



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: 10-19-2021

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

NUMBER OF STREETLIGHTS: 5

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. FINAL APPROVAL DATE: 10-08-2021 BY, JOE OCHOA, PCT. 4 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 10-18-2021 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: OSSP'S HAVE BEEN INSTALLED.

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

H.C.E.O.C. FINAL APPROVAL DATE: 10-18-2021: 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.

REQUEST FOR FINAL APPROVAL WITH: **CASH DEPOSIT: Amount: \$ 5,400.00 For: (2) FILLING STATIONS**

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: FEBRUARY 23, 2021

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

Final Approval *with financial guarantee.*

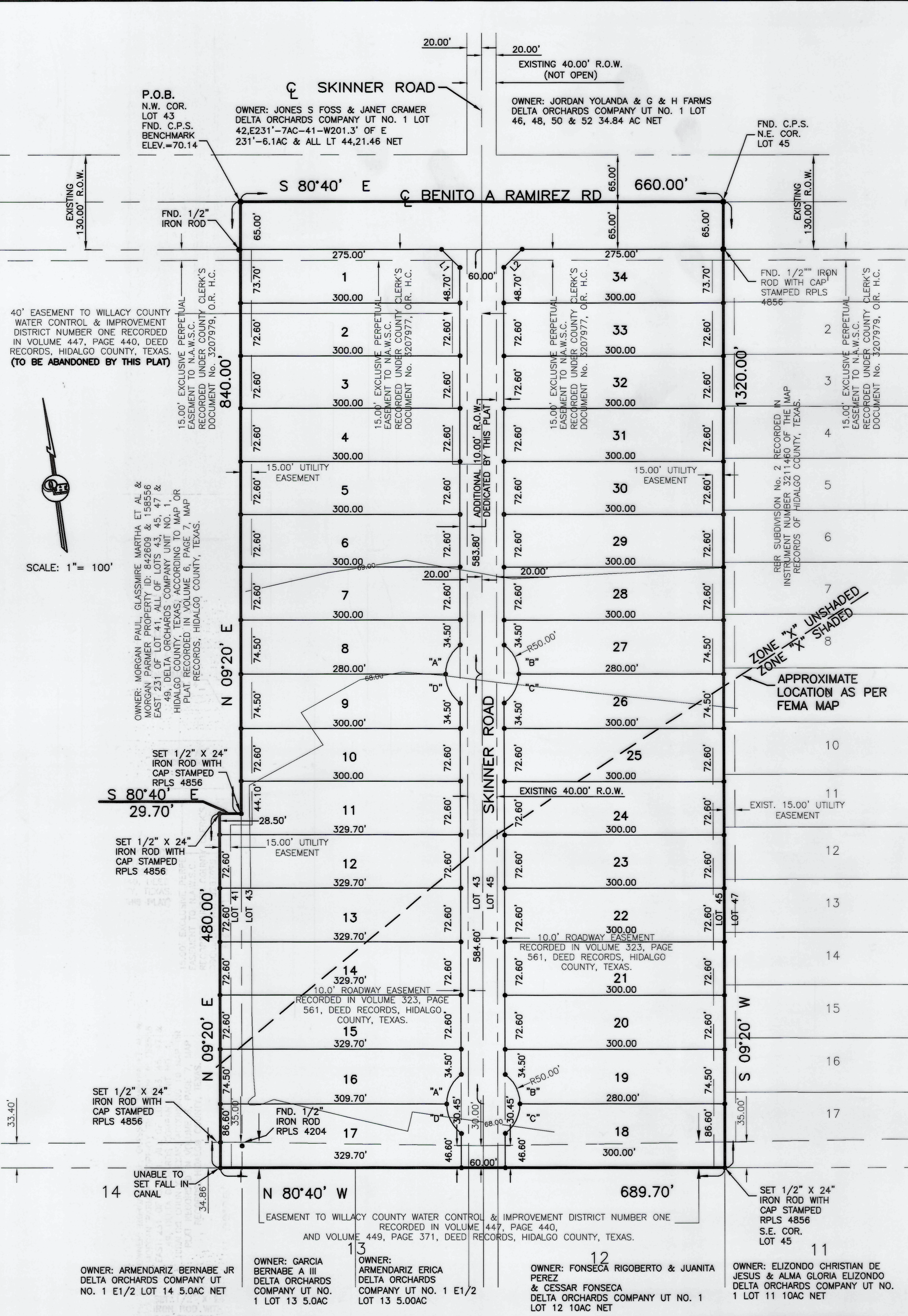
This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules,

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

**SUBDIVISION PLAT OF:
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 WARRANTY DEED, RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3196753, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

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 SUBMIT 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.



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 WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3196753, 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 BENITO A RAMIREZ 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 BENITO A RAMIREZ, 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 BENITO A RAMIREZ, 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, PASSING 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 34.86 FEET FOR THE NORTH LINE OF A EASEMENT TO WILLY COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NUMBER ONE (RECORDED IN VOLUME 447, PAGE 440, DEED RECORDS, HIDALGO COUNTY, TEXAS), A TOTAL DISTANCE OF 480.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

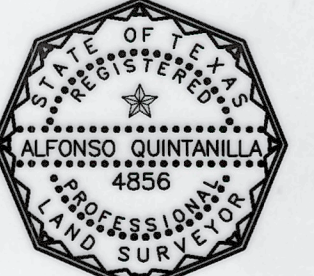
THENCE: S 80°40' E, A DISTANCE OF 29.70 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE EAST LINE OF LOT 41 AND THE WEST LINE OF LOT 43 FOR AN INTERIOR CORNER OF THIS TRACT.

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 FOR THE SOUTH RIGHT OF WAY LINE OF BENITO A RAMIREZ, 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.



ALFONSO QUINTANILLA
R.P.L.S. No. 4856
DATE: 7-20-2020

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, 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 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 20th day of July 2021.

ROEL A. RODRIGUEZ JR. PRESIDENT
RBR DEVELOPMENT & INVESTMENTS LLC
931 S. McCOLL ROAD SUITE A
EDINBURG, TEXAS 78539

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 0350 C MAY 17, 2001 LOMR
CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
- 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 OCCUPANCY OF 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 - S DENOTES 1/2" IRON ROD WITH A PLASTIC CAP 4856 SET UNLESS OTHERWISE NOTED.
- LOTS 1 AND 34 SHALL NOT HAVE ACCESS/DRIVEWAY ONTO BENITO A RAMIREZ ROAD UNLESS UTILIZED FOR COMMERCIAL USE. IF THE AFORESAID 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 SKINNER ROAD 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 CUL-DE-SAC.....15.00'
SIDE.....6.00'
REAR.....15.00'
SIDE CORNER.....20.00' 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 ACRES 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 M.H. ELEV= 60.15 LOCATED NEAR THE NORTHWEST CORNER OF LOT 34. N.A.V.D. 88 DATUM.
B.M. 2- TOP OF INLET ELEV= 60.90 LOCATED NEAR THE NORTHWEST CORNER OF LOT 24. 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.
- 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.

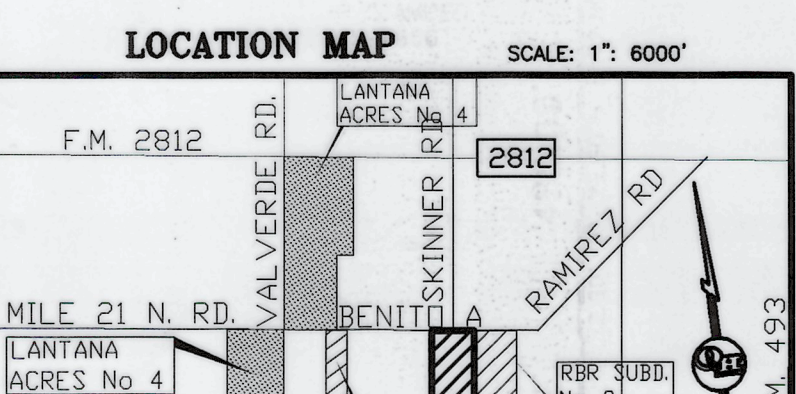
STATE OF TEXAS
COUNTY OF HIDALGO
I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.



MARCO A. GONZALEZ
P.E. 120016
DATE: 7-29-21

INDEX OF SHEETS

SHEET 1 - HEADING INDEX; LOCATION MAP AND ETJ; 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, HCDD 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.



AREA DATA TABLE

LOT	AREA (S.F.)	AC.
1	21,797.50	0.50
2-7	21,780.00	0.50
8-9	21,790.88	0.50
10	21,780.00	0.50
11	22,626.45	0.51
12-15	23,336.22	0.55
16	24,003.53	0.55
17	27,992.90	0.64
18	25,420.88	0.58
19	21,790.88	0.50
20-25	21,780.00	0.50
26-27	21,790.88	0.50
28-33	21,780.00	0.50
34	21,797.50	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"	53°07'48"	46.36	50.00'	44.75'	N 44°51'40" E
"B"	53°07'48"	46.36	50.00'	44.75'	S 08°16'9" E
"C"	53°07'48"	46.36	50.00'	44.75'	S 44°45'14" W
"D"	53°07'48"	46.36	50.00'	44.75'	N 8d16'9" W

REVISION NOTES

No.	Sheet	REVISION	Date	Approved
1	1		7/27/21	

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 10041-1-00

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

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
RBR DEVELOPMENT & INVESTMENTS LLC	931 S. McCOLL ROAD SUITE A	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



SHEET No. 1
OF 3

DATE OF PREPARATION: JULY 20, 2020

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 \$92,230.00 OR \$2,712.64 PER LOT. THE SUBDIVIDER HAS IN ADDITION PAID N.A.W.S.C. THE SUM OF \$45,600.00 OR \$1,361.17 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 \$5,500.00 FOR A TOTAL COST OF \$11,000.00. 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. 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 II) 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 \$2,100.00, 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 \$21,400.00. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON OCTOBER 7, 2021.

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 \$ 137,830.00 WHICH EQUALS TO \$ 4,053.82 PER LOT.

SEWAGE FACILITIES— SEPTIC SYSTEM IS ESTIMATED TO COST \$2,100.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$21,400.00 FOR THE ENTIRE SUBDIVISION.



MARCO A. GONZALEZ
P.E. No. 120016

10-8-21
DATE

REPORTE FINAL DE INGENIERIA PARA LA SUBDIVISION RBR SUBDIVISION No. 3
POR MARCO A. GONZALEZ, P.E.

PROVISION DE AGUA: Descripción y Costos.

LA SUBDIVISION RBR SUBDIVISION No. 3 HA SIDO PROVISTA DE AGUA POTABLE POR LA COMPANIA DE AGUA DE NORTH ALAMO (N.A.W.S.C.). EL DUEÑO DE LA SUBDIVISION Y LA COMPANIA DE AGUA N.A.W.S.C. SE HA COMPROMETIDO A PROVEER DE AGUA SUFICIENTE A LA SUBDIVISION POR UN PERIODO DE 30 AÑOS. LA COMPANIA 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 SUR DE LA MILLA 21 NORTH ROAD.

EL SISTEMA DE AGUA PARA RBR SUBDIVISION NO. 3 CONSISTE DE UNA LINEA DE AGUA DE 6" DE DIAMETRO QUE SE CONECTA A UNA LINEA DE AGUA EXISTENTE DE 8" DE DIAMETRO. LA LINEA DE AGUA PROPUESTA DE 6" DE DIAMETRO CORRE HACIA EL SUR POR EL LADO ESTE DE LA CALLE BIG ROCK DRIVE, TERMINANDO EN UNA VALVULA DE 2" CERCA DEL LOTE 18.

DEL CONDUCTO DE AGUA DE 6 PULGADAS SE PRODUCEN (2) DOS SERVICIOS SENCILLOS DE 3/4" Y DIECISEIS (16) 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\$92,230.00 O US\$2,712.64 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA N.A.W.S.C. US\$45,600.00 QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE, US\$1,361.17 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 COMPANIA N.A.W.S.C. LO INSTALARA SIN ALGUN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION TAMBIEN HA INSTALADO DOS (2) BOCAS DE RIEGO (FIRE HYDRANT) A UN COSTO DE \$5,500.00 POR CADA UNO CUAL CUSTA UNA CANTIDAD TOTAL \$11,000.00. 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 y Costos.

SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR DE LA SUBDIVISION RBR SUBDIVISION NO. 2. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. EL EVALUADOR (LIC# OS 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 MIDE MEDIO ACRE. EL EVALUADOR (LIC# OS 12258) HIZO SEIS (6) PRUEBAS CON AGUJEROS EN EL CENTRO DE LOS LOTES 4, 11, 20, & 27 (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICATIVAMENTE UNIFORME). EL TERRENO ES UNIFORME FRANCO ARENOSO (CLAS II) 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\$2,100.00, 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\$21,400.00. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODOS LAS FOSAS SEPTICAS Y AH APROBADO LA INSTALACION DE LAS FOSAS SEPTICAS DESDE \$21,400.00. TODAS LAS FOSAS SEPTICAS HAN SIDO INSTALADAS DESDE EL DIA 7 DE OCTUBRE DEL 2021.

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:

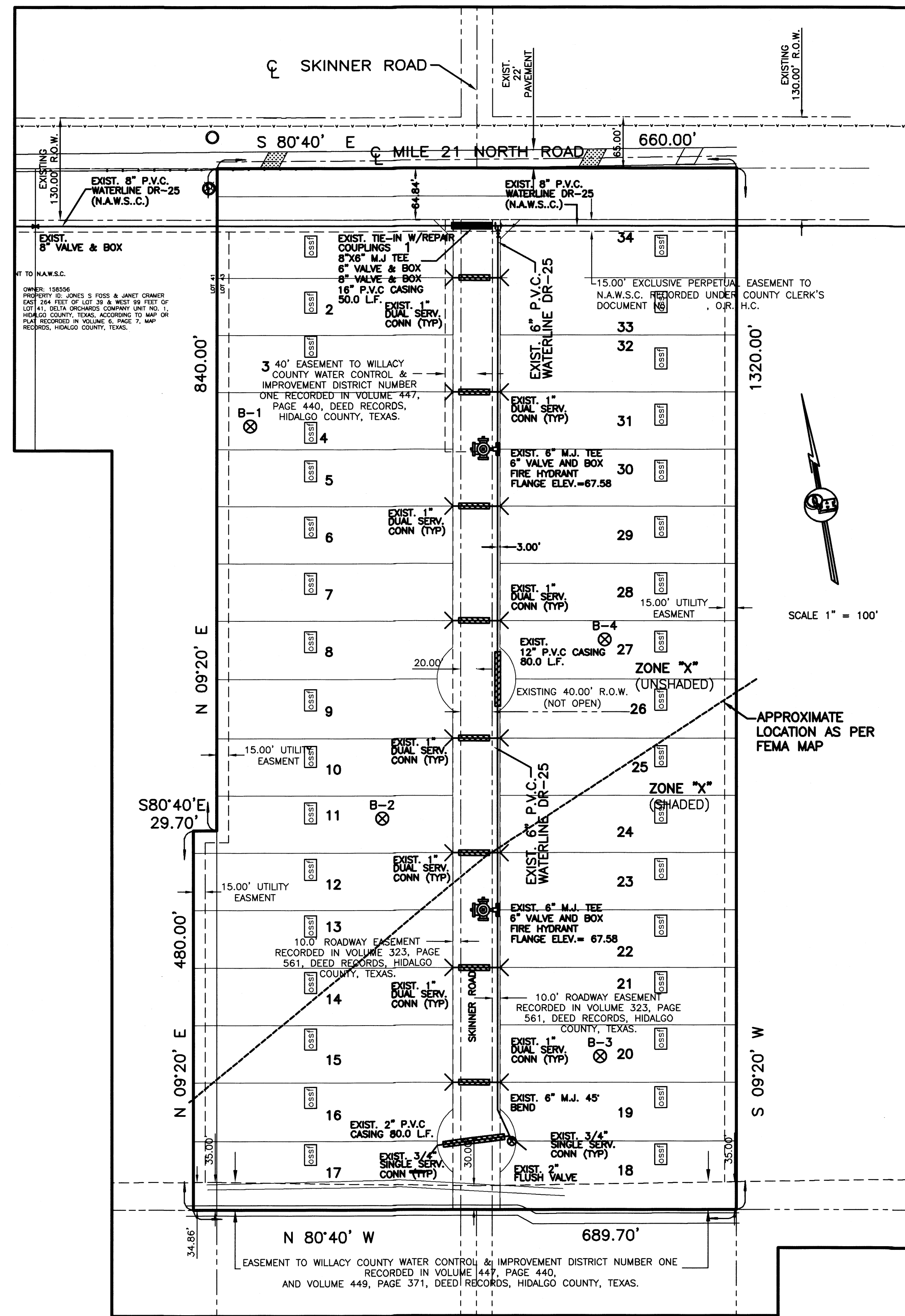
AGUA: EL SISTEMA/SERVICIO DE AGUA ESTA TOTALMENTE CONSTRUIDO, CON LA INSTALACION DE LOS MEDIDORES DE AGUA, EL GRAN COSTO TOTAL ES DE US\$ 137,830.00 LO CUAL EQUIVALE A US\$ 4,053.82 POR LOTE.

DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$ 2,100.00 A UN COSTO TOTAL DE \$21,400.00 TODA LA SUBDIVISION.



MARCO A. GONZALEZ
P.E. No. 120016

10-8-21
DATE



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 SUBDIVISION 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.

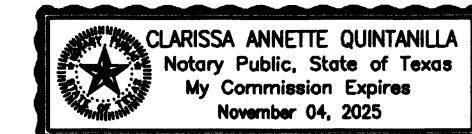
RBR DEVELOPMENT & INVESTMENTS LLC
ROEL A. RODRIGUEZ JR., PRESIDENT
3329 PAGE AVE.
EDINBURG, TEXAS 78539

DATE

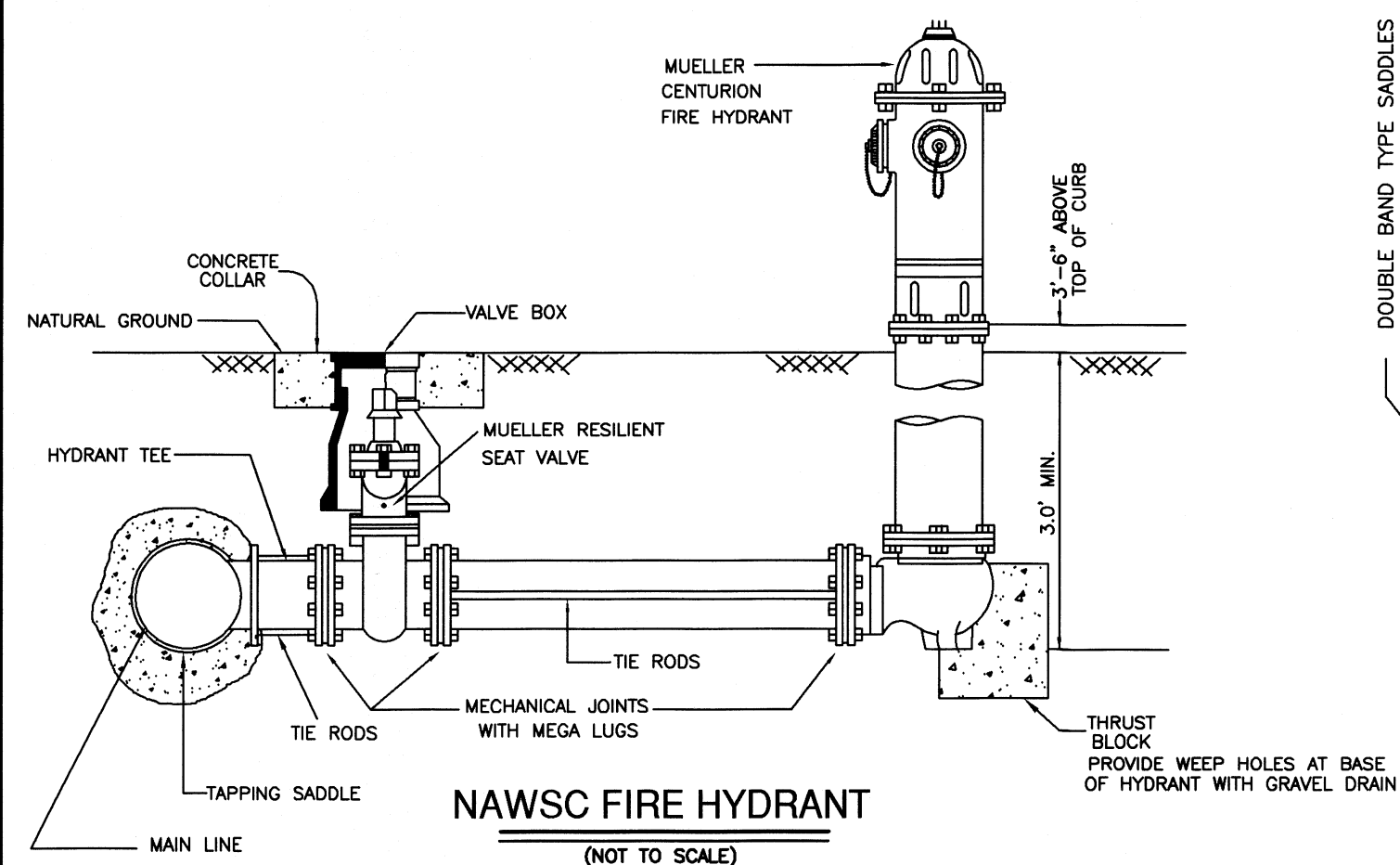
STATE OF TEXAS
COUNTY OF HIDALGO

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 thereby expressed.

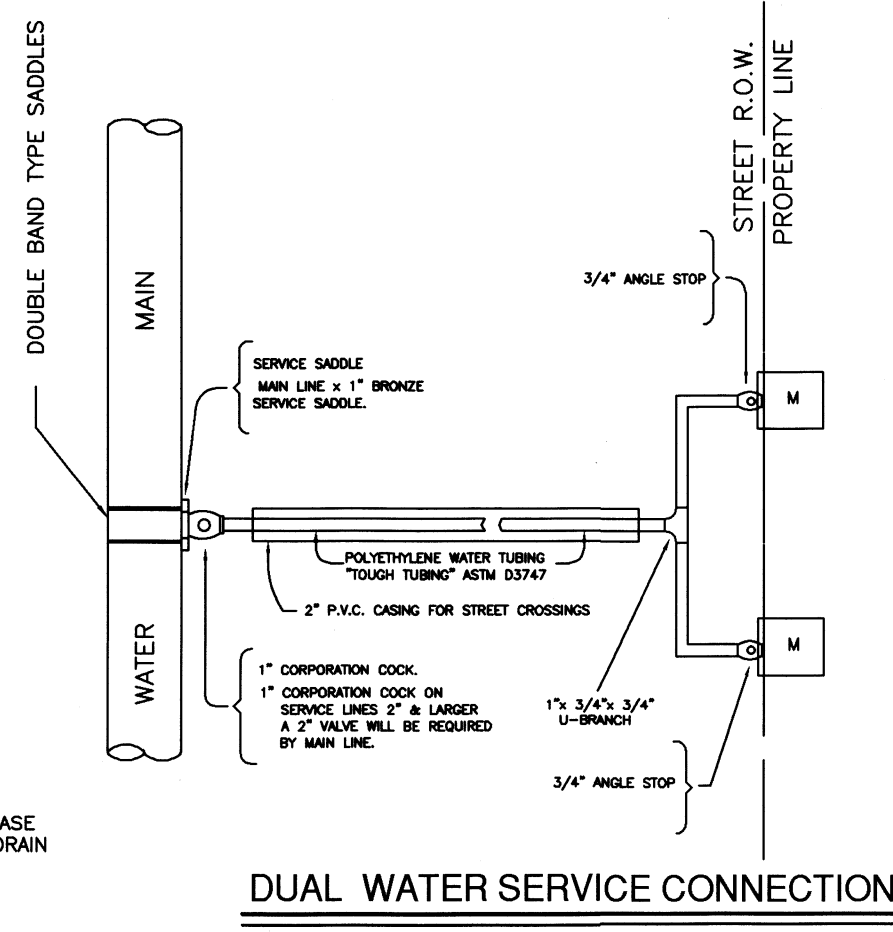
Given under my hand and seal of office this _____ day of _____, 20____.



CLARISSA ANNETTE QUINTANILLA - NOTARY PUBLIC



NAWSC FIRE HYDRANT
(NOT TO SCALE)

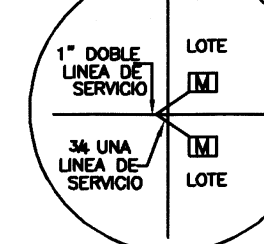
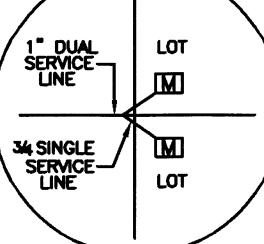


DUAL WATER SERVICE CONNECTION
(NOT TO SCALE)

COST ESTIMATE

WATER DISTRIBUTION:	\$92,230.00
DRAINAGE IMPROVEMENTS:	\$137,331.00
PAVING IMPROVEMENTS:	\$153,107.50
SEPTIC TANK (OSSF):	\$71,400.00

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

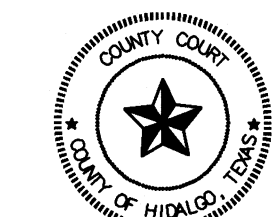


⊗ B-1 TEST BORINGS
⊗ OSSF SEPTIC TANK (OSSF)

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
SURVEYING REGISTRATION NUMBER 100411-00

REVISION NOTES			
No.	Sheet	REVISION	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

SHEET No. 2			
FILE NAME	DATE PREPARED	PREPARED BY	DEVELOPMENT No. 2 SUBDIVISION
F:\DATA\SUBDIVISION\RBR DEVELOPMENT No. 2 SUBDIVISION	7-21-2021	M. GONZALEZ	BPLAT
DATE REVISION	REVISION	CHECKED BY	APPROVED BY
10-08-2021	0. AVIA	M. GONZALEZ	N. GONZALEZ

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.

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 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. It is located on the south side of Mile 21 North Road, approximately 2,280 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 Breman (S), Rio (60), and Wilcox (70 & 71) and is in soil group "B". It is fine sandy loam (S), sandy 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 installed during the construction to accommodate the runoff from both RBR Subdivision No. 2 and No. 3. It discharges into said drain ditch.

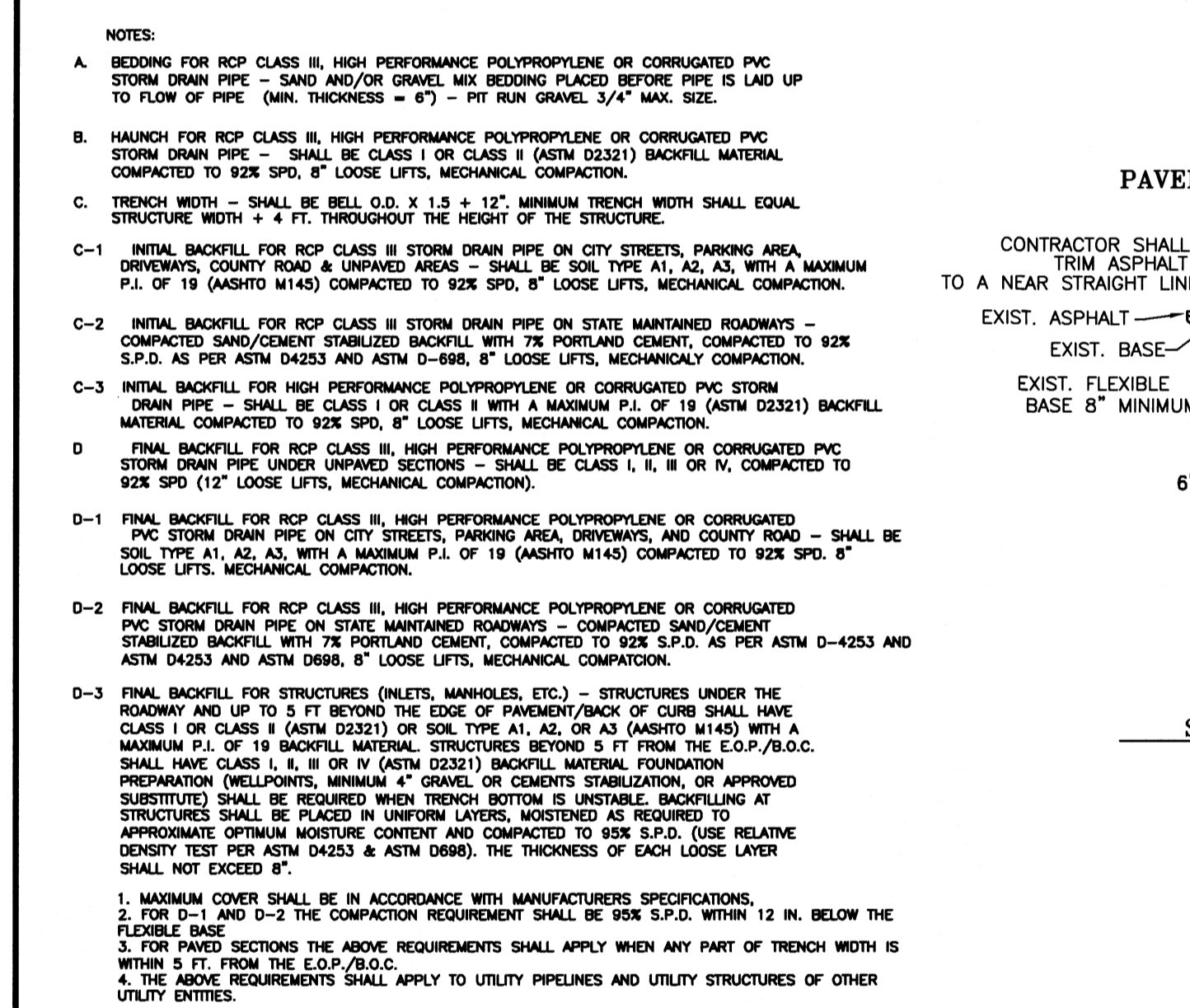
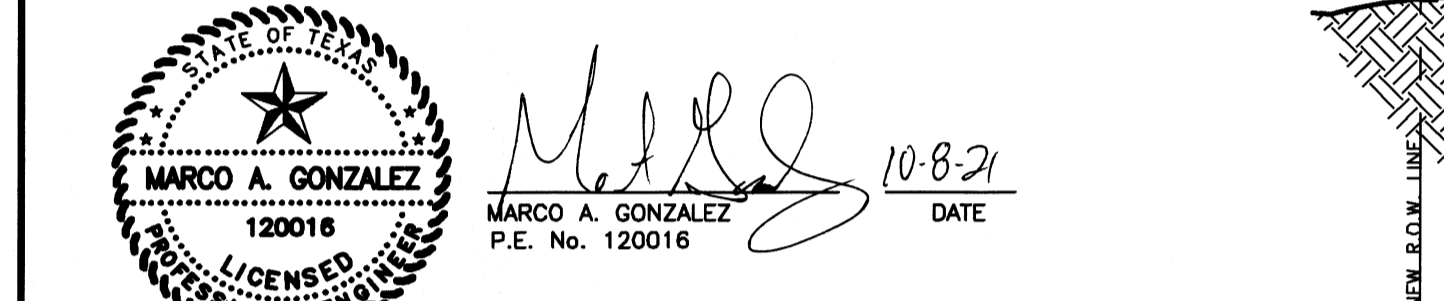
STATE OF TEXAS COUNTY OF HIDALGO

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
 LICENSED PROFESSIONAL ENGINEER
 P.E. No. 120016
 DATE 10-8-21

NOTES:

1. BEDDING FOR RCP CLASS III, 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" - FIT RUN GRADE 3/4" MAX. SIZE).
2. HAUNCH FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% S.P.D. 8" LOOSE LIFTS, MECHANICAL COMPACTION.
3. 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.
4. INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON CITY STREETS, PARKING AREA, DRIVEWAYS, AND COUNTY ROAD - UNPAVED SECTIONS - SHALL BE TYPE A1, A2, A3, WITH A MAXIMUM P.I. OF 19 (ASTM D145) COMPACTED TO 92% S.P.D. 8" LOOSE LIFTS, MECHANICAL COMPACTION.
5. C-2 INITIAL BACKFILL FOR RCP CLASS III 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 D-4253 AND ASTM D688, 6" LOOSE LIFTS, MECHANICAL COMPACTION.
6. C-3 INITIAL BACKFILL FOR HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II WITH A MAXIMUM P.I. OF 19 (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% S.P.D. 8" LOOSE LIFTS, MECHANICAL COMPACTION.
7. D FINAL BACKFILL FOR RCP CLASS III, 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. (12" LOOSE LIFTS, MECHANICAL COMPACTION).
8. D-1 FINAL BACKFILL FOR RCP CLASS III, 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.I. OF 19 (ASTM D145) COMPACTED TO 92% S.P.D. 8" LOOSE LIFTS, MECHANICAL COMPACTION.
9. D-2 FINAL BACKFILL FOR RCP CLASS III, 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 D-4253 AND ASTM D688, 6" LOOSE LIFTS, MECHANICAL COMPACTION.
10. D-3 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 SOIL TYPE A1, A2, OR A3 (ASTM D145) 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 (WELPONS, 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, MOSTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENT AND COMPACTED TO 92% S.P.D. USE RELATIVE DENSITY TEST PER ASTM D4253 & ASTM D688. THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 6".
11. MAXIMUM COVER SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
12. FOR D-1 AND D-2 THE COMPACTION REQUIREMENT SHALL BE 92% S.P.D. WITHIN 12 IN. BELOW THE FLEXIBLE BASE.
13. 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.
14. THE ABOVE REQUIREMENTS SHALL APPLY TO UTILITY PIPELINES AND UTILITY STRUCTURES OF OTHER UTILITY ENTITIES.

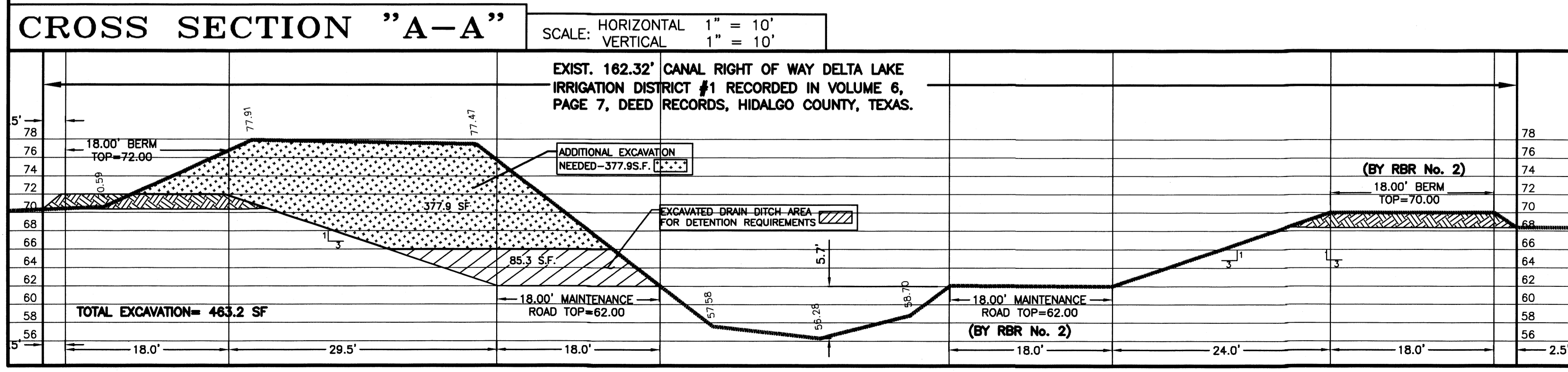


LEGEND

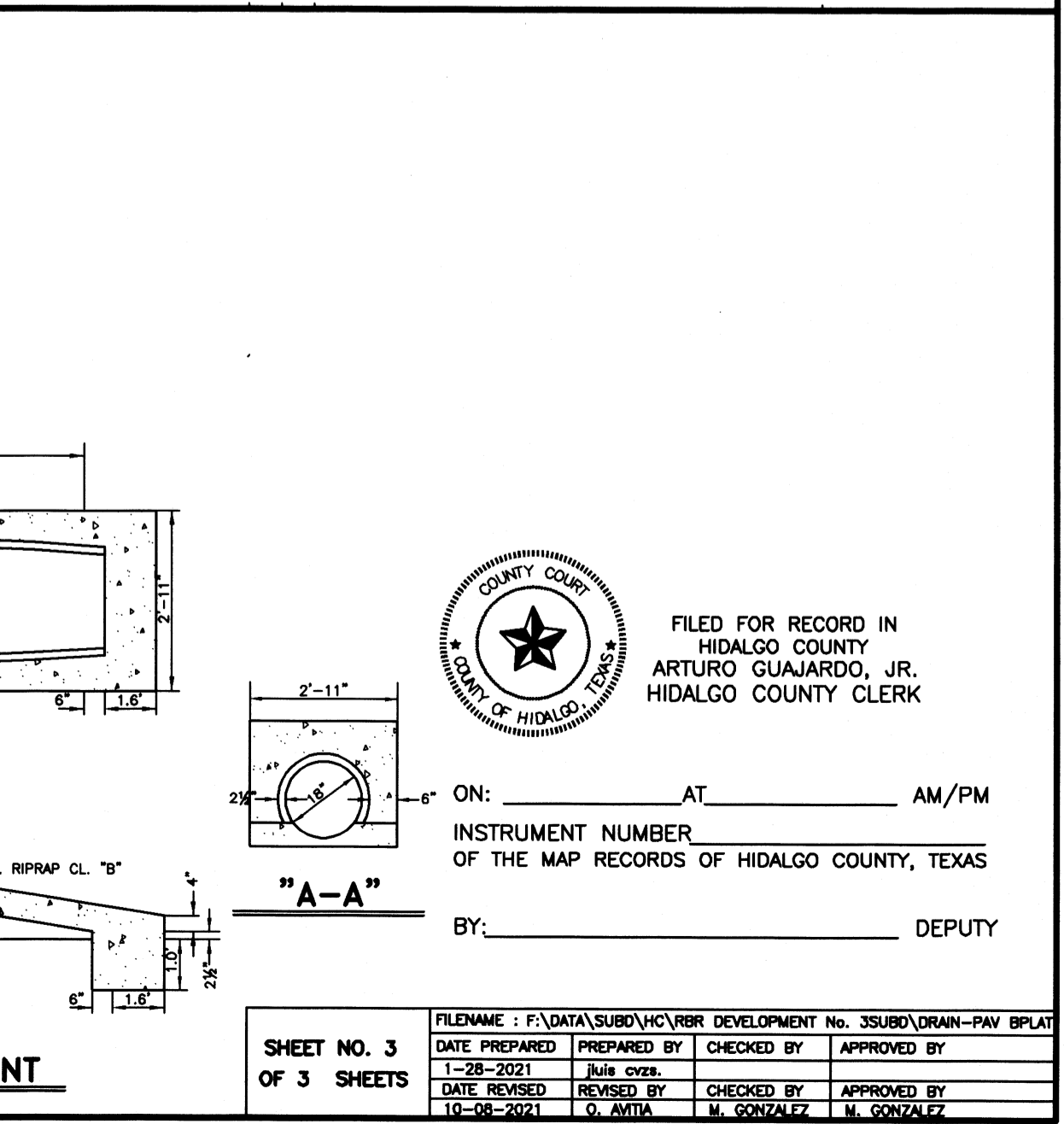
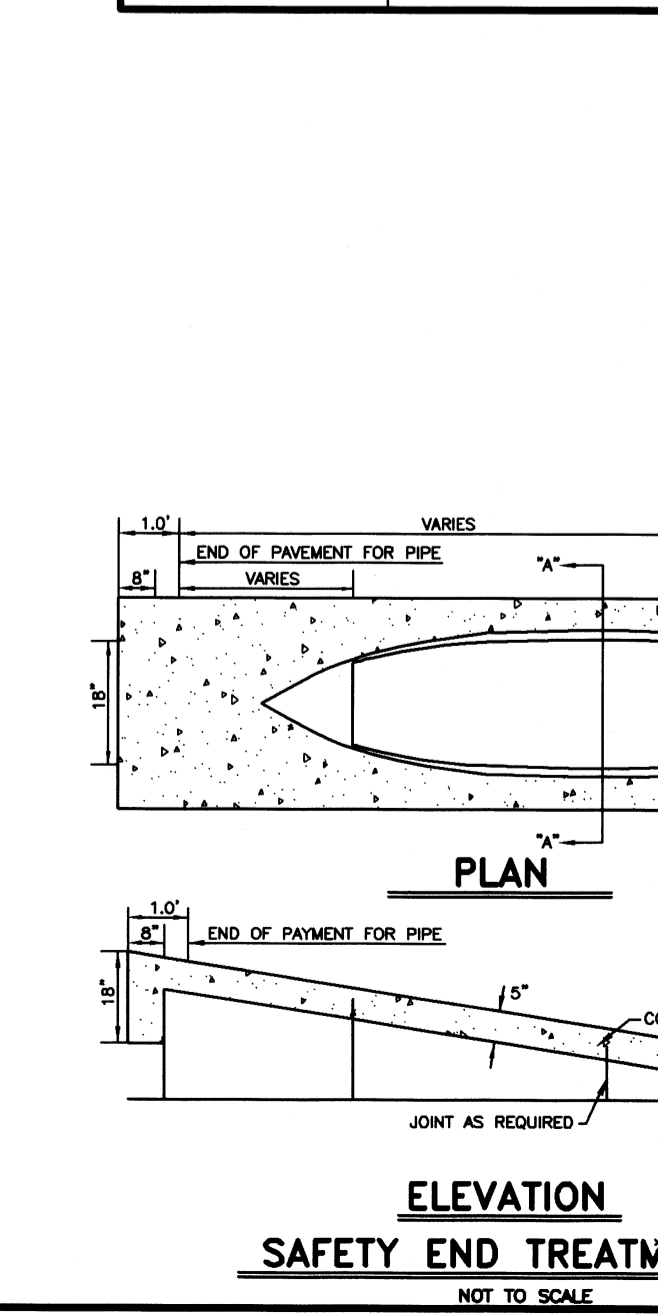
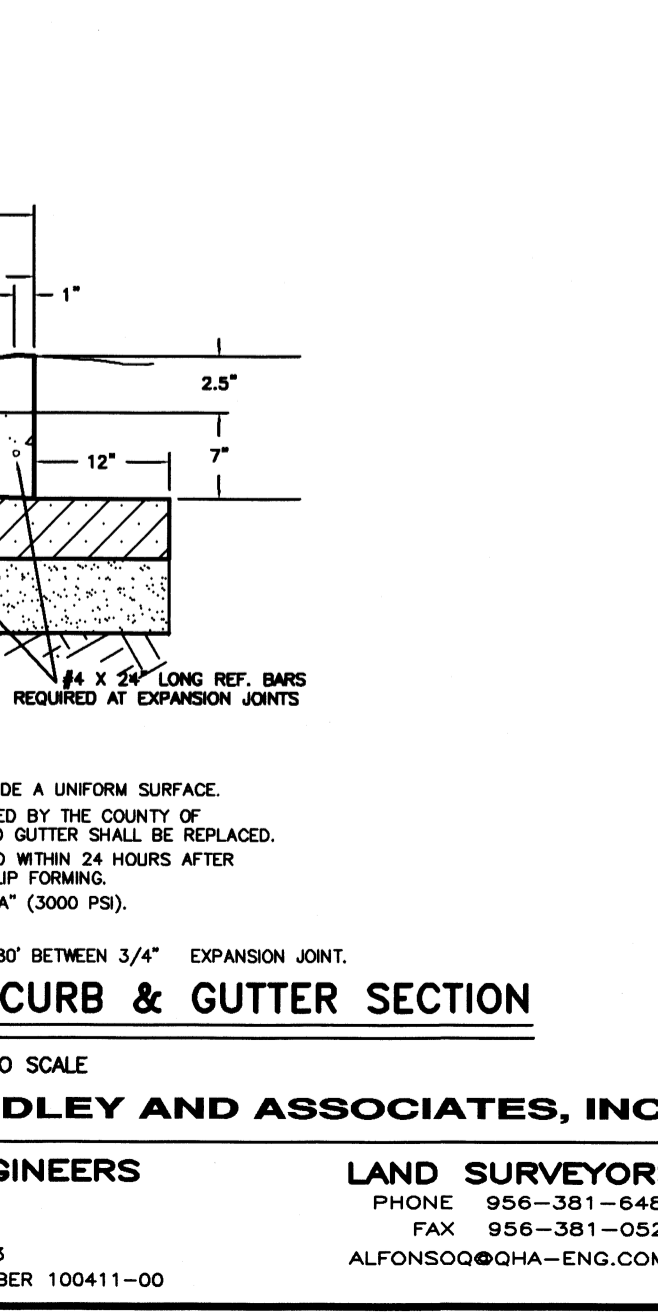
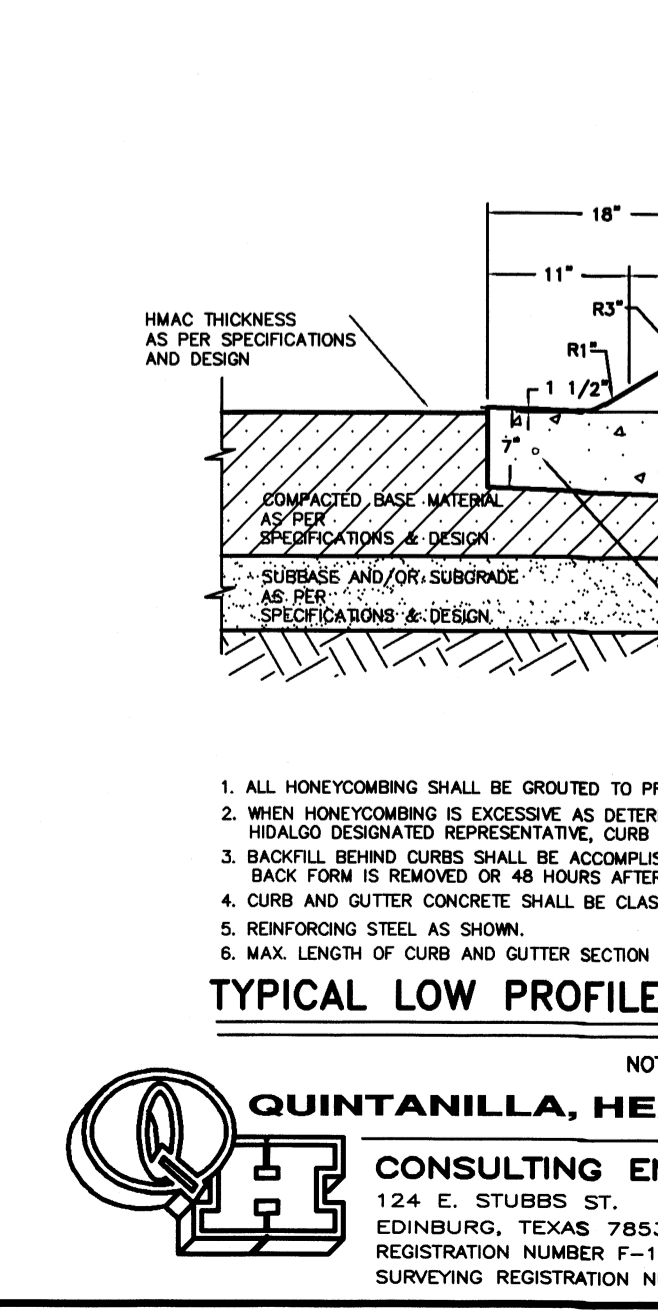
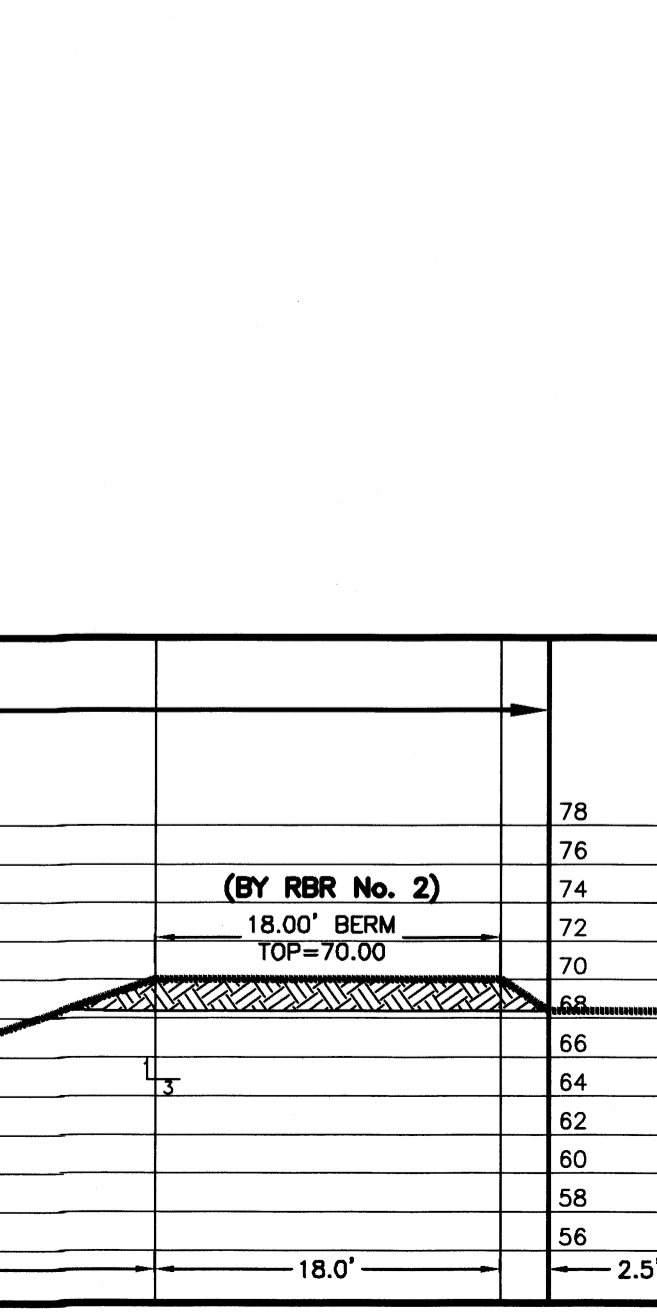
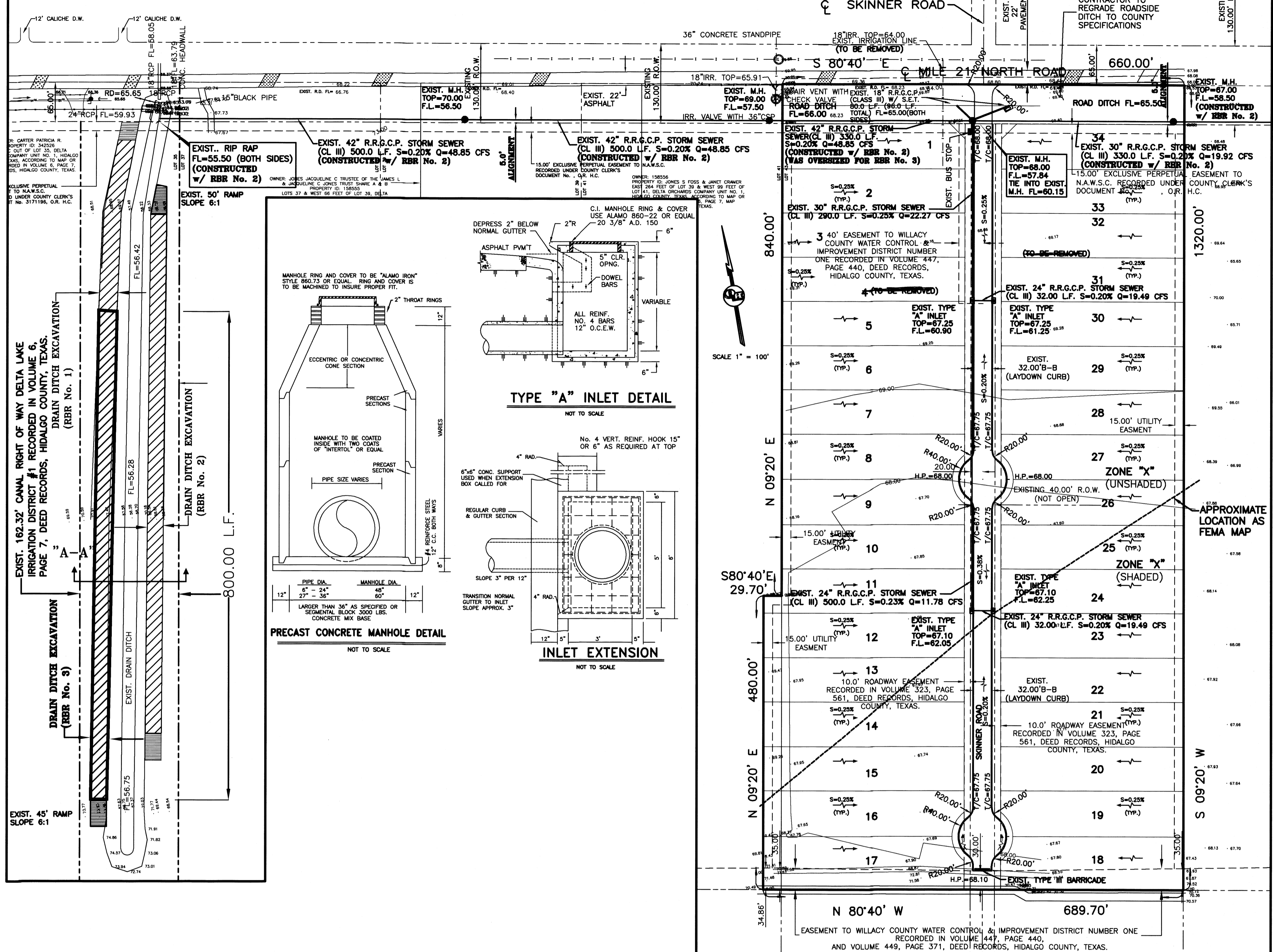
TOTAL DETENTION REQUIRED - 66,505.27 C.F.

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.)



MAP OF TOPOGRAPHY AND DRAINAGE / MAPA DE TOPOGRAFIA Y DRENAJE



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

LAND SURVEYORS
 PHONE 956-381-8480
 FAX 956-381-0527
 ALFONSO@QHA-ENG.COM

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. 3 OF 3 SHEETS

FILENAME: F:\DATA\SUBDIV\RBR DEVELOPMENT No. 3\SUBDIV\RAIN-PAN PLAT

DATE PREPARED: 1-28-2021 PREPARED BY: JUII OZGA

DATE REVISION: 10-08-2021 REVISION BY: M. GONZALEZ

APPROVED BY: M. GONZALEZ