



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: 4-29-2025

PROPOSED SOLIS ACRES AT WISCONSIN, PRECINCT No. 1.

ENGINEER: GARZA-GARZA CONSULTING ENGINEERS DEVELOPER ALEJANDRO SOLIS

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 6 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: 1

LOCATION DESCRIPTION: NORTH OF WISCONSIN ROAD APPROXIMATELY ¼ OF A MILE EAST OF DILLION ROAD

SUBDIVISION LIES WITHIN THE: ETJ OF DONNA

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 1-30-2025 PROPERTY LIES WITHIN FLOOD ZONE "C" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION AND SURFACE RUNOFF WILL DRAIN INTO WISCONSIN ROAD.

SEWER SYSTEM: OSSF'S

WATER SERVICE PROVIDER: N.A.W.S.C.

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

Final Approval subject to recommendations other departments

This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules,

* Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.

GENERAL PLAT NOTES & RESTRICTIONS

1. FLOOD ZONE DESIGNATION: ZONE X (NO SHADING); AREAS OF MINIMAL FLOODING: COMMUNITY-PANEL NUMBER 480334 0425 C EFFECTIVE DATE: NOVEMBER 16, 1982.

THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN, COMMUNITY-PANEL NUMBER 480334 0425 C EFFECTIVE 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 RESIDENTIAL 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: FRONT: 50.00 FEET; REAR: 15.00 FEET; SIDE: 10.00 FEET (OR TO EASEMENT, WHICHEVER IS GREATER)

3. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS. NO COMMERCIAL USE SHALL BE ALLOWED ON ANY LOT. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF ANY LOT.

4. MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CENTERLINE OF ROAD OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH 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. BENCHMARKS (B.M.): THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS. B.M. NO. 1: ELEVATION=76.20, N.A.V.D. 83; DESCRIPTION: TOP OF 600 NAIL LOCATED AT THE EDGE OF ASPHALT, 196' EAST FROM LA MEDIA ST.

6. DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DRAIN A TOTAL OF 11,749 CUBIC-FEET OR 0.270 ACRE-FEET OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS DESCRIBED IN DRAINAGE REPORT ON SHEET No. 3. PER LOT DETENTION AS FOLLOWS:

LOT 1: 2,087 CUBIC-FEET; LOT 2: 2,069 CUBIC-FEET; LOT 3: 2,070 CUBIC-FEET; LOT 4: 2,054 CUBIC-FEET; LOT 5: 1,880 CUBIC-FEET; LOT 6: 1,590 CUBIC-FEET

7. ALL PUBLIC UTILITIES EASEMENTS DESIGNATED 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.

8. ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE LOT OWNERS ARE RESPONSIBLE FOR PROVIDING AN OSSF ON EACH LOT AT BUILDING PERMIT STAGE.

A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY. C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.

D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY HEALTH DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.

E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED, INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.

9. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION. 10. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF LOTS TO THE FRONT DETENTION SWALES AT A 0.25 % SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH LOT OWNERS APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.

11. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

12. 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. 13. ALL LOT CORNERS ARE SET 1/2 INCH IRON RODS.

14. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS REQUIRED BY TCEQ. 15. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT PERMIT STAGE, THAT THE DRAINAGE REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.

16. ALEJANDRO SOLIS AND IRMA M. SOLIS, OWNER(S) & SUBDIVIDER(S) OF SOLIS ACRES AT WISCONSIN SUBDIVISION, RETAIN AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET No. 2 OF THIS PLAT. 17. THE PURCHASER OF EACH LOT SHALL BE RESPONSIBLE TO INSTALL A DRIVEWAY CULVERT REINFORCED CONCRETE PIPE (RCP) NOT LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH AT THE TIME OF BUILDING PERMIT.

STATE OF TEXAS - COUNTY OF HIDALGO OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION I (WE), ALEJANDRO SOLIS AND IRMA M. SOLIS, AS OWNERS OF THE 8.65 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED SOLIS ACRES AT WISCONSIN SUBDIVISION HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE OF STREETS, PARK, AND EASEMENTS SHOWN HEREIN. I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 AND THAT: (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.

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED ALEJANDRO SOLIS AND IRMA M. SOLIS, PROVED TO ME THROUGH HIS/HER/THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE(S) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE/SHE/ THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 20____.

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

CITY MAYOR DATE ATTEST: CITY SECRETARY DATE PLANNING AND ZONING COMMISSION CHAIRMAN DATE

STATE OF TEXAS - COUNTY OF HIDALGO PLAT APPROVAL CERTIFICATE UNDER LOCAL GOVERNMENT CODE § 232.028(a) WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE SOLIS ACRES AT WISCONSIN SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON ____ DAY OF _____, 20____.

HIDALGO COUNTY JUDGE ATTEST: HIDALGO COUNTY CLERK I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SOLIS ACRES AT WISCONSIN SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON ____ DAY OF _____, 20____.

DONNA IRRIGATION DISTRICT CERTIFICATE THIS PLAT IS HEREBY APPROVED BY THE DONNA IRRIGATION DISTRICT ON THIS THE ____ DAY OF _____, 20____.

HIDALGO COUNTY DRAINAGE DISTRICT No. 1 RAUL E. SESIN, P.E., C.F.M. GENERAL MANAGER DATE ENGINEER CERTIFICATE I, THE UNDERSIGNED, A REGISTERED ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.

INEZ B. GARZA JR., P.E. REG. PROFESSIONAL ENGINEER NO. 60824 DATE SURVEYOR CERTIFICATE I, THE UNDERSIGNED, CERTIFY THAT THE ABOVE PLAT IS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED.

JOSE MARIO GONZALEZ REG. PROFESSIONAL LAND SURVEYOR NO. 5571 DATE

LEGEND: FOUND 1/2" IRON ROD, SET 1/2" IRON ROD, FOUND 60-D NAIL, SET 60-D NAIL, FOUND POLE, POWER POLE, GUY WIRE, TELEPHONE PEDESTAL, GAS MARKER, ELECTRICAL BOX, WATER VALVE, WATER METER, FIRE HYDRANT, SANITARY SEWER MANHOLE, STORM DRAIN MANHOLE, STORM DRAIN INLET, STORM DRAIN GRATED INLET, IRRIGATION STAND PIPE, IRRIGATION GATE VALVE, SIGN, FENCE, DRAINAGE NATURAL FLOW, NATURAL GROUND, EDGE OF PAVEMENT (TOP), TOP OF ASPHALT

ABBREVIATIONS: AC ACRE, BM BENCHMARK, C CONCRETE, CAL CALICHE, COTTON PICKER SPINDLE, DOC DOCUMENT, DT DITCH TOP, EL ELEVATION, EOP EDGE OF PAVEMENT, EXST EXISTING, FF FINISH FLOOR, FH FIRE HYDRANT, FL FLOW LINE, HCD-1 HIDALGO COUNTY IRRIGATION DISTRICT NO. 1, HDMR HIDALGO COUNTY MAP RECORDS, HGOR HIDALGO COUNTY OFFICIAL RECORDS, LF LINEAR FEET, MMGC MAGIC VALLEY ELECTRIC COOP, NAME NORTH ALAMO WATER SUPPLY CORPORATION, NG NATURAL GROUND, POP POWER POLE, PROP PROPOSE, RCP REINFORCED CONCRETE PIPE, ROW RIGHT-OF-WAY, RSD ROWSIDE DITCH, SF SQUARE FEET, SI STORM INLET GRATED, STA STATION, TOA TOP OF ASPHALT, TRFB TELEPHONE FIBERLINE, UGC UNDERGROUND CABLE, WL WATER LINE, WW WATER WELLS, WV WATER VALVE

METES AND BOUNDS DESCRIPTION AN 8.65 ACRE TRACT OF LAND OUT OF A 9.99 ACRE TRACT OF LAND BEING THE SOUTH HALF OF THE EAST HALF OF BLOCK 53, HALL AND FIFIELD TRACT, HIDALGO COUNTY, TEXAS AS PER MAP RECORDED IN VOLUME 1 PAGE 35, MAP RECORDS OF HIDALGO COUNTY, TEXAS SAID 9.99 ACRE TRACT OF LAND BEING THE SAME LAND DESCRIBED IN DOCUMENT NO. 3536731 OFFICIAL RECORDS AND SAID 8.65 ACRE TRACT IS ALSO BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF BLOCK 53; THENCE S 89°33'41" W, WITH THE CENTERLINE OF WISCONSIN ROAD, A DISTANCE OF 40.07' TO THE SOUTHWEST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING; THENCE S 89°33'41" W, CONTINUING WITH THE SOUTH LINE OF SAID BLOCK 53, BEING THE CENTERLINE OF WISCONSIN ROAD, A DISTANCE OF 618.57' TO THE SOUTHWEST CORNER OF THIS TRACT OF LAND; THENCE N 00°35'43" W, ACROSS SAID BLOCK 53, AT 20.00' PASS A 1/2" ROD FOUND AT THE EXISTING NORTH RIGHT OF WAY LINE OF SAID WISCONSIN ROAD, AT 352.96' IN ALL TO A 1/2" ROD FOUND AT THE SOUTHWEST CORNER OF LOT 2, ARTSOB SUBDIVISION (VOL. 32 PG 136 M.R.), AT 659.29' IN ALL TO A 1/2" ROD FOUND AT NORTHEAST CORNER OF LOT 1, ARTSOB SUBD., FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND; THENCE N 89°24'41" E, ACROSS SAID BLOCK 53, A DISTANCE OF 370.18' TO A 1/2" ROD WITH CAP SET FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND; THENCE S 45°31'53" E, A DISTANCE OF 273.52' TO A 1/2" ROD WITH CAP SET FOR A CORNER OF THIS TRACT OF LAND; THENCE WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 190.00', A DELTA ANGLE OF 44°58'40", AN ARC LENGTH OF 149.15', A CHORD BEARING OF S 23°02'33" E, A CHORD DISTANCE OF 145.35' TO A 1/2" ROD WITH CAP SET FOR A CORNER OF THIS TRACT OF LAND; THENCE S 00°33'13" E, AT 292.98' PASS A 1/2" ROD WITH CAP SET FOR REFERENCE, AT 112.98' PASS THE NORTH RIGHT OF WAY LINE OF SAID WISCONSIN ROAD, AT 332.96' IN ALL TO THE POINT OF BEGINNING, CONTAINING 8.65 ACRES OF LAND, OF WHICH 0.28 AC OF AN ACRE LIE WITHIN WISCONSIN RD. RIGHT OF WAY, LEAVING 8.37 ACRES OF LAND, MORE OR LESS.

NORTH ALAMO WATER SUPPLY CORPORATION RIGHT OF WAY EASEMENT: KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFEREES (hereinafter called "grantor") WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, (hereinafter called "grantee"), THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER, AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS, AND ASSIGNS, AN EXCLUSIVE PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, INSTALL, AND THEREAFTER USE, OPERATE, INSPECT, REPAIR MAINTAIN, REPLACE, AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS THE LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS OF THE PURPOSE FOR WHICH THE ABOVE MENTIONED RIGHTS ARE GRANTED, THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED. IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTEE FURTHER GRANTS TO GRANTEE AND ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATE SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED. THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTEE 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, AND ASSIGNS, AND GRANTEE AGREES THAT IT IS THE OWNER OF THE ABOVE-DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS EXCEPT THE FOLLOWING: THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF THE SAID GRANTEE EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 20____.

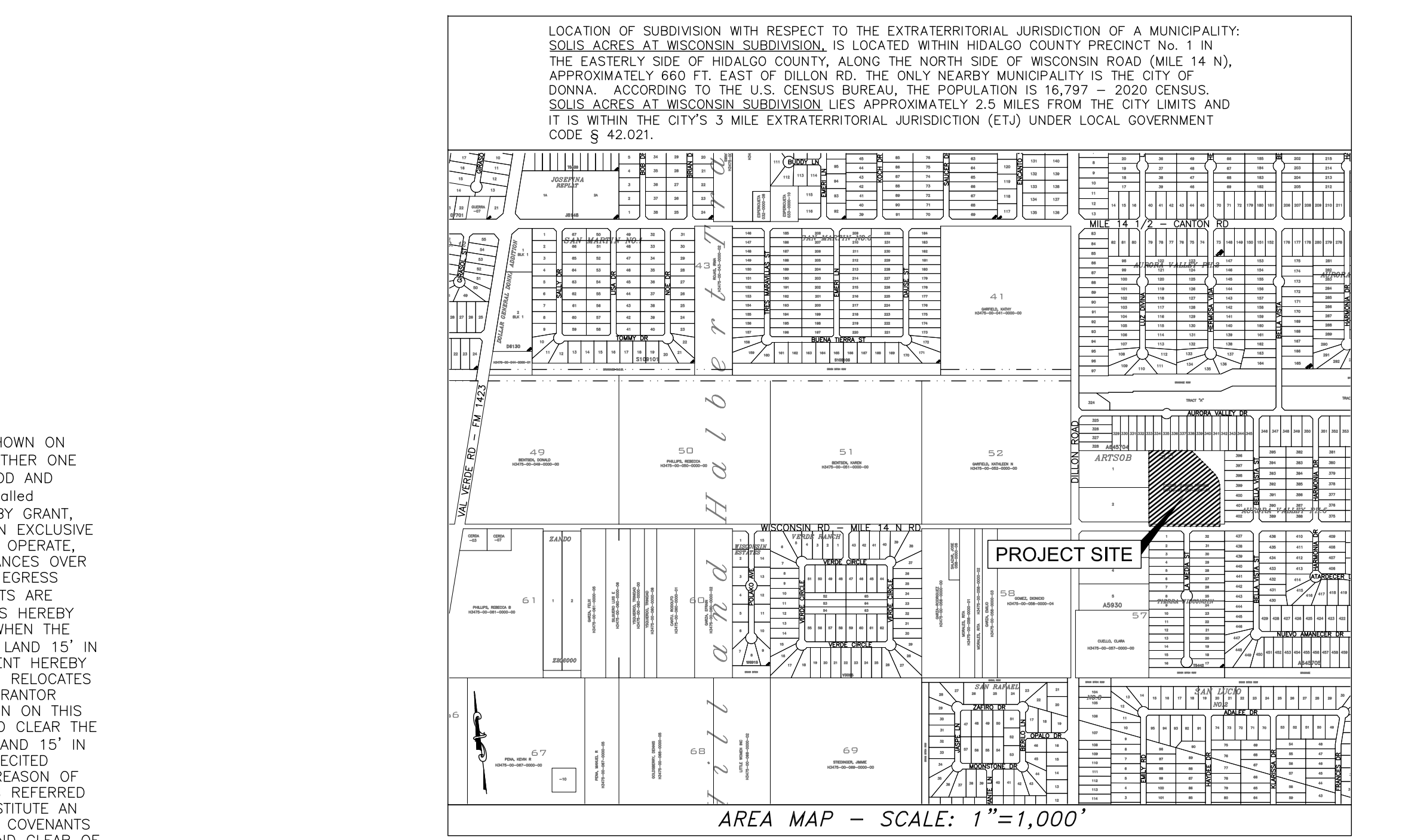
ALEJANDRO SOLIS 4103 JERRY ANN DR. EDINBURG, TX 78542 IRMA M. SOLIS 4103 JERRY ANN DR. EDINBURG, TX 78542

PRINCIPAL CONTACTS: NAME ADDRESS PHONE(S) OWNER ALEJANDRO & IRMA M. SOLIS 4103 JERRY ANN DR. - EDINBURG, TX 78542 (956) 207-5541 ENGINEER INEZ B. GARZA JR. P.E. 3011 SAN FELIPE ST. - SAN JUAN, TX 78589 (956) 451-4729 (956) 905-2360 SURVEYOR JOSE MARIO GONZALEZ R.P.L.S. 24593 FM 88 - MONTE ALTO, TX 78538 (956) 380-5154 (956) 380-5156

STATE OF TEXAS NOTARY PUBLIC JOSE MARIO GONZALEZ 5571

STATE OF TEXAS NOTARY PUBLIC IRMA M. SOLIS 5571

STATE OF TEXAS NOTARY PUBLIC JOSE MARIO GONZALEZ 5571



SUBDIVISION PLAT OF: SOLIS ACRES AT WISCONSIN AN 8.65 ACRE TRACT OF LAND OUT OF A 9.99 ACRE TRACT OF LAND BEING THE SOUTH HALF OF THE EAST HALF OF BLOCK 53, HALL AND FIFIELD TRACT, HIDALGO COUNTY, TEXAS AS PER MAP RECORDED IN VOLUME 1 PAGE 35, MAP RECORDS OF HIDALGO COUNTY, TEXAS SAID 8.65 ACRE TRACT OF LAND BEING THE SAME LAND DESCRIBED IN DOCUMENT NO. 3536731 OFFICIAL RECORDS.

RIO DELTA SURVEYING 24593 FM 88, MONTE ALTO, TX 78538 (TEL) 956-380-5154 (FAX) 956-380-5156 EMAIL: MARIO@RIODELTASURVEYING.COM T.B.P.L.S. FIRM # 10013900 JOB NUMBER: RIO 24 124 DATE SURVEYED: 07/08/24

DATE OF PREPARATION: MARCH 10, 2025 GARZA-GARZA CONSULTING ENGINEERS FIRM REGISTRATION NO. F-0004983 3011 SAN FELIPE ST. - SAN JUAN, TX 78589 OFFICE: (956) 905-2360 CELL: (956) 451-4729

INDEX OF SHEETS: SHEET 1 PLAT WITH LOTS, EXISTING STREETS, EXISTING & PROP. R.O.W.; AREA MAP; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE E.T.J. OF A MUNICIPALITY AND PRECINCT; PRINCIPAL CONTACTS; HEADING; LEGAL DESCRIPTION (METES AND BOUNDS); PLAT NOTES AND RESTRICTIONS; OWNERS' ACKNOWLEDGMENT, N.A.V.S.C. EASEMENT, AND THE FOLLOWING CERTIFICATES: PUBLIC NOTARY, CITY PLAT APPROVAL, COUNTY PLAT APPROVAL, H.C.D.D. No. 1, DONNA IRRIGATION DISTRICT No. 1, SURVEYOR'S, ENGINEER'S; SHEET 2 MAP OF WATER DISTRIBUTION, PRELIMINARY SITE PLAN, PRELIMINARY DIMENSIONED SITE PLAN & TYPICAL DETAILS.; SHEET 3 TOPOGRAPHY LAYOUT & DRAINAGE PLAN, TYPICAL DETAILS, AND DRAINAGE REPORT.

FINAL ENGINEERING REPORT FOR: SOLIS ACRES AT WISCONSIN SUBDIVISION

WATER SUPPLY, DESCRIPTION, COSTS, AND OPERABILITY DATE

SOLIS ACRES AT WISCONSIN SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION ("NAWSC"). THE SUBDIVIDER, AND NAWSC HAVE ENTERED INTO A CONTRACT IN WHICH NAWSC HAS PROMISED TO RESERVE A WATER METER FOR EACH OF THESE LOTS AND TO PROVIDE SUFFICIENT WATER TO THIS SUBDIVISION FOR AT LEAST 30 YEARS AND NAWSC HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF SOLIS ACRES AT WISCONSIN SUBDIVISION. N.A.W.S.C. HAS AN EXISTING 8" (INCH) WATER LINE ALONG THE SOUTH SIDE OF WISCONSIN ROAD (MILE 14 N ROAD). WATER DISTRIBUTION FOR THIS SUBDIVISION CONSISTS OF THREE - 1" (INCH) DIAMETER DUAL SERVICE LINES RUN TO PAIRS OF LOTS BEFORE SPLITTING INTO A 3/4" (INCH) DIAMETER SINGLE SERVICE LINE. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT, TOTALING (6) METERS. THE DUAL SERVICES, INCLUDING THE METER BOXES HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$ 0,000.00, WHICH EQUALS TO \$ 0,000.00 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID "N.A.W.S.C." A TOTAL OF \$ 9,000.00, OR \$ 9,000.00 PER LOT, AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT, WHICH COVERS THE COSTS OF WATER RIGHTS, WATER METERS, METER BOXES, WATER SUPPLY FEES, AND ALL OTHER FEES ASSOCIATED WITH WATER SUPPLY. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES DESCRIPTION, COST AND OPERABILITY DATES UTILIZING PERSONAL CHECK:

SEWAGE FOR SOLIS ACRES AT WISCONSIN SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITY ("OSSF") CONSISTING OF STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANKS AND DRAIN FIELDS ON THESE LOTS. THE UNDERSIGNED PROFESSIONAL ENGINEER HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. THESE LOTS HAVE ADEQUATE AREA FOR A REPLACEMENT DRAINFIELD.

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY INDICATED A SANDY CLAY LOAM. TWO SOIL EVALUATIONS WERE PERFORMED ON THE SITE, AT OPPOSITE ENDS OF THE PROPOSED DISPOSAL AREA. (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMITS AREA). THE SOIL IS A UNIFORM SANDY CLAY LOAM EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

THE ESTIMATED COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$ 1,500.00, INCLUDING THE COSTS FOR THE REQUIRED PERMIT AND LICENSE. NO OSSF HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL. WITH THE FILING OF THIS FINAL PLAT, THE SUBDIVIDER IS PROVIDING ADEQUATE FINANCIAL GUARANTEES OF PERFORMANCE IN THE FORM OF A "CASH DEPOSIT" TO BE HELD BY THE COUNTY OF HIDALGO IN ESCROW IN THE AMOUNT OF \$ 9,000.00, WHICH IS THE ESTIMATED TOTAL COST TO INSTALL A SEPTIC TANK SYSTEM ON EACH LOT. THE SUBDIVIDER WILL INCLUDE THE COST OF A SEPTIC TANK SYSTEM IN THE SALE PRICE OF THE LOT.

AT ANY TIME AFTER THE LOT IS SOLD, THE PURCHASER MAY INITIATE INSTALLATION OF A SEPTIC SYSTEM BY WRITING OR CALLING THE SUBDIVIDER AND THEN FILING WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AN APPLICATION FOR A PERMIT TO CONSTRUCT A SEPTIC SYSTEM. SEPTIC TANK SYSTEMS SHALL BE INSTALLED ON THE LOT PRIOR TO THE COUNTY ISSUING A FINAL LIGHT AND WATER CLEARANCE.

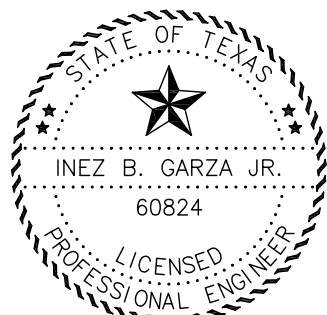
WATER & SEWAGE ENGINEER CERTIFICATION:

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 ESTIMATED COSTS TO INSTALL UNCONSTRUCTIVE WATER AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES ARE FULLY CONSTRUCTED. WITH THE INSTALLATION OF WATER METERS, AT A TOTAL COST OF \$ 0,000.00.

SEWAGE FACILITIES - SEPTIC TANK SYSTEMS HAVE BEEN ESCROWED BY "CASH DEPOSIT" T COUNTY OF HIDALGO AT A TOTAL COST OF \$ 9,000.00.

INEZ B. GARZA JR., P.E. DATE
REG. PROFESSIONAL ENGINEER NO. 60824



COST OF IMPROVEMENTS

DRAINAGE SYSTEM	\$ 000.00
WATER SERVICE SYSTEM W/FEES	\$ 000.00
SEPTIC TANK SYSTEM	\$ 9,000.00
TOTAL	\$ 000.00

REPORT FINAL DE INGENIERIA PARA LA SUBDIVISION: SOLIS ACRES AT WISCONSIN SUBDIVISION

PROVISION DE AGUA, DESCRIPCION, GASTOS Y FECHA DE INICIO

LA SUBDIVISION "SOLIS ACRES AT WISCONSIN SUBDIVISION" RECIBIRA SU PROVISION DE AGUA DE "NORTH ALAMO WATER SUPPLY CORPORATION" (LA COMPANIA DE AGUA "NAWSC"). EL DUEÑO DE LA SUBDIVISION Y LA COMPANIA NAWSC HAN FIRMADO UN CONTRATO DONDE NAWSC HA PROMETIDO A RESERVAR UN MEDIDOR DE AGUA PARA CADA SOLAR, POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 AÑOS. NAWSC HA PRESENTADO DOCUMENTACION DEMONSTRANDO A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EN EL FUTURO A ESTE DESARROLLO DE SOLIS ACRES AT WISCONSIN SUBDIVISION. N.A.W.S.C. TIENE UNA LINEA DE AGUA DE 8" (PULGADAS) DE DIAMETRO EN EL LADO SUR DE LA CALLE "WISCONSIN ROAD (MILE 14 N)". EL SISTEMA DE DISTRIBUCION DE AGUA PARA ESTA SUBDIVISION CONSISTE DE TRES SERVICIOS DOBLES DE 1" (PULGADA) DE DIAMETRO QUE SE SEPARAN A SERVICIOS SINGULARES DE 3/4" (PULGADAS) DE DIAMETRO CONECTANDO ALA CAJA DEL MEDIDOR, CON UN TOTAL DE (6) MEDIDORES. LOS SERVICIOS DOBLES DE 1" (PULGADA) DE DIAMETRO CON LOS MEDIDORES YA SE HAN INSTALADO A UN COSTO TOTAL DE \$ 0,000.00 QUE ES IGUAL A \$ 0,000.00 POR LOTE. EL SUBDIVIDOR TAMBIEN HA PAGADO HA "NAWSC" UNA SUMA TOTAL DE \$ 9,000.00 POR SOLAR, COMO LO INDICA EL CONTRATO DE GARANTIA DE SERVICIO DE AGUA POR 30 AÑOS DE NAWSC, QUE INCLUYE LOS COSTOS DE DERECHOS DE AGUA, LOS MEDIDORES DE AGUA, LAS CAJAS PARA LOS MEDIDORES, CUOTAS DE SERVICIO DE AGUA, Y CUALQUIER OTRO TIPO DE CUOTAS RELACIONADAS CON EL SERVICIO DE AGUA. TODO EL SISTEMA DE SERVICIO DE AGUA HA SIDO APROBADO POR "NAWSC" Y TAMBIEN, EL SISTEMA DE DISTRIBUCION DE AGUA ESTA FUNCIONANDO DESDE LA FECHA QUE ESTE MAPA O "PLAT" FUE REGISTRADO.

DRENAJE, DESCRIPCION, GASTOS, Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION

EL SISTEMA DE DRENAJE PARA SOLIS ACRES AT WISCONSIN SUBDIVISION ES DE FOSAS SEPTICAS EN CADA SOLAR. CADA SISTEMA DE FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA CADA SOLAR. EL INGENIERO AUTOR DE ESTE DOCUMENTO HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESTAS FOSAS SEPTICAS ("OSSF"). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE ESTOS SOLARES TIENEN SUFICIENTE AREA PARA REPLACAMIENTO DEL CAMPO DE DRENAJE.

CADA SOLAR MIDE POR LO MENOS MEDIO ACRE. SE HICIERON POR LO MENOS DOS ESCAVACIONES EN LUGARES OPUESTOS EN LA SUBDIVISION (ESCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICATIVAMENTE UNIFORME). EL TERRENO ES UNIFORME (TERRENO ARCILLOS Y SUELOS LABRADOS) Y SE EXTIENDE A 36 PULGADAS BAJO TODAS LAS ESCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MAS ARRIBA DE LO MAS BAJO DE LAS ESCAVACIONES PROPUESTAS. EL AGUA EN ESTA AREA FLUYE BIEN.

EL COSTO ESTIMADO PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON \$ 1,500.00 DOLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. NINGUN SISTEMA DE FOSAS SEPTICAS AN SIDA INSTALADAS EN EL PROCESO DE LA APROBACION FINAL. CON EL ARCHIVAMIENTO DEL PLAN FINAL, EL DUEÑO PROPORCIONA UNA GARANTIA FINANCIERA ADECUADA COMO DESEMPEÑO EN FORMA DE UN (CHEQUE DE CAJEROS) REPRESENTANDO UN "DEPOSITO EN EFECTIVO" OBTENIDO POR EL CONDADO DE HIDALGO EN LA CANTIDAD DE \$ 9,000.00, QUE ES EL COSTO TOTAL ESTIMADO PARA INSTALAR UN SISTEMA DE FOSA SEPTICAS EN CADA TERRENO. EL DUEÑO DE LA SUBDIVISION INCLUIRA EL COSTO DE UN SISTEMA DE FOSA SEPTICAS EN EL PRECIO DE VENTA DEL TERRENO.

EN CUALQUIER MOMENTO DESPUÉS DE QUE EL TERRENO SEA VENDIDO, EL COMPRADOR PUEDE INICIAR LA INSTALACION DE UN SISTEMA SEPTICO ESCRIBIENDO O LLAMANDO AL DUEÑO DE LA SUBDIVISION Y ENTONCES ARCHIVANDO EN EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO UNA APLICACION PARA UN PERMISO DE CONSTRUIR PARA UN SISTEMA SEPTICO. LAS FOSAS SEPTICAS DEBEN DE ESTAR INSTALADAS ANTES QUE EL CONDADO DE HIDALGO PUEDA APROBAR LA AUTORIZACION DE LUZ Y AGUA.

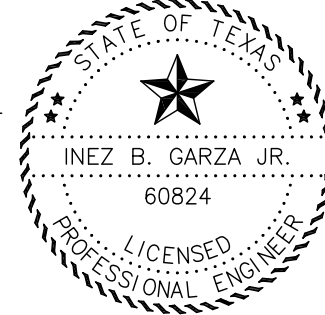
CERTIFICACION DE INGENIERIA PARA LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE:

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 ESTAN INSTALADOS Y COMPLETAMENTE CONSTRUIDO INCLUYENDO EL MEDIDOR MECANICO DE AGUA QUE COSTO UN TOTAL DE \$ 0,000.00.

DRENAJE: EL COSTO PARA LOS SISTEMAS DE FOSAS SEPTICAS A SIDO PROPORCIONADO CON UNA GARANTIA FINANCIERA EN FORMA DE UN CHEQUE DE CAJEROS REPRESENTANDO UN "DEPOSITO EN EFECTIVO" OBTENIDO POR EL CONDADO DE HIDALGO EN LA CANTIDAD TOTAL DE \$ 9,000.00.

INEZ B. GARZA JR., P.E. DATE
REG. PROFESSIONAL ENGINEER NO. 60824



LEGEND

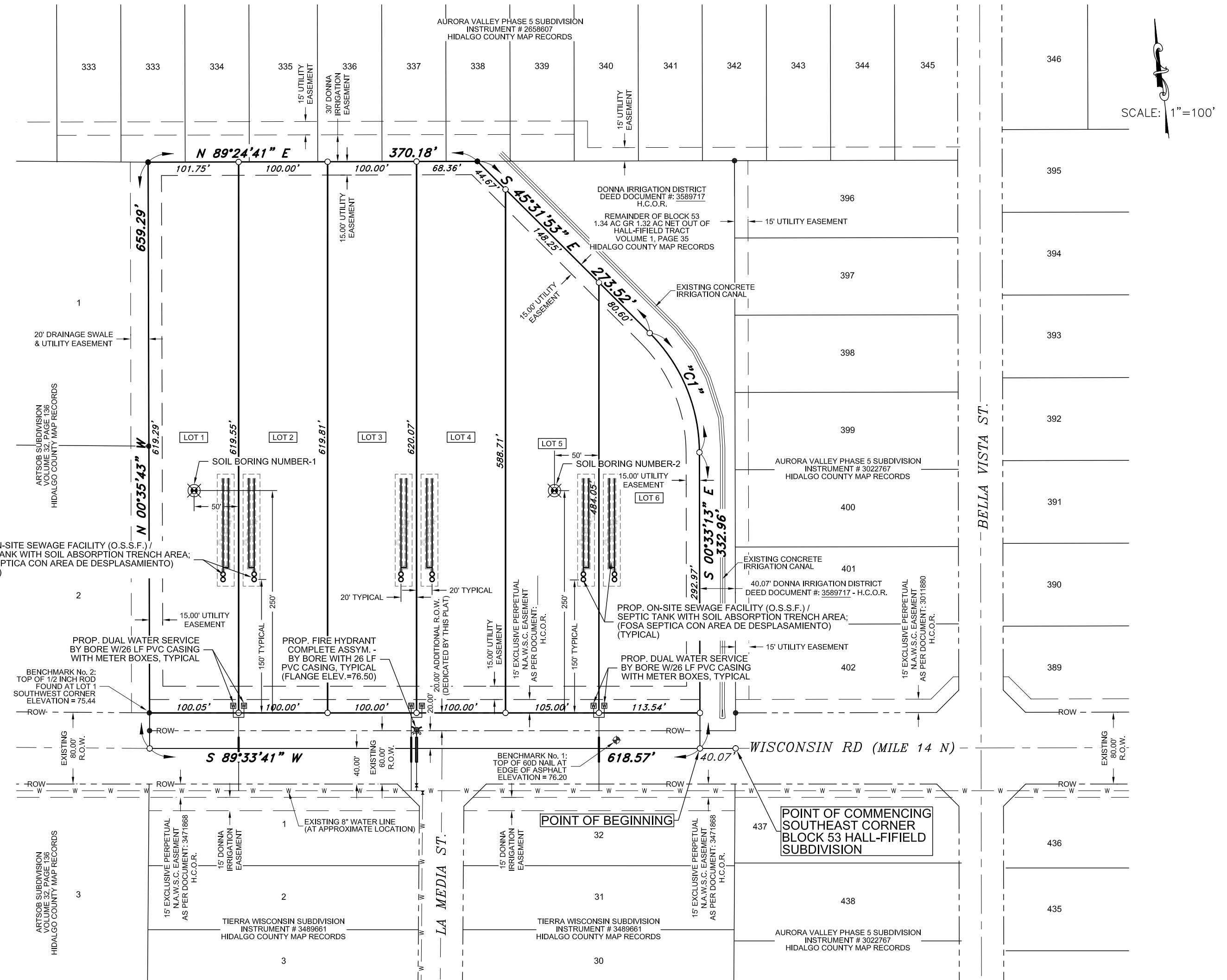
- - FOUND 1/2" IRON ROD
- - SET 1/2" IRON ROD
- - FOUND 60-D NAIL
- - SET 60-D NAIL
- ▲ - FOUND OPS
- ⊕ - POWER POLE
- ⊖ - GUY WIRE
- ⊗ - TELEPHONE PEDESTAL
- ⊘ - GAS MARKER
- ⊙ - ELECTRICAL BOX
- ⊚ - WATER VALVE
- ⊛ - WATER METER
- ⊜ - FIRE HYDRANT
- ⊝ - SANITARY SEWER MANHOLE
- ⊞ - STORM DRAIN MANHOLE
- ⊟ - STORM DRAIN INLET
- ⊠ - STORM DRAIN GRATED INLET
- ⊡ - IRRIGATION STAND PIPE
- ⊢ - IRRIGATION GATE VALVE
- ⊣ - SIGN
- ⊤ - FENCE
- ⊥ - DRAINAGE NATURAL FLOW

ELEVATIONS

- ▲ - NATURAL GROUND
- ⊖ - EDGE OF PAVEMENT (TOP)
- ⊙ - TOP OF ASPHALT

ABBREVIATIONS

AC	ACRE
BM	BENCHMARK
BOC	BACK OF CURB
C	CONCRETE
CAL	CALLUHE
CPS	COOT ON PICKER SPINDLE
DOC	DOCUMENT
DT	DITCH TOP
EL	ELEVATION
EDP	EDGE OF PAVEMENT
EXST	EXISTING
FF	FINISH FLOOR
FF	FIRE HYDRANT
FL	FLOW LINE
HCD-1	HIDALGO COUNTY IRRIGATION DISTRICT No. 1
HCDR	HIDALGO COUNTY MAP RECORDS
HCDR	HIDALGO COUNTY OFFICIAL RECORDS
LF	LINEAR FEET
MVED	MAGIC VALLEY ELECTRIC COOP
NAWSC	NORTH ALAMO WATER SUPPLY CORPORATION
NG	NATURAL GROUND
PP	POWER POLE
PROP	PROPOSE
RCF	REINFORCED CONCRETE PIPE
ROW	RIGHT-OF-WAY
RSD	ROADSIDE DITCH
SF	SQUARE FEET
SIG	STORM INLET GRATED
STA	STATION
TOP	TOP OF ASPHALT
TRPD	TELEPHONE PEDESTAL
USC	UNDERGROUND CABLE
WL	WATER LINE
WM	WATER METER
WV	WATER VALVE



MAP OF WATER DISTRIBUTION, & SANITARY SEWER SYSTEM

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 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:

I (WE), ALEJANDRO SOLIS AND IRMA M. SOLIS, SUBDIVIDER(S) OF SOLIS ACRES AT WISCONSIN SUBDIVISION HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

ALEJANDRO SOLIS
4103 JERRY ANN DR.
EDINBURG, TX 78542

IRMA M. SOLIS
4103 JERRY ANN DR.
EDINBURG, TX 78542

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED ALEJANDRO SOLIS AND IRMA M. SOLIS, PROVED TO ME THROUGH HIS/HER/THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE(S) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE/SHE/HEY EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATION THEREBY EXPRESSED.

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

NOTARY PUBLIC MY COMMISSION EXPIRES _____

SOIL EVALUATION REPORT INFORMATION

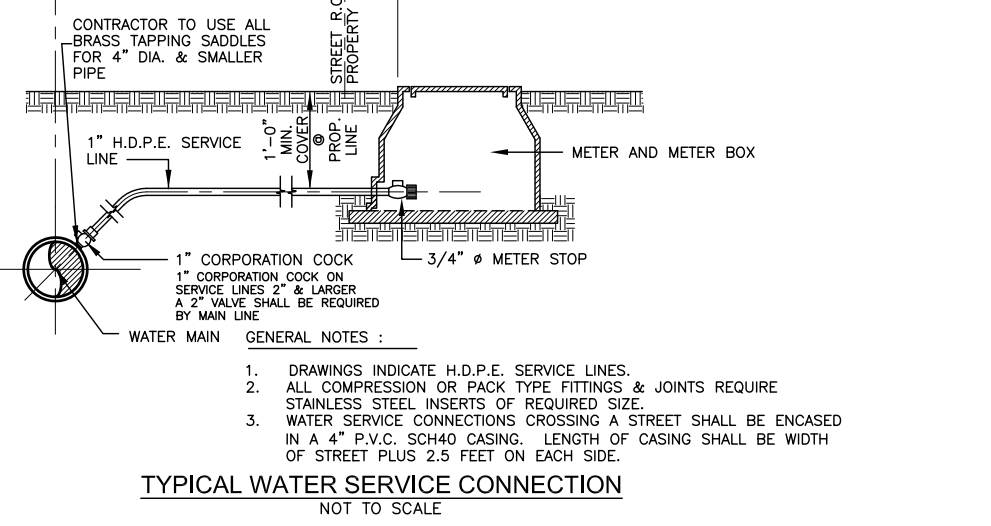
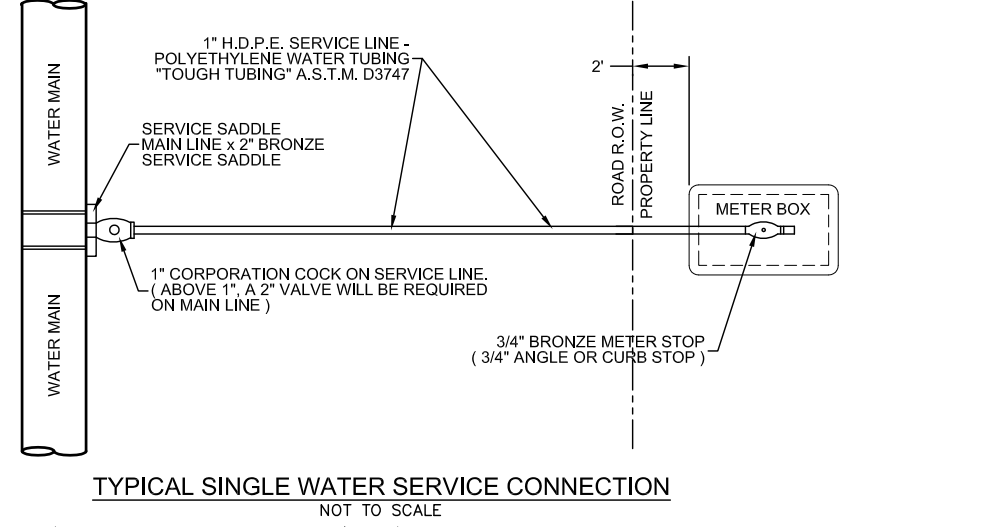
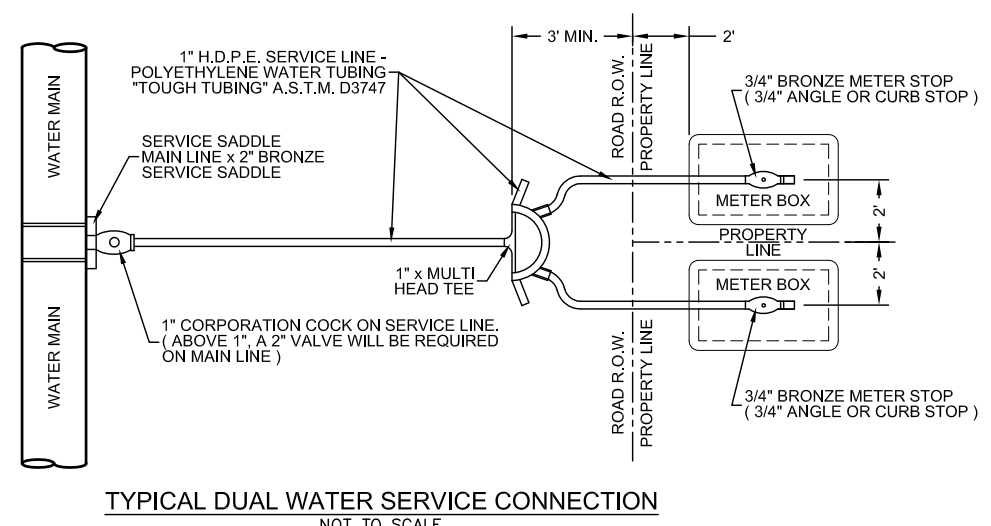
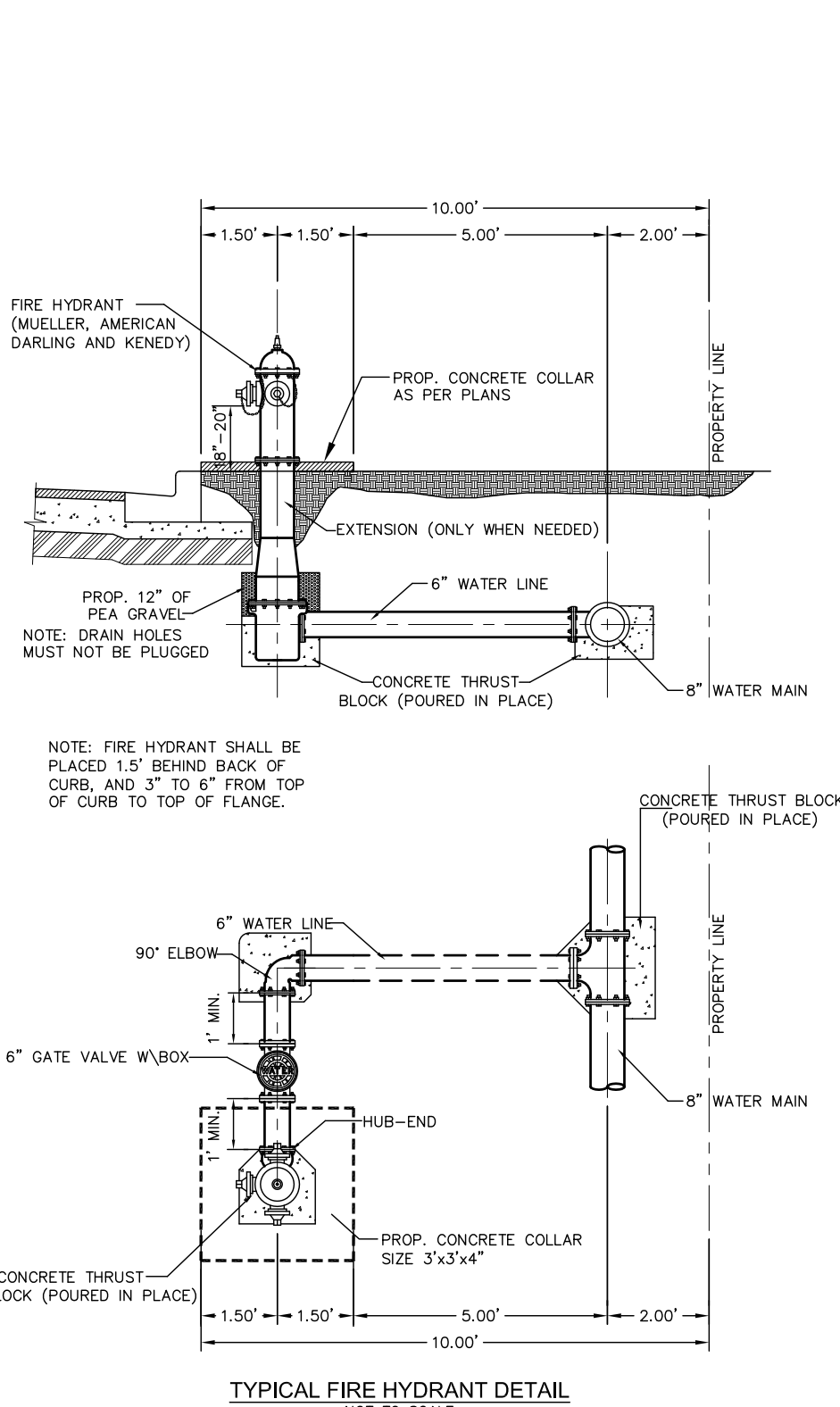
SOIL BORING NUMBER: 1

DEPTH (FEET)	TEXTURE CLASS	SOIL TEXTURE	STRUCTURE (FOR CLASS II BLOCKY, PLATY OR MASSIVE)	DRAINAGE (MOTTLED/ WATER TABLE)	RESTRICTIVE HORIZON	OBSERVATIONS
1	II	SANDY LOAM	N/A	NONE	NONE	SOIL SUITABLE FOR O.S.S.F.
2	II	SANDY LOAM	N/A	NONE	NONE	SOIL SUITABLE FOR O.S.S.F.
3	II	SANDY LOAM	N/A	NONE	NONE	SOIL SUITABLE FOR O.S.S.F.
4	II	SANDY LOAM	N/A	NONE	NONE	SOIL SUITABLE FOR O.S.S.F.
5	II	SANDY LOAM	N/A	NONE	NONE	SOIL SUITABLE FOR O.S.S.F.

SOIL EVALUATION REPORT INFORMATION

SOIL BORING NUMBER: 2

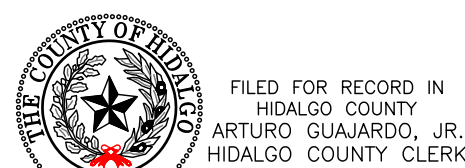
DEPTH (FEET)	TEXTURE CLASS	SOIL TEXTURE	STRUCTURE (FOR CLASS II BLOCKY, PLATY OR MASSIVE)	DRAINAGE (MOTTLED/ WATER TABLE)	RESTRICTIVE HORIZON	OBSERVATIONS
1	II	SANDY LOAM	N/A	NONE	NONE	SOIL SUITABLE FOR O.S.S.F.
2	II	SANDY LOAM	N/A	NONE	NONE	SOIL SUITABLE FOR O.S.S.F.
3	II	SANDY LOAM	N/A	NONE	NONE	SOIL SUITABLE FOR O.S.S.F.
4	II	SANDY LOAM	N/A	NONE	NONE	SOIL SUITABLE FOR O.S.S.F.
5	II	SANDY LOAM	N/A	NONE	NONE	SOIL SUITABLE FOR O.S.S.F.



- GENERAL NOTES:**
- DRAWINGS INDICATE H.D.P.E. SERVICE LINES.
 - ALL COMPRESSION OR FRACK TYPE FITTINGS & JOINTS REQUIRE STAINLESS STEEL NUTS OF REQUIRED SIZE.
 - WATER SERVICE CONNECTIONS CROSSING A STREET SHALL BE ENCASED IN A 4" P.V.C. SLOW CASING. LENGTH OF CASING SHALL BE WIDTH OF STREET PLUS 2.5 FEET ON EACH SIDE.

INDEX OF SHEETS

SHEET 1	PLAT WITH LOTS, EXISTING STREETS, EXISTING & PROP. R.O.W.; AREA MAP; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE E.T.U. OF A MUNICIPALITY AND PRECINCT; PRINCIPAL CONTACTS; HEADING; LEGAL DESCRIPTION (METES AND BOUNDS); PLAT NOTES AND RESTRICTIONS; OWNERS' ACKNOWLEDGMENT; N.A.W.S.C. GASLINES; THE FOLLOWING CERTIFICATES: PUBLIC NOTARY, CITY PLAT APPROVAL, COUNTY PLAT APPROVAL, H.C.D.D. No. 1, DONNA IRRIGATION DISTRICT No. 1, SURVEYOR'S, ENGINEER'S;
SHEET 2	MAP OF WATER DISTRIBUTION, PRELIMINARY SITE PLAN, PRELIMINARY DIMENSIONED SITE PLAN & TYPICAL DETAILS.
SHEET 3	TOPOGRAPHY LAYOUT & DRAINAGE PLAN, TYPICAL DETAILS, AND DRAINAGE REPORT.



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

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

BY _____ DEPUTY

RIO DELTA SURVEYING
24593 FM 88, MONTE ALTO, TX 78538
(TEL) 956-380-5154 (FAX) 956-380-5156
EMAIL: MARIO@RIODELTASURVEYING.COM
T.B.P.L.S. FIRM # 10013900

JOB NUMBER: RIO 24 124 DATE SURVEYED: 07/08/24

DATE OF PREPARATION: MARCH 10, 2025

GARZA-GARZA CONSULTING ENGINEERS
FIRM REGISTRATION NO. F-004983
3011 SAN FELIPE ST. - SAN JUAN, TX 78589
OFFICE: (956) 905-2360
CELL: (956) 451-4729

