



## Planning Department

**Anthony Uresti**  
*Director of Planning*

### Main Office

2818 S. Business Hwy 281  
Edinburg, Texas 78539  
Phone (956) 318-2840

### Precinct No. 1 Substation

1900 Joe Stephens Ave. Ste. A  
Weslaco, TX 78596  
Phone (956) 968-4734

### Precinct No. 3 Substation

2401 N. Moorefield Road  
Mission, Texas 78572  
Phone (956) 205-7045

## PIPELINE AND UTILITY PERMIT APPLICATION PACKET

### Contact the Director of Hidalgo County Planning Department to discuss the scope of the project

1. Please return the following for processing (in duplicate)
  - a. Permit application form.
  - b. Locator map.
  - c. Plans/profile of pipe or utility crossing.
  - d. Applicant's insurance certificate (in compliance with Schedule A).
  
2. Check payable to Hidalgo County Planning Department for appropriate fee(s) upon approval by the Hidalgo County Commissioners Court.

Hidalgo County Planning Department will make effort to process permit applications within a minimum of 30 days after receipt of the above required information.

All questions regarding this application should be addressed to the Director of Hidalgo County Planning Department.



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**PIPELINE AND UTILITY PERMIT APPLICATION PACKET**

THE STATE OF TEXAS

COUNTY OF HIDALGO

PRECINCT \_\_\_\_\_

**APPLICATION AND AGREEMENT FOR PIPELINE OR  
UTILITY PERMIT**

Date: \_\_\_\_\_

\_\_\_\_\_ (hereinafter referred to as  
"Applicant") does hereby make application to the Hidalgo County  
through the Hidalgo County Planning Department (hereinafter referred  
to as "HCPD") to construct, maintain and repair pipelines or utilities  
across the easements, right-of-ways, property or property interest as  
described below.

Information required:

1. Name, Address and Phone number of Applicant:

\_\_\_\_\_  
\_\_\_\_\_

2. Name, Address and Phone number of company or agency owning  
Pipeline or Utility (please indicate if same as Applicant):

\_\_\_\_\_  
\_\_\_\_\_

3. Name, Address and Phone number of operator of Pipeline or  
Utility (please indicate if same as Applicant):

\_\_\_\_\_  
\_\_\_\_\_

4. Name, Address and Phone number of contractor to install Pipeline  
or Utility:

\_\_\_\_\_  
\_\_\_\_\_





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**PIPELINE AND UTILITY PERMIT APPLICATION PACKET**

12. Utility Crossing Coordinate X: \_\_\_\_\_ Y: \_\_\_\_\_  
(NAD 83 Texas South FIPS 4205 feet)

13. Number and size of lines:  
\_\_\_\_\_  
\_\_\_\_\_

14. Pressure (each line):  
\_\_\_\_\_  
\_\_\_\_\_

15. Content (each line):  
\_\_\_\_\_

16. Estimated date of installation of Pipeline or Utility:  
\_\_\_\_\_



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## PIPELINE AND UTILITY PERMIT APPLICATION PACKET

If requested permit is granted by HCPD, Applicant, in consideration thereof, agrees and binds itself as follows:

1. All pipelines or utilities herein will be horizontally placed within the right-of-way as determined by HCPD and at a minimum depth of five (5) feet below natural ground. Depth, horizontal, and vertical location shall be confirmed by HCPD Inspectors.
2. Location map, profile, and plans concerning the proposed pipeline or utility crossing will furnished with this application.
3. HCPD will be notified in writing ten days prior to the beginning date of construction under this permit.
4. Applicant will bear the entire expense of all future relocations of any pipelines or utilities should such relocation, at the sole discretion of the Hidalgo County Commissioners Court, be necessary for improvements, alteration, or maintenance of Hidalgo County's easement or property of interest.
5. Applicant will notify the HCPD at least 48 hours prior to covering work and or completion of its work and removal of its equipment from the job site to permit HCPD to make an inspection.
6. Upon notification by the HCPD, the Applicant will promptly repair or rectify any deficiency or condition caused by the Applicant's operations or installations under this permit. Applicant will leave easement in as near the same condition or better, in the HCPD's sole judgment, as it existed prior to the commencement of the operations under this permit.
7. Hidalgo County shall not be liable or responsible for, and shall be saved and held harmless by Applicant, and further shall be indemnified by Applicant, from and against any and all suits, actions, losses, damages, claims, or liability of any character, type, or description, including all expenses of litigation, court costs, attorney's fees, and engineering fees for injury or death to any person, or injury to any property, received or sustained by any person or persons or property, arising out of, or occasioned by, directly or indirectly, the performance of Applicant under this agreement, including claims and damages arising in part from the negligence of Hidalgo County.



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## PIPELINE AND UTILITY PERMIT APPLICATION PACKET

It is the expressed intent of the parties to this agreement that the indemnity provided for in this section is extended by Applicant to indemnify and protect Hidalgo County from the consequences of Hidalgo County's own negligence, whether that negligence is the sole or contributory cause of the resultant injury death, or damage.

Applicant further agrees to defend, at its own expense, with attorneys acceptable to Hidalgo County and on behalf of Hidalgo County, and in the name of Hidalgo County, any claim or litigation brought against Hidalgo County in connection with any such injury, death or damage.

Before construction is begun on such pipeline or utility crossings, Applicant will furnish to the HCPD a certificate of insurance (or other security approved by the HCPD) payable to Hidalgo County and protecting Hidalgo County (as an additional named insured) against any claims for personal injuries or damages to property resulting from the operations of Applicant, its agents, servants, employees, and contractors under this permit. Insurance is to be supplied in accordance with the attached Schedule A.

8. Hidalgo County makes no warranties, expressed or implied, in the granting of this permit; nor does Hidalgo County purport to grant any property interest or exclusive privileges whatsoever by granting such permit. It is specifically understood that Hidalgo County is not the agent for, nor does it act for, the fee owners or any persons or entities having any right, or title to possession of the land upon which Hidalgo County's easement or other property interest is located. Furthermore, in granting this permit Hidalgo County makes no representation or warranty that it has any property interest, including, but not limited to, an easement or right of way, in the land upon which Applicant constructs, maintains, repairs, or modifies the pipelines or utilities, made the subject of this application, nor does Hidalgo County make any representation or warranty as to the validity, quality or extent of such property interest, if any. Applicant acknowledges its understanding that Hidalgo County in granting this permit, does not convey or grant to Applicant any rights, title or interest for which is has no legal authority to grant or convey.
9. Applicant binds itself to comply with all federal, state, and local laws or regulations and will obtain all necessary permits from all local and federal agencies required by law before installation or construction is begun.



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## PIPELINE AND UTILITY PERMIT APPLICATION PACKET

10. Applicant will install its pipelines and utilities in a manner and location as shown in the plans and specifications filed with HCPD in support of this application for permit. Hidalgo County Planning Department's representative may at any time make such inspection as such engineer or other representation may deem necessary to assure that the construction of the pipeline or utilities is in accordance with the plans and specifications submitted, and said engineer or representative shall have the right to temporarily suspend Applicant's work if necessary, while such inspection is being made. Should Applicant not install the pipelines or utilities in accordance with the terms and conditions of this permit, Applicant agrees that Hidalgo County shall have the right to require, at Applicant's expense, the removal of the pipelines and utilities and its replacement in conformance to said plans and specifications and conditions of this permit. Hidalgo County may revoke this permit and suspend all work hereunder if it is determined by Hidalgo County that the pipelines or utilities are not being installed in accordance with such plans and specifications and conditions of this permit. The suspension or revocation of this permit shall not be a basis for a claim for damages against Hidalgo County.
11. Except in emergency situations where it is necessary to protect life and property, Applicant will not make any change, modification, or alteration in or to the pipelines or utilities without first securing a new or amended permit from Hidalgo County prior to the making of any such change. Applicant will maintain the pipelines or utilities hereby authorized in good and safe condition, and in accordance with plans, specifications, and this permit.
12. Applicant agrees to pay HCPD a permit fee to cover administrative costs in the amount of **\$500.00**, plus a reimbursement to HCPD for any necessary engineering fees which may be incurred for the study and processing of the Application. This fee will permit a single pipeline or utility to be within County right-of-way. Applicant further agrees to pay an additional fee of **\$500.00** for each additional line included in permit application at the same location; however, more than one location may be included in a single application.

Requests to lay additional line or lines, not included in an initial permit application, must be made by separate application, with new permit fees paid accordingly and support data provided.



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## PIPELINE AND UTILITY PERMIT APPLICATION PACKET

Permit fees may be waived where Applicant is a state, county, municipality, or a special political subdivision.

13. The Applicant is allowed one hundred twenty days (120) from the granting of the permit to start construction of the pipelines or utilities crossings. Once started, the Applicant is allowed ninety (90) days to complete all work under such permit. All construction must be completed within two hundred ten (210) days from the date of issuance of permit. Upon application, extension of the time periods set forth in this paragraph may be granted by the Hidalgo County Commissioners Court. Such applications for extension must be received by HCPD at least thirty days before the expiration of the two hundred ten (210) days period. A new permit fee, in accordance with Paragraph 12 hereof, will be charged for each extension granted.

Construction of any pipeline or utility crossing will not begin until written approval has been given by HCPD.

14. All provisions of the Pipeline and Utility Permit Administration Policy of Hidalgo County, if any, and all amendments thereto, are hereby incorporated herein as part of the terms and conditions of this permit for all purposes.
15. Applicant warrants and represents that it has secured from all fee owners of the involved property an easement or other property rights to construct, repair or modify the pipeline or utility in the manner set forth herein.
16. This Pipeline and Utility Permit if granted by Hidalgo County is subject to any and all other requirements, specifications and conditions listed in Exhibit A attached hereto.
17. Hidalgo County requires all coordinates of all utility crossings. Horizontal datum to be in NAD 83 State Plane Texas South 4205 feet and vertical datum in NAVD 88 Geoid 12a.



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18. This permit constitutes the entire agreement between the parties with regard to the subject matter hereof, and all prior agreements, representations, and negotiations between the parties regarding the subject matter are hereby superseded. This permit shall not be altered or amended except by an agreement in writing executed by the parties hereto.

19. Applicant warrants and represents that its undersigned representative has full authority to bind Applicant to the terms and conditions of the foregoing Application and Agreement for Pipeline or Utility Permit.

DATED this 11th day of February, 2025.

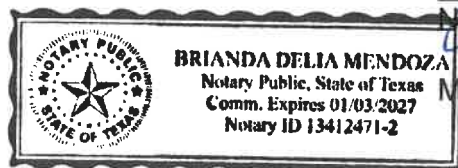
Synergy Development & Construction, LLC.  
(Name of Applicant – Printed or Typed)

By: [Signature]  
Signature

Title: Managing Member

STATE OF TEXAS  
COUNTY OF HIDALGO

SUBSCRIBED AND SWORN TO before me the Applicant, Jorge Garza, on this 11th day of February, 2025, to which witness my hand and seal of office.



[Signature]  
Notary Public for the State of Texas

My Commission Expires: 1-3-27



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**PIPELINE AND UTILITY PERMIT APPLICATION PACKET**

**APPROVAL OF APPLICATION BY  
HIDALGO COUNTY PLANNING DEPARTMENT**

Came on for consideration this \_\_\_\_\_ day of \_\_\_\_\_,  
20\_\_\_\_. The above and foregoing Application for Pipeline and Utility  
Permit, and after consideration of the same by the Hidalgo County  
Commissioners Court, said Application and Agreement for Pipeline or  
Utility Permit is hereby APPROVED.

HIDALGO COUNTY:

\_\_\_\_\_  
Richard F. Cortez, County Judge



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# **PIPELINE AND UTILITY PERMIT APPLICATION PACKET**

## **EXHIBIT A**

(Please insert description of project location and supporting documents for proposed utility work)

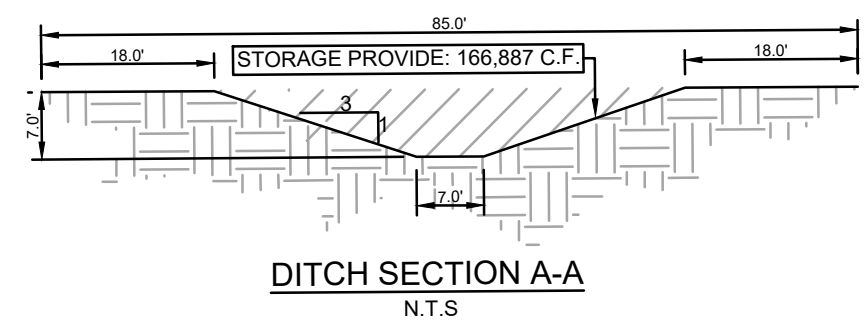
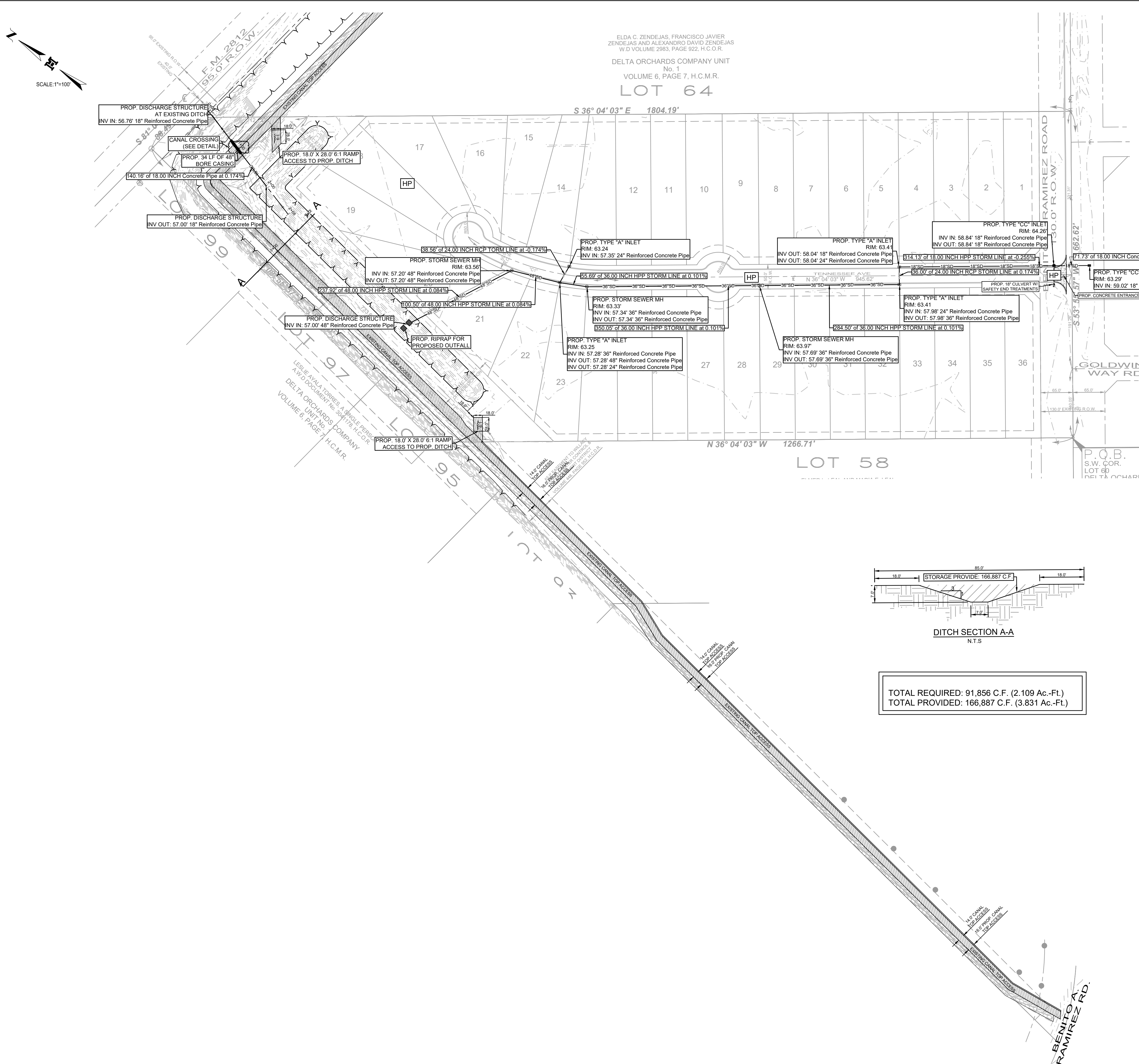
ELDA C. ZENDEJAS, FRANCISCO JAVIER ZENDEJAS AND ALEXANDRO DAVID ZENDEJAS  
W.D. VOLUME 2983, PAGE 922, H.C.O.R.  
DELTA ORCHARDS COMPANY UNIT  
No. 1  
VOLUME 6, PAGE 7, H.C.M.R.

LOT 64

S 36° 04' 03" E 1804.19'

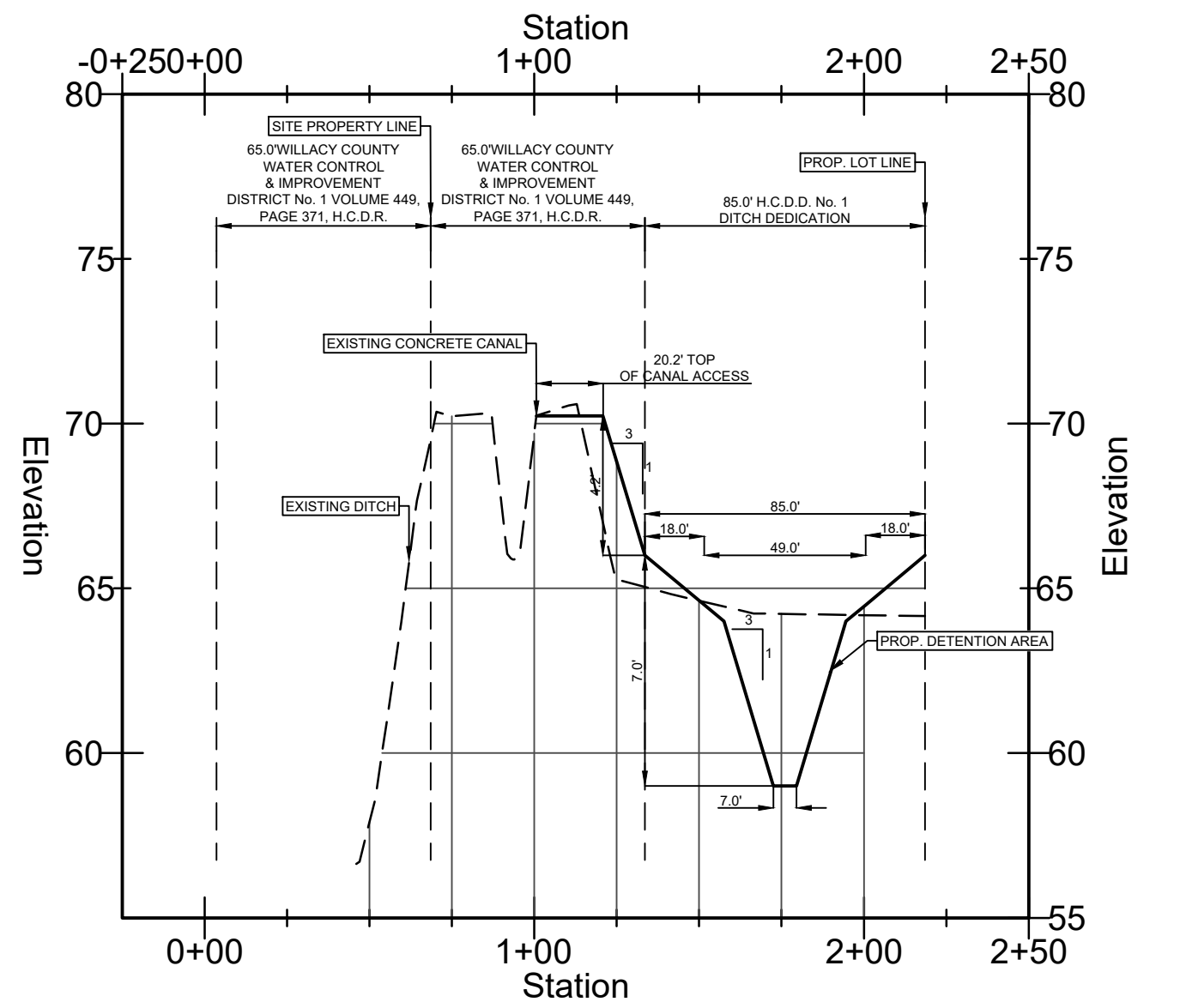
LOT 58

N 36° 04' 03" W 1266.71'

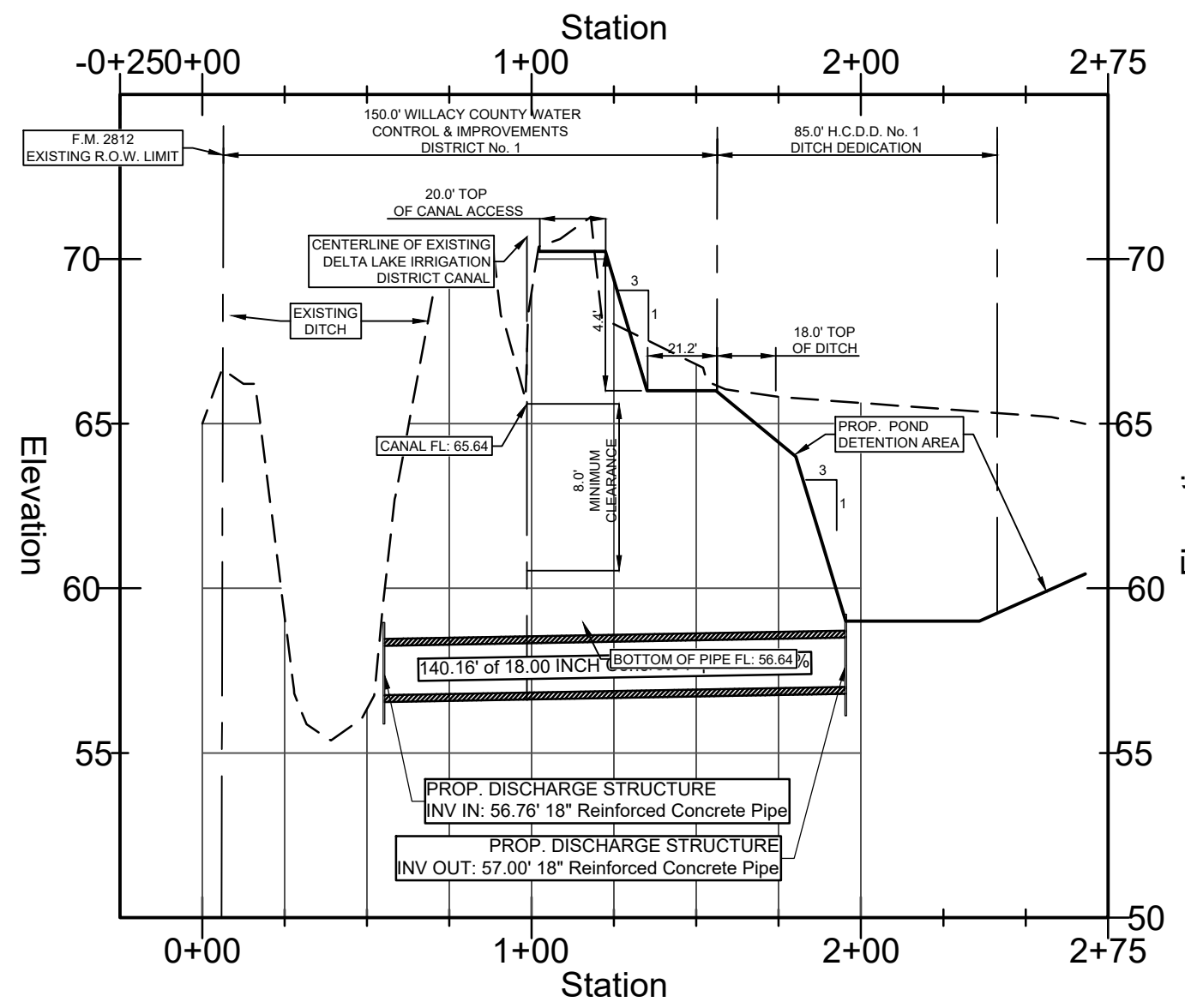


TOTAL REQUIRED: 91,856 C.F. (2,109 Ac.-Ft.)  
TOTAL PROVIDED: 166,887 C.F. (3,831 Ac.-Ft.)

SECTION A-A PROFILE



OUTFALL LINE PROFILE



JOB No. 24101.00

BY: **MELDEN & HUNT INC.**  
DATE: \_\_\_\_\_  
REVISION: \_\_\_\_\_  
CONSULTANTS • ENGINEERS • SURVEYORS  
115 W. McINTYRE - EDINBURG, TX 78541  
PH: (956) 381-0981 - FAX: (956) 381-1839  
ESTABLISHED 1947 - www.meldenandhunt.com

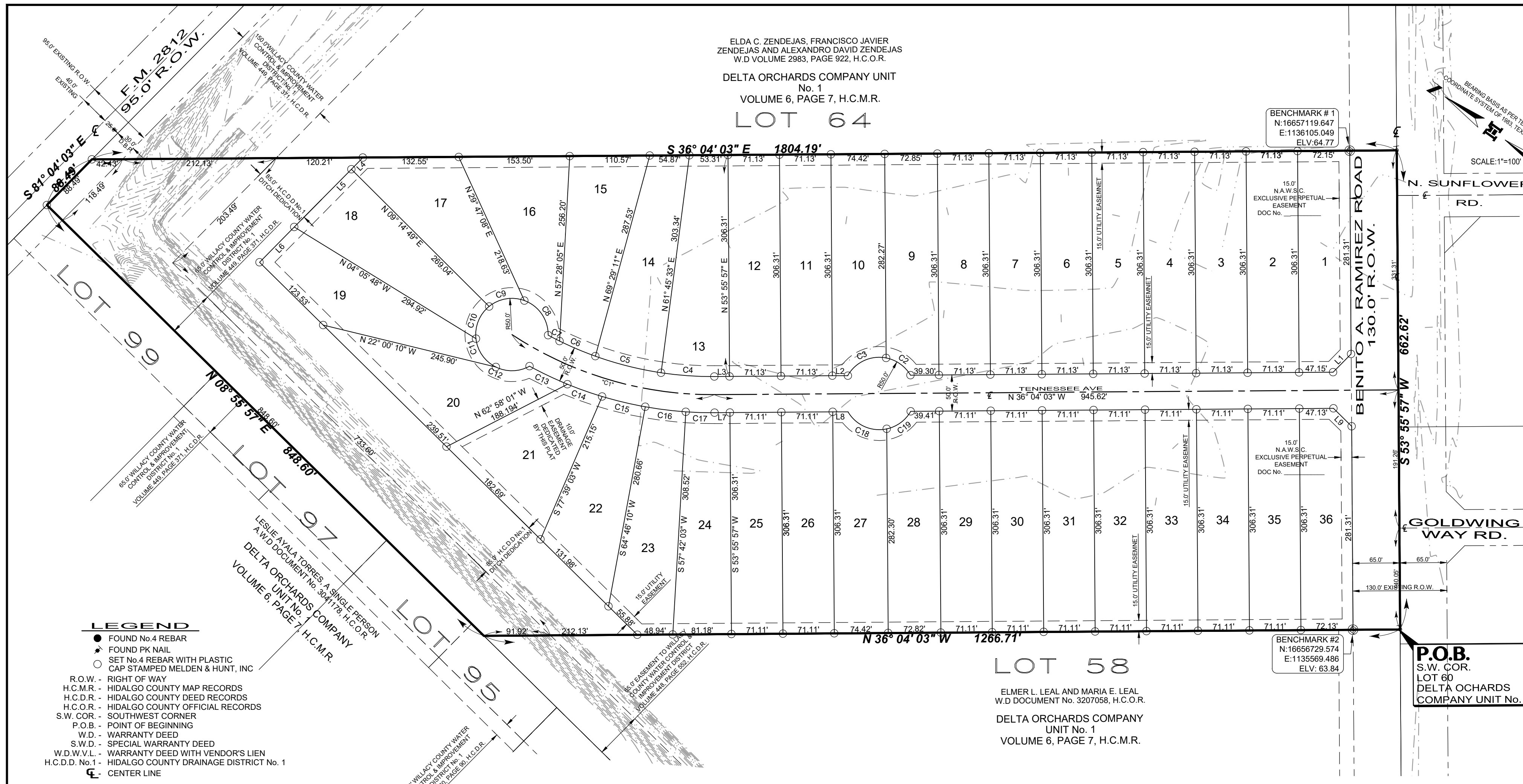
ENG. TECH. ENZ.	PROJECT ENG. RUBEN J. DE JESUS
1. RELEASE DATE:	2. RELEASE DATE:
3. RELEASE DATE:	SCALE: 1"=100'

MELDEN & HUNT, INC.  
TEXAS REGISTRATION F-1435  
RUBEN JAMES DE JESUS  
126282  
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY RUBEN JAMES DE JESUS, P.E. 126282 11/22/2024

ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE LAW

RBR SUBDIVISION NO. 6  
EDINBURG, TEXAS  
HIDALGO COUNTY

STORM LAYOUT



**GENERAL PLAT NOTES & RESTRICTIONS:**

- FLOOD ZONE STATEMENT: ZONE "X" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE 50-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 FEET 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  
GARAGE: 18.00 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 SOUTHEAST 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 SOUTHWEST CORNER CLIP OF LOT 36 OF THIS SUBDIVISION. N:16656729.5744, E: 1136569.4864, 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, AT THE DETENTION REQUIREMENTS ARE GREATER THAN THAT 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 (SWPP) 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.
- ALL EASEMENTS TO BE DEDICATED BY PLAT UNLESS STATED OTHERWISE.
- LOT 1 AND 36 SHALL NOT HAVE CURB CUT ACCESS OR LOT FRONTAGE ALONG BENITO A. RAMIREZ ROAD.

STATE OF TEXAS  
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, ME, RBR DEVELOPMENT & INVESTMENTS, L.L.C., A TEXAS LIMITED LIABILITY COMPANY AS OWNER(S) 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/WE ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

ROEL A. RODRIGUEZ, JR. MANAGING MEMBER DATE: \_\_\_\_\_  
931 SOUTH McCOLL ROAD, SUITE A  
EDINBURG, TEXAS 78539

STATE OF TEXAS  
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ROEL A. RODRIGUEZ, 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 CONSIDERATION 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  
STATE OF TEXAS  
DATE PREPARED: February 12, 2024  
JOB NO. (ENG.) 23186.00  
BY: E.V.Z.

STATE OF TEXAS  
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, ROBERTO N. TAMEZ, 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 WAS 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.

ROBERTO N. TAMEZ, R.P.L.S. # 6238  
DATE SURVEYED: 07-29-2024  
SURVEY JOB NO. 24101.08

STATE OF TEXAS  
COUNTY OF HIDALGO )  
COUNTY OF WILLACY )

THIS PLAT, RBR SUBDIVISION NO. 6, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE DELTA LAKE IRRIGATION DISTRICT OF WILLACY 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 BE INAPPLICABLE IF ANY RIGHTS, RULES OR REGULATIONS OF THE DISTRICT ARE INTENDED BY THE DISTRICT TO BE ABRIDGED). DELTA LAKE IRRIGATION DISTRICT WILL NOT ALLOW ANY STRUCTURES 15' FROM THE CENTERLINE OF A PIPELINE OR 25' FROM THE INSIDE TOE OF ANY MAIN OR LATERAL CANAL OR DRAINAGE DITCH, AND THAT NO FENCING BE WILL, INSTALLED OR REMAIN ON ANY DISTRICTS EASEMENT OR RIGHT OF WAY UNLESS APPROVED BY THE DISTRICT MANAGEMENT. ALL APPROVED FENCING WILL BE REQUIRED TO HAVE GATES PROVIDING A MINIMUM OPENING OF 16 FEET. PLAT WILL BE EXCLUDED FROM DISTRICT BOUNDARIES AND LOTS WILL NO LONGER HAVE ACCESS TO IRRIGATION.

ANY FAILURE TO RECORD THIS PLAT IN THE OFFICE OF THE COUNTY CLERKS OFFICE OF WILLACY OR HIDALGO COUNTY WITHIN ONE YEAR AFTER THIS DATE, SHALL CAUSE THIS APPROVAL TO BECOME VOID.

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

APPROVED BY: \_\_\_\_\_  
PRESIDENT: DAVID ESAU

ATTEST BY: \_\_\_\_\_  
SECRETARY: JOE PENNINGTON

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

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

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 § 49211 (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: \_\_\_\_\_

FILED FOR RECORD IN  
HIDALGO COUNTY  
ARTURO GUAJARDO, JR.  
HIDALGO COUNTY CLERK

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

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

# 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 (21.447 NET ACREAGE)

**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; GENERAL NOTES, N.A.W.S.C. RIGHT OF WAY EASEMENT.

SHEET 2: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER / OSSF AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION); OWNERS 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 Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1*	296.20'	503.82'	033° 41' 04"	N19° 06' 34"W	291.95'	152.52'
C2	42.54'	50.00'	048° 44' 48"	N0° 26' 27"W	41.27'	22.65'
C3	62.18'	50.00'	071° 15' 12"	N60° 26' 27"W	58.25'	35.83'
C4	73.89'	478.82'	008° 50' 31"	S31° 33' 43"E	73.82'	37.02'
C5	93.82'	478.82'	011° 13' 33"	S21° 31' 41"E	93.67'	47.06'
C6	53.70'	478.82'	006° 25' 32"	S12° 42' 08"E	53.67'	26.88'
C7	17.85'	478.82'	002° 08' 10"	S8° 25' 17"E	17.85'	8.93'
C8	61.73'	50.00'	070° 44' 12"	N19° 50' 12"E	57.88'	35.49'
C9	51.73'	50.00'	059° 16' 33"	N45° 10' 10"W	49.45'	28.45'
C10	50.03'	50.00'	057° 19' 53"	S76° 31' 37"W	47.97'	27.34'
C11	49.96'	50.00'	057° 14' 51"	S19° 14' 15"W	47.91'	27.29'
C12	48.30'	50.00'	055° 20' 51"	S37° 03' 36"E	46.44'	26.22'
C13	58.04'	528.82'	006° 17' 18"	S10° 15' 10"E	58.01'	29.05'
C14	50.96'	528.82'	005° 31' 17"	S16° 09' 27"E	50.94'	25.50'
C15	61.36'	528.82'	006° 38' 53"	S22° 14' 32"E	61.33'	30.71'
C16	56.46'	528.82'	006° 07' 03"	S28° 37' 30"E	56.44'	28.26'
C17	39.72'	528.82'	004° 18' 11"	S33° 50' 07"E	39.71'	19.87'
C18	62.32'	50.00'	071° 24' 38"	S11° 46' 22"E	58.36'	35.94'
C19	42.40'	50.00'	048° 35' 22"	S71° 46' 22"E	41.14'	22.57'

Lot Area Table		
Lot #	SQ. FT.	Area
1	21787.52	0.500
2	21787.46	0.500
3	21787.46	0.500
4	21787.46	0.500
5	21787.46	0.500
6	21787.46	0.500
7	21787.46	0.500
8	21787.46	0.500
9	21787.46	0.500
10	21787.46	0.500
11	21787.46	0.500
12	21787.46	0.500
13	21787.46	0.500
14	21787.46	0.500
15	21787.46	0.500
16	21787.46	0.500
17	21787.46	0.500
18	21787.46	0.500

Line Table		
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	21.03'
L4	S 81° 04' 03" E	22.68'
L5	S 81° 04' 03" E	112.31'
L6	S 81° 04' 03" E	68.49'
L7	N 36° 04' 03" W	21.23'
L8	N 36° 04' 03" W	21.23'
L9	N 08° 55' 57" E	35.36'

**METES 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 RBR DEVELOPMENT & INVESTMENTS, L.L.C., A TEXAS LIABILITY COMPANY, BY VIRTUE OF A WARRANTY DEED RECORDED IN INSTRUMENT NO. 3594142, 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" W 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-FOOT EASEMENT TO WILLACY 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 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 WILLACY 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 WILLACY 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.

IN WITNESS WHEREOF, THE SAID GRANTOR HAS EXECUTED THIS INSTRUMENT THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

ROEL A. RODRIGUEZ, JR. MANAGING MEMBER  
RBR DEVELOPMENT & INVESTMENTS, L.L.C. A TEXAS LIMITED LIABILITY COMPANY

ACKNOWLEDGEMENT

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 ROEL A. RODRIGUEZ, 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 CONSIDERATION THEREIN EXPRESSED.

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

NOTARY PUBLIC, STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

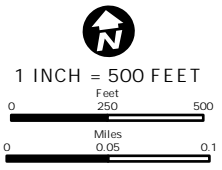
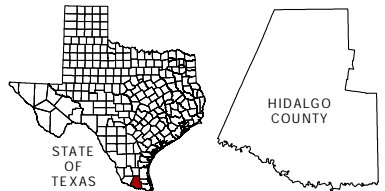
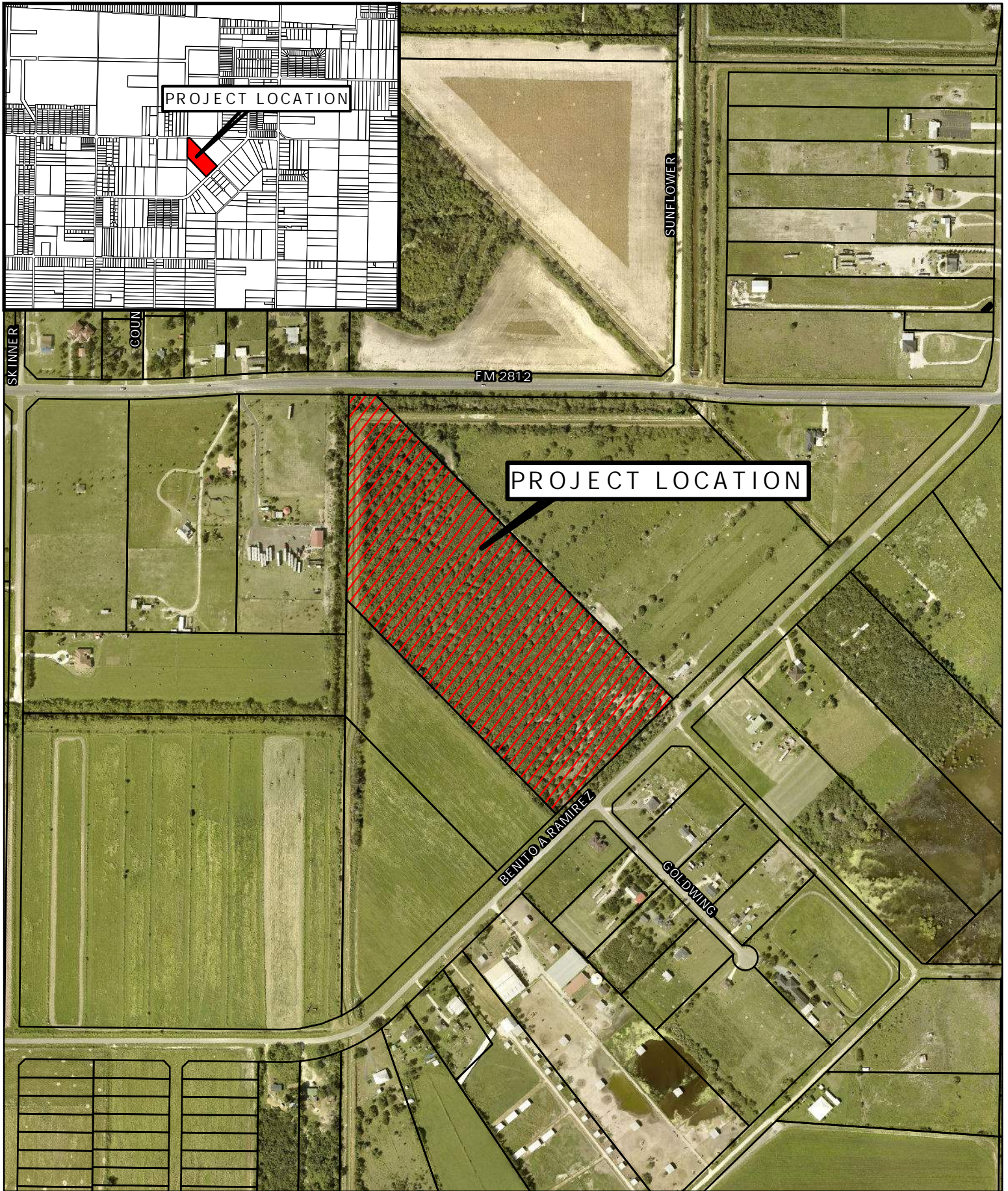
NAME ADDRESS CITY & ZIP PHONE FAX  
OWNER: ROEL A. RODRIGUEZ, JR. OWNER 931 SOUTH McCOLL RD. SUITE A EDINBURG, TX 78539 (956) 381-0981 N/A  
ENGINEER: RUBEN JAMES DE JESUS, P.E., R.P.L.S. 115 W. McINTYRE EDINBURG, TX 78541 (956) 381-0981 (956) 381-1839  
SURVEYOR: ROBERTO N. TAMEZ, R.P.L.S. 115 W. McINTYRE EDINBURG, TX 78541 (956) 381-0981 (956) 381-1839

DRAWN BY: E.V.Z. DATE: 08/02/24  
REVISED BY: E.V.Z. DATE: 11/7/24  
SURVEYED, CHECKED DATE: \_\_\_\_\_  
FINAL CHECK DATE: \_\_\_\_\_

MELDEN & HUNT, INC.  
TEXAS REGIST. F-1435

MELDEN & HUNT, INC.  
CONSULTANTS • ENGINEERS • SURVEYORS

115 W. McINTYRE - EDINBURG, TX 78541  
PH: (956) 381-0981 - FAX: (956) 381-1839  
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RBR SUBDIVISION NO. 6  
SUBDIVISION  
HIDALGO COUNTY, TX  
LOCATION MAP

**MELDEN & HUNT, INC.**  
CONSULTANTS • ENGINEERS • SURVEYORS

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DATE: 08-06-2024  
JOB NO: 24101  
DRAWN BY: M. HELLER

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