



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: 7-07-2026

PROPOSED EMMANUEL HEIGHTS, PRECINCT No. 3.

ENGINEER: NAIN ENGINEERING LLC DEVELOPER: DINAMUS LLC

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE

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

ESTIMATED NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: 3

LOCATION DESCRIPTION: SOUTH OF FM 681, APPROXIMATELY ¼ OF A MILE WEST OF CONWAY ROAD.

SUBDIVISION LIES WITHIN THE:  ETJ OF MISSION

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 6-2-26 PROPERTY LIES WITHIN FLOOD ZONE "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION AND SURFACE RUNOFF WILL DRAIN TO DETENTION AREAS AND DISCHARGE ONTO A TXDOT STORM SEWER SYSTEM.

SEWER SYSTEM:  OSSF

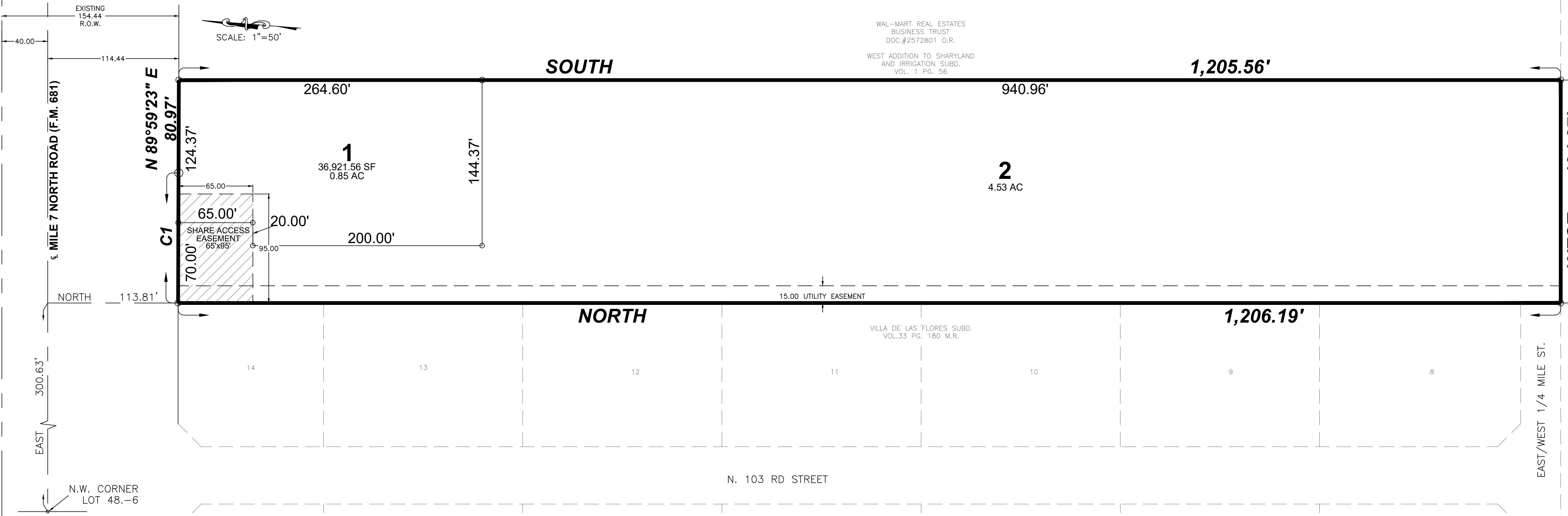
WATER SERVICE PROVIDER: SWSC. LINE SIZE: 12" LOCATION: FM 681

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 NOTES:**
- MINIMUM FINISH FLOOR ELEVATION SHALL BE AT 18" ABOVE THE TOP OF THE CENTER LINE OF MILE 7 ROAD WHEN MEASURED AT THE CENTER FRONT OF ALL THE LOTS. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
  - THIS SUBDIVISION IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN. COMMUNITY-PANEL NUMBER 480334 0290 D, MAP REVISED: JUNE 6, 2000. CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
  - SETBACKS: FRONT SIDE: 50.00 FEET FROM WESTERN ROAD AND MILE 7 NORTH ROAD REAR SETBACK: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER SIDE SETBACK: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
  - GENERAL NOTE FOR COMMERCIAL LOTS: 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.
  - LOT 2 SHALL BE FOR MULTI-FAMILY USES. THE ENGINEER HAS SUBMITTED PLANNING MATERIALS FOR THIS PURPOSE AND NO ALTERATIONS OR CHANGES TO THE APPROVED DESIGN OF THIS MULTI-FAMILY PROPOSAL SHALL BE MADE UNLESS A RE-SUBDIVISION PLAT IS APPROVED BY THE COUNTY FOR SUCH CHANGES. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING LOT.
  - CORNER MARKERS, CONSISTING OF A ONE-HALF (1/2) INCH STEEL ROD 18 INCHES IN LENGTH, WITH PLASTIC CAP, HAVE BEEN DRIVEN FLUSH WITH THE HARD SURFACE TO MARK THE CORNERS OF ALL LOTS.
  - THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS. ---B.M. NO. 1--ELEV. 163.00 TOP FOUND CPS ON THE N.E. CORNER OF THE PROPERTY AT THE EXISTING CENTER LINES MILE 7 ROAD. (NAVD1988) COORDINATE: X=1018050.39 Y=16633957.81

STATE OF TEXAS COUNTY OF HIDALGO  
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION  
DINAMUS LLC AS OWNER OF THE 5.38 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED EMMANUEL HEIGHTS SUBDIVISION HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE OF STREETS, PARK, AND EASEMENTS SHOWN HEREIN.

# EMMANUEL HEIGHTS SUBDIVISION

A 5.38 ACRES TRACT OF LAND OUT OF THE EAST 5.89 ACRES OF LOT 48-6, WEST ADDITION TO SHARYLAND SUBDIVISION, OF PORCIONES 53 TO 57, INCLUSIVE, HIDALGO COUNTY, TEXAS ACCORDING TO THE AMENDED PLAT OR MAP THEREOF RECORDED IN VOLUME 1 PAGE 56, MAP RECORDS OF HIDALGO COUNTY, TEXAS

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT:

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

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

STATE OF TEXAS  
COUNTY OF HIDALGO

I, GUILLERMO A. ARRATIA A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_

**PRELIMINARY**  
REGISTERED PROFESSIONAL ENGINEER  
No. 94001 STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF HIDALGO

I, HOMERO LUIS GUTIERREZ, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION OF THIS SUBDIVISION WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

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

**PRELIMINARY**  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 2791 STATE OF TEXAS



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 TEX. 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 OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

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

DATE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO

UNDER LOCAL GOVERNMENT CODE § 232.028(a)

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

HIDALGO COUNTY JUDGE \_\_\_\_\_ DATE \_\_\_\_\_

HIDALGO COUNTY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

PLANNING & ZONING COMMISSION  
ACKNOWLEDGMENT

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

DATE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

CHAIRMAN \_\_\_\_\_

CITY OF MISSION  
CERTIFICATE OF APPROVAL

UNDER LOCAL GOVERNMENT CODE 212.0115(B) WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF EMMANUEL HEIGHTS SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MISSION.

MAYOR OF CITY OF MISSION \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST: \_\_\_\_\_ CITY SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF TEX  
HIDALGO COUNTY

CERTIFICATE OF PLAT APPROVAL

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF EMMANUEL HEIGHTS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION \_\_\_\_\_ DATE \_\_\_\_\_

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

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

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

RUBI MEGO - MANAGING MEMBER  
DINAMUS LLC, LLC  
300 E. NEWPORT LN  
MCALLEN, TEXAS 78501

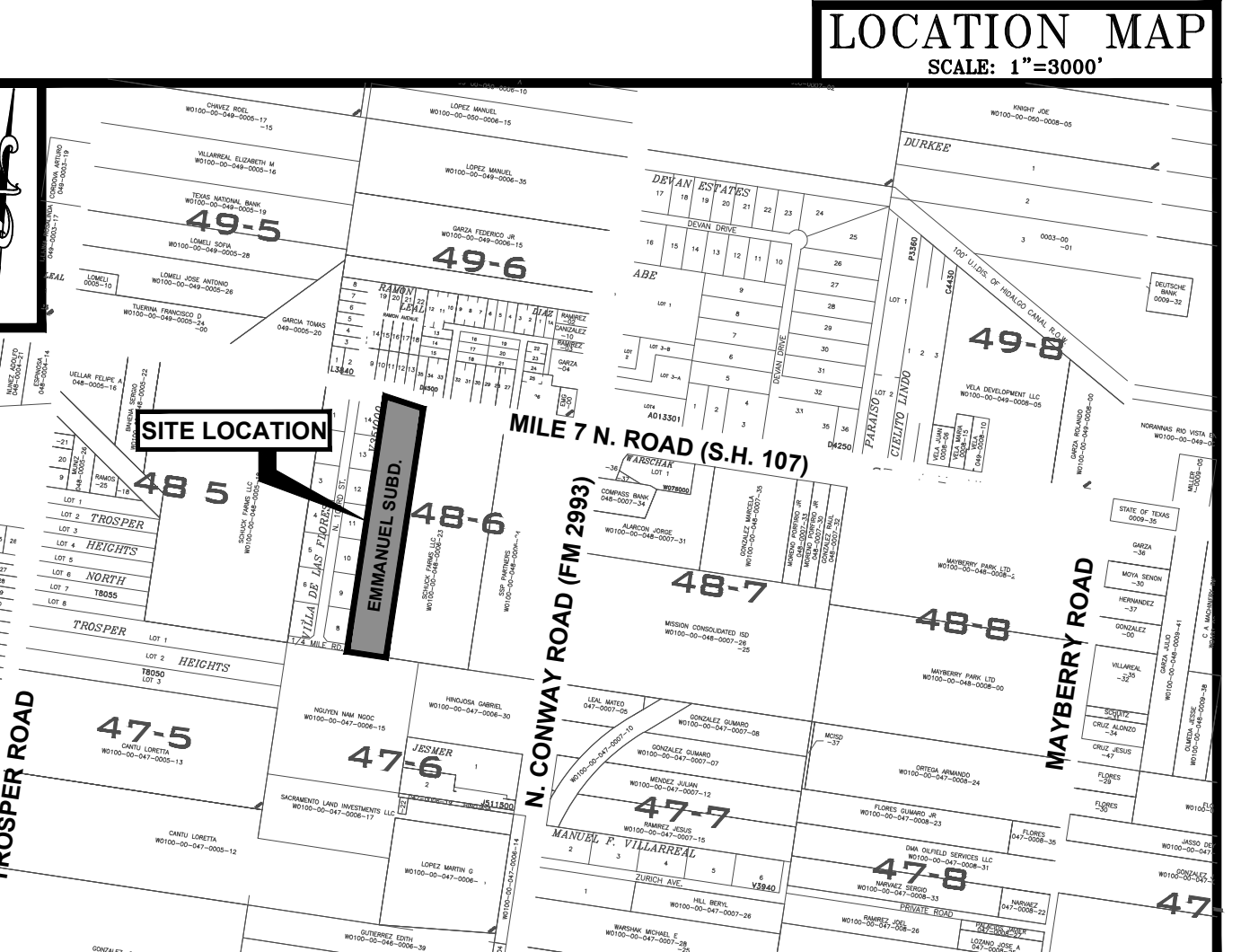
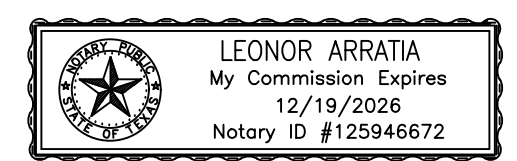
DATE \_\_\_\_\_

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RUBI MEGO KNOWN TO ME TO BE THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:  
EMMANUEL HEIGHTS SUBDIVISION IS LOCATED ON THE SOUTH SIDE OF MILE 7 N. ROAD (S.H. 107) APPROXIMATE 400 FEET WEST OF N. CONWAY ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MISSION ACCORDING TO THE OFFICIAL MAP IN THE OFFICES OF THE SECRETARY OF THE CITY OF MISSION (POPULATION 78,000 - 2020 CENSUS) AND HIDALGO COUNTY PLANNING DEPARTMENT. THIS SUBDIVISION LIES IN THE 2 MILE ETJ OF THE CITY OF MISSION, HIDALGO COUNTY, TEXAS UNDER LOCAL GOVERNMENT CODE 42.02 PRECINCT. No. 3.

SHARYLAND WATER SUPPLY CORPORATION

I CARLOS LIMA, HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR EMMANUEL HEIGHTS SUBDIVISION LOCATED ON THE SOUTH SIDE OF MILE 7 N. ROAD APPROX. 400 FEET WEST OF N. CONWAY AVE., 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 \_\_\_\_\_

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

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON THE HIDALGO COUNTY IRRIGATION DISTRICT NO.16 RIGHT OF WAYS OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER SHOWN OR NOT.

INDEX TO SHEETS OF EMMANUEL HEIGHTS SUBDIVISION

**SHEET 1**  
HEADING; INDEX; LOCATION MAP; AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOT, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY JUDGE CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. NO. 1 CERTIFICATION; AND UNITED IRRIGATION DIST. REVISION NOTES.

**SHEET 2**  
WATER DISTRIBUTION DESIGN; TYPICAL WATER SERVICE CONNECTION; REVISION NOTES; ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; TYPICAL WATER SERVICE CONNECTION DETAILS.

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone
OWNER: RUBI MEGO-MANAGING MEMBER DINAMUS LLC	300 E. NEWPORT LN	MCALLEN, TEXAS 78501	(956) 784-4746
ENGINEER: GUILLERMO A. ARRATIA, P.E.	526 N. 5TH STREET	DONNA, TEXAS 78537	(956) 784-0218
SURVEYOR: HOMERO L. GUTIERREZ R.P.L.S.	2600 SAN DIEGO	MISSION, TEXAS 78572	(956) 583-5479

- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 60,721 CUBIC-FEET (1.19 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DRAINAGE WILL BE ACCOMPLISHED BY STORM SEWER SYSTEM, WILL BE ACCOMPLISHED BY NATURAL PERCOLATION AND ONSITE DRAINAGE DETENTION AREAS. (SEE SHEET NO.2 FOR STORM DRAINAGE IMPROVEMENTS, CONSTRUCTION DETAILS AND DRAINAGE REPORT APPROVED BY HCD01.)
- 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 CONSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- EACH PURCHASED 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.
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
- OSFF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY.
- EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
- OSFF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
- SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCEPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAIN FIELD SYSTEM.
- APPROVED "OSFF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- DINAMUS LLC THE SUBDIVIDER OF EMMANUEL HEIGHTS SUBDIVISION, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO.2 OF THIS PLAT.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25 % SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 31.4.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPROVED AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
- ACCESS EASEMENT SHALL REMAIN FREE AND CLEAR OF ANY OBSTRUCTIONS SO THAT INCOMING AND OUTGOING TRAFFIC MAY TRAVEL FREELY. THE INDIVIDUAL LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PAVING AND DRAINAGE IMPROVEMENTS WITHIN THE ROAD ACCESS EASEMENT WITH HIS RESPECTIVE SECTION.
- NO INDIVIDUAL LOT ACCESS WILL BE ALLOWED FOR LOTS 1 AND 2 FROM MILE 7 NORTH ROAD. A 24 FOOT SHARE DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED BY DEVELOPER BETWEEN LOTS 1 AND 2 TO PROVIDE INGRESS AND EGRESS TO LOTS.
- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO HIDALGO COUNTY IRRIGATION DISTRICT NO. 16, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM HIDALGO COUNTY IRRIGATION DISTRICT NO. 16.
- NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.

**METES AND BOUNDS**

15.427 ACRE TRACT OF LAND OUT OF TRACT 256, BLOCK 146, WEST AND ADAMS TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2 PAGE 34 THROUGHT 37, MAP RECORDS OF HIDALGO COUNTY, TEXAS

COMMENCING AT A HALF (1/2) INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF LOT 45-3, WEST ADDITION TO SHARYLAND, THENCE SOUTH 81 DEGREES 19 MINUTES 00 SECONDS EAST, WITH THE SOUTH LINE OF LOT 45-3, WEST ADDITION TO SHARYLAND, AT 1,280.00 FEET PASS THE SOUTH RIGHT OF WAY LINE OF THE UNITED IRRIGATION DISTRICT CANAL, AT A TOTAL DISTANCE OF 1,200.00 FEET TO THREE-QUARTER (3/4) INCH PIPE FOUND AT THE NORTH LINE OF SAID LOT 45-3, WEST ADDITION TO SHARYLAND FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE NORTH 08 DEGREES 19 MINUTES 00 SECONDS EAST, WITH THE NORTH LINE OF SAID LOT 45-3, WEST ADDITION TO SHARYLAND, A DISTANCE OF 560.00 FEET TO A HALF (1/2) INCH IRON ROD SET AT THE WEST LINE OF THE EDUARDO SUBDIVISION NO. 17, AS PER MAP RECORDED IN INSTRUMENT NUMBER 2962595, MAP RECORDS FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE SOUTH 08 DEGREES 41 MINUTES 00 SECONDS WEST, WITH THE WEST LINE OF SAID EDUARDO SUBDIVISION NO. 17, AT A DISTANCE OF 40.00 FEET PASS THE SOUTH RIGHT OF WAY LINE OF SAID UNITED IRRIGATION DISTRICT CANAL, AT 1,300.00 FEET PASS A HALF (1/2) INCH IRON ROD FOUND AT THE NORTH RIGHT OF WAY LINE OF MILE 8 NORTH ROAD, AT 1,280.00 FEET PASS THE SOUTH RIGHT OF WAY LINE OF THE UNITED IRRIGATION DISTRICT CANAL, AT A TOTAL DISTANCE OF 1,200.00 FEET TO THREE-QUARTER (3/4) INCH PIPE FOUND AT THE NORTH LINE OF SAID LOT 45-3, WEST ADDITION TO SHARYLAND FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE NORTH 81 DEGREES 19 MINUTES 00 SECONDS WEST, WITH THE SOUTH LINE OF SAID LOT 45-3, WEST ADDITION TO SHARYLAND, A DISTANCE OF 560.00 FEET TO THE POINT OF BEGINNING, CONTAINING 15.427 ACRES, MORE OR LESS.

**LEGEND**

- - 1/2" IRON ROD FOUND
- - 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED 4541
- - 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED 4541
- ⊗ - SET 60-D NAIL
- R.O.W. - RIGHT OF WAY
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCING
- S.W.C. - SOUTHWEST CORNER
- ⊗ - LATITUDE AND LONGITUDE COORDINATES

**NAIN ENGINEERING, L.L.C.**  
CONSULTING ENGINEER

526 N. STREET  
DONNA, TEXAS 78537

FIRM No. F - 9050

PH. (956) 784-0218

E-MAIL: NAINENGINEERING@YAHOO.COM

DRAWING DATE: MARCH 16, 2026  
REVISED DATE: \_\_\_\_\_

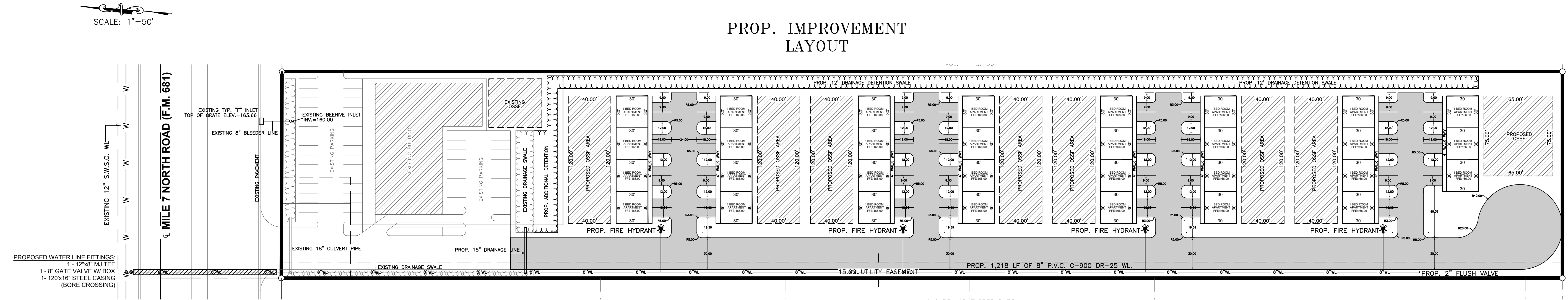
SHEET 1 OF 2

**EMMANUEL HEIGHTS SUBDIVISION**  
 A 5.38 ACRES TRACT OF LAND OUT OF THE EAST 5.89 ACRES OF THE WEST 15 ACRES OF LOT 48-6, WEST ADDITION TO SHARYLAND SUBDIVISION OF PORCIONES 53 TO 57, INCLUSIVE, HIDALGO COUNTY, TEXAS ACCORDING TO THE AMENDED PLAT OR MAP THEREOF RECORDED IN VOLUME 1 PAGE 96, MAP RECORDS OF HIDALGO COUNTY, TEXAS

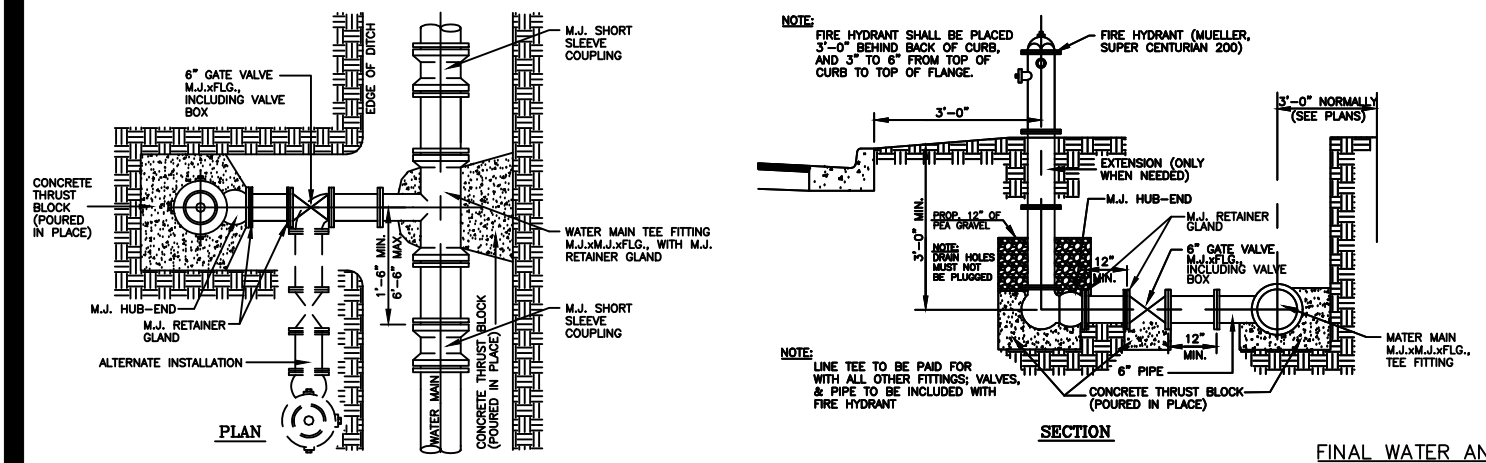
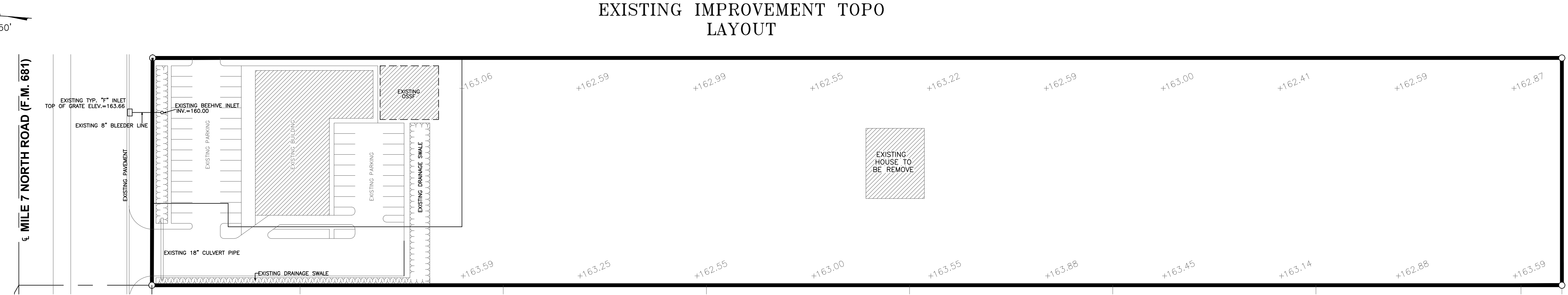
**PROP. WATER DISTRIBUTION DESIGN**

**NAIN ENGINEERING, L.L.C.**  
 FIRM NO. F-19050  
 PH: (956) 784-0218  
 E-MAIL: NAINENGINEERING@YAHOO.COM  
 526 N. STREET  
 DONNA, TEXAS 78537

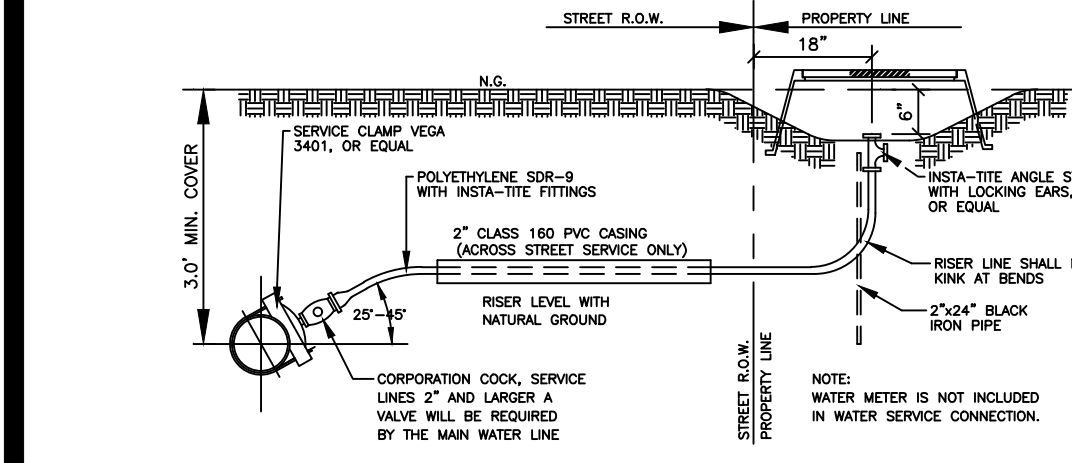
**PROP. IMPROVEMENT LAYOUT**



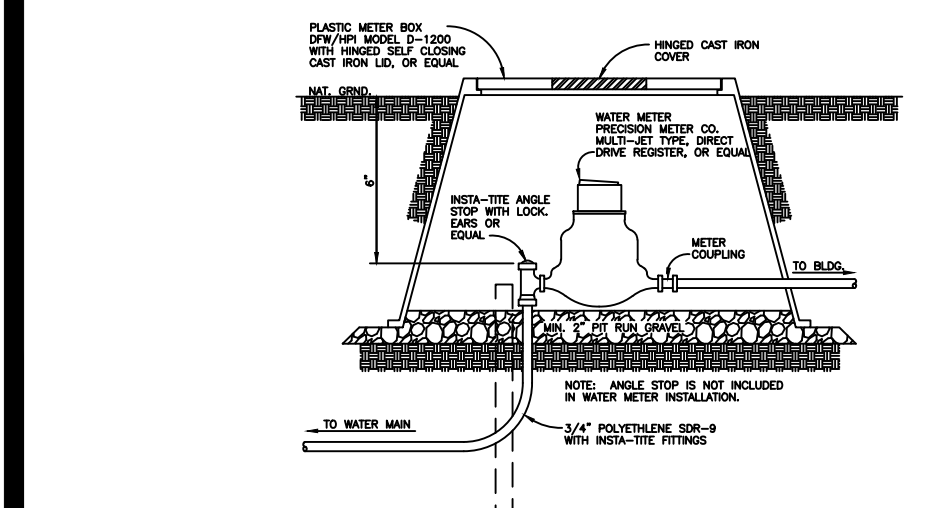
**EXISTING IMPROVEMENT TOPO LAYOUT**



**TYPICAL FIRE HYDRANT INSTALLATION**



**TYPICAL WATER SERVICE CONNECTION ELEVATION**



**TYPICAL WATER METER INSTALLATION**

**FINAL WATER AND SEWER ENGINEERING REPORT**

**WATER SUPPLY, DESCRIPTION, COST, AND OPERABILITY DATA:**  
 EMMANUEL HEIGHTS SUBDIVISION HAS BEEN PROVIDED WITH POTABLE WATER BY SHARYLAND WATER SUPPLY CORPORATION (S.W.S.C.). THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH S.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND S.W.S.C. 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. N.A.W.S.C. HAS ONE EXISTING 8" ALONG THE EAST SIDE OF DEL REY WEST ST. AND ALONG THE NORTH SIDE OF DARA DRIVE.

**WATER DISTRIBUTION FOR THE EMMANUEL HEIGHTS SUBDIVISION CONSISTS OF ONE DUAL 1" WATER SERVICE LINE WITH A 3/4" WATER METER CONNECTION. THERE IS ONE EXISTING FILLING STATION (FIRE HYDRANT PAINTED BLACK). THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.**

**SEWAGE FACILITIES DESCRIPTION, COST AND OPERABILITY DATA:**  
 SEWAGE FROM EMMANUEL HEIGHTS SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES (OSSF) CONSISTING OF A SPECIAL SEPTIC TANK AND A DRAIN FIELD DESIGN FOR MULTIFAMILY USE. A CERTIFICATE SANITARIAN HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENTS DRAIN FIELD.

**EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A SANDY LOAM SOIL FOR THE AREA. THE SOIL IS A HIDALGO FINE SANDY LOAM (25); HYDROLOGIC GROUP B. -HIDALGO SANDY CLAY LOAM (28); HYDROLOGIC GROUP B. -WILLACY FINE SANDY LOAM (70); HYDROLOGIC GROUP B EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.**

**THERE IS AN EXISTING SEPTIC FACILITY ON THE LOT WHICH WILL BE UPGRADED TO MULTIFAMILY USE. A SPECIAL OSSF DESIGN WILL BE REQUIRED TO BE APPROVED BY THE HEALTH DEPT. OSSF UPGRADE WILL BE INSTALLED AT BUILDING PERMIT.**

**ENGINEER CERTIFICATION:**  
 BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COST TO INSTALL THE WATER DISTRIBUTION SYSTEM AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - ARE EXISTING AND WILL BE UPGRADED TO A 1" METER AT BUILDING PERMIT STAGE.  
 SEWAGE FACILITIES - SEPTIC SYSTEM WILL BE UPGRADED TO MULTIFAMILY USE AT BUILDING PERMIT STAGE.

GUILLERMO A. ARRATIA, P.E.  
 REGISTER NO. 94001



**PROVISIÓN DE AGUA, DESCRIPCIÓN, GASTOS Y FECHAS DE INICIO**

EMMANUEL HEIGHTS SUBDIVISION HA SIDO PROVEIDA DE AGUA POTABLE POR SHARYLAND WATER SUPPLY CORPORATION (S.W.S.C.). S.W.S.C. TIENE UNA LINEA DE AGUA DE 8 PULGADAS DE DIÁMETRO A LADO ESTE DE LA CALLE DEL REY WEST Y OTRA LINEA DE 8 PULGADAS DE DIÁMETRO AL LADO NORTE DE LA CALLE DARA DRIVE.

LA DISTRIBUCIÓN DE AGUA PARA UBI ESTADOS SUBDIVISION CONSISTE DE UNA LINEA DE SERVICIO DE 1 PULGADA CON UNA CONEXIÓN AUN MEDIDA DE AGUA DE 3/4". HAY UN HIDRANTE PINTADO EN COLOR NEGRO EXISTENTE EN LA ESQUINA NORESTE DE LA PROPIEDAD. EL SISTEMA DE AGUA ESTARÁ EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

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

SE INSTALARÁ UNA FOSA SÉPTICA CON DISEÑO ESPECIAL PARA UN DISEÑO PARA USO DE APARTAMENTOS. ESTA FOSA SÉPTICA CONSISTE DE UN TANQUE SÉPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. UN EVALUADOR DE SUELO Y INSTALADOR AUTORIZADO POR EL ESTADO HA EVALUADO EL ÁREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS FOSAS SÉPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.

CADA LOTE EN LA SUBDIVISION MIDE MEDIO ACRE. EL TERRENO ES UNIFORME (TERRENO ARCILLOSO Y SUELO FRANCO) Y SE EXTIENDE A 36 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MAS ARRIBA DE LO MAS BAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA AREA FLUYE BEN.

EXISTE UN SISTEMA DE FOSAS STANDARD PARA USO RESIDENCIAL CUAL SE VA INCREMENTAR EL DISEÑO PARA USO DE APARTAMENTOS. UN DISEÑO CON EL SISTEMA SE TENDRA QUE REVISAR Y APROVAR POR EL DEPARTAMENTO DE SALUBRIDAD.

**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 (CÓDIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

AGUA: EL SISTEMA/SERVICIO DE AGUA EXISTEN EN LA PROPIEDAD Y SERA UN INCREMENTO DE UNA PULGADA EN LA ETAPA DE OBTENER UN PERMISO DE CONSTRUCCION

DRENAJE: EL SISTEMA DE FOSAS EXISTING Y SERA UN INCREMENTAR PARA UN SISTEMA DE FOSAS PARA USO DE APARTAMENTOS

GUILLERMO A. ARRATIA, P.E.  
 REGISTER NO. 94001

**DRAINAGE For EMMANUEL SUBDIVISION**

- PROJECT LOCATION**  
 A 5.38 acre tract of land out of the east 5.89 acres of the west 15 acres of Lot 48-6, West Addition to Sharyland, according to the map recorded in volume 1, page 56, Map Records, Hidalgo County, Texas, and is located on the south side of Mile 7 North Road (S H 107), 400 feet west of N. Conway road. This property is located within the 2 mile ETJ of the city limits of Mission. (Refer to Exhibit B).
- FLOOD PLAIN**  
 The subject tract lies in Zone "X", Areas Determined to be outside 500 year flood plain, F.E.M.A.-F.I.R.M. Map No. 480334 0290 D, Map Revised: June 6, 2000. (Refer to Exhibit C).
- SOIL CONDITIONS**  
 A review of the Soil Survey of Hidalgo County indicates the subject tract lies in an area of predominantly Berman (3) Hidalgo (30) sandy clay loam soil that has a poor low shrink-swell potential and is listed in Hydrologic Group B. (Refer to exhibit D).
- EXISTING CONDITIONS**  
 The subject tract is currently developed. The existing terrain has a grade of approximately (0.01%). Existing runoff (4.19 cfs) from the site is by form of sheet flow runs towards the east side of this tract.
- PROPOSED CONDITIONS**  
 The proposed conditions for this subject tract is for 2 lots, Lot 1 is for commercial use (existing condition). Lot 2 is for multi-family use (proposed condition). The storm runoff after development will be increase 32.11 cfs for a total 36.3 cfs. I have calculated that 60,721 cf of storm runoff for a 50 year design frequency and will be detained within the property by a proposed detention areas, and outfalling into an existing curb inlet located on the south side of S H 107 owned by TxDOT. There is an existing 8 inch PVC from connected to this inlet on the existing detention areas for Lot 1.

GUILLERMO A. ARRATIA, P.E.  
 P.E. REGISTERED NUMBER 94001



**SUBDIVIDER CERTIFICATION:**  
 I, BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

**SUBDIVIDER STATEMENT:**  
 I, I RUBI MEGO, SUBDIVIDER OF EMMANUEL HEIGHTS SUBDIVISION HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE WITH HIDALGO COUNTY HEALTH DEPARTMENT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY AND QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE REQUIRED BY STATE AND COUNTY REGULATIONS.

RUBI MEGO  
 300 E. NEWPORT LN.  
 MCALLEN, TEXAS 78501

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RUBI MEGO KNOWN TO ME TO BE THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

