

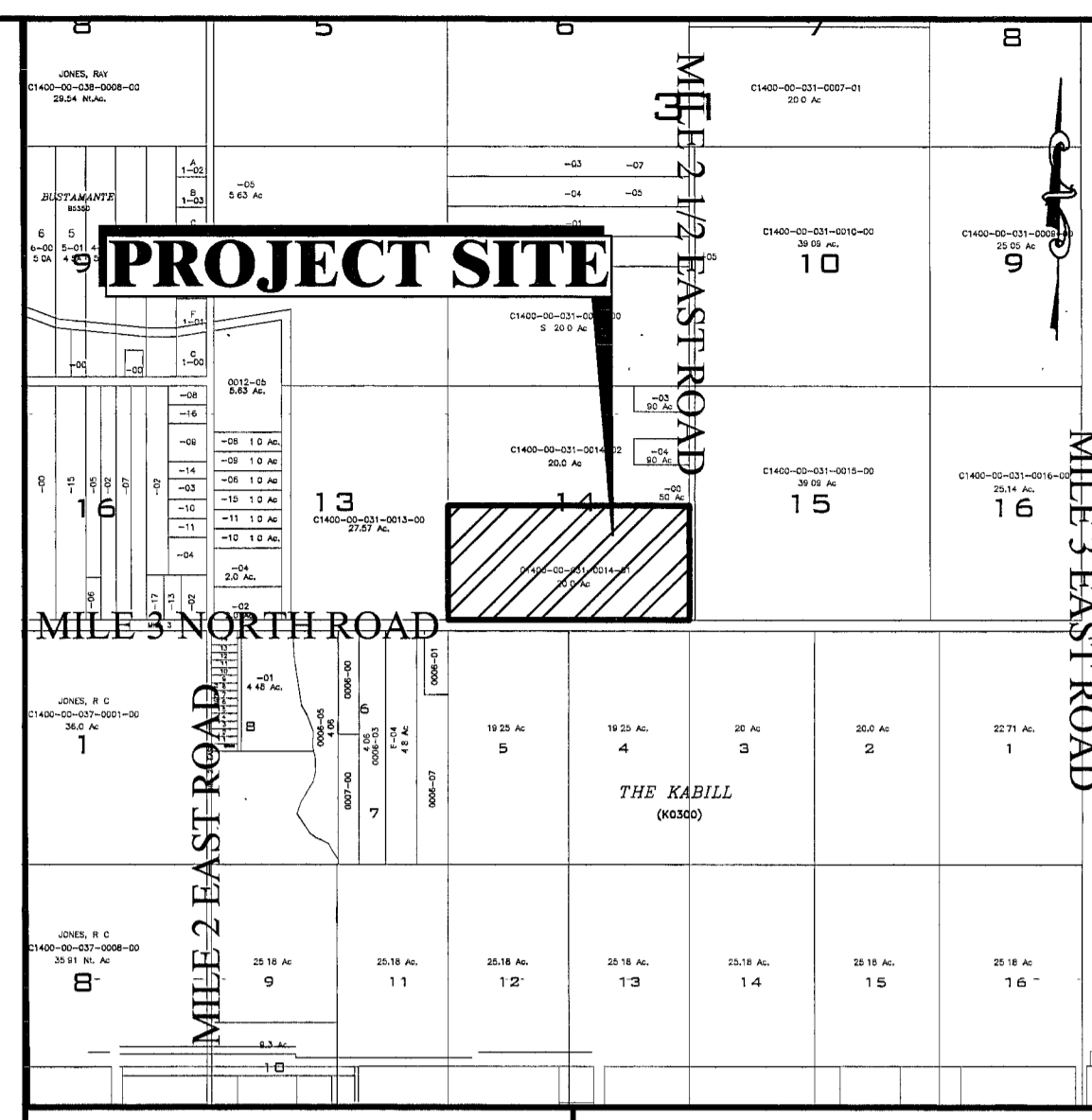
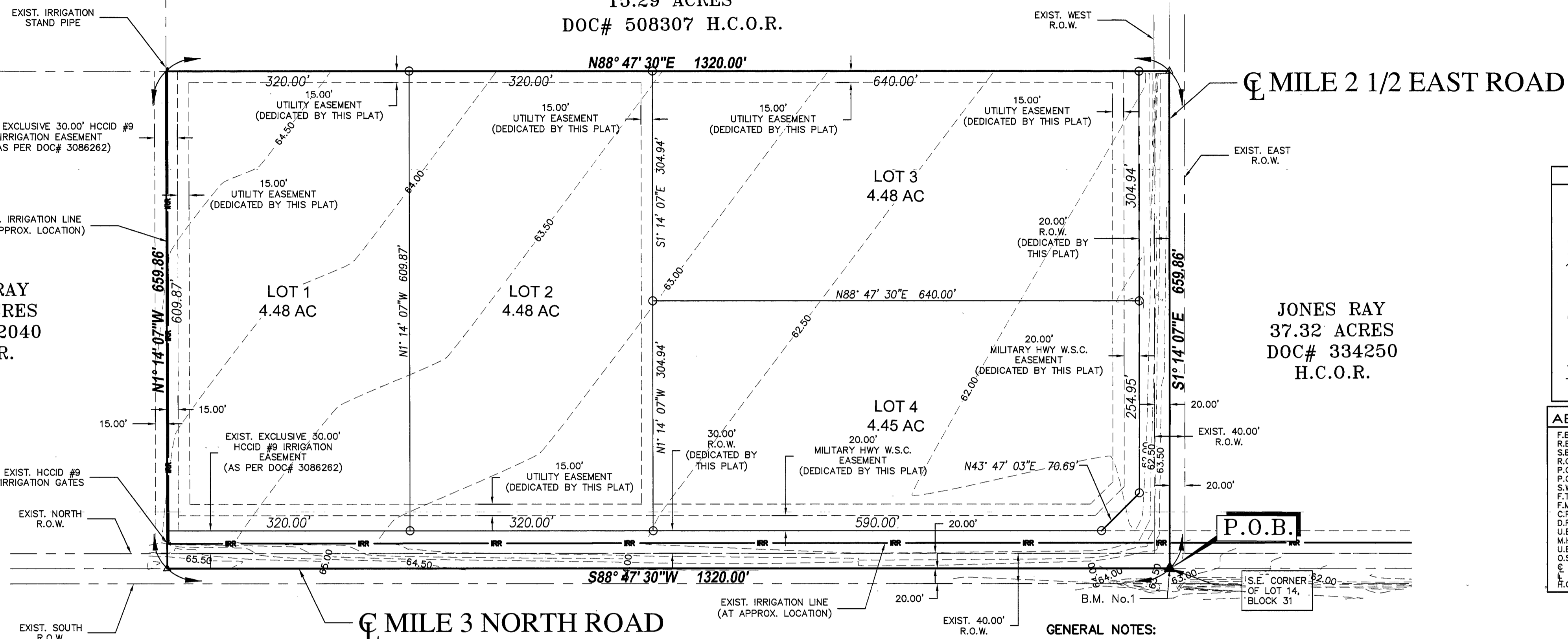
# RIO RICO RANCHETTES

A 20.00 ACRE TRACT OF LAND BEING THE SOUTH 20.00 ACRES OF LOT 14, BLOCK 31, CAPISALLO DISTRICT SUBDIVISION, AS RECORDED IN VOLUME "P", PAGE 227, MAP RECORDS, HIDALGO COUNTY, TEXAS. ALSO BEING THAT CERTAIN TRACT DESCRIBED IN DEED RECORDED IN DOCUMENT NO. 947464, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

GUADALUPE C. GONZALES  
15.29 ACRES  
DOC# 508307 H.C.O.R.

JONES RAY  
27.57 ACRES  
DOC# 562040  
H.C.O.R.

JONES RAY  
37.32 ACRES  
DOC# 334250  
H.C.O.R.



LOCATION MAP SCALE: 1" = 1000'  
LOCATION OF RIO RICO RANCHETTES WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF MUNICIPALITY:  
RIO RICO RANCHETTES IS LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION BETWEEN MILE 3 NORTH ROAD AND MILE 2 1/2 EAST ROAD IN HIDALGO COUNTY PRECINCT. THE ESTIMATED POPULATION OF THE CITY OF MERCEDES IS 16,761 (2018 CENSUS) AS PER THE 2018 UNITED STATES CENSUS BUREAU

- LEGEND: SET C-P-S, FD, C-P-S, SET 1/2" IRON ROD, etc.
- ABBREVIATION LEGEND: F.B.S.L., R.B.S.L., S.B.S.L., etc.

### METES AND BOUNDS:

BEING A 20.00 ACRE TRACT OF LAND, MORE OR LESS, SAME BEING THE SOUTH 20.00 ACRES OF LOT 14, BLOCK 31, CAPISALLO DISTRICT SUBDIVISION, AS RECORDED IN VOLUME P, PAGE 227, DEED RECORDS OF HIDALGO COUNTY, TEXAS, ALSO BEING THAT CERTAIN TRACT DESCRIBED IN DEED RECORDED IN DOCUMENT #947464, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOW:

### GENERAL NOTES:

- 1. FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "C" (NO SHADE)...
- 2. SETBACKS: FRONT: 50.00 FEET OR EASEMENT WHICHEVER IS GREATER...
- 3. NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON THE LOT...
- 4. MINIMUM FINISHED FLOOR ELEVATION SHALL BE: LOT 1: 66.70, LOT 2: 65.70, LOT 3: 65.00, LOT 4: 65.50
- 5. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS...
- 6. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS...
- 7. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT...
- 8. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT, EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES...
- 9. EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT...
- 10. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET...
- 11. 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...
- 12. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION
- 13. V.D. VENTURES, LP, THE OWNER & SUBDIVIDER OF THIS SUBDIVISION, RETAIN A BLANKET EASEMENT UPON THE LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.
- 14. THE OWNER OF THE LOT SHALL BE RESPONSIBLE TO INSTALL DRIVEWAY CULVERT WITH REINFORCED CONCRETE PIPE OF NO LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH, TO COUNTY SPECIFICATIONS AT THE TIME OF APPLICATION FOR CONSTRUCTION.
- 15. ANY ADDITION TO EXISTING RESIDENCE STRUCTURE OR NEW PROPOSED DWELLING ON THE LOT MUST COMPLY WITH ALL SETBACK RESTRICTIONS RECORDED ON THIS PLAT.
- 16. THE LOT SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE CENTER 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 SUBDIVISION RULES APPENDIX 3.1.4.

### OWNER'S ACKNOWLEDGMENT STATE OF TEXAS COUNTY OF HIDALGO

I, VICTOR J. DANIEC, ON BEHALF OF V.D. VENTURES LP (OWNER), AS THE OWNER (S) OF THE 20.00 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED RIO RICO RANCHETTES HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATED TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 AND THAT: (A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; (B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, THE MINIMUM REQUIREMENTS OF THE 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 LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS. I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

STATE OF TEXAS COUNTY OF HIDALGO BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED VICTOR J. DANIEC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 25 DAY OF June 2020.

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL HIDALGO COUNTY HEALTH DEPARTMENT I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF RIO RICO RANCHETTES WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON THIS 27 DAY OF July 2020

Table with 3 columns: NAME, ADDRESS, PHONE & FAX. Lists owner and surveyor information.

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF RIO RICO RANCHETTES WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THIS 20 DAY OF July 2020

### HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL IRRIGATION DISTRICT NO. 9

THIS PLAT APPROVED BY THE HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9, DATED THIS 25 DAY OF July 2020

- 1. 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.
- 2. 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.
- 3. 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.
- 4. HCID #9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITY SYSTEM DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.

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

### HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

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 TEXAS WATER CODE NO. 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 OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 I, RAOUL E. SERRA, P.E., R.P.L.S., REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6496 SURVEY FIRM # 10194027

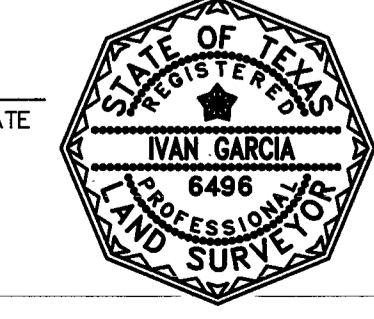
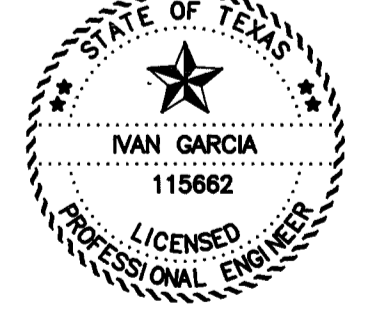
STATE OF TEXAS COUNTY OF HIDALGO I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF RIO RICO RANCHETTES WAS REVIEWED AND APPROVED BY MILITARY HIGHWAY WATER SUPPLY CORPORATION, DATED THIS 20 DAY OF July 2020

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

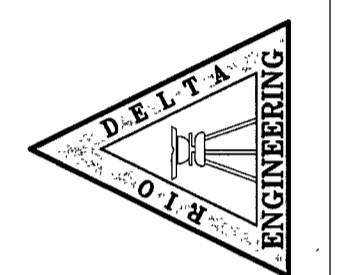
### STATE OF TEXAS - COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OR OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF HIDALGO COUNTY, TEXAS.

I, IVAN GARCIA, P.E., R.P.L.S., REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6496 SURVEY FIRM # 10194027



RIO DELTA ENGINEERING FIRM REGISTRATION No. F-7628 SURVEY FIRM No. 10194027 921 S. 10TH AVENUE EDINBURG, TEXAS 78539 (TEL) 956-380-5152 (FAX) 956-380-5083



DRAWN: EDWIN PENA DESIGN: IVAN GARCIA P.E., R.P.L.S. CHECKED: IVAN GARCIA P.E., R.P.L.S. SURVEYOR: IVAN GARCIA P.E., R.P.L.S. SCALE: 1" = 100' DATE: JUNE, 2020

PLAT SHEET RIO RICO RANCHETTES MERCEDES, TEXAS HIDALGO COUNTY

REVISION NOTES TABLE with columns for DATE and DESCRIPTION. Includes index to sheets and sheet descriptions.