



Anthony Uresti,
Director of Planning

HIDALGO COUNTY PLANNING DEPARTMENT

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

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 5-27-2025

PROPOSED RBR NO 7 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: 53 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: 9

FILLING STATIONS: 5

LOCATION DESCRIPTION: NORTH OF CANTON ROAD, APPROXIMATELY ¼ OF A MILE WEST OF VALVERDE ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF EDINBURG

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 1-14-2025 PROPERTY LIES WITHIN FLOOD ZONE "C" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY STORM SEWER SYSTEM AND DETENTION WILL BE PROVIDED BY WIDENING THE EXISTING DRAIN DITCH.

SEWER SYSTEM: OSSP'S

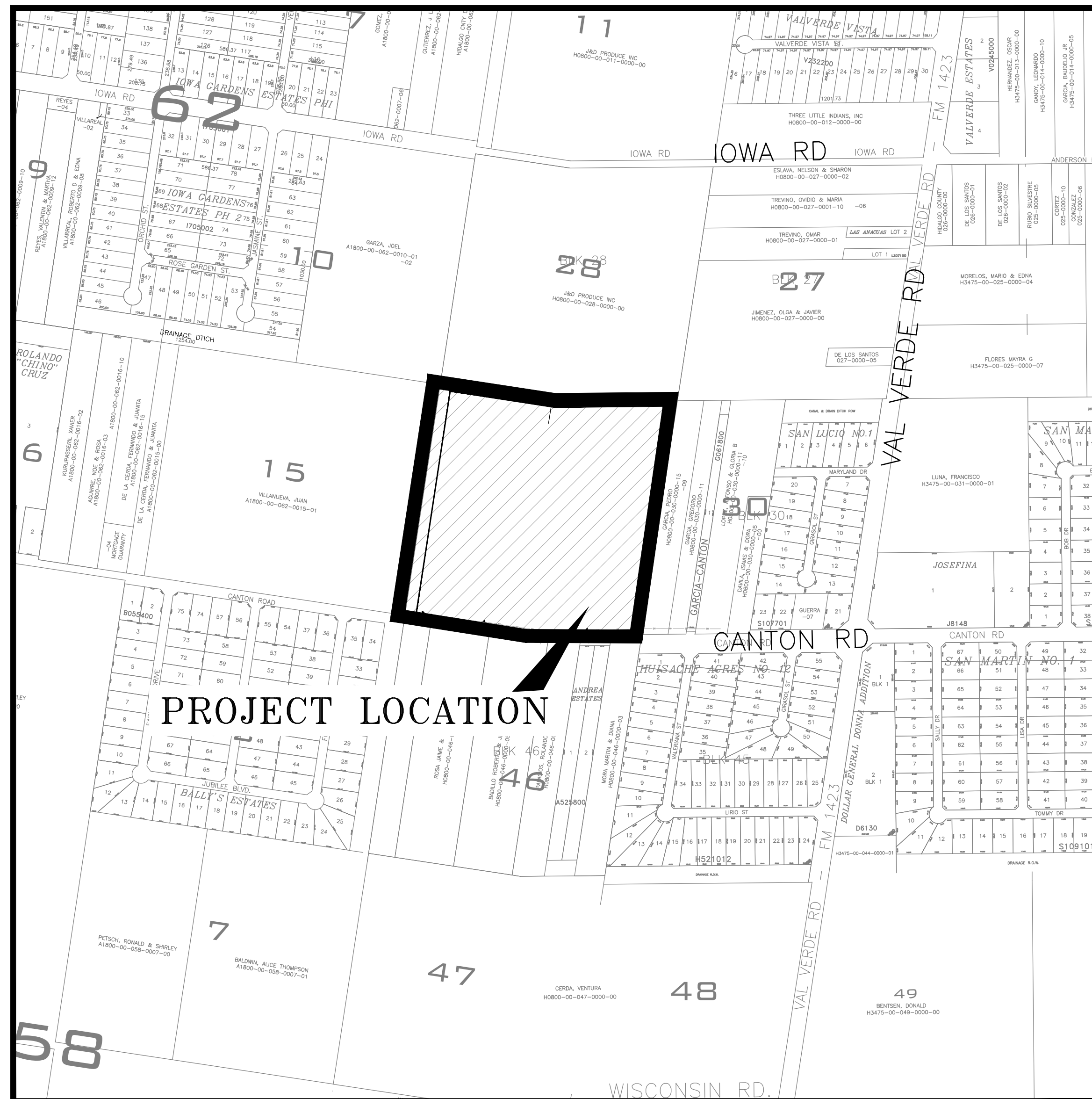
WATER SERVICE PROVIDER: N.A.W.S.C.

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

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.

RBR SUBDIVISION No. 7 HIDALGO COUNTY TEXAS



LOCATION MAP - SCALE: 1"=500'

INDEX OF SHEETS

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-COVER SHEET	1
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This seal appearing on this document was authorized by Jose N. Saldivar, P.E. No. 94076 on the above designated date.

PRELIMINARY

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



S2 ENGINEERING, PLLC
 CIVIL ENGINEERING & LAND SURVEYING
 TBPE F-22858 TBLS 10194796
 2020 E GRIFFIN PKWY, MISSION, TX 78574 956-403-9787
 S2ENGINEERINGPLLC.COM

RBR SUBDIVISION No. 7

A 36.10 ACRES (1,572,425.88 SQ/FT) TRACT OF LAND, OUT OF BLOCK TWENTY NINE (29), HALL AND FIELD TRACT AS PER MAP RECORDED THEREIN IN VOLUME 1, PAGE 53, HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY TEXAS

METES AND BOUNDS
A 36.10 ACRES (1,572,425.88 SQ/FT) TRACT OF LAND, OUT OF BLOCK TWENTY NINE (29), HALL AND FIELD TRACT AS PER MAP RECORDED THEREIN IN VOLUME 1, PAGE 53, HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY TEXAS, AND CONVEYED TO WONDERFUL CITRUS II LLC IN A CERTIFICATE OF AMENDMENT, AS DESCRIBED IN DOCUMENT NUMBER 2830939, RECORDED DATED JULY 22, 2015, HIDALGO COUNTY OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, SAID 36.10-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A MAG NAIL SET ON THE CENTERLINE OF CANTON ROAD (70.00' R.O.W.) AND THE NORTHEAST CORNER OF BALLY ESTATES SUBDIVISION RECORDED THEREIN IN VOLUME 47, PAGE 4, HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY, TEXAS, SAME BEING THE SOUTHWEST CORNER OF SAID BLOCK 29, THENCE, SOUTH 81°18'14" WEST, ALONG THE CENTERLINE OF CANTON ROAD (70.00' R.O.W.) A DISTANCE OF 100.00 FEET TO A CALCULATED POINT FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 08°41'46" EAST, ALONG THE EAST LINE OF DONNA IRRIGATION DISTRICT TRACT AS DESCRIBED IN VOLUME 103, PAGE 592, HIDALGO COUNTY DEED RECORDS, HIDALGO COUNTY, TEXAS, AT A DISTANCE OF 30.00 FEET PASSING A 1/2-INCH IRON ROD FOUND WITH PLASTIC CAP STAMPED RIO DELTA SURVEYING ON THE NORTH RIGHT OF WAY LINE OF CANTON ROAD AND CONTINUING A TOTAL DISTANCE OF 1,280.00 FEET TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED S2 F-10194796 FOR THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, ALONG THE SOUTH LINE OF DONNA IRRIGATION DISTRICT TRACT, SOUTH 81°18'14" EAST, A DISTANCE OF 587.84 FEET TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED S2 F-10194796 FOR THE INTERIOR CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, CONTINUING ALONG SAID SOUTH LINE OF SAID DONNA IRRIGATION DISTRICT TRACT, NORTH 89°26'46" EAST, A DISTANCE OF 641.43 FEET TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED S2 F-10194796 FOR THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 08°41'46" WEST, ALONG THE EAST LINE OF SAID BLOCK 29, AT A DISTANCE OF 32.85 FEET PASSING A 1/2-INCH IRON ROD FOUND, AT A DISTANCE OF 1,258.71 FEET PASSING A 1/2-INCH IRON ROD FOUND, AT A DISTANCE OF 1,265.55 FEET PASSING A 1/2-INCH IRON ROD FOUND ON THE NORTH RIGHT OF WAY LINE OF CANTON ROAD AND CONTINUING A TOTAL DISTANCE OF 1,266.55 FEET TO A CALCULATED POINT ON THE CENTER LINE OF CANTON ROAD, SAME BEING THE SOUTHWEST CORNER OF SAID BLOCK 29 FOR THE SOUTHWEST CORNER OF THIS TRACT HEREIN DESCRIBED;

THENCE, SOUTH 89°26'46" WEST, ALONG THE SOUTH LINE OF SAID BLOCK 29, SAME BEING THE CENTERLINE OF CANTON ROAD, A DISTANCE OF 538.47 FEET TO A CALCULATED POINT FOR AN OUTER CORNER OF THIS TRACT HEREIN DESCRIBED;

THENCE, NORTH 81°18'14" WEST, ALONG THE SOUTH LINE OF SAID BLOCK 29 SAME BEING THE CENTERLINE OF CANTON ROAD, A DISTANCE OF 689.47 FEET TO THE POINT OF BEGINNING, CONTAINING 36.10 ACRES (1,572,425.88 SQ/FT) TRACT OF LAND, MORE OR LESS.

GENERAL NOTES:

1. FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "C" (NO SHADING) DEFINED AS AREAS WITH MINIMAL FLOODING, ACCORDING TO THE FEMA FIRM COMMUNITY PANEL NO. 480334 0425, REVISED TO REFLECT LOMR DATED NOV. 16, 1982

2. THE AREAS WITHIN THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN, COMMUNITY PANEL NO. 480334 0329 D EFFECTIVE DATE: MAY 17, 2001 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAN ADMINISTRATOR HAS IDENTIFIED NO OTHER AREAS AS SHOWN ON THIS PLAN ARE WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN.

3. 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 53.
THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.

4. 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 DISCHARGE INTO THE CANAL ADJACENT TO THE PROPERTY. CANAL OWNED AND MAINTAINED BY DONNA IRRIGATION. TO ACCOMMODATE THE GENERATED RUNOFF, THE EXISTING CANAL WILL BE WIDENED TO ULTIMATELY PROVIDE A TOTAL STORAGE VOLUME OF 188,265 CUBIC FEET OR 6,972 CUBIC YARDS (4.32 AC-FT)

5. IN ACCORDANCE WITH THE COUNTY OF HIDALGO'S DRAINAGE REQUIREMENTS, 129,888 CUBIC FEET (2.98 AC-FT) OF RUNOFF DETENTION WILL NEED TO BE DETAINED FOR A 50-YEAR STORM EVENT ON RBR SUBDIVISION NO. 7. RUNOFF WILL BE DIRECTED NORTHWARD THROUGH THE INTERNAL STREETS OF RBR NO. 7 WHERE IT WILL BE COLLECTED BY TYPE "A" INLETS. RUNOFF WOULD FLOW THROUGH 24-INCH PIPES THROUGHOUT THE SUBDIVISION, TRANSITIONING TO 36-INCH PIPES NEAR THE NORTHERN EDGE OF THE SUBDIVISION TO DISCHARGE ONTO THE CANAL ADJACENT TO THE PROPERTY. CANAL OWNED AND MAINTAINED BY DONNA IRRIGATION. TO ACCOMMODATE THE GENERATED RUNOFF, THE EXISTING CANAL WILL BE WIDENED TO ULTIMATELY PROVIDE A TOTAL STORAGE VOLUME OF 188,265 CUBIC FEET OR 6,972 CUBIC YARDS (4.32 AC-FT)

6. 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, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION AND MAINTENANCE OF THE EASEMENT.

7. PROPOSED STRUCTURES ON THE LOTS MUST COMPLY WITH ALL SETBACK RESTRICTIONS RECORDED ON THIS PLAN.

8. ALL SUBDIVISION REQUIREMENTS SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS.

9. LOTS 1, 31, 32 AND 53 SHALL NOT HAVE ACCESS/DRIVEWAY ONTO CANTON RD.

10. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 1.00 X SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX D: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.

14. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO DONNA IRRIGATION DISTRICT HIDALGO COUNTY NO. 1, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.

15. BENCHMARK NOTE:
THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAN AND ON THE ATTACHED ENGINEERING PLANS. B.M. 1 ELEV. 84.14 AT A 600 NAIL SET ON A POWER POLE ON THE NORTH SIDE OF CANTON RD. NAD83 DATUM BENCHMARK COORDINATES X = 1122946.38 Y = 16821398.13
B.M. 2 ELEV. 85.73 AT A 600 NAIL SET ON A POWER POLE ON THE NORTH SIDE OF CANTON RD. NAD83 DATUM BENCHMARK COORDINATES X = 1121987.20 Y = 1682148.40

16. 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.

17. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAN SHALL BE A MINIMUM WIDTH OF 15.00 AS PER HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAN, SUBDIVIDER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.

18. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAN IF IT IS DETERMINED AT THE DEVELOPMENT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAN, DUE TO THE IMPROVED AREA BEING GREATER THAN THE PLANNED ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.

20. ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR DOMESTIC SEWAGE ONLY. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.

A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.

B. EACH LOT ON THIS PLAN COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.

C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT

D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ADSORPTIVE DRAINFIELD SYSTEM.

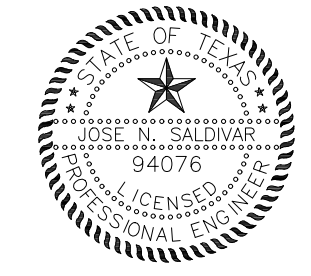
E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.

F. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION

21. RBR DEVELOPMENT & INVESTMENTS, THE OWNER & SUBDIVIDER OF RBR SUBDIVISION NO. 7, 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 PLAN.



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 PLAN.

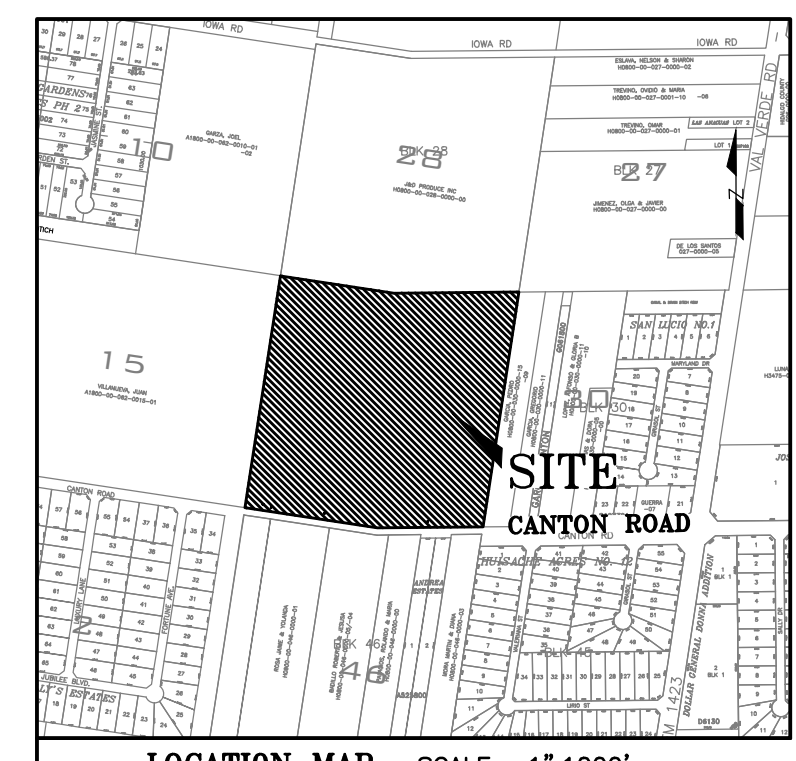


PRELIMINARY
JOSE N. SALDIVAR, P.E., C.F.M.
LICENSED PROFESSIONAL ENGINEER NO. 94076
S2 ENGINEERING, PLLC
2020 E GRIFFIN PKWY
MISSION, TEXAS 78574

STATE OF TEXAS
COUNTY OF HIDALGO
I, RESTITUTO A ASCANO III, A REGISTERED PROFESSIONAL LAND SURVEYOR IN TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF THE RBR SUBDIVISION NO. 7 WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON _____ DATE



PRELIMINARY
RESTITUTO A. ASCANO III, R.P.L.S.
R.P.L.S. No. 6225
S2 ENGINEERING, PLLC
2020 E GRIFFIN PKWY
MISSION, TEXAS 78574



LOCATION MAP SCALE= 1"=100'
LOCATION OF SUBDIVISION WITH RESPECT TO THE HIDALGO COUNTY AREA
RBR SUBDIVISION NO. 7 IS LOCATED NORTH HIDALGO COUNTY TEXAS, ON THE NORTH SIDE OF CANTON RD AND APPROXIMATELY 1,202 FT WEST OF VAL VERDE RD. THIS SUBDIVISION LIES ONLY ON THE RURAL AREA OF THE HIDALGO COUNTY, TEXAS UNDER LOCAL GOVERNMENT CODE 42.02 PRECINCT. NO. 3.

BASE OF BEARING AS PER TEXAS TFS 4205 FEET

CURVE DATA TABLE				
CURVE	DELTA	RADIUS	ARC LENGTH	CHORD BEARING
"C1"	57.29	50.00'	50.00'	47.94' S23°39'22"E
"C2"	57.29	50.00'	50.00'	47.94' S34°38'23"W
"C3"	95.40	50.00'	83.26'	73.97' N69°00'30"W

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. 7 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____ DATE

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

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL
HIDALGO COUNTY HEALTH DEPARTMENT
I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF RBR SUBDIVISION NO. 7 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____ DATE

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION _____ DATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE NO. 49.21(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
RAUL E. SESIN, P.E., C.F.M.
GENERAL MANAGER _____ DATE

APPROVED BY DONNA IRRIGATION DISTRICT HIDALGO COUNTY NO. 1
THIS PLAT IS HEREBY APPROVED BY DONNA IRRIGATION DISTRICT HIDALGO COUNTY NO. 1 ON THIS THE _____ DAY OF _____ 20____

1) NO BUILDING ALLOWED ON TOP OF AN IRRIGATION LINE.
2) FIFTEEN FOOT (15') EASEMENT ON EACH SIDE OF IRRIGATION LINE OR CANAL.
3) ALL LOTS SUBJECT TO RULES, REGULATIONS, RIGHT-OF-WAY AND EASEMENT OF DISTRICT AND IRRIGATION TO INDIVIDUAL LOTS FROM THE CLOSEST DISTRICT DELIVERY POINT SHALL BE PROVIDED, WITH THE LOT OWNER BEING RESPONSIBLE TO INSTALL, SUCH NECESSARY FACILITIES.

BY: _____ GENERAL MANAGER

STATE OF TEXAS
COUNTY OF HIDALGO
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

ROEL RODRIGUEZ, OWNER OF RBR DEVELOPMENT & INVESTMENTS, AS OWNER(S) OF THE 36.10 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED RBR SUBDIVISION NO. 7, HEREBY SUBDUCE THE LAND AS DEDICATED IN THIS SUBDIVISION PLAN AND DEDICATE TO PUBLIC USE THE STREETS AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.023 AND SECTION 134-61 (e)(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 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 PLAN ARE TRUE AND COMPLETE.

ROEL A. RODRIGUEZ JR., PRESIDENT
RBR DEVELOPMENT & INVESTMENTS LLC
931 S MCCOLL RD 308 A
EDINBURG, TEXAS 78539

IN WITNESS WHEREOF, SAID GRANTOR HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____ 20____

RIGHT OF WAY EXCLUSIVE EASEMENT
KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THE PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFERREES (HEREINAFTER CALLED "GRANTOR" WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, (HEREINAFTER CALLED "GRANTEE"), THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER, AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS, AND ASSIGNS, A PERPETUAL EXCLUSIVE 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 PRELIMINARY 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 EXCLUSIVE 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, GRANTEE FURTHER GRANTS TO GRANTEE AN ADDITIONAL EXCLUSIVE EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERSALLY 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 GRANTEE 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 GRANTEE 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 EXCLUSIVE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EXCLUSIVE EASEMENT IS SUBJECT TO THE PROVISIONS OF TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THEREOF 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, SAID GRANTOR HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____ 20____

ROEL A. RODRIGUEZ JR., PRESIDENT
RBR DEVELOPMENT & INVESTMENTS LLC
931 S MCCOLL RD 308 A
EDINBURG, TEXAS 78539

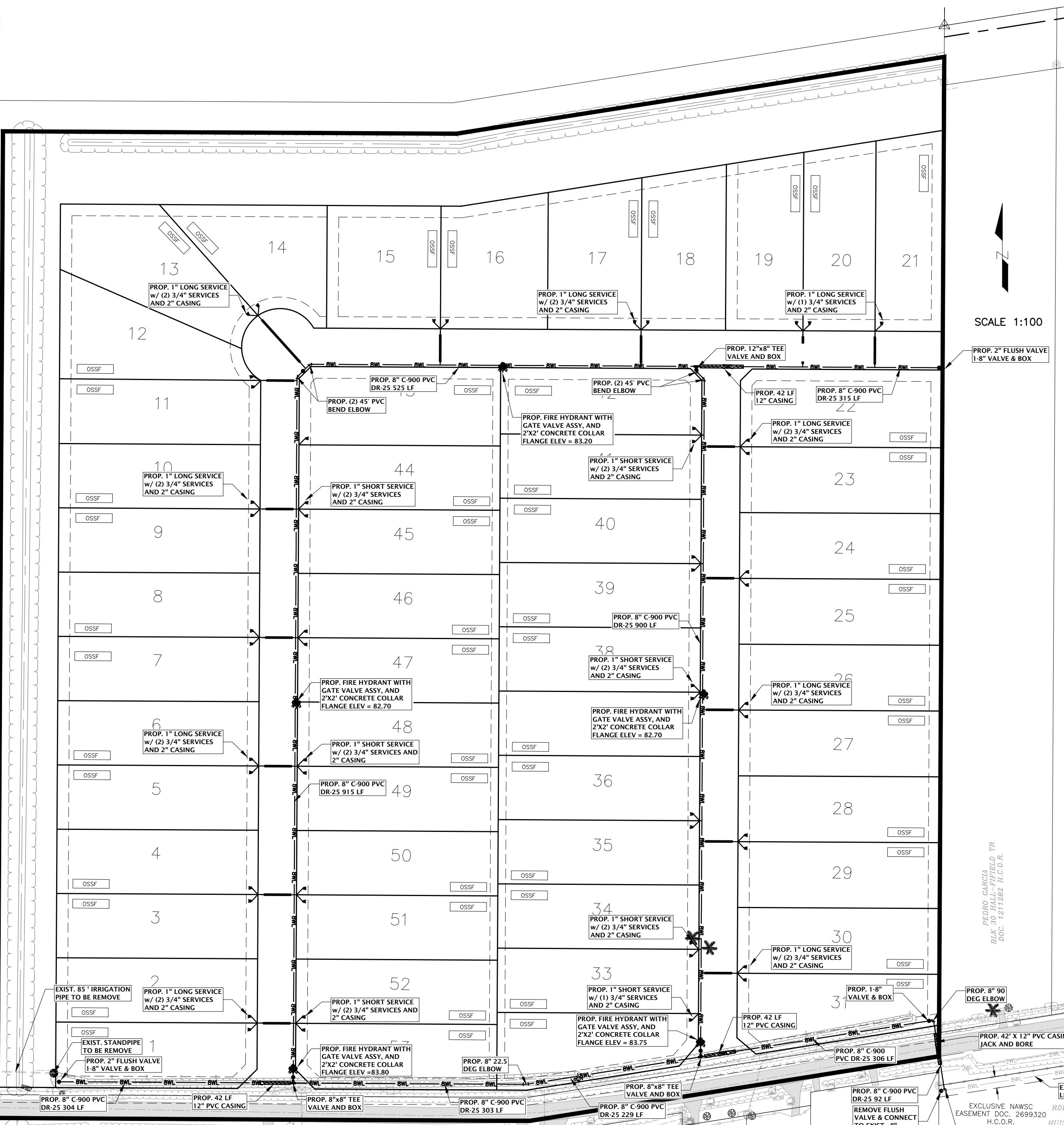
DATE _____

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone
OWNER: RBR DEVELOPMENT & INVESTMENTS	931 S MCCOLL RD STE A	EDINBURG, TEXAS 78539	(956)330-9837
ENGINEER: JOSE N. SALDIVAR P.E., C.F.M.	2020 E GRIFFIN PKWY	MISSION, TEXAS 78574	(956)403-9787
SURVEYOR: RESTITUTO A. ASCANO III, R.P.L.S.	2020 E GRIFFIN PKWY	MISSION, TEXAS 78574	(956)357-2185

S2 ENGINEERING, PLLC
CIVIL ENGINEERING & LAND SURVEYING
TBPE F-22858 TBL5 10194796
2020 E GRIFFIN PKWY, MISSION, TX 78574 956-403-9787
S2ENGINEERINGPLLC.COM

WATER DISTRIBUTION:



FINAL ENGINEERING REPORT FOR RBR SUBDIVISION No. 7:
BY JOSE N. SALDIVAR, P.E.

WATER SUPPLY: Description and Costs.

RBR SUBDIVISION No. 7 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 SUBDIVIDER WILL RECEIVE SUFFICIENT WATER 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\"/>

CERTIFICATION:
BY MY SIGNATURE BELOW I CERTIFY THAT THE WATER AND SEWERAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.434, WATER CODE. I CERTIFY THAT THE COST TO INSTALL THE WATER DISTRIBUTION SYSTEM AND ON-SITE SEWERAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$ _____ WHICH EQUALS TO \$ _____ PER LOT.

SEWER FACILITIES - SEWER SYSTEM HAS BEEN INSTALLED AT A TOTAL COST OF \$ _____ 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.

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

RBR SUBDIVISION No. 7 FOR JOSE N. SALDIVAR, P.E.

PROVISION OF AGUA: DESCRIPCION Y GASTOS.

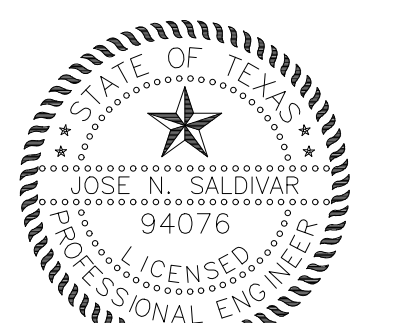
RBR SUBDIVISION No. 7 HA SIDO PROVEIDA DE AGUA POTABLE POR LA COMPAÑIA DE NORTH ALAMO WATER SUPPLY CO. (NAWSC). EL SUBDIVIDOR Y LA COMPAÑIA DE AGUA, NAWSC FIRMARON UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA PROVISION DE AGUA SUFICIENTE POR LOS PROXIMOS 30 AÑOS Y LA COMPAÑIA DE NAWSC PRESENTO SUFFICIENTE DOCUMENTACION PARA ESTABLECER A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA AMBATEIDA PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

NAWSC TIENE UNA LINEA DE 8\"/>

CERTIFICACION:
CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES, ADOPTADAS EN LA SECCION 16.434 DEL TEXAS WATER CODE (CÓDIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON: _____ POR LOTE.

AGUA: EL SISTEMA PERMANENTE DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MEDIANTE EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$ _____ POR LOTE.

DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$ _____ POR SISTEMA A UN COSTO TOTAL DE \$ _____ PARA TODA LA SUBDIVISION.

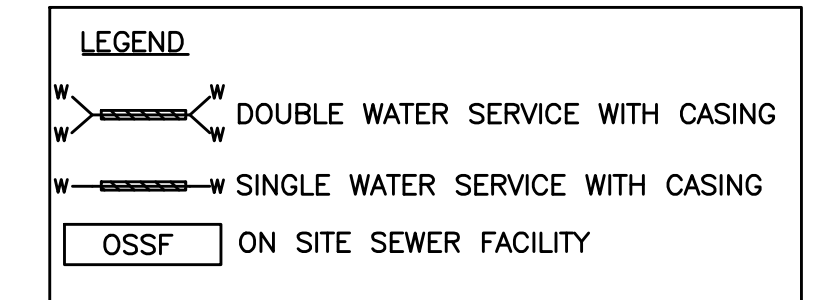


This seal appearing on this document was authorized by Jose N. Saldivar, P.E. No. 94076 on the above designated date.

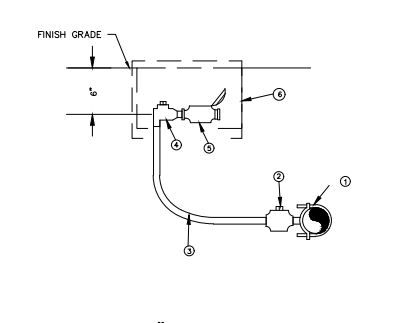
PRELIMINARY
JOSE N. SALDIVAR, P.E. No. 94076

GENERAL CONSTRUCTION NOTES:

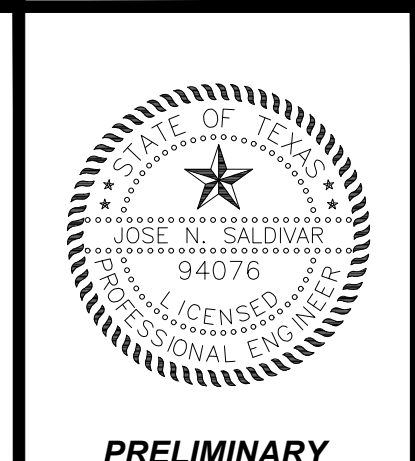
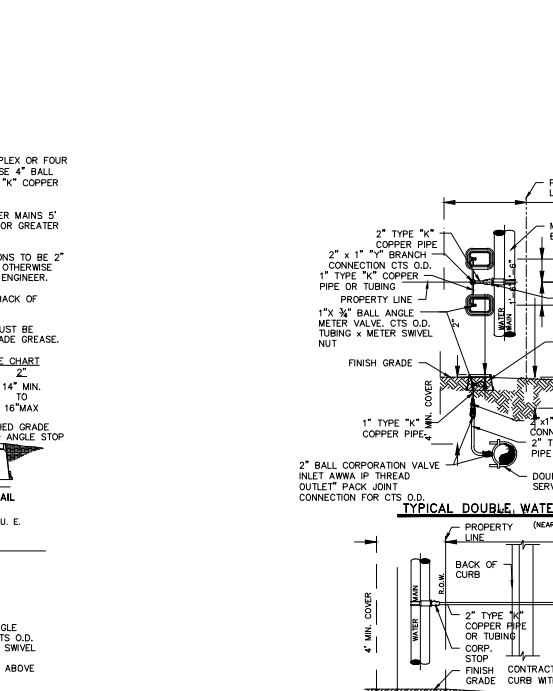
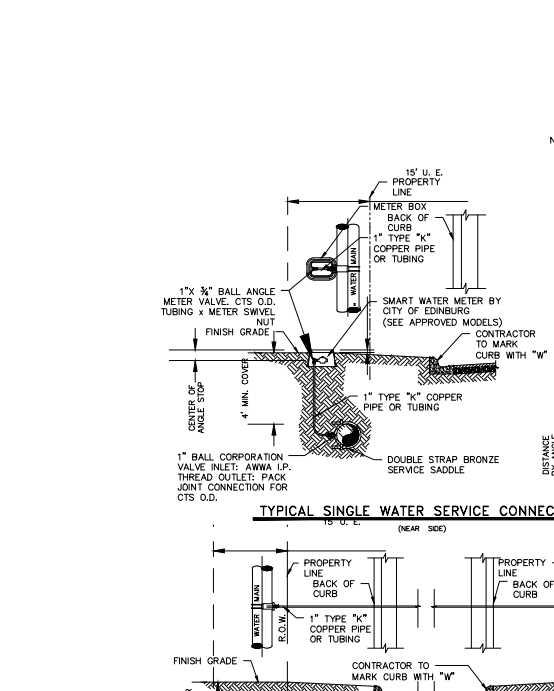
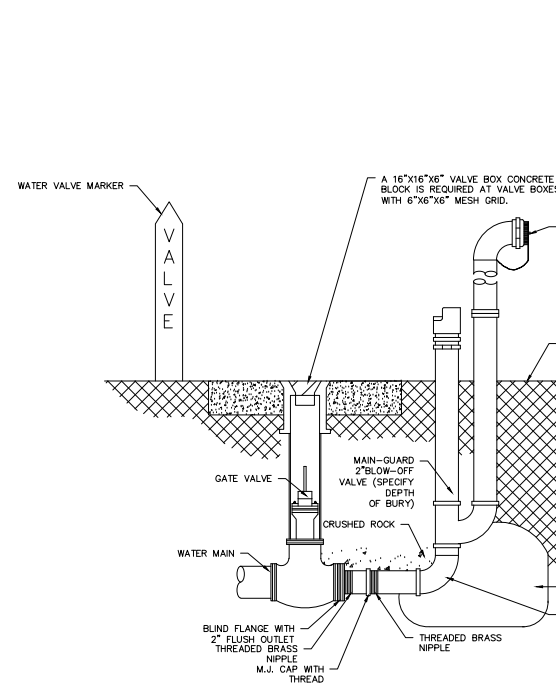
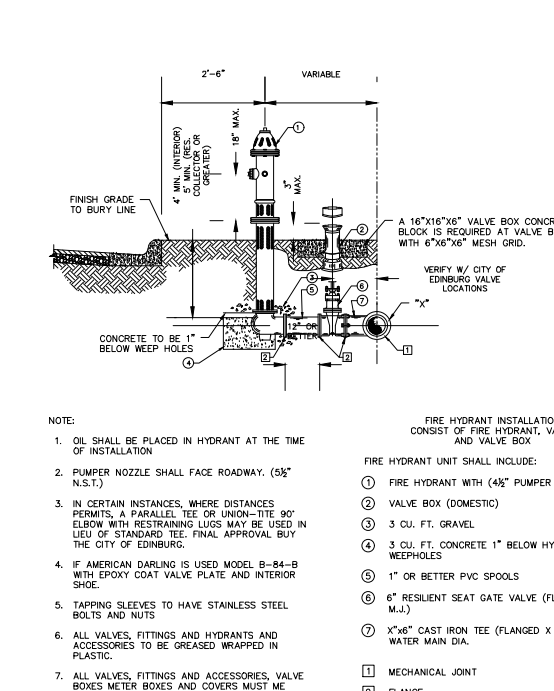
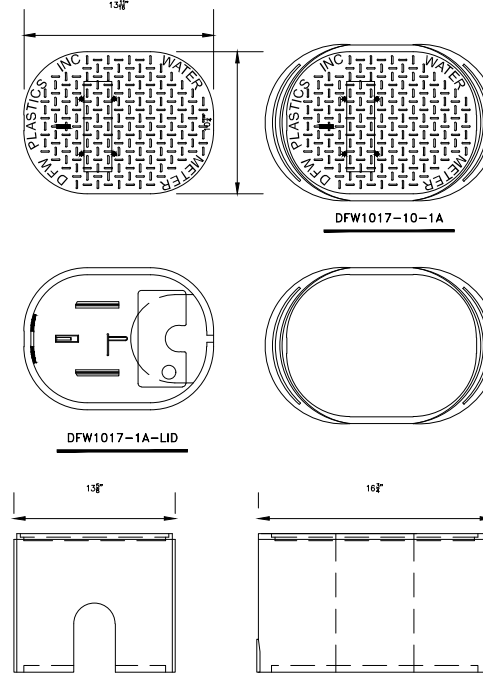
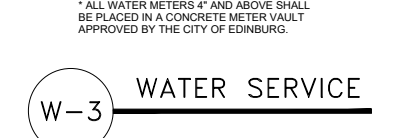
- ALL PROPOSED WATER LINES TO BE C-900 DR-25.
- CONTRACTOR TO INSTALL 3/4\"/>



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



- 2\"/>**

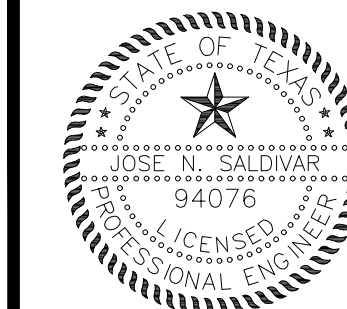


PRELIMINARY

RBR SUBDIVISION No. 7 WATER PLAN

S2 ENGINEERING, PLLC
CIVIL ENGINEERING & LAND SURVEYING
1700 E. GRIFFIN PKWY., MISSION, TX 78148
956-403-9787
S2ENGINEERINGPLLC.COM





PRELIMINARY

RBR SUBDIVISION No. 7
STORM SEWER SYSTEM, PAVING AND GRADING PLAN

PAVING AND DRAINAGE LAYOUT: RBR SUBDIVISION No. 7

DRAINAGE STATEMENT
RBR SUBDIVISION No. 7

I. PROJECT LOCATION
RBR Subdivision No. 7 is a proposed 53-lot residential subdivision within the rural area of the Hidalgo County, Texas, on the north side of Canton Road and approximately 1,202 ft west of Val Verde Road. The subdivision lies within the Hidalgo County jurisdiction as it is to be released from the City of Edinburg Extra-Territorial Jurisdiction (ETJ). Being a 36.10 acres (1,572,425.88 sq ft) tract of land, out of Block twenty-nine (29), Hall and Field Tract as per map recorded thereof in Volume 1, Page 53, Hidalgo County Map Records, Hidalgo County Texas, and conveyed to Wonderful Citrus II LLC in a certificate of amendment, as described in Document Number 2630939, recorded dated July 22, 2015, Hidalgo County Official Records, Hidalgo County, Texas.

II. FLOOD PLAIN
The proposed subdivision is in Zone "C" (No Shading) according to the FEMA FIRM Community Panel No. 480334 0425, revised to reflect LOMR dated Nov. 16, 1982. Defined as areas with minimal flooding.

III. SOIL CONDITIONS
According to the Soil Survey Report prepared for Hidalgo County by the USDA Natural Resources Conservation Service, the site consists of Hidalgo Sandy Clay Loam (28), 0 to 1 percent slopes. The soil is classified as Hydrologic Soil Group "B" and well drained with negligible runoff potential when thoroughly wet. The web soil survey is attached.

IV. EXISTING CONDITIONS
The existing runoff sheet flows overland in a south direction towards Canton Road. There is currently no apparent drainage system other than natural overland flow, the property is currently used for agricultural use. Based on the Rational Method and the attached calculations, an existing 10-year storm event generates 7.34 cfs of runoff. The proposed runoff after development is 34.07 cfs for a 50-year storm event. The proposed project will have an approximate increase of 26.73 cfs of storm runoff for a 50-year storm event.

V. PROPOSED CONDITIONS
In accordance with the county of Hidalgo's drainage requirements, 129,888 cubic feet (2.98 ac-ft) of runoff detention will need to be detained for a 50-year storm event on RBR Subdivision No. 7. Runoff will be directed northward through the internal streets of RBR No. 7 where it will be collected by Type "A" inlets. Runoff would flow through 24-inch pipes throughout the subdivision, transitioning to 36-inch pipes near the northern edge of the subdivision to discharge onto the ditch adjacent to the property, ditch owned and maintained by Donna Irrigation. To accommodate the generated runoff, the existing ditch will be widened to ultimately provide a total storage volume of 188,265 cubic feet or 6,972 cubic yards (4.32 ac-ft).

CERTIFICATION:
By my signature below, I certify that the floodplain for the proposed subdivision is in Zone "C" (No Shading) according to the FEMA FIRM Community Panel No. 480334 0425, revised to reflect LOMR dated Nov. 16, 1982. Defined as areas with minimal flooding, is contained within the drainage of the subdivision as shown below.



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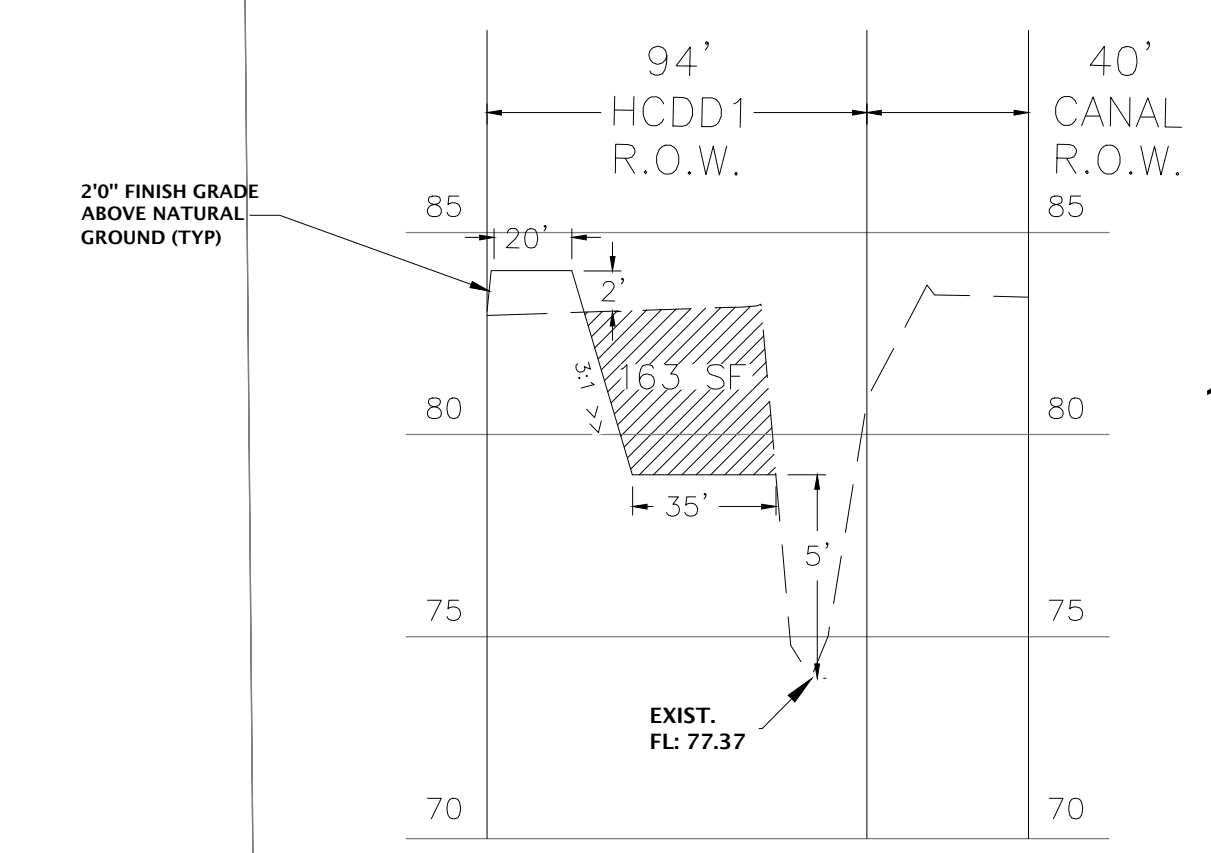
PRELIMINARY
JOSE N. SALDIVAR, P.E. No. 94076

LEGEND

- WOOD FENCE
- CHAIN LINK FENCE
- EXIST. PAVEMENT

COST ESTIMATE

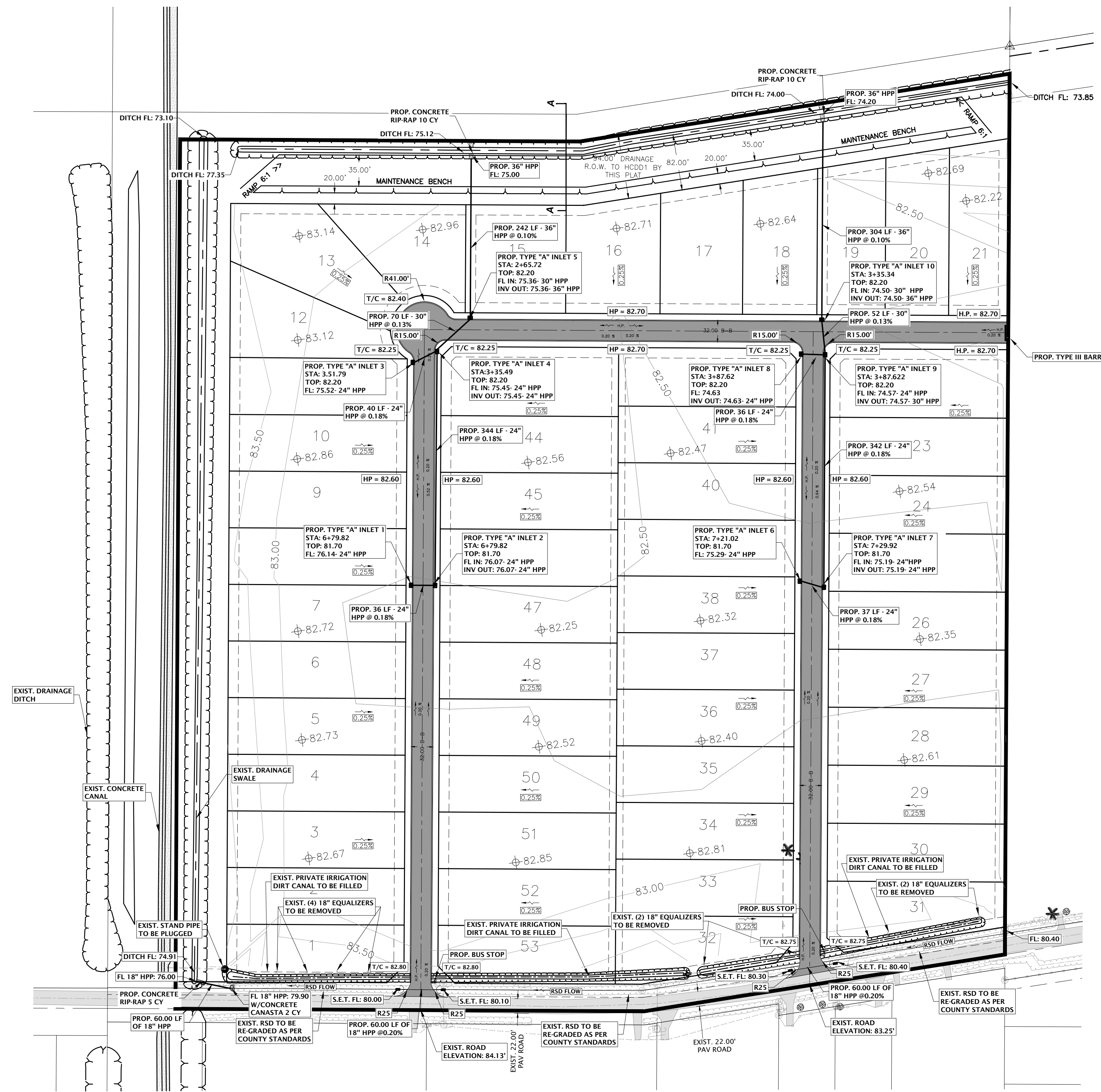
WATER DISTRIBUTION:	_____
OSSF IMPROVEMENTS:	_____
DRAINAGE IMPROVEMENTS:	_____
PAVING IMPROVEMENTS:	_____
TOTAL:	_____



DETENTION REQUIRED:
=129,888 CF
=4,810 CY

DETENTION PROVIDED:
163 SF X 1155 LF =188,265 CF
=6,972 CY

DRAINAGE DITCH CROSS SECTION A-A



SCALE 1:100

S2 ENGINEERING, PLLC
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