



Anthony Uresti  
Assistant Director

# HIDALGO COUNTY PLANNING DEPARTMENT

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

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 10-31-2023

PROPOSED WISCONSIN WATERS SUBDIVISION, PRECINCT No. 4.

ENGINEER MAS ENGINEERING, LLC DEVELOPER RGV WISCONSIN WATERS, LLC

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE

NUMBER OF LOTS:     \*SINGLE FAMILY    55  \*MULTI-FAMILY     COMMERCIAL     INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: 12

FILLING STATIONS: 8

LOCATION DESCRIPTION: SOUTH OF WISCONSIN ROAD, APPROXIMATELY 1/4 OF MILE WEST OF ALAMO ROAD.

SUBDIVISION LIES WITHIN THE:  ETJ OF CITY OF EDINBURG

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 6-7-2023 PROPERTY LIES WITHIN FLOOD ZONE: "B" AS PER FEMA.

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

ROAD R.O.W. DEDICATION: 20.0 FEET ONTO WISCONSIN ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 7-31-2023 BY, PRECINCT 4 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 8-2-2023 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM:  SEWER NAWSC. LINE SIZE: 8" LOCATION: WISCONSIN ROAD.

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

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 9-9-2023 : BY 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.

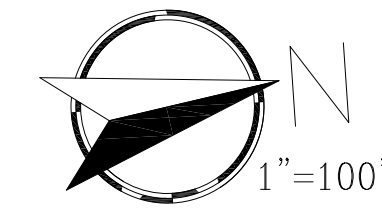
VARIANCE REQUEST TITLE B, CHAPTER 2, SECTION 2.4, ITEM F. CUL-DE-SAC STREETS

PRELIMINARY APPROVAL FROM THE HIDALGO COUNTY COMMISSIONERS COURT ON: N/A

STAFF RECOMMENDS:  **Preliminary Approval with Variance Request** *subject to comments and future recommendations by planning, Other departments, and the approval of the City of EDINBURG.*

**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.*



# MAP OF WISCONSIN WATER SUBDIVISION

BEING 20.000 ACRES (871195 SQFT) OUT OF LOT 10, BLOCKS 56, ALAMO LAND & SUGAR COMPANY'S SUBDIVISION, RECORDED IN VOLUME 1, PAGE 24-26, DEED RECORDS OF HIDALGO COUNTY, TEXAS, AND SAME BEING THAT CERTAIN TRACT OF LAND CALLED THE EAST 1/4 OF LOT 10, BLOCK 56, ALAMO LAND & SUGAR COMPANY'S SUBDIVISION, CONVEYED TO GABRIEL UGALDE, RECORDED IN DOC # 1365267, OFFICIAL PUBLIC RECORDS OF HIDALGO COUNTY, TEXAS, SAID 20,000 ACRES TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A MAG NAIL SET, THE NORTHEAST CORNER OF THE SAID LOT 10, SAME BEING THE NORTHWEST CORNER OF LOT 11, BLOCK 56, ALAMO LAND & SUGAR COMPANY'S SUBDIVISION, RECORDED IN VOLUME 1, PAGE 24-26, DEED RECORDS OF HIDALGO COUNTY, TEXAS, SAME BEING WITHIN THE RIGHT-OF-WAY OF WISCONSIN ROAD, SAME BEING THE NORTHWEST CORNER OF A CALLED 18.32 ACRES TRACT, CONVEYED TO CAMERON OIL COMPANY, RECORDED IN DOCUMENT NO. 1045710, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, AND SAME BEING THE NORTHEAST CORNER OF THE SAID UGALDE TRACT, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING:

THENCE, S81°25'33"W, ALONG THE EAST LINE OF THE SAID LOT 10, SAME BEING THE WEST LINE OF THE SAID LOT 11, SAME BEING ALONG THE EAST LINE OF THE SAID UGALDE TRACT, PASSING AT 20.00 FEET TO AN IRON ROD FOUND WITH A PINK CAP SET ON THE SOUTH RIGHT-OF-WAY OF WISCONSIN ROAD, CONTINUING FOR A TOTAL OF 1320.00 FEET TO A 1/2 INCH IRON ROD WITH A PINK CAP SET THE SOUTHWEST CORNER OF THE SAID LOT 10, SAME BEING THE SOUTHWEST CORNER OF THE SAID LOT 11, SAME BEING THE NORTHEAST CORNER OF A CALLED 2.93 ACRES TRACT CONVEYED TO EDELO ROCHA AND ESPERANZA BENAVIDEZ, RECORDED IN DOC # 2668064, OFFICIAL PUBLIC RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N81°25'33"W, ALONG THE SOUTH LINE OF THE SAID LOT 10, SAME BEING THE NORTH LINE OF LOT 16, BLOCK 56, SAME BEING THE NORTH LINE OF THE SAID ROCHA TRACT, A DISTANCE OF 680.00 FEET TO AN IRON ROD FOUND, THE SOUTHWEST CORNER OF A CALLED THE WEST 1/2 OF LOT 10, BLOCK 56 TRACT, CONVEYED TO JUAN ARTIAGA & CIPRIANA M. ARTIAGA, RECORDED IN VOLUME 643, PAGE 446, DEED RECORDS OF HIDALGO COUNTY, TEXAS, SAME BEING THE SOUTHWEST CORNER OF THE SAID UGALDE TRACT, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N8°34'23"E, ACROSS THE SAID LOT 10, SAME BEING ALONG THE WEST LINE OF THE SAID UGALDE TRACT, PASSING AT 1300.00 FEET AN IRON ROD FOUND ON THE SOUTH RIGHT-OF-WAY OF WISCONSIN ROAD, CONTINUING FOR A TOTAL DISTANCE OF 1320.00 FEET TO A MAG NAIL SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; OF THE SAID UGALDE TRACT, PASSING AT 1300.00 FEET AN IRON ROD FOUND ON THE SOUTH RIGHT-OF-WAY OF WISCONSIN ROAD, CONTINUING FOR A TOTAL DISTANCE OF 1320.00 FEET TO A MAG NAIL SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S81°25'33"E, ALONG THE NORTH LINE OF THE SAID LOT 10 AND WITHIN THE RIGHT-OF-WAY OF WISCONSIN ROAD, A DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 20,000 ACRES OF LAND, MORE OR LESS.

I, THE UNDERSIGNED MAYOR OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF SUBDIVISION REGULATIONS OF THIS CITY WHERE IN MY APPROVAL IS

MAYOR, CITY OF EDINBURG DATE

STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED, MARIO A. SALINAS, A LICENSED PROFESSIONAL ENGINEER, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

MARIO A. SALINAS LICENSED PROFESSIONAL ENGINEER # 96611 3911 N. 10TH STREET, SUITE H MCALLEN, TEXAS 78501



THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 2 ON THIS, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TRESS, FENCES, AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT #1 RIGHTS OF WAYS OR EASEMENTS.

PRESIDENT ATTEST SECRETARY

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 BY: RAUL SESIN, P.E., C.F.M., DISTRICT MANAGER DATE

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE 232.028 (a) WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF WISCONSIN WATER SUBDIVISION, WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS' COURT ON

HIDALGO COUNTY JUDGE DATE

HIDALGO COUNTY CLERK DATE

PRINCIPAL CONTACTS: Name Address City & Zip Phone OWNER: ZAC HENSON 8430 BLUE HEARON COURT FORT WORTH, Tx. 76108 (956) 764-1747 ENGINEER: MARIO A. SALINAS 3911 N. 10th St. SUITE H McAllen, Tx. 78501 (956) 537-1311 SURVEYOR: MANUEL CARRIZALES 2221 Daffodil Ave. McAllen, Tx. 78501 (956) 682-9081

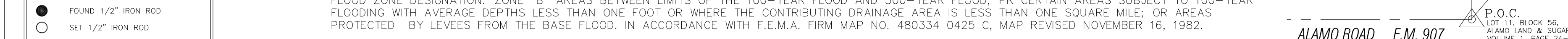
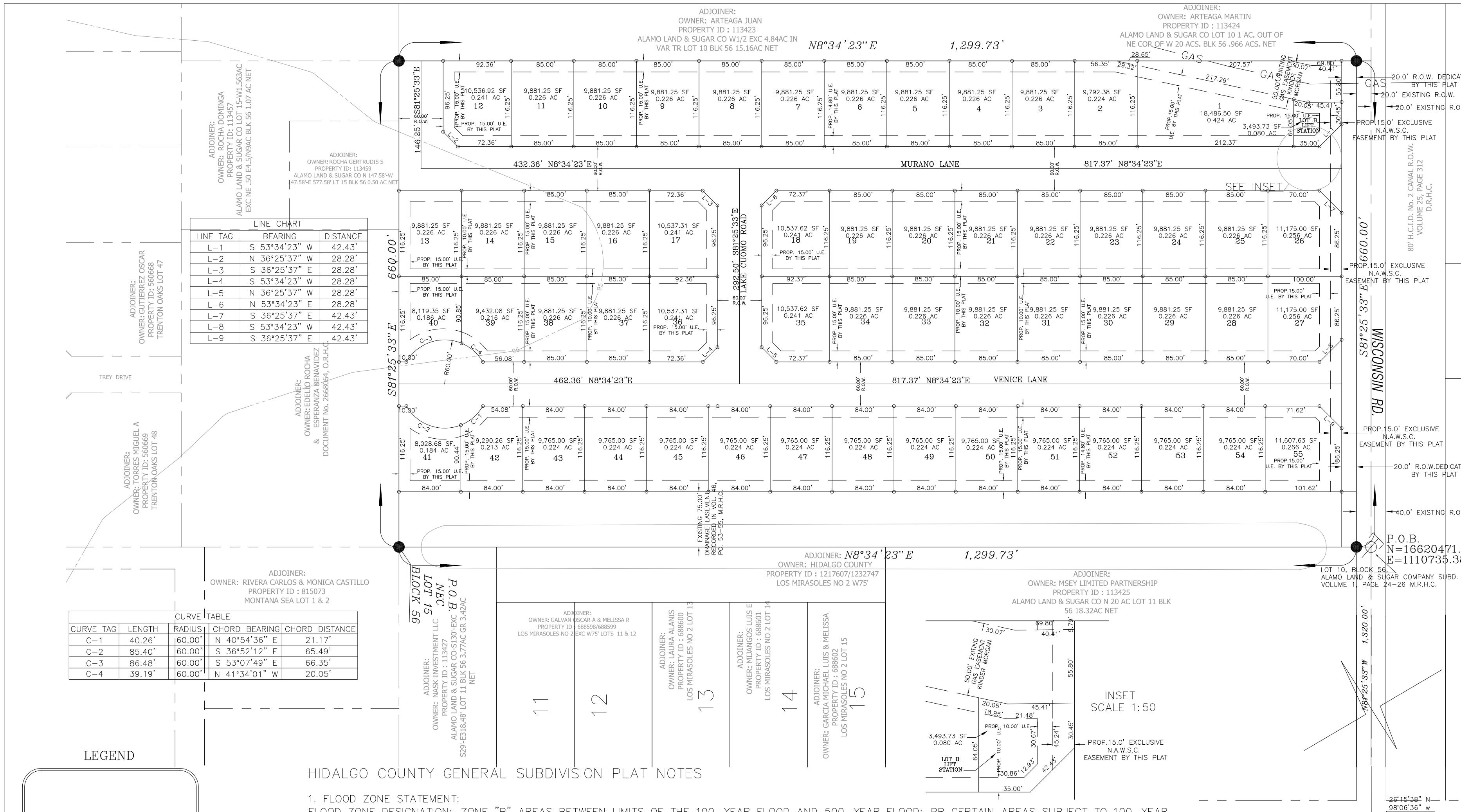


Table with 4 columns: CURVE TAG, LENGTH, CHORD BEARING, CHORD DISTANCE. Rows C-1 to C-4.

Table with 4 columns: LINE TAG, BEARING, DISTANCE. Rows L-1 to L-9.

ADJOINERS: OWNER: ARTEAGA IJUAN PROPERTY ID: 113423 ALAMO LAND & SUGAR CO W/1/2 EXC 4.894 AC IN VAR TR LOT 10 BLK 56 15.1646 AC NE N8°34'23"E 1,299.73'

ADJOINERS: OWNER: ARTEAGA MARTIN PROPERTY ID: 113424 ALAMO LAND & SUGAR CO LOT 10 1 AC. OUT OF NE COR. OF W 20 ACS. BLK 56 .966 AC. NET 28.65' GAS 107.57'

ADJOINERS: OWNER: RIVERA CARLOS & MONICA CASTILLO PROPERTY ID: 815073 MONTANA SEA LOT 1 & 2

ADJOINERS: OWNER: MISEY LIMITED PARTNERSHIP PROPERTY ID: 113425 ALAMO LAND & SUGAR CO N 20 AC LOT 11 BLK 56 18.32 AC NET

ADJOINERS: OWNER: GALVAN ESCOBAR A & MELISSA R LOS MIRASOLES NO 11 & 12 LOS MIRASOLES NO 13 & 14 LOS MIRASOLES NO 15

ADJOINERS: OWNER: LARA ALANIS LOS MIRASOLES NO 7 LOT 1 LOS MIRASOLES NO 8 LOT 1 LOS MIRASOLES NO 9 LOT 1 LOS MIRASOLES NO 10 LOT 1 LOS MIRASOLES NO 11 LOT 1 LOS MIRASOLES NO 12 LOT 1 LOS MIRASOLES NO 13 LOT 1 LOS MIRASOLES NO 14 LOT 1 LOS MIRASOLES NO 15

ADJOINERS: OWNER: GARCIA MICHAEL LUIS & MELISSA PROFESORAS LOS MIRASOLES NO 15

ADJOINERS: OWNER: BARBERA LIZBETH & LILIA CANTU DEL REY ESTATES UT 2 LOT 25

ADJOINERS: OWNER: BARBERA LIZBETH & LILIA CANTU DEL REY ESTATES UT 2 LOT 25

ADJOINERS: OWNER: BARBERA LIZBETH & LILIA CANTU DEL REY ESTATES UT 2 LOT 25

### HIDALGO COUNTY GENERAL SUBDIVISION PLAT NOTES

1. FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "B" AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; PR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD, IN ACCORDANCE WITH F.E.M.A. FIRM MAP NO. 480334 0425 C, MAP REVISED NOVEMBER 16, 1982.

THE AREAS WITHIN THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN. COMMUNITY PANEL NO. 480334 0425 C ACTIVE DATE: NOVEMBER 16, 1982 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAIN ADMINISTRATOR HAVE IDENTIFIED NO OTHER AREAS AS SHOWN ON THIS PLAT ARE WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN. CONSTRUCTION OF MULTIFAMILY HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).

2. SETBACKS: PROPOSED SETBACKS FOR AUTO-URBAN RESIDENTIAL ZONED LOTS AS PER THE FOLLOWING: FRONT 25' OR GREATER FOR EASEMENTS REAR 15' OR GREATER FOR EASEMENTS SIDE 06' OR GREATER FOR EASEMENTS FRONT CUL-DE-SAC 15' OR GREATER FOR EASEMENTS REAR CUL-DE-SAC 15' OR GREATER FOR EASEMENTS SIDE CORNER 10' OR GREATER FOR EASEMENTS

3. NO MORE THAN TWO DUPLEX BUILDINGS IN EACH LOT. NO COMMERCIAL USE SHALL BE ALLOWED ON ALL INTERNAL LOTS 1 THROUGH 55. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

4. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.

5. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS. BENCH MARK No. 1= 94.10 C.P.S. SET IN POWER POLE LOCATED 1445.00' SOUTH OF CENTERLINE WISCONSIN ROAD AND ON EAST R.O.W. ALAMO ROAD NORTH WEST CORNER OF PROPOSED SUBDIVISION. NAVD 88 DATUM. BENCH MARK No. 2=92.04 TOP OF COTTON PIKER SPINDLE ON WISCONSIN ROAD S.E. CORNER OF LOT 8 ALAMO LAND AND SUGAR SUBDIVISION PG 24-26 BEING THE EAST 00 THIS SUBDIVISION (NAVD 1988).

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 3.15 AC-FT OR (137,152 C.F.) 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. NO ACCESS WILL BE ALLOWED FOR LOTS 26,27 AND 55 ALONG WISCONSIN RD.

11. 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 APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.

12. A FIVE (5.0) FOOT SIDEWALK SHALL BE REQUIRED TO BE THREE (3.0) FEET BEHIND THE BACK OF CURB ALONG WISCONSIN RD. AND BOTH SIDES OF INTERIOR STREET. SIDEWALKS TO BE CONSTRUCTED AT BUILDING PERMIT STAGE. ADA RAMPS SHALL BE IN COMPLIANCE WITH ADA STANDARDS AND BUILT DURING SUBDIVISION STAGE.

13. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P REQUIREMENTS).

14. SET NO 4 IRON REBAR ON ALL PROPOSED LOT CORNERS

15. PROPERTY ZONING IS AUTO-URBAN RESIDENTIAL

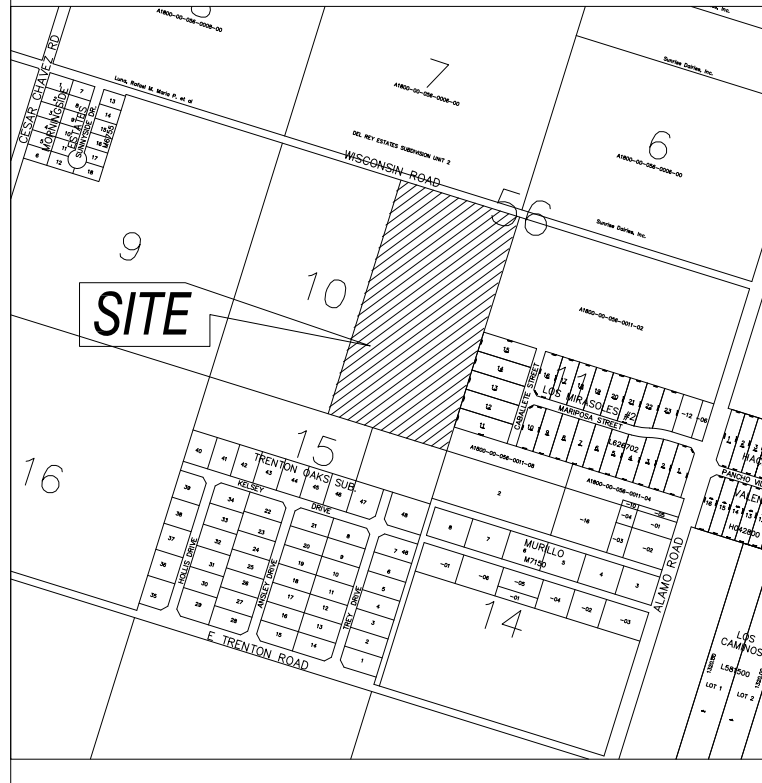
16. NO CEDAR FENCE OR BLOCK SHALL BE ALLOWED ON FRONT OF LOTS - (OPAQUE)

17. THIS TRACT OF LAND LIES WITHIN THE THREE AND A HALF MILE EXTRATERRITORIAL JURISDICTION OF CITY OF EDINBURG, TEXAS.

18. LOT B WILL BE USED FOR A LIFT STATION AND WILL NOT BE SOLD.

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

### VICINITY MAP



WISCONSIN WATER SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINT No. 4 IN THE WEST SIDE OF HIDALGO COUNTY AT SOUTH OF WISCONSIN ROAD, APPROXIMATELY 2,000 FEET EAST OF CESAR CHAVES ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 100,243). WISCONSIN WATER SUBDIVISION LIES APPROXIMATELY 3.5 MILES FROM THE CITY LIMITS OF EDINBURG AND IT IS WITHIN THE CITY'S FIVE MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 42.021.

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

I, ZACHARY HENSON, SUBDIVIDER, AS OWNER OF THE 20-ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED WISCONSIN WATER HEREBY SUBDIVIDE THE LAND AS DEPICTED ON THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS AND EASEMENTS SHOWN HEREON. I CERTIFY THAT I HAVE COMPLIED THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 AND SECTION 134-61 OF SUBDIVISION ORDINANCE, 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.

ZACHARY HENSON DATE RGV WISCONSIN WATERS, LLC., MANAGING MEMBER 4902 TRAILHEAD BEND WAY, STE. 12211 FORT WORTH, TEXAS 76109

STATE OF TEXAS COUNTY OF HIDALGO BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED ZACHARY HENSON PROVED TO ME THROUGH HIS TEXAS DEPARTMENT PUBLIC SAFETY DRIVER'S LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT, WHO, BEING DULY SWORN BY ME, DECLARED THAT HIS STATEMENT THEREIN IS TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

STATE OF TEXAS COUNTY OF HIDALGO NOTARY PUBLIC

I/WE THE UNDERSIGNED HOLDER(S) (OR DULY AUTHORIZED OFFICERS OF THE HOLDER(S)) OF A SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY, BEING THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS WISCONSIN WATER SUBDIVISION IN THE CITY OF EDINBURG, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS PROVIDED FOR UNDER THE PLAT AND DO HEREBY PROVIDE THAT ANY FORECLOSURE RELATING TO THE SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY SHALL BE SUBJECT TO THE PLATING OF THE PROPERTY AS PROVIDED FOR HEREIN.

BY: \_\_\_\_\_ DATE

STATE OF TEXAS COUNTY OF HIDALGO BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED

TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE (SHE) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023

NOTARY PUBLIC DATE

I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS WISCONSIN WATER SUBDIVISION, CONFORMS TO ALL REQUIREMENTS THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

CHAIRPERSON, PLANNING & ZONING COMMISSION DATE

STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED, MANUEL CARRIZALES, 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 ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH THE CITY OF MISSION SUBDIVISION ORDINANCE AND ALL STATE STATUTES GOVERNING SURVEYS.

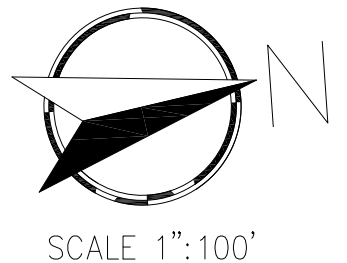
CARRIZALES LAND SURVEYING, LLC DATE MANUEL CARRIZALES REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6388 TBPLS FIRM REGISTRATION NUMBER 10194472 2221 DAFFODIL AVE. MCALLEN, TEXAS 78501

### INDEX

Table with 2 columns: SHEETS, DESCRIPTION. Rows 1, 2, 3.

DATE OF PREPARATION: OCTOBER 13, 2023

MAS ENGINEERING LLC. CONSULTING ENGINEERING FIRM NO. F-15499 3911 N. 10TH STREET, SUITE H MCALLEN, TEXAS. 78501 PH. (956) 537-1311 E-MAIL: MSALINAS6973@ATT.NET



# MAP OF WISCONSIN WATER SUBDIVISION

BEING 20.000 ACRES (871195 SQFT) OUT OF LOT 10, BLOCKS 56, ALAMO LAND & SUGAR COMPANY'S SUBDIVISION, RECORDED IN VOLUME 1, PAGE 24-26, DEED RECORDS OF HIDALGO COUNTY, TEXAS, AND SAME BEING THAT CERTAIN TRACT OF LAND CALLED THE EAST 1/2 OF LOT 10, BLOCK 56, ALAMO LAND & SUGAR COMPANY'S SUBDIVISION, CONVEYED TO GABRIEL UGALDE, RECORDED IN DOC # 1365267, OFFICIAL PUBLIC RECORDS OF HIDALGO COUNTY, TEXAS.

REPORTE FINAL DE INGENIERIA PARA WISCONSIN WATER SUBDIVISION : WISCONSIN WATERS SUBDIVISION SERA PROVISTA DE AGUA POTABLE POR LA COMPANIA DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). EL SUBDIVIDOR Y LA COMPANIA DE N.A.W.S.C. FIRMARAN UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA SUFICIENTE POR LOS PROXIMOS 30 ANOS. N.A.W.S.C. PRESENTARA SUFICIENTE DOCUMENTACION PARA ESTABLECER A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ABASTECIDA PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION. N.A.W.S.C. TIENE UNA LINEA DE 8" DE DIAMETRO EXISTENTE EN LA CALLE ALAMO CORRIENDO POR EL LADO OESTE DONDE SE EXTENDERA A LA SUBDIVISION POR LA WISCONSIN ROAD.

EL SISTEMA DE AGUA PARA WISCONSIN WATERS SUBDIVISION, CONSISTIRA EN DEJAR EN SU LUGAR EL SERVICIO DE AGUA DE 1" DIAMETRO JUNTO CON SU MEDIDOR DE AGUA DE 3/4" DIAMETRO PARA TODOS LOS LOTES. LA LINEA DE SERVICIO DE AGUA DE 1" DIAMETRO Y LA CAJA DE MEDIDOR SERAN INSTALADOS A UN COSTO TOTAL DE US\$ 1,925.00 POR LOTE DE ACUERDO AL CONTRATO Y DOCUMENTO DE 30 ANOS DE SERVICIO DE AGUA POTABLE QUE CUBRIRA EL COSTO TOTAL DEL MEDIDOR DE AGUA, (INCLUYENDO COSTOS DE LA INSTALACION), MEMBRESIAS, TARIAS DE CONEXION Y TODOS LOS COBROS ASOCIADOS AL CONECTAR CADA LOTE DE ESTA SUBDIVISION CON N.A.W.S.C.. CUANDO EL DUEÑO DE LOS LOTES SOLICITE UN MEDIDOR DE AGUA, LA COMPANIA N.A.W.S.C. INSTALARA EL MEDIDOR SIN COSTO ALGUNO AL DUEÑO. LA SUBDIVISION CONSTARA CON FIRE HYDRANTS. 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.

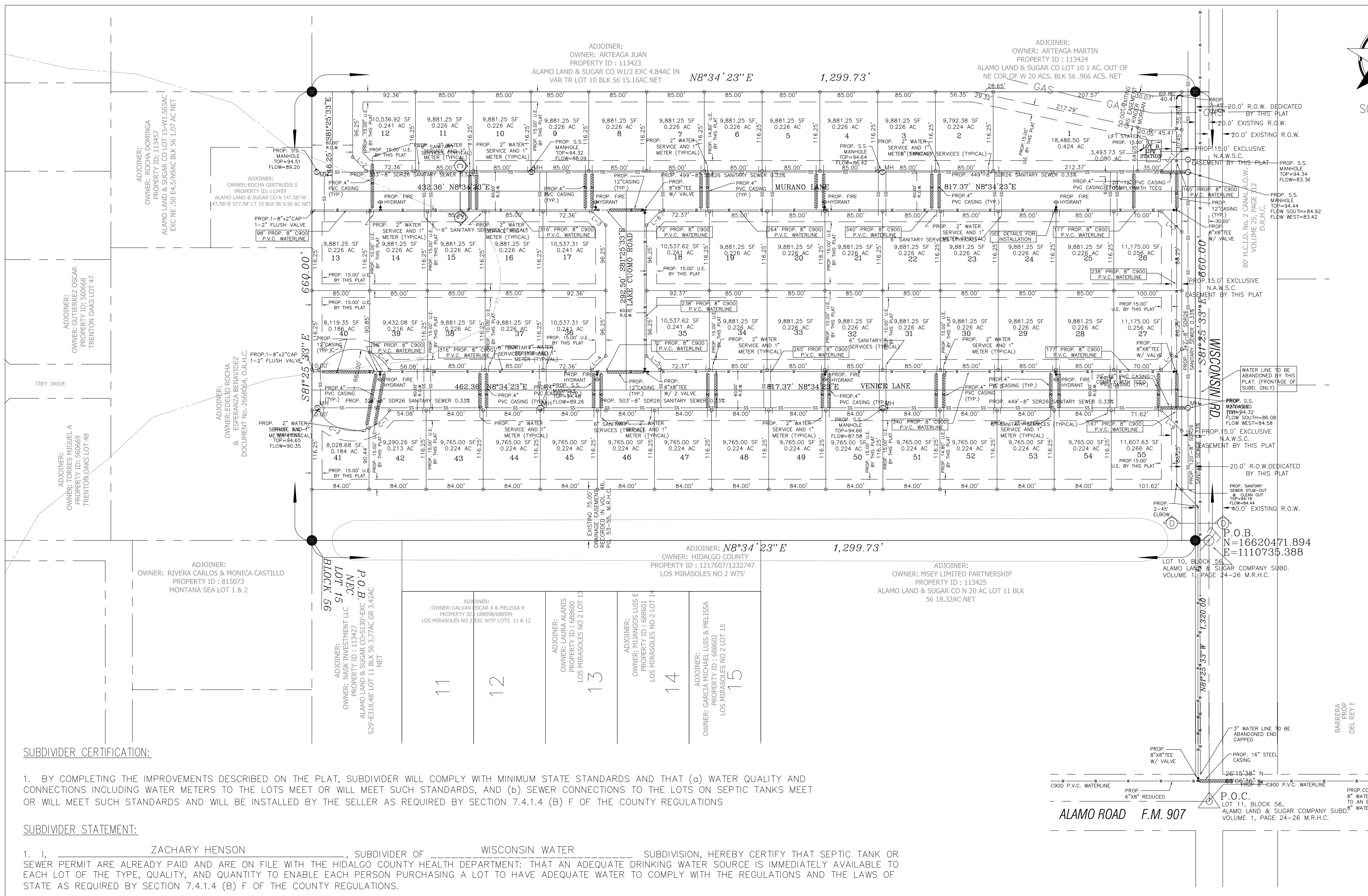
EL DRENAJE SANITARIO DE WISCONSIN WATERS SUBDIVISION TENDRA SISTEMA DE DRENAJE SANITARIO CON UNA ESTACION DE BOMBEO EN LA SUBDIVISION Y SE EXTENDERA POR LA WISCONSIN ROAD EN EL LADO NORTE APROXIMADAMENTE 5,700 FT HACIA EL OESTE. CERTIFICACION: CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO, CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS).

CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA SERAN: AGUA: EL SISTEMA/SERVICIO DE AGUA SERA CONSTRUIDO, CON LA INSTALACION DE LOS MEDIDORES DE AGUA. EL GRAN COSTO TOTAL SERA DE US\$ 1,925.00 POR LOTE. DRENAJE: SERVICIO DE DRENAJE SANITARIO INDIVIDUAL PARA CADA UNO DE LOS LOTES DE LA SUBDIVISION.

FINAL ENGINEERING REPORT FOR WISCONSIN WATER SUBDIVISION : WISCONSIN WATERS SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION ("N.A.W.S.C."). THE SUBDIVIDER AND N.A.W.S.C. WILL SIGN A CONTRACT IN WHICH N.A.W.S.C. WILL COMPROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND N.A.W.S.C. WILL 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 AN EXISTING 8" DIAMETER WATERLINE RUNNING ALONG THE WEST SIDE OF ALAMO RD. WHERE THE LINE WILL BE EXTENDED THRU WISCONSIN ROAD TO THE SUBDIVISION.

THE WATER SYSTEM FOR WISCONSIN WATERS SUBDIVISION WILL CONSIST OF THE INSTALLATION OF 1" WATER SERVICE LINE WITH A 3/4" WATER METER FOR ALL LOTS, A PROPOSED 1" PVC WATER SERVICE LINE WILL BE CONNECTED INTO A PROPOSED 8" WATERLINE. THE 1" PVC WATER SERVICE LINE AND THE METER BOX WILL BE INSTALLED AT A TOTAL COST OF \$1,925.00, WATER AGREEMENT WHICH WILL COVER THE TOTAL COST OF WATER METER (INCLUDING INSTALLATION COST), WATER RIGHTS ACQUISITION FEES, AND ALL OTHER FEES ASSOCIATES WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO N.A.W.S.C.. UPON REQUEST BY THE LOT OWNERS, N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. FIRE HYDRANTS WILL BE INSTALLED FOR THIS SUBDIVISION. THE ENTIRE WATER FACILITIES WILL BE ACCEPTED AND APPROVED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM WILL BE OPERABLE AS OF THE DATE OF THE RECORDING OF THIS PLAT.

WISCONSIN WATERS SUBDIVISION WILL PROVIDE WITH A SANITARY SEWER SYSTEM, ON THE SYSTEM WILL INCLUDE A LIFT STATION WITHIN THE SUBDIVISION THAT THE SANITARY LINE WILL BE EXTENDED ON THE NORTH SIDE OF WISCONSIN ROAD APPROXIMATELY 5,700 FT WEST OF THE SUBDIVISION TO CONNECT TO AN EXISTING MANHOLE. ENGINEER CERTIFICATION: BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL THE CONSTRUCTED WATER FACILITY, DISCUSSED ABOVE, WILL BE AS FOLLOWS: WATER FACILITIES- THESE FACILITY WILL BE FULLY CONSTRUCTED, WITH THE INSTALLATION OF A WATER METER, FOR A TOTAL OF \$1,925.00. TO COVER THE COSTS OF METER AND ALL OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOT IN THE SUBDIVISION TO S.W.S.C.. SEWAGE FACILITIES- THE SUBDIVISION WILL PROVIDE WITH A SANITARY SEWER SERVICE FOR EACH LOT.



ALAMO ROAD F.M. 907

### 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 OR WILL MEET SUCH STANDARDS, AND (b) SEWER CONNECTIONS TO THE LOTS ON SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE INSTALLED BY THE SELLER AS REQUIRED BY SECTION 7.4.1.4 (B) F OF THE COUNTY REGULATIONS.

### SUBDIVIDER STATEMENT:

1. I, ZACHARY HENSON, SUBDIVIDER OF WISCONSIN WATER SUBDIVISION, HEREBY CERTIFY THAT SEPTIC TANK OR SEWER PERMIT ARE ALREADY PAID AND ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT; 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 STATE AS REQUIRED BY SECTION 7.4.1.4 (B) F OF THE COUNTY REGULATIONS.

ZACHARY HENSON  
8430 BLV. HERON CT.  
FORT WORTH TEXAS, 76108

DATE

STATE OF TEXAS  
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ZACHARY HENSON, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS(ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE(SHE)(THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS DAY OF 2023.

NOTARY PUBLIC

FILED FOR RECORD IN  
HIDALGO COUNTY  
ARTURO GUAJARDO, JR.  
HIDALGO COUNTY CLERK  
ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM  
INSTRUMENT NUMBER \_\_\_\_\_  
OF MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY

### COST ESTIMATE

WATER DISTRIBUTION:	\$ 411,200.00
DRAINAGE IMPROVEMENTS:	\$ 707,350.00
PAVING IMPROVEMENTS:	\$ 381,258.00
SEWER IMPROVEMENTS:	\$ 779,880.00

STATE OF TEXAS  
COUNTY OF HIDALGO  
I, THE UNDERSIGNED, MARIO A. SALINAS, A LICENSED PROFESSIONAL ENGINEER, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

MARIO A. SALINAS  
LICENSED PROFESSIONAL ENGINEER # 96611  
3911 N. 10TH STREET, SUITE H  
MCALLEN, TEXAS 78501

DATE:



### VICINITY MAP



WISCONSIN WATER SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT No. 4 IN THE WEST SIDE OF HIDALGO COUNTY AT WISCONSIN ROAD, APPROXIMATELY 2,000 FEET EAST OF CESAR CHAVES ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 100,243). WISCONSIN WATER SUBDIVISION LIES APPROXIMATELY 3.5 MILES FROM THE CITY LIMITS OF EDINBURG AND IT IS WITHIN THE CITY'S FIVE MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 42.021.

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone
OWNER: ZAC HENSON	8430 BLUE HEARON COURT	FORT WORTH, Tx. 76108	(956) 764-1747
ENGINEER: MARIO A. SALINAS	3911 N. 10 th. St. SUITE H	McAllen, Tx. 78501	(956) 537-1311
SURVEYOR: MANUEL CARRIZALES	2221 Daffodil Ave.	McAllen, Tx. 78501	(956) 682-9081

### REVISION NOTES

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DATE OF PREPARATION OCTOBER 13, 2023.

## MAS ENGINEERING LLC.

CONSULTING ENGINEERING  
FIRM NO. F-15499

3911 N. 10TH STREET, SUITE H  
MCALLEN, TEXAS. 78501  
PH. (956) 537-1311  
E-MAIL: MSALINAS6973@ATT.NET

# MAP OF WISCONSIN WATER SUBDIVISION

BEING 20,000 ACRES (871195 SQFT) OUT OF LOT 10, BLOCKS 56, ALAMO LAND & SUGAR COMPANY'S SUBDIVISION, RECORDED IN VOLUME 1, PAGE 24-26, DEED RECORDS OF HIDALGO COUNTY, TEXAS, AND SAME BEING THAT CERTAIN TRACT OF LAND CALLED THE EAST 1/2 OF LOT 10, BLOCK 56, ALAMO LAND & SUGAR COMPANY'S SUBDIVISION, CONVEYED TO GABRIEL UGALDE, RECORDED IN DOC # 1385267, OFFICIAL PUBLIC RECORDS OF HIDALGO COUNTY, TEXAS.

DRAINAGE REPORT FOR WISCONSIN WATERS SUBDIVISION EDINBURG, TEXAS

THE NORTH 20.00 ACRES OUT OF THE SOUTH 12.00 ACRES OF THE EAST 1/2 OF LOT 9, SECTION 278, TEXAS MEXICAN RAILWAY COMPANY SURVEY, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 24 PAGES 168-171, DEED RECORDS, HIDALGO COUNTY, TEXAS.

THIS IS 55 LOTS OF MULTIFAMILY SUBDIVISION. THE PROPERTY IS LOCATED ON SOUTH SIDE OF WISCONSIN ROAD, APPROXIMATE 1650 FT WEST FROM SOUTH ALAMO ROAD. WITHIN THE ETJ OF EDINBURG, TEXAS.

THE TRACT LIES IN "ZONE B" IS DEFINED AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. IN ACCORDANCE WITH F.E.M.A.-F.I.R.M. MAP NO. 480334 0425 C, MAP REVISED NOVEMBER 16, 1982.

THE SOIL ACCORDING TO THE SOIL SURVEY OF HIDALGO COUNTY INDICATES THAT THIS PROPERTY LIES IN "AREA 28 (HIDALGO-SANDY CLAY LOAM, 0 TO 1 PERCENT SLOPES, HYDROLOGIC GROUP "B"), "AREA 48" (RACOMBES SANDY CLAY LOAM, 0 TO 1 PERCENT SLOPES, HYDROLOGIC GROUP "B") OF THE SOIL SURVEY OF HIDALGO COUNTY.

EXISTING DRAINAGE FOR THE AREA CONSISTS OF THE FOLLOWING SYSTEM: PRESENTLY, THE SITE RUNOFF FLOWS OVERLAND TO THE NORTH WISCONSIN RD. INTO THE BAR DITCH THAT OUTFALLS INTO THE DRAINAGE DITCH LOCATED ON THE EAST SIDE OF THE PROPERTY. OWNED BY THE HIDALGO COUNTY DRAINAGE DISTRICT 1. FINAL OUTFALL IS THE TRENTON DRAIN PHASE 3 CANAL OWNED BY THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1. EXISTING RUNOFF IS Q=18.84 CUBIC FEET PER SECOND BASED ON A 10-YEAR FREQUENCY STORM.

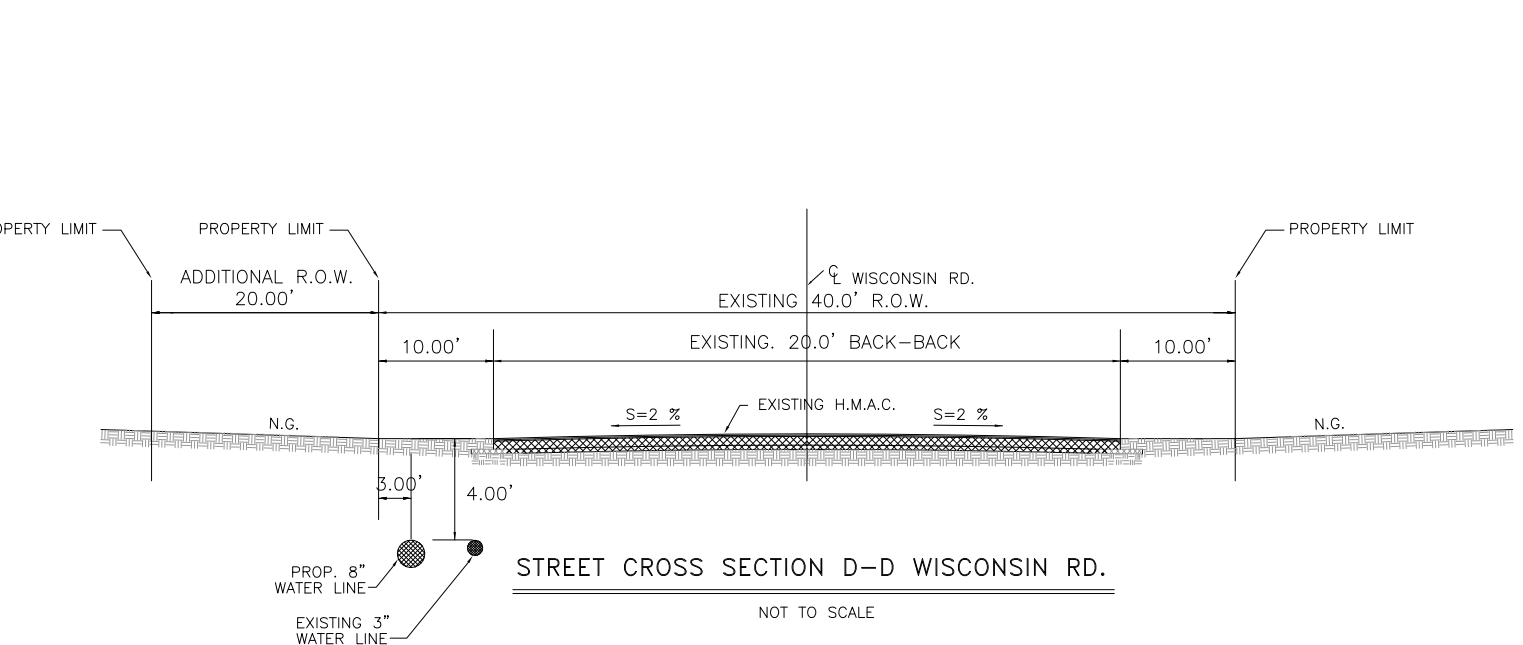
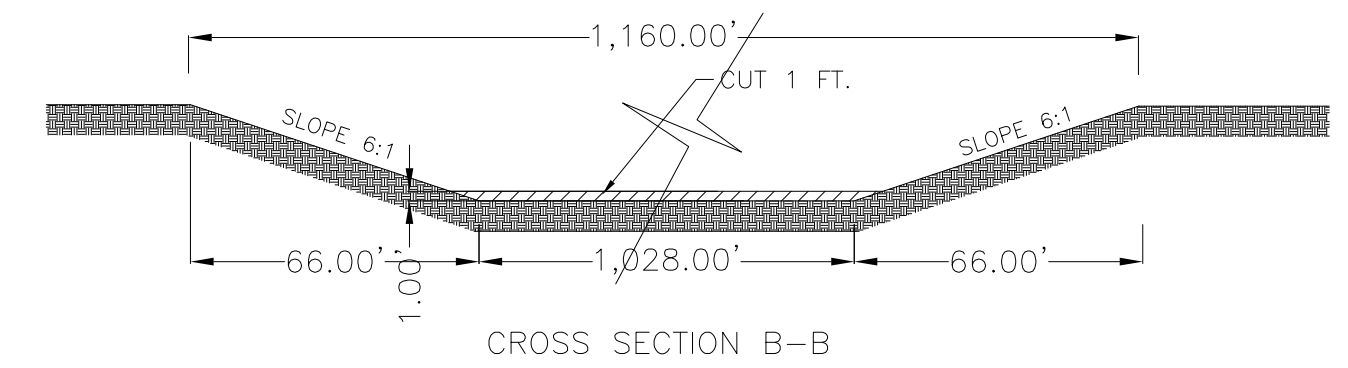
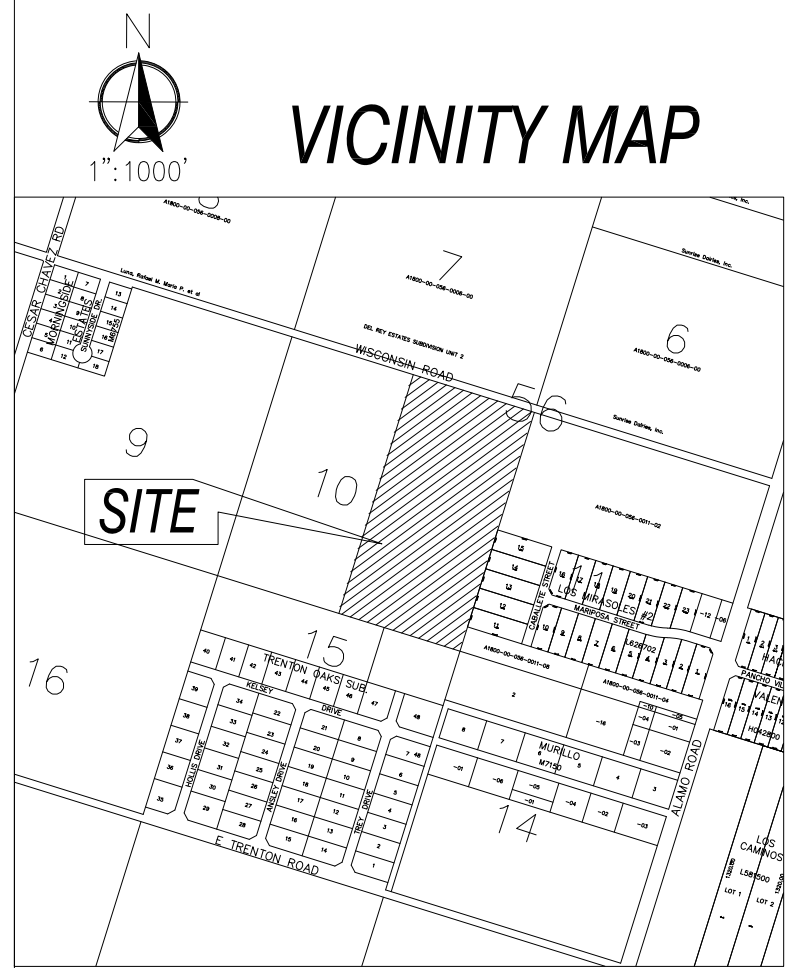
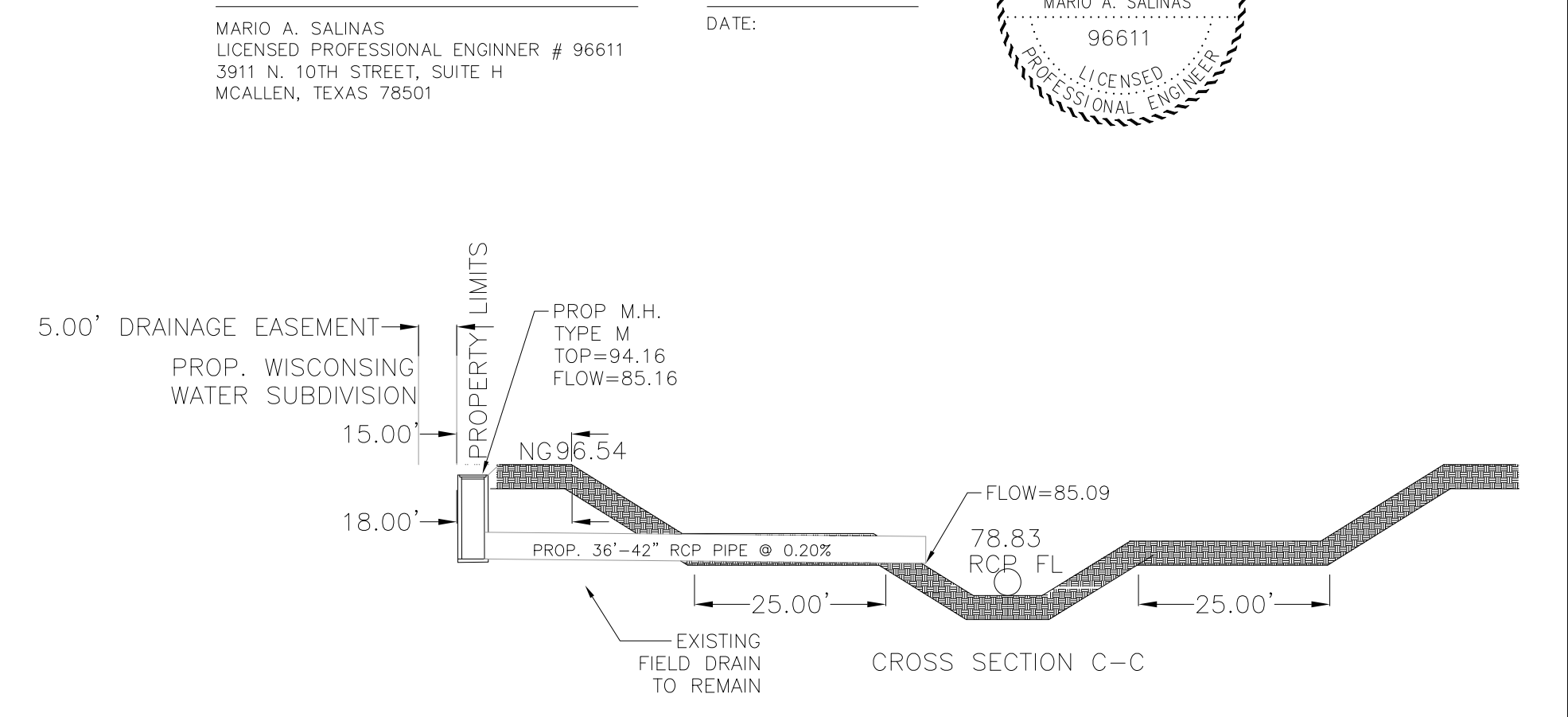
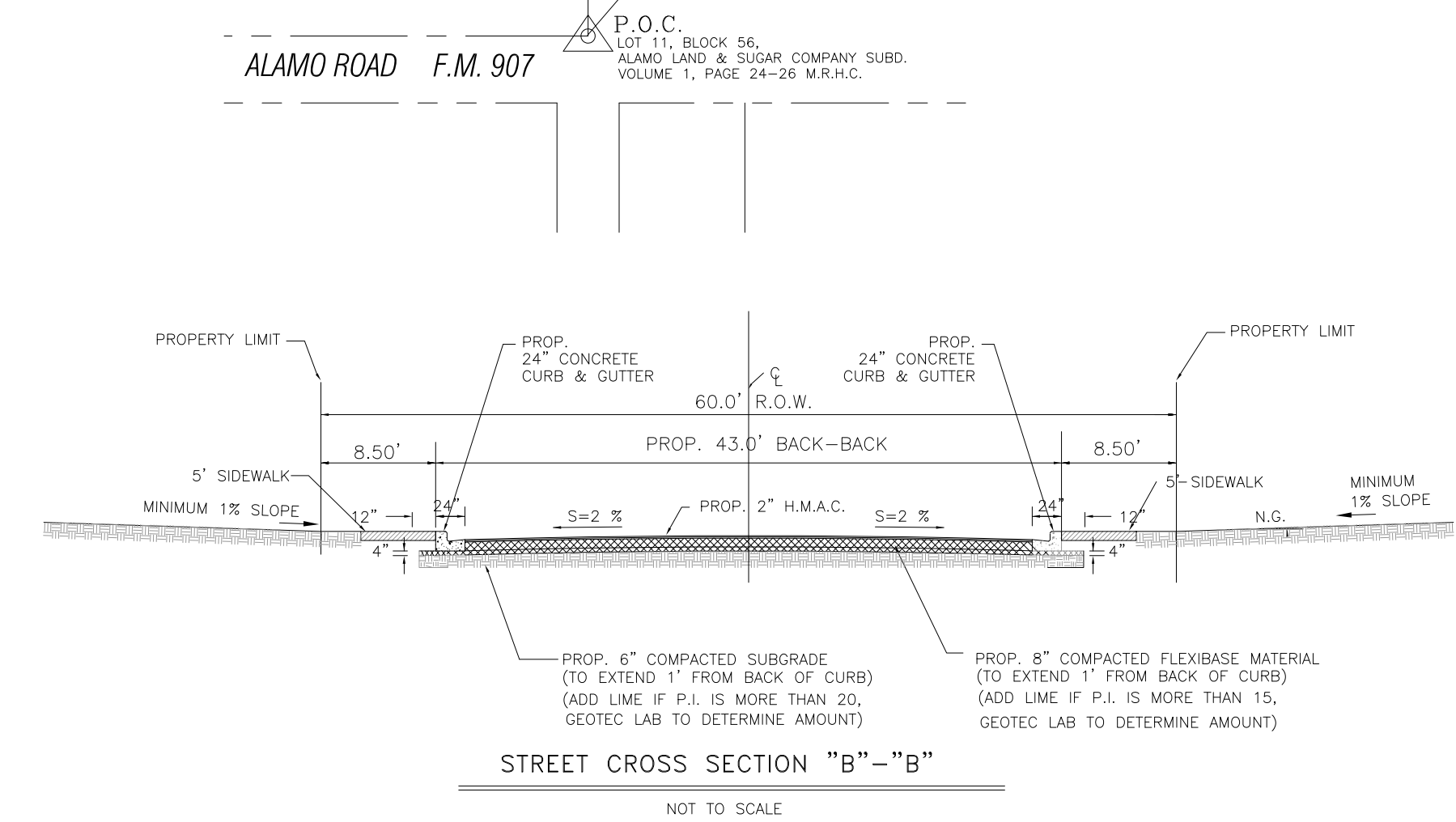
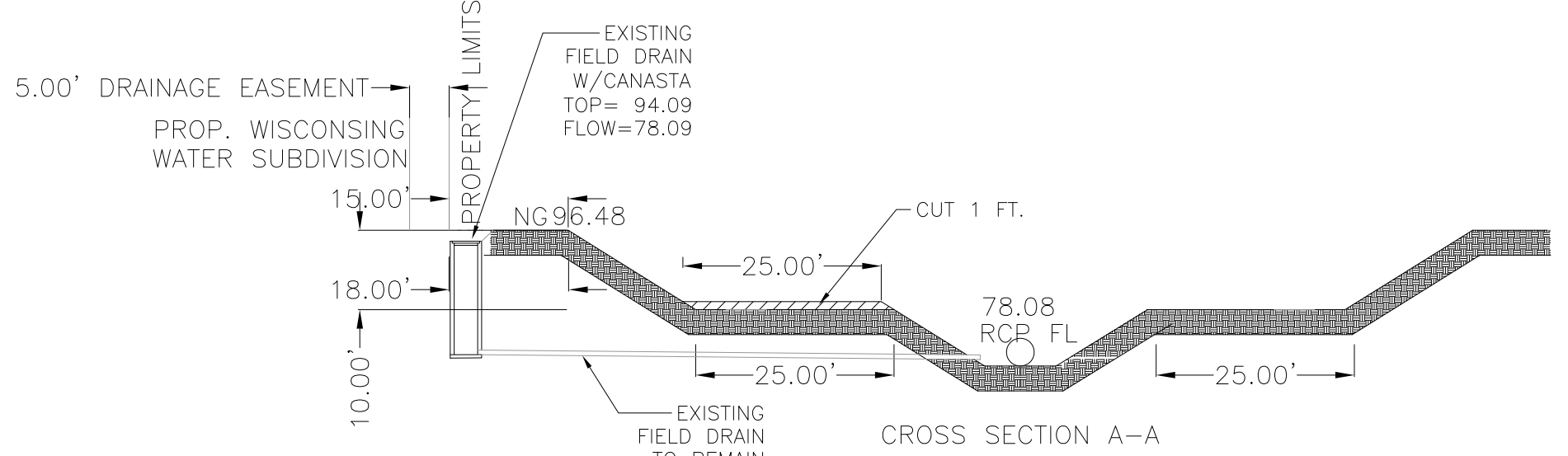
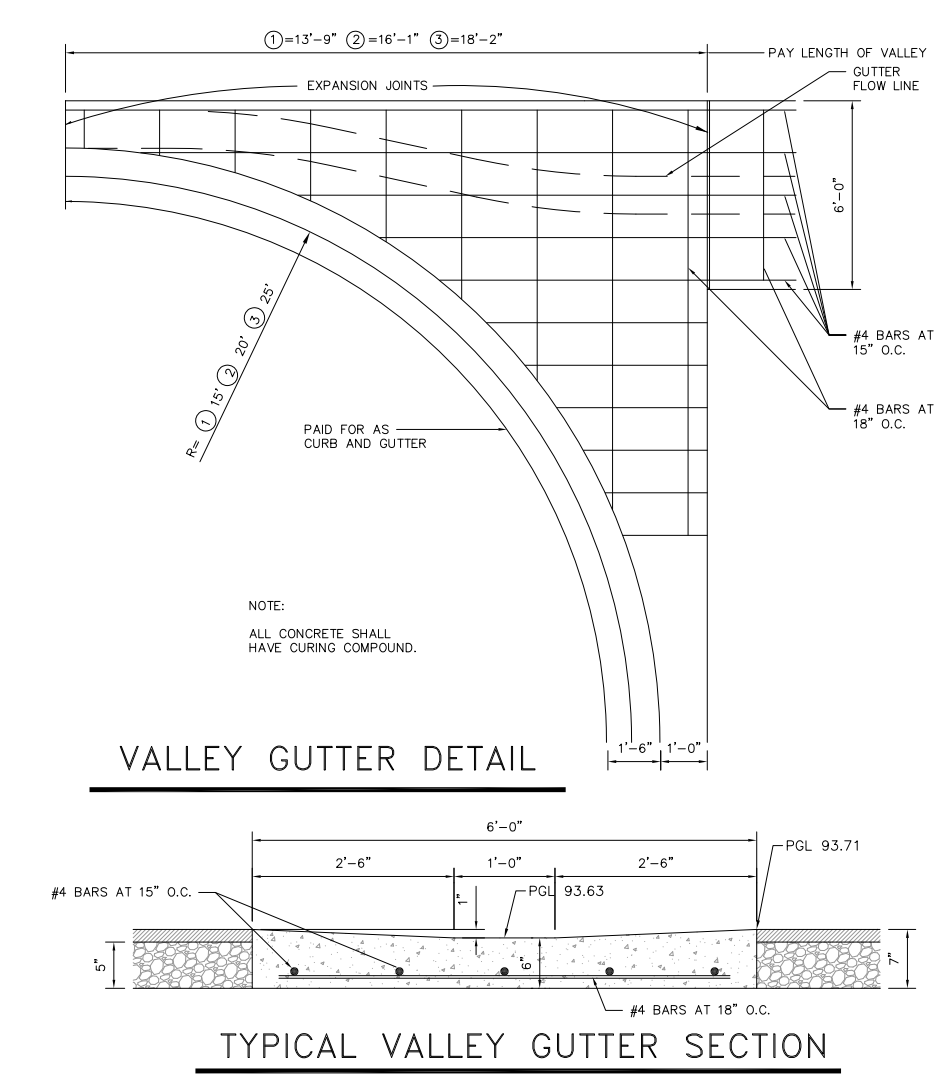
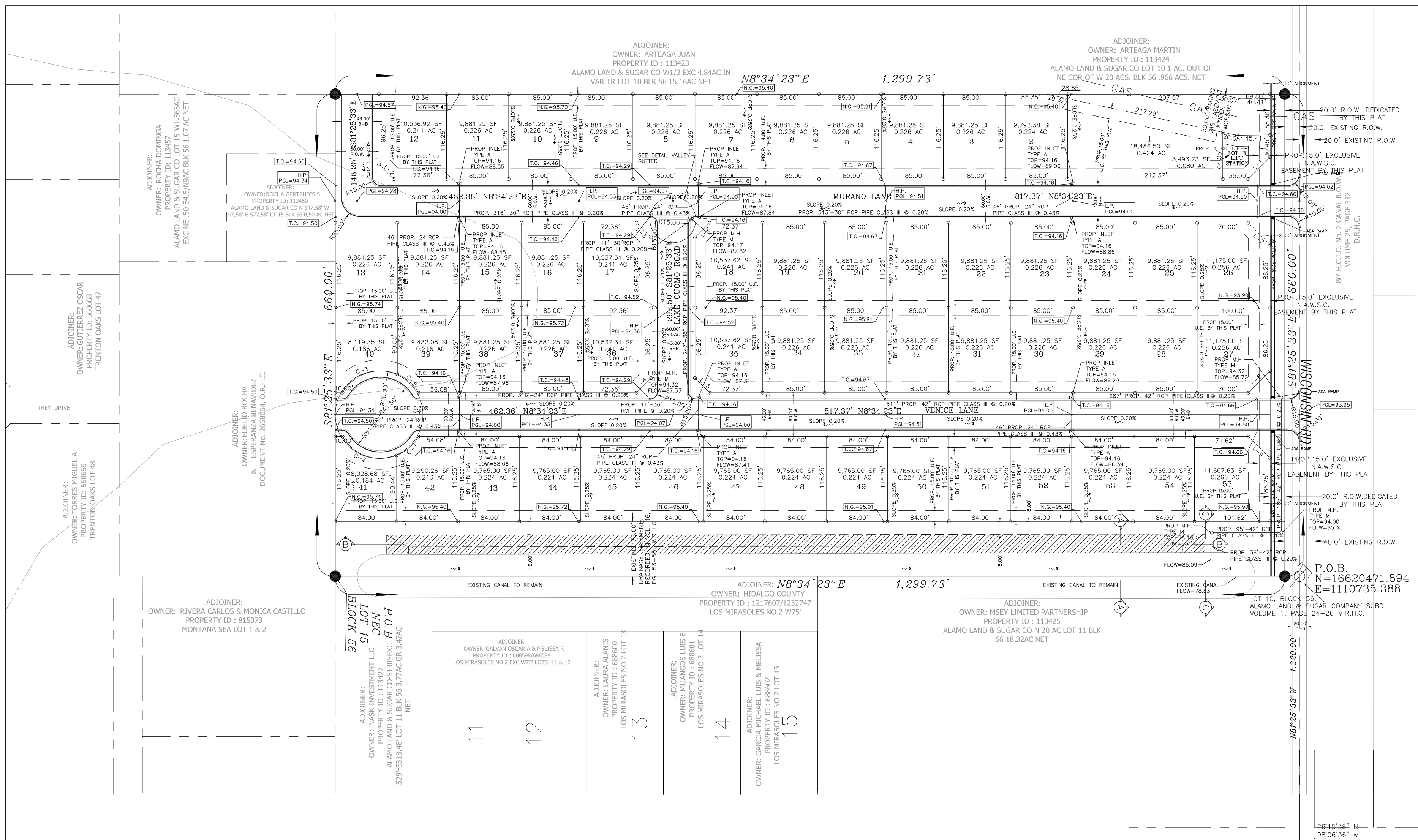
THESE 55 MULTIFAMILY LOTS ARE PROPOSED IN THIS SUBDIVISION. THE DRAINAGE DETENTION IS ONLY AN ESTIMATE DETERMINED BY THE PROJECT ENGINEER; AN ACTUAL DETENTION MAY VARY BASED ON AN ACTUAL USE OF THE LOTS. AFTER DEVELOPMENT, THE RUNOFF WILL BE INCREASED TO Q=77.93 CUBIC FEET PER SECOND. IN ACCORDANCE WITH OUR CALCULATIONS AND FOLLOWING THE CITY OF EDINBURG DRAINAGE POLICY AND THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1, THE PROPERTY IS REQUIRED TO DETAIN 137,152 CUBIC-Feet OR 3.15 AC-FT. HOWEVER, WE ARE GOING TO PROVIDE 27,500 C.F., THE DIFFERENCE WHICH IS 109,652 C.F. (4.061 CY) AND WILL BE COMPENSATED BY AN EQUIVALENT DOLLAR AMOUNT TO BE DETERMINED BY HCDD1. THE DRAINAGE DETENTION VOLUME WILL BE PROVIDED IN THE HIDALGO COUNTY DRAINAGE DITCH OWNED BY HIDALGO COUNTY DRAINAGE DISTRICT NO. 1. THE SYSTEM IS PROPOSED TO HAVE A 24" 30", 36" AND 42" REINFORCED CONCRETE PIPE AND INLETS THAT WILL BE EXTENDED TO THE EXISTING DRAINAGE DITCH KNOWN AS TRENTON DRAIN PHASE NO. 3 LOCATED ON THE EAST SIDE OF THE PROPERTY OWNED BY THE HIDALGO COUNTY DRAINAGE DISTRICT 1. THE FINISH FLOOR WILL BE SET ABOVE THE 100-YEAR FREQUENCY STORM EVENT.

ENGINEERING FLOOD CERTIFICATION  
BY MY SIGNATURE BELOW, I CERTIFY THAT THIS SUBDIVISION LIES IN ZONE "B" AS SHOWN IN F.E.M.A. COMMUNITY PANEL NUMBER 480334 0425 C, MAP REVISED NOVEMBER 16, 1982.



MARIO A. SALINAS  
LICENSED PROFESSIONAL ENGINEER # 96611  
3911 N. 10TH STREET, SUITE H  
MCALLEN, TEXAS 78501

DATE:



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