



# HIDALGO COUNTY PLANNING DEPARTMENT

Anthony Uresti,  
Director of Planning

2818 S. BUSINESS HWY 281  
EDINBURG TEXAS 78539  
Tel. 956-318-2840 Fax. 956-318-2844

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 6-11-2024

PROPOSED URI ESTATES No 3 SUBDIVISION, PRECINCT No. 4.

ENGINEER: BENAVIDEZ ENGINEERING. DEVELOPER: TJ&CJ LAND LTD

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE

NUMBER OF LOTS: 22  \*SINGLE FAMILY     \*MULTI-FAMILY     COMMERCIAL     INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: 3

LOCATION DESCRIPTION: SOUTHEAST CORNER OF GWIN ROAD AND INGLE ROAD.

SUBDIVISION LIES WITHIN THE:  REMOVED FROM THE ETJ OF EDINBURG

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 5-10-2024 PROPERTY LIES WITHIN FLOOD ZONE "X" & "AE" AS PER FEMA. A LOMA IS BEING PROCESSED BY ENGINEER.

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

ROAD R.O.W. DEDICATION: 10.0 FEET ONTO INGLE ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 4-01-2024 BY, PRECINCT 4 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 4-11-2024 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM:  OSSF'S

WATER SERVICE PROVIDER: NAWSC. LINE SIZE: 8" LOCATION: WEST OF KENYON ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 3-28-2024 : BY MARTIN RAMIREZ ENVIRONMENTAL COMPLIANCE COORDINATOR

**LARGE CONSTRUCTION**

The applicant has submitted the required NOI as per Part II, Section E of the TPDES General Permit for Construction Activities (TXR150000) along with a copy of the Erosion Control Plan for the proposed Project.

VARIANCE REQUEST TITTLE B, CHAPTER 2, SECTION 2.8 ITEM LOT WIDTH

PRELIMINARY APPROVAL FROM THE  
HIDALGO COUNTY COMMISSIONERS COURT ON:

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.*

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GENERAL SUBDIVISION PLAT NOTES

1. MINIMUM FINISH FLOOR ELEVATION SHALL BE AT 18" ABOVE THE TOP OF THE STREET CROWN WHEN MEASURED AT THE CENTER FRONT OF ALL LOTS...

2. THIS SUBDIVISION IS LOCATED IN: ZONE "AE" ARE AREAS WHERE BASE FLOOD ELEVATION IS ESTABLISHED 85.50 FEMA FIRM COMMUNITY PANEL No. 480334 0325 D...

A REVISOR OF MAP AMENDMENT (LOMA) HAS BEEN SUBMITTED TO FEMA FOR APPROVAL OF MAP CHANGE. THE CASE NUMBER FOR SAID LOMA IS

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 44 U.S.C. SECTIONS 4001 THROUGH 4127).

3. SETBACKS: FRONT: 40.00 FEET FRONTING INGLE ROAD; REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER; SIDE: 5.00 FEET OR EASEMENT WHICHEVER IS GREATER...

4. 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...

5. BENCHMARK NOTE: THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.

B.M. No.1 - ELEV.=89.66 No.4 REBAR FOUND ON THE APPARENT EXISTING NORTH RIGHT OF WAY OF INGLE ROAD, LOCATED APPROXIMATE 305.00 FEET EAST FROM THE N.W. CORNER OF LOT 3, BLOCK 28, NAVD 88 DATUM...

6. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 40,505 CUBIC-FEET (0.93 ACRE-FEET) OF STORM WATER RUNOFF...

7. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS...

8. 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.

9. 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...

10. 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.

11. 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.

12. AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR COMMERCIAL USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT...

13. 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...

A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE 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 COUNTY AUTHORIZED DEPARTMENT

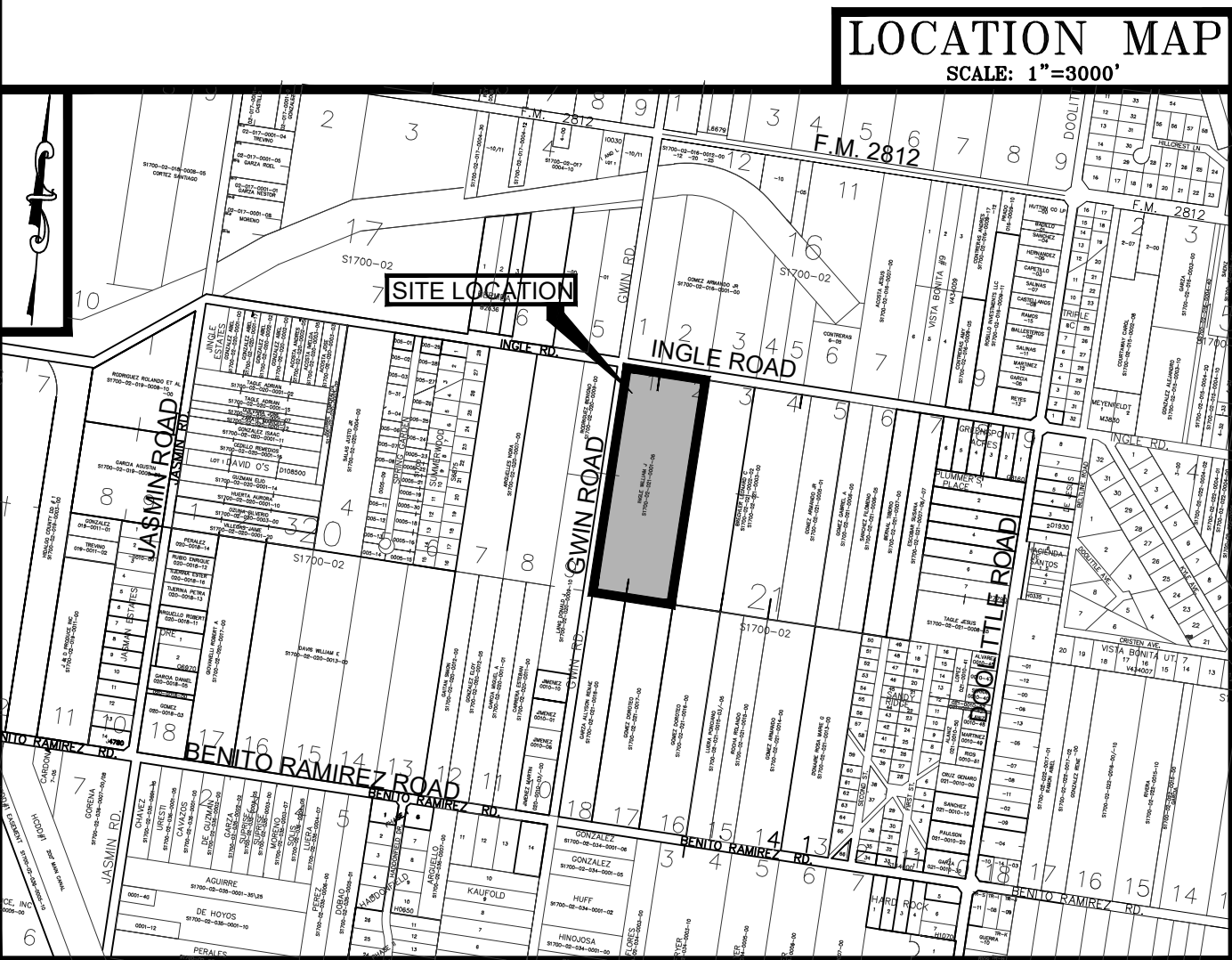
D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT...

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

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

15. TJ & CJ LAND LTD. THE OWNER & SUBDIVIDER OF URI ESTATES No.3 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.

16. 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...



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:

URI ESTATES No.3 SUBDIVISION IS LOCATED ON THE SOUTH EAST CORNER OF GWIN ROAD AND INGLE ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG...

URI ESTATES No.3 SUBDIVISION

A 17.600-ACRE TRACT OF LAND, MORE OR LESS, BEING ALL OF LOT 1, BLOCK 21, AND THE WEST 288 FEET OF LOT 2, BLOCK 21, SANTA CRUZ GARDEN UNIT NO. 2 SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGES 28-29, MAP RECORDS, HIDALGO COUNTY, TEXAS,

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

TJ & CJ LAND LTD. AS OWNER OF THE 17.60 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED URI ESTATES No.3 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 LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

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

CHRIS J. FRISBY VICE PRESIDENT OF CEF LAND, INC. ITS SOLE GENERAL PARTNER OF TJ & CJ LAND LTD. 5901 DOLORES ST. HOUSTON, TEXAS 77057

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHRIS J. FRISBY, VICE PRESIDENT OF CEF LAND, INC. TO BE THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT...

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 20 DAY OF \_\_\_\_\_, 20\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEX COUNTY OF HIDALGO

CERTIFICATE OF PLAT APPROVAL

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF URI ESTATES No.3 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_, 20\_\_.

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION DATE

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...

IN WITNESS WHEREOF the said Grantor executed this instrument this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

CHRIS J. FRISBY VICE PRESIDENT OF CEF LAND, INC. ITS SOLE GENERAL PARTNER OF TJ & CJ LAND LTD. 5901 DOLORES ST. HOUSTON, TEXAS 77057

INDEX TO SHEETS OF URI ESTATES No.3 SUBDIVISION

- SHEET 1 HEADING, INDEX, LOCATION MAP, AND ETC. 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 E.T.U. OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. NO. 1 CERTIFICATION; AND UNITED 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. SHEET 3 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.

METES AND BOUNDS

A 17.600-ACRE TRACT OF LAND, MORE OR LESS, BEING ALL OF LOT 1, BLOCK 21, AND THE WEST 288 FEET OF LOT 2, BLOCK 21, SANTA CRUZ GARDEN UNIT NO. 2 SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGES 28-29, MAP RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSE, LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF INGLE ROAD AND GWIN ROAD, IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE POINT OF COMMENCEMENT (P.O.C.) BEING A COTTON PICKER SPINDLE FOUND AT THE INTERSECTION POINT OF THE APPARENT EXISTING 30-FOOT CENTERLINE OF SAID INGLE ROAD AND EXISTING 60-FOOT RIGHT-OF-WAY CENTERLINE OF SAID GWIN ROAD FOR THE APPARENT NORTHWEST CORNER OF SAID LOT 1 AND OF SAID 17.600-ACRE TRACT, AND ALSO BEING THE POINT OF BEGINNING (P.O.B.) OF SAID 17.600-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 81 DEGREES 21 MINUTES 25 SECONDS EAST, WITH THE SAID INGLE ROAD EXISTING 30-FOOT RIGHT-OF-WAY CENTERLINE, AND WITH THE APPARENT NORTH LOT LINE OF SAID LOT 1 AND OF SAID 17.600-ACRE TRACT, A DISTANCE OF 240.00 FEET PAST THE APPARENT COMMON LOT LINE OF SAID LOT 1 AND LOT 2, CONTINUING WITH THE APPARENT NORTH LOT LINE OF SAID LOT 2 AND OF SAID 17.600-ACRE TRACT FOR A TOTAL DISTANCE OF 528.00 FEET TO A POINT FOR THE APPARENT NORTHWEST CORNER OF A 22.4-ACRE TRACT OF LAND VESTED IN LEONAR C. AND ELAINE M. BRECHLER (DOCUMENT NO. 353912, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHEAST CORNER OF SAID 17.600-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 08 DEGREES 38 MINUTES 35 SECONDS WEST, PARALLEL TO AND 12.00 FEET TO THE WEST OF THE APPARENT EAST LOT LINE OF SAID LOT 2, AND WITH THE APPARENT WEST LOT LINE OF SAID 22.4-ACRE TRACT VESTED IN LEONAR C. AND ELAINE M. BRECHLER, AND THE EAST LOT LINE OF SAID 17.600-ACRE TRACT, A DISTANCE OF 30.00 FEET PAST A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 ON THE APPARENT EXISTING SOUTH RIGHT-OF-WAY LINE OF SAID INGLE ROAD, CONTINUING FOR A TOTAL DISTANCE OF 1,452.00 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 ON THE APPARENT SOUTH LOT LINE OF SAID LOT 2, BEARING SOUTH 81 DEGREES 21 MINUTES 25 SECONDS EAST A DISTANCE OF 4.89 FEET FROM A NO. 4 REBAR FOUND FOR THE APPARENT SOUTHWEST CORNER OF SAID 22.4-ACRE TRACT VESTED IN LEONAR C. AND ELAINE M. BRECHLER, AND THE SOUTHEAST CORNER OF SAID 17.600-ACRE TRACT OF LAND HEREIN DESCRIBED;

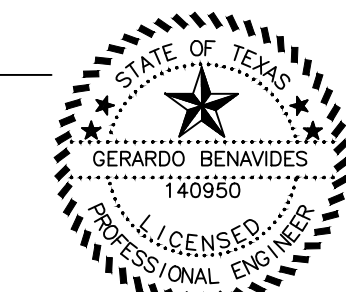
THENCE, NORTH 81 DEGREES 21 MINUTES 25 SECONDS WEST, WITH THE SAID SOUTH LOT LINE OF LOT 2 AND OF SAID 17.600-ACRE TRACT, A DISTANCE OF 288.00 FEET PAST THE SAID COMMON LOT LINE OF LOT 1 AND LOT 2, CONTINUING WITH THE APPARENT SOUTH LOT LINE OF SAID LOT 1 AND OF SAID 17.600-ACRE TRACT FOR ANOTHER DISTANCE OF 210.00 FEET PAST A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 ON THE APPARENT EXISTING EAST RIGHT-OF-WAY LINE OF SAID GWIN ROAD, BEARING SOUTH 81 DEGREES 21 MINUTES 25 SECONDS EAST A DISTANCE OF 4.89 FEET FROM A NO. 4 REBAR FOUND, CONTINUING WITH THE SOUTH LOT LINE OF SAID LOT 1 AND OF SAID 17.600-ACRE TRACT FOR A TOTAL DISTANCE OF 528.00 FEET TO A POINT ON THE SAID GWIN ROAD EXISTING 60-FOOT RIGHT-OF-WAY CENTERLINE FOR THE APPARENT SOUTHWEST CORNER OF SAID LOT 1 AND OF SAID 17.600-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 08 DEGREES 38 MINUTES 35 SECONDS EAST, WITH THE SAID GWIN ROAD EXISTING 60-FOOT RIGHT-OF-WAY CENTERLINE, AND THE APPARENT WEST LOT LINE OF SAID LOT 1 AND OF SAID 17.600-ACRE TRACT, A DISTANCE OF 1,452.00 FEET TO THE SAID COTTON PICKER SPINDLE FOUND FOR THE NORTHWEST CORNER OF SAID 17.600-ACRE TRACT OF LAND HEREIN DESCRIBED, AND ALSO BEING THE POINT OF BEGINNING (P.O.B.), CONTAINING A GROSS OF 17.600 ACRES OF LAND, OF WHICH 1.543 ACRES LIES IN EXISTING NORTH ALAMO WATER SUPPLY CORPORATION RIGHT-OF-WAY EASEMENT AND 0.049-OF AN ACRE LIES IN EXISTING NORTH ALAMO WATER SUPPLY CORPORATION RIGHT-OF-WAY EASEMENT, FOR A NET OF 16.208 ACRES OF LAND, MORE OR LESS.

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\_\_.



PRELIMINARY

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

STATE OF TEXAS COUNTY OF HIDALGO

I, HOMERO LUIS GUTIERREZ, 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\_\_.



PRELIMINARY

HOMERO LUIS GUTIERREZ REGISTERED PROFESSIONAL LAND SURVEYOR NO.2791 STATE OF TEXAS

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. GENERAL MANAGER DATE

APPROVED BY IRRIGATION DISTRICT

THIS PLAT APPROVED BY SANTA CRUZ IRRIGATION DISTRICT No.15 ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024 SUBJECT TO THE FOLLOWING:

- 1. NO BUILDINGS ALLOWED ON TOP OF AN IRRIGATION LINE; 2. FIFTEEN FOOT (15') EASEMENT ON EACH SIDE OF IRRIGATION LINE OR CANAL; 3. ALL LOTS SUBJECT TO RULES, REGULATION, RIGHTS-OF-WAY AND EASEMENTS OF DISTRICT; AND 4. IF SUBDIVISION IS NOT EXCLUDED FROM DISTRICT AND IRRIGATION TO INDIVIDUAL LOTS IS DESIRED, EASEMENTS FOR NECESSARY IRRIGATION FACILITIES TO SUCH LOTS FROM THE CLOSEST DISTRICT DELIVERY POINT SHALL BE PROVIDED. THE LOT OWNER BEING RESPONSIBLE TO INSTALL NECESSARY FACILITIES.

SECRETARY GENERAL MANAGER

STATE OF TEXAS COUNTY OF HIDALGO

UNDER LOCAL GOVERNMENT CODE § 232.028(a)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE URI ESTATES No.3 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

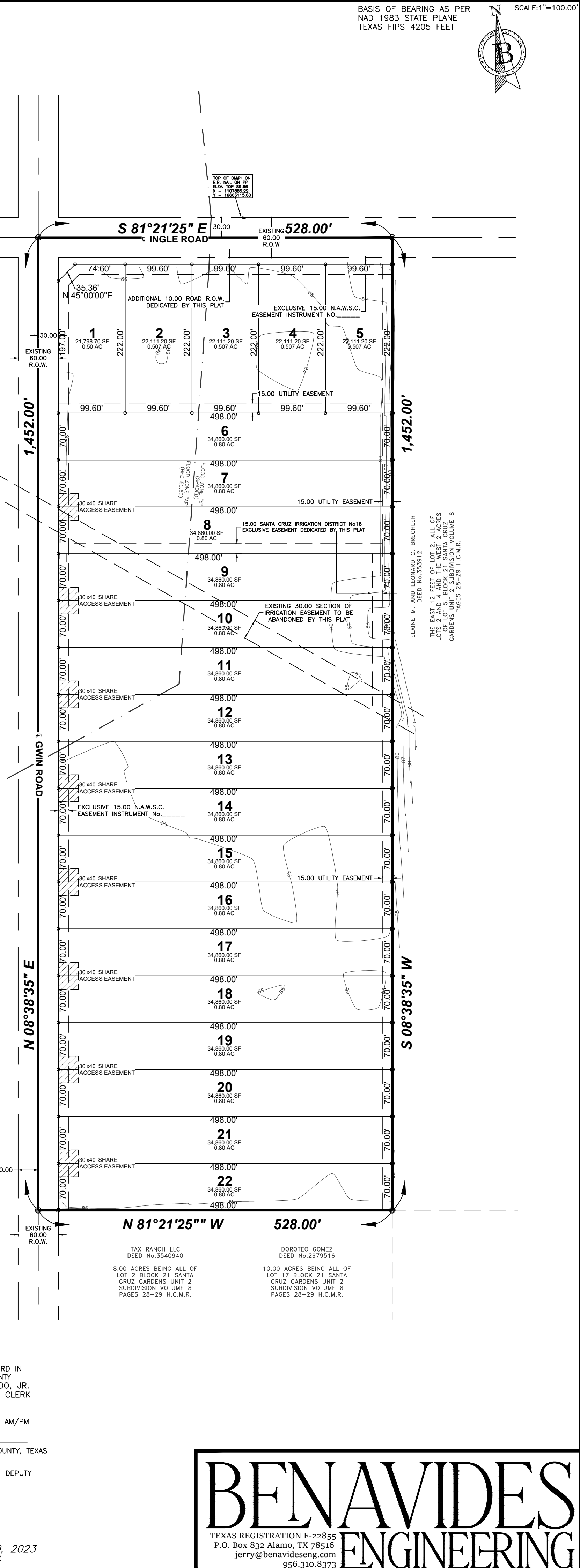
HIDALGO COUNTY JUDGE DATE

ATTEST: HIDALGO COUNTY CLERK DATE

PRINCIPAL CONTACTS:

Table with 4 columns: Name, Address, City & Zip, Phone. Includes TJ & CJ Land Ltd., Gerardo Benavides, P.E., CFM, and Homero L. Gutierrez, R.P.L.S.

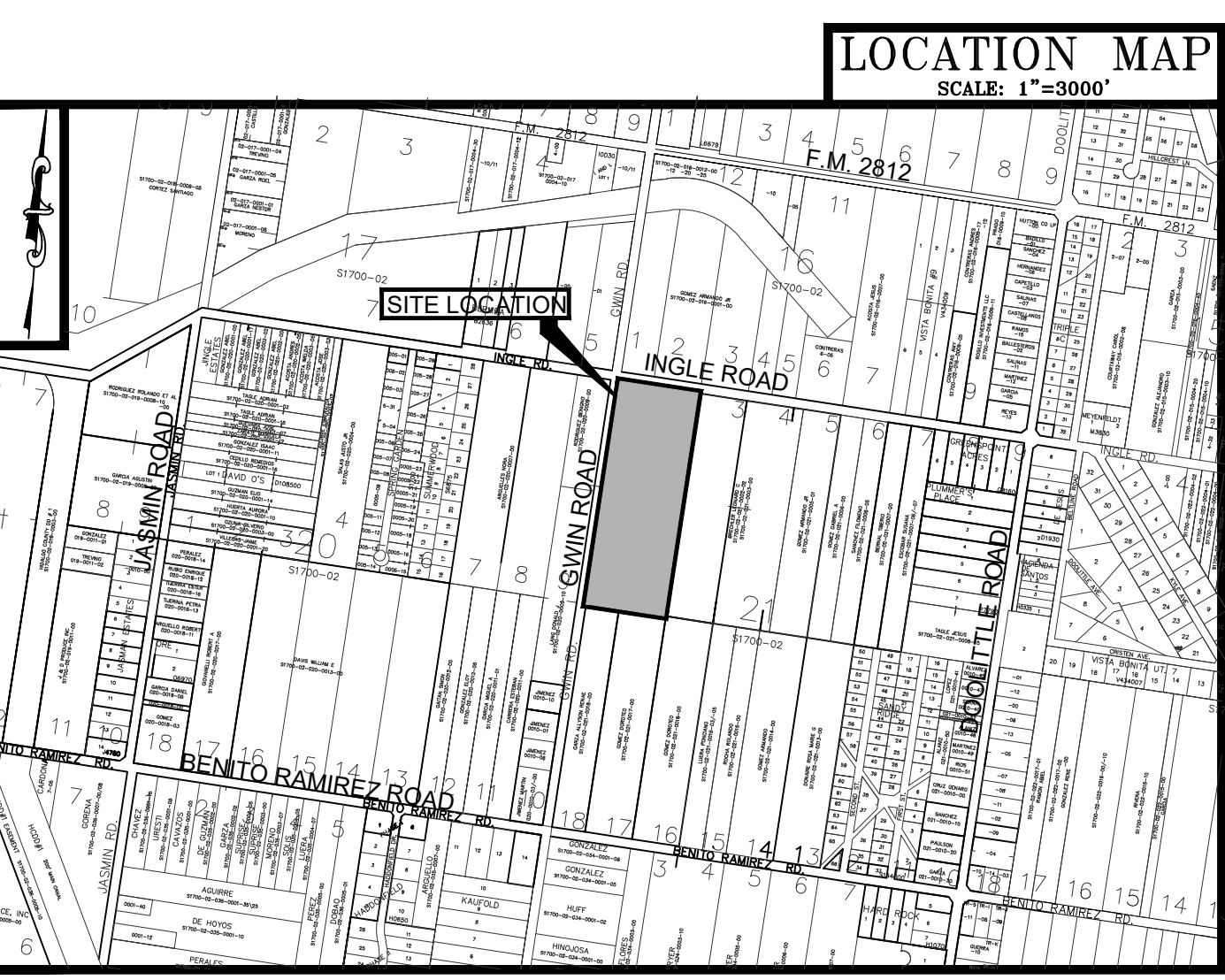
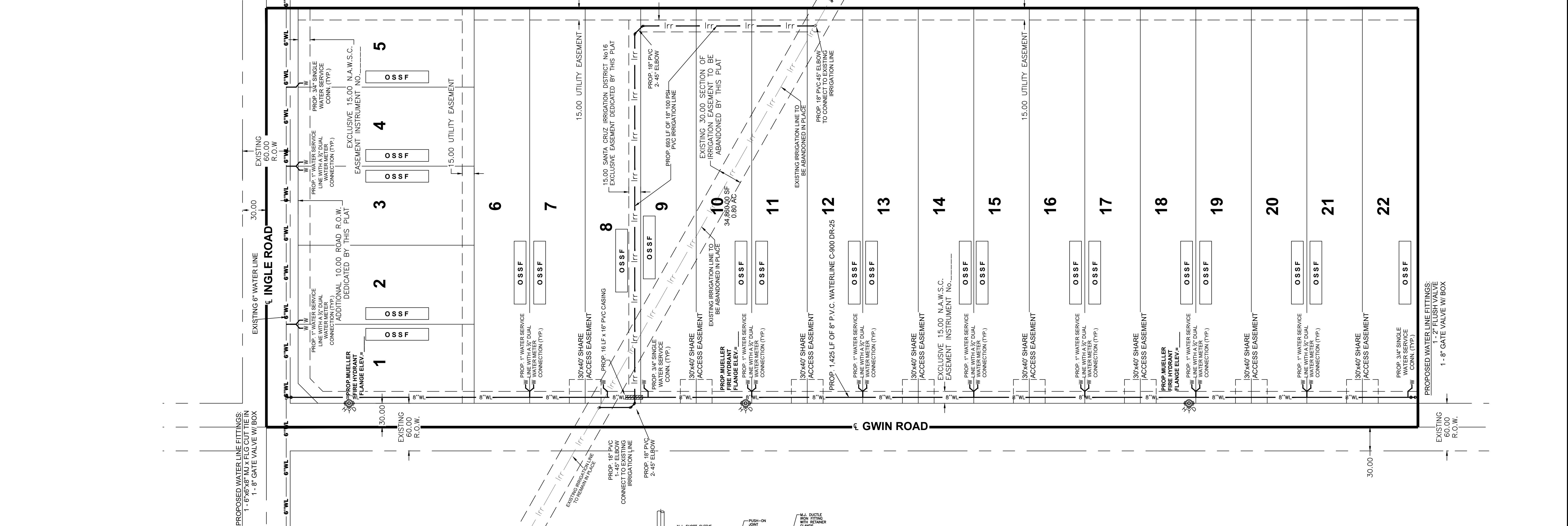
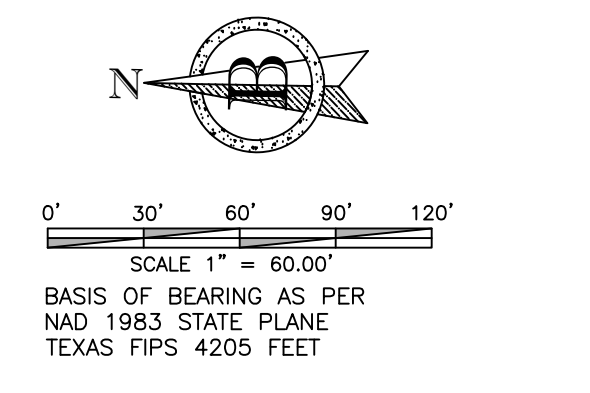
LEGEND table listing symbols for iron rod found, iron rod set, nail, right of way, point of beginning, point of commencing, southwest corner, and latitude/longitude coordinates.



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

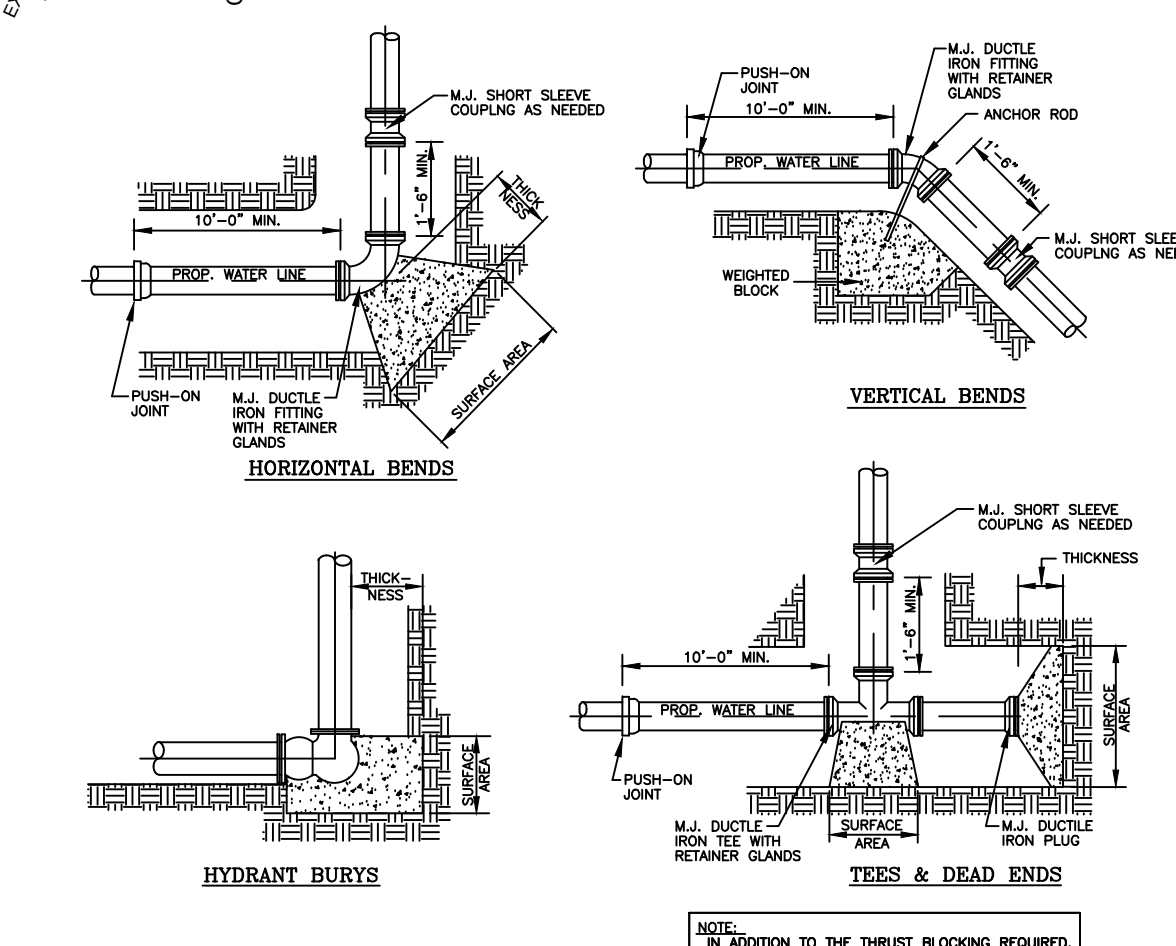
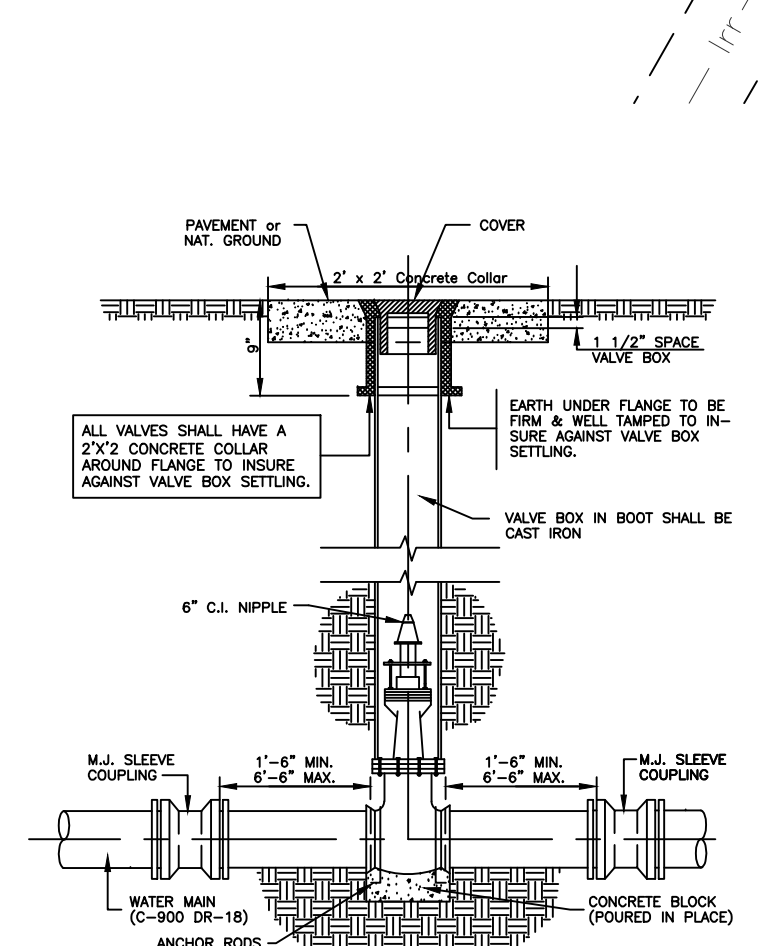
ON: \_\_\_\_ AT \_\_\_\_ AM/PM INSTRUMENT NUMBER \_\_\_\_ OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS BY: \_\_\_\_ DEPUTY

BENAVIDES ENGINEERING logo and contact information: TEXAS REGISTRATION F-22855, P.O. Box 832 Alamo, TX 78516, jerry@benavideseng.com, 956-310-8373



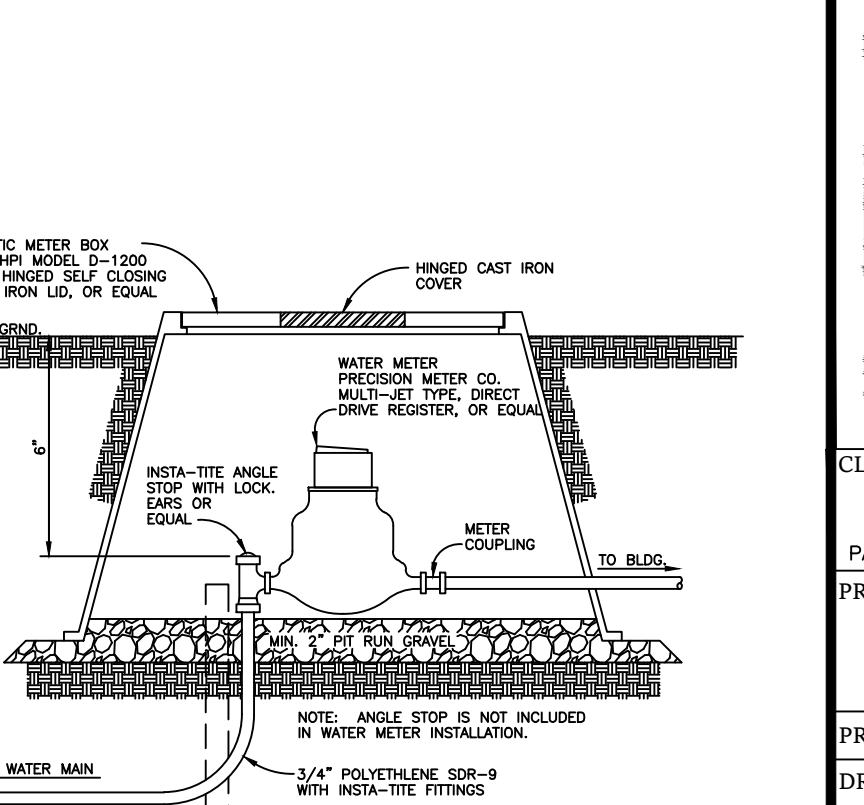
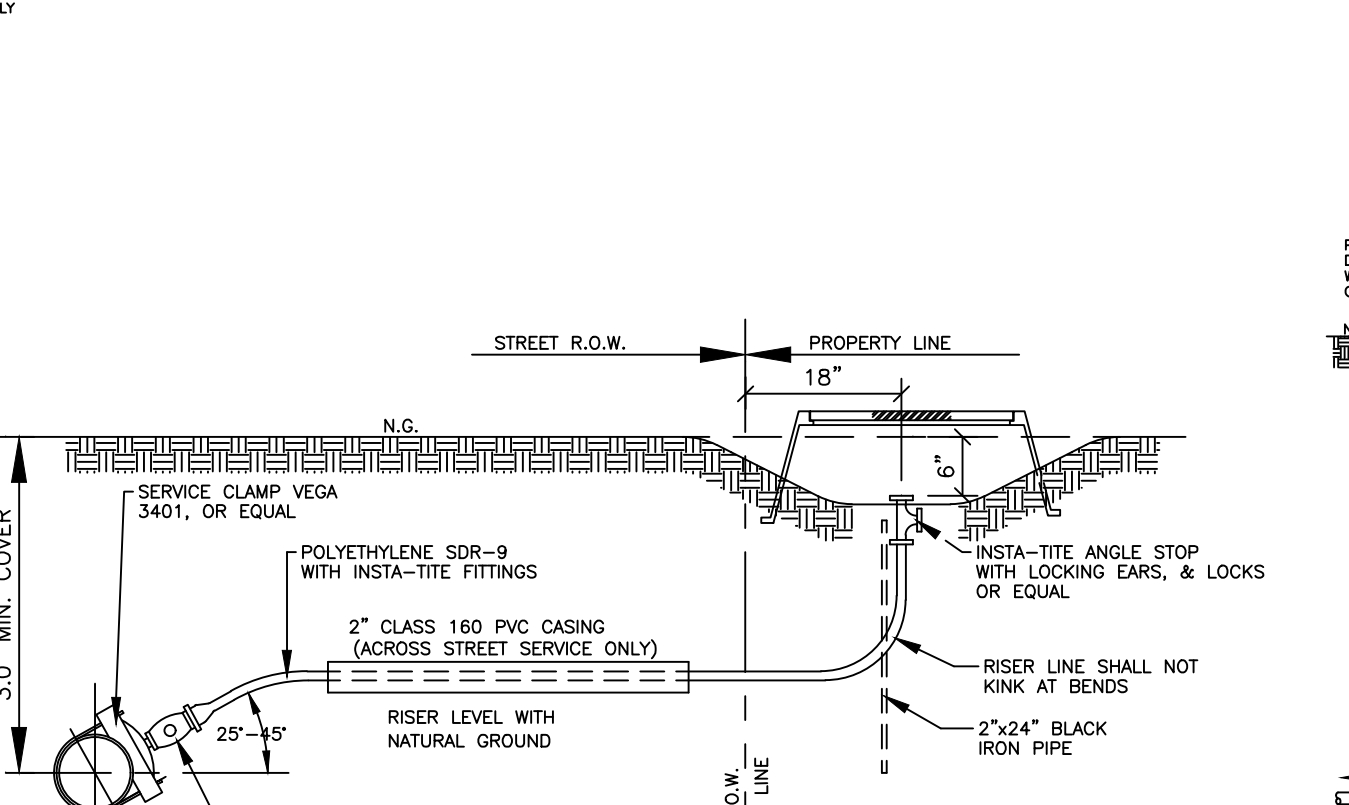
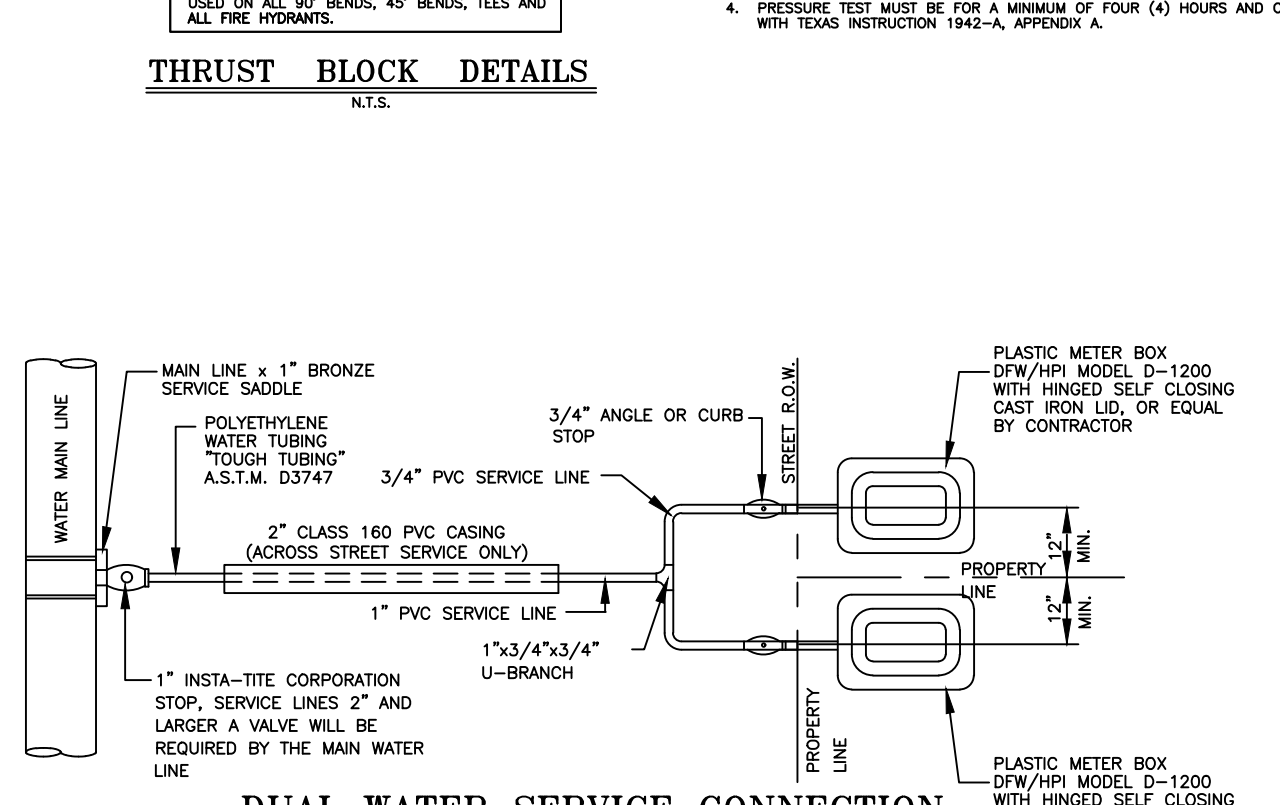
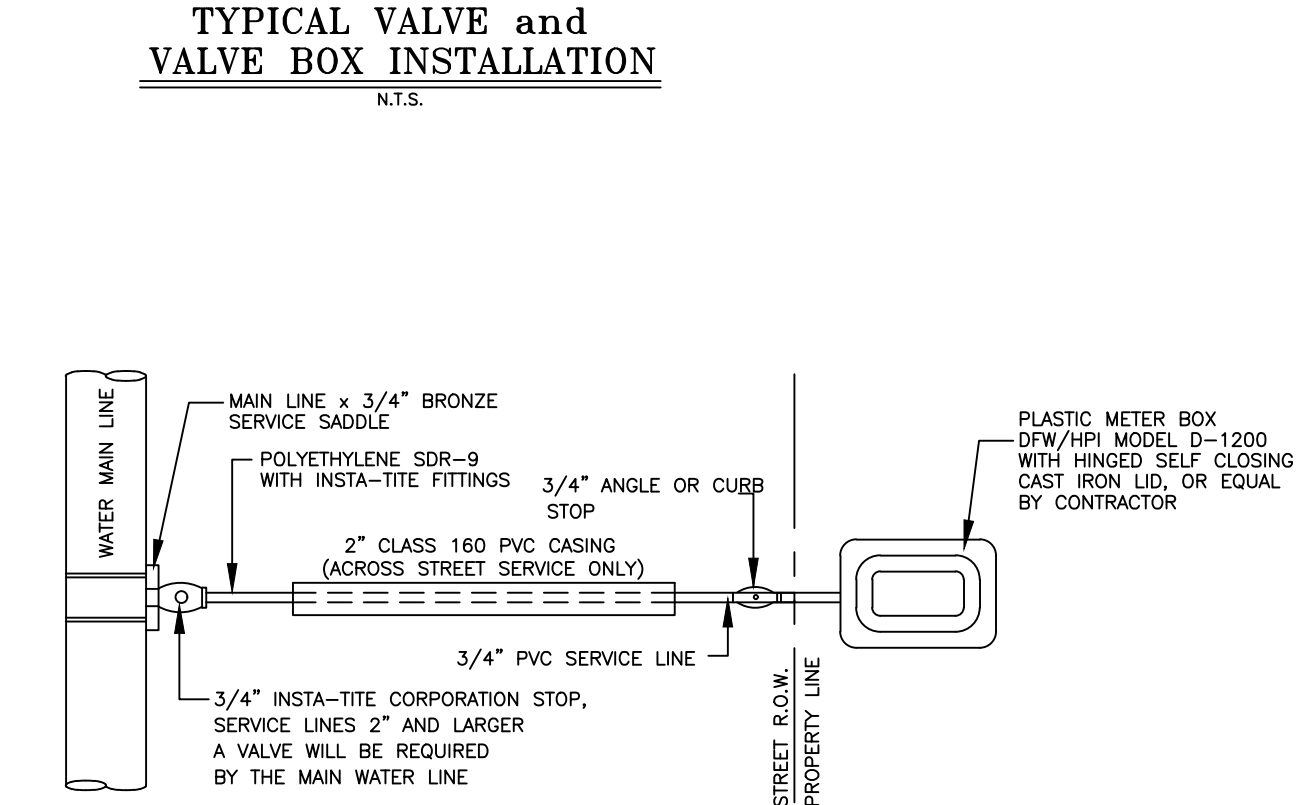
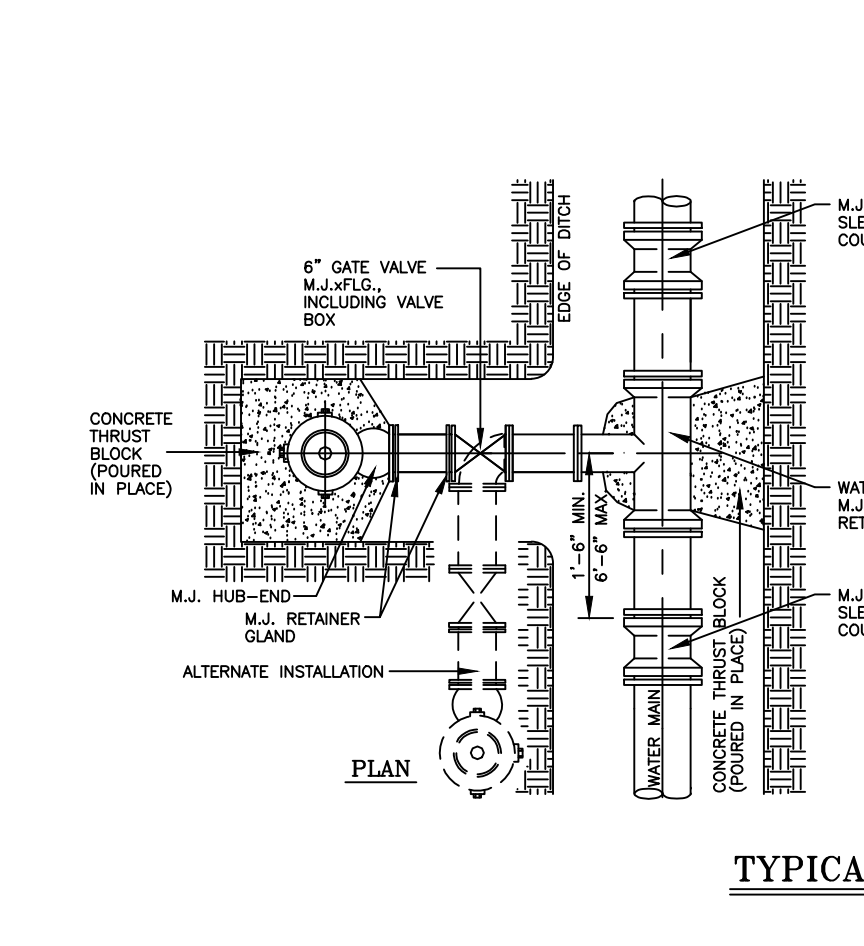
LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:

URI ESTATES No.3 SUBDIVISION IS LOCATED ON THE SOUTH EAST CORNER OF GWIN ROAD AND INGLE ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF ALTON ACCORDING TO THE OFFICIAL MAP IN THE OFFICES OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 55,000 - 2020 CENSUS) AND HIDALGO COUNTY PLANNING DEPARTMENT. THIS SUBDIVISION LIES IN THE 2 MILE ETJ OF THE CITY OF EDINBURG, TEXAS UNDER LOCAL GOVERNMENT CODE 42.02 PREDCINT. No. 4.



GENERAL NOTES:

- ALL VALVES SHOWN ARE MINIMUM FOR A HYDROSTATIC PRESSURE OF 150 P.S.I. AND A SOIL RESISTANCE OF 2200 LBS./SQ.FT. WITH PIPELINE HAVING A MINIMUM OF 30\"/>



URI ESTATES No.3 SUBDIVISION

17.60 ACRES BEING ALL OFF LOT 1 AND THE WEST 288 FEET OF LOT 2, BLOCK 21, SANTA CRUZ GARDEN UNIT No.2 SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 8, PAGE 28 AND 29 MAP RECORDS OF HIDALGO COUNTY, TEXAS.

REVISION	DATE	DESCRIPTION



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY GERARDO BENAVIDES, P.E. 140950, 12/19/2023

CONCEPTUAL PLAN NOT FOR CONSTRUCTION

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

**BENAVIDES ENGINEERING**

TEXAS REGISTRATION F-22856  
 P.O. Box 852 Alton, TX 78016  
 Jerry @benavides 956.310.8373

CLIENT: TJ & CJ LAND, LTD  
 VICE PRESIDENT OF C&J LAND, INC. ITS SOLE GENERAL PARTNER OF TJ & CJ LAND LTD.

SOUTH EAST CORNER OF GWIN ROAD AND INGLE ROAD

PREPARED DATE: 12/19/2023  
 DRAWN BY: G. BENAVIDES, P.E.  
 CHECKED BY: G. BENAVIDES, P.E.  
 PROJECT No. 202X.XXX  
 PAGE TITLE: N.A.W.S.C. WATER SYSTEM LAYOUT  
 SHEET NUMBER: C-1

