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 **ZARES SUBDIVISION** PRECINCT No. **2.**

ENGINEER: **BENAVIDES ENGINEERING LLC.** DEVELOPER: **ZARES LLC**

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

NUMBER OF LOTS: ☐ *SINGLE FAMILY ☐ *MULTI-FAMILY 6 ☒ COMMERCIAL ☐ INSTITUTIONAL

NUMBER OF STREETLIGHTS: **N/A**

FILLING STATIONS: **3**

LOCATION DESCRIPTION: **NORTHEAST CORNER OF ELDORA ROAD AND TOWER ROAD.**

SUBDIVISION LIES WITHIN THE: ☒ RURAL

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON **1-28-26** PROPERTY LIES WITHIN FLOOD ZONE: **"X"** AS PER FEMA.

DRAINAGE DESIGN: **DRAINAGE WILL BE PROVIDED BY ONSITE DETENTION AT BUILDING PERMIT STAGE.**

SEWER SYSTEM: ☒ OSSF'S WILL BE INSTALLED DURING THE PERMITTING STAGE.

WATER SERVICE PROVIDER: **NAWSC** LINE SIZE: **8"** LOCATION: **TOWER 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.

*

ZARES SUBDIVISION

A 19.60 ACRE TRACT OF LAND DESCRIBED AS 20.0 ACRES GROSS, MORE OR LESS AND THE WEST ½ OF LOT 6, BLOCK 45, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 01, PAGE 25, MAP RECORDS OF HIDALGO COUNTY, TEXAS

SCALE: 1"=60'

GENERAL SUBDIVISION PLAT NOTES

1. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE NATURAL GROUND OR ABOVE THE CENTER LINE OF THE EXISTING PAVEMENT OF ELDORA ROAD AND TOWER ROAD WHICHEVER IS GREATER

2. THIS SUBDIVISION IS LOCATED IN ZONE "C" AREAS OF MINIMAL FLOOD HAZARDS. FEMA FIRM COMMUNITY PANEL No. 480334 0425 C EFFECTIVE DATE: MAP REVISED: 11-16-1982

CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).

3. SETBACKS:

FRONT SETBACK:	50.00 FEET FRONTING TOWER ROAD 40.00 FEET FRONTING ELDORA ROAD
REAR SETBACK:	15.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE SETBACK:	6.00 FEET OR EASEMENT WHICHEVER IS GREATER
CORNER SIDE:	20.00 FEET OR EASEMENT WHICHEVER IS GREATER

4. LOTS 1 THROUGH 6 SHALL BE FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL. LOTS 1 THROUGH 6 IS FOR NONRESIDENTIAL USE. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS. A BUFFER FENCE IS REQRUIED 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.

5. CORNER MARKERS, CONSISTING OF A ONE-HALF (1/2) INCH STEEL ROD 18 INCHES IN LENGTH, WITH PLASTIC CAP, HAVE BEEN DRIVEN FLUSH WITH THE GROUND SURFACE TO MARK THE CORNERS OF ALL LOTS.

6. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.

-->BM. NO. 1-ELEV. 92.37 SET 12" GALVANIZED STEEL SPIKE ON TOP OF EXISTING STORM INLET LOCATED NORTH OF ELDORA ROAD APPROXIMATE 60 FEET EAST FEET FROM THE S.E. CORNER OF THIS SUBDIVISION (NAVD 1988) COORDINATE: N=16603945.8500 E=1114286.8890

7. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 148,857.00 CUBIC-FEET (3.42 ACRES-FEET) OR 24,810 CUBIC FEET (0.56 ACRE-FEET) PER LOT SHALL BE DETAINED ONSITE PRIOR DISCHARGING TO PUBLIC STORMWATER COLLECTION SYSTEM OF STORM WATER RUNOFF. THE DEVELOPERS FOR EACH INDIVIDUAL LOT SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE REQUIRED DETAINED VOLUME SHOWN ON THIS PLAT (PER LOT). DEVELOPERS ENGINEER SHALL PROVIDE DRAINAGE CALCULATIONS FOR REVIEW AND APPROVAL OF HIDALGO COUNTY PLANNING DEPARTMENT DURING BUILDING PERMIT STAGE. (SEE SHEET NO.2 FOR DRAINAGE REPORT APPROVED BY HCDD#1.)

8. 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.

9. 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.

10. 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.

11. 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 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 COUNTY AUTHORIZED DEPARTMENT.

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 DRAIN FIELD SYSTEM.

E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.

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

13. ZARES LLC. THE SUBDIVIDER OF ZARES SUBDIVISION, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO.2 OF THIS PLAT.

14. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.

15. 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.

16. AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR 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.

17. A PERMIT IS REQUIRED FOR ANY UTILITY SERVICE CROSSING A H.C.I.D. No. 2 RIGHTS OF WAY, EASEMENT OR FACILITY.

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

ZARES LLC, AS OWNER OF THE 19.60 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED ZARES SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE OF STREETS, 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 THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

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

_____ _____
ALBERTO CAZARES DATE
MANAGING MEMBER OF ZARES LLC.
803 SUNCHASE STREET
SAN JUAN, TEXAS 78589

METES AND BOUNDS
19.60 ACRE TRACT

A 19.60 ACRE TRACT OF LAND DESCRIBED AS 20.0 ACRES GROSS, MORE OR LESS AND THE WEST ½ OF LOT 6, BLOCK 45, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 01, PAGE 25, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND CONVEYED TO ZARES LLC BY VIRTUE OF SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT 3680995, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS (ORHCT), SAID 19.6 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A COTTON PICKER SPINDLE FOUND AT THE SOUTHWEST COMER OF SAID LOT 6 FOR THE POINT OF BEGINNING,

THENCE, NORTH 08 DEGREES 35 MINUTES 42 SECONDS EAST (RECORD: N 8 DEGREES 34 MINUTES 24 SECONDS EAST), ALONG THE WEST LINE OF SAID LOT 6, A DISTANCE OF 1295.00 FEET TO CALCULATED POINT ON THE SOUTH LINE OF A 50.0 FOOT RIGHT OF WAY CLAIMED IN FEE BY HIDALGO COUNTY IRRIGATION DISTRICT NUMBER 2 FOR THE NORTHWEST COMER OF THIS TRACT OF LAND;

THENCE, SOUTH 81 DEGREES 24 MINUTES 18 SECONDS EAST, OVER AND ACROSS SAID LOT 6, ALONG THE SOUTH LINE OF SAID HIDALGO COUNTY IRRIGATION DISTRICT NUMBER 2 50.0 FOOT RIGHT OF WAY, AT A DISTANCE OF 30.0 FEET PASS A ½ INCH IRON ROD WITH PINK CAP STAMPED "CLS RPLS 6388" SET AT THE EAST RIGHT OF WAY OF TOWER ROAD, CONTINUING A TOTAL DISTANCE OF 660.00 FEET TO A½ INCH IRON ROD WITH PINK CAP STAMPED "CLS RPLS 6388" FOR THE NORTHEAST COMER OF THIS TRACT OF LAND;

THENCE, SOUTH 08 DEGREES 35 MINUTES 42 SECONDS WEST (RECORD: S8 DEGREES 34 MINUTES 24 SECONDS WEST), OVER AND ACROSS SAID LOT 6, ALONG THE EAST LINE OF SAID 20.0 ACRE TRACT AT A DISTANCE OF 1275.00 FEET PASS A ½ INCH IRON ROD FOUND AT THE NORTH RIGHT OF WAY LINE OF ELDORA ROAD, CONTINUING A TOTAL DISTANCE OF 1295.00 FEET TO A CALCULATED POINT FOR THE SOUTHEAST COMER OF THIS TRACT OF LAND;

THENCE, NORTH 81 DEGREES 24 MINUTES 18 SECONDS WEST (RECORD: N81 DEGREES 25 MINUTES 36 SECONDS WEST), ALONG THE SOUTH LINE OF SAID LOT 6, THE SOUTH LINE OF SAID 20.0 ACRE TRACT, A DISTANCE OF 660.0 FEET TO THE POINT OF BEGINNING, CONTAINING 19.60 ACRES OF LAND, MORE OR LESS.

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, owners of the property shown on this plat, their successors, assigns, and transferees (hereinafter called "Grantor" whether one or more persons are named), in consideration of one dollar ($1.00) and other good and valuable consideration paid by North Alamo Water Supply Corporation, (hereinafter called "Grantee"), the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, transfer, and convey to said Grantee, its successors, and assigns, an exclusive perpetual easement with the right to erect, construct, install and and lay thereafter use, operate, inspect, repair maintain, replace, and remove water distribution lines and appurtenances over and across the lands shown on this plat, together with the right of ingress and egress over Grantor's adjacent lands for the purpose for which the above mentioned rights are granted, The easement hereby granted shall not exceed 15' in width, and Grantee is hereby authorized to designate the course of the easement herein conveyed except that when the pipeline(s) is installed, the easement herein granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline installed. In the event the easement hereby granted abuts on a public road and the city, county or state hereafter widens or relocates the public road so as to require the relocation of this water line as installed, Grantor further grants to Grantee an additional easement over and across the land shown on this plat for the purpose of laterally relocating said water line as may be necessary to clear the road improvements, which easement hereby granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline as relocated. The consideration recited herein shall constitute payment in full for all damages sustained by Grantor by reason of the installation, maintenance, repair, replacement and relocation of the structures referred to herein, This agreement together with other provisions of this grant shall constitute an easement for the benefit of the Grantee, its successors, and assigns. The Grantor covenants that it is the owner of the above-described lands and that said lands are free and clear of all encumbrances and liens except the following: The easement conveyed herein was obtained or improved through Federal financial assistance. This easement is subject to the provisions of Title VI of the Civil Rights Act of 1964 and the regulations issued pursuant thereto for so long as the easement continues to be used for the same or similar purpose for which financial assistance was extended or for so long as the Grantee owns it, whichever is longer.

IN WITNESS WHEREOF the said Grantor executed this instrument this___ day of _____ 20___.

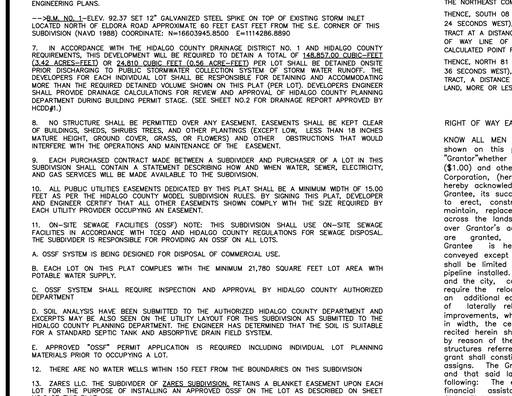
_____ _____
ALBERTO CAZARES DATE
MANAGING MEMBER OF ZARES LLC.
803 SUNCHASE STREET
SAN JUAN, TEXAS 78589

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ALBERTO CAZARES, KNOWN TO ME TO BE THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT. AND ACKNOWLEDGED TO ME THAT HE (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE_____DAY OF_____20_____.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL

JURISDICTION OF A MUNICIPALITY:

ZARES SUBDIVISION IS LOCATED ON THE NORTH EAST CORNER OF TOWER ROAD AND ELDORA ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF ALAMO ACCORDING TO THE OFFICIAL MAP IN THE OFFICES OF THE SECRETARY OF THE CITY OF ALAMO (POPULATION 55,000 – 2020 CENSUS) AND HIDALGO COUNTY PLANNING DEPARTMENT. THIS SUBDIVISION HAS BEEN RELEASE FROM THE 2 MILE ETJ OF THE CITY OF ALAMO, AND NOW IS IN THE RURAL AREA OF HIDALGO COUNTY TEXAS UNDER LOCAL GOVERNMENT CODE 42.02 PRECINCT. No. 2.

HENRY GARZA COUNTY CLERK STATE OF TEXAS

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

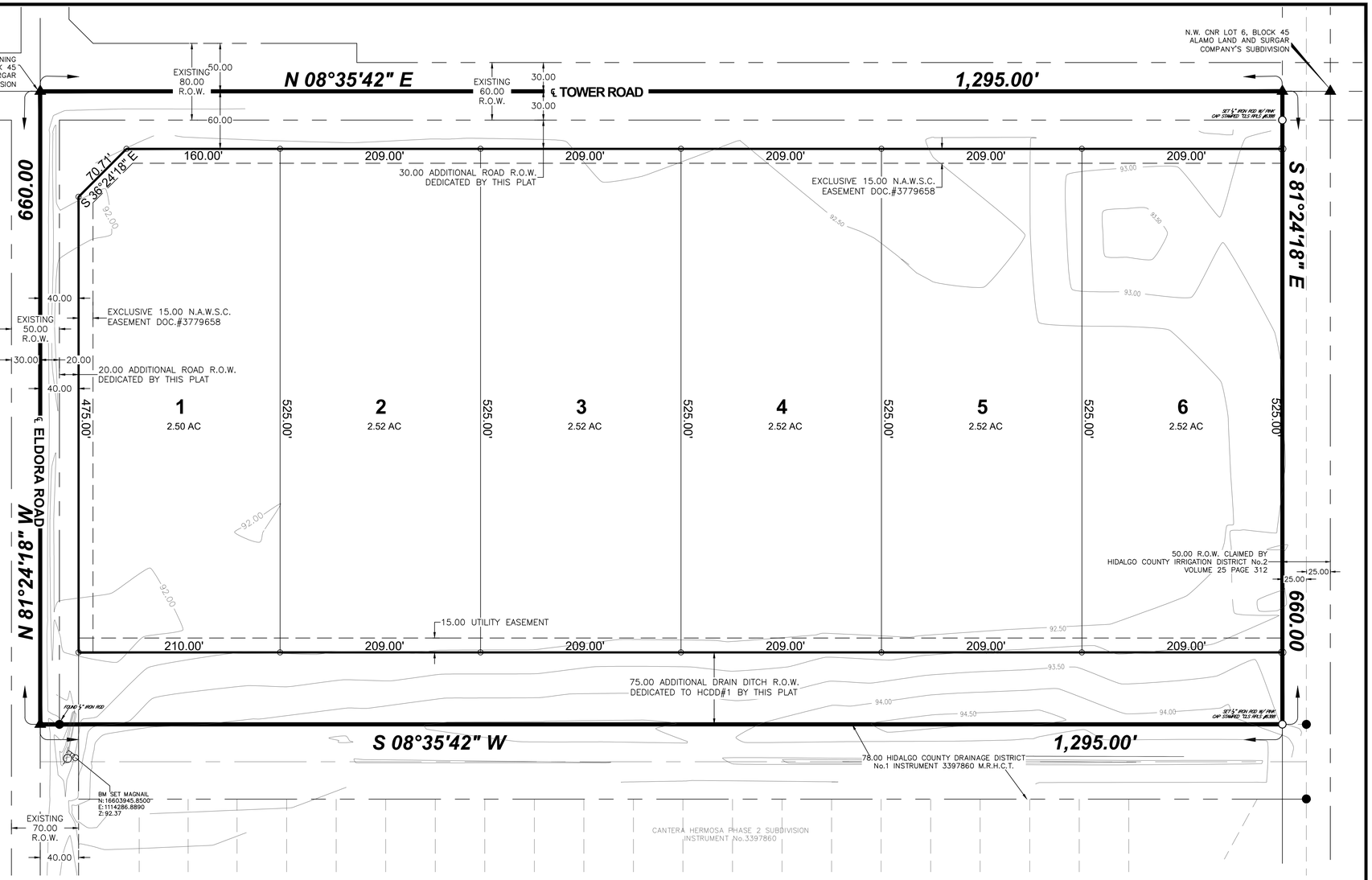
BY:_____ DEPUTY

INDEX TO SHEETS OF ZARES SUBDIVISION

SHEET 1 HEADING; INDEX; LOCATION MAP; AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOT, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR' S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY JUDGE CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. NO. 1 CERTIFICATION; AND IRRIGATION DIST. REVISION NOTES.

SHEET 2 WATER DISTRIBUTION DESIGN; TYPICAL WATER SERVICE CONNECTION; REVISION NOTES; ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; TYPICAL WATER SERVICE CONNECTION DETAILS.

DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES; & CONSTRUCTION DETAILS.



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 TEX. WATER CODE § 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

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

STATE OF TEXAS
COUNTY OF HIDALGO

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 2 ON THIS THE _____ DAY OF _____, 202___.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT No. 2 RIGHTS OF WAY OR EASEMENTS.

_____ ATTEST: _____
PRESIDENT SECRETARY

STATE OF TEXAS
COUNTY OF HIDALGO

UNDER LOCAL GOVERNMENT CODE §232.028(a)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE ZARES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THE _____ DAY OF _____ 20___

_____ _____
HIDALGO COUNTY JUDGE DATE

ATTEST: _____ _____
HIDALGO COUNTY CLERK DATE

STATE OF TEXAS
COUNTY OF HIDALGO

I, GERARDO BENAVIDES, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS _____ DAY OF _____ 20_____

_____
GERARDO BENAVIDES, P.E., CFM
LICENSED PROFESSIONAL ENGINEER No.140950

STATE OF TEXAS GERARDO BENAVIDES 140950 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF HIDALGO

I, MANUEL CARRIZALES, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION OF THIS SUBDIVISION WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

DATED THIS THE _____ DAY OF _____ 20____

_____
MANUEL CARRIZALES
REGISTERED PROFESSIONAL LAND SURVEYOR
NO.6388 STATE OF TEXAS

STATE OF TEXAS MANUEL CARRIZALES 6388 REGISTERED PROFESSIONAL LAND SURVEYOR

PRINCIPAL CONTACTS:

	Name	Address	City & Zip	Phone
OWNER:	ALBERTO CAZARES, MANAGING MEMEBER OF ZARES LLC.	803 SUNCHASE ST.	SAN JUAN, TEXAS 78589	(956) 225-3351
ENGINEER:	GERARDO BENAVIDES, P.E., CFM	P.O. BOX 832	ALAMO, TEXAS 78516	(956) 310-8373
SURVEYOR:	MANUEL CARRIZALES R.P.L.S.	4807 GONDOLA AVE.	EDINBURG, TEXAS 78542	(956) 567-2167

LEGEND

●	– FOUND 1/2" IRON ROD OR AS NOTED
▲	– FOUND COTTON PICKER SPINDLE
○	– SET 1/2" IRON ROD W/PINK CAP STAMPED "CLS" RPLS #6388
✎	– SET 12" GALVANIZED STEEL SPIKE
R.O.W.	– RIGHT OF WAY

PROJECT NUMBER 2025.063
DRAWING DATE: JULY 30, 2025
REVISED DATE: SEPTEMBER 22, 2026

BENAVIDES ENGINEERING
TEXAS REGISTRATION F-22855
P.O. Box 832 Alamo, TX 78516
jerry@benavideseng.com
956.310.8373

Drainage Statement
Zares Subdivision
Hidalgo County, Texas

Project Description and Location

Zares Subdivision is a proposed 6 commercial lot subdivision. Each lot is approximately 2.75 acres in size. Zares Subdivision is a 20-acre tract of land being the West ½ of Lot 6, Block 45, Alamo Land and Sugar Company's Subdivision, as per plat or map thereof recorded in Volume 1, Page 25, Map Records, Hidalgo County, Texas.

This project is located at the Northeast corner of Eldora Road and Tower Road within City of Alamo ETJ. This property has been submitted a request to the City of Alamo for release of the ETJ. Proper documentation will be provided to all reviewing entities prior recording of subdivision.

Soil Description

The soil in this area is composed of 82.8% Hidalgo Sandy Clay Loam (Soil 28) with 0 to 1 percent slopes and 17.2% Raymondville Clay Loam (Soil 52) with 0 to 1 percent slopes. Hidalgo Sandy Clay Loam belongs to hydrologic **Group B** which have a moderate infiltration rate when thoroughly wet. These consist of **well drained** soils. Raymondville Clay Loam belong to hydrologic **Group C** which have a slow infiltration rate when thoroughly wet. These soils have a slow rate of water transmission.

Flood Zone

The Federal Emergency Management Agency currently lists this property and surrounding areas as Zone "C" on FEMA FIRM 480334 0425 C, effective date of November 16, 1982. Zone "C" is defined as areas of minimal flood hazards.

Existing Conditions (Pre-Development)

Existing surface stormwater runoff on this tract flows from the Eastern property line to the Western property line (also being the East ROW of Tower Road), with an approximate slope of **0.25%.** The pre-development storm runoff is approximated to be **30.52** cubic feet per second based on the 10-year storm frequency, as per attached calculations.

Post-Development Conditions

The post-development surface storm runoff is approximated to be **152.26** cubic feet per second, based on the 50-year storm frequency, as per attached calculations, which is an increase of **121.74** cubic feet per second.

Proposed Drainage Plan

In accordance with the **Hidalgo County Drainage District No.1 and Hidalgo County Planning Department** drainage policies, the proposed storm water runoff generated by development of new improvements shall be captured with proposed onsite detention facilities. Outfall of said facilities shall be reviewed and approved during building permit stage.

Engineering Calculations

In accordance with the Hidalgo County Drainage District No.1 policy, the site will retain the difference in volume between pre-development and post-development conditions based on a 10-year pre-development and a 50-year post development. Therefore, as per the attached calculations, the total required detention of **148,857 cubic feet (3.42 acre-feet)** or **24,810 cubic feet (0.56 acre-feet) per lot** shall be detained onsite prior discharging to public stormwater collection system.

The detention requirements calculated for this development were based on a 0.85 C value. The developers for each individual lot shall be responsible for detaining and accommodating more than the required detained volume shown on this plat (per lot). Developers engineer shall provide drainage calculations for review and approval of Hidalgo County Planning Department during building permit stage.

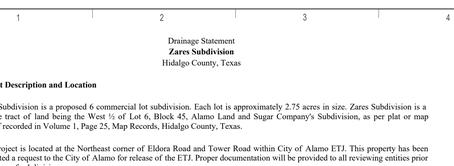
Pre-Development Calculations (10-year)
Q= 30.52 cfs
I= 6.15 in/hour
Tc= 20.92 minutes

Post-Development Calculations (50-year)
Q= 152.26 cfs
I= 10.83 in/hour
Tc= 10.00 minutes

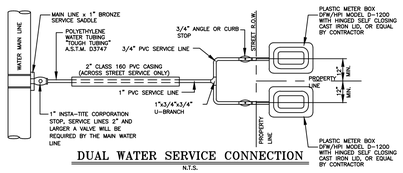
STATE OF TEXAS
GERARDO BENAVIDES
140950
LICENSED
PROFESSIONAL ENGINEER

GERARDO BENAVIDES, P.E. DATE

REGISTER NO.140950

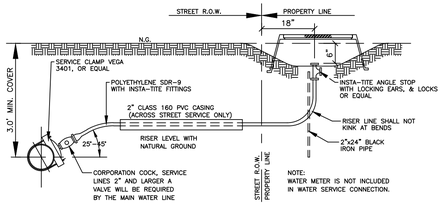


SINGLE WATER SERVICE CONNECTION
N.T.S.

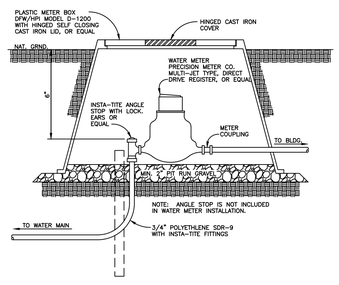


DUAL WATER SERVICE CONNECTION
N.T.S.

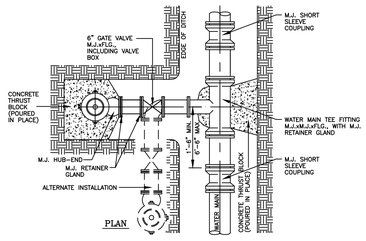
NOTE: IF UTILITY EASEMENT IS DEDICATED AT THE FRONT OF THE LOT, THE LOCATION OF THE ANGLE STOP IS TO BE DETERMINED BY N.A.W.S.C. AND THE ENGINEER.

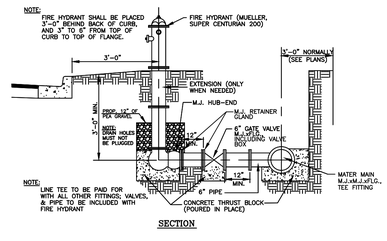


TYPICAL WATER SERVICE CONNECTION ELEVATION
N.T.S.

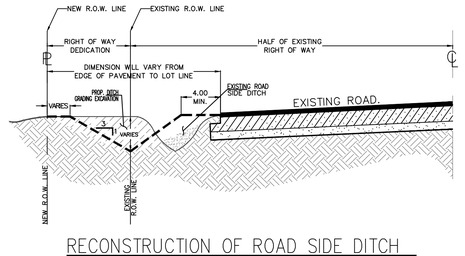


TYPICAL WATER METER INSTALLATION
N.T.S.

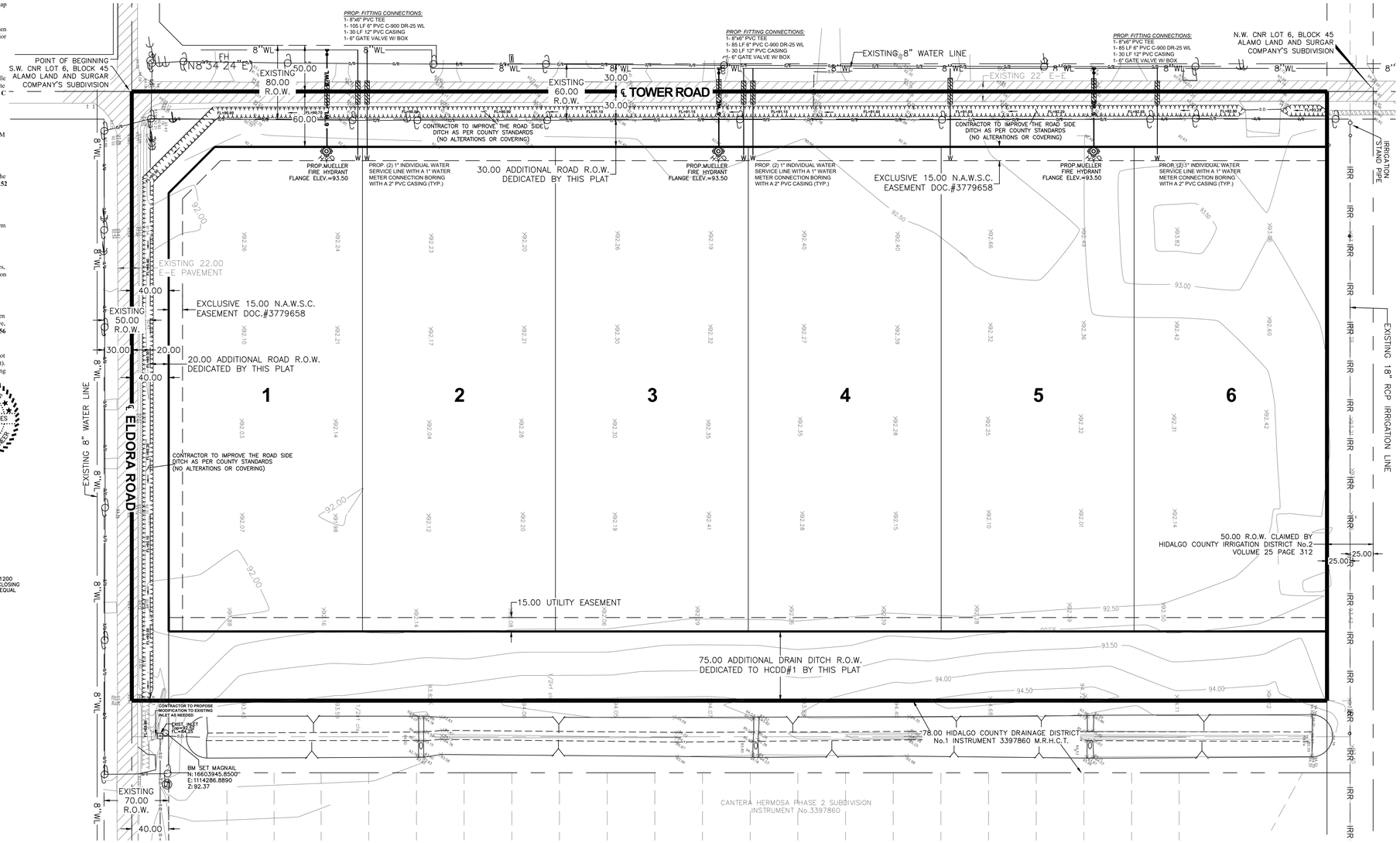




TYPICAL FIRE HYDRANT INSTALLATION
N.T.S.



RECONSTRUCTION OF ROAD SIDE DITCH



Notes:

REVISION	DATE	DESCRIPTION	BY

STATE OF TEXAS
GERARDO BENAVIDES
140950
LICENSED
PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY GERARDO BENAVIDES, P.E. 140950, 09/30/2026

CONSTRUCTION SET FOR REVIEW ONLY

ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE LAW.

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803 SUNCHASE STREET
SAN JUAN, TEXAS 78589

PROJECT ADDRESS:
NORTH EAST CORNER OF TOWER ROAD AND ELDORA ROAD, HIDALGO COUNTY, TEXAS, PRECINCT 2

PREPARED DATE 01/02/2026
DRAWN BY: G.BENAVIDES, P.E.
CHECKED BY: G.BENAVIDES, P.E.
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SHEET NUMBER
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