



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: 9-01-2026

PROPOSED GOODWIN FARM SUBDIVISION, PRECINCT No. 3.

ENGINEER PABLO SOTO JR. P.E. DEVELOPER: AGRACIANA GOODWIN

☒ PRELIMINARY APPROVAL ☐ FINAL APPROVAL ☐ FINAL APPROVAL WITH FINANCIAL GUARANTEE ☐ WITH VARIANCE

NUMBER OF LOTS: 3 ☒ *SINGLE FAMILY ☐ *MULTI-FAMILY ☐ COMMERCIAL ☐ INSTITUTIONAL

NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: N/A

LOCATION DESCRIPTION: WEST OF GOODWIN ROAD (FM 492) ROAD AND APPROXIMATELY ¼ MILE SOUTH OF MILE 3 ROAD.

SUBDIVISION LIES WITHIN THE: ☒ ETJ CIYT OF MISSION

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 7-25-26 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 (FM 492)

SEWER SYSTEM: ☒ OSSF'S

WATER SERVICE PROVIDER: AGUA S.U.D. LINE SIZE: 8" LOCATION: GOODWIN ROAD (FM 492)

STAFF RECOMMENDS: ☒ **Preliminary Approval** subject to comments and future recommendations by planning, other departments and the approval from the city of Mission
☐ **Final Approval** with financial guarantee.

* 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.

HIDALGO COUNTY IRRIGATION DISTRICT No. 6
MAIN CANAL RIGHT OF WAY

LOT 56
BLOCK 3
THE GOODWIN TRACT SUBDIVISION NO. 1
VOLUME 5, PAGE 30
MAP RECORDS

THE JACK L. GILLMAN AND VIRGINIA F. GILLMAN
REVOCABLE LIVING TRUST
SPECIAL WARRANTY DEED
DOCUMENT NO. 2417134
OFFICIAL RECORDS

PLAT OF GOODWIN FARM SUBDIVISION

THE SOUTH 3.56 ACRES OF LOT FIFTY-SIX (56), BLOCK THREE (3), THE GOODWIN TRACT SUBDIVISION NO. 1,
HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 5, PAGE 30, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

DATE OF PREPARATION: DECEMBER 16, 2025

GENERAL SUBDIVISION PLAT NOTES:

- FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "C". COMMUNITY-PANEL NO. 480334 0400 C
MAP REVISED: NOVEMBER 16, 1982.
- SETBACK: FRONT, 30.00 FEET OR EASEMENT WHICHEVER IS GREATER, REAR, 10.00 FEET OR EASEMENT
WHICHEVER IS GREATER OR AS NOTED SIDE, 6.00 FEET OR EASEMENT WHICHEVER IS GREATER OR AS NOTED
- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF PAVEMENT OR 12"
ABOVE NATURAL GROUND, WHICH EVER IS GREATER.
- BENCHMARKS (B.M.): THE FOLLOWING BENCHMARK IS, ELEVATION XXX.XX, 60-D NAIL SET AT SOUTHWEST CORNER
OF SUBDIVISION.
- DRAINAGE:
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND THE CITY OF PALMVIEW, THIS DEVELOPMENT
WILL BE REQUIRED TO DETAIN A TOTAL OF 5,498 CUBIC-Feet OR 0.126 ACRE-Feet OF STORM WATER RUNOFF.
- DRAINAGE SWALE EASEMENTS NOTE:
NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE SWALE EASEMENT. EACH DRAINAGE SWALE
EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE
WITH THE OPERATION OF THE DRAINAGE SWALE EASEMENT. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF
THE SWALE.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENT 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.
- ALL LOT CORNERS ARE SET 1/2 INCH IRON RODS WITH YELLOW CAP STAMPED RPLS 4541, OR AS NOTE.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS
REQUIRED BY TCEQ.
- A 6.0 FOOT HIGH BUFFER FENCE WILL BE REQUIRED BETWEEN RESIDENTIAL AREA.
- 18" CONCRETE CULVERT WITH TWO (2) S.E.T. REQUIRED AT EACH DRIVEWAY.
- ALL EASEMENTS TO BE MAINTAINED BY PROPERTY OWNERS AND ITS SUCCESSORS.
- THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.
- EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT
TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEMS.
- NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED
ON ALL DEEDS AND CONTRACTS FOR DEEDS. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF
ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT, AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION
ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
- 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 OSDF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN
ACCORDANCE WITH COUNTY AND STATE STANDARDS.
- NO TIRE SHOPS, NO DRIVE-THRU OR ANYTHING HAVING TO DO WITH OIL AND GAS WILL BE ALLOWED. NO TAVERNS ALLOWED.
NO LIVESTOCK INCLUDING CHICKENS AND HOGS ALLOWED.

METES AND BOUNDS:

A 3.56 acre tract of land out of Lot Fifty-Six (56), Block Three (3), The Goodwin Tract
Subdivision No. 1, Hidalgo County, Texas, as per map recorded in Volume 5, Page 30, Map Records
of Hidalgo County, Texas, said 3.56 acre tract of land being more particularly described by
metes and bounds as follows:

COMMENCING at a half (1/2) inch iron rod found at the Southwest corner of Lot Fifty-Six (56),
Block Three (3), The Goodwin Tract Subdivision No. 1 for the Southwest corner of this tract of
land and the POINT OF BEGINNING;

THENCE North 08 degrees 50 minutes 00 seconds East, with the most Southerly West line of said
Lot Fifty-Six (56), Block Three (3), The Goodwin Tract Subdivision No. 1, a distance of 279.00
feet to a half (1/2) inch iron rod found at an inside corner of said Lot Fifty-Six (56), Block
Three (3), The Goodwin Tract Subdivision No.1 for an inside corner of this tract of land;

THENCE North 81 degrees 10 minutes 00 seconds West, with the most Northerly South line of said
Lot Fifty-Six (56), Block Three (3), The Goodwin Tract Subdivision No. 1, a distance of 85.50
feet to a half (1/2) inch iron rod found at the most Southerly Northwest corner of said Lot
Fifty-Six (56), Block Three (3), The Goodwin Tract Subdivision No.1 for the most Southerly
Northwest corner of this tract of land;

THENCE North 08 degrees 50 seconds 00 minutes East, with the most Northerly West line of said
Lot Fifty-Six (56), Block Three (3), Goodwin Tract Subdivision No. 1, a distance of 153.80 feet
to a half (1/2) inch iron rod found at the Southwest corner of The Jack L. Gillman Property, as
per Special Warranty Deed recorded in Document No. 2417134, Official Records for the most
Northerly Northwest corner of this tract of land;

THENCE South 81 degrees 10 minutes 00 seconds East, with the South line of the said Jack L.
Gillman Property, a distance of 413.50 feet to a point on the East line of said Lot Fifty-Six
(56), Block Three (3), The Goodwin Tract Subdivision No. 1 for the Northeast corner of this
tract of land;

THENCE South 08 degrees 50 minutes 00 seconds West, with the East line of said Lot Fifty-Six
(56), Block Three (3), The Goodwin Tract Subdivision No. 1, a distance of 432.80 feet to the
Southeast corner of said Lot Fifty-Six (56), Block Three (3), The Goodwin Tract Subdivision No.
1 for the Southeast corner of this tract of land;

THENCE North 81 degrees 10 minutes 00 seconds West, with the South line of said Lot Fifty-Six
(56), Block Three (3), The Goodwin Tract Subdivision No. 1, a distance of 328.00 feet to the
POINT OF BEGINNING, containing 3.56 acres, more or less.

I, **ROBERTO J. SALINAS**, HEREBY CERTIFY THAT THE AGUA SPECIAL UTILITY DISTRICT HAS APPROVED
THE POTABLE WATER SUPPLY FOR THE **GOODWIN FARM SUBDIVISION**, HIDALGO COUNTY,
TEXAS. THE AGUA SPECIAL UTILITY DISTRICT IS THE HOLDER OF A CERTIFICATE OF PUBLIC CONVENIENCE
AND NECESSITY ISSUED BY THE STATE OF TEXAS TO FURNISH POTABLE WATER TO AN AREA IN HIDALGO
COUNTY, TEXAS THAT INCLUDES THIS SUBDIVISION AND IS THEREFORE OBLIGATED TO SERVE THIS
SUBDIVISION WITH POTABLE WATER TO THE EXTENT REQUIRED BY THE LAWS OF THE STATE OF TEXAS. THE
AGUA SPECIAL UTILITY DISTRICT AGREES THAT IT WILL PROVIDE WATER TO THIS SUBDIVISION AT THE
TIME WHEN ALL OF THE INFRASTRUCTURE REQUIREMENTS FOR THE SUBDIVISION ARE MET. WATER METERS ARE
IMMEDIATELY AVAILABLE FOR THE PURPOSE UPON COMPLETION OF THE WATER FACILITIES SHOWN ON THE
PLAT OF THE SUBDIVISION.

ROBERTO J. SALINAS
GENERAL MANAGER
AGUA SPECIAL UTILITY DISTRICT

DATE

SCALE: 1" = 40'

LEGEND:

F - FOUND 1/2" IRON ROD
P - FOUND 1/2" PIPE
D - SET 60-D NAIL



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

BY: _____ DEPUTY

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

I, **AGRACIANA GOODWIN**, AS OWNER OF THE SOUTH 3.56 ACRES OF LOT FIFTY-SIX (56), BLOCK THREE (3), THE
GOODWIN TRACT SUBDIVISION NO. 1, 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 I:

- 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
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.

AGRACIANA GOODWIN (OWNER)
P.O. BOX 726
MISSION, TEXAS 78573

DATE

THE STATE OF TEXAS - COUNTY OF HIDALGO NOTARY PUBLIC CERTIFICATE

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED **AGRACIANA GOODWIN**,
PROVED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSES 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 _____ DAY OF _____, 2026

NOTARY PUBLIC

MY COMMISSION EXPIRES

HIDALGO COUNTY IRRIGATION DISTRICT No. 6 CERTIFICATE

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT No. 6
ON THIS THE _____ DAY OF _____, 20____. NO IMPROVEMENTS OF ANY KIND
(INCLUDING, WITHOUT LIMITATION, TREE, FENCES AND BUILDING) 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

THE STATE OF TEXAS - COUNTY OF HIDALGO CITY OF MISSION PLAT APPROVAL CERTIFICATE

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

MAYOR, CITY OF MISSION

DATE

CITY SECRETARY,

DATE

APPROVAL BY PLANNING AND ZONING COMMISSION:

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

CHAIRMAN PLANNING COMMISSION

DATE:

HIDALGO COUNTY DRAINAGE DISTRICT No.1 CERTIFICATE

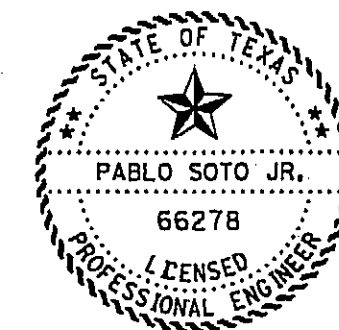
HIDALGO COUNTY DRAINAGE DISTRICT No. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS
SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OR THE DISTRICT ADOPTED UNDER TEXAS WATER CODE
SECTION 49.211(c). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES
DESCRIBED ARE APPROPRIATE 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. ONE
RAUL SESIN, P.E., C.F.M. (GENERAL MANAGER)

DATE

CERTIFICATION BY ENGINEER/SURVEYOR

I, THE UNDERSIGNED, **PABLO SOTO JR**, A REGISTERED PROFESSIONAL ENGINEER AND PUBLIC
SURVEYOR, AN AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSIONS OF
ENGINEERING AND SURVEYING, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED
FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER
MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION, AND CERTIFY THAT PROPER ENGINEERING
CONSIDERATION HAS BEEN GIVEN TO THIS PLAT, AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH THE
CITY OF PHARR SUBDIVISION ORDINANCE AND ALL STATE STATUTES GOVERNING SURVEYS.



REGISTERED PROFESSIONAL ENGINEER
No. **66278**

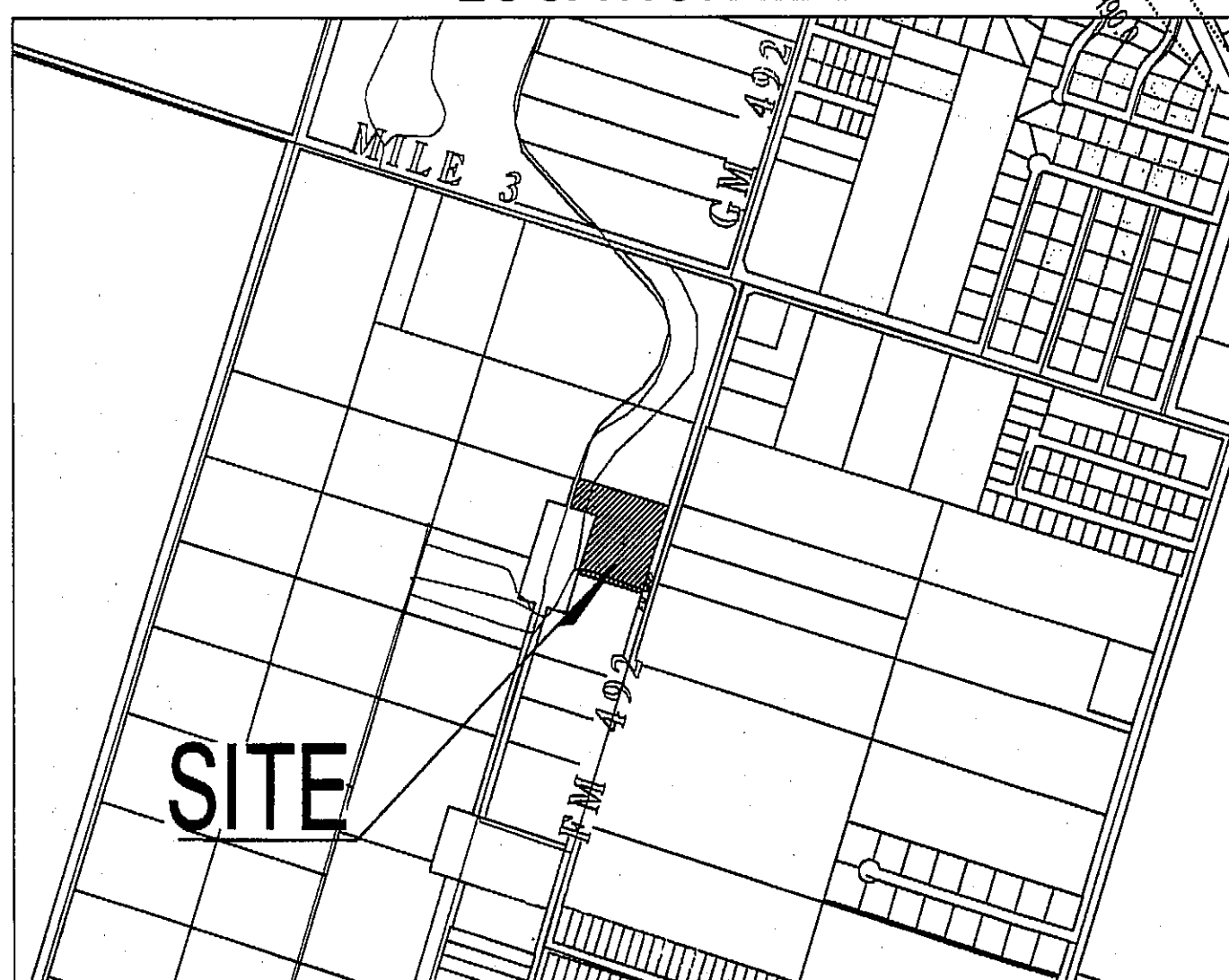


REGISTERED PROFESSIONAL LAND SURVEYOR
No. **4541**

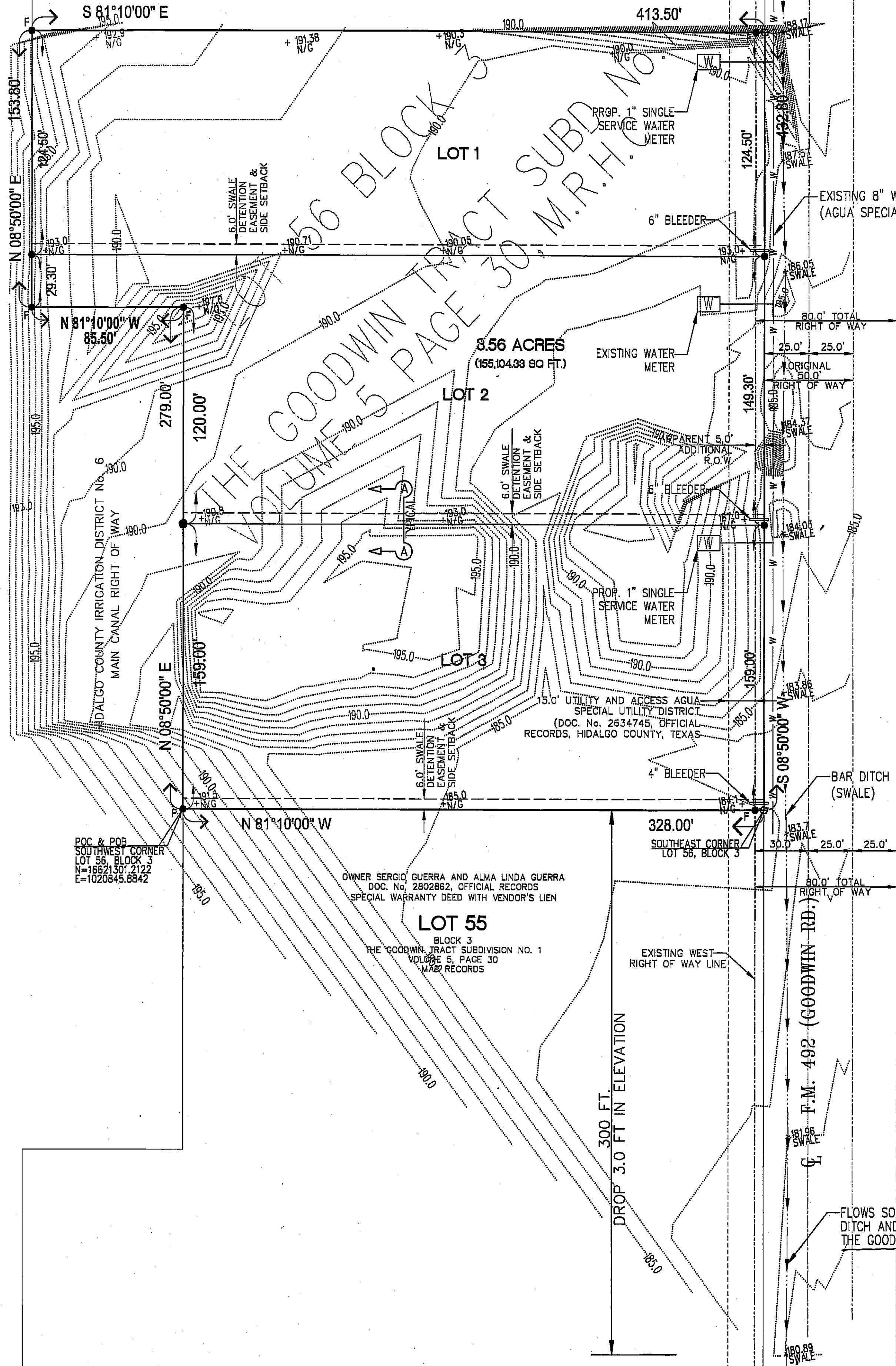
PABLO SOTO JR. P.E.

1208 S. IRONWOOD STREET TEL: (361) 460-1605
PHARR, TEXAS 78577 T.B.P.E. FIRM No. 20208

LOCATION MAP



HIDALGO COUNTY IRRIGATION DISTRICT No. 6
MAIN CANAL RIGHT OF WAY



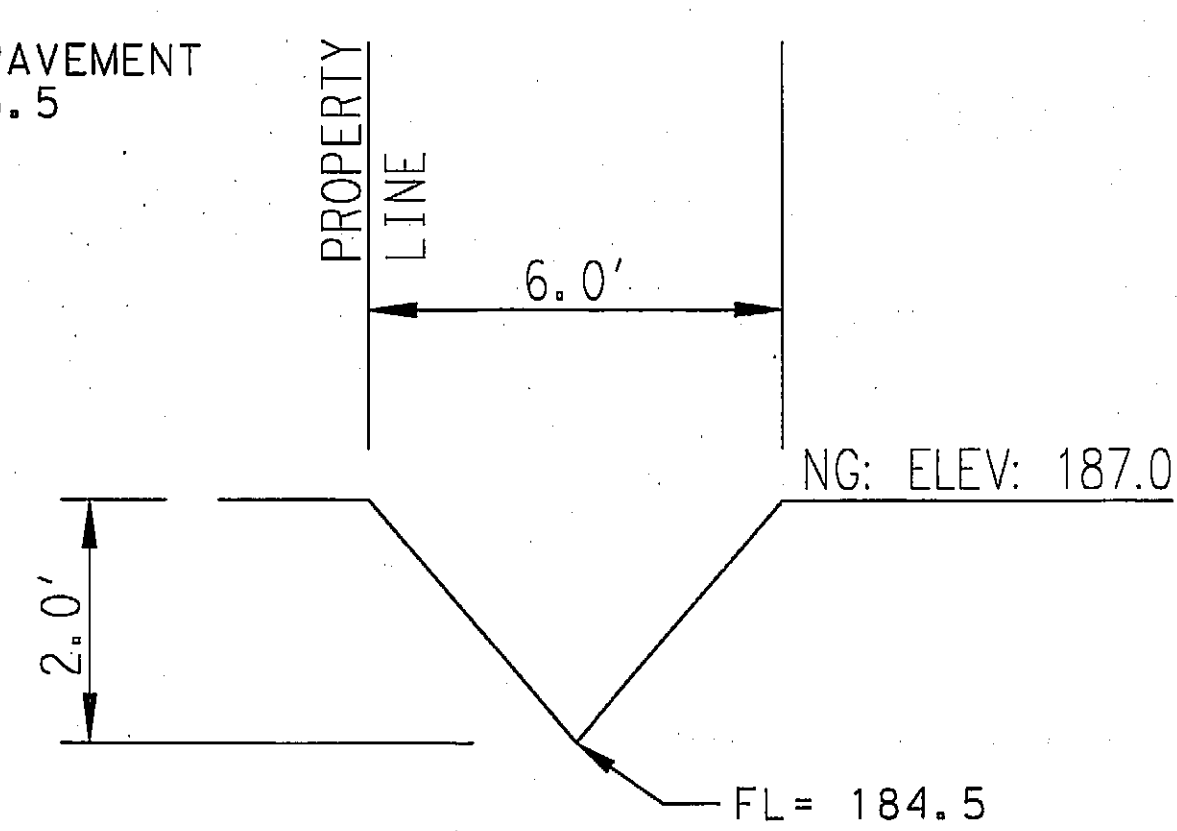
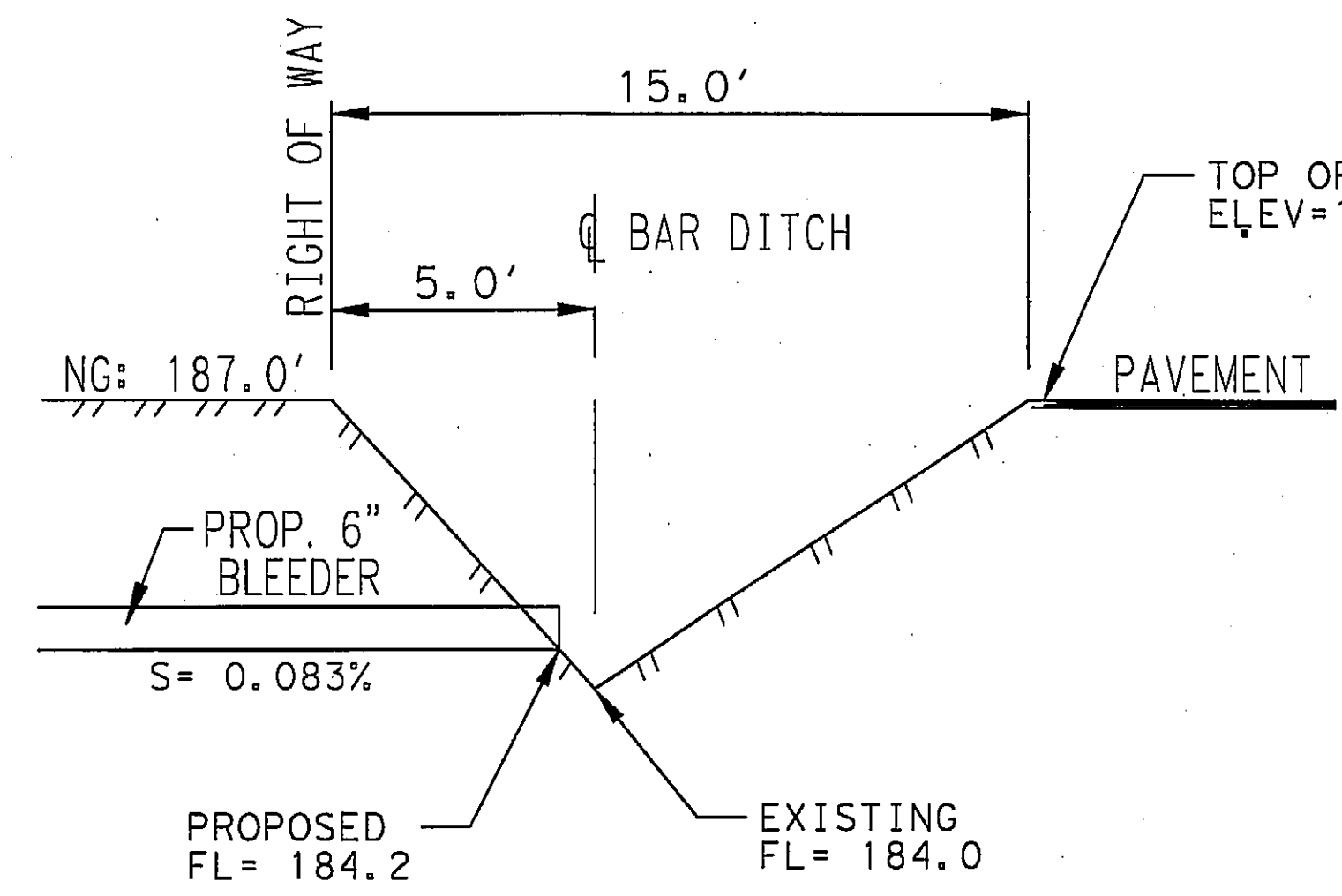
LOT 56
BLOCK 3
THE GOODWIN TRACT SUBDIVISION NO. 1
VOLUME 5, PAGE 30
MAP RECORDS
THE JACK L. GILLMAN AND VIRGINIA F. GILLMAN
REVOCABLE LIVING TRUST
SPECIAL WARRANTY DEED
DOCUMENT NO. 2417134
OFFICIAL RECORDS

POC & POB
SOUTHWEST CORNER
LOT 56, BLOCK 3
N 81°10'00\"/>

OWNER SERGIO GUERRA AND ALMA LINDA GUERRA
DOC. NO. 2802882, OFFICIAL RECORDS
SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

LOT 55
BLOCK 3
THE GOODWIN TRACT SUBDIVISION NO. 1
VOLUME 5, PAGE 30
MAP RECORDS

SCALE: 1" = 40'
LEGEND:
F - FOUND 1/2" IRON ROD
F - FOUND 1/2" PIPE
Ø - SET 60-0 NAIL



6" PVC BLEEDER FLOW

$$Q = \left(\frac{7}{8}\right) A R^{2/3} S^{1/2}$$

$$z = 1.486$$

$$n = 0.010$$

$$A = \pi R^2 = \pi (0.25)^2 = 0.196$$

$$WP = 2\pi R = 2\pi (0.25) = 1.57$$

$$R = \frac{A}{WP} = \frac{0.196}{1.57} = 0.125$$

$$S = 0.0083$$

$$Q = \frac{1.486}{0.010} (0.196) (0.125)^{2/3} (0.0083)^{1/2}$$

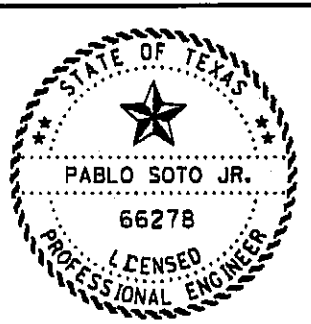
$$Q = 148.6 (0.0487) (0.091)$$

$$Q = 0.66 \text{ CFS PER 6" PVC BLEEDER X 3 BLEEDER'S}$$

$$\text{TOTAL CFS } 1.98 \text{ CFS}$$

JOB NO. _____
DATE: _____
REVISION: _____
SCALE: _____
DRAWN BY: _____
SHEET: _____

GOODWIN FARM SUBDIVISION WATER & DRAINAGE PLAN



PABLO SOTO JR. P.E.
1208 S. IRONWOOD STREET
PHARR, TEXAS 78577
TEL: (956) 460-1605

SHEET
OF