



Anthony Uresti,  
Director of Planning

# HIDALGO COUNTY PLANNING DEPARTMENT

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

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 10-28-2025

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    TITTLE B, CHAPTER 2, SECTION 2.4 ITEM D. STREET OFFSET  
TITTLE B, CHAPTER 3.5 SECTION 13 ITEM SETBACKS

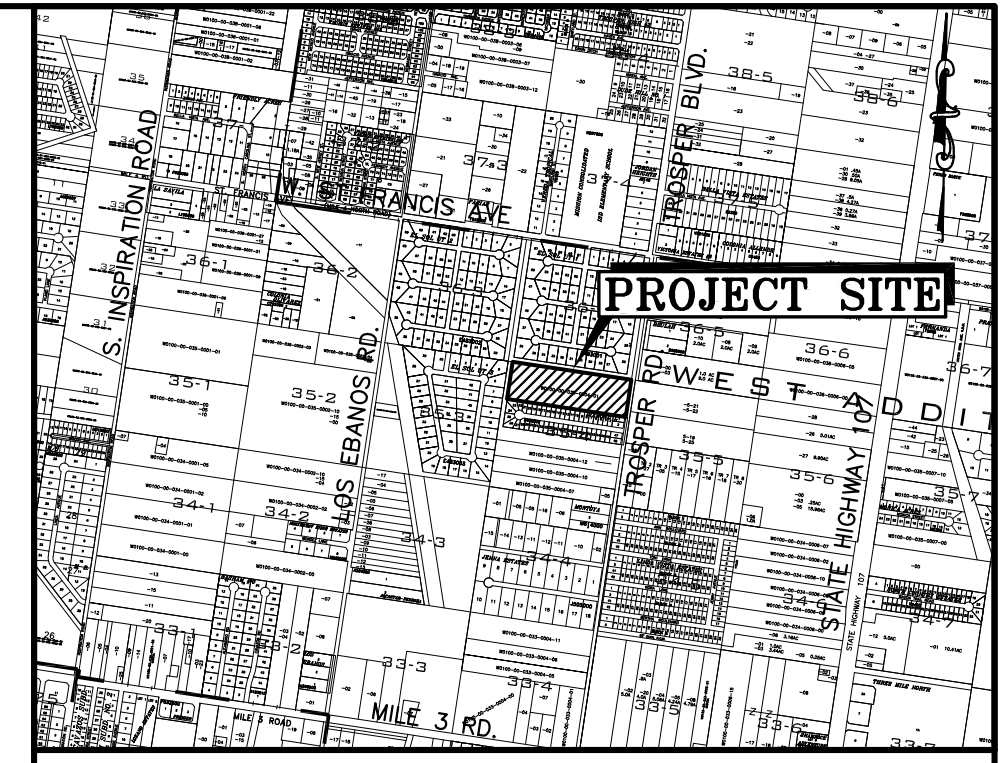
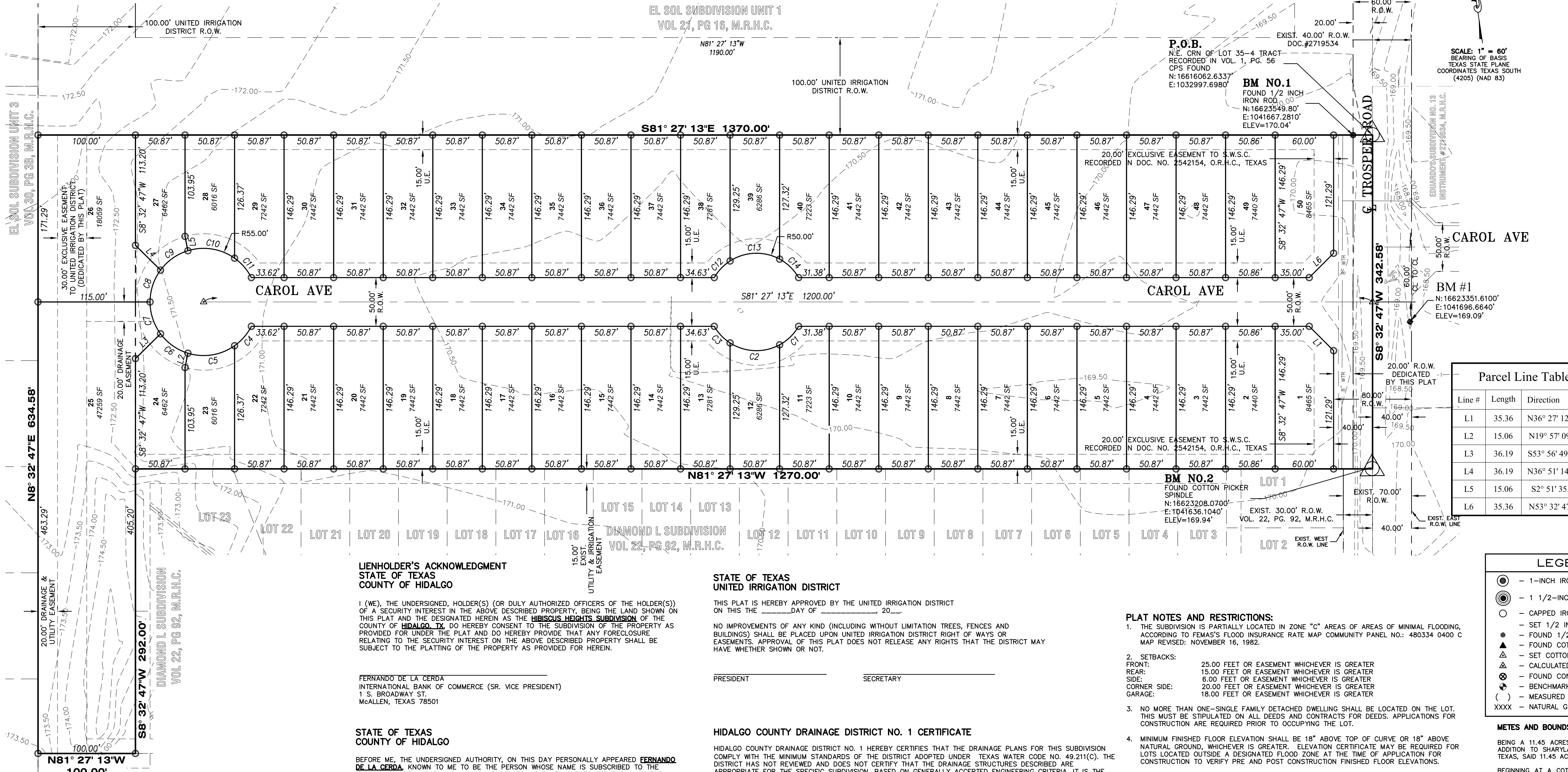
STAFF RECOMMENDS:     **Preliminary Approval** subject to comments and future recommendations by planning, other departments. and the approval of the City of MISSION.

**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.*

# HIBISCUS HEIGHTS SUBDIVISION

BEING A 11.45 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'

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 PRECINCT 1. THE ESTIMATED POPULATION OF THE CITY OF MISSION IS 87,292 (2023 CENSUS) AS PER THE 2023 UNITED STATES CENSUS BUREAU.

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	50.23	55.00	52.32	S89° 27' 45"W	48.50
C6	35.00	55.00	36.46	N46° 08' 42"W	34.41
C7	35.00	55.00	36.46	S9° 41' 02"E	34.41
C8	35.00	55.00	36.46	N26° 46' 37"E	34.41
C9	35.00	55.00	36.46	N63° 14' 17"E	34.41
C10	50.23	55.00	52.32	S72° 22' 10"E	48.50
C11	26.61	55.00	27.72	S32° 20' 54"E	26.35
C12	23.77	50.00	27.23	N52° 09' 50"E	23.54
C13	53.41	50.00	61.20	S83° 37' 03"E	50.91
C14	27.54	50.00	31.56	S37° 14' 05"E	27.20

Line #	Length	Direction
L1	35.36	N36° 27' 12.59"W
L2	15.06	N19° 57' 09.85"E
L3	36.19	S53° 56' 49.12"W
L4	36.19	N36° 51' 14.54"W
L5	15.06	S2° 51' 35.04"E
L6	35.36	N53° 32' 47.41"E

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

**LIENHOLDER'S ACKNOWLEDGMENT**  
STATE OF TEXAS  
COUNTY OF HIDALGO

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 COUNTY OF HIDALGO, TX, 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.

FERNANDO DE LA CERDA  
INTERNATIONAL BANK OF COMMERCE (SR. VICE PRESIDENT)  
1 S. BROADWAY ST  
MCALLEN, TEXAS 78501

**STATE OF TEXAS - COUNTY OF HIDALGO**  
UNITED IRRIGATION DISTRICT

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

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON UNITED IRRIGATION DISTRICT RIGHT OF WAY OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE, WHETHER SHOWN OR NOT.

PRESIDENT \_\_\_\_\_ SECRETARY \_\_\_\_\_

**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: 18.00 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 OCCUPANCY OF 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:  
--B.M. NO. 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.  
--B.M. NO. 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 **55,880** CUBIC- FEET OR **1,283** 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 OCCUPANCY 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 SHOWN 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 3.14.1.
- 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.
- ALL SHARYLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE, NO OTHER USE OF EASEMENT IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARYLAND WATER SUPPLY CORPORATION.

**METES AND BOUNDS:**

BEING A 11.45 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 11.45 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 22, PAGE 92, 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 BOUNDARY 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 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 SUBDIVISION, TO A POINT ON THE WEST LINE OF THE SAID LOT 35-4, SAME BEING A POINT ON THE EAST BOUNDARY 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 AN INNER CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 08° 32' 47" W ALONG THE WEST BOUNDARY LINE OF THE SAID LOT 35-4 OF THE WEST ADDITION TO SHARYLAND SUBDIVISION, SAME BEING ALONG THE EAST LINE OF THE SAID 100-FOOT UNITED IRRIGATION DISTRICT CANAL, RIGHT-OF-WAY, TO A POINT ON THE NORTH BOUNDARY LINE OF THE SAID PALOMAR SUBDIVISION, TO A POINT ON THE EAST BOUNDARY LINE OF THE EL SOL SUBDIVISION, RECORDED IN VOLUME 30, PAGE 38, MAP RECORDS HIDALGO COUNTY, TEXAS, A DISTANCE OF 100.00 FEET TO THE SAID 1/2-INCH CAPPED IRON ROD SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 81° 27' 13" W ACROSS THE SAID 100-FOOT UNITED IRRIGATION DISTRICT CANAL, RIGHT-OF-WAY, SAME BEING ALONG THE NORTH BOUNDARY LINE OF THE SAID PALOMAR SUBDIVISION, TO A POINT ON THE EAST BOUNDARY LINE OF THE EL SOL SUBDIVISION, RECORDED IN VOLUME 30, PAGE 38, MAP RECORDS HIDALGO COUNTY, TEXAS, A DISTANCE OF 334.58 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE SOUTHWEST 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 1350.00 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 1370.00 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINING 11.45 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.

**OWNER'S ACKNOWLEDGMENT**  
STATE OF TEXAS  
COUNTY OF HIDALGO

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.

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, THE MINIMUM REQUIREMENTS OF THE STATE STANDARDS;

(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS AND;

(D) GAS CONNECTIONS IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS. I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

**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\_\_\_\_.

**STATE OF TEXAS - COUNTY OF HIDALGO**

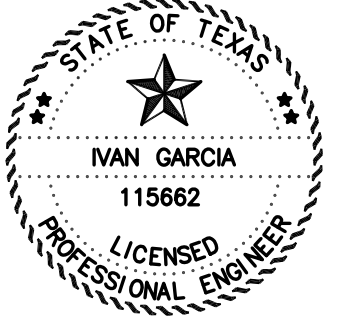
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OR OVERLAPPING OF 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 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

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

**STATE OF TEXAS SHARYLAND WATER SUPPLY CORPORATION**

I, CARLOS LIMA, HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR THE HIBISCUS HEIGHTS SUBDIVISION, LOCATED AT 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 DATE \_\_\_\_\_  
GENERAL MANAGER  
SHARYLAND WATER SUPPLY CORPORATION

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 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

ON \_\_\_\_\_ AT \_\_\_\_\_ AM/PM  
INSTRUMENT NUMBER \_\_\_\_\_  
BY: \_\_\_\_\_ DEPUTY

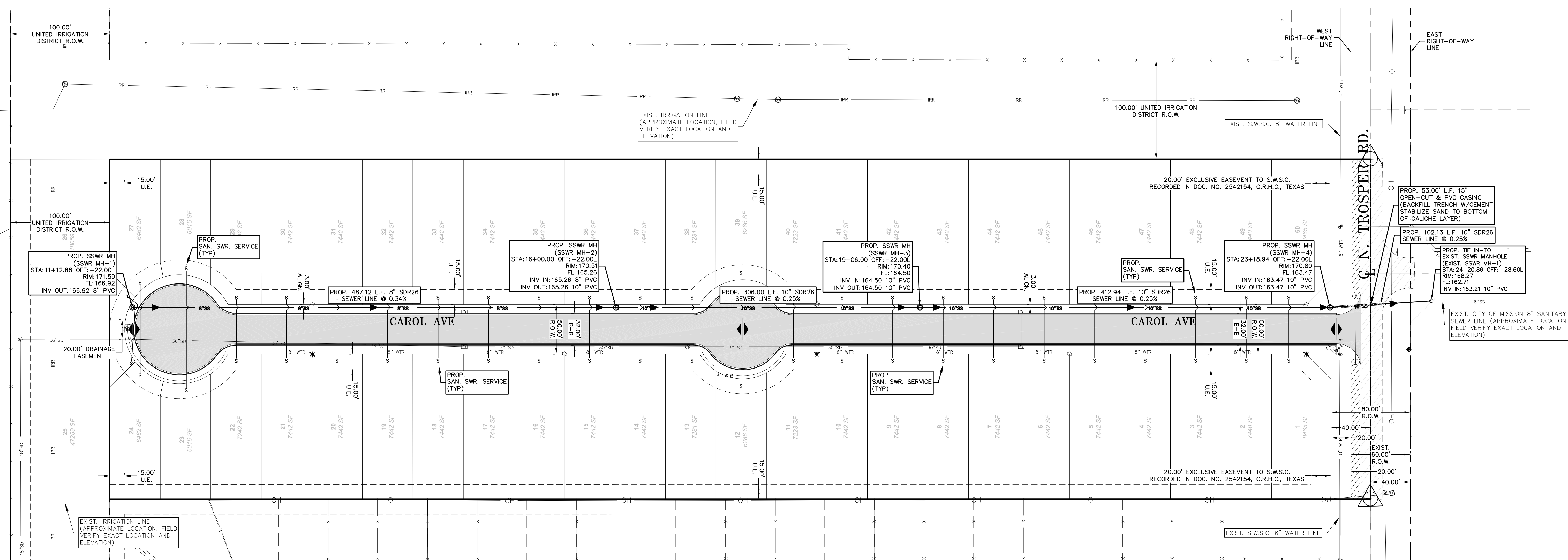
**RIO DELTA ENGINEERING**  
FIRM REGISTRATION No. F-7628  
SURVEY FIRM No. 10194027  
921 S. 10TH AVENUE EDINBURG, TEXAS 78539  
(TEL) 956-380-5152 (FAX) 956-380-5083

**PRELIMINARY**

**PLAT SHEET**  
HIBISCUS HEIGHTS SUBDIVISION  
HIDALGO COUNTY, TEXAS

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: SEPTEMBER 12, 2025  
PROJECT: SUB 24 048  
REVISIONS:  
PAGE NO. 1-OF-6

Y:\RDE SUBDIVISIONS 2024\SUB 24-048 - CG TROSPER.DWG.SUB 24-048.SHT 4 SANITARY SEWER LAYOUT.dwg RIDEDELTA 9/24/2025 2:42 PM



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

LEGAL DESCRIPTION  
BEING A 3.888 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.

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 SOUTH RIGHT-OF-WAY SIDE OF NORTH TROSPER ROAD. THE WATER SYSTEM FOR HIBISCUS HEIGHTS CONSISTS OF (50) 3/4" DIAMETER SINGLE SERVICE LINES THAT CONNECT TO 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 (50) 3/4" DIAMETER SINGLE SERVICE LINES 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.

SEWAGE FACILITIES DESCRIPTION, COST AND OPERABILITY DATES  
SEWAGE 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 (50) 2" DIAMETER SERVICE LINES THAT CONNECT TO THE EXISTING 8" SEWER LINE FOR ALL LOTS SERVICES TERMINATE AT THE EXISTING CITY OF MISSION SEWER SYSTEM. THE (50) 2" SEWER SERVICE LINES 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 SANITARY SEWER 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 THE CITY OF MISSION, 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 SANITARY SEWER 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.

STATE OF TEXAS  
IVAN GARCIA, P.E., R.P.L.S. 115662  
LICENSED PROFESSIONAL ENGINEER

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 DUEÑO 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 AÑOS. 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 (50) 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) HIDRANTES DE AGUA PARA EL DEPARTAMENTO DE BOMBEROS HAN SIDO INSTALADOS. EL DUEÑO DE LA SUBDIVISION TAMBIEN HA INSTALADO (3) HIDRANTES 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 \$\_\_\_\_\_. A UN COSTO TOTAL EL DUEÑO DE LA SUBDIVISION VA PAGAR LOS CARGOS POR CONEXION 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 AÑOS QUE IMPORTES REPRESENTAN DICHAS INSTALACIONES, HONORARIOS DE ADQUISICION Y TODOS LOS OTROS CARGOS RELACIONADOS CON CONEXION DE LOS LOTES INDIVIDUALES EN EL DESARROLLO DE SHARYLAND WATER SUPPLY CORPORATION.

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 \$\_\_\_\_\_. EL DUEÑO DE ESTE DESARROLLO A PAGADO TARIFFAS DE ALCANTARILLADO DE 30 AÑOS LA CUAL SUMA REPRESENTA DICHA INSTALACION, TARIFFAS DE ADQUISICION, Y TODAS LAS TARIFFAS ASOCIADAS CON CONEXIONES DE LOTE INDIVIDUAL EN LA SUBDIVISION PARA LA CIUDAD DE MISSION.

DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DERECHO PARA LA SUBDIVISION  
EL DRENAJE DE HIBISCUS HEIGHTS SERA TRATADA 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 (50) 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 (50) 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 \$\_\_\_\_\_. EL DUEÑO DE ESTE DESARROLLO A PAGADO TARIFFAS DE ALCANTARILLADO DE 30 AÑOS LA CUAL SUMA REPRESENTA DICHA INSTALACION, TARIFFAS DE ADQUISICION, Y TODAS LAS TARIFFAS ASOCIADAS CON CONEXIONES 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 CONEXION 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 AÑOS QUE IMPORTES REPRESENTAN DICHAS INSTALACIONES, HONORARIOS DE ADQUISICION Y TODOS LOS OTROS CARGOS RELACIONADOS CON CONEXION 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 AÑOS, CUYAS CANTIDADES REPRESENTAN DICHAS INSTALACIONES, LAS TARIFFAS DE ADQUISICION Y TODAS LAS SOMAS 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.

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

STATE OF TEXAS  
IVAN GARCIA, P.E., R.P.L.S. 115662  
LICENSED PROFESSIONAL ENGINEER

COST ESTIMATE and OFF-SITE COST ESTIMATE tables with columns for ITEM #, DESCRIPTION, and AMOUNT.

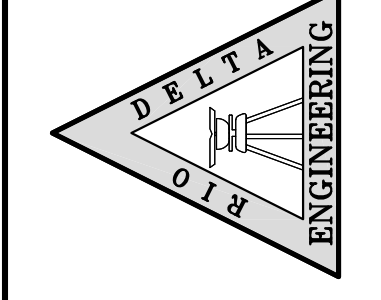
LEGEND table listing symbols for EXIST. GRATE INLET, EXIST. CURB INLET, EXIST. TELEPHONE PEDESTAL, EXIST. GRATE INLET, EXIST. LAMP POLE, EXIST. TRAFFIC POLE, EXIST. GUY WIRE, EXIST. POWER POLE, EXIST. WATER VALVE, EXIST. FLUSH VALVE, EXIST. IRRIGATION VALVE, EXIST. FIREHYDRANT, EXIST. MAIL BOX, EXIST. 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:  
1.) THE CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING WITH ALL APPROPRIATE UTILITY COMPANIES FOR THE LOCATION OF ALL UTILITIES WITHIN CONSTRUCTION AREA.  
2.) ALL EXIST. UTILITIES ARE AT APPROXIMATE LOCATIONS.  
3.) 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.  
4.) BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL CALL FOR UTILITY SPOTTING BY THE APPROPRIATE AGENCY AND VERIFY THE LOCATION OF THESE UTILITIES TO HIS SATISFACTION.  
5.) ANY DAMAGE CAUSED TO EXISTING STRUCTURES AND/OR UTILITIES BY THE CONTRACTOR SHALL BE THE CONTRACTORS RESPONSIBILITY TO CORRECT AT HIS EXPENSE.  
6.) ANY DAMAGE TO PROPERTY, OUTSIDE THE CONSTRUCTION ZONE, CAUSED BY THE CONTRACTOR, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CORRECT AT HIS EXPENSE.  
7.) SANITARY MANHOLES CONCRETE COLLARS SHALL BE SQUARE IN TRAFFIC AREAS AND ROUND IN GREEN AREAS.

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

INDEX TO SHEETS OF HIBISCUS HEIGHTS SUBDIVISION table listing sheet numbers and descriptions.

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 SEPTEMBER 12, 2025. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

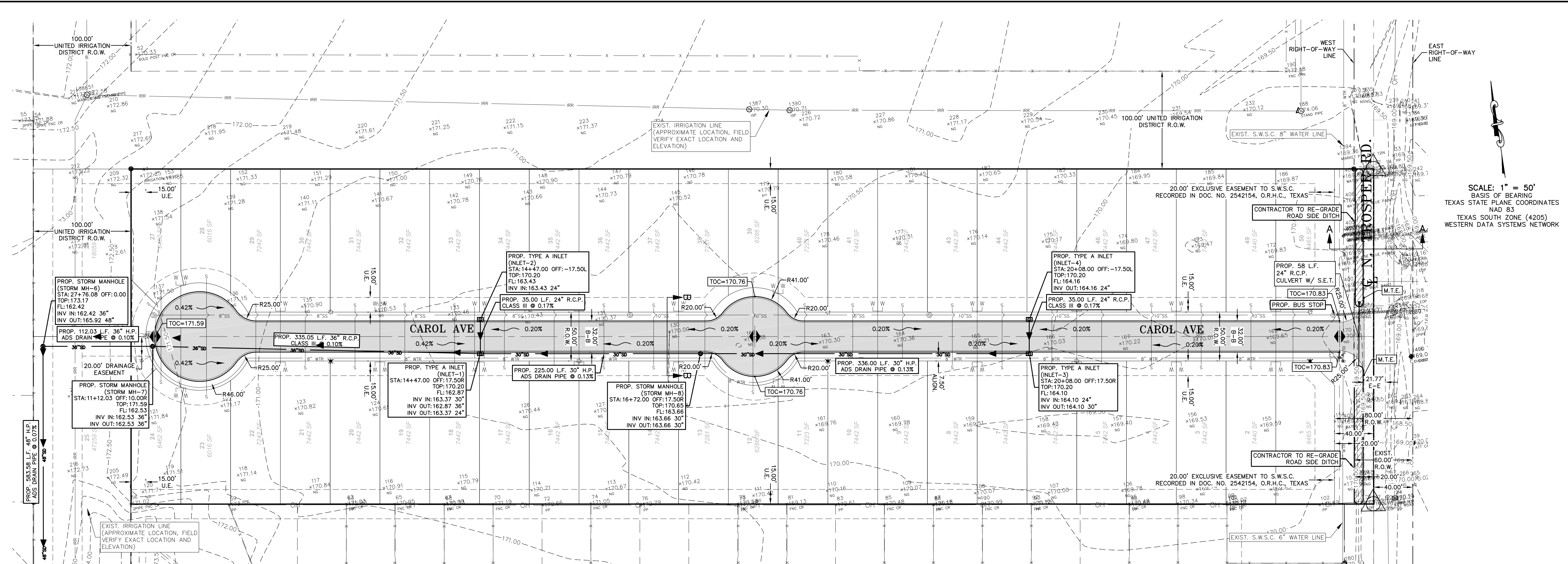
ISSUED FOR: CONSTRUCTION

SANITARY SEWER LAYOUT  
HIBISCUS HEIGHTS SUBDIVISION  
HIDALGO COUNTY, TEXAS

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" = 50'  
DATE: SEPTEMBER 12, 2025  
PROJECT: SUB 24 048  
REVISIONS:  
PAGE NO. 2-OF-6



Y: RDE SUBDIVISIONS 2024.SUB 24.048-SHT 8 PAVING & DRAINAGE LAYOUT.dwg RIODelta 9/24/2025 3:16 PM



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

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ISSUED FOR: CONSTRUCTION

**PAVING & DRAINAGE LAYOUT**  
**HIBISCUS HEIGHTS SUBDIVISION**  
 HIDALGO COUNTY, TEXAS

**DRAINAGE REPORT**

HIBISCUS HEIGHTS SUBDIVISION IS A PROPOSED 48 LOTS SUBDIVISION, LOCATED WITHIN THE HIDALGO COUNTY, SAME BEING A 11.45 ACRES TRACT OF LAND OUT OF AND FORMING PART OR PORTION OF LOT 35-4 OF THE WEST ADDITION TO SHARPLAND SUBDIVISION, RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS OF HIDALGO COUNTY, TEXAS. THIS PROPERTY HAS BEEN EXCLUDED FROM THE CITY OF MISSION ETJ. ALL LOTS WILL BE USED FOR THE CONSTRUCTION OF SINGLE-FAMILY HOMES.

THE SUBDIVISION IS IN ZONE "C", AREAS OF MINIMAL FLOODING, ACCORDING TO THE FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO.: 480334 0400 C MAP REVISED: NOVEMBER 16, 1982.

ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE U.S.D.A. SOIL CONSERVATION SERVICE, THE SITE CONSISTS OF 95.5% HIDALGO SANDY CLAY LOAM (28), WITH 0 TO 1% SLOPES, THE SOIL IS WELL DRAINED, AND SURFACE RUNOFF IS NEGLIGIBLE, PERMEABILITY IS MODERATELY HIGH TO HIGH AND WATER CAPACITY IS MODERATE. THIS SOIL IS CLASSIFIED AS GROUP (B). THE SITE ALSO CONSISTS OF 4.5% HIDALGO FINE SANDY LOAM (25), WITH 0 TO 1% SLOPES, THE SOIL IS WELL DRAINED, AND SURFACE RUNOFF IS NEGLIGIBLE, PERMEABILITY IS MODERATELY HIGH TO HIGH AND WATER CAPACITY IS MODERATE. THIS SOIL IS CLASSIFIED AS GROUP (B). PLEASE SEE THE ATTACHED TABLES FOR THE ENGINEERING, PHYSICAL AND CHEMICAL PROPERTIES OF THESE SOILS.

EXISTING RUNOFF SHEET FLOWS OVERLAND IN AN EASTERN DIRECTION INTO AN EXISTING ROADSIDE DITCH ON THE EAST SIDE OF THE PROPERTY, WITH THEN RUNS SOUTH AND OUTFALLS TO THE LINDA VISTA DRAIN, THEN NORTH TO THE WEST MAIN DRAIN III, THEN EAST TO THE WEST MAIN DRAIN II, AND SUBSEQUENTLY WITH FINAL OUTFALL TO THE LAGUNA MADRE.

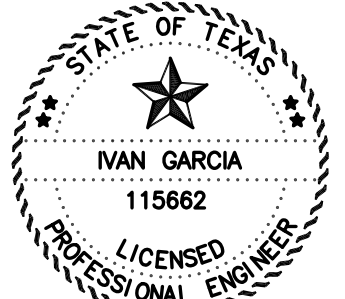
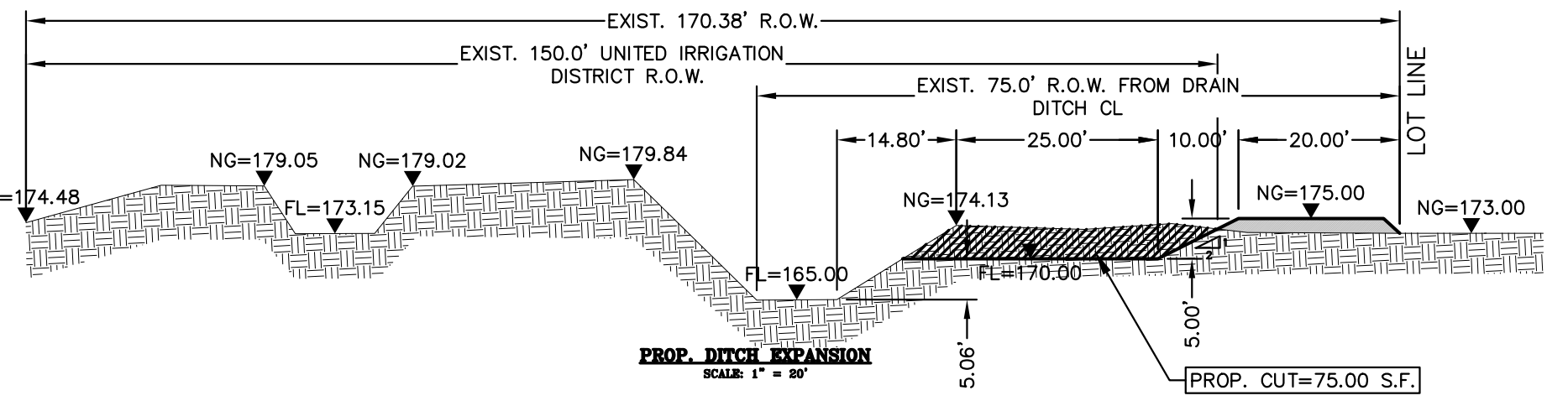
USING THE RATIONAL METHOD, WE HAVE DETERMINED THAT A 10-YR RAINFALL EVENT WILL GENERATE APPROXIMATELY 7.09 CFS OF STORM RUNOFF. WE HAVE ALSO USED THE RATIONAL METHOD TO DETERMINE THAT THE IMPROVED SITE WILL GENERATE AN ESTIMATED 34.75 CFS OF RUNOFF FOR A 50-YR RAINFALL EVENT. THE IMPROVED SITE WILL HAVE AN APPROXIMATE INCREASE OF 27.66 CFS OF STORM RUNOFF FOR A 50-YR RAINFALL EVENT.

IN ACCORDANCE WITH THE CITY'S DRAINAGE REQUIREMENTS, WE HAVE CALCULATED THAT APPROXIMATELY A TOTAL OF 55,880 CF OR 1.283 AC-FT. WILL NEED TO BE DETAINED FOR A 50-YR RAINFALL EVENT. LINEAR DETENTION WILL BE PROVIDED BY IMPROVING A SECTION OF THE EXISTING LINDA VISTA DRAIN AS REQUIRED ON THE WEST BOUNDARY OF TAURUS ESTATES NO. 22 SUBDIVISION, WHO HAS A DEDICATED 75 FT. OF R.O.W. TO HIDALGO COUNTY DRAINAGE DISTRICT NO.1. STORM WATER WILL BE COLLECTED BY AN ON-SITE COLLECTION SYSTEM, WHICH WILL RUN IN A WESTERN DIRECTION, THEN SOUTH CONNECTION TO AN EXISTING STORM DRAIN LINE THAT CONNECTS PALOMAR SUBDIVISION, EDUARDO NO. 16 SUBDIVISION AND EDUARDO NO. 14 SUBDIVISION. THIS STORM LINE WILL BE REMOVED AND REPLACED WITH A NEW 48" STORM LINE TO ACCOMMODATE FOR THE ALREADY EXISTING DETENTION OF THE OTHER SUBDIVISIONS AND THE NEW PROPOSED SUBDIVISION. STORM LINE WILL PROCEED TO DISCHARGE INTO THE EXISTING LINDA VISTA DRAIN, WEST OF THE PROPERTY, THEN PROCEEDS TO FLOW NORTH WITH AN OUTFALL TO THE WEST MAIN DRAIN II, THEN EAST TO THE WEST MAIN DRAIN II, AND SUBSEQUENTLY WITH FINAL OUTFALL TO THE LAGUNA MADRE. TABLES AND CALCULATIONS ARE ATTACHED.

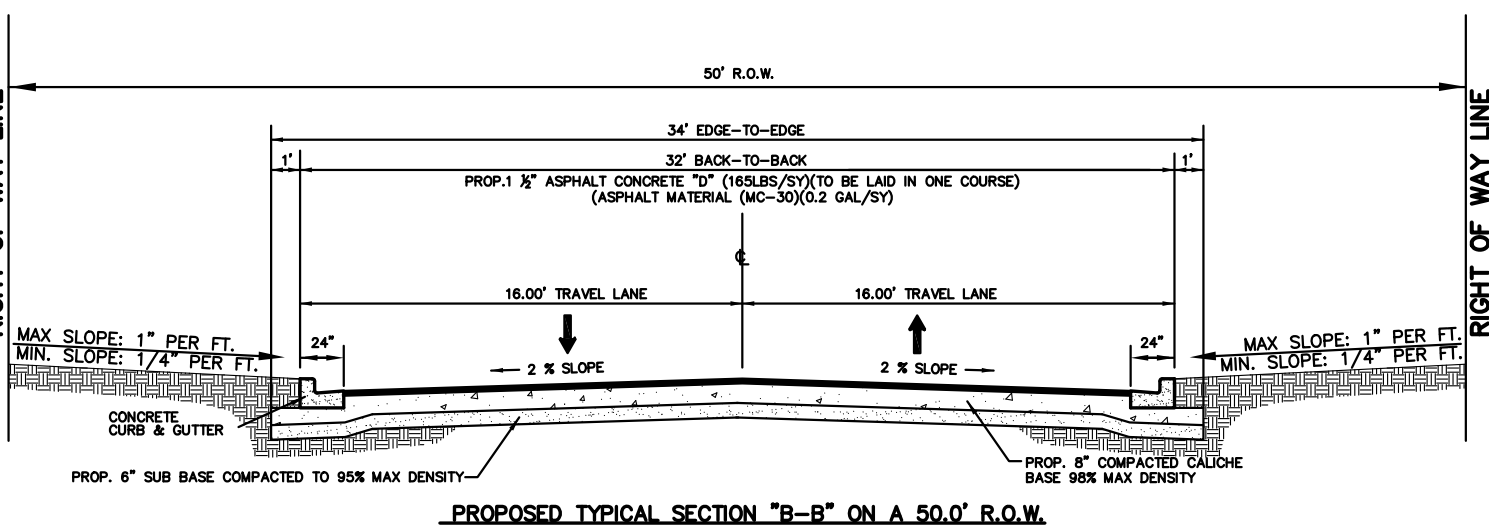
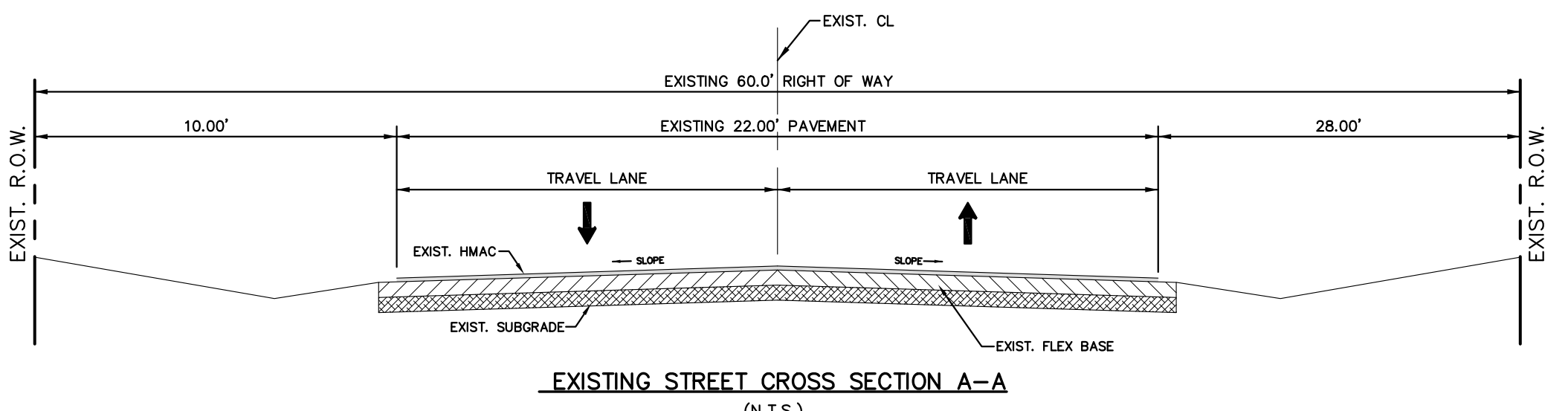
- NOTES:**
- 1.) ALL MATERIALS SHALL BE DOMESTIC
  - 2.) ALL PIPES SHALL HAVE A MINIMUM COVER OF 3 FEET.
  - 3.) ALL RING AND COVER SHALL BE AT LEAST 32" IN DIAMETER AND THE COVERS SHALL HAVE THE CITY OF EDINBURG LOGO.
  - 4.) ADA RAMP TO BE BUILT AT TIME OF SUBDIVISION.
  - 5.) GEOTEXTILES WILL BE USED ON THE SLOPE OF THE DETENTION AREA AS A PROTECTION FOR EROSION AS PER CITY OF ALTON REQUIREMENTS.

- GENERAL NOTES:**
- 1.) THE CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING WITH ALL APPROPRIATE UTILITY COMPANIES FOR THE LOCATION OF ALL UTILITIES WITHIN CONSTRUCTION AREA.
  - 2.) CONTRACTOR WILL BEGIN DOWN STREAM END OF PROJECT AND CONTINUE UPSTREAM WITH PIPE GROOVES FACING UPSTREAM.
  - 3.) ALL EXIST. UTILITIES ARE AT APPROXIMATE LOCATIONS.
  - 4.) 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.
  - 5.) BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL CALL FOR UTILITY SPOTTING BY THE APPROPRIATE AGENCY AND VERIFY THE LOCATION OF THESE UTILITIES TO HIS SATISFACTION.
  - 6.) ANY DAMAGE CAUSED TO EXISTING STRUCTURES AND/OR UTILITIES BY THE CONTRACTOR SHALL BE THE CONTRACTORS RESPONSIBILITY TO CORRECT AT HIS EXPENSE.
  - 7.) ANY DAMAGE TO PROPERTY, OUTSIDE THE CONSTRUCTION ZONE, CAUSED BY THE CONTRACTOR, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CORRECT AT HIS EXPENSE.

**DRAINAGE VOLUME LEGEND**  
VOLUME FOR DETENTION REQUIRED = 55,880 OF (2069.83 CY) (AS PER DRAINAGE REPORT CALCULATIONS)  
VOLUME PROVIDED IN CROSS-SECTION D-D = 75.00 SF X 900.0 FT = 67,500 CF (120.8% OF REQUIRED)



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



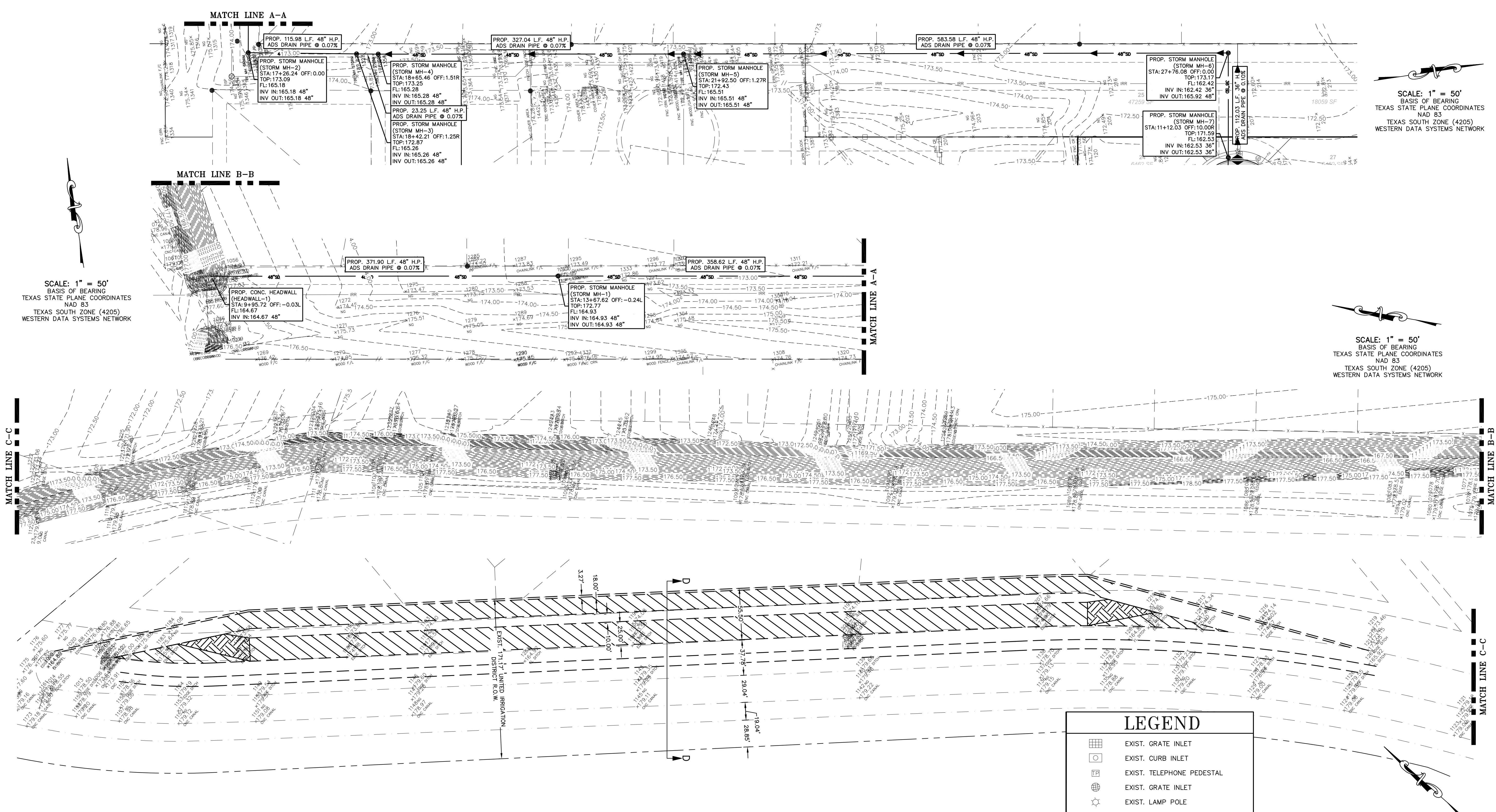
**LEGEND**

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

**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.	CHECKED: IVAN GARCIA P.E., R.P.L.S.
SHEET 2: SANITARY SEWER LAYOUT, INCLUDING PROPOSED MANHOLES, AND SANITARY SEWER SERVICE LOCATION; ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTEWATER AND ENGINEER'S CERTIFICATION.	DRAWN: IVAN GARCIA P.E., R.P.L.S.
SHEET 3: WATER LAYOUT, INCLUDING PROPOSED FIRE HYDRANTS, AND WATER SERVICE LOCATION; SUBDIVISOR CERTIFICATION.	SCALE: 1" = 50'
SHEET 4-4A: STORM SEWER, INCLUDING ALL DRAINAGE IMPROVEMENTS, CROSS-SECTIONS AND DRAINAGE REPORT.	DATE: SEPTEMBER 12, 2025
SHEET 5: PAVING & DRAINAGE DETAIL SHEET	PROJECT: SUB 24 048
SHEET 6: WATER & SANITARY SEWER DETAIL SHEET	REVISIONS:
	PAGE NO. 4-OF-6

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

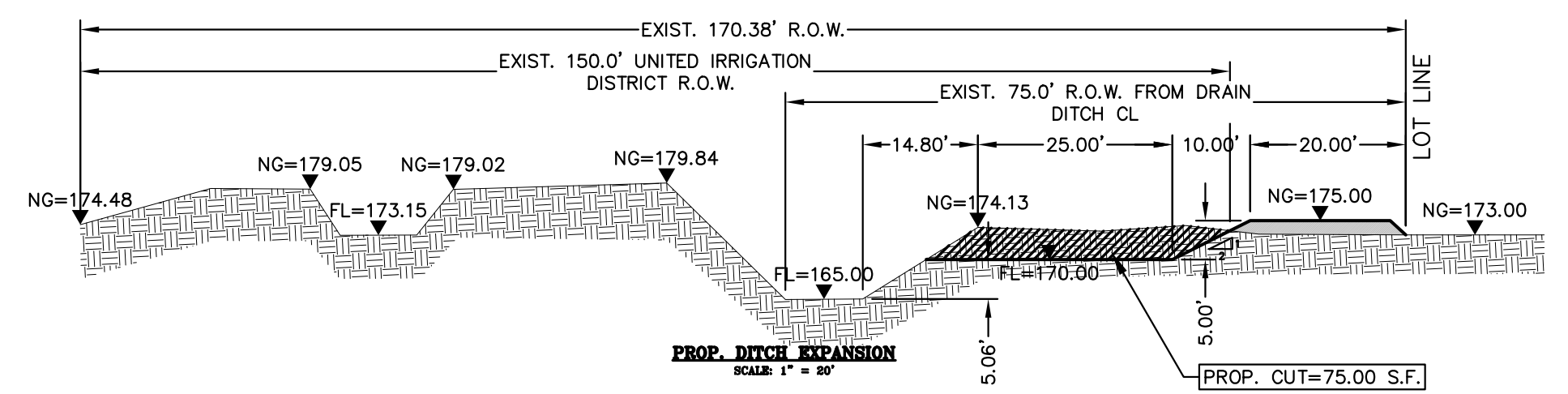
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**DRAINAGE VOLUME LEGEND**

VOLUME FOR DETENTION REQUIRED = 55,880 CF (2069.63 CY) (AS PER DRAINAGE REPORT CALCULATIONS)

VOLUME PROVIDED IN CROSS-SECTION D-D = 75.00 SF X 900.0 FT = 67,500 CF (120.80% OF REQUIRED)



- NOTES:**
- 1.) ALL MATERIALS SHALL BE DOMESTIC
  - 2.) ALL PIPES SHALL HAVE A MINIMUM COVER OF 3 FEET.
  - 3.) ALL RING AND COVER SHALL BE AT LEAST 32" IN DIAMETER AND THE COVERS SHALL HAVE THE CITY OF EDINBURG LOGO.
  - 4.) ADA RAMPS TO BE BUILT AT TIME OF SUBDIVISION.
  - 5.) GEOTEXTILES WILL BE USED ON THE SLOPE OF THE DETENTION AREA AS A PROTECTION FOR EROSION AS PER CITY OF ALTON REQUIREMENTS.

- GENERAL NOTES:**
- 1.) THE CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING WITH ALL APPROPRIATE UTILITY COMPANIES FOR THE LOCATION OF ALL UTILITIES WITHIN CONSTRUCTION AREA.
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**LEGEND**

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	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

**INDEX TO SHEETS OF HIBISCUS HEIGHTS SUBDIVISION**

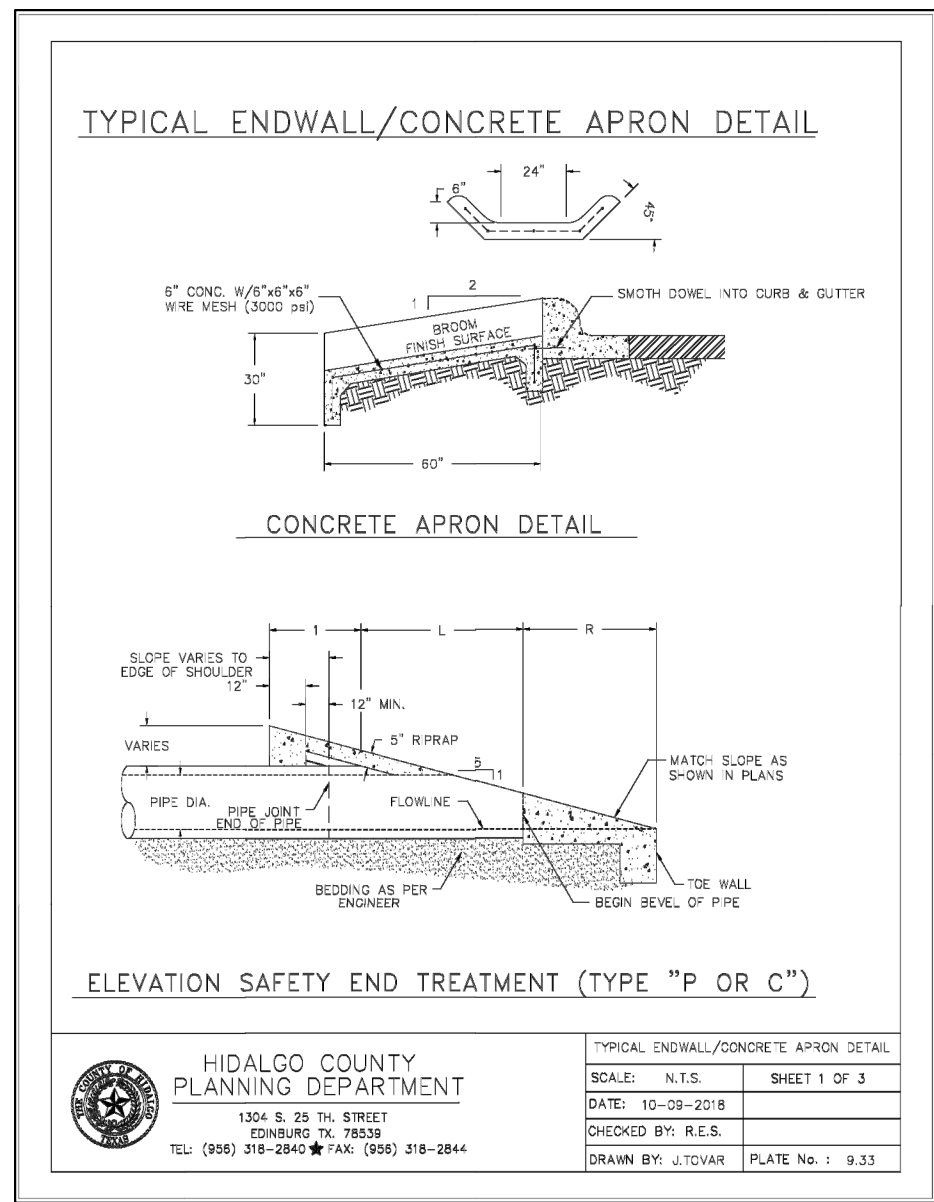
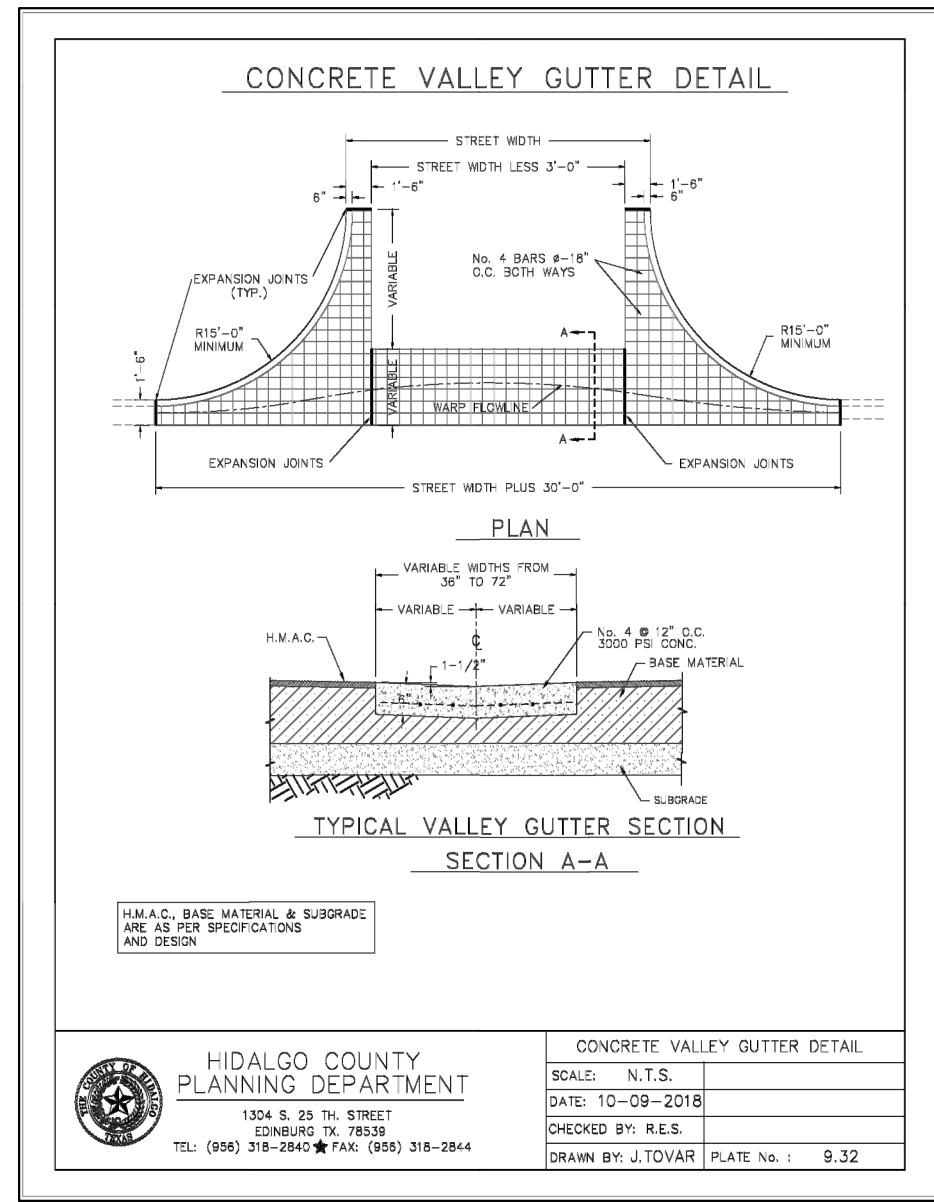
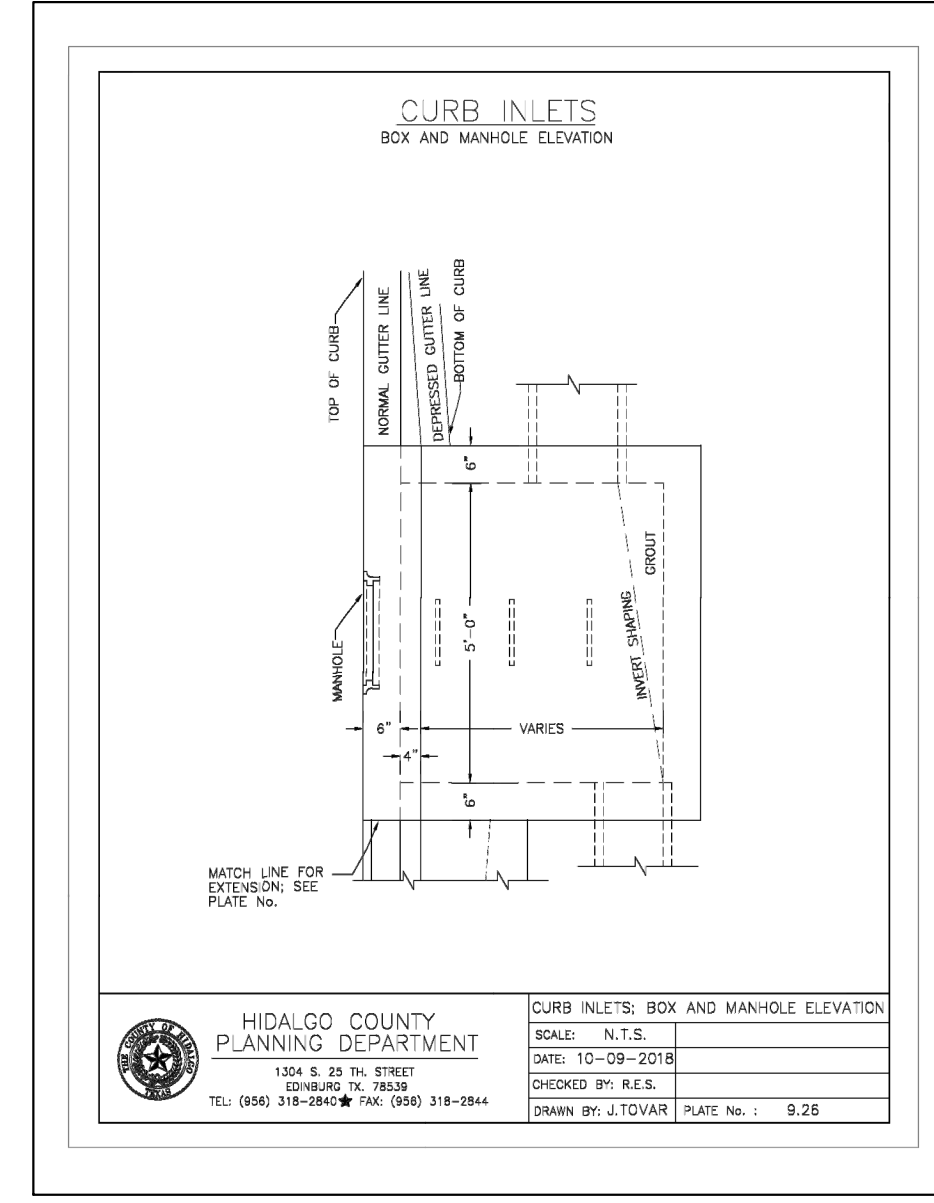
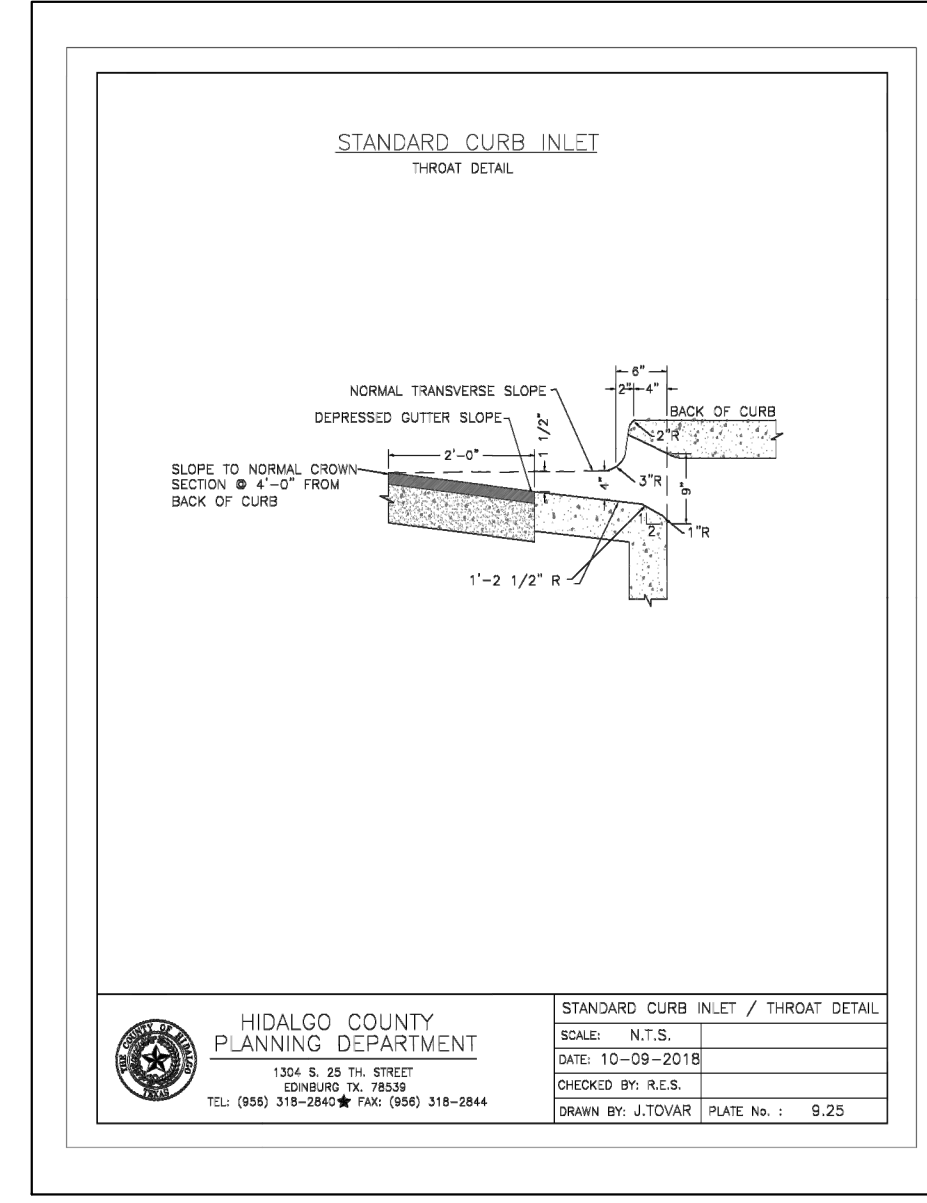
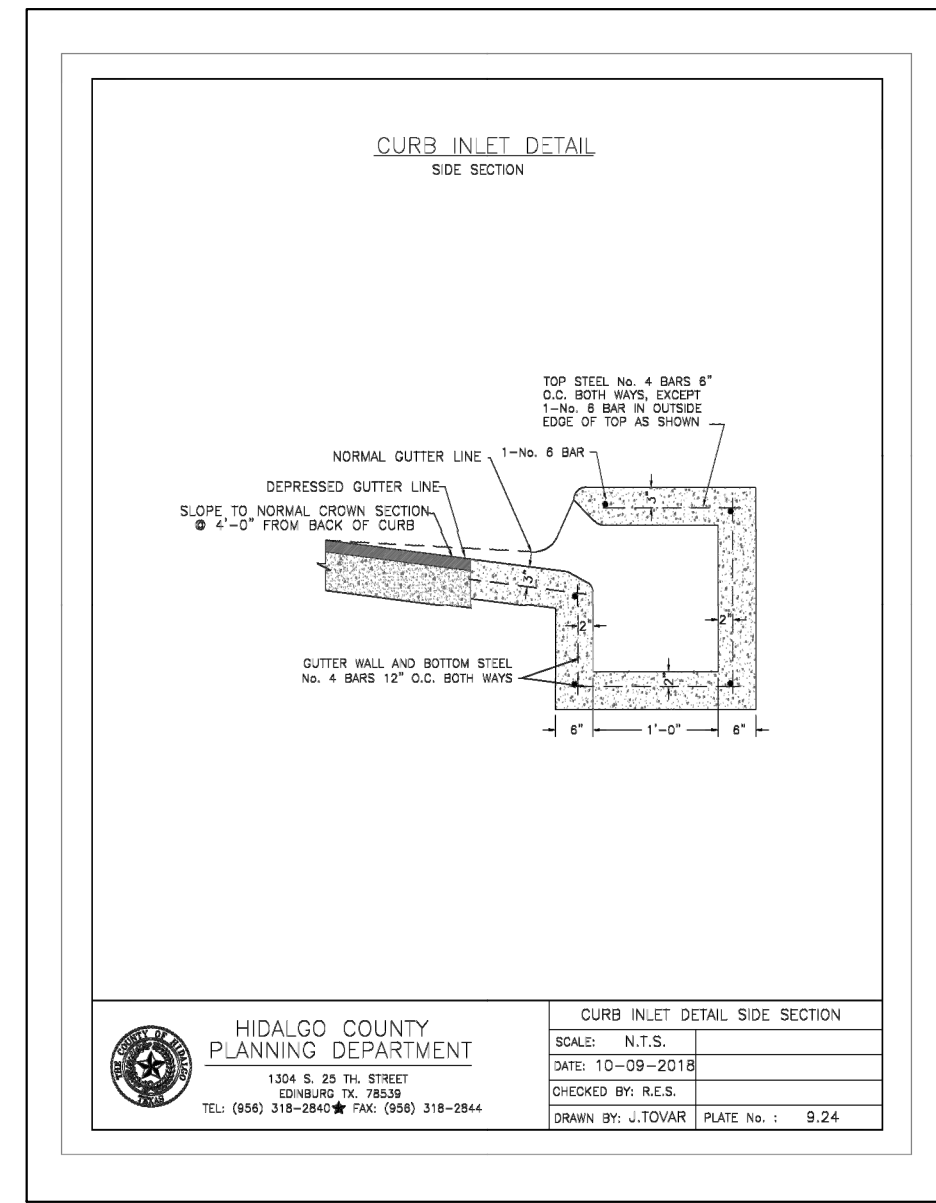
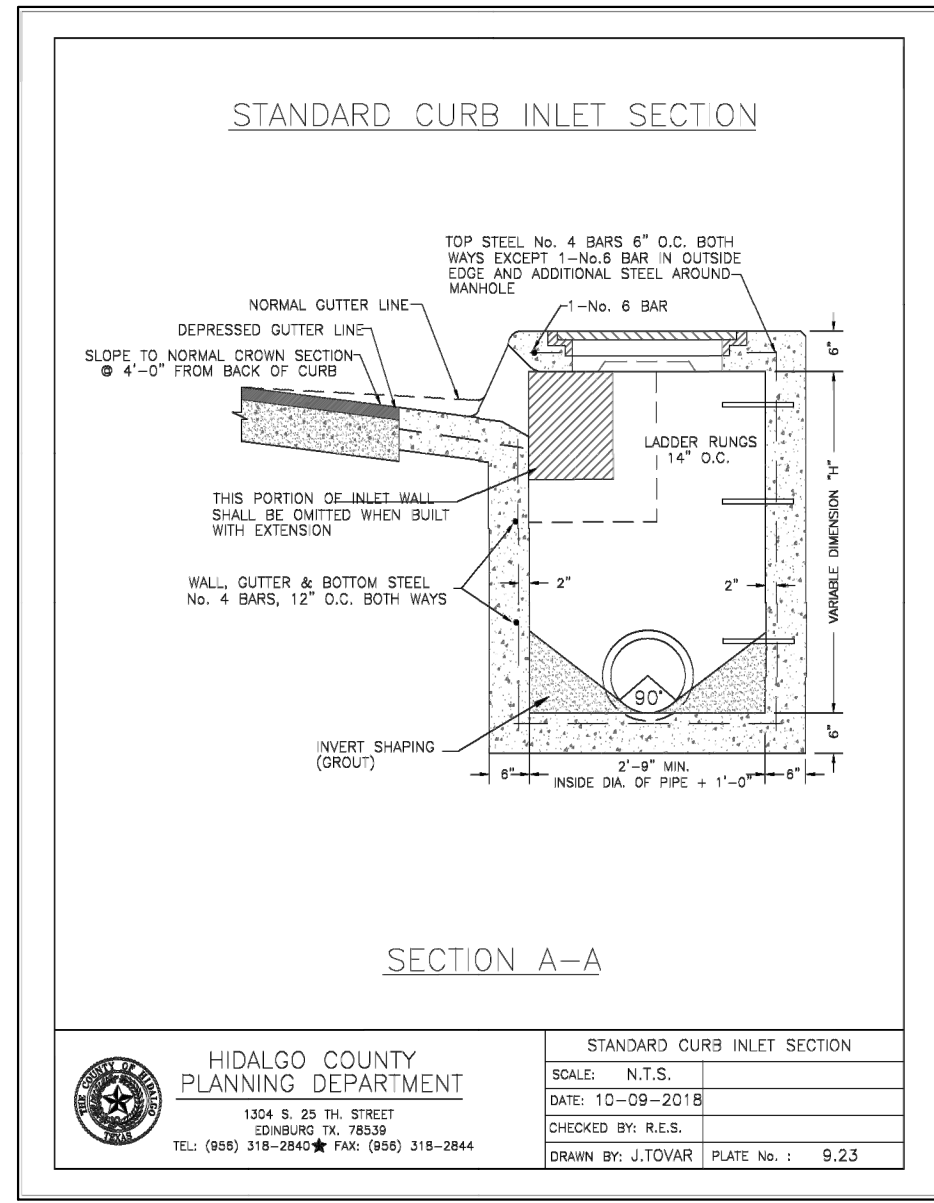
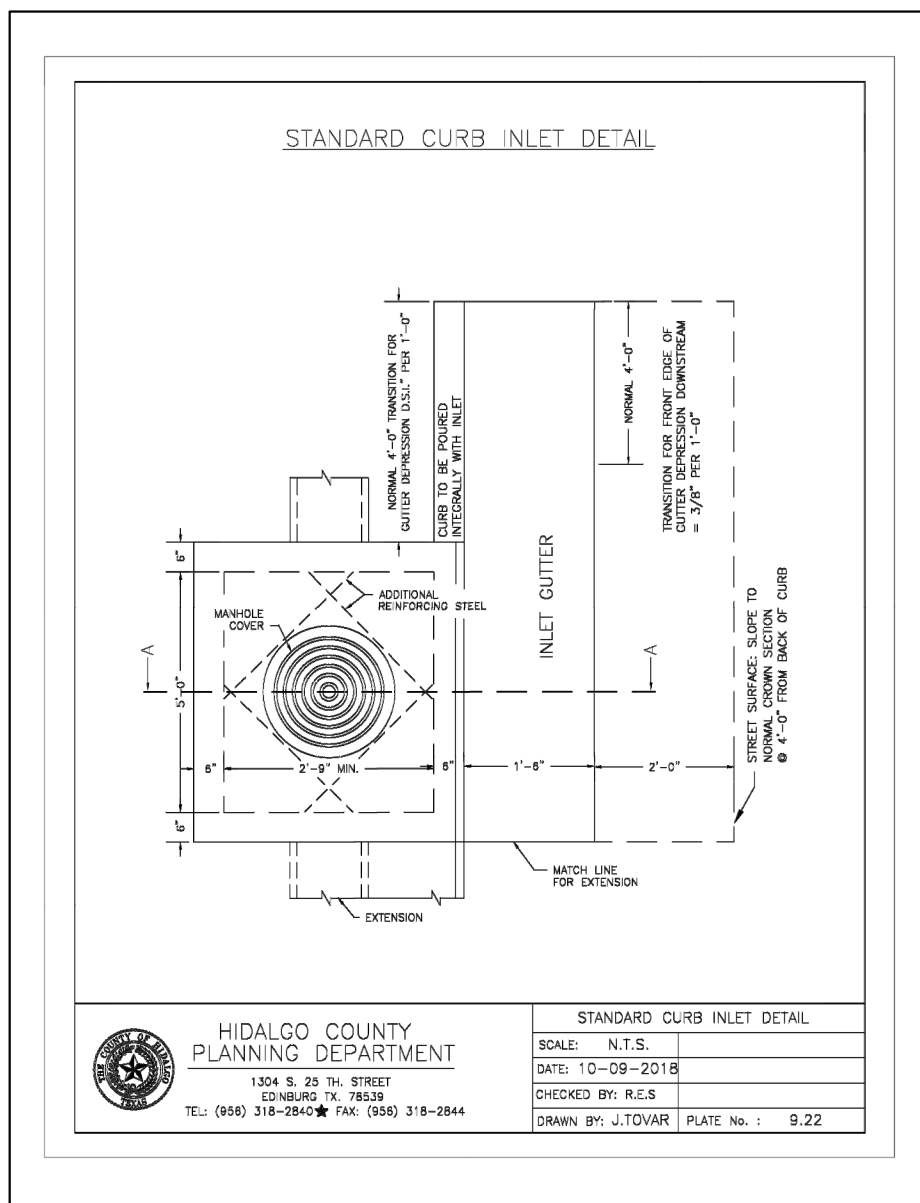
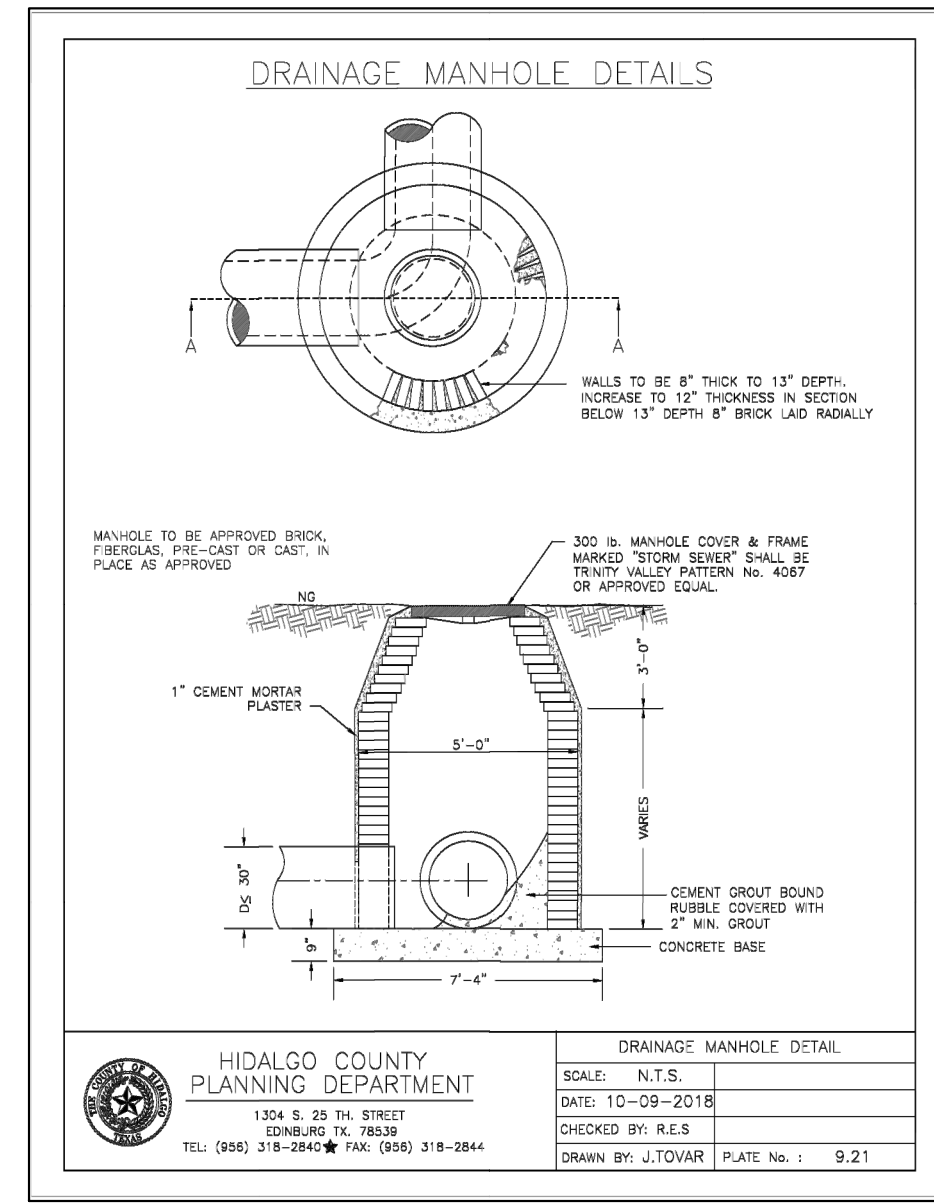
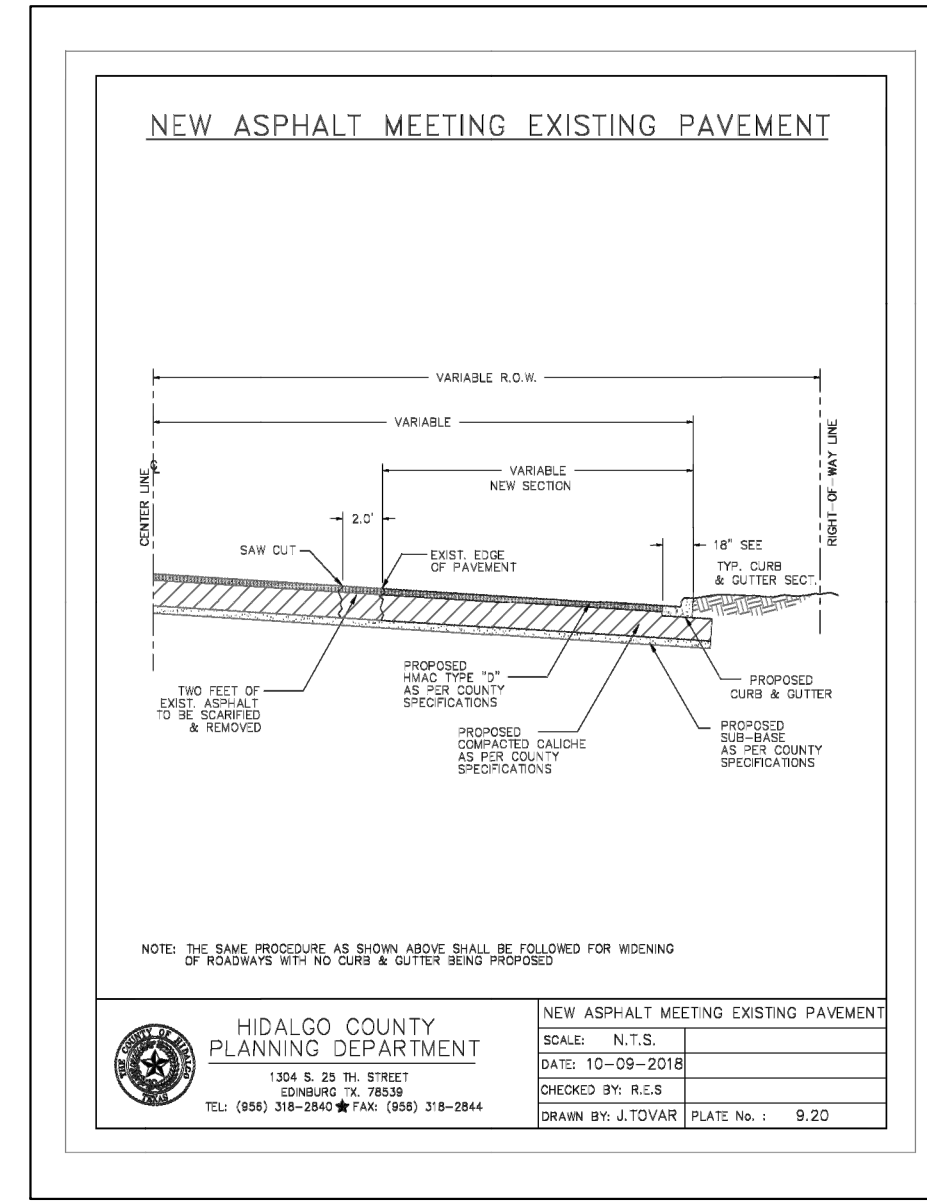
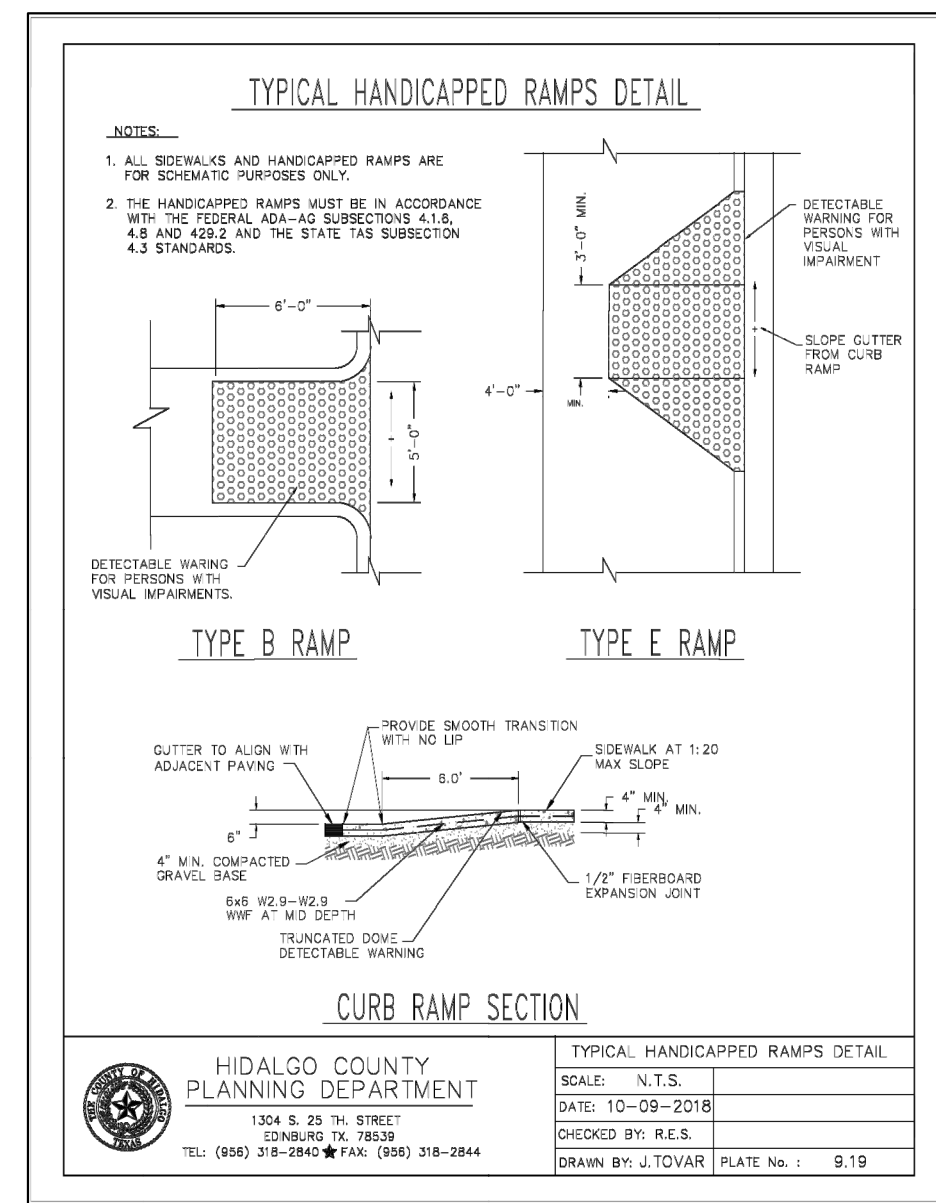
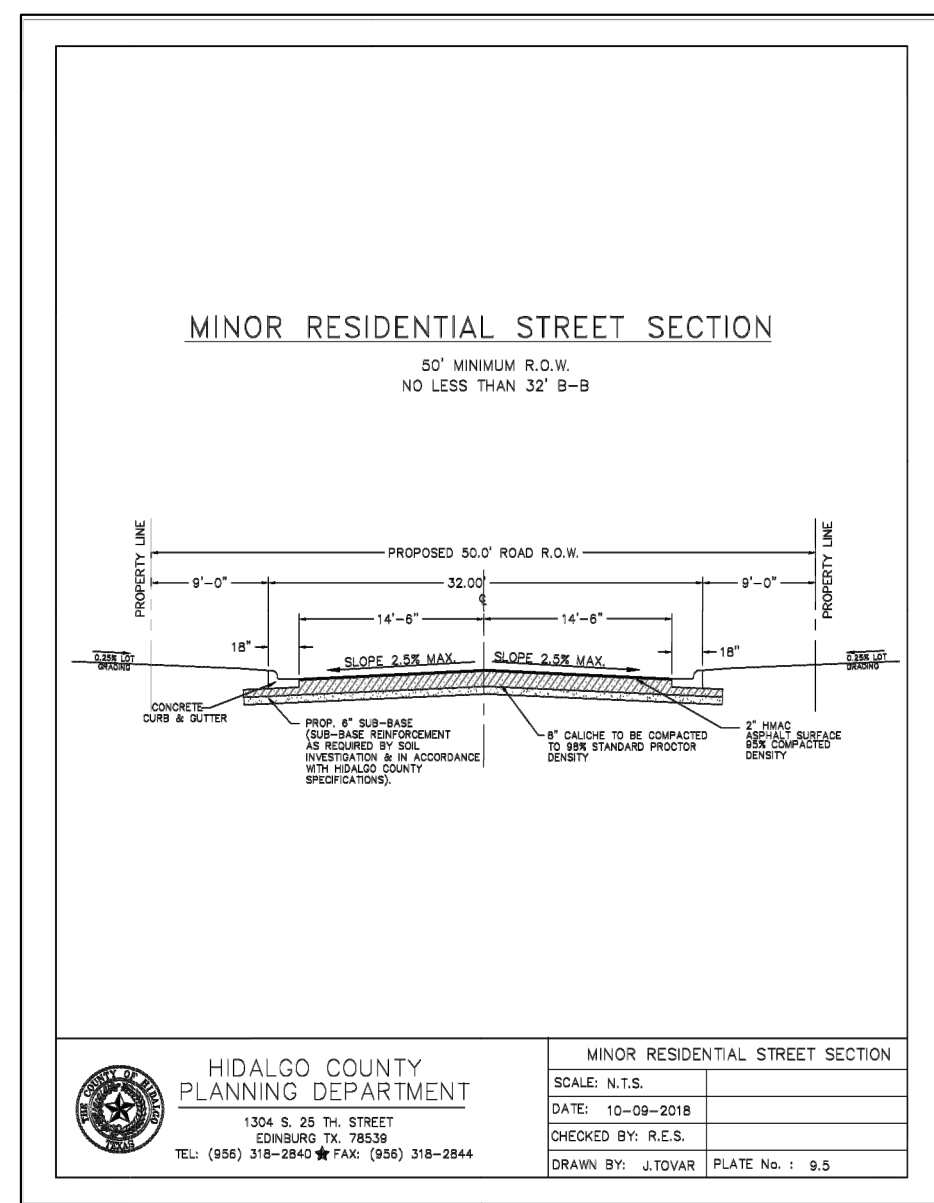
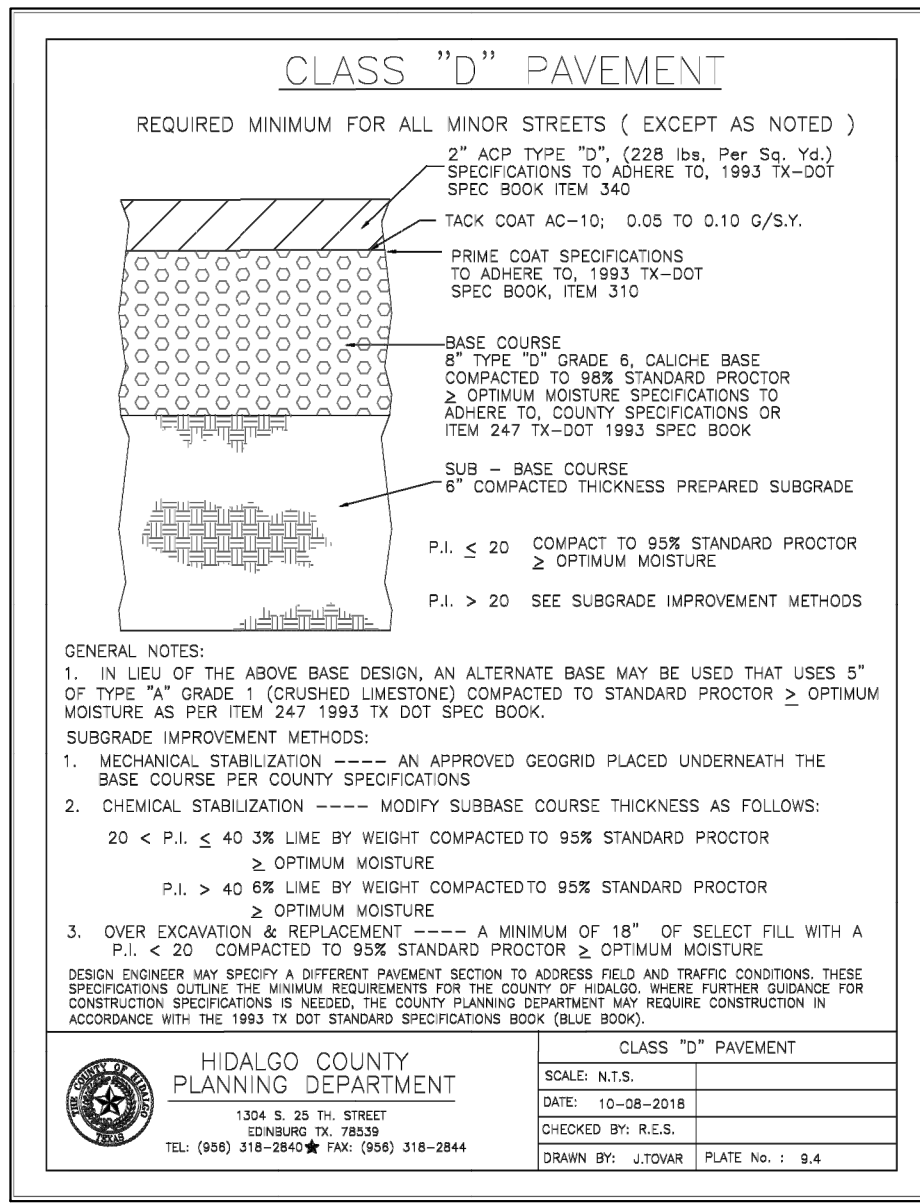
SHEET 1: HEADING, INDEX, LOCATION MAP; PRINCIPAL CONTACTS; MAP, LOT, STREETS, AND EASEMENT LAYOUT, DESCRIPTION (METES AND BOUNDS); SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, ENGINEER'S CERTIFICATION AND ATTESTATION; COUNTY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES; U.I.D., H.C.D.D. No. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE.	CHECKED: IVAN GARCIA P.E. R.P.L.S.
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SHEET 3: WATER LAYOUT, INCLUDING PROPOSED FIRE HYDRANTS, AND WATER SERVICE LOCATION; SUBDIVISOR CERTIFICATION.	DATE: SEPTEMBER 12, 2025
SHEET 4-4A: STORM SEWER, INCLUDING ALL DRAINAGE IMPROVEMENTS, CROSS-SECTIONS AND DRAINAGE REPORT.	PROJECT: SUB 24 048
SHEET 5: PAVING & DRAINAGE DETAIL SHEET	REVISIONS:
SHEET 6: WATER & SANITARY SEWER DETAIL SHEET	PAGE NO. 4A-OF-6

**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

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ISSUED FOR: **CONSTRUCTION**

**OFFSITE PAVING & DRAINAGE LAYOUT**  
**HIBISCUS HEIGHTS SUBDIVISION**  
**HIDALGO COUNTY, TEXAS**



### TYPICAL ENDWALL/CONCRETE APRON DETAIL

SAFETY END TREATMENT PIPE LENGTHS

PIPE DIA.	3:1	4:1	5:1	6:1
12"	2'-0"	2'-8"	3'-4"	4'-0"
15"	2'-8"	3'-4"	4'-0"	5'-0"
18"	3'-4"	4'-0"	5'-0"	6'-0"
24"	5'-0"	6'-0"	7'-0"	8'-0"
30"	6'-0"	7'-0"	8'-0"	10'-0"
36"	7'-0"	8'-0"	10'-0"	12'-0"
42"	8'-0"	10'-0"	12'-0"	15'-0"
48"	10'-0"	12'-0"	15'-0"	20'-0"

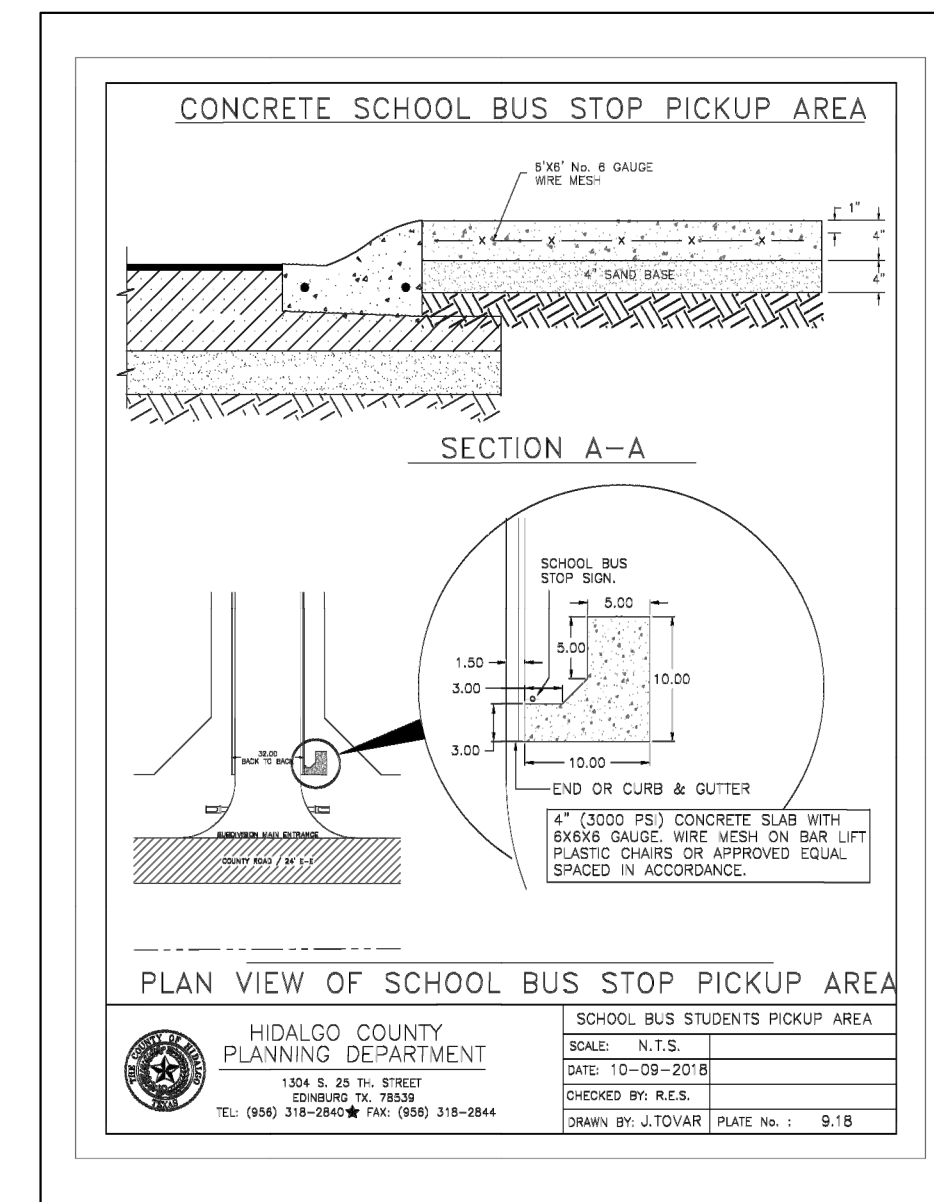
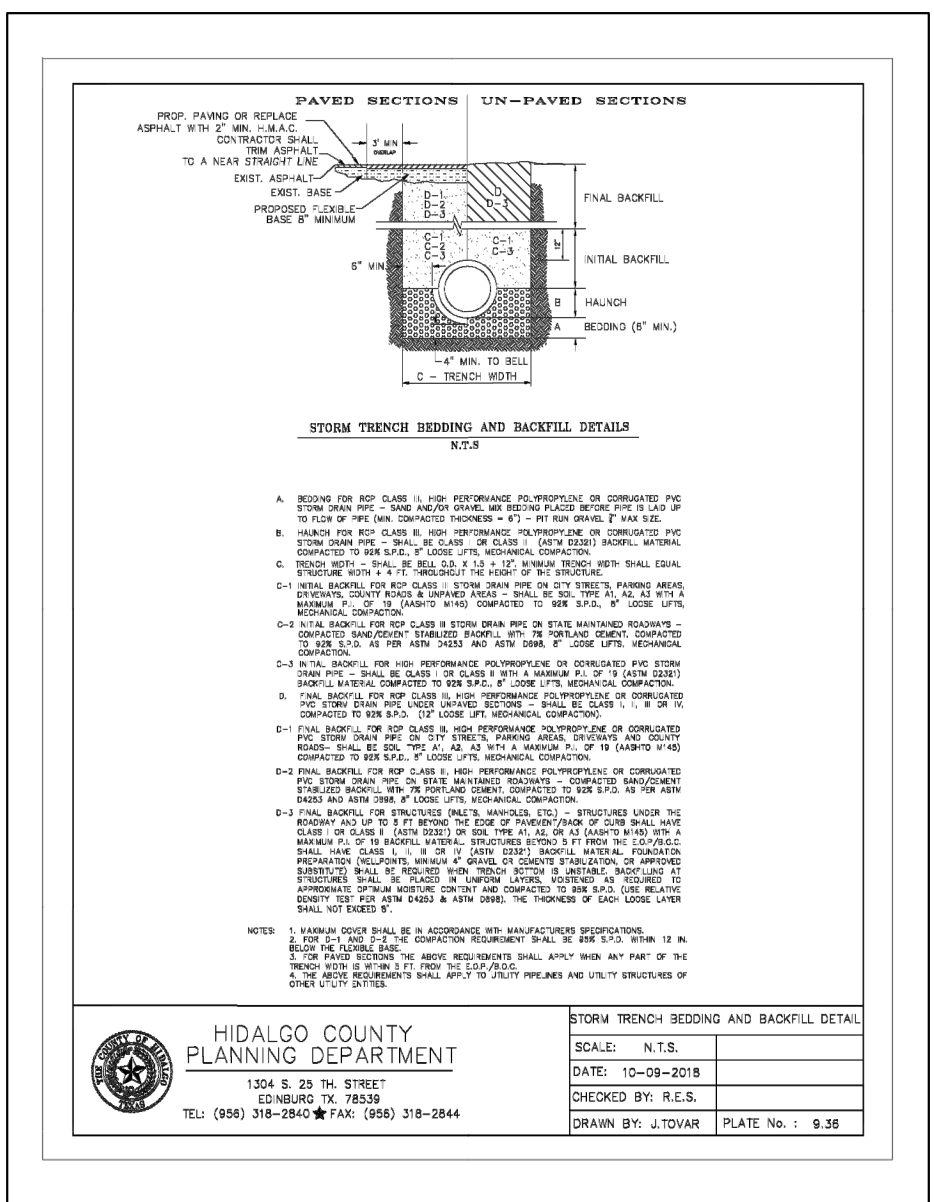
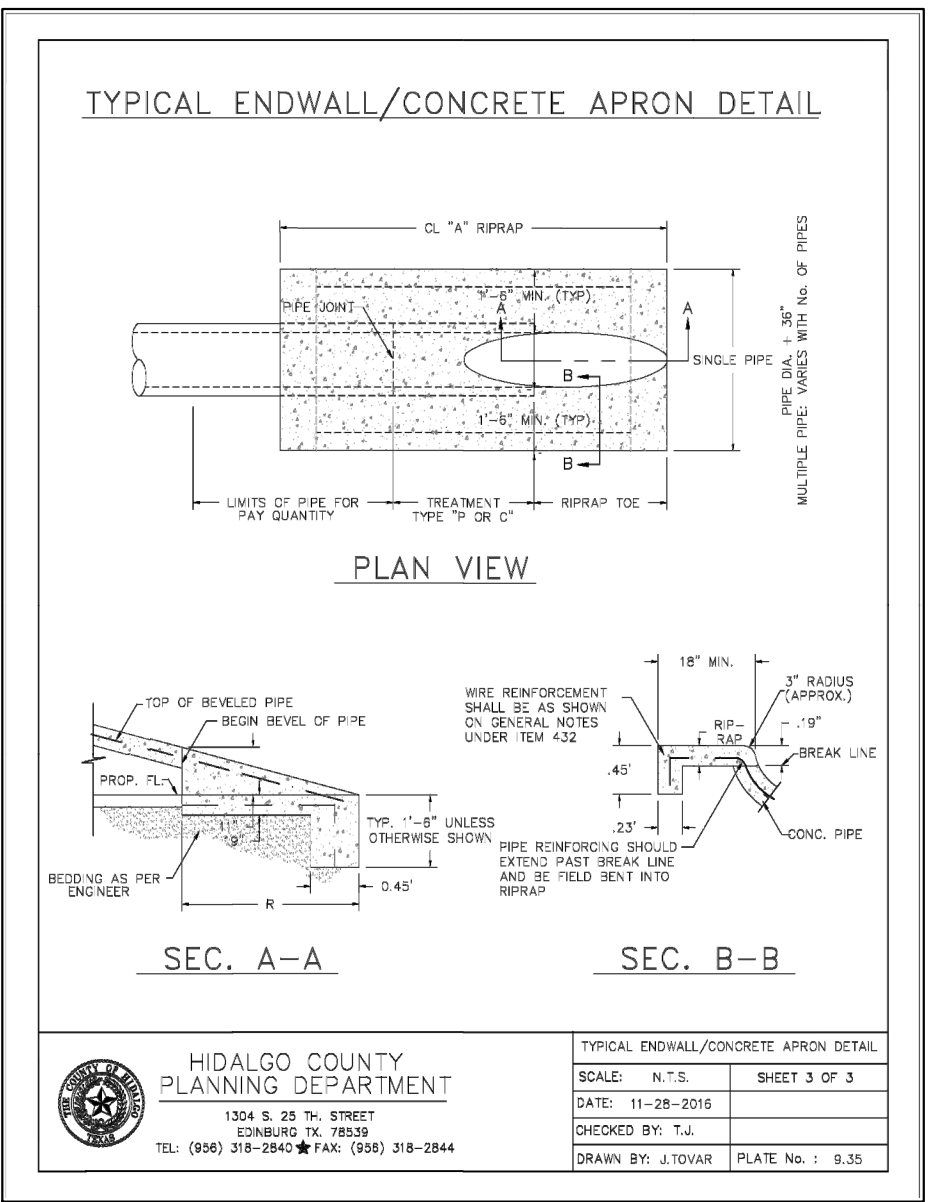
ESTIMATED RIPRAP CL "A" VOLUME (CY)

PIPE DIA.	3:1	4:1	5:1	6:1
12"	.88	1.11	1.24	1.57
15"	.88	1.23	1.49	1.75
18"	1.08	1.36	1.64	1.93
24"	1.28	1.63	1.97	2.32
30"	1.50	1.91	2.32	2.73
36"	1.72	2.21	2.66	3.17
42"	1.95	2.50	3.05	3.60
48"	2.18	2.80	3.42	4.05

RIPRAP TIE LENGTHS

SLOPE	7"	1"
3:1	2'-0"	1'-0"
4:1	2'-8"	2'-4"
5:1	4'-0"	3'-11"
6:1	5'-0"	5'-8"

HIDALGO COUNTY PLANNING DEPARTMENT  
 1324 S. 25 TH STREET  
 EDINBURG, TX 78839  
 TEL: (936) 318-2842 FAX: (936) 318-2844  
 SCALE: N.T.S.  
 DATE: 10-09-2018  
 CHECKED BY: R.E.S.  
 DRAWN BY: J.TOWAR PLATE No.: 9.34



### INDEX TO SHEETS OF HIBISCUS HEIGHTS SUBDIVISION

SHEET	DESCRIPTION
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. No. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE.
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 (TEL) 936-380-5152 (FAX) 936-380-5083

**TYPICAL DETAILS**  
 HIBISCUS HEIGHTS SUBDIVISION  
 HIDALGO COUNTY, TEXAS

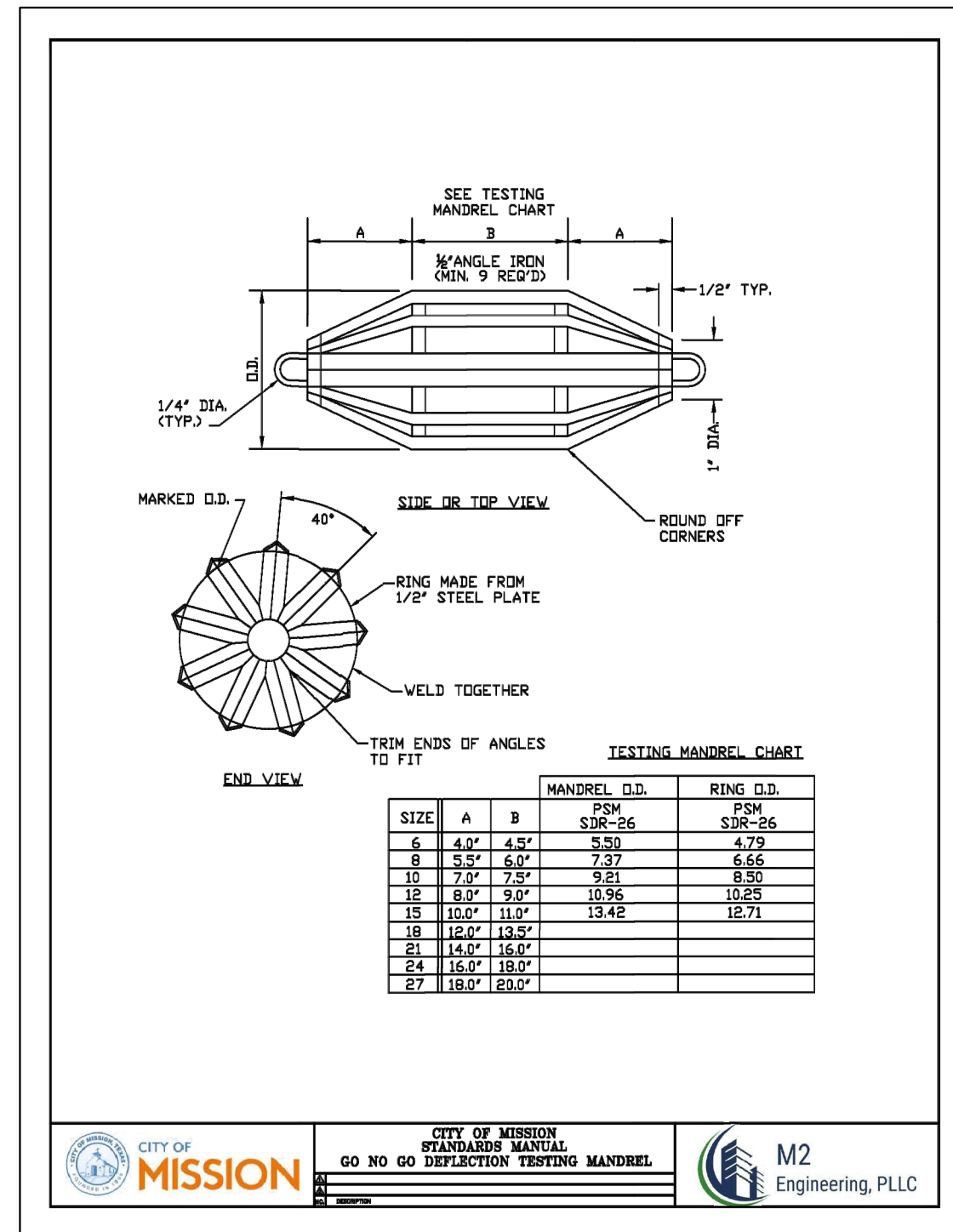
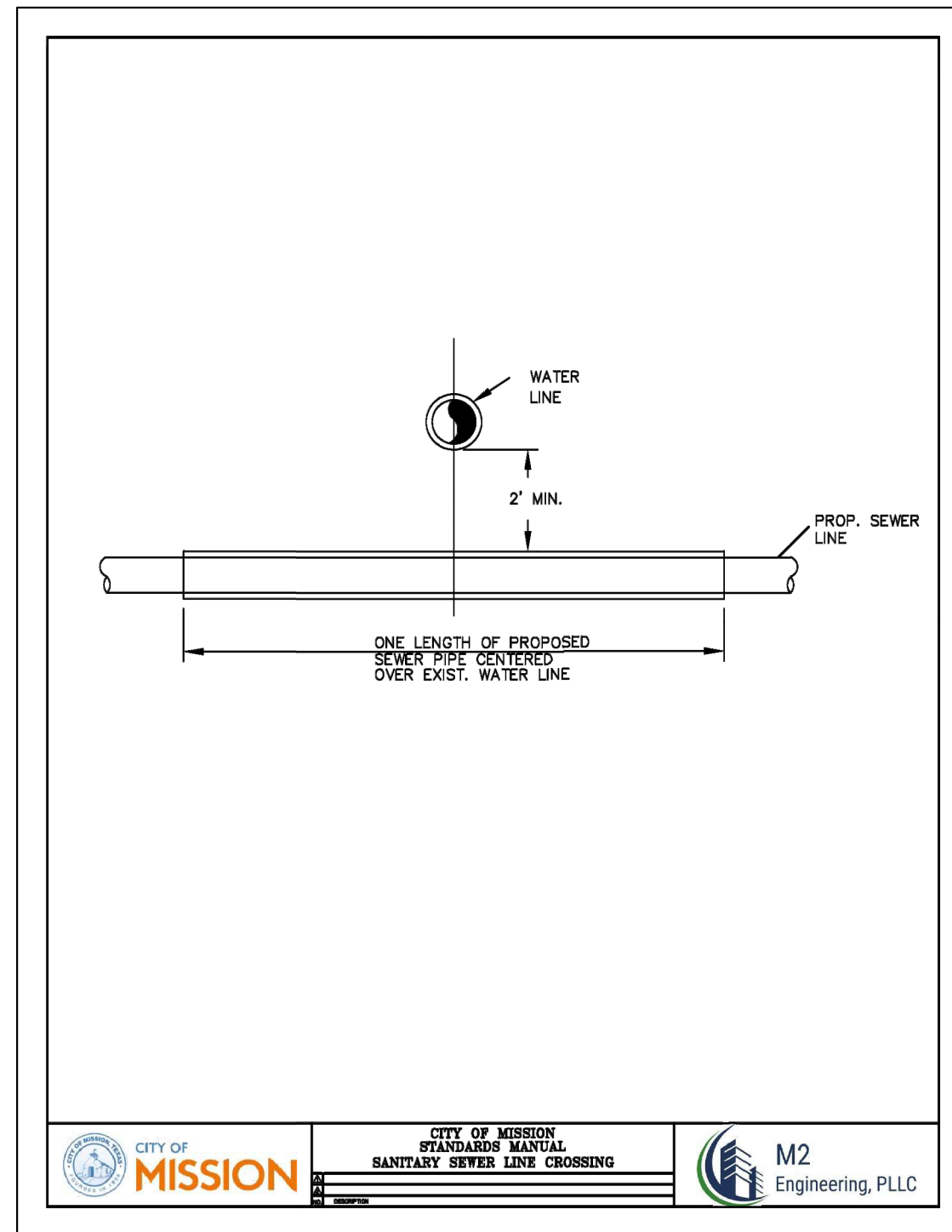
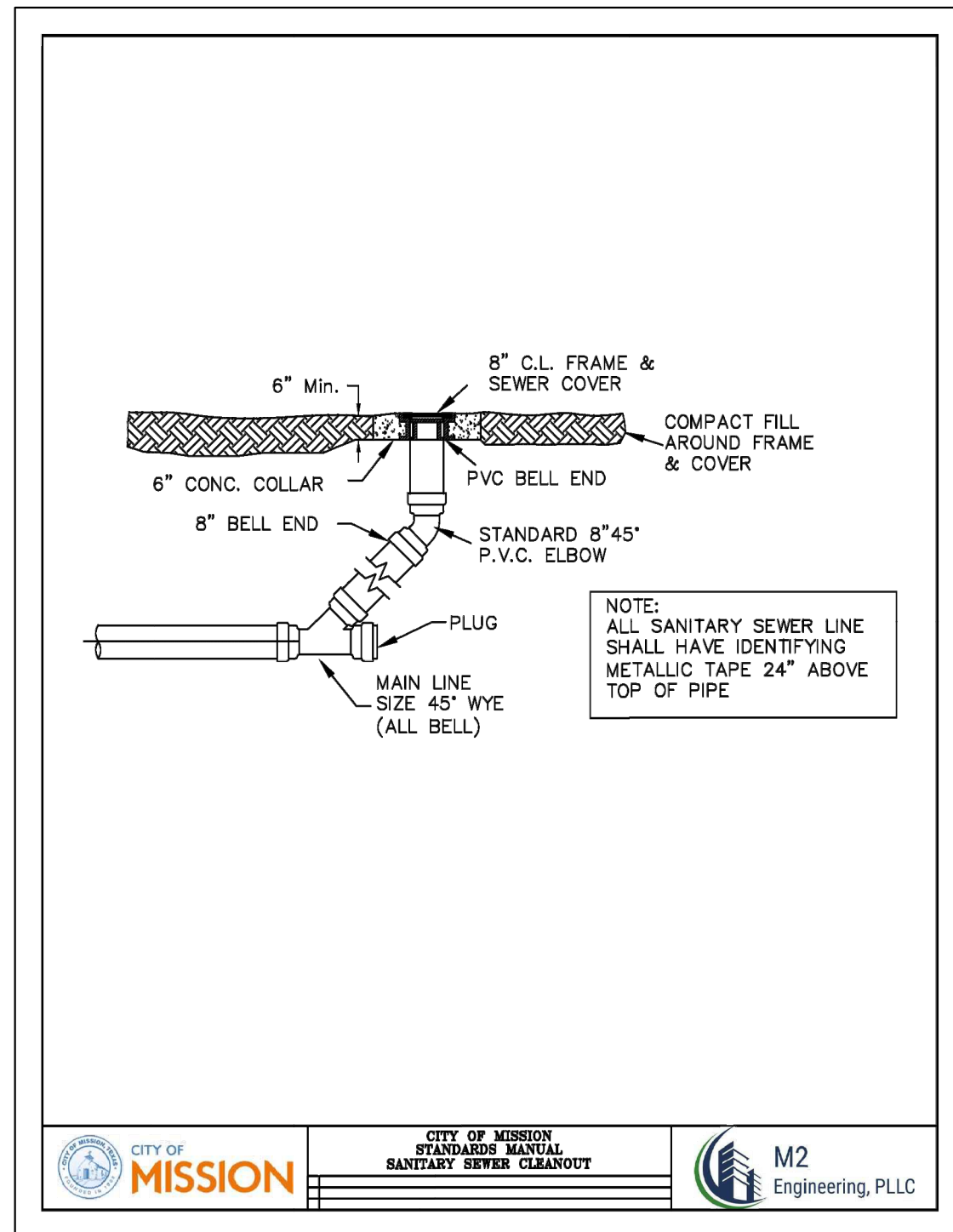
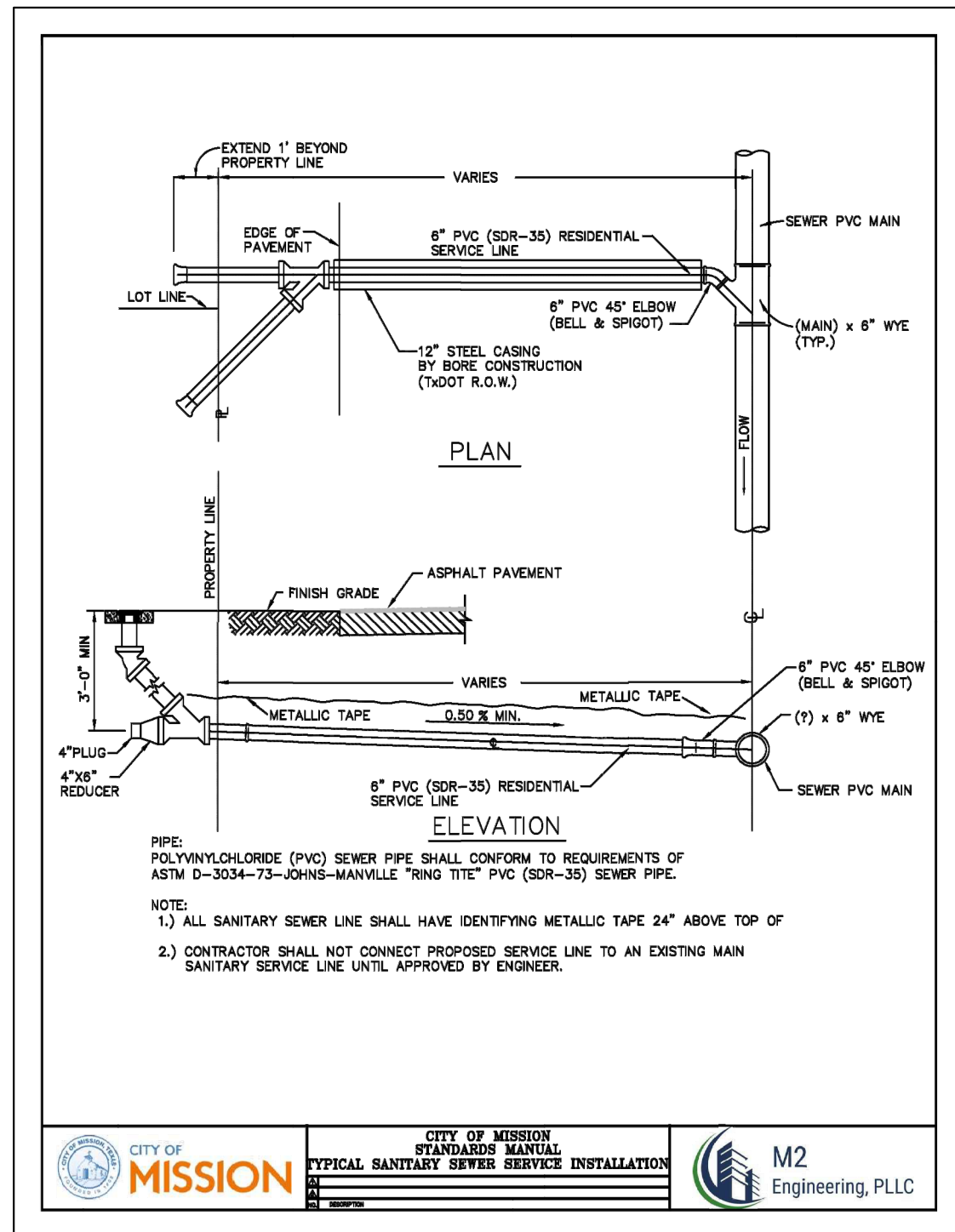
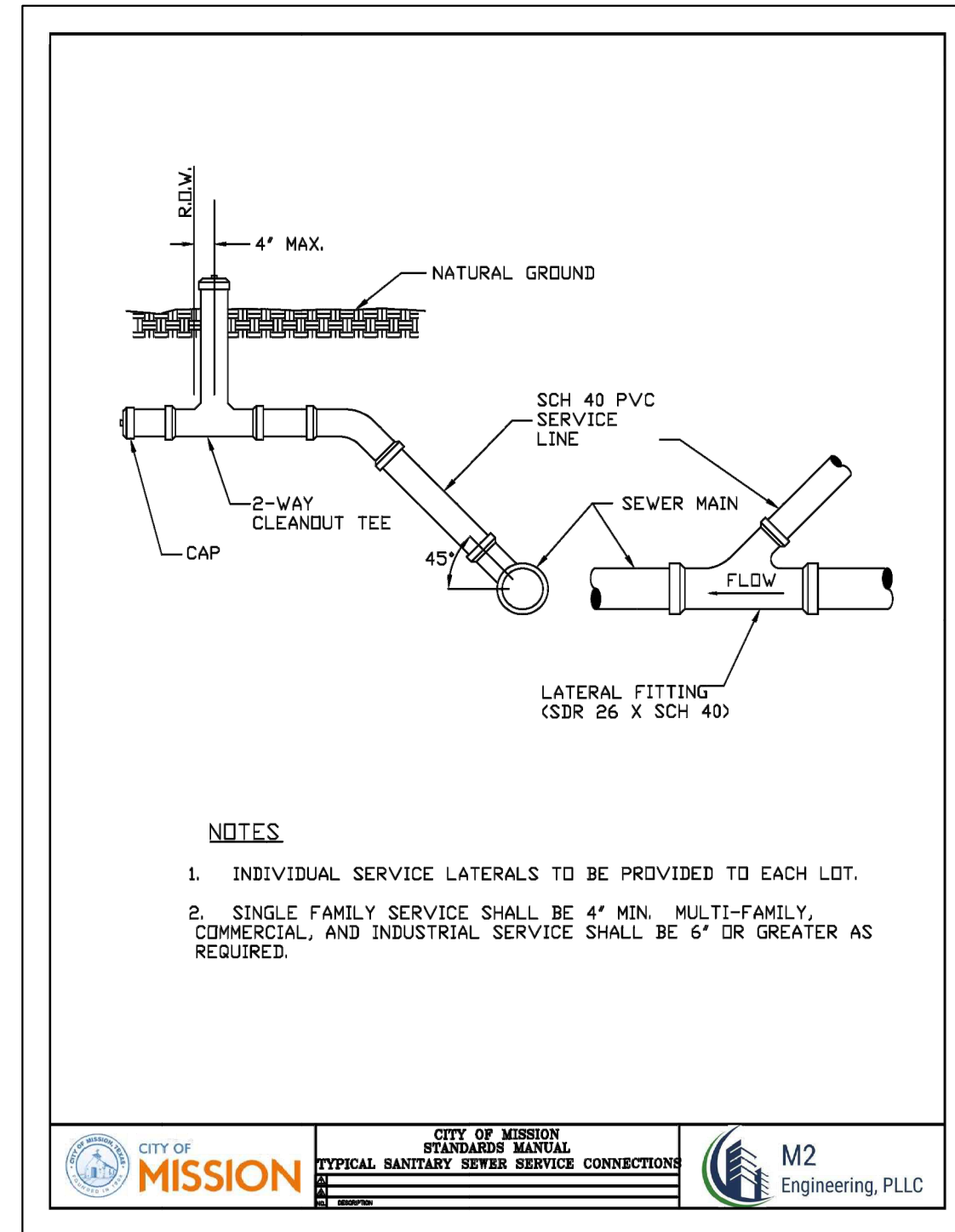
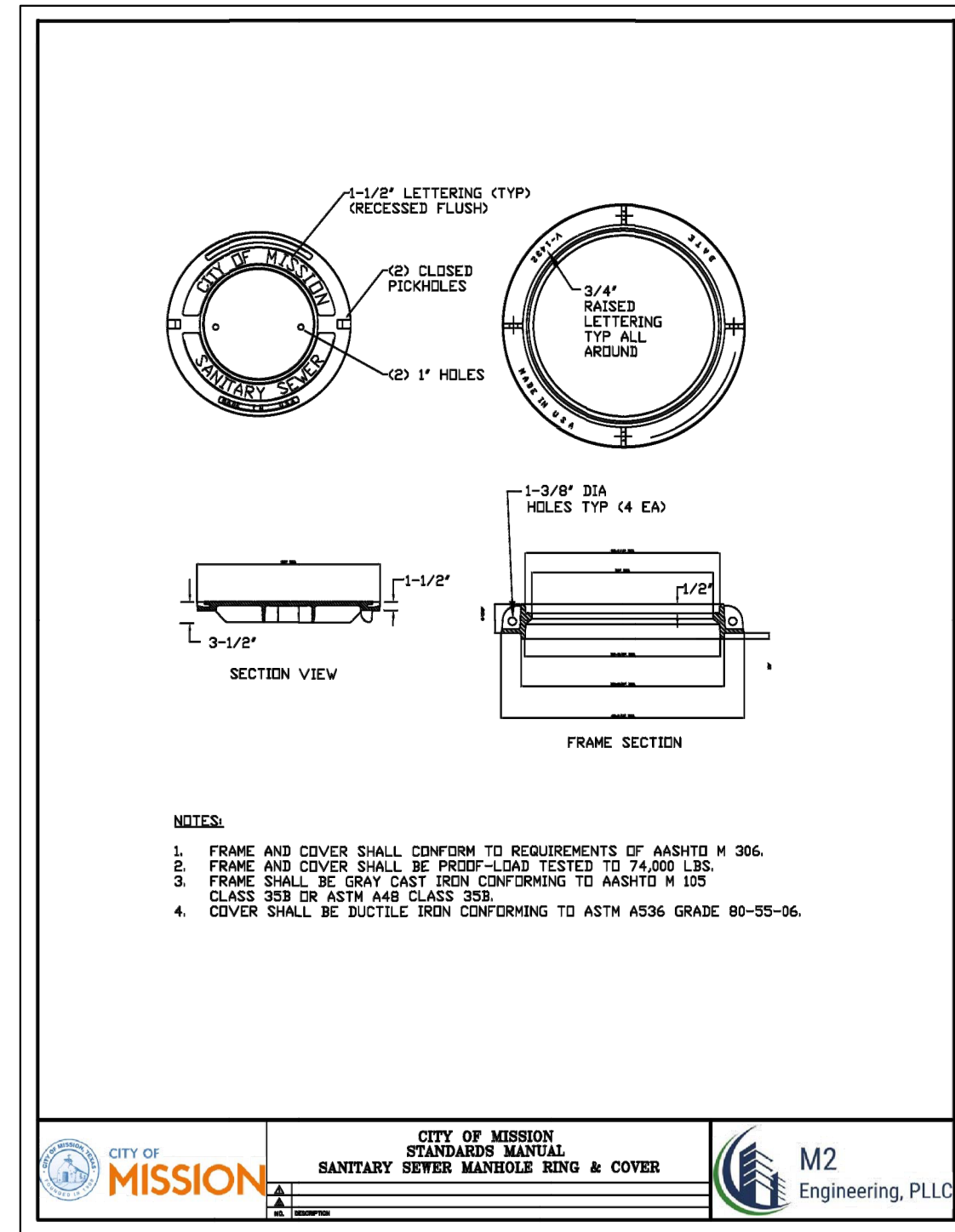
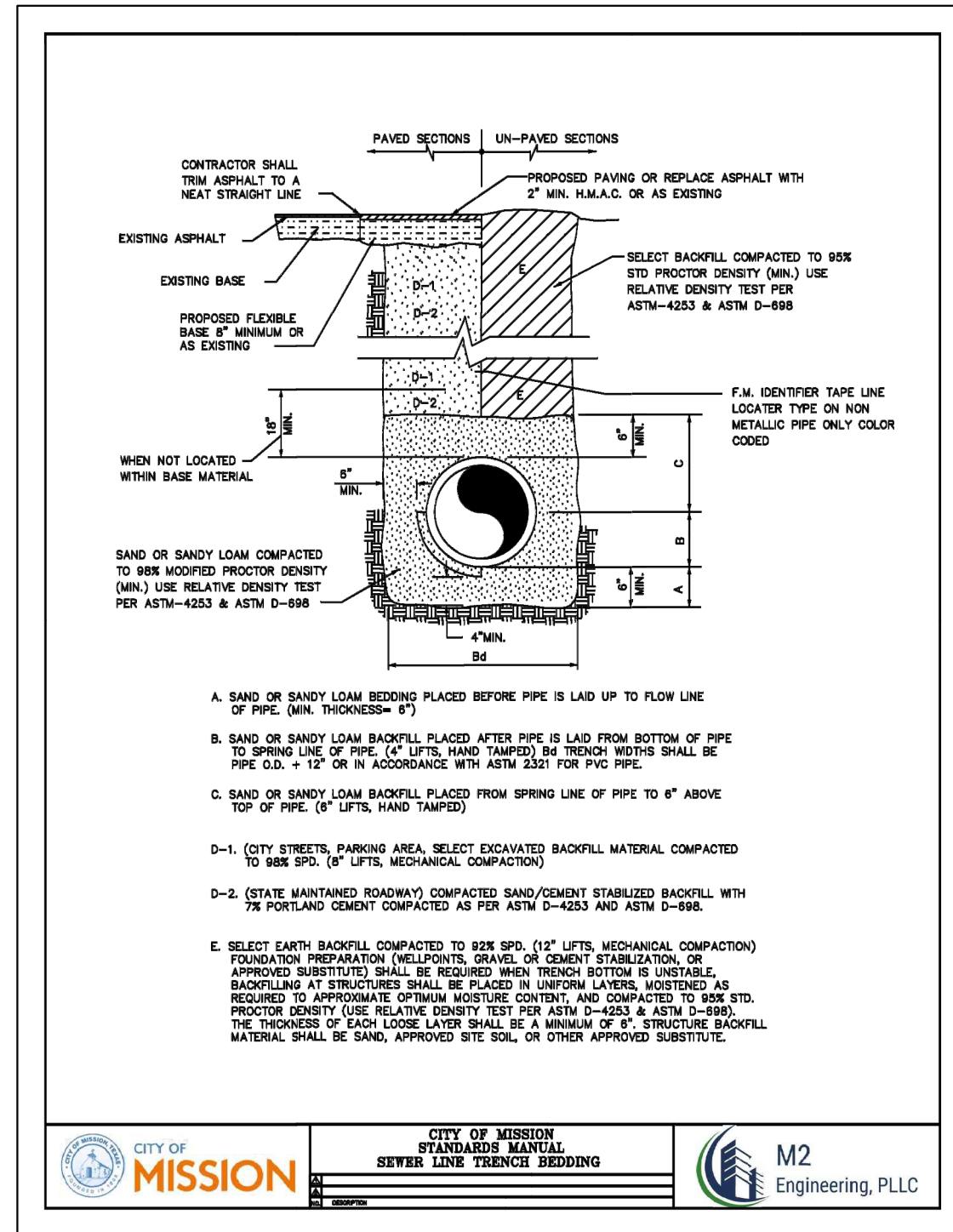
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PROJECT:  
 ENGINEER: IVAN GARCIA P.E. R.P.L.S.  
 SURVEYOR: IVAN GARCIA P.E. R.P.L.S.  
 CHECKED: IVAN GARCIA P.E. R.P.L.S.  
 DRAWN: G.F.  
 SCALE: N.T.S.  
 DATE: SEPTEMBER 12, 2025  
 PROJECT: SUB 24 048  
 REVISIONS:  
 PAGE No.: **5-OF-6**

Y: RDE SUBDIVISIONS 2024/SUB 24 048\_SHT 18 TYPICAL DETAILS.dwg RODELTA 9/24/2025 3:25 PM

Y: RDE SUBDIVISIONS 2024\SUB 24\048 - CG TROSPER\DWG\SUB 24\_048\_SHT 19 TYPICAL DETAILS.dwg RIODelta 9/24/2025 3:20 PM



SIZE	MANDREL O.D.		RING O.D.	
	A	B	SDR 26	SDR 35
6	4.4"	4.4"	5.50	4.79
8	5.5"	6.0"	7.37	6.66
10	7.3"	7.5"	9.61	8.50
12	8.9"	9.0"	10.96	10.56
15	10.0"	11.0"	13.45	12.71
18	12.0"	13.0"	16.40	15.31
21	14.0"	16.0"	19.40	18.31
24	16.0"	18.0"	22.40	21.31
27	18.0"	20.0"	25.40	24.31

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**HIBISCUS HEIGHTS SUBDIVISION**  
**HIDALGO COUNTY, TEXAS**

ENGINEER: IVAN GARCIA P.E. R.P.L.S.  
 SURVEYOR: IVAN GARCIA P.E. R.P.L.S.  
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