



Anthony Uresti,
Director of Planning

HIDALGO COUNTY PLANNING DEPARTMENT

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

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 3-04-2025

PROPOSED ACRES OF SANTA CRUZ PH 4, PRECINCT No. 3.

ENGINEER S2 ENGINEERING, PLLC. DEVELOPER TIERRA VACANTE LLC

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 101 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: 16

FILLING STATIONS: 7

LOCATION DESCRIPTION: EAST SIDE OF CANTU ROAD, APPROXIMATELY 1/2 OF MILE NORTH OF MONTE CRISTO ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF CITY OF MCALLEN

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 1-13-2025 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.

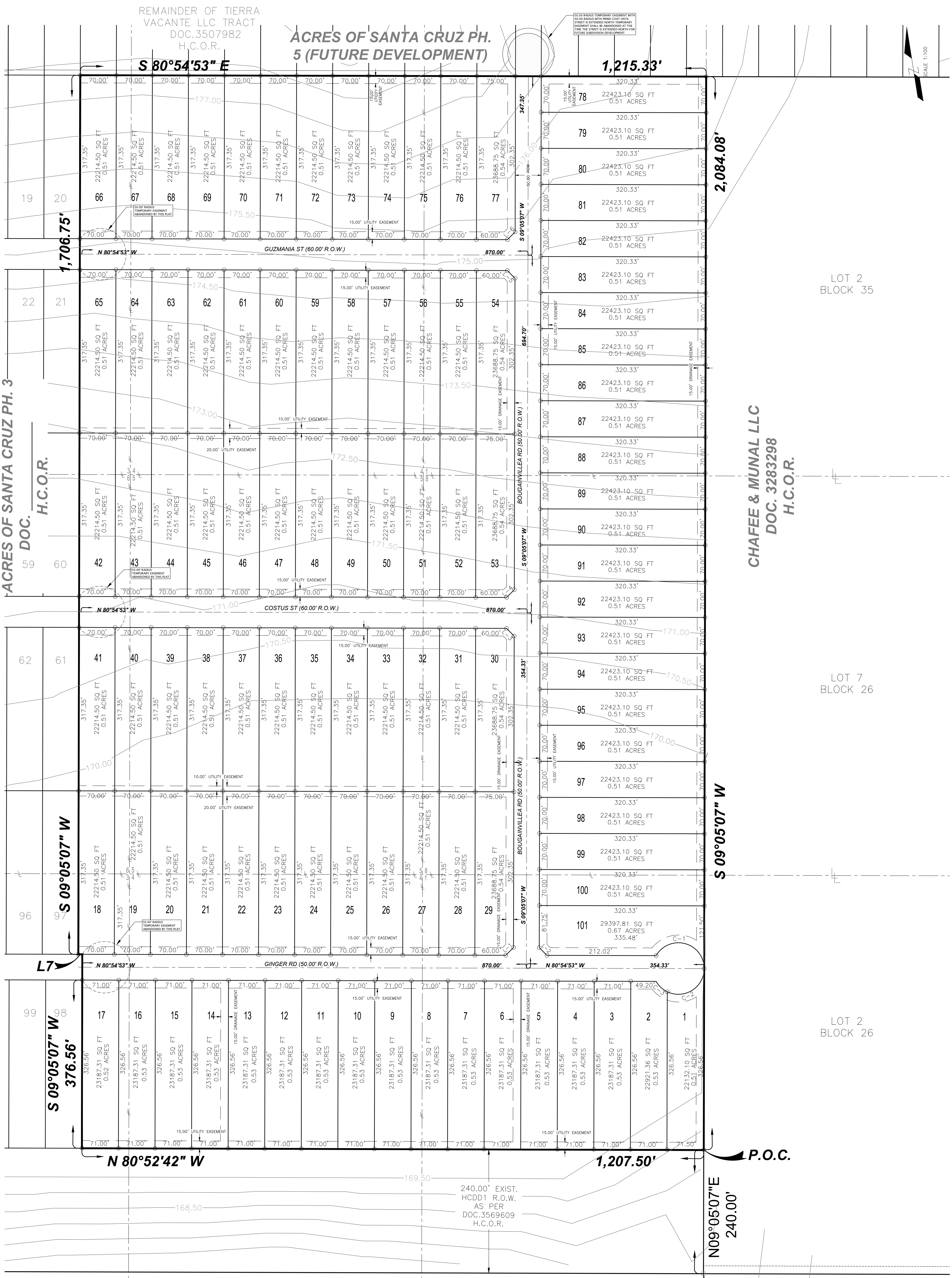
SEWER SYSTEM: OSSF'S

WATER SERVICE PROVIDER: S.W.S.C.

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



**SUBDIVISION PLAT OF:
ACRES OF SANTA
CRUZ PHASE 4
SUBDIVISION**

A 58.07 ACRE TRACT OF LAND OUT OF LOTS ONE (1), BLOCK THIRTY-FIVE(35), ONE(1), AND EIGHT (8), BLOCK TWENTY-SIX(26), LOTS THREE(3), AND FOUR (4), BLOCK THIRTY-SIX (36), AND LOTS THREE(3), FOUR (4), FIVE (5) AND SIX(6), BLOCK TWENTY-FIVE(25), OF THE JACKSON SUBDIVISION OF THE MELADO TRACT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGES 579-581, HIDALGO COUNTY MAP RECORDS, TEXAS.

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
ACRES OF SANTA CRUZ PHASE 4, IS LOCATED ON THE EAST SIDE OF CANTU RD APPROXIMATELY 3,000 FT NORTH OF MONTE CRISTO RD. THIS SUBDIVISION LIES ONLY ON THE RURAL AREA OF THE HIDALGO COUNTY, TEXAS UNDER LOCAL GOVERNMENT CODE 42.02 PRECINCT, No. 3.



LINE	BEARING	DISTANCE
L1	N54°05'07"E	21.21'
L2	N35°54'53"W	21.21'
L3	N35°54'53"W	21.21'
L4	N54°05'07"E	21.21'
L5	N35°54'53"W	21.21'
L6	N54°05'07"E	21.21'
L7	N80°54'53"W	7.84'

CURVE	DELTA	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
"C1"	150.00'	50.00'	130.90'	96.59'	N65°54'53"W
"C2"	115.47'	50.00'	100.76'	84.56'	N66°49'09"E
"C3"	34.53'	50.00'	30.14'	29.68'	S38°10'52"E

- INDEX TO SHEETS OF ACRES OF SANTA CRUZ PHASE 3**
- OF 6 HEADING, INDEX, LOCATION MAP, PRINCIPAL CONTACTS, PLAT WITH LOT, STREETS, AND EASEMENT DESIGNATIONS, DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE E.T.J. OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED PLAT NOTES.
 - OF 6 LEGAL DESCRIPTION (METES AND BOUNDS), SURVEYOR'S AND ENGINEER'S CERTIFICATION, PLAT NOTES AND RESTRICTIONS, OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION, COUNTY CLERK'S RECORDING CERTIFICATE, HIDALGO COUNTY JUDGE CERTIFICATE OF PLAT APPROVAL, H.C.D.D. NO. 1 CERTIFICATION, AND HHD.
 - OF 6 WATER DISTRIBUTION AND OSSP MAP, TYPICAL WATER SERVICE CONNECTION, REVISION NOTES (ENGLISH AND SPANISH VERSIONS), INCLUDING DESCRIPTION OF WATER AND OSSP AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSIONS), OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION, TYPICAL WATER SERVICE CONNECTION.
 - OF 6 SHARPLAND WATER SUPPLY DETAILS.
 - OF 6
 - OF 6 DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT, MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION, REVISION NOTES, & CONSTRUCTION DETAILS.

FILED FOR RECORD IN PUBLIC COUNTY RECORDS, HIDALGO COUNTY, TEXAS
 INSTRUMENT NUMBER: _____
 DATE: _____ AM/PM
 BY: _____ DEPUTY

- LEGEND:**
- - 1/2" IRON ROD FOUND
 - - 1/2" IRON ROD SET
 - - SET 60-D NAIL
 - R.O.W. - RIGHT OF WAY
 - P.O.B. - POINT OF BEGINNING
 - P.O.C. - POINT OF COMMENCING
 - S.W.C. - SOUTHWEST CORNER
 - N - NORTH
 - E - EAST
 - S - SOUTH
 - W - WEST
 - LATTITUDE AND LONGITUDE COORDINATES

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone
OWNER: TIERRA VACANTE LLC	2810 N. CLOSER BLVD EDINBURG, TEXAS	78536	(956)383-0868
ENGINEER: JOSE N. SALDIVAR, P.E., C.E.M.	2020 GRIFFIN PKWY MISSION, TEXAS	78574	(956) 403-9787
SURVEYOR: RESTITUTO A. ASCANO III, R.P.L.S.	2020 GRIFFIN PKWY MISSION, TEXAS	78574	(956) 403-9787

STATE OF TEXAS
 COUNTY OF HIDALGO
 I, JOSE N. SALDIVAR, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.
 DATED THIS ____ DAY OF _____ 20____

PRELIMINARY
 REGISTERED PROFESSIONAL ENGINEER
 No. 24622 STATE OF TEXAS

STATE OF TEXAS
 COUNTY OF HIDALGO
 I, RESTITUTO A. ASCANO III, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT AND RECORDS OF THIS SUBDIVISION HAS BEEN PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.
 DATED THIS ____ DAY OF _____ 20____

PRELIMINARY
 REGISTERED PROFESSIONAL SURVEYOR
 No. 6222 STATE OF TEXAS

S2 ENGINEERING, PLLC
 CIVIL ENGINEERING & LAND SURVEYING
 2810 N. CLOSER BLVD EDINBURG, TEXAS 78536 (956) 383-0868
 2020 GRIFFIN PKWY MISSION, TEXAS 78574 (956) 403-9787
 2020 GRIFFIN PKWY MISSION, TEXAS 78574 (956) 403-9787
 S2ENGINEERINGPLLC.COM

GENERAL SUBDIVISION PLAT NOTES

- MINIMUM FINISH FLOOR ELEVATION SHALL BE AT 18" ABOVE THE TOP OF THE STREET CURB WHEN MEASURED AT THE CENTER FRONT OF ALL THE LOTS. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED ALL LOTS WITH A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- THIS SUBDIVISION IS LOCATED IN ZONE "X" (UNSHADED) ACCORDING TO THE FEMA FIRM COMMUNITY PANEL NO. 480334 0300 D, REVISED DATED JUNE 6, 2005.
ZONE "X" (UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.
- CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
- SETBACKS:
FRONT: 25.00 FEET OR EASEMENT WHICHEVER IS GREATER
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
CORNER SIDE: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
- NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS.
- 5" IRON ROD SET WITH A PLASTIC CAP STAMPED RSL2 P5 10194796 AT THE LOT CORNERS, UNLESS OTHERWISE NOTED.
- BENCHMARK NOTE:
THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
B.M. No.1 - ELEV. = X=-----, Y=----- NAVD 88 DATUM.
B.M. No.2 - ELEV. = X=-----, Y=----- NAVD 88 DATUM.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 10,250 CUBIC-YARDS OF STORM WATER RUNOFF DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO.3 FOR STORM SEWER IMPROVEMENTS.)
- 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 PURCHASED 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. OSSF SYSTEM IS 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 SYSTEM 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 OCCUPANCY A LOT.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION
- TIERRA VACANTE, LLC BY RICHARD W. RUPPERT THE SUBDIVIDER OF ACRES OF SANTA CRUZ PH. 4 SUBDIVISION RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO.2 OF THIS PLAT.
- STREET & STOP SIGNS AND STREET LIGHTS INSTALLED BY THE DEVELOPER.
- FIRE HYDRANTS INSTALLED & PAINTED BLACK BY THE DEVELOPER.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR 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 APPROX. 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.
- 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 THIS SUBDIVISION.
- ALL SHARYLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF EASEMENT IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARYLAND WATER SUPPLY CORPORATION.

STATE OF TEXAS
COUNTY OF HIDALGO

I, JOSE N. SALDIVAR A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

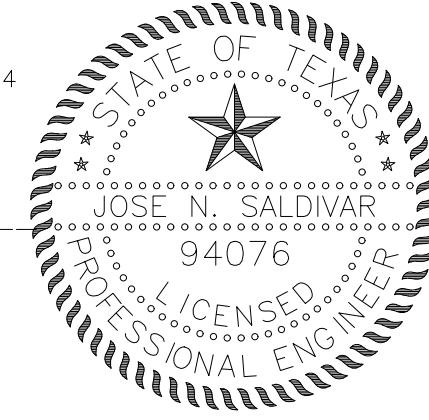
DATED THIS THE ___ DAY OF _____ 20__

PRELIMINARY

REGISTERED PROFESSIONAL ENGINEER

No.94076 STATE OF TEXAS

8-12-24



PRELIMINARY

STATE OF TEXAS
COUNTY OF HIDALGO

I, RESTITUTO A. ASCANO III, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION OF THIS SUBDIVISION WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

DATED THIS THE _____ DAY OF _____ 20__

REGISTERED PROFESSIONAL SURVEYOR
NO.6225 STATE OF TEXAS



STATE OF TEXAS COUNTY OF HIDALGO
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

TIERRA VACANTE, LLC BY RICHARD W. RUPPERT, AS OWNER OF THE 58.07 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED ACRES OF SANTA CRUZ PH. 4 SUBDIVISION HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE OF STREETS, 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, OR WILL MEET, THE MINIMUM REQUIREMENTS OF 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 THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

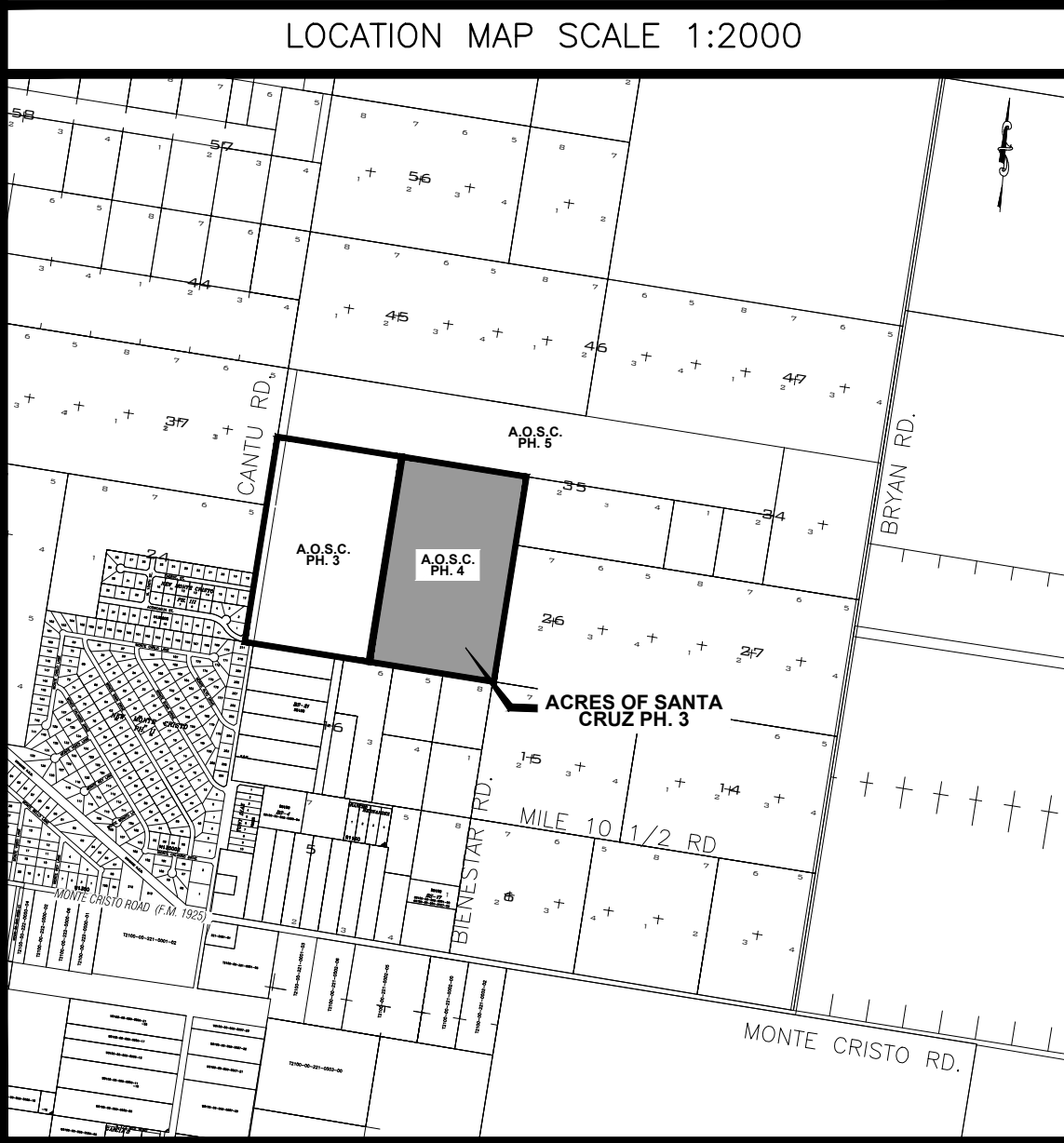
I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

TIERRA VACANTE, LLC BY RICHARD W. RUPPERT

BY: _____ DATE _____
TIERRA VACANTE LLC
BY, RICHARD W. RUPPERT
2810 N. CLOSNER BLVD
EDINBURG TX 78541

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL

JURISDICTION OF A MUNICIPALITY:
ACRES OF SANTA CRUZ PHASE No. 4 IS LOCATED ON THE EAST SIDE OF CANTU RD APPROXIMATELY 3,000 FT NORTH OF MONTE CRISTO RD. THIS SUBDIVISION LIES ONLY ON THE RURAL AREA OF THE HIDALGO COUNTY, TEXAS UNDER LOCAL GOVERNMENT CODE 42.02 PRECINCT. No. 3.



HIDALGO COUNTY DRAINAGE DISTRICT No. 1

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 TEX. WATER CODE 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 SESIN, P.E., C.F.M. DATE _____
GENERAL MANAGER

STATE OF TEXAS
COUNTY OF HIDALGO

UNDER LOCAL GOVERNMENT CODE 232.028(a)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE ACRES OF SANTA CRUZ PH. 4 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS' COURT ON THE _____ DAY OF _____ 20__

HIDALGO COUNTY JUDGE _____ DATE _____

ATTEST: HIDALGO COUNTY CLERK _____ DATE _____

SHARYLAND WATER SUPPLY CORPORATION

Sharyland Conditional Approval Block for Preliminary Plats:

I, CARLOS LIMA, HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR THE ACRES OF SANTA CRUZ PH. 4 SUBDIVISION LOCATED WITHIN HIDALGO COUNTY, TEXAS, SUBJECT TO THE SUBDIVISION'S POTABLE WATER SYSTEM MEETING THE APPROVAL OF THE DEVELOPER'S DESIGN ENGINEER, ALL APPLICABLE RULES AND REGULATIONS OF SHARYLAND WATER SUPPLY CORPORATION, AND LOCAL, STATE, AND FEDERAL AGENCIES.

DEVELOPER AND ITS DESIGN ENGINEER SHALL BEAR FULL RESPONSIBILITY TO ENSURE THAT THE ABOVE REFERENCED POTABLE WATER SYSTEM IS CONSTRUCTED WITHIN THE DESIGNATED SHARYLAND WATER SUPPLY CORPORATION EXCLUSIVE EASEMENT.

CARLOS LIMA DATE _____
GENERAL MANAGER
SHARYLAND WATER SUPPLY CORPORATION

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL
HIDALGO COUNTY HEALTH DEPARTMENT

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF ACRES OF SANTA CRUZ PH. 4 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION DATE _____

INDEX TO SHEETS OF ACRES OF SANTA CRUZ PHASE 4	
1 OF 6	HEADING; INDEX; LOCATION MAP; PRINCIPAL CONTACTS; PLAT WITH LOT, STREETS, AND EASEMENT DESIGNATIONS; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED PLAT NOTES.
2 OF 6	LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY JUDGE CERTIFICATE OF PLAT APPROVAL; H.C.D.D. NO. 1 CERTIFICATION; AND HCHD.
3 OF 6	WATER DISTRIBUTION AND OSSF MAP; TYPICAL WATER SERVICE CONNECTION; REVISION NOTES; ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND OSSF AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; TYPICAL WATER SERVICE CONNECTION
4 OF 6	SHARYLAND WATER SUPPLY DETAILS
5 OF 6	
6 OF 6	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES; & CONSTRUCTION DETAILS.

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone
OWNER: RICHARD W. RUPPERT TIERRA VACANTE, LLC	2810 N. CLOSNER BLVD	EDINBURG, TEXAS 78536	(956)383-0868
ENGINEER: JOSE N. SALDIVAR, P.E.	2020 GRIFFIN PKWY	MISSION, TEXAS 78574	(956) 403-9787
SURVEYOR: RESTITUTO A. ASCANO III, R.P.L.S.	2020 GRIFFIN PKWK	MISSION, TEXAS 78574	(956) 403-9787

METES AND BOUNDS
OF

A 58.07 ACRE TRACT OF LAND OUT OF LOT ONE (1), BLOCK THIRTY-FIVE(35), LOTS ONE(1), AND EIGHT (8), BLOCK TWENTY-SIX(26), LOTS THREE(3), AND FOUR (4), BLOCK THIRTY-SIX (36), AND LOTS THREE(3), FOUR (4), FIVE (5) AND SIX(6), BLOCK TWENTY-FIVE(25), OF THE JACKSON SUBDIVISION OF THE MELADO TRACT IN THE SAN SALVADOR DEL TULE GRANT OF LANDS, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGES 579-581, HIDALGO COUNTY MAP RECORDS, TEXAS, TOGETHER WITH THE ABANDONED ROAD RIGHTS OF WAY WHICH WERE CLOSED IN RESOLUTION AND ORDER CLOSING COUNTY ROADS DATED MAY 23, 1983, FILED MAY 24, 1983, RECORDED IN VOLUME 1840, PAGE 225, HIDALGO COUNTY OFFICIAL RECORDS, TEXAS; SAID 58.07 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, AT A 5/8 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF LOT 8, BLOCK 15, OF SAID JACKSON SUBDIVISION OF THE MELADO TRACT IN THE SAN SALVADOR DEL TULE GRANT OF LANDS IN HIDALGO COUNTY, TEXAS, BEING CONVEYED TO ARTEMIO CANTU, RECORDED IN A WARRANTY DEED WITH VENDOR'S LIEN IN DOCUMENT NO. 1076764, HIDALGO COUNTY OFFICIAL RECORDS, TEXAS. THENCE, NORTH 09° 05' 07" EAST, ALONG THE COMMON LINES OF LOT 1 AND LOT 2, BLOCK 26, OF SAID JACKSON SUBDIVISION OF THE MELADO TRACT, A DISTANCE OF 240.00 FEET, TO A 1/2-INCH IRON ROD SET WITH PLASTIC CAP STAMPED "S2 F-10194796" FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 80° 52' 42" WEST, PARALLEL WITH THE SOUTH LINE OF LOT 1, BLOCK 26 AND LOT 4 BLOCK 25, OF SAID JACKSON SUBDIVISION OF THE MELADO TRACT, A DISTANCE OF 1,207.50 FEET TO 1/2-INCH IRON ROD FOUND WITH PLASTIC CAP STAMPED "S2 F-10194796" FOR THE SOUTHWEST CORNER OF THIS TRACT HEREIN DESCRIBED;

THENCE, NORTH 09° 05' 07" EAST, PARALLEL WITH THE EAST LINE OF LOT 3, BLOCK 25 OF SAID JACKSON SUBDIVISION OF THE MELADO TRACT, A DISTANCE OF 376.66 FEET TO 1/2-INCH IRON ROD FOUND WITH PLASTIC CAP STAMPED "S2 F-10194796" FOR THE INTERIOR CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 80° 54' 53" WEST, PARALLEL TO THE NORTH LINE OF LOT 3, BLOCK 25, OF SAID JACKSON SUBDIVISION, A DISTANCE OF 7.84 FEET TO A 1/2-INCH IRON ROD FOUND WITH PLASTIC CAP STAMPED "S2 F-10194796", FOR AN EXTERIOR CORNER OF THIS TRACT HEREIN DESCRIBED.

THENCE, NORTH 09° 05' 07" EAST, PARALLEL TO THE EAST LINE OF SAID LOTS 3 AND 6, BLOCK 25, AND LOT 3, BLOCK 36, OF SAID JACKSON SUBDIVISION, A DISTANCE OF 1,706.75 FEET TO A 1/2-INCH IRON ROD FOUND WITH PLASTIC CAP STAMPED "S2 F-10194796" FOR THE NORTHWEST CORNER OF THIS TRACT HEREIN DESCRIBED.

THENCE, SOUTH 80° 54' 53" EAST, ALONG THE NORTH LINE OF LOT 3 AND LOT 4, BLOCK 36, AND LOT 1, BLOCK 35, OF SAID JACKSON SUBDIVISION, A DISTANCE OF 1,215.33 FEET TO A 1/2-INCH IRON ROD SET WITH PLASTIC CAP STAMPED "S2 F-10194796", FOR THE NORTHEAST CORNER OF THIS TRACT HEREIN DESCRIBED.

THENCE, SOUTH 09° 05' 07" WEST, ALONG THE EAST LINE OF SAID LOT 1, BLOCK 35, AND LOTS 1 AND 8, BLOCK 26, OF SAID JACKSON SUBDIVISION, A DISTANCE OF 2,084.08 FEET TO THE POINT OF BEGINNING AND CONTAINING 58.07 ACRE TRACT OF LAND, MORE OR LESS.

S2 ENGINEERING, PLLC
CIVIL ENGINEERING & LAND SURVEYING
10194796
TELE F-23869 TELS 10194796
2020 E GRIFFIN PKWY, MISSION, TX 78574
956-403-9787
SEENGINEERINGPLLC.COM

ACRES OF SANTA CRUZ PHASE 4 SUBDIVISION
LOT LAYOUT PLAT SHEET 2 OF 2

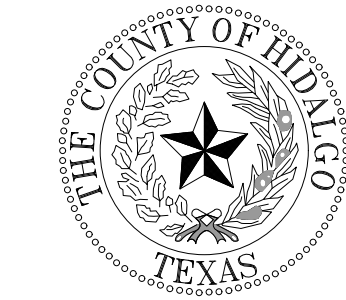


This seal appearing on this document was authorized by Jose N. Saldivar, P.E., No. 94076 on the above designated date, 8-12-24

PRELIMINARY
JOSE N. SALDIVAR, P.E. No. 94076

DRAWING DATE: JUNE, 2024
RELEASE DATE: JUNE 27, 2024
DESIGNED BY: N.S.
DRAWN BY: L.M.
CHECKED BY: N.S.
UPDATED DWG. BY:
BY: _____ DEPUTY

PLAT SHEET
2 OF 10



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

