



HIDALGO COUNTY PLANNING DEPARTMENT

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

Anthony Uresti
Director of Planning

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 9-03-2024

PROPOSED TOVAR ESPINOSA SUBDIVISION, PRECINCT No. 4.

ENGINEER MAS ENGINEERING LLC DEVELOPER: CESAREO TOVAR SUSTAITA

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

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

ESTIMATED NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: N/A

LOCATION DESCRIPTION: SOUTH SIDE OF MILE 17 NORTH ROAD APPROXIMATELY 800 FEET EAST OF TERRY ROAD

SUBDIVISION LIES WITHIN THE: CITY OF EDINBURG ETJ

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 12-07-2023 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION AND SURFACE RUNOFF WILL DRAIN INTO MILE 17 NORTH ROAD SIDE DITCH.

ROAD R.O.W. DEDICATION: 20.00 FEET ONTO MILE 17 NORTH ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 1-29-2024 BY, PCT. 4 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 02-05-2024 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: SANITARY SEWER BY THE CITY OF EDINBURG

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 8" LOCATION: MILE 17 NORTH ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 08-20-2024: BY ENVIRONMENTAL COMPLIANCE COORDINATOR

LARGE CONSTRUCTION

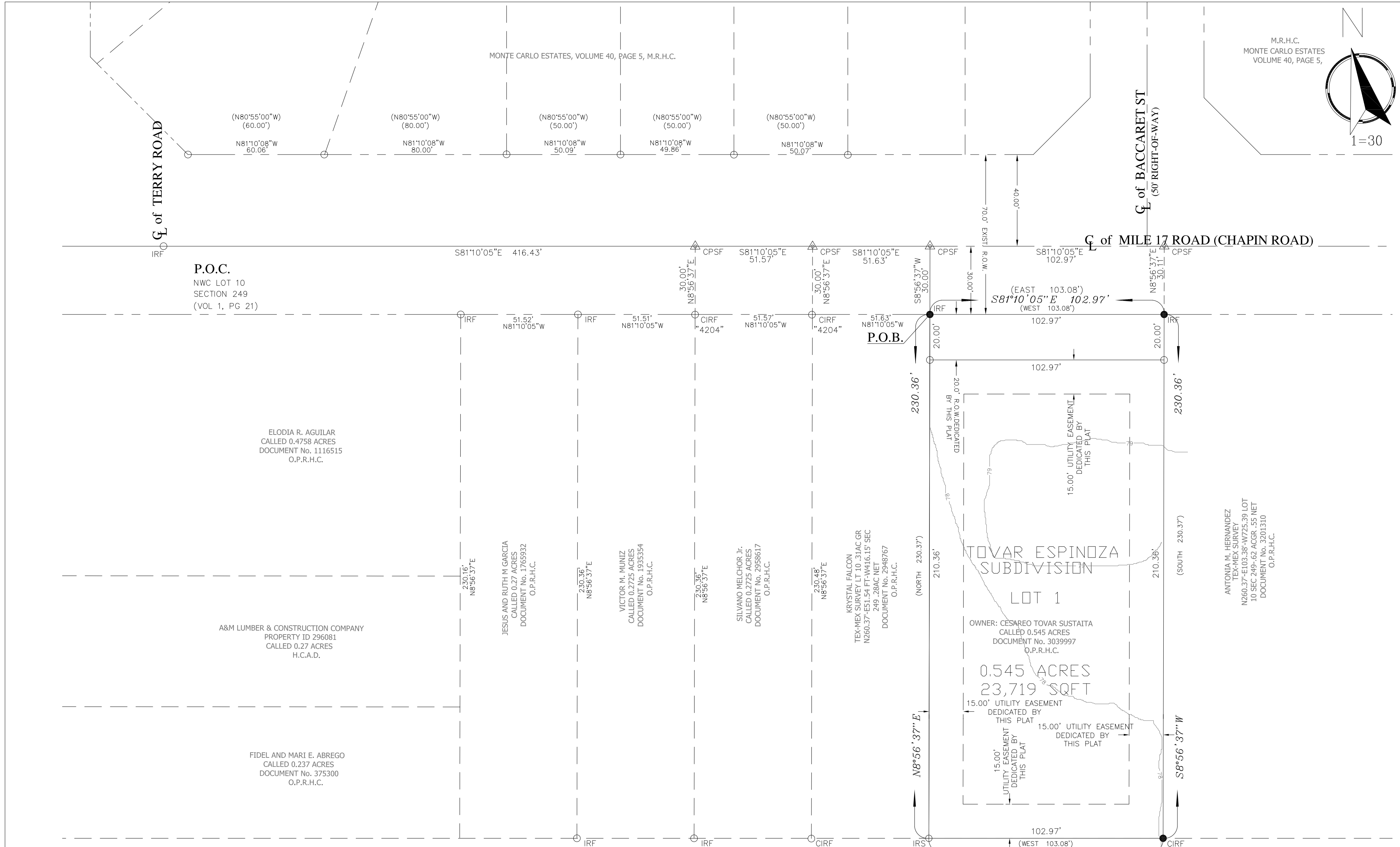
The applicant has submitted the required NOI as per Part II, Section E of the TPDES General Permit for Construction Activities (TXR150000) along with a copy of the Erosion Control Plan for the proposed Project.

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*

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 TOVAR ESPINOZA SUBDIVISION

BEING 0.545 ACRES OUT OF LOT TEN (10) SECTION TWO HUNDRED FORTY NINE (249), TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY SUBDIVISION, RECORDED IN VOLUME 1, PAGE 21, MAP RECORDS HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

BEING 0.545 ACRES OUT OF LOT TEN (10) SECTION TWO HUNDRED FORTY NINE (249), TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY SUBDIVISION, RECORDED IN VOLUME 1, PAGE 21, MAP RECORDS HIDALGO COUNTY, TEXAS, SAME BEING DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN, DATED AUGUST 1, 2019, CONVEYED TO CESAREO TOVAR SUSTAITA, RECORDED IN DOCUMENT NO. 3039997, OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS, SAID 0.545 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2 INCH IRON ROD FOUND, THE NORTHWEST CORNER OF THE SAID LOT 10, SECTION 249, SAME BEING A POINT IN THE CENTER LINE OF THE ROAD INTERSECTION OF TERRY ROAD AND MILE 17 ROAD;

THENCE, S81°10'05"E, ALONG THE NORTH LINE OF THE SAID LOT 10, SECTION 249, SAME BEING ALONG THE CENTER LINE OF MILE 17 ROAD, A DISTANCE OF 416.43 FEET TO A COTTON PICKER SPINDLE FOUND, A POINT ON THE NORTH LINE OF THE SAID LOT 10, SECTION 249, SAME BEING A POINT ON THE CENTER LINE OF MILE 17 ROAD;

THENCE, S08°56'37"W, ACROSS THE SAID LOT 10, SECTION 249, A DISTANCE OF 30.00 FEET TO A 1/2 INCH IRON ROD FOUND, A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF MILE 17 ROAD, SAME BEING THE NORTHEAST CORNER OF A CALLED 0.2725 ACRE TRACT CONVEYED TO KRISTAL FALCON, RECORDED IN DOCUMENT NO. 2948767, OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE S81°10'05"E, ACROSS THE SAID LOT 10, SECTION 249, SAME ALONG THE SOUTH RIGHT-OF-WAY LINE OF MILE 17 ROAD, A DISTANCE OF 102.97 FEET TO A 1/2 INCH IRON ROD FOUND, A POINT ON THE SOUTH RIGHT-OF-WAY OF MILE 17 ROAD, SAME BEING THE NORTHWEST CORNER OF A CALLED TRACT IF A 0.545 ACRE TRACT CONVEYED TO ANTONIO M. HERNANDEZ, RECORDED IN DOCUMENT NO. 3201310, OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S08°56'37"E, ACROSS THE SAID LOT 10, SECTION 249, SAME BEING ALONG THE WEST LINE OF THE SAID HERNANDEZ TRACT, A DISTANCE OF 230.36 FEET TO A 1/2 INCH IRON ROD WITH CAP FOUND, THE SOUTHWEST CORNER OF THE SAID HERNANDEZ TRACT, SAME BEING A POINT ON THE NORTH LINE OF A CALLED 3.845 ACRE TRACT CONVEYED TO SANDRA GONZALEZ, RECORDED IN DOCUMENT NO. 2822130, OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N81°10'05"W, ACROSS THE SAID LOT 10, SECTION 249, SAME BEING ALONG THE NORTH LINE OF THE SAID GONZALEZ TRACT, A DISTANCE OF 102.97 FEET TO A 1/2 INCH IRON ROD WITH PINK CAP STAMPED "C.L.S. RPLS #6388" SET, A POINT ON THE NORTH LINE OF THE SAID GONZALEZ TRACT, SAME BEING THE SOUTHWEST CORNER OF THE SAID FALCON TRACT, FOR THE SOUTHWEST CORNER OF THER HEREIN DESCRIBED TRACT;

THENCE, N08°56'37"E, ACROSS THE SAID LOT 10, SECTION 249, SAME BEING ALONG THE EAST LINE OF THE SAID FALCON TRACT; A DISTANCE OF 230.36 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.545 ACRE OF LAND, MORE OR LESS.

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS, THE ____ ON THIS DAY OF _____, 2024.

HIDALGO COUNTY IRRIGATION DISTRICT NO. ONE WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. ALSO THERE WILL NOT BE ANY PERMANENT STRUCTURES ON THE DISTRICT RIGHT-OF-WAYS AND/OR EASEMENTS.

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON THE HOI#1 RIGHT RIGHTS OF WAYS OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HOI#1.

PRESIDENT _____ SECRETARY _____

STATE OF TEXAS
COUNTY OF HIDALGO

I, JAIME ACEVEDO, ADMINISTRATOR OF THE CITY OF EDINBURG, TEXAS DO HEREBY CERTIFY THIS MINOR SUBDIVISION PLAT KNOWN AS TOVAR ESPINOZA SUBDIVISION CONFIRMS TO ALL SUBDIVISION REQUIREMENTS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THIS DAY OF _____, 20____ WITH THE COUNTY CLERK OF HIDALGO

ADMINISTRATOR

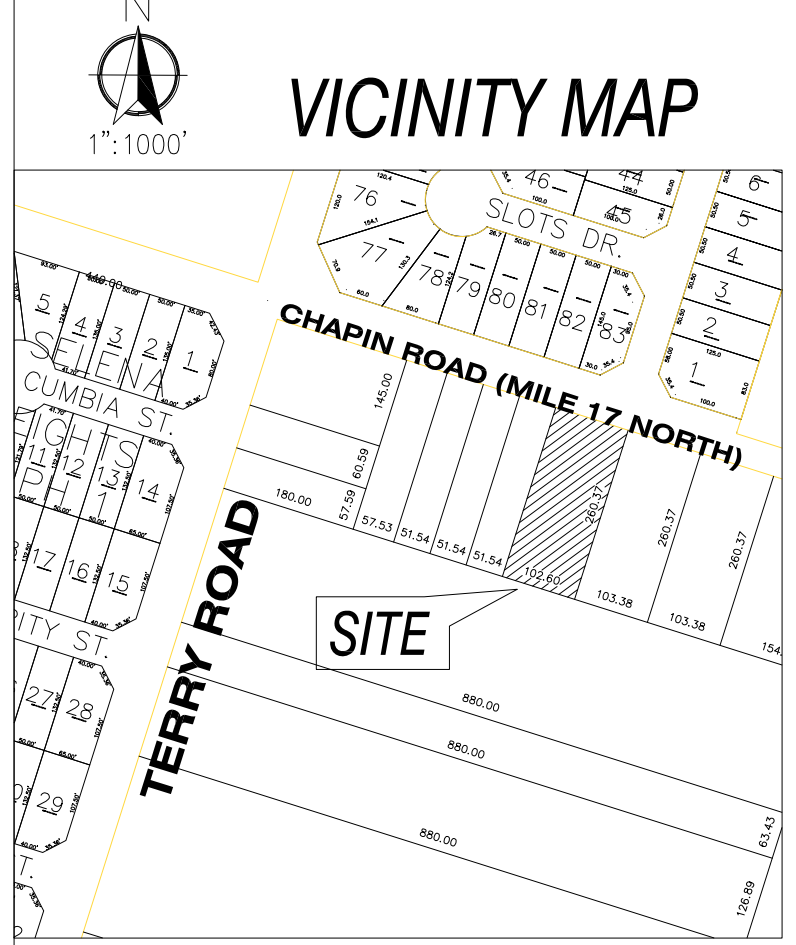
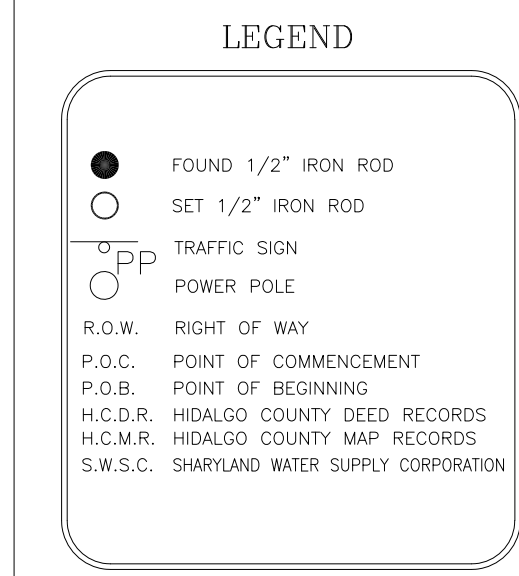
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEX. WATER CODE 49.211(c) THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR 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 _____

SHEET
1 OF 3

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1	SHEETS LOCATION MAP AND E.T.J.; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION; CITY APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE E.T.J. OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECTS SITUATED; H.C.D.D. CERTIFICATION; IRRIGATION DISTRICT CERTIFICATION OF APPROVAL; H.C.H.D. CERTIFICATION; REVISION NOTES;
2	SHEETS WATER DISTRIBUTION AND SANITARY SEWER MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); TYPICAL WATER SERVICE CONNECTION; SUB-DIVIDER CERTIFICATION AND STATEMENT;
3	SHEETS DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES.



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
SUBDIVISION LOCATION: IS SITUATED IN PRECINCT No. 4, OF HIDALGO COUNTY, TEXAS. TOVAR ESPINOZA SUBDIVISION CONSISTS OF ONE (1) RESIDENTIAL LOT, AND IS LOCATED ON THE SOUTH SIDE CHAPIN ROAD (17 MILE ROAD), APPROXIMATELY 400 FEET EAST OF TERRY ROAD. THIS SUBDIVISION FALLS WITHIN EDINBURG'S 3.5 MILE EXTRATERRITORIAL JURISDICTION (E.T.J.) UNDER LOCAL GOVERNMENT CODE 42.021, AS PER THE 2020 CENSUS, THE POPULATION IN THE CITY OF EDINBURG IS 100,243.

HIDALGO COUNTY GENERAL SUBDIVISION PLAT NOTES

- FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "X" AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD. IN ACCORDANCE WITH F.E.M.A. FIRM MAP NO. 480334 0325 D, MAP REVISED JUNE 6, 2000.
- THE AREAS WITHIN THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN. COMMUNITY PANEL NO. 480334 0325 D ACTIVE DATE: JUNE 6, 2000. 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).
- TOTAL OF 1,721 CUBIC FEET (0.04 ACRE-FEET) OF STORM WATER DETENTION IS REQUIRED FOR THIS SUBDIVISION
- SETBACKS: PROPOSED SETBACKS FOR RESIDENTIAL PRIMARY ZONED LOTS AS PER THE FOLLOWING:
FRONT-----50' OR GREATER FOR EASEMENTS
REAR-----15' OR GREATER FOR EASEMENTS
SIDE-----6' OR GREATER FOR EASEMENTS
GARAGE-----18' OR GREATER FOR EASEMENTS
- 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.

- BENCHMARK = 81.27 C.P.S., IN POWER POLE AT SOUTHWEST CORNER OF TERRY ROAD AND MILE 17 NORTH ROAD NAVD 88.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 0.04 AC-FT OR (1,721 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.)
- 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.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH 15 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.
- AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR 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).

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF TOVAR ESPINOZA SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON THIS THE ____ DAY OF _____, 2024

HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR _____ DATE _____

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE 238.025(a)

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF TOVAR ESPINOZA SUBDIVISION, WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____

HIDALGO COUNTY JUDGE _____ DATE _____

HIDALGO COUNTY CLERK _____ DATE _____



FILED FOR RECORD IN HIDALGO COUNTY, TEXAS
ARTURO GUJARDO, JR.
HIDALGO COUNTY CLERK

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

PRINCIPAL CONTACTS:			
NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: CESAREO TOVAR SUSTAITA	1338 N. TERRY ROAD	EDINBURG, Tx. 78542	(956) 929-0526
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

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

I, CESAREO TOVAR SUSTAITA, SUBDIVIDER, AS OWNER OF THE 0.545 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED TOVAR ESPINOZA 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

- 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.

CESAREO TOVAR SUSTAITA _____ DATE _____
1338 N. TERRY ROAD
EDINBURG, TEXAS 78542

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED CESAREO TOVAR SUSTAITA 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 _____, 20____

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF HIDALGO

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 TOVAR ESPINOZA 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 ON THE ABOVE DESCRIBED PROPERTY SHALL BE SUBJECT TO THE PLATTING OF THE PROPERTY AS PROVIDED FOR HEREIN.

BY: _____ DATE _____
OLEGARIO CANTU _____

BY: _____ DATE _____
YOLANDA CANTU _____

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED OLEGARIO CANTU AND YOLANDA CANTU (PERSONALLY), KNOWN TO ME TO BE THE PERSONS 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 _____, 20____

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF HIDALGO

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

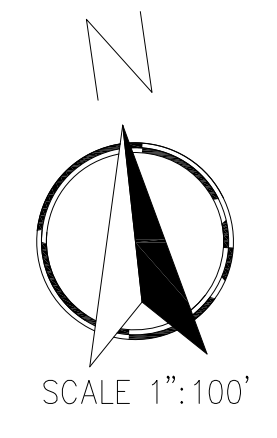
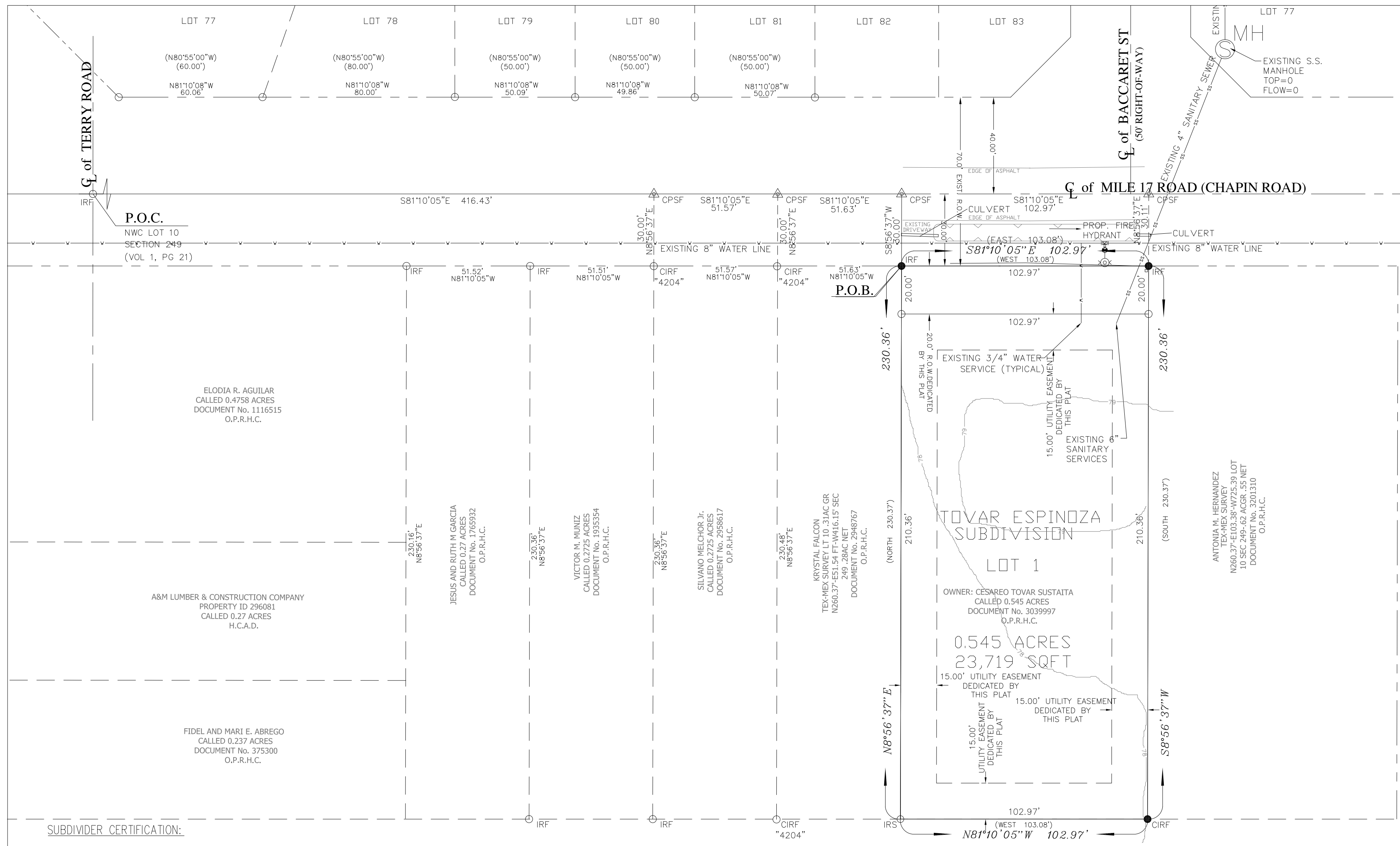
MARIO A. SALINAS _____ DATE _____
LICENSED PROFESSIONAL ENGINEER. NO. 96811
3911 N. 10TH STREET, SUITE H.
MCALLEN, TEXAS 78501

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 PREPARE 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 DATE OF PREPARATION: JULY 8, 2024
2221 DAFFODIL AVE.
MCALLEN, TEXAS 78501

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 TOVAR ESPINOSA SUBDIVISION

BEING 0.545 ACRES OUT OF LOT TEN (10) SECTION TWO HUNDRED FORTY NINE (249), TEXAS -MEXICAN RAILWAY COMPANY'S SURVEY SUBDIVISION, RECORDED IN VOLUME 1, PAGE 21, MAP RECORDS HIDALGO COUNTY, TEXAS, SAME BEING DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN, DATED AUGUST 1, 2019, CONVEYED TO CESAREO TOVAR SUSTAITA, RECORDED IN DOCUMENT NO. 3039997, OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS

INFORME FINAL DE INGENIERIA DEL LOCALIZACION TOVAR ESPINOSA:

LA SUBDIVISION TOVAR ESPINOSA SERA ABASTECIDA CON AGUA POTABLE POR PARTE DE NORTH ALAMO WATER SUPPLY CORPORATION ("N.A.W.S.C."). EL SUBDIVISOR Y N.A.W.S.C. HAN FIRMADO UN CONTRATO EN EL QUE N.A.W.S.C. SE HA COMPROMETIDO A PROPORCIONAR SUFICIENTE AGUA A LA SUBDIVISION POR AL MENOS 30 AÑOS Y N.A.W.S.C. PROPORCIONARA LA DOCUMENTACION PARA SUFICIENTE PARA ESTABLECER LA CANTIDAD Y CALIDAD A LARGO PLAZO DE LOS SUMINISTROS DE AGUA DISPONIBLES PARA SERVIR EL DESARROLLO COMPLETO DE ESTA SUBDIVISION. N.A.W.S.C. TIENE UNA LINEA DE AGUA EXISTENTE DE 8" DE DIAMETRO QUE CORRE A LO LARGO DEL LADO SUR DEL DERECHO DE VIA DE LA MILLA 17 ROAD (CHAPIN ROAD).

EL SISTEMA DE AGUA PARA LA SUBDIVISION TOVAR ESPINOSA CONSISTIRA EN LA INSTALACION DE UNA LINEA DE SERVICIO DE AGUA DE 1" CON UN MEDIDOR DE AGUA DE 1" PARA UN LOTE RESIDENCIAL UNIFAMILIAR, SE CONECTARA A UNA LINEA DE SERVICIO DE AGUA DE PVC DE 1" PROPUESTA A UNA LINEA DE AGUA EXISTENTE DE 8".

ESTA LINEA DE 8" LE DARA SERVICIO DE AGUA DE 1" PVC Y LA CAJA DEL MEDIDOR SE INSTALARAN A UN COSTO TOTAL DE \$ 7,000.00, CUBRIENDO EL ACUERDO DE AGUA EL COSTO TOTAL DEL MEDIDOR DE AGUA (INCLUYENDO EL CONSTO DE INSTALACION), LAS TARIFAS DE ADQUISICION DE DERECHOS DE AGUA, Y TODAS LAS DEMAS TARIFAS ASOCIADAS CON LA CONEXION DEL LOTE INDIVIDUAL EN LA SUBDIVISION A N.A.W.S.C..

A SOLICITUD DEL PROPIETARIO DEL LOTE, N.A.W.S.C. INSTALARA DE INMEDIATO Y SIN CARGO EL MEDIDOR DE AGUA PARA ESE LOTE. SE PROPONE INSTALAR UNA BOCA DE INCENDIO PARA ESTA SUBDIVISION. TODAS LAS INSTALACIONES DE AGUA SERAN ACEPTADAS Y APROBADAS POR N.A.W.S.C. Y DICHO SISTEMA DE DISTRIBUCION SERA OPERABLE A PARTIR DE LA FECHA DE REGISTRO DE ESTE PLANO.

LA SUBDIVISION TOVAR ESPINOSA CONTARA CON UN SISTEMA DE ALCANTARILLADO SANITARIO, EL SISTEMA INCLUYE UN SERVICIO EXISTENTE DE 6" DENTRO DEL SUBDIVISION Y ESTA CONECTADO A UN SISTEMA DE ALCANTARILLADO SANITARIO EXISTENTE DE 8" UBICADO EN EL LADO NORTE DE LA CARRETERA MILLA 17 (CHAPIN ROAD), APROXIMADAMENTE 110 PIES AL NOROESTE DE LA SUBDIVISION PARA CONECTARSE A UNA ALCANTARILLA EXISTENTE.

CERTIFICACION DEL INGENIERO:

CON MI FIRMA A CONTINUACION, CERTIFICO QUE LAS INSTALACIONES DE SERVICIO DE AGUA Y ALCANTARILLADO DESCRITAS ANTERIORMENTE CUMPLEN CON LAS REGLAS MODELO ADOPTADA BAJO LA SECCION 16.343, CODIGO DE AGUA.

CERTIFICO QUE LOS COSTOS PARA HACER LA INSTALACION DE AGUA CONSTRUIDA, MENCIONADOS ANTERIORMENTE, SERAN LOS SIGUIENTES:

INSTALACIONES DE AGUA- ESTAS INSTALACIONES SE CONSTRUIRAN TOTALMENTE, CON LA INSTALACION DE UN MEDIDOR DE AGUA Y UNA BOCA DE INCENDIO, POR UN TOTAL DE \$ 7,000.00. PARA CUBRIR LOS COSTOS DEL MEDIDOR Y TODAS LAS DEMAS TARIFAS ASOCIADAS CON LA CONEXION DEL LOTE INDIVIDUAL EN LA SUBDIVISION A N.A.W.S.C.

INSTALACIONES DE ALCANTARILLADO- EL LOTE CONTARA CON SERVICIO DE ALCANTARILLADO SANITARIO PARA ESTE LOTE.

FINAL ENGINEERING REPORT FOR TOVAR ESPINOSA SUBDIVISION :

TOVAR ESPINOSA 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. 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. WILL PROVIDE 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 SOUTH SIDE OF THE RIGHT-OF-WAY OF MILE 17 ROAD (CHAPIN ROAD).

THE WATER SYSTEM FOR TOVAR ESPINOSA SUBDIVISION WILL CONSIST OF THE INSTALLATION OF 1" WATER SERVICE LINE WITH A 1" WATER METER FOR A SINGLE FAMILY RESIDENTIAL LOT, A PROPOSED 1" PVC WATER SERVICE LINE WILL BE CONNECTED INTO AN EXISTING 8" WATERLINE.

THIS 8" LINE THE 1" PVC WATER SERVICE LINE AND THE METER BOX WILL BE INSTALLED AT A TOTAL COST OF \$ 7,000.00, 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 LOT 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, ONE FIRE HYDRANT IS PROPOSED TO 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.

TOVAR ESPINOSA SUBDIVISION WILL BE PROVIDED WITH A SANITARY SEWER SYSTEM, THE SYSTEM INCLUDES AN EXISTING 6" SERVICE WITHIN THE SUBDIVISION AND IS CONNECTED TO AN EXISTING 8" SANITARY SEWER SYSTEM LOCATED ON THE NORTH SIDE OF MILE 17 ROAD (CHAPIN ROAD) APPROXIMATELY 110 FT NORTHWEST 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 AND A FIRE HYDRANT, FOR A TOTAL OF \$ 7,000.00. TO COVER THE COSTS OF METER AND ALL OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOT IN THE SUBDIVISION TO N.A.W.S.C.

SEWAGE FACILITIES- THE SUBDIVISION WILL BE PROVIDED WITH A SANITARY SEWER SERVICE FOR THIS LOT.

COST ESTIMATE

WATER DISTRIBUTION:	\$ 7,000.00
DRAINAGE IMPROVEMENTS:	\$ 3,500.00
PAVING IMPROVEMENTS:	\$ 2,000.00
SEWER IMPROVEMENTS:	\$ 0.00

SUBDIVIDER CERTIFICATION:

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:

I, CESAREO TOVAR SUSTAITA, SUBDIVIDER OF TOVAR ESPINOSA 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.

CESAREO TOVAR SUSTAITA
1338 N. TERRY ROAD
EDINBURG, TEXAS 78542

DATE _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CESAREO TOVAR SUSTAITA, 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 THE _____ DAY OF _____, 2024.



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

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 CARRAZALES	2221 Daffodil Ave.	McAllen, Tx. 78501	(956) 682-9081

NOTARY PUBLIC

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: _____



I N D E X

SHEETS	DESCRIPTION
1	LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION; CITY APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECTS SITUATED; H.C.D.D. CERTIFICATION; IRRIGATION DISTRICT CERTIFICATION OD APPROVAL; HCHD CERTIFICATION; REVISION NOTES.
2	WATER DISTRIBUTION AND SANITARY SEWER MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); TYPICAL WATER SERVICE CONNECTION; SUB-DIVIDER CERTIFICATION AND STATEMENT.
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.

DATE OF PREPARATION: JU;Y 8, 2024

REVISION NOTES

No.	SHEET	REVISIONS	DATE	APPROVED

SHEET
2 OF 3

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

TOVAR ESPINOSA SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO. 4 ON THE SOUTH 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.

MAP OF TOVAR ESPINOSA SUBDIVISION

DRAINAGE REPORT FOR TOVAR ESPINOSA SUBDIVISION EDINBURG, TEXAS

BEING 0.545 ACRES OUT OF LOT TEN (10) SECTION TWO HUNDRED FORTY NINE (249), TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY SUBDIVISION, RECORDED IN VOLUME 1, PAGE 21, MAP RECORDS HIDALGO COUNTY, TEXAS. SAME BEING DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN, DATED AUGUST 1, 2019, CONVEYED TO CESAREO TOVAR SUSTAITA, RECORDED IN DOCUMENT NO. 3039997, OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS

BEING 0.545 ACRES OUT OF LOT TEN (10) SECTION TWO HUNDRED FORTY NINE (249), TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY SUBDIVISION, RECORDED IN VOLUME 1, PAGE 21, MAP RECORDS HIDALGO COUNTY, TEXAS.

THIS IS ONE RESIDENTIAL SINGLE LOT. THE PROPERTY IS LOCATED ON THE SOUTH SIDE OF MILE 17 ROAD APPROXIMATELY 440 FEET EAST OF N. TERRY RD WITHIN THE CITY OF EDINBURG ETJ, TEXAS.

THE TRACT LIES IN "ZONE X" AND IS DEFINED AS AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR DRAINAGE AREA LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM THE 100-YEAR, IN ACCORDANCE WITH F.E.M.A.-F.I.R.M. MAP NO. 480334 0325 D, MAP REVISED JUNE 6, 2000.

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"), AND "AREA 52" (RAYMONDVILLE CLAY LOAM, 0 TO 1 PERCENT SLOPES, HYDROLOGIC GROUP "C") 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 DIRECTION MILE 17 RD, ONTO THE EXISTING SWALE THAT EVENTUALLY TO SCHUNIOR DRAIN OWNED BY HIDALGO COUNTY DRAINAGE DISTRICT NO. 1. EXISTING RUNOFF IS Q10 = 0.95 CUBIC FEET PER SECOND BASED ON A 10-YEAR FREQUENCY STORM.

THIS IS ONE RESIDENTIAL LOT, AND A DRAINAGE DETENTION POND 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 Qd = 1.70 CUBIC FEET PER SECOND AND THE Q50 = 2.65 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 1,721 CUBIC-FEET OR 0.04 AC-FT. THE SUBDIVISION IS TO DETAIN ON SITE AND BLEED OUT WITH AN 8 IN PVC TO THE SWALE IN FRONT OF THE PROPERTY. THE FINAL OUTFALL IS SCHUNIOR DRAIN OWNED BY THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1. THE FINISH FLOOR FOR EACH BUILDING WILL BE SET ABOVE THE 100-YEAR FREQUENCY STORM EVENT.

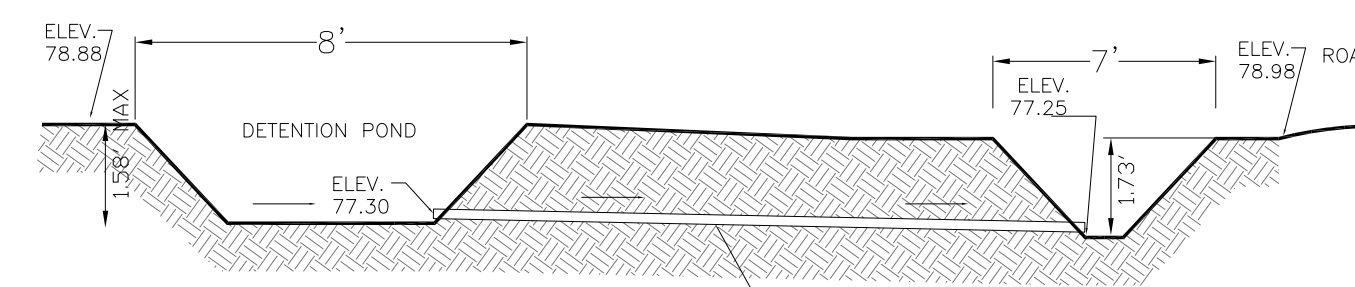
ENGINEERING FLOOD CERTIFICATION

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.

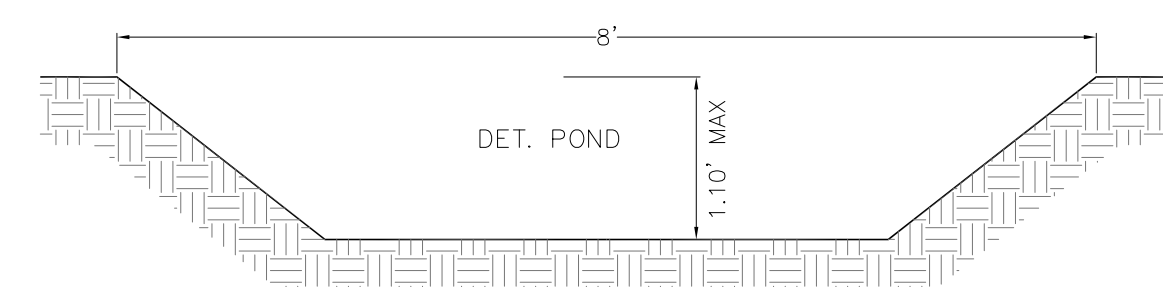


MARIO A. SALINAS
LICENSED PROFESSIONAL ENGINEER # 96611
3911 N. 10TH STREET, SUITE H
MCALLEN, TEXAS 78501

DATE: _____

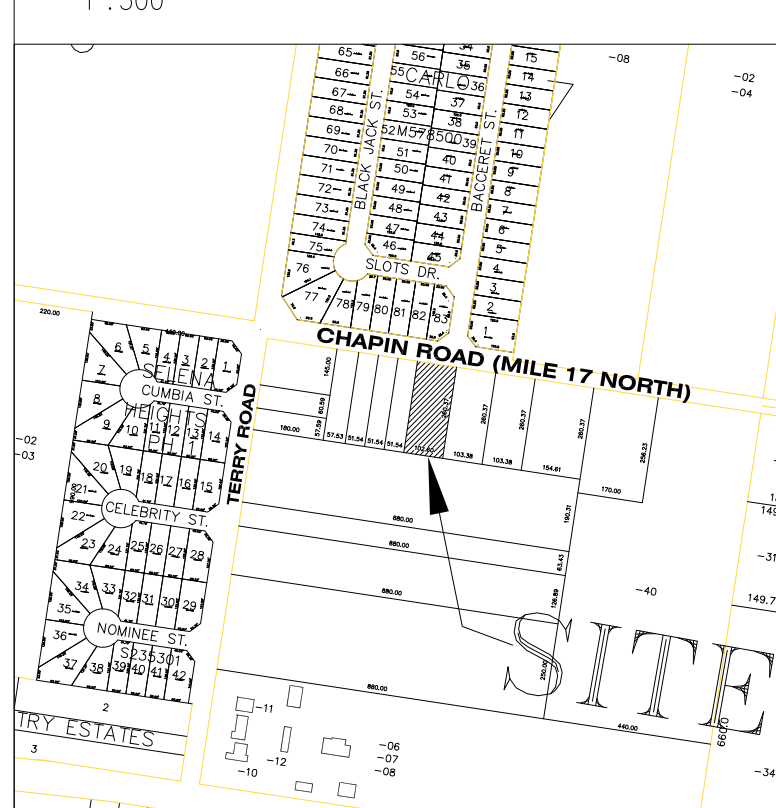


SECTION A-A'



SECTION B-B'

VICINITY MAP



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

ON: _____ AT _____ AM/PM
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REVISION NOTES

No.	SHEET	REVISIONS	DATE	APPROVED

SHEET
3 OF 3

MAS ENGINEERING LLC.
CONSULTING ENGINEERING
FIRM NO. F-15499

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DATE OF PREPARATION: JULY 8, 2024

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