



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: 10-29-2024

PROPOSED RBR NO 6 SUBDIVISION PRECINCT No. 4.

ENGINEER MELDEN & HUNT INC DEVELOPER: RBR DEVELOPMENT & INVESTMENTS, LLC.

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE

NUMBER OF LOTS: 36  \*SINGLE FAMILY     \*MULTI-FAMILY     COMMERCIAL     INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: 7

FILLING STATIONS: 3

LOCATION DESCRIPTION: NORTH OF BENITO RAMIREZ APPROXIMATELY ¼ OF MILE EAST OF SKINNER ROAD.

SUBDIVISION LIES WITHIN THE:  REMOVED FROM EDINBURG ETJ

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 10-02-2024 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 ADDITIONAL ROW REQUIRED.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 9-25-2024 BY, PCT. 4 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 9-13-2024 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM:  OSSF'S

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 8" LOCATION: BENITO RAMIREZ.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 8-26-2024 : BY ENVIRONMENTAL COMPLIANCE COORDINATOR

**LARGE CONSTRUCTION**

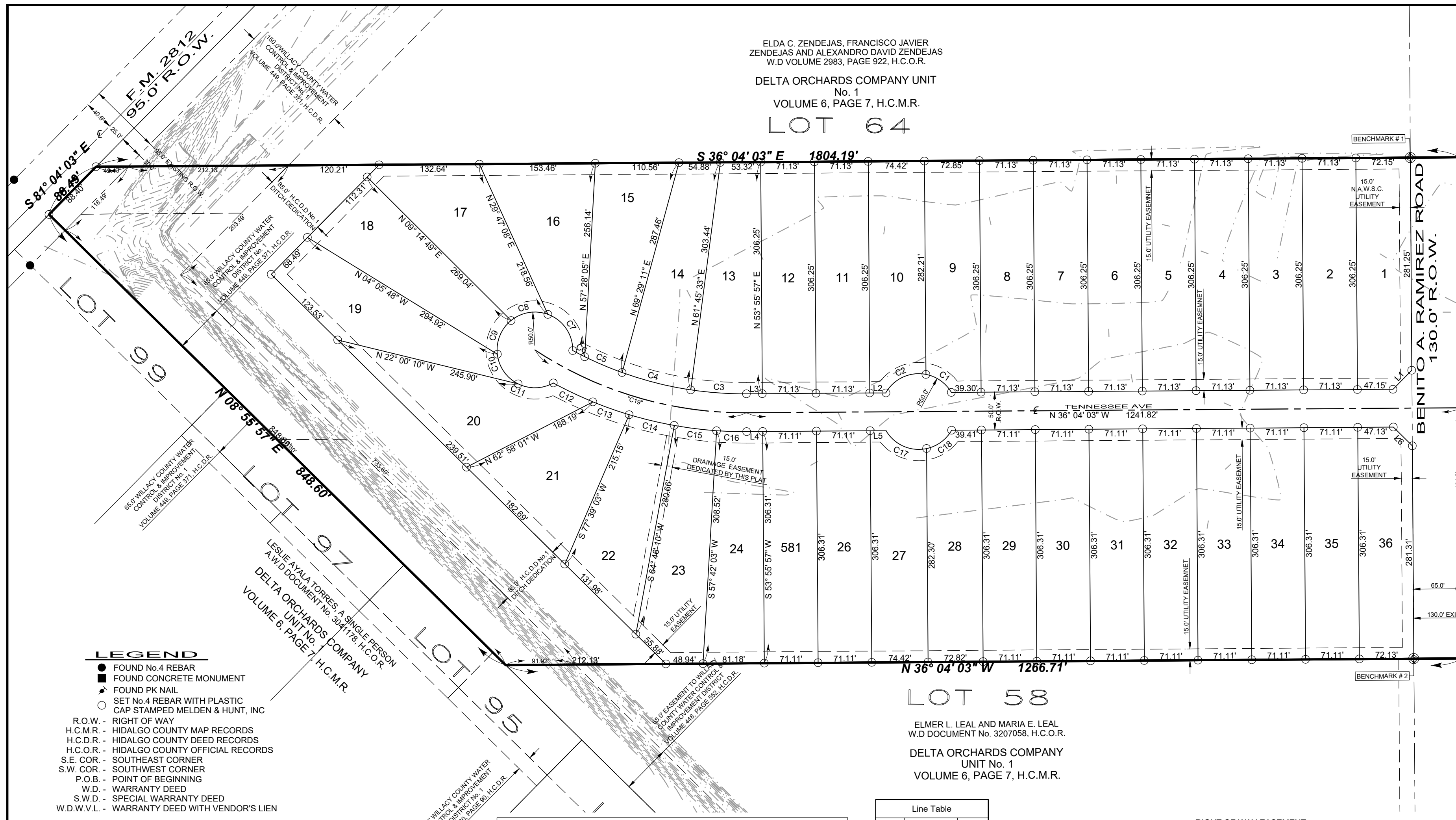
The applicant has submitted the required NOI as per Part II, Section E of the TPDES General Permit for Construction Activities (TXR150000) along with a copy of the Erosion Control Plan for the proposed Project.

PRELIMINARY APPROVAL FROM THE  
HIDALGO COUNTY COMMISSIONERS COURT ON: N/A

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

**Final Approval** *subject to recommendations other departments*

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



# PLAT OF RBR SUBDIVISION NO. 6

24.219 ACRES BEING ALL OF LOTS 60 AND 62 AND OUT OF LOT 64 DELTA ORCHARDS COMPANY UNIT No. 1 VOLUME 6, PAGE 7, H.C.M.R. HIDALGO COUNTY, TEXAS

### INDEX TO SHEET OF RBR SUBDIVISION NO. 6

- SHEET 1: HEADING; INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; MAP: LOT, STREETS, AND EASEMENT LAYOUT; SURVEYORS CERTIFICATION; OWNER'S DEDICATION, CERTIFICATION, ENGINEERING CERTIFICATION; REVISION NOTES.
- SHEET 2: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER / OSSF AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION); OWNER'S CERTIFICATION, DETAILS.
- SHEET 3: MAP OF TOPOGRAPHY AND DRAINAGE; DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DRAINAGE DITCH, ENGINEERING CERTIFICATION, CONSTRUCTION DETAILS.
- SHEET 4: MAP OF TOPOGRAPHY AND PAVING; CONSTRUCTION DETAILS.

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY: RBR SUBDIVISION NO. 6 IS LOCATED IN THE NORTH HIDALGO COUNTY ON THE NORTHWEST SIDE OF BENITO A. RAMIREZ ROAD, APPROXIMATELY 1250 FEET SOUTHWEST OF ITS INTERSECTION WITH FM 2812. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG. RBR SUBDIVISION NO. 6 FALLS IN THE RURAL AREA OF THE COUNTY. THIS SUBDIVISION FALLS WITHIN PRECINCT 4.



Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C19	296.20	503.82	033° 41' 04"	N19° 08' 34"W	291.95'	152.52

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	42.54'	50.00'	048° 44' 48"	N0° 26' 27"W	41.27'	22.65
C2	62.18'	50.00'	071° 15' 12"	N60° 26' 27"W	58.25'	35.63
C3	73.89'	478.82'	008° 50' 31"	S31° 33' 43"E	73.82'	37.02
C4	93.82'	478.82'	011° 13' 33"	S21° 31' 41"E	93.67'	47.06
C5	53.70'	478.82'	006° 25' 32"	S12° 42' 08"E	53.67'	26.88
C6	17.85'	478.82'	002° 08' 10"	S8° 25' 17"E	17.85'	8.93
C7	61.73'	50.00'	070° 44' 12"	N19° 50' 12"E	57.88'	35.49
C8	51.73'	50.00'	059° 16' 33"	N45° 10' 10"W	49.45'	28.45
C9	50.03'	50.00'	057° 19' 53"	S76° 31' 37"W	47.97'	27.34
C10	49.96'	50.00'	057° 14' 51"	S19° 14' 15"W	47.91'	27.29
C11	48.30'	50.00'	055° 20' 51"	S37° 03' 36"E	46.44'	26.22
C12	58.04'	528.82'	006° 17' 18"	S10° 15' 10"E	58.01'	29.05
C13	50.96'	528.82'	005° 31' 17"	S16° 09' 27"E	50.94'	25.50
C14	61.36'	528.82'	006° 38' 53"	S22° 14' 32"E	61.33'	30.71
C15	56.48'	528.82'	006° 07' 03"	S28° 37' 30"E	56.44'	28.26
C16	39.72'	528.82'	004° 18' 11"	S33° 50' 07"E	39.71'	19.87
C17	62.32'	50.00'	071° 24' 38"	S11° 46' 22"E	58.36'	35.94
C18	42.40'	50.00'	048° 35' 22"	S71° 46' 22"E	41.14'	22.57

Line #	Direction	Length
L1	S 81° 04' 03" E	35.36'
L2	N 36° 04' 03" W	21.37'
L3	N 36° 04' 03" W	21.02'
L4	N 36° 04' 03" W	21.27'
L5	N 36° 04' 03" W	21.27'
L6	N 08° 55' 57" E	35.36'

Lot #	SQ. FT.	Area
1	21783.06	0.500
2	21783.06	0.500
3	21783.06	0.500
4	21783.06	0.500
5	21783.06	0.500
6	21783.06	0.500
7	21783.06	0.500
8	21783.06	0.500
9	21782.31	0.500
10	21783.81	0.500
11	21783.06	0.500
12	21783.06	0.500
13	22628.53	0.519
14	21848.73	0.502
15	21801.35	0.500
16	21798.38	0.500
17	21784.82	0.500
18	21888.83	0.502

Lot #	SQ. FT.	Area
19	21862.47	0.502
20	21798.49	0.500
21	21787.44	0.500
22	21787.50	0.500
23	22859.87	0.525
24	21797.03	0.500
26	21783.06	0.500
27	21783.81	0.500
28	21782.31	0.500
29	21783.81	0.500
30	21783.06	0.500
31	21783.06	0.500
32	21783.06	0.500
33	21783.06	0.500
34	21783.06	0.500
35	21783.06	0.500
36	21783.06	0.500

**METS AND BOUNDS DESCRIPTION**  
A TRACT OF LAND CONTAINING 24.219 ACRES OF LAND SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING ALL OF LOTS 60 AND 62, AND OUT OF LOT 64, DELTA ORCHARDS COMPANY UNIT NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6, PAGE 7, HIDALGO COUNTY MAP RECORDS. SAID 24.219 ACRES WERE CONVEYED TO JOEL F. CORTEZ, JR. AND WIFE ANA MARIA CORTEZ BY VIRTUE OF A WARRANTY DEED WITH VENDORS LIEN RECORDED IN VOLUME 1693, PAGE 561, HIDALGO COUNTY DEED RECORDS, SAID 24.219 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- BEGINNING AT A NAIL SET AT THE SOUTHWEST CORNER OF SAID LOT 60, FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT:
- THENCE, N 36° 04' 03" E AT A DISTANCE OF 65.00 FEET PASS A NO. 4 REBAR FOUND AT THE EXISTING NORTHWESTERN RIGHT-OF-WAY LINE OF BENITO A. RAMIREZ ROAD, AT A DISTANCE OF 1,174.79 FEET PASS A NO. 4 REBAR SET AT THE WEST LINE OF A 65.00-FOOT EASEMENT TO WILLY COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO. 1, RECORDED IN VOLUME 449, PAGE 371, HIDALGO COUNTY DEED RECORDS, CONTINUING A TOTAL DISTANCE OF 1,266.71 FEET FOR AN OUTSIDE CORNER OF THIS TRACT;
  - THENCE, N 08° 55' 57" E ALONG THE WEST LINE OF SAID LOTS 60 AND 62, AT A DISTANCE OF 818.60 FEET PASS A NO. 4 REBAR SET AT THE EXISTING SOUTH RIGHT-OF-WAY LINE OF SAID F.M. 2812, CONTINUING A TOTAL DISTANCE OF 848.60 FEET TO A NO. 4 REBAR SET FOR THE NORTHWEST CORNER OF THIS TRACT;
  - THENCE, S 81° 04' 03" E ALONG THE NORTH LINE OF SAID LOT 64 AND WITHIN THE EXISTING RIGHT-OF-WAY OF F.M. 2812, A DISTANCE OF 88.49 FEET TO A NO. 4 REBAR SET FOR THE NORTHEAST CORNER OF THIS TRACT;
  - THENCE, S 36° 04' 03" E AT A DISTANCE OF 42.43 FEET PASS A NO. 4 REBAR SET ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF F.M. 2812, AT A DISTANCE OF 254.58 FEET PASS A NO. 4 REBAR SET AT THE WEST LINE OF A 150.00-FOOT EASEMENT TO WILLY COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO. 1 RECORDED IN VOLUME 449, PAGE 371, HIDALGO COUNTY DEED RECORDS, AT A DISTANCE OF 1,739.19 FEET PASS A NO. 4 REBAR SET ON THE EXISTING NORTHWESTERN RIGHT-OF-WAY LINE OF BENITO A. RAMIREZ ROAD, CONTINUING A TOTAL DISTANCE OF 1,804.19 FEET TO A NAIL SET AT THE SOUTH LINE OF SAID LOT 64, FOR THE SOUTHWEST CORNER OF THIS TRACT;
  - THENCE, S 53° 55' 57" W ALONG THE SOUTH LINE OF SAID LOTS 60, 62 AND 64, A DISTANCE OF 662.62 FEET TO THE POINT OF BEGINNING AND CONTAINING 24.219 ACRES, OF WHICH 0.071 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF F.M. 2812, 0.989 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF BENITO RAMIREZ ROAD AND 1.712 ACRES LIES WITHIN AN EASEMENT TO WILLY COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO. 1 RECORDED IN VOLUME 449, PAGE 371, HIDALGO COUNTY DEED RECORDS, LEAVING A NET OF 21.447 ACRES OF LAND, MORE OR LESS.

**MELDEN & HUNT, INC.**  
TEXAS REGIST. F-1435  
CONSULTANTS • ENGINEERS • SURVEYORS  
115 W. McINTYRE - EDINBURG, TX 78541  
PH: (956) 381-0981 - FAX: (956) 381-1839  
ESTABLISHED 1947 - www.meldenandhunt.com

### RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND 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, AN EXCLUSIVE PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE FOR WHICH THE ABOVE-MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS/ARE 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 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 EASEMENT OVER AND ACROSS THE LAND DESCRIBED ABOVE FOR THE PURPOSE OF LATERALLY RELOCATING SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 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 OR 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 A COVENANT RUNNING WITH THE LAND FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANTEE COVENANTS THAT HE/SHE 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 THE 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 GRANTEE HAS EXECUTED THIS INSTRUMENT THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

JOEL F. CORTEZ, JR. - OWNER  
ANA MARIA CORTEZ

### ACKNOWLEDGEMENT

THE STATE OF TEXAS & COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED JOEL F. CORTEZ, JR. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

THE STATE OF TEXAS & COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED ANA MARIA CORTEZ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

### HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 232.028 (A)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF \_\_\_\_\_ RBR SUBDIVISION NO. 6 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

HIDALGO COUNTY JUDGE \_\_\_\_\_ DATE: \_\_\_\_\_  
ATTEST: HIDALGO COUNTY CLERK \_\_\_\_\_ DATE: \_\_\_\_\_

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: JOEL F. CORTEZ, JR. OWNER	2205 VILLAGE DR.	MISSION, TX 78572	(956) 381-0981	N/A
ENGINEER: RUBEN JAMES DE JESUS, P.E., R.P.L.S.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR: ROBERT N. TAMEZ, R.P.L.S.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

STATE OF TEXAS  
COUNTY OF HIDALGO

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 TEXAS WATER CODE § 492.11 (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/HER ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DRAWN BY: E.V.Z. DATE: 08/02/24  
SURVEYED, CHECKED, DATE: \_\_\_\_\_  
FINAL CHECKED, DATE: \_\_\_\_\_

### GENERAL PLAT NOTES & RESTRICTIONS:

- FLOOD ZONE STATEMENT: ZONE "X" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN  
COMMUNITY-PANEL NUMBER: 480334 0350 C, MAP REVISED: JUNE 6, 2000
- SETBACKS:  
FRONT: 25.00 FEET OR EASEMENT, WHICHEVER IS GREATER  
REAR: 15.00' OR EASEMENT, WHICHEVER IS GREATER  
SIDE: 6.00 FEET OR EASEMENT, WHICHEVER IS GREATER  
CUL-A-SAC: 15.00 FEET OR EASEMENT, WHICHEVER IS GREATER  
NOTE: LOTS 1 AND 36 TO HAVE A 15.00' SIDE SETBACK ALONG BENITO A. RAMIREZ ROAD.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS, AS PER NAVD 88 [ GEOID 2003 ]:  
BENCH MARK NO. 1- MHI MONUMENT SET IN CONCRETE AT THE NORTHEAST CORNER CLIP OF LOT 1 OF THIS SUBDIVISION. N:16657119.6474, E: 1136105.0492, ELEVATION: 64.77.  
BENCH MARK NO. 2- MHI MONUMENT SET IN CONCRETE AT THE SOUTHEAST CORNER CLIP OF LOT 36 OF THIS SUBDIVISION. N:16656729.5744, E: 1135569.4864, ELEVATION: 63.84.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 91,856 CUBIC-FEET (2.109 ACRE-FEET) OF STORM WATER RUNOFF.
- THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS OF THIS SUBDIVISION.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.
- NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISH GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 1.0% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION.
- 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 OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- 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 PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
- THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.

### STATE OF TEXAS COUNTY OF HIDALGO

### OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

WE, JOEL F. CORTEZ, JR. AND ANA MARIA CORTEZ AS OWNERS OF THE \_\_\_\_\_ 24.219 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED RBR SUBDIVISION NO. 6 HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET(S), 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.

JOEL F. CORTEZ, JR. \_\_\_\_\_ DATE: \_\_\_\_\_  
2205 VILLAGE DR.  
MISSION, TEXAS 78572

ANA MARIA CORTEZ \_\_\_\_\_ DATE: \_\_\_\_\_  
2205 VILLAGE DR.  
MISSION, TEXAS 78572

STATE OF TEXAS  
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOEL F. CORTEZ, JR., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC IN THE STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ANA MARIA CORTEZ, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

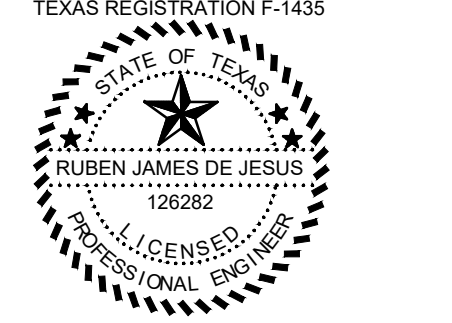
NOTARY PUBLIC IN THE STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO:

I, RUBEN JAMES DE JESUS, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

MELDEN & HUNT, INC.  
TEXAS REGISTRATION F-1435

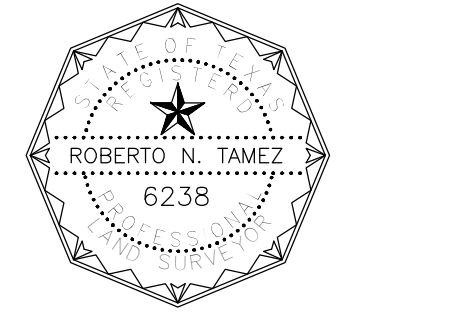
RUBEN JAMES DE JESUS, PE # 126282  
DATE PREPARED: February 12, 2024  
JOB No. (ENG.) 23186.00  
BY: E.V.Z.



STATE OF TEXAS  
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, RUBEN J. DE JESUS, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF RBR SUBDIVISION NO. 6, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 01-09-2024, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

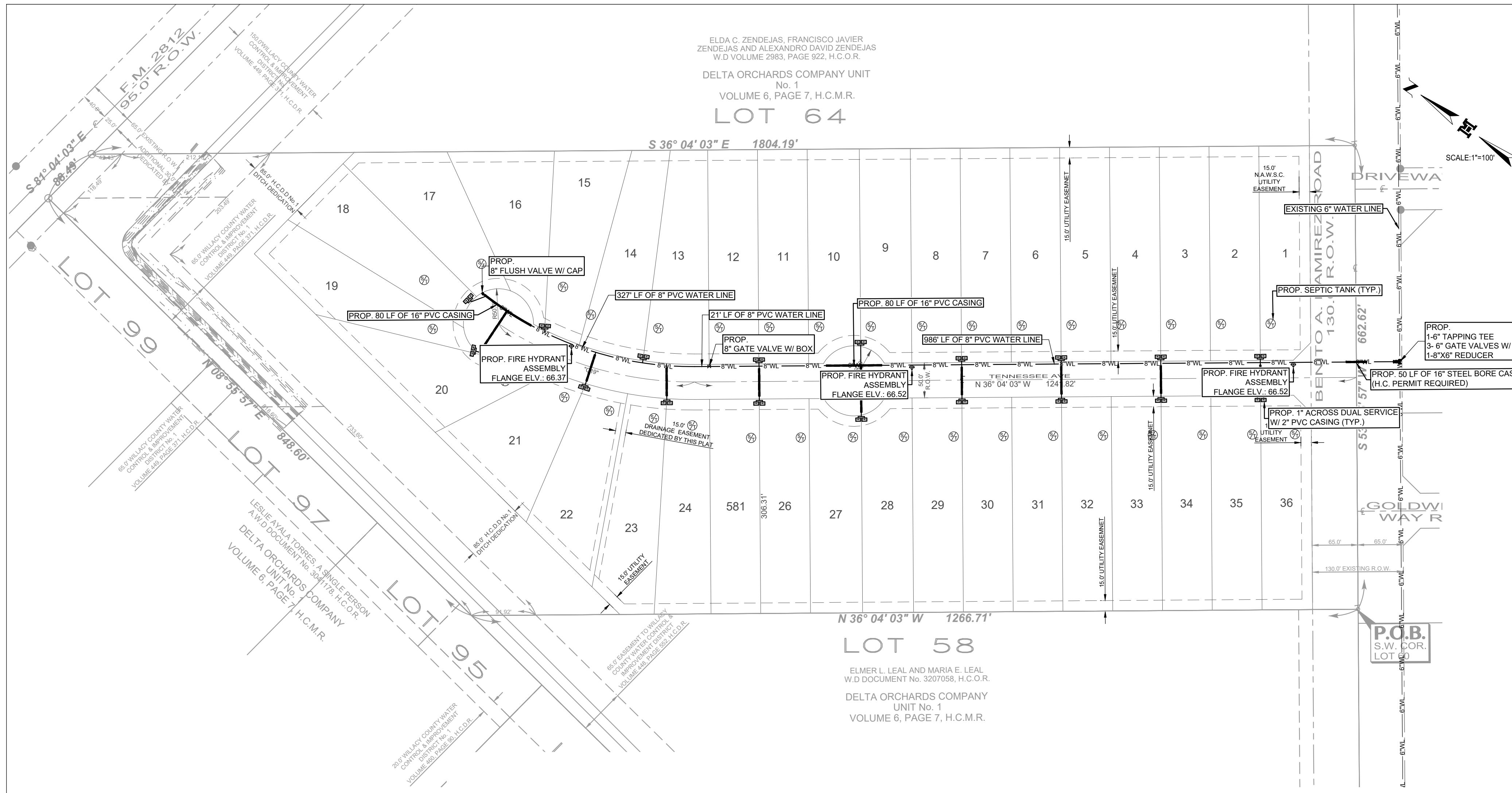
ROBERT N. TAMEZ, R.P.L.S. # 6238  
DATE SURVEYED: 01-09-2024  
T-1222, PAGE 1  
SURVEY JOB NO. 23186.08



THE STATE OF TEXAS )  
COUNTY OF HIDALGO )  
COUNTY OF WILACY )

THIS PLAT, RBR SUBDIVISION NO. 6, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE DELTA LAKE IRRIGATION DISTRICT OF WILACY AND HIDALGO COUNTY, TEXAS AND IS HEREBY APPROVED BY SUCH DISTRICT. "ALL RIGHTS, RULES AND REGULATIONS OF THE DELTA LAKE IRRIGATION DISTRICT EXISTING PRIOR TO THE SUBMISSION OF THIS PLAT ARE NOT ABRIDGED BY THE SUBSEQUENT APPROVAL OF THIS PLAT BY THE SAID DISTRICT, NOTWITHSTANDING ANY PROVISION OR NOTATION OTHERWISE IN THIS PLAT." (THIS REQUIREMENT WILL

Y:\Land Development\Residential\Hidalgo\County\24101 - RBR Dev & Inv - Delta Orchards (FM 2812 & Mile 21 Rd)\Autocad files\COUNTY SHEETS\24101:00 DELTA RBR SUBDIVISION NO 6-COUNT UTILITY.dwg, 10/10/2024 7:21:05 AM, edward, DWG T



FINAL WATER AND SEWER ENGINEERING REPORT FORMAT  
 WATER SUPPLY, DESCRIPTION, COST, AND OPERABILITY DATE:

RBR SUBDIVISION NO. 6 WILL BE PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION THE SUBDIVISION AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH N.A.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND N.A.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

N.A.W.S.C. HAS AN EXISTING 6" DIAMETER WATER LINE RUNNING ALONG THE EAST RIGHT-OF-WAY OF BENITO A. RAMIREZ ROAD. THE WATER SYSTEM FOR RBR SUBDIVISION NO. 6 CONSISTS OF A PROPOSED 8" WATER LINE THAT WILL TAP INTO THE EXISTING 6" WATER LINE PREVIOUSLY MENTIONED. THIS 8" WATER RUNS ALONG THE NORTH RIGHT OF WAY INSIDE OF PROPOSED ROAD OF THIS SUBDIVISION.

WATER DISTRIBUTION FOR THE RBR SUBDIVISION NO. 6 CONSISTS OF EIGHTEEN (18) 1" DIAMETER DUAL SERVICE LINES SERVICING 36 LOTS. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE 8" LINE AND SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$254,350, OR \$7,065.28 PER LOT. IN ADDITION, THE SUBDIVISION HAS PAID N.A.W.S.C. THE SUM OF \$5, WHICH COVERS THE \$5 COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH N.A.W.S.C. REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO N.A.W.S.C. UPON REQUEST BY THE LOT OWNER, N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVISION HAS INSTALLED 3 FIRE HYDRANTS AT A UNIT COST OF \$5,150.00 FOR A TOTAL COST OF \$15,450.00. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES DESCRIPTION, COST, AND OPERABILITY DATES:

SEWAGE FACILITIES FROM RBR SUBDIVISION NO. 6 IS BEING TREATED BY INDIVIDUAL ON-SITE SEWAGE ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND DRAIN FIELD. THE PROFESSIONAL ENGINEER NO. 126282, 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. THE LOTS HAVE ADEQUATE AREA FOR A REPLACEMENT DRAIN FIELD.

SOIL EVALUATION REPORT:

THE LOTS IN THE PROPOSED SUBDIVISION ARE AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED AN HIDALGO FINE SANDY LOAM AND CLAY LOAM. THE SOIL IS A UNIFORM CLAY AND SANDY LOAM EXTENDING UP TO 12" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUND WATER OR A RESTRICTIVE LAYER WITHIN 80" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$2,500.00 INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE ALL OSSFS HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST \$90,000.00. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON

ENGINEER CERTIFICATION:  
 BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL WATER AND 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 \$254,350.00 WHICH EQUALS TO \$7,065.28 PER LOT.

SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$2,500.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$90,000.00 FOR THE ENTIRE SUBDIVISION.

ENGINEER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

MELDEN & HUNT, INC.  
 TEXAS REGISTRATION F-1435

STATE OF TEXAS  
 LICENSED PROFESSIONAL ENGINEER

SUBDIVIDER CERTIFICATION:  
 BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS AND OR WATER WELLS FOR EACH LOT(S) MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

INFORME FINAL DE AGUA Y DRENAJE DEL INGENIERO  
 PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHAS DE INICIO

RBR SUBDIVISION NO. 6 RECIBIRÁ AGUA POTABLE DE NORTH ALAMO WATER SUPPLY CORPORATION EL SUBDIVISOR Y N.A.W.S.C. HAN CELEBRADO UN CONTRATO EN EL CUI N.A.W.S.C. SE HA PROPORCIONADO A PROPORCIONAR SU SUMINISTRO DURANTE AL MENOS 30 AÑOS Y N.A.W.S.C. HA PROPORCIONADO DOCUMENTACION PARA ESTABLECER SUFICIENTEMENTE LA CANTIDAD Y CALIDAD A LARGO PLAZO DE LOS SUMINISTROS DE AGUA DISPONIBLES PARA SERVIR AL DESARROLLO COMPLETO DE ESTA SUBDIVISION.

N.A.W.S.C. CUENTA CON UNA LINEA DE AGUA DE 6" DE DIAMETRO QUE CORRE A LO LARGO DEL DERECHO DE VIA ESTE DE BENITO A. RAMIREZ ROAD. EL SISTEMA DE AGUA PARA LA SUBDIVISION RBR NO. 6 CONSISTE EN UNA LINEA DE AGUA PROPUESTA DE 8" QUE SE CONECTARA A LA LINEA DE AGUA EXISTENTE DE 6" MENCIONADA ANTERIORMENTE. ESTA LINEA DE AGUA DE 8" CORRE A LO LARGO DEL DERECHO DE VIA NORTE DE LA CALLE PROPUESTA DENTRO DE ESTA SUBDIVISION.

LA DISTRIBUCION DE AGUA PARA LA SUBDIVISION RBR NO. 6 CONSISTE EN DIECIOCHO (18) LINEAS DE SERVICIO DOBLES DE 1" DE DIAMETRO QUE DAN SERVICIO A 36 LOTES. DICHSOS SERVICIOS TERMINAN EN LAS CAJAS DE CONTADORES DE AGUA DE CADA LOTE. LA LINEA Y LOS SERVICIOS DE 8", ASI COMO LAS CAJAS DE MEDIDORES YA HAN SIDO INSTALADOS, A UN COSTO TOTAL DE \$254,350, O \$7,065.28 POR LOTE. ADEMAS, EL SUBDIVISOR HA PAGADO A N.A.W.S.C. LA SUMA DE \$5, QUE CUBRE EL COSTO DE \$5 POR LOTE. COMO SE INDICA EN EL CONTRATO DE SERVICIO DE AGUA DE 30 AÑOS, CUYA SUMA REPRESENTA EL COSTO TOTAL DEL MEDIDOR DE AGUA, LAS CUOTAS DE ADQUISICION DE DERECHOS Y TODAS LAS CUOTAS DE MEMBRESIA U OTRAS CUOTAS ASOCIADAS CON LA CONEXION DE LOS LOTES INDIVIDUALES DE LA SUBDIVISION A N.A.W.S.C. A SOLICITUD DEL PROPIETARIO DEL LOTE, N.A.W.S.C. INSTALARA SIN DEMORA Y SIN COSTO ALGUNO EL MEDIDOR DE AGUA PARA ESE LOTE. EL SUBDIVISOR HA INSTALADO 3 BOCAS DE INCENDIO A UN COSTO UNITARIO DE \$5,150.00 PARA UN COSTO TOTAL DE \$15,450.00. TODAS LAS INSTALACIONES DE AGUA HAN SIDO APROBADAS Y ACEPTADAS POR N.A.W.S.C. Y DICHO SISTEMA DE DISTRIBUCION ESTA EN FUNCIONAMIENTO A PARTIR DE LA FECHA DE REGISTRO DEL PLANO.

DESCRIPCION DE LAS INSTALACIONES DE ALCANTARILLADO, COSTE Y FECHAS DE OPERATIVIDAD:

LAS AGUAS RESIDUALES DE LA SUBDIVISION RBR NO. 6 ESTÁN SIENDO TRATADAS POR UN SISTEMA DE ALCANTARILLADO IN SITU INDIVIDUAL ("OSSF") QUE CONSISTE EN UNA FOSA SEPTICA DE DOBLE COMPARTIMIENTO DE DISEÑO ESTANDAR Y UN CAMPO DE DRENAJE. EL INGENIERO PROFESIONAL NO. 126282, HA EVALUADO LA APTITUD DEL SITIO DE LA SUBDIVISION PARA EL OSSF Y PRESENTO UN INFORME CONCLUYENDO QUE EL SITIO ES APTO PARA EL OSSF. EL INFORME FUE REVISADO Y APROBADO POR EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO. LOS LOTES TIENEN AREA ADECUADA PARA UN CAMPO DE DRENAJE DE REEMPLAZO.

INFORME DE EVALUACION DEL SUELO:

LOS LOTES DE LA SUBDIVISION PROPUESTA TIENEN UN TAMAÑO MINIMO DE 1/2 ACRE. EL LIBRO DE ESTUDIO DE SUELO DEL SERVICIO DE CONSERVACION DE RECURSOS NATURALES INDICA UN SUELO FRANCO ARENOSO FINO Y FRANCO ARCILLOSO DE HIDALGO. EL SUELO ES ARCILLOSO Y ARENOSO UNIFORME Y SE EXTIENDE 12" POR DEBAJO DEL FONDO DE CUALQUIER EXCAVACION PROPUESTA. NO HAY INDICACION DE AGUA SUBTERRANEA O UNA CAPA RESTRICTIVA DENTRO DE 80" DEL FONDO DE LAS EXCAVACIONES PROPUESTAS. LA SUBDIVISION DRENA BIEN.

EL COSTO DE INSTALACION DE UN SISTEMA SEPTICO EN UN LOTE INDIVIDUAL ES DE \$2,500.00 INCLUYENDO EL COSTO DEL PERMISO Y LICENCIA REQUERIDOS TODOS LOS OSSF HAN SIDO INSTALADOS AL MOMENTO DE LA APLICACION PARA LA APROBACION FINAL DEL PLANO A UN COSTO TOTAL DE \$90,000.00. EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO HA INSPECCIONADO Y APROBADO LA INSTALACION DE TODOS LOS OSSF EN .

CERTIFICACION DEL INGENIERO:  
 CON MI FIRMA A CONTINUACION, CERTIFICO QUE LAS INSTALACIONES DE SERVICIO DE AGUA Y ALCANTARILLADO DESCRITAS ANTERIORMENTE CUMPLEN CON LAS REGLAS MODELO ADOPTADAS EN LA SECCION 16.343, CODIGO DE AGENCIAS REGULADORAS QUE LOS COSTES DE INSTALACION DE LAS INSTALACIONES DE AGUA Y ALCANTARILLADO DESCRITAS ANTERIORMENTE SON LOS SIGUIENTES:

INSTALACIONES DE AGUA - ESTAS INSTALACIONES TOTALMENTE CONSTRUIDAS, CON LA INSTALACION DE MEDIDORES DE AGUA, COSTARÁN UN TOTAL DE \$254,350.00 LO QUE EQUIVALE A \$7,065.28 POR LOTE.

INSTALACIONES DE ALCANTARILLADO - SE ESTIMA QUE EL SISTEMA SEPTICO COSTARÁ \$ 2,500.00 POR LOTE (TODO INCLUIDO), PARA UN TOTAL DE \$ 90,000.00 PARA TODA LA SUBDIVISION.

MELDEN & HUNT, INC.  
 TEXAS REGISTRATION F-1435

FIRMA DEL INGENIERO \_\_\_\_\_ FECHA \_\_\_\_\_

**LEGEND (PROPOSED) (PIPE SIZES AS PER PLANS)**

- WATER SERVICE
- WATER VALVE
- FIRE HYDRANT W/ VALVE & TEE
- PROP. 2" DUAL WATER SERVICES WITH 4" PVC CASING
- WATER LINE
- SEPTIC TANK

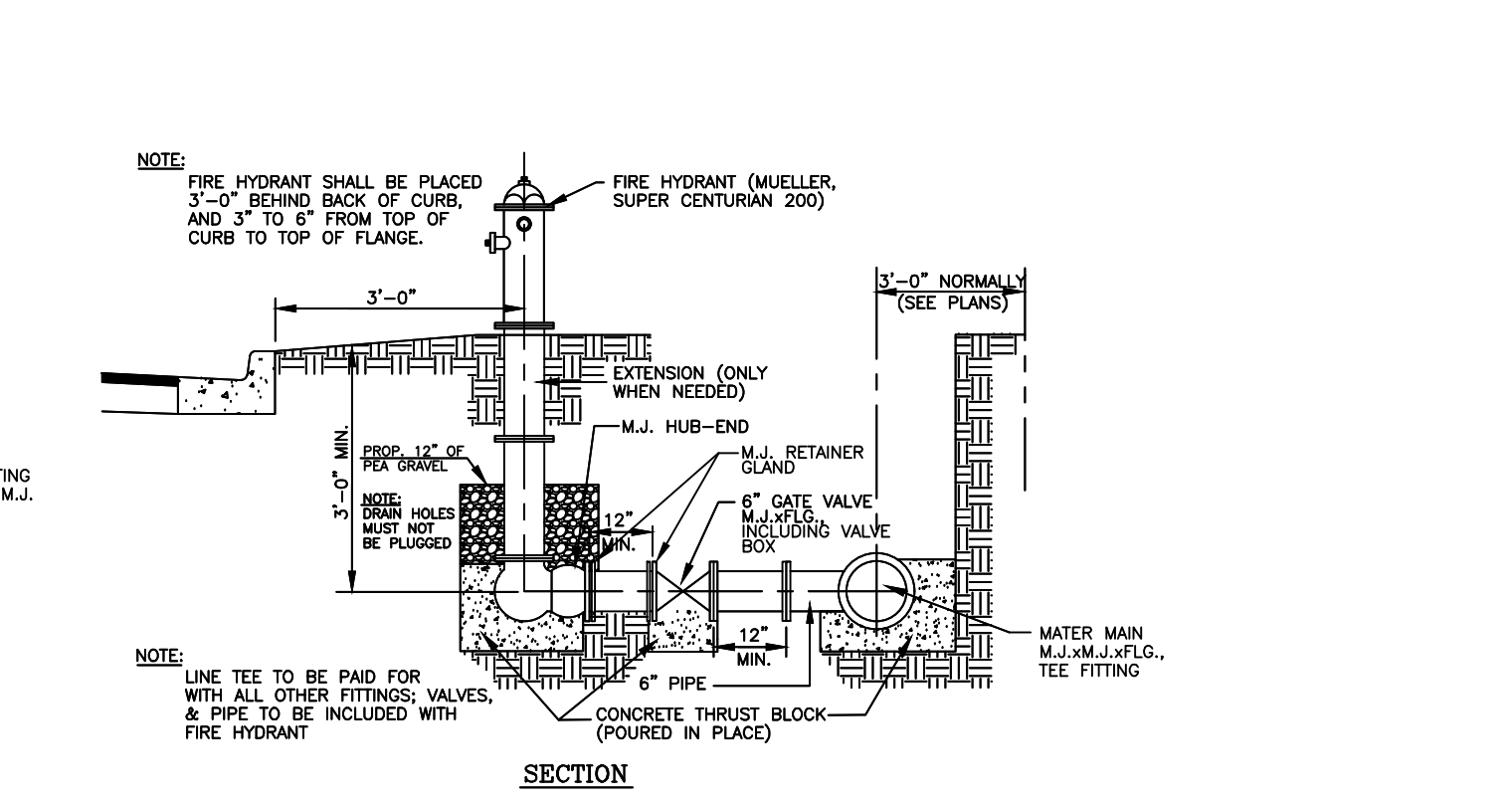
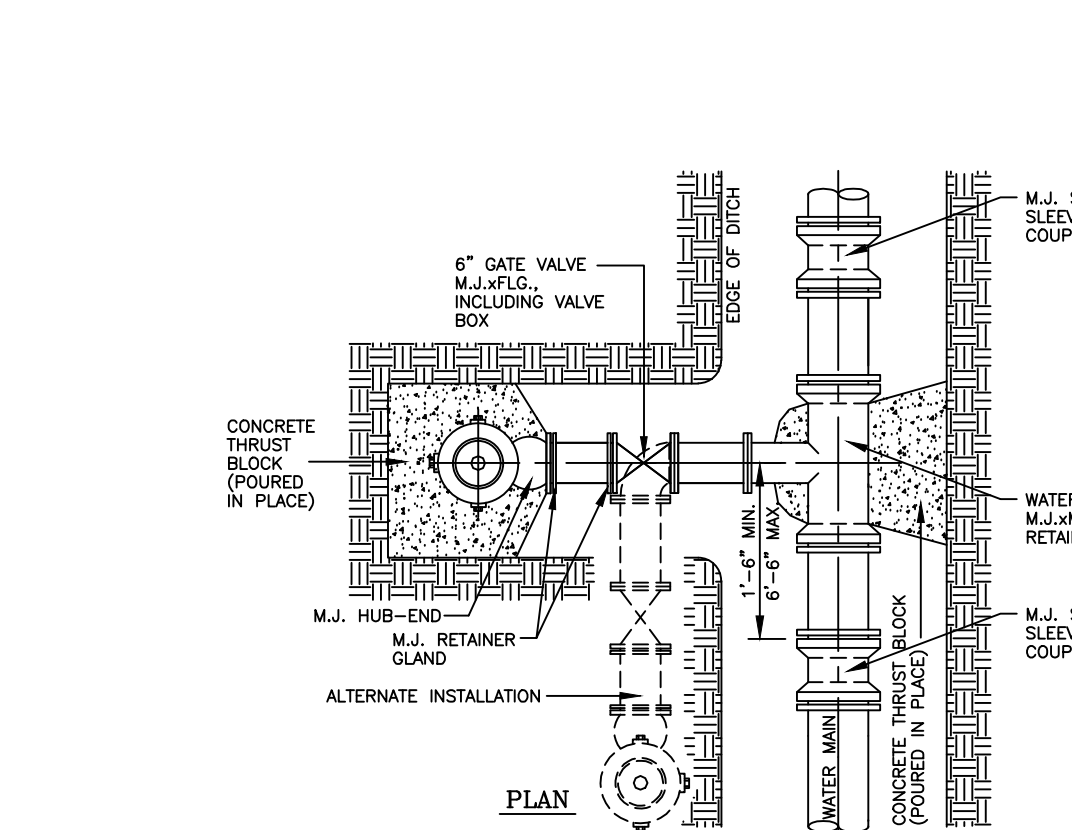
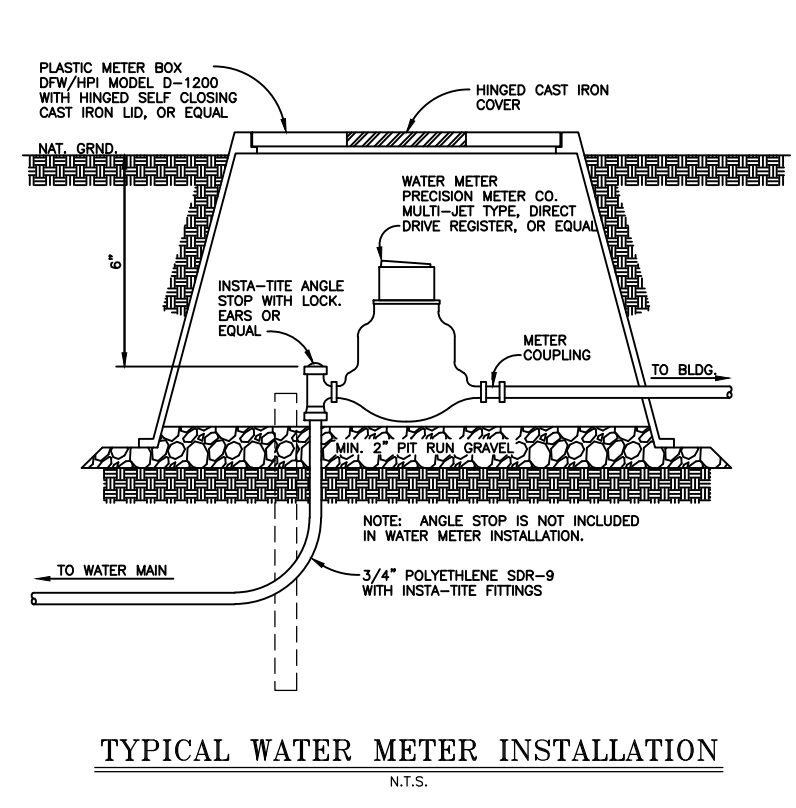
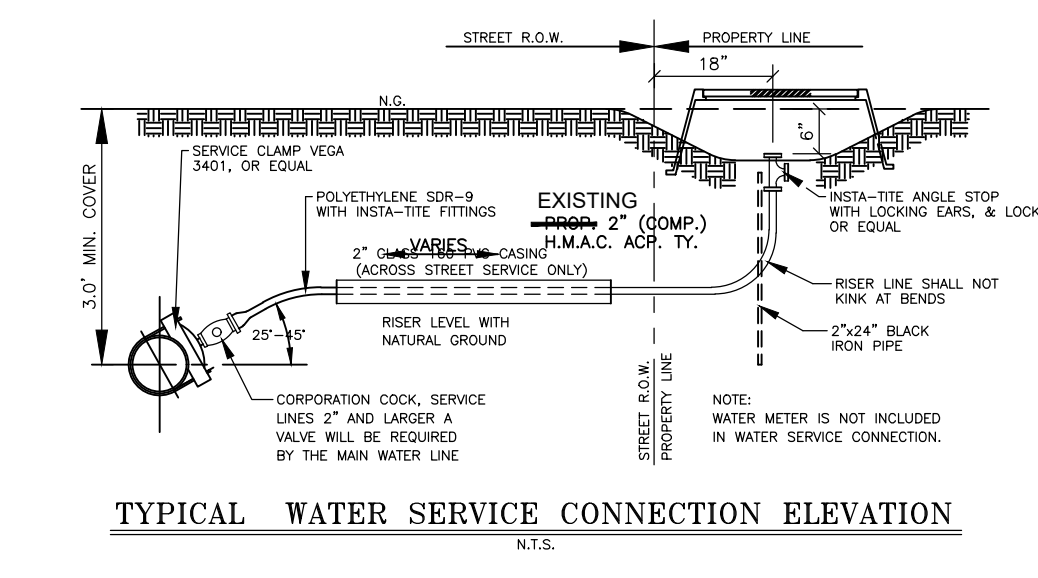
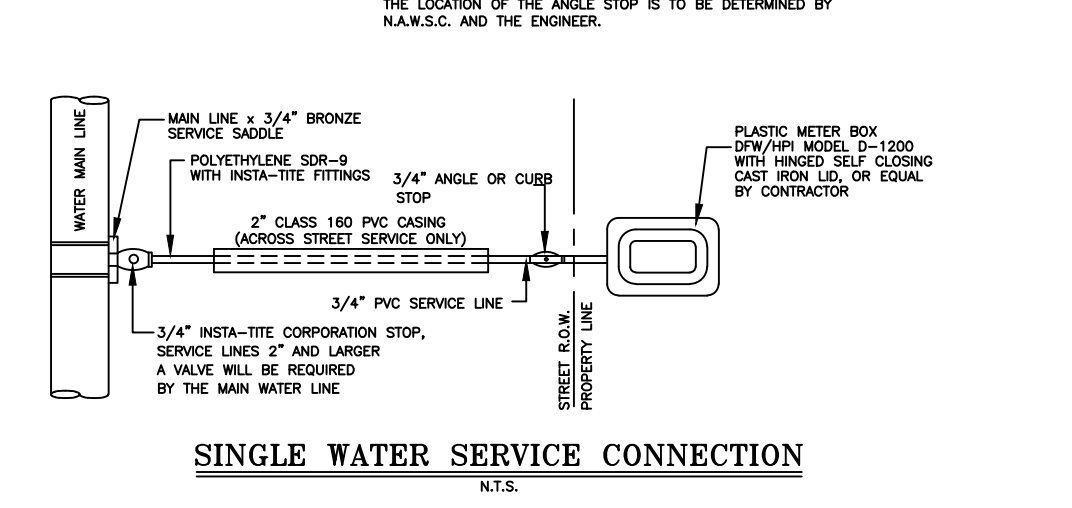
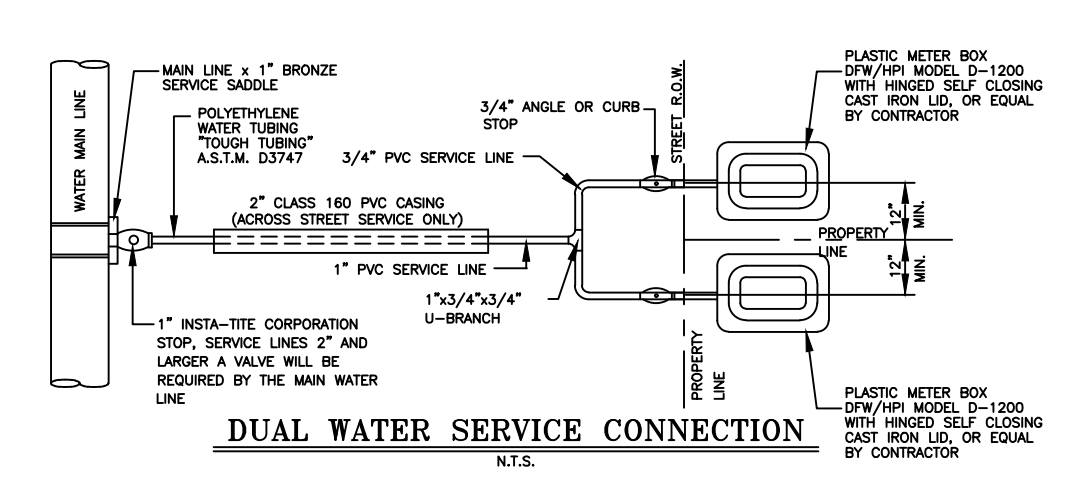
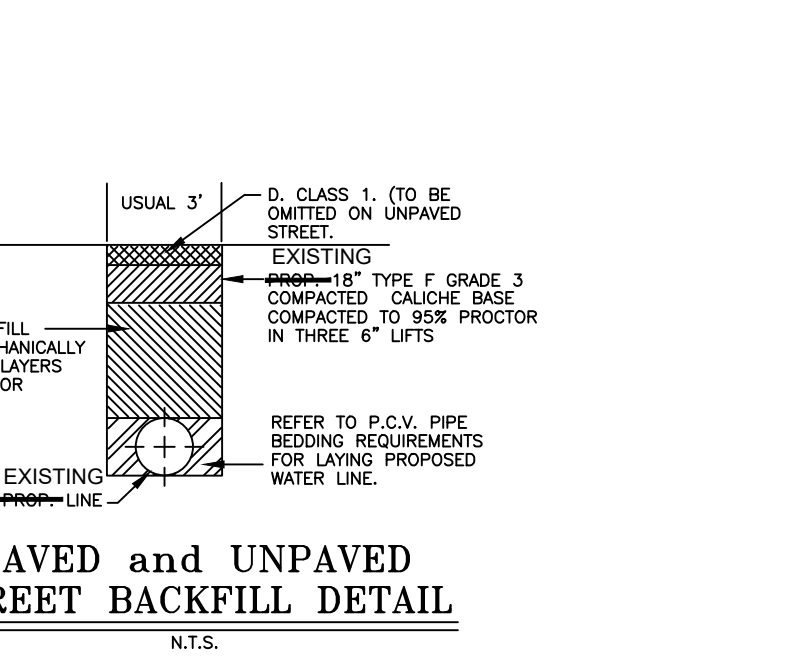
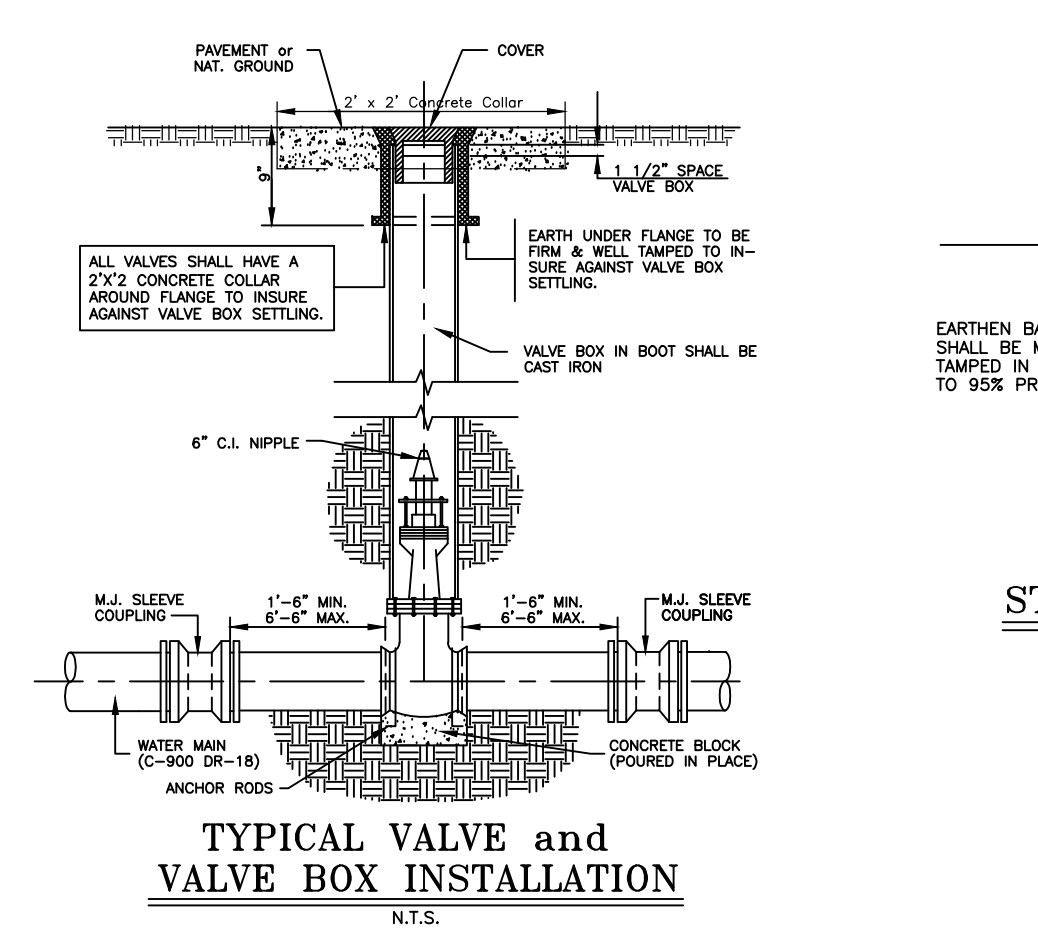
**COST ESTIMATE:**

WATER DISTRIBUTION:	\$ 254,350.00
SANITARY SEWER IMPROVEMENTS / OSSF:	\$ 90,000.00
DRAINAGE IMPROVEMENTS:	\$ 303,690.00
PAVING IMPROVEMENTS:	\$ 354,866.75

**ESTIMACION DE COSTOS:**

SERVICIO DE AGUA POTABLE:	\$ 254,350.00
SERVICIO DE DRENAJE SANITARIO:	\$ 90,000.00
DREAJE PLUVIAL:	\$ 303,690.00
PAVIMENTO:	\$ 354,866.75

**MAP OF WATER DISTRIBUTION SYSTEM**  
**MAPA DE SISTEMA DE DISTRIBUCION DE AGUA**  
**PLAT OF**  
**RBR SUBDIVISION NO. 6**  
 24.219 ACRES BEING ALL OF LOTS 60 AND 62 AND OUT OF LOT 64  
 DELTA ORCHARDS COMPANY UNIT No. 1 VOLUME 6, PAGE 7, H.C.M.R.  
 HIDALGO COUNTY, TEXAS



Y:\Land Development\Residential\Hidalgo County\24101 - RBR Dev & Inv - Delta Orchards (FM 2812 & Mile 21 Rd)\Autocad\County SHEETS\24101.00 DELTA RBR SUBDIVISION NO 6-COUNTY STORM\_1\_13638\_36849a25.sxd.dwg, 10/10/2024 8:13

ELDA C. ZENDEJAS, FRANCISCO JAVIER ZENDEJAS AND ALEXANDRO DAVID ZENDEJAS  
W.D VOLUME 2963, PAGE 922, H.C.O.R.  
DELTA ORCHARDS COMPANY UNIT  
No. 1  
VOLUME 6, PAGE 7, H.C.M.R.

**LOT 64**

**DRAINAGE REPORT STATEMENT**

RBR SUBDIVISION NO. 6 IS 24,219 ACRES OF LAND SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING ALL OF LOTS 60 AND 62, AND OUT OF LOT 64, DELTA ORCHARDS COMPANY UNIT NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6, PAGE 7, HIDALGO COUNTY MAP RECORDS. SAID 24,219 ACRES WERE CONVEYED TO JOEL F. CORTEZ, JR. AND WIFE, ANA MARIA CORTEZ, BY VIRTUE OF A WARRANTY DEED WITH VENDORS LIEN RECORDED IN VOLUME 1693, PAGE 561, HIDALGO COUNTY DEED RECORDS. THE PROPERTY IS LOCATED WEST RIGHT-OF-WAY OF BENITO A. RAMIREZ ROAD, 1,750 LINEAR FEET SOUTHWEST FROM ITS INTERSECTION WITH FM 2812. THE PROPERTY IS CURRENTLY OPEN GRASSLAND PROPOSED 36 RESIDENTIAL LOTS, CURRENTLY WITHIN EDINBURG'S ETJ LIMITS. THIS PROPERTY IS LOCATED IN ZONE "X" (UNSHADED) IN FEMA'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480334 0350 C, MAP REVISED JUNE 6, 2020.

ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

THE SOIL IS (25) HIDALGO FINE SANDY LOAM, 0 TO 1 PERCENT SLOPES, GROUP "B" AND (70) WILLACY SANDY CLAY LOAM, 0 TO 1 PERCENT SLOPES, GROUP "B". SOILS HAVING A MODERATE INFILTRATION RATE WHEN THOROUGHLY WET. (SEE EXCERPTS FROM "SOIL SURVEY OF HIDALGO COUNTY, TEXAS") FOR THE PURPOSE OF THIS REPORT, WE WILL USE SOIL TYPE "B", THE MOST COMMON SOIL ON THE SITE.

EXISTING RUNOFF IS BY SURFACE FLOW IN A SOUTH DIRECTION AND HAS A RUNOFF OF 12.06 C.F.S. DURING THE 10-YEAR STORM FREQUENCY AS PER THE ATTACHED CALCULATIONS. PROPOSED RUNOFF AFTER DEVELOPMENT IS 50.98 C.F.S., DURING THE 50-YEAR STORM FREQUENCY, PER THE ATTACHED CALCULATION, WHICH IS AN INCREASE OF 38.92 C.F.S.

THE PROPOSED DRAINAGE FOR RBR SUBDIVISION NO. 6 SHALL CONSIST OF SURFACE RUNOFF FROM BUILDING ONTO THE CURB AND GUTTERS INTO INLETS AT KEY LOCATIONS. THE STORM SEWER SYSTEM FLOWS WESTWARD INTO A PROPOSED DETENTION AREA ALONG THE WEST BOUNDARY OF THE SITE. THIS DETENTION AREA WILL THEN DISCHARGE INTO AN EXISTING DELTA LAKE IRRIGATION DISTRICT DITCH AND MAINTAINED BY H.C.D.D. NO. 1, WHICH DITCH KNOWN AS J-01-00 (DA-1) IS ADJACENT TO THE PROPERTY. THE PROPOSED DITCH IS PARALLEL TO AN EXISTING DELTA LAKE IRRIGATION DISTRICT CANAL.

IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE POLICY, THE PEAK RATE OF RUNOFF IN THE SUBDIVISION WILL NOT BE INCREASED DURING THE 50-YEAR RAINFALL EVENT DUE TO THE IMPROVEMENTS IN THIS SUBDIVISION. THEREFORE, AS PER ATTACHED CALCULATIONS, 91,856 CUBIC FEET OF DETENTION WILL BE REQUIRED AS PER HIDALGO COUNTY DRAINAGE DISTRICT REQUIREMENTS AND 117,771 CUBIC FEET WILL BE DETAINED ON THE PROPOSED DETENTION AREA.

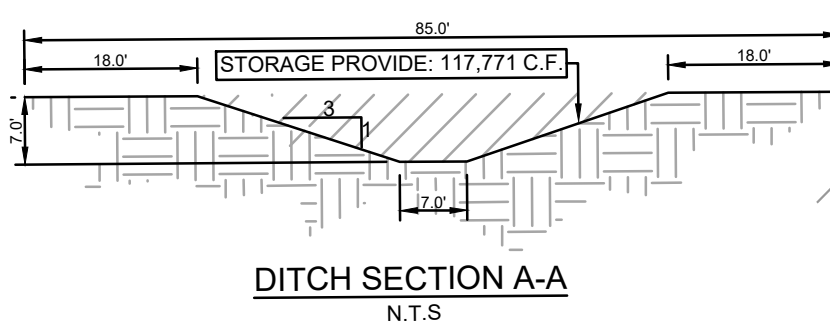
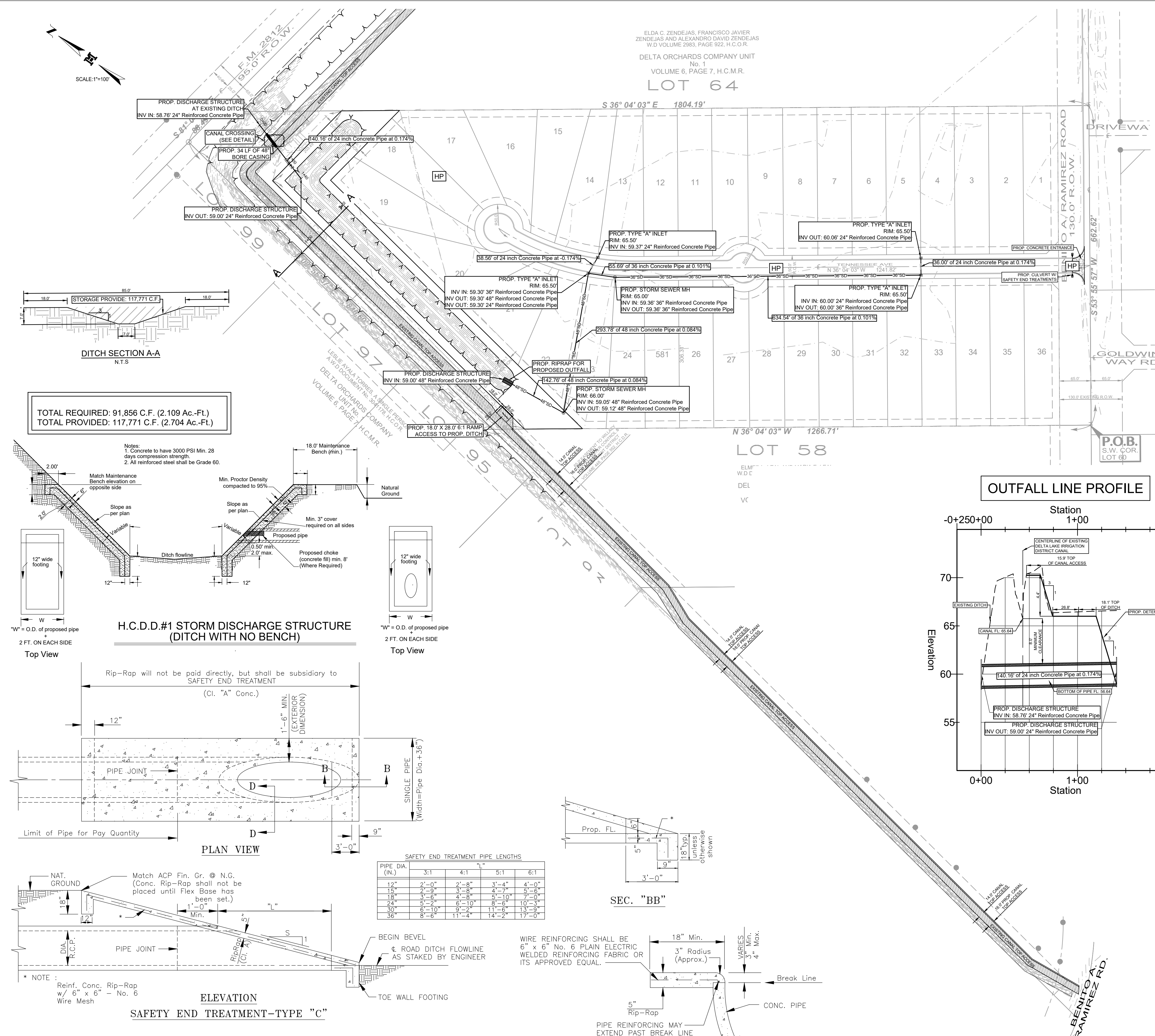
**CERTIFICATION**

BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100 YEAR FLOODPLAIN AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0350 C MAP REVISED: JUNE 6, 2020 IS CONTAINED WITHIN THE DRAINAGE DITCH IN THE BACK OF THE OF THE SUBDIVISION.

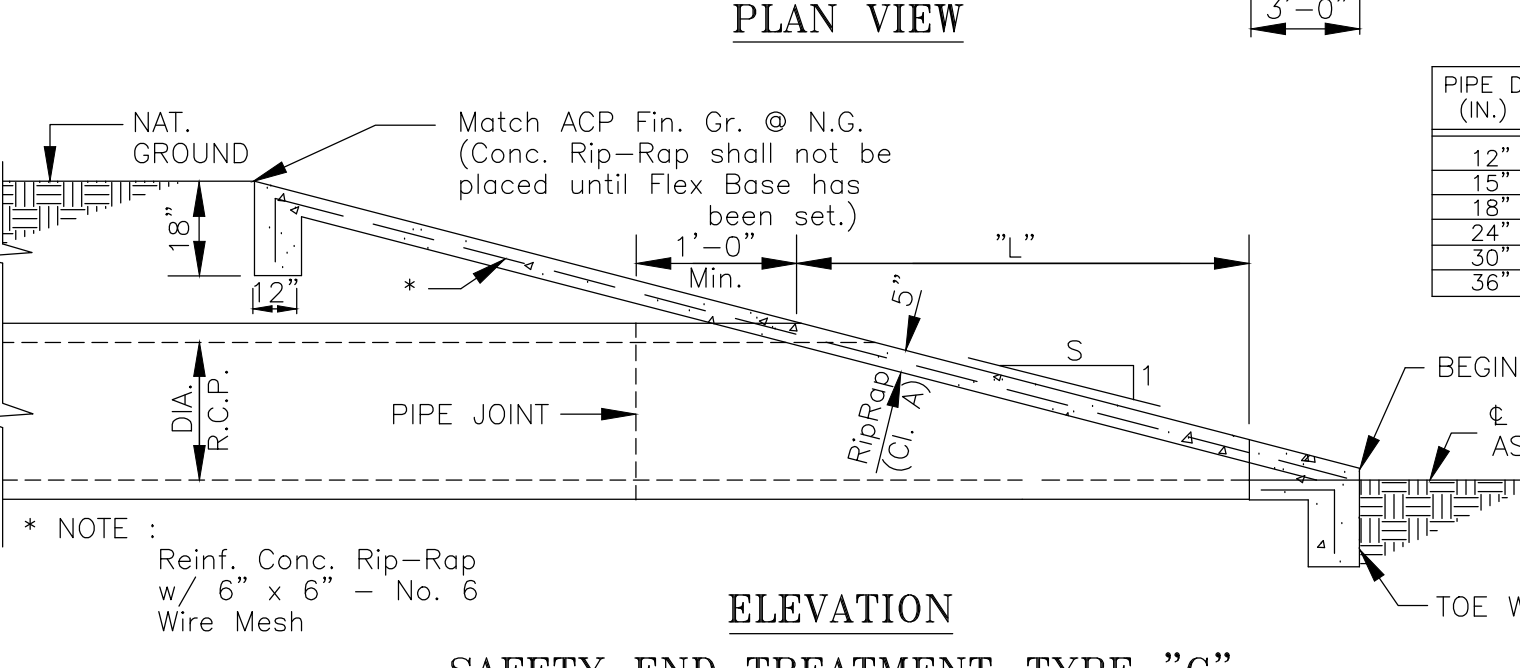
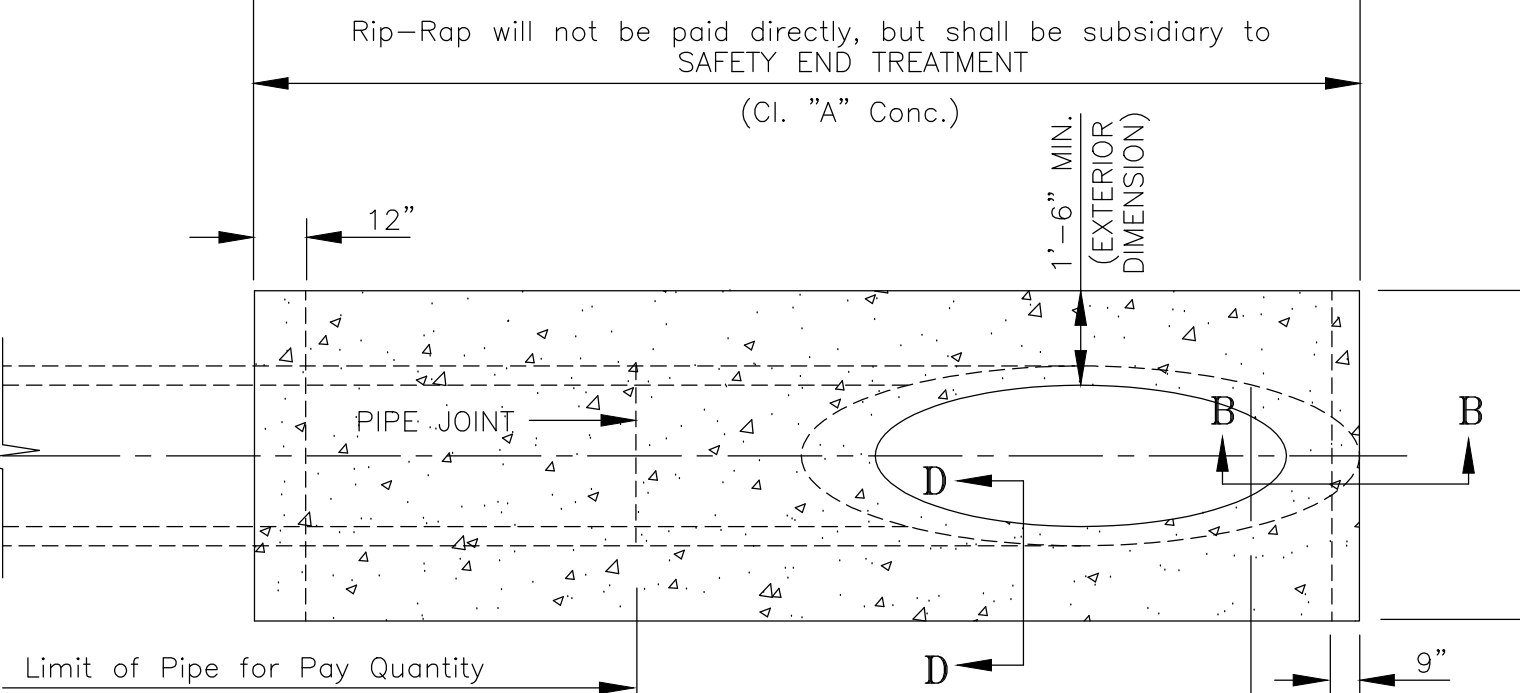
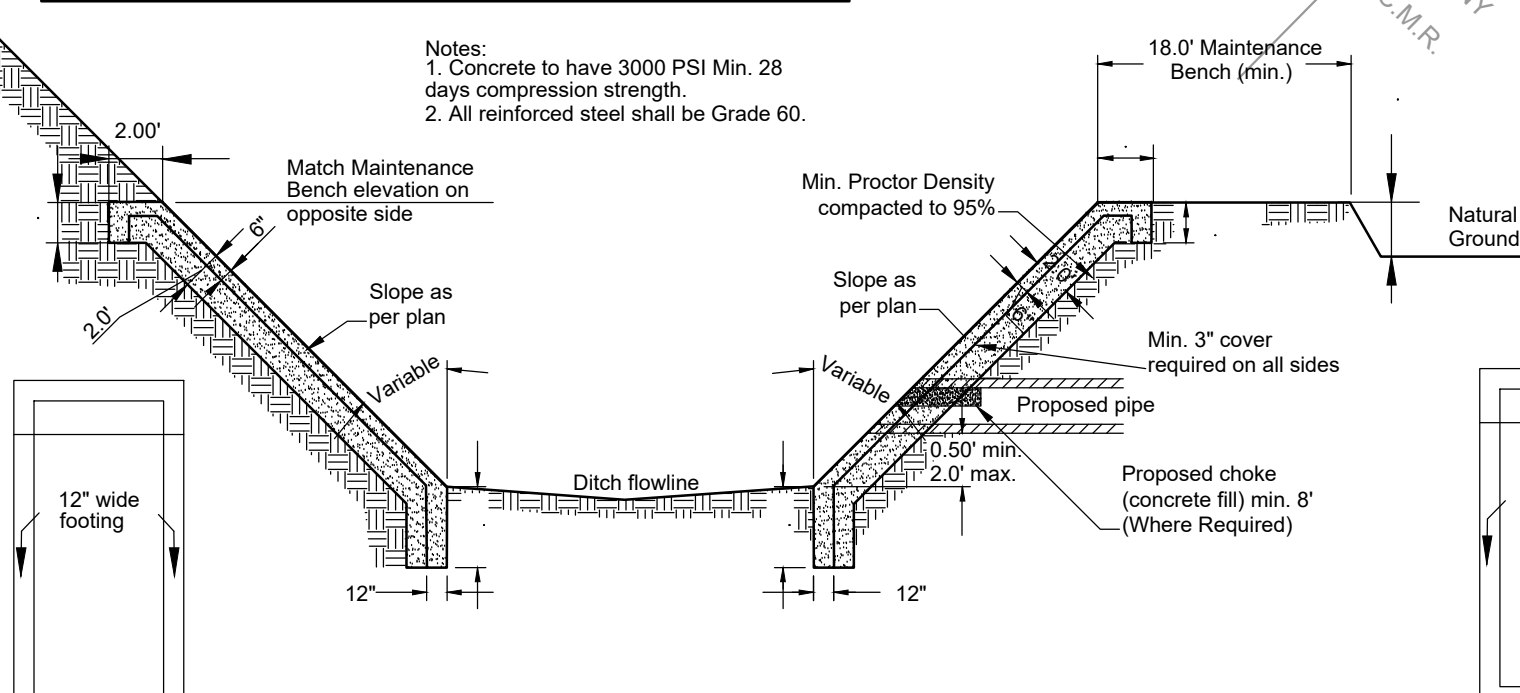
BY: RUBEN JAMES DE JESUS P.E., #126282 DATE: \_\_\_\_\_  
 COST ESTIMATE:  
 WATER DISTRIBUTION: \$ 254,350.00  
 SANITARY SEWER IMPROVEMENTS / OSSF: \$ 90,000.00  
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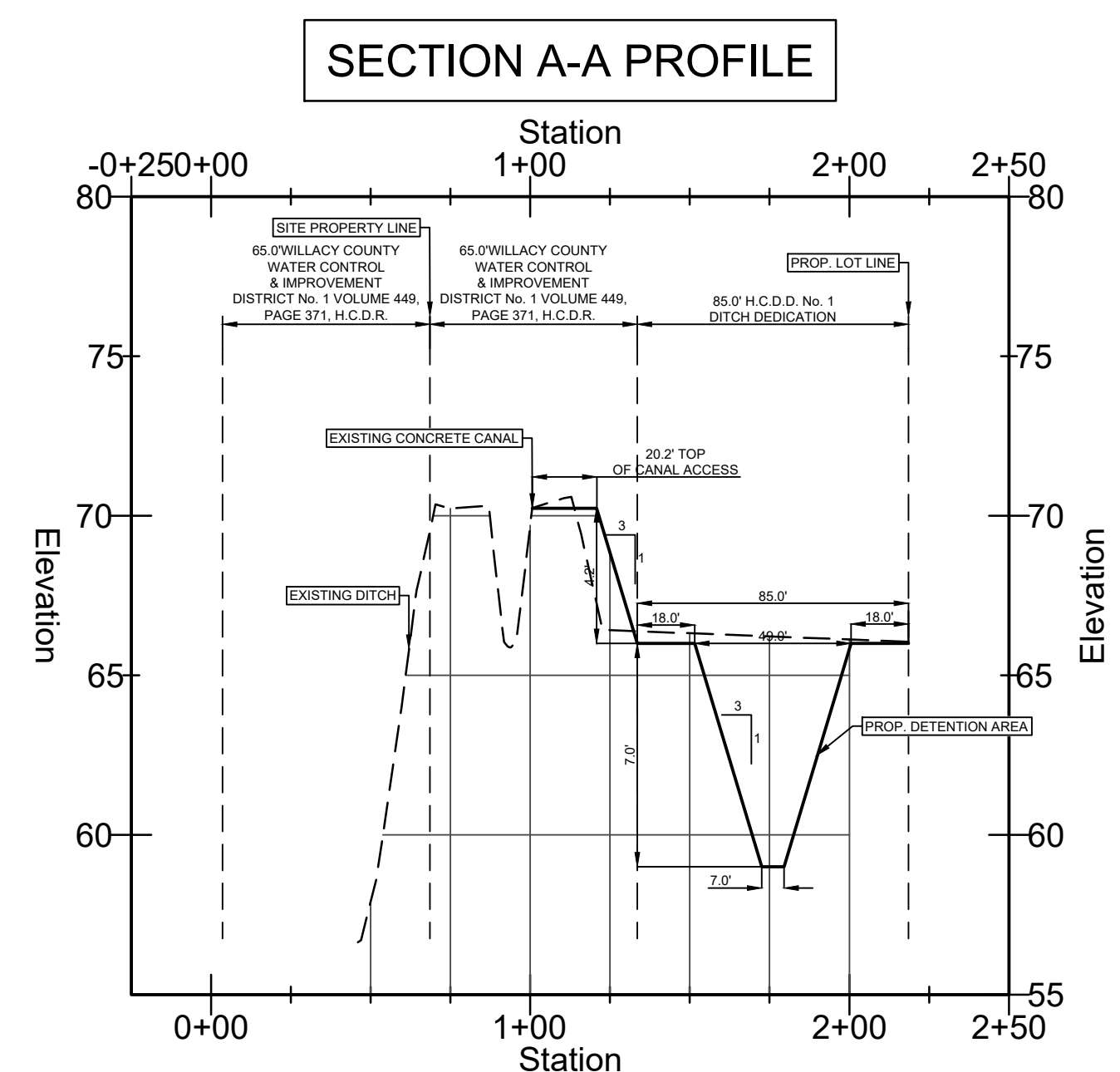
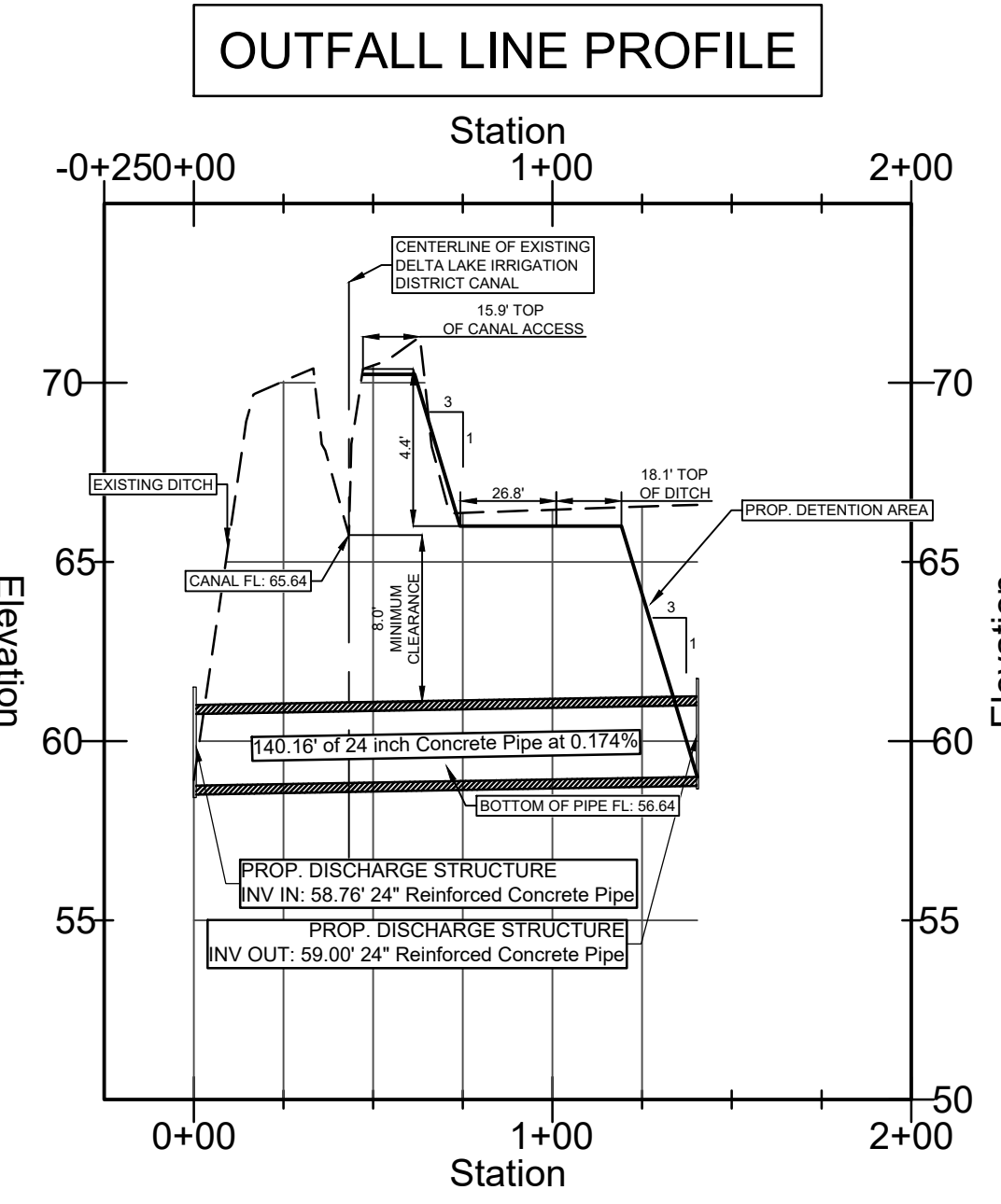
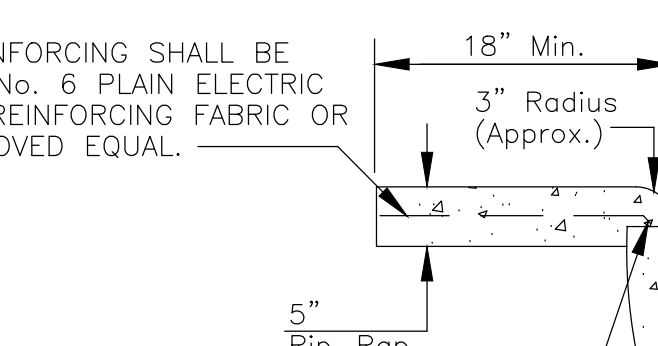
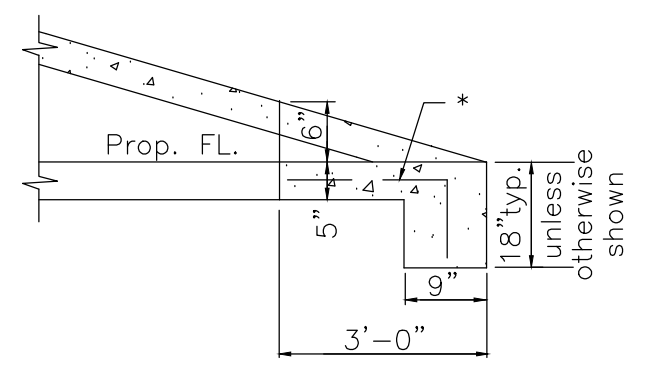
ESTIMACION DE COSTOS:  
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 SERVICIO DE DRENAJE SANITARIO: \$ 90,000.00  
 DREAJE PLUVIAL: \$ 303,690.00  
 PAVIMENTO: \$ 354,866.75



TOTAL REQUIRED: 91,856 C.F. (2.109 Ac.-Fl.)  
 TOTAL PROVIDED: 117,771 C.F. (2.704 Ac.-Fl.)



PIPE DIA. (IN.)	3:1	4:1	5:1	6:1
12"	2'-0"	2'-8"	3'-4"	4'-0"
15"	2'-0"	3'-0"	4'-7"	5'-6"
18"	3'-0"	4'-8"	5'-10"	7'-0"
24"	6'-5"	6'-10"	8'-6"	10'-3"
30"	8'-10"	9'-2"	11'-6"	13'-9"
36"	8'-6"	11'-4"	14'-2"	17'-0"



**MAP OF TOPOGRAPHY AND DRAINAGE  
 MAPA DE TOPOGRAFIA Y DESAGUE  
 PLAT OF  
 RBR SUBDIVISION NO. 6**

24,219 ACRES BEING ALL OF LOTS 60 AND 62 AND OUT OF LOT 64 DELTA ORCHARDS COMPANY UNIT No. 1 VOLUME 6, PAGE 7, H.C.M.R. HIDALGO COUNTY, TEXAS

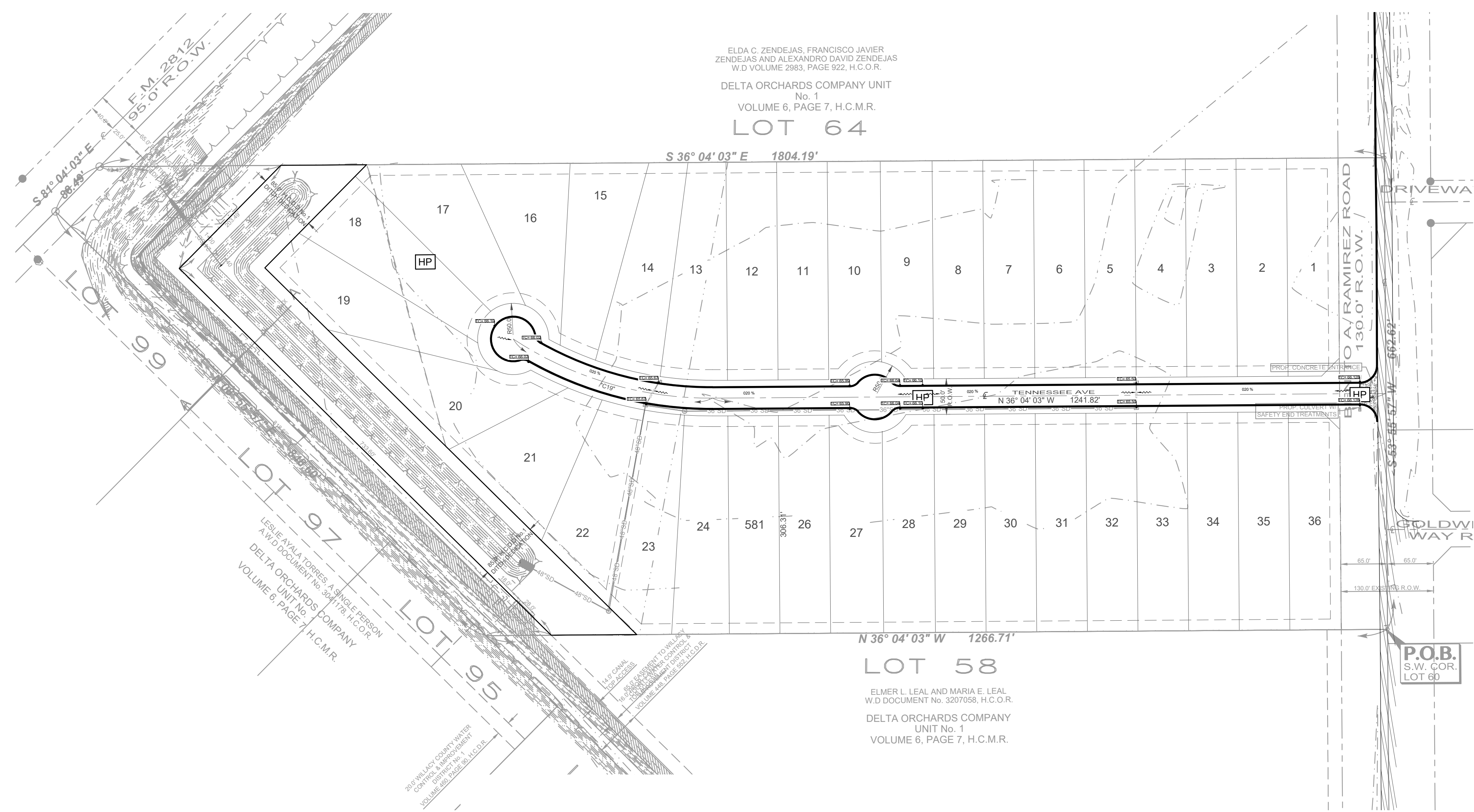


**SAFETY END TREATMENT - (Type "C") DETAILS**



Y:\Land Development\Residential\Hidalgo County\24101 - RBR Dev & Inv - Delta Orchards (FM 2812 & Mile 21 Rd)\Autocad files\COUNTY SHEETS\24101.00 DELTA RBR SUBDIVISION NO 6 COUNTY PAVING.dwg, 10/10/2024 10:51:22 AM, edward, DWG

ELDA C. ZENDEJAS, FRANCISCO JAVIER  
ZENDEJAS AND ALEXANDRO DAVID ZENDEJAS  
W.D. VOLUME 2983, PAGE 922, H.C.O.R.  
DELTA ORCHARDS COMPANY UNIT  
No. 1  
VOLUME 6, PAGE 7, H.C.M.R.  
**LOT 64**



**MAP OF PAVING IMPROVEMENTS**  
**MAPA DE PAVIMENTACION**  
**PLAT OF**  
**RBR SUBDIVISION NO. 6**  
24.219 ACRES BEING ALL OF  
LOTS 60 AND 62 AND OUT OF LOT 64  
DELTA ORCHARDS COMPANY UNIT No. 1 VOLUME 6, PAGE 7, H.C.M.R.  
HIDALGO COUNTY, TEXAS

