



# HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM  
Director of Planning

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

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 8-25-2020

PROPOSED RBR SUBDIVISION NO. 1 PRECINCT No. 4.

ENGINEER: QUINTANILLA, HEADLEY & ASSOCIATES INC. DEVELOPER: ROEL A. RODRIGUEZ JR.

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE

NUMBER OF LOTS: 16  \*SINGLE FAMILY     \*MULTI-FAMILY     COMMERCIAL     INDUSTRIAL

STREETLIGHTS: 4

FILLING STATIONS: 2

LOCATION DESCRIPTION: SOUTH OF MILE 21 NORTH ROAD APPROXIMATELY 660.00 FEET EAST OF VAL VERDE ROAD.

SUBDIVISION LIES WITHIN THE:  THE RURAL AREA OF THE COUNTY.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 4-07-2020 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: NO R.O.W. IS REQUIRED.

H.C.R.O.W. FINAL APPROVAL DATE: 8-18-2020 BY, JOSE OCHOA, PCT. 4 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 8-18-2020 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM:  OSSF'S HAVE BEEN INSTALLED

WATER SERVICE PROVIDER: N.A.W.S.C. EXISTING LINE SIZE: 6" LOCATION: MILE 21 NORTH ROAD.

H.C.E.O.C. FINAL APPROVAL DATE: 8-12-2020 : 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: \$ 3,500.00 For:  (2) FILLING STATIONS**

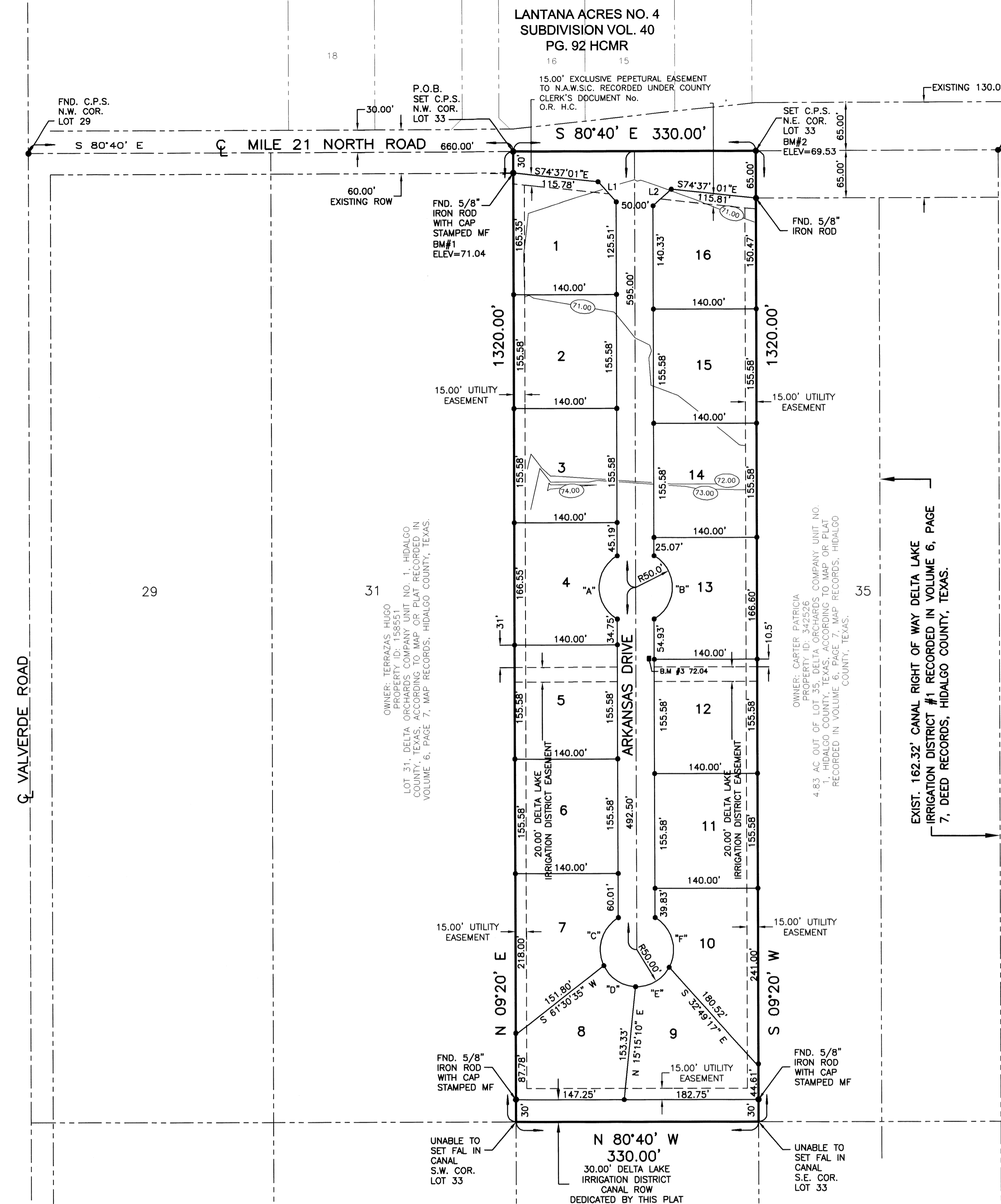
PRELIMINARY APPROVAL FROM THE  
HIDALGO COUNTY COMMISSIONERS COURT ON: MAY. 05. 2020

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

**Final Approval** with financial guarantee.

This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules, Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.

\*



**CURVE DATA CHART**

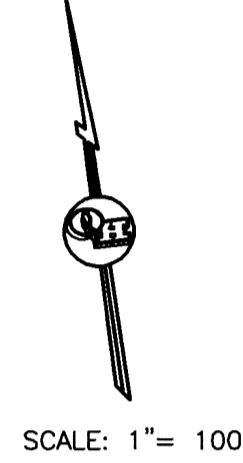
CURVE	DELTA	LENGTH	RADIUS	CH. LENGTH	CHORD BEARING
"A"	120°00'00"	104.71'	50.00'	86.60'	S 09°20' W
"B"	120°00'00"	104.71'	50.00'	86.60'	N 09°20' E
"C"	85°35'45"	74.70'	50.00'	67.94'	N 26°32'08" E
"D"	62°11'05"	54.26'	50.00'	51.64'	N 47°21'17" W
"E"	63°29'12"	55.40'	50.00'	52.61'	N 69°48'34" E
"F"	88°43'58"	77.43'	50.00'	69.92'	N 06°18'01" W

**LINE DATA TABLE**

DATA	BEARING	LENGTH
L1	S 32°38'31" E	37.17'
L2	N 57°21'29" E	33.40'

**AREA DATA TABLE**

LOT	AREA (S.F.)	AC.
1	21799.43	0.50
2-3	21781.20	0.50
4	21781.23	0.50
5-6	21781.20	0.50
7	21795.40	0.50
8	21844.01	0.50
9	22026.51	0.51
10	21790.44	0.50
11-12	21781.20	0.50
13	21789.14	0.50
14-15	21781.20	0.50
16	21793.90	0.50



**SUBDIVISION PLAT OF:**  
**RBR SUBDIVISION No. 1**  
 A 10.00 ACRE TRACT OF LAND BEING ALL OF LOT 33, DELTA ORCHARDS COMPANY UNIT No. 1, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 6, PAGE 7, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3113528, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

**METES AND BOUNDS**  
 A 10.00 ACRE TRACT OF LAND BEING ALL OF LOT 33, DELTA ORCHARDS COMPANY UNIT No. 1, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 6, PAGE 7, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3113528, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

**BEGINNING AT A COTTON PICKER SPINDLE SET IN THE CENTERLINE OF MILE 21 NORTH ROAD FOR THE NORTHWEST CORNER OF LOT 33 AND THE NORTHWEST CORNER OF THIS TRACT.**  
 THENCE: S 80°40' E, ALONG THE NORTH LINE OF LOT 33 AND THE CENTERLINE OF MILE 21 NORTH ROAD, A DISTANCE OF 330.00 FEET TO A COTTON PICKER SPINDLE SET FOR THE NORTHEAST CORNER OF LOT 33 AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE: S 09°20' W, ALONG THE EAST LINE OF LOT 33, PASSING A 5/8" IRON ROD FOUND AT 65.00 FEET FOR THE SOUTH RIGHT OF WAY LINE OF MILE 21 NORTH ROAD, PASSING A 5/8" IRON ROD STAMPED MF FOUND AT 1,290.00 FEET FOR THE NORTH LINE OF A DELTA LAKE IRRIGATION DISTRICT CANAL RIGHT OF WAY, A TOTAL DISTANCE OF 1,320.00 FEET TO A POINT FOR THE SOUTHWEST CORNER OF LOT 33 AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE: N 80°40' W, ALONG THE SOUTH LINE OF LOT 33, A DISTANCE OF 330.00 FEET TO A POINT FOR THE SOUTHWEST CORNER OF LOT 33 AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE: N 09°20' E, ALONG THE WEST LINE OF LOT 33, PASSING A 5/8" IRON ROD STAMPED MF FOUND AT 30.00 FEET FOR THE NORTH LINE OF A DELTA LAKE IRRIGATION DISTRICT CANAL RIGHT OF WAY, PASSING A 5/8" IRON ROD WITH CAP STAMPED MF FOUND AT 1,290.00 FEET FOR THE SOUTH RIGHT OF WAY LINE OF MILE 21 NORTH ROAD, A TOTAL DISTANCE OF 1,320.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.00 ACRES OF LAND MORE OR LESS.

**BEARINGS ARE IN ACCORDANCE WITH DELTA ORCHARDS COMPANY UNIT No. 1, RECORDED IN VOLUME 6, PAGE 7, MAP RECORDS, HIDALGO COUNTY, TEXAS.**

**STATE OF TEXAS**  
**COUNTY OF HIDALGO**

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.

**PLAT NOTES AND RESTRICTIONS:**

- FLOOD ZONE DESIGNATION: ZONE "X" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAIN COMMUNITY-PANEL NUMBER 480334 0325 D MAY 17, 2001 LOMR. THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD-PLAIN, COMMUNITY-PANEL NO. 480334 0325 D 5/8" IRON ROD EFFECTIVE DATE: MAY 17, 2001 LOMR OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR 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.
- CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD-PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE FAMILY DETACHED DWELLING SHALL BE LOCATED ON LOTS 2-15 THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS, (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT. LOTS 2 THROUGH 15 ARE FOR RESIDENTIAL USE. LOTS 1 AND 16 CAN BE FOR RESIDENTIAL OR COMMERCIAL USE.
- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTERLINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION.
- LEGEND - ● DENOTES 1/2" IRON ROD WITH A PLASTIC CAP 4856 SET UNLESS OTHERWISE NOTED.
- LOTS 1 & 16 SHALL HAVE NO ACCESS TO MILE 21 NORTH ROAD.
- MINIMUM BUILDING SETBACK LINES:  
 FRONT ..... 25.00'  
 FRONT CURVE DE-540 ..... 15.00'  
 SIDE ..... 6.00'  
 REAR ..... 15.00'  
 FRONT GARAGE ..... 18.00'  
 SIDE CORNER ..... 20.0' WHERE ROW IS GREATER THAN 50.0 FEET.  
 OR TO EASEMENT LINE WHICHEVER IS GREATER ON ALL CASES
- DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 31,772 GALS OF RAIN (0.73 ACRE FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: SEE DRAINAGE REPORT ON SHEET No. 3
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- BENCHMARK NOTE: THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:  
 B.M. 1 - A 5/8" REBAR NORTHWEST CORNER OF LOT 1 ELEV. 71.04 N.A.V.D. 88 DATUM.  
 B.M. 2 - CPS NORTHEAST CORNER OF SUBDIVISION ELEV. 69.53 N.A.V.D. 88 DATUM.  
 B.M. 3 - TOP OF INLET ELEV. 72.04 LOCATED ON THE EAST SIDE OF ARKANSAS DRIVE IN BETWEEN LOTS 12 & 13
- EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO DELTA LAKE IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 2:5% SLOPE TO A DRAINAGE POSITIVE DRAINAGE.
- RBR DEVELOPMENT & INVESTMENTS LLC, ROEL A. RODRIGUEZ JR., PRESIDENT, THE OWNER & SUBDIVIDER OF RBR SUBDIVISION No. 1 RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSES OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET No. 2 OF THIS PLAT.
  - 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-SITE SEWAGE FACILITIES (OSSF) SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
    - EACH LOT ON THIS PLAT COMPLETES WITH THE MINIMUM 21,780 SQUARE FEET
    - ON-SITE SEWAGE FACILITIES (OSSF) SYSTEMS SHALL BE DESIGNED AND APPROVED BY HIDALGO COUNTY. 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 ABSORPTIVE DRAINFIELD SYSTEM.
    - APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
- AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT AND THE OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR SCHOOLS, COMMERCIAL BUILDINGS, AND INDUSTRIAL USES. A MULTIPLE APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT, NO WATER OR LIGHT CLEARANCE SHALL BE REQUIRED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.

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

**RIGHT OF WAY EASEMENT**  
**KNOW ALL MEN BY THESE PRESENTS**, that the undersigned, owners of the property shown on the plat, their successors, assigns, and transferees (hereinafter called "Grantor" whether one or more persons are named), in consideration of one dollar (\$1.00) and other good and valuable consideration paid by North Alamo Water Supply Corporation, (hereinafter called "Grantee"), the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, transfer, and convey to said Grantee, its successors, and assigns, an exclusive perpetual easement with the right to erect, construct, install and thereafter use, operate, inspect, repair, maintain, replace, and remove water distribution lines and appurtenances over and across lands shown on this plat, together with the right of ingress and egress over Grantor's adjacent lands of the purpose for which the above mentioned rights are granted. The easement hereby granted shall not exceed 15' in width, and Grantee is hereby authorized to designate the course of the easement herein conveyed except that when the pipeline(s) is installed, the easement herein granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline installed.

In the event the easement hereby granted abuts on a public road and the City, County or State hereafter widens or relocates the public road so as to require the relocation of this water line as installed, Grantor further grants to Grantee an additional easement over and across the land shown on this plat for the purpose of laterally relocate said water line as may be necessary to clear the road improvements, which easement hereby granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline as relocated.

The consideration recited herein shall constitute payment in full for all damages sustained by Grantor by reason of the installation, maintenance, repair, replacement and relocation of the structures referred to herein. This agreement together with other provisions of this grant shall constitute an easement for the benefit of the Grantee, its successors, and assigns. The Grantor covenants that it is the owner of the above-described lands and that said lands are free and clear of all encumbrances and liens except the following:

The easement conveyed herein was obtained or improved through Federal financial assistance. This easement is subject to the provisions of Title VI of the Civil Rights Act of 1964 and the regulations issued pursuant thereto for so long as the easement continues to be used for the same or similar purpose for which financial assistance was extended or for so long as the Grantee owns it, whichever is longer.

IN WITNESS WHEREOF, the said Grantor has executed this instrument this 30 day of AUGUST 2020.

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

**REVISION NOTES**

No.	Sheet	REVISION	Date	Approved

**STATE OF TEXAS**  
**COUNTY OF HIDALGO**  
**OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION**  
 I, ROEL A. RODRIGUEZ JR., PRESIDENT AS OWNER OF THE 10.00 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED RBR SUBDIVISION No. 1 HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE §232.032 AND THAT:  
 (A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;  
 (B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;  
 (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND  
 (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.  
 I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

**STATE OF TEXAS**  
**COUNTY OF HIDALGO**  
**BEFORE ME**, the undersigned notary public, on this day personally appeared **ROEL A. RODRIGUEZ JR., PRESIDENT** proved to me through his Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that he executed the same for the purposes and consideration thereby expressed.

Given under my hand and seal of office this 30 day of AUGUST, 2020

**CLARISA ANNETTE QUINTANILLA**  
 Notary Public, State of Texas  
 My Commission Expires November 04, 2021

**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. 1 was reviewed and approved by the Hidalgo County Commissioners Court on \_\_\_\_\_

Hidalgo County Judge \_\_\_\_\_ date  
 ATTEST: Hidalgo County Clerk \_\_\_\_\_ date

**HIDALGO COUNTY**  
**CERTIFICATE OF PLAT APPROVAL**  
 I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF RBR SUBDIVISION No. 1 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_

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

**DELTA LAKE IRRIGATION DISTRICT**  
 THIS PLAT APPROVED BY DELTA LAKE IRRIGATION DISTRICT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

SECRETARY \_\_\_\_\_ PRESIDENT \_\_\_\_\_

**APPROVED BY DRAINAGE DISTRICT:**  
 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 THE TEXAS WATER CODE 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 AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

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

**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.

**ALFONSO QUINTANILLA**  
 P.E. No. 95534  
 DATE 8-3-2020

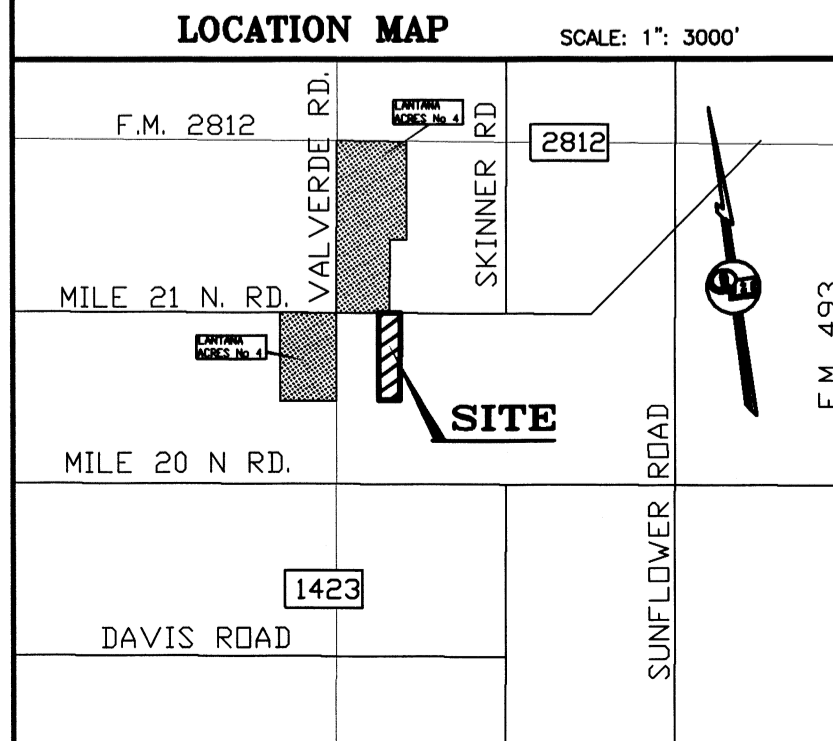
**FILED FOR RECORD IN**  
**HIDALGO COUNTY**  
**ARTURO GUJARDO, JR.**  
**HIDALGO COUNTY CLERK**

ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM  
 INSTRUMENT NUMBER \_\_\_\_\_  
 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY

**SHEET NO. 1**  
**OF 3 SHEETS**

F:\DATA\SUB\UR\AL\RBR DEV. NO. 1\PLAT	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
7-4-2020	LG	REVISOR	CHECKED BY	APPROVED BY
7-4-2020	LG	REVISOR	CHECKED BY	APPROVED BY
7-4-2020	LG	REVISOR	CHECKED BY	APPROVED BY



**INDEX OF SHEETS**

SHEET 1.- HEADING INDEX: LOCATION MAP AND ETU; PRINCIPAL CONTACTS: MAP, LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); ENGINEER'S & SURVEYOR'S CERTIFICATION; NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, PLAT ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATION; CERTIFICATION, HCCD NO. 1; CERTIFICATION, HEALTH DEPARTMENT CERTIFICATION, IRRIGATION DISTRICT CERTIFICATION AND COUNTY JUDGE'S CERTIFICATION, REVISION NOTES.

SHEET 2.- ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER DISTRIBUTION SYSTEM, OSSF OR WASTE WATER COLLECTION SYSTEM AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION) SUBDIVIDER CERTIFICATE & STATEMENT, REVISION NOTES.

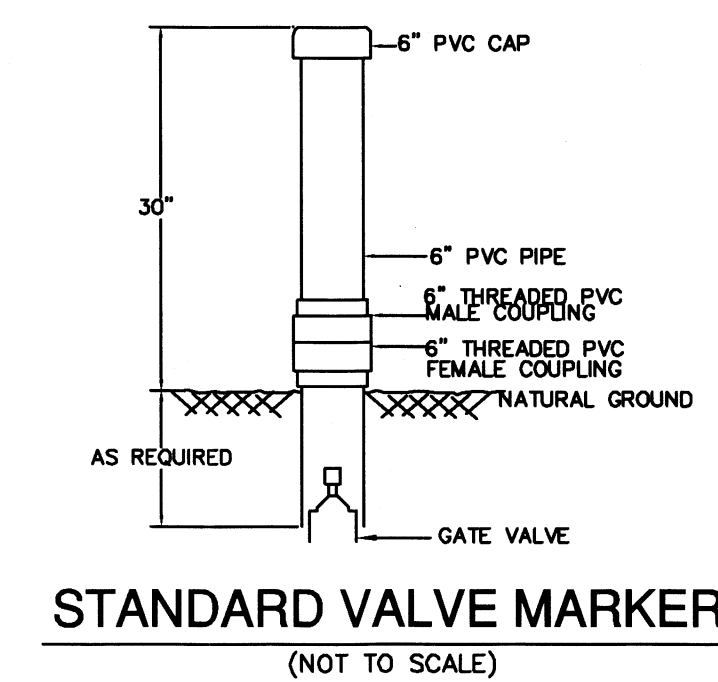
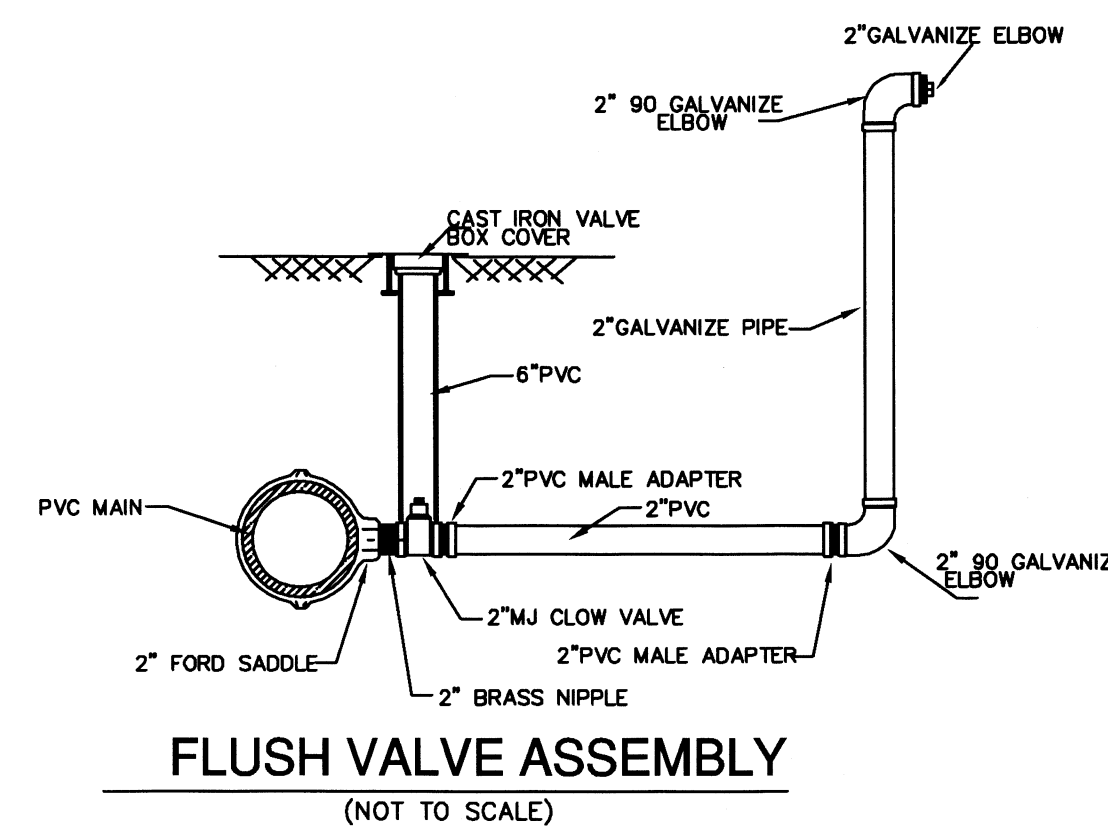
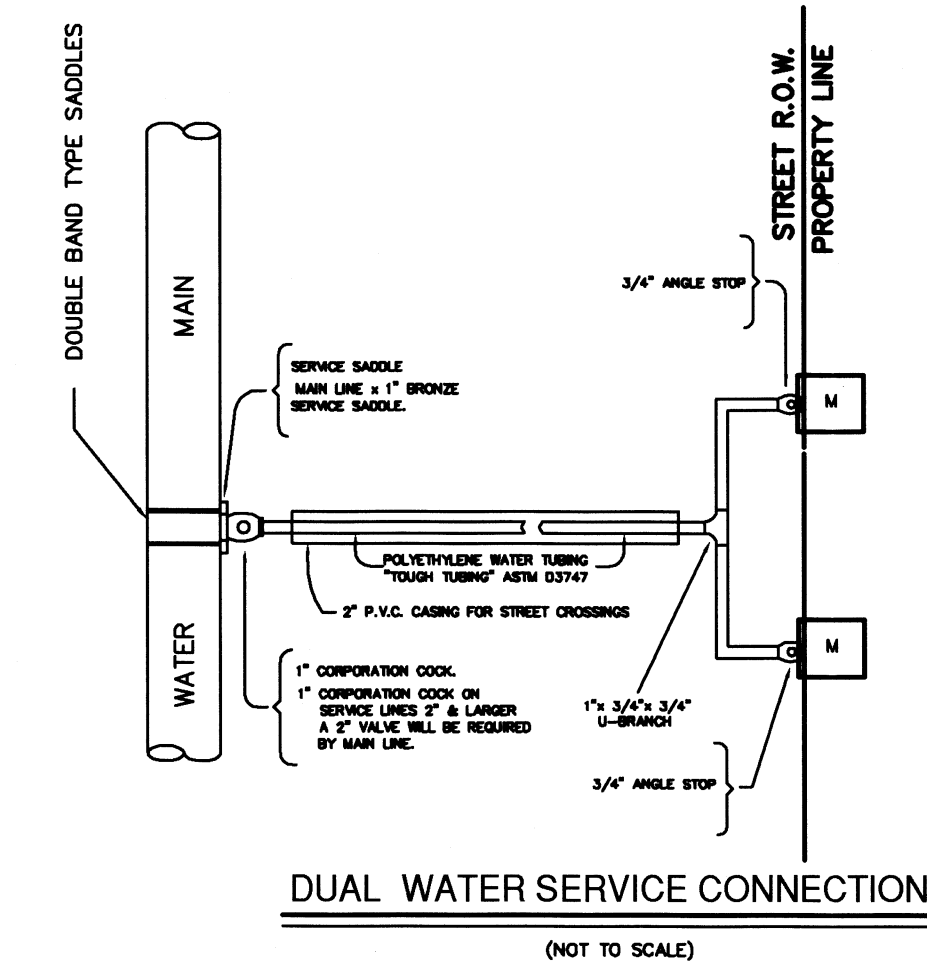
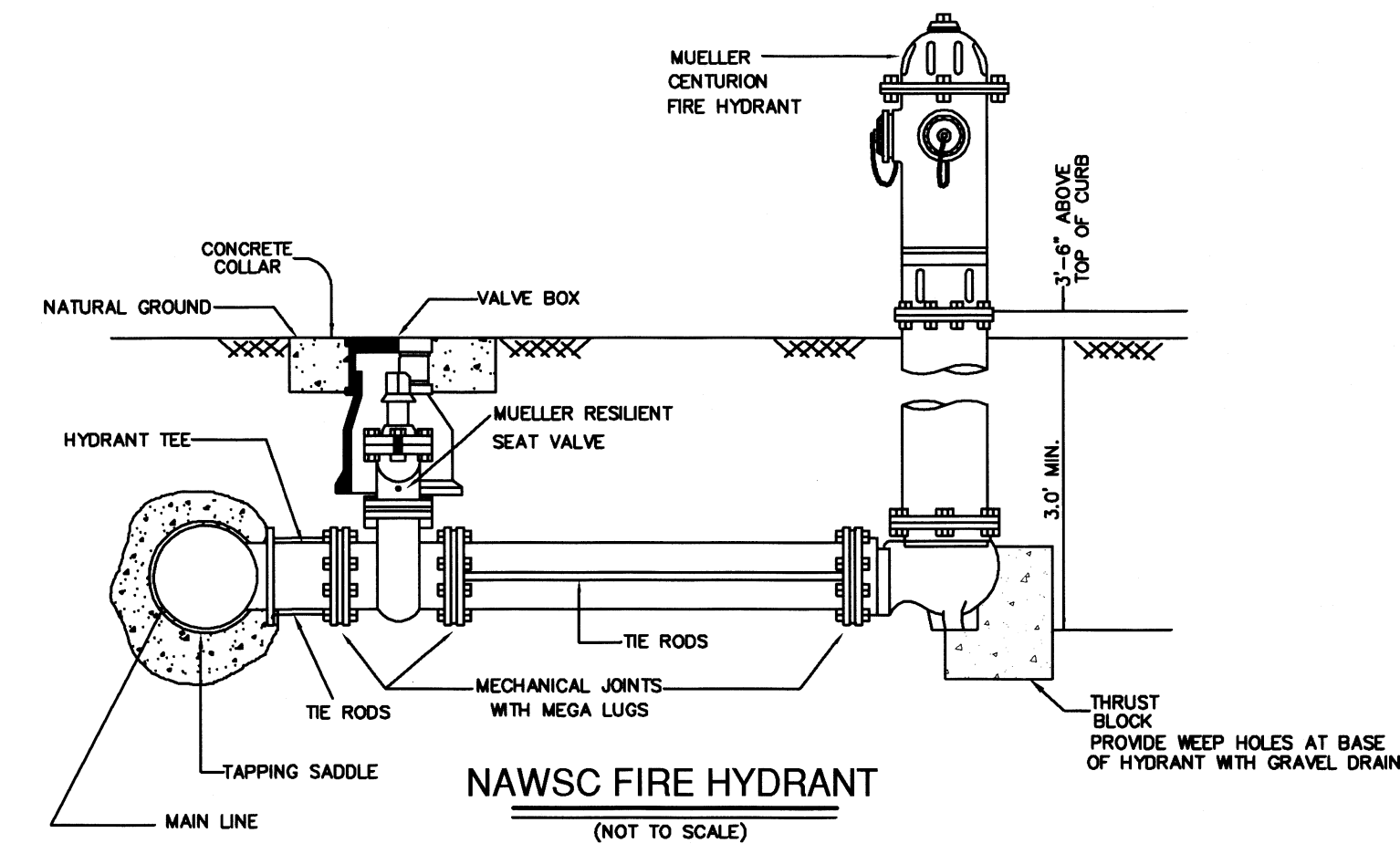
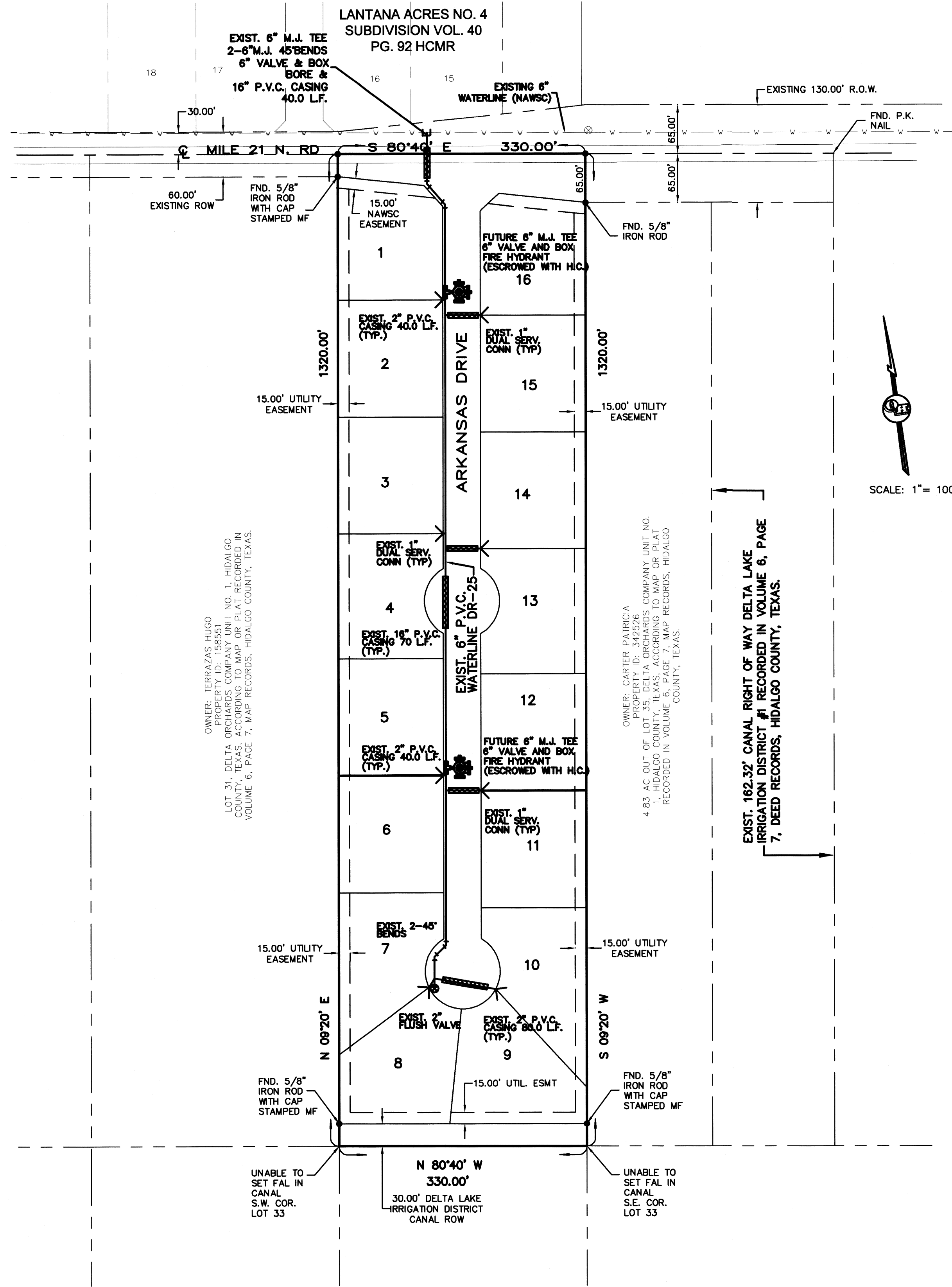
SHEET 3.- DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEERING CERTIFICATION, CONSTRUCTION DETAILS, REVISION NOTES.

**LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:**  
 RBR SUBDIVISION No. 1 IS LOCATED NORTHEAST SIDE OF HIDALGO COUNTY 660.00 FEET EAST OF INTERSECTION OF VAL VERDE ROAD AND MILE 21 NORTH ROAD, THE ONLY NEARBY MUNICIPALITY IS THE CITY OF ELSA. ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF ELSA (POPULATION 6,578), RBR SUBDIVISION No. 1 SUBDIVISION LIES APPROXIMATELY 5 MILE FROM THE CITY LIMITS AND IT IS NOT WITHIN THE CITY'S TWO-MILE EXTRA-TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021. IT LIES IN PCT. 4

**PRINCIPAL CONTACTS:**

Name	Address	City & Zip	Phone	Fax
<b>RBR DEVELOPMENT &amp; INVESTMENTS LLC</b>				
OWNER: ROEL A. RODRIGUEZ JR., PRESIDENT	3329 PAGE AVE	EDINBURG, TX 78539	(956) 330-1995	
ENGINEER: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956) 381-6480	(956)381-0527
SURVEYOR: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956) 381-6480	(956)381-0527

**DATE OF PREPARATION: FEBRUARY 4, 2020**



**LEGEND**

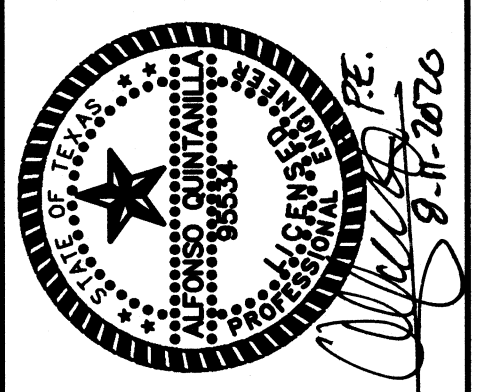
- = FIRE HYDRANT
- = GUY WIRE
- = POWER POLE
- = MAILBOX
- = WATER METER
- = WATER VALVE
- = SIGN
- = SERVICE POLE
- = TEL BOX
- = ELECT BOX
- = GAS METER
- = GAS MARKER
- = GAS VALVE
- = TRANSMISSION POLE
- = TRAFFIC CONTROL BOX
- = GAS SERVICE

**AS BUILT 8-11-20**

FILENAME : F:\DATA\SUBDIV\DEVELOPMENT\NOT SUBD\WATER\BPLAT			
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
2/1/2020			
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY

JOB NO.	02-04-20
DATE	
REVISION	1"=100'
SCALE	
DRAWN BY	
SHEET	

**RBR SUBDIVISION No. 1  
WATER DISTRIBUTION SYSTEM**



**QUINTANILLA, HEADLEY AND ASSOCIATES, INC.**  
**LAND SURVEYORS**  
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 ALFONSO@QHA-ENG.COM

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 ENGINEERING REGISTRATION NUMBER F-1513  
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