



HIDALGO COUNTY PLANNING DEPARTMENT

1304 SOUTH 25TH 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: 02-04-2014

PROPOSED RIO RICO NORTH 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.
SUBDIVISION LIES WITHIN THE: 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. FINAL APPROVAL DATE: 09-19-13 By, Roy Gonzalez R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 07-30-13 By, Chardo Ramos
 OSSF & SOIL ANALYSIS WERE CONDUCTED BY: Jose A. Gonzalez
SEWER SYSTEM: OSSF HAVE BEEN INSTALLED AND INSPECTED BY HCHD ON: 07-30-2013

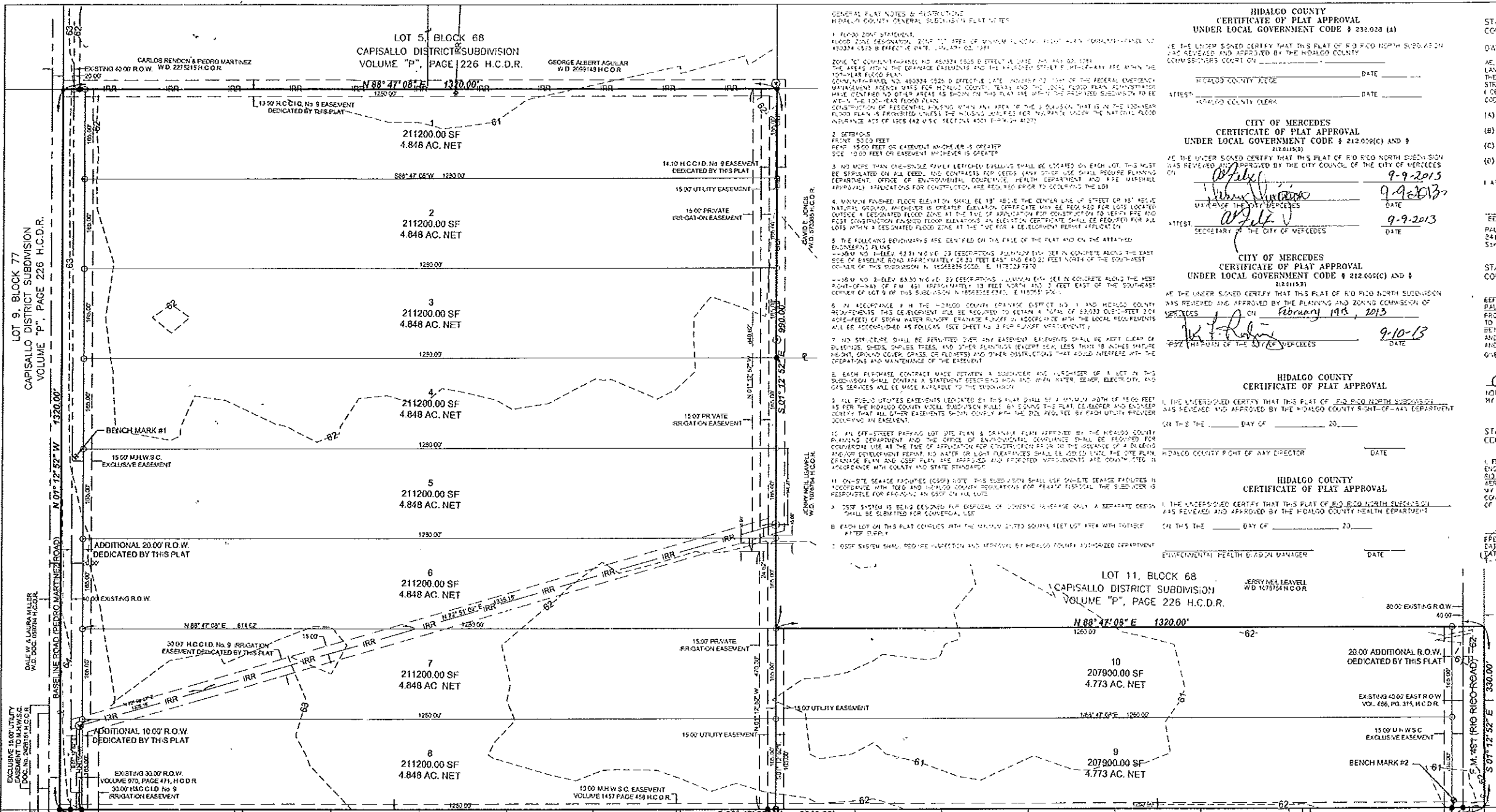
WATER SERVICE PROVIDER: Military Hwy. Water Supply Corp LINE SIZE: 8" LOCATION: Baseline Rd & 3" on FM 491
H.C.O.E.C. FINAL APPROVAL DATE: 10-01-2013 .: By Martin Ramirez

Proposed project was reviewed before preliminary approval and it was determined that less than one acre of soil disturbance would take place during construction and it was not part of a larger common plan of development. Coverage under TPDES General Permit for Construction Activities was not required.

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS' COURT ON: APRIL 02, 2013

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.



GENERAL PLAT NOTES & RESTRICTIONS

1. THIS SUBDIVISION IS A RESUBDIVISION OF THE SOUTH 10.00 ACRES OF LOT 11 & ALL OF LOT 12, BLOCK 68 OF THE CAPISALLO DISTRICT SUBDIVISION VOLUME "P", PAGE 226 H.C.D.R.
2. THE LOTS ARE TO BE SEPARATED BY 15' UTILITY EASEMENTS UNLESS OTHERWISE SPECIFIED.
3. THE LOTS ARE TO BE SEPARATED BY 15' PRIVATE IRRIGATION EASEMENTS UNLESS OTHERWISE SPECIFIED.
4. THE LOTS ARE TO BE SEPARATED BY 15' PRIVATE IRRIGATION EASEMENTS UNLESS OTHERWISE SPECIFIED.
5. THE LOTS ARE TO BE SEPARATED BY 15' PRIVATE IRRIGATION EASEMENTS UNLESS OTHERWISE SPECIFIED.
6. THE LOTS ARE TO BE SEPARATED BY 15' PRIVATE IRRIGATION EASEMENTS UNLESS OTHERWISE SPECIFIED.
7. THE LOTS ARE TO BE SEPARATED BY 15' PRIVATE IRRIGATION EASEMENTS UNLESS OTHERWISE SPECIFIED.
8. THE LOTS ARE TO BE SEPARATED BY 15' PRIVATE IRRIGATION EASEMENTS UNLESS OTHERWISE SPECIFIED.
9. THE LOTS ARE TO BE SEPARATED BY 15' PRIVATE IRRIGATION EASEMENTS UNLESS OTHERWISE SPECIFIED.
10. THE LOTS ARE TO BE SEPARATED BY 15' PRIVATE IRRIGATION EASEMENTS UNLESS OTHERWISE SPECIFIED.
11. THE LOTS ARE TO BE SEPARATED BY 15' PRIVATE IRRIGATION EASEMENTS UNLESS OTHERWISE SPECIFIED.

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

UNDER LOCAL GOVERNMENT CODE § 202.028 (A)
 I, THE UNDERSIGNED COUNTY CLERK, DO HEREBY CERTIFY THAT THIS PLAT OF RIO RICO NORTH SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____ DATE _____

CITY OF MERCEDES CERTIFICATE OF PLAT APPROVAL

UNDER LOCAL GOVERNMENT CODE § 212.009(C) AND § 212.015(B)
 I, THE UNDERSIGNED COUNTY CLERK, DO HEREBY CERTIFY THAT THIS PLAT OF RIO RICO NORTH SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MERCEDES ON 9-9-2013 DATE 9-9-2013

CITY OF MERCEDES CERTIFICATE OF PLAT APPROVAL

UNDER LOCAL GOVERNMENT CODE § 212.009(C) AND § 212.015(B)
 I, THE UNDERSIGNED COUNTY CLERK, DO HEREBY CERTIFY THAT THIS PLAT OF RIO RICO NORTH SUBDIVISION WAS REVIEWED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MERCEDES ON February 19th, 2013 DATE 9-10-13

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

UNDER LOCAL GOVERNMENT CODE § 202.028 (A)
 I, THE UNDERSIGNED COUNTY CLERK, DO HEREBY CERTIFY THAT THIS PLAT OF RIO RICO NORTH SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY BOARD OF HEALTH DEPARTMENT ON THIS THE _____ DAY OF _____, 2013.

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

UNDER LOCAL GOVERNMENT CODE § 202.028 (A)
 I, THE UNDERSIGNED COUNTY CLERK, DO HEREBY CERTIFY THAT THIS PLAT OF RIO RICO NORTH SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY BOARD OF HEALTH DEPARTMENT ON THIS THE _____ DAY OF _____, 2013.

STATE OF TEXAS COUNTY OF HIDALGO

OWNER'S DECLARATION, CERTIFICATION, AND ATTESTATION
 I, THE UNDERSIGNED, AS OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, DO HEREBY CERTIFY THAT THE PROPOSED SUBDIVISION IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS LOCAL GOVERNMENT CODE § 202.028 AND THAT:

- (A) THE WATER QUANTITY 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;
 - (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.
- Paul Daniec 9/5/2013
 EEDMARK FARMS AND RANCHES, INC., A TEXAS CORPORATION DATE: _____
 PAUL DANIEC, PRESIDENT
 24165 141-101, 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 AND Celestine Stewart WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND 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 6th DAY OF Sept, 2013.

Celestine Stewart
 NOTARY PUBLIC, STATE OF TEXAS
 MY COMMISSION EXPIRES 8-26-2017

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. 03, 2012 AND THAT THE REFERRED ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SURVEY.

Fred L. Kurth 9-4-13
 FRED L. KURTH, PE # 51151, P.E. # 4750
 EXPIRE EXPIRES AUGUST 03, 2012
 DATE PREPARED AUGUST 13, 2012
 T-937 PG 63-66 SURVEY JOB NO. 120394.03
 MILDEN & HUNT, A.C. TEXAS REGISTRATION # 1435



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 HAS APPROVED BY SAID DISTRICT SUBJECT TO:

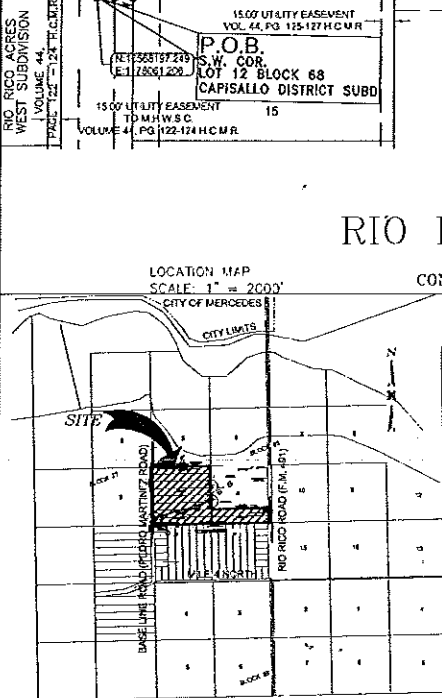
1. THE RATE OF FLOW OF DRAIN WATER SHALL NOT EXCEED THE RATE OF FLOW OF DRAIN WATER WHICH THE LAND HAS IN AGRICULTURAL USE.
2. IT IS UNDERSTOOD THE OWNERS WILL BE MADE AWARE OF ALL OF THE DISTRICT'S FACILITIES, DRAINS, CANALS, EASEMENTS, ETC. THAT EXIST WITHIN THEIR PROPERTY.

DATED THIS 27 DAY OF August, 2013.

BY: Arturo Guajardo, Jr.
 GENERAL MANAGER

HIDALGO COUNTY DRAINAGE DISTRICT NO. 9
 BY: _____
 COUNTY CLERK

HIDALGO COUNTY DRAINAGE DISTRICT NO. 9
 FILED FOR RECORDING
 HIDALGO COUNTY
ARTURO GUAJARDO, JR.
 HIDALGO COUNTY CLERK
 ON _____ AT _____ AM/PM
 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
 BY: _____ COUNTY CLERK



SUBDIVISION MAP OF RIO RICO NORTH SUBDIVISION
 BEING A RESUBDIVISION OF 50.00 ACRES CONSISTING OF THE SOUTH 10.00 ACRES OF LOT 11 & ALL OF LOT 12, BLOCK 68 OF THE CAPISALLO DISTRICT SUBDIVISION VOLUME "P", PAGE 226, H.C.D.R. HIDALGO COUNTY, TEXAS.

DRAWN BY: CBO.H. DATE: _____
 IRRIGATION, CHECKED: J.H. DATE: 8-28-13
 SURVEYED, CHECKED: _____ DATE: _____
 FINAL CHECK: CE DATE: 8-28-13

MILDEN & HUNT, INC.
 CONSULTANTS-ENGINEERS-SURVEYORS
 115 W. WARTAGE EDINBURG, TX 78541
 237 N. FM 3167 P.O. BOX 458 SAN ANTONIO, TX 78202
 P: (512) 381-1081 F: (512) 381-1082
 M: (512) 487-8558 F: (512) 487-8559
 E-MAIL: info@mildenhunt.com WEBSITE: www.mildenhunt.com

INDEX TO SHEET OF RIO RICO NORTH SUBDIVISION

SHEET 1: HEADINGS, NEAR LOCATION MAP AND EXISTING UTILITIES, CONTRACTS, MAP, LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); CURVE DATA; CERTIFICATION, PLAT NOTES AND RESTRICTIONS; OWNER'S DECLARATION, CERTIFICATION, ATTESTATION, ENGINEERING CONSIDERATION, APPROVAL CERTIFICATE, COUNTY CLERK'S RECORDING CERTIFICATE, REVISION NOTES, IRRIGATION DISTRICT, H.C.D.R. NO. 9, HIDALGO COUNTY BOARD OF HEALTH DEPARTMENT CERTIFICATE, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE.

SHEET 2: ENGINEERING REPORT, NOTES AND DESCRIPTION OF WATER AND WASTE WATER / SEWER AND ENGINEERING CERTIFICATION (ENGLISH AND SPANISH VERSION).

SHEET 3: MAP OF TOPOGRAPHY AND CRANAGE, CRANAGE TABLES, REVISION NOTES, CRANAGE REPORT INCLUDING DESCRIPTION OF CRANAGE AND CRANAGE TABLES, ENGINEERING CERTIFICATION, CONSTRUCTION DETAILS.

LEGEND

- FOUND NO REBAR
- FOUND NO REBAR
- ▲ FOUND COTTONPOKER SPINDLE
- ▲ SET BENCHMARK
- ▲ SET NO. 4 REBAR W/ PLASTIC CAP STAMPED MILDEN & HUNT
- ▲ SET C.P.S.
- IRRIGATION OUTLET
- IRRIGATION VALVE
- 12" IRRIGATION STANDPIPE
- 30" IRRIGATION STANDPIPE
- 36" IRRIGATION STANDPIPE
- 42" IRRIGATION STANDPIPE

CONTINUATION OF NOTES

12. THERE ARE NO UTILITY WATER LINES WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.

13. EARTH BARRIERS, THE OWNER & SURVEYOR OF THE RIO RICO NORTH SUBDIVISION, HEREBY WARRANTS EACH LOT FOR THE PURPOSE OF "NEIGHBORLY INTEREST" ON THE LOT AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.

14. EARTH BARRIERS ARE REQUIRED FOR LOTS 3 & 4 UP TO THE CONSTRUCTION OF A 24" LEAKY ENTRANCE IN TO RIO RICO ROAD THAT MEETS PERMITS AS REQUIRED FOR TO THE COUNTY AND TO A DEVELOPMENT AND, THEREAFTER.

DESCRIPTION OF RIO RICO NORTH SUBDIVISION METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 50.00 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 "P", PAGE 226, HIDALGO COUNTY MAP RECORDS, SAID 50.00 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT NO. 4 REBAR FOUND NORTHING 1553197.249, EASTING 117521.258, 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 HEREIN DESCRIBED TRACT;

1. THENCE N 61° 12' 52" W ALONG THE WEST LINE OF SAID LOT 12 AND WITHIN THE RIGHT-OF-WAY OF BASELINE PEDRO MARTINEZ ROAD, A DISTANCE OF 1320.00 FEET TO A COTTONPOKER 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 2300 FEET PASS THE EXISTING EAST RIGHT-OF-WAY LINE OF BASELINE PEDRO MARTINEZ ROAD, AT A DISTANCE OF 30.00 FEET PASS A NO. 4 REBAR FOUND, CONTAINING A TOTAL DISTANCE OF 1290.00 FEET TO NO. 4 REBAR FOUND AT THE NORTHEAST CORNER OF SAID LOT 12, FOR THE NORTHEAST CORNER OF THIS TRACT;
3. THENCE S 61° 12' 52" E ALONG THE EAST LINE OF SAID LOT 12 AND WITHIN THE EASTING RIGHT-OF-WAY OF F.M. 451-RIO RICO ROAD, A DISTANCE OF 3300.00 FEET TO THE SOUTHWEST CORNER OF LOT 11, FOR THE SOUTHWEST CORNER OF THIS TRACT;
4. THENCE N 88° 47' 08" E AT A DISTANCE OF 12620.00 FEET PASS A NO. 4 REBAR SET FOR THE HEREBY PROPOSED WEST RIGHT-OF-WAY LINE OF F.M. 451-RIO RICO ROAD, AT A DISTANCE OF 12500.00 FEET PASS THE EXISTING WEST RIGHT-OF-WAY LINE, CONTAINING A TOTAL DISTANCE OF 12300.00 FEET FOR THE NORTHWEST CORNER OF THIS TRACT;
5. THENCE S 61° 12' 52" E ALONG THE EAST LINE OF SAID LOT 11 AND WITHIN THE EASTING RIGHT-OF-WAY OF F.M. 451-RIO RICO ROAD, A DISTANCE OF 3300.00 FEET TO THE SOUTHWEST CORNER OF LOT 11, FOR THE SOUTHWEST CORNER OF THIS TRACT;
6. THENCE S 61° 47' 08" W ALONG THE SOUTH LINE OF SAID LOT 11 AND SAID LOT 12 AND THE NORTH LINE OF SAID RIO RICO EAST SUBDIVISION, AT A DISTANCE OF 4320 FEET PASS A NO. 4 REBAR FOUND NORTHING 1553232.656, EASTING 1159990.653 FOR THE EXISTING WEST RIGHT-OF-WAY LINE OF F.M. 451-RIO RICO ROAD, AT A DISTANCE OF 60.00 FEET PASS A NO. 4 REBAR FOUND ON THE HEREBY PROPOSED WEST RIGHT-OF-WAY LINE, AT A DISTANCE OF 1320.00 FEET PASS THE WEST LINE OF SAID LOT 11 AND THE EAST LINE OF LOT SAID 12, AT A DISTANCE OF 200.00 FEET PASS A NO. 4 REBAR FOUND, AT A DISTANCE OF 240.00 FEET PASS THE EXISTING EAST RIGHT-OF-WAY LINE OF BASELINE PEDRO MARTINEZ ROAD, AT A DISTANCE OF 2220.00 FEET PASS A NO. 4 REBAR FOUND, CONTAINING A TOTAL DISTANCE OF 2640.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 50.00 ACRES OF LAND, MORE OR LESS.