



T.J. Arredondo  
Director of Planning

# HIDALGO COUNTY PLANNING DEPARTMENT

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

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 9-06-2022

PROPOSED RIO RICO RANCHETTES NO. 2 SUBDIVISION PRECINCT No. 1.

ENGINEER: QUINTANILLA HEADLEY & ASSOCIATES DEVELOPER: BPB FINANCIAL SERVICES, LP

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE

NUMBER OF LOTS: 79  \*SINGLE FAMILY     \*MULTI-FAMILY     COMMERCIAL     INDUSTRIAL

NUMBER OF STREETLIGHTS: 11

FILLING STATIONS: 9

LOCATION DESCRIPTION: SOUTHWEST CORNER OF MILE 4 NORTH ROAD & MILE 1 ½ EAST ROAD.

SUBDIVISION LIES WITHIN THE:  THE RURAL AREA OF THE COUNTY.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 12-14-2020 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 PROPOSED DRAIN DITCH.

ROAD R.O.W. DEDICATION: 10.00 FEET ONTO MILE 1 ½ EAST ROAD & 20.00 FEET ONTO MILE 4 NORTH ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 7-25-2022 BY, DANNY GUZMAN, PCT. 1 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 7-25-2022 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM:  OSSF'S HAVE BEEN ESCROWED.

WATER SERVICE PROVIDER: MHWSC EXISTING LINE SIZE: 6" LOCATION: MILE 4 NORTH ROAD & MILE 1 ½ EAST ROAD.

H.C.E.O.C. FINAL APPROVAL DATE: 7-25-2022: 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.

REQUEST FOR FINAL APPROVAL WITH:  **CASH DEPOSIT: Amount: 118,500.00 For:  (79) OSSF'S**

**CASH DEPOSIT: Amount: 155,230.00 For:  Paving Improvements (Mile 1 ½ East Road)**

PRELIMINARY APPROVAL FROM THE  
HIDALGO COUNTY COMMISSIONERS COURT ON: DECEMBER 22, 2020

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

SUBDIVISION PLAT OF:

# RIO RICO RANCHETTES No. 2

AN 80.03 ACRE TRACT OF LAND (MAP RECORD: 80.00 ACRES) BEING ALL OF LOTS 3 AND 6, BLOCK 38, CAPISALLO DISTRICT SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME "P", PAGE 227, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDORS LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3177016, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

### METES AND BOUNDS

AN 80.03 ACRE TRACT OF LAND (MAP RECORD: 80.00 ACRES) BEING ALL OF LOTS 3 AND 6, BLOCK 38, 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 SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 384309, 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 CONCRETE NAIL FOUND AT THE INTERSECTION OF THE CENTERLINE OF MILE 4 NORTH ROAD AND MILE 1 1/2 EAST ROAD FOR THE NORTHEAST CORNER OF LOT 3 AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE, SOUTH, ALONG THE EAST LINE OF LOTS 3 AND 6, AND THE CENTERLINE OF MILE 1 1/2 EAST ROAD, A DISTANCE OF 2,640.50 FEET (MAP RECORD: 2,640.00 FEET) TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTHEAST CORNER OF LOT 6 AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE, WEST, ALONG THE SOUTH LINE OF LOT 6, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 20.00 FEET FOR THE WEST RIGHT OF WAY LINE OF MILE 1 1/2 EAST ROAD, A TOTAL DISTANCE OF 1,320.27 FEET (MAP RECORD: 1,320.00 FEET) TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTHWEST CORNER OF LOT 6 AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE, NORTH, ALONG THE WEST LINE OF LOTS 3 AND 6, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 2,610.50 FEET FOR THE SOUTH RIGHT OF WAY LINE OF MILE 4 NORTH ROAD, A TOTAL DISTANCE OF 2,640.50 FEET (MAP RECORD: 2,640.00 FEET) TO A COTTON PICKER SPINDLE SET IN THE CENTERLINE OF MILE 4 NORTH ROAD FOR THE NORTHWEST CORNER OF LOT 3 AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE, EAST, ALONG THE NORTH LINE OF LOT 3 AND THE CENTERLINE OF MILE 4 NORTH ROAD, A DISTANCE OF 1,320.27 FEET (MAP RECORD: 1,320.00 FEET) TO THE POINT OF BEGINNING AND CONTAINING 80.00 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH CIELO ROJO SUBDIVISION, RECORDED IN VOLUME 51, PAGE 153, MAP RECORDS, HIDALGO COUNTY, TEXAS.

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.

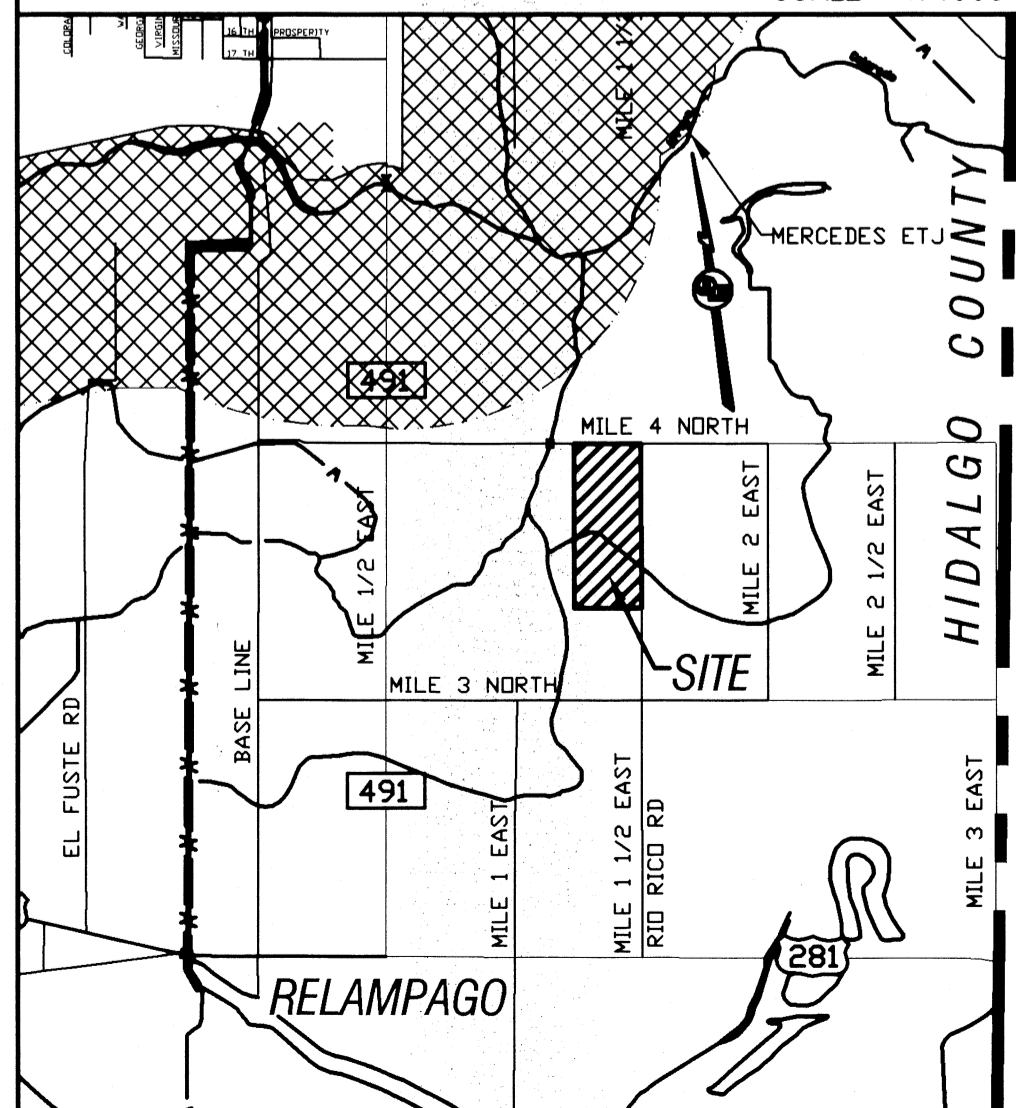


*Alfonso Quintanilla*  
ALFONSO QUINTANILLA  
R.P.L.S. No. 4856

SEPT 02, 2020  
DATE

### LOCATION MAP

SCALE = 1:4000



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

RIO RICO RANCHETTES No. 2 IS LOCATED IN SOUTHERN HIDALGO COUNTY ON THE SOUTH WEST CORNER OF MILE 4 NORTH ROAD AND MILE 1 1/2 EAST ROAD APPROXIMATELY 1,320.00 FEET EAST FROM MILE 1 EAST 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. 2 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: BPB FINANCIAL SERVICES, L.P. BY: PAULA BRIDGES, VICE PRESIDENT BPB FINANCE CO. INC., ITS SOLE GENERAL PARTNER	PO BOX 1000	MISSION, TX 78573	(956)458-8153	
ENGINEER: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-8490	381-0527
SURVEYOR: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-8490	381-0527

### 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  
REAR .....15.00 FEET FRONT ON MILE 4 NORTH RD. ....50.00 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 OCCUPYING THE LOT. NO COMMERCIAL USE WILL BE ALLOWED FOR ALL INTERNAL STREETS (LOTS 41-79).
- 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 81.00, 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 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.
- BENCHMARK NOTE:  
THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.  
B.M. No.1: ELEV.=57.00 TOP OF TYPE "C" INLET ON LOCATED NEAR THE SOUTHWEST CORNER OF LOT 44, OF NAVD 88 DATUM.  
B.M. No.2: ELEV.=57.25 TOP OF TYPE "C" INLET ON LOCATED NEAR THE NORTHEAST CORNER OF LOT 63, 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 DETAIN A TOTAL OF 224,690.42 CUBIC FEET 5.18 ACRE FEET OF STORM WATER RUNOFF. DRAINAGE DETENTION 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 SEWAGE ONLY. A SEPARATED DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.  
B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FOOT 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 OCCUPYING A LOT.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- BPB FINANCIAL SERVICES, L.P.  
BY: PAULA BRIDGES, VICE PRESIDENT  
10- BPB FINANCE CO. INC., ITS SOLE GENERAL PARTNER, THE OWNER & SUBDIVIDER OF RIO RICO RANCHETTES No. 2, 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 OCCUPYING AN EASEMENT.
- FOR LOTS 16-79, 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.
- NO INDIVIDUAL LOT DRIVEWAY ACCESS WILL BE ALLOWED FROM MILE 4 NORTH ROAD ON TO LOTS 1 THROUGH 15. 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 15 & 30.0' DRAIN DITCH R.O.W TO HIDALGO COUNTY DRAINAGE DISTRICT No.1. TO PROVIDE INGRESS AND EGRESS FROM MILE 4 NORTH ROAD.
- 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.
- STORM WATER WILL BE DETAINED IN THE GREEN AREAS OF THE PROPOSED LOTS AND BY RE-GRADING AND EXCAVATING THE EXISTING ROADSIDE DITCH TO HIDALGO COUNTY SPECIFICATIONS ALONG THE FRONTAGE OF THE PROPERTY OF MILE 4 NORTH AND MILE 1-1/2 EAST ROAD. ANY ALTERATIONS TO THE ROAD SIDE DITCH THAT WOULD EITHER REDUCE CURRENT DETENTION REQUIREMENTS OR IMPEDE POSITIVE DRAINAGE INTO OUTFALL ARE PROHIBITED. HIDALGO COUNTY PRECINCT #1 IS RESPONSIBLE FOR MAINTENANCE AND ANY ADDITIONAL IMPROVEMENTS TO THE ROADSIDE DITCH.

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 HCCID #9.
- IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.
- HCCID #9 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITH IN THIS SUBDIVISION. AS WELL, HCCID #9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITH IN THIS SUBDIVISION. IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE.
- HCCID #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. 2, 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. 2 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 CAMERON COUNTIES IRRIGATION DISTRICT No. 9 CERTIFICATION; MILITARY 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.

No.	Sheet	REVISION	Date	Approved

### QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

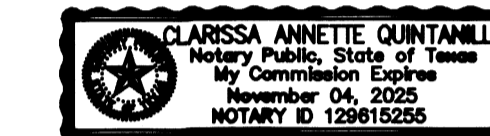
CONSULTING ENGINEERS LAND SURVEYORS  
124 E. STUBBS ST. PHONE 956-381-6480  
EDINBURG, TEXAS 78539 FAX 956-381-0527  
ENGINEERING REGISTRATION NUMBER F-1513 ALFONSO@QQA-ENG.COM  
SURVEYING REGISTRATION NUMBER 100411-00

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

PAULA BRIDGES, VICE PRESIDENT OF BPB FINANCIAL CO. INC, THE SOLE GENERAL PARTNER OF BPB FINANCIAL SERVICES, L.P., AS OWNER OF THE 80.03 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED RIO RICO RANCHETTES No. 2, 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:  
(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;  
(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;  
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND  
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.  
WE ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

BPB FINANCIAL SERVICES, L.P. DATE  
BY: PAULA BRIDGES, VICE PRESIDENT  
BPB FINANCE CO. INC, ITS SOLE GENERAL PARTNER  
PO BOX 1000  
MISSION TX, 78573

STATE OF TEXAS  
COUNTY OF HIDALGO  
BEFORE ME, the undersigned notary public, on this day personally appeared PAULA BRIDGES, VICE PRESIDENT OF BPB FINANCE CO. INC, THE SOLE GENERAL PARTNER OF BPB FINANCE SERVICES, L.P. who is known to me 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 \_\_\_\_ 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. 2 was reviewed and approved by the Hidalgo County Commissioners Court on \_\_\_\_\_, 20\_\_\_\_.

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 ADOPED 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

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.



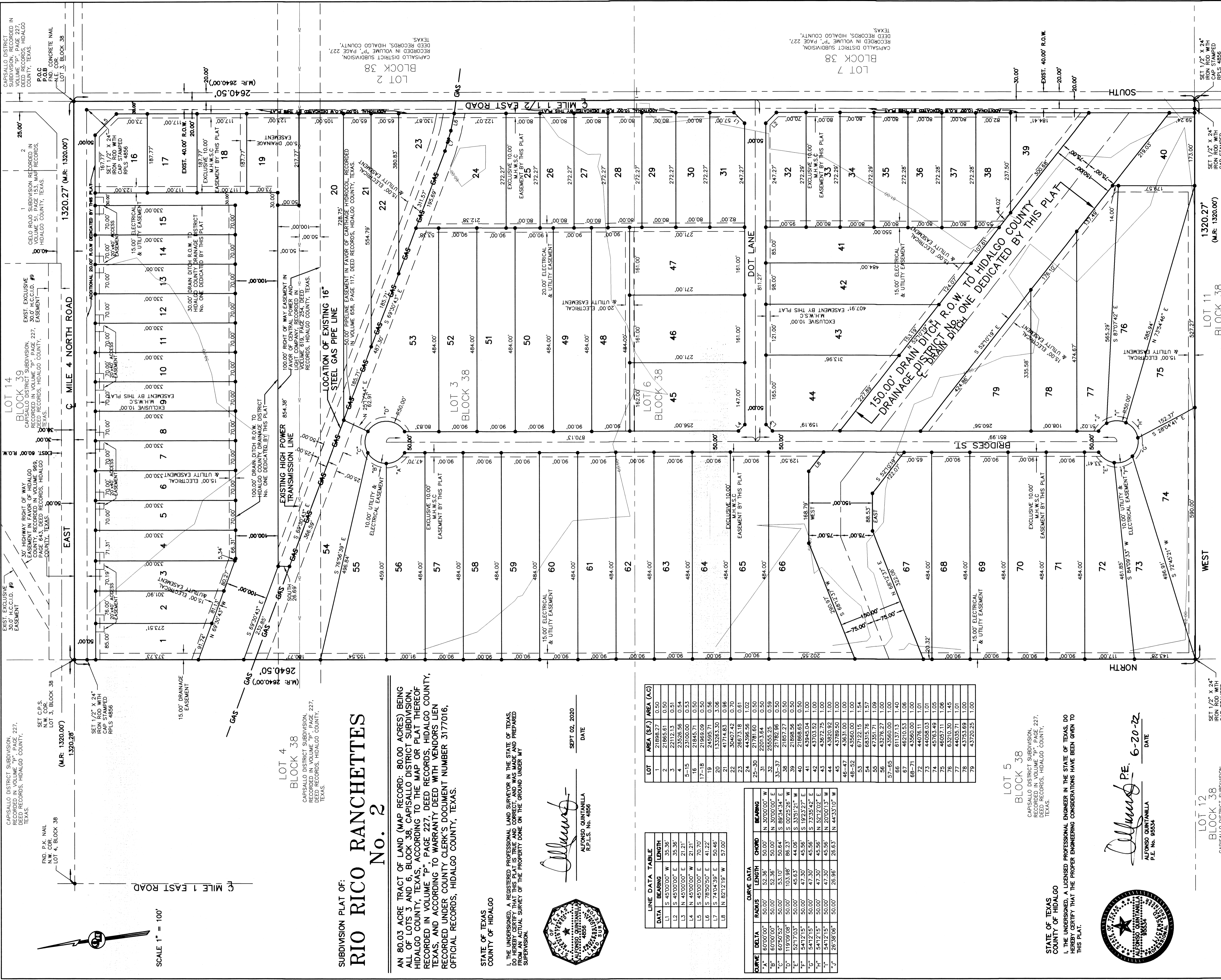
*Alfonso Quintanilla* P.E.  
ALFONSO QUINTANILLA  
P.E. No. 98534  
6-20-22  
DATE



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

DATE OF PREPARATION: SEPT 02, 2020			
FILENAME	DATE PREPARED	PREPARED BY	CHECKED BY
F:\DATA\SUBD\HIDALGO CO\RIO RICO RANCHETTES No. 2-PLAT	09-02-2020	JG	
	DATE REVISION	REVISION BY	CHECKED BY
	12-17-2020	G. CANTU	



SCALE 1" = 100'

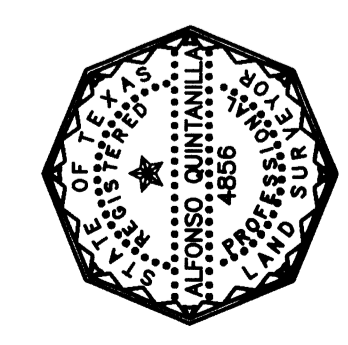
LOT 4  
BLOCK 38  
CAPISALLO DISTRICT SUBDIVISION,  
RECORDED IN VOLUME "P", PAGE 227,  
DEED RECORDS, HIDALGO COUNTY,  
TEXAS.

SUBDIVISION PLAT OF:  
**RIO RICO RANCHETTES  
No. 2**

AN 80.03 ACRE TRACT OF LAND (RECORD: 80.00 ACRES) BEING ALL OF LOTS 3 AND 6, BLOCK 38, CAPISALLO DISTRICT SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME "P", PAGE 227, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDORS LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3177016, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

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 02, 2020

LINE DATA TABLE

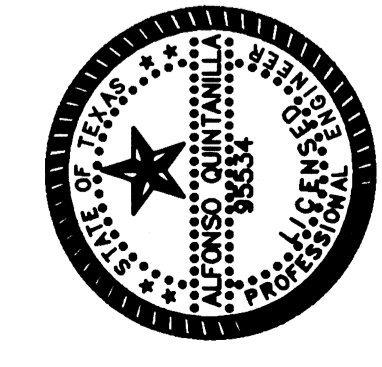
DATA	BEARING	LENGTH
L1	S 45°00'00" W	35.36'
L2	S 45°00'00" E	35.36'
L3	N 45°00'00" E	21.21'
L4	N 45°00'00" W	21.21'
L5	S 45°00'00" E	70.70'
L6	S 78°50'50" E	41.22'
L7	S 74°04'39" E	50.46'
L8	N 82°12'18" W	57.00'

CURVE DATA

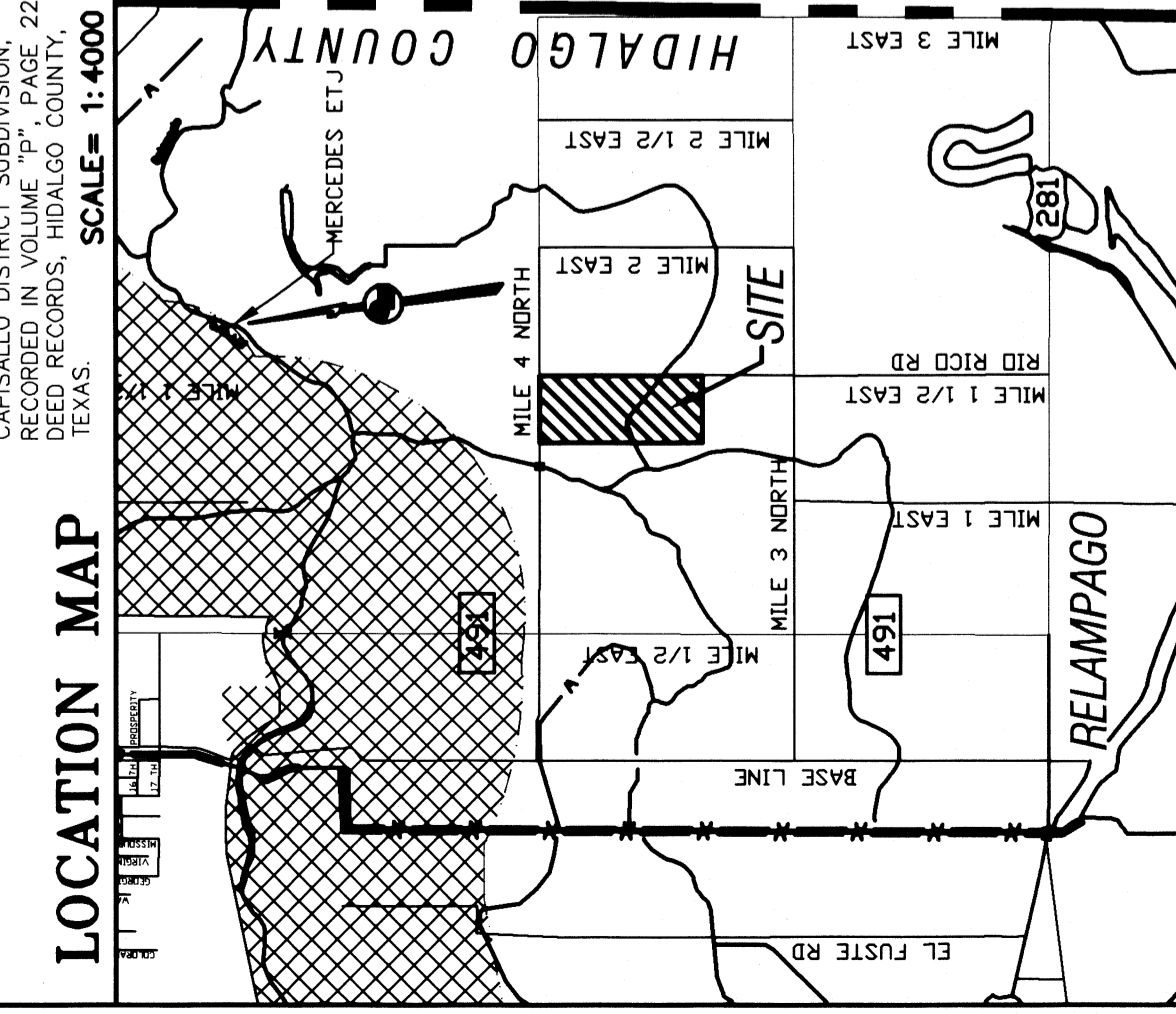
CURVE DATA	RADIUS	LENGTH	CHORD	BEARING
1	50.00'	50.00'	50.00'	N 30°00'00" W
2	50.00'	50.00'	50.00'	S 35°36'00" E
3	50.00'	50.00'	50.00'	S 82°34'34" E
4	50.00'	53.10'	50.64'	S 80°24'34" E
5	50.00'	103.98'	86.23'	S 02°25'26" W
6	50.00'	45.63'	44.06'	S 33°51'21" W
7	47.30'	45.56'	45.56'	S 73°38'42" E
8	47.30'	45.56'	45.56'	N 52°12'02" E
9	47.30'	45.56'	45.56'	N 20°00'13" W
10	26.86'	26.86'	26.86'	N 41°33'10" W

LOT	AREA (S.F.)	AREA (A.C.)
1	21898.27	0.50
2	21895.61	0.50
3	22112.13	0.51
4	23526.56	0.54
5-15	23100.00	0.53
16	21845.71	0.50
17-18	21955.09	0.50
19	24595.71	0.56
20	13263.30	0.30
21	30407.43	0.70
22	26673.18	0.61
23	44385.56	1.02
24	21781.60	0.50
25-30	22013.84	0.50
31	25555.25	0.59
32	21782.96	0.50
33-37	21857.27	0.50
38	21898.56	0.50
39	21898.56	0.50
40	21866.65	0.50
41	41994.54	1.00
42	43872.52	1.00
43	43872.52	1.00
44	43872.52	1.00
45	43872.52	1.00
46	43872.52	1.00
47	43872.52	1.00
48	43872.52	1.00
49	43872.52	1.00
50	43872.52	1.00
51	43872.52	1.00
52	43872.52	1.00
53	43872.52	1.00
54	68315.76	1.57
55	47351.71	1.09
56	43278.27	1.00
57-65	43560.00	1.00
66	61137.13	1.40
67	49210.53	1.06
68-71	44076.11	1.01
72	44058.03	1.01
73	45763.49	1.05
74	46553.11	1.06
75	44038.30	1.01
76	44038.30	1.01
77	44038.30	1.01
78	43253.69	1.00
79	43720.25	1.00

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*  
ALFONSO QUINTANILLA  
P.E. No. 95554  
DATE: 6-20-22



LOT 12  
BLOCK 38  
CAPISALLO DISTRICT SUBDIVISION,  
RECORDED IN VOLUME "P", PAGE 227,  
DEED RECORDS, HIDALGO COUNTY,  
TEXAS. SCALE = 1:4000

PRINCIPAL CONTACTS:  
Name: ALFONSO QUINTANILLA, L.S.  
Address: PO BOX 1000, MESSINA, TX 78053 (261)456-9113  
Owner: BEN ENAMORE CO. INC. L.S. SALE GENERAL PARTNER.  
Engineer: ALFONSO QUINTANILLA (261)381-6466  
Surveyor: ALFONSO QUINTANILLA (261)381-6466

**QUINTANILLA, HEADLEY AND ASSOCIATES, INC.**  
CONSULTING ENGINEERS  
LAND SURVEYORS  
124 E. STUBBS ST.  
EDINBURG, TEXAS 78539  
REGISTRATION NUMBER F-1513  
SURVEYING REGISTRATION NUMBER 100411-00

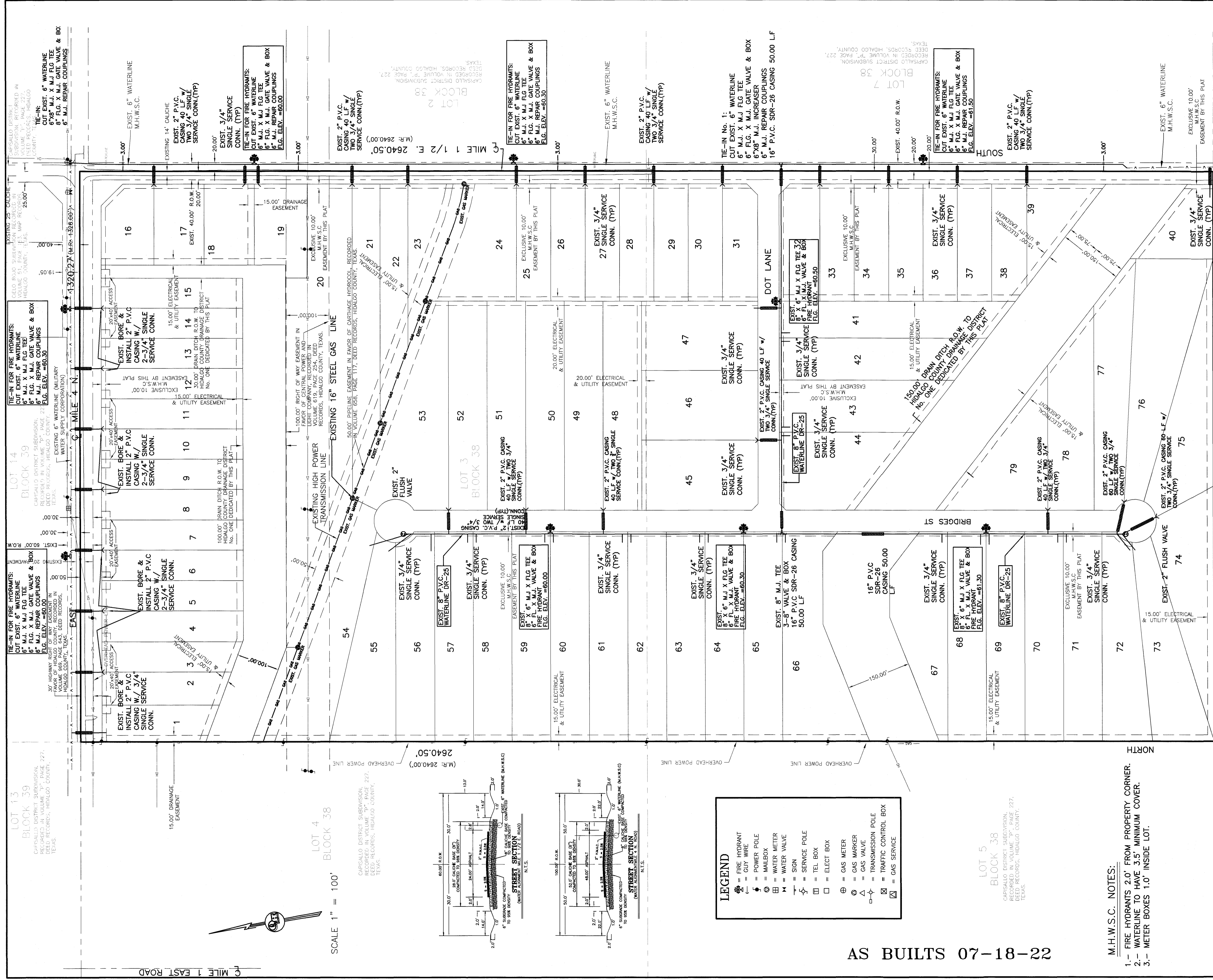
LOT 11  
BLOCK 38  
CAPISALLO DISTRICT SUBDIVISION,  
RECORDED IN VOLUME "P", PAGE 227,  
DEED RECORDS, HIDALGO COUNTY,  
TEXAS.

FILED FOR RECORD IN  
CAPISALLO DISTRICT SUBDIVISION,  
RECORDED IN VOLUME "P", PAGE 227,  
DEED RECORDS, HIDALGO COUNTY, TEXAS.  
ARTURO GUJARDO, JR.  
HIDALGO COUNTY CLERK

REVISION NOTES

No.	Sheet	Date	Approved

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



**LEGEND**

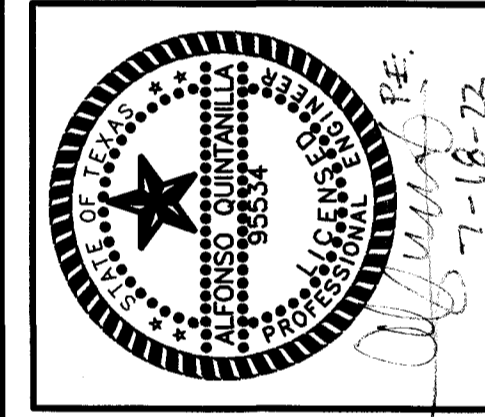
- ⊕ = FIRE HYDRANT
- ⊕ = GUY WIRE
- ⊕ = POWER POLE
- ⊕ = MAIL BOX
- ⊕ = WATER METER
- ⊕ = SIGN
- ⊕ = SERVICE POLE
- ⊕ = TELL BOX
- ⊕ = ELECT BOX
- ⊕ = GAS METER
- ⊕ = GAS MARKER
- ⊕ = GAS VALVE
- ⊕ = TRANSMISSION POLE
- ⊕ = TRAFFIC CONTROL BOX
- ⊕ = GAS SERVICE

**M.H.W.S.C. NOTES:**  
 1.- FIRE HYDRANTS 2.0' FROM PROPERTY CORNER.  
 2.- WATERLINES TO HAVE 3.5' MINIMUM COVER.  
 3.- METER BOXES 1.0' INSIDE LOT.

AS BUILTS 07-18-22

JOB NO. \_\_\_\_\_  
 DATE 08-17-2020  
 REVISION 07-18-2022  
 SCALE 1"=100'  
 DRAWN BY G.CANTU  
 SHEET \_\_\_\_\_

**RIO RICO RANCHETTES No. 2**  
**WATER DISTRIBUTION LAYOUT**



**QUINTANILLA, HEADLEY AND ASSOCIATES, INC.**  
 CONSULTING ENGINEERS  
 LAND SURVEYORS  
 PHONE 956-381-6480  
 FAX 956-381-0527  
 ALFONSO@QHA-ENG.COM

124 E. STUBBS ST.  
 EDINBURG, TEXAS 78539  
 ENGINEERING REGISTRATION NUMBER F-1513  
 SURVEYING REGISTRATION NUMBER 100411-00

DATE PREPARED BY G.CANTU  
 DATE REVISION BY G.CANTU  
 DATE CHECKED BY G.CANTU  
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