



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 LOS EBANITOS SUBDIVISION, PRECINCT No. 3.

ENGINEER: TREVINO ENGINEERING DEVELOPER CRUZ RIOS

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

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

NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: N/A

LOCATION DESCRIPTION: EAST OF MIGUEL ST BETWEEN EAST OF TOM GILL AND WEST OF SALIDA DEL SOL.

SUBDIVISION LIES WITHIN THE: ☒ ETJ OF THE CITY OF PENITAS

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 2-23-2023 PROPERTY LIES WITHIN FLOOD ZONE "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE RETAINED WITHIN THE PROPERTY

SEWER SYSTEM: ☒ OSSF

WATER SERVICE PROVIDER: AGUA SUD

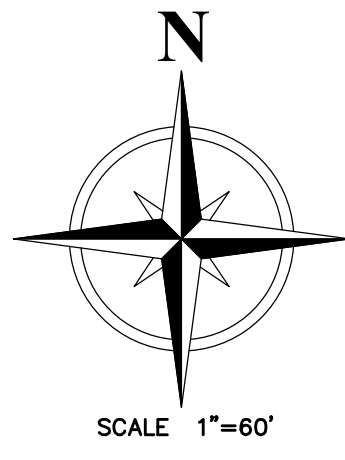
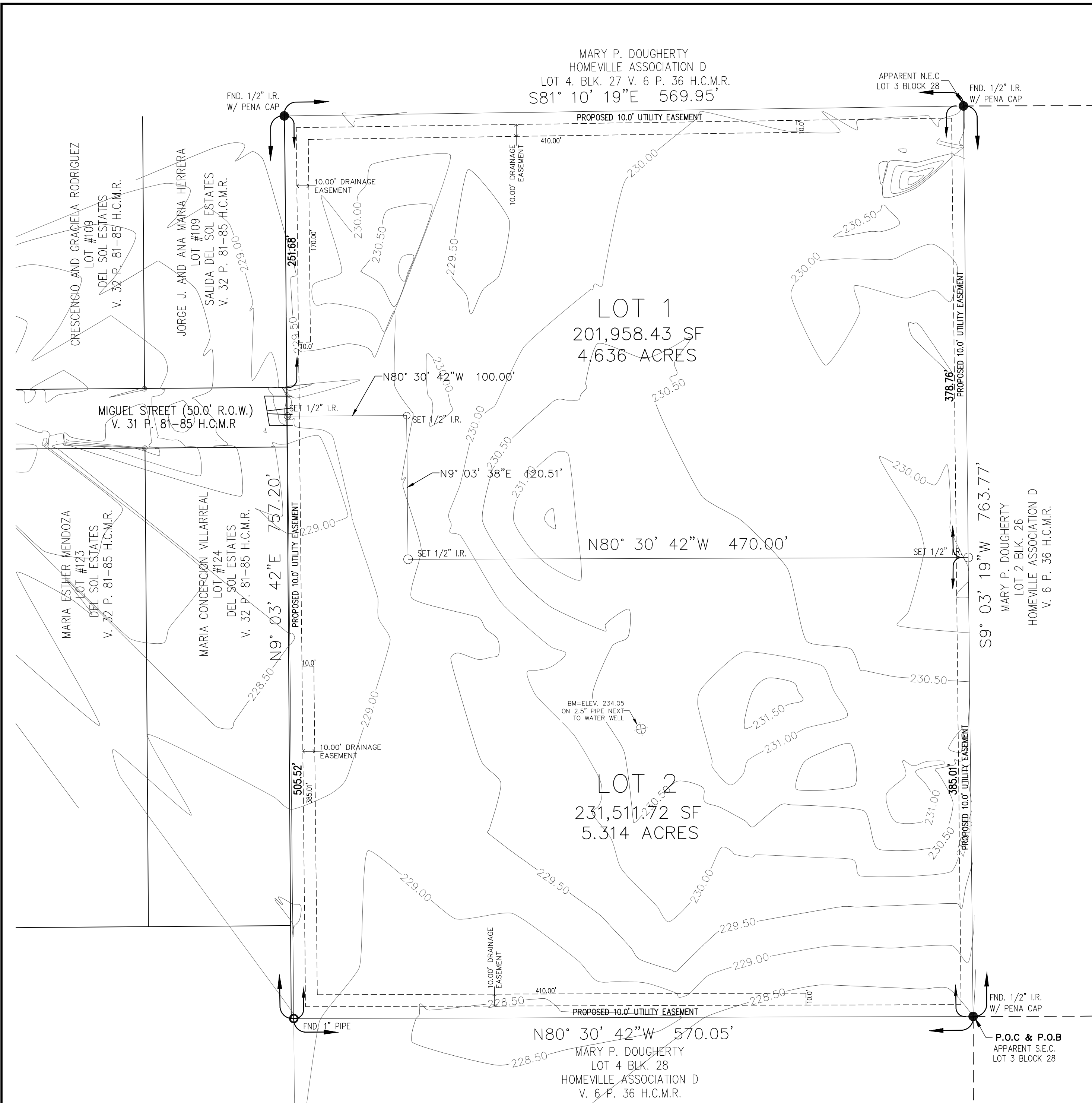
VARIANCE REQUEST TITLE B, CHAPTER 2, SECTION 2.8 ITEM LOT WIDTH

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

☐ **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.*



- LEGEND**
- - FOUND 1 1/2" DIAMETER IRON ROD WITH CAP STAMPED "PENA 5242"
 - - FOUND 1" DIAMETER IRON
 - PIPE
 - E.O.A. - EDGE OF ASPHALT
 - N.E.C. - NORTHEAST CORNER
 - S.E.C. - SOUTHEAST CORNER
 - ⊕ - GAS VALVE
 - ⊖ - ELECTRIC METER
 - ⊕ - POWER POLE LINE
 - ⊕ - POWER POLE
 - ⊕ - POWER POLE DOWN GUY
 - ⊕ - LIGHT POLE
 - ⊕ - WATER WELL
 - ⊕ - BENCHMARK

**HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
HIDALGO COUNTY HEALTH DEPARTMENT**

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LOS EBANITOS SUBDIVISION WAS RECEIVED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT.

ON _____ DAY OF _____, 20____

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LOS EBANITOS SUBDIVISION

ON _____, _____

HIDALGO COUNTY JUDGE _____ DATE _____

ATTEST: HIDALGO COUNTY CLERK _____ DATE _____

**STATE OF TEXAS
COUNTY HIDALGO
PLANNING AND ZONING**

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PENITAS, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF PENITAS WHEREIN MY APPROVAL IS REQUIRED.

CHAIRPERSON, PLANNING AND ZONING COMMISSION _____ DATE _____

**STATE OF TEXAS
CITY OF PENITAS
MAYOR APPROVAL**

I, THE UNDERSIGNED, MAYOR OF THE CITY OF PENITAS, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR, CITY OF PENITAS _____ DATE _____

ATTEST: CITY SECRETARY _____ DATE _____

AGUA SPECIAL UTILITY DISTRICT

I, ROBERTO J. SALINAS, HEREBY CERTIFY THAT THE AGUA SPECIAL UTILITY DISTRICT HAS APPROVED THE POTABLE WATER SUPPLY FOR LOS EBANITOS SUBDIVISION, HIDALGO COUNTY, TEXAS. THE AGUA SPECIAL UTILITY DISTRICT IS THE HOLDER OF A CERTIFICATE OF PUBLIC CONVENIENCE AND NECESSITY ISSUED BY THE STATE OF TEXAS TO FURNISH POTABLE WATER TO AN AREA IN HIDALGO COUNTY, TEXAS THAT INCLUDES THIS SUBDIVISION AND IS THEREFORE OBLIGATED TO SERVE THIS SUBDIVISION WITH POTABLE WATER TO THE EXTENT REQUIRED BY THE LAWS OF THE STATE OF TEXAS. THE AGUA SPECIAL UTILITY DISTRICT AGREES THAT IT WILL PROVIDE WATER TO THE SUBDIVISION AT THE TIME WHEN ALL OF THE INFRASTRUCTURE REQUIREMENTS FOR THE SUBDIVISION ARE MET. WATER METERS ARE IMMEDIATELY AVAILABLE FOR THIS PURPOSE UPON COMPLETION OF THE WATER FACILITIES SHOWN ON THE PLAT OF THE SUBDIVISION.

ROBERTO J. SALINAS
GENERAL MANAGER
AGUA SPECIAL UTILITY DISTRICT

IRRIGATION DISTRICT No. 1

THIS PLAT IS HEREBY APPROVED BY THE UNITED IRRIGATION DISTRICT ON THIS ____ DAY OF _____, 20____. NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON IRRIGATION DISTRICT NO. 1 RIGHT OF WAYS OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE, WHETHER SHOWN OR NOT.

PRESIDENT _____ DATE _____
IRRIGATION DISTRICT No. 1



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

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____

OF MAP RECORDS OF HIDALGO COUNTY TEXAS

BY: _____ DEPUTY

**STATE OF TEXAS
COUNTY OF HIDALGO**

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:

CRUZ RIOS & IRMA JIMENEZ AS OWNER OF THE 9.97 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED **LOS EBANITOS SUBDIVISION**, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATED 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 THE STATE STANDARDS.
(C) GAS CONNECTIONS, IF AVAILABLE, PROVIDE TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

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

CRUZ RIOS, OWNER _____ DATE _____
PO BOX 1673
LA JOYA, TEXAS 78560

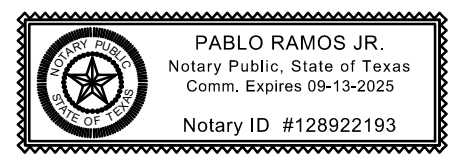
IRMA JIMENEZ, OWNER _____ DATE _____
PO BOX 1673
LA JOYA, TEXAS 78560

**STATE OF TEXAS
COUNTY OF HIDALGO**

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED **CRUZ RIOS & IRMA JIMENEZ**, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 20____.

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES ON: _____



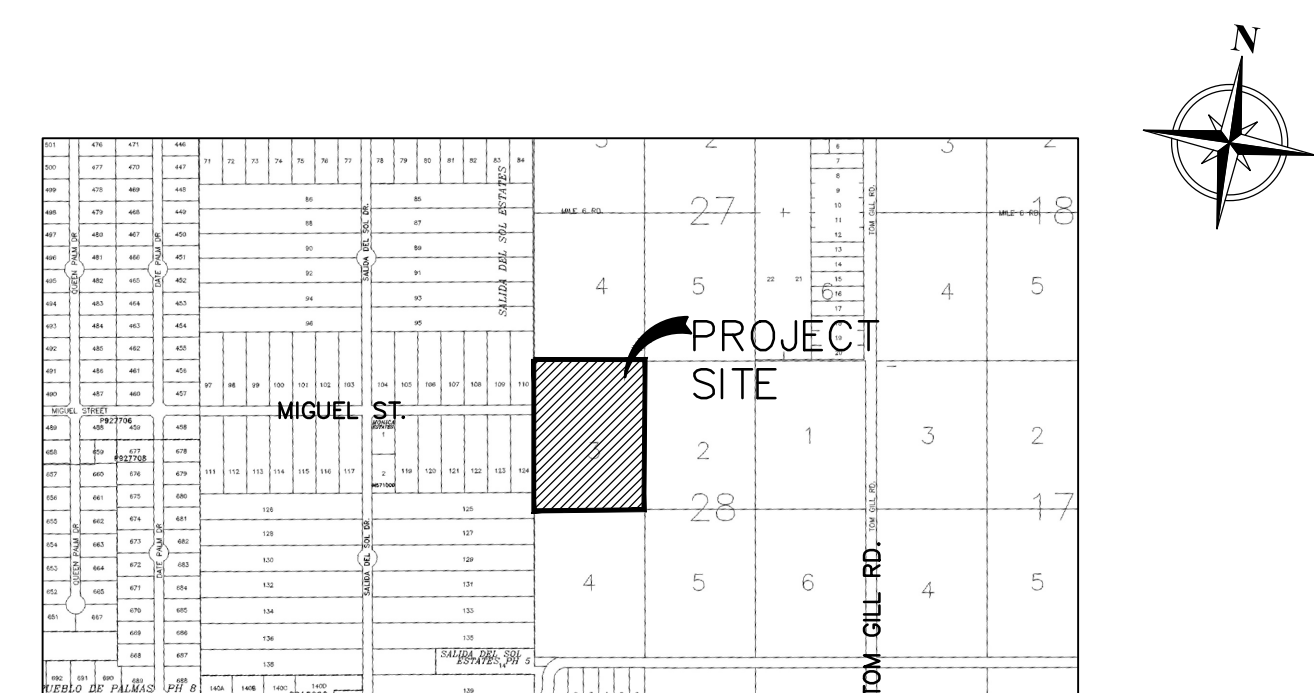
HIDALGO COUNTY DRAINAGE DISTRICT No. 1

HIDALGO COUNTY DRAINAGE DISTRICT No. 1, HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THE SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 42.211 (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 THESE DETERMINATIONS.

RAUL SESIN, P.E., CFM
GENERAL MANAGER
HIDALGO COUNTY DRAINAGE DISTRICT No.1

PRINCIPAL CONTACTS:

	NAME	ADDRESS	CITY & ZIP	PHONE
OWNER:	CRUZ RIOS	PO BOX 1673	LA JOYA, TX 78560	(956) 203-1325
ENGINEER:	IDEN I. TREVINO, P.E.	2211 E. GRIFFIN PKWY, STE 160	MISSION, TEXAS 78572	(956) 283-8847
SURVEYOR:	HOMERO L. GUTIERREZ, RPLS	2520 BUDDY OWNENS BLVD.	MCALLEN, TEXAS 78504	(956) 249-8061



VICINITY MAP
SCALE: 1"=1000'

**LOS EBANITOS
SUBDIVISION**

PLAT OF ALL OF LOT 3, BLOCK 28, HOMEVILLE ASSOCIATION SUBDIVISION "D", HIDALGO COUNTY, TEXAS, AS RECORDED IN VOLUME 6 PAGE 36, OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS.

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

LOS EBANITOS SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PCT. NO. 3, LOCATED AT THE EAST END OF MIGUEL STREET BETWEEN TOM GILL TO THE EAST AND SALIDA DEL SOL TO THE WEST, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE HIDALGO COUNTY, TX. LOS EBANITOS SUBDIVISION LIES APPROXIMATELY 0.8 MILES NORTH FROM THE CITY LIMITS OF PENITAS, TEXAS.

METES AND BOUNDS

A 9.951-ACRE TRACT OF LAND, MORE OR LESS, BEING ALL OF LOT 3, OUT OF BLOCK 28, HOMEVILLE ASSOCIATION SUBDIVISION "D", IN HIDALGO COUNTY, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 36, HIDALGO MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSE, LOCATED AT THE EAST END OF MIGUEL STREET BETWEEN TOM GILL TO THE EAST AND SALIDA DEL SOL TO THE WEST, IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE POINT OF COMMENCEMENT (P.O.C.) BEING AT A ONE-HALF INCH IRON ROD FOUND WITH PLASTIC CAP STAMPED PENA 5242 AT 0.5 OF A FOOT SOUTH OF AND 0.3 OF A FOOT WEST OF AN EXISTING HOGWIRE FENCE CORNER FOR THE APPARENT SOUTHEAST CORNER OF SAID 9.98-ACRE TRACT, AND ALSO BEING THE **POINT OF BEGINNING (P.O.B.)** OF SAID 9.951-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 80°30'42" WEST, WITH THE APPARENT SOUTH LOT LINE OF SAID 9.951-ACRE TRACT, A DISTANCE OF 570.05 FEET TO A ONE-INCH DIAMETER IRON PIPE FOUND FOR THE APPARENT SOUTHWEST CORNER OF SAID 9.951-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 09°03'42" EAST, ALONG AN EXISTING HOGWIRE FENCE AT A USUAL ONE FOOT TO THE LEFT OF, AND WITH THE APPARENT WEST LOT LINE OF SAID 9.951-ACRE TRACT PAST A SAID MIGUEL STREET AND CONTINUING ALONG AN EXISTING CHAINLINK FENCE TO THE LEFT OF SAID 9.951-ACRE TRACT WEST LOT LINE, A DISTANCE OF 757.02 FEET TO A ONE-HALF INCH IRON ROD FOUND WITH PLASTIC CAP STAMPED PENA 5242 FOR THE APPARENT NORTHWEST CORNER OF SAID 9.951-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 81°10'19" EAST, WITH THE APPARENT NORTH LOT LINE OF SAID 9.951-ACRE TRACT, A DISTANCE OF 569.95 FEET TO A ONE-HALF INCH IRON ROD FOUND WITH PLASTIC CAP STAMPED PENA 5242 AT 0.5 OF A FOOT EAST OF AN EXISTING HOGWIRE FENCE FOR THE APPARENT NORTHEAST CORNER OF SAID 9.951-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 09°03'19" WEST, ALONG AN EXISTING HOGWIRE FENCE VARYING FROM 0.5 OF A FOOT TO THE RIGHT TO 0.3 OF A FOOT TO THE LEFT OF, AND WITH THE APPARENT EAST LOT LINE OF SAID 9.951-ACRE TRACT, A DISTANCE OF 763.77 FEET TO THE SAID ONE-HALF INCH IRON ROD FOUND WITH PLASTIC CAP STAMPED PENA 5242 FOR THE SOUTHEAST CORNER OF SAID 9.951-ACRE TRACT OF LAND HEREIN DESCRIBED, AND ALSO BEING THE POINT OF BEGINNING (P.O.B.), CONTAINING A GROSS OF 9.951 ACRES OF LAND, OF WHICH 0.184 OF AN ACRE DEDICATED TO CUL-DE-SAC RIGHT-OF-WAY, FOR A NET OF 9.767 ACRES, MORE OR LESS

BEARING BASIS AS PER NAD 1983 STATE PLANE TEXAS SOUTH FIPS 4205 FEET.

**STATE OF TEXAS
COUNTY OF HIDALGO**

I, HOMERO LUIS GUTIERREZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

HOMERO LUIS GUTIERREZ RPLS NO. 2791

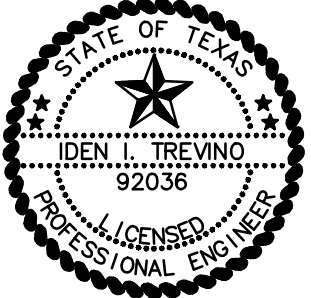
DATE

**STATE OF TEXAS
COUNTY OF HIDALGO**

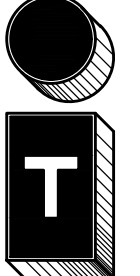
I, THE UNDERSIGNED, **IDEN I. TREVINO**, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

IDEN I. TREVINO, PE NO. 92036

DATE



DATE OF PREPARATION: JUNE 03, 2026



TREVINO ENGINEERING
FIRM No. F-7906
TEL No. (956) 283-8847 2211 E. Griffin Pkwy, Suite 160
Mission, Texas 78572
ident@trevinoengineering.com

