



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: 10-28-2025

PROPOSED TJ ESTATES SUBDIVISION, PRECINCT No. 4.

ENGINEER: MELDEN & HUNT INC. DEVELOPER JO JO THOMAS

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 7 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: 1

LOCATION DESCRIPTION: SOUTH EAST CORNER OF DAVIS ROAD AND CESAR CHAVEZ ROAD

SUBDIVISION LIES WITHIN THE: ETJ OF EDINBURG

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 06-23-2025 PROPERTY LIES WITHIN FLOOD ZONE "X" & "AE" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY SURFACE RUNOFF FROM THE LOTS INTO THE DAVIS ROAD AND CESAR CHAVEZ ROAD DISCHARGING TO AN EXISTING GRATE INLET.

SEWER SYSTEM: OSSF

WATER SERVICE PROVIDER: N.A.W.S.C.

STAFF RECOMMENDS: **Preliminary Approval** subject to comments and future recommendations by planning, other departments, and the approval of the City of EDINBURG

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.

