



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: 5-27-2025

PROPOSED HIBISCUS HEIGHTS SUBDIVISION, PRECINCT No. 3.

ENGINEER: RIO DELTA ENGINEERING DEVELOPER FORTIS LAND COMPANY, LLC

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE

NUMBER OF LOTS:    48  \*SINGLE FAMILY     \*MULTI-FAMILY     COMMERCIAL     INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS:    6

FILLING STATIONS:    3

LOCATION DESCRIPTION:    WEST OF TROSPER ROAD APROXIMATELY ¼ OF A MILE SOUTH OF MILE 5 NORTH ROAD.

SUBDIVISION LIES WITHIN THE:     ETJ OF MISSION

DRAINAGE REPORT WAS APPROVED BY HCDD#1:    ON 4-4-2025 PROPERTY LIES WITHIN FLOOD ZONE "C" AS PER FEMA.

DRAINAGE DESIGN:    DRAINAGE WILL BE PROVIDED BY STORM SEWER SYSTEM AND DETENTION WILL BE PROVIDED BY WIDENING THE EXISTING DRAIN DITCH.

SEWER SYSTEM:     SANITARY SEWER    CITY OF MISSION

WATER SERVICE PROVIDER:    S.W.S.C.

VARIANCE REQUEST    TITLE B, CHAPTER 2, SECTION 2.4 ITEM D. STREET OFFSET

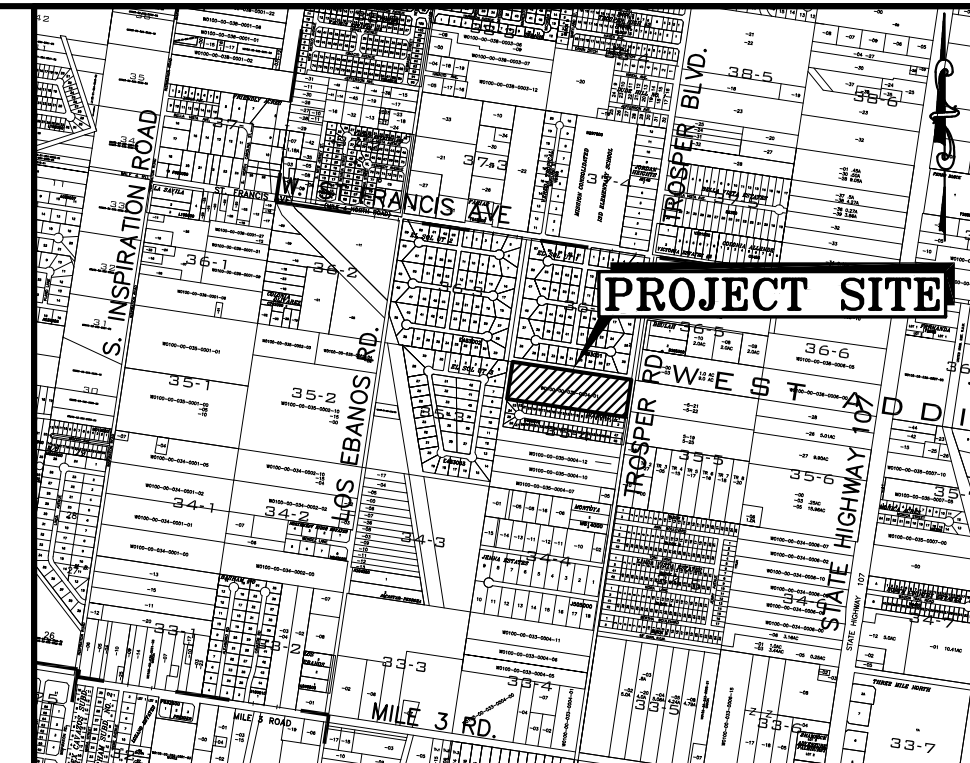
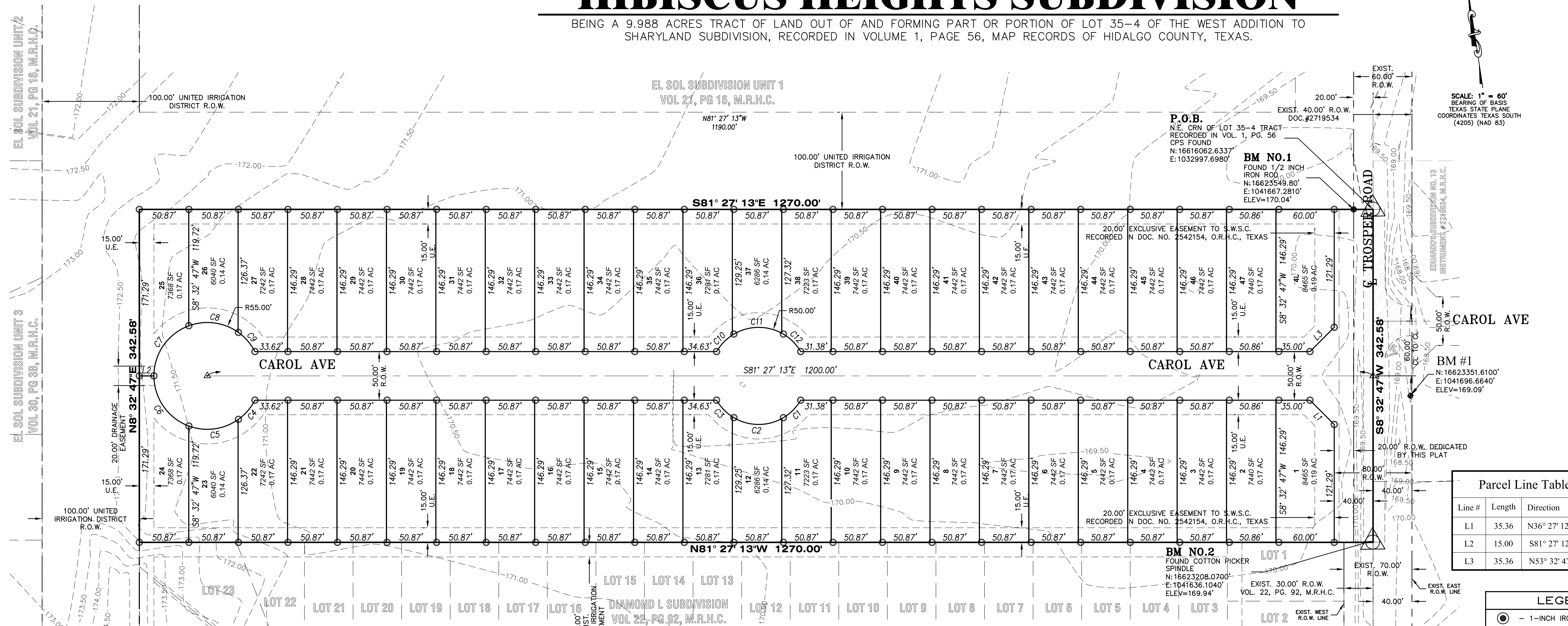
STAFF RECOMMENDS:     **Preliminary Approval** subject to comments and future recommendations by planning, other departments, and the approval of the City of MISSION.

**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.*

# HIBISCUS HEIGHTS SUBDIVISION

BEING A 9.988 ACRES TRACT OF LAND OUT OF AND FORMING PART OR PORTION OF LOT 35-4 OF THE WEST ADDITION TO SHARYLAND SUBDIVISION, RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS OF HIDALGO COUNTY, TEXAS.



LOCATION MAP SCALE: 1" = 2000'

LOCATION OF HIBISCUS HEIGHTS SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF MUNICIPALITY:  
HIBISCUS HEIGHTS SUBDIVISION IS LOCATED ALONG THE WEST RIGHT OF WAY OF NORTH TROSPER ROAD AND 1,370 FEET SOUTH FROM THE INTERSECTION OF WEST SAINT FRANCIS AVENUE AND NORTH TROSPER ROAD IN HIDALGO COUNTY, TEXAS. THE ESTIMATED POPULATION OF THE CITY OF MISSION IS 87,292 (2023 CENSUS) AS PER THE 2023 UNITED STATES CENSUS BUREAU.

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	27.54	50.00	31.56	S54° 19' 40"W	27.20
C2	53.41	50.00	61.20	N79° 17' 22"W	50.91
C3	23.77	50.00	27.23	N35° 04' 15"W	23.54
C4	26.61	55.00	27.72	S49° 26' 29"W	26.35
C5	53.37	55.00	55.60	N88° 53' 59"W	51.30
C6	66.86	55.00	69.65	N26° 16' 36"W	62.81
C7	66.86	55.00	69.65	N43° 22' 10"E	62.81
C8	53.37	55.00	55.60	S74° 00' 27"E	51.30
C9	26.61	55.00	27.72	S32° 20' 54"E	26.35
C10	23.77	50.00	27.23	N52° 09' 50"E	23.54
C11	53.41	50.00	61.20	S83° 37' 03"E	50.91
C12	27.54	50.00	31.56	S37° 14' 05"E	27.20

Parcel Line Table		
Line #	Length	Direction
L1	35.36	N36° 27' 12.59"W
L2	15.00	S81° 27' 12.59"E
L3	35.36	N53° 32' 47.41"E

LEGEND		ABBREVIATION LEGEND	
●	1-INCH IRON PIPE FOUND	R.O.W.	RIGHT-OF-WAY
○	1 1/2-INCH IRON ROD FOUND	P.O.B.	POINT OF BEGINNING
○	CAPPED IRON ROD SET	P.O.C.	POINT OF COMMENCING
●	FOUND 1/2 INCH IRON ROD	S.W.C.	SOUTHWEST CORNER
●	FOUND COTTON PICKER SPINDLE	F.T.	FARM TRACT
▲	SET COTTON PICKER SPINDLE	F.M.	FARM-TO-MARKET
▲	CALCULATED POINT	U.E.	UTILITY EASEMENT
●	FOUND CONCRETE MONUMENT	M.R.H.C.	MAP RECORDS OF HIDALGO COUNTY
●	BENCHMARK	S.W.S.C.	SHARYLAND WATER SUPPLY COOPERATION
( )	MEASURED	℄	CENTER LINE
XXXX	NATURAL GROUND	℄	PROPERTY LINE

### OWNER'S ACKNOWLEDGMENT

I (WE) HIBISCUS HEIGHTS SUBDIVISION AS THE OWNER(S) OF THE 9.988 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED HIBISCUS HEIGHTS SUBDIVISION HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATED TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.

### LIENHOLDER'S ACKNOWLEDGMENT

I (WE), THE UNDERSIGNED, HOLDER(S) (OR DULY AUTHORIZED OFFICERS OF THE HOLDER(S)) OF A SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY, BEING THE LAND SHOWN ON THIS PLAT AND THE DESIGNATED HEREIN AS THE HIBISCUS HEIGHTS SUBDIVISION OF THE CITY OF MISSION, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS PROVIDED FOR UNDER THE PLAT AND DO HEREBY PROVIDE THAT ANY FORECLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED PROPERTY SHALL BE SUBJECT TO THE PLATING OF THE PROPERTY AS PROVIDED FOR HEREIN.

### STATE OF TEXAS UNITED IRRIGATION DISTRICT

THIS PLAT IS HEREBY APPROVED BY THE UNITED IRRIGATION DISTRICT ON THIS THE \_\_\_\_ DAY OF \_\_\_\_ 20\_\_.

### HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE NO. 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

### PLAT NOTES AND RESTRICTIONS:

- THE SUBDIVISION IS PARTIALLY LOCATED IN ZONE "C" AREAS OF AREAS OF MINIMAL FLOODING, ACCORDING TO FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO.: 480334 0400 C MAP REVISED: NOVEMBER 16, 1982.
- SETBACKS: 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 CORNER SIDE: 20.00 FEET OR EASEMENT WHICHEVER IS GREATER GARAGE: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
- NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON THE LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURVE 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.
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS: ---BM 1, ELEV. 170.04 N.G.V.D. 88, DESCRIPTIONS: FOUND 1/2 INCH IRON ROD LOCATED AT THE NORTHEAST CORNER. GPS POINT, GRID COORDINATES N 16623549.80, E 1041667.2810. ---BM 2, ELEV. 169.94 N.G.V.D. 88, DESCRIPTIONS: FOUND COTTON PICKER SPINDLE LOCATED AT THE SOUTHEAST CORNER. GPS POINT, GRID COORDINATES N 16623208.0700, E 1041636.1040.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 54,382 CUBIC-FEET OR 1,248 ACRE-FEET OF STORM WATER RUNOFF.
- 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 WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION
- ANY ADDITION TO EXISTING RESIDENCE STRUCTURE OR NEW PROPOSED DWELLING ON THE LOT MUST COMPLY WITH ALL SETBACK RESTRICTIONS ON THIS PLAT.
- THE LOT SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE CENTER OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.2% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES APPENDIX 3.1.4.1.
- ALL CONSTRUCTION SHALL COMPLY WITH STORMWATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS, EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED IN ACCORDANCE WITH THE STORMWATER ORDINANCE 98.30 OF THE CITY OF MISSION ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX/MULTI-FAMILY CONSTRUCTION.
- CLEARANCES FOR WATER METERS, AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO THE COUNTY PROCESSING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METERS).
- LOTS 1 & 48 SHALL NOT HAVE ACCESS/DRIVEWAY ONTO TROSPER ROAD, UNLESS SAID LOT IS DESIGNATED FOR COMMERCIAL USE. LOCATION OF ACCESS /DRIVEWAY SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO APPROVAL FROM THE HIDALGO COUNTY PLANNING DEPARTMENT.

### METES AND BOUNDS:

BEING A 9.988 ACRES TRACT OF LAND OUT OF AND FORMING PART OR PORTION OF LOT 35-4 OF THE WEST ADDITION TO SHARYLAND SUBDIVISION, RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 9.988 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:  
BEGINNING AT A COTTON-PICKER-SPINDLE FOUND AT THE NORTHEAST CORNER OF THE SAID LOT 35-4, SAME BEING A POINT ON THE CENTERLINE OF TROSPER ROAD, AND SAME BEING A POINT ON THE SOUTH LINE OF A 100-FOOT UNITED IRRIGATION DISTRICT CANAL RIGHT-OF-WAY AS PER THE SAID WEST ADDITION TO SHARYLAND SUBDIVISION, RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;  
THENCE S 8° 32' 47" W ALONG THE EAST LINE OF THE SAID LOT 35-4, SAME BEING ALONG THE CENTERLINE OF TROSPER ROAD TO THE ORIGINAL NORTHEAST CORNER OF A CALLED DIAMOND L-1 SUBDIVISION, RECORDED IN VOLUME 22, PAGE 92, MAP RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 342.58 FEET TO A COTTON-PICKER-SPINDLE FOUND, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;  
THENCE N 81° 27' 13" W ALONG THE NORTH BOUNDARY LINE OF THE SAID DIAMOND L-1 SUBDIVISION, TO A POINT ON THE EAST LINE OF THE SAID LOT 35-4, SAME BEING A POINT ON THE EAST LINE OF THE SAID 100-FOOT UNITED IRRIGATION DISTRICT CANAL RIGHT-OF-WAY, PASSING AT 20.00 FEET A 1/2-INCH CAPPED IRON ROD SET ON THE EXISTING WEST RIGHT-OF-WAY LINE OF TROSPER ROAD AND CONTINUING FOR A TOTAL DISTANCE OF 1270.00 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;  
THENCE N 8° 32' 47" E ALONG THE WEST LINE OF THE SAID LOT 35-4, SAME BEING ALONG THE EAST LINE OF THE SAID 100-FOOT UNITED IRRIGATION DISTRICT CANAL RIGHT-OF-WAY, TO THE NORTHWEST CORNER OF THE SAID LOT 35-4, SAME BEING A POINT ON THE SOUTH LINE OF THE SAID 100-FOOT UNITED IRRIGATION DISTRICT CANAL RIGHT-OF-WAY, A DISTANCE OF 342.58 FEET TO A 1/2-INCH IRON ROD FOUND, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;  
THENCE S 81° 27' 13" E ALONG THE NORTH LINE OF THE SAID LOT 35-4, SAME BEING ALONG THE SOUTH LINE OF THE SAID 100-FOOT UNITED IRRIGATION DISTRICT CANAL RIGHT-OF-WAY, PASSING AT 1250.00 FEET A 1/2-INCH CAPPED IRON ROD SET ON THE EXISTING WEST RIGHT-OF-WAY LINE OF TROSPER ROAD AND CONTINUING FOR A TOTAL DISTANCE OF 1270.00 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 9.988 ACRES OF LAND, MORE OR LESS, OUT OF WHICH THE EAST 20.00 FEET (0.157 ACRES) LIES WITHIN THE EXISTING RIGHT-OF-WAY OF TROSPER ROAD.

OMAR FELIPE GARCIA (MANAGING MEMBER) DATE  
FORTIS LAND COMPANY, LLC (OWNER)  
222 WEST UNIVERSITY DRIVE  
EDINBURG, TEXAS 78539

STATE OF TEXAS COUNTY OF HIDALGO  
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED OMAR FELIPE GARCIA, 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 PURPOSES AND CONSIDERATIONS THEREIN STATED.

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

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

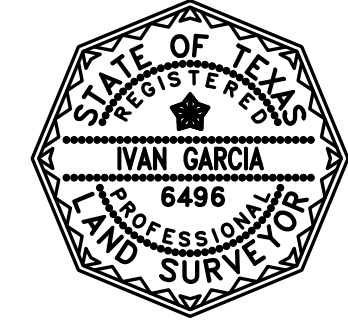
FERNANDO DE LA CERDA INTERNATIONAL BANK OF COMMERCE (SR. VICE PRESIDENT)  
1 S. BROADWAY ST.  
MCALLEN, TEXAS 78501  
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED FERNANDO DE LA CERDA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN STATED.

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

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

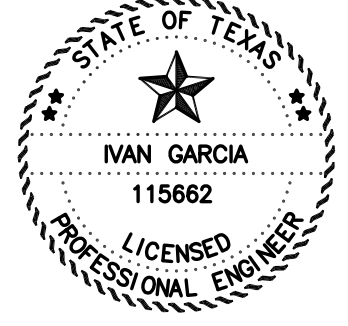
RAUL E. SESIN, P.E., C.F.M. GENERAL MANAGER DATE

STATE OF TEXAS - COUNTY OF HIDALGO  
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF ALTON AND HIDALGO COUNTY, TEXAS.



IVAN GARCIA P.E., R.P.L.S. DATE  
REG. PROFESSIONAL LAND SURVEYOR No. 6496  
SURVEY FIRM No. 10194027

STATE OF TEXAS - COUNTY OF HIDALGO  
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.



IVAN GARCIA P.E., R.P.L.S. DATE  
REG. PROFESSIONAL ENGINEER No. 115662

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

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF HIBISCUS HEIGHTS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_.

HIDALGO COUNTY JUDGE DATE  
ATTEST: HIDALGO COUNTY CLERK DATE

NAME	ADDRESS	PHONE & FAX
OWNER(S): FORTIS LAND COMPANY, LLC	222 W. UNIVERSITY DRIVE EDINBURG, TX 78539	(956) 682-4775 (956) 682-4779
ENGINEER: IVAN GARCIA P.E., R.P.L.S.	921 S. 10TH AVE. EDINBURG, TX 78539	(956) 380-5152 (956) 380-5083
SURVEYOR: IVAN GARCIA P.E., R.P.L.S.	921 S. 10TH AVE. EDINBURG, TX 78539	(956) 380-5152 (956) 380-5083

FILED FOR RECORD IN HIDALGO COUNTY, TEXAS  
ARTURO GUJARADO, JR. HIDALGO COUNTY CLERK

INDEX TO SHEETS OF HIBISCUS HEIGHTS SUBDIVISION	
SHEET 1: HEADING, INDEX, LOCATION MAP; PRINCIPAL CONTACTS; MAP; LOT, STREETS, AND EASEMENT LAYOUT, DESCRIPTION (METES AND BOUNDS); SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, ENGINEER'S CERTIFICATION AND ATTESTATION; COUNTY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES; U.I.D., H.C.D.D. No. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE.	G.F.
SHEET 2: SANITARY SEWER LAYOUT, INCLUDING PROPOSED MANHOLES, AND SANITARY SEWER EASEMENT LAYOUT, DESCRIPTION (METES AND BOUNDS), AND WATER SERVICE LOCATION; ENGINEER'S REPORT, INCLUDING DESCRIPTION OF WATER AND WASTEWATER AND ENGINEER'S CERTIFICATION.	1"=60'
SHEET 3: WATER LAYOUT, INCLUDING PROPOSED FIRE HYDRANTS, AND WATER SERVICE LOCATION; SUBDIVIDER CERTIFICATION.	MAY 16, 2025
SHEET 4-4A: STORM SEWER, INCLUDING ALL DRAINAGE IMPROVEMENTS, CROSS-SECTIONS AND DRAINAGE REPORT.	SUB 24 048
SHEET 5: PAVING & DRAINAGE DETAIL SHEET	
SHEET 6: WATER & SANITARY SEWER DETAIL SHEET	

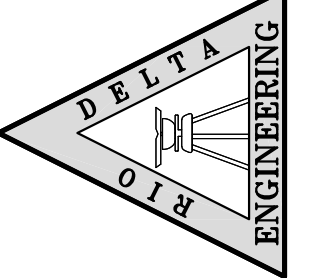
RIO DELTA ENGINEERING  
FIRM REGISTRATION No. F-7628  
SURVEY FIRM No. 10194027  
921 S. 10TH AVENUE EDINBURG, TEXAS 78539  
(TEL) 956-380-5152 (FAX) 956-380-5083

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF IVAN GARCIA, P.E. 115662 ON MAY 16, 2025. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

ISSUED FOR: PRELIMINARY

PLAT SHEET  
HIBISCUS HEIGHTS SUBDIVISION  
HIDALGO COUNTY, TEXAS

PROJECT: HIBISCUS HEIGHTS SUBDIVISION  
ENGINEER: IVAN GARCIA P.E., R.P.L.S.  
SURVEYOR: IVAN GARCIA P.E., R.P.L.S.  
CHECKED: IVAN GARCIA P.E., R.P.L.S.  
DRAWN: G.F.  
SCALE: 1"=60'  
DATE: MAY 16, 2025  
PROJECT: SUB 24 048  
REVISIONS:  
PAGE NO. 1-OF-6



THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF IVAN GARCIA, P.E. 115662 ON MAY 16, 2025. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

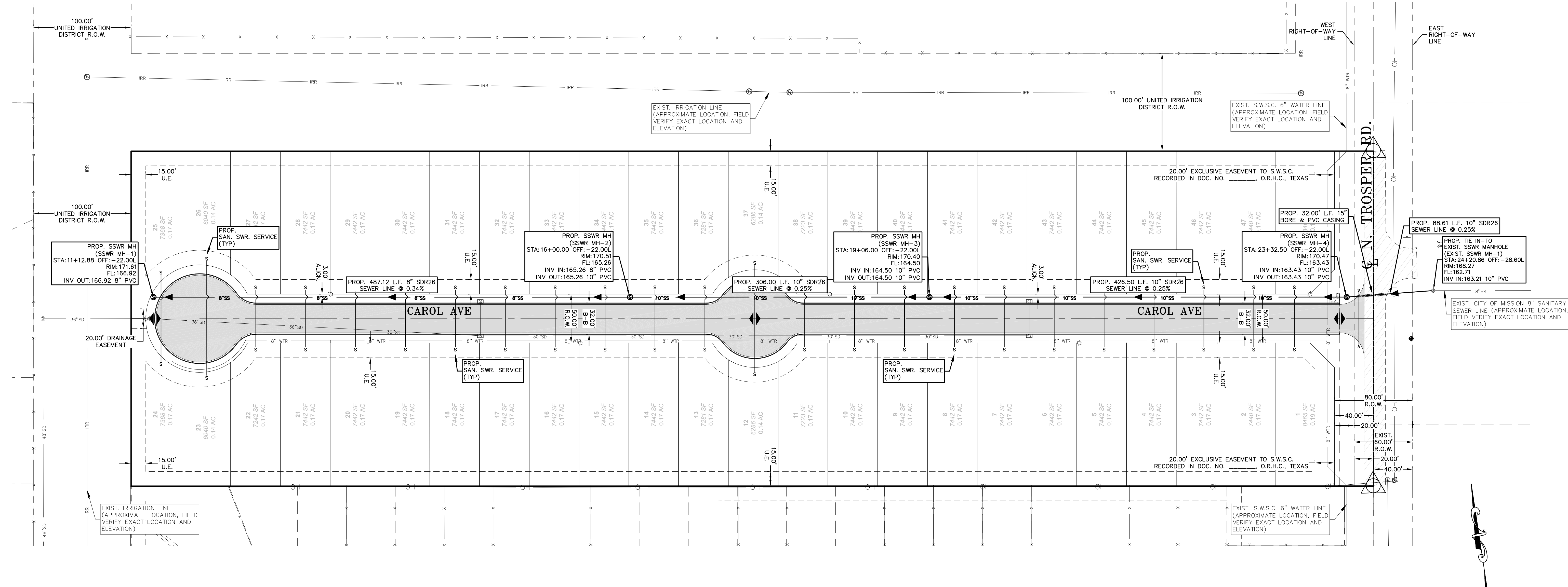
ISSUED FOR:  
**PRELIMINARY**

**SANITARY SEWER LAYOUT**  
**HIBISCUS HEIGHTS SUBDIVISION**  
 HIDALGO COUNTY, TEXAS

PROJECT: SANITARY SEWER LAYOUT, INCLUDING PROPOSED MANHOLES, AND SANITARY SEWER SERVICE LAYOUT; ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTEWATER AND ENGINEER'S CERTIFICATION.  
 SHEET 2: SANITARY SEWER LAYOUT, INCLUDING PROPOSED FIRE HYDRANTS, AND WATER SERVICE LAYOUT; SUBDIVISOR CERTIFICATION.  
 SHEET 3: WATER LAYOUT, INCLUDING ALL DRAINAGE IMPROVEMENTS, CROSS-SECTIONS AND DRAINAGE REPORT.  
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 SHEET 5: PAVING & DRAINAGE DETAIL SHEET  
 SHEET 6: WATER & SANITARY SEWER DETAIL SHEET

ENGINEER: IVAN GARCIA P.E., R.P.L.S.  
 SURVEYOR: IVAN GARCIA P.E., R.P.L.S.  
 CHECKED: IVAN GARCIA P.E., R.P.L.S.  
 DRAWN: IVAN GARCIA P.E., R.P.L.S.

SCALE: G.F.  
 DATE: MAY 16, 2025  
 PROJECT: SUB 24 048  
 REVISIONS:  
 PAGE NO. **2-OF-6**



COST ESTIMATE		
ITEM #	DESCRIPTION	AMOUNT
1	WATER DISTRIBUTION	\$142,300.00
2	SEWER IMPROVEMENTS	\$160,000.00
3	PAVING IMPROVEMENTS	\$169,220.00
4	DRAINAGE IMPROVEMENTS	\$82,700.00

OFF-SITE COST ESTIMATE		
ITEM #	DESCRIPTION	AMOUNT
1	SEWER IMPROVEMENTS	\$14,850.00
2	DRAINAGE IMPROVEMENTS	\$400,750.00

SCALE: 1" = 50'  
 BASIS OF BEARING  
 TEXAS STATE PLANE COORDINATES  
 NAD 83  
 TEXAS SOUTH ZONE (4205)  
 WESTERN DATA SYSTEMS NETWORK

**LEGEND**

	EXIST. GRATE INLET
	EXIST. CURB INLET
	EXIST. TELEPHONE PEDESTAL
	EXIST. GRATE INLET
	EXIST. LAMP POLE
	EXIST. TRAFFIC POLE
	EXIST. GUY WIRE
	EXIST. POWER POLE
	EXIST. WATER VALVE
	EXIST. FLUSH VALVE
	EXIST. IRRIGATION VALVE
	EXIST. FIREHYDRANT
	EXIST. MAIL BOX
	EXIST. BRICK MAIL BOX
	EXIST. WATER METER
	EXIST. STREET SIGN
	EXIST. SANITARY SEWER MANHOLE
	EXIST. STORM SEWER MANHOLE
	EXIST. FENCE LINE
	EXIST. OVERHEAD ELECTRIC LINE
	EXIST. UNDERGROUND CABLE
	EXIST. UNDERGROUND GAS LINE

**GENERAL NOTES:**

- THE CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING WITH ALL APPROPRIATE UTILITY COMPANIES FOR THE LOCATION OF ALL UTILITIES WITHIN CONSTRUCTION AREA.
- ALL EXIST. UTILITIES ARE AT APPROXIMATE LOCATIONS.
- THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS ARE BASED ON OBSERVATION OF ABOVEGROUND STRUCTURES, LINES SPOTTED BY THE OWNER, AND UTILITY SPOTTING. ACTUAL LOCATION OF THESE UTILITIES MAY VARY, AND ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED UPON EXCAVATION.
- BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL CALL FOR UTILITY SPOTTING BY THE APPROPRIATE AGENCY AND VERIFY THE LOCATION OF THESE UTILITIES TO HIS SATISFACTION.
- ANY DAMAGE CAUSED TO EXISTING STRUCTURES AND/OR UTILITIES BY THE CONTRACTOR SHALL BE THE CONTRACTORS RESPONSIBILITY TO CORRECT AT HIS EXPENSE.
- ANY DAMAGE TO PROPERTY, OUTSIDE THE CONSTRUCTION ZONE, CAUSED BY THE CONTRACTOR, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CORRECT AT HIS EXPENSE.
- SANITARY MANHOLES CONCRETE COLLARS SHALL BE SQUARE IN TRAFFIC AREAS AND ROUND IN GREEN AREAS.

**REPORT DE INGENIERIA DE HIBISCUS HEIGHTS SUBDIVISION**  
 POR: IVAN GARCIA, P.E., R.P.L.S.

ABASTECIMIENTO DE AGUA POTABLE: DESCRIPCION, COSTO, Y FECHA DE OPERABILIDAD

LA SUBDIVISION HIBISCUS HEIGHTS RECIBIRA SU PROVISION DE AGUA DE SHARYLAND WATER SUPPLY CORPORATION. EL DUENO DE LA SUBDIVISION Y SHARYLAND WATER SUPPLY CORPORATION HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA. POR LOS PROXIMOS 30 ANOS, SHARYLAND WATER SUPPLY CORPORATION HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

SHARYLAND WATER SUPPLY CORPORATION TIENE UN CONDUCTO DE AGUA DE 8" PULGADAS DE DIAMETRO QUE PASA POR EL LADO OESTE DEL DERECHO DE VIA (RIGHT-OF-WAY) DE LA CARRETERA NORTH TROSPER ROAD. EL SISTEMA REQUERIDO PARA HIBISCUS HEIGHTS, CONSISTE EN (48) LINEAS INDIVIDUALES DE AGUA DE 3/4" DE DIAMETRO LA CUAL ESTA CONECTADA A LA LINEA DE 8" DE DIAMETRO PARA TODOS LOS LOTES Y TERMINA EN LOS MEDIDORES DE AGUA. (3) HORIZONTALS DE AGUA PARA EL DEPARTAMENTO DE BOMBEROS HAN SIDO INSTALADOS. EL DUEÑO DE LA SUBDIVISION TAMBIEN HA INSTALADO (3) HORIZONTALS DE AGUA (FIRE HYDRANT) A UN COSTO DE \$... EL COSTO PARA LA CONSTRUCCION DEL SISTEMA DE DISTRIBUCION DE AGUA POTABLE DE HIBISCUS HEIGHTS SE ESTIMA DE \$... EL COSTO TOTAL, EL DUEÑO DE LA SUBDIVISION VA PAGAR LOS CARGOS POR CONCEPCION DE AGUA, LOS CUALES INCLUYEN LA INSTALACION DEL MEDIDOR DE AGUA Y LAS TARIFFAS DE INSPECCION DE SHARYLAND WATER SUPPLY CORPORATION, POR UN TOTAL DE \$... POR MUCHO LO ESTABLECIDO EN EL CONTRATO DE SERVICIO DE AGUA DE 30 ANOS QUE IMPORTES REPRESENTAN DICHAS INSTALACIONES, HONORARIOS DE ADQUISICION Y TODOS LOS OTROS CARGOS RELACIONADOS CON CONCEPCION DE LOS LOTES INDIVIDUALES EN EL DESARROLLO DE SHARYLAND WATER SUPPLY CORPORATION.

**DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION**

EL DRENAJE DE HIBISCUS HEIGHTS SERA TRATADO POR UN SISTEMA DE DRENAJE SANITARIO QUE CONSISTE DE UN 2" SERVICIO DE DRENAJE PARA CADA LOTE. LA CIUDAD DE MISSION CUENTA CON UNA LINEA DE DRENAJE SANITARIO EN EL LADO SUR DEL DERECHO DE VIA (RIGHT-OF-WAY) DE LA CALLE CAROL AVENUE. EL SISTEMA DE DRENAJE PARA HIBISCUS HEIGHTS CONSISTE DE (48) 2" DE DIAMETRO DE LINEA DE SERVICIO DE ALCANTARILLADO, QUE CONECTAN EL 8" LINEA DE SERVICIO DE ALCANTARILLADO EXISTENTE PARA TODOS LOS LOTES TERMINANDO EN EL SISTEMA DE DRENAJE SANITARIO DE LA CIUDAD DE MISSION. LOS (48) 2" LINEA DE SERVICIO DE ALCANTARILLADO HAN SIDO INSTALADO. EL COSTO POR LA CONSTRUCCION DEL SISTEMA DE DRENAJE SANITARIO PARA ESTA SUBDIVISION SE ESTIMA DE \$... EL DUEÑO DE ESTE DESARROLLO A PAGADO TARIFFAS DE ALCANTARILLADO SANITARIO, LA CUAL INCLUYE TARIFFAS DE INSPECCION, PARA LA CIUDAD DE MISSION, UN TOTAL DE \$... COMO SE INDICA EN EL ACUERDO DE SERVICIO DE ALCANTARILLADO DE 30 ANOS LA CUAL SUMA REPRESENTA DICHA INSTALACION, TARIFFAS DE ADQUISICION, Y TODAS LAS TARIFFAS ASOCIADAS CON CONCEPCIONES DE LOTE INDIVIDUAL EN LA SUBDIVISION PARA LA CIUDAD DE MISSION.

**CERTIFICACION:**

CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS).

CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

**AGUA:**

EL SISTEMA/SERVICIO DE AGUA TENDRA UN COSTO DE \$... EL DUEÑO DE LA SUBDIVISION VA PAGAR LOS CARGOS POR CONCEPCION DE AGUA, Y LAS TARIFFAS DE INSPECCION DE SHARYLAND WATER SUPPLY CORPORATION, POR UN TOTAL DE \$... POR MUCHO LO ESTABLECIDO EN EL CONTRATO DE SERVICIO DE AGUA DE 30 ANOS QUE IMPORTES REPRESENTAN DICHAS INSTALACIONES, HONORARIOS DE ADQUISICION, Y TODOS LOS OTROS CARGOS RELACIONADOS CON CONCEPCION DE LOS LOTES INDIVIDUALES EN EL DESARROLLO DE SHARYLAND WATER SUPPLY CORPORATION.

**DRENAJE:**

ESTAS INSTALACIONES TENDRA UN COSTO TOTAL DE \$... EL PROPIETARIO DE ESTE DESARROLLO PAGARA A LA CIUDAD DE MISSION LAS TARIFFAS DE ALCANTARILLADO SANITARIO, QUE INCLUYEN LAS TARIFFAS DE INSTALACION E INSPECCION DEL SERVICIO DE ALCANTARILLADO SANITARIO, POR UN TOTAL DE \$... SEGUN LO ESTABLECIDO EN EL CONTRATO DE SERVICIO DE ALCANTARILLADO SANITARIO A 30 ANOS, CUYAS CANTIDADES REPRESENTAN DICHAS INSTALACIONES, LAS TARIFFAS DE ADQUISICION Y TODAS LAS DEMAS TARIFFAS RELACIONADAS CON LA CONEXION DE CADA UNO DE LOS LOTES DE LA SUBDIVISION A LA CIUDAD DE MISSION.

I, IVAN GARCIA, HEREBY ACKNOWLEDGE THAT THE ABOVE TRANSLATION FROM ENGLISH TO SPANISH, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

**ENGINEERING REPORT FOR HIBISCUS HEIGHTS SUBDIVISION**  
 BY IVAN GARCIA, P.E., R.P.L.S.

**LEGAL DESCRIPTION:**  
 BEING A 3.98 ACRES TRACT OF LAND OUT OF AND FORMING PART OR PORTION OF LOT 35-4 OF THE WEST ADDITION TO SHARYLAND SUBDIVISION, RECORDED IN VOLUME 1, PAGE 86, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

**PROPOSED USE:**  
 ALL LOTS ARE VACANT AND WILL BE USED FOR SINGLE FAMILY HOMES.

**WATER SUPPLY AND DISTRIBUTION:**

THIS SUBDIVISION WILL BE PROVIDED WATER SERVICE BY SHARYLAND WATER SUPPLY CORPORATION. THE SUBDIVIDER AND SHARYLAND WATER SUPPLY CORPORATION HAVE ENTERED INTO A CONTRACT WHEREBY SHARYLAND WATER SUPPLY CORPORATION HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS. SHARYLAND WATER SUPPLY CORPORATION 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.

SHARYLAND WATER SUPPLY CORPORATION HAS AN EXISTING 8" DIAMETER WATER LINE RUNNING ALONG THE WEST RIGHT-OF-WAY SIDE OF NORTH TROSPER ROAD. THE WATER SYSTEM FOR HIBISCUS HEIGHTS CONSISTS OF (48) 3/4" DIAMETER SINGLE SERVICE LINES THAT CONNECT INTO THE EXISTING 8" LINE FOR ALL LOTS SERVICES TERMINATE AT THE WATER METER BOX FOR ALL LOTS AND (3) FIRE HYDRANTS HAVE BEEN INSTALLED ON THE EXISTING 8" LINE. THE (48) 3/4" SINGLE SERVICE AND THE METER BOXES HAVE ALREADY BEEN INSTALLED. IN ADDITION, THE SUBDIVIDER HAS INSTALLED (3) FIRE HYDRANTS AT A UNIT COST OF \$... THE COST FOR THE CONSTRUCTION OF THE WATER SYSTEM TO HIBISCUS HEIGHTS IS ESTIMATED TO BE \$... THE OWNER OF THIS DEVELOPMENT HAS PAID WATER TAP FEES, WHICH INCLUDE THE WATER METER INSTALLATION AND INSPECTION FEES, TO SHARYLAND WATER SUPPLY CORPORATION, A TOTAL OF \$... AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUMS REPRESENT SAID INSTALLATIONS, ACQUISITION FEES, AND ALL OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOT IN THE SUBDIVISION TO SHARYLAND WATER SUPPLY CORPORATION.

**SEWERAGE FACILITIES DESCRIPTION, COST AND OPERABILITY DATES:**

SEWERAGE FROM HIBISCUS HEIGHTS WILL BE TREATED BY SANITARY SEWER SYSTEM CONSISTING OF A 2" SEWER SERVICE LINE FOR EACH LOT. THE CITY OF MISSION HAS AN EXISTING 8" SEWER LINE RUNNING ALONG THE SOUTH RIGHT-OF-WAY SIDE OF CAROL AVE. THE SEWER SYSTEM FOR HIBISCUS HEIGHTS, CONSISTS OF (48) 2" DIAMETER SERVICE LINE THAT CONNECT INTO THE EXISTING 8" SEWER LINE FOR ALL LOTS SERVICES TERMINATE AT THE EXISTING CITY OF MISSION SEWER SYSTEM. THE (48) 2" SEWER SERVICE LINE HAVE ALREADY BEEN INSTALLED. THE COST FOR THE CONSTRUCTION OF THE SANITARY SEWER SYSTEM TO THIS SUBDIVISION IS ESTIMATED TO BE \$... THE OWNER OF THIS DEVELOPMENT HAS PAID WATER TAP FEES, WHICH INCLUDE THE INSPECTION FEES, TO THE CITY OF MISSION, A TOTAL OF \$... AS STATED IN THE 30 YEAR SEWER SERVICE AGREEMENT WHICH SUMS REPRESENT SAID INSTALLATIONS, ACQUISITION FEES, AND ALL OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOT IN THE SUBDIVISION TO THE CITY OF MISSION.

**ENGINEER CERTIFICATION:**

I CERTIFY THAT THE WATER AND SANITARY SEWER SYSTEM FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL SUBDIVISION RULES ADOPTED UNDER SECTION 16.343, WATER CODE.

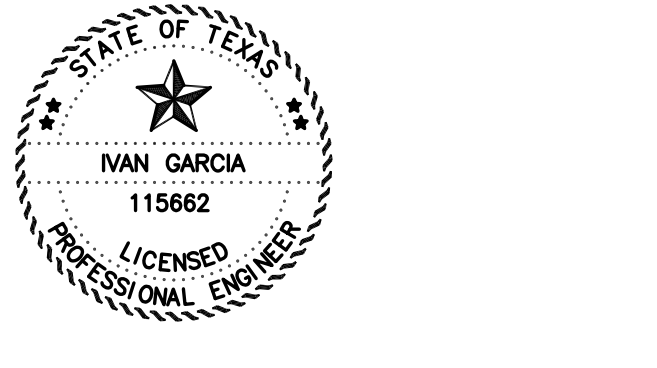
I CERTIFY THAT THE COSTS FOR THE CONSTRUCTED WATER AND SANITARY SEWER FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

**WATER FACILITIES:**

THESE FACILITIES WILL HAVE A TOTAL COST OF \$... THE OWNER OF THIS DEVELOPMENT WILL PAY WATER TAP FEES, WHICH INCLUDE THE WATER METER INSTALLATION AND INSPECTION FEES, TO SHARYLAND WATER SUPPLY CORPORATION, A TOTAL OF \$... AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUMS REPRESENT SAID INSTALLATIONS, ACQUISITION FEES, AND ALL OTHER FEES ASSOCIATED WITH CONNECTING EACH ONE OF THE LOTS IN THE SUBDIVISION TO SHARYLAND WATER SUPPLY CORPORATION.

**SANITARY SEWER FACILITIES:**

THESE FACILITIES WILL HAVE A TOTAL COST OF \$... THE OWNER OF THIS DEVELOPMENT WILL PAY WATER TAP FEES, WHICH INCLUDE THE SANITARY SEWER SERVICE INSTALLATION AND INSPECTION FEES, TO THE CITY OF MISSION, A TOTAL OF \$... AS STATED IN THE 30 YEAR SANITARY SEWER SERVICE AGREEMENT WHICH SUMS REPRESENT SAID INSTALLATIONS, ACQUISITION FEES, AND ALL OTHER FEES ASSOCIATED WITH CONNECTING EACH ONE OF THE LOTS IN THE SUBDIVISION TO THE CITY OF MISSION.



IVAN GARCIA, P.E., R.P.L.S. \_\_\_\_\_ DATE \_\_\_\_\_