



Anthony Uresti
Assistant Director

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: 9-26-2023

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: 24

FILLING STATIONS: 9

LOCATION DESCRIPTION: NORTH OF MILE 22 ½ NORTH ROAD APPROXIMATELY ½ 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. FINAL APPROVAL DATE: 8-22-2023 BY, PRECINCT 4 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 9-19-2023 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: OSSF'S HAVE BEEN ESCROWED.

WATER SERVICE PROVIDER: NAWSC EXISTING LINE SIZE: 8" LOCATION MILE 22 ½ NORTH ROAD.

H.C.E.O.C. FINAL APPROVAL DATE: 8-22-2023 : 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.

REQUEST FOR FINAL APPROVAL WITH: **LETTER OF CREDIT NO. 9100195190: Amount: \$72,000.00 For: (48) OSSF'S.**

CASH DEPOSIT: Amount: \$27,900.00 For: (9) FILLING STATIONS.

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: DECEMBER 20, 2022

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

Final Approval with financial guarantee.

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

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

SANTA CRUZ RANCHES No. 4 PHASE B SUBDIVISION

BEING A 188.70 ACRES TRACT OF LAND OUT OF SHARES 5, 6, 7, AND 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.

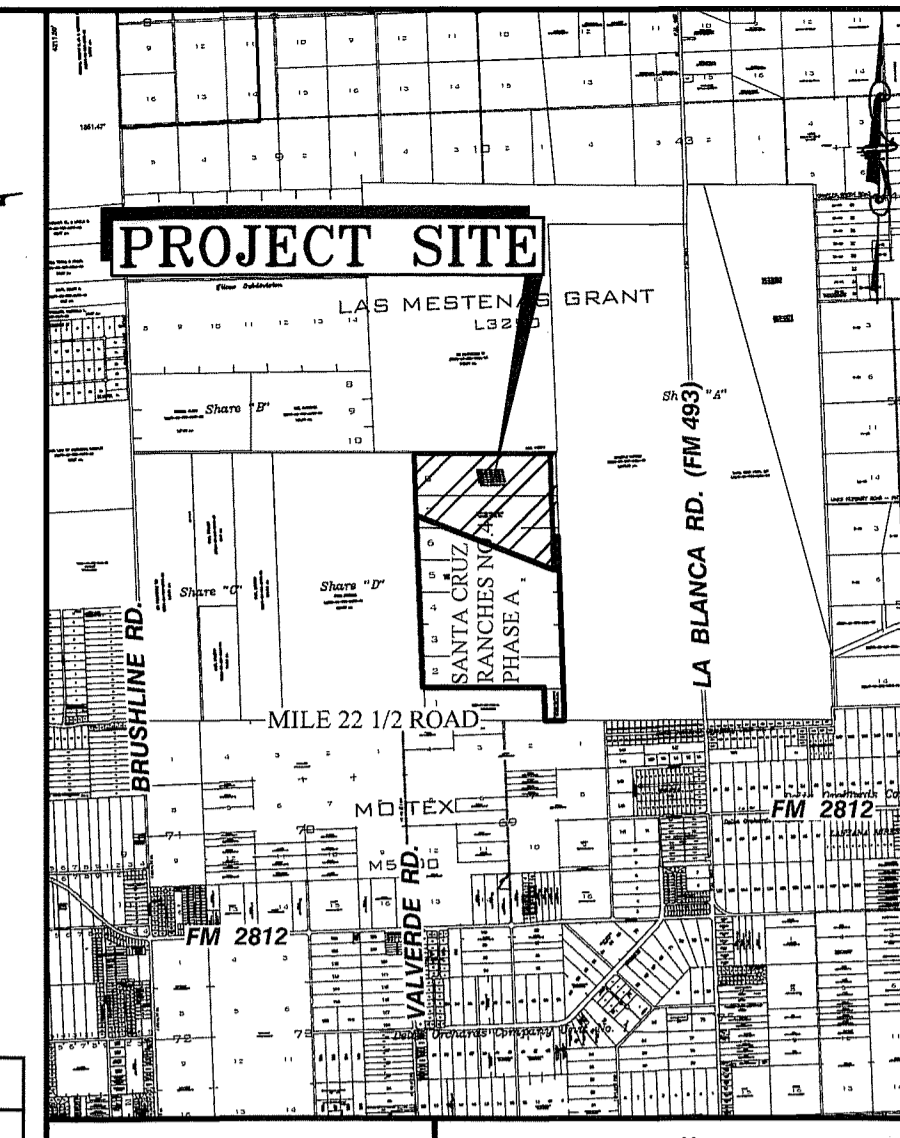
TOMPKINS MARTHA CLAIRE
1,068.57 ACRES OUT OF SHARE A,
OF THE ORIGINAL SHARE 5 OF THE
LAS MESTENAS GRANT,
VOL. 133, PG. 522-527, H.C.M.R.

P.O.B.

P.O.C.

S.E. CORNER
OF SHARE "E"
N: 1666366.5450
E: 1136101.1945

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



LOCATION MAP SCALE: 1"=5000'

LOCATION OF SANTA CRUZ RANCHES No. 4 SUBDIVISION PHASE B WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF MUNICIPALITY:
SANTA CRUZ RANCHES No. 4 SUBDIVISION PHASE A 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.

METES AND BOUNDS:

BEING A 188.70 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 188.70 ACRES TRACT BEING OUT OF SHARES 5, 6, 7, AND 8, OF THE SUBDIVISION OF SHARE "E" OF THE LAS MESTENAS GRANT, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 48, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND SAID 188.70 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 4788.87 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 80°57'59" W ACROSS THE SAID SHARE "E", TO A POINT ON THE EXISTING WEST LINE OF A CALLED: 130.00 FEET HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 RIGHT-OF-WAY RECORDED IN DOC#3434195A OFFICIAL RECORDS HIDALGO COUNTY, TEXAS, A DISTANCE OF 130.00 FEET TO A 1/2-INCH CAPPED IRON ROD SET;

THENCE S 9°02'01" W ACROSS THE SAID SHARE "E", A DISTANCE OF 855.11 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 57°26'53" W, ACROSS THE SAID SHARE "E", TO A POINT ON THE WEST LINE OF THE SAID SHARE "E", A DISTANCE OF 3862.36 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE SOUTHWEST 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", A DISTANCE OF 3,543.85 FEET TO A 1/2-INCH CAPPED IRON ROD SET, SAID 1/2" CAPPED IRON ROD SET BEING DISTANT N 78°53'21" W 130.00 FEET FROM THE NORTHEAST CORNER OF THE SAID SHARE "E", SAME BEING THE NORTH WEST CORNER OF THE SAID 130.00 FEET HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 RIGHT-OF-WAY RECORDED IN DOC#3434195A OFFICIAL RECORDS HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 9°02'01" W ALONG THE WEST LINE OF THE SAID 130.00 FEET HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 RIGHT-OF-WAY RECORDED IN DOC#3434195A OFFICIAL RECORDS HIDALGO COUNTY, TEXAS, LINE OF THE SAID SHARE "E", A DISTANCE OF 2162.23 FEET TO THE POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 188.70 ACRES OF LAND, MORE OR LESS.

STATE OF TEXAS - COUNTY OF HIDALGO

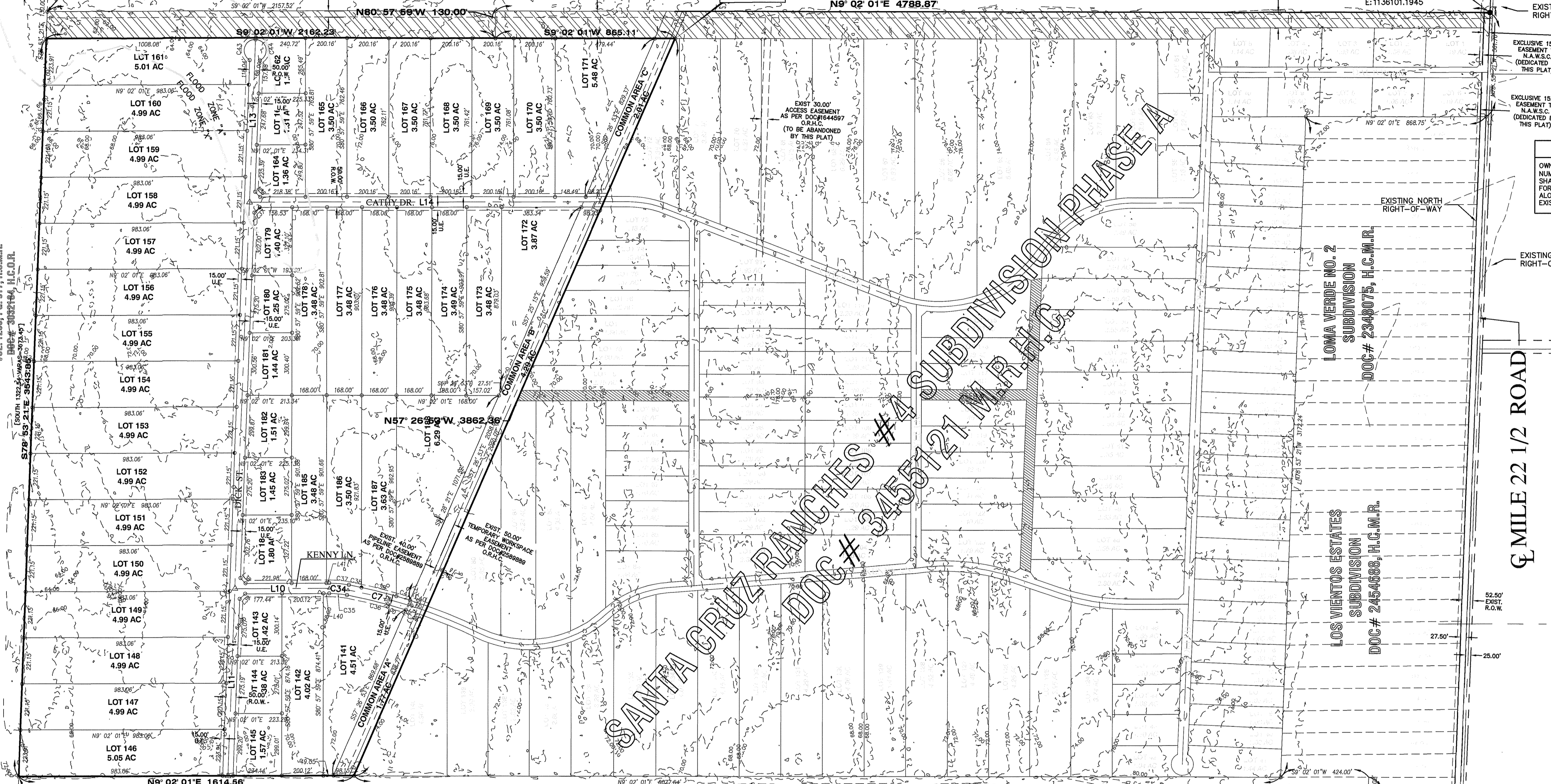
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTING SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OR OVERLAPPING OF 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
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6496
SURVEY FIRM # 10194027



MATIAS PEREZ JR
150 ACRES OUT OF THE EAST 1/2 OF LOT 9, LOT 9,
AND LOT 10 SHARE "B", LAS MESTENAS GRANT,
VOL. 1203, PG. 917, H.C.M.R.

DR. P. ROBERT H. G.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.

LOT #	ACRES
LOT 141	4.51
LOT 142	4.02
LOT 143	1.42
LOT 144	1.38
LOT 145	1.57
LOT 146	5.05
LOT 147	4.99
LOT 148	4.99
LOT 149	4.99
LOT 150	4.99
LOT 151	4.99
LOT 152	4.99
LOT 153	4.99
LOT 154	4.99
LOT 155	4.99
LOT 156	4.99
LOT 157	4.99
LOT 158	4.99
LOT 159	4.99
LOT 160	4.99

LOT #	ACRES
LOT 161	5.01
LOT 162	1.31
LOT 163	1.31
LOT 164	1.36
LOT 165	3.50
LOT 166	3.50
LOT 167	3.50
LOT 168	3.50
LOT 169	3.50
LOT 170	3.50
LOT 171	5.48
LOT 172	3.87
LOT 173	3.48
LOT 174	3.49
LOT 175	3.48
LOT 176	3.48
LOT 177	3.48
LOT 178	3.48
LOT 179	1.40
LOT 180	1.25

LOT #	ACRES
LOT 181	1.44
LOT 182	1.51
LOT 183	1.45
LOT 184	1.80
LOT 185	3.48
LOT 186	3.50
LOT 187	3.63
LOT 188	6.29

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

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. UTILITY EASEMENT
- O.S.S.F. ON-SITE SEWAGE FACILITY
- LOT LINE
- H.C.D.#1 HIDALGO COUNTY DRAINAGE DIST. #1

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

REVISION NOTES TABLE

DATE	DESCRIPTION
INDEX TO SHEETS OF SANTA CRUZ RANCHES No.4 SUBDIVISION PHASE B	
SHEET 1: HEADINGS, INDEX, LOCATION MAP, PRINCIPAL CONTACTS, MAP, LOT, STREETS, AND EASEMENT LAYOUT, DESCRIPTION (METES AND BOUNDS), OVERALL	
SHEET 2: HEADINGS, INDEX, LOCATION MAP, PRINCIPAL CONTACTS, MAP, LOT, STREETS, AND EASEMENT LAYOUT, DESCRIPTION (METES AND BOUNDS), ENGINEER'S AND SURVEYOR'S CERTIFICATION, ZONE A	
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/OSSF 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) 956-380-6152 (FAX) 956-380-5083

ISSUED FOR:
FINAL

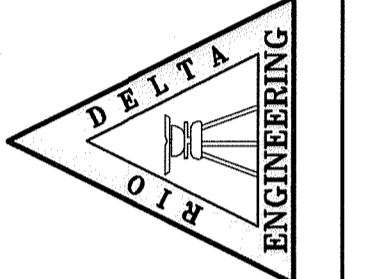
PLAT SHEET
SANTA CRUZ RANCHES NO.4 PHASE B SUBDIVISION
HIDALGO COUNTY, TEXAS

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: O.A./H.G.
SCALE: 1"=300'
DATE: SEPTEMBER 6, 2023
PROJECT: SUB 20 051
REVISIONS: _____
PAGE NO. 1-OF-7

SANTA CRUZ RANCHES No. 4 PHASE B SUBDIVISION

BEING A 188.70 ACRES TRACT OF LAND OUT OF SHARES 5, 6, 7, AND 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.

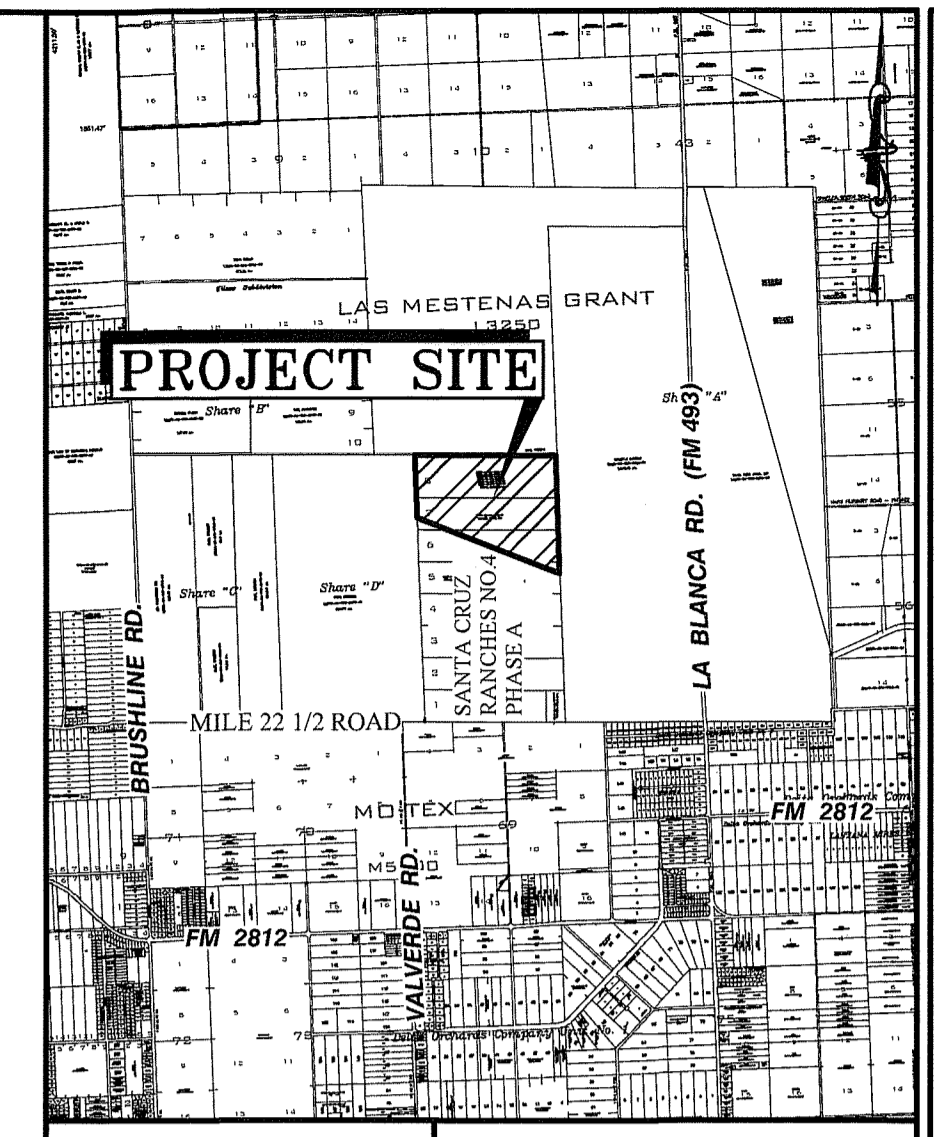
RIO DELTA ENGINEERING
 FIRM REGISTRATION NO. F-7628
 SURVEY FIRM NO. 10194027
 921 S. 10TH AVENUE EDINBURG, TEXAS 78539
 (TEL) 956-380-5152 (FAX) 956-380-5083



ISSUED FOR:
FINAL

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

PROJECT 11
 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:
 E.P./F.G./O.A./H.G.
 SCALE:
 1"=200'
 DATE:
 SEPTEMBER 6, 2023
 PROJECT:
 SUB 20 051
 REVISIONS:
 PAGE NO.
2-OF-7



LOCATION MAP SCALE: 1" = 5000'

LOCATION OF SANTA CRUZ RANCHES No. 4 PHASE B SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF MUNICIPALITY.
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NOTE:
 OWNERS OF LOT NUMBER#(141,171,172,188) SHALL BE RESPONSIBLE FOR INSTALLING THEIR OWN FENCES ALONG THE BROWNSVILLE P.U.B. EXISTING EASEMENT BOUNDARIES

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
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 ○ - STORM INLET
 ○ - POWER POLE
 ○ - FIRE HYDRANT
 ○ - IRR. STAND PIPE
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 ○ - GAS SPOTTING
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 M.H.W.S.C. MILITARY HWY WATER SUPPLY CORP.
 U.E. UTILITY EASEMENT
 O.S.S.F. ON-SITE SEWAGE FACILITY CENTER LINE
 L.O.T. LOT LINE
 H.C.D.D. HIDALGO COUNTY DRAINAGE DIST. #2

METES AND BOUNDS:

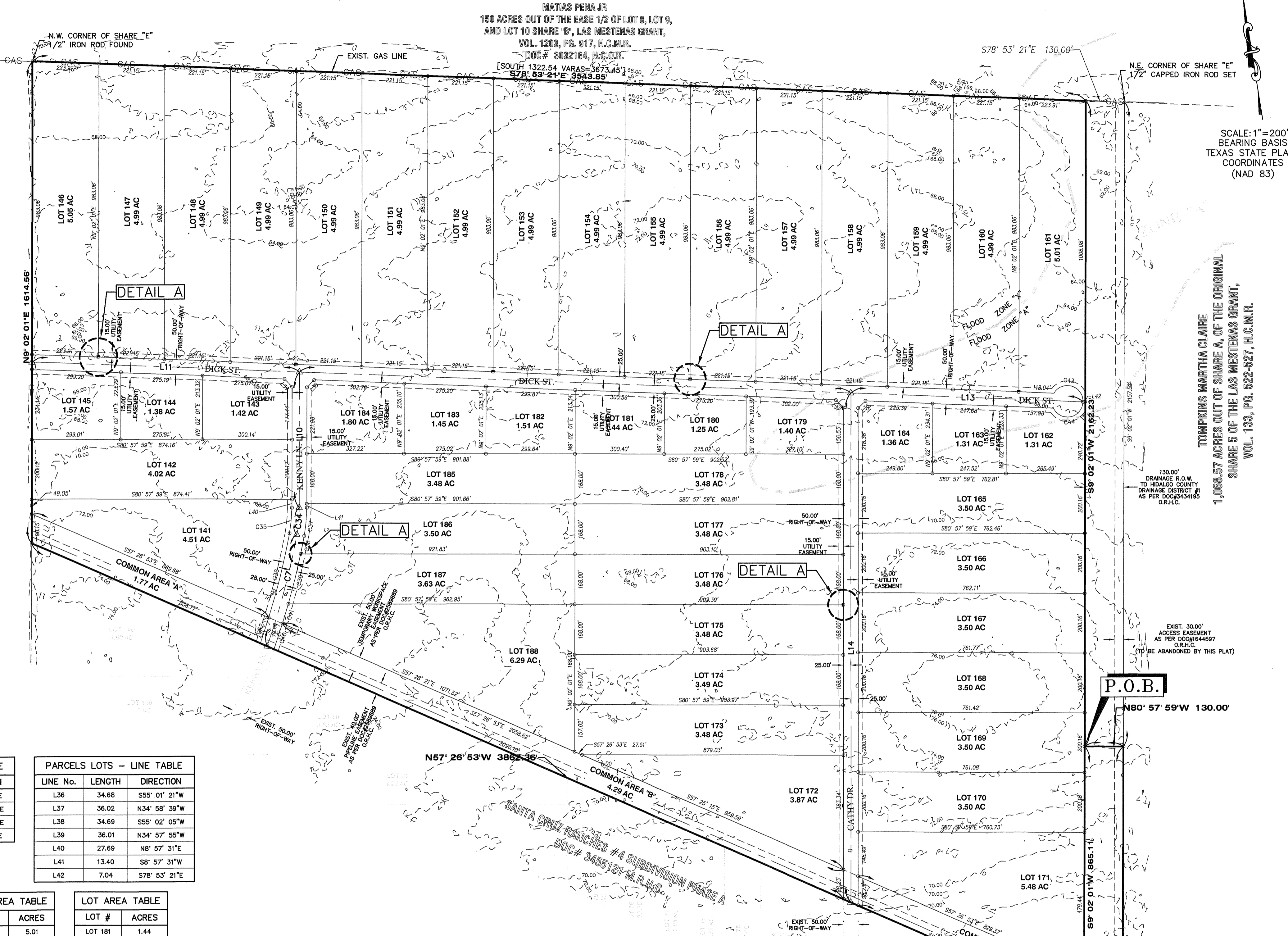
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STATE OF TEXAS - COUNTY OF HIDALGO
 I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED 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



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	SHEET 7: TYPICAL DETAILS



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# 2811210, H.C.O.R.

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

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.

STREET CENTER - LINE TABLE

LINE No.	LENGTH	DIRECTION
L10	454.34	N8° 57' 31"E
L11	899.44	S78° 53' 21"E
L13	788.79	S78° 53' 21"E
L14	1706.10	N8° 58' 04"E

PARCELS LOTS - LINE TABLE

LINE No.	LENGTH	DIRECTION
L36	34.68	S55° 01' 21"W
L37	36.02	N34° 58' 39"W
L38	34.69	S55° 02' 05"W
L39	36.01	N34° 57' 55"W
L40	27.69	N8° 57' 31"E
L41	13.40	S8° 57' 31"W
L42	7.04	S78° 53' 21"E

LOT AREA TABLE

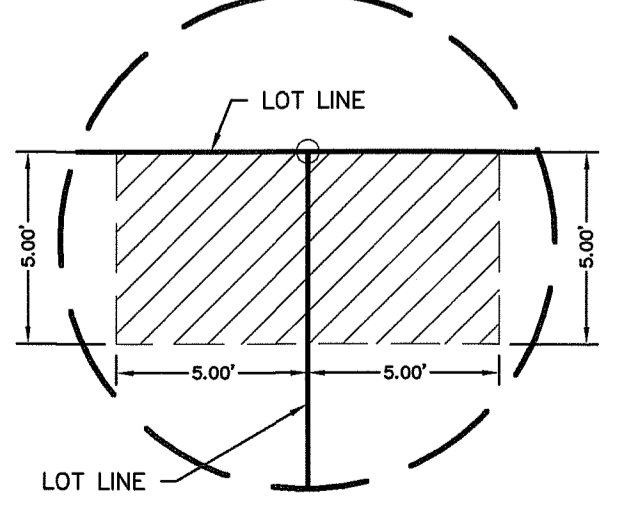
LOT #	ACRES
LOT 141	4.51
LOT 142	4.02
LOT 143	1.42
LOT 144	1.38
LOT 145	1.57
LOT 146	5.05
LOT 147	4.99
LOT 148	4.99
LOT 149	4.99
LOT 150	4.99
LOT 151	4.99
LOT 152	4.99
LOT 153	4.99
LOT 154	4.99
LOT 155	4.99
LOT 156	4.99
LOT 157	4.99
LOT 158	4.99
LOT 159	4.99
LOT 160	4.99

STREET CENTER - CURVE TABLE

CURVE No.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C7	387.02	2458.85	9.02	N23° 54' 10"E	386.63
C34	91.06	500.00	10.43	N14° 10' 34"E	90.94

PARCELS LOTS - CURVE TABLE

CURVE No.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C35	86.51	475.00	10.43	N14° 10' 34"E	86.39
C36	290.90	2433.85	6.85	N22° 49' 03"E	290.72
C37	95.82	525.00	10.43	S14° 10' 34"W	95.48
C38	80.63	1419.68	2.45	S20° 05' 34"W	60.63
C39	172.99	2794.60	3.55	S22° 47' 15"W	172.96
C40	90.35	2483.85	2.08	N27° 33' 11"E	90.34
C41	68.76	2483.85	1.59	S25° 43' 05"W	68.75
C42	90.36	2433.84	2.13	S27° 18' 20"W	90.38
C43	140.47	53.00	151.86	S64° 40' 01"E	102.82
C44	140.47	53.00	151.86	N87° 02' 18"E	102.82



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

SANTA CRUZ RANCHES No. 4 PHASE B SUBDIVISION

BEING A 188.70 ACRES TRACT OF LAND OUT OF SHARES 5, 6, 7, AND 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.

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 B, 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.

[Signature] 9/7/23
KNK FARMS, LLC
CRISTEN WEYAND, MANAGER
P.O. BOX 959
EDINBURG, TX. 78540

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 B WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON THIS ___ DAY OF _____, 20__

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

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 _____, 2023.

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

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 B WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THIS ___ DAY OF _____, 20__

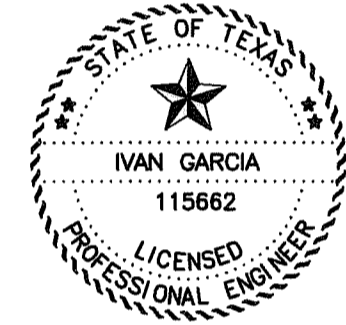
HIDALGO COUNTY JUDGE DATE

ATTEST: _____
HIDALGO COUNTY CLERK 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. DATE
REG. PROFESSIONAL ENGINEER NO. 115662



GENERAL NOTES:

- FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "X"
ZONE "X" AREAS, ARE AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN, AND A SMALL AREA IS IN ZONE A, WITH NO BASE FLOOD ELEVATIONS DETERMINED. ACCORDING TO COMMUNITY-PANEL NO. 480334 0350C, DATED JUNE 6, 2000, AND REVISED TO REFLECT LOMR DATED MAY 17, 2001.
- 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 OCCUPYING 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 18613207.99, E 1177156.08.
-->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 18613752.96, 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 ~~648,000~~ CUBIC-FEET OR 14.88 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 OCCUPYING AN EASEMENT.
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS. A 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 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.
- APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION
- KNK FARMS, LLC, 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. 4 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.
- 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.
- OWNERS OF LOT NUMBER(141,171,172,188) SHALL BE RESPONSIBLE FOR INSTALLING THEIR OWN FENCES ALONG THE BROWNSVILLE P.U.B EXISTING EASEMENT BOUNDARIES.

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 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 GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED.

IN THE EVENT THE 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, GRANTEE 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 GRANTEE 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 11 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 GRANTEE EXECUTED THIS INSTRUMENT THIS 7th DAY OF September, 2023.
[Signature] 9/7/23
KNK FARMS, LLC
CRISTEN WEYAND, MANAGER DATE
P.O. BOX 959
EDINBURG, TX. 78540

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

ISSUED FOR:
FINAL

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



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

ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY

REVISION NOTES TABLE	
DATE	DESCRIPTION
INDEX TO SHEETS OF SANTA CRUZ RANCHES No.4 SUBDIVISION PHASE B	
SHEET 1: HEADING, INDEX, LOCATION MAP, PRINCIPAL CONTACTS, MAP, LOT, STREETS, AND EASEMENT LAYOUT, DESCRIPTION (METES AND BOUNDS), OVERALL	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.
SHEET 2: HEADING, INDEX, LOCATION MAP, PRINCIPAL CONTACTS, MAP, LOT, STREETS, AND EASEMENT LAYOUT, DESCRIPTION (METES AND BOUNDS), ENGINEER'S AND SURVEYOR'S CERTIFICATION ZONE A	DRAWN: O.A./H.G. SCALE: AS SHOWN
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.M.S.C. HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE.	DATE: SEPTEMBER 6, 2023
SHEET 4: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTEWATER/OSSF AND ENGINEER'S CERTIFICATION.	PROJECT: SUB 20 051
SHEET 5: MAP OF TOPOGRAPHY AND DRAINAGE, DRAINAGE, REVISION NOTES, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, ENGINEERING CERTIFICATION, CONSTRUCTION DETAILS.	REVISIONS:
SHEET 6: TYPICAL DETAILS	PAGE NO. 3-OF-7
SHEET 7: TYPICAL DETAILS	

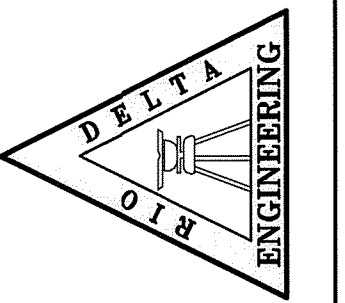
LEGEND

- EXIST. GRATE INLET
EXIST. CURB INLET
EXIST. TELEPHONE PEDESTAL
EXIST. GRATE INLET
EXIST. LAMP POLE
EXIST. TRAFFIC POLE
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
EXIST. UNDERGROUND GAS LINE
1/2" IRON ROD SET
1/2" IRON ROD FOUND
FENCE CORNER FOUND
1/2-INCH IRON PIPE FOUND
RIGHT-ON-WAY POST FOUND
CALCULATED POINT
COTTON PICKER SPINDLE SET
ELECTRICAL BOX

NOTES:
1.) ALL WATER LINE IMPROVEMENTS AS PER NORTH ALAMO WATER SUPPLY CORPORATION STANDARDS.

ISSUED FOR:
FINAL

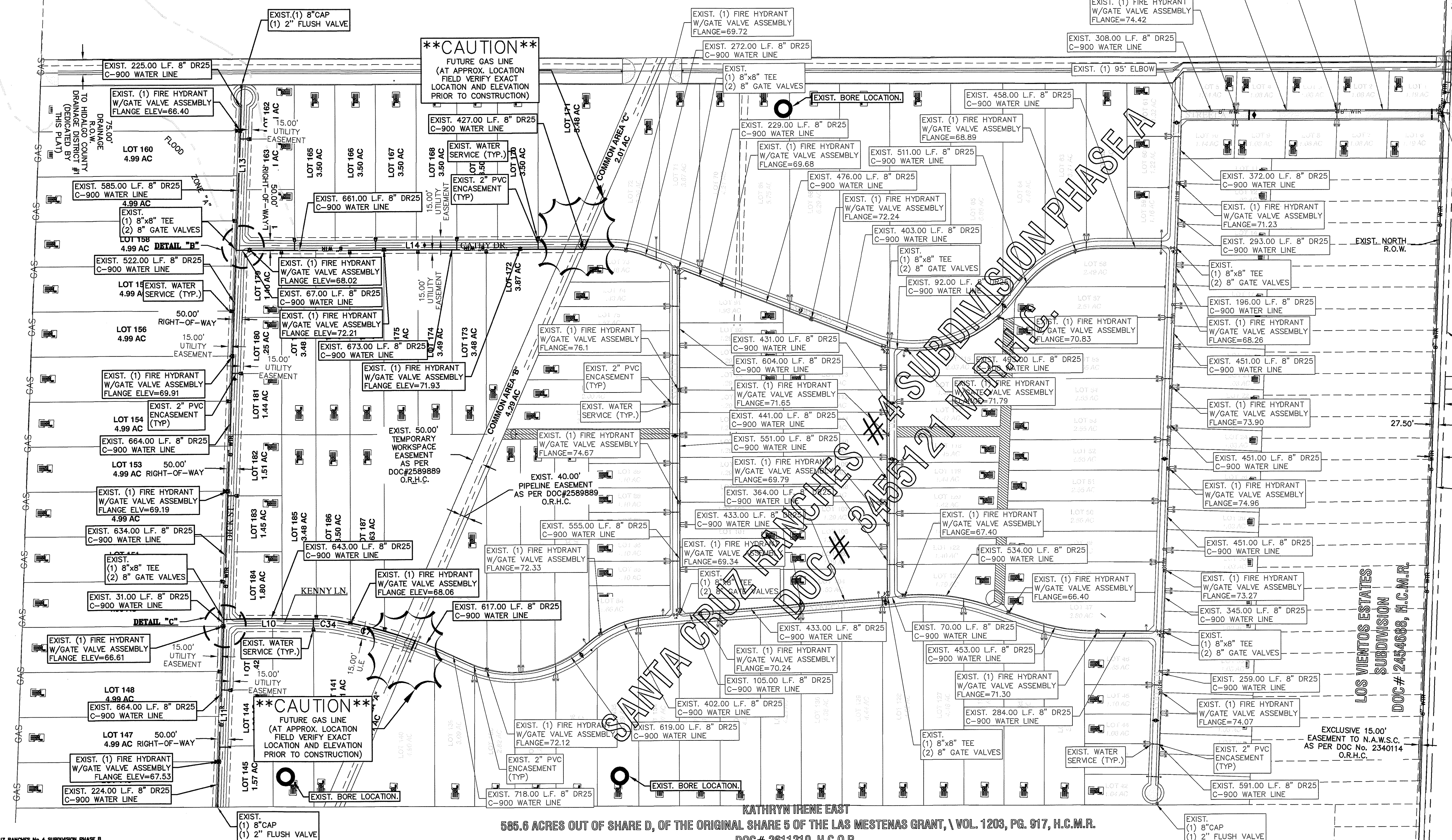
RIO DELTA ENGINEERING
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921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083



UTILITY LAYOUT
SANTA CRUZ RANCHES NO.4 SUBDIVISION PHASE 4
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: H.G.
SCALE: N.T.S.
DATE: SEPTEMBER 6, 2023
PROJECT: SUB 20 051
REVISIONS:
PAGE NO: 4-OF-7

TOMPKINS MARTHA CLAIRE
1,066.57 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'
BEARING BASIS
TEXAS STATE PLANE
COORDINATES
(NAD 83)

1/2 MILE 22 1/2 ROAD

LOS VIENTOS ESTADOS
SUBDIVISION
DOC# 2454688, H.C.M.R.

EXCLUSIVE 15.00'
EASEMENT TO N.A.W.S.C.
AS PER DOC No. 2340114
O.R.H.C.

SCALE: 1"=50'

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SCALE: 1"=50'

ENGINEERING REPORT FOR SANTA CRUZ RANCHES No. 4 SUBDIVISION PHASE B
LEGAL DESCRIPTION
OWNER'S LAND
WATER SERVICE
SEWER FACILITIES
SOL EVALUATION
AT ANY TIME AFTER THE LOT IS SOLD...
WATER FACILITIES
SANITARY SEWER FACILITIES
COST FOR THE CONSTRUCTION OF THE SEPTIC SYSTEM FOR A LOT WILL BE \$2,000.00
COST FOR THE CONSTRUCTION OF THE SEPTIC SYSTEM FOR THE ENTIRE SUBDIVISION
IVAN GARCIA P.E. R.P.L.S.
DATE

REPORT DE INGENIERIA DE SANTA CRUZ RANCHES No. 4 SUBDIVISION PHASE B
POR: IVAN GARCIA, P.E., R.P.L.S.
AMBIENTAMIENTO DE AGUA POTABLE
SANTA CRUZ RANCHES No. 4 SUBDIVISION PHASE B
DRENAJE
COSTOS ESTIMADOS PARA LA INSTALACION DEL SISTEMA INDIVIDUAL DE FOSAS SEPTICAS EN LOS LOTES DE \$ 1,500.00
IVAN GARCIA, P.E., R.P.L.S.
DATE

REPORT DE INGENIERIA DE SANTA CRUZ RANCHES No. 4 SUBDIVISION PHASE B
POR: IVAN GARCIA, P.E., R.P.L.S.
AMBIENTAMIENTO DE AGUA POTABLE
SANTA CRUZ RANCHES No. 4 SUBDIVISION PHASE B
DRENAJE
COSTOS ESTIMADOS PARA LA INSTALACION DEL SISTEMA INDIVIDUAL DE FOSAS SEPTICAS EN LOS LOTES DE \$ 1,500.00
IVAN GARCIA, P.E., R.P.L.S.
DATE

BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER
WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (G) WATER QUALITY
AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH
STANDARDS AND (H) 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:
I, CRISTEN WEYAN (MANAGER OF KKK FARMS, LLC), SUBDIVIDER OF SANTA
CRUZ RANCHES NO. 4 PHASE B 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 LAWS OF
THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.
STATE OF TEXAS
COUNTY OF HIDALGO:
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY
APPEARED
KNK FARMS, LLC
CRISTEN WEYAN, MANAGER
P.O. BOX 959
EDINBURG, TX 78540
NOTARY PUBLIC
MY COMJSTUARY EXPIRES:
DATE

SCALE: 1"=50'

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SCALE: 1"=50'

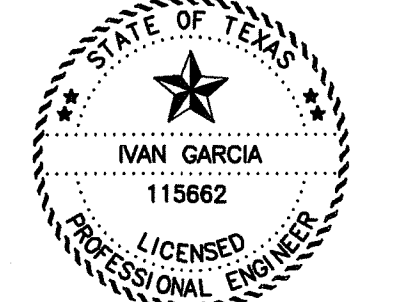
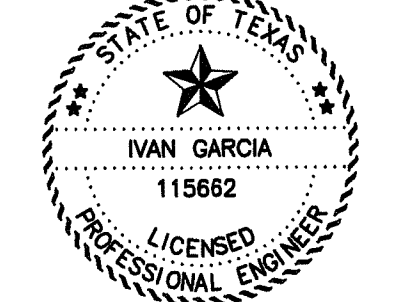
SCALE: 1"=50'

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SCALE: 1"=50'



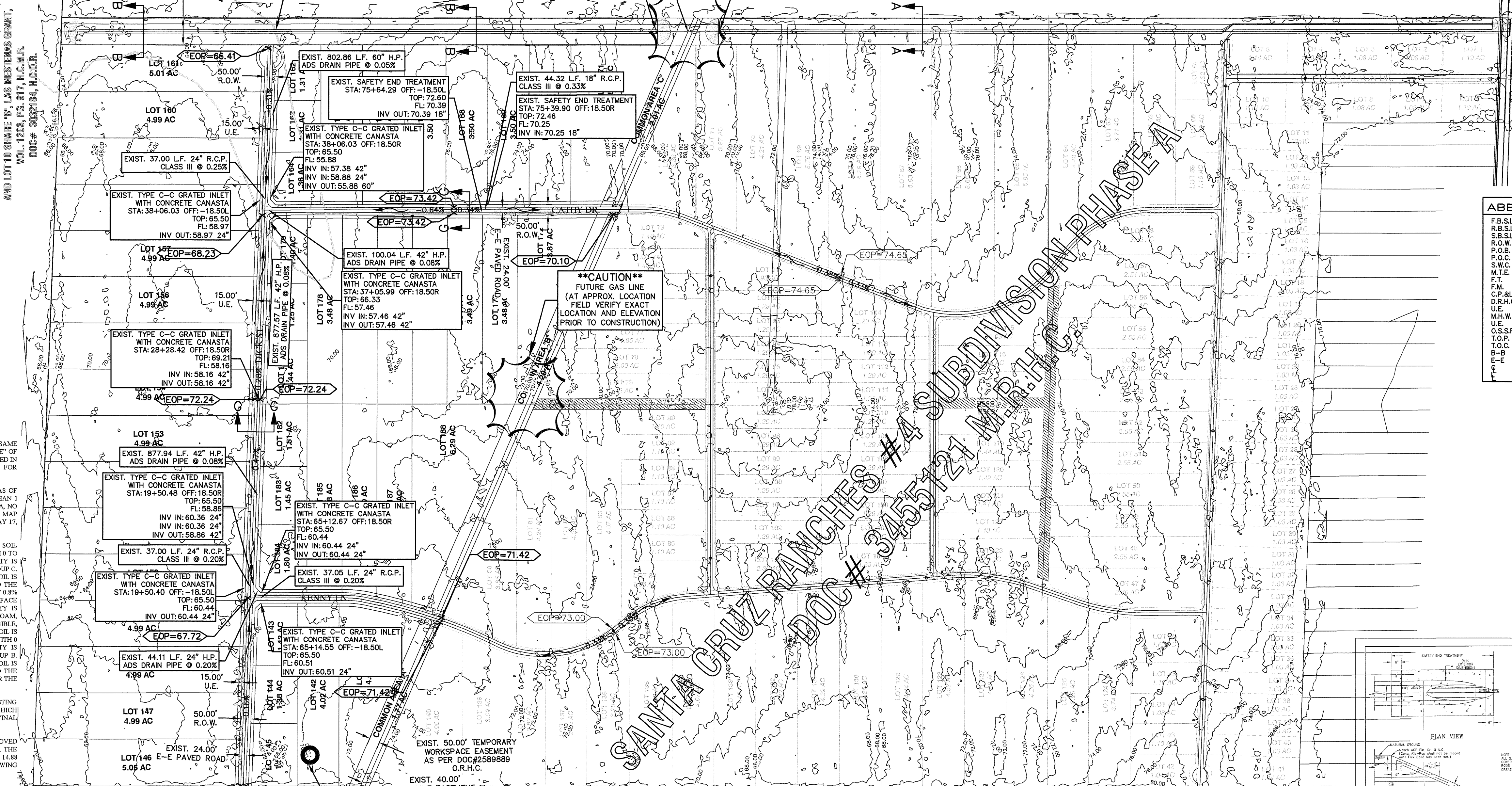
SCALE: 1" = 300'
BASIS OF BEARING
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEMS NETWORK

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.

MATIAS PEREZ JR
150 ACRES OUT OF THE EAST 1/2 OF LOT 8, LOT 9,
AND LOT 10 SHARE "D", LAS MESTENAS GRANT,
VOL. 1303, PG. 917, H.C.M.R.
DOC# 2022184, H.C.O.R.

130.00' DRAINAGE
RIGHT-OF-WAY
TO HIDALGO COUNTY
DRAINAGE DISTRICT #1
AS PER DOC #3434195 O.R.H.C.
(DEDICATED BY
THIS PLAN)

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



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.C.	POINT OF BEGINNING
S.W.C.	SOUTHWEST CORNER
M.T.E.	MATCH TO EXISTING
F.T.	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.	MILITARY HWY WATER SUPPLY CORP.
I.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
L.T.	LOT LINE

DRAINAGE REPORT
SANTA CRUZ RANCHES NO.4 SUBDIVISION PHASE B IS A PROPOSED 48 LOT RESIDENTIAL SUBDIVISION, SAME BEING A 188.70 ACRES TRACT OF LAND OUT OF SHARE 5, SHARE 6, SHARE 7 AND SHARE 8 OF SHARE "C" OF PHASE 5, THE LAS MESTENAS GRANT, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAN 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 100-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. 48034 059 C DATED JUNE 6, 2006, AND REVISED TO REFLECT LOBE 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 (10), 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 HARGILL FINE SANDY LOAM (17), WITH 1 TO 3% 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 0.8% OF RACOMBS SANDY CLAY LOAM (48), 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 RED CLAY LOAM, PONDED (60), THE SOIL IS SOMEWHAT POORLY DRAINED AND SURFACE RUNOFF IS MODERATELY HIGH TO HIGH AND THE WATER CAPACITY IS MODERATE, THE SOIL IS CLASSIFIED AS GROUP C. ADDITIONALLY, IT CONSISTS OF 26.7% OF WELLY FINE SANDY LOAM (70), 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 9.0% OF WELLY FINE SANDY LOAM (71), WITH 1 TO 3% 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. PLEASE SEE THE ATTACHED TABLES FOR THE ENGINEERING, PHYSICAL, AND CHEMICAL PROPERTIES OF THESE SOILS.

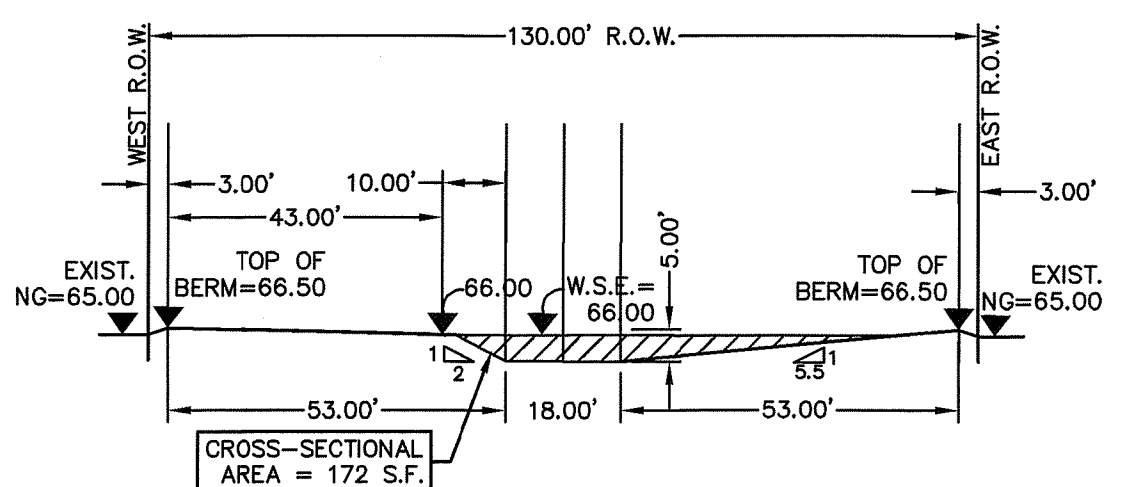
EXISTING RUNOFF SHEET FLOWS OVERLAND IN A SOUTHERLY DIRECTION AND OVERFLOWS TO AN EXISTING HIDALGO COUNTY DRAINAGE DISTRICT #1 214-00 DITCH SOUTH OF THE PROPOSED SUBDIVISION, WHICH FLOWS NORTHEAST INTO THE 214-00 (DA-1), THENCE SOUTHEAST TO THE NORTH MAIN DRAIN I, AND FINAL OUTFALL TO THE LAGUNA MADRE.

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 AC-FT AS PER THE APPROVED SANTA CRUZ RANCHES NO.4 DRAINAGE REPORT, AS PER THE FOLLOWING TABLE:

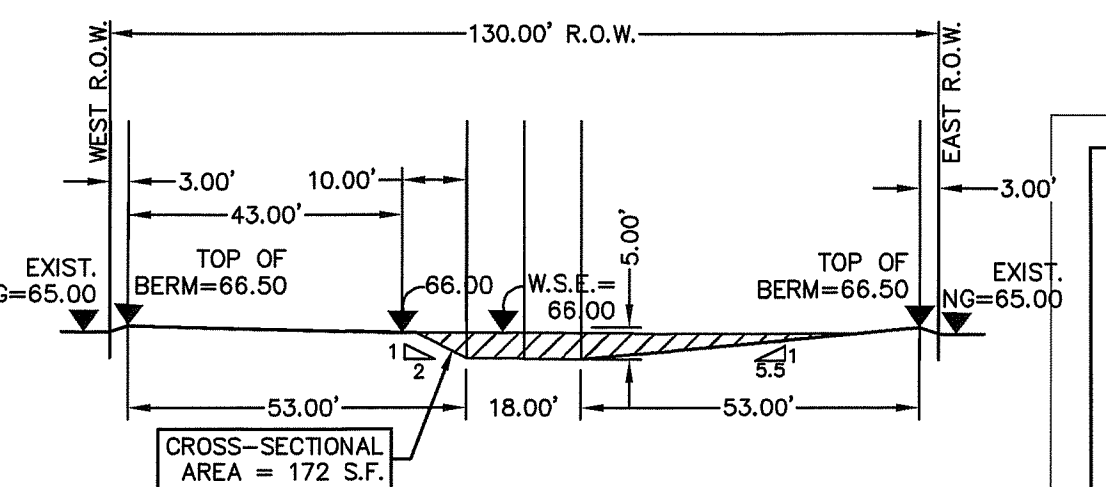
Phase	Area (AC)	Detention Required (AC-Ft)
A	127.12 (27.49%)	14.88
B	195.14 (32.36%)	14.88

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 BE LED OFF INTO A PROPOSED 60-INCH DRAIN LINE TO BE EXTENDED SOUTH ACROSS MILE 22 1/4 ROAD TO TIE-INTO THE EXISTING HIDALGO COUNTY DRAINAGE DISTRICT #1 214-00 DITCH SOUTH OF THE PROPOSED SUBDIVISION, WHICH FLOWS NORTHEAST INTO THE 214-00 (DA-1), THENCE SOUTHEAST TO THE NORTH MAIN DRAIN I, AND FINAL OUTFALL TO THE LAGUNA MADRE.

IVAN GARCIA, P.E., R.P.L.S. DATE
115662
LICENSED PROFESSIONAL ENGINEER



**EXISTING DRAIN DITCH WIDENING
TYPICAL CROSS SECTION "A-A"**
SCALE: N.T.S.



**EXISTING DRAIN DITCH WIDENING
TYPICAL CROSS SECTION "B-B"**
SCALE: N.T.S.

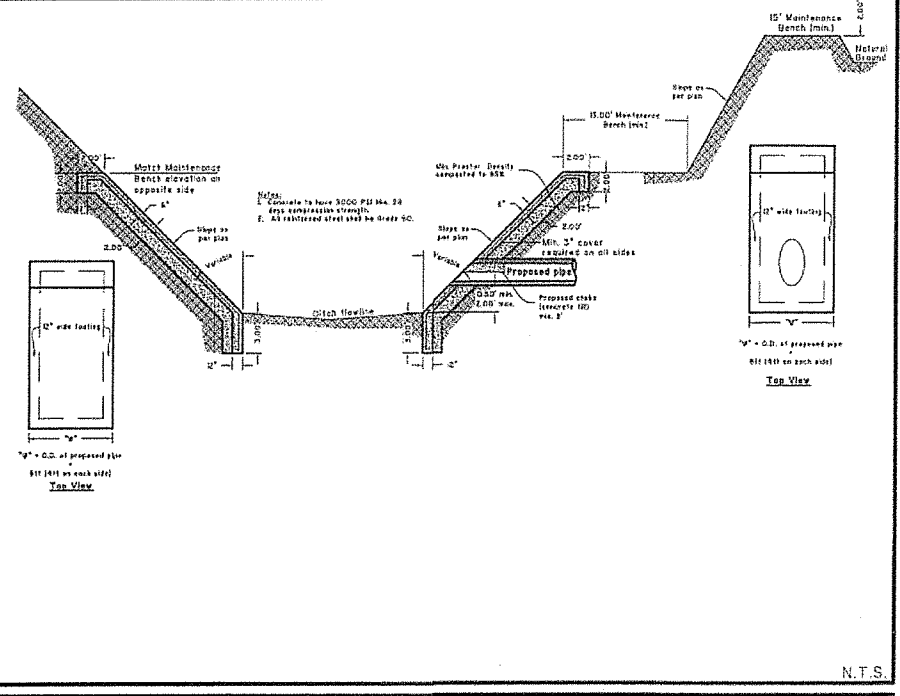
DRAINAGE VOLUME LEGEND (FOR PHASE B ONLY)

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

VOLUME PROVIDED IN DETENTION AREA CROSS SECTION "B-B" = 172 SF. X 2904 LF. = 499,488 CF

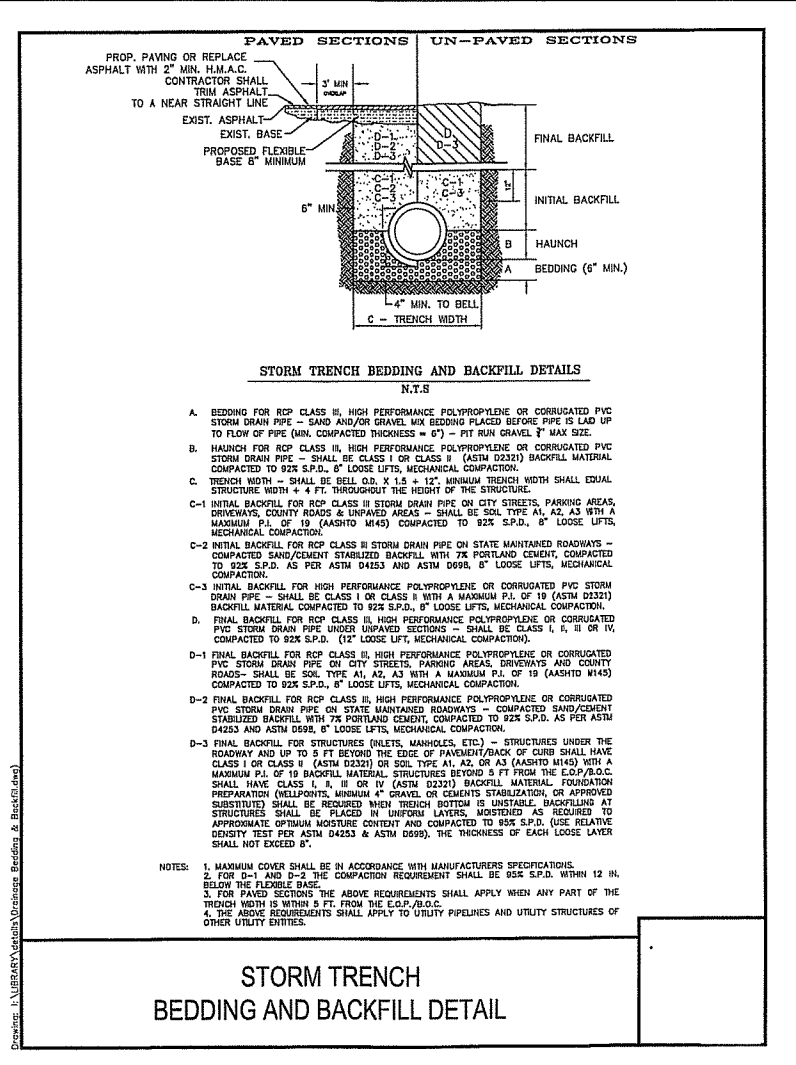
VOLUME PROVIDED IN ROAD SIDE DITCH OF PROP. ROADS CROSS SECTION = 11 SF. X 12,370 LF. = 136,070 CF

TOTAL = 635,558 CF

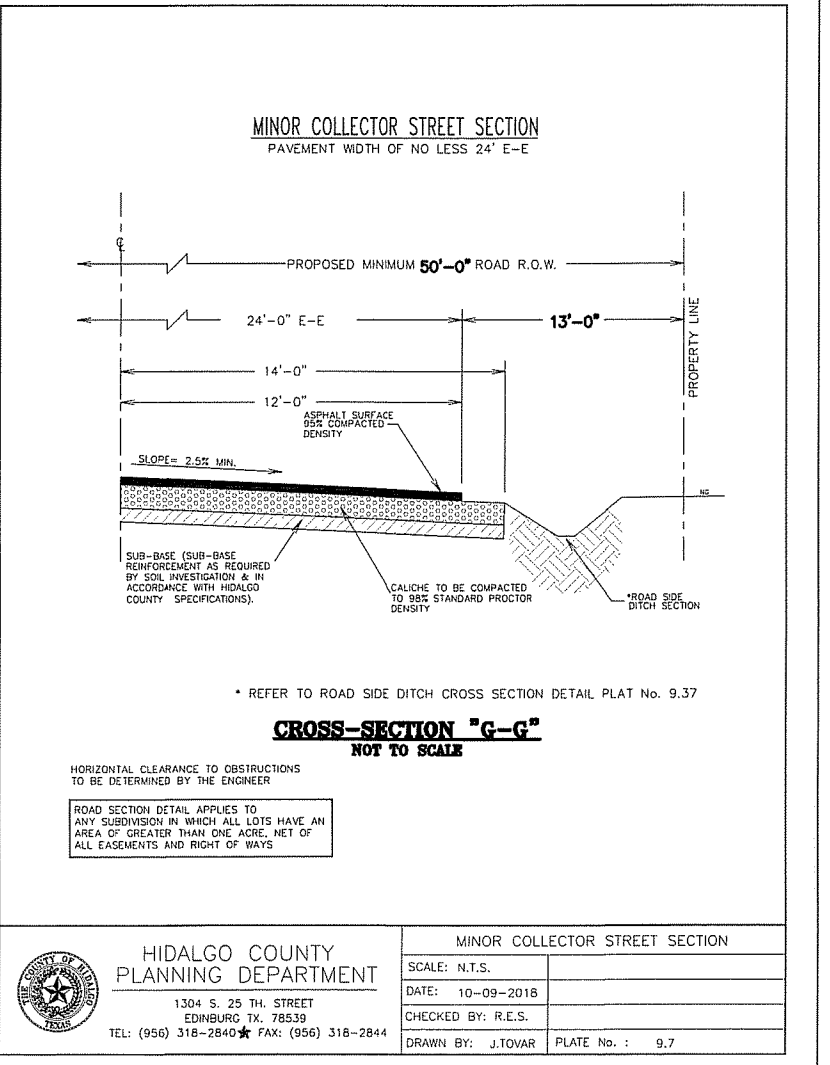


**Discharge Structure
Detail**
Reviewed By: J.N.S. Date: January 2016

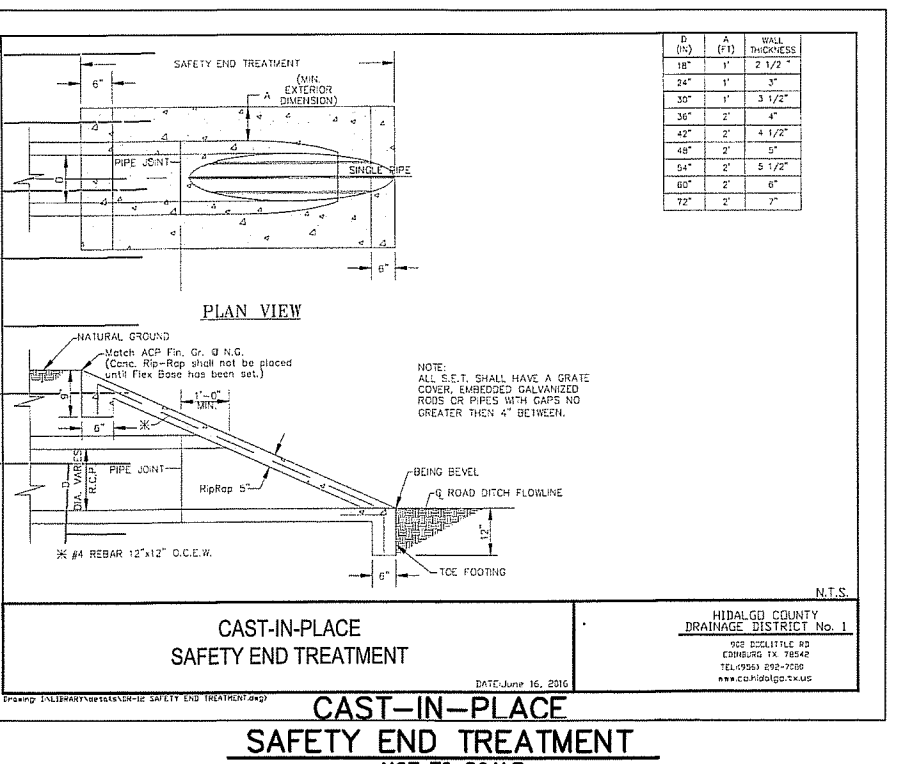
Hidalgo County Drainage District No. 1
802 N. Quillen
Edinburg, Texas 78542
Cell: (956)292-7000
Fax: (956)292-7009



**STORM TRENCH
BEDDING AND BACKFILL DETAIL**



MINOR COLLECTOR STREET SECTION



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

REVISION NOTES TABLE

DATE	DESCRIPTION

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

SHEET 1: HEADING, INDEX, LOCATION MAP, PRINCIPAL CONTACTS, MAP, LOT, STREETS, AND EASEMENT LAYOUT, DESCRIPTION (METES AND BOUNDS), OVERALL.

SHEET 2: HEADING, INDEX, LOCATION MAP, PRINCIPAL CONTACTS, MAP, LOT, STREETS, AND EASEMENT LAYOUT, DESCRIPTION (METES AND BOUNDS), ENGINEER'S AND SURVEYOR'S CERTIFICATION ZONE A.

SHEET 3: PLAN 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.M.S.O. HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE.

SHEET 4: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTEWATER OSSF AND ENGINEER'S CERTIFICATION.

SHEET 5: MAP OF TOPOGRAPHY AND 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

ISSUED FOR:
FINAL

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

PROJECT:
ENGINEER:
SURVEYOR:
CHECKED:
DRAWN:
SCALE:
DATE:
PROJECT:
REVISIONS:
PAGE NO:
5-OF-7

