



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: 9-01-2026

PROPOSED REPLAT OF LOT 24 OF TIERRA SANTA CRUZ SUBDIVISION, PRECINCT No. 4.

ENGINEER RIO DELTA ENGINEERING. DEVELOPER: RICHARD W. RUPPERT

☒ PRELIMINARY APPROVAL ☐ FINAL APPROVAL ☐ FINAL APPROVAL WITH FINANCIAL GUARANTEE ☐ WITH VARIANCE

NUMBER OF LOTS: 3 ☒ *SINGLE FAMILY ☐ *MULTI-FAMILY ☐ COMMERCIAL ☐ INSTITUTIONAL

NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: N/A

LOCATION DESCRIPTION: NORTH OF AZUL STREET APPROXIMATELY 300 FT WEST FROM BRUSHLINE ROAD.

SUBDIVISION LIES WITHIN THE: ☒ ETJ OF EDINBURG

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 7-21-26 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCOLATION AND SURFACE RUNOFF WILL DRAIN INTO AZUL ROAD SIDE DITCH.

SEWER SYSTEM: ☒ OSSF'S

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 8" LOCATION AZUL STREET

STAFF RECOMMENDS: ☒ **Preliminary Approval** subject to comments and future recommendations by planning, other departments, and the approval of the City of EDINBURG.
☐ **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.

RE PLAT OF LOT 24 OF TIERRA DE SANTA CRUZ SUBDIVISION (PRIVATE)

BEING A 3.34 ACRES TRACT, ALL OF LOT 24 OF TIERRA DE SANTA CRUZ SUBDIVISION, AS PER DOCUMENT NUMBER 2223342 MAP RECORDS OF HIDALGO COUNTY, TEXAS

ROLAND CANTU GONZALEZ
& PETRITA M
TIERRA DE SANTA CRUZ
SUBDIVISION LOT 20
DOC# 2239746, M.R.H.C.
DOC# 2473762, D.R.H.C.

VILLARREAL MARIA ELENA S
TIERRA DE SANTA CRUZ
SUBDIVISION LOT 21
DOC# 2239746, M.R.H.C.
DOC# 2448852, D.R.H.C.

VILLARREAL CYNTHIA
TIERRA DE SANTA CRUZ
SUBDIVISION LOT 22
DOC# 2239746, M.R.H.C.
DOC# 2230437, D.R.H.C.

VILLARREAL CYNTHIA
TIERRA DE SANTA CRUZ
SUBDIVISION LOT 23
DOC# 2223342, M.R.H.C.
DOC# 2230437, D.R.H.C.

JOSE MERCED CRUZ
& BEATRIZ PADRON
TIERRA DE SANTA CRUZ
SUBDIVISION
LOT 17
DOC# 2239746, M.R.H.C.
DOC# 3200534, D.R.H.C.

ALDO PADRON MALDONADO &
EVA MARIA
TIERRA DE SANTA CRUZ
SUBDIVISION LOT 16
DOC# 2239746, M.R.H.C.
DOC# 3416794, D.R.H.C.

OWNER'S ACKNOWLEDGMENT
STATE OF TEXAS
COUNTY OF HIDALGO

I (WE) RICHARD W. RUPPERT, AS THE OWNER OF THE 3.34 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED RE PLAT OF LOT 24 OF TIERRA DE SANTA CRUZ SUBDIVISION (PRIVATE), GRANTS AND EASEMENT TO THE COUNTY OF HIDALGO AND THOSE WHO MAY NOW OR HEREAFTER HOLD RIGHTS ESTABLISHED BY THE COUNTY OF HIDALGO AND STATE OF TEXAS, THE STREETS HAVE NOT BEEN DEDICATED TO THE PUBLIC FOR PUBLIC ACCESS OR BEEN ACCEPTED BY THE COUNTY AS PUBLIC IMPROVEMENTS, AND THE STREET SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION WITHIN THE SUBDIVISION. THE STREET SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES, PUBLIC AND PRIVATE UTILITY SERVICE PERSONNEL, THE U.S. SERVICE AND GOVERNMENTAL EMPLOYEES IN PURSUIT OF THEIR OFFICIAL DUTIES, THE USE OF THE STREETS, AND EASEMENTS HEREON SHOWN, IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE COUNTY OF HIDALGO, EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE COUNTY OF HIDALGO, AND OR THE STATE OF TEXAS AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

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, THE MINIMUM REQUIREMENTS OF THE 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. I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

RICHARD W. RUPPERT
2810 N. CLOSNER BLVD.
HIDALGO COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICHARD W. RUPPERT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
MY COMMISSION EXPIRES _____

PRINCIPAL CONTACTS:

NAME	ADDRESS	PHONE & FAX
OWNER(S): RICHARD W. RUPPERT	2810 N. CLOSNER BLVD. EDINBURG, TX. 78541	(956) 383-0868
SURVEYOR: IVAN GARCIA	P.E., R.P.L.S. 921 S. 10TH AVENUE EDINBURG, TX. 78539	(956) 380-5152 (956) 380-5083
ENGINEER: IVAN GARCIA	P.E., R.P.L.S. 921 S. 10TH AVENUE EDINBURG, TX. 78539	(956) 380-5152 (956) 380-5083

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

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF RE PLAT OF LOT 24 OF TIERRA DE SANTA CRUZ SUBDIVISION (PRIVATE) WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS' COURT ON THIS _____ DAY OF _____, 20____.

HIDALGO COUNTY JUDGE _____ DATE _____
ATTEST: HIDALGO COUNTY CLERK _____ DATE _____

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

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 NO. 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 E. SESIN, P.E., C.F.M.
GENERAL MANAGER

CITY OF EDINBURG
STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS RE PLAT OF LOT 24 OF TIERRA DE SANTA CRUZ SUBDIVISION (PRIVATE) CONFORMS TO ALL REQUIREMENTS TO THE SUBDIVISIONS REGULATIONS OF THIS CITY WHERE IN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THE _____ DAY OF _____, 20____.

CHAIRPERSON, PLANNING AND ZONING COMMISSION _____ DATE _____

STATE OF TEXAS COUNTY OF HIDALGO

WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF RE PLAT OF LOT 24 OF TIERRA DE SANTA CRUZ SUBDIVISION (PRIVATE) WAS REVIEWED AND APPROVED BY THE CITY OF EDINBURG ON THIS _____ DAY OF _____, 20____.

MAYOR, CITY OF EDINBURG _____ DATE _____

SECRETARY, CITY OF EDINBURG _____ DATE _____

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL HIDALGO COUNTY PLANNING OSSF DIVISION

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF RE PLAT OF LOT 24 OF TIERRA DE SANTA CRUZ SUBDIVISION (PRIVATE) WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT OSSF DIVISION.

PLANNING DEPARTMENT OSSF DIVISION _____ DATE _____

STATE OF TEXAS – COUNTY OF HIDALGO

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

IVAN GARCIA P.E. R.P.L.S.
REG. PROFESSIONAL ENGINEER NO. 115662

STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OR OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF EDINBURG AND HIDALGO COUNTY, TEXAS.

DATED THIS _____ DAY OF _____, 2026.

IVAN GARCIA
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6496
SURVEY FIRM # 10194207

SCALE: 1"=30'
BASIS OF BEARING
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
ALLTERRA NAVD 88 SYSTEMS NETWORK

ABBREVIATION LEGEND	
F.B.S.L.	FRONT BUILDING SETBACK LINE
R.B.S.L.	REAR BUILDING SETBACK LINE
S.B.S.L.	SIDE BUILDING SETBACK LINE
R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
S.W.C.	SOUTHWEST CORNER
F.T.	FARM TRACT
F.M.	FARM-TO-MARKET
C.P.&L.	CENTRAL POWER & LIGHT CO.
D.R.H.C.	DEED RECORDS OF HIDALGO COUNTY
U.E.	UTILITY EASEMENT
N.A.W.S.C.	NORTH ALAMO WATER SUPPLY CORP.
D.E.	DRAINAGE EASEMENT
O.S.S.F.	ON-SITE SEWAGE FACILITY
C.L.	CENTER LINE
L.O.T.	LOT LINE
H.C.D.D.#1	HIDALGO COUNTY DRAINAGE DIST. #1

GENERAL NOTES:

- FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "X" (NO SHADE)
THE SUBDIVISION IS LOCATED WITHIN FLOOD ZONE "X," DEFINED AS AREAS OUTSIDE THE 500-YEAR FLOODPLAIN, ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 480334 0325 D, REVISED JUNE 6, 2000.
- SETBACKS:
FRONT: 25.00 FEET OR EASEMENT WHICHEVER IS GREATER
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
GARAGE: 18.00 FEET OR EASEMENT WHICHEVER IS GREATER
- NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELING SHALL BE LOCATED ON THE LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURVE 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.
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
--SB.M. NO. 1-- ELEV. 72.54 N.G.V.D. 88, DESCRIPTIONS: STORM MANHOLE AT THE SOUTHWEST OF MILE 22 1/2 AND BRUSHLINE ROAD. GPS POINT, GRID COORDINATES N 16665812.0600, E 1125221.2770.
--SB.M. NO. 2-- ELEV. 69.45 N.G.V.D. 88, DESCRIPTIONS: STORM MANHOLE AT THE NORTHEAST OF MILE 22 1/2 AND BRUSHLINE ROAD. GPS POINT, GRID COORDINATES N 16665795.0700, E 1125375.9270.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 4.481 CUBIC-FEET OR 0.103 ACRE-FEET OF STORM WATER RUNOFF, ALLOCATED AS FOLLOWS:
LOT 1: 1.619 CUBIC-FEET (0.037 ACRE-FEET)
LOT 2: 1.739 CUBIC-FEET (0.040 ACRE-FEET)
LOT 3: 1.123 CUBIC-FEET (0.028 ACRE-FEET)
- 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 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.
- 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.
- 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 SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
A. OSSF SYSTEMS ARE 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 SYSTEMS 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
- RICHARD W. RUPPERT, THE OWNER & SUBDIVIDER OF RE PLAT OF LOT 24 OF TIERRA DE SANTA CRUZ SUBDIVISION, RETAIN A BLANKET EASEMENT UPON THE LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 1 OF THIS PLAT.
- ANY ADDITION TO EXISTING RESIDENCE STRUCTURE OR NEW PROPOSED DWELLING ON THE LOT MUST COMPLY WITH ALL SETBACK RESTRICTIONS RECORDED ON THIS PLAT.
- THE LOT SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE CENTER 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 SUBDIVISION RULES APPENDIX 3.1.4.1.
- ALL CONSTRUCTION SHALL COMPLY WITH STORMWATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS. EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED IN ACCORDANCE WITH THE STORMWATER ORDINANCE 98.30 OF THE CITY OF EDINBURG ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX/MULTI-FAMILY CONSTRUCTION.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR THE 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.

METES AND BOUNDS.

BEING A 3.34 ACRES ALL OF LOT 24 OF TIERRA DE SANTA CRUZ SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN DOC# 2223342 MAP RECORDS OF HIDALGO COUNTY, TEXAS. SAID 3.34 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF THE SAID LOT 24, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE N 83°16'50" W ALONG THE SOUTH BOUNDARY LINE OF THE SAID LOT 24, SAME BEING ALONG THE NORTH RIGHT-OF-WAY LINE OF AZUL STREET, A DISTANCE OF 280.00 FEET TO A FOUND IRON ROD, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 9°01'15" E ALONG THE WEST BOUNDARY LINE OF THE SAID LOT 24, SAME BEING THE DIVIDING LINE BETWEEN LOT 25 AND 24, A DISTANCE OF 520.13 FEET TO A FOUND IRON ROD, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 83°16'50" E ALONG THE NORTH BOUNDARY LINE OF THE SAID LOT 24, SAME BEING THE DIVIDING LINE BETWEEN LOT 24 AND 17, A DISTANCE OF 280.00 FEET TO A FOUND IRON ROD, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 9°01'15" W ALONG THE EAST BOUNDARY LINE OF THE SAID LOT 24, SAME BEING THE DIVIDING LINE BETWEEN LOT 24 AND LOTS 21, 22 AND 23, A DISTANCE OF 520.13 FEET TO THE POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 3.34 ACRES OF LAND, 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

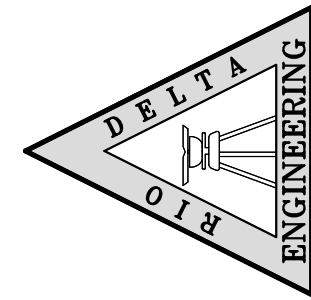
PROJECT SITE

LOCATION MAP SCALE: 1"= 2000'

LOCATION OF RE PLAT OF LOT 24 OF TIERRA DE SANTA CRUZ SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF MUNICIPALITY:
RE PLAT OF LOT 24 OF TIERRA DE SANTA CRUZ SUBDIVISION IS LOCATED ON THE APPROXIMATELY 1,600 FEET EAST OF THE INTERSECTION OF MILE 22 1/2 ROAD AND BRUSHLINE ROAD ON THE NORTH RIGHT OF WAY OF MILE 22 1/2 ROAD IN HIDALGO COUNTY PRECINCT 4. THE ESTIMATED POPULATION OF THE CITY OF EDINBURG IS 84,497 (2015 CENSUS) AS PER THE 2015 UNITED STATES CENSUS BUREAU. LOCAL GOVERNMENT CODE S 42.021.

RIO DELTA ENGINEERING

FIRM REGISTRATION NO. F-7628
SURVEY FIRM NO. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083



THIS DOCUMENT IS
RELEASED FOR THE
PURPOSE OF INTERIM
REVIEW UNDER THE
AUTHORITY OF
IVAN GARCIA,
P.E. 115662 ON
JULY 14, 2026
IT IS NOT TO BE
USED FOR CONSTRUCTION,
BIDDING OR PERMIT
PURPOSES.

ISSUED FOR:
PRELIMINARY

PLAT SHEET
RE PLAT OF LOT 24 OF TIERRA DE SANTA CRUZ SUBDIVISION
CITY OF EDINBURG ETJ
HIDALGO COUNTY

PROJECT :

ENGINEER:
IVAN GARCIA P.E., R.P.L.S.
SURVEYOR:
IVAN GARCIA P.E., R.P.L.S.
CHECKED:
IVAN GARCIA P.E., R.P.L.S.
DRAWN:
OSACR

SCALE: 1"=40'

DATE: MARCH 13, 2026

PROJECT: SUB 26.003

REVISIONS:

PAGE NO. 1-OF-3

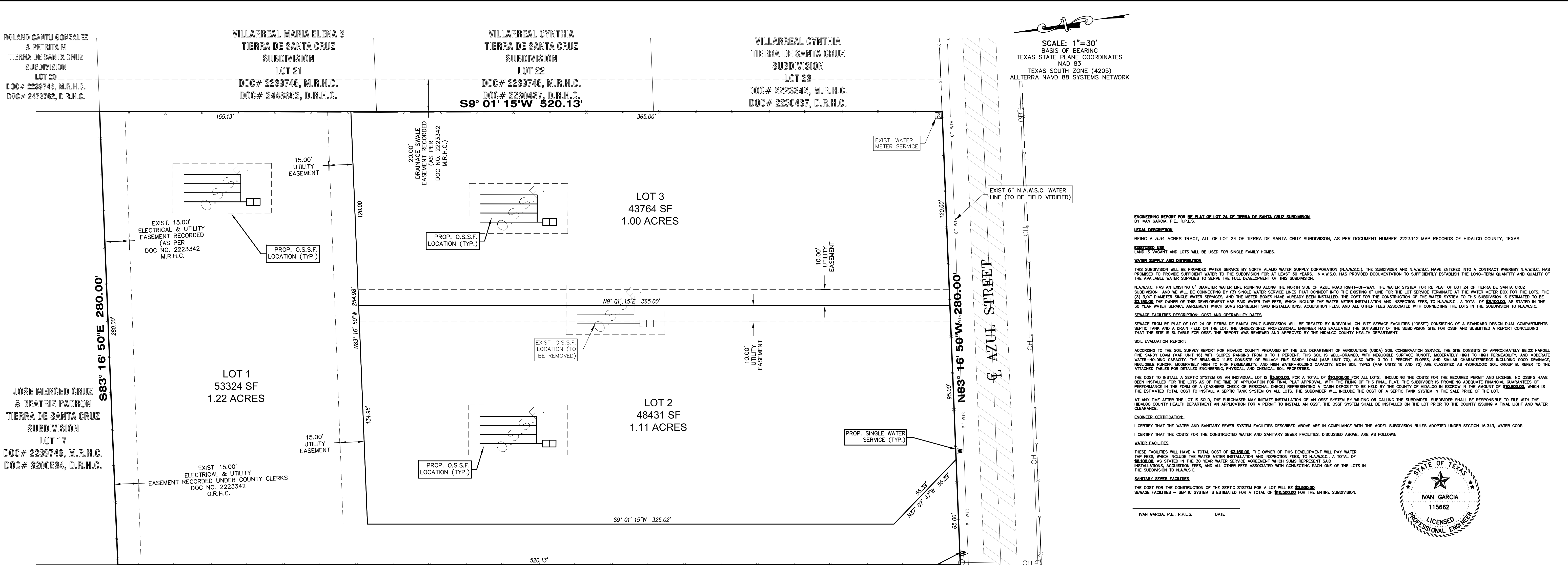
INDEX TO SHEETS OF RE PLAT OF LOT 24 OF TIERRA DE SANTA CRUZ SUBDIVISION (PRIVATE)

SHEET 1: HEADING; INDEX; LOCATION MAP; PRINCIPAL CONTACTS; MAP: LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS)
ENGINEER'S AND SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS;
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES; H.C.D.D. No. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE.

SHEET 2: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTEWATER/OSSF AND ENGINEER'S CERTIFICATION, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE.

SHEET 3: MAP OF TOPOGRAPHY AND DRAINAGE; DRAINAGE\ REVISION NOTES, CONSTRUCTION DETAILS, TYPICAL DETAILS.

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ENGINEERING REPORT FOR RE PLAT OF LOT 24 OF TIERRA DE SANTA CRUZ SUBDIVISION
BY IVAN GARCIA, P.E., R.P.L.S.

LEGAL DESCRIPTION:
BEING A 3.34 ACRES TRACT, ALL OF LOT 24 OF TIERRA DE SANTA CRUZ SUBDIVISION, AS PER DOCUMENT NUMBER 2223342 MAP RECORDS OF HIDALGO COUNTY, TEXAS.

EXISTED USE:
LAND IS VACANT AND LOTS WILL BE USED FOR SINGLE FAMILY HOMES.

WATER SUPPLY AND DISTRIBUTION:
THIS SUBDIVISION WILL BE PROVIDED WATER SERVICE BY NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT WHEREBY N.A.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS. 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.

SEWAGE FACILITIES DESCRIPTION, COST AND OPERABILITY DATES:
SEWAGE FROM RE PLAT OF LOT 24 OF TIERRA DE SANTA CRUZ 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 THE LOT. THE UNDERSIGNED PROFESSIONAL ENGINEER 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.

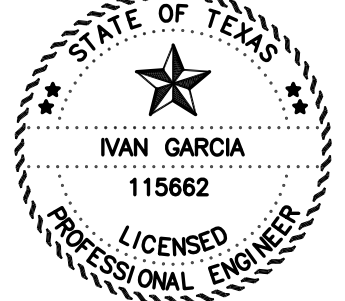
SOIL EVALUATION REPORT:
ACCORDING TO THE SOIL SURVEY REPORT FOR HIDALGO COUNTY PREPARED BY THE U.S. DEPARTMENT OF AGRICULTURE (USDA) SOIL CONSERVATION SERVICE, THE SITE CONSISTS OF APPROXIMATELY 80.2% HARGILL FINE SANDY LOAM (MAP UNIT 16) WITH SLOPES RANGING FROM 0 TO 1 PERCENT. THIS SOIL IS WELL-DRAINED, WITH NEGIGIBLE SURFACE RUNOFF, MODERATELY HIGH TO HIGH PERMEABILITY, AND MODERATE WATER-HOLDING CAPACITY. THE REMAINING 19.8% CONSISTS OF HILGAY FINE SANDY LOAM (MAP UNIT 70), ALSO WITH 0 TO 1 PERCENT SLOPE, AND SIMILAR CHARACTERISTICS INCLUDING GOOD DRAINAGE, NEGIGIBLE RUNOFF, MODERATELY HIGH TO HIGH PERMEABILITY, AND HIGH WATER-HOLDING CAPACITY. BOTH SOIL TYPES (MAP UNITS 16 AND 70) ARE CLASSIFIED AS HYDROLOGIC SOIL GROUP B, REFER TO THE ATTACHED TABLES FOR DETAILED ENGINEERING, PHYSICAL, AND CHEMICAL SOIL PROPERTIES.

ENGINEER CERTIFICATION:
I CERTIFY THAT THE WATER AND SANITARY SEWER SYSTEM FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL SUBDIVISION RULES ADOPTED UNDER SECTION 16.343, WATER CODE.

WATER FACILITIES:
THESE FACILITIES WILL HAVE A TOTAL COST OF \$3,150.00. THE OWNER OF THIS DEVELOPMENT WILL PAY WATER TAP FEES, WHICH INCLUDE THE WATER METER INSTALLATION AND INSPECTION FEES, TO N.A.W.S.C. A TOTAL OF \$1,100.00. AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUMS REPRESENT SAID INSTALLATIONS, ACQUISITION FEES, AND ALL OTHER FEES ASSOCIATED WITH CONNECTING EACH ONE OF THE LOTS IN THE SUBDIVISION TO N.A.W.S.C.

SANITARY SEWER FACILITIES:
THE COST FOR THE CONSTRUCTION OF THE SEPTIC SYSTEM FOR A LOT WILL BE \$10,000.00. THE COST FOR THE CONSTRUCTION OF THE SEPTIC SYSTEM IS ESTIMATED FOR A TOTAL OF \$10,000.00 FOR THE ENTIRE SUBDIVISION.

IVAN GARCIA, P.E., R.P.L.S. DATE



REPORT DE INGENIERIA DE RE PLAT OF LOT 24 OF TIERRA DE SANTA CRUZ SUBDIVISION
POR: IVAN GARCIA, P.E., R.P.L.S.

ABASTECIMIENTO DE AGUA POTABLE, DESCRIPCION, COSTO, Y FECHA DE OPERABILIDAD:
ESTA SUBDIVISION SERA ABASTECIDA CON SERVICIO DE AGUA POR NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). EL DESARROLLADOR Y N.A.W.S.C. HAN CELEBRADO UN CONTRATO MEDIANTE EL CUAL N.A.W.S.C. SE COMPROMETE A PROPORCIONAR SUFFICIENTE SERVICIO DE AGUA A LA SUBDIVISION POR UN PERIODO MINIMO DE 30 AÑOS. N.A.W.S.C. HA PROPORCIONADO DOCUMENTACION QUE DEMUESTRA ADECUADAMENTE LA CANTIDAD Y CALIDAD DEL SUMINISTRO DE AGUA DISPONIBLE PARA EL DESARROLLO COMPLETO DE LA SUBDIVISION.

DRENAJE, DESCRIPCION, COSTO, Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION:
ESTA SUBDIVISION SERA ABASTECIDA CON SERVICIO DE AGUA POR NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). EL DESARROLLADOR Y N.A.W.S.C. HAN CELEBRADO UN CONTRATO MEDIANTE EL CUAL N.A.W.S.C. SE COMPROMETE A PROPORCIONAR SUFFICIENTE SERVICIO DE AGUA A LA SUBDIVISION POR UN PERIODO MINIMO DE 30 AÑOS. N.A.W.S.C. HA PROPORCIONADO DOCUMENTACION QUE DEMUESTRA ADECUADAMENTE LA CANTIDAD Y CALIDAD DEL SUMINISTRO DE AGUA DISPONIBLE PARA EL DESARROLLO COMPLETO DE LA SUBDIVISION.

DE AGUERO CON EL INFORME DE SUELOS DEL CONDADO DE HIDALGO PREPARADO POR EL DEPARTAMENTO DE AGRICULTURA DE LOS ESTADOS UNIDOS (USDA), SERVICIO DE CONSERVACION DE SUELOS, EL SITO CONSISTE EN:
APROXIMADAMENTE 80.2% DE SUELO TIPO HARGILL FINE SANDY LOAM (UNIDAD DE MAPA 16), CON PENDIENTES DE 0 A 1% ESTE SUELO ESTA BIEN DRENADO, PRESENTA ESCURRIMIENTO SUPERFICIAL INSIGNIFICANTE, PERMEABILIDAD DE MODERADAMENTE ALTA A ALTA, Y CAPACIDAD DE RETENCION DE AGUA MODERADA. APROXIMADAMENTE 19.8% DE SUELO TIPO HILGAY FINE SANDY LOAM (UNIDAD DE MAPA 70), TAMBIEN CON PENDIENTES DE 0 A 1%, CON CARACTERISTICAS SIMILARES INCLUYENDO BUEN DRENAJE, ESCURRIMIENTO INSIGNIFICANTE, PERMEABILIDAD DE MODERADAMENTE ALTA A ALTA, Y ALTA CAPACIDAD DE RETENCION DE AGUA.

DE AGUERO CON EL INFORME DE SUELOS DEL CONDADO DE HIDALGO PREPARADO POR EL DEPARTAMENTO DE AGRICULTURA DE LOS ESTADOS UNIDOS (USDA), SERVICIO DE CONSERVACION DE SUELOS, EL SITO CONSISTE EN:
AMBOS TIPOS DE SUELO (UNIDADES 16 Y 70) ESTAN CLASIFICADOS COMO GRUPO HIDROLOGICO B. CONSULTE LAS TABLAS ADJUNTAS PARA DETALLES DE PROPIEDADES FISICAS, QUIMICAS Y DE INGENIERIA.

DE AGUERO CON EL INFORME DE SUELOS DEL CONDADO DE HIDALGO PREPARADO POR EL DEPARTAMENTO DE AGRICULTURA DE LOS ESTADOS UNIDOS (USDA), SERVICIO DE CONSERVACION DE SUELOS, EL SITO CONSISTE EN:
EL COSTO ESTIMADO PARA LA INSTALACION DE UN SISTEMA SEPTICO POR LOTE ES DE \$10,000.00. PARA UN COSTO TOTAL DE \$10,000.00 PARA TODOS LOS LOTES, INCLUYENDO PERMISOS Y LICENCIAS.

DE AGUERO CON EL INFORME DE SUELOS DEL CONDADO DE HIDALGO PREPARADO POR EL DEPARTAMENTO DE AGRICULTURA DE LOS ESTADOS UNIDOS (USDA), SERVICIO DE CONSERVACION DE SUELOS, EL SITO CONSISTE EN:
NO SE HAN INSTALADO SISTEMAS OSSF AL MOMENTO DE LA SOLICITUD DE APROBACION FINAL DEL PLANO, CON LA PRESENTACION DE ESTE PLANO FINAL, EL DESARROLLADOR PROPORCIONARA UNA GARANTIA FINANCIERA EN FORMA DE CHEQUE DE CASH O CHEQUE PERSONAL (DEPOSITO EN EFECTIVO) QUE SERA RETENIDO EN FIDUCIARIO POR EL CONDADO DE HIDALGO POR LA CANTIDAD DE \$10,000.00, CORRESPONDIENTE AL COSTO ESTIMADO TOTAL DE INSTALACION DE LOS SISTEMAS SEPTICOS.

DE AGUERO CON EL INFORME DE SUELOS DEL CONDADO DE HIDALGO PREPARADO POR EL DEPARTAMENTO DE AGRICULTURA DE LOS ESTADOS UNIDOS (USDA), SERVICIO DE CONSERVACION DE SUELOS, EL SITO CONSISTE EN:
EL COSTO DEL SISTEMA SEPTICO ESTARA INCLUIDO EN EL PRECIO DE VENTA DE LOS LOTES.

DE AGUERO CON EL INFORME DE SUELOS DEL CONDADO DE HIDALGO PREPARADO POR EL DEPARTAMENTO DE AGRICULTURA DE LOS ESTADOS UNIDOS (USDA), SERVICIO DE CONSERVACION DE SUELOS, EL SITO CONSISTE EN:
EN CUALQUIER MOMENTO DESPUES DE LA VENTA DEL LOTE, EL COMPRADOR PODRA SOLICITAR LA INSTALACION DEL SISTEMA O CERTIFICACION.

DE AGUERO CON EL INFORME DE SUELOS DEL CONDADO DE HIDALGO PREPARADO POR EL DEPARTAMENTO DE AGRICULTURA DE LOS ESTADOS UNIDOS (USDA), SERVICIO DE CONSERVACION DE SUELOS, EL SITO CONSISTE EN:
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).

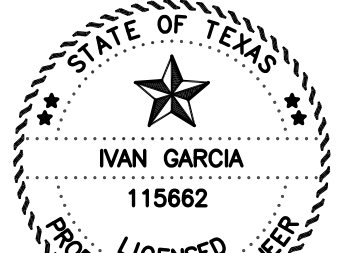
DE AGUERO CON EL INFORME DE SUELOS DEL CONDADO DE HIDALGO PREPARADO POR EL DEPARTAMENTO DE AGRICULTURA DE LOS ESTADOS UNIDOS (USDA), SERVICIO DE CONSERVACION DE SUELOS, EL SITO CONSISTE EN:
CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

DE AGUERO CON EL INFORME DE SUELOS DEL CONDADO DE HIDALGO PREPARADO POR EL DEPARTAMENTO DE AGRICULTURA DE LOS ESTADOS UNIDOS (USDA), SERVICIO DE CONSERVACION DE SUELOS, EL SITO CONSISTE EN:
AGUA:
EL SISTEMA/SERVICIO DE AGUA TENDRA UN COSTO DE \$3,150.00. EL DUEÑO DE LA SUBDIVISION VA PAGAR LOS CARGOS POR CONEXION DE AGUA, LOS CUALES INCLUYEN LA INSTALACION DEL MEDIDOR DE AGUA Y LAS TARIFFAS DE INSPECCION DE N.A.W.S.C. POR UN TOTAL DE \$1,100.00 POR MUCHO LO ESTABLECIDO EN EL CONTRATO DE SERVICIO DE AGUA DE 30 AÑOS QUE IMPORTES REPRESENTAN DICHAS INSTALACIONES, HONORARIOS DE ADQUISICION Y TODOS LOS OTROS CARGOS RELACIONADOS CON CONEXION DE LOS LOTES INDIVIDUALES EN EL DESARROLLO DE N.A.W.S.C.

DE AGUERO CON EL INFORME DE SUELOS DEL CONDADO DE HIDALGO PREPARADO POR EL DEPARTAMENTO DE AGRICULTURA DE LOS ESTADOS UNIDOS (USDA), SERVICIO DE CONSERVACION DE SUELOS, EL SITO CONSISTE EN:
DRENAJE:
EL COSTO ESTIMADO PARA LA INSTALACION DEL SISTEMA INDIVIDUAL DE FOSAS SEPTICAS PARA LOS LOTES ES DE \$10,000.00 DOLARES, EL SISTEMA DE FOSA SEPTICA SE ESTIMA POR UN TOTAL DE \$10,000.00 POR TODA LA SUBDIVISION.

DE AGUERO CON EL INFORME DE SUELOS DEL CONDADO DE HIDALGO PREPARADO POR EL DEPARTAMENTO DE AGRICULTURA DE LOS ESTADOS UNIDOS (USDA), SERVICIO DE CONSERVACION DE SUELOS, EL SITO CONSISTE EN:
I, IVAN GARCIA, HEREBY ACKNOWLEDGE THAT THE ABOVE TRANSLATION FROM ENGLISH TO SPANISH, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

IVAN GARCIA, P.E., R.P.L.S. DATE



SUBDIVIDER CERTIFICATION

1.- BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:

1.- I, **RICHARD W. RUPPERT (OWNER)**, SUBDIVIDER OF **RE PLAT OF LOT 24 OF TIERRA DE SANTA CRUZ SUBDIVISION** HEREBY CERTIFY SEWER PERMITS ARE REQUIRED PRIOR TO BUILDING ON ANY LOT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

RICHARD W. RUPPERT
2810 N. CLOSER BLVD.
HIDALGO COUNTY, TEXAS

DATE

STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME BY THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSED AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 20__.

NOTARY PUBLIC
MY COMSTUART EXPIRES _____

TYPICAL WATER METER INSTALLATION
N.T.S.

DUAL WATER SERVICE CONNECTION
N.T.S.

NOTE: IF UTILITY EASEMENT IS DEDICATED AT THE FRONT OF THE LOT, THE LOCATION OF THE ANGLE STOP IS TO BE DETERMINED BY N.A.W.S.C. AND THE ENGINEER.

LEGEND

- EXIST. GRATE INLET
- EXIST. CURB INLET
- EXIST. TELEPHONE PEDESTAL
- EXIST. GRATE INLET
- EXIST. LAMP POLE
- EXIST. TRAFFIC POLE
- EXIST. FLUSH VALVE
- EXIST. GUY WIRE
- EXIST. POWER POLE
- EXIST. WATER VALVE
- EXIST. FLUSH VALVE
- EXIST. IRRIGATION VALVE
- EXIST. FIREHYDRANT
- EXIST. MAIL BOX
- EXIST. BRICK MAIL BOX
- EXIST. WATER METER
- EXIST. STREET SIGN
- EXIST. SANITARY SEWER MANHOLE
- EXIST. STORM SEWER MANHOLE
- EXIST. FENCE LINE
- EXIST. OVERHEAD ELECTRIC LINE
- EXIST. UNDERGROUND CABLE

INDEX TO SHEETS OF RE PLAT OF LOT 24 OF TIERRA DE SANTA CRUZ SUBDIVISION (PRIVATE)

SHEET	DESCRIPTION
SHEET 1	HEADING; INDEX; LOCATION MAP; PRINCIPAL CONTACTS; MAP; LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS) ENGINEER'S AND SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES; H.C.D.D. No. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE.
SHEET 2	ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTEWATER/OSSF AND ENGINEER'S CERTIFICATION, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE.
SHEET 3	MAP OF TOPOGRAPHY AND DRAINAGE; DRAINAGE\ REVISION NOTES, CONSTRUCTION DETAILS, TYPICAL DETAILS.

SCALE: 1"=40'

DATE: APRIL 2, 2026

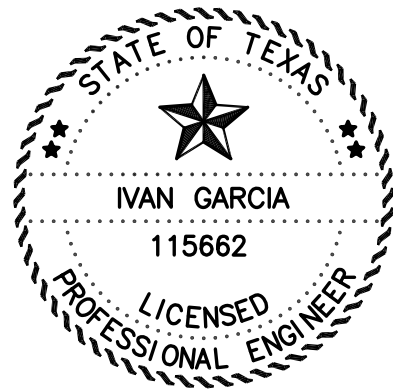
PROJECT: SUB 26.003

REVISIONS:

PAGE NO. 2-OF-3

ABBREVIATION	LEGEND	LEGEND
R.B.S.L. FRONT BUILDING SETBACK LINE	▲ — SET C-P-S	
R.B.S.L. REAR BUILDING SETBACK LINE	▲ — FD, C-P-S	
R.B.S.L. SIDE BUILDING SETBACK LINE	▲ — CALCULATED POINT	
R.O. RIGHT-OF-WAY	● — SET 1/2" IRON ROD	
C.O. CENTER OF CORNER	● — FD, 1/2" IRON ROD	
C.O. CENTER OF CORNER	● — FD, 5/8" IRON ROD	
S.W.C. SOUTHWEST CORNER	● — FD, 60-D NAIL	
F.M. FARM TRACT		
F.M. FARM-TO-MARKET		
C.P. CENTER OF PLOT LIGHT		
D.R.A.G. DEED RECORDS OF HIDAALGO COUNTY	— SET PK NAIL	
U.S. UTILITY EASEMENT	— STORM DRAIN	
U.S. MILITARY WINTER SUPPLY CORP. DEED	— POWER POLE	
D. DRAINAGE EASEMENT	— FIRE HYDRANT	
D.S.F. ON-SITE SEWAGE FACILITY	— IRR. STAND PIPE	
C. CENTER LINE	— CHAIN LINK FENCE	
L. LOT LINE		
R.C.D. (HIDAALGO COUNTY DRAINAGE DIST. #1)		

DATE _____



	EXIST. GRATE INLET
	EXIST. CURB INLET
	EXIST. TELEPHONE PEDESTAL
	EXIST. GRATE INLET
	EXIST. LAMP POLE
	EXIST. TRAFFIC POLE
	EXIST. FLUSH VALVE
	EXIST. GUY WIRE
	EXIST. POWER POLE
	EXIST. WATER VALVE
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	EXIST. WATER METER
	EXIST. STREET SIGN
	EXIST. SANITARY SEWER MANHOLE
	EXIST. STORM SEWER MANHOLE
	EXIST. FENCE LINE
	EXIST. OVERHEAD ELECTRIC LINE
	EXIST. UNDERGROUND CABLE

1. CONTRACTOR SHALL BACKFILL ALL TRENCHES FOR STREET CROSSINGS WITH CEMENT STABILIZED SAND.

INDEX TO SHEETS OF RE PLAT OF LOT 24 OF TIERRA DE SANTA CRUZ SUBDIVISION (PRIVATE)

SHEET 1:	HEADING, INDEX, LOCATION MAP, PRINCIPAL CONTAINS, MAP, LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); ENGINEER'S AND SURVEYOR'S CERTIFICATION, PLAT NOTES AND RESTRICTIONS; OWNER'S CERTIFICATION, IDENTIFICATION, AND ATTESTATION; COUNTY APPROVAL CERTIFICATE; COUNTY, CITY AND TOWN RECORDS; REVISION NOTES; H.C.D.D. No. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE.
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SHEET 3:	MAP OF TOPOGRAPHY AND DRAINAGE; DRAINAGE; REVISION NOTES, CONSTRUCTION DETAILS, DETAIL DETAILS.

**PLAN
PAGE LAYOUT
OF
OF TERRA DE SANTA CRUZ SUBDIVISION
OF EDINBURG ETJ
HIDALGO, COUNTY**

O.A.

SCALE: $1"=40'$

DATE: _____

PROJECT:	APRIL 2, 2020
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	26.003
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