



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: 3-31-2026

PROPOSED LOT 30A LOS INDIOS ESTATES SUBDIVISION, PRECINCT No. 1.

ENGINEER: SALINAS ENG. & ASSOCIATES, DEVELOPER JOSE LUIS URESTI JR.

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE

NUMBER OF LOTS:     \*SINGLE FAMILY    1  \*MULTI-FAMILY     COMMERCIAL     INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: 1

LOCATION DESCRIPTION: NORTH SIDE OF SIOUX RD APPROX. 800 FEET WEST OF HUTTO ROAD

SUBDIVISION LIES WITHIN THE:  ETJ OF DONNA

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 09-17-2024 PROPERTY LIES WITHIN FLOOD ZONE "C" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION AND SURFACE RUNOFF WILL DRAIN INTO SIOUX ROADSIDE DITCH.

SEWER SYSTEM:  OSSF

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 8" LOCATION: LOS INDIOS LANE

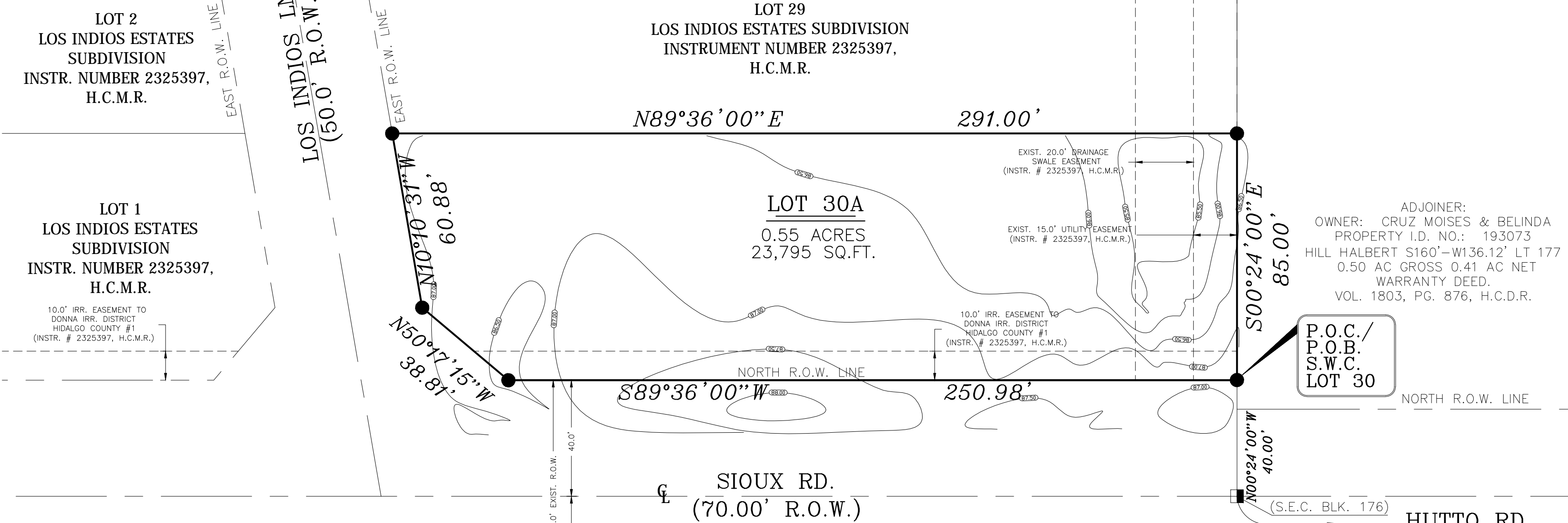
STAFF RECOMMENDS:  **Preliminary Approval** subject to comments and future recommendations by planning, other departments. and the approval of the City of DONNA

**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.*

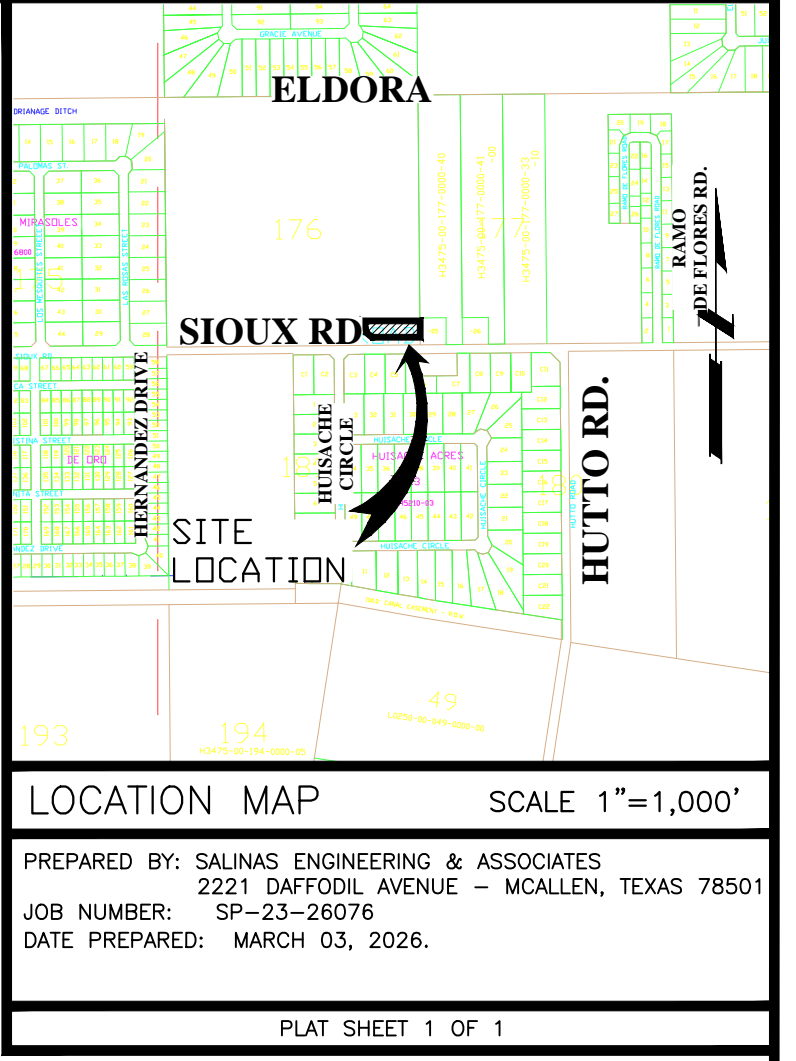
**LEGEND**

●	FOUND 1/2" IRON ROD
■	FOUND COTTON PICKER SPINDLE
○	SET 1/2" IRON ROD WITH YELLOW CAP MARKED "SEA 5782"
R.O.W.	RIGHT-OF-WAY
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
N.E.C.	NORTHEAST CORNER
S.E.C.	SOUTHEAST CORNER
S.W.C.	SOUTHWEST CORNER
N.W.C.	NORTHWEST CORNER
H.C.M.R.	HIDALGO COUNTY MAP RECORDS
H.C.D.R.	HIDALGO COUNTY OFFICIAL RECORDS
H.C.D.R.	HIDALGO COUNTY DEED RECORDS
U.E.	UTILITY EASEMENT
U.E.B.T.P.	UTILITY EASEMENT BY THIS PLAT
N.A.W.S.C.	NORTH ALAMO WATER SUPPLY CORPORATION
F.T.	FARM TRACT



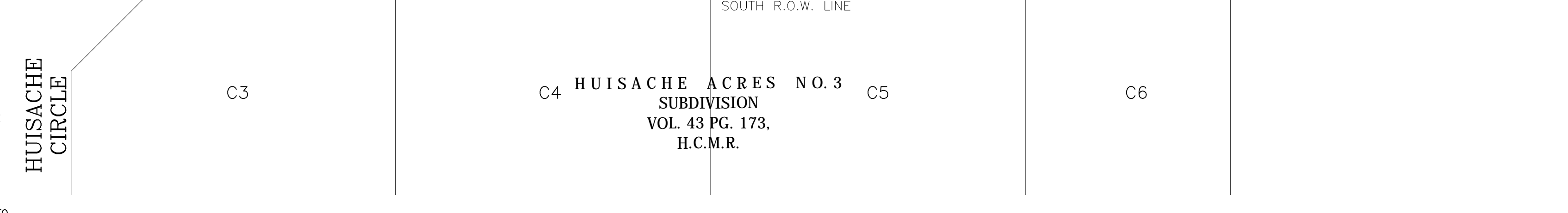
**REVISION NOTES**

NO.	SHEET	REVISION	DATE	APPROVED



**GENERAL PLAT NOTES:**

- MINIMUM SETBACK LINES:  
FRONT ..... 50.00' OR GREATER FOR EASEMENTS. (ALONG SIOUX RD.)  
REAR ..... 35.00' OR GREATER FOR EASEMENTS. (NORTH SIDE)  
SIDE ..... 6.00' OR GREATER FOR EASEMENTS. (EAST SIDE)  
CORNER SIDE ..... 15.00' OR GREATER FOR EASEMENTS. (LOS INDIOS LN.)
- FLOOD ZONE STATEMENT:  
FLOOD ZONE DESIGNATION: ZONE "C" (NO SHADING) DEFINED AS "AREAS OF MINIMAL FLOODING" COMMUNITY PANEL NO. 480334 0425 C  
MAP REVISED NOVEMBER 16, 1982
- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISHED FLOOR ELEVATION SHALL BE AT 18" ABOVE THE CENTER LINE (CL) OF THE ROAD WHEN MEASURED AT THE CENTER FRONT OF ALL THE LOTS OR AS NOTED ON THE PLAT.
- DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND CITY OF DONNA REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 3,743.92 CUBIC FEET (0.09 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT IS DETERMINED AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE ENGINEER CONSIDERED FOR HIS CALCULATION OF THIS SUBDIVISION.
- UNLESS OTHERWISE NOTED ON THIS PLAT, THE LOT IS MONUMENTED BY 1/2 INCH WIDE BY 18 INCH LONG IRON RODS W/YELLOW CAP STAMPED "SEA 5782".
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, 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.
- EACH PURCHASED CONTRACT MADE BETWEEN THE DEVELOPER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- B.M. #1 = ELEV. 88.55 (NAVD 1988); A NAIL IN AN EXIST. POWER POLE ; B.M. #2 = ELEV. 85.64 (NAVD 1988); TOP OF THE IRON ROD SET AT THE N.W. CORNER OF LOT 15.
- THIS SUBDIVISION WAS DESIGNED FOR 50-YEAR FLOOD MODIFIED RATIONAL METHOD.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.0 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.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE CENTER OF THE LOT TO THE CURB AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES APPENDIX 3.1.4.
- DONNA IRR. DIST. H.C.D.D. #1 IS IN CHARGE OF THE IRR. AND DRAINAGE DITCH AND MAINTENANCE.
- CORNER LOT DRIVEWAYS SHOULD BE CONSTRUCTED AT FURTHEST POSSIBLE POINT FROM INTERSECTION AND IN COMPLIANCE WITH ACCESS MANAGEMENT ORDINANCE.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS.
- NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY SWALES OR UTILITY EASEMENTS. EACH DRAINAGE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION AND MAINTENANCE OF THE DRAINAGE SWALES. LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF DRAINAGE SWALES.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION AT THE TIME OF THE SURVEY.
- 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.
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH 1000 AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.  
A. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.  
B. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.  
C. 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 DRAINFIELD SYSTEM.  
D. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- A SPECIAL DESIGN IS REQUIRED FOR ALL OSSF SYSTEMS LOCATED WITHIN A DESIGNATED FLOOD ZONE. THE DESIGN SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS:  
ANCHORING OF SEPTIC TANK(S)  
BACK FLOW VALVES  
SEPTIC TANK COVER SHALL BE ABLE TO SEAL.
- JOSE LUIS URESTI, JR. THE OWNER & SUBDIVIDER OF LOT 30A, RE-PLAT OF LOT 30, LOS INDIOS ESTATES SUBDIVISION RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET 2 OF THIS PLAT.
- LOT 30A IS INTENDED FOR APARTMENT USE ONLY.



**LOT 30A, RE-PLAT OF LOT 30, LOS INDIOS ESTATES SUBDIVISION**

BEING A 0.55 ACRE TRACT OF LAND, MORE OR LESS, CONSISTING OF ALL OF LOT 30, LOS INDIOS ESTATES SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 2325397, MAP RECORDS OF HIDALGO COUNTY, TEXAS;

**HIDALGO COUNTY, TEXAS**

STATE OF TEXAS  
COUNTY OF HIDALGO  
I, DAVID OMAR SALINAS, P.E., A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, REGISTRATION NUMBER TX. 71973, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

DAVID OMAR SALINAS, P.E.  
REGISTERED PROFESSIONAL ENGINEER #71973

STATE OF TEXAS  
COUNTY OF HIDALGO  
I, DAVID O. SALINAS, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

DAVID OMAR SALINAS, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR #5782

HIDALGO COUNTY  
CERTIFICATE OF PLAT APPROVAL  
I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF THE LOT 30A, RE-PLAT OF LOT 30, LOS INDIOS ESTATES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_, 20\_\_\_\_.

ENVIRONMENTAL HEALTH DIVISION MANAGER \_\_\_\_\_ DATE: \_\_\_\_\_

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

MAYOR-CITY OF DONNA \_\_\_\_\_ DATE: \_\_\_\_\_

ATTEST: \_\_\_\_\_ CITY SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_  
HIDALGO COUNTY  
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF THE LOT 30A, RE-PLAT OF LOT 30, LOS INDIOS ESTATES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON \_\_\_\_\_, 20\_\_\_\_.

HIDALGO COUNTY RIGHT OF WAY DIRECTOR \_\_\_\_\_ DATE: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO  
JOSE LUIS URESTI JR AS OWNER OF THE 0.55-ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED LOT 30A, RE-PLAT OF LOT 30, LOS INDIOS ESTATES SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREON.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE SECTION 232.032 THAT:  
A. THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;  
B. SANITARY SEWER CONNECTIONS TO ALL LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;  
C. ELECTRICAL CONNECTIONS PROVIDED TO THE LOT MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;  
D. GAS CONNECTIONS, IF AVAILABLE AND IF PROVIDED AS AN ALTERNATE SOURCE OF ENERGY, PROVIDED TO EACH LOT MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

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

OWNER:  
JOSE LUIS URESTI JR  
603 W. SIOUX RD.  
DONNA, TEXAS 78537

STATE OF TEXAS  
COUNTY OF HIDALGO  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOSE LUIS URESTI JR, KNOWN TO ME TO BE THE PERSON WHOSE NAME ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC IN AND FOR THE  
STATE OF TEXAS  
MY COMMISSION EXPIRES, \_\_\_\_\_

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

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF LOT 30A, RE-PLAT OF LOT 30, LOS INDIOS ESTATES SUBDIVISION, WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONER ON \_\_\_\_\_, 20\_\_\_\_.

HIDALGO COUNTY JUDGE \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST: \_\_\_\_\_ HIDALGO COUNTY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY DRAINAGE DISTRICT:  
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 TEXAS 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 HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1  
RAUL E. SESIN, P.E., C.F.M.  
GENERAL MANAGER \_\_\_\_\_ DATE \_\_\_\_\_

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:  
LOT 30A, RE-PLAT OF LOT 30, LOS INDIOS ESTATES SUBDIVISION IS LOCATED APPROX. 800' WEST OF HUTTO RD. ON THE NORTH SIDE OF SIOUX RD. THE CITY OF DONNA, ACCORDING TO THE OFFICIAL MAP IN THE OFFICES OF THE SECRETARY OF THE CITY OF DONNA (POPULATION 15,486) AND HIDALGO COUNTY PLANNING DEPARTMENT. THIS SUBDIVISION LIES IN A 1 1/2 MILE EXTRATERRITORIAL JURISDICTION (ETJ) OF THE CITY OF DONNA. LOCAL GOVERNMENT CODE 212.001 PRECINCT. NO. 1

**METES AND BOUNDS DESCRIPTION**

BEING A 0.55 ACRE TRACT OF LAND, MORE OR LESS, CONSISTING OF ALL OF LOT 30, LOS INDIOS ESTATES SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 2325397, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 0.55 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2 INCH DIAMETER IRON ROD FOUND ON THE SOUTHWEST CORNER OF SAID LOT 30 LOCATED ON INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SIOUX ROAD FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT; SAID ROD IS FURTHER LOCATED NORTH 00 DEGREES 24 MINUTES EAST, COINCIDENT WITH THE EAST LINE OF SAID LOS INDIOS ESTATES SUBDIVISION, A DISTANCE OF 40.0 FEET FROM THE SOUTHWEST CORNER OF SAID LOS INDIOS ESTATES SUBDIVISION SAME BEING THE SOUTHWEST CORNER OF BLOCK 376, HILL-HALBERT TRACT OUT OF EL GATO AND LA BLANCA GRANTS, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT RECORDED IN VOLUME 01, PAGE 35, MAP RECORDS OF HIDALGO COUNTY, TEXAS; THENCE, AS FOLLOWS:

- THENCE, SOUTH 89 DEGREES 36 MINUTES WEST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT 30, A DISTANCE OF 250.98 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND ON THE SOUTHWEST CORNER OF SAID LOT 30 BEING LOCATED ON THE BEGINNING OF A ROADWAY CORNER CLIP FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, NORTH 50 DEGREES 17 MINUTES 15 SECONDS WEST, COINCIDENT WITH A WESTERN LINE OF SAID LOT 30 SAME BEING COINCIDENT WITH SAID ROADWAY CORNER CLIP, A DISTANCE OF 38.81 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND ON AN OUTSIDE CORNER OF SAID LOT 30 LOCATED AT THE END OF SAID CORNER CLIP AND FURTHER BEING LOCATED ON INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF LOS INDIOS LANE FOR AN OUTSIDE CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, NORTH 00 DEGREES 10 MINUTES 31 SECONDS WEST, CONTINUING COINCIDENT WITH THE WEST LINE OF SAID LOT 30 AND THE EAST RIGHT-OF-WAY LINE OF SAID LOS INDIOS LANE, A DISTANCE OF 60.88 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND ON THE NORTHWEST CORNER OF SAID LOT 30 FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, NORTH 89 DEGREES 36 MINUTES EAST, COINCIDENT WITH THE NORTH LINE OF SAID LOT 30, A DISTANCE OF 291.0 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND ON THE NORTHEAST CORNER OF SAID LOT 30 FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, SOUTH 00 DEGREES 24 MINUTES WEST, COINCIDENT WITH THE EAST LINE OF SAID LOT 30, A DISTANCE OF 85.0 FEET TO THE POINT OF BEGINNING, CONTAINING 0.55 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARING: RECORDED PLAT OF SAID LOS INDIOS ESTATES SUBDIVISION, H.C.T. N:\SUBDIVISION\PLATS\LOT30A\REPLAT\LOT30.LOSINDIOSESTATES.SUB\0.55.112823

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 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 of 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 line of 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 on additional easement over and across the land shown on this plat for the purpose of laterally relocate 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 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 V 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 uses it, whichever is longer.  
IN WITNESS WHEREOF the said Grantor executed this instrument this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

JOSE LUIS URESTI, JR.

**SHEET 1**

INDEX SHEET OF LOT 30A, RE-PLAT OF LOT 30, LOS INDIOS ESTATES SUBDIVISION

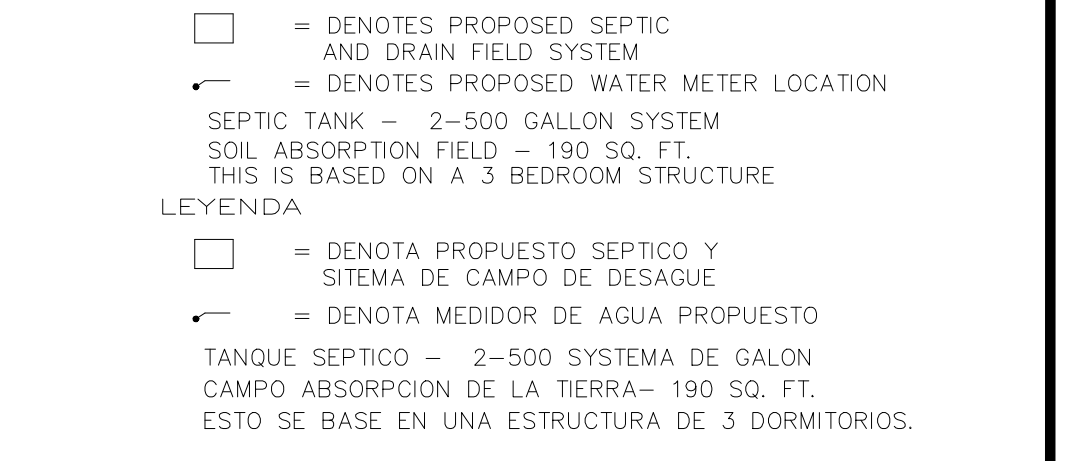
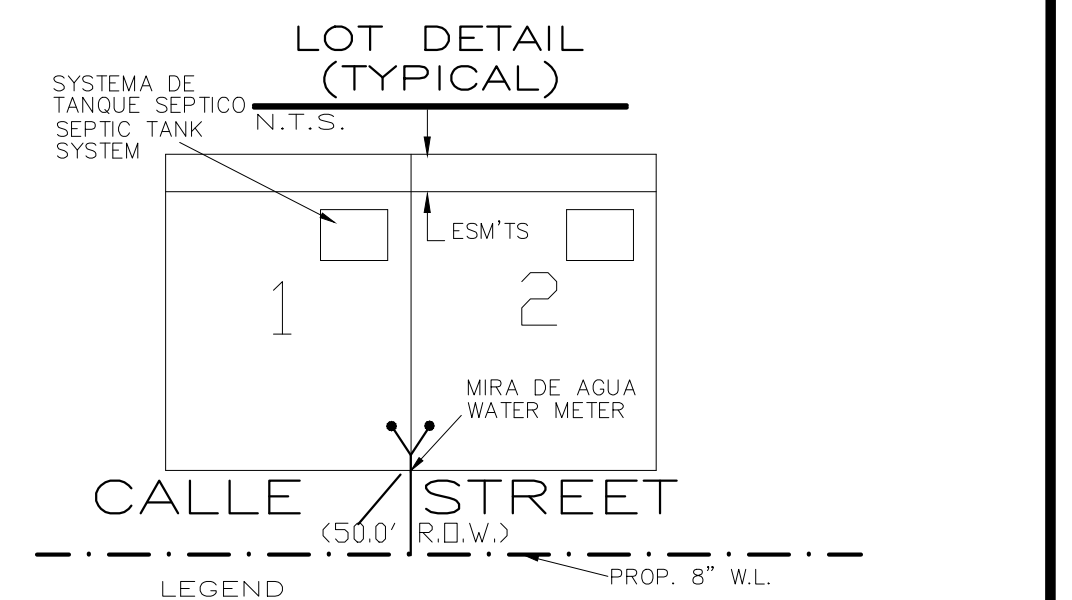
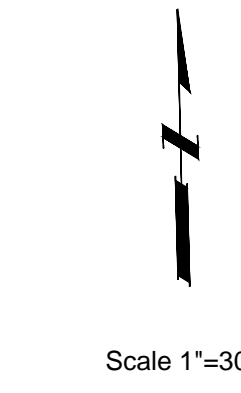
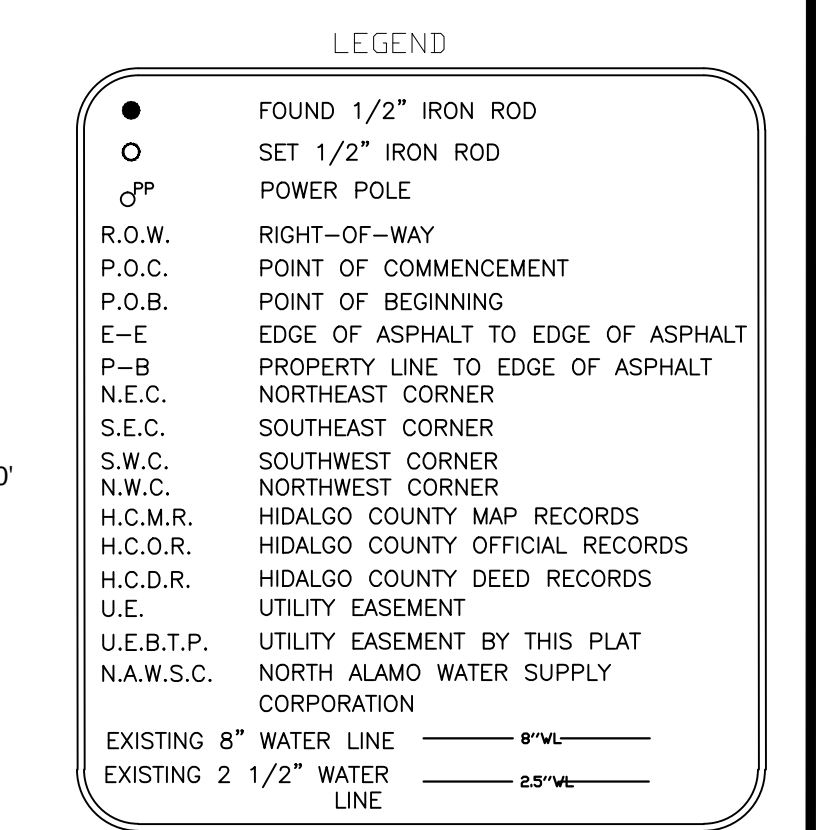
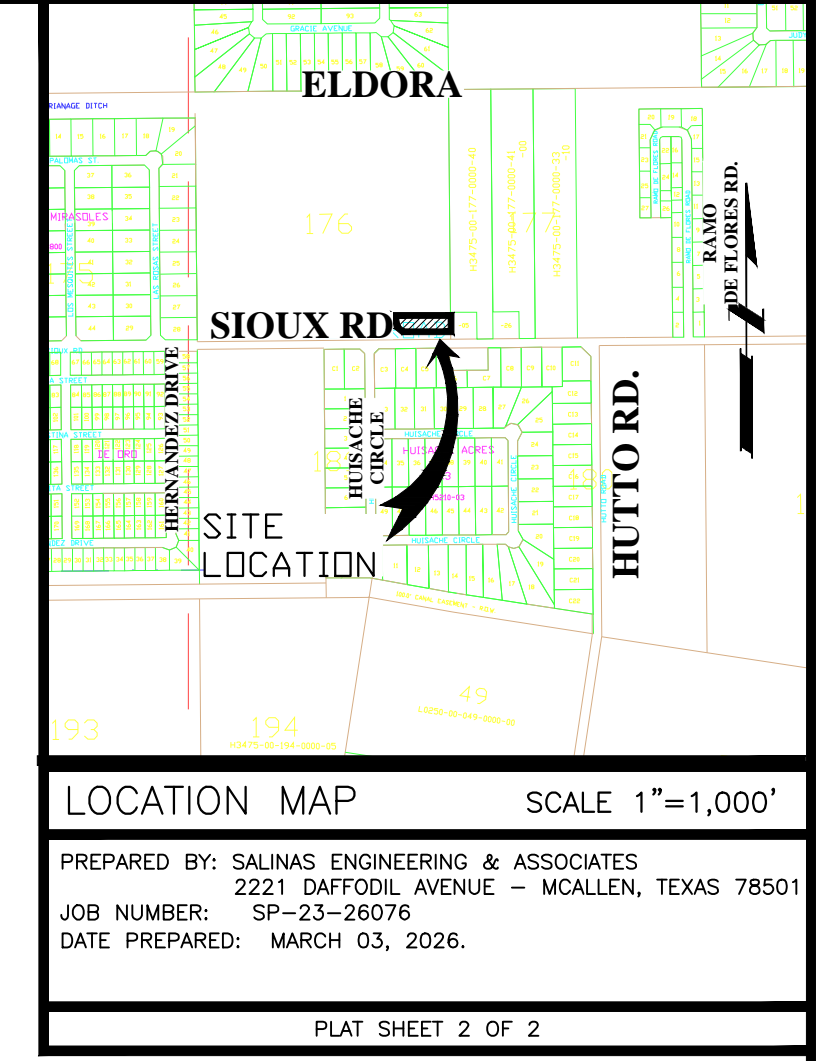
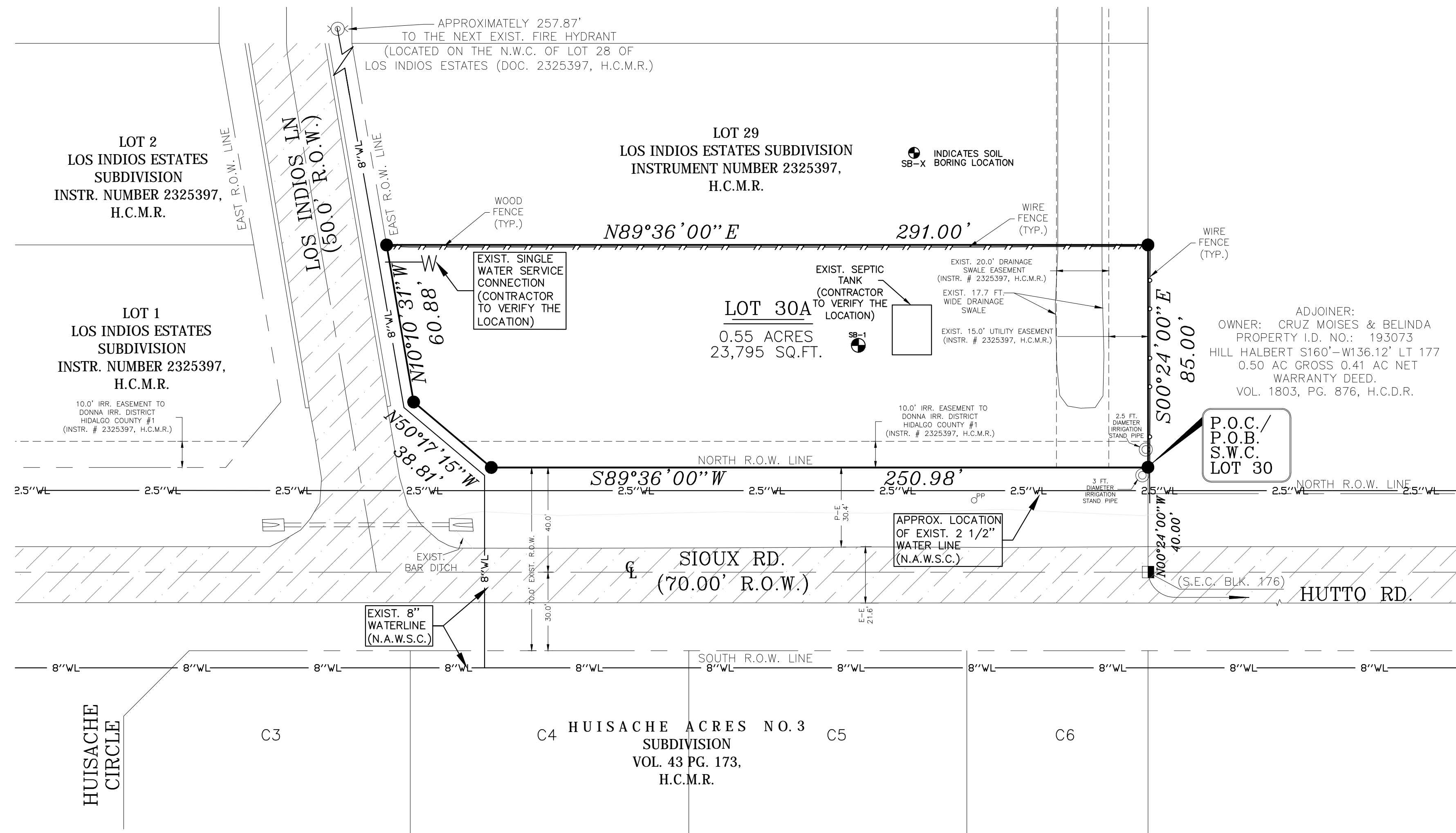
SHEET 1 HEADINGS, INDEX, LOCATION MAP PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES & BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNERS DEDICATION, CERTIFICATION OF LOCATION; CITY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION SUBDIVISION WITH RESPECT TO ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; REVISION NOTES.

SHEET 2 WATER DISTRIBUTION AND SANITARY SEWER MAP; ENGINEERING REPORT (ENGLISH AND SPANISH VERSION); INCLUDING DESCRIPTION OF WATER AND WASTE WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); SUBDIVIDER'S CERTIFICATE AND STATEMENT.

**PRINCIPAL CONTACTS**

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: JOSE LUIS URESTI JR	603 W. SIOUX RD.	DONNA, TEXAS 78537	(956) 847-1808	NONE
ENGINEER: DAVID O. SALINAS	2221 DAFODIL AVE.	McALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489
SURVEYOR: DAVID O. SALINAS	2221 DAFODIL AVE.	McALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489

**SEA**  
**SALINAS ENGINEERING & ASSOC.**  
(F-6675)-ENGINEER  
(10065700)-SURVEY  
CONSULTING ENGINEERS & SURVEYORS  
2221 DAFODIL - McALLEN, TEXAS 78501  
(956) 682-9081 - (956) 686-1489 (FAX)



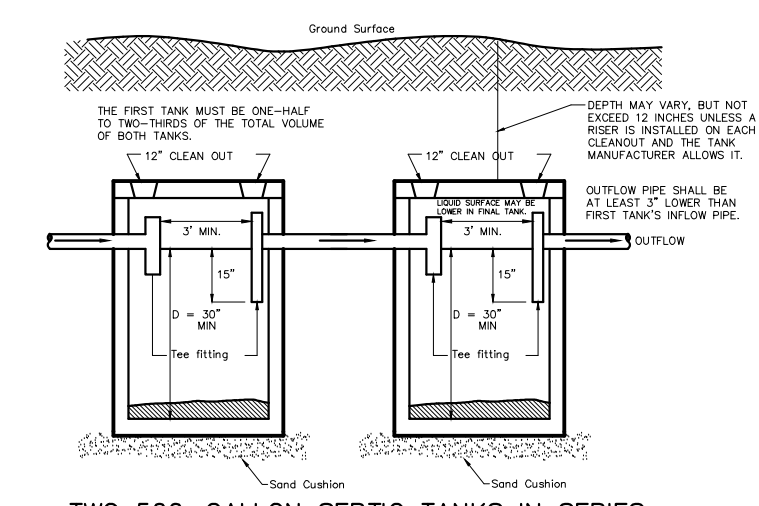
## MAP OF WATER DISTRIBUTION AND SANITARY SEWER COLLECTION LOT 30A, RE-PLAT OF LOT 30, LOS INDIOS ESTATES SUBDIVISION

HIDALGO COUNTY, TEXAS  
BEING A 0.55 ACRE TRACT OF LAND, MORE OR LESS, CONSISTING OF ALL OF LOT 30, LOS INDIOS ESTATES SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 2325397, MAP RECORDS OF HIDALGO COUNTY, TEXAS;

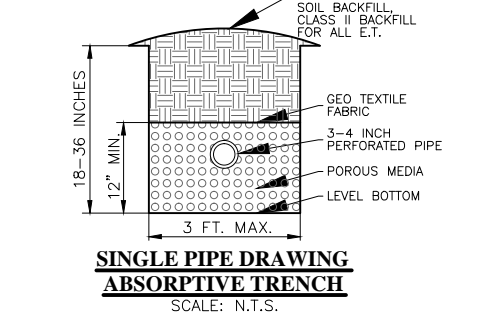
B.M. #1 = ELEV. 88.55 (NAVD 1988):  
A NAIL IN AN EXIST. POWER POLE.  
B.M. #2 = ELEV. 85.64 (NAVD 1988):  
TOP OF THE IRON ROD SET AT THE  
N.W. CORNER OF LOT 15.

**COST ESTIMATE CHART**

PAVING IMPROVEMENTS:	\$ 0.00
DRAINAGE IMPROVEMENTS:	\$ 0.00
WATER DISTRIBUTION:	\$ 0.00
SANITARY SEWER IMPROVEMENTS/OSSF:	\$ 0.00
<b>ESTIMACION DE COSTO</b>	
PAVIMENTACION DE CALLES:	\$ 0.00
DRENAJE PLUVIAL:	\$ 0.00
SERVICIO DE AGUA POTABLE:	\$ 0.00
SERVICIO DE DRENAJE SANITARIO:	\$ 0.00



TWO 500-GALLON SEPTIC TANKS IN SERIES



SINGLE PIPE DRAWING ABSORPTIVE TRENCH  
SCALE: N.T.S.

**FINAL ENGINEERING REPORT FOR GROVES SUBDIVISION:**  
BY DAVID O. SALINAS, P.E.

**WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:**  
LOT 30A IS A ONE LOT RE-PLAT OF ALL OF LOT 30, LOS INDIOS ESTATES SUBDIVISION. THE PURPOSE FOR THE RE-PLAT IS TO ALLOW THE CONSTRUCTION OF A DUPLEX/FOURPLEX IMPROVEMENT INTERIOR RESIDENTIAL USE.

**SEWAGE FACILITIES DESCRIPTION, COST AND OPERABILITY DATES:**  
THE PLOT OF LOT 30, LOS INDIOS ESTATES SUBDIVISION PROVIDED A SEPTIC TANK SYSTEM WHEN THAT PLAT WAS RECORDED. THERE IS NO OTHER CONVENTIONAL SANITARY SEWER SERVING THIS LOT. LOT 30A SHALL USE THE EXISTING SEPTIC TANK FOR THE PROPOSED BUILDING IMPROVEMENTS. OPERABILITY IS IMMEDIATE.

**SOIL EVALUATION REPORT:**  
IT WAS FOUND AND DETERMINED BY PERCOLATION TEST RESULTS THAT THE LANDS UNDER LOT 30, AND NOW BEING RE-PLATED AS LOT 30A ARE SUITABLE FOR USE BY A SEPTIC TANK SYSTEM.

**ENGINEER CERTIFICATION:**  
BY MY SIGNATURE BELOW I CERTIFY THAT THE POTABLE WATER AND SANITARY SEWER FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.34A WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL THE WATER AND ON-SITE (COSTS) SEWAGE FACILITIES DISCUSSED ABOVE ARE AS FOLLOWS:

**WATER FACILITIES:** PROPOSED LOT 30A SHALL USE AN EXISTING POTABLE WATER SERVICE AND METER INSTALLED ON THIS LOT BY THE PREVIOUS PLAT OF LOS INDIOS ESTATES SUBDIVISION. THERE ARE NO ADDITIONAL COSTS FOR POTABLE WATER SERVICE. COST: \$0.00.

**SANITARY SEWAGE FACILITIES:** PROPOSED LOT 30A SHALL USE THE EXISTING SEPTIC TANK SYSTEM IN PLACE AND IN THE GROUND TO ACCOMMODATE THE USE OF A DUPLEX/FOURPLEX IMPROVEMENTS. COST: \$0.00

ENGINEERS SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

**REPORTE FINAL DE INGENIERIA PARA LA SUBDIVISION GROVES SUBDIVISION:**  
BY DAVID O. SALINAS, P.E.

**PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHAS DE INICIO:**  
LOTE 30A ES UNA REPLATIFICACION DE UN SOLO LOTE DE LA TOTALIDAD DEL LOTE 30, SUBDIVISION LOS INDIOS ESTATES. EL PROPOSITO DE LA REPLATIFICACION ES PERMITIR LA CONSTRUCCION DE UNA MEJORA TIPO DUPLEX/FOURPLEX EN LUGAR DE USO RESIDENCIAL.

**DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION:**  
LA PLATIFICACION DEL LOTE 30, SUBDIVISION LOS INDIOS ESTATES, PROPORCIONO UN SISTEMA DE TANQUE SEPTICO CUANDO ESA PLATIFICACION FUE REGISTRADA. NO EXISTE NINGUN OTRO SISTEMA CONVENCIONAL DE ALCANTARILLADO SANITARIO QUE DE SERVICIO A ESTE LOTE. EL LOTE 30A UTILIZARA EL TANQUE SEPTICO EXISTENTE PARA LAS MEJORAS DE CONSTRUCCION PROPUESTAS. LA OPERATIVIDAD ES INMEDIATA.

**INFORME DE EVALUACION DE SUELOS:**  
SE ENCONTRO Y DETERMINO, MEDIANTE LOS RESULTADOS DE LAS PRUEBAS DE PERCOLACION, QUE LOS TERRENOS BAJO EL LOTE 30, Y QUE AHORA ESTAN SIENDO REPLATIFICADOS COMO LOTE 30A, SON ADECUADOS PARA SER UTILIZADOS POR UN SISTEMA DE TANQUE SEPTICO.

**CERTIFICACION DEL INGENIERO:**  
CON MI FIRMA A CONTINUACION CERTIFICO QUE LAS INSTALACIONES DE AGUA POTABLE Y ALCANTARILLADO SANITARIO DESCRITAS ARRIBA CUMPLEN CON LAS NORMAS MODELO ADOPTADAS BAJO LA SECCION 16.34A DEL CODIGO DE AGUA, CERTIFICO QUE LOS COSTOS PARA LA INSTALACION DE LAS INSTALACIONES DE AGUA Y DE ALCANTARILLADO EN EL OTRO (COSTS) DISCUSAS ARRIBA SON LOS SIGUIENTES:

**INSTALACIONES DE AGUA:** EL LOTE 30A PROPUESTO UTILIZARA UN SERVICIO DE AGUA POTABLE Y MEDIDOR EXISTENTES INSTALADOS EN ESTE LOTE POR LA PLATIFICACION ANTERIOR DE LA SUBDIVISION LOS INDIOS ESTATES. NO EXISTEN COSTOS ADICIONALES POR EL SERVICIO DE AGUA POTABLE. COSTO: \$0.00.

**INSTALACIONES DE ALCANTARILLADO SANITARIO:** EL LOTE 30A PROPUESTO UTILIZARA EL SISTEMA DE TANQUE SEPTICO EXISTENTE EN EL TERRENO PARA DAR SERVICIO A LAS MEJORAS TIPO DUPLEX/FOURPLEX. COSTO: \$0.00.

FIRMA DEL INGENIERO \_\_\_\_\_ FECHA \_\_\_\_\_

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

**SUBDIVIDER STATEMENTS:**  
I, \_\_\_\_\_, JOSE LUIS URESTI, JR., SUBDIVIDER OF LOT 30A, RE-PLAT LOT 30, LOS INDIOS ESTATES SUBDIVISION, HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE WITH THE 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 AS REQUIRED BY STATE AND COUNTY REGULATIONS.

JOSE LUIS URESTI, JR. \_\_\_\_\_ DATE \_\_\_\_\_  
603 W. SIOUX RD.  
DONNA, TEXAS 78537

**STATE OF TEXAS**  
**COUNTY OF HIDALGO**

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOSE LUIS URESTI, JR., KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

**REVISION NOTES**

NO.	SHEET	REVISION	DATE	APPROVED

**INDEX SHEET OF GROVES SUBDIVISION**

SHEET 1	HEADING; INDEX; LOCATION MAP; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METS & BOUNDS); SURVEYS AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNERS DEDICATION; CERTIFICATION AND ATTESTATION; APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE E.T.A. OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; REVISION NOTES.
SHEET 2	WATER DISTRIBUTION AND SANITARY SEWER MAP; ENGINEERING REPORT (ENGLISH AND SPANISH VERSIONS); LEGAL DESCRIPTION OF WATER AND WASTE WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSIONS); SUBDIVIDER'S CERTIFICATE AND STATEMENT.

**SEA**  
**SALINAS ENGINEERING & ASSOC.**  
(F-6675)-ENGINEER  
(10065700)-SURVEY  
CONSULTING ENGINEERS & SURVEYORS  
2221 DAFFODIL - McALLEN, TEXAS 78501  
(956) 682-9081 (956) 686-1489 (FAX)