



HIDALGO COUNTY PLANNING DEPARTMENT

2818 S. BUSINESS HWY 281
EDINBURG TEXAS 78539
Tel. 956-318-2840 Fax. 956-318-2844

T.J. Arredondo
Director of Planning

HIDALGO COUNTY COMMISSIONERS COURT MEETING DATE: 5-30-2023

PROPOSED DE LEON ZAMORA SUBDIVISION, PRECINCT No. 3.

ENGINEER URBAN INFRASTRUCTURE, INC DEVELOPER: JOSE DE LEON

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 24 *SINGLE FAMILY *MULTI-FAMILY 2 COMMERCIAL INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: 6

FILLING STATIONS: 2

LOCATION DESCRIPTION: WEST SIDE OF SH 107, APPROXIMATELY 1/2 OF MILE NORTH OF MILE 3 NORTH ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF CITY OF MISSION

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 10-14-2022 PROPERTY LIES WITHIN FLOOD ZONE: "C" & "A" AS PER FEMA.

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

ROAD R.O.W. DEDICATION: NO DEDICATION

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 1-20-2023 BY, PRECINCT 3 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 1-24-2023 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: SEWER CITY OF MISSION. LINE SIZE: 8" LOCATION: SH 107

WATER SERVICE PROVIDER: S.W.S.C. LINE SIZE: 12" LOCATION: SH 107.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 1-13-2023: BY ENVIRONMENTAL COMPLIANCE COORDINATOR

LARGE CONSTRUCTION

The applicant has submitted the required NOI as per Part II, Section E of the TPDES General Permit for Construction Activities (TXR150000) along with a copy of the Erosion Control Plan for the proposed Project.

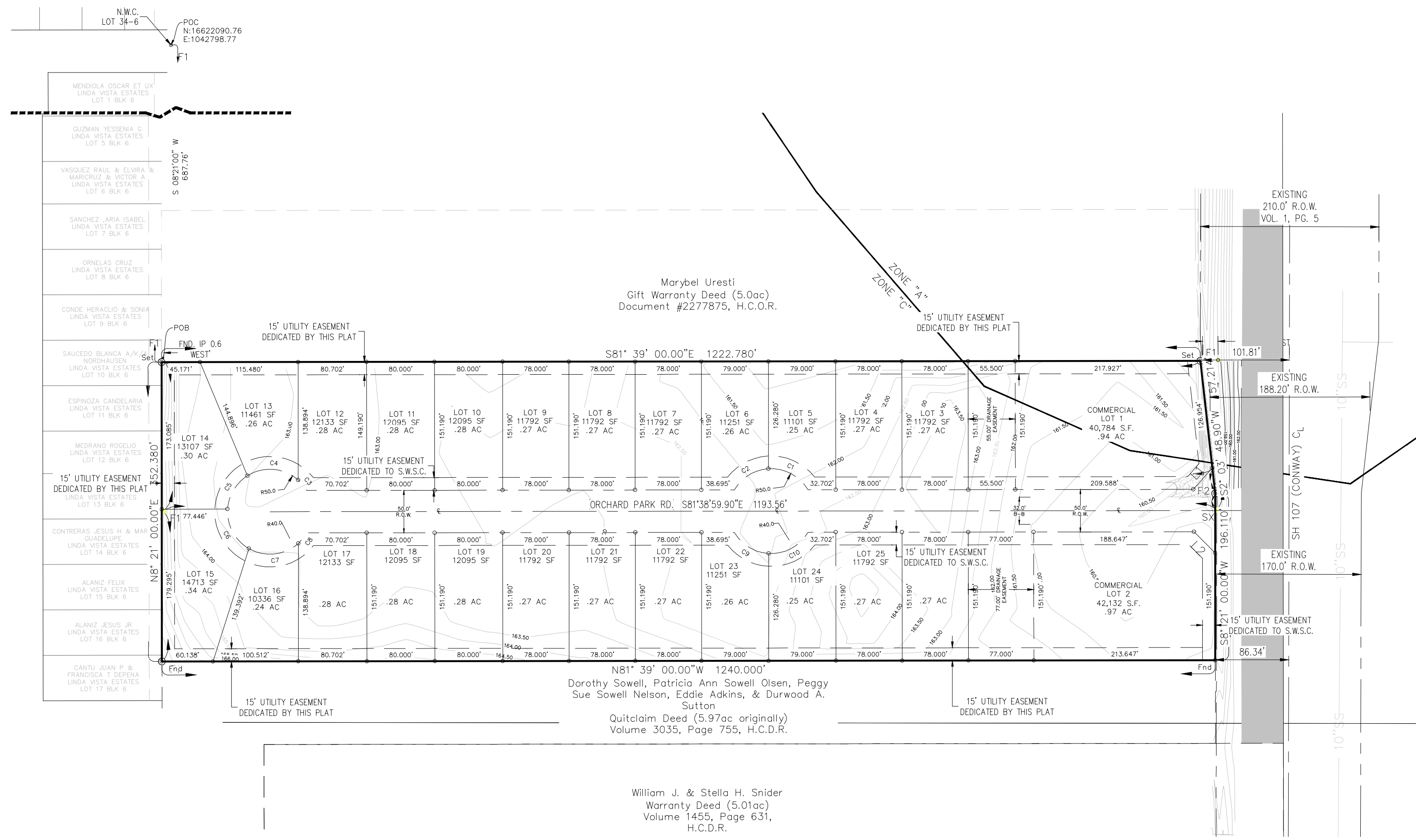
PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: N/A

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.

*



LEGEND

- 1/2" Iron Rod Set (with cap stamped 2791)
- 1/2" Iron Rod Found
- ◆ Benchmark
- Property Line
- X- Chain Link Fence
- Lot Line
- - - Easement

NOTE: UNLESS NOTED, 1/2" DIA. IRON RODS SET AT ALL LOT CORNERS.

Parcel Line Table

Line #	Length	Elevation
L1	33.46	N30° 00' 00" 46.34%
L2	35.36	N30° 38' 58.90% W

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	55.36	50.00	63.44	55° 27' 04" E	52.57
C2	49.36	50.00	56.56	N66° 37' 56" E	47.38
C3	15.92	50.00	18.24	S30° 46' 10" E	15.85
C4	64.27	50.00	73.64	N76° 42' 41" W	59.93
C5	47.61	50.00	54.56	S39° 11' 19" W	45.83
C6	55.65	50.00	63.78	S19° 58' 37" E	52.83
C7	62.44	50.00	71.55	S81° 38' 16" E	58.46
C8	15.92	50.00	18.24	N47° 28' 10" E	15.85
C9	49.36	50.00	56.56	S49° 55' 56" E	47.38
C10	55.36	50.00	63.44	N70° 04' 04" E	52.57

PLAT NOTES:

- FLOOD ZONE DESIGNATION: ZONE "C" & ZONE "A". ZONE "C" AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN COMMUNITY PANEL NO. 480334 0400 C EFFECTIVE DATE: NOVEMBER 16, 1982. ZONE "A" COMMUNITY PANEL NO. 480334 0400 C EFFECTIVE DATE: NOVEMBER 16, 1982. AREAS WITH A 1% ANNUAL CHANCE OF FLOODING AND A 26% CHANCE OF FLOODING OVER THE LIFE OF A 30-YEAR MORTGAGE, RESPECTIVELY. FLOOD ZONE HAS BEEN REMOVED AS A SPECIAL FLOOD HAZARD AREA DETERMINED BY LETTER OF MAP REVISION BASED ON FILL CASE NUMBER: 23-08-1054P.
- MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS: FRONT: 25.00 FEET OR EASEMENT WIDTH, WHICHEVER IS GREATER. REAR: 15.00 FEET OR EASEMENT WIDTH, WHICHEVER IS GREATER. SIDE: 6.00 FEET OR EASEMENT WIDTH, WHICHEVER IS GREATER. GARAGE: 15.00 FEET OR EASEMENT WIDTH, WHICHEVER IS GREATER. CUL-DE-SAC: 6.00 FEET OR EASEMENT WIDTH, WHICHEVER IS GREATER.
- LOT 1 AND LOT 2 SHALL BE FOR COMMERCIAL USE ONLY. LOTS 3-23 WILL BE FOR RESIDENTIAL MULTI-FAMILY USE. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS. A BUFFER FENCE IS REQUIRED TO BE INSTALLED BY DEVELOPER ALONG ALL ADJUTING RESIDENTIAL LOTS. APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 163.00, OR 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: B.M. 1 - FOUND IRON ROD, N: 1662133.32, E: 1043911.43, ELEVATION: 159.90. B.M. 2 - "X" CUT ON CONCRETE DRIVE N: 1662133.32, E: 1043911.43.
- 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.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO.1 AND THE CITY OF MISSION REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DEVIATE A TOTAL OF 70,000 CUBIC FEET OF STORM WATER RUNOFF.
- 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.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- LOTS 1 & 2 SHALL NOT HAVE DIRECT ACCESS TO FM 107, ACCESS SHALL BE BY ORCHARD PARK ROAD.
- CLEARANCES FOR WATER METERS: ONLY FOR LOTS BEING 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.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE OBTAINED 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 IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
- 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 3.1.4.
- 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 CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSSP PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
- OWNERS OF COMMERCIAL LOTS 1 AND 2 SHALL BE RESPONSIBLE FOR THE OWNERSHIP AND MAINTENANCE FOR THEIR RESPECTIVE EASEMENTS.

STATE OF TEXAS
COUNTY OF HIDALGO
OWNERS DEDICATION, CERTIFICATION, AND ATTESTATION

I, JOSE A. DE LEON AS OWNER OF THE 5.0 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED DE LEON-ZAMORA SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, 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 CONNECTIONS TO THE LOT(S) MEET OR WILL MEET MINIMUM STATE STANDARDS.
- (B) SANITARY SEWER CONNECTIONS TO THE LOT(S) OR SEPTIC TANKS MEET OR WILL MEET MINIMUM STATE STANDARDS.
- (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOT(S) MEET OR WILL MEET MINIMUM STATE STANDARDS.
- (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOT(S) MEET OR WILL MEET MINIMUM STATE STANDARDS.

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

BY: JOSE A. DE LEON DATE
114 WAGON TRAIL RD.
MISSION, TX 78573

STATE OF TEXAS
COUNTY OF HIDALGO
OWNERS DEDICATION, CERTIFICATION, AND ATTESTATION

I, ERIK ZAMORA AS OWNER OF THE 5.0 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED DE LEON-ZAMORA SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, 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 CONNECTIONS TO THE LOT(S) MEET OR WILL MEET MINIMUM STATE STANDARDS.
- (B) SANITARY SEWER CONNECTIONS TO THE LOT(S) OR SEPTIC TANKS MEET OR WILL MEET MINIMUM STATE STANDARDS.
- (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOT(S) MEET OR WILL MEET MINIMUM STATE STANDARDS.
- (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOT(S) MEET OR WILL MEET MINIMUM STATE STANDARDS.

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

BY: ERIK ZAMORA DATE
1113 NIGHTINGALE AVE.
MCALLEN, TX 78501

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOSE A. DE LEON KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

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

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ERIK ZAMORA KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

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

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, 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 UNITED IRRIGATION DISTRICT.

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.

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 UNITED IRRIGATION DISTRICT RIGHTS OF WAYS OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER SHOWN OR NOT.

ATTEST: _____ PRESIDENT _____ SECRETARY

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF MISSION MAYORS CERTIFICATION

I, THE UNDERSIGNED, MAYOR OF THE CITY OF MISSION, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR, CITY OF MISSION DATE

STATE OF TEXAS
COUNTY OF HIDALGO

CERTIFICATION BY THE CHAIRMAN OF THE COMMISSION

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSION, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CHAIRMAN, PLANNING AND ZONING COMMISSION DATE

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 THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
TRAIL E. SESIN, P.E., C.F.M.
GENERAL MANAGER DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

CRAIG A. GONZALEZ
LICENSED PROFESSIONAL ENGINEER No. 99268
FIRM NO. F-13094
03/08/2023 DATE

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

WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF DE LEON-ZAMORA SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____

HIDALGO COUNTY JUDGE DATE

HIDALGO COUNTY CLERK DATE

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
HIDALGO COUNTY HEALTH DEPARTMENT

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF DE LEON-ZAMORA SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____ DAY OF _____, 20____.

ENVIRONMENTAL HEALTH DIVISION MANAGER

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

ON _____ AT _____ A.M./P.M.
INSTRUMENT NUMBER _____

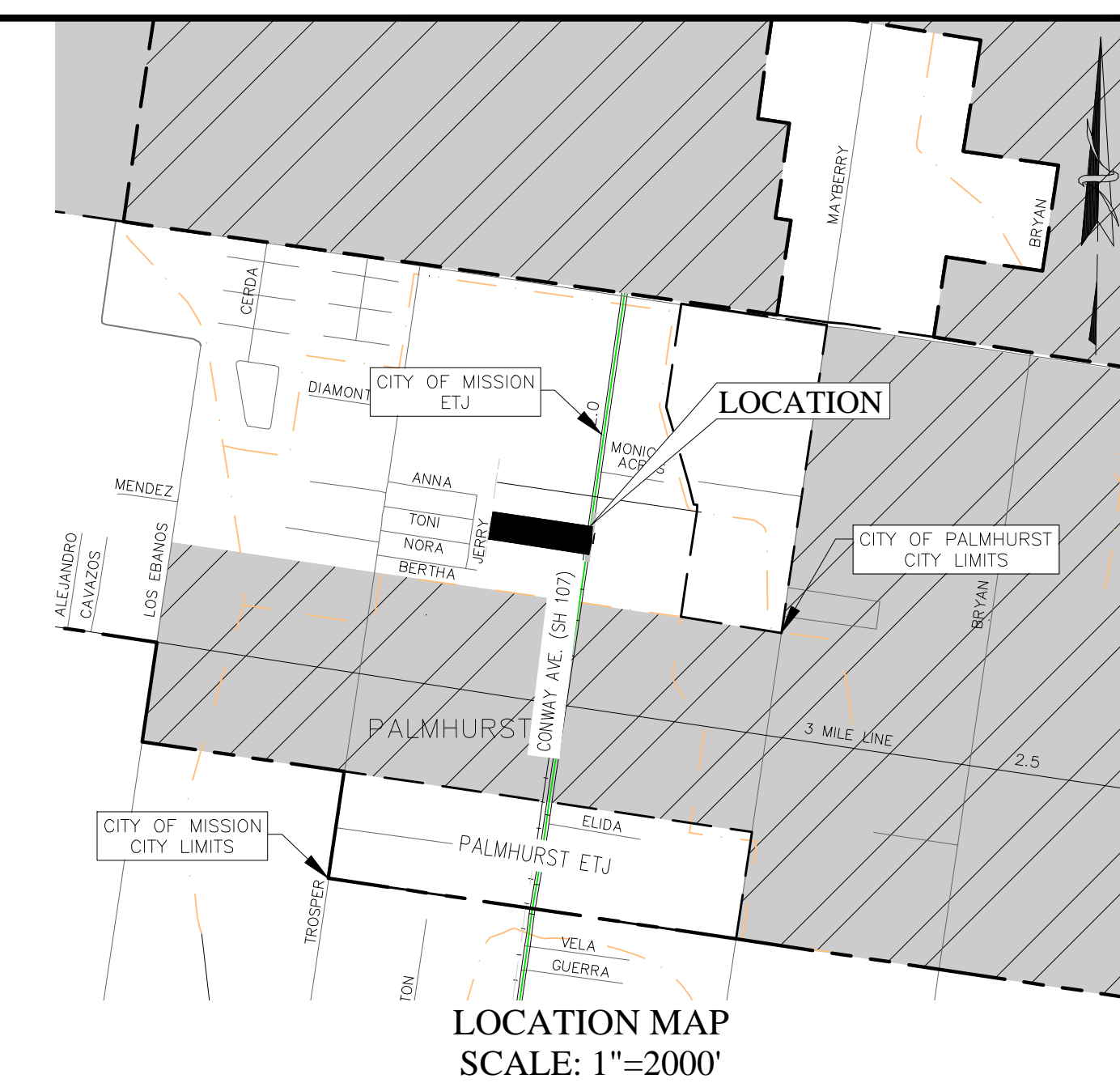
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY CLERK

I, CARLOS LIMA HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR THE DE LEON ZAMORA SUBDIVISION LOCATED IN THE ETJ OF MISSION, TEXAS, IN HIDALGO COUNTY, TEXAS, SUBJECT TO THE SUBDIVISIONS POTABLE WATER SYSTEM MEETING THE APPROVAL OF THE DEVELOPER'S DESIGN ENGINEER, ALL APPLICABLE RULES AND REGULATIONS OF SHARPLAND 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 SHARPLAND WATER SUPPLY CORPORATION EXCLUSIVE EASEMENT.

CARLOS LIMA
GENERAL MANAGER DATE

DATE PREPARED:
03/08/2023



DE LEON-ZAMORA SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO.3 IN THE SOUTHWESTERN PART OF HIDALGO COUNTY AT A DISTANCE APPROXIMATELY 2,150 FEET NORTH OF THE INTERSECTION OF NORTH MALE 3 AND FM 107. THE SUBDIVISION IS LOCATED .85 MILES FROM THE CITY LIMITS OF THE CITY OF MISSION, TEXAS, (POPULATION 85,870 (CENSUS 2020)) AND IS WITHIN THE 2 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 212.001 AND § 212.003.

METES AND BOUNDS DESCRIPTION:

A 10,000-ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 34-6, JOHN H. SHARY SUBDIVISION, MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGES 17, HIDALGO COUNTY MAP RECORDS, TEXAS, REFERENCED TO WHICH IS HERE MADE FOR ALL PURPOSES, LOCATED ON THE WEST SIDE OF SH 107 (CONWAY) APPROXIMATELY 1,605 FEET NORTH OF MILE 3 NORTH ROAD, IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE POINT OF COMMENCEMENT (P.O.C.) BEING AT A POINT FOR THE APPARENT NORTHWEST CORNER OF SAID LOT 34-6, THENCE, SOUTH 08 DEGREES 21 MINUTES 00 SECONDS WEST, WITH THE APPARENT WEST LOT LINE OF SAID LOT 34-6, A DISTANCE OF 687.76 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 FOR THE APPARENT NORTHWEST CORNER OF SAID 10,000-ACRE TRACT OF LAND HEREIN DESCRIBED, AND BEING THE POINT OF BEGINNING (P.O.B.) OF SAID 10,000-ACRE TRACT OF LAND HEREIN DESCRIBED.

THENCE, SOUTH 81 DEGREES 39 MINUTES 00 SECONDS EAST, PARALLEL TO THE NORTH LOT LINE OF SAID LOT 34-6 AND WITH THE APPARENT NORTH LOT LINE OF SAID 10,000-ACRE TRACT, A DISTANCE OF 1,222.78 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 ON THE APPARENT EXISTING WEST RIGHT-OF-WAY LINE OF SAID SH 107 FOR THE APPARENT NORTHEAST CORNER OF SAID 10,000-ACRE TRACT OF LAND HEREIN DESCRIBED.

THENCE, SOUTH 02 DEGREES 03 MINUTES 42 SECONDS WEST, WITH THE SAID EXISTING WEST RIGHT-OF-WAY LINE OF SH 107 AND THE APPARENT NORTHERN EAST LOT LINE OF SAID 10,000-ACRE TRACT, A DISTANCE OF 157.21 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 FOR AN EXTERNAL CORNER OF SAID 10,000-ACRE TRACT OF LAND HEREIN DESCRIBED.

THENCE, SOUTH 08 DEGREES 21 MINUTES 00 SECONDS WEST, WITH THE SAID EXISTING WEST RIGHT-OF-WAY LINE OF SH 107, AND THE APPARENT SOUTHERN EAST LOT LINE OF SAID 10,000-ACRE TRACT, A DISTANCE OF 196.11 FEET TO A NO. 4 REBAR FOUND WITH PLASTIC CAP FOR THE APPARENT NORTHEAST CORNER OF A TRACT VESTED IN DOROTHY SOWELL, ANN SOWELL OLSEN, PEGGY SUE SOWELL NELSON, EDDIE ADKINS, & DURWOOD A. SUTTON (VOLUME 3035, PAGE 755, DEED RECORDS, HIDALGO COUNTY, TEXAS), AND THE SOUTHWEST CORNER OF SAID 10,000-ACRE TRACT OF LAND HEREIN DESCRIBED.

THENCE, NORTH 81 DEGREES 39 MINUTES 00 SECONDS WEST, PARALLEL TO THE SAID NORTH LOT LINE OF LOT 34-6, AND WITH THE APPARENT SOUTH LOT LINE OF SAID 10,000-ACRE TRACT, AND THE NORTH LOT LINE OF SAID TRACT VESTED IN DOROTHY SOWELL, ANN SOWELL OLSEN, PEGGY SUE SOWELL NELSON, EDDIE ADKINS, & DURWOOD A. SUTTON, A DISTANCE OF 1,240.00 FEET TO A NO. 4 REBAR FOUND ON THE SAID WEST LOT LINE OF LOT 34-6 (N: 16621061.65, E: 1042647.69) FOR THE APPARENT NORTHWEST CORNER OF SAID TRACT VESTED IN DOROTHY SOWELL, ANN SOWELL OLSEN, PEGGY SUE SOWELL NELSON, EDDIE ADKINS, & DURWOOD A. SUTTON, AND THE SOUTHWEST CORNER OF SAID 10,000-ACRE TRACT OF LAND HEREIN DESCRIBED.

THENCE, NORTH 08 DEGREES 21 MINUTES 00 SECONDS EAST, WITH SAID WEST LOT LINE OF LOT 34-6, AND OF SAID 10,000-ACRE TRACT, A DISTANCE OF 352.38 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 FOR THE APPARENT NORTHEAST CORNER OF SAID 10,000-ACRE TRACT OF LAND HEREIN DESCRIBED, AND ALSO BEING THE POINT OF BEGINNING (P.O.B.), CONTAINING A CROSS OF 10,000 ACRES OF LAND, MORE OR LESS.

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, HOMERO LUIS GUTIERREZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT PRESENTS THE FACTS FOUND ON THE GROUND AT THE TIME OF SURVEY.

HOMERO L. GUTIERREZ, RPLS
R.P.L.S. No. 2791
03/08/2023 DATE

**DE LEON-ZAMORA SUBDIVISION
PRELIMINARY PLAT**

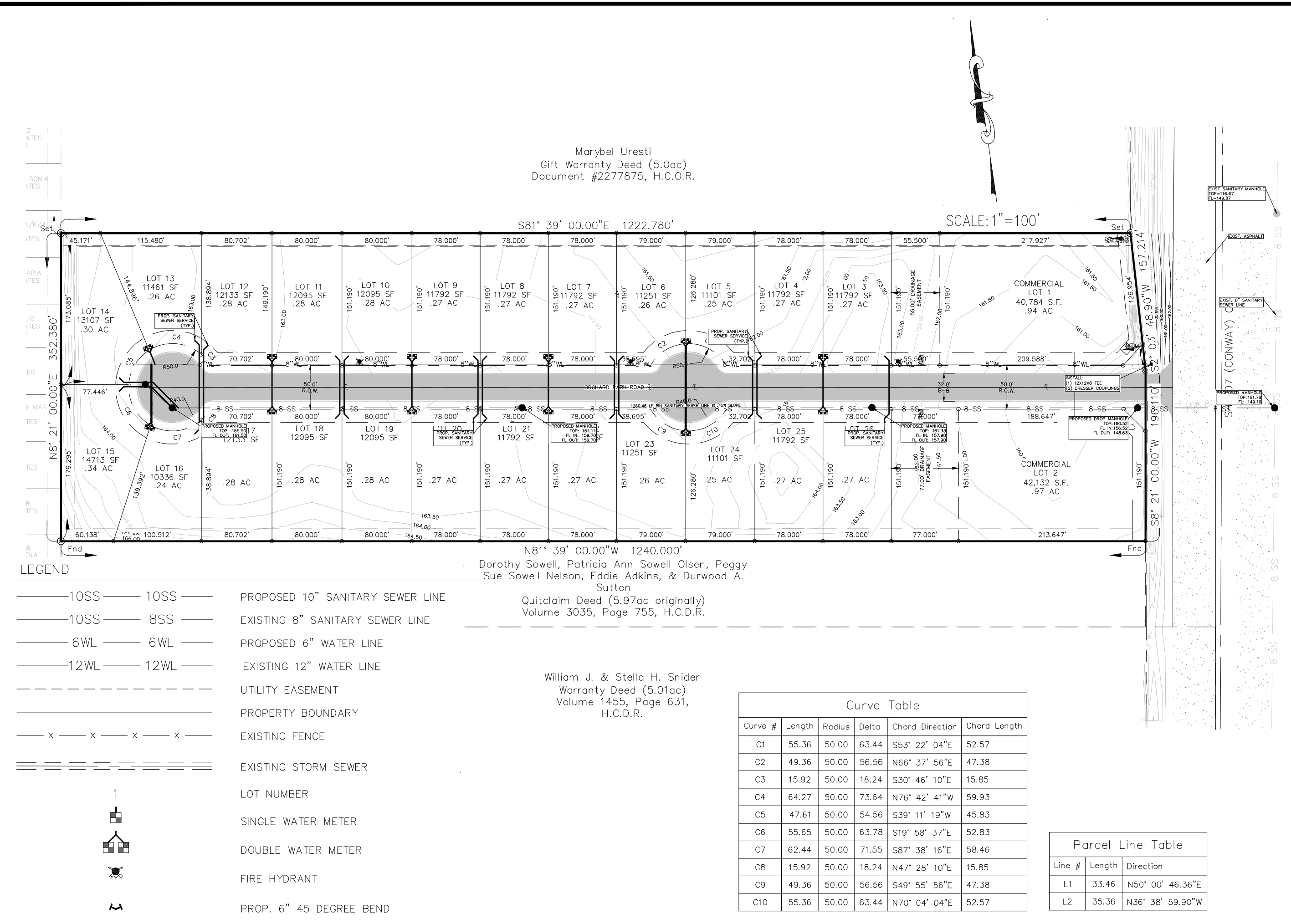
A 10,000-ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 34-6, JOHN H. SHARY SUBDIVISION, MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGES 17, HIDALGO COUNTY MAP RECORDS, TEXAS.

COMMERCIAL LOTS: LOT 1-2
RESIDENTIAL LOTS: LOT 3-26
INDEX TO SHEET OF DE LEON-ZAMORA SUBDIVISION PLAT

1	HEADING; INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); PLAT NOTES AND RESTRICTIONS; OWNERS DEDICATION, CERTIFICATION & ATTESTATION; ENGINEER'S & SURVEYOR'S CERTIFICATION; CITY OF MISSION MAYOR'S CERTIFICATION OF PLAT APPROVAL; CITY OF MISSION PLANNING AND ZONING COMMISSION CERTIFICATION OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATION OF THE PRECINCT THE PROJECT IS SITUATED; COUNTY CLERK'S RECORDING CERTIFICATION; HIDALGO COUNTY DRAINAGE DISTRICT NO.1 APPROVAL.
2	WATER DISTRIBUTION AND SANITARY SEWER MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); TYPICAL WATER SERVICE CONNECTION SUBDIVIDER CERTIFICATE AND STATEMENT.
3	DRAINAGE PLAN INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION REVISION NOTES.

URBAN INFRASTRUCTURE GROUP, INC.
260 S TEXAS BLVD, STE. 403, WESLACO, TEXAS 78596
(956) 405-3337
TBPE FIRM NO. F-13094
WWW.UIGTEXAS.COM

PRINCIPAL CONTACTS	ADDRESS	PHONE
OWNER: ENGINEER: URBAN INFRASTRUCTURE GROUP, INC. SURVEYOR:	JOSE A. DE LEON ERIK ZAMORA CRAIG A. GONZALEZ HOMERO L. GUTIERREZ	1114 WAGON TRAIL RD., MISSION, TX 78573 1113 NIGHTINGALE AVE., MCALLEN, TX 78501 260 S TEXAS BLVD, STE. 403, WESLACO, TX 78596 P.O. BOX 548 MCALLEN, TEXAS 78505



FINAL WATER AND SEWER ENGINEERING REPORT

WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:

DE LEON-ZAMORA SUBDIVISION, IS A 26 LOT SUBDIVISION, LOT 2 IS A PROPOSED COMMERCIAL LOT, WITH LOT 1 BEING AN EXISTING COMMERCIAL LOT. THE SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY SHARYLAND WATER SUPPLY CORPORATION. THE SUBDIVIDER AND THE WATER UTILITY COMPANY HAVE ENTERED INTO A CONTRACT IN WHICH THE WATER UTILITY COMPANY HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND THE WATER UTILITY HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG-TERM QUANTITY AND QUALITY OF AVAILABLE WATER SUPPLIES TO SERVICE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

SHARYLAND WATER SUPPLY CORPORATION HAS AN EXISTING 12" DIAMETER WATER LINE LOCATED ALONG THE WEST SIDE OF THE RIGHT-OF-WAY OF FM 107, N. CONWAY AVE.

LOT 1 HAS AN EXISTING SINGLE SERVICE WATER LINE. WATER DISTRIBUTION FOR LOT 1 CONSISTS OF ONE SINGLE SERVICE LINE THAT WILL TAPS INTO THE EXISTING 12" DIAMETER WATERLINE WEST OF FM 107. WATER DISTRIBUTION FOR LOT 2 WILL CONSIST OF ONE SINGLE SERVICE LINE. ALL NEW SERVICE LINE WILL EXTEND TO THE R.O.W LINE AND WILL BE INSTALLED TOGETHER WITH THE METER BOX AT THE TIME OF PERMIT. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT.

A PERSONAL CHECK HAS BEEN PAID TO THE HIDALGO COUNTY PLANNING DEPARTMENT IN ESCROW IN THE AMOUNT OF \$_____ OR \$_____ PER LOT.

WATER DISTRIBUTION FOR THE DE LEON-ZAMORA SUBDIVISION CONSISTS OF EXISTING 2" DIAMETER WATER LINES CONNECTING TO ONE PROPOSED 3/4" DIAMETER SINGLE SERVICE LINE AND ONE PROPOSED 1" DIAMETER DOUBLE SERVICE LINE. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE 2" LINE, THE DUAL RESIDENTIAL SERVICES AND 3/4" SINGLE SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$_____ OR \$_____ PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID SHARYLAND WATER SUPPLY CORPORATION THE SUM OF \$ 0,000.00, WHICH COVERS THE \$ 0,000.00 COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO SHARYLAND WATER SUPPLY CORPORATION UPON REQUEST BY THE LOT OWNER. SHARYLAND WATER SUPPLY CORPORATION WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY SHARYLAND WATER SUPPLY CORPORATION AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SHARYLAND WATER SUPPLY CORPORATION WILL REQUIRE DEVELOPER TO CONNECT THE 8" WATER LINE LOCATED WEST OF FM107 TO THE EXISTING 12" WATER LINE.

SEWAGE FACILITIES DESCRIPTION, COST, AND OPERABILITY DATE:

DE LEON-ZAMORA SUBDIVISION WILL BE TREATED BY WASTEWATER SERVICE FROM CITY OF MISSION. THE SUBDIVIDER AND CITY OF MISSION HAVE ENTERED INTO A CONTRACT IN WHICH THE CITY OF MISSION HAS PROMISED TO TREAT THE SUFFICIENT WASTEWATER FOR AT LEAST 30 YEARS AND CITY OF MISSION HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WASTEWATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

CITY OF MISSION HAS AN EXISTING 10" DIAMETER SEWER LINE RUNNING ALONG THE WEST SIDE OF THE RIGHT-OF-WAY OF FM 107, N. CONWAY BLVD.

THE WASTEWATER SYSTEM FOR DE LEON-ZAMORA SUBDIVISION CONSISTS OF AN 8" DIAMETER SEWER LINE THAT TAPS INTO THE EXISTING 10" LINE. THIS 8" LINE THEN RUNS WEST ALONG THE SOUTH SIDE OF ORCHARD PARK ROAD, RIGHT-OF-WAY ENDING WITH A 48" SANITARY SEWER MANHOLE ON THE CUL-DE-SAC ALONG THE SOUTH EAST CORNER OF LOT 16.

THE 10" LINE, 4" SERVICE LINE AND EIGHT (4) 48" SANITARY SEWER MANHOLES HAVE BEEN INSTALLED, AT A TOTAL COST OF \$_____ OR \$_____ PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID THE CITY OF MISSION THE SUM OF \$_____ WHICH COVERS THE \$_____ PER LOT AS STATED IN THE 30 YEAR WASTE WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF THE SERVICES AND ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO CITY OF MISSION. THE ENTIRE WASTE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY CITY OF MISSION AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

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 FEES TO INSTALL WATER AND SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

[Signature]
 CRAIG A. GONZALEZ, P.E.
 LICENSED PROFESSIONAL ENGINEER NO. 99268
 03/08/2023 DATE

[Seal]
 STATE OF TEXAS
 CRAIG A. GONZALEZ
 99268
 LICENSED PROFESSIONAL ENGINEER

INFORME FINAL DE INGENIERIA DE AGUA Y ALCANTARILLADO

PROVISION DE AGUA: DESCRIPCION, COSTO Y FECHAS DE INICIO:

SUBDIVISION DE LEON-ZAMORA, ES UNA SUBDIVISION DE 26 LOTES, LOTE 2 ES UN LOTE COMERCIALES PROPUUESTO, CON LOTE 1 UN LOTE COMERCIAL EXISTENTE. LA SUBDIVISION SERA PROVISITA DE AGUA POTABLE POR EL DEPARTAMENTO DE AGUA DE SHARYLAND WATER SUPPLY CORPORATION (S.W.S.C.) LA SUBDIVISION Y LA COMPANIA DE SERVICIOS DE AGUA HAN CELEBRADO EN UN CONTRATO EN EL QUE LA COMPANIA DE SERVICIOS DE AGUA HA PROMETIDO PROPORCIONAR SUFICIENTE AGUA A LA SUBDIVISION DURANTE AL MENOS 30 AÑOS Y LA EMPRESA DE SERVICIOS DE AGUA HA PROPORCIONADO DOCUMENTACION PARA ESTABLECER SUFICIENTEMENTE LA CANTIDAD Y CALIDAD A LARGO PLAZO DE LOS SUMINISTROS DE AGUA DISPONIBLES PARA DAR SERVICIO AL DESARROLLO COMPLETO DE ESTA SUBDIVISION.

SHARYLAND WATER SUPPLY CORPORATION TIENE UNA LINEA DE AGUA EXISTENTE DE 12" DE DIAMETRO UBICADA AL OESTE DE LA LINEA DEL R.O.W. DE LA CALLE SH 107, N. CONWAY AVE.

LOTE 1 CONTIENE UNA SOLA EXISTENTE LINEA DE AGUA. LA DISTRIBUCION DE AGUA CONSISTE DE UNA SOLA LINEA DE AGUA QUE SE CONECTA A LA LINEA EXISTENTE DE AGUA DE 12" UBICADA AL OESTE DE FM 107, N. CONWAY AVE. PARA EL LOT 2, DISTRIBUCION DE AGUA CONSISTE DE UNA SOLA LINEA DE AGUA DE SERVICIO. TODAS LAS NUEVAS LINEAS DE SERVICIO SERAN EXTENDIDAS A LA LINEA DE R.O.W. Y SERAN INSTALADAS GUNTAS CON UNA CAJA DE MEDIDOR AL TIEMPO DE PERMISO. DICHSO SERVICIOS TERMINAN AL LIMITE DE LAS CAJAS DE MEDIDOR.

UN CHEQUE PERSONAL A SIDO PAGADO AL CONDADO DE HIDALGO DEPARTAMENTO DE PLANES EN ESCROW CON LA CANTIDAD DE \$_____ O \$_____ POR LOTE.

LA DISTRIBUCION DE AGUA PARA LA SUBDIVISION DE LEON-ZAMORA CONSTA DE LINEAS DE AGUA EXISTENTES DE 2" DE DIAMETRO QUE SE CONECTAN A UNA LINEA DE SERVICIO PROPUUESTA DE 3/4" DE DIAMETRO UNICA Y UNA LINEA DE SERVICIO DOBLE DE 1" DE DIAMETRO PROPUUESTA. DICHSO SERVICIOS TERMINAN EN LAS CAJAS DE CONTADORES DE AGUA PARA CADA LOTE. LA LINEA DE 2", LOS SERVICIOS DOBLES RESIDENCIALES Y LOS SERVICIOS SENILLOS DE 3/4", Y LAS CAJAS DE MEDIDORES YA HAN SIDO INSTALADAS, A UN COSTO TOTAL DE \$ 0,000.00 POR LOTE. ADEMAS, EL SUBDIVISOR HA PAGADO A SHARYLAND WATER SUPPLY CORPORATION LA SUMA DE \$ 0,000.00, POR LOTE COMO SE ESTABLECE EN EL CONTRATO DE SERVICIO DE AGUA DE 30 AÑOS QUE SUMA REPRESENTA EL COSTO TOTAL DEL MEDIDOR DE AGUA, DERECHOS CUOTAS DE ADQUISICION Y TODAS LAS MEMBRESIAS U OTRAS CUOTAS ASOCIADAS CON LA CONEXION DE LOS LOTES INDIVIDUALES EN LA SUBDIVISION A SHARYLAND WATER SUPPLY CORPORATION A SOLICITUD DEL PROPIETARIO DEL LOTE. SHARYLAND WATER SUPPLY CORPORATION INSTALARA SIN CARGO EL MEDIDOR DE AGUA PARA ESE LOTE. TODAS LAS INSTALACIONES DE AGUA HAN SIDO APROBADAS Y ACEPTADAS POR SHARYLAND WATER SUPPLY CORPORATION Y DICHO SISTEMA DE DISTRIBUCION ESTA OPERATIVO A PARTIR DE LA FECHA DEL REGISTRO DEL PLAT.

SHARYLAND WATER SUPPLY CORPORATION REQUERRA QUE EL DESARROLLADOR CONECTE LA LINEA DE AGUA DE 8" UBICADA AL OESTE DE SH 107 A LA LINEA DE AGUA EXISTENTE DE 12".

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

LA SUBDIVISION DE LEON-ZAMORA SERA TRATADA POR EL SERVICIO DE AGUAS RESIDUALES DE LA CIUDAD DE MISSION. EL LOCALIZADOR Y LA CIUDAD DE MISSION HAN CELEBRADO UN CONTRATO EN EL CUAL LA CIUDAD DE MISSION HA PROMETIDO TRATAR LAS AGUAS RESIDUALES SUFICIENTE DURANTE AL MENOS 30 AÑOS Y LA CIUDAD DE MISSION HA PROMETIDO DOCUMENTACION PARA ESTABLECER SUFICIENTEMENTE LA CANTIDAD Y CALIDAD A LARGO PLAZO DE LOS SUMINISTROS DE AGUAS RESIDUALES DISPONIBLES PARA SERVIR EL DESARROLLO COMPLETO DE ESTA SUBDIVISION.

LA CIUDAD DE MISSION TIENE UNA LINEA DE ALCANTARILLADO EXISTENTE DE 10" DE DIAMETRO QUE CORRE A LO LARGO DEL LADO OESTE DEL DERECHO DE VIA DE FM 107, N. CONWAY AVE.

EL SISTEMA DE AGUAS RESIDUALES PARA LA SUBDIVISION DE LEON-ZAMORA CONSTA DE UNA LINEA DE ALCANTARILLADO DE 8" DE DIAMETRO QUE CONECTA LA LINEA EXISTENTE DE 10". ESTA LINEA DE 8" LUEGO CORRE AL OESTE A LO LARGO DEL LADO SUR DE ORCHARD PARK ROAD. EL DERECHO DE VIA TERMINA CON UNA BOCA DE ALCANTARILLADO SANITARIO DE 48" EN EL CUL-DE-SAC A LO LARGO DE LA ESQUINA SURESTE DEL LOTE 16.

SE HAN INSTALADO LA LINEA DE 10" LA LINEA DE SERVICIO DE 4" Y OCHO (4) POZOS DE ALCANTARILLADO SANITARIO DE 48" CON UN COSTO TOTAL DE \$_____ O \$_____ POR LOTE. ADEMAS, EL LOTADOR HA PAGADO A LA CIUDAD DE MISSION LA SUMA DE \$_____ QUE CUBRE LOS \$_____ POR LOTE COMO SE ESTABLECE EN EL ACUERDO DE SERVICIO DE AGUAS RESIDUALES DE 30 AÑOS QUE SUMA REPRESENTA EL COSTO TOTAL DE LOS SERVICIOS Y LAS TARIFAS DE ADQUISICION, Y TODAS LAS MEMBRESIAS U OTRAS TARIFAS ASOCIADAS CON LA CONEXION DE LOS LOTES INDIVIDUALES EN LA SUBDIVISION A LA CIUDAD DE LA TOTALIDAD DE LAS INSTALACIONES DE AGUAS RESIDUALES HAN SIDO APROBADAS Y ACEPTADAS POR LA CIUDAD DE MISSION Y DICHO SISTEMA DE DISTRIBUCION ESTA OPERATIVO A PARTIR DE LA FECHA DE GRABACION DE LA PLAT.

[Signature]
 CRAIG A. GONZALEZ, P.E.
 LICENSED PROFESSIONAL ENGINEER NO. 99268
 03/08/2023 DATE

[Seal]
 STATE OF TEXAS
 CRAIG A. GONZALEZ
 99268
 LICENSED PROFESSIONAL ENGINEER

SUBDIVIDER CERTIFICATION:

1.- BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (A) WATER 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.

2.- I, JOSE A. DE LEON & ERIC ZAMORA, SUBDIVIDERS OF DE LEON-ZAMORA SUBDIVISION, HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE QUALITY & QUANTITY TO ENABLE SAID SUBDIVISION TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATION AND THE LAWS OF THE STATE AS REQUIRED BY STATE, COUNTY, AND CITY REGULATIONS.

(OWNERS SIGNATURE) JOSE A. DE LEON

(OWNERS SIGNATURE) ERIC ZAMORA

STATE OF TEXAS
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOSE A. DE LEON & ERIC ZAMORA KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN STATED.

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

NOTARY PUBLIC

EXCAVATION NOTES:

- THE CONTRACTOR SHALL USE CAUTION WHEN DIGGING UTILITIES PRESENTED ON THESE DRAWINGS ARE SHOWN BASED ON THE BEST AVAILABLE INFORMATION. CONTRACTOR SHALL VERIFY THE EXACT LOCATIONS IN THE FIELD PRIOR TO COMMENCING CONSTRUCTION. CONTRACTOR SHALL NOTIFY TEXAS ONE CALL 800-245-4545 AND LONE STAR ONE
- CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND ELEVATION OF ALL UTILITIES BEFORE EXCAVATION BEGINS. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY DAMAGE TO EXISTING UTILITIES.

UTILITY PLAN NOTES:

- WORK PERFORMED WITHIN 1X00T R.O.W. SHALL FOLLOW TRAFFIC SAFETY PLAN, SEE DETAIL SHEET.
- NEW WASTEWATER GRAVITY MAIN SHALL BE PVC SCH 40 OR PVC SDR 26. PIPE SHALL BE GREEN. JOINTS FOR PVC SCH 40 PIPE MUST INCLUDE PVC COMPRESSION JOINTS.
- NEW POTABLE WATERLINES SMALLER THAN 4" SHALL BE PVC WITH AN ASTM PRESSURE RATING OF 150 PSI OR PVC SDR 26. PIPE MUST BEAR THE NATIONAL SANITATION FOUNDATION SEAL OF APPROVAL (NSF-pw).
- PROPOSED POTABLE WATERLINES SHALL MAINTAIN A MINIMUM 9" SEPARATION DISTANCE BETWEEN PROPOSED WASTEWATER LINES. IN ACCORDANCE WITH 30 TAC 217.53 PIPE DESIGN.
- WHERE A NEW POTABLE WATERLINE CROSSES A NEW, NON-PRESSURE RATED WASTEWATER MAIN, OR LATERAL AND A STANDARD LENGTH OF THE WASTEWATER PIPE IS LESS THAN 18 FEET IN LENGTH, THE POTABLE WATER PIPE SEGMENT SHALL BE CENTERED OVER THE WASTEWATER LINE. WITHIN NINE FEET HORIZONTALLY OF EITHER SIDE OF THE WATERLINE, THE WASTEWATER PIPE AND JOINTS SHALL BE CONSTRUCTED WITH PIPE MATERIAL HAVING A MINIMUM PRESSURE RATING OF AT LEAST 150 PSI. AN ABSOLUTE MINIMUM VERTICAL SEPARATION DISTANCE OF TWO FEET SHALL BE PROVIDED. THE WASTEWATER MAIN OR LATERAL SHALL BE LOCATED BELOW THE WATERLINE.
- ALL PROPOSED WET UTILITIES CROSSING UNDER DRIVEWAY OR SIDEWALK SHALL BE PLACED WITHIN A STEEL CASING.
- WATERLINE SHALL BE LAID WITH AT LEAST 24 INCHES OF COVER.

INDEX TO SHEET OF DE LEON-ZAMORA SUBDIVISION PLAT

1	HEADING; INDEX; LOCATION MAP AND E.T.A. PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); PLAT NOTES AND RESTRICTIONS; OWNERS DEDICATION; CERTIFICATION & ATTESTATION; ENGINEER'S & SURVEYOR'S CERTIFICATION; CITY OF MISSION MAYOR'S CERTIFICATION OF PLAT APPROVAL; CITY OF MISSION PLANNING AND ZONING COMMISSION CERTIFICATION OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE E.T.J. OF A MUNICIPALITY AND DESIGNATION OF THE PRECINCT THE PROJECT IS SITUATED; COUNTY CLERK'S RECORDING CERTIFICATION; HIDALGO COUNTY DRAINAGE DISTRICT No.1 APPROVAL. LOTS 1-2 COMMERCIAL, LOTS 3-26 RESIDENTIAL.
2	WATER DISTRIBUTION AND SANITARY SEWER MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); TYPICAL WATER SERVICE CONNECTION SUBDIVIDER CERTIFICATE AND STATEMENT.
3	DRAINAGE PLAN INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION REVISION NOTES.

DE LEON-ZAMORA SUBDIVISION
WATER UTILITY SHEET

A 10,000+-ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 34-6, WEST ADDITION TO SHARYLAND SUBDIVISION, MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 56 OF THE HIDALGO COUNTY MAP RECORDS, TEXAS.

COMMERCIAL LOTS: LOT 1-2
RESIDENTIAL LOTS: LOT 3-26

URBAN INFRASTRUCTURE GROUP, INC.

260 S TEXAS BLVD, STE. 403
 WESLACO, TEXAS 78596 (956) 405-3337
 TBPE FIRM NO. F-13094
 WWW.UIGTEXAS.COM

PRINCIPAL CONTACTS	ADDRESS	PHONE
OWNER: ERIK ZAMORA	114 WAGON TRAIL RD., MISSION, TX 78573	(956) 827-6502
ENGINEER: URBAN INFRASTRUCTURE GROUP, INC.	1113 NIGHTINGALE AVE., MCALLEN, TX 78501	(956) 405-3337
SURVEYOR:	260 S TEXAS BLVD, STE. 403, WESLACO TX 78596 P.O. BOX 548 MCALLEN, TEXAS 78505	(956) 369-0988

DATE PREPARED:
03/08/2023

DRAINAGE STATEMENT

INTRODUCTION

THE DE LEON-ZAMORA SUBDIVISION IS A PROPOSED TWENTY-SIX (26) LOT SUBDIVISION. THE SUBDIVISION WILL HAVE 24 MULTI-FAMILY RESIDENTIAL LOTS AND 2 COMMERCIAL LOTS. THE PROPERTY IS APPROXIMATELY A 10.00-ACRE TRACT OF LAND OUT OF LOT 34-6, WEST ADDITION TO SHARYLAND SUBDIVISION, MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 56, HIDALGO COUNTY MAP RECORDS, TEXAS. THE PROPERTY IS LOCATED OUTSIDE THE CITY OF MISSION CITY LIMITS (ETJ), APPROXIMATELY 2,180 FEET NORTH OF INTERSECTION OF 3-MILE LINE AND FM-107. A LOCATION MAP IS PROVIDED IN ATTACHMENT A.

FLOODPLAIN INFORMATION

THE PROPERTY CONTAINS FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) SPECIAL FLOOD HAZARD AREAS (SFHA). THE DE LEON-ZAMORA SUBDIVISION IS LOCATED WITHIN FEMA COMMUNITY PANEL NO. 480334 0400 C, MAP REVISED NOVEMBER 16, 1982. A FEMA MAP SHOWING THE PROPERTY IS PROVIDED IN ATTACHMENT B. THE ATTACHED MAP SHOWS THAT THE PROPERTY IS LOCATED WITHIN A FEMA ZONE "C" AND ZONE "A" (SHADED). ZONE "C" IS DEFINED AS AREAS OUTSIDE OF THE 500-YEAR FLOOD PLAIN AND PROTECTED FROM LEEVEE FROM 100-YEAR FLOOD. ZONE "A" ARE AREAS WITH A 1% ANNUAL CHANCE OF FLOODING, FOR WHICH NO BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED. FOR THE ZONE A AREA WITHIN THE PROPERTY, THE NEW BFE WAS CALCULATED USING SIMPLIFIED METHODS FROM THE FEMA GUIDE "MANAGING FLOODPLAIN DEVELOPMENT IN APPROXIMATE ZONE A AREAS - A GUIDE FOR OBTAINING AND DEVELOPING BASE (100-YEAR) FLOOD ELEVATIONS," WITH THE METHOD BASED ON CONTOUR INTERPOLATION. THE CALCULATED BFE IS 162.5. SEE ATTACHMENT B FOR BFE DETERMINATION. FILL HAS BEEN PLACED IN THE ZONE A AS PART OF THE EXISTING COMMERCIAL DEVELOPMENT. APPROXIMATELY OF FILL HAS BEEN PLACED. SEE ATTACHMENT B FOR FILL SECTIONS. PRIOR TO CONSTRUCTION OF STRUCTURES, THE DEVELOPER SHALL SUBMIT APPROVED LOMR-F AND ADDITIONAL DETENTION VOLUME AS REQUIRED.

SOIL SURVEY

ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE U.S.D.A. SOIL CONSERVATION SERVICE, THE PROJECT SITE IS 70.5% 4 BRENNAN FINE SANDY LOAM, 0 TO 3 PERCENT SLOPES. THE SITE HYDROLOGIC SOIL GROUP IS IDENTIFIED AS GROUP B. 2B SOIL HAS THE CAPACITY OF THE MOST LIMITING LAYER TO TRANSMIT WATER (KSA1): MODERATELY HIGH TO HIGH (0.57 TO 1.98 IN/HR) DEPTH TO WATER TABLE: MORE THAN 80 INCHES. THE FREQUENCY OF FLOODING IS NONE AND THE FREQUENCY OF PONDING IS NONE. 25 SOIL IS COMPRISED AS 29.5% HIDALGO FINE SANDY LOAM, 0 TO 1. THE SITE HYDROLOGIC SOIL GROUP IS IDENTIFIED AS GROUP B. 25 SOIL HAS THE CAPACITY OF THE MOST LIMITING LAYER TO TRANSMIT WATER (KSA1): MODERATELY HIGH TO HIGH (0.57 TO 1.98 IN/HR) DEPTH TO WATER TABLE: MORE THAN 80 INCHES. THE FREQUENCY OF FLOODING IS NONE AND THE FREQUENCY OF PONDING IS NONE. 25 SOIL IS COMPRISED AS 85% HIDALGO AND SIMILAR SOILS AND 15% MINOR COMPONENTS. THE PRESENCE OF MINOR COMPONENTS IN A MAP UNIT IN NO WAY DIMINISHES THE USEFULNESS OR ACCURACY OF THE DATA (SEE ATTACHED SOIL SURVEY) IN ATTACHMENT C.

HYDROLOGY

STORMWATER FLOW ON THE EXISTING SITE GENERALLY FLOWS FROM THE WEST TO THE EAST DRAINING INTO N. CONWAY AVE. ROADSIDE DITCH OWNED BY TxDOT. THERE ARE TWENTY-SIX PROPOSED LOTS. LOT 1 AND LOT 2 WILL BE FOR COMMERCIAL USE AND LOTS 3-26 WILL BE FOR MULTI-FAMILY USE. THE EXISTING TRACT IS PARTIALLY DEVELOPED AND CONSISTS OF A CONCRETE DRIVEWAY, A STUCCO HOUSE, AND TWO COVERED PARKING AREAS AS WELL AS AN EXISTING COMMERCIAL PLAZA. THE EXISTING SINGLE-FAMILY HOUSES WILL BE DEMOLISHED. THE RATIONAL METHOD WAS USED IN HYDROCAD, AND THE HYDROCAD RESULTS FOR THE EXISTING 10-YEAR STORM EVENT ARE FOUND IN ATTACHMENT E AND THE HYDROCAD RESULTS FOR THE 50-YEAR POST-DEVELOPMENT STORM EVENT ARE FOUND IN ATTACHMENT F. RUNOFF COEFFICIENTS, "C" VALUES, WERE DETERMINED BASED ON THE TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) HYDRAULIC DESIGN MANUAL, DATED 2019. HYDROCAD SUPPLEMENTARY INFORMATION FOR THE HYDRAULIC CALCULATIONS USED ON THE STORM DRAINAGE DESIGN, BASED ON A 25-YEAR STORM EVENT, ARE FOUND IN ATTACHMENT G.

IT IS PROPOSED THAT EACH MULTI-FAMILY LOT WILL PROVIDE ITS OWN DETENTION, THEREFORE, CALCULATIONS FOR THE SUBDIVISION DETENTION POND DO NOT INCLUDE IMPERVIOUS COVER FOR THE MULTI-FAMILY LOTS. IT IS ESTIMATED THAT DETENTION FOR EACH MULTI-FAMILY LOT WILL REQUIRE APPROXIMATELY 1,028 CF FOR DETENTION STORAGE. THUS, THE TOTAL DETENTION FOR ALL THE MULTI-FAMILY LOTS COMBINED IS ESTIMATED TO BE 24,664 CF, CALCULATIONS FOR THE DETENTION VOLUME FOR THE MULTI-FAMILY LOTS ARE FOUND IN ATTACHMENT D.

THE EXISTING RETAIL PLAZA IS LOCATED ON PROPOSED LOT 1. THE EXISTING PLAZA HAS AN EXISTING DETENTION POND THAT WAS PREVIOUSLY PERMITTED. FOR DETENTION MODELING PURPOSES THIS AREA WAS ROUTED AROUND THE PROPOSED DETENTION POND. THE EXISTING SITE HAS EXISTING CONCRETE DRIVEWAYS AND PARKING AREA THAT WERE CONSTRUCTED WITH THE EXISTING RESIDENTIAL DEVELOPMENT. THIS CONCRETE PAVING WILL BE REMOVED AND NEW ASPHALT WILL BE PLACED FOR THE PROPOSED ROADWAY. DUE TO THE EXISTING ROOFS AND PAVING THE CHANGE IN THE POST-DEVELOPED "C" VALUE IS MINIMAL. THE COMPOSITE "C" VALUES FOR THE EXISTING CONDITIONS WERE CALCULATED TO BE APPROXIMATELY 0.33. THE POST DEVELOPMENT COMPOSITE "C" VALUE IS ESTIMATED TO BE 0.36; THAT IS AN INCREASE OF 0.03 WEIGHTED RUNOFF COEFFICIENT. CALCULATIONS USING THE RATIONAL METHOD WERE THE FOLLOWING: FOR THE EXISTING PEAK 10-YEAR FLOWRATE BEING EQUAL TO 3.70 CFS, AND THE PROPOSED PEAK 50-YEAR FLOW RATE BEING 5.67; WITH AN INCREASED RUNOFF OF APPROXIMATELY 1.97 CFS FOR THE SITE SUBDIVISION.

DETENTION

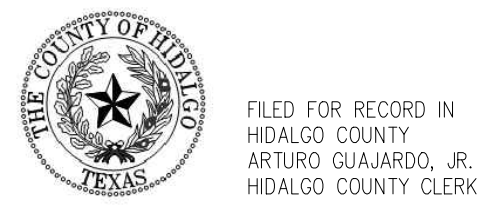
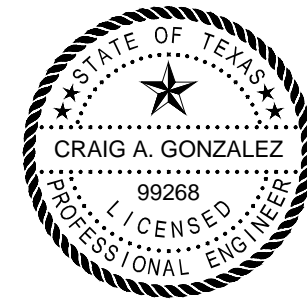
USING THE MODIFIED RATIONAL METHOD, THE RUNOFF DETENTION VOLUME TO CONTAIN THE 50-YEAR FREQUENCY STORM EVENT WITH THE ASSUMED IMPROVEMENTS, WHILE RELEASING AT THE EXISTING 10-YEAR FREQUENCY STORM EVENT IS APPROXIMATELY 34,281 CU FT OR 0.787 ACRE-FOOT. IT IS PROPOSED THAT THE FLOW WILL BE CONTROLLED USING AN OUTLET BOX WITH A 10" ORIFICE AT ELEVATION 158.42 AND A 1.0' WIDE WEIR AT ELEVATION 160.40. THE POND OUTLET STRUCTURE IS DETAILED IN ATTACHMENT H. SINCE APPROXIMATELY OF FILL HAS BEEN PLACED WITHIN THE ZONE A, THE TOTAL DETENTION VOLUME REQUIRED IS APPROXIMATELY . STORMWATER RUNOFF WILL BE DETAINED ONSITE WITHIN COMMERCIAL LOTS 1 & 2, WITH THE PROPOSED STORAGE BEING APPROXIMATELY 69,000 CU FT. OWNERS FOR LOTS 1 & 2 SHALL MAINTAIN THEIR RESPECTIVE DETENTION PONDS. SEE DRAINAGE EXHIBITS IN ATTACHMENT H.

COUNTY OF HIDALGO

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

CRAIG A. GONZALEZ
LICENSED PROFESSIONAL ENGINEER No. 99268
FIRM NO. F-13094

03/08/2023 DATE



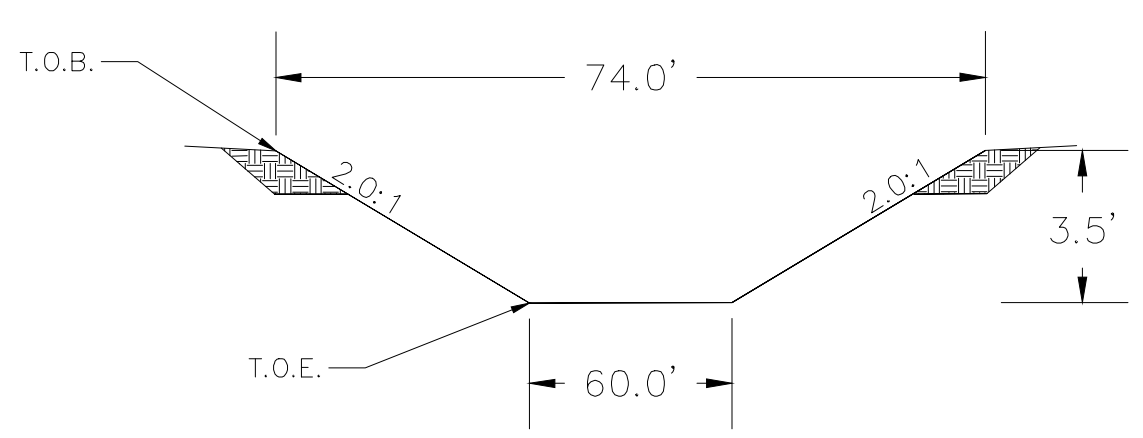
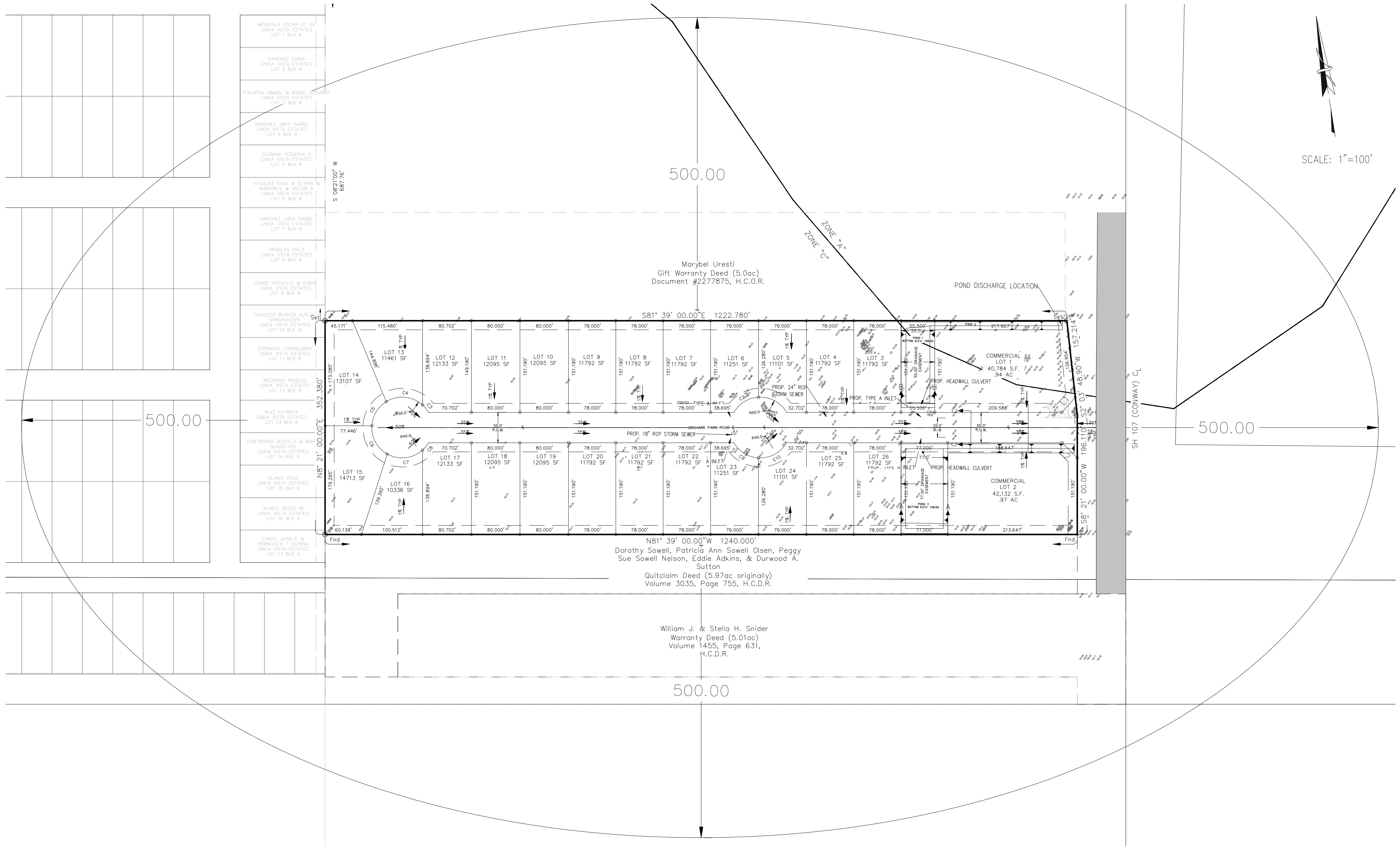
FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUJARDO, JR.
HIDALGO COUNTY CLERK

ON _____ AT _____ A.M./P.M.

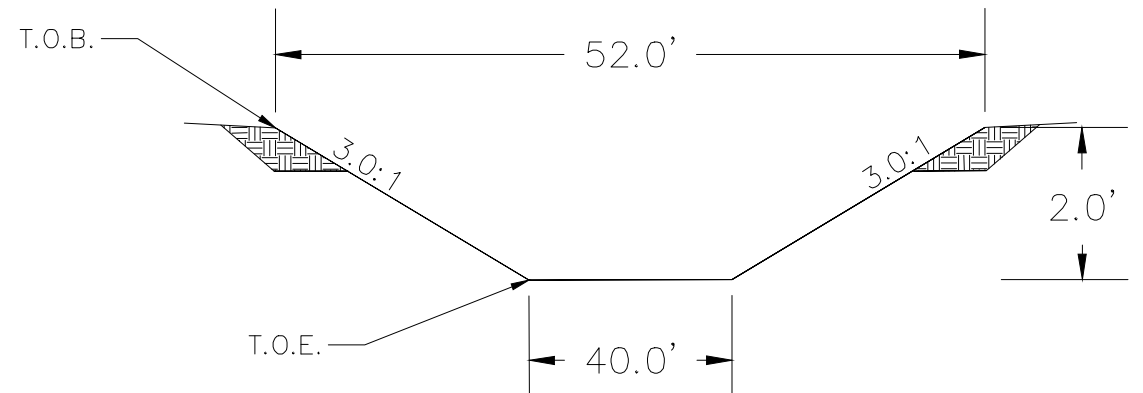
INSTRUMENT NUMBER _____

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____, DEPUTY CLERK



DETENTION POND-3
CROSS-SECTION A-A
N.T.S.
VOLUMES PROVIDED ABOVE.



DETENTION POND-1
CROSS-SECTION B-B
N.T.S.
VOLUMES PROVIDED ABOVE.

POND 1 SIZING CALCULATIONS

STAGE VS. VOLUME

ELEVATION	DETENTION BASIN DEPTH	CONTOUR AREA (sf)	AVG AREA (sf)	VOLUME (cu.ft)	TOTAL VOLUME
158.42	0	4984	0	0	0
162.32	3.90	8391	6688	26081	26081

POND 2 SIZING CALCULATIONS

STAGE VS. VOLUME

ELEVATION	DETENTION BASIN DEPTH	CONTOUR AREA (sf)	AVG AREA (sf)	VOLUME (cu.ft)	TOTAL VOLUME
158.42	0	0	0	0	0
160.50	2.08	2591	1296	2695	2695

POND 3 SIZING CALCULATIONS

STAGE VS. VOLUME

ELEVATION	DETENTION BASIN DEPTH	CONTOUR AREA (sf)	AVG AREA (sf)	VOLUME (cu.ft)	TOTAL VOLUME
158.42	0	8164	0	0	0
162.32	3.63	14864	11505	41763	41763

NOTES:

- CONTOUR LINES WERE DEVELOPED FROM LIDAR DATA PROVIDED BY HIDALGO COUNTY.

PRINCIPAL CONTACTS	ADDRESS	PHONE
OWNER: ENGINEER: URBAN INFRASTRUCTURE GROUP, INC. SURVEYOR: PEVA ENGINEERING	114 WAGON TRAIL RD., MISSION, TX 78573 1113 NIGHTINGALE AVE., McALLEN, TX 78501 260 S TEXAS BLVD, STE. 403, WESLACO TX 78596 P.O. BOX 4320 McALLEN, TEXAS 78502	(956) 827-6502 (956) 405-3337 (956) 682-8812

DE LEON-ZAMORA SUBDIVISION DRAINAGE AREA MAP

A 10.000-ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 34-6, JOHN H. SHARY SUBDIVISION, MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGES 17, HIDALGO COUNTY MAP RECORDS, TEXAS.

COMMERCIAL LOTS: LOT 1-2
RESIDENTIAL LOTS: LOT 3-26

INDEX TO SHEET OF DE LEON ZAMORA SUBDIVISION

1	HEADING; INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOTS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); PLAT NOTES AND RESTRICTIONS; OWNERS DECLARATION, CERTIFICATION & ATTESTATION; ENGINEER'S & SURVEYOR'S CERTIFICATION; HIDALGO COUNTY JUDGE, UNITED IRRIGATION, HIDALGO COUNTY HEALTH DIVISION, IRRIGATION DISTRICT SIGNATURE BLOCKS; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATION OF THE PRECINCT THE PROJECT IS SITUATED; COUNTY CLERK'S RECORDING CERTIFICATION; HIDALGO COUNTY DRAINAGE DISTRICT No.1 APPROVAL. LOTS 1-2 COMMERCIAL LOTS 3-26 RESIDENTIAL
2	WATER DISTRIBUTION AND SANITARY SEWER SERVICE MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); TYPICAL WATER SERVICE CONNECTION SUBDIVIDER CERTIFICATE AND STATEMENT.
3	DRAINAGE PLAN INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION REVISION NOTES.



260 S TEXAS BLVD, STE. 403
WESLACO, TEXAS 78596
(956) 405-3337
TBP FIRM NO. F-13094
WWW.UIGTEXAS.COM