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: 11-10-2026

PROPOSED **DE LEON-ZAMORA SUBDIVISION**, PRECINCT No. **3.**

ENGINEER **URBAN INFRASTRUCTURE GROUP INC** DEVELOPER: **JOSE DE LEON**

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

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

NUMBER OF STREETLIGHTS: **4**

FILLING STATIONS: **3**

LOCATION DESCRIPTION: **WEST OF CONWAY AVE. APPROXIMATELY ¼ OF A MILE NORTH OF MILE 3 LINE.**

SUBDIVISION LIES WITHIN THE: ☒ ETJ **CITY OF MISSION**

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON **5-23-24** PROPERTY LIES WITHIN FLOOD ZONE: **"X"** AS PER FEMA.

DRAINAGE DESIGN: **DRAINAGE WILL BE PROVIDED BY STORM SEWER SYSTEM AND DETENTION WILL BE ONSITE DETENTION PONDS WITH DISCHARGE TO THE TXDOT ROADSIDE DITCH.**

SEWER SYSTEM: ☒ **CITY OF MISSION** LINE SIZE: **8"** LOCATION: **CONWAY AVE.**

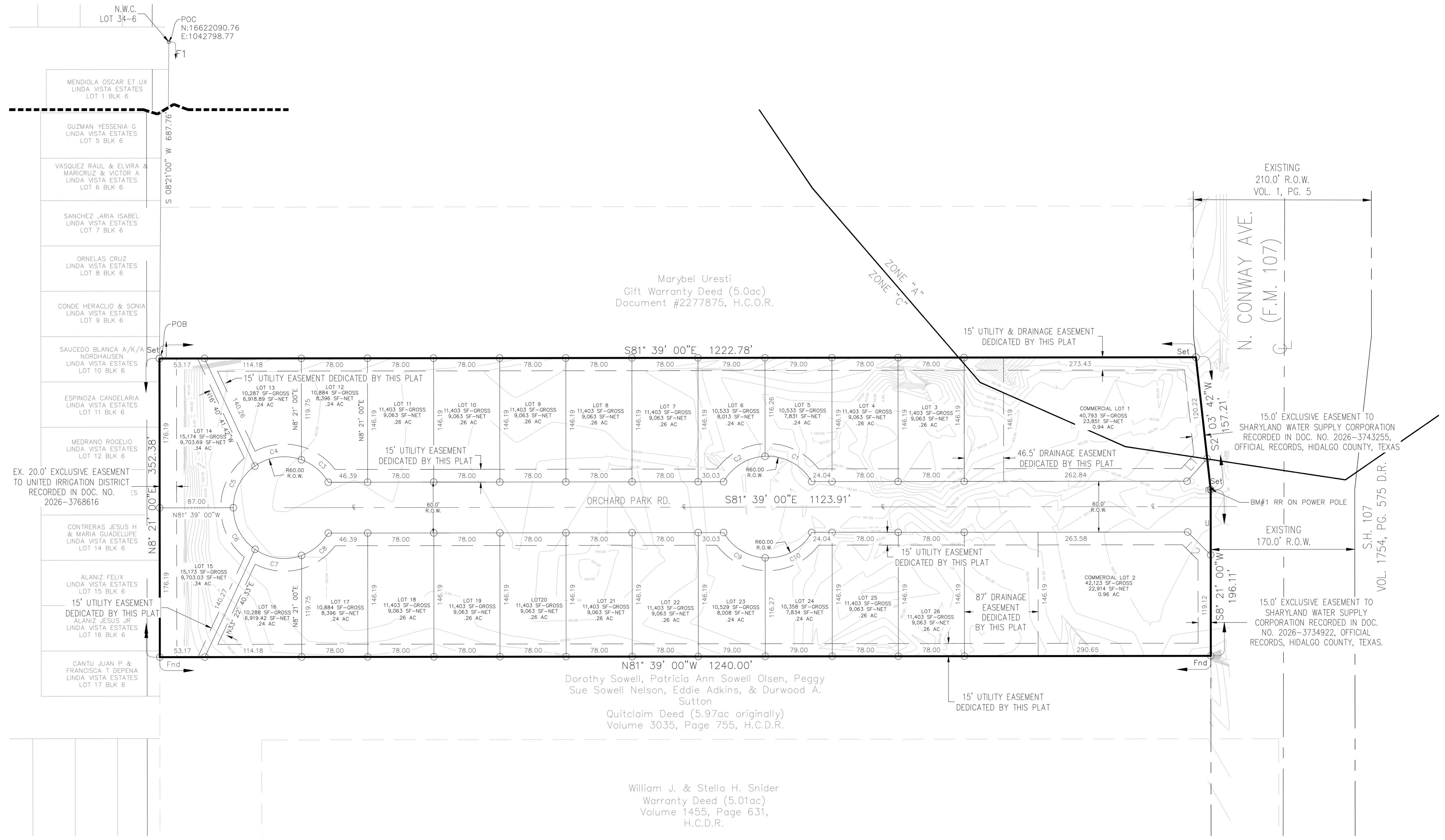
WATER SERVICE PROVIDER: **S.W.S.C.** LINE SIZE: **8"** LOCATION: **CONWAY AVE.**

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.*



0 100 200 Ft

LEGEND

Symbol	Description
Set ○	1/2" Iron Rod Set (with cap stamped 2791)
Fnd ○	1/2" Iron Rod Found
◐	Benchmark
———	Property Line
— — —	Right of Way (R.O.W.)
———	Lot Line
— — — —	Easement

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

Line Table		
Line #	Length	Direction
L1	35.74	N50° 00' 00"E
L2	38.28	N36° 38' 59"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	65.83	60.00	62.86	S53° 04' 54"E	62.58
C2	59.83	60.00	57.14	N66° 55' 06"E	57.39
C3	42.07	60.00	40.17	S41° 44' 08"E	41.21
C4	57.51	60.22	54.70	N89° 16' 43"W	55.33
C5	57.51	60.00	54.91	S35° 48' 24"W	55.33
C6	57.51	60.00	54.91	S19° 06' 14"E	55.33
C7	57.51	60.00	54.92	S74° 01' 07"E	55.33
C8	42.07	60.00	40.17	N58° 26' 08"E	41.21
C9	59.83	60.00	57.07	S50° 10' 58"E	57.39
C10	65.83	60.00	62.94	N69° 49' 04"E	62.58

PLAT NOTES:

1. FLOOD ZONE DESIGNATION: ZONE "C" & ZONE "A"

   ZONE "C" (UNSHADED) AREAS OF MINIMAL FLOODING. COMMUNITY PANEL NO. 480334 0400 C, REVISED DATE: NOVEMBER 16, 1982.

   ZONE "A" COMMUNITY PANEL NO. 480334 0400 C EFFECTIVE DATE: NOVEMBER 16,1982. AREAS WITH A 1% ANNUAL CHANCE OF FLOODING AND A 26% CHANCE OF FLOODING OVER THE LIFE OF A 30-YEAR MORTGAGE, RESPECTIVELY.

2. MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS:
   FRONT: 25.00 FEET OR EASEMENT WIDTH, WHICHEVER IS GREATER
   REAR: 15.00 FEET OR EASEMENT WIDTH, WHICHEVER IS GREATER
   SIDE: 6.00 FEET OR EASEMENT WIDTH, WHICHEVER IS GREATER
   GARAGE: 15.00 FEET OR EASEMENT WIDTH, WHICHEVER IS GREATER
   CUL-DE-SAC: 15.00 FEET OR EASEMENT WIDTH, WHICHEVER IS GREATER

3. LOT 1 AND LOT 2 SHALL BE FOR COMMERCIAL USE ONLY. LOTS 3-26 WILL BE FOR RESIDENTIAL MULTI-FAMILY USE. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS. A BUFFER FENCE IS REQUIRED TO BE INSTALLED BY DEVELOPER ALONG ALL ABUTTING 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.

4. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 163.00, OR 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER.

   ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.

5. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

6. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT.
   B.M. 1 – RAILROAD SPIKE FOUND ON POWER POLE LOCATED AT SOUTHEAST CORNER OF PROPOSED COMMERCIAL LOT 1. N: 16621075.45 E: 043904.047 ELEVATION: 161.615

7. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO.1 AND THE CITY OF MISSION REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 63,969 CUBIC FEET OF STORM WATER RUNOFF. THE DETENTION PONDS IN LOT 1 AND LOT 2 SHALL BE USED TO SERVE THE ENTIRE SUBDIVISION.

8. EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.

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

10. LOTS 1 & 2 SHALL NOT HAVE DIRECT ACCESS TO FM 107. ACCESS SHALL BE BY ORCHARD PARK ROAD.

11. CLEARANCES FOR WATER METERS: ONLY FOR LOTS BEING
    AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO THE COUNTY PROCESSING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METER(S).

12. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING 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.

13. 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.

14. 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 OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.

15. ON-SITE DETENTION PONDS PONDS SHALL BE PRIVATE AND OWNERS OF COMMERCIAL LOTS 1 AND 2 SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION FOR THEIR RESPECTIVE EASEMENTS.

16. ALL SHARYLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF EASEMENT IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARYLAND WATER SUPPLY CORPORATION.

17. UID BLANKET IRRIGATION EASEMENT RESERVATION PER 04/06/1911 DOC. #1911-140201.

18. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.

19. NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM UNITED IRRIGATION DISTRICT.

20. NO PERMANENT STRUCTURE , UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.

21. NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.

APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

RAUL E. SESIN, P.E., C.F.M. — DATE
GENERAL MANAGER

STATE OF TEXAS

COUNTY OF HIDALGO

CERTIFICATION BY THE CHAIRMAN OF THE COMMISSION

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

CHAIRMAN, PLANNING AND ZONING COMMISSION — DATE

STATE OF TEXAS
COUNTY OF HIDALGO

CITY OF MISSION MAYORS CERTIFICATION

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

MAYOR, CITY OF MISSION — DATE

I, CARLOS LIMA, HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR THE DE LEON-ZAMORA SUBDIVISION, LOCATED IN THE ETJ OF THE CITY OF 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.

SHARYLAND WATER SUPPLY CORPORATION — DATE
CARLOS LIMA, GENERAL MANAGER

THIS PLAT IS HEREBY APPROVED BY THE UNITED IRRIGATION DISTRICT ON THIS THE _____ DAY OF __________, 20___.

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

ATTEST:
PRESIDENT — SECRETARY

STATE OF TEXAS
COUNTY OF HIDALGO

OWNERS DEDICATION, CERTIFICATION, AND ATTESTATION

I (WE), ROBERTO ZAMORA AND MARIA N. ZAMORA, AS OWNER(S) OF THE 5.0 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED DE LEON-ZAMORA SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.

I (WE) CERTIFY THAT WE HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE §232.032 AND THAT

(A) THE WATER QUALITY CONNECTIONS TO THE LOT(S) MEET OR WILL MEET MINIMUM STATE STANDARDS.

(B) SANITARY SEWER CONNECTIONS TO THE LOT(S) OR SEPTIC TANKS MEET OR WILL MEET MINIMUM STATE STANDARDS.

(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOT(S) MEET OR WILL MEET MINIMUM STATE STANDARDS.

(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOT(S) MEET OR WILL MEET MINIMUM STATE STANDARDS.

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

ROBERTO ZAMORA, OWNER — DATE
2612 UVALDE AVE.
MCALLEN TX 78503

MARIA N. ZAMORA, OWNER — DATE
2612 UVALDE AVE.
MCALLEN TX 78503

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERTO ZAMORA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS __________ DAY OF ________, 20__.

NOTARY PUBLIC
MY COMMISSION EXPIRES________________________

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARIA N. ZAMORA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS __________ DAY OF ________, 20__.

NOTARY PUBLIC
MY COMMISSION EXPIRES________________________

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

STATE OF TEXAS
COUNTY OF HIDALGO

OWNERS DEDICATION, CERTIFICATION, AND ATTESTATION

I (WE), JOSE A. DE LEON AND MARIA O. DE LEON, AS OWNER(S) OF THE 5.0 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED DE LEON-ZAMORA SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.

I (WE) CERTIFY THAT WE HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE §232.032 AND THAT

(A) THE WATER QUALITY CONNECTIONS TO THE LOT(S) MEET OR WILL MEET MINIMUM STATE STANDARDS.

(B) SANITARY SEWER CONNECTIONS TO THE LOT(S) OR SEPTIC TANKS MEET OR WILL MEET MINIMUM STATE STANDARDS.

(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOT(S) MEET OR WILL MEET MINIMUM STATE STANDARDS.

(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOT(S) MEET OR WILL MEET MINIMUM STATE STANDARDS.

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

JOSE A. DE LEON, OWNER — DATE
114 WAGON TRAIL RD.
MISSION, TX 78573

MARIA O. DE LEON, OWNER — DATE
114 WAGON TRAIL RD.
MISSION, TX 78573

STATE OF TEXAS
COUNTY OF HIDALGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS __________ DAY OF ________, 20__.

NOTARY PUBLIC
MY COMMISSION EXPIRES________________________

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARIA O. DE LEON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS __________ DAY OF ________, 20__.

NOTARY PUBLIC
MY COMMISSION EXPIRES________________________

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

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

HIDALGO COUNTY JUDGE — DATE

HIDALGO COUNTY CLERK — DATE

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
HIDALGO COUNTY HEALTH DEPARTMENT

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

ENVIRONMENTAL HEALTH DIVISION MANAGER

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

ON ______________AT_________A.M./P.M.

INSTRUMENT NUMBER____________________ .

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY:__________________________, DEPUTY CLERK

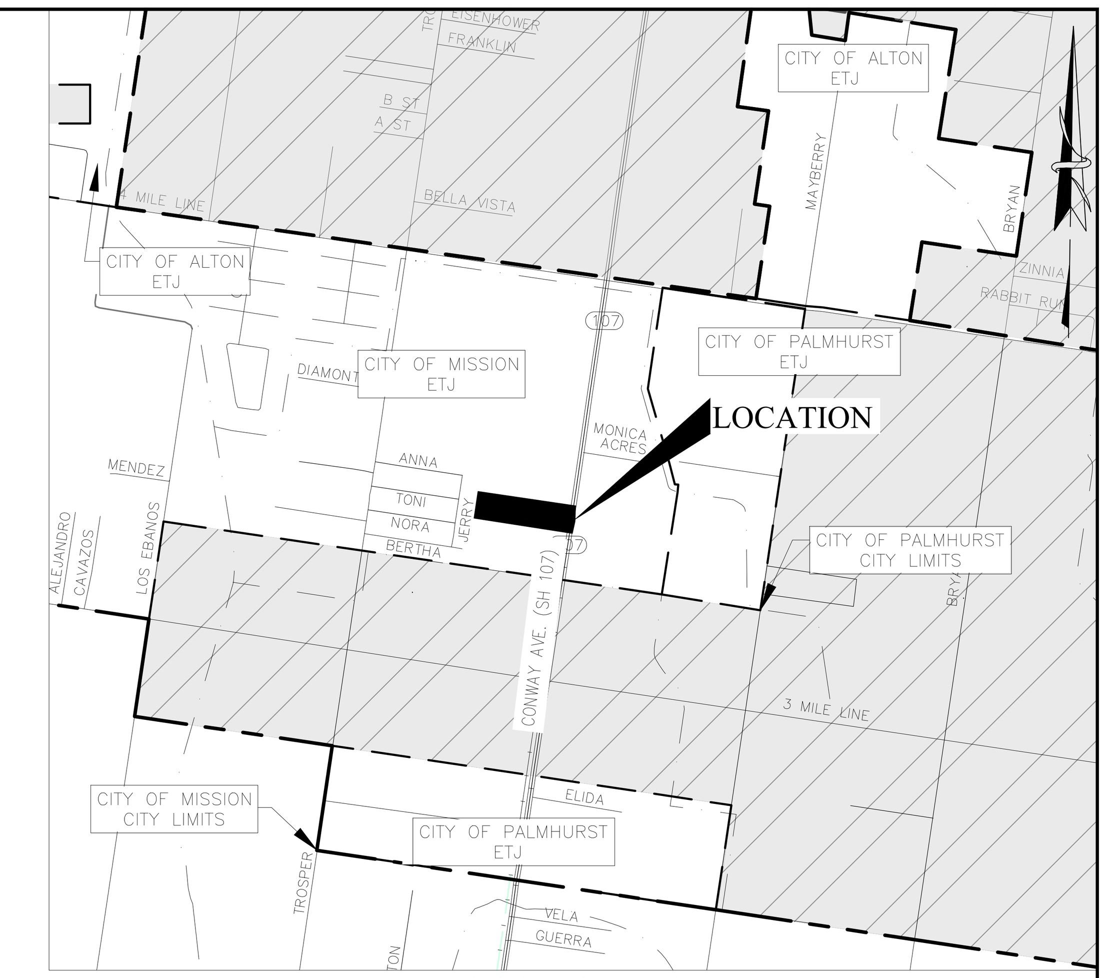
STATE OF TEXAS
COUNTY OF HIDALGO

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

DATE PREPARED: 7/29/2026

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

PRINCIPAL CONTACTS		ADDRESS	PHONE
OWNER:	JOSE A. & MARIA O. DE LEON	114 WAGON TRAIL RD., MISSION, TX 78573	(956) 458-0958
OWNER:	ROBERTO & MARIA N. ZAMORA	2612 UVALDE AVE., MCALLEN, TX 78503	(956) 827-6502
ENGINEER: URBAN INFRASTRUCTURE GROUP, INC.	CRAIG A. GONZALEZ, P.E.	260 S TEXAS BLVD, STE. 403, WESLACO TX 78596	(956) 405-3337
SURVEYOR:	HOMERO L. GUTIERREZ, R.P.L.S.	P.O. BOX 548, MCALLEN, TEXAS 78505	(956) 369-0988



LOCATION MAP
SCALE: 1"=2000'

DE LEON-ZAMORA SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT No.3 IN THE SOUTHWESTERN PART OF HIDALGO COUNTY AT A DISTANCE APPROXIMATELY 1,580 FEET NORTH OF THE INTERSECTION OF MILE 3 NORTH RD (FM 1924) AND CONWAY AVE (SH 107). THE SUBDIVISION IS LOCATED .80 MILES FROM THE CITY LIMITS OF THE CITY OF MISSION, TEXAS, (POPULATION 85,778 (CENSUS 2020)) AND IS WITHIN THE 2 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 212.001 AND § 212.003.

METES AND BOUNDS DESCRIPTION:

A 10.000-ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 34-6, WEST ADDITION TO. SHARYLAND SUBDIVISION, MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGES 56, HIDALGO COUNTY MAP RECORDS, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSE, LOCATED ON THE WEST SIDE OF SH 107 (CONWAY) APPROXIMATELY 1,605 FEET NORTH OF MILE 3 NORTH ROAD, IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE POINT OF COMMENCEMENT (P.O.C.) BEING AT A POINT FOR THE APPARENT NORTHWEST CORNER OF SAID LOT 34-6, THENCE, SOUTH 08 DEGREES 21 MINUTES 00 SECONDS WEST, WITH THE APPARENT WEST LOT LINE OF SAID LOT 34-6, A DISTANCE OF 687.76 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 FOR THE APPARENT NORTHWEST CORNER OF SAID 10.000-ACRE TRACT OF LAND HEREIN DESCRIBED, AND BEING THE POINT OF BEGINNING (P.O.B.) OF SAID 10.000-ACRE TRACT OF LAND HEREIN DESCRIBED:

THENCE, SOUTH 81 DEGREES 39 MINUTES 00 SECONDS EAST, PARALLEL TO THE APPARENT NORTH LOT LINE OF SAID LOT 34-6 AND WITH THE APPARENT NORTH LOT LINE OF SAID 10.000-ACRE TRACT, A DISTANCE OF 1,222.78 FEET TO A NO.4 REBAR SET WITH PLASTIC CAP STAMPED 2791 ON THE APPARENT EXISTING WEST RIGHT-OF-WAY LINE OF SAID SH 107 FOR THE APPARENT NORTHEAST CORNER OF SAID 10.000-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 02 DEGREES 03 MINUTES 42 SECONDS WEST, WITH THE SAID SH 107 EXISTING WEST RIGHT-OF-WAY LINE AND THE APPARENT NORTHERNMOST EAST LOT LINE OF SAID 10.000-ACRE TRACT, A DISTANCE OF 157.21 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 FOR AN EXTERNAL CORNER OF SAID 10.000-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 08 DEGREES 21 MINUTES 00 SECONDS WEST, WITH THE SAID EXISTING WEST RIGHT-OF-WAY LINE OF SH 107, AND THE APPARENT SOUTHERNMOST EAST LOT LINE OF SAID 10.000-ACRE TRACT, A DISTANCE OF 196.11 FEET TO A NO. 4 REBAR FOUND WITH PLASTIC CAP FOR THE APPARENT NORTHEAST CORNER OF A TRACT OF LAND VESTED IN DOROTHY SOWELL, ANN SOWELL OLSEN, PEGGY SUE SOWELL NELSON, EDDIE ADKINS, & DURWOOD A. SUTTON (VOLUME 3035, PAGE 755, DEED RECORDS, HIDALGO COUNTY, TEXAS), AND THE SOUTHEAST CORNER OF SAID 10.000-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 81 DEGREES 39 MINUTES 00 SECONDS WEST, PARALLEL TO THE SAID NORTH LOT LINE OF LOT 34-6, AND WITH THE APPARENT SOUTH LOT LINE OF SAID 10.000-ACRE TRACT, AND THE NORTH LOT LINE OF SAID TRACT VESTED IN DOROTHY SOWELL, ANN SOWELL OLSEN, PEGGY SUE SOWELL NELSON, EDDIE ADKINS, & DURWOOD A. SUTTON, A DISTANCE OF 1,240.00 FEET TO A NO. 4 REBAR FOUND ON THE SAID WEST LOT LINE OF LOT 34-6 (N: 16621061.65, E: 1042647.69) FOR THE APPARENT NORTHWEST CORNER OF SAID TRACT VESTED IN DOROTHY SOWELL, ANN SOWELL OLSEN, PEGGY SUE SOWELL NELSON, EDDIE ADKINS, & DURWOOD A. SUTTON, AND THE SOUTHWEST CORNER OF SAID 10.000-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 08 DEGREES 21 MINUTES 00 SECONDS EAST, WITH SAID WEST LOT LINE OF LOT 34-6, AND OF SAID 10.000-ACRE TRACT, A DISTANCE OF 352.38 FEET TO SAID NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 FOR THE NORTHWEST CORNER OF SAID 10.000-ACRE TRACT OF LAND HEREIN DESCRIBED, AND ALSO BEING THE POINT OF BEGINNING (P.O.B.), CONTAINING A GROSS OF 10.000 ACRES OF LAND, MORE OR LESS.

STATE OF TEXAS
COUNTY OF HIDALGO

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

HOMERO L. GUTIERREZ, RPLS — DATE
R.P.L.S. No. 2791

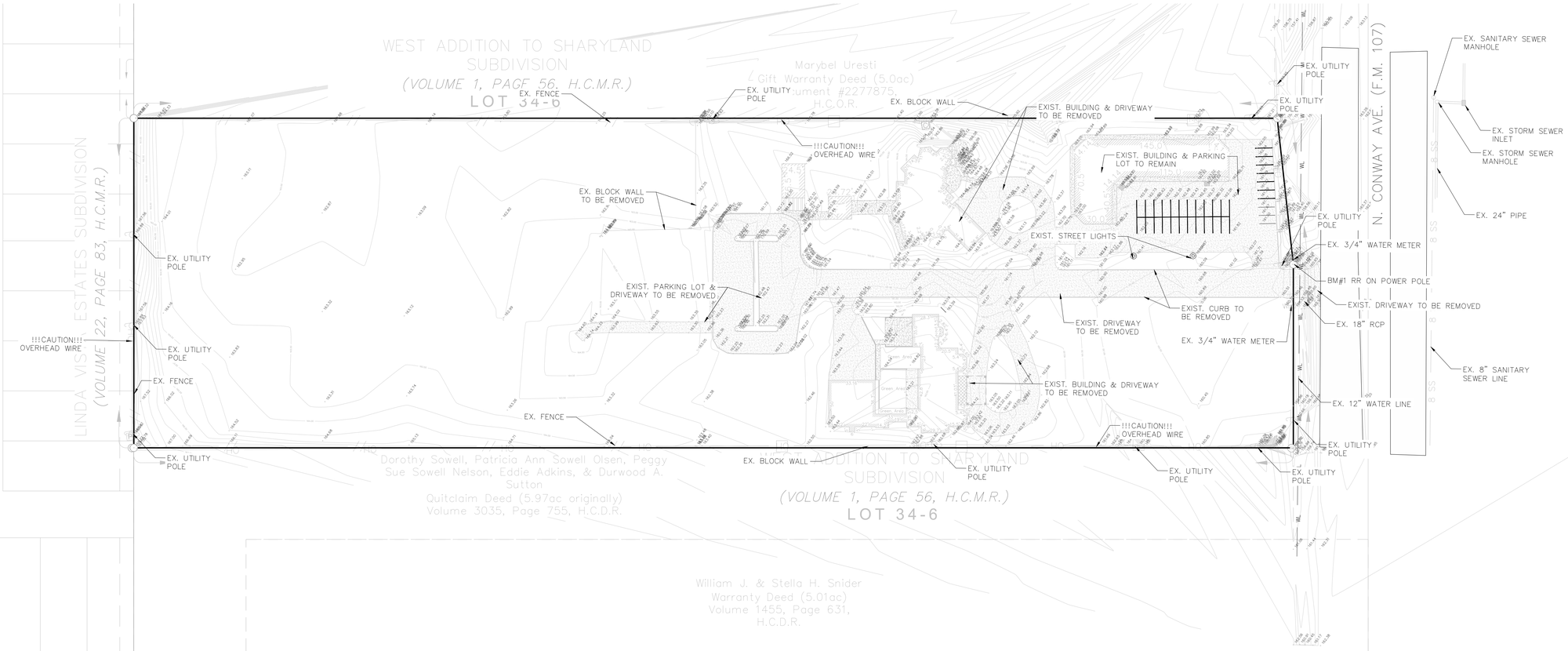
INDEX TO SHEET OF DE LEON-ZAMORA SUBDIVISION PLAT

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

DE LEON-ZAMORA SUBDIVISION
FINAL PLAT

A 10.000-ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 34-6, WEST ADDITION TO SHARYLAND SUBDIVISION, MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGES 56 OF THE HIDALGO COUNTY MAP RECORDS, TEXAS.

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



GENERAL NOTES:

1. CONTRACTOR TO OBTAIN CONSTRUCTION PERMIT FROM CITY OF MISSION PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.
2. EXISTING OVERHEAD POWER LINE IN VICINITY, CONTRACTOR SHALL EXERCISE CARE.
3. CONTRACTOR SHALL ENSURE THE VEHICLES LEAVING THE CONSTRUCTION SITE ONTO A PUBLICLY MAINTAINED ROADWAY ARE CLEAR OF MUD AND DEBRIS. ANY MUD AND DEBRIS TRACKED ONTO ROADWAY SHALL BE CLEANED BY CONTRACTOR.
4. ANY UTILITY EXCAVATION OVER 4.0' IN DEPTH FROM NATURAL GROUND TO PROVIDE TRENCH SAFETY EXCAVATION PROTECTION.
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF CITY OF MISSION, AND HIDALGO COUNTY DRAINAGE DISTRICT NO. 1. STANDARDS SPECIFICATIONS SHALL GOVERN CONSTRUCTION WHERE NO OTHER REQUIREMENTS EXIST.
6. PRIOR TO BEGINNING, THE CONTRACTOR OR AUTHORIZED REPRESENTATIVE SHALL CONVENE A PRE-CONSTRUCTION CONFERENCE BETWEEN THE CONSULTING ENGINEER AND OWNER. NOTIFY ALL SUCH PARTIES AT LEAST 48 HOURS PRIOR TO THE CONFERENCE AND 48 HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION.
7. ALL CONSTRUCTION ACTIVITIES, INCLUDING ACCESS, EGRESS, TRAVEL, STOCKPILING, ETC. ARE TO BE CONFINED TO AREAS IDENTIFIED BY THE OWNER AND/OR ENGINEER.
8. LOT PINS REMOVED, COVERED, OR MOVED DURING CONSTRUCTION SHALL BE RELOCATED AT THE CONTRACTOR'S SOLE EXPENSE BY A REGISTERED PROFESSIONAL LAND SURVEYOR.
9. THE CONTRACTOR SHALL USE CAUTION WHEN DIGGING. UTILITIES PRESENTED ON THESE DRAWINGS ARE SHOWN BASED ON THE BEST AVAILABLE INFORMATION. CONTRACTOR SHALL VERIFY THE EXACT LOCATIONS IN THE FIELD PRIOR TO COMMENCING CONSTRUCTION. CONTRACTOR SHALL NOTIFY TEXAS 811 BY DIALING 811 AT LEAST 48 HOURS BEFORE PROCEEDING WITH ANY EXCAVATION.
10. CONFLICTS WITH EXISTING UTILITIES SHALL BE REPORTED TO THE ENGINEER.
11. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY EXISTING STRUCTURES DAMAGED DURING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO MAIL BOXES, LANDSCAPE WALLS, FENCING, RETAINING WALLS AND UTILITIES.
12. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL PERFORM ALL FIELD VERIFICATIONS OF EXISTING FACILITIES NECESSARY TO SATISFY HIMSELF OF THE NATURE OF THE WORK TO BE PERFORMED, AND THE FITTING NEEDED, INCLUDING TIE IN LOCATIONS.
13. ALL DISTURBED AREAS SHALL BE REVEGETATED BACK TO EXISTING CONDITION.
14. DISPOSAL OF DEMOLISHED ITEMS AND OTHER SPOILS SHALL COMPLY TO ALL STATE AND LOCAL REQUIREMENTS.
15. *BM#1 – N: 16621075.45, E: 1043904.047, ELEVATION: 161.615. RR FOUND ON POWER POLE LOCATED AT SOUTHEAST CORNER OF PROPOSED COMMERCIAL LOT 1.*

EXCAVATION NOTES:

1. THE CONTRACTOR SHALL USE CAUTION WHEN DIGGING. UTILITIES PRESENTED ON THESE DRAWINGS ARE SHOWN BASED ON THE BEST AVAILABLE INFORMATION. CONTRACTOR SHALL VERIFY THE EXACT LOCATIONS IN THE FIELD PRIOR TO COMMENCING CONSTRUCTION. CONTRACTOR SHALL NOTIFY TEXAS ONE CALL 800-245-4545 AND LONE STAR ONE CALL 800-669-8344 AT LEAST 48 HOURS BEFORE PROCEEDING WITH ANY EXCAVATION.
2. THE CONTRACTOR SHALL COORDINATE WITH THE GEOTECHNICAL ENGINEER TO VERIFY SUBGRADE CONDITIONS BASED ON TRENCH EXCAVATIONS AND ROUGH CUT. THE GEOTECHNICAL ENGINEER MAY CHANGE THE PAVEMENT THICKNESS RECOMMENDATIONS BASED ON THE FIELD CONDITIONS.

NOTES:

1. ALL FILL AREAS UNDER PROPOSED BUILDINGS AND DRIVEWAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOUNDATION PLAN.
2. THE CONTRACTOR SHALL PROVIDE ALL TRAFFIC CONTROL NECESSARY TO PERFORM THE CONSTRUCTION IN A SAFE MANNER TO PROTECT THE PUBLIC SAFETY. NO SEPARATE PAY.

THE CONTRACTOR SHALL USE CAUTION WHEN DIGGING. UTILITIES PRESENTED ON THESE DRAWINGS ARE SHOWN BASED ON THE BEST AVAILABLE INFORMATION. CONTRACTOR SHALL VERIFY THE EXACT LOCATIONS IN THE FIELD PRIOR TO COMMENCING CONSTRUCTION. CONTRACTOR SHALL NOTIFY TEXAS ONE CALL 800-245-4545 AND LONE STAR ONE

60 0 60 120
SCALE 1"=60'

LEGEND

- PROPERTY BOUNDARY
- EXISTING BOUNDARY
- EXISTING FENCE
- EXISTING STORM SEWER
- UTILITY EASEMENT
- BLOCK WALL
- 10" SANITARY SEWER LINE
- EX. UTILITY POLE
- EXISTING PAVEMENT

AS-BUILT DRAWINGS NOTE:

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AS-BUILT
EXISTING SITE & DEMOLITION PLAN

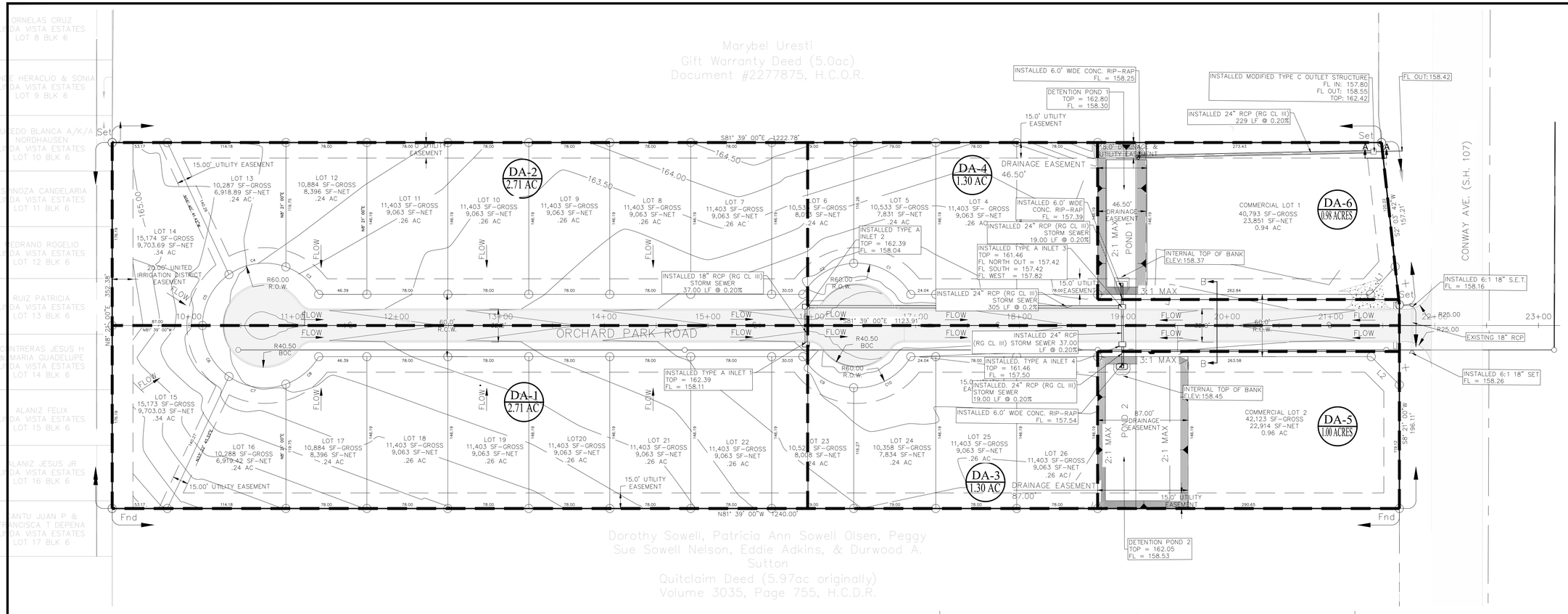
DE LEON-ZAMORA SUBDIVISION
HIDALGO COUNTY
MISSION, TEXAS

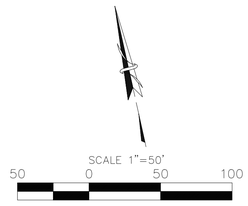
URBAN INFRASTRUCTURE GROUP, INC.
260 S. TEXAS BLVD.
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WESLACO, TEXAS
(956)405-3337
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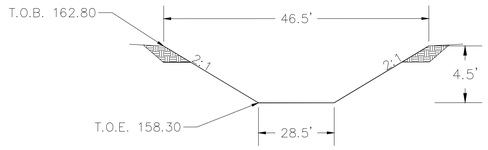
PROJECT NO.	132200	DRAWN BY	J.D.V.
DATE	7/29/2026	DESIGNED BY	J.L.G.
SCALE	AS NOTED	APPROVED BY	C.A.G.

SHEET NUMBER: 4.0

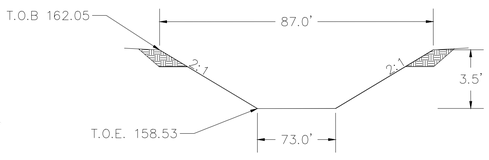
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Jul 29, 2026 - 3:20pm
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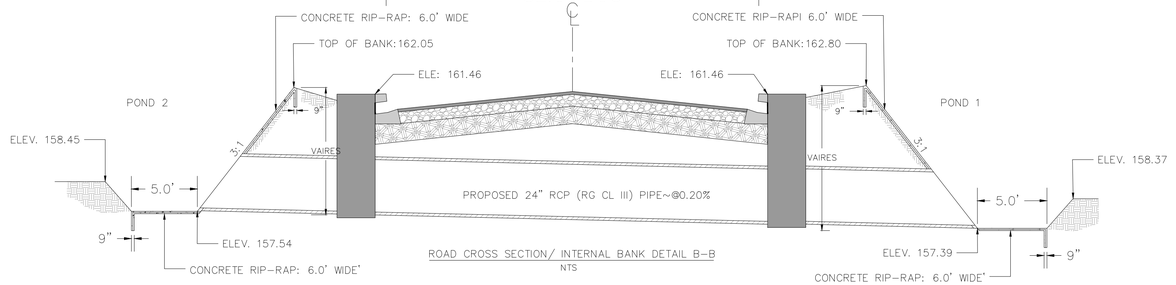
DETENTION POND-1
N.T.S.



DETENTION POND-2
NTS.

LEGEND

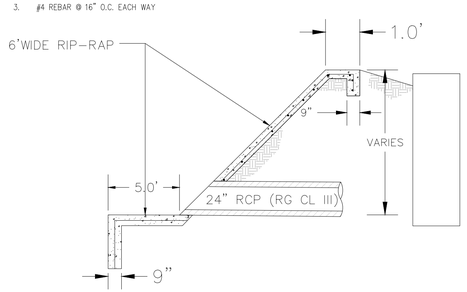
- UTILITY EASEMENT
- PROPERTY BOUNDARY
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- 1 — LOT NUMBER
- X — EXISTING FENCE
- 1A — DRAINAGE AREA BOUNDARY / DRAINAGE AREA ID

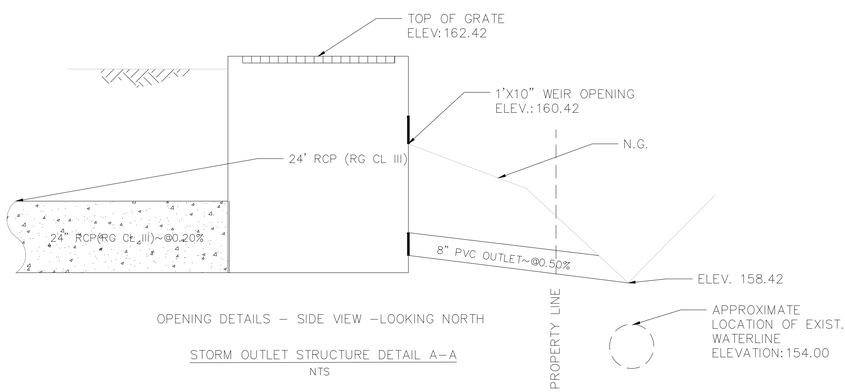


ROAD CROSS SECTION/ INTERNAL BANK DETAIL B-B
NTS

NOTES:

1. CONCRETE TO HAVE 3000 PSI MIN. 28 DAYS COMPRESSION STRENGTH.
2. ALL REINFORCED STEEL SHALL BE GRADE 60.
3. #4 REBAR @ 16" O.C. EACH WAY





OPENING DETAILS – SIDE VIEW –LOOKING NORTH

STORM OUTLET STRUCTURE DETAIL A-A
NTS

Avg. Cross Section for Detention Pond 1		
Bottom Width	28.5	ft
Side Slope	2	ft/ft
Depth	4.5	ft
Top Width	46.5	ft
Area	168.75	sf
Length	146.19	ft
Volume	24,670	cf

Avg. Cross Section for Detention Pond 2		
Bottom Width	73	ft
Side Slope	2	ft/ft
Depth	3.5	ft
Top Width	87	ft
Area	280	sf
Length	146.19	ft
Pond Volume	40,933	cf

RCP Pipe Vol Storage		
Diameter	24	in
Inner Radius	12	in
Area	9.87	sf
Length	603	ft
Volume	5951	cf

Required Volume		69,587
Proposed Volume		71,554

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AS-BUILT
DRAINAGE PLAN

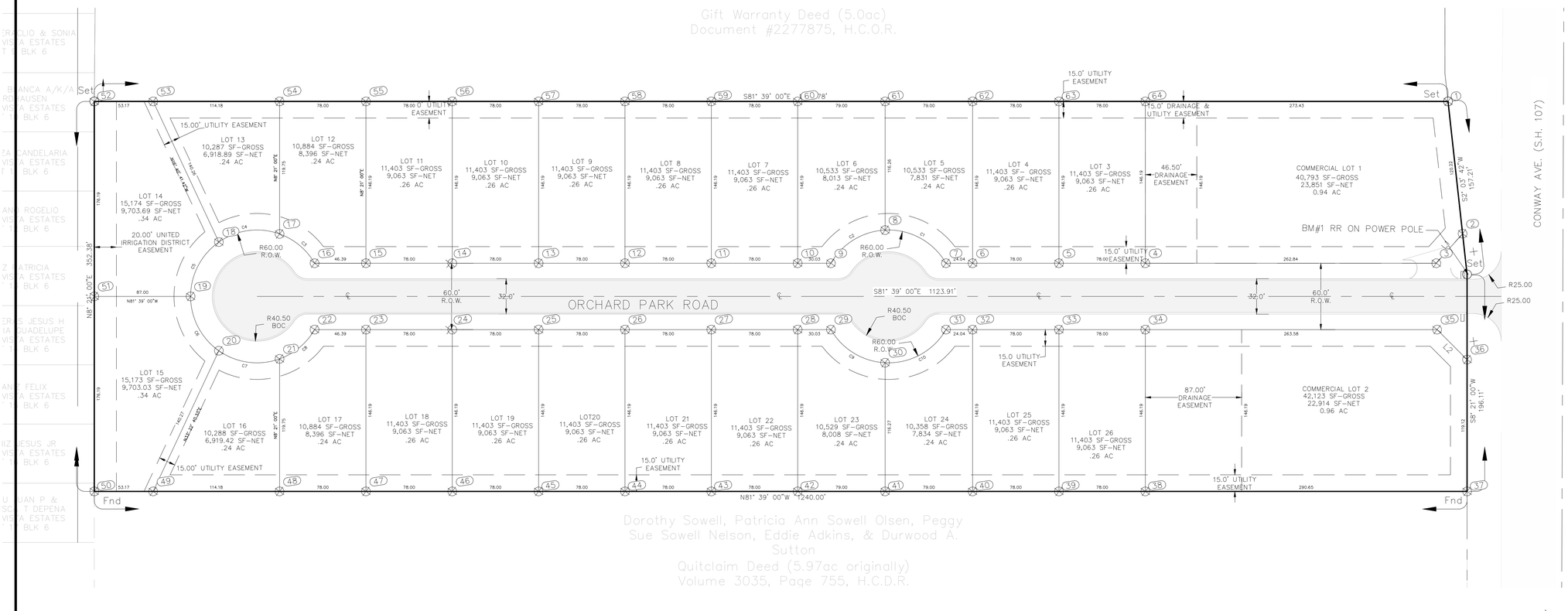
DE LEON-ZAMORA SUBDIVISION
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PROJECT NO.	132200	DRAWN BY	J.D.V.
DATE	7/29/2026	DESIGNED BY	J.L.G.
SCALE	AS NOTED	APPROVED BY	C.A.G.

SHEET NUMBER: 5.0

dwg\v-1\132200 dr mar mmm sub\Dwg\cl\Dsw ul (10-7)\cl\5 SKMAR 7.dwg
Jul 29, 2026 - 3:27pm



Point Table		
Point #	Northing	Easting
1	16621232.72	1043908.68
2	16621112.59	1043904.35
3	16621089.62	1043876.98
4	16621127.79	1043616.92
5	16621139.11	1043539.75
6	16621150.44	1043462.57
7	16621153.93	1043438.78
8	16621191.52	1043388.75
9	16621169.02	1043335.96
10	16621173.39	1043306.25
11	16621184.71	1043229.07
12	16621196.04	1043151.90
13	16621207.37	1043074.73
14	16621218.98	1042995.58
15	16621230.02	1042920.38
16	16621236.76	1042874.48
17	16621267.51	1042847.05
18	16621268.21	1042791.72
19	16621223.34	1042759.35
20	16621171.06	1042777.46
21	16621155.82	1042830.65
22	16621177.39	1042865.77
23	16621170.66	1042911.67
24	16621159.62	1042986.86
25	16621148.00	1043066.01
26	16621136.68	1043143.19
27	16621125.35	1043220.36
28	16621114.02	1043297.53
29	16621109.66	1043327.25
30	16621072.96	1043371.28
31	16621094.57	1043430.07
32	16621091.08	1043453.86

Point Table		
Point #	Northing	Easting
33	16621079.75	1043531.03
34	16621068.42	1043608.21
35	16621030.15	1043868.99
36	16620999.43	1043891.84
37	16620881.57	1043874.54
38	16620923.78	1043586.98
39	16620935.11	1043509.80
40	16620946.44	1043432.63
41	16620957.91	1043354.47
42	16620969.38	1043276.30
43	16620980.71	1043199.13
44	16620992.04	1043121.96
45	16621003.36	1043044.78
46	16621014.69	1042967.61
47	16621026.02	1042890.44
48	16621037.34	1042813.27
49	16621053.93	1042700.29
50	16621061.65	1042647.69
51	16621235.97	1042673.27
52	16621410.29	1042698.86
53	16621402.57	1042751.47
54	16621385.99	1042864.44
55	16621374.66	1042941.61
56	16621363.33	1043018.78
57	16621352.01	1043095.96
58	16621340.68	1043173.13
59	16621329.35	1043250.30
60	16621318.03	1043327.48
61	16621306.55	1043405.64
62	16621295.08	1043483.80
63	16621283.75	1043560.97
64	16621272.43	1043638.15

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	65.83	60.00	62.86	S53° 04' 54"E	62.58
C2	59.83	60.00	57.14	N66° 55' 06"E	57.39
C3	42.07	60.00	40.17	S41° 44' 08"E	41.21
C4	57.51	60.22	54.70	N89° 16' 43"W	55.33
C5	57.51	60.00	54.91	S35° 48' 24"W	55.33
C6	57.51	60.00	54.91	S19° 06' 14"E	55.33
C7	57.51	60.00	54.92	S74° 01' 07"E	55.33
C8	42.07	60.00	40.17	N58° 26' 08"E	41.21
C9	59.83	60.00	57.07	S50° 10' 58"E	57.39
C10	65.83	60.00	62.94	N69° 49' 04"E	62.58

Line Table		
Line #	Length	Direction
L1	35.74	N50° 00' 00"E
L2	38.28	N36° 38' 59"W

50 0 50 100

SCALE 1"=50'

BENCHMARK (BM#1)
N: 16621075.45
E: 1043904.047
ELEVATION: 161.615

RR FOUND ON POWER POLE LOCATED AT SOUTHEAST CORNER OF PROPOSED COMMERCIAL LOT 1.

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AS-BUILT
HORIZONTAL CONTROL PLAN

DE LEON-ZAMORA SUBDIVISION
HIDALGO COUNTY
MISSION, TEXAS

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SCALE	AS NOTED	APPROVED BY	C.A.G.

SHEET NUMBER: 6.0

clerk: 7/17/2026 @ 9:00 AM/ /Projects/132xx/132200 - DE LEON-ZAMORA SUBDIVISION/CAD/PLAT/132200 - PLAT.dwg
Jul 29, 2026 - 3:27pm