



# HIDALGO COUNTY PLANNING DEPARTMENT

Anthony Uresti,  
Director of Planning

2818 S. BUSINESS HWY 281  
EDINBURG TEXAS 78539  
Tel. 956-318-2840

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 9-02-2025

PROPOSED SRT SUBDIVISION, PRECINCT No. 3.

ENGINEER: RIOPLEX ENGINEERING LLC, DEVELOPER: RICARDO BENITEZ

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE

NUMBER OF LOTS:     \*SINGLE FAMILY     \*MULTI-FAMILY    1  COMMERCIAL     INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: 1

LOCATION DESCRIPTION: EAST OF LA HOMA ROAD APPROXIMATELY 1/2 OF A MILE SOUTH OF MILE 3 ROAD.

SUBDIVISION LIES WITHIN THE:  ETJ OF MISSION

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 6-6-25 PROPERTY LIES WITHIN FLOOD ZONE: "C" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY ONSITE DETENTION AT BUILDING PERMIT STAGE.

SEWER SYSTEM:  SANITARY SEWER BY CITY OF MISSION

WATER SERVICE PROVIDER: SWSC LINE SIZE: 8" LOCATION: LA HOMA ROAD.

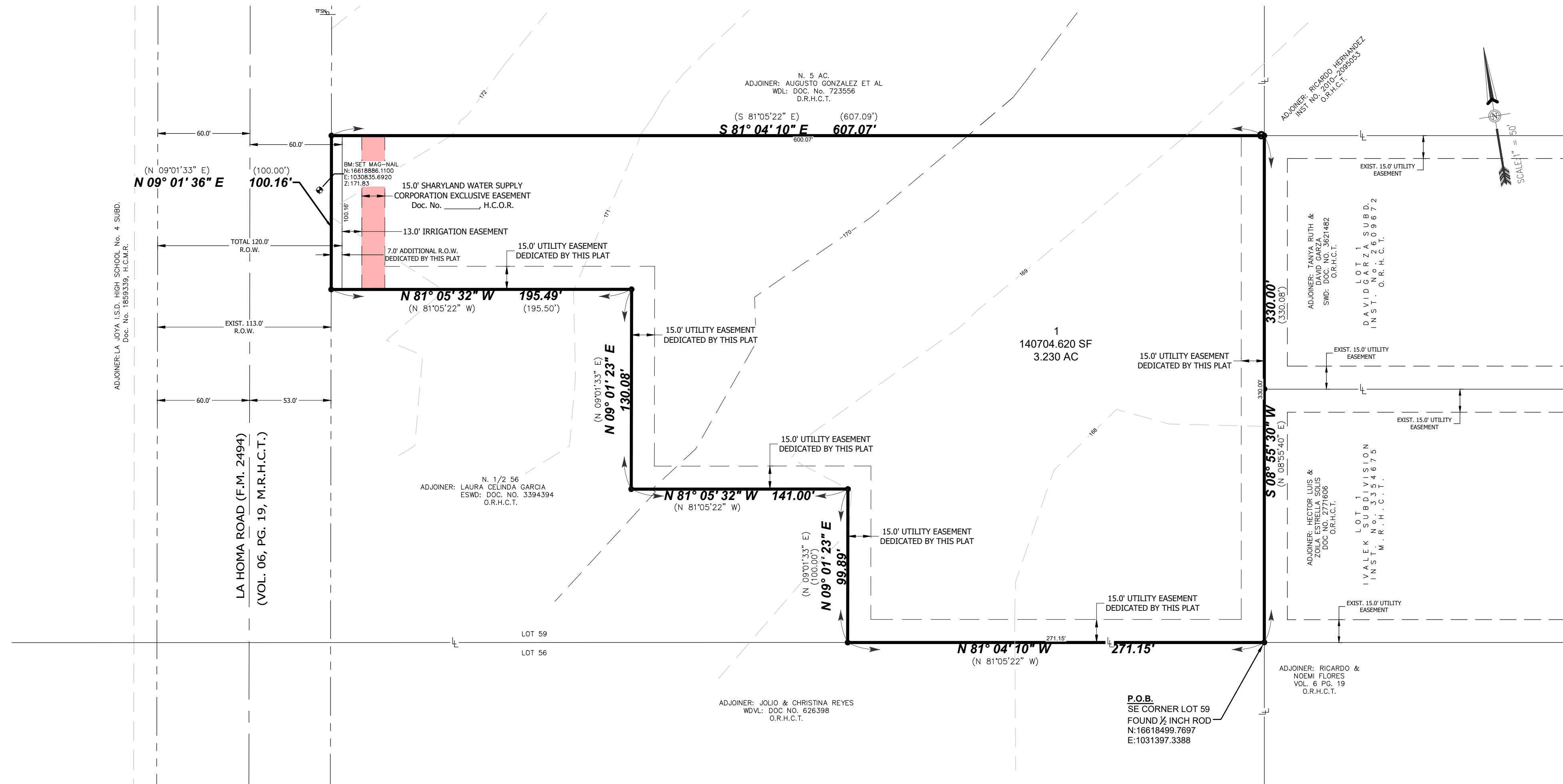
VARIANCE REQUEST    TITTLE B, CHAPTER 3 SECTION 3.5 ITEM E13. SETBACKS

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.*



- GENERAL PLAT NOTES & RESTRICTIONS:
- FLOOD ZONE STATEMENT: ZONE "C" - ZONE "C" AREAS PF MINIMAL FLOODING.  
COMMUNITY-PANEL NUMBER: 480334 0400 C, MAP REVISED: NOVEMBER 16, 1982.
  - SETBACKS:  
FRONT : 50.00 FEET WHEN FRONTING A 100 FOOT ROW OR GREATER  
REAR : 15.00 FEET OR GREATER FOR EASEMENTS  
SIDE: 6.00 FEET OR GREATER FOR EASEMENT
  - 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 - SET MAG-NAIL AT INLET ALONG LA HOMA ROAD, AND IN FRONT OF PROPERTY.  
N:16618886.1100, E: 1030835.6920, ELEVATION: 171.83.
  - IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 13,324 CUBIC-FEET (0.306 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO. 2 FOR STORM SEWER IMPROVEMENTS).
  - 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, IF 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 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 UTILITY 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.
  - FRONT OF LOT SHALL BE FACING LA HOMA ROAD.
  - ALL SHARY WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF EASEMENTS IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARYLAND WATER SUPPLY CORPORATION.
  - LOT 1 SHALL BE FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL. LOT 1 IS FOR NONRESIDENTIAL USE. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS. A BUFFER FENCE IS REQUIRED TO BE INSTALLED BY DEVELOPER ALONG ALL ABUTTING RESIDENTIAL LOTS. APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
  - AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR SCHOOLS, COMMERCIAL AND INDUSTRIAL USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCE SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.

INDEX TO SHEET OF SRT SUBDIVISION

SHEET 1: HEADING; INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; MAP; LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); PLAT NOTES AND RESTRICTION.

SHEET 2: SURVEYOR'S CERTIFICATION; OWNER'S DEDICATION, CERTIFICATION, ATTESTATION; ENGINEERING CERTIFICATION CITY; APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES, IRRIGATION DISTRICT, H.C.D.D. NO. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE; SHARYLAND WATER SUPPLY CERTIFICATION.

SHEET 3: ENGINEERING LAYOUT SHOWING THE PROPOSED UTILITIES, DRAINAGE, GRADING, TOPOGRAPHY AND DRAINAGE STATEMENT WITH ENGINEERS CERTIFICATION;

## SUBDIVISION MAP OF SRT SUBDIVISION

BEING A SUBDIVISION OF 3.246 ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 59, NEW CALEDONIA SUBDIVISION UNIT NO. 1, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 19, MAP RECORDS, HIDALGO COUNTY, TEXAS

### METES AND BOUNDS DESCRIPTION:

A 3.246 ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 59, NEW CALEDONIA SUBDIVISION UNIT NO. 1, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 19, MAP RECORDS, HIDALGO COUNTY, TEXAS, SAME BEING A CALLED 3.246 ACRE TRACT, DESCRIBED IN A WARRANTY DEED WITH VENDORS LIEN CONVEYED TO RICARDO BENITEZ AND LILIA BENITEZ, RECORDED IN DOCUMENT NUMBER 3606067, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS (ORHCT), SAID 3.246 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND [N:16618499.7697, E:1031397.3388] AT THE SOUTHEAST CORNER OF SAID LOT 59 SAME BEING THE NORTHEAST CORNER OF LOT 56 OF SAID NEW CALEDONIA SUBDIVISION, FOR THE SOUTHEAST CORNER OF SAID 3.246 ACRE TRACT, THE SOUTHWEST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE, NORTH 81 DEGREES 04 MINUTES 10 SECONDS WEST, ALONG THE COMMON LINE OF SAID LOT 59 AND LOT 56, AND THE SOUTH LINE OF SAID 3.246 ACRE TRACT, SAME BEING THE NORTH LINE OF A CALLED 4.62 ACRE TRACT AS DESCRIBED AND CONVEYED TO JULIO REYES AND CHRISTINA REYES BY VIRTUE OF WARRANTY DEED WITH VENDORS LIEN RECORDED IN DOCUMENT 626398, ORHCT, A DISTANCE OF 271.15 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF A 1.356 ACRE TRACT AS DESCRIBED AND CONVEYED TO LAURA CELINDA GARCIA BY VIRTUE OF EXECUTOR'S SPECIAL WARRANTY DEED RECORDED IN DOCUMENT 3394394, ORHCT, AND THE SOUTHWEST CORNER OF SAID 3.246 ACRE TRACT OF THIS TRACT OF LAND;

THENCE, NORTH 09 DEGREES 01 MINUTES 23 SECONDS EAST, OVER AND ACROSS SAID LOT 59, ALONG THE EAST BOUNDARY LINE OF SAID 1.356 ACRE TRACT AND ALONG A WESTERN BOUNDARY OF SAID 3.246 ACRE TRACT, A DISTANCE OF 99.89 FEET TO A 1/2 INCH IRON ROD FOUND AT AN EXTERIOR CORNER OF SAID 1.356 ACRE TRACT AND AN INTERIOR CORNER OF SAID 3.246 ACRE TRACT, FOR AN INTERIOR CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 81 DEGREES 05 MINUTES 32 SECONDS WEST, OVER AND ACROSS SAID LOT 59, ALONG A NORTHERLY BOUNDARY LINE OF SAID 1.356 ACRE TRACT AND A SOUTHERLY BOUNDARY LINE OF SAID 3.246 ACRE TRACT, A DISTANCE OF 141.00 FEET TO A 1/2 INCH IRON ROD FOUND AT AN INTERIOR CORNER OF SAID 1.356 ACRE TRACT AND AN EXTERIOR CORNER OF SAID 3.246 ACRE TRACT FOR AN EXTERIOR CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 09 DEGREES 01 MINUTES 23 SECONDS EAST, OVER AND ACROSS SAID LOT 59, ALONG AN EASTERLY BOUNDARY LINE OF SAID 1.356 ACRE TRACT AND A WESTERLY BOUNDARY LINE OF SAID 3.246 ACRE TRACT, A DISTANCE OF 130.08 FEET TO AN EXTERIOR CORNER OF SAID 1.356 ACRE TRACT AND AN INTERIOR CORNER OF SAID 3.246 ACRE TRACT FOR AN INTERIOR CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 81 DEGREES 05 MINUTES 32 SECONDS WEST, OVER AND ACROSS SAID LOT 59, ALONG A NORTHERLY BOUNDARY LINE OF SAID 1.356 ACRE TRACT AND A SOUTHERLY BOUNDARY LINE OF SAID 3.246 ACRE TRACT, A DISTANCE OF 195.49 FEET TO A 1/2 INCH IRON ROD FOUND AT THE EAST RIGHT OF WAY LINE OF LA HOMA ROAD, THE NORTHWEST CORNER OF SAID 1.3556 ACRE TRACT, THE MOST WESTERLY SOUTHWEST CORNER OF SAID 3.246 ACRE TRACT OF LAND FOR THE MOST WESTERLY SOUTHWEST CORNER OF THIS TRACT OF LAND;

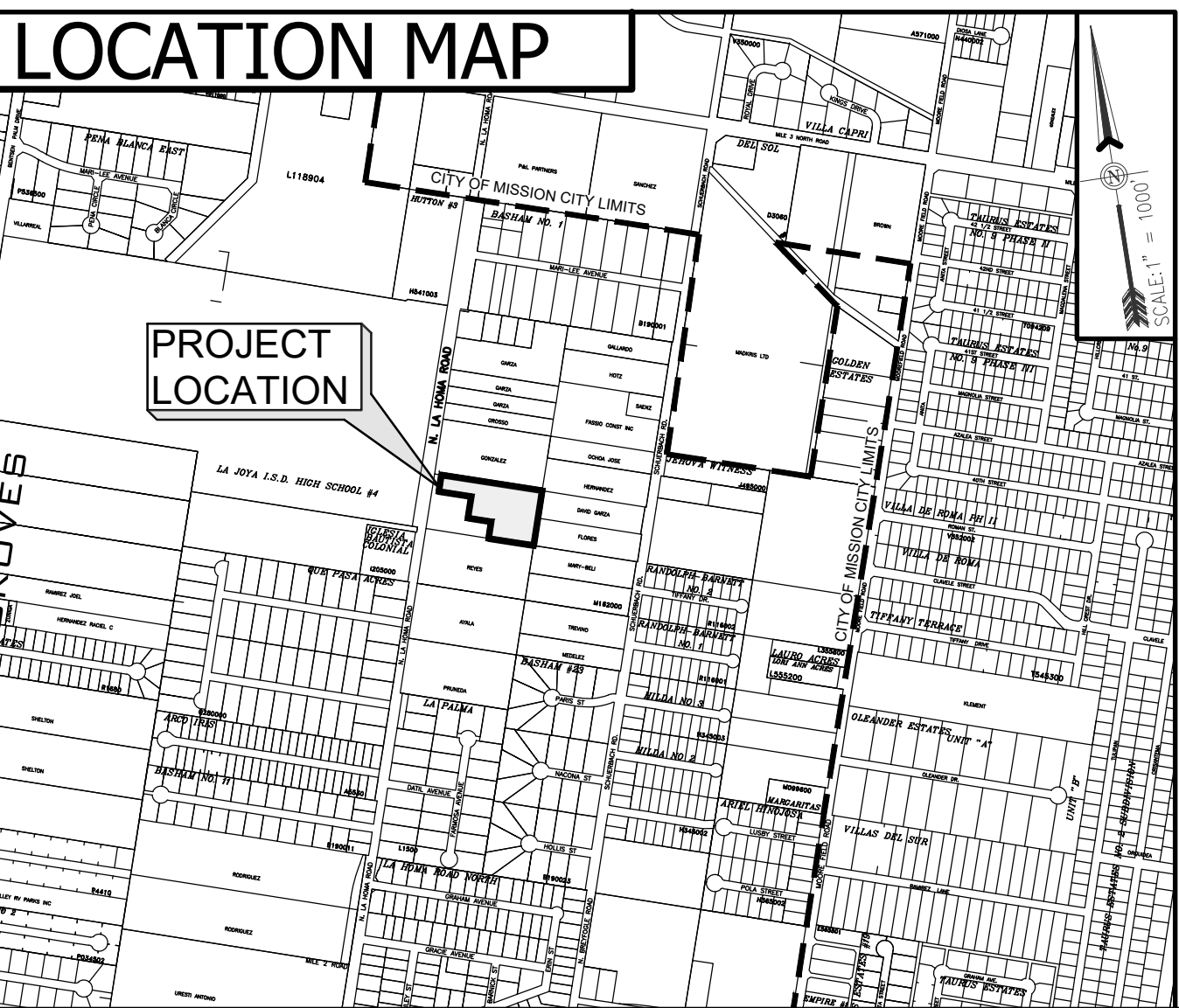
THENCE, NORTH 09 DEGREES 01 MINUTES 36 SECONDS EAST, ALONG THE EAST RIGHT OF WAY LINE OF SAID LA HOMA ROAD, THE WEST BOUNDARY LINE OF SAID 3.246 ACRE TRACT, A DISTANCE OF 100.16 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 3.246 ACRE TRACT FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, SOUTH 81 DEGREES 04 MINUTES 10 SECONDS EAST, OVER AND ACROSS SAID LOT 59 AND ALONG THE SOUTH BOUNDARY LINE OF A 5 ACRE TRACT OF LAND AS DESCRIBED AND CONVEYED TO AUGUSTO GONZALEZ ET AL. BY VIRTUE OF WARRANTY DEED WITH VENDORS LIEN RECORDED IN DOCUMENT 723556, DEED RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 607.07 FEET TO A 1/2 INCH IRON ROD FOUND AT THE EAST LINE OF SAID LOT 59, THE NORTHEAST CORNER OF SAID 3.246 ACRE TRACT, THE NORTHWEST CORNER OF LOT 1, DAVID GARZA SUBDIVISION AS RECORDED IN INSTRUMENT NUMBER 2609672, MAP RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, SOUTH 09 DEGREES 55 MINUTES 30 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 59, THE WEST LINE OF SAID LOT 1, DAVID GARZA SUBDIVISION, AND THE WEST LINE OF LOT 1, IVALDEK LOT 1 SUBDIVISION AS RECORDED IN INSTRUMENT NUMBER 3354675, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND THE EAST LINE OF SAID 3.246 ACRE TRACT A DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 3.246 ACRE OF LAND, MORE OR LESS.

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:

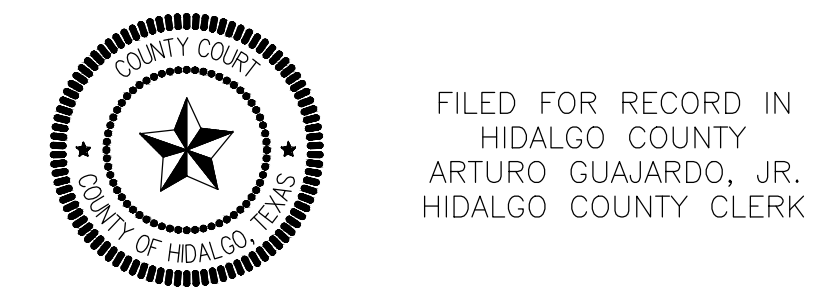
SRT SUBDIVISION IS LOCATED IN THE NORTHWEST PART OF HIDALGO COUNTY ON THE EAST SIDE OF N LA HOMA ROAD, APPROXIMATELY 0.44 MILES SOUTH OF ITS INTERSECTION WITH N LA HOMA ROAD AND 3 MILE ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MISSION. ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF MISSION (POPULATION 88,674), SRT SUBDIVISION LIES APPROXIMATELY 0.15 MILES FROM THE CITY LIMITS (AND IS WITHIN THE 3 OR 5 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 212.001 AND 42.021. THIS SUBDIVISION FALLS WITHIN PRECINCT 3.



- LEGEND**
- FOUND 1/2" IRON ROD
  - SET No. 1/2" IRON RODS W/ PINK CAP STAMPED "OLS RPLS 86388"
  - ▲ CALCULATED POINT
  - △ POINT OF BEGINNING
  - POB - POINT OF BEGINNING
  - POC - POINT OF COMMENCEMENT
  - NW - NORTHWEST
  - CNR - CORNER
  - R.O.W. - RIGHT OF WAY
  - VOL - VOLUME
  - PG. - PAGE
  - DOC. - DOCUMENT
  - INST. - INSTRUMENT
  - ESMT. - EASEMENT
  - CONG. - CONCRETE
  - GWD. - GENERAL WARRANTY DEED
  - WD. - WARRANTY DEED
  - WD/VL. - WARRANTY DEED W/ VENDOR'S LIEN
  - ROL. - RELEASE OF LIEN
  - COR. - CORRECTION
  - GD. - GIFT DEED
  - O.R.H.C.T. - OFFICIAL RECORDS HIDALGO COUNTY TEXAS
  - M.R.H.C.T. - MAP RECORDS HIDALGO COUNTY TEXAS

**RIOPLEX ENGINEERING**  
 FIRM No. 26964  
 1200 Auburn Ave., Suite 280 Office # (956) 631-8327  
 McAllen, Tx. 78504 rioplexengineering.com

PRINCIPAL CONTACTS	ADDRESS	CITY & ZIP	PHONE
OWNER: RICARDO & LILIANA BENITEZ	246 EBANO CIRCLE	LA JOYA TX 78560	C/O (956) 330-2433
ENGINEER: KELLEY HELLER-VELA, P.E.	1200 AUBURN AVE, SUITE 280	MCALLEN, TX 78504	(956) 330-2433
SURVEYOR: MANNY CARRIZALES, R.P.L.S.	4807 GONDOLA AVE.	EDINBURG, TX 78542	(956) 567-2167



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

HIDALGO COUNTY  
CERTIFICATE OF PLAT APPROVAL  
HIDALGO COUNTY DRAINAGE DISTRICT No. 1

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 §49.211 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

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

DATE

HIDALGO COUNTY  
CERTIFICATE OF PLAT APPROVAL

APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT No. 6:

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 6, ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. NO IMPROVEMENTS OF ANY KIND (INCLUDING, WITHOUT LIMITATION, TREE, FENCES AND BUILDING) SHALL BE PLACED UPON HCID #6 RIGHT OF WAY OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE HCID #6 MAY HAVE WHETHER SHOWN OR NOT.

BOARD MEMBER

DATE

I, CARLOS LIMA, HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR THE SRT SUBDIVISION LOCATED AT THE CITY OF MISSION IN HIDALGO COUNTY, TEXAS, SUBJECT TO THE SUBDIVISION'S POTABLE WATER SYSTEM MEETING THE APPROVAL OF THE DEVELOPER'S DESIGN ENGINEER, ALL APPLICABLE RULES AND REGULATIONS OF SHARYLAND WATER SUPPLY CORPORATION, AND LOCAL, STATE, AND FEDERAL AGENCIES.

DEVELOPER AND ITS DESIGN ENGINEER SHALL BEAR FULL RESPONSIBILITY TO ENSURE THAT THE ABOVE REFERENCED POTABLE WATER SYSTEM IS CONSTRUCTED WITHIN THE DESIGNATED SHARYLAND WATER SUPPLY CORPORATION EXCLUSIVE EASEMENT.

CARLOS LIMA  
GENERAL MANAGER  
SHARYLAND WATER SUPPLY CORPORATION

DATE

CITY OF MISSION CERTIFICATION

THIS PLAT OF SRT SUBDIVISION HAS BEEN CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSION, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

CHAIRMAN, PLANNING AND ZONING COMMISSION

DATE

MAYOR CERTIFICATION

UNDER LOCAL GOVERNMENT CODE 212.0015(B) WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SRT SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY OF COUNCIL OF THE CITY OF MISSION, TEXAS.

MAYOR, CITY OF MISSION

DATE

ATTEST: CITY SECRETARY

DATE

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SRT SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT

ON \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

HIDALGO COUNTY JUDGE

ATTEST: HIDALGO COUNTY CLERK

STATE OF TEXAS  
COUNTY OF HIDALGO

I, THE UNDERSIGNED, KELLEY A. HELLER-VELA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

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

KELLEY A. HELLER-VELA, PROFESSIONAL ENGINEER No. 97421  
STATE OF TEXAS

DATE PREPARED: 05/07/2025  
ENGINEERING JOB # R25-004

RIO PLEX ENGINEERING, LLC.  
TEXAS REGISTRATION F-269964



STATE OF TEXAS  
COUNTY OF HIDALGO

I, MANNY CARRIZALES, 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 THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF McALLEN, TEXAS.

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

MANNY CARRIZALES PROFESSIONAL LAND SURVEYOR No. 6388  
STATE OF TEXAS

DATE SURVEYED: 04/29/2025  
SURVEY JOB # K25002



HIDALGO COUNTY  
CERTIFICATE OF PLAT APPROVAL  
HIDALGO COUNTY HEALTH DEPARTMENT

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF SRT SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

ENVIRONMENTAL HEALTH DIVISION MANAGER

DATE

STATE OF TEXAS §  
COUNTY OF HIDALGO §

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, RICARDO & LILIA BENITEZ AS OWNER OF THE 3.246 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED SRT SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET(S), PARK AND EASEMENTS SHOWN HEREIN. WE CERTIFY THAT WE HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT

- (A) THE WATER QUALITY AND CONNECTIONS TO THE LOT MEETS, OR WILL MEET THE MINIMUM STATE STANDARDS;
- (B) SEWER CONNECTION TO THE LOT OR SEPTIC TANK MEETS, OR WILL MEET THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
- (C) ELECTRICAL CONNECTION PROVIDED TO THE LOT MEETS, OR WILL MEET THE MINIMUM STATE STANDARDS; AND
- (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOT MEETS, OR WILL MEET THE MINIMUM STATE STANDARDS.

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

RICARDO BENITEZ  
246 EBANO CIRCLE  
LA JOYA, TEXAS 78560

DATE

LILIA BENITEZ  
246 EBANO CIRCLE  
LA JOYA, TEXAS 78560

DATE

THE STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICARDO BENITEZ 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 PURPOSED AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC, FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES:

THE STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LILIA BENITEZ 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 PURPOSED AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC, FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES:

STATE OF TEXAS  
COUNTY OF HIDALGO

I/WE, THE UNDERSIGN, HOLDER(S), (OR DULY AUTHORIZED OFFICERS OF THE HOLDER(S)) OF SECURITY INTREST IN THE ABOVE DESCRIBED PROPERTY. THE LAND SHOWN ON THE PLAT, AND DESIGNATED HEARIN AS SRT 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 PLATTING OF THE PROPERTY AS PROVIDED HEREIN.

SANDRA G. FALCON - TRUSTEE  
311 W. FREDDY GONZALEZ DRIVE  
EDINBURG, TX 78539

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SANDRA G. FALCON 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 PURPOSED AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

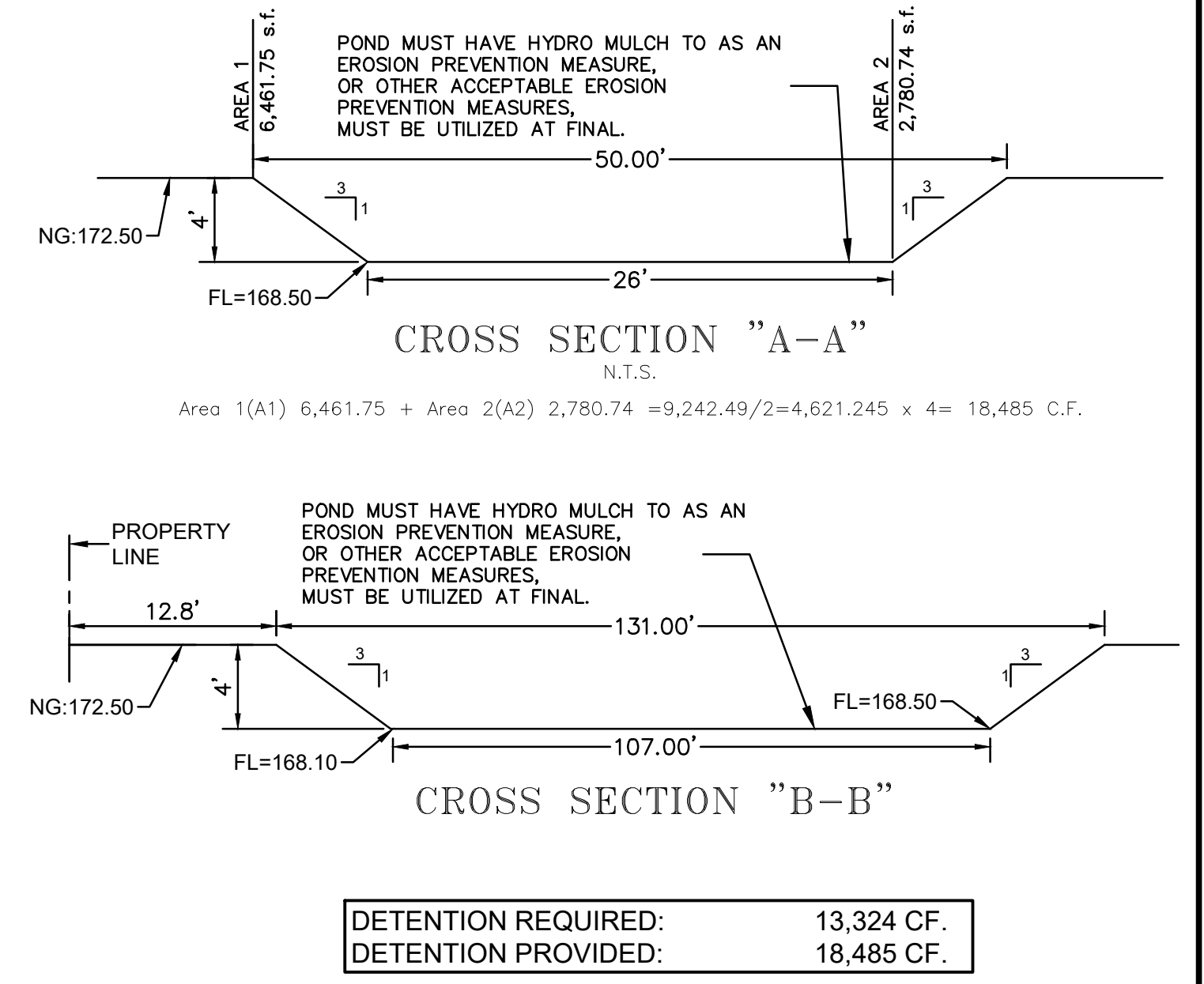
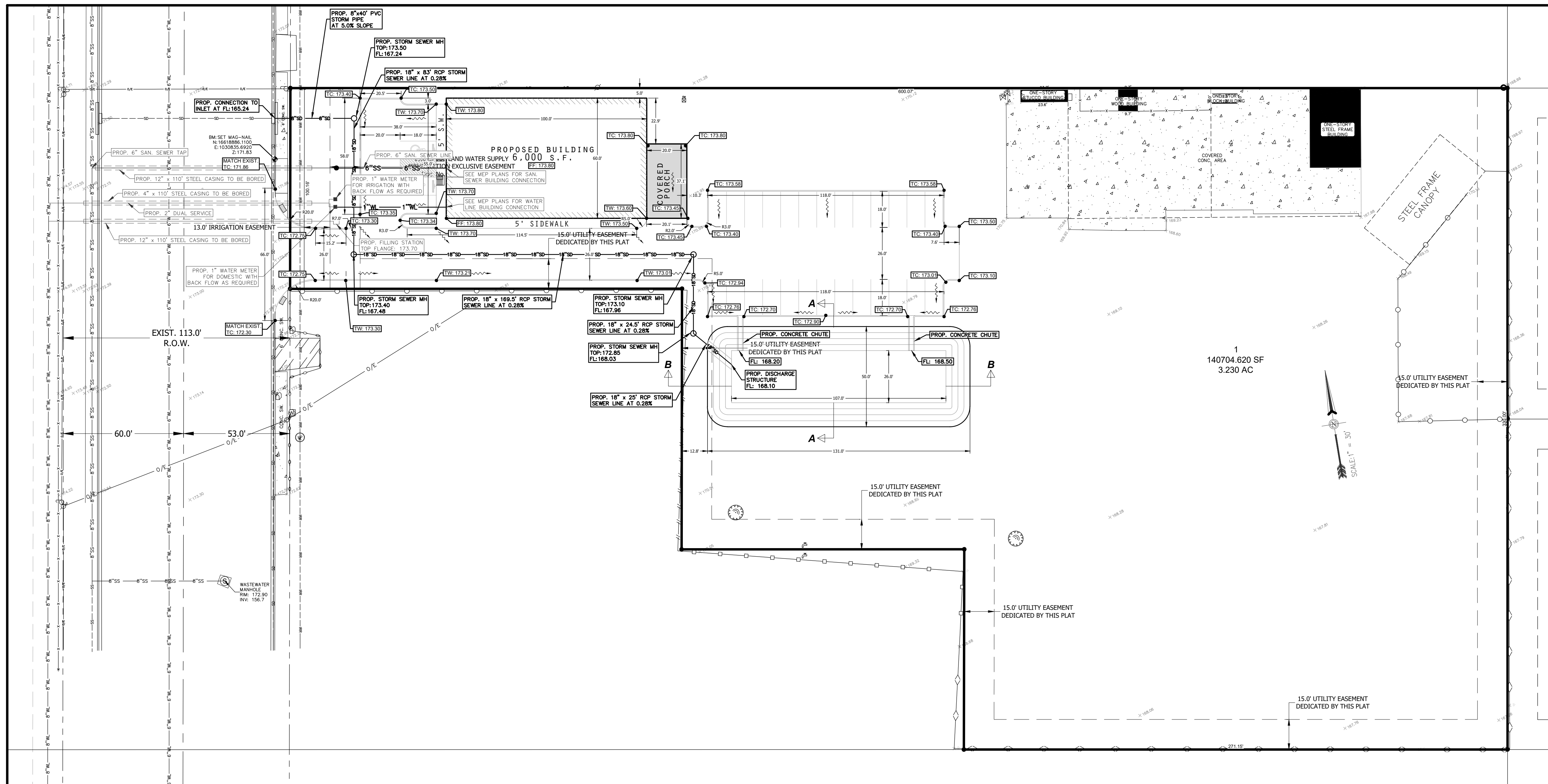
NOTARY PUBLIC, FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES:



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

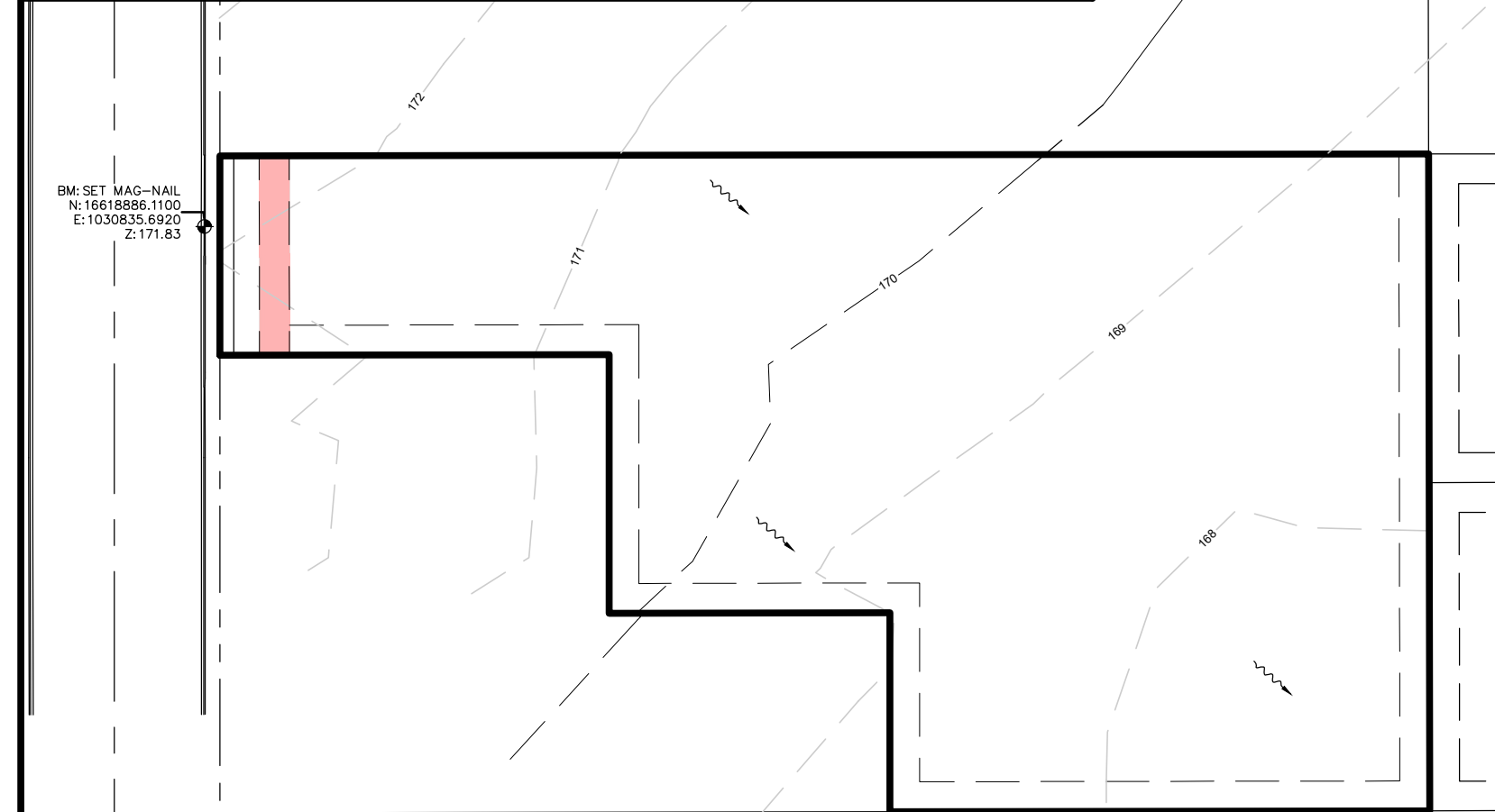


### SUBDIVISION MAP OF SRT SUBDIVISION

BEING A SUBDIVISION OF 3.246 ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 59, NEW CALEDONIA SUBDIVISION UNIT NO. 1, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 19, MAP RECORDS, HIDALGO COUNTY, TEXAS

### MAP OF TOPOGRAPHY AND DRAINAGE

THE MAP BELOW ILLUSTRATES THE FLOW FOR THE RUNOFF 1 FOOT INTERVALS CONTOURS



**DRAINAGE STATEMENT**  
**SRT SUBDIVISION**  
 SRT SUBDIVISION A tract of land containing 3.246 acre tract of land, more or less, out of Lot 59, New Caledonia Subdivision Unit No. 1, Hidalgo County, Texas, as per map or plat thereof recorded in Volume 6, Page 19, Map Records, Hidalgo County, Texas. This subdivision lies in Zone "C" which is defined as "areas of minimal flooding" in Community Panel No. 480334 0400 C; Map Revised: November 16, 1982. The property is located 2,340 feet south of the intersection of W Mile 3 Road & La Homa Road (FM 2494), on the east side of La Homa Road. The property is currently open with a proposed use of 1 commercial lot. The site is currently inside Hidalgo County and City of Mission's E.T.J., but is proposing to annex into the City of Mission.

The soil in this area is (25) Hidalgo fine sandy loam, which is in Hydrologic Group "B". This soil is moderately pervious and has a relatively low plasticity index. (See excerpts from "Soil Survey of Hidalgo County, Texas").

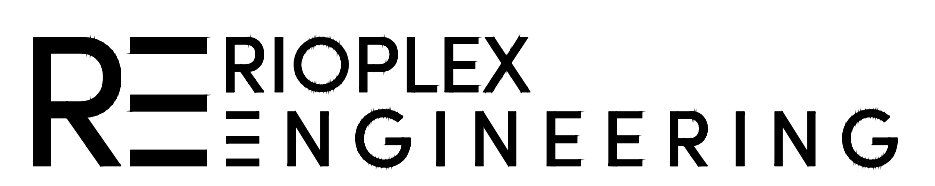
Existing runoff is in a northeasterly direction, with a runoff of 3.13 c.f.s. during the 10-year storm frequency, as per the attached calculations. Proposed runoff after development is 14.20 c.f.s., during the 50-year storm frequency, per the attached calculations, which is an increase of 11.07 c.f.s.

The proposed drainage for this subdivision shall consist of surface runoff from the proposed roofs, into the proposed parking areas and directed to the onsite detention pond. The pipe size diameters shall range from 8" to 18". The proposed storm system shall discharge into a proposed detention pond located in the middle of site, which will then discharge with an 8" bleeder line into an existing TxDOT Type "F" inlet located in front of the site, on the east side of La Homa Road (FM 2494).

In accordance with the Hidalgo County and City of Mission drainage policies, the peak rate of runoff in this subdivision will not be increased during the 50-year rainfall event due to the building of this subdivision. Therefore, as per the attached calculations the required 13,324 cubic feet of detention will be provided within the proposed detention pond to be reviewed by the City of Mission during permit review.



BY: \_\_\_\_\_ DATE \_\_\_\_\_  
 KELLEY A. HELLER-VELA, P.E.  
 PRESIDENT



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

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