



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: 9-01-2026

PROPOSED JIMENEZ ESTATES SUBDIVISION, PRECINCT No. 4.

ENGINEER R. ROBLES ENGINEERING LLC DEVELOPER: ORLANDO JIMENEZ

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

NUMBER OF LOTS: 3 ☒ *SINGLE FAMILY ☐ *MULTI-FAMILY ☐ COMMERCIAL ☐ INSTITUTIONAL

NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: N/A

LOCATION DESCRIPTION: WEST OF GWIN ROAD AND APPROXIMATELY 400 FT NORTH OF BENITO RAMIREZ ROAD.

SUBDIVISION LIES WITHIN THE: ☒ RURAL AREA

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 12-09-2025 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

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

SEWER SYSTEM: ☒ OSSF'S

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 8" LOCATION: GWIN ROAD.

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.

THE E. 1/2 OF LOT 11, BLOCK 20,
SANTA CRUZ GARDENS UNIT NO.2
OWNER: ABEL CAVAZOS,
DOCUMENT #5381947, H.C.O.R.

THE N. 3/4 OF LOT 10, & S. 3 AC. OF LOT 9,
BLOCK 20, SANTA CRUZ GARDENS UNIT NO.2
OWNER: ELIODORO RENDON, JR AND ALTAGRACIA
RENDON, DOC.#2994060, H.C.O.R.

THE S. 363 FEET OF LOT 10, BLOCK 20,
SANTA CRUZ GARDENS UNIT NO.2
OWNER: MARTIN AND MARIA E. JIMENEZ
VOLUME 2093, PAGE 536, H.C.D.R.

JIMENEZ ESTATES SUBDIVISION

BEING A SUBDIVISION OF 3.00 ACRES OF LAND OUT OF LOT 10, BLOCK 20, SANTA
CRUZ GARDENS SUBDIVISION UNIT NO.2, HIDALGO COUNTY, TEXAS, AS PER MAP
RECORDED IN VOLUME 8, PAGES 28-29 OF THE HIDALGO COUNTY MAP RECORDS

SUBDIVIDER CERTIFICATION:

BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH THE MINIMUM STATE
STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH
STANDARDS AND (b) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND
WILL BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:

I (WE), ARACELIA JIMENEZ AND AURELIA JIMENEZ, THE UNDERSIGNED, SUBDIVIDER(S) OF JIMENEZ ESTATES SUBDIVISION
HEREBY CERTIFY SEWER PERMITS ARE REQUIRED PRIOR TO BUILDING ON ANY LOT AND THAT AN ADEQUATE DRINKING
WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY AND QUANTITY TO ENABLE EACH PERSON
PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS
REQUIRED BY STATE AND COUNTY REGULATIONS.

OWNER: AURELIA JIMENEZ
ADDRESS: 2409 BENITO RAMIREZ ROAD
EDINBURG, TEXAS 78542

DATE

OWNER: ARACELIA JIMENEZ
ADDRESS: 2409 BENITO RAMIREZ ROAD
EDINBURG, TX 78542

DATE

OWNER: ORLANDO JIMENEZ
ADDRESS: 2409 BENITO RAMIREZ ROAD
EDINBURG, TX 78542

DATE

STATE OF TEXAS
HIDALGO COUNTY

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED AURELIA JIMENEZ AND PROVED TO ME
THROUGH THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE
FOREGOING INSTRUMENT, WHO, BEING BY ME DULY SWORN, DECLARED THAT THEIR STATEMENTS THEREIN ARE TRUE, CORRECT AND
ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2026

NOTARY PUBLIC, FOR THE STATE OF TEXAS

STATE OF TEXAS
HIDALGO COUNTY

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED ARACELIA JIMENEZ AND PROVED TO ME
THROUGH THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE
FOREGOING INSTRUMENT, WHO, BEING BY ME DULY SWORN, DECLARED THAT THEIR STATEMENTS THEREIN ARE TRUE, CORRECT AND
ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2026

NOTARY PUBLIC, FOR THE STATE OF TEXAS

STATE OF TEXAS
HIDALGO COUNTY

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED ORLANDO JIMENEZ AND PROVED TO ME
THROUGH THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE
FOREGOING INSTRUMENT, WHO, BEING BY ME DULY SWORN, DECLARED THAT THEIR STATEMENTS THEREIN ARE TRUE, CORRECT AND
ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2026

NOTARY PUBLIC, FOR THE STATE OF TEXAS

FINAL WATER AND SEWER ENGINEERING REPORT

WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:
THIS SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY THE NORTH ALAMO WATER SUPPLY CORPORATION (NAWSC). THE SUBDIVIDER AND NAWSC HAVE ENTERED INTO A CONTRACT
IN WHICH NAWSC HAS PROMISED TO PROVIDE POTABLE WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND NAWSC 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.

THE NAWSC HAS AN EXISTING 8" DIAMETER WATER LINE RUNNING ALONG THE EAST SIDE OF GWIN ROAD.

WATER DISTRIBUTION FOR THIS SUBDIVISION CONSISTS OF ONE DUAL SERVICE AND ONE SINGLE SERVICE CONNECTION TO THE EXISTING 8" WATERLINE VIA A BORE ACROSS GWIN ROAD.
THE METER BOXES HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$4,500.00. IN ADDITION, THE SUBDIVIDER HAS PAID NAWSC THE SUM OF \$1,250.00, WHICH COVERS THE COST
PER LOT AS STATED IN THE 30-YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR
OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO NAWSC. UPON REQUEST BY THE LOT OWNER, NAWSC WILL PROMPTLY INSTALL AT NO CHARGE
THE WATER METER FOR THAT LOT. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY NAWSC AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF
THE RECORDING OF THIS PLAT.

SEWAGE FACILITIES DESCRIPTION, COST AND OPERABILITY DATES
SEWAGE FROM THIS SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL
COMPARTMENT SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. LOT 1 HAS AN EXISTING OSSF. A NEW OSSF WILL BE INSTALLED ON LOTS 2 AND 3. THE SITE EVALUATOR JOSE ANGEL
GONZALEZ, LICENSE NO.0512258, 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. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENT DRAIN FIELD.

SOIL EVALUATION REPORT:
EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A SANDY
LOAM SOIL FOR THE AREA. AT LEAST TWO SOIL EXCAVATIONS WERE PERFORMED ON THE SITE, AT OPPOSITE ENDS OF THE PROPOSED DISPOSAL AREA. ADDITIONAL
BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMIT AREA). THE SOIL IS A UNIFORM SANDY LOAM EXTENDING UP TO 36" BELOW
THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED
EXCAVATIONS. THE SUBDIVISION DRAINS WELL.
ALL OSSFS HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED
AND APPROVED THE INSTALLATION OF ALL OSSF.

ENGINEER 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 16.543, WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL THE WATER AND THE UNCONSTRUCTED ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE,
ARE AS FOLLOWS:
WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$6,250.00 WHICH EQUALS TO
\$2,083.33 PER LOT.
SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$4,200.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$8,400.00 FOR THE ENTIRE SUBDIVISION.

ENGINEER'S SIGNATURE DATE

FINAL WATER AND SEWER ENGINEERING REPORT IN SPANISH
PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHAS DE INICIO
LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (NAWSC). EL DUEÑO DE LA SUBDIVISION Y NAWSC HAN
FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 ANOS. NAWSC HA PRESENTADO DOCUMENTACION
PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

EL SISTEMA DE PROVISION DE AGUA PARA LA SUBDIVISION CONSISTE DE UN CONDUCTO DE AGUA DE 8 PULGADAS DE DIAMETRO QUE PASA POR EL LADO ESTE
DE LA CARRETERA GWIN.

DEL CONDUCTO DE 8" SE CONECTARÁ UN SERVICIO DOBLE Y UN SERVICIO SINGL PARA LOS LOTES CON MEDIDOR MECÁNICO DE AGUA. YA SE HAN INSTALADO
LOS MEDIDORES MECANICOS 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, NAWSC LO INSTALARA SIN ALGUN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION
DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION SE INSTALARA UNA FOSA SEPTICA EN LOTE 2 Y 3, LOTE
1 TIENE UNA FOSA EXISTENTE. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. JOSE A.
GONZALEZ, LICENCIA NO. 0512258, HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE
TERRENO ES ADECUADO PARA ESAS FOSAS SEPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO
(HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.

CADA LOTE EN LA SUBDIVISION MIDE MEDIO ACRE. SE HICIERON DOS EXCAVACIONES DE EVALUACION EN LUGARES OPUESTOS EN LA
SUBDIVISION (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICANTEMENTE UNIFORME).
EL TERRENO ES UNIFORME (TERRENO AROLLOSO Y SUELO FRANCO) Y SE EXTIENDE A 36 PULGADAS BAJO TODAS LAS EXCAVACIONES
PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS O MAS ARRIBA DE LO MAS BAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN
ESTA AREA FLUYE BIEN.

EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON 1,500.00 DOLARES, INCLUYENDO EL
COSTO DEL PERMISO REQUERIDO Y LICENCIA. LOTE 1 TIENEN UNA FOSA SEPTICA EXISTENTE. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA
INSPECCIONADO TODAS LAS FOSAS SEPTICAS Y HA APROBADO LA INSTALACION DE LAS FOSAS SEPTICAS.

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 16.543 DEL TEXAS WATER CODE
(CÓDIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:
AGUA: EL SISTEMA/SERVICIO DE AGUA YA HAN INSTALADO Y COMPLETAMENTE CONSTRUIDO CON EL MEDIDOR MECÁNICO
DE AGUA A UN COSTO TOTAL DE \$6,250.00 O \$2,083.33 POR LOTE.
DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$8,400.00 O \$4,200.00 POR LOTE.

ENGINEER'S SIGNATURE DATE

DRAINAGE STATEMENT

Location:
Jimenez Estates Subdivision is located on the west side of Gwin Road 363 feet north of Benito A. Ramirez Road within the City of Edinburg's 3 mile ETJ, in the County of
Hidalgo, Texas and is described as follows: 3.00 acres of land out of Lot 10, Block 20, Santa Cruz Gardens Unit No.2, according to the map or plat thereof recorded in
Volume 8, Pages 28-29 of the Hidalgo County Map Records.

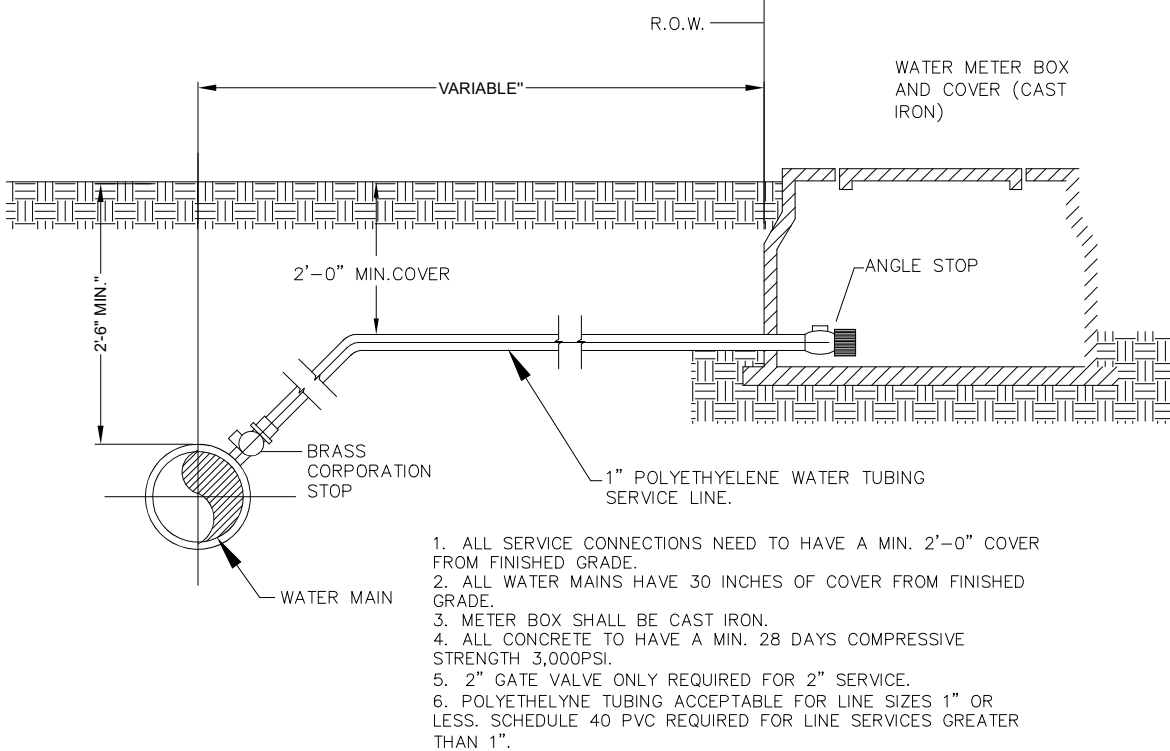
Flood Zone Designation:
By graphical plotting this property falls in Flood Zone "X", which is described as areas of 500-year flood; areas of 100-year flood with average depths of less
than one foot or where the contributing drainage area is less than one square mile; and areas protected by levees from the base flood, as per F.E.M.A. flood insurance rate
map with community panel No. 480344 0325 D, revised to reflect LOMF dated May 17, 2001.

Existing Soils:
Per the USDA Soil Survey of Hidalgo County, the soils in this area consist predominantly of Hidalgo fine sandy loam (25) and Hidalgo sandy clay loam (28). Harington
clay is listed in hydrologic soil group B, which consist of well graded soils with a moderate infiltration rate.

Pre-development Conditions:
The land comprising this subdivision consists of residential land. Review of the topographic information of the site reveals the site is fairly level with a slope towards the
northeast. Pre-development calculations for a 10-year frequency storm reveal an estimated pre-development runoff of 4.48 cfs.

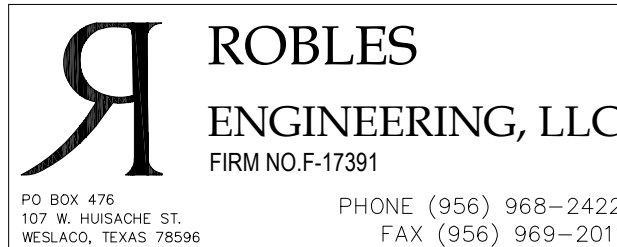
Future Conditions:
Expected future use for this subdivision will be for residential use. The development will consist of three lots for single family use. Drainage calculations for a
pre-development 10-year frequency storm versus a post-development 50-year frequency storm using the modified rational formula reveal an increase Q of 7.61 cfs, a total
maximum volume of additional run-off of 9,171 cubic feet (0.211 acre-ft), and a future Q of 12.09 cfs. Each lot in this subdivision will be required to detain 2,675 cubic
feet (0.061 acre-ft). Each lot shall be graded at a minimum of 0.25% towards the discharge areas of the subdivision, which will then make its way into the regressed
roadside ditch along Gwin Road.

ENGINEER'S SIGNATURE DATE



STANDARD WATER SERVICE
CONNECTION

	NAME	ADDRESS	PHONE
OWNER:	ARACELIA JIMENEZ AND AURELIA JIMENEZ	2409 BENITO RAMIREZ RD, EDINBURG, TX	(956) 000-0000
SURVEYOR:	REYNALDO ROBLES	PO BOX 476, WESLACO, TX 78599	(956) 968-2422
ENGINEER:	REYNALDO ROBLES, JR.	PO BOX 476, WESLACO, TX 78599	(956) 968-2422



INDEX TO SHEETS OF JIMENEZ ESTATES SUBDIVISION	
SHEET 1	LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOTS, 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 CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.O. CERTIFICATE OF APPROVAL; H.C.H.D. CERTIFICATION; REVISION NOTES.
SHEET 2	WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP; ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION) TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER CERTIFICATE AND STATEMENT, 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.

PRELIMINARY-FOR REVIEW ONLY