



# HIDALGO COUNTY PLANNING DEPARTMENT

2818 S. BUSINESS HWY 281  
EDINBURG TEXAS 78539  
Tel. 956-318-2840

Anthony Uresti  
Director of Planning

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 4-02-2024

PROPOSED RBR No 5 SUBDIVISION, PRECINCT No. 4.

ENGINEER S2 ENGINEERING DEVELOPER: RBR DEVELOPMENT AND INVESTMENTS, LLC.

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE

NUMBER OF LOTS: 85  \*SINGLE FAMILY     \*MULTI-FAMILY     COMMERCIAL     INSTITUTIONAL

NUMBER OF STREETLIGHTS: 17

FILLING STATIONS: 8

LOCATION DESCRIPTION: SOUTH OF TEXAS ROAD APPROXIMATELY ¼ MILE EAST OF TOWER ROAD.

SUBDIVISION LIES WITHIN THE:  ETJ OF EDINBURG

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 3-15-2023 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: 10.00 FEET ONTO TEXAS ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 3-19-2024 BY, PRECINCT 4 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 03-19-2024 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM:  OSSF'S HAVE BEEN ESCROWED.

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

H.C.E.O.C. FINAL APPROVAL DATE: 01-09-2024 : 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: \$127,500.00 For: (85 OSSF'S)

PRELIMINARY APPROVAL FROM THE  
HIDALGO COUNTY COMMISSIONERS COURT ON: 4/04/2023

STAFF RECOMMENDS:  **Preliminary Approval** subject to comments and future recommendations by planning, Other departments, and the approval of the City of EDINBURG.

**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.*

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# SUBDIVISION PLAT OF: RBR SUBDIVISION NO.5

BEING A 48.79-ACRE TRACT OF LAND COMPRISED OF 15.00 ACRES OUT OF LOT 1, BLOCK 62 AND 33.79 ACRES OUT OF LOT 4, BLOCK 61, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24. HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY, TEXAS.

Being a 48.79-Acre Tract of land comprised of 15.00 acres out of Lot 1, Block 62 and 33.79 acres out of Lot 4, Block 61, Alamo Land and Sugar Company subdivision, map or plat thereof recorded in Volume 1, Pages 24, Hidalgo County Map Records, Hidalgo County, Texas. Said 48.79 acre tract being more particularly described as follows:

COMMENCING, at a point at the centerline of an existing 40.00-foot road known as Texas Road being the common corner of Tower Trails Subdivision as recorded in Volume 42, Page 175, Map Records of Hidalgo County, Texas, Lot 4, Block 61, Lot 14, and Lot 13, Block 65, of said Alamo Land and Sugar Company Subdivision; Thence, South 81 degrees 25 minutes 46 seconds East, along the center line Texas Road and the common line of Lot 4, Block 61 and Lot 13, Block 65 of said Alamo Land and Sugar Company Subdivision a distance of 40.00 feet to a point for the Northwest corner and POINT OF BEGINNING the tract herein described;

THENCE, South 81 degrees 25 minutes 46 seconds East, along the center line Texas Road and the common line of Lot 4, Block 61 and Lot 13, Block 65 of said Alamo Land and Sugar Company Subdivision a distance of 620.0 feet to a point at the Northwest corner of a tract of land conveyed to Jerry Allen and Maria D. Estopy by Document #2327981, Official Records, Hidalgo County, Texas, for a corner of the tract herein described;

THENCE, South 08 degrees 34 minutes 14 seconds West, along the West line of said tract of land conveyed to Jerry Allen and Maria D. Estopy a distance of 660.0 feet passing the Southeast corner of a tract of land conveyed to Mario Ivan Rios by Document #3255248, Official Records, Hidalgo County, Texas, continuing to a total distance of 1320.0 feet (1,391.91 feet) to a 1/2 inch iron rod for the Southeast corner of said tract of land conveyed to Mario I van Rios and being on the West line of a tract of land conveyed to Sergio Garcia Padilla and Alejandro Aguilari by Document# 3185159 Official Records of Hidalgo County, Texas, Northeast corner tract of land herein described;

THENCE, South 08 degrees 34 minutes 14 seconds West, with the West line of said tract land conveyed to Sergio Garcia Padilla and Alejandro Aguilari, a distance of 990.0 feet to a set 1/2 inch iron rod with plastic cap stamped 5005 at the North line of Iowa Gardens Estates Subdivision Phase III as recorded in Volume 41, Page 58, Hidalgo County Map Records, for the Southeast corner of the tract of land herein described;

THENCE, North 81 degrees 25 minutes 46 seconds West, along the North line of Iowa Gardens Estates Subdivision Phase III a distance of 801.0 feet to the center of the 15.00' UTILITY EASEMENT as recorded in Volume 36, Page 179, Hidalgo County Map Records, Hidalgo County, Texas, continuing along the North line of said Mayan Phase III a total distance of 1940.0 feet to a set 1/2 inch iron rod with plastic cap for the Southwest corner of the tract of land herein described;

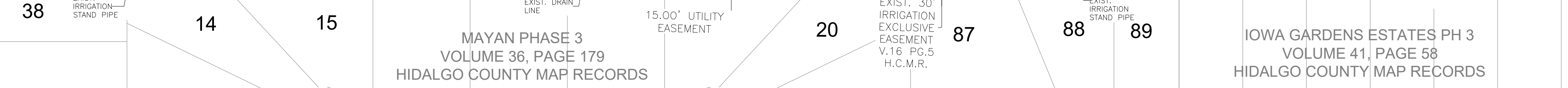
THENCE, North 08 degrees 34 minutes 14 seconds East, a distance of 1,300.00 feet to a set 1/2 inch iron rod with plastic cap at the South end of the 1/2 inch iron rod for the South end of said Texas Road continuing to a total distance of 1,320.00 feet to the POINT OF BEGINNING, containing 48.79 acres, of land, more or less.

### GENERAL NOTES:

- FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "C" ZONE "C" AREAS (UNSHADED), AREAS OF MINIMAL FLOODING ACCORDING TO COMMUNITY-PANEL NO. 480334 0425 C, MAP REVISED: NOVEMBER 16, 1992.
- THE AREAS WITHIN THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN, COMMUNITY PANEL NO. 480334 0425 C, EFFECTIVE DATE: MAY 17, 2001 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM NO. 17020, HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAN ADMINISTRATOR HAVE IDENTIFIED NO OTHER AREAS AS SHOWN ON THIS PLAT ARE WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN.
- SETBACKS: FRONT: 25.00 FEET. REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER. INTERIOR SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER. CORNER SIDE: 10.00 FEET. CORNER GARAGE SIDE: 18.00 FEET.
- NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. NO COMMERCIAL USE SHALL BE ALLOWED ON ALL INTERNAL LOTS 1 THROUGH 85. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE 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 OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 183,531 CUBIC FEET OR 4.21 ACRES-FEET OF STORM WATER RUNOFF. RUNOFF WILL BE DETAINED IN DETENTION GREEN AREAS IN THE LOT. (SEE SHEET NO.4 FOR STORM SEWER IMPROVEMENTS.)
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GRASS COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- PROPOSED STRUCTURES ON THE LOTS MUST COMPLY WITH ALL SETBACK RESTRICTIONS RECORDED ON THIS PLAT.
- A 5 FOOT WIDE MINIMUM SIDEWALK IS REQUIRED DURING BUILDING PERMIT BY LOT OWNERS AS PER CITY OF EDINBURG REQUIREMENTS.
- ALL SUBDIVISION REQUIREMENTS SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS.
- LOTS 1 AND 57 SHALL NOT HAVE ACCESS/DRIVEWAY ONTO E TEXAS RD.
- RBR SUBDIVISION NO.5 SHALL COMPLY WITH THE MOST CURRENT UNIFIED DEVELOPMENT CODE AND CITY OF EDINBURG LATEST REQUIREMENTS AND SPECIFICATIONS.
- 50% OF PARK LAND FEE (\$300) PER LOT WILL BE DUE AT BUILDING PERMIT STAGE.
- ALL LOTS SHALL HAVE A 1% SLOPE FROM THE FRONT TO REAR OF LOTS.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM
- RBR DEVELOPMENT & INVESTMENTS LLC, THE OWNER & SUBDIVIDER OF RBR SUBDIVISION NO. 5 RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO.2 OF THIS PLAT.
- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO HIDALGO COUNTY IRRIGATION DISTRICT NO. 2, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
- 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 ON LOT.
  - OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY.
  - EACH LOT ON THIS PLAT COMPLETES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH PORTABLE WATER SUPPLY.
  - OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.
  - APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- BENCHMARK NOTE: THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS. B.M. 1 ELEV. 63.37 AT A IRON ROD NO. 4 LOCATED AT THE NORTH EAST CORNER OF THE PROPERTY 88 DATUM. BENCHMARK COORDINATES: LONG: 97°56'0.5", LAT: N26°10'53.96". B.M. 2 ELEV. 63.37 AT A IRON ROD NO. 4 LOCATED AT THE NORTH EAST CORNER OF THE PROPERTY 88 DATUM. BENCHMARK COORDINATES: LONG: 97°56'0.5", LAT: N26°10'53.96".
- 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 THIS SUBDIVISION.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 AS PER 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.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED AT THE DEVELOPMENT 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.

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone
OWNER: RBR DEVELOPMENT & INVESTMENTS	931 S MCCOLL RD SITE A	EDINBURG, TEXAS 78539	(956)330-9837
ENGINEER: JOSE N. SALDIVAR P.E., C.F.M.	2424 MIMOSA	MISSION, TEXAS 78754	(956)403-9787
SURVEYOR: OSCAR HERNANDEZ R.P.L.S.	2424 MIMOSA	MISSION, TEXAS 78754	(956)357-2185



RIGHT OF WAY EXCLUSIVE EASEMENT

STATE OF TEXAS COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, RBR DEVELOPMENT & INVESTMENTS LLC, AS OWNER(S) OF THE 48.79 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED RBR SUBDIVISION NO. 5, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 AND SECTION 134-61 (a)(5) OF THE SUBDIVISION ORDINANCE, 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.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 RIGHTS OF WAY OR EASEMENTS.

RAUL E. SESIN, P.E., C.F.M. DATE: \_\_\_\_\_

GENERAL MANAGER

HIDALGO COUNTY IRRIGATION DISTRICT No. 2

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2

ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

Hidalgo County Judge \_\_\_\_\_ date \_\_\_\_\_

ATTEST: \_\_\_\_\_

Hidalgo County Clerk \_\_\_\_\_ date \_\_\_\_\_

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT #1 RIGHTS OF WAYS OR EASEMENTS.

RAUL E. SESIN, P.E., C.F.M. DATE: \_\_\_\_\_

PRESIDENT \_\_\_\_\_ ATTEST: \_\_\_\_\_

SECRETARY \_\_\_\_\_

HIDALGO COUNTY IRRIGATION DISTRICT No. 1

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 1

ON THIS, THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

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PRESIDENT \_\_\_\_\_ ATTEST: \_\_\_\_\_

SECRETARY \_\_\_\_\_

STATE OF TEXAS COUNTY OF HIDALGO

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Hidalgo County Judge \_\_\_\_\_ date \_\_\_\_\_

ATTEST: \_\_\_\_\_

Hidalgo County Clerk \_\_\_\_\_ date \_\_\_\_\_

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RAUL E. SESIN, P.E., C.F.M. DATE: \_\_\_\_\_

PRESIDENT \_\_\_\_\_ ATTEST: \_\_\_\_\_

SECRETARY \_\_\_\_\_

STATE OF TEXAS COUNTY OF HIDALGO

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RAUL E. SESIN, P.E., C.F.M. DATE: \_\_\_\_\_

GENERAL MANAGER

HIDALGO COUNTY IRRIGATION DISTRICT No. 2

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ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

Hidalgo County Judge \_\_\_\_\_ date \_\_\_\_\_

ATTEST: \_\_\_\_\_

Hidalgo County Clerk \_\_\_\_\_ date \_\_\_\_\_

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RAUL E. SESIN, P.E., C.F.M. DATE: \_\_\_\_\_

PRESIDENT \_\_\_\_\_ ATTEST: \_\_\_\_\_

SECRETARY \_\_\_\_\_

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Hidalgo County Judge \_\_\_\_\_ date \_\_\_\_\_

ATTEST: \_\_\_\_\_

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Hidalgo County Judge \_\_\_\_\_ date \_\_\_\_\_

ATTEST: \_\_\_\_\_

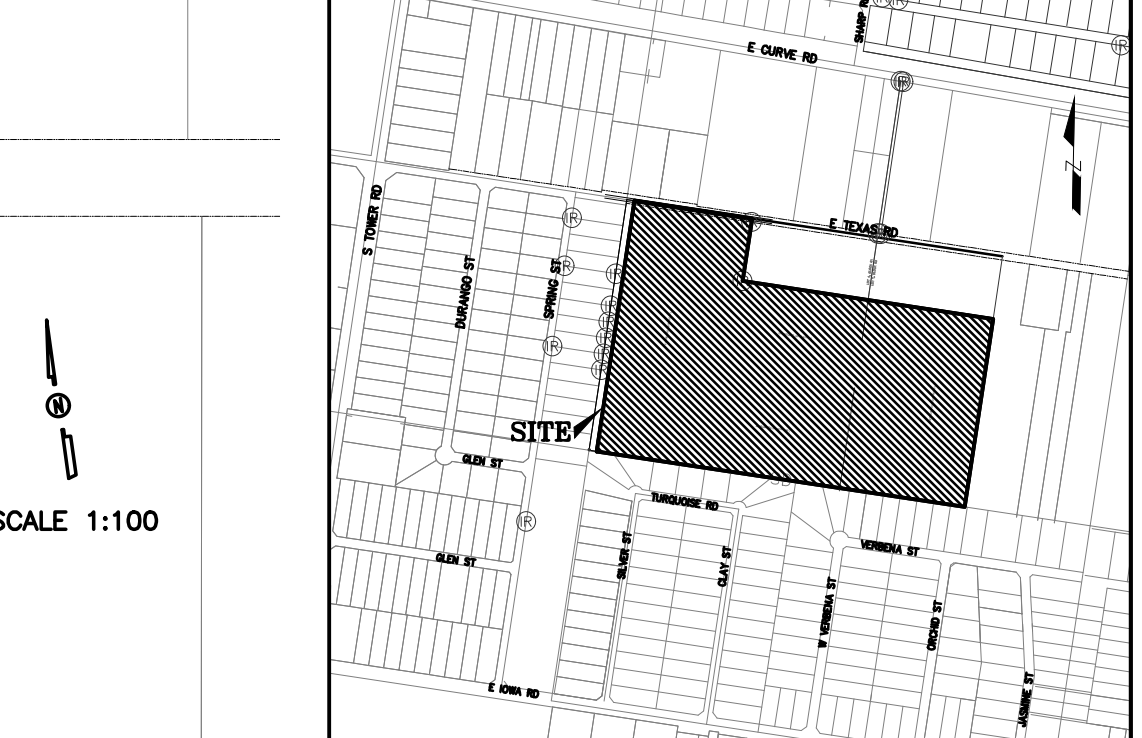
Hidalgo County Clerk \_\_\_\_\_ date \_\_\_\_\_

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RAUL E. SESIN, P.E., C.F.M. DATE: \_\_\_\_\_

PRESIDENT \_\_\_\_\_ ATTEST: \_\_\_\_\_

SECRETARY \_\_\_\_\_



LOCATION MAP SCALE= 1"=1000'

LOCATION OF SUBDIVISION WITH RESPECT TO THE HIDALGO COUNTY AREA:

RBR SUBDIVISION NO. 5 IS LOCATED NORTH HIDALGO COUNTY TEXAS, ON THE SOUTH SIDE OF E TEXAS ROAD AND APPROXIMATELY 1,650 FT EAST OF S TOWER RD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG (POPULATION 102,483 - 2021 CENSUS) AND HIDALGO COUNTY. THIS SUBDIVISION LIES WITHIN THE CITY'S 2.5 MILE EXTRA TERRITORIAL JURISDICTION (ETJ) HIDALGO COUNTY, TEXAS UNDER LOCAL GOVERNMENT CODE 42.02 PRECINCT NO. 4.

LINE	LENGTH	BEARING
"L1"	35.36'	S36°25'46"E
"L2"	35.36'	N53°34'14"E
"L3"	21.21'	N36°25'46"E
"L4"	21.21'	N53°34'14"E
"L5"	21.21'	S36°25'46"E
"L6"	21.21'	N53°34'14"E
"L7"	21.21'	N36°25'46"E
"L8"	21.21'	N53°34'14"E
"L9"	21.00'	S08°34'14"W

CURVE DATA TABLE				
CURVE	DELTA	RADIUS	ARC LENGTH	CHORD BEARING
"C1"	84.14'	50.00'	50.00'	67.00'
"C2"	57.29'	50.00'	50.00'	47.94'
"C3"	68.56'	50.00'	59.83'	56.33'
"C4"	49.57'	50.00'	43.26'	41.92'
"C5"	57.29'	50.00'	50.00'	47.94'
"C6"	57.29'	50.00'	50.00'	47.94'
"C7"	45.83'	50.00'	40.00'	38.94'

STATE OF TEXAS COUNTY OF HIDALGO

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

JOSE N. SALDIVAR, P.E., C.F.M. LICENSED PROFESSIONAL ENGINEER NO. 94076 S2 ENGINEERING, PLLC. 2424 MIMOSA ST. MISSION, TEXAS 78754

STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED, REGISTERED PROFESSIONAL LAND SURVEYOR IN TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF THE RBR SUBDIVISION NO.5 WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON \_\_\_\_\_

OSCAR HERNANDEZ, R.P.L.S. DATE: \_\_\_\_\_

R.P.L.S. NO. 5005

STATE OF TEXAS CITY OF EDINBURG PLANNING AND ZONING COMMISSION

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG HEREBY CERTIFY THAT THIS RBR SUBDIVISION NO. 5 PLAT WHICH CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY WHEREIN MY APPROVAL IS REQUIRED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023

CHAIRMAN OF PLANNING AND ZONING COMMISSION

STATE OF TEXAS CITY OF EDINBURG MAYOR APPROVAL

I, THE UNDERSIGNED MAYOR OF THE CITY OF EDINBURG HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

DATE: \_\_\_\_\_

STATE OF TEXAS CITY OF EDINBURG MAYOR APPROVAL

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG HEREBY CERTIFY THAT THIS RBR SUBDIVISION NO. 5 PLAT WHICH CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY WHEREIN MY APPROVAL IS REQUIRED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023

STATE OF TEXAS CITY OF EDINBURG MAYOR APPROVAL

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG HEREBY CERTIFY THAT THIS RBR SUBDIVISION NO. 5 PLAT WHICH CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY WHEREIN MY APPROVAL IS REQUIRED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023

STATE OF TEXAS CITY OF EDINBURG MAYOR APPROVAL

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG HEREBY CERTIFY THAT THIS RBR SUBDIVISION NO. 5 PLAT WHICH CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY WHEREIN MY APPROVAL IS REQUIRED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023

STATE OF TEXAS CITY OF EDINBURG MAYOR APPROVAL

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG HEREBY CERTIFY THAT THIS RBR SUBDIVISION NO. 5 PLAT WHICH CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY WHEREIN MY APPROVAL IS REQUIRED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023

LEGEND

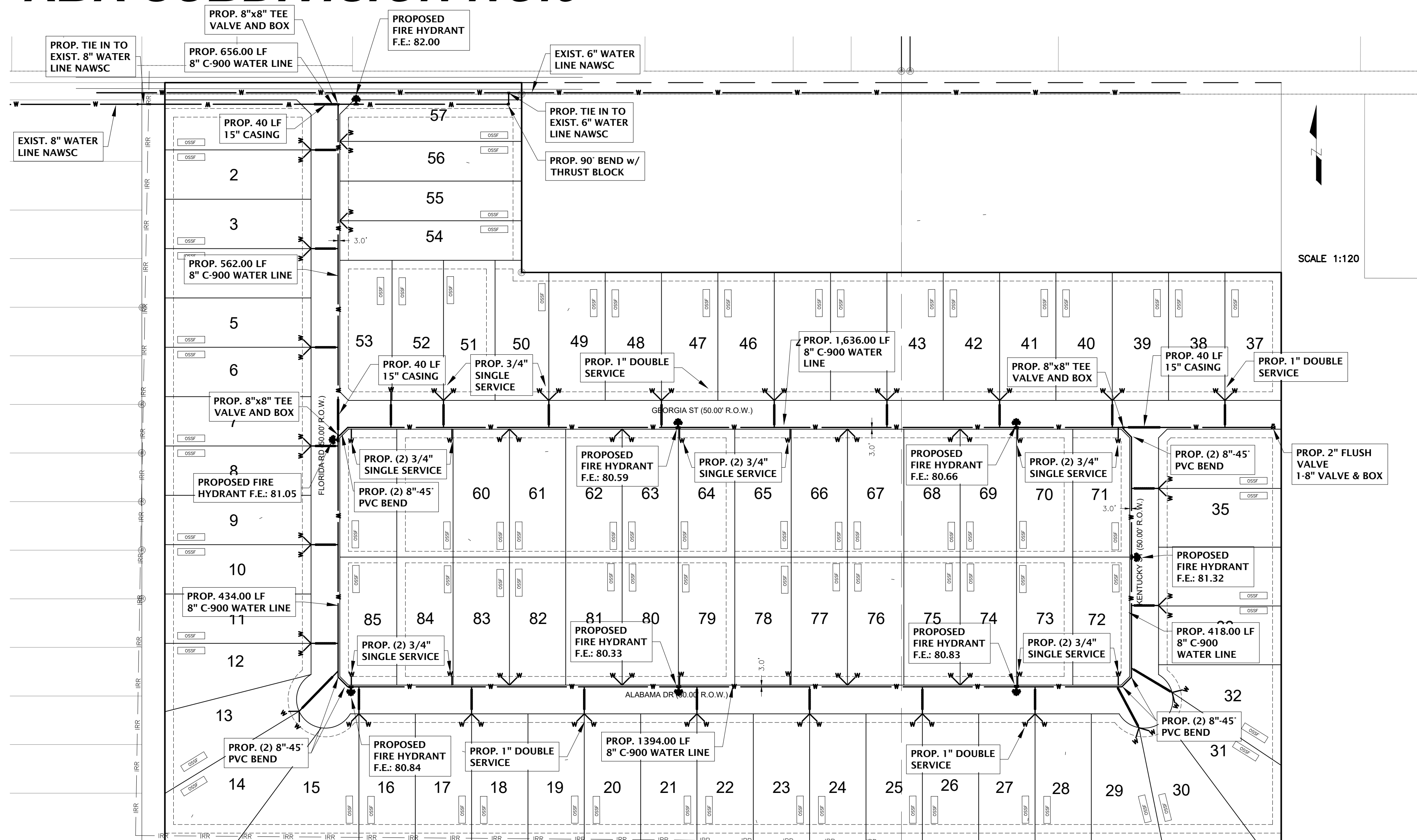
- 1/2" IRON PIN W/CAP FOUND
- 1/2" IRON PIN FOUND
- 1/2" IRON PIN W/CAP SET
- 1/2" IRON PIN SET

S2 ENGINEERING, PLLC  
CIVIL ENGINEERING & LAND SURVEYING  
TPEE F-2259 TELS 1019496

**WATER DISTRIBUTION AND OSSF:**

**RBR SUBDIVISION NO.5**

**AS-BUILT  
1-10-24**



SCALE 1:120

**FINAL ENGINEERING REPORT FOR RBR SUBDIVISION NO. 5:**  
By JOSE N. SALDIVAR, P.E.

**WATER SUPPLY: Description and Costs.**

WATER SUPPLY: RBR SUBDIVISION NO. 5 HAS BEEN PROVIDED WITH POTABLE WATER BY THE WATER COMPANY OF NORTH ALAMO WATER SUPPLY CO. (NAWSC). THE SUBDIVIDER AND COMPANY NAWSC SIGNED A CONTRACT BY WHICH THE SUBDIVISION WILL RECEIVE SUFFICIENT PROVISION FOR AT LEAST 30 YEARS AND NAWSC HAS PROVIDED SUFFICIENT DOCUMENTATION TO ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

NAWSC HAS AN EXISTING 8" DIAMETER LINE RUNNING ALONG THE SOUTH R.O.W. OF E TEXAS RD. THE WATER SYSTEM FOR RBR SUBDIVISION NO. 5 CONSISTS OF EXTENDING THE EXISTING 8" LINE ON THE SOUTH SIDE OF E TEXAS RD TO THE WEST AND TAPPING IN TO THE 6" LINE. AN 8" LINE WILL BE TAPPED TO SAID EXTENDED LINE AND IT RUNS ALONG THE R.O.W. INSIDE SUBDIVISION AS SHOWN IN PLAN. EACH LOT WILL BE CONNECTED TO THE PROPOSED 8" WATER LINE FROM THE PROPOSED 8" DIAMETER WATERLINE. THIRTY-SIX (36) DOUBLE SERVICES OF 1" OF DIAMETER AND THIRTEEN (13) SINGLE SERVICES OF 3/4" OF DIAMETER, ARE COMING OUT OF THIS LINE. SAID SERVICES TERMINATE AT THE WATER METERS OF EACH LOT. THE 8" DIAMETER LINE, THE WATER SERVICE LINES, AND THE WATER METER BOXES HAS BEEN INSTALLED AT A TOTAL COST OF \$ \_\_\_\_\_ OR \$ \_\_\_\_\_ PER LOT. IN ADDITION THE SUBDIVIDER HAS PAID PAY NAWSC THE AMOUNT OF \$ \_\_\_\_\_ WHICH COVERS THE \$ \_\_\_\_\_ COST PER LOT STATED IN THE 30 YR WATER SERVICE AGREEMENT. WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO NAWSC UPON REQUEST BY THE LOT OWNER, NAWSC WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY NAWSC 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. 5 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 (REGISTRATION NUMBER: 09 12258) HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTING A 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 HIDALGO SANDY CLAY LOAM (28). THE SITE EVALUATOR HAD TEN (10) TEST BORINGS MADE AT THE CENTERS OF LOTS 1, 56, 7, 49, 13, 80, 17, 24, 30 AND 72. THE SOIL CAME OUT AS SANDY LOAM. THE SOIL REPORT IS ATTACHED THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE EXISTING EXCAVATIONS.

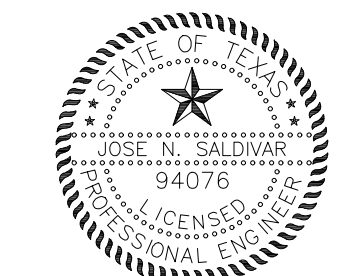
THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$ 5,000.00, INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSFS HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF \$ \_\_\_\_\_ PER LOT. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON \_\_\_\_\_ 2023.

**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.



This seal appearing on this document was authorized by Jose N. Saldivar P.E. No. 94076 on the above designated date.  
JOSE N. SALDIVAR, P.E. No. 94076

**RBR SUBDIVISION NO.5**  
POR: JOSE N. SALDIVAR, P.E.

**PROVISION DE AGUA: DESCRIPCION, Y GASTOS.**

RBR SUBDIVISION NO. 5 HA SIDO PROVEIDA DE AGUA POTABLE POR LA COMPAÑIA DE NORTH ALAMO WATER SUPPLY CO (NAWSC). EL SUBDIVIDOR Y LA COMPAÑIA DE AGUA, NAWSC FIRMARON UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA PROVISION DE AGUA SUFICIENTE POR LOS PROXIMOS 30 AÑOS Y LA COMPAÑIA DE NAWSC PRESENTO SUFICIENTE DOCUMENTACION PARA ESTABLECER A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ABASTECIDA PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

NAWSC TIENE UNA LINEA DE 8" DE DIAMETRO EXISTENTE, CORRIENDO POR EL LADO SUR DE LA CALLE E TEXAS ROAD.

EL SISTEMA DE AGUA PARA LA SUBDIVISION RBR SUBDIVISION NO. 5 CONSISTE DE EXTENDER LA LINEA EXISTENTE DE 8" QUE SE ENCUENTRA EN EL SUR DE LA E TEXAS RD EN DIRECCION AL ESTE Y CONECTARSE A LA LINEA EXISTENTE DE 6" UNA LINEA DE 8" SERA CONECTADA A LA LINEA EXISTENTE PREVIAMENTE MENCIONADA Y CORRERA POR EL R.O.W. DE LAS CALLES INTERNAS DE LA SUBDIVISION COMO SE MUESTRA EN EL PLANO CADA LOTE SERA CONECTADO A ESA LINEA.

DE LA LINEA DE 8" DE DIAMETRO SE DESPRENDEN TREINTA Y SEIS (46) SERVICIOS DOBLES DE 1" DE DIAMETRO Y TRECE (13) SERVICIOS INDIVIDUALES DE 3/4" QUE VAN HACIA LOS MEDIDORES DE CADA LOTE. LAS LINEAS DE 8" DE DIAMETRO, LAS LINEAS DE SERVICIOS DE AGUA Y LAS CAJAS DE LOS MEDIDORES SE INSTALARON A UN COSTO TOTAL DE US \$ \_\_\_\_\_ DE LOS CUALES SE CUBRIO US \$ \_\_\_\_\_ POR LOTE. EL DUEÑO DE LA SUBDIVISION PAGO ADICIONALMENTE A NAWSC LA CANTIDAD DE US \$ \_\_\_\_\_ O US \$ \_\_\_\_\_ POR LOTE DE ACUERDO AL CONTRATO Y DOCUMENTO DE 30 AÑOS DE SERVICIO DE AGUA POTABLE QUE CUBRE EL MEDIDOR DE AGUA, (INCLUYENDO COSTOS DE LA INSTALACION DE CADA MEDIDOR, TARIFFAS DE CONEXION Y MEMBERSIAS), CUANDO EL DUEÑO DEL SOLAR SOLICITE UN MEDIDOR DE AGUA. LA COMPAÑIA NAWSC INSTALARA EL MEDIDOR SIN COSTO ALGUNO AL DUEÑO. EL SISTEMA DE AGUA ESTA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

**DRENAJE: Descripción y Gastos.**

SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR DE LA SUBDIVISION RBR SUBDIVISION NO. 5. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. EL EVALUADOR (NUMERO DE REGISTRO: 09 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 POR LO MENOS MEDIO ACRE. EL EVALUADOR HIZO DIEZ (10) PRUEBAS CON AGUJEROS EN EL CENTRO DE LOS LOTES 1, 56, 7, 49, 13, 80, 17, 24, 30, Y 72. EL TERRENO ES SANDY LOAM. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MAS ARRIBA DE LO MAS BAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA AREA FLUYE BIEN

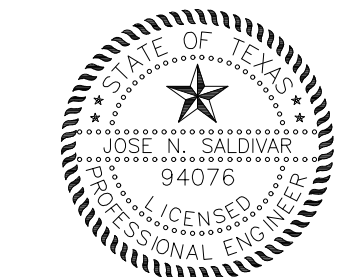
EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON US\$ 5,000.00, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS TODAS LAS FOSAS SEPTICAS HAN SIDO INSTALADAS EN EL PROCESO DE LA APROBACION FINAL. A UN COSTO TOTAL DE US \$435,000.00. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODOS LAS FOSAS SEPTICAS Y AH APROBADO LA INSTALACION DE LAS FOSAS SEPTICAS DESDE JULIO 2022

**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\$ \_\_\_\_\_ LO CUAL EQUIVALE A US\$ \_\_\_\_\_ POR LOTE.

DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$ \_\_\_\_\_ A UN COSTO TOTAL DE \$ \_\_\_\_\_ TODA LA SUBDIVISION.



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JOSE N. SALDIVAR, P.E. No. 94076

**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:**

1.- I (WE), RBR DEVELOPMENT & INVESTMENTS LLC, SUBDIVIDERS OF RBR SUBDIVISION NO. 5 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.

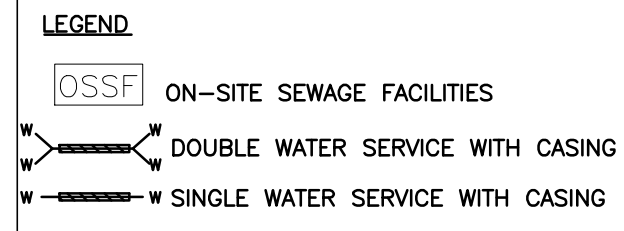
ROEL A. RODRIGUEZ JR., PRESIDENT  
RBR DEVELOPMENT & INVESTMENTS LLC  
3329 PAGE AVE  
EDINBURG, TEXAS 78559

BEFORE ME, the undersigned notary public, on this day personally appeared ROEL A. RODRIGUEZ, proved to me through her 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, de-clared that the statements therein are true and correct and acknowledged that she executed the same for the purposes and consideration thereby expressed.  
Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

NOTARY PUBLIC- STATE OF TEXAS

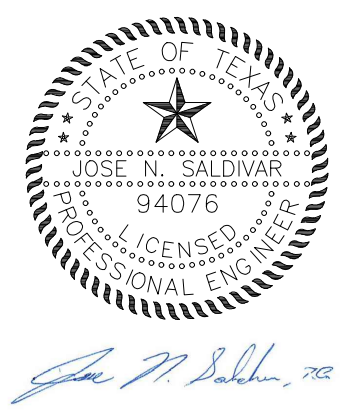
**GENERAL CONSTRUCTION NOTES:**

- ALL EXISTING WATER LINES TO BE C-900 DR-25.
- CONTRACTOR TO INSTALL 3/4" SERVICE CONNECTIONS TO EVERY LOT & ALL SERVICES TO BE LOCATED IN FRONT OF LOTS APPROXIMATELY 2.0 FOOT FROM LOT LINE. CONTRACTOR TO UTILIZE SINGLE & DOUBLE SERVICE CONNECTIONS AS NEEDED.
- CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES FOR VERIFICATION OF CONFLICTS PRIOR TO CONSTRUCTION ON SITE.
- SEE WATER DETAIL SHEET FOR MORE INFORMATION.
- ALL LOTS SHALL BE PROVIDED WITH SERVICE STUBOUTS AND SAID SERVICE LOCATIONS SHALL BE MARKED ON THE CURB AND CUTTTER WITH A "W" NOT LESS THAN 1 1/2" IN SIZE OR IN A MANNER APPROVED BY THE CITY AND SHALL BE 12" BELOW FINISH GRADE ELEVATION.
- THE RESIDENTIAL LOTS SHOULD REFLECT SERVICE BY A 3/4" METER.
- ALL HYDRANTS SHALL BE 18" BEHIND BACK OF CURB AND 3" ABOVE PROPOSED MAXIMUM GROUND ELEVATION.



**COST ESTIMATE**

WATER DISTRIBUTION:	_____
OSSF IMPROVEMENTS:	_____
DRAINAGE IMPROVEMENTS:	_____
PAVING IMPROVEMENTS:	_____
TOTAL:	_____



RBR SUBDIVISION NO. 5 WATER AND OSSF PLAN

**S2 ENGINEERING, PLLC**  
CIVIL ENGINEERING & LAND SURVEYING  
TDR# F-22869 TDL# 10194796

