



HIDALGO COUNTY PLANNING DEPARTMENT

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

Anthony Uresti,
Director of Planning

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 4-01-2025

PROPOSED RIO ORCHARDS ESTATES SUBDIVISION PRECINCT No. 1.

ENGINEER SUPREME ENGINEERING, PLLC DEVELOPER: EZEQUIEL REYNA JR.

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: *SINGLE FAMILY 53 *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

NUMBER OF STREETLIGHTS: 14

FILLING STATIONS: 6

LOCATION DESCRIPTION: NORTH OF MILE 5 NORTH ROAD, APPROXIMATELY 600 FEET EAST OF MILE 4 ½ WEST ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF WESLACO

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 11-21-2023 PROPERTY LIES WITHIN FLOOD ZONE: "B" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY STORM SEWER SYSTEM AND DETENTION WILL BE PROVIDED BY A NEW DRAIN DITCH.

SEWER SYSTEM: SEWER WESLACO

WATER SERVICE PROVIDER: WESLACO

STAFF RECOMMENDS: **Preliminary Approval With Variance** subject to comments and future recommendations by planning, Other departments, and the approval of the City of WESLACO.

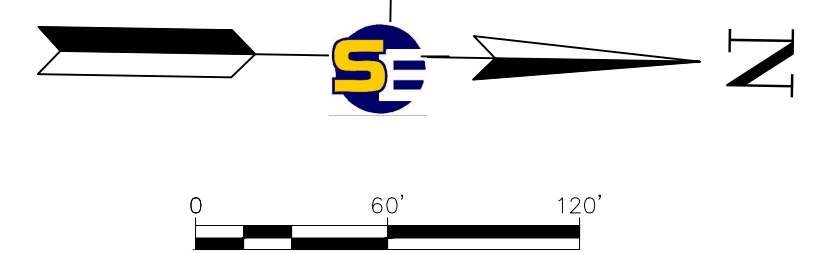
Final Approval subject to recommendations other departments

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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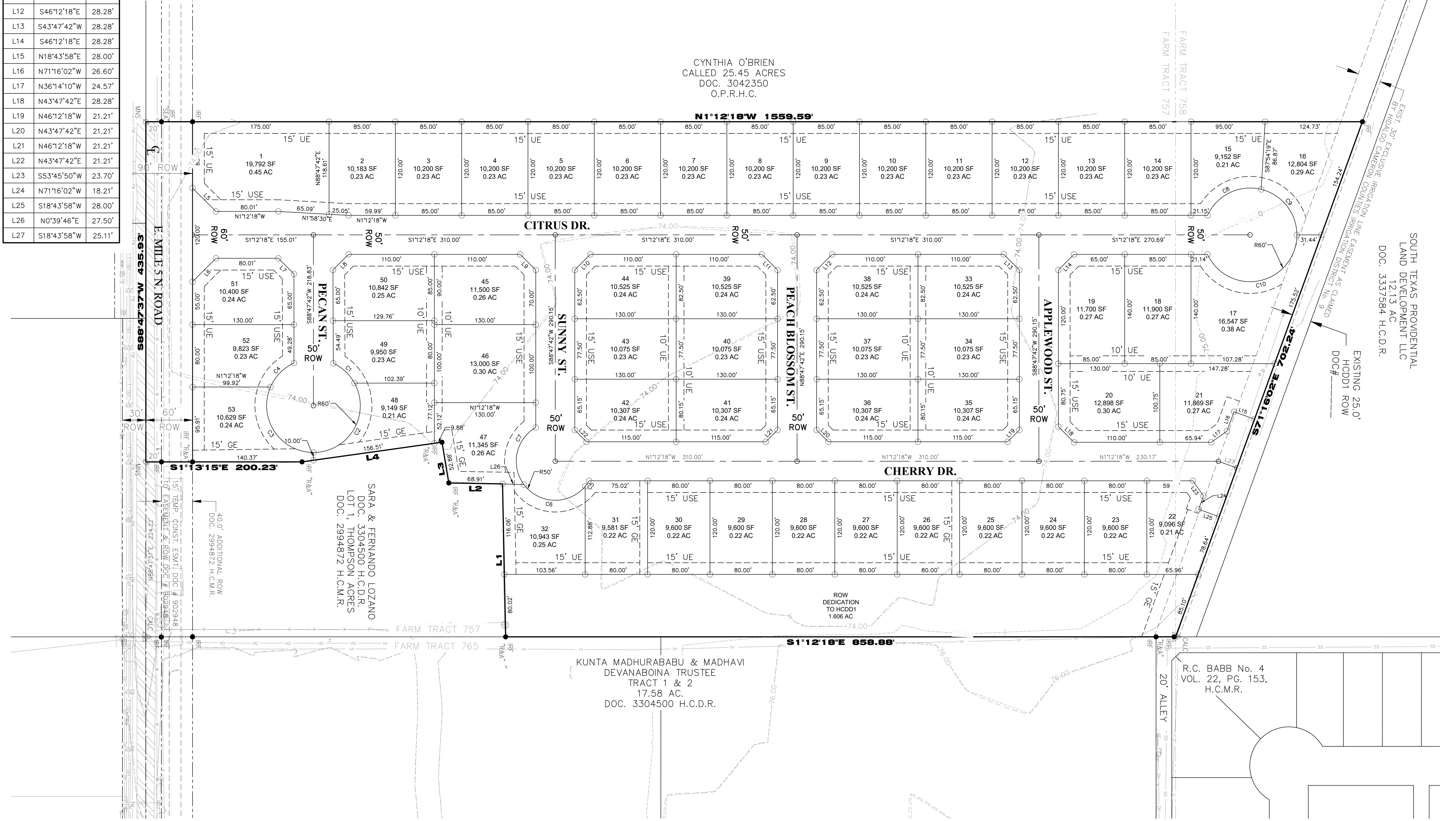
Line #	Bearing	Length
L1	S87°37'58"W	196.08'
L2	S0°12'04"E	68.91'
L3	S79°17'53"W	52.88'
L4	S9°10'39"E	181.17'
L5	N43°47'50"E	42.43'
L6	N46°12'20"W	42.43'
L7	N43°47'42"E	28.28'
L8	N46°12'18"W	28.28'
L9	N43°47'42"E	28.28'
L10	S46°12'18"E	28.28'
L11	S43°47'42"W	28.28'
L12	S46°12'18"E	28.28'
L13	S43°47'42"W	28.28'
L14	S46°12'18"E	28.28'
L15	N18°43'58"E	28.00'
L16	N71°16'02"W	26.60'
L17	N36°14'10"W	24.57'
L18	N43°47'42"E	28.28'
L19	N46°12'18"W	21.21'
L20	N43°47'42"E	21.21'
L21	N46°12'18"W	21.21'
L22	N43°47'42"E	21.21'
L23	S53°45'50"W	23.70'
L24	N71°16'02"W	18.21'
L25	S18°43'58"W	28.00'
L26	N0°39'46"E	27.50'
L27	S18°43'58"W	25.11'

Curve #	Radius	Tangent	Delta	Arc Length	Chord Direction	Chord Length
C1	60.00'	19.60'	36°11'00"	37.89'	S41°59'23"W	37.26'
C2	60.00'	101.25'	118°41'56"	124.30'	N60°34'09"W	103.24'
C3	60.00'	91.36'	113°24'32"	118.76'	N55°29'16"E	100.30'
C4	60.00'	23.03'	41°59'30"	43.97'	S46°48'43"E	43.00'
C5	50.00'	4.36'	9°57'51"	8.70'	N56°13'22"W	8.68'
C6	50.00'	63.28'	103°22'08"	90.21'	N0°26'37"E	78.46'
C7	50.00'	56.18'	96°40'02"	84.36'	S79°32'18"E	74.70'
C8	60.00'	49.61'	79°10'08"	82.91'	S26°59'46"E	76.47'
C9	60.00'	47.05'	76°12'24"	79.80'	S50°41'30"W	74.05'
C10	60.00'	274.90'	155°22'32"	162.71'	N13°31'01"W	117.24'



SUPREME ENGINEERING
 TBPELS FIRM No. F-21135
 SUPREME ENGINEERING, PLLC
 1357 EDINBURG, TX 78539
 PH: (956) 403-1314

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY OMAR CANO, P.E. ON 3/12/2024. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.



PROJECT NO. #	PROJECT TEAM	DESIGN BY:	DRAWN BY:	CHECKED BY:	APPROVED BY:	DATE:	APPROVED BY:
	O.C.	J.L.G.	J.L.G.	O.C.	O.C.		

PREPARED FOR:
 DK3 INVESTMENT GROUP, LLC
 702 WEST EXPRESSWAY 83
 WESLACO, TEXAS 78596

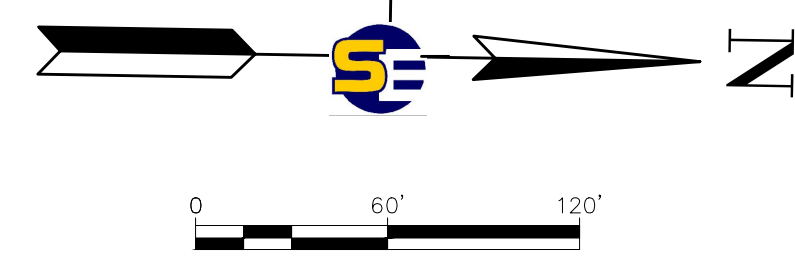
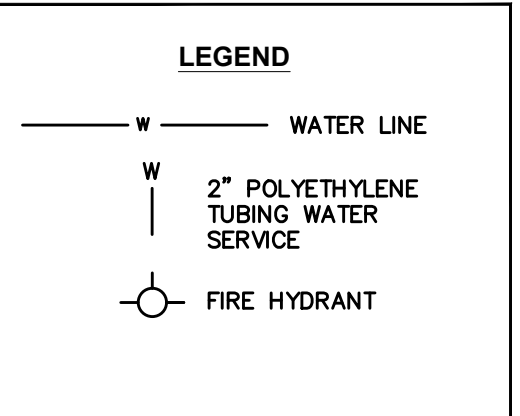
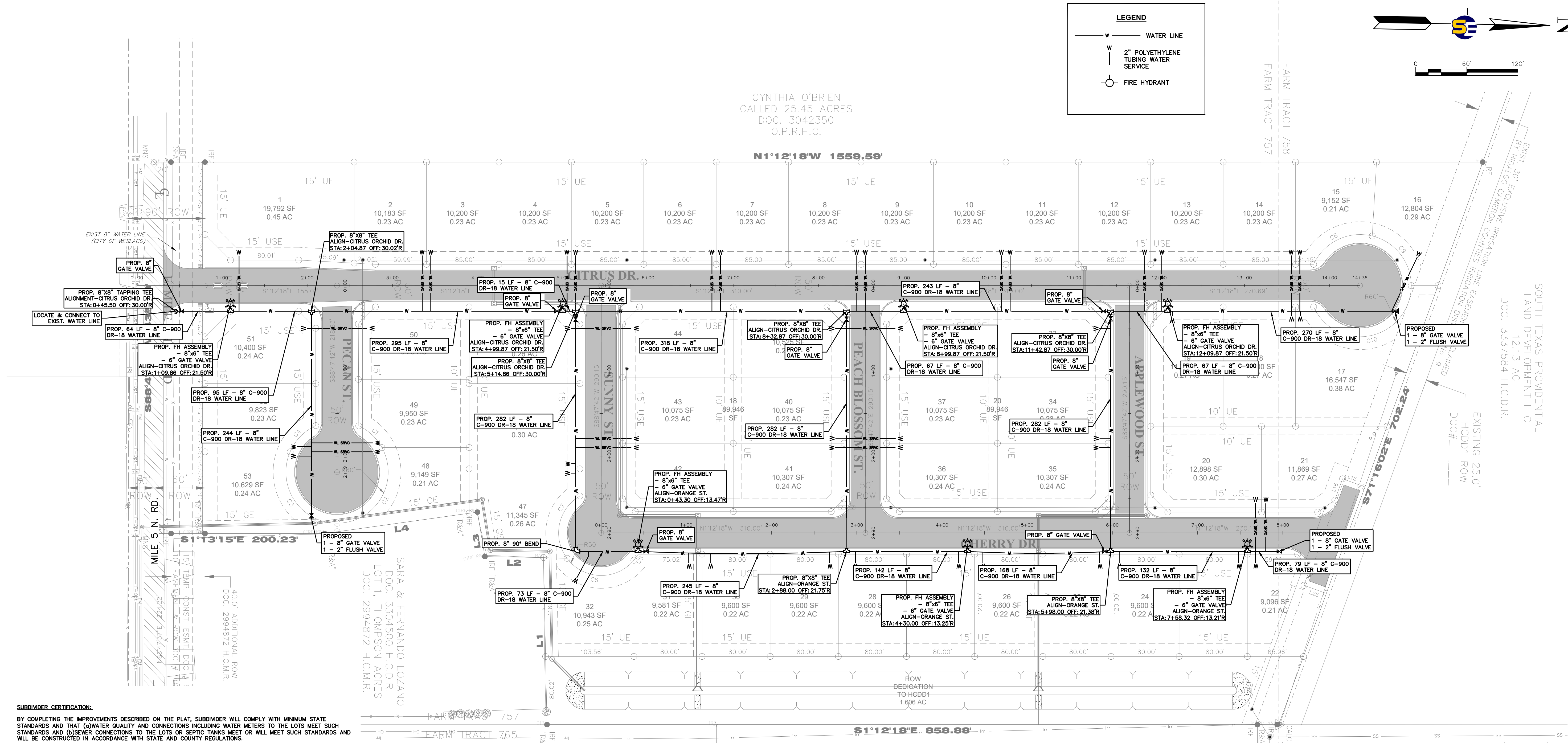
RIO ORCHARDS ESTATES
 HORIZONTAL CONTROL PLAN

C4--HORIZONTAL CONTROL PLAN.DWG
 PLOTTED 3/12/2024

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C5-WATER DISTRIBUTION PLAN.DWG

--- PLOTTED 3/12/2024



CYNTHIA O'BRIEN
CALLED 25.45 ACRES
DOC. 3042350
O.P.R.H.C.

N1°12'18"W 1559.59'

S1°12'18"E 858.88'

FARM TRACT 757

FARM TRACT 765

KUNTA MADHURABABU & MADHAVI
DEVANABOINA TRUSTEE

FARM TRACT 758
FARM TRACT 757

SOUTH TEXAS PROMPTENTIAL
LAND DEVELOPMENT, LLC
DOC. 3337884 H.C.D.R.
12.13. AC

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

SUBDIVIDER STATEMENT:
I, EZEQUIEL REYNA, JR. & LIVIA R. REYNA SUBDIVIDER OF RIO ORCHARDS ESTATES HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE WITH HIDALGO COUNTY HEALTH DEPARTMENT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY AND QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE REQUIRED BY STATE AND COUNTY REGULATIONS.

EZEQUIEL REYNA, JR.
GENERAL MANAGER
702 WEST EXPRESSWAY 83
WESLACO, TEXAS 78596

LIVIA R. REYNA
GENERAL MANAGER
702 WEST EXPRESSWAY 83
WESLACO, TEXAS 78596

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME BY THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 20____.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME BY THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 20____.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

FINAL WATER AND SEWER ENGINEERING REPORT
WATER SUPPLY, DESCRIPTION, COST, AND OPERABILITY DATE:
RIO ORCHARDS ESTATES HAS BEEN PROVIDED WITH POTABLE WATER BY CITY OF WESLACO. THE SUBDIVIDER AND CITY OF WESLACO HAVE ENTERED INTO A CONTRACT IN WHICH CITY OF WESLACO HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND 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. CITY OF WESLACO HAS ONE EXISTING 8" WATER LINE ALONG THE NORTH SIDE OF MILE 5 N. ROAD.

WATER DISTRIBUTION FOR THE RIO ORCHARDS ESTATES CONSISTS OF ONE (1)-2" DIAMETER SINGLE SERVICE LINE PER LOT. THE SINGLE SERVICE LINES, THE METER BOXES & LOCKS HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$ _____ PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID CITY OF WESLACO THE SUM OF \$ _____ WHICH COVERS THE _____ COST PER LOT 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 INDIVIDUAL LOTS IN THE SUBDIVISION TO CITY OF WESLACO UPON REQUEST BY THE LOT OWNER, CITY OF WESLACO WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY CITY OF WESLACO AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES DESCRIPTION, COST AND OPERABILITY DATES
A SANITARY SYSTEM WILL BE INSTALLED THAT CONNECTS TO AN EXISTING SANITARY SYSTEM THAT IS LOCATED ON THE NORTHEAST CORNER OF THE SUBDIVISION, APPROX. 15 FEET AWAY.

ENGINEER CERTIFICATION:
BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COST TO INSTALL THE WATER DISTRIBUTION SYSTEM AND SEWAGE SERVICE, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$ _____ WHICH EQUALS TO \$ _____ PER LOT.
SEWAGE FACILITIES - SANITARY SEWAGE SERVICE _____

OMAR CANO, PE
P.E. # 120081



PROVISIÓN DE AGUA: DESCRIPCIÓN, GASTOS Y FECHAS DE INICIO
RIO ORCHARDS ESTATES HA SIDO PROVEIDA DE AGUA POTABLE POR LA CIUDAD DE WESLACO. EL DUEÑO Y LA CIUDAD DE WESLACO HAN HECHO UN CONTRATO EN CUAL LA CIUDAD DE WESLACO HA PROMETIDO PROPORCIONAR SUFICIENTE AGUA A LA SUBDIVISION DURANTE AL MENOS 30 AÑOS Y LA CIUDAD DE WESLACO HA PROPORCIONADO LA DOCUMENTACION PARA ESTABLECER SUFICIENTEMENTE LA CANTIDAD Y LA CALIDAD DE LOS ABASTECIMIENTOS DE AGUA DISPONIBLES PARA SERVIR EL DESARROLLO LLENO DE ESTA SUBDIVISION. CIUDAD DE WESLACO TIENE UNA LINEA DE AGUA DE 8 PULGADAS DE DIAMETRO A LADO NORTE DE LA CALLE MILE 5 N. ROAD.

LA DISTRIBUCION DE AGUA PARA RIO ORCHARDS ESTATES CONSISTE DE UNA (1) LINEA DE 2" DIAMETRO DE SERVICIO SINGULAR POR LOTE CUALES TERMINAN EN LAS CAJAS DEL MEDIDOR CON CANDADOS DE CADA SOLAR. LAS LINEAS DE SERVICIO SINGULAR Y LAS CAJAS DEL MEDIDOR HAN SIDO INSTALADAS A UN COSTO TOTAL DE \$ _____ O \$ _____ POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA CIUDAD DE WESLACO \$ _____ DE ACUERDO AL CONTRATO DE LA CARTA DE 30 AÑOS LA CUAL CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION. CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA CIUDAD DE WESLACO LO INSTALARA SIN ALGUN GASTO AL DUEÑO. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

DRENAJE: DESCRIPCIÓN, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION
SE INSTALARA UN SISTEMA DE SERVICIOS SANITARIOS QUE SE CONECTA A UN SISTEMA EXISTENTE DE SERVICIOS SANITARIOS QUE SE ENCUENTRA AL LADO NOROCCIDENTE DE LA SUBDIVISION A APROX. 15 PIES DE DISTANCIA.

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 (CÓDIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$ _____ O \$ _____ POR LOTE
DRENAJE: EL SISTEMA SANITARIO _____

OMAR CANO, PE
P.E. # 120081



DRAINAGE REPORT FOR ANGELITAS SUBDIVISION
I. PROJECT LOCATION
BEING 19,450 ACRES OF LAND OUT OF FARM TRACT 757, AND FARM TRACT 758, THE WEST AND ADAMS TRACTS, RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS HIDALGO COUNTY, TEXAS.

II. FLOOD PLAIN
FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "B" (MEDIUM SHADED)
THIS PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE "B" (MEDIUM SHADED), ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL NO. 480334 0525 B, MAP DATED JAN. 2, 1981

III. SOIL CONDITIONS
A REVIEW OF THE SOIL SURVEY OF HIDALGO COUNTY INDICATES THE SUBJECT TRACT LIES IN AN AREA OF PREDOMINANTLY HIDALGO SANDY CLAY LOAM SOIL (28) THAT HAS A MODERATE INFILTRATION RATE WHEN THOROUGHLY WET AND IS LISTED IN HYDROLOGICAL GROUP B.

IV. EXISTING CONDITIONS
THE SUBJECT TRACT IS CURRENTLY UNDEVELOPED. THE EXISTING TERRAIN HAS A GRADE OF APPROXIMATELY (0.20%). EXISTING RUNOFF (12.04 CFS) FROM THE SITE IS BY FORM OF SHEET FLOW RUNS TOWARDS THE EAST SIDE OF THIS TRACT.

V. PROPOSED CONDITIONS
THE PROPOSED CONDITIONS FOR THIS SUBJECT TRACT IS FOR 53 LOTS FOR RESIDENTIAL MULTI-FAMILY USE. THE STORM RUNOFF AFTER DEVELOPMENT WILL BE INCREASE 54.69 CFS FOR A TOTAL 66.73 CFS. I HAVE CALCULATED THAT 142,829 CF OF STORM RUNOFF FOR A 50-YEAR DESIGN FREQUENCY, AND WILL BE DETAINING WITHIN THE PROPERTY BY EXCAVATING A NEW DRAIN DITCH IN A 80-FOOT ROW ALONG THE EAST OF THE PROPERTY DEDICATED TO THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 DISCHARGING WITH A 24 INCH STORM LINE AND CHOKING TO AN 18 INCH AS REQUESTED BY HCCD No. 9, INTO HCCD No. 1 DITCH 36' ALONG MILE 4 W. ROAD.

OMAR CANO, PE
P.E. # 120021



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		O.C.	J.L.G.	O.C.	O.C.				

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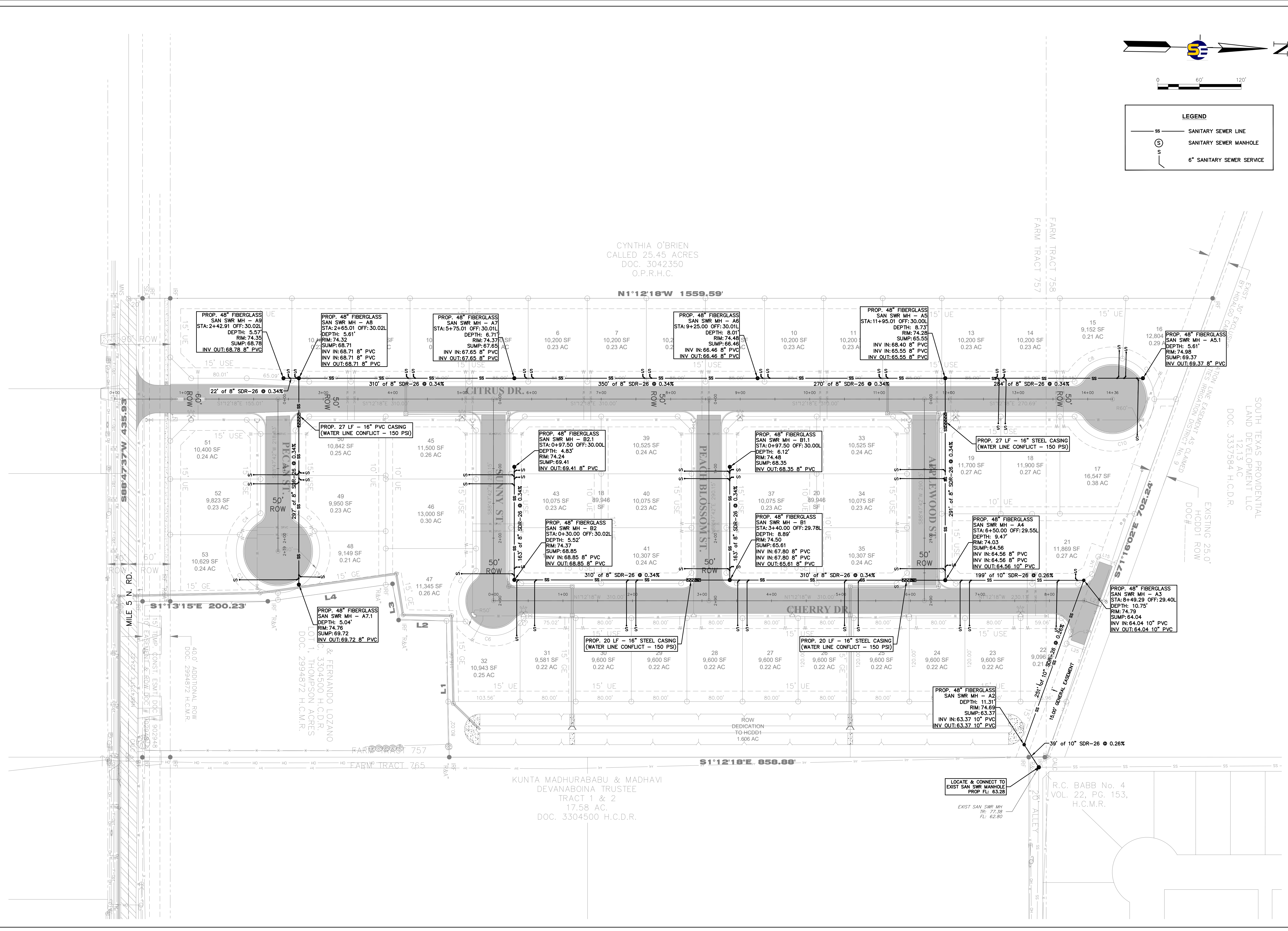
RIO ORCHARDS ESTATES
WATER DISTRIBUTION PLAN

C5

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C6.0 - SANITARY SEWER PLAN.DWG

--- PLOTTED 3/12/2024



LEGEND

SS — SANITARY SEWER LINE

(S) — SANITARY SEWER MANHOLE

S — 6" SANITARY SEWER SERVICE

SUPREME ENGINEERING

TBPELS FIRM No. F-21135
 SUPREME ENGINEERING, PLLC
 1357 EDINBURG, TX 78539
 PH: (956) 403-1314

STATE OF TEXAS
 OAMAR CANO
 120081
 LICENSED PROFESSIONAL ENGINEER

PE

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		O.C.	J.L.G.	O.C.	O.C.			

PREPARED FOR:

DK3 INVESTMENT GROUP, LLC
 702 WEST EXPRESSWAY 83
 WESLACO, TEXAS 78596

RIO ORCHARDS ESTATES
 SANITARY SEWER PLAN

C6