



HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM
Director of Planning

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

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 8-24-2021

PROPOSED SANTA CRUZ RANCHES NO. 4 SUBDIVISION PRECINCT No. 4.

ENGINEER: RIO DELTA ENGINEERING DEVELOPER: KNK FARMS LLC.

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 198 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INDUSTRIAL

ESTIMATED NUMBER OF STREETLIGHTS: 40

FILLING STATIONS: 33

LOCATION DESCRIPTION: NORTHSIDE OF MILE 22 ½ NORTH ROAD APPROXIMATELY ½ MILE WEST OF F.M. 493

SUBDIVISION LIES WITHIN THE: THE RURAL AREA OF THE COUNTY.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 07-14-2021 PROPERTY LIES WITHIN FLOOD ZONE: "B" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY STORM SEWER SYSTEM AND DETENTION WILL BE PROVIDED BY A NEW DRAIN DITCH.

ROAD R.O.W. DEDICATION: 27.5 FEET ONTO MILE 22 ½ NORTH ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 07-07-2021 BY, JOE OCHOA, PCT. 4 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 07-12-2021 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: OSSF'S

WATER SERVICE PROVIDER: N.A.W.S.C. EXISTING LINE SIZE: 8" LOCATION: MILE 22 ½ NORTH ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 07-01-2021 : BY ENVIRONMENTAL COMPLIANCE COORDINATOR

LARGE CONSTRUCTION

The applicant has submitted the required NOI as per Part II, Section E of the TPDES General Permit for Construction Activities (TXR150000) along with a copy of the Erosion Control Plan for the proposed project.

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: _____

STAFF RECOMMENDS: **Preliminary Approval** *subject comments and future recommendations by planning and other Departments.*

Final Approval *subject to recommendations other departments*

This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules,

* Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.

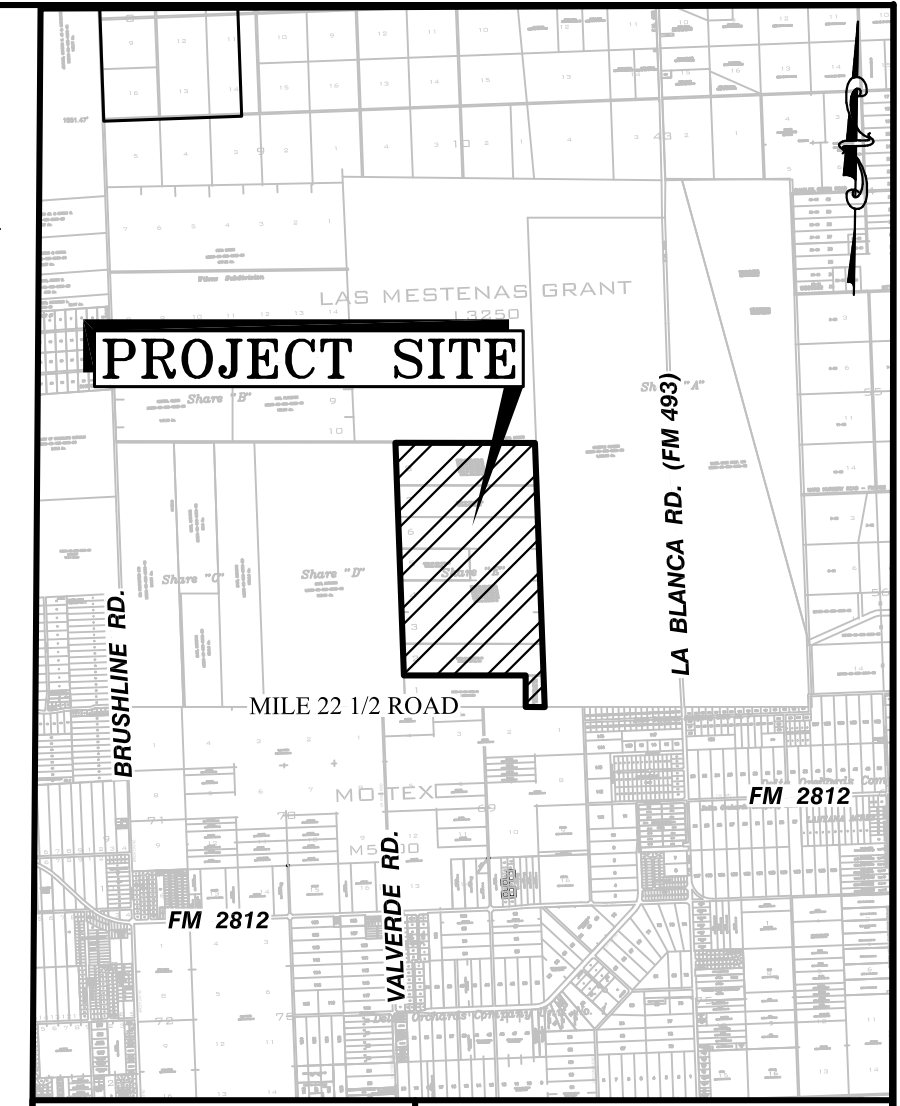
SANTA CRUZ RANCHES No. 4 SUBDIVISION

BEING A 520.61 ACRES TRACT OF LAND OUT OF SHARE 1, SHARE 2 AND SHARE 3, OF SHARE "E" OF PHASE 5, THE LAS MESTENAS GRANT, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 48, MAP RECORDS, HIDALGO COUNTY, TEXAS.

TOMPKINS MARTHA CLAIRE
1,068.57 ACRES OUT OF SHARE A, OF THE ORIGINAL
SHARE 5 OF THE LAS MESTENAS GRANT,
VOL. 133, PG. 522-527, H.C.M.R.

88° 56' 04" W 6980.15'

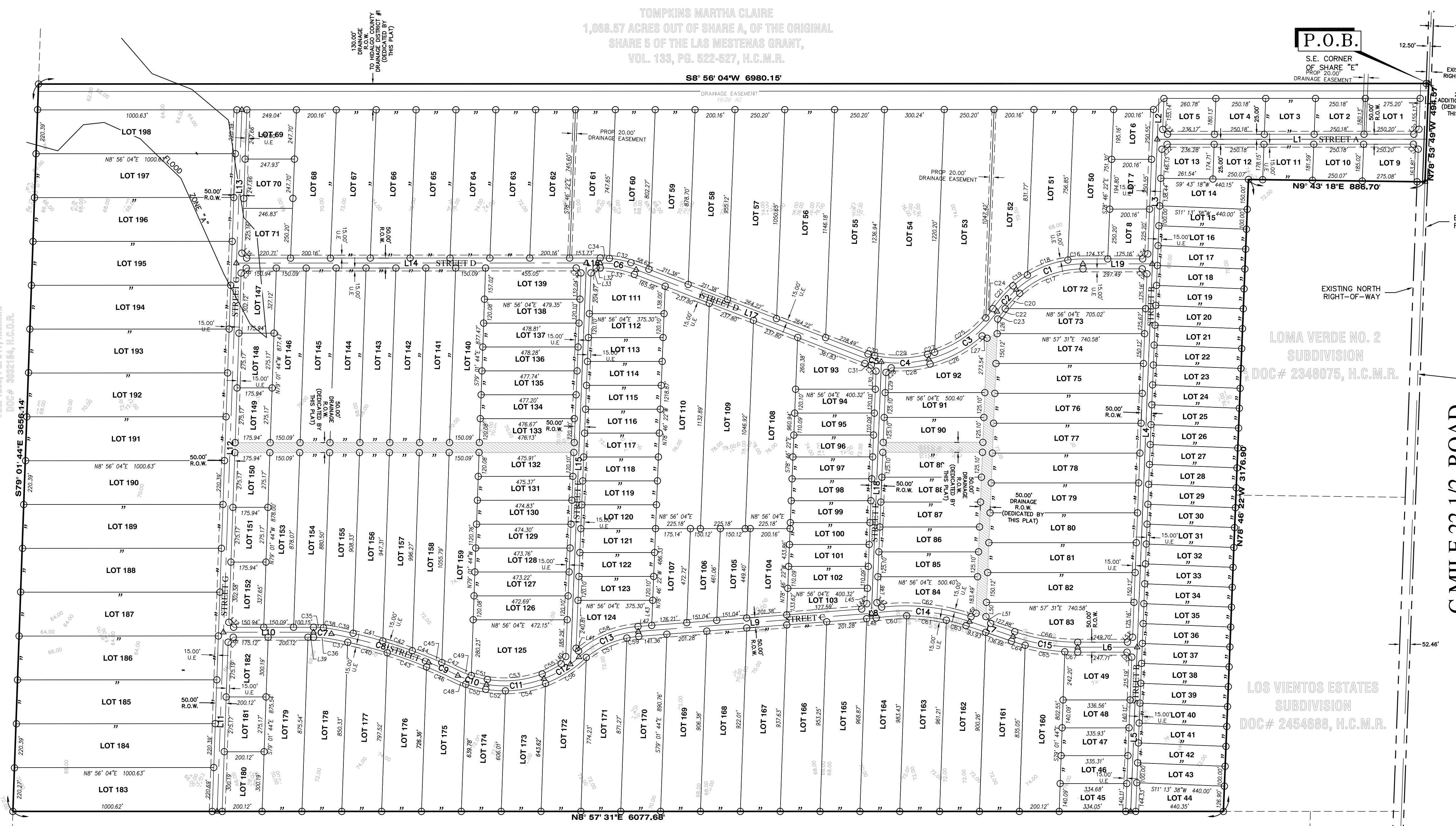
SCALE: 1"=300'
BEARING BASIS
TEXAS STATE PLANE
COORDINATES
(NAD 83)



LOCATION MAP SCALE: 1"= 5000'
LOCATION OF SANTA CRUZ RANCHES No. 4 SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF MUNICIPALITY:
SANTA CRUZ RANCHES No. 4 SUBDIVISION IS LOCATED APPROXIMATELY 3800 FEET EAST FROM THE INTERSECTION OF VAL VERDE ROAD AND MILE 22 1/2 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 101,170 (2019 CENSUS) AS PER THE 2019 UNITED STATES CENSUS BUREAU. MILE 22 1/2 ROAD IS LOCATED OUTSIDE THE 3.5 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 212.001. THIS SUBDIVISION FALLS WITHIN PRECINCT 4.

ABBREVIATION LEGEND and LEGEND tables defining symbols for setbacks, easements, and infrastructure.

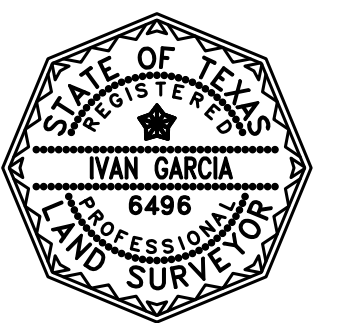
METES AND BOUNDS:
BEING A 520.61 ACRES TRACT OF LAND OUT OF AND FORMING A PART OR PORTION SHARE 1, 2 AND 3, OF SHARE "E" OF PHASE 5, THE LAS MESTENAS GRANT, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 48, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND SAID 520.61 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A 600 NAIL SET AT THE NORTHEAST CORNER OF THE SAID SHARE 1, SAME BEING ALONG THE CENTERLINE OF MILE 22 1/2 ROAD, FOR THE MOST NORTHERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; AND THE POINT OF BEGINNING;
THENCE N 78°53'49" W ALONG THE SOUTH LINE OF THE SAID SHARE 1, SAME BEING ALONG THE CENTERLINE OF MILE 22 1/2 ROAD, TO THE NORTHWEST CORNER OF A CALLED LOMA VERDE NO. 2 SUBDIVISION, RECORDED IN DOCUMENT # 2348075, MAP RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 494.57 FEET TO A 600 NAIL SET, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE N 9°43'18" E ACROSS THE SAID SHARE 1, SAME BEING ALONG EAST BOUNDARY LINE OF THE SAID LOMA VERDE NO. 2 SUBDIVISION, TO THE NORTHEAST CORNER OF THE SAID LOMA VERDE NO. 2 SUBDIVISION, PASSING AT 200.00 FEET A 1/2-INCH CAPPED IRON ROD SET ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF MILE 22 1/2 ROAD, AND CONTINUING FOR A TOTAL DISTANCE OF 886.70 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE N 78°46'22" W ALONG THE SOUTH LINE OF THE SAID SHARE 2, SAME BEING ALONG NORTH BOUNDARY LINE OF THE SAID LOMA VERDE NO. 2 SUBDIVISION, AND A CALLED LOS VIENTOS ESTADOS SUBDIVISION, RECORDED IN DOC# 2454688 TO A POINT ON THE NORTHWEST CORNER OF THE SAID LOS VIENTOS ESTADOS SUBDIVISION, A DISTANCE OF 3176.90 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE N 8°57'31" W ALONG THE WEST LINE OF THE SAID SHARE 2 AND 3, TO THE NORTHWEST CORNER OF THE SAID LOT 3, A DISTANCE OF 6077.68 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE S 79°01'44" E ALONG THE NORTH LINE OF THE SAID SHARE 3, TO THE NORTHEAST CORNER OF THE SAID TRACT 3, A DISTANCE OF 3656.14 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE S 8°56'04" W ALONG THE EAST LINE OF THE SAID SHARE 2 AND 3, PASSING AT 6967.65 FEET A 1/2-INCH CAPPED IRON ROD SET ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF MILE 22 1/2 ROAD, AND CONTINUING FOR A TOTAL DISTANCE OF 6980.15 FEET TO THE POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 520.61 OF LAND, MORE OR LESS.



LOT AREA TABLE with columns for Lot #, Acres, and Sq. Ft. for lots 1 through 198.

PRINCIPAL CONTACTS table with columns for Name, Address, Phone & Fax.

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 HIDALGO COUNTY, TEXAS.
IVAN GARCIA, P.E., R.P.L.S. DATE: 7/16/2021
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6496
SURVEY FIRM # 10194027



REVISION NOTES TABLE and INDEX TO SHEETS OF SANTA CRUZ RANCHES No. 4 SUBDIVISION.

Vertical text on the right side including: 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, PLAT SHEET SANTA CRUZ RANCHES NO. 4 SUBDIVISION HIDALGO COUNTY, TEXAS, PRELIMINARY, SHT 1.

DATE OF PREPARATION: JULY,2021

SANTA CRUZ RANCHES No. 4 SUBDIVISION

BEING A 520.61 ACRES TRACT OF LAND OUT OF SHARE 1, SHARE 2 AND SHARE 3, OF SHARE "E" OF PHASE 5, THE LAS MESTENAS GRANT, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 48, MAP RECORDS, HIDALGO COUNTY, TEXAS.

OWNER'S ACKNOWLEDGMENT STATE OF TEXAS COUNTY OF HIDALGO

I, KNK FARMS, LLC, AS THE OWNER (S) OF THE 520.61 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED SANTA CRUZ RANCHES No.4 SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATED TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 AND THAT:
(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, 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.

KNK FARMS, LLC DATE
CRISTEN WEYAND, MANAGER
P.O. BOX 959
EDINBURG, TX. 78540

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KNK FARMS, LLC 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 16 DAY OF JULY, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES 07/16/2024

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL HIDALGO COUNTY HEALTH DEPARTMENT

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SANTA CRUZ RANCHES No.4 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON THIS 16 DAY OF JULY, 2021

ENVIRONMENTAL HEALTH DIVISION MANAGER 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. DATE
GENERAL MANAGER

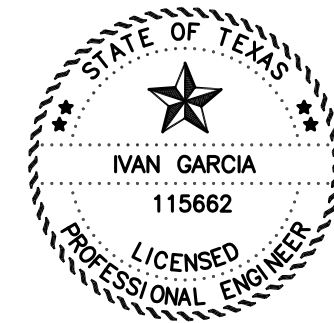
GENERAL NOTES:

- FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "B" (MEDIUM SHADE)
ZONE "B" AREAS (MEDIUM SHADED), AREAS BETWEEN LIMITS OF 100-YEAR FLOOD AND 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD, ACCORDING TO COMMUNITY-PANEL NO. 480334 0425C, REVISED NOVEMBER 15, 1982.
- 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
CORNER SIDE: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER
- NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING 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.
--B.M. NO. 1-- , ELEV. 57.15 N.G.V.D. 88, DESCRIPTIONS: 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF THIS SUBDIVISION. GPS POINT, GRID COORDINATES N 16613207.99, E 1177156.06
--B.M. NO. 2-- , ELEV. 57.86 N.G.V.D. 88, DESCRIPTIONS: 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF THIS SUBDIVISION. GPS POINT, GRID COORDINATES N 16613752.96, E 1178325.15.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 1,734,494 CUBIC-FEET OR 39.819 ACRE- FEET OF STORM WATER RUNOFF.
- 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 SEWERAGE 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.
- SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCEPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.
E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION
- THE OWNER & SUBDIVIDER OF THIS SUBDIVISION, RETAIN A BLANKET EASEMENT UPON THE LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET No. 3 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.
- NO ACCESS TO LOT 1 FROM E. OWASSA ROAD.
- 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 THE SUBDIVISION.
- THE HOMEOWNERS ASSOCIATION AND/OR EVERY LOT OWNER SHALL HOLD THE COUNTY OF HIDALGO, HARMLESS AND INDEMNIFY COUNTY FROM ANY AND ALL CLAIMS RELATING TO THE CONDITION OR ACCESSIBILITY OF THE PRIVATE STREETS, THE LOT OWNERS SHALL BE RESPONSIBLE FOR THE COSTS TO MAINTAIN THE PRIVATE STREETS, PRIVATE SIDEWALKS, AND PRIVATE STREETLIGHTS. ANY REQUEST FOR DEDICATION OF THE PRIVATE ROADS TO PUBLIC USE IF APPROVED SHALL CAUSE CONSTRUCTION SPECIFICATIONS TO MEET COUNTY REQUIREMENTS.

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. DATE
REG. PROFESSIONAL ENGINEER NO. 115662



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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SANTA CRUZ RANCHES No.4 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THIS 16 DAY OF JULY, 2021

HIDALGO COUNTY JUDGE DATE

ATTEST: HIDALGO COUNTY CLERK DATE

STREET CENTER -- CURVE TABLE					
CURVE No.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	366.72	500.00	42.02	N12° 04' 38"W	358.56
C2	146.99	635.66	13.25	N39° 42' 49"W	146.67
C3	426.94	602.11	40.63	N26° 01' 29"W	418.05
C4	239.97	602.11	22.84	N5° 42' 23"E	238.39
C5	76.83	602.11	7.31	N20° 46' 47"E	76.78
C6	184.81	500.00	21.18	N19° 31' 23"E	183.76
C7	91.06	500.00	10.43	N14° 10' 34"E	90.94
C8	509.37	2458.85	11.87	N25° 19' 41"E	508.46
C9	161.21	2458.85	3.76	N33° 08' 28"E	161.18
C10	150.52	555.07	15.54	N26° 08' 10"E	150.06
C11	293.29	554.83	30.29	N3° 13' 20"E	289.89
C12	207.74	554.83	21.45	N22° 38' 54"W	206.53
C13	330.61	500.00	37.89	N14° 25' 56"W	324.62
C14	478.76	1000.00	27.43	N14° 09' 53"E	474.20
C15	330.25	1000.00	18.92	N18° 25' 10"E	328.75

PARCELS LOTS -- CURVE TABLE					
CURVE No.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C16	76.32	525.00	8.33	S4° 46' 12"W	76.25
C17	348.39	475.00	42.02	N12° 04' 38"W	340.63
C18	218.08	525.00	23.80	S11° 17' 40"E	216.51
C19	90.66	525.00	9.89	S28° 08' 30"E	90.55
C20	106.56	610.66	10.00	N38° 05' 17"W	106.43
C21	152.77	660.66	13.25	S39° 42' 49"E	152.43
C22	34.65	610.66	3.25	N44° 42' 46"W	34.64
C23	29.05	627.11	2.65	N45° 00' 40"W	29.05
C24	58.70	577.11	5.83	S43° 25' 28"E	58.67
C25	313.54	577.11	31.13	S24° 56' 47"E	309.70
C26	299.69	627.11	27.38	N19° 24' 07"W	296.85
C27	36.97	577.11	3.67	S7° 32' 48"E	36.97
C28	197.26	627.11	18.02	N3° 17' 59"E	196.44
C29	267.93	577.11	26.60	S7° 35' 21"W	265.54
C30	34.49	577.11	3.42	S22° 36' 05"W	34.48
C31	33.35	627.11	3.05	N23° 01' 34"E	33.35
C32	147.64	525.00	16.11	S22° 03' 20"W	147.15
C33	175.57	475.00	21.18	N19° 31' 23"E	174.57
C34	46.41	525.00	5.06	S11° 28' 00"W	46.39
C35	49.93	525.00	5.45	S11° 41' 00"W	49.91
C36	86.51	475.00	10.43	N14° 10' 34"E	86.39
C37	87.26	2433.85	2.05	N20° 25' 14"E	87.25
C38	45.68	525.00	4.99	S16° 54' 03"W	45.67
C39	106.08	2483.85	2.45	S20° 37' 01"W	106.08
C40	205.23	2433.85	4.83	N23° 51' 48"E	205.17
C41	153.75	2483.85	3.55	S23° 36' 50"W	153.73

PARCELS LOTS -- CURVE TABLE					
CURVE No.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C42	156.24	2483.85	3.60	S27° 11' 21"W	156.22
C43	210.10	2433.85	4.95	N28° 45' 08"E	210.03
C44	98.47	2483.85	2.27	S30° 07' 37"W	98.46
C45	61.04	2483.85	1.41	S31° 58' 01"W	61.04
C46	161.41	2433.85	3.80	S33° 07' 30"W	161.38
C47	101.56	2483.85	2.34	S33° 50' 32"W	101.55
C48	53.90	580.07	5.32	S31° 16' 02"W	53.88
C49	59.96	530.07	6.48	S30° 38' 18"W	59.93
C50	103.65	580.07	10.24	N23° 29' 11"E	103.51
C51	83.54	530.07	9.03	S22° 52' 58"W	83.45
C52	99.16	579.83	9.80	N13° 27' 59"E	99.04
C53	280.08	529.83	30.29	S3° 13' 20"W	276.83
C54	206.00	579.83	20.36	N1° 36' 40"W	204.92
C55	108.05	529.83	11.69	S19° 07' 30"E	107.87
C56	244.60	578.10	24.24	S23° 33' 49"E	242.78
C57	227.63	475.00	27.46	N16° 31' 06"W	225.46
C58	328.18	525.00	35.82	S13° 23' 51"E	322.86
C59	60.52	475.00	7.30	N0° 51' 37"E	60.48
C60	153.38	975.00	9.01	N4° 54' 15"E	153.22
C61	200.93	975.00	11.81	N15° 18' 53"E	200.58
C62	454.74	1025.00	25.42	S15° 04' 40"W	451.02
C63	113.36	975.00	6.66	N24° 32' 58"E	113.30
C64	71.67	1025.00	4.01	N25° 52' 37"E	71.66
C65	201.94	1025.00	11.29	N18° 13' 47"E	201.62
C66	321.99	975.00	18.92	S18° 25' 10"W	320.53
C67	64.89	1025.00	3.63	N10° 46' 20"E	64.88

STREET CENTER -- LINE TABLE		
LINE No.	LENGTH	DIRECTION
L1	1352.01	S8° 56' 04"W
L2	205.16	N78° 46' 22"W
L3	626.20	N78° 46' 22"W
L4	1927.05	N78° 46' 22"W
L5	825.65	N78° 46' 22"W
L6	298.72	N8° 57' 31"E
L7	230.60	N27° 52' 49"E
L8	20.99	N4° 30' 37"E
L9	1173.80	N4° 30' 37"E
L10	452.08	N8° 57' 31"E
L11	901.43	S79° 01' 44"E
L12	1855.45	S79° 01' 44"E
L13	770.49	S79° 01' 44"E
L14	1756.80	N8° 56' 04"E
L15	2016.78	N78° 46' 22"W
L16	69.66	N8° 56' 04"E
L17	1239.57	N30° 06' 42"E
L18	1264.12	N78° 46' 22"W
L19	348.51	N8° 56' 04"E

PARCELS LOTS -- LINE TABLE		
LINE No.	LENGTH	DIRECTION
L20	36.02	S34° 58' 52"E
L21	34.68	N55° 01' 08"E
L22	36.06	N34° 55' 09"W
L23	34.64	S55° 04' 51"W
L24	36.06	S34° 55' 09"E
L25	34.64	N55° 04' 51"E
L26	73.88	N78° 46' 22"W
L27	27.08	N33° 49' 54"E
L28	34.70	N32° 41' 11"W
L29	101.57	N78° 46' 22"W
L30	91.19	S78° 46' 22"E
L31	38.48	N60° 42' 12"E
L32	20.64	N8° 56' 04"E
L33	36.06	N34° 55' 09"W
L34	34.64	N55° 04' 51"E
L35	34.72	S54° 57' 10"W
L36	35.98	N35° 02' 50"W

PARCELS LOTS -- LINE TABLE		
LINE No.	LENGTH	DIRECTION
L37	34.73	S54° 57' 54"W
L38	35.97	N35° 02' 06"W
L39	27.69	N8° 57' 31"E
L40	43.38	S48° 56' 56"E
L41	18.14	N56° 13' 38"E
L42	69.15	S4° 30' 37"W
L43	126.04	S78° 46' 22"E
L44	37.62	S37° 07' 53"E
L45	77.35	S78° 46' 22"E
L46	130.61	N78° 46' 22"W
L47	32.77	S51° 30' 12"W
L48	47.94	N4° 30' 37"E
L49	31.17	S25° 26' 54"E
L50	71.37	N78° 46' 22"W
L51	41.86	S64° 33' 13"W
L52	34.65	N55° 05' 34"E
L53	36.05	S34° 54' 26"E

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFEREES (HEREINAFTER CALLED "GRANTOR" WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, (HEREINAFTER CALLED "GRANTEE"), THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER, AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS, AND ASSIGNS, A EXCLUSIVE PERPETUAL EASEMENT WITH THE RIGHT TO ERRECT, CONSTRUCT, INSTALL AND LAY AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE, AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS THE LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANATOR'S ADJACENT LANDS FOR 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 SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED.

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANATOR FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATING SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 10' 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 GRANATOR BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS 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.

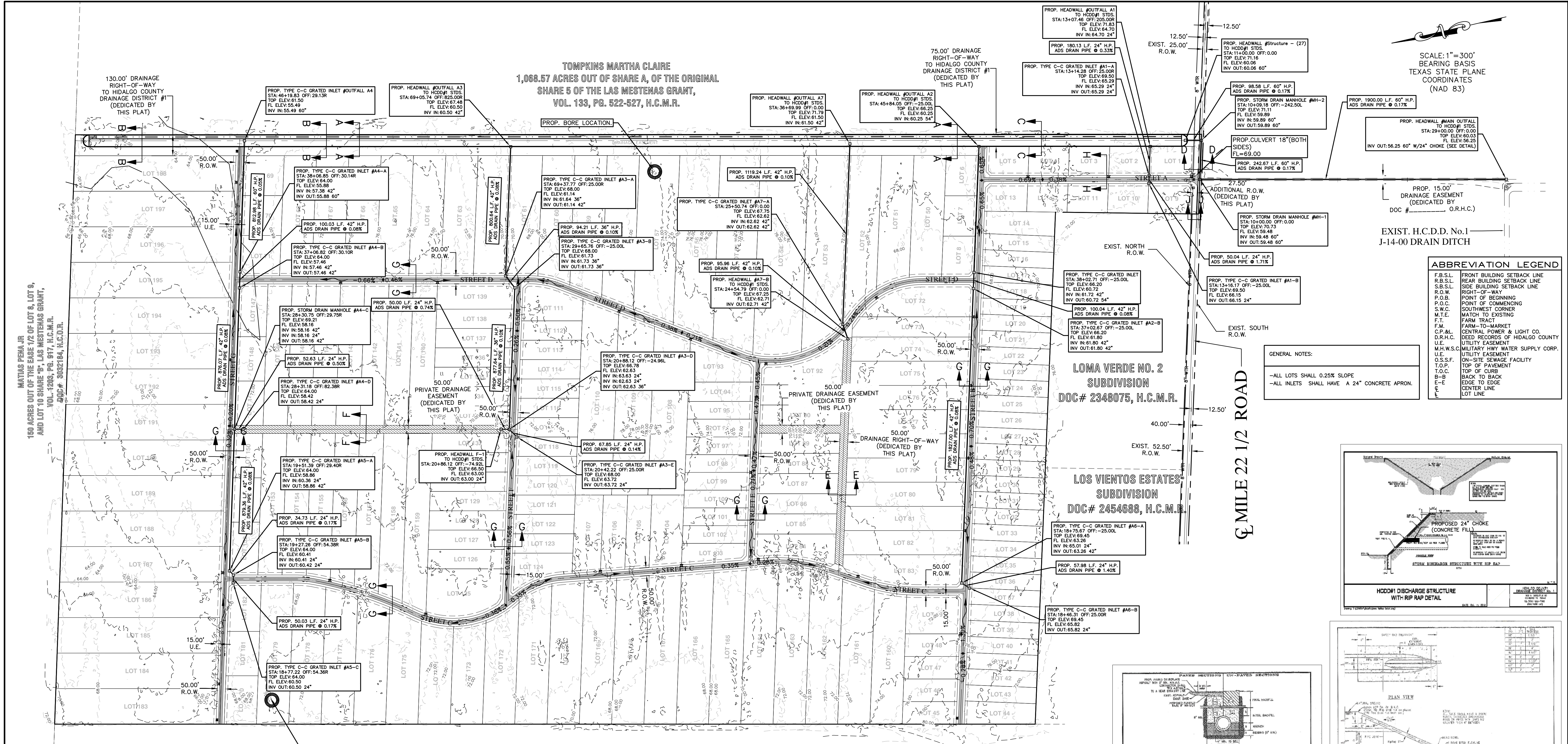
IN WITNESS WHEREOF THE SAID GRANATOR EXECUTED THIS INSTRUMENT THIS 16 DAY OF JULY, 2021.

KNK FARMS, LLC. DATE
CRISTEN WEYAND, MANAGER
P.O. BOX 959
EDINBURG, TX. 78540



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

ON: _____ AT



TOMPKINS MARTHA CLAIRE
 1,068.57 ACRES OUT OF SHARE A, OF THE ORIGINAL
 SHARE 5 OF THE LAS MESTENAS GRANT,
 VOL. 133, PG. 522-527, H.C.M.R.

MANTAS PENA JR
 150 ACRES OUT OF THE EAST 1/2 OF LOT 8, LOT 9,
 AND LOT 10 SHARE 5, LAS MESTENAS GRANT,
 VOL. 1203, PG. 917, H.C.M.R.
 DOC# 2002184, H.C.O.R.

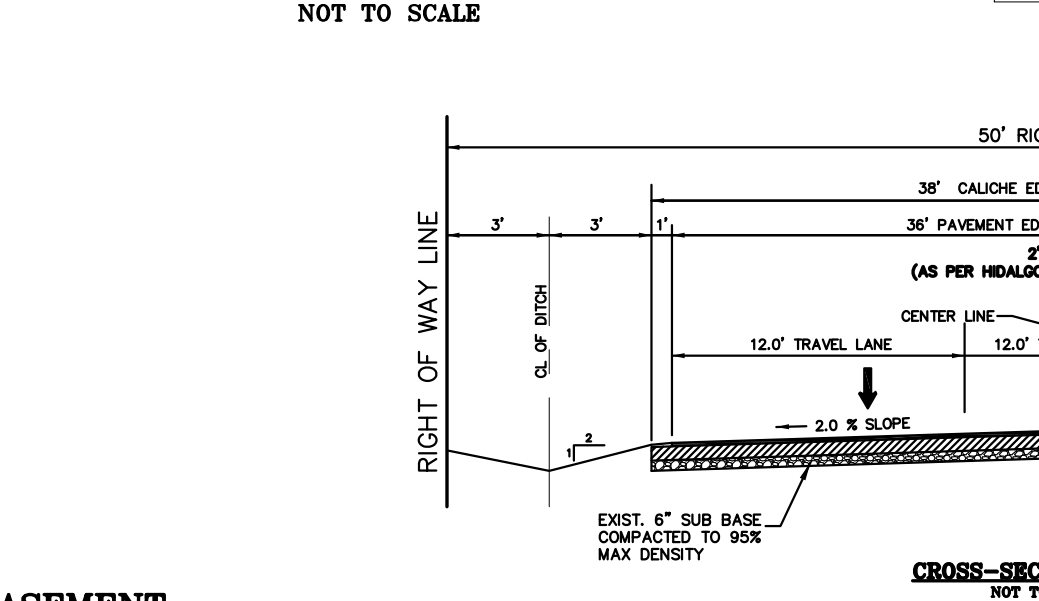
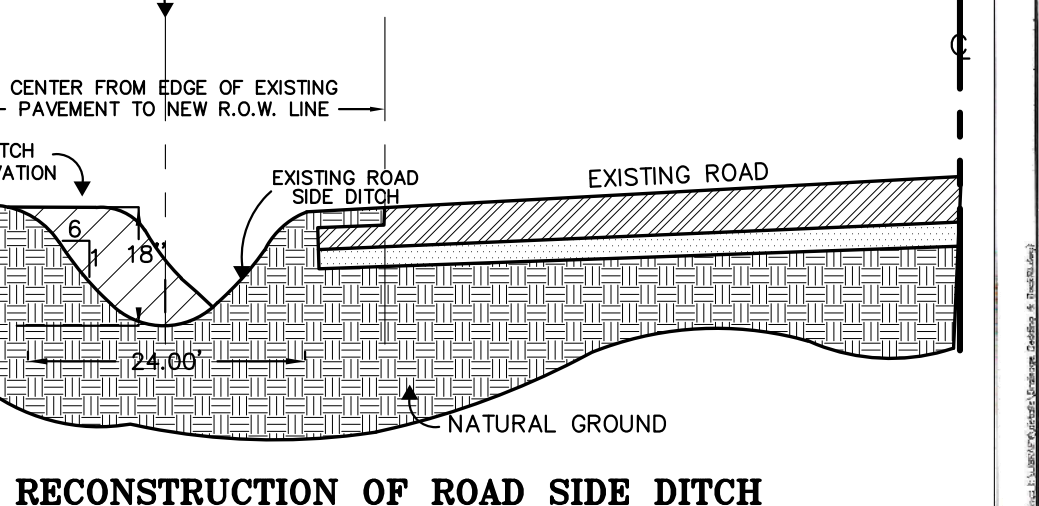
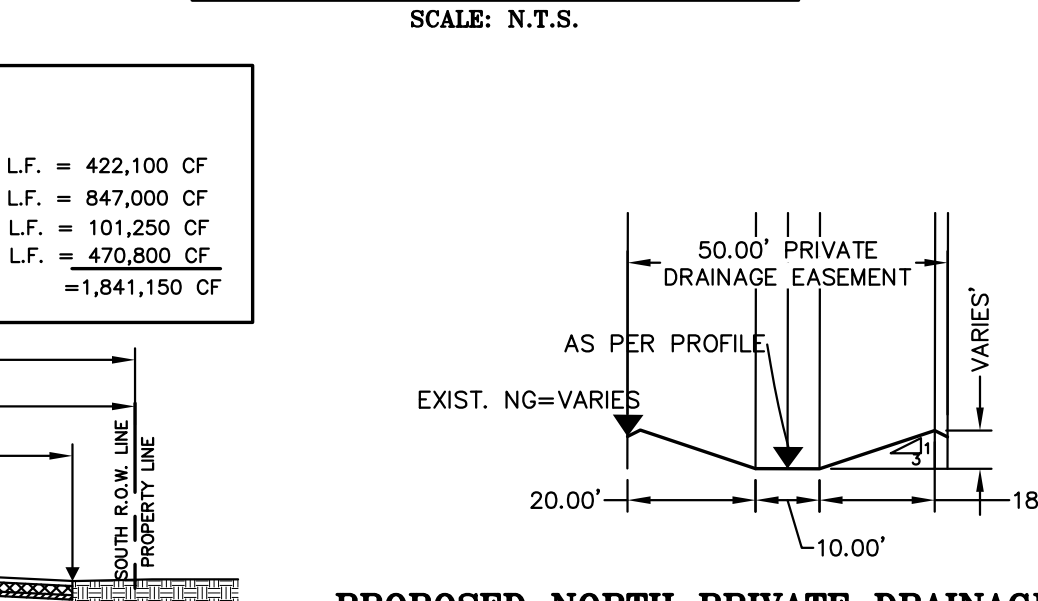
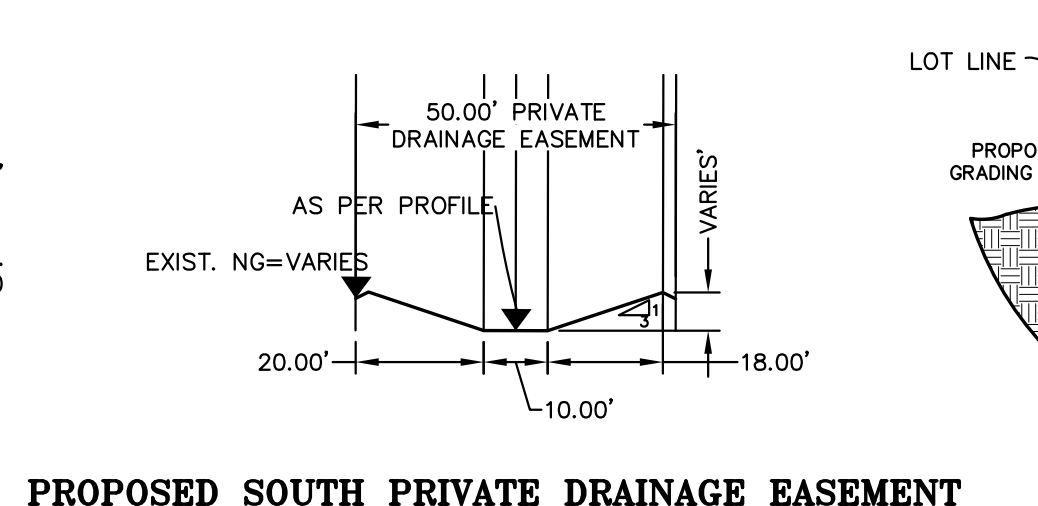
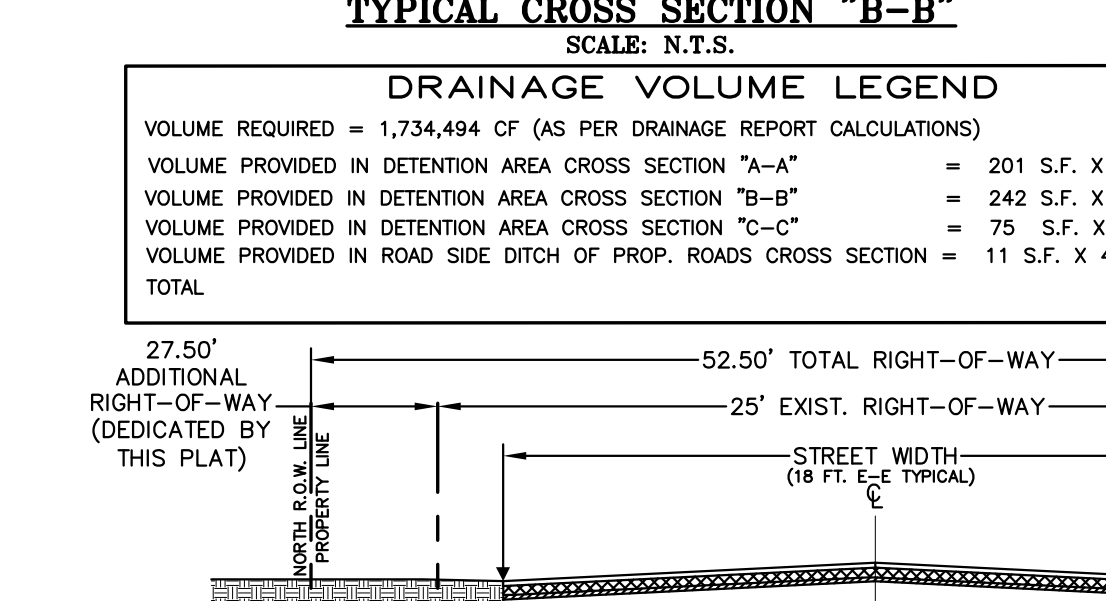
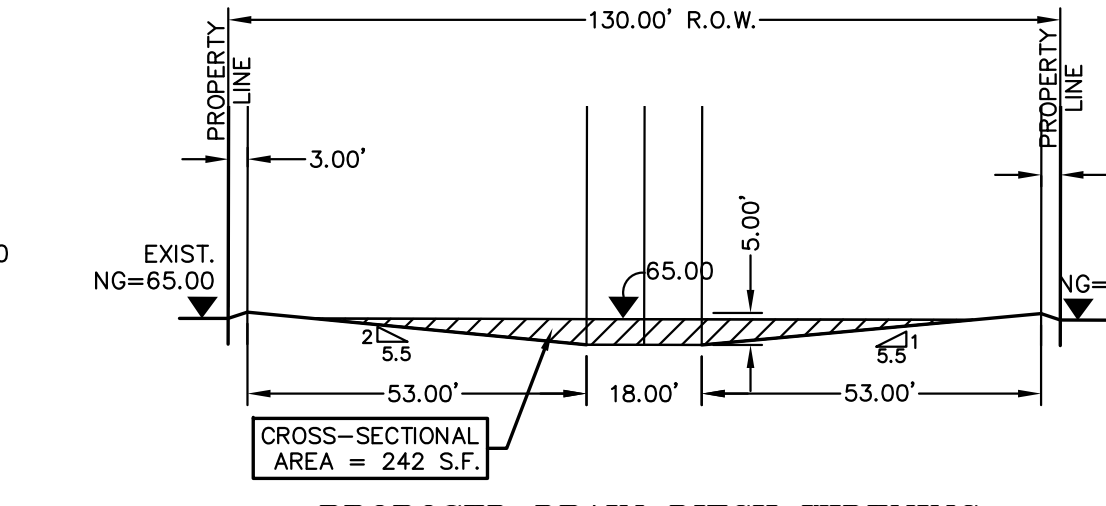
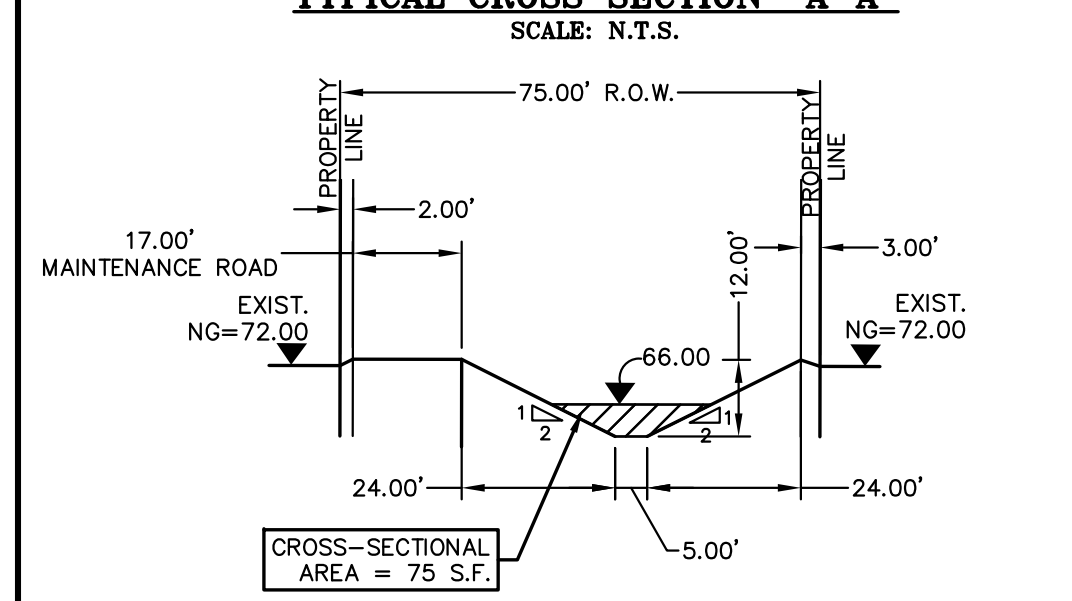
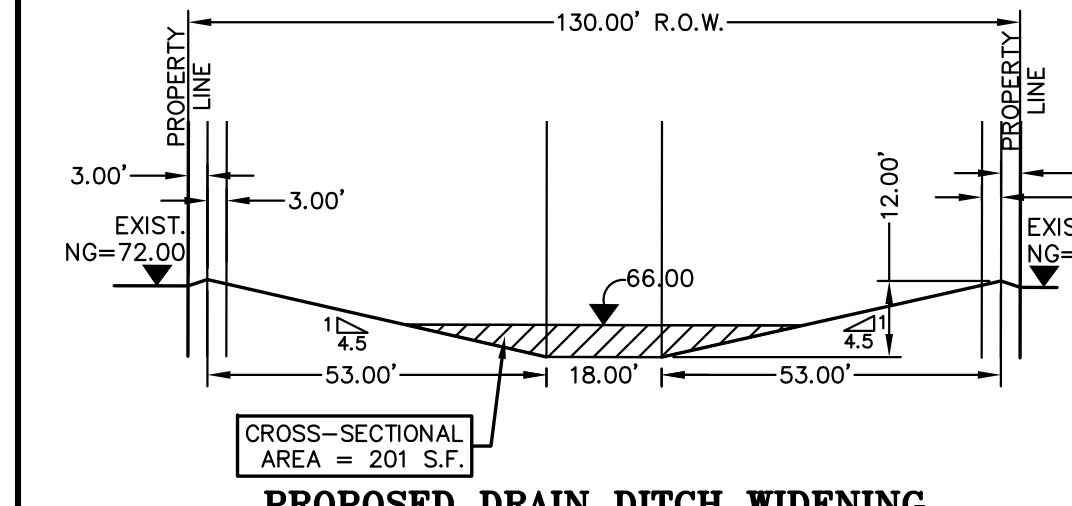
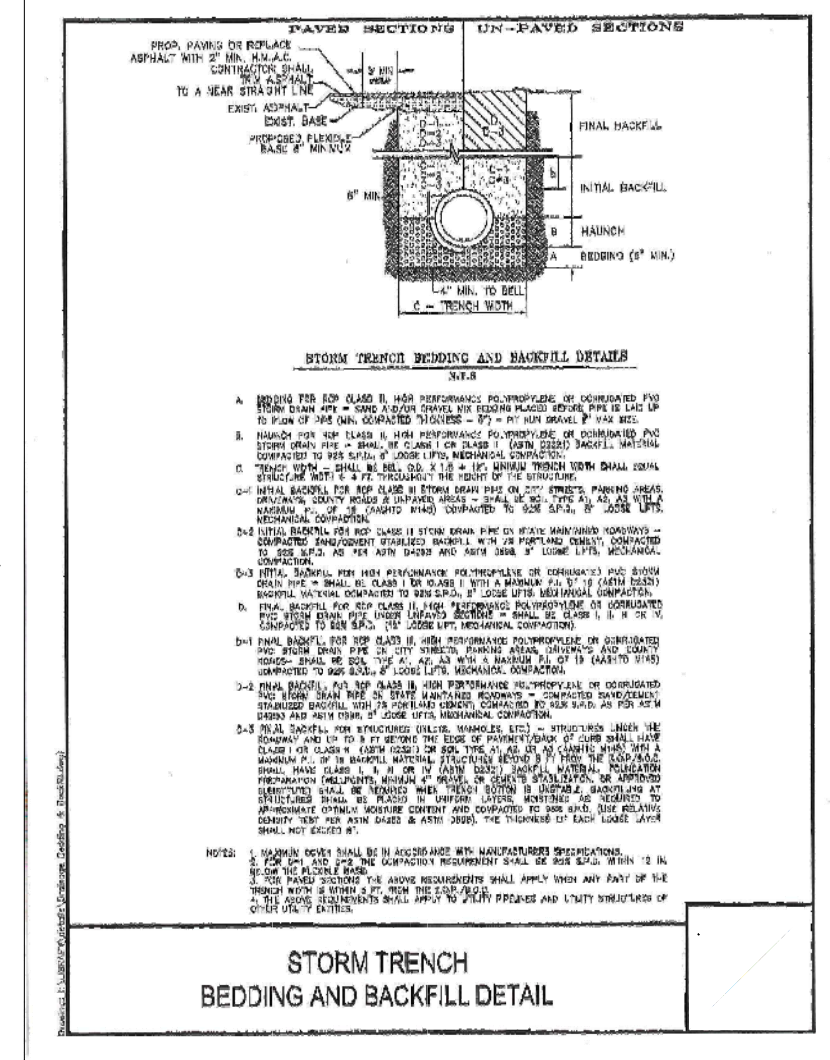
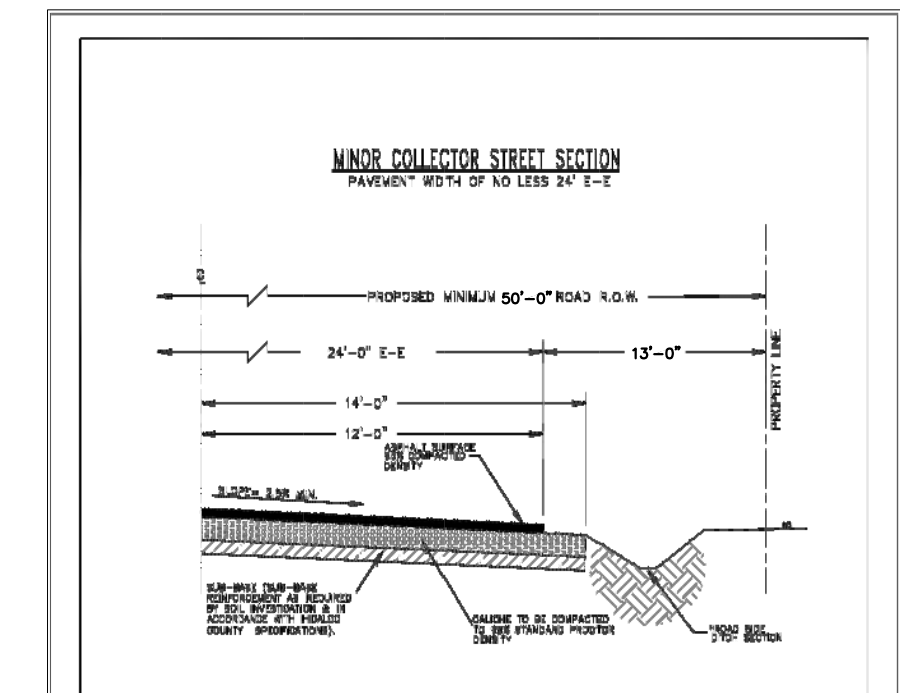
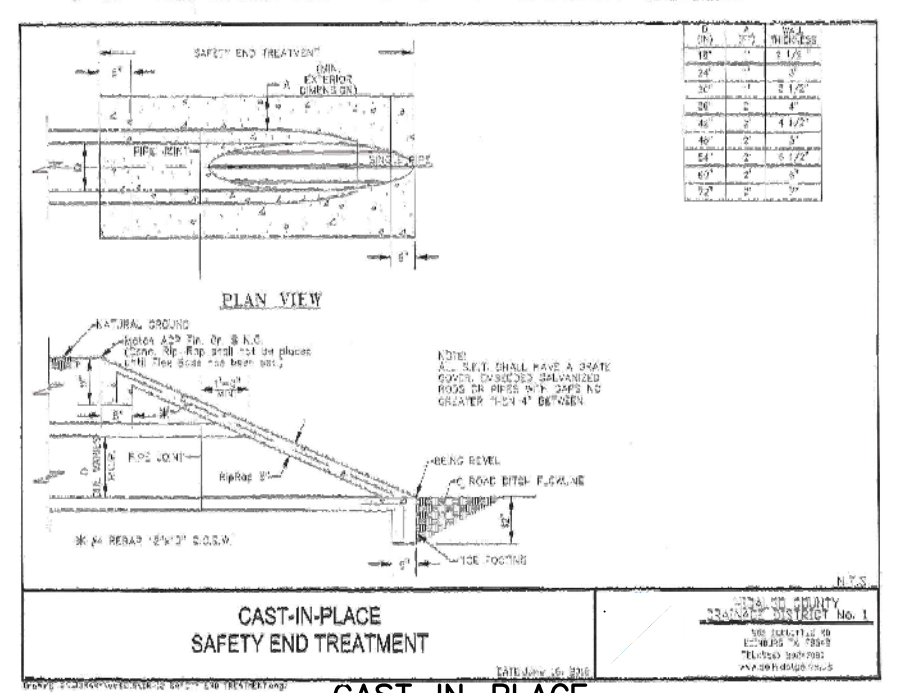
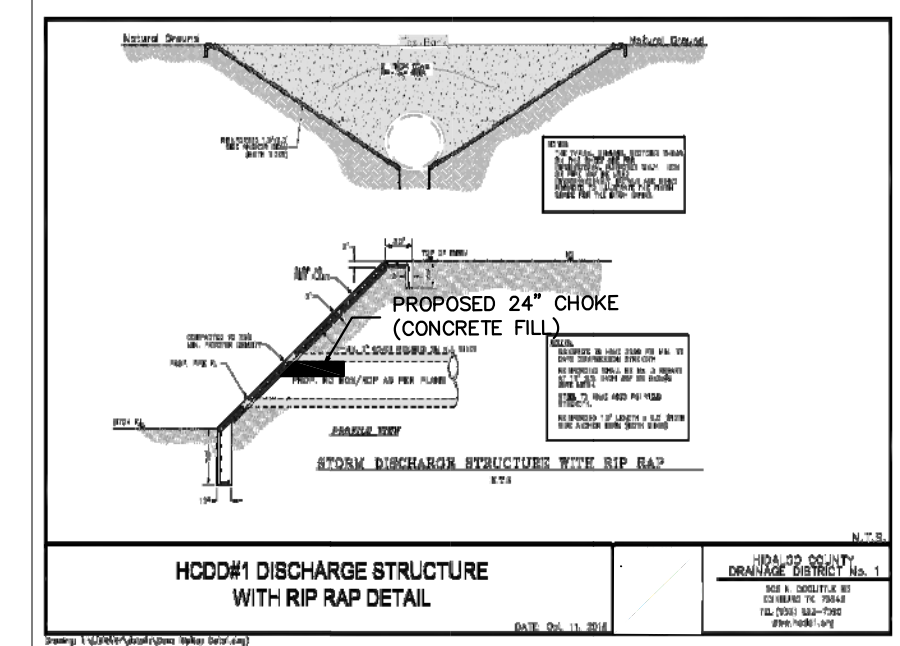
KATHRYN IRENE EAST 585.6 ACRES OUT OF SHARE D, OF THE ORIGINAL SHARE 5 OF THE LAS MESTENAS GRANT,
 VOL. 1203, PG. 917, H.C.M.R. DOC# 2611210, H.C.O.R.

SCALE: 1"=300'
 BEARING BASIS
 TEXAS STATE PLANE
 COORDINATES
 (NAD 83)

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 COMMENCING
S.W.C.	SOUTHWEST CORNER
M.T.E.	MATCH TO EXISTING
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
M.H.W.S.C.	MILITARY HWY WATER SUPPLY CORP.
U.E.	UTILITY EASEMENT
O.S.S.F.	ON-SITE SEWAGE FACILITY
T.O.P.	TOP OF PAVEMENT
T.O.C.	TOP OF CURB
B-B	BACK TO BACK
E-E	EDGE TO EDGE
C-L	CENTER LINE
L	LOT LINE

GENERAL NOTES:
 - ALL LOTS SHALL HAVE 0.25% SLOPE
 - ALL INLETS SHALL HAVE A 24" CONCRETE APRON.



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
 AUGUST 6, 2021
 IT IS NOT TO BE
 USED FOR CONSTRUCTION,
 BIDDING OR PERMIT
 PURPOSES.

ISSUED FOR
PRELIMINARY

PAVING AND DRAINAGE LAYOUT
 SANTA CRUZ RANCHES No.4 SUBDIVISION
 HIDALGO COUNTY, TEXAS

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: EDWIN PENA/ HOMERO GZZ
 SCALE: 1"=300'
 DATE: AUGUST 6, 2021
 PROJECT: SUB 20 051
 REVISIONS:
 PAGE NO: **SHT4.**