



# HIDALGO COUNTY PLANNING DEPARTMENT

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

T.J. Arredondo, CFM  
Director of Planning

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 8-23-2016

PROPOSED RIO VEGAS RANCHES SUBDIVISION, PRECINCT No. 4.

ENGINEER: QUINTANILLA, HEADLEY & ASSOCIATES DEVELOPER: RICHARD A. GARZA, LLC.

PRELIMINARY APPROVAL  FINAL APPROVAL  FINAL APPROVAL WITH FINANCIAL GUARANTEE  WITH VARIANCE

NUMBER OF LOTS: 17  \*SINGLE FAMILY  \*MULTI-FAMILY  COMMERCIAL  INSTITUTIONAL

LOCATION DESCRIPTION: SOUTH WEST CORNER OF CESAR CHAVEZ AND MILE 17 NORTH ROAD.

SUBDIVISION LIES WITHIN THE:  ETJ of EDINBURG and was approved by the P & Z and City Commission of said City

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 11-18-2014 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE ACCOMPLISHED BY THE REGRADING OF MILE 17 NORTH ROAD SIDE DITCH DISCHARGING TO THE DRAIN DITCH WEST OF THE SUBDIVISION PROPERTY LINE. DETENTION WILL BE PROVIDED BY WIDENING THE EAST SIDE BANK OF THE DRAIN DITCH.

ROAD R.O.W. DEDICATION: 30.00 FEET ADDITIONAL ONTO MILE 17 NORTH ROAD AND 30 FEET ONTO CESAR CHAVEZ ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 02-03-2016 By, JOSE OCHOA, PCT. 4 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: N/A By, ELIZARDO "CHARDO" RAMOS Environmental Health Division Manager

SEWER SYSTEM:  SANITARY SEWER BY: NAWSC LINE SIZE: 10" LOCATION: SOUTH SIDE OF MILE 17 ROAD.

WATER SERVICE PROVIDER: NAWSC LINE SIZE: 8" LOCATION: SOUTH SIDE OF MILE 17 NORTH ROAD.

H.C.O.E.C. FINAL APPROVAL DATE: 02-09-2016 : By MARTIN RAMIREZ 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:  **Cash Deposit:** Amount: \$21,700.00 For:  IRRIGATION LINE IMPROVEMENTS

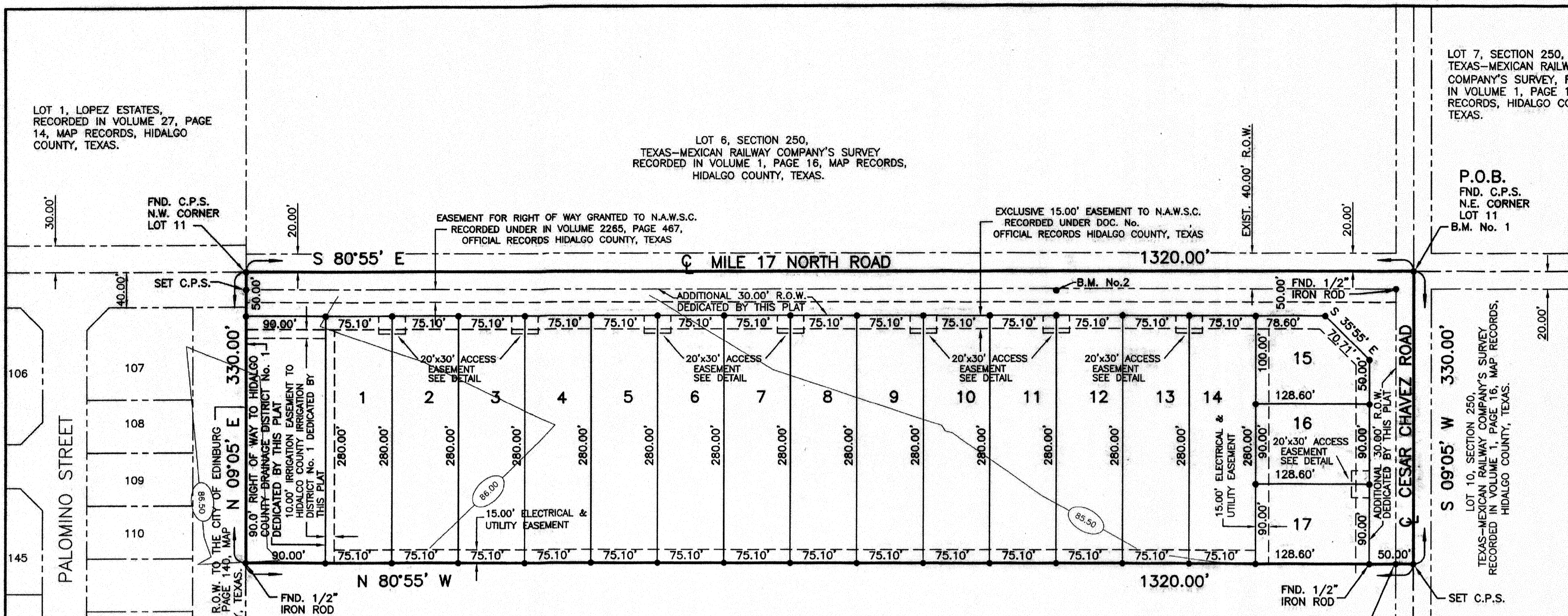
PRELIMINARY APPROVAL FROM THE  
HIDALGO COUNTY COMMISSIONERS COURT ON: 06-02-2015

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

**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.*

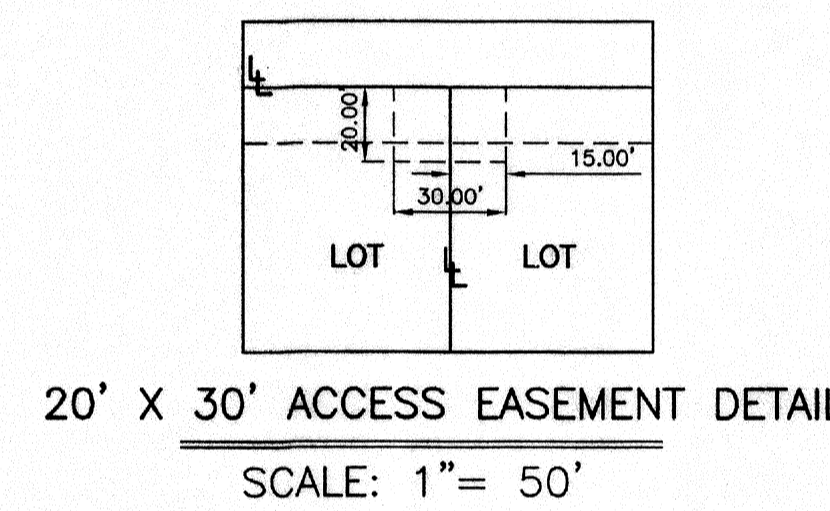
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**PLAT NOTES AND RESTRICTIONS:**

- FLOOD ZONE DESIGNATION: ZONE "X" AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN ONE ACRE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD. C.F.N. 480334 0325 D. MAP REVISED: LOUW MAY 17, 2001.
- THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN. C.F.N. 480334 0325 D. MAY 17, 2001. OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAN ADMINISTRATOR IDENTIFIES NO OTHER AREA WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN.
- CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOODPLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
- BENCHMARK NOTE: THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS. B.M. No.1 - 85.84 COTTON PICKER SPINDLE FOUND AT NORTHEAST CORNER OF MILE 17 NORTH & KENYON ROAD, NAVD 88 DATUM. B.M. No.2 - 86.00 ON CONCRETE MANHOLE LOCATED ON NORTH-EAST CORNER OF LOT 11, NAVD 88 DATUM.
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHAL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- MINIMUM BUILDING SETBACK LINES: FRONT: 50.00' REAR (LOTS 1-14): 35.00' SIDE: 6.00' CORNER SIDE: 20.00' OR TO EASEMENT LINE WHICHEVER IS GREATER.
- DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 17,615.71 CUBIC FEET (0.40 ACRE FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: SEE DRAINAGE REPORT ON SHEET NO.3.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF TREES, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GRASS COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE EASEMENT.
- EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND A PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT IDENTIFYING HOW AND WHEN WATER, SEWER, ELECTRICITY AND GAS SERVICES WILL BE AVAILABLE TO THE SUBDIVISION.
- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CENTERLINE 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 FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- LEGEND - denotes 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.
- 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 OCCUPANCY AN EASEMENT.
- A FIVE (5.0) FOOT SIDEWALK WITH ADA RAMPS ARE REQUIRED ALONG CESAR CHAVEZ ROAD AND MILE 17 NORTH ROAD, BY LOT OWNER AT BUILDING PERMIT STAGE.
- ALL SUBDIVISION IMPROVEMENTS SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWP3) REQUIREMENTS.
- 100% OF PARKLAND FEE (\$600.00) WILL BE PAID BY DEVELOPER. (TOTAL 17 LOTS = \$10,200.00)
- NO INDIVIDUAL LOT DRIVEWAY ACCESS WILL BE ALLOWED FROM MILE 17 NORTH ROAD ON LOTS 1 THROUGH 14. NO INDIVIDUAL LOT DRIVEWAY ACCESS WILL BE ALLOWED FROM CESAR CHAVEZ ROAD ON LOTS 16 AND 17. A 24 FOOT SHARED DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED BY DEVELOPER BETWEEN LOTS 1 & 2, 3 & 4, 5 & 6, 7 & 8, 9 & 10, 11 & 12, 13 & 14, AND 16 & 17 TO PROVIDE INGRESS AND EGRESS FROM MILE 17 NORTH ROAD AND CESAR CHAVEZ ROAD.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.5% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.
- 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 PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.

LOT	AREA (S.F.)	AREA (AC.)
1-14	21028.00	0.483
15	11610.00	0.267
16-17	11574.00	0.266



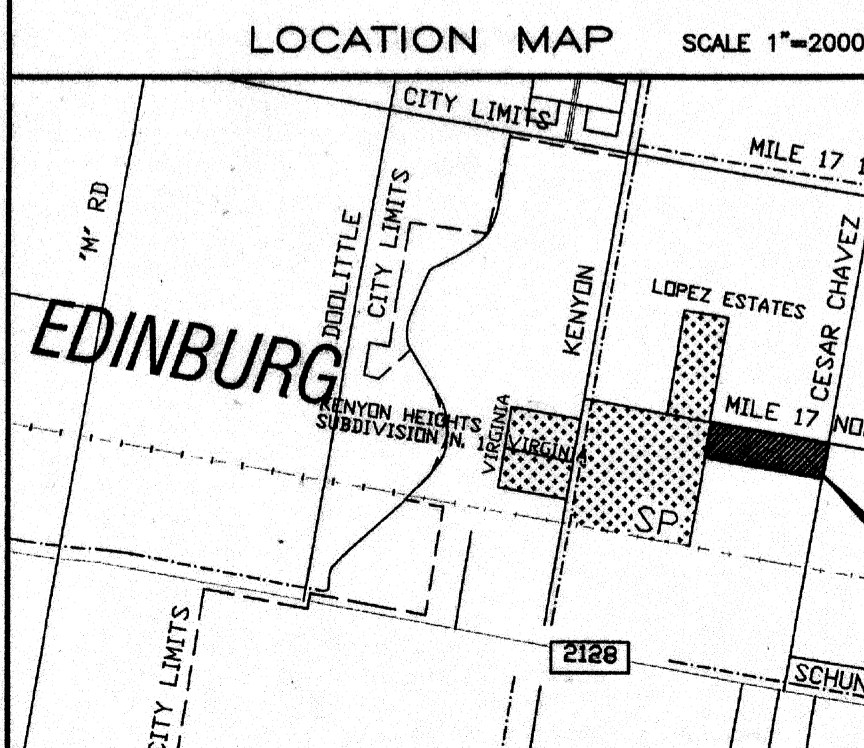
**INDEX OF SHEETS**

- SHEET 1 - HEADING INDEX; LOCATION MAP AND ETC; PRINCIPAL CONTACTS; MAP; LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); ENGINEERS & SURVEYORS CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, ATTESTATION; CITY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; N.A.W.S.C. CERTIFICATION; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 CERTIFICATION; PLANNING & ZONING COMMISSION CERTIFICATION; MAYOR'S CERTIFICATION; HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATION; REVISION NOTES.
- SHEET 2 - MAP OF WATER DISTRIBUTION AND SANITARY SEWER SYSTEM, ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER (ENGLISH AND SPANISH VERSION), ENGINEER'S CERTIFICATION, SUBDIVIDER CERTIFICATION, REVISION NOTES.
- SHEET 3 - DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEERING CERTIFICATION/REVISION NOTES.

**LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:**  
RIO VEGAS RANCHES, IS LOCATED IN MIDDLE HIDALGO COUNTY ON THE SOUTH WEST CORNER OF MILE 17 NORTH ROAD AND CESAR CHAVEZ ROAD, THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 77,100). RIO VEGAS RANCHES, LIES APPROXIMATELY 1.7 MILES FROM THE CITY LIMITS AND IT IS WITHIN THE CITY'S TWO-MILE EXTRA-TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021 AND FIVE-MILE EXTRA TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 212.001 AND LIES IN PCT. 4

**PRINCIPAL CONTACTS:**

Name	Address	City & Zip	Phone	Fax
OWNER: RICHARD A. GARZA, PRESIDENT OF GARCO MANAGEMENT, LLC GENERAL PARTNER OF GARCO, LTD., AS OWNER	3910 W. FREDDY GONZALEZ	EDINBURG, TEXAS, 78540	(956)383-6295	(956)381-9221
ENGINEER: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	(956)381-0527
SURVEYOR: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	(956)381-0527



**REVISION NOTES**

No.	Sheet	REVISION	Date	Approved

**QUINTANILLA, HEADLEY AND ASSOCIATES, INC.**  
CONSULTING ENGINEERS • LAND SURVEYORS  
124 E. STUBBS ST.  
EDINBURG, TEXAS 78539  
PHONE 956-381-6480  
FAX 956-381-0527  
ENGINEERING REGISTRATION NUMBER F-1513 OFFICE@QHAENGINEERING.COM  
SURVEYING REGISTRATION NUMBER 100411-00

**SUBDIVISION PLAT OF:  
RIO VEGAS RANCHES**

A 10.00 ACRE TRACT OF LAND BEING THE NORTH 10.0 ACRES OF LOT 11, SECTION 250, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2608353, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

**METES AND BOUNDS**  
A 10.00 ACRE TRACT OF LAND BEING THE NORTH 10.0 ACRES OF LOT 11, SECTION 250, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2608353, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:  
BEGINNING AT A COTTON PICKER SPINDLE SET AT THE INTERSECTION OF THE CENTERLINES OF MILE 17 NORTH ROAD AND CESAR CHAVEZ ROAD FOR THE NORTHEAST CORNER OF LOT 11 AND THE NORTHEAST CORNER OF THIS TRACT.  
THENCE, S 09°05' W, ALONG THE EAST LINE OF LOT 11 AND THE CENTERLINE OF CESAR CHAVEZ ROAD, A DISTANCE OF 330.00 FEET TO COTTON PICKER SPINDLE SET FOR THE NORTHEAST CORNER OF THE MARTIN W. DREWRY TRACT (A 9.0 ACRE TRACT OUT OF LOT 11, SECTION 250, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2093784, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHWEST CORNER OF THIS TRACT.  
THENCE, N 80°55' W, ALONG THE NORTH LINE OF THE MARTIN W. DREWRY TRACT, PASSING A 1/2" IRON ROD FOUND AT 20.00 FEET FOR THE WEST RIGHT OF WAY LINE OF CESAR CHAVEZ ROAD, A TOTAL DISTANCE OF 1,320.00 FEET TO A 1/2" IRON ROD FOUND ON THE WEST LINE OF LOT 11 FOR THE NORTHWEST CORNER OF SAID TRACT AND THE SOUTHWEST CORNER OF THIS TRACT.  
THENCE, N 09°05' E, ALONG THE WEST LINE OF LOT 11, PASSING A COTTON PICKER SPINDLE SET AT 310.00 FEET FOR THE SOUTH RIGHT OF WAY LINE OF MILE 17 NORTH ROAD, A TOTAL DISTANCE OF 330.00 FEET TO A COTTON PICKER SPINDLE FOUND IN THE CENTERLINE OF MILE 17 NORTH ROAD FOR THE NORTHWEST CORNER OF LOT 11 AND THE NORTHWEST CORNER OF THIS TRACT.  
THENCE, S 80°55' E, ALONG THE NORTH LINE OF LOT 11 AND THE CENTERLINE OF MILE 17 NORTH ROAD, A DISTANCE OF 1,320.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.00 ACRES OF LAND MORE OR LESS.  
BEARINGS ARE IN ACCORDANCE WITH LOS NOGALES SUBDIVISION PHASE II, RECORDED IN VOLUME 45, PAGE 140, MAP RECORDS, HIDALGO COUNTY, TEXAS.

**STATE OF TEXAS  
COUNTY OF HIDALGO**  
I, ALFONSO QUINTANILLA, 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 THE CITY OF EDINBURG, TEXAS.  
DATED THIS 5th DAY OF NOVEMBER 20 14

*Alfonso Quintanilla*  
REGISTERED PROFESSIONAL LAND SURVEYOR  
No. 4856 STATE OF TEXAS

**PLANNING & ZONING  
COMMISSION CERTIFICATION**  
I, the undersigned, Chairperson of the Planning and Zoning Commission of the City of Edinburg, hereby certify that this subdivision plat known as RIO VEGAS RANCHES conforms to all requirements of the Subdivision Regulations of this City wherein my approval is required and has been approved for recording on the \_\_\_ day of \_\_\_ 20\_\_.

**MAYOR'S CERTIFICATION**  
I, the undersigned, Mayor of the City of Edinburg, hereby certify that this SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.  
MAYOR'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_ CITY SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

**APPROVED BY DRAINAGE DISTRICT:**  
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 THE TEXAS 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 AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.  
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

RAUL SESIN, P.E., C.F.M. DATE  
GENERAL MANAGER

17- AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO THE COUNTY PROCESSING A FINAL CLEARANCE FOR A WATER METER. SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METER(S).  
18- THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETERMINED REQUIREMENTS ARE GREATER THAN STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN PLAT ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.

**STATE OF TEXAS  
COUNTY OF HIDALGO  
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION**  
I, RICHARD A. GARZA, PRESIDENT OF GARCO MANAGEMENT, LLC, GENERAL PARTNER OF GARCO, LTD., AS OWNER OF THE 10.00 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE RIO VEGAS RANCHES HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE 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, 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 METES AND BOUNDS IN THIS PLAT ARE TRUE AND COMPLETE.

*Richard A. Garza*  
RICHARD A. GARZA, PRESIDENT OF GARCO MANAGEMENT, LLC  
GENERAL PARTNER OF GARCO, LTD., AS OWNER  
3910 W. FREDDY GONZALEZ DR.  
EDINBURG, TEXAS, 78539.  
DATE: 10/29/15  
STATE OF TEXAS  
COUNTY OF HIDALGO  
BEFORE ME, the undersigned notary public, on this day personally appeared  
RICHARD A. GARZA, PRESIDENT OF GARCO MANAGEMENT, LLC, GENERAL PARTNER OF GARCO, LTD., AS OWNER  
proved to me through his Texas Department of Public Safety Driver 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 therein expressed.  
Given under my hand and seal of office this 29th day of October, 2015

*Neida S. Ramirez*  
NEIDA S. RAMIREZ  
Notary Public in and for the State of Texas  
My Commission Expires March 17, 2017  
NEIDA S. RAMIREZ - NOTARY PUBLIC

**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, do hereby grant, bargain, sell, transfer, and convey to said Grantee, its successors, and assigns, an exclusive perpetual easement with the right to erect, construct, install 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 to ingress and egress over Grantor's adjacent lands of 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, Grantor further agrees to Grantee an additional easement over and across the land shown on this plat for the purpose of laterally relocate said water line as may be necessary to clear the road improvements, which easement hereby granted shall be limited to a strip of land 15' 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 Grantor by reason of the installation, maintenance, repair, replacement and relocation of the structures referred to herein, this agreement together with other provisions of this grant shall constitute an easement for the benefit of the Grantee, its successors, and assigns. The Grantor covenants that it is the owner of the above-described lands and that said lands are free and clear of all encumbrances and liens except the following:  
The easement conveyed herein was obtained or improved through federal financial assistance. This easement is subject to the provisions of Title VI 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 Grantor associated this instrument this 29th day of October 2015

RICHARD A. GARZA, PRESIDENT OF GARCO MANAGEMENT, LLC  
GENERAL PARTNER OF GARCO, LTD., AS OWNER  
3910 W. FREDDY GONZALEZ DR.  
EDINBURG, TEXAS, 78539.

**HIDALGO COUNTY  
CERTIFICATE OF PLAT APPROVAL  
UNDER LOCAL GOVERNMENT CODE § 232.028(a)**  
WE THE UNDERSIGNED CERTIFY that this plat of the RIO VEGAS RANCHES, was reviewed and approved by the Hidalgo County Commissioners Court on \_\_\_\_\_

Hidalgo County Judge \_\_\_\_\_ Date \_\_\_\_\_  
Hidalgo County Clerk \_\_\_\_\_ Date \_\_\_\_\_

**HIDALGO COUNTY IRRIGATION DISTRICT NO. 1**  
THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS 15th DAY OF OCTOBER, 2015.  
NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON H.C.I.D. NO. 1 RIGHTS-OF-WAY OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE H.C.I.D. NO. 1. THERE WILL NOT BE ANY PERMANENT STRUCTURES ON THE DISTRICT RIGHT-OF-WAYS AND/OR EASEMENTS.  
I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.  
I CERTIFY THAT THE WATER AND SEWER SERVICE FACILITIES FOR LOTS INTENDED FOR RESIDENTIAL PURPOSES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. THE ESTIMATED COSTS TO INSTALL UNCONSTRUCTED WATER AND SEWERAGE FACILITIES DESCRIBED ABOVE ARE AS FOLLOWS: WATER FACILITIES: THESE WATER FACILITIES WILL BE CONSTRUCTED AT A COST OF \$ 22,075.00.  
SEWERAGE FACILITIES: SEWER SERVICE CONNECTIONS ARE ESTIMATED TO COST \$ 85,600.00 FOR THE SUBDIVISION. IN ADDITION, THE SUBDIVIDER HAS PAID \$ 785.00 TO THE CITY OF EDINBURG TO COVER THE COST OF THE SEWER TAPPING FEES.

DATED THIS 29TH DAY OF OCTOBER 2015  
*Alfonso Quintanilla P.E.*  
ALFONSO QUINTANILLA  
LICENSED PROFESSIONAL ENGINEER  
No. 95534 STATE OF TEXAS

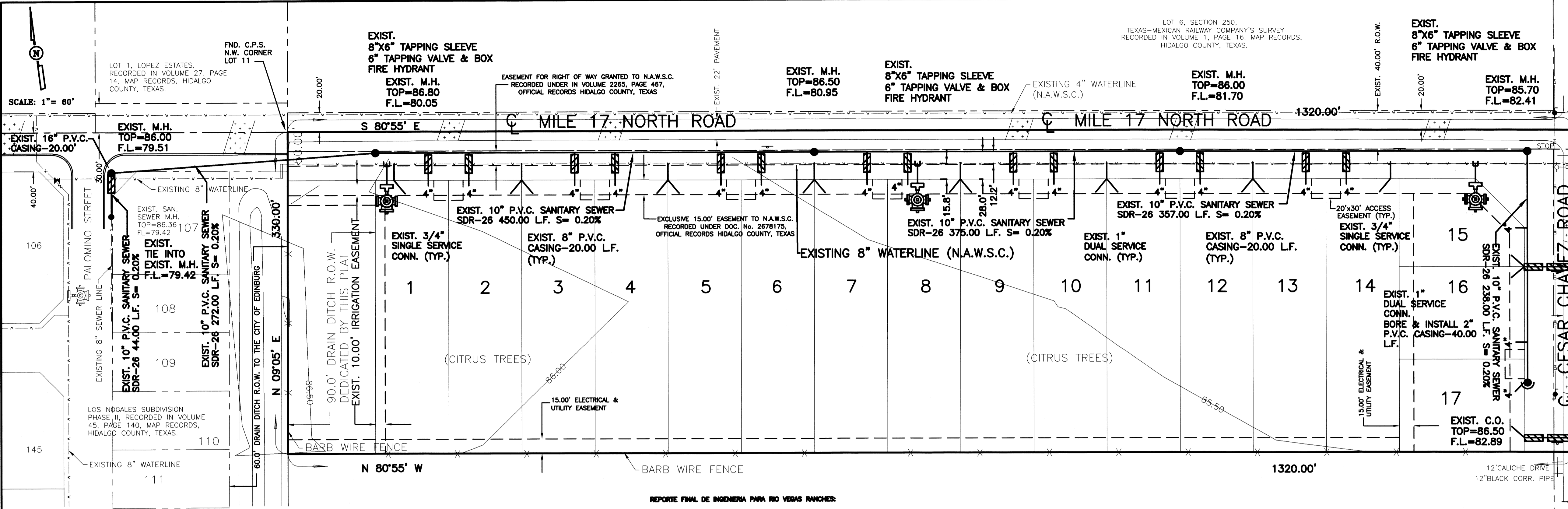
FILED FOR RECORD IN  
HIDALGO COUNTY  
ARTURO GUJARDO, JR.  
HIDALGO COUNTY CLERK  
ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM  
INSTRUMENT NUMBER \_\_\_\_\_  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS  
BY: \_\_\_\_\_ DEPUTY

FILED NO. 1	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
11-2-2014	10/29/15	AL		
	DATE RECORDED	RECORDED BY	RECORDED BY	APPROVED BY

DATE OF PREPARATION: NOVEMBER 5, 2014  
SHEET NO. 1 OF 3 SHEETS

# RIO VEGAS RANCHES

A 10.00 ACRE TRACT OF LAND BEING THE NORTH 10.0 ACRES OF LOT 11, SECTION 250, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1091602, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.



### FINAL ENGINEERING REPORT FOR RIO VEGAS RANCHES:

BY: ALFONSO QUINTANILLA, P.E.  
**WATER SUPPLY: Description, and Costs.**  
 RIO VEGAS RANCHES IS PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY COMPANY (N.A.W.S.C.). THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH N.A.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND N.A.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. N.A.W.S.C. HAS AN 8" DIAMETER WATERLINE RUNNING ALONG THE SOUTH SIDE OF MILE 17 NORTH ROAD AND AN EXISTING 4" DIAMETER WATERLINE RUNNING ALONG THE EAST SIDE OF CESAR CHAVEZ ROAD.  
 FROM THE EXISTING 8" AND 4" DIAMETER WATERLINES, THERE ARE SEVEN (7) 1" DUAL SERVICE LINES RUNNING TO PAIR OF LOTS BEFORE SPLITTING INTO TWO 3/4" DIAMETER SINGLE SERVICE LINES THAT RUN INTO THE WATER METER FOR EACH LOT. THERE ARE ALSO THREE (3) 3/4" SINGLE SERVICE LINES THAT RUN TO THE WATER METER A EACH LOT.  
 THE 1" DIAMETER DUAL SERVICE LINES, THE 3/4" DIAMETER SINGLE SERVICE LINE AND THE METER BOXES HAVE BEEN INSTALLED AT A COST OF \$ 1,551.47 PER LOT OR TOTAL COST OF \$ 26,375.00. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$ 23,350.00, WHICH COVERS THE \$ 1,373.53 COST PER LOT AS STATED IN THE 30 YEAR WATER 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 N.A.W.S.C. UPON REQUEST BY THE LOT OWNER, N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVIDER HAS INSTALLED THREE (3) FIRE HYDRANTS AT A UNIT COST OF \$ 2,750.00 FOR A TOTAL COST OF \$ 8,250.00. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.  
**SEWERAGE FACILITIES: Description, and Costs**  
 RIO VEGAS RANCHES WILL BE TREATED BY THE CITY OF EDINBURG WASTEWATER SERVICE. THE SUBDIVIDER AND THE CITY OF EDINBURG HAVE ENTERED INTO A CONTRACT IN WHICH THE CITY OF EDINBURG HAS PROMISED TO TREAT THE SUFFICIENT WASTEWATER FOR AT LEAST 30 YEARS AND THE CITY OF EDINBURG HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WASTEWATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.  
 CITY OF EDINBURG HAS AN EXISTING 8" SANITARY SEWER LINE THAT ENDS NEAR THE SOUTHEAST CORNER OF PALOMINO STREET AND MILES 17 NORTH ROAD.  
 THE WASTEWATER SYSTEM FOR RIO VEGAS RANCHES CONSISTS OF AN 10" DIAMETER SEWER LINE THAT TAPS INTO THE EXISTING 8" SANITARY SEWER LINE. THIS 10" LINE THEN RUNS EAST ALONG THE SOUTH SIDE OF MILE 17 NORTH ROAD TO SANITARY SEWER MANHOLE NEAR THE NORTH EAST CORNER OF LOT 15. THE 8" DIAMETER SEWER LINE TURNS SOUTH AND ENDS WITH A CLEAN OUT LOCATED ON THE NORTH EAST CORNER OF LOT 17.  
 THE 10" LINE, 4" SERVICE LINE, (1) CLEAN OUT AND FIVE (5) SANITARY SEWER MANHOLES HAVE BEEN INSTALLED, AT A TOTAL COST OF \$ 65,600.00 OR \$ 3,858.82 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID TO THE CITY OF EDINBURG THE SUM OF \$ 1,530.00 WHICH COVERS THE \$ 90.00 PER LOT AS STATED IN THE 30 YEAR WASTE WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF THE SERVICES AND ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO THE CITY OF EDINBURG. THE ENTIRE WASTE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY THE CITY OF EDINBURG AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

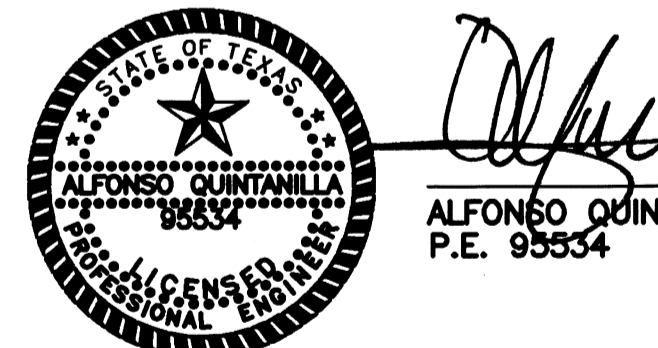
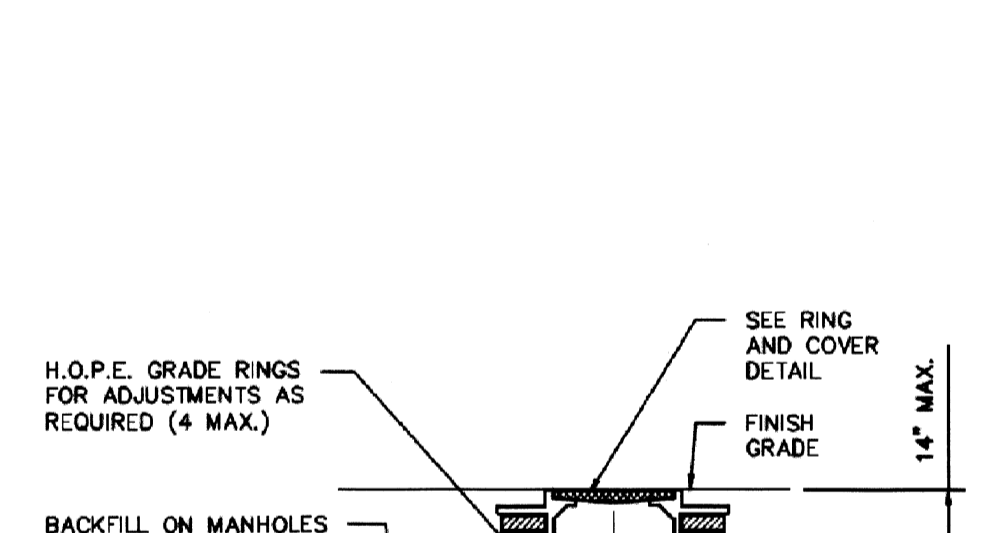
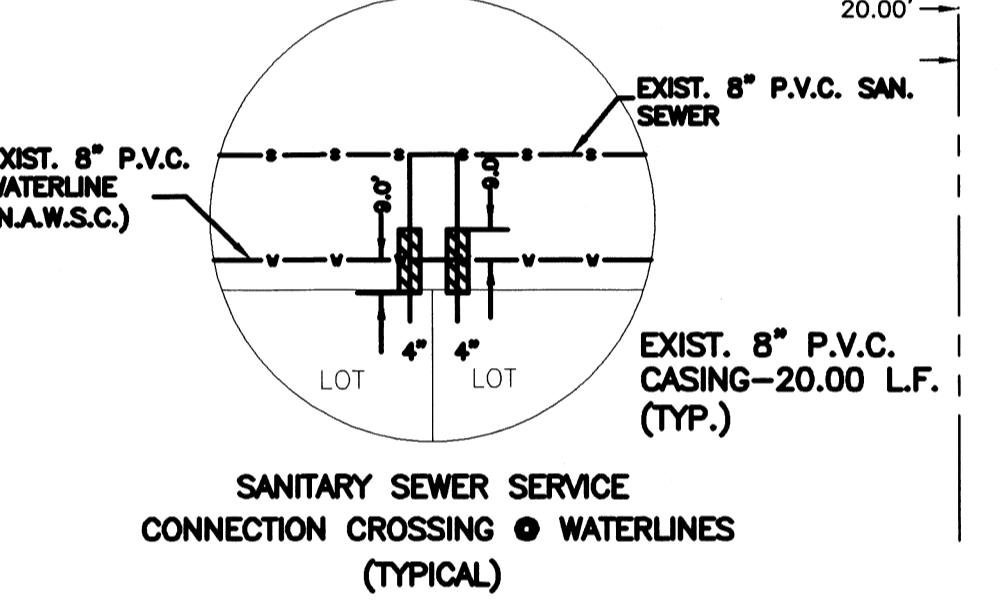
**CERTIFICATION:**  
 BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWERAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL WATER AND SEWERAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:  
 WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$ 49,725.00 WHICH EQUALS TO \$ 2,925.00 PER LOT.  
 SEWERAGE FACILITIES - THESE FACILITIES FULLY CONSTRUCTED WILL COST A GRAND TOTAL OF \$ 67,130.00 WHICH EQUALS TO \$ 3,948.82 PER LOT.

### REPORT DE INGENIERIA PARA RIO VEGAS RANCHES:

BY: ALFONSO QUINTANILLA, P.E.  
**PROVISION DE AGUA: Descripción, y Costos.**  
 LA SUBDIVISION RIO VEGAS RANCHES RECIBIRÁ SU PROVISION DE AGUA DE NORTH EVEREST WATER SUPPLY CORPORATION (LA COMPAÑIA DE AGUA N.A.W.S.C.). EL DUÑO DE LA SUBDIVISION Y N.A.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRÁ SU PROVISION DE AGUA POR LOS PROXIMOS 30 AÑOS. N.A.W.S.C. HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION. N.A.W.S.C. TIENE UNA LINEA EXISTENTE DE 8" DE DIAMETRO DE AGUA QUE CORRE POR EL LADO SUR DE MILE 17 NORTH ROAD Y UNA LINEA EXISTENTE DE 4" DE DIAMETRO DE AGUA QUE CORRE POR EL LADO ESTE DE CESAR CHAVEZ ROAD.  
 DEL LAS LINEAS DE AGUA DE 8" Y 4" DE DIAMETRO SE PRODUCEN SIETE (7) DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIAMETRO PARA CADA DOS LOTES. ESTOS CONDUCTOS SE SEPARAN PARA PRODUCIR DOS CONDUCTOS DE AGUA DE 3/4" DE PULGADA DE DIAMETRO PARA CADA LOTE. HAY TRES (3) CONDUCTO INDIVIDUALES DE AGUA DE 3/4" DE PULGADA DE DIAMETRO PARA CADA LOTE. YA SE HAN INSTALADO LOS CONDUCTOS DE AGUA DE 6 PULGADAS DE DIAMETRO.  
 LOS DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIAMETRO, EL CONDUCTO DE 3/4" DE PULGADA DE DIAMETRO, Y LOS MEDIDORES MECANICOS DE AGUA A UN COSTO TOTAL DE US\$ 26,375.00 O US\$ 1,551.47 POR LOTE. EL DUÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPAÑIA N.A.W.S.C. \$ 23,350.00, QUE COBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE, \$ 1,373.53. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION. CUANDO EL DUÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPAÑIA N.A.W.S.C. LO INSTALARA SIN ALGUN GASTO AL DUÑO. EL DUÑO DE LA SUBDIVISION TAMBIEN HA INSTALADO TRES (3) BOCAS DE REGO (FIRE HYDRANT) A UN COSTO DE \$ 2,750.00 POR CADA UNO CUAL GASTA UNA CANTIDAD TOTAL \$ 8,250.00. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.  
**DRENAJE: Descripción y Costos.**  
 LA SUBDIVISION RIO VEGAS RANCHES RECIBIRÁ SU PROVISION DE DRENAJE SANITARIO DE LA CIUDAD DE EDINBURG. EL DUÑO DE LA SUBDIVISION Y LA CIUDAD DE EDINBURG, HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRÁ SU PROVISION DE DRENAJE SANITARIO POR LOS PROXIMOS 30 AÑOS. LA CIUDAD DE EDINBURG, HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE DRENAJE SANITARIO ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION. LA CIUDAD DE EDINBURG, TIENE UNA LINEA EXISTENTE DE 8" DE DIAMETRO DE DRENAJE SANITARIO QUE TERMINA EN LA ESQUINA SURESTE DE MILE 17 NORTH ROAD Y CESAR CHAVEZ ROAD.  
 EL SISTEMA DE PROVISION DE DRENAJE SANITARIO PARA LA SUBDIVISION RIO VEGAS RANCHES CONSISTE DE UNA LINEA DE DRENAJE SANITARIO DE 10 PULGADAS DE DIAMETRO QUE CORRE POR EL LADO SUR DE LA CALLE MILE 17 NORTH ROAD, EN LA ESQUINA SURESTE DE MILE 17 NORTH ROAD Y CESAR CHAVEZ ROAS, LA LINEA DE DRENAJE SANITARIO VOLTEA SUR Y TERMINA CON UNA CLEAN OUT LOCALIZADO EN LA ESQUINA NORESTE DE LOTE 17.  
 EL SISTEMA DE PROVISION DE DRENAJE SANITARIO DE LA SUBDIVISION RIO VEGAS RANCHES CONSISTE DE UNA LINEA DE DRENAJE DE 10 PULGADAS DE DIAMETRO QUE SE CONECTA CON LA LINEA DE DRENAJE SANITARIO EXISTENTE DE 8 PULGADAS. ESTA LINEA DE 10" CORRE ESTE POR EL LADO SUR DE LA CALLE MILE 17 NORTH ROAD PARA UNA ALcantarilla LOCALIZADO EN LA ESQUINA NORESTE DE LOTE 15. LA LINEA DE 10" VOLTEA SUR Y TERMINA CON UN "CLEAN OUT", LOCALIZADO EN LA ESQUINA NORESTE DE LOTE 17.  
 LAS LINEAS DE 10 PULGADAS, DE 4 PULGADAS, UNO (1) "CLEAN OUT" Y CINCO (5) ALcantarillas HAN SIDO INSTALADAS, HA UN COSTO TOTAL DE US\$ 65,600.00 O US\$ 3,858.82 POR LOTE. EL DUÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA CIUDAD DE EDINBURG, UN COSTO TOTAL DE US\$ 1,530.00 O US\$ 90.00 POR LOTE. EL SISTEMA DE DRENAJE SANITARIO ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

### CERTIFICACION

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 (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:  
**AGUA:** EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE US\$ 49,725.00 O US\$ 2,925.00 POR LOTE.  
**DRENAJE:** SE ESTIMA QUE EL DRENAJE COSTARA UN COSTO TOTAL DE US\$ 67,130.00 O US\$ 3,948.82 POR LOTE.



ALFONSO QUINTANILLA, P.E. 7-25-16  
 ALFONSO QUINTANILLA, P.E. 95534

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 ALFONSO QUINTANILLA, P.E. 95534

**SUBDIVIDER CERTIFICATION**  
 1.- BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE BY THE STATE AND COUNTY REGULATIONS.

**SUBDIVIDER STATEMENT:**  
 I, NEYDA S. RAMIREZ, SUBDIVIDER OF RIO VEGAS RANCHES, HEREBY CERTIFY SEWER PERMITS ARE REQUIRED PRIOR TO BUILDING ON ANY LOT; THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS TO THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

NEYDA S. RAMIREZ, P.E. 7-25-16  
 NEYDA S. RAMIREZ - NOTARY PUBLIC

STATE OF TEXAS  
 COUNTY OF HIDALGO  
 BEFORE ME, the undersigned notary public, on this day personally appeared NEYDA S. RAMIREZ, 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 25th day of JULY, 2016  
 NEYDA S. RAMIREZ - NOTARY PUBLIC

**COST ESTIMATE**

WATER DISTRIBUTION:	\$ 26,375.00
SANITARY SEWER:	\$ 65,600.00
DRAINAGE IMPROVEMENTS:	\$ 10,825.00

**REVISION NOTES**

No.	Sheet	REVISION	Date	Approved

**QUINTANILLA, HEADLEY AND ASSOCIATES, INC.**  
 CONSULTING ENGINEERS • LAND SURVEYORS  
 124 E. STUBBS ST. PHONE 956-381-6480  
 EDINBURG, TEXAS 77539 FAX 956-381-0527  
 ENGINEERING REGISTRATION NUMBER F-1513 OFFICE@QHAENGINEERING.COM  
 SURVEYING REGISTRATION NUMBER 100411-00

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

**SHEET NO. 2 OF 3**

FILENAME	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
F:\DATA\SUBDIVISIONS\EDINBURG\RIO VEGAS RANCHES\PLAT	MAY 13, 2015	M. GONZALEZ		

