



T.J. Arredondo, CFM  
Director of Planning

# HIDALGO COUNTY PLANNING DEPARTMENT

2818 S. BUSINESS 281  
EDINBURG TEXAS 78539  
Tel. 956-318-2840 Fax. 956-318-2844

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 5-31-2022

PROPOSED RIO RICO RANCHETTES No. 3 SUBDIVISION PRECINCT No. 1.

ENGINEER: QUINTANILLA, HEADLEY AND ASSOCIATES DEVELOPER: RIO RICO DEVELOPERS, LLC.

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE

NUMBER OF LOTS: 51  \*SINGLE FAMILY     \*MULTI-FAMILY     COMMERCIAL     INDUSTRIAL

ESTIMATED NUMBER OF STREETLIGHTS: 12

FILLING STATIONS: 6

LOCATION DESCRIPTION: EAST ON MILE 1 ½ EAST ROAD APPROXIMATELY ¼ OF A MILE SOUTH OF MILE 4 NORTH ROAD.

SUBDIVISION LIES WITHIN THE:  RURAL

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 5-6-2022 PROPERTY LIES WITHIN FLOOD ZONE: "C" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY STORM SEWER SYSTEM AND DETENTION WILL BE PROVIDED BY WIDENING THE EXISTING DRAIN DITCH.

ROAD R.O.W. DEDICATION: 10.00 FEET ONTO MILE 1 ½ EAST ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 5-3-2022 REVIEWED BY DANNY GUZMAN, PCT. 1 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 5-3-2022 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM:  OSSF'S

WATER SERVICE PROVIDER: MHWSC EXISTING LINE SIZE: 6" LOCATION: MILE 1 ½ EAST ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 4-17-2022 : BY ENVIRONMENTAL COMPLIANCE COORDINATOR

**LARGE CONSTRUCTION**

The applicant has submitted the required NOI as per Part II, Section E of the TPDES General Permit for Construction Activities (TXR150000) along with a copy of the Erosion Control Plan for the proposed project.

PRELIMINARY APPROVAL FROM THE  
HIDALGO COUNTY COMMISSIONERS COURT ON:

STAFF RECOMMENDS:  **Preliminary Approval** *subject 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:

# RIO RICO RANCHETTES No. 3

A 53.04 ACRE TRACT OF LAND OUT OF LOTS 7 AND 10, BLOCK 38, CAPISALLO DISTRICT SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME "P", PAGE 227, DEED RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3325945, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS

### METES AND BOUNDS

A 53.04 ACRE TRACT OF LAND OUT OF LOTS 7 AND 10, BLOCK 38, CAPISALLO DISTRICT SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME "P", PAGE 227, DEED RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3325945, 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 1/2" IRON ROD WITH CAP STAMPED RPLS SET IN THE CENTERLINE OF MILE 1 1/2 EAST ROAD FOR THE NORTHWEST CORNER OF LOT 7 AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE: EAST, ALONG THE NORTH LINE OF LOT 7, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 20.00 FEET FOR THE EAST RIGHT OF WAY LINE OF MILE 1 1/2 EAST ROAD, A TOTAL DISTANCE OF 1,320.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE NORTHEAST CORNER OF LOT 7 AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE: SOUTH, ALONG THE EAST LINE OF LOTS 7 AND 10, A DISTANCE OF 2,143.94 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE: N 63°23'00" W, ALONG THE CENTERLINE OF A DRAIN DITCH, A DISTANCE OF 707.00 FEET TO A POINT FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: ALONG THE CENTERLINE OF A DRAIN DITCH AND THE ARC OF A CURVE TO THE RIGHT (CURVE DATA: DELTA = 16°51'00", RADIUS = 600.00 FEET), A DISTANCE OF 176.45 FEET TO A POINT FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: N 46°32'00" W, ALONG THE CENTERLINE OF A DRAIN DITCH, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 721.96 FEET, A TOTAL DISTANCE OF 749.51 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE WEST LINE OF LOT 7 AND IN THE CENTERLINE OF MILE 1 1/2 EAST ROAD FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE: NORTH, ALONG THE WEST LINE OF LOT 7 AND THE CENTERLINE OF MILE 1 1/2 EAST ROAD, A DISTANCE OF 1,210.63 FEET TO THE POINT OF BEGINNING AND CONTAINING 53.04 ACRES OF LAND MORE OR LESS.

STATE OF TEXAS  
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.



*Alfonso Quintanilla*  
ALFONSO QUINTANILLA  
R.P.L.S. No. 4856

SEPT 23, 2021  
DATE

### PLAT NOTES AND RESTRICTIONS:

- FLOOD ZONE STATEMENT:  
FLOOD ZONE DESIGNATION: ZONE "c"  
DEFINED AS AREAS OF MINIMAL FLOODING  
COMMUNITY-PANEL NUMBER 480334 0525 B  
MAP REVISED: JANUARY 02, 1981
- LEGEND ● - DENOTES 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.
- SETBACKS: MINIMUM REQUIREMENTS-OWNER MAY DESIGNATE STRICTER REQUIREMENTS.  
FRONT ..... 25.00 FEET FRONT ON MILE 1 1/2 EAST RD..... 30.00 FEET  
FRONT CUL-DE-SAC..... 15.00 FEET  
REAR..... 15.00 FEET  
SIDE..... 6.00 FEET  
CORNER GARAGE FRONT..... 18.00 FEET  
CORNER SIDE WHERE ROW IS GREATER THAN 50.00 FEET..... 20.00 FEET  
OR EASEMENT WHICHEVER IS GREATER IN ALL CASES
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCE  
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 OCCUPANCY OF THE LOT. NO COMMERCIAL USE WILL BE ALLOWED FOR ALL INTERNAL STREETS.
- MINIMUM FINISH FLOOR NOTE:  
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND OR AT FINISH FLOOR ELEVATION OF 61.00, 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 FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- BENCHMARK NOTE:  
THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.  
B.M. No.1: ELEV.=58.50 TOP OF TYPE "C" INLET ON LOCATED NEAR THE SOUTHWEST CORNER OF LOT 30, OF NAVD 88 DATUM.  
B.M. No.2: ELEV.=58.50 TOP OF TYPE "C" INLET ON LOCATED NEAR THE NORTHEAST CORNER OF LOT 40, OF NAVD 88 DATUM.
- DRAINAGE:  
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 1,185,063.04 CUBIC FEET (4.24 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. 5
- 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 A SEPARATED 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.  
D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPT MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE SOIL EVALUATOR HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.  
E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY OF A LOT.  
9.- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.

**RIO RICO DEVELOPERS, LLC**  
BY: VICTOR DANIEC, MANAGER, THE OWNER & SUBDIVIDER OF **RIO RICO RANCHETTES No. 3**, RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSES OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET No. 5 OF THIS PLAT.

- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS TO THE OPERATION 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 OCCUPANCY AN EASEMENT.
- FOR ALL LOTS, THE LOT OWNER SHALL INSTALL DRIVEWAY CULVERT OF NO LESS THAN 15" INCHES IN DIAMETER AND 16' FEET IN LENGTH.
- 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 APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.
- AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR SCHOOLS, COMMERCIAL AND INDUSTRIAL USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCE 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.
- 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 CALCULATION FOR THIS SUBDIVISION.

THIS PLAT IS APPROVED BY THE HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9, DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

- NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9 RIGHT-OF-WAYS AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCID #9.
- IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION, IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE.
- HCID #9 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION. AS WELL, HCID #9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION. IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE.
- HCID #9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEMS DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.

GENERAL MANAGER \_\_\_\_\_ DATE \_\_\_\_\_  
HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9

### CERTIFICATION OF POTABLE WATER SUPPLY

THIS PLAT, RIO RICO RANCHETTES No. 3, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE MILITARY HIGHWAY WATER SUPPLY CORPORATION AND IS HEREBY APPROVED BY SUCH CORPORATION AND WE HEREBY CERTIFY THAT PROPER WATER IS AVAILABLE UPON REQUEST.

DATE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

APPROVED BY: \_\_\_\_\_  
MANAGER

### HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF **RIO RICO RANCHETTES No. 3** WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_ 20\_\_\_\_.

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

### INDEX OF SHEETS

- SHEET 1.-HEADING INDEX: LOCATION MAP AND ETJ; PRINCIPAL CONTACTS: MAP DESCRIPTION (METES AND BOUNDS); ENGINEER'S & SURVEYOR'S CERTIFICATION: PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, ATTESTATION; COUNTY JUDGE CERTIFICATE: COUNTY CLERK'S RECORDING CERTIFICATE; H.C.D.D. No. 1 CERTIFICATION HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE: HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9 CERTIFICATION: MILITARY HIGHWAY WATER SUPPLY CORPORATION CERTIFICATION: REVISION NOTES
- SHEET 2.- MAP, HEADING INDEX: LOCATION MAP AND ETJ; PRINCIPAL CONTACTS: MAP: LOT, STREETS, AND EASEMENT LAYOUT; LINE AND CURVE DATA: ENGINEER'S & SURVEYOR'S CERTIFICATION: COUNTY CLERK RECORDING CERTIFICATE, REVISION NOTES
- SHEET 3.- MAP OF WATER DISTRIBUTION SYSTEM, COUNTY CLERK'S RECORDING CERTIFICATE, REVISION NOTES.
- SHEET 4.- MAP OF TOPOGRAPHY AND DRAINAGE, COUNTY CLERK'S RECORDING CERTIFICATE, REVISION NOTES.
- SHEET 5.-ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER/OSSF AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION) SUBDIVIDER CERTIFICATE & STATEMENT, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE WITH ENGINEER'S CERTIFICATION, CONSTRUCTION DETAILS, COUNTY CLERK'S RECORDING CERTIFICATE, REVISION NOTES.

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

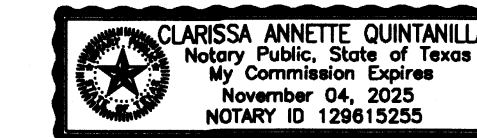
PAULA BRIDGES, VICE PRESIDENT OF BPB FINANCIAL CO. INC, THE SOLE GENERAL, **RIO RICO DEVELOPERS, LLC** BY: VICTOR DANIEC, MANAGER, AS OWNER OF THE 53.04 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED **RIO RICO RANCHETTES No. 3** HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN. WE CERTIFY THAT WE HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE §232.032 AND THAT:

- THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
  - SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
  - ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
  - GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.
- WE ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

RIO RICO DEVELOPERS, LLC  
BY: VICTOR DANIEC, MANAGER  
PO BOX 2604  
EDINBURG TX, 78540

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared \_\_\_\_\_ RIO RICO DEVELOPERS, LLC BY: VICTOR DANIEC, MANAGER 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 thereby expressed.  
Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.



CLARISSA ANNETTE QUINTANILLA - NOTARY PUBLIC

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

WE THE UNDERSIGNED CERTIFY that this plat of the **RIO RICO RANCHETTES No. 3** was reviewed and approved by the Hidalgo County Commissioners Court on \_\_\_\_\_

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

ATTEST:  
Hidalgo County Clerk \_\_\_\_\_ 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.  
GENERAL MANAGER \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO

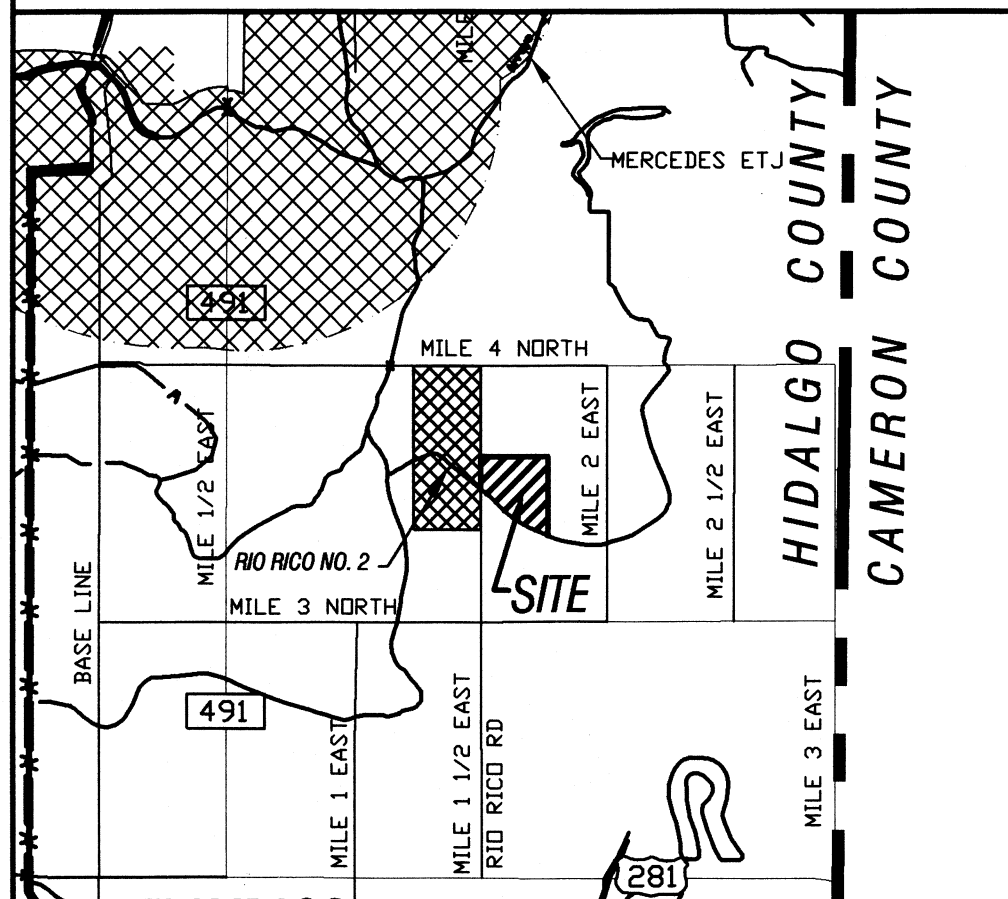
I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.



*Alfonso Quintanilla* PE.  
ALFONSO QUINTANILLA  
P.E. No. 95534  
4-7-22  
DATE

### LOCATION MAP

SCALE= 1:4000



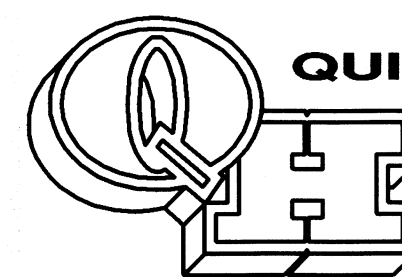
### LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:

RIO RICO RANCHETTES No. 3 IS LOCATED IN SOUTHERN HIDALGO COUNTY ON THE ON THE EAST SIDE OF MILE 1 1/2 EAST ROAD, APPROXIMATELY 1,320.00 FEET SOUTH FROM MILE 4 NORTH ROAD. 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 16,798) RIO RICO RANCHETTES No. 3 LIES APPROXIMATELY 1.57 MILES FROM THE CITY LIMITS AND FALLS IN THE RURAL AREA OF THE COUNTY. IT LIES IN PRECINCT No. 1.

### PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
OWNER: RIO RICO DEVELOPERS, LLC BY: VICTOR DANIEC, MANAGER	PO BOX 2604	EDINBURG TX, 78540		
ENGINEER: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	381-0527
SURVEYOR: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	381-0527

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 78539 FAX 956-381-0527  
ENGINEERING REGISTRATION NUMBER F-1513  
SURVEYING REGISTRATION NUMBER 100411-00



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

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

### DATE OF PREPARATION: SEPT 23, 2021

FILENAME : F:\DATA\SUBD\HIDALGO CO\RIO RICO RANCHETTES No. 3-PLAT			
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
10-20-2021	G.CANTU		
DATE REVISION	REVISION BY	CHECKED BY	APPROVED BY
10-20-2021	G. CANTU		

SHEET NO.

1 of 5

# SUBDIVISION PLAT OF: RIO RICO RANCHETTES No. 3

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THENCE: EAST, ALONG THE NORTH LINE OF LOT 7, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 20.00 FEET FOR THE EAST RIGHT OF WAY LINE OF MILE 1 1/2 EAST ROAD, A TOTAL DISTANCE OF 1,320.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE NORTHEAST CORNER OF LOT 7 AND THE NORTHEAST CORNER OF THIS TRACT.

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THENCE: N 63°23'00" W, ALONG THE CENTERLINE OF A DRAIN DITCH, A DISTANCE OF 707.00 FEET TO A POINT FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: ALONG THE CENTERLINE OF A DRAIN DITCH AND THE ARC OF A CURVE TO THE RIGHT (CURVE DATA: DELTA = 16°51'00", RADIUS = 600.00 FEET), A DISTANCE OF 176.45 FEET TO AN EXTERIOR CORNER OF THIS TRACT.

THENCE: N 46°32'00" W, ALONG THE CENTERLINE OF A DRAIN DITCH, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 721.96 FEET, A TOTAL DISTANCE OF 749.51 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE WEST LINE OF LOT 7 AND IN THE CENTERLINE OF MILE 1 1/2 EAST ROAD FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE: NORTH, ALONG THE WEST LINE OF LOT 7 AND THE CENTERLINE OF MILE 1 1/2 EAST ROAD, A DISTANCE OF 1,210.63 FEET TO THE POINT OF BEGINNING AND CONTAINING 53.04 ACRES OF LAND MORE OR LESS.

STATE OF TEXAS  
COUNTY OF HIDALGO

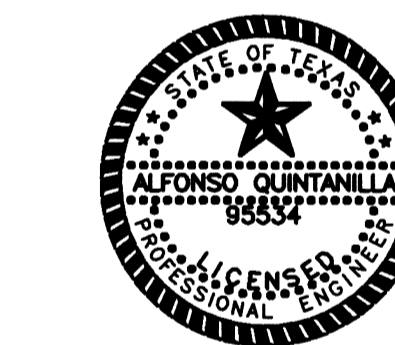
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.



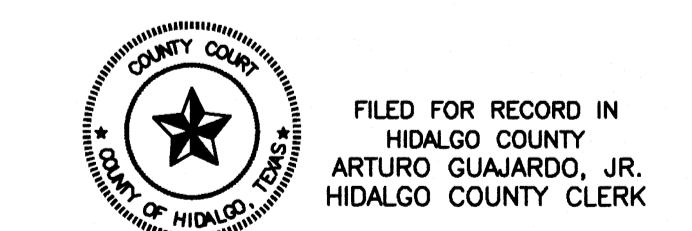
*Alfonso Quintanilla*  
ALFONSO QUINTANILLA  
R.P.L.S. No. 4856  
DATE: SEPT 23, 2021

STATE OF TEXAS  
COUNTY OF HIDALGO

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.



*Alfonso Quintanilla P.E.*  
ALFONSO QUINTANILLA  
P.E. No. 95534  
DATE: 4-7-22

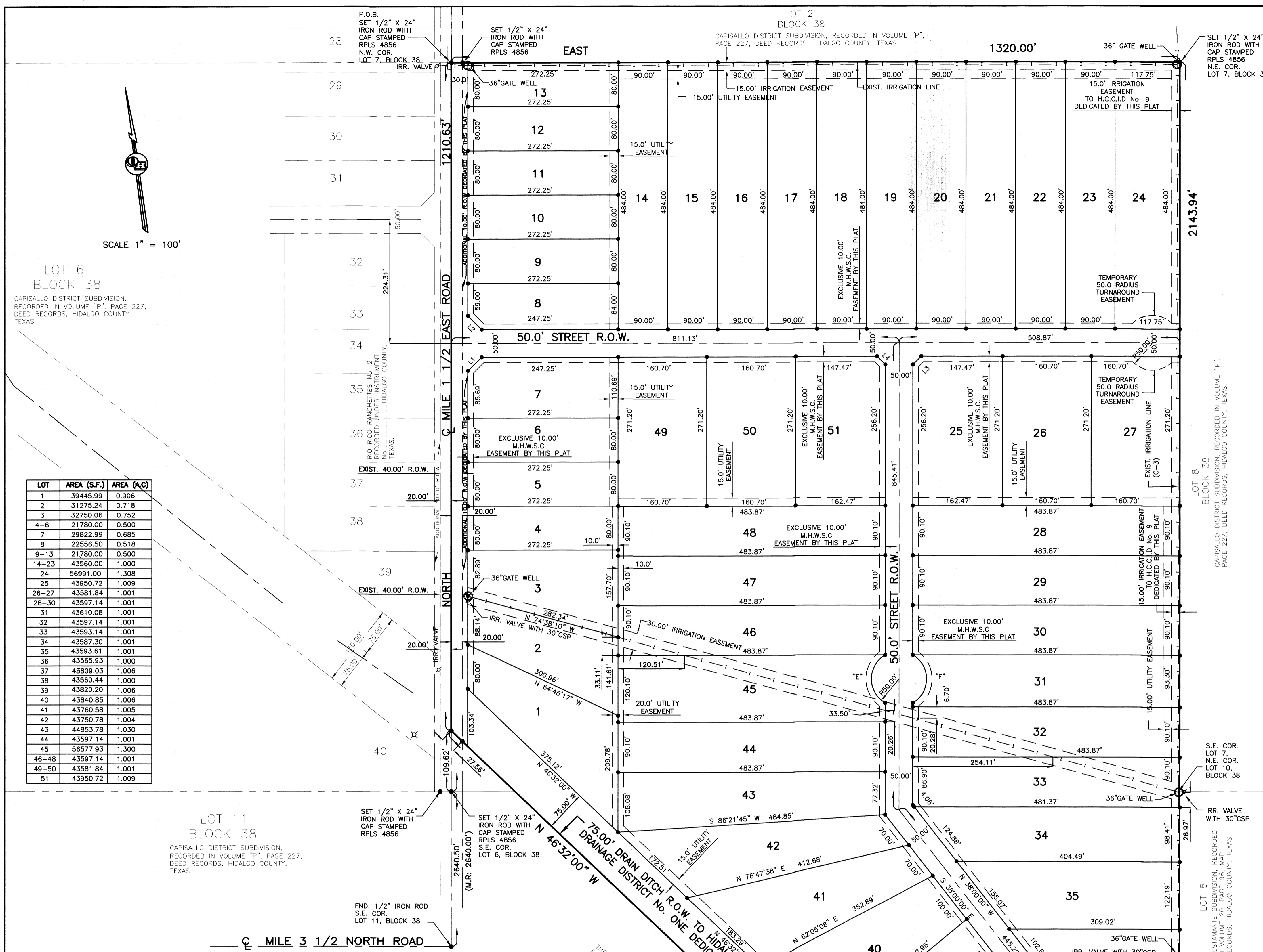


FILED FOR RECORD IN  
HIDALGO COUNTY  
ARTURO GUJARDO, JR.  
HIDALGO COUNTY CLERK  
ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM  
INSTRUMENT NUMBER \_\_\_\_\_  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS  
BY: \_\_\_\_\_ DEPUTY

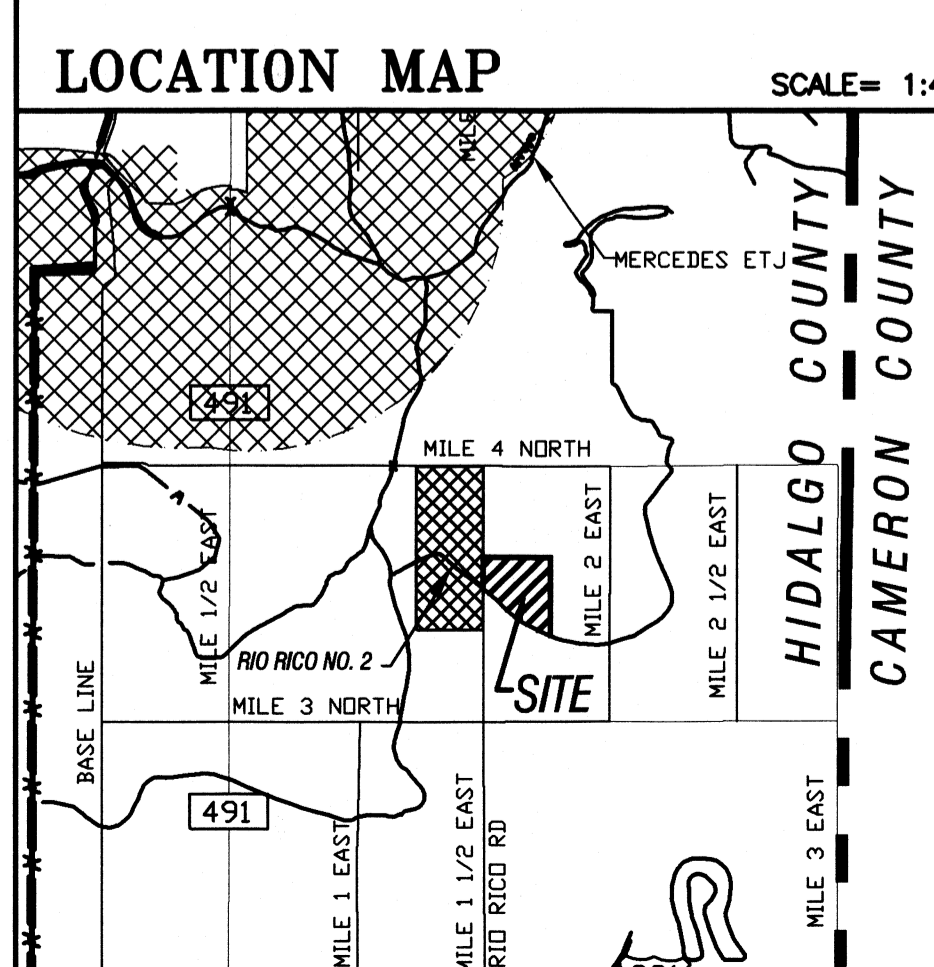
DATE OF PREPARATION: SEPT 23, 2021

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

FILENAME: F:\DATA\SUBDIVISION\HIDALGO COUNTY\ RIO RICO RANCHETTES No. 3\PLAT	DATE PREPARED: 10-20-2021	PREPARED BY: G. CANTU	CHECKED BY: G. CANTU	APPROVED BY: G. CANTU
<b>SHEET 2 OF 5</b>				



LOT	AREA (S.F.)	AREA (A.C.)
1	39445.99	0.906
2	31275.24	0.718
3	32750.06	0.752
4-6	21780.00	0.500
7	29822.99	0.685
8	22556.50	0.518
9-13	21780.00	0.500
14-23	43560.00	1.000
24	56991.00	1.308
25	43950.72	1.009
26-27	43581.84	1.001
28-30	43597.14	1.001
31	43610.08	1.001
32	43597.14	1.001
33	43593.14	1.001
34	43587.30	1.001
35	43593.61	1.001
36	43565.93	1.000
37	43809.03	1.006
38	43560.44	1.000
39	43820.20	1.006
40	43840.85	1.006
41	43760.58	1.005
42	43750.78	1.004
43	44853.78	1.030
44	43597.14	1.001
45	56577.93	1.300
46-48	43587.14	1.001
49-50	43581.84	1.001
51	43950.72	1.009



**LINE DATA TABLE**

DATA	BEARING	LENGTH
L1	N 45°00'00" E	35.36'
L2	N 45°00'00" W	35.36'
L3	N 45°00'00" E	21.21'
L4	S 45°00'00" E	21.21'

**CURVE DATA**

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
"A"	16°51'00"	600.00'	176.45'	175.82'	N 54°57'30" W
"B"	156°32'36"	50.00'	136.61'	97.91'	N 49°43'42" W
"C"	68°07'52"	50.00'	59.46'	56.01'	N 62°36'31" E
"D"	45°19'33"	50.00'	39.55'	38.53'	S 60°39'46" E
"E"	120°00'00"	50.00'	104.72'	86.60'	SOUTH
"F"	120°00'00"	50.00'	104.72'	86.60'	NORTH

**LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:**  
RIO RICO RANCHETTES No. 3 IS LOCATED IN SOUTHERN HIDALGO COUNTY ON THE EAST SIDE OF MILE 1 1/2 EAST ROAD APPROXIMATELY 1,320.00 FEET SOUTH FROM MILE 4 NORTH ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MERCEDES ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF MERCEDES (POPULATION 16,798). RIO RICO RANCHETTES No. 3 LIES APPROXIMATELY 1.57 MILES FROM THE CITY LIMITS AND FALLS IN THE RURAL AREA OF THE COUNTY. IT LIES IN PRECINCT No. 1.

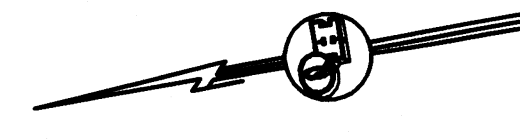
**PRINCIPAL CONTACTS:**

Name	Address	City & Zip	Phone	Fax
OWNER: RIO RICO DEVELOPER LLC, VICTOR DANIEC	PO BOX 1000	MISSION, TX, 78573	(956)458-8153	
ENGINEER: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	381-0527
SURVEYOR: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	381-0527

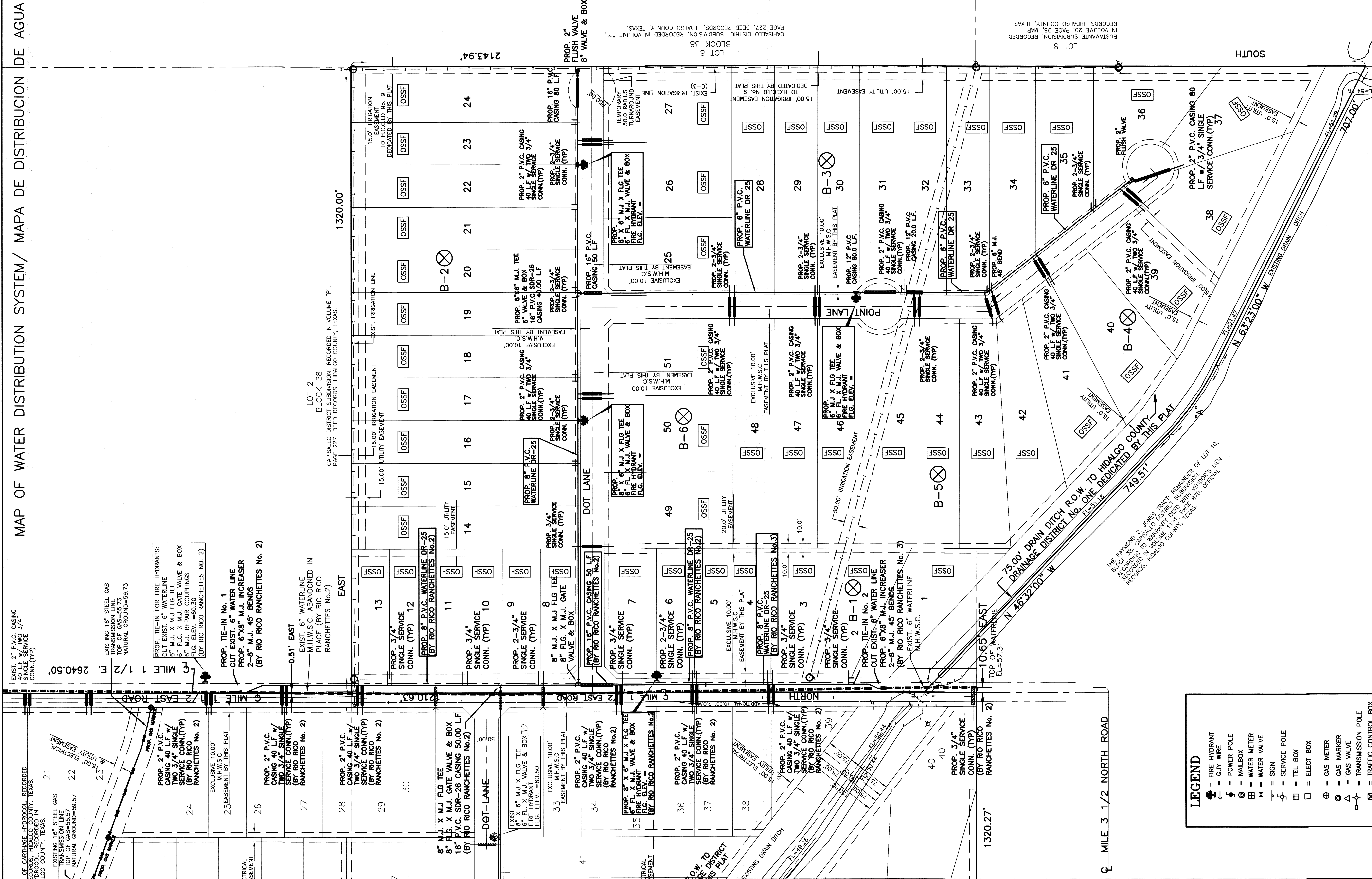
**REVISION NOTES**

No.	Sheet	REVISION	Date	Approved

MAP OF WATER DISTRIBUTION SYSTEM/ MAPA DE DISTRIBUCION DE AGUA



SCALE 1" = 100'



**LEGEND**

- = FIRE HYDRANT
- = GUY WIRE
- = POWER POLE
- = MAILBOX
- = WATER METER
- = WATER VALVE
- = SIGN
- = SERVICE POLE
- = TEL. BOX
- = ELECT. BOX
- = GAS METER
- = GAS MARKER
- = GAS VALVE
- = TRANSMISSION POLE
- = TRAFFIC CONTROL BOX
- = GAS SERVICE

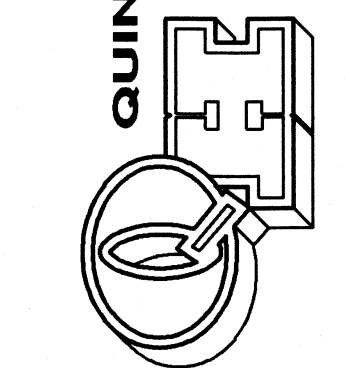
**M.H.W.S.C. NOTES:**

- 1.- FIRE HYDRANTS 2.0' FROM PROPERTY CORNER.
- 2.- WATERLINE TO HAVE 3.5' MINIMUM COVER.
- 3.- METER BOXES 1.0' INSIDE LOT.

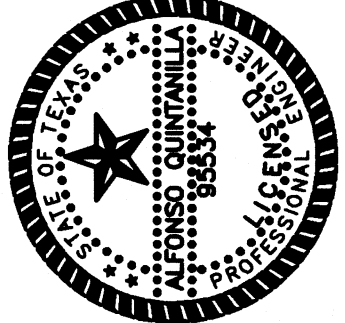
**COST ESTIMATE**  
 WATER DISTRIBUTION: \_\_\_\_\_  
 PAVING IMPROVEMENTS: \_\_\_\_\_  
 SEPTIC TANK (OSSF): \_\_\_\_\_

**REVISION NOTES**

No.	Sheet	Revision	Date	Approved



**QUINTANILLA, HEADLEY AND ASSOCIATES, INC.**  
 CONSULTING ENGINEERS  
 124 E. STUBBS ST.  
 ENGBURG, TEXAS 78539  
 PHONE 956-381-6480  
 FAX 956-381-0527  
 ALFONSO@QHA-ENG.COM



*Alfonso Quintanilla*  
 ALFONSO QUINTANILLA  
 P.E. No. 95537  
 DATE 4-8-22

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

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

BY: \_\_\_\_\_ DEPUTY

SHEET NO. 3  
 OF 9 SHEETS

APPROVED BY: \_\_\_\_\_  
 DATE: \_\_\_\_\_

LOT 8  
 BUSSTAMANTE SUBDIVISION, RECORDED IN VOLUME 77,  
 RECORDS, HIDALGO COUNTY, TEXAS.

LOT 8  
 CAPSALLO DISTRICT SUBDIVISION, RECORDED IN VOLUME 77,  
 RECORDS, HIDALGO COUNTY, TEXAS.

LOT 8  
 BLOCK 38  
 2143.94'

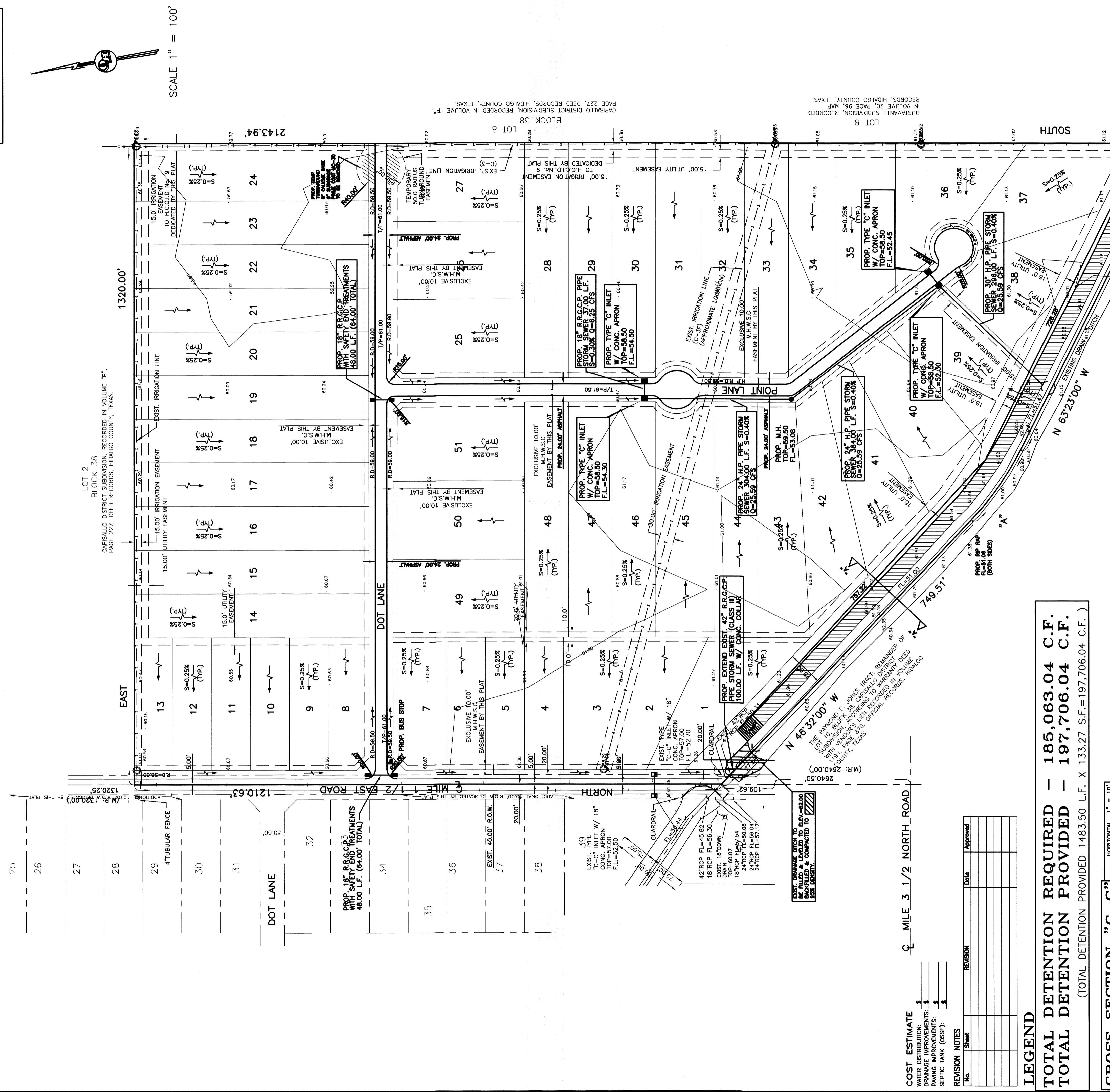
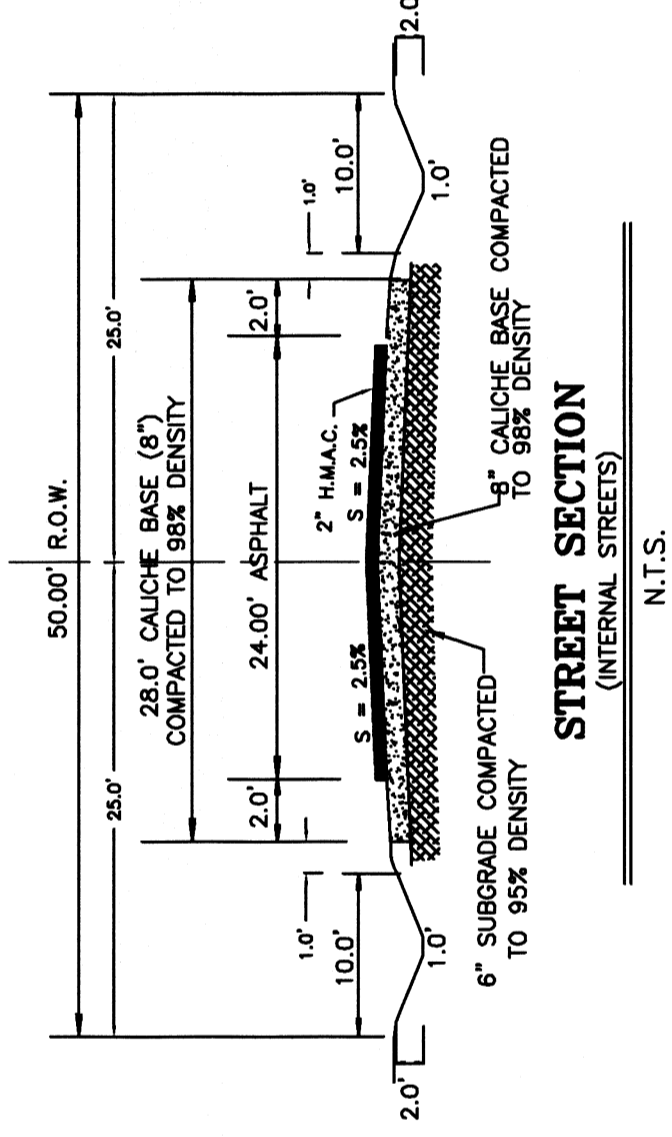
LOT 2  
 BLOCK 38  
 CAPSALLO DISTRICT SUBDIVISION, RECORDED IN VOLUME 77,  
 PAGE 227, DEED RECORDS, HIDALGO COUNTY, TEXAS.

THE ANYHORO C. JONES TRACT, REMAINDER OF LOT 10,  
 BLOCK 38 CAPSALLO DISTRICT SUBDIVISION,  
 RECORDED IN VOLUME 191 PAGE 870, OFFICIAL  
 RECORDS, HIDALGO COUNTY, TEXAS.

MAP OF TOPOGRAPHY AND DRAINAGE

**LEGEND**

- ⊕ = FIRE HYDRANT
- ⊖ = GUY WIRE
- ⊙ = POWER POLE
- ⊙ = MAILBOX
- ⊙ = WATER METER
- ⊙ = WATER VALVE
- ⊙ = SIGN
- ⊙ = SERVICE POLE
- ⊙ = TEL BOX
- ⊙ = ELECT BOX
- ⊙ = GAS METER
- ⊙ = GAS MARKER
- ⊙ = GAS VALVE
- ⊙ = TRANSMISSION POLE
- ⊙ = TRAFFIC CONTROL BOX
- ⊙ = GAS SERVICE



**COST ESTIMATE**

WATER DISTRIBUTION: \_\_\_\_\_

SEWER: \_\_\_\_\_

PAVING IMPROVEMENTS: \_\_\_\_\_

SEPTIC TANK (GSSE): \_\_\_\_\_

**REVISION NOTES**

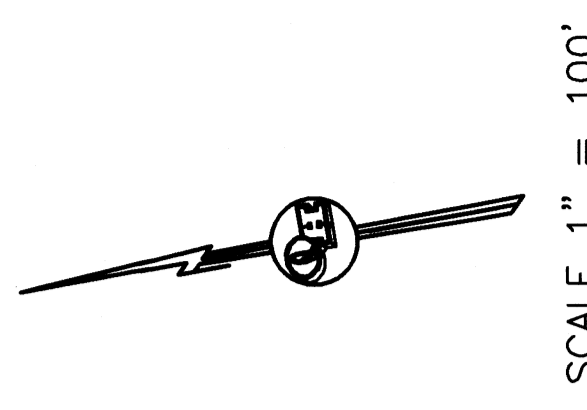
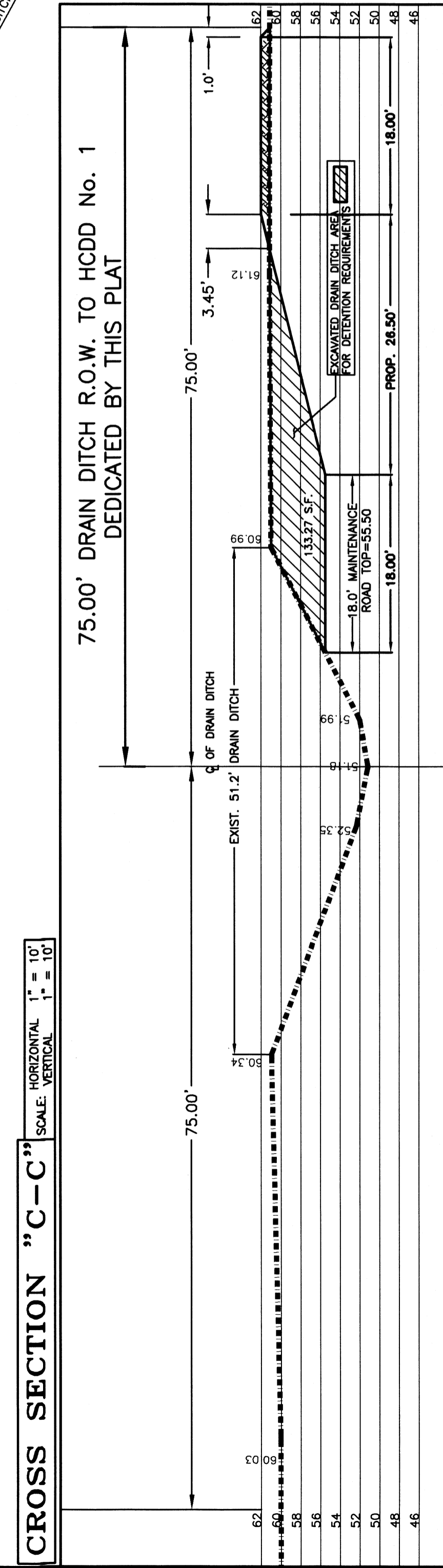
No.	Sheet	REVISION	Date	Approved

**LEGEND**

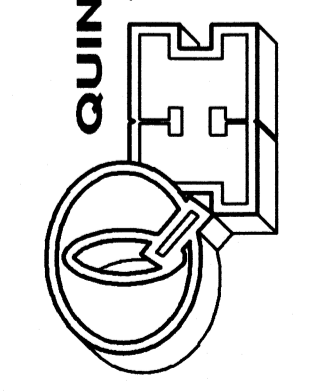
**TOTAL DETENTION REQUIRED - 185,063.04 C.F.**

**TOTAL DETENTION PROVIDED - 197,706.04 C.F.**

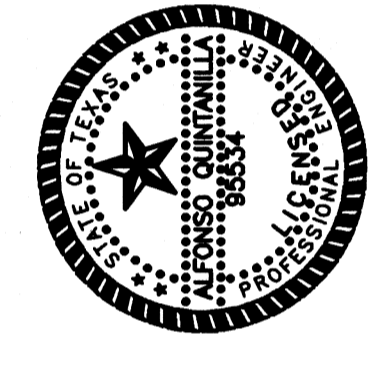
(TOTAL DETENTION PROVIDED 1483.50 L.F. X 133.27 S.F.=197,706.04 C.F.)



SCALE 1" = 100'



**QUINTANILLA, HEADLEY AND ASSOCIATES, INC.**  
 CONSULTING ENGINEERS  
 124 E. STUBBS ST.  
 HOUSTON, TEXAS 78559  
 PHONE 956-381-6480  
 FAX 956-381-0527  
 ALFONSO@QCHA-ENG.COM



Alfonso Quintanilla  
 P.E. No. 95534  
 DATE RE. 4-8-22

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

SHEET NO. 4 OF 9 SHEETS

DATE REVISION	CHECKED BY	APPROVED BY

# RIO RICO RANCHETTES No. 3

A 53.04 ACRE TRACT OF LAND OUT OF LOTS 7 AND 10, BLOCK 38, CAPISALLO DISTRICT SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME "P", PAGE 227, DEED RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3325945, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS

## FINAL ENGINEERING REPORT FOR RIO RICO RANCHETTES No. 3 BY ALFONSO QUINTANILLA, P.E.

**WATER SUPPLY: Description, Costs, and Operability date**  
RIO RICO RANCHETTES No. 3 WILL BE PROVIDED WITH POTABLE WATER BY 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.H.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND M.H.W.S.C. HAS PROMISED TO SUFFICIENTLY ESTABLISH THE LONG-TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO THE FULL DEVELOPMENT OF THIS SUBDIVISION. M.H.W.S.C. HAS AN EXISTING 6" DIAMETER WATERLINE THAT RUNS ON THE EAST SIDE OF MILE 1 1/2 EAST ROAD. WATERLINE IS BEING UPGRADED TO 8" BY RIO RICO RANCHETTES No. 2 & No. 3.

THE WATER SYSTEM FOR RIO RICO RANCHETTES No. 3 CONSISTS OF A 6" DIAMETER WATERLINE THAT TAPS INTO THE EXISTING 8" DIAMETER WATERLINE ON THE EAST SIDE OF MILE 1 1/2 EAST ROAD. THE 6" DIAMETER WATERLINE RUNS EAST ALONG THE NORTH SIDE OF DOT LANE, ENDING WITH A 2" FLUSH VALVE ANOTHER 6" WATER LINE RUNS SOUTH ALONG THE WEST SIDE OF POINT LANE ENDING WITH A 2" FLUSH VALVE.  
FROM THE PROPOSED 8" WATERLINES, THIRTY-ONE (31) 3/4" DIAMETER SINGLE SERVICE LINES, FROM THE EXISTING 8" WATERLINE, THIRTEEN (13) 3/4" DIAMETER SINGLE SERVICE LINES, AND SEVENTEEN (17) 3/4" DIAMETER SINGLE SERVICE LINES FOR EACH LOT, THREE (3) FIRE HYDRANTS WILL BE INSTALLED THROUGHOUT THE ENTIRE SUBDIVISION.  
THE 8" DIAMETER WATERLINE, THE 3/4" SINGLE SERVICES, SINGLE SERVICE, AND THE METER BOXES HAVE BEEN INSTALLED AT A TOTAL COST OF \$ \_\_\_\_\_ PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID M.H.W.S.C. THE SUM OF \$ \_\_\_\_\_ WHICH COVERS THE \$ \_\_\_\_\_ COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, WATER RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS TO M.H.W.S.C. UPON REQUEST BY THE LOT OWNER, M.H.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVIDER WILL INSTALL THREE (3) FIRE HYDRANTS AT A UNIT COST OF \$ \_\_\_\_\_ FOR A TOTAL COST OF \$ \_\_\_\_\_ THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY M.H.W.S.C. AND SAND DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

**SEWAGE FACILITIES: Description, Costs, and Operability Date**  
SEWAGE FROM RIO RICO RANCHETTES No. 3, WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAINFIELD ON EACH LOT. THE SITE EVALUATOR (LICENSE NUMBER 0512258) 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. HIGHLIGHTS OF THE REPORT ARE AS FOLLOWS: AND THE DRAINAGE EASEMENTS.

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE UNITED STATES OF AGRICULTURE SOIL CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A SANDY CLAY AND CLAY LOAM. THE SITE EVALUATOR (LICENSE NUMBER 0512258) HAD FOUR (4) TEST BORINGS MADE AT VARIOUS AREAS OF THE SUBDIVISION AT THE CENTERS OF LOTS 2, 20, 30, 40, 44 AND 50 (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMITED AREA). THE SOIL REPORT AS PREPARED BY THE SITE EVALUATOR (LICENSE NUMBER 0512258) INDICATES A UNIFORM CLAY LOAM (WITH TEXTURE CLASS III) EXTENDING MORE THAN 24" BELOW THE BOTTOM OF ANY EXISTING EXCAVATIONS. THE SUBDIVISION DRAINAGE WELL, THE 100-YEAR FLOODPLAIN BEING CONTAINED WITHIN THE STREET AND THE DRAINAGE EASEMENTS.

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$ \_\_\_\_\_ INCLUDING THE COSTS FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSF'S HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF \$ \_\_\_\_\_ THE HIDALGO COUNTY HEALTH DEPARTMENT WILL INSPECT AND WILL APPROVE THE INSTALLATION OF ALL OSSF BEFORE RECORDING.

**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 ESTIMATED COSTS TO INSTALL UNCONSTRUCTED WATER AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:  
**WATER FACILITIES** - THESE FACILITIES WILL BE FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$ \_\_\_\_\_ WHICH EQUALS TO \$ \_\_\_\_\_ PER LOT.  
**SEWAGE FACILITIES** - SEPTIC SYSTEM IS ESTIMATED TO COST \$ \_\_\_\_\_ PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$ \_\_\_\_\_ FOR THE ENTIRE SUBDIVISION.

**WATER FACILITIES** - THESE FACILITIES WILL BE FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$ \_\_\_\_\_ WHICH EQUALS TO \$ \_\_\_\_\_ PER LOT.  
**SEWAGE FACILITIES** - SEPTIC SYSTEM IS ESTIMATED TO COST \$ \_\_\_\_\_ PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$ \_\_\_\_\_ FOR THE ENTIRE SUBDIVISION.

ALFONSO QUINTANILLA, P.E. 4-8-22  
ALFONSO QUINTANILLA, P.E. No. 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 STATE AND COUNTY REGULATIONS.  
**SUBDIVIDER STATEMENT:**  
1. - I (WE), **RIO RICO DEVELOPERS, LLC** BY: **VICTOR DANIEC, MANAGER** SUBDIVIDERS OF **RIO RICO RANCHETTES No. 3** HEREBY CERTIFY SEWER PERMITS ARE REQUIRED PRIOR TO BUILDING ON ANY LOT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS TO THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

**RIO RICO DEVELOPERS, LLC**  
BY: **VICTOR DANIEC, MANAGER**  
PO BOX 2604  
EDINBURG TX, 78540

**STATE OF TEXAS**  
**COUNTY OF HIDALGO**  
BEFORE ME, the undersigned notary public, on this day personally appeared  
**RIO RICO DEVELOPERS, LLC**  
BY: **VICTOR DANIEC, MANAGER**  
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 thereby expressed.  
Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**CLARISSA ANNETTE QUINTANILLA**  
Notary Public, State of Texas  
My Commission Expires  
November 04, 2025  
NOTARY ID 129615253

**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 78539 FAX 956-381-0527  
ENGINEERING REGISTRATION NUMBER F-1513 ALFONSO@QHA-ENG.COM  
SURVEYING REGISTRATION NUMBER 100411-00

**REPORT FINAL DE INGENIERIA PARA LA SUBDIVISION DE RIO RICO RANCHETTES No.3**  
BY ALFONSO QUINTANILLA, P.E.  
**PROVISION DE AGUA: Descripción, Gastos, y Fecha de Inicio**  
RIO RICO RANCHETTES No. 3, RECIBIRÁ SU PROVISION DE AGUA DE MILITARY HIGHWAY WATER SUPPLY CORPORATION ("M.H.W.S.C."). EL DUEÑO DE LA SUBDIVISION Y LA COMARIA M.H.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRÁ SU PROVISION DE AGUA POR LOS PROXIMOS 30 AÑOS. M.H.W.S.C. TIENE QUE REPRESENTAR DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION. M.H.W.S.C. TIENE UNA LINEA EXISTENTE DE 6" PULGADAS DE DIAMETRO QUE CORRE POR EL LADO ESTE DE LA CALLE MILE 1 1/2 EAST ROAD. LA LINEA DE AGUA SE ESTA ACTUALIZANDO A UNA LINEA DE 8" POR LA SUBDIVISION RIO RICO RANCHETTES No. 2 Y LA SUBDIVISION RIO RICO RANCHETTES No.3.

EL SISTEMA DE AGUA PARA RIO RICO RANCHETTES No. 3 CONSISTE DE UNA LINEA DE 8" PULGADAS DE DIAMETRO QUE SE CONECTA CON LA LINEA DE AGUA EXISTENTE DE 8" PULGADAS DE DIAMETRO POR EL LADO ESTE DE LA CALLE MILE 1 1/2 EAST ROAD. LA LINEA DE 8" PULGADAS DE DIAMETRO CORRE HACIA EL ESTE POR EL LADO NORTE DE LA CALLE DOT LANE, TERMINANDO CON UNA VALVULA DE PURGA DE 2" PULGADAS. OTRA LINEA DE 6 PULGADAS DE DIAMETRO CORRE HACIA EL SUR POR EL LADO OESTE DE LA CALLE POINT LANE TERMINANDO CON UNA VALVULA DE PURGA DE 2" PULGADAS.

DE LA LINEA PROPUESTA DE AGUA DE 8 PULGADAS DE DIAMETRO TREINTA Y OCHO (38) CONDUCTOS INDIVIDUALES DE 3/4 PULGADA DE DIAMETRO, DE LA LINEA EXISTENTE DE 6" DE DIAMETRO TRECE (13) CONDUCTOS INDIVIDUALES DE AGUA DE 3/4" DE PULGADA DE DIAMETRO, TODOS LOS SERVICIOS DE AGUA SE DISEÑAN HACIA CADA MEDIDOR DE AGUA EN CADA LOTE. TRES (3) HIDRANTES HAN SIDO INSTALADOS EN TODA LA SUBDIVISION.

LA LINEA DE 8 PULGADAS DE DIAMETRO, LOS SERVICIOS INDIVIDUALES DE 3/4" Y LAS CAJAS DE MEDIDOR DE AGUA HA SIDO INSTALADAS A UN COSTO TOTAL DE US\$ \_\_\_\_\_ O US\$ \_\_\_\_\_ POR LOTE. EL DUEÑO DE LA SUBDIVISION HA TAMBIEN PAGADO US\$ \_\_\_\_\_ O US\$ \_\_\_\_\_ POR LOTE A M.H.W.S.C. POR COSTO DE LA INSTALACION DE CADA MEDIDOR DE AGUA, MEMBRANAS Y LOS GASTOS DE CONEXION. CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMARIA M.H.W.S.C. LO INSTALARA SIN ALGUN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION TAMBIEN HA INSTALADO TRES (3) BOCAS DE RIEGO (FIRE HYDRANT) A UN COSTO DE \$ \_\_\_\_\_ POR CADA UNO CUAL GASTA UNA CANTIDAD TOTAL \$ \_\_\_\_\_. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDOMIO DE HIDALGO.

**DRENAJE: Descripción, Gastos y Fecha de Inicio**  
EL DRENAJE DE RIO RICO RANCHETTES No. 3, TENDRA FOSAS SEPTICAS INDIVIDUALES (OSSF) CONSISTIENDO EN UN DISEÑO NORMAL, CON DOBLE COMPARTIMIENTO DE FOSA SEPTICA (OSSF) Y UN CAMPO DE DRENAJE EN CADA SOLAR. EL EVALUADOR (LIC# OS 12258) DE ENSUCHE HA INSPECCIONADO, EVALUADO Y REPORTADO QUE LA UBICACION DE LA SUBDIVISION ES CONVENIENTE PARA FOSAS SEPTICAS (OSSF). EL REPORTE FUE EXAMINADO Y APROBADO POR EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO.

CADA SOLAR EN LA SUBDIVISION MIDE MEDIO ACRE DE TAMAÑO. EL LIBRO DE SERVICIOS Y CONSERVACION DEL SUELO DEL DEPARTAMENTO DE AGRICULTURA DE LOS ESTADOS UNIDOS (USDA) INDICA UNA MEZCLA DE MARGA DE BARRO Y ARENOSO, MARGA DE ARENOSO Y UN MARGA FINO DE BARRO. EL EVALUADOR (LIC# OS 12258) HIZO OCHO (8) PRUEBAS CON AGUJEROS EN EL CENTRO DE LOS LOTES 2, 20, 30 Y 40, 44 AND 50. (PRUEBAS ADICIONALES NO FUERON NECESARIAS PORQUE EL SUELO ES MUY UNIFORME DENTRO DEL AREA DELIMITADA). EL SUELO ES UNIFORME, DE MARGA ARENOSO (CON TEXTURA CLASE II) EXTENDIDO A MAS DE 24 PULGADAS BAJO EL FONDO DE CUALQUIER EXCAVACION POR EL EVALUADOR (LIC# OS 12258). NO HAY PRESENCIA DE AGUA SUBTERRANEA BAJO LA CAPA DE 24 PULGADAS DE FONDO DE LAS EXCAVACIONES.

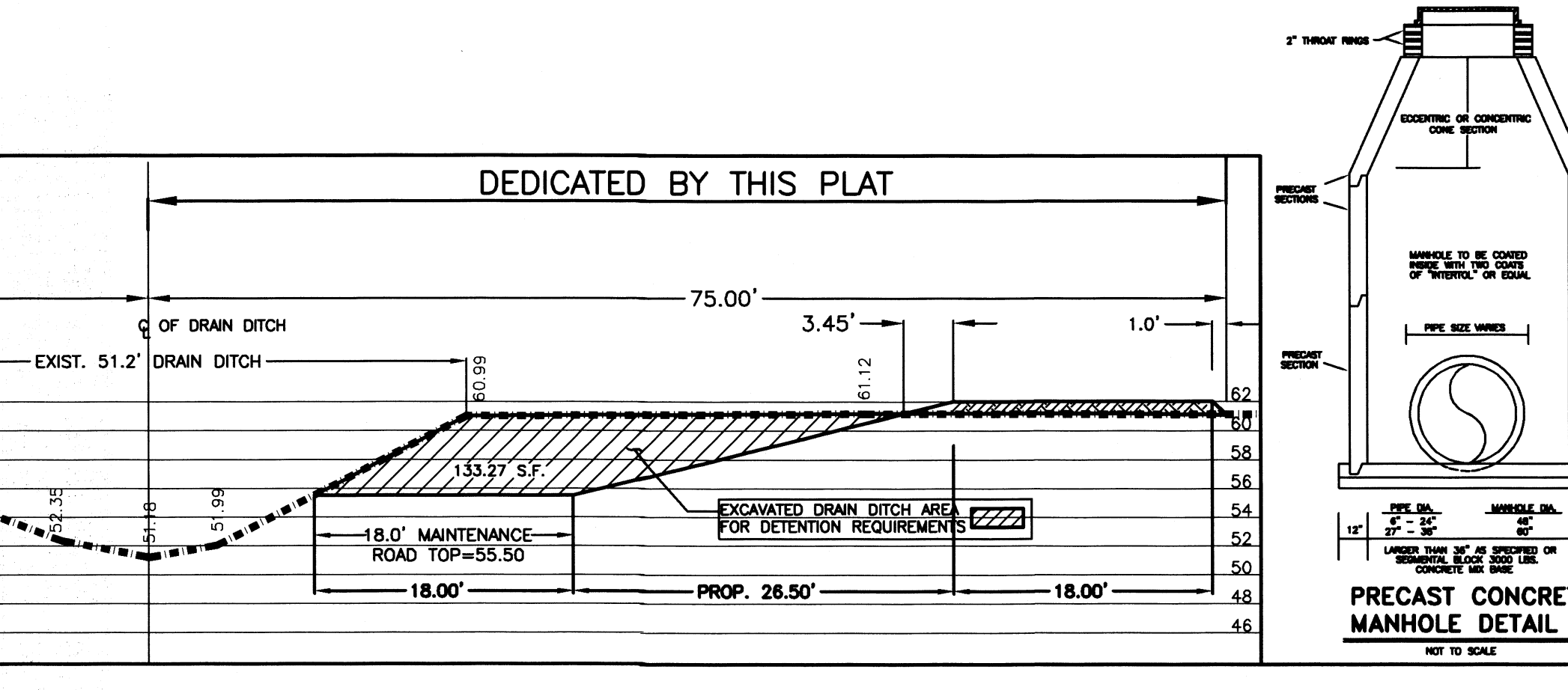
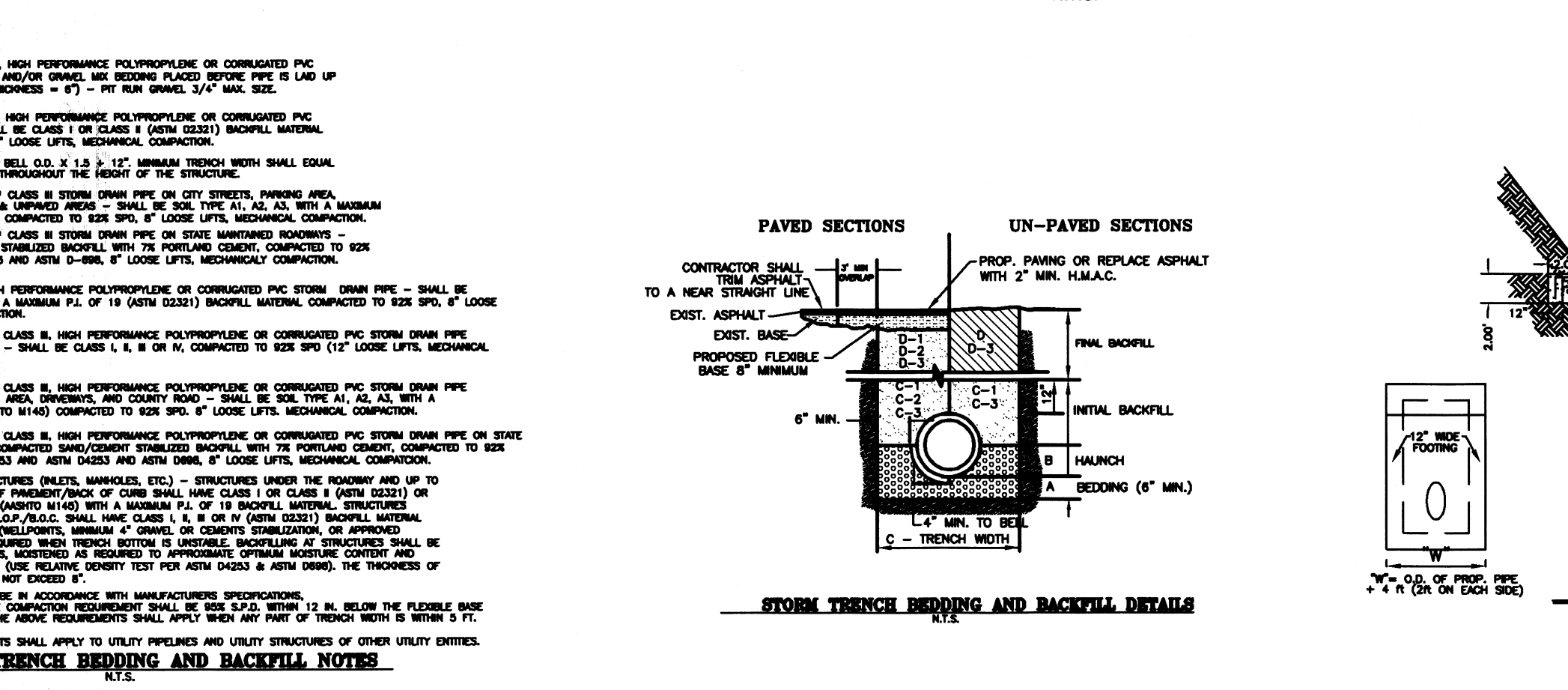
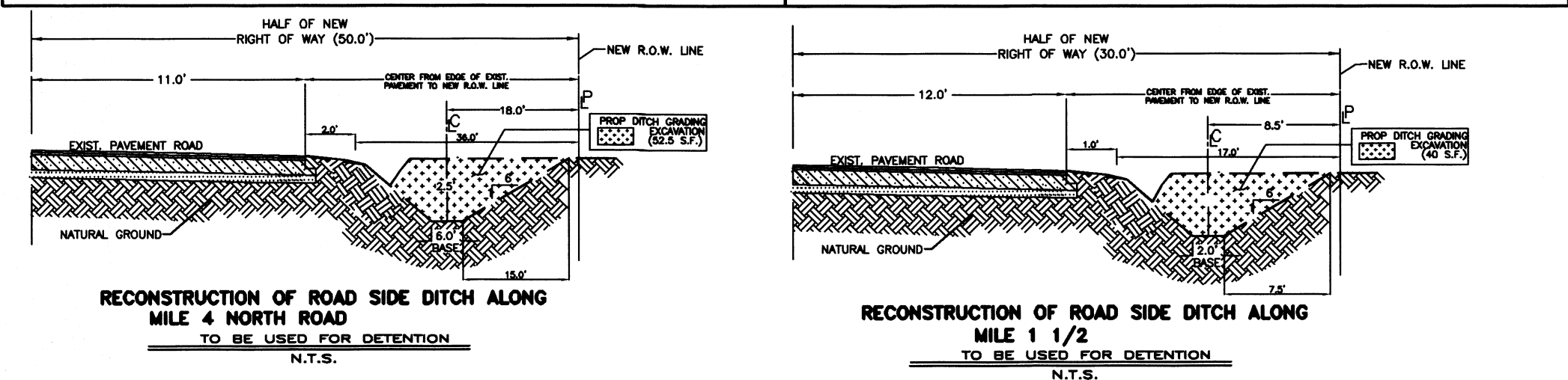
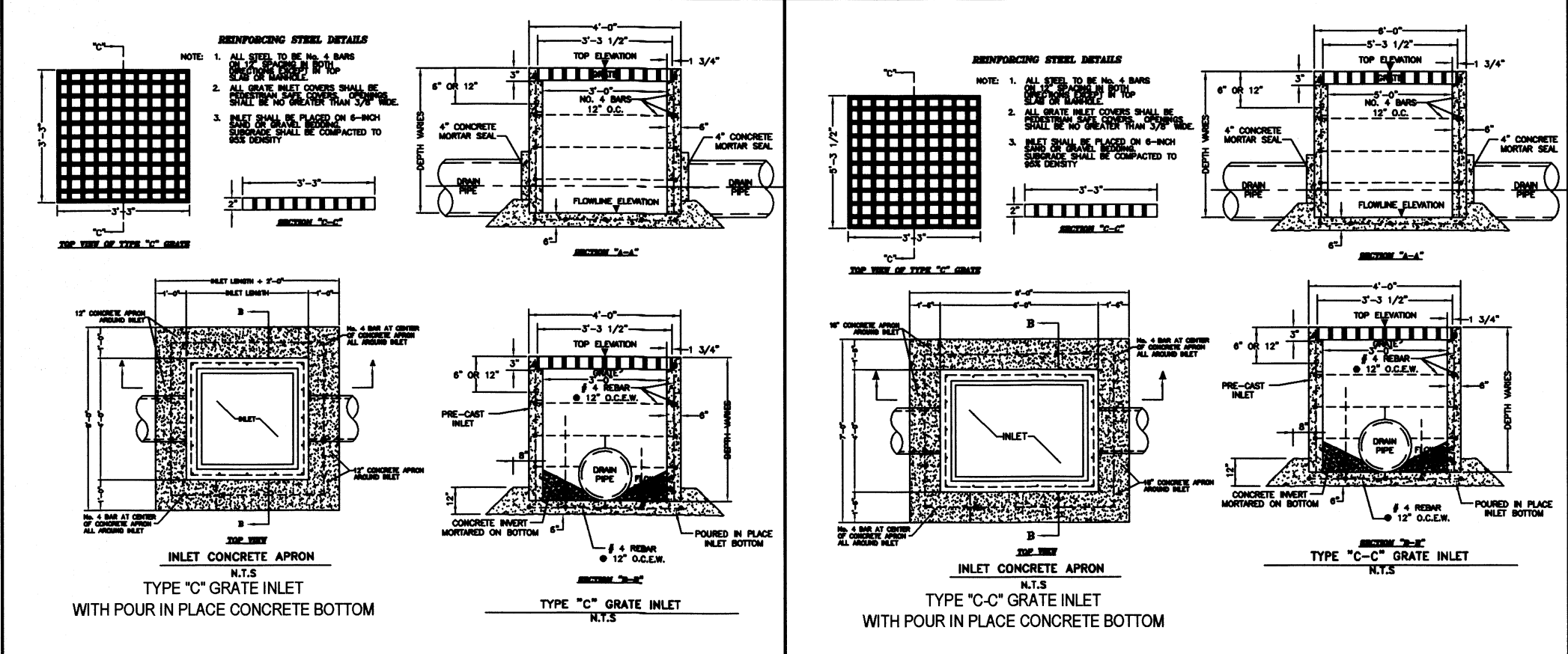
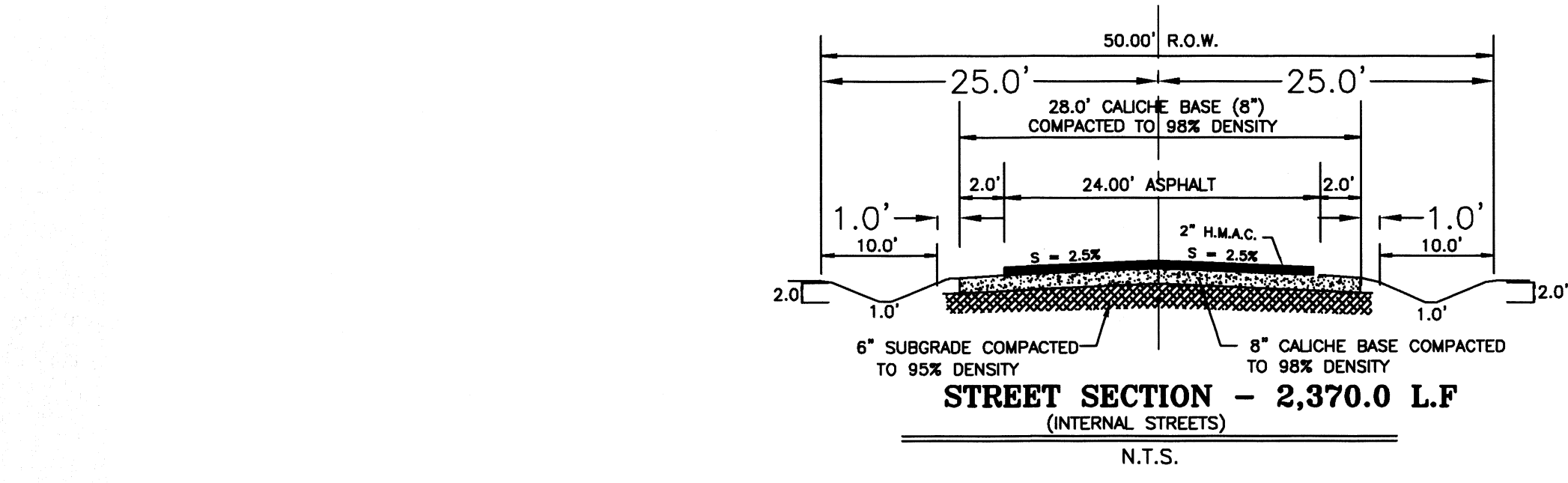
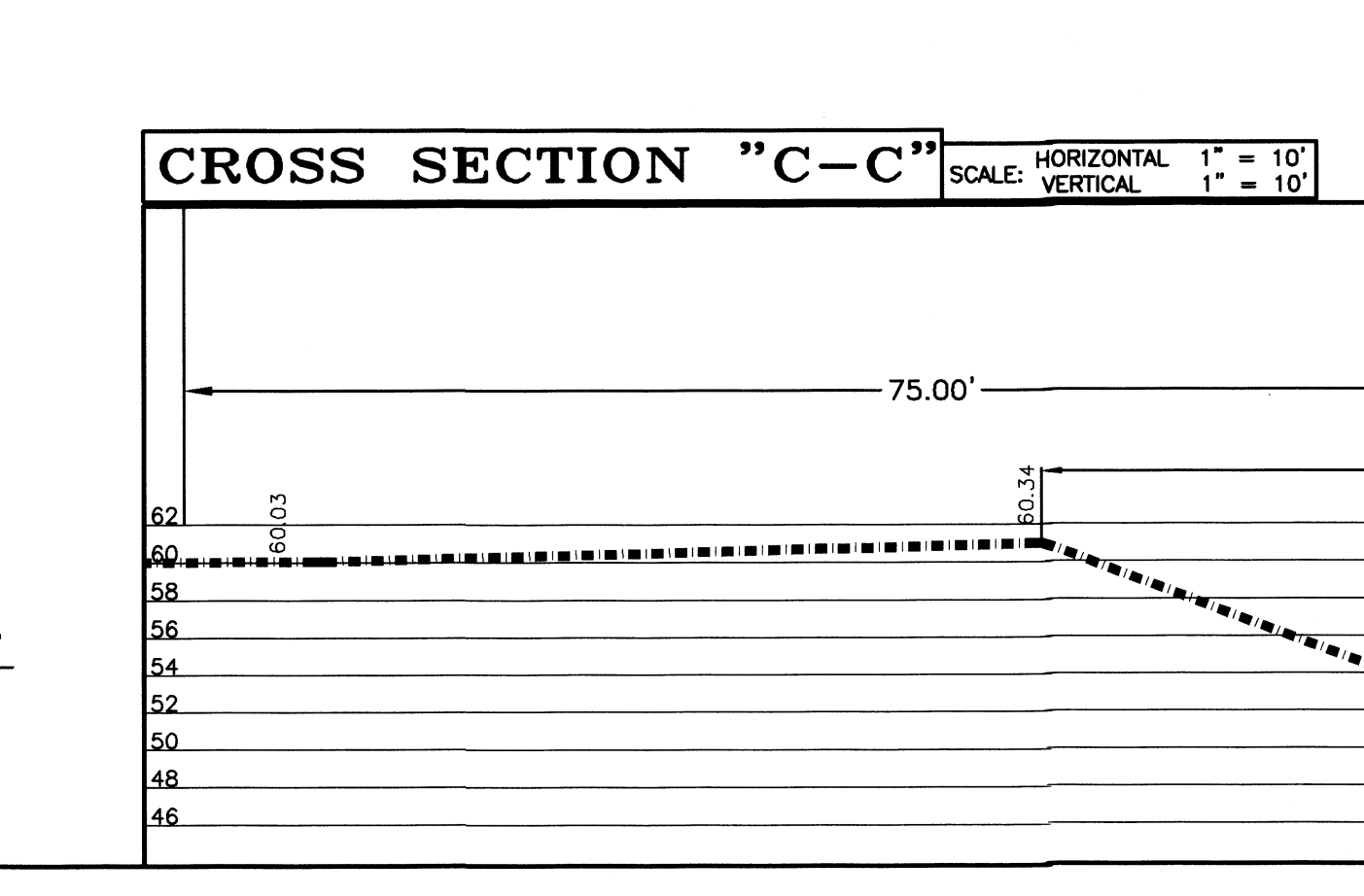
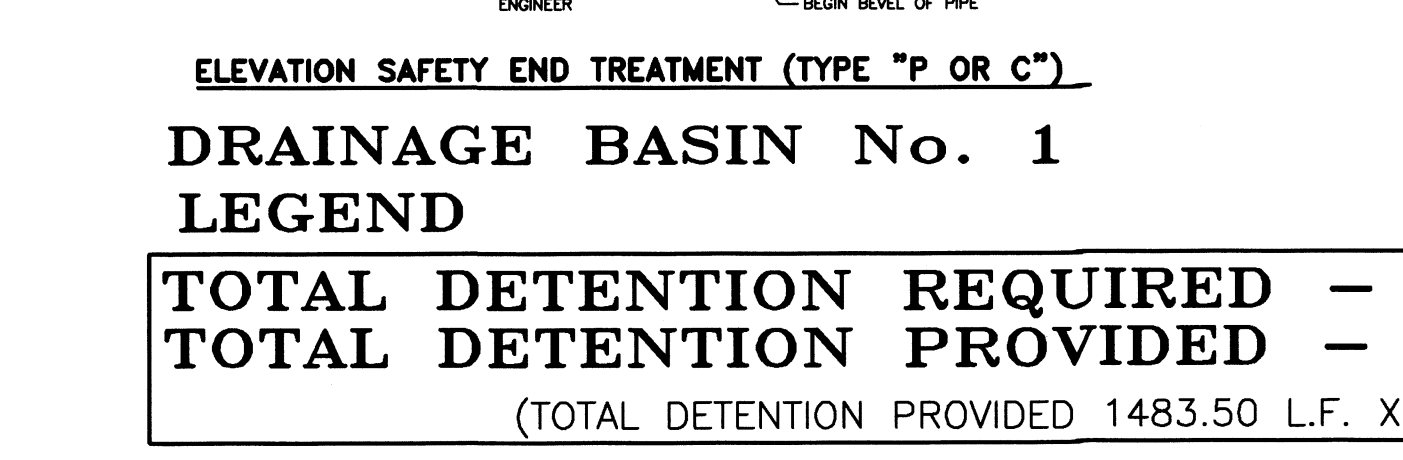
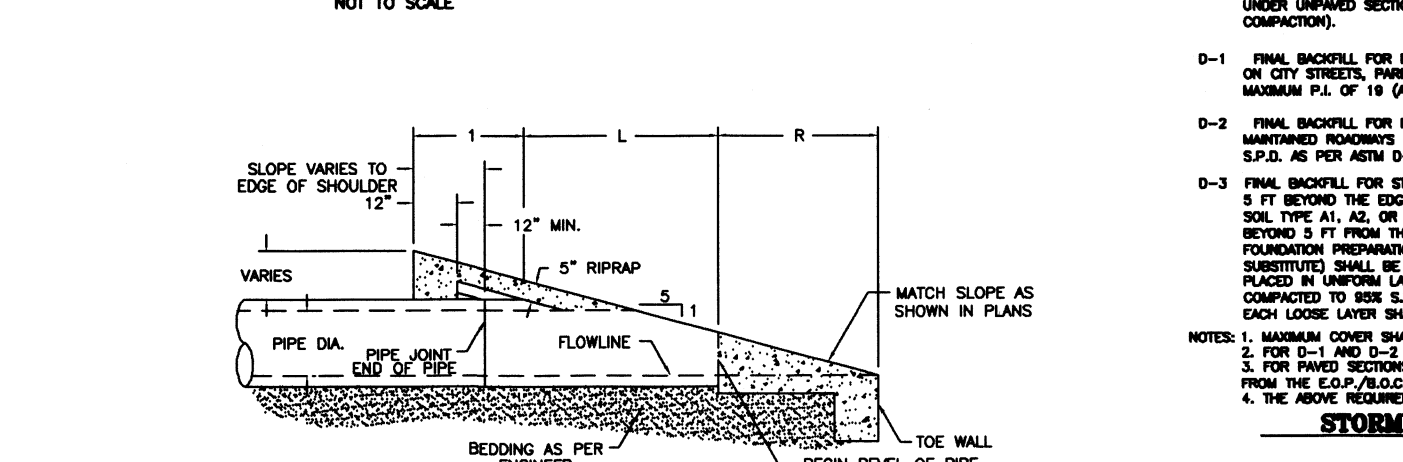
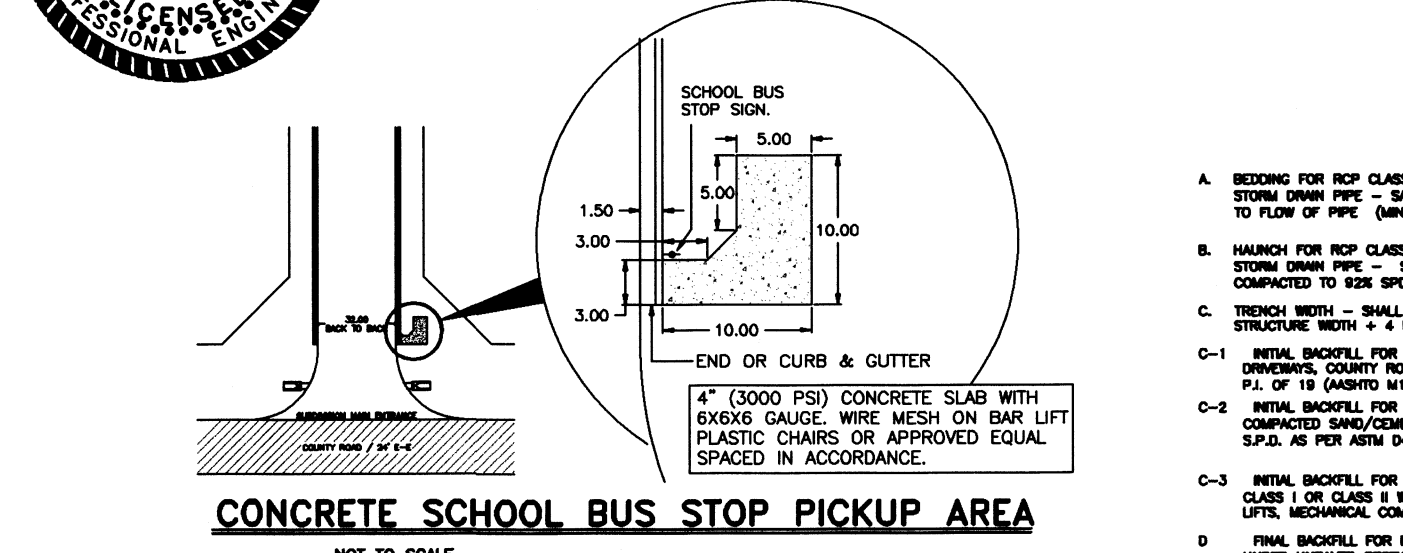
EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON US\$ \_\_\_\_\_ INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS TODAS LAS FOSAS SEPTICAS HAN SI INSTALADAS EN EL PROCESO DE LA APROBACION FINAL. A UN COSTO TOTAL DE US\$ \_\_\_\_\_ EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODOS LAS FOSAS SEPTICAS Y LAS APROBARA LA INSTALACION DE LAS FOSAS SEPTICAS ANTES DE SER GRABADA.

**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 GOBERNANDAS 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\$ \_\_\_\_\_ O US\$ \_\_\_\_\_ POR LOTE.  
DRENAJE: SE ESTIMA QUE LA FOSAS SEPTICAS COSTARON US\$ \_\_\_\_\_ POR LOTE A UN COSTO TOTAL DE US\$ \_\_\_\_\_ PARA TODA LA SUBDIVISION.

AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE US\$ \_\_\_\_\_ O US\$ \_\_\_\_\_ POR LOTE.  
DRENAJE: SE ESTIMA QUE LA FOSAS SEPTICAS COSTARON US\$ \_\_\_\_\_ POR LOTE A UN COSTO TOTAL DE US\$ \_\_\_\_\_ PARA TODA LA SUBDIVISION.

ALFONSO QUINTANILLA, P.E. 4-8-22  
ALFONSO QUINTANILLA, P.E. No. 95534



## DRAINAGE REPORT FOR RIO RICO RANCHETTES No. 3

A 53.04-acre tract of land out of Lots 7 and 10, Block 38, Capisallo District Subdivision, Hidalgo County, Texas, according to the plat or map thereof recorded in Volume "P", Page 227, deed records Hidalgo County, Texas, and according to warranty deed with vendor's lien recorded under County Clerk's Document Number 3325945, official records, Hidalgo County, Texas. It's located on the east side of Mile 1/2 East Road 1,320.00 feet south of Mile 4 North Road. The proposed subdivision consists of 51 residential lots.

The tract is Zone "C", areas of minimal flooding (No shading), as per FEMA Flood Insurance Rate Map, Community Panel No. 480334 0528 B, dated on January 2, 1981.

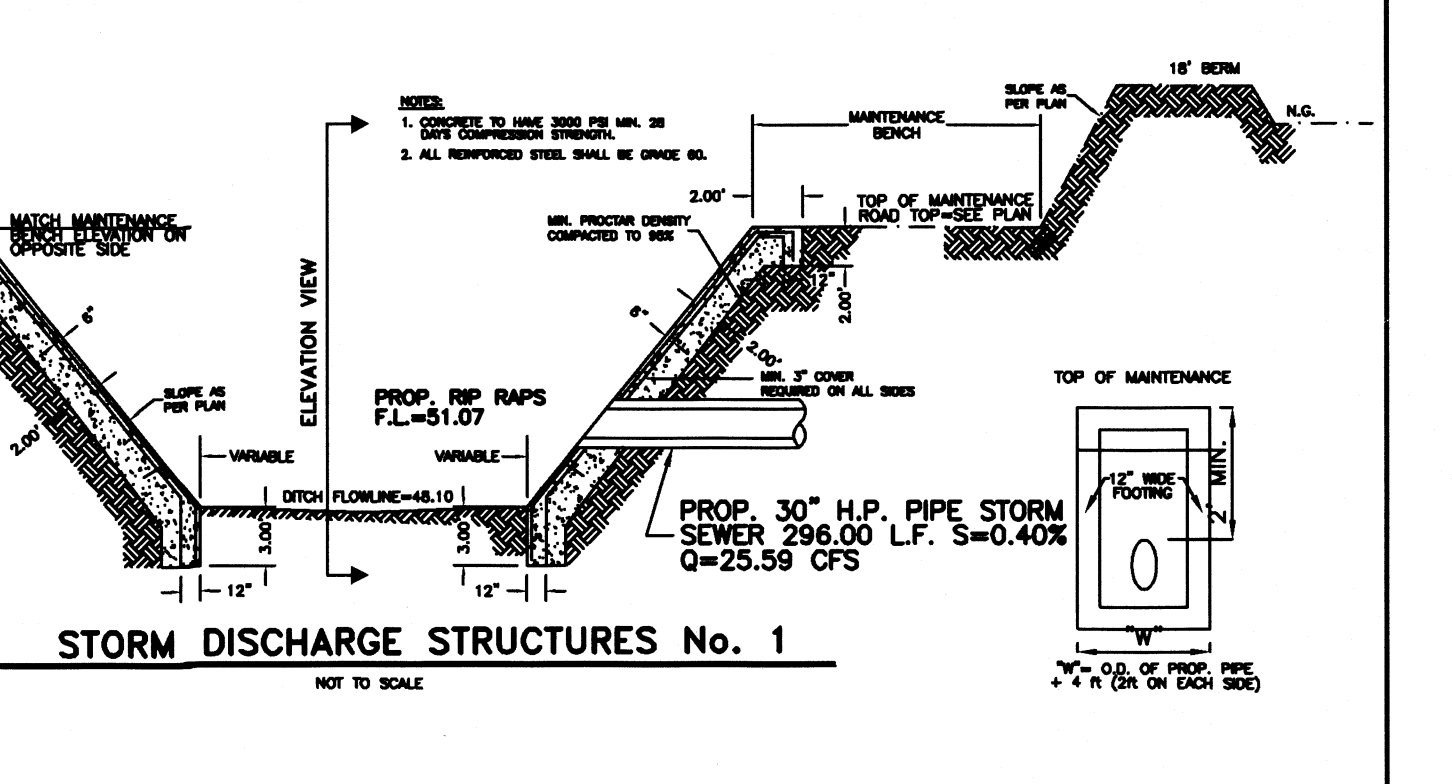
The majority of the soil is Hartigan (19) and is in soil group "D". It is all clay (Cl). This soil is well drained. Permeability is low. Plasticity Index has a range of 32-65. See attached Soil Survey of Hidalgo County, Texas tables.

Presently, the site has very minimal runoff in a southern direction with an approximate 1% slope. The existing runoff is 15.77 cubic feet per second based on a 10-year storm.

After development, the runoff will be 55.39 cubic feet per second based on a 50-year storm for an increase of 39.62 cubic feet per second. Detention will be 185,063.04 cubic feet (4.25-acre feet). It will be accomplished by widening the existing Common Counties Irrigation District No. 9 Drain Ditch-18A and regrading the roadside ditch along Mile 1 1/2 East Road & the new internal streets. 150.00 feet of Drain Ditch Right of Way to H.C.D.D. No. 1 for this drain ditch is being dedicated by this plat. Street runoff will be collected using 18", 24" and 30" storm pipes and Type "C" inlets that will discharge into said drain ditch.

**CERTIFICATION:**  
BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100-YEAR FLOODPLAIN FOR ZONE "C", AREAS OF MINIMAL FLOODING (NO SHADING) AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0528 C, DATED ON JANUARY 2, 1981 IS CONTAINED WITHIN THE DRAINAGE OF THE SUBDIVISION, AS SHOWN.

ALFONSO QUINTANILLA, P.E. No. 95534 4-8-22



**COST ESTIMATE**

WATER DISTRIBUTION:	\$ _____
DRAINAGE IMPROVEMENTS:	\$ _____
PAVING IMPROVEMENTS:	\$ _____
SEPTIC TANK (OSSF):	\$ _____

**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  
BY: \_\_\_\_\_ DEPUTY

**SHEET NO. 5 OF 5 SHEETS**

DATE PREPARED	DATE CHECKED	DATE REVISION	PREPARED BY	CHECKED BY	APPROVED BY
10-28-2021	JULIS CVZS		M.G.		