



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: 2-23-2021

PROPOSED RBR No. 3 SUBDIVISION PRECINCT No. 4.

ENGINEER: QUINTANILLA HEADLEY & ASSOCIATES DEVELOPER: RBR DEVELOPMENT & INVESTMENTS LLC.

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 34 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INDUSTRIAL

ESTIMATED NUMBER OF STREETLIGHTS: 6

FILLING STATIONS: 2

LOCATION DESCRIPTION: INTERSECTION OF MILE 21 NORTH ROAD AND SKINNER ROAD.

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

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 2-16-2021 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: 20.00 ADDITIONAL ON SKINNER ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 2-11-2021 BY, JOE OCHOA, PCT. 4 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 2-04-2021 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: OSSP'S

WATER SERVICE PROVIDER: NAWSC EXISTING LINE SIZE: 8" LOCATION: MILE 21 NORTH ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 2-03-2021: BY ENVIRONMENTAL COMPLIANCE COORDINATOR

LARGE CONSTRUCTION

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

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: _____, _

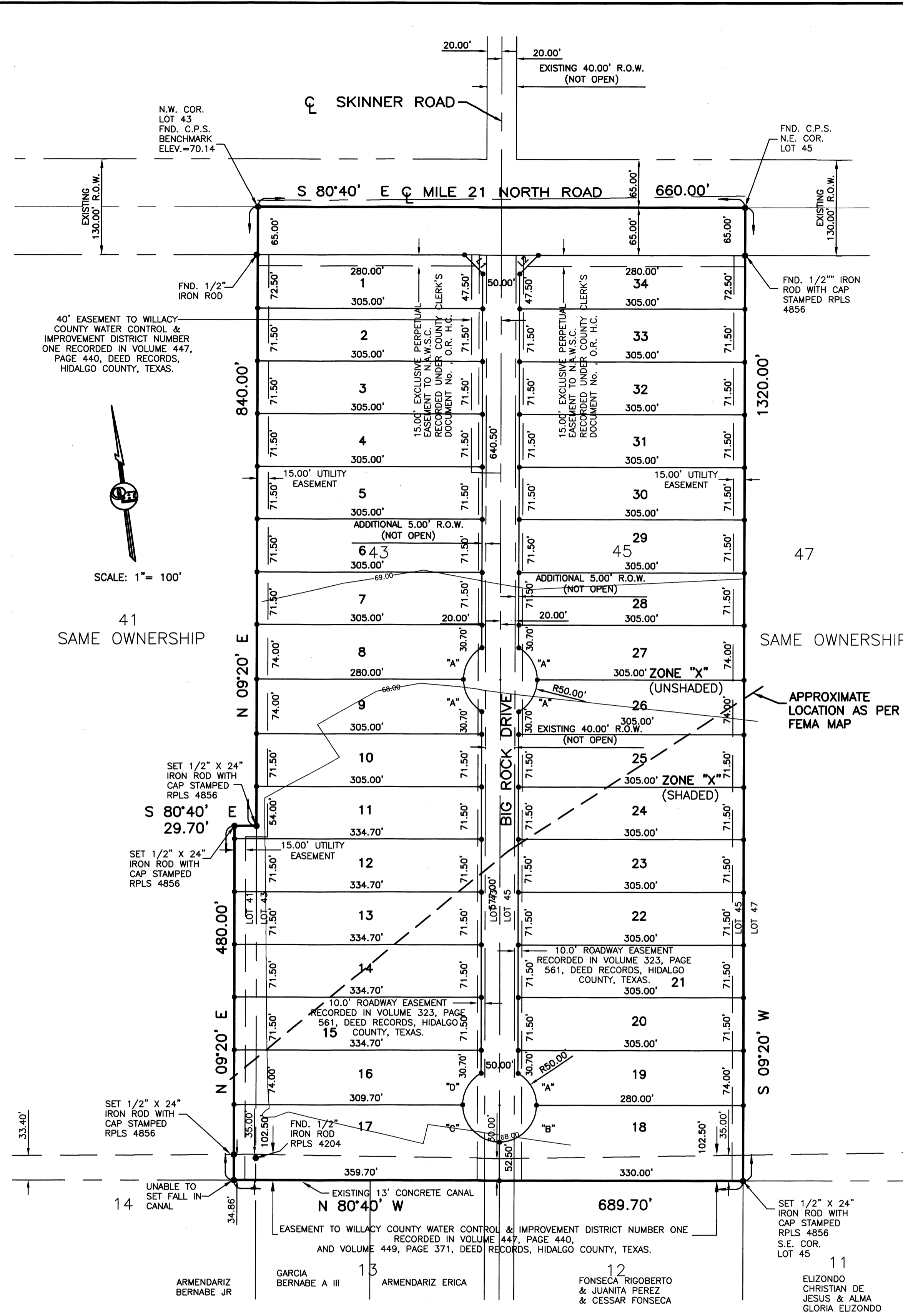
STAFF RECOMMENDS: **Preliminary Approval** *subject comments and future recommendations by planning and other departments.*

Final Approval *subject to recommendations other departments*

This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules,

* *Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.*

Subdivision Plat of:
RBR SUBDIVISION No. 3
 A 20.33 ACRE TRACT OF LAND BEING THE EAST 29.7 FEET OF THE SOUTH 480 FEET OF LOT 41 AND ALL OF LOTS 43 AND 45, DELTA ORCHARDS COMPANY UNIT NO. 1, HIDALGO COUNTY, TEXAS, ACCORDING TO MAP OR PLAT RECORDED IN VOLUME 6, PAGE 7, MAP RECORDS, HIDALGO COUNTY, TEXAS AND ACCORDING TO EXECUTOR'S DEED, RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2118368, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.



METES AND BOUNDS
 A 20.33 ACRE TRACT OF LAND BEING THE EAST 29.7 FEET OF THE SOUTH 480.00 FEET OF LOT 41, AND ALL OF LOTS 43 AND 45, 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 EXECUTOR'S DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2118368, 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 FOUND IN THE CENTERLINE OF MILE 21 NORTH ROAD FOR THE NORTHWEST CORNER OF LOT 43 AND THE NORTHWEST CORNER OF THIS TRACT.
 THENCE, S 80°40' E, ALONG THE NORTH LINE OF LOTS 43 AND 45, AND THE CENTERLINE OF MILE 21 NORTH ROAD, A DISTANCE OF 660.00 FEET TO A COTTON PICKER SPINDLE FOUND FOR THE NORTHEAST CORNER OF LOT 45 AND THE NORTHEAST CORNER OF THIS TRACT.
 THENCE, S 09°20' W, ALONG THE EAST LINE OF LOT 45, PASSING 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND AT 65.00 FEET FOR THE SOUTH RIGHT OF WAY LINE OF MILE 21 NORTH ROAD, A TOTAL DISTANCE OF 1,320.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTHEAST CORNER OF LOT 45 AND THE SOUTHEAST CORNER OF THIS TRACT.
 THENCE, N 80°40' W, ALONG THE SOUTH LINE OF LOTS 41, 43 AND 45, A DISTANCE OF 689.70 FEET TO A POINT FOR THE SOUTHWEST CORNER OF THIS TRACT.
 THENCE, N 09°20' E, A DISTANCE OF 480.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.
 THENCE, S 80°40' E, A DISTANCE OF 29.70 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE EAST LINE OF LOT 41 AND THE WEST LINE OF LOT 43 FOR AN INTERIOR CORNER OF THIS TRACT.
 THENCE, N 09°20' E, ALONG THE EAST LINE OF LOT 41 AND THE WEST LINE OF LOT 43, PASSING 1/2" IRON ROD FOUND AT 775.00 FEET FOR THE SOUTH RIGHT OF WAY LINE OF MILE 21 NORTH ROAD, A TOTAL DISTANCE OF 840.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 20.33 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH DELTA ORCHARDS 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.

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, on an exclusive 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 so 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____.

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.

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

AREA DATA TABLE

LOT	AREA (S.F.)	AC.
1	21,800.00	0.50
2-7	21,807.50	0.50
8-9	21,802.27	0.50
10	21,807.50	0.50
11	22,327.25	0.51
12-15	23,931.05	0.55
16	24,000.07	0.55
17	34,905.76	0.80
18	31,861.50	0.73
19	21,802.30	0.50
20-25	21,807.50	0.50
26-27	21,802.27	0.50
28-33	21,807.50	0.50
34	21,800.00	0.50

LINE DATA TABLE

DATA	BEARING	LENGTH
L1	N 35°40' E	35.36'
L2	S 52°20' E	35.36'

CURVE DATA CHART

CURVE	DELTA	LENGTH	RADIUS	CHORD	CHORD BEARING
"A"	60°00'00"	52.36'	50.00'	50.00'	S 20°40' E
"B"	90°00'00"	78.54'	50.00'	70.71'	S 54°20' W
"C"	90°00'00"	78.54'	50.00'	70.71'	N 35°40' W
"D"	60°00'00"	52.36'	50.00'	50.00'	N 39°20' W

REVISION NOTES

No.	Sheet	REVISION	Date	Approved

PLAT NOTES AND RESTRICTIONS:

- FLOOD ZONE DESIGNATION:**
 ZONE "X" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAIN ZONE "X" (SHADED) AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN SQUARE MILE; AND AREA PROTECTED BY LEVEES FROM THE 100-YEAR FLOOD. COMMUNITY-PANEL NUMBER 480334 035C MAY 17, 2001 LOWR.
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:**
 NO MORE THAN ONE FAMILY DETACHED DWELLING SHALL BE LOCATED ON LOTS 2-33 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 ON LOTS 2-33. ONLY LOTS 1 & 34 CAN BE FOR RESIDENTIAL OR COMMERCIAL USE WITH APPROVED SITE PLAN FROM HIDALGO COUNTY PLANNING DEPARTMENT.
- 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 AND 34 SHALL NOT HAVE ACCESS/DRIVEWAY ONTO MILE 21 NORTH ROAD UNLESS UTILIZED FOR COMMERCIAL USE. IF THE AFOREMENTIONED LOTS ARE UTILIZED FOR COMMERCIAL USE AND HAVE DOUBLE FRONTAGE, THEN THE LOT OWNER WILL BE REQUIRED TO INSTALL A BUFFER FENCE ABUTTING ALL RESIDENTIAL LOTS AND ALONG LITTLE ROCK DRIVE TO DENY ACCESS ONTO LOT. LOCATION OF ACCESS/DRIVEWAY SHALL BE SHOWN ON THE SITE PLAN AS PER NOTE 15 AND IS SUBJECT TO APPROVAL FROM THE HIDALGO COUNTY PLANNING DEPARTMENT.**
- MINIMUM BUILDING SETBACK LINES:**
 FRONT 25.00'
 FRONT GULCH-DE-SI-SI 15.00'
 SIDE 6.00'
 REAR 15.00'
 FRONT CORNER 18.00'
 SIDE CORNER 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 66,505.27 CUBIC FEET (1.53 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- TOP OF INLET ELEV= 65.40 LOCATED NEAR THE NORTHWEST CORNER OF LOT 34. N.A.V.D. 88 DATUM.
 B.M. 2- TOP OF INLET ELEV= 65.75 LOCATED NEAR THE NORTHWEST CORNER OF LOT 24. N.A.V.D. 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.**
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25X SLOPE TO ACCOMPLISH POSITIVE DRAINAGE.**

RBR DEVELOPMENT & INVESTMENTS LLC
 ROEL A. RODRIGUEZ JR, PRESIDENT
 THE OWNER & SUBDIVIDER OF RBR SUBDIVISION No. 3 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 TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF.
 A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY.
 A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
 B. EACH LOT ON THIS PLAT COMPLETES WITH THE MINIMUM 21,780 SQUARE FEET
 C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO
 D. SOIL ANALYSIS HAS 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 DRAINFIELD SYSTEM.
 E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.

AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT AND THE OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR SCHOOLS, COMMERCIAL INDUSTRIAL, & MULTIFAMILY 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.

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.

MARCO A. GONZALEZ
 LICENSED PROFESSIONAL ENGINEER
 120016
 P.E. 120016

APPROVED BY: _____
 PRESIDENT: CHUCK McDONALD

ATTEST BY: _____
 SECRETARY: MATTHEW KLOSTERMANN

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.

STATE OF TEXAS COUNTY OF HIDALGO
 OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION
 I, ROEL A. RODRIGUEZ JR, PRESIDENT AS OWNER OF THE 20.33 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED RBR SUBDIVISION No. 3 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 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 thereby expressed.

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

CARISA ANETTE 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 THE RBR SUBDIVISION No. 3 WAS REVIEWED AND APPROVED BY THE Hidalgo County Commissioners Court on _____.

Hidalgo County Judge _____ date
 ATTEST: Hidalgo County Clerk _____ date

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL
 I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF RBR SUBDIVISION No. 3 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____.

ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____

DRAINAGE STATEMENT
 We, the undersigned owner(s) of land shown on this plat for the consideration of Delta Lake Irrigation District (Willacy and Hidalgo County, Texas) and is hereby approved by such district. "All rights, rules and regulations of Delta Lake Irrigation District existing prior to the submission of this plat are not abridged by the subsequent approval of this plat by the said District, notwithstanding any provision or notation otherwise in this plat." (This requirement will be inapplicable if any rights, rules or regulations of the District are intended by the District to be abridged.) Delta Lake Irrigation District will not allow any structures 15' from the centerline of a pipeline or 25' from the inside toe of any main or lateral canal or drainage ditch, and that no fencing will be installed or rebuilt on any Districts easements or right of way unless approved by the District management. All approved fencing will be required to have gates providing a minimum opening of 16 feet. Subject to notice that irrigation water is available only at existing irrigation outlets. Any modification, change, or additional outlets must be approved by the district, and be at expense of the owner.
 Any failure to record this plat in the office of the County Clerks Office of Willacy or Hidalgo County within one year after this date, shall cause this approval to become VOID.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, A.D. 20____.

APPROVED BY: _____
 PRESIDENT: CHUCK McDONALD

ATTEST BY: _____
 SECRETARY: MATTHEW KLOSTERMANN

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

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

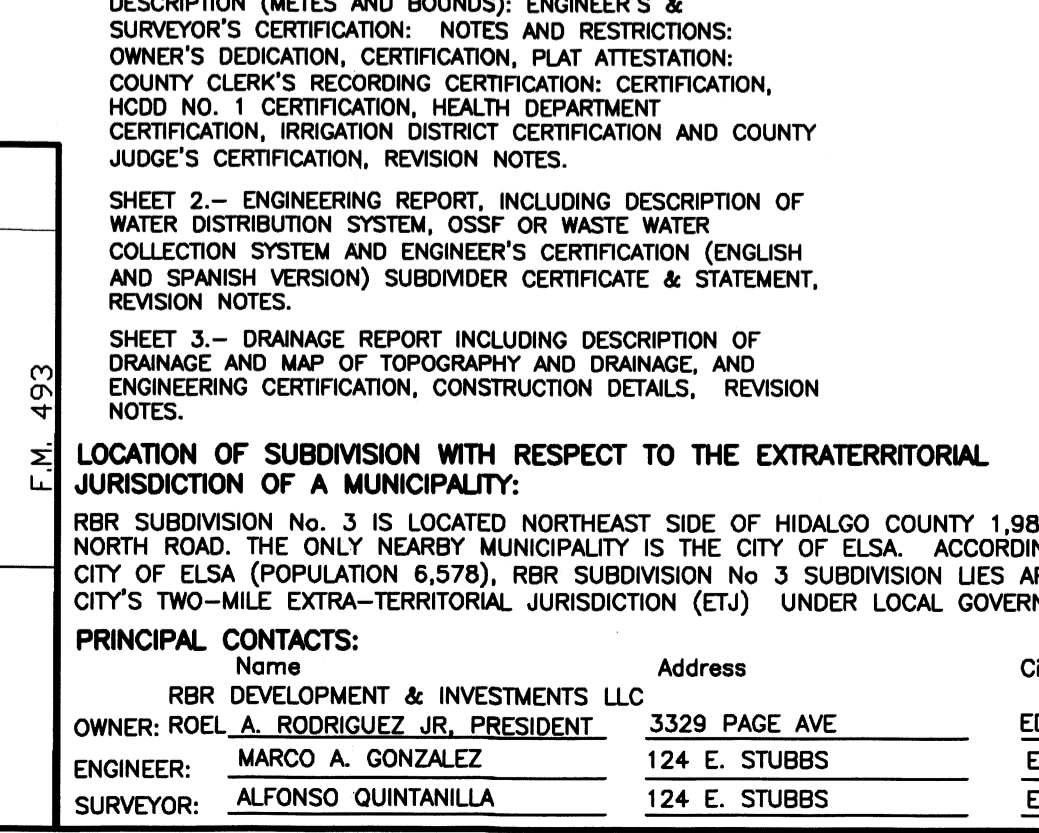
BY: _____ DEPUTY

DATE OF PREPARATION: JULY 20, 2020

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, HCCD 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 MAP
 SCALE: 1" = 3000'



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

RBR SUBDIVISION No. 3 IS LOCATED NORTHEAST SIDE OF HIDALGO COUNTY 1,980.00 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 6,578), RBR SUBDIVISION No. 3 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) 330-1995	
OWNER: ROEL A. RODRIGUEZ JR, PRESIDENT	124 E. STUBBS	EDINBURG, TX 78539	(956) 381-6480	(956)381-0527
ENGINEER: MARCO A. GONZALEZ	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

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
 ALFONSO@QHA-ENG.COM

SHEET No. 1 OF 3 SHEETS

DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
07-20-2020	MARCO A. GONZALEZ	MARCO A. GONZALEZ	MARCO A. GONZALEZ
08-23-2021	ALFONSO QUINTANILLA	ALFONSO QUINTANILLA	ALFONSO QUINTANILLA
DATE REVISION	REVISION BY	CHECKED BY	APPROVED BY

MAP OF WATER DISTRIBUTION SYSTEM/ MAPA DE DISTRIBUCION DE AGUA

RBR SUBDIVISION No. 3

A 20.33 ACRE TRACT OF LAND BEING THE EAST 29.7 FEET OF THE SOUTH 480 FEET OF LOT 41 AND ALL OF LOTS 43 AND 45, DELTA ORCHARDS COMPANY UNIT NO. 1, HIDALGO COUNTY, TEXAS, ACCORDING TO MAP OR PLAT RECORDED IN VOLUME 6, PAGE 7, MAP RECORDS, HIDALGO COUNTY, TEXAS AND ACCORDING TO EXECUTOR'S DEED, RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2118368, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

FINAL ENGINEERING REPORT FOR RBR SUBDIVISION NO 2
BY MARCO A. GONZALEZ, P.E.

WATER SUPPLY: Description and Costs.

RBR SUBDIVISION NO 3 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 SOUTH RIGHT OF WAY LINE OF MILE 21 NORTH RD.

THE WATER SYSTEM FOR RBR SUBDIVISION NO 3 CONSISTS OF AN 8" DIAMETER WATERLINE THAT CONNECTS INTO THE EXISTING 8" DIAMETER WATERLINE ON THE SOUTH SIDE OF MILE 21 NORTH ROAD THE 6" WATERLINE RUNS SOUTH ALONG THE EAST SIDE OF BIG ROCK DRIVE, ENDING WITH A 2" FLUSH VALVE AT CUL-DE-SAC NEAR LOT 18.

FROM THE 6" DIAMETER WATERLINE, THERE ARE TWO (2) SINGLE SERVICE LINES AND SIXTEEN (16) 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 6" WATERLINE, THE 1" DUAL SERVICE LINES, THE SINGLE SERVICE LINE AND THE METER BOXES WILL BE INSTALLED, AT A TOTAL COST OF \$ _____ OR \$ _____ PER LOT. THE SUBDIVIDER HAS IN ADDITION PAID N.A.W.S.C. THE SUM OF \$ _____ OR \$ _____ PER LOT, WHICH REPRESENTS THE TOTAL COST OF WATER METERS AND ALL MEMBERSHIPS OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS TO THE N.A.W.S.C. SYSTEM. THE SUBDIVIDER WILL BE INSTALLED TWO (2) FIRE HYDRANTS AT A UNIT COST OF \$ _____ FOR A TOTAL COST OF \$ _____. 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 3 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 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. 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 OS 12258) HAD SIX (6) TEST BORINGS MADE AT OPPOSITE AREAS OF THE SUBDIVISION AT THE CENTERS OF LOTS 4, 11, 20, & 27 (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMITED AREA). THE SOIL IS A UNIFORM SANDY LOAM (CLASS I) EXTENDING UP TO 34" 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 \$ _____ 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 \$ _____. 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 \$ _____ WHICH EQUALS TO \$ _____ PER LOT.

SEWAGE FACILITIES—SEPTIC SYSTEM IS ESTIMATED TO COST \$ _____ PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$ _____ FOR THE ENTIRE SUBDIVISION.

SEWAGE FACILITIES—SEPTIC SYSTEM IS ESTIMATED TO COST \$ _____ PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$ _____ FOR THE ENTIRE SUBDIVISION.

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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
ROEL A. RODRIGUEZ JR, PRESIDENT
SUBDIVIDERS OF RBR SUBDIVISIONS No. 3 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

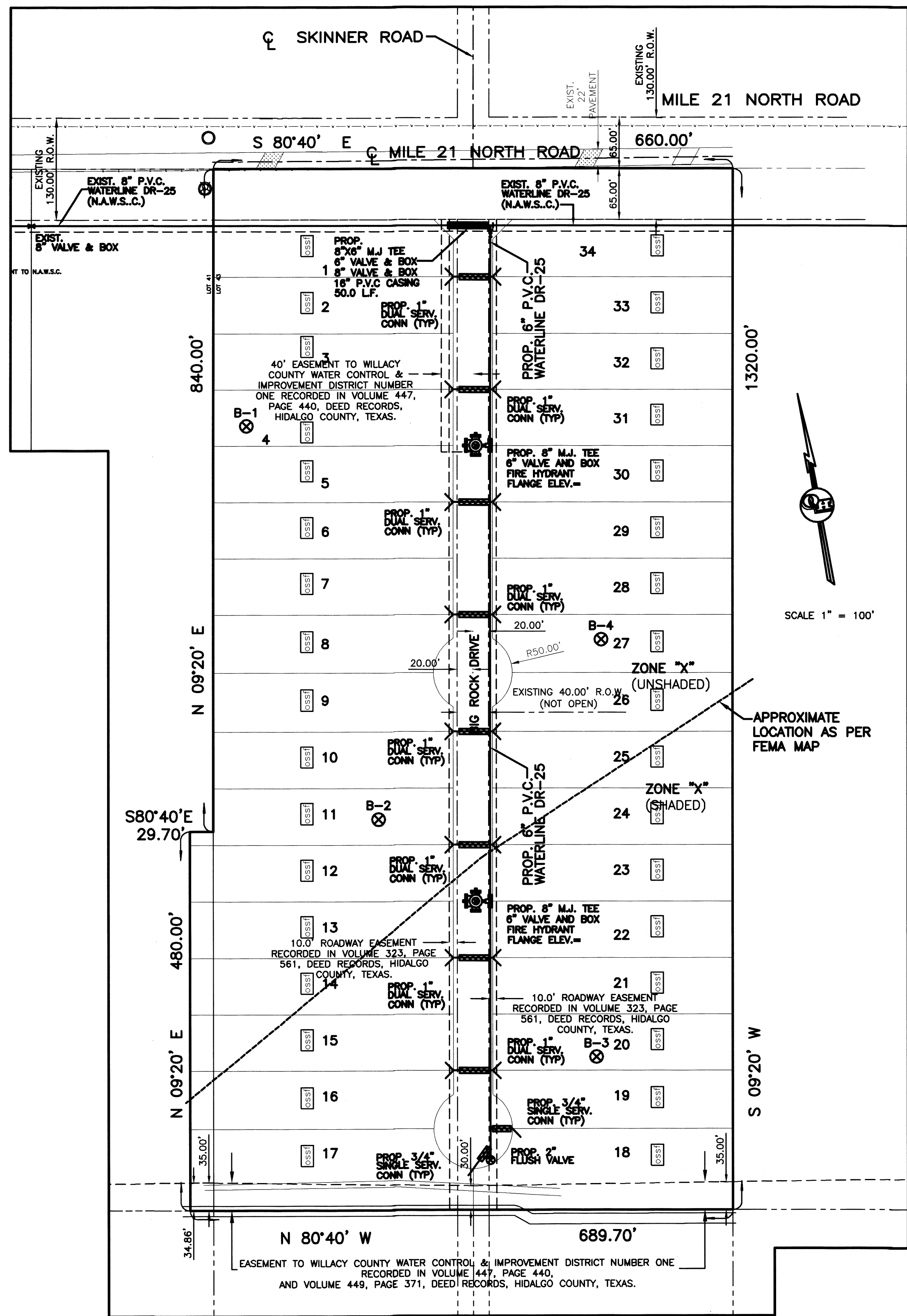
STATE OF TEXAS
COUNTY OF HIDALGO

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 thereby expressed.

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

CLARISSA ANNETTE QUINTANILLA
Notary Public, State of Texas
My Commission Expires
November 04, 2021

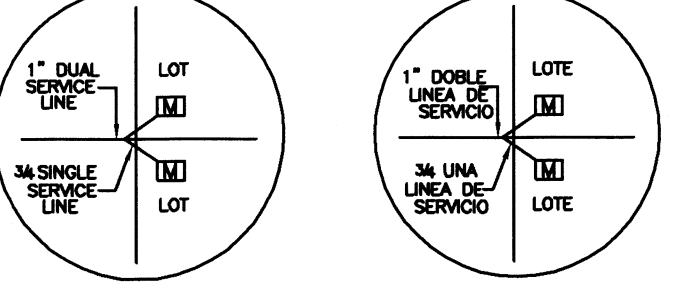
CLARISSA ANNETTE QUINTANILLA— NOTARY PUBLIC



COST ESTIMATE

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

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



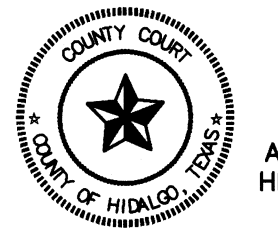
⊗ TEST BORINGS
☐ SEPTIC TANK (OSSF)

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
PHONE 956-381-6480 FAX 956-381-0527

MARCO A. GONZALEZ
120016
LICENSED PROFESSIONAL ENGINEER

MARCO A. GONZALEZ
P.E. No. 120016
DATE 2-5-21

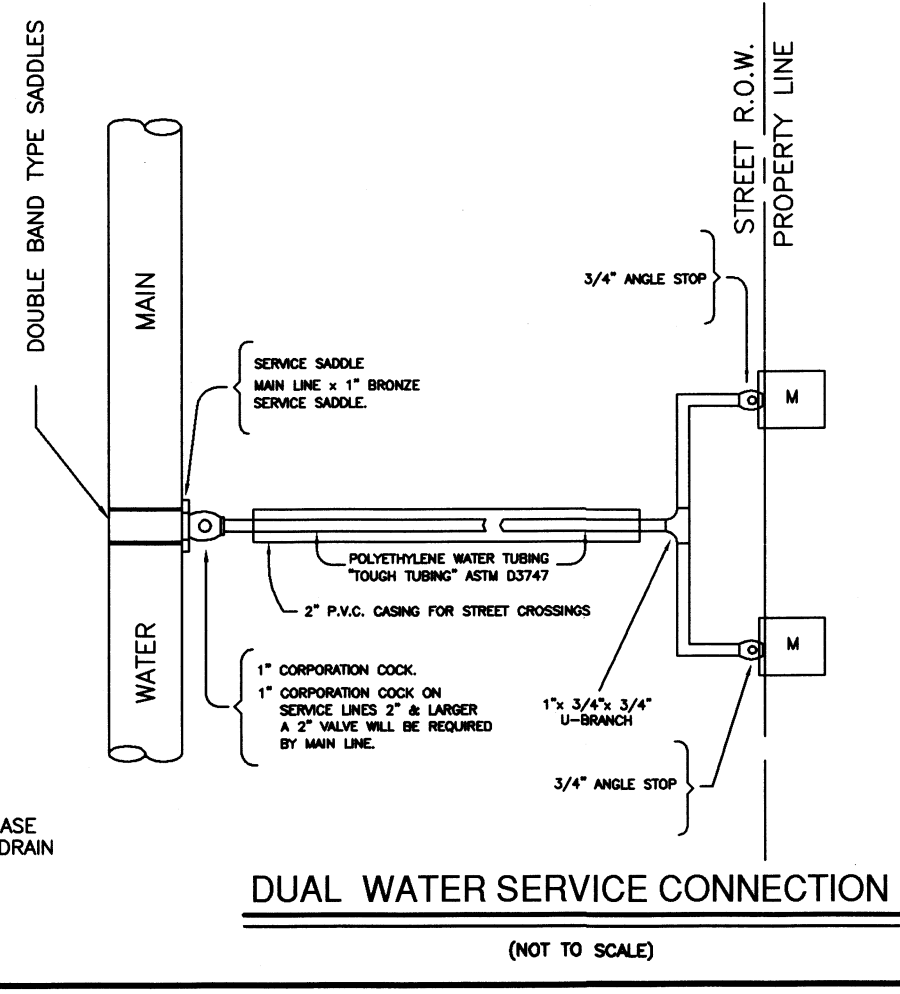
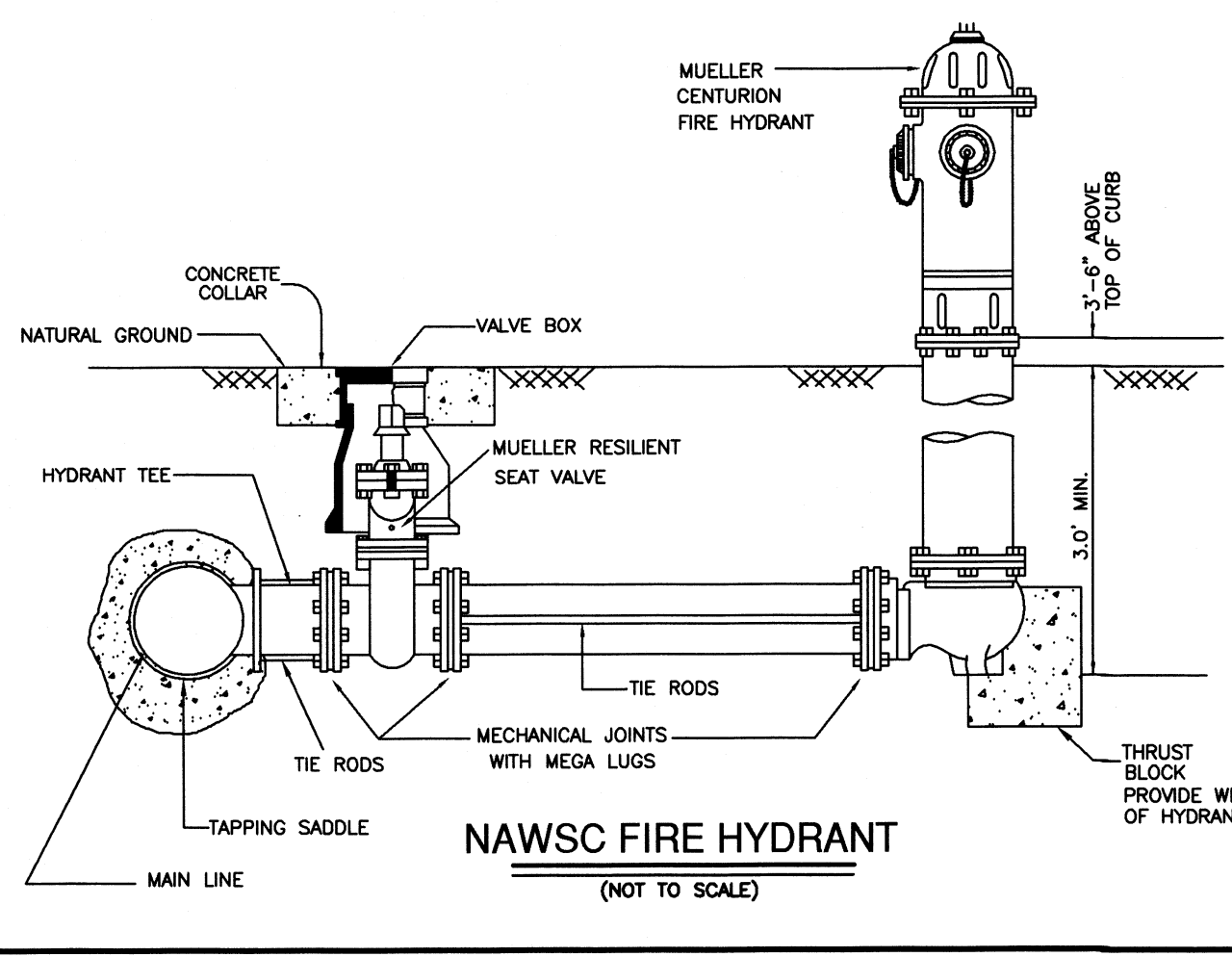


FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUJARDO, JR.
HIDALGO COUNTY CLERK

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

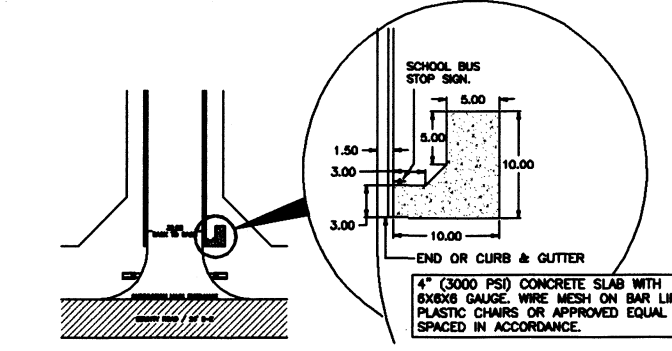
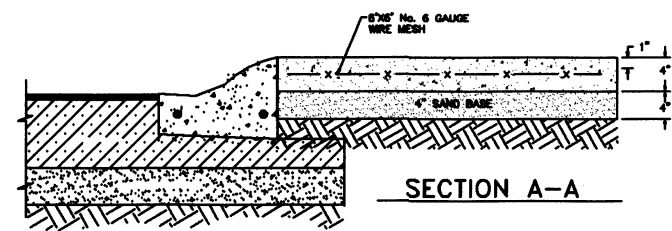
No.	Sheet	REVISION	Date	Approved

FILE NAME	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
F:\DATA\SUBDIV\RBR DEVELOPMENT No. 2 SUBDIV\WATER B\PLAT	2-21-2020	Julia Oyer		



RBR SUBDIVISION No. 3

A 20.33 ACRE TRACT OF LAND BEING THE EAST 29.7 FEET OF THE SOUTH 480 FEET OF LOT 41 AND ALL OF LOTS 43 AND 45, DELTA ORCHARDS COMPANY UNIT NO. 1, HIDALGO COUNTY, TEXAS, ACCORDING TO MAP OR PLAT RECORDED IN VOLUME 6, PAGE 7, MAP RECORDS, HIDALGO COUNTY, TEXAS AND ACCORDING TO EXECUTOR'S DEED, RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2118368, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.



CONCRETE SCHOOL BUS STOP PICKUP AREA

NOT TO SCALE

DRAINAGE REPORT FOR RBR SUBDIVISION No. 3

A 20.33 acre tract of land being the east 29.7 feet of the south 480 feet of Lot 41 and all of Lots 43 and 45, Delta Orchards Company Unit No. 1, Hidalgo County, Texas, according to map or plot recorded in volume 6, page 7, map records, Hidalgo County, Texas and according to executor's deed, recorded under county clerk's document number 2118368, official records, Hidalgo County, Texas. It is located on the south side of Mile 21 North Road, approximately 2,250 feet east of Val Verde Road. The proposed subdivision will consist of 34 lots.

The tract is Zone "X" (unshaded), areas of minimal flooding and Zone "X" (shaded), areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than square mile; and areas protected by levees from the 100-year flood, as per FEMA Flood Insurance Rate Map, Community Panel No. 480334 0350 C, dated on June 6, 2000, LOMR.

The majority of the soil is Brennan (S), Rio (60), and Wilcox (70 & 71) and is in soil group "B". It is fine sandy loam (S), sandy clay loam (CL), clay loam (CL) and fine sandy loam (SC, CL). This soil is well drained. Permeability is moderate. Plasticity index has a range of 0-32. See attached Soil Survey of Hidalgo County, Texas tables.

Presently, the site has very minimal runoff in a northerly direction with an approximate 1.0% slope. The proposed subdivision is $Q = 7.04$ cubic feet per second based on a 10-year storm.

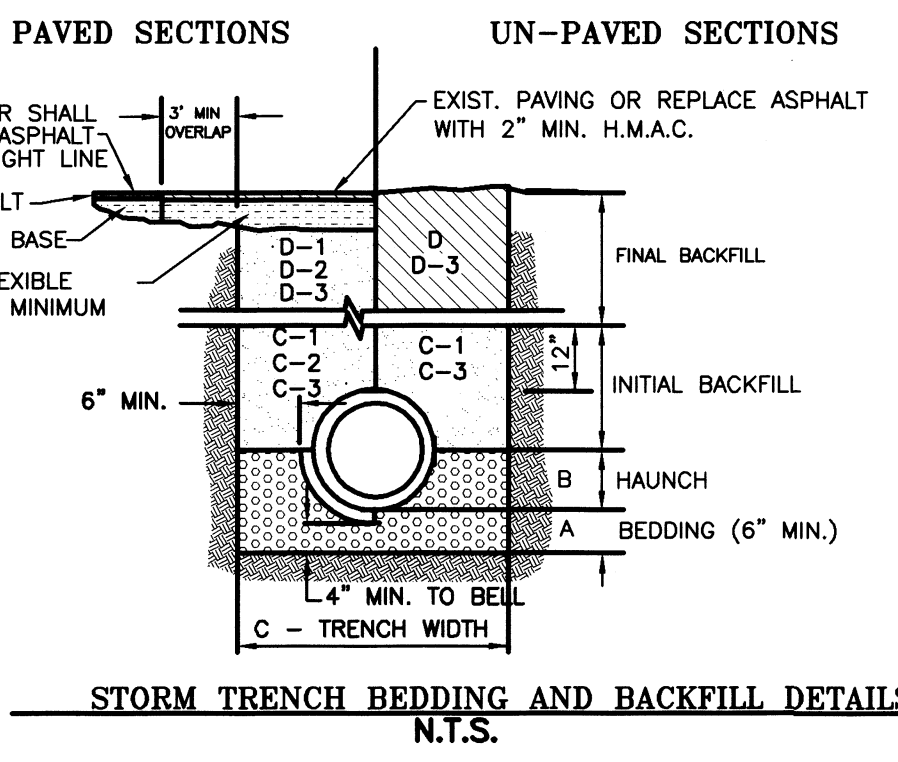
After development the runoff will be $Q = 27.00$ cubic feet per second based on a 50-year storm for an increase of $Q = 19.96$ cubic feet per second. Detention will be 66,505.27 cubic feet (1.53 acre feet). It will be accomplished by excavating within existing right of way of an existing Delta Lake Irrigation District Drain Ditch located west 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 24" and 30" storm sewer pipes and Type "A" inlets that will discharge into an existing 42" storm sewer that was installed during RBR Subdivision No. 2. The existing 42" storm sewer was updated during the construction to accommodate the runoff from both RBR Subdivision No. 2 and No. 3. It discharges into said drain ditch.

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

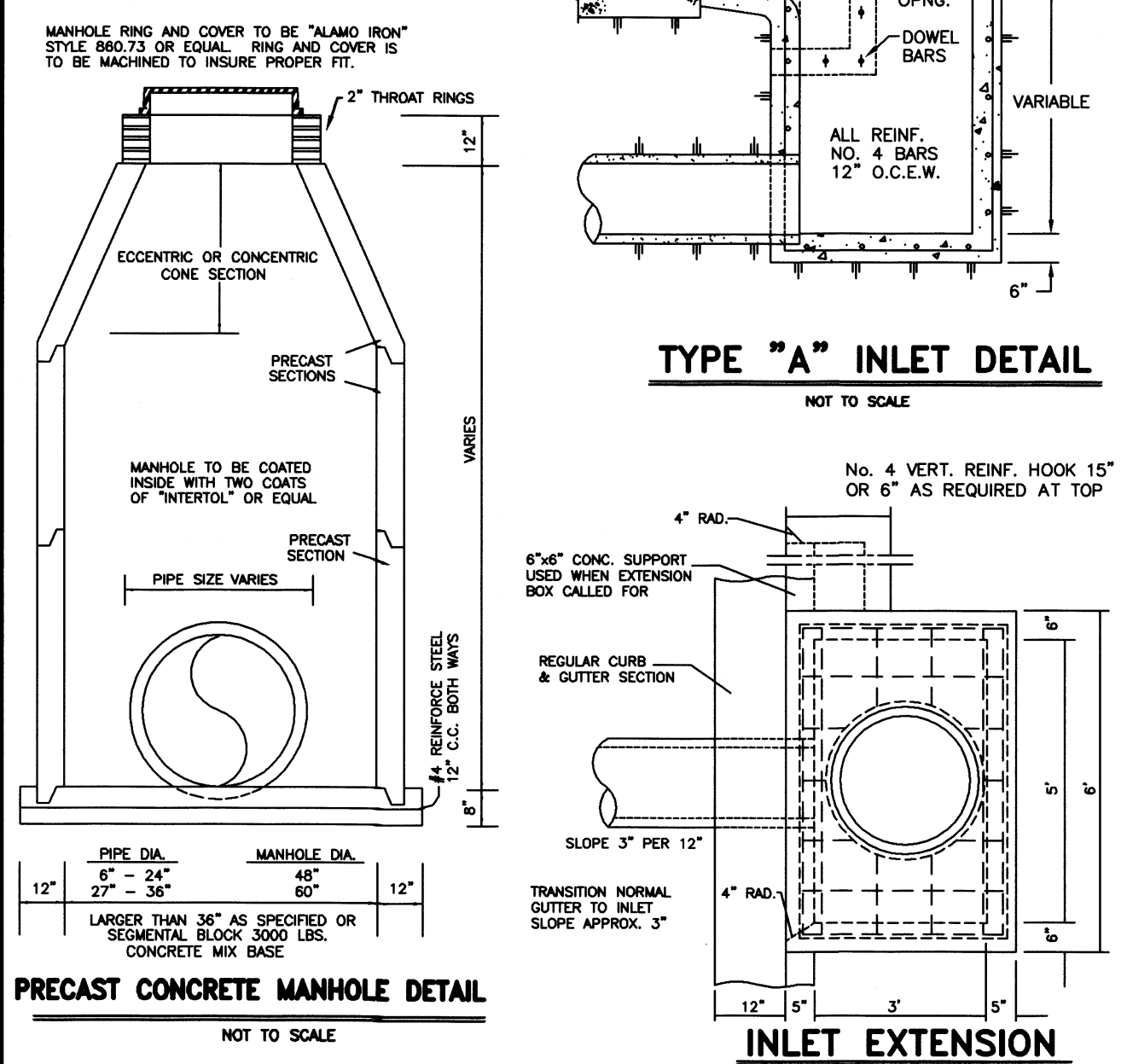
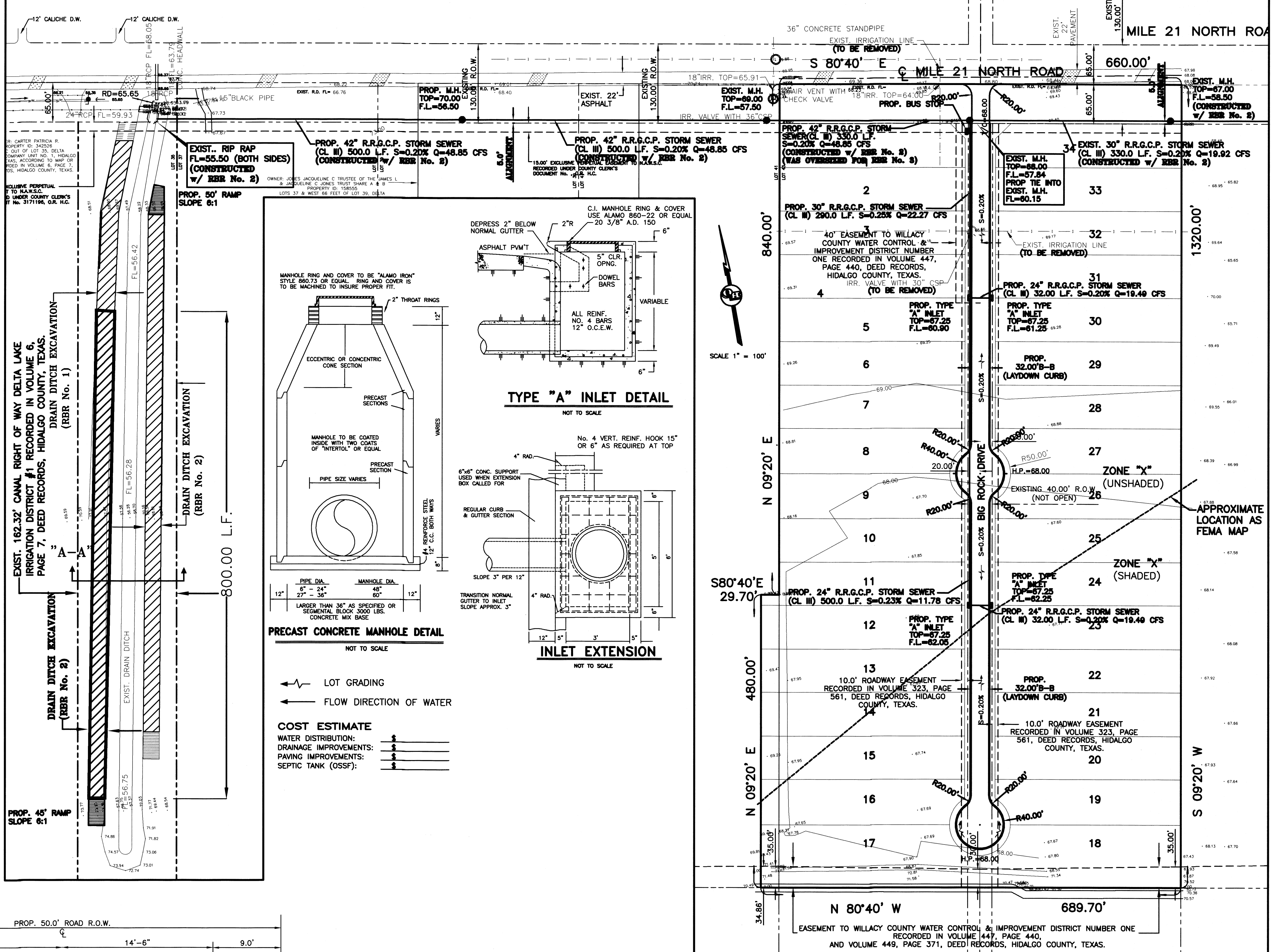
MARCO A. GONZALEZ
120016
DATE 2-5-21
P.E. No. 120016

- BEDDING FOR RCP CLASS II, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SAND AND/OR GRAVEL MIX BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW OF PIPE (MIN. THICKNESS = 6") - PPT RAIN GRAVEL 3/4" MAX. SIZE.
 - HAUNCH FOR RCP CLASS II, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% SPD, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
 - TRENCH WIDTH - SHALL BE BELL O.D. X 1.5 + 12" MINIMUM TRENCH WIDTH SHALL EQUAL STRUCTURE WIDTH + 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 CLASS I OR CLASS II (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% SPD, 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% SPD, AS PER ASTM D-4253 AND ASTM D4253 AND ASTM D698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
 - FINAL 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% SPD (12" 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 SOL TYPE A1, A2, A3, WITH A MAXIMUM P.I. OF 19 (ASTM M145) COMPACTED TO 92% SPD, 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% SPD, AS PER ASTM D-4253 AND ASTM D4253 AND ASTM D698, 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 D2321) OR SOL TYPE A1, A2, OR A3 (ASTM M145) WITH A MAXIMUM P.I. 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 D2321) BACKFILL MATERIAL. FOUNDATION PREPARATION (INCLUDING, MINIMUM 4" GRAVEL OR CONCRETE STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMAL MOISTURE CONTENT AND COMPACTED TO 92% S.P.D. USE RELATIVE DENSITY TEST PER ASTM D4253 & ASTM D698. THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 8".
- MAXIMUM COVER SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 - FOR D-1 AND D-2 THE COMPACTION REQUIREMENT SHALL BE 95% 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 5 FT. FROM THE E.O.P./B.O.C.
 - THE ABOVE REQUIREMENTS SHALL APPLY TO UTILITY PIPELINES AND UTILITY STRUCTURES OF OTHER UTILITY ENTITIES.



STORM TRENCH BEDDING AND BACKFILL DETAILS N.T.S.

MAP OF TOPOGRAPHY AND DRAINAGE / MAPA DE TOPOGRAFIA Y DRENAJE



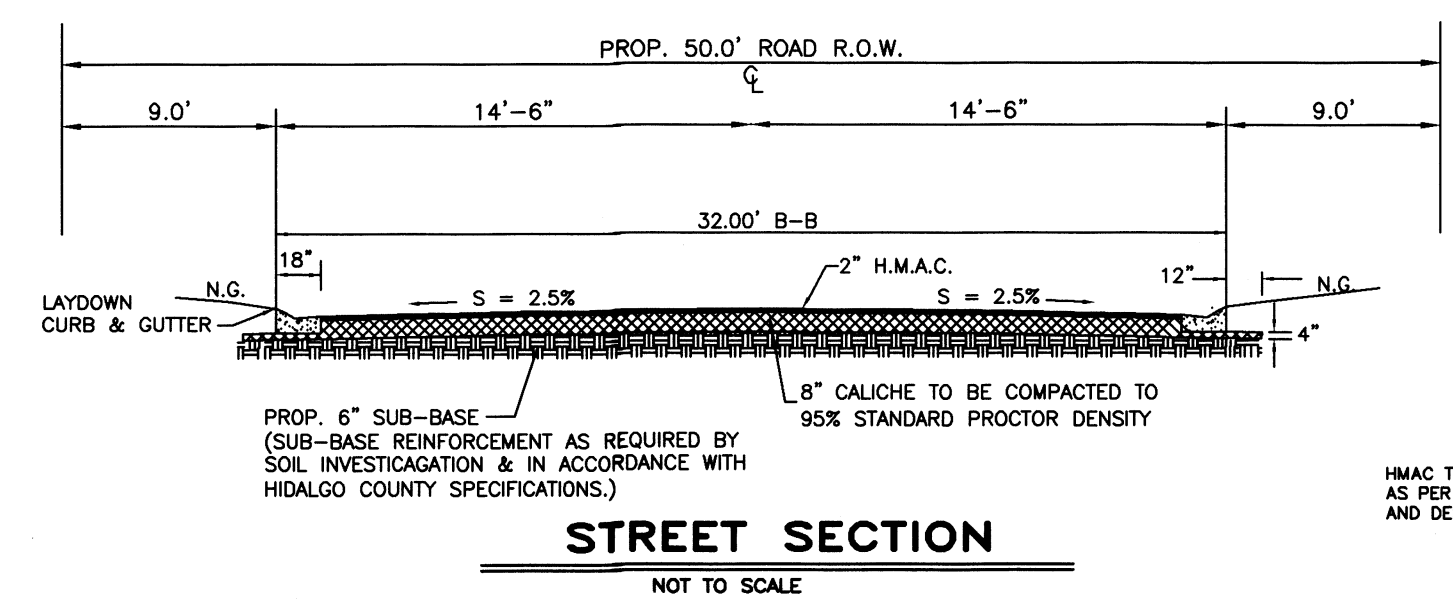
PRECAST CONCRETE MANHOLE DETAIL NOT TO SCALE

LOT GRADING
FLOW DIRECTION OF WATER

COST ESTIMATE

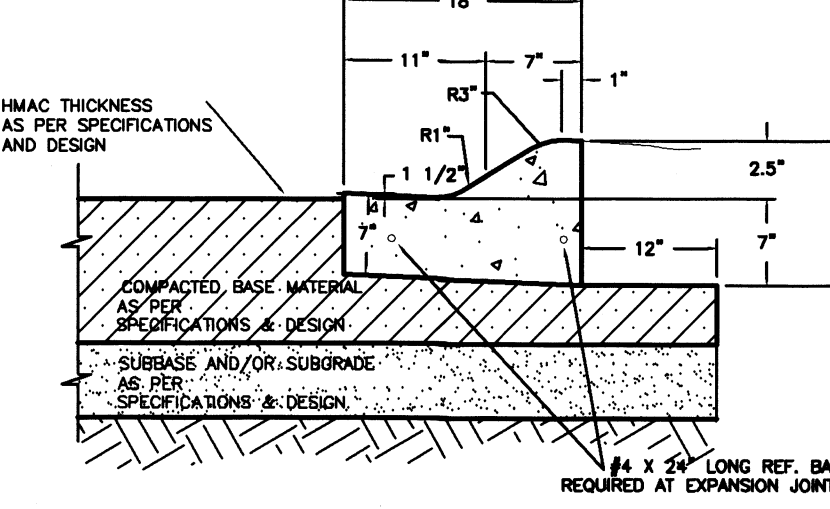
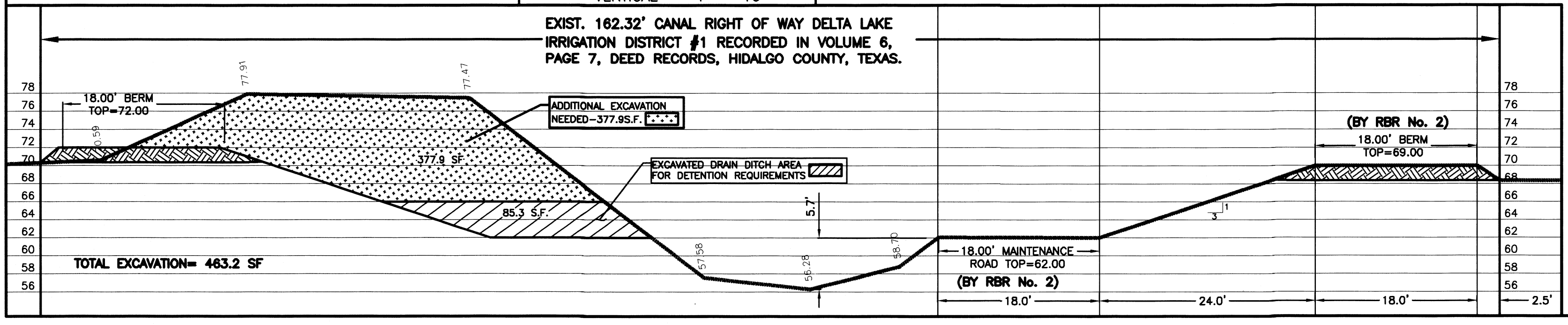
WATER DISTRIBUTION:	\$
DRAINAGE IMPROVEMENTS:	\$
PAVING IMPROVEMENTS:	\$
SEPTIC TANK (OSSF):	\$

LEGEND
TOTAL DETENTION REQUIRED - 66,505.27 C.F.
TOTAL DETENTION PROVIDED - 68,240.00 C.F.
 (800.0 L.F. X 85.3 S.F.)
TOTAL DITCH EXCAVATION - 370,560.00 C.F.
 (800.0 L.F. X 463.2 S.F.)



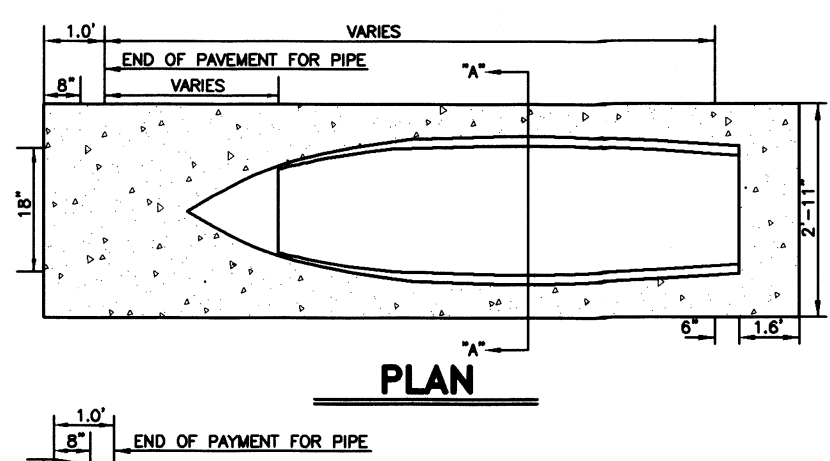
STREET SECTION NOT TO SCALE

CROSS SECTION "A-A"

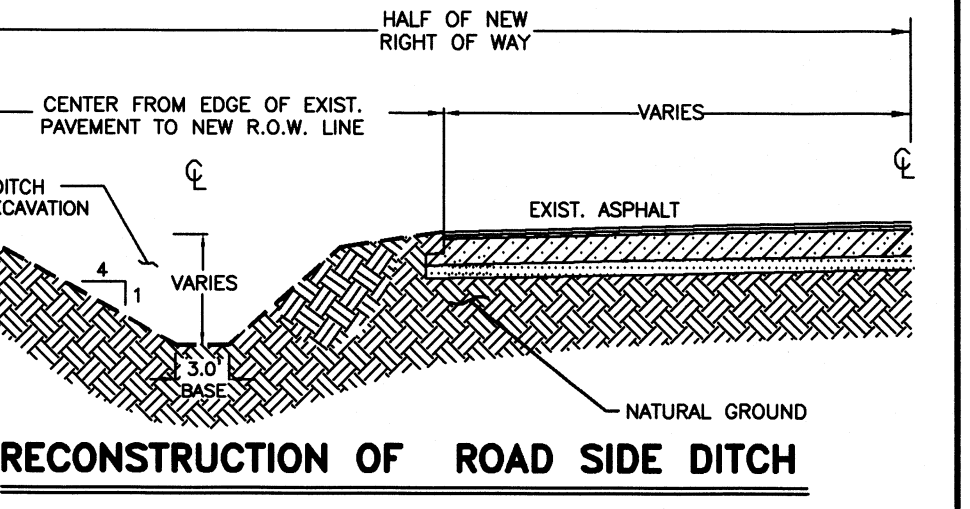


TYPICAL LOW PROFILE CURB & GUTTER SECTION NOT TO SCALE

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



PLAN NOT TO SCALE



RECONSTRUCTION OF ROAD SIDE DITCH NOT TO SCALE

FILED FOR RECORD IN HIDALGO COUNTY ARTURO GUAJARDO, JR. HIDALGO COUNTY CLERK
 INSTRUMENT NUMBER OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
 SHEET No. 3 OF 3 SHEETS