



Anthony Uresti,
Director of Planning

HIDALGO COUNTY PLANNING DEPARTMENT

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

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 6-24-2025

PROPOSED THE GROVE AT PLEASANTVIEW PH I, PRECINCT No. 1.

ENGINEER: SUPREME ENGINEERING DEVELOPER DK3 INVESTMENT GROUP

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 70 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: 12

FILLING STATIONS: 7

LOCATION DESCRIPTION: EAST OF PLEASANTVIEW DR. APPROXIMATELY ½ OF MILE NORTH OF MILE 5 N. ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF WESLACO

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 5-2-2025 PROPERTY LIES WITHIN FLOOD ZONE "B" AS PER FEMA.

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

SEWER SYSTEM: SANITARY SEWER CITY OF WESLACO.

WATER SERVICE PROVIDER: CITY OF WESLACO

VARIANCE REQUEST TITLE B, CHAPTER 2, SECTION 2.4 ITEM D. STREET OFFSET
TITLE B, CHAPTER 2, SECTION 2.8 ITEM BLOCK AND LOTS

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.

PLAT OF THE GROVE AT PLEASANTVIEW PHASE I SUBDIVISION

A 13.78 ACRE TRACT OF LAND, OUT OF THE SOUTH 27.33 ACRE BEING ALL OF FARM TRACT 775 AND THE SOUTH 30 FEET OF FARM TRACT 776, WEST TRACT SUBDIVISION AS PER MAP RECORDED IN VOLUME 2, PAGES 34-37 OF THE HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY, TEXAS.

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

EZEQUIEL REYNA, JR. AS OWNER OF THE 13.78 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED THE GROVE AT PLEASANTVIEW PHASE I SUBDIVISION HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE OF STREETS, PARK, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 AND THAT:

- (A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- (B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
- (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
- (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

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

EZEQUIEL REYNA, JR., MANAGER
DK3 INVESTMENT GROUP, LLC

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED EZEQUIEL REYNA, JR. KNOWN TO ME TO BE THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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

NOTARY PUBLIC FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES _____

STATE OF TEXAS
COUNTY OF HIDALGO

UNDER LOCAL GOVERNMENT CODE 232.028(g)
WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE GROVE AT PLEASANTVIEW PHASE I SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THE _____ DAY OF _____ 20____

HIDALGO COUNTY JUDGE _____ DATE _____

ATTEST: HIDALGO COUNTY CLERK _____ DATE _____

APPROVED BY HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT #9

THIS PLAT IS HEREBY APPROVED BY HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9
DATE THIS THE _____ DAY OF _____ 20____

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 HCID No. 9.
2. IT IS UNDERSTOOD THAT THE RATE 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. HCID No. 9 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION, AS WELL, HCID No. 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.
4. HCID No. 9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEM DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA, THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.
5. HCID No. 9 EXCLUSIVE EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, FENCES, SHRUBS, TREES, AND OTHER PLANTINGS AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

BY: _____
GENERAL MANAGER
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT No. 9

METES AND BOUNDS

A 13.778 ACRE TRACT OF LAND, OUT OF THE SOUTH 27.33 ACRE, AS VESTED TO DK3 INVESTMENT GROUP, RECORDED IN DOC. 3533559, DATED 3/25/24, HIDALGO COUNTY DEED RECORDS, TEXAS, SAID 27.33 ACRE TRACT, BEING ALL OF FARM TRACT 775 AND THE SOUTH 30 FEET OF FARM TRACT 776, WEST TRACT SUBDIVISION AS PER MAP RECORDED IN VOLUME 2, PAGES 34-37 OF THE HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY, TEXAS, SAID 13.778 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A COTTON PICKER SPINDLE SET ON THE SOUTHWEST CORNER OF SAID FARM TRACT 775 FOR THE SOUTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED, SAID COTTON PICKER SPINDLE ALSO BEING LOCATED ON THE CENTERLINE OF S. PLEASANTVIEW DRIVE (MILE 3 1/2 WEST ROAD) (60 FOOT ROAD RIGHT-OF-WAY), SAME BEING THE SOUTHWEST CORNER OF 10.984 ACRES TRACT OF LAND CALLED PLEASANTVIEW ESTATES SUBDIVISION, AS DESCRIBED IN A PLAT, DATED JULY 15, 2022, RECORDED IN DOCUMENT NUMBER 3361729 MAPS RECORDS OF HIDALGO COUNTY OF TEXAS.

THENCE, N 12°10' W WITH THE WEST LINE OF SAID FARM TRACT 775, THE EAST LINE OF FARM TRACT 772, AND THE CENTERLINE OF SAID MILE 3 1/2 WEST ROAD, PASS AT 495.66 FEET, THE NORTHWEST CORNER OF 10.0 ACRE TRACT AS DESCRIBED IN DOCUMENT 2939255, AND THE SOUTHWEST CORNER OF 11.72 ACRE TRACT AS DESCRIBED IN DOCUMENT 2910770, CONTINUING WITH THE WEST LINE OF SAID FARM TRACT 775 AND THE CENTERLINE OF SAID MILE 3 1/2 WEST ROAD, FOR A TOTAL DISTANCE OF 702.55 FEET, TO A COTTON PICKER SPINDLE SET FOR THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE, N 88°47'50" E, PASS AT 40.00 FEET, A 1/2-INCH IRON ROD WITH CAP STAMPED "RPLS 6887" SET FOR REFERENCE ON THE EAST RIGHT-OF-WAY LINE OF SAID MILE 3 1/2 WEST ROAD; (1)

THENCE, S 46°12'10" E, A DISTANCE OF 35.36 FEET, TO A 1/2-INCH IRON ROD WITH CAP STAMPED "RPLS 6887" SET;

THENCE, N 88°47'50" E, A DISTANCE OF 62 FEET, TO A 1/2-INCH IRON ROD WITH CAP STAMPED "RPLS 6887" SET;

THENCE, N 43°47'50" E, A DISTANCE OF 21.21 FEET, TO A 1/2-INCH IRON ROD WITH CAP STAMPED "RPLS 6887" SET;

THENCE, N 88°47'50" E, A DISTANCE OF 50 FEET, TO A 1/2-INCH IRON ROD WITH CAP STAMPED "RPLS 6887" SET;

THENCE, S 46°12'10" E, A DISTANCE OF 21.21 FEET, TO A 1/2-INCH IRON ROD WITH CAP STAMPED "RPLS 6887" SET;

THENCE, N 88°47'50" E, A DISTANCE OF 174 FEET, TO A 1/2-INCH IRON ROD WITH CAP STAMPED "RPLS 6887" SET;

THENCE, N 43°47'50" E, A DISTANCE OF 21.21 FEET, TO A 1/2-INCH IRON ROD WITH CAP STAMPED "RPLS 6887" SET;

THENCE, N 88°47'50" E, A DISTANCE OF 50 FEET, TO A 1/2-INCH IRON ROD WITH CAP STAMPED "RPLS 6887" SET;

THENCE, S 46°12'12" E, A DISTANCE OF 21.21 FEET, TO A 1/2-INCH IRON ROD WITH CAP STAMPED "RPLS 6887" SET;

THENCE, N 88°47'50" E, A DISTANCE OF 174 FEET, TO A 1/2-INCH IRON ROD WITH CAP STAMPED "RPLS 6887" SET;

THENCE, N 43°47'51" E, A DISTANCE OF 21.21 FEET, TO A 1/2-INCH IRON ROD WITH CAP STAMPED "RPLS 6887" SET;

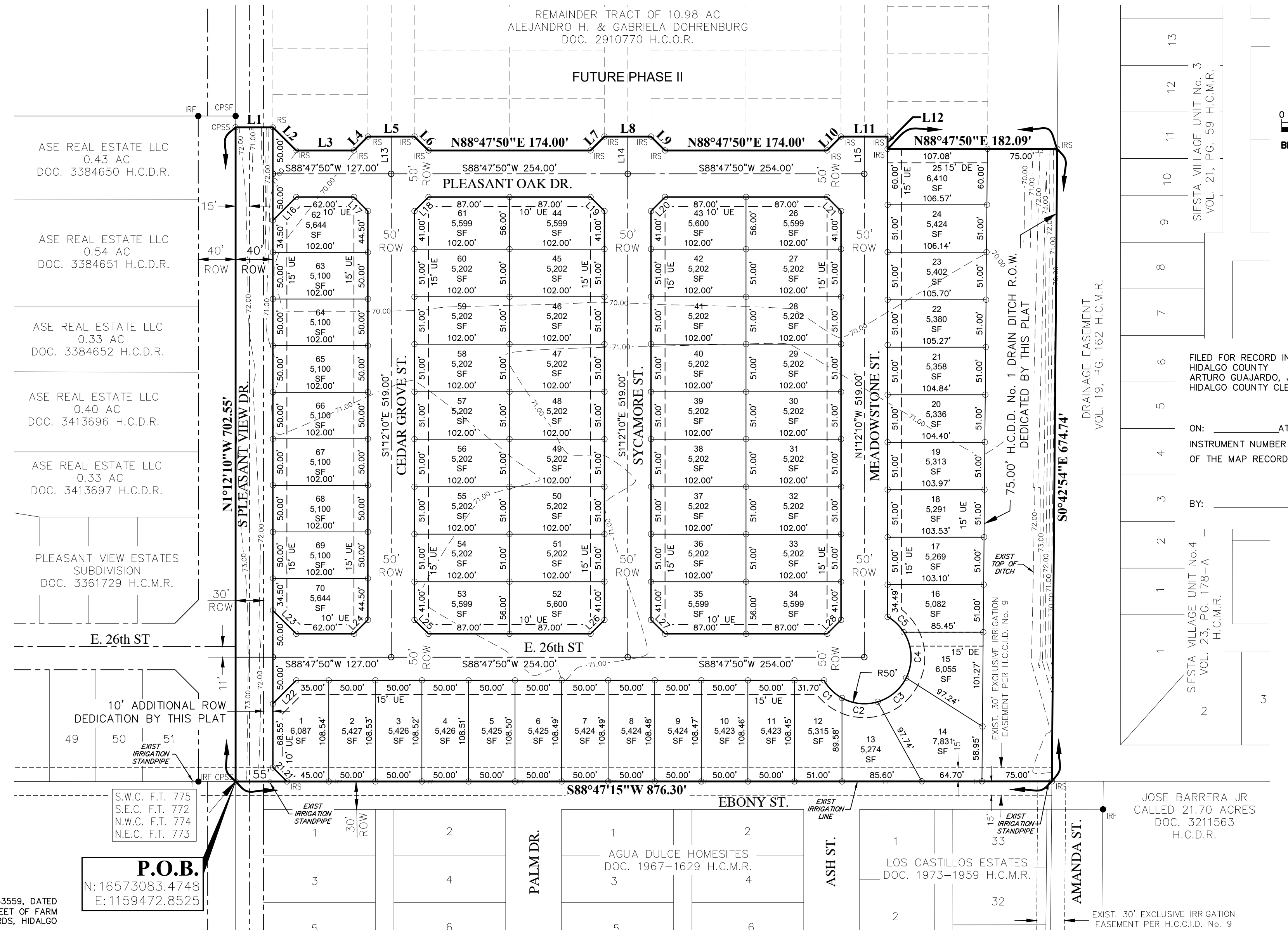
THENCE, N 88°47'50" E, A DISTANCE OF 50 FEET, TO A 1/2-INCH IRON ROD WITH CAP STAMPED "RPLS 6887" SET;

THENCE, S 112°13" E, A DISTANCE OF 13.21 FEET, TO A 1/2-INCH IRON ROD WITH CAP STAMPED "RPLS 6887" SET;

THENCE, N 88°47'50" E, A DISTANCE OF 182.09 FEET, TO A 1/2-INCH IRON ROD WITH CAP STAMPED "RPLS 6887" SET, ON THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT, ALSO LOCATED ON THE WEST LINE OF DRAINAGE EASEMENT, AS DESCRIBED IN A PLAT, DATED FEBRUARY 10, 1977, RECORDED IN VOLUME 19, PAGE 162 MAPS RECORDS OF HIDALGO COUNTY OF TEXAS.

THENCE, S 042°54' E (S 002°10' W) WITH THE EAST LINE OF SAID FARM TRACT 775, PASS AT 179.19 FEET, THE SOUTHEAST CORNER OF SAID 11.72 ACRE TRACT, AND THE NORTHWEST CORNER OF SAID 10.0 ACRE TRACT, CONTINUING WITH THE EAST LINE OF SAID FARM TRACT 775, A TOTAL DISTANCE OF 674.74 FEET, TO A 1/2-INCH IRON ROD WITH CAP STAMPED "RPLS 6887" SET, THE SOUTHEAST CORNER SAID FARM TRACT 775 AND THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT;

THENCE, S 88°47'15" W (WEST), WITH THE SOUTH LINE OF SAID FARM TRACT 775, PASS AT 821.30 FEET, A 1/2-INCH IRON ROD WITH CAP STAMPED "RPLS 6887" SET FOR REFERENCE ON THE EAST RIGHT-OF-WAY LINE OF SAID MILE 3 1/2 WEST ROAD, AND CONTINUING FOR A TOTAL DISTANCE OF 676.30 FEET, TO THE POINT OF BEGINNING AND CONTAINING WITHIN THESE METES AND BOUNDS A TOTAL OF 13.778 GROSS ACRES, MORE OR LESS.



P.O.B.
N: 16573083.4748
E: 1159472.8525

STATE OF TEXAS
COUNTY OF HIDALGO
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

REVIEW COPY
JORGE A. GONZALEZ, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR No. 6887
SURVEY FIRM No. 10194697

STATE OF TEXAS
COUNTY OF HIDALGO
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

REVIEW COPY
OMAR CANO, P.E.
LICENSE PROFESSIONAL ENGINEER No. 120081

APPROVED BY DRAINAGE DISTRICT
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 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 AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

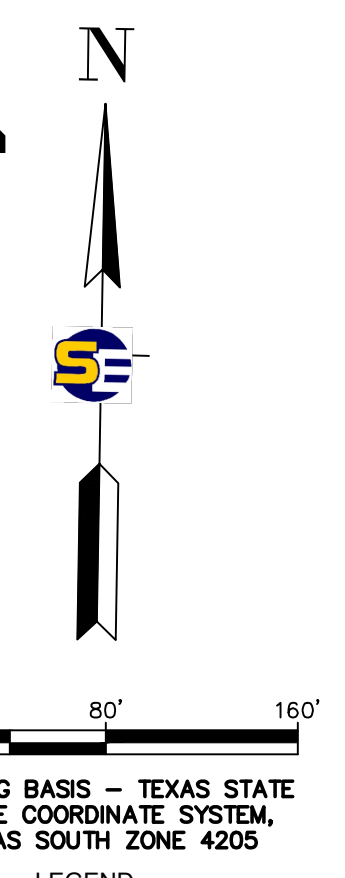
PRINCIPAL CONTACTS				
NAME	ADDRESS	CITY, STATE & ZIP CODE	PHONE	
OWNER:	EZEQUIEL REYNA, JR.	401 S. KANSAS AVE.	WESLACO, TEXAS 78596	(956)447-3962
ENGINEER:	OMAR CANO, P.E.	135 PASEO DEL PRADO, STE. 7	EDINBURG, TEXAS 78539	(956)403-1314
SURVEYOR:	JORGE A. GONZALEZ, R.P.L.S.	907 SUMMIT CIRCLE	EDINBURG, TEXAS 78541	(956)270-8476

Line Data		
Line #	Bearing	Distance
L1	N88°47'50"E	40.00'
L2	S46°12'10"E	35.36'
L3	N88°47'50"E	62.00'
L4	N43°47'50"E	21.21'
L5	N88°47'49"E	50.00'
L6	S46°12'10"E	21.21'
L7	N43°47'50"E	21.21'
L8	N88°47'50"E	50.00'
L9	S46°12'12"E	21.21'
L10	N43°47'51"E	21.21'

Line Data		
Line #	Bearing	Distance
L11	N88°47'50"E	50.00'
L12	S112°13"E	13.21'
L13	N112°10'W	40.00'
L14	N112°10'W	40.00'
L15	N112°10'W	40.00'
L16	N43°47'50"E	35.36'
L17	S46°12'10"E	21.21'
L18	N43°47'50"E	21.21'
L19	S46°12'10"E	21.21'
L20	N43°47'50"E	21.21'

Line Data		
Line #	Bearing	Distance
L21	S46°12'10"E	21.21'
L22	S43°47'50"W	35.36'
L23	N46°12'10"W	35.36'
L24	S43°47'50"W	21.21'
L25	N46°12'10"W	21.21'
L26	S43°47'50"W	21.21'
L27	N46°12'10"W	21.21'
L28	S43°47'50"W	21.21'

Curve Data						
Curve #	Radius	Tangent	Delta	Arc Length	Chord Bearing	Chord Distance
C1	50.00'	14.01'	31°18'53"	27.33'	N46° 51' 37"W	26.99'
C2	50.00'	20.84'	45°15'12"	39.49'	N85° 08' 39"W	38.47'
C3	50.00'	21.77'	47°03'22"	41.06'	S48° 42' 04"W	39.92'
C4	50.00'	28.16'	58°46'42"	51.29'	S4° 12' 58"E	49.07'
C5	50.00'	12.28'	27°35'51"	24.08'	S47° 24' 15"E	23.85'



BEARING BASIS - TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH ZONE 4205

- LEGEND
- IRS IRON ROD SET
 - CPSS COTTON PICKER SPINDLE SET
 - IRF IRON ROD FOUND
 - CPSP COTTON PICKER SPINDLE FOUND
 - UE UTILITIES EASEMENT DEDICATED BY THIS PLAT
 - EE ELECTRICAL EASEMENT DEDICATED BY THIS PLAT
 - DE DRAINAGE EASEMENT DEDICATED BY THIS PLAT



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

GENERAL NOTES

1. MINIMUM SETBACK LINES:
FRONT 25.00' OR GREATER FOR EASEMENTS.
REAR 15.00' OR GREATER FOR EASEMENTS.
SIDE 6.00' OR GREATER FOR EASEMENTS.
CUL-DE-SAC FRONT 15.00' OR GREATER FOR EASEMENTS.
CORNER SIDE 10.00' OR GREATER FOR EASEMENTS.
CORNER GARAGE 18.00' OR GREATER FOR EASEMENTS.
2. FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "B" (MEDIUM SHADED), ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL NO. 480334 0529 B, MAP DATED JAN. 2, 1981.
FLOOD ZONE "B" (MEDIUM 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 (1) FOOT WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE, OR AREAS PROTECTED BY LEAVES FROM THE BASE FLOOD.
3. SUBDIVISION CONSIST OF 13.778 ACRES & 70 SINGLE-FAMILY LOTS, NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE SITUATED ON ALL DEEDS AND CONTRACTS FOR DEEDS.
4. MINIMUM FINISHED FLOOR ELEVATION SHALL BE AT ELEV. 72.02' OR 18" ABOVE TOP OF CURB OR CENTER LINE OF STREET, WHICHEVER IS GREATER, MEASURED FROM THE CENTER OF THE LOT.
5. DRAINAGE IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 64,862 CUBIC-FEET OR 1.48 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 DETAIN 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 THE ENGINEER CONSIDERED FOR HIS CALCULATION OF THIS SUBDIVISION.
6. NO STRUCTURE SHALL BE PERMITTED UNDER ANY EASEMENT EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOG 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.
7. EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
8. THE WORKING DETENTION FOR THIS SUBDIVISION OF 224,903 CUBIC-FEET OR 5.16 ACRE-FEET EXCEEDS A 50 YEAR STORM FLOOD.
9. ALL FRONT PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE MINIMUM WIDTH OF 15.00' FEET AS PER THE HIDALGO COUNTY MAP RECORDS. BY SIGNING THIS PLAT THE DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER INCLUDING AN EASEMENT.
10. CLEARANCE FOR WATER METERS: AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO RECEIVING 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 METER(S).
11. ALL CONSTRUCTION TO MEET THE HIDALGO COUNTY REQUIREMENTS AND STANDARDS.
12. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE CENTER OF THE LOT TO THE CURB AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES APPENDIX 3.1.4.
13. STREETLIGHT MUST BE LOCATED EVERY 300 FEET.
14. CORNERS LOT DRIVEWAYS SHOULD BE CONSTRUCTED AT FURTHEST POSSIBLE POINT FROM INTERSECTIONS AND IN COMPLIANCE WITH ACCESS MANAGEMENT ORDINANCE.
15. NO FILL OF PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE EASEMENT, EACH DRAINAGE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE DRAINAGE EASEMENT. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE EASEMENT.
16. ALL DRAINAGE EASEMENTS SHALL BE MAINTAINED BY PROPERTY OWNERS/HOA.
17. DIRECT DRIVEWAY ACCESS IS PROHIBITED FOR LOTS 1, 62-70 ONTO PLEASANTVIEW DR.
18. ALL FENCE ABUTTING DRAIN DITCH ROW SHALL BE PLACED WITHIN INDIVIDUALS LOTS AS TO NOT IMPEDE WITH MAINTENANCE OF DITCH.



LOCATION MAP
SCALE: 1" = 1000'

LOCATION OF THE GROVE AT PLEASANTVIEW PHASE I SUBDIVISION WITH RESPECT TO THE CITY LIMITS OF WESLACO

THE GROVE AT PLEASANTVIEW PHASE I SUBDIVISION IS LOCATED NORTH FROM THE INTERSECTION OF E MILE 5 N & S. PLEASANTVIEW DR. ON THE EAST SIDE OF HIDALGO COUNTY, THE NEAREST MUNICIPALITY IS THE CITY OF WESLACO, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF WESLACO AND THE HIDALGO COUNTY PLANNING DEPARTMENT. THIS SUBDIVISION WAS RELEASED FROM THE CITY OF WESLACO'S ETJ BY OPERATION OF LAW UNDER LGC, SECTION 42.105(d) AND LIES WITHIN THE HIDALGO COUNTY, TEXAS, PRECINCT No. 1.

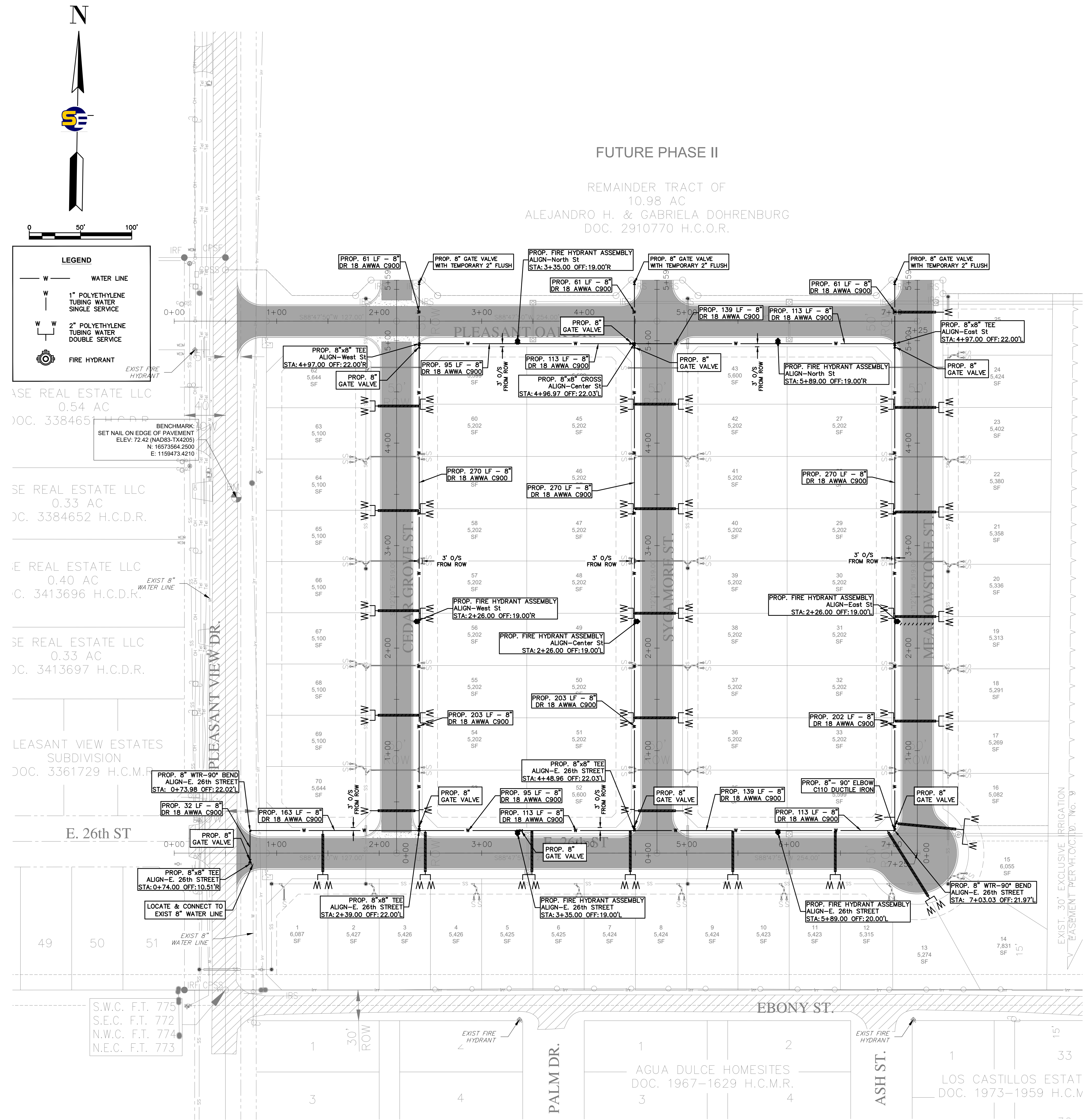
SUPREME ENGINEERING
SUPREME ENGINEERING, PLLC
CONSULTING ENGINEERS
ENGINEERING FIRM F-21135
135 PASEO DEL PRADO, STE. 7
EDINBURG, TX 78539
(956) 403-1314

E24-003.1 Plot Phase I.dwg 3/19/2007

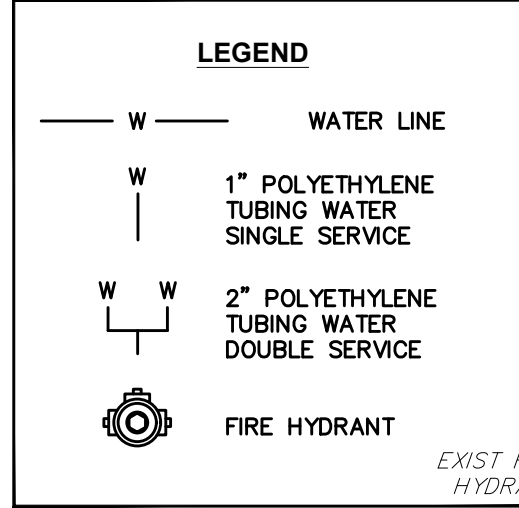
--- PLOTTED 6/9/2025

C5-WATER DISTRIBUTION PLAN.DWG

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FUTURE PHASE II
 REMAINDER TRACT OF
 10.98 AC
 ALEJANDRO H. & GABRIELA DOHRENBURG
 DOC. 2910770 H.C.O.R.



USE REAL ESTATE LLC
 0.54 AC
 DOC. 338465 H.C.D.R.

SE REAL ESTATE LLC
 0.33 AC
 DOC. 3384652 H.C.D.R.

E REAL ESTATE LLC
 0.40 AC
 DOC. 3413696 H.C.D.R.

SE REAL ESTATE LLC
 0.33 AC
 DOC. 3413697 H.C.D.R.

PLEASANT VIEW ESTATES
 SUBDIVISION
 DOC. 3361729 H.C.M.R.

E. 26th ST

S.W.C. F.T. 775
 S.E.C. F.T. 772
 N.W.C. F.T. 774
 N.E.C. F.T. 773

FINAL WATER AND SEWER ENGINEERING REPORT

WATER SUPPLY, DESCRIPTION, COST, AND OPERABILITY DATE:
 THE GROVE AT PLEASANTVIEW PHASE I 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 EAST SIDE OF PLEASANTVIEW DR.

WATER DISTRIBUTION FOR THE GROVE AT PLEASANTVIEW PHASE I 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 DATE
 P.E. # 120081



PROVISIÓN DE AGUA: DESCRIPCIÓN, GASTOS Y FECHAS DE INICIO

EL GROVE AT PLEASANTVIEW PHASE I 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 SUFFICIENTE AGUA A LA SUBDIVISION DURANTE AL MENOS 30 AÑOS Y LA CIUDAD DE WESLACO HA PROPORCIONADO LA DOCUMENTACION PARA ESTABLECER SUFFICIENTEMENTE 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 ESTE DE LA CALLE PLEASANTVIEW DR.

LA DISTRIBUCION DE AGUA PARA EL GROVE AT PLEASANTVIEW PHASE I CONSISTE DE UNA (1) LINEA DE 2" DIAMETRO DE SERVICIO SINGULAR POR LOTE CUALES TERMINAN EN LAS CAJAS DEL MEDIDOR CON CANNADOS DE CADA SOLAR. LAS LINEAS DE SERVICIO SINGULAR Y LAS CAJAS DEL MEDIDOR HAN SIDO INSTALADAS A UN COSTO TOTAL DE \$_____ POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN 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 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.

CERTIFICACIÓN:
 CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS), CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:
 AGUA: EL SISTEMA/SERVICIO DE AGUA 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 DATE
 P.E. # 120081



DRAINAGE REPORT FOR THE GROVE AT PLEASANTVIEW PHASE I SUBDIVISION

I. PROJECT LOCATION
 BEING A 13.776 ACRE TRACT OF LAND, OUT OF THE SOUTH 27.33 ACRE BEING ALL OF FARM TRACT 775, AND THE SOUTH 30 FT OF FARM TRACT 776, 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) & ZONE AH (ELEV 69). ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL NO. 480334 0525 B, MAP DATED JAN. 2, 1981.

FLOOD ZONE "B" (MEDIUM SHADED), AREAS WITHIN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEAVES FROM THE BASE FLOOD.

III. SOIL CONDITIONS
 A REVIEW OF THE SOIL SURVEY OF HIDALGO COUNTY INDICATES THE SUBJECT TRACT LIES IN AN AREA OF PREDOMINANTLY 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 (12.45 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 70 LOTS FOR RESIDENTIAL MULTI-FAMILY USE. THE STORM RUNOFF AFTER DEVELOPMENT WILL BE INCREASE 42.84 CFS FOR A TOTAL 55.29 CFS, I HAVE CALCULATED THAT 64,862 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 HCOID No. 9, INTO HCOID No. 1 DITCH 36 ALONG MILE 4 W. ROAD.

OMAR CANO, PE DATE
 P.E. # 1280021



SUBDIVIDER CERTIFICATION:
 BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (G)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 THE GROVE AT PLEASANTVIEW PHASE I, 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.

STATE OF TEXAS
 COUNTY OF HIDALGO
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY KNOWN TO MY 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 COMSTUANT EXPIRES _____

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

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

STATE OF TEXAS
 COUNTY OF HIDALGO
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY KNOWN TO MY 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 COMSTUANT EXPIRES _____

SUPREME ENGINEERING
 TBPELS FIRM No. F-21135
 SUPREME ENGINEERING, PLLC
 1350 EDINBURG, TX 78539
 PH: (956) 403-1314

STATE OF TEXAS
 COUNTY OF HIDALGO
 OMAR CANO
 120081
 LICENSED PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY OMAR CANO, P.E. ON 6/9/2025
 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: O.C.	DRAWN BY: J.C. & J.J.M.	CHECKED BY: O.C.	APPROVED BY: O.C.	REV. DESCRIPTION	DATE	APPROVED BY:

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

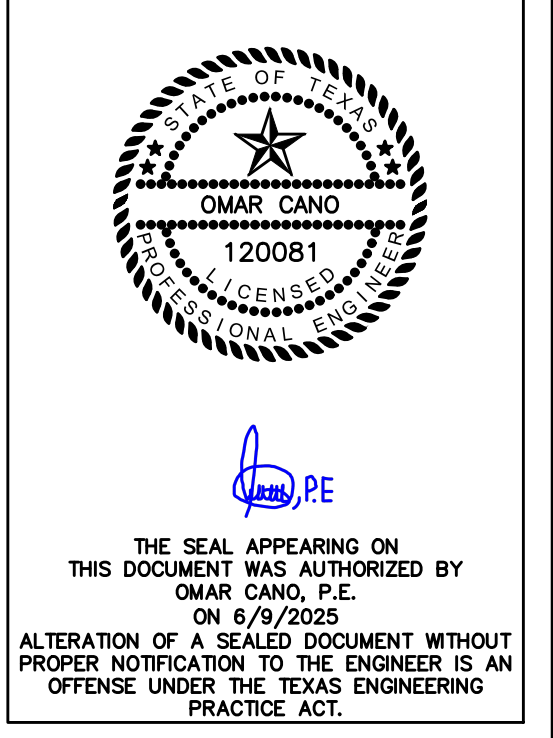
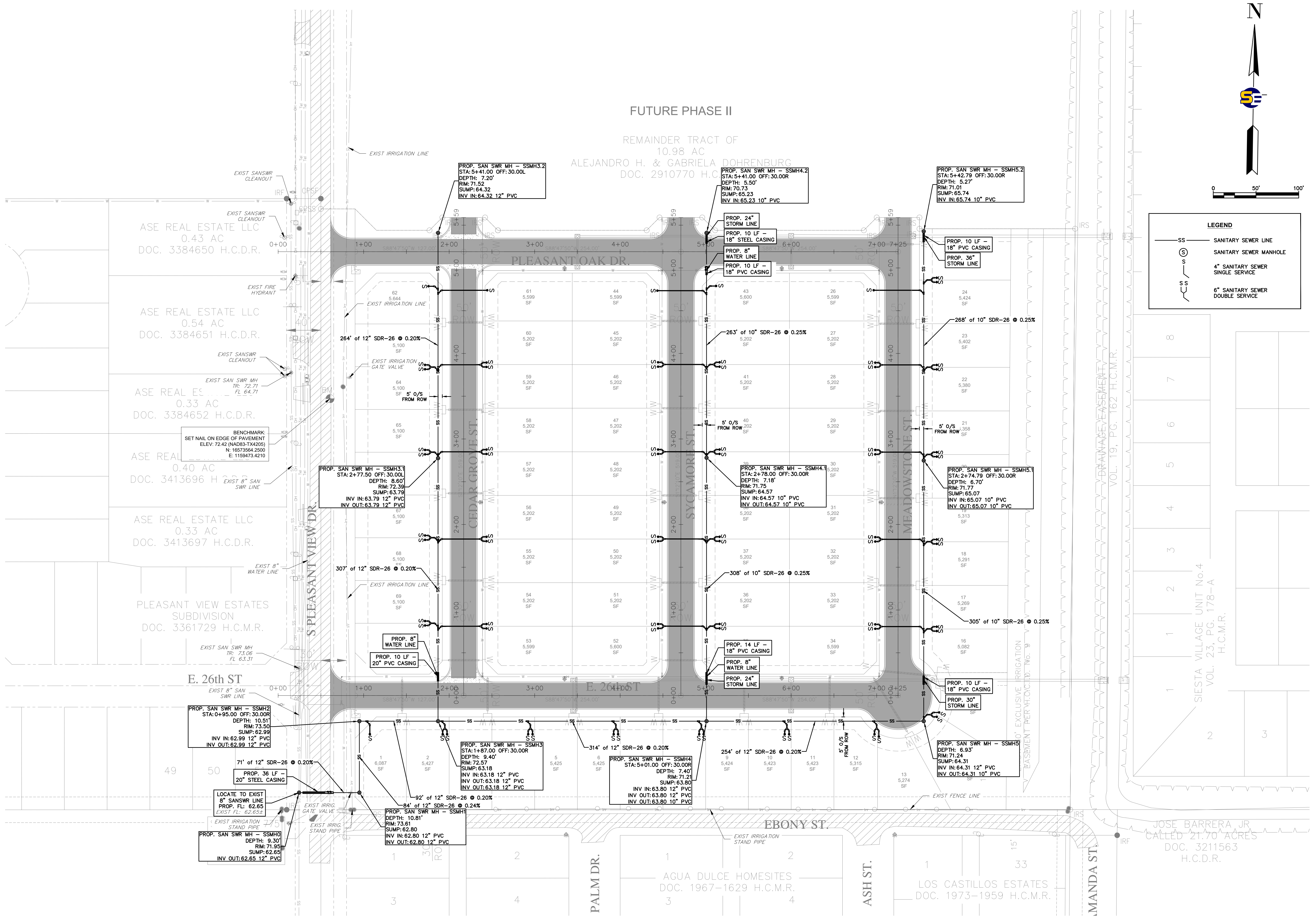
THE GROVE AT PLEASANTVIEW PHASE I
 WATER DISTRIBUTION PLAN

C5

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C6-OVERALL SANITARY SEWER PLAN.DWG

--- PLOTTED 6/9/2025



PROJECT No. / #	PROJECT TEAM	DESIGN BY:	DRAWN BY:	CHECKED BY:	APPROVED BY:	REV DESCRIPTION	DATE	APPROVED BY:
		O.C.	J.G. & J.J.M.	O.C.	O.C.			

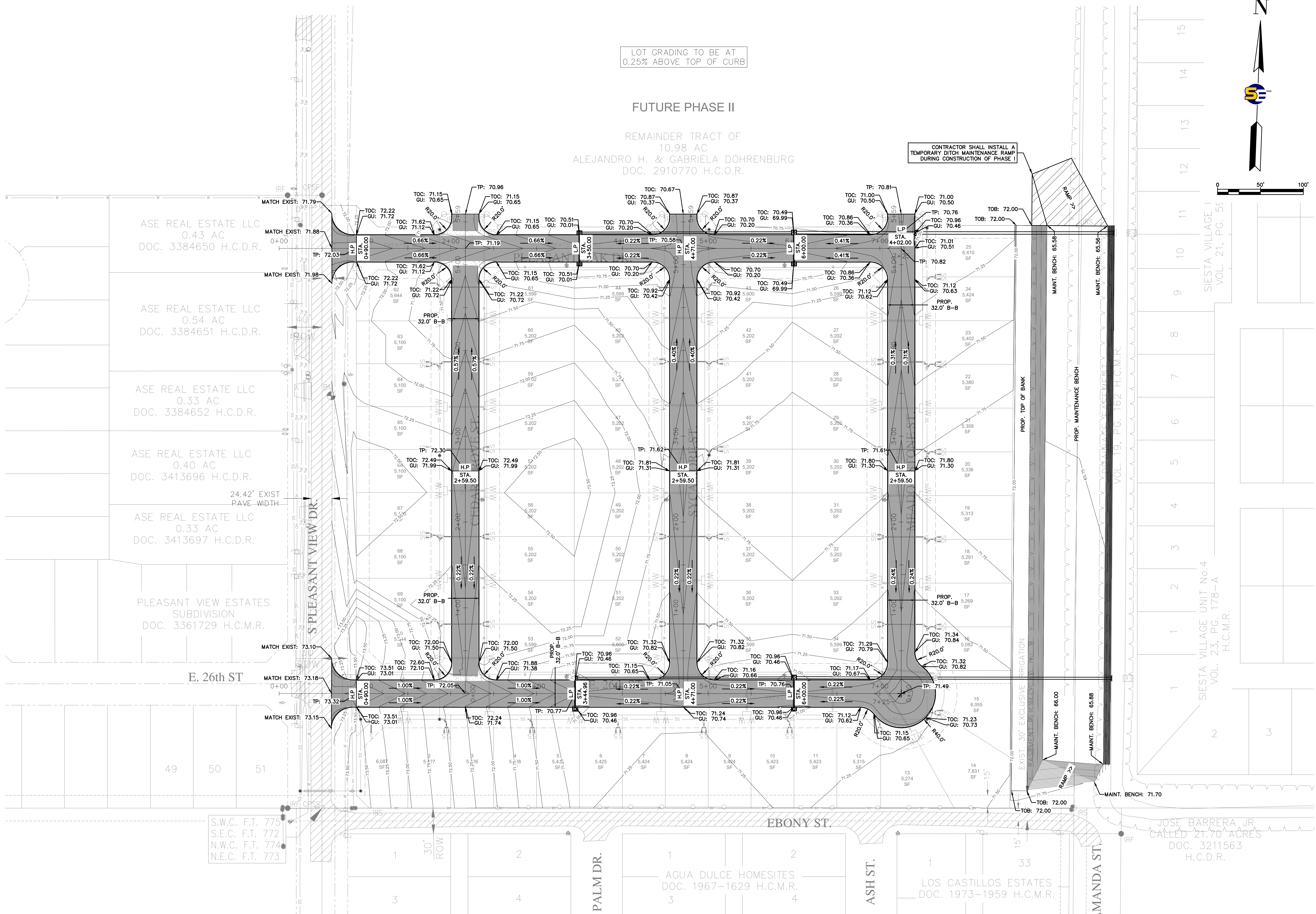
PREPARED FOR:
DK3 INVESTMENT GROUP, LLC
702 WEST EXPRESSWAY 83
WESLACO, TEXAS 78596

THE GROVE AT PLEASANTVIEW PHASE I
OVERALL SANITARY SEWER PLAN

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C8--PAVING & GRADING PLAN.DWG

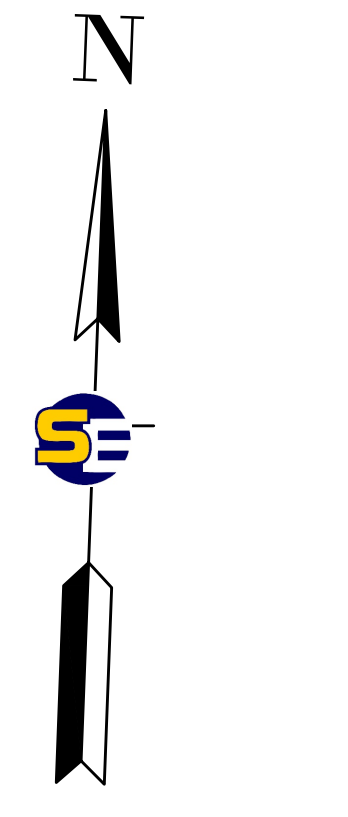
--- PLOTTED 6/9/2025



LOT GRADING TO BE AT 0.25% ABOVE TOP OF CURB

FUTURE PHASE II
REMAINDER TRACT OF 10.98 AC
ALEJANDRO H. & GABRIELA DOHRENBURG
DOC. 2910770 H.C.O.R.

CONTRACTOR SHALL INSTALL A TEMPORARY DITCH MAINTENANCE RAMP DURING CONSTRUCTION OF PHASE I



ASE REAL ESTATE LLC
0.43 AC
DOC. 3384650 H.C.D.R.

ASE REAL ESTATE LLC
0.54 AC
DOC. 3384651 H.C.D.R.

ASE REAL ESTATE LLC
0.33 AC
DOC. 3384652 H.C.D.R.

ASE REAL ESTATE LLC
0.40 AC
DOC. 3413696 H.C.D.R.

ASE REAL ESTATE LLC
0.33 AC
DOC. 3413697 H.C.D.R.

PLEASANT VIEW ESTATES
SUBDIVISION
DOC. 3361729 H.C.M.R.

E. 26th ST

S.W.C. F.T. 775
S.E.C. F.T. 772
N.W.C. F.T. 774
N.E.C. F.T. 773

AGUA DULCE HOMESITES
DOC. 1967-1629 H.C.M.R.

LOS CASTILLOS ESTATES
DOC. 1973-1959 H.C.M.R.

JOSE BARRERA JR
CALLED 21.70 ACRES
DOC. 3211563
H.C.D.R.



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY OMAR CANO, P.E. ON 6/9/2025
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PROJECT No. / #	PROJECT TEAM	DESIGN BY:	DRAWN BY:	CHECKED BY:	APPROVED BY:	REV DESCRIPTION	DATE	APPROVED BY:
		O.C.	J.G. & J.J.M.	O.C.				

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

THE GROVE AT PLEASANTVIEW PHASE I
PAVING & GRADING