



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: 2-03-2026

PROPOSED ESMERALDA SUBDIVISION NO. 1, PRECINCT No. 3.

ENGINEER: H.L.G. PLAN REVIEW SERVICES DEVELOPER ESMERALDA LOZANO

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: *SINGLE FAMILY *MULTI-FAMILY 5 COMMERCIAL INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: 1

LOCATION DESCRIPTION: WEST OF MOOREFIELD ROAD APPROXIMATELY 1 MILE NORTH OF MILE 3 (FM 1924).

SUBDIVISION LIES WITHIN THE: ETJ OF MISSION

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 10-27-2025 PROPERTY LIES WITHIN FLOOD ZONE "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION AND SURFACE RUNOFF WILL DRAIN INTO MOOREFIELD ROADSIDE DITCH.

SEWER SYSTEM: SANITARY SEWER CITY OF MISSION

WATER SERVICE PROVIDER: S.W.S.C. LINE SIZE: 6" LOCATION: MOOREFIELD ROAD

VARIANCE REQUEST TITTLE B, CHAPTER 2 SECTION 2.8 ITEM LOT WIDTH

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.

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ESMERALDA SUBDIVISION No.1

CITY OF MISSION, HIDALGO COUNTY, TEXAS
A 5.735-ACRE TRACT OF LAND, MORE OR LESS, LYING AND BEING IN LOT 35, LA HOMA ACRES UNIT NO. 3, HIDALGO COUNTY, TEXAS, MAP OR PLAT THEREOF RECORDED IN VOLUME 25, PAGE 161A, MAP RECORDS, HIDALGO COUNTY, TEXAS.

GENERAL PLAT NOTES:

- MINIMUM SETBACK LIMITS:
FRONT..... 40.00'.
REAR..... 20.00' OR EASEMENT, WHICHEVER IS GREATER.
SIDE..... 6.00' OR EASEMENT, WHICHEVER IS GREATER.
- FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "X" (UN-SHADED) AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAIN.
COMMUNITY PANEL NO. 480334 0290 D
EFFECTIVE DATE JUNE 6, 2000.
- MINIMUM FINISHED FLOOR ELEVATION 18" ABOVE CENTERLINE OF ROAD OR 18" ABOVE THE 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.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL MINIMUM VOLUME, USING A 50-YEAR STORM EVENT, OF 48,884 CUBIC-FEET OR 1,122 ACRE-FEET OF STORM WATER RUNOFF. LOTS 1 THRU 4 WILL BE REQUIRED TO DETAIN 8,684.31 CUBIC- FEET EACH AND LOT 5 WILL BE REQUIRED TO DETAIN 14,146.76 CUBIC- FEET OF STORM WATER RUNOFF AT THE TIME OF BUILDING PERMIT. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: SEE SHEET NO. 3 FOR DRAINAGE REPORT AND FOR STORM SEWER IMPROVEMENTS.
- LOTS 1 THRU 5 ARE FOR COMMERCIAL USE. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
- UNLESS OTHERWISE NOTED ON THIS PLAT, THE LOT IS MONUMENTED BY 1/2 INCH WIDE BY 18 INCH LONG IRON RODS W/YELLOW CAP STAMPED "2791".
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, 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 PURCHASED CONTRACT MADE BETWEEN THE DEVELOPER 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.
- THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
No.1-ELEVATION 181.45 TOP OF NAIL IN A POWER POLE LOCATED ON THE NORTHEAST CORNER OF THIS PROPERTY, N.A.V.D. 88
- STREET LIGHT MUST BE LOCATED EVERY 250 FEET AS REQUIRED BY HIDALGO COUNTY.
- ALL PUBLIC UTILITY EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.0 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES OR LESS AS APPROVED BY THE COMPANIES THAT OCCUPY THE EASEMENT. 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.
- AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED PRIOR TO RECEIVING 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 METER(S).
- ALL CONSTRUCTION TO MEET CITY OF MISSION AND HIDALGO COUNTY REQUIREMENTS AND STANDARDS.
- 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.
- ALL SUBDIVISION IMPROVEMENTS SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT 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.
- AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVAL BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR COMMERCIAL 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 ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH THE COUNTY AND STATE STANDARDS.
- ALL SHARYLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF EASEMENT IS PERMITTED WITHOUT EXPRESS WRITTEN APPROVAL OF SHARYLAND WATER SUPPLY CORPORATION.

STATE OF TEXAS COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:

I, **ESMERALDA LOZANO, EYLY, LLC**, AS OWNER (S) OF THE 5.735 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED **ESMERALDA SUBDIVISION No.1**, 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:

- THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.
- SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF THE STATE STANDARDS.
- ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
- 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.

OWNER: EYLY, LLC DATE _____
ESMERALDA LOZANO, MEMBER
1806 FAIR OAKS DR.
MISSION, TEXAS 78574

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **ESMERALDA LOZANO**, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY
OF _____, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

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

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF **ESMERALDA SUBDIVISION No.1**, WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONER ON _____ 2025.

HIDALGO COUNTY JUDGE DATE _____
HIDALGO COUNTY CLERK DATE _____

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF **ESMERALDA SUBDIVISION No.1** WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____

ENVIRONMENTAL HEALTH DIVISION MANAGER DATE _____

STATE OF TEXAS COUNTY OF HIDALGO

I, **HOMERO LUIS GUTIERREZ, P.E.**, A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, REGISTRATION NUMBER TX 36639, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

THIS DOCUMENT IS FOR INTERIM REVIEW AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

HOMERO LUIS GUTIERREZ, P.E. DATE _____
REG. PROFESSIONAL ENGINEER #36639

STATE OF TEXAS COUNTY OF HIDALGO

I, **HOMERO LUIS GUTIERREZ**, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE JANUARY 14, 2025 UNDER MY SUPERVISION ON THE GROUND.

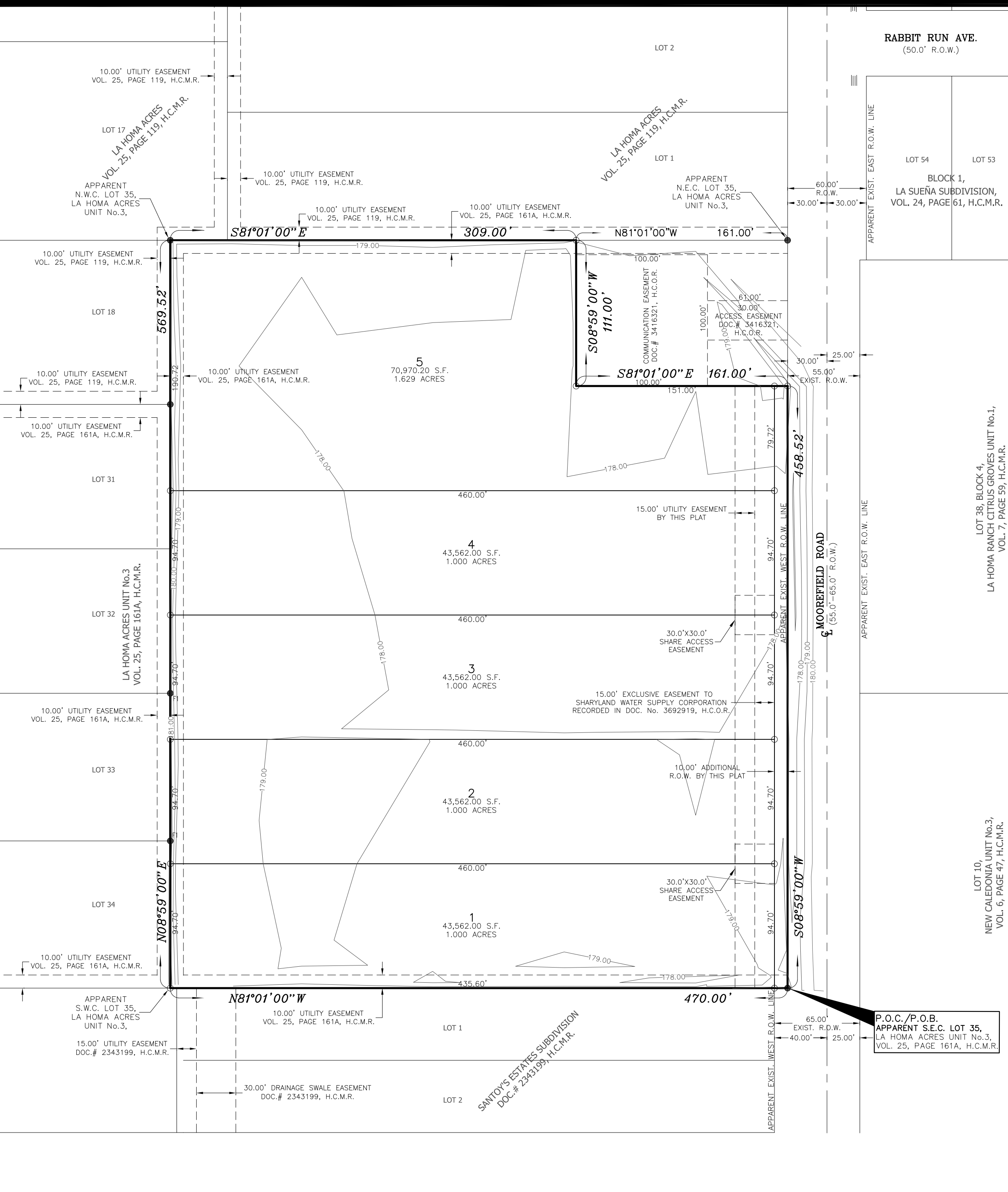
HOMERO LUIS GUTIERREZ, R.P.L.S. DATE _____
REG. PROFESSIONAL LAND SURVEYOR #2791

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 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 E. SESIN, P.E., C.F.M. DATE _____
GENERAL MANAGER



STATE OF TEXAS COUNTY OF HIDALGO
HIDALGO COUNTY IRRIGATION DISTRICT No. 6
THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 6, ON THIS THE _____ DAY OF _____ 2026.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT No. 6 RIGHT OF WAY OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE HOID #6 MAY HAVE WHETHER SHOWN OR NOT.

ATTEST: _____ DATE _____
BOARD OF DIRECTOR

SHARYLAND WATER SUPPLY CORPORATION
I, CARLOS LIMA, HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR THE **ESMERALDA SUBDIVISION No.1** LOCATED AT MISSION IN HIDALGO COUNTY, TEXAS, SUBJECT TO THE SUBDIVISION'S POTABLE WATER SYSTEM MEETING THE APPROVAL OF THE DEVELOPER'S DESIGN ENGINEER. ALL APPLICABLE RULES AND REGULATIONS OF SHARYLAND WATER SUPPLY CORPORATION, AND LOCAL, STATE, AND FEDERAL AGENCIES.

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

CARLOS LIMA DATE _____
GENERAL MANAGER
SHARYLAND WATER SUPPLY CORPORATION

PRINCIPAL CONTACTS

NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: ESMERALDA LOZANO	1806 FAIR OAKS DR.	MISSION, TEXAS 78574	(956) 240-3626
ENGINEER: HOMERO LUIS GUTIERREZ	P.O. Box 548	McAlLEN, TEXAS 78505	(956) 369-0988
SURVEYOR: HOMERO LUIS GUTIERREZ	P.O. Box 548	McAlLEN, TEXAS 78505	(956) 369-0988

CITY OF MISSION CERTIFICATE OF PLAT APPROVAL
WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE **ESMERALDA SUBDIVISION No.1** WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MISSION ON _____ 2026.

MAYOR OF CITY OF MISSION DATE _____

ATTEST: _____ DATE _____
SECRETARY OF CITY OF MISSION

STATE OF TEXAS CITY OF MISSION

THIS PLAT OF **ESMERALDA SUBDIVISION No.1** 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, ON _____ 2026.

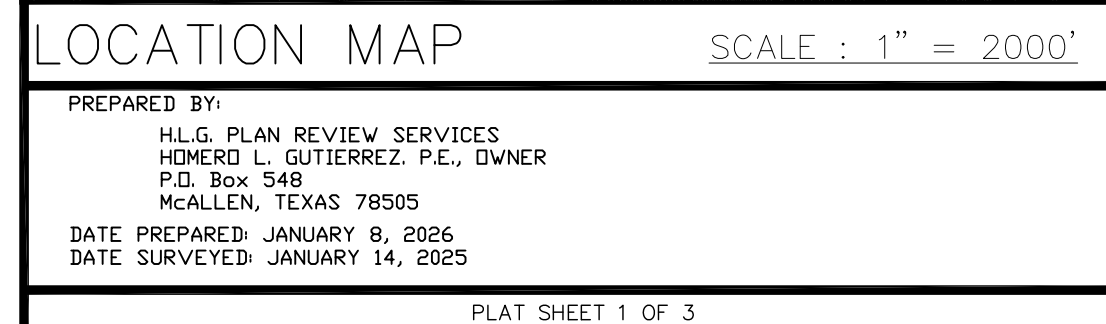
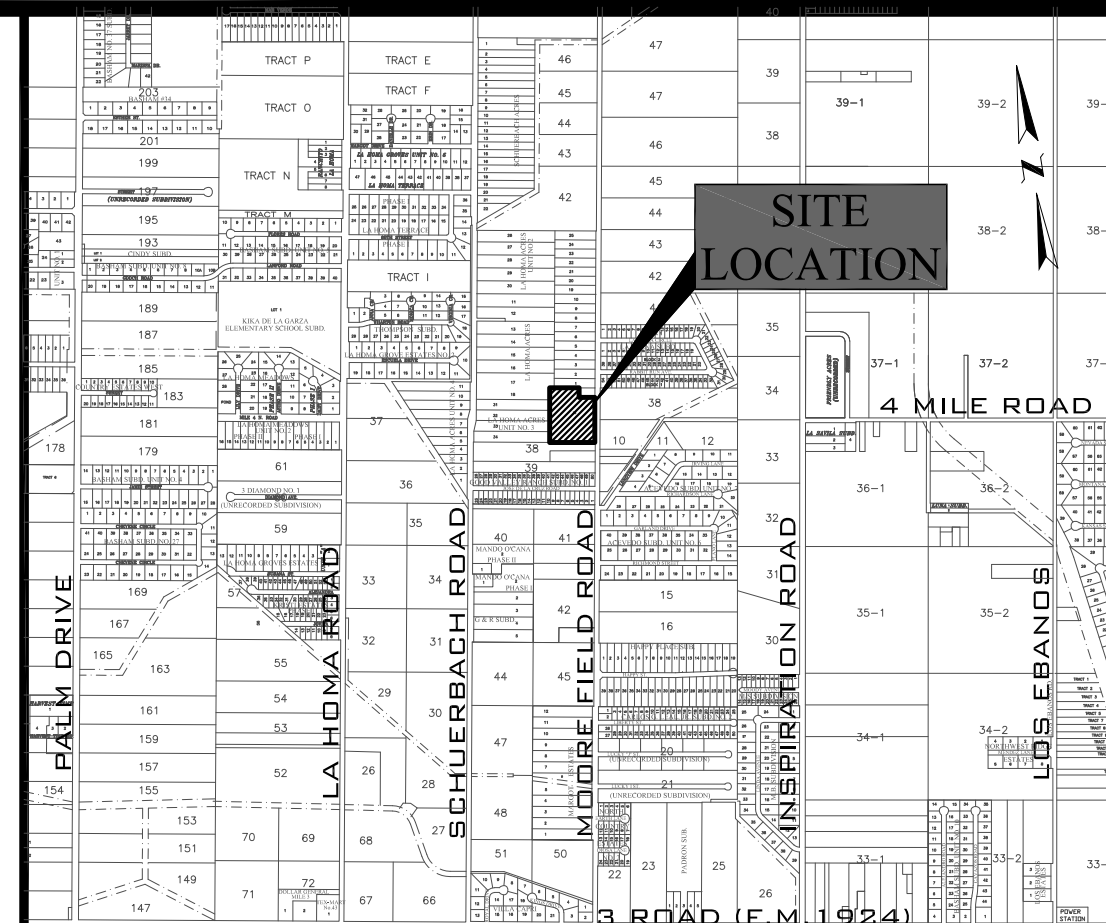
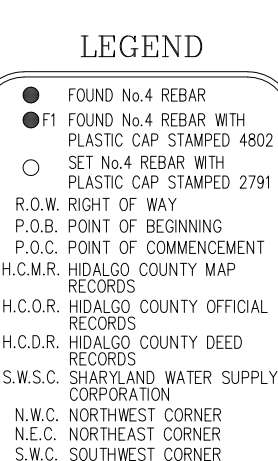
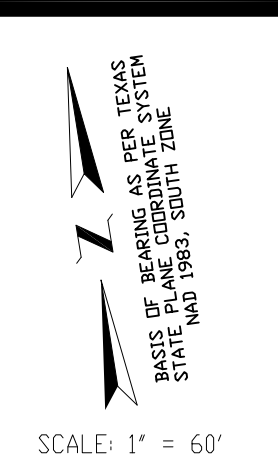
P&Z CHAIRMAN OF THE CITY OF MISSION. DATE _____

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

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRAJURISDICTIONAL JURISDICTION OF A MUNICIPALITY
ESMERALDA SUBDIVISION No.1 IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO.3 ON THE EAST WEST OF MOOREFIELD ROAD APPROXIMATELY 5,055 FEET NORTH FROM THE INTERSECTION WITH MILE 3 ROAD (FM 1924), ACCORDING TO THE OFFICE OF THE SECRETARY OF THE CITY OF MISSION POPULATION AS PER 2020 CENSUS APPROXIMATELY 40,579. **ESMERALDA SUBDIVISION No.1** IS LOCATED APPROXIMATELY 4.1 MILE FROM THE CITY LIMITS AND IS WITHIN THE 5 MILE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF MISSION UNDER LOCAL GOVERNMENT CODE 215.001.

METES AND BOUNDS

A 5.735-ACRE TRACT OF LAND, MORE OR LESS, LYING AND BEING IN LOT 35, LA HOMA ACRES UNIT NO. 3, HIDALGO COUNTY, TEXAS, MAP OR PLAT THEREOF RECORDED IN VOLUME 25, PAGE 161A, MAP RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES, LOCATED ON THE WEST SIDE OF MOOREFIELD ROAD APPROXIMATELY 5,055 FEET NORTH OF MILE 3 ROAD, IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE POINT OF COMMENCEMENT (P.O.C.) BEING AT A NO. 4 REBAR FOUND ON THE APPARENT EXISTING WEST RIGHT-OF-WAY LINE OF SAID MOOREFIELD ROAD FOR THE APPARENT SOUTHEAST CORNER OF SAID LOT 35 AND OF SAID 5.735-ACRE TRACT, AND ALSO BEING THE POINT OF BEGINNING (P.O.B.) OF SAID 5.735-ACRE TRACT OF LAND HEREIN DESCRIBED:

THENCE, NORTH 81°01'00" WEST, ALONG AN EXISTING HOGWIRE FENCE AT A USUAL 0.9 OF A FOOT TO THE RIGHT OF, AND WITH THE APPARENT SOUTH LOT LINE OF SAID LOT 35, AND THE APPARENT NORTH LOT LINE OF LOT 1 (SANTOY'S ESTATES SUBDIVISION, DOCUMENT NO. 2343199, MAP RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTH LOT LINE OF SAID 5.735-ACRE TRACT, A DISTANCE OF 470.00 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 FOR THE APPARENT SOUTHWEST CORNER OF SAID LOT 35 AND OF SAID 5.735-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 08°59'00" EAST, ALONG AN EXISTING HOG WIRE FENCE AT A USUAL 0.8 OF A FOOT TO THE RIGHT OF, AND WITH THE APPARENT WEST LOT LINE OF SAID LOT 35 AND OF SAID 5.735-ACRE TRACT, A DISTANCE OF 569.52 FEET TO A NO. 4 REBAR FOUND FOR THE APPARENT NORTHWEST CORNER OF SAID LOT 35 AND OF SAID 5.735-ACRE TRACT OF LAND HEREIN DESCRIBED.

THENCE, SOUTH 81°01'00" EAST, WITH THE APPARENT NORTH LOT LINE OF SAID LOT 35 AND THE NORTHERNMOST NORTH LOT LINE OF SAID LOT LINE OF SAID LOT 35, A DISTANCE OF 309.00 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791, BEARING N: 166°26'31.2787" E: 1034609.4857 BEING THE APPARENT NORTHEAST CORNER OF SAID LOT 35, FOR THE APPARENT NORTHERNMOST NORTHEAST CORNER OF SAID 5.735-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 08°59'00" WEST, WITH THE APPARENT WESTERNMOST EAST LOT LINE OF SAID 5.735-ACRE TRACT, A DISTANCE OF 111.00 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 FOR AN APPARENT INTERNAL CORNER OF SAID 5.735-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 81°01'00" EAST, PARALLEL TO THE SAID NORTH LOT LINE OF LOT 35, AND WITH THE APPARENT SOUTHERNMOST NORTH LOT LINE OF SAID 5.735-ACRE TRACT, A DISTANCE OF 161.00 FEET TO NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 ON THE SAID MOOREFIELD ROAD EXISTING WEST RIGHT-OF-WAY LINE FOR THE APPARENT SOUTHERNMOST NORTHEAST CORNER OF SAID 5.735-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 08°59'00" WEST, WITH THE SAID MOOREFIELD ROAD EXISTING WEST RIGHT-OF-WAY LINE, THE APPARENT EAST LOT LINE OF SAID LOT 35 AND THE EASTERNMOST EAST LOT LINE OF SAID 5.735-ACRE TRACT, A DISTANCE OF 458.52 FEET TO THE SAID NO. 4 REBAR FOR THE SOUTHEAST CORNER OF SAID 5.735-ACRE TRACT OF LAND HEREIN DESCRIBED, AND ALSO BEING THE POINT OF BEGINNING (P.O.B.), CONTAINING A GROSS OF 5.735 ACRES OF LAND, MORE OR LESS.

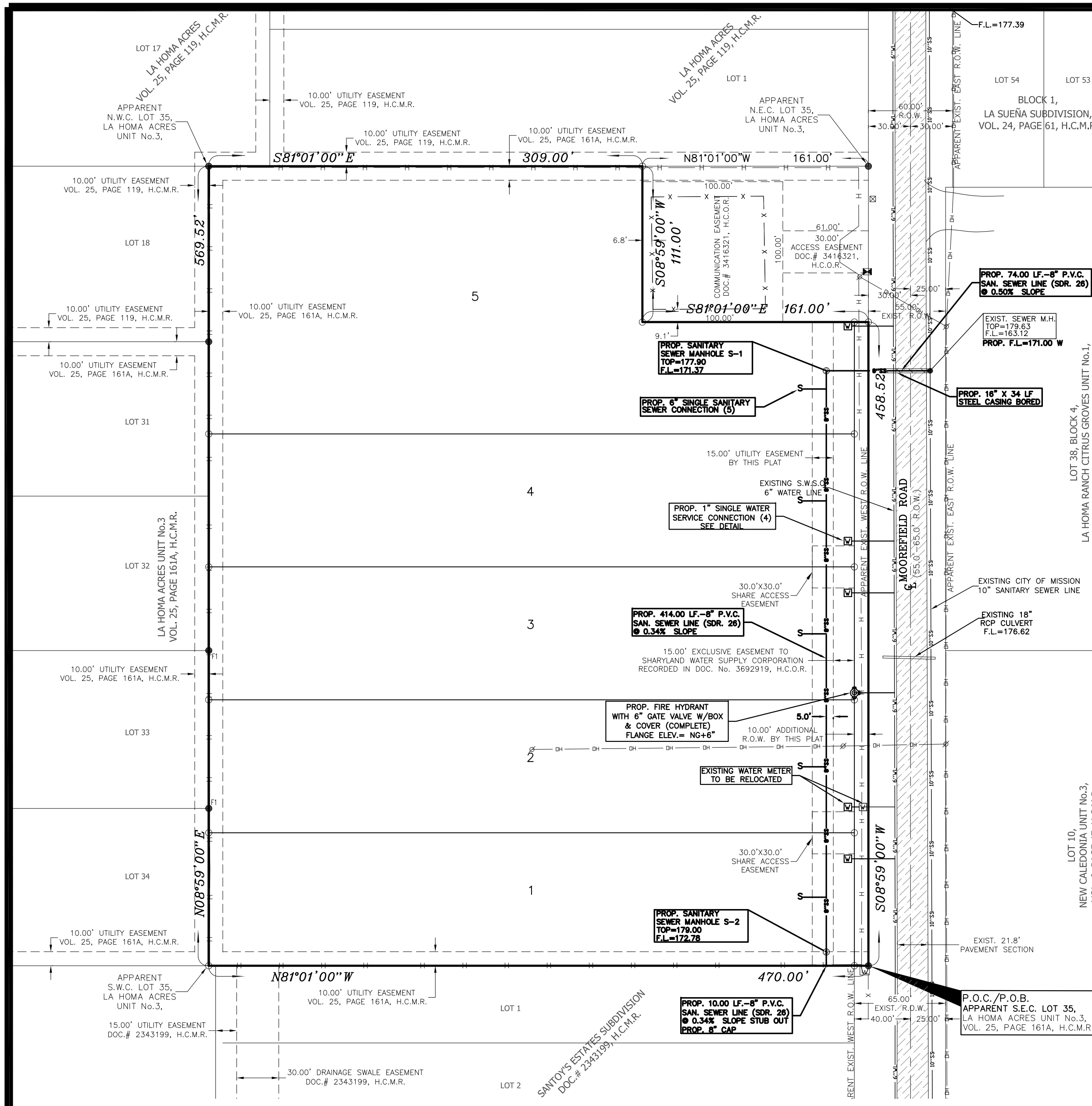
REVISION NOTES

NO.	SHEET	REVISION	DATE	APPROVED

INDEX TO SHEET OF **ESMERALDA SUBDIVISION No.1**

SHEET	DESCRIPTION
SHEET 1	HEADING, INDEX, LOCATION MAP PRINCIPAL CONTACTS, PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS, LEGAL DESCRIPTION METES & BOUNDS, SURVEYOR'S AND ENGINEER'S CERTIFICATION, PLAT NOTES AND RESTRICTIONS, OWNERS AND ENGINEER'S CERTIFICATION, AND ATTESTATION CERTIFICATE, COUNTY CLERK'S RECORDING CERTIFICATE, HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL, DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE E.T.A. OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED, H.C.D.#41 CERTIFICATION, IRRIGATION DISTRICT CERTIFICATE OF APPROVAL, REVISION NOTES.
SHEET 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), SUBDIVISION'S CERTIFICATE AND STATEMENT.
SHEET 3	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT, MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION, REVISION NOTES, TYPICAL ROADWAY SECTION.

HLG PLAN REVIEW SERVICES
HOMERO L. GUTIERREZ, P.E., OWNER
P.O. Box 548, McAlLEN, TEXAS 78505 / TEL: 956-369-0988
TBP Firm Licensed No. F-10426



FINAL ENGINEERING REPORT

WATER SUPPLY, DESCRIPTION, COST, AND OPERABILITY DATA:
ESMERALDA SUBDIVISION No.1 WILL BE PROVIDED WITH POTABLE WATER BY SHARLYLAND WATER SUPPLY CORPORATION (S.W.S.C.), THE SUBDIVIDER AND S.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH S.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER FOR 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.

S.W.S.C. HAS AN EXISTING 6" WATER LINE RUNNING NORTH AND SOUTH ALONG THE WEST SIDE OF THE RIGHT OF WAY OF MOOREFIELD ROAD ON THE EAST SIDE OF THIS PROPOSED SUBDIVISION. THE WATER SYSTEM FOR **ESMERALDA SUBDIVISION No.1** CONSIST OF FOUR 1" DIAMETER SINGLE SERVICE LINES SERVING LOTS 1, 3, 4 AND 5 TO EACH LOT ENDING AT THE METER BOXES. LOT 2 HAS AN EXISTING WATER METER SERVICE LINE AND THE METER BOXES WILL BE INSTALLED AT A TOTAL COST OF \$ 5,000.00 OR \$1,375.00 PER LOT (4 LOTS). IN ADDITION, THE SUBDIVIDER HAS PAID A.S.U.D. THE SUM OF \$ 30,845.00, WHICH COVERS THE \$6,169.00 COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH 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 S.W.S.C. UPON REQUEST BY THE OWNER OF A LOT, S.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. ONE FIRE HYDRANT WILL BE REQUIRED FOR THIS SUBDIVISION. THE ENTIRE WATER FACILITIES WILL BE APPROVED AND ACCEPTED BY S.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THIS SUBDIVISION PLAT.

SEWAGE FACILITIES DESCRIPTION, COST AND OPERABILITY DATA UTILIZING PERSONAL CHECK:
ESMERALDA SUBDIVISION No.1 WILL BE TREATED BY WASTEWATER SERVICE FROM THE CITY OF MISSION. THE SUBDIVIDER AND THE CITY OF MISSION HAVE ENTERED INTO A CONTRACT IN WHICH THE CITY OF MISSION HAS PROMISED TO PROVIDE SUFFICIENT WASTEWATER FOR AT LEAST 30 YEARS AND THE 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.

THE CITY OF MISSION HAS AN EXISTING 10" DIAMETER SEWER LINE RUNNING NORTH AND SOUTH ALONG THE EAST SIDE OF THE RIGHT OF WAY OF MOOREFIELD ROAD ON THE EAST SIDE OF THIS PROPOSED SUBDIVISION. THE WASTEWATER SYSTEM FOR **ESMERALDA SUBDIVISION No.1** CONSISTS OF A PROPOSED 6" DIAMETER SEWER LINE THAT TAPS INTO THE EXISTING 10" SANITARY SEWER MANHOLE LOCATED ON THE EAST SIDE OF MOOREFIELD ROAD IN FRONT OF LOT 5. THEN RUNS WEST CROSSING THE STREET PAVEMENT SECTION INSIDE OF A 16" STEEL CASING TO A 48" SANITARY SEWER MANHOLE LOCATED IN A 10' UTILITY EASEMENT INSIDE OF PROPERTY, THEN RUNS SOUTH INSIDE OF SAID 10' UTILITY EASEMENT TO AN EXISTING 10" SANITARY SEWER MANHOLE LOCATED INSIDE LOT 1. SANITARY SEWER SERVICE FOR THE LOTS IN THIS SUBDIVISION SHALL CONSIST OF FIVE (5) - 6" SERVICE, ONE FOR EACH LOT.

THE 8" DIAMETER SEWER LINES, THE 6" DIAMETER SEWER SERVICE LINES, THE 48" SANITARY SEWER MANHOLES HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$25,382.00 OR \$5,076.40 PER LOT. IN ADDITION, THE SUBDIVIDER PAID THE CITY OF MISSION THE SUM OF \$1,500.00 WHICH COVERS THE \$300.00 COST PER LOT WHICH COVERS MEMBERSHIP AND CONNECTION COST. THE ENTIRE WASTEWATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY THE CITY OF MISSION AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

WATER & SEWAGE 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 ESTIMATED COSTS TO INSTALL UNCONSTRUCTIVE WATER AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES ARE FULLY CONSTRUCTED. WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$36,345.00 WHICH EQUALS TO \$7,269.00 PER LOT.

SEWAGE FACILITIES - SANITARY SEWER SYSTEM IS ESTIMATED TO COST \$5,376.40 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$26,882.00 FOR THE ENTIRE SUBDIVISION.

THIS DOCUMENT IS FOR INTERIM REVIEW AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

HOMERO LUIS GUTIERREZ P.E.
 LICENSED PROFESSIONAL ENGINEER No. 36639

FINAL ENGINEERING REPORT (VERSION ESPAÑOL):
 PROVISIÓN DE AGUA: DESCRIPCIÓN, GASTOS Y FECHAS DE INICIO
 LA SUBDIVISIÓN **ESMERALDA SUBDIVISION No.1** RECIBIRÁ SU PROVISIÓN DE AGUA DE SHARLYLAND WATER SUPPLY CORPORATION (S.W.S.C.), QUIEREN ASEGURAR QUE LA SUBDIVISIÓN RECIBIRÁ SU PROVISIÓN DE AGUA POR LOS PRÓXIMOS 30 AÑOS. LA COMPANÍA S.W.S.C. TENDRÁ QUE PRESENTAR DOCUMENTACIÓN PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISIÓN.

S.W.S.C. TIENE UNA LÍNEA EXISTENTE DE AGUA DE 6 PULGADAS QUE CORRE DE NORTE A SUR EN EL LADO OESTE DEL DERECHO DE VÍA DE LA CALLE MOOREFIELD ROAD EN EL LADO ESTE DE ESTA SUBDIVISIÓN. EL SISTEMA DE PROVISIÓN DE AGUA PARA LA SUBDIVISIÓN **ESMERALDA SUBDIVISION No.1** CONSISTE DE CUATRO LÍNEAS DE SERVICIO DE 1" DE DIAMETRO PARA DAR SERVICIO A LOS LOTES 1, 3, 4 Y 5 PARA CADA LOTE QUE TERMINAN EN LA CAJA DEL MEDIDOR. EL LOTE 2 YA CUENTA CON UN SERVICIO DE AGUA EXISTENTE. LOS SERVICIOS DE AGUA Y LAS CAJAS DEL MEDIDOR SERÁN INSTALADAS A UN COSTO TOTAL DE 1,375.00 DÓLARES POR LOTE (4 LOTES). ADEMÁS, EL DUEÑO DE LA SUBDIVISIÓN LE HA PAGADO A S.W.S.C. LA SUMA DE 30,845.00 DÓLARES QUE CUBRE LOS 6,169.00 DÓLARES POR LOTE COMO LO INDICA EL CONTRATO DE SERVICIO DE AGUA POR 30 AÑOS Y DICHA SUMA REPRESENTA EL COSTO TOTAL DEL MEDIDOR MECÁNICO DE AGUA, CUOTAS DE ADQUISICIÓN Y MEMBRÍA, U OTRAS CUOTAS ASOCIADAS CON LA CONEXIÓN DE AGUA A CADA LOTE EN LA SUBDIVISIÓN A S.W.S.C. CUANDO EL DUEÑO DEL LOTE LO SOLICITE S.W.S.C. INSTALARÁ SIN NINGUN CARGO EL MEDIDOR MECÁNICO DE AGUA PARA DICHO LOTE. UN HISTRANTE SERÁ REQUERIDO PARA ESTA SUBDIVISIÓN. EL SISTEMA DE AGUA SERÁ ACEPTADO Y APROBADO POR S.W.S.C. Y DICHO SISTEMA DE AGUA POTABLE ESTARÁ FUNCIONANDO A LA FECHA EN QUE SE ARCHIVE LA SUBDIVISIÓN.

DRENAJE: DESCRIPCIÓN, GASTOS, Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISIÓN
 DRENAJE SANITARIO DE LA SUBDIVISIÓN **ESMERALDA SUBDIVISION No.1** SERÁ TRATADO POR EL SISTEMA DE DRENAJE SANITARIO DE LA CIUDAD DE MISSION. EL DUEÑO DE LA SUBDIVISIÓN HAN FIRMADO UN ACUERDO EN EL CUAL LA CIUDAD A PROMETIDO MANTENER EL SERVICIO DE DRENAJE SANITARIO POR AL MENOS 30 AÑOS. LA CIUDAD DE MISSION A PRESENTADO LA SUFICIENTE DOCUMENTACIÓN PARA COMPROBAR LA DISPONIBILIDAD Y EL SERVICIO A LARGO PLAZO PARA SERVIR LA SUBDIVISIÓN CUANDO ESTE COMPLETAMENTE DESARROLLADA.

LA CIUDAD DE MISSION TIENE UNA LÍNEA DE DRENAJE SANITARIO DE 10" DE DIAMETRO CORRE DE SUR A NORTE EN EL LADO ESTE DEL DERECHO DE VÍA DE LA CALLE MOOREFIELD ROAD EN EL LADO ESTE DE ESTA SUBDIVISIÓN. EL SISTEMA DE DRENAJE SANITARIO PARA **ESMERALDA SUBDIVISION No.1** CONSISTE DE UNA LÍNEA DE DRENAJE SANITARIO 8" DE DIAMETRO QUE SE CONECTA A UNA ALCANTARILLA DE 48" DE DIAMETRO EXISTENTE LOCALIZADA EN EL LADO ESTE DE LA CALLE MOOREFIELD ROAD ENFRENTA DEL LOTE 5, DESPUÉS CORRE HACIA EL OESTE DENTRO DE UN TUBO DE ACERO DE 16" PARA CRUZAR LA CARRETA ASFÁLTICA HACIA UNA ALCANTARILLA DE DRENAJE SANITARIO DE 48" DE DIAMETRO LOCALIZADA DENTRO DE UN DERECHO DE PASO DE UTILIDADES DE 10' O DENTRO DE LA PROPIEDAD Y DESPUÉS CORRE HACIA EL SUR DENTRO DE DICHO DERECHO DE PASO DE UTILIDADES TERMINANDO EN UNA ALCANTARILLA DE DRENAJE SANITARIO DE 48" DE DIAMETRO LOCALIZADA DENTRO DEL LOTE 1. EL SERVICIO DE DRENAJE SANITARIO PARA LOS LOTES EN ESTA SUBDIVISIÓN CONSISTE DE CINCO (5) LÍNEAS DE SERVICIO DE 6", UNO PARA CADA LOTE.

LAS LÍNEAS DE DRENAJE SANITARIO DE 8" DE DIAMETRO, LAS LÍNEAS DE SERVICIO DE 6" DE DIAMETRO Y LAS ALCANTARILLAS DE DRENAJE SANITARIO DE 48" DE DIAMETRO YA HAN SIDO INSTALADAS A UN COSTO TOTAL DE \$ 25,382.00 O \$ 5,076.40 POR LOTE. EL DUEÑO DE LA SUBDIVISIÓN TAMBIÉN LE PAGO A LA CIUDAD DE MISSION LA CANTIDAD DE \$1,500.00 QUE CUBRE \$300.00 POR LOTE QUE CUBRE LOS COSTOS DE CONEXIÓN Y MEMBRÍA. EL SISTEMA COMPLETO DE DRENAJE SANITARIO HA SIDO APROBADO Y ACEPTADO POR LA CIUDAD DE MISSION Y ESTARÁ OPERABLE AL TIEMPO EN EL CUAL LA SUBDIVISIÓN SEA REGISTRADA EN EL CONDAO DE HIDALGO.

CERTIFICACIÓN:
 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 SECCIÓN 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 SERÁ INSTALADO Y COMPLETAMENTE CONSTRUÍDO INCLUYENDO EL MEDIDOR MECÁNICO DE AGUA A UN COSTO TOTAL DE \$36,345.00 O \$7,269.00 POR LOTE.

DRENAJE SANITARIO: EL SISTEMA DE DRENAJE SANITARIO TENDRÁ UN COSTO ESTIMADO DE \$5,376.40 POR LOTE Y UN COSTO TOTAL DE \$26,882.00 PARA TODA LA SUBDIVISIÓN.

THIS DOCUMENT IS FOR INTERIM REVIEW AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

HOMERO LUIS GUTIERREZ P.E.
 LICENSED PROFESSIONAL ENGINEER No. 36639



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

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

ESMERALDA SUBDIVISION No.1

CITY OF MISSION, HIDALGO COUNTY, TEXAS
 A 5,735-ACRE TRACT OF LAND, MORE OR LESS, LYING AND BEING IN LOT 35, LA HOMIA ACRES UNIT NO. 3, HIDALGO COUNTY, TEXAS, MAP OR PLAT THEREOF RECORDED IN VOLUME 25, PAGE 161A, MAP RECORDS, HIDALGO COUNTY, TEXAS.

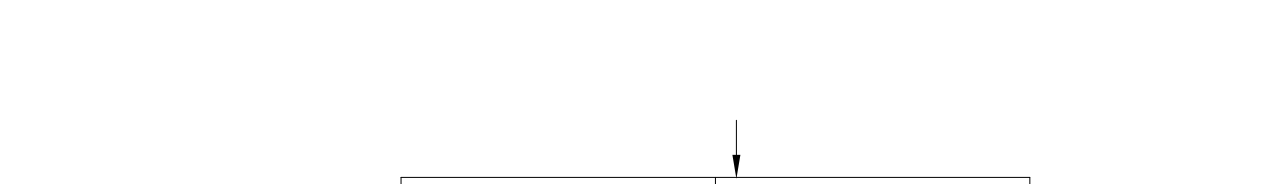
SUBDIVIDER CERTIFICATION:
 I, _____, BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR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

SUBDIVIDER STATEMENT:
 I, WE, EFLY, LLC, SUBDIVIDER (S) OF **ESMERALDA SUBDIVISION No.1** HEREBY CERTIFY SEWER PERMITS ARE REQUIRED PRIOR TO BUILDING ON ANY THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

EFLY, LLC DATE _____
 ESMERALDA LOZANO, MEMBER 1806 FAIR OAKS DR MISSION, TEXAS 78574

STATE OF TEXAS COUNTY OF HIDALGO:
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **ESMERALDA LOZANO**, KNOWN TO ME BY THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 2026.

NOTARY PUBLIC MY COMMISSION EXPIRES _____



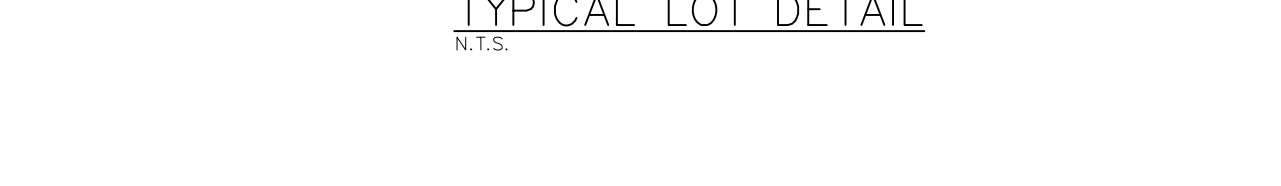
CALLE / STREET (R.O.W.)

LEGEND
 S - DENOTES PROPOSED SANITARY SEWER CONNECTION
 W - DENOTES PROPOSED WATER METER LOCATION

LEYENDA
 S - DENOTA CONEXIÓN DE DRENAJE SANITARIO PROPUESTA
 W - DENOTA MEDIDOR DE AGUA PROPUESTA

TYPICAL LOT DETAIL N.T.S.

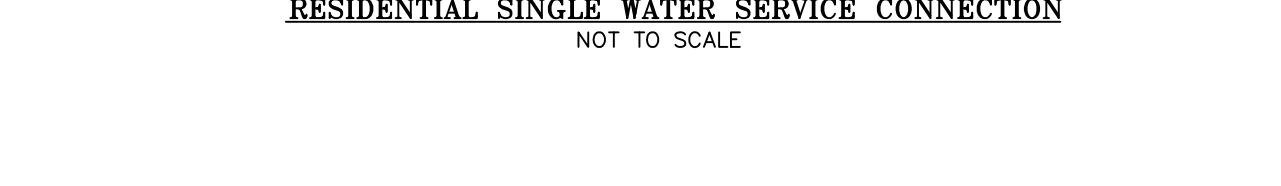
RESIDENTIAL SINGLE WATER SERVICE CONNECTION NOT TO SCALE



LEGEND
 S - DENOTES PROPOSED SANITARY SEWER CONNECTION
 W - DENOTES PROPOSED WATER METER LOCATION

LEYENDA
 S - DENOTA CONEXIÓN DE DRENAJE SANITARIO PROPUESTA
 W - DENOTA MEDIDOR DE AGUA PROPUESTA

TYPICAL WATER METER INSTALLATION



LEGEND
 S - DENOTES PROPOSED SANITARY SEWER CONNECTION
 W - DENOTES PROPOSED WATER METER LOCATION

LEYENDA
 S - DENOTA CONEXIÓN DE DRENAJE SANITARIO PROPUESTA
 W - DENOTA MEDIDOR DE AGUA PROPUESTA

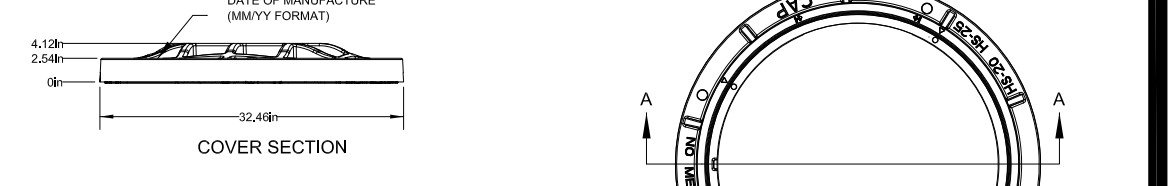
TYPICAL WATER METER INSTALLATION



LOCATION MAP SCALE: 1" = 2000'

PREPARED BY: HLG PLAN REVIEW SERVICES HOMERO L. GUTIERREZ, P.E., OWNER P.O. Box 548 McALLEN, TEXAS 78505 DATE PREPARED: JANUARY 8, 2026 DATE SURVEYED: JANUARY 14, 2025 PLAT SHEET 2 OF 3

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY
ESMERALDA SUBDIVISION No.1 IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO.3 ON THE EAST WEST OF MOOREFIELD ROAD APPROXIMATELY 5,055 FEET NORTH FROM THE INTERSECTION WITH MILE 3 ROAD (FM 1924). ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF MISSION POPULATION AS PER 2020 CENSUS 65,778, **ESMERALDA SUBDIVISION No.1** IS APPROXIMATELY 0.3 MILES FROM THE CITY LIMITS AND IS WITHIN THE 5 MILE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF MISSION UNDER LOCAL GOVERNMENT CODE 215.001.



NOTES
 1. COMPOSITE MATERIAL RING AND COVER SHALL BE OF COMPRESSION MOLDING. PROOF LOADING TO HS-25 OR BETTER, AND CONFORM TO ASPH M 306.
 2. COMPOSITE ACCESS PRODUCTS, I.P. IS AN APPROVED MANUFACTURER; ANY ALTERNATE EQUAL MUST BE APPROVED BY CITY OF MISSION UTILITY - UTILITY ENGINEERING DEPARTMENT.

COST ESTIMATE CHART

COST ESTIMATE	
DRIVEWAY IMPROVEMENTS:	\$ 9,000.00
DRAINAGE IMPROVEMENTS:	\$ 5,000.00
WATER DISTRIBUTION:	\$ 36,345.00
SANITARY SEWER IMPROVEMENTS/OSSF:	\$ 26,882.00
ESTIMACION DE COSTO	
ENTRADA DE COCHES:	\$ 9,000.00
DRENAJE PLUVIAL:	\$ 5,000.00
SERVICIO DE AGUA POTABLE:	\$ 36,345.00
SERVICIO DE DRENAJE SANITARIO:	\$ 26,882.00

REVISION NOTES

NO.	SHEET	REVISION	DATE	APPROVED

INDEX TO SHEET OF **ESMERALDA SUBDIVISION No.1**

SHEET 1: HEADING, INDEX, LOCATION MAP, PRINCIPAL CONTACTS, PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS, LEGAL DESCRIPTION (METES & BOUNDS), SURVEYOR'S AND ENGINEER'S CERTIFICATION, PLAT NOTES AND RESTRICTIONS, OWNERS DEDICATION, CERTIFICATION AND ATTESTATION, CITY APPROVAL, CERTIFICATE OF COUNTY CLERK'S RECORDING CERTIFICATE, HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL, DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE E.T.J. OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED, H.C.D.P.# CERTIFICATION, IRRIGATION DISTRICT CERTIFICATE OF APPROVAL, REVISION NOTES.

SHEET 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), SUBDIVIDER'S CERTIFICATE AND STATEMENT.

SHEET 3: DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT, MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION, REVISION NOTES, TYPICAL ROADWAY SECTION.

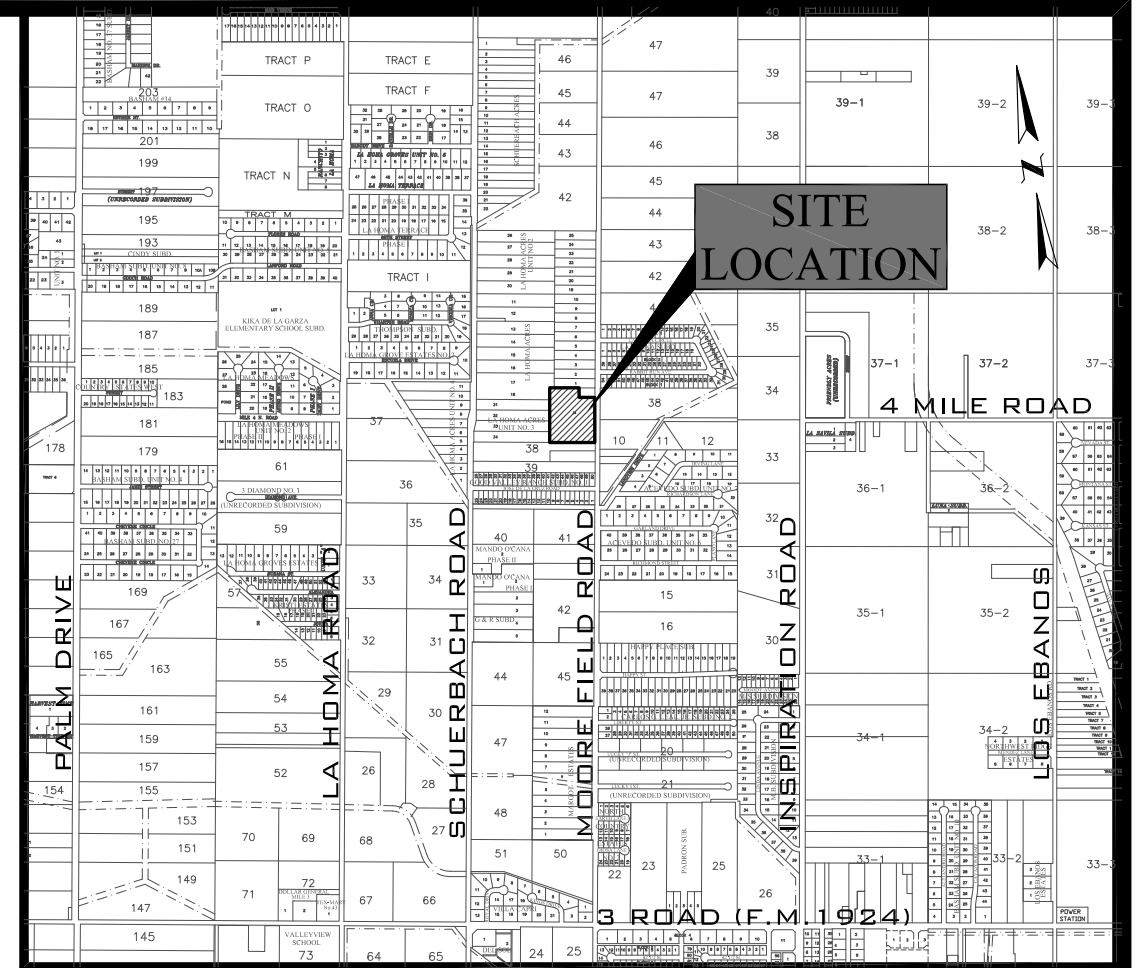
PRINCIPAL CONTACTS

NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: ESMERALDA LOZANO	1806 FAIR OAKS DR.	MISSION, TEXAS 78574	(956) 240-3626
ENGINEER: HOMERO LUIS GUTIERREZ	P.O. Box 548	McALLEN, TEXAS 78505	(956) 369-0988
SURVEYOR: HOMERO LUIS GUTIERREZ	P.O. Box 548	McALLEN, TEXAS 78505	(956) 369-0988

HLG PLAN REVIEW SERVICES
 HOMERO L. GUTIERREZ, P.E., OWNER
 P.O. Box 548, McALLEN, TEXAS 78505 / TEL: 956-369-0988
 TBPE Firm Licensed No. F-10426

ESMERALDA SUBDIVISION No.1

CITY OF MISSION, HIDALGO COUNTY, TEXAS
A 5.735-ACRE TRACT OF LAND, MORE OR LESS, LYING AND BEING IN LOT 35, LA HOMA ACRES UNIT NO. 3, HIDALGO COUNTY, TEXAS, MAP OR PLAT THEREOF RECORDED IN VOLUME 25, PAGE 161A, MAP RECORDS, HIDALGO COUNTY, TEXAS.



LOCATION MAP SCALE: 1" = 2000'
PREPARED BY:
H.L.G. PLAN REVIEW SERVICES
HOMERO L. GUTIERREZ, P.E., OWNER
P.O. Box 548
McAlLEN, TEXAS 78505
DATE PREPARED: JANUARY 8, 2025
DATE SURVEYED: JANUARY 14, 2025
PLAT SHEET 3 OF 3

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY
ESMERALDA SUBDIVISION No.1 IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO.3 ON THE EAST WEST OF MOOREFIELD ROAD APPROXIMATELY 5,055 FEET NORTH FROM THE INTERSECTION WITH MILE 3 ROAD (FM 1924). ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, THE PROPOSED SUBDIVISION WILL CONSIST OF 5 COMMERCIAL LOTS. THE PROPERTY IS LOCATED IN HIDALGO COUNTY, TEXAS, ON THE WEST SIDE OF MOOREFIELD ROAD APPROXIMATELY 5,055 FEET NORTH OF MILE 3 ROAD (FM 1924) INTERSECTION AND IS WITHIN THE 5 MILE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF MISSION. (REFER TO EXHIBIT A).

II. FLOOD PLAIN
THE PROPERTY IS LOCATED IN ZONE "X" (UNSHADED). AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN, NO BFES OR BASE FLOOD DEPTHS ARE SHOWN WITHIN THESE ZONES. (COMMUNITY PANEL 480334 0290 D) REVISION DATE: JUNE 6, 2000. (REFER TO EXHIBIT B).

III. SOIL CONDITIONS
A REVIEW OF THE SOIL SURVEY OF HIDALGO COUNTY (REFER TO EXHIBIT C) INDICATES THE SUBJECT TRACT LIES IN AN AREA BRENNA FINE SANDY LOAM WITH SLOPES BETWEEN 0 AND 1 PERCENT, (HIDALGO 5), WHICH IS IN HYDROLOGIC GROUP "B". SOIL GROUP "B" IS MODERATELY PERVIOUS WITH A RELATIVELY LOW PLASTICITY INDEX WELL DRAINED, AND MID CLAY LOAM WITH SLOPES BETWEEN 0 AND 1 PERCENT, (HIDALGO 60), WHICH IS IN HYDROLOGIC GROUP "D". SOIL GROUP "D" IS MODERATELY PERVIOUS WITH A RELATIVELY LOW PLASTICITY INDEX SOMEWHAT POORLY DRAINED. (SEE EXCERPTS FROM "SOIL SURVEY OF HIDALGO COUNTY, TEXAS").

IV. EXISTING CONDITIONS
THE SUBJECT TRACT IS CURRENTLY UNDEVELOPED AND HAS BEEN USED FOR AGRICULTURE PURPOSE. THE EXISTING TERRAIN HAS AN AVERAGE BASIN SLOPE OF APPROXIMATELY 0.25%. EXISTING RUNOFF FROM THE 5.735-ACRE TRACT FLOWS IN A EASTERLY DIRECTION. THE TOTAL CONTRIBUTING 10-YEAR EXISTING STORM WATER RUNOFF IS 5.89 CFS. (REFER TO EXHIBIT D)

V. PROPOSED CONDITIONS
THOUGH THE PROPOSED DEVELOPMENT FOR THIS SUBDIVISION WILL CONSIST OF 5- COMMERCIAL LOTS, THE DRAINAGE REPORT CALCULATIONS ARE BASED ON THE POSSIBLE ULTIMATE FUTURE DEVELOPMENT OF THE COMMERCIAL LOTS. THE PROPOSED DRAINAGE FOR ESMERALDA SUBDIVISION NO.1 SHALL CONSIST OF SURFACE RUNOFF FROM THE BUILDINGS AND DRIVEWAY INTO DETENTION AREAS. DEVELOPMENT WILL NOT CAUSE DOWNSTREAM PROPERTY OWNERS, WATERCOURSES, CHANNELS OR CONDUITS TO RECEIVE EXCESS STORM WATER RUNOFF. COMPARED TO THE PROPOSED DEVELOPMENT SITE WITH THE LAND IN ITS NATURAL UNDEVELOPED CONDITIONS, ON-SITE DETENTION IS REQUIRED FOR THIS DEVELOPMENT AT THE TIME OF BUILDING PERMIT STAGE. LOTS 1 THRU 4 WILL BE REQUIRED TO DETAIN 5,684.31 CUBIC- FEET OF STORM WATER RUNOFF AND LOT 5 WILL BE REQUIRED TO DETAIN 14,146.76 CUBIC- FEET OF STORM WATER RUNOFF. THE SUBDIVIDER AGREES TO PROVIDE FOR THE CLEANING AND REGRADING OF THE EXISTING ROAD SIDE DITCH LOCATED IN FRONT OF THIS PROPOSED FIVE LOT PLAT TO COUNTY STANDARDS. THE DRAINAGE DETENTION AREAS SHALL BE ALLOWED TO EVAPORATE AND PERCOLATE INTO THE SOIL WITH EXCESS STORM WATER TO BE DISCHARGED TO THE EXISTING ROAD SIDE DITCH LOCATED IN FRONT OF THE PROPERTY AND THEN RUN TO THE EAST SIDE OF THE STREET VIA EXISTING 18" RCP CULVERT, THEN RUN NORTH ALONG EXISTING ROAD SIDE DITCH AND DISCHARGE INTO AN EXISTING GRATE INLET BELONGING TO HIDALGO COUNTY DRAINAGE DISTRICT NO.1, LOCATED APPROXIMATELY 1,000' NORTH OF THIS PROPOSED SUBDIVISION. THE TOTAL CONTRIBUTING 50 YEAR DEVELOPED STORM WATER DISCHARGE OF 48,884.00 CUBIC FEET AND WILL BE DETAINED ON SITE AND RELEASE AT 10 YEAR FLOOD RATE OF 3.89 CFS. (REFER TO EXHIBIT E)

VI. DETENTION REQUIREMENTS
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO.1 POLICY, AS PER ATTACHED CALCULATIONS, A TOTAL OF 48,884 CUBIC FEET (1,122 AC-FIT) WILL BE DETAINED ON SITE, AS STATED ABOVE. THE PEAK RATE FOR RUNOFF FOR THIS DEVELOPMENT WILL BE LIMITED TO THE EXISTING 10-YEAR STORM WATER RUNOFF, FOR A TOTAL RELEASE RATE OF NOT MORE THAN 5.89 CFS. FOR THE ENTIRE SUBDIVISION.

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HOMERO LUIS GUTIERREZ, P.E.
LICENSED PROFESSIONAL ENGINEER No. 36639

DATE _____

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

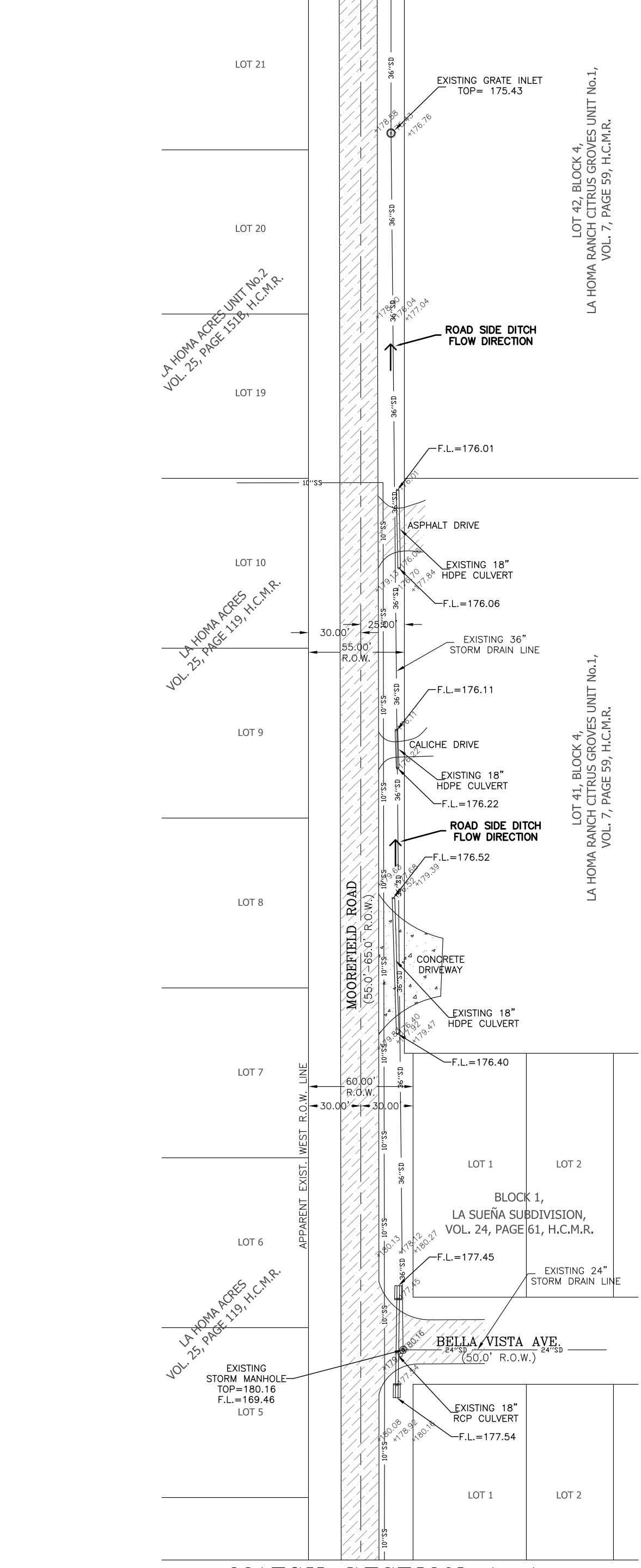
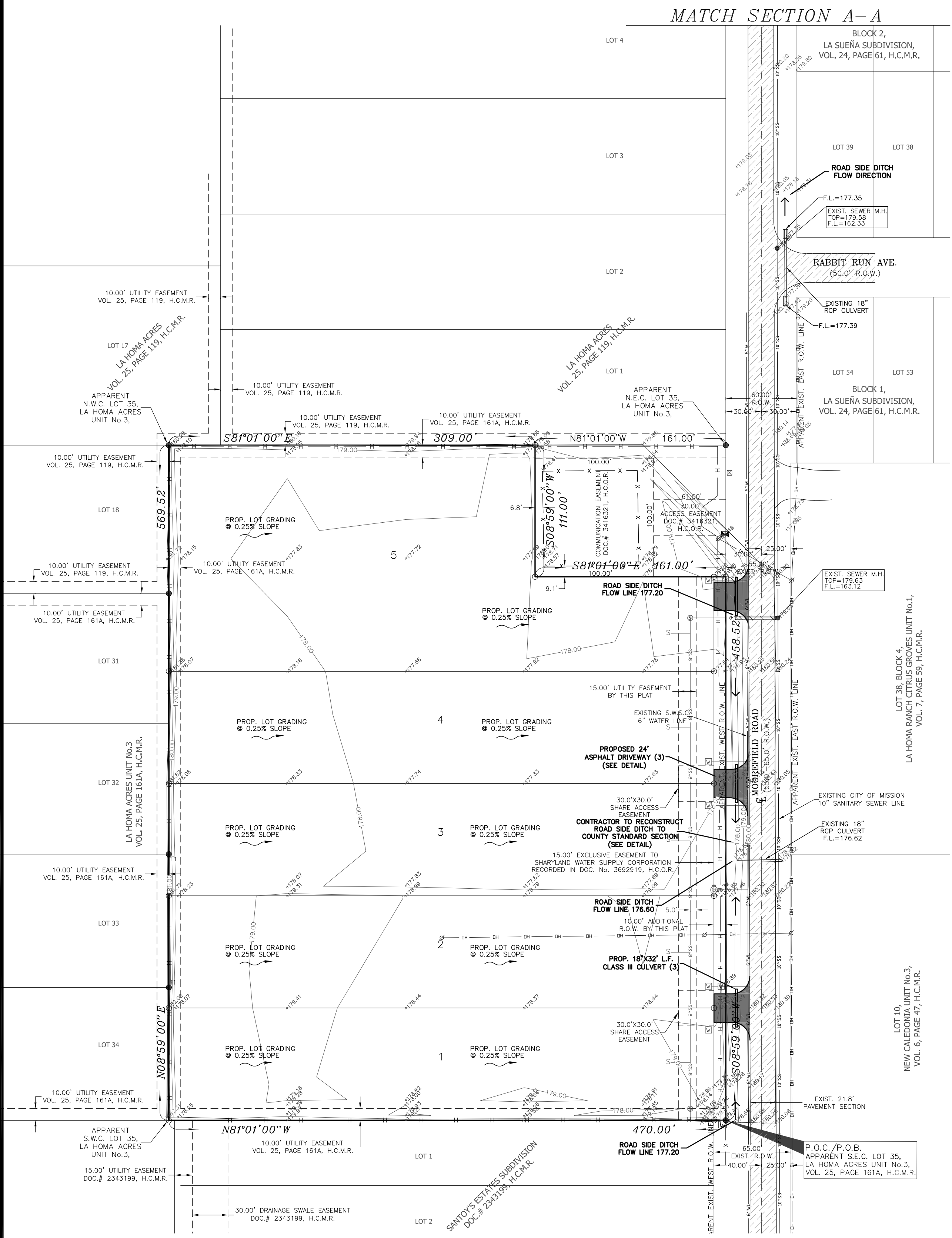
REVISION NOTES

NO.	SHEET	REVISION	DATE	APPROVED

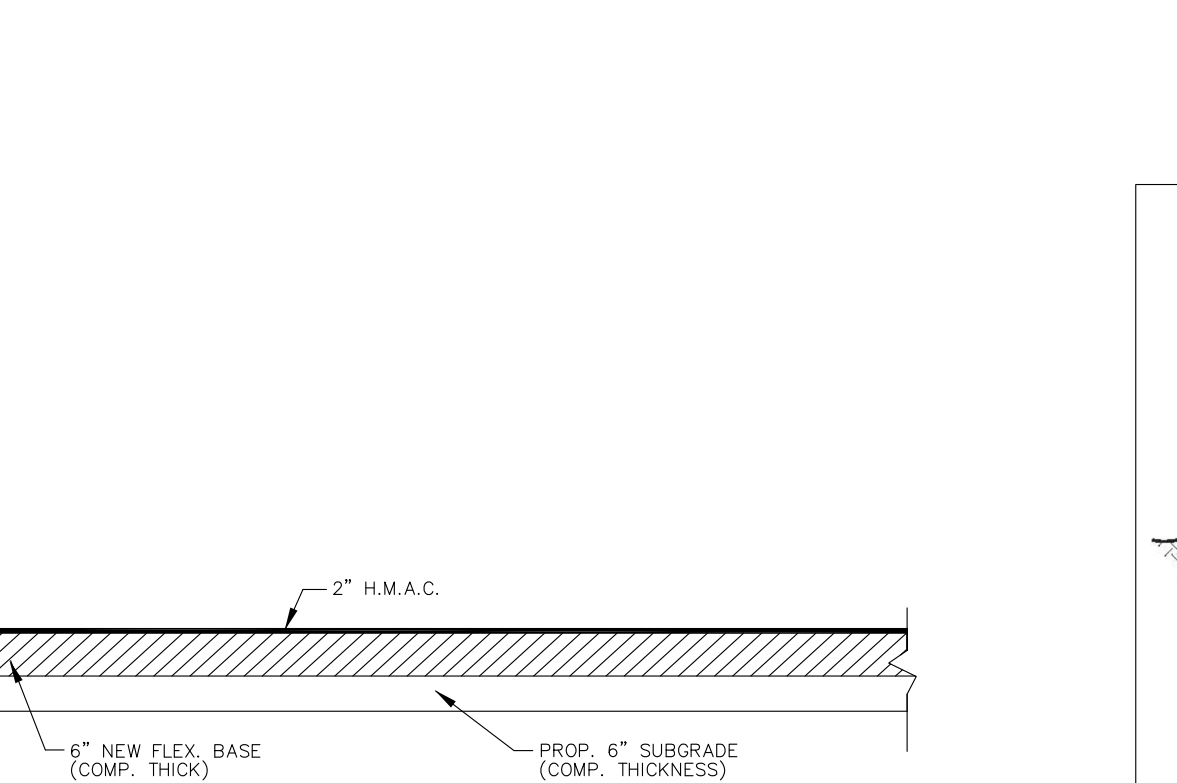
INDEX TO SHEET OF ESMERALDA SUBDIVISION No.1

SHEET	DESCRIPTION
SHEET 1	HEADING, INDEX, LOCATION MAP, PRINCIPAL CONTACTS, PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS, LEGAL DESCRIPTION (METES & BOUNDS), SURVEYOR'S AND ENGINEER'S CERTIFICATION, PLAT NOTES AND RESTRICTIONS, OWNERS DECLARATION, CERTIFICATION, AND ATTESTATION, CITY APPROVAL, CERTIFICATE, COUNTY CLERK'S RECORDING CERTIFICATE, HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL, DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE E.T.J. OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED, H.C.D.# CERTIFICATION, IRRIGATION DISTRICT CERTIFICATE OF APPROVAL, REVISION NOTES.
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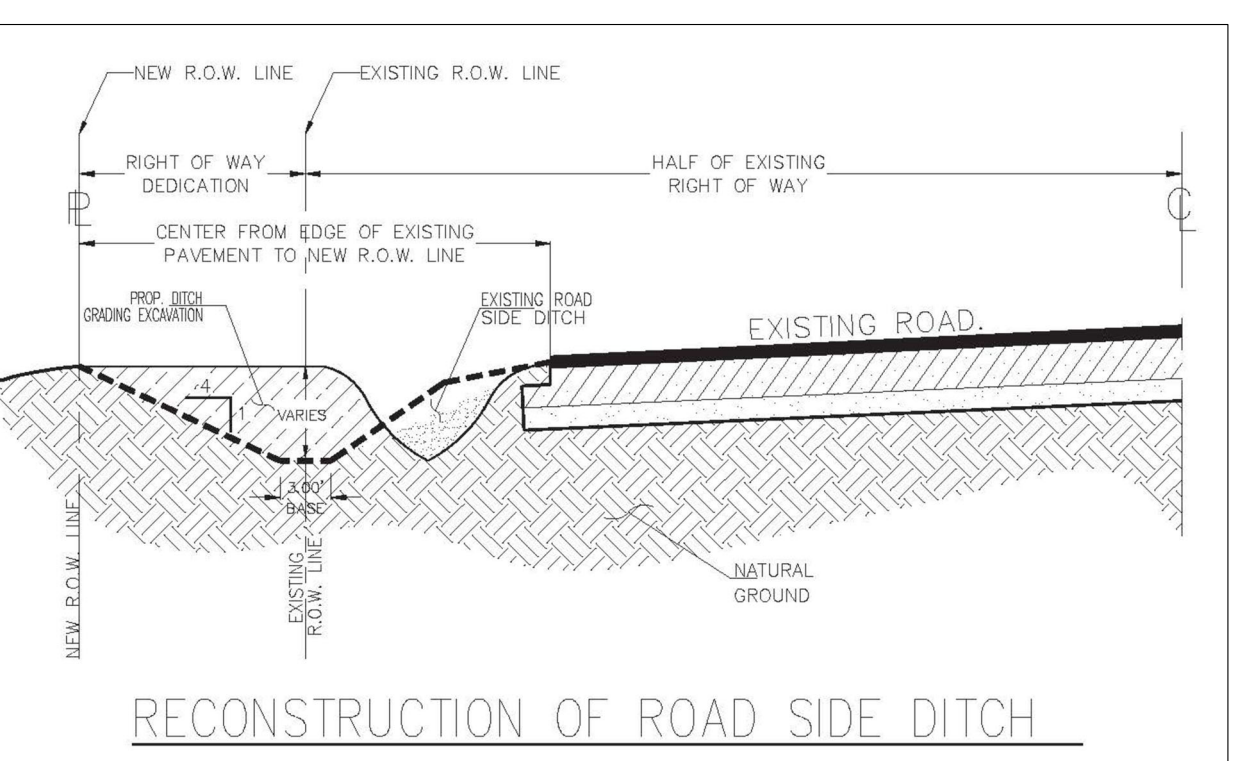
HLG PLAN REVIEW SERVICES
HOMERO L. GUTIERREZ, P.E., OWNER
P.O. Box 548, McAlLEN, TEXAS 78505 / TEL: 956-369-0988
TBPE Firm Licensed No. F-10426



MATCH SECTION A-A



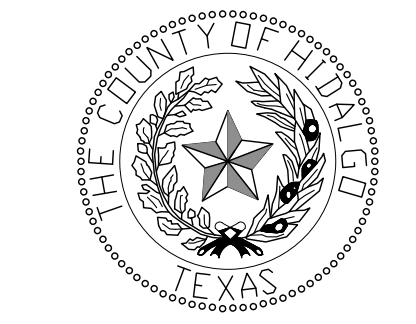
TYPICAL ASPHALT SECTION DRIVEWAY ENTRANCE
SCALE: N.T.S.



RECONSTRUCTION OF ROAD SIDE DITCH

PRINCIPAL CONTACTS

NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: ESMERALDA LOZANO	1806 FAIR OAKS DR.	MISSION, TEXAS 78574	(956) 240-3626
ENGINEER: HOMERO LUIS GUTIERREZ	P.O. Box 548	McAlLEN, TEXAS 78505	(956) 369-0988
SURVEYOR: HOMERO LUIS GUTIERREZ	P.O. Box 548	McAlLEN, TEXAS 78505	(956) 369-0988



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

