



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: 6-11-2024

PROPOSED URI ESTATES NO 2 SUBDIVISION, PRECINCT No. 4.

ENGINEER: PABLO SOTO JR. P.E. DEVELOPER: TJ & CJ LAND LTD

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 22 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: 2

LOCATION DESCRIPTION: NORTHWEST CORNER OF DAVIS ROAD AND CESAR CHAVEZ ROAD.

SUBDIVISION LIES WITHIN THE: RURAL AREA OF THE COUNTY (AREA HAS BEEN RELEASED FROM THE CITY'S ETJ)

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 02-20-2024 PROPERTY LIES WITHIN FLOOD ZONE "X" AS PER FEMA.

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

ROAD R.O.W. DEDICATION: 20.0 FEET ONTO DAVIS ROAD AND 20.0 FEET ONTO CESAR CHAVEZ ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 05-21-2024 BY, PRECINCT 4 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 05-10-2024 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: OSSF'S HAVE BEEN INSTALLED.

WATER SERVICE PROVIDER: NAWSC. LINE SIZE: 8" LOCATION: DAVIS ROAD.

H.C.E.O.C. FINAL APPROVAL DATE: 05-08-2024: BY MARTIN RAMIREZ ENVIRONMENTAL COMPLIANCE COORDINATOR

LARGE CONSTRUCTION

The applicant has submitted the required NOI 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.

REQUEST FOR FINAL APPROVAL WITH: **CASH DEPOSIT: Amount: \$7,300.00 For: (FIRE HYDRANTS)**

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: MARCH 05, 2024

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.

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GENERAL SUBDIVISION PLAT NOTES

1. MINIMUM FINISH FLOOR ELEVATION SHALL BE AT 18" ABOVE THE TOP OF THE STREET CURB WHEN MEASURED AT THE CENTER FRONT OF ALL THE LOTS. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.

2. THIS SUBDIVISION IS LOCATED IN: ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN FEMA FIRM COMMUNITY PANEL No. 480334 0325 D MAP REVISED: JUNE 06, 2000 REVISED TO REFLECT LOMR: MAY 17, 2001

CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAN 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: 50.00 FEET REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER SIDE: 5.00 FEET OR EASEMENT WHICHEVER IS GREATER CORNER SIDE: 20.00 FEET OR EASEMENT WHICHEVER IS GREATER

4. NO MORE THAN ONE SINGLE-FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STRIPED ON ALL DEEDS AND CONTRACTS FOR DEEDS. ONLY LOTS 1 THROUGH 6 SHOULD HAVE THE OPTION FOR COMMERCIAL USE. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

5. BENCHMARK NOTE: THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.

B.M. No.1 - ELEV.=81.70 COTTON PICKER SPINDLE FOUND, LOCATED S.E. CORNER OF LOT 10, BLOCK 41, NAVD 88 DATUM. COORDINATES: X=1144099.3607 Y=16653327.5341

6. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 38,875 CUBIC FEET (0.915 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET No.3 FOR STORM SEWER IMPROVEMENTS.)

7. 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.

8. 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.

9. 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.

10. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE.

11. THE PURCHASER OF EACH LOT SHALL BE RESPONSIBLE TO INSTALLED DRIVEWAY CULVERT REINFORCED CONCRETE PIPE OF NO LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH.

12. AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR COMMERCIAL USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.

13. 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 SEWAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.

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 OCCUPYING A LOT.

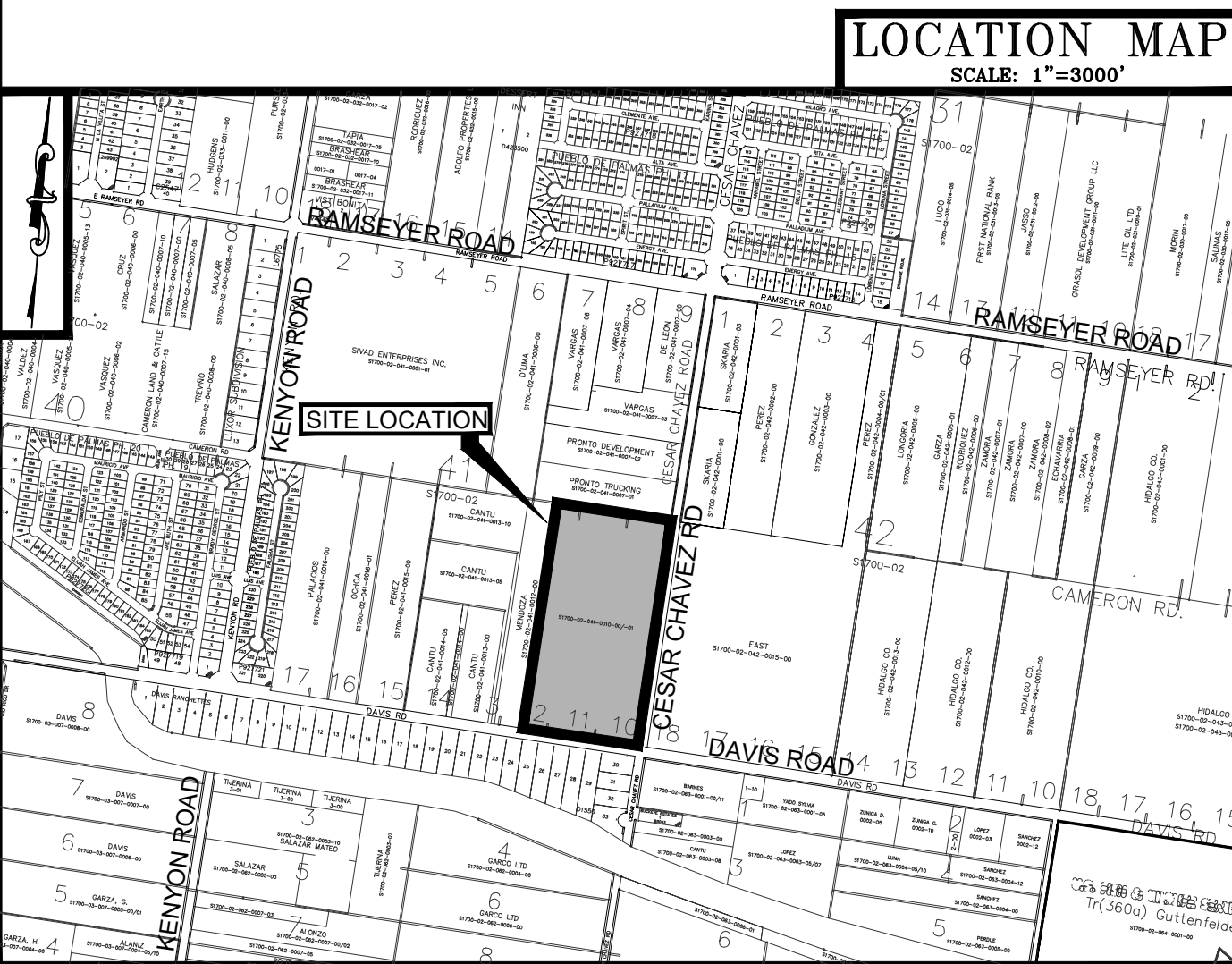
14. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION

15. TJ & CJ LAND LTD., THE OWNER & SUBDIVIDER OF URI ESTATES No.2 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.

16. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.

17. ACCESS EASEMENT SHALL REMAIN FREE AND CLEAR OF ANY OBSTRUCTIONS SO THAT INCOMING AND OUTGOING TRAFFIC TRAVEL FREELY. THE INDIVIDUAL LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PAVING AND DRAINAGE IMPROVEMENTS WITHIN THE ROAD ACCESS EASEMENT WITH HIS RESPECTIVE SECTION.

18. NO INDIVIDUAL LOT ACCESS WILL BE ALLOWED FOR LOTS 7 THROUGH 22 FROM CESAR CHAVEZ ROAD. A 24 FOOT SHARE DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED BY DEVELOPER BETWEEN LOTS 7&8, 9&10, 11&12 13&14 15&16 17&18 19&20 AND 21&22 TO PROVIDE INGRESS AND EGRESS TO LOTS.



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY: URI ESTATES No.2 SUBDIVISION IS LOCATED AT THE NORTHWEST CORNER OF CESAR CHAVEZ ROAD AND DAVIS ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG ACCORDING TO THE OFFICIAL MAP IN THE OFFICES OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 55,000 - 2020 CENSUS) AND HIDALGO COUNTY PLANNING DEPARTMENT. THIS SUBDIVISION REMOVED FROM THE 2 MILE ETJ OF THE CITY OF EDINBURG, TEXAS UNDER LOCAL GOVERNMENT CODE 42.02 PRECINCT. No. 4.

URI ESTATES No.2

21.78 ACRES, BEING ALL OF LOT TEN (10) AND LOT ELEVEN (11) AND 1.78 ACRES OUT OF LOT TWELVE (12), BLOCK FORTY ONE (41), AMENDED MAP OF SANTA CRUZ GARDENS UNIT No. 2, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 8, PAGES 28 AND 29, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

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

TJ & CJ LAND LTD. AS OWNER OF THE 21.78 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED URI ESTATES No.2 SUBDIVISION HEREBY SUBMITS 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. THE SOLE GENERAL PARTNER OF TJ & CJ LAND, LTD PO BOX 1000 MISSION, TEXAS 78573

STATE OF TEXAS COUNTY OF HIDALGO BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHRIS J. FRISBY, KNOWN TO NAME (S) IS (ARE) SUBJON TO BE THE PERSON (S) WHOSE SIGNATURE 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 20 DAY OF MAY 2024

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, owners of the property shown on this plat, their successors, assigns, and transferees (hereinafter called "Grantor"whether one or more persons are named), in consideration of one dollar (\$1.00) and other good and valuable consideration paid by North Alamo Water Supply Corporation, (hereinafter called "Grantee"), the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, transfer, and convey to said Grantee, its successors, and assigns, an exclusive perpetual easement with the right to erect, construct, install and lay therefor 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 20 day of MAY 2024

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

STATE OF TEX HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF URI ESTATES No.2 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON...

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION DATE

INDEX TO SHEETS OF URI ESTATES No.2 SUBDIVISION SHEET 1 HEADING; INDEX; LOCATION MAP; AND ETC.; PRINCIPAL CONTACTS; PLAT WITH LOT, 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 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; AND UNITED IRRIGATION DIST. REVISION NOTES.

SHEET 2 WATER DISTRIBUTION DESIGN; TYPICAL WATER SERVICE CONNECTION; REVISION NOTES; ENGINEERING REPORT (ENGLISH AND SPANISH VERSIONS), INCLUDING DESCRIPTION OF WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; TYPICAL WATER SERVICE CONNECTION DETAILS. 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.

METES AND BOUNDS A 21.78 ACRE TRACT OF LAND, BEING ALL OF LOT TEN (10) AND LOT ELEVEN (11) AND 1.78 ACRES OUT OF LOT TWELVE (12), BLOCK FORTY-ONE (41), AMENDED MAP OF SANTA CRUZ GARDENS UNIT NO. 2, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 8, PAGES 28-29, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 21.78 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A COTTON PICKER SPINDLE FOUND AT THE SOUTHEAST CORNER OF LOT TEN (10), BLOCK FORTY-ONE (41), AMENDED MAP OF SANTA CRUZ GARDENS UNIT NO.2 FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE NORTH 81 DEGREES 37 MINUTES 00 SECONDS WEST, WITH THE SOUTH LINE OF LOT TEN (10), LOT ELEVEN (11) AND THE EAST HALF (1/2) LOT TWELVE (12), BLOCK FORTY-ONE (41), AMENDED MAP OF SANTA CRUZ GARDENS UNIT NO. 2, A DISTANCE OF 750.00 FEET TO THE SOUTHEAST CORNER OF THE MONICA PENA AND HUSBAND MIGUEL A. FERNANDEZ PROPERTY AS PER DOCUMENT NO. 2915456, OFFICIAL RECORDS FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE NORTH 08 DEGREES 23 MINUTES 00 SECONDS EAST, WITH THE EAST LINE OF THE SAID MONICA PENA PROPERTY, AT A DISTANCE OF 30.00 FEET PASS A HALF (1/2) INCH IRON ROD FOUND AT THE NORTH RIGHT OF WAY LINE OF DAVIS ROAD, AT A TOTAL DISTANCE OF 80.00 FEET TO A HALF (1/2) INCH IRON ROD SET FOR THE MOST SOUTHERLY NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE SOUTH 81 DEGREES 37 MINUTES 00 SECONDS EAST, WITH THE PROPOSED NORTH RIGHT OF WAY LINE OF SAID DAVIS ROAD, A DISTANCE OF 100.00 FEET TO A HALF (1/2) INCH IRON ROD SET FOR AN INNER CORNER OF THIS TRACT OF LAND;

THENCE NORTH 08 DEGREES 23 MINUTES 00 SECONDS EAST, A DISTANCE OF 1,402.00 FEET TO A HALF (1/2) INCH IRON ROD SET AT THE NORTH LINE OF SAID LOT TWELVE (12), BLOCK FORTY-ONE (41), AMENDED MAP OF SANTA CRUZ GARDENS UNIT NO. 2 FOR THE MOST NORTHERLY NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE SOUTH 81 DEGREES 37 MINUTES 00 SECONDS EAST, WITH THE NORTH LINE OF THE OF SAID LOT TWELVE (12), LOT ELEVEN (11) AND LOT TEN (10), BLOCK FORTY-ONE (41), AMENDED MAP OF SANTA CRUZ GARDENS UNIT NO. 2, AT A DISTANCE 620.00 FEET PASS A HALF (1/2) INCH IRON ROD SET AT THE WEST RIGHT OF WAY LINE OF CESAR CHAVEZ ROAD, AT A TOTAL DISTANCE OF 650.00 FEET TO THE NORTHEAST CORNER OF LOT TEN (10), BLOCK FORTY-ONE (41), AMENDED MAP OF SANTA CRUZ GARDENS UNIT NO. 2 FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE SOUTH 08 DEGREES 23 MINUTES 00 SECONDS WEST, WITH THE EAST LINE OF SAID LOT TEN (10), BLOCK FORTY-ONE (41), AMENDED MAP OF SANTA CRUZ GARDENS UNIT NO. 2, A DISTANCE OF 1,452.00 FEET TO THE POINT OF BEGINNING, CONTAINING 21.78 ACRES, MORE OR LESS.

STATE OF TEXAS COUNTY OF HIDALGO I, PABLO SOTO, JR., A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS THE 16 DAY OF MAY, 2024.

REGISTERED PROFESSIONAL ENGINEER No.66278 STATE OF TEXAS PABLO SOTO, JR. REGISTERED PROFESSIONAL ENGINEER 66278

STATE OF TEXAS COUNTY OF HIDALGO I, PABLO SOTO, JR., 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 THE 20 DAY OF MAY 2024

REGISTERED PROFESSIONAL SURVEYOR NO.4541 STATE OF TEXAS

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

APPROVED BY IRRIGATION DISTRICT THIS PLAT APPROVED BY SANTA CRUZ IRRIGATION DISTRICT No.15 ON THIS 2024 DAY OF MAY 2024 SUBJECT TO THE FOLLOWING: 1. NO BUILDINGS ALLOWED ON TOP OF AN IRRIGATION LINE OR CANAL; 2. FIFTEEN FOOT (15') EASEMENT ON EACH SIDE OF IRRIGATION LINE OR CANAL; 3. ALL LOTS SUBJECT TO RULES, REGULATION, RIGHTS-OF-WAY AND EASEMENTS OF DISTRICT; AND 4. IF SUBDIVISION IS NOT EXCLUDED FROM DISTRICT AND IRRIGATION TO INDIVIDUAL LOTS IS DESIRED, EASEMENTS FOR NECESSARY IRRIGATION FACILITIES TO SUCH LOTS FROM THE CLOSEST DISTRICT DELIVERY POINT SHALL BE PROVIDED. THE LOT OWNER BEING RESPONSIBLE TO INSTALL NECESSARY FACILITIES.

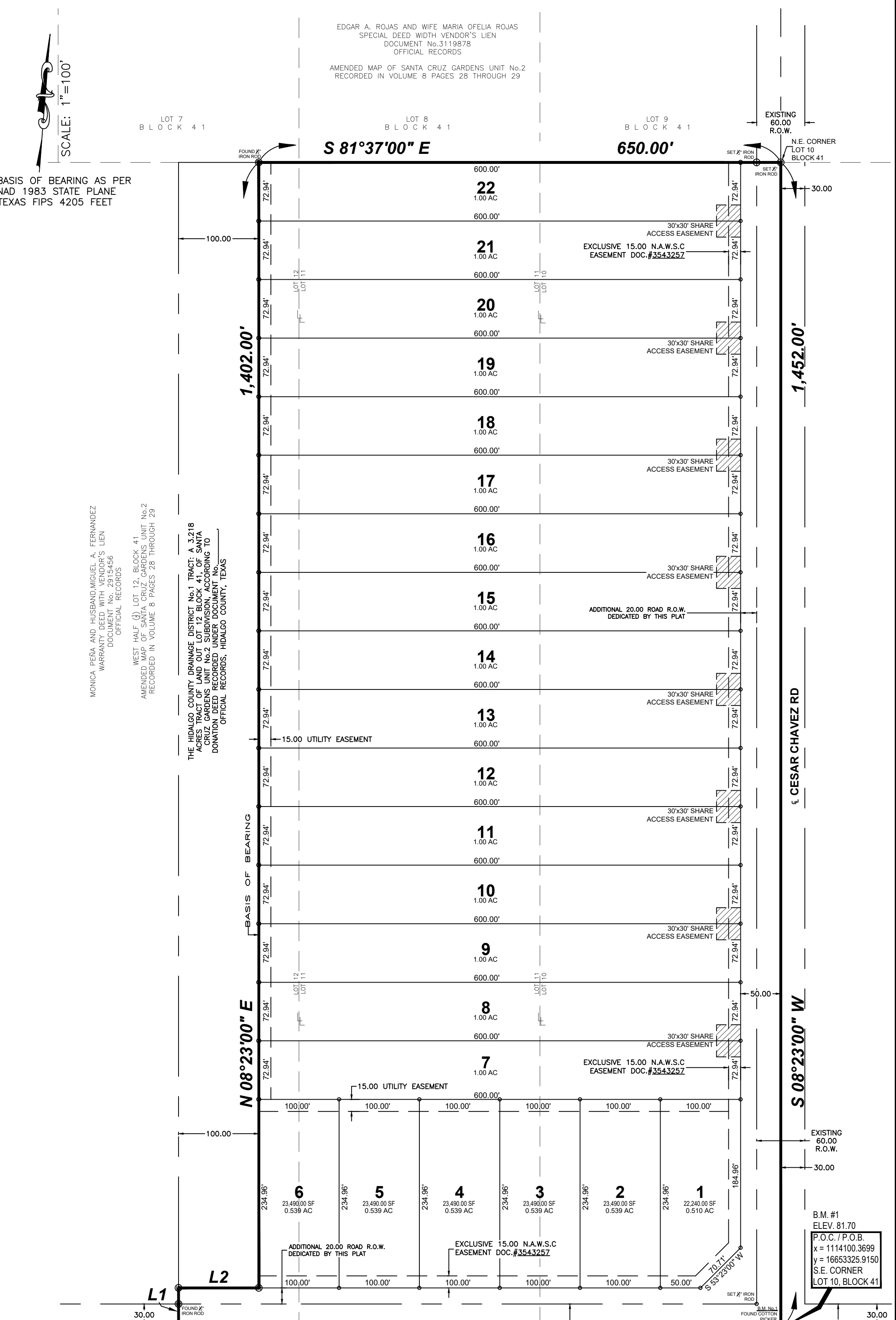
SECRETARY GENERAL MANAGER

STATE OF TEXAS COUNTY OF HIDALGO UNDER LOCAL GOVERNMENT CODE § 232.028(a)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE URI ESTATES No.2 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THE DAY OF MAY 2024

HIDALGO COUNTY JUDGE DATE HIDALGO COUNTY CLERK DATE

Table with columns: Name, Address, City & Zip, Phone. Includes Principal Contacts for Owner, Engineer, and Surveyor.



FILED FOR RECORD IN HIDALGO COUNTY ARTURO GUAJARDO, JR. HIDALGO COUNTY CLERK SHEET 1 OF 2 DRAWING DATE: SEPTEMBER 05, 2023 REVISED DATE: MAY 16, 2024

PABLO SOTO, JR. P.E. CIVIL ENGINEER & LAND SURVEYOR 1208 S. IRONWOOD, PHARR, TEXAS - 78577 T.B.P.E. (TEL) 956-460-1605 (FAX) 956-782-8277 FIRM No. F-20208

WATER SUPPLY, DESCRIPTION, COST, AND OPERABILITY DATE. URI ESTATES No.2 SUBDIVISION HAS BEEN PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.)...

WATER DISTRIBUTION FOR THE URI ESTATES No.2 SUBDIVISION CONSISTS OF NINE (9)-1" DIAMETER DUAL SERVICE LINES FOUR (4)-3/4" DIAMETER SINGLE SERVICE LINE, THE DUAL SERVICE LINES, THE SINGLE SERVICE LINE, THE FIRE HYDRANT, THE METER BOXES & LOCKS HAVE ALREADY BEEN INSTALLED...

SEWAGE FACILITIES DESCRIPTION, COST AND OPERABILITY DATE. SEWER FROM URI ESTATES No.2 SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES (OSSF) CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENTS SEPTIC TANK AND A DRAIN FIELD ON EACH LOT...

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 BORES WERE DONE (ADDITIONAL BORNINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMIT AREA)...

THE COST OF THE INSTALLATION OF THE SEPTIC SYSTEM ON AN INDIVIDUAL LOT WAS \$3,000.00 INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSF'S HAVE BEEN INSTALLED AND FINALIZED AT THIS TIME AT A TOTAL COST OF \$66,000.00...

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...

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 \$3,000.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$66,000.00 FOR THE ENTIRE SUBDIVISION.

Professional Engineer seal for Pablo Soto, Jr., State of Texas, No. 66278, dated 05-16-2024.

URI ESTATES No.2 SUBDIVISION HA SIDO PROVEIDA DE AGUA POTABLE POR NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.) EL DUEÑO Y N.A.W.S.C. HAN ENVIADO 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...

LA DISTRIBUCION DE AGUA PARA URI ESTATES SUBDIVISION CONSISTE EN NUEVE (9) LINEAS DE 1" DIAMETRO DE SERVICIO DUAL Y CUATRO (4) SERVICIOS SENCILLOS CUALES TERMINAN EN LAS CAJAS DEL MEDIDOR CON CANDADOS DE CADA SOLAR. LAS LINEAS DE SERVICIO DUALES, SENCILLOS, LAS CAJAS DEL MEDIDOR Y LOS HIDRANTES DE ANTI FUEGO HAN SIDO INSTALADAS A UN COSTO TOTAL DE \$101,826.00 O \$4,628.45 POR LOTE...

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...

CADA LOTE EN LA SUBDIVISION MIDE MEDIO ACRE. SE HICIERON 4 EXCAVACIONES DE EVALUACION DE SUELO EN LUGARES OPUESTOS EN LA SUBDIVISION (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICATIVAMENTE UNIFORME)...

EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON \$3,000.00 DOLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS TODAS LAS FOSAS SEPTICAS HAN SIDO INSTALADAS EN EL PROCESO DE LA APROBACION FINAL A UN COSTO TOTAL DE \$66,000.00...

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...

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 \$3,000.00 POR SISTEMA A UN COSTO TOTAL DE \$66,000.00 TODA LA SUBDIVISION.

Professional Engineer seal for Pablo Soto, Jr., State of Texas, No. 66278, dated 05-16-2024.

1- BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (Q)WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS AND (D)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.

1- I, TJ & CJ LAND LTD, SUBDIVIDER OF URI ESTATES No.2 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. DATE STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHRIS J. FRISBY - VICE PRESIDENT OF CEF LAND, INC. THE SOLE GENERAL PARTNER 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.

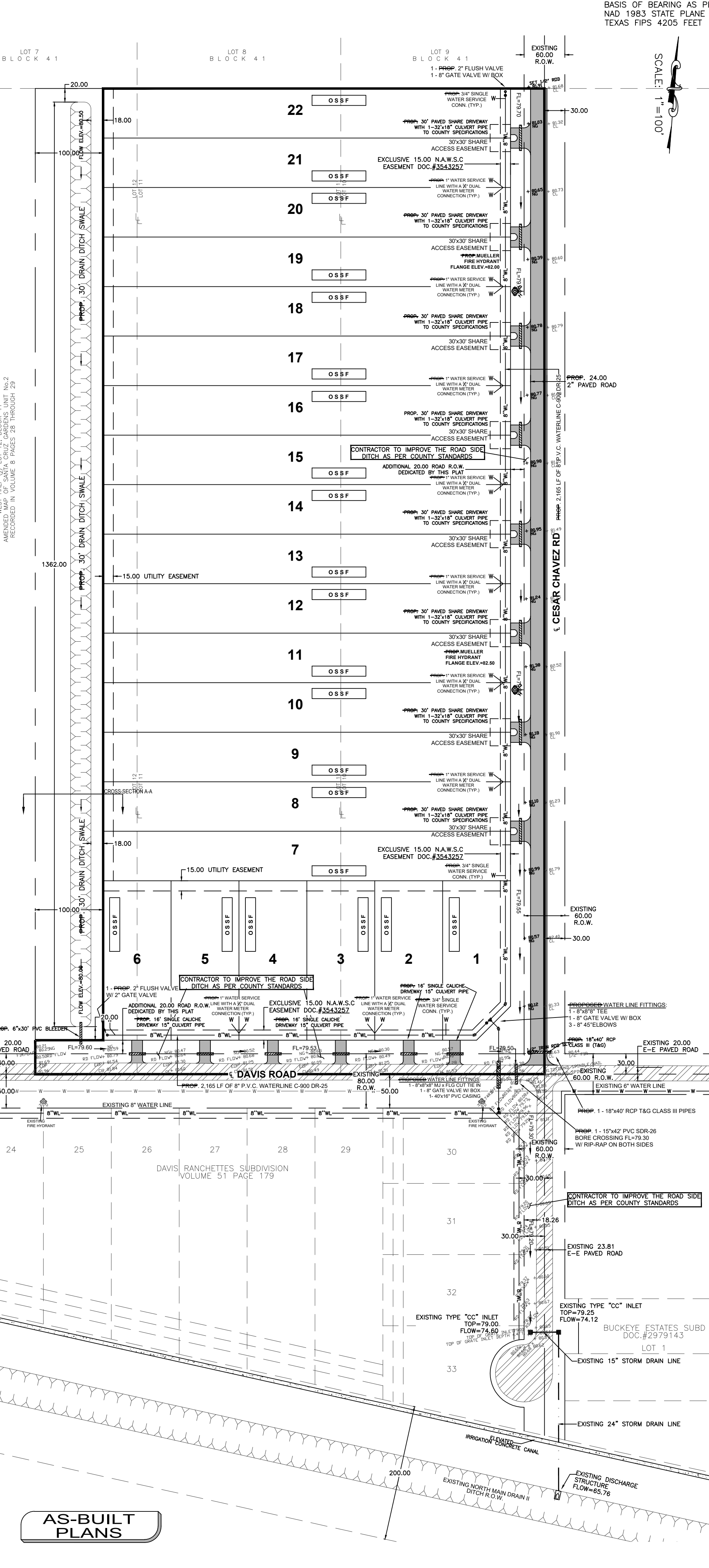
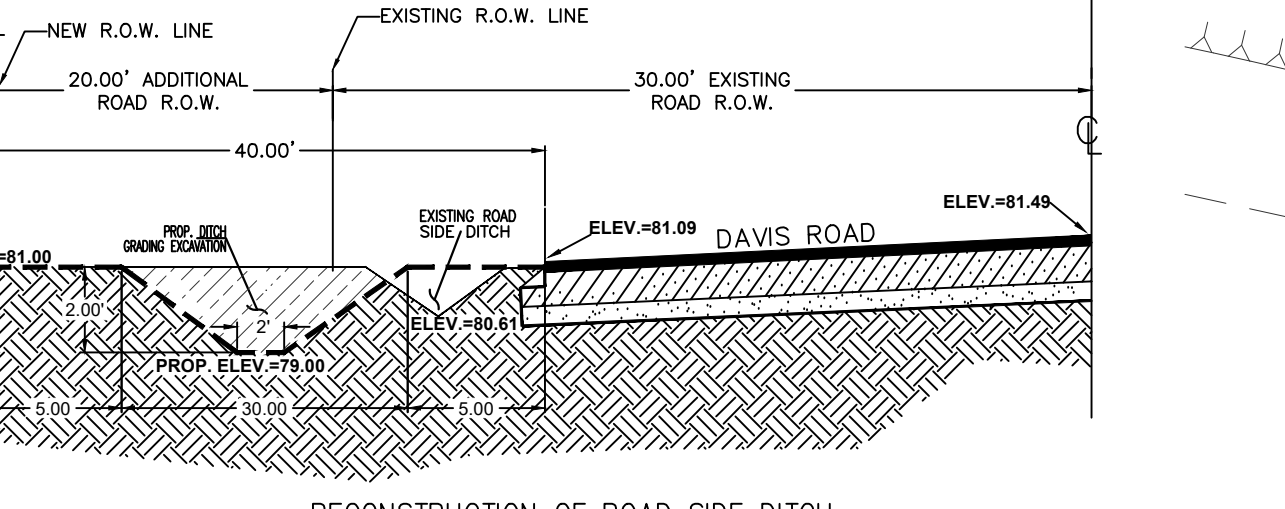
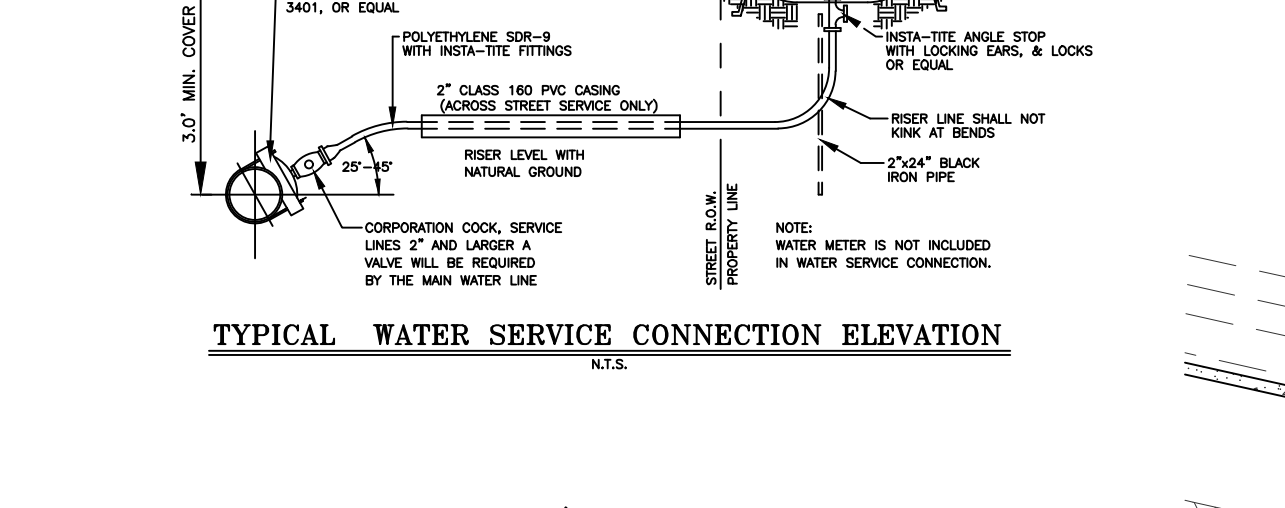
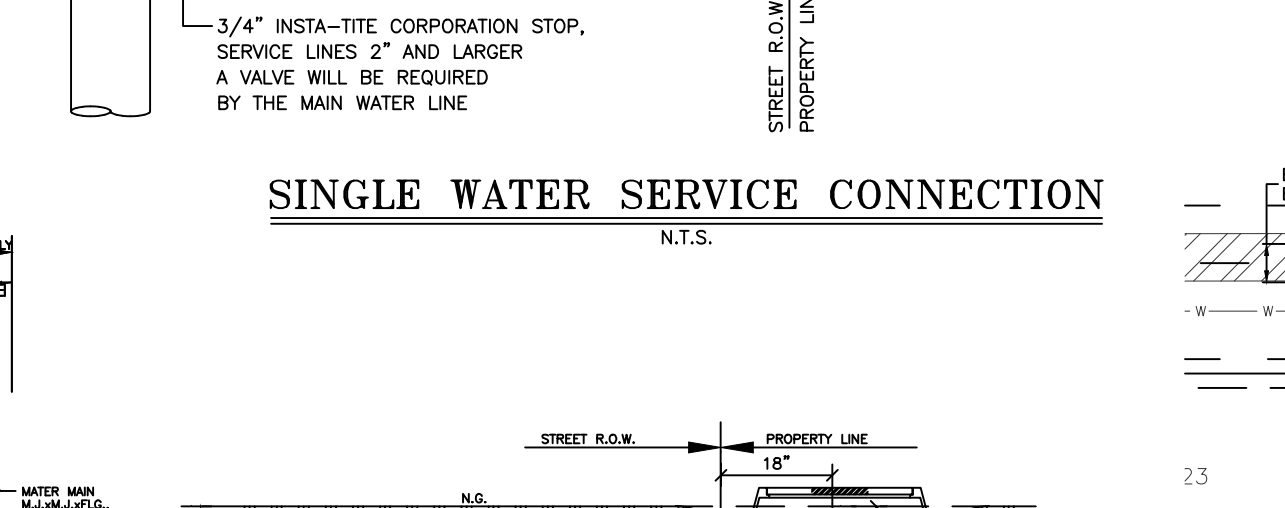
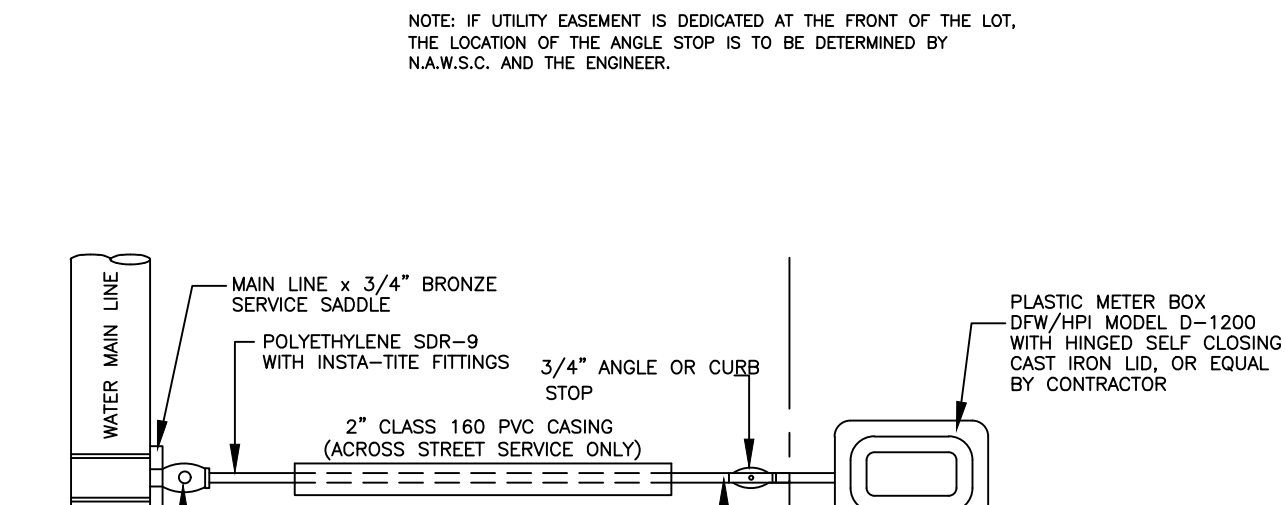
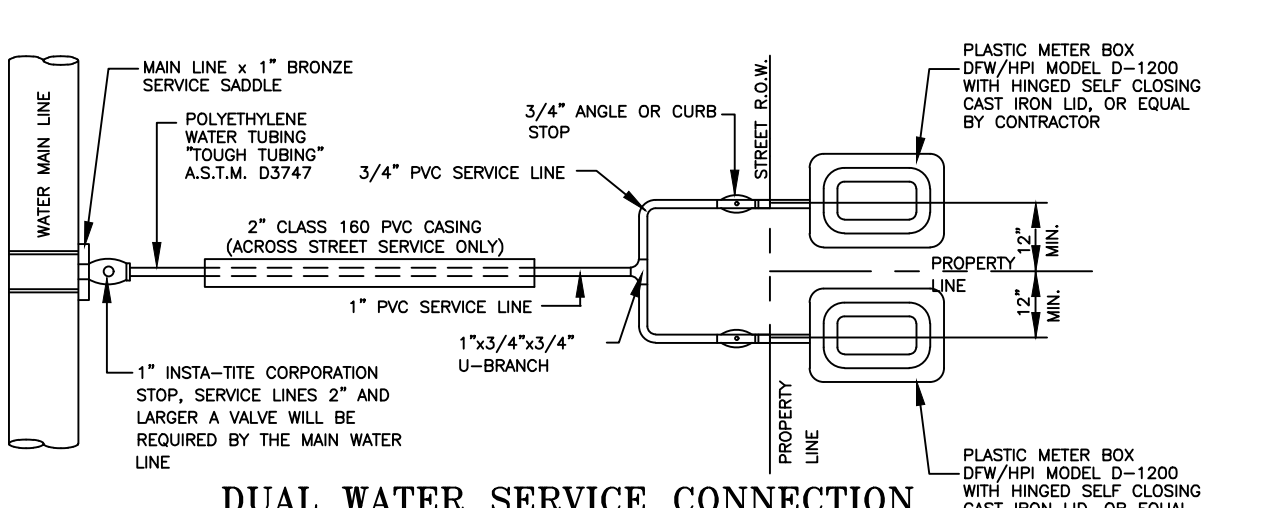
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 20 DAY OF 20

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Professional Engineer seal for Monica Pera and Husband, State of Texas, No. 20184, dated 05-16-2024.

CONSTRUCTION COST ESTIMATE. 1-WATER: \$101,826.00 2-OSSF: \$66,000.00 3-PAVING: \$133,392.25 4-DRAINAGE: \$79,936.00 TOTAL: \$381,154.25

AS-BUILT PLANS



AS-BUILT PLANS

URI ESTATES No.2 SUBDIVISION DRAINAGE REPORT. URI ESTATES NO. 2 IS A 21.78 ACRE TRACT OF LAND, BEING ALL OF LOT TEN (10) AND LOT ELEVEN (11) AND 1.78 ACRES OUT OF LOT TWELVE (12), BLOCK FORTY-ONE (41), AMENDED MAP OF SANTA CRUZ GARDENS UNIT NO. 2, HIDALGO COUNTY, TEXAS...

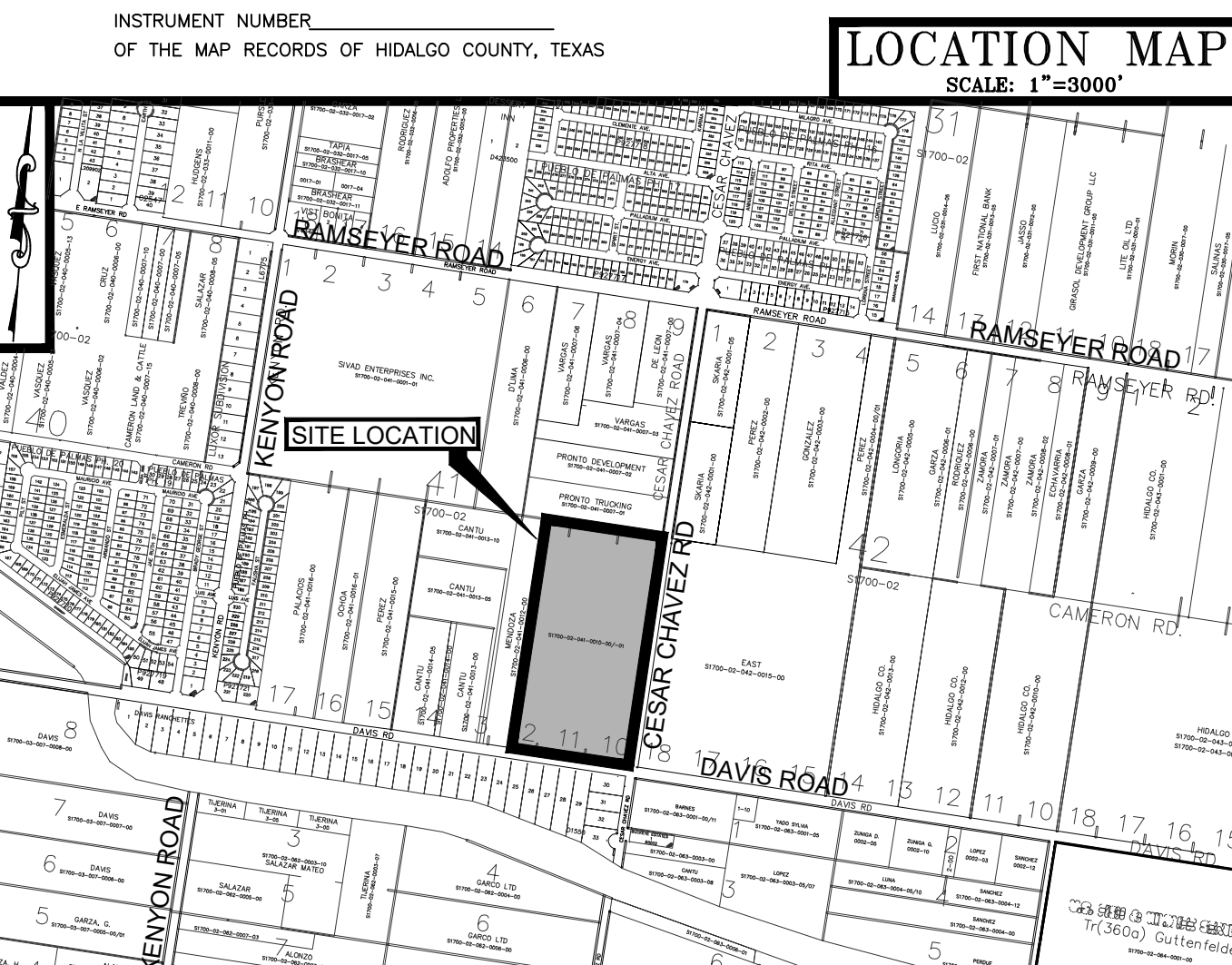
ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE U.S.D.A. SOIL CONSERVATION SERVICES, THE SITE CONSISTS OF NUMBER 25, HIDALGO FINE SANDY LOAM, WITH 0 TO 1 PERCENT SLOPES AND A MODERATE PERMEABILITY...

EXISTING RUNOFF IS IN A SOUTHEASTERLY DIRECTION, WITH THE EXISTING PEAK RUNOFF FROM A 10 YEAR STORM USING THE MODIFIED RATIONAL METHOD BEING 9.19 CFS AND THE CALCULATED STORM RUNOFF, AFTER DEVELOPMENT FROM A 50 YEAR STORM BEING 15.63 CFS, AN INCREASE OF 6.44 CFS.

IN ACCORDANCE WITH THE HIDALGO COUNTY'S REQUIREMENT OF NOT INCREASING THE AMOUNT OF EXISTING STORM RUNOFF, WE HAVE CALCULATED THAT 39,875 CF OF STORM RUNOFF WILL REQUIRE DETENTION. THIS WILL BE ACCOMPLISHED BY EXCAVATING WITHIN THE PROPOSED 100 FOOT DRAIN DITCH LOCATED ADJACENT TO WEST SIDE OF THE PROPOSED SUBDIVISION...

ON: AT AM/PM INSTRUMENT NUMBER OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

Professional Engineer seal for Pablo Soto, Jr., State of Texas, No. 66278, dated 05-16-2024.



JURISDICTION OF A MUNICIPALITY: URI ESTATES No.2 SUBDIVISION IS LOCATED AT THE NORTHWEST CORNER OF CESAR CHAVEZ ROAD AND DAVIS ROAD...

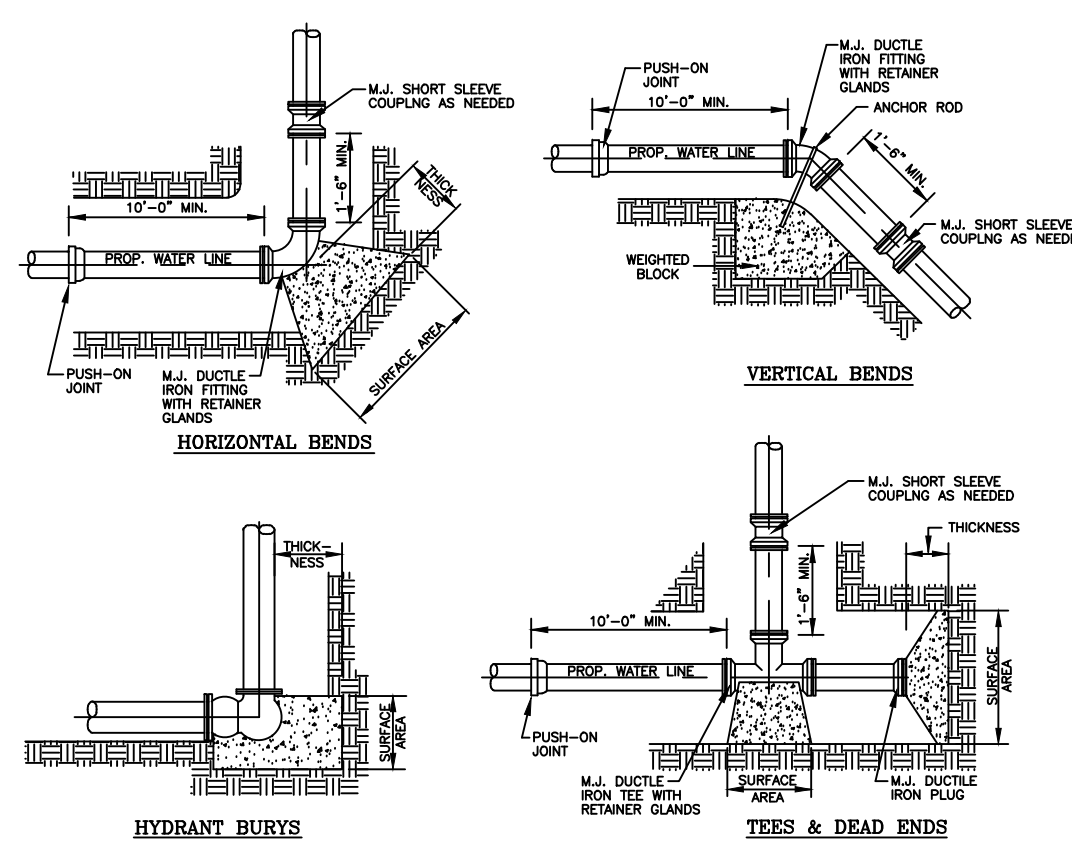
URI ESTATES No.2 SUBDIVISION IS LOCATED AT THE NORTHWEST CORNER OF CESAR CHAVEZ ROAD AND DAVIS ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG ACCORDING TO THE OFFICIAL MAP OF THE OFFICES OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 55,000 - 2020 CENSUS) AND HIDALGO COUNTY PLANNING DEPARTMENT...

URI ESTATES No.2 SUBDIVISION

21.78 ACRES, BEING ALL OF LOT TEN (10) AND LOT ELEVEN (11) AND 1.78 ACRES OUT OF LOT TWELVE (12), BLOCK FORTY ONE (41), AMENDED MAP OF SANTA CRUZ GARDENS UNIT NO. 2, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 8, PAGES 28 AND 29, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

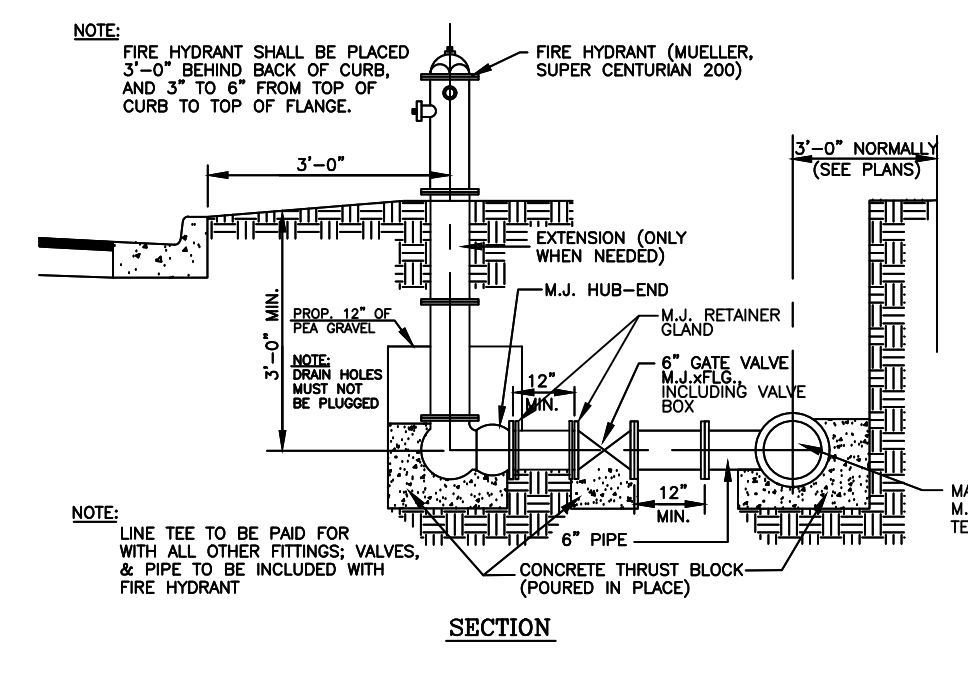
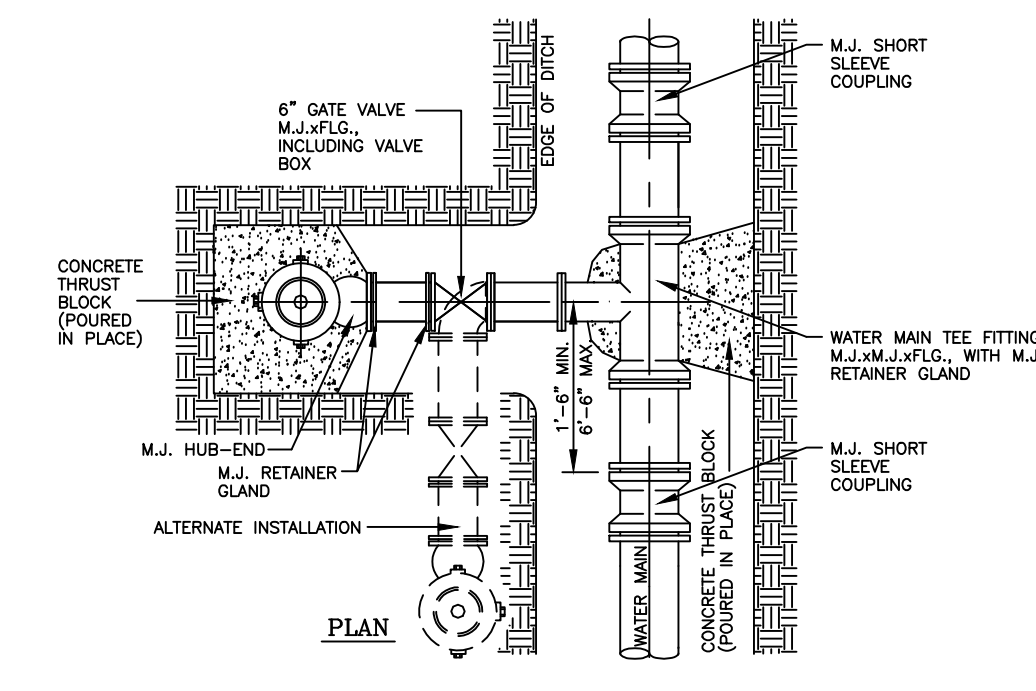
PROPOSED UTILITY, PAVING AND DRAINAGE IMPROVEMENT

PABLO SOTO, JR., P.E. CIVIL ENGINEER & LAND SURVEYOR 1208 S. IRONWOOD, PHARR, TEXAS - 78577 (TEL) 956-460-1605 (FAX) 956-782-8277 FIRM No. F-20208 T.B.P.E.



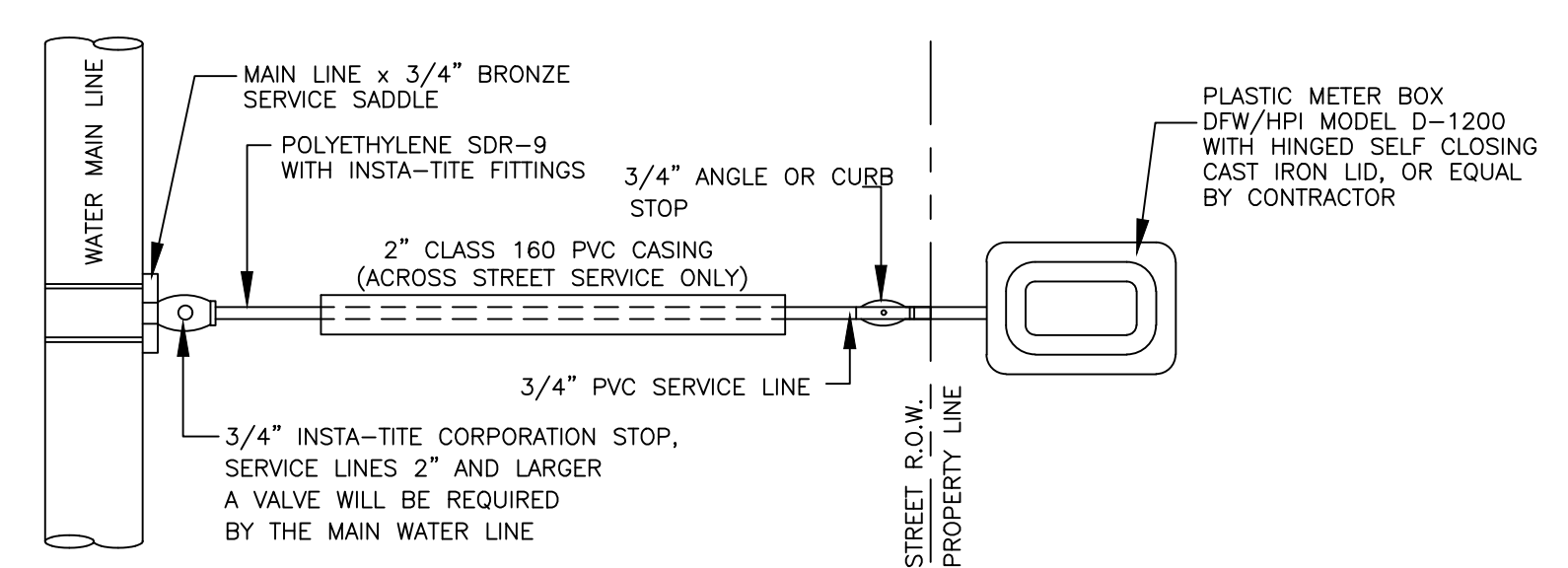
THRUST BLOCK SIZE		WEIGHT	
DIAMETER OF PIPE	THICKNESS OF BLOCK	THICKNESS IN INCHES	AT VERTICAL BENDS - lbs.
2 1/2" BENDS	6" MIN.	6"	1,700
3" BENDS	6" MIN.	6"	2,200
4" BENDS	6" MIN.	6"	3,300
6" BENDS	6" MIN.	6"	5,500
8" BENDS	6" MIN.	6"	8,500
10" BENDS	6" MIN.	6"	12,500
12" BENDS	6" MIN.	6"	17,500
14" BENDS	6" MIN.	6"	23,500
16" BENDS	6" MIN.	6"	30,500
18" BENDS	6" MIN.	6"	38,500
20" BENDS	6" MIN.	6"	47,500
24" BENDS	6" MIN.	6"	73,500
30" BENDS	6" MIN.	6"	113,500
36" BENDS	6" MIN.	6"	163,500
42" BENDS	6" MIN.	6"	223,500
48" BENDS	6" MIN.	6"	293,500
54" BENDS	6" MIN.	6"	373,500
60" BENDS	6" MIN.	6"	463,500
66" BENDS	6" MIN.	6"	563,500
72" BENDS	6" MIN.	6"	673,500
78" BENDS	6" MIN.	6"	793,500
84" BENDS	6" MIN.	6"	923,500
90" BENDS	6" MIN.	6"	1,063,500
96" BENDS	6" MIN.	6"	1,213,500
102" BENDS	6" MIN.	6"	1,373,500
108" BENDS	6" MIN.	6"	1,543,500
114" BENDS	6" MIN.	6"	1,723,500
120" BENDS	6" MIN.	6"	1,913,500
126" BENDS	6" MIN.	6"	2,113,500
132" BENDS	6" MIN.	6"	2,323,500
138" BENDS	6" MIN.	6"	2,543,500
144" BENDS	6" MIN.	6"	2,773,500
150" BENDS	6" MIN.	6"	3,013,500
156" BENDS	6" MIN.	6"	3,263,500
162" BENDS	6" MIN.	6"	3,523,500
168" BENDS	6" MIN.	6"	3,793,500
174" BENDS	6" MIN.	6"	4,073,500
180" BENDS	6" MIN.	6"	4,363,500
186" BENDS	6" MIN.	6"	4,663,500
192" BENDS	6" MIN.	6"	4,973,500
198" BENDS	6" MIN.	6"	5,293,500
204" BENDS	6" MIN.	6"	5,623,500
210" BENDS	6" MIN.	6"	5,963,500
216" BENDS	6" MIN.	6"	6,313,500
222" BENDS	6" MIN.	6"	6,673,500
228" BENDS	6" MIN.	6"	7,043,500
234" BENDS	6" MIN.	6"	7,423,500
240" BENDS	6" MIN.	6"	7,813,500
246" BENDS	6" MIN.	6"	8,213,500
252" BENDS	6" MIN.	6"	8,623,500
258" BENDS	6" MIN.	6"	9,043,500
264" BENDS	6" MIN.	6"	9,473,500
270" BENDS	6" MIN.	6"	9,913,500
276" BENDS	6" MIN.	6"	10,363,500
282" BENDS	6" MIN.	6"	10,823,500
288" BENDS	6" MIN.	6"	11,293,500
294" BENDS	6" MIN.	6"	11,773,500
300" BENDS	6" MIN.	6"	12,263,500

- GENERAL NOTES:
- ALL VALUES SHOWN ARE MINIMUM FOR A HYDROSTATIC PRESSURE OF 150 P.S.I. AND A SOIL RESISTANCE OF 6,000 LBS./SQ.FT. WITH PRESSURE HAVING A MINIMUM OF 30" OF COVER.
 - THE CONTRACTOR SHALL CONSIDER REDUCTIONS OF THRUST BLOCK SURFACE AREA UPON SUBMITTAL OF APPROVED SOIL RESISTANT TEST RESULTS GREATER THAN 500 LBS./SQ.FT.
 - THE LOCATION OF THRUST BLOCKS DEPENDS UPON THE DIRECTION OF THRUST AND TYPE OF FITTING.
 - PRESSURE TEST MUST BE FOR A MINIMUM OF FOUR (4) HOURS AND COMPLY WITH TEXAS INSTRUCTION 1942-A, APPENDIX A.

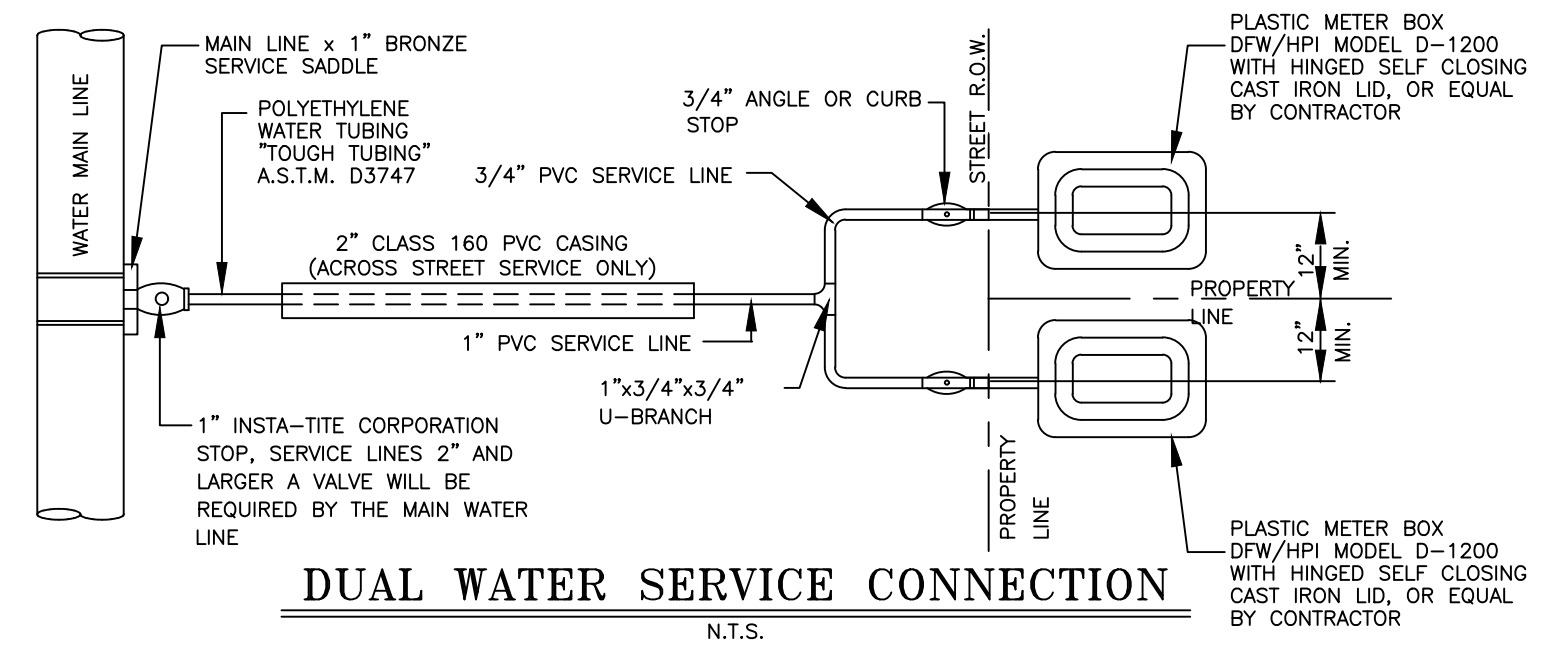


TYPICAL FIRE HYDRANT INSTALLATION
N.T.S.

AS-BUILT PLANS



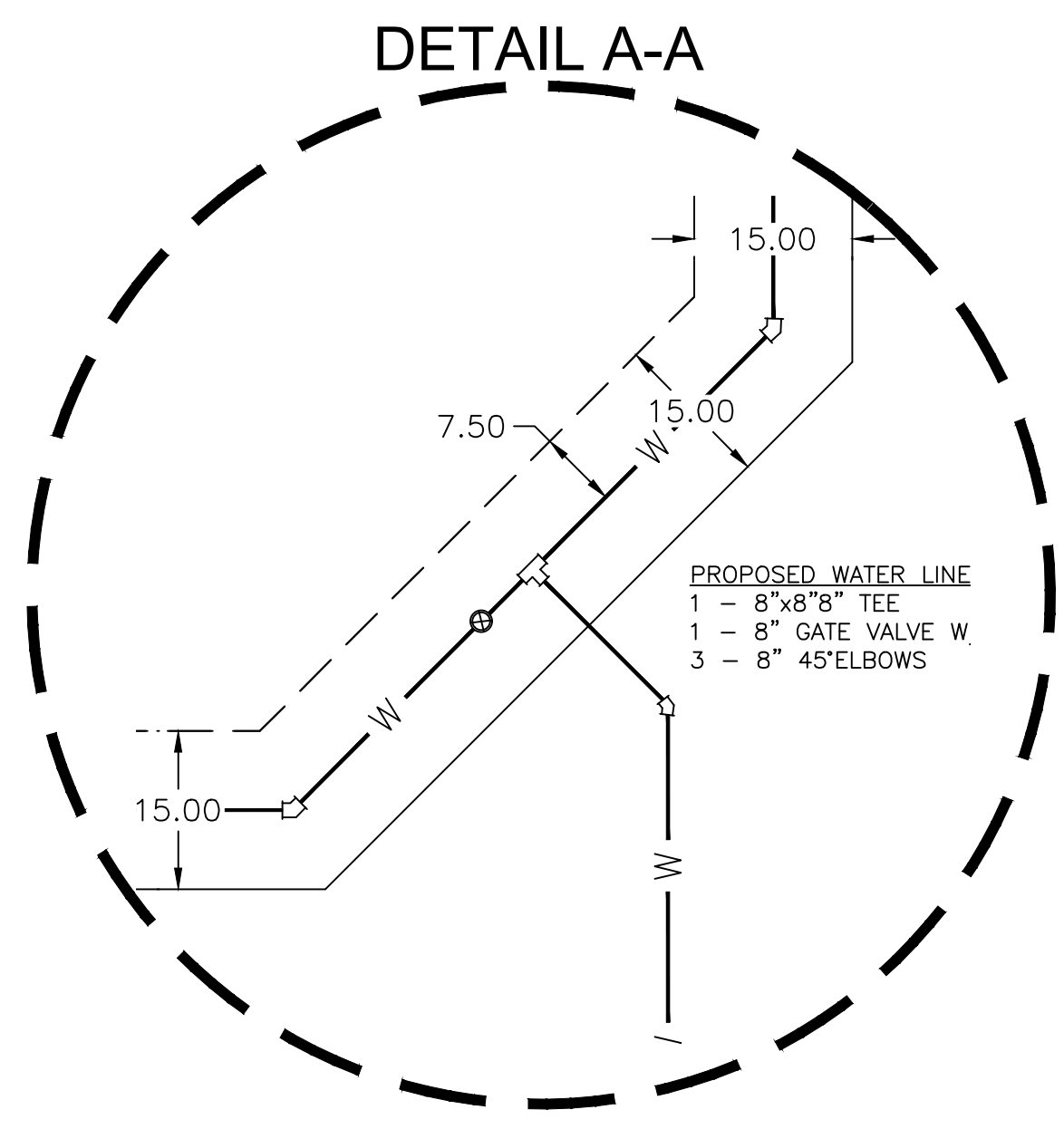
SINGLE WATER SERVICE CONNECTION
N.T.S.



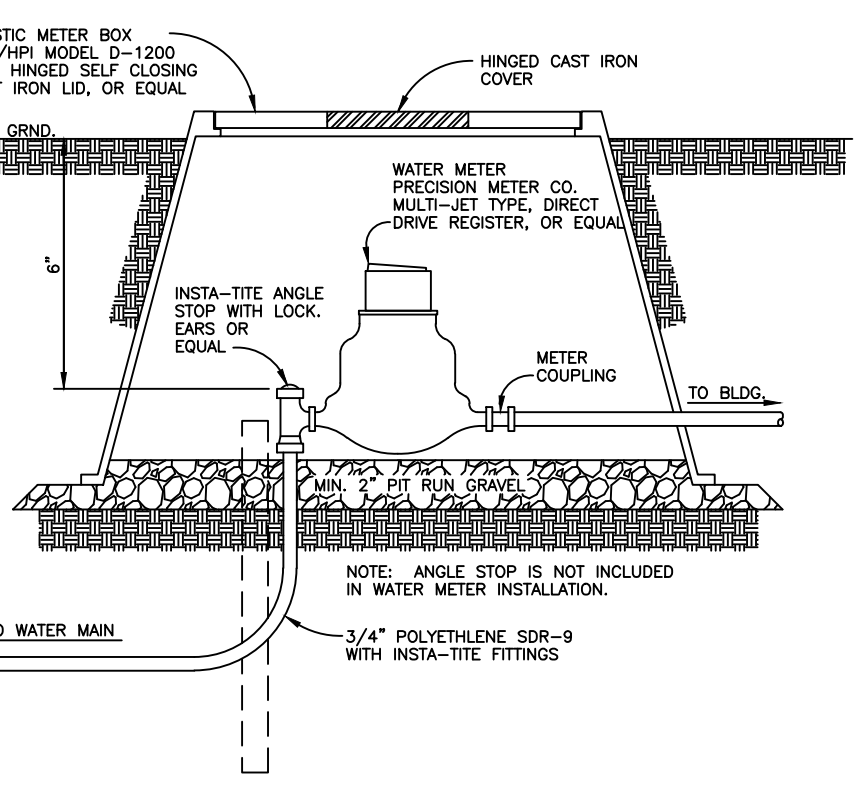
DUAL WATER SERVICE CONNECTION
N.T.S.

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

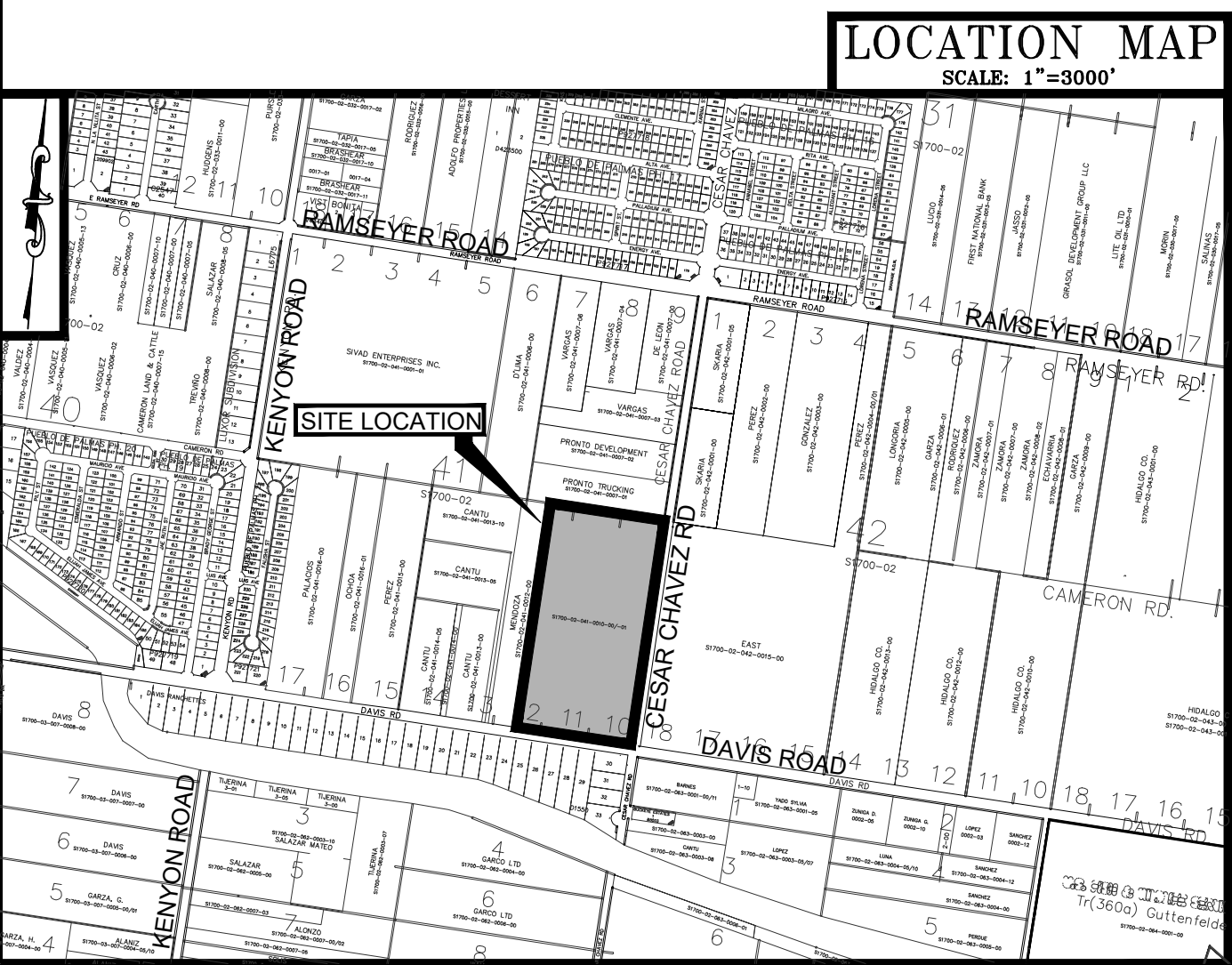
AS-BUILT PLANS



DETAIL A-A

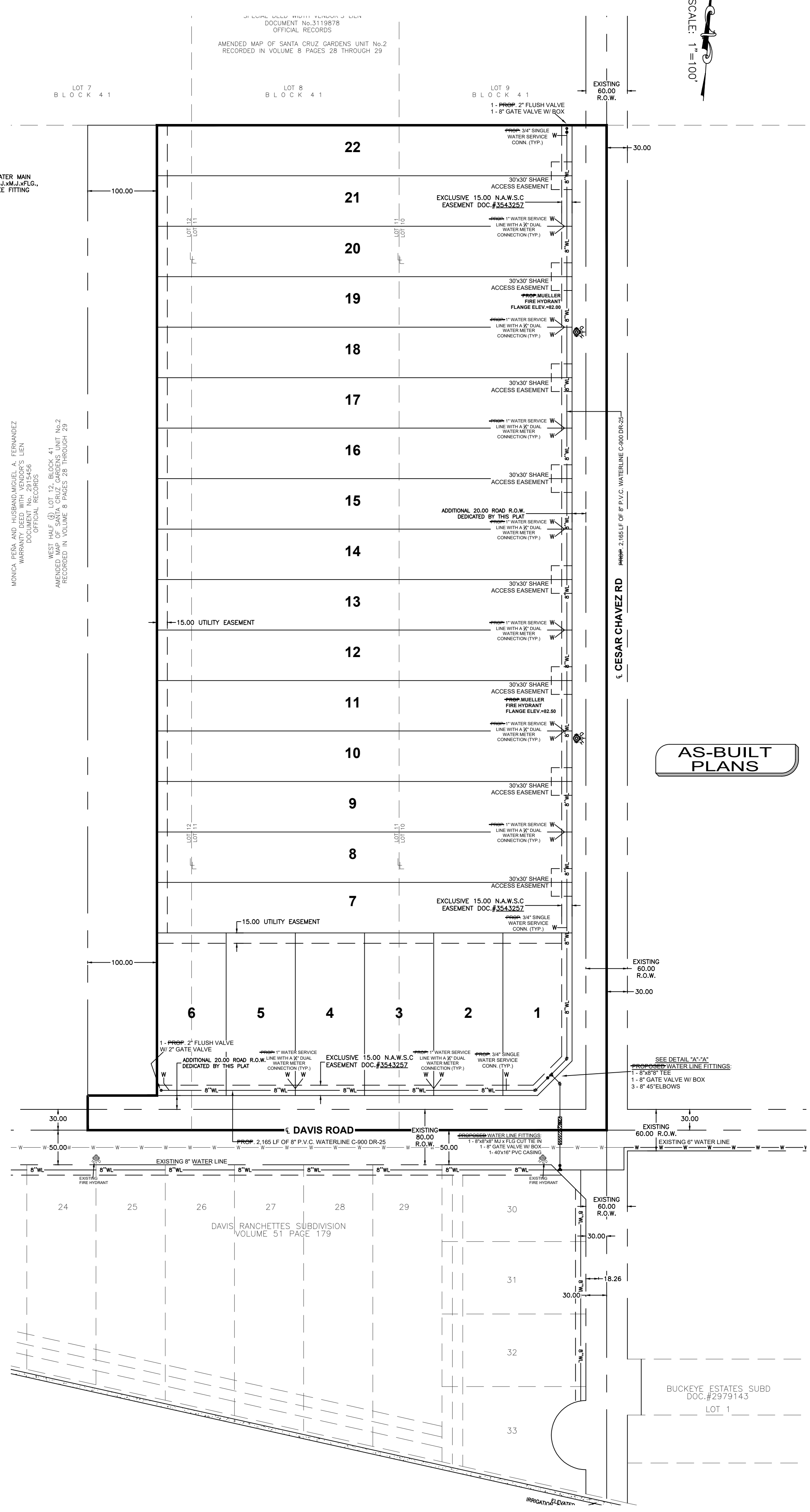


TYPICAL WATER METER INSTALLATION
N.T.S.



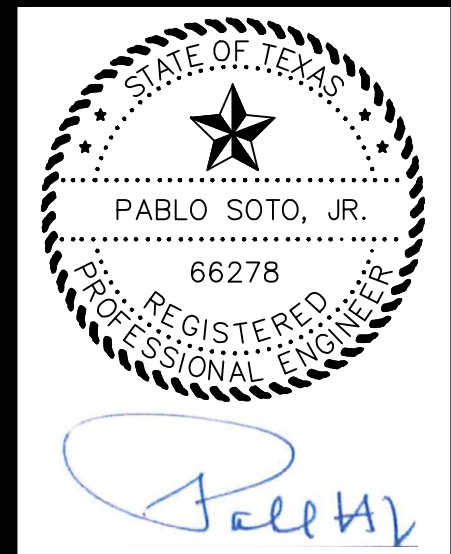
LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:

URI ESTATES No.2 SUBDIVISION IS LOCATED ON THE NORTH WEST CORNER OF CESAR CHAVEZ ROAD AND DAVIS ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF ALTON ACCORDING TO THE OFFICIAL MAP IN THE OFFICES OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 55,000 - 2020 CENSUS) AND HIDALGO COUNTY PLANNING DEPARTMENT. THIS SUBDIVISION LIES IN THE 2 MILE ETJ OF THE CITY OF EDINBURG, TEXAS UNDER LOCAL GOVERNMENT CODE 42.02 PRECINCT. No. 4.



AS-BUILT PLANS

URI ESTATES No.2
SUBDIVISION



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

PABLO SOTO, JR., P.E.
 CIVIL ENGINEER & LAND SURVEYOR
 1208 S. IRONWOOD, PHARR, TEXAS - 78877
 (TEL) 956-460-1605 (FAX) 956-782-8277
 FIRM No. F-20208