



HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM
Director of Planning

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

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 5-05-2020

PROPOSED RBR SUBDIVISION NO. 1 PRECINCT No. 4.

ENGINEER: QUINTANILLA, HEADLEY & ASSOCIATES INC. DEVELOPER: ROEL A. RODRIGUEZ JR.

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 16 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INDUSTRIAL

ESTIMATED NUMBER OF STREETLIGHTS: 4

FILLING STATIONS: 2

LOCATION DESCRIPTION: SOUTH OF MILE 21 NORTH ROAD APPROXIMATELY 660.00 FEET EAST OF VAL VERDE ROAD.

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

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 4-07-2020 PROPERTY LIES WITHIN FLOOD ZONE: "X" 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: NO R.O.W. IS REQUIRED.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 4-13-2020 BY, JOE OCHOA, PCT. 4 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 4-09-20 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: OSSF'S

WATER SERVICE PROVIDER: N.A.W.S.C. EXISTING LINE SIZE: 6" LOCATION: MILE 21 NORTH ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 4-21-2020 : 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: _____

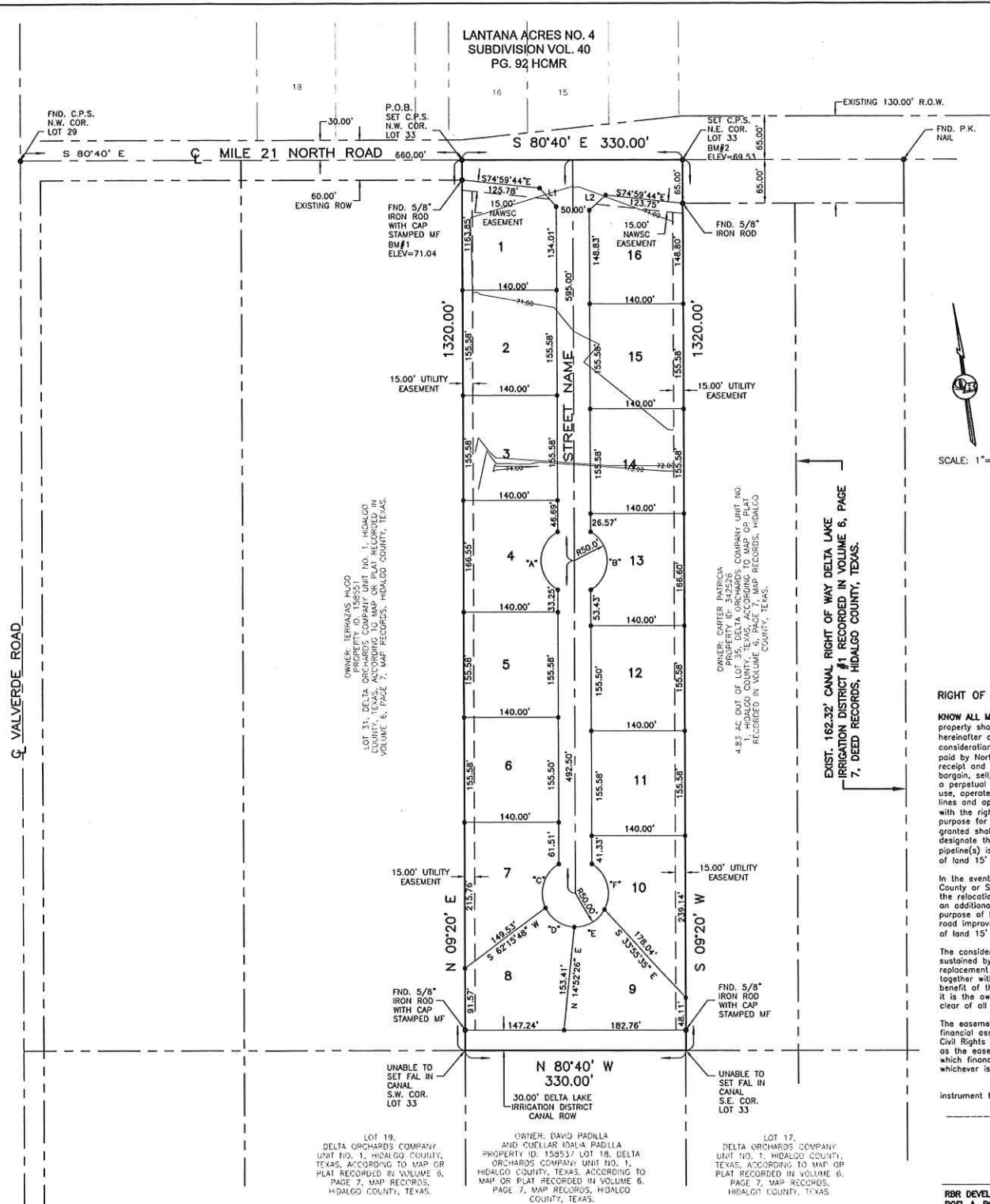
STAFF RECOMMENDS: **Preliminary Approval** subject to comments and future recommendations by planning,
Other departments.

Final Approval subject to recommendations 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.



CURVE DATA CHART

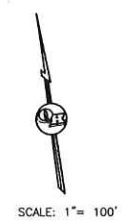
CURVE	DELTA	RADIUS	LENGTH
"A"	120°0'0"	50.00'	104.71'
"B"	120°0'0"	50.00'	104.71'
"C"	89°20'18"	50.00'	74.69'
"D"	62°11'5"	50.00'	54.26'
"E"	63°28'15"	50.00'	55.40'
"F"	88°47'35"	50.00'	77.43'

LINE DATA TABLE

DATA	BEARING	LENGTH
L1	S 33° 1'14" E	37.17'
L2	N 56°58'46" E	33.44'

AREA DATA TABLE

LOT	AREA (S.F.)	AC.
1	21788.31	0.50
2-3	21781.20	0.50
4	21781.23	0.50
5-6	21781.20	0.50
7	21781.12	0.50
8	22079.22	0.51
9	22250.85	0.51
10	21796.69	0.50
11-12	21781.20	0.50
13	21789.14	0.50
14-15	21781.20	0.50
16	21785.22	0.50



SUBDIVISION No. 1
RBR SUBDIVISION No. 1

A 10.00 ACRE TRACT OF LAND BEING ALL OF LOT 33, DELTA ORCHARDS COMPANY UNIT No.1, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 6, PAGE 7, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2847136, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS,

METES AND BOUNDS
A 10.00 ACRE TRACT OF LAND BEING ALL OF LOT 33, DELTA ORCHARDS COMPANY UNIT No.1, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 6, PAGE 7, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2847136, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A COTTON PICKER SPINDLE SET IN THE CENTERLINE OF MILE 21 NORTH ROAD FOR THE NORTHWEST CORNER OF LOT 33 AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE: S 80°40' E, ALONG THE NORTH LINE OF LOT 33 AND THE CENTERLINE OF MILE 21 NORTH ROAD, A DISTANCE OF 130.00 FEET TO A COTTON PICKER SPINDLE SET FOR THE NORTHEAST CORNER OF LOT 33 AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE: S 09°20' W, ALONG THE EAST LINE OF LOT 33, PASSING A 5/8" IRON ROD FOUND AT 65.00 FEET FOR THE SOUTH RIGHT OF WAY LINE OF MILE 21 NORTH ROAD, PASSING A 5/8" IRON ROD STAMPED MF FOUND AT 1,290.00 FEET FOR THE NORTH LINE OF A DELTA LAKE IRRIGATION DISTRICT CANAL RIGHT OF WAY, A TOTAL DISTANCE OF 1,320.00 FEET TO A POINT FOR THE SOUTHWEST CORNER OF LOT 33 AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE: N 80°40' W, ALONG THE SOUTH LINE OF LOT 33, A DISTANCE OF 330.00 FEET TO A POINT FOR THE SOUTHWEST CORNER OF LOT 33 AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE: N 09°20' E, ALONG THE WEST LINE OF LOT 33, PASSING A 5/8" IRON ROD STAMPED MF FOUND AT 30.00 FEET FOR THE NORTH LINE OF A DELTA LAKE IRRIGATION DISTRICT CANAL RIGHT OF WAY, PASSING A 5/8" IRON ROD WITH CAP STAMPED MF FOUND AT 1,290.00 FEET FOR THE SOUTH RIGHT OF WAY LINE OF MILE 21 NORTH ROAD, A TOTAL DISTANCE OF 1,320.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.00 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH DELTA ORCHARDS COMPANY UNIT No.1, RECORDED IN VOLUME 6, PAGE 7, 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

JANUARY 22, 2020
DATE

PLAT NOTES AND RESTRICTIONS:

- FLOOD ZONE DESIGNATION: ZONE "X" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAIN COMMUNITY-PANEL NUMBER 480334 0325 D MAY 17, 2001 LGWR
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: 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 MARSHAL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTERLINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION. TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS, AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- LEGEND: - DENOTES 1/2" IRON ROD WITH A PLASTIC CAP 4856 SET UNLESS OTHERWISE NOTED.
- LOTS 1, & 16 SHALL HAVE NO ACCESS TO MILE 21 NORTH ROAD.
- MINIMUM BUILDING SETBACK LINES:
FRONT: 25.00'
SIDE: 25.00'
REAR: 15.00'
FRONT GARAGE: 18.00'
SIDE CORNER: 10.00'/20.0' WHERE ROW IS GREATER THAN 50.0 FEET.
OR TO EASEMENT LINE WHICHEVER IS GREATER ON ALL CASES.
- 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 24,077.79 CUBIC FEET (0.55 ACRE FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: SEE DRAINAGE REPORT ON SHEET No. 3.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- BENCHMARK NOTE: THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
B.M. 1 - A 5/8" REBAR NORTHWEST CORNER OF LOT 1 ELEV. 71.04 N.A.V.D. 88 DATUM.
B.M. 2 - C/S NORTHEAST CORNER OF SUBDIVISION ELEV. 69.53 N.A.V.D. 88 DATUM.
- EACH PURCHASE 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 IRRIGATION EASEMENTS ARE EXCLUSIVE TO DELTA LAKE IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
- NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY UNITED IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM UNITED IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
- AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO RESIDENTIAL HOMES PRIOR TO RECEIVING A FINAL CLEARANCE FOR WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METER(S).
- THE RESIDENTIAL LOTS SHOULD REFLECT SERVICE BY A 3/4" WATER.
- 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 SUBDIVISION RULES, THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF.
- 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.
- THE OWNER & SUBDIVIDER OF RBR SUBDIVISION No. 1 RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSES OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET No. 2 OF THIS PLAT.
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH THE HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF.
A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE.
B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET.
C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO.
D. SOIL ANALYSES HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINAGE SYSTEM.
E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, owners of the property shown on the plat, their successors, assigns, and transferees (hereinafter called "Grantor" whether one or more persons are named), in consideration of one dollar (\$1.00) and other good and valuable consideration paid by North Alamo Water Supply Corporation, (hereinafter called "Grantee"), the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, transfer, and convey to said Grantee, its successors, and assigns, a perpetual easement with the right to erect, construct, install and thereafter use, operate, inspect, repair maintain, replace, and remove water distribution lines and appurtenances over and across lands shown on this plat, together with the right of ingress and egress over Grantor's adjacent lands of the purpose for which the above mentioned rights are granted. The easement hereby granted shall not exceed 15' in width, and Grantee is hereby authorized to designate the course of the easement herein conveyed except that when the pipeline(s) is installed, the easement herein granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline installed.

In the event the easement hereby granted abuts on a public road and the City, County or State hereafter widens or relocates the public road so as to require the relocation of this water line as installed, Grantor further grants to Grantee an additional easement over and across the land shown on this plat for the purpose of laterally relocate said water line as may be necessary to clear the road improvements, which easement hereby granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline as relocated.

The consideration recited herein shall constitute payment in full for all damages sustained by Grantor by reason of the installation, maintenance, repair, replacement and relocation of the structures referred to herein. This agreement together with other provisions of this grant shall constitute an easement for the benefit of the Grantee, its successors, and assigns. The Grantor covenants that it is the owner of the above-described lands and that said lands are free and clear of all encumbrances and liens except the following:

The easement conveyed herein was obtained or improved through Federal financial assistance. This easement is subject to the provisions of Title VI of the Civil Rights Act of 1964 and the regulations issued pursuant thereto for so long as the easement continues to be used for the same or similar purpose for which financial assistance was extended or for so long as the Grantee owns it, whichever is longer.

IN WITNESS WHEREOF, the said Grantor has executed this instrument this ____ day of _____, 20____.

RBR DEVELOPMENT & INVESTMENTS LLC
ROEL A. RODRIGUEZ JR., PRESIDENT
3329 PAGE AVE
EDINBURG, TEXAS 78539

REVISION NOTES

No.	Sheet	REVISION	Date	Approved

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

STATE OF TEXAS
COUNTY OF HIDALGO
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION
I, ROEL A. RODRIGUEZ JR., PRESIDENT AS OWNER OF THE 10.00 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED RBR SUBDIVISION No. 1 HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.
I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT:
(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; 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.

RBR DEVELOPMENT & INVESTMENTS LLC
ROEL A. RODRIGUEZ JR., PRESIDENT
3329 PAGE AVE
EDINBURG, TEXAS 78539

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, the undersigned notary public, on this day personally appeared **ROEL A. RODRIGUEZ JR., PRESIDENT** proved to me through his Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this ____ day of _____, 20____.
CLARISSA ANNETTE QUINTANILLA
Notary Public, State of Texas
My Commission Expires November 04, 2021
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 RBR SUBDIVISION No. 1 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____.

Hidalgo County Judge _____ date _____
Hidalgo County Clerk _____ date _____

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF RBR SUBDIVISION No. 1 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____.

ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____

DELTA LAKE IRRIGATION DISTRICT
THIS PLAT APPROVED BY DELTA LAKE IRRIGATION DISTRICT ON THIS ____ DAY OF _____, 20____.

SECRETARY _____ PRESIDENT _____

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

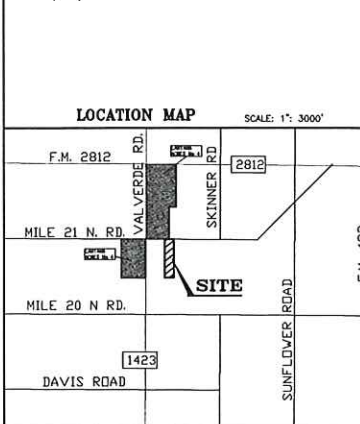
RAUL SESIN, P.E., C.F.M.
GENERAL MANAGER
DATE _____

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
ALFONSO QUINTANILLA
P.E. No. 95534
3-26-2020
DATE

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



INDEX OF SHEETS

SHEET 1 - HEADING INDEX; LOCATION MAP AND ETC; PRINCIPAL CONTACTS; MAP; LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); ENGINEER'S & SURVEYOR'S CERTIFICATION; NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, PLAT ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATION; CERTIFICATION, HCD NO. 1 CERTIFICATION, HEALTH DEPARTMENT CERTIFICATION, IRRIGATION DISTRICT CERTIFICATION AND COUNTY JUDGE'S CERTIFICATION, REVISION NOTES.

SHEET 2 - ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER DISTRIBUTION SYSTEM, OSSF OR WASTE WATER COLLECTION SYSTEM AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION) SUBDIVIDER CERTIFICATE & STATEMENT, REVISION NOTES.

SHEET 3 - DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEERING CERTIFICATION, CONSTRUCTION DETAILS, REVISION NOTES.

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
RBR SUBDIVISION No. 1 IS LOCATED NORTHEAST SIDE OF HIDALGO COUNTY 660.00 FEET EAST OF INTERSECTION OF VAL VERDE ROAD AND MILE 21 NORTH ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF ELSA, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF ELSA (POPULATION 6,579), RBR SUBDIVISION No. 1 SUBDIVISION LIES APPROXIMATELY 5 MILE FROM THE CITY LIMITS AND IT IS NOT WITHIN THE CITY'S TWO-MILE EXTRA-TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021. IT LIES IN PCT. 4.

PRINCIPAL CONTACTS:

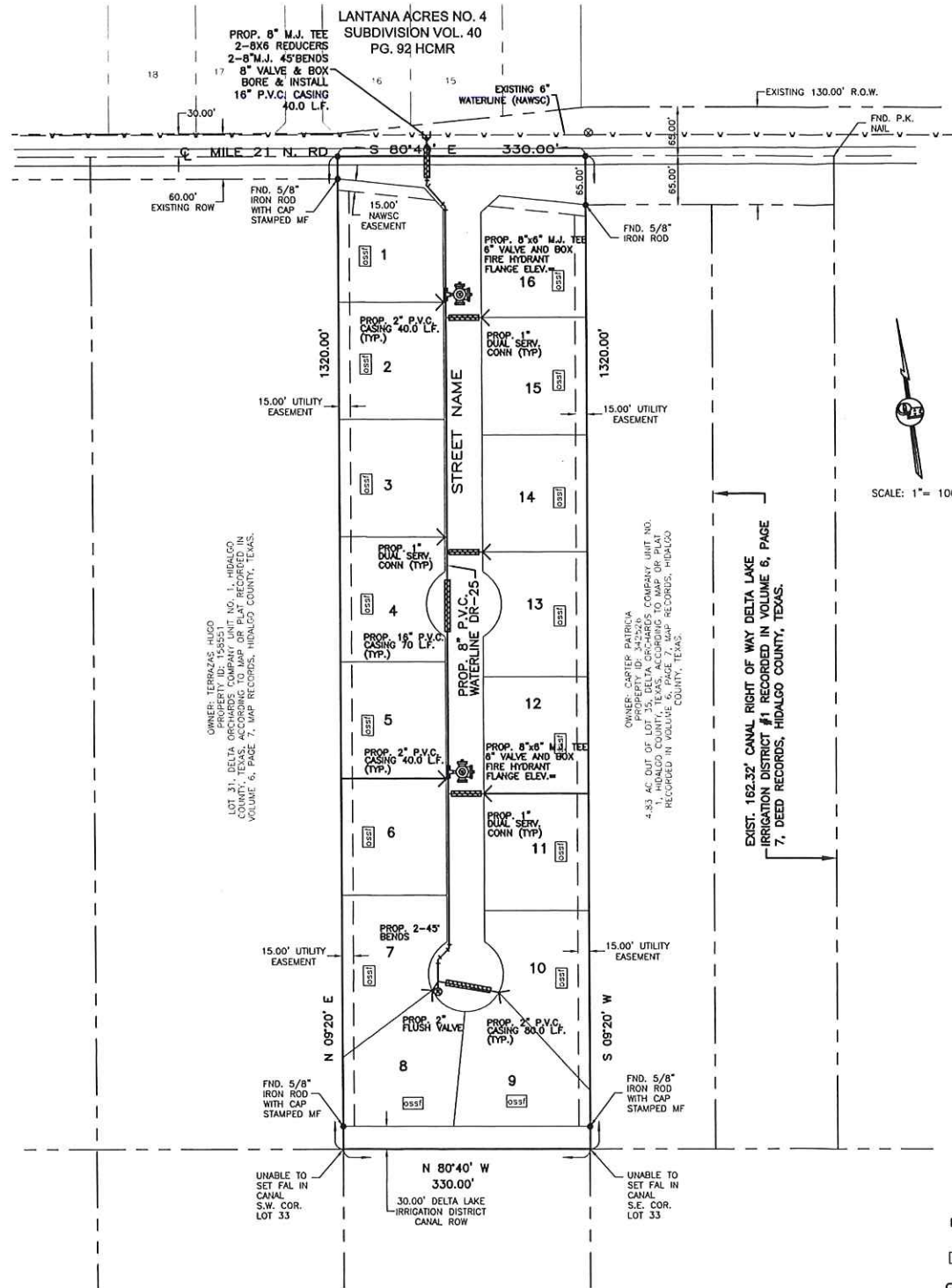
Name	Address	City & Zip	Phone	Fax
RBR DEVELOPMENT & INVESTMENTS LLC	3329 PAGE AVE	EDINBURG, TX 78539	(956) 330-1095	
OWNER: ROEL A. RODRIGUEZ JR., PRESIDENT	124 E. STUBBS	EDINBURG, TX 78539	(956) 381-6480	(956)381-0527
ENGINEER: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956) 381-6480	(956)381-0527
SURVEYOR: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956) 381-6480	(956)381-0527

SHEET NO. 1
OF 3 SHEETS

FILED	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
	3-1-2020	AR		
	DATE REVISION	REVISION BY	CHECKED BY	APPROVED BY
	3-1-2020			

DATE OF PREPARATION: FEBRUARY 4, 2020

MAP OF WATER DISTRIBUTION SYSTEM/ MAPA DE DISTRIBUCION DE AGUA



OWNER: TERRAZAS-HUGO
PROPERTY ID: 158551
LOT 33, DELTA LAKE IRRIGATION DISTRICT
COUNTY, TEXAS, ACCORDING TO MAP OF PLAT RECORDED IN
VOLUME 6, PAGE 7, MAP RECORDS, HIDALGO COUNTY, TEXAS.

OWNER: CARPENTER PATRICIA
PROPERTY ID: 242524
COMBINE UNIT NO.
4-53 AC. OUT OF LOT 33, DELTA LAKE IRRIGATION DISTRICT
COUNTY, TEXAS, ACCORDING TO MAP OF PLAT RECORDED IN
VOLUME 6, PAGE 7, MAP RECORDS, HIDALGO COUNTY, TEXAS.



SUBDIVISION PLAT OF:

RBR SUBDIVISION No. 1

A 10.00 ACRE TRACT OF LAND BEING ALL OF LOT 33, DELTA ORCHARDS COMPANY UNIT No.1, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 6, PAGE 7, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2847136, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS,

FINAL ENGINEERING REPORT FOR RBR SUBDIVISION NO 1 BY ALFONSO QUINTANILLA, P.E.

WATER SUPPLY: Description and Costs.

RBR SUBDIVISION NO 1 WILL BE PROVIDED WITH POTABLE WATER BY THE NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH N.A.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND N.A.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

N.A.W.S.C. HAS AN EXISTING 8" DIAMETER WATERLINE RUNNING ALONG THE NORTH RIGHT OF WAY LINE OF MILE 21 NORTH RD.

THE WATER SYSTEM FOR RBR SUBDIVISION NO 1 CONSISTS OF AN 8" DIAMETER WATERLINE THAT CONNECTS INTO THE EXISTING 8" DIAMETER WATERLINE ON THE NORTH SIDE OF MILE 21 NORTH ROAD. NEAR THE NORTHEAST CORNER OF LOT 16, AN 8" WATERLINE RUNS SOUTH ALONG THE EAST SIDE OF STREET 9, ENDING WITH A 2" FLUSH VALVE AT CURB-DE-SAC NEAR LOT 9.

FROM THE 8" DIAMETER WATERLINE, THERE ARE EIGHT (8) 1" DUAL SERVICE LINES RUNNING TO PAIR OF LOTS BEFORE SPLITTING INTO TWO 3/4" DIAMETER SINGLE SERVICE LINES THAT RUN INTO THE WATER METER BOXES FOR EACH LOT.

THE 8" WATERLINE, THE 1" DUAL SERVICE LINES, AND THE METER BOXES WILL BE INSTALLED, AT A TOTAL COST OF \$ 3000000.00 PER LOT. THE SUBDIVIDER HAS IN ADDITION PAID N.A.W.S.C. THE SUM OF \$ 300000.00 PER LOT, WHICH REPRESENTS THE TOTAL COST OF WATER METERS AND ALL MEMBERSHIPS OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO THE N.A.W.S.C. SYSTEM. THE SUBDIVIDER WILL BE INSTALLED TWO (2) FIRE HYDRANTS AT A UNIT COST OF \$ 2,400.00 FOR A TOTAL COST OF \$ 4,800.00. THE ENTIRE WATER FACILITIES WILL BE APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES: Description and Costs.

SEWAGE FROM THE RBR SUBDIVISION NO 1 IS 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 GS 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. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENT DRAIN FIELD.

EACH LOT IN THE EXISTING SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A FINE SANDY LOAM, SANDY CLAY LOAM AND CLAY LOAM SOIL FOR THE AREA. THE SITE EVALUATOR (LICENSE NUMBER GS 12258) HAD SIX (6) TEST BORINGS MADE AT OPPOSITE AREAS OF THE SUBDIVISION AT THE CENTERS OF LOTS X, X, X, X (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMITED AREA). THE SOIL IS A UNIFORM SANDY LOAM (CLASS B) EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY EXISTING EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE EXISTING EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$ 1,350.00, INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSFS HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF \$ 21,600.00. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON

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 COSTS TO INSTALL THE CONSTRUCTED WATER AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES- THESE FACILITIES WILL BE CONSTRUCTED, WITH THE INSTALLATION OF WATER METER BOXES, HAVE COST A GRAND TOTAL OF \$ 3000000 WHICH EQUALS TO \$ 300000X PER LOT.

SEWAGE FACILITIES- SEPTIC SYSTEM IS ESTIMATED TO COST \$ 1,350.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$ 21,600.00 FOR THE ENTIRE SUBDIVISION.



Alfonso Quintanilla
ALFONSO QUINTANILLA
P.E. 95534
3-26-2020
DATE

REPORTE FINAL DE INGENIERIA PARA LA SUBDIVISION RBR SUBDIVISION NO 1 POR ALFONSO QUINTANILLA, P.E.

PROVISION DE AGUA: Description and Costs.

LA SUBDIVISION RBR SUBDIVISION NO 1 HA SIDO PROVISTA DE AGUA POTABLE POR LA COMPAÑIA DE AGUA DE NORTH ALAMO (N.A.W.S.C.). EL DUEÑO DE LA SUBDIVISION Y LA COMPAÑIA DE AGUA N.A.W.S.C. SE HA COMPROMETIDO A PROPORCIONAR AGUA SUFFICIENTE A LA SUBDIVISION POR UN PERIODO DE 30 AÑOS. LA COMPAÑIA DE AGUA N.A.W.S.C. HA PRESENTADO LA DOCUMENTACION DEMOSTRANDO LA DISPONIBILIDAD DE CANTIDAD Y CALIDAD DE AGUA A LARGO PLAZO QUE SERVIRA PARA EL FUTURO DESARROLLO DE LA SUBDIVISION.

N.A.W.S.C. TIENE UNA LINEA DE AGUA DE 8" DE DIAMETRO EXISTENTE LA CUAL CORRE A LADO NORTE DE LA MILEA 21 NORTH ROAD.

EL SISTEMA DE AGUA PARA RBR SUBDIVISION NO 1 CONSISTE DE UNA LINEA DE AGUA DE 8" DE DIAMETRO QUE SE CONECTA A UNA LINEA DE AGUA EXISTENTE DE 8" DE DIAMETRO. LINEA DE AGUA PROPUESTA DE 8" DE DIAMETRO CORRE HACIA EL SUR POR EL LADO ESTE DE LA CALLE 9, TERMINANDO EN UNA VALVULA DE 2" CERCA DEL LOTE 9.

DEL CONDUCTO DE AGUA DE 8 PULGADAS SE PRODUCEN OCHO (8) DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIAMETRO PARA CADA DOS LOTES. ESTOS CONDUCTOS SE SEPARAN PARA PRODUCIR DOS CONDUCTOS DE AGUA DE 3/4" DE PULGADA DE DIAMETRO PARA CADA LOTE.

LOS DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIAMETRO, Y LOS MEDIDORES MECANICOS DE AGUA A UN COSTO TOTAL DE US\$ 3000000.00 O US\$ 300000X POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPAÑIA N.A.W.S.C. US\$ 300000.00, QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE. US\$ 300000X ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION. CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPAÑIA N.A.W.S.C. LO INSTALARA SIN ALGUN GASTO ADICIONAL. EL DUEÑO DE LA SUBDIVISION TAMBIEN HA INSTALADO DOS (2) BOCAS DE RIESGO (FIRE HYDRANT) A UN COSTO DE \$ 2,400.00 POR CADA UNA CUAL GASTA UNA CANTIDAD TOTAL \$ 4,800.00. 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: Description and Costs.

SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR DE LA SUBDIVISION RBR SUBDIVISION NO 1. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. EL EVALUADOR (LIC# GS 12258) AUTOR DE ESTE DOCUMENTO HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS FOSAS SEPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.

CADA LOTE EN LA SUBDIVISION TIENE MEDIO ACRE. EL EVALUADOR (LIC# GS 12258) HIZO SEIS (6) PRUEBAS CON AGUJEROS EN EL CENTRO DE LOS LOTES X, X, X, X (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICATIVAMENTE UNIFORME). EL TERRENO ES UNIFORME (FRANCO ARJISADO (CLASS B)) Y SE EXTIENDE A 36 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MAS ARRIBA DE LO MAS BAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA AREA FLUYE BIEN.

EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON US\$ 1,350.00, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS TODAS LAS FOSAS SEPTICAS HAN SIDO INSTALADAS EN EL PROCESO DE LA APROBACION FINAL. A UN COSTO TOTAL DE US\$ 21,600.00 EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODOS LAS FOSAS SEPTICAS Y HA APROBADO LA INSTALACION DE LAS FOSAS SEPTICAS DESDE.

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 ESTA TOTALMENTE CONSTRUIDO, CON LA INSTALACION DE LOS MEDIDORES DE AGUA. EL GRAN COSTO TOTAL ES DE US\$ 3000000.00 LO CUAL EQUIVALE A US\$ 300000X POR LOTE.

DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$ 1,350.00 A UN COSTO TOTAL DE \$ 21,600.00 TODA LA SUBDIVISION.

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 CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:

RBR DEVELOPMENT & INVESTMENTS LLC
1.- I (WE), **ROEL A. RODRIGUEZ JR., PRESIDENT**, SUBDIVIDERS OF RBR SUBDIVISIONS NO1 HEREBY CERTIFY SEWER PERMITS, AS APPLICABLE, HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT 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 OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

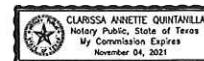
RBR DEVELOPMENT & INVESTMENTS LLC
ROEL A. RODRIGUEZ JR., PRESIDENT
3329 PAGE AVE
EDINBURG, TEXAS 78539

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared **ROEL A. RODRIGUEZ JR., PRESIDENT OF RBR DEVELOPMENT & INVESTMENTS LLC** proved to me through his Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 20__.



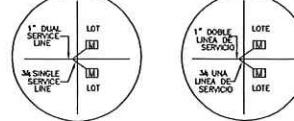
CLARISSA ANNETTE QUINTANILLA - NOTARY PUBLIC

- B-1 TEST BORINGS
- SEPTIC TANK (OSSF)

COST ESTIMATE

WATER DISTRIBUTION: \$ 3,000,000
DRAINAGE IMPROVEMENTS: \$ 21,600
PAVING IMPROVEMENTS: \$ 0
SEPTIC TANK (OSSF): \$ 21,600

- WATER METER BOX
- 8" WATER SUPPLY LINE
- SERVICE LINES
- CAJA DE MEDIDOR DE AGUA
- 8" LINEA DE AGUA
- LINEAS DE SERVICIOS



Alfonso Quintanilla
ALFONSO QUINTANILLA
P.E. 95534
3-26-2020
DATE



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

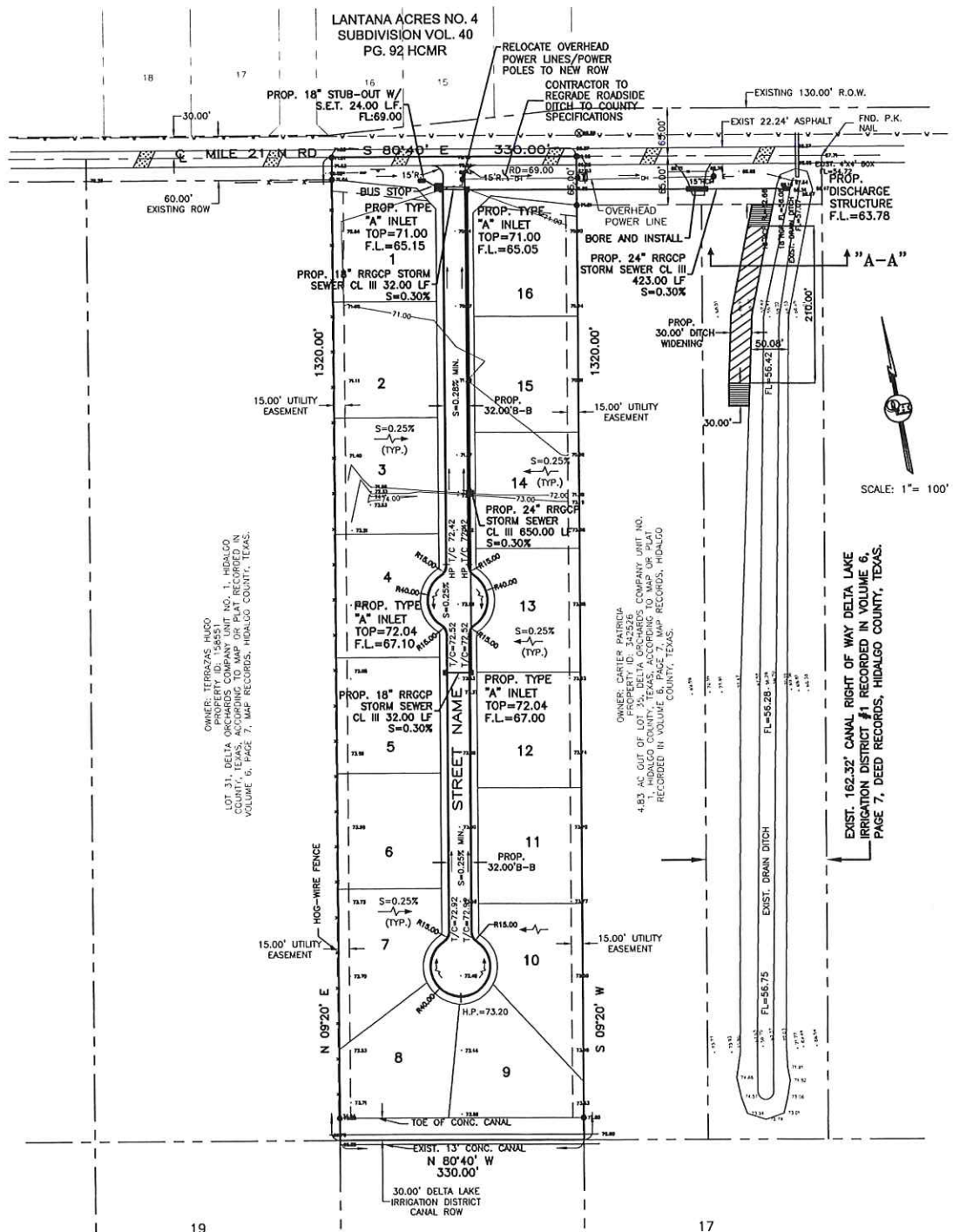
BY: _____ DEPUTY

No.	Sheet	REVISION	Date	Approved

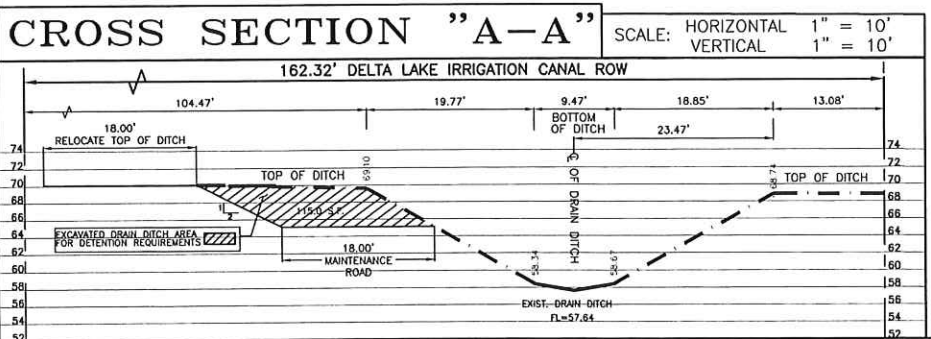
QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS • LAND SURVEYORS
124 E. STUBBS ST. EDINBURG, TEXAS 78539
PHONE 956-381-6480 FAX 956-381-0527
REGISTRATION NUMBER F-1513 SURVEYING REGISTRATION NUMBER 100411-00

FILED IN	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
FILED IN: F:\DATA\SUBDIV\RBR SUBDIVISION NO 1	DATE PREPARED: 2/4/2020	PREPARED BY: [Signature]	CHECKED BY: [Signature]	APPROVED BY: [Signature]

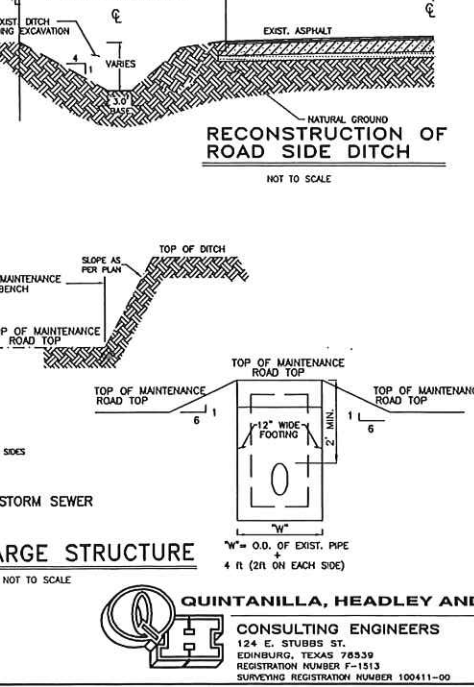
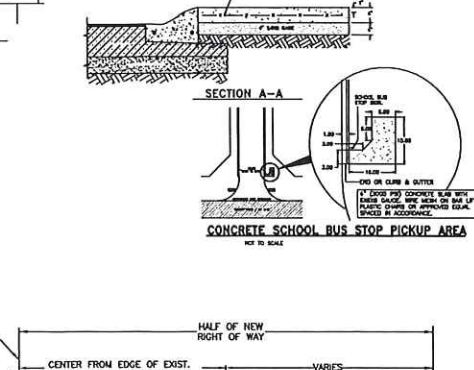
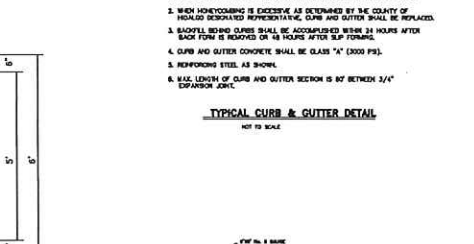
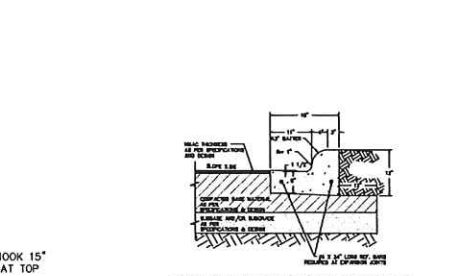
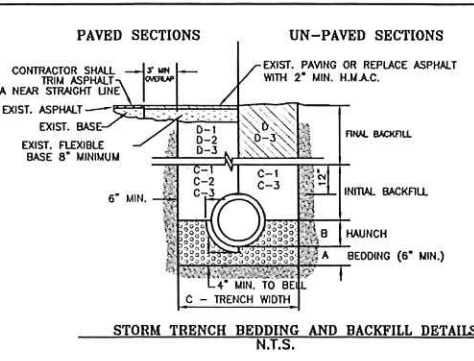
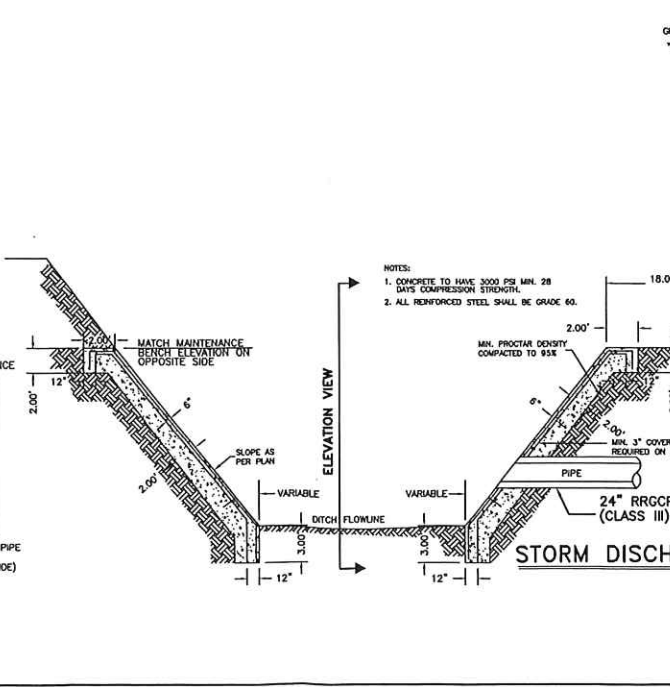
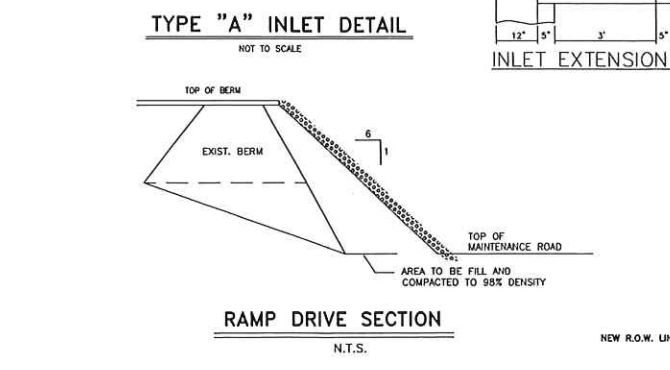
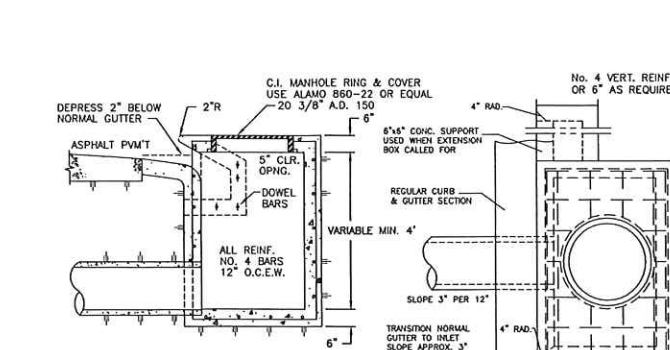
MAP OF TOPOGRAPHY AND DRAINAGE / MAPA DE TOPOGRAFIA Y DRENAJE



LEGEND
 TOTAL DETENTION REQUIRED - 24,077.79 C.F.
 TOTAL DETENTION PROVIDED - 24,150.00 C.F.
 (210 L.F. X 115 S.F.)



- NOTES:
- BACKFILL FOR RCP CLASS II, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II (ASTM D3311) BACKFILL MATERIAL COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
 - HAUNCH FOR RCP CLASS II, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II (ASTM D3311) BACKFILL MATERIAL COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
 - TRENCH WIDTH - SHALL BE 4 FT. THROUGHOUT THE HEIGHT OF THE STRUCTURE.
 - INITIAL BACKFILL FOR RCP CLASS II STORM DRAIN PIPE ON CITY STREETS, PARKING AREA, DRIVEWAYS, COUNTY ROAD & UNPAVED AREAS - SHALL BE SOIL TYPE A1, A2, OR A3 WITH A MAXIMUM P.L. OF 19 (ASHSTO M143) COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
 - INITIAL BACKFILL FOR RCP CLASS II STORM DRAIN PIPE ON STATE MAINTAINED ROADWAYS - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D. AS PER ASTM D4133 AND ASTM D-4133, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
 - INITIAL BACKFILL FOR RCP CLASS II, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE UNDER UNPAVED SECTIONS - SHALL BE CLASS I, II, III OR IV, COMPACTED TO 92% S.P.D. (1" LOOSE LIFTS, MECHANICAL COMPACTION).
 - FINAL BACKFILL FOR RCP CLASS II, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON CITY STREETS, PARKING AREA, DRIVEWAYS, AND COUNTY ROAD - SHALL BE SOIL TYPE A1, A2, A3 WITH A MAXIMUM P.L. OF 19 (ASHSTO M143) COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
 - FINAL BACKFILL FOR RCP CLASS II, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON STATE MAINTAINED ROADWAYS - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D. AS PER ASTM D4133 AND ASTM D-4133 AND ASTM D4948, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
 - FINAL BACKFILL FOR STRUCTURES (INLETS, MANHOLES, ETC) - STRUCTURES UNDER THE ROADWAY AND UP TO 5 FT. BEYOND THE EDGE OF PAVEMENT/BACK OF CURB SHALL HAVE CLASS I OR CLASS II (ASTM D3311) OR SOIL TYPE A1, A2, OR A3 (ASHSTO M143) WITH A MAXIMUM P.L. OF 19 BACKFILL MATERIAL. STRUCTURES BEYOND 5 FT. FROM THE E.O.P./B.O.C. SHALL HAVE CLASS I, II, III, OR IV (ASTM D3311) BACKFILL MATERIAL. FOUNDATION PREPARATION (WELDPONTS, MINIMUM 4" GRAVEL OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTES) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNDESIRABLE. BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOSTENDED AS REQUIRED TO APPROXIMATE OPTIMAL MOISTURE CONTENT AND COMPACTED TO 92% S.P.D. SOIL RELATIVE DENSITY TEST PER ASTM D4133 & ASTM D998. THE THICKNESS OF EACH LAYER SHALL NOT EXCEED 8".
 - MANHOLE COVER SHALL BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
 - FOR D-1 AND D-2 THE COMPACTION REQUIREMENT SHALL BE 92% S.P.D. WITHIN 12 IN. BELOW THE FLEXIBLE BASE.
 - FOR PAVED SECTIONS THE ABOVE REQUIREMENTS SHALL APPLY WHEN ANY PART OF TRENCH WIDTH IS WITHIN 9 FT. FROM THE E.O.P./B.O.C.
 - THE ABOVE REQUIREMENTS SHALL APPLY TO UTILITY PIPELINES AND UTILITY STRUCTURES OF OTHER UTILITY ENTRIES.



SUBDIVISION PLAT OF:
RBR SUBDIVISION No. 1
 A 10.00 ACRE TRACT OF LAND BEING ALL OF LOT 33, DELTA ORCHARDS COMPANY UNIT NO. 1, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 6, PAGE 7, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2847136, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

DRAINAGE REPORT FOR RBR SUBDIVISION NO. 1
 A 10.00 acre tract of land being all of Lot 33, Delta Orchards Company Unit No. 1, Hidalgo County, Texas, according to the plat or map thereof recorded in volume 6, page 7, map records Hidalgo County, Texas, according to warranty deed with vendor's lien recorded under county clerk's document number 2847136, official records, Hidalgo County, Texas. The subdivision is located 650.00 feet east of Val-Verde Road on the south side of Mile 21 north Road and in the rural part of Hidalgo County. The proposed subdivision will consist of 16 residential lots.

The tract is Zone "C" (No shading), areas determined to be outside 500-year floodplain, as per FEMA Flood Insurance Rate Map, Community Panel No. 480334 0325 D, dated on June 6, 2005, and LHM dated May 17, 2001.

The majority of the soil is Milcoy (70) with some Hidalgo (28) and is in soil group "B". It is fine sandy loam, (SM-SC), and sandy clay loam (SC). This soil is well drained. Permeability is moderate. Plasticity Index has a range of 0-23. See attached Soil Survey of Hidalgo County, Texas tables.

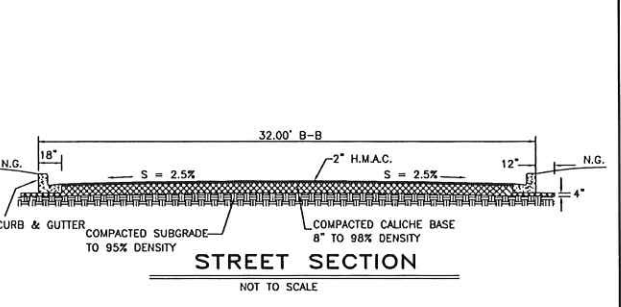
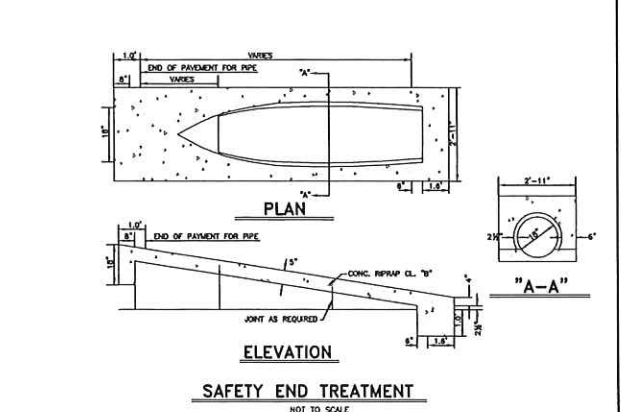
Presently, the site has very minimal runoff in a northerly direction with an approximate 1% slope with the proposed subdivision is $Q = 3.67$ cubic feet per second based on a 10-year storm.

After development the runoff will be $Q = 11.64$ cubic feet per second based on a 50-year storm for an increase of $Q = 7.97$ cubic feet per second. Detention will be 24,077.79 cubic feet (0.55-acre feet) and will be accomplished by excavating within existing Right of Way of an existing Delta Lake Irrigation District Drain Ditch located east of the subdivision. The existing Delta Lake Irrigation District Drain Ditch flows in a northerly direction with an ultimate outfall into Delta Lake. The street runoff will be collected by a storm sewer system consisting of 18" and 24" pipes and type "A" inlets that will discharge into said drain ditch.

CERTIFICATION:
 BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100-YEAR FLOODPLAIN FOR ZONE "C" AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAN AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0325 D (MAP REVISED: MAY 17, 2001 LHM) IS CONTAINED WITHIN THE RIGHT-OF-WAY OF STREET AND WITHIN THE DRAINAGE OF THE SUBDIVISION, AS SHOWN BELOW.



Alfonso Quintanilla
 ALFONSO QUINTANILLA
 P.E. 95534
 3-26-2020
 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

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

BY: _____ DEPUTY

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
 CONSULTING ENGINEERS
 124 E. STUBBS ST.
 EDINBURG, TEXAS 78539
 REGISTRATION NUMBER F-1513
 SURVEYING REGISTRATION NUMBER 100411-09

LAND SURVEYORS
 PHONE 936-381-8480
 FAX 936-381-0527

SHEET NO. 3 OF 3 SHEETS
 FILENAME: F:\DATA\SUBDIVISION\DEVELOPMENT\HOT SUBDIVISION\DRAIN-PAV SPLAT
 DATE PREPARED: 7/27/2019 PREPARED BY: CHECKED BY: APPROVED BY:
 DATE REVISED: REVISED BY: CHECKED BY: APPROVED BY: