



HIDALGO COUNTY PLANNING DEPARTMENT

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

T.J. Arredondo
Director of Planning

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 5-30-2023

PROPOSED RIO MEADOWS SUBDIVISION, PRECINCT No. 1.

ENGINEER S2 ENGINEERING, PLLC. DEVELOPER: DK3 INVESTMENT GROUP, LLC

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: *SINGLE FAMILY 56 *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: 9

FILLING STATIONS: 7

LOCATION DESCRIPTION: EAST SIDE OF MIDWAY ST, APPROXIMATELY ¼ OF MILE SOUTH OF E. BUSINESS 83.

SUBDIVISION LIES WITHIN THE: ETJ OF CITY OF WESLACO

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 4-6-2023 PROPERTY LIES WITHIN FLOOD ZONE: "X" 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: 30.0 FEET ONTO MIDWAY ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 5-11-2023 BY, PRECINCT 1 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 5-16-2023 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: SEWER CITY OF WESLACO. LINE SIZE: 8" LOCATION: MILANOS ROAD.

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

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 5-11-2023: BY ENVIRONMENTAL COMPLIANCE COORDINATOR

LARGE CONSTRUCTION

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

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

STAFF RECOMMENDS: **Preliminary Approval** subject to comments and future recommendations by planning, Other departments, and the approval of the City of 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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SUBDIVISION PLAT OF: RIO MEADOWS SUBDIVISION

BEING A 20.3 ACRE TRACT OF LAND COMPRISED OF 5.0 ACRES OUT OF FARM TRACT 625, AND 15.3 ACRES OUT OF FARM TRACT 626, BLOCK 178, WEST TRACT SUBDIVISION, AS RECORDED IN VOLUME 2, PAGES 24 THROUGH 27, HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

BEING A 20.3 ACRE TRACT OF LAND COMPRISED OF 5.0 ACRES OUT OF FARM TRACT 625, AND 15.3 ACRES OUT OF FARM TRACT 626, BLOCK 178, WEST TRACT SUBDIVISION, AS RECORDED IN VOLUME 2, PAGES 24 THROUGH 27, HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY, TEXAS, SAID 20.3 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT SET 60 "D" NAIL AT THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO AXEL PROPERTIES BY DOCUMENT 2784496 HIDALGO COUNTY OFFICIAL RECORDS, AND ON THE WEST LINE OF FARM TRACT 626, WHICH IS THE COMMON CORNER OF FARM TRACT 625 AND FARM TRACT 626, BLOCK 178, OF SAID WEST TRACT SUBDIVISION, BEARS NORTH 00°38'18" WEST, A DISTANCE OF 660.00 FEET AND BEING WITHIN THE RIGHT OF WAY OF MIDWAY ROAD, FOR THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 88°49'27" EAST, ALONG THE SOUTH BOUNDARY LINE OF SAID TRACT OF LAND CONVEYED TO AXEL PROPERTIES A DISTANCE OF 30.00 FEET TO A SET 1/2" INCH IRON ROD WITH PLASTIC CAP AT THE EAST RIGHT OF WAY OF SAID MIDWAY ROAD AS RECORDED IN VOLUME 1018 PAGE 383, HIDALGO COUNTY DEED RECORDS AND THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO GERALD RALEIGH BY INSTRUMENT RECORDED IN VOLUME 1862, PAGE 688 HIDALGO COUNTY DEED RECORDS FOR A CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 00°38'18" EAST, ALONG THE APPARENT EAST RIGHT OF WAY OF SAID MIDWAY ROAD (NO DEED FOUND) AND THE WEST LINE OF SAID TRACT OF LAND CONVEYED TO GERALD RALEIGH A DISTANCE OF 130.00 FEET TO A SET 1/2" INCH IRON ROD WITH PLASTIC CAP FOR THE SOUTHWEST CORNER OF SAID TRACT OF LAND CONVEYED TO GERALD RALEIGH AND A CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 88°38'18" WEST, ALONG THE EAST BOUNDARY LINE OF SAID TRACT OF LAND CONVEYED TO GERALD RALEIGH A DISTANCE OF 250.00 FEET TO A SET 1/2" INCH IRON ROD WITH PLASTIC CAP FOR THE SOUTHEAST CORNER OF THE SAID TRACT OF LAND CONVEYED TO GERALD RALEIGH AND AN INNER CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 00°38'18" WEST, ALONG THE EAST BOUNDARY LINE OF SAID TRACT OF LAND CONVEYED TO GERALD RALEIGH A DISTANCE OF 130.00 FEET TO A SET 1/2" INCH IRON ROD AT THE SOUTH LINE OF SAID TRACT OF LAND CONVEYED TO AXEL PROPERTIES FOR A CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 88°49'27" EAST, ALONG THE SOUTH BOUNDARY LINE OF SAID TRACT OF LAND CONVEYED TO AXEL PROPERTIES, A DISTANCE OF 146.31 FEET PASSING THE COMMON CORNER OF SAID TRACT OF LAND CONVEYED TO AXEL PROPERTIES AND A TRACT OF LAND CONVEYED TO AXEL MENDEZ BY DOCUMENT NUMBER 2921694 HIDALGO COUNTY OFFICIAL RECORDS, CONTINUING TO A DISTANCE OF 421.61 FEET TO THE COMMON CORNERS OF SAID TRACT OF LAND CONVEYED TO AXEL MENDEZ AND A TRACT OF LAND CONVEYED TO LORI ANN BENAVIDEZ BY DOCUMENT NUMBER 2921694 HIDALGO COUNTY OFFICIAL RECORDS, CONTINUING TO A DISTANCE OF 592.59 FEET TO THE COMMON CORNERS OF SAID TRACT OF LAND CONVEYED TO LORI ANN BENAVIDEZ AND A TRACT OF LAND CONVEYED TO DAVID HERNANDEZ AND IRMA HERNANDEZ BY INSTRUMENT RECORDED IN VOLUME 2171, PAGE 11, HIDALGO COUNTY DEED RECORDS CONTINUING TO A TOTAL DISTANCE OF 775.87 FEET TO A POINT WITHIN THE A DRAINAGE DITCH BEING ON THE WEST BOUNDARY LINE OF EL TESORO ESTATES PHASE I AND A 75.0 DRAINAGE RIGHT OF WAY FOR THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 01°12'11" EAST, ALONG THE WEST BOUNDARY LINE OF EL TESORO ESTATES AND 75.0 DRAINAGE RIGHT OF WAY A DISTANCE OF 864.99 FEET TO A POINT OF THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO MICHAEL G. RALEIGH BY DOCUMENT NUMBER 3408236 HIDALGO COUNTY OFFICIAL RECORDS FOR THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 88°48'53" WEST, ALONG THE NORTH BOUNDARY LINE OF SAID TRACT OF LAND CONVEYED TO MICHAEL G. RALEIGH A DISTANCE OF 103.34 FEET TO SET 1/2" INCH IRON ROD AT THE EAST RIGHT OF WAY LINE OF MIDWAY ROAD CONTINUING TO A TOTAL DISTANCE OF 1064.34 FEET TO A SET 60 "D" NAIL FOR THE NORTHWEST CORNER OF SAID TRACT OF LAND CONVEYED TO MICHAEL G. RALEIGH AND THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 00°38'18" WEST, ALONG THE WEST BOUNDARY LINE OF SAID WEST TRACT SUBDIVISION A DISTANCE OF 204.98 FEET PASSING THE COMMON CORNER OF FARM TRACT 625 AND FARM TRACT 626, BLOCK 178, OF SAID WEST TRACT SUBDIVISION CONTINUING TO A TOTAL DISTANCE OF 864.99 FEET TO THE POINT OF BEGINNING, CONTAINING AND AREA OF 20.303 ACRES 864392 SQUARE FEET.

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS RIO MEADOWS SUBDIVISION, DO HEREBY GRANT AND EASEMENT TO THE CITY OF WESLACO AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE USE OF STREETS, ALLEYS, AND EASEMENTS THEREIN SHOWN, SURFACE USE OF THE STREETS AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF WESLACO, EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF WESLACO, RESIDENTS OF THE SUBDIVISION, AND THEIR GUESTS.

DOMINIC A. REYNA, MEMBER
DK3 INVESTMENT GROUP LLC
702 WEST EXPRESSWAY 83
WESLACO, TX 78596

DATE:

STATE OF TEXAS
COUNTY OF HIDALGO

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

NOTARY PUBLIC - STATE OF TEXAS

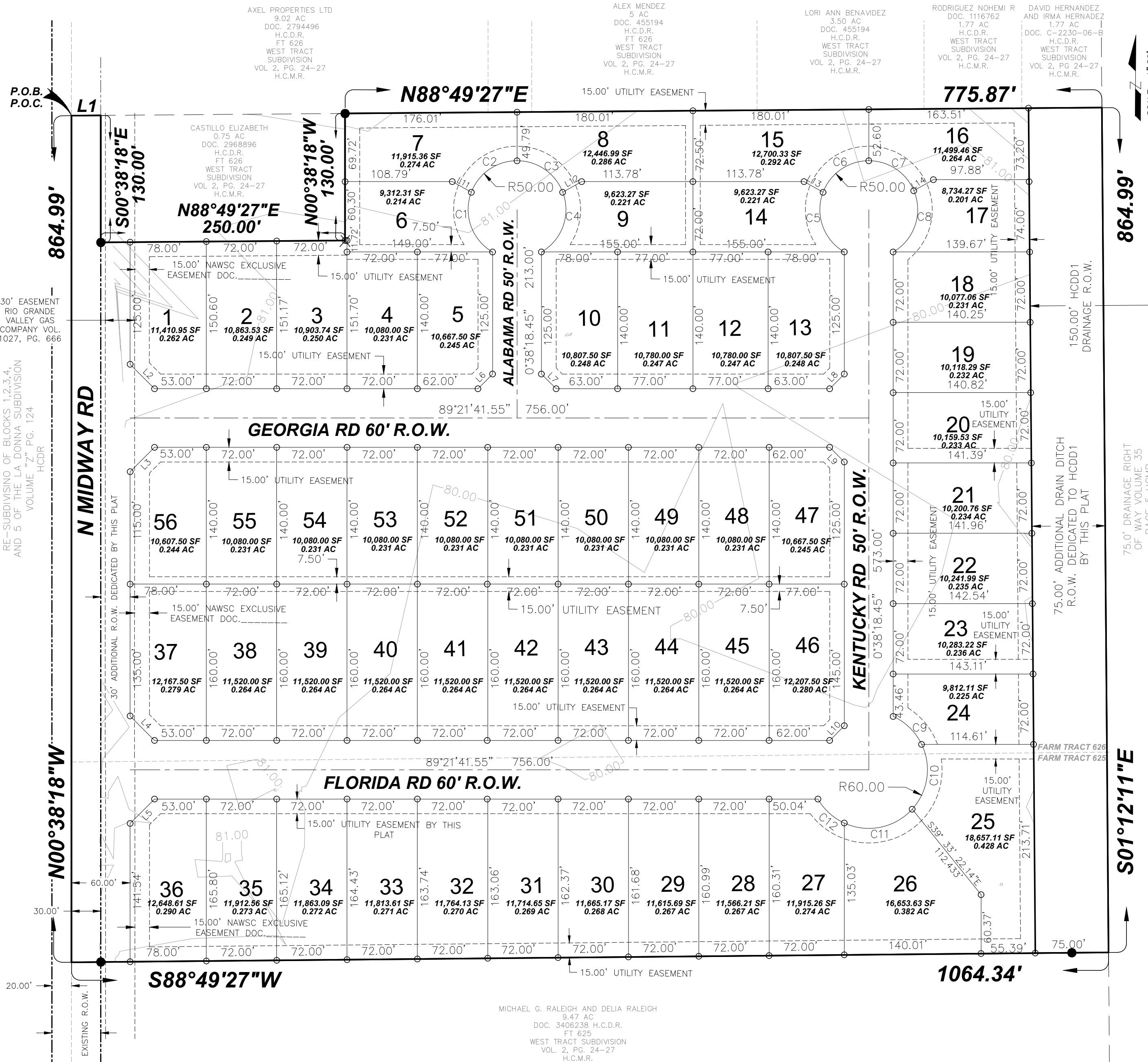
HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 232.028(a)

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

Hidalgo County Judge _____ date
ATTEST: Hidalgo County Clerk _____ date

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone
OWNER: DK3 INVESTMENT GROUP LLC	702 WEST EXPRESSWAY 83	WESLACO, TEXAS 78596	(956)975-6383
ENGINEER: JOSE N. SALDIVAR P.E., C.F.M.	2424 MIWOSA	MISSION, TEXAS 78754	(956)403-9787
SURVEYOR: OSCAR HERNANDEZ R.P.L.S.	2424 MIWOSA	MISSION, TEXAS 78754	(956)403-9787



RIGHT OF WAY EXCLUSIVE 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, ASSIGNS, A PERPETUAL EXCLUSIVE EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL, MAINTAIN, OPERATE, REPAIR, 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' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED.

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

THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTEE BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN, THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANTEE 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 EXCLUSIVE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EXCLUSIVE EASEMENT IS SUBJECT TO THE PROVISIONS OF TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

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

DOMINIC A. REYNA, MEMBER
DK3 INVESTMENT GROUP LLC
702 WEST EXPRESSWAY 83
WESLACO, TX 78596

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION
CERTIFICATE OF APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF RIO MEADOWS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____

ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____

ATTEST: _____ DATE _____

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION
CERTIFICATE OF APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF RIO MEADOWS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____

ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE NO. 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

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

HIDALGO AND CAMERON COUNTY IRRIGATION DISTRICT No. 9

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 9

DATE THIS _____ DAY OF _____, 20____.

- NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9 RIGHTS-OF-WAYS AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCCID #9.
- 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.
- 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 DISTRICTS EXPENSE.
- 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.
- HCCID #9 EXCLUSIVE EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, FENCES, SHRUBS, TREES, AND OTHER PLANTINGS AND OTHER OBSTRUCTION THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

GENERAL MANAGER
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT NO. 9

GENERAL NOTES:

- FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "X"
- ZONE "X" (SHADED), OF 500-YEAR-FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT; OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREA PROTECTED BY LEVEES FROM 100-YEAR FLOOD, ACCORDING TO COMMUNITY-PANEL NO. 480334 0450 C, MAP REVISED TO REFLECT LOMR: MAY 30, 2002.
- THE AREAS WITHIN THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN. COMMUNITY-PANEL NO. 480334 0325 D EFFECTIVE DATE: MAY 17, 2001 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAN ADMINISTRATOR HAVE IDENTIFIED NO OTHER AREAS AS SHOWN ON THIS PLAT ARE WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN.
- CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
- SETBACKS:
FRONT: 25.00 FEET.
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
CORNER SIDE: 10.00 FEET
CORNER GARAGE SIDE: 18.00 FEET
CORNER GARAGE FRONT: 18.00 FEET
CORNER SIDE WHERE R.O.W. IS GREATER THAN 50.00 FEET: 20.00 FEET
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 82.00 OR 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL FLOOR, WHICHEVER IS GREATER.
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
BM 1 AT AN EXISTING POWER POLE LOCATED SOUTHWEST OF THE SUBDIVISION AND EAST SIDE OF MIDWAY RD. LON: -98.0118.15, LAT: 26.093539 ELEV. 83.59
- 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, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 94,779 CUBIC-FEET OR 2.17 ACRE-FEET OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DEVELOPER SHALL BE RESPONSIBLE TO OBTAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN ENGINEER CONSIDERED FOR HIS CALCULATION OF THIS 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 CHOWN WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
- FOLLOW LANDSCAPE ORDINANCE AS PER CITY REQUIREMENTS.
- CORNER LOT DRIVEWAYS SHOULD BE CONSTRUCTED AT THE FURTHEST POSSIBLE POINTS FROM INTERSECTIONS AND IN COMPLIANCE WITH ACCESS MANAGEMENT ORDINANCE.
- NO ACCESS SHALL BE GRANTED FOR LOTS 1,36,37,36 ONTO MIDWAY ST.
- ALL INTERIOR LOT CORNERS ARE SET BY NO. 4 REBARS WITH PLASTIC CAP S2 5005.
- ALL BEARINGS AND DISTANCES ARE BASED ON GRID COORDINATES.
- AFTER THE RECORDING OF THE PLAT'S CONDITIONS, COVENANTS, AND RESTRICTIONS (CCR) TO THIS ASSURE MAINTENANCE OF COMMON AREAS AND MEDIAN ISLANDS, ETC., A BUILDING PERMIT APPLICATION MAY BE FILED WITH THE CITY OF WESLACO FOR ANY PROPOSED GATED ENTRY MECHANISMS WHEREAFTER IT SHALL BE REVIEWED FOR APPROVAL OR DISAPPROVAL BY THE CITY INCLUDING THE FIRE MARSHAL'S OFFICE. IN NO CASE SHALL GATE(S) BE INSTALLED WHERE A BUILDING PERMIT HAS NOT BEEN ISSUED.
- THE OWNER(S)/DEVELOPER(S) SHALL SIGN AND RECORD AN INDEMNIFICATION AGREEMENT HOLDING HARMLESS THE CITY OF WESLACO AND INDEMNIFYING IT FROM ALL OBLIGATIONS TO MAINTAIN SAID STREETS AND FROM ANY LIABILITY ARISING OUT OF OR INCIDENT TO SUCH STREETS.
- EACH PURCHASER 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.
- AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO THE COUNTY PROCESSING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METERS(S).
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
- LOTS 1-56 SHALL BE FOR MULTI-FAMILY USE. THE ENGINEER HAS SUBMITTED PLANNING MATERIALS FOR THIS PURPOSE AND NO ALTERATIONS OR CHANGES TO THE APPROVED DESIGN OF THIS MULTI-FAMILY PROPOSAL SHALL BE MADE UNLESS A RE-SUBDIVISION PLAT IS APPROVED BY THE COUNTY FOR SUCH CHANGES. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING LOT.
- 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.

STATE OF TEXAS
CITY OF EDINBURG
PLANNING AND ZONING COMMISSION

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

DATED THIS _____ DAY OF _____, 20____.

CHAIRMAN OF PLANNING AND ZONING COMMISSION

STATE OF TEXAS
CITY OF WESLACO
MAYOR APPROVAL

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 _____ CITY SECRETARY _____



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



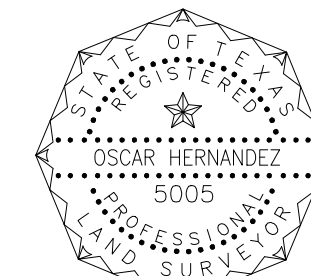
LOCATION MAP SCALE= 1"=1000'

LOCATION OF SUBDIVISION WITH RESPECT TO THE HIDALGO COUNTY AREA
RIO MEADOWS SUBDIVISION IS LOCATED SOUTH HIDALGO COUNTY TEXAS, ON THE EAST SIDE OF MIDWAY ST AND APPROXIMATELY 1.320 FT SOUTH OF E BUSINESS 83. THE NEAREST MUNICIPALITY IS THE CITY OF WESLACO (POPULATION 41,024 - 2021 CENSUS). THIS SUBDIVISION LIES WITHIN THE CITY'S 7.5 MILE EXTRA TERRITORIAL JURISDICTION (ETJ) HIDALGO COUNTY, TEXAS UNDER LOCAL GOVERNMENT CODE 42.02 PRECINCT NO. 1.

CURVE DATA TABLE					
CURVE	DELTA	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	80.83°	50.00'	70.54'	64.84'	S20°13'12"E
C2	69.16°	50.00'	60.35'	56.76'	S54°46'48"W
C3	69.16°	50.00'	60.35'	56.76'	N56°03'29"W
C4	80.83°	50.00'	70.54'	64.84'	N18°56'35"E
C5	80.83°	50.00'	70.54'	64.84'	S20°13'12"E
C6	69.16°	50.00'	60.35'	56.76'	S54°46'48"W
C7	67.14°	50.00'	58.59'	55.30'	N57°03'57"W
C8	82.85°	50.00'	72.30'	66.17'	N17°56'03"E
C9	39.69°	50.00'	41.57'	40.74'	N46°09'57"W
C10	67.99°	50.00'	71.20'	67.10'	N07°40'41"E
C11	72.31°	50.00'	75.72'	70.80'	N77°49'47"E
C12	35.37°	50.00'	37.04'	36.46'	S48°19'35"E

LINE TABLE			LEGEND	
LINE	BEARING	DISTANCE	Symbol	Description
L1	N88°49'27"E	30.00'	⊗	1/2" IRON PIN W/ CAP FOUND
L2	S45°38'18"E	35.36'	⊗	1/2" IRON PIN FOUND
L3	N44°21'42"E	35.36'	○	1/2" IRON PIN SET 'S2 5005'
L4	S45°38'18"E	35.36'		
L5	N44°21'42"E	35.36'		
L6	N44°21'42"E	21.21'		
L7	S45°38'18"E	21.21'		
L8	N44°21'42"E	21.21'		
L9	S45°38'18"E	21.21'		
L10	N44°21'42"E	21.21'		
L11	S61°23'22"E	22.34'		
L12	S67°06'45"W	22.34'		
L13	S61°23'22"E	22.34'		
L14	S67°06'45"W	23.08'		

STATE OF TEXAS
COUNTY OF HIDALGO
I, OSCAR HERNANDEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF THE RIO MEADOWS SUBDIVISION WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON _____



STATE OF TEXAS
COUNTY OF HIDALGO
I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.



JOSE N. SALDIVAR, P.E., C.F.M.
LICENSED PROFESSIONAL ENGINEER No. 94076
S2 ENGINEERING, PLLC.
2424 MIWOSA ST
MISSION, TEXAS 78754

S2 ENGINEERING, PLLC
CIVIL ENGINEERING & LAND SURVEYING
TBPE F-22858 TBLs 10194796

WATER DISTRIBUTION AND OSSF:

RIO MEADOWS SUBDIVISION

FINAL ENGINEERING REPORT FOR RIO MEADOWS SUBDIVISION:
BY JOSE N. SALDIVAR, P.E.

WATER SUPPLY: Description and Costs.

WATER SUPPLY: RIO MEADOWS SUBDIVISION HAS BEEN PROVIDED WITH POTABLE WATER BY THE WATER COMPANY OF NORTH ALAMO WATER SUPPLY CO. (NAWSC). THE SUBDIVIDER AND COMPANY NAWSC SIGNED A CONTRACT BY WHICH THE SUBDIVISION WILL RECEIVE SUFFICIENT WATER PROVISION FOR AT LEAST 30 YEARS AND NAWSC HAS PROVIDED SUFFICIENT DOCUMENTATION TO ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

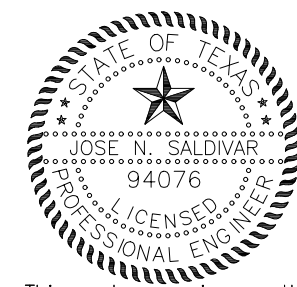
NAWSC HAS AN EXISTING 8" DIAMETER LINE RUNNING ALONG THE EAST SIDE OF MIDWAY RD.

THE WATER SYSTEM FOR RIO MEADOWS SUBDIVISION CONSISTS OF USING THE EXISTING 8" LINE ON THE EAST SIDE OF MIDWAY RD TO CREATE A NEW WATER LINE SYSTEM ALONG THE R.O.W. INSIDE SUBDIVISION AS SHOWN IN PLAT. AN 8" LINE WILL BE USED AS THE MAIN LINE. EACH LOT WILL BE CONNECTED TO THE PROPOSED 8" WATER LINE.

FROM THE MAIN WATERLINE, FIFTY-SIX (56) SINGLE SERVICES OF 1" OF DIAMETER ARE COMING OUT OF THIS LINE. SAID SERVICES TERMINATE AT THE WATER METERS OF EACH LOT. THE 8" DIAMETER LINE, THE WATER SERVICE LINES, AND THE WATER METER BOXES HAS BEEN INSTALLED AT A TOTAL COST OF \$ _____ OR \$ _____ PER LOT. IN ADDITION THE SUBDIVIDER HAS PAID PAY NAWSC THE AMOUNT OF \$ _____ WHICH COVERS THE \$ _____ COST PER LOT STATED IN THE 30 YR. WATER SERVICE AGREEMENT, WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO NAWSC UPON REQUEST BY THE LOT OWNER. NAWSC WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY NAWSC AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER 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 AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS: WATER FACILITIES— THESE FACILITIES WILL BE CONSTRUCTED, WITH THE INSTALLATION OF WATER METER BOXES, HAVE COST A GRAND TOTAL OF \$ _____ WHICH EQUALS TO \$ _____ PER LOT.



This seal appearing on this document was authorized by Jose N. Saldivar P.E., No. 94076 on the above designated date.

Preliminary
JOSE N. SALDIVAR, P.E. No. 94076

SUBDIVIDER CERTIFICATION

1.- BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDERS OF RIO MEADOWS SUBDIVISION HEREBY CERTIFY SEWER PERMITS, AS APPLICABLE, HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HENDSON COUNTY HEALTH DEPARTMENT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:

1.- I (WE), DK3 INVESTMENT GROUP LLC, SUBDIVIDERS OF RIO MEADOWS SUBDIVISION HEREBY CERTIFY SEWER PERMITS, AS APPLICABLE, HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HENDSON COUNTY HEALTH DEPARTMENT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

DATE

DOMINIC A. REYNA, MEMBER
DK3 INVESTMENT GROUP LLC
702 WEST EXPRESSWAY 83
WESLACO, TX 78769

NOTARY PUBLIC— STATE OF TEXAS



This seal appearing on this document was authorized by Jose N. Saldivar P.E., No. 94076 on the above designated date.

Preliminary
JOSE N. SALDIVAR, P.E. No. 94076

BEFORE ME, the undersigned notary public, on this day personally appeared DOMINIC A. REYNA, proved to me through his/her Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, de-clared that the statements therein are true and correct and acknowledged that he/she executed the same for the purposes and consideration thereby expressed.

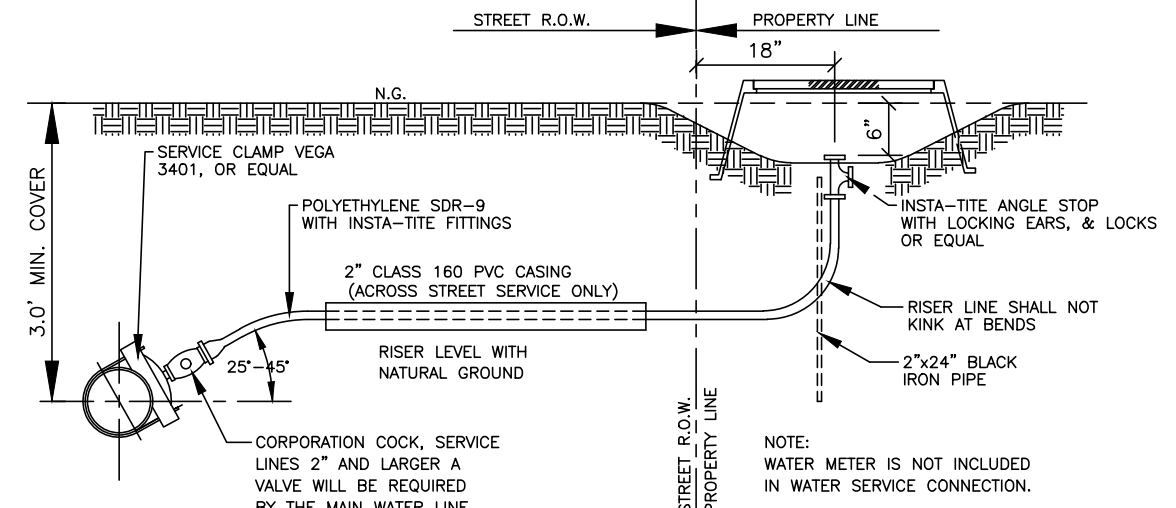
Given under my hand and seal of office this _____ day of _____, 2023.

COST ESTIMATE

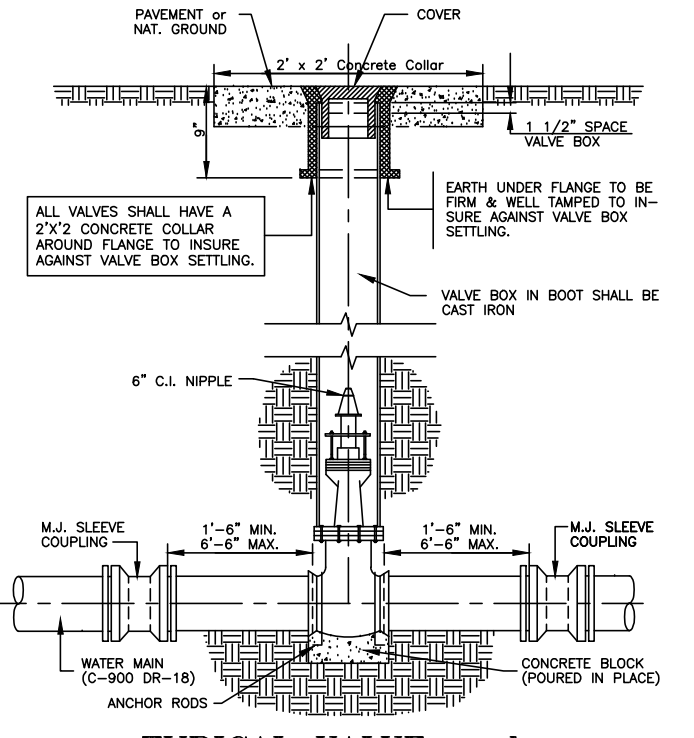
WATER DISTRIBUTION: _____
DRAINAGE IMPROVEMENTS: _____
OSSF IMPROVEMENTS: _____
TOTAL: _____

GENERAL CONSTRUCTION NOTES.

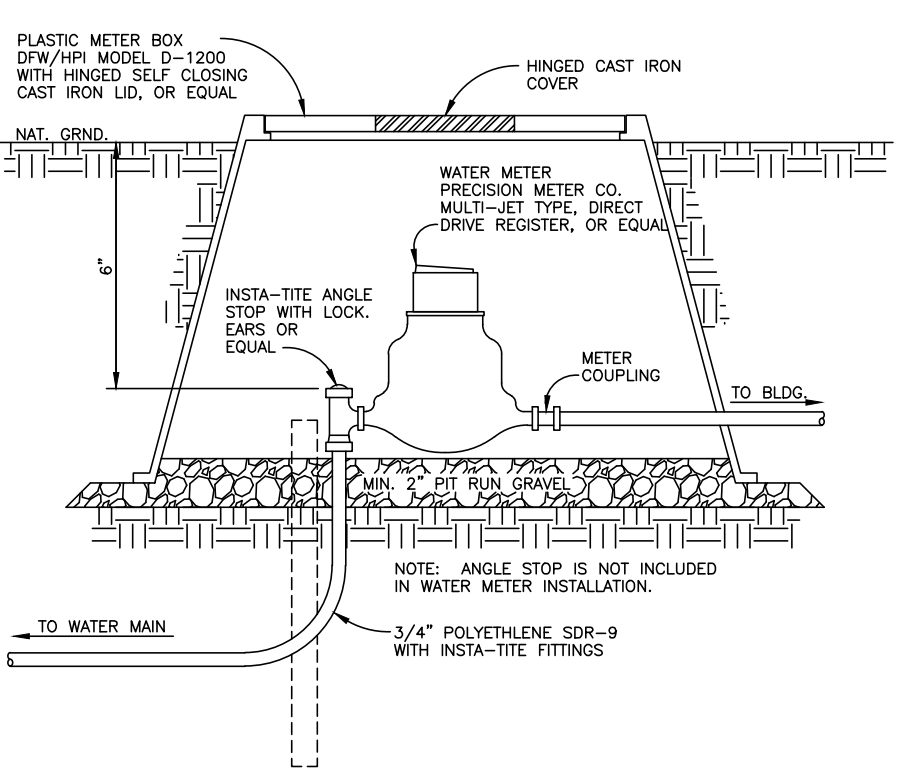
1. ALL EXISTING WATER LINES TO BE C-900 DR-25.
2. CONTRACTOR TO INSTALL 1" SERVICE CONNECTIONS TO EVERY LOT & ALL SERVICES TO BE LOCATED IN FRONT OF LOTS APPROXIMATELY 1.0 FOOT FROM LOT LINE. CONTRACTOR TO UTILIZE SINGLE & DOUBLE SERVICE CONNECTIONS AS NEEDED.
3. CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES FOR VERIFICATION OF CONFLICTS PRIOR TO CONSTRUCTION ON SITE.
4. SEE WATER DETAIL SHEET FOR MORE INFORMATION.
5. ALL LOTS SHALL BE PROVIDED WITH SERVICE STUBOUTS AND SAID SERVICE LOCATIONS SHALL BE MARKED ON THE CURB AND GUTTER WITH A "W" NOT LESS THAN 1 1/2" IN SIZE OR IN A MANNER APPROVED BY THE CITY AND SHALL BE 12" BELOW FINISH GRADE ELEVATION.
6. THE RESIDENTIAL LOTS SHOULD REFLECT SERVICE BY A 3/4" METER.



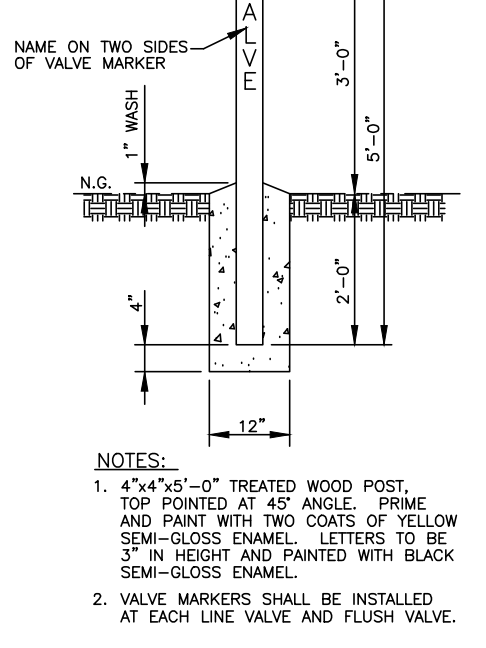
TYPICAL WATER SERVICE CONNECTION ELEVATION
N.T.S.



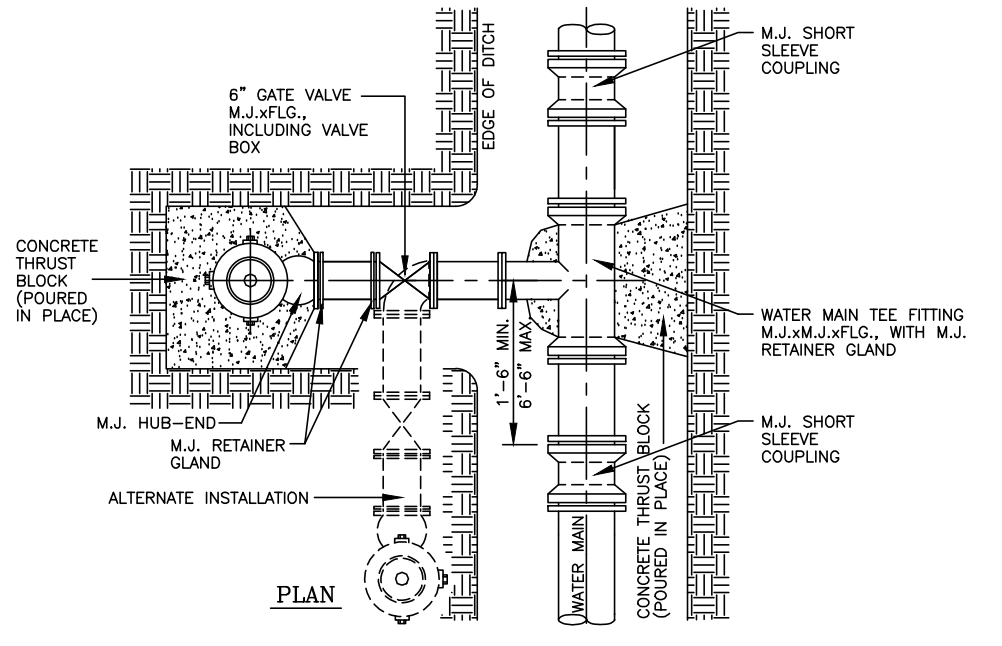
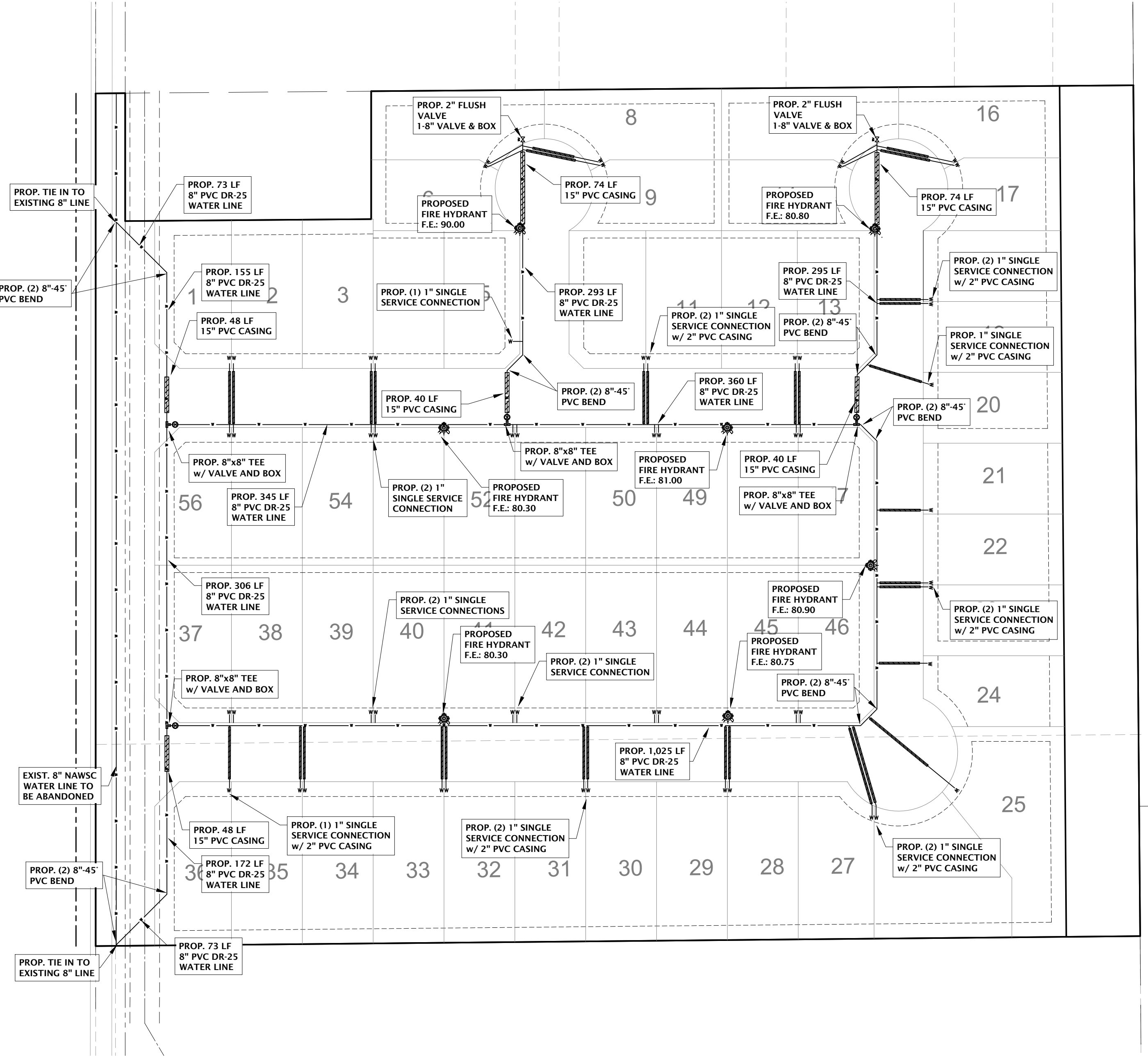
TYPICAL VALVE and VALVE BOX INSTALLATION
N.T.S.



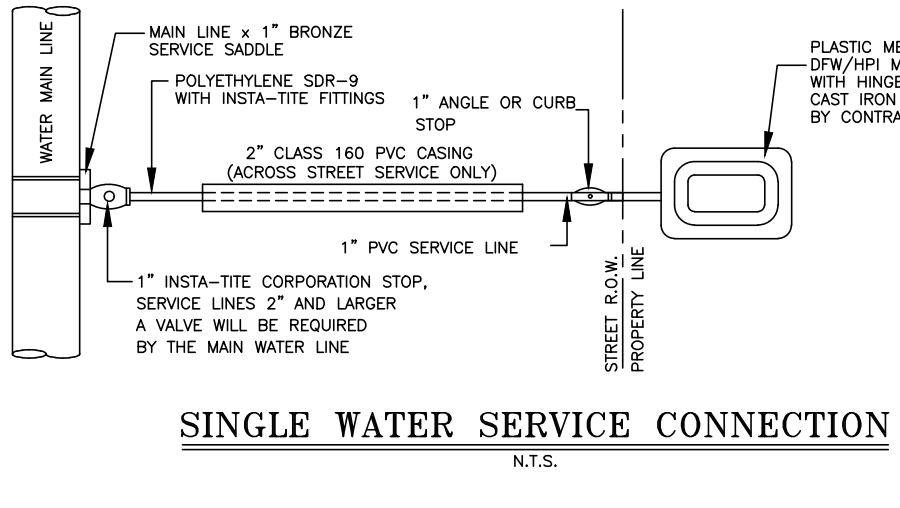
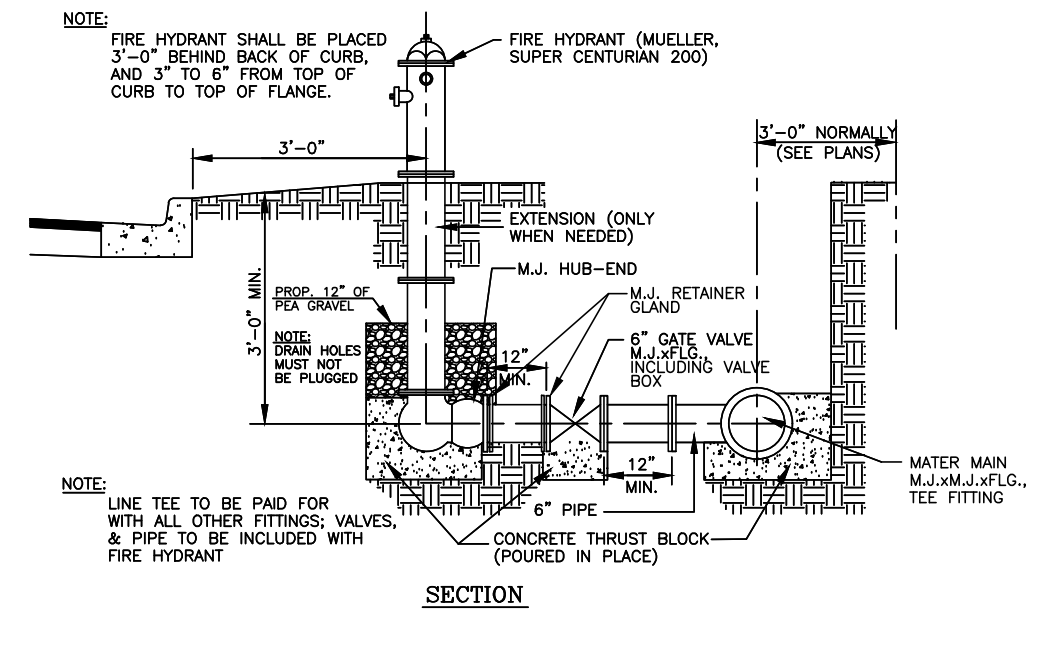
TYPICAL WATER METER INSTALLATION
N.T.S.



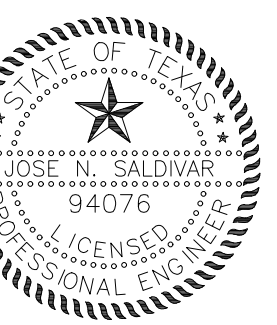
VALVE MARKER DETAIL
N.T.S.



TYPICAL FIRE HYDRANT INSTALLATION
N.T.S.



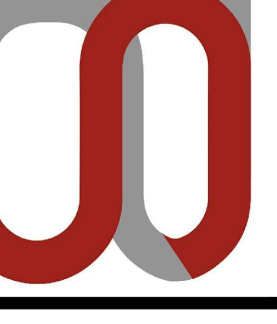
SINGLE WATER SERVICE CONNECTION
N.T.S.



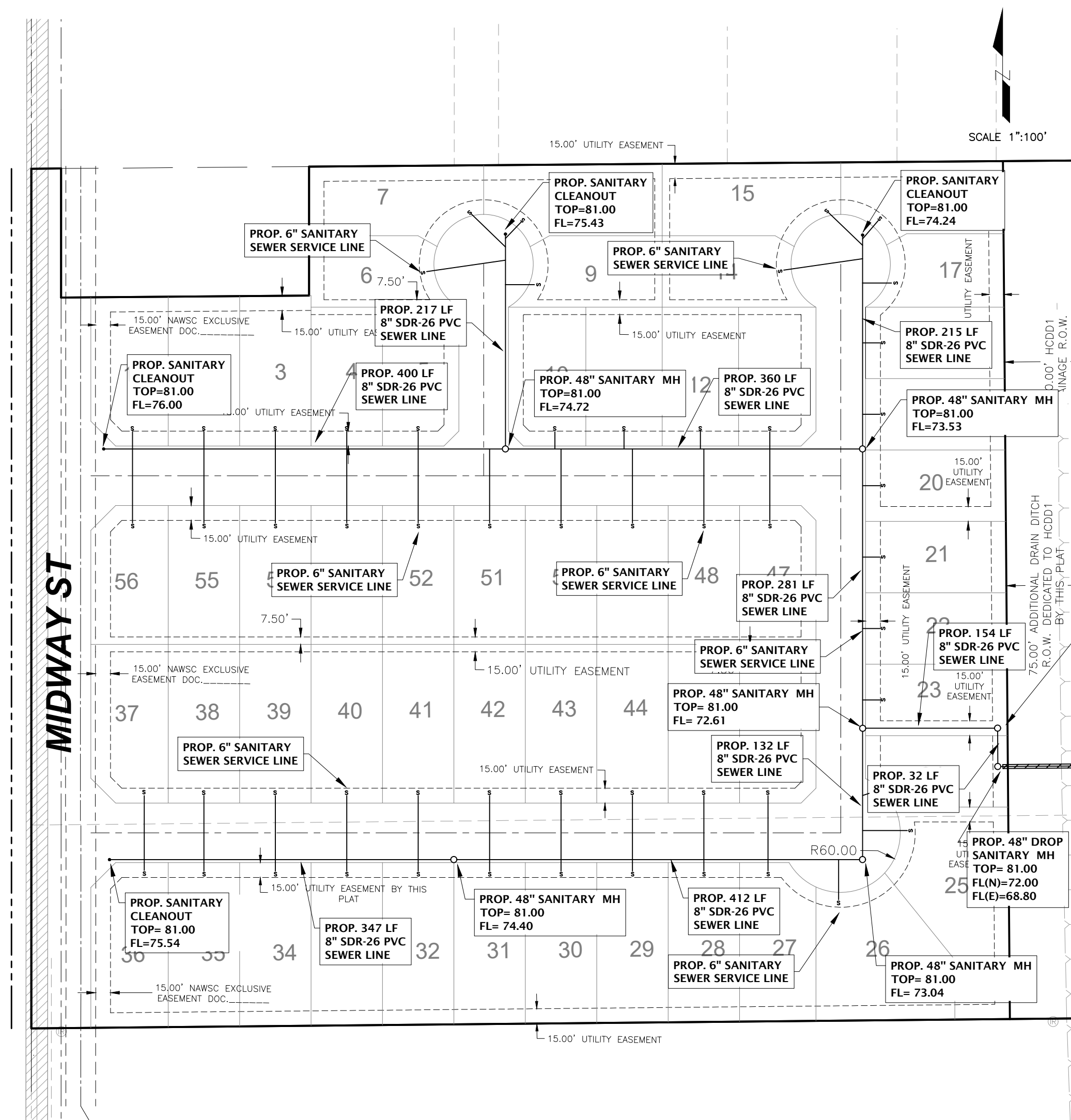
Preliminary

RIO MEADOWS SUBDIVISION UTILITIES LAYOUT

S2 ENGINEERING, PLLC
CIVIL ENGINEERING & LAND SURVEYING
1818 F-22869 TOLSON 10194796



SANITARY SEWER DISTRIBUTION OF: RIO MEADOWS SUBDIVISION



RIO MEADOWS SUBDIVISION
BY JOSE N. SALDIVAR, P.E.
SEWER SUPPLY Description and Costs.

SANITARY SEWER DESCRIPTION AND COSTS:
RIO MEADOWS SUBDIVISION HAS BEEN 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 TREAT THE 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 SANITARY SEWER SYSTEM OF RIO MEADOWS SUBDIVISION CONSISTS OF A PROPOSED 8" DIAMETER SEWER LINE THAT TAPS INTO THE EXISTING SANITARY SEWER SYSTEM LOCATED ON THE EAST SIDE OF S MILANOS RD. SAID PROPOSED SEWER SYSTEM WILL RUN THROUGH TESORO DR OR ON A WESTERNLY DIRECTION AND THEN CROSSING UNDERNEATH THE DRAIN DITCH TO GET INTO THE PROPOSED SUBDIVISION. THE SYSTEM WILL RUN THROUGH THE INTERNAL STREET R.O.W. OF THE SUBDIVISION.

SANITARY SERVICES TERMINATE AT THE SEWER METERS OF EACH LOT FOR A TOTAL OF FIFTY SIX (56) SANITARY SEWER SERVICES.

THE 8" SEWER LINE, THE 6" SERVICE LINES, THE TWELVE (12) SANITARY SEWER MANHOLES HAS BEEN INSTALLED, AT A TOTAL COST OF \$ _____ OR \$ _____ PER LOT. IN ADDITION, 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 THE PLAT.

ENGINEER CERTIFICATION:
BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWERAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.043, WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL WATER AND SEWERAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

SEWERAGE FACILITIES - THESE FACILITIES FULLY CONSTRUCTED HAS COST A GRAND TOTAL OF \$ _____ WHICH EQUALS TO \$ _____ PER LOT.



This seal certifying on this document was authorized by Jose N. Saldivar, P.E. No. 94076 on the above designated date.

Preliminary
JOSE N. SALDIVAR, P.E. No. 94076

RIO MEADOWS SUBDIVISION
POR: JOSE N. SALDIVAR, P.E.

DRENAJE, DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION
LA SUBDIVISION DE RIO MEADOWS RECIBIÓ SU PROVISIÓN DE DRENAJE SANITARIO DE LA CIUDAD DE WESLACO. EL DUEÑO DE LA SUBDIVISION Y LA CIUDAD DE WESLACO HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRÁ SU PROVISIÓN DE DRENAJE SANITARIO POR LOS PRÓXIMOS 30 AÑOS. LA CIUDAD DE WESLACO HA PRESENTADO DOCUMENTACIÓN PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE DRENAJE SANITARIO ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

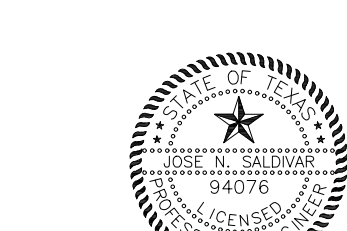
EL DRENAJE SANITARIO DE RIO MEADOWS CONSISTE DE UNA LINEA NUEVA DE 8 PULGADAS DE DIAMETRO QUE SE CONECTA A LA LINEA EXISTENTE QUE CORRE DEL LADO ESTE DE S MILANOS RD. ESTA NUEVA LINEA CORRERÁ A TRAVÉS DE TESORO DR EN DIRECCION OESTE Y CRUZARÁ POR DEBAJO DEL CANAL DE DRENAJE FLUVIAL PARA LLEGAR A LA NUEVA SUBDIVISION. EL SISTEMA VA A CORRER POR DENTRO DEL ROW DE LAS CALLES DE RIO STONE SUBDIVISION.

LOS SERVICIOS DE DRENAJE SANITARIO TERMINAN EN LOS MEDIDORES DE DRENAJE SANITARIO DE CADA LOTE PARA DAR UN TOTAL DE CINCUENTA Y SEIS (56) SERVICIOS.

LAS LINEAS DE DRENAJE SANITARIO DE 8 PULGADAS, LOS SERVICIOS DE 6 PULGADAS, Y LOS DOCE (12) POZOS DE VISTA HAN SIDO INSTALADAS. A UN COSTO TOTAL DE US \$ _____ POR LOTE. EL SISTEMA DE DRENAJE SANITARIO ESTÁ EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDOMIO DE HIDALGO.

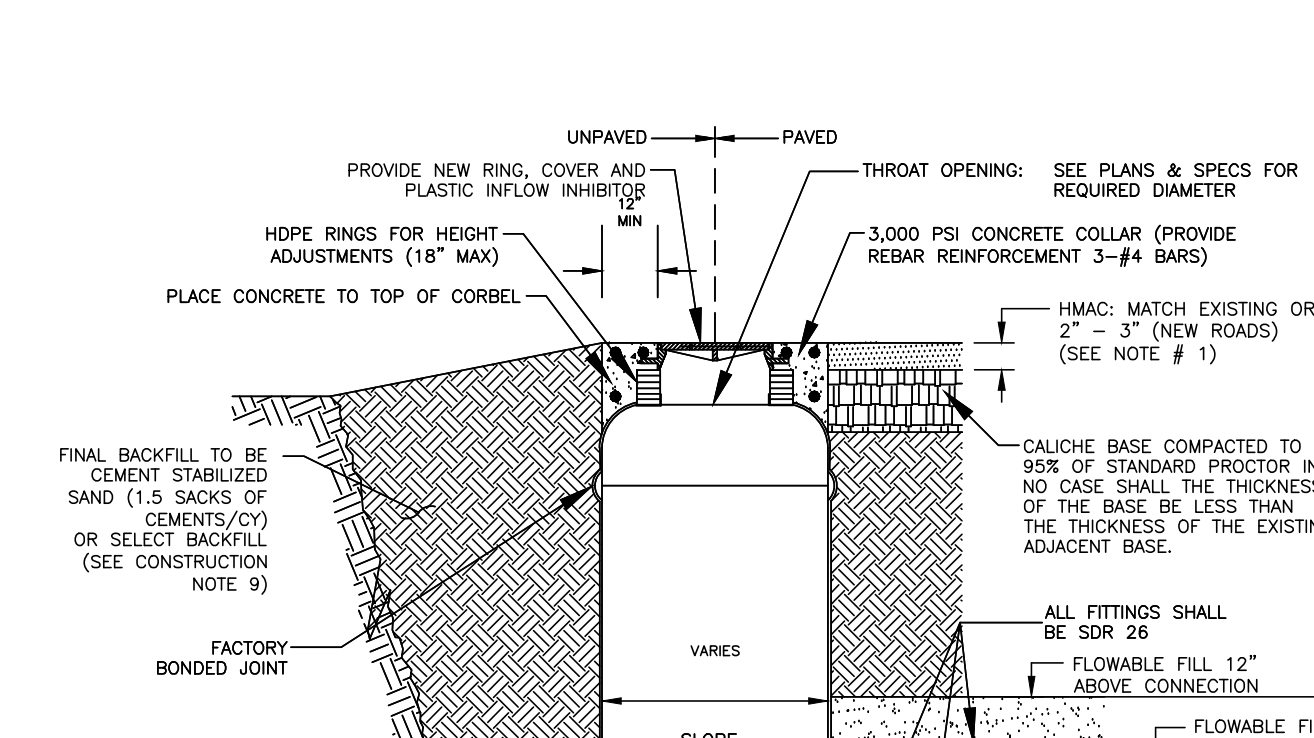
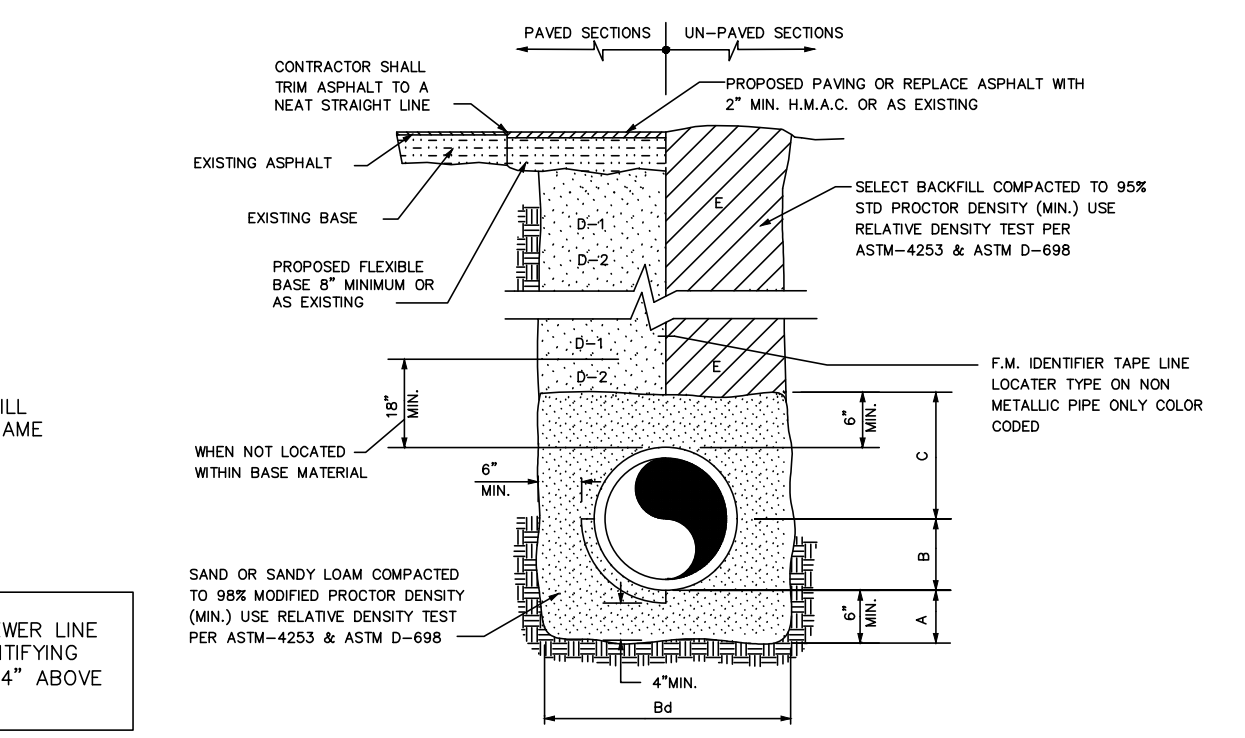
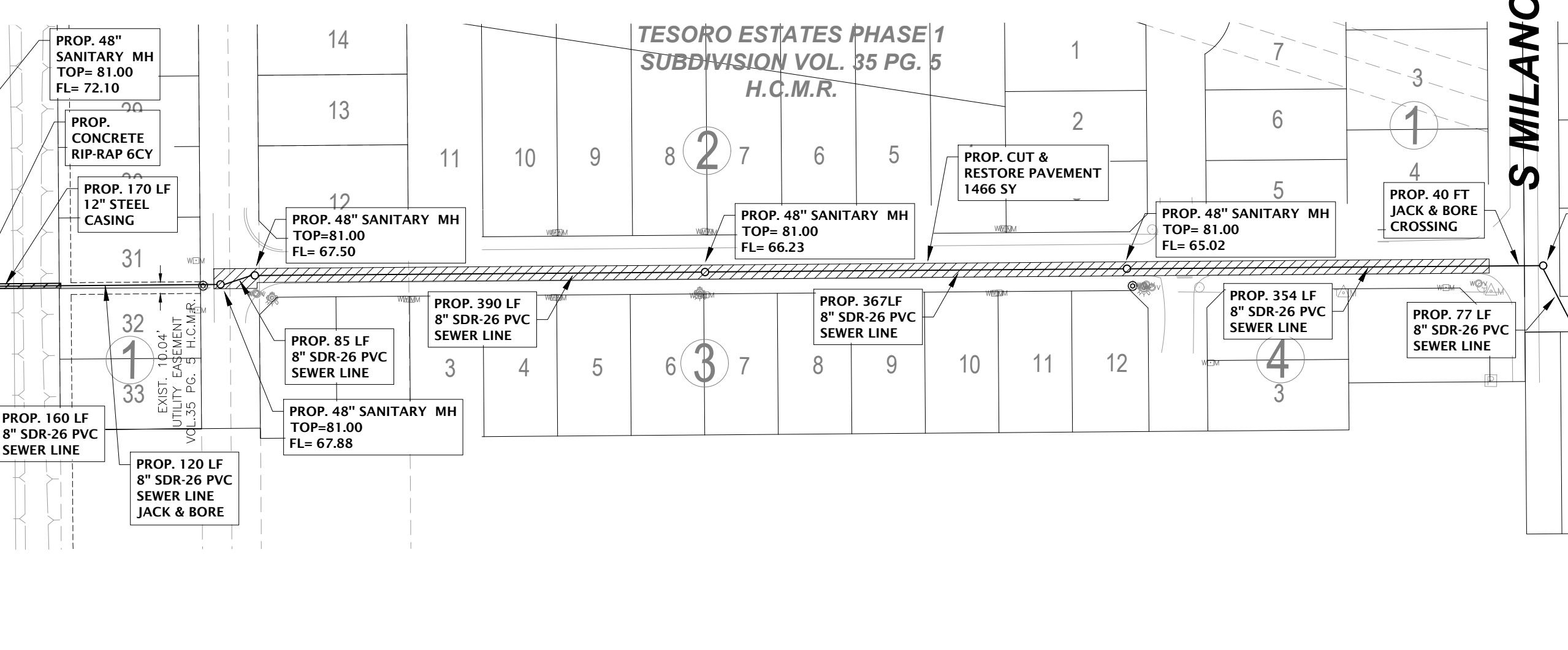
CERTIFICACION:
CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.043 DEL TEXAS WATER CODE (CÓDIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

DRENAJE: SE ESTIMA QUE EL DRENAJE COSTO EN TOTAL US \$ _____ O US \$ _____ POR LOTE.



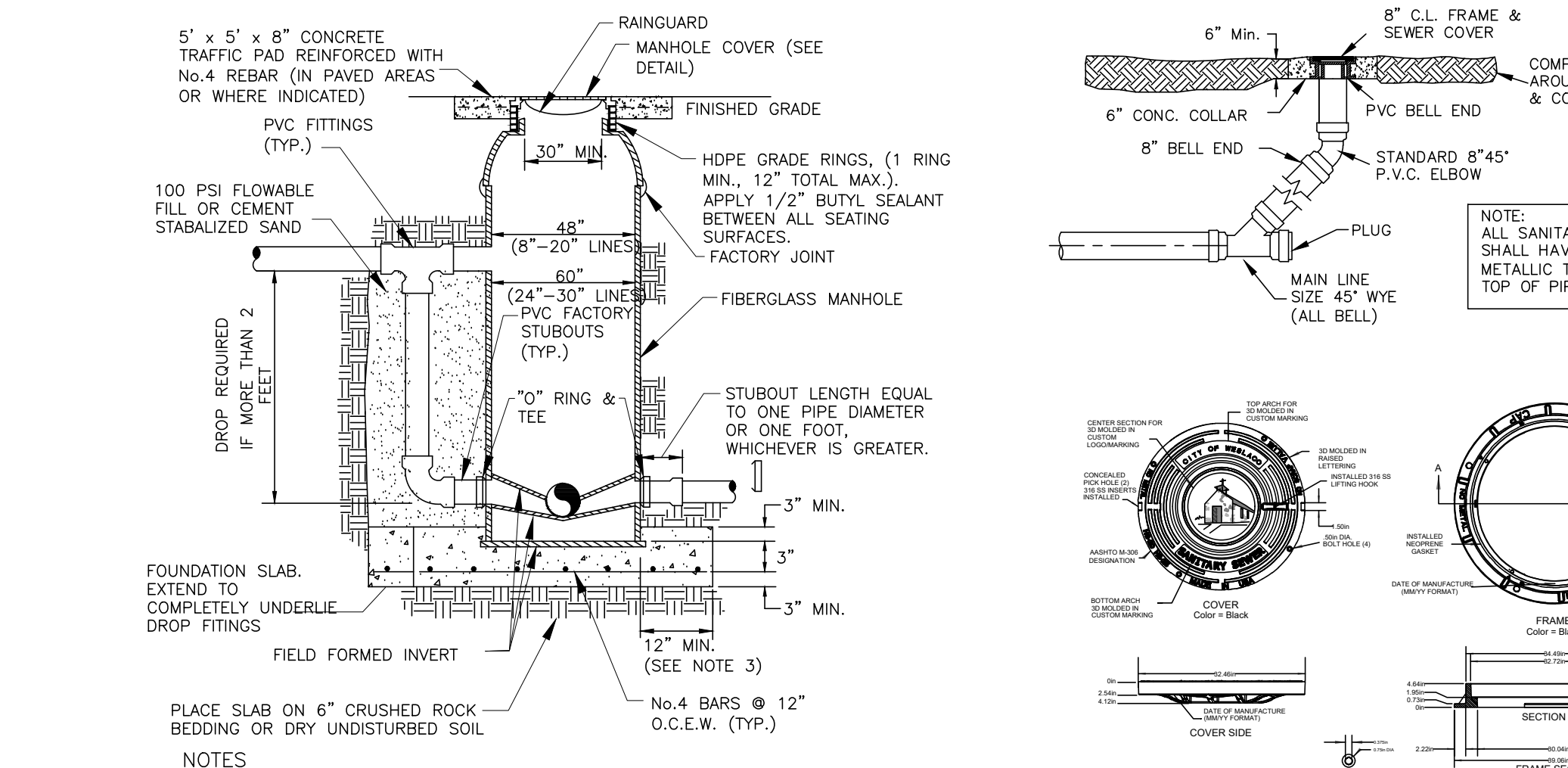
This seal certifying on this document was authorized by Jose N. Saldivar, P.E. No. 94076 on the above designated date.

Preliminary
JOSE N. SALDIVAR, P.E. No. 94076



- NOTE: ALL SANITARY SEWER LINE SHALL HAVE IDENTIFYING METALLIC TAPE 24" ABOVE TOP OF PIPE.
- SAND OR SANDY LOAM BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW LINE OF PIPE. (MIN. THICKNESS= 6")
 - SAND OR SANDY LOAM BACKFILL PLACED AFTER PIPE IS LAID FROM BOTTOM OF PIPE TO SPRING LINE OF PIPE. (4" LIFTS, HAND TAMPED) BY TRENCH WIDTHS SHALL BE PIPE O.D. + 12" OR IN ACCORDANCE WITH ASTM 2321 FOR PVC PIPE.
 - SAND OR SANDY LOAM BACKFILL PLACED FROM SPRING LINE OF PIPE TO 6" ABOVE TOP OF PIPE. (6" LIFTS, HAND TAMPED)
- D-1. (CITY STREETS, PARKING AREA, SELECT EXCAVATED BACKFILL MATERIAL COMPACTED TO 98% STD. PROCTOR DENSITY (9% LIFTS, MECHANICAL COMPACTOR)
- D-2. (STATE MAINTAINED ROADWAY) COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT COMPACTED AS PER ASTM D-4253 AND ASTM D-698.
- E. SELECT EARTH BACKFILL COMPACTED TO 92% STD. (12" LIFTS, MECHANICAL COMPACTOR) FOUNDATION PREPARATION (INCL. POINTS, GRAVEL OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNDESIRABLE AS SHOWN/NOTED AT STRUCTURE. SHALL BE PLACED IN TRENCH LAYERS. MIXTURES AS REQUIRED TO APPROPRIATE OPTIMUM MOISTURE CONTENT AND COMPACTED TO 92% STD. PROCTOR DENSITY PER TEST METHOD PER ASTM D-1556 & ASTM D-698. THE THICKNESS OF EACH LOOSE LAYER SHALL BE A MINIMUM OF 6". STRUCTURE BACKFILL MATERIAL SHALL BE SAND, APPROVED SITE SOIL, OR OTHER APPROVED SUBSTITUTE.

- GENERAL WASTEWATER CONSTRUCTION NOTES:
- HMAC: 2" - MINOR RESIDENTIAL, RESIDENTIAL AND MULTI-FAMILY COLLECTOR, COLLECTOR, MINOR AND PRINCIPAL ARTERIAL STREETS.
 - HMAC: 3" - RURAL ARTERIAL STREETS. IN NO CASE SHALL THE THICKNESS OF THE HMAC BE LESS THAN THE THICKNESS OF THE EXISTING ADJACENT HMAC.
 - THE CONTRACTOR SHALL VISIT THE SITE OF THE WORK AND EXAMINE LOCAL CONDITIONS TO BE ENCOUNTERED, IMPROVEMENTS TO BE PROTECTED, AND PERMITS AND FEES TO BE REQUIRED, ALONG WITH OTHER RESEARCH THAT IS NECESSARY TO ENSURE THAT THE CONTRACTOR THOROUGHLY UNDERSTANDS THE PROJECT AND IS FULLY AWARE OF ALL THE CONDITIONS AND CONSTRAINTS THAT MAY BE ENCOUNTERED DURING THE COURSE OF CONSTRUCTION.
 - THE CONTRACTOR SHALL ADHERE TO ALL TSS REGULATIONS PER 30 TAC CHAPTER 217 AND TRENCH SAFETY FOR EXCAVATIONS. THE CONTRACTOR IS RESPONSIBLE FOR ALL TRAFFIC CONTROL AND MUST ADHERE TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
 - ALL FIBERGLASS MANHOLES SHALL BE MONOLITHIC WITH 0.50" MINIMUM WALL THICKNESS. FIBERGLASS BOTTOM SHALL BE DESIGNED TO WITHSTAND HYDROSTATIC HEAD PRESSURE UNDER ALL CONDITIONS.
 - ALL MANHOLE WALL PENETRATIONS SHALL BE CORED AND SEALED WITH APPROVED IPSHAW WATER STOP GASKET ASSEMBLY.
 - THE CONTRACTOR SHALL PROVIDE PROTECTIVE COATING ON ALL EXPOSED CONCRETE SURFACES, INCLUDING CORSEL AREA, MANHOLE WALLS AND MANHOLE BENCH.
 - FOR FIBERGLASS MANHOLES WITH WATERIGHT BOTTOM, ADHERE TO ALL MANUFACTURER REQUIREMENTS. FIBERGLASS BOTTOM AND BENCH MUST ALSO BE FACTORY INSTALLED.
 - CEMENT STABILIZED SAND AND SELECT BACKFILL TO BE COMPACTED IN 12 INCH LIFTS TO 95% STD. PROCTOR.
 - ALL DROP CONNECTIONS TO MANHOLE SHALL USE IPSHAW WATER STOP GASKET ASSEMBLY.
 - CONCRETE COLLARS WITHIN PAVED AREAS SHALL BE SQUARE.



- NOTES
- INSTALL IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
 - BACKFILL SHALL BE SAND COMPACTED TO 95% STANDARD PROCTOR.
 - 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.
 - COAT ALL INTERNAL CEMENTITIOUS AND METALLIC SURFACES WITH COAL TAR EPOXY.
 - OUTLET STUBOUT SHALL BE SPIGOT END. INLET STUBOUTS SHALL BE BELL END EXCEPT FOR DROP CONNECTIONS.

SUBDIVIDER CERTIFICATION
1.- BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (2) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS AND (3) WATER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:
I, _____ (NAME), D/O INVESTMENT GROUP LLC, SUBDIVIDER OF RIO MEADOWS SUBDIVISION HEREBY CERTIFY SEWER PERMITS, AS APPLICABLE, HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

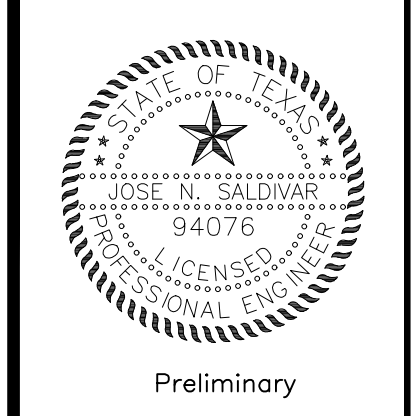
DOMINIC A. REYNA, MEMBER
D/R3 INVESTMENT GROUP LLC
702 WEST EXPRESSWAY 83
WESLACO, TX 78766

DATE _____

CERTIFICATION:
BEFORE ME, the undersigned notary public, on this day personally appeared DOMINIC A. REYNA, proved to me through his/her Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that he/she executed the same for the purposes and consideration thereby expressed.

Given under my hand and seal of office this _____ day of _____, 2023.

NOTARY PUBLIC - STATE OF TEXAS



Preliminary

RIO MEADOWS SUBDIVISION
SANITARY SEWER LAYOUT

S2 ENGINEERING, PLLC
CIVIL ENGINEERING & LAND SURVEYING
TDR# F-22869 TOL# 10194790

SHEET NO. 3
OF 5 SHEETS

PAVING AND DRAINAGE LAYOUT: RIO MEADOWS SUBDIVISION



Preliminary

DRAINAGE STATEMENT
RIO MEADOWS SUBDIVISION

A. PROJECT LOCATION
Rio Meadows Subdivision is a proposed 56-lot multifamily subdivision in Hidalgo County, located on the east side of Midway St and approximately 1,400 ft south of E Business 83. Being a 20.3 acre tract of land comprised of 5.0 acres out of farm tract 625, and 15.3 acres out of farm tract 626, block 178, west tract subdivision, as recorded in volume 2, pages 24 through 27, Hidalgo County Map Records, Hidalgo County, Texas.

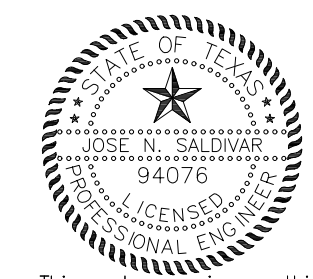
II. FLOODPLAIN
The proposed subdivision is in Zone "X" (Shading) according to the FEMA FIRM Community Panel No. 480334 0450 C, revised to reflect LOMR dated May 30, 2002. Defined as areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood.

III. SOIL CONDITIONS
According to the Soil Survey Report prepared for Hidalgo County by the USDA Natural Resources Conservation Service, the site consists of Hidalgo sandy clay loam (28); hydrologic group B.

IV. EXISTING CONDITIONS
The existing runoff sheet flows overland towards Midway and the existing drain ditch on the east side of the property. There is currently no apparent drainage system other than natural overland flow. Based on the Rational Method and the attached calculations, an existing 10-year storm event generates 7.86 cfs of runoff. The proposed runoff after development is 44.01 cfs for a 50-year storm event. The proposed project will have an approximate increase of 36.15 cfs of storm runoff for a 50-year storm event.

V. PROPOSED CONDITIONS
In accordance with the county of Hidalgo's drainage requirements, 94,779 cubic feet (3,510 cubic yard) of runoff detention will need to be detained for a 50-year storm event. Runoff will be detained by widening of existing drain ditch 37D1. Owned by HCDDP and maintained by HCDD1, east of the subdivision. The system will begin with a 24" pipe and run through type A inlets to finally end up with a 36" to finally outfall on the previously mentioned drain ditch. Runoff will not be increased during a 50-year storm event due to the proposed subdivision.

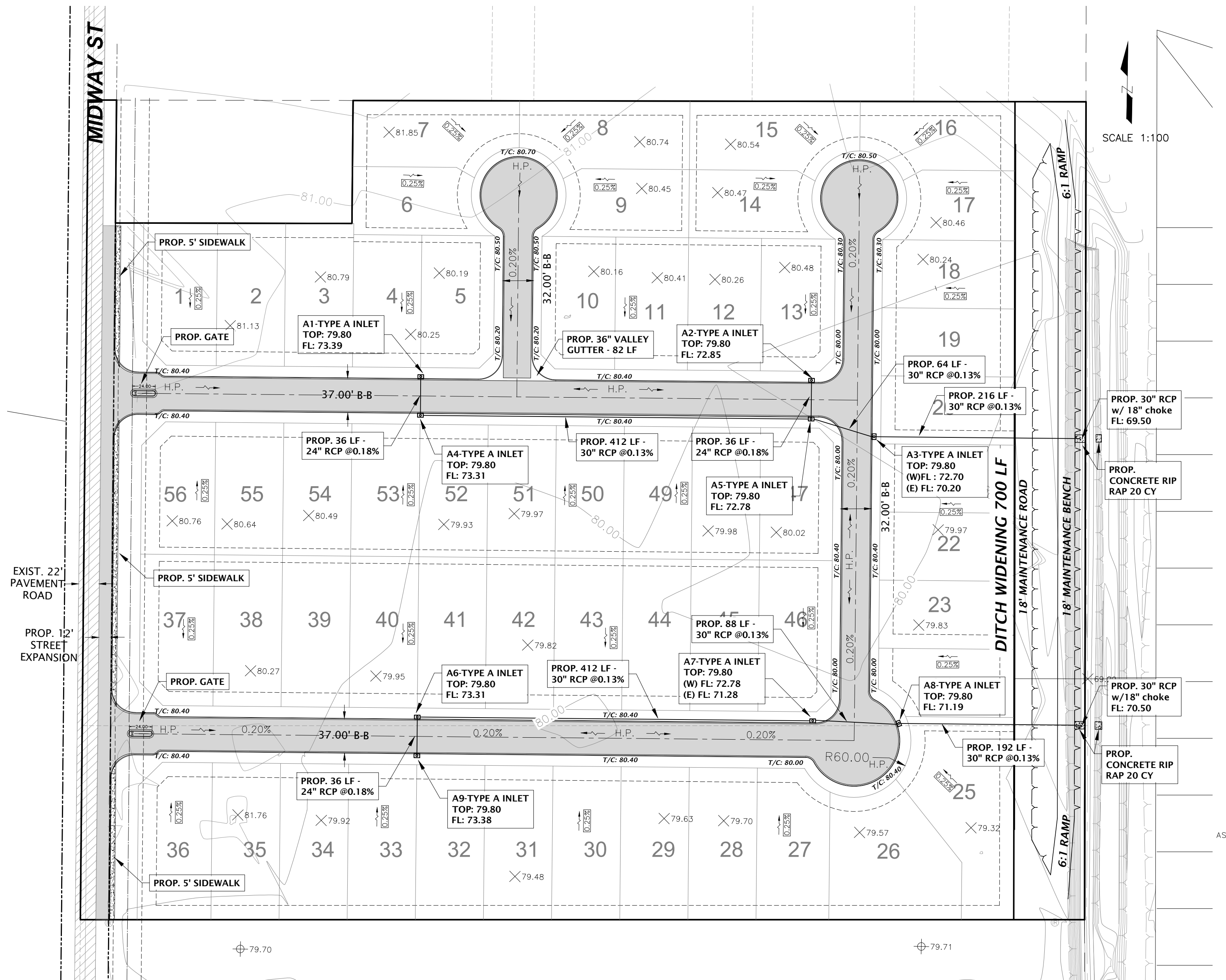
CERTIFICATION:
By my signature below, I certify that the floodplain for zone "X" (defined as areas of 500 - year flood; areas of 100 - year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from the 100 - year flood) as described in a community panel number No. 480334 0450 C revised to reflect LOMR dated May 30, 2002 is contained within the drainage of the subdivision as shown below.



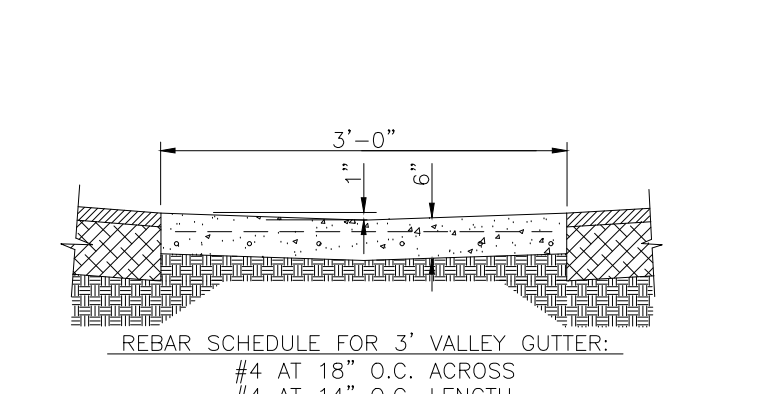
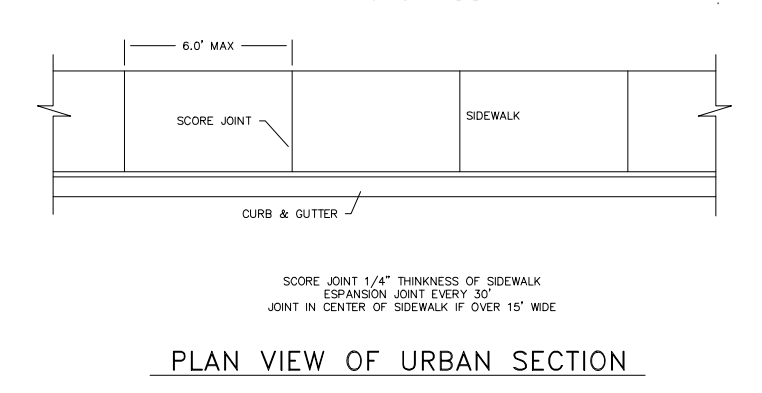
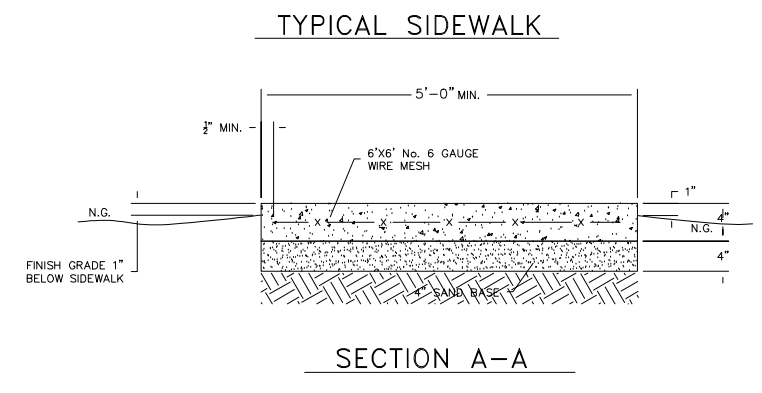
This seal appearing on this document was authorized by Jose N. Saldivar, P.E. No. 94076 on the above designated date.

Preliminary
JOSE N. SALDIVAR, P.E. No. 94076

RIO MEADOWS SUBDIVISION
PAVING AND DRAINAGE LAYOUT



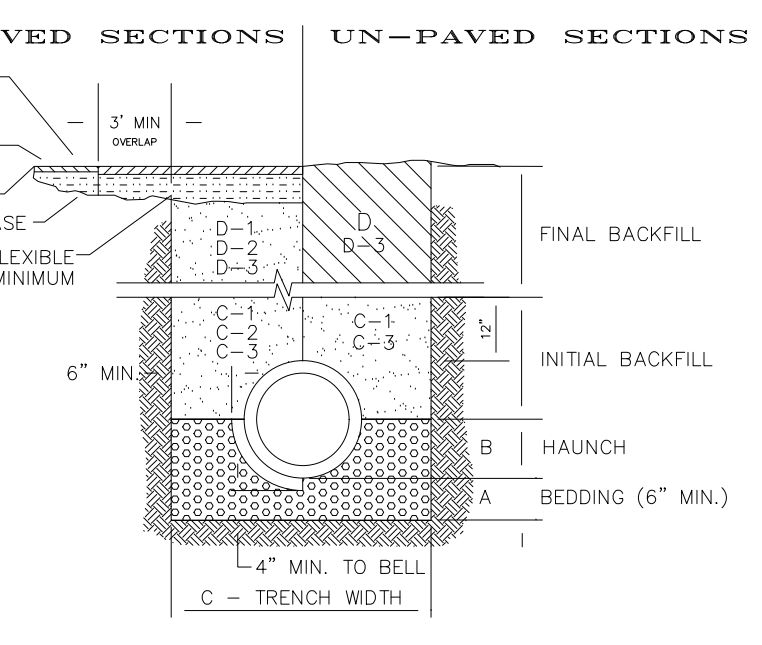
SCALE 1:100



GENERAL NOTES:
1. ALL CONCRETE WORK SHALL BE TREATED WITH MEMBRANE CURING COMPOUND TYPE 2 WHITE PIGMENTED IN ACCORDANCE WITH 1972 SPECIFICATIONS ITEM 531. CONSIDERED INCIDENTAL TO CONCRETE WORK.
2. 1/2" EXPANSION JOINTS REQUIRED AT 70' c.c. AND AT THE BEGINNING AND END OF ALL RADII. CONTRACTION JOINTS SHALL NOT EXCEED 10' c.c.

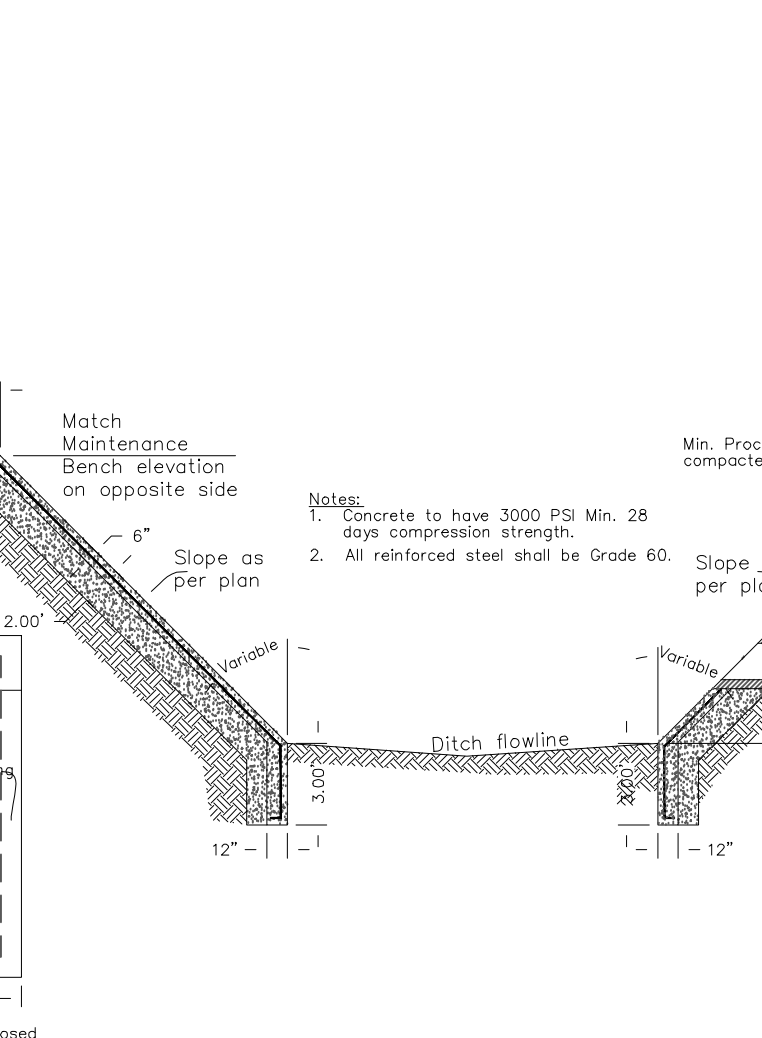
CONCRETE VALLEY GUTTER

NOT TO SCALE

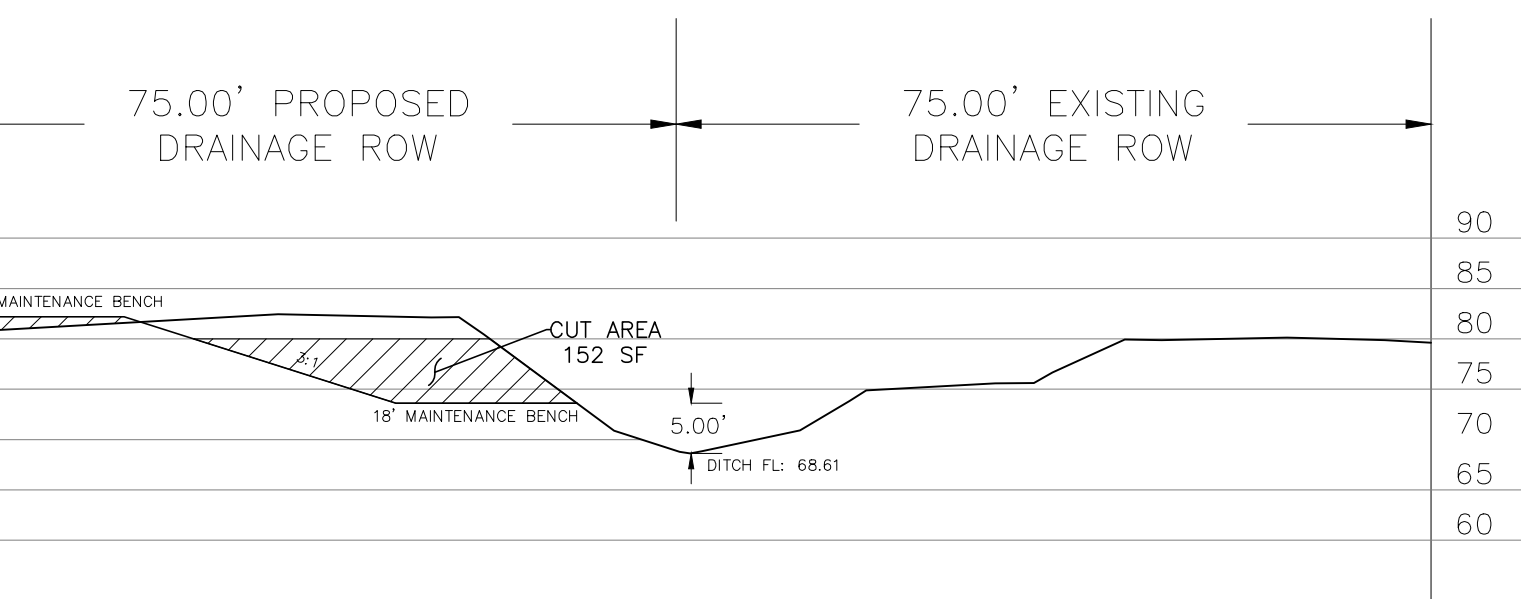
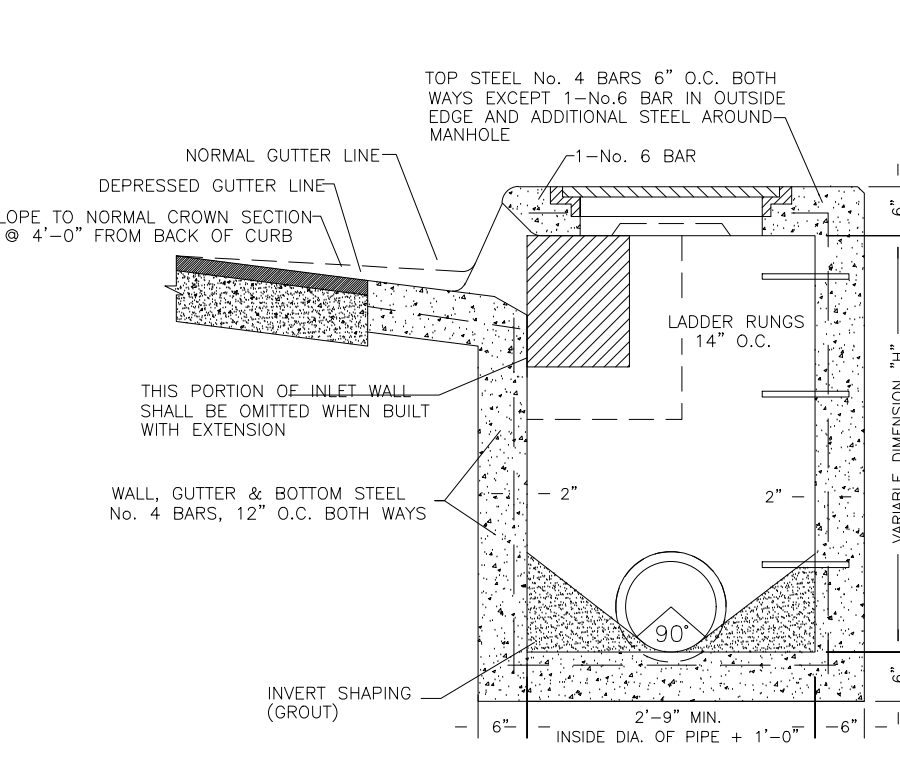


STORM TRENCH BEDDING AND BACKFILL DETAILS

N.T.S.

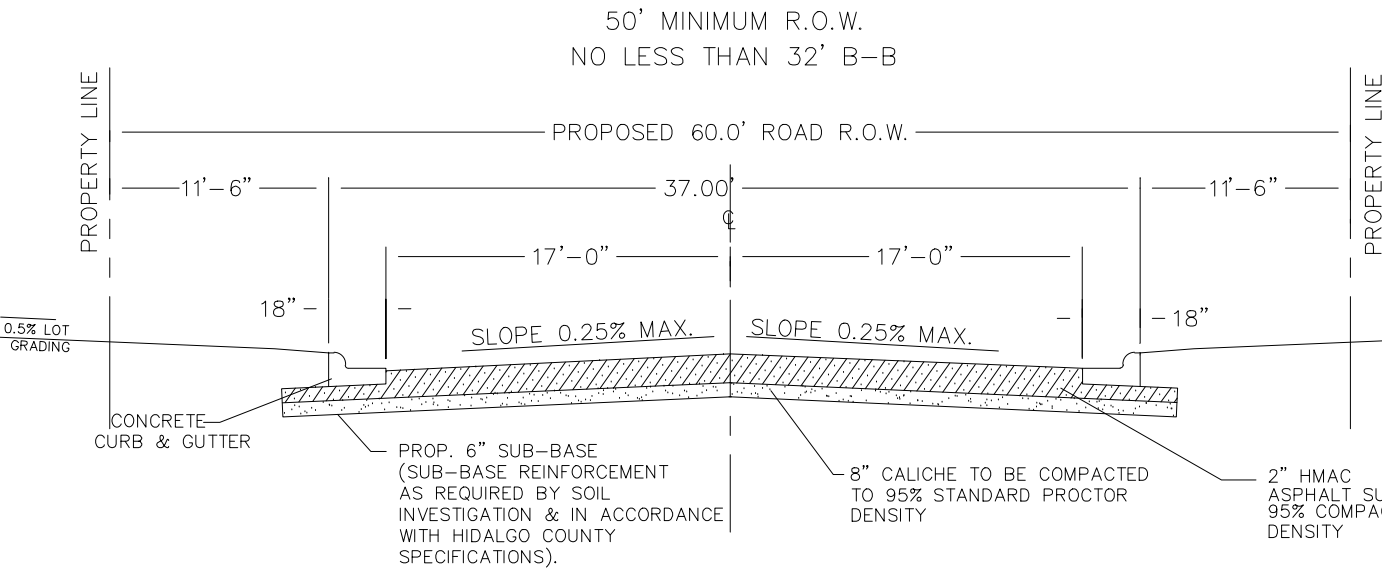


STANDARD CURB INLET SECTION



STREET SECTION

50' MINIMUM R.O.W.
NO LESS THAN 32' B-B



STREET SECTION

60' MINIMUM R.O.W.
NO LESS THAN 37' B-B

PROPOSED ROAD SIDE DITCH EXCAVATION.
PROPOSED WIDENING OF RSD VOLUME
152 SF X 700 LF = 106,400 CF / 3,940.74 CY
DETENTION REQUIRED: 94,779 CF / 3,510 CY
DETENTION PROVIDED: 106,400 CF / 3,940.74 CY

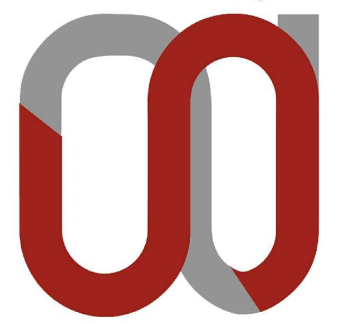
LEGEND

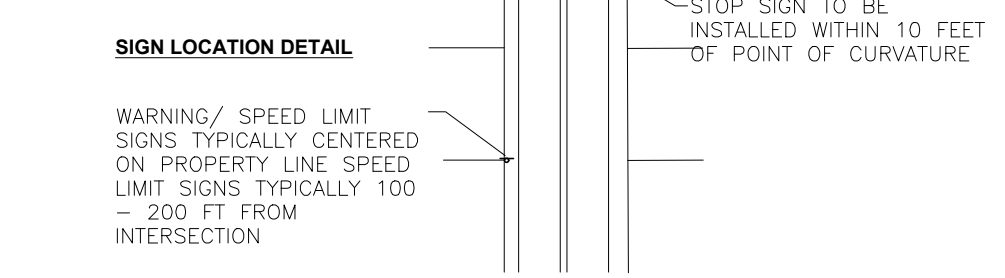
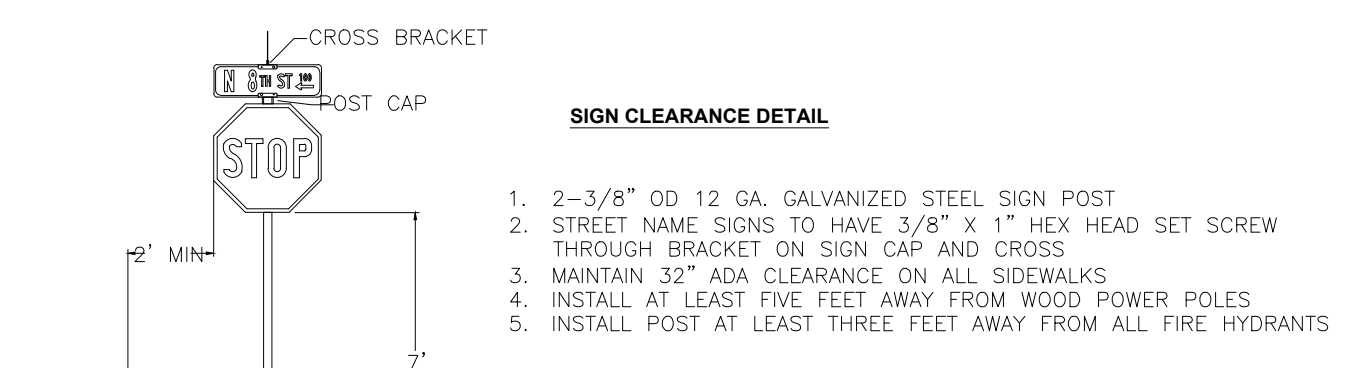
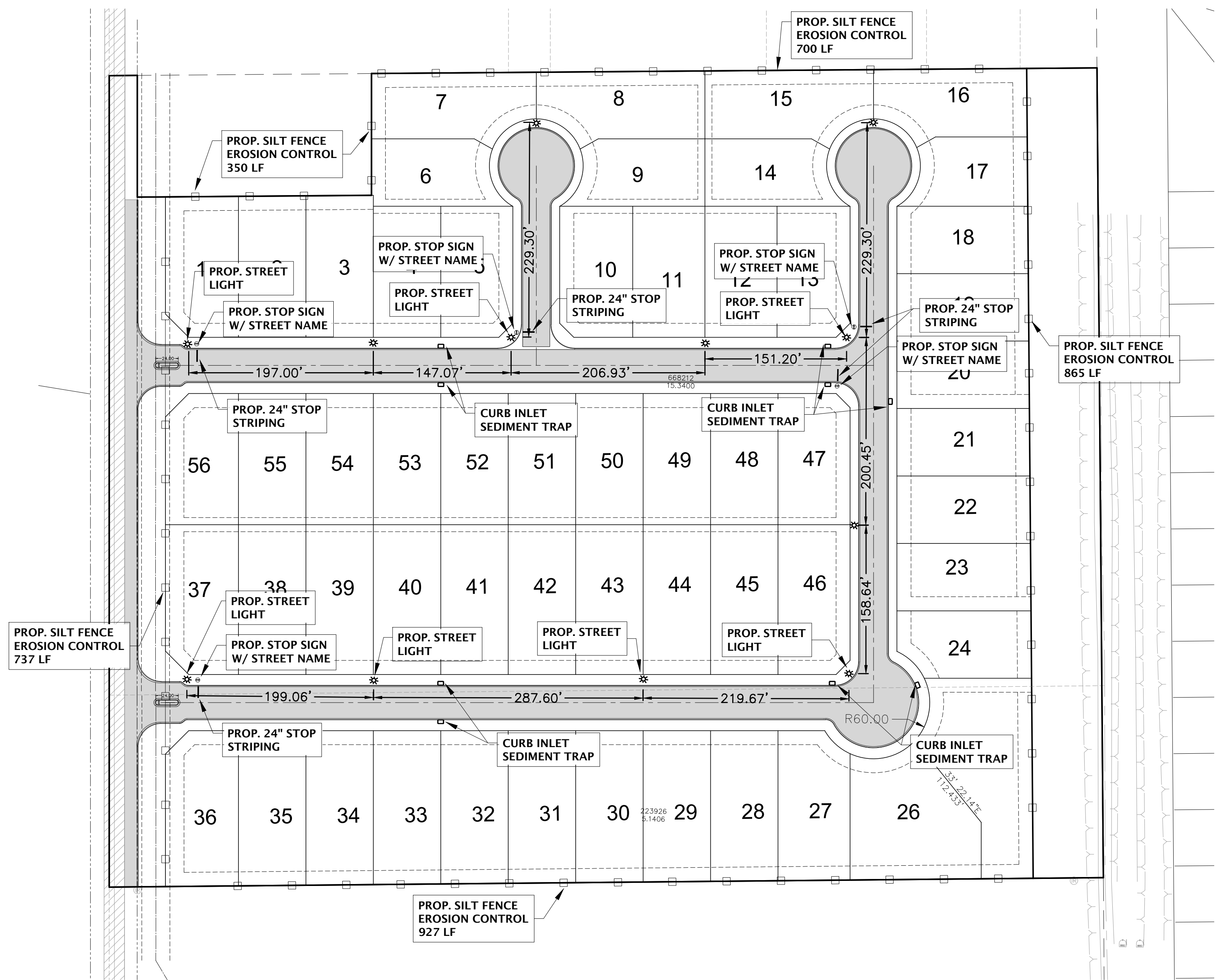
- WOOD FENCE
- CHAIN LINK FENCE
- EXIST. PAVEMENT

COST ESTIMATE

WATER DISTRIBUTION:	\$\$\$\$\$
DRAINAGE IMPROVEMENTS:	\$\$\$\$\$
OSSF IMPROVEMENTS:	\$\$\$\$\$
TOTAL:	\$\$\$\$\$

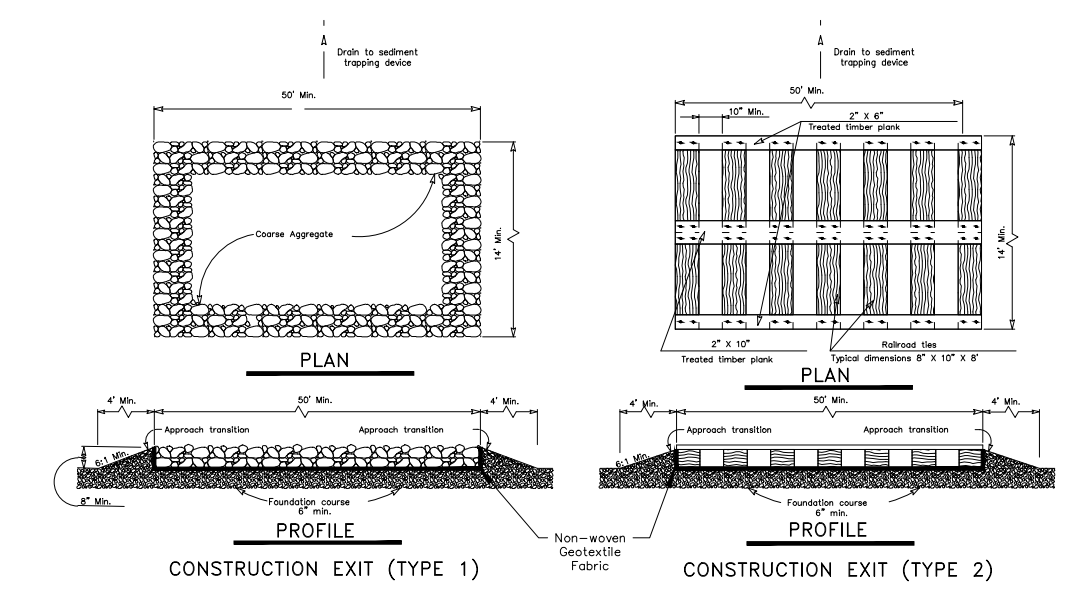
S2 ENGINEERING, PLLC
CIVIL ENGINEERING & LAND SURVEYING
18PE 12-22858 TELS 0104796



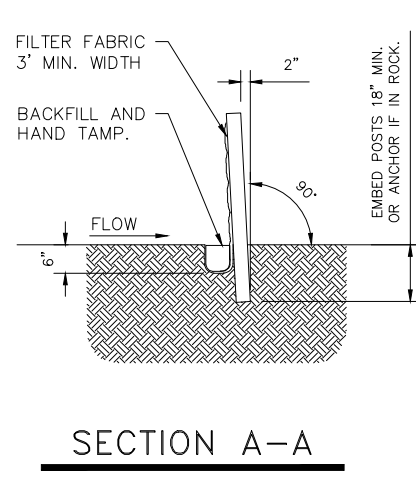
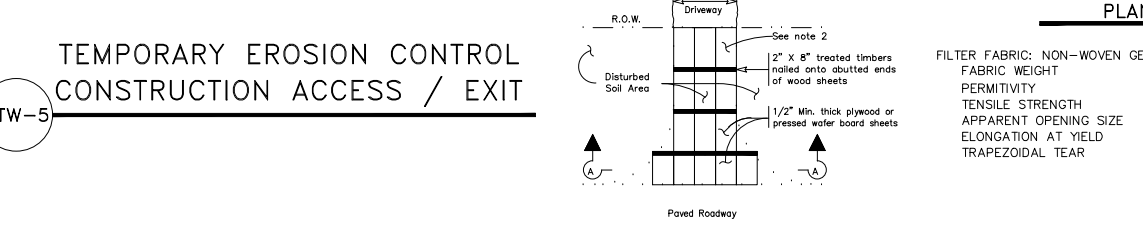


- GENERAL NOTES**
- CONTRACTOR IS RESPONSIBLE FOR LOCATING SPRINKLERS AND UTILITIES PRIOR TO INSTALLATION.
 - SIGN SHALL BE INSTALLED ACCORDING TO APPROVED PLAN SHEETS.
 - ANY DAMAGE TO EXISTING FENCES, WALLS, OR PRIVATE PROPERTY SHALL BE REPAIRED BY AND AT THE EXPENSE OF THE CONTRACTOR.
 - THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING PREINSTALLATION AND POST INSTALLATION INSPECTS THROUGH THE CITY'S DESIGNATED INSPECTOR 24 HOURS PRIOR TO INSPECTION DURING NORMAL WORKING HOURS, MONDAY THROUGH FRIDAY.

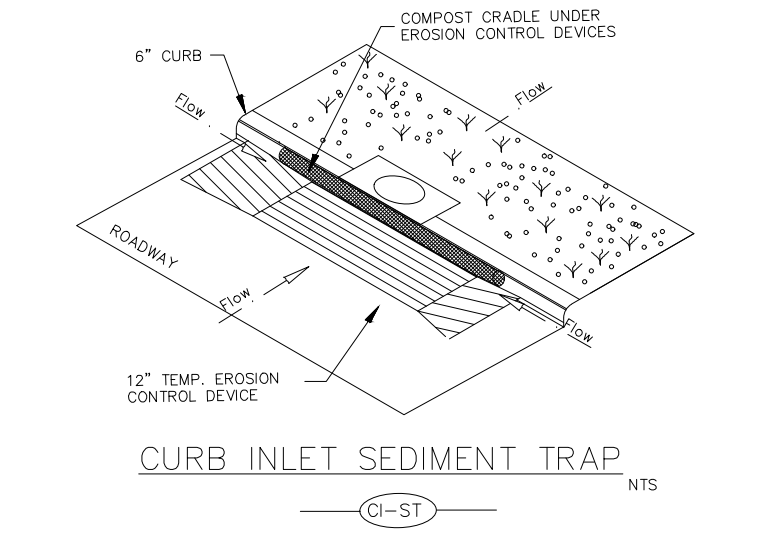
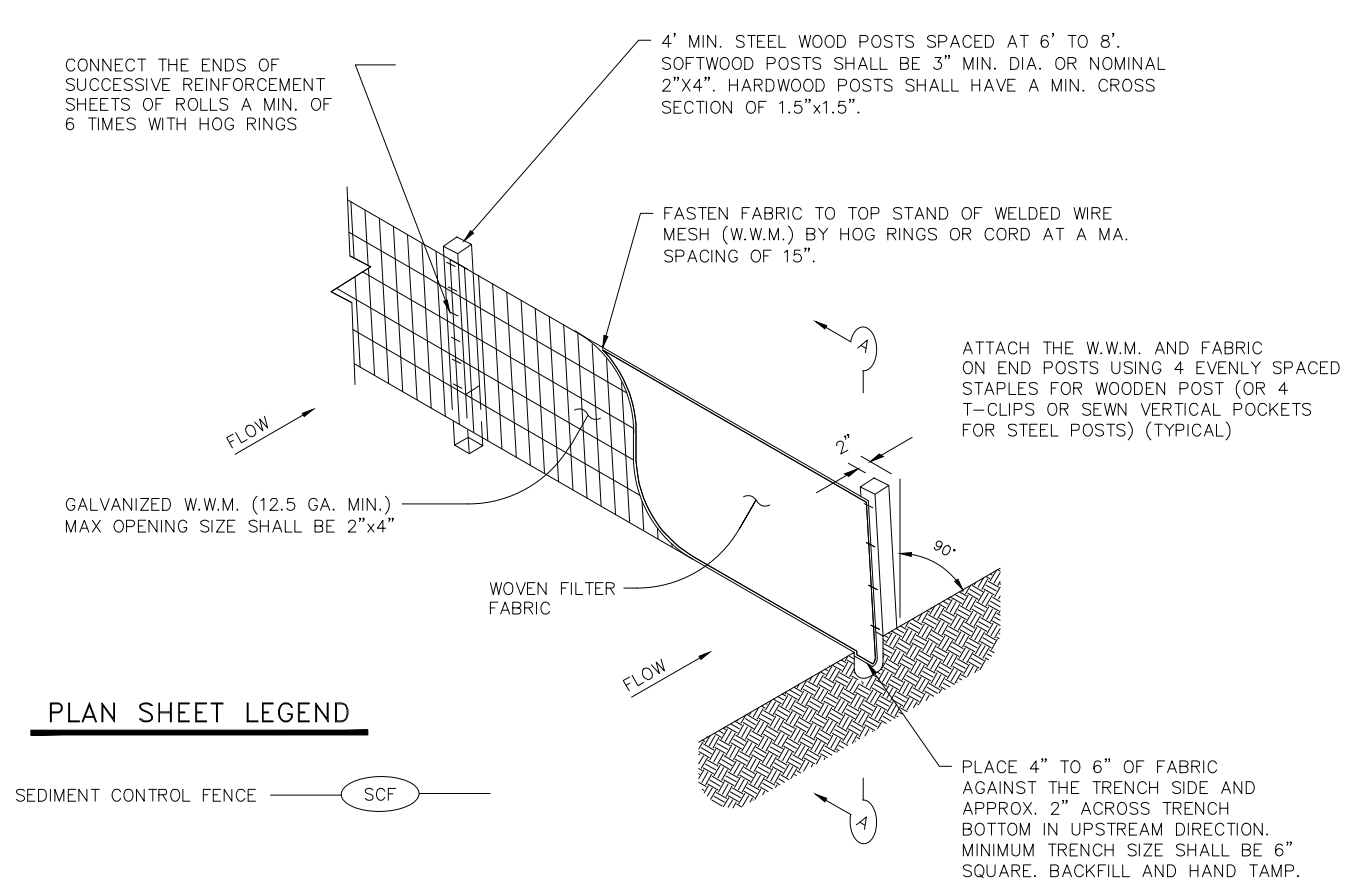
SIGN LOCATION STANDARDS



- GENERAL NOTES**
- THE LENGTH OF THIS CONSTRUCTION EXIT SHALL BE AS INDICATED ON THE PLAN.
 - THE CONSTRUCTION EXIT SHALL BE CONSTRUCTED WITH A MIN. OF 4\"/>



- GENERAL NOTES**
- THE GUIDELINES SHOW HEREON ARE SUGGESTIONS ONLY AND MAY BE MODIFIED BY THE ENGINEER.
- SEDIMENT CONTROL FENCE USAGE GUIDELINES**
- A SEDIMENT CONTROL FENCE MAY BE CONSTRUCTED NEAR THE DOWNSTREAM PERIMETER OF A DISTURBED AREA ALONG A CONTOUR TO INTERCEPT SEDIMENT FROM OVERLAND RUNOFF. A 2 YEAR STORM FREQUENCY MAY BE USED TO CALCULATE THE FLOW RATE TO BE FILTERED.
- SEDIMENT CONTROL FENCE SHOULD BE SIZED TO FILTER A MAX. FLOW THROUGH RATE OF 100 GPM/FT. SEDIMENT CONTROL FENCE IS NOT RECOMMENDED TO CONTROL EROSION FROM A DRAINAGE AREA LARGER THAN 2 ACRES.



- SEDIMENT BASIN & TRAP USAGE GUIDELINES**
- A sediment trap may be used to precipitate sediment out of runoff draining from an undisturbed area.
- Traps: the drainage area for a sediment trap should not exceed 5 acres. The trap capacity should be 1800 CF/acre (0.5\"/>

Sediment traps should be placed in the following locations:

 - Immediately preceding drain shafts.
 - Just before the drainage enters a water course.
 - Just before the drainage leaves the right of way.
 - Just before the drainage leaves the construction limits where drainage flows away from the project.

The trap should be cleaned when the capacity has been reduced by 1/2 or the sediment has accumulated to a depth of 1\", whichever is less. Clearing and removal of accumulated sediment deposits is incidental and will not be paid for separately.

- GENERAL NOTES**
- LENGTHS OF EROSION CONTROL LOGS SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND AS REQUIRED FOR THE PURPOSE INTENDED. MAXIMUM LENGTH OF LOGS SHALL BE 30' FOR 12\"/>

TEMPORARY SEDIMENT CONTROL FENCE - DETAILS

TEMPORARY EROSION CONTROL LOGS - 2