



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: 3-03-2026

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

NUMBER OF STREETLIGHTS: 10

FILLING STATIONS: 5

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

SUBDIVISION LIES WITHIN THE: RURAL AREA

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: OSSF'S HAVE BEEN INSTALLED.

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

REQUEST FOR FINAL APPROVAL WITH: **CASH DEPOSIT:** Amount: **\$17,500.00** For: (5 FIRE HYDRANTS)

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.

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 REVISIONS, 47' PACE 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 HERIN 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 HERIN 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 HERIN 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 HERIN 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 1,228.71 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 1,296.55 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 HERIN DESCRIBED;

THENCE, NORTH 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 HERIN 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. SETBACKS:
FRONT: 25.00 FEET
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
INTERIOR SIDE: 5.00 FEET OR EASEMENT WHICHEVER IS GREATER
CORNER GARAGE SIDE: 18.00 FEET

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 DEEDS. APPLICATIONS 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 VERIFY THE EXISTING AND PROPOSED 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.

5. IN ACCORDANCE WITH THE COUNTY OF HIDALGO'S DRAINAGE REQUIREMENTS, 129,888 CUBIC FEET (2.98 AC-FIT) 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" INTERIOR DRAINAGE SYSTEMS. 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-FIT)

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 PLAT.

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 INTO 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 5: 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 PLAT 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 = 16221398.13
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 = 1121967.50 Y = 1622148.40

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 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 OCCUPYING AN EASEMENT.

18. 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 IMPROVISED AREA BEING GREATER THAN THE PLAT 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 DISPOSAL. 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 PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.

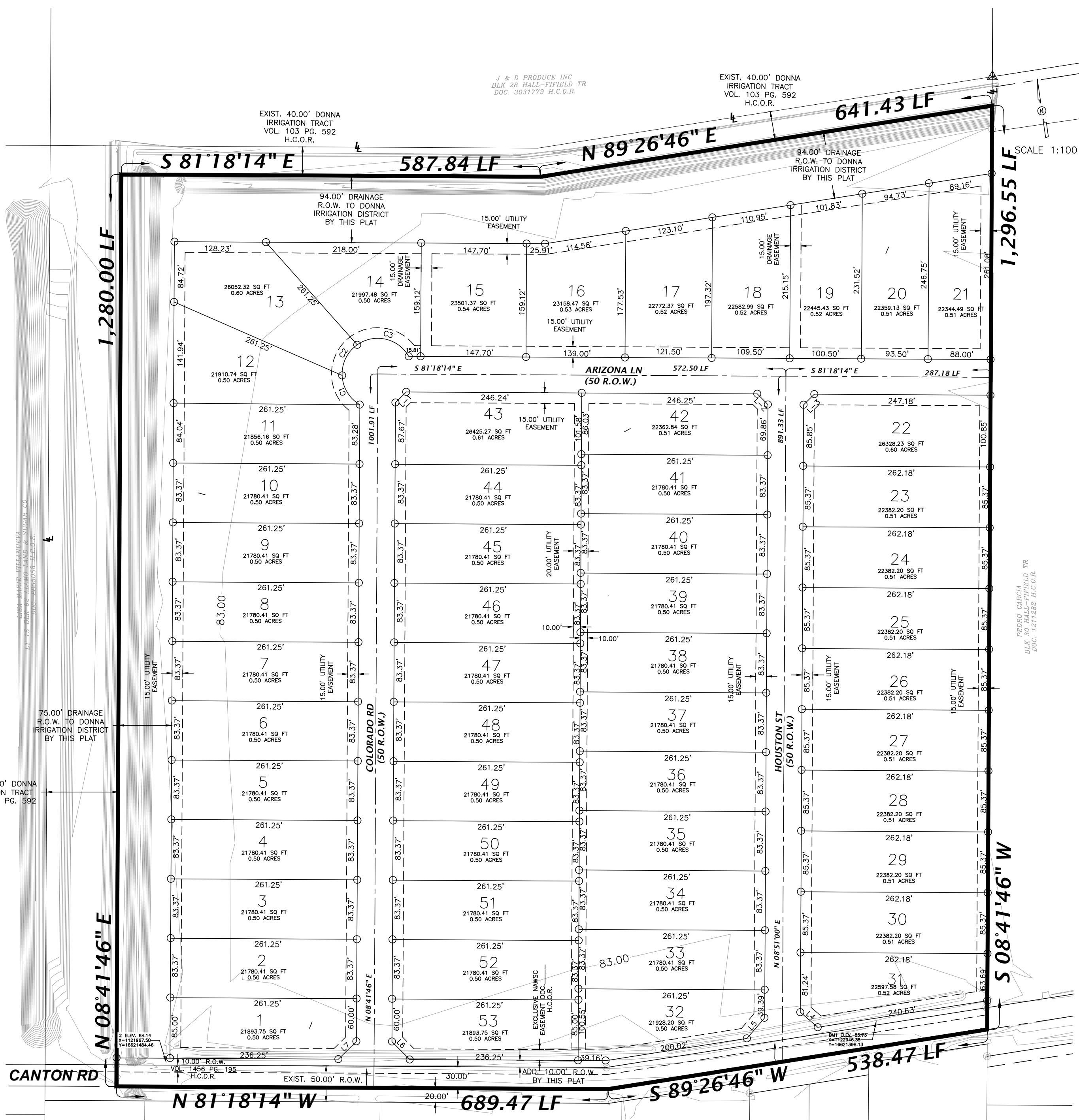
C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT

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.

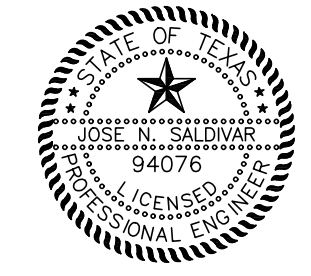
E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.

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 PLAT.



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.
6/17/25

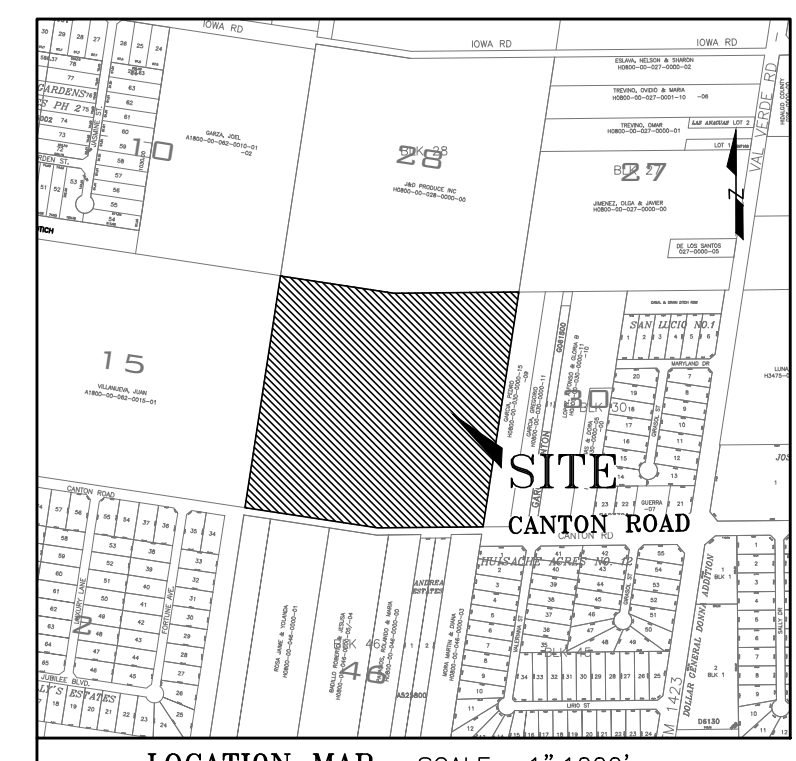


JOSE N. SALDIVAR, P.E., C.F.M.
LICENSED PROFESSIONAL ENGINEER NO. 94076
S2 ENGINEERING, PLLC
2020 E. GRIFFIN PKWY
MISSION, TEXAS 78574

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



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"=1000'
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 FEET 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. 4.

BASE OF BEARING AS PER THE STATE OF TEXAS SURVEYING ACT

CURVE	DELTA	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
"C1"	57.29	50.00'	50.00'	47.94'	S22°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
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. 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER 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____
BY: _____ DEPUTY

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 INDIVIDUALS 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 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 232.023 AND SECTION 134-611(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 PLAT ARE TRUE AND COMPLETE.
NOTARY PUBLIC - STATE OF TEXAS

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

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

NAME _____ DATE _____

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

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

INDEX TO SHEETS	
1 OF 6	HEADING; INDEX; LOCATION MAP; PRINCIPAL CONTACTS; PLAT WITH LOT, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION, PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY JUDGE CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE E.T.U. OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. NO. 1; CERTIFICATION; AND HOHD. REVISION NOTES.
2 OF 6	WATER DISTRIBUTION AND OSSF MAP; TYPICAL WATER SERVICE CONNECTION; REVISION NOTES; ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND OSSF AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; TYPICAL WATER SERVICE CONNECTION
3 OF 6	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES; & CONSTRUCTION DETAILS.
4 OF 6	DRAINAGE AREA MAPS AND PIPE SIZING CALCULATIONS.
5 OF 6	STREETLIGHT AND STREET SIGNS LAYOUT DESIGN.

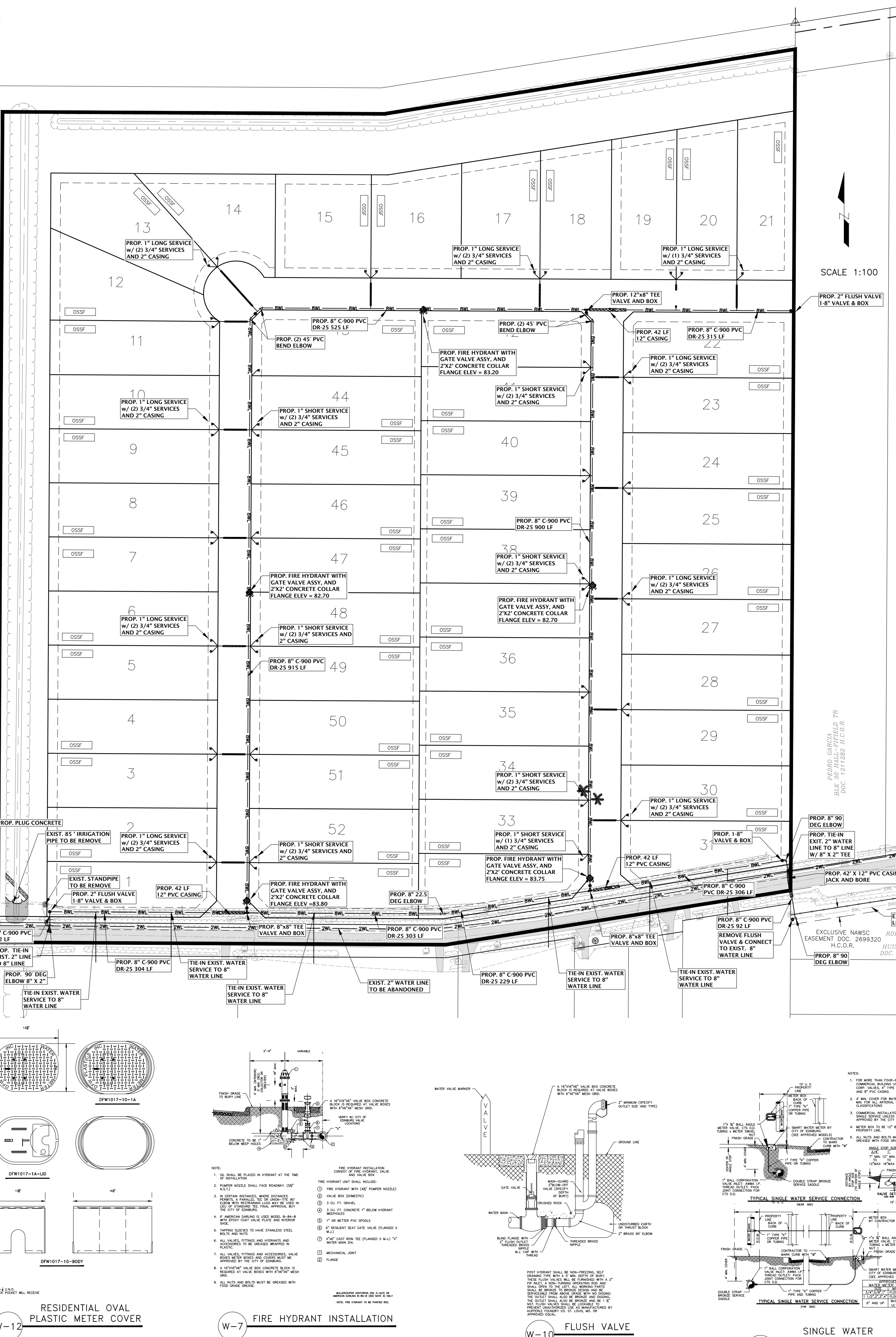
AS-BUILT
2-3-26

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

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

WATER DISTRIBUTION:



FINAL ENGINEERING REPORT FOR RBR SUBDIVISION No. 7:
BY JOSE N. SALDIVAR, P.E.
WATER SUPPLY: Description and Costs.

WATER SUPPLY:
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" DIAMETER LINE RUNNING ALONG THE SOUTH R.O.W. OF CANTON RD.

THE WATER SYSTEM FOR THE RBR SUBDIVISION No. 7 CONSISTS OF CONNECTING TO THE EXISTING LINE SOUTH OF CANTON STREET, FROM THE 8" DIAMETER LINE, TWENTY-FOUR (24) 1" DOUBLE SERVICES AND FIVE (5) 3/4" SINGLE SERVICES DETACH, WHICH GO TO THE METERS OF EACH LOT. THE 8" DIAMETER LINES, WATER SERVICE LINES, AND METERS WERE INSTALLED AT A TOTAL COST OF US \$ _____ OF WHICH WAS COVERED BY US \$ _____ PER LOT. THE SUBDIVIDER OWNER ADDITIONALLY PAID THE AMOUNT OF US \$ _____ ON US \$ _____ PER LOT IN ACCORDANCE WITH THE 20-YEAR WATER SERVICE AGREEMENT AND DOCUMENT COVERING THE WATER METERS, INCLUDING THE COSTS OF INSTALLING EACH METER, CONNECTION FEES AND MEMBERSHIPS). WHEN THE LOT OWNER REQUESTS A WATER METER, NAWSC WILL INSTALL THE METER AT NO COST TO THE OWNER. THE WATER SYSTEM IS IN FULL OPERATION BEFORE OR ON THE DATE ON WHICH THE SUBDIVISION IS RECORDED IN HIDALGO COUNTY.

SEWAGE FACILITIES DESCRIPTION: COST AND OPERABILITY DATES

THE SYSTEM FOR RBR SUBDIVISION No. 7 WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES (OSSF) CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENTS SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. A CERTIFIED LICENSED SANITARIAN (LICENSE No. 12259) 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 ON THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. A TOTAL OF 6 BORES WERE DONE ON LOT 2, 12, 17, 19 AND 25. ACCORDING TO THE SOIL EVALUATION THE SOIL CAME OUT AS SANDY LOAM (TEXTURE CLASS II) ON ALL THE BORES TESTED EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINAGE WELL.

THE COST OF THE INSTALLATION OF THE SEPTIC SYSTEM ON AN INDIVIDUAL LOT WAS \$ 1,200. INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE, TWENTY-NINE (29) SEPTIC TANKS WILL BE INSTALLED AT A TOTAL COST OF \$ 43,500. THE SUBDIVIDER WILL POST A LETTER OF CREDIT WITH THE PLAN OF THIS FINAL PLAT WITH HIDALGO COUNTY TO COVER THE SEPTIC SYSTEM COST OF \$43,500.

IF ON A LOT BELONGING TO THE SUBDIVIDER NO SEPTIC SYSTEM HAS BEEN INSTALLED AS OF 60 DAYS BEFORE LETTER OF CREDIT EXPIRATION DATE THEN THE SUBDIVIDER SHALL RENEW HIS/HER LETTER OF CREDIT WITH THE COUNTY. IF HE/SHE CHOOSES NOT TO RENEW THE LETTER OF CREDIT, THEN HE/SHE MUST OBTAIN THE PROPER PERMITS AND INSTALL ALL SEPTIC TANK SYSTEM BY LETTER OF CREDIT EXPIRATION DATE. IF THE DEVELOPER FAILS TO RENEW HIS/HER LETTER OF CREDIT OR RENEW ALL SEPTIC TANKS BY THE APPOINTED DATES, THEN THE COUNTY IN ACCORDANCE WITH THE EXECUTED SUBDIVISION CONSTRUCTION AGREEMENT WILL INSTEAD THE DRAW DOWN OF THE LETTER OF CREDIT TO INSTALL THE REMAINING SEPTIC SYSTEM. IF ON A LOT BELONGING TO SOMEONE OTHER THAN THE SUBDIVIDER NO SEPTIC SYSTEM HAS BEEN INSTALLED AS OF 60 DAYS BEFORE LETTER OF CREDIT EXPIRATION DATE) THEN THE SUBDIVIDER WILL FIRST REWIND THE LOT OWNER OF THE AVAILABILITY OF THE SEPTIC SYSTEM UNLESS THE LOT OWNER THEN PROMPTLY INSTALLED THE INSTALLATION OF THE SEPTIC SYSTEM BY WRITING THE SUBDIVIDER AND FILING AN APPLICATION FOR A PERMIT TO CONSTRUCT THE SYSTEM. THE SUBDIVIDER WILL EXERCISE HIS/HER RETAINED RIGHT OF ENTRY AND HIS/HER OBTAINED POWER OF ATTORNEY SO THAT HE/SHE MAY INSTALL THE SEPTIC SYSTEM, OR SUBMIT TO THE COUNTY A RENEWAL OF THE LETTER OF CREDIT FOR THOSE SYSTEMS THAT HAVE NOT BEEN INSTALLED.

AT ANY TIME AFTER THE LOT IS SOLD, THE PURCHASER MAY INITIATE INSTALLATION OF AN OSSF SYSTEM BY WRITING OR CALLING THE SUBDIVIDER. SUBDIVIDER SHALL BE RESPONSIBLE TO FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AN APPLICATION FOR A PERMIT TO INSTALL AN OSSF. THE OSSF SYSTEM SHALL BE INSTALLED ON THE LOT PRIOR TO THE COUNTY ISSUING A FINAL LOT AND WATER CLEARANCE.

IN ANY EVENT, ALL SEPTIC SYSTEMS WILL BE INSTALLED ON EACH LOT BY (LETTER OF CREDIT EXPIRATION DATE), UNLESS THE SUBDIVIDER RENEWS HIS/HER LETTER OF CREDIT TO COVER THE UNINSTALLED SEPTIC TANK SYSTEMS FOR AN ADDITIONAL PERIOD AS APPROVED.

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 16.434, WATER CODE. I CERTIFY THAT THE COST TO INSTALL THE WATER DISTRIBUTION SYSTEM AND ON-SITE SEWAGE 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.
SEWAGE FACILITIES - SEPTIC SYSTEM HAS BEEN INSTALLED AT A TOTAL COST OF \$ _____ PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$ _____ FOR THE ENTIRE SUBDIVISION.

RBR SUBDIVISION No. 7
POR JOSE N. SALDIVAR, P.E.
PROVISION DE AGUA: DESCRIPCION, Y COSTOS.

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 RECIBIRÁ PROVISION DE AGUA SUFFICIENTE POR LOS PRÓXIMOS 30 AÑOS Y LA COMPAÑIA DE AGUA PRESENTÓ SUFICIENTE DOCUMENTACION PARA ESTABLECER LA 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 CANTON ROAD.

EL SISTEMA DE AGUA PARA LA SUBDIVISION RBR SUBDIVISION No. 7 CONSISTE DE CONECTARSE A LA LINEA EXISTENTE AL SUR DE LA CALLE CANTON, DE LA LINEA DE 8" DE DIAMETRO SE DESPRENDEN VEINTICUATRO (24) SERVIDORES DOBLES DE 1" Y CINCO (5) SERVIDORES SINGLES DE 3/4", QUE VAN HACIA LOS MEDIDORES DE CADA LOTE. LAS LINEAS DE SERVIDORES DE AGUA, Y LAS CAJAS DE LOS MEDIDORES SE INSTALARON A UN COSTO TOTAL DE US \$ _____ DE LOS CUALES SE COBRARON 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 20 AÑOS DE SERVIDOR DE AGUA POTABLE QUE CUBRE EL MEDIDOR DE AGUA, UNOLVIDANDO COSTOS DE LA INSTALACION DE CADA MEDIDOR, TARRIFAS DE CONEXION Y MEMBERSHIPS). 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 ESTÁ EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

DESCRIPCION DE LAS INSTALACIONES DE ACANTARILLADO, COSTO Y FECHAS DE OPERACION

EL SISTEMA DE AGUA PARA LA SUBDIVISION RBR SUBDIVISION No. 7 SERAN TRATADOS POR INSTALACIONES INDIVIDUALES DE ACANTARILLADO EN EL SITO (OSSF) QUE CONSISTEN EN UN TANQUE SEPTICO DE DOBLE COMPARTAMENTO DE DISEÑO EXISTENTE Y UN CAMPO DE DRENAJE EN CADA LOTE. UN EXPERTO EN SISTEMAS SANITARIOS CON LICENCIA CERTIFICADA (LICENCIA N° 12259) HA EVALUADO LA SUADEZ DEL SITO DE SUBDIVISION PARA OSSF Y PRESENTO UN INFORME CONCLUYENDO QUE EL SITO ES ADECUADO PARA OSSF. EL INFORME FUE REVISADO Y APROBADO POR EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO. CADA LOTE CUENTA CON AREA ADECUADA PARA UN CAMPO DE DRENAJE DE REEMPLAZO.

CADA LOTE EN LA SUBDIVISION TIENE AL MENOS 1/2 ACRE DE TAMAÑO. SE REALIZARON UN TOTAL DE 6 PERFORACIONES EN LOS LOTES 2, 12, 17, 19 Y 25. SEGUN LA EVALUACION DEL SUELO, EL SUELO SAO COMO (TEXTURE CLASS II) EN TODAS LAS PERFORACIONES. PROMEDIAS SE OBTENIO UN FONDO DE PARTE INFERIOR DE CALIDAD DE EXCAVACION PROPIETA. NO HAY INDICACION DE AGUA SUBTERRANEA O UNA CAPA RESTRICTIVA DENTRO DE 24" DEL FONDO DE LAS EXCAVACIONES PROPUESTAS. LA SUBDIVISION DRENAJE BIEN.

EL COSTO DE LA INSTALACION DEL SISTEMA SEPTICO EN UN LOTE INDIVIDUAL FUE DE \$1,200, INCLUIDO EL COSTO DEL PERMISO Y LA LICENCIA REQUERIDOS. SE INSTALARAN VEINTINUEVE (29) TANQUES SEPTICOS CON UN COSTO TOTAL DE \$43,500. EL SUBDIVIDOR ENTARA UNA CARTA DE CREDITO JUNTO CON LA PRESENTACION DE ESTE PLANO FINAL ANTES DEL CONDADO DE HIDALGO PARA CUBRIR EL COSTO DEL SISTEMA SEPTICO DE \$43,500.

SI EN UN LOTE PERTENECIENTE AL SUBDIVIDOR NO SE HA INSTALADO NINGUN SISTEMA SEPTICO A LOS 60 DIAS ANTES DE LA FECHA DE VENCIMIENTO DE LA CARTA DE CREDITO, ENTONCES EL SUBDIVIDOR DEBERA RENEVAR SU CARTA DE CREDITO ANTES DEL CONDADO. SI EL/ELLA NO RENEVA LA CARTA DE CREDITO, ENTONCES DEBE OBTENER LOS PERMISOS ADECUADOS E INSTALAR TODO EL SISTEMA DE SISTEMA SEPTICO ANTES DE LAS FECHAS MENCIONADAS. ENTONCES EL CONDADO, DE ACUERDO CON EL ACUERDO DE CONSTRUCCION DE LA SUBDIVISION EXISTENTE, INICIA EL USO DE LA CARTA DE CREDITO PARA INSTALAR LOS SISTEMAS RESTANTES. SI EN UN LOTE QUE PERTENECE A ALGUIEN QUE NO SEA EL SUBDIVIDOR NO SE HA INSTALADO UN SISTEMA SEPTICO A LOS 60 DIAS ANTES DE LA FECHA DE VENCIMIENTO DE LA CARTA DE CREDITO, ENTONCES EL SUBDIVIDOR PRIMERO RECORRARA AL PROPIETARIO DEL LOTE LA RESPONSABILIDAD DEL SISTEMA SEPTICO. A MENOS QUE EL PROPIETARIO DEL LOTE RECONOZCA INMEDIATAMENTE LA INSTALACION DEL SISTEMA SEPTICO NOTIFICANDO AL SUBDIVIDOR Y PRESENTANDO UNA SOLICITUD DE PERMISO PARA CONSTRUIR EL SISTEMA, EL SUBDIVIDOR EJERCITARA SU DERECHO DE ENTRADA RETENIDA Y SU PODER OBTENIDO PARA PODER INSTALAR EL SISTEMA SEPTICO, O PRESENTAR ANTES DEL CONDADO UNA RENOVACION DE LA CARTA DE CREDITO PARA AQUELLOS SISTEMAS QUE NO SE HAN INSTALADO.

EN CUALQUIER MOMENTO DESPUES DE LA VENTA DEL LOTE, EL COMPRADOR PUEDE INICIAR LA INSTALACION DE UN SISTEMA OSSF ESCRIBIENDO O LLAMANDO AL SUBDIVIDOR. EL SUBDIVIDOR SERA RESPONSABLE DE PRESENTAR ANTES DEL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO UNA SOLICITUD DE PERMISO PARA INSTALAR UN OSSF. EL SISTEMA OSSF SE INSTALARA EN EL LOTE ANTES DE QUE EL CONDADO EMITA UNA AUTORIZACION FINAL DE AGUA Y LUZ.

EN CUALQUIER CASO, TODOS LOS SISTEMAS SEPTICOS SE INSTALARAN EN CADA LOTE ANTES DEL FECHA DE VENCIMIENTO DE LA CARTA DE CREDITO), A MENOS QUE EL SUBDIVIDOR RENEVE SU CARTA DE CREDITO PARA CUBRIR LOS SISTEMAS DE TANQUE SEPTICO NO INSTALADOS POR UN PERIODO DE TIEMPO ADECUADO, SEGUN SE APROBE.

CERTIFICATION
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 16.434 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON: _____ POR LOTE.
AGUA: EL SISTEMA SEPTICO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MEDIO EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$ _____ O \$ _____ POR LOTE.
DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$ _____ POR SISTEMA A UN COSTO TOTAL DE \$ _____ PARA LA SUBDIVISION.

AS-BUILT
2-3-26

This seal appearing on this document was authorized by Jose N. Saldivar, P.E. No. 94076 on the above designated date. 6/17/25

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

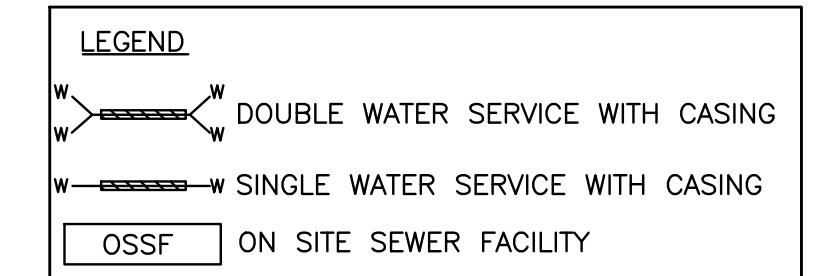
Professional Engineer Seal for Jose N. Saldivar, P.E. No. 94076, State of Texas, License No. 94076, expires 6/17/25.

This seal appearing on this document was authorized by Jose N. Saldivar, P.E. No. 94076 on the above designated date. 6/17/25

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

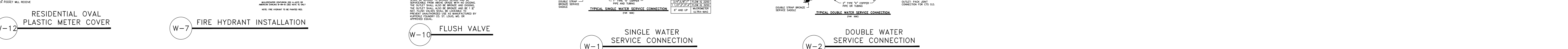
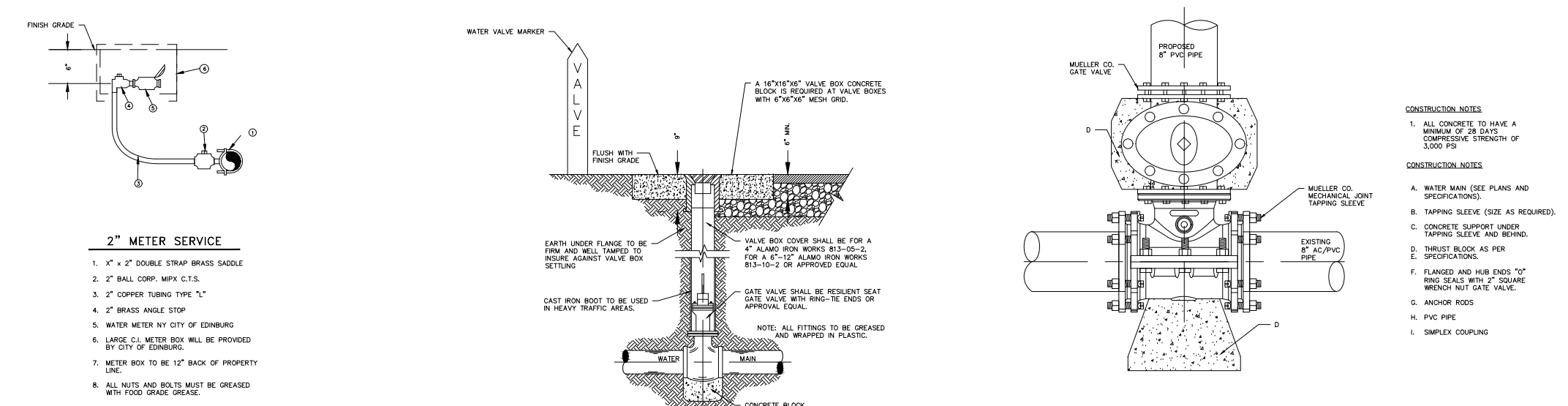
GENERAL CONSTRUCTION NOTES:

- ALL PROPOSED WATER LINES TO BE C-900 DR-25.
- CONTRACTOR TO INSTALL 3/4" SERVICE CONNECTIONS TO EVERY LOT BRANCHING ALL SERVICES/METERS 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 TUBOUTS AND SAID SERVICE LOCATIONS SHALL BE MARKED ON THE CURB AND GUTTER 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.
- ALL HYDRANTS SHALL BE 18" BEHIND BACK OF CURB AND 3" ABOVE PROPOSED MAXIMUM GROUND ELEVATION.



COST ESTIMATE

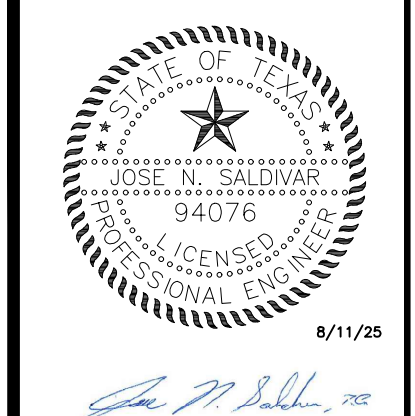
WATER DISTRIBUTION:	_____
OSSF IMPROVEMENTS:	_____
DRAINAGE IMPROVEMENTS:	_____
PAVING IMPROVEMENTS:	_____
TOTAL:	_____



RBR SUBDIVISION No. 7 WATER PLAN

S2 ENGINEERING, PLLC
CIVIL ENGINEERING & LAND SURVEYING
2200 E. GRIFFIN PKWY., MISSION, TX 78147
956-403-9787
S2ENGINEERINGPLLC.COM

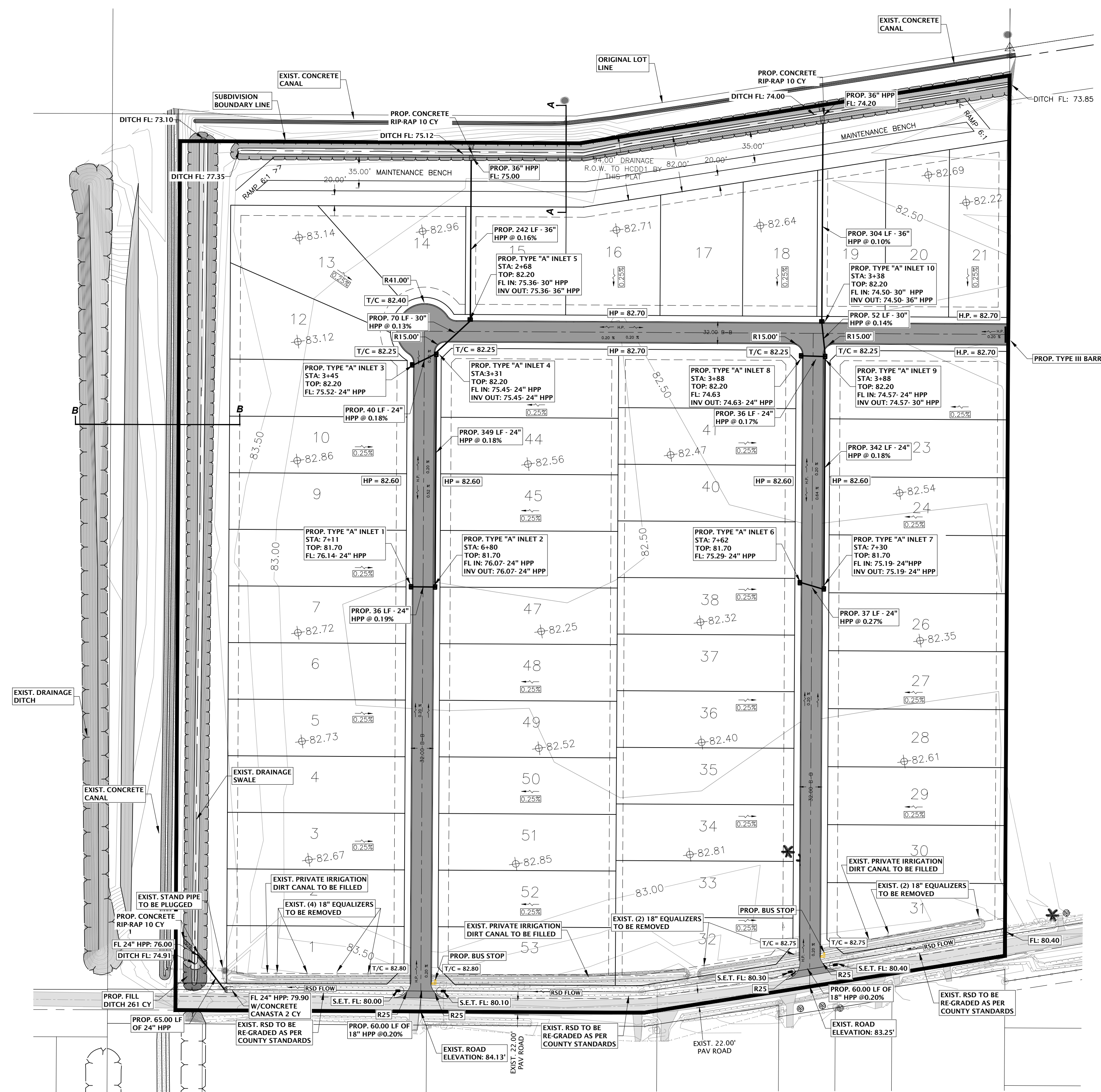
SHEET No. 2 OF 6 SHEETS



PAVING AND DRAINAGE LAYOUT: RBR SUBDIVISION No. 7

DRAINAGE STATEMENT
RBR SUBDIVISION No. 7

SCALE 1:100



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

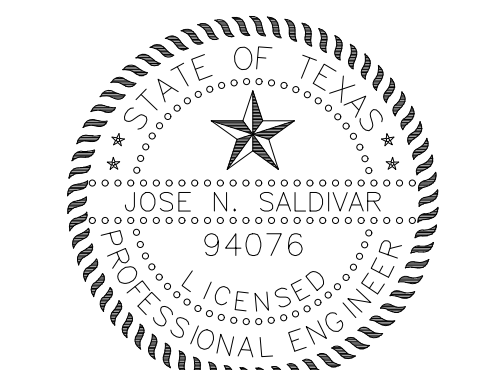
The existing runoff sheet flows overland in a south direction towards Canton Road. There is currently no apparent drainage system other than natural overland flow, the property is currently used for agricultural use. Based on the Rational Method and the attached calculations, an existing 10-year storm 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.



This seal appearing on this document was authorized by Jose N. Saldivar, P.E., No. 94076 on the above designated date, 8/11/25.
JOSE N. SALDIVAR, P.E. No. 94076

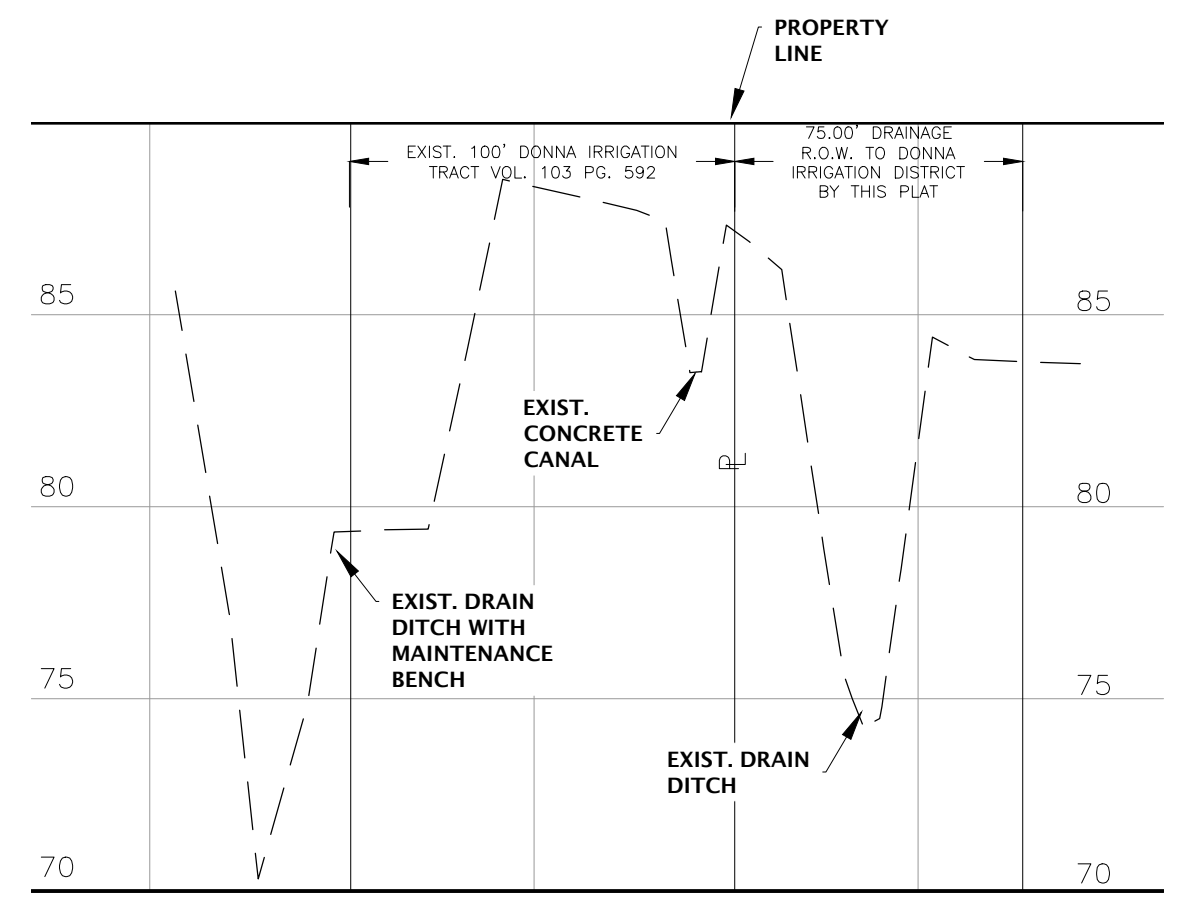
LEGEND

- WOOD FENCE
- CHAIN LINK FENCE
- EXIST. PAVEMENT

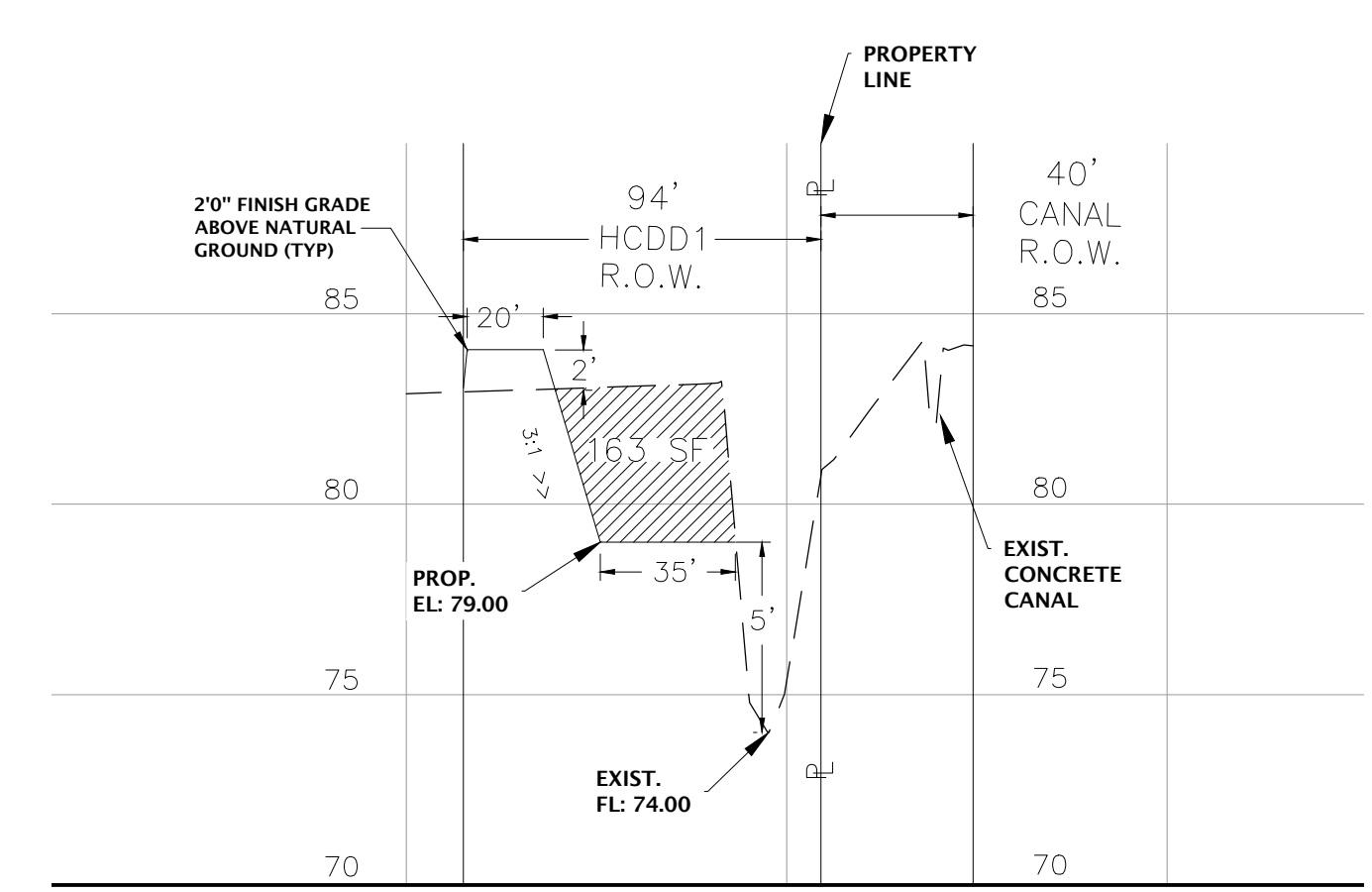
COST ESTIMATE

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

AS-BUILT
2-3-26



DRAINAGE DITCH CROSS SECTION B-B

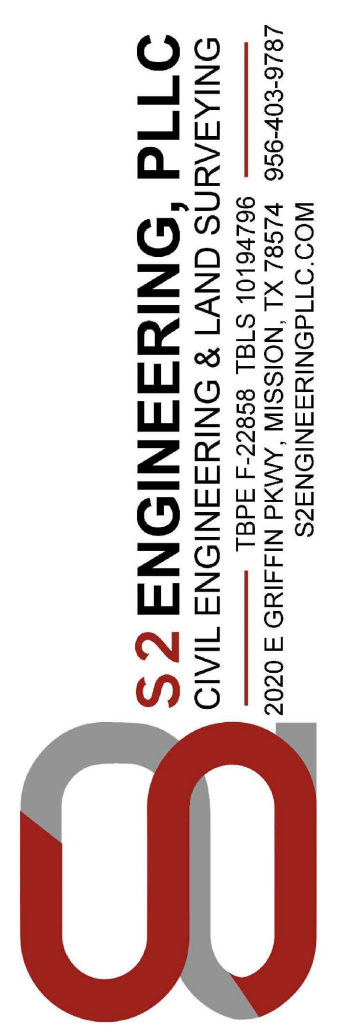


DRAINAGE DITCH CROSS SECTION A-A

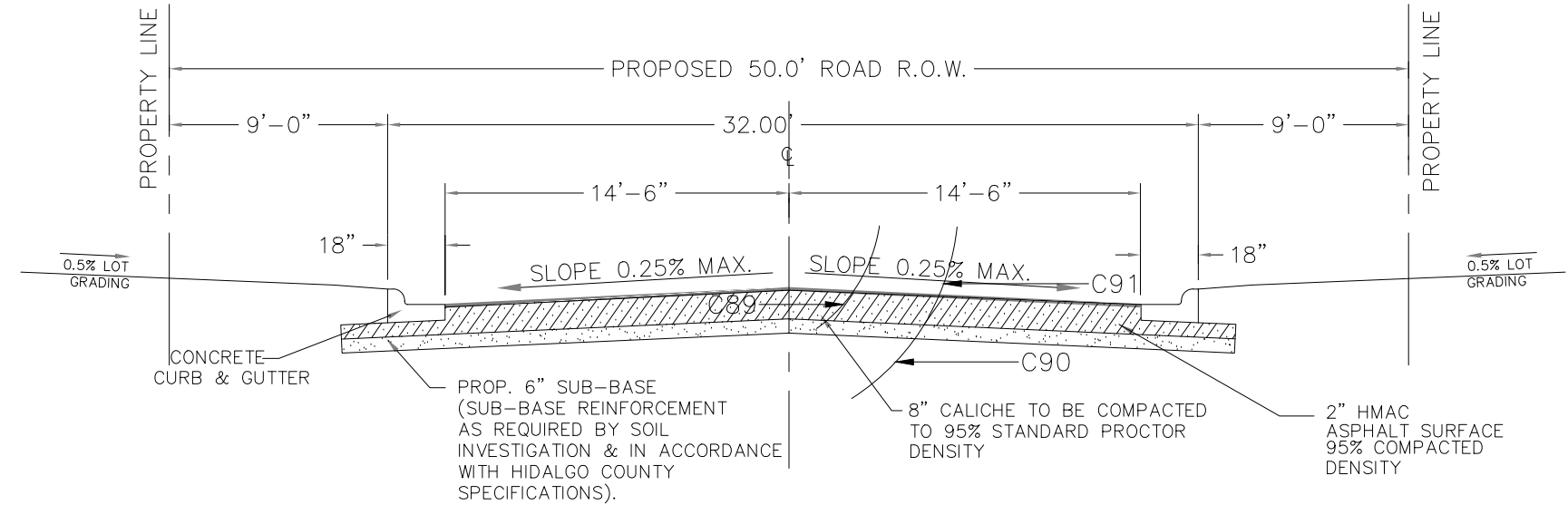
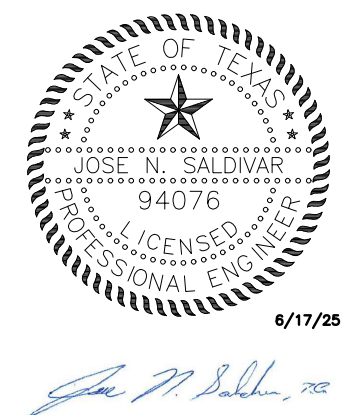
DETENTION REQUIRED:
=129,888 CF
=4,810 CY

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

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

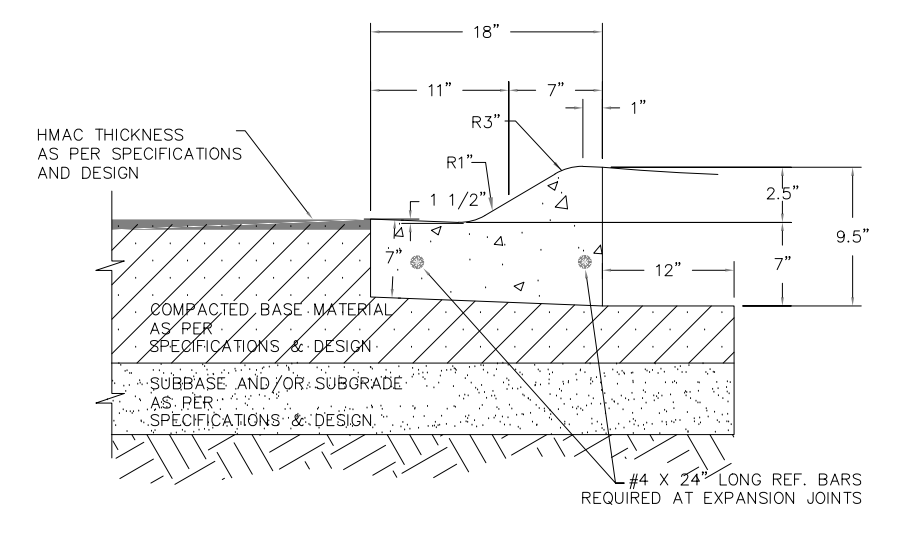


**PAVING AND DRAINAGE DETAILS:
RBR SUBDIVISION No. 7**



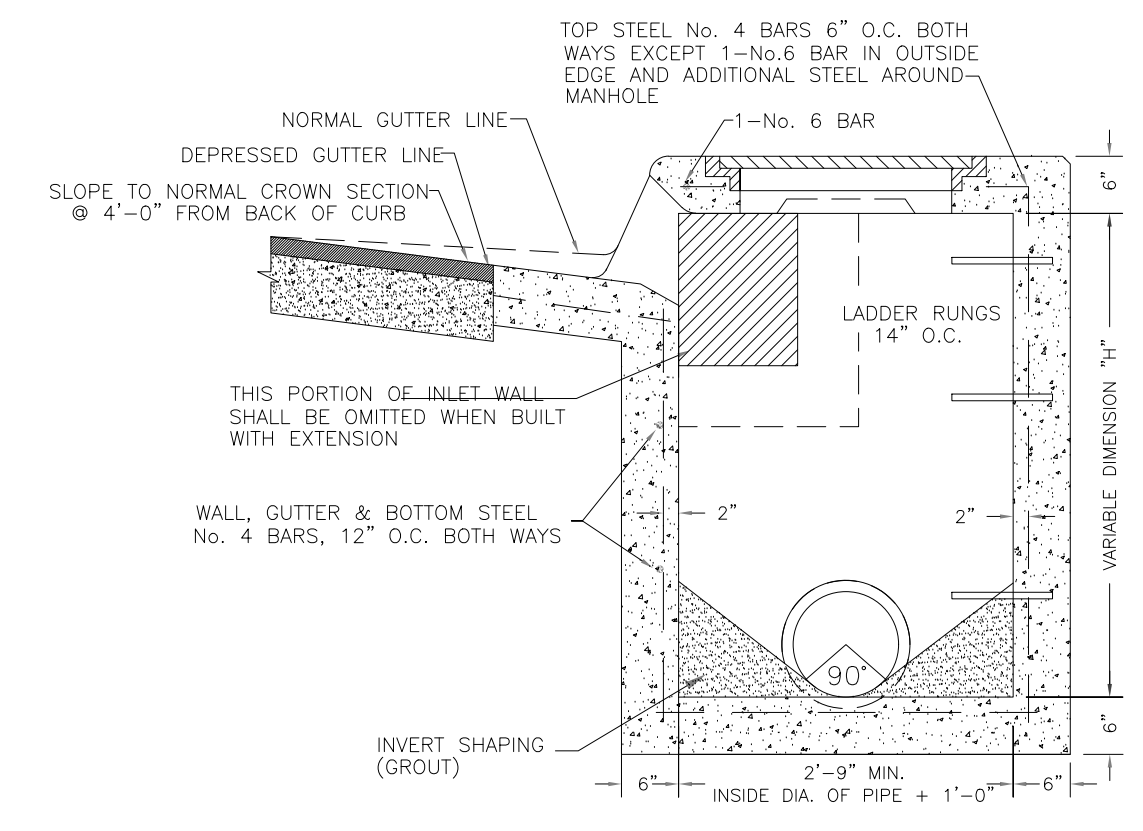
MINOR RESIDENTIAL STREET SECTION

50' MINIMUM R.O.W.
NO LESS THAN 32' B-B



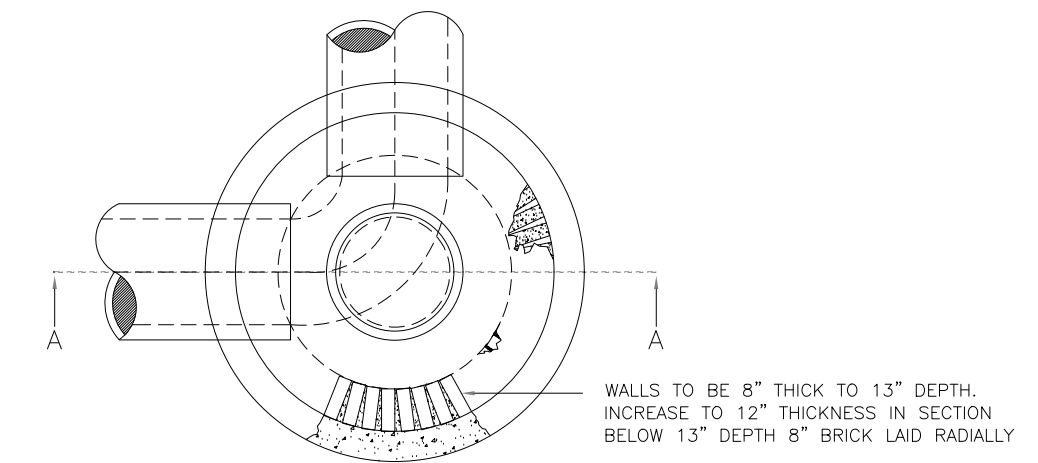
TYPICAL LOW PROFILE CURB & GUTTER SECTION

1. ALL HONEYCOMBING SHALL BE GROUTED TO PROVIDE A UNIFORM SURFACE.
2. WHEN HONEYCOMBING IS EXCESSIVE AS DETERMINED BY THE COUNTY OF HIDALGO DESIGNATED REPRESENTATIVE, CURB AND GUTTER SHALL BE REPLACED.
3. BACKFILL BEHIND CURBS SHALL BE ACCOMPLISHED WITHIN 24 HOURS AFTER BACK FORM IS REMOVED OR 48 HOURS AFTER SLIP FORMING.
4. CURB AND GUTTER CONCRETE SHALL BE CLASS "A" (3000 PSI).
5. REINFORCING STEEL AS SHOWN.
6. MAX. LENGTH OF CURB AND GUTTER SECTION IS 80' BETWEEN 3/4" EXPANSION JOINT.

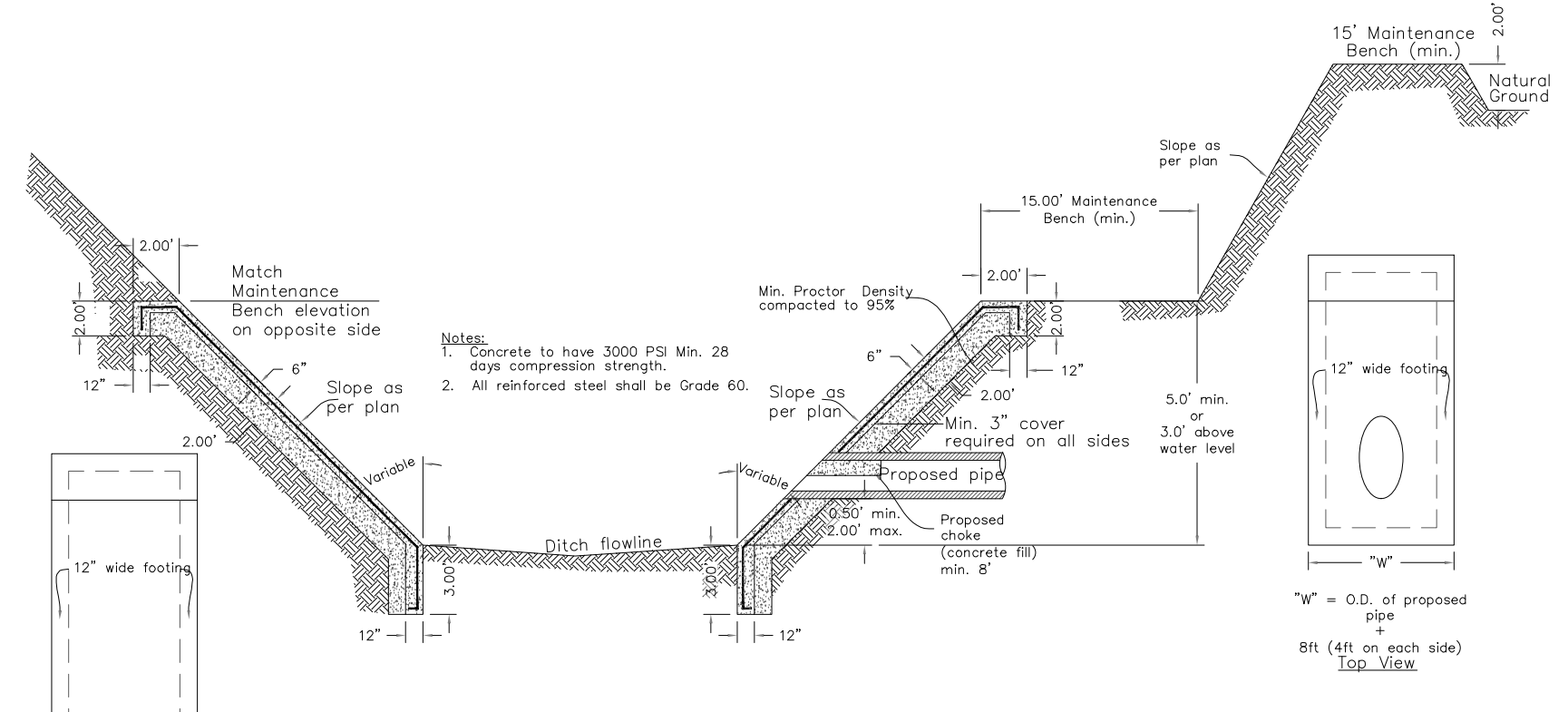


STANDARD CURB INLET SECTION

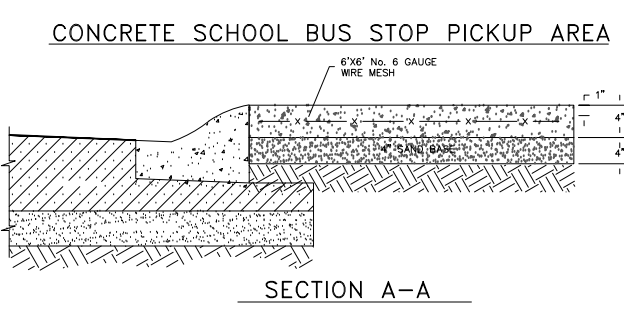
SECTION A-A



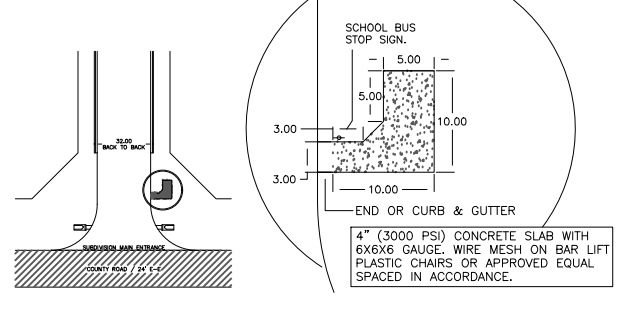
DRAINAGE MANHOLE DETAILS



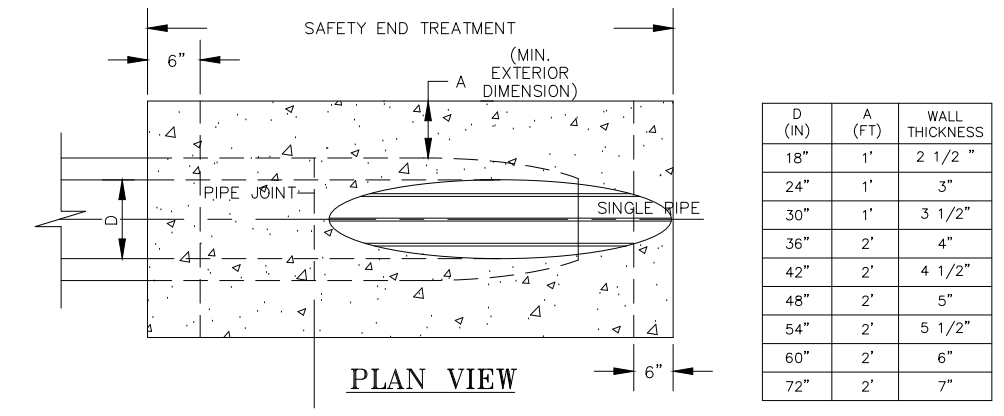
HCDD#1 DISCHARGE STRUCTURE DETAIL



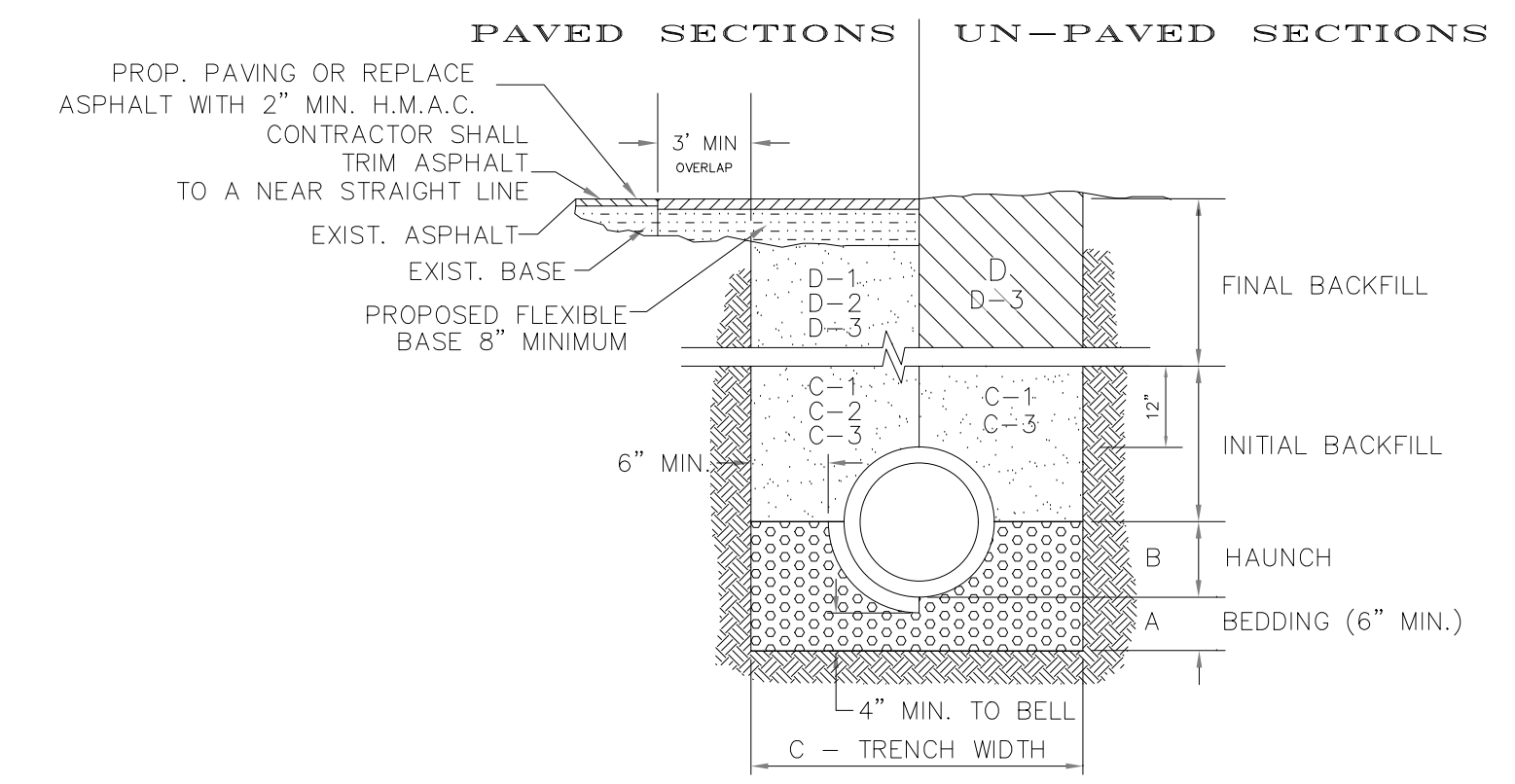
SECTION A-A



PLAN VIEW OF SCHOOL BUS STOP PICKUP AREA



CAST-IN-PLACE SAFETY END TREATMENT

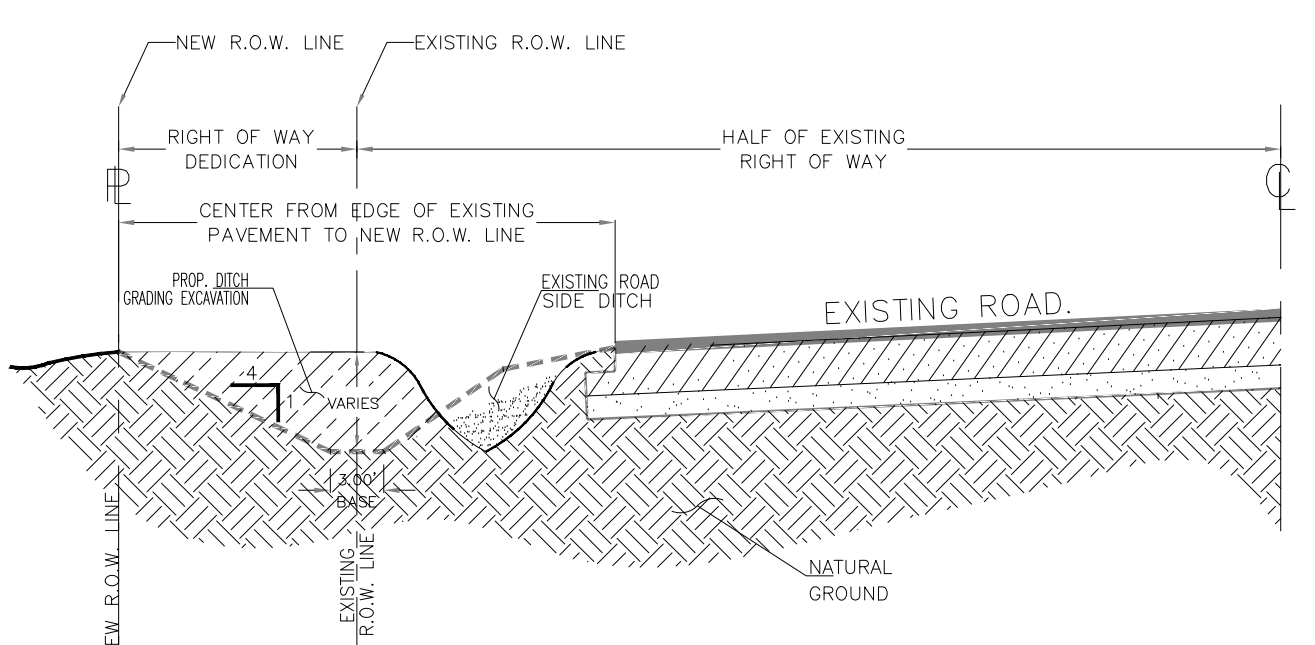


STORM TRENCH BEDDING AND BACKFILL DETAILS

N.T.S

1. BEDDING FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SAND AND/OR GRAVEL MIX BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW OF PIPE (MIN. COMPACTED THICKNESS = 6") - PIT RUN GRAVEL 3/4" MAX SIZE.
2. HAUNCH FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
3. TRENCH WIDTH - SHALL BE BELL O.D. X 1.5 + 12". MINIMUM TRENCH WIDTH SHALL EQUAL STRUCTURE WIDTH + 4 FT. THROUGHOUT THE HEIGHT OF THE STRUCTURE.
- C-1 INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON CITY STREETS, PARKING AREAS, DRIVEWAYS, COUNTY ROADS & UNPAVED AREAS - SHALL BE SOIL TYPE A1, A2, A3 WITH A MAXIMUM P.I. OF 19 (AASHTO M145) COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- C-2 INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON STATE MAINTAINED ROADWAYS - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D. AS PER ASTM D4253 AND ASTM D698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- C-3 INITIAL BACKFILL FOR HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE UNDER UNPAVED SECTIONS - SHALL BE CLASS I, II, III OR IV, COMPACTED TO 92% S.P.D., (12" LOOSE LIFT, MECHANICAL COMPACTION).
- D-1 FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON CITY STREETS, PARKING AREAS, DRIVEWAYS AND COUNTY ROADS - SHALL BE SOIL TYPE A1, A2, A3 WITH A MAXIMUM P.I. OF 19 (AASHTO M145) COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D-2 FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON STATE MAINTAINED ROADWAYS - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D. AS PER ASTM D4253 AND ASTM D698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D-3 FINAL BACKFILL FOR STRUCTURES (INLETS, MANHOLES, ETC.) - STRUCTURES UNDER THE ROADWAY AND UP TO 5 FT BEYOND THE EDGE OF PAVEMENT/BACK OF CURB SHALL HAVE CLASS I OR CLASS II (ASTM D2321) OR SOIL TYPE A1, A2, OR A3 (AASHTO M145) WITH A MAXIMUM P.I. OF 19 BACKFILL MATERIAL. STRUCTURES BEYOND 5 FT FROM THE E.O.P./B.O.C. SHALL HAVE CLASS I, II, III OR IV (ASTM D2321) BACKFILL MATERIAL. FOUNDATION PREPARATION (WELPPOINTS, MINIMUM 4" GRAVEL OR CEMENTS STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENT AND COMPACTED TO 95% S.P.D. (USE RELATIVE DENSITY TEST PER ASTM D4253 & ASTM D698). THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 8".

- NOTES:
1. MAXIMUM COVER SHALL BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
 2. FOR D-1 AND D-2 THE COMPACTION REQUIREMENT SHALL BE 95% S.P.D. WITHIN 12 IN. BELOW THE FLEXIBLE BASE.
 3. FOR PAVED SECTIONS THE ABOVE REQUIREMENTS SHALL APPLY WHEN ANY PART OF THE TRENCH WIDTH IS WITHIN 5 FT. FROM THE E.O.P./B.O.C.
 4. THE ABOVE REQUIREMENTS SHALL APPLY TO UTILITY PIPELINES AND UTILITY STRUCTURES OF OTHER UTILITY ENTITIES.



RECONSTRUCTION OF ROAD SIDE DITCH

**RBR SUBDIVISION No. 7
STORM SEWER DETAILS, PAVING DETAILS,
AND DITCH WIDENING DETAIL**

S2 ENGINEERING, PLLC
 CIVIL ENGINEERING & LAND SURVEYING
 2020 E. GRIFFIN PKWY., MISSION, TX 78147
 956-403-9787
 S2ENGINEERINGPLLC.COM

