



# HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM  
Director of Planning

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

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 3-22-2022

PROPOSED RBR NO. 4 SUBDIVISION PRECINCT No. 4.

ENGINEER: RIO DELTA ENGINEERING DEVELOPER: RBR DEVELOPMENT & INVESTMENTS, LLC.

PRELIMINARY APPROVAL  FINAL APPROVAL  FINAL APPROVAL WITH FINANCIAL GUARANTEE  WITH VARIANCE

NUMBER OF LOTS: 6  \*SINGLE FAMILY  \*MULTI-FAMILY  COMMERCIAL  INDUSTRIAL

NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: 1

LOCATION DESCRIPTION: EAST OF VALVERDE ROAD 660 FEET SOUTH OF MILE 19 NORTH ROAD.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 09-21-2021 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION AND SURFACE RUN-OFF ONTO VALVERDE ROAD SIDE DITCH.

ROAD R.O.W. DEDICATION: 20.00 FEET ONTO VALVERDE ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 3-2-2022 BY, JOE OCHOA, PCT. 4 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 3-1-2022 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM:  OSSF'S HAVE BEEN INSTALLED.

WATER SERVICE PROVIDER: N.A.W.S.C. EXISTING LINE SIZE: 8" LOCATION: VALVERDE ROAD.

H.C.E.O.C. FINAL APPROVAL DATE: 3-1-2022 : BY ENVIRONMENTAL COMPLIANCE COORDINATOR

**SMALL CONSTRUCTION**

The applicant has submitted the required small construction site notice 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.

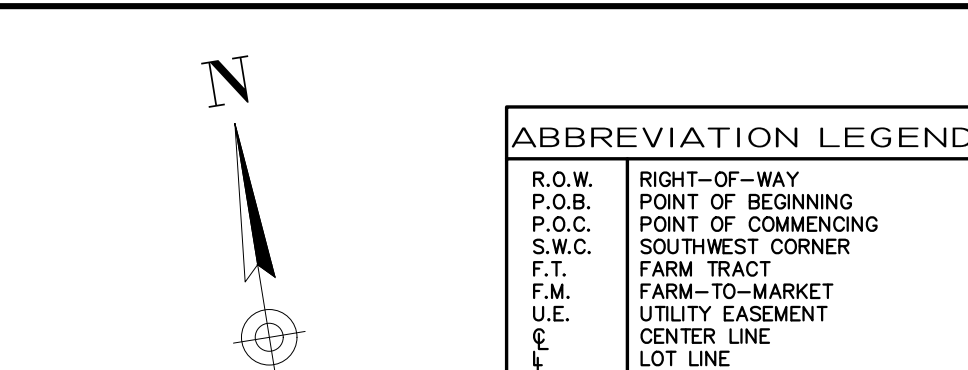
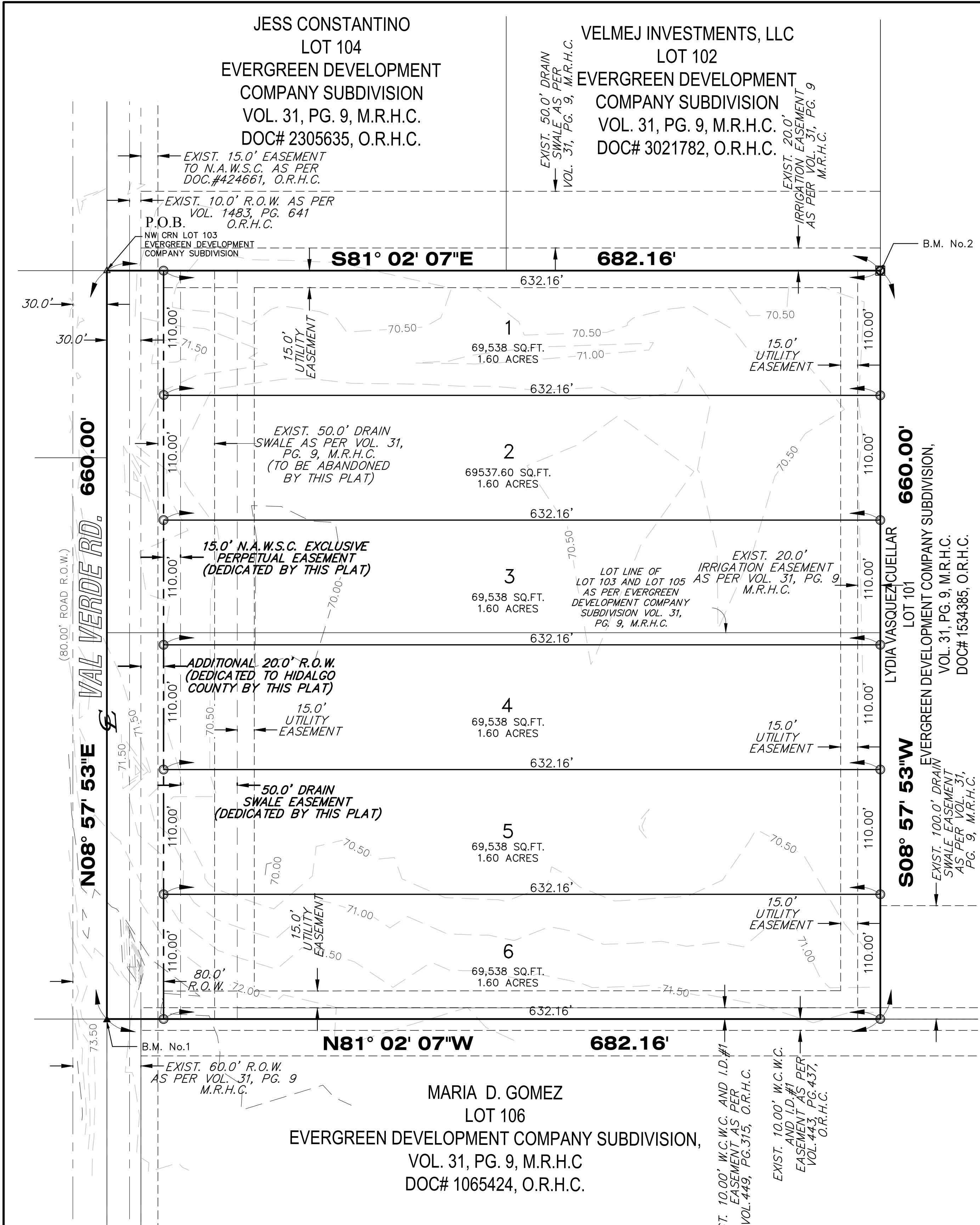
PRELIMINARY APPROVAL FROM THE  
HIDALGO COUNTY COMMISSIONERS COURT ON: SEPTEMBER 28, 2021

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

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**ABBREVIATION LEGEND**

R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
S.W.C.	SOUTHWEST CORNER
F.T.	FARM TRACT
F.M.	FARM-TO-MARKET
U.E.	UTILITY EASEMENT
C.L.	CENTER LINE
L.O.L.	LOT LINE

**LEGEND**

○	SET 1/2 INCH IRON ROD FOUND 1/2 INCH IRON ROD
△	FOUND COTTON PICKER SPINDLE
○	CALCULATED POINT
(XXXX)	RECORD CALL
XXXX	NATURAL GROUND

SUBDIVISION PLAT OF:  
**RBR SUBDIVISION No. 4**  
 A 10.34 ACRE TRACT OF LAND BEING ALL OF LOT 103 AND 105, EVERGREEN DEVELOPMENT COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 31, PAGE 9, MAP RECORDS HIDALGO COUNTY, TEXAS.

**METES AND BOUNDS**  
 A 10.34 ACRE TRACT OF LAND, BEING ALL OF LOT 103 AND 105, EVERGREEN DEVELOPMENT COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOL. 31, PAGE 9, MAP RECORDS HIDALGO COUNTY, TEXAS, AND SAID 10.34 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT THE NORTHWEST CORNER OF SAID LOT 103, SAME BEING A POINT ON THE CENTERLINE OF VAL VERDE ROAD, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING:  
 THENCE S 81°02'07" E. ALONG THE NORTH LINE OF SAID LOT 103, PASSING AT 30.00 FEET A 1/2-INCH CAPPED IRON ROD SET FOR THE EAST RIGHT OF WAY OF VAL VERDE ROAD, AND CONTINUING FOR A TOTAL DISTANCE OF 682.16 FEET TO A 1/2-INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID LOT 103, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;  
 THENCE S 08°57'53" W. ALONG THE EAST LINE OF SAID LOTS 103 AND 105, A DISTANCE OF 660.00 FEET TO A 1/2-INCH CAPPED IRON ROD SET AT THE SOUTHEAST CORNER OF SAID LOT 105, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;  
 THENCE N 81°02'07" W. ALONG THE SOUTH LINE OF SAID LOT 105, PASSING AT 652.16 FEET A 1/2-INCH CAPPED IRON ROD SET, FOR THE EAST RIGHT OF WAY OF VAL VERDE ROAD, AND CONTINUING FOR A TOTAL DISTANCE OF 682.16 FEET TO A COTTON PICKER SPINDLE FOUND AT THE SOUTHWEST CORNER OF LOT 105, SAME BEING A POINT ON THE CENTERLINE OF VAL VERDE ROAD, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;  
 THENCE N 08°57'53" E. ALONG THE WEST LINE OF LOT 105 AND 103, SAME BEING ALONG THE CENTERLINE OF VAL VERDE ROAD, A DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.34 ACRES OF LAND MORE OR LESS, OUT OF WHICH THE WEST 30.00 FEET (0.45 ACRES) LIES WITHIN THE EXISTING RIGHT-OF-WAY OF VAL VERDE ROAD.

**DRAINAGE STATEMENT**  
 WE, THE UNDERSIGNED OWNER(S) OF LAND SHOWN ON THIS PLAT, FOR THE CONSTRUCTION OF DELTA LAKE IRRIGATION DISTRICT (WILLACY AND HIDALGO COUNTY) APPROVING THIS PLAT, ASSUME ALL RESPONSIBILITY FOR THE DRAINAGE OF THE LAND COVERED HEREBY AND WE, OUR HEIRS AND ASSIGNS, ASSUME ANY COSTS IN CONNECTION WITH ANY DRAINAGE NEEDED NOW OR AT ANY TIME IN THE FUTURE.

ROEL A. RODRIGUEZ JR, PRESIDENT DATE \_\_\_\_\_  
 3329 PAGE AVENUE, EDINBURG, TX, 78539

THE STATE OF TEXAS  
 COUNTY OF HIDALGO  
 COUNTY OF WILLACY

THIS PLAT, RBR SUBDIVISION No. 4, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE DELTA LAKE IRRIGATION DISTRICT OF WILLACY AND HIDALGO COUNTY, TEXAS AND IS HEREBY APPROVED BY SUCH DISTRICT. ALL RIGHTS, RULES AND REGULATIONS OF THE DELTA LAKE IRRIGATION DISTRICT EXISTING PRIOR TO THE SUBMISSION OF THIS PLAT ARE NOT ABRIDGED BY THE SUBSEQUENT APPROVAL OF THIS PLAT BY SAID DISTRICT, NOTWITHSTANDING ANY NOTATION 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 BE WILL INSTALLED OR REMAIN 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 CLERK'S 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 \_\_\_\_\_, 20\_\_.

APPROVED BY: \_\_\_\_\_ PRESIDENT: CHUCK McDONALD

ATTEST BY: \_\_\_\_\_ SECRETARY: MATTHEW KLOSTERMANN

**RIGHT OF WAY EASEMENT**

**KNOW ALL MEN BY THESE PRESENTS**, THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFEREES (HEREINAFTER COLLECTIVELY REFERRED TO AS "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 LAY AND THEREAFTER USE, OPERATE, INSPECT, REPAIR MAINTAIN, REPLACE, AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS THE LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR 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 HEREBY 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 ADRITS 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 RELOCATING SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 10' 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 GRANTEE BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF 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 DATE \_\_\_\_\_  
 3329 PAGE AVE, EDINBURG, TEXAS 78539

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.



IVAN GARCIA DATE \_\_\_\_\_  
 R.P.L.S. No. 6496

**PLAT NOTES AND RESTRICTIONS:**

- 1.- FLOOD ZONE DESIGNATION: ZONE "X" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAIN. CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
- 2.- 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 MARSHALL APPROVAL. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- 3.- 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 IS REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMITS APPLICATION.
- 4.- LEGEND - DENOTES 1/2" IRON ROD WITH A PLASTIC CAP 6496 SET UNLESS OTHERWISE NOTED.
- 5.- EXISTING SWALE WITHIN SWALE EASEMENT DEDICATED BY EVERGREEN DEVELOPMENT SUBDIVISION RECORDED IN VOLUME 31, PAGE 9 HOUR SHALL BE MAINTAINED BY THE LOT OWNERS OF RBR SUBDIVISION No. 4. NO FILL SHALL BE ALLOWED WITHIN SAID SWALE.
- 6.- MINIMUM BUILDING SETBACK LINES:  
 FRONT .....50.00'  
 SIDE .....6.00'  
 REAR .....15.00'  
 FRONT GARAGE .....50.00'  
 SIDE CORNER .....10.0'/20.0' WHERE ROW IS GREATER THAN 50.0 FEET.  
 OR TO EASEMENT LINE WHICHEVER IS GREATER ON ALL CASES
- 7.- 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 11,534 CUBIC FEET (0.285 ACRE FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE DISTRICT REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: SEE DRAINAGE REPORT ON SHEET No. 3
- 8.- 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.
- 9.- BENCHMARK NOTE: THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:  
 B.M. 1 - ELEV. 73.65 N.G.V.D. 88, DESCRIPTIONS: PK NAIL FOUND ON CENTER LINE OF VAL VERDE ROAD GPS PAINT, GRID COORDINATES N 16647421.6700, E 1129230.4730.  
 B.M. 2 - ELEV. 70.62 N.G.V.D. 88, DESCRIPTIONS: A 1/2"-INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF LOT 103 GPS PAINT, GRID COORDINATES N 16647967.0500, E 1130007.0570.
- 10.- 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.
- 11.- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO DELTA LAKE IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
- 12.- 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.
- 13.- 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.
- 14.- THE RESIDENTIAL LOTS SHOULD REFLECT SERVICE BY A 3/4" METER.
- 15.- 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 SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPANCY AN EASEMENT.
- 16.- 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.

**RBR DEVELOPMENT & INVESTMENTS LLC**  
 ROEL A. RODRIGUEZ JR, PRESIDENT  
 OWNER & SUBDIVIDER OF RBR SUBDIVISION No. 4  
 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.  
 18.- 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 SEWAGE  
 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 ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCEPTS 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 ABSORBER DRAGGLED SYSTEM  
 E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.  
 19.- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DESIGN STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.

STATE OF TEXAS  
 COUNTY OF HIDALGO  
 OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION  
 I, ROEL A. RODRIGUEZ JR, PRESIDENT AS OWNER OF THE 10.34 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED RBR SUBDIVISION No. 4 HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HERIN.  
 3329 PAGE AVE  
 EDINBURG, TEXAS 78539

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 DATE \_\_\_\_\_  
 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 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\_\_.

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. 4 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

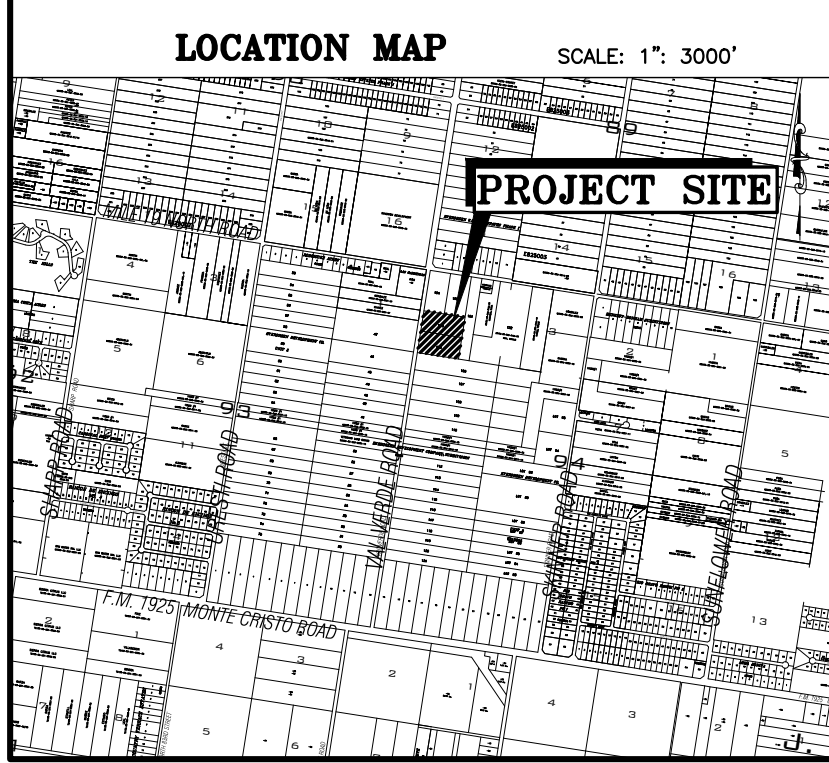
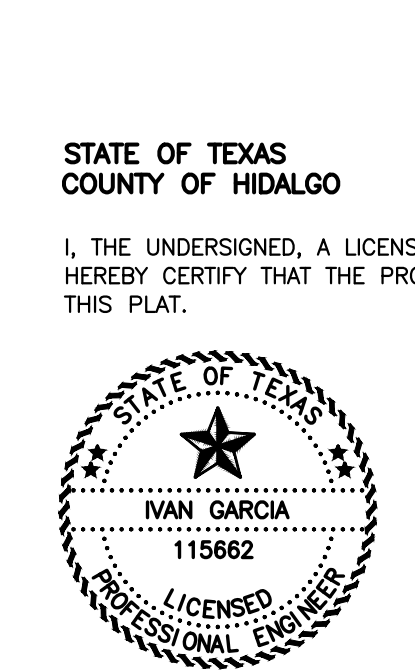
I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF RBR SUBDIVISION No. 4 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_

ENVIRONMENTAL HEALTH DIVISION MANAGER DATE \_\_\_\_\_

APPROVED BY DRAINAGE DISTRICT:  
 HIDALGO COUNTY DRAINAGE DISTRICT No. 1  
 RAUL SESIN, P.E., C.F.M. DATE \_\_\_\_\_  
 GENERAL MANAGER

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.

IVAN GARCIA DATE \_\_\_\_\_  
 P.E. No. 115662



**LOCATION MAP** SCALE: 1" = 3000'

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

RBR DEVELOPMENT & INVESTMENTS LLC  
 OWNER: ROEL A. RODRIGUEZ JR, PRESIDENT  
 ENGINEER: IVAN GARCIA  
 SURVEYOR: IVAN GARCIA

Address	City & Zip	Phone	Fax
3329 PAGE AVE, EDINBURG, TX 78539	EDINBURG, TX 78539	(956) 330-1995	(956) 380-5083
921 S. 10TH AVE., EDINBURG, TX 78539	EDINBURG, TX 78539	(956) 380-5152	(956) 380-5083
921 S. 10TH AVE., EDINBURG, TX 78539	EDINBURG, TX 78539	(956) 380-5152	(956) 380-5083

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:  
 RBR SUBDIVISION No. 4 IS LOCATED NORTHEAST SIDE OF HIDALGO COUNTY 660.00 FEET SOUTH OF INTERSECTION OF VAL VERDE ROAD AND MILE 19 NORTH ROAD. RBR SUBDIVISION No. 4 SUBDIVISION LIES APPROXIMATELY 3 1/2 MILE FROM THE CITY LIMITS AND IS NOT WITHIN THE CITY OF EDINBURG EXTRA-TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021 IN HIDALGO COUNTY PRECINCT 4. THE ESTIMATED POPULATION OF THE CITY OF EDINBURG IS 87,970 AS PER THE 2015 UNITED STATES CENSUS BUREAU.

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

**PLAT SHEET**  
 RBR SUBDIVISION No.4  
 HIDALGO COUNTY, TEXAS

ISSUED FOR:  
**FINAL**

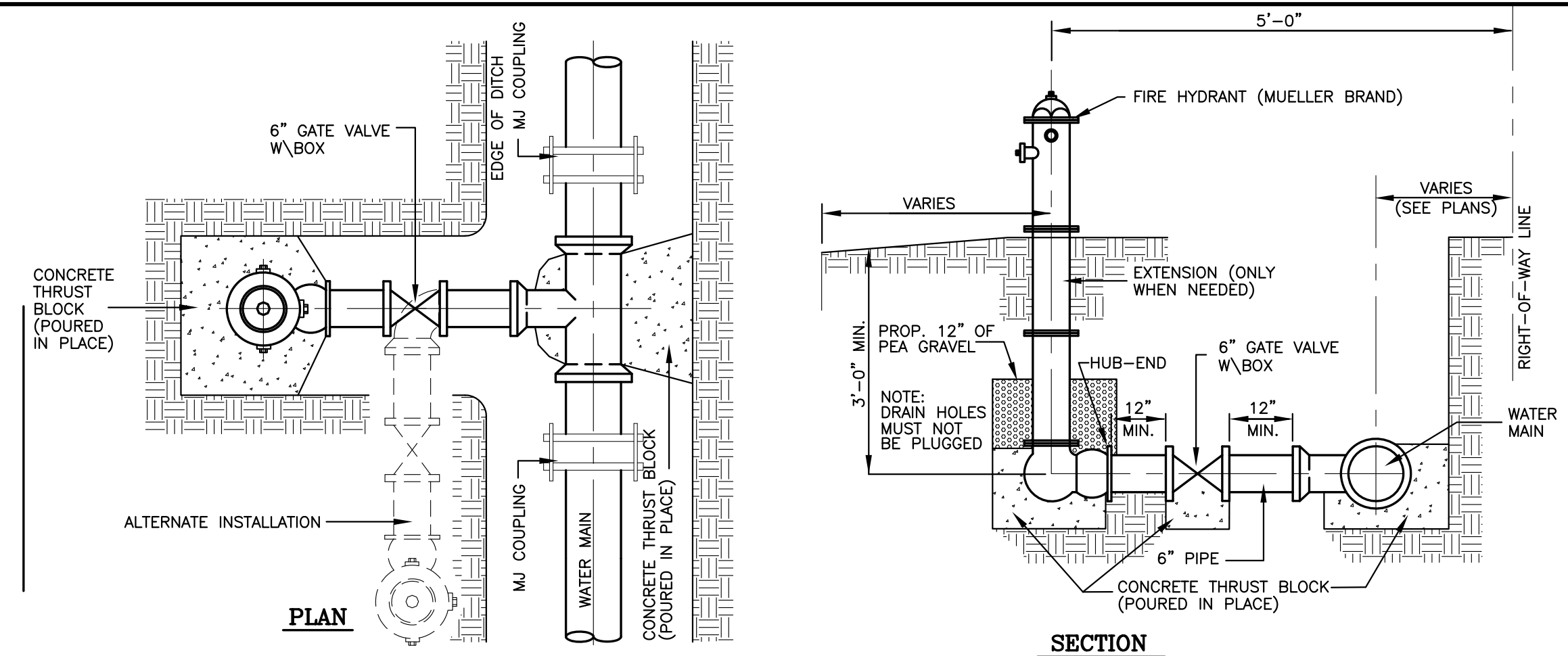
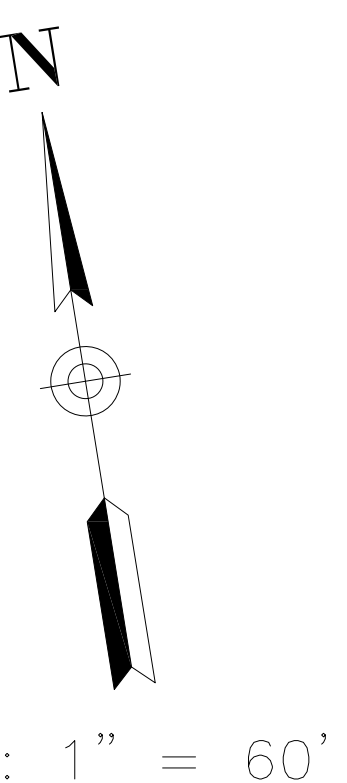
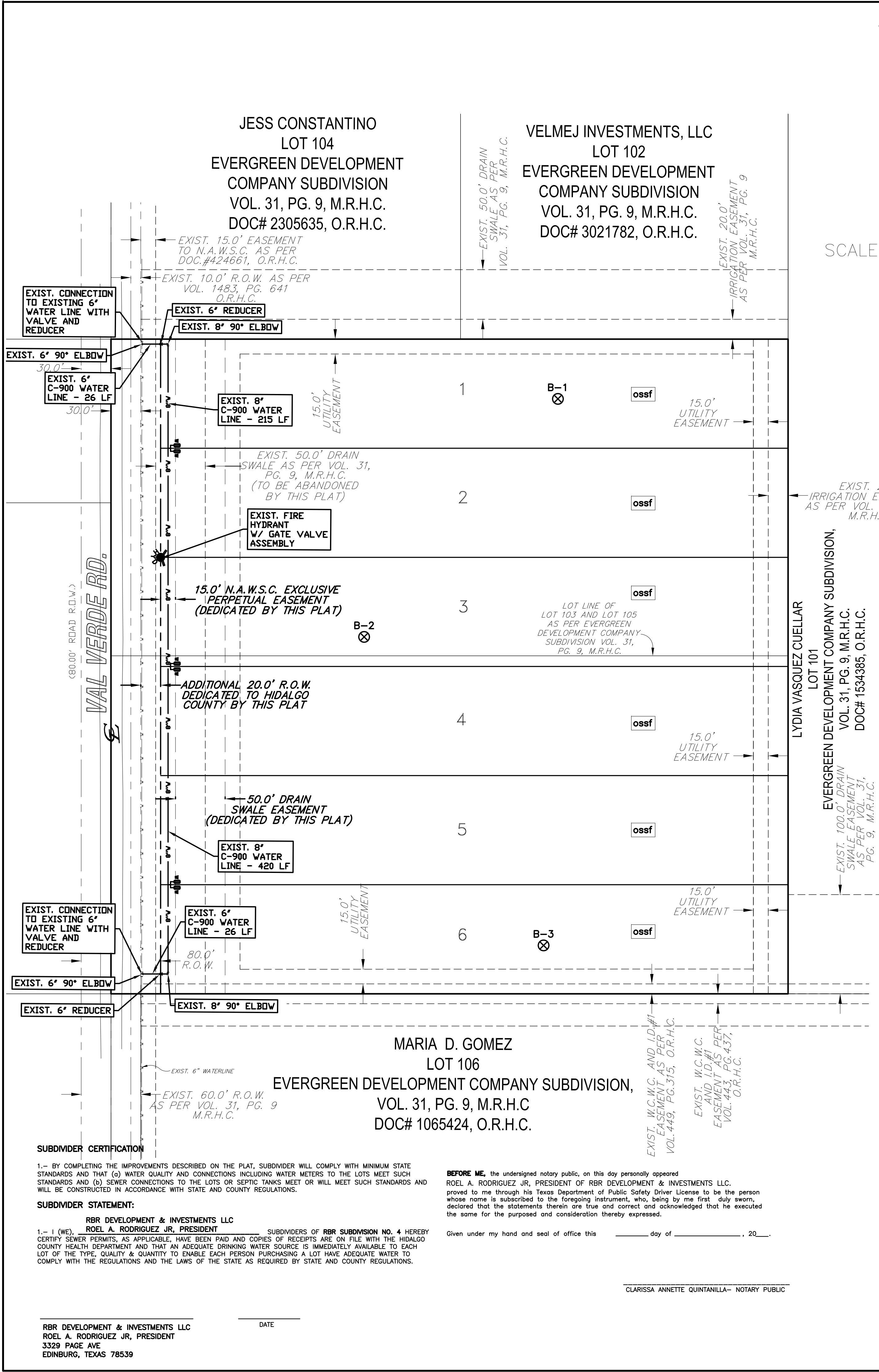
PROJECT:  
 RBR SUBDIVISION No. 4  
 HIDALGO COUNTY, TEXAS

ENGINEER:  
 IVAN GARCIA P.E. R.P.L.S.  
 SURVEYOR:  
 IVAN GARCIA P.E. R.P.L.S.  
 CHECKED:  
 IVAN GARCIA P.E. R.P.L.S.  
 DRAWN:  
 SCALE: E.P./D.R.  
 DATE: FEBRUARY 10, 2022  
 PROJECT:  
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**1-OF-3**

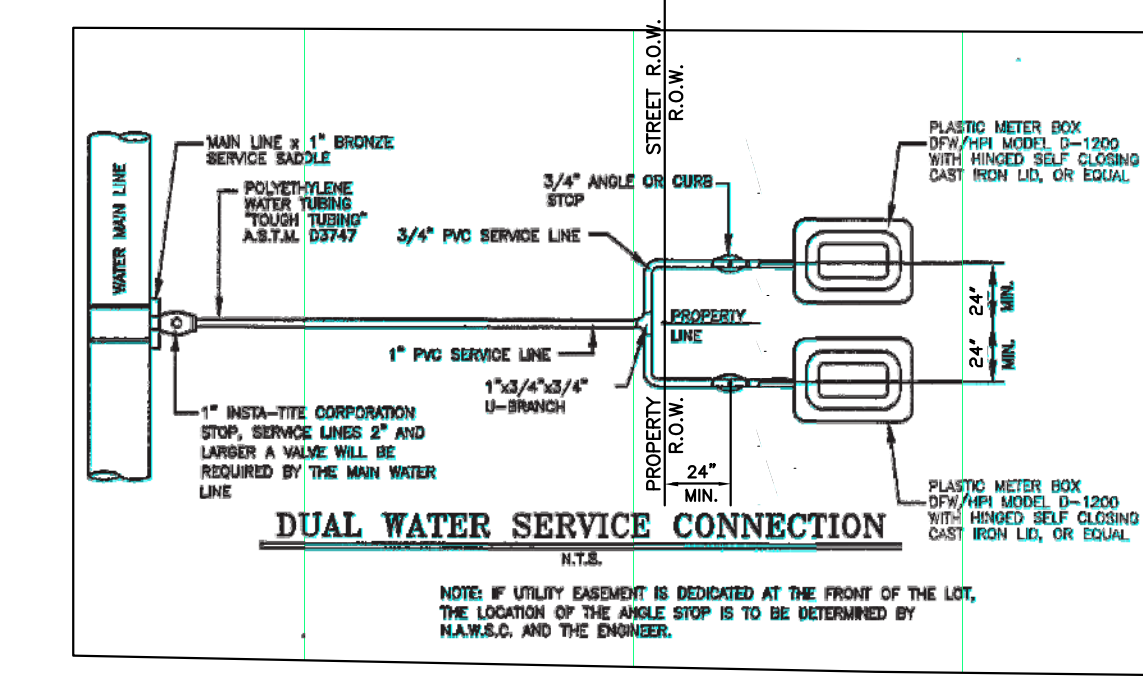
ISSUED FOR:  
**FINAL**

**UTILITY LAYOUT**  
 RBR SUBDIVISION No.4  
 HIDALGO COUNTY, TEXAS

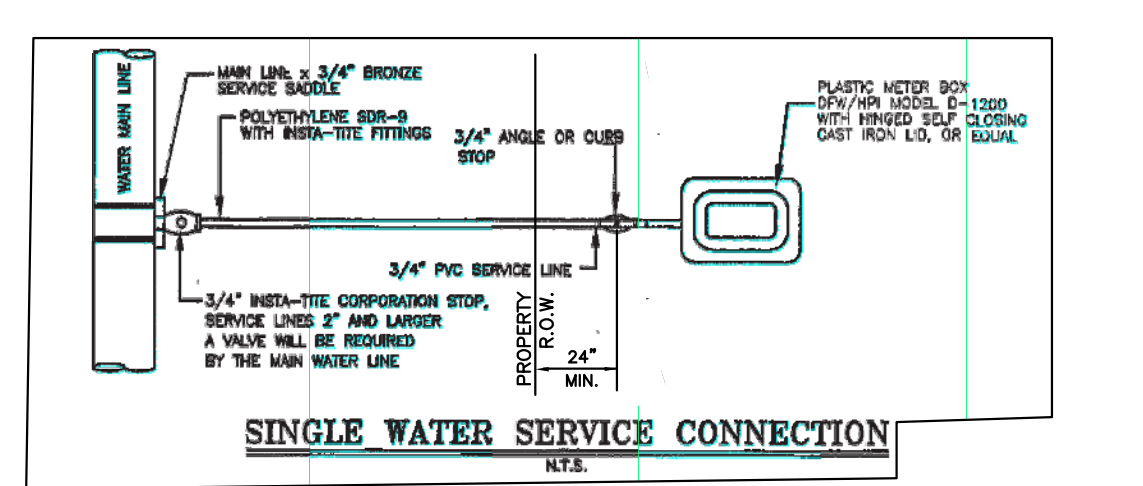
ENGINEER: IVAN GARCIA P.E. R.P.L.S.  
 SURVEYOR: IVAN GARCIA P.E. R.P.L.S.  
 CHECKED: IVAN GARCIA P.E. R.P.L.S.  
 DRAWN: E.P./D.R.  
 SCALE: 1"=60'  
 DATE: MARCH 3, 2022  
 PROJECT: SUR 21.144  
 REVISIONS:  
 PAGE NO. **2-OF-3**



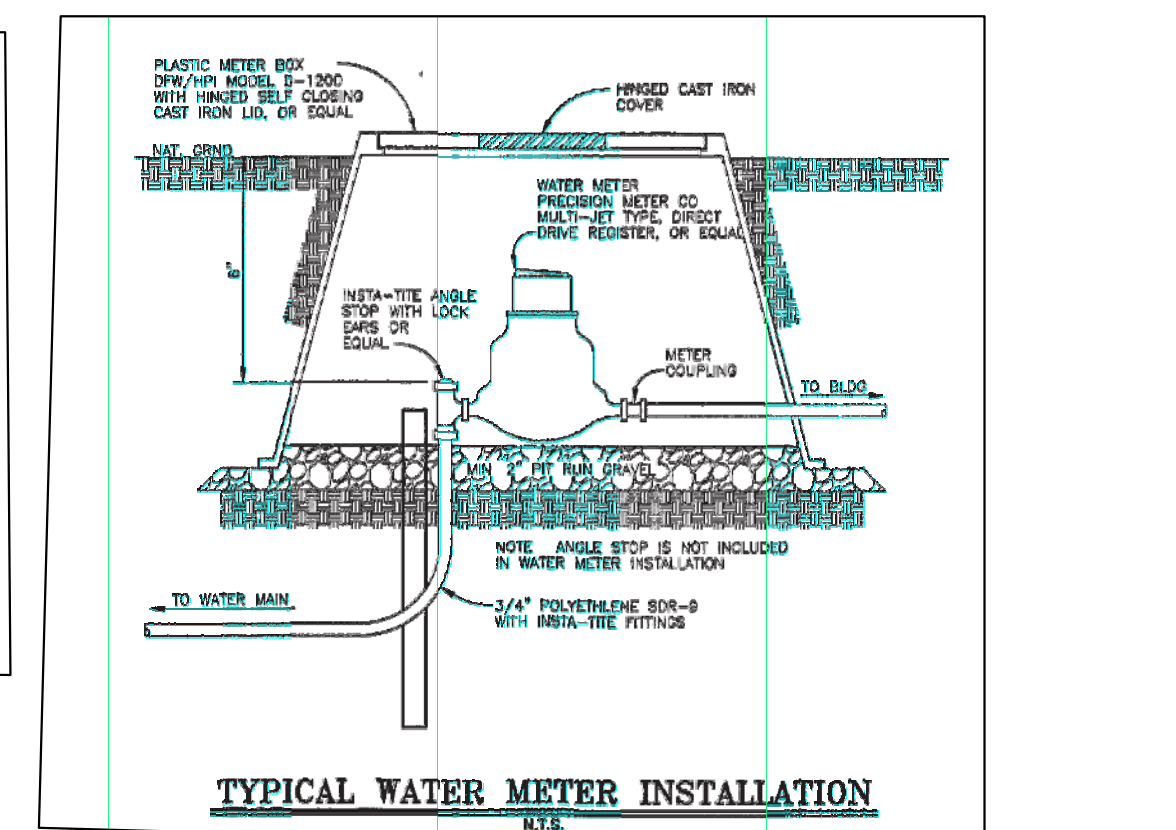
**TYPICAL FIRE HYDRANT INSTALLATION**



**DUAL WATER SERVICE CONNECTION**



**SINGLE WATER SERVICE CONNECTION**



**TYPICAL WATER METER INSTALLATION**

GENERAL NOTES:  
 1.) ALL WATERLINE IMPROVEMENTS AS PER NORTH ALAMO WATER SUPPLY CORPORATION CONSTRUCTION STANDARDS.

**FINAL ENGINEERING REPORT FOR RBR SUBDIVISION No. 4**  
 BY: IVAN GARCIA, P.E.  
**WATER SUPPLY: Description and Costs.**  
 RBR SUBDIVISION No. 4 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 6" DIAMETER WATERLINE RUNNING ALONG THE EAST SIDE OF VAL VERDE ROAD.  
 WATER SYSTEM FOR RBR SUBDIVISION No. 4 CONSISTS OF AN EXISTING 6" DIAMETER WATERLINE ON THE EAST SIDE OF VAL VERDE ROAD THAT WILL BE UPSIZED TO A 6" DIAMETER WATERLINE ALONG THE FRONTAGE OF THE PROPOSED LOTS.  
 FROM THE 6" DIAMETER WATERLINE, THERE ARE THREE (3) 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, AND THE METER BOXES WILL BE INSTALLED, AT A TOTAL COST OF \$ XXXXXX PER LOT. THE SUBDIVIDER HAS IN ADDITION PAID N.A.W.S.C. THE SUM OF \$ XXXXX OR \$ XXXX 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 INSTALLED ONE (1) FIRE HYDRANTS AT A UNIT COST OF \$ 2,725.00 FOR A TOTAL COST OF \$ 2,725.00. 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.

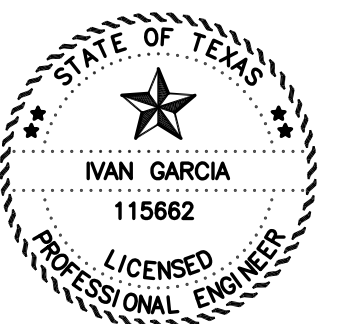
**REPORTE FINAL DE INGENIERIA PARA RBR SUBDIVISION No. 4**  
 POR IVAN GARCIA, P.E.  
**PROVISION DE AGUA: Descripción y Gastos.**  
 LA SUBDIVISION RBR SUBDIVISION No. 4 HA SIDO PROVISTA DE AGUA POTABLE POR LA COMPAÑIA DE AGUA DE NORTH ALAMO (N.A.W.S.C.). EL DUEÑO DE LA SUBDIVISION Y LA COMPAÑIA DE AGUA N.A.W.S.C. SE HA COMPROMETIDO A PROVEER DE AGUA SUFICIENTE 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 SERVIRÁ PARA EL FUTURO DESARROLLO DE LA SUBDIVISION. N.A.W.S.C. TIENE UNA LINEA DE AGUA DE 6" DE DIAMETRO QUE CORRE POR EL LADO ESTE DE VAL VERDE ROAD.  
 EL SISTEMA DE PROVISION DE AGUA PARA LA SUBDIVISION CONSISTE DE UNA LINEA DE AGUA DE 6" DE DIAMETRO QUE SE VA A INCREMENTAR A UNA LINEA DE 8" DE DIAMETRO ENFRENTA DE DE ESTA COLONIA.  
 DEL CONDUCTO DE AGUA DE 8 PULGADAS SE PRODUCEN TRES (3) 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\$ XXXXXXXX O US\$ XXXXXX POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPAÑIA N.A.W.S.C. QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE, US\$ XXXXXXXX. 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 AL DUEÑO. EL DUEÑO DE LA SUBDIVISION TAMBIEN HA INSTALADO UN (1) BOCAS DE RIEGO (FIRE HYDRANT) A UN COSTO DE \$ 2,725.00 POR CADA UNO CUAL GASTA UNA CANTIDAD TOTAL \$ 2,725.00. 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.

**SEWAGE FACILITIES: Description and Costs.**  
 SEWAGE FROM THE RBR SUBDIVISION No. 4, 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 XXXXX) 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 XXXXX) HAS THREE (3) TEST BORINGS MADE AT OPPOSITE AREAS OF THE SUBDIVISION AT THE CENTERS OF LOTS 1, 3 & 6. (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 \$ 2,000.00, 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 \$ 12,000.00. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF THE OSSFS FOR LOTS 1 THROUGH 6 ON XXXXXXXX.

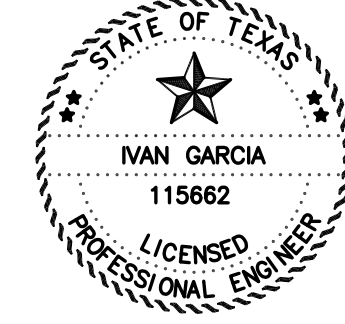
**DRENAJE: Descripción y Gastos.**  
 SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR DE LA SUBDIVISION RBR SUBDIVISION No. 4. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. EL EVALUADOR (LIC# OS XXXXXX) AUTORA DE ESTE DOCUMENTO HA EVALUADO EL AREA 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 O MAS. EL EVALUADOR (LIC# OS XXXXXX) HIZO TRES (3) PRUEBAS CON AGUJEROS EN EL CENTRO DE LOS LOTES 1, 3 & 6 (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICATIVAMENTE UNIFORME). EL TERRENO ES UNIFORME FRANCO ARENOSO (CLASS 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\$ 2,000.00, 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\$ 12,000.00. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODOS LAS FOSAS SEPTICAS Y AH APROBADO LA INSTALACION DE LAS FOSAS SEPTICAS PARA LOTES 1 - 6 DESDE EL XXXXXXXX.

**CERTIFICACION:**  
 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 16.043, 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 \$ XXXXXX WHICH EQUALS TO \$ XXXXXX PER LOT.  
**SEWAGE FACILITIES -** SEPTIC SYSTEM IS ESTIMATED TO COST \$ 2,000.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$ 12,000.00 FOR THE ENTIRE SUBDIVISION.

**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 16.043 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\$ XXXXXX O CUAL EQUIVALE A US\$ XXXXXX POR LOTE.  
**DRENAJE:** SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$ 2,000.00 A UN COSTO TOTAL DE \$ 12,000.00 TODA LA SUBDIVISION.



IVAN GARCIA  
 P.E. No. 115662



IVAN GARCIA  
 P.E. No. 115662

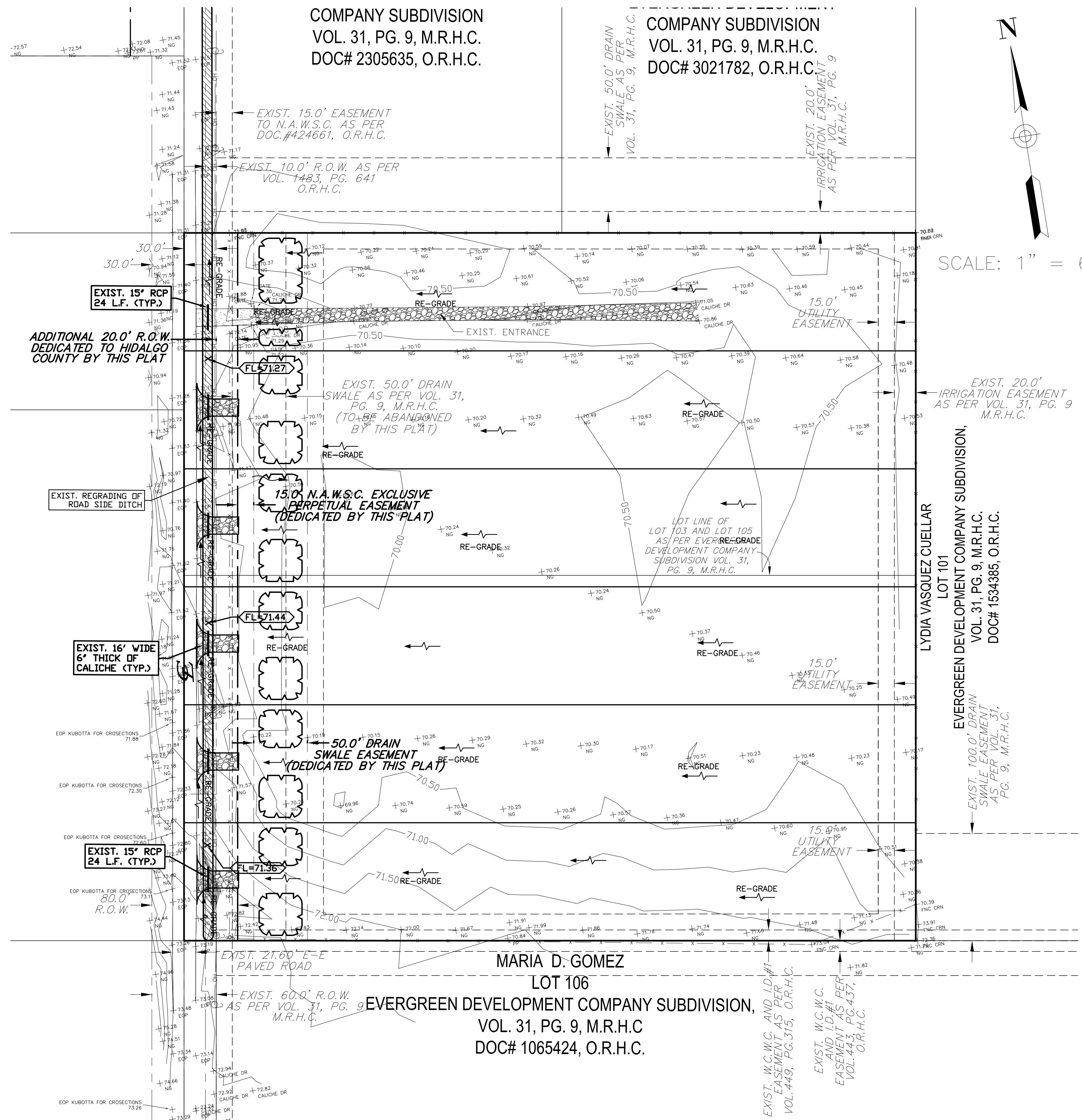
CLARISSA ANNETTE QUINTANILLA - NOTARY PUBLIC

**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  
 1.- I (WE), \_\_\_\_\_ SUBDIVIDERS OF RBR SUBDIVISION No. 4 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.

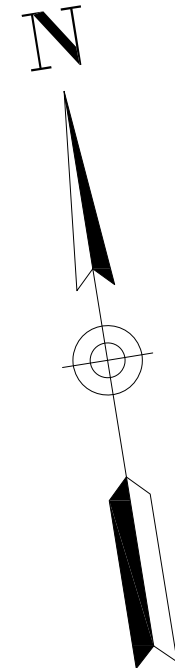
BEFORE ME, the undersigned notary public, on this day personally appeared  
 ROEL A. RODRIGUEZ JR, PRESIDENT OF RBR DEVELOPMENT & INVESTMENTS LLC,  
 proved to me through his Texas Department of Public Safety Driver License to be the person  
 whose name is subscribed to the foregoing instrument, who, 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\_\_\_\_.

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

DATE



SCALE: 1" = 60'



**DRAINAGE REPORT**

RBR SUBDIVISION NO. 4 IS A PROPOSED 6 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION, SITUATED IN THE COUNTY OF HIDALGO, TEXAS, SAME BEING A 10.34 ACRE TRACT OF LAND BEING ALL OF LOT 103 AND 105 EVERGREEN DEVELOPMENT COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 31, PAGE 9, MAP RECORDS HIDALGO COUNTY, TEXAS. ALL LOTS WILL BE USED FOR SINGLE-FAMILY RESIDENTIAL HOMES.

THE SUBDIVISION IS IN ZONE "X" (SHADED) AREA OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE AND AREA PROTECTED BY LEVEES FROM 100-YEAR FLOOD, ACCORDING TO THE FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANELS NO. 480334 0325 D MAP REVISED: JUNE 6, 2000, AND REVISED WITH LOMR IN MAY 17, 2001.

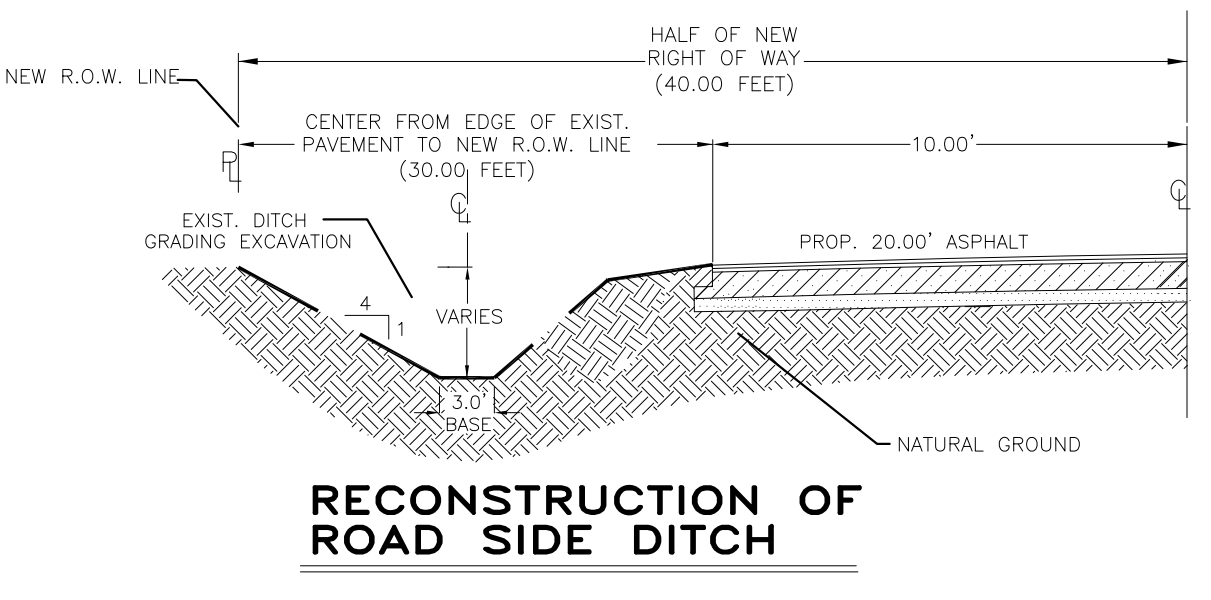
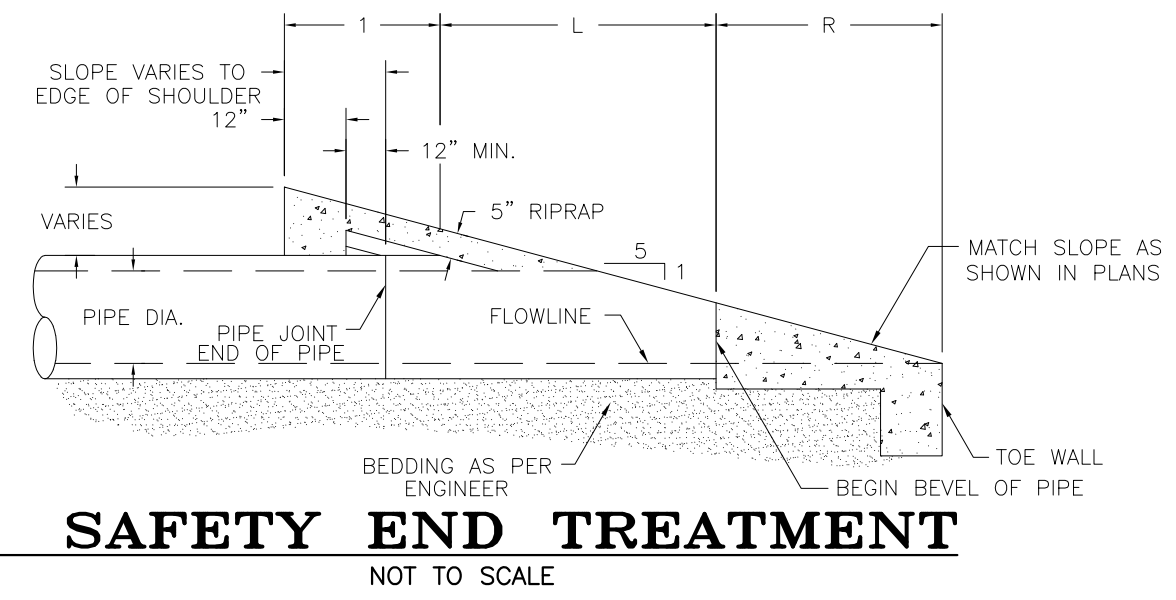
ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE U.S.D.A. SOIL CONSERVATION SERVICE, THE SITE CONSISTS OF 13.0% OF RIO CLAY LOAM, PONDED (60), THE SOIL IS SOMEWHAT POORLY DRAINED AND SURFACE RUNOFF IS NEGLIGIBLE. PERMEABILITY IS MODERATELY LOW TO MODERATELY HIGH AND THE WATER CAPACITY IS HIGH. 82.5% OF WILLACY FINE SANDY LOAM (70), WITH 0 TO 1% SLOPES, THE SOIL IS WELL DRAINED AND SURFACE RUNOFF IS NEGLIGIBLE. PERMEABILITY IS MODERATELY HIGH TO HIGH AND THE WATER CAPACITY IS HIGH. 4.5% OF WILLACY FINE SANDY LOAM (71), WITH 1 TO 3% SLOPES, THE SOIL IS WELL DRAINED AND SURFACE RUNOFF IS LOW. PERMEABILITY IS MODERATELY HIGH TO HIGH AND THE WATER CAPACITY IS HIGH. THIS SOIL IS CLASSIFIED AS GROUP (B). PLEASE SEE THE ATTACHED TABLES FOR THE ENGINEERING, PHYSICAL AND CHEMICAL PROPERTIES OF THESE SOILS.

EXISTING RUNOFF SHEET FLOWS OVERLAND IN A NORTHWESTERLY DIRECTION AND OVERFLOWS TO THE EXISTING ROADSIDE DITCH ON THE EAST RIGHT-OF-WAY OF VAL VERDE ROAD TO FOLLOW THE EXISTING DRAINAGE PATTERNS OF THE AREA IN AN EASTERLY DIRECTION WHICH OUTFALLS DIRECTLY TO THE D-4 DRAIN DITCH VIA AN EXISTING PIPE/INLET LOCATED APPROXIMATELY 1.375 FEET EAST FROM THE INTERSECTION OF VAL VERDE RD AND MILE 19 ROAD, THEN CONVEYED TO THE NORTH MAIN DRAIN 1, THEN CONVEYED TO THE MAIN FLOOD WATER CHANNEL, AND FINAL OUTFALL TO THE LAGUNA MADRE.

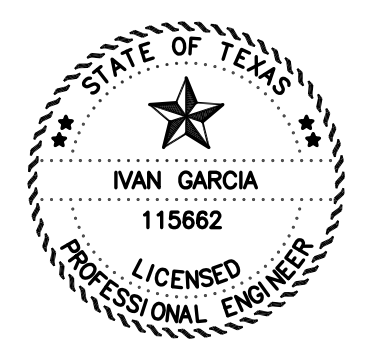
USING THE RATIONAL METHOD, WE HAVE DETERMINED THAT A 10-YR RAINFALL EVENT WILL GENERATE APPROXIMATELY 2.84 CFS OF STORM RUNOFF. WE HAVE ALSO USED THE RATIONAL METHOD TO DETERMINE THAT THE IMPROVED SITE WILL GENERATE AN ESTIMATED 6.25 CFS OF RUNOFF FOR A 50-YR RAINFALL EVENT. THE IMPROVED SITE WILL HAVE AN APPROXIMATE INCREASE OF 3.41 CFS OF STORM RUNOFF A 50-YR RAINFALL EVENT.

IN ACCORDANCE WITH THE COUNTY'S DRAINAGE REQUIREMENTS, WE HAVE CALCULATED THAT APPROXIMATELY A TOTAL OF 11,534 CF OR 265 ACFT. WILL NEED TO BE DETAINED FOR A 50-YR RAINFALL EVENT. LOTS 2, AND 3 WILL NEED TO DETAIN AN AVERAGE OF 1,922 CF PER LOT. STORM WATER WILL BE DETAINED BY RE-GRADING AND EXCAVATING THE EXISTING ROADSIDE DITCH ON THE EAST RIGHT-OF-WAY OF VAL VERDE ROAD TO FOLLOW THE EXISTING DRAINAGE PATTERNS OF THE AREA IN AN EASTERLY DIRECTION WHICH OUTFALLS DIRECTLY TO THE D-4 DRAIN DITCH VIA AN EXISTING PIPE/INLET LOCATED APPROXIMATELY 1.375 FEET EAST FROM THE INTERSECTION OF VAL VERDE RD AND MILE 19 ROAD, THEN CONVEYED TO THE NORTH MAIN DRAIN 1, THEN CONVEYED TO THE MAIN FLOOD WATER CHANNEL, AND FINAL OUTFALL TO THE LAGUNA MADRE. TABLES AND CALCULATIONS ARE ATTACHED.

MAP OF TOPOGRAPHY AND DRAINAGE / MAPA DE TOPOGRAFIA Y DRENAJE



IVAN GARCIA, P.E., R.P.L.S. DATE



REVISION NOTES TABLE	
DATE	DESCRIPTION

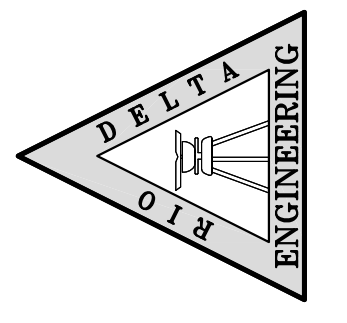
**INDEX TO SHEETS OF RBR SUBDIVISION No. 4**

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, HCOB 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, OSSP 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.

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



ISSUED FOR:  
**FINAL**

**DRAINAGE LAYOUT**  
 RBR SUBDIVISION No.4  
 HIDALGO COUNTY, TEXAS

PROJECT: SUR 21.144  
 ENGINEER: IVAN GARCIA P.E. R.P.L.S.  
 SURVEYOR: IVAN GARCIA P.E. R.P.L.S.  
 DRAWN: IVAN GARCIA P.E. R.P.L.S.  
 SCALE: E.P./D.R.  
 DATE: MARCH 3, 2022  
 PROJECT: SUR 21.144  
 PAGE NO: 3-OF-3