



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: 7-23-2024

PROPOSED WISCONSIN VEGAS SUBDIVISION PRECINCT No. 4.

ENGINEER MELDEN & HUNT INC. DEVELOPER: GARCO LTD

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 103 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: 8

FILLING STATIONS: 9

LOCATION DESCRIPTION: SOUTH OF WISCONSIN ROAD AND APPROXIMATELY ½ MILE WEST OF TOWER ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF EDINBURG

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 4-15-2024 PROPERTY LIES WITHIN FLOOD ZONE: "C" 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: 20.00 FEET ONTO WISCONSIN ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 5-29-2024 BY, PCT. 4 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 5-29-2024 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: SANITARY SEWER, CITY OF EDINBURG LINE SIZE: 12" LOCATION: LOS CORTIJOS SUBD.

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 12" LOCATION: WISCONSIN ROAD

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 5-28-2024: BY ENVIRONMENTAL COMPLIANCE COORDINATOR

LARGE CONSTRUCTION

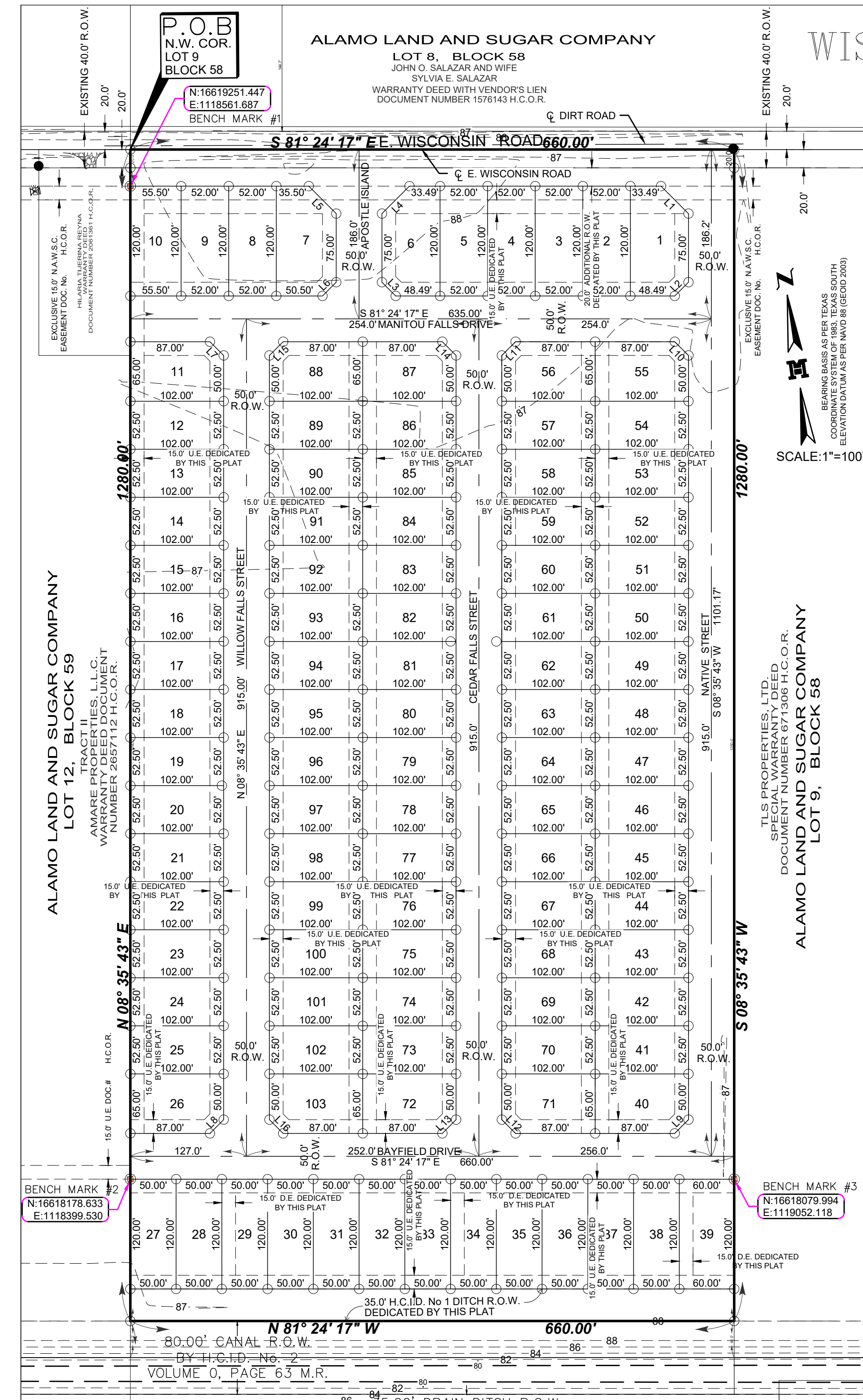
The applicant has submitted the required NOI as per Part II, Section E of the TPDES General Permit for Construction Activities (TXR150000) along with a copy of the Erosion Control Plan for the proposed Project.

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

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

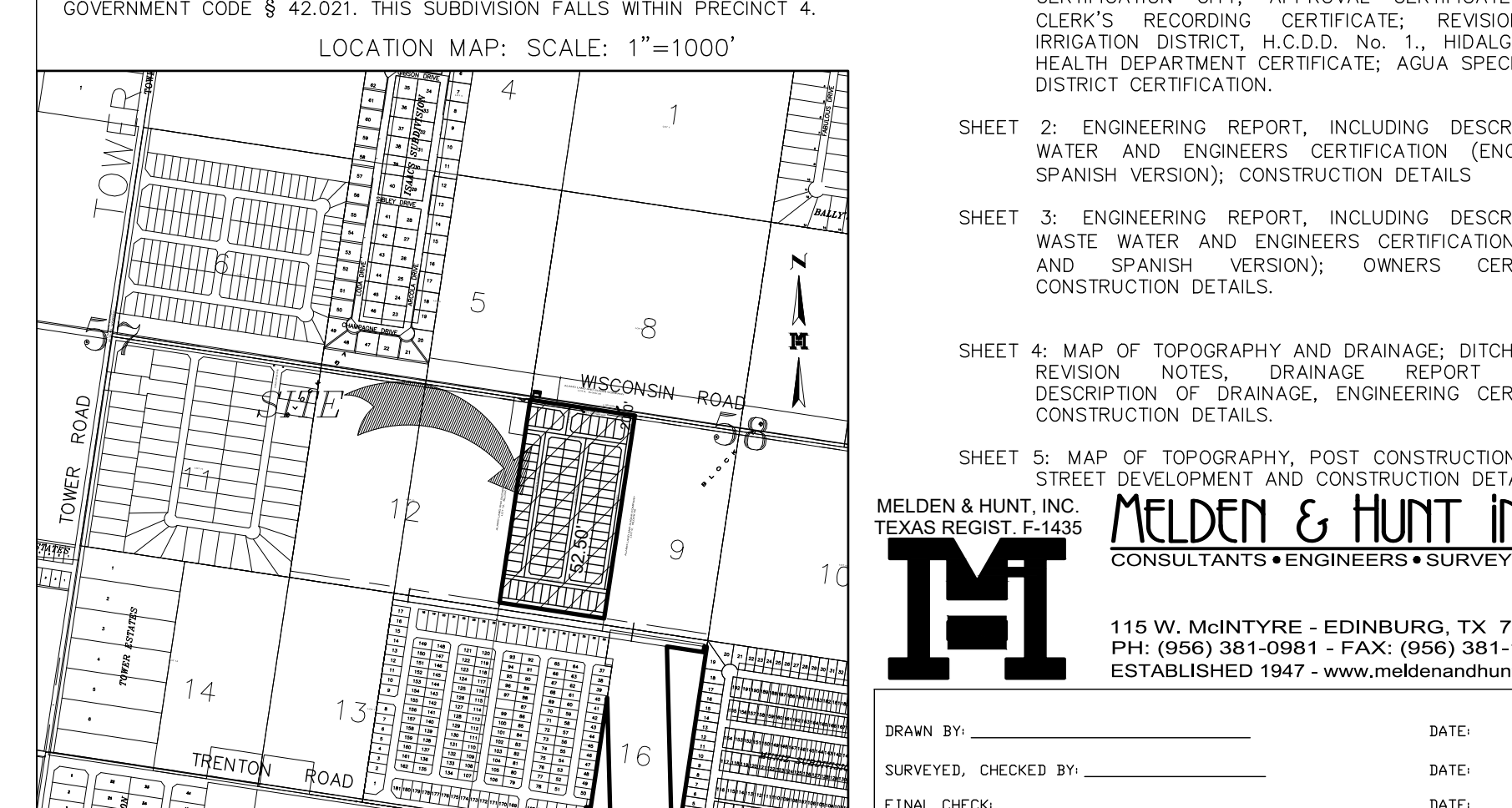
Final Approval *subject to recommendations other departments*

* 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.



24	25	26	27	28	29	30	31	32	33	34	35	36
LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:												

WISCONSIN VEGAS SUBDIVISION IS LOCATED IN THE SOUTHEAST PART OF HIDALGO COUNTY ON THE SOUTH SIDE OF WISCONSIN ROAD, APPROXIMATELY 1.50 MILE EAST OF ITS INTERSECTION WITH TOWER ROAD AND WISCONSIN 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 83,370). WISCONSIN VEGAS SUBDIVISION LIES APPROXIMATELY 2.5 MILES FROM THE CITY LIMITS (AND IS WITHIN THE 3 MILE EXTRATERRITORIAL JURISDICTION (E.T.) UNDER LOCAL GOVERNMENT CODE § 42.021. THIS SUBDIVISION FALLS WITHIN PRECINCT 4.



WISCONSIN VEGAS SUBDIVISION

BEING A RE-SUBDIVISION OF 19.340 ACRES
OUT OF LOT 9, BLOCK 58
ALAMO LAND & SUGAR COMPANY
VOLUME 1, PAGE 24-26, H.C.M.R.
HIDALGO COUNTY, TEXAS.

RIGHT OF WAY EASEMENT
KNOWN ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, HAS, ASSIGNS, AND TRANSFERS (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 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 FOR THE PURPOSE FOR WHICH THE ABOVE-MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED.

IN THE EVENT THE EASEMENT HEREBY GRANTED ADJUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTOR FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATING SAID WATER LINE, AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED.

THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTOR BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN, THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, THE SAID 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 THE 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 OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF, THE SAID GRANTOR HAS EXECUTED THIS INSTRUMENT THIS THE _____ DAY OF _____ 20__

GARCO LTD, A TEXAS LIMITED PARTNERSHIP
RICHARD A. GARZA, MANAGER
3910 W. FREDDY GONZALES DRIVE
EDINBURG, TEXAS 78537

ACKNOWLEDGMENT
THE STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED RICHARD A. GARZA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____ 20__

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area
1	7,056.70	0.162	21	5,354.98	0.123	41	5,355.00	0.123
2	6,240.40	0.143	22	5,354.98	0.123	42	5,355.00	0.123
3	6,240.40	0.143	23	5,354.98	0.123	43	5,355.00	0.123
4	6,240.40	0.143	24	5,354.98	0.123	44	5,355.00	0.123
5	6,240.40	0.143	25	5,354.97	0.123	45	5,355.00	0.123
6	7,056.70	0.162	26	6,516.45	0.150	46	5,355.00	0.123
7	7,297.66	0.168	27	6,000.00	0.138	47	5,355.00	0.123
8	6,240.00	0.143	28	6,000.00	0.138	48	5,355.00	0.123
9	6,240.00	0.143	29	6,000.00	0.138	49	5,355.00	0.123
10	6,659.84	0.153	30	6,000.00	0.138	50	5,355.00	0.123
11	6,517.84	0.150	31	6,000.00	0.138	51	5,355.00	0.123
12	5,354.98	0.123	32	6,000.00	0.138	52	5,355.00	0.123
13	5,354.98	0.123	33	6,000.00	0.138	53	5,355.00	0.123
14	5,354.98	0.123	34	6,000.00	0.138	54	5,355.00	0.123
15	5,354.98	0.123	35	6,000.00	0.138	55	6,517.50	0.150
16	5,354.98	0.123	36	6,000.00	0.138	56	6,517.50	0.150
17	5,354.98	0.123	37	6,000.00	0.138	57	5,355.00	0.123
18	5,354.98	0.123	38	6,000.00	0.138	58	5,355.00	0.123
19	5,354.98	0.123	39	7,200.00	0.165	59	5,355.00	0.123
20	5,354.98	0.123	40	6,517.50	0.150	60	5,355.00	0.123

Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area
61	5,355.00	0.123	81	5,354.97	0.123	101	5,354.98	0.123
62	5,355.00	0.123	82	5,354.97	0.123	102	5,354.97	0.123
63	5,355.00	0.123	83	5,354.97	0.123	103	6,517.50	0.150
64	5,355.00	0.123	84	5,354.97	0.123			
65	5,355.00	0.123	85	5,354.97	0.123			
66	5,355.00	0.123	86	5,355.00	0.123			
67	5,355.00	0.123	87	6,517.78	0.150			
68	5,355.00	0.123	88	6,517.84	0.150			
69	5,355.00	0.123	89	5,354.98	0.123			
70	5,355.00	0.123	90	5,354.98	0.123			
71	6,517.50	0.150	91	5,354.98	0.123			
72	6,517.50	0.150	92	5,354.98	0.123			
73	5,354.97	0.123	93	5,354.98	0.123			
74	5,354.97	0.123	94	5,354.98	0.123			
75	5,354.97	0.123	95	5,354.98	0.123			
76	5,354.97	0.123	96	5,354.98	0.123			
77	5,354.97	0.123	97	5,354.98	0.123			
78	5,354.97	0.123	98	5,354.98	0.123			
79	5,354.97	0.123	99	5,354.98	0.123			
80	5,354.97	0.123	100	5,354.98	0.123			

Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area
101	5,354.98	0.123	121	21.21'	N53° 35' 43"E			
102	5,354.97	0.123	122	21.21'	N36° 24' 17"W			
103	6,517.50	0.150	123	21.21'	N53° 35' 43"E			
			124	21.21'	N36° 24' 17"W			
			125	21.21'	N53° 35' 43"E			
			126	21.21'	N36° 24' 17"W			
			127	21.21'	N53° 35' 43"E			
			128	21.21'	N36° 24' 17"W			
			129	21.21'	N53° 35' 43"E			
			130	21.21'	N36° 24' 17"W			
			131	21.21'	N53° 35' 43"E			
			132	21.21'	N36° 24' 17"W			
			133	21.21'	N53° 35' 43"E			
			134	21.22'	N36° 23' 25"W			
			135	21.21'	N53° 35' 43"W			
			136	21.21'	N36° 24' 17"W			

GENERAL PLAT NOTES & RESTRICTIONS:

- FLOOD ZONE STATEMENT:
ZONE "C" AREAS OF MINIMAL FLOODING.
COMMUNITY-PANEL NUMBER: 480334 0425 C MAP REVISED: NOVEMBER 16, 1982.
- SETBACKS:
FRONT: 25.00 FEET
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE CORNER: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER
- NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB OF STREET 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.
- THE FOLLOWING BENCHMARKS:
BENCHMARK NO.1 SET MHI DISC IN CONCRETE LOCATED AT THE NORTHWEST CORNER OF LOT 9. N:16619251.447, E:1118561.687 B.M. ELEVATION= 88.20.
BENCHMARK NO.2 SET MHI DISC IN CONCRETE LOCATED AT THE SOUTHEAST CORNER OF LOT 27. N:16618178.633, E:1118099.530 B.M. ELEVATION= 87.00.
BENCHMARK NO.3 SET MHI DISC IN CONCRETE LOCATED AT THE NORTHEAST CORNER OF LOT 39. N:16618079.994, E:1119052.116 B.M. ELEVATION= 87.00.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 104,057 CUBIC-Feet 2.389 Acre-Feet OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS:
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISH GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25% MIN. SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION.
- 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 GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
- CLEARANCES FOR WATER METERS: (ONLY FOR LOTS BEING AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER, GAS, WATER, AND OTHER UTILITIES) TO THE COUNTY PROCESSING A FINAL CLEARANCE FOR A WATER METER, A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METER(S).
- EACH LOT SHALL HAVE ITS OWN WATER METER.
- A 5' SIDEWALK SHALL BE INSTALLED ALONG ALL INTERIOR STREET AT BUILDING PERMIT STAGE AS PER CITY OF EDINBURG.
- ADA RAMP SHALL BE INSTALL AT CROSSINGS AND INTERSECTION BY DEVELOPER DURING SUBDIVISION DEVELOPMENT.
- NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS.
- ALL BEARING AND DISTANCES ARE BASED ON GRID COORDINATES.
- AS PER PUBLIC WORKS, ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWP3) REQUIREMENTS.
- BUFFER FENCE SHALL BE INSTALL BY DEVELOPER ALONG ALL LOTS ABUTTING WISCONSIN ROAD.
- NO ACCESS SHALL BE PERMITTED ONTO WISCONSIN ROAD FROM LOTS 1 THROUGH 10.
- 6' CEDER FENCE REQUIRED ALONG THE SOUTH SIDE OF LOTS 27 THROUGH 39 BY THE DEVELOPER DURING CONSTRUCTION.
- THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT'S DETERMINES AT THE DEVELOPMENT STAGE, THAT THE DETENTION REQUIREMENT ARE GREATER THEN STATE ON THE PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAT PLAT ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 19.340 ACRES SITUATED IN THE HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF THE WEST HALF OF LOT 9, BLOCK 58, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, HIDALGO COUNTY MAP RECORDS, WHICH SAID 19.340 ACRES IS OUT OF A CERTAIN TRACT CONVEYED TO TAX RANCH LLC, BY VIRTUE OF A TAX RESALE DEED RECORDED UNDER DOCUMENT NUMBER 2891610, HIDALGO COUNTY OFFICIAL RECORDS, SAID 19.340 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NO. 4 REBAR SET AT THE NORTHWEST CORNER OF SAID LOT 9, BLOCK 58 AND WITHIN THE EXISTING RIGHT-OF-WAY OF WISCONSIN ROAD FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT:

- THENCE S 81° 24' 17" E ALONG THE NORTH LINE OF SAID LOT 9, BLOCK 58 AND WITHIN THE EXISTING RIGHT-OF-WAY OF WISCONSIN ROAD, A DISTANCE OF 660.00 FEET, TO A NO. 4 REBAR SET FROM WHICH A NO. 4 REBAR FOUND THIS TRACT.
- THENCE S 08° 35' 43" W AT A DISTANCE OF 20.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF WISCONSIN ROAD, CONTINUING A TOTAL DISTANCE OF 1,280.00 FEET TO A NO. 4 REBAR SET ON THE EXISTING NORTH RIGHT-OF-WAY OF AN 80.0-FOOT CANAL RIGHT-OF-WAY CLAIMED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2, FOR THE SOUTHEAST CORNER OF THIS TRACT;
- THENCE N 81° 24' 17" W ALONG THE EXISTING NORTH RIGHT-OF-WAY LINE OF SAID 80.0-FOOT CANAL RIGHT-OF-WAY CLAIMED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2, A DISTANCE OF 660.00 FEET TO A NO. 4 REBAR SET ON THE EAST LINE OF LOT 12, BLOCK 59 SAID ALAMO LAND AND SUGAR COMPANY SUBDIVISION AND THE WEST LINE OF SAID LOT 9, BLOCK 58, FROM WHICH A COTTON PICKER SPINDLE FOUND AT THE SOUTHWEST CORNER OF LOT 13, BLOCK 59, SAID ALAMO LAND AND SUGAR COMPANY SUBDIVISION BEARS S 08° 35' 43" W, A DISTANCE OF 1,360.00 FEET AND A 81° 24' 17" W, A DISTANCE OF 1,320.00 FEET, FOR THE SOUTHWEST CORNER OF THIS TRACT;
- THENCE N 08° 35' 43" E ALONG THE WEST LINE OF SAID LOT 9, BLOCK 58 AND THE EAST LINE OF SAID LOT 12, BLOCK 59, AT A DISTANCE OF 1,280.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING SOUTH RIGHT-OF-WAY OF WISCONSIN ROAD, CONTINUING A TOTAL DISTANCE OF 1,280.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 19.340 ACRES OF WHICH 0.303 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF WISCONSIN ROAD, LEAVING A NET OF 19.037 ACRES OF LAND, MORE OR LESS.

Line #	Length	Direction
L1	42.43'	N36° 24' 17"W
L2	21.21'	N53° 35' 43"E
L3	21.21'	N36° 24' 17"W
L4	42.43'	S53° 35' 43"W
L5	42.43'	N36° 24' 17"W
L6	21.21'	S53° 35' 43"W
L7	21.21'	S36° 24' 17"E
L8	21.20'	S53° 38' 02"W
L9	21.21'	N53° 35' 43"E
L10	21.21'	N36° 24' 17"W
L11	21.21'	N53° 35' 43"E
L12	21.21'	S36° 24' 17"E
L13	21.21'	S53° 35' 43"W
L14	21.22'	N36° 23' 25"W
L15	21.21'	S53° 35' 43"W
L16	21.21'	N36° 24' 17"W

LEGEND

- FOUND NO.4 REBAR
- FOUND COTTON PICKER SPINDLE
- SET NO.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC.
- MONUMENT SET IN CONCRETE
- ▲ EDGE OF ASPHALT TO EDGE OF ASPHALT
- CC - EDGE OF CALICHE TO EDGE OF CALICHE
- R.O.W. - RIGHT OF WAY
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- Sq. Ft. - SQUARE FEET
- H.C.I.D. - HIDALGO COUNTY IRRIGATION DISTRICT
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- N.W. COR. - NORTHWEST CORNER
- S.W. COR. - SOUTHWEST CORNER
- P. - POINT OF BEGINNING
- U.E. - UTILITY EASEMENT
- D.E. - DRAINAGE EASEMENT

PRINCIPAL CONTACTS

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: GARCO LTD, A TEXAS LIMITED PARTNERSHIP	3910 W. FREDDY GONZALES DRIVE	EDINBURG, TX 78539	C/(956) 381-0981	C/(956) 381-1839
ENGINEER: RICHARD A. GARZA, MANAGER	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
ENGINEER: MARIO A. REYNA P.E.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR: ROBERTO N. TAMEZ L.P.L.S.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL IRRIGATION DISTRICT NO. 2

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS THE _____ DAY OF _____, 2024.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 RIGHTS OF WAY OR EASEMENTS.

PRESIDENT _____ ATTEST: _____ SECRETARY _____

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

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF WISCONSIN VEGAS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____ DAY OF _____, 20__.

HIDALGO COUNTY JUDGE _____

HIDALGO COUNTY CLERK _____

"I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS WISCONSIN VEGAS SUBDIVISION, TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR

RECORDING ON THE _____ DAY OF _____, 20__.

CHAIRPERSON PLANNING AND ZONING COMMISSION _____

I, THE UNDERSIGNED, MAYOR OF THE CITY OF EDINBURG, 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 EDINBURG _____ DATE _____

CITY SECRETARY _____ DATE _____

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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 AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

ROBERTO N. TAMEZ, R.P.L.S. # 6238
DATE SURVEYED: 06-21-23
SURVEY JOB NO. 23461.09

DATE: _____

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS WISCONSIN VEGAS SUBDIVISION, TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR

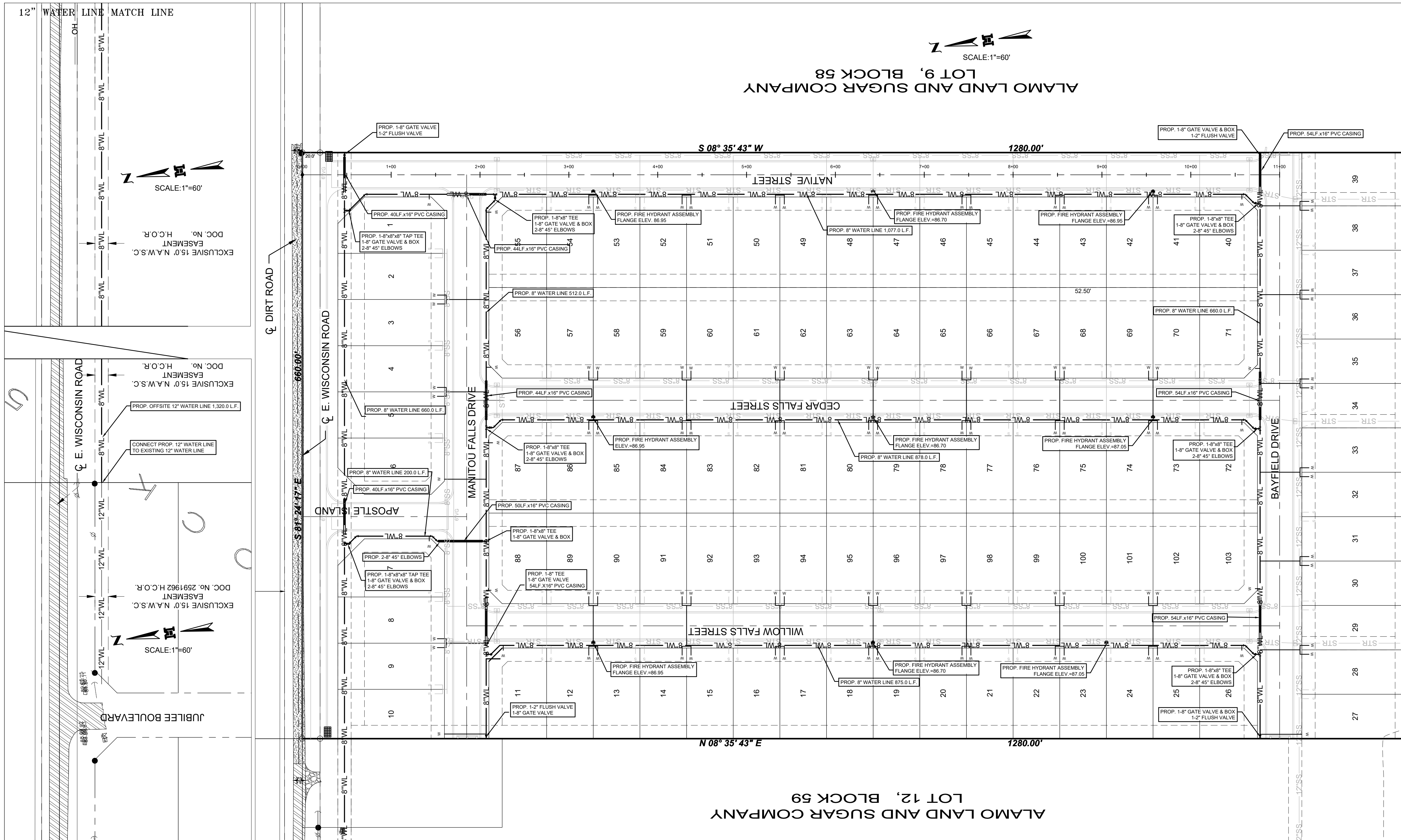
RECORDING ON THE _____ DAY OF _____, 20__.

CHAIRPERSON PLANNING AND ZONING COMMISSION _____

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED RICHARD A. GARZA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2024.</



FINAL WATER ENGINEERING REPORT FORMAT
WATER SUPPLY - DESCRIPTION, COST, AND OPERABILITY DATE:

WISCONSIN VEGAS SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVISION 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 AN EXISTING 8" WATER LINE LONG THE SOUTH RIGHT-OF-WAY OF E. WISCONSIN ROAD WITHIN AN EXCLUSIVE 15.0' FOOT N.A.W.S.C. EASEMENT. THE WATER SYSTEM FOR WISCONSIN VEGAS SUBDIVISION CONSISTS OF 8" WATER LINES THAT CONNECTS ONTO THE EXISTING 12" WATER LINE PREVIOUSLY MENTIONED. A PROPOSED 8" WATER LINE CONNECTS TO THE EXISTING 12" WATER LINE LOCATED APPROXIMATELY 1,320.0 FEET EAST OF TOWER ROAD THEN RUNS EAST WITHIN AN EXCLUSIVE 15.0' FOOT N.A.W.S.C. EASEMENT ENDING AT THE EAST BOUNDARY LINE IF THIS SUBDIVISION. AN OTHER 8" WATER LINE CONNECT TO THE PREVIOUSLY MENTIONED 8" WATER LINE THEN RUNS SOUTH ALONG THE WEST SIDE OF APOSTLE ISLAND CONNECTING TO AN 8" WATER LINE AT THE SOUTHWEST CORNER OF LOT 7. AN OTHER 8" WATER LINE CONNECT TO THE PREVIOUSLY MENTIONED 12" WATER LINE AT THE NORTHEAST CORNER OF LOT 1 THEN RUNS SOUTH ALONG THE WEST RIGHT-OF-WAY OF NATIVE STREET CONNECTING TO THE AN 8" WATER LINE AT THE SOUTHWEST CORNER OF LOT 40. AN OTHER 8" WATER LINE CONNECT TO THE 8" WATER LINE AT THE NORTHEAST CORNER OF LOT 55 THEN RUNNING WEST ALONG THE SOUTH RIGHT-OF-WAY OF MANITOU FALLS DRIVE ENDING AT THE NORTHWEST CORNER OF LOT 11 WITH A 2" FLUSH VALVE. AN OTHER 8" WATER LINE CONNECT TO THE AN 8" WATER LINE AT THE SOUTHWEST CORNER OF LOT 40 AND RUNS ALONG THE NORTH RIGHT-OF-WAY OF BAYFIELD DRIVE FROM THE EAST BOUNDARY LINE TO THE WEST BOUNDARY LINE. AN OTHER 8" WATER LINE CONNECT TO THE PREVIOUSLY CEDAR FALLS 8" WATER LINE AT THE NORTHEAST CORNER OF LOTS 11 & 87 THEN RUN SOUTH ALONG THE WEST RIGHT-OF-WAY OF WILLOW FALLS STREET & CEDAR FALLS STREET CONNECTING TO AN 8" WATER LINE LOCATED AT THE SOUTHWEST CORNER OF LOTS 28 AND 72 TO SERVE THIS SUBDIVISION.

WATER DISTRIBUTION FOR THE WISCONSIN VEGAS SUBDIVISION CONSISTS OF FORTY-FOUR (44) 1" DIAMETER DUAL SERVICE LINES SERVING 88 LOTS AND FIFTEEN (15) SINGLE SERVING 15 LOTS. SAID SERVICES TERMINATE AT THE WATER METER BOX AND 1/2" SINGLE SERVICES AND 1/2" SINGLE SERVICES AND THE METER BOXES HAVE ALREADY BEEN INSTALLED. AT A TOTAL COST OF \$441,833.95 OR \$4,289.65 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$101,548.73 WHICH COVERS THE \$985.91 COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO N.A.W.S.C. UPON REQUEST BY THE LOT OWNER, N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVIDER HAS INSTALLED 9 FIRE HYDRANTS AT A UNIT COST OF \$6,200.00 FOR A TOTAL COST OF \$55,800.00. 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 THIS PLAN.

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 WATER AND 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 \$543,382.68 WHICH EQUALS TO \$5,275.56 PER LOT.

MELDEN & HUNT, INC.
 TEXAS REGISTRATION F-1435

ENGINEER'S SIGNATURE _____ DATE _____

REPORTE FINAL DE AGUA DEL INGENIERO
PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHAS DE INICIO

LA SUBDIVISION WISCONSIN VEGAS RECIBIRA SU PROVISION DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (LA COMPANIA DE AGUA N.A.W.S.C.). EL DUEÑO DE LA SUBDIVISION Y N.A.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 ANOS. N.A.W.S.C. HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

EL SISTEMA DE PROVISION DE AGUA PARA LA SUBDIVISION WISCONSIN VEGAS CONSISTE DE CONDUCTO EXISTENTE DE AGUA DE 12" QUE PASA POR EL LADO NORTE DEL DERECHO DE VILLA DE E. WISCONSIN ROAD DENTRO DE UN CONSECCION EXCLUSIVO DE N.A.W.S.C. EL SISTEMA DE PROVISION DE AGUA DE LA SUBDIVISION WISCONSIN VEGAS CONSISTE DE CONDUCTOS DE AGUA DE 8" QUE SE CONECTA CON EL CONDUCTO DE AGUA EXISTENTE PREVIAMENTE MENCIONADA. UN CONDUCTO DE 8" SE CONECTA AL CONDUCTO EXISTENTE DE 12" Y SIGUE AL ESTE DENTRO DE UN CONSECCION EXCLUSIVO DE 15.0 PIES DE N.A.W.S.C. TERMINANDO EN LA LINEA DE PROPIEDAD DE ESTA SUBDIVISION. OTRA LINEA DE 8" SE CONECTA A LA LINEA PREVIAMENTE MENCIONADA EN EL LADO NOROESTE DE LOTE 7 Y SIGUE AL SUR POR EL LADO OESTE DEL DERECHO DE VILLA DE APOSTLE ISLAND CONECTADO A UN CONDUCTO DE 8" EN EL LADO SURESTE DE LOTE 7. OTRA LINEA DE 8" SE CONECTA A LA LINEA PREVIAMENTE MENCIONADA EN EL LADO NOROESTE DE LOTE 11 Y SIGUE AL SUR POR EL LADO OESTE DEL DERECHO DE VILLA DE MANITOU FALLS DRIVE TERMINANDO EN EL LADO NOROESTE DE LOTE 11 CON UN VARIANTE DE 2" OTRO CONDUCTO SE CONECTA A LA LINEA DE 8" EN EL LADO SURESTE DE LOTE 40 Y SIGUE EN EL LADO NORTE DEL DERECHO DE BAYFIELD DRIVE DEL LADO NOROESTE DEL DERECHO DE LOTE 40 Y SIGUE AL OESTE EN EL LADO SUR DEL DERECHO DE VILLA DE MANITOU FALLS DRIVE TERMINANDO EN EL LADO NOROESTE DE LOTE 11 CON UN VARIANTE DE 2". OTRO CONDUCTO SE CONECTA A LA LINEA DE 8" EN EL LADO SURESTE DE LOTE 40 Y SIGUE EN EL LADO NORTE DEL DERECHO DE BAYFIELD DRIVE DEL LADO NOROESTE DEL DERECHO DE LOTE 40 Y SIGUE AL OESTE EN EL LADO SUR DEL DERECHO DE VILLA DE MANITOU FALLS DRIVE TERMINANDO EN EL LADO NOROESTE DE LOTE 11 CON UN VARIANTE DE 2". OTRO CONDUCTO SE CONECTA A LA LINEA DE 8" EN EL LADO SURESTE DE LOTE 11 Y SIGUE AL SUR POR EL LADO OESTE DEL DERECHO DE VILLAS DE WILLOW FALLS STREET Y CEDAR FALLS STREET CONECTADO AL CONDUCTO DE 8" EN EL LADO SURESTE DE LOTE 28 & 72 PARA SERVIR ESTA SUBDIVISION.

DEL CONDUCTO DE AGUA DE 8 PULGADAS SE PRODUCEN CUARENTA- CUATRO CONDUCTOS DOBLES DE AGUA DE 1" PARA SERVIR A OCHENTA- OCHO LOTES Y (15) QUINCE SERVICIOS INDIVIDUALES SERVIENDO (15) QUINCE LOTES. SE HAN INSTALADO LOS CONDUCTOS DE AGUA DE 8 PULGADAS DE DIAMETRO. LOS DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIAMETRO, EL CONDUCTO DE 1/2" DE PULGADA DE DIAMETRO, Y LOS MEDIDORES MECANICOS DE AGUA A UN COSTO TOTAL DE \$ 441,833.95 O \$ 4,289.65 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA N.A.W.S.C. \$ 101,548.73, QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE. \$ 985.91 ESTE PRECIO INCLUDE EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION. CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPANIA N.A.W.S.C. LO INSTALARA SIN ALGUN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION TAMBIEN HA INSTALADO 9 BOCAS DE RIEGO (FIRE HYDRANT) A UN COSTO DE \$ 5,200.00 POR CADA UNO CUAL GASTA UNA CANTIDAD TOTAL \$ 46,800.00. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CODIGO DE HIDALGO.

CERTIFICACION:
 CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS), CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$ 543,382.68 O \$ 5,275.56 POR LOTE.

ENGINEER'S SIGNATURE _____ DATE _____

MELDEN & HUNT, INC.
 TEXAS REGISTRATION F-1435

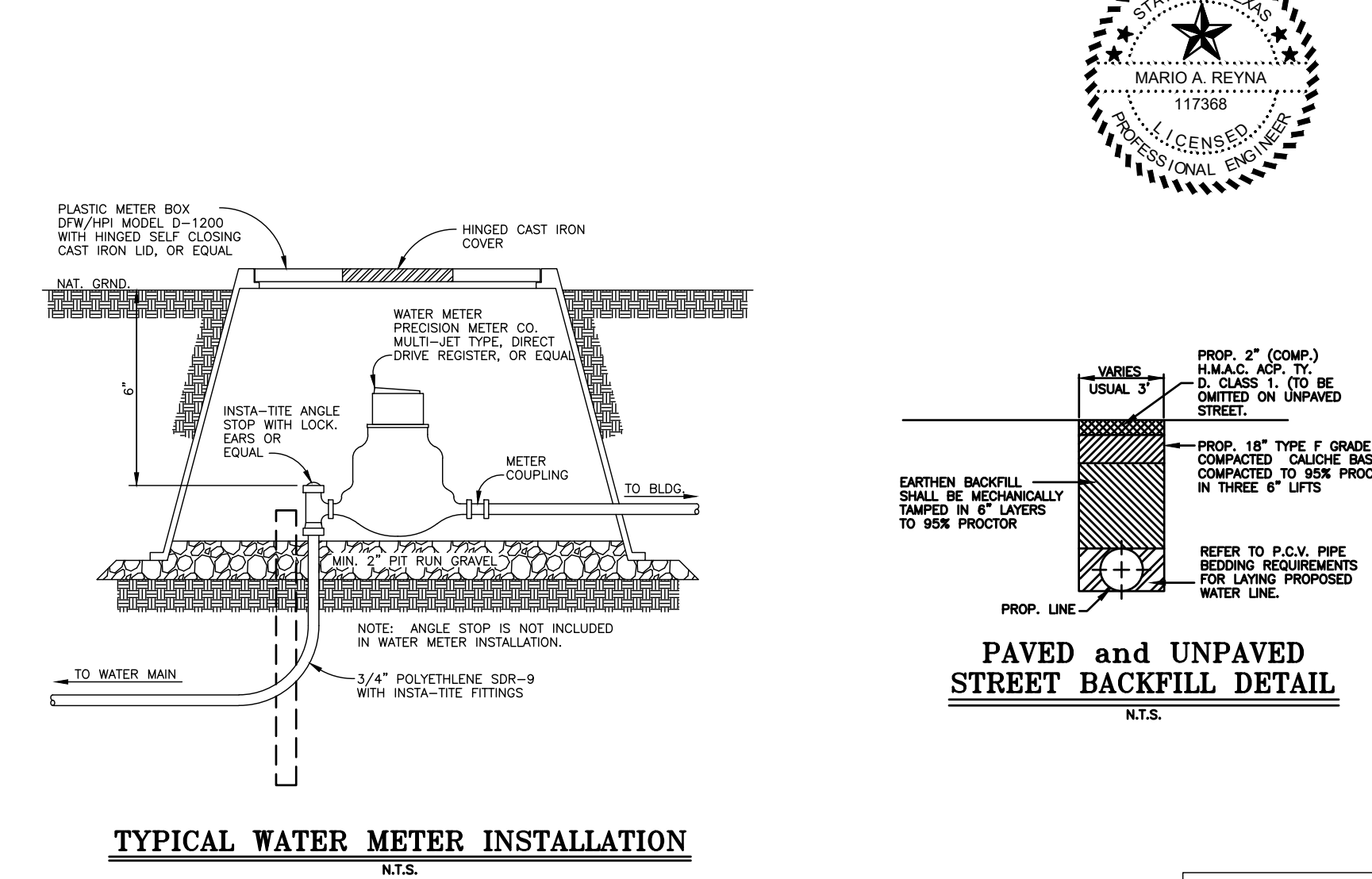
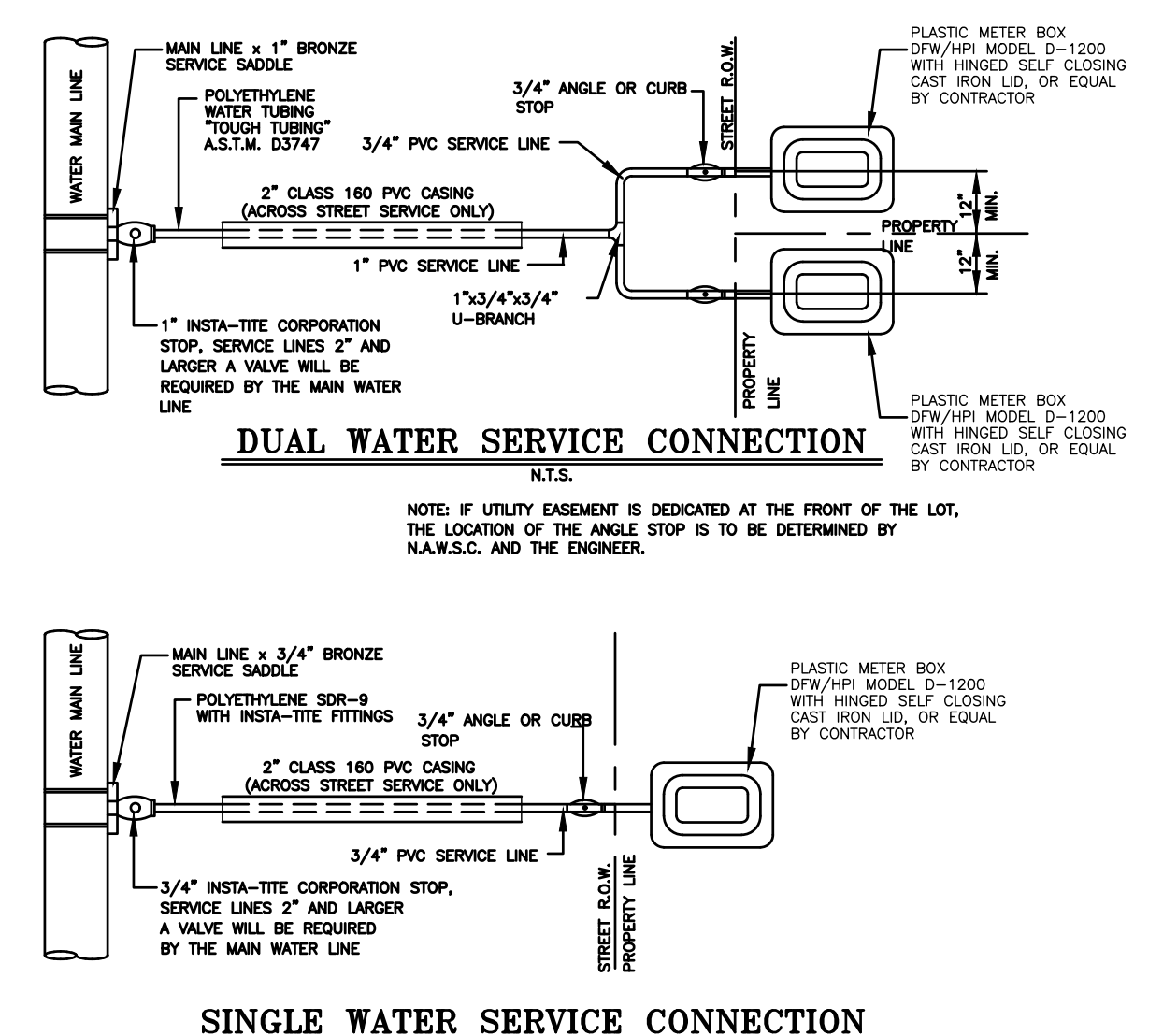
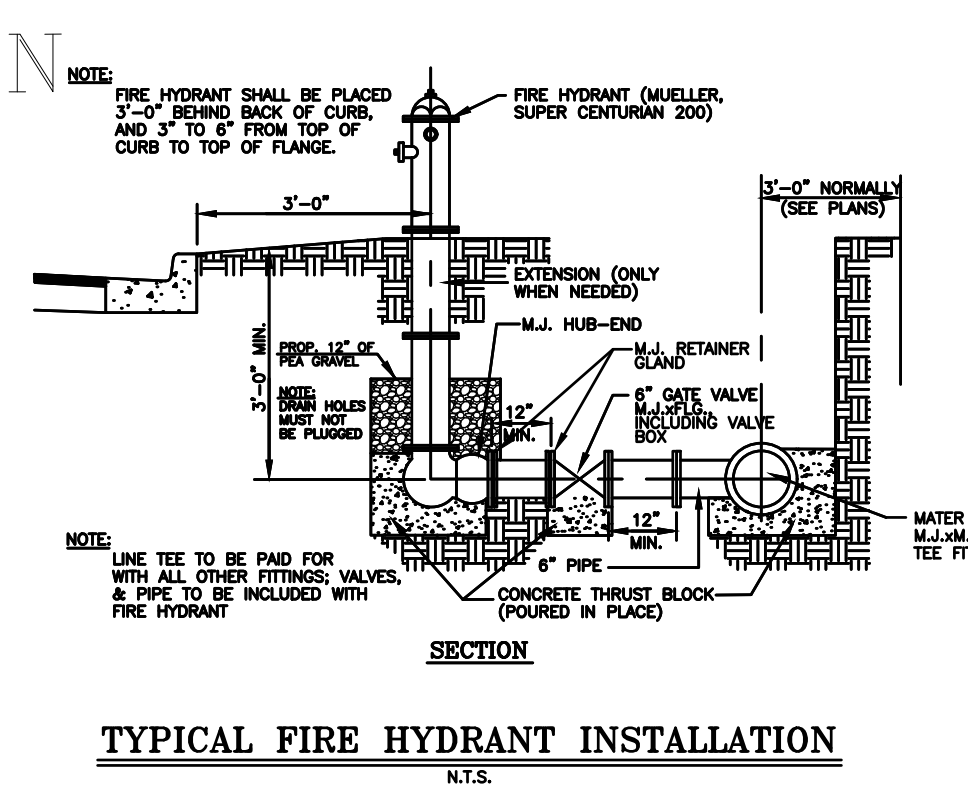
MAP OF WATER DISTRIBUTION SYSTEM
MAPA DE SISTEMA DE DISTRIBUCION DE AGUA
 SUBDIVISION MAP OF
WISCONSIN VEGAS SUBDIVISION
 BEING A RE-SUBDIVISION OF 19.340 ACRES
 OUT OF LOT 9, BLOCK 58
 ALAMO LAND & SUGAR COMPANY
 VOLUME 1, PAGE 24-26, H.C.M.R.
 HIDALGO COUNTY, TEXAS.

COST ESTIMATE:

WATER DISTRIBUTION:	\$ 441,833.95
SANITARY SEWER IMPROVEMENTS:	\$ 360,203.36
DRAINAGE IMPROVEMENTS:	\$ 582,794.00
PAVING IMPROVEMENTS:	\$ 699,510.00

ESTIMACION DE COSTOS:

SERVICIO DE AGUA POTABLE:	\$ 441,833.95
SERVICIO DE DRENAJE SANITARIO:	\$ 360,203.36
DREAJE PLUVIAL:	\$ 582,794.00
PAVIMENTACION DE CALLES:	\$ 699,510.00



MELDEN & HUNT, INC.
 TEXAS REGIST. F-1435

MELDEN & HUNT, INC.
 CONSULTANTS • ENGINEERS • SURVEYORS

115 W. McINTYRE - EDINBURG, TX 78541
 PH: (956) 381-0981 - FAX: (956) 381-1839
 ESTABLISHED 1947 - www.meldenandhunt.com

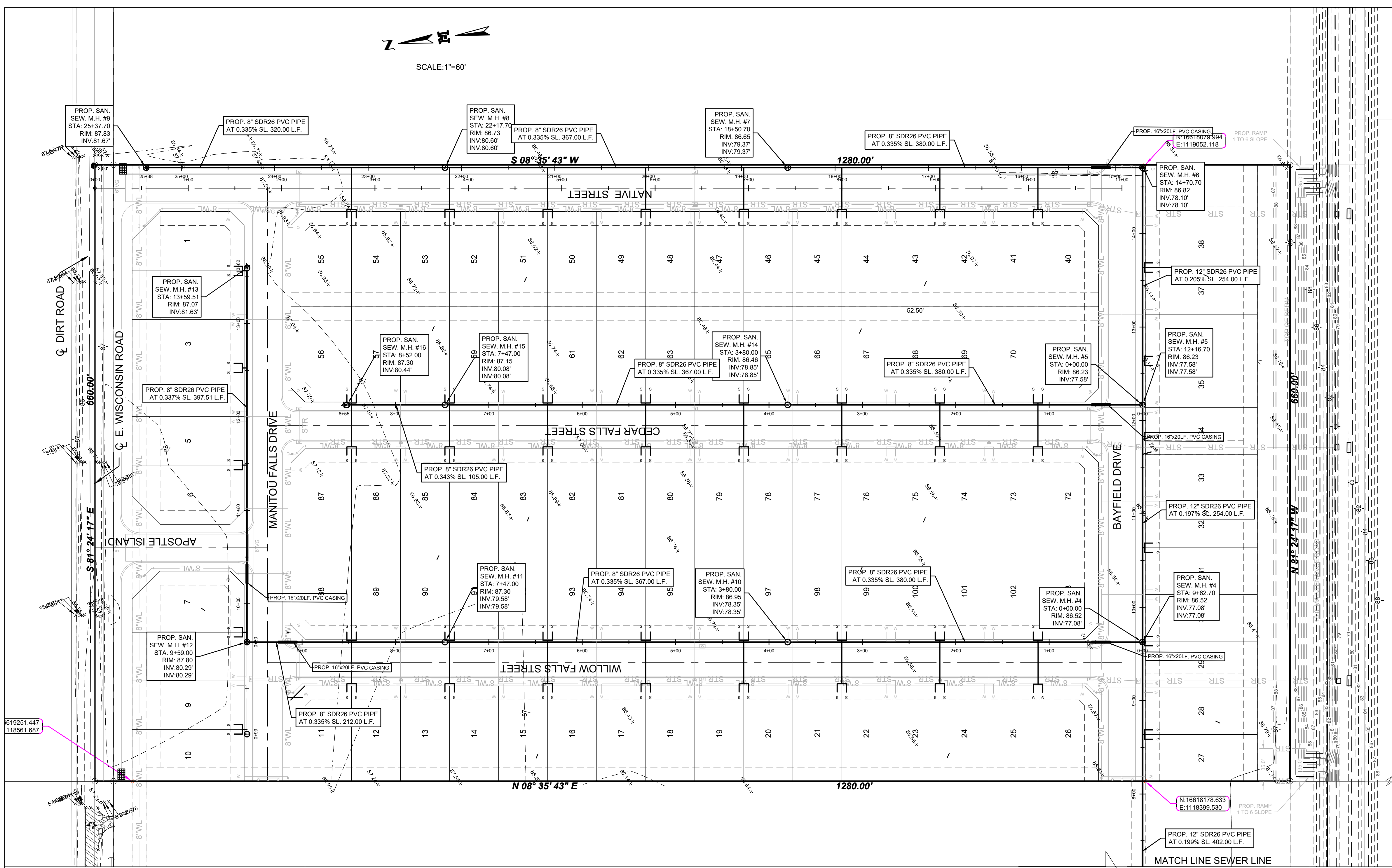
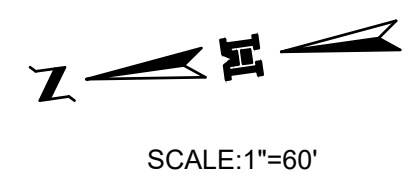
LEGEND:

●	SET REBAR
○	FOUND COTTON PICKER SPINDLE
○	FOUND PIPE
○	FOUND REBAR
○	PROPOSED DUAL WATER SERVICE
○	PROPOSED SINGLE WATER SERVICE

LEVENDA:

●	VARRILLA ASENTADA
○	EJE ENCONTRADA
○	TUBO DE VARRILLA ENCONTRADO
○	VARRILLA ENCONTRADO
○	SERVICIO DOBLE DE AGUA PROPUESTO
○	SERVICIO INDIVIDUAL DE AGUA PROPUESTO

TYPICAL DETAILS OF SERVICE LINES AND WATER METER BOX



WASTEWATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:

WISCONSIN VEGAS SUBDIVISION WILL BE TREATED BY WASTEWATER SERVICE FROM NORTH ALAMO WATER SUPPLY CORPORATION. THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH THE N.A.W.S.C. HAS PROMISED TO TREAT THE SUFFICIENT WASTEWATER FOR AT LEAST 30 YEARS AND THE N.A.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WASTEWATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

N.A.W.S.C. HAS ONE (1) EXISTING MANHOLE ALONG THE WEST RIGHT-OF-WAY OF FINCA STREET AND APPROXIMATELY 1,280.00 FEET NORTH OF E. TRENTON ROAD. THE WASTEWATER SYSTEM FOR WISCONSIN VEGAS SUBDIVISION CONSISTS OF 8" SEWER LINES. AN 8" SEWER LINE CONNECT TO THE PREVIOUSLY MENTION EXISTING SANITARY MANHOLE RUNS NORTH THEN EAST WITHIN A 15.0 FOOT UTILITY EASEMENT THEN ALONG THE SOUTH RIGHT-OF-WAY OF BAYFIELD DRIVE THEN RUNS NORTH ALONG THE WEST RIGHT-OF-WAY OF NATIVE STREET TO A MANHOLE AT THE NORTHEAST CORNER OF THIS SUBDIVISION. ANOTHER 8" SANITARY SEWER LINE CONNECT TO A MANHOLE AT THE NORTHEAST CORNER OF LOT 34 THEN RUNS NORTH ALONG THE EAST RIGHT-OF-WAY OF CEDAR FALLS STREET ENDING AT THE SOUTHWEST CORNER OF LOT 56. ANOTHER 8" SANITARY SEWER LINE CONNECTS TO A SANITARY MANHOLE AT THE NORTHEAST CORNER OF LOT 29 THEN RUNS NORTH ALONG THE EAST RIGHT-OF-WAY OF WILLOW FALLS STREET TO A MANHOLE ON THE SOUTHEAST CORNER OF LOT 8 THEN RUNS EAST ALONG THE NORTH RIGHT-OF-WAY OF MANITOU FALLS DRIVE ENDING AT THE SOUTHWEST CORNER OF LOT 1 TO SERVE THIS SUBDIVISION.

THE 8" SEWER LINE, 4" SERVICE LINE AND VENTE-TRES (23) 48" SANITARY SEWER MANHOLES ARE NOT INSTALLED, AT A TOTAL COST OF \$360,203.36 OR \$3,497.12 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID THE CITY OF ALAMO THE SUM OF \$ 1,125.00 WHICH COVERS THE \$ 10.92 PER LOT AS STATED IN THE 30 YEAR WASTE WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF THE SERVICES AND ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO N.A.W.S.C. THE ENTIRE WASTE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY THE N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

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 WATER AND SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

SEWAGE FACILITIES - THESE FACILITIES FULLY CONSTRUCTED WILL COST A GRAND TOTAL OF \$361,328.36 WHICH EQUALS TO \$3,508.04 PER LOT.

ENGINEER'S SIGNATURE _____ DATE _____

DRENAJE: DESCRIPCIÓN, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISIÓN

LA SUBDIVISION WISCONSIN VEGAS RECIBIRÁ SU PROVISIÓN DE DRENAJE SANITARIO DE NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). EL DUEÑO DE LA SUBDIVISION Y N.A.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRÁ SU PROVISIÓN DE DRENAJE SANITARIO POR LOS PRÓXIMOS 30 AÑOS. N.A.W.S.C. HA PRESENTADO DOCUMENTACIÓN PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE DRENAJE SANITARIO ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

N.A.W.S.C. TIENE UN ALCANTARILLA LOCALIZADA EN EL LADO OESTE DEL DERECHO DE VILLA DE FINCA STREET APROXIMAMENTE 1,280.00 PIES AL NORTE DE TRENTON ROAD. EL SISTEMA DE DRENAJE WISCONSIN VEGAS CONSISTE DE UN CONDUCTO DE 8" DE DIAMETRO DE 12" Y 8", UN CONDUCTO DE 12" SE CONECTA AL ALCANTARILLA DENTRO DEL DERECHO DE VILLA DE FINCA STREET Y SIGUE AL NORTE DENTRO DE UN CONECTOR DE UTILIDADES LUEGO AL ESTE EN EL LADO SUR DE BAYFIELD DRIVE LUEGO SIGUE AL NORTE POR EL LADO ESTE DEL DERECHO DE VILLA DE NATIVE STREET TERMINADO POR EL LADO NOROCCIDENTE DE ESTA SUBDIVISION. OTRO CONDUCTO SE CONECTA A UN ALCANTARILLA EN EL LADO NOROCCIDENTE DE LOTE 34 Y CORRE AL NORTE EN EL LADO ESTE DEL DERECHO DE VILLA DE CEDAR FALLS STREET TERMINANDO EN EL LADO SUROESTE DE LOTE 56. OTRO CONDUCTO DE 8" SE CONECTA A UN ALCANTARILLA EN EL LADO NOROCCIDENTE DE LOTE 29 Y SIGUE AL NORTE EN EL LADO ESTE DEL DERECHO DE VILLA DE WILLOW FALLS STREET A UN ALCANTARILLA EN EL LADO SUROESTE DE LOTE 8 Y SIGUE AL ESTE EN EL LADO NORTE DEL DERECHO DE MANITOU FALLS DRIVE TERMINANDO CON UN ALCANTARILLA EN EL LADO SUROESTE DE LOTE 1, PARA SERVIR ESTA SUBDIVISION.

LAS LINEAS DE 8", SERVICIO DE 4 PULGADAS Y VENTE-TRES (23) ALCANTARILLAS HAN SIDO INSTALADAS, HA UN COSTO TOTAL DE \$360,203.36 O \$3,497.12 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A N.A.W.S.C. UN COSTO TOTAL DE \$ 1,125.00, O \$10.92 POR LOTE. EL SISTEMA DE DRENAJE SANITARIO ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO

CERTIFICACION:
CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

DRENAJE: SE ESTIMA QUE EL DRENAJE COSTARA UN COSTO TOTAL DE \$361,328.36 O \$3,508.04 POR LOTE.

ENGINEER'S SIGNATURE _____ DATE _____

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435



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 AND OR WATER WELLS FOR EACH LOT(S) 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. WE, GARCO LTD. A TEXAS LIMITED PARTNERSHIP, SUBDIVIDERS OF WISCONSIN VEGAS SUBDIVISION, HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

GARCO LTD. A TEXAS LIMITED PARTNERSHIP
RICHARD A. GARZA MANAGE
3910 W. FREDDY GONZALEZ DRIVE
EDINBURG, TEXAS 78537

STATE OF TEXAS
COUNTY OF HIDALGO:

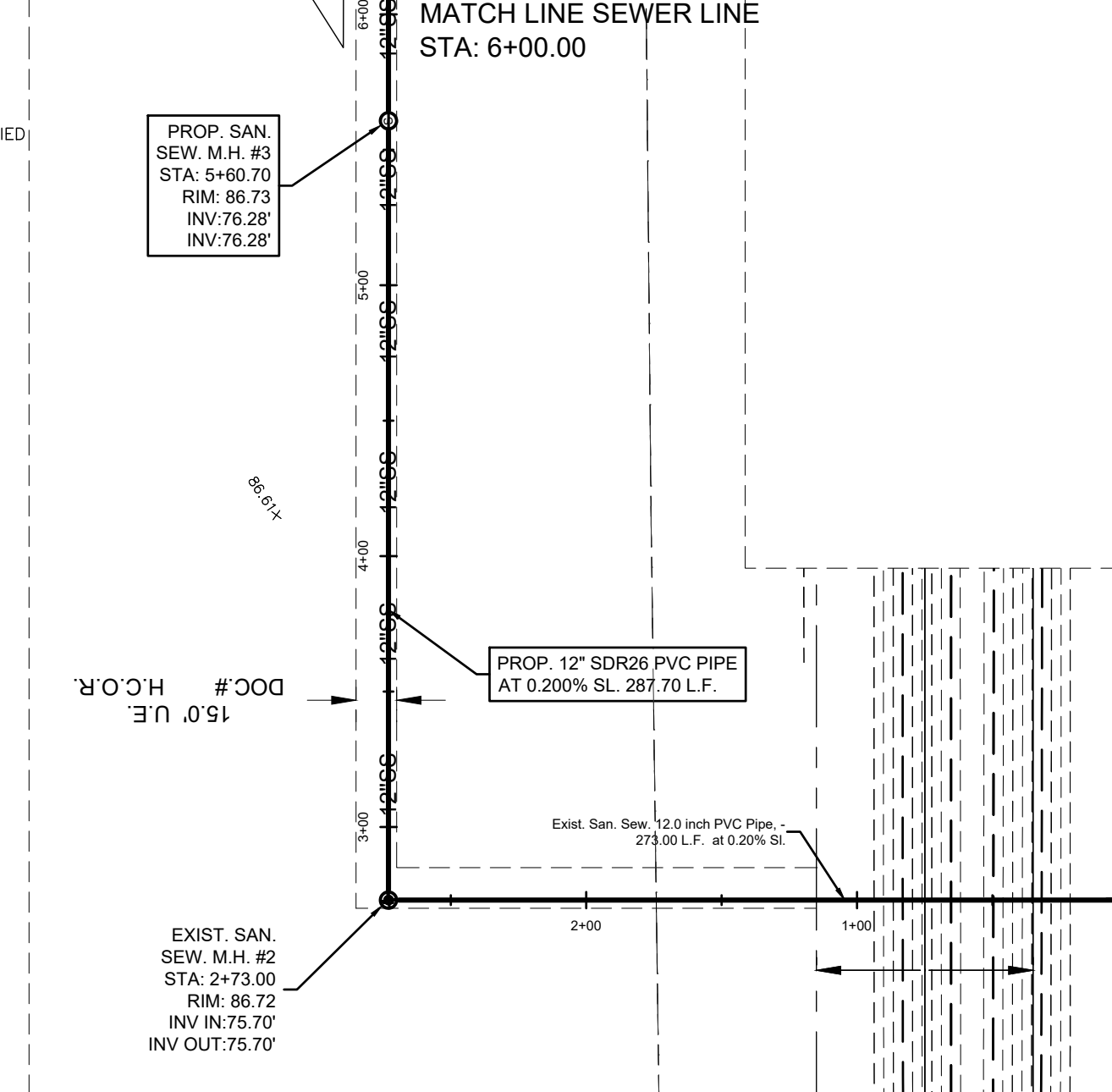
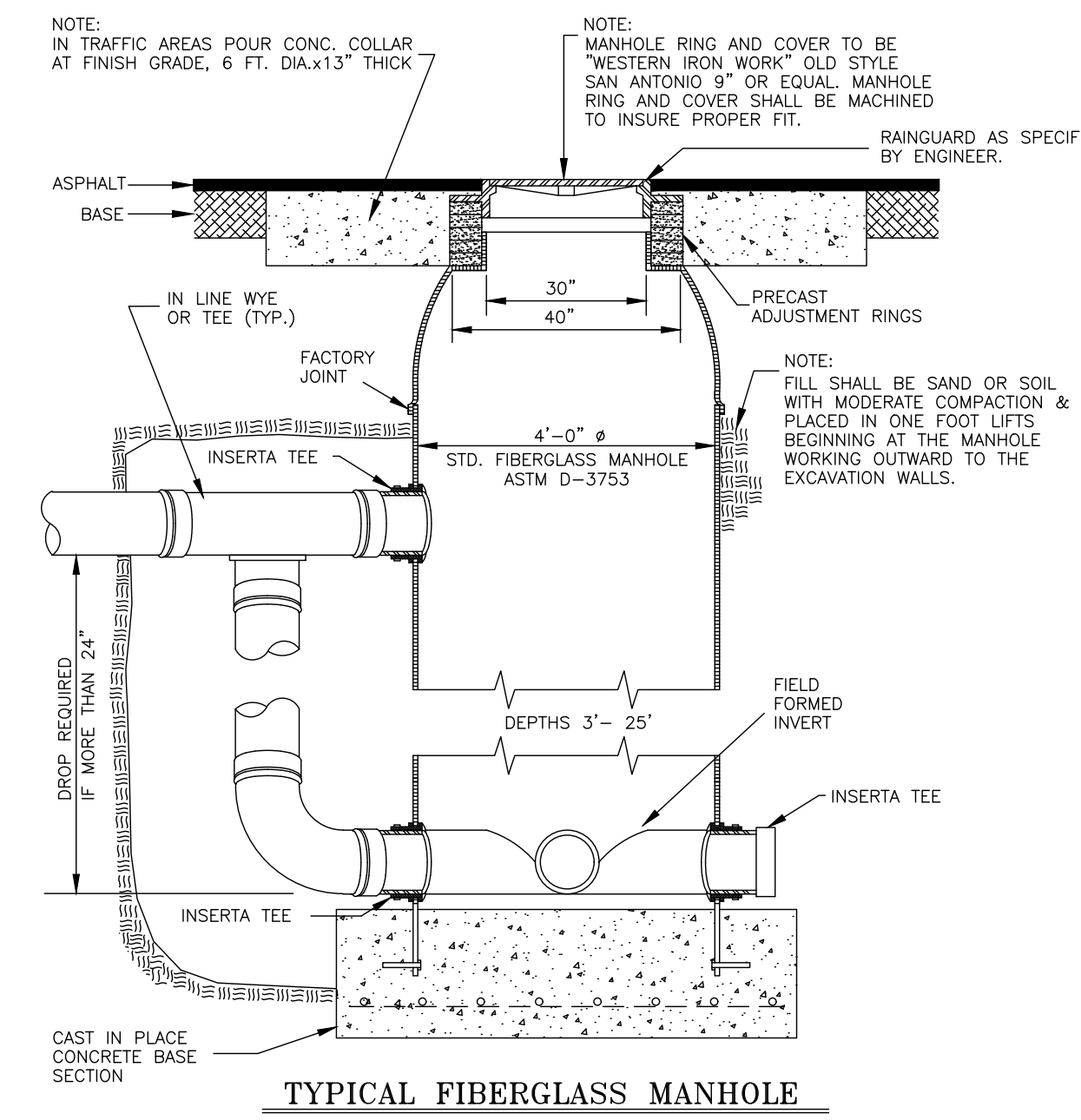
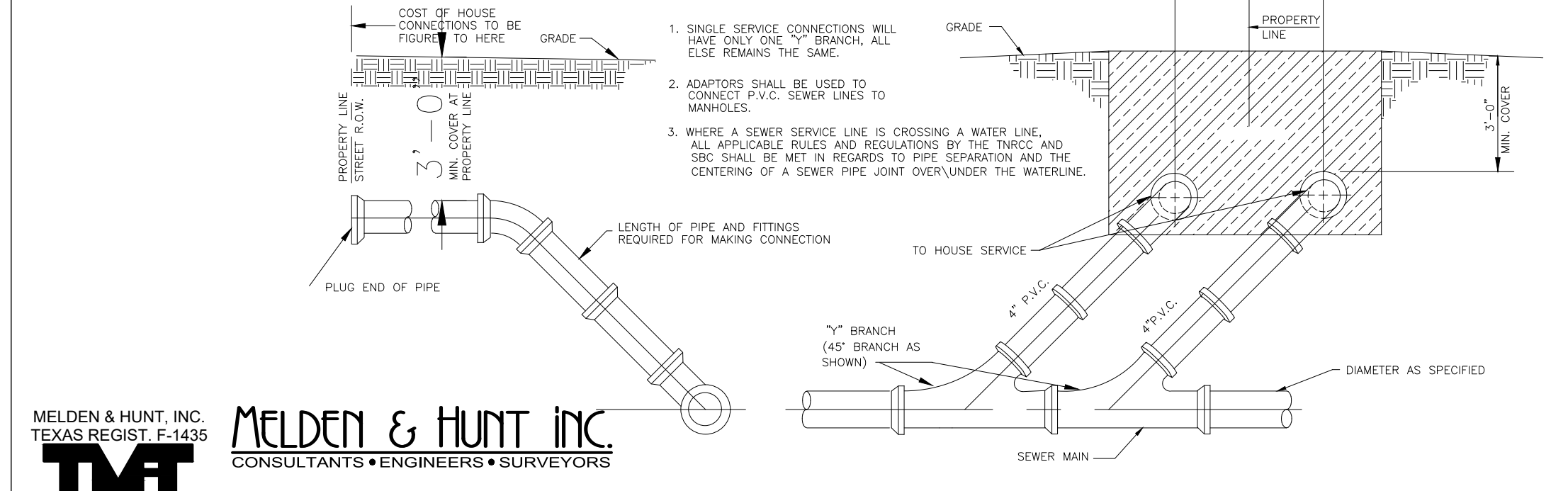
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICHARD A. GARZA KNOWN TO ME THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO BE THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATION THEREIN STATED.

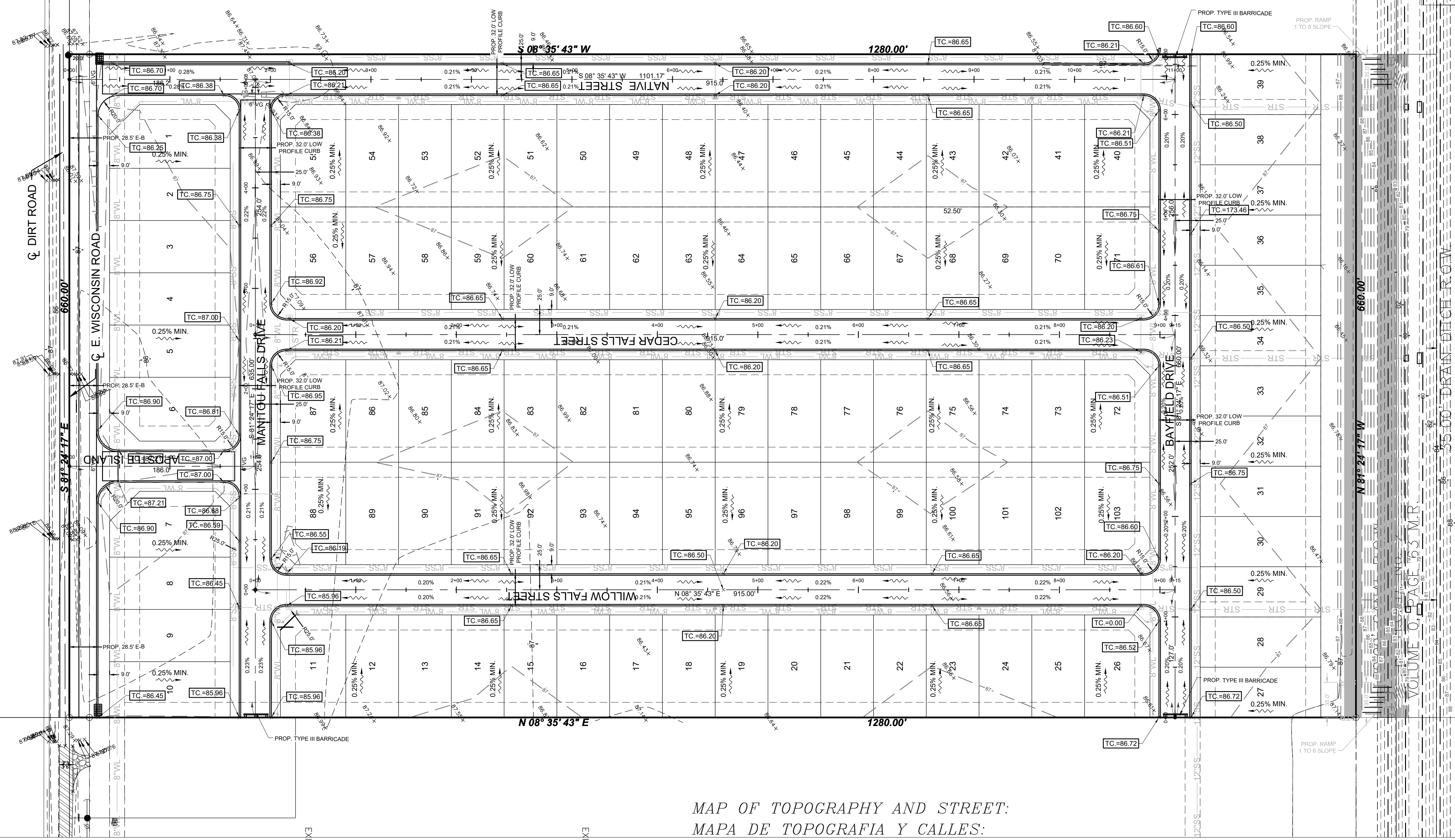
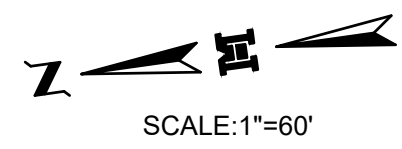
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 20____.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

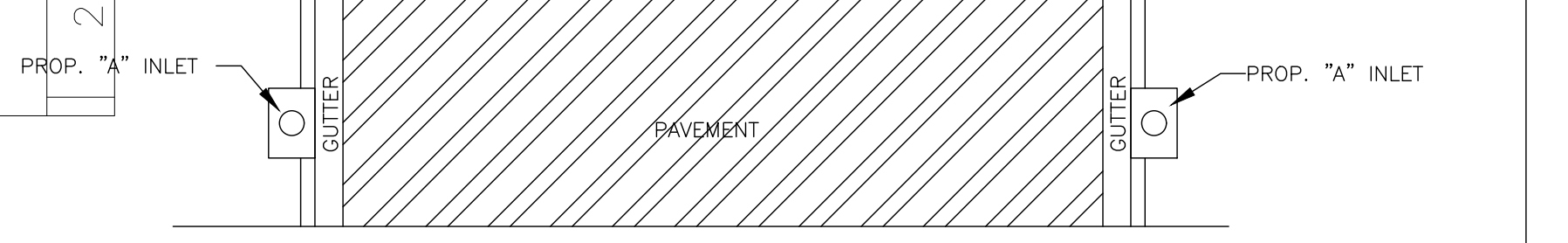
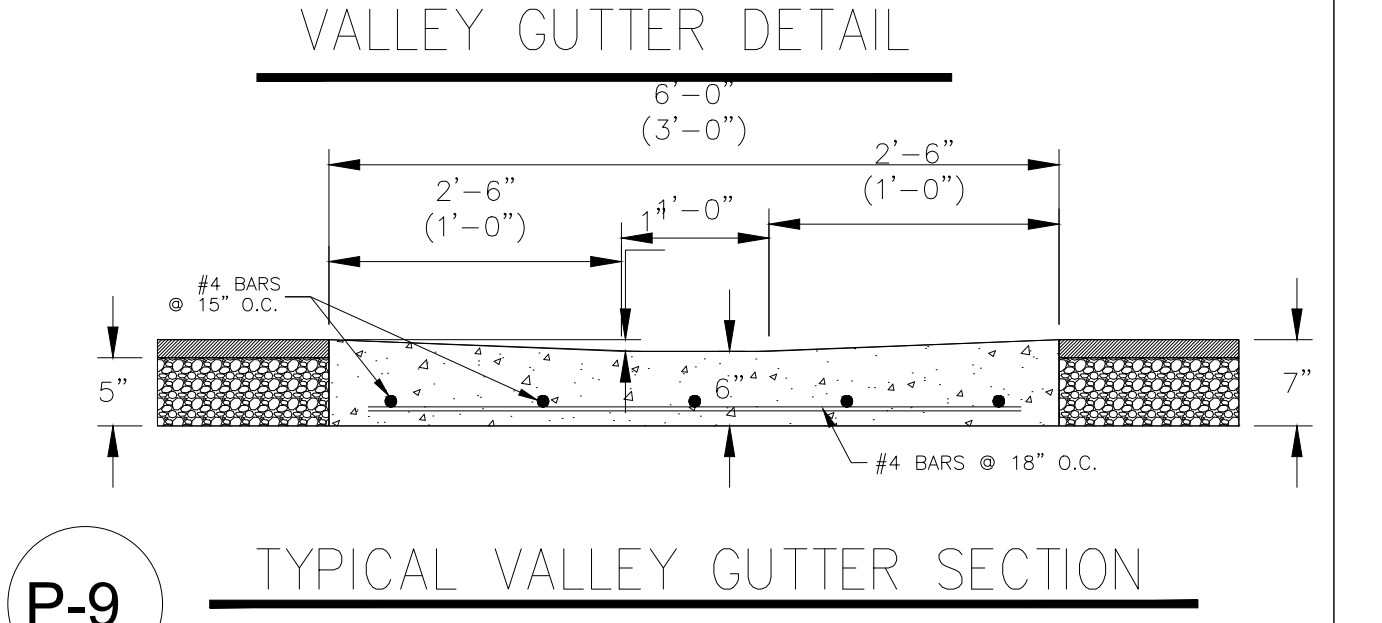
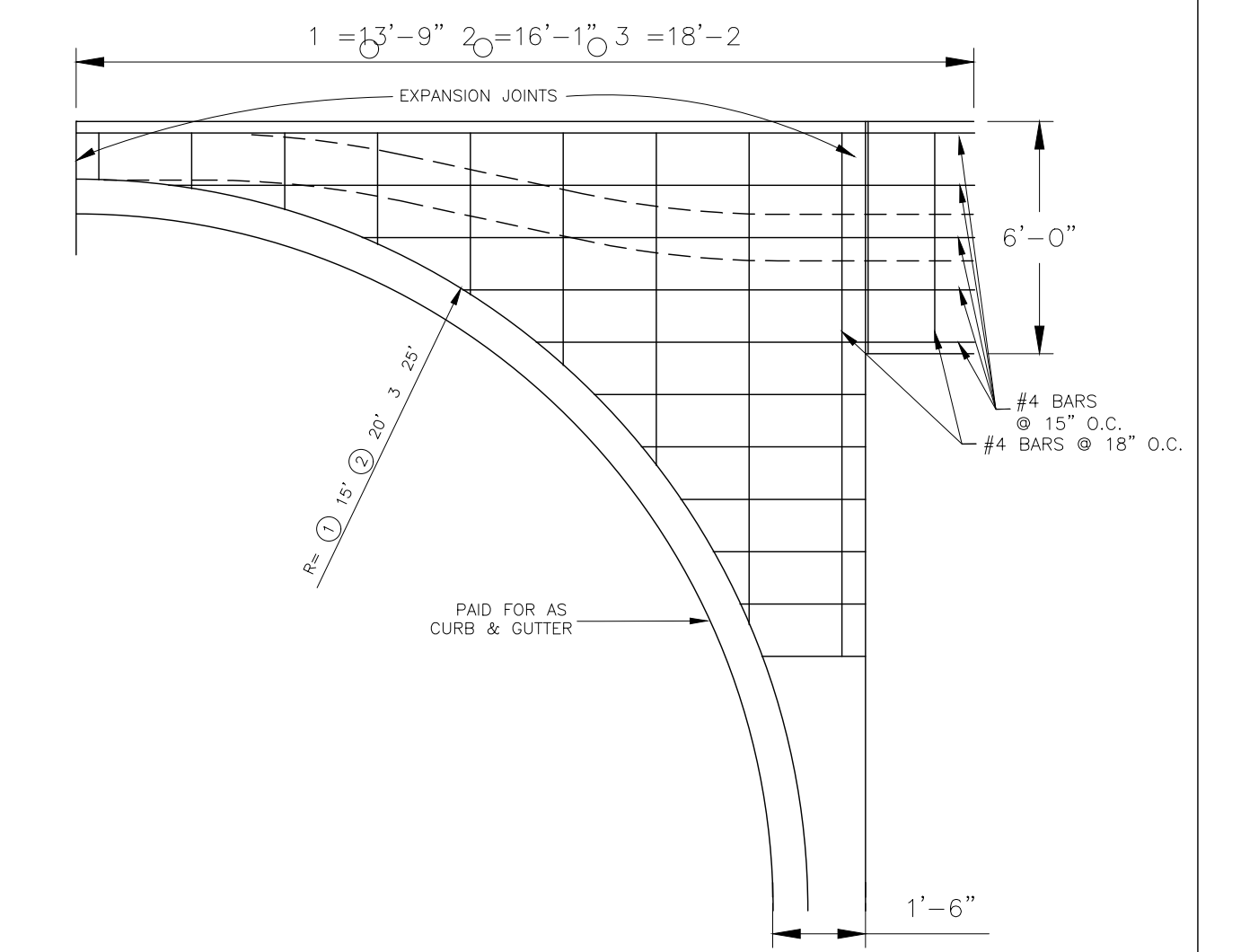
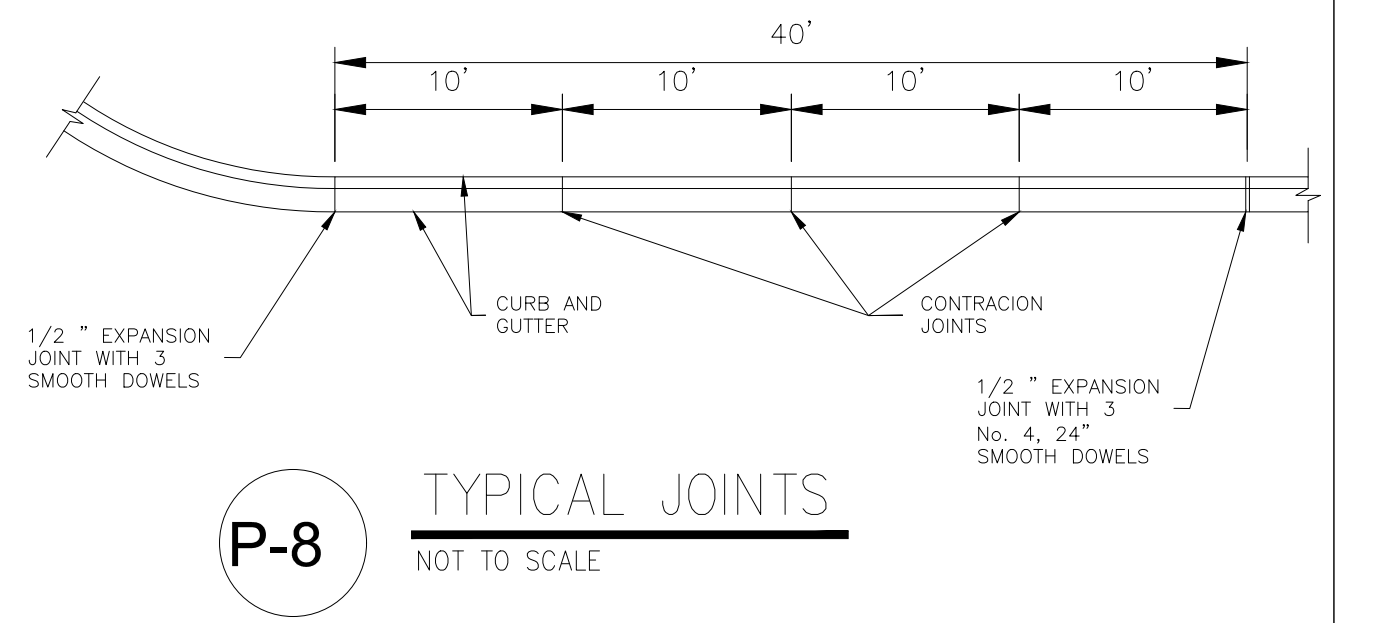
MAP OF SANITARY SEWER DISTRIBUTION SYSTEM
MAPA DE SISTEMA DE DISTRIBUCION DE DRENAJE SANITARIO

SUBDIVISION MAP OF
WISCONSIN VEGAS SUBDIVISION
BEING A RE-SUBDIVISION OF 19.340 ACRES
OUT OF LOT 9, BLOCK 58
ALAMO LAND & SUGAR COMPANY
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HIDALGO COUNTY, TEXAS.





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 INSTRUMENT NO. 3516876 H.C.M.R.



MAP OF TOPOGRAPHY AND STREET:
MAPA DE TOPOGRAFIA Y CALLES:
 SUBDIVISION MAP OF
WISCONSIN VEGAS SUBDIVISION

BEING A RE-SUBDIVISION OF 19.340 ACRES
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