAMO WATER SUPPLY COMPANY.

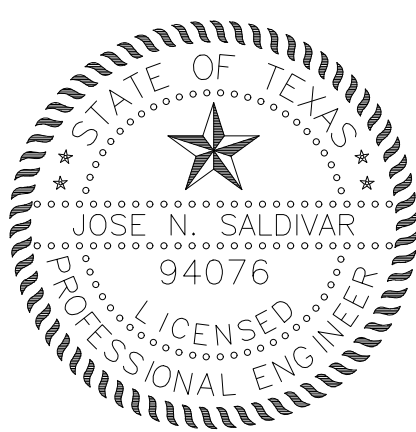
STATE OF TEXAS
COUNTY OF HIDALGO

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____

PRELIMINARY
REGISTERED PROFESSIONAL ENGINEER

No. 94076 STATE OF TEXAS



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____

PRELIMINARY
REGISTERED PROFESSIONAL SURVEYOR
NO. 6225 STATE OF TEXAS



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

SANTA CRUZ PROPERTIES, LTD BY RICHARD W. RUPPERT AS OWNER OF THE 68.88 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED SANTA CRUZ RANCHES No. 5 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.

SANTA CRUZ PROPERTIES, LTD BY RICHARD W. RUPPERT

BY: _____ DATE _____
SANTA CRUZ PROPERTIES, LTD
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, LTD 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

**SUBDIVISION PLAT OF:
SANTA CRUZ RANCHES No. 5
SUBDIVISION**

A 68.88--ACRE TRACT OUT OF SHARE "A", OF THE ORIGINAL SHARE No. 5 OF THE LAS MESTENAS GRANT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE DEED RECORDED IN VOLUME 133, PAGE 527, DEED RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, HIDALGO COUNTY, TEXAS.

PRINCIPAL CONTACTS:			
Name	Address	City & Zip	Phone
OWNER: SANTA CRUZ PROPERTIES, LTD	2810 N. CLOSNER BLVD	EDINBURG, TEXAS 78536	(956) 383-0868
ENGINEER: JOSE N. SALDIVAR, P.E., C.F.M.	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

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.

METES AND BOUNDS
OF 68.88 ACRES

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

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

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

UNDER LOCAL GOVERNMENT CODE 232.029(e)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE SANTA CRUZ RANCHES No. 5 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

DELTA LAKE IRRIGATION DISTRICT:

WE, THE UNDERSIGNED OWNER(S) OF LAND SHOWN ON THIS PLAT, FOR THE CONSIDERATION OF DELTA LAKE IRRIGATION DISTRICT (WILLACY AND HIDALGO COUNTY) APPROVING THIS PLAT, ASSUME ALL RESPONSIBILITY FOR THE DRAINAGE OF THE LAND COVERED HEREBY AND WE, OUR HEIRS AND ASSIGNS, ASSUME ANY COSTS IN CONNECTION WITH ANY DRAINAGE NEEDED NOW OR AT ANY TIME IN THE FUTURE.

OWNER

THE STATE OF TEXAS §
COUNTY OF HIDALGO §
COUNTY OF WILACY §

THIS PLAT, _____, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE DELTA LAKE IRRIGATION DISTRICT OF WILLACY AND HIDALGO COUNTY, TEXAS AND IS HEREBY APPROVED BY SUCH DISTRICT. "ALL RIGHTS, RULES AND REGULATIONS OF THE DELTA LAKE IRRIGATION DISTRICT (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).

- NO IMPROVEMENTS OR MODIFICATIONS OF ANY KIND SHALL BE MADE TO OR ON THE DISTRICTS RIGHT--OFWAY OR EASEMENT WITHOUT THE DISTRICTS EXPLICIT WRITTEN CONSENT. THIS PLAT WILL BE EXCLUDED FROM THE DISTRICTS BOUNDARIES AND THE LOTS WILL NOT HAVE ACCESS TO IRRIGATION WATER.
- NO FENCING SHALL BE INSTALLED OR REMAIN ON ANY DISTRICT EASEMENT OR RIGHT--OF--WAY WITHOUT APPROVAL FROM THE DISTRICTS MANAGEMENT. UNAUTHORIZED FENCING SHALL BE REMOVED BY THE DISTRICT. ALL APPROVED FENCING MUST INCLUDE A GATE WITH A MINIMUM OPENING OF 16 FEET.
- THIS DEVELOPMENT WILL BE DESIGNED TO ENSURE THAT STORMWATER RUNOFF RATES DO NOT EXCEED THOSE THAT EXISTED WHEN THE LAND WAS USED FOR AGRICULTURAL PURPOSES.
- THE DISTRICT WILL NOT BE RESPONSIBLE FOR MANAGING STORMWATER OR DRAINAGE SYSTEMS FOR THIS PLAT.
- THE DISTRICT HAS NOT REVIEWED NOR CERTIFIED THAT THE STORM SEWER OR UTILITIES DESCRIBED ARE SUITABLE FOR THE SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND ITS ENGINEER ARE SOLELY RESPONSIBLE FOR THESE DETERMINATIONS. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 20____.

APPROVED BY: _____
PRESIDENT: DAVID ESAU

ATTEST BY: _____
SECRETARY: JOE PENNINGTON

RIGHT OF WAY EXCLUSIVE EASEMENT

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THE PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFERREES (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, A PERPETUAL EXCLUSIVE EASEMENT WITH THE RIGHT TO ERCT, CONSTRUCT, INSTALL AND THEREAFTER USE, OPERATE, INSPECT, REPAIR MAINTAIN, REPLACE, AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS 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 EXCLUSIVE 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 EXCLUSIVE 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 EXCLUSIVE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EXCLUSIVE 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 HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____ 20____.

RICHARD RUPPERT, OWNER
SANTA CRUZ PROPERTIES, LTD
2810 N. CLOSNER BLVD
EDINBURG, TEXAS 78541

DATE



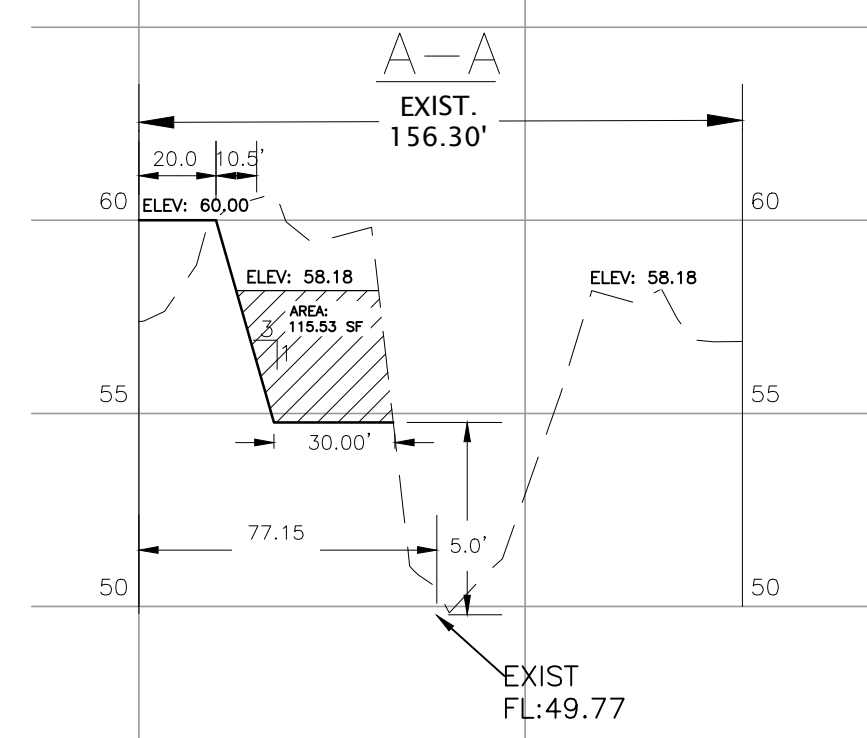
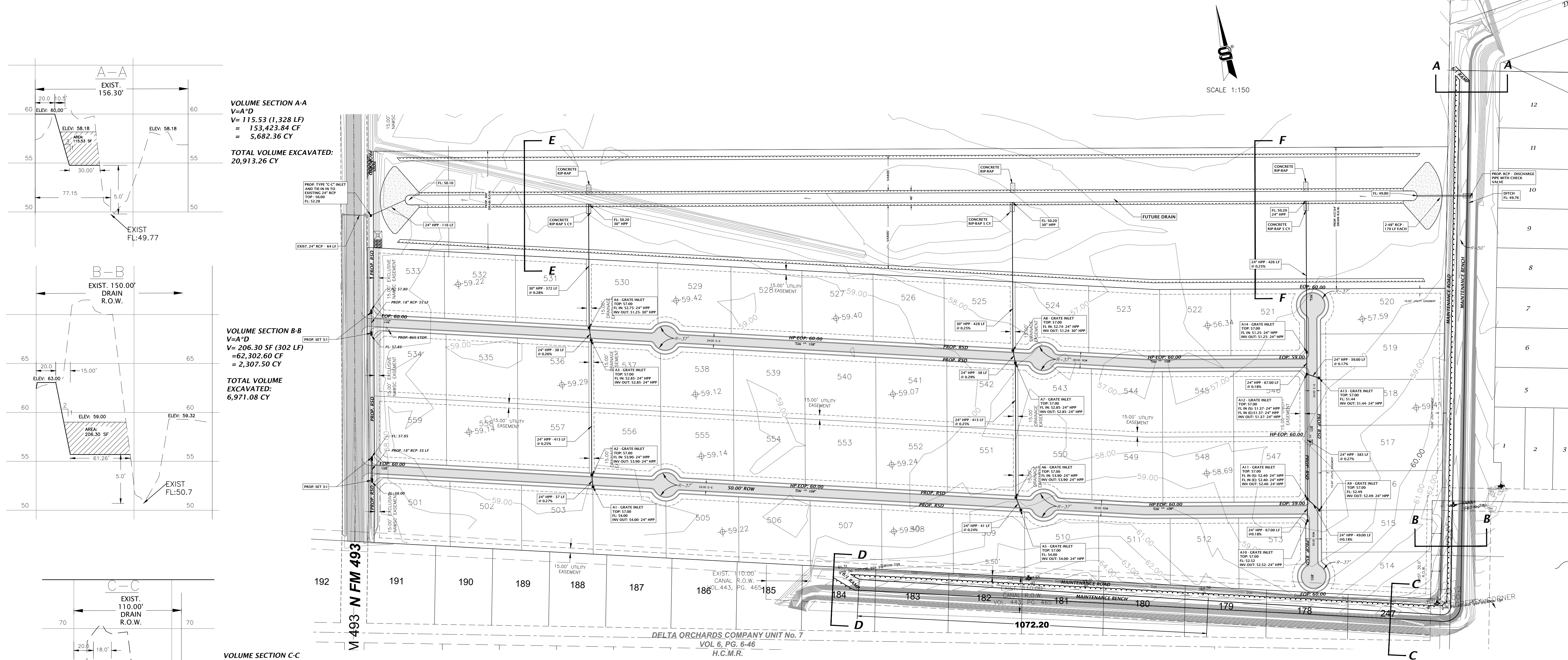
FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM

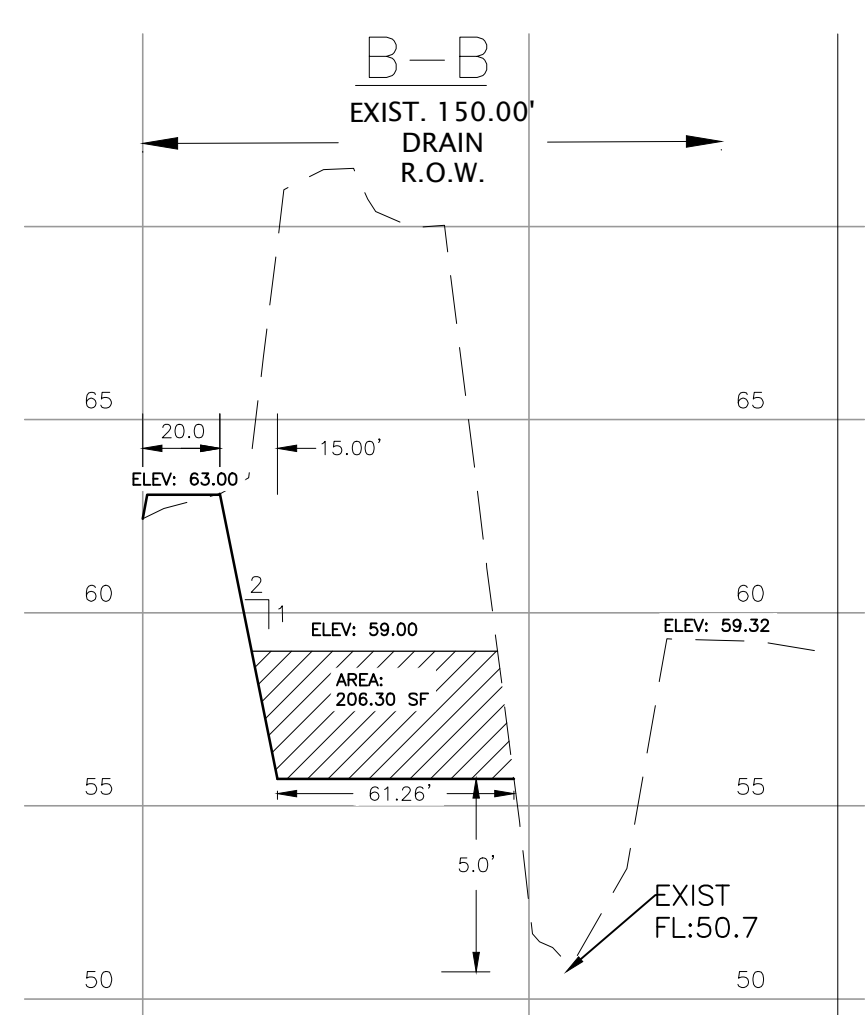
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

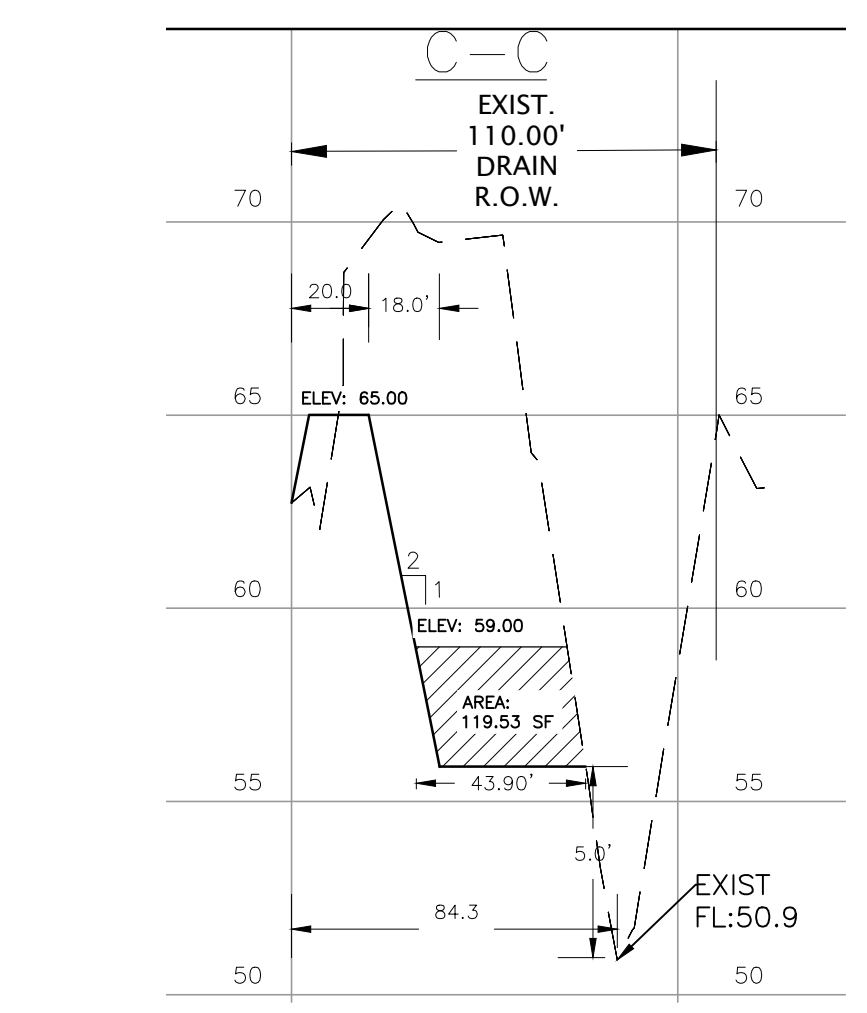




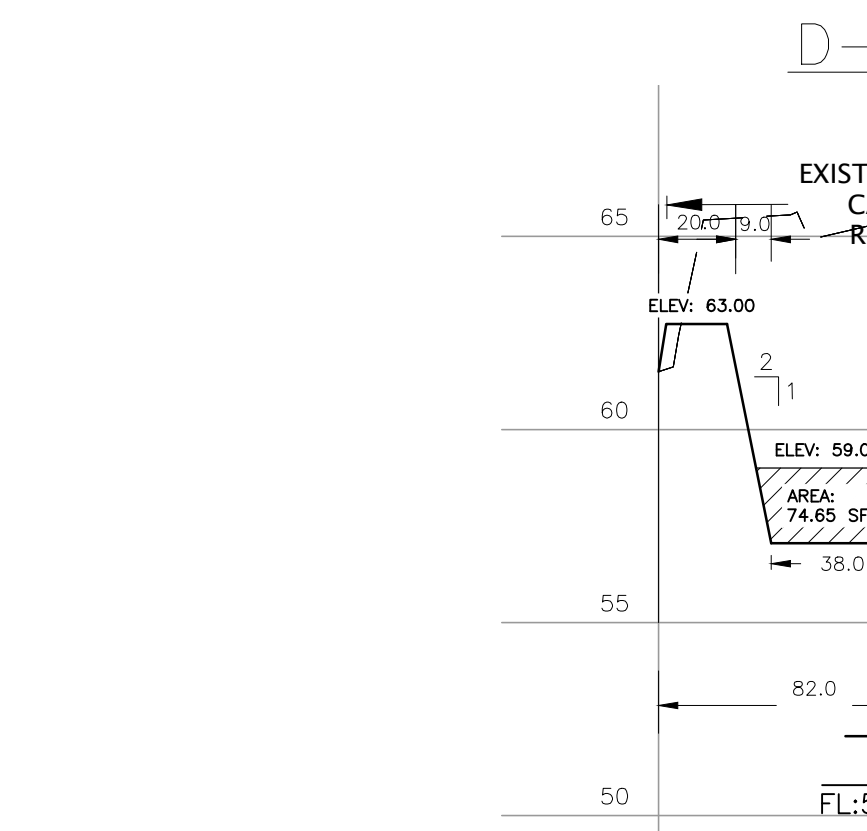
VOLUME SECTION A-A
 $V=A*D$
 $V=115.53 (1,328 LF)$
 $= 153,423.84 CF$
 $= 5,682.36 CY$
TOTAL VOLUME EXCAVATED:
20,913.26 CY



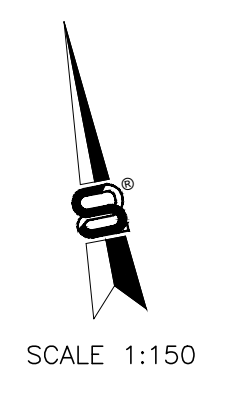
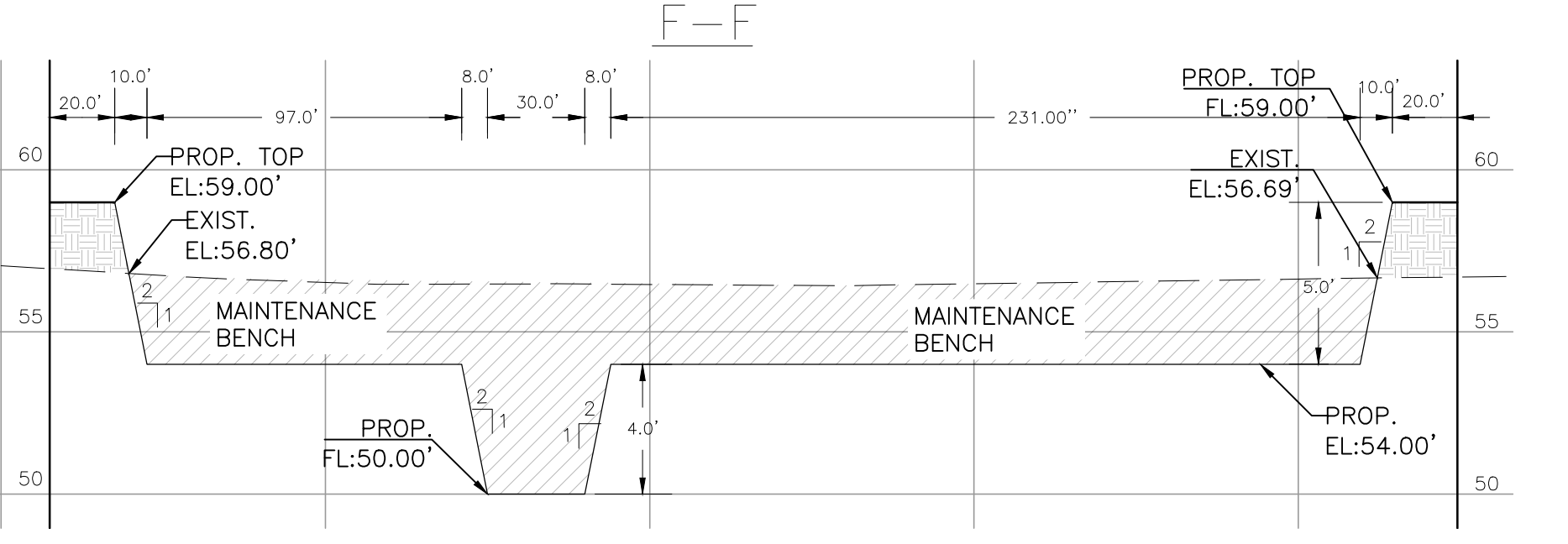
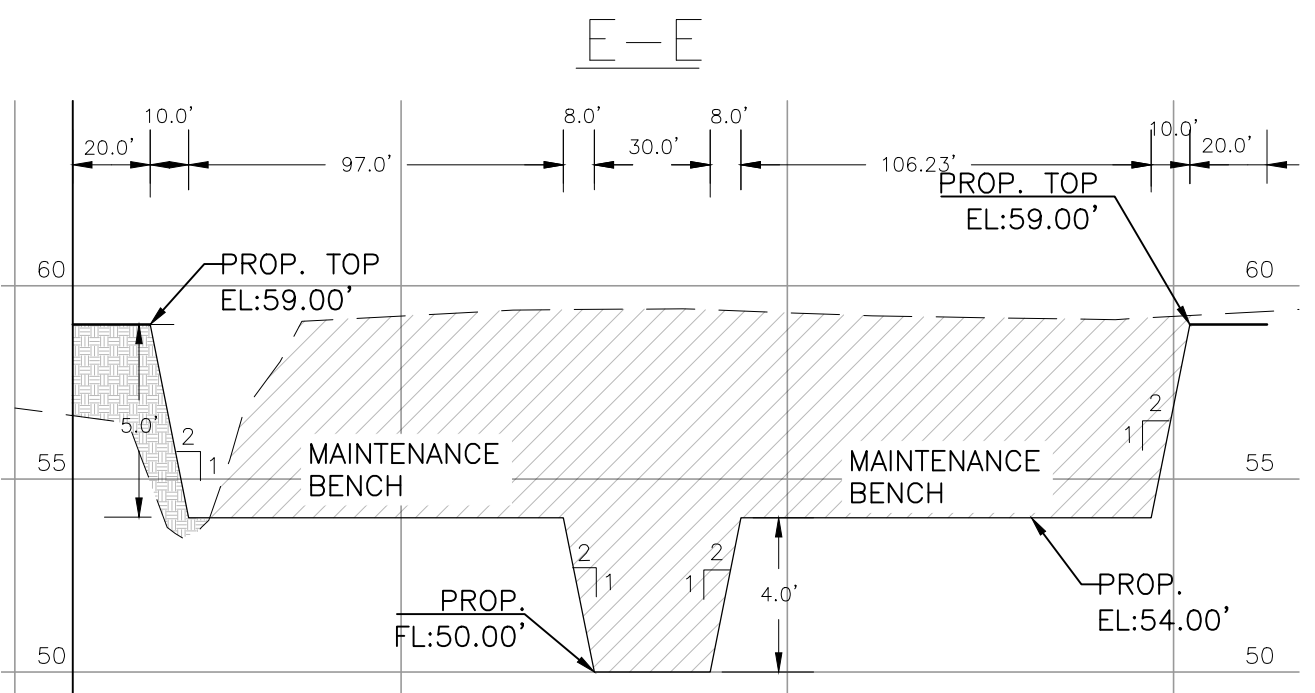
VOLUME SECTION B-B
 $V=A*D$
 $V=206.30 SF (302 LF)$
 $= 2,307.60 CF$
 $= 2,307.60 CF$
TOTAL VOLUME EXCAVATED:
6,971.08 CY



VOLUME SECTION C-C
 $V=A*D$
 $V=119.53 SF (1,001.75 LF)$
 $= 119,739.18 CF$
 $= 4,434.78 CY$
TOTAL VOLUME EXCAVATED:
24,942.45 CY



VOLUME SECTION D-D
 $V=A*D$
 $V=74.65 SF (1,001.75 LF)$
 $= 74,780.63 CF$
 $= 2,769.65 CY$
TOTAL VOLUME EXCAVATED:
13,430.55 CY



THE SANTA CRUZ RANCHES No. 5 IS A 59-LOT SINGLE-FAMILY SUBDIVISION WITHIN THE HIDALGO COUNTY JURISDICTION. THE SUBDIVISION IS LOCATED ON THE EAST SIDE OF N. FM 493 RD. APPROXIMATELY 1 MILE NORTH OF MILE 21 1/2 RD. THIS SUBDIVISION LIES IN THE RURAL AREA OF THE HIDALGO COUNTY, TEXAS, UNDER LOCAL GOVERNMENT CODE 42.02 PRECINCT NO. 4, BEING A 68.88-ACRE TRACT OUT OF SHARE "A", OF THE ORIGINAL SHARE NO. 5 OF THE LAS MESTENAS GRANT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE DEED RECORDED IN VOLUME 133, PAGE 527, DEED RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, HIDALGO COUNTY, TEXAS.

THE SUBDIVISION LIES IN ZONE "X" (UNSHADED) ACCORDING TO FEMA FIRM COMMUNITY PANEL NO. 480334 0350 C, EFFECTIVE DATE OF JUNE 6, 2000. ZONE "X" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.

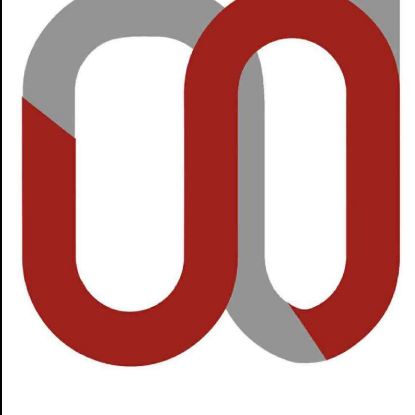
ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE USDA NATURAL RESOURCES CONSERVATION SERVICE, SANTA CRUZ RANCHES PHASE 5 IS COMPOSED OF HIDALGO FINE SANDY LOAM (25) (HYDROLOGIC GROUP B), HIDALGO SANDY CLAY LOAM (28 & 30) (HYDROLOGIC GROUP B), RACOMBES SANDY CLAY LOAM (48 & 49) (HYDROLOGIC GROUP B & C), RIO CLAY LOAM (60 & 61) (HYDROLOGIC GROUP C/D), AND WILLACY FINE SANDY LOAM (70) (HYDROLOGIC GROUP B). HYDROLOGIC GROUP B ARE SOILS HAVING A MODERATE INFILTRATION RATE, GROUP C ARE SOILS HAVING A SLOW INFILTRATION RATE, AND GROUP D ARE SOILS HAVING A VERY SLOW INFILTRATION RATE.

THE TRACT IS CURRENTLY UNDEVELOPED. THE EXISTING RUNOFF PRIMARILY FLOWS FROM THE EAST TOWARDS A WESTERN CENTRAL LOW-LYING NATURAL DEPRESSION ALONGSIDE FM 493, WHERE IT COLLECTS AND POOLS. THERE IS CURRENTLY NO APPARENT DRAINAGE SYSTEM OTHER THAN OVERLAND FLOW. BASED ON THE RATIONAL METHOD AND THE ATTACHED CALCULATIONS, AN EXISTING 10-YEAR STORM EVENT GENERATES THE FOLLOWING RUNOFF OF 14.64 CFS. A 50-YEAR STORM EVENT UNDER PROPOSED CONDITIONS WOULD GENERATE RUNOFF OF 55.74 CFS. THE SUBDIVISION WILL HAVE A RUNOFF INCREASE OF 41.10 CFS.

IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE REQUIREMENTS, A TOTAL OF 225,148 CUBIC FEET (8,339 CUBIC YARDS OR 5.17 AC-FT) OF RUNOFF VOLUME WILL NEED TO BE DETAINED FOR A 50-YEAR STORM EVENT FOR THE SANTA CRUZ RANCHES PHASE 5. THE 59-LOT PROPOSED SUBDIVISION IS INTENDED FOR SINGLE FAMILY RESIDENTIAL USE. RUNOFF WILL BE DIRECTED THROUGH THE INTERNAL ROADSIDE DITCHES, COLLECTED BY TYPE C-C GRATE INLETS. RUNOFF WILL THEN FLOW THROUGH INTERNAL STORM PIPES SIZED 24-INCH. PROPOSED 30-INCH STORM PIPE WILL DISCHARGE TO A PROPOSED DRAINAGE DITCH LOCATED NORTH OF THE SUBDIVISION, EXTENDING FROM PROPOSED 300 FT ROW TO 437.04 FT ROW. THIS PROPOSED DITCH HAS BEEN PREVIOUSLY EVALUATED IN A HYDRAULICS AND HYDROLOGY (H&H) REPORT SUBMITTED TO HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 (HCD1) AND HAS RECEIVED PRE-APPROVAL. STORMWATER FROM THE PROPOSED DITCH WILL DISCHARGE TO THE EXISTING DITCH ADJACENT TO THE PROPERTY BY A PROPOSED 48-INCH PIPE WITH A CHECK VALVE. THE EXISTING ADJACENT DITCH IS OWNED BY DELTA LAKE IRRIGATION DISTRICT AND MAINTAINED BY HCD1. TO ACCOMMODATE THE GENERATED RUNOFF, THE EXISTING DITCH WILL BE WIDENED TO PROVIDE A TOTAL STORAGE VOLUME OF 410,245.83 CUBIC FEET (15,194.29 CUBIC YARDS OR 9.41 AC-FT), MEETING THE REQUIRED DETENTION VOLUME FOR THE 50-YEAR STORM EVENT. AS PER AGREEMENT WITH HCD1, IN ORDER FOR PLAT TO BE CONSIDERED FOR FINAL PLAT APPROVAL, DRAINAGE SYSTEM, EAST AND SOUTH DITCH EXPANSIONS, AND NORTH DITCH'S PILOT CHANNEL MUST BE COMPLETED.

CERTIFICATION:
 BY MY SIGNATURE BELOW, I CERTIFY THAT SANTA CRUZ RANCHES PHASE 5 SUBDIVISION CORRESPONDS TO ZONE "X" ACCORDING TO THE FEMA FIRM COMMUNITY PANEL NO. 480334 0350 C, MAP REVISED JUNE 6, 2000. THOSE ZONES ARE DEFINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN;

JOSE N. SALDIVAR, P.E. DATE _____
 P.E.# 94076



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

PRELIMINARY
 JOSE N. SALDIVAR, P.E. No. 94076

DRAWING DATE: JANUARY, 2026
RELEASE DATE: JANUARY, 2026
DESIGNED BY: N.S.
DRAWN BY: L.M.
CHECKED BY: N.S.
UPDATED DWG. BY:
SCALE: 1"= 150'