



# HIDALGO COUNTY PLANNING DEPARTMENT

2818 S. BUSINESS HWY 281  
EDINBURG TEXAS 78539  
Tel. 956-318-2840 Fax. 956-318-2844

T.J. Arredondo  
Director of Planning

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 5-30-2023

PROPOSED URI ESTATES SUBDIVISION, PRECINCT No. 1.

ENGINEER: S2 ENGINEERING DEVELOPER: TJ & CJ LTD

PRELIMINARY APPROVAL  FINAL APPROVAL  FINAL APPROVAL WITH FINANCIAL GUARANTEE  WITH VARIANCE

NUMBER OF LOTS: 13  \*SINGLE FAMILY  \*MULTI-FAMILY  COMMERCIAL  INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: 3

LOCATION DESCRIPTION: SOUTH OF ELDORA ROAD, APPROXIMATELY ¼ OF A MILE WEST OF GOOLIE ROAD.

SUBDIVISION LIES WITHIN THE:  ETJ OF CITY OF DONNA

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 5-16-2023 PROPERTY LIES WITHIN FLOOD ZONE "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCOLATION AND SURFACE RUNOFF WILL DRAIN TO ELDORA ROAD SIDE DITCH.

ROAD R.O.W. DEDICATION: 10.00 FEET ONTO ELDORA ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 5-16-2023 BY, PRECINCT 1 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 5-16-2023 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM:  OSSF'S

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

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 5-16-2023 : BY MARTIN RAMIREZ ENVIRONMENTAL COMPLIANCE COORDINATOR

**SMALL CONSTRUCTION**

The applicant has submitted the required small construction site notice 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.

PRELIMINARY APPROVAL FROM THE  
HIDALGO COUNTY COMMISSIONERS COURT ON:

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

**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.*

GENERAL SUBDIVISION PLAN NOTES  
1. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE NATURAL GROUND OR ABOVE THE CENTER LINE OF THE EXISTING PAVEMENT OF ELDORA ROAD WHICHEVER IS GREATER.  
2. THIS SUBDIVISION IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN, FEMA FIRM COMMUNITY PANEL No. 480334-0402-G EFFECTIVE DATE: MAP REVISION: 11-16-1983  
CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).  
3. SETBACKS:  
FRONT SETBACK: 50.00 FEET  
REAR SETBACK: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER  
SIDE SETBACK: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER  
4. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:  
NO MORE THAN ONE SINGLE-FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.  
5. CORNER MARKERS, CONSISTING OF A ONE-HALF (1/2) INCH STEEL ROD 18 INCHES IN LENGTH, WITH PLASTIC CAP, HAVE BEEN DRIVEN FLUSH WITH THE GROUND SURFACE TO MARK THE CORNERS OF ALL LOTS.  
6. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.  
---BLM NO. 1-ELEV. 65.91 TOP OF A NAIL SET ON AN EXISTING POWER POLE LOCATED EAST OF ELDORA ROAD IN THE VICINITY APPROXIMATE 254.00 FEET FROM THE S.W. CORNER OF THIS SUBDIVISION (NAVD 1988) COORDINATE: X=1156159.5980 Y=1660955.3600  
7. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 35,883 CUBIC FEET (0.823 ACRES-FIELD) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DRAINAGE WILL BE ACCOMPLISHED BY NATURAL VEGETATION WITHIN THE LOTS AND POSITIVE RUNOFF ALONG ELDORA ROAD SIDE DITCH (SEE SHEET NO.2 FOR CONSTRUCTION DETAILS AND DRAINAGE REPORT APPROVED BY HCD001).  
8. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.  
9. 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.  
10. 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 OCCUPYING AN EASEMENT.  
11. 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 FEET 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 EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAIN FIELD SYSTEM.  
E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY OF A LOT.  
12. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION  
13. T.J. & C.J. LAND LTD. THE SUBDIVIDER OF URL ESTATES SUBDIVISION, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO.2 OF THIS PLAT.  
14. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.  
15. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.2% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.  
16. DRAINAGE IMPROVEMENTS ALONG ELDORA ROAD-SIDE DITCH WILL BE MAINTAINED BY HIDALGO COUNTY PCT.1  
17. DONNA IRRIGATION DISTRICT REQUIRED LANGUAGE FOR "NOTES" SECTION TO INCLUDE THE FOLLOWING:  
• ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO DONNA IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.  
• NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM DONNA IRRIGATION DISTRICT.  
• NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED SOUTH RIGHT-OF-WAY LINE TO SAID ELDORA ROAD, CONTINUING FOR A TOTAL DISTANCE OF 660.00 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 FOR THE APPARENT SOUTHWEST CORNER OF SAID 19.70-ACRE TRACT OF LAND HEREIN DESCRIBED.  
• NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.  
• NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.

18. A 19.70-ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 164, EL GATO AND LA BLANCA GRANT, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 35, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES, LOCATED ON THE SOUTH SIDE OF ELDORA ROAD APPROXIMATELY 5,295 FEET EAST OF HIGHWAY FM 1423 (VAL VERDE ROAD), IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:  
THE POINT OF COMMENCEMENT (P.O.C.) AT A COTTON PICKER SPINDLE FOUND ON THE EXISTING PAVEMENT AT THE APPARENT EXISTING ORIGINAL 40-FOOT RIGHT-OF-WAY CENTERLINE OF SAID ELDORA ROAD FOR THE APPARENT ORIGINAL SOUTHERNMOST NORTHEAST CORNER OF ELDORA SUBDIVISION (INSTRUMENT NO. -395226, MAP RECORDS, HIDALGO COUNTY, TEXAS), AND THE APPARENT NORTHWEST CORNER OF SAID LOT 164 AND OF SAID 19.70-ACRE TRACT, AND ALSO BEING THE POINT OF BEGINNING OF SAID 19.70-ACRE TRACT OF LAND HEREIN DESCRIBED;  
THENCE, N 89°23'15" E, WITH THE SAID ELDORA ROAD EXISTING ORIGINAL 40-FOOT RIGHT-OF-WAY CENTERLINE, AND THE APPARENT NORTH LOT LINE OF SAID LOT 164 AND OF SAID 19.70-ACRE TRACT, A DISTANCE OF 1,300.00 FEET TO A POINT FOR THE APPARENT NORTHEAST CORNER OF SAID 19.70-ACRE TRACT OF LAND HEREIN DESCRIBED;  
THENCE, S 07°36'45" E, PARALLEL TO THE APPARENT EAST LOT LINE OF SAID 164, AND WITH THE APPARENT EAST LOT LINE OF SAID 19.70-ACRE TRACT, A DISTANCE OF 20.00 FEET PAST A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 ON THE APPARENT EXISTING SOUTH RIGHT-OF-WAY LINE TO SAID ELDORA ROAD, CONTINUING FOR A TOTAL DISTANCE OF 660.00 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 FOR THE APPARENT SOUTHWEST CORNER OF SAID 19.70-ACRE TRACT OF LAND HEREIN DESCRIBED;  
THENCE, S 89°23'15" W, PARALLEL TO THE SAID NORTH LOT LINE OF LOT 164, AND WITH THE APPARENT SOUTH LOT LINE OF SAID 19.70-ACRE TRACT HAVING PAST A BLOCK WALL TO THE RIGHT OF AND THENCE ALONG ANY EXISTING HOGWIRE FENCE, A DISTANCE OF 1,300.00 FEET TO A HALF-INCH IRON PIPE FOUND AT AN EXISTING HOGWIRE AND CHAINLINK FENCE CORNER ON THE APPARENT EASTERNMOST EAST LOT LINE OF SAID ELDORA SUBDIVISION FOR THE APPARENT SOUTHWEST CORNER OF SAID 19.70-ACRE TRACT OF LAND HEREIN DESCRIBED;  
THENCE, N 07°36'45" W, ALONG AN EXISTING CHAINLINK FENCE, AND WITH THE SAID ELDORA SUBDIVISION EASTERNMOST EAST LOT LINE AND THE APPARENT WEST LOT LINE OF SAID 19.70-ACRE TRACT, 640.00 FEET PAST A NO. 4 REBAR SET ON THE SAID EXISTING SOUTH RIGHT-OF-WAY LINE OF ELDORA ROAD, CONTINUING FOR A TOTAL DISTANCE OF 660.00 FEET TO THE SAID COTTON PICKER SPINDLE ON THE EXISTING EAST LOT LINE OF SAID ELDORA ROAD FOR THE NORTHWEST CORNER OF LOT 164 AND OF SAID 19.70-ACRE TRACT OF LAND HEREIN DESCRIBED, ALSO BEING THE POINT OF BEGINNING, CONTAINING A GROSS OF 19.70 ACRES, OF WHICH 0.60 OF AN ACRE LIES IN EXISTING ROAD RIGHT-OF-WAY, FOR A NET OF 19.10 ACRES OF LAND, MORE OR LESS.

STATE OF TEXAS  
COUNTY OF HIDALGO  
I, JOSE N. SALDIVAR A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.  
DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

PRELIMINARY  
REGISTERED PROFESSIONAL ENGINEER  
No. 24076 STATE OF TEXAS  
[Professional Engineer Seal]

STATE OF TEXAS  
COUNTY OF HIDALGO  
I, HOMERO LUIZ GUTIERREZ, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION OF THIS SUBDIVISION WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.  
DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

PRELIMINARY  
REGISTERED PROFESSIONAL SURVEYOR  
NO. 2791 STATE OF TEXAS  
[Professional Surveyor Seal]

IN WITNESS WHEREOF the said Grantor executed this instrument this \_\_\_\_ day of \_\_\_\_\_ 20\_\_

PRINCIPAL CONTACTS:  
Name Address City & Zip Phone  
OWNER: T.J. & C.J. LAND LTD. 5901 DOLORES ST. HOUSTON, TEXAS 77057 (832) 372-5324  
CHRIS FRISBY-PRESIDENT  
ENGINEER: JOSE N. SALDIVAR, P.E. 2424 MIMOSA MISSION, TEXAS 78574 (956) 403-9787  
SURVEYOR: HOMERO L. GUTIERREZ, R.P.L.S. 2600 SAN DIEGO MISSION, TEXAS 78572 (956) 583-5479

RAUL SESIN, P.E., C.F.M. GENERAL MANAGER

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SURVEYOR: HOMERO L. GUTIERREZ, R.P.L.S. 2600 SAN DIEGO MISSION, TEXAS 78572 (956) 583-5479

RAUL SESIN, P.E., C.F.M. GENERAL MANAGER

DATE

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CITY & ZIP

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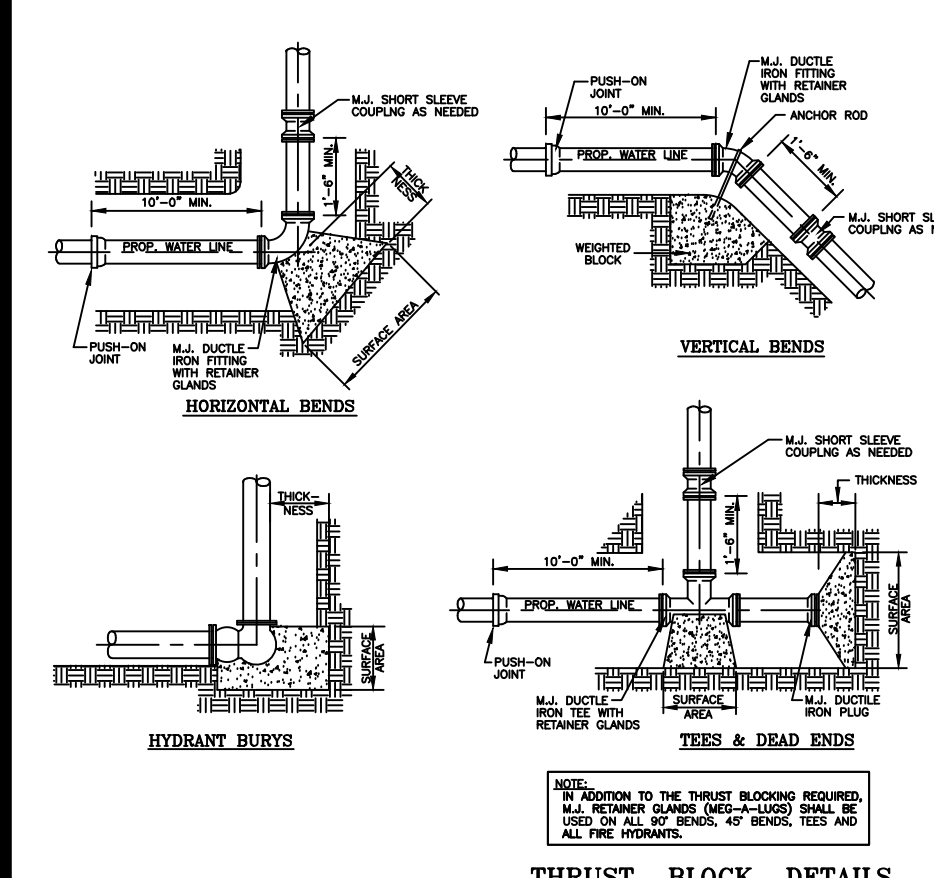
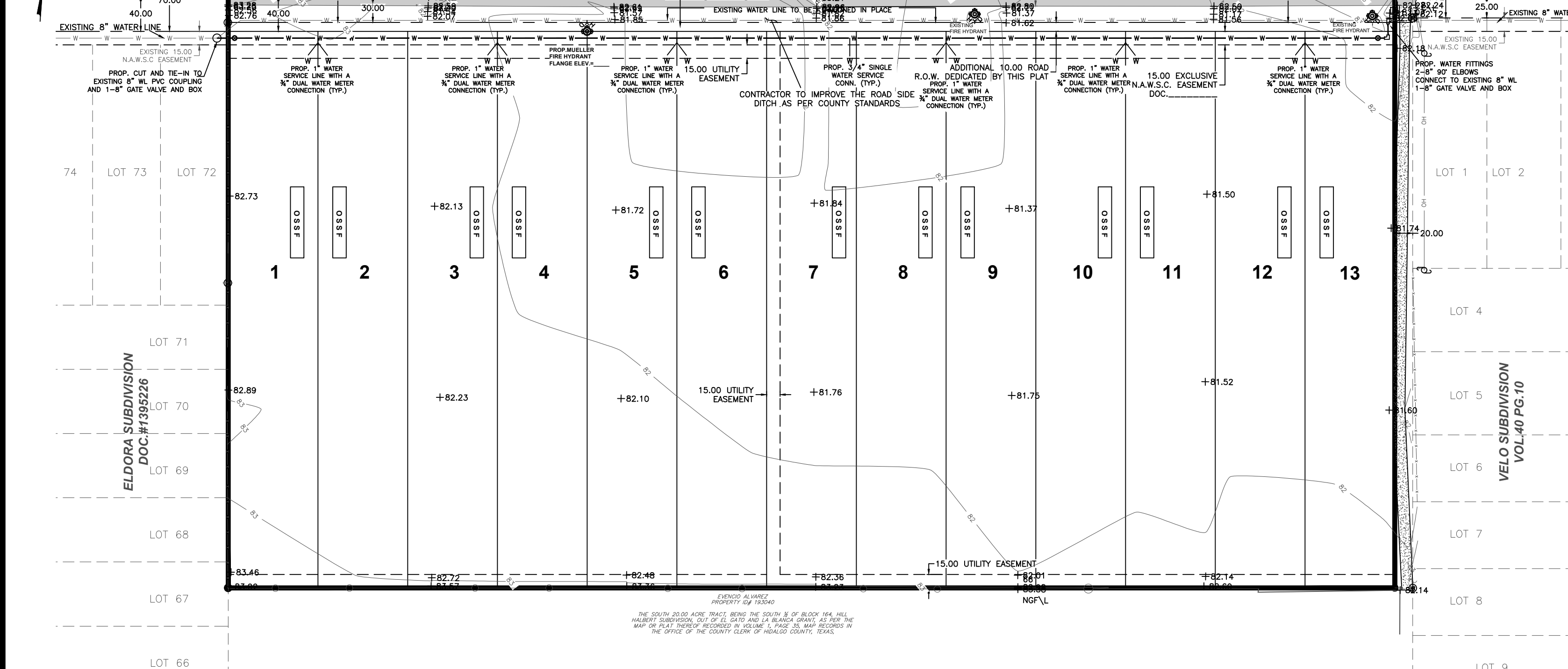
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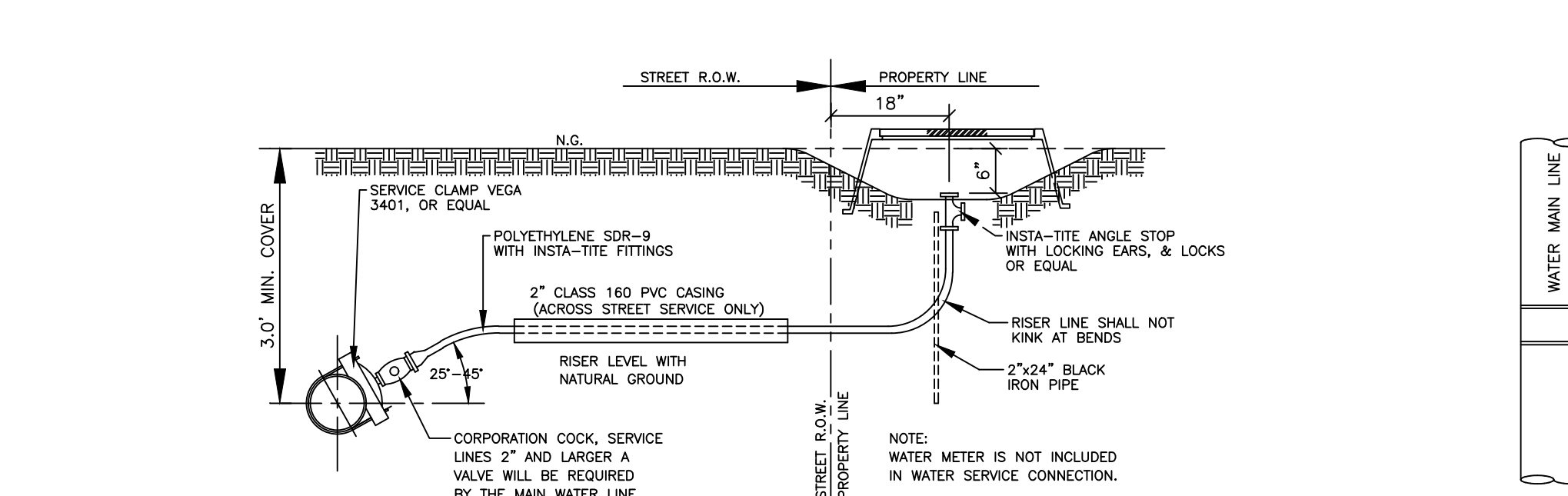
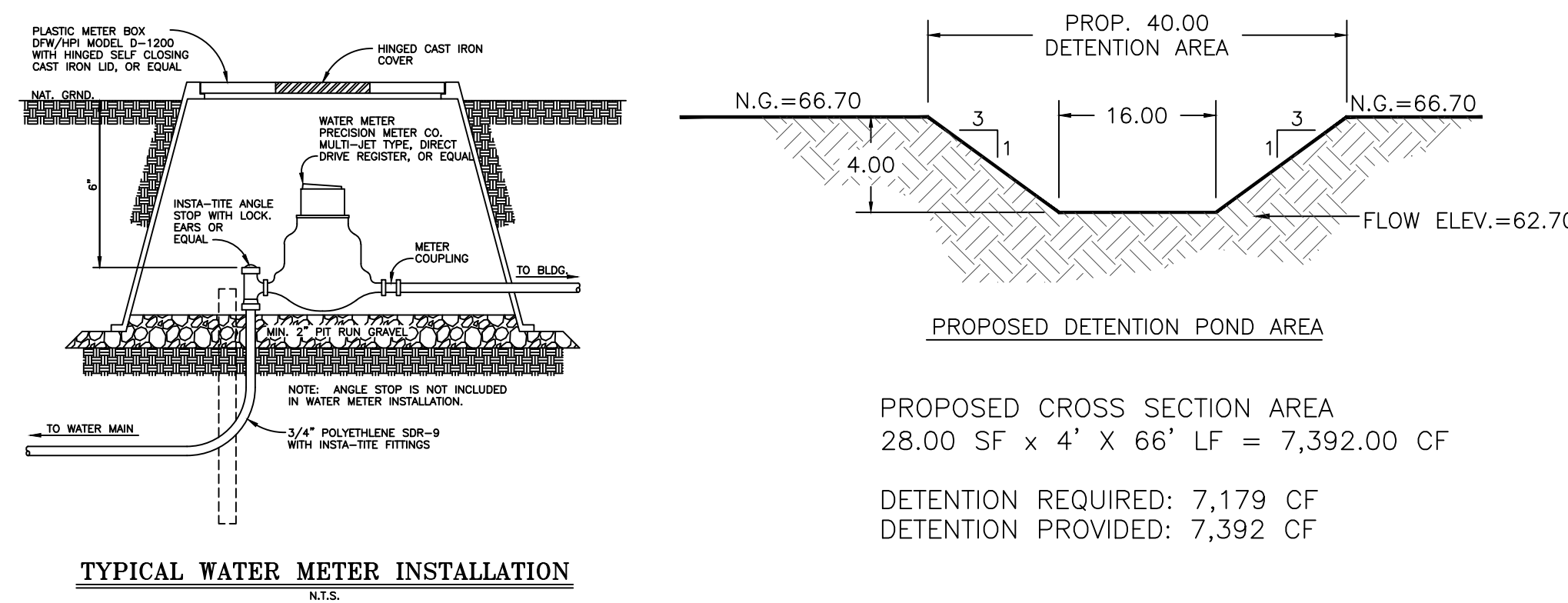
BASIS OF BEARING AS PER NAD 1983 STATE PLANE TEXAS FIPS 4205 FEET

SCALE: 1"=100'



| DIAMETER (INCHES) | LENGTH (FEET) | WEIGHT (LBS) |
|-------------------|---------------|--------------|
| 1/2"              | 10.00         | 1.00         |
| 3/4"              | 10.00         | 1.50         |
| 1"                | 10.00         | 2.00         |
| 1 1/4"            | 10.00         | 3.00         |
| 1 1/2"            | 10.00         | 4.00         |
| 2"                | 10.00         | 7.00         |
| 3"                | 10.00         | 15.00        |
| 4"                | 10.00         | 25.00        |
| 6"                | 10.00         | 60.00        |
| 8"                | 10.00         | 100.00       |
| 10"               | 10.00         | 150.00       |
| 12"               | 10.00         | 220.00       |
| 14"               | 10.00         | 300.00       |
| 16"               | 10.00         | 400.00       |
| 18"               | 10.00         | 500.00       |
| 20"               | 10.00         | 600.00       |
| 24"               | 10.00         | 800.00       |
| 30"               | 10.00         | 1200.00      |
| 36"               | 10.00         | 1600.00      |
| 42"               | 10.00         | 2100.00      |
| 48"               | 10.00         | 2700.00      |
| 54"               | 10.00         | 3300.00      |
| 60"               | 10.00         | 4000.00      |

GENERAL NOTES:  
 1. ALL WATER MAINS ARE DESIGNED FOR A HYDROSTATIC PRESSURE OF 100 P.S.I. AND A SOIL RESISTANCE OF 2,000 LBS./SQ.FT. WITH PIPELINE HAVING A MINIMUM OF 3' OF COVER.  
 2. THE CONTRACTOR SHALL CONSIDER REDUCTIONS OF THRUST BLOCK SURFACE AREA (FOR EXAMPLE) OF APPROXIMATE 50% RESISTANT TEST RESULTS GREATER THAN 2,000 LBS./SQ.FT.  
 3. THE LOCATION OF THRUST BLOCKS DEPENDS UPON THE DIRECTION OF THRUST AND TYPE OF FITTING.  
 4. RESISTANT TEST MUST BE FOR A MINIMUM OF FOUR (4) HOURS AND COMPLY WITH TESTS REVISION 1942-A, APPENDIX A.



TYPICAL WATER SERVICE CONNECTION ELEVATION N.T.S.

FINAL WATER AND SEWER ENGINEERING REPORT

WATER SUPPLY, DESCRIPTION, COST, AND OPERABILITY DATE:  
 URI ESTATES SUBDIVISION HAS BEEN PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH N.A.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND N.A.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. N.A.W.S.C. HAS ONE EXISTING 8" ALONG THE WEST SIDE OF ELDORA ROAD.

WATER DISTRIBUTION FOR THE URI ESTATES SUBDIVISION CONSISTS OF THREE (3)-1" DIAMETER DUAL SERVICE LINES ONE (1)-3/4" DIAMETER SINGLE SERVICE LINE, THE DUAL SERVICE LINES, THE SINGLE SERVICE LINE, THE FIRE HYDRANT, THE METER BOXES & LOOKS HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$ \_\_\_\_\_ PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$ \_\_\_\_\_ 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 AND OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO N.A.W.S.C. UPON REQUEST BY THE LOT OWNER, N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES DESCRIPTION, COST AND OPERABILITY DATE:  
 SEWAGE FROM T & O RANCH NO.4 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. A CERTIFIED LICENSED SANITARIAN 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. THIS LOT HAS ADEQUATE AREA FOR A REPLACEMENTS DRAIN FIELD.

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. TOTAL OF 4 BORINGS WERE DONE (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMIT AREA). THE SOIL IS A HIDALGO FINE SANDY LOAM, (25); HYDROLOGIC GROUP B. -HIDALGO SANDY CLAY LOAM (28); HYDROLOGIC GROUP B. -WILLACY FINE SANDY LOAM (70); HYDROLOGIC GROUP B 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.

THE ESTIMATED COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$1,500.00, INCLUDING THE COSTS FOR THE REQUIRED PERMIT AND LICENSE. NO OSSF'S HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL WITH THE FILING OF THIS FINAL PLAT. THE SUBDIVIDER IS PROVIDING ADEQUATE FINANCIAL GUARANTEES OF PERFORMANCE IN THE FORM OF A (PERSONAL CHECK) REPRESENTING A "CASH DEPOSIT" TO BE HELD BY THE COUNTY OF HIDALGO IN ESCROW IN THE AMOUNT OF \$10,500.00, WHICH IS THE ESTIMATED TOTAL COST TO INSTALL A SEPTIC TANK SYSTEM ON EACH LOT. THE SUBDIVIDER WILL INCLUDE THE COST OF A SEPTIC TANK SYSTEM IN THE SALE PRICE OF THE LOT.

AT ANY TIME AFTER THE LOT IS SOLD, THE PURCHASER MAY INITIATE INSTALLATION OF AN OSSF SYSTEM BY WRITING OR CALLING THE SUBDIVIDER. SUBDIVIDER SHALL BE RESPONSIBLE TO FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AN APPLICATION FOR A PERMIT TO INSTALL AN OSSF. THE OSSF SYSTEM SHALL BE INSTALLED ON THE LOT PRIOR TO THE COUNTY ISSUING A FINAL LIGHT AND WATER CLEARANCE.

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 16.343, WATER CODE, I CERTIFY THAT THE COST TO INSTALL THE WATER DISTRIBUTION SYSTEM AND 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 \$ \_\_\_\_\_ WHICH EQUALS TO \$ \_\_\_\_\_ PER LOT.  
 SEWAGE FACILITIES - SEPTIC SYSTEM HAS BEEN INSTALLED AT A TOTAL COST OF \$1,500.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$10,500.00 FOR THE ENTIRE SUBDIVISION.

JOSE N. SALDIVARI, PE  
 P.E. # 94076

DRAINAGE REPORT FOR URI ESTATES SUBDIVISION

URI ESTATES IS A PROPOSED 13-LOT (2,915) RESIDENTIAL SUBDIVISION LOCATED IN HIDALGO COUNTY, LOCATED ON THE EAST SIDE OF MILE 4 W RD AND APPROXIMATELY 2,300 FT NORTH OF MILE 11 N. BEING A 20.00-ACRE TRACT OF LAND OUT OF TRACT 268, BLOCK 131 OF THE WEST TRACT SUBDIVISION, LLANO GRANDE GRANT VOL. 2, PAGES 34-37, OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS.

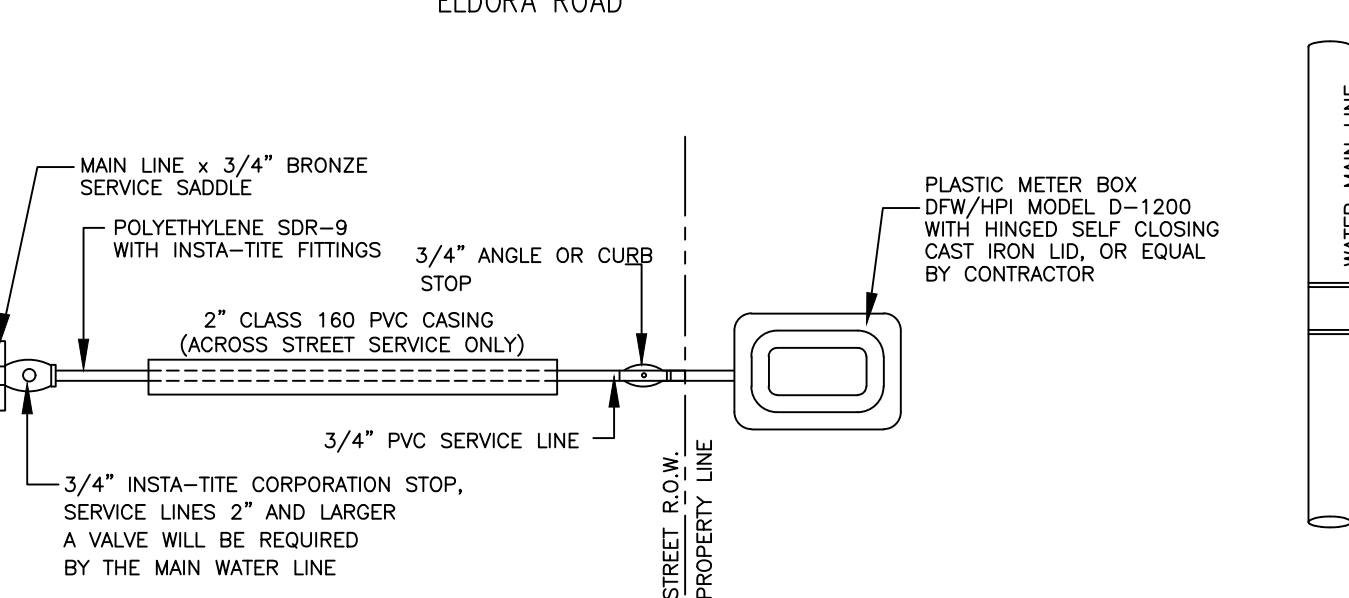
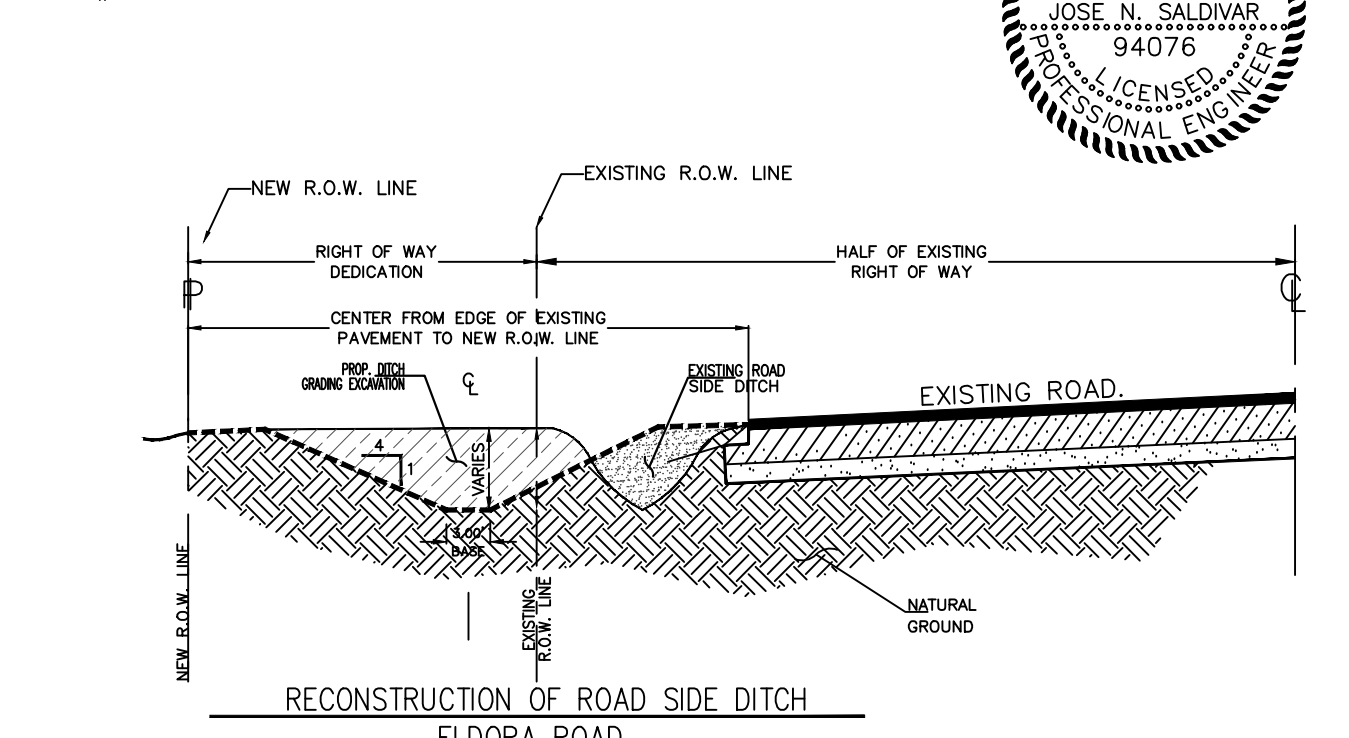
THE PROPOSED SUBDIVISION IS IN ZONE "X" (NO SHADING) DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAIN, AND ZONE "X" (SHADING) DEFINED AS AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREA PROTECTED BY LEVEES FROM 10-YEAR FLOOD. ACCORDING TO THE FEMA FIRM COMMUNITY PANEL NO. 480334 0450 C, REVISION TO REFLECT LOOM DATED MAY 30, 2002.

ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE USDA NATURAL RESOURCES CONSERVATION SERVICE, THE SITE CONSISTS OF: -HIDALGO FINE SANDY LOAM, (25); HYDROLOGIC GROUP B. -HIDALGO SANDY CLAY LOAM (28); HYDROLOGIC GROUP B. -WILLACY FINE SANDY LOAM (70); HYDROLOGIC GROUP B. SOIL SURVEY IS ATTACHED.

THE EXISTING RUNOFF SHEET FLOWS OVERLAND IN A EAST DIRECTION TOWARDS THE EXISTING DRAIN DITCH. THERE IS CURRENTLY NO APPARENT DRAINAGE SYSTEM OTHER THAN NATURAL OVERLAND FLOW. BASED ON THE RATIONAL METHOD AND THE ATTACHED CALCULATIONS, AN EXISTING 10-YEAR STORM EVENT GENERATES 7.56 CFS OF RUNOFF. THE PROPOSED RUNOFF AFTER DEVELOPMENT IS 20.52 CFS FOR A 50-YEAR STORM EVENT. THE PROPOSED PROJECT WILL HAVE AN APPROXIMATE INCREASE OF 12.96 CFS OF STORM RUNOFF FOR A 50-YEAR STORM EVENT.

IN ACCORDANCE WITH THE COUNTY OF HIDALGO'S DRAINAGE REQUIREMENTS, 35,871 CUBIC FEET (0.823 AC-FT) OF RUNOFF DETENTION WILL NEED TO BE DETAINED FOR A 50-YEAR STORM EVENT ON URI ESTATES SUBDIVISION. RUNOFF WILL BE DETAINED BY WIDENING THE EXISTING DITCH ON THE EAST SIDE OF THE SUBDIVISION. TOTAL DETENTION PROVIDED AFTER IMPROVEMENTS WOULD BE 35,883 CUBIC FEET (0.823 AC-FT). RUNOFF WILL NOT BE INCREASED DURING A 50- YEAR STORM EVENT DUE TO THE PROPOSED SUBDIVISION.

JOSE N. SALDIVARI, PE  
 P.E. # 94076



TYPICAL VALVE and VALVE BOX INSTALLATION N.T.S.

PROVISION DE AGUA, DESCRIPCION, GASTOS Y FECHAS DE INICIO

URI ESTATES SUBDIVISION HA SIDO PROPVEIDA DE AGUA POTABLE POR MUTUALITY HIGHWAY WATER SUPPLY CORPORATION (N.A.W.S.C.). EL DUEÑO Y N.A.W.S.C. HAN HECHO UN CONTRATO EN CUAL N.A.W.S.C. HA PROMETIDO PROPORCIONAR SUFICIENTE AGUA A LA SUBDIVISION DURANTE AL MENOS 30 AÑOS Y N.A.W.S.C. HA PROPORCIONADO LA DOCUMENTACION PARA ESTABLECER SUFICIENTEMENTE LA CANTIDAD Y LA CALIDAD DE LOS ABASTECIMIENTOS DE AGUA DISPONIBLES PARA SERVIR EL DESARROLLO LLENO DE ESTA SUBDIVISION. N.A.W.S.C. TIENE UNA LINEA DE AGUA DE 3 PULGADAS DE DIAMETRO A LADO ESTE DE LA CALLE MILLA 4 WEST.

LA DISTRIBUCION DE AGUA PARA T & O RANCH NO.3 SUBDIVISION CONSISTE EN DOS (2) LINEAS DE 1" DIAMETRO DE SERVIDO DUAL CUALES TERMINAN EN LAS CAJAS DEL MEDIDOR CON CANODADOS DE CADA SOLAR. LAS LINEAS DE SERVIDO DUALES Y LAS CAJAS DEL MEDIDOR HAN SIDO INSTALADAS A UN COSTO TOTAL DE \$ \_\_\_\_\_ O \$ \_\_\_\_\_ POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA N.A.W.S.C. DE ACUERDO AL CONTRATO DE LA CARTA DE 30 AÑOS LA CUAL 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 N.A.W.S.C. LO INSTALARA SIN ALGUN GASTO AL DUEÑO. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SE REGISTRADA EN EL CONDADO DE HIDALGO.

DRENAJE, DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR. ESTA FOSA SETICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. UN EVALUADOR DE SUELO Y INSTALADOR AUTORIZADO POR EL ESTADO HA EVALUADO EL AREA DONDE SE ENCONTRARA 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) SEGON EL REPORTE.

EL COSTO ESTIMADO 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. EN ESTOS MOMENTOS NINGUNA FOSA SEPTICA HA SIDO INSTALADA EN EL PROCESO DE LA APROBACION FINAL.

CON EL ARCHIVOAMIENTO DEL PLANO FINAL, EL DUEÑO DE LA SUBDIVISION PROPORCIONARA UNA GARANTIA FINANCIERA ADECUADA COMO CONDICION DE UN (CHEQUE PERSONAL) REPRESENTANDO UN CASH DEPOSIT EN ENTENDIO POR EL CONDADO DE HIDALGO EN LA CANTIDAD DE (\$6,000.00), QUE ES EL COSTO TOTAL ESTIMADO PARA INSTALAR UN SISTEMA DE FOSA SEPTICAS EN CADA TERRENO. EL DUEÑO DE LA SUBDIVISION INCLUIRA EL COSTO DE UN SISTEMA DE FOSA SEPTICAS EN EL PRECIO DE VENTA DEL TERRENO.

EN CUALQUIER MOMENTO DESPUES DE QUE EL TERRENO SEA VENDIDO, EL COMPRADOR PUEDE INICIA LA INSTALACION DE UN SISTEMA SEPTICO ESCRIBIENDO O LLAMANDO AL DUEÑO DE LA SUBDIVISION Y ENTONCES ARCHIVANDO EN EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO UNA APLICACION PARA UN PERMISO DE CONSTRUIR PARA UN SISTEMA SEPTICA. LAS FOSAS SEPTICAS DEBEN DE ESTAR INSTALADAS ANTES QUE EL CONDADO DE HIDALGO PUEDA APROBAR LA AUTORIZACION DE LUZ Y AGUA.

CERTIFICACION:  
 CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO COMPLEN 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 SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$ \_\_\_\_\_ O \$ \_\_\_\_\_ POR LOTE.  
 DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$1,500.00 POR SISTEMA A UN COSTO TOTAL DE \$6,000.00 TODA LA SUBDIVISION.

JOSE N. SALDIVARI, PE  
 P.E. # 94076

CONSTRUCTION COST ESTIMATE:

|              |             |
|--------------|-------------|
| 1-WATER:     | \$ N/A      |
| 2-OSSF:      | \$5,000.00  |
| 3-PAVING:    | \$ N/A      |
| 4-DRAINAGES: | \$ N/A      |
| TOTAL:       | \$ 5,000.00 |

SUBDIVIDER CERTIFICATION:

1.-BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH 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:

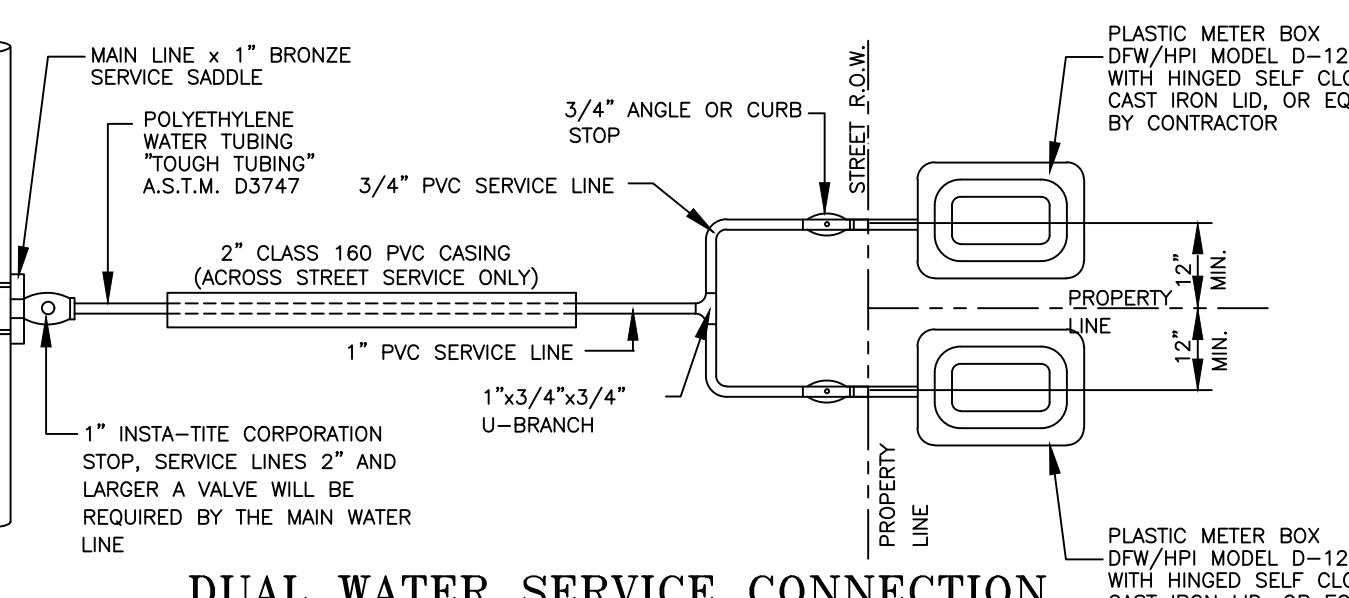
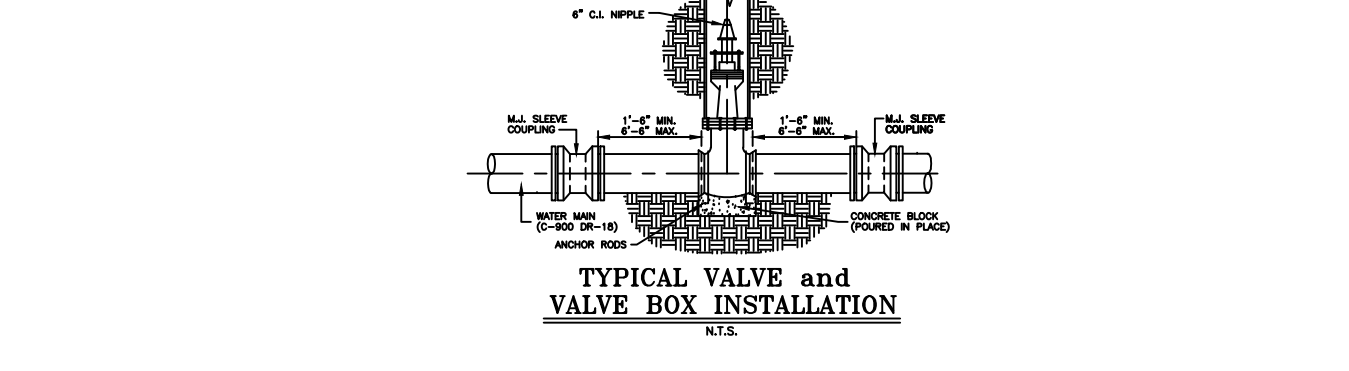
1.-I TJ & CJ LAND LTD SUBDIVIDER OF URI ESTATES SUBDIVISION HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE WITH HIDALGO COUNTY HEALTH DEPARTMENT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY AND QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE REQUIRED BY STATE AND COUNTY REGULATIONS.

CHRIS FRISBY-MANAGING MEMBER  
 DATE \_\_\_\_\_

STATE OF TEXAS COUNTY OF HIDALGO  
 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHRIS FRISBY-MANAGING MEMBER OF TJ & CJ LAND LTD KNOWN TO ME TO BE THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

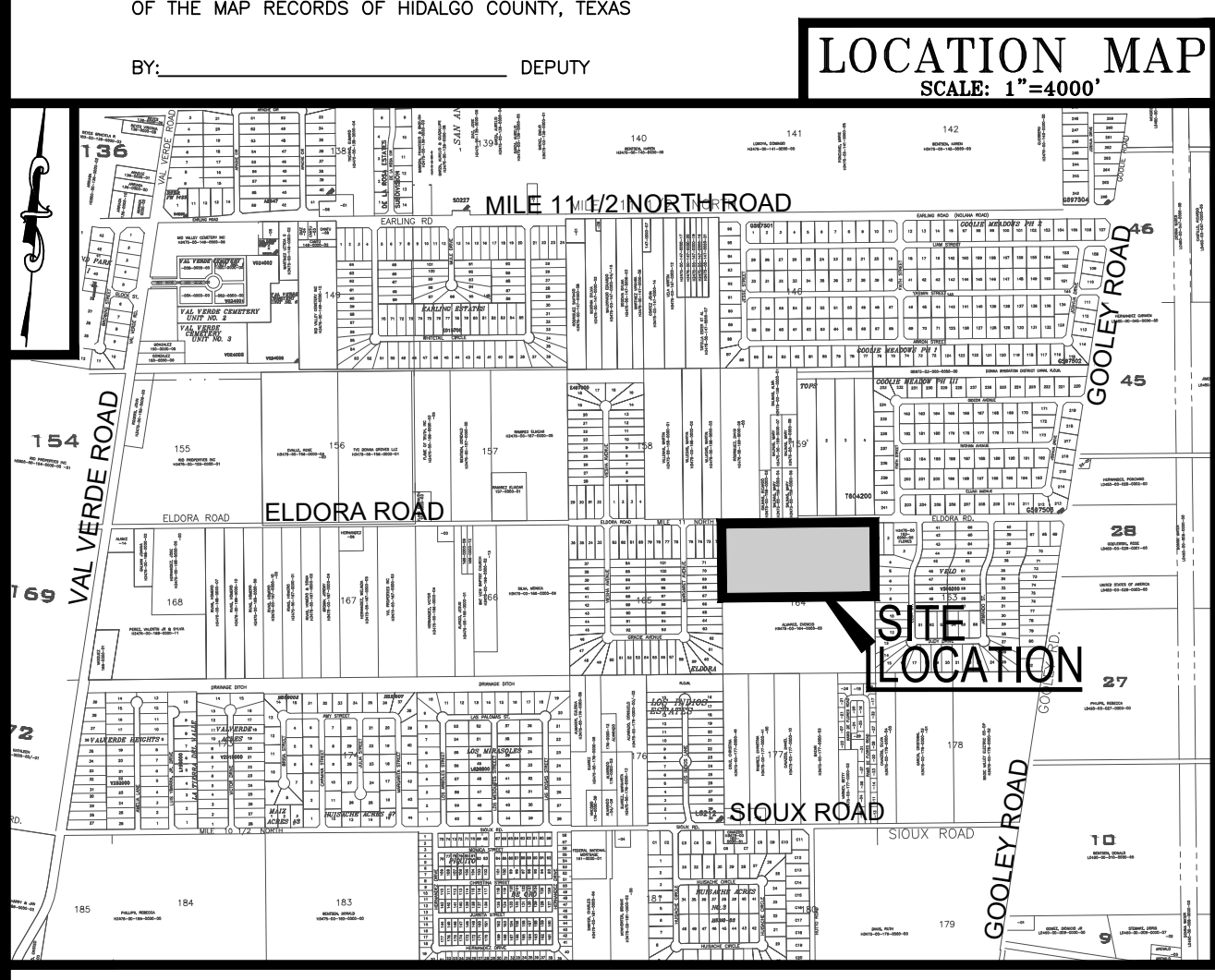
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



DUAL WATER SERVICE CONNECTION N.T.S.

FILED FOR RECORD IN HIDALGO COUNTY TEXAS  
 ARTURO GUJARDO, JR.  
 HIDALGO COUNTY CLERK



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:  
 URI ESTATES SUBDIVISION IS LOCATED ON THE SOUTH SIDE OF ELDORA ROAD APPROXIMATE 1/4 MILE WEST OF GOOLY ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF DONNA ACCORDING TO THE OFFICIAL MAP IN THE OFFICES OF THE SECRETARY OF THE CITY OF DONNA (POPULATION 35,000 - 2020 CENSUS) AND HIDALGO COUNTY PLANNING DEPARTMENT. THIS SUBDIVISION LIES IN THE 2 MILE ELY OF THE CITY OF DONNA, TEXAS UNDER LOCAL GOVERNMENT CODE 42.02 PRECINCT. No. 1.

DRAWING DATE: NOVEMBER 10, 2022  
 RELEASE DATE: JANUARY, 13, 2023  
 DRAWING REVISED DATE: 04/14/2023  
 DRAWN BY: JUAN ROBERTO TOVAR  
 CHECKED BY: JOSE N. SALDIVARI  
 UPDATED DWG. BY:

SCALE: 1" = 100'

URI ESTATES SUBDIVISION  
 A 19.70-ACRE TRACT OF LAND, MORE OR LESS, BEING THE NORTH 1/4 OF BLOCK 164, HILL HALBERT SUBDIVISION, OUT OF EL GATO AND LA BLANCA GRANT, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 35, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

PROPOSED WATER (N.A.W.S.C.) AND DRAINAGE IMPROVEMENTS

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 S2 ENGINEERING, PLLC  
 CIVIL ENGINEERING & LAND SURVEYING  
 TBP# F-22858 TELS 10194796  
 SHEET 2 OF 2