



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: 6-24-2025

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

NUMBER OF STREETLIGHTS: 6

FILLING STATIONS: 3

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

SUBDIVISION LIES WITHIN THE: ETJ OF EDINBURG

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.

SEWER SYSTEM: OSSF'S HAVE BEEN ESCROWED

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

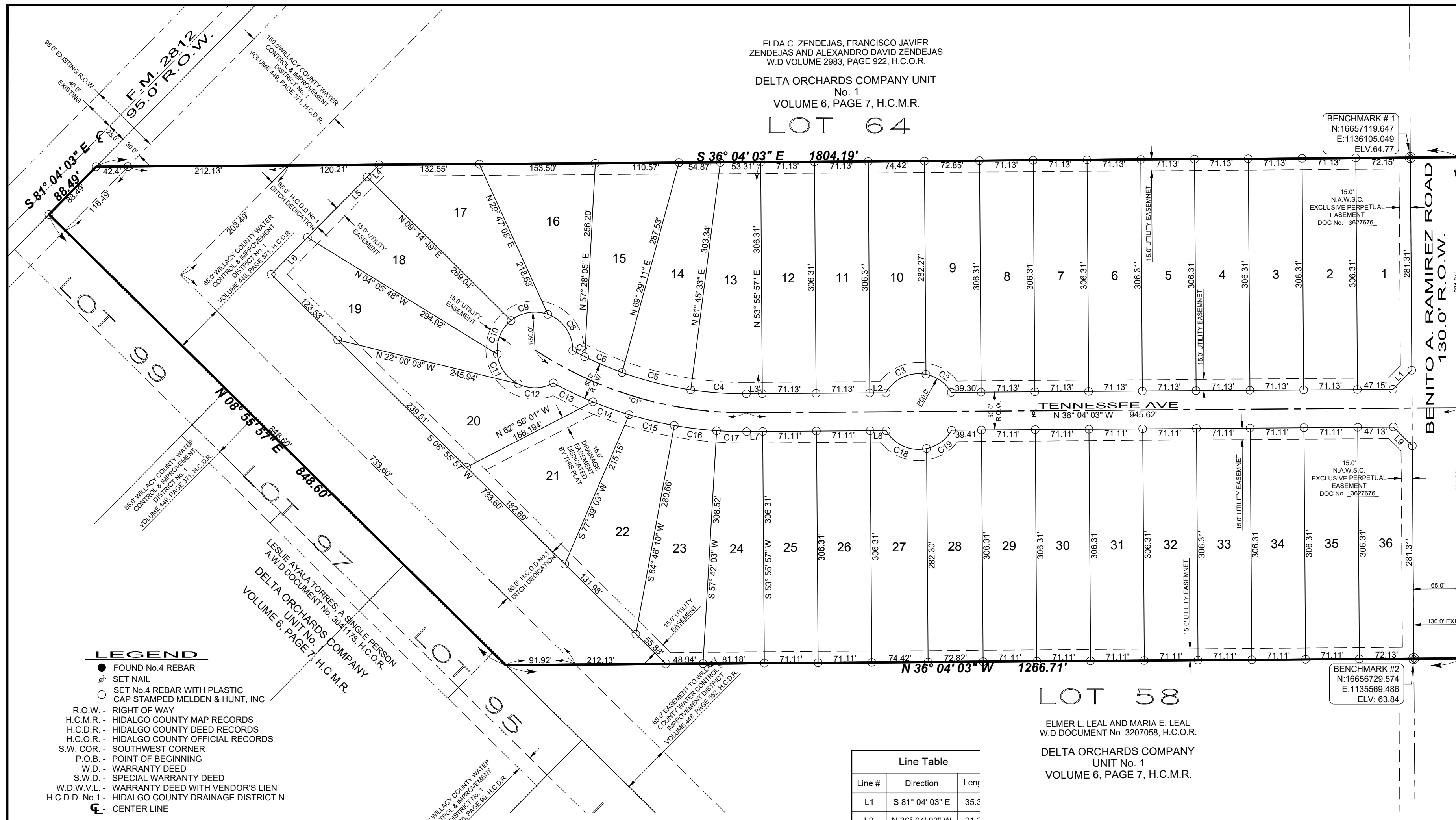
REQUEST FOR FINAL APPROVAL WITH: **LETTER OF CREDIT NO. 2100195290:** Amount: **\$126,000.00** For: (36 OSSF'S)
 LETTER OF CREDIT NO. 2100195290: Amount: **\$12,000.00** For: (3 FIRE HYDRANTS)

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.

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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; GENERAL NOTES, N.A.V.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° 08' 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	50.00	50.00	057° 17' 36"	S19° 12' 53"W	47.94'	27.31'
C12	48.26	50.00	055° 18' 06"	S37° 04' 58"E	46.41'	26.20'
C13	58.04	528.82	006° 17' 18"	S10° 15' 10"E	58.01'	29.05'
C14	50.98	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'

Line Table

Line #	Direction	Length
L1	S 81° 04' 03" E	35.3
L2	N 36° 04' 03" W	21.3
L3	N 36° 04' 03" W	21.3
L4	S 81° 04' 03" E	22.6
L5	S 81° 04' 03" E	11.2
L6	S 81° 04' 03" E	68.4
L7	N 36° 04' 03" W	21.3

Lot Area Table

Lot #	SQ. FT.	Area
1	21787.52	0.500
2	21787.46	0.500
3	21787.46	0.500
4	21787.50	0.500
5	21787.46	0.500
6	21787.46	0.500
7	21787.46	0.500
8	21787.46	0.500
9	21786.81	0.500
10	21782.31	0.500
11	21787.46	0.500
12	21787.45	0.500
13	22631.83	0.520
14	21852.12	0.502
15	21908.17	0.501
16	21807.86	0.501
17	21793.01	0.500
18	21888.83	0.502

Lot Area Table

Lot #	SQ. FT.	Area
19	21863.54	0.502
20	21787.42	0.500
21	21787.44	0.500
22	21787.50	0.500
23	22859.87	0.525
24	21797.03	0.500
25	21783.06	0.500
26	21783.06	0.500
27	21783.81	0.500
28	21782.31	0.500
29	21783.06	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

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 JOEL F. CORTEZ, JR. AND WIFE ANA MARIA CORTEZ BY VIRTUE OF A WARRANTY DEED WITH VENDORS LIEN RECORDED IN VOLUME 1893, 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" 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 65.00-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 150.0-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 SOUTHEAST 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
MELDEN & HUNT INC. CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com

ELMER L. LEAL AND MARIA E. LEAL
W.D DOCUMENT NO. 3207058, H.C.O.R.
DELTA ORCHARDS COMPANY
UNIT No. 1
VOLUME 6, PAGE 7, H.C.M.R.

RIGHT OF WAY EASEMENT
KNOWN 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 ERRECT, 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 GRANTORS 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 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, GRANTOR 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 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 A COVENANT RUNNING WITH THE LAND FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANTOR 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 GRANTOR HAS EXECUTED THIS INSTRUMENT THE _____ DAY OF _____, 20____.

JOEL F. CORTEZ JR. - OWNER
ANA MARIA CORTEZ

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 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 CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

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.

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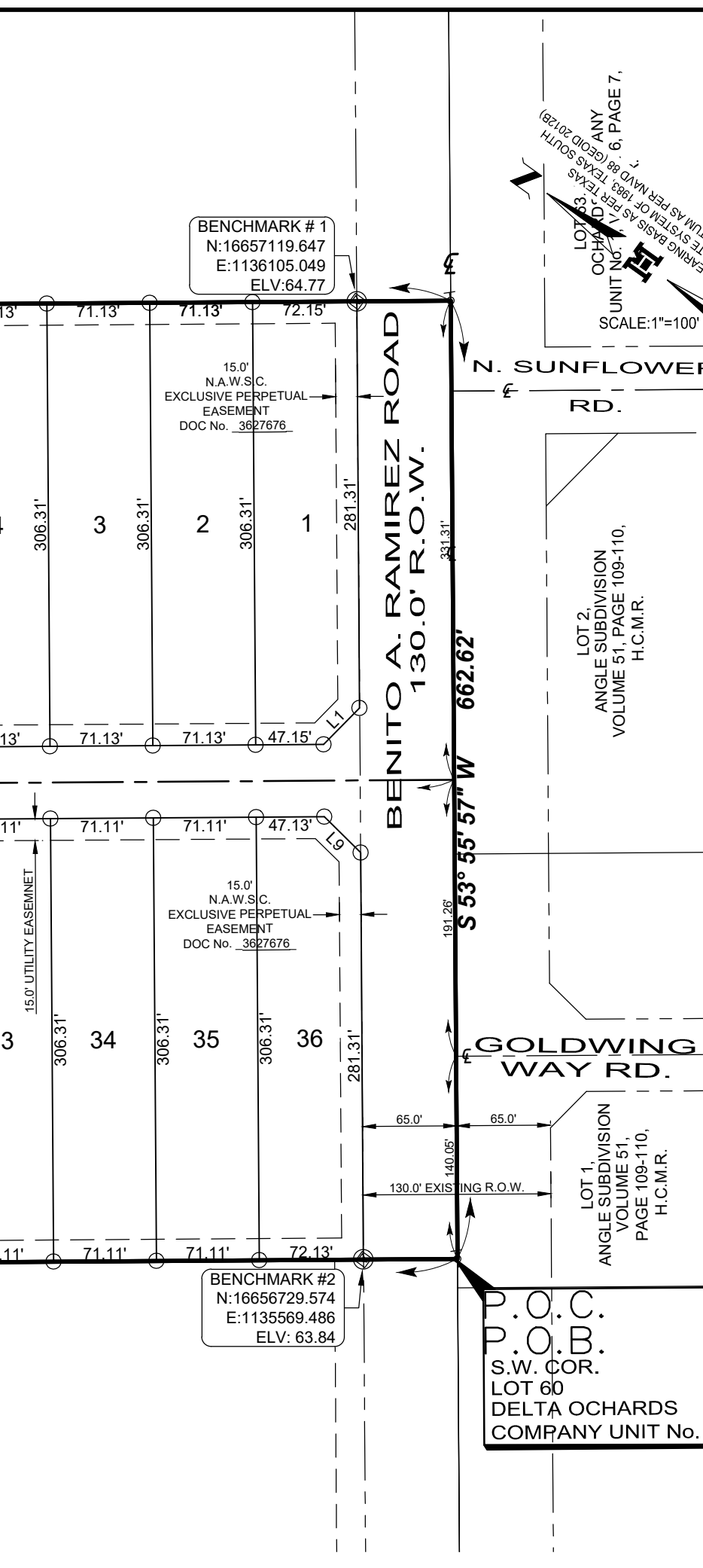
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

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



ELMER L. LEAL AND MARIA E. LEAL
W.D DOCUMENT NO. 3207058, H.C.O.R.
DELTA ORCHARDS COMPANY
UNIT No. 1
VOLUME 6, PAGE 7, H.C.M.R.

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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, GRANTOR 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 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 A COVENANT RUNNING WITH THE LAND FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANTOR 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 GRANTOR HAS EXECUTED THIS INSTRUMENT THE _____ DAY OF _____, 20____.

JOEL F. CORTEZ JR. - OWNER
ANA MARIA CORTEZ

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 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 CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

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____.

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

- 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 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.
NOTE: LOTS 1 AND 36 TO HAVE A 15.00' SIDE SETBACK ALONG BENITO A. RAMIREZ ROAD.
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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 - MH MONUMENT SET IN CONCRETE AT THE NORTHEAST CORNER CLIP OF LOT 1 OF THIS SUBDIVISION. N:16657119.6474, E: 1138105.0492, ELEVATION: 64.77.
BENCH MARK NO.2 - MH MONUMENT SET IN CONCRETE AT THE SOUTHEAST CORNER CLIP OF LOT 36 OF THIS SUBDIVISION. N:16656729.5744, E: 11335569.4884, 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 DETAILED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT STAGE, AT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPROVISED AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS 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 MY PLAT UNLESS STATED OTHERWISE.
 - LOT 1 AND LOT 36 SHALL NOT HAVE CURBS CUT ACCESS OR LOT FRONTAGE ALONG BENITO A. RAMIREZ ROAD.

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

JOEL F. CORTEZ JR. AND ANA MARIA CORTEZ 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.

IWE ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

STATE OF TEXAS
COUNTY OF HIDALGO

JOEL F. CORTEZ JR.
2205 VILLAGE DR.
MISSION, TEXAS 78572

ANA MARIA CORTEZ
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

ELDA C. ZENDEJAS, FRANCISCO JAVIER ZENDEJAS AND ALEXANDRO DAVID ZENDEJAS
W.D VOLUME 2963, PAGE 922, H.C.D.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 GRASS LAND 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 -J01-00 (DA-1) IS ADJACENT TO THE PROPERTY. THE PROPOSED DITCH IS PARALLEL TO AN EXISTING DELTA LAKE IRRIGATION DISTRICT CANAL.

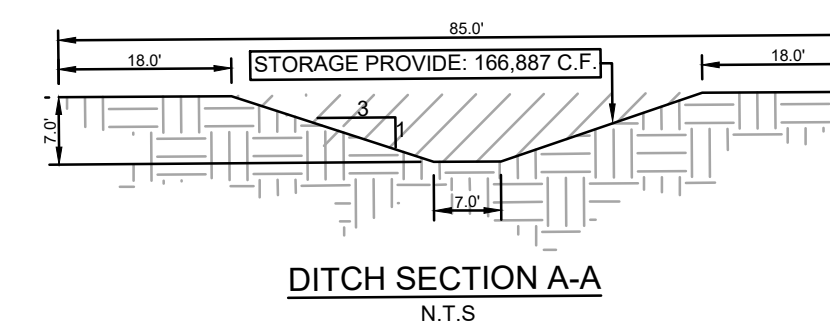
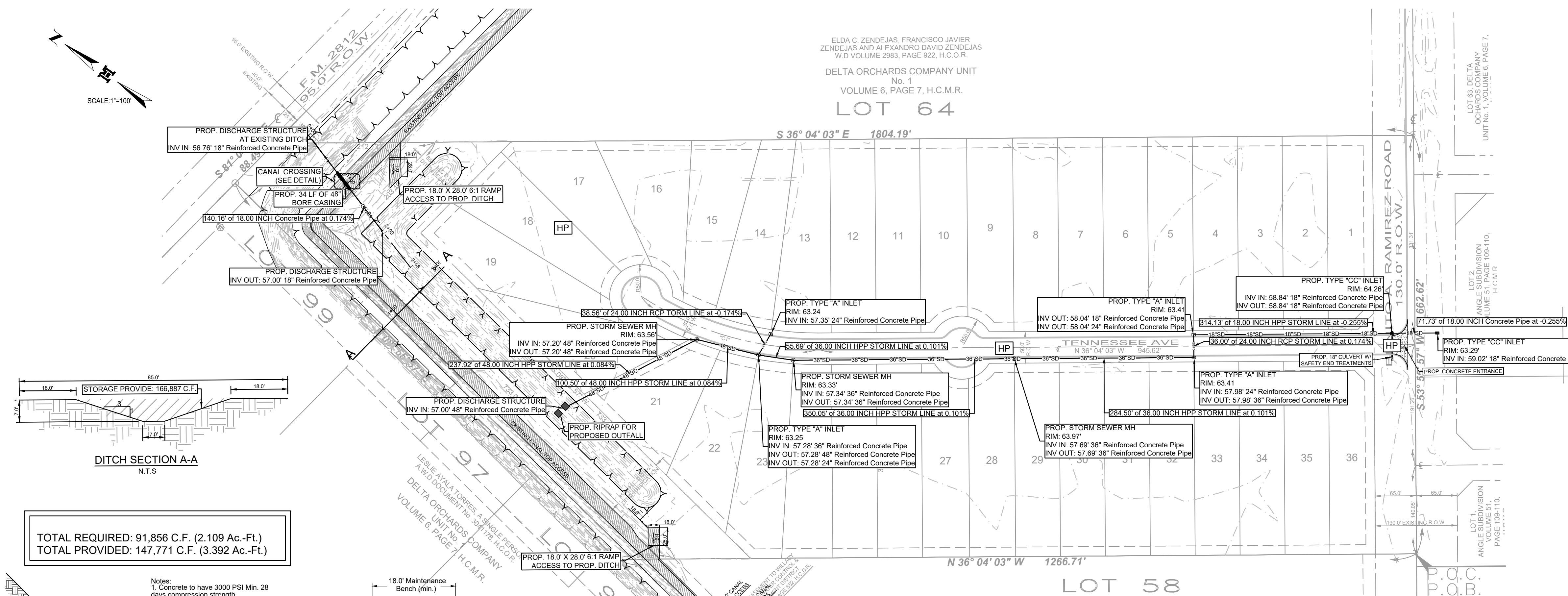
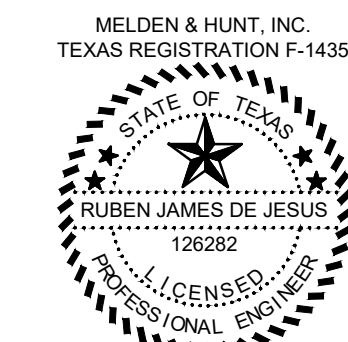
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE POLICY, THE PEAK RATE OF RUNOFF IN THE SUBDIVISION WILL NOT BE INCREASED DURING THE 50-YEAR RAINFALL EVENT DUE TO THE IMPROVEMENTS IN THIS SUBDIVISION. THEREFORE, AS PER ATTACHED CALCULATIONS, 91,856 CUBIC FEET OF DETENTION WILL BE REQUIRED AS PER HIDALGO COUNTY DRAINAGE DISTRICT REQUIREMENTS AND 147,771 CUBIC FEET WILL BE DETAINED ON THE PROPOSED DETENTION AREA.

CERTIFICATION

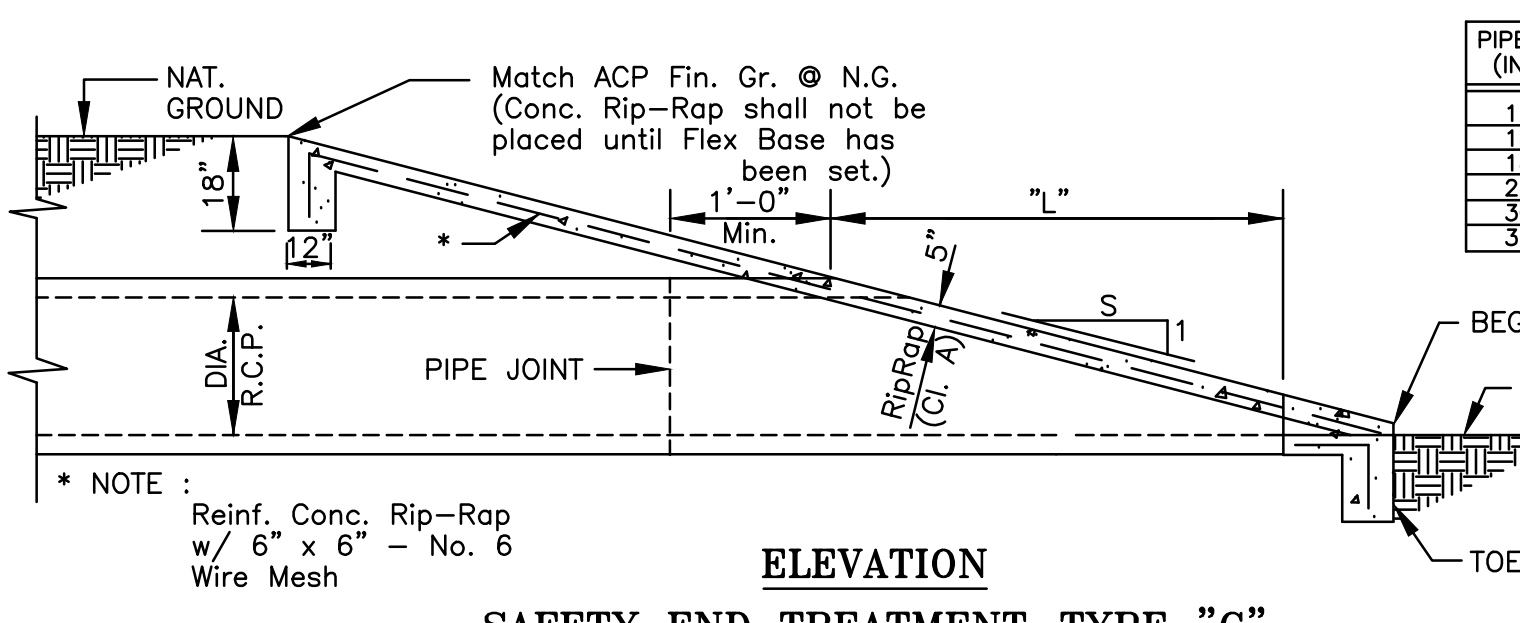
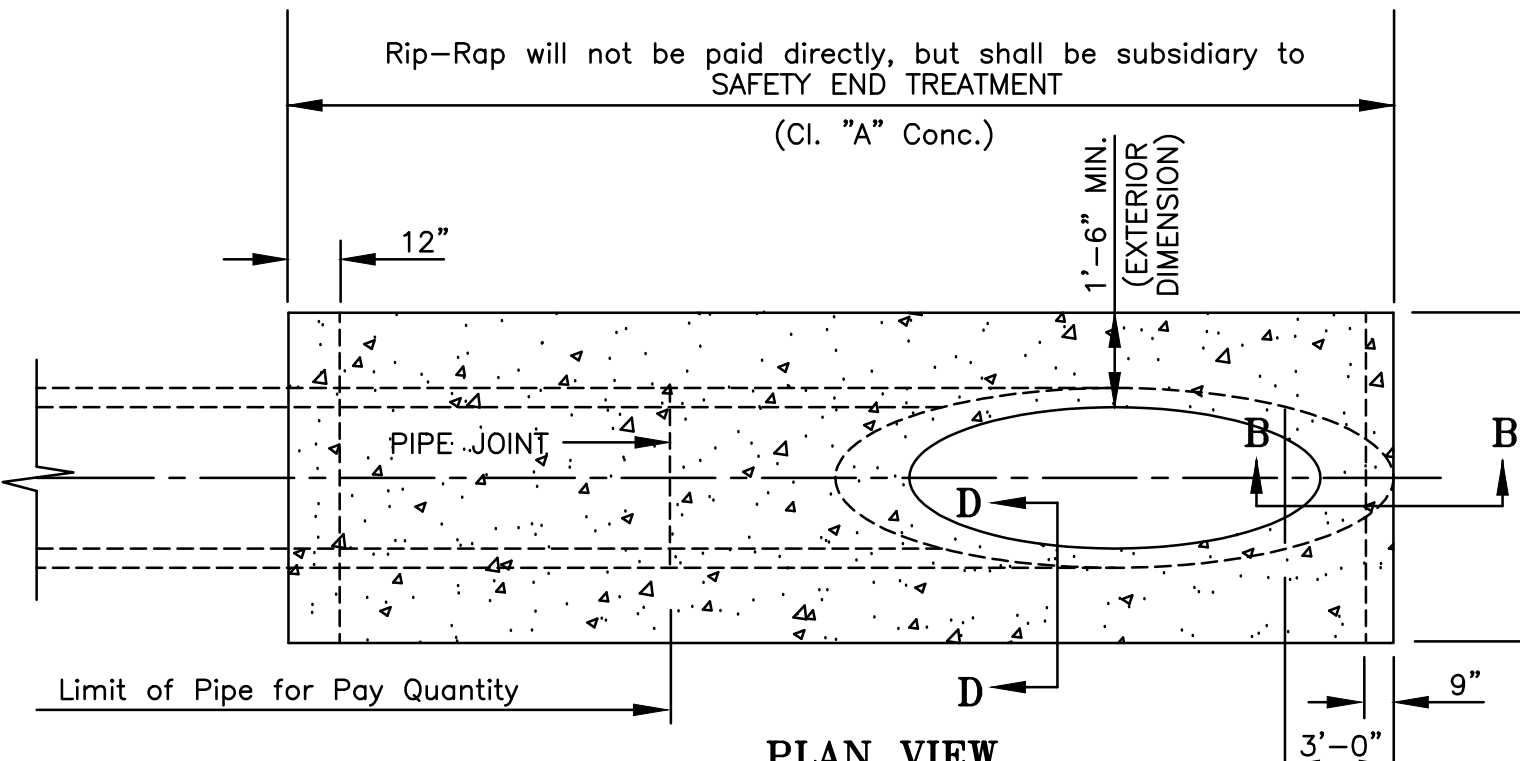
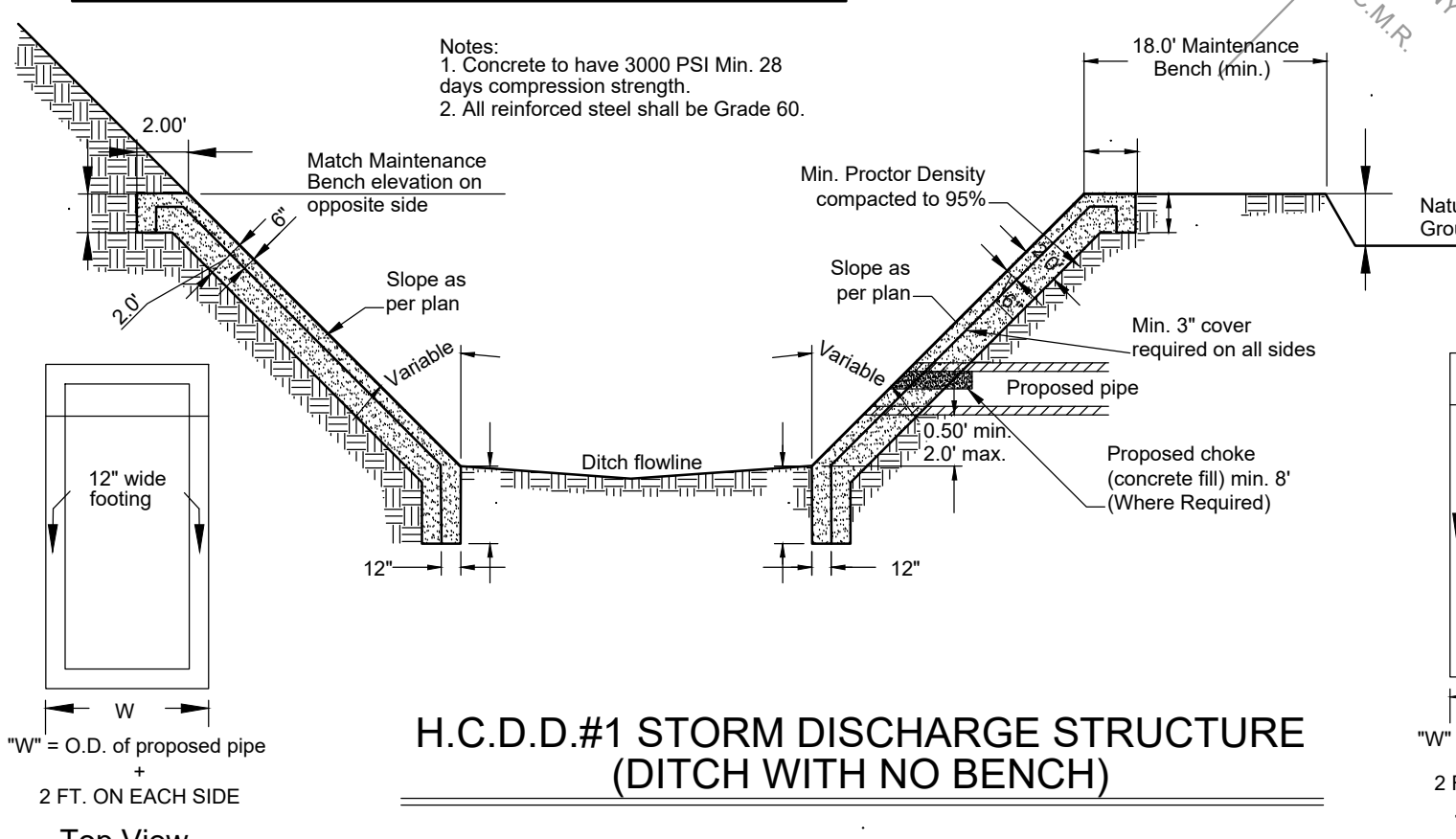
BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100 YEAR FLOODPLAIN AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0350 C MAP REVISED: JUNE 6, 2020 IS CONTAINED WITHIN THE DRAINAGE DITCH IN THE BACK OF THE OF THE SUBDIVISION.

BY: RUBEN JAMES DE JESUS P.E., #126282 DATE: _____
 COST ESTIMATE:
 WATER DISTRIBUTION: \$ 254,350.00
 SANITARY SEWER IMPROVEMENTS / OSSF: \$ 90,000.00
 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

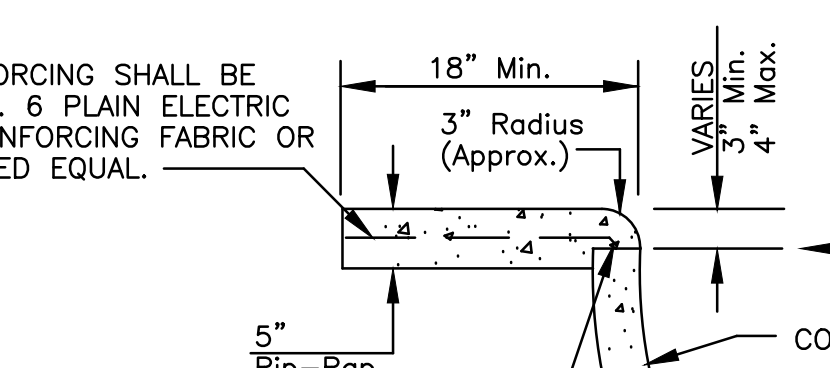
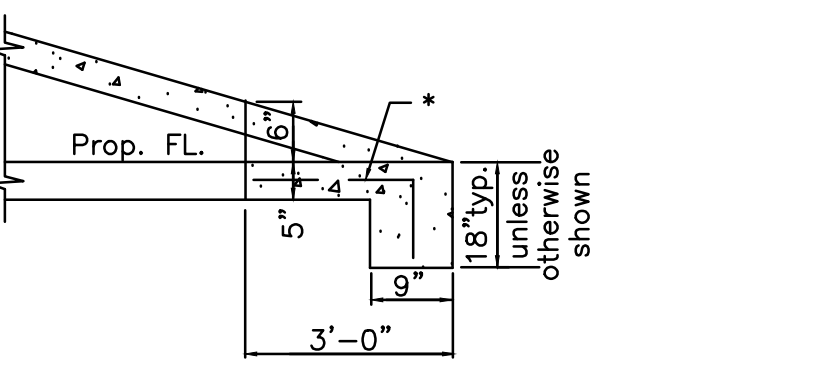


TOTAL REQUIRED: 91,856 C.F. (2.109 Ac.-Ft.)
 TOTAL PROVIDED: 147,771 C.F. (3.392 Ac.-Ft.)

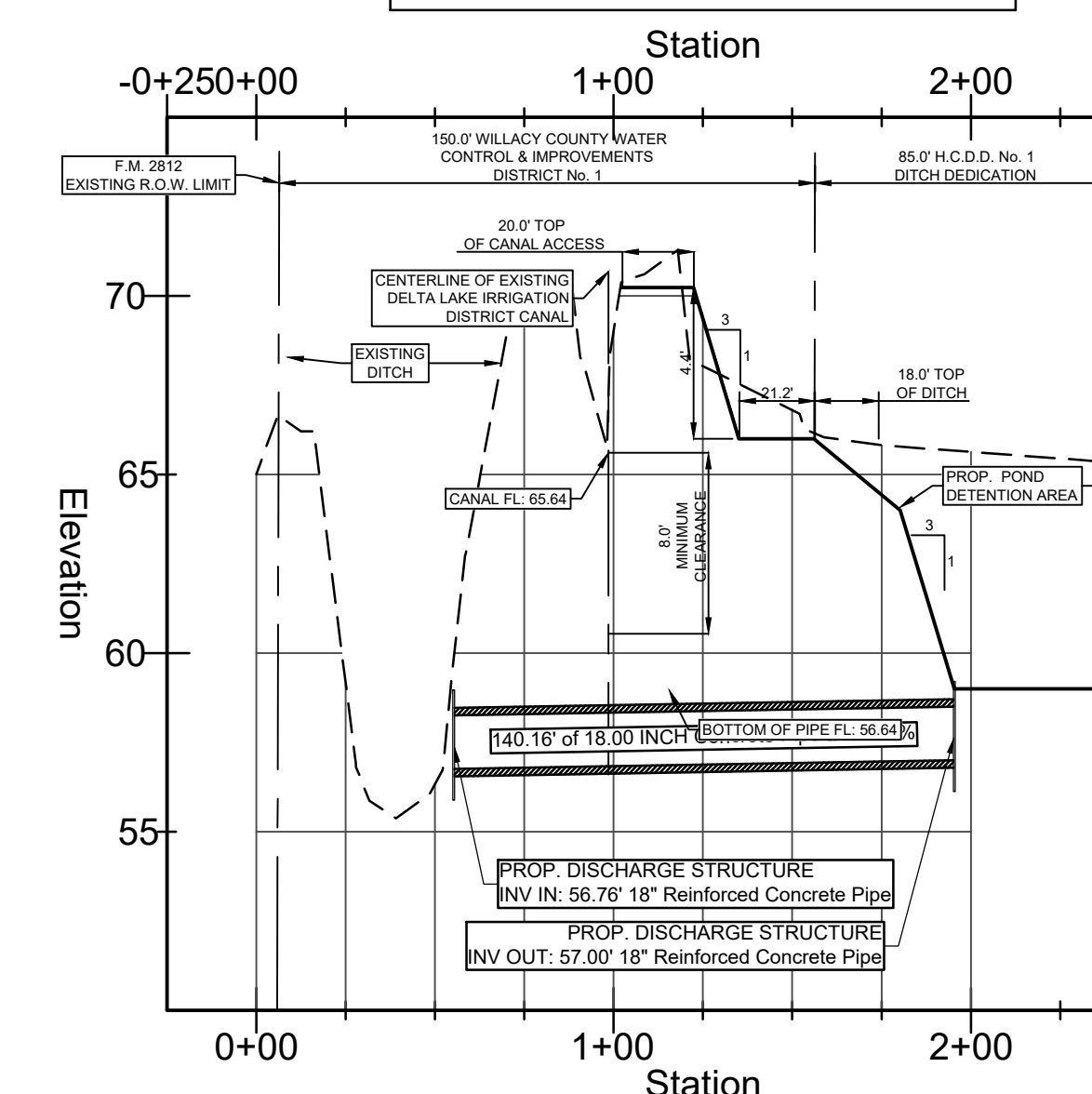


SAFETY END TREATMENT PIPE LENGTHS

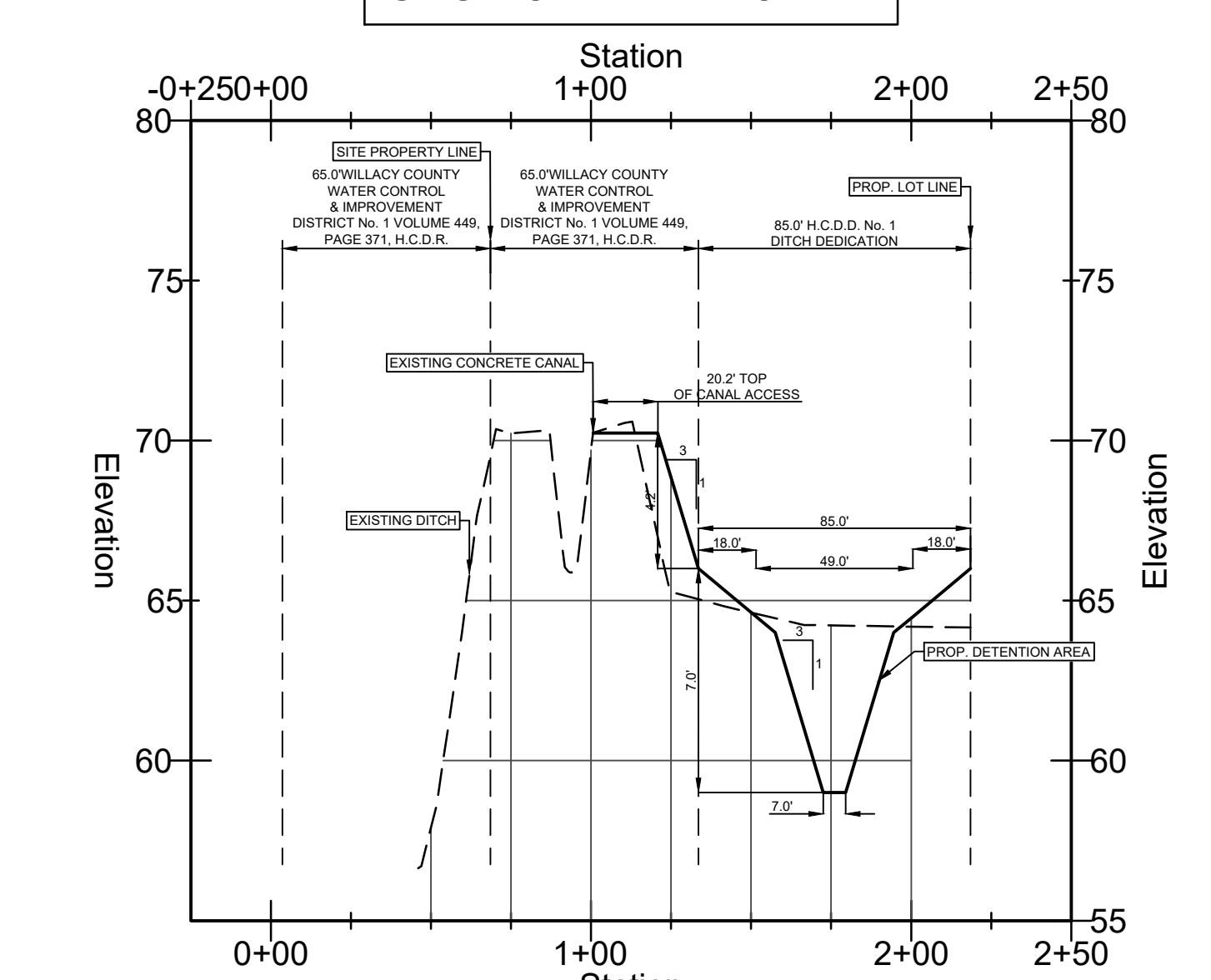
PIPE DIA. (IN.)	3:1	4:1	5:1	6:1
12"	2'-0"	2'-8"	3'-4"	4'-0"
15"	2'-0"	3'-8"	4'-7"	5'-6"
18"	3'-0"	4'-8"	5'-10"	7'-0"
24"	5'-0"	6'-10"	8'-6"	10'-3"
30"	6'-10"	9'-2"	11'-6"	13'-9"
36"	8'-6"	11'-4"	14'-2"	17'-0"



OUTFALL LINE PROFILE



SECTION A-A PROFILE



**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