



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: 5-12-2026

PROPOSED URI ESTATES NO. 4 SUBDIVISION, PRECINCT No. 1.

ENGINEER BENAVIDEZ ENGINEERING, LLC DEVELOPER TI & CJ LAND LTD.

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 35 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

NUMBER OF STREETLIGHTS: 8

FILLING STATIONS: 2

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

SUBDIVISION LIES WITHIN THE: RURAL AREA

DRAINAGE REPORT WAS APPROVED BY ON 10-21-2025 PROPERTY LIES WITHIN FLOOD ZONE "X" AS PER FEMA.
HCDD#1:

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY STORM SEWER SYSTEM AND DETENTION WILL BE PROVIDED BY WIDENING THE EXISTING DRAIN DITCH.

SEWER SYSTEM: OSSF'S HAVE BEEN INSTALLED.

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

REQUEST FOR FINAL APPROVAL WITH: **CASH DEPOSIT:** Amount: **\$6,600.00** For: (2 FIREHYDRANTS)

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.*

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 WHEREVER IS GREATER
- THIS SUBDIVISION IS LOCATED IN ZONE "A" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAN. FEMA FIRM COMMUNITY PANEL NO. 48034A 0403 IS EFFECTIVE DATE: MAP REVISED: 11-16-1992
- 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).
- SETBACKS:
FRONT SETBACK: 25.00 FEET
REAR SETBACK: 15.00 FEET OR EASEMENT WHOEVER IS GREATER
SIDE SETBACK: 6.00 FEET OR EASEMENT WHOEVER IS GREATER
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:
NO MORE THAN ONE SINGLE-FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS SHALL 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:
---30.11 M. NO. 1---ELEV. 84.50 TOP OF A NAIL SET ON AN EXISTING POWER POLE LOCATED NORTH OF ELDORA ROAD IN THE ZONING APPROXIMATE 430.77 FEET FROM THE N.W. CORNER OF THIS SUBDIVISION (NAVD 1988) COORDINATE: X=112224.38 Y=1660234.08
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 78,333.00 CUBIC FEET (180 ACRES-FEET) OF STORM WATER RUNOFF DRAINAGE RETENTION WITHIN THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DRAINAGE WILL BE ACCOMPLISHED BY STORM SEWER SYSTEM AND BY LINEAR DETENTION WIDENING THE EXISTING DRAIN DITCH. (SEE SHEET No.2 FOR CONSTRUCTION DETAILS AND DRAINAGE REPORT APPROVED BY HCD001)
- 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.
- 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 WATER SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPING AN EASEMENT.
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH THE 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.
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 RESERVATIVE DRAIN FIELD SYSTEM.
E. 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 URI ESTATES No.4 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 (SWPP) 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 0.25 % SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPROVED COUNTY CONSTRUCTION SPECIFICATIONS.
- 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 OR EXIST ON ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITHIN WRITTEN APPROVAL OF DONNA IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
+ NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM DONNA IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.

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

TJ & CJ LAND LTD.
AS OWNER OF THE 21.726 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED URI ESTATES No.4 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:

- THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
- ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
- 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.

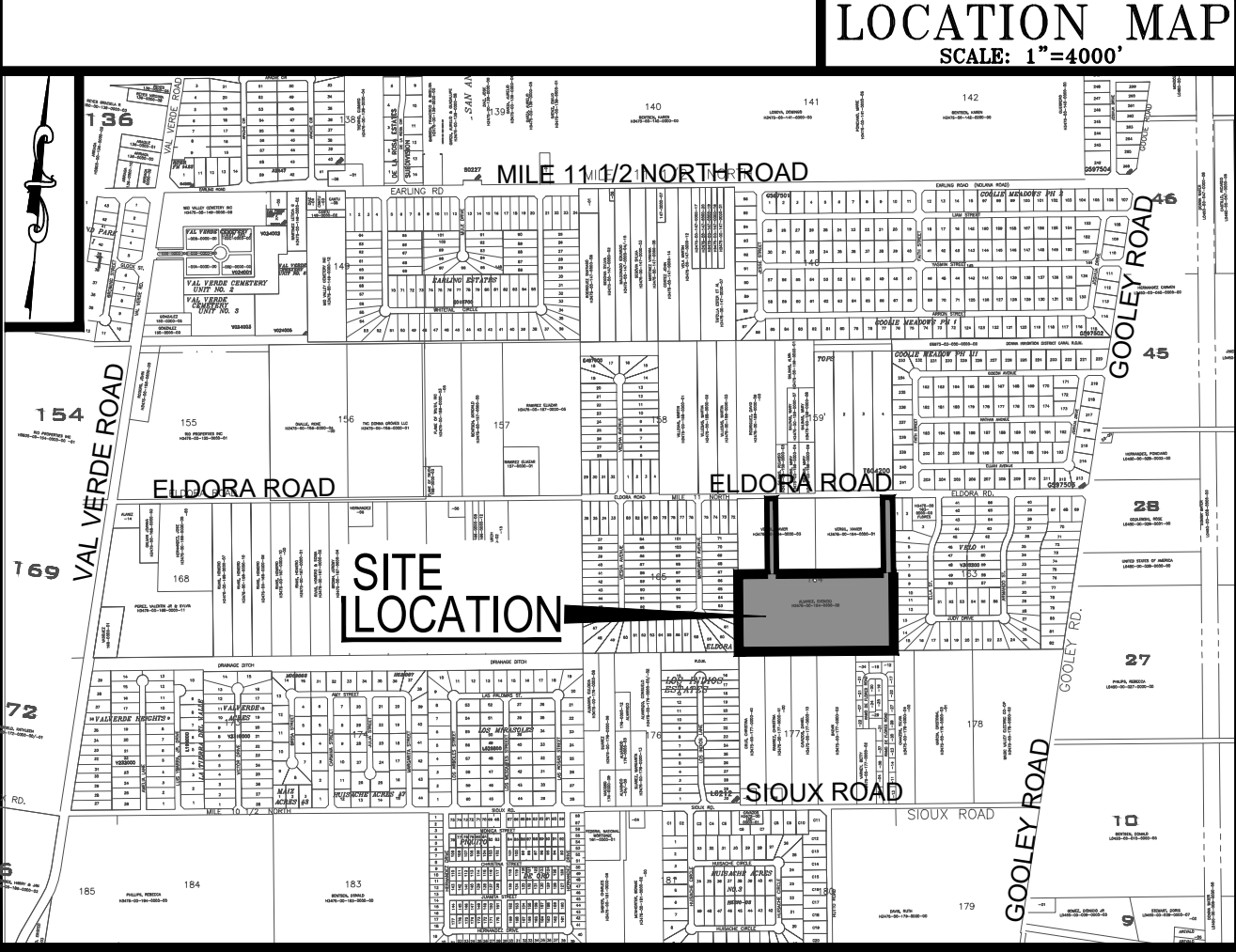
CHRIS J. FRISBY
VICE PRESIDENT OF CEF LAND, INC.
ITS SOLE GENERAL PARTNER OF TJ & CJ LAND LTD.
P.O. BOX 1000
MISSION, TEXAS 78573

IN WITNESS WHEREOF the said Grantor executed this instrument this _____ day of _____, 20____.

STATE OF TEXAS COUNTY OF HIDALGO
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHRIS FRISBY 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 _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



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 GOOLLEY 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 §2.07. PRECINCT No. 1.

METS AND BOUNDS
21.726 ACRE TRACT

BEING A 21.726 ACRE (946,400 SQUARE FEET) TRACT OF LAND SITUATED IN EL GATO AND LA BLANCA GRANTS, SAME BEING OUT THE SOUTH ONE-HALF OF BLOCK 164 OF THE HILL HALBERT TRACT HIDALGO COUNTY, TEXAS, AS RECORDED IN VOLUME 1, PAGE 35 OF THE HIDALGO COUNTY COMMUNITY PANEL NO. 48034A 0403 EFFECTIVE DATE: MAP REVISED: 11-16-1992

BEING A 21.726 ACRE (946,400 SQUARE FEET) TRACT OF LAND SITUATED IN EL GATO AND LA BLANCA GRANTS, SAME BEING OUT THE SOUTH ONE-HALF OF BLOCK 164 OF THE HILL HALBERT TRACT HIDALGO COUNTY, TEXAS, AS RECORDED IN VOLUME 1, PAGE 35 OF THE HIDALGO COUNTY COMMUNITY PANEL NO. 48034A 0403 EFFECTIVE DATE: MAP REVISED: 11-16-1992

VOLUME 1374, PAGES 844-846 OF THE HIDALGO COUNTY DEED RECORDS (H.C.D.R.), TEXAS, ALSO BEING OUT OF LOT 3 OF URI ESTATES SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN INSTRUMENT NO. 3502024 H.C.M.R., TEXAS, CONVEYED TO TJ & CJ LAND, LTD., AS RECORDED IN DOCUMENT NO. 3635713 OF THE HIDALGO COUNTY OFFICIAL RECORDS (H.C.O.R.), TEXAS, SAME ALSO BEING OUT TO TJ & CJ LAND, LTD., AS RECORDED IN DOCUMENT NO. 3438307 H.C.O.R., TEXAS, SAID 21.726 ACRE TRACT MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A COTTON SPINDLE FOUND AT THE NORTHEAST CORNER OF SAID BLOCK 164, BEING THE CENTERLINE OF ELDORA ROAD (60' EXISTING R.O.W.)

THENCE, SOUTH 07°36'28" EAST, ALONG THE COMMON LINE OF SAID BLOCK 164 AND VELD SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 35 OF H.C.M.R., TEXAS, AT A DISTANCE OF 20.00 FEET PASS THE SOUTH RIGHT OF WAY LINE OF SAID ELDORA RD. (60' PLATED R.O.W. WIDTH) CONTINUING ALONG SAID COMMON LINE, FOR A TOTAL DISTANCE OF 1320.00 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JMC SURVEYING" AT THE SOUTHWEST CORNER OF SAID BLOCK 164 AND VELD SUBDIVISION WITHIN THE DONNA IRRIGATION DISTRICT RIGHT OF WAY, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 89°23'32" WEST, ALONG THE SOUTH LINE OF SAID BLOCK 164 AND ACROSS SAID DONNA IRRIGATION DISTRICT RIGHT OF WAY, A DISTANCE OF 1320.00 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JMC SURVEYING" AT THE COMMON CORNER OF SAID BLOCK 164 AND ELDORA SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN INSTRUMENT NO. 1395228 H.C.M.R., TEXAS, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 07°36'28" WEST, ALONG THE COMMON LINE OF SAID BLOCK 164 AND SAID ELDORA SUBDIVISION, A DISTANCE OF 660.00 FEET TO A 1/2-INCH IRON ROD FOUND IN THE SOUTH EXISTING RIGHT OF WAY LINE OF SAID ELDORA RD. FOR THE MOST WESTERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 89°23'32" EAST, ALONG SAID SOUTH EXISTING RIGHT OF WAY LINE OF SAID ELDORA RD., A DISTANCE OF 100.00 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JMC SURVEYING" AT THE COMMON CORNER OF SAID LOT 3 AND LOT 4 CONVEYED TO JENNIFER AGUILAR, AS RECORDED IN DOCUMENT NO. 3632379 H.C.O.R., TEXAS, FOR THE MOST WESTERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 07°36'28" EAST, ALONG THE COMMON LINE OF SAID LOT 3 AND SAID LOT 4, A DISTANCE OF 620.00 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JMC SURVEYING" AT THE COMMON SOUTH CORNER OF SAID LOT 3 AND SAID LOT 4, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 89°23'32" EAST, ALONG THE COMMON LINE OF SAID URI ESTATES SUBDIVISION AND SAID SOUTH ONE-HALF OF BLOCK 164, A DISTANCE OF 1000.00 FEET TO THE COMMON SOUTH CORNER OF LOT 13 CONVEYED TO TJ & CJ LAND, LTD., AS RECORDED IN DOCUMENT NO. 3635713 H.C.O.R., TEXAS, FROM WHERE A 1/2-INCH IRON ROD FOUND, BEARS NORTH 59°45'06" WEST, 0.37 FEET CONTINUING FOR A TOTAL DISTANCE OF 660.00 FEET TO THE NORTH LINE OF SAID BLOCK 164, SAME BEING IN CENTERLINE OF SAID ELDORA RD., FOR THE MOST NORTHERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 89°23'32" EAST, ALONG CENTERLINE OF SAID ELDORA RD., ALONG THE NORTH LINE OF SAID BLOCK 164, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING, CONTAINING A GROSS AREA OF 21.726 ACRES (946,400 SQUARE FEET), OF WHICH 0.009 ACRES (400 SQ. FEET) IS BEING SET ASIDE FOR A 1/2-INCH IRON ROD FOUND, BEARS NORTH 08°49'27" WEST, 0.26 FEET, AND OF ABOVE MENTIONED 0.303 ACRE TRACT, FOR THE MOST EASTERLY INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

RIGHT OF WAY EASEMENT

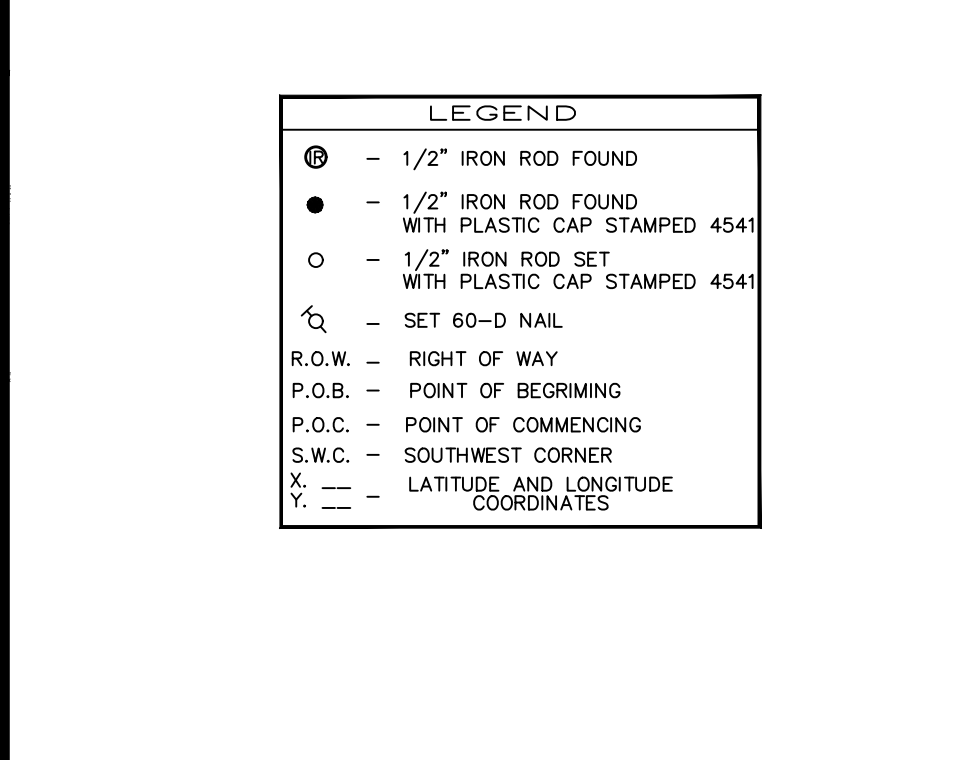
KNOW ALL MEN BY THESE PRESENTS, that the undersigned, owners of the property shown on this plat, their successors, assigns, and transferees (hereinafter called "Grantor" whether one or more persons are named), in consideration of one dollar (\$1.00) and other good and valuable consideration paid by North 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 thereaffer 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 Grantor 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 obviates a public utility 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 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 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____.

CHRIS J. FRISBY
VICE PRESIDENT OF CEF LAND, INC.
ITS SOLE GENERAL PARTNER OF TJ & CJ LAND LTD.
P.O. BOX 1000
MISSION, TEXAS 78573

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



SHEET 1 HEADING; INDEX; LOCATION MAP; AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOT, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METS 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 CITY AND MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.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 VERSION), INCLUDING DESCRIPTION OF WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; TYPICAL WATER SERVICE CONNECTION DETAILS.

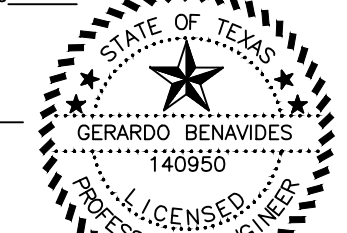
SHEET 3 DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE; AND ENGINEER'S CERTIFICATION; REVISION NOTES; & CONSTRUCTION DETAILS.

STATE OF TEXAS COUNTY OF HIDALGO

I, GERARDO BENAVIDES, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT

DATED THIS _____ DAY OF _____, 20____.

GERARDO BENAVIDES, P.E., CFM
LICENSED PROFESSIONAL ENGINEER NO.140950



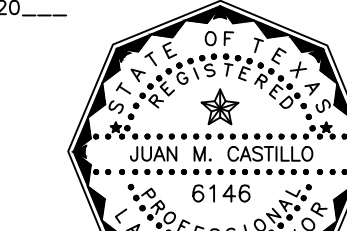
AS-BUILT PLANS

STATE OF TEXAS COUNTY OF HIDALGO

I, JUAN M. CASTILLO, 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____.

JUAN M. CASTILLO
REGISTERED PROFESSIONAL LAND SURVEYOR NO.6146 STATE OF TEXAS



STATE OF TEXAS COUNTY OF HIDALGO

UNDER LOCAL GOVERNMENT CODE §232.028(o)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE URI ESTATES No.4 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THE _____ DAY OF _____, 20____.

HIDALGO COUNTY JUDGE _____ DATE _____

HIDALGO COUNTY CLERK _____ DATE _____

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 TEX COUNTY OF HIDALGO

CERTIFICATE OF PLAT APPROVAL

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF URI ESTATES No.4 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____, 20____.

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION _____ DATE _____

CERTIFICATE OF APPROVAL DONNA IRRIGATION DISTRICT

THIS PLAT HAS BEEN APPROVED BY THE DONNA IRRIGATION DISTRICT ON THIS _____ 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.

PREPARED BY _____ ATTEST: SECRETARY _____

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

ON: _____ AT _____ AM/PM

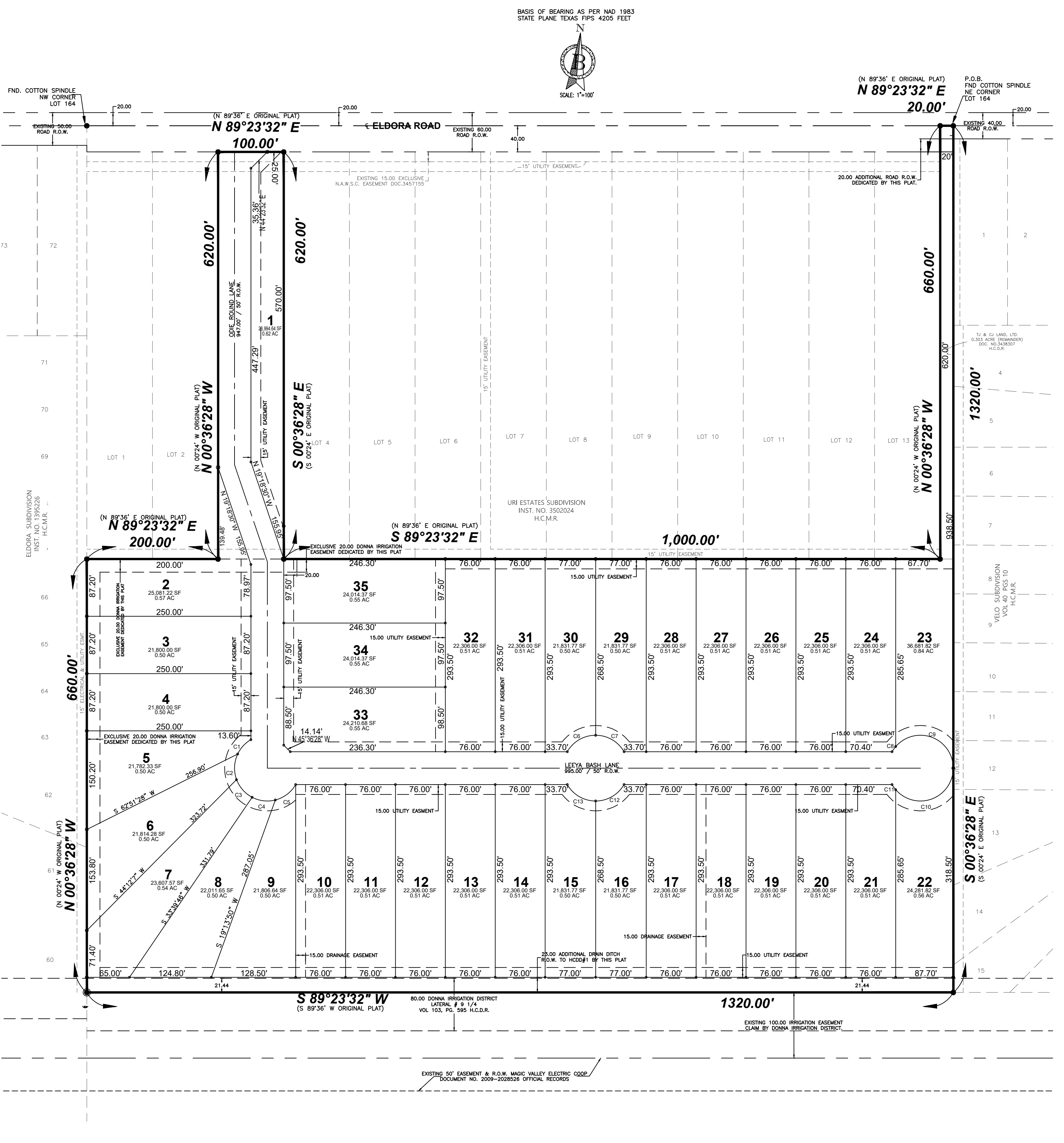
INSTRUMENT NUMBER _____

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

URI ESTATES No.4 SUBDIVISION

BEING A 21.726 ACRE (946,400 SQUARE FEET) TRACT OF LAND SITUATED IN EL GATO AND LA BLANCA GRANTS, SAME BEING OUT THE SOUTH ONE-HALF OF BLOCK 164 OF THE HILL HALBERT TRACT HIDALGO COUNTY, TEXAS, AS RECORDED IN VOLUME 1, PAGE 35 OF THE HIDALGO COUNTY MAP RECORDS (H.C.M.R.), TEXAS, CONVEYED TO EVENICIO ALVAREZ, ET UX, AS RECORDED IN VOLUME 1374, PAGES 844-846 OF THE HIDALGO COUNTY DEED RECORDS (H.C.D.R.), TEXAS, ALSO BEING OUT OF LOT 3 OF URI ESTATES SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN INSTRUMENT NO. 3502024 H.C.M.R., TEXAS, CONVEYED TO TJ & CJ LAND, LTD., AS RECORDED IN DOCUMENT NO. 3635713 OF THE HIDALGO COUNTY OFFICIAL RECORDS (H.C.O.R.), TEXAS, SAME ALSO BEING OUT OF THAT 0.303 ACRE (REMAINDER) CONVEYED TO TJ & CJ LAND, LTD., AS RECORDED IN DOCUMENT NO. 3438307 H.C.O.R., TEXAS



AS-BUILT PLANS

| CURVE | LENGTH | RADIUS | CHORD BEARING | CHORD |
|-------|---------|--------|---------------|--------|
| C1 | 30.17' | 50.00' | S 42°5'21" W | 29.71' |
| C2 | 40.00' | 50.00' | N 1°53'56" E | 38.95' |
| C3 | 36.64' | 50.00' | N 42°0'49" W | 35.82' |
| C4 | 36.43' | 50.00' | S 83°52'42" E | 35.63' |
| C5 | 40.02' | 50.00' | N 52°12'14" E | 38.96' |
| C6 | 52.36' | 50.00' | N 59°23'32" E | 50.00' |
| C7 | 52.36' | 50.00' | S 60°36'28" E | 50.00' |
| C8 | 9.66' | 50.00' | S 34°55'27" W | 9.64' |
| C9 | 121.24' | 50.00' | S 27°43'31" E | 93.65' |
| C10 | 121.24' | 50.00' | S 68°11'36" W | 93.65' |
| C11 | 9.66' | 50.00' | N 36°8'24" W | 9.64' |
| C12 | 52.36' | 50.00' | S 59°23'32" W | 50.00' |
| C13 | 52.36' | 50.00' | S 60°36'28" E | 50.00' |

AS-BUILT PLANS

DRAWING DATE: JULY 30, 2025
REVISED DATE: SEPTEMBER 18, 2025
REVISED DATE: OCTOBER 16, 2025

BENAVIDES ENGINEERING
TEXAS REGISTRATION F-22855
P.O. Box 832 Alamo, TX 78816
jerry@benavideseng.com
956-310-8373

FINAL WATER AND SEWER ENGINEERING REPORT

WATER SUPPLY, DESCRIPTION, COST, AND OPERABILITY DATE

URI ESTATES No.4 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" ELDORA ROAD.

WATER DISTRIBUTION FOR THE URI ESTATES No.4 SUBDIVISION CONSISTS OF ONE (1) EXISTING WATER SERVICE FOR LOT 1, FOURTEEN (14)-1" DIAMETER DUAL SERVICE LINES, AND SIX (6)-3/4" DIAMETER SINGLE SERVICE LINE, THE DUAL SERVICE LINES, THE SINGLE SERVICE LINES, THE METER BOXES & LOCKS HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$108,735.00 OR \$3,208.00 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$1,125,800.00 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. TWO (2) FILLINGS STATIONS HAVE BEEN ESCROWED TO THE COUNTY OF HIDALGO FOR A TOTAL AMOUNT OF \$6,600.00. 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 No.4 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. 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 BORES 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 COST OF THE INSTALLATION OF THE SEPTIC SYSTEM ON AN INDIVIDUAL LOT WAS \$3,700.00 INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. LOT ONE (1) HAS AN EXISTING OSSF. ALL THIRTY FOUR (34) OSSF'S HAVE BEEN INSTALLED AND FINISHED AT THIS TIME AT A TOTAL COST OF \$125,800.00. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF'S.

ENGINEER CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL UNDER SOIL 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 \$3,700.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$125,800.00 FOR THE ENTIRE SUBDIVISION.

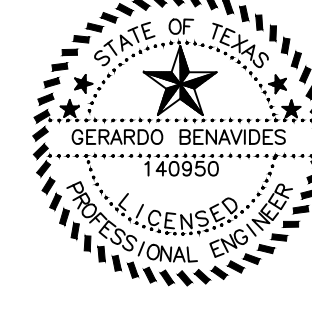
GERARDO BENAVIDES
P.E. # 140950

DATE _____



GERARDO BENAVIDES
P.E. # 140950

DATE _____



DRAINAGE STATEMENT

URI ESTATES No.4 SUBDIVISION
HIDALGO COUNTY, TEXAS

PROJECT DESCRIPTION AND LOCATION

URI ESTATES No.4 SUBDIVISION IS A PROPOSED 21.72-ACRE (GROSS), 21.00-ACRE (NET) SINGLE FAMILY RESIDENTIAL SUBDIVISION OUT OF LAND SITUATED IN EL GATO AND LA BLANCA GRANTS, SAME BEING OUT OF THE CONVEY ONE-HALF OF BLOCK 164 OF THE HILL, HALBERT TRACT, HIDALGO COUNTY, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 36, HIDALGO COUNTY MAP RECORDS.

THIS PROPOSED SUBDIVISION IS LOCATED STRICTLY WITHIN THE COUNTY OF HIDALGO, TEXAS. IT IS LOCATED APPROXIMATELY ALONG THE SOUTH RIGHT-OF-WAY OF ELDORA ROAD, APPROXIMATELY 1/4-MILE WEST OF GOOLEY ROAD. THE SITE IS CURRENTLY VACANT WITH HEAVY VEGETATION AND UNKEPT PASTURE. THE PURPOSE OF THIS SUBDIVISION IS FOR PROPOSED 35-HALF-ACRE SINGLE FAMILY DEVELOPMENT.

SOIL DESCRIPTION

THE SOILS IN THIS AREA ARE COMPOSED OF 99.4% HIDALGO SANDY CLAY LOAM (SOIL 28) WITH 0 TO 1 PERCENT SLOPE AND 0.6% HIDALGO SANDY CLAY LOAM, SALINE (SOIL 30), WITH 0 TO 1 PERCENT SLOPE. THESE TYPES OF SOIL BELONG TO HYDROLOGIC GROUP B WHICH HAVE A MODERATE INFILTRATION RATE WHEN THOROUGHLY WET. THESE CONSIST OF WELL DRAINED SOILS (SEE USDA, NRCS WEB SOIL SURVEY REPORT ATTACHED AT THE END OF THIS REPORT FOR OTHER SITE-SPECIFIC CHARACTERISTICS).

FLOOD ZONE

AS PER FEDERAL EMERGENCY MANAGEMENT ACT (FEMA) FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 480334 0423 C, MAP REVISED ON NOVEMBER 16, 1982, THIS PROPERTY IS WITHIN FLOOD ZONE "C" (UNSHADED). AREAS ON FLOOD ZONE "C" ARE DEFINED AS AREAS TO BE OUTSIDE THE 100-YEAR FLOOD PLAIN.

EXISTING CONDITIONS (PRE-DEVELOPMENT)

EXISTING SURFACE STORMWATER RUNOFF ON THIS TRACT FLOWS FROM THE NORTHWESTERN CORNER OF THIS PROPERTY TO THE SOUTHEASTERN CORNER TOWARDS AN EXISTING DONNA IRRIGATION DISTRICT DITCH WITH AN APPROXIMATE SLOPE OF 0.10%. THE PRE-DEVELOPMENT STORM RUNOFF IS APPROXIMATED TO BE 15.82 CUBIC FEET PER SECOND BASED ON THE 10-YEAR STORM FREQUENCY, AS PER ATTACHED CALCULATIONS.

POST-DEVELOPMENT CONDITIONS

THE POST-DEVELOPMENT SURFACE STORM RUNOFF IS APPROXIMATED TO BE 62.20 CUBIC FEET PER SECOND, BASED ON THE 50-YEAR STORM FREQUENCY, AS PER ATTACHED CALCULATIONS, WHICH IS AN INCREASE OF 46.38 CUBIC FEET PER SECOND.

PROPOSED DRAINAGE PLAN

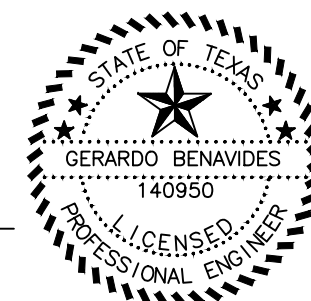
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1, DRAINAGE POLICIES, THE PROPOSED STORM DRAINAGE FOR THIS SUBDIVISION WILL CONSIST OF THE SURFACE STORMWATER RUNOFF FROM THE EXISTING RESIDENTIAL LOTS, TOWARD THE PROPOSED STREET. SAID RUNOFF WILL THEN BE CONVEYED VIA CURB AND GUTTER INTO PROPOSED CURB STREET INLETS THAT WILL CONTINUE TO CONVEY THE RUNOFF UNDERGROUND WITHIN REINFORCED CONCRETE PIPES THAT WILL ULTIMATELY DISCHARGE INTO A PROPOSED EXPANSION OF EXISTING DONNA IRRIGATION DISTRICT LATERAL #9 IRRIGATION DITCH WITHIN ADDITIONAL RIGHT-OF-WAY DEDICATED TO HIDALGO COUNTY DRAINAGE DISTRICT NO.1. THE PROPOSED DITCH EXPANSION SHALL FOLLOW SPECIFICATIONS AND DESIGN PARAMETERS OF HIDALGO COUNTY DRAINAGE DISTRICT NO.1.

ENGINEERING CALCULATIONS

AS PER THE ATTACHED DRAINAGE CALCULATIONS AND IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO.1 POLICIES IT IS ESTIMATED THAT URI ESTATES No.4 SUBDIVISION WILL GENERATE APPROXIMATELY 78,333 CUBIC FEET (1.80 ACRE-FEET) OF DIFFERENCE BETWEEN THE EXISTING 10-YEAR AND PROPOSED 50-YEAR STORM EVENT. DETENTION OF THE VOLUME GENERATED BY THIS DEVELOPMENT SHALL BE WITHIN THE PROPOSED EXPANSION OF EXISTING DONNA IRRIGATION DISTRICT LATERAL #9 IRRIGATION DITCH SOUTH OF THIS PROPERTY.

PRE-DEVELOPMENT CALCULATIONS (10-YEAR)
Q = 15.82 CFS
I = 3.64 IN/HOUR
TC = 49.85 MINUTES

POST-DEVELOPMENT CALCULATIONS (50-YEAR)
Q = 62.20 CFS
I = 8.18 IN/HOUR
TC = 18.73 MINUTES



GERARDO BENAVIDES, P.E.
REGISTER NO.140950

DATE _____

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

PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHAS DE INICIO

URI ESTATES No.4 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 HECHO UN CONTRATO EN CUAL N.A.W.S.C. HA PROMETIDO PROPORCIONAR SUFFICIENTE AGUA A LA SUBDIVISION DURANTE AL MENOS 30 AÑOS Y N.A.W.S.C. HA PROPORCIONADO LA DOCUMENTACION PARA ESTABLECER SUFFICIENTEMENTE 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 DE ELDORA ROAD.

LA DISTRIBUCION DE AGUA PARA URI ESTATES No.4 SUBDIVISION CONSISTE DE UN SERVICIO EXISTENTE PARA LOT 1, TAMBIEN EN CATORCE (14) LINEAS DE 1" DIAMETRO DE SERVICIO DUAL Y SEIS (6) LINEAS DE 3/4" DIAMETRO DE SERVICIO SENCILLO, CUALES TERMINAN EN LAS CAJAS DEL MEDIDOR CON CANNADOS DE CADA SOLAR. LAS LINEAS DE SERVICIO, LAS CAJAS DEL MEDIDOR HAN SIDO INSTALADAS A UN COSTO TOTAL DE \$108,735.00 O \$3,208.00 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA N.A.W.S.C. DE ACUERDO AL CONTRATO DE LA CARTA DE 30 AÑOS LA CUAL CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION. CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPANIA N.A.W.S.C. LO INSTALARA SIN ALGUN GASTO AL DUEÑO. DOS (2) HIDRANTES PINTADOS EN COLOR NEGRO SE A DEJADO COMO DEPÓSITO FINANCIERO (ESCROW) EN EL CONDADO DE HIDALGO EN UN COSTO TOTAL DE \$6,600.00. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

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

CADA LOTE EN LA SUBDIVISION MIDE MEDIO ACRE. SE HICIERON DOS (2) EXCAVACIONES DE EVALUACION EN LUGARES OPUESTOS EN LA SUBDIVISION (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICATIVAMENTE UNIFORME). EL TERRENO ES UNIFORME (TERRENO AROLLOSO Y SUELO FRANCO) Y SE EXTIENDE A 36 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MAS ARRIBA DE LO MAS BAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA AREA FLUYE BIEN.

EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON \$3,700.00 DOLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. UN SISTEMA DE FOSAS SEPTICAS YA EXISTE EN EL SOLAR NUMERO 1. EN ESTOS MOMENTOS 34 FOSAS SEPTICAS HAN SIDO INSTALADAS. EN EL PROCESO DE LA APROBACION FINAL A UN COSTO TOTAL DE \$125,800.00 EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODOS LAS FOSAS SEPTICAS Y AH APROBADO LA INSTALACION DEL SISTEMA DE FOSAS SEPTICAS.

CERTIFICACION:

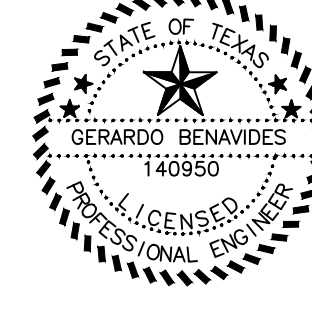
CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CÓDIGO DE AGUA DE TEXAS), CERTIFICO QUE LOS GASTOS PARA INSTALAR 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 \$3,700.00 POR SISTEMA A UN COSTO TOTAL DE \$125,800.00 TODA LA SUBDIVISION.

GERARDO BENAVIDES
P.E. # 140950

DATE _____



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 No.4 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.
THE SOLE GENERAL PARTNER OF TJ & CJ LAND, LTD

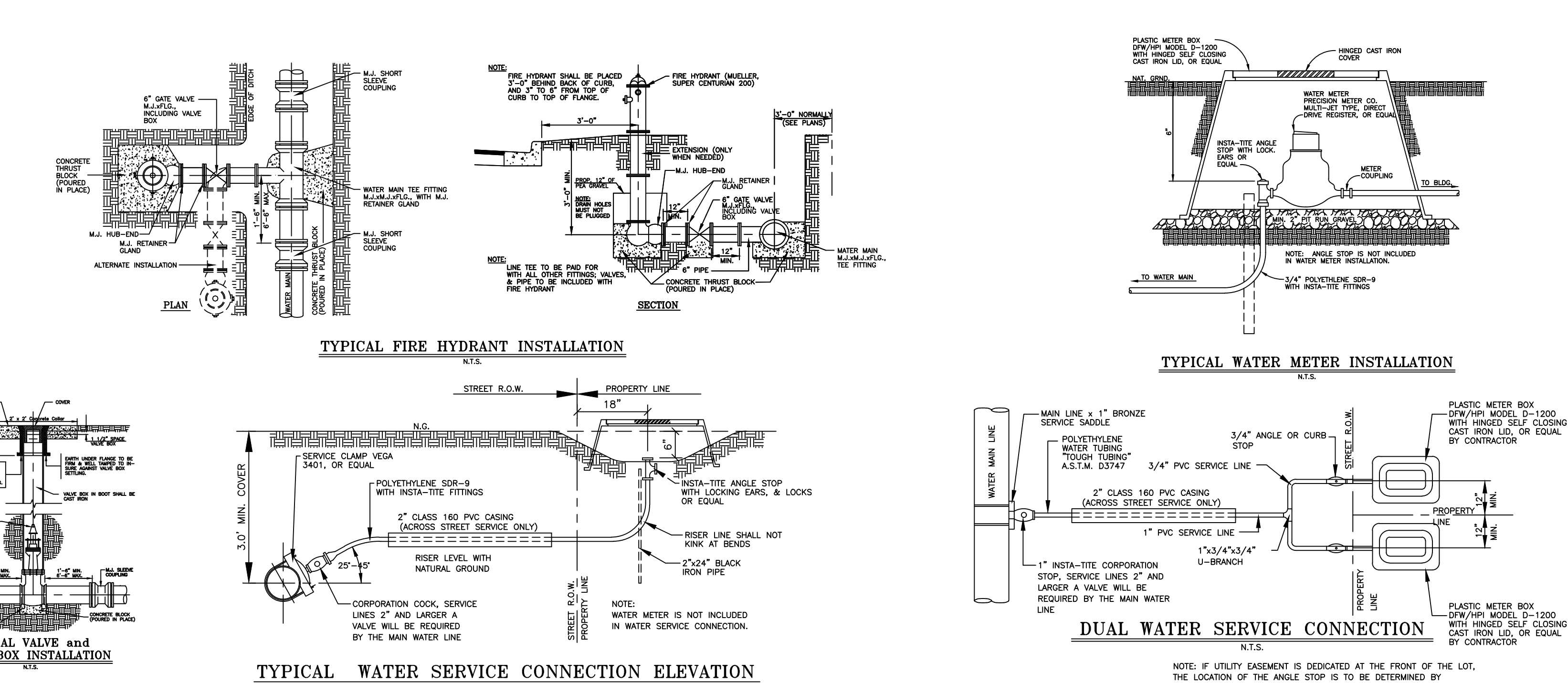
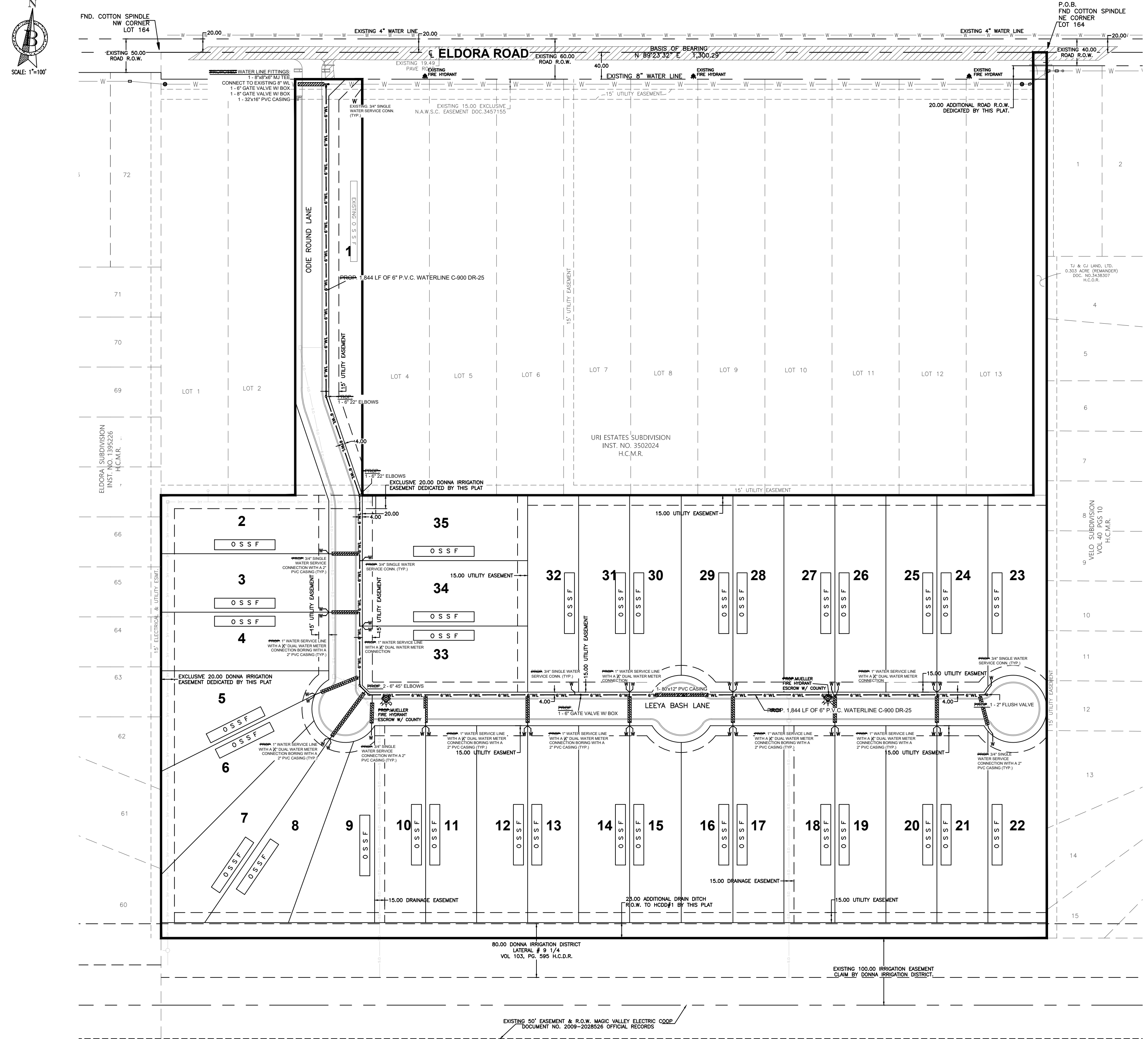
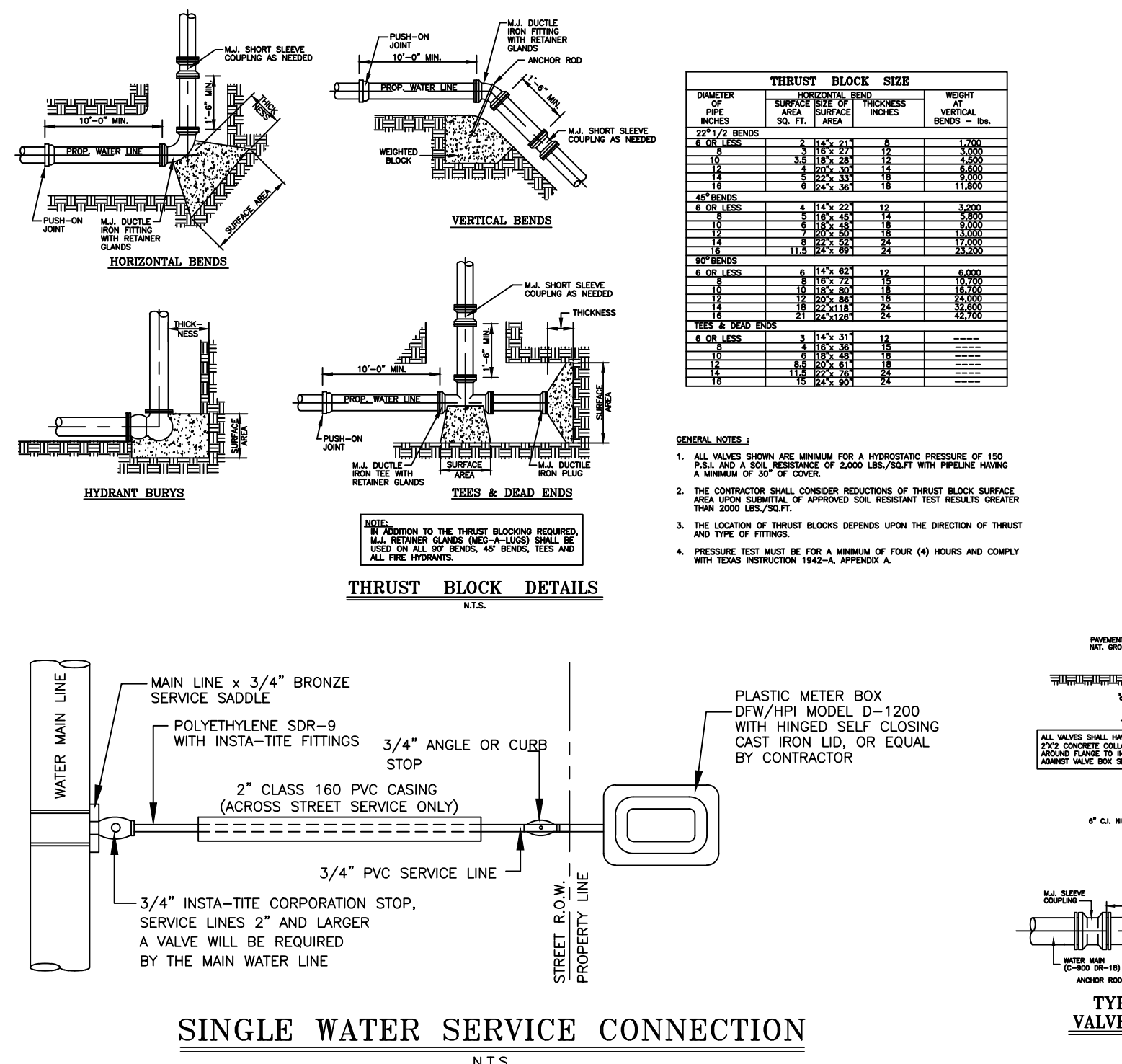
DATE _____

YANDEL D BARRERA
Notary Public, State of Texas
Comm. Expires 11-21-2029
Notary ID 135540515

CONSTRUCTION COST ESTIMATE:

| | |
|---------------|---------------------|
| 1-WATER: | \$108,735.00 |
| 2-OSSF: | \$125,800.00 |
| 3-PAVING: | \$24,302.00 |
| 4-DRAINAGE: | \$212,145.00 |
| TOTAL: | \$670,982.00 |

AS-BUILT PLANS



URI ESTATES No.4 SUBDIVISION

BY _____

DESCRIPTION _____

REVISION _____ DATE _____

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY GERARDO BENAVIDES, P.E. 140950, 04-06-2026 AS-BUILT OSSF AND WATER CONSTRUCTION PLANS. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE LAW.

BENAVIDES ENGINEERING

TEKSA REGISTRATION NO. 95631
P.O. Box 892 Alamo, TX 78901
Jerty@benavideseng.com
956-318-9877

CLIENT: TJ & CJ LAND, LTD
CHRIS J. FRISBY
VICE PRESIDENT OF CEF LAND, INC., ITS SOLE GENERAL PARTNER OF TJ & CJ LAND LTD.

PROJECT ADDRESS/LOCATION:
SOUTH OF ELDORA ROAD
APPROXIMATELY 1/4 MILE WEST OF GOOLEY ROAD

PREPARED DATE 08-01-2025
DRAWN BY: G.BENAVIDES, P.E.
CHECKED BY: G.BENAVIDES, P.E.
PROJECT No. 2023.048
PAGE TITLE AS-BUILT OSSF & WATER SERVICE LAYOUT
SHEET NUMBER C-2

