



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: 2-03-2026

PROPOSED D&J ESTATES SUBDIVISION PRECINCT No. 4.

ENGINEER: ALFONSO QUINTANILLA DEVELOPER DAVID TORRES

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

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

ESTIMATED NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: N/A

LOCATION DESCRIPTION: NORTH OF SCHUNIOR ROAD APPROXIMATELY ¼ MILE EAST OF MON MACK ROAD.

SUBDIVISION LIES WITHIN THE: RUAL AREA

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 11-13-2025 PROPERTY LIES WITHIN FLOOD ZONE "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION AND SURFACE RUNOFF WILL DRAIN INTO SHUNIOR ROADSIDE DITCH.

SEWER SYSTEM: OSSF

WATER SERVICE PROVIDER: S.W.S.C LINE SIZE: 4" LOCATION: SHUNIOR ROAD

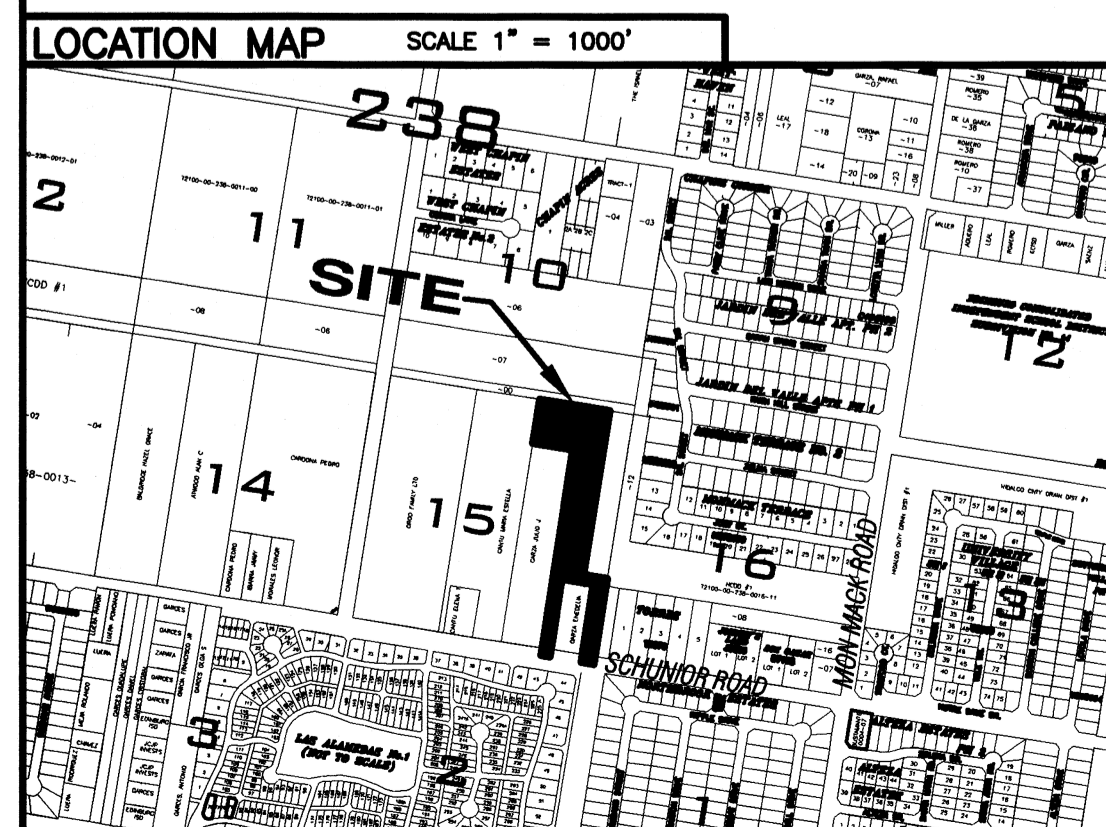
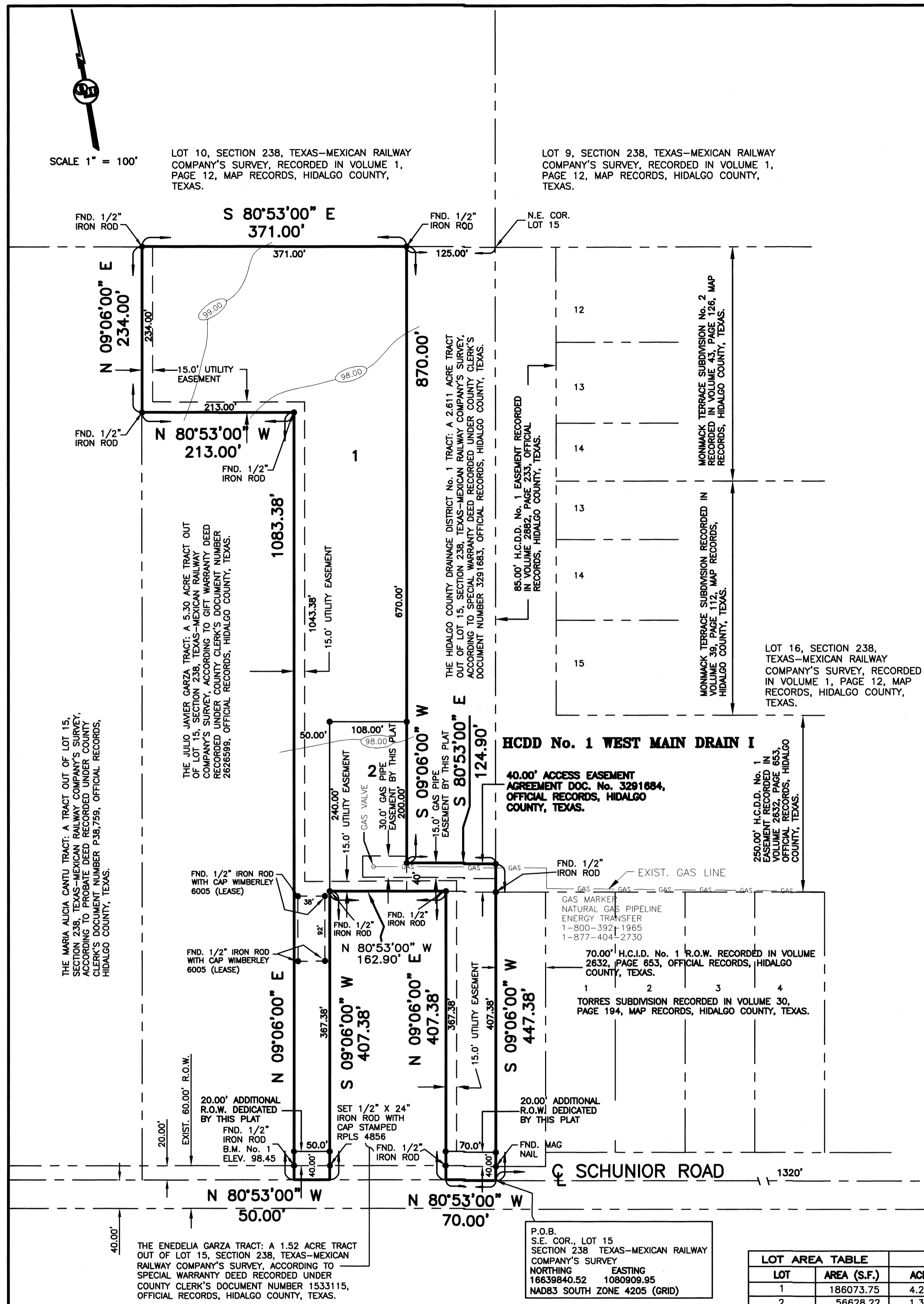
VARIANCE REQUEST TITLE B CHAPTER 3 SECTION 3.5 ITEM SETBACK
TITLE B, CHAPTER 2 SECTION 2.8 ITEM LOT WIDTH

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.

SCALE 1" = 100'



REVISION NOTES

No.	Sheet	REVISION	Date	Approved

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

D & J ESTATES IS LOCATED IN HIDALGO COUNTY ON THE NORTH SIDE OF SCHUNIOR ROAD APPROXIMATELY 1320.00 FEET WEST OF MON MACK ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG. ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 83,970), D & J ESTATES LIES APPROXIMATELY 2.0 MILES FROM THE CITY LIMITS AND IT HAS APPLY TO OPT-OUT FROM THE CITY'S TWO-MILE EXTRA-TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021. IT LIES IN PCT. 4.

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
OWNER: DAVID TORRES, JR. & JENNIFER LEE TORRES	4410 BETH DRIVE	EDINBURG, TX 78542	(956) 207-1400	
ENGINEER: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956) 381-8480	(956)381-0527
SURVEYOR: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956) 381-8480	(956)381-0527

PLAT NOTES AND RESTRICTIONS:

- FLOOD ZONE DESIGNATION: ZONE "X" AREAS TO DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN. COMMUNITY-PANEL NUMBER 480334 0325 D MAP REVISED: MAY 17, 2001 (LOMR)
- MINIMAL BUILDING SETBACKS:
FRONT:.....50.00' FEET
REAR:.....15.00' FEET
SIDE:.....8.00' FEET
OR EASEMENT WHICHEVER IS GREATER ON ALL CASES.
- MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- BENCHMARK NOTE:
THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
B.M. No. 1 - ELEVATION = 98.45 1/2" IRON ROD FOUND 20.00' NORTH FROM THE SOUTHWEST CORNER OF THIS SUBDIVISION. N.A.V.D. 88 DATUM.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 15,936.82 CUBIC FEET (0.37 ACRE FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS:
SEE DRAINAGE REPORT ON SHEET No. 2.
LOT 1 = 12,217.27 CF, LOT 2 = 3,719.55 CF
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- 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.
- 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 DOMESTIC SEWERAGE ONLY
B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FOOT 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 EXCEPT MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE SOIL EVALUATOR HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.
E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.
- LEGEND - DENOTES 1/2" IRON ROD SET W/ PLASTIC CAP STAMPED R.P.L.S. 4856 UNLESS OTHERWISE NOTED.
- 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 OCCUPANCY AN EASEMENT.
- 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.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS.
- 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 SHOWN ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.

INDEX TO SHEETS

- SHEET 1.- HEADING INDEX: LOCATION MAP AND ETJ; PRINCIPAL CONTACTS: MAP, LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); ENGINEER'S & SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S ACKNOWLEDGMENT; COUNTY JUDGE SIGNATURE, N.A.W.S.C. CERTIFICATE, HIDALGO COUNTY R.O.W. CERTIFICATE, COUNTY CLERK'S RECORDING CERTIFICATE; H.C.D.D. No. 1 CERTIFICATION, HIDALGO COUNTY IRRIGATION DISTRICT No. 1 CERTIFICATION, REVISION NOTES.
- SHEET 2.- ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND OSSF DESIGN AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION), COUNTY CLERK'S RECORDING CERTIFICATE MAP OF WATER DISTRIBUTION LAYOUT, REVISION NOTES DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEERING CERTIFICATION; REVISION NOTES. COUNTY CLERK'S RECORDING CERTIFICATE.

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF D & J ESTATES WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____

ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____

Subdivision Plat of: D & J ESTATES

A 5.68 ACRE TRACT OF LAND OUT OF LOT 15, SECTION 238, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 1, PAGE 12, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO GIFT DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3321559, AND GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3661785, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS

METES AND BOUNDS

A 5.68 ACRE TRACT OF LAND OUT OF LOT 15, SECTION 238, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 1, PAGE 12, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO GIFT DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3321559, AND GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3661785, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF SCHUNIOR ROAD FOR THE SOUTHEAST CORNER OF LOT 15 AND THE SOUTHEAST CORNER OF THIS TRACT.

THENCE: N 80°53'00" W, ALONG THE SOUTH LINE OF LOT 15 AND THE CENTERLINE OF SCHUNIOR ROAD, A DISTANCE OF 70.00 FEET TO A POINT FOR THE SOUTHEAST CORNER OF THE ENEDILIA GARZA TRACT (A 1.52 ACRE TRACT OF LAND OUT OF LOT 15, SECTION 238, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1533115, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND AN EXTERIOR CORNER OF THIS TRACT.

THENCE: N 09°06'00" E, ALONG THE EAST LINE OF THE ENEDILIA GARZA TRACT, PASSING A 1/2" IRON ROD FOUND AT 20.00 FEET FOR THE NORTH RIGHT OF WAY LINE OF SCHUNIOR ROAD, A TOTAL DISTANCE OF 407.38 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID TRACT AND AN INTERIOR CORNER OF THIS TRACT.

THENCE: N 80°53'00" W, ALONG THE NORTH LINE OF THE ENEDILIA GARZA TRACT, A DISTANCE OF 162.90 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID TRACT AND AN INTERIOR CORNER OF THIS TRACT.

THENCE: S 09°06'00" W, ALONG THE WEST LINE OF THE ENEDILIA GARZA TRACT, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 387.38 FEET FOR THE NORTH RIGHT OF WAY LINE OF SCHUNIOR ROAD, A TOTAL DISTANCE OF 407.38 FEET TO A POINT ON THE SOUTH LINE OF LOT 15 AND IN THE CENTERLINE OF SCHUNIOR ROAD FOR THE SOUTHWEST CORNER OF SAID TRACT AND AN EXTERIOR CORNER OF THIS TRACT.

THENCE: N 80°53'00" W, ALONG THE SOUTH LINE OF LOT 15 AND THE CENTERLINE OF SCHUNIOR ROAD, A DISTANCE OF 50.00 FEET TO A POINT FOR THE SOUTHEAST CORNER OF THE JULIO JAVIER GARZA TRACT (A 5.30 ACRE TRACT OF LAND OUT OF LOT 15, SECTION 238, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2626589, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE: N 09°06'00" E, ALONG THE EAST LINE OF THE JULIO JAVIER GARZA TRACT, PASSING A 1/2" IRON ROD FOUND AT 20.00 FEET FOR THE NORTH RIGHT OF WAY LINE OF SCHUNIOR ROAD, A TOTAL DISTANCE OF 1,083.38 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID TRACT AND AN INTERIOR CORNER OF THIS TRACT.

THENCE: N 80°53'00" W, ALONG THE NORTH LINE OF THE JULIO JAVIER GARZA TRACT, A DISTANCE OF 213.00 FEET TO A 1/2" IRON ROD FOUND ON THE EAST LINE OF THE MARIA ALICIA CANTU TRACT (A TRACT OF LAND OUT OF LOT 15, SECTION 238, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2626589, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: N 09°06'00" E, ALONG THE EAST LINE OF THE MARIA ALICIA CANTU TRACT, A DISTANCE OF 234.00 FEET TO A 1/2" IRON ROD FOUND ON THE NORTH LINE OF LOT 15 FOR THE NORTHEAST CORNER OF SAID TRACT AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE: S 80°53'00" W, ALONG THE NORTH LINE OF LOT 15, A DISTANCE OF 371.00 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 TRACT (REMAINDER OF A 2.611 ACRE TRACT OF LAND OUT OF LOT 15, SECTION 238, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3291683, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE: S 09°06'00" W, ALONG THE WEST LINE OF HIDALGO COUNTY DRAINAGE DISTRICT No. 1 TRACT, A DISTANCE OF 870.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTHWEST CORNER OF SAID TRACT.

THENCE: S 80°53'00" E, ALONG THE SOUTH LINE OF THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 TRACT, A DISTANCE OF 124.90 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE EAST LINE OF LOT 15 FOR THE SOUTHEAST CORNER OF SAID TRACT AND AN EXTERIOR CORNER OF THIS TRACT AND AN INTERIOR CORNER OF THIS TRACT.

THENCE: S 09°06'00" W, ALONG THE EAST LINE OF LOT 15, PASSING A MAG NAIL FOUND AT 427.38 FEET FOR THE NORTH RIGHT OF WAY LINE OF SCHUNIOR ROAD, A TOTAL DISTANCE OF 447.38 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.68 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH TORRES SUBDIVISION, RECORDED IN VOLUME 30, PAGE 194, MAP RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.



ALFONSO QUINTANILLA
R.P.L.S. No. 4856
DATE: NOVEMBER 4, 2024

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, on perpetual easement with the right to erect, construct, install and 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 of 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 so 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____.

DAVID TORRES, JR.
3901 W SCHUNIOR ST
EDINBURG, TX 78541
DATE _____

JENNIFER LEE TORRES
3901 W SCHUNIOR ST
EDINBURG, TX 78541
DATE _____

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

DAVID TORRES, JR. & JENNIFER TORRES, AS OWNER OF THE 5.68 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED D & J ESTATES, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, 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.

DAVID TORRES, JR.
3901 W SCHUNIOR ST
EDINBURG, TX 78541
DATE _____

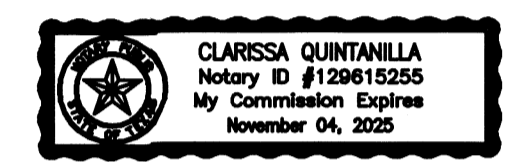
JENNIFER TORRES
3901 W SCHUNIOR ST
EDINBURG, TX 78541
DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared DAVID TORRES, JR. & JENNIFER LEE TORRES

proved to me through his Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that she executed the same for the purposes and consideration thereby expressed.

Given under my hand and seal of office this _____ day of _____, 20____.



CLARISSA QUINTANILLA - NOTARY PUBLIC

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

WE, THE UNDERSIGNED CERTIFY that this plat of the D & J ESTATES was reviewed and approved by the Hidalgo County Commissioners Court on _____

Hidalgo County Judge _____ Date _____
ATTEST: Hidalgo County Clerk _____ Date _____

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

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.



ALFONSO QUINTANILLA
P.E. No. 95534
DATE: 10-24-24

HIDALGO COUNTY IRRIGATION DISTRICT No. 1
THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 1 ON THIS THE _____ DAY OF _____, 20____.

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

ATTEST: _____ SECRETARY

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

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

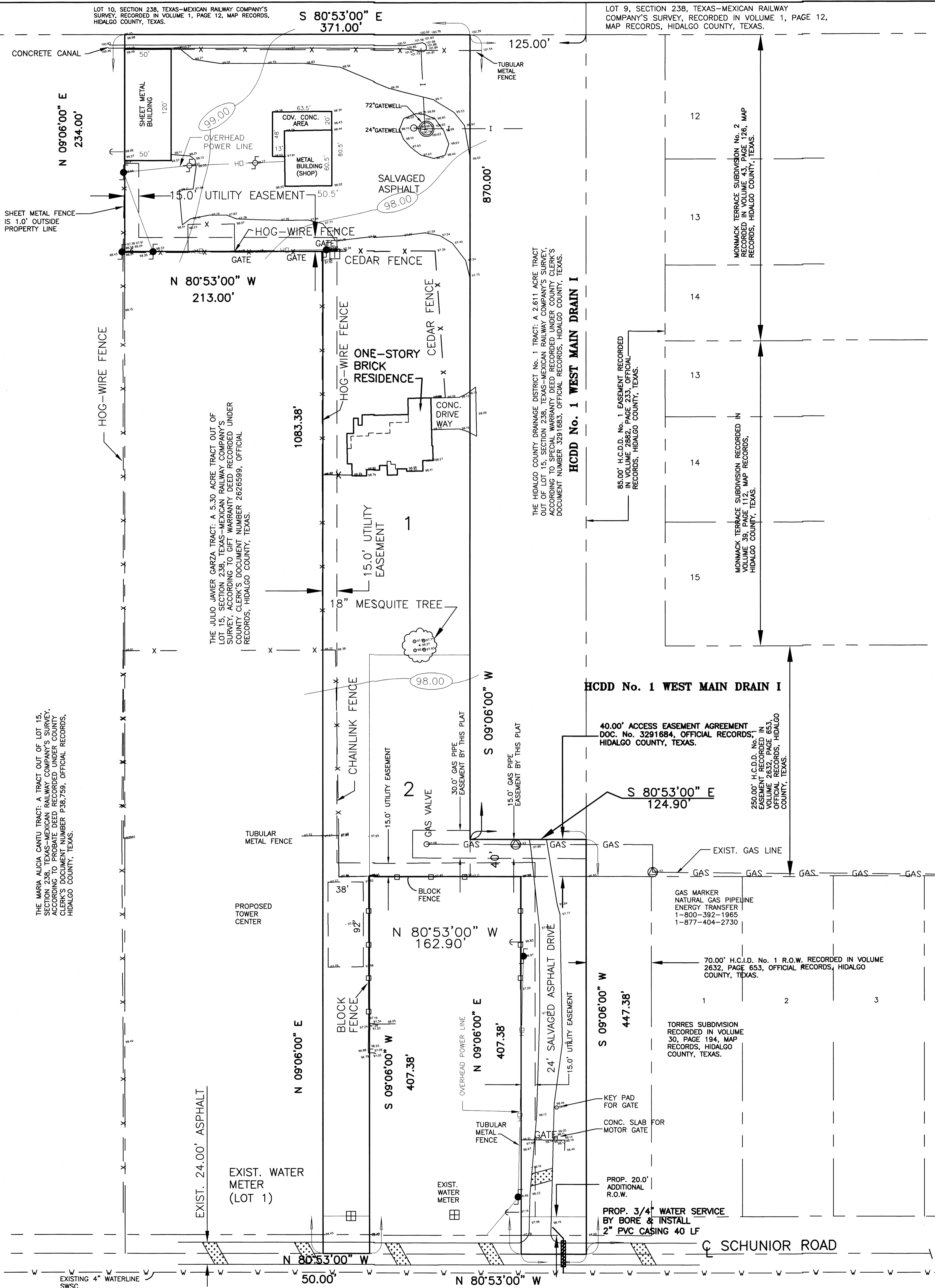
CONSULTING ENGINEERS LAND SURVEYORS

124 E. STUBBS ST. PHONE 956-381-8480
EDINBURG, TEXAS 78539 FAX 956-381-0527
ENGINEERING REGISTRATION NUMBER F-1513 ALFONSOQ@QHA-ENG.COM
SURVEYING REGISTRATION NUMBER 100411-00

SHEET 1 OF 2

DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
11-14-2024	JULIUS OZBE		
DATE REVISION			

DATE OF PREPARATION: NOVEMBER 14, 2024



D & J ESTATES


A 5.68 ACRE TRACT OF LAND OUT OF LOT 15, SECTION 238, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 1, PAGE 12, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO GIFT DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3321559, AND GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3661785, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS

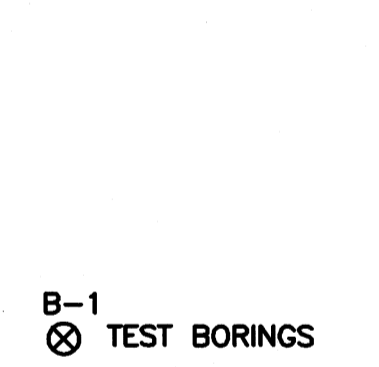
FINAL ENGINEERING REPORT FOR D & J ESTATES
BY: MARCO A. GONZALEZ

WATER SUPPLY: Description and Costs.
D & J ESTATES IS PROVIDED WITH POTABLE WATER BY THE SHARYLAND WATER SUPPLY CORPORATION (S.W.S.C.). THE SUBDIVIDER AND S.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH S.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND S.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.
S.W.S.C. HAS AN EXISTING 4" DIAMETER WATERLINE RUNNING EAST & WEST ALONG THE SOUTH SIDE OF SCHUNIOR ROAD.
THE WATER SYSTEM FOR D & J ESTATES CONSISTS OF AN EXISTING 3/4" DIAMETER SINGLE SERVICE LINE ON LOT 1 AND FOR LOT 2 A NEW 3/4" SINGLE SERVICE LINE
THE 3/4" SINGLE SERVICE LINE AND THE METER BOX WILL BE INSTALLED, AT A TOTAL COST OF \$ _____ OR \$ _____ PER LOT. THE SUBDIVIDER HAS IN ADDITION PAID S.W.S.C. THE SUM OF \$ _____ OR \$ _____ PER LOT, WHICH REPRESENTS THE TOTAL COST OF WATER METERS AND ALL MEMBERSHIPS OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOT IN THE SUBDIVISION TO THE S.W.S.C. SYSTEM. THE ENTIRE WATER FACILITIES ARE APPROVED AND ACCEPTED BY S.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES: Description and Costs.
SEWAGE FOR D & J ESTATES, IS TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSIST OF AN EXISTING ("OSSF") ON LOT 1 AND FOR LOT 2 A NEW INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAINFIELD ON EACH LOT. THE SITE EVALUATOR (LICENSE NUMBER OS 003726) HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. HIGHLIGHTS OF THE REPORT ARE AS FOLLOWS:
EACH LOT IN THE SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE THE UNITED STATES OF AGRICULTURE SOIL CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A FINE SANDY LOAM. THE SITE EVALUATOR (LICENSE NUMBER OS 003726) HAD ONE (1) TEST BORINGS MADE AT OPPOSITE AREAS OF THE SUBDIVISION AT THE CENTERS OF LOT 2 (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMITED AREA). THE SOIL REPORT AS PREPARED BY THE SITE EVALUATOR (LICENSE NUMBER OS 003726) INDICATES A SANDY LOAM (WITH TEXTURE CLASS II) EXTENDING MORE THAN 24" BELOW THE BOTTOM OF ANY EXIST. EXCAVATIONS. THE SUBDIVISION DRAINS WELL, THE 10-YEAR STORM BEING CONTAINED WITHIN THE STREET AND THE DRAINAGE EASEMENTS.
THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$ _____, INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSFS HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF \$ _____. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON OCTOBER _____, 2025.

CERTIFICATION:
BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE ESTIMATED COSTS TO INSTALL CONSTRUCTED WATER AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:
WATER FACILITIES - THESE FACILITIES ARE FULLY CONSTRUCTED, WITH INSTALLATION OF WATER METERS.
SEWAGE FACILITIES - THESE FACILITIES ARE FULLY CONSTRUCTED.


Alfonso Quintanilla P.E.
 ALFONSO QUINTANILLA
P.E. 95534
 10-24-25
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DRAINAGE REPORT FOR D & J ESTATES

D & J Estates is a 5.68 acre tract of land out of Lot 15, Section 238, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas, according to the plat or map thereof recorded in volume 1, page 12, map records Hidalgo County, Texas, and according to gift deed recorded under county clerk's document number 3321559, and general warranty deed recorded under county clerk's document number 3661785, official records, Hidalgo County, Texas. This subdivision is located on the north side of Schunior Road, approximately 1320 feet west of Mon Mack Road. The subdivision has split out from the City of Edinburg ETJ and is located in Hidalgo County Precinct No. 4. The proposed subdivision consists with two residential lots.


The tract is Zone "X", areas determined to be outside 500-year floodplain as per FEMA Flood Insurance Rate Map, Community Panel No. 480334 0325 D, Map Revised: June 6, 2000, with LOMR dated May 17, 2001.

The soil is Brennan (3) and Hidalgo (28) and is in soil group "B". It is a mixture of Fine Sandy Loam (SM, SM-SC), Sandy Clay Loam (CL), and Clay Loam (CL). This soil is well drained. Permeability is moderate. Plasticity Index has a range of 0-23. See attached Soil Survey of Hidalgo County, Texas tables.

Presently, the site has very minimal runoff in a northeast direction. The existing runoff for the proposed subdivision is 0.4279 cubic feet per second based on a 10-year storm.

After development the runoff will be 0-9.15 cubic feet per second for an increase of 0-8.36 cubic feet per second (50-year storm). Detention will be 15,936.82 cubic feet (0.37-acre feet) in accordance with the County's drainage requirements. Detention will be obtained within each lot based on weighted averages in the following amounts:
Lot 1 = 12,217.27 cf and Lot 2 = 3,719.55 cf.
The overflow will runoff towards the east and flows into HCDD No. 1 West Main Drain I.

The drainage calculations are attached.


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REVISION NOTES

No.	Sheet	REVISION	Date	Approved

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

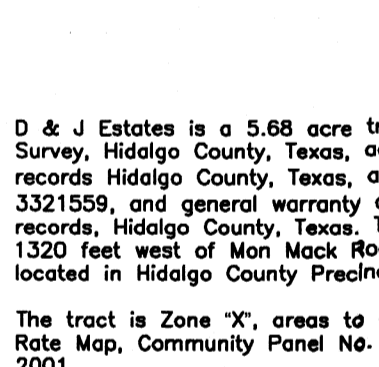
CONSULTING ENGINEERS · LAND SURVEYORS
124 E. STUBBS ST. · PHONE 956-381-6480
EDINBURG, TEXAS 78539 · FAX 956-381-0527
REGISTRATION NUMBER F-15113 · ALFONSO@QHA-ING.COM
SURVEYING REGISTRATION NUMBER 100411-00


REPORTE FINAL DE INGENIERIA PARA LA SUBDIVISION D & J ESTATES:
POR MARCO A. GONZALEZ


PROVISION DE AGUA: Description y Costos.
LA SUBDIVISION D & J ESTATES SERA PROVISTA DE AGUA POTABLE POR LA COMPANIA DE AGUA S.W.S.C. ESTAN COMPROMETIDOS A PROVEER DE AGUA SUFFICIENTE A LA SUBDIVISION POR UN PERIODO DE 30 AÑOS. LA COMPANIA DE AGUA S.W.S.C. HA PRESENTADO LA DOCUMENTACION DEMOSTRANDO LA DISPONIBILIDAD DE CANTIDAD Y CALIDAD DE AGUA A LARGO PLAZO QUE SERVIRA PARA EL FUTURO DESARROLLO DE LA SUBDIVISION.
S.W.S.C. TIENE UN LINEA EXISTENTE DE 4" DE DIAMETRO DE AGUA QUE CORRE ESTE A OESTE POR EL LADO SUR DE LA CALLE SCHUNIOR ROAD.
EL SISTEMA DE PROVISION DE AGUA PARA LA SUBDIVISION D & J ESTATES CONSISTE DE UN CONDUCTO EXISTENTE INDIVIDUAL DE 3/4" DE PULGADA DE DIAMETRO EN EL LOTE 1 Y PARA EL LOTE 2 UN CONDUCTO INDIVIDUAL DE 3/4" DE PULGADA DE DIAMETRO
LOS CONDUCTOS DE 3/4" DE PULGADAS DE DIAMETRO, Y LOS MEDIDORES MECANICOS DE AGUA A UN COSTO TOTAL DE US\$ _____ O US\$ _____ POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA S.W.S.C. US\$ _____ QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION. CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPANIA S.W.S.C. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

DRENAJE: Description y Costos.
CERTIFICACION:
CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO, CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:
AGUA: EL SISTEMA/SERVICIO DE AGUA ESTA TOTALMENTE CONSTRUIDO, CON LA INSTALACION DE LOS MEDIDORES DE AGUA. EL GRAN COSTO TOTAL ES DE US\$ _____ POR LOTE.
DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$ 3,500.00 A UN COSTO TOTAL DE \$ _____ TODA LA SUBDIVISION.
CERTIFICACION:
CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO, CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:
AGUA: EL SISTEMA DE AGUA FUE TOTAL MENTE CONSTRUIDO, CON LA INSTALACION DE LOS MEDIDORES
DRENAJE: SE ESTIMA DE LAS FOSAS SEPTICAS HA SIDO INSTALADO


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 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

FILENAME	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
F:\DATA\SUBDIVISION\D & J ESTATES\B-PLAT	7-8-2025	JLUS GZS		

SHEET NO. 2 OF 2 SHEETS