



HIDALGO COUNTY PLANNING DEPARTMENT

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

Anthony Uresti,
Director of Planning

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 6-09-2026

PROPOSE O. GARCIA SUBDIVISION, PRECINCT No. 3.

ENGINEER HLG PLAN REVIEW SERVICES, DEVELOPER: OSCIEL GARCIA

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

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

NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: 1

LOCATION DESCRIPTION: EAST SIDE OF GOODWIN ROAD APPROXIMATELY 560' SOUTH OF MILE 3 ROAD.

SUBDIVISION LIES WITHIN THE: RUAL AREA

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 02-24-2025 PROPERTY LIES WITHIN FLOOD ZONE: "C" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION AND SURFACE RUNOFF WILL DRAIN INTO GOODWIN ROAD SIDE DITCH.

SEWER SYSTEM: OSSF WILL BE INSTALLED DURING BUILDING PERMIT STAGE.

WATER SERVICE PROVIDER: AGUA SUD. LINE SIZE: 8" LOCATION: EAST SIDE OF GOODWIN ROAD

STAFF RECOMMENDS: Preliminary Approval subject to comments and future recommendations by planning, Other departments.

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.*

SUBDIVISION PLAT OF:
O. GARCIA SUBDIVISION

A 1.487-ACRE TRACT (1.50-ACRE TRACT RECORDED) OF LAND, MORE OR LESS, BEING THE SOUTH ONE AND ONE-HALF (1-1/2) ACRES, OUT OF LOT SEVENTY-TWO (72), BLOCK FOUR (4), GOODWIN TRACT SUBDIVISIONS NO. 1 AND NO. 2, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGES 2-A AND 3, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, AND AS FURTHER DESCRIBED IN WARRANTY DEED (DOCUMENT NO. 3418755, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), AND AS FURTHER DESCRIBED IN WARRANTY DEED (DOCUMENT NO. 3418755, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS),

METES AND BOUNDS

A 1.487-ACRE TRACT (1.50-ACRE TRACT RECORDED) OF LAND, MORE OR LESS, BEING THE SOUTH ONE AND ONE-HALF (1-1/2) ACRES, OUT OF LOT SEVENTY-TWO (72), BLOCK FOUR (4), GOODWIN TRACT SUBDIVISIONS NO. 1 AND NO. 2, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGES 2-A AND 3, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, AND AS FURTHER DESCRIBED IN WARRANTY DEED (DOCUMENT NO. 3418755, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), REFERENCES TO WHICH ARE MADE FOR ALL PURPOSES, LOCATED ON THE EAST SIDE OF GOODWIN ROAD (HIGHWAY FM 492) APPROXIMATELY 700 FEET SOUTH OF 3 MILE ROAD (HIGHWAY FM 1924), IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE POINT OF COMMENCEMENT (P.O.C.) BEING AT A POINT OF REFERENCE FOR THE APPARENT SOUTHEAST CORNER OF LOT 74, BLOCK 4, OF SAID GOODWIN TRACT SUBDIVISIONS NO. 1 AND NO. 2; THENCE, N 81°03'46" W (N 81°10'00" W RECORDED), WITH THE APPARENT SOUTH LOT LINE OF SAID LOT 74 FOLLOWED BY THE RESPECTIVE SOUTH LOT LINE OF LOT 73, A DISTANCE OF 660.00 FEET TO A NO. 4 REBAR FOUND FOR THE APPARENT SOUTHWEST CORNER OF SAID LOT 73, AND THE SOUTHWEST CORNER OF SAID LOT 72 AND OF SAID 1.487-ACRE TRACT, AND FOR THE POINT OF BEGINNING (P.O.B.) OF SAID 1.487-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 81°03'46" W (S 81°10'00" W RECORDED), WITH THE APPARENT SOUTH LOT LINE OF SAID LOT 72 AND OF SAID 1.487-ACRE TRACT, A DISTANCE OF 330.10 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 FOR THE APPARENT NORTHWEST CORNER OF SAID 1.487-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 08°56'14" E (N 08°50'00" E RECORDED), WITH THE SAID GOODWIN ROAD EXISTING EAST RIGHT-OF-WAY LINE AND, THE APPARENT WEST LOT LINE OF SAID 1.487-ACRE TRACT, A DISTANCE OF 196.16 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 FOR THE APPARENT NORTHWEST CORNER OF SAID 1.487-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 81°03'46" E (S 81°10'00" E RECORDED) PARALLEL TO THE SAID SOUTH LOT LINE OF LOT 72 AND WITH APPARENT NORTH LOT LINE OF SAID 1.487-ACRE TRACT, A DISTANCE OF 330.10 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 ON THE APPARENT EAST LOT LINE OF SAID LOT 72, BEARING N 81°05'26" W A DISTANCE OF 2.45 FEET FROM A NO. 4 REBAR FOUND, FOR THE APPARENT NORTHEAST CORNER OF SAID 1.487-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 08°56'14" W (S 08°50'00" W RECORDED), WITH THE SAID LOT 72 EAST LOT LINE AND OF SAID 1.487-ACRE TRACT, A DISTANCE OF 196.16 FEET TO THE SAID NO. 4 REBAR FOUND FOR THE SOUTHEAST CORNER OF SAID 1.487-ACRE TRACT OF LAND HEREIN DESCRIBED, ALSO BEING THE POINT OF BEGINNING, CONTAINING A GROSS OF 1.487 ACRES OF LAND, MORE OR LESS.

STATE OF TEXAS
COUNTY OF HIDALGO

I, HOMERO LUIS GUTIERREZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS MADE FROM AN ACTUAL SURVEY ON THE PROPERTY MADE 12/17/2024 UNDER MY SUPERVISION ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OR OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITIES LINES OR ROAD IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATION.

Homero Luis Gutierrez
HOMERO LUIS GUTIERREZ, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR No. 2791

04/13/2026
DATE



STATE OF TEXAS
COUNTY OF HIDALGO
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, OSCIEL GARCIA, AS OWNER OF THE 1.5 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED O. GARCIA 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 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.
- WE ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

Osciel Garcia
OSCIEL GARCIA, OWNER
3780 NORTH ABRAM
MISSION TX, 78574

04/13/26
DATE

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared OSCIEL GARCIA, who proved to me through his Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that he executed the same for the purposes and consideration thereby expressed.

Given under my hand and seal of office this 13th day of April, 2026



Melanie Cantu
MELANIE CANTU - NOTARY PUBLIC

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

WE THE UNDERSIGNED CERTIFY that this plat of the O. GARCIA SUBDIVISION was reviewed and approved by the Hidalgo County Commissioners Court on _____, _____.

Hidalgo County Judge _____ Date _____
ATTEST: Hidalgo County Clerk _____ 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 THE 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

RAUL SESIN, P.E., C.E.M.
GENERAL MANAGER _____ DATE _____

HIDALGO COUNTY IRRIGATION DISTRICT No. 6
THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 ON THIS 16th DAY OF April, 2026

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

President _____ ATTEST: *Secretary* _____
PRESIDENT SECRETARY

STATE OF TEXAS
COUNTY OF HIDALGO

I, HOMERO LUIS GUTIERREZ, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.

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



HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF O. GARCIA SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____, 20____.

ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____



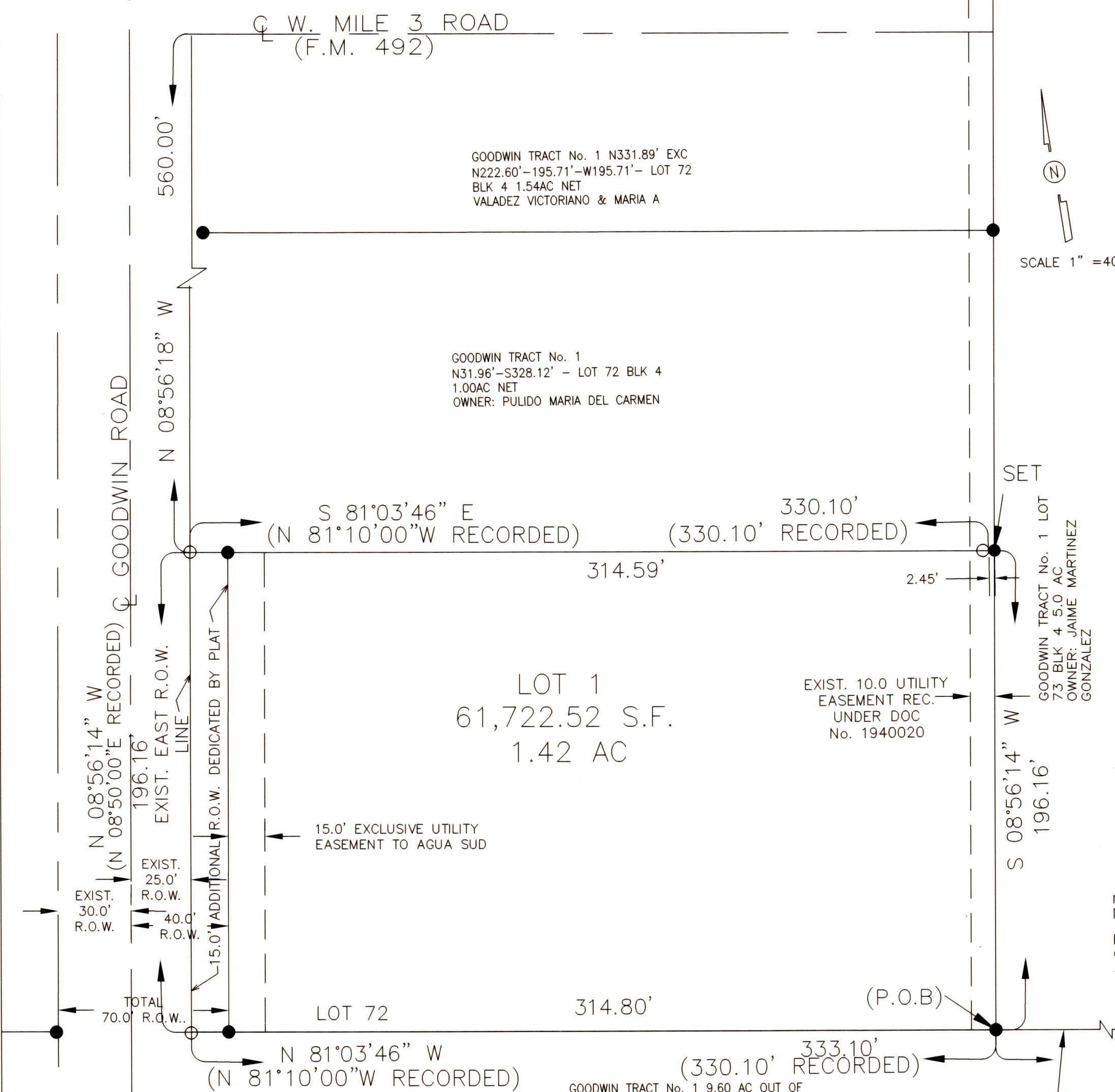
FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

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

BY: _____ DEPUTY

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

SHEET NO.
1 of 2



LOT 1
61,722.52 S.F.
1.42 AC

LOT 72 314.80'
LOT 73 333.10'
LOT 74 330.10'
LOT 75 330.10'

EXIST. 10.0 UTILITY EASEMENT REC. UNDER DOC No. 1940020

15.0' EXCLUSIVE UTILITY EASEMENT TO AGUA SUD

EXIST. 25.0' R.O.W. 40.0' R.O.W. 30.0' R.O.W. 70.0' TOTAL R.O.W.

GOODWIN TRACT No. 1 N31.89° EXC N222.80'-195.71'-W195.71'- LOT 72 BLK 4 1.5446 NET VALADEZ VICTORIANO & MARIA A

GOODWIN TRACT No. 1 N31.96°-S328.12' - LOT 72 BLK 4 1.0046 NET OWNER: PULIDO MARIA DEL CARMEN

GOODWIN TRACT No. 1 9.80 AC OUT OF 10.0 AC LOT 71 BLK 4 9.60 AC NET OWNER: GARZA GUADALUPE J JR & ROSELIA

SETBACKS: MINIMUM REQUIREMENTS-OWNER MAY DESIGNATE STRICTER REQUIREMENTS.
FRONT..... 40.00 FEET
REAR..... 15.00 FEET
SIDE..... 8.00 FEET
OR EASEMENT WHICHEVER IS GREATER IN ALL CASES

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 ADJUTING 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.

MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.

BENCHMARK NOTE:
THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
B.M. No.1: ELEV.-79.36 1/2" IRON ROD FOUND LOCATED AT THE NORTHWEST CORNER OF THIS SUBDIVISION. NAVD 88 DATUM.

DRAINAGE:
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 16,744.07 CUBIC FEET (0.38 ACRE FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS:
SEE DRAINAGE REPORT ON SHEET No. 2

THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.

OSCIEL GARCIA, THE OWNER & SUBDIVIDER OF O. GARCIA SUBDIVISION RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSED OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET No. 2 OF THIS PLAT.

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 TO THE OPERATION 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.

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 SUBDIVISION RULES APPENDIX 3.1.4.

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
A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO AUTHORIZED DEPARTMENT PRIOR TO OCCUPYING A LOT.
D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS 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 DRAINFIELD SYSTEM.
E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS
F. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
G. A SPECIAL DESIGN IS REQUIRED FOR ALL OSSF SYSTEMS LOCATED WITHIN A DESIGNATED FLOOD ZONE. THE DESIGN SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS: ANCHORING OF SEPTIC TANK(S) BACK FLOW VALVES/SEPTIC TANK COVER SHALL BE ABLE TO SEAL.

THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMODATING 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 IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.

THE PURCHASER OF EACH LOT SHALL BE RESPONSIBLE TO INSTALLED DRIVEWAY CULVERT REINFORCED CONCRETE PIPE OF ON LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH.

ANY ADDITION TO EXISTING RESIDENCE STRUCTURE OR NEW PROPOSED DWELLING ON LOT 1 MUST COMPLY WITH ALL SETBACK RESTRICTIONS RECORDED ON THIS PLAT.

LEGEND
○ FOUND No.4 REBAR
● SET No.4 REBAR W/PLASTIC CAP STAMPED 2791

RIGHT OF WAY
POINT OF BEGINNING
HIDALGO COUNTY MAP RECORDS
H.C.D.R. HIDALGO COUNTY DEED RECORDS
H.C.O.R. HIDALGO COUNTY OFFICIAL RECORDS
N.E.C. NORTHEAST CORNER
N.W.C. NORTHWEST CORNER
S.E.C. SOUTHEAST CORNER
S.W.C. SOUTHWEST CORNER
VOL. VOLUME
P. POWER POLE
W. WIRE FENCE
O. OVERHEAD POWER LINE

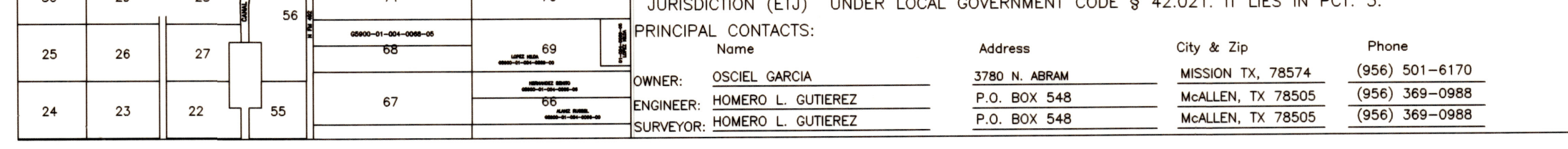
INDEX OF SHEETS
SHEET 1.- HEADING INDEX: LOCATION MAP: PRINCIPAL CONTACTS:
MAP: DESCRIPTION (METES AND BOUNDS);
ENGINEER'S & SURVEYOR'S CERTIFICATION: PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, ATTESTATION; COUNTY JUDGE CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; H.C.D. No. 1 CERTIFICATION; HIDALGO COUNTY IRRIGATION DISTRICT No. 1 CERTIFICATION; REVISION NOTES

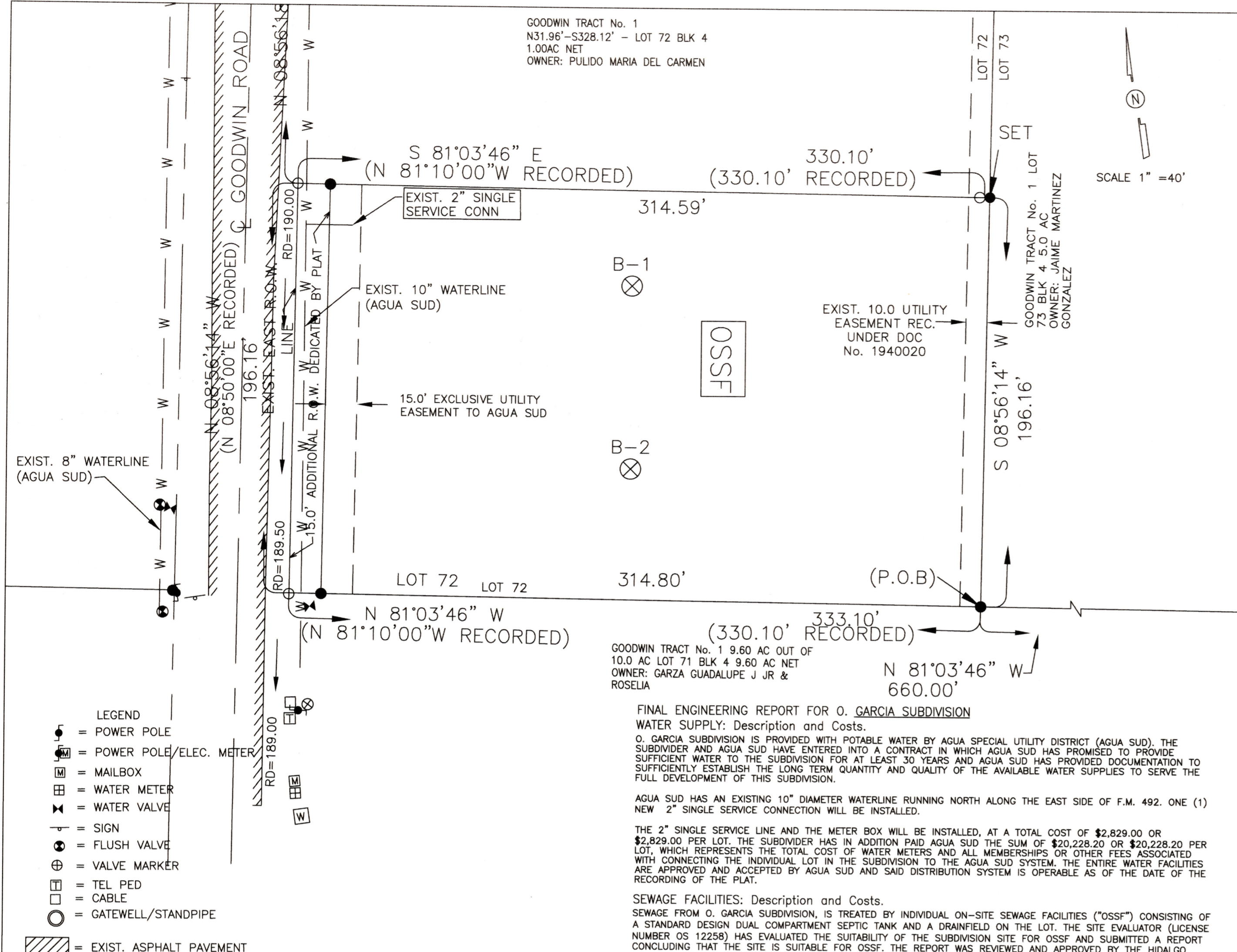
SHEET 2.- MAP OF WATER DISTRIBUTION SYSTEM, ENGINEER'S CERTIFICATION, MAP OF TOPOGRAPHY AND DRAINAGE, ENGINEERING REPORT INCLUDING DESCRIPTION OF WATER AND WASTE WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION) SUBDIVIDER CERTIFICATE & STATEMENT, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE WITH ENGINEER'S CERTIFICATION, CONSTRUCTION DETAILS; COUNTY CLERK'S RECORDING CERTIFICATE, REVISION NOTES.

No.	Sheet	REVISION	Date	Approved

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
O. GARCIA SUBDIVISION IS LOCATED IN WESTERN HIDALGO COUNTY ON THE EAST SIDE OF FM 492 ROAD AND APPROXIMATELY 550 FEET SOUTH OF MILE 3 ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MISSION (POPULATION 83,776) (2015 CENSUS). O. GARCIA SUBDIVISION LIES APPROXIMATELY 2.5 MILE FROM THE CITY LIMITS AND HAS OPTED OUT OF THE CITY'S THREE-MILE EXTRA-TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021. IT LIES IN PCT. 3.

PRINCIPAL CONTACTS:
Name Address City & Zip Phone
OWNER: OSCIEL GARCIA 3780 N. ABRAM MISSION TX, 78574 (956) 501-6170
ENGINEER: HOMERO L. GUTIERREZ P.O. BOX 548 McALLEN, TX 78505 (956) 369-0988
SURVEYOR: HOMERO L. GUTIERREZ P.O. BOX 548 McALLEN, TX 78505 (956) 369-0988





**SUBDIVISION PLAT OF:
O. GARCIA SUBDIVISION**

A 1.487-ACRE TRACT (1.50-ACRE TRACT RECORDED) OF LAND, MORE OR LESS, BEING THE SOUTH ONE AND ONE-HALF (1-1/2) ACRES, OUT OF LOT SEVENTY-TWO (72), BLOCK FOUR (4), GOODWIN TRACT SUBDIVISIONS NO. 1 AND NO. 2, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGES 2-A AND 3, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, AND AS FURTHER DESCRIBED IN WARRANTY DEED (DOCUMENT NO. 3418755, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS).

**DRAINAGE REPORT
FOR
O. GARCIA SUBDIVISION**

O. Garcia Subdivision is a 1.487-Acre tract (1.50-acre tract Recorded) of land, more or less, being the south one and one-half (1-1/2) acres, out of lot seventy-two (72), block four (4), Goodwin tract subdivision no. 1 and no. 2, Hidalgo county, Texas, as per map or plat thereof recorded in volume 8, pages 2-a and 3, map records, Hidalgo county, Texas. This property is located on the East side of F.M. 492 approximately 550.00 feet south of mile 3 Road. This subdivision is located in the rural area of Hidalgo County. The proposed site will consist of 1 Commercial subdivision.

The tract is Zone "C", areas of minimal flooding, (no shading) as per FEMA Flood Insurance Rate Map, Community Panel No. 480334 0400 C, November 16, 1982.

The soil is Hidalgo (26) and (25) and Brennan (4) soil group "B". It is Fine Sandy Loam, Sandy Clay Loam, Clay Loam and Loam. This soil is well drained. Permeability is low. Plasticity index has a range of NP-23. See attached Soil Survey of Hidalgo County, Texas tables.

Presently, the site has a runoff in an easterly direction with a very minimal slope. The existing runoff for the proposed subdivision is Q = 1.21 cubic feet per second based on a 10-year storm.

After development the runoff will be Q = 8.78 cubic feet per second based on a 50-year storm event for an increase of Q = 9.99 cubic feet per second. Detention will be 16,744.07 cubic feet (0.07 acre-feet) in accordance with the Hidalgo County drainage requirements. Detention will be provided by a detention area located within the subdivision, which will hold more than the required detention. At building permit stage, a bleeder line will be installed from the detention area and discharge into an existing roadside ditch and flowing south.

CERTIFICATION:
BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100-YEAR FLOODPLAIN FOR ZONE "C" (AREAS OF MINIMAL FLOODING (NO SHADING)) AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0400 C DATED NOVEMBER 16, 1982.

STATE OF TEXAS
COUNTY OF HIDALGO

I, HOMERO LUIS GUTIERREZ, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.



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

- LEGEND**
- = POWER POLE
 - ⊕ = POWER POLE/ELEC. METER
 - ⊞ = MAILBOX
 - ⊞ = WATER METER
 - ⊞ = WATER VALVE
 - ⊞ = SIGN
 - ⊞ = FLUSH VALVE
 - ⊞ = VALVE MARKER
 - ⊞ = TEL PED
 - ⊞ = CABLE
 - ⊞ = GATEWELL/STANDPIPE
 - ▨ = EXIST. ASPHALT PAVEMENT

FINAL ENGINEERING REPORT FOR O. GARCIA SUBDIVISION
WATER SUPPLY: Description and Costs.
O. GARCIA SUBDIVISION IS PROVIDED WITH POTABLE WATER BY AGUA SPECIAL UTILITY DISTRICT (AGUA SUD). THE SUBDIVIDER AND AGUA SUD HAVE ENTERED INTO A CONTRACT IN WHICH AGUA SUD HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND AGUA SUD 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.

AGUA SUD HAS AN EXISTING 10" DIAMETER WATERLINE RUNNING NORTH ALONG THE EAST SIDE OF F.M. 492. ONE (1) NEW 2" SINGLE SERVICE CONNECTION WILL BE INSTALLED.

THE 2" SINGLE SERVICE LINE AND THE METER BOX WILL BE INSTALLED, AT A TOTAL COST OF \$2,829.00 OR \$2,829.00 PER LOT. THE SUBDIVIDER HAS IN ADDITION PAID AGUA SUD THE SUM OF \$20,228.20 OR \$20,228.20 PER LOT, WHICH REPRESENTS THE TOTAL COST OF WATER METERS AND ALL MEMBERSHIPS OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOT IN THE SUBDIVISION TO THE AGUA SUD SYSTEM. THE ENTIRE WATER FACILITIES ARE APPROVED AND ACCEPTED BY AGUA SUD AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES: Description and Costs.
SEWAGE FROM O. GARCIA SUBDIVISION, IS TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAINFIELD ON THE LOT. THE SITE EVALUATOR (LICENSE NUMBER OS 12258) 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. HIGHLIGHTS OF THE REPORT ARE AS FOLLOWS:

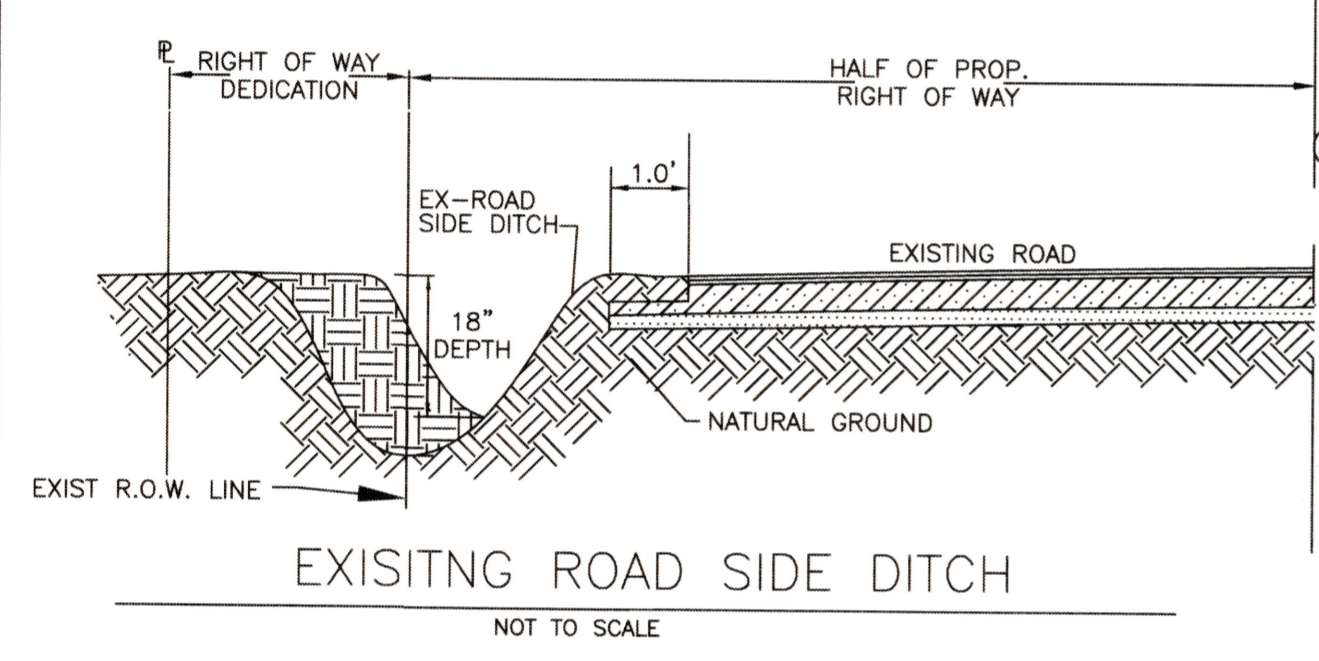
THE LOT IN THE SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE THE UNITED STATES OF AGRICULTURE SOIL CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A SANDY LOAM. THE SITE EVALUATOR (LICENSE NUMBER OS 12258) HAD TWO (2) TEST BORINGS MADE AT OPPOSITE AREAS OF THE SUBDIVISION AT THE CENTERS OF THE LOT 1. (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMITED AREA.) THE SOIL REPORT AS PREPARED BY THE SITE EVALUATOR (LICENSE NUMBER OS 12258) INDICATES A SANDY LOAM (WITH TEXTURE CLASS II) EXTENDING MORE THAN 24" BELOW THE BOTTOM OF ANY EXIST. EXCAVATIONS. THE SUBDIVISION DRAINS WELL, THE 10-YEAR STORM BEING CONTAINED WITHIN THE STREET AND THE DRAINAGE EASEMENTS.

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$3,500.00, INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSF'S WILL BE INSTALLED ESCROWED AND WOULD BE INSTALLED AT THE BUILDING PERMIT STAGE. AT A TOTAL COST ESCROWED OF \$3,500.00.

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 CONSTRUCTED WATER AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES- THESE FACILITIES FULLY CONSTRUCTED WILL COST WITH INSTALLATION OF WATER METERS INCLUDING FEES AT A TOTAL COST OF \$23,057.20 OR \$23,057.20 PER LOT.

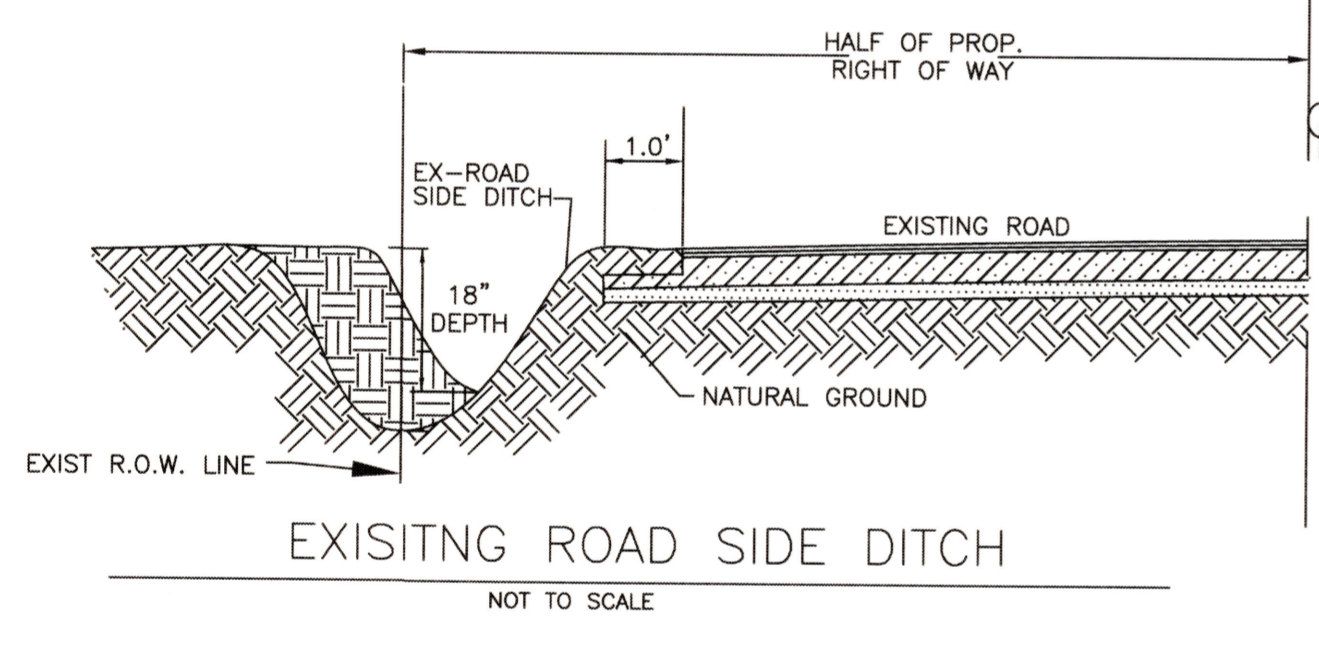
SEWAGE FACILITIES- THESE FACILITIES WILL BE CONSTRUCTED AT BUILDING PERMIT AND HAS BEEN ESCROWED AT A COST TOTAL OF \$3,500.00 WHICH EQUALS TO \$3,500.00 PER LOT.



STATE OF TEXAS
COUNTY OF HIDALGO

I, HOMERO LUIS GUTIERREZ, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.

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



REPORTE FINAL DE INGENIERIA PARA LA SUBDIVISION O. GARCIA SUBDIVISION:
PROVISION DE AGUA: Description y Gastos.
LA SUBDIVISION O. GARCIA SUBDIVISION SERA PROVISTA DE AGUA POTABLE POR LA COMPANIA DE AGUA SPECIAL UTILITY DISTRICT (AGUA SUD). EL DUEÑO DE LA SUBDIVISION Y LA COMPANIA DE AGUA SUD ESTAN COMPROMETIDOS A PROVEER DE AGUA SUFFICIENTE A LA SUBDIVISION POR UN PERIODO DE 30 AÑOS. LA COMPANIA DE AGUA SUD HA PRESENTADO LA DOCUMENTACION DEMOSTRANDO LA DISPONIBILIDAD DE CANTIDAD Y CALIDAD DE AGUA A LARGO PLAZO QUE SERVIRA PARA EL FUTURO DESARROLLO DE LA SUBDIVISION.

AGUA SUD TIENE UN LINEA EXISTENTE DE 10" DE DIAMETRO DE AGUA QUE CORRE NORTE POR EL LADO ESTE DE LA CALLE F.M. 492. UNO (1) PROPUUESTOS SERVICIOS SENCILLOS DE 2" QUE VA A SER INSTALADO.

EL CONDUCTO DE 2" DE PULGADAS DE DIAMETRO, Y EL MEDIDOR MECANICO DE AGUA A UN COSTO TOTAL DE US\$2,829.00 O US\$2,829.00 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA AGUA SUD US\$20,228.20, QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE. US\$20,228.20 ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION. CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPANIA DE AGUA SUD LO INSTALARA SIN ALGUN GASTO AL DUEÑO. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

DRENAJE: Description y Gastos.
EL DRENAJE PARA LA SUBDIVISION O. GARCIA SUBDIVISION, TENDRA FOSAS SEPTICAS INDIVIDUALES (OSSF) CONSISTIENDO EN UN DISEÑO NORMAL, CON DOBLE COMPARTIMIENTO DE FOSA SEPTICA (OSSF) Y UN CAMPO DE DRENAJE EN EL SOLAR. EL EVALUADOR (LIC# OS 12258) DE ENSUCHE HA INSPECCIONADO, EVALUADO Y REPORTADO QUE LA UBICACION DE LA SUBDIVISION ES CONVENIENTE PARA FOSAS SEPTICAS (OSSF). EL REPORTE FUE EXAMINADO Y APROBADO POR EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO.

EL SOLAR EN LA SUBDIVISION MIDE MEDIO ACRE DE TAMAÑO. EL LIBRO DE SERVICIOS Y CONSERVACION DEL SUELO DEL DEPARTAMENTO DE AGRICULTURA DE LOS ESTADOS UNIDOS (USDA) INDICA UNA MEZCLA DE BARRO ARENOSO. EL EVALUADOR (LIC# OS 12258) HIZO DOS (2) PRUEBAS CON AGUJEROS EN EL CENTRO DEL LOT 1. (PRUEBAS ADICIONALES NO FUERON NECESARIAS PORQUE EL SUELO ES MUY UNIFORME DENTRO DEL AREA DELIMITADA). EL SUELO ES UN MARGA DE BARRO ARENOSO (CON TEXTURA CLASE II) EXTENDIDO A MAS DE 24 PULGADAS BAJO EL FONDO DE CUALQUIER EXCAVACION POR EL EVALUADOR (LIC# OS 12258). NO HAY PRESENCIA DE AGUA SUBTERRANEA BAJO LA CAPA DE 24 PULGADAS DE FONDO DE LAS EXCAVACIONES.

EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON US\$3,500.00, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS TODAS LAS FOSAS SEPTICAS HAN SIDO CON UN CHEQUE EN FONDO QUE SE INSTALARA AL TIEMPO DE CONSTRUCCION DEL EDIFICIO. A UN COSTO TOTAL DE US\$3,500.00.

CERTIFICACION
CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO, CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

AGUA: EL SISTEMA/SERVICIO DE AGUA ESTA TOTALMENTE CONSTRUIDO, CON LA INSTALACION DE LOS MEDIDORES DE AGUA. EL GRAN COSTO TOTAL ES DE US\$23,057.20 CUAL EQUIVALE A US\$23,057.20 POR LOTE.

DRENAJE: SE ESTIMA QUE EL SISTEMA DE DRENAJE SANITARIO COSTARA POR TERRENO \$3,500.00 A UN COSTO TOTAL DE \$3,500.00 TODA LA SUBDIVISION. SERA PROVISTA POR UN CHEQUE DEL DUEÑO.

- B-1
⊗ TEST BORINGS
- ⊞ ESCROWED SEPTIC TANK (OSSF)

SUBDIVIDER CERTIFICATION

1.- 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 BY STATE AND COUNTY REGULATIONS.

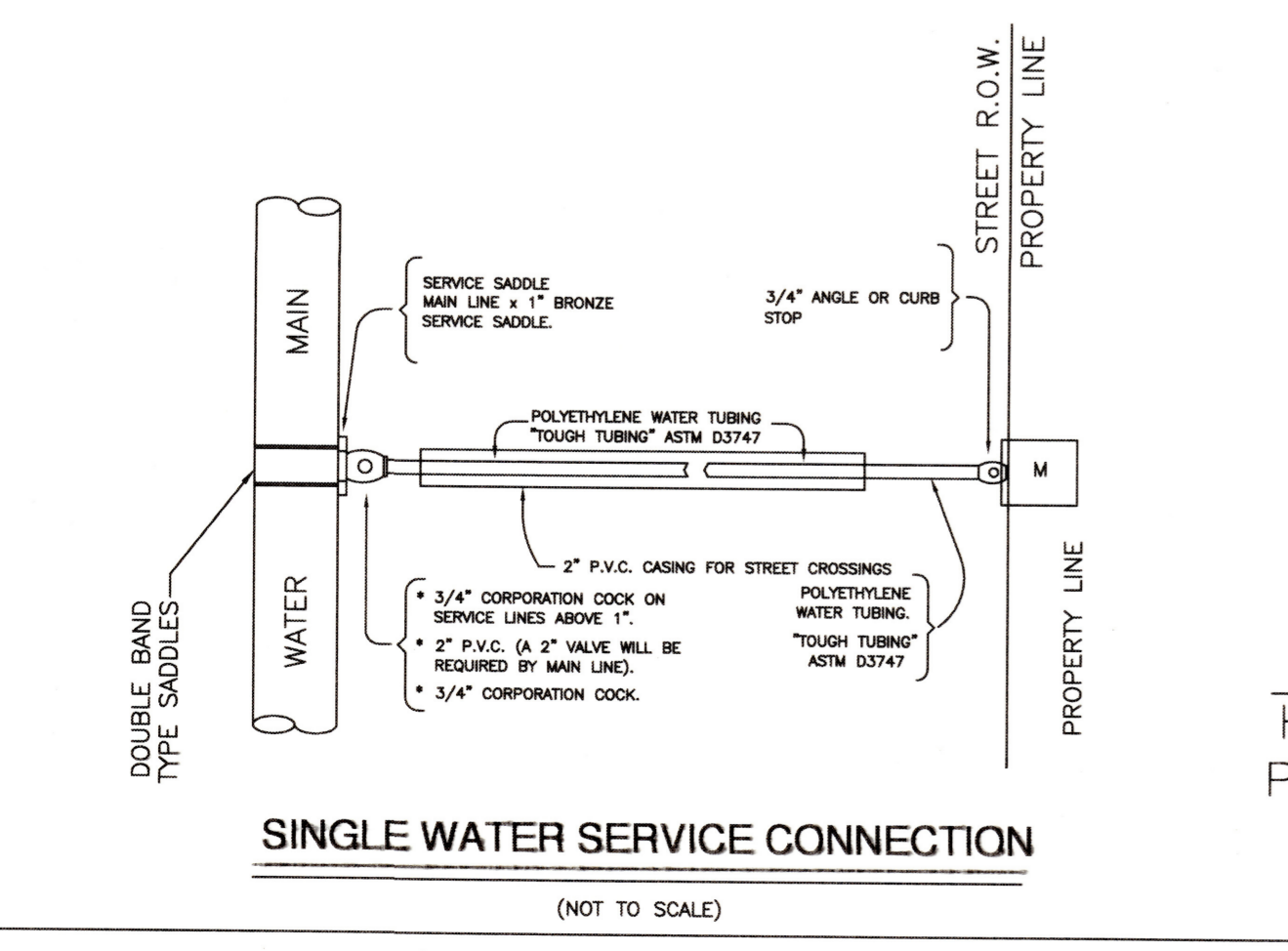
SUBDIVIDER STATEMENT:

1.- I (WE), OSCIEL GARCIA, SUBDIVIDER (S) OF O. GARCIA 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 EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS TO THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

OSciel Garcia
OSciel GARCIA, OWNER
3780 NORTH ABRAM
MISSION TX, 78574

5/2/26
DATE

LEGEND
TOTAL DETENTION REQUIRED - 16,744.07 C.F.
(AT BUILDING PERMIT)



STATE OF TEXAS
COUNTY OF HIDALGO

I, HOMERO LUIS GUTIERREZ, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.

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



STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared

OSciel GARCIA

proved to me through his Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that he executed the same for the purposes and consideration thereby expressed.

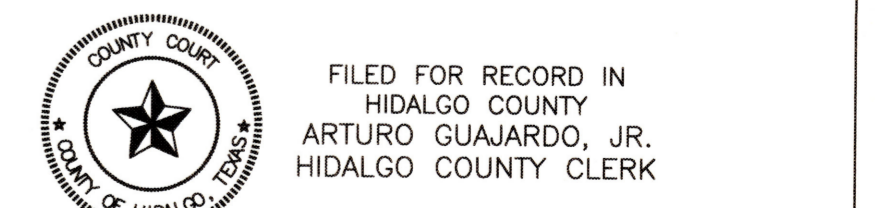
Given under my hand and seal of office this 30th day of April, 2026.

Melanie Cantu
MELANIE CANTU
Notary Public, State of Texas
Comm. Expires 08-08-2029
Notary ID 132963854

Melanie Cantu
MELANIE CANTU - NOTARY PUBLIC

COST ESTIMATE

DRAINAGE IMPROVEMENTS: \$N/A
WATER DISTRIBUTION: \$2,829.00
SEPTIC TANK (ESCROWED): \$3,500.00



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

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

BY: _____ DEPUTY

REVISION NOTES

No.	Sheet	REVISION	Date	Approved

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