



T.J. Arredondo
Director of Planning

HIDALGO COUNTY PLANNING DEPARTMENT

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

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 12-20-2022

PROPOSED SANTA CRUZ RANCHES NO. 4 PHASE B 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: 48 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INDUSTRIAL

NUMBER OF STREETLIGHTS: 28

FILLING STATIONS: 7

LOCATION DESCRIPTION: NORTH OF MILE 22 1/2 NORTH ROAD APPROXIMATELY 1/2 OF MILE EAST FROM VALVERDE ROAD.

SUBDIVISION LIES WITHIN THE: RURAL AREA OF THE COUNTY

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 7-14-2021 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY STORM SEWER SYSTEM AND DETENTION WILL BE PROVIDED BY WIDENING THE EXISTING DRAIN DITCH.

ROAD R.O.W. DEDICATION: NO RIGHT OF WAY DEDICATION IS REQUIRED.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 12-1-2022 BY, JOE OCHOA, PRECINCT 4 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 12-19-2022 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: OSSF'S

WATER SERVICE PROVIDER: NAWSC EXISTING LINE SIZE: 8" LOCATION MILE 22 1/2 NORTH ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 12-5-2022 : 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 to 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.

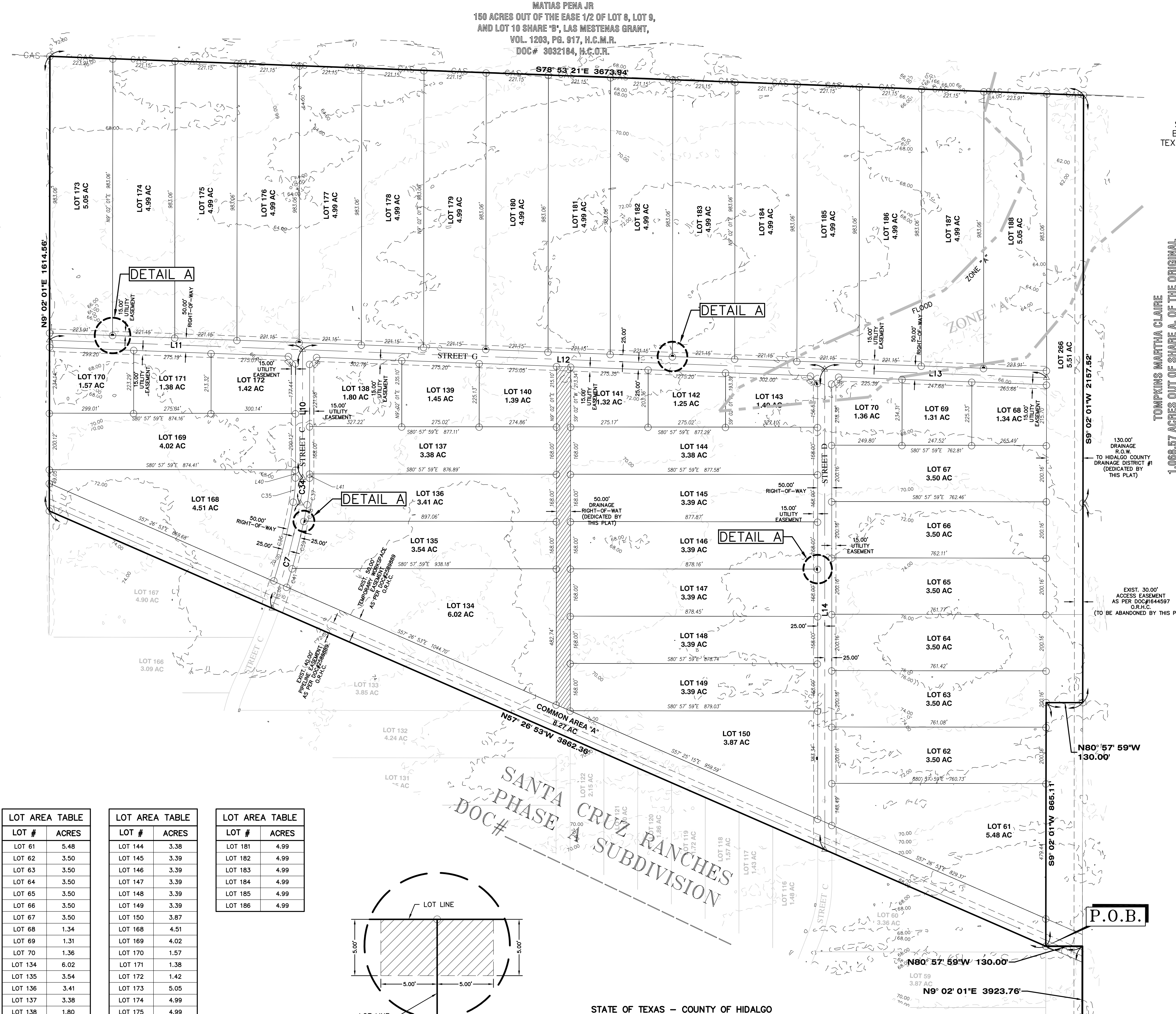
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SANTA CRUZ RANCHES No. 4 PHASE B SUBDIVISION

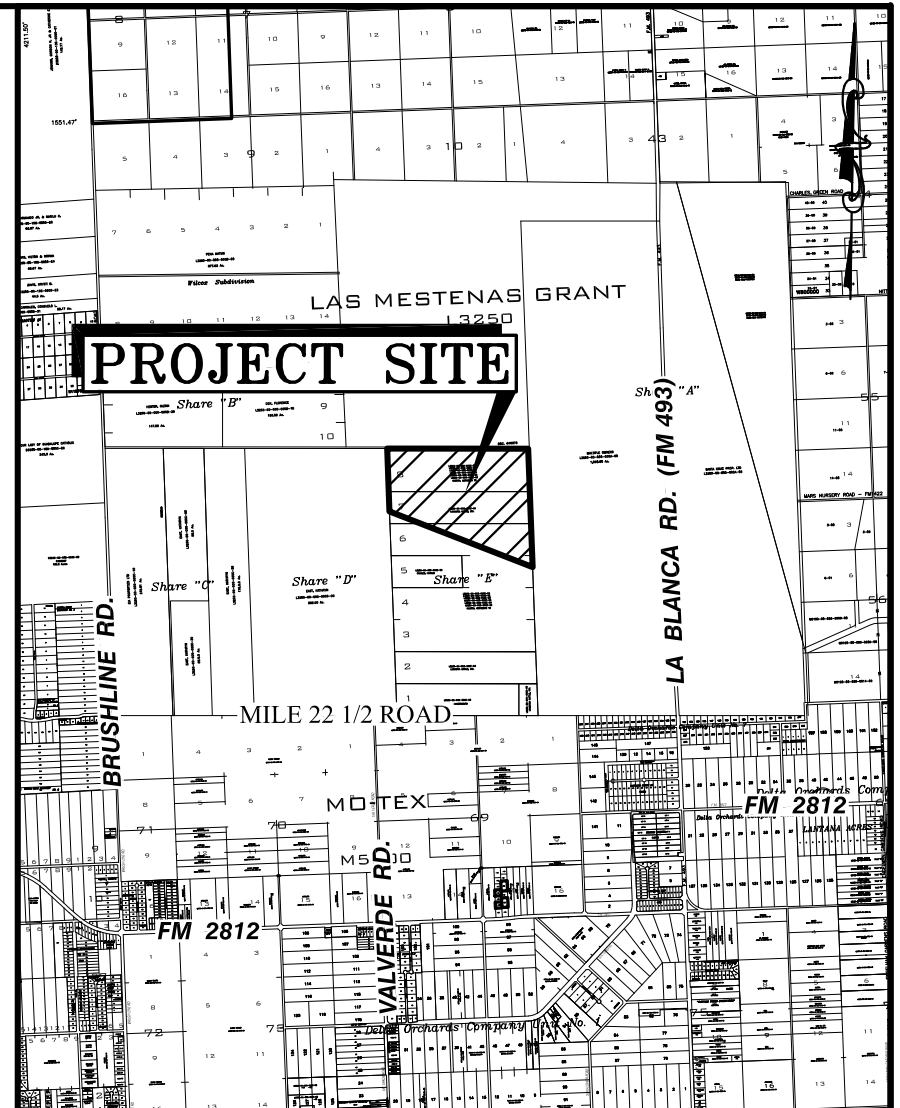
BEING A 195.14 ACRES TRACT OF LAND OUT OF SHARE 5, SHARE 6, SHARE 7 AND SHARE 8, OF SHARE "E" OF PHASE 5, THE LAS MESTENAS GRANT, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 48, MAP RECORDS, HIDALGO COUNTY, TEXAS.

MATIAS PENA JR
180 ACRES OUT OF THE EAST 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.M.R.

KATHRYN IRENE EAST
565.6 ACRES OUT OF SHARE D OF THE ORIGINAL
SHARE 5 OF THE LAS MESTENAS GRANT,
VOL. 1203, PG. 917, H.C.M.R. DOC# 201120, H.C.O.R.



SCALE: 1"=200'
BEARING BASIS
TEXAS STATE PLANE
COORDINATES
(NAD 83)



LOCATION MAP SCALE: 1" = 5000'
LOCATION OF SANTA CRUZ RANCHES No. 4 PHASE B SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF MUNICIPALITY
SANTA CRUZ RANCHES No. 4 PHASE B SUBDIVISION IS LOCATED APPROXIMATE 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.

NOTE:
OWNERS OF LOT NUMBER(60,61,150,116,117,118,119, 120,121,122,132,133,134,167,168) SHALL BE RESPONSIBLE FOR INSTALLING THEIR OWN FENCES ALONG THE BROWNSVILLE P.U.B EXISTING EASEMENT BOUNDARIES

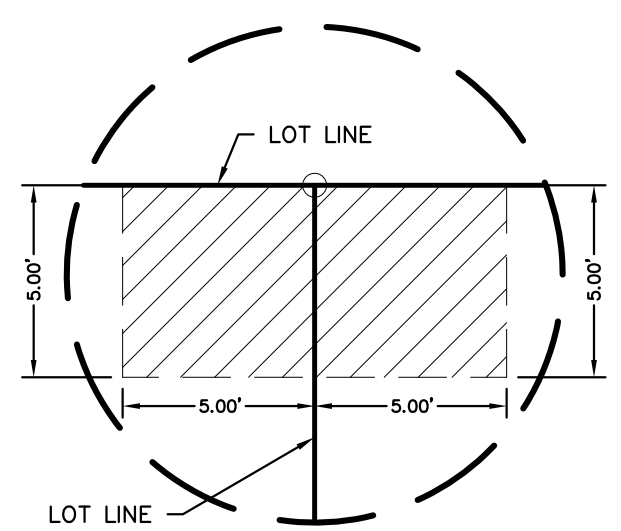
ABBREVIATION LEGEND
F.B.S.L. FRONT BUILDING SETBACK LINE
R.B.S.L. REAR BUILDING SETBACK LINE
S.B.S.L. SIDE BUILDING SETBACK LINE
R.O.W. RIGHT-OF-WAY
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCING
S.W.C. SOUTHWEST CORNER
F.T. FARM TRACT
F.M. FARM-TO-MARKET
C.P.&L. CENTRAL POWER & LIGHT CO.
D.R.H.C. DEED RECORDS OF HIDALGO COUNTY
U.E. UTILITY EASEMENT
M.H.W.S.C. MILITARY HWY WATER SUPPLY CORP.
U.E. UTILITY EASEMENT
O.S.S.F. ON-SITE SEWAGE FACILITY
C.L. CENTER LINE
L.O.L. LOT LINE
H.C.D.D.#2 HIDALGO COUNTY DRAINAGE DIST. #2

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 METER
○ - GAS SPOTTING
○ - TELEPHONE PEDESTAL
○ - POWER POLE

METES AND BOUNDS:

BEING A 195.14 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 522.26 ACRES TRACT BEING OUT OF SHARES 5, 6, 7, AND 8, 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 195.14 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
COMMENCING 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);
THENCE N 9'02'01" E ALONG THE EAST LINE OF THE SAID SHARE "E", A DISTANCE OF 3923.76 FEET;
THENCE N 80°57'59" W ACROSS THE SAID SHARE 5, A DISTANCE OF 3923.76 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR A CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;
THENCE N 57°26'53" W, ACROSS THE SAID SHARE 5, SHARE 6 AND SHARE 7, A DISTANCE OF 3862.36 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE N 9'02'01" E ALONG THE WEST LINE OF THE SAID SHARE "E", TO THE NORTHWEST CORNER OF THE SAID SHARE "E", A DISTANCE OF 1614.56 FEET TO A 1/2-INCH IRON ROD FOUND, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE S 78°53'21" E ALONG THE NORTH LINE OF THE SAID SHARE "E", TO THE NORTHEAST CORNER OF THE SAID SHARE "E", A DISTANCE OF 3673.94 FEET TO A 1/2-INCH IRON ROD SET, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE S 9'02'01" W ALONG THE EAST LINE OF THE SAID SHARE "E", A DISTANCE OF 2157.52 FEET TO A 1/2-INCH IRON ROD FOUND, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE N 78°53'21" W, ACROSS THE SAID SHARE 6, A DISTANCE OF 130.00 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE S 9'02'01" W ACROSS THE SAID SHARE 5, SHARE 6 AND SHARE 7, A DISTANCE OF 865.11 FEET TO THE POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 195.14 OF LAND, MORE OR LESS.

LOT #	ACRES	LOT #	ACRES	LOT #	ACRES
LOT 61	5.48	LOT 144	3.38	LOT 181	4.99
LOT 62	3.50	LOT 145	3.39	LOT 182	4.99
LOT 63	3.50	LOT 146	3.39	LOT 183	4.99
LOT 64	3.50	LOT 147	3.39	LOT 184	4.99
LOT 65	3.50	LOT 148	3.39	LOT 185	4.99
LOT 66	3.50	LOT 149	3.39	LOT 186	4.99
LOT 67	3.50	LOT 150	3.87		
LOT 68	1.34	LOT 168	4.51		
LOT 69	1.31	LOT 169	4.02		
LOT 70	1.36	LOT 170	1.57		
LOT 134	6.02	LOT 171	1.38		
LOT 135	3.54	LOT 172	1.42		
LOT 136	3.41	LOT 173	5.05		
LOT 137	3.38	LOT 174	4.99		
LOT 138	1.80	LOT 175	4.99		
LOT 139	1.45	LOT 176	4.99		
LOT 140	1.39	LOT 177	4.99		
LOT 141	1.32	LOT 178	4.99		
LOT 142	1.25	LOT 179	4.99		
LOT 143	1.40	LOT 180	4.99		



DETAIL A
NOT TO SCALE
TYPICAL FIREHYDRANT AREA
NON-FENCING EASEMENT DETAIL

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

PRINCIPAL CONTACTS:

NAME	ADDRESS	PHONE & FAX
OWNER(S): KNK FARMS, LLC.	P.O. BOX 959 EDINBURG, TX 78540	(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

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 29, 2022. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

ISSUED FOR: **PRELIMINARY**

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

ENGINEER: IVAN GARCIA P.E. R.P.L.S.
SURVEYOR: IVAN GARCIA P.E. R.P.L.S.
DRAWN: IVAN GARCIA P.E. R.P.L.S.
SCALE: O.A./H.G.
DATE: NOVEMBER 29, 2022
PROJECT: SUB 20 051
PAGE NO: 1-OF-6

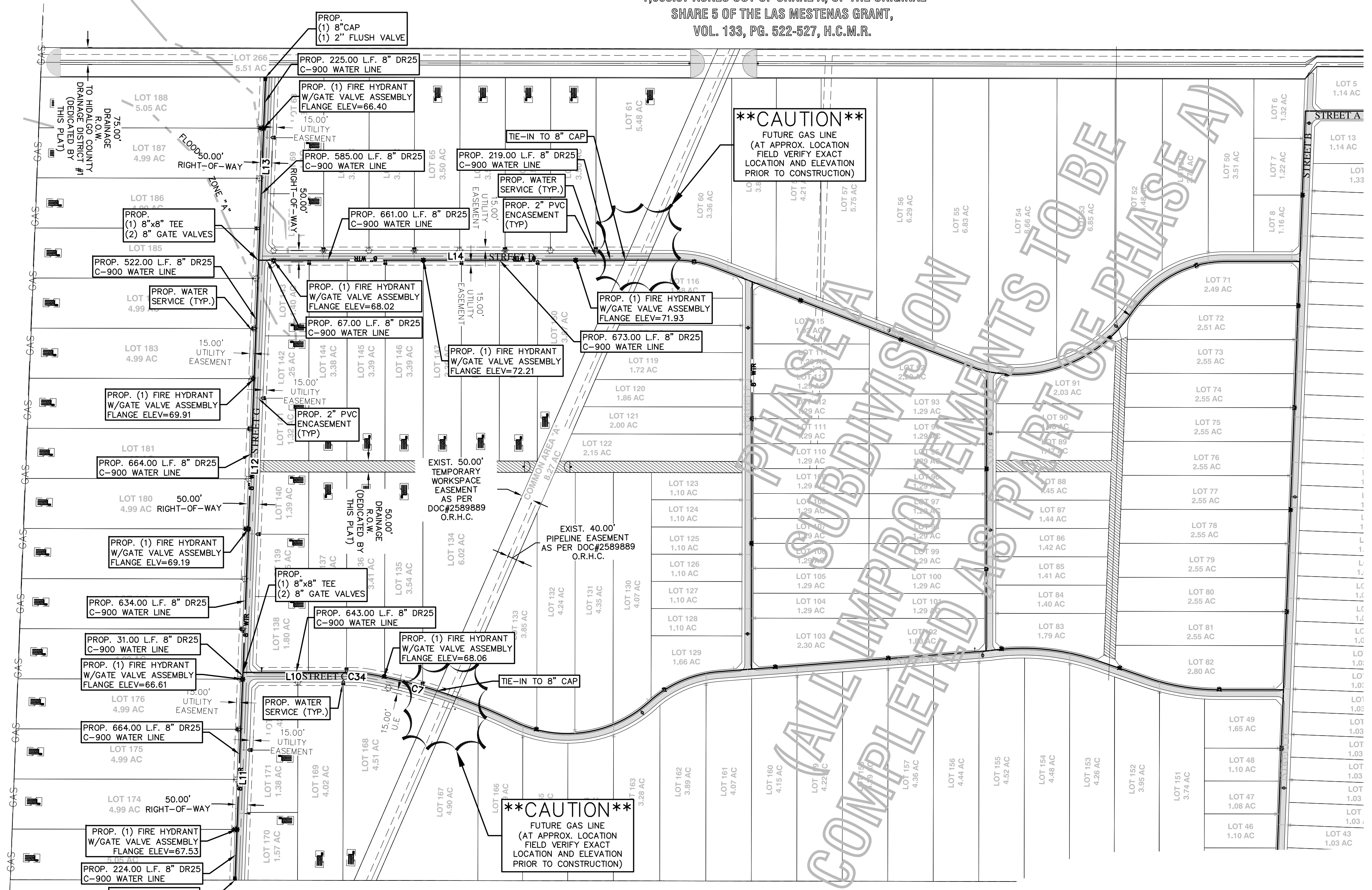
REVISION NOTES TABLE

DATE	DESCRIPTION

INDEX TO SHEETS OF SANTA CRUZ RANCHES No.4 PHASE B SUBDIVISION

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
SHEET 2	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 3	ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTEWATER/DSSP AND ENGINEER'S CERTIFICATION.
SHEET 4	MAP OF TOPOGRAPHY AND DRAINAGE; REVISION NOTES; DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE; ENGINEERING CERTIFICATION; CONSTRUCTION DETAILS.
SHEET 5	TYPICAL DETAILS
SHEET 6	TYPICAL DETAILS

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.



SCALE: 1" = 300'
BASIS OF BEARING
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEMS NETWORK

150 ACRES OUT OF THE EAST 1/2 OF LOT 6, LOT 9,
AND LOT 10 SHARE "B", LAS MESTENAS GRANT,
VOL. 1203, PG. 917, H.C.M.R.
DOC# 3032184, H.C.O.R.

****CAUTION****
FUTURE GAS LINE
(AT APPROX. LOCATION
FIELD VERIFY EXACT
LOCATION AND ELEVATION
PRIOR TO CONSTRUCTION)

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.

DRAINAGE REPORT

SANTA CRUZ RANCHES NO.4 SUBDIVISION PHASE B IS A PROPOSED 48 LOT RESIDENTIAL SUBDIVISION, SAME BEING A 195.14 ACRES TRACT OF LAND OUT OF SHARE 5, SHARE 7 AND SHARE 8 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. THESE LOTS WILL BE USED FOR SINGLE-FAMILY HOMES.

THE SUBDIVISION IS IN ZONE "X" OF THE FLOOD INSURANCE RATE, AREAS OF 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; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD, AND PARTIALLY IN ZONE A, NO BASE FLOOD ELEVATIONS DETERMINED, ACCORDING TO THE FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO.: 480334 0350 C DATED JUNE 6, 2000, AND REVISED TO REFLECT LOMR DATED MAY 17, 2001.

ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE U.S.D.A. SOIL CONSERVATION SERVICE, THE SITE CONSISTS OF 17.1% OF DELFINA FINE SANDY LOAM, WARM (0), WITH 0 TO 2% SLOPES, THE SOIL IS MODERATELY WELL DRAINED AND SURFACE RUNOFF IS LOW, PERMEABILITY IS MODERATELY HIGH TO HIGH AND THE WATER CAPACITY IS MODERATE. THE SOIL IS CLASSIFIED AS GROUP C. ADDITIONALLY, IT CONSISTS OF 43.6% OF HARKGILL FINE SANDY LOAM (1), WITH 1 TO 3% SLOPES, THE SOIL IS WELL DRAINED AND SURFACE RUNOFF IS LOW, PERMEABILITY IS MODERATELY HIGH TO HIGH AND THE WATER CAPACITY IS MODERATE. THE SOIL IS CLASSIFIED AS GROUP B. ADDITIONALLY, IT CONSISTS OF 0.8% OF RACOMBES SANDY CLAY LOAM (46), WITH 0 TO 1% SLOPES, THE SOIL IS WELL DRAINED AND SURFACE RUNOFF IS MODERATELY HIGH TO HIGH AND THE WATER CAPACITY IS MODERATE. THE SOIL IS CLASSIFIED AS GROUP B. ADDITIONALLY, IT CONSISTS OF 2.8% OF RIO CLAY LOAM, PONDED (60), THE SOIL IS SOMEWHAT POORLY DRAINED AND SURFACE RUNOFF IS NEGLECTIBLE, PERMEABILITY IS MODERATELY LOW TO MODERATELY HIGH AND THE WATER CAPACITY IS HIGH, THE SOIL IS CLASSIFIED AS GROUP C/D. ADDITIONALLY, IT CONSISTS OF 26.7% OF WILLACY FINE SANDY LOAM (70), WITH 0 TO 1% SLOPES, THE SOIL IS WELL DRAINED AND SURFACE RUNOFF IS NEGLECTIBLE, PERMEABILITY IS MODERATELY HIGH TO HIGH AND THE WATER CAPACITY IS MODERATE. THE SOIL IS CLASSIFIED AS GROUP B. ADDITIONALLY, IT CONSISTS OF 90% OF WILLACY FINE SANDY LOAM (71), WITH 1 TO 3% SLOPES, THE SOIL IS WELL DRAINED AND SURFACE RUNOFF IS LOW, PERMEABILITY IS MODERATELY HIGH TO HIGH AND THE WATER CAPACITY IS HIGH, THE SOIL IS CLASSIFIED AS GROUP B. PLEASE SEE THE ATTACHED TABLES FOR THE ENGINEERING, PHYSICAL AND CHEMICAL PROPERTIES OF THESE SOILS.

EXISTING RUNOFF SHEET FLOWS OVERLAND IN A SOUTHERLY DIRECTION AND OVERFLOWS TO AN EXISTING HIDALGO COUNTY DRAINAGE DISTRICT #1 1-1400 DITCH SOUTH OF THE PROPOSED SUBDIVISION, WHICH FLOWS NORTHEAST INTO THE 1-1400 (DA-1), THENCE SOUTHWEST TO THE NORTH MAIN DRAIN I, AND FINAL OUTFALL TO THE LAGUNA MADRE.

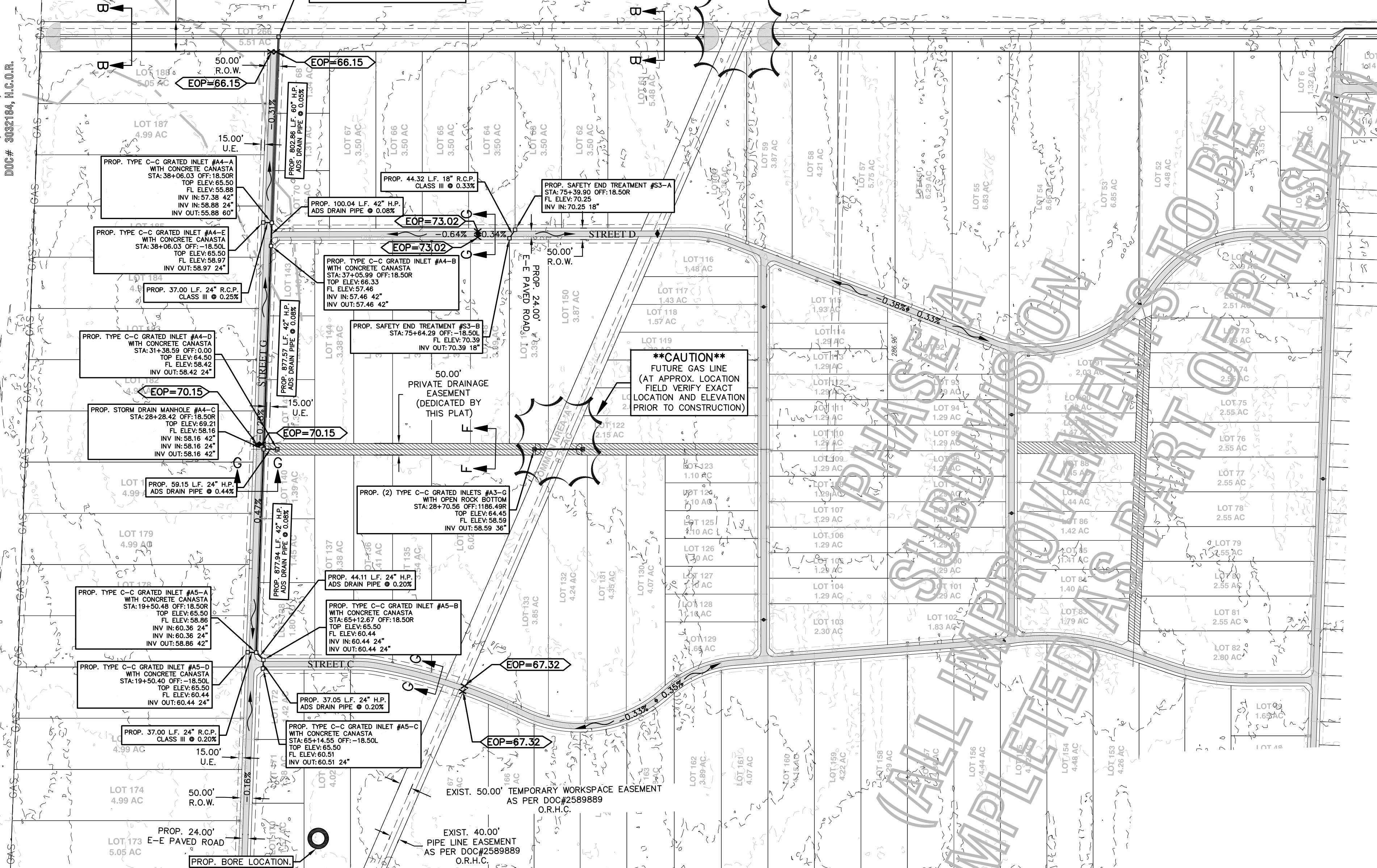
ALL RUNOFF AND DETENTION FOR THIS SUBDIVISION WERE ALREADY ACCOUNTED FOR IN THE APPROVED SANTA CRUZ RANCHES NO.4 SUBDIVISION DRAINAGE REPORT APPROVED ON JULY 14, 2021 (ATTACHED), THE REQUIRED DETENTION VOLUME FOR SANTA CRUZ RANCHES NO.4 SUBDIVISION PHASE B IS 648,007 CF OR 14.88 ACFT AS PER THE APPROVED SANTA CRUZ RANCHES NO.4 DRAINAGE REPORT, AS PER THE FOLLOWING TABLE:

Phase	Area (Ac)	Detention Required (AC FT)
A	127.17 (21.24%)	24481
B	135.41 (24.59%)	14788

LINEAR DETENTION WILL BE PROVIDED FOR PHASES A AND B BY CONSTRUCTING A DRAIN DITCH ALONG THE EAST SIDE OF THE SUBDIVISION. DETENTION FOR EACH ONE OF THE PHASES WILL BE PROVIDED INDIVIDUALLY AS PER THE TABLE ABOVE, DURING THE SUBDIVISION AND AS PART OF THE INFRASTRUCTURE IMPROVEMENTS OF EACH ONE. STORM WATER WILL BLEED OFF INTO A PROPOSED 60-INCH DRAIN LINE TO BE EXTENDED SOUTH ACROSS MILE 22 1/2 ROAD TO THE EXISTING HIDALGO COUNTY DRAINAGE DISTRICT #1 1-1400 DITCH SOUTH OF THE PROPOSED SUBDIVISION, WHICH FLOWS NORTHEAST INTO THE 1-1400 (DA-1), THENCE SOUTHWEST TO THE NORTH MAIN DRAIN I, AND FINAL OUTFALL TO THE LAGUNA MADRE.

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

STATE OF TEXAS
IVAN GARCIA
115662
LICENSED PROFESSIONAL ENGINEER

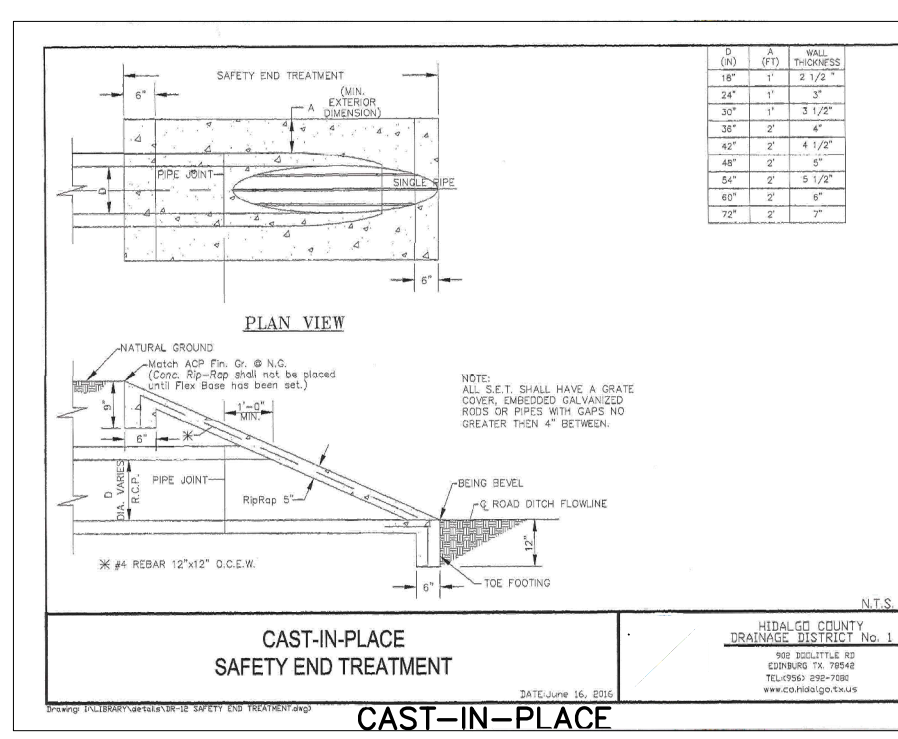
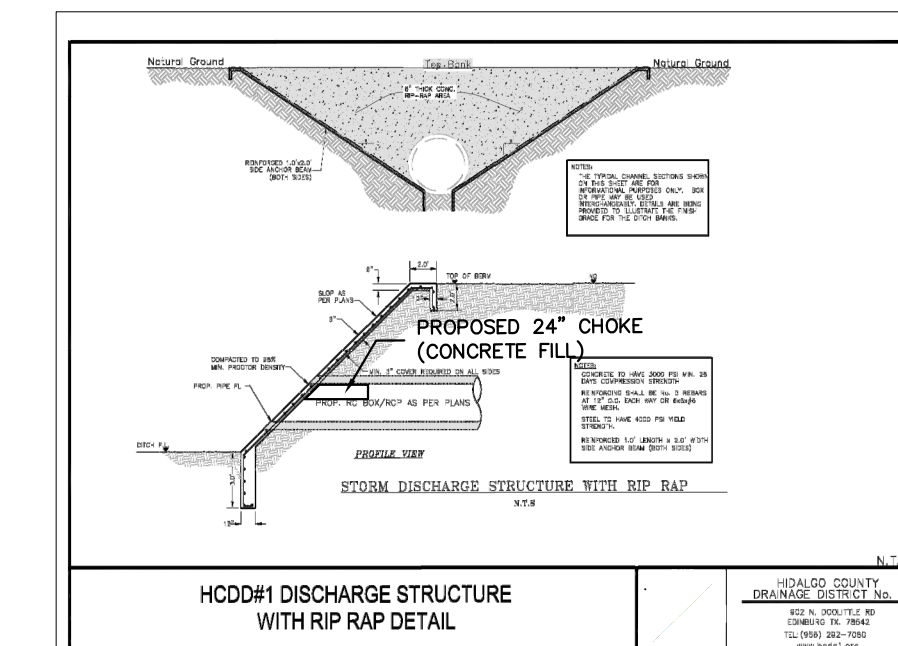


ABBREVIATION LEGEND

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.A.M.	FARM-TO-MARKET
C.P.&L.	CENTRAL POWER & LIGHT CO.
D.R.H.C.	DEED RECORDS OF HIDALGO COUNTY
G.S.S.F.	GENERAL STATE SUPPLY
M.H.W.S.C.	MILITARY HWY WATER SUPPLY CORP.
U.E.	UTILITY EASEMENT
O.N.-S.T.	ON-SITE SEWAGE FACILITY
T.O.P.	TOP OF PAVEMENT
C.C.	CURB CORNER
B-B	BACK TO BACK
E-E	EDGE TO EDGE
L.L.	LOT LINE

GENERAL NOTES:

- ALL LOTS SHALL HAVE A 2% SLOPE
- ALL INLETS SHALL HAVE A 24" CONCRETE APRON.



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.

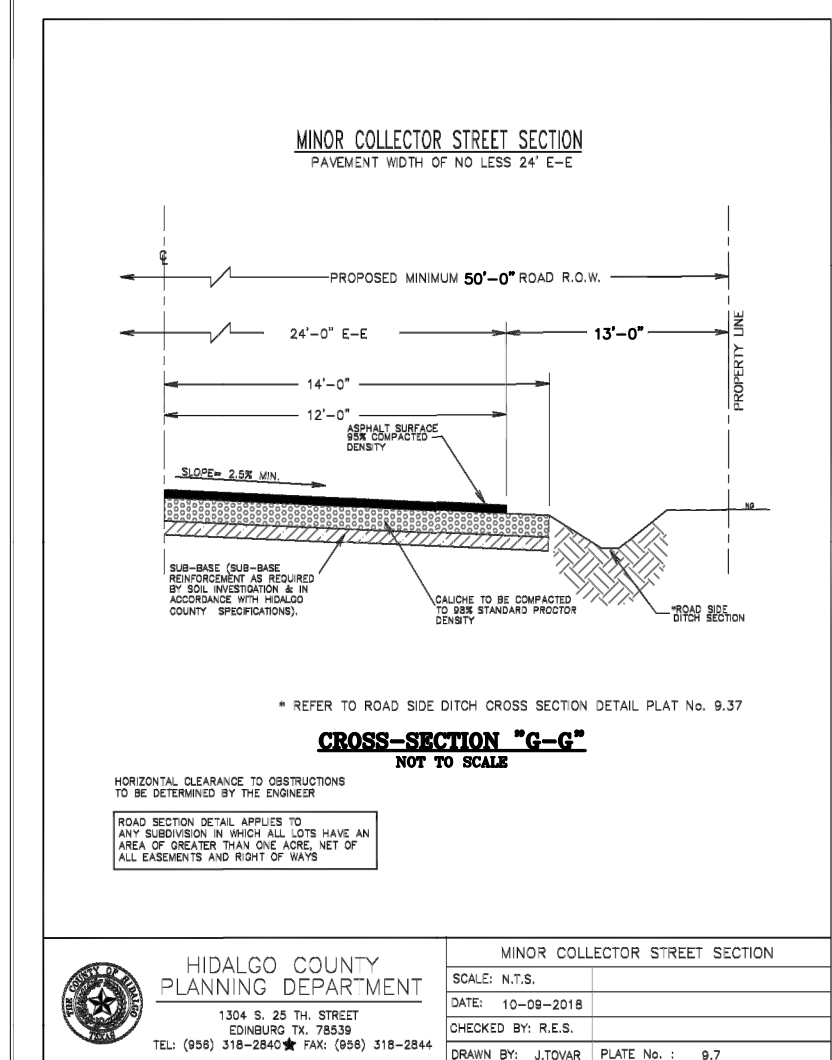
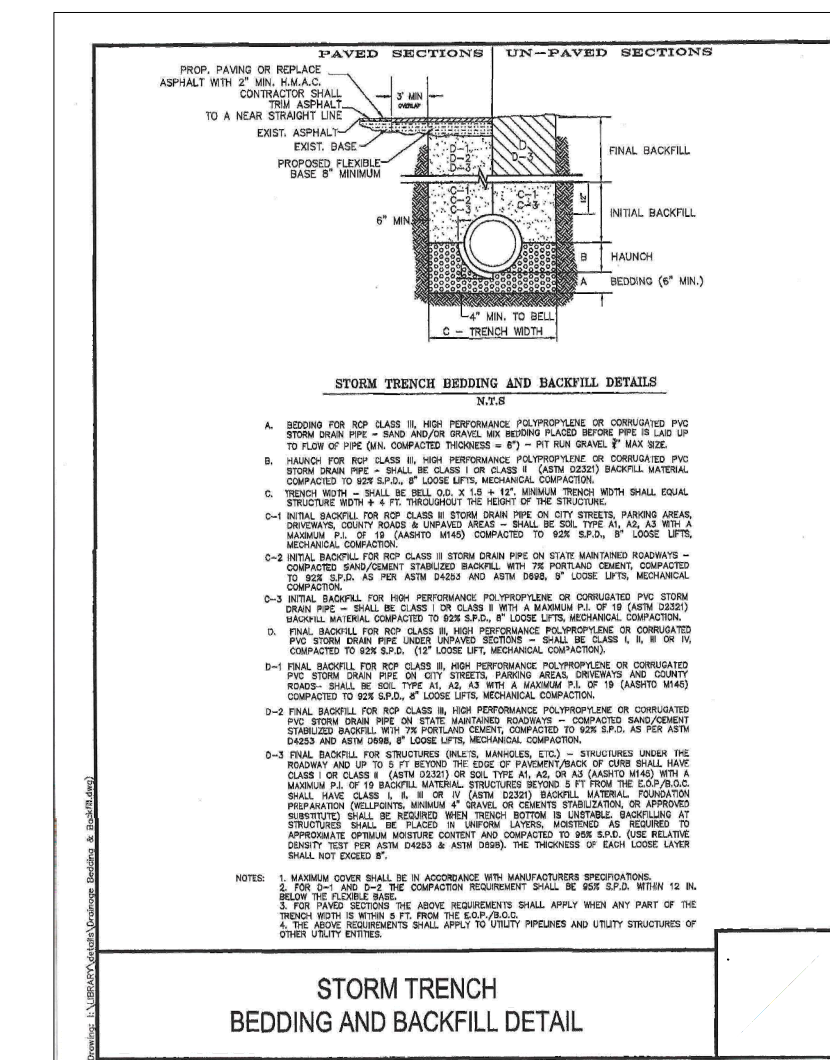
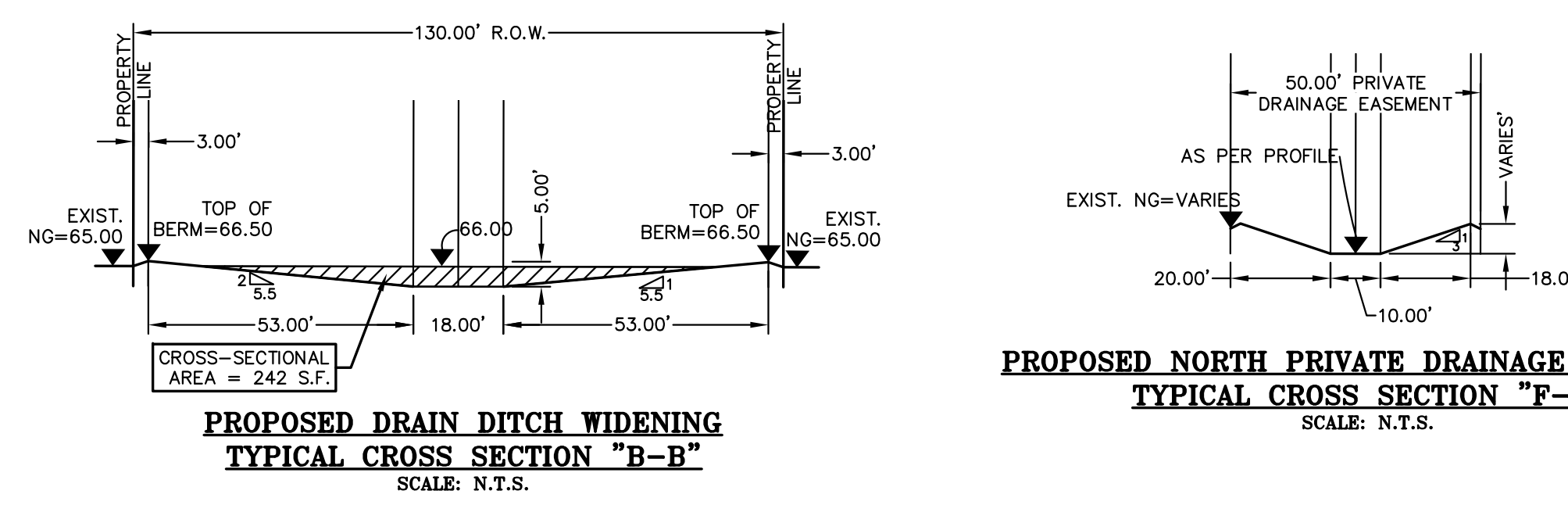
DRAINAGE VOLUME LEGEND (FOR PHASE B ONLY)

VOLUME REQUIRED = 648,007 CF (AS PER DRAINAGE REPORT CALCULATIONS FOR PHASE B ONLY 37.36 OF TOTAL VOLUME REQUIRED)

VOLUME PROVIDED IN DETENTION AREA CROSS SECTION "B-B" = 242 S.F. X 2140 L.F. = 517,880 CF

VOLUME PROVIDED IN ROAD SIDE DITCH OF PROP. ROADS CROSS SECTION = 11 S.F. X 12,370 L.F. = 136,070 CF

TOTAL = 653,950 CF



REVISION NOTES TABLE

DATE	DESCRIPTION

INDEX TO SHEETS OF SANTA CRUZ RANCHES NO.4 PHASE B SUBDIVISION

SHEET 1: HEADINGS, INDEX, LOCATION MAP, PRINCIPAL CONTACTS, MAP, LOT, STREETS, AND EASEMENT LAYOUT, DESCRIPTION (METES AND BOUNDS), ENGINEER'S AND SURVEYOR'S CERTIFICATION

SHEET 2: 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 3: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTEWATER/SSSF AND ENGINEER'S CERTIFICATION.

SHEET 4: MAP OF TOPOGRAPHY AND DRAINAGE, DRAINAGE, REVISION NOTES, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, ENGINEERING CERTIFICATION.

SHEET 5: TYPICAL DETAILS

SHEET 6: TYPICAL DETAILS

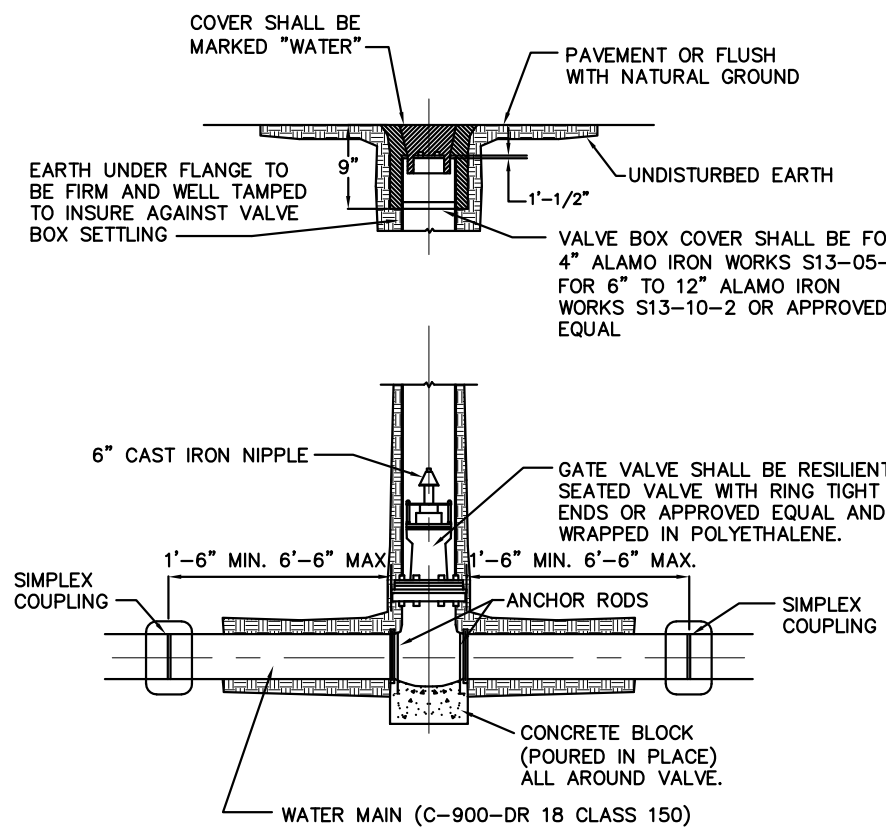
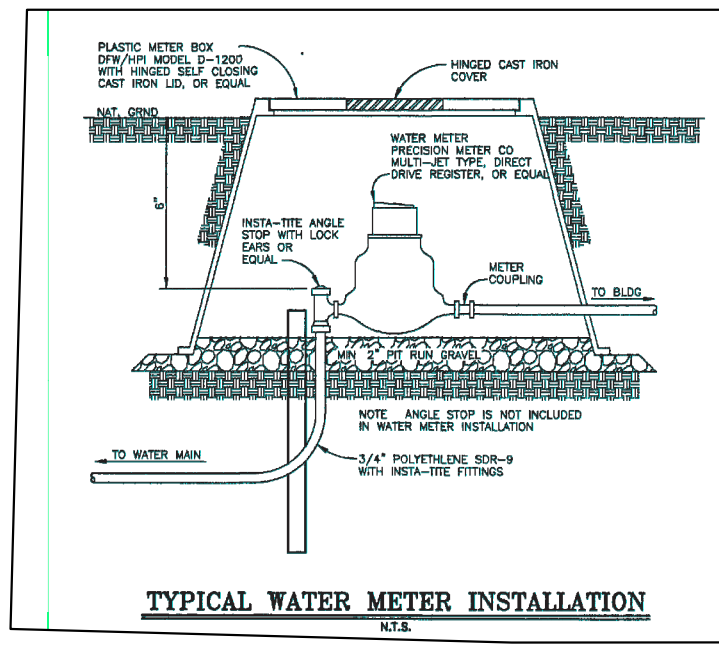
RIO DELTA ENGINEERING
FIRM REGISTRATION NO. F-7628
SURVEY FIRM NO. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083

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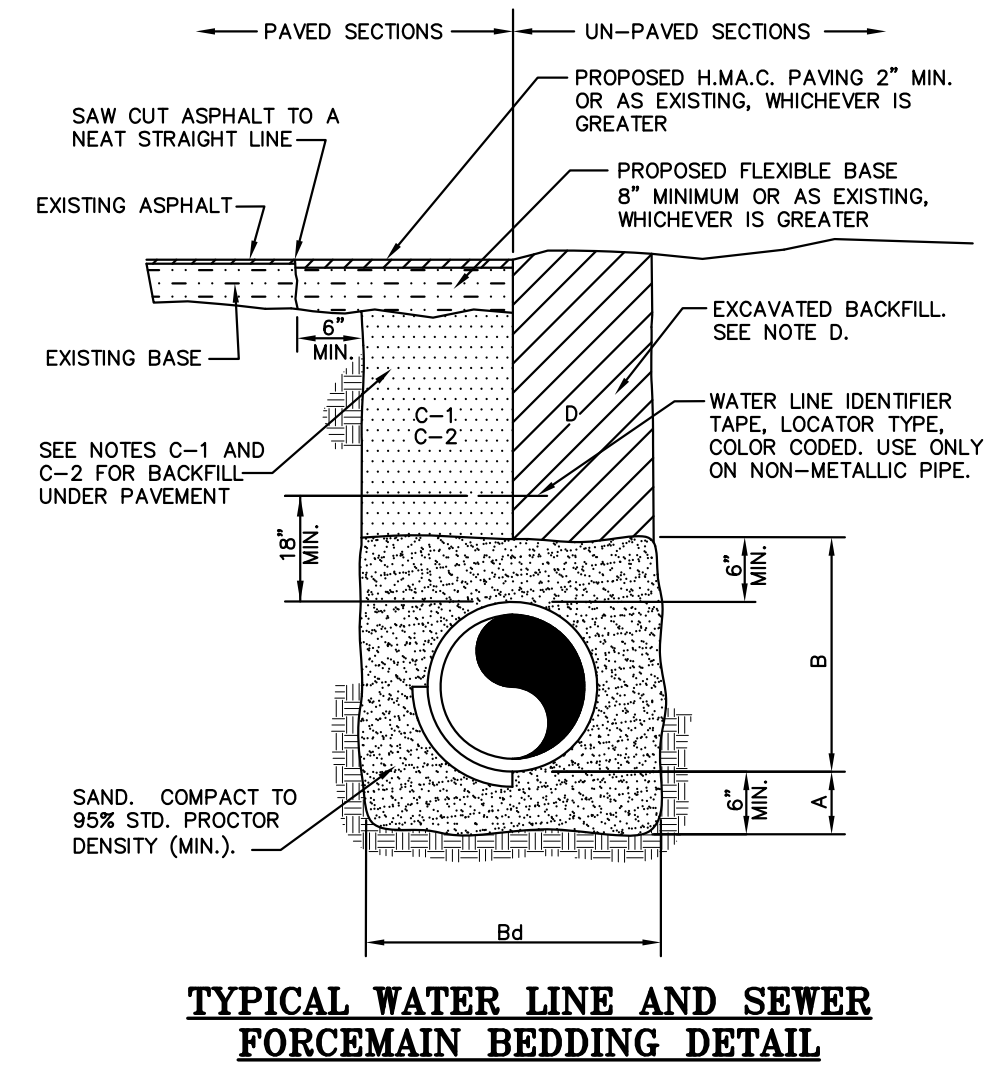
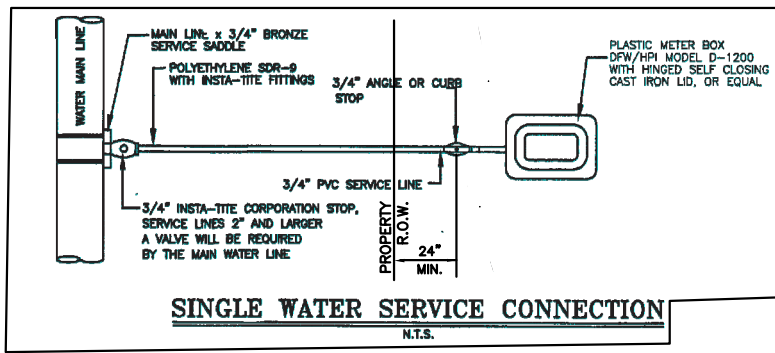
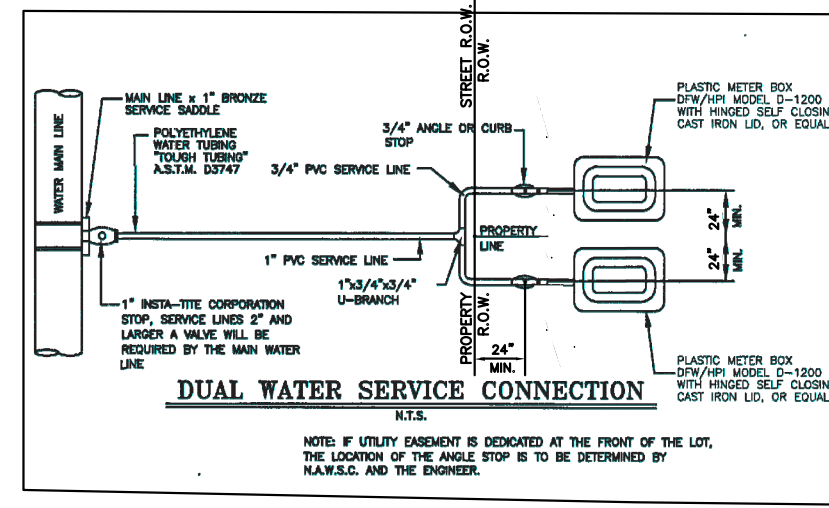
ISSUED FOR:
PRELIMINARY

DRAINAGE LAYOUT
SANTA CRUZ RANCHES NO. 4 PHASE B SUBDIVISION
HIDALGO COUNTY, TEXAS

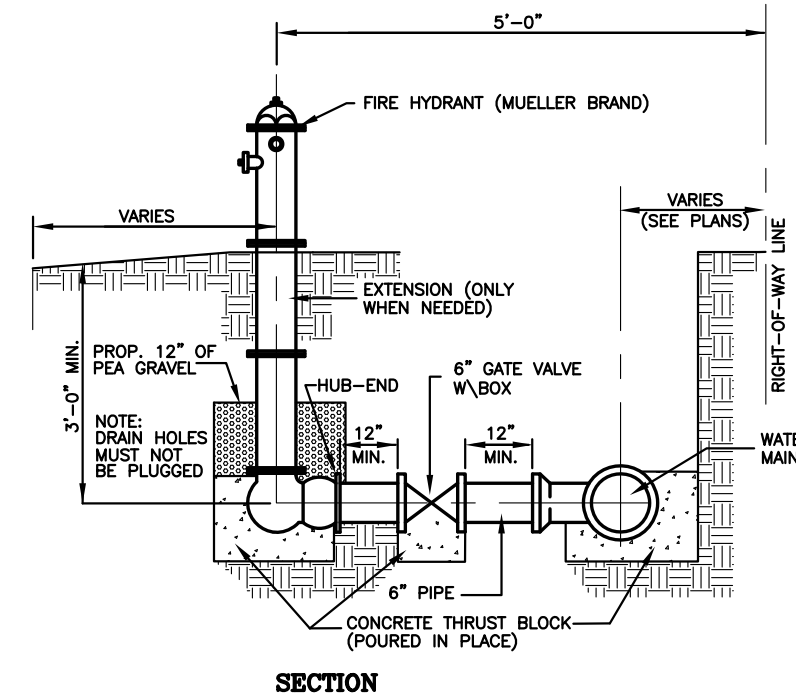
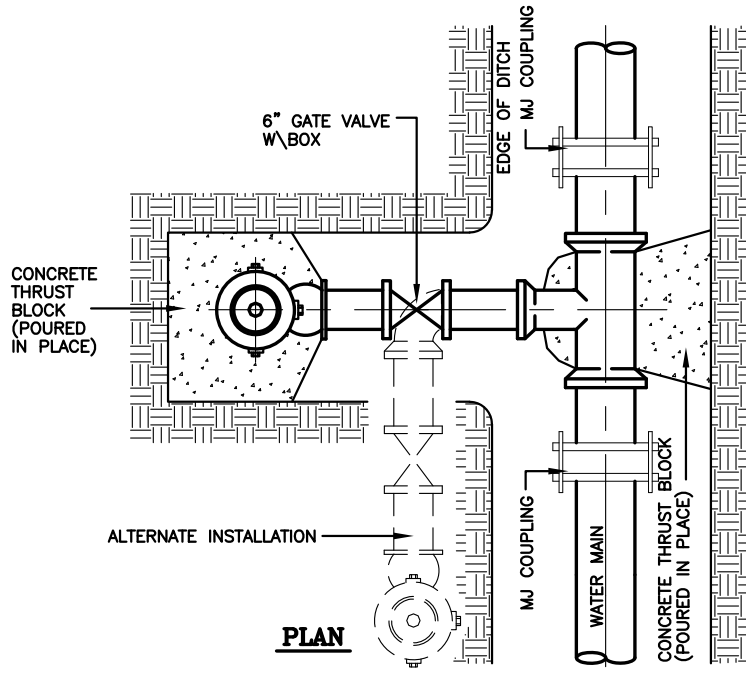
PROJECT: SANTA CRUZ RANCHES NO. 4 PHASE B SUBDIVISION
ENGINEER: IVAN GARCIA P.E., R.P.L.S.
SURVEYOR: IVAN GARCIA P.E., R.P.L.S.
CHECKED: IVAN GARCIA P.E., R.P.L.S.
DRAWN: O.A./E.D.T./H.G.
SCALE: 1"=300'
DATE: NOVEMBER 30, 2022
PROJECT: SUB 20 051
REVISIONS:
PAGE NO. 4-OF-6



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



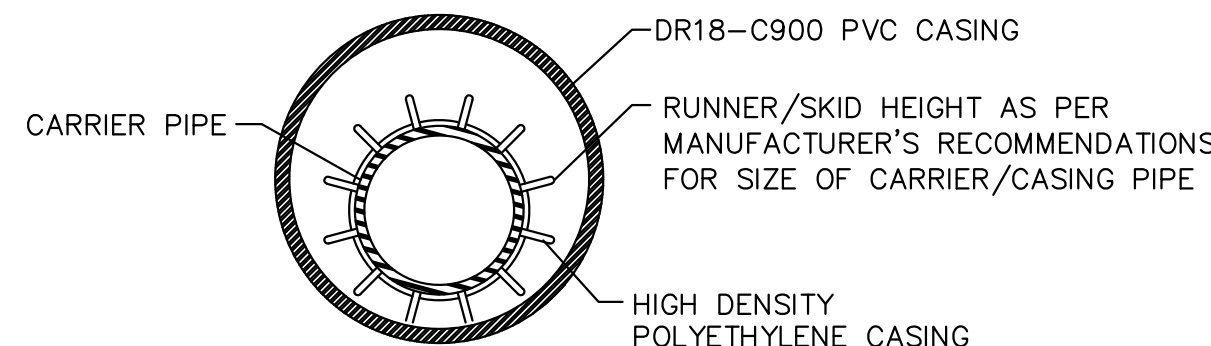
TYPICAL WATER LINE AND SEWER FORCE MAIN BEDDING DETAIL



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 800-298-2020
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.

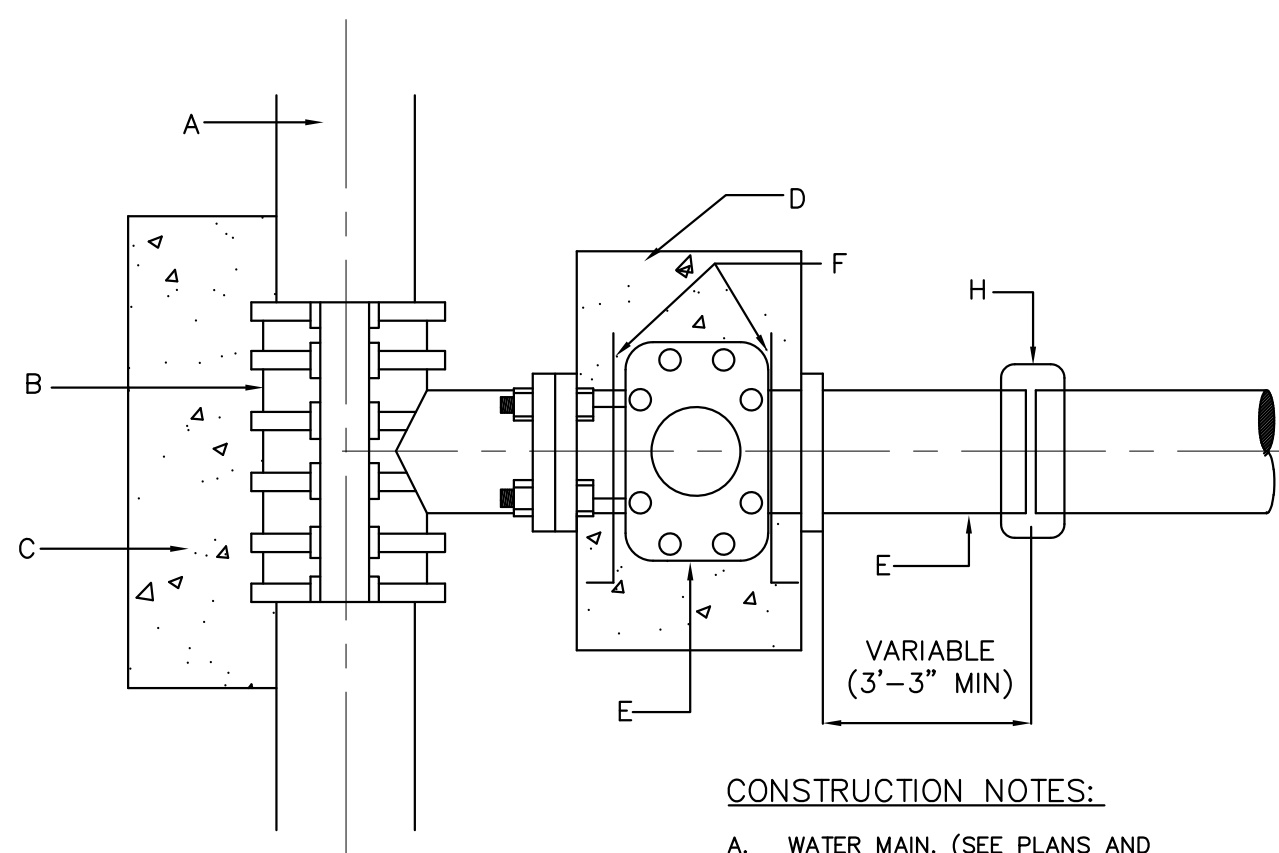


BORING INSTALLATION		
CARRIER PIPE SIZE	PIPE CASING SIZE	MIN. WALL THICKNESS
6"	14"	0.3125"
8"	16"	0.3125"
10"	18"	0.3125"
12"	21"	0.3750"
14", 15"	24"	0.4375"
16"	26"	0.4375"
18"	30"	0.5000"
24"	36"	0.5625"
36"	48"	0.6250"

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



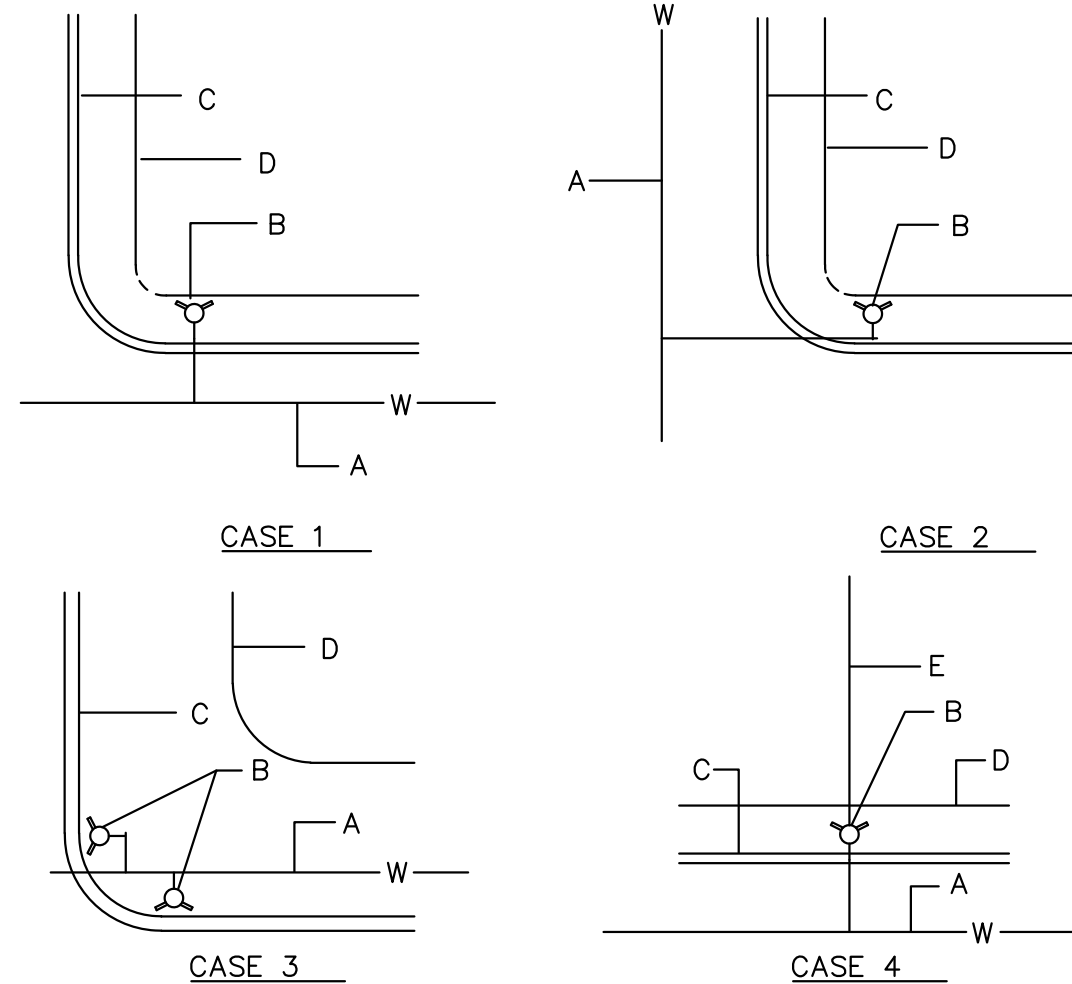
GENERAL NOTES:

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.

CONSTRUCTION NOTES:

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

TYPICAL FIRE HYDRANT LOCATIONS

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.

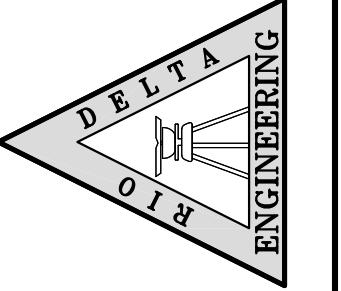
IN SATURATED OR UNSTABLE SOILS, EMBEDMENT SHALL BE CLASS 1B ONLY (SEE SPECIFICATIONS FOR GRADATION REQUIREMENTS).

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.

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



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ISSUED FOR: **PRELIMINARY**

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

PROJECT: SANTA CRUZ RANCHES NO. 4 PHASE B SUBDIVISION
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: IVAN GARCIA P.E. R.P.L.S.
SCALE: O.A./E.D.T./H.G.
DATE: AS SHOWN
DATE: NOVEMBER 29, 2022
PROJECT: SUB 20 051
REVISIONS:
PAGE NO.: 6-OF-7

REVISION NOTES TABLE	
DATE	DESCRIPTION

INDEX TO SHEETS OF SANTA CRUZ RANCHES No.4 PHASE B SUBDIVISION

SHEET 1: HEADING, INDEX, LOCATION MAP, PRINCIPAL CONTACTS, MAP, LOT, STREETS, AND EASEMENT LAYOUT, DESCRIPTION (METES AND BOUNDS), ENGINEER'S AND SURVEYOR'S CERTIFICATION

SHEET 2: 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

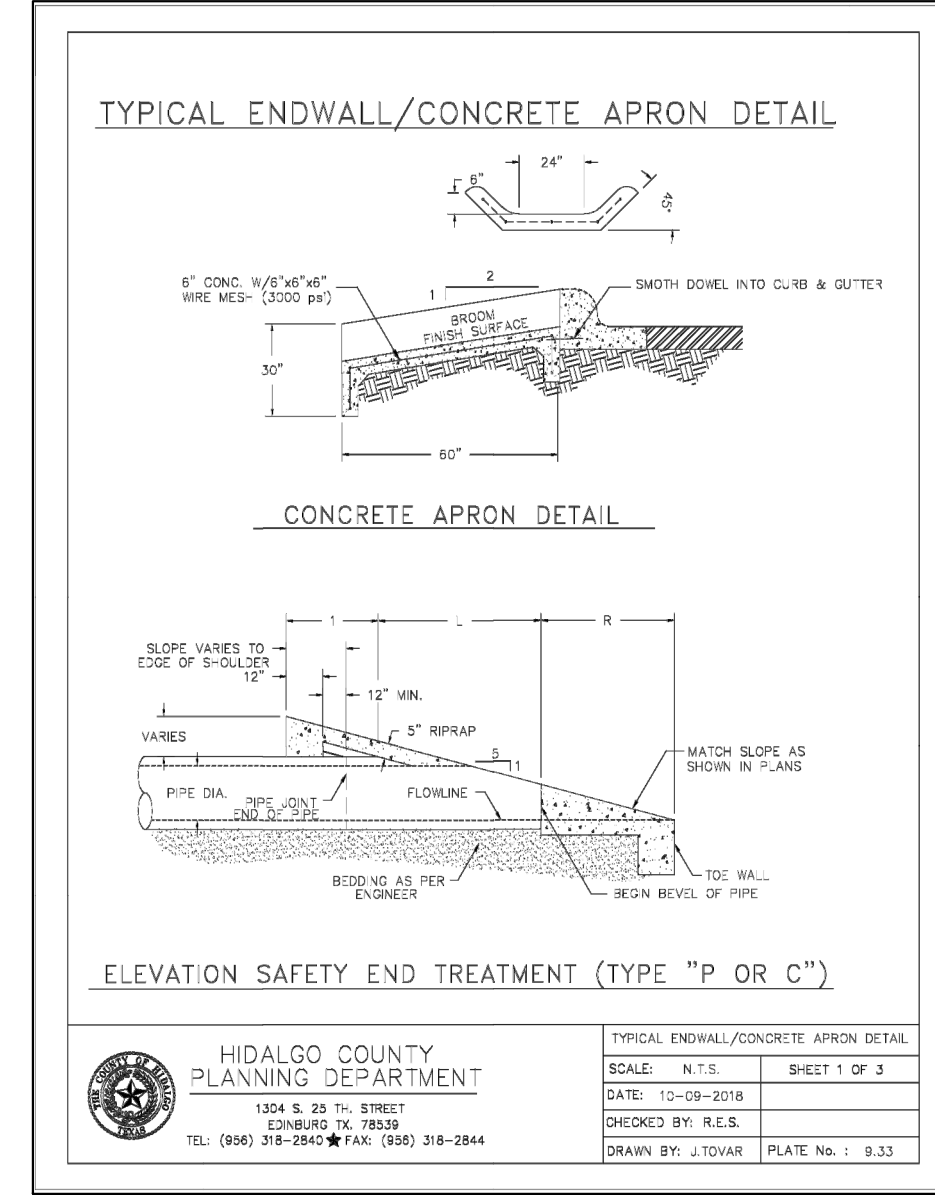
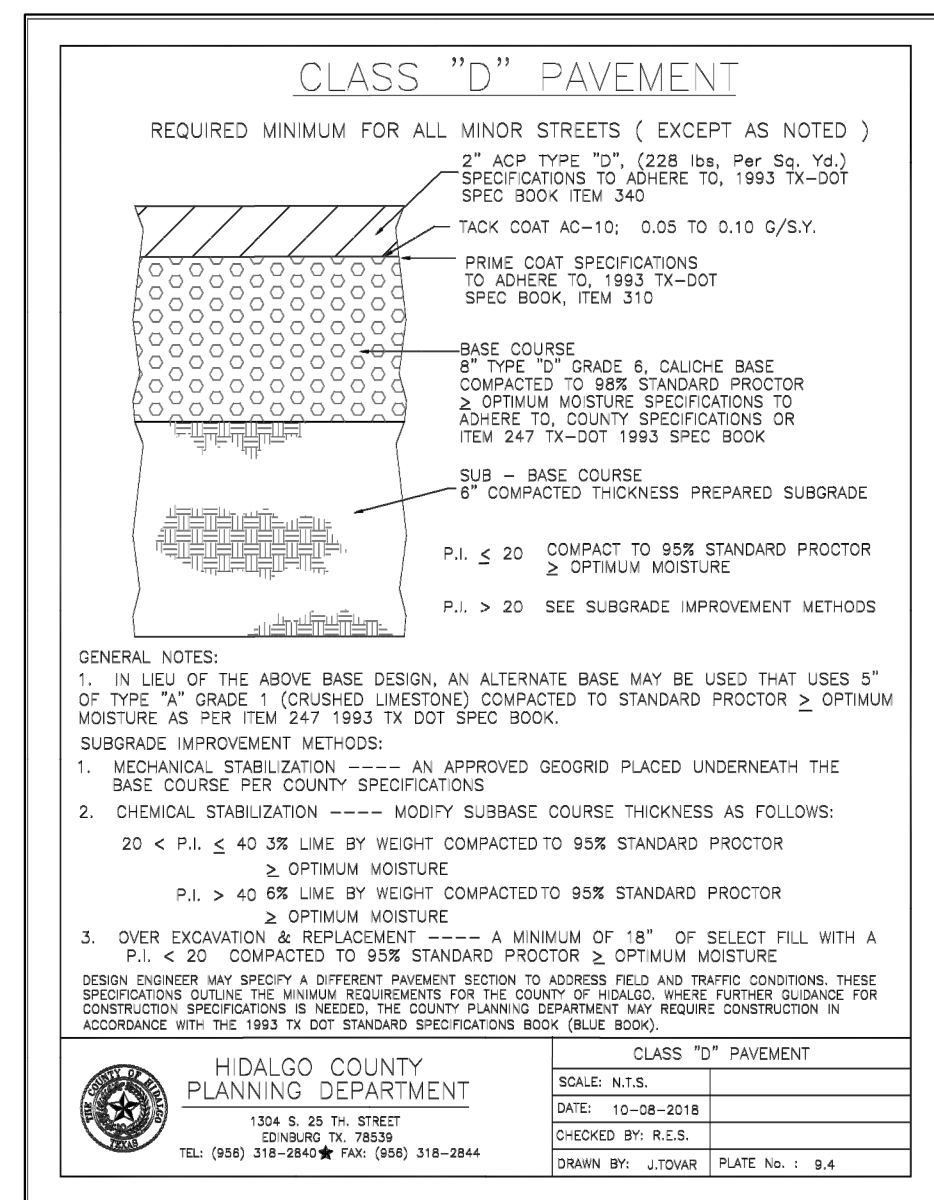
SHEET 3: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTEWATER/OSSF AND ENGINEER'S CERTIFICATION.

SHEET 4: MAP OF TOPOGRAPHY AND DRAINAGE, REVISION NOTES, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, ENGINEERING CERTIFICATION, CONSTRUCTION DETAILS.

SHEET 5: TYPICAL DETAILS

SHEET 6: TYPICAL DETAILS

Y: RDE SUBDIVISIONS 2020/SUB 20.051 - RUPPERT MILE 22.5 AND BRUSHLINE/DWG PHASE B DWG/SUB 20 051_SHT 22 TYPICAL DETAILS.dwg RODELTA 11/30/2022 10:36 AM



TYPICAL ENDWALL/CONCRETE APRON DETAIL

SAFETY END TREATMENT PIPE LENGTHS

PIPE DIA. (IN)	3:1	4:1	5:1	6:1
12"	2'-2"	2'-8"	3'-4"	4'-0"
18"	2'-8"	3'-4"	4'-0"	4'-6"
24"	3'-4"	4'-0"	4'-6"	5'-2"
30"	4'-0"	4'-6"	5'-2"	5'-8"
36"	4'-6"	5'-2"	5'-8"	6'-4"
42"	5'-2"	5'-8"	6'-4"	7'-0"
48"	5'-8"	6'-4"	7'-0"	7'-6"

ESTIMATED RIPRAP CL "A" VOLUME (CY)

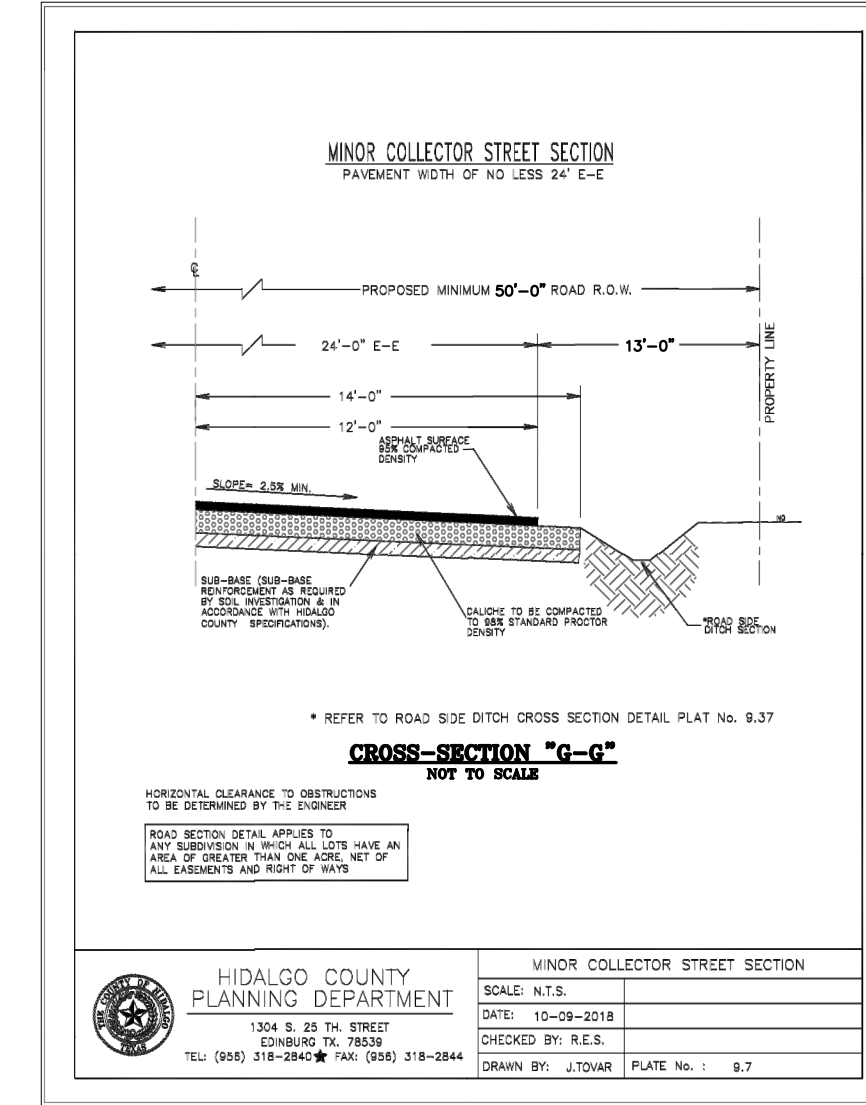
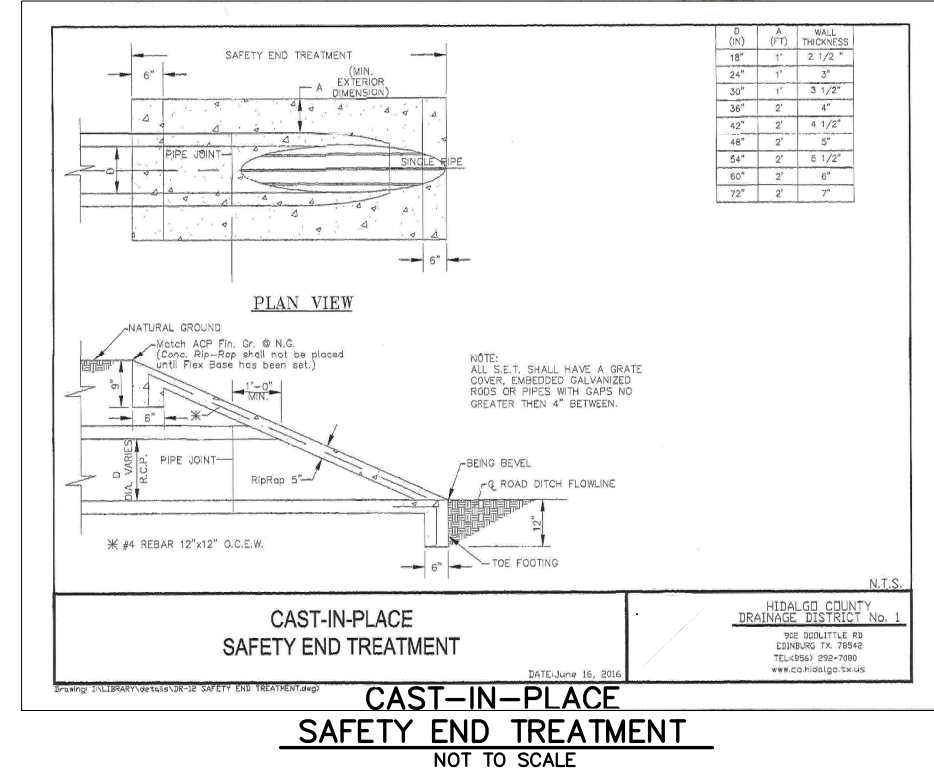
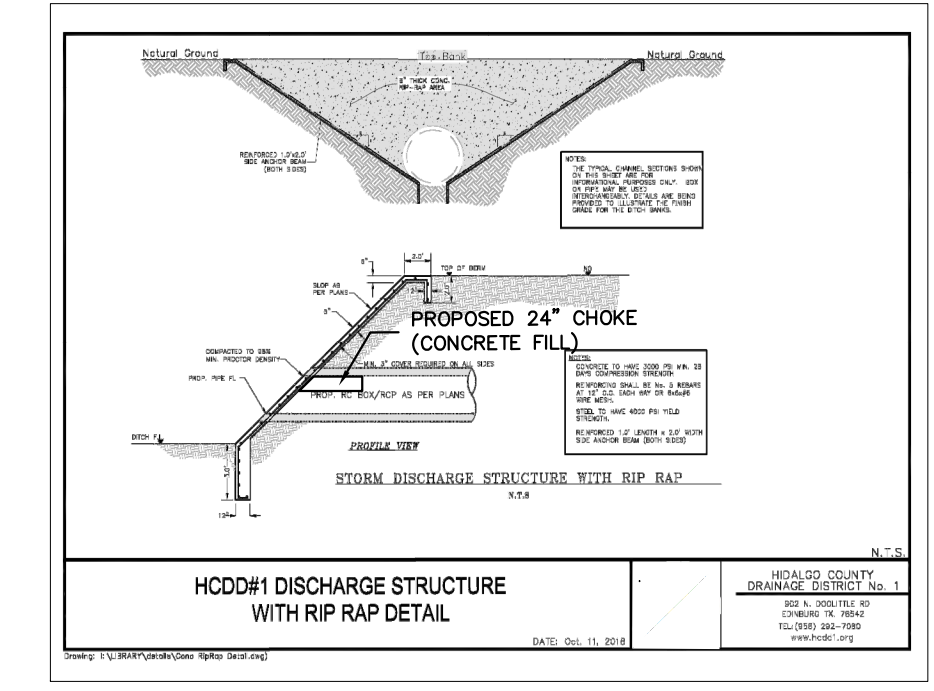
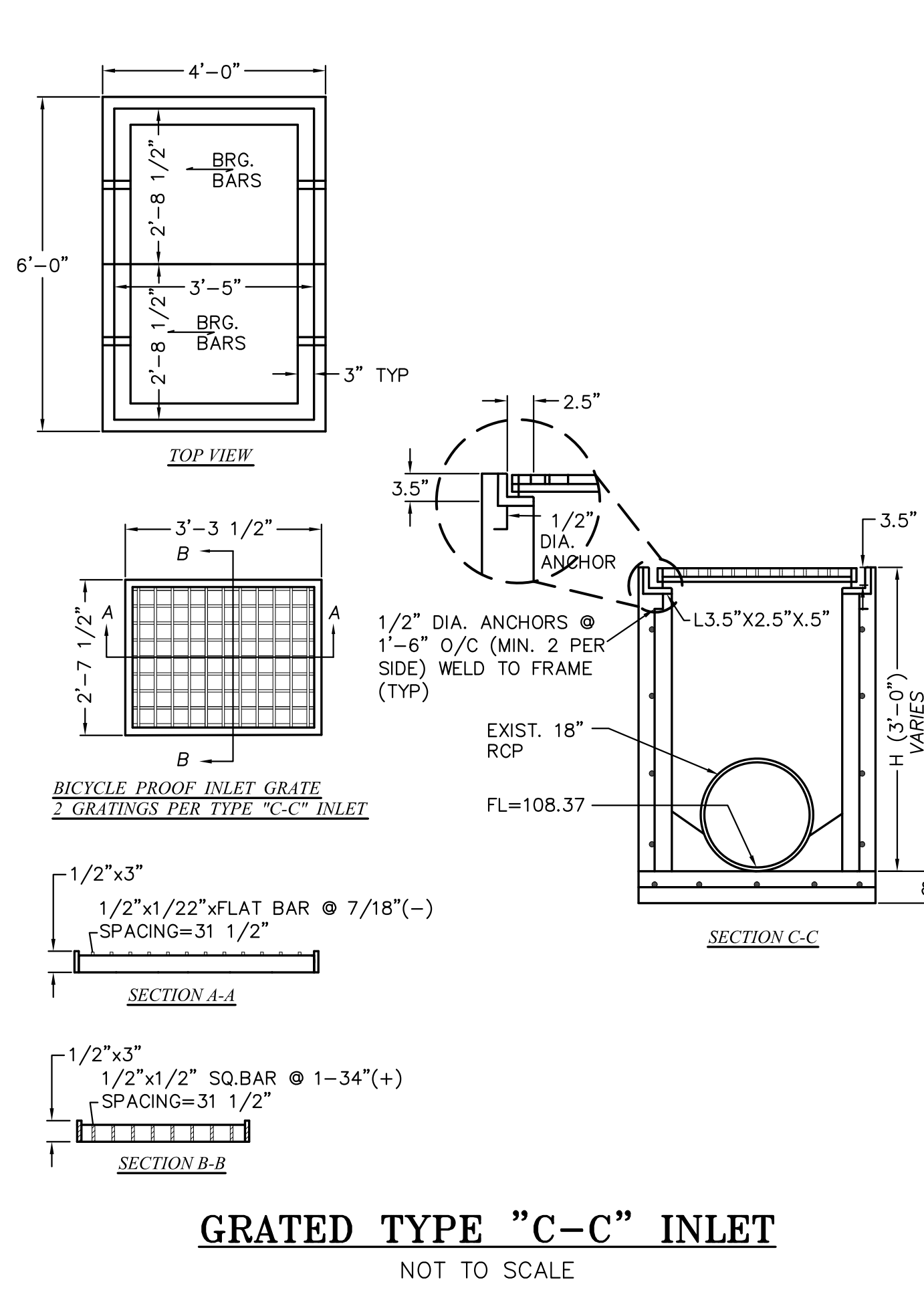
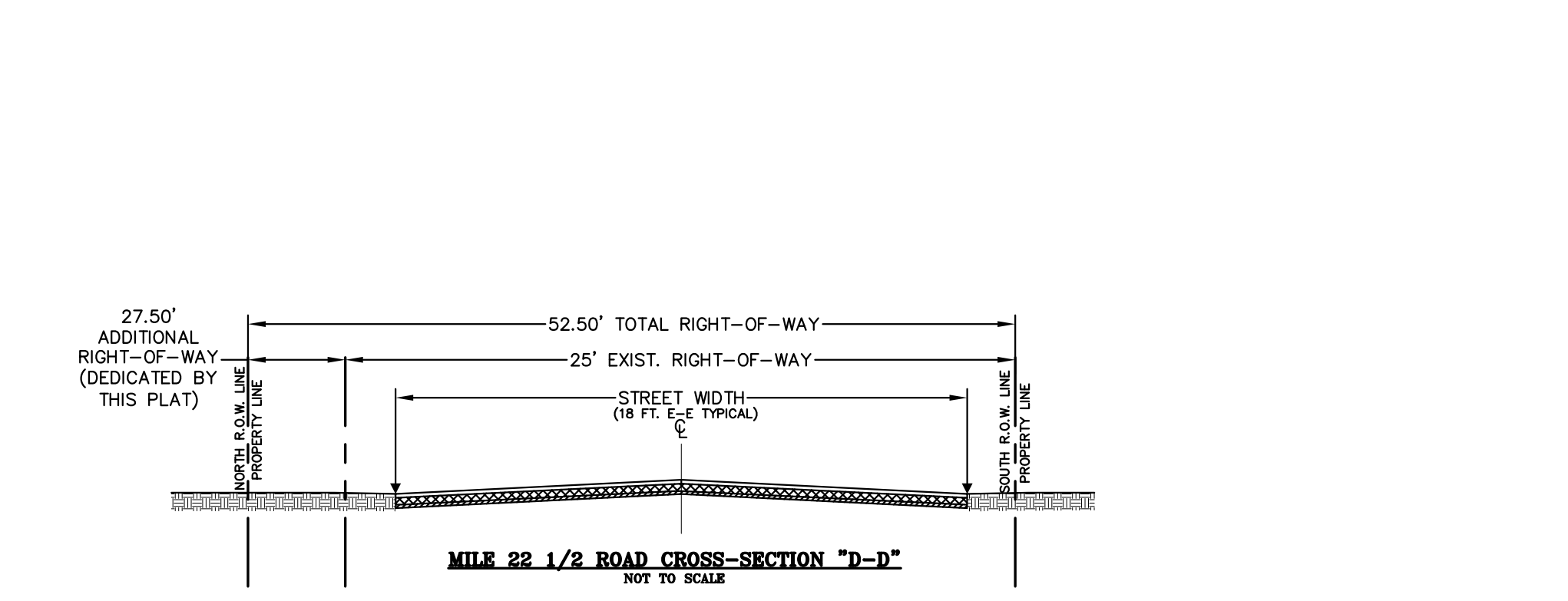
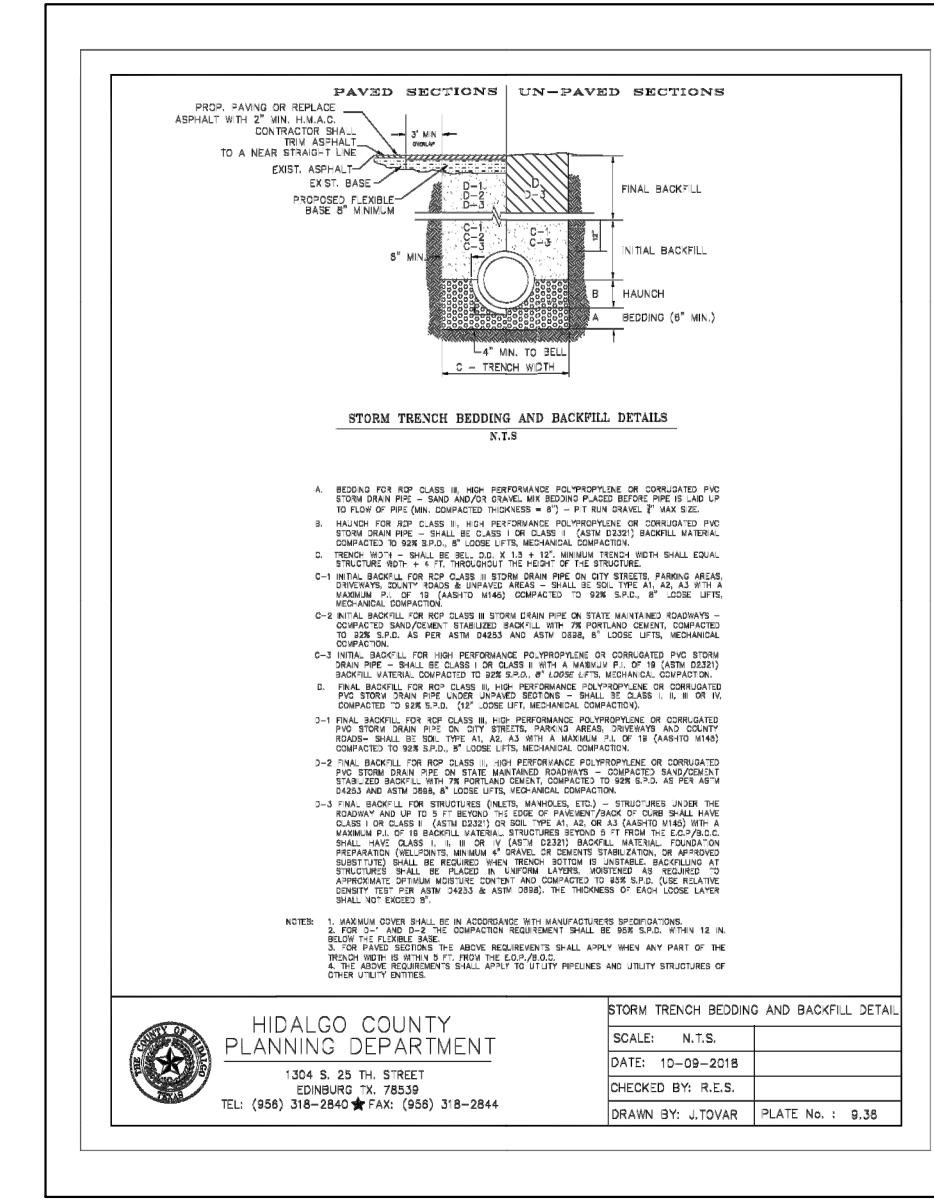
PIPE DIA. (IN)	3:1	4:1	5:1	6:1
12"	1.11	1.56	1.97	2.32
18"	1.23	1.49	1.75	1.97
24"	1.36	1.64	1.83	2.02
30"	1.52	1.91	2.22	2.32
36"	1.73	2.21	2.69	2.77
42"	1.99	2.60	3.05	3.60
48"	2.18	2.90	3.42	4.06

RIPRAP TOE LENGTHS

SLOPE	1"	1 1/2"
3:1	2'-0"	1'-0"
4:1	2'-8"	2'-4"
5:1	4'-0"	2'-11"
6:1	5'-8"	3'-8"

HIDALGO COUNTY PLANNING DEPARTMENT
1204 S. 29th STREET
EDINBURG, TX 78839
TEL: (361) 318-2840 FAX: (361) 318-2844

TYPICAL ENDWALL/CONCRETE APRON DETAIL
SCALE: N.T.S.
DATE: 10-09-2018
CHECKED BY: R.E.S.
DRAWN BY: J.TOWAR PLATE No.: 8.34



RIO DELTA ENGINEERING
FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027
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TYPICAL DETAILS
SANTA CRUZ RANCHES NO. 4 PHASE B SUBDIVISION
HIDALGO COUNTY, TEXAS

ENGINEER: IVAN GARCIA P.E. R.P.L.S.
SURVEYOR: IVAN GARCIA P.E. R.P.L.S.
DRAWN: IVAN GARCIA P.E. R.P.L.S.
SCALE: O.A./E.D.T./H.G.
AS SHOWN
DATE: NOVEMBER 28, 2022
PROJECT: SUB 20 051
REVISIONS:
PAGE No.: 7-OF-7

REVISION NOTES TABLE	
DATE	DESCRIPTION

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