



Anthony Uresti
Assistant Director

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: 9-05-2023

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

NUMBER OF STREETLIGHTS: 11

FILLING STATIONS: 4

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. FINAL APPROVAL DATE: 8-08-2023 REVIEWED BY PRECINCT 1 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 8-15-2023 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: OSSF'S HAVE BEEN ESCROWED.

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

H.C.E.O.C. FINAL APPROVAL DATE: 8-04-2023 : 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: \$76,500.00 For: (51) OSSF'S.**

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: MAY 31, 2022

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

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

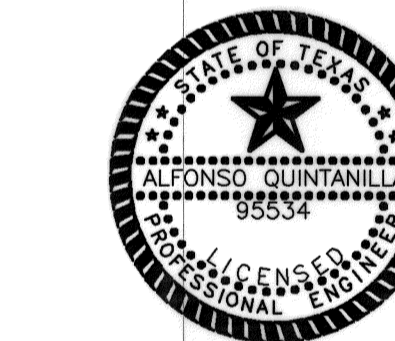
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.



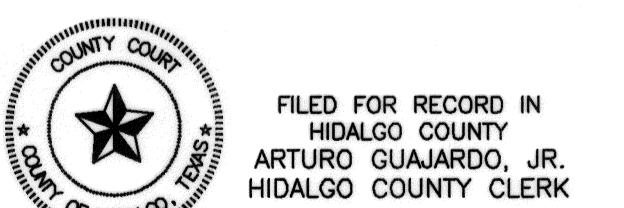
Alfonso Quintanilla
ALFONSO QUINTANILLA
R.P.L.S. No. 4856
DATE: SEPT 23, 2021

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: 8-1-23



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

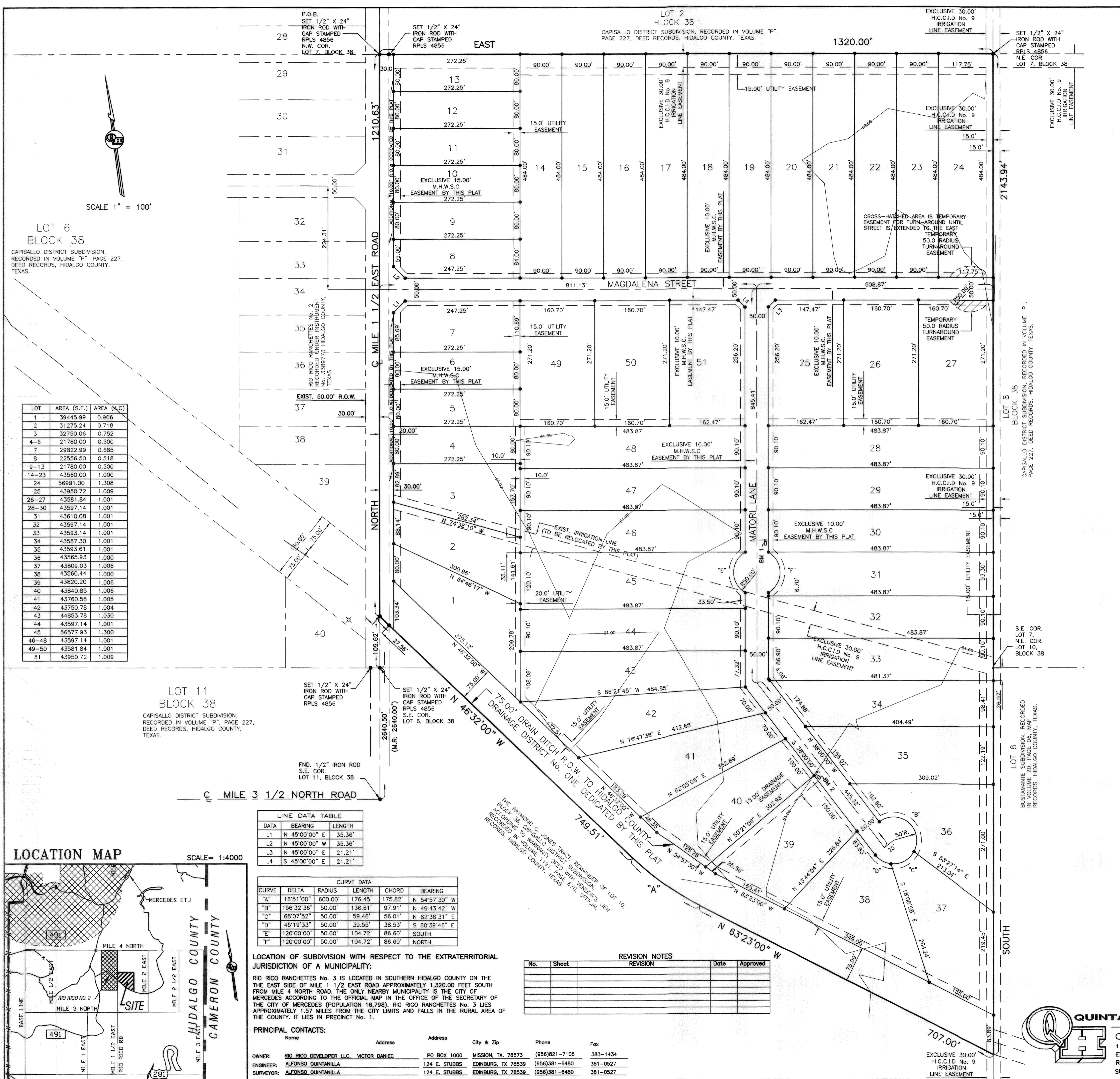
ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY

51 LOTS

DATE OF PREPARATION: SEPT 23, 2021

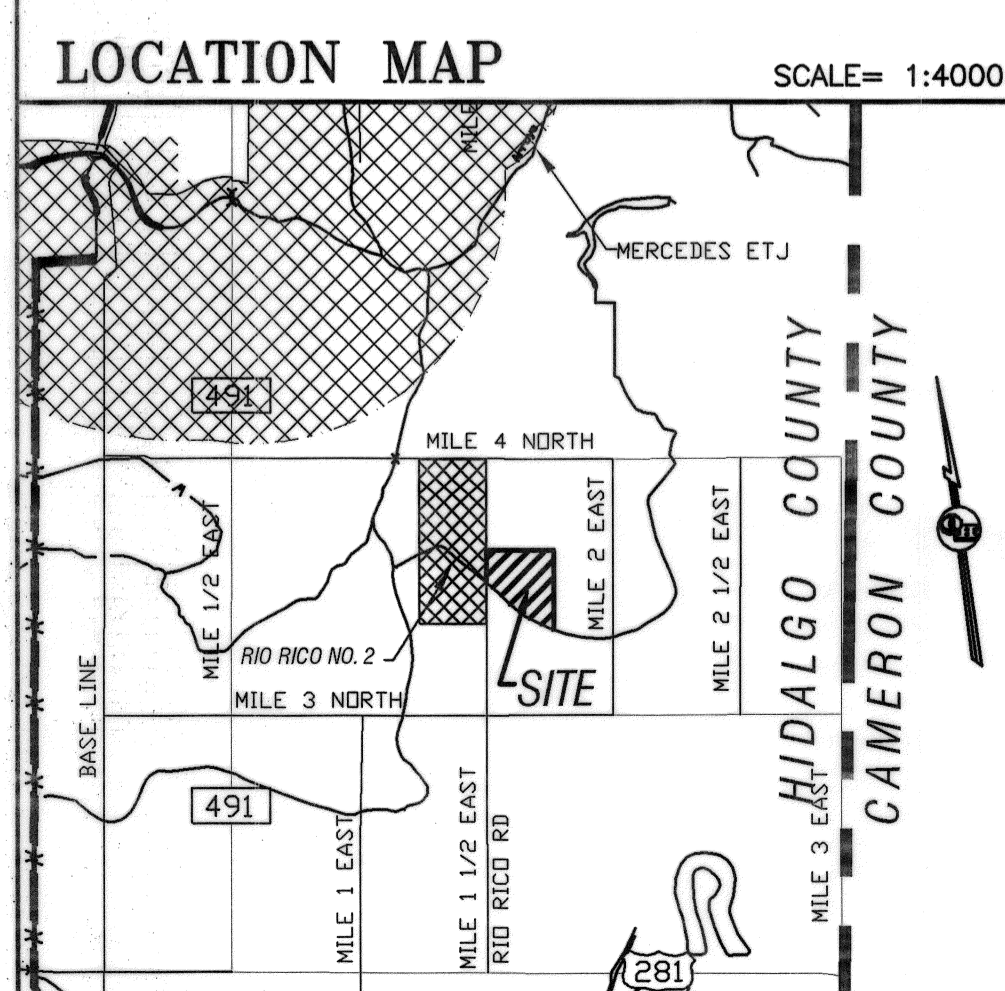
QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS LAND SURVEYORS
124 E. STUBBS ST. PHONE 956-381-6480
EDINBURG, TEXAS 78539 FAX 956-381-0527
REGISTRATION NUMBER F-1513 ALFONSO@QHA-ENG.COM
SURVEYING REGISTRATION NUMBER 100411-00

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



LOT 6
BLOCK 38
CAPISALLO DISTRICT SUBDIVISION,
RECORDED IN VOLUME "P", PAGE 227,
DEED RECORDS, HIDALGO COUNTY,
TEXAS.

LOT	AREA (S.F.)	AREA (AC)
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	43585.93	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	43597.14	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	Address	City & Zip	Phone	Fax
OWNER:	RIO RICO DEVELOPER LLC.	VICTOR DANIEC	MISSION, TX 78573	(956)821-7108	383-1434
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

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 PROVIDED DOCUMENTATION 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. THIS EXISTING 6" WATERLINE HAS BEEN UPGRADED TO 8" WATERLINE BY RIO RICO RANCHETTES No. 2 & No. 3.

THE WATER SYSTEM FOR RIO RICO RANCHETTES No. 3 CONSISTS OF A 8" DIAMETER WATERLINE THAT TAPS INTO THE EXISTING 8" DIAMETER WATERLINE ON THE EAST SIDE OF MILE 1 1/2 EAST ROAD. THE 8" 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 EAST SIDE OF POINT LANE ENDING WITH A 2" FLUSH VALVE.

FROM THE PROPOSED 8" WATERLINES, THIRTY-EIGHT (38) 3/4" DIAMETER SINGLE SERVICE LINES, FROM THE EXISTING 8" WATERLINE, THIRTEEN (13) 3/4" DIAMETER SINGLE SERVICE LINES, SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. FOUR (4) 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 \$93,110.00 OR \$1,825.68 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID M.H.W.S.C. THE SUM OF \$50,889.84, WHICH COVERS THE \$987.84 COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION 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 FOUR (4) FIRE HYDRANTS AT A UNIT COST OF \$3,000.00 FOR A TOTAL COST OF \$12,000.00. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY M.H.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES: Description, 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 OS 12258) 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 OS 12258) HAD SIX (6) TEST BORINGS MADE AT OPPOSITE 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 OS 12258) INDICATES A UNIFORM CLAY LOAM (WITH TEXTURE CLASS III) EXTENDING MORE THAN 36" BELOW THE BOTTOM OF ANY EXISTING EXCAVATIONS. THE SUBDIVISION DRAINS WELL. THE 100-YEAR FLOODPLAIN BEING CONTAINED WITHIN THE STREET AND THE DRAINAGE EASEMENTS.

THE ESTIMATED COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$1,500.00, INCLUDING THE COSTS FOR THE REQUIRED PERMIT AND LICENSE. NO OSSFS HAVE BEEN INSTALLED ON THESE LOTS AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL. WITH THE FILING OF THIS FINAL PLAT, THE SUBDIVIDER IS PROVIDING ADEQUATE FINANCIAL GUARANTEES OF PERFORMANCE IN THE FORM OF A PERSONAL CHECK REPRESENTING A "CASH DEPOSIT" TO BE HELD BY THE COUNTY OF HIDALGO IN ESCROW IN THE AMOUNT OF \$76,500.00 WHICH IS THE ESTIMATED TOTAL COST TO INSTALL A SEPTIC TANK SYSTEM ON EACH LOT. THE SUBDIVIDER WILL INCLUDE THE COST OF A SEPTIC TANK SYSTEM IN THE SALE PRICE OF THE LOT.

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 \$143,999.84 WHICH EQUALS TO \$2,823.52 PER LOT.
SEWAGE FACILITIES—SEPTIC SYSTEM IS ESTIMATED TO COST \$1,500.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$76,500.00 FOR THE ENTIRE SUBDIVISION.



Alfonso Quintanilla
ALFONSO QUINTANILLA
P.E. No. 95534
8-4-23
DATE

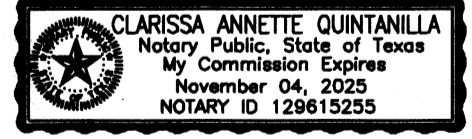
SUBDIVIDER CERTIFICATION
I, BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER AND SEWER CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET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

SUBDIVIDER STATEMENT:
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 2804
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

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

REPORTE 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, RECIBIRA SU PROVISION DE AGUA DE MILITARY HIGHWAY WATER SUPPLY CORPORATION ("M.H.W.S.C."). EL DUERO DE LA SUBDIVISION Y LA COMARIA M.H.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 AÑOS. M.H.W.S.C. TENDRA 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 ACTUALIZO 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" 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 ESTE 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 8" DE DIAMETRO TRECE (13) CONDUCTOS INDIVIDUALES DE AGUA DE 3/4" DE PULGADA DE DIAMETRO. TODOS LOS SERVICIOS DE AGUA SE DIRIJEN HACIA CADA MEDIDOR DE AGUA EN CADA LOTE. CUATRO (4) HIRANTAS 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\$93,110.00 O US\$1,825.68 POR LOTE. EL DUERO DE LA SUBDIVISION HA TAMBIEN PAGADO US\$50,889.84 O US\$997.84 POR LOTE A M.H.W.S.C. POR COSTO DE LA INSTALACION DE CADA MEDIDOR DE AGUA, MEMBRERIAS Y LOS GASTOS DE CONEXION. CUANDO EL DUERO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMARIA M.H.W.S.C. LO INSTALARA SIN ALGUN GASTO AL DUERO. EL DUERO DE LA SUBDIVISION TAMBIEN HA INSTALADO CUATRO (4) BOCAS DE RIEGO (FIRE HYDRANT) A UN COSTO DE \$3,000.00 POR CADA UNO CUAL CUESTA UNA CANTIDAD TOTAL \$12,000.00. 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.

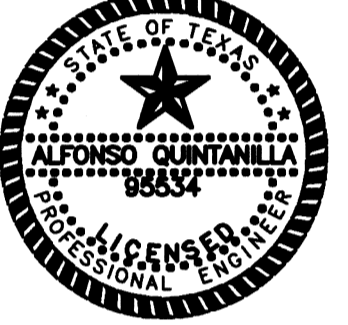
DRENAJE: Descripción, Gastos y Fecha de Inicio
EL DRENAJE DE RIO RICO RANCHETTES No. 3, TENDRA FOSAS SEPTICAS INDIVIDUALES (OSSF) CONSISTIENDO EN UN DISEÑO NORMAL, CON DOBLE COMPARTIMIENTO DE FOSA SEPTICA (OSSF) Y UN CAMPO DE DRENAJE EN CADA SOLAR. EL EVALUADOR (LIC# OS 12258) DE ENJUICE HA INSPECCIONADO, 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 SEIS (6) PRUEBAS CON AGUJEROS EN EL CENTRO DE LOS LOTES 2, 20, 30, 40, 44 Y 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 36 PULGADAS DE FONDO DE LAS EXCAVACIONES.

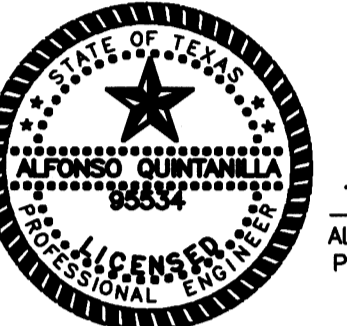
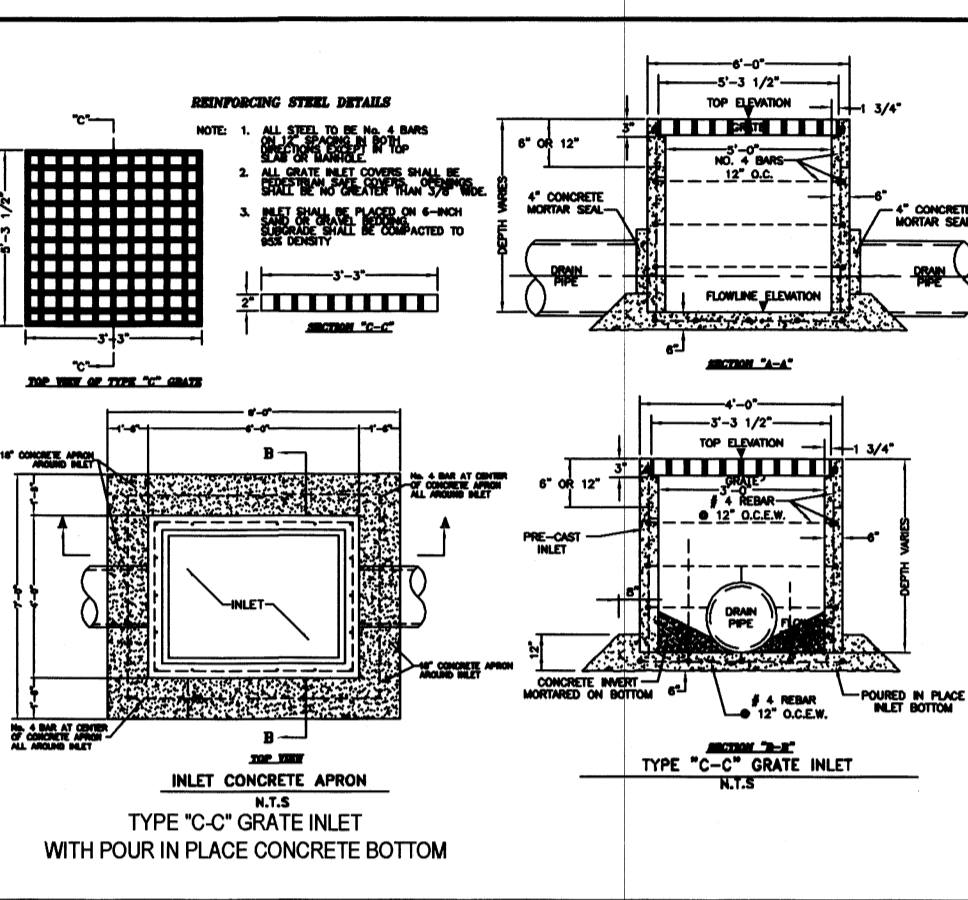
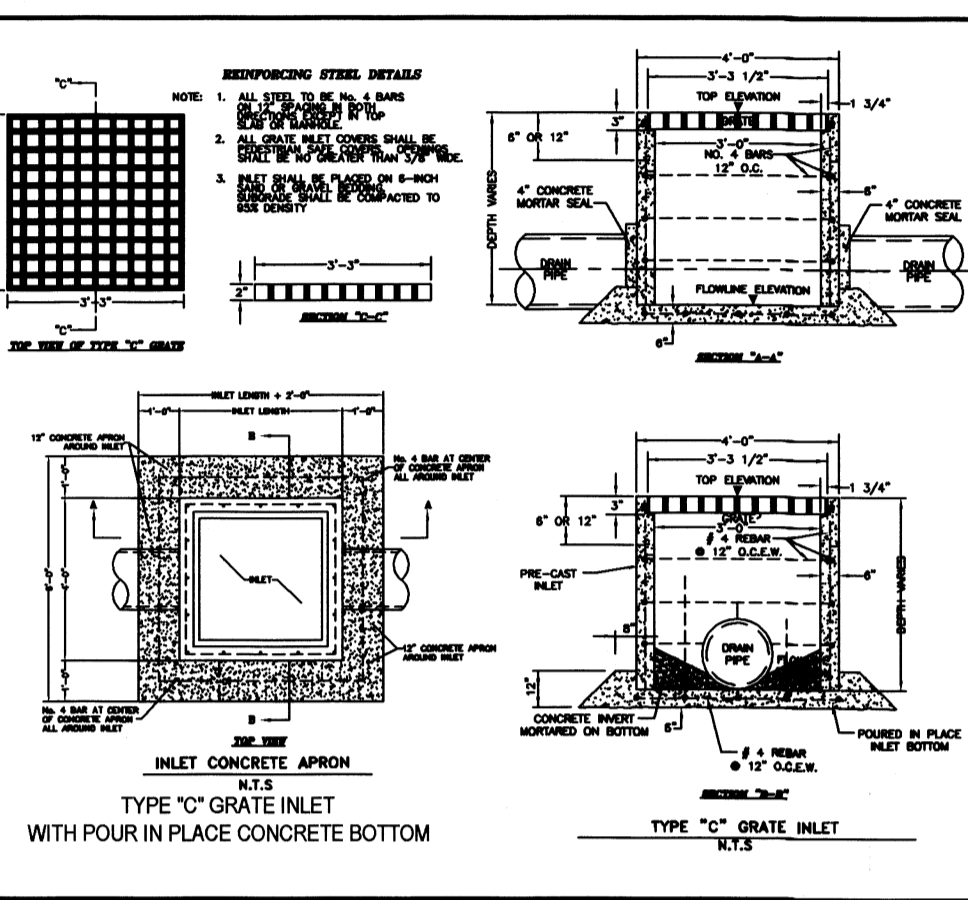
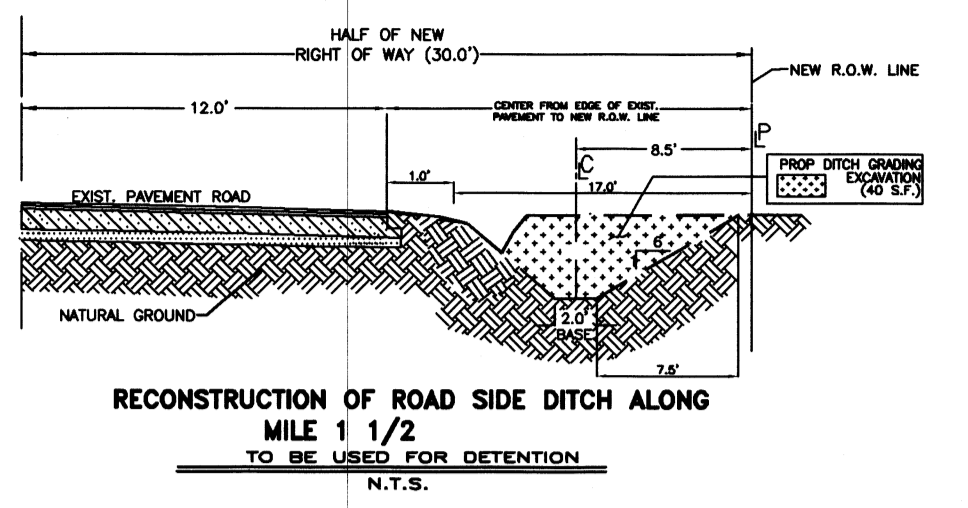
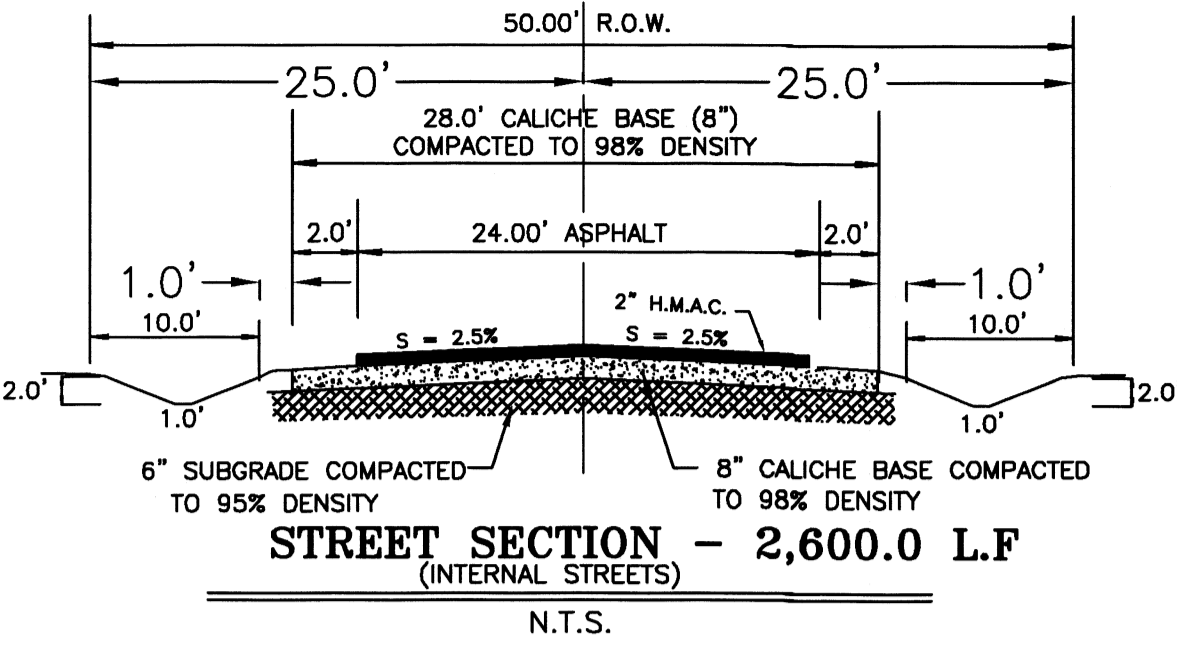
EL ARCHIVAMIENTO DEL PLAN FINAL, EL DUERO DE LA SUBDIVISION PROPORCIONARA UNA GARANTIA FINANCIERA ADECUADA CON DESARPEHO EN FORMA DE UN CHEQUE PERSONAL REPRESENTANDO UN "DEPOSITO EN EFECTIVO" OBTENIDO POR EL CONDADO DE HIDALGO EN LA CANTIDAD DE US\$ 76,500.00 O EQUIVALE A US\$1,500.00 QUE ES EL COSTO TOTAL ESTIMADO PARA INSTALAR UN SISTEMA DE FOSA SEPTICAS EN CADA TERRENO. EL DUERO DE LA SUBDIVISION INCLUIRA EL COSTO DE UN SISTEMA DE FOSA SEPTICAS EN EL PRECIO DE VENTA DEL TERRENO.

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:

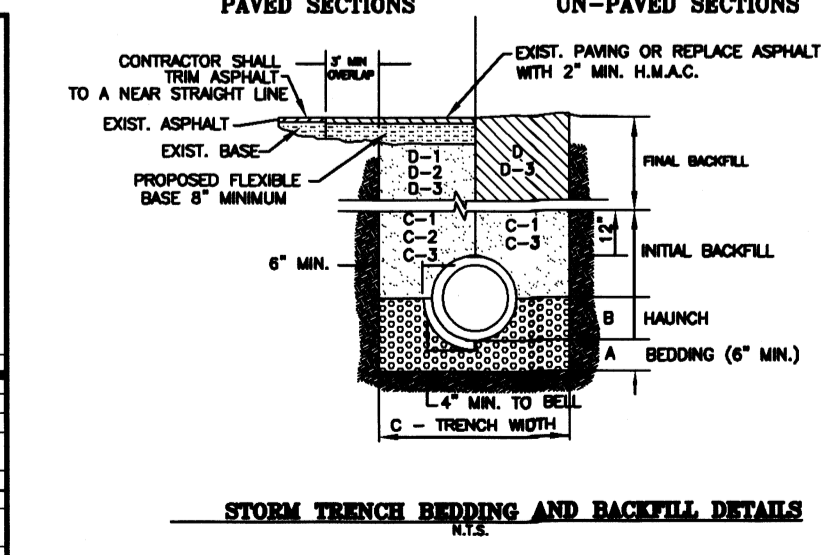
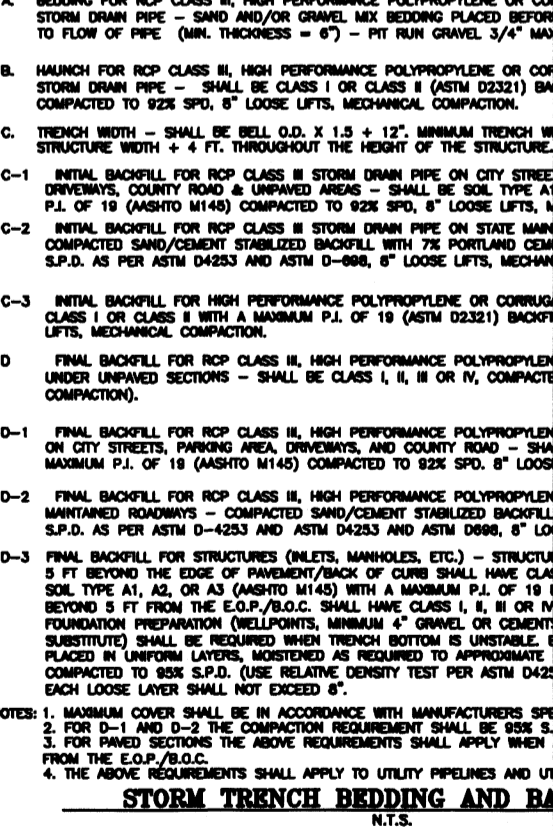
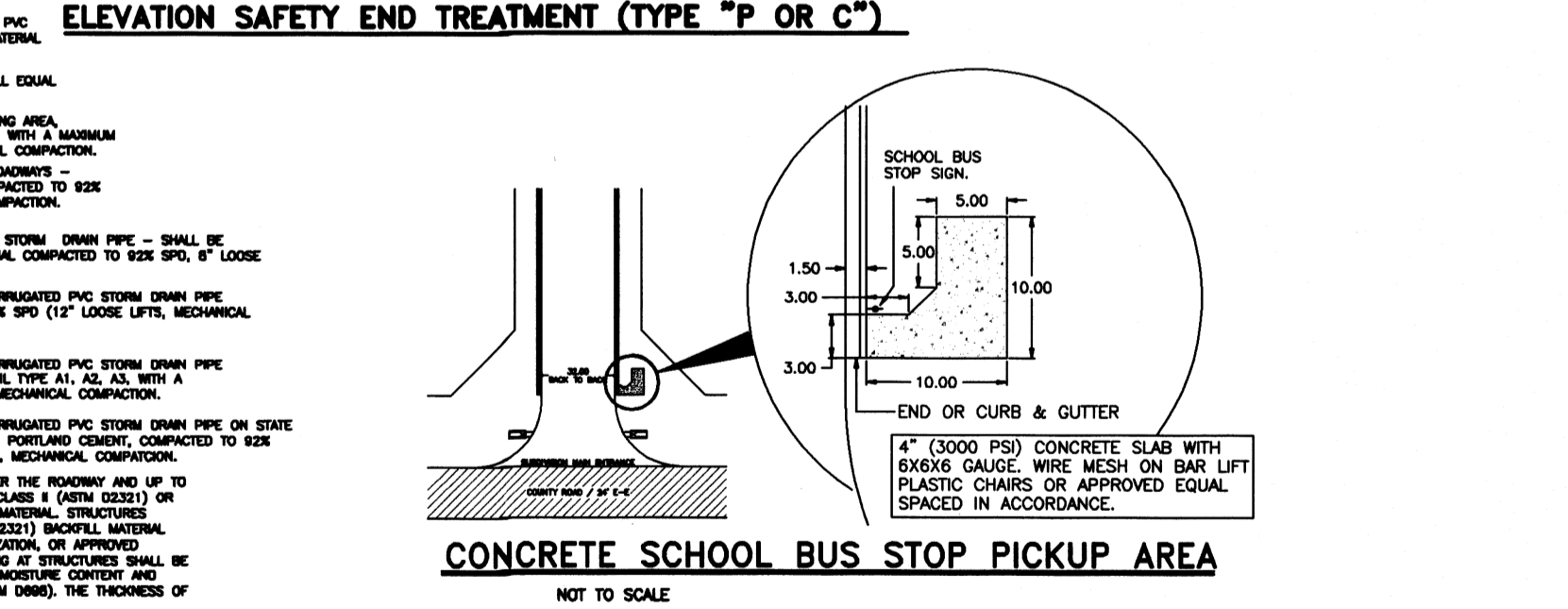
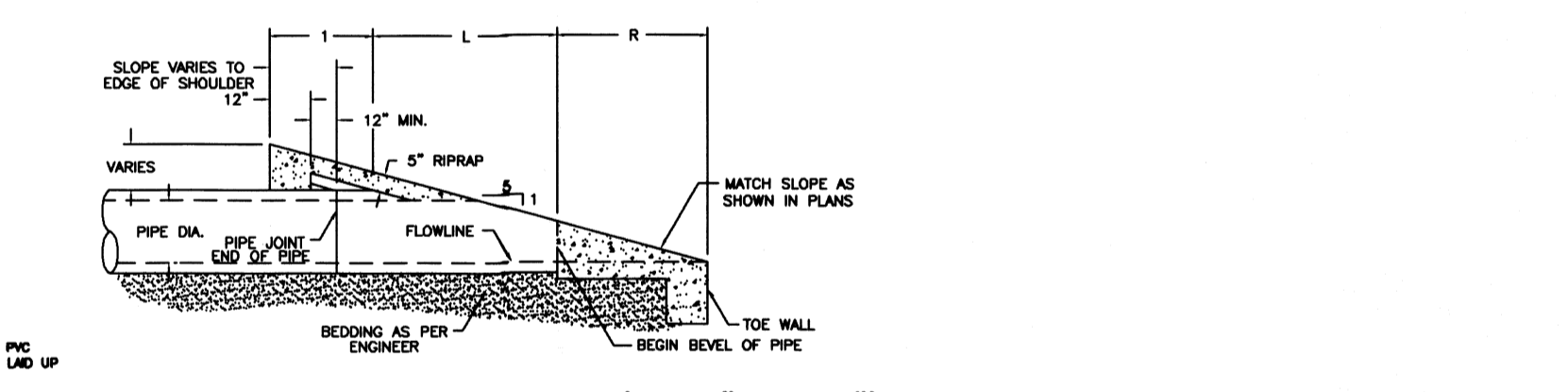
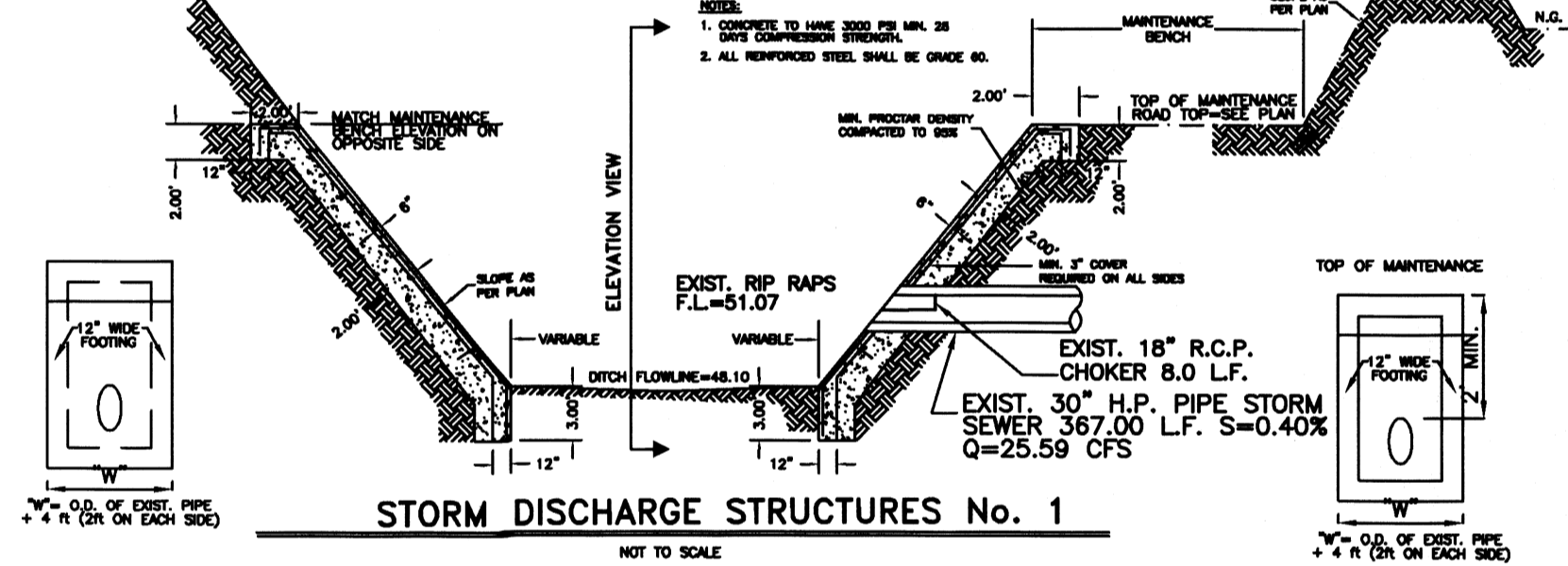
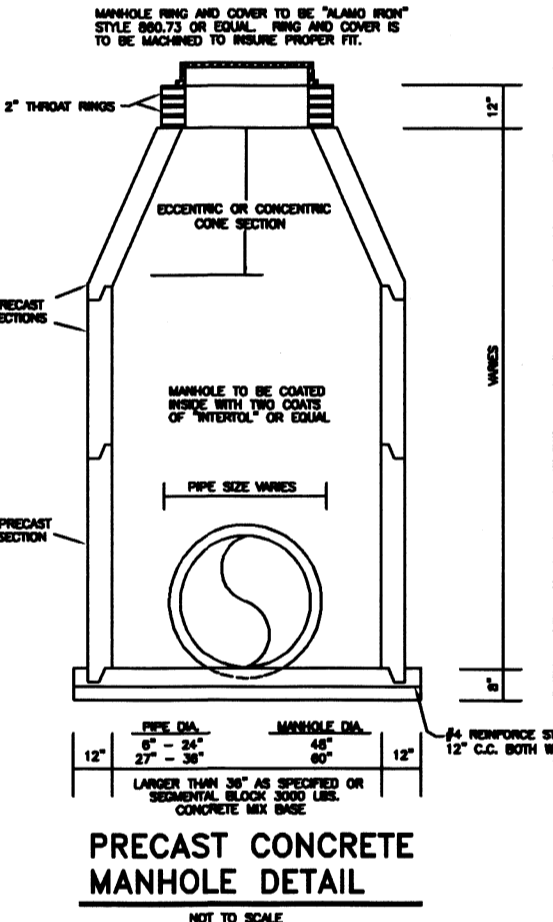
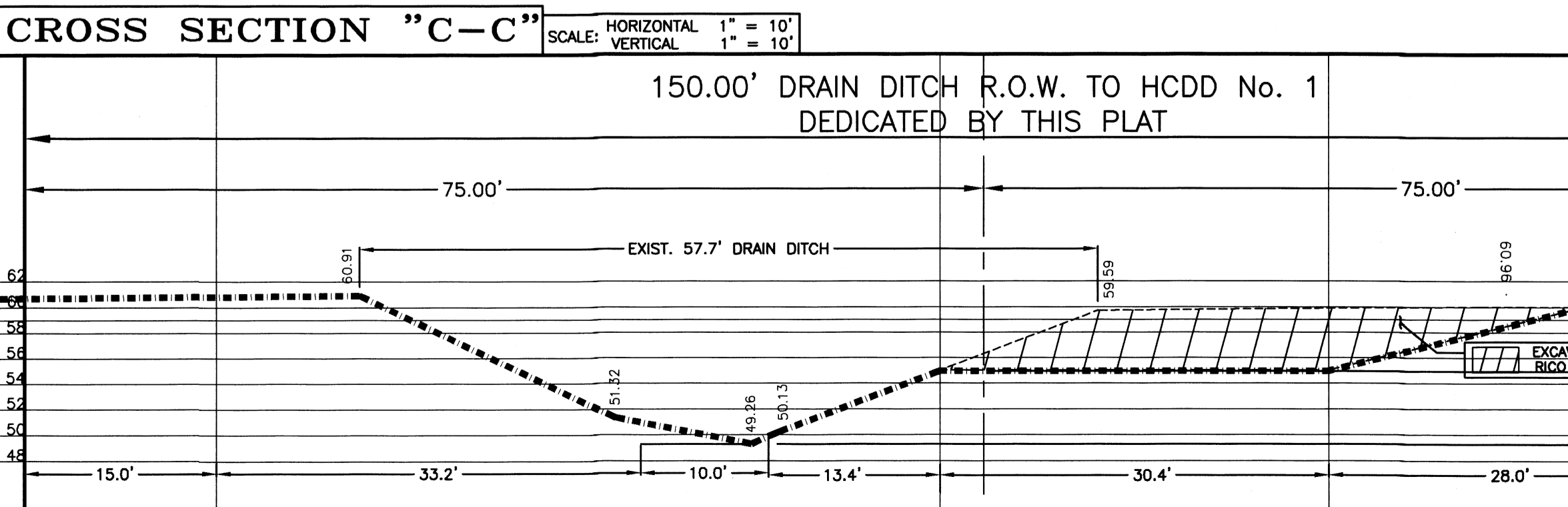
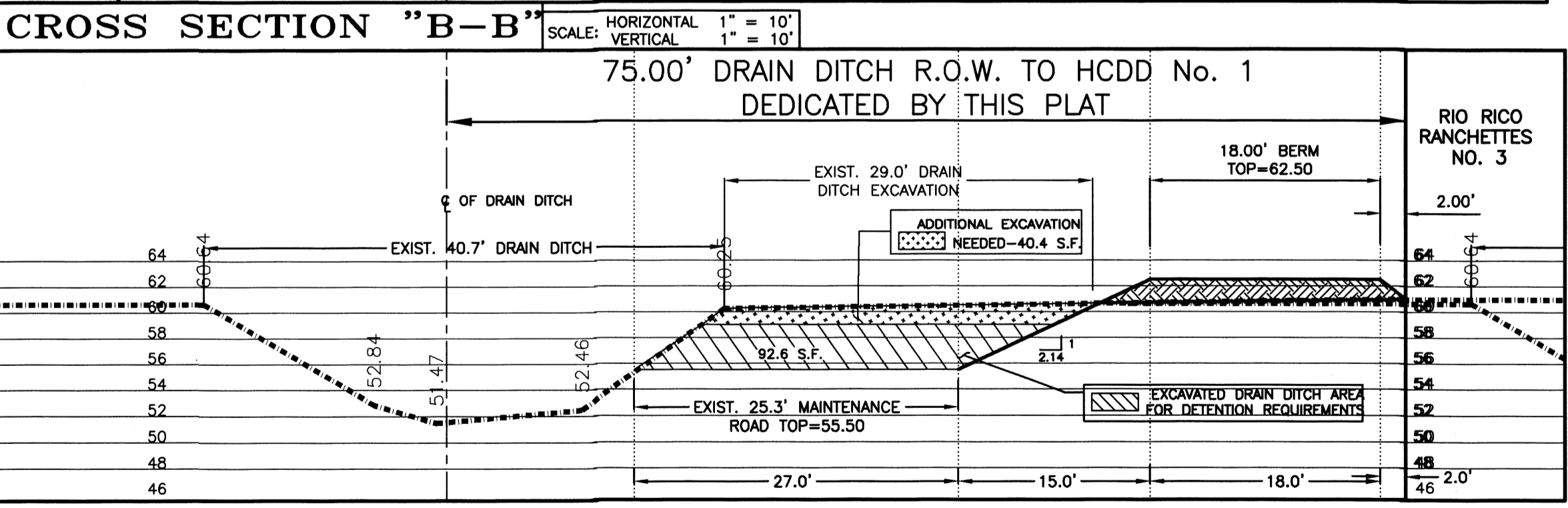
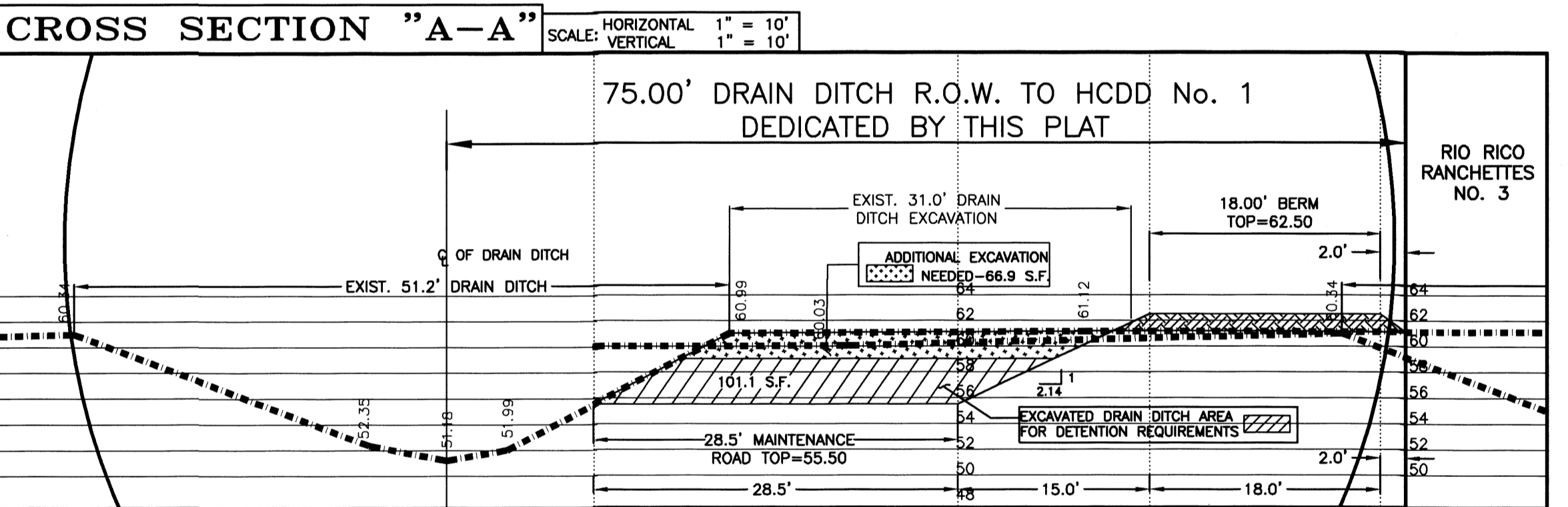
AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE US\$143,999.84 O US\$2,823.52 POR LOTE
DRENAJE: SE ESTIMA QUE LA FOSAS SEPTICAS COSTARON US\$1,500.00 POR LOTE A UN COSTO TOTAL DE US\$76,500.00 PARA TODA LA SUBDIVISION.



Alfonso Quintanilla
ALFONSO QUINTANILLA
P.E. No. 95534
8-4-23
DATE



Alfonso Quintanilla
ALFONSO QUINTANILLA
P.E. No. 95534
8-4-23
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

SHEET NO. 5 OF 5 SHEETS	FILENAME: F:\DATA\SUBDIVISIONS\HIDALGO CO\RIO RICO RANCHETTES No. 3\8-PLAT	DATE PREPARED: 10-28-2021	PREPARED BY: JLS/OSZ	DATE CHECKED: 11-15-2021	CHECKED BY: JLS/OSZ	DATE APPROVED: 11-15-2021	APPROVED BY: [Signature]

COST ESTIMATE
WATER DISTRIBUTION: \$ 93,110.00
DRAINAGE IMPROVEMENTS: \$ 91,500.00
PAVING IMPROVEMENTS: \$ 209,465.75
SEPTIC TANK (OSSF): \$ 76,500.00