



# HIDALGO COUNTY PLANNING DEPARTMENT

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

Raul E. Sesin, P.E., CFM  
Planning Administrator

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 04-02-2013

PROPOSED RIO RICO NORTH SUBDIVISION SUBDIVISION, PRECINCT No. 1.

ENGINEER: MELDEN & HUNT, INC. DEVELOPER: PAUL DANIEC

PRELIMINARY APPROVAL  FINAL APPROVAL  FINAL APPROVAL WITH FINANCIAL GUARANTEE  WITH VARIANCE

NUMBER OF LOTS: 10  \*SINGLE FAMILY  \*MULTI-FAMILY  COMMERCIAL  INSTITUTIONAL

LOCATION DESCRIPTION: Between FM 491 and Baseline Rd., approximately ¼ mile North of Mile 4 North Rd.

The rural area of the County.

SUBDIVISION LIES WITHIN THE:  ETJ of \_\_\_\_\_ and was approved administratively by said City.

ETJ of Mercedes and was approved by the P & Z and City Commission of said City

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 11-13-12 PROPERTY LIES WITHIN FLOOD ZONE: "C" AS PER FEMA.

DRAINAGE DESIGN: Detention will be accomplished within the green open areas of each lot.

DISTANCE TO A DRAIN DITCH: ¼ mile North of proposed subdivision development

ROAD R.O.W. DEDICATION: 20 feet of FM 491 and 20 feet on Baseline Rd.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 03-07-13 By, Roy Gonzalez R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 03-06-13 By, Chardo Ramos

OSSF & SOIL ANALYSIS WERE CONDUCTED BY: Jose A. Gonzalez

SEWER SYSTEM:  OSSF HAVE BEEN INSTALLED AND INSPECTED BY HCHD ON: \_\_\_\_\_

SANITARY SEWER BY: \_\_\_\_\_ LINE SIZE: \_\_\_\_\_ LOCATION: \_\_\_\_\_.

WATER SERVICE PROVIDER: Military Hwy. Water Supply Corp LINE SIZE: 8" LOCATION: Baseline Rd & 3" on FM 491

H.C.O.E.C. PRELIMINARY APPROVAL DATE: 03-05-2013 .: By Martin Ramirez

SMALL CONSTRUCTION

*The applicant has submitted the required small construction site notice 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.*

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:  Cash Deposit: Amount: \$ \_\_\_\_\_ For:  OSSF(S) \_\_\_\_\_  PAVING  DRAINAGE  STREET SIGNS

A Letter of Credit Financial Institution: \_\_\_\_\_ L.O.C No. \_\_\_\_\_

Amount: \$ \_\_\_\_\_ For:  OSSF(S) \_\_\_\_\_  PAVING  DRAINAGE  STREET SIGNS

PRELIMINARY APPROVAL FROM  
THE HIDALGO COUNTY ADVISORY BOARD ON: \_\_\_\_\_

STAFF RECOMMENDS:  Preliminary Approval subject to comments and future recommendations by planning, other departments and the approval of the City of Mercedes.

Preliminary Approval subject comments and future recommendations by planning and other Departments

Final Approval subject to recommendations 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.

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**Hidalgo County  
Planning  
Department**

**Raul E. Sesin, PE, CFM**  
*Planning Administrator*

**Main Office**  
1304 S. 25<sup>th</sup> Street  
Edinburg, Texas 78542  
Phone (956) 318-2840  
Fax (956) 318-2844

**Engineering Projects Office**  
301 E. State Street  
Pharr, Texas 78577  
Phone (956) 318-2840  
Fax (956) 318-2844

**Precinct No. 1 Substation**  
1902 Joe Stephens Ave.  
Weslaco, Texas 78596  
Phone (956) 968-4734  
Fax (956) 973-7850

**Precinct No. 3 Substation**  
2401 N. Moorefield Rd.  
Mission, Texas 78572  
Phone (956) 205-7045  
Fax (956) 205-7049

Subdivision Review Comments for:  
**RIO RICO ACRES NORTH 2<sup>nd</sup> review comments**

*Plat is subject to additional comments from Planning, Office of Environmental Compliance, Right of Way, Health and HCDD No. 1 prior to consideration for final approval.*

**By: Jose R. Tovar, Engineering Tech III**

**Date: 03-14-2013**

**1<sup>ST</sup> SHEET COMMENTS:**

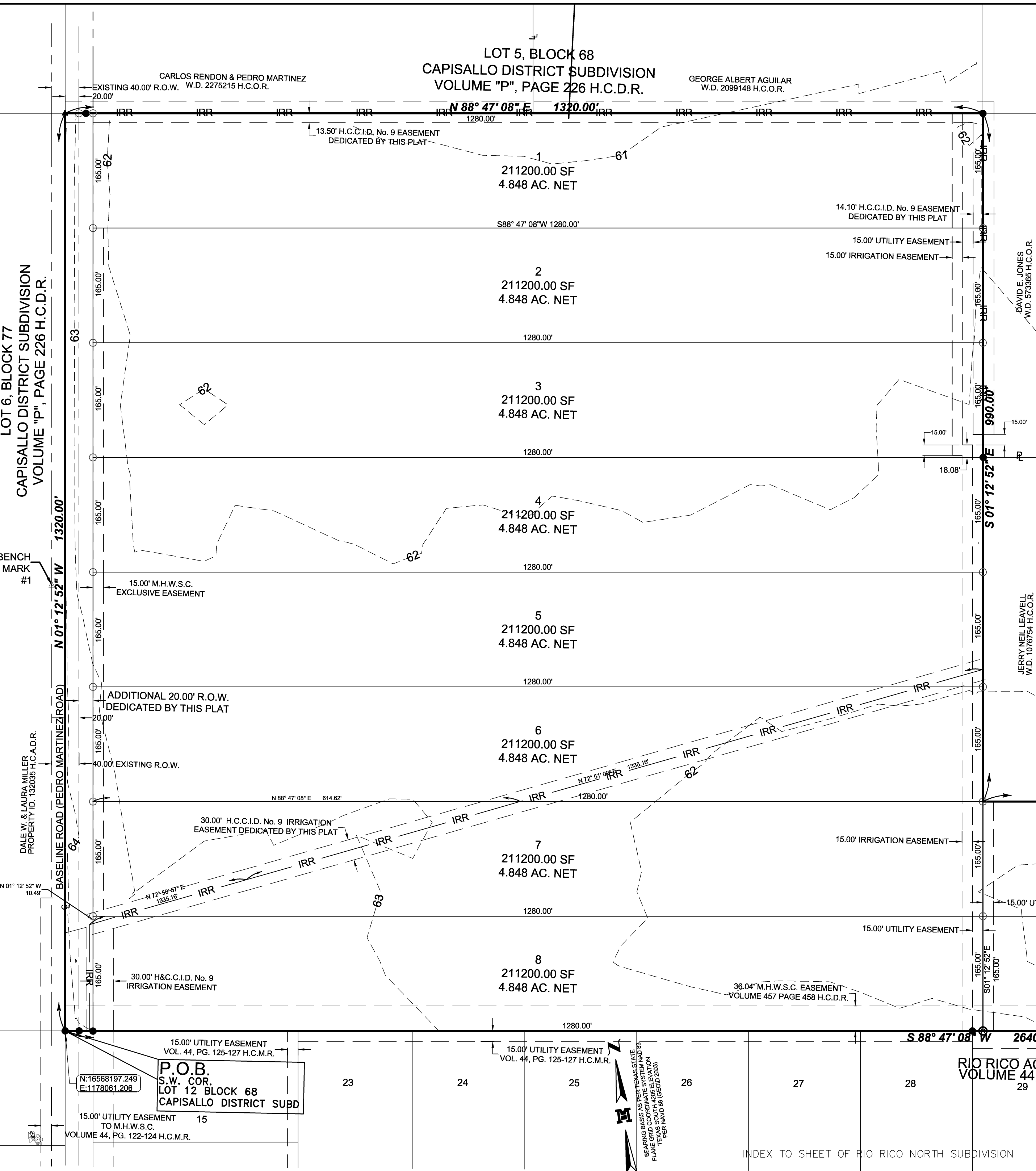
7. A share driveway may be required between lots 9 & 10. TxDOT driveway permit and a plat note restriction will be required.

**2<sup>ND</sup> SHEET COMMENTS:**

18. Extend MHWSC easement and water line up to the north property line.
28. Label line perpendicular with the north lot line of proposed lot 10. According to the line type, it appears to be an irrigation line. If that's the case, please label line and size. An easement will be required by plat dedicated to the irrigation district if the line remains as shown.
31. Correct the water and OSSF engineering reports. Make sure they coincide with distribution design and all amounts are accurate.

**3<sup>RD</sup> SHEET COMMENTS:**

32. Don't show water, fire hydrants, and OSSF on this sheet.
34. As per drainage report statement and approved by HCDD#1; Please provide a separate drainage plan design showing the topography of the existing road side ditches flowing south into an irrigation ditch. Drainage report was approved subject to submittal to our department and further review.



GENERAL PLAT NOTES & RESTRICTIONS:  
 HIDALGO COUNTY GENERAL SUBDIVISION PLAT NOTES

1. FLOOD ZONE STATEMENT:  
 FLOOD ZONE DESIGNATION: ZONE "C" AREA OF MINIMUM FLOODING, FLOOD PLAIN COMMUNITY-PANEL NO. 480334 0525 B EFFECTIVE DATE: JANUARY 02, 1981.

2. SETBACKS:  
 FRONT: 50.00 FEET.  
 REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER  
 SIDE: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER

3. 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. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

4. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET 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. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.

5. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:  
 --S.E.M. NO. 1--ELEV. 63.44 N.G.V.D. 29 DESCRIPTIONS: COTTON PICKER SPINDLE SET ON A POWER POLE ALONG THE WEST SIDE OF BASELINE ROAD APPROXIMATELY 640.00 FEET NORTH FROM THE SOUTHWEST CORNER OF THIS SUBDIVISION.  
 --S.E.M. NO. 2--ELEV. 91.90 N.G.V.D. 29 DESCRIPTIONS: ALUMINUM DISK SET IN CONCRETE ALONG THE WEST RIGHT-OF-WAY OF F.M. 491 APPROXIMATELY 40 FEET NORTH AND 3 FEET EAST OF THE SOUTHWEST CORNER OF LOT 9 OF THIS SUBDIVISION.

6. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 89,030 CUBIC FEET 2.04 ACRE- FEET) OF STORM WATER RUNOFF. DRAINAGE RUNOFF IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO. 3 FOR RUNOFF IMPROVEMENTS.)

7. 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.

8. 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.

9. 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.

10. AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT AND THE OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR COMMERCIAL USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.

11. 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 SEWAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.

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

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

WE, THE UNDER SIGNED CERTIFY THAT THIS PLAT OF RIO RICO NORTH SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_ DATE \_\_\_\_\_

HIDALGO COUNTY JUDGE \_\_\_\_\_ DATE \_\_\_\_\_  
 ATTEST: HIDALGO COUNTY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

CITY OF MERCEDDES  
 CERTIFICATE OF PLAT APPROVAL  
 UNDER LOCAL GOVERNMENT CODE § 212.009(C) AND § 212.01150

WE, THE UNDER SIGNED CERTIFY THAT THIS PLAT OF RIO RICO NORTH SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MERCEDDES ON \_\_\_\_\_ DATE \_\_\_\_\_

MAYOR OF THE CITY MERCEDDES \_\_\_\_\_ DATE \_\_\_\_\_  
 ATTEST: SECRETARY OF THE CITY OF MERCEDDES \_\_\_\_\_ DATE \_\_\_\_\_

CITY OF MERCEDDES  
 CERTIFICATE OF PLAT APPROVAL  
 UNDER LOCAL GOVERNMENT CODE § 212.009(C) AND § 212.01150

WE, THE UNDER SIGNED CERTIFY THAT THIS PLAT OF RIO RICO NORTH SUBDIVISION WAS REVIEWED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF MERCEDDES ON \_\_\_\_\_ DATE \_\_\_\_\_

P&Z CHAIRMAN OF THE CITY OF MERCEDDES \_\_\_\_\_ DATE \_\_\_\_\_

HIDALGO COUNTY  
 CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF RIO RICO NORTH SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT-OF-WAY DEPARTMENT ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

HIDALGO COUNTY RIGHT OF WAY DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

HIDALGO COUNTY  
 CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF RIO RICO NORTH SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

ENVIRONMENTAL HEALTH DIVISION MANAGER \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF TEXAS  
 COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

WE, BENCHMARK FARMS AND RANCHES, INC., AS OWNER OF THE 50.000 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED RIO RICO NORTH SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET(S), 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 LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS.

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

BENCHMARK FARMS AND RANCHES, INC., A TEXAS CORPORATION DATE: \_\_\_\_\_  
 PAUL DANIEC, PRESIDENT  
 24165 IH-10W, SUITE 217-610  
 San Antonio, Tx 78257

STATE OF TEXAS  
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED PAUL DANIEC, PROVED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVERS LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

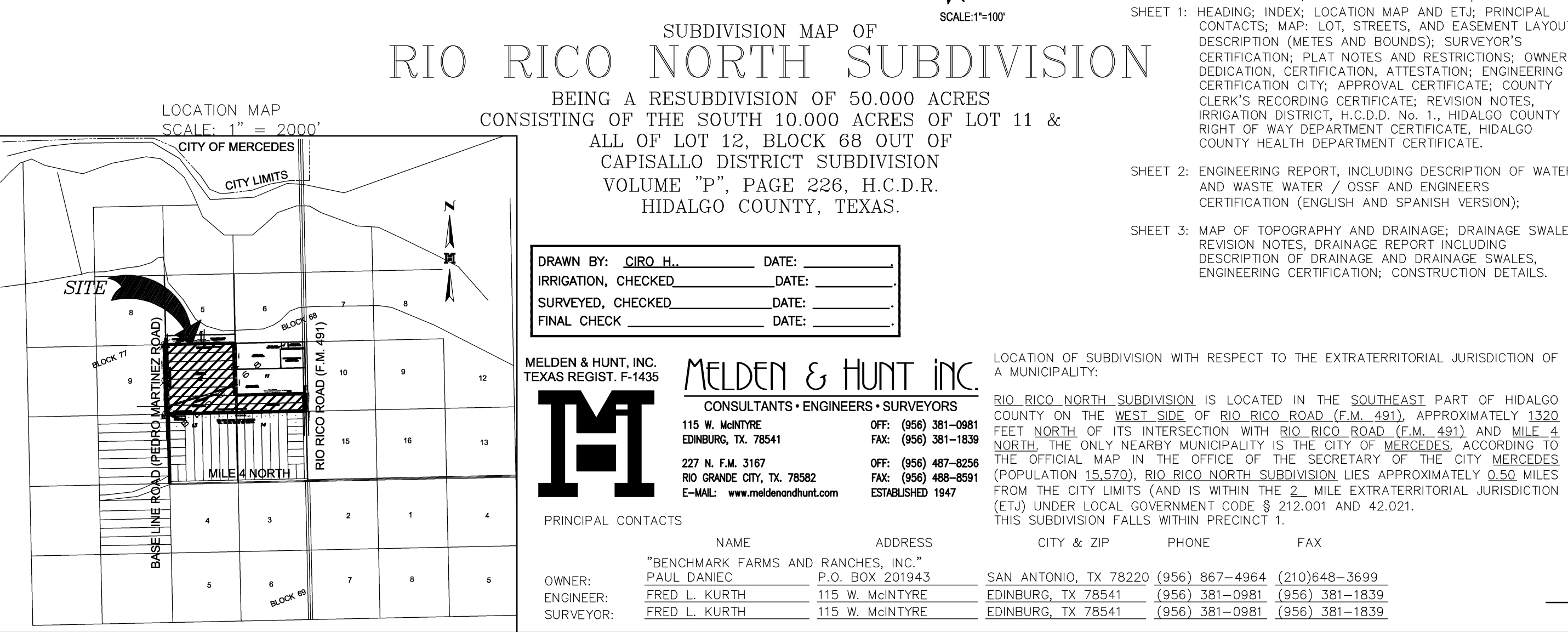
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013.

NOTARY PUBLIC, STATE OF TEXAS  
 MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF TEXAS  
 COUNTY OF HIDALGO

I, FRED L. KURTH A REGISTERED PROFESSIONAL LAND SURVEYOR AND LICENSED PROFESSIONAL ENGINEER IN TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF THE RIO RICO NORTH SUBDIVISION WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON AUG. 09, 2012 AND THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION.

FRED L. KURTH, PE # 54151 RPLS # 4750  
 DATE SURVEYED: AUGUST 09, 2012  
 DATE PREPARED: AUGUST 13, 2012  
 T-93 PG. 63-66 JOB NO. 12094.00 MELDEN & HUNT, INC. TEXAS REGISTRATION F-1435  
 SURVEY JOB NO. 12094.08



LOT 11, BLOCK 68  
 CAPISALLO DISTRICT SUBDIVISION  
 VOLUME "P", PAGE 226 H.C.D.R.

N 88° 47' 08" E 1320.00'  
 S 07° 12' 52" E 990.00'

LOT 10, BLOCK 68  
 CAPISALLO DISTRICT SUBDIVISION  
 VOLUME "P", PAGE 226 H.C.D.R.

N 88° 47' 08" E 1280.00'  
 S 07° 12' 52" E 990.00'

LOT 15, BLOCK 68  
 CAPISALLO DISTRICT SUBDIVISION  
 VOLUME "P", PAGE 226 H.C.D.R.

N 88° 47' 08" E 1280.00'  
 S 07° 12' 52" E 990.00'

INDEX TO SHEET OF RIO RICO NORTH SUBDIVISION

SHEET 1: HEADING; INDEX; LOCATION MAP AND ETC.; PRINCIPAL CONTACTS; MAP; LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, ATTESTATION; ENGINEERING CERTIFICATION; CITY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES; IRRIGATION DISTRICT, H.C.D. No. 1, HIDALGO COUNTY RIGHT OF WAY DEPARTMENT CERTIFICATE, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE.

SHEET 2: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER / OSSF AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION);

SHEET 3: MAP OF TOPOGRAPHY AND DRAINAGE; DRAINAGE SWALES REVISION NOTES, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DRAINAGE SWALES, ENGINEERING CERTIFICATION; CONSTRUCTION DETAILS.

DESCRIPTION OF RIO RICO NORTH SUBDIVISION  
 METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 50.0 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING ALL OF LOT 12 AND A PART OR PORTION OF LOT 11, BLOCK 68, CAPISALLO DISTRICT SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 44, PAGE 226, HIDALGO COUNTY MAP RECORDS, SAID 50.0 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NO. 4 REBAR FOUND [NORTHING:16568197.249, EASTING:1178061.206] AT THE SOUTHWEST CORNER OF SAID LOT 12 AND THE NORTHWEST CORNER OF RIO RICO EAST SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 44, PAGE 125, HIDALGO COUNTY MAP RECORDS, FOR THE SOUTHWEST CORNER OF THIS HERIN DESCRIBED TRACT;

1. THENCE, N 01° 12' 52" W ALONG THE WEST LINE OF SAID LOT 12 AND WITHIN THE RIGHT-OF-WAY OF BASELINE ROAD, A DISTANCE OF 1320.0 FEET TO A COTTON PICKER SPINDLE FOUND AT THE NORTHWEST CORNER OF SAID LOT 12, FOR THE NORTHWEST CORNER OF THIS TRACT;

2. THENCE, N 88° 47' 08" E AT A DISTANCE OF 30.0 FEET PASS A NO. 4 REBAR FOUND FOR THE EAST RIGHT-OF-WAY LINE OF BASELINE ROAD, CONTINUING A TOTAL DISTANCE OF 1320.0 FEET TO A NO. 4 REBAR FOUND AT THE NORTHEAST CORNER OF SAID LOT 12 FOR THE NORTHEAST CORNER OF THIS TRACT;

3. THENCE, S 01° 12' 52" E ALONG THE WEST LINE OF SAID LOT 11 AND EAST LINE OF SAID LOT 12 A DISTANCE OF 990.0 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;

4. THENCE, N 88° 47' 08" E AT A DISTANCE OF 1,280 FEET PASS A NO. 4 REBAR SET FOR THE WEST RIGHT-OF-WAY LINE OF F.M. 491, CONTINUING A TOTAL DISTANCE OF 1320.0 FEET TO THE NORTHERMOST SOUTHEAST CORNER OF THIS TRACT;

5. THENCE, S 01° 12' 52" E ALONG THE EAST LINE OF SAID LOT 11 AND WITHIN THE RIGHT-OF-WAY OF F.M. 491, A DISTANCE OF 330 FEET TO THE SOUTHEAST CORNER OF LOT 11 FOR THE SOUTHERMOST SOUTHEAST CORNER OF THIS TRACT;

6. THENCE, S 88° 47' 08" W ALONG THE SOUTH LINES OF LOT 11 AND 12 AND THE NORTH LINE OF SAID RIO RICO EAST SUBDIVISION, AT A DISTANCE OF 40.0 FEET PASS A NO. 4 REBAR FOUND [NORTHING:16568252.355, EASTING:1180680.622] FOR THE EXISTING WEST RIGHT-OF-WAY LINE OF F.M. 491, AT A DISTANCE OF 60.0 FEET PASS A NO. 4 REBAR FOUND, AT A DISTANCE OF 1320.0 FEET PASS THE WEST LINE OF LOT 11 AND THE EAST LINE OF LOT 12, AT A DISTANCE OF 2,600 FEET PASS A NO. 4 REBAR FOUND FOR THE EAST RIGHT-OF-WAY LINE OF BASELINE ROAD, AT A DISTANCE OF 2,620 FEET PASS A NO. 4 REBAR FOUND IN LINE, CONTINUING A TOTAL DISTANCE OF 2,640 FEET TO THE POINT OF BEGINNING, AND CONTAINING 50.0 ACRES, OF WHICH 1.212 ACRES LIE WITHIN THE RIGHT-OF-WAY OF BASELINE ROAD, 0.303 OF ONE ACRE LIES WITHIN THE RIGHT-OF-WAY OF F.M. 491, 0.152 OF ONE ACRE LIES WITHIN THE FUTURE THROUGHFARE OF F.M. 491, LEAVING A NET OF 48.333 ACRES OF LAND, MORE OR LESS.

CERTIFICATION OF HIDALGO & CAMERON COUNTIES  
 IRRIGATION DISTRICT NO. 9

THIS PLAT "RIO RICO NORTH SUBDIVISION" HAS BEEN SUBMITTED TO AND CONSIDERED BY HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT NO. 9 AND WAS APPROVED BY SUCH DISTRICT SUBJECT TO:

1. THE RATE OF FLOW OF DRAIN WATER WILL BE NO GREATER THAN THE RATE OF FLOW OF DRAIN WATER WHEN THE LAND WAS IN AGRICULTURAL USE.

2. IT IS UNDERSTOOD THE OWNERS WILL BE MADE AWARE OF ALL OF THE DISTRICT'S PIPELINES, DRAINS, CANALS, EASEMENTS, ETC. THAT EXIST WITHIN THEIR PROPERTY.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

BY: \_\_\_\_\_ GENERAL MANAGER

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1  
 BY: \_\_\_\_\_

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

ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM  
 DOCUMENT NUMBER \_\_\_\_\_  
 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS  
 BY: \_\_\_\_\_ DEPUTY

LEGEND

- FOUND, No. 4 REBAR
- FOUND, No. 5 REBAR
- FOUND, COTTON PICKER SPINDLE
- SET BENCHMARK
- SET NO. 4 REBAR W/PLASTIC CAP STAMPED MELDEN & HUNT
- ▲ SET C.P.S.
- ▲ IRRIGATION OUTLET
- ⊗ IRRIGATION VALVE
- ⊗ 12" IRRIGATION STAND PIPE
- ⊗ 30" IRRIGATION STAND PIPE
- ⊗ 36" IRRIGATION STAND PIPE
- ⊗ 42" IRRIGATION STAND PIPE
- IRR IRRIGATION LINE

R.O.W. - RIGHT OF WAY  
 H.C.M.R. - HIDALGO COUNTY MAP RECORDS  
 H.C.D.R. - HIDALGO COUNTY OFFICIAL RECORDS  
 H.C.D.B. - HIDALGO AND CAMERON COUNTY IRRIGATION DISTRICT NO. 9  
 M.H.W.S.C. - MILITARY HIGHWAY WATER SUPPLY COMPANY  
 N.E. - NORTHEAST CORNER  
 S.W. - SOUTHWEST CORNER  
 W.D. - WARRANTY DEED  
 P.O.B. - POINT-OF-BEGINNING  
 LL - LOT LINE

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:  
 RIO RICO NORTH SUBDIVISION IS LOCATED IN THE SOUTHEAST PART OF HIDALGO COUNTY ON THE WEST SIDE OF RIO RICO ROAD (E.M. 491), APPROXIMATELY 1320 FEET NORTH OF ITS INTERSECTION WITH RIO RICO ROAD (E.M. 491) AND MILE 4 NORTH, THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MERCEDDES, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF MERCEDDES (POPULATION 15,570). RIO RICO NORTH SUBDIVISION LIES APPROXIMATELY 0.50 MILES FROM THE CITY LIMITS (AND IS WITHIN THE 2-MILE EXTRATERRITORIAL JURISDICTION (E.T.) UNDER LOCAL GOVERNMENT CODE § 212.001 AND 42.021. THIS SUBDIVISION FALLS WITHIN PRECINCT 1.

MELDEN & HUNT, INC.  
 CONSULTANTS - ENGINEERS - SURVEYORS  
 115 W. MCINTYRE EDINBURG, TX 75841  
 227 N. FM. 3167 RIO GRANDE CITY, TX 75882  
 OFF: (956) 381-0981  
 FAX: (956) 381-1839  
 OFF: (956) 487-8258  
 FAX: (956) 488-8991  
 ESTABLISHED 1947

PRINCIPAL CONTACTS

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	BENCHMARK FARMS AND RANCHES, INC.	SAN ANTONIO, TX 78220	(956) 867-4964	(210)648-3699
ENGINEER:	PAUL DANIEC, P.O. BOX 201943	EDINBURG, TX 75841	(956) 381-0981	(956) 381-1839
SURVEYOR:	FRED L. KURTH, 115 W. MCINTYRE	EDINBURG, TX 75841	(956) 381-0981	(956) 381-1839

MAP OF WATER DISTRIBUTION SYSTEM  
MAPA DE SISTEMA DE DISTRIBUCION DE AGUA

ENGINEERING REPORT FOR RIO RICO NORTH SUBDIVISION  
BY: FRED L. KURTH  
WATER SUPPLY, DESCRIPTION, COSTS, AND OPERABILITY DATE

RIO RICO NORTH SUBDIVISION WILL BE PROVIDED WITH MILITARY HIGHWAY WATER SUPPLY CORPORATION (M.H.W.S.C.), THE SUBDIVIDER AND M.H.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH M.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND M.H.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

M.H.W.S.C. HAS AN EXISTING 3" DIAMETER WATER LINE RUNNING ALONG THE WEST SIDE OF THE RIGHT-OF-WAY OF F.M. 491 (RIO RICO ROAD) AND AN EXISTING 8" DIAMETER WATER LINE RUNNING ALONG THE WEST SIDE OF THE RIGHT-OF-WAY OF BASELINE ROAD (PERDÓ MARTINEZ ROAD). THE WATER SYSTEM FOR RIO RICO ACRES NORTH CONSISTS OF AN 8" DIAMETER WATER LINE THAT CONNECTS TO THE EXISTING 8" LINE APPROXIMATELY 150 FEET SOUTH OF THIS SUBDIVISION ON BASELINE ROAD. THIS 8" LINE THEN RUNS NORTH ALONG THE WEST SIDE OF BASELINE ROAD RIGHT-OF-WAY ENDING WITH A FLUSH VALVE ACROSS THE STREET FROM THE NORTH WEST CORNER OF LOT 1. ANOTHER 8" LINE RUNS NORTH ALONG THE WEST SIDE OF F.M. 491 RIGHT-OF-WAY CONNECTING TO THE EXISTING 8" LINE APPROXIMATELY 450.00 FEET SOUTH OF THIS SUBDIVISION ENDING AT THE SOUTHEAST CORNER OF LOT 9.

WATER DISTRIBUTION FOR THE RIO RICO NORTH CONSISTS OF FOUR -1" DIAMETER DUAL SERVICE LINES RUN TO PAIRS OF LOTS BEFORE SPLITTING INTO 3/4" DIAMETER SERVICE LINES AND TWO -3/4" DIAMETER SINGLE SERVICE LINES, SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE 8" LINE, THE DUAL SERVICES AND 3/4" SINGLE SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$43,680.00, OR \$1,368.00 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID M.H.W.S.C. THE SUM OF \$8,966.20, WHICH COVERS THE \$896.62 COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO M.W.S.C. UPON REQUEST BY THE LOT OWNER, M.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVIDER HAS INSTALLED 3 FIRE HYDRANTS AT A UNIT COST OF \$1,500.00 FOR A TOTAL COST OF \$4,500.00. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY M.H.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES DESCRIPTION, COST AND OPERABILITY DATES:

SEWAGE FROM RIO RICO NORTH SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. THE UNDERSIGNED PROFESSIONAL ENGINEER HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENT DRAIN FIELD.

SOIL EVALUATION REPORT:

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A HARLINGEN CLAY SOIL FOR THE AREA. AT LEAST TWO SOIL EXCAVATIONS WERE PERFORMED ON THE SITE, AT OPPOSITE ENDS OF THE PROPOSED DISPOSAL AREA. (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMIT AREA). THE SOIL IS A UNIFORM HARLINGEN CLAY EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUND WATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS 1,500.00, INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSFS HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF \$15,000.00. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON XX-XX-2013.

ENGINEER CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL THE WATER AND THE UNCONSTRUCTED ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$ 52,646.20 WHICH EQUALS TO \$ 5,264.62 PER LOT.

SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$1,500.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$15,000.00 FOR THE ENTIRE SUBDIVISION.

ENGINEER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

REPORT DE INGENIERIA DE RIO RICO NORTH SUBDIVISION  
POR: FRED L. KURTH  
ABASTECIMIENTO DE AGUA: DESCRIPCION, COSTOS Y FECHA DE OPERABILIDAD

LA SUBDIVISION RIO RICO NORTH SUBDIVISION RECIBIRÁ SU PROVISIÓN DE AGUA DE MILITARY HIGHWAY WATER SUPPLY CORPORATION (LA COMPAÑÍA DE AGUA (M.H.W.S.C.)). EL DUEÑO DE LA SUBDIVISION Y M.H.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRÁ SU PROVISIÓN DE AGUA POR LOS PRÓXIMOS 30 AÑOS. M.H.W.S.C. HA PRESENTADO DOCUMENTACIÓN PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

EL SISTEMA DE PROVISIÓN DE AGUA PARA LA SUBDIVISION RIO RICO NORTH CONSISTE DE UN CONDUCTO DE AGUA DE 3 PULGADAS DE DIÁMETRO QUE PASA POR EL LADO OESTE DEL DERECHO DE VÍA (RIGHT OF WAY) DE LA CARRETERA F.M. 491 (RIO RICO ROAD), TAMBIÉN CONSISTE DE UN CONDUCTO DE AGUA DE 8 PULGADAS DE DIÁMETRO QUE PASA POR EL LADO OESTE DEL DERECHO DE VÍA DE LA CARRETERA BASELINE ROAD (PEDRO MARTINEZ ROAD). EL SISTEMA DE PROVISIÓN DE AGUA DE LA SUBDIVISION RIO RICO ACRES NORTH CONSISTE DE UN CONDUCTO DE AGUA DE 8 PULGADAS DE DIÁMETRO QUE SE CONECTA CON EL CONDUCTO DE AGUA EXISTENTE DE 8 PULGADAS APROXIMAMENTE 150.00 PIES DEL SUR DE ESTA SUBDIVISION. ESTA LINEA DE 8 PULGADAS CUAL SIGUE HACIA EL NORTE POR EL LADO OESTE DE LA CALLE BASELINE ROAD, TERMINARA CON UNA VALVULA DE PRESION DE 2 PULGADAS DE DIÁMETRO LOCALIZADA AL CRUSAR LA CALLE DEL LADO SUROESTE DE LOTE 1. OTRO CONDUCTO DE AGUA DE 8 PULGADAS DE DIÁMETRO CONTINUA CORRIENDO AL NORTE POR EL LADO OESTE DE LA CALLE F.M. 491 CONECTÁNDOSE CON LA LINEA DE AGUA EXISTENTE DE 8 PULGADAS DE DIÁMETRO LOCALIZADA 450.00 PIES AL SUR DE ESTA SUBDIVISION TERMINADO EN EL LADO SUROESTE DE LOTE 9.

DEL CONDUCTO DE AGUA DE 8 PULGADAS SE PRODUCEN CUATRO DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIÁMETRO PARA CADA DOS LOTES. ESTOS CONDUCTOS SE SEPARAN PARA PRODUCIR DOS CONDUCTOS DE AGUA DE 3/4 PULGADA DE DIÁMETRO PARA CADA LOTE Y DOS CONDUCTOS INDIVIDUALES DE AGUA DE 3/4 PULGADA DE DIÁMETRO PARA CADA LOTE YA SE HAN INSTALADO LOS CONDUCTOS DE AGUA DE 8 PULGADAS DE DIÁMETRO. LOS DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIÁMETRO, EL CONDUCTO DE 3/4 PULGADA DE DIÁMETRO, Y LOS MEDIDORES MECÁNICOS DE AGUA A UN COSTO TOTAL DE \$ 43,680.00 O \$ 1,368.00 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIÉN LE HA PAGADO A LA COMPAÑÍA M.W.S.C. \$ 8,966.20, QUE CUBRE EL COSTO DEL MEDIDOR MECÁNICO DE AGUA PARA CADA LOTE, \$ 896.62. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACIÓN DE CADA MEDIDOR Y LOS GASTOS DE CONEXIÓN. CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPAÑÍA M.W.S.C. LO INSTALARÁ SIN ALGÓN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION TAMBIÉN HA INSTALADO 3 BOCAS DE RIEGO (FIRE HYDRANT) A UN COSTO DE \$ 1,500.00 POR CADA UNO CUAL GASTA UNA CANTIDAD TOTAL \$ 4,500.00. EL SISTEMA DE AGUA ESTARÁ EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION:

SE INSTALARÁ UNA FOSA SÉPTICA EN CADA SOLAR. ESTA FOSA SÉPTICA CONSISTE DE UN TANQUE SÉPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. EL INGENIERO AUTOR DE ESTE DOCUMENTO HA EVALUADO EL ÁREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS FOSAS SÉPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGÚN EL REPORTE.

CADA LOTE EN LA SUBDIVISION MIDE MEDIO ACRE. SE HICIERON DOS EX CAVACIONES DE EVALUACIÓN EN LUGARES OPUESTOS EN LA SUBDIVISION (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA ÁREA ES SUFFICIENTEMENTE UNIFORME). EL TERRENO ES UNIFORME (VARO HARLINGEN) Y SE EXTIENDE A 36 PULGADAS BAJA TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MAS ARRIBA DE LO MAS BAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA ÁREA FLUYE BIEN.

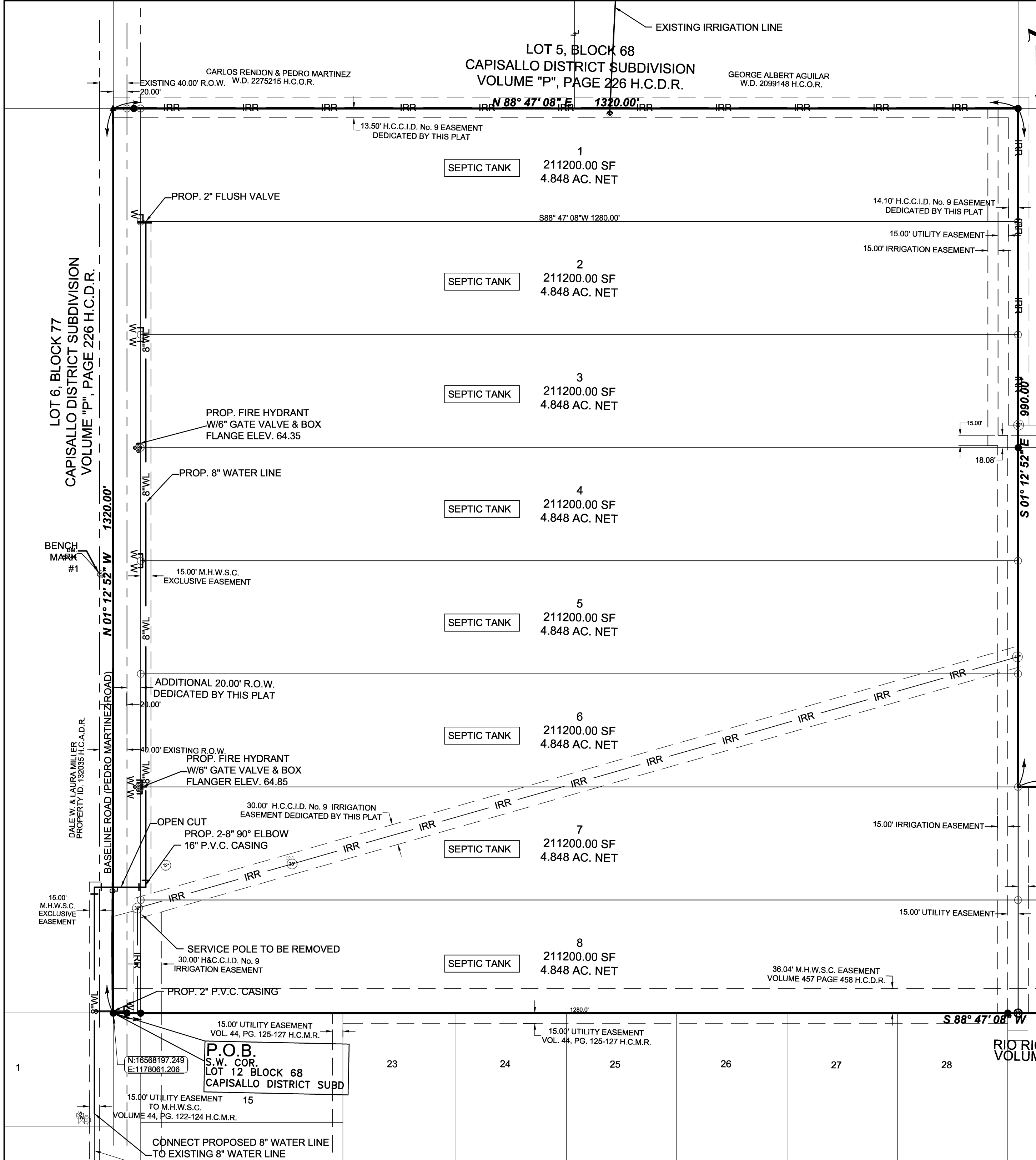
EL COSTO TOTAL PARA LA INSTALACIÓN DE UN SISTEMA INDIVIDUAL DE FOSAS SÉPTICAS POR SOLAR SON \$1,500.00 DÓLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS TODAS LAS FOSAS SÉPTICAS HAN SIDO INSTALADAS EN EL PROCESO DE LA APROBACIÓN FINAL. A UN COSTO TOTAL DE \$ 15,000.00. EL DEPARTAMENTO DE ALIBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODOS LAS FOSAS SÉPTICAS Y AH APROBADO LA INSTALACIÓN DE LAS FOSAS SÉPTICAS DESDE (FECHA DE INSPECCIÓN).

CERTIFICACIÓN:

CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CÓDIGO DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

AGUA: EL SISTEMA/SERVICIO DE AGUA SERÁ INSTALADO Y COMPLETAMENTE CONSTRUÍDO MENOS EL MEDIDOR MECÁNICO DE AGUA QUE COSTARÁ UN TOTAL DE \$ 52,646.20 O \$ 5,264.62 POR LOTE.

DRENAJE: SE ESTIMA QUE LA FOSA SÉPTICA COSTARÁ \$ 1,500.00 A UN COSTO TOTAL DE \$ 15,000.00 TODA LA SUBDIVISION.



**LEGEND**

- FOUND, No. 4 REBAR
- FOUND, No. 5 REBAR
- ▲ FOUND, COTTON PICKER SPINDLE
- ▲ SET BENCHMARK
- SET No. 4 REBAR W/PLASTIC CAP STAMPED MELDEN & HUNT
- IRRIGATION OUTLET
- IRRIGATION VALVE
- 12" IRRIGATION STAND PIPE
- 30" IRRIGATION STAND PIPE
- 36" IRRIGATION STAND PIPE
- 42" IRRIGATION STAND PIPE
- IRR - IRRIGATION LINE
- R.O.W. - RIGHT OF WAY
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- H.C.I.D.S. - HIDALGO AND CAMERON COUNTY IRRIGATION DISTRICT No. 9
- M.H.W.S.C. - MILITARY HIGHWAY WATER SUPPLY COMPANY
- N.E. - NORTHEAST CORNER
- S.W. - SOUTHWEST CORNER
- W.D. - WARRANTY DEED
- P.O.B. - POINT-OF-BEGINNING
- LL - LOT LINE

**COST ESTIMATE:**

PAVING IMPROVEMENTS: \$ 00,000.00  
DRAINAGE IMPROVEMENTS: \$ 00,000.00  
WATER DISTRIBUTION: \$ 43,680.00  
SEPTIC TANKS: \$ 15,000.00  
IMPROVEMENTS / OSSF:

**ESTIMACION DE COSTOS:**

PAVIMENTACION DE CALLES: \$ 00,000.00  
DREAJE PLUVIAL: \$ 00,000.00  
SERVICIO DE AGUA POTABLE: \$ 43,680.00  
TANQUES SEPTICOS: \$ 15,000.00

**MELDEN & HUNT, INC.**  
TEXAS REGIST. F-1436  
CONSULTANTS - ENGINEERS - SURVEYORS  
115 W. MONTRE EMBURG, TX. 75841  
227 N. F.M. 3167 RIO GRANDE CITY, TX. 78862  
E-MAIL: www.meldenandhunt.com

OFF: (956) 381-0981  
FAX: (956) 381-1839  
OFF: (956) 487-8256  
FAX: (956) 488-9591  
ESTABLISHED 1947

**LOT 11, BLOCK 68**  
**CAPISALLO DISTRICT SUBDIVISION**  
**VOLUME "P", PAGE 226 H.C.D.R.**

10 207900.00 SF 4.773 AC. NET  
9 207900.00 SF 4.773 AC. NET

ENGINEER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

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**COST ESTIMATE:**

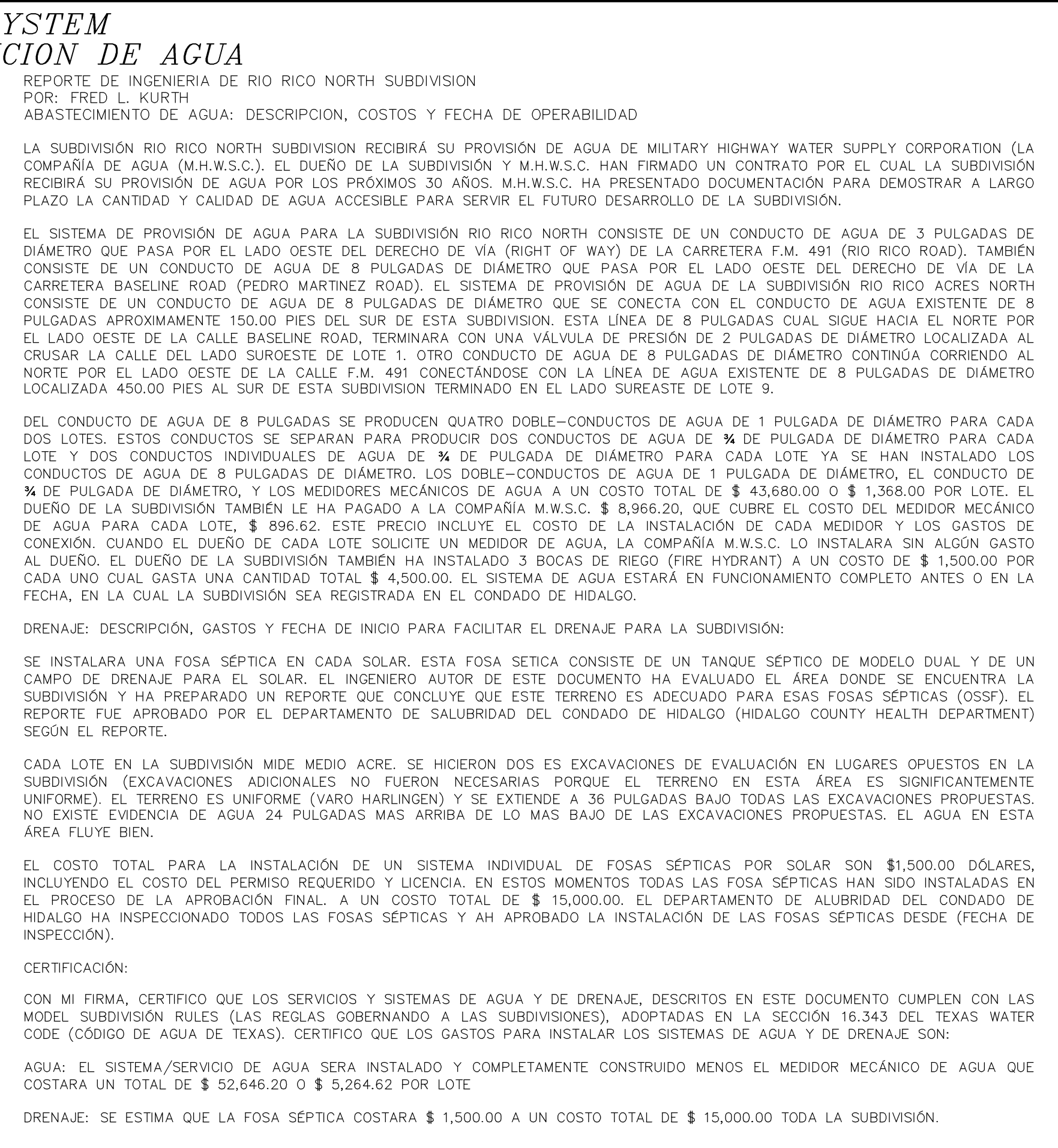
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**SECTION**

NOTE: FIRE HYDRANT SHALL BE PLACED 3' 0" BEHIND BACK OF CURB, AND 3' TO 6' FROM TOP OF CURB TO TOP OF FLANGE.

NOTE: HOLES MUST NOT BE PLUGGED

NOTE: SECTION

- LINE TEE TO BE PAID FOR WITH ALL OTHER FITTINGS, VALVES & PIPE TO BE INCLUDED WITH FIRE HYDRANT
- FIRE HYDRANT NEED 18' OF GRAVEL FROM DRAIN, CEMENT ON ALL WATER VALVE BOXES.

**DUAL WATER SERVICE CONNECTION**

MAIN LINE x 1" BRONZE SERVICE SADDLE

POLYETHYLENE WATER TUBING "TOUGH TUBING" A.S.T.M. D3747

3/4" COPPER TYPE "K" SERVICE LINE

1" CORPORATION COCK ON SERVICE LINES 2" & LARGER. A 3" VALVE WILL BE REQUIRED BY MAIN LINE

3/4" BRONZE METER STOP 3/4" ANGLE OR CURB STOP

3/4" BRONZE METER STOP 3/4" ANGLE OR CURB STOP

3/4" CORPORATION COCK ON SERVICE LINES ABOVE 1" P.V.C. (2" VALVE WILL BE REQUIRED ON MAIN LINE)

3/4" COPPER TYPE K SERVICE LINE

3/4" BRONZE METER STOP 3/4" ANGLE OR CURB STOP

3/4" BRONZE METER STOP 3/4" ANGLE OR CURB STOP

3/4" CORPORATION COCK ON SERVICE LINES ABOVE 1" P.V.C. (2" VALVE WILL BE REQUIRED ON MAIN LINE)

3/4" COPPER TYPE K SERVICE LINE

**SINGLE WATER SERVICE CONNECTION**

MAIN LINE x 1" BRONZE SERVICE SADDLE

3/4" BRONZE METER STOP 3/4" ANGLE OR CURB STOP

3/4" CORPORATION COCK ON SERVICE LINES ABOVE 1" P.V.C. (2" VALVE WILL BE REQUIRED ON MAIN LINE)

3/4" COPPER TYPE K SERVICE LINE

3/4" BRONZE METER STOP 3/4" ANGLE OR CURB STOP

3/4" CORPORATION COCK ON SERVICE LINES ABOVE 1" P.V.C. (2" VALVE WILL BE REQUIRED ON MAIN LINE)

3/4" COPPER TYPE K SERVICE LINE

