



HIDALGO COUNTY PLANNING DEPARTMENT

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

Anthony Uresti
Assistant Director

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 10-31-2023

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 PERCULATION 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. FINAL APPROVAL DATE: 10-13-2023 BY, PRECINCT 1 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 10-03-2023 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: OSSF'S have been installed

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

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

SMALL CONSTRUCTION

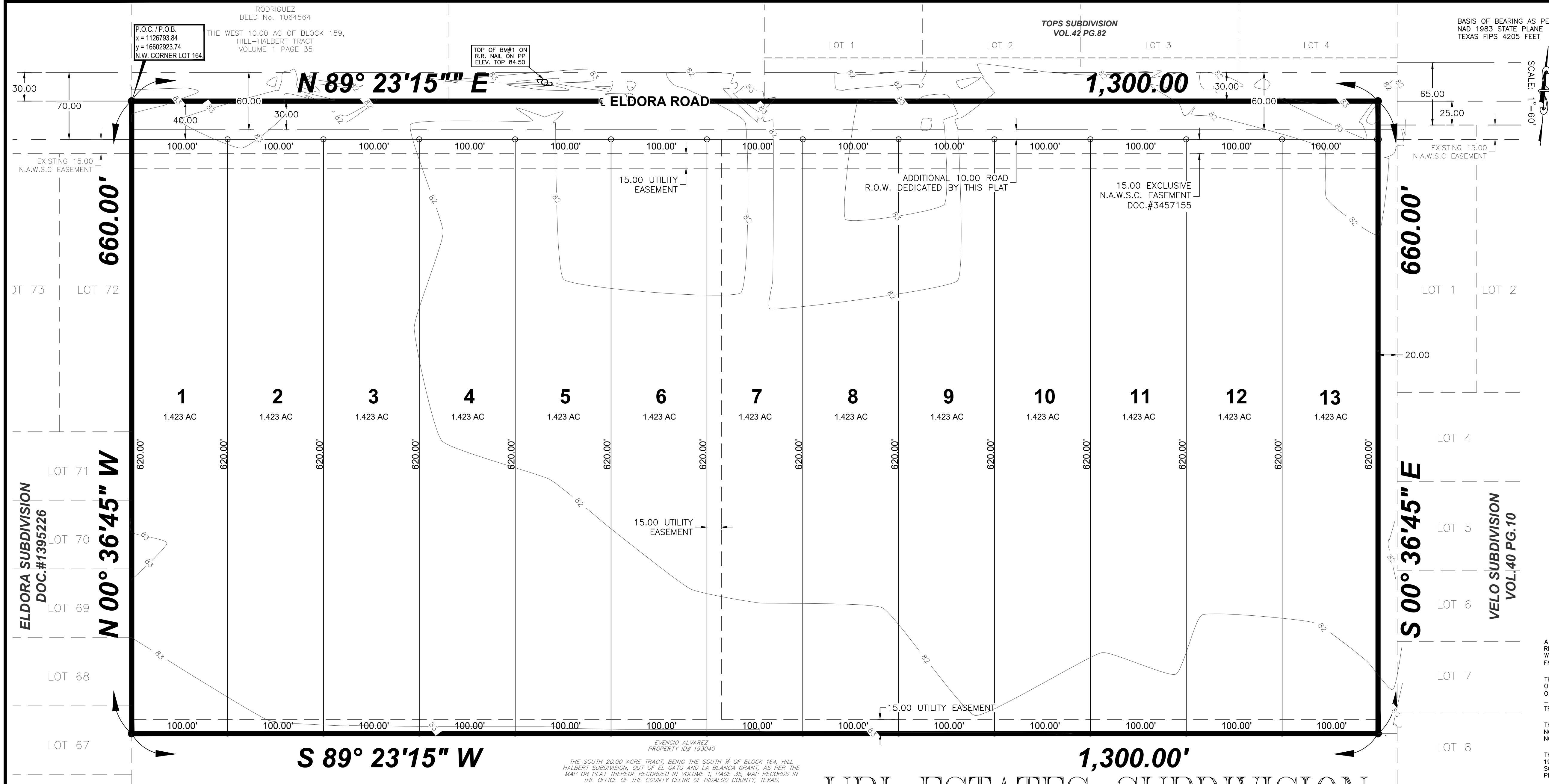
The applicant has submitted the required small construction site notice as per Part II, Section E Of the TPDES General Permit for Construction Activities (TXR150000) along with a copy of the Erosion Control Plan for the proposed project.

FINAL APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: 10-13-2023

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 PLAT NOTES**
- 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.
 - THIS SUBDIVISION IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN. FEMA FIRM COMMUNITY PANEL No. 48034-0405-G EFFECTIVE DATE: MAP REVISED: 11-16-1982
 - 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).
 - 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
 - GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE SINGLE-FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOTS. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
 - 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.
 - THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS. ---BLM NO. 1-ELEV. 84.50 TOP OF A NAIL SET ON AN EXISTING POWER POLE LOCATED NORTH OF ELDORA ROAD IN THE VICINITY APPROXIMATE 430.77 FEET FROM THE N.W. CORNER OF THIS SUBDIVISION (NAD 1988) COORDINATE: X=1127224.38 Y=16602948.08
 - IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS SUBDIVISION WILL BE REQUIRED TO DETAIN A TOTAL OF 28,183 CUBIC FEET (0.820 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 HCCD#1.)
 - NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LAW, 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.
 - 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.
 - 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.
 - 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
 - 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.
 - APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY OF A LOT.
 - THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION
 - TJ & CJ 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.
 - ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.
 - 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.
 - DRAINAGE IMPROVEMENTS ALONG ELDORA ROAD-SIDE DITCH WILL BE MAINTAINED BY HIDALGO COUNTY PCT.1
 - 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.

LEGEND

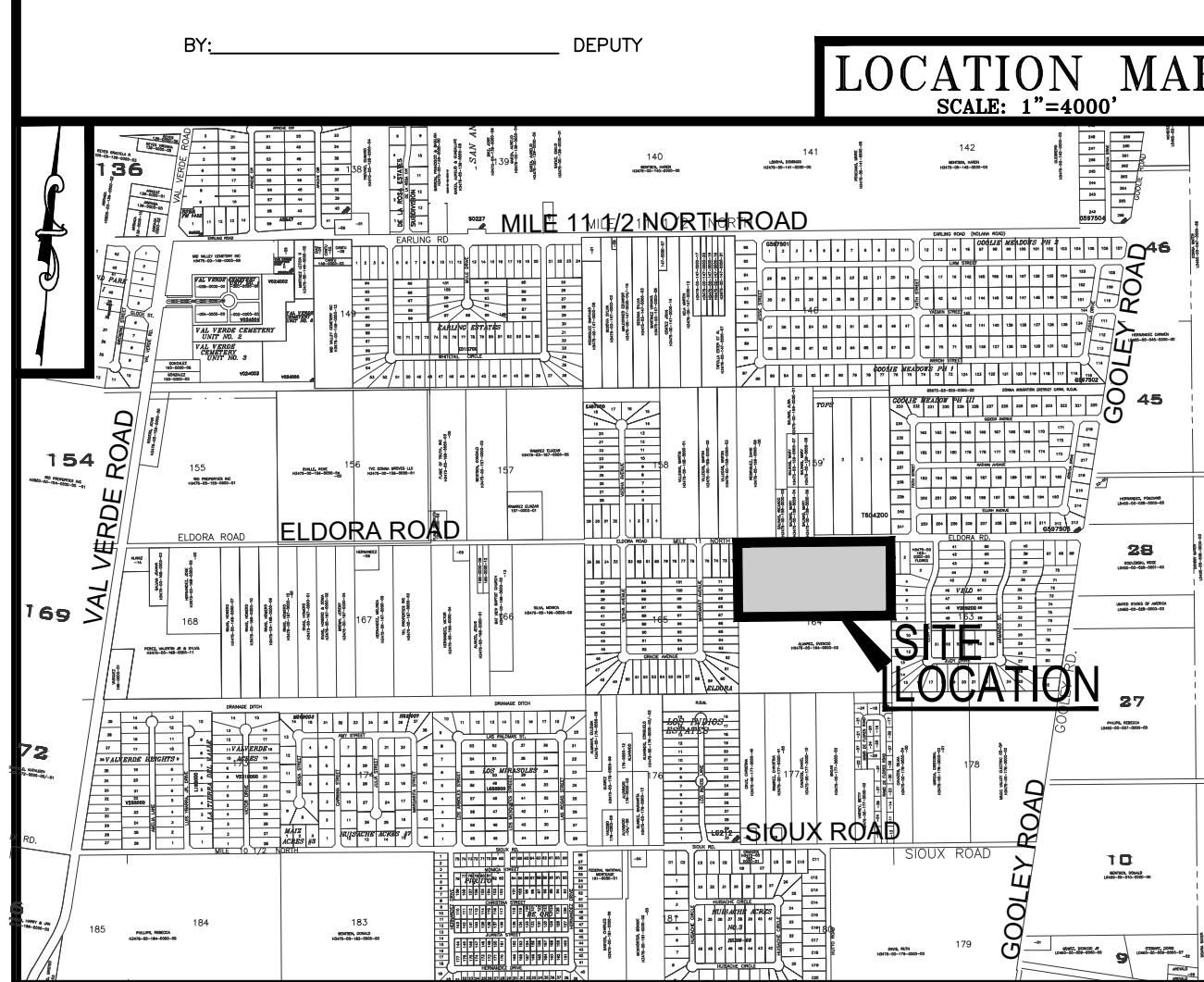
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED 2791
- 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED 2791
- SET 60-D NAIL
- R.O.W. - RIGHT OF WAY
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCING
- S.W.C. - SOUTHWEST CORNER
- L - LATITUDE AND LONGITUDE COORDINATES

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



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 GOOLEY 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 ETJ OF THE CITY OF DONNA, TEXAS UNDER LOCAL GOVERNMENT CODE 47.02, PRECINCT, No. 1.

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

TJ & CJ LAND LTD.
AS OWNER OF THE 19.70 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED URI ESTATES SUBDIVISION HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE OF STREETS, 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.

CHRIS J. FRISBY
VICE PRESIDENT OF CEF LAND, INC.
ITS SOLE GENERAL PARTNER OF TJ & CJ LAND LTD.
5901 DOLORES ST.
HOUSTON, TEXAS 77057

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHRIS J. FRISBY, KNOWN TO ME TO BE THE PERSON (S) WHOSE NAME (S) (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 _____ DAY OF _____ 20__

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

INDEX TO SHEETS OF URI ESTATES SUBDIVISION	
SHEET 1	HEADING; INDEX; LOCATION MAP; AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOT, STREETS, AND EASEMENT DESIGNATIONS (ENGLISH AND SPANISH 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 JUDGE CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. NO. 1 CERTIFICATION; DONNA IRRIGATION AND HCCD. REVISION NOTES.
SHEET 2	WATER DISTRIBUTION AND OSSF MAP; TYPICAL WATER SERVICE CONNECTION, REVISION NOTES; ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND OSSF AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; TYPICAL WATER SERVICE CONNECTION; 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.

PLANNING & ZONING COMMISSION CERTIFICATION

I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF DONNA, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS URI ESTATES SUBDIVISION CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

THE _____ DAY OF _____ 20__

CHAIRPERSON-PLANNING & ZONING COMMISSION

CITY MAYOR CERTIFICATION

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

THE _____ DAY OF _____ 20__

ATTESTED BY: CITY SECRETARY, DONNA MAYOR OF CITY OF DONNA

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 TEX. 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 OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

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

DATE _____

STATE OF TEXAS COUNTY OF HIDALGO

UNDER LOCAL GOVERNMENT CODE § 232.028(e)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE URI ESTATES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THE _____ DAY OF _____ 20__

HIDALGO COUNTY JUDGE _____ DATE _____

ATTEST: HIDALGO COUNTY CLERK _____ DATE _____

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF URI ESTATES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION _____ DATE _____

CERTIFICATE OF APPROVAL DONNA IRRIGATION DISTRICT

THIS PLAT HAS BEEN APPROVED BY THE DONNA IRRIGATION DISTRICT ON THIS THE _____ DAY OF _____ 20__

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON THE DONNA IRRIGATION DISTRICT NO. 1 RIGHT-OF-WAY OR EASEMENT. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER SHOWN OR NOT.

PRESIDENT _____ ATTEST: SECRETARY _____

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone
OWNER: CHRIS J. FRISBY, VICE PRESIDENT OF CEF LAND, INC. (BY SOLE GENERAL PARTNER TJ & CJ LAND LTD.)	5901 DOLORES ST.	HOUSTON, TEXAS 77057	(832) 372-5324
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

URI ESTATES SUBDIVISION

A 19.70-ACRE TRACT OF LAND, MORE OR LESS, BEING THE NORTH 1/2 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.

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, an exclusive perpetual easement with the right to erect, construct, install and lay 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 for 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 as 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__

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

STATE OF TEXAS COUNTY OF HIDALGO

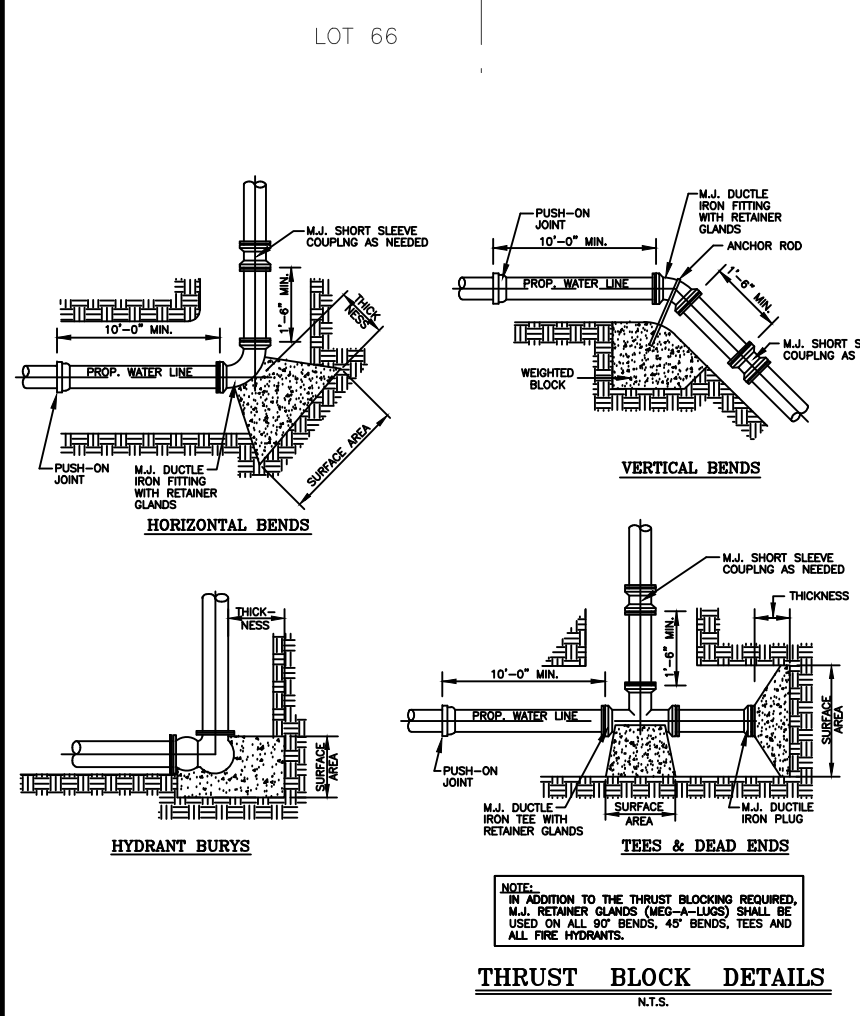
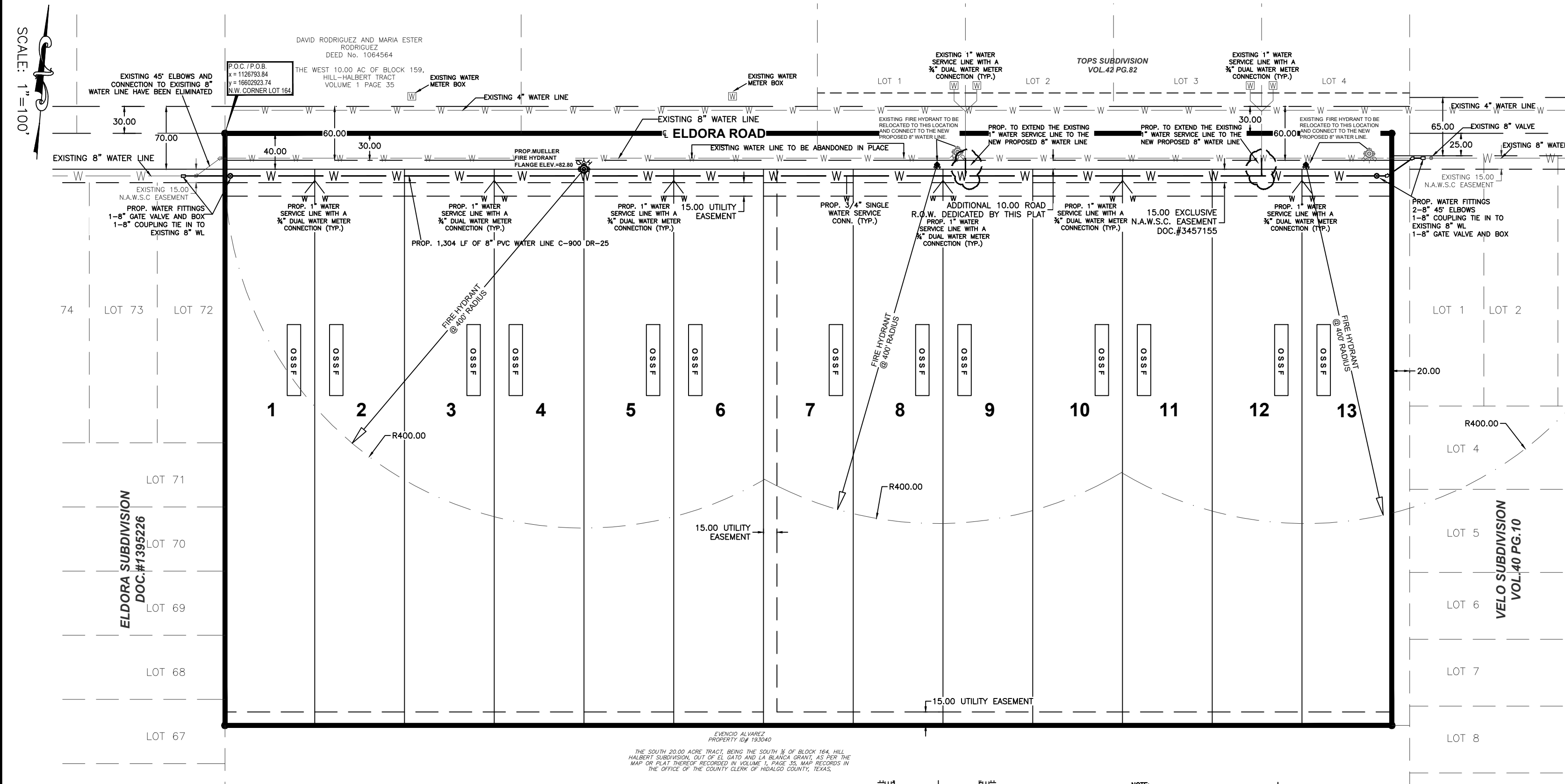
I, HOMERO LUIS GUTIERREZ, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION OF THIS SUBDIVISION WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

DATED THIS _____ DAY OF _____ 20__

PRELIMINARY REGISTERED PROFESSIONAL SURVEYOR NO. 2791 STATE OF TEXAS

2424 MIMOSA ST. MISSION, TX 78574 PHONE No. (956) 403-9787 Email: s2engineering.ns@gmail.com

S2 ENGINEERING, PLLC
CIVIL ENGINEERING & LAND SURVEYING
TBPE F-22858 TBLs 10194796



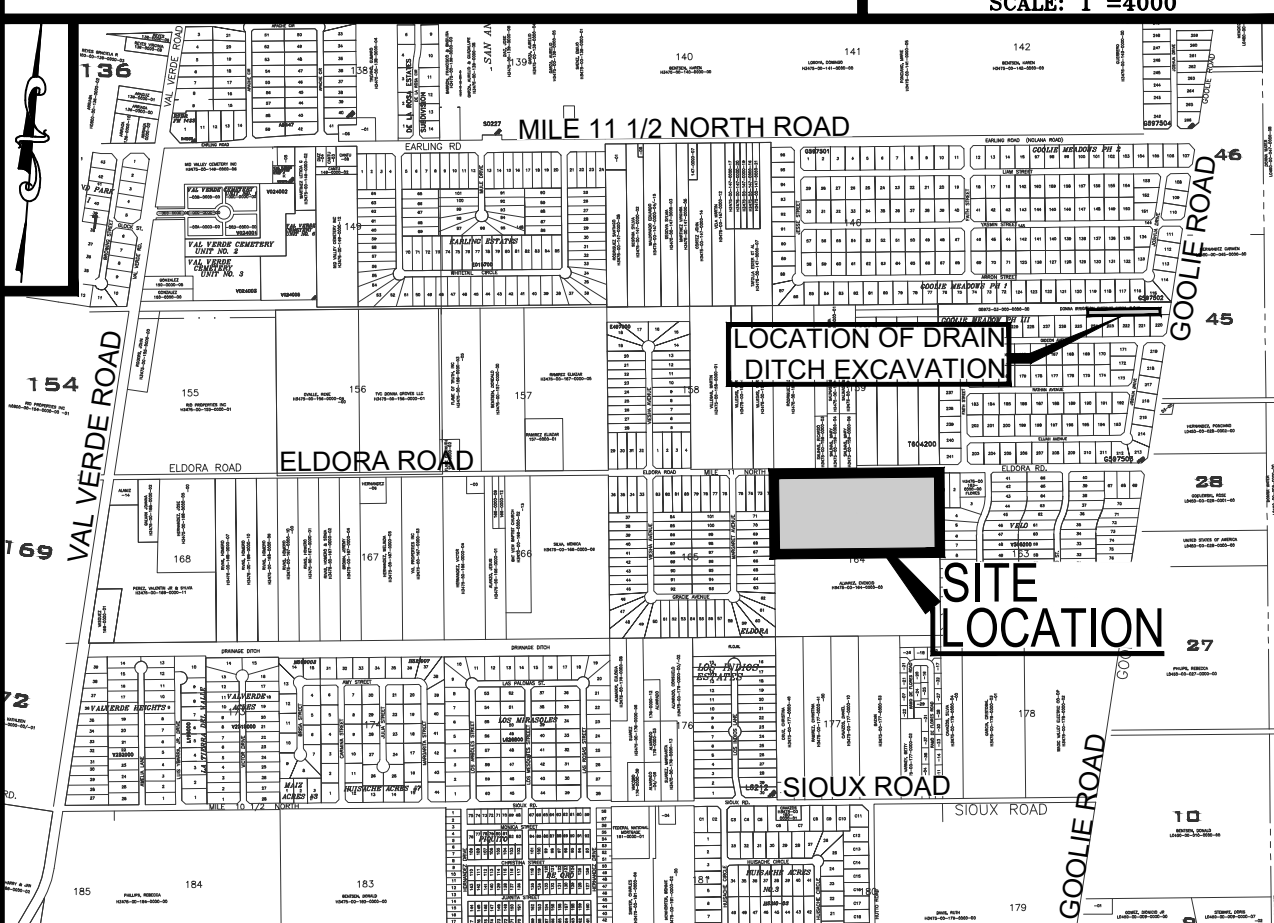
DIAMETER	LENGTH	WEIGHT	UNIT WEIGHT	WATER CAPACITY
1/2"	100'	1.10	110	0.00
3/4"	100'	1.50	150	0.00
1"	100'	2.20	220	0.00
1 1/2"	100'	3.80	380	0.00
2"	100'	6.20	620	0.00
3"	100'	11.00	1100	0.00
4"	100'	17.00	1700	0.00
6"	100'	33.00	3300	0.00
8"	100'	53.00	5300	0.00
10"	100'	77.00	7700	0.00
12"	100'	105.00	10500	0.00
15"	100'	165.00	16500	0.00
18"	100'	231.00	23100	0.00
21"	100'	303.00	30300	0.00
24"	100'	381.00	38100	0.00
30"	100'	594.00	59400	0.00
36"	100'	846.00	84600	0.00
42"	100'	1134.00	113400	0.00
48"	100'	1458.00	145800	0.00
54"	100'	1818.00	181800	0.00
60"	100'	2214.00	221400	0.00
72"	100'	3381.00	338100	0.00
84"	100'	4758.00	475800	0.00
96"	100'	6354.00	635400	0.00
108"	100'	8172.00	817200	0.00
120"	100'	10212.00	1021200	0.00

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

ON: _____ AT _____ AM/PM

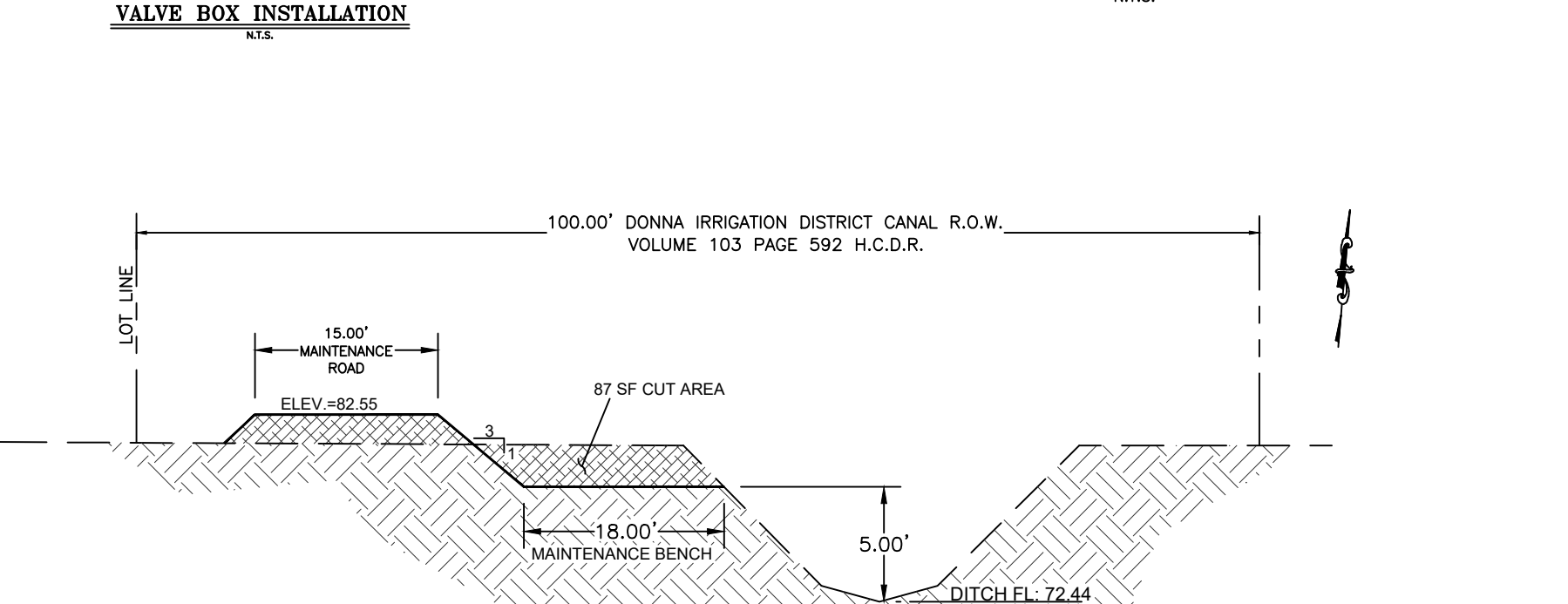
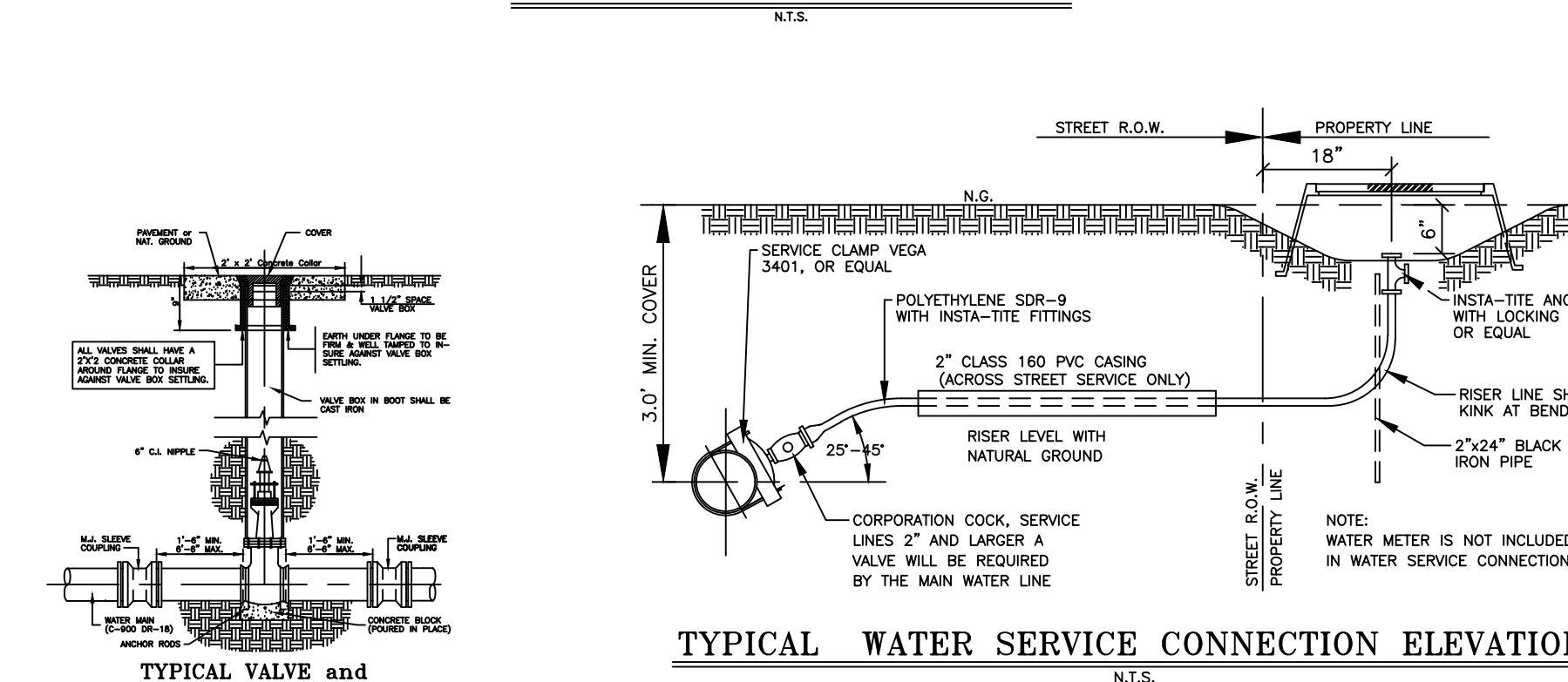
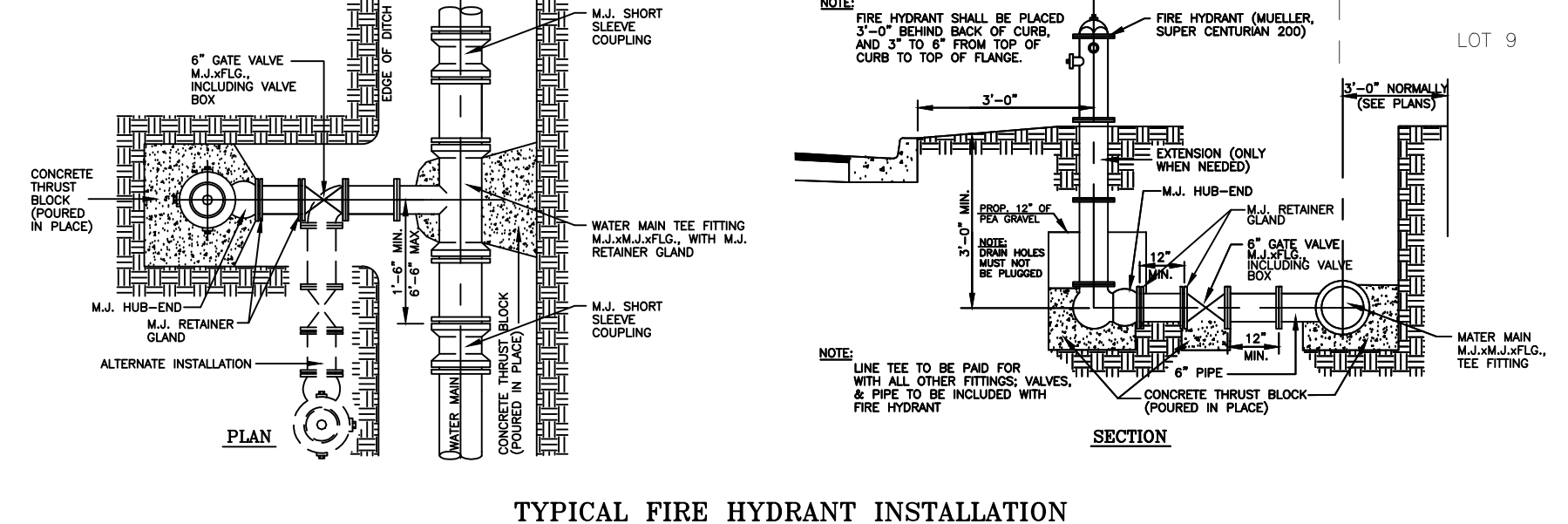
INSTRUMENT NUMBER _____ OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY



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 GOOLIE 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.



PROPOSED DRAIN DITCH EXCAVATION
 PROPOSED WIDENING OF DRAIN DITCH EXCAVATION
 87.00 SF x 325.00 LF = 28,275.00 CF / 1,047.22 CY

DETENTION REQUIRED: 28,193.00 CF / 1,044.19 CY
 DETENTION PROVIDED: 28,275.00 CF / 1,047.22 CY

** SEE LOCATION MAP FOR REFERENCE **

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 SIX (6)-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 OR 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 DATES
 SEWAGE FROM URI ESTATES SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES (OSSF) CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEWAGE TANK AND A DRAIN FIELD ON EACH LOT. A CERTIFY LICENSE 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. EACH 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 \$19,500.00, 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 \$19,500.00 FOR THE ENTIRE SUBDIVISION.

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

DATE _____

DRAINAGE REPORT FOR URI ESTATES SUBDIVISION

URI ESTATES SUBDIVISION IS A PROPOSED 13-LOT SINGLE-FAMILY SUBDIVISION IN HIDALGO COUNTY, LOCATED ON THE SOUTH SIDE OF ELDORA ROAD APPROXIMATE 1/4 MILE WEST OF GOOLIE ROAD. IT WOULD CORRESPOND TO CITY OF WESLACO EXTRATERRITORIAL JURISDICTION (ETJ), BEING A 19.70 ACRE-TRACT OF LAND, MORE OR LESS, BEING THE NORTH 1/2 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.

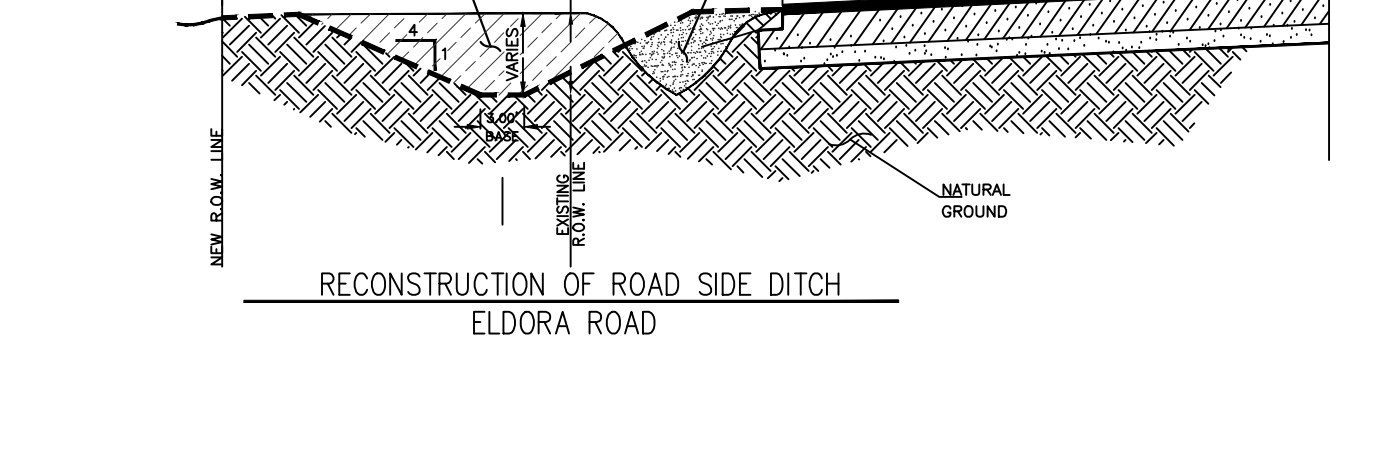
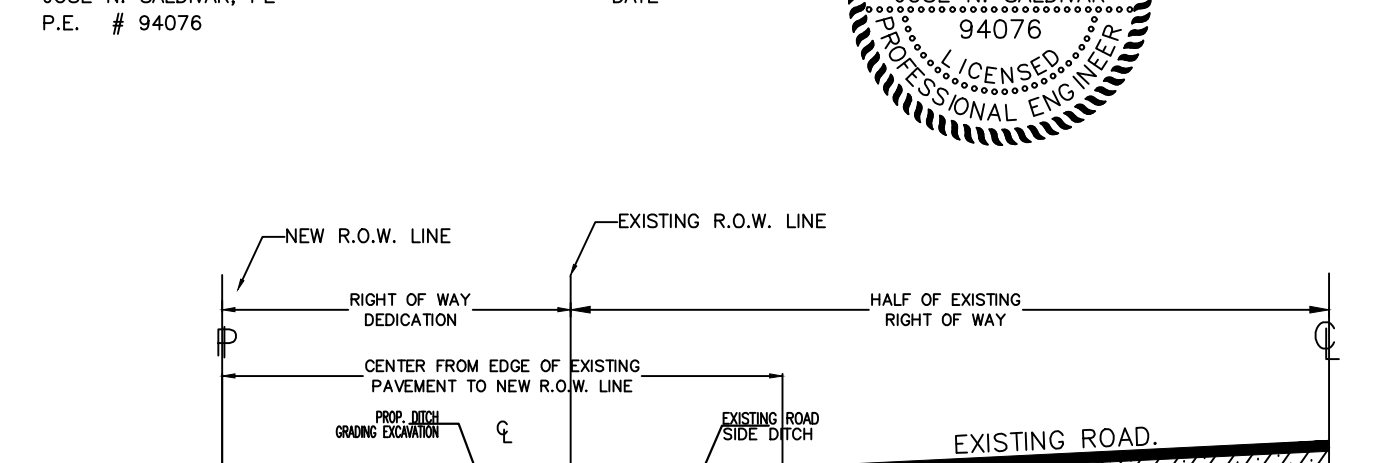
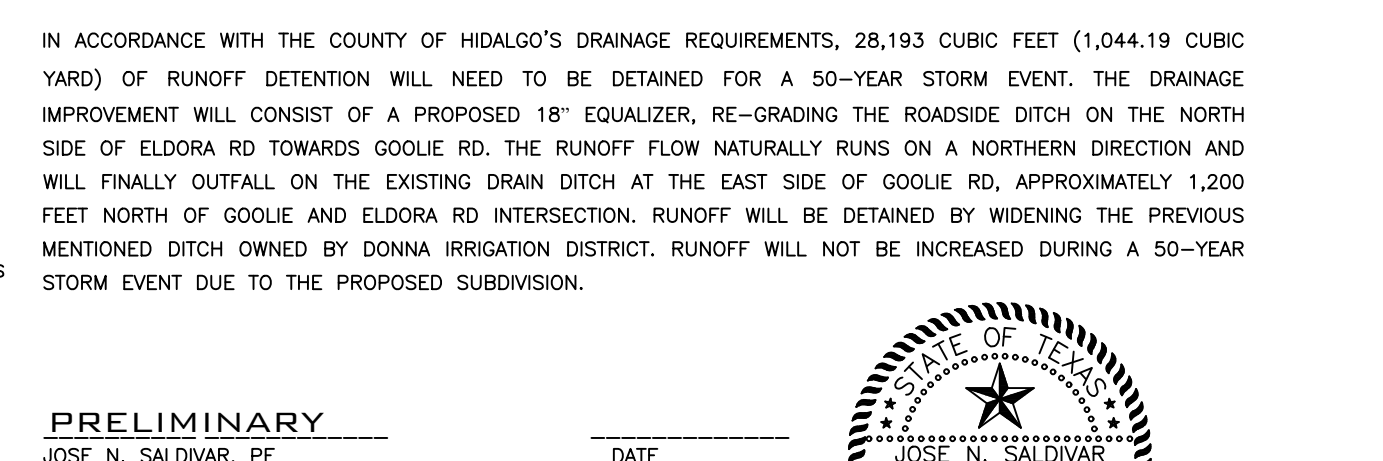
THE PROPOSED SUBDIVISION IS IN ZONE "C" (NO-SHADING) ACCORDING TO THE FEMA FIRM COMMUNITY PANEL NO. 480334 0425 C DATED NOVEMBER 16, 1982, DEFINED AS AREAS OF MINIMAL FLOODING. ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE USDA NATURAL RESOURCES CONSERVATION SERVICE, THE SITE CONSISTS OF HIDALGO SANDY CLAY LOAM (28); HYDROLOGIC GROUP B AND HIDALGO SANDY CLAY LOAM, SALINE (30); HYDROLOGIC GROUP B.

THE EXISTING RUNOFF SHEET FLOWS OVERLAND TOWARDS ELDORA RD. 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 6.39 CFS OF RUNOFF. THE PROPOSED RUNOFF AFTER DEVELOPMENT IS 11.77 CFS FOR A 50-YEAR STORM EVENT. THE PROPOSED PROJECT WILL HAVE AN APPROXIMATE INCREASE OF 5.38 CFS OF STORM RUNOFF FOR A 50-YEAR STORM EVENT.

IN ACCORDANCE WITH THE COUNTY OF HIDALGO'S DRAINAGE REQUIREMENTS, 28,193 CUBIC FEET (1,044.19 CUBIC YARD) OF RUNOFF DETENTION WILL NEED TO BE DETAINED FOR A 50-YEAR STORM EVENT. THE DRAINAGE IMPROVEMENT WILL CONSIST OF A PROPOSED 18" EQUALIZER, RE-GRADING THE ROADSIDE DITCH ON THE NORTH SIDE OF ELDORA RD TOWARDS GOOLIE RD. THE RUNOFF FLOW NATURALLY RUNS ON A NORTHERN DIRECTION AND WILL FINALLY OUTFALL ON THE EXISTING DRAIN DITCH AT THE EAST SIDE OF GOOLIE RD, APPROXIMATELY 1,200 FEET NORTH OF GOOLIE AND ELDORA RD INTERSECTION. RUNOFF WILL BE DETAINED BY WIDENING THE PREVIOUS MENTIONED DITCH OWNED BY DONNA IRREGATION DISTRICT. RUNOFF WILL NOT BE INCREASED DURING A 50-YEAR STORM EVENT DUE TO THE PROPOSED SUBDIVISION.

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

DATE _____



NOTE: IF UTILITY EASEMENT IS DEDICATED AT THE FRONT OF THE LOT, THE LOCATION OF THE ANGLE STOP IS TO BE DETERMINED BY N.A.W.S.C. AND THE ENGINEER.

PROVISION OF AGUA: DESCRIPCION, GASTOS Y FECHAS DE INICIO
 URI ESTATES SUBDIVISION HA SIDO PROPVEIDA DE AGUA POTABLE POR NORTH ALAMO 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 8 PULGADAS DE DIAMETRO A LADO SUR DE LA CALLE ELDORA ROAD.

LA DISTRIBUCION DE AGUA PARA URI ESTATES SUBDIVISION CONSISTE EN SEIS (6) LINEAS DE 1" DIAMETRO DE SERVICIO DUAL CUALES TERMINAN EN LAS CAJAS DEL MEDIDOR CON CANDADOS DE CADA SOLAR. LAS LINEAS DE SERVICIO DUALES Y LAS CAJAS DEL MEDIDOR HAN SIDO INSTALADAS A UN COSTO TOTAL DE \$ _____ O \$ _____ POR LOTE. EL DUEÑO DEL DUEÑO 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 DE 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 SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. UN EVALUADOR DE SUELO Y UN INSTALADOR AUTORIZADO POR EL ESTADO 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.

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 ARCHIVAMIENTO DEL PLANO FINAL, EL DUEÑO DE LA SUBDIVISION PROPORCIONARA UNA GARANTIA FINANCIERA ADECUADA QUE SERA EN FORMA DE UN (CHEQUE PERSONAL) REPRESENTANDO UN "DEPOSITO EN EFECTIVO" OBTENIDO POR EL CONDADO DE HIDALGO EN LA CANTIDAD DE (\$19,500.00), 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 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 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 \$19,500.00 TODA LA SUBDIVISION.

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

DATE _____

CONSTRUCTION COST ESTIMATE:

1-WATER:	\$ N/A
2-OSSF:	\$19,500.00
3-PAVING:	\$ N/A
4-DRAINAGES:	\$ N/A
TOTAL:	\$ 0

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.

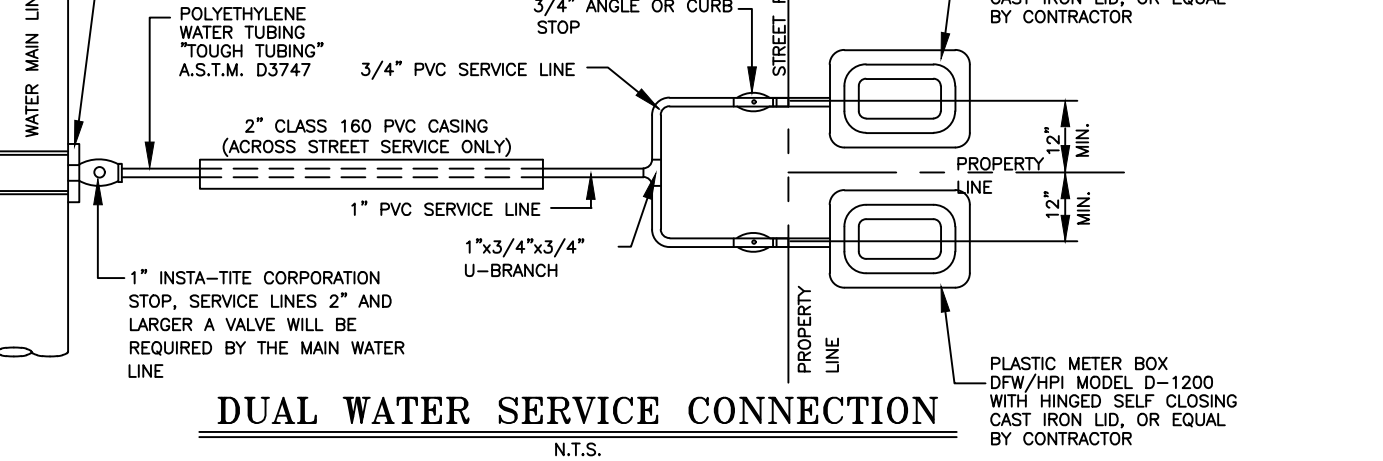
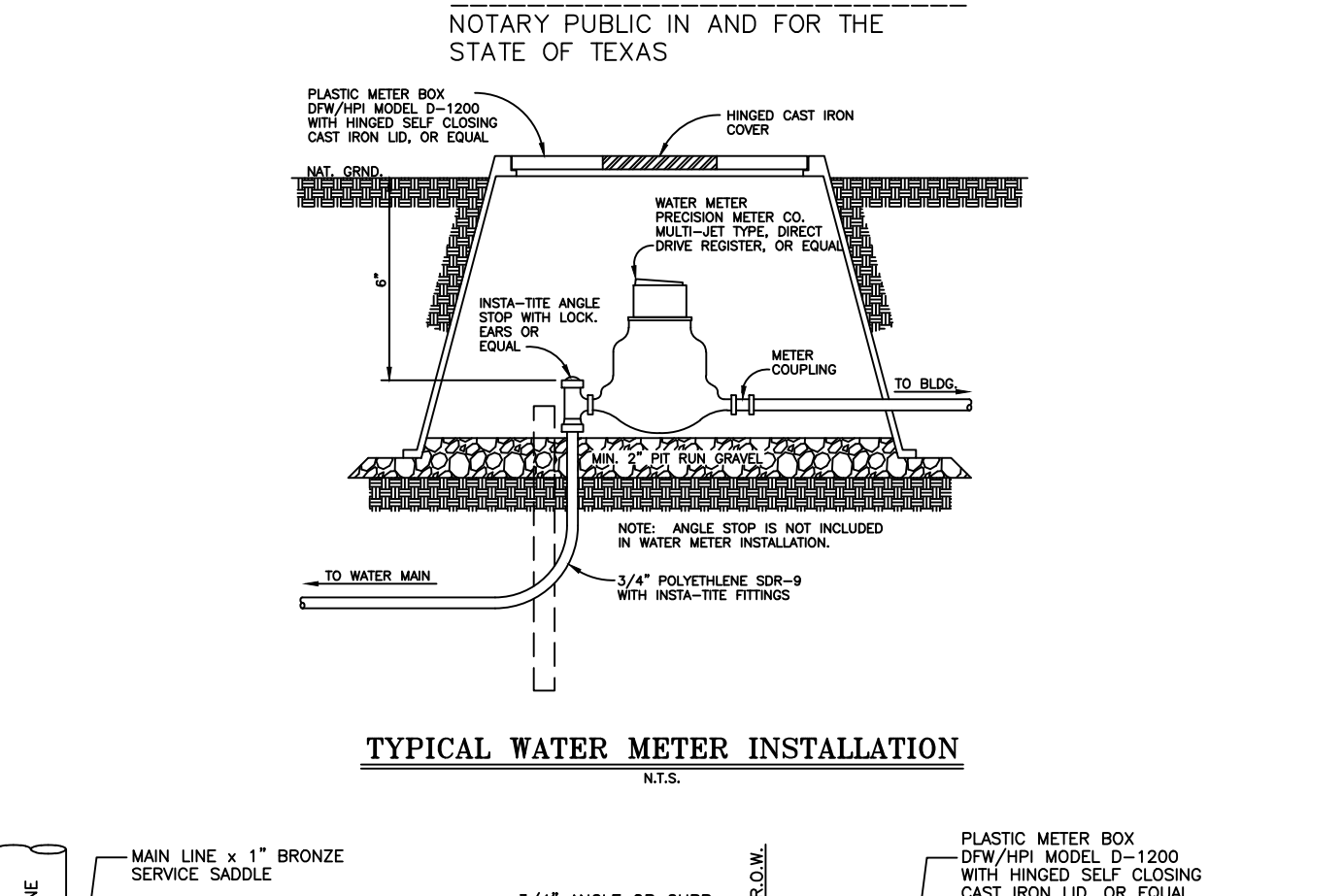
CHRIS J. FRISBY
 VICE PRESIDENT OF CEF LAND, INC
 ITS SOLE GENERAL PARTNER OF TJ & CJ LAND LTD.
 5901 DOLORES ST.
 HOUSTON, TEXAS 77057

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____.



NOTE: IF UTILITY EASEMENT IS DEDICATED AT THE FRONT OF THE LOT, THE LOCATION OF THE ANGLE STOP IS TO BE DETERMINED BY N.A.W.S.C. AND THE ENGINEER.

DRAWING DATE: NOVEMBER 10, 2022
 RELEASE DATE: JANUARY, 13, 2023
 DRAWING REVISED DATE: 10/04/2023
 DRAWN BY: JRT
 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 1/2 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 OSSF IMPROVEMENTS

PHONE No. (956) 403-9787
 Email: s2engineeringns@gmail.com

2424 MIWOSA ST.
 MISSION, TX 78574

S2 ENGINEERING, PLLC
 CIVIL ENGINEERING & LAND SURVEYING

TBPE F-22858 TELS 10194796

SHEET 2 OF 2