



# 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: 10-28-2025

PROPOSED WISCONSIN WATERS SUBDIVISION, PRECINCT No. 4.

ENGINEER MAS ENGINEERING, LLC DEVELOPER RGV WISCONSIN WATERS, LLC

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE

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

NUMBER OF STREETLIGHTS:    12

FILLING STATIONS:    8

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

SUBDIVISION LIES WITHIN THE:     RURAL

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

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

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

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

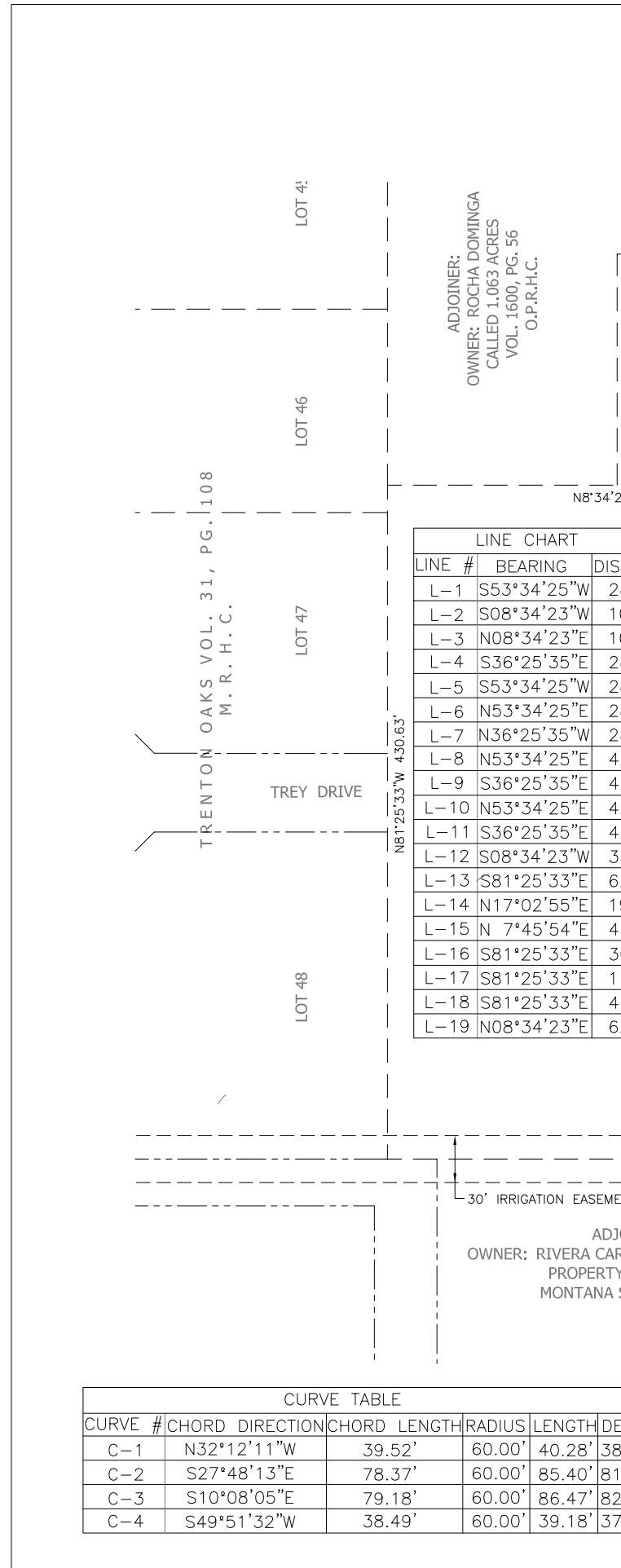
REQUEST FOR FINAL APPROVAL WITH:     **CASH DEPOSIT:** Amount: **\$45,869.11** For: (SUBDIVISION IMPROVEMENTS)

STAFF RECOMMENDS:     **Preliminary Approval** *subject to comments and future recommendations by planning, Other departments.*

**Final Approval** *with financial guarantee.*

*This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules, Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.*

\*



**LEGEND**

- FOUND 1/2" IRON ROD "CIRF" "IRF"
- SET 1/2" IRON ROD "IRS"
- CALCULATE POINT "CPT"
- MAG NAIL FOUND "MNF"
- SQUARE CUT ONSITE BENCHMARK "BM"
- R.O.W. RIGHT OF WAY
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- H.C.D.R. HIDALGO COUNTY DEED RECORDS
- H.C.M.R. HIDALGO COUNTY MAP RECORDS
- N.A.W.S.C. NORTH ALAMO WATER SUPPLY CORP.

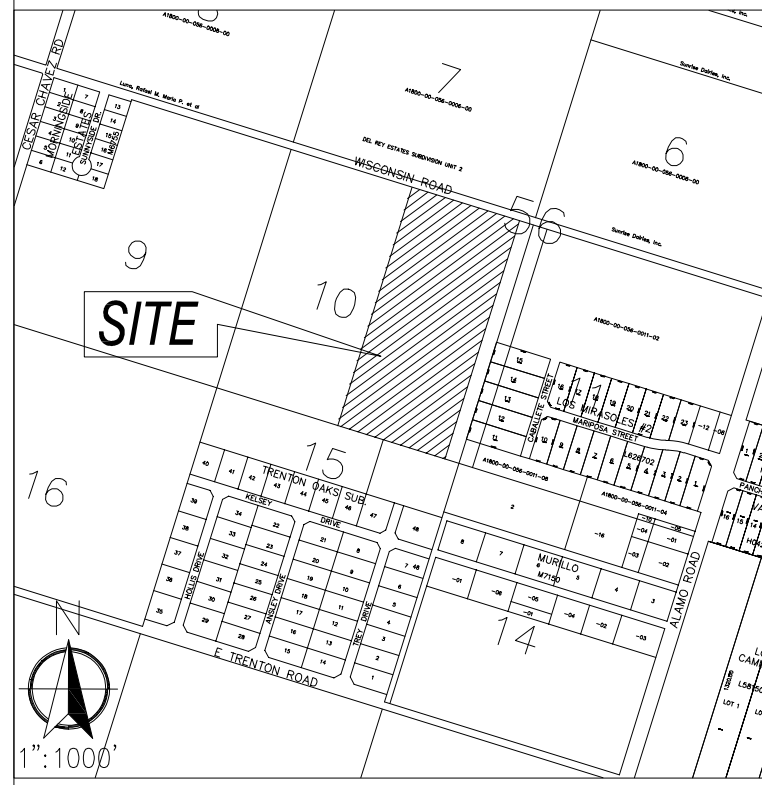
**CURVE TABLE**

CURVE #	CHORD DIRECTION	CHORD LENGTH	RADIUS	LENGTH DELTA
C-1	N32°12'11"W	39.52'	60.00'	40.28'
C-2	S27°48'13"E	78.37'	60.00'	85.40'
C-3	S10°08'05"E	79.18'	60.00'	86.47'
C-4	S49°51'32"W	38.49'	60.00'	39.18'

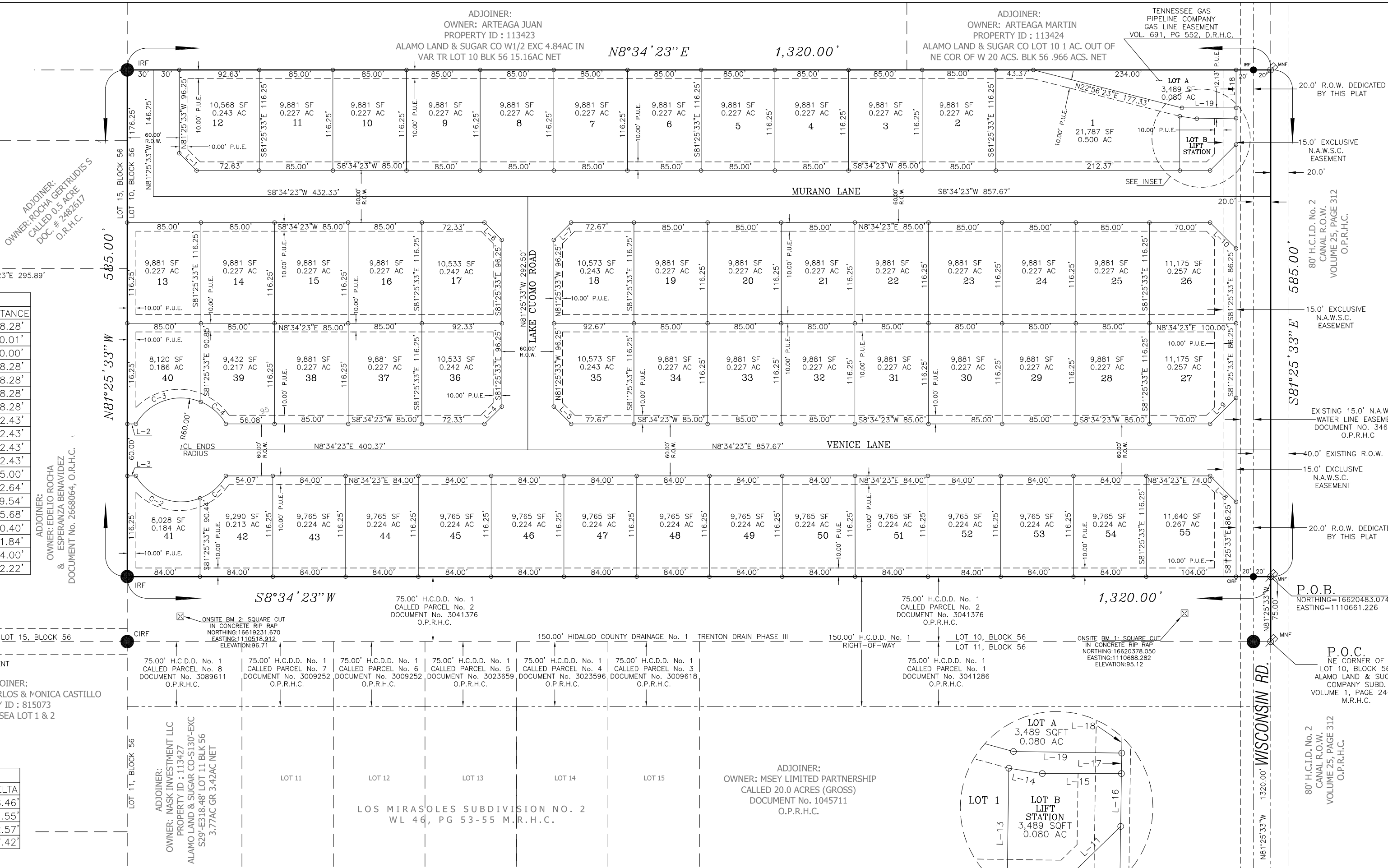
FILED FOR RECORD IN HIDALGO COUNTY  
 ARTURO GUJARDO, JR.  
 HIDALGO COUNTY CLERK

ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM  
 INSTRUMENT NUMBER \_\_\_\_\_  
 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

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



WISCONSIN WATER SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO. 4, IN THE WEST SIDE OF HIDALGO COUNTY AT SOUTH OF WISCONSIN ROAD, APPROXIMATELY 2,000 FEET EAST OF CESAR CHAVES ROAD, THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 100,243). WISCONSIN WATER SUBDIVISION LIES APPROXIMATELY 3.5 MILES FROM THE CITY LIMITS OF EDINBURG AND IT IS WITHIN THE CITY'S FIVE MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 42-021.



HIDALGO COUNTY GENERAL SUBDIVISION PLAT NOTES

- FLOOD ZONE STATEMENT:  
 FLOOD ZONE DESIGNATION: ZONE "B" AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; PR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE, OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. IN ACCORDANCE WITH F.E.M.A. FIRM MAP NO. 480334 0425 C, MAP REVISED NOVEMBER 16, 1982.
- SETBACKS: PROPOSED SETBACKS FOR AUTO-URBAN RESIDENTIAL ZONED LOTS AS PER THE FOLLOWING:  
 FRONT 25' OR GREATER FOR EASEMENTS  
 REAR 10' OR GREATER FOR EASEMENTS  
 SIDE 06' OR GREATER FOR EASEMENTS  
 FRONT CUL-DE-SAC 15' OR GREATER FOR EASEMENTS  
 REAR CUL-DE-SAC 10' OR GREATER FOR EASEMENTS  
 SIDE CORNER 10' OR GREATER FOR EASEMENTS
- NO MORE THAN TWO DUPLEX BUILDINGS IN EACH LOT. NO COMMERCIAL USE SHALL BE ALLOWED ON ALL INTERNAL LOTS 1 THROUGH 55. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- 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.
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:  
 -ONSITE BENCHMARK 1: SQUARE CUT IN CONCRETE RIP RAP NORTHING:16620378.050 EASTING:1110688.282 ELEVATION:95.12  
 -ONSITE BENCHMARK 2: SQUARE CUT IN CONCRETE RIP RAP NORTHING:16619231.670 EASTING:1110516.912 ELEVATION:95.71
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 2.63 AC-FT OR (123,479 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.
- EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY 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 OCCUPANCY AN EASEMENT.
- NO ACCESS WILL BE ALLOWED FOR LOTS 26,27 AND 55 ALONG WISCONSIN RD.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25 % SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.
- A FIVE (5.0) FOOT SIDEWALK SHALL BE REQUIRED TO BE THREE (3.0) FEET BEHIND THE BACK CURB ALONG WISCONSIN RD. AND BOTH SIDES OF INTERIOR STREETS. SIDEWALKS SHALL BE CONSTRUCTED AT BUILDING PERMIT STAGE. ADA RAMPS SHALL BE IN COMPLIANCE WITH ADA STANDARDS AND BUILT DURING SUBDIVISION STAGE.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPP REQUIREMENTS).
- SET NO 4 IRON REBAR ON ALL PROPOSED LOT CORNERS
- PROPERTY ZONING IS AUTO-URBAN RESIDENTIAL

- NO CEDAR FENCE OR BLOCK SHALL BE ALLOWED ON FRONT OF LOTS - (OPaque)
- THIS TRACT OF LAND LIES WITHIN THE THREE AND A HALF MILE EXTRATERRITORIAL JURISDICTION OF CITY OF EDINBURG, TEXAS.
- LOT B WILL BE USED FOR A LIFT STATION AND WILL NOT BE SOLD.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.

RIGHT OF WAY EASEMENT  
 KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THE PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFEREES (HEREINAFTER CALLED "GRANTOR" WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, (HEREINAFTER CALLED "GRANTEE"), THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS, AND ASSIGNS AN EXCLUSIVE PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS 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 FEET 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 HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15 FEET IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS 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, GRANTOR FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERSLATER 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 FEET 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. THE GRANTOR COVENANTS THAT IT IS THE OWNER OF THE ABOVE-DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS EXCEPT THE 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 CONTAINS A PROVISION 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 GRANTEE HAS EXECUTED THIS INSTRUMENT THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2025.

(GRANTOR SIGNATURE)

STATE OF TEXAS  
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON

THIS PERSONALLY APPEARED \_\_\_\_\_ 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 PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

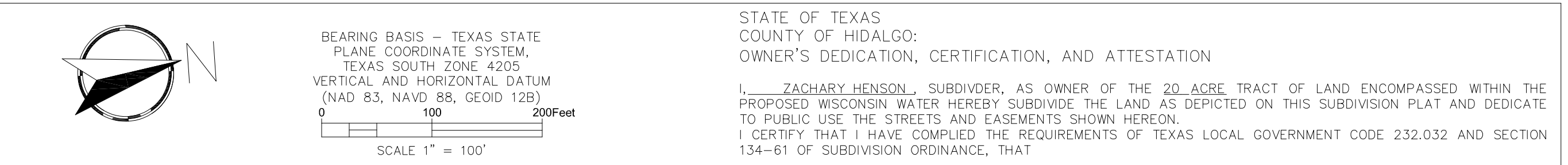
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2025.

NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES \_\_\_\_\_

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone
OWNER: ZACHARY HENSON	310 W. Nolana Ave.	McAllen, Tx. 78504	(956) 246-2563
ENGINEER: MARIO A. SALINAS	3911 N. 10. th. St. Suite H	McAllen, Tx. 78501	(956) 537-1311
SURVEYOR: MANUEL CARRIZALES	4807 Gondola Ave.	Edinburg, Tx. 78542	(512) 470-1489



# MAP OF WISCONSIN WATER SUBDIVISION

BEING 17.727 ACRES OUT OF LOTS 10, BLOCK 56, ALAMO LAND & SUGAR COMPANY'S SUBDIVISION, RECORDED IN VOLUME 1, PAGE 24-26, DEED RECORDS OF HIDALGO COUNTY, TEXAS, SAME BEING OUT OF A CALLED 20.00 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED CONVEYED TO ROY WISCONSIN WATERS, L.L.C. DATED OCTOBER 14, 2021, RECORDED IN DOCUMENT NO. 3273940, OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS, SAID 17.727 ACRES TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A FOUND MAG NAIL FOUND, THE NORTHEAST CORNER OF THE SAID LOT 10, BLOCK 56; SAME BEING THE NORTHEAST CORNER OF 2.24 ACRE TRACT CALLED PARCEL 2, TRENTOUR DRAIN PHASE III, HIDALGO COUNTY DRAINAGE DISTRICT NO. 1, RECORDED IN DOCUMENT NO. 3041376, OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS, SAME BEING A POINT ON THE CENTERLINE OF WISCONSIN ROAD

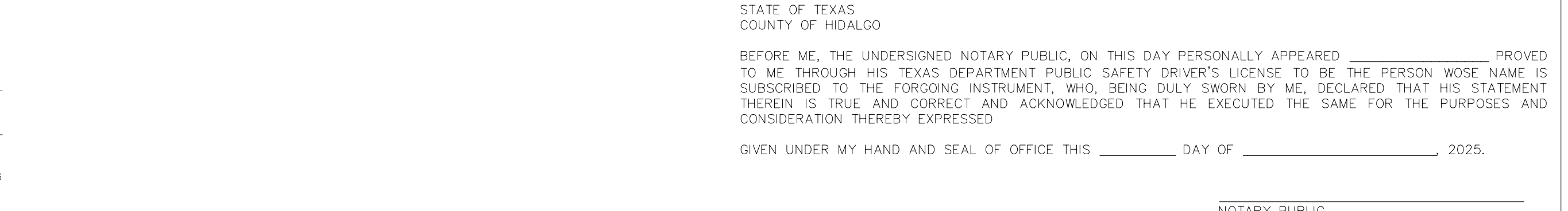
THENCE, N81°25'33"W, ALONG THE NORTH LINE OF THE SAID LOT 10, BLOCK 56, SAME BEING THE NORTH LINE OF THE SAID PARCEL 2, A DISTANCE OF 75.00 FEET TO A MAG NAIL FOUND, THE NORTHWEST CORNER OF THE SAID PARCEL 2, SAME BEING A POINT ON THE CENTERLINE OF WISCONSIN ROAD, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE, S08°34'23"W, ACROSS THE SAID LOT 10, BLOCK 56, SAME BEING ALONG THE WEST LINE OF THE SAID PARCEL 2, PASSING AT 40.00 FEET A 1/2 INCH IRON ROD WITH A PINK CAP SET ON THE SOUTH RIGHT-OF-WAY OF WISCONSIN ROAD, CONTINUING FOR A TOTAL OF 1320.00 FEET TO A 1/2 INCH IRON ROD WITH A PINK CAP FOUND, THE SOUTHWEST CORNER OF THE SAID PARCEL 2, SAME BEING A POINT ON THE SOUTH LINE OF THE SAID LOT 10, BLOCK 56, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N81°25'33"W, ALONG THE SOUTH LINE OF THE SAID LOT 10, BLOCK 56, A DISTANCE OF 585.00 FEET TO A 1/2 INCH IRON ROD FOUND, A POINT ON THE SOUTH LINE OF THE SAID LOT 10, BLOCK 56, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N8°34'23"E, ACROSS THE SAID LOT 10, BLOCK 56, PASSING AT 1280.00 FEET A 1/2 INCH IRON ROD WITH A PINK CAP SET ON THE SOUTH RIGHT-OF-WAY OF WISCONSIN ROAD ON THE SOUTH RIGHT-OF-WAY OF WISCONSIN ROAD, CONTINUING FOR A TOTAL DISTANCE OF 1320.00 FEET TO A MAG NAIL FOUND, A POINT ON THE NORTH LINE OF THE SAID LOT 10, BLOCK 56, SAME BEING A POINT ON THE CENTERLINE OF WISCONSIN ROAD, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S81°25'33"E, ALONG THE NORTH LINE OF THE SAID LOT 10, BLOCK 56, SAME BEING ALONG THE CENTERLINE OF WISCONSIN ROAD, A DISTANCE OF 585.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 17.727 ACRE OF LAND, MORE OR LESS.



STATE OF TEXAS  
 COUNTY OF HIDALGO

I, THE UNDERSIGNED, MANUEL CARRIZALES, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH THE CITY OF MISSION SUBDIVISION ORDINANCE AND ALL STATE STATUTES GOVERNING SURVEYS.

CARRIZALES LAND SURVEYING, L.L.C.  
 MANUEL CARRIZALES  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6388  
 TPLS FIRM REGISTRATION NUMBER 10194472  
 4807 GONDOLA AVENUE  
 EDINBURG, TEXAS 78542

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2025.

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 DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEX. WATER CODE 49.211(c). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

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

DATE OF PREPARATION: AUGUST 14, 2025

HIDALGO COUNTY JUDGE \_\_\_\_\_ DATE \_\_\_\_\_  
 HIDALGO COUNTY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

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

I, ZACHARY HENSON, SUBDIVIDER, AS OWNER OF THE 20-ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED WISCONSIN WATER HEREBY SUBDIVIDE THE LAND AS DEPICED 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
- DRAINAGE CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET OR WILL MEET THE MINIMUM STATE STANDARDS.

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

ZACHARY HENSON  
 RGW WISCONSIN WATERS, L.L.C., MANAGING MEMBER  
 310 W. NOLANA AVE.  
 McALLEN, TEXAS 78504

STATE OF TEXAS  
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED ZACHARY HENSON PROVED TO ME THROUGH HIS TEXAS DEPARTMENT PUBLIC SAFETY DRIVER'S LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING 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 \_\_\_\_\_ 2025.

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 WISCONSIN WATER SUBDIVISION OF 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.

CONSTRUCTION LOAN SERVICES II, L.L.C. IS A SEPARATE CORPORATION THAT IS ACTING SOLELY AS A NOMINEE FOR LENDER AND LENDER'S SUCCESSORS AND ASSIGNS. CONSTRUCTION LOAN SERVICES II, L.L.C. IS THE BENEFICIARY UNDER THIS SECURITY INSTRUMENT. CONSTRUCTION LOAN SERVICES II, L.L.C. IS ORGANIZED AND EXISTING UNDER THE LAWS OF WASHINGTON, AND HAS AN ADDRESS AND TELEPHONE NUMBER OF 1019 39TH AVE SE, SUITE 220, PUYALLUP WA 98374 TEL. (206) 895-9965

BY: CONSTRUCTION LOAN SERVICES II, L.L.C.  
 VALERY GASPAR-ANZOATEGUI REPRESENTATIVE  
 1019 39th AVE. SE, SUITE 220, PUYALLUP WA 98374

STATE OF TEXAS  
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ PROVED TO ME THROUGH HIS TEXAS DEPARTMENT PUBLIC SAFETY DRIVER'S LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING 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 \_\_\_\_\_ 2025.

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

STATE OF TEXAS  
 COUNTY OF HIDALGO

LOCATION MAP AND ETJ; PRINCIPAL CONTACTS: PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; HIDALGO COUNTY JUDGE, HIDALGO COUNTY CLERK; 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 PROJECT SITUATED; H.C.D.D. CERTIFICATION; IRRIGATION DISTRICT CERTIFICATION AND APPROVAL;

WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); SAMPLE OF LOG BORE FOR OSSF SYSTEM. TYPICAL WATER SERVICE CONNECTION; SUB-DIVIDER CERTIFICATION AND STATEMENT.

DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES.

**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; HIDALGO COUNTY JUDGE, HIDALGO COUNTY CLERK; 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 PROJECT SITUATED; H.C.D.D. CERTIFICATION; IRRIGATION DISTRICT CERTIFICATION AND APPROVAL;
2	WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); SAMPLE OF LOG BORE FOR OSSF SYSTEM. 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.

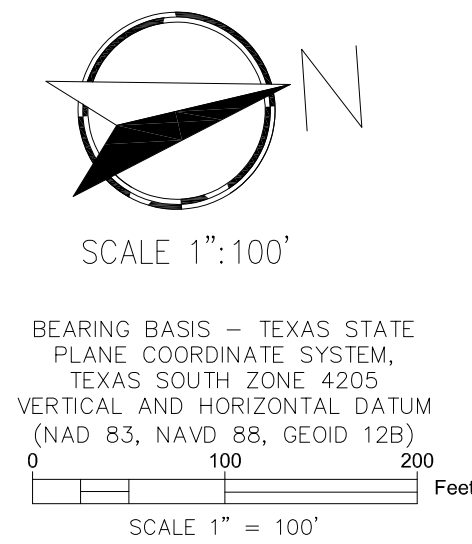
DATE OF PREPARATION: AUGUST 14, 2025

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

3911 N. 10TH STREET, SUITE H  
 McALLEN, TEXAS. 78501

PH. (956) 537-1311  
 E-MAIL: MSALINAS6973@ATT.NET

# MAP OF WISCONSIN WATER SUBDIVISION



BEING 17.727 ACRES OUT OF LOT 10, BLOCKS 56, ALAMO LAND & SUGAR COMPANY'S SUBDIVISION, RECORDED IN VOLUME 1, PAGE 24-26, DEED RECORDS OF HIDALGO COUNTY, TEXAS, SAME BEING OUT OF CALLED 20.00 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED CONVEYED TO RGV WISCONSIN WATER LLC, DATED OCTOBER 14, 2021, RECORDED IN DOC # 3273940, OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS.

## REPORTE FINAL DE INGENIERIA PARA WISCONSIN WATER SUBDIVISION :

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

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

CUANDO EL DUERO DE LOS LOTES SOLICITE UN MEDIDOR DE AGUA, LA COMPAÑIA N.A.W.S.C. INSTALARA EL MEDIDOR SIN COSTO ALGUNO AL DUENO. LA SUBDIVISION CONSTARA CON FIRE HYDRANTS. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDAO DE HIDALGO.

EL DRENAJE SANITARIO DE WISCONSIN WATERS SUBDIVISION TENDRA SISTEMA DE DRENAJE SANITARIO CON UNA ESTACION DE BOMBEO EN LA SUBDIVISION Y SE EXTENDERA POR LA WISCONSIN ROAD EN EL LADO NORTE APROXIMADAMENTE 5,700 FT HACIA EL OESTE.

## CERTIFICACION:

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

CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA SERAN:

AGUA: EL SISTEMA/SERVICIO DE AGUA SERA CONSTRUIDO, CON LA INSTALACION DE LOS MEDIDORES DE AGUA. EL GRAN COSTO TOTAL SERA DE US\$ 1,925.00 POR LOTE.

DRENAJE: SERVICIO DE DRENAJE SANITARIO INDIVIDUAL PARA CADA UNO DE LOS LOTES DE LA SUBDIVISION.

## FINAL ENGINEERING REPORT FOR WISCONSIN WATER SUBDIVISION :

WISCONSIN WATERS SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION ("N.A.W.S.C."). THE SUBDIVIDER AND N.A.W.S.C. WILL SIGN A CONTRACT IN WHICH N.A.W.S.C. WILL COMPROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND N.A.W.S.C. WILL PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION. N.A.W.S.C. HAS AN EXISTING 8" DIAMETER WATERLINE RUNNING ALONG THE WEST SIDE OF ALAMO RD, WHERE THE LINE WILL BE EXTENDED THRU WISCONSIN ROAD TO THE SUBDIVISION.

THE WATER SYSTEM FOR WISCONSIN WATERS SUBDIVISION WILL CONSIST OF THE INSTALLATION OF 1" WATER SERVICE LINE WITH A 3/4" WATER METER FOR ALL LOTS, A PROPOSED 1" PVC WATER SERVICE LINE WILL BE CONNECTED INTO A PROPOSED 8" WATERLINE.

THE 1" PVC WATER SERVICE LINE AND THE METER BOX WILL BE INSTALLED AT A TOTAL COST OF \$1,925.00, WATER AGREEMENT WHICH WILL COVER THE TOTAL COST OF WATER METER (INCLUDING INSTALLATION COST), WATER RIGHTS ACQUISITION FEES, AND ALL OTHER FEES ASSOCIATES WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO N.A.W.S.C..

UPON REQUEST BY THE LOT OWNERS, N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. FIRE HYDRANTS WILL BE INSTALLED FOR THIS SUBDIVISION. THE ENTIRE WATER FACILITIES WILL BE ACCEPTED AND APPROVED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM WILL BE OPERABLE AS OF THE DATE OF THE RECORDING OF THIS PLAT.

WISCONSIN WATERS SUBDIVISION WILL PROVIDE WITH A SANITARY SEWER SYSTEM, ON THE SYSTEM WILL INCLUDE A LIFT STATION WITHIN THE SUBDIVISION THAT THE SANITARY LINE WILL BE EXTENDED ON THE NORTH SIDE OF WISCONSIN ROAD APPROXIMATELY 5,700 FT WEST OF THE SUBDIVISION TO CONNECT TO AN EXISTING MANHOLE.

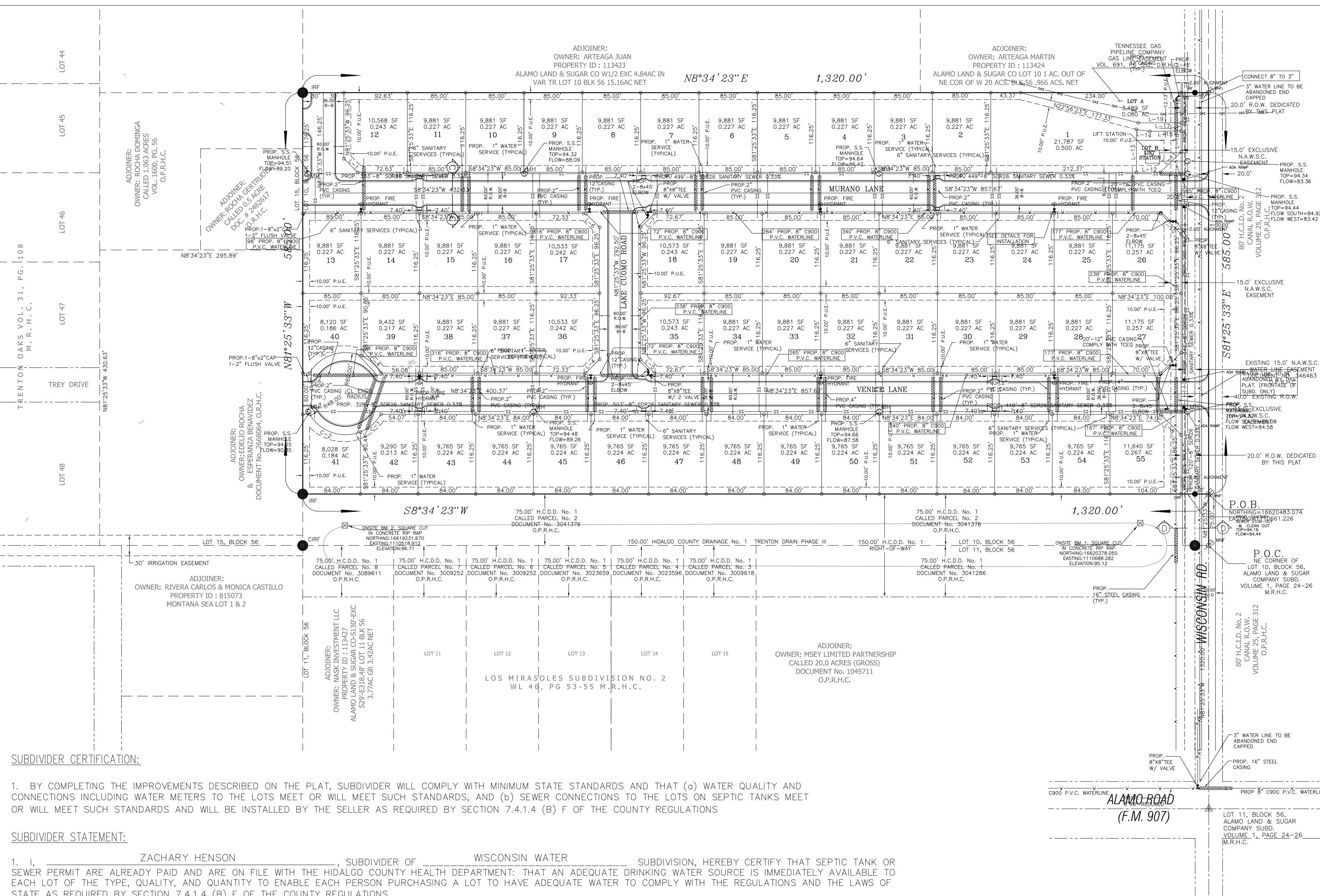
## ENGINEER CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE.

I CERTIFY THAT THE COSTS TO INSTALL THE CONSTRUCTED WATER FACILITY, DISCUSSED ABOVE, WILL BE AS FOLLOWS:

WATER FACILITIES- THESE FACILITY WILL BE FULLY CONSTRUCTED, WITH THE INSTALLATION OF A WATER METER, FOR A TOTAL OF \$1,925.00. TO COVER THE COSTS OF METER AND ALL OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOT IN THE SUBDIVISION TO S.W.S.C..

SEWAGE FACILITIES- THE SUBDIVISION WILL PROVIDE WITH A SANITARY SEWER SERVICE FOR EACH LOT.



## SUBDIVIDER CERTIFICATION:

1. BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET OR WILL MEET SUCH STANDARDS, AND (b) SEWER CONNECTIONS TO THE LOTS ON SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE INSTALLED BY THE SELLER AS REQUIRED BY SECTION 7.4.1.4 (B) F OF THE COUNTY REGULATIONS

## SUBDIVIDER STATEMENT:

1. I, ZACHARY HENSON, SUBDIVIDER OF WISCONSIN WATER SUBDIVISION, HEREBY CERTIFY THAT SEPTIC TANK OR SEWER PERMIT ARE ALREADY PAID AND ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT. THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY, AND QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF STATE AS REQUIRED BY SECTION 7.4.1.4 (B) F OF THE COUNTY REGULATIONS.

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

DATE

STATE OF TEXAS:  
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ZACHARY HENSON, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS(ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE(SHE)(THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

NOTARY PUBLIC

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

ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM  
INSTRUMENT NUMBER \_\_\_\_\_  
OF MAP RECORDS OF HIDALGO COUNTY, TEXAS

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

## COST ESTIMATE

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

STATE OF TEXAS  
COUNTY OF HIDALGO

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

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

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



## VICINITY MAP



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

## PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone
OWNER: ZACHARY HENSON	310 W. Nolana Ave.	McAllen, Tx. 78504	(956) 246-2563
ENGINEER: MARIO A. SALINAS	3911 N. 10 th. St. SUITE H	McAllen, Tx. 78501	(956) 537-1311
SURVEYOR: MANUEL CARRIZALES	4807 Gondola Ave.	Edinburg, Tx. 78542	(512) 470-1489

## REVISION NOTES

No.	SHEET	REVISIONS	DATE	APPROVED

SHEET  
2 OF 3

## INDEX

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 OR APPROVAL; HCHD CERTIFICATION; REVISION NOTES;
2	WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); SAMPLE OF LOG BORE FOR OSSF SYSTEM. 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: AUGUST 14, 2025

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

3911 N. 10TH STREET, SUITE H  
MCALLEN, TEXAS. 78501

PH. (956) 537-1311  
E-MAIL: MSALINAS6973@ATT.NET

# MAP OF WISCONSIN WATER SUBDIVISION

BEING 17.727 ACRES OUT OF LOT 10, BLOCKS 56, ALAMO LAND & SUGAR COMPANY'S SUBDIVISION, RECORDED IN VOLUME 1, PAGE 24-26, DEED RECORDS OF HIDALGO COUNTY, TEXAS, SAME BEING OUT OF CALLED 20.00 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED CONVEYED TO RGV WISCONSIN WATER LLC, DATED OCTOBER 14, 2021, RECORDED IN DOC # 3273940, OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS.

DRAINAGE REPORT FOR WISCONSIN WATERS SUBDIVISION EDINBURG, TEXAS

BEING 17.727 ACRES OUT OF LOT 10, BLOCK 56, ALAMO LAND & SUGAR COMPANY'S SUBDIVISION, RECORDED IN VOLUME 1, PAGE 24-26, DEED RECORDS OF HIDALGO COUNTY, TEXAS, SAME BEING OUT OF CALLED 20.00 ACRES TRACT DESCRIBED IN A SPECIAL WARRANTY DEED CONVEYED TO RGV WISCONSIN WATER LLC, DATED OCTOBER 14, 2021, RECORDED IN DOC # 3273940, OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS.

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

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

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

EXISTING DRAINAGE FOR THE AREA CONSISTS OF THE FOLLOWING SYSTEM: PRESENTLY, THE SITE RUNOFF FLOWS OVERLAND TO THE NORTH WISCONSIN RD. INTO THE BAR DITCH THAT OUTFALLS INTO THE DRAINAGE DITCH LOCATED ON THE EAST SIDE OF THE PROPERTY, OWNED BY THE HIDALGO COUNTY DRAINAGE DISTRICT 1. FINAL OUTFALL IS THE TRENTON DRAIN PHASE 3 CANAL OWNED BY THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1. EXISTING RUNOFF IS Q10 =16.96 CUBIC FEET PER SECOND BASED ON A 10-YEAR FREQUENCY STORM.

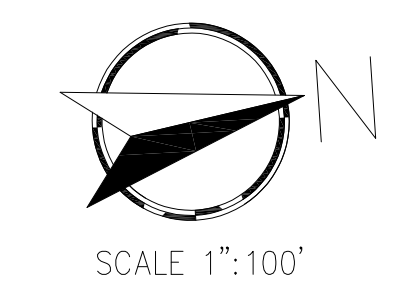
THESE 55 MULTIFAMILY LOTS ARE PROPOSED IN THIS SUBDIVISION. THE DRAINAGE DETENTION IS ONLY AN ESTIMATE DETERMINED BY THE PROJECT ENGINEER. AN ACTUAL DETENTION MAY VARY BASED ON AN ACTUAL USE OF THE LOTS. AFTER DEVELOPMENT, THE RUNOFF WILL BE INCREASED TO 650 = 70.16 CUBIC FEET PER SECOND OR Q10 = 83.19 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 123,479 CUBIC-Feet OR 2.83 AC-FT. HOWEVER, WE ARE GOING TO PROVIDE 27,500 C.F., THE DIFFERENCE WHICH IS 95,979 C.F. (3,555 CY) AND WILL BE COMPENSATED BY AN EQUIVALENT DOLLAR AMOUNT TO BE DETERMINED BY HCD01. THE DRAINAGE DETENTION VOLUME WILL BE PROVIDED IN THE HIDALGO COUNTY DRAINAGE DITCH OWNED BY HIDALGO COUNTY DRAINAGE DISTRICT NO. 1. THE SYSTEM IS PROPOSED TO HAVE A 24" 30' 36" AND 42" REINFORCED CONCRETE PIPE AND INLETS THAT WILL BE EXTENDED TO THE EXISTING DRAINAGE DITCH KNOWN AS TRENTON DRAIN PHASE 3 LOCATED ON THE EAST SIDE OF THE PROPERTY OWNED BY THE HIDALGO COUNTY DRAINAGE DISTRICT 1. THE FINISH FLOOR WILL BE SET ABOVE THE 100-YEAR FREQUENCY STORM EVENT.

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

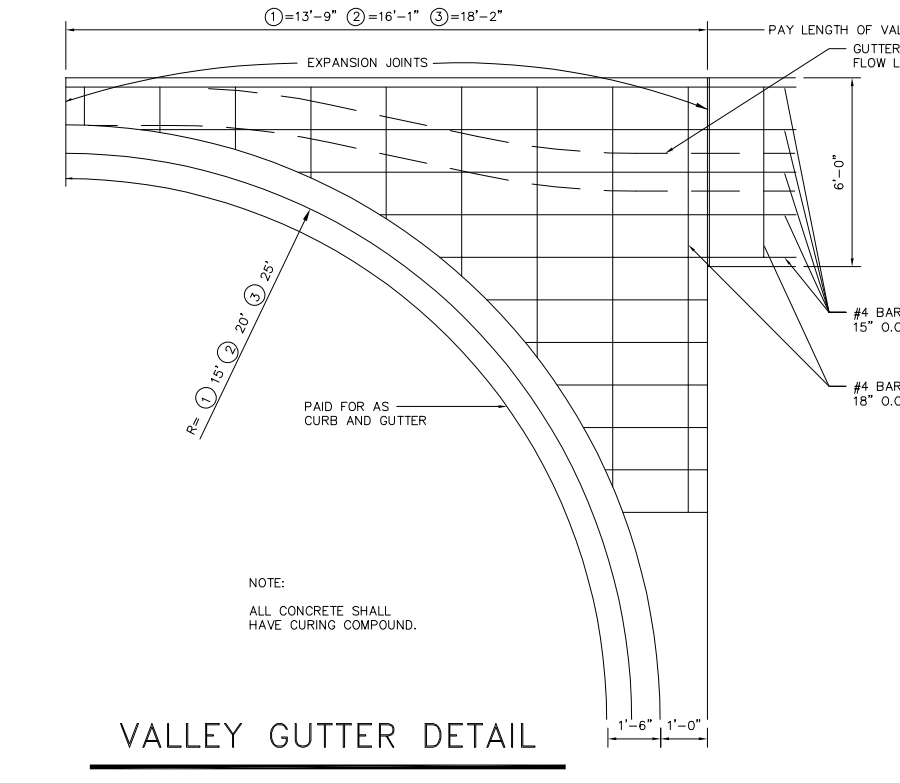


MARIO A. SALINAS  
LICENSED PROFESSIONAL ENGINEER # 96611  
3911 N. 10TH STREET, SUITE H  
MCALLEN, TEXAS 78501

DATE:

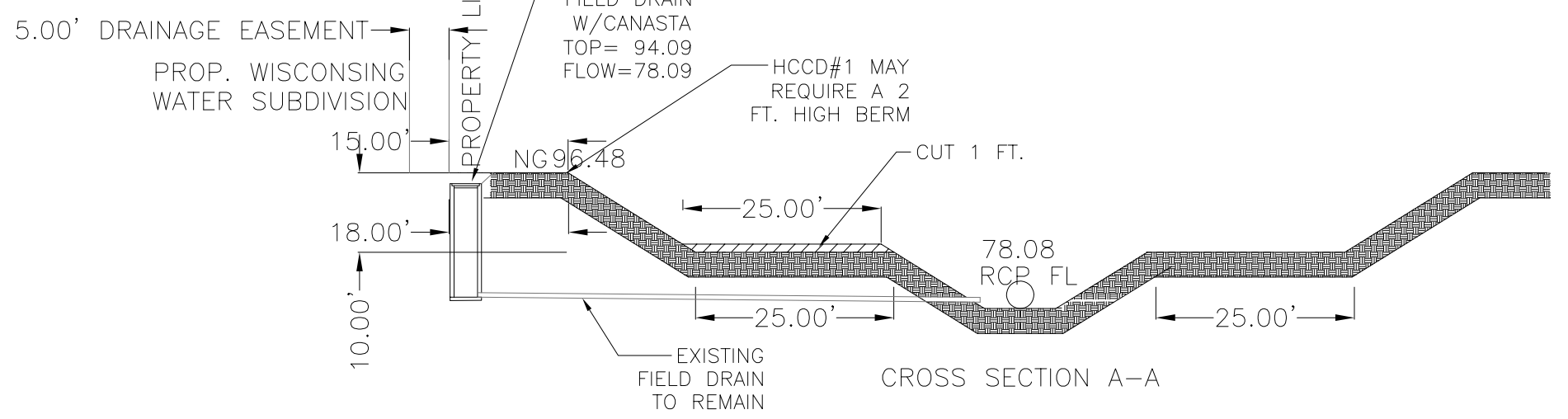
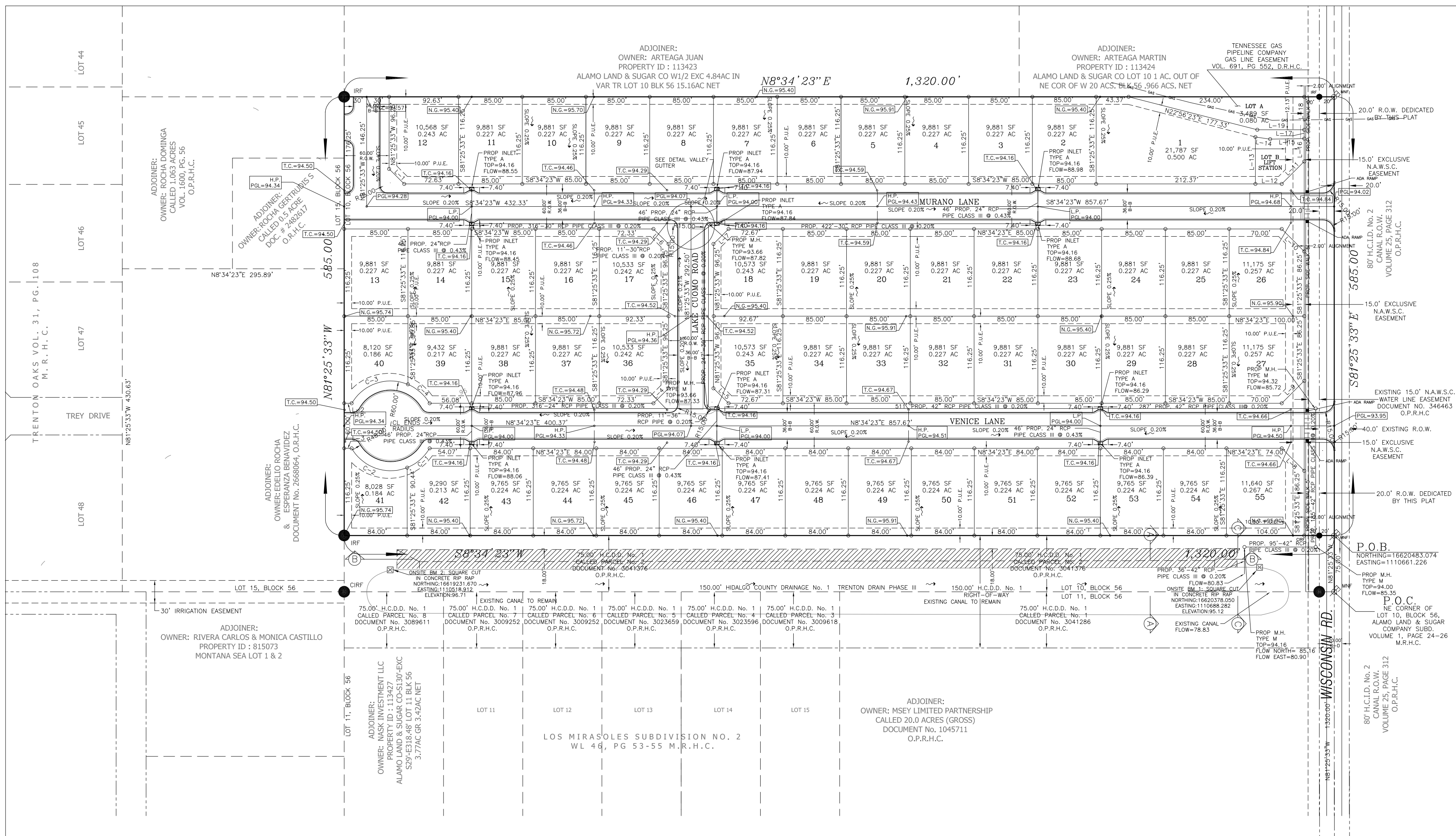


SCALE 1"=100'  
BEARING BASIS - TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH ZONE 4205. VERTICAL AND HORIZONTAL DATUM (NAD 83, NAVD 88, GEOID 128)

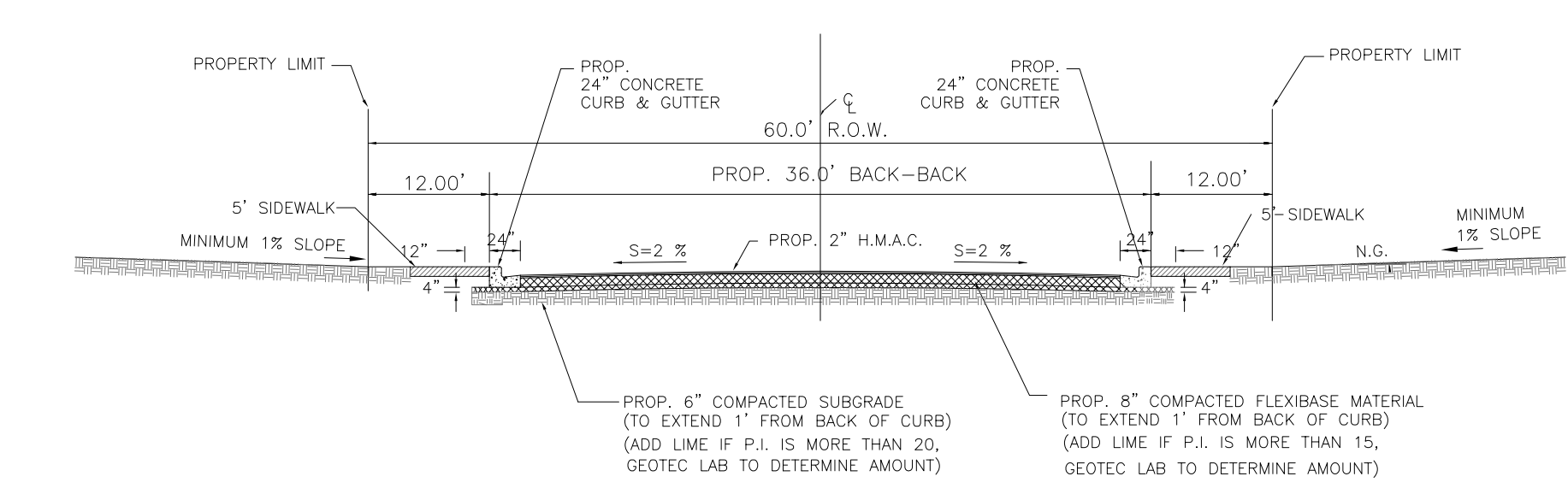


VALLEY GUTTER DETAIL

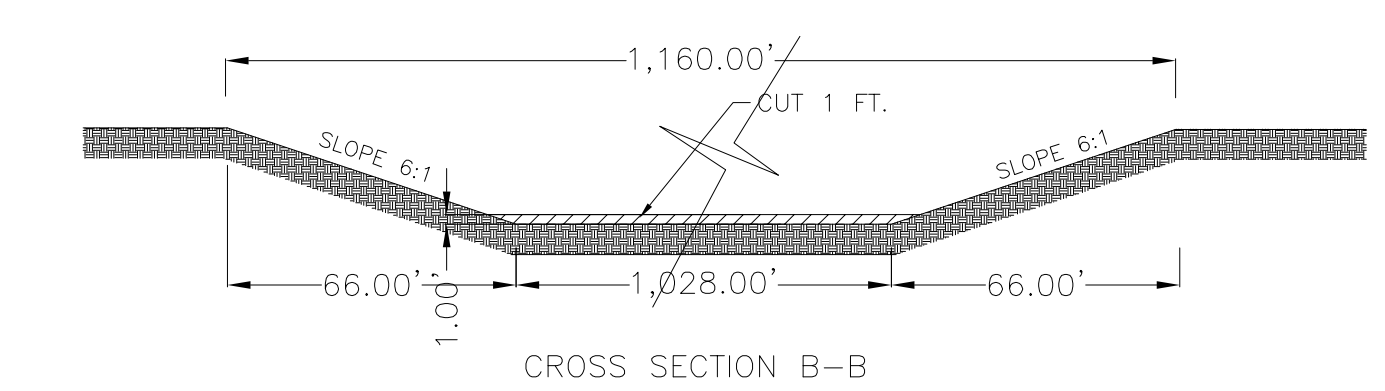
TYPICAL VALLEY GUTTER SECTION



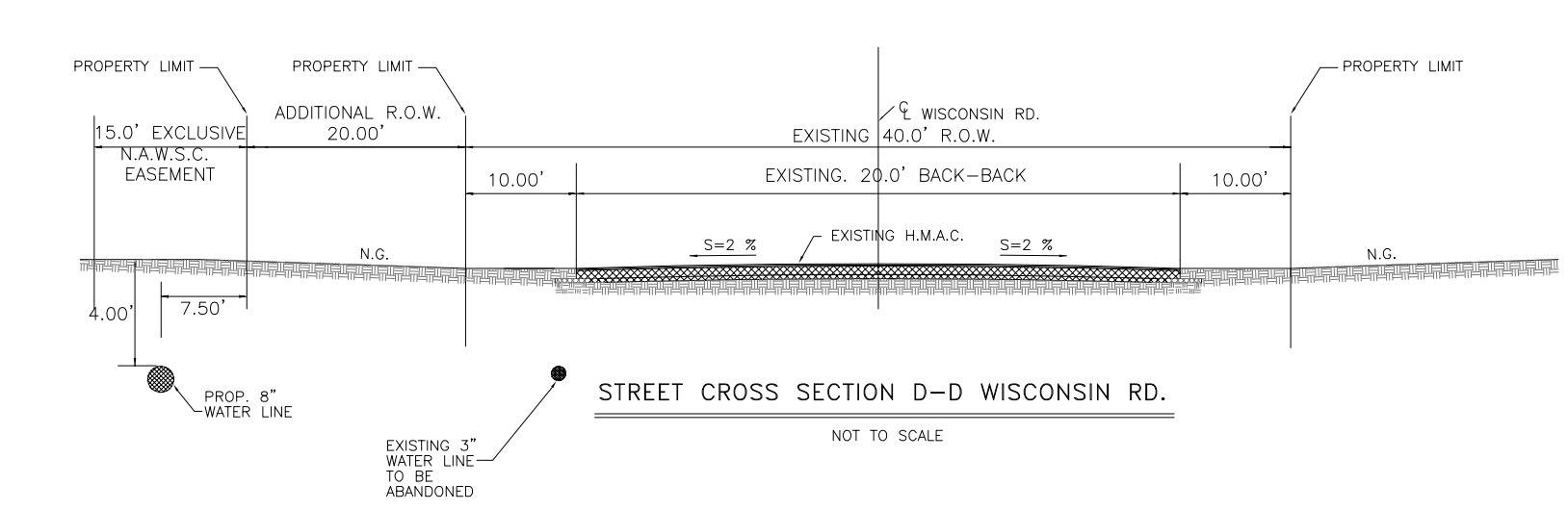
CROSS SECTION A-A



STREET CROSS SECTION "B"- "B"



CROSS SECTION B-B



STREET CROSS SECTION D-D WISCONSIN RD.



VICINITY MAP

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone
OWNER: ZACHARY HENSON	310 W. Nolana Ave.	McAllen, Tx, 78504	(956) 246-2563
ENGINEER: MARIO A. SALINAS	3911 N. 10 th. St. SUITE H	McAllen, Tx, 78501	(956) 537-1311
SURVEYOR: MANUEL CARRIZALES	4807 Gondola Ave.	Edinburg, Tx, 78542	(512) 470-1489

SHEET 3 OF 3

REVISION NOTES

No.	SHEET	REVISIONS	DATE	APPROVED

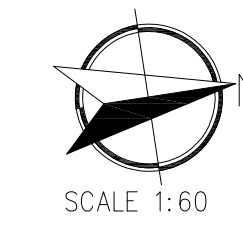
INDEX

SHEETS	DESCRIPTION
1	LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METS AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION; 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 OR APPROVAL; HCHD CERTIFICATION; REVISION NOTES;
2	WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); SAMPLE OF LOG BORE FOR OSSF SYSTEM. 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.

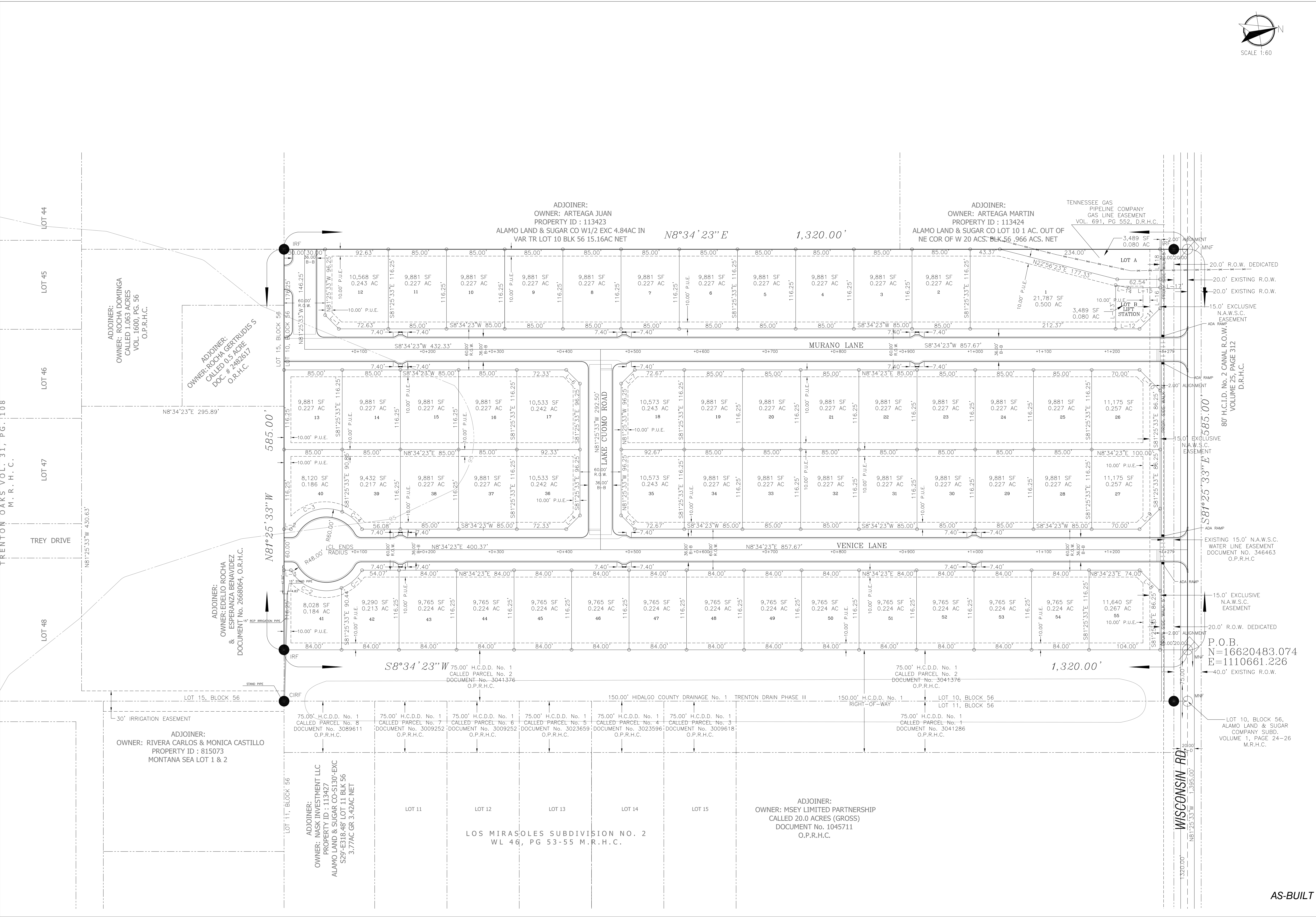
DATE OF PREPARATION: AUGUST 14, 2025

**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



SCALE 1:60



PROJECT NAME:  
WISCONSIN WATER SUBDIVISION

ADDRESS:  
EDINBURG, TEXAS

CLIENT INFORMATION:  
GATLIN LAND & CATTLE LLC.

**MAS ENGINEERING LLC.**  
CONSULTING ENGINEERING

FIRM NO. F-15499

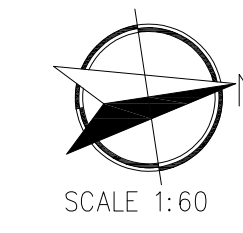
PH. (956) 537-1311  
E-MAIL: MSALINAS6973@ATT.NET

3911 N 10TH STREET, SUITE H  
MCALLEN, TEXAS. 78501

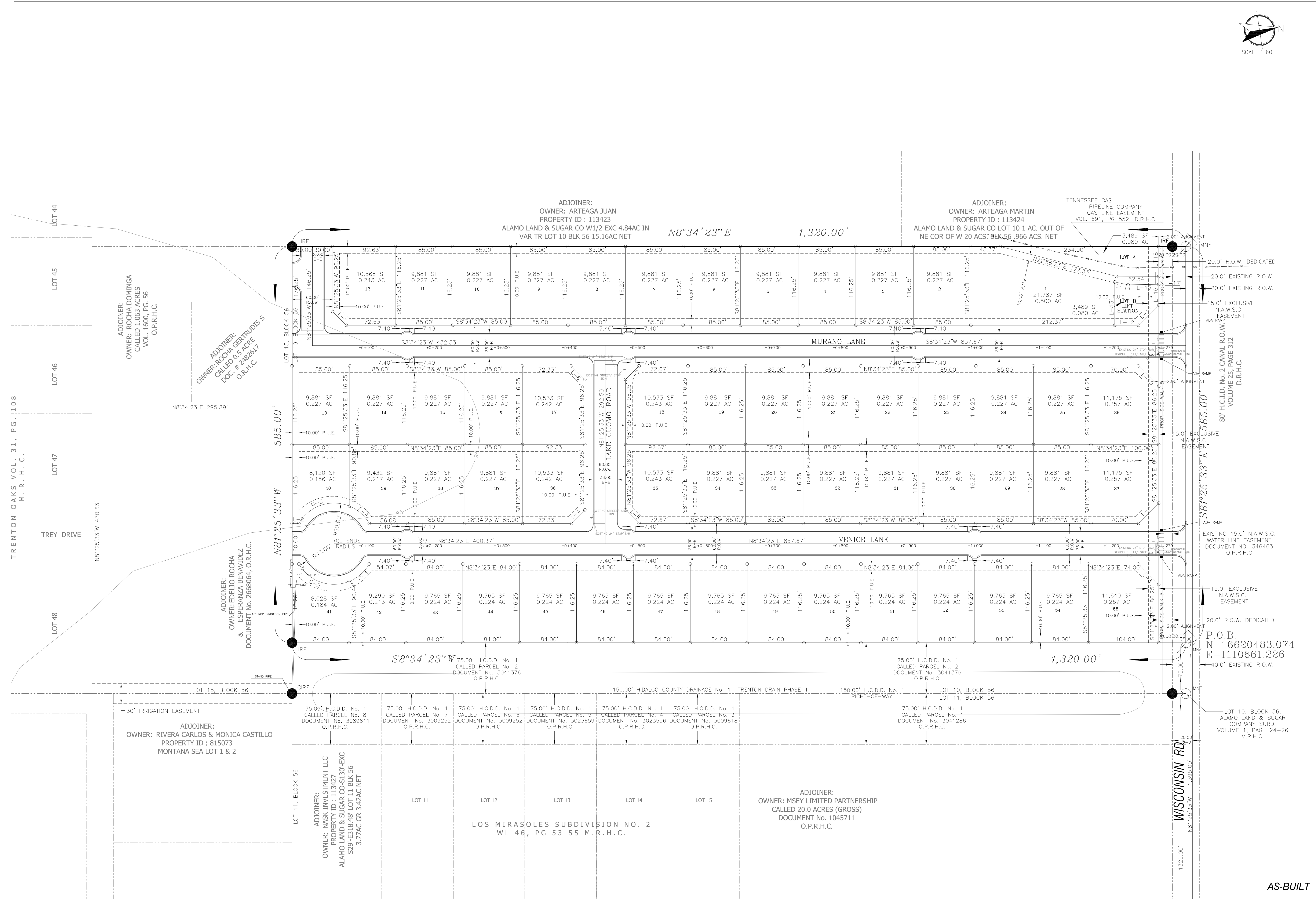
THIS IS THE PROPERTY OF THE PROFESSIONAL ENGINEER WHOSE SEAL APPEARS ON THIS DRAWING AND IT IS UNLAWFUL TO REUSE THIS DRAWING ON ANY OTHER PROJECT, OR TO COPY, TRACE OR IN ANY WAY REPRODUCE ANY OR ALL PARTS OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.

SHEET NAME: <b>SITE PLAN</b>	
REVISION: 1	APPROVED BY: JB MAS
DATE OF PREPARATION: 09-15-2025	
PROJECT No.	SHEET No. C-1

AS-BUILT



SCALE 1:60



PROJECT NAME:  
WISCONSIN WATER SUBDIVISION

ADDRESS:  
EDINBURG, TEXAS

CLIENT INFORMATION:  
GATLIN LAND & CATTLE LLC.

**MAS ENGINEERING LLC.**  
CONSULTING ENGINEERING

FIRM NO. F-15499

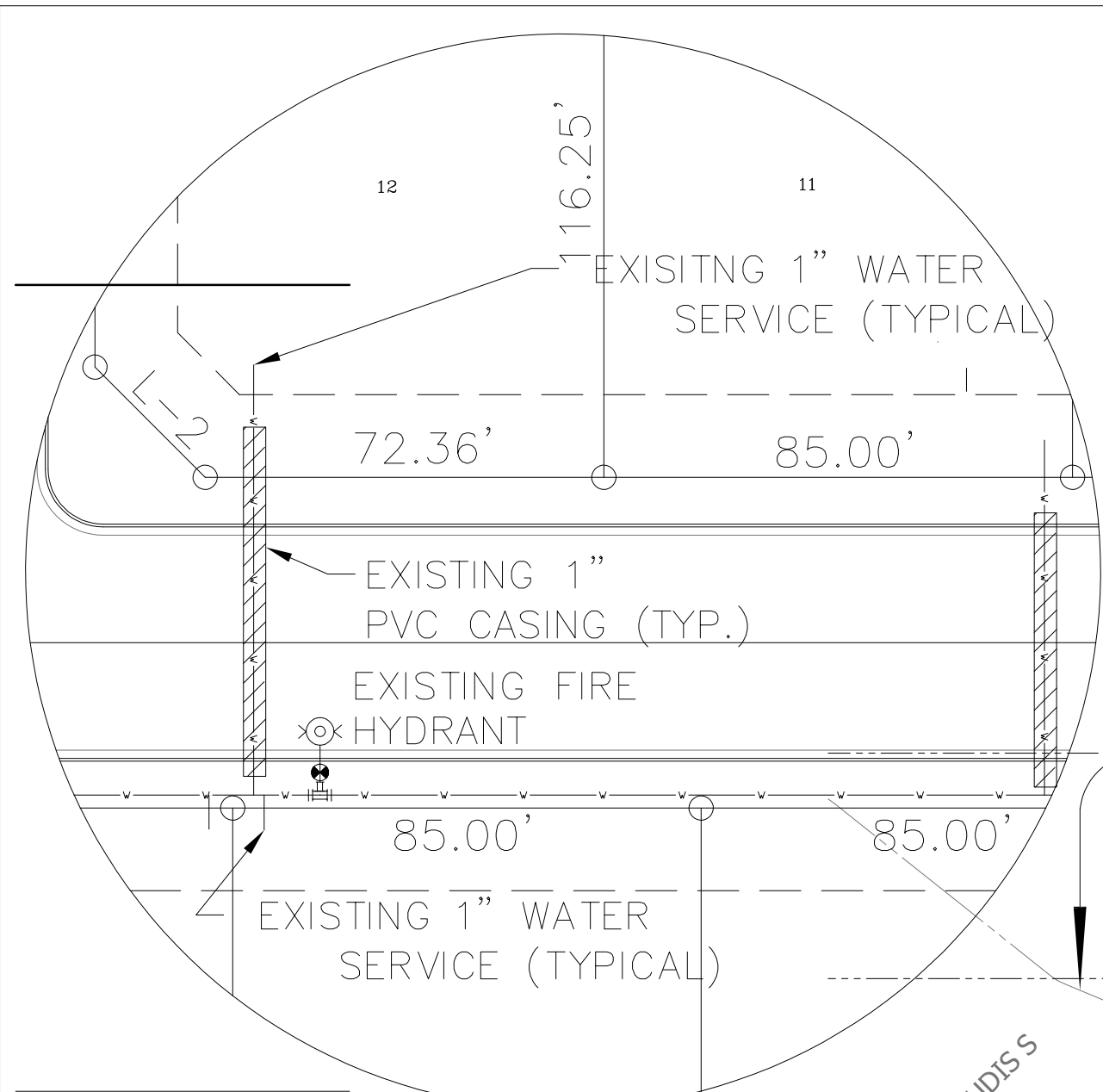
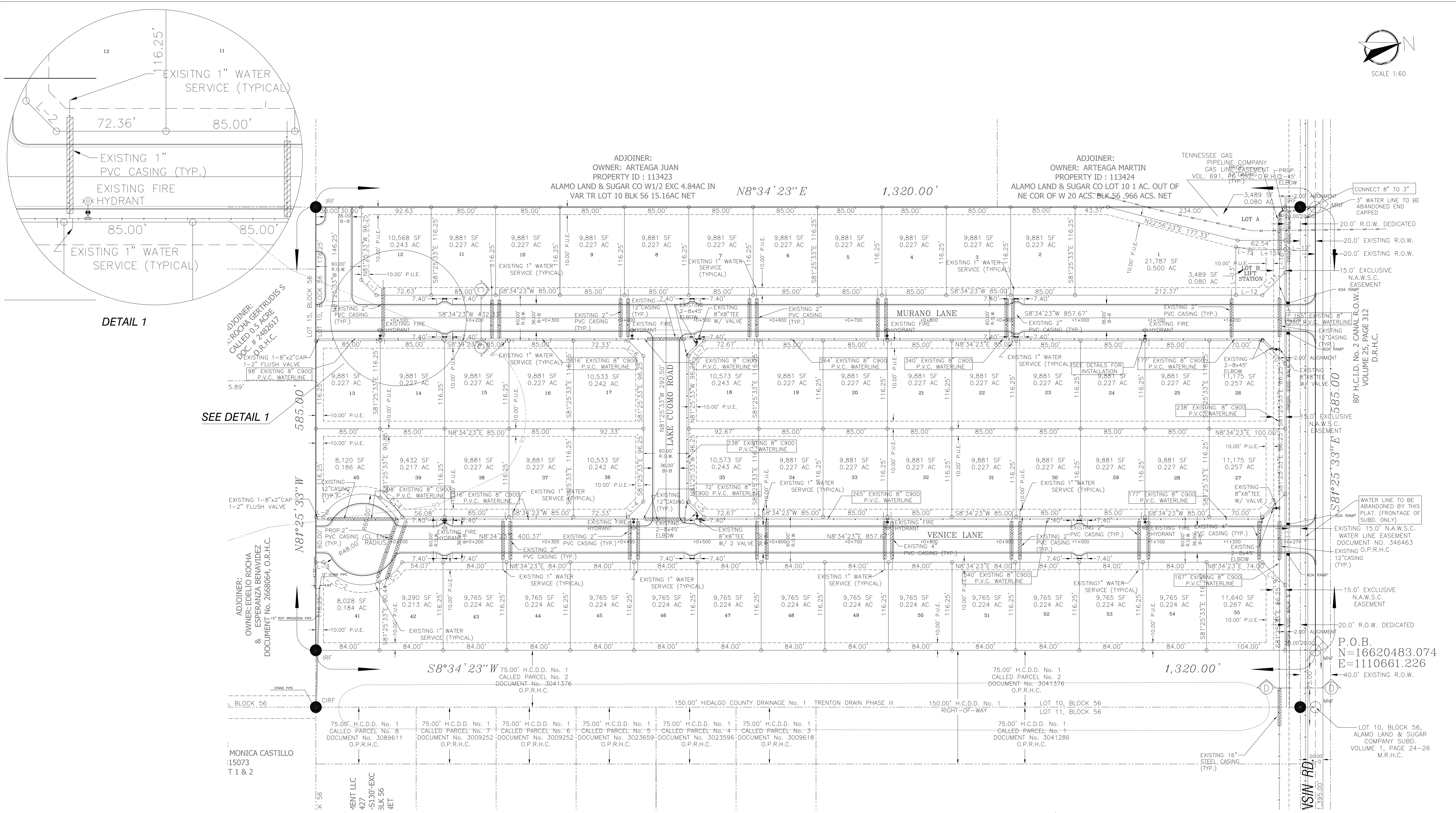
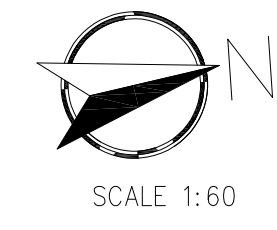
PH. (956) 537-1311  
E-MAIL: MSALINAS6973@ATT.NET

3911 N 10TH STREET, SUITE H  
MCALLEN, TEXAS. 78501

THIS IS THE PROPERTY OF THE PROFESSIONAL ENGINEER WHOSE SEAL APPEARS ON THIS DRAWING AND IT IS UNLAWFUL TO REUSE THIS DRAWING ON ANY OTHER PROJECT, OR TO COPY, TRACE OR IN ANY OTHER WAY, REPRODUCE ANY OR ALL PARTS OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.

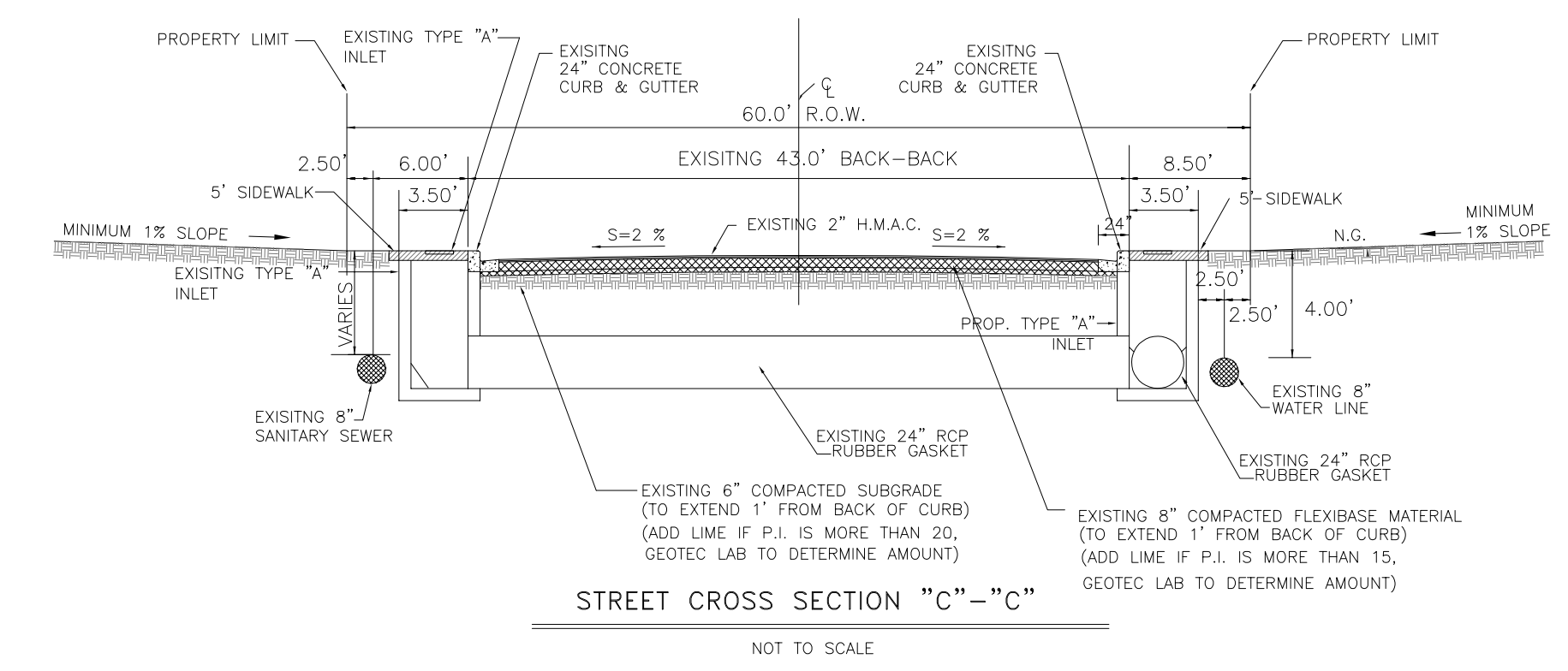
SHEET NAME: <b>STREET SIGNS PLAN</b>	
REVISION: 1	APPROVED BY: JB MAS
DATE OF PREPARATION: 09-15-2025	
PROJECT No.	SHEET No. C-1.1

AS-BUILT



DETAIL 1

SEE DETAIL 1



**AS-BUILT**

**LEGEND**

- FOUND 1/2" IRON ROD
- SET 1/2" IRON ROD WITH YELLOW CAP MARKED "SEA 5782"
- R.O.W. RIGHT OF WAY
- P-B PROPERTY LINE TO BACK OF CURB
- B-B BACK OF CURB TO BACK OF CURB
- ⊗ WV WATER VALVE
- ⊗ MH SINGLE POLE SIGN (TYPE ON PLAN)
- ⊗ MH SANITARY SEWER MANHOLE
- ⊗ MH STORM DRAIN MANHOLE
- ⊗ X FIRE HYDRANT

PROJECT NAME: WISCONSIN WATER SUBDIVISION

ADDRESS: EDINBURG, TEXAS

CLIENT INFORMATION: GATLIN LAND & CATTLE LLC.

**MAS ENGINEERING, LLC**  
 CONSULTING ENGINEERING

FIRM NO. F-15499

PH. (956) 537-1311  
 E-MAIL: MSALINAS6973@ATT.NET

3911 N 10TH STREET, SUITE H  
 MCALLEN, TEXAS. 78501

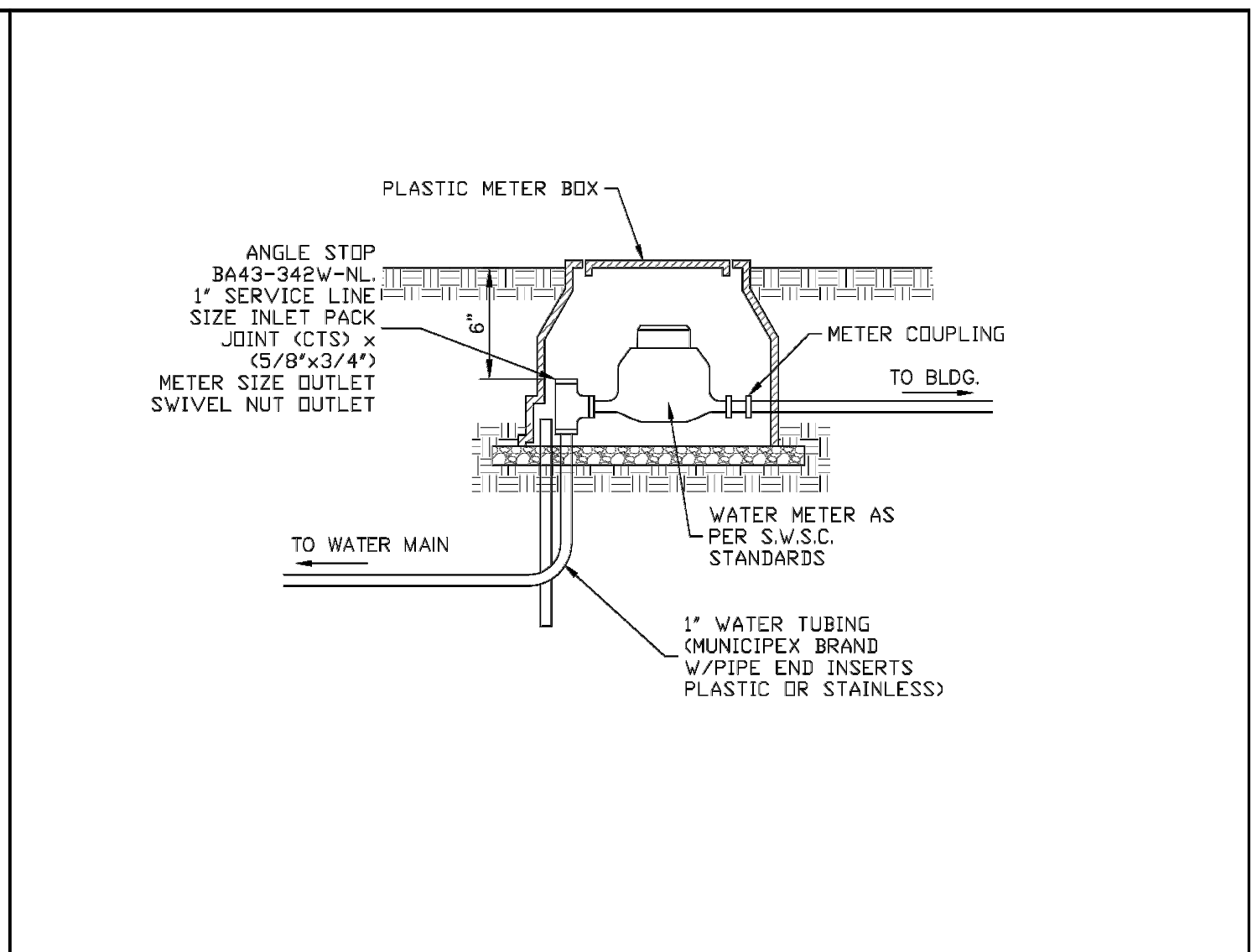
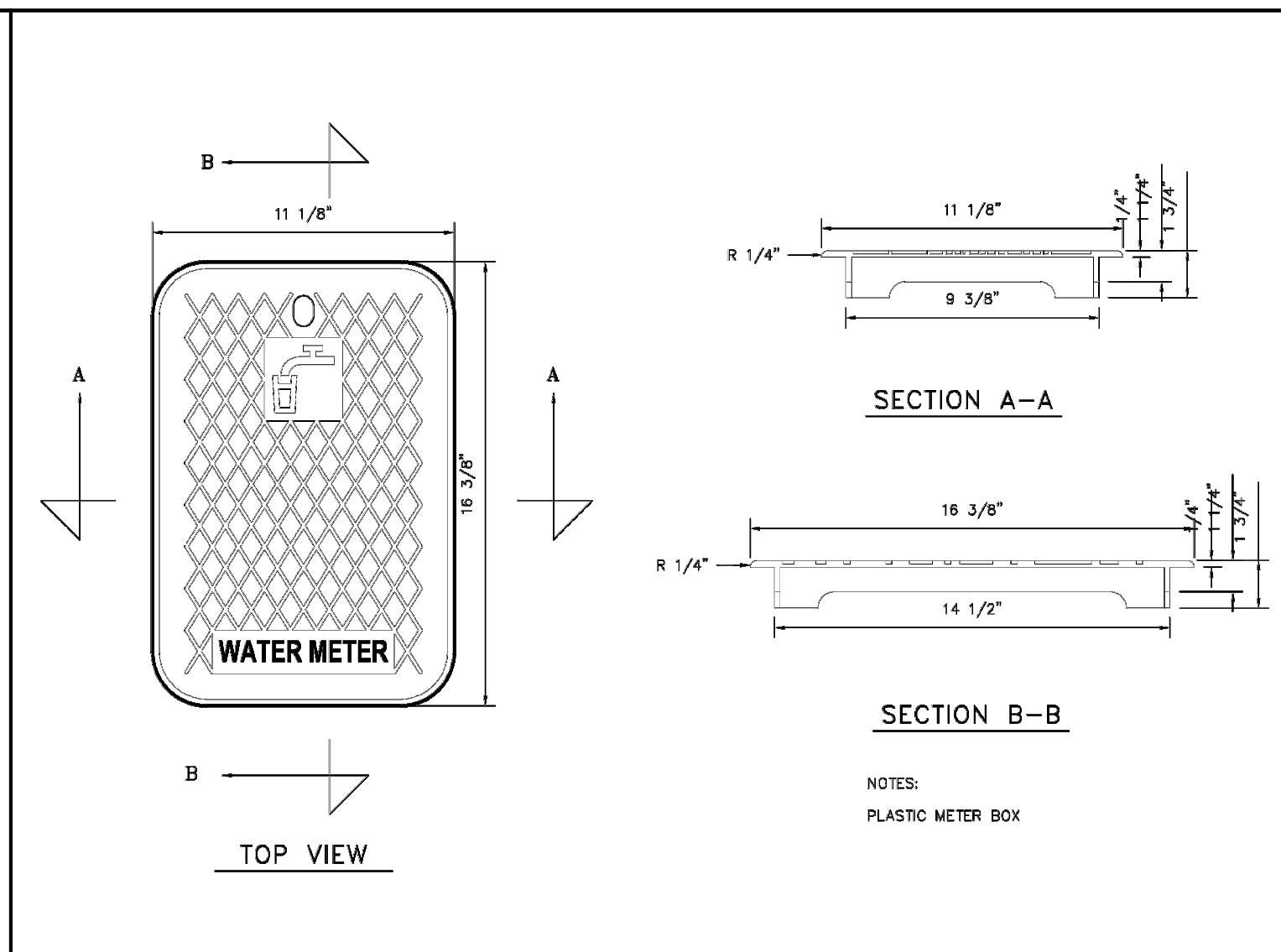
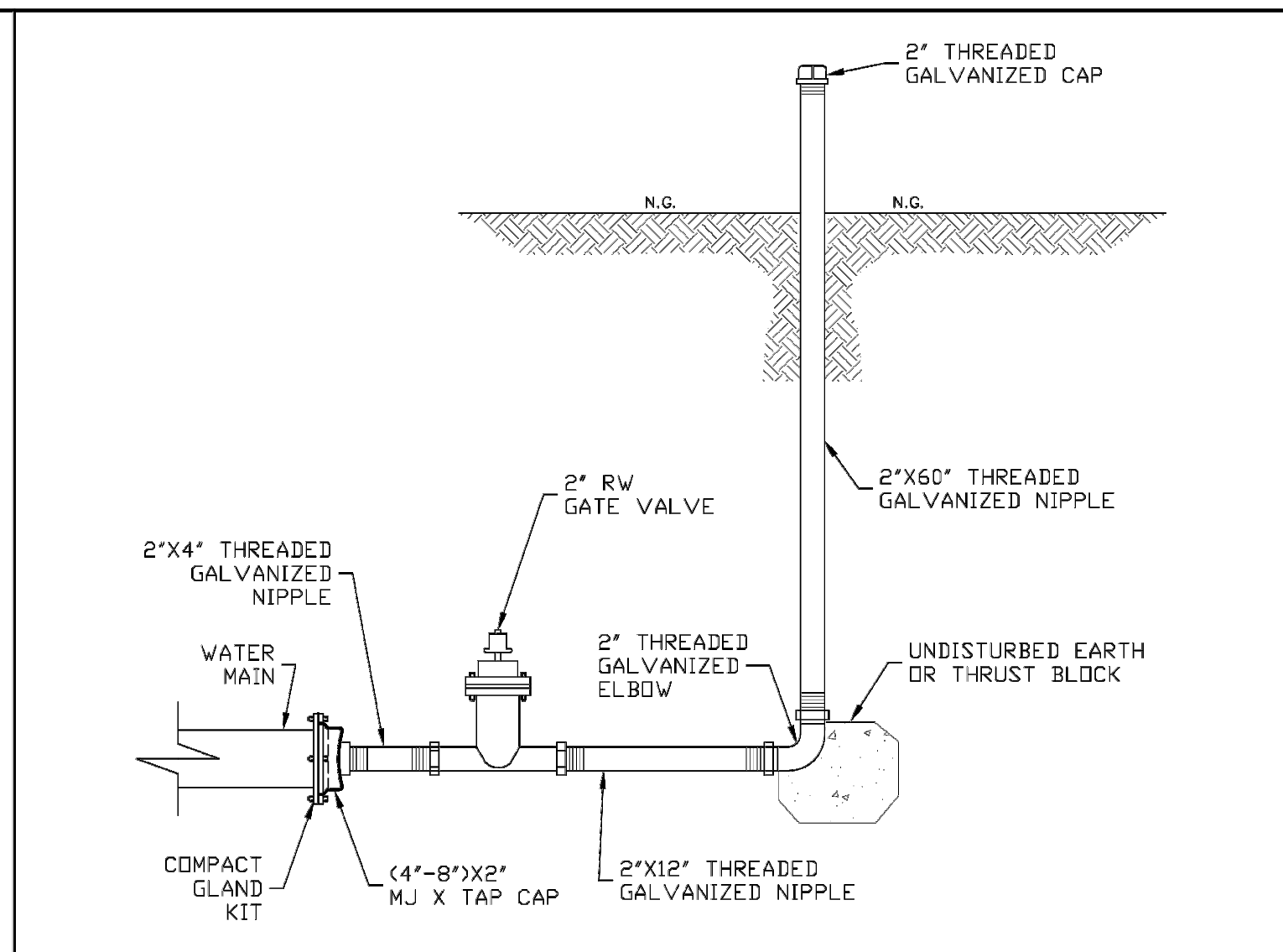
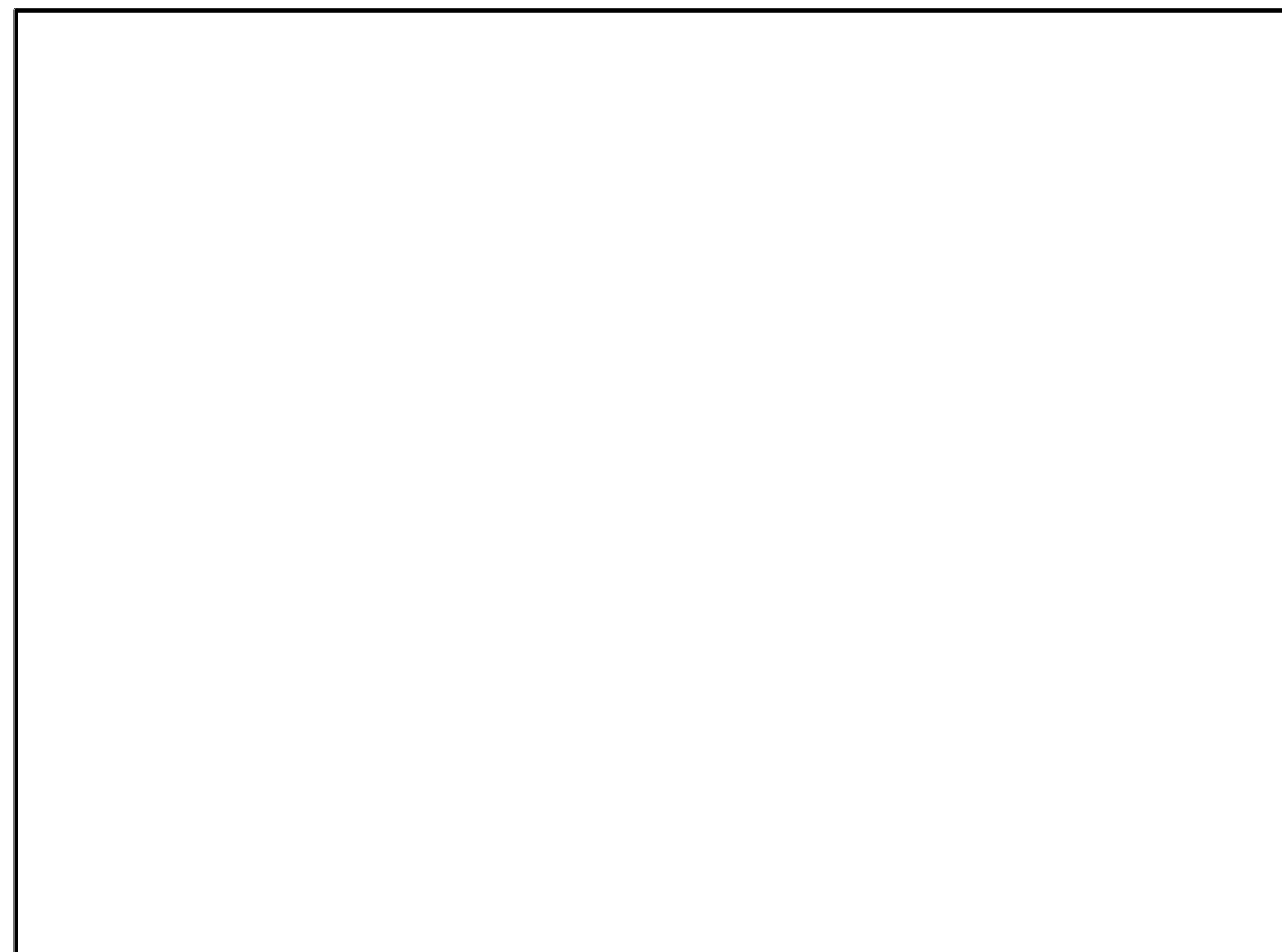
THIS IS THE PROPERTY OF THE PROFESSIONAL ENGINEER WHOSE SEAL APPEARS ON THIS DRAWING AND IT IS UNLAWFUL TO REUSE THIS DRAWING ON ANY OTHER PROJECT, OR TO COPY, TRACE OR IN ANY OTHER WAY, REPRODUCE ANY OR ALL PARTS OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.

SHEET NAME: **WATER PLAN**

REVISION: 2 BY: JB APPROVED BY: MAS

DATE OF PREPARATION: 09-15-2025

PROJECT No. SHEET No. C-2

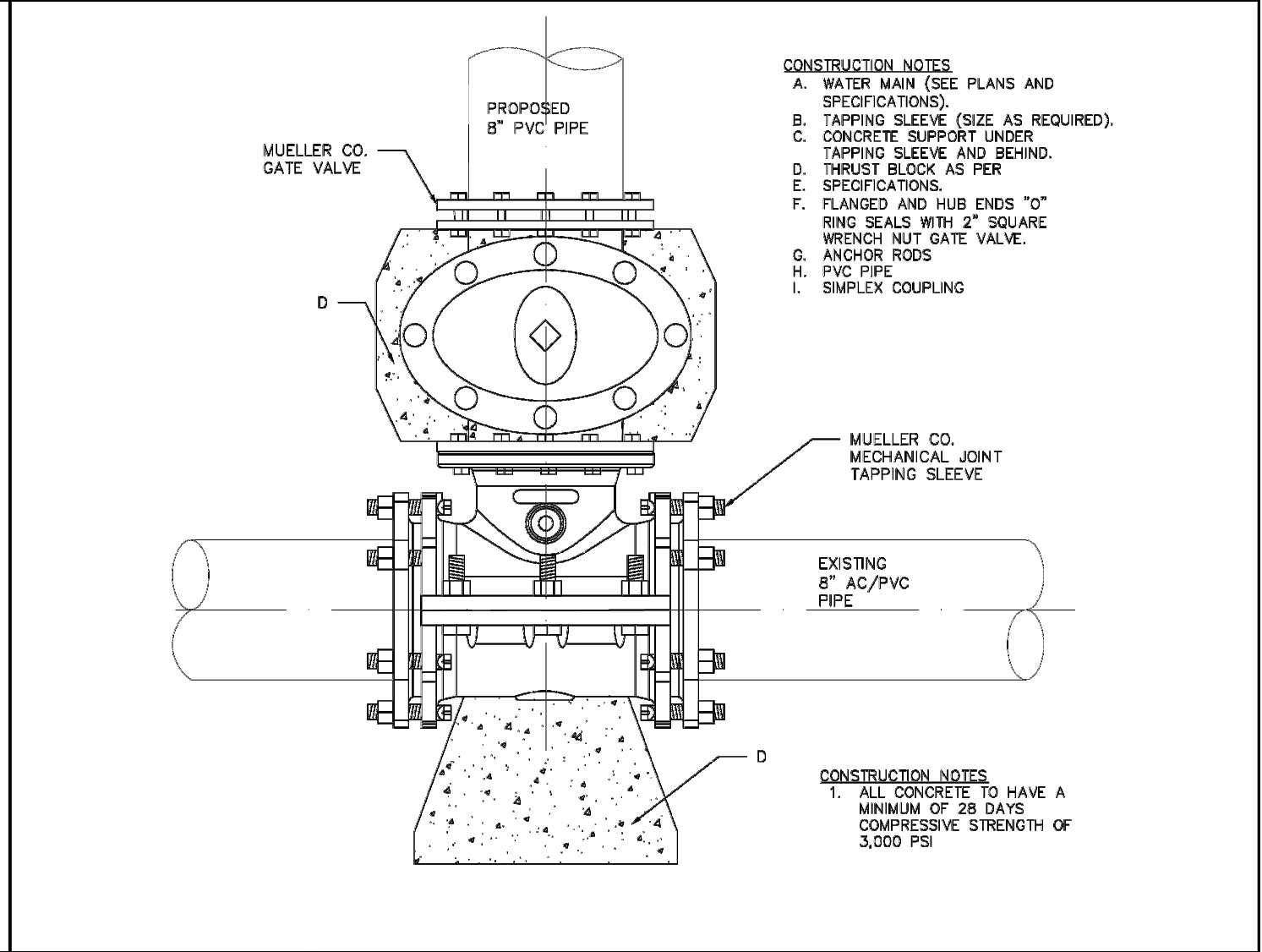
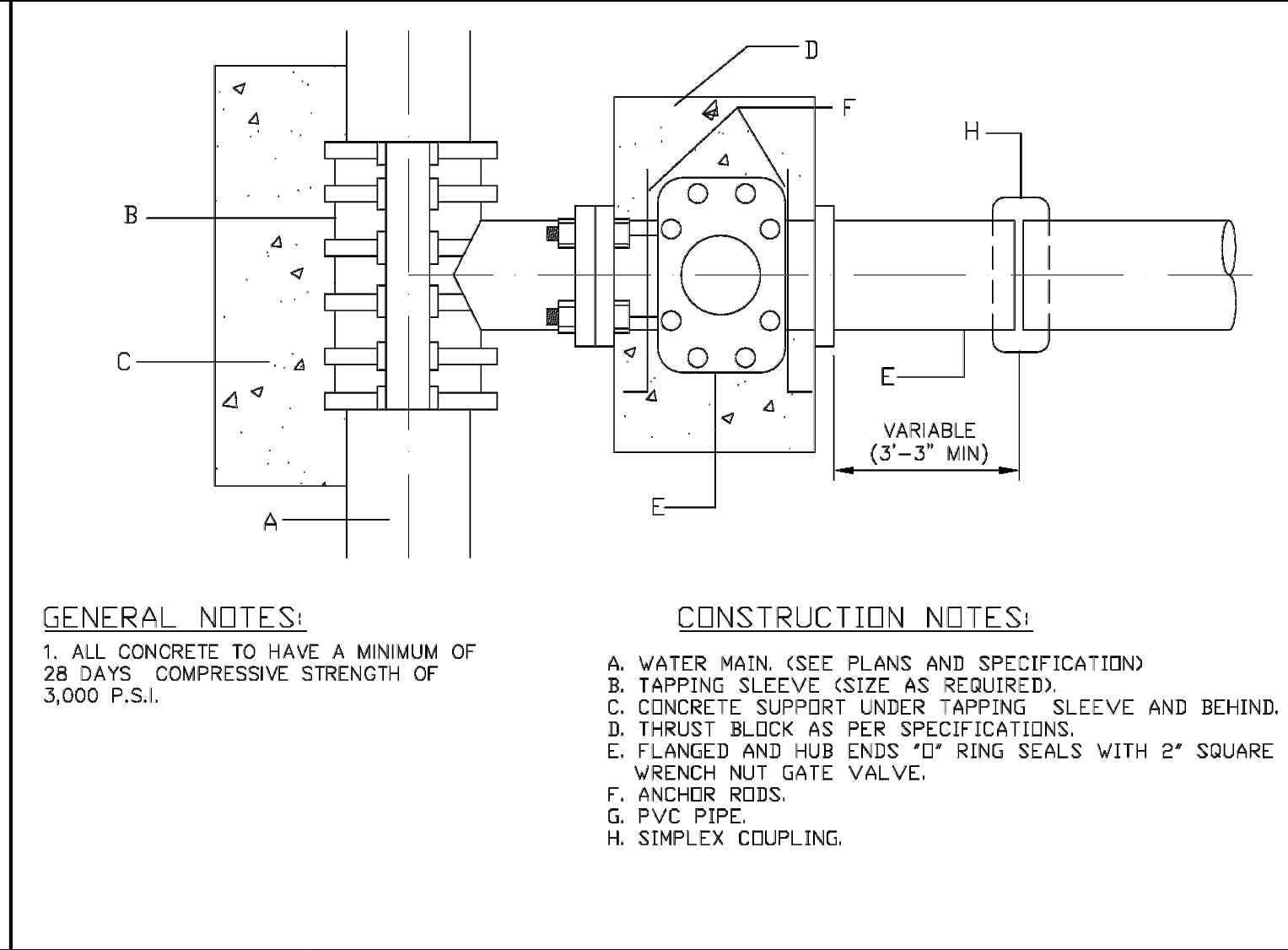
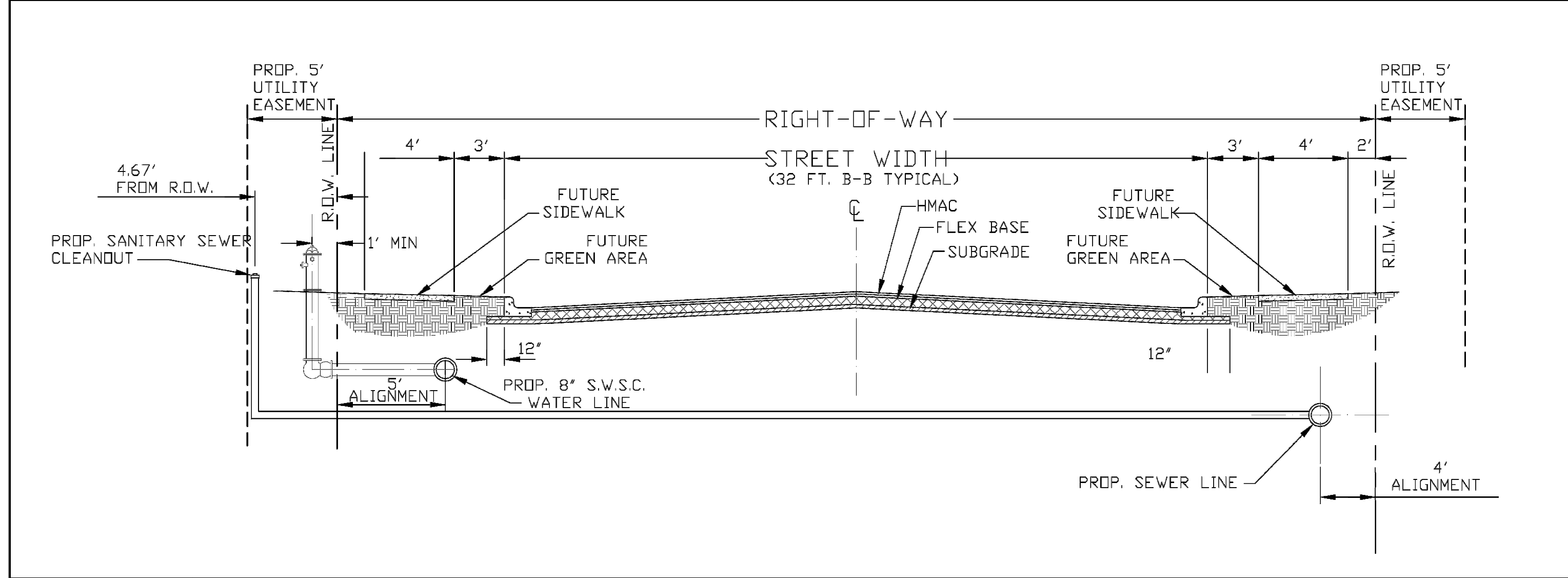


**W-9** OMIT (FUTURE DETAIL USE)

**W-10** FLUSH VALVE DETAIL

**W-11** METER COVER DETAIL

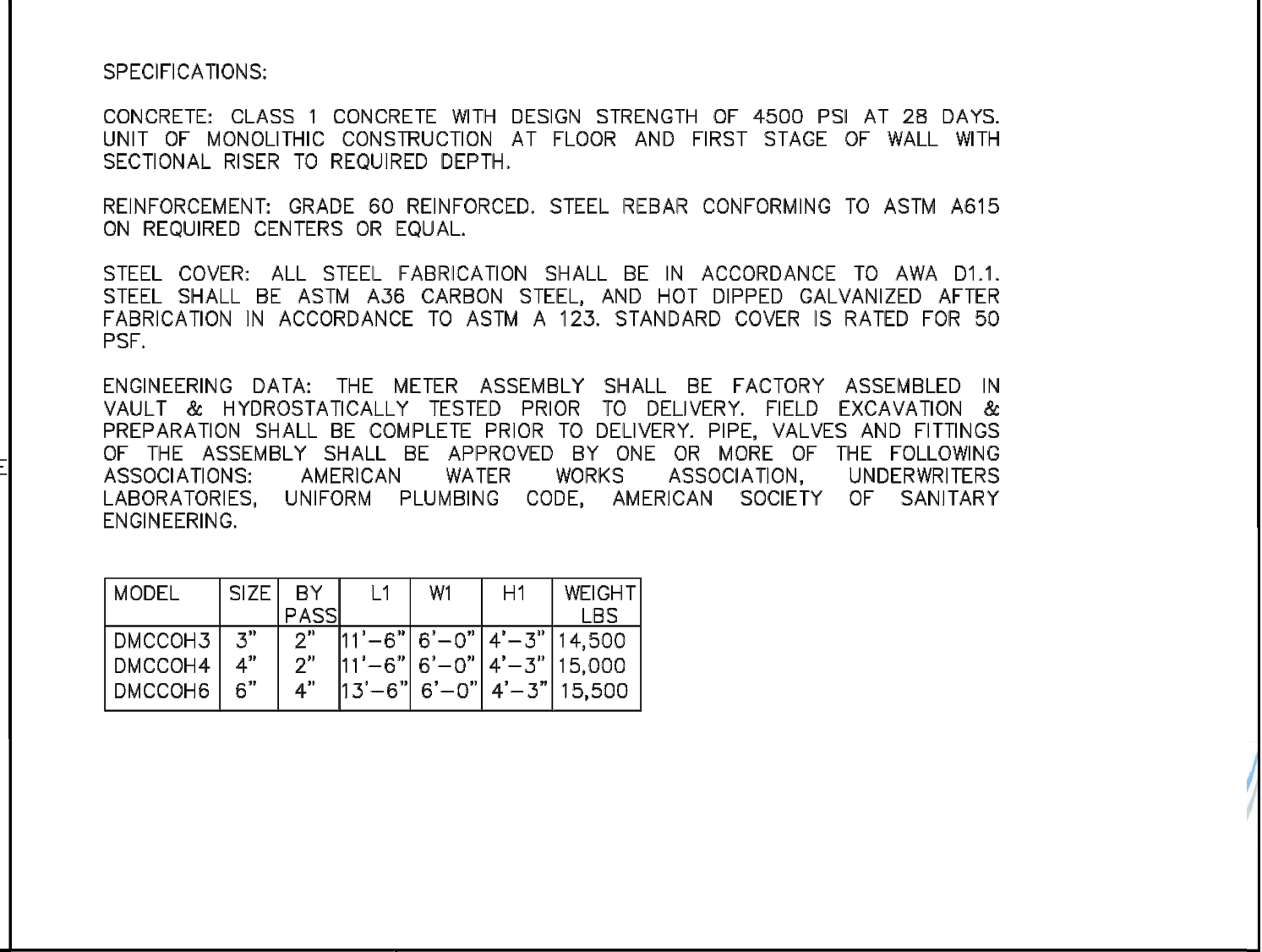
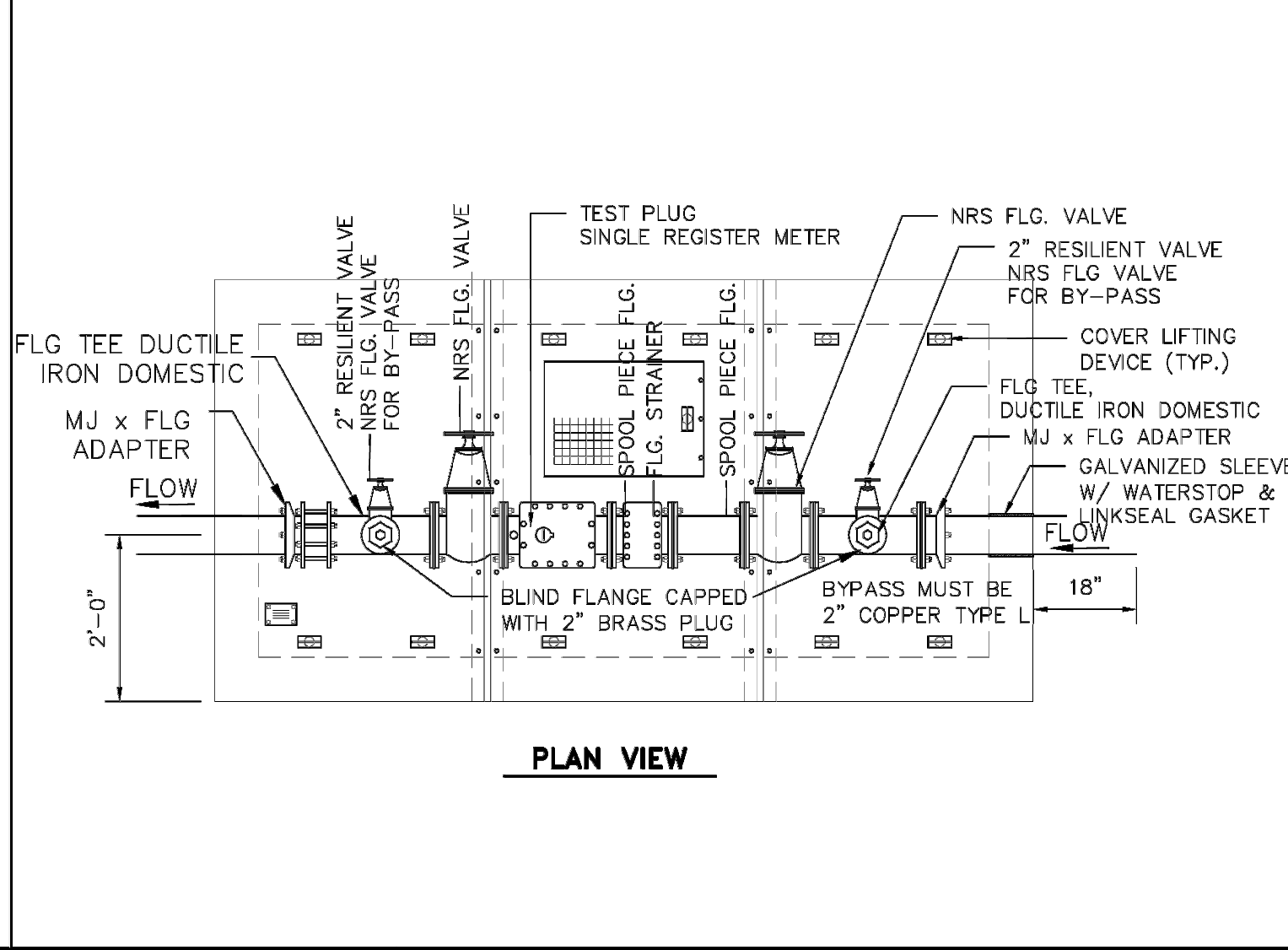
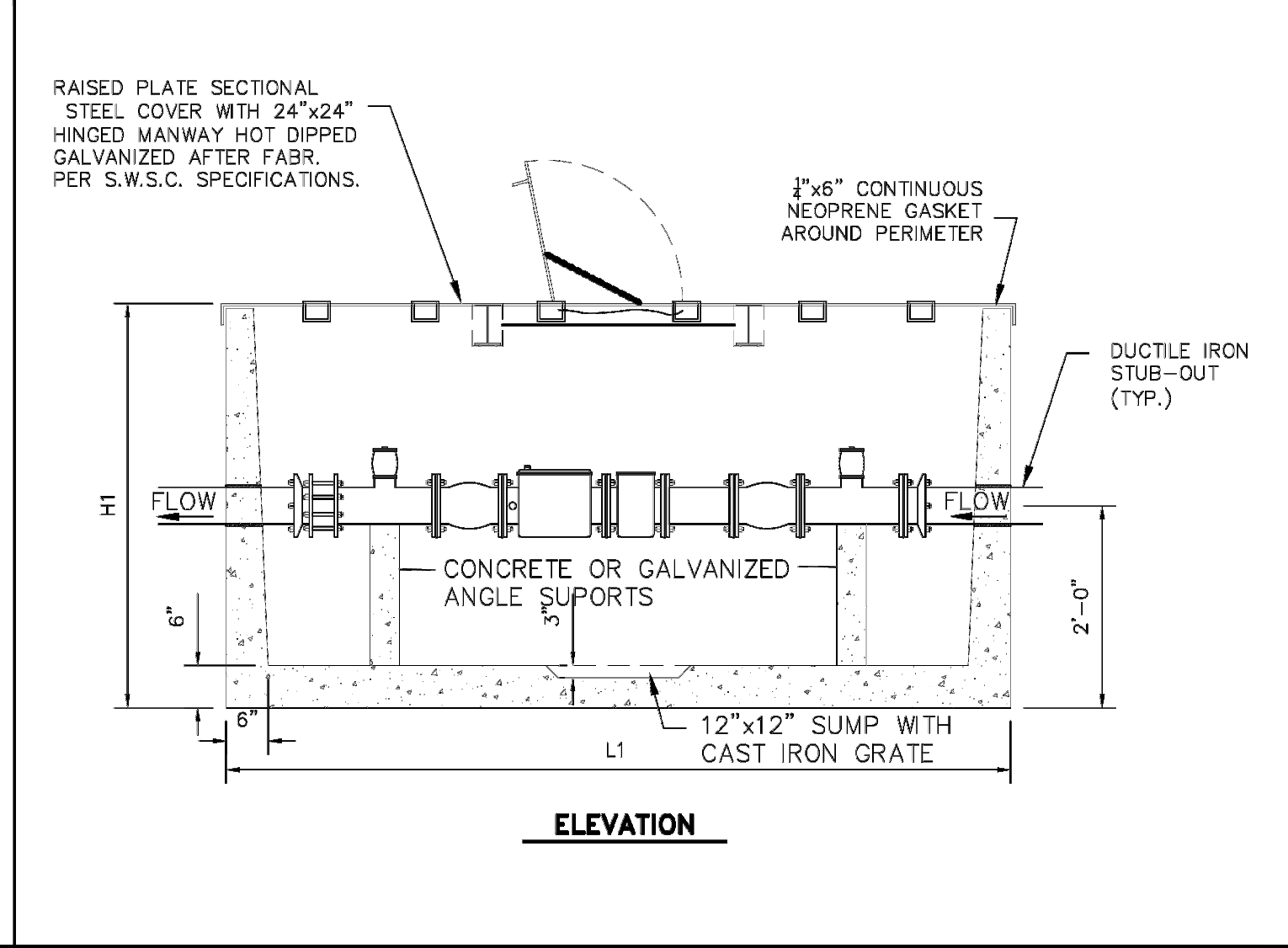
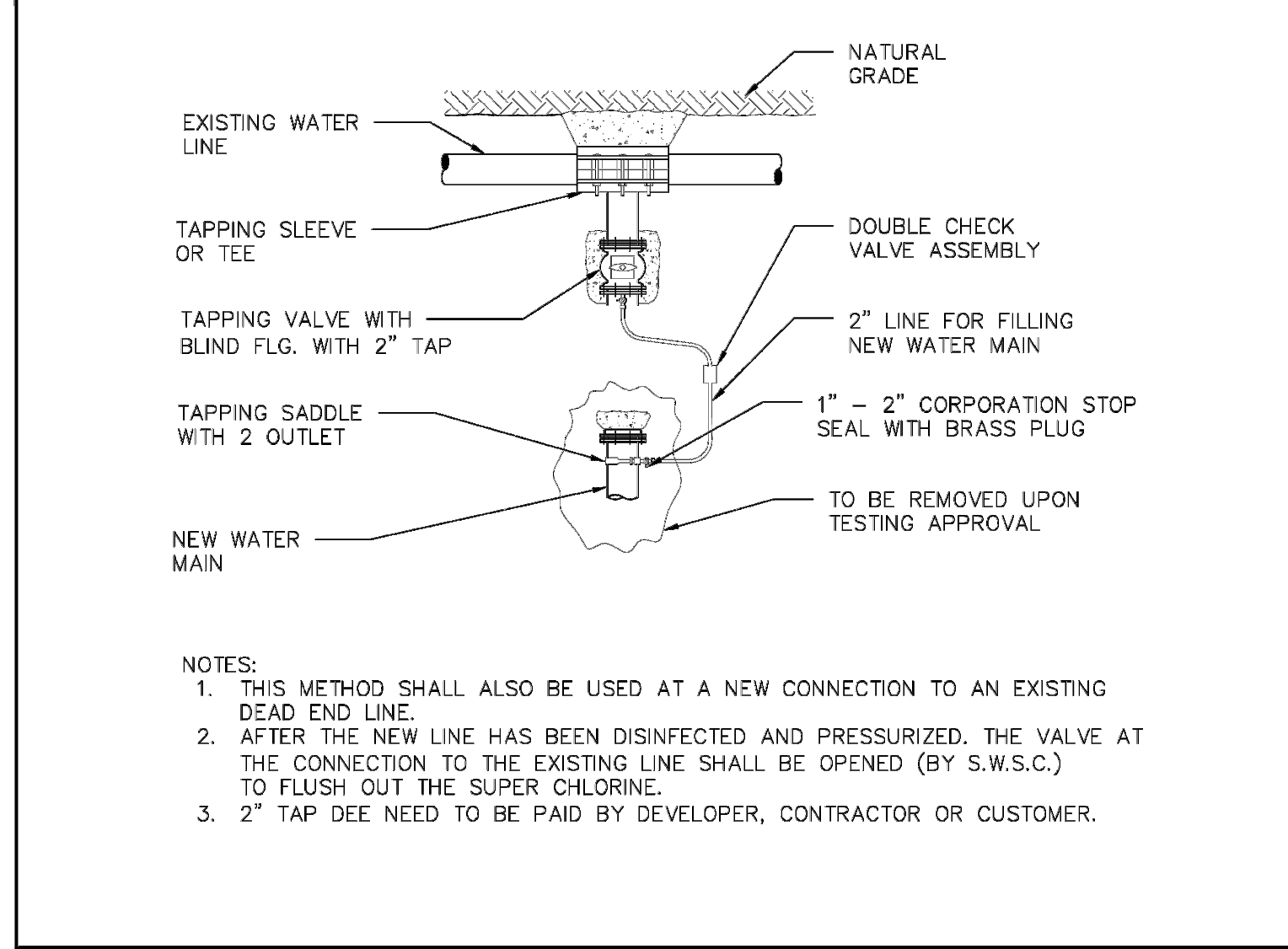
**W-12** TYPICAL WATER METER INSTALLATION



**W-13** TYPICAL LOCAL STREET SECTION

**W-14** WATER TAPPING SLEEVE & VALVE INSTALLATION

**W-15** SAME SIZE WATER TAPPING SLEEVE AND VALVE INSTALLATION



**W-16** METHOD FOR FILLING NEW WATER LINES PRIOR TO CHLORINATION AND TESTING

**W-17A** METER VAULT DETAILS

**W-17B** METER VAULT DETAILS

**W-17C** METER VAULT GENERAL NOTES

PROJECT NAME: WISCONSIN WATER SUBDIVISION  
 ADDRESS: EDINBURG, TEXAS  
 CLIENT INFORMATION: GATLIN LAND & CATTLE LLC.

**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

SHEET NAME: DETAILS  
 REVISION: 1 BY: JB APPROVED BY: MAS  
 DATE OF PREPARATION: 04-29-2024  
 PROJECT No. SHEET No. C-12