



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: 6-09-2026

PROPOSED G.E.O. SUBDIVISION, PRECINCT No. 3.

ENGINEER: QUINTANILLA HEADLEY & ASSOCIATES DEVELOPER: ANTIOCO G. CANTU GARZA

FINAL

PRELIMINARY APPROVAL  APPROVAL  FINAL APPROVAL WITH FINANCIAL GUARANTEE  WITH VARIANCE

NUMBER OF LOTS: 4  \*SINGLE FAMILY  \*MULTI-FAMILY  COMMERCIAL  INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: 1

LOCATION DESCRIPTION: EAST OF DOFFING ROAD APPROXIMATELY 1/2 OF MILE NORTH OF MILE 3 NORTH.

SUBDIVISION LIES WITHIN THE:  ETJ OF MISSION

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 12-9-2022 PROPERTY LIES WITHIN FLOOD ZONE "C" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED STORM SEWER SYSTEM AND DETENTION WILL BE PROVIDED BY DETENTION SWALE AREA DISCHARGING TO A DRAINAGE SYSTEM ON DOFFING ROAD.

SEWER SYSTEM:  OSSF'S

WATER SERVICE PROVIDER: SWSC LINE SIZE: 8" LOCATION: NICK DOFFING ROAD

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.

G.E.O. SUBDIVISION

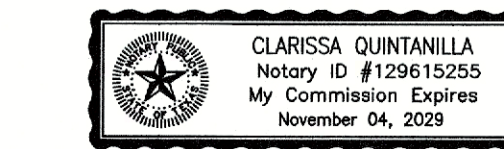
A 7.47 ACRE TRACT OF LAND BEING THE SOUTH 7.47 ACRES (DEED RECORD: 7.50 ACRES) OF LOT 1, NICK DOFFING SUBDIVISION No.5, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 1, PAGE 2, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3299901, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS

STATE OF TEXAS COUNTY OF HIDALGO OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION WE, ANTOCCO G. CANTU GARZA, OWNERS OF THE 7.47 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED G.E.O. SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN. I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE §232.032 AND THAT: (A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; (B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS; (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS. I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

ANTIOCCO G. CANTU GARZA DATE 5909 REDBIRD ST. EDINBURG, TEXAS 78542 HIDALGO COUNTY

BEFORE ME, the undersigned notary public, on this day personally appeared ANTOCCO G. CANTU GARZA 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 she executed the same for the purposes and consideration thereby expressed.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.



CLARISSA QUINTANILLA - NOTARY PUBLIC

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

WE THE UNDERSIGNED CERTIFY that this plat of the G.E.O. SUBDIVISION was reviewed and approved by the Hidalgo County Commissioners Court on \_\_\_\_\_

Hidalgo County Judge Date Hidalgo County Clerk Date

PLANNING & ZONING COMMISSION CERTIFICATION

I, the undersigned, Chairperson of the Planning and Zoning Commission of the City of Mission, hereby certify that this subdivision plat known as G.E.O. SUBDIVISION conforms to all requirements of the Subdivision Regulations of this City wherein my approval is required and has been approved for recording on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

CHAIRPERSON-PLANNING & ZONING COMMISSION

ALFONSO QUINTANILLA R.P.L.S. No. 4856 DATE



ROBERTO SALINAS DATE AGUA SPECIAL UTILITY DISTRICT GENERAL MANAGER

THIS PLAN IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 SUBJECT TO THE CONDITION THAT IF IRRIGATION FROM THE SAID DISTRICT IS DESIRED TO THE INDIVIDUAL LOTS IN SAID SUBDIVISION, PROVISION SHALL BE MADE FOR APPROPRIATE EASEMENT FOR THE INSTALLATION OF NECESSARY IRRIGATION FACILITIES TO SUCH LOTS FROM INDIVIDUAL LOTS IN SAID SUBDIVISION, PROVISION SHALL BE MADE APPROPRIATE EASEMENT FOR THE INSTALLATION OF NECESSARY IRRIGATION FACILITIES TO SUCH LOTS FROM THE CLOSEST WATER DISTRICT DELIVERY POINT AND IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY TO INSTALL SUCH NECESSARY FACILITIES.

PRESIDENT DATE SECRETARY DATE

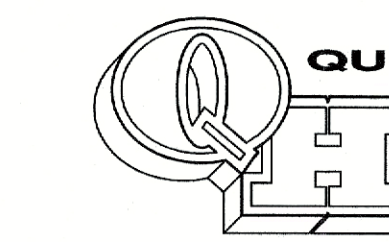
APPROVED BY DRAINAGE DISTRICT: HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER THE TEXAS WATER CODE 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES 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.F.M. DATE GENERAL MANAGER

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS G.E.O. SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_

ENVIRONMENTAL HEALTH DIVISION MANAGER DATE



QUINTANILLA, HEADLEY AND ASSOCIATES, INC. CONSULTING ENGINEERS 124 E. STUBBS ST. EDINBURG, TEXAS 78539 ENGINEERING REGISTRATION NUMBER F-1513 SURVEYING REGISTRATION NUMBER 100411-00

LAND SURVEYORS PHONE 956-381-6480 FAX 956-381-0527 ALFONSO@QHA-ENG.COM

Table with columns: SHEET NO. 1 OF 2 SHEETS, F:\DATA\SUBDIVISION\MISSION\G.E.O. SUBDIVISION\ PLAT, DATE PREPARED, PREPARED BY, CHECKED BY, APPROVED BY, DATE REVISION, REVISION BY, CHECKED BY, APPROVED BY.

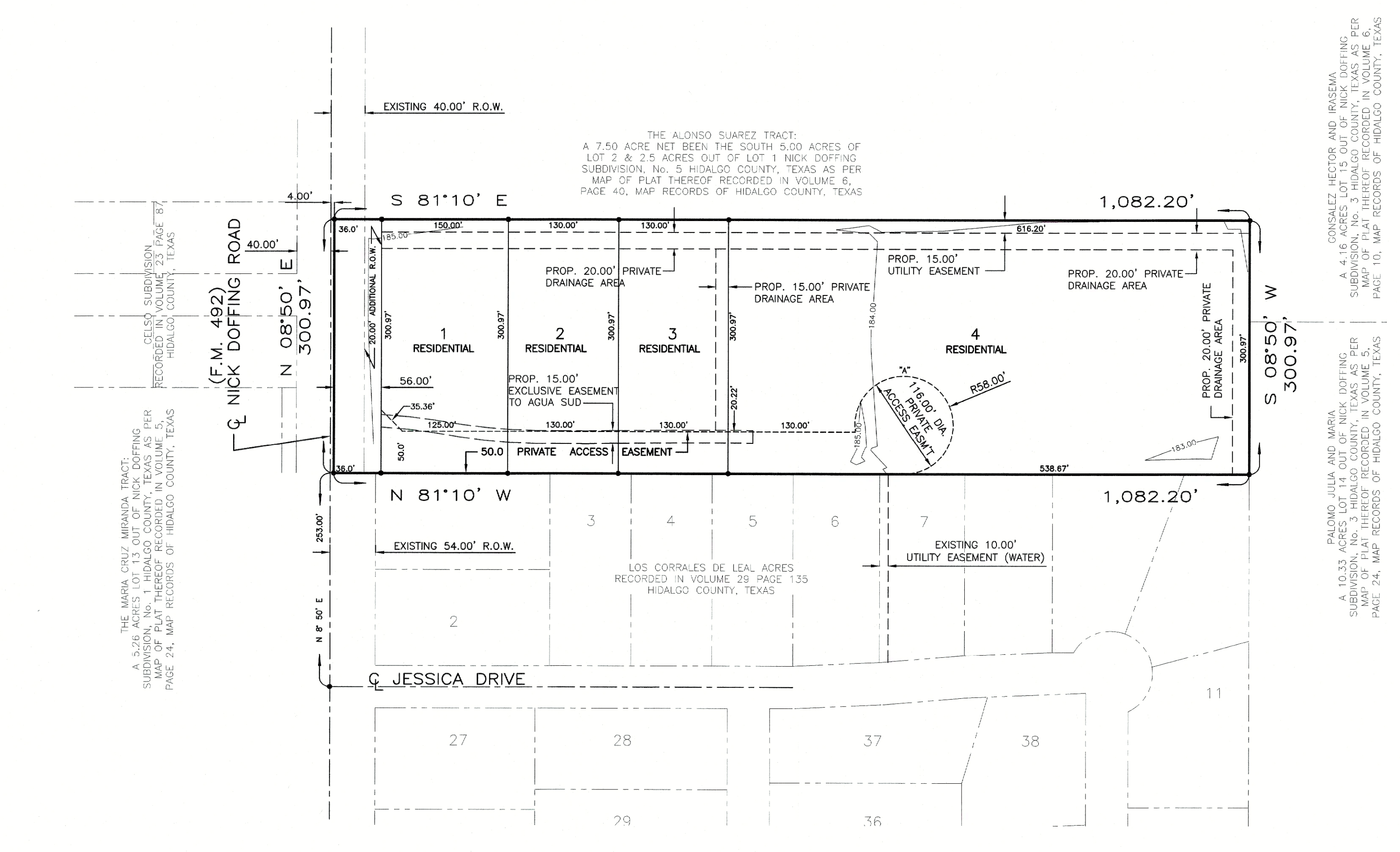
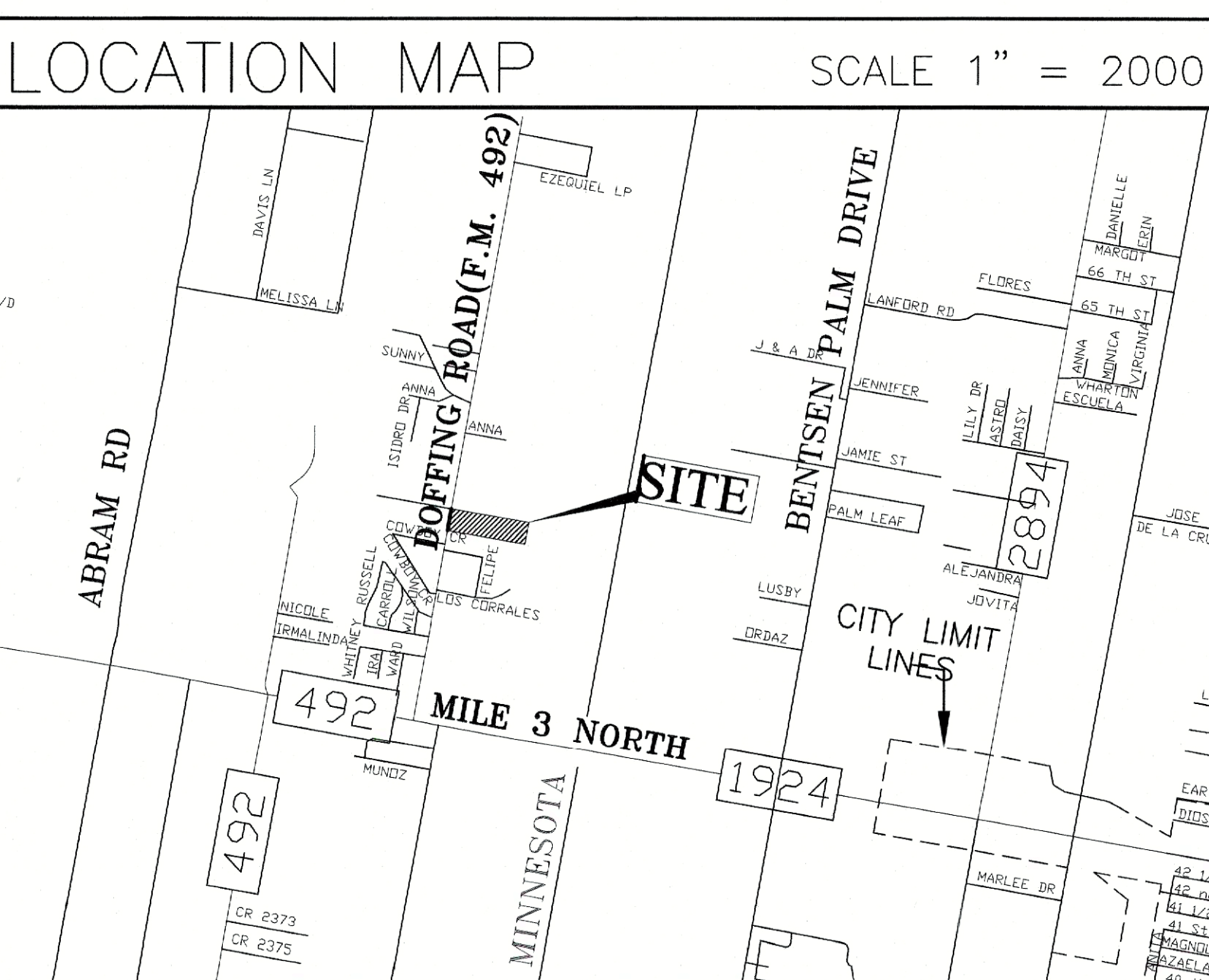


Table with columns: LOT, AREA (S.F.), A.C. and CURVE DATA with columns: CURVE, DELTA, RADIUS, ARC LENGTH, CHORD LENGTH.

PLAT NOTES AND RESTRICTIONS:

- 1.- FLOOD ZONE DESIGNATION: ZONE "C" AREAS OF MINIMAL FLOODING (NO SHADING) COMMUNITY-PANEL NUMBER 480334 0400 C MAP REVISED: NOVEMBER 16, 1982. CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
- 2.- MINIMUM BUILDING SETBACKS: FM 492 DOFFING ROAD: 25.00 FEET FRONT: 25.00 FEET REAR: 15.00 FEET SIDE: 6.00 FEET CORNER SIDE: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER ON ALL CASES.
- 3.- GENERAL NOTE FOR SINGLE FAMILY RESIDENTIAL: NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON LOTS 1-4. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS, APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT. THERE SHALL BE NO OTHER USE. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS, APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHALL ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
- 4.- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTERLINE OF THE 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.
- 5.- BENCHMARK NOTE: THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS: B.M. No.1- ELEV=185.12 LOCATED ON FOUND 1/2" IRON ROD 36.0 FEET EAST OF THE SOUTHWEST OF THIS PROPERTY NAVD 88 DATUM
- 6.- 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 32,783.30 CUBIC FEET (0.75 ACRE FEET) OF STORM WATER RUNOFF DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: SEE DRAINAGE REPORT ON SHEET No. 3.



DRAINAGE DETENTION \_\_\_\_\_ CUBIC- FEET \_\_\_\_\_ ACRE FEET

DRAINAGE DETENTION TO BE PROVIDED ON SITE LOCATED ON EACH LOT. LOT OWNER SHALL BE RESPONSIBLE TO MAINTAIN THE DETENTION AREA LOCATED ON THEIR LOT.

- 7.- THE DEVELOPER SHALL BE RESPONSIBLE TO INSTALL DRIVEWAY WITH CURVE OF REINFORCED CONCRETE PIPE OF NO LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH
- 8.- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION
- 9.- LEGEND \* - DENOTES 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.
- 10. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOG, 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.

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY: G.E.O. SUBDIVISION IS LOCATED IN WESTMID HIDALGO COUNTY ON THE EAST SIDE OF DOFFING ROAD (FM 492), AND NORTH OF MILE 3 NORTH ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MISSION, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF MISSION (POPULATION 84,959), G.E.O. SUBDIVISION LIES APPROXIMATELY 2 MILES FROM THE CITY LIMITS AND IT IS WITHIN THE CITY'S 3 1/2 EXTRA-TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021. IT LIES IN PCT. 3.

Table with columns: Name, Address, City & Zip, Phone, Fax. Lists owner Antiocco G. Cantu Garza, engineer Eulalio Ramirez, and surveyor Alfonso Quintanilla.

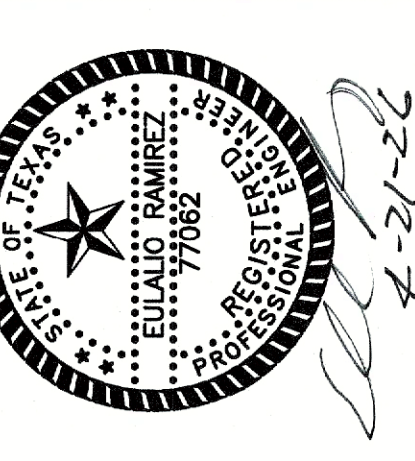
INDEX TO SHEETS

SHEET 1-HEADING INDEX: LOCATION MAP AND ETJ; PRINCIPAL CONTACTS: MAP; LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); ENGINEER'S & SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S ACKNOWLEDGMENT; CITY APPROVAL & MAYOR'S CERTIFICATE; CITY PLANNING & ZONING CERTIFICATE; COUNTY JUDGE SIGNATURE; ENVIRONMENTAL HEALTH DEPARTMENT, COUNTY CLERK'S RECORDING CERTIFICATE; H.C.D.D. No. 1 CERTIFICATION; H.C.I.D. No. 6 CERTIFICATION; REVISION NOTES: AGUA S.U.D. CERTIFICATION.

SHEET 2-ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND SANITARY SEWER AND ENGINEER CERTIFICATION (ENGLISH AND SPANISH VERSION), DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEERING CERTIFICATION; REVISION NOTES: COUNTY CLERK'S RECORDING CERTIFICATE.

JOB NO. 4-6-2022  
 DATE 04-21-2026 G.C.  
 REVISION 1"=50'  
 SCALE DRAWN BY JULIS OY25  
 SHEET

# G.E.O. SUBDIVISION UTILITY LAYOUT

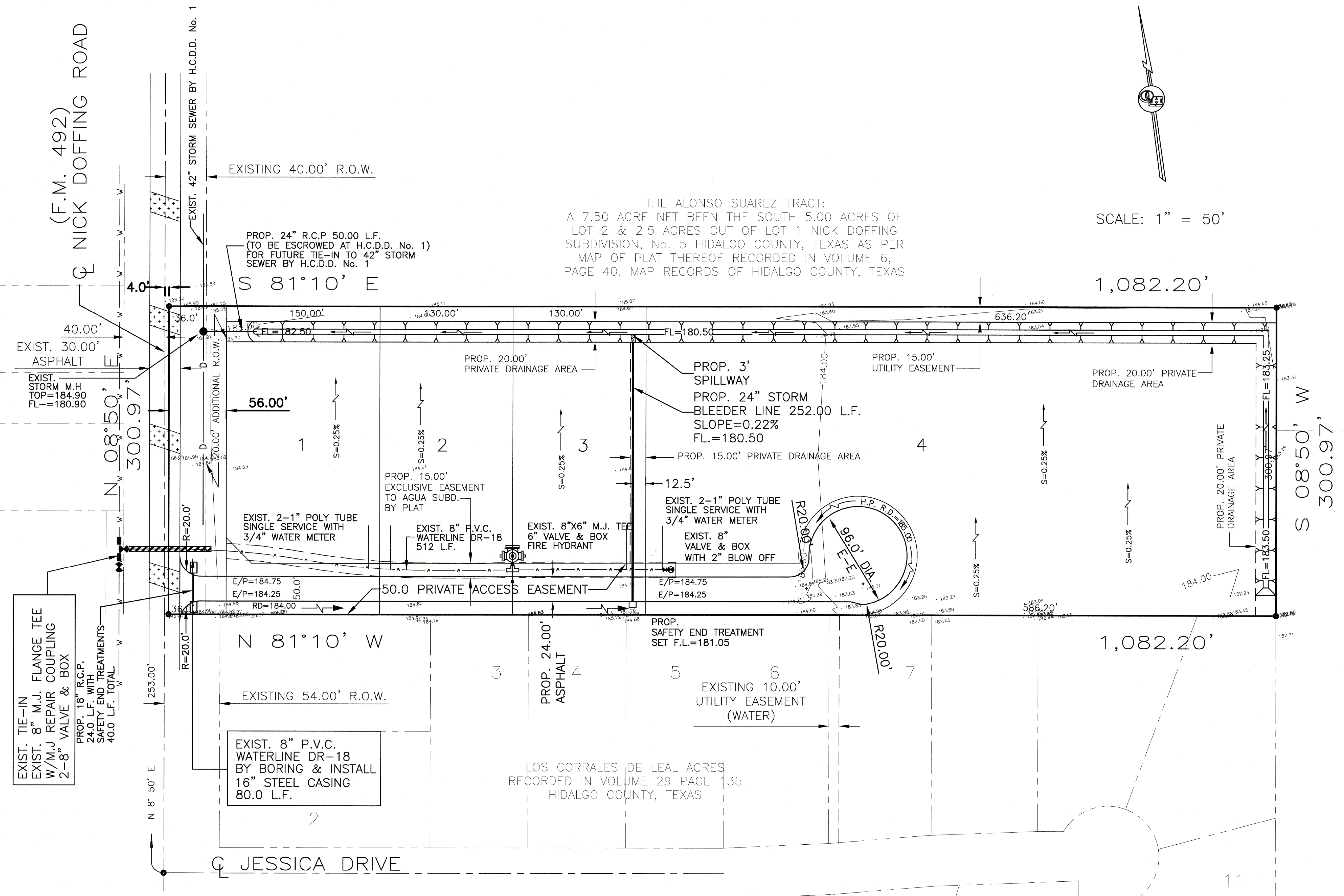


**QUINTANILLA, HEADLEY AND ASSOCIATES, INC.**  
 CONSULTING ENGINEERS  
 LAND SURVEYORS  
 124 E. STUBBS ST.  
 EDINBURG, TEXAS 78539  
 PHONE 956-381-6460  
 FAX 956-381-0527  
 ALFONSO@QHA-ENG.COM  
 ENGINEERING REGISTRATION NUMBER F-1513  
 SURVEYING REGISTRATION NUMBER 100411-00

GONSALEZ HECTOR AND IRASEMA  
 A 4.16 ACRES LOT 15 OUT OF NICK DOFFING  
 SUBDIVISION, No. 3 HIDALGO COUNTY, TEXAS AS PER  
 MAP OF PLAT THEREOF RECORDED IN VOLUME 6,  
 PAGE 10, MAP RECORDS OF HIDALGO COUNTY, TEXAS

PALOMO JULIA AND MARIA  
 A 10.33 ACRES LOT 14 OUT OF NICK DOFFING  
 SUBDIVISION, No. 3 HIDALGO COUNTY, TEXAS AS PER  
 MAP OF PLAT THEREOF RECORDED IN VOLUME 5,  
 PAGE 24, MAP RECORDS OF HIDALGO COUNTY, TEXAS

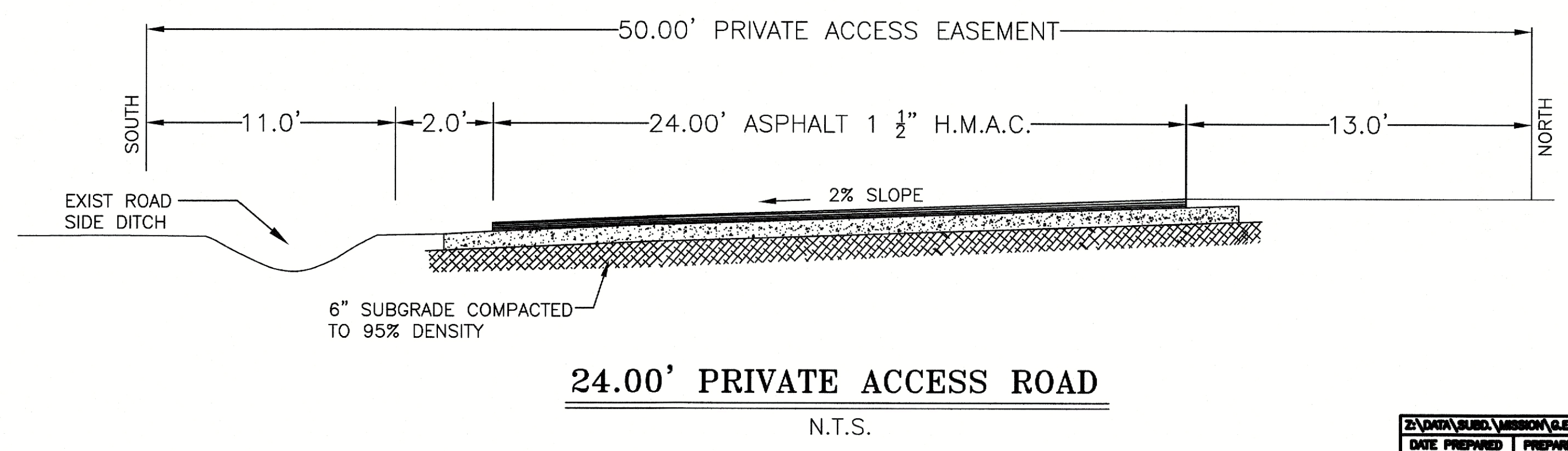
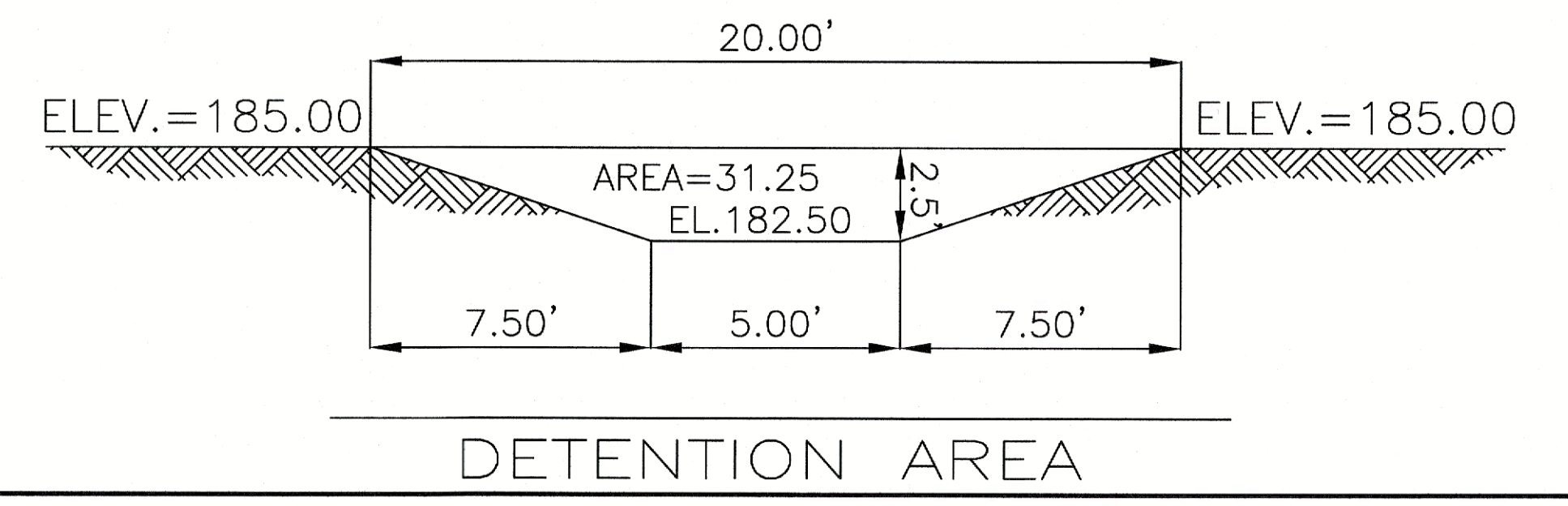
THE ALONSO SUAREZ TRACT:  
 A 7.50 ACRE NET BEEN THE SOUTH 5.00 ACRES OF  
 LOT 2 & 2.5 ACRES OUT OF LOT 1 NICK DOFFING  
 SUBDIVISION, No. 5 HIDALGO COUNTY, TEXAS AS PER  
 MAP OF PLAT THEREOF RECORDED IN VOLUME 6,  
 PAGE 40, MAP RECORDS OF HIDALGO COUNTY, TEXAS



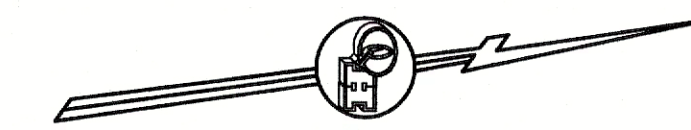
SCALE: 1" = 50'

- LEGEND**
- = FIRE HYDRANT
  - = GUY WIRE
  - = POWER POLE
  - = MAILBOX
  - = WATER METER
  - = WATER VALVE
  - = SIGN
  - = SERVICE POLE
  - = TEL BOX
  - = ELECT BOX
  - = GAS METER
  - = GAS MARKER
  - = GAS VALVE
  - = TRANSMISSION POLE
  - = TRAFFIC CONTROL BOX
  - = GAS SERVICE

**LEGEND**  
 TOTAL DETENTION REQUIRED - 32,783.30 C.F.  
 TOTAL DETENTION EXCAVATED - 39,062.50 C.F.  
 (31.25 S.F. \* 1,250.00 L.F.)

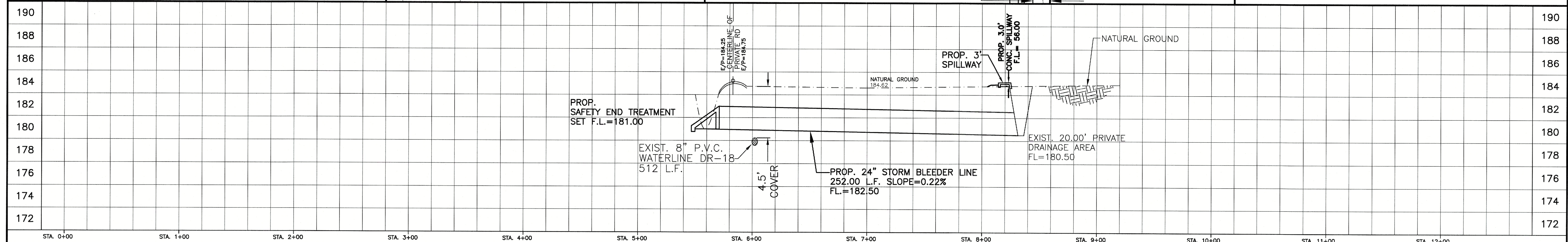
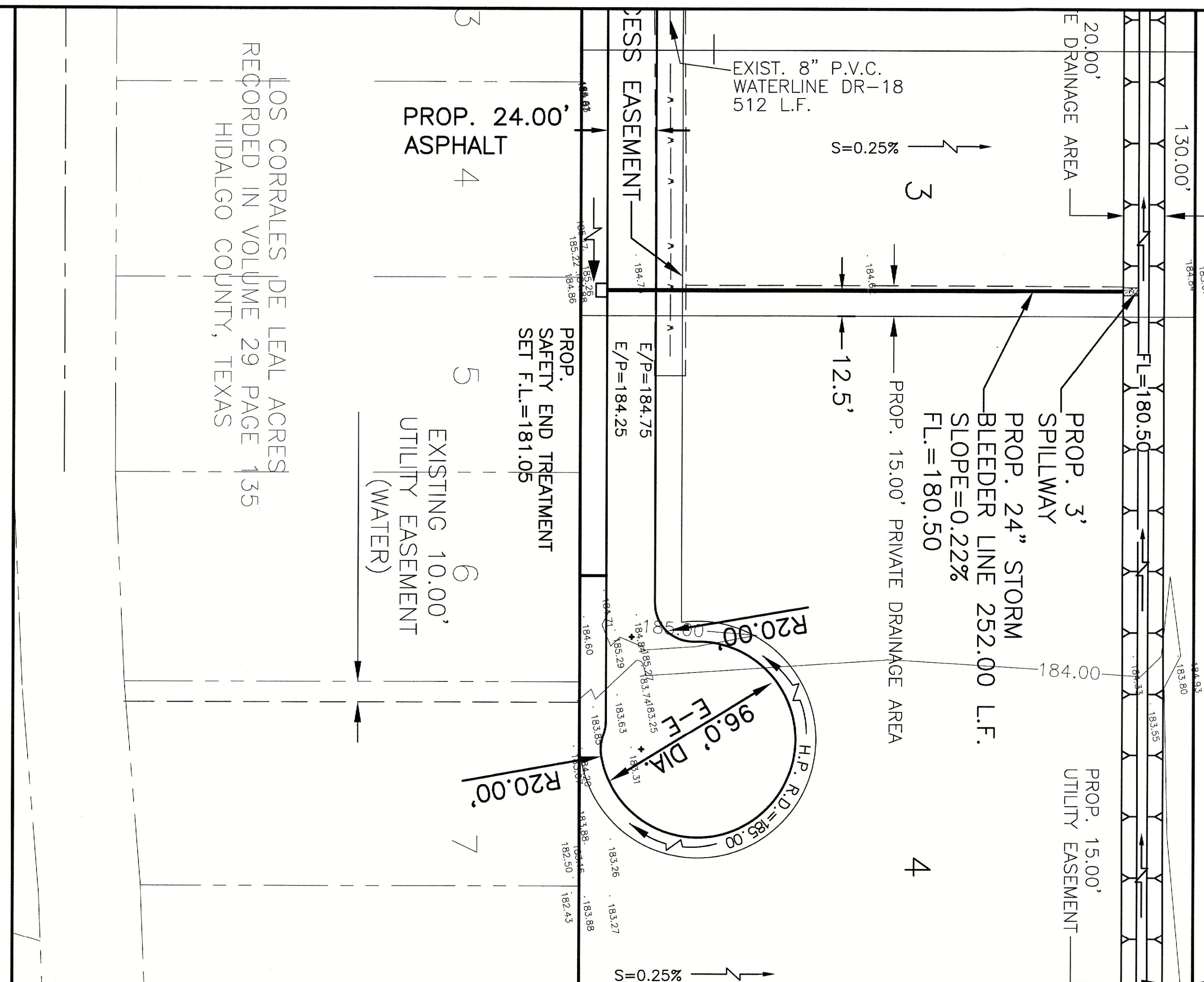


DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
6-1-2022	ALFONSO GARCIA	JULIS OY25	
07-26-2022	REVIEWED BY	CHECKED BY	APPROVED BY



SCALE: 1" = 40'

THE ALONSO SUAREZ TRACT:  
 A 7.50 ACRE NET BEEN THE SOUTH 5.00 ACRES OF  
 LOT 2 & 2.5 ACRES OUT OF LOT 1 NICK DOFFING  
 SUBDIVISION, No. 5 HIDALGO COUNTY, TEXAS AS PER  
 MAP OF PLAT THEREOF RECORDED IN VOLUME 6,  
 PAGE 40, MAP RECORDS OF HIDALGO COUNTY, TEXAS



*Eulalio Ramirez* 4-21-26  
 EULALIO RAMIREZ  
 P.E. No. 77062 DATE

G.E.O. SUBDIVISION  
 PLAN AND PROFILE - DRAINAGE SYSTEM

QUINTANILLA, HEADLEY, AND ASSOCIATES, INC.  
 CONSULTING ENGINEERS AND LAND SURVEYORS  
 124 E. STUBBS ST., EDINBURG, TEXAS 78539 PH. 361-6480  
 REGISTRATION NUMBER F-1513 ALFONSO@QHA-ENG.COM

APPROVED BY:	CHECKED BY:	PREPARED BY: ALEX Q
LOCATION:	FILE: F:\DATA\SUBDIVISION\TX\TX\GROSSING\PNP	SHEET No.
DATE: 2-20-2025	SCALE: HORIZONTAL 1" = 40' VERTICAL 1" = 4'	1 of 1