



T.J. Arredondo, CFM
Director of Planning

HIDALGO COUNTY PLANNING DEPARTMENT

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

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 11-15-2022

PROPOSED SANTA CRUZ RANCHES NO. 4 PHASE A 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: 167 ☒ *SINGLE FAMILY ☐ *MULTI-FAMILY ☐ COMMERCIAL ☐ INDUSTRIAL

ESTIMATED NUMBER OF STREETLIGHTS: 53

FILLING STATIONS: 26

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,

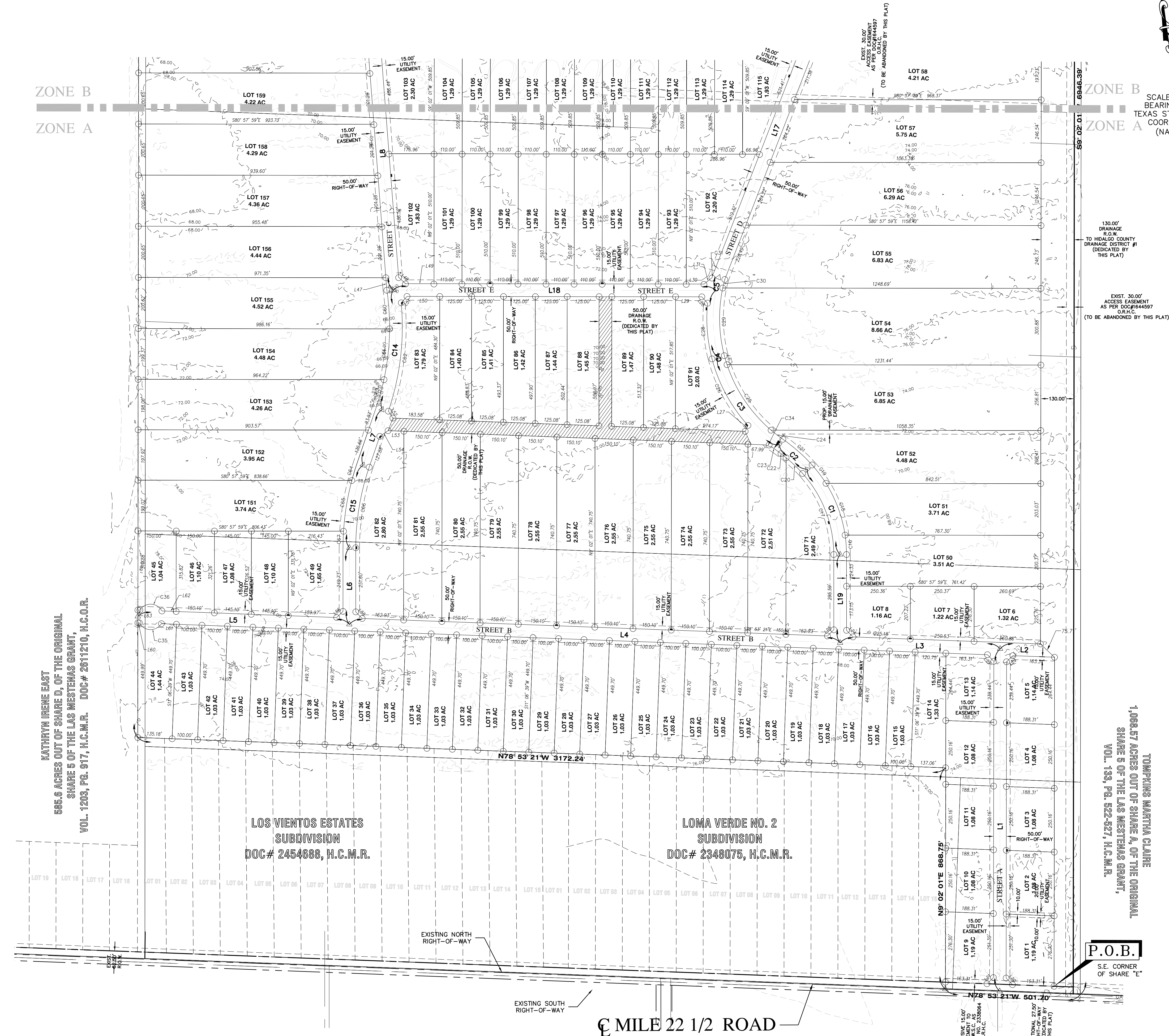
** Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.*

Y: RDE SUBDIVISIONS 2020 SUB 20051 - RUPPERT MILE 22.5 AND BRUSHLINE/DWG/PLAT PHASE A SUB 20 051_SHT 1-2 PLAT SHEETS PH A_10-11-22.dwg RODELTA 11/9/2022 3:01 PM

DATE OF PREPARATION: NOVEMBER 8, 2022

SANTA CRUZ RANCHES No. 4 PHASE A SUBDIVISION

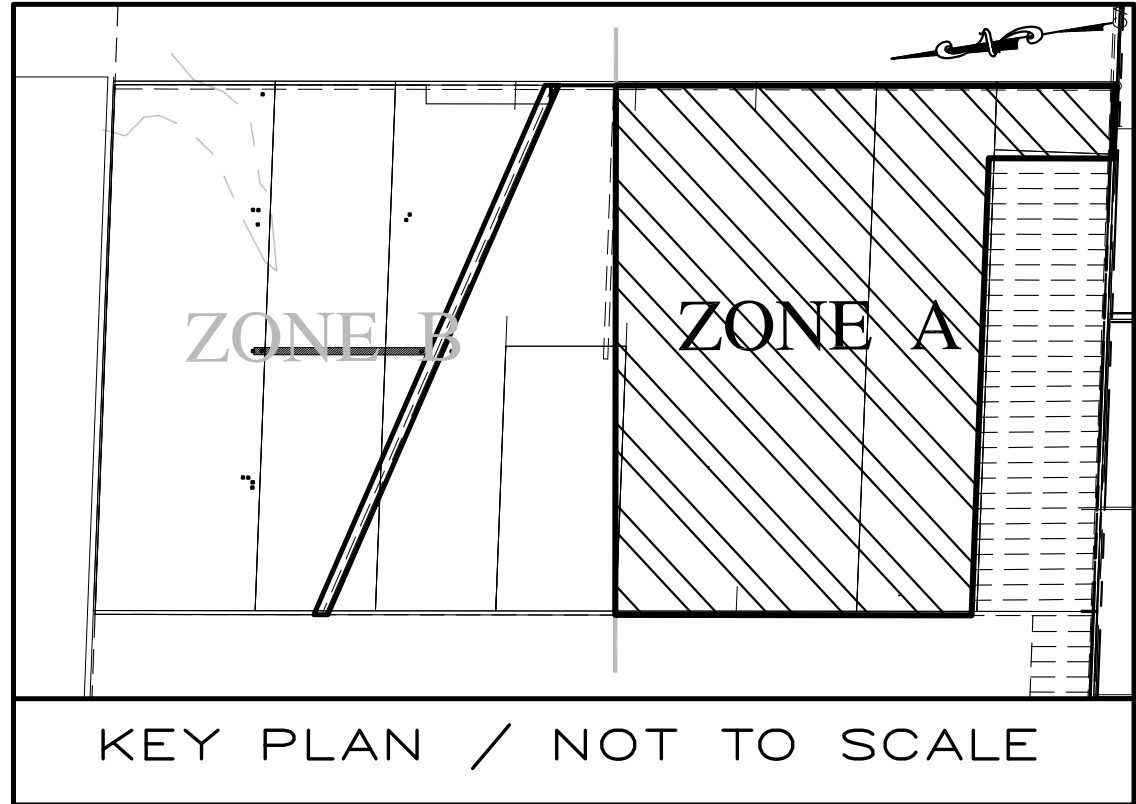
BEING A 327.12 ACRES TRACT OF LAND OUT OF SHARE 1, SHARE 2 AND SHARE 3, SHARE 4, SHARE 5, AND SHARE 6 OF SHARE "E" OF PHASE 5, THE LAS MESTENAS GRANT, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 48, MAP RECORDS, HIDALGO COUNTY, TEXAS.



LEGEND	
▲	SET C-P-S
△	FD, C-P-S
○	CALCULATED POINT
●	SET 1/2" IRON ROD
●	FD, 1/2" IRON ROD
●	FD, 5/8" IRON ROD
●	FD, 60-D NAIL
●	SET PK NAIL
✕	STORM INLET
✕	POWER POLE
✕	FIRE HYDRANT
✕	IRR. STAND PIPE
✕	CHAIN LINK FENCE
✕	EXIST. WATER METAL
✕	GAS SPOTTING
✕	TELEPHONE PEDESTAL
✕	POWER POLE

SCALE: 1"=200'
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
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
U.E.	UTILITY EASEMENT
O.S.S.F.	ON-SITE SEWAGE FACILITY
C.L.	CENTER LINE
L.T.	LOT LINE



METES AND BOUNDS.

BEING A 327.12 ACRES TRACT OF LAND OUT OF AND FORMING A PART OR PORTION OF SHARE "E" OF SHARE 5, OF THE LAS MESTENAS GRANT BASED UPON THE SURVEY OF SAME RECORDED IN VOLUME 133, PAGES 522-527 INCLUSIVE, DEED RECORDS OF HIDALGO COUNTY, TEXAS, SAID 329.24 ACRES TRACT BEING OUT OF SHARES 1, 2, 3, 4, 5, AND 6 OF THE SUBDIVISION OF SHARE "E" OUT OF THE LAS MESTENAS GRANT, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 48, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND SAID 327.12 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF THE SAID SHARE "E", SAME BEING A POINT ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF MILE 22 1/2 ROAD (EXISTING 25.00 FOOT ROAD), FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE N 78°53'21" W ALONG THE SOUTH LINE OF THE SAID SHARE "E", SAME BEING ALONG THE EXISTING NORTH RIGHT-OF-WAY LINE OF MILE 22 1/2 ROAD, TO THE SOUTHEAST CORNER OF A CALLED LOMA VERDE NO. 2 SUBDIVISION, RECORDED IN DOCUMENT # 2348075, MAP RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 501.70 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 9°02'01" E ACROSS THE SAID SHARE "E", 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, A DISTANCE OF 868.75 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR AN INNER CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 78°53'21" W ACROSS THE SAID SHARE "E", SAME BEING ALONG THE NORTH BOUNDARY LINE OF THE SAID LOMA VERDE NO. 2 SUBDIVISION, AND A CALLED LOS VIENTOS ESTATES SUBDIVISION, RECORDED IN DOC# 2454688 TO A POINT ON THE WEST LINE OF THE SAID SHARE "E", SAME POINT BEING THE NORTHWEST CORNER OF THE SAID LOS VIENTOS ESTATES SUBDIVISION, A DISTANCE OF 3172.24 FEET TO A 1/2-INCH IRON ROD FOUND, FOR THE MOST WESTERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 9°02'01" E ALONG THE WEST LINE OF THE SAID SHARE "E", A DISTANCE OF 4463.08 FEET TO A 1/2-INCH IRON ROD FOUND, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 7°26'53" E ACROSS THE SAID LOTS 5, 6 AND 7, A DISTANCE OF 3862.36 FEET TO A 1/2-INCH IRON ROD FOUND, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 9°02'01" E ACROSS THE SAID LOTS 5 AND 6, A DISTANCE OF 865.11 FEET TO A 1/2-INCH IRON ROD FOUND, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

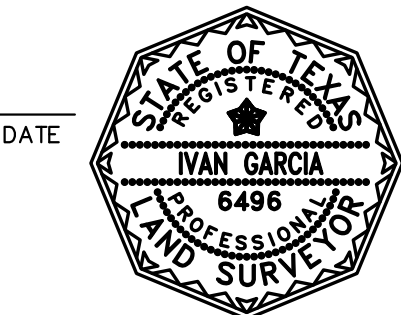
THENCE S 78°53'21" E ACROSS THE SAID LOT 6, TO A POINT ON THE EAST BOUNDARY LINE OF THE SAID SHARE "E", A DISTANCE OF 130.00 FEET TO A 1/2-INCH IRON ROD FOUND, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 9°02'01" W ALONG THE EAST LINE OF THE SAID SHARE "E", A DISTANCE OF 4788.87 FEET TO THE POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 327.12 OF LAND, MORE OR LESS.

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.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6496
SURVEY FIRM # 10194027



REVISION NOTES TABLE	
DATE	DESCRIPTION
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SHEET 2: HEADING, INDEX, LOCATION MAP; PRINCIPAL CONTACTS: MAP, LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); ZONE B	
SHEET 3: PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES; IRRIGATION DISTRICT NO. 2, H.C.D.D. NO. 1, N.A.W.S.C. HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE	
SHEET 4: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTEWATER/OSWSF AND ENGINEER'S CERTIFICATION	
SHEET 5: MAP OF TOPOGRAPHY AND DRAINAGE (DRAINAGE), REVISION NOTES, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, ENGINEERING CERTIFICATION, CONSTRUCTION DETAILS	
SHEET 6: TYPICAL DETAILS	
SHEET 7: TYPICAL DETAILS	

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
NOVEMBER, 2022
IT IS NOT TO BE
USED FOR CONSTRUCTION,
BIDDING OR PERMIT
PURPOSES.

ISSUED FOR:
PRELIMINARY

PLAT SHEET ZONE A
SANTA CRUZ RANCHES NO. 4 PHASE A SUBDIVISION
HIDALGO COUNTY, TEXAS

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:
SCALE: O.A./H.G.
DATE: JUNE 08, 2022
PROJECT: SUB 20 051
REVISIONS:
PAGE NO.: 1-OF-7

SANTA CRUZ RANCHES No. 4 PHASE A SUBDIVISION

BEING A 327.12 ACRES TRACT OF LAND OUT OF SHARE 1, SHARE 2 AND SHARE 3, SHARE 4, SHARE 5, AND SHARE 6 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.

MATIAS PEÑA JR
150 ACRES OUT OF THE EASE 1/2 OF LOT 8, LOT 9,
AND LOT 10 SHARE "B", LAS MESTENAS GRANT,
VOL. 1203, PG. 917, H.C.M.R.
DOC# 3032184, H.C.O.R.

SANTA CRUZ RANCHES #4 SUBDIVISION
PHASE B (FUTURE)
REMAINDER OF 522.26 ACRES
DOC# 3144191 O.R.H.C.

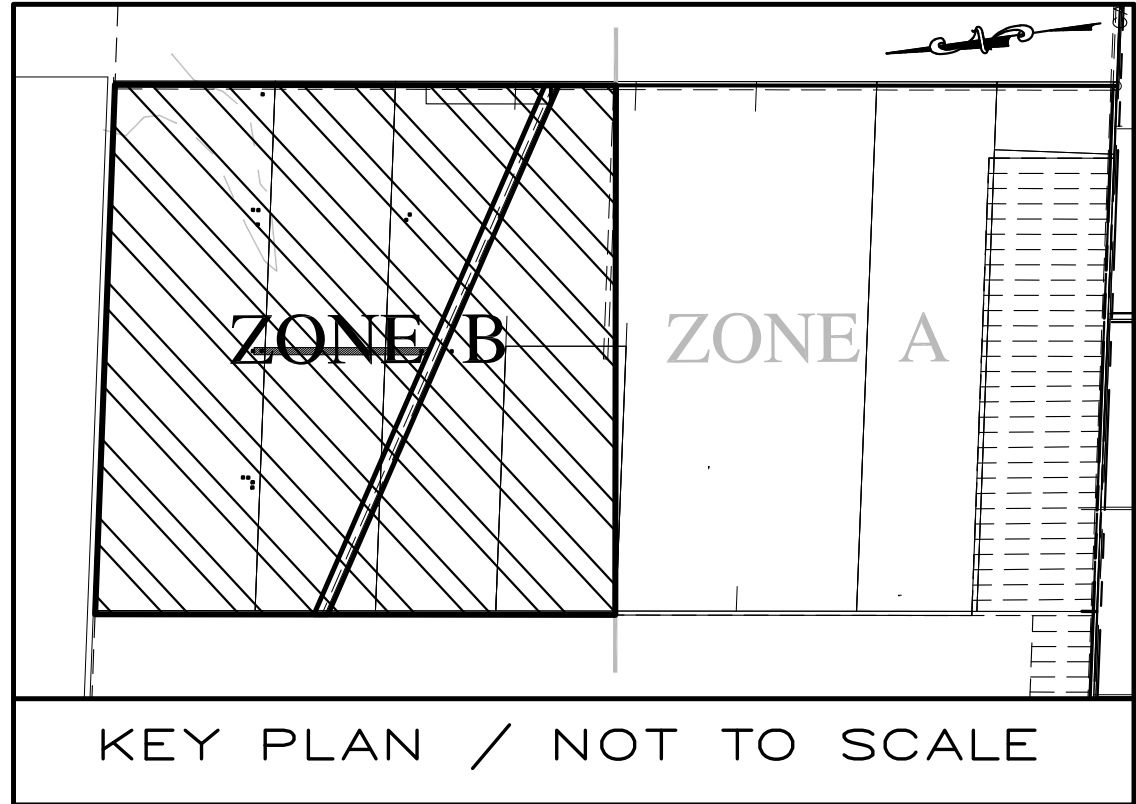
(NOT PART OF THIS SUBDIVISION)
PHASE B SUBDIVISION

SCALE: 1"=200'
BEARING BASIS
TEXAS STATE PLANE
COORDINATES
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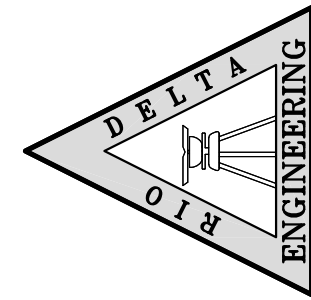
LEGEND	
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P.E. 115662 ON
NOVEMBER, 2022
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PURPOSES.

ISSUED FOR:
PRELIMINARY

PLAT SHEET ZONE B
SANTA CRUZ RANCHES NO. 4 PHASE A SUBDIVISION
HIDALGO COUNTY, TEXAS

PROJECT :

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ENGINEER:
IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:
IVAN GARCIA P.E. R.P.L.S.
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PAGE NO:
2-OF-7

SANTA CRUZ RANCHES No. 4 PHASE A SUBDIVISION

BEING A 326.92 ACRES TRACT OF LAND OUT OF SHARE 1, SHARE 2 AND SHARE 3, SHARE 4, SHARE 5, AND SHARE 6 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 PHASE A, 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 CRISTEN WEYAND, 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 ____ 2022.

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

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL HIDALGO COUNTY HEALTH DEPARTMENT

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SANTA CRUZ RANCHES No.4 SUBDIVISION PHASE A WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON THIS ____ DAY OF ____ 20__

ENVIRONMENTAL HEALTH DIVISION MANAGER DATE

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 PHASE A 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.

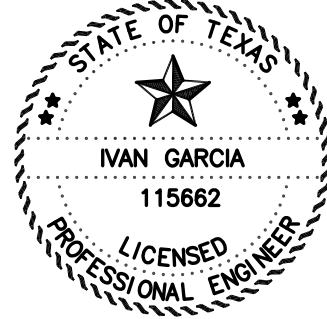
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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



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 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 EXCLUSIVE PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, 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 GRANTOR'S ADJACENT LANDS FOR THE PURPOSE FOR WHICH THE ABOVE- MENTIONED RIGHTS ARE ADJACENT. 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 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 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 GRANTOR 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 GRANTOR EXECUTED THIS INSTRUMENT THIS ____ DAY OF ____ 2021.

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

STREET CENTER – LINE TABLE			
LINE No.	LENGTH	DIRECTION	
L1	1343.76	S9° 02' 01"W	
L2	187.79	N78° 53' 21"W	
L3	626.20	N78° 53' 21"W	
L4	1927.05	N78° 53' 21"W	
L5	830.33	N78° 53' 21"W	
L6	300.68	N8° 57' 31"E	
L7	230.60	N27° 52' 49"E	
L8	1069.92	N4° 30' 37"E	
L9	124.88	N4° 30' 37"E	
L14	48.44	N8° 56' 04"E	
L15	69.66	N8° 56' 04"E	
L16	1754.25	N80° 57' 59"W	
L17	1239.57	N30° 06' 42"E	
L18	1264.99	N80° 57' 59"W	
L19	346.55	N8° 56' 04"E	

PARCELS LOTS – LINE TABLE			
LINE No.	LENGTH	DIRECTION	
L20	35.99	S34° 55' 40"E	
L21	34.71	N55° 04' 20"E	
L22	35.99	N34° 55' 40"W	
L23	34.71	S55° 04' 20"W	
L24	36.02	S34° 58' 39"E	
L25	34.68	N55° 01' 21"E	
L27	25.57	N33° 49' 54"E	
L28	33.53	N32° 45' 53"W	
L29	103.13	N80° 57' 59"W	
L30	69.47	S80° 57' 59"E	
L31	40.27	N60° 39' 36"E	
L32	28.29	N25° 25' 39"W	
L33	56.38	S80° 57' 59"E	
L34	41.23	N64° 34' 21"E	
L35	129.04	N8° 56' 04"E	
L42	15.03	S12° 44' 04"E	
L43	18.83	S32° 20' 51"E	
L44	76.78	S4° 30' 37"W	
L45	36.72	S38° 13' 41"E	

PARCELS LOTS – LINE TABLE			
LINE No.	LENGTH	DIRECTION	
L46	33.93	S51° 46' 19"W	
L47	47.94	N4° 30' 37"E	
L48	36.84	S38° 13' 41"E	
L49	111.54	S80° 57' 59"E	
L50	128.63	N80° 57' 59"W	
L51	33.64	S51° 02' 02"W	
L52	32.32	S23° 57' 19"E	
L53	62.12	N78° 53' 21"W	
L54	39.43	S64° 53' 13"W	
L55	36.01	S34° 57' 55"E	
L56	34.69	N55° 02' 05"E	

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
C8	122.34	2458.85	2.85	N29° 50' 14"E	122.33
C9	161.21	2458.85	3.78	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	89.37	610.66	8.39	N37° 16' 53"W	89.29
C21	152.77	660.66	13.25	S39° 42' 49"E	152.43
C22	51.84	610.66	4.86	N43° 54' 22"W	51.83
C23	16.81	904.80	1.06	N44° 53' 06"W	16.81
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	220.41	627.11	20.14	N4° 21' 27"E	219.27
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	9.14	171.84	3.05	N24° 07' 56"E	9.14
C32	194.05	525.00	21.18	S19° 31' 23"W	192.94
C33	175.57	475.00	21.18	N19° 31' 23"E	174.57
C42	121.31	2433.85	2.86	N29° 47' 50"E	121.30
C44	161.41	2433.85	3.80	S33° 07' 30"W	161.38
C46	284.36	2644.81	6.16	S31° 44' 01"W	284.23
C47	53.90	580.07	5.32	S31° 16' 02"W	53.88
C48	103.65	580.07	10.24	N23° 29' 11"E	103.51
C49	95.82	530.07	10.36	S28° 42' 00"W	95.69
C51	99.16	579.83	9.80	N13° 27' 59"E	99.04
C52	47.68	530.07	5.15	S20° 56' 40"W	47.66

PARCELS LOTS – CURVE TABLE					
CURVE No.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C53	158.30	529.83	17.12	S3° 21' 44"E	157.72
C54	206.00	579.83	20.36	N1° 36' 40"W	204.92
C55	183.35	529.83	19.83	S23° 27' 40"E	182.44
C56	244.59	579.83	24.17	S23° 33' 49"E	242.78
C57	227.63	475.00	27.46	N16° 31' 06"W	225.46
C58	328.31	525.21	35.62	S13° 24' 18"E	322.99
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	431.64	1025.00	24.13	S15° 43' 25"W	428.46
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



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

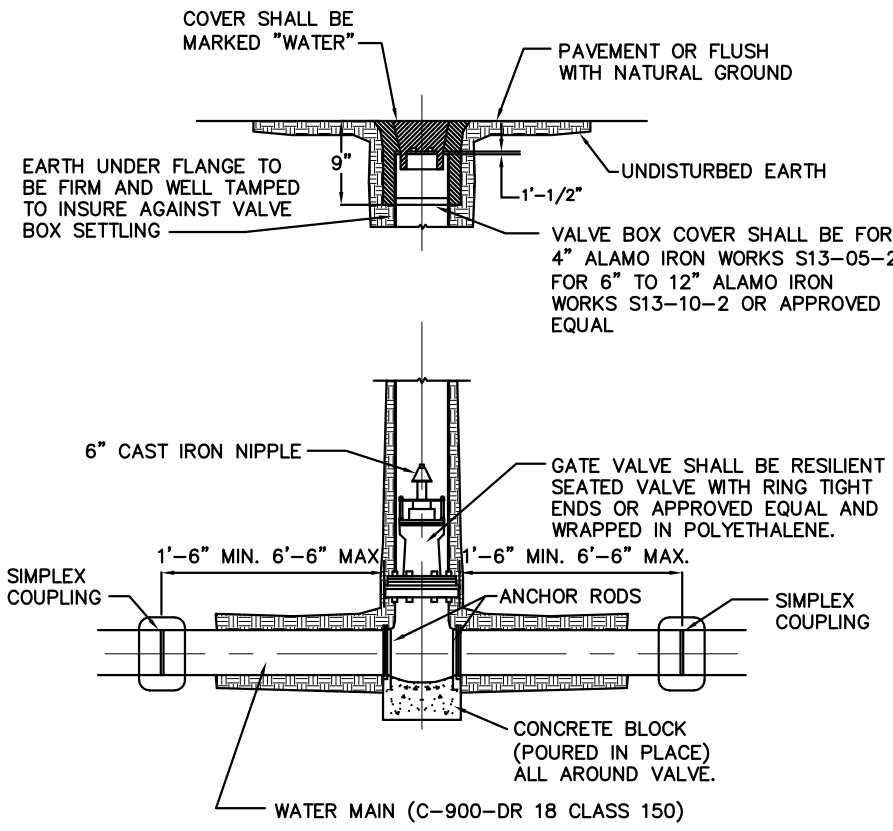
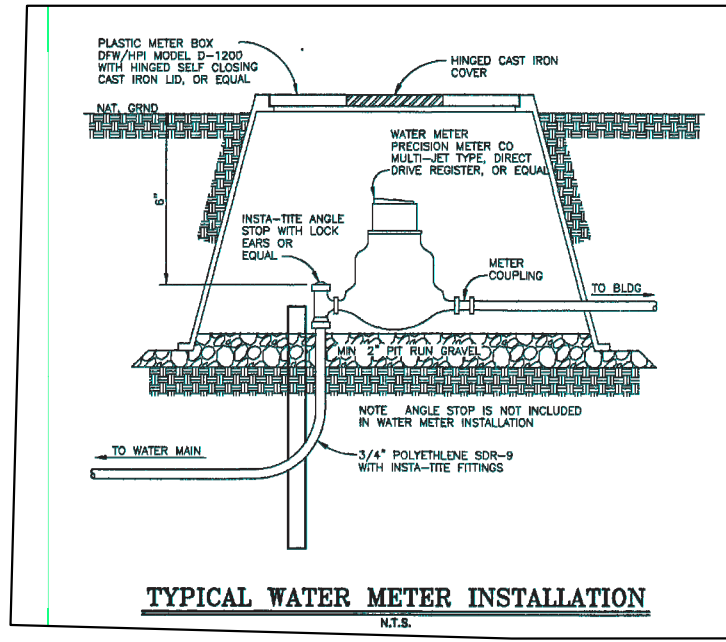
BY: _____ DEPUTY

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SHEET 6: TYPICAL DETAILS	
SHEET 7: TYPICAL DETAILS	

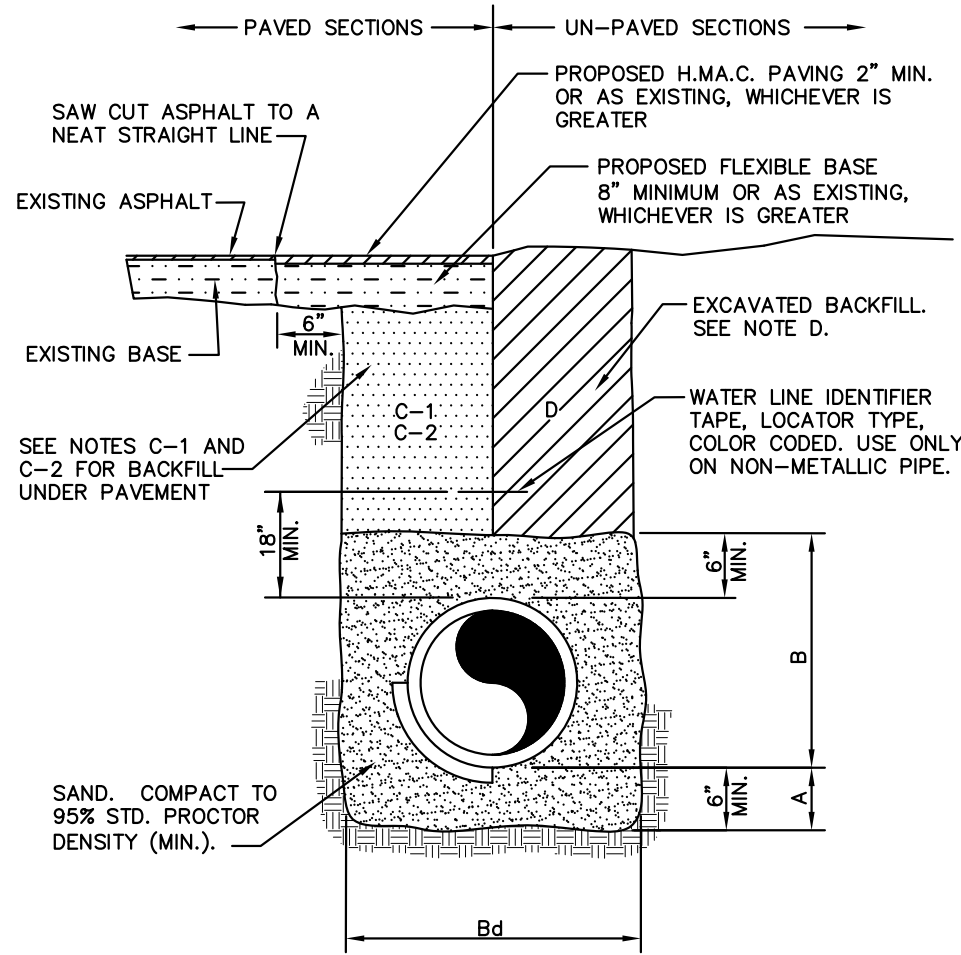
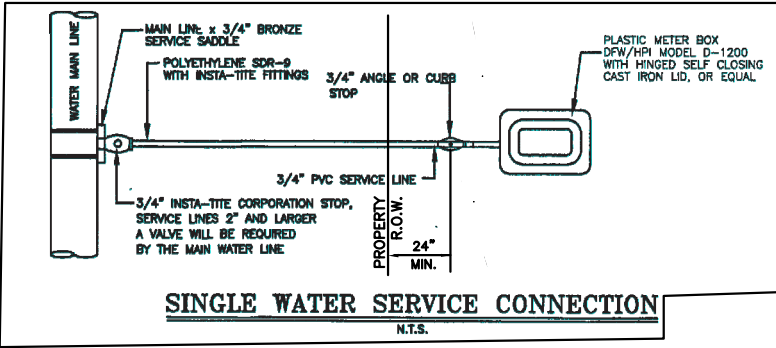
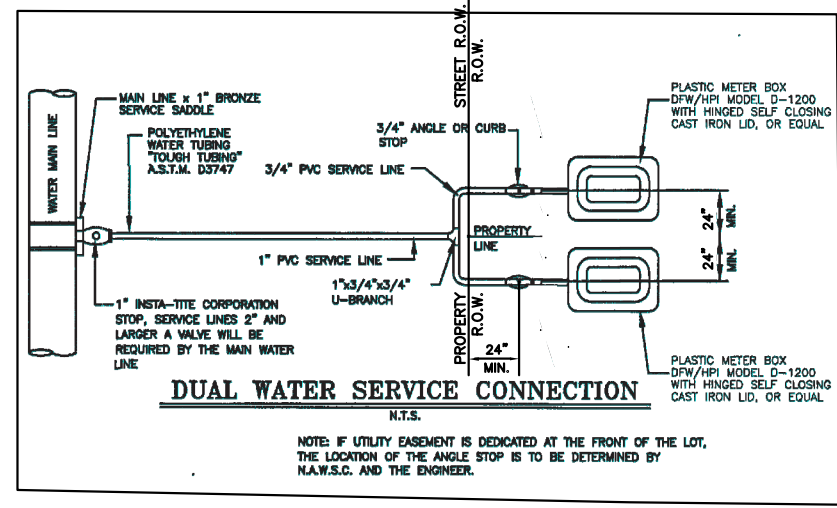
ENGINEER:
IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:
IVAN GARCIA P.E. R.P.L.S.
CHECKED:
IVAN GARCIA P.E. R.P.L.S.
DRAWN:
O.A./H.G.
SCALE:
AS SHOWN
DATE:
OCTOBER, 2022
PROJECT:
SUB 20 051
REVISIONS:
PAGE NO.
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Y: RDE SUBDIVISIONS 2020 SUB 20 051 – RUPPERT MILE 22.5 AND BRUSHLINE DWSG PLAT PHASE A SUB 20 051_SHT 1–2 PLAT SHEETS PH. A_10–11–22.dwg RODELTA 11/9/2022 3:04 PM

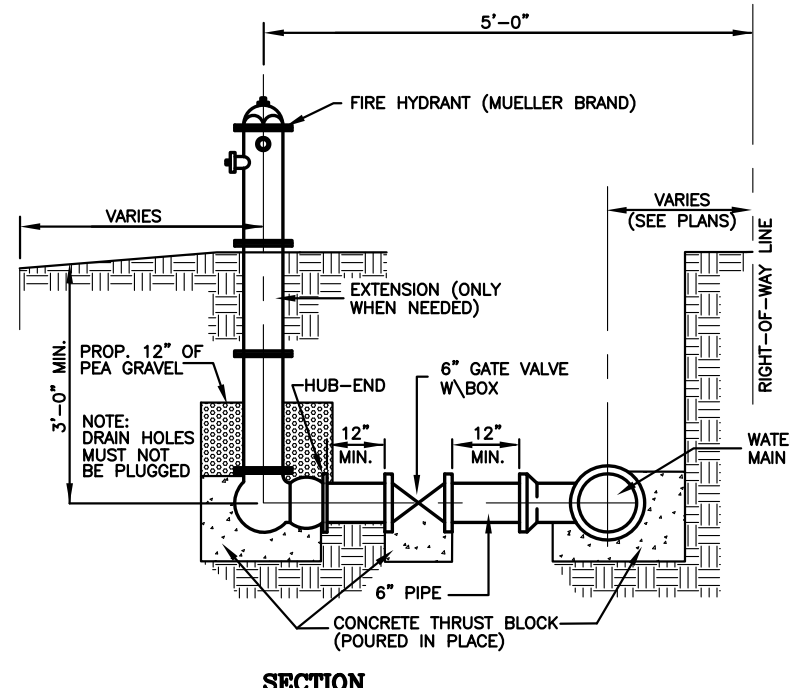
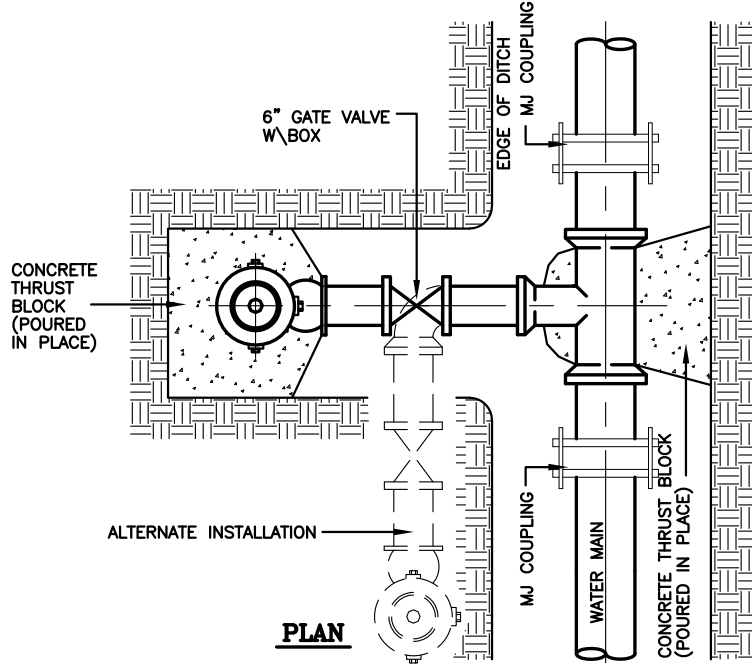
Y:\RDE SUBDIVISIONS 2020\SUB 20 0501 - RUPPERT MILE 22.5 AND BRUSHLINE\DWG\PHASE 4 DWG\SUB 20 051_SHT 21 TYPICAL DETAILS.dwg RODELTA 11/9/2022 3:16 PM



- NOTES:
1. CAST IRON BOOT TO BE USED IN HEAVY TRAFFIC AREAS CONCRETE BLOCK (POURED IN PLACE)
 2. VALVE SHALL BE MUELLER BRAND.



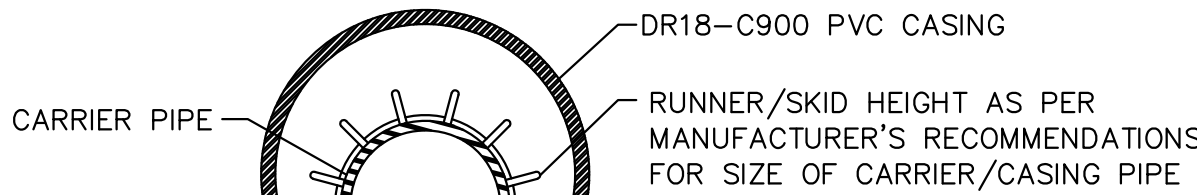
TYPICAL WATER LINE AND SEWER FORCEMAIN BEDDING DETAIL



TYPICAL FIRE HYDRANT INSTALLATION

NOTES:

1. CONTRACTOR TO CONTACT ALL UTILITIES COMPANIES IN THE AREA FOR FIELD VERIFICATION OF EXISTING FACILITIES. UTILITY COMPANY'S SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:
CENTRAL POWER & LIGHT CO. 800-274-2611
SOUTHERN UNION GAS CO. 800-743-2945
AT&T 800-288-2020
U.S. SPRINT CO. 956-948-3100
TIME WARNER CABLE 800-222-5355
TX. EXCAVATION SAFETY SYSTEM 800-344-8377
2. CONTRACTOR TO EXPOSE ANY EXISTING FACILITY THAT MAY BE IN CONFLICT PRIOR TO START OF CONSTRUCTION.
3. ALL EXISTING CITY UTILITIES (WATER/SEWER) SHOWN ARE FROM BEST INFORMATION AVAILABLE. NEITHER THE ENGINEER NOR THE CITY IS RESPONSIBLE FOR THE ACCURACY OF LOCATION.
4. CONTRACTOR SHALL AT ALL TIMES ALLOW ACCESS TO EXISTING DRIVEWAYS OR PROVIDE/MAINTAIN ALTERNATIVE ALL WEATHER ROUTES.
5. ALL TRAFFIC CONTROL DEVICES SHALL BE IN CONFORMANCE WITH TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
6. TRENCHES OR EXCAVATIONS MAY NOT BE LEFT OPEN OVERNIGHT UNLESS AUTHORIZED IN WRITING BY THE ENGINEERING DEPARTMENT. IN SUCH CASES, THE CONTRACTOR MUST PROVIDE 1/2" STEEL PLATES OVER PLATES WITH ANCHORING AS PER SPECIFICATIONS TO BE PROVIDED BY THE COUNTY.
7. ANY DAMAGE TO FENCES, WALKS, OR PRIVATE PROPERTY SHALL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE.
8. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE ALL EXCAVATED MATERIAL AND DEBRIS FROM THE SITE AT NO ADDITIONAL EXPENSE TO THE OWNER.
9. THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING CONSTRUCTION MATERIALS TESTING THROUGH THE CITY'S DESIGNATED FIELD REPRESENTATIVE 24 HOURS PRIOR TO TESTING. CONTRACTOR IS RESPONSIBLE FOR ADHERING CLOSELY TO TESTING SCHEDULE AND AVOID ANY DELAYS IN THE FIELD.

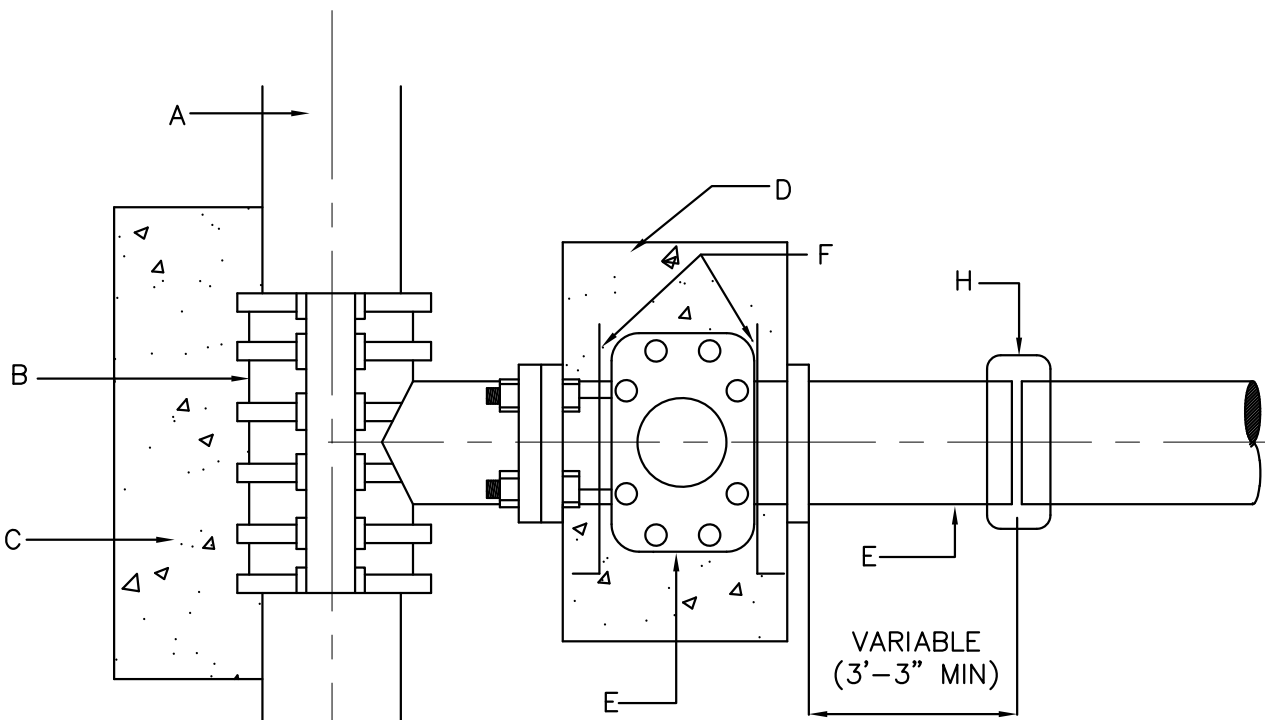


BORING INSTALLATION		
CARRIER PIPE SIZE	PIPE CASING SIZE	MIN. WALL THICKNESS
6"	14"	0.3125"
8"	16"	0.3125"
10"	18"	0.3125"
12"	21"	0.3750"
14", 15"	24"	0.4375"
16"	26"	0.4375"
18"	30"	0.5000"
24"	36"	0.5625"
36"	48"	0.6250"

GENERAL NOTES:

1. DR18-C900 PVC CASING SHALL BE CLOSED AT EACH END USING SYNTHETIC RUBBER END SEALS.
2. CASING SPACERS SHALL BE USED TO INSTALL THE CARRIER PIPE INSIDE THE ENCASUREMENT PIPE. CASING SPACERS SHALL FASTEN TIGHTLY ON THE CARRIER PIPE TO PREVENT RELATIVE MOVEMENT ON PIPE DURING INSTALLATION. CASING SPACERS SHALL BE DOUBLED ON EACH END OF THE ENCASUREMENT.
3. PROJECTION TYPE CASING SPACERS SHALL BE CONSTRUCTED SECTIONS OF HIGH DENSITY POLYETHYLENE.
4. INSTALLATION AND SIZE OF SPACERS SHALL BE PER MANUFACTURER'S RECOMMENDATIONS.

UTILITY LINE BORE DETAIL



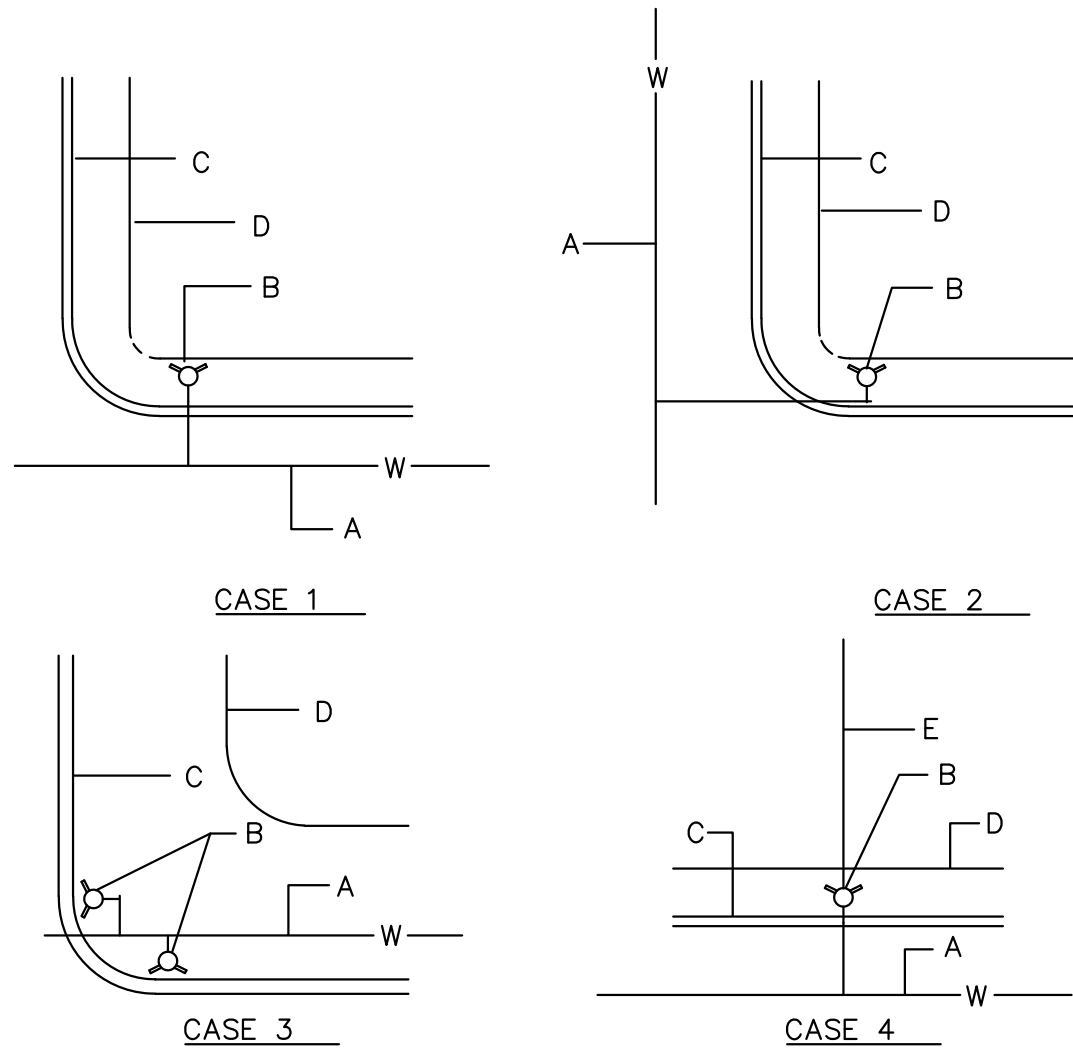
GENERAL NOTES:

1. ALL CONCRETE TO HAVE A MINIMUM OF 28 DAYS COMPRESSIVE STRENGTH OF 3,000 P.S.I.
2. TAPPING SLEEVE MUST BE ALL STAINLESS STEEL WITH STAINLESS BOLTS
3. VALVE SHALL BE MUELLER BRAND.

TAPPING SLEEVE & VALVE INSTALLATION

CONSTRUCTION NOTES:

- A. WATER MAIN. (SEE PLANS AND SPECIFICATION)
- B. TAPPING SLEEVE (SIZE AS REQUIRED).
- C. CONCRETE SUPPORT UNDER TAPPING SLEEVE AND BEHIND.
- D. THRUST BLOCK AS PER SPECIFICATIONS.
- E. FLANGED AND HUB ENDS "O" RING SEALS WITH 2" SQUARE WRENCH NUT GATE VALVE.
- F. ANCHOR RODS.
- G. PVC PIPE.
- H. SIMPLEX COUPLING.



NOTES:

1. NORMALLY, FIRE HYDRANTS ARE TO BE LOCATED AT THE END OF CURB RETURN, OR AT PROPERTY LINE.
2. PERMANENT OBSTRUCTIONS SUCH AS POLES, TRAFFIC SIGNALS ETC. MAY REQUIRED RELOCATION OF FIRE HYDRANT 5' DISTANCE FROM OBSTRUCTION. FIRE HYDRANT NOT TO BE LOCATED WITHIN AREA OF CURB RETURN.

TYPICAL FIRE HYDRANT LOCATIONS

CONSTRUCTION NOTES:

- A. WATER MAIN.
- B. FIRE HYDRANT.
- C. CURB AND GUTTER.
- D. RIGHT OF WAY.
- E. PROPERTY LINE.

GENERAL NOTES:

- A. CRUSHED ROCK BEDDING PLACED, HAND LEVELED, AND COMPACTED BEFORE PIPE IS LAID, UP TO BOTTOM OF PIPE (MIN. THICKNESS = 6").
- B. CRUSHED ROCK BACKFILL PLACED AND COMPACTED AFTER PIPE IS LAID, FROM BOTTOM OF PIPE TO 12" ABOVE THE TOP OF PIPE. WORK IN UNDER PIPE HAUNCHES AND COMPACT BY HAND TO SPRING LINE. USE VIBRATORY-TYPE COMPACTORS FOR LIFTS ABOVE THE SPRING LINE. MAXIMUM 6" LIFTS.
- Bd. MINIMUM TRENCH WIDTH: PIPE O.D. + 16" (FOR 16" PIPE AND SMALLER); PIPE O.D. X 1.25 + 12" (FOR 18" PIPE AND LARGER)
- C-1. (CITY STREETS, PARKING AREA, AND DRIVEWAYS) SELECT EXCAVATED BACKFILL MECHANICALLY COMPACTED TO 95% STANDARD PROCTOR DENSITY IN 8" MAX. LIFTS.
- C-2 (STATE MAINTAINED ROADWAY) SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- D. EXCAVATED EARTH BACKFILL MECHANICALLY COMPACTED IN 12" MAX. LIFTS. MINIMUM STANDARD PROCTOR DENSITY: 90% OUTSIDE RIGHT OF WAY; 95% INSIDE RIGHT OF WAY

EMBEDMENT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM D 2321. EMBEDMENT MATERIAL SHALL BE CLASS 1A (CRUSHED ROCK) OR 1B (CRUSHED ROCK-SAND MIXTURE) WITH LESS THAN 50% PASSING A No. 4 SIEVE. MAXIMUM 3/4" SIZE FOR PIPE SIZE ≤ 15". GREATER THAN 90% OF CRUSHED ROCK SHALL HAVE AT LEAST THREE BROKEN FACES. NO MORE THAN 2% UNBROKEN FRACTION ALLOWED.

IN SATURATED OR UNSTABLE SOILS, EMBEDMENT SHALL BE CLASS 1B ONLY (SEE SPECIFICATIONS FOR GRADATION REQUIREMENTS).

WHERE THIS STANDARD CONFLICTS WITH THE RECOMMENDATION OF ANY GEOTECHNICAL REPORT, OBTAIN WRITTEN CLARIFICATION FROM THE UTILITY ENGINEER PRIOR TO CONSTRUCTION.

FOUNDATION PREPARATION USING COBBLES, GRAVEL, CEMENT STABILIZATION, OR OTHER METHODS AS APPROVED BY THE ENGINEER SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE.

BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, AND COMPACTED TO 95% STANDARD PROCTOR DENSITY IN 6" MAXIMUM LIFTS. STRUCTURE BACKFILL MATERIAL SHALL BE SAND.

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SHEET 7: TYPICAL DETAILS	

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:

SCALE:
O.A./E.D.T./H.G.

DATE:
AS SHOWN

PROJECT:
JUNE 08, 2022

REVISIONS:
SUB 20 051

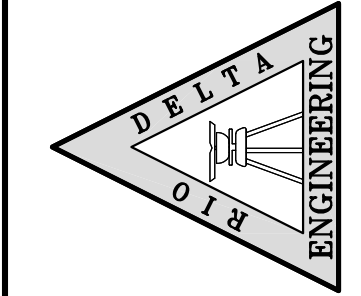
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SHEET 7: TYPICAL DETAILS

TYPICAL DETAILS
SANTA CRUZ RANCHES NO. 4 PHASE A SUBDIVISION
HIDALGO COUNTY, TEXAS

ISSUED FOR:
PRELIMINARY

THIS DOCUMENT IS
RELEASED FOR THE
PURPOSE OF INTERIM
REVIEW UNDER THE
AUTHORITY OF
IVAN GARCIA,
P.E. 115662 ON
NOVEMBER, 2022
IT IS NOT TO BE
USED FOR CONSTRUCTION,
BIDDING OR PERMIT
PURPOSES.



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

