



# HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM  
Director of Planning

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

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 5-31-2022

PROPOSED PLEASANT VIEW ESTATES SUBDIVISION PRECINCT No. 1.

ENGINEER: HLG PLAN REVIEW SERVICES DEVELOPER: ASE REAL ESTATE, LLC., SERIES H

PRELIMINARY APPROVAL  FINAL APPROVAL  FINAL APPROVAL WITH FINANCIAL GUARANTEE  WITH VARIANCE

NUMBER OF LOTS: 49  \*SINGLE FAMILY  \*MULTI-FAMILY 2  COMMERCIAL  INDUSTRIAL

NUMBER OF STREETLIGHTS: 8

FILLING STATIONS: 5

LOCATION DESCRIPTION: WEST OF PLEASANT VIEW DRIVE APPROXIMATELY ¼ MILE SOUTH OF MILE 5 ½ NORTH ROAD.

SUBDIVISION LIES WITHIN THE:  ETJ OF WESLACO

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 12-28-2020 PROPERTY LIES WITHIN FLOOD ZONE: "B" AS PER FEMA.

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

ROAD R.O.W. DEDICATION: 9.57 FEET ONTO ERASMO DRIVE AND 10.00 FEET ONTO PLEASANT VIEW DRIVE.

H.C.R.O.W. FINAL APPROVAL DATE: 5-17-2022 BY, DANNY GUZMAN, PCT. 1 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: N/A BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM:  SANITARY SEWER BY: CITY OF WESLACO LINE SIZE: 8" LOCATION: PLEASANT VIEW DRIVE.

WATER SERVICE PROVIDER: CITY OF WESLACO EXISTING LINE SIZE: 6" LOCATION: ERASMO STREET.

H.C.E.O.C. FINAL APPROVAL DATE: 5-17-2022: 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: APRIL 27, 2021

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

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.

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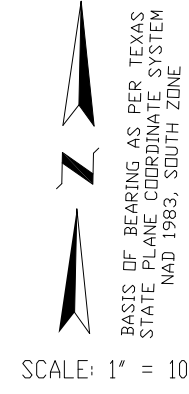
# PLEASANT VIEW ESTATES SUBDIVISION

HIDALGO COUNTY, TEXAS

BEING A 10.984 ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF FARM TRACT 772, BLOCK 137, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 02, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

## LEGEND

- FOUND No.4 REBAR
- F1 FOUND No.4 REBAR WITH PLASTIC CAP STAMPED "MOORE 6370"
- FOUND CONCRETE MONUMENT
- SET No.4 REBAR WITH PLASTIC CAP STAMPED "2791"
- SET NAIL
- ⊗ IRRIGATION STAND PIPE
- 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.O.R. HIDALGO COUNTY OFFICIAL RECORDS
- H.C.M.R. HIDALGO COUNTY MAP RECORDS
- H.C.D.D. No.1 HIDALGO COUNTY DRAINAGE DISTRICT No.1
- H.C.C.I.D. No.9 HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No.9
- N.W.C. NORTHWEST CORNER
- N.E.C. NORTHEAST CORNER
- S.W.C. SOUTHWEST CORNER
- S.E.C. SOUTHEAST CORNER



SCALE: 1" = 100'

Line #	Length	Direction
L1	35.36	N43° 47' 15.00"E
L2	35.36	S46° 12' 45.00"W
L3	14.14	N46° 12' 45.00"W
L4	14.14	N43° 47' 15.00"E
L5	14.59	S44° 21' 34.36"E
L6	13.54	N46° 10' 09.40"E
L7	10.08	N45° 34' 56.93"W
L8	10.08	N43° 09' 26.93"E
L9	38.19	N82° 10' 27.71"W

Curve #	Length	Radius	Chord Direction	Chord Length
C1	63.56'	200.31'	N82° 07' 20"W	63.29'
C2	63.56'	200.31'	S82° 07' 20"E	63.29'
C3	51.92'	225.31'	N79° 38' 01"W	51.81'
C4	55.63'	175.31'	N82° 07' 20"W	55.40'
C5	36.05'	175.31'	N78° 55' 24"W	35.99'
C6	15.49'	225.31'	N75° 00' 05"W	15.49'
C7	50.57'	225.31'	N83° 24' 04"W	50.47'
C8	5.43'	225.31'	S89° 28' 41"W	5.43'
C9	38.83'	55.00'	S43° 57' 06"E	38.03'
C10	58.01'	55.00'	S6° 29' 13"W	55.35'
C11	50.00'	55.00'	S62° 44' 38"W	48.30'
C12	50.00'	55.00'	N65° 10' 08"W	48.30'
C13	58.01'	55.00'	N8° 54' 43"W	55.35'
C14	38.83'	55.00'	N41° 31' 36"E	38.03'

LOT	SO. FT.
1	18,720.00
2	23,920.00
3	14,560.00
4	17,804.80
5	14,446.84
6	7,097.50
7-8	6,000.96
9	6,008.04
10	6,000.00
11	71,500.00
12-16	6,164.50
17	6,030.72
18	6,001.48
19	8,593.64

LOT	SO. FT.
20	8,593.64
21	6,000.86
22	6,030.20
23-27	6,164.00
28	9,350.00
29	6,393.60
30	7,700.88
31-39	6,000.05
40	8,028.92
41	6,127.03
42	6,000.12
43-50	6,000.00
51	6,887.50

## HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No.9  
THIS PLAT IS APPROVED BY HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No.9

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2021.

1. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No.9 RIGHT-OF-WAYS AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCCID #9.

2. IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.

3. HCCID #9 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION, AS WELL, HCCID #9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION, IF DESIRED, THIS WILL NOT BE AT THE DISTRICT'S EXPENSE.

4. HCCID #9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEMS DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.

GENERAL MANAGER  
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT No.9

## APPROVAL BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

STATE OF TEXAS  
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:

I, EMMANUEL MIRELES, PRESIDENT OF ASE REAL ESTATE, LLC, SERIES H, AS OWNER (S) OF THE 10.984 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED PLEASANT VIEW ESTATES SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATED TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 23E.032 AND 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 THE 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.

OWNER: ASE REAL ESTATE, LLC, SERIES H  
EMMANUEL MIRELES, PRESIDENT  
3624 MAINGATE DR.  
WESLACO, TEXAS 78596

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED EMMANUEL MIRELES, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

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

OF \_\_\_\_\_, 2021.

NOTARY PUBLIC IN AND FOR THE  
STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

## STATE OF TEXAS CITY OF WESLACO PLANNING & ZONING COMMISSION CERTIFICATION

I, THE UNDERSIGNED CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF WESLACO HEREBY CERTIFY THAT THIS SUBDIVISION KNOWN AS PLEASANT VIEW ESTATES SUBDIVISION, CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021

CHAIRPERSON,  
PLANNING AND ZONING COMMISSION

## STATE OF TEXAS CITY OF WESLACO MAYOR'S CERTIFICATION

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

MAYOR-CITY OF WESLACO

DATE

ATTEST: CITY SECRETARY

DATE

## HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

UNDER LOCAL GOVERNMENT CODE 232.028 (A)

WE THE LOCAL SIGNED CERTIFY THAT THIS PLAT OF PLEASANT VIEW ESTATES SUBDIVISION, WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONER ON \_\_\_\_\_, 2021.

HIDALGO COUNTY JUDGE

DATE

ATTEST: HIDALGO COUNTY CLERK

DATE

STATE OF TEXAS  
COUNTY OF HIDALGO

I, HOMERO LUIS GUTIERREZ, P.E., A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, REGISTRATION NUMBER TX. 36639, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

HOMERO LUIS GUTIERREZ, P.E.  
REG. PROFESSIONAL ENGINEER #36639

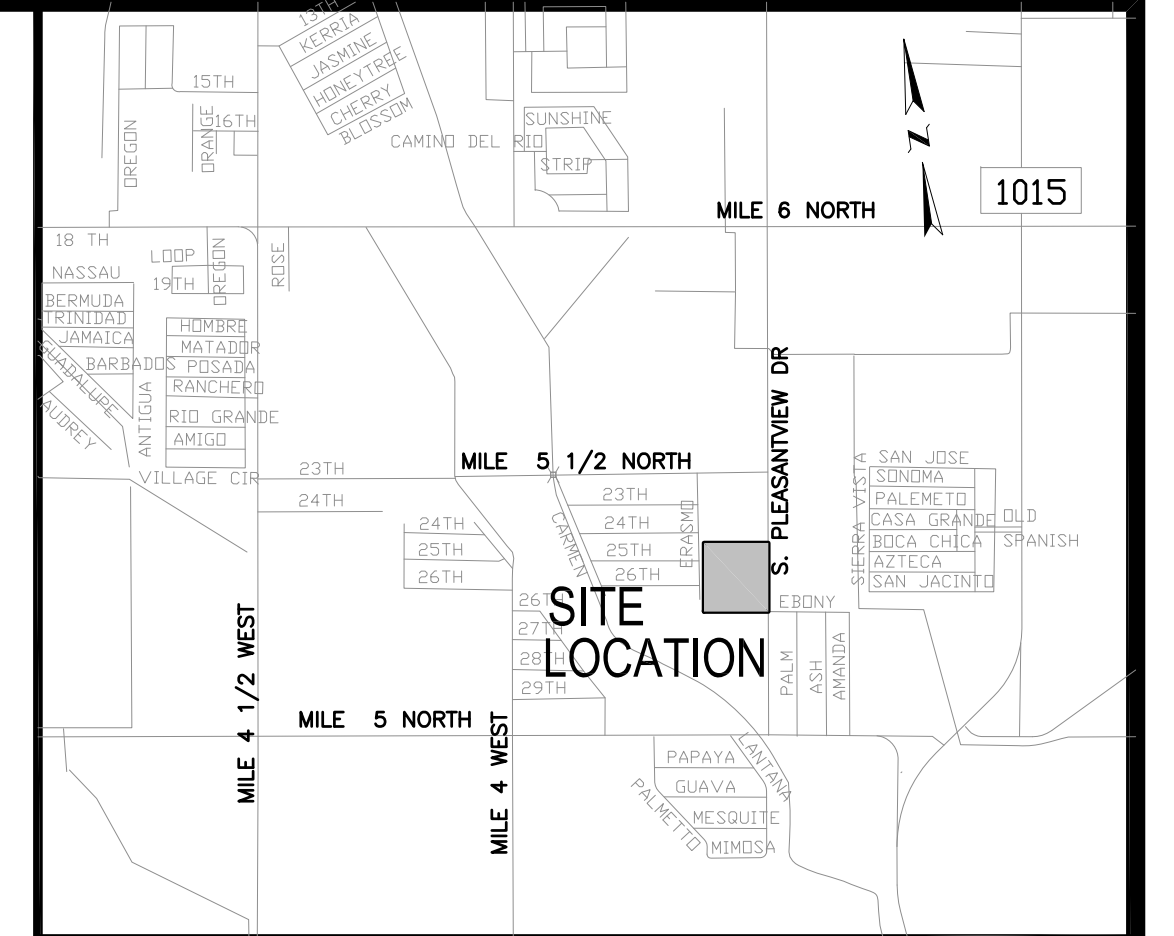
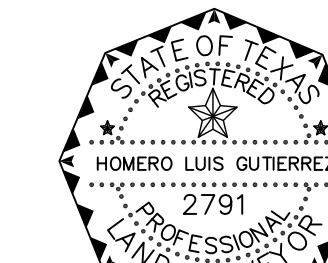
DATE

STATE OF TEXAS  
COUNTY OF HIDALGO

I, HOMERO LUIS GUTIERREZ, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE SEPTEMBER 29, 2020 UNDER MY SUPERVISION ON THE GROUND.

HOMERO LUIS GUTIERREZ, R.P.L.S.  
REG. PROFESSIONAL LAND SURVEYOR #2791

DATE



LOCATION MAP SCALE 1"=2000'

PREPARED BY:  
HLG PLAN REVIEW SERVICES  
HOMERO L. GUTIERREZ, P.E., OWNER  
P.O. Box 548  
McAlLEN, TEXAS 78505  
DATE PREPARED: FEBRUARY 10, 2021  
DATE SURVEYED: SEPTEMBER 19, 2020  
PLAT SHEET 1 OF 6

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:

PLEASANT VIEW ESTATES SUBDIVISION, IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO.1 ON THE WEST SIDE OF PLEASANT VIEW DRIVE APPROXIMATELY 1,320 FEET NORTH FROM MILE 5 NORTH ROAD ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF WESLACO POPULATION AS PER 2019 CENSUS 41,629, PLEASANT VIEW ESTATES SUBDIVISION LIES APPROXIMATELY 605 FEET FROM THE CITY LIMITS AND IS WITHIN THE 3 MILE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF WESLACO UNDER LOCAL GOVERNMENT CODE 42.021.

## METES AND BOUNDS DESCRIPTION

BEING A 10.984 ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF FARM TRACT 772, BLOCK 137, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 02, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 10.984 OF AN ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE POINT OF COMMENCEMENT (P.O.C.) BEING AT A SET NAIL ON THE APPARENT SOUTHEAST CORNER OF SAID FARM TRACT 772, LOCATED ON THE APPARENT EXISTING CENTERLINE OF PLEASANT VIEW DRIVE A 60.0 FOOT EXISTING ROAD RIGHT OF WAY, FOR THE APPARENT SOUTHEAST CORNER OF SAID 10.984 ACRE TRACT AND POINT OF BEGINNING (P.O.B.) BEING AT SAID 10.984 ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 88 DEGREES 47 MINUTES 15 SECONDS WEST, WITH THE APPARENT SOUTH LOT LINE OF SAID FARM TRACT 772 AND WITH THE APPARENT SOUTH LOT LINE OF SAID 10.984 ACRE TRACT, A DISTANCE OF 30.00 FEET TO A FOUND No. 4 REBAR WITH PLASTIC CAP STAMPED "MOORE 6370" ON THE APPARENT EXISTING WEST RIGHT OF WAY LINE OF SAID PLEASANT VIEW DRIVE, AT A TOTAL DISTANCE OF 669.57 FEET TO A POINT INSIDE OF AN IRRIGATION STANDPIPE, FOR THE APPARENT SOUTHWEST CORNER OF SAID 10.984 ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 01 DEGREES 12 MINUTES 45 SECONDS WEST, PARALLEL TO THE APPARENT EAST LOT LINE OF SAID FARM TRACT 772 AND WITH THE APPARENT WEST LOT LINE OF SAID 10.984 ACRE TRACT, A DISTANCE OF 714.60 FEET TO A SET No. 4 REBAR WITH PLASTIC CAP STAMPED "2791", WHENCE A FOUND No.4 REBAR BEARING NORTH 30 DEGREES 50 MINUTES 27 SECONDS WEST 1.52 FEET, FOR THE APPARENT NORTHWEST CORNER OF SAID 10.984 ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 88 DEGREES 47 MINUTES 15 SECONDS EAST, PARALLEL TO THE SAID SOUTH LOT LINE OF FARM TRACT 772 AND WITH THE APPARENT NORTH LOT LINE OF SAID 10.984 ACRE TRACT, A DISTANCE OF 639.57 FEET TO A FOUND CONCRETE MONUMENT ON THE INTERSECTION WITH THE SAID EXISTING WEST RIGHT OF WAY LINE OF PLEASANT VIEW DRIVE, AT A TOTAL DISTANCE OF 669.57 FEET TO A SET NAIL ON THE EAST BOUNDARY LINE OF SAID FARM TRACT 772 AND ON SAID PLEASANT VIEW DRIVE EXISTING CENTER LINE, FOR THE APPARENT NORTHEAST CORNER OF SAID 10.984 ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 01 DEGREES 12 MINUTES 45 SECONDS EAST, WITH THE APPARENT EAST LOT LINE OF SAID FARM TRACT 772 AND WITH THE SAID EAST LOT LINE OF SAID 10.984 ACRE TRACT, A DISTANCE OF 714.60 FEET TO A SET NAIL FOR THE SAID SOUTHEAST CORNER OF 10.984 ACRE TRACT OF LAND HEREIN DESCRIBED, ALSO BEING THE POINT OF BEGINNING, CONTAINING A NET OF 10.984 ACRES OF LAND OF WHICH 0.492 OF AN ACRE LIES IN PLEASANT VIEW DRIVE RIGHT OF WAY, LEAVING 10.492 NET ACRES, MORE OR LESS.

ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM

INSTRUMENT NUMBER \_\_\_\_\_

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

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

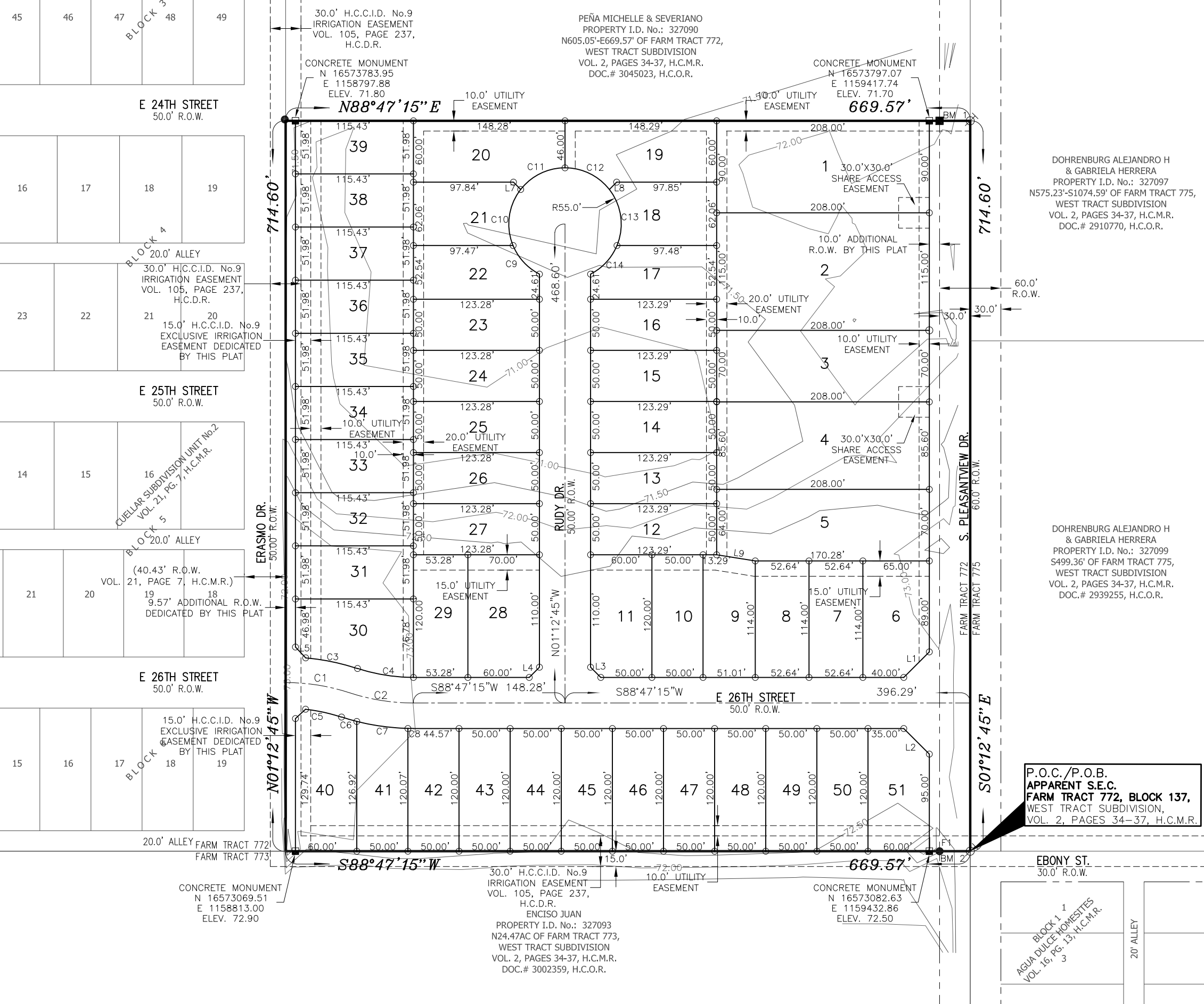
INDEX SHEET OF PLEASANT VIEW ESTATES SUBDIVISION	
SHEET 1	HEADINGS, INDEX, LOCATION MAP PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES & BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; CITY APPROVAL WITH RESPECT TO THE E.T.J. OF A MUNICIPALITY AND DESIGNATE THE PRECINCT CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE E.T.J. OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; N.A.W.S.C. EASEMENT DEDICATION; REVISION NOTES.
SHEET 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); SUBDIVIDER'S CERTIFICATE AND STATEMENT.
SHEET 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; TYPICAL ROADWAY SECTION; CURB AND GUTTER SECTION.
SHEET 4	WATER AND SANITARY SEWER DETAILS
SHEET 5	PAVING AND DRAINAGE DETAILS
SHEET 6	DRAINAGE EXCAVATION MAP

## HLG PLAN REVIEW SERVICES

HOMERO L. GUTIERREZ, P.E., OWNER

P.O. Box 548, McAlLEN, TEXAS 78505 / TEL: 956-369-0988

TBPE Firm Licensed No. F-10426



## GENERAL PLAT NOTES:

- MINIMUM SETBACK LINES:  
FRONT..... 25.00'.  
FRONT CUL-DE-SAC..... 15.00'.  
REAR..... 15.00' OR EASEMENT, WHICHEVER IS GREATER.  
SIDE..... 5.00' OR EASEMENT, WHICHEVER IS GREATER.  
CORNER SIDE..... 10.00'.  
CORNER GARAGE SIDE..... 18.00'.
- FLOOD ZONE STATEMENT:  
FLOOD ZONE DESIGNATION: ZONE "B" (SHADED) 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. (MEDIUM SHADING)  
COMMUNITY PANEL NO. 480334-0525 B  
EFFECTIVE DATE JANUARY 02, 1981
- THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN, COMMUNITY PANEL NUMBER 480334-0525 B EFFECTIVE DATE JANUARY 02, 1981 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS, AND THE LOCAL FLOOD PLAIN ADMINISTRATOR IDENTIFIES NO OTHER AREA 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 THRU 4127).
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE TOP OF CURB OF STREET. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED IN 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.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL MINIMUM VOLUME, USING A 50-YEAR STORM EVENT, OF 46,192.93 CUBIC-FEET OR 1.060 ACRE-FEET OF STORM WATER RUNOFF; DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: SET SHEET NO. 3 FOR DRAINAGE REPORT AND FOR STORM SEWER IMPROVEMENTS.
- NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT; NO COMMERCIAL USE SHALL BE ALLOWED ON ALL INTERNAL LOTS, FROM LOT 6 THRU LOT 51. LOTS 3, 4 AND 5 CAN BE USED FOR COMMERCIAL AND RESIDENTIAL USE. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- GENERAL NOTES FOR COMMERCIAL LOTS:  
LOTS 1 THROUGH 2 SHALL BE FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL LOTS 1 THROUGH 2 IS FOR NONRESIDENTIAL USE. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. A BUFFER IS REQUIRED TO BE INSTALLED BY DEVELOPER ALONG ALL ADJUTING RESIDENTIAL LOTS. APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- UNLESS OTHERWISE NOTED ON THIS PLAT, THE LOT IS MONUMENTED BY 1/2 INCH WIDE BY 18 INCH LONG IRON RODS W/YELLOW CAP STAMPED "2791".
- 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.
- EACH PURCHASED CONTRACT MADE BETWEEN THE DEVELOPER 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.

## PRINCIPAL CONTACTS

OWNER:	NAME	ADDRESS	CITY & ZIP	PHONE
	ASE REAL ESTATE, LLC, SERIES H	3624 MAINGATE DR.	WESLACO, TEXAS 78596	(956) 984-9756
	EMMANUEL MIRELES, PRESIDENT			
ENGINEER:	HOMERO LUIS GUTIERREZ	P.O. Box 548	McAlLEN, TEXAS 78505	(956) 369-0988
SURVEYOR:	HOMERO LUIS GUTIERREZ	P.O. Box 548	McAlLEN, TEXAS 78505	(956) 369-0988

# PLEASANT VIEW ESTATES SUBDIVISION

HIDALGO COUNTY, TEXAS  
BEING A 10.984 ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF FARM TRACT 772, BLOCK 137, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 02, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

### 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 SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE BY STATE AND COUNTY REGULATIONS.

### SUBDIVIDER STATEMENT:

1. I, (WE), EMANUEL MIRELES, SUBDIVIDER (S) OF PLEASANT VIEW ESTATES SUBDIVISION HEREBY CERTIFY SEWER FEES, AS APPLICABLE, HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY PLANNING DEPARTMENT THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT IN QUANTITY & QUALITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND LAWS TO THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

EMANUEL MIRELES

STATE OF TEXAS  
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED EMANUEL MIRELES KNOWN TO ME BY THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC  
MY COMMISSION EXPIRES \_\_\_\_\_

### FINAL ENGINEERING REPORT FOR PLEASANT VIEW STATES SUBDIVISION:

BY HOMERO L. GUTIERREZ, P.E.

#### WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:

PLEASANT VIEW STATES SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY THE CITY OF WESLACO. THE SUBDIVIDER AND THE CITY OF WESLACO HAVE ENTERED INTO A CONTRACT IN WHICH THE CITY OF WESLACO HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND THE CITY OF WESLACO HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

THE CITY OF WESLACO HAS AN EXISTING 12" DIAMETER WATER LINE RUNNING ALONG THE WEST SIDE OF FRASCO DR. RIGHT OF WAY AND A 12" WATER LINE RUNNING NORTH AND SOUTH WITHIN A 20' FEET ALLEY BETWEEN S. PLEASANTVIEW DRIVE AND PALM DRIVE WHICH ENDS EAST AND SOUTH OF EBONY STREET. THE WATER SYSTEM FOR PLEASANT VIEW STATES SUBDIVISION, CONSISTS OF AN 8" DIAMETER WATER LINE TAPPING INTO THE EXISTING 12" LINE LOCATED ON THE SOUTHWEST CORNER OF FRASCO DR. AND E. 26TH STREET, THEN RUNS EAST THROUGHOUT THIS SUBDIVISION INSIDE OF THE RIGHT OF WAY OF E. 26TH STREET SOUTH ALONG THE EAST RIGHT OF WAY OF S. PLEASANTVIEW DRIVE, THEN RUNS EAST ALONG THE SOUTH SIDE OF EBONY STREET AND LOOP INTO THE EXISTING 12" WATER LINE LOCATED ON EBONY STREET APPROXIMATE 125 FEET EAST OF S. PLEASANTVIEW DRIVE. FROM THE PROPOSED 12" WATER LINE ALONG E. 26TH STREET ONLY 1" WATER LINE RUNS NORTH ALONG THE WEST SIDE OF RUDY DR. INSIDE OF RIGHT OF WAY AND ANOTHER 1" WATER LINE RUNS NORTH ALONG THE WEST SIDE OF S. PLEASANTVIEW DRIVE INSIDE OF A UTILITY EASEMENT. THOSE TWO WATER LINES LOOP WITH A 1" WATER LINE, RUNNING EAST AND WEST INSIDE OF A UTILITY EASEMENT ON THE NORTH SIDE OF LOTS 1 AND 19.

WATER SERVICE FOR THE LOTS IN THIS SUBDIVISION SHALL CONSIST OF FIFTY (50) 1" SINGLE SERVICE LINE PER LOT. THE 1" INCH WATER SERVICE CONNECTIONS WILL TERMINATE AT WATER METER BOXES - ONE METER FOR EACH LOT. THERE IS AN EXISTING WATER METER FOR LOT 39. THE CITY OF WESLACO SHALL BE RESPONSIBLE TO PROVIDE WATER AND MAINTENANCE FOR ALL WATER LINES FROM THE LOT METERS BACK TO THE MAIN WATER LINES. ALL MAINTENANCE OF THE WATER SERVICES FROM THE METERS TO EACH HOUSE WILL BE BY THE LOT OWNER.

THE DEVELOPER SHALL ALSO BE PROVIDING FIVE (5) FIRE HYDRANTS FOR FIRE PROTECTION. THE FIRE HYDRANTS SHALL BE LOCATED ALONG THE NEWLY PROPOSED INTERNAL STREETS. ALL FIRE HYDRANTS SHALL CONNECT TO NEWLY PROPOSED 1" WATER LINES WITH A 1" LINE. THE WATER LINE FROM THE NEW 1" WATER LINE TO THE FIRE HYDRANT SHALL BE 1" INCH WATER LINE.

THE TOTAL COST OF THE WATER DISTRIBUTION IMPROVEMENTS NEW WATER LINES, FIRE HYDRANTS, SERVICES SHALL BE \$300,000.00 OR \$3000.00 PER LOT. THE SUBDIVIDER HAS PAID THE CITY OF WESLACO THE SUM OF \$30000 AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE NON-EQUAL LOTS IN THE SUBDIVISION TO THE CITY OF WESLACO WATER SYSTEM. THE CITY OF WESLACO WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVIDER HAS INSTALLED 5 FIRE HYDRANTS AT A UNIT COST OF \$4,100.00 EACH FOR A TOTAL COST OF \$20,500.00. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY THE CITY OF WESLACO AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THIS PLAT.

#### SEWAGE FACILITIES DESCRIPTION: COST AND OPERABILITY DATES

SEWAGE FROM PLEASANT VIEW STATES SUBDIVISION WILL BE TREATED BY WASTEWATER SERVICE FROM THE CITY OF WESLACO. THE SUBDIVIDER AND THE CITY OF WESLACO HAVE ENTERED INTO A CONTRACT IN WHICH THE CITY OF WESLACO HAS PROMISED TO PROVIDE SUFFICIENT WASTEWATER FOR AT LEAST 30 YEARS AND THE CITY OF WESLACO HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WASTEWATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

THE CITY OF WESLACO HAS AN EXISTING 12" DIAMETER SEWER LINE APPROXIMATE 1,120 FEET SOUTH OF THIS PROPERTY ON S. PLEASANTVIEW DRIVE RUNNING FROM EAST TO WEST AND DISCHARGE INTO AN EXISTING CITY OF WESLACO LIFT STATION. THE WASTEWATER SYSTEM FOR PLEASANT VIEW STATES SUBDIVISION, CONSISTS OF A PROPOSED 8" DIAMETER SEWER LINE THAT TAPS INTO THE EXISTING 12" SANITARY SEWER LINE WITH A 48" SANITARY SEWER MANHOLE THEN RUNS NORTH ALONG THE WEST SIDE OF S. PLEASANTVIEW DRIVE INSIDE OF RIGHT OF WAY AND ENDS WITH A CLEAN OUT ON THE NORTH SIDE OF LOT 39. FROM THE PROPOSED 8" SANITARY SEWER LINE ALONG PLEASANTVIEW DRIVE ONE (1) SANITARY SEWER LINE RUNS WEST ALONG THE NORTH RIGHT OF WAY OF E. 26TH STREET AND TURNS NORTH INSIDE OF AN UTILITY EASEMENT IN FRONT OF LOTS 39 THRU 38 AND ENDS WITH A CLEAN OUT ON THE NORTH SIDE OF LOT 39. FROM THE 8" SANITARY SEWER ALONG E. 26TH STREET OTHER 8" SANITARY SEWER LINE RUNS NORTH ALONG THE EAST SIDE OF RUDY DR. INSIDE OF THE RIGHT OF WAY AND ENDS WITH A 48" SANITARY SEWER MANHOLE ON THE NORTH SIDE OF LOT 39.

SANITARY SEWER SERVICE FOR THE LOTS IN THIS SUBDIVISION SHALL CONSIST OF FIFTY (50) 1" SERVICE, ONE FOR EACH LOT.

THE 8" DIAMETER SEWER LINES, THE 4" DIAMETER SEWER SERVICE LINES, THE 48" SANITARY SEWER MANHOLES HAVE ALREADY BEEN INSTALLED. AT A TOTAL COST OF \$300,000.00 OR \$3000.00 PER LOT. IN ADDITION, THE SUBDIVIDER PAID THE CITY OF WESLACO THE SUM OF \$3000 WHICH COVERS THE BOX COST PER LOT WHICH COVERS MEMBERSHIP AND CONNECTION COST. THE ENTIRE WASTEWATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY THE CITY OF WESLACO AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THIS PLAT.

### ENGINEER CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL THE WATER AND THE ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$300,000.00 WHICH EQUALS TO \$3000.00 PER LOT.

SEWAGE FACILITIES - SANITARY SEWER SYSTEM IS ESTIMATED TO COST \$30000 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$3000000 FOR THE ENTIRE SUBDIVISION.

DATE

HOMERO L. GUTIERREZ  
P.E. 3689

### REPORTE FINAL DE INGENIERIA PARA LA SUBDIVISION PLEASANT VIEW ESTATES:

BY HOMERO L. GUTIERREZ, P.E.

#### PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHAS DE INICIO:

LA SUBDIVISION PLEASANT VIEW ESTATES SUBDIVISION RECIBIRA SU PROVISION DE AGUA DE LA CIUDAD DE WESLACO. EL DUEÑO DE LA SUBDIVISION Y LA CIUDAD DE WESLACO HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 AÑOS. LA CIUDAD DE WESLACO HA PROVEIDO DOCUMENTACION PARA SUFFICIENTEMENTE ESTABLECER LA CANTIDAD Y CALIDAD DEL AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

LA CIUDAD DE WESLACO TIENE UNA LINEA DE AGUA EXISTENTE DE 12" DE DIAMETRO QUE CORRE EN EL LADO OESTE DEL DERECHO DE VIA DE LA CALLE EBONY DR. Y TAMBIEN TIENE OTRA LINEA DE AGUA DE 12" DE DIAMETRO QUE CORRE DE NORTE A SUR DENTRO DE LA CALLEON DE 20 PIES QUE ESTA LOCALIZADO ENTRE LAS CALLES S. PLEASANTVIEW DRIVE Y PALM DRIVE EN EL LADO SUR DE LA CALLE EBONY STREET. EL SISTEMA DE AGUA POTABLE PARA PLEASANT VIEW ESTATES SUBDIVISION CONSISTE EN UNA LINEA DE AGUA DE 8" DE DIAMETRO QUE SE CONECTA A LA LINEA DE AGUA DE 12" EXISTENTE LOCALIZADA EN LA ESQUINA SUR OESTE DE EBONY DR. Y E. 26TH STREET PARA DESPUES DISTRIBUIRSE A TRAVES DE ESTA SUBDIVISION EN EL LADO SUR DENTRO DEL DERECHO DE VIA DE LA CALLE E. 26TH STREET. DESPUES CORRE HACIA EL SUR EN EL LADO ESTE DEL DERECHO DE VIA DE LAS CALLES S. PLEASANTVIEW DRIVE, Y DESPUES CORRE HACIA EL ESTE EN EL LADO SUR DEL DERECHO DE PASO DE LA CALLE EBONY STREET Y CONECTARSE NUEVAMENTE A LA LINEA DE AGUA EXISTENTE DE 12" DE DIAMETRO LOCALIZADA APROXIMADAMENTE 125 PIES AL ESTE DE LA CALLE S. PLEASANTVIEW DRIVE. DE LA LINEA DE AGUA DE 8" DE DIAMETRO PROPUESTA EN LA CALLE E. 26TH STREET UNA LINEA DE AGUA DE 8" DE DIAMETRO CORRE HACIA EL NORTE EN EL LADO OESTE DEL DERECHO DE VIA DE LA CALLE RUDY DR. Y OTRA LINEA DE AGUA DE 8" DE DIAMETRO CORRE HACIA EL NORTE EN EL LADO OESTE DE LA CALLE S. PLEASANTVIEW DRIVE DENTRO DEL DERECHO DE UTILIDADES. ESAS DOS LINEAS SE CONECTAN CON UNA LINEA DE AGUA DE 1" DE DIAMETRO QUE CORRE DE ESTE A OESTE DENTRO DE UN DERECHO DE UTILIDADES EN EL LADO NORTE DE LOS LOTS 1 Y 19.

EL SERVICIO DE AGUA POTABLE PARA LOS LOTES EN ESTA SUBDIVISION CONSISTIRA DE CINCUENTA (50) LINEAS DE SERVICIO DE 1" DE DIAMETRO UNA PARA CADA LOTE. LAS LINEAS DE SERVICIO DE 1" DE DIAMETRO TERMINARAN EN LAS CASAS PARA MEDIDORES DE AGUA. UNA PARA CADA LOTE. EL LOTE 39 YA TIENE UNA LINEA DE SERVICIO DE AGUA CON MEDIDOR. LA CIUDAD DE WESLACO SERA RESPONSABLE DE PROVEER AGUA POTABLE Y DEL MANTENIMIENTO DEL SISTEMA DE AGUA HACIA EL SISTEMA PRINCIPAL DE DISTRIBUCION DE AGUA. EL MANTENIMIENTO DEL SERVICIO DE AGUA MEDIDOR DE AGUA HACIA LA CASA SERA RESPONSABLE DEL DUEÑO DEL LOTE.

EL DESARROLLADOR DE ESTA SUBDIVISION TAMBIEN INSTALARA CINCO (5) HIDRANTES PARA PROTECCION CONTRA INCENDIO QUE SERAN LOCALIZADOS A LO LARGO DE LAS CALLES PROPUESTAS EN ESTA SUBDIVISION. TODOS LOS HIDRANTES CONTRA INCENDIO SE CONECTARAN A LA NUEVA LINEA DE AGUA DE 8" DE DIAMETRO MEDIANTE UNA LINEA DE AGUA DE 1" DE DIAMETRO INCLUIDO EN EL COSTO DE DIAMETRO.

EL COSTO TOTAL DEL SISTEMA DE DISTRIBUCION DE AGUA (WATER LINES, HIDRANTES CONTRA INCENDIO, VALVULAS, SERVICIOS DE AGUA, ETC.) SERA DE \$300,000.00 O \$3000.00 POR LOTE. EL DUEÑO DE LA SUBDIVISION LE PAGARA A LA CIUDAD DE WESLACO LA SUMA DE \$30000.00 COMO SE INDICA EN LA CARTA DE SERVICIO DE 30 AÑOS QUE REPRESENTA EL COSTO TOTAL DE LOS MEDIDORES DE AGUA, DERECHOS DE ADQUISICION, LAS MEMBRAS Y OTRAS CUOTAS ASOCIADAS CON LA CONEXION A CADA LOTE EN ESTA SUBDIVISION POR PARTE DE LA CIUDAD DE WESLACO, CUANDO SEA REQUERIDO POR EL DUEÑO DE UN LOTE LA CIUDAD DE WESLACO INSTALARA EL MEDIDOR DE AGUA PARA DICHOS LOTES A NINGUN COSTO. EL DUEÑO DE ESTA SUBDIVISION SI INSTALARA HIDRANTES CONTRA INCENDIO A UN COSTO DE \$4,100.00 CADA UNO, PARA UN COSTO TOTAL DE \$20,500.00. EL SISTEMA DE AGUA POTABLE LE SERA APROBADO Y ACEPTADO POR LA CIUDAD DE WESLACO Y DICHO SISTEMA DE AGUA POTABLE ESTARA OPERABLE AL TIEMPO EN EL CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

TODO EL SISTEMA DE AGUA POTABLE INCLUIDO EN LAS CUOTAS PAGADAS A LA CIUDAD DE WESLACO TENDRAN UN COSTO TOTAL POR LOTE DE \$3000.00.

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

EL SISTEMA DE DRENAJE SANITARIO PARA LA SUBDIVISION PLEASANT VIEW ESTATES SUBDIVISION SERA TRATADO POR EL SISTEMA DE DRENAJE SANITARIO DE LA CIUDAD DE WESLACO. EL DUEÑO DE LA SUBDIVISION Y LA CIUDAD DE WESLACO HAN FIRMADO UN ACUERDO EN EL CUAL LA CIUDAD A PROMETIDO MANTENER EL SERVICIO DE DRENAJE SANITARIO POR ALMENOS 30 AÑOS. LA CIUDAD DE WESLACO A PRESENTADO LA SUFICIENTE DOCUMENTACION PARA COMPROBAR LA DISPONIBILIDAD Y CALIDAD DEL SERVICIO A LARGO PLAZO PARA SERVIR LA SUBDIVISION CUANDO ESTE COMPLETAMENTE DESARROLLADA.

LA CIUDAD DE WESLACO TIENE UNA LINEA DE DRENAJE SANITARIO DE 8" DE DIAMETRO EN LA CALLE S. PLEASANTVIEW DRIVE APROXIMADAMENTE 1,120 PIES AL SUR DE ESTA SUBDIVISION Y CORRE DE ESTE A OESTE Y DESCARGA EN UNA ESTACION DE BOMBEO EXISTENTE DE LA CIUDAD DE WESLACO. EL SISTEMA DE DRENAJE SANITARIO PARA PLEASANT VIEW ESTATES SUBDIVISION CONSISTE DE UNA LINEA DE DRENAJE SANITARIO DE 8" DE DIAMETRO QUE SE CONECTA EN LA LINEA EXISTENTE DE DRENAJE SANITARIO DE 8" DE DIAMETRO MEDIANTE UNA ALICANTARILLA DE 48" DE DIAMETRO Y DESPUES CORRE HACIA EL NORTE EN EL LADO OESTE DEL DERECHO DE VIA DE LA CALLE S. PLEASANTVIEW DRIVE Y TERMINA CON UNA CONEXION DE LIMPieza EN EL LADO NORTE DE ESTA SUBDIVISION. LA LINEA DE 8" DE DIAMETRO PROPUESTA EN LA CALLE S. PLEASANTVIEW DRIVE UNA LINEA DE 8" DE DIAMETRO CORRE HACIA EL ESTE EN EL LADO NORTE DEL DERECHO DE VIA DE LAS CALLES EBONY STREET Y DESPUES CORRE HACIA EL NORTE DENTRO DE UN DERECHO DE UTILIDADES EN LOS LOTS 39 AL 38 Y TERMINA CON UNA CONEXION DE LIMPieza EN EL LADO NORTE DEL LOTE 39. LA LINEA DE 8" DE DIAMETRO DE DRENAJE SANITARIO EN LA CALLE E. 26TH STREET OTRA LINEA DE 8" DE DIAMETRO CORRE HACIA EL NORTE EN EL LADO ESTE DEL DERECHO DE VIA DE LA CALLE RUDY DR. Y TERMINA CON UNA ALICANTARILLA DE 48" DE DIAMETRO EN EL LADO NORTE DE LOS LOTS 1 Y 19.

EL SERVICIO DE DRENAJE SANITARIO PARA LOS LOTES EN ESTA SUBDIVISION CONSISTIRA DE CINCUENTA Y UNO (51) LINEAS DE SERVICIO DE 1" DE DIAMETRO UNA PARA CADA LOTE.

LAS LINEAS DE DRENAJE SANITARIO DE 8" DE DIAMETRO, LAS LINEAS DE SERVICIO DE 1" DE DIAMETRO Y LAS ALICANTARILLAS DE DRENAJE SANITARIO DE 48" DE DIAMETRO YA HAN SIDO INSTALADAS A UN COSTO TOTAL DE \$300,000.00 O \$3000.00 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE PAGO A LA CIUDAD DE WESLACO LA SUMA DE \$30000.00 COMO SE INDICA EN LA CARTA DE SERVICIO DE 30 AÑOS QUE REPRESENTA EL COSTO DE CONEXION Y MEMBRAS. EL SISTEMA COMPLETO DE DRENAJE SANITARIO HA SIDO APROBADO Y ACEPTADO POR LA CIUDAD DE WESLACO Y ESTARA OPERABLE AL TIEMPO EN EL CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

### CERTIFICACION:

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

AGUA: EL SISTEMA DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$30000.00 O \$3000.00 POR LOTE.

DRENAJE: EL SISTEMA DE DRENAJE SANITARIO TENDRA UN COSTO ESTIMADO DE \$30000.00 POR LOTE Y UN COSTO TOTAL DE \$3000000.00 PARA LA SUBDIVISION.

DATE

HOMERO L. GUTIERREZ  
P.E. 3689

### REVISION NOTES

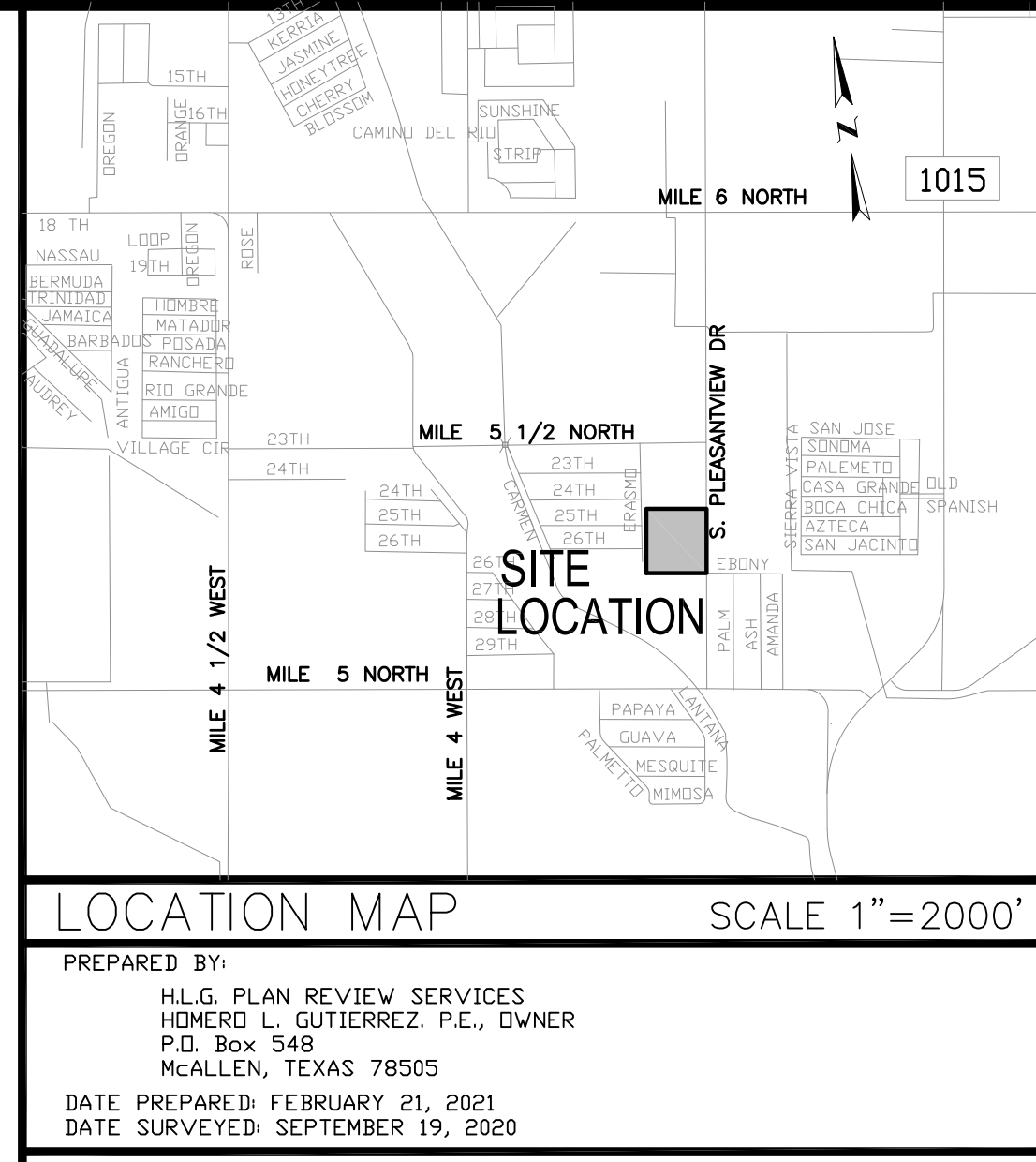
NO.	SHEET	REVISION	DATE	APPROVED

### COST ESTIMATE CHART

COST ESTIMATE:	\$ XXXXXX
PAVING IMPROVEMENTS:	\$ XXXXXX
DRAINAGE IMPROVEMENTS:	\$ XXXXXX
WATER DISTRIBUTION:	\$ XXXXXX
SANITARY SEWER IMPROVEMENTS/OSSP:	\$ XXXXXX

### ESTIMACION DE COSTO

PAVIMENTACION DE CALLES:	\$ XXXXXX
DRENAJE PLUVIAL:	\$ XXXXXX
SERVICIO DE AGUA POTABLE:	\$ XXXXXX
SERVICIO DE DRENAJE SANITARIO:	\$ XXXXXX



LOCATION MAP SCALE 1"=2000'

PREPARED BY:  
H.L.G. PLAN REVIEW SERVICES  
HOMERO L. GUTIERREZ, P.E., OWNER  
P.O. Box 548  
MCALEN, TEXAS 78505  
DATE PREPARED: FEBRUARY 21, 2021  
DATE SURVEYED: SEPTEMBER 19, 2020

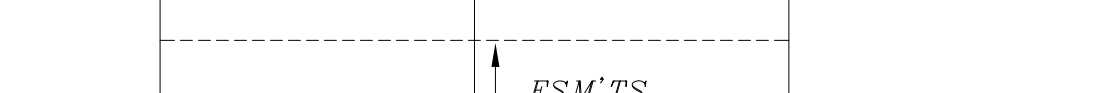
LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:

PLEASANT VIEW ESTATES SUBDIVISION, IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO. 1 ON THE WEST SIDE OF PLEASANT VIEW DRIVE APPROXIMATELY 1,320 FEET NORTH FROM MILE 5 NORTH ROAD ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF WESLACO POPULATION AS PER 2019 CENSUS 41,629. PLEASANT VIEW ESTATES SUBDIVISION LIES APPROXIMATELY 605 FEET FROM THE CITY LIMITS AND IS WITHIN THE 3 MILE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF WESLACO UNDER LOCAL GOVERNMENT CODE 42.021.

### DETAIL LOT (TYPICAL)



DETAIL LOT (TYPICAL) N.T.S.



LEGEND

— DENOTES PROPOSED SANITARY SEWER CONNECTION

— DENOTES PROPOSED WATER METER LOCATION

LEYENDA

— DENOTA CONEXION DE DRENAJE SANITARIO PROPUESTA

— DENOTA MEDIDOR DE AGUA PROPUESTA

FILED FOR RECORD IN HIDALGO COUNTY, TEXAS

ARTURO GUAJARDO, JR., HIDALGO COUNTY CLERK

ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM

INSTRUMENT NUMBER \_\_\_\_\_

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

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

INDEX SHEET OF PLEASANT VIEW ESTATES SUBDIVISION

SHEET 1

SHEET 2

SHEET 3

SHEET 4

SHEET 5

SHEET 6

INDEX SHEET OF PLEASANT VIEW ESTATES SUBDIVISION

HEADINGS, INDEX, LOCATION MAP, PRINCIPAL CONTACTS, PLAT WITH LOTS, STREETS, AND EASEMENT DESCRIPTIONS; LEGAL DESCRIPTION (METES & BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION; AND ATTESTATION; CITY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITHIN THE CITY OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.C. CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; N.A.S.C. EASEMENT DEDICATION; REVISION NOTES.

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); SUBDIVIDER'S CERTIFICATE 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; TYPICAL ROADWAY SECTION; CURB AND GUTTER SECTION.

WATER AND SANITARY SEWER DETAILS

PAVING AND DRAINAGE DETAILS

DRAINAGE EXCAVATION MAP

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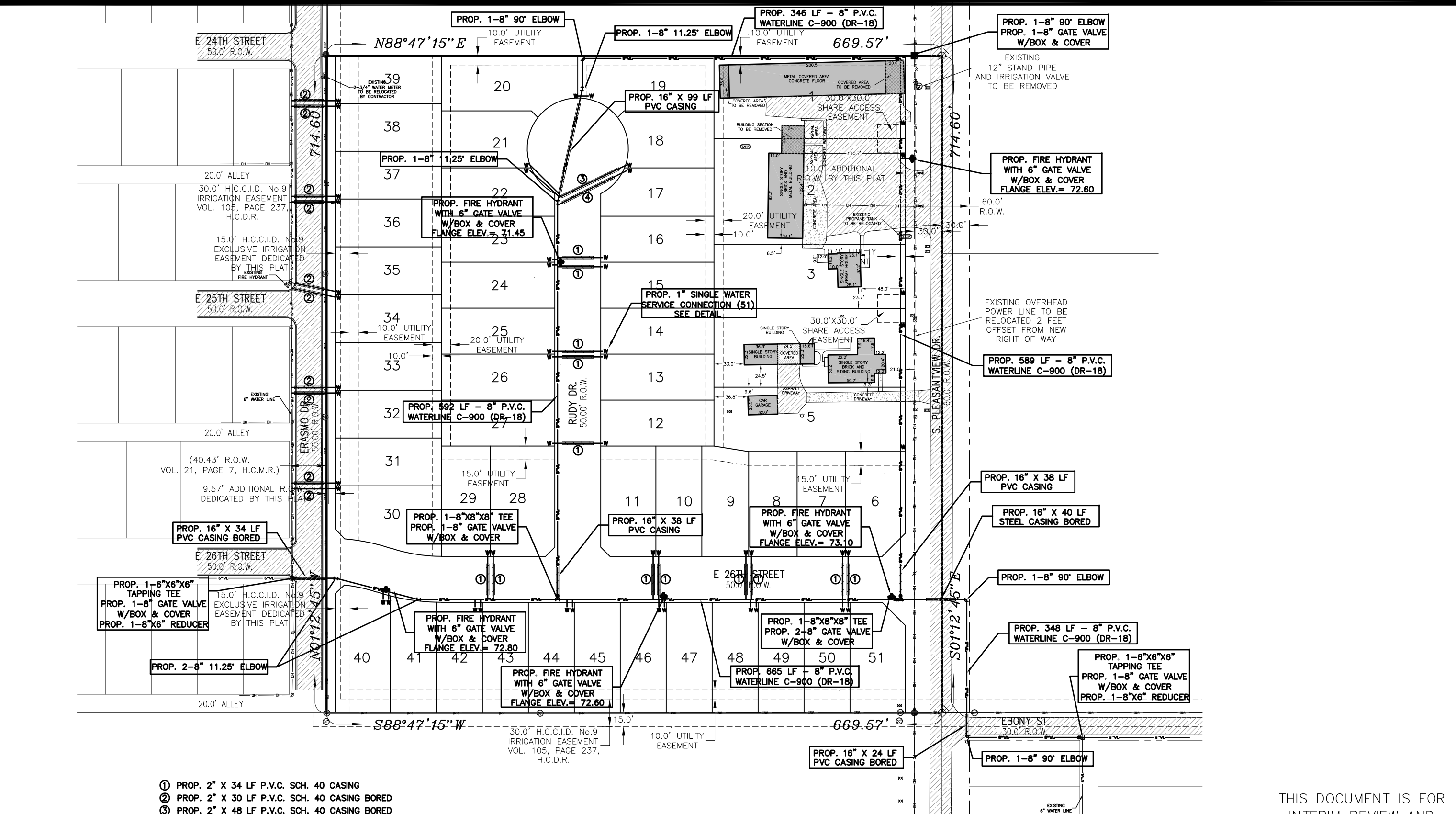
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MAP OF WATER DISTRIBUTION

THIS DOCUMENT IS FOR INTERIM REVIEW AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

LEGEND

— PROP. 2" X 34 LF P.V.C. SOL. 40 CASING BORED

— PROP. 2" X 48 LF P.V.C. SOL. 40 CASING BORED

— PROP. 2" X 62 LF P.V.C. SOL. 40 CASING BORED

MAP OF WATER DISTRIBUTION

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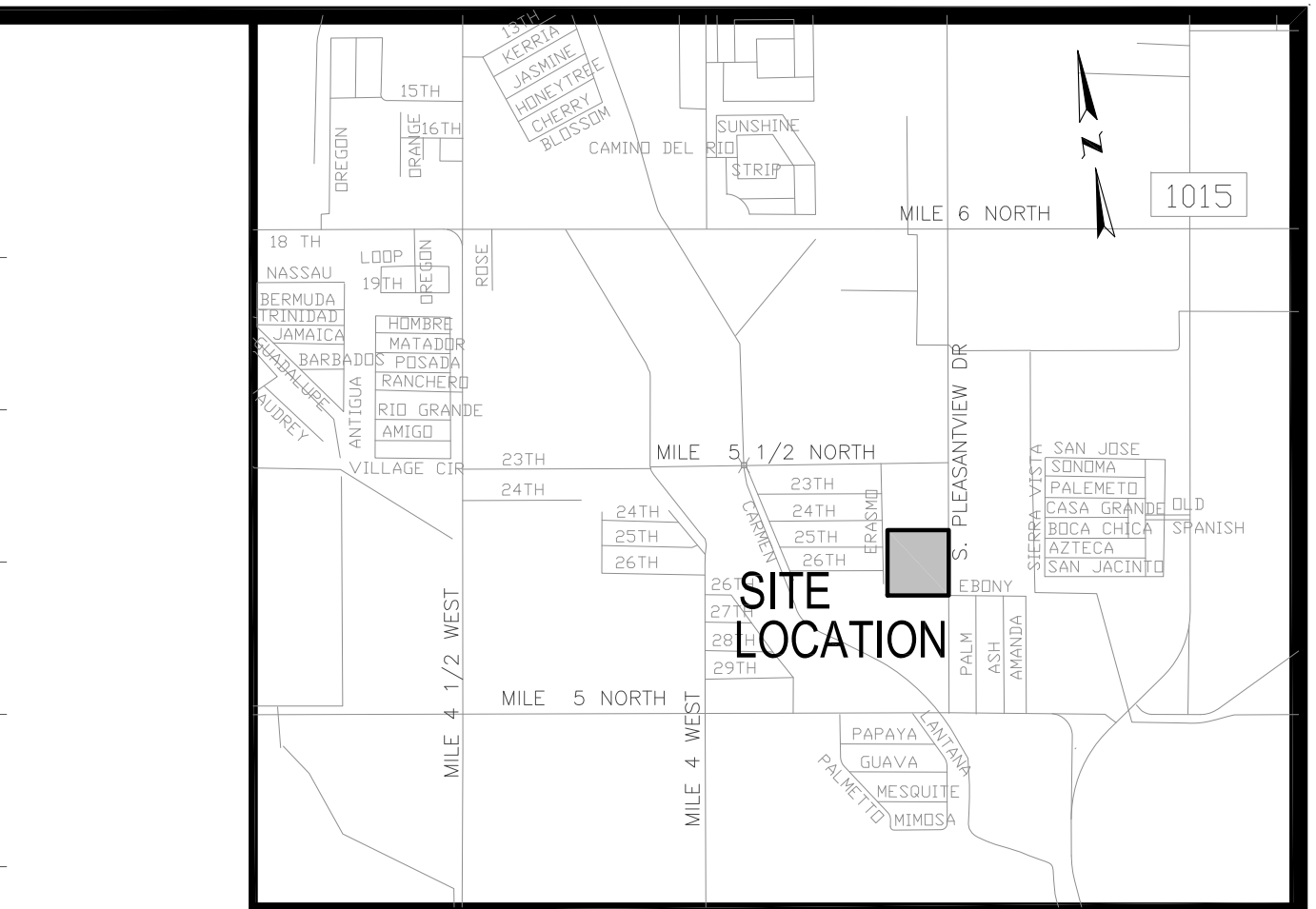
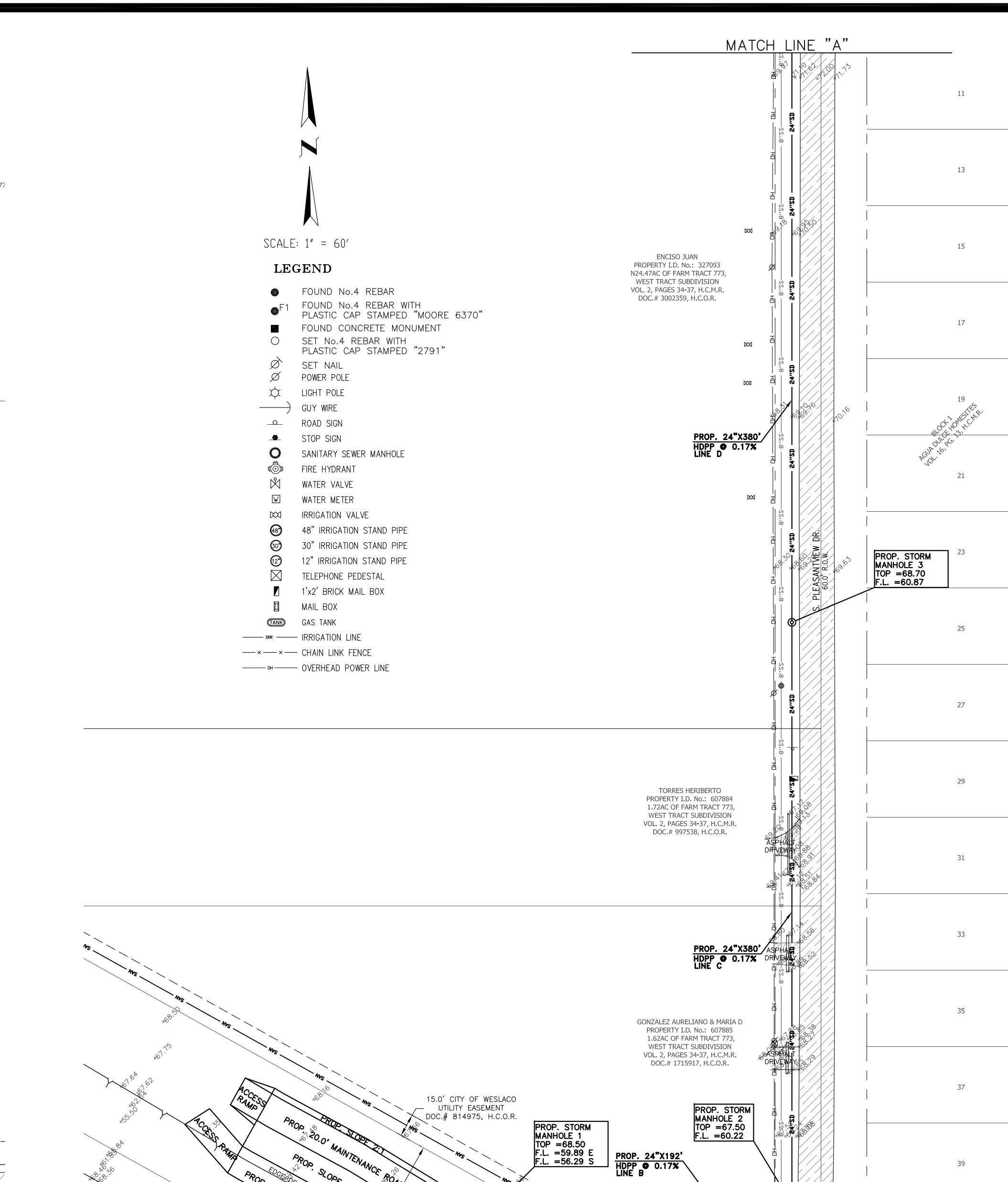
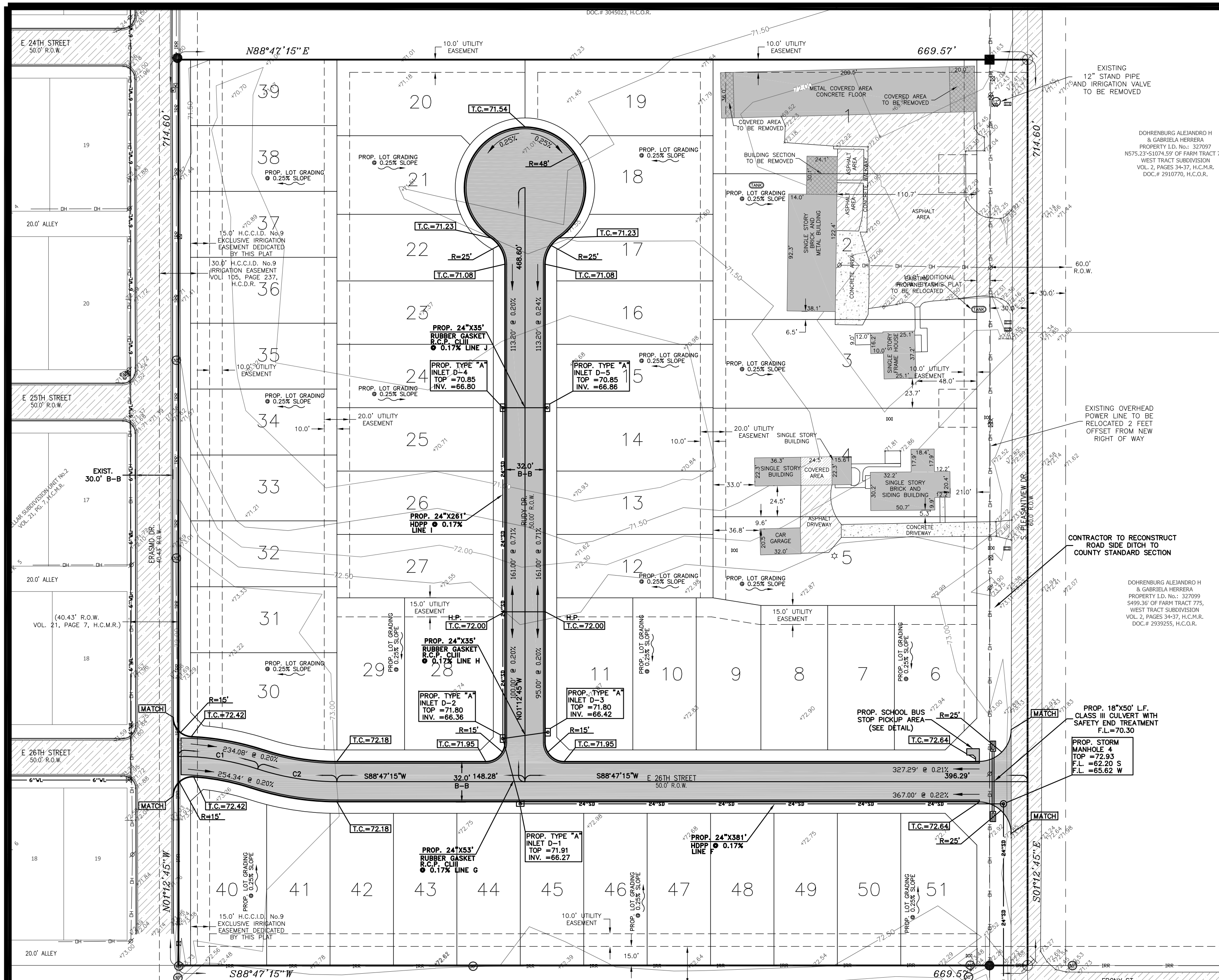
MAP OF WATER DISTRIBUTION

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MAP OF WATER DISTRIBUTION

MAP OF WATER DISTRIBUTION



**DRAINAGE STATEMENT FOR PLEASANT VIEW ESTATES SUBDIVISION**

**I. PROJECT LOCATION**  
 PLEASANT VIEW ESTATES SUBDIVISION IS A 10.984-ACRE TRACT OF LAND OUT OF FARM TRACT 772, BLOCK 137, WEST TRACT SUBDIVISION, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34-34, MAP RECORDS OF HIDALGO COUNTY, TEXAS. THE PROPOSED SUBDIVISION WILL CONSIST OF 51 LOTS. THE PROPERTY IS LOCATED IN THE CITY OF WESLACO ETJ, HIDALGO COUNTY, TEXAS, ON THE EAST SIDE OF PLEASANT VIEW DRIVE APPROXIMATELY 1,320 FEET NORTH OF MILE 5 NORTH ROAD INTERSECTION AND IS WITHIN THE 3 MILE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF WESLACO (REFER TO EXHIBIT A).

**II. FLOOD PLAN**  
 THE PROPERTY IS LOCATED IN ZONE "B" (SHADED). AREAS DETERMINED MODERATE RISK AREAS WITHIN THE 0.2-PERCENT-ANNUAL-CHANCE FLOODPLAIN, AREAS OF 1-PERCENT-ANNUAL-CHANCE FLOODING WHERE AVERAGE DEPTHS ARE LESS THAN 1 FOOT, AREAS OF 1-PERCENT-ANNUAL-CHANCE FLOODING WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED FROM THE 1-PERCENT-ANNUAL-CHANCE FLOOD BY A LEVEE, NO BEFS OR BASE FLOOD DEPTHS ARE SHOWN WITHIN THESE ZONES. COMMUNITY PANEL 480334 0525 B REVISION DATE: JANUARY 02, 1981. (REFER TO EXHIBIT B).

**III. SOIL CONDITIONS**  
 A REVIEW OF THE SOIL SURVEY OF HIDALGO COUNTY (REFER TO EXHIBIT D) INDICATES THE SUBJECT TRACT LIES IN AN AREA OF PREDOMINANTLY SANDY CLAY LOAM WITH SLOPES BETWEEN 0 AND 1 PERCENT, (HIDALGO 28), WHICH ARE IN HYDROLOGIC GROUP "B" RESPECTIVELY. SOIL GROUP "B" IS MODERATELY PERVIOUS WITH A RELATIVELY LOW PLASTICITY INDEX. (SEE EXCERPTS FROM SOIL SURVEY OF HIDALGO COUNTY, TEXAS).

**IV. EXISTING CONDITIONS**  
 THE SUBJECT TRACT IS CURRENTLY PARTIALLY DEVELOPED AND IS BEING USED FOR SINGLE FAMILY RESIDENCE AND AS FARM YARD, THE REMAINING PROPERTY IS USED FOR AGRICULTURAL PURPOSES. THERE PRESENTLY EXIST ONE SINGLE STORY BRICK RESIDENCE MEASURING 2100 SF MORE OR LESS, ONE SINGLE STORY FRAME RESIDENCE MEASURING 1100 SF MORE OR LESS, ONE CAR GARAGE, ONE METAL BUILDING MEASURING 4200 SF MORE OR LESS AND ONE METAL COVERED AREA MEASURING 36'0"x200'5". THE EXISTING TERRAIN HAS A GRADE OF APPROXIMATELY 0.2% TO 0.4% EXISTING RUNOFF FROM THE 10.984 ACRES FLOWS FROM SOUTHERLY DIRECTION TOWARDS THE NORTH PROPERTY LINE. THE TOTAL CONTRIBUTING 10-YEAR EXISTING STORM WATER RUNOFF IS 10.96 CFS. (REFER TO EXHIBIT E).

**V. PROPOSED CONDITIONS**  
 THE PROPOSED DEVELOPMENT FOR THIS SUBDIVISION WILL CONSIST OF 51 LOTS. THE DRAINAGE REPORT CALCULATIONS ARE BASED ON THE POSSIBLE ULTIMATE FUTURE DEVELOPMENT OF THE 51 LOTS TO EACH CONSIST OF 2,500 SQUARE FEET OF RESIDENTIAL AND COVERED NON-PERMEABLE AREA, AND OTHER AREAS TO BE COVERED BY PAVED STREETS AND SIDEWALKS. THE PROPOSED DRAINAGE FOR THIS SUBDIVISION SHALL CONSIST OF RUNOFF FROM THE LOTS INTO THE PROPOSED STREET AND COLLECTED BY TYPE "A" INLET LOCATED AT LOW SPOTS OF STREET WITHIN THE SUBDIVISION. THE PROPOSED STORM SYSTEM WILL DISCHARGE INTO AN EXISTING HIDALGO COUNTY DRAINAGE DISTRICT NO.1 DRAIN DITCH LOCATED IN THE NORTHWEST CORNER OF THE INTERSECTION OF PLEASANT VIEW DRIVE AND MILE 5 NORTH ROAD VIA 18" HOME STORM DRAIN PIPE. THE DRAINAGE REPORT CALCULATIONS ARE BASED ON THE ULTIMATE FUTURE DEVELOPMENT OF 10.984 ACRES, ALLOWING FOR 6.06 ACRES FOR LANDSCAPE. SUFFICIENT OPEN LAND (PERMEABLE) EXISTS SUCH THAT NEWLY CREATED DRAINAGE WATERS MAY BE CAPTURED. THE TOTAL CONTRIBUTING 50 YEAR DEVELOPED STORM WATER DISCHARGE OF 28.07 CFS LESS THE 10-YEAR DISCHARGE AT 10.96 CFS FOR AN INCREASE OF 17.11 CFS. RUNOFF WILL BE CONVEYED INTO THE EXISTING DRAIN DITCH TO COMPLY WITH THE HYDROGRAPHIC COMPUTATIONS OF NEWLY CREATED DRAINAGE WATERS IN ORDER TO ACCOMMODATE 46,192.53 CUBIC FEET (1,060 AC-FIT) OF STORM WATER STORAGE, AS PER H.C.D.D. NO.1 NO ON-SITE DETENTION IS REQUIRED BECAUSE THIS DEVELOPMENT IS UNLIKELY TO CAUSE AN INCREASE IN THE FLOOD CREST AND IS TRIBUTARY TO A REGIONAL STORM WATER FACILITY WITH SUFFICIENT CAPACITY TO SERVE THE DEVELOPMENT. THE DEVELOPER IS PROPOSING WIDENING THE DRAIN DITCH TO PROVIDE A MINIMUM VOLUME OF 46,192.53 AS PER CALCULATIONS BASED ON 50 YEAR STORM WATER EVENT USING AN APPROVED H.C.D.D. NO.1 BENCH SECTION. (REFER TO EXHIBIT E).

**VI. DETENTION REQUIREMENTS**  
 IN ACCORDANCE WITH THE CITY OF WESLACO AND HIDALGO COUNTY DRAINAGE DISTRICT NO.1 POLICY, THE PEAK RATE FOR RUNOFF FOR THIS DEVELOPMENT WILL BE LIMITED TO THE EXISTING 10-YEAR STORM WATER RUNOFF, FOR A TOTAL OF 46,192.53 CUBIC FEET (1,060 AC-FIT) FOR THE ENTIRE SUBDIVISION.

**MAP OF PAVING AND DRAINAGE**

THIS DOCUMENT IS FOR INTERIM REVIEW AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

**LOCATION MAP** SCALE 1"=2000'  
 PREPARED BY:  
 H.L.G. PLAN REVIEW SERVICES  
 HOMERO L. GUTIERREZ, P.E., OWNER  
 P.O. Box 548  
 McALLEN, TEXAS 78505  
 DATE PREPARED: FEBRUARY 10, 2021  
 DATE SURVEYED: SEPTEMBER 19, 2020  
 PLAT SHEET 3 OF 6

**PLEASANT VIEW ESTATES SUBDIVISION**

HIDALGO COUNTY, TEXAS  
 BEING A 10.984 ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF FARM TRACT 772, BLOCK 137, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 02, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

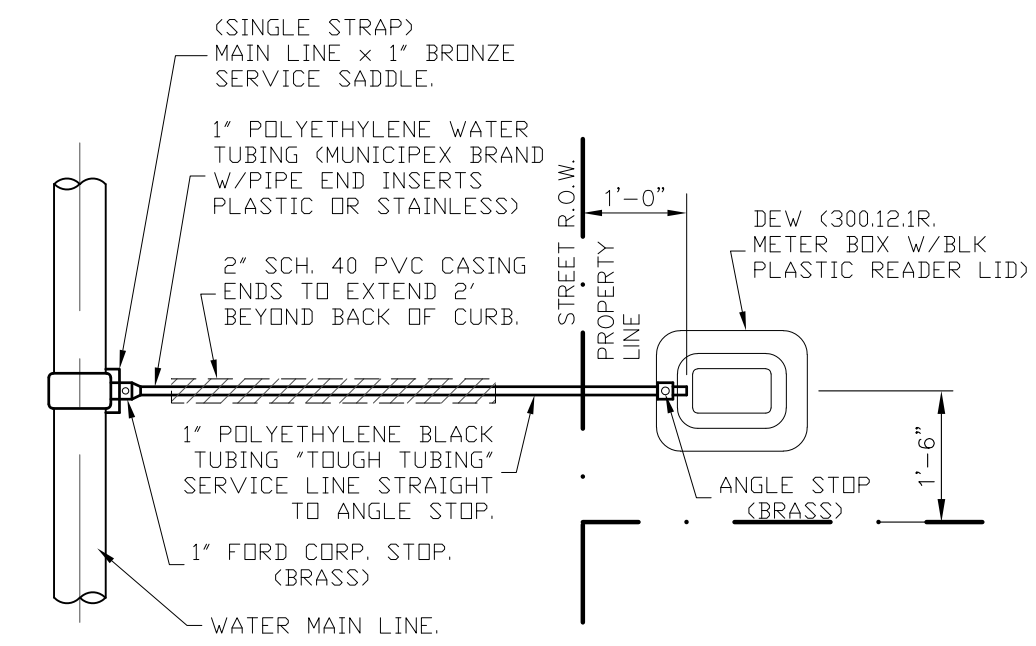


FILED FOR RECORD  
 IN HIDALGO COUNTY  
 ARTURO GUARDADO, JR.  
 HIDALGO COUNTY CLERK

ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM  
 INSTRUMENT NUMBER \_\_\_\_\_  
 RECORDED IN VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_  
 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS  
 BY: \_\_\_\_\_ DEPUTY

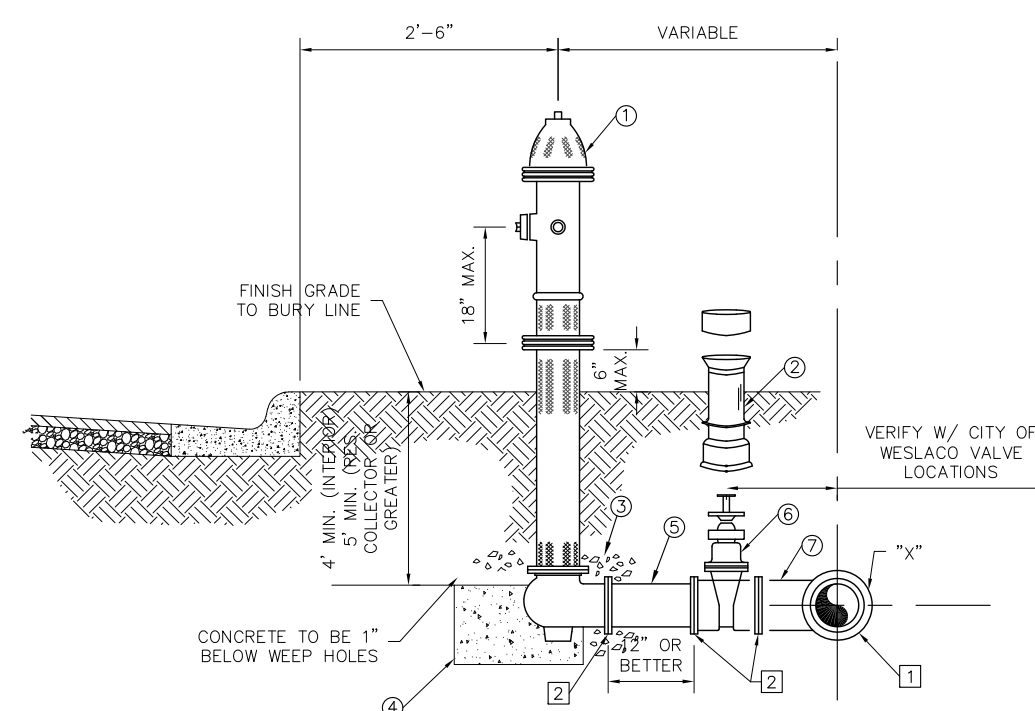
REVISION NOTES			
NO.	SHEET	REVISION	DATE

INDEX SHEET OF PLEASANT VIEW ESTATES SUBDIVISION	
SHEET 1	HEADINGS, INDEX, LOCATION MAP, PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES & BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION; AND ATTESTATION; CITY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE E.T.J. OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; N.A.W.S.C. EASEMENT DEDICATION; REVISION NOTES.
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SHEET 4	WATER AND SANITARY SEWER DETAILS
SHEET 5	PAVING AND DRAINAGE DETAILS
SHEET 6	DRAINAGE EXCAVATION MAP



**RESIDENTIAL SINGLE WATER SERVICE CONNECTION**  
NOT TO SCALE

NOTE: WATER SERVICE LOCATIONS SHALL BE STAMPED ON FACE OF CURB AS "W" AND PAINTED WITH A WEATHER RESISTANT BLUE PAINT.

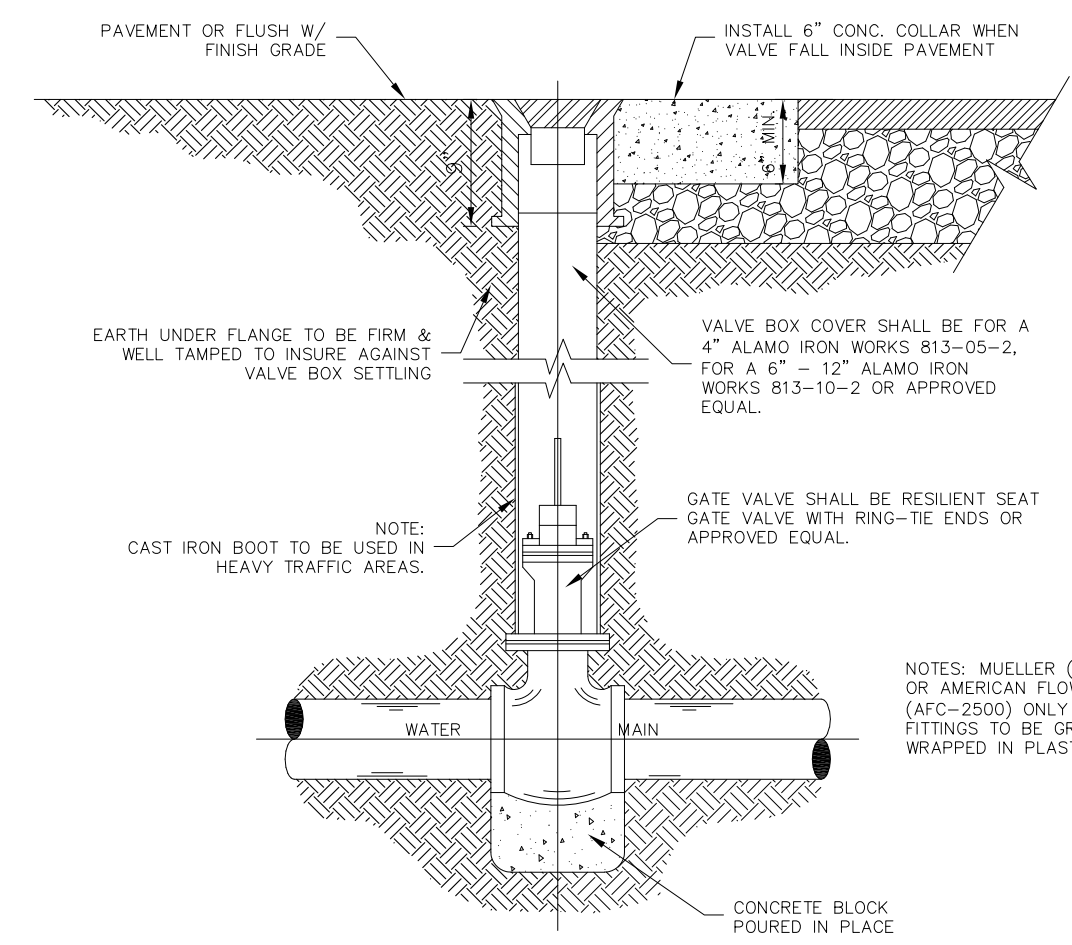


**STANDARD FIRE HYDRANT INSTALLATION**  
MULLER/SUPER CENTURION 250 A-423)

NOTE: FIRE HYDRANT TO BE PAINTED RED.

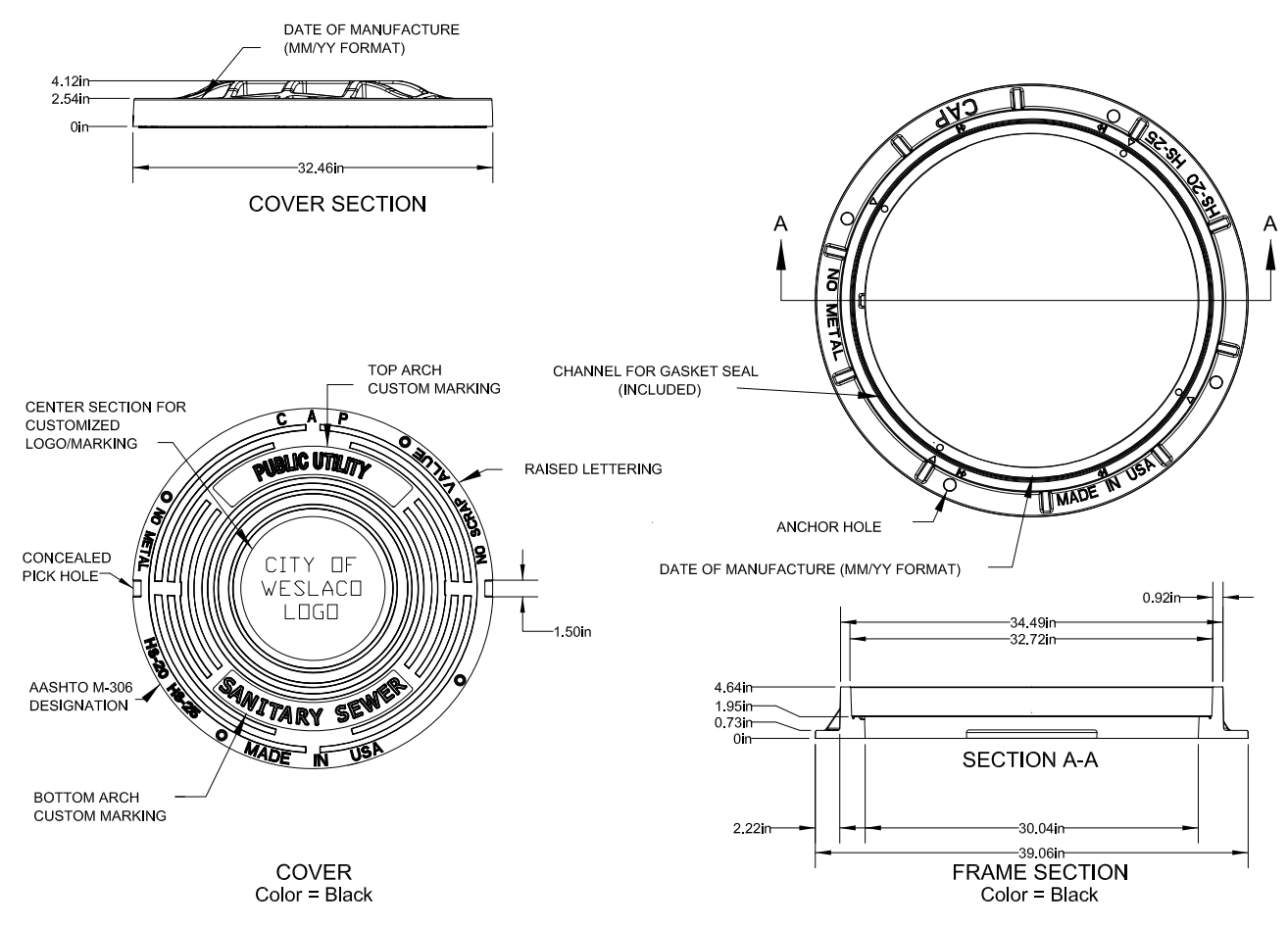
- NOTE:
- 1.) OIL SHALL BE PLACED IN HYDRANT AT THE TIME OF INSTALLATION.
  - 2.) PUMPER NOZZLE SHALL FACE ROADWAY. (2 1/2" N.S.T.)
  - 3.) IN CERTAIN INSTANCES, WHEN DISTANCES PERMIT, A PARALLEL TEE OR UNION-TIE 90° ELBOW W/RESTRAINING LUGS MAY BE USED IN LIEU OF A STANDARD TEE. FINAL APPROVAL BY THE CITY OF EDINBURG REQUIRED.
  - 4.) TAPPING SLEEVES TO HAVE STAINLESS STEEL BOLTS AND NUTS.
  - 5.) ALL VALVES, FITTINGS & HYDRANTS & ACCESSORIES TO BE GREASED WRAPPED IN PLASTIC.
  - 6.) ALL VALVES, FITTINGS AND ACCESSORIES, VALVE BODIES, METER BODIES AND COVERS MUST BE APPROVED BY THE CITY OF EDINBURG.

- FIRE HYDRANT INSTALLATION CONSIST OF FIRE HYDRANT, VALVE AND VALVE BOX
- FIRE HYDRANT UNIT SHALL INCLUDE:
- 1.) FIRE HYDRANT w/ (4 1/2" PUMPER NOZZLE)
  - 2.) VALVE BOX (DOMESTIC)
  - 3.) 3 CU. FT. GRAVEL
  - 4.) 3 CU. FT. CONCRETE 1" BELOW HYDRANT WEEP HOLES
  - 5.) 1" OR BETTER PVC SPOOLS
  - 6.) 6" RESILIENT SEAT GATE VALVE (FLANGED X M.J.)
  - 7.) X"6" CAST IRON TEE (FLANGED X M.J.)
  - X" WATER MAIN DIA.



**TYPICAL VALVE AND VALVE BOX INSTALLATION ON MAIN LINE**

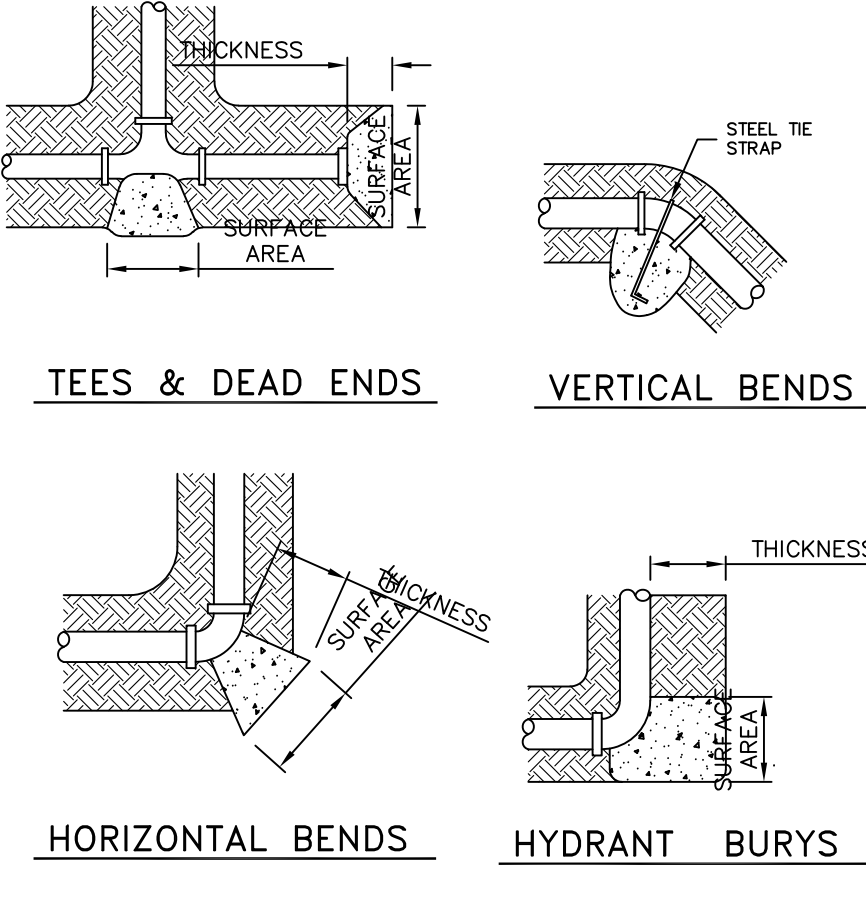
MUELLER (A-2360 SERIES) OR AMERICAN FLOW CONTROL (AFC-2500) ONLY  
NOTE: ALL FITTINGS TO BE GREASED AND WRAPPED IN PLASTIC.



**COMPOSITE SEWER MANHOLE RING AND COVER DETAIL**

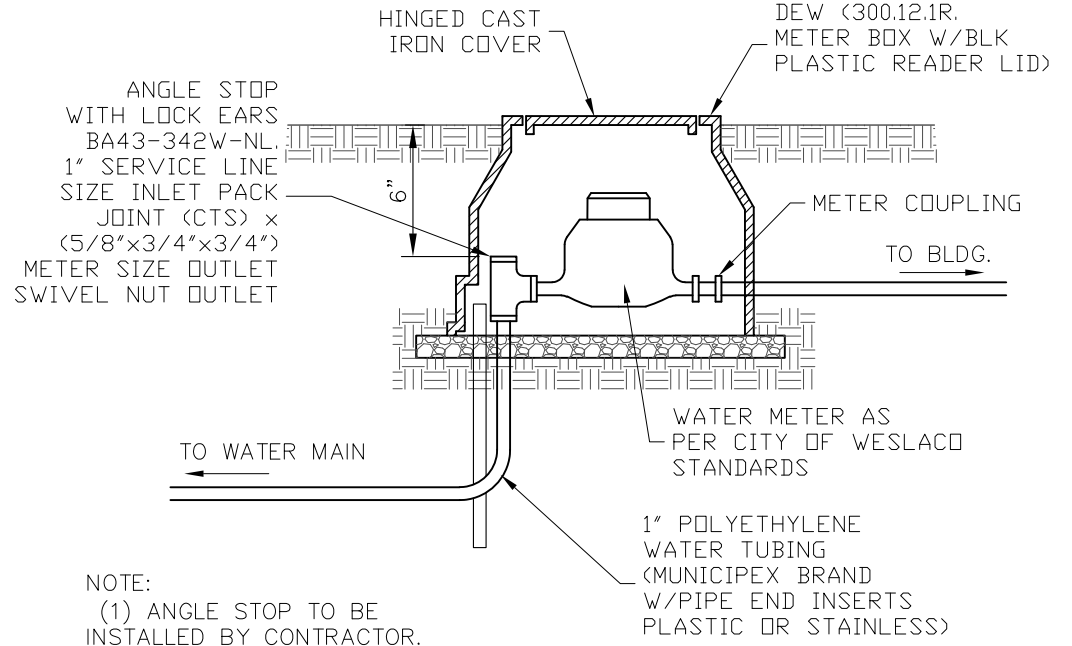
- NOTES:
1. COMPOSITE MATERIAL RING AND COVER SHALL BE OF COMPRESSION MOLDING, PROOF LOADING TO HS-25 OR BETTER, AND CONFORM TO AASHTO M 306.
  2. COMPOSITE ACCESS PRODUCTS, L.P. IS AN APPROVED MANUFACTURER. ANY ALTERNATE EQUAL MUST BE APPROVED BY WESLACO PUBLIC UTILITY - UTILITY ENGINEERING DEPARTMENT.

THRUST BLOCK SIZE			
HORIZONTAL BENDS			
DIAMETER OF PIPE IN INCHES	SURFACE AREA SQ. FT.	THICKNESS IN INCHES	WEIGHT AT VERTICAL BENDS LBS.
22-1/2" BENDS			
6 OR LESS	2	8	1,700
8	3	12	3,000
10	3.5	12	4,500
12	4	14	6,600
14	5	18	9,000
16	6	18	11,800
45° BEND			
6 OR LESS	4	12	3,200
8	5	14	3,800
10	6	18	9,000
12	7	18	13,000
14	8	24	17,000
16	11.5	24	23,200
90° BEND			
6 OR LESS	6	12	6,000
8	8	15	10,700
10	10	18	16,700
12	12	18	24,000
14	18	24	32,600
16	21	24	42,700
TEES & DEAD ENDS			
6 OR LESS	3	12	--
8	4	15	--
10	6	18	--
12	8.5	18	--
14	11.5	24	--
16	15	24	--



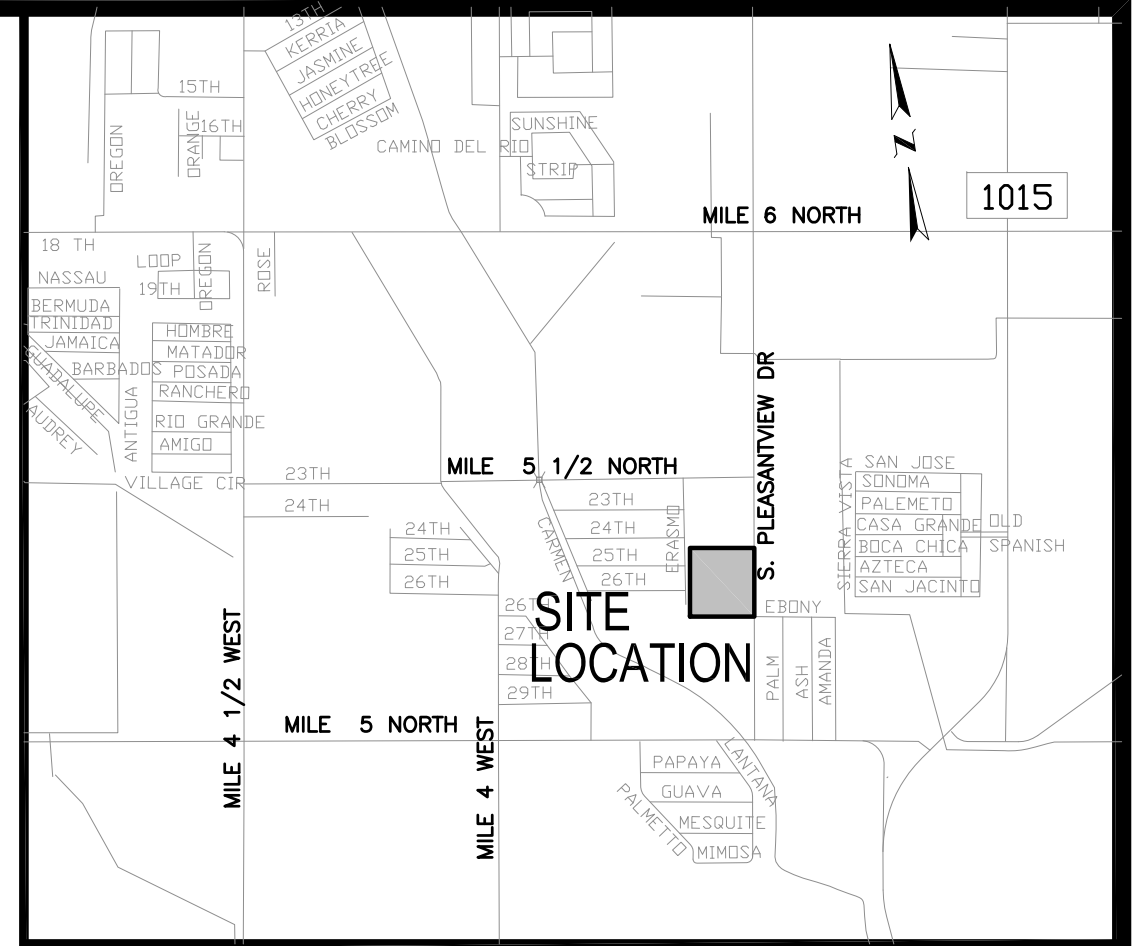
**THRUST BLOCKS DETAILS**

NOTE: SEE THRUST BLOCK SIZE CHART FOR PROPER THICKNESS AND SURFACE AREA.



**TYPICAL WATER METER INSTALLATION**

NOTE: (1) ANGLE STOP TO BE INSTALLED BY CONTRACTOR.



**LOCATION MAP** SCALE 1"=2000'

PREPARED BY:  
H.L.G. PLAN REVIEW SERVICES  
HOMERO L. GUTIERREZ, P.E., OWNER  
P.O. Box 548  
McALLEN, TEXAS 78505  
DATE PREPARED: FEBRUARY 10, 2021  
DATE SURVEYED: SEPTEMBER 19, 2020  
PLAT SHEET 4 OF 6

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:  
PLEASANT VIEW ESTATES SUBDIVISION, IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO.1 ON THE WEST SIDE OF PLEASANT VIEW DRIVE APPROXIMATELY 1,320 FEET NORTH FROM MILE 5 NORTH ROAD, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF WESLACO POPULATION AS PER 2019 CENSUS 41,629, PLEASANT VIEW ESTATES SUBDIVISION LIES APPROXIMATELY 605 FEET FROM THE CITY LIMITS AND IS WITHIN THE 3 MILE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF WESLACO UNDER LOCAL GOVERNMENT CODE 42.021.

# PLEASANT VIEW ESTATES SUBDIVISION

HIDALGO COUNTY, TEXAS

BEING A 10.984 ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF FARM TRACT 772, BLOCK 137, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 02, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

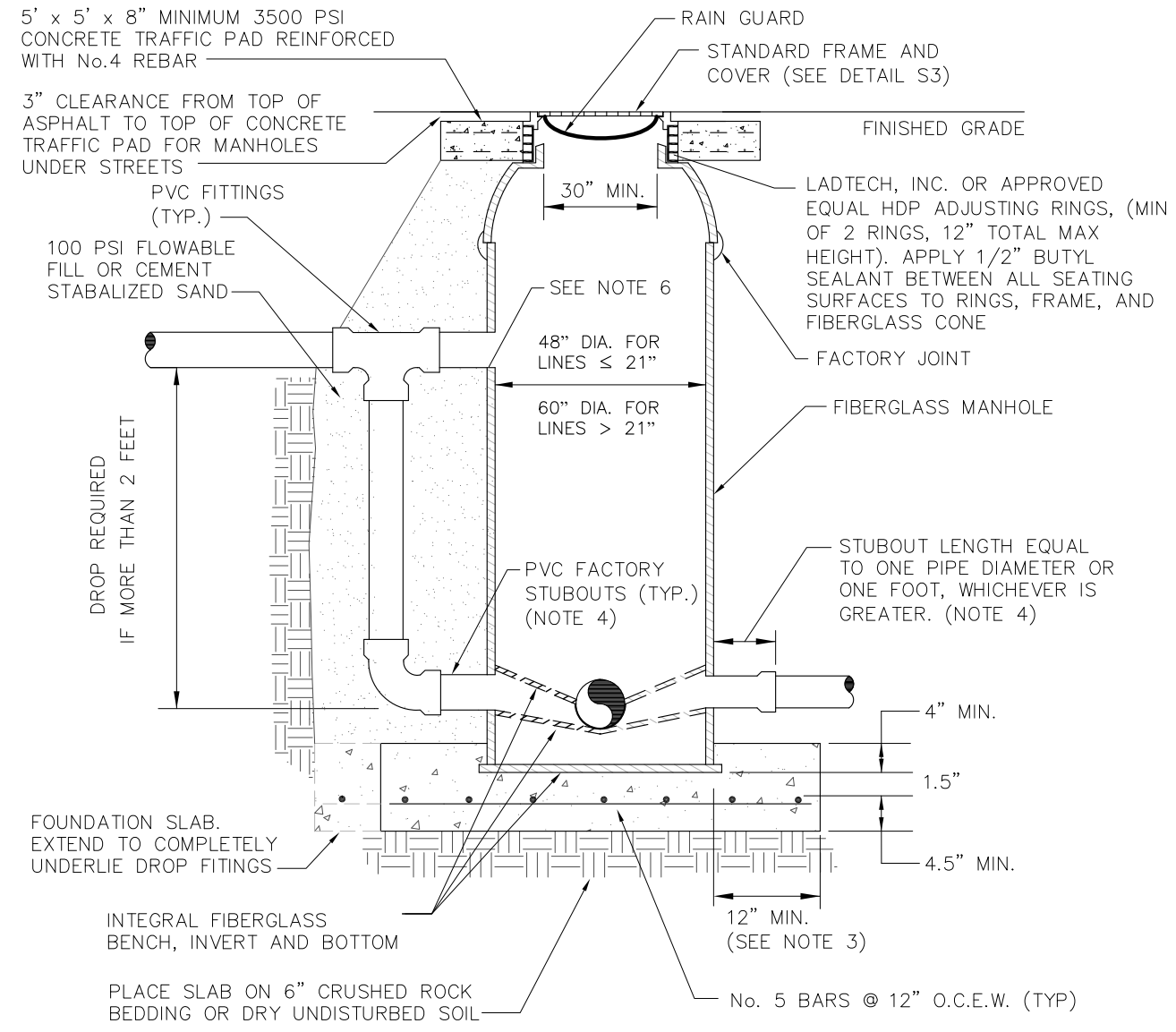
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FILED FOR RECORD IN HIDALGO COUNTY  
ARTURO GUAJARDO, JR.  
HIDALGO COUNTY CLERK



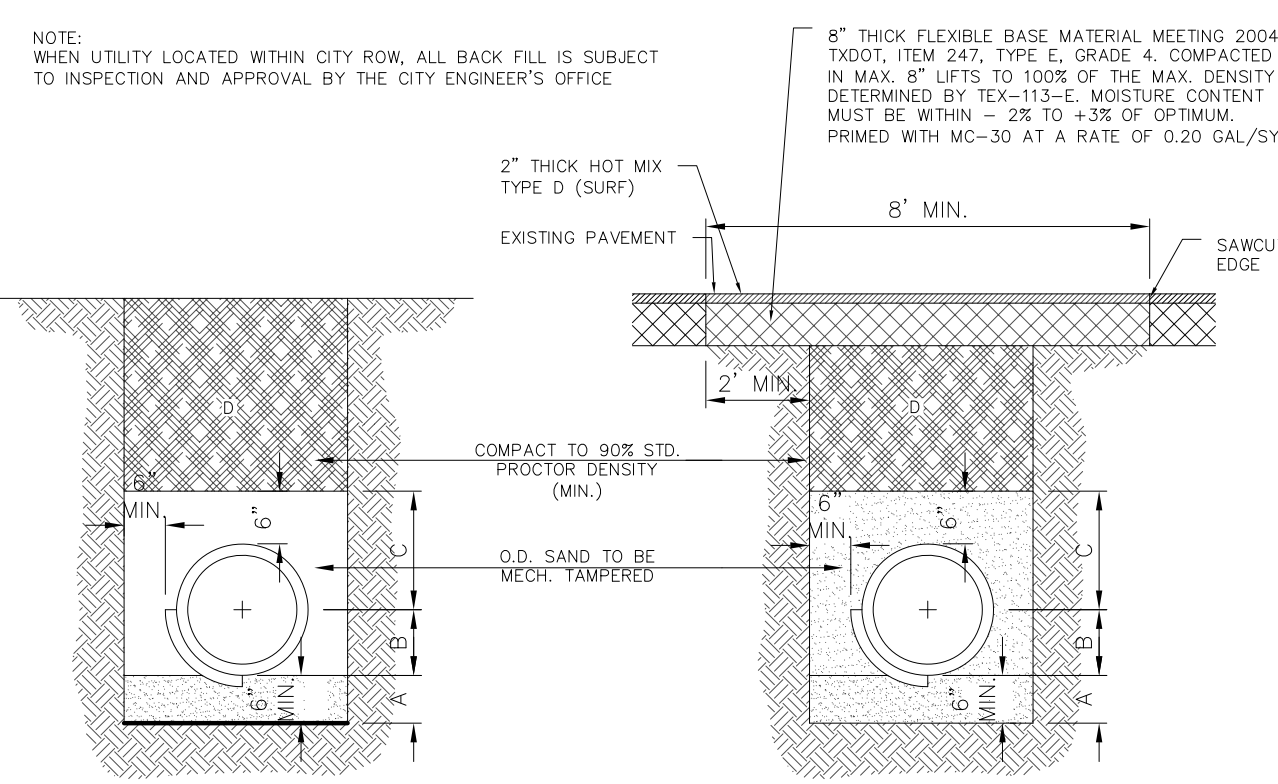
ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM  
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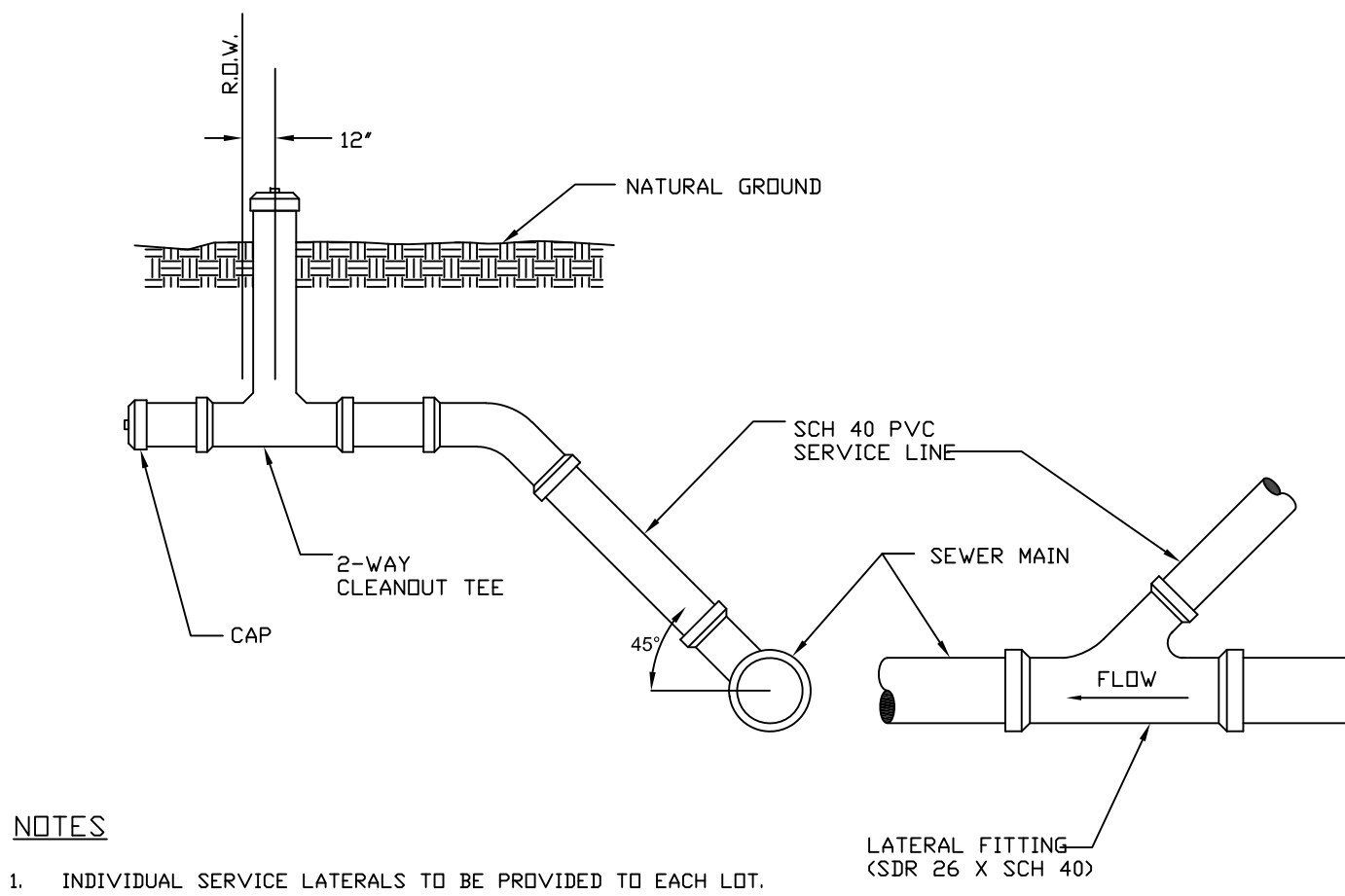
**TYPICAL FIBERGLASS MANHOLE**

- NOTES:
1. INSTALL IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
  2. BACKFILL SHALL BE CEMENT STABILIZED SAND COMPACTED TO 95% STANDARD PROCTOR OR CLSM FLOWABLE FILL UP TO THE BOTTOM OF THE CONCRETE TRAFFIC PAD.
  3. BASE SLAB SHALL BE 4 FT. LARGER THAN MANHOLE DIAMETER WHERE SOIL BEARING CAPACITY < 2000 PSF, WATER TABLE < 5 FT., OR DEPTH > 20 FT. SLAB SHALL BE DESIGNED TO PREVENT FLOTATION OF MANHOLE.
  4. OUTLET STUBOUT SHALL BE SPOIGT END. INLET STUBOUTS SHALL BE BELL END EXCEPT FOR DROP CONNECTIONS.
  5. CONCRETE FOUNDATION SHALL BE POURED IN PLACE BELOW GROUND.
  6. PENETRATION SHALL BE MADE WITH INSERT A TEE KIT.



**STANDARD PIPE BEDDING (MAIN & SERVICE LATERALS)**  
**STANDARD PIPE BEDDING (MAIN ONLY)**

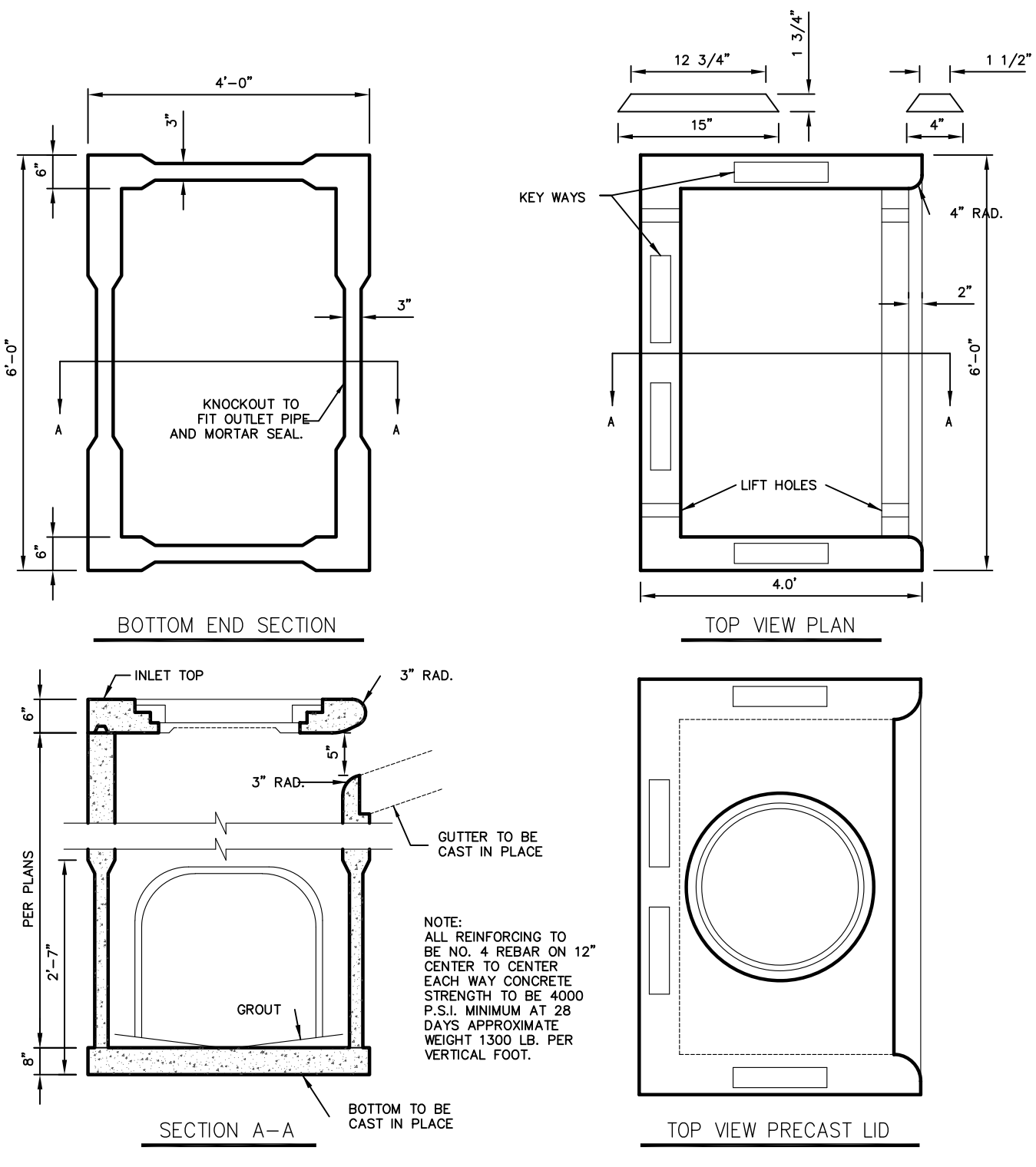
- APPLICABLE BENEATH FUTURE/UNPAVED STREETS
- A. SAND BEDDING PLACED BEFORE PIPE IS LAID TO FLOW LINE OF PIPE (MIN. THICKNESS = 6")
  - B. SAND BACK FILL PLACED AFTER PIPE IS LAID FROM BOTTOM OF PIPE TO SPRING LINE OF PIPE. (4" LIFTS, MECH. TAMPERED)
  - C. SAND BACK FILL PLACED FROM SPRING LINE OF PIPE TO 6" ABOVE TOP OF PIPE. (6" LIFTS, MECH. TAMPERED)
  - D. FILL TRENCH WITH SELECT BACKFILL WITH 12" LIFTS COMPACT TO 90% STD. PROCTOR.
- FOUNDATION PREPARATION (WELL POINTS), GRAVEL OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTE SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE.
- BACK FILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENTS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY. THE THICKNESS OF EACH LOOSE LAYER SHALL BE SAND, APPROVED SITE SOIL OR OTHER APPROVED SUBSTITUTE.
- NOTE: ALL EXISTING/ACTIVE STREET CROSSING SHALL REQUIRE SAND BACKFILL OF ENTIRE TRENCH. (SEE DETAIL S-6)



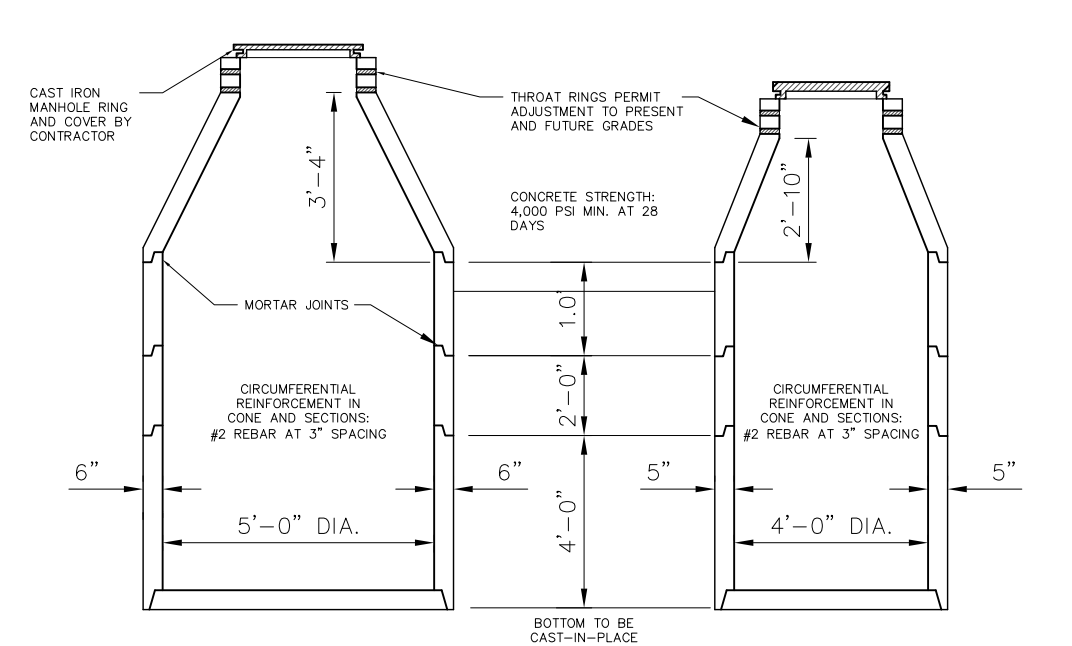
**STANDARD SERVICE CONNECTION**

- NOTES:
1. INDIVIDUAL SERVICE LATERALS TO BE PROVIDED TO EACH LOT.
  2. SINGLE FAMILY SERVICE SHALL BE 4" MIN. MULTI-FAMILY, COMMERCIAL, AND INDUSTRIAL SERVICE SHALL BE 6" OR GREATER AS REQUIRED.

\* ALL MATERIAL AND CONSTRUCTION TO COMPLY WITH COUNTY OF HIDALGO AND THE CITY OF WESLACO SPECIFICATIONS.



PRECAST TYPE "A" INLET



**WEIGHTS OF 5'-0" DIA. MANHOLE**

THREAT RING	90 LBS.
ONE SECTION	2800 LBS.
1'-0" SECTION	1320 LBS.
2'-0" SECTION	2620 LBS.
3'-0" SECTION	3880 LBS.
4'-0" SECTION	5160 LBS.

**MANHOLES SECTIONS ARE CAST IN**

1'-0" LENGTH	1700 LBS.
2'-0" SECTION	3300 LBS.
3'-0" LENGTH	4900 LBS.
4'-0" SECTION	6500 LBS.

**WEIGHTS OF 4'-0" DIA. MANHOLE**

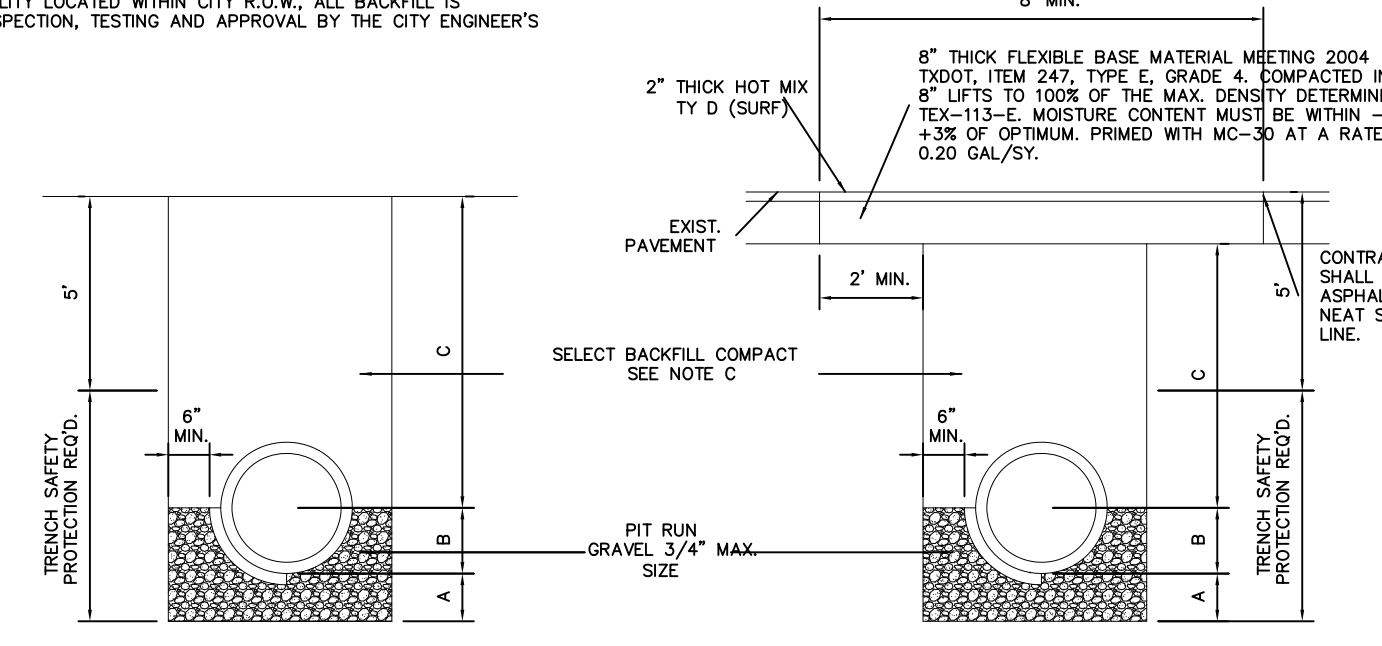
THREAT RING	90 LBS.
ONE SECTION	1700 LBS.
1'-0" SECTION	870 LBS.
2'-0" SECTION	1700 LBS.
3'-0" SECTION	2520 LBS.
4'-0" SECTION	3300 LBS.

**REINFORCED CONCRETE THROAT RING**

**SEGMENTAL BLOCK**

**PRECAST CONCRETE MANHOLES - DETAILS**

NOTE: WHEN UTILITY LOCATED WITHIN CITY R.O.W., ALL BACKFILL IS SUBJECT TO INSPECTION, TESTING AND APPROVAL BY THE CITY ENGINEER'S OFFICE



STANDARD PIPE BEDDING

**A. GRAVEL (3/4" MAX. SIZE) BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW LINE OF PIPE. (MIN. THICKNESS = 6")**

**B. GRAVEL BACK FILL PLACED AFTER PIPE IS LAID FROM BOTTOM OF PIPE TO SPRING LINE OF PIPE. (4" LIFTS, MECH. TAMPED).**

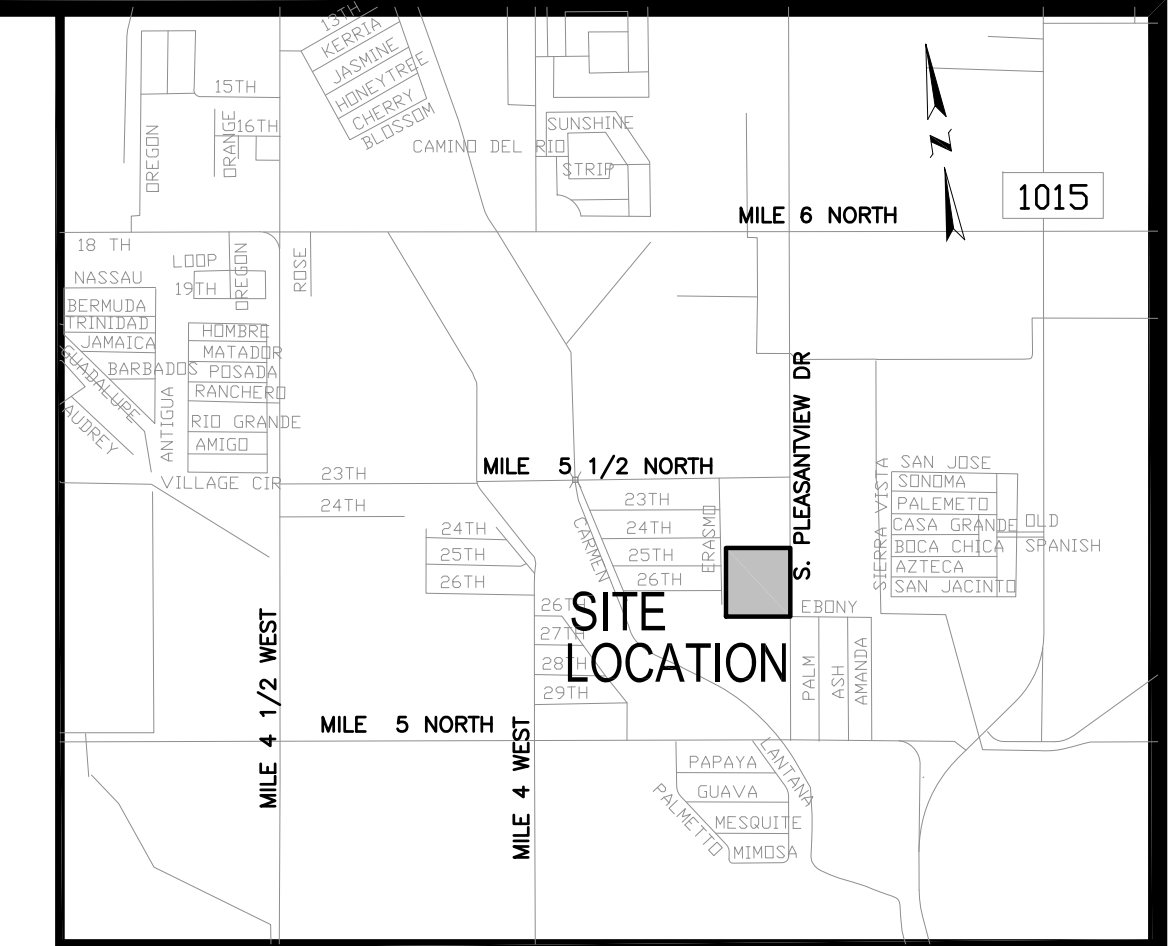
**C. FILL TRENCH W/SELECT BACKFILL ( P<20 ), W/12" LIFTS COMPACT TO 98% STD. PROCTOR**

**FOUNDATION PREPARATION (WELLPONTS, GRAVEL AND/OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE.**

**BACK FILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENTS AND COMPACTED TO 98% STANDARD PROCTOR DENSITY. THE THICKNESS OF EACH LOOSE LAYER SHALL BE SAND, APPROVED SITE SOIL OR OTHER APPROVED SUBSTITUTE.**

NOTE: ALL EXISTING STREET CROSSINGS SHALL REQUIRE SAND BACKFILL OF ENTIRE TRENCH.

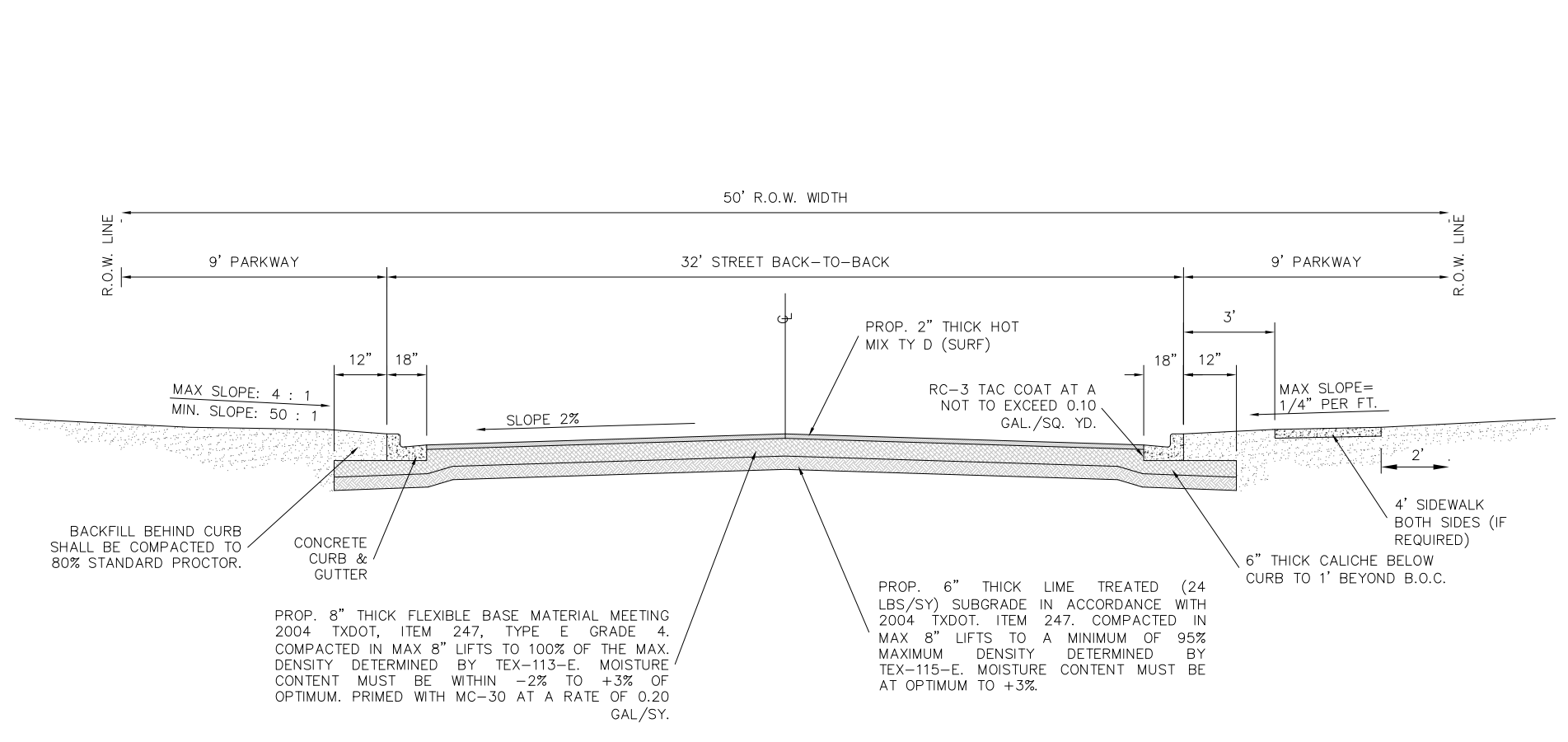
STANDARD PIPE BEDDING - DETAILS



LOCATION MAP SCALE 1"=2000'

PREPARED BY:  
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DATE PREPARED: FEBRUARY 10, 2021  
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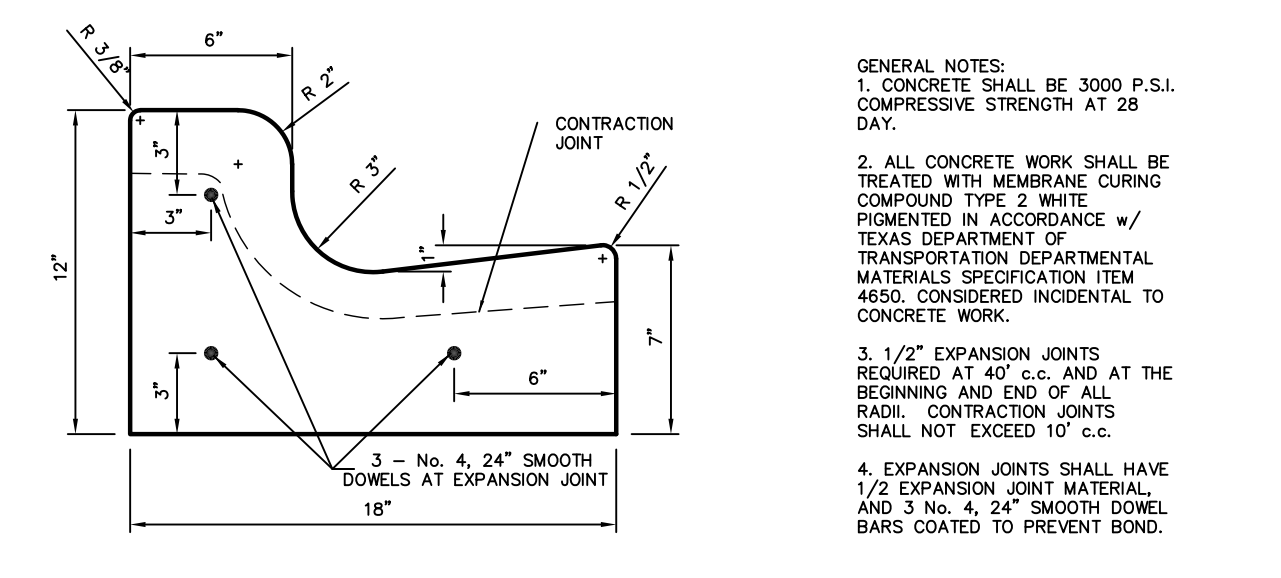
LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:  
PLEASANT VIEW ESTATES SUBDIVISION, IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO.1 ON THE WEST SIDE OF PLEASANT VIEW DRIVE APPROXIMATELY 1,320 FEET NORTH FROM MILE 5 NORTH ROAD, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF WESLACO POPULATION AS PER 2019 CENSUS 41,629, PLEASANT VIEW ESTATES SUBDIVISION LIES APPROXIMATELY 605 FEET FROM THE CITY LIMITS AND IS WITHIN THE 3 MILE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF WESLACO UNDER LOCAL GOVERNMENT CODE 42.021.



MINOR RESIDENTIAL STREET SECTION ( 32' BB - 50' R.O.W. ) - DETAIL

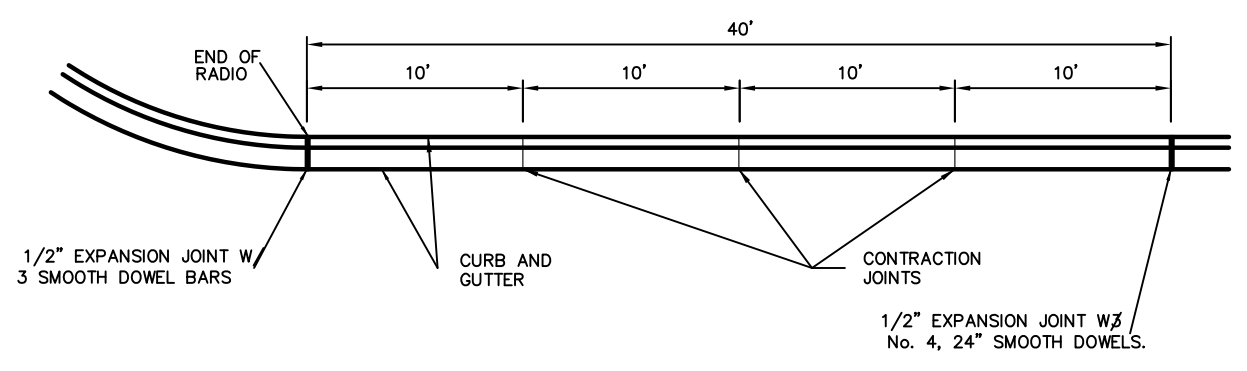
FLEXIBLE BASE (TYPE E GRADE 4) SHALL CONFORM TO THE FOLLOWING REQUIREMENTS, PRIOR TO THE ADDITION OF LIME:

Retained on Sieve	Percent Required
2"	0
1 1/2"	20-40
No. 4	40-75
No. 60	70-90
Max. P.C.	15
Max. Wet Ball P.C.	15
Wet Ball Mill Max. Amount	50

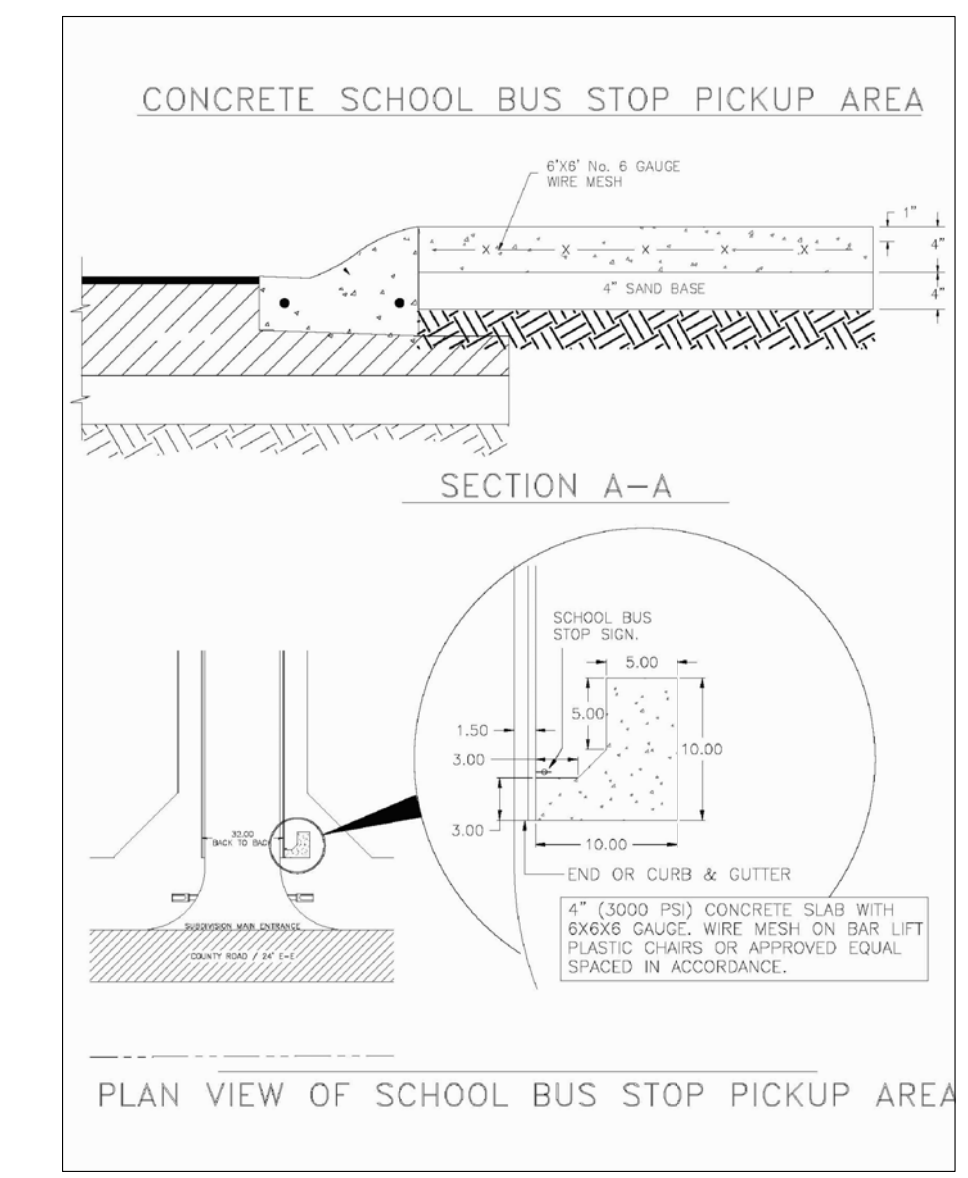


CURB AND GUTTER DETAIL

**GENERAL NOTES:**  
1. CONCRETE SHALL BE 3000 P.S.I. COMPRESSIVE STRENGTH AT 28 DAY.  
2. ALL CONCRETE WORK SHALL BE TREATED WITH MEMBRANE CURING COMPOUND TYPE 2 WHITE PROMISSED IN ACCORDANCE W/ TEXAS DEPARTMENT OF TRANSPORTATION DEPARTMENTAL MATERIALS SPECIFICATION ITEM 4650, CONSIDERED INCIDENTAL TO CONCRETE WORK.  
3. 1/2" EXPANSION JOINTS REQUIRED AT 40' c.c. AND AT THE BEGINNING AND END OF ALL RADI. CONTRACTION JOINTS SHALL NOT EXCEED 10' c.c.  
4. EXPANSION JOINTS SHALL HAVE 1/2" EXPANSION JOINT MATERIAL, AND 3 No. 4, 24" SMOOTH DOWEL BARS COATED TO PREVENT BOND.



TYPICAL JOINTS



CONCRETE SCHOOL BUS STOP PICKUP AREA

PLAN VIEW OF SCHOOL BUS STOP PICKUP AREA

# PLEASANT VIEW ESTATES SUBDIVISION

HIDALGO COUNTY, TEXAS

BEING A 10.984 ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF FARM TRACT 772, BLOCK 137, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 02, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

THIS DOCUMENT IS FOR INTERIM REVIEW AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

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

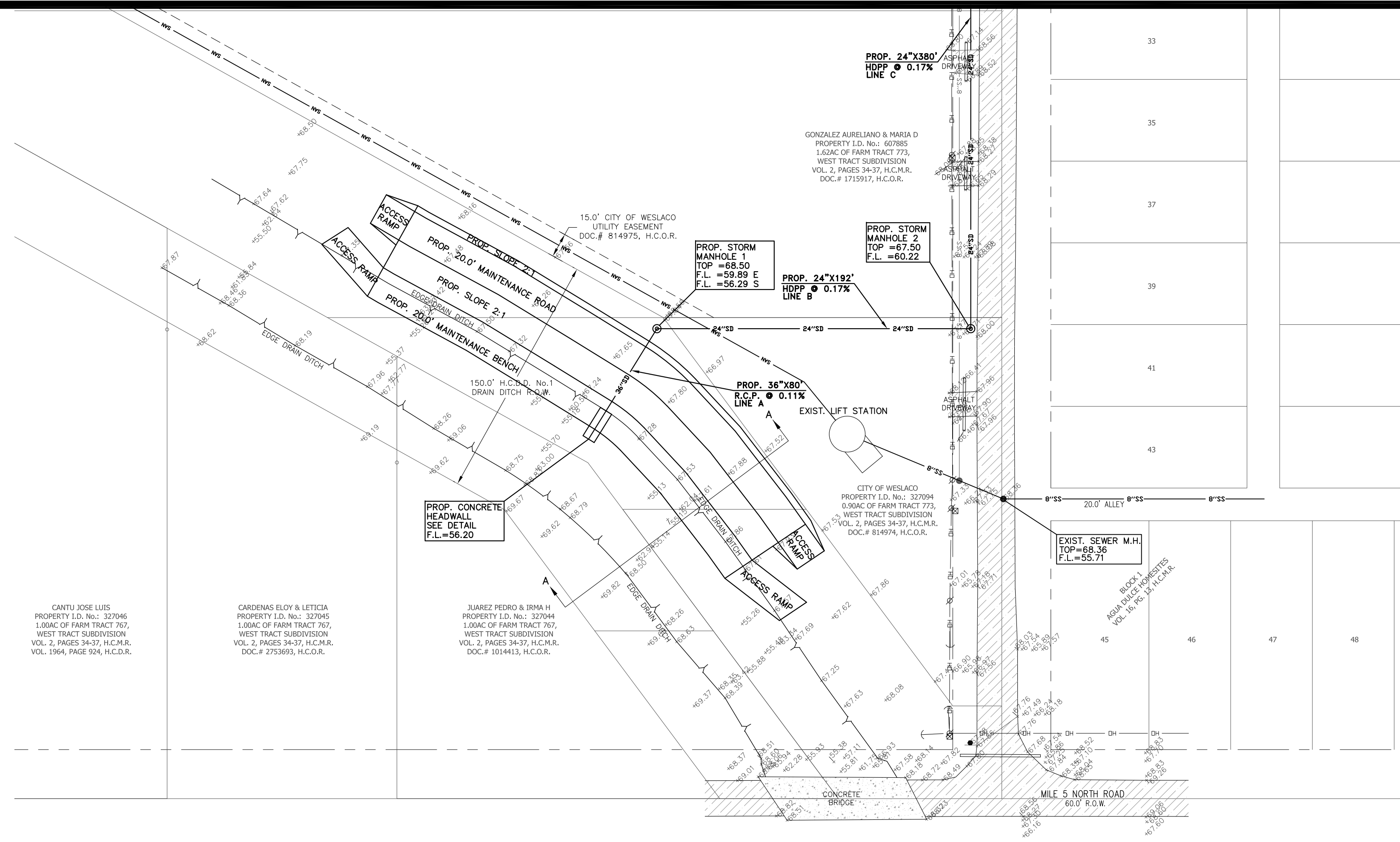
**INDEX SHEET OF PLEASANT VIEW ESTATES SUBDIVISION**

SHEET	DESCRIPTION
SHEET 1	HEADINGS, INDEX, LOCATION MAP, PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES & BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNERS' DEDICATION, CERTIFICATION; AND ATTESTATION; CITY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE E.T.J. OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; N.A.W.S.C. EASEMENT DEDICATION; REVISION NOTES.
SHEET 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); SUBDIVIDER'S CERTIFICATE AND STATEMENT.
SHEET 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; TYPICAL ROADWAY SECTION; CURB AND GUTTER SECTION.
SHEET 4	WATER AND SANITARY SEWER DETAILS
SHEET 5	PAVING AND DRAINAGE DETAILS
SHEET 6	DRAINAGE EXCAVATION MAP

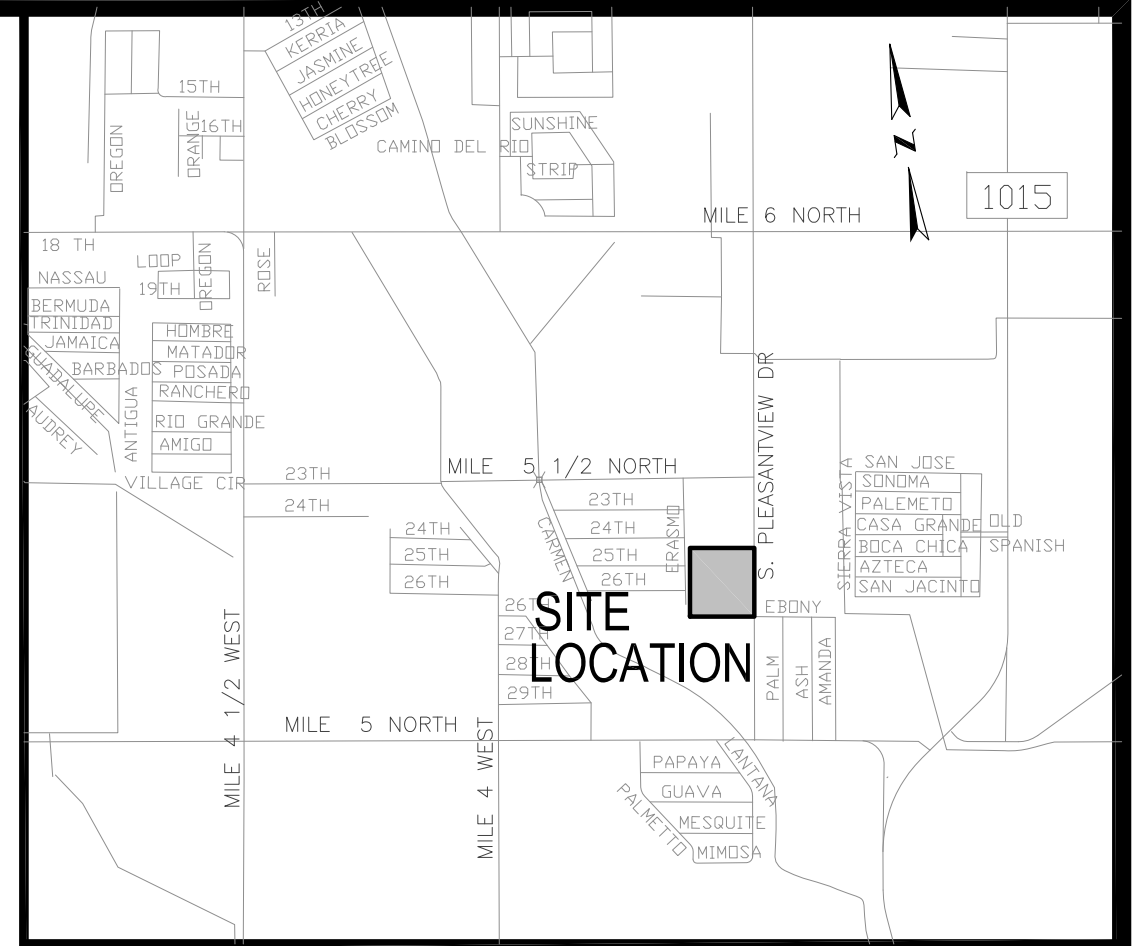
## H.L.G. PLAN REVIEW SERVICES

HOMERO L. GUTIERREZ, P.E., OWNER  
P.O. Box 548, McALLEN, TEXAS 78505 / TEL: 956-369-0988  
TBPE Firm Licensed No. F-10426

\* ALL MATERIAL AND CONSTRUCTION TO COMPLY WITH COUNTY OF HIDALGO AND THE CITY OF WESLACO SPECIFICATIONS.



SCALE: 1" = 50'



LOCATION MAP SCALE 1"=2000'

PREPARED BY:  
 H.L.G. PLAN REVIEW SERVICES  
 HOMERO L. GUTIERREZ, P.E., OWNER  
 P.O. Box 548  
 McALLEN, TEXAS 78505  
 DATE PREPARED: FEBRUARY 10, 2021  
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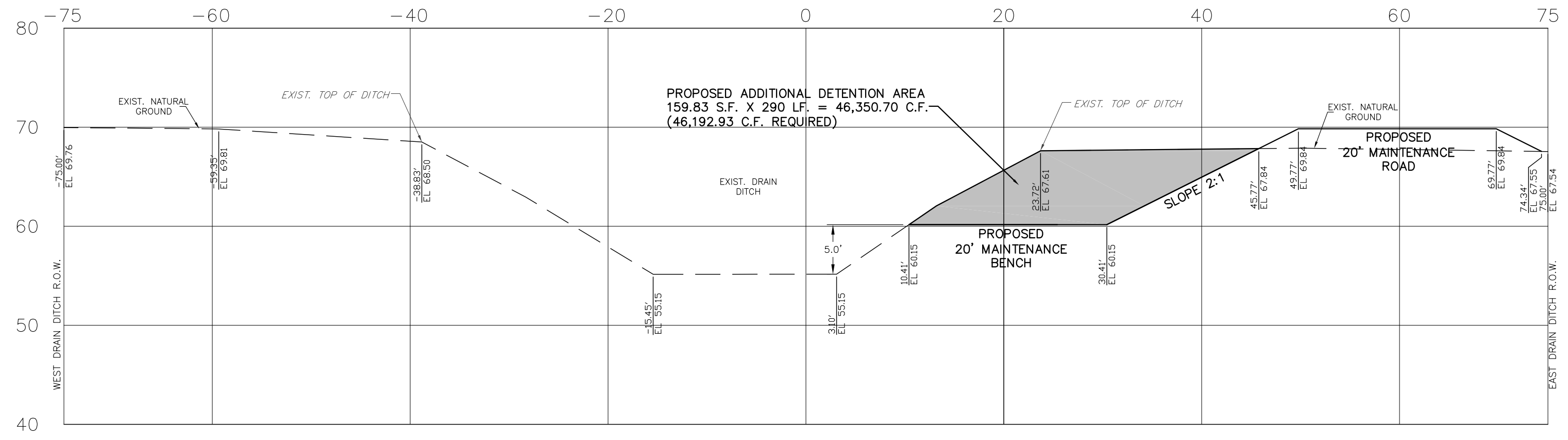
PLAT SHEET 6 OF 6  
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# PLEASANT VIEW ESTATES SUBDIVISION

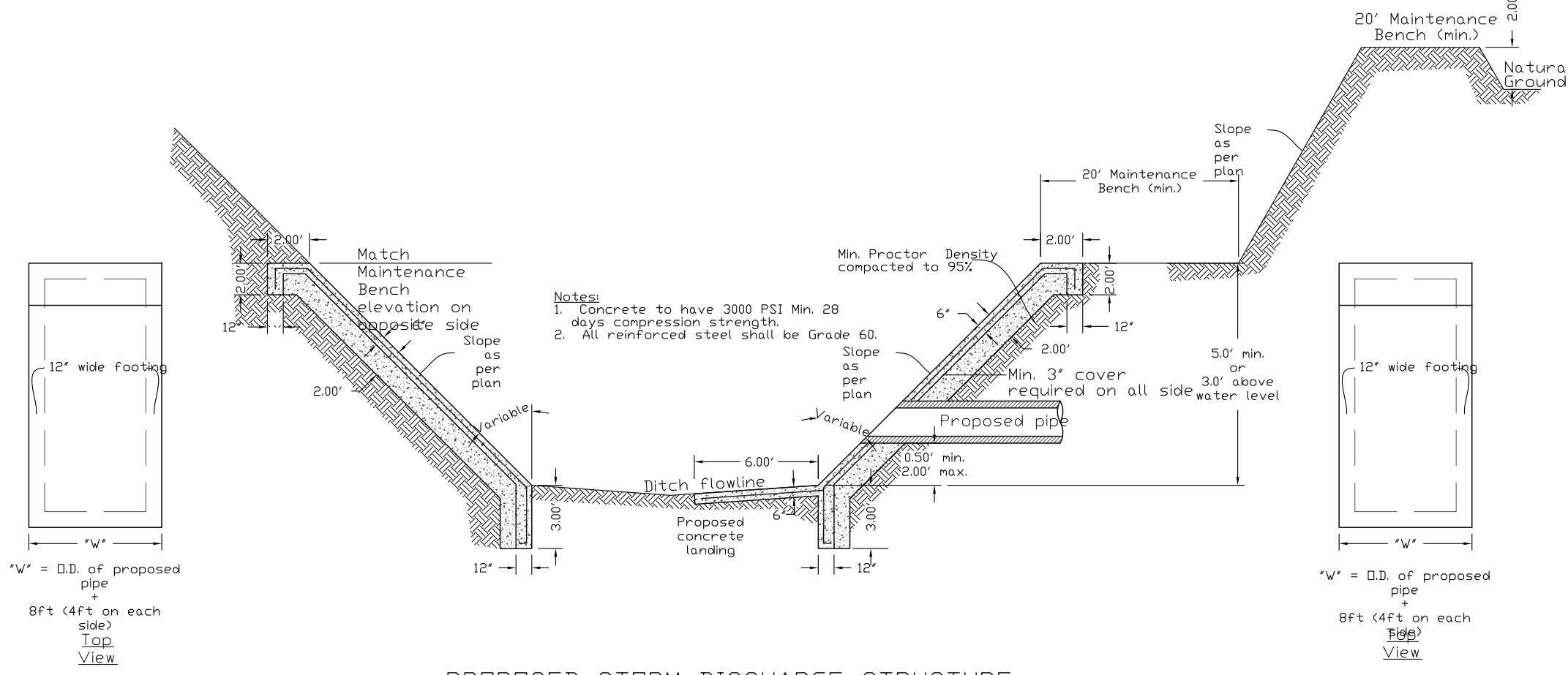
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## DRAINAGE EXCAVATION MAP



DRAIN DITCH CROSS SECTION "A-A"  
 SCALE: 1"=10'



PROPOSED STORM DISCHARGE STRUCTURE  
 SCALE: N.T.S.

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REVISION NOTES				
NO.	SHEET	REVISION	DATE	APPROVED

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