



HIDALGO COUNTY PLANNING DEPARTMENT

Anthony Uresti
Director of Planning

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

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 9-03-2024

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

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. FINAL APPROVAL DATE: 8-06-2024 BY, PRECINCT 4 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 8-05-2024 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER
SEWER SYSTEM: OSSF'S HAVE BEEN INSTALLED.

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

H.C.E.O.C. FINAL APPROVAL DATE: 8-06-2024 : 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.

REQUEST FOR FINAL APPROVAL WITH: **CASH DEPOSIT: Amount: \$10,950.00 For: (3 Fire hydrants)**

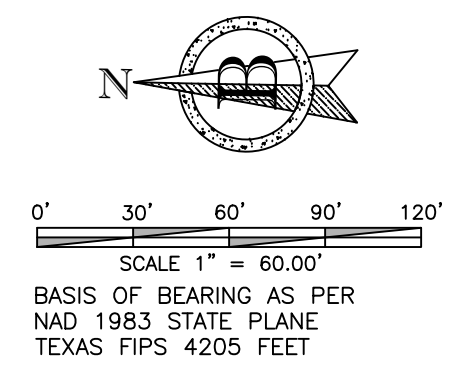
PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: JUNE 11, 2024

STAFF RECOMMENDS: **Preliminary Approval** subject to comments and future recommendations by planning, other departments.

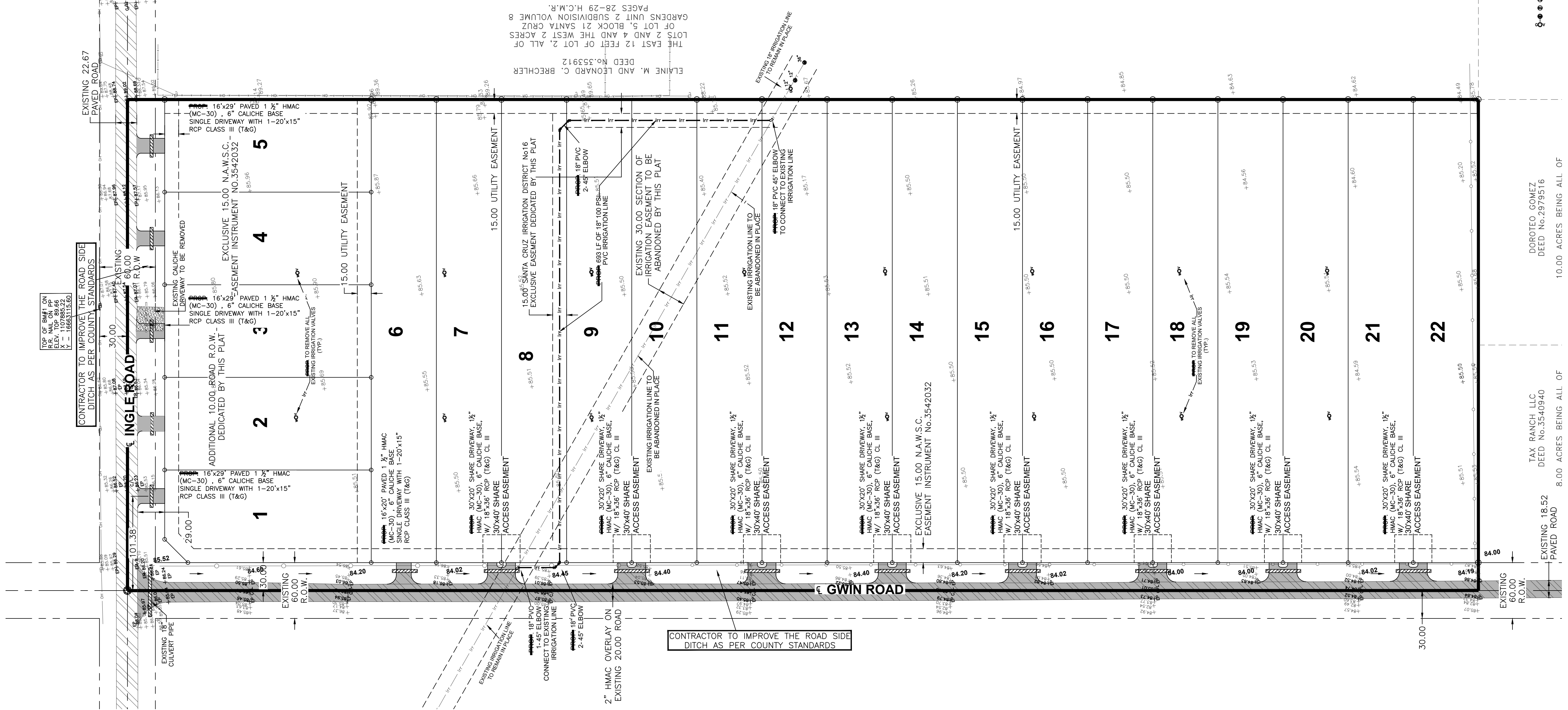
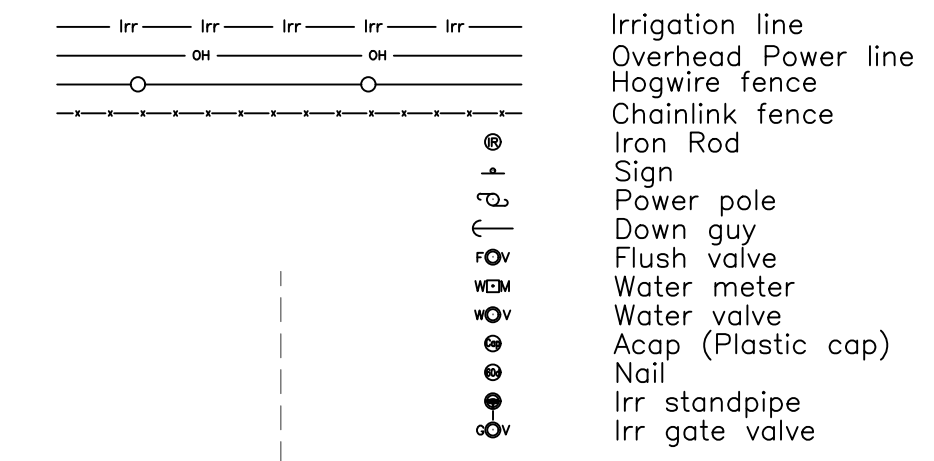
Final Approval with financial guarantee.

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.

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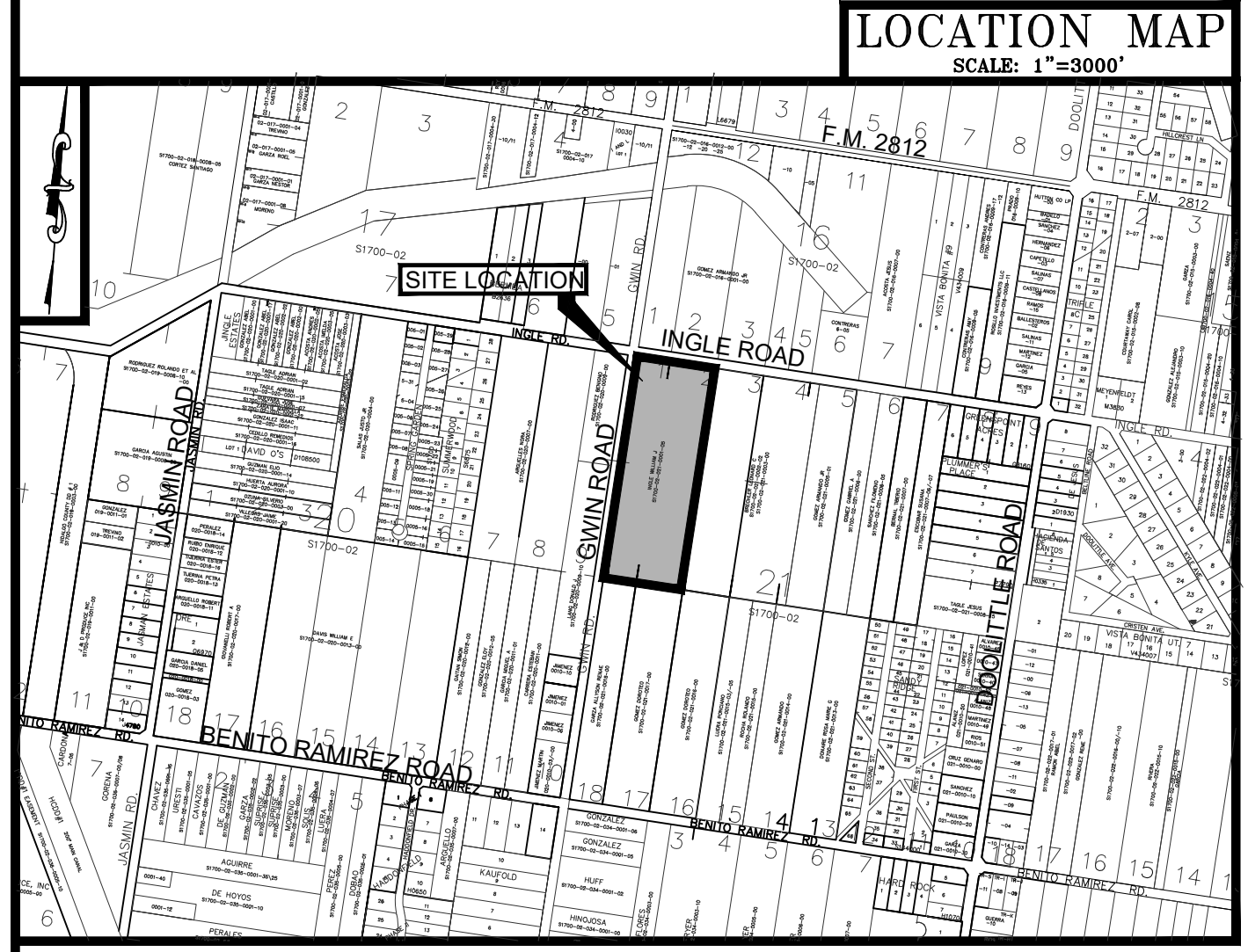
SCALE 1" = 60.00'
BASIS OF BEARING AS PER
NAD 1983 STATE PLANE
TEXAS FIPS 4205 FEET



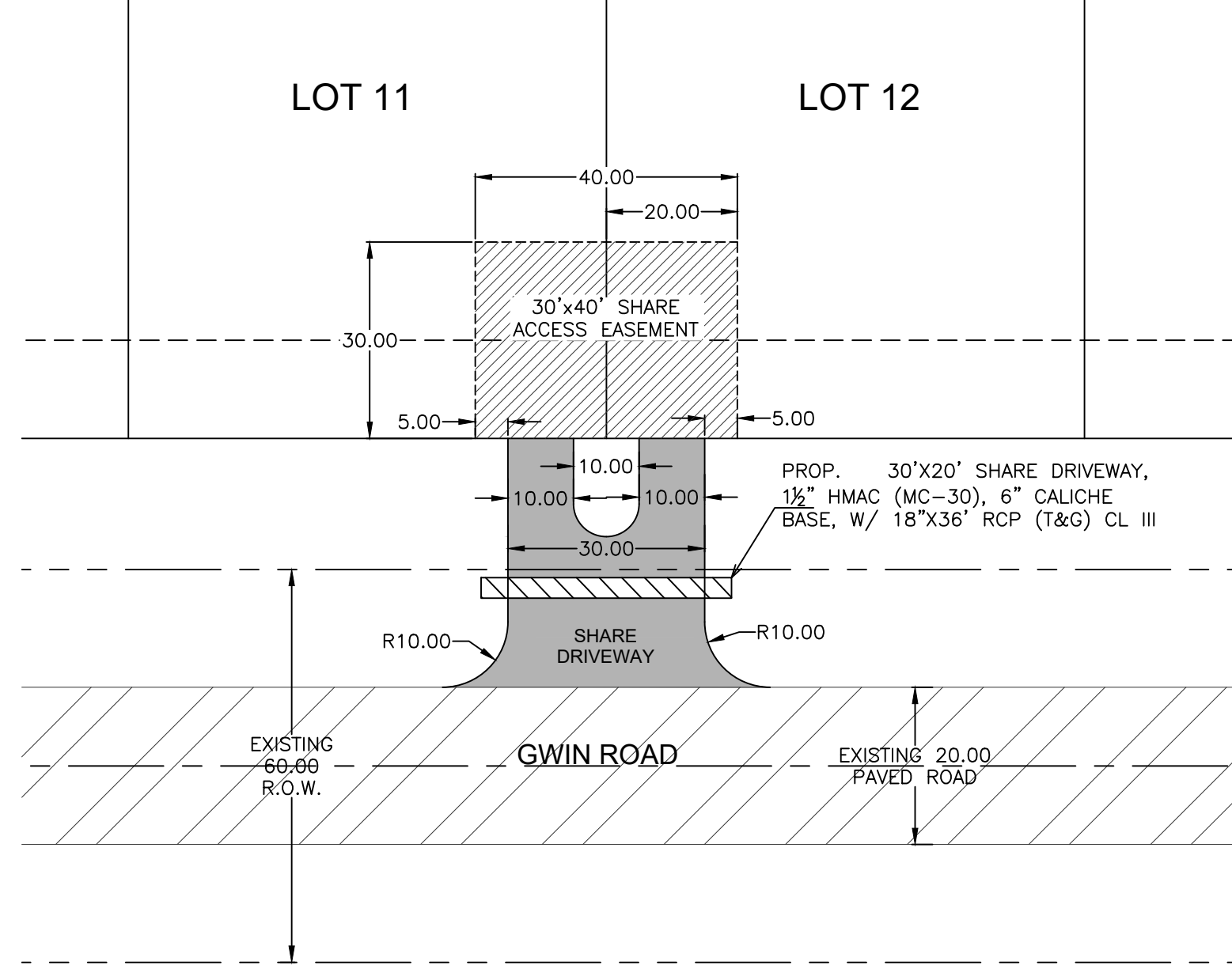
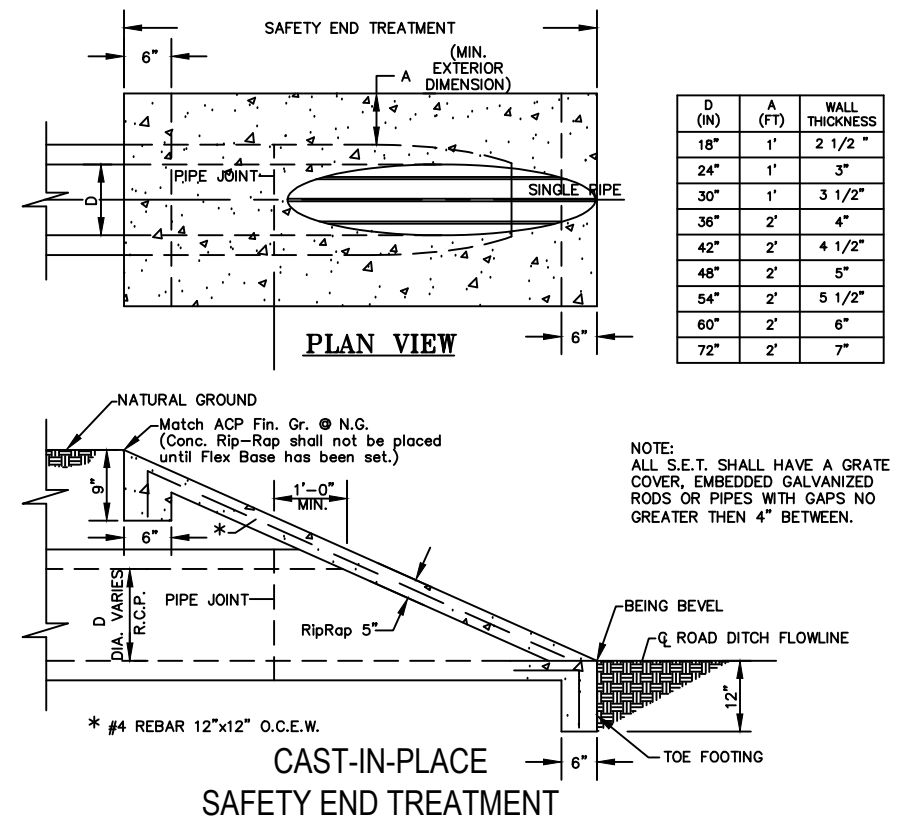
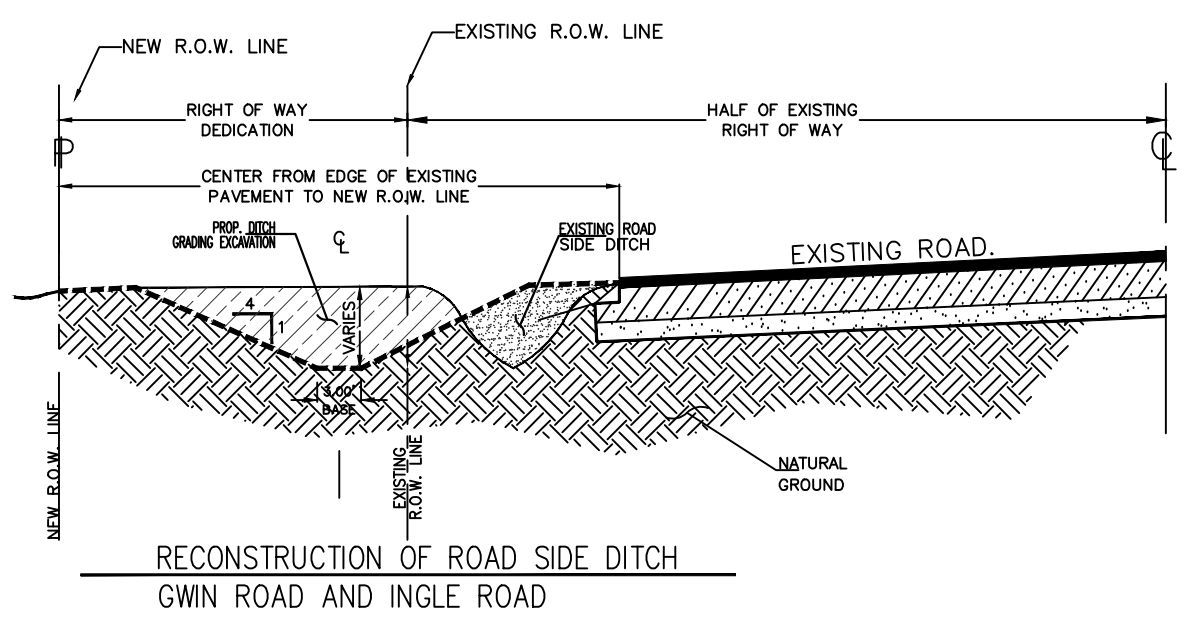
THE EAST 12 FEET OF LOT 2, ALL OF
LOTS 2 AND 4 AND THE WEST 2 ACRES
OF LOT 5, BLOCK 21 SANTA CRUZ
GARDENS UNIT 2 SUBDIVISION VOLUME 8
PAGES 28-29 H.C.M.R.
DEED No. 553912
ELAINE M. AND LEONARD C. BRECHLER

10.00 ACRES BEING ALL OF
DOROTEO GOMEZ
DEED No. 2979516

8.00 ACRES BEING ALL OF
TAX RANCH, LLC
DEED No. 3540940



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 ACCORDING TO THE OFFICIAL MAP IN THE
OFFICES OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 78,000 - 2020 CENSUS) AND
HIDALGO COUNTY PLANNING DEPARTMENT. THIS SUBDIVISION HAS BEEN REMOVED FROM THE 2 MILE ETJ
OF THE CITY OF EDINBURG. THE SUBDIVISION NOW LIES IN THE COUNTY RURAL AREA. PRECINCT. NO. 4.



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, 08-15-2024 AS-BUILT PAVING AND DRAINAGE CONSTRUCTION PLANS 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 NO. 2655
P.O. Box 8322 Amarillo, TX 79128
jerry@benavideseng.com
956.310.8373

CLIENT: TJ & CJ LAND, LTD
CHRIS J. FRISBY
VICE PRESIDENT OF TJ & CJ LAND, INC. ITS SOLE GENERAL PARTNER OF TJ & CJ LAND LTD.
PROJECT ADDRESS/LOCATION:
SOUTH EAST CORNER OF GWIN ROAD AND INGLE ROAD
PREPARED DATE: 02/27/2024
DRAWN BY: G.BENAVIDES, P.E.
CHECKED BY: G.BENAVIDES, P.E.
PROJECT No. 2023.048
PAGE TITLE AS-BUILT PAVING & DRAINAGE LAYOUT
SHEET NUMBER C-3