



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: 9-02-2025

PROPOSED PENCO ESTATES SUBDIVISION, PRECINCT No. 1.

ENGINEER: CRUZ-HOGAN CONSULTANTS, INC. DEVELOPER PENCO RGV ENTERPRISES, LLC

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 12 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: 3

FILLING STATIONS: 1

LOCATION DESCRIPTION: SOUTH OF MILE 5 NORTH ROAD, APPROXIMATELY 500 FEET EAST OF MILE 4 ½ NORTH ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF WESLACO

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

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY STORM SEWER SYSTEM AND DETENTION WILL BE PROVIDED BY AN ONSITE DETENTION POND.

SEWER SYSTEM: OSSF'S

WATER SERVICE PROVIDER: CITY OF WESLACO

VARIANCE REQUEST APPENDIX 5- SECTION 3.1 ITEM: J: DIRECT OUTFALL

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.

STATE OF TEXAS
COUNTY OF HIDALGO
OWNERS DEDICATION, CERTIFICATION AND ATTESTATION

I, GENE PAUL PENA, DAVID DALE PENA AND PABLO G. PENA JR. (S) OF THE 16.09 ACRES OF LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS **PENCO ESTATES SUBDIVISION** GRANTS AN EASEMENT TO THE COUNTY OF HIDALGO AND THOSE WHO MAY HEREAFTER HOLD RIGHTS ESTABLISHED BY THE COUNTY OF HIDALGO AND STATE OF TEXAS. THE STREETS HAVE NOT BEEN DEDICATED TO THE PUBLIC FOR PUBLIC ACCESS NOR BEEN ACCEPTED BY THE COUNTY AS PUBLIC IMPROVEMENTS, AND THE STREET SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION WITHIN THE SUBDIVISION. THE STREET SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES, PUBLIC AND PRIVATE UTILITY SERVICE PERSONNEL, THE U.S. SERVICE AND GOVERNMENTAL EMPLOYEES IN PURSUIT OF THEIR OFFICIAL DUTIES. THE USE OF THE STREETS, AND EASEMENTS HEREON SHOWN, IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE COUNTY OF HIDALGO, EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE COUNTY OF HIDALGO, AND OR THE STATE OF TEXAS AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

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 THE 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.

GENE PAUL PENA, DATE DAVID DALE PENA DATE
 625 S. AIRPORT 625 S. AIRPORT
 WESLACO, TEXAS 78596 WESLACO, TEXAS 78596

PABLO G. PENA JR. DATE
 625 S. AIRPORT
 WESLACO, TEXAS 78596

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED **GENE PAUL PENA**, PROVED TO ME THROUGH HIS 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 CONTAINED THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATION THEREBY EXPRESSED, GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS _____ DAY OF _____, 2025.

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED **DAVID DALE PENA**, PROVED TO ME THROUGH HIS 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 CONTAINED THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATION THEREBY EXPRESSED, GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS _____ DAY OF _____, 2025.

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED **PABLO G. PENA JR.**, PROVED TO ME THROUGH HIS 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 CONTAINED THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATION THEREBY EXPRESSED, GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS _____ DAY OF _____, 2025.

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

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 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 THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

PAUL E. SESIN, P.E., C.F.M. DATE
 GENERAL MANAGER

CERTIFICATION OF HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT NO. 9:
 THIS PLAT IS APPROVED BY HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9
 DATE THIS _____ DAY OF _____, 2025

- 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 HC ID #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.
- HCID #9 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION, AS WELL, HCID #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.
- HCID #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.
- HCID #9 EXCLUSIVE EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, FENCES, SHRUBS, TREES, AND OTHER PLANTINGS AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION AND MAINTENANCE OF THE EASEMENT.

GENERAL MANAGER
 HIDALGO & CAMERON
 COUNTIES IRRIGATION
 DISTRICT NO. 9

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
 I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF PENCO ESTATES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____

ENVIRONMENTAL HEALTH DIVISION MANAGER DATE

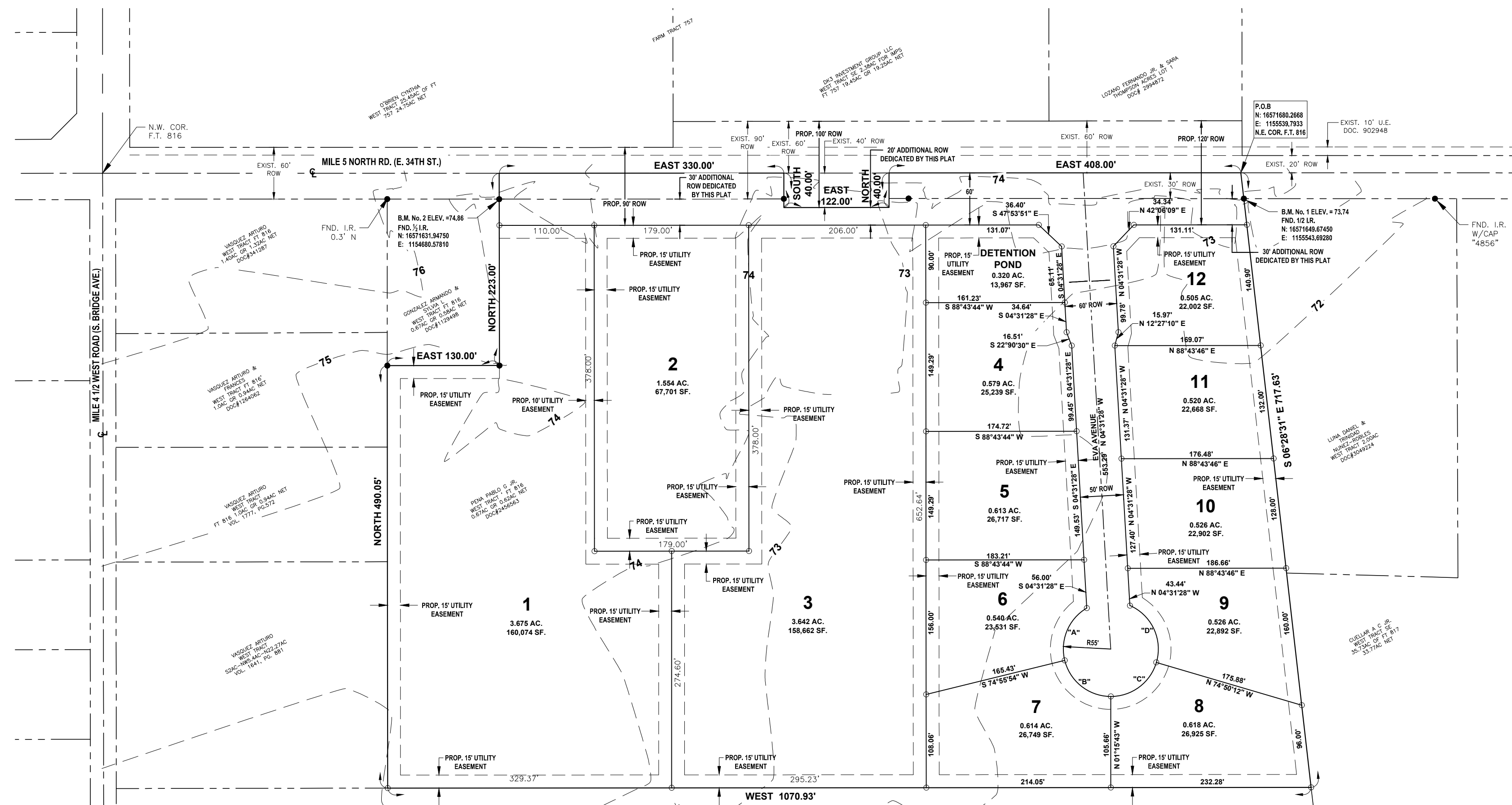
HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 232.028(a)
 WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF _____ WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____

HIDALGO COUNTY JUDGE DATE

HIDALGO COUNTY CLERK DATE

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: GENE PAUL PENA	625 S. AIRPORT	WESLACO, TX 78596	(956) 968-8525
OWNER: DAVID DALE PENA	625 S. AIRPORT	WESLACO, TX 78596	(956) 968-8525
OWNER: PABLO G. PENA JR.	625 S. AIRPORT	WESLACO, TX 78596	(956) 968-8525
ENGINEER: ROLANDO CRUZ, PE	605 E. VOLET AVE. STE. 1	MCALLEN, TX 78504	(956) 682-5022
SURVEYOR: REYNALDO ROBLES	P.O. BOX 476	WESLACO, TX 78599	(956) 968-2422



PENCO ESTATES SUBDIVISION

BEING A 16.09 ACRES OF LAND OUT OF FARM TRACT 816, THE WEST AND ADAMS TRACTS SUBDIVISION HIDALGO COUNTY, TEXAS AS RECORDED IN VOL. 2, PG. 34-37 MAP RECORDS OF HIDALGO COUNTY, TEXAS

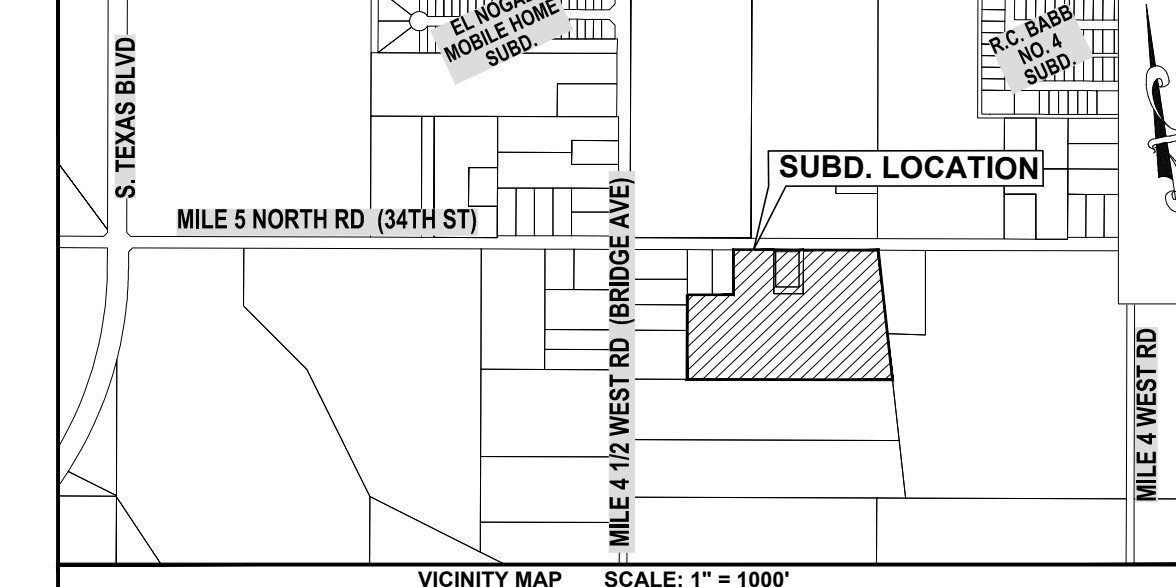
GENERAL NOTES:

- THIS SUBDIVISION IS IN FLOOD ZONE "B".
 ZONE "B" (AREAS OF MINIMAL FLOOD) AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD, OR CERTAIN AREAS SUBJECT TO 100-YEARS 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 LEVEES FROM THE FLOOD.
 COMMUNITY-PANEL NUMBER: 480334 0525 B
 EFFECTIVE DATE: JANUARY 2, 1981
- FINISHED FLOOR ELEVATIONS ESTABLISHED MUST BE HIGHER THAN ELEVATION 73.00' (NOVD 28) OR 18" ABOVE CENTER LINE OF STREET, WHICHEVER IS GREATER, MEASURED FROM THE CENTER OF THE LOT. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATION. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION. ALL FILL FOR LOTS WILL BE CONSTRUCTED AT BUILDING PERMIT STAGE.
- SETBACKS: FRONT SETBACK LOTS 1-3.....50.00 FEET
 FRONT SETBACK LOTS 4-12.....25.00 FEET
 REAR.....15.00 FEET
 SIDE.....8.00 FEET
 CUL-DE-SAC.....15.00 FEET
 OR TO EASEMENT LINE WHICHEVER IS GREATER IN ALL CASES.
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
 B.M. No.1 ELEV. = 73.74 (NAVD 88) DESCRIPTION: FOUND 1/2 IRON ROD ON THE SOUTH RIGHT-OF-WAY LINE OF SAID MILE 5 NORTH ROAD.
 B.M. No.2 ELEV. = 74.86 (NAVD 88) DESCRIPTION: FOUND 1/2 IRON ROD ON THE SOUTH RIGHT-OF-WAY OF SAID MILE 5 NORTH ROAD.
- IN ACCORDANCE WITH HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 22,620 CUBIC FEET OR 0.83 ACRES-EQUIV. OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO. 2 FOR STORM SEWER IMPROVEMENTS.)
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS ARE BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS PLAT.
- NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE SWALE EASEMENT. EACH DRAINAGE SWALE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE DRAINAGE SWALE. THE LOT OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SWALE.
- 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 15' MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- EACH PURCHASE 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.
- NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
- 5' SIDEWALK ALONG MILE 5 NORTH ROAD (E. 34TH ST.) BY THE DEVELOPER AND IN FRONT OF EACH LOT BY THE OWNER AT BUILDING PERMIT STAGE.
- STREET LIGHTS TO BE INSTALLED BY DEVELOPER, AS PER HIDALGO COUNTY REGULATIONS.
- NO ACCESS FROM LOT 12 AND DETENTION POND TO MILE 5 NORTH ROAD (E. 34TH ST.).
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE DEVELOPER IS RESPONSIBLE FOR PROVIDING AND OSSF ON ALL LOTS.
 A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL FOR DOMESTIC SEWERAGE ONLY.
 B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
 C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
 D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXPERTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAIN FIELD SYSTEM.
 E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.

- A SPECIAL DESIGN IS REQUIRED FOR ALL OSSF SYSTEMS LOCATED WITHIN A DESIGNATED FLOOD ZONE. THE DESIGN SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS:
 1. ANCHORING OF SEPTIC TANK(S)
 2. BACK FLOW VALVES
 3. SEPTIC TANK COVER SHALL BE ABLE TO SEAL.

- GENE PAUL PENA, DAVID DALE PENA AND PABLO G. PENA JR. SUBDIVIDERS OF PENCO ESTATES SUBDIVISION, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBE ON SHEET NO. 2 OF THIS PLAT.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISH GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROAD SIDE DITCH AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX S, COUNTY CONSTRUCTION.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AND EASEMENT.
- THE SUBDIVISION WILL BE PRIVATE. THE STREETS, GATES, DETENTION POND, ETC. WILL BE MAINTAINED BY AN HOA OR THE OWNERS OF THE LOTS AND NOT THE COUNTY OF HIDALGO.
- COMMON OR DETENTION AREAS, ANY PRIVATE STREETS/ALLEYS OR DRIVES AND/OR GATES MUST BE MAINTAINED BY THE PROPERTY OWNERS' HOA AND NOT THE COUNTY OF HIDALGO.
- DEVELOPER/HOMEOWNERS ASSOCIATION (HOA)/OWNER, THEIR SUCCESSORS, AND ASSIGNEES AND NOT THE COUNTY OF HIDALGO SHALL BE RESPONSIBLE FOR COMPLETION OF INSTALLATION AND MAINTENANCE AND OTHER REQUIREMENTS INCLUDING BUT NOT LIMITED TO COMMON AREAS AND ITS PRIVATE STREETS.
- THE HOMEOWNERS ASSOCIATION AND/OR EVERY LOT OWNER SHALL HOLD THE COUNTY OF HIDALGO, HARMLESS AND INDEMNIFY COUNTY FROM ANY AND ALL CLAIMS RELATING TO THE CONDITION OR ACCESSIBILITY OF THE PRIVATE STREETS. THE LOT OWNERS SHALL BE RESPONSIBLE FOR THE COSTS TO MAINTAIN THE PRIVATE STREETS, PRIVATE SIDEWALKS, AND PRIVATE STREETLIGHTS, ANY REQUEST FOR DEDICATION OF THE PRIVATE ROADS TO PUBLIC USE IF PROVIDED SHALL CAUSE CONSTRUCTION SPECIFICATIONS TO MEET COUNTY REQUIREMENTS.
- HOMEOWNERS ASSOCIATION COVENANTS FOR PENCO ESTATES SUBDIVISION AS RECORDED UNDER DOCUMENT NO. _____-HCOR
- AS PER DECLARATION OF COVENANTS AND CONDITIONS AND RESTRICTIONS FOR PENCO ESTATES SUBDIVISION RECORDED UNDER DOCUMENT NO. _____ HIDALGO COUNTY OFFICIAL RECORDS, DEVELOPER/HOMEOWNERS ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNS, AND NOT THE COUNTY OF HIDALGO SHALL BE RESPONSIBLE OF INSTALLATION MAINTENANCE AND OTHER REQUIREMENTS INCLUDING BUT NOT LIMITED TO COMMON AREAS AND DETENTION PONDS. ANY AMENDMENT TO DECLARATION THAT CONFLICT WITH THE REQUIREMENTS OF COUNTY OF HIDALGO SHALL BE NULL AND VOID.
- THE DETENTION POND AND ANY PRIVATE STREETS/SERVICE DRIVES ETC. SHALL BE MAINTAINED BY THE DEVELOPER WHO MAY TRANSFER SUCH MAINTENANCE OBLIGATION TO THE SUBDIVISION HOMEOWNERS ASSOCIATION PENCO ESTATES SUBDIVISION HOMEOWNERS ASSOCIATION UPON CONVEYANCE OF TITLE TO THE SAME. THEIR SUCCESSORS AND ASSIGNEES AND NOT BY THE COUNTY OF HIDALGO. NO BUILDINGS OR OTHER STRUCTURES SHALL BE ERRECTED IN THE DETENTION POND WHICH SHALL BE USED EXCLUSIVELY AS DETENTION AREA. AFTER THE DETENTION POND TRANSFER OF TITLE TO PENCO ESTATES SUBDIVISION HOMEOWNERS ASSOCIATION, THE SUBDIVISION LOT OWNER'S PRO RATA SHARES OF THE COST OF MAINTENANCE SHALL BE DETERMINED BY PENCO ESTATES SUBDIVISION HOMEOWNERS ASSOCIATION. FAILING IN SUCH MAINTENANCE OBLIGATIONS, THE COUNTY OF HIDALGO MAY BUT SHALL NOT BE REQUIRED TO MAINTAIN THE SAME AT THE OWNER'S COST, WHICH COST MAY BECOME A LIEN AGAINST THEIR PROPERTIES PRIOR TO THE REQUISITION OF ANY LIEN THE COUNTY SHALL SERVE A LIEN WITH WRITTEN NOTICE REQUIREMENTS, THE SPECIFIC AND EXCLUSIVE USE OF THE DETENTION POND OR INSTRUMENT OF MAINTENANCE OBLIGATION AND THE CONSEQUENCES OF A DEED RESTRICTION SHALL BE INCORPORATED INTO ANY DEED OR INSTRUMENT OF CONVEYANCE AS A DEED RESTRICTION RECORDED IN INSTRUMENT NO. _____ OFFICIAL RECORDS HIDALGO COUNTY, TEXAS.
- DETENTION POND IS FOR DETENTION PURPOSES ONLY WILL BE PRIVATE AND MAINTAINED BY THE HOA/PROPERTY OWNERS AND NOT THE COUNTY OF HIDALGO.
- DETENTION POND IDENTIFIED AS DETENTION POND SHALL BE UTILIZED AND DESIGNATED AS STORM SEWER DETENTION FOR PENCO ESTATES SUBDIVISION.

CURVE	DELTA	CURVE DATA			
		RADIUS	TANGENT	LENGTH	CHORD
"A"	73°34'22.08"	55.00'	41.12'	70.62'	65.87'
"B"	78°10'58.08"	55.00'	43.12'	73.14'	67.87'
"C"	73°34'29.64"	55.00'	41.13'	70.63'	65.87'
"D"	82°35'14.28"	55.00'	48.31'	79.28'	72.59'



PENCO ESTATES SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO. 1 ON THE SOUTHEAST SIDE OF HIDALGO COUNTY. THIS SUBDIVISION IS LOCATED ON THE INTERSECTION OF MILE 5 NORTH ROAD (34TH ST.) AND EAST OF MILE 4 1/2 WEST ROAD APPROXIMATELY 460 FEET, THE ONLY NEARBY MUNICIPALITY IS THE CITY OF WESLACO ACCORDING TO THE MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF WESLACO (POPULATION 42,223). PENCO ESTATES SUBDIVISION LIES APPROXIMATELY 1,880 FEET SOUTH OF THE CITY LIMITS OF WESLACO AND LIES WITHIN THE CITY 3.5 MILE EXTRA TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 42.028

METES & BOUNDS
 BEING 16.09 ACRES OF LAND SITUATED IN HIDALGO COUNTY, TEXAS AND BEING OUT OF FARM TRACT 816 OF THE WEST AND ADAMS TRACTS SUBDIVISION HIDALGO COUNTY, TEXAS AS PER MAP RECORDED IN VOL. 2, PAGES 34-37 OF THE HIDALGO COUNTY MAP RECORDS, AND SAID 16.09 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT ON THE CENTERLINE OF MILE 5 NORTH ROAD (E. 34TH STREET) FOR THE NORTHEAST CORNER OF SAID FARM TRACT 816 AND THE NORTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;
 THENCE, SOUTH 67°28'31" EAST, WITH THE EAST LINE OF SAID FARM TRACT 816 AND THE WEST LINE OF FARM TRACT 817, PASSING AT A DISTANCE OF 30.19 FEET A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "R&A" SET FOR REFERENCE ON THE SOUTH RIGHT-OF-WAY LINE OF SAID MILE 5 NORTH ROAD, AND CONTINUING FOR A TOTAL DISTANCE OF 717.63 FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;
 THENCE, WEST, 1070.93 FEET WITH THE NORTH LINE OF A 10.00 ACRE TRACT DESCRIBED IN DOCUMENT #2520348 OF THE HIDALGO COUNTY OFFICIAL RECORDS, TO A POINT FOR THE SOUTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;
 THENCE, NORTH, 490.05 FEET WITH THE EAST LINE OF A 2.00 ACRE TRACT DESCRIBED IN VOLUME 1641, PAGE 881, A 1.00 ACRE TRACT DESCRIBED IN VOLUME 1777, PAGE 572 AND A 1.00 ACRE TRACT DESCRIBED IN DOCUMENT #1264082 OF THE HIDALGO COUNTY OFFICIAL RECORDS, TO A 1/2-INCH IRON ROD FOUND FOR THE MOST WESTERLY NORTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;
 THENCE, EAST, 130.00 FEET WITH THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN DOCUMENT #1129498 OF THE HIDALGO COUNTY OFFICIAL RECORDS, TO A 1/2-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID TRACT DESCRIBED IN DOCUMENT #1129498 AND AN INSIDE CORNER OF SAID TRACT HEREIN DESCRIBED;
 THENCE, NORTH, WITH THE WEST LINE OF A 0.67 ACRE TRACT DESCRIBED IN DOCUMENT #2456563 OF THE HIDALGO COUNTY OFFICIAL RECORDS, AT A DISTANCE OF 193.00 FEET PAST A 1/2-INCH IRON ROD FOUND FOR REFERENCE OF SOUTH RIGHT-OF-WAY LINE OF MILE 5 NORTH ROAD AND CONTINUING FOR A TOTAL DISTANCE OF 223.00 FEET TO A POINT FOR THE NORTHWEST CORNER OF SAID 0.67 ACRE TRACT AND THE MOST NORTHERLY NORTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;
 THENCE, EAST, 330.00 FEET WITH THE NORTH LINE OF SAID FARM TRACT 816, THE SOUTH LINE OF FARM TRACT 757 AND THE CENTERLINE OF SAID MILE 5 NORTH ROAD TO A POINT FOR A CORNER OF SAID TRACT HEREIN DESCRIBED;
 THENCE, SOUTH, WITH THE WEST LINE OF A 0.2625 ACRE TRACT DESCRIBED IN DOCUMENT #2392022 OF THE HIDALGO COUNTY OFFICIAL RECORDS, PASSING AT A DISTANCE OF 30.00 FEET A 1/2-INCH IRON ROD FOUND FOR REFERENCE ON THE SOUTH RIGHT-OF-WAY LINE OF SAID MILE 5 NORTH ROAD, AND CONTINUING FOR A TOTAL DISTANCE OF 40.00 FEET TO AN INSIDE CORNER OF SAID TRACT HEREIN DESCRIBED;
 TO A POINT FOR, THENCE, EAST, 122.00 FEET, WITH SOUTH R.O.W. LINE OF SAID MILE 5 NORTH ROAD FOR AN INSIDE CORNER OF SAID TRACT HEREIN DESCRIBED;
 TO A POINT FOR, THENCE, NORTH, WITH THE WEST LINE OF SAID 0.2625 ACRE TRACT, 40.00 FEET TO A POINT FOR THE CORNER OF SAID 0.2625 ACRE TRACT AND A CORNER OF SAID TRACT HEREIN DESCRIBED;
 THENCE, EAST, 408.00 FEET WITH THE NORTH LINE OF SAID FARM TRACT 816, THE SOUTH LINE OF FARM TRACT 757 AND THE CENTERLINE OF SAID MILE 5 NORTH ROAD TO THE POINT OF BEGINNING AND CONTAINING 16.09 ACRES OF LAND MORE OR LESS.

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, REYNALDO ROBLES, 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 OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH THE CITY OF MCALLEN SUBDIVISION ORDINANCE AND ALL STATE STATUTES GOVERNING SURVEYS.

REYNALDO ROBLES DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR
 NO. 4032
 WESLACO, TEXAS 78599

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, ROLANDO CRUZ, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT, AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH THE CITY OF MCALLEN SUBDIVISION ORDINANCE AND ALL STATE STATUTES GOVERNING SURVEYS.

ROLANDO CRUZ, P.E. CFM DATE
 REGISTERED PROFESSIONAL ENGINEER
 NO. 56459
 MCALLEN, TEXAS 78504



FILE 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

INDEX TO SHEET OF PENCO ESTATES SUBDIVISION
 SHEET 1: HEADING; LOCATION MAP AND ETJ; PRINCIPLES CONTACTS; MAP; LOT, STREET, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNERS DEDICATION, CERTIFICATION, ATTESTATION; ENGINEERING CERTIFICATION CITY; APPROVAL CERTIFICATE; CITY OF WESLACO CERTIFICATE; HIDALGO COUNTY JUDGE; COUNTY CLERK'S RECORDING CERTIFICATE; IRRIGATION DISTRICT No.1, H.C.D.D. No.1; INDEX.
 SHEET 2: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND SANITARY SEWER SYSTEM, ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION);
 SHEET 3: MAP OF TOPOGRAPHY AND DRAINAGE; DRAINAGE REVISION NOTES, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE;

PENCO ESTATES SUBDIVISION
 DATE OF PREPARATION: MARCH 26, 2025



McAllen Harlingen Weslaco
 TPE FIRM REGISTRATION NO: F-4860

FINAL WATER AND SEWER ENGINEERING REPORT
WATER DISTRIBUTION SYSTEM BEING INSTALLED AND UTILIZING LETTER OF CREDIT FOR OSSF)

WATER SUPPLY: DESCRIPTION, COST AND OPERABILITY DATE:
 PENCO ESTATES SUBDIVISION WILL BE PROVIDED WITH PORTABLE WATER BY THE CITY OF WESLACO. THE SUBDIVIDER AND THE CITY OF WESLACO HAVE ENTERED INTO A CONTRACT IN WHICH THE CITY OF WESLACO HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION AT A COST TO THE SUBDIVIDER OF \$31,500.00 PER LOT. WESLACO HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THE SUBDIVISION.

THE CITY OF WESLACO HAS AN EXISTING 8" DIAMETER WATER LINE RUNNING ALONG THE NORTH SIDE OF THE RIGHT-OF-WAY OF MILE 5 NORTH ROAD (E. 34TH ST.). THE WATER SYSTEM FOR PENCO ESTATES CONSISTS OF 1" DIAMETER SERVICE WATER LINES THAT EXTEND 8" LINE TO THE EXISTING 8" LINE. A NEW 8" WATER LINE WILL RUN ALONG THE EAST SIDE OF THE RIGHT-OF-WAY OF COLLEGE HEADING SOUTH TO A 90° GATE VALVE, THEN TO AN 8" TEE THEN REDUCE TO A 4" WATER LINE AROUND THE CUL-DE-SAC TO CONNECT THE 4" TO THE 8" TEE IN FRONT OF THE LOT 9.

WATER SERVICE FOR THE LOTS IN THE SUBDIVISION SHALL CONSIST OF NINE(9) 1" SINGLE SERVICE LINE PER LOT. THE 1" INCH WATER SERVICES CONNECTIONS WILL TERMINATE AT WATER METER BOXES. THE CITY OF WESLACO SHALL BE RESPONSIBLE TO PROVIDE WATER AND MAINTENANCE FOR ALL WATER SERVICES FROM THE LOT WATER BACK TO THE MAIN WATER LINES. ALL MAINTENANCE OF THE ACTUAL WATER SERVICES FROM THE METER TO EACH HOUSE WILL BE BY THE LOT OWNER.

THE DEVELOPER SHALL ALSO BE PROVIDING ONE(1) FIRE HYDRANT FOR FIRE PROTECTION. THE FIRE HYDRANT SHALL BE LOCATED ALONG THE NEWLY PROPOSED INTERSECTION. ALL THE FIRE HYDRANTS SHALL CONNECT INTO THE NEWLY PROPOSED 8" WATER LINE WITH A 6" LINE (THE WATER LINE FROM THE NEW 8" WATER LINE TO THE ACTUAL HYDRANT SHALL BE A 6" COMPLETE WITH WATER VALVE).

WATER DISTRIBUTION SYSTEM FOR PENCO ESTATES CONSISTS OF TWO - 1" DIAMETER SINGLE SERVICE LINES RUN TO EACH LOT BEFORE SPLITTING INTO 3/4" DIAMETER SERVICE LINES. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE 3/4" LINE, 1" SINGLE SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED. AT A TOTAL COST OF \$48,000 PER LOT, THE 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.

THE SUBDIVIDER HAS PAID TO THE CITY OF WESLACO THE SUM OF \$3,500.00 WHICH SUM REPRESENTS THE TOTAL COST OF WATER METERS, WATER RIGHTS ACQUISITION FEES AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO THE CITY OF WESLACO'S WATER SUPPLY SYSTEM.

SEWAGE FACILITIES DESCRIPTION; COST AND OPERABILITY DATES
 SEWAGE FROM PENCO ESTATES SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENTS SEPTIC TANK AND DRAIN FIELD ON EACH LOT. THE UNDERSIGNED PROFESSIONAL ENGINEER HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR REPLACEMENTS DRAIN FIELD.

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A SANDY LOAM SOIL FOR THE AREA. AT LEAST TWO SOIL EXCAVATIONS WERE PERFORMED ON THE SITE AT OPPOSITE ENDS OF THE PROPOSED DISPOSAL AREA. (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMIT AREA). THE SOIL IS A UNIFORM SANDY LOAM EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

THE ESTIMATED COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$3,500.00 INCLUDING THE COSTS FOR THE REQUIRED PERMIT AND LICENSE. NO OSSF HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL. THE SUBDIVIDER WILL POST A LETTER OF CREDIT WITH THE FILING OF THIS FINAL PLAT WITH HIDALGO COUNTY TO COVER THE TOTAL SEPTIC SYSTEM COST OF \$3,500.00. THE SUBDIVIDER WILL INCURE THE COST OF A SEPTIC TANK SYSTEM IN THE SALE PRICE OF THE LOT.

ANY TIME AFTER THE LOT IS SOLD, THE PURCHASER MAY INITIATE INSTALLATION OF AN OSSF SYSTEM BY WRITING OR CALLING THE SUBDIVIDER. THE PURCHASER SHALL BE RESPONSIBLE TO FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AN APPLICATION FOR A PERMIT TO INSTALL AN OSSF. THE OSSF SYSTEM SHALL BE INSTALLED ON THE LOT PRIOR TO THE COUNTY ISSUING A FINAL LITIGATION CLEARANCE.

ENGINEER CERTIFICATION:
 I, RONNIE CRUZ P.E., CFM, CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL WATER AND SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES: THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$36,895.00 WHICH EQUALS TO \$4,099.44 PER LOT.

SEWAGE FACILITIES: THESE FACILITIES FULLY CONSTRUCTED WILL COST A GRAND TOTAL OF \$31,500.00 WHICH EQUALS TO \$3,500.00 PER LOT.

RONNIE CRUZ P.E., CFM DATE

FINAL WATER AND SEWER ENGINEERING REPORT IN SPANISH
WATER DISTRIBUTION SYSTEM BEING INSTALLED AND UTILIZING LETTER OF CREDIT FOR OSSF)

PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHAS DE INICIO:
 LA SUBDIVISION DE PENCO ESTATES RECIBIRA AGUA PORTATIL POR PARTE DE LA CIUDAD DE WESLACO. LA SUBDIVISION Y LA CIUDAD DE WESLACO HAN CELEBRADO UN CONTRATO EN EL QUE LA CIUDAD DE WESLACO SE HA PROMETIDO A PROPORCIONAR SUFICIENTE AGUA A LA SUBDIVISION DURANTE EL PERIODO DE DESARROLLO DE LA CIUDAD DE WESLACO HA PROPORCIONADO DOCUMENTACION PARA ESTABLECER SUFICIENTEMENTE LA CANTIDAD Y CALIDAD A LARGO PLAZO DE LOS SUMINISTROS DE AGUA DISPONIBLES PARA ATENDER EL DESARROLLO PLENO DEL FRACCIONAMIENTO.

LA CIUDAD DE WESLACO TIENE UNA LINEA DE AGUA DE 8" DE DIAMETRO EXISTENTE QUE CORRE A LO LARGO DEL LADO NORTE DEL DERECHO DE VIA DE LA MILLA 5 NORTH ROAD (E. 34TH ST.). EL SISTEMA DE AGUA PARA PENCO ESTATES CONSTA DE LINEAS DE AGUA DE SERVICIO DE 1" DE DIAMETRO QUE CONECTAN A UNA LINEA DE 8" EXISTENTE. UNA NUEVA LINEA DE AGUA DE 8" CORRERA A LO LARGO DEL ESTE LADO DEL DERECHO DE VIA DE COLLEGE HEADING HASTA EL SUR HASTA UNA VALVULA DE COMPUERTA DE 8", LUEGO HASTA UNA T DE 8" Y LUEGO REDUCIR A UNA LINEA DE AGUA DE 4" ALREDEDOR DEL CUL-DE-SAC PARA CONECTARSE A LA T DE 8" EN FRENTE AL LOTE 9.

EL SERVICIO DE AGUA PARA LOS LOTES DEL LOTE CONTARA DE NUEVE (9) LINEAS DE SERVICIO POR LOTE. LAS CONEXIONES DE SERVICIOS DE AGUA DE 1" PUEDAN TERMINAR EN LAS CAJAS DE MEDIDORES DE AGUA DE CADA LOTE. LA CIUDAD DE WESLACO SERA RESPONSABLE DEL SUMINISTRO DE AGUA Y DEL MANTENIMIENTO DE TODAS LAS LINEAS DE AGUA DESDE EL MEDIDOR DEL LOTE HASTA LA LINEA PRINCIPAL. TODO EL MANTENIMIENTO DE LOS SERVICIOS DE AGUA ACTUAL DESDE EL MEDIDOR HASTA CADA CASA SERA A CARGO DEL PROPIETARIO DEL LOTE.

EL DESARROLLADOR TAMBIEN DEBERA PROPORCIONAR UN (1) HIDRANTE CONTRA INCENDIOS PARA LA PROTECCION CONTRA INCENDIOS. EL HIDRANTE DE INCENDIOS SE USARA A LO LARGO DE LA CALLE INTERIOR RECIENTEMENTE PROPUESTA. TODAS LAS HIDRANTES CONTRA INCENDIOS SE CONECTARAN A LA NUEVA LINEA DE AGUA DE 8" PROPUESTA CON UNA LINEA DE 6" (LA LINEA DE AGUA DESDE LA NUEVA LINEA DE AGUA DE 8" AL HIDRANTE REAL SERA DE 6") COMPLETA CON VALVULA DE AGUA.

EL SISTEMA DE DISTRIBUCION DE AGUA PARA PENCO ESTATES CONSTA DE DOS LINEAS DE SERVICIO INDIVIDUALES DE 1" DE DIAMETRO QUE LLEGAN A CADA LOTE ANTES DE DIVIDIR EN LINEAS DE SERVICIO DE 3/4" DE DIAMETRO. DICHOS SERVICIOS TERMINAN EN LAS CAJAS DE MEDIDORES DE AGUA DE CADA LOTE. LA LINEA DE 3" LOS SERVICIOS INDIVIDUALES DE 1" Y LAS CAJAS DE MEDIDORES YA SE HAN INSTALADO, CON UN COSTO TOTAL DE \$48,000.00 O \$4,000.00 POR LOTE. LAS INSTALACIONES DE AGUA HAN SIDO APROBADAS Y ACEPTADAS POR LA CIUDAD DE WESLACO Y DICHO SISTEMA DE DISTRIBUCION SE ENCUENTRA OPERATIVO A LA FECHA DEL REGISTRO DEL PLANO.

EL SUBDIVISOR HA PAGADO A LA CIUDAD DE WESLACO LA SUMA DE \$3,500.00 LA QUE REPRESENTA EL COSTO TOTAL DE LOS MEDIDORES DE AGUA, LAS TARIFAS DE ADQUISICION DE DERECHOS DE AGUA Y TODAS LAS TARIFAS DE MEMBRESIA U OTRAS TARIFAS ASOCIADAS CON LA CONEXION DE LOS LOTES INDIVIDUALES EN LA SUBDIVISION AL SISTEMA DE SUMINISTRO DE AGUA DE LA CIUDAD DE WESLACO.

INSTALACIONES DE DRENAJE SANITARIO; COSTO Y FECHAS DE OPERACION
 EL DRENAJE SANITARIO DE LEMON BLOSSOM ESTATES SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE; TIPO DE MODELO DUELL, DE UN PARO DE DRENAJE PARA EL SOLAR. EL INGENIERO AUTOR DE ESTE DOCUMENTO HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESTAS FOSAS SEPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.

CADA LOTE EN LA SUBDIVISION MIDE MEDIO ACRE. SE HICIERON DOS (2) EXCAVACIONES DE EVALUACION EN LUGARES OPUESTOS EN LA SUBDIVISION (EXCAVACIONES ADICIONALES FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICATIVAMENTE UNIFORME). EL TERRENO ES UNIFORME (TERRENO ARCILLOSO Y SUELO FRANCO) Y SE EXTIENDE A 36 PULGADAS MAS TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MAS ARRIBA DE LO MAS BAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA AREA FLUYE BIEN.

EL COSTO ESTIMADO PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON US \$3,500.00 INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS NINGUNA FOSA SEPTICA HA SIDO INSTALADA EN EL PROCESO DE LA APROBACION FINAL. CON EL ARCHIVAMIENTO DEL PLAN FINAL, EL DUEÑO DE LA SUBDIVISION PROPONERA UNA GARANTIA FINANCIERA ADECUADA CON DESEMPEÑO EN FORMA DE UN (CHEQUE DE CAJEROS O CHEQUE PERSONAL) REPRESENTANDO UN "DEPOSITO EN EFECTIVO" OBTENIDO POR EL CONDADO DE HIDALGO EN LA CANTIDAD DE US \$31,500.00 QUE ES EL COSTO TOTAL ESTIMADO PARA INSTALAR UN SISTEMA DE FOSA SEPTICA EN CADA TERRENO. EL DUEÑO DE LA SUBDIVISION INCLUIRA EL COSTO DE UN SISTEMA DE FOSA SEPTICA EN EL PRECIO DE VENTA DEL TERRENO.

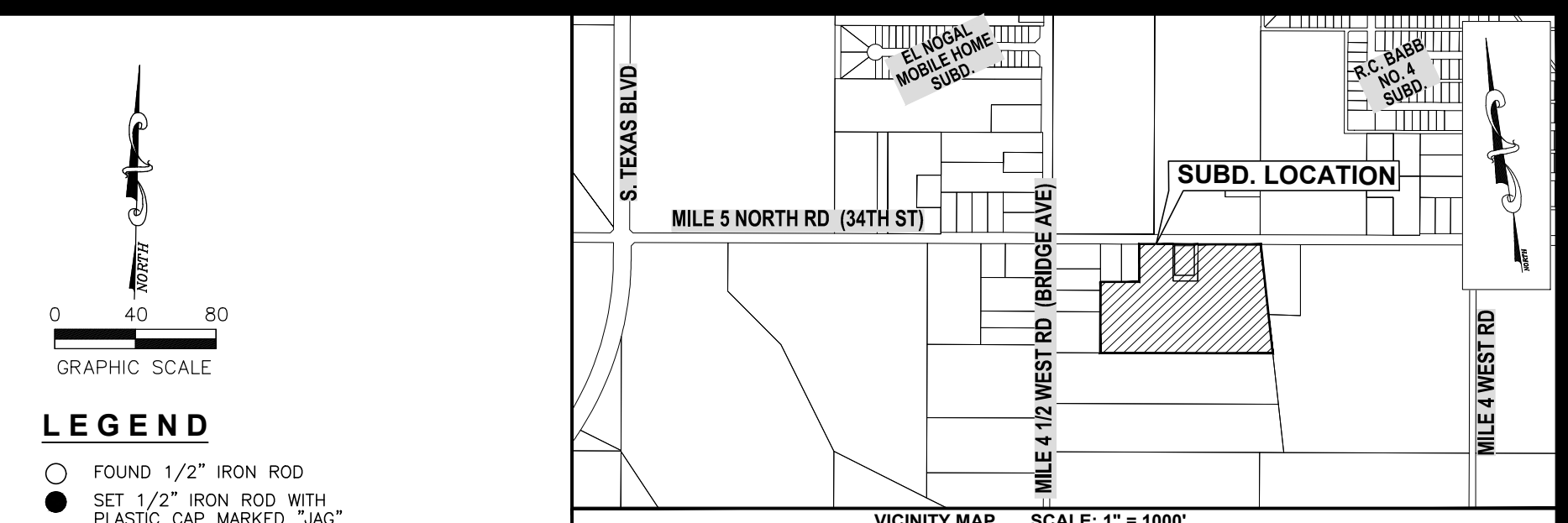
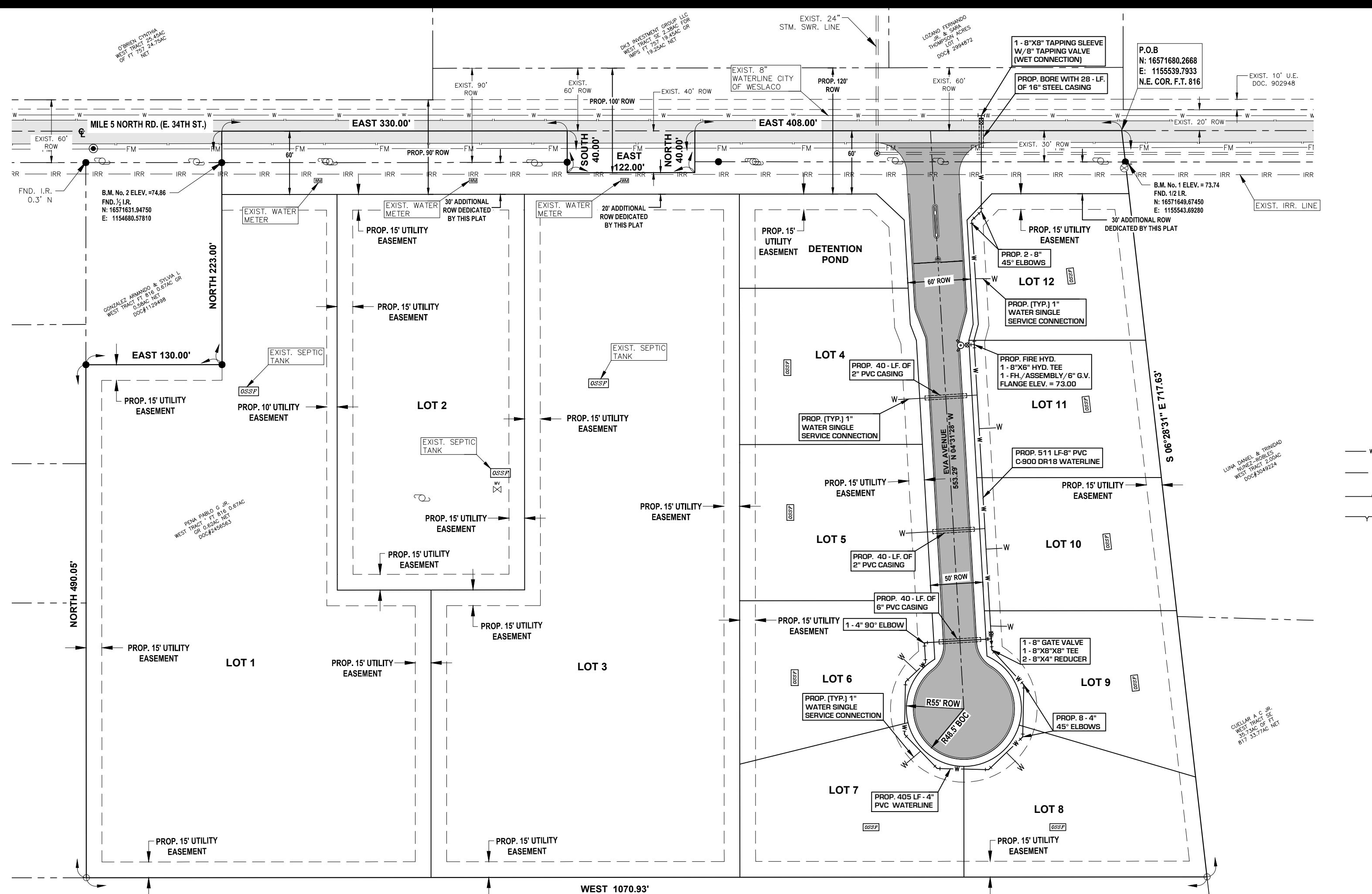
EN CUALQUIER MOMENTO DESPUES DE QUE EL TERRENO SEA VENDIDO, EL COMPRADOR DEBE INICIAR LA INSTALACION DE UN SISTEMA SEPTICO ESCRIBIENDO O LLAMANDO AL DUEÑO DE LA SUBDIVISION Y ENTONCES ARCHIVANDO EN EL DEPARTAMENTO DE SALUBRIDAD DE HIDALGO UNA APLICACION PARA UN PERMISO DE CONSTRUIR PARA UN SISTEMA SEPTICO. LAS FOSAS SEPTICAS DEBEN DE ESTAR INSTALADAS ANTES QUE EL CONDADO DE HIDALGO PUEDA APROBAR LA AUTORIZACION DE LUZ Y AGUA.

CERTIFICACION:
 CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y 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 DRENAJE SON:

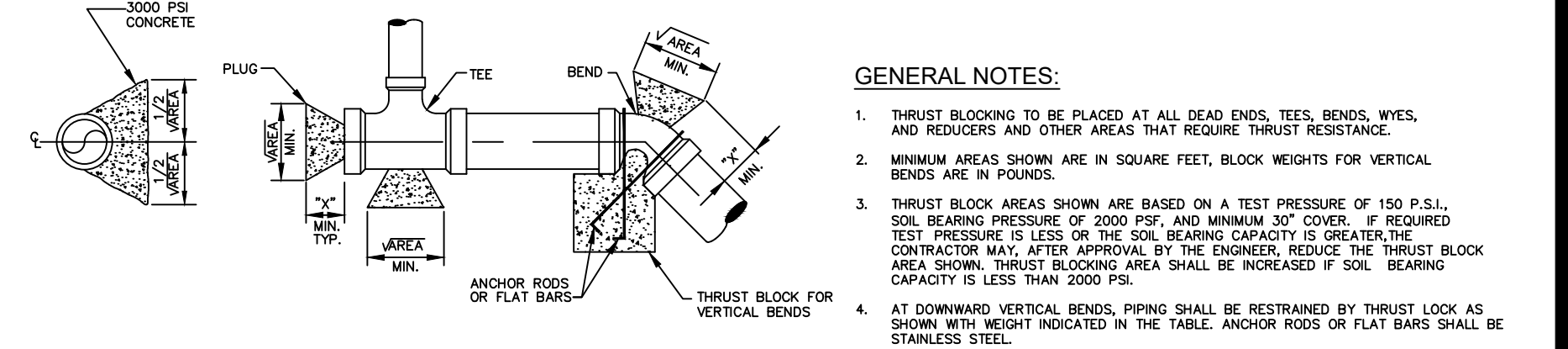
AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$36,895.00 O \$4,099.44 POR LOTE.
DRENAJE: EL SISTEMA QUE LA FOSA SEPTICA COSTARA UN TOTAL DE \$31,500.00 O \$3,500.00 POR LOTE.

CONSTRUCTION COST ESTIMATE
 PAVING = \$88,994.00
 DRAINAGE = \$58,500.00
 WATER = \$36,895.00
 OSSF = \$31,500.00
 TOTAL = \$215,889.00

RONNIE CRUZ P.E., CFM DATE



- LEGEND**
- FOUND 1/2" IRON ROD WITH PLASTIC CAP MARKED "MAG"
 - SET 1/2" IRON ROD WITH IRON COTTON PICKER SPINDLE
 - SIGN
 - IRRIGATION STAND PIPE
 - POWER POLE
 - LIGHT POLE
 - MANHOLE
 - FIRE HYDRANT
 - ON-SITE SEWAGE FACILITIES
 - WATER METER
 - WATER LINE
 - CHAIN LINK FENCE
 - EDGE OF PAVEMENT FENCE
 - DITCH HIGH BANK



THRUST BLOCK REQUIREMENTS VS. FITTING TYPE

DIAMETER (IN.)	"X" (FT.)	END/TEE (S.F.)	90° BEND (S.F.)	45° BEND (S.F.)	22.5° BEND (S.F.)	11.25° BEND (S.F.)
4	1	1.4	1.9	3859	1.0	2077
6	1	2.8	4.0	7932	2.1	4293
8	1.25	4.8	6.8	13646	3.7	7385
10	1.25	7.3	10.3	20528	5.6	11110
12	1.50	10.3	14.5	29030	7.9	15711
14	1.75	13.8	19.5	39001	10.8	21107
16	2	17.8	25.2	50442	13.6	27299

MAP OF WATER DISTRIBUTION AND SANITARY SEWER SYSTEM
MAPA DE SISTEMA DE DISTRIBUCION DE AGUA Y DRENAJE SANITARIO
SUBDIVISION MAP OF
PENCO ESTATES SUBDIVISION

BEING A 16.09 ACRES OF LAND OUT OF FARM TRACT 816, THE WEST AND ADAMS TRACTS SUBDIVISION HIDALGO COUNTY, TEXAS AS RECORDED IN VOL. 2, PG. 34-37 MAP RECORDS OF HIDALGO COUNTY, TEXAS

SUBDIVIDER CERTIFICATION:
 I, BY COMPLYING 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, (NAME), GENE PAUL PENA, DAVID DALE PENA AND PABLO R. PENA, JR. OF PENCO ESTATES SUBDIVISION, HEREBY CERTIFY SEWER PERMITS ARE REQUIRED PRIOR TO BUILDING ON ANY LOT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

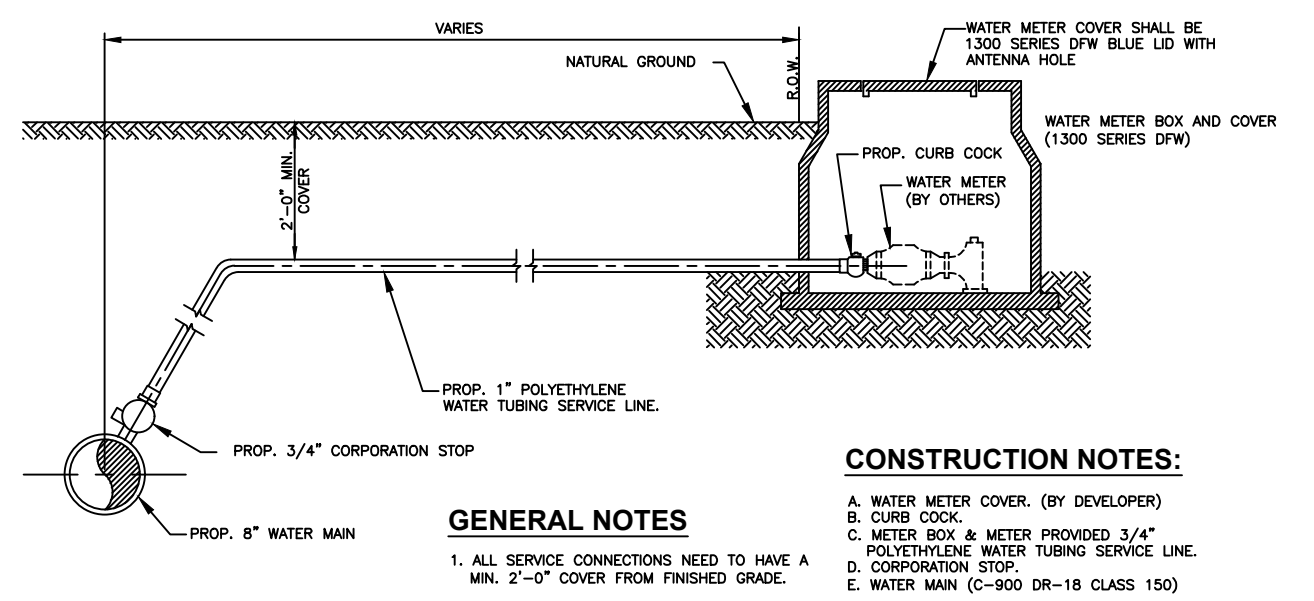
(OWNERS SIGNATURE) _____ DATE _____

(OWNERS SIGNATURE) _____ DATE _____

STATE OF TEXAS
 COUNTY OF HIDALGO

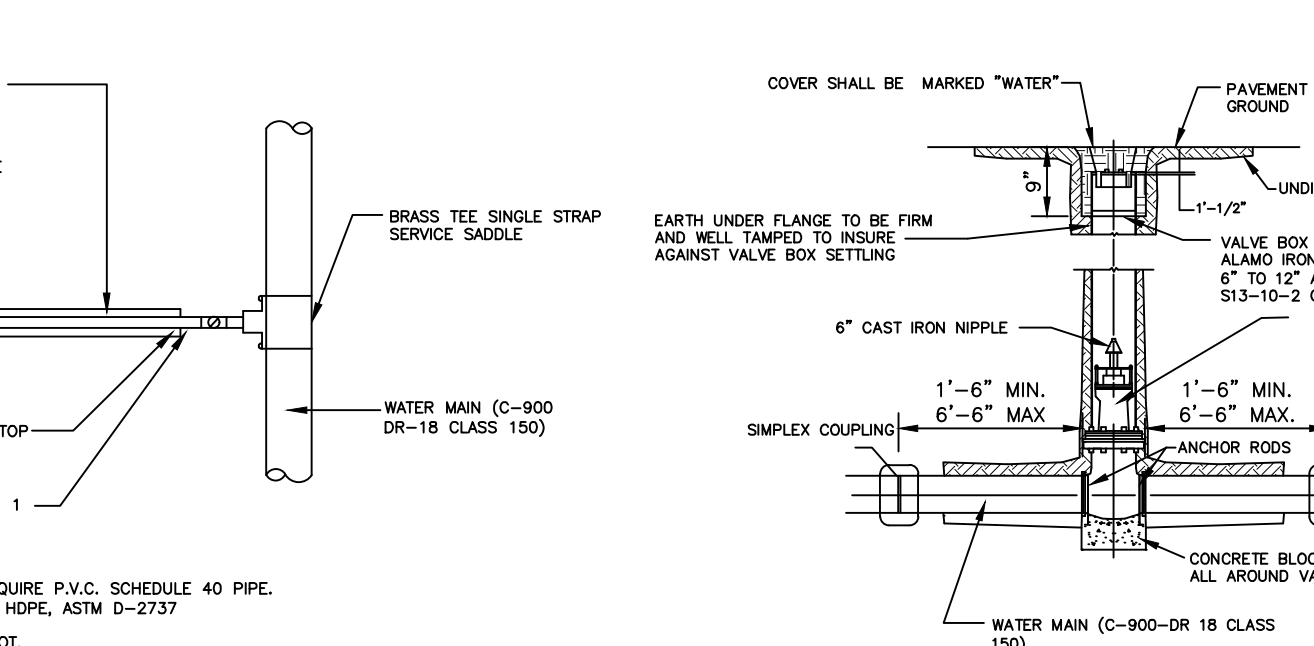
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GENE PAUL PENA, DAVID DALE PENA, AND PABLO R. PENA, JR. WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE (SHE) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED, EVEN UNDER MY HAND AND SEAL OF OFFICE THE _____ DAY OF _____, 20____.

NOTARY PUBLIC _____ EXPIRES _____

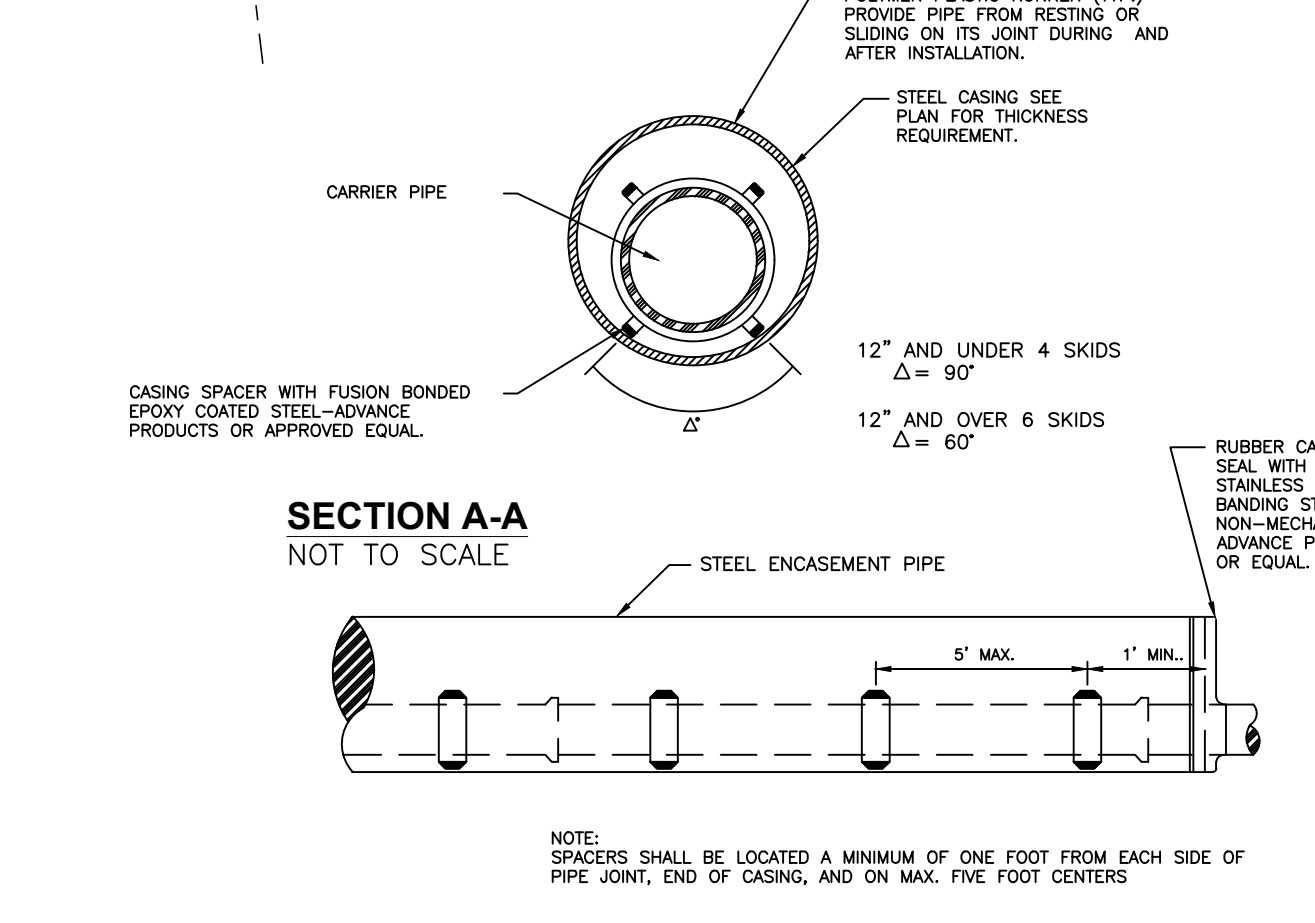


- GENERAL NOTES:**
- ALL SERVICE CONNECTIONS NEED TO HAVE A MIN. 2" COVER FROM FINISHED GRADE.
 - WATER METER COVER SHALL BE 1000 SERIES DFM BLUE LID WITH ANTENNA HOLE.
 - ALL WATER MAINS HAVE 30 INCHES OF COVER FROM FINISHED GRADE.
 - METER BOX SHALL BE 1000 SERIES DFM.
 - ALL CONCRETE TO HAVE A MIN. 28 DAYS COMPRESSIVE STRENGTH OF 3000 P.S.I.

WATER SERVICE CONNECTION DETAIL
(SAME SIDE OF STREET)
 NOT TO SCALE



- GENERAL NOTES:**
- EAST IRON BOOT TO BE USED IN HEAVY TRAFFIC AREAS CONCRETE BLOCK (POURED IN PLACE)
 - 1" SERVICE LINES GREATER THAN 1" REQUIRE P.V.C. SCHEDULE 40 PIPE.
 - 1" SERVICE LINES SHALL BE 809-9, HDPE, ASTM D-2737
 - ONE SERVICE REQUIRED FOR EACH LOT.
 - A U-BRANCH FITTING REQUIRED FOR 1" SERVICES AT METER LOCATION.

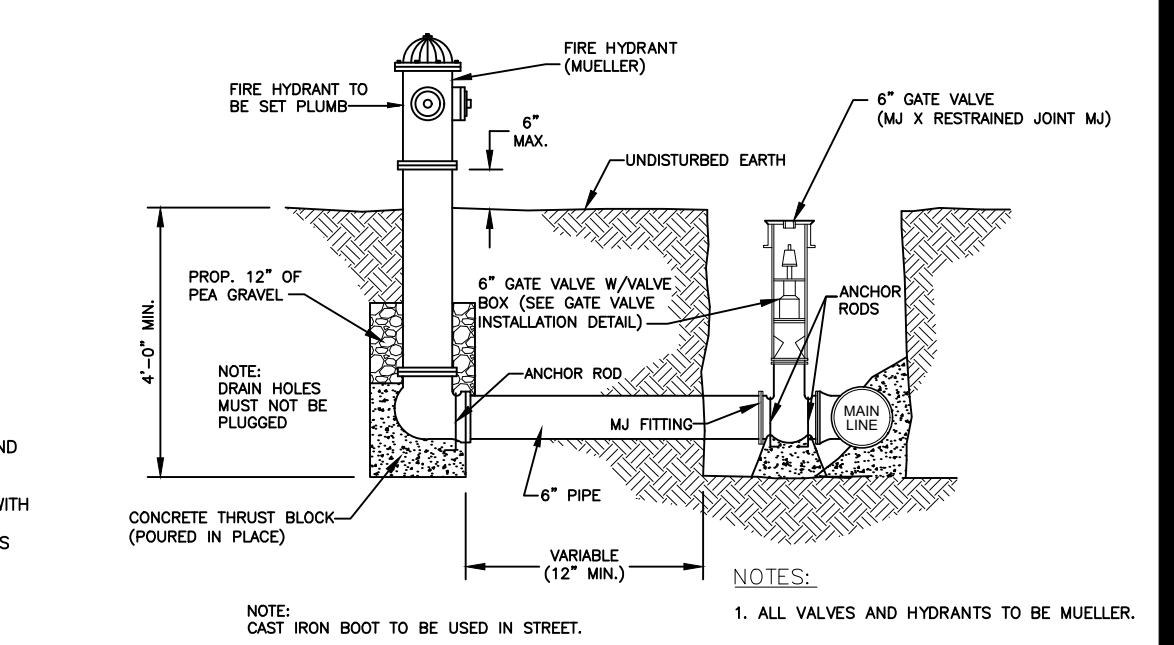


- GENERAL NOTES:**
- ALL STEEL CASING SHALL BE WELDED.
 - STEEL CASING SHALL BE CLOSED AT EACH END USING RUBBER END SEALS, RANGER II MODEL DU WITH S.S. STRAPPS.
 - CASING SPACERS SHALL BE USED TO INSTALL THE CARRIER PIPE INSIDE THE ENCASMENT PIPE. CASING SPACERS SHALL FASTEN TIGHTLY ON THE CARRIER PIPE TO PREVENT RELATIVE MOVEMENT ON PIPE DURING INSTALLATION. CASING SPACERS SHALL BE DOUBLED ON EACH END OF THE ENCASMENT.
 - PROJECTION TYPE CASING SPACERS SHALL BE CONSTRUCTED SECTIONS OF HIGH DENSITY POLYETHYLENE.
 - INSTALLATION AND SIZE OF SPACERS SHALL BE PER MANUFACTURER'S RECOMMENDATIONS.

BORE & CASING DETAIL
 NOT TO SCALE

CARRIER PIPE SIZE	PIPE CASING SIZE	MIN. WALL THICKNESS
6"	14"	0.3125"
8"	16"	0.3125"
10"	18"	0.3125"
12"	21"	0.3750"
14", 15"	24"	0.4375"
16"	26"	0.4375"
18"	30"	0.5000"
24"	36"	0.5625"
36"	48"	0.6250"

THRUST BLOCK DETAILS
 NOT TO SCALE



- GENERAL NOTES:**
- FIRE HYDRANT ELEVATIONS WILL BE SET BY THE ENGINEER.
 - FLANGE GRADE OR 3" TO 6" ABOVE 2. FLANGE MUST BE AT FINISHED GRADE OR 3" TO 6" ABOVE TOP OF CURB.
 - FLANGED GATE VALVE INSTALLATION TO BEUSED WITH 10" WATER LINES OR GREATER.
 - 8BF TEST TO BE USED WITH 10" WATER LINE OR GREATER BFF TESTS TO BE USED WITH SMALLER DIA. PIPES.
 - ACCEPTABLE HYDRANT BRANDS ARE WUELLER, AMERICAN DARLING AND KENNEDY.

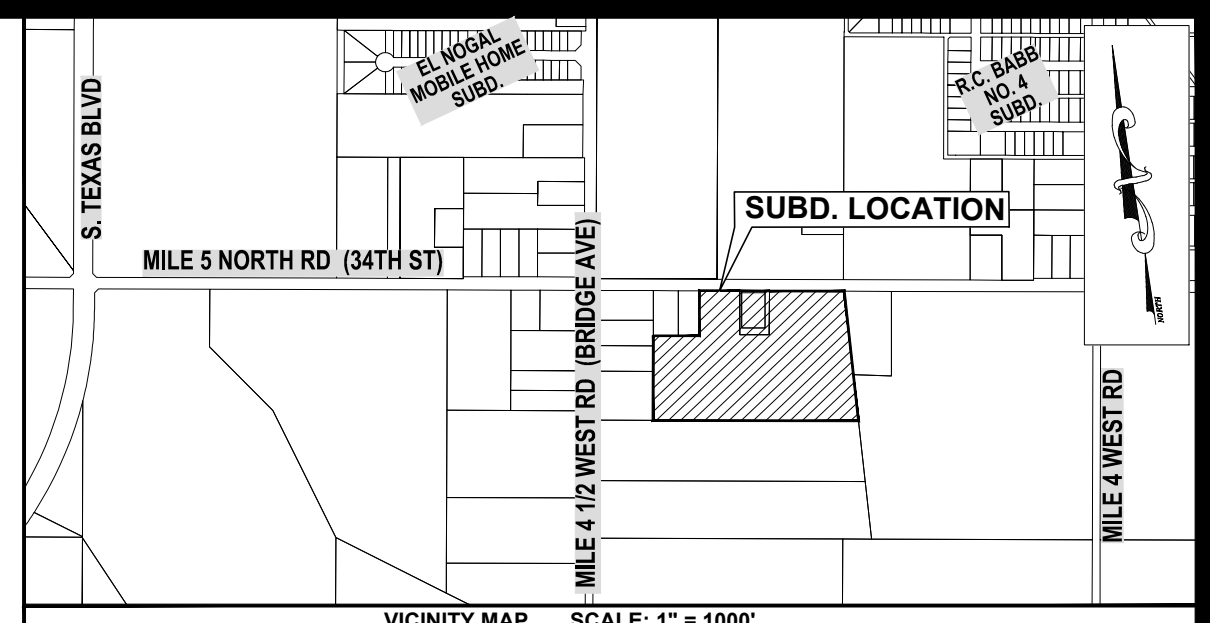
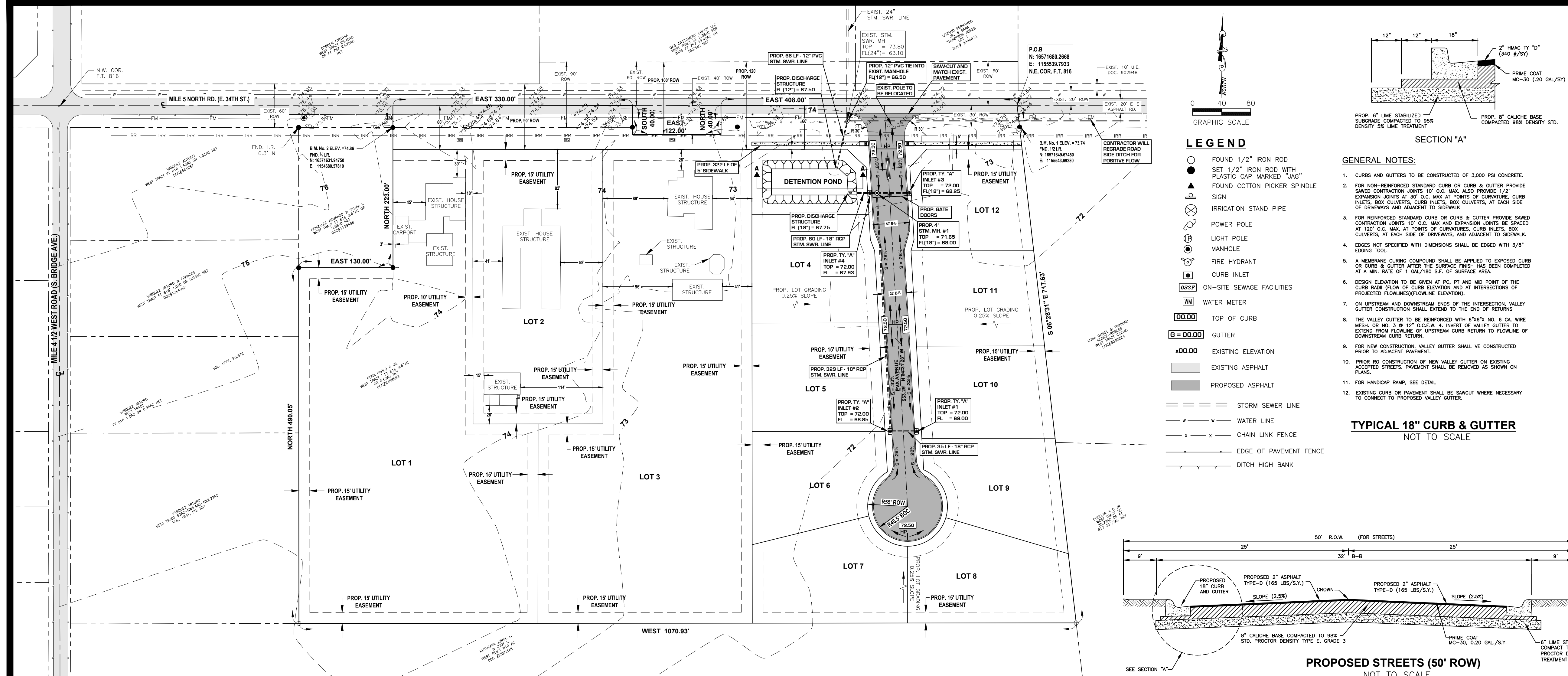
TYPICAL FIRE HYDRANT ASSEMBLY DETAIL
 NOT TO SCALE

PENCO ESTATES SUBDIVISION
 DATE OF PREPARATION: MARCH 26, 2025

CRUZ - HOGAN
 ENGINEERS | PLANNERS
 MAllen Harlingen Weslaco
 TBPE FIRM REGISTRATION No: F-4860

INDEX TO SHEET OF PENCO ESTATES SUBDIVISION
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SHEET 2 OF 3 SHEETS



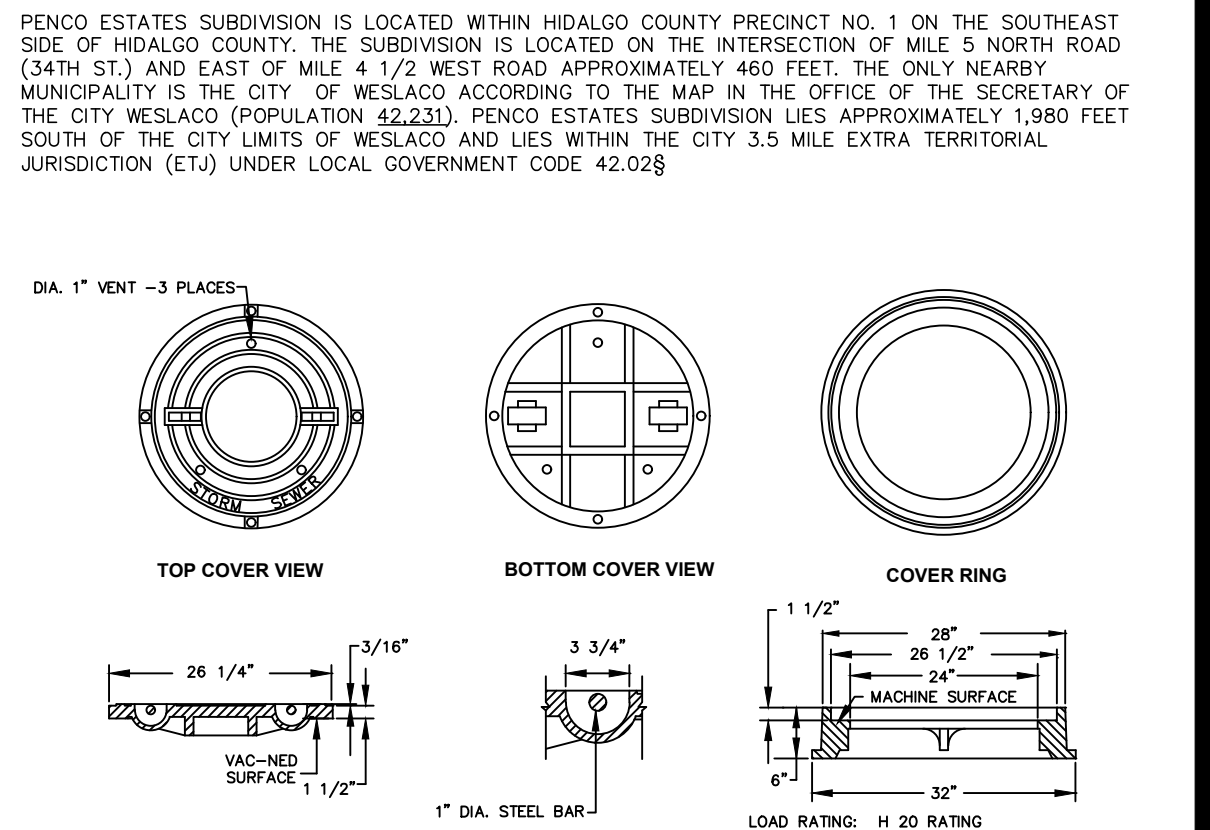
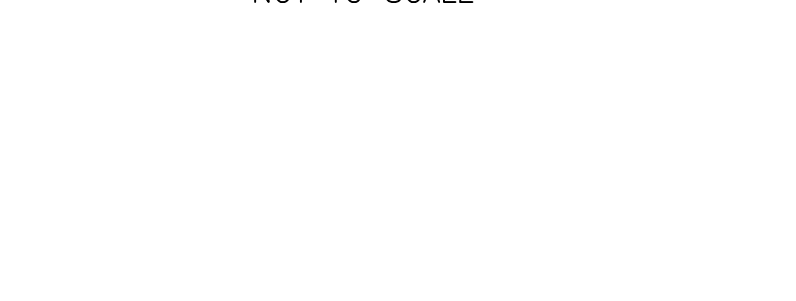
LEGEND

- FOUND 1/2" IRON ROD
- SET 1/2" IRON ROD WITH PLASTIC CAP MARKED "JAG"
- FOUND COTTON PICKER SPINDLE
- ⊗ IRRIGATION STAND PIPE
- ⊙ POWER POLE
- ⊙ LIGHT POLE
- ⊙ MANHOLE
- ⊙ FIRE HYDRANT
- ⊙ CURB INLET
- ⊙ ON-SITE SEWAGE FACILITIES
- ⊙ WATER METER
- 00.00 TOP OF CURB
- G=00.00 GUTTER
- ⊙ EXISTING ELEVATION
- EXISTING ASPHALT
- PROPOSED ASPHALT
- STORM SEWER LINE
- WATER LINE
- x-x CHAIN LINK FENCE
- EDGE OF PAVEMENT FENCE
- DITCH HIGH BANK

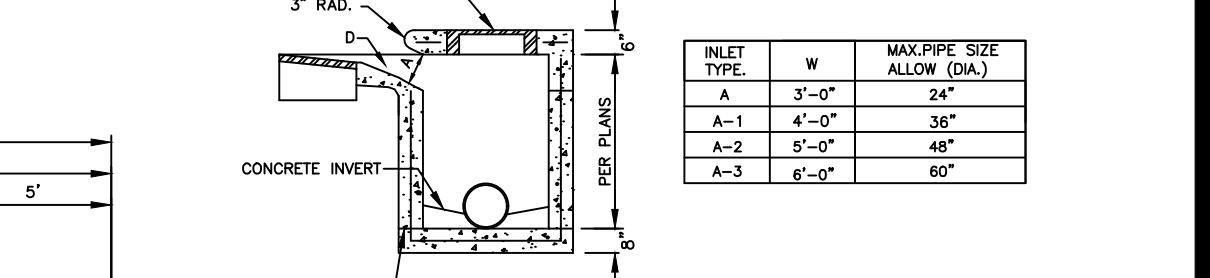
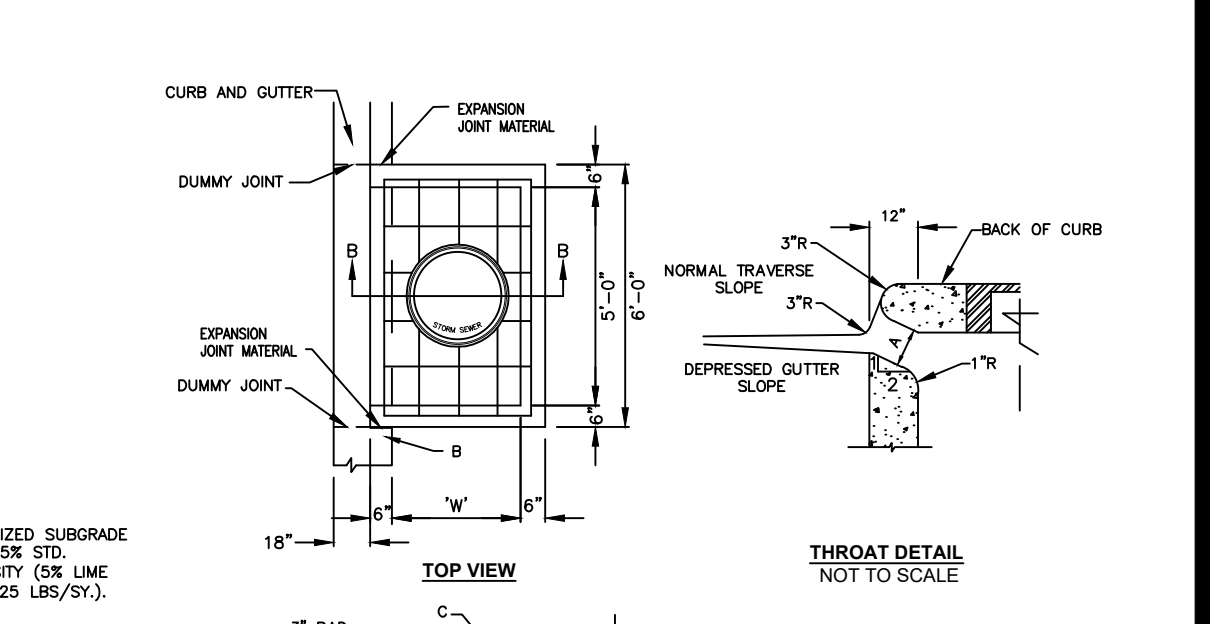
SECTION 'A'

- GENERAL NOTES:**
- CURBS AND GUTTERS TO BE CONSTRUCTED OF 3,000 PSI CONCRETE.
 - FOR NON-REINFORCED STANDARD CURB & GUTTER PROVIDE SAWED CONTRACTION JOINTS 10' O.C. MAX. ALSO PROVIDE 1/2" EXPANSION JOINTS AT 30' O.C. MAX AT POINTS OF CURVATURE, CURB INLETS, BOX CULVERTS, CURB INLETS, BOX CULVERTS, AT EACH SIDE OF DRIVEWAYS AND ADJACENT TO SIDEWALK.
 - FOR REINFORCED STANDARD CURB & GUTTER PROVIDE SAWED CONTRACTION JOINTS 10' O.C. MAX AND EXPANSION JOINTS BE SPACED AT 120' O.C. MAX AT POINTS OF CURVATURE, CURB INLETS, BOX CULVERTS, AT EACH SIDE OF DRIVEWAYS, AND ADJACENT TO SIDEWALK.
 - EDGES NOT SPECIFIED WITH DIMENSIONS SHALL BE EDGED WITH 3/8" EDGING TOOL.
 - A MEMBRANE CURING COMPOUND SHALL BE APPLIED TO EXPOSED CURB OR CURB & GUTTER AFTER THE SURFACE FINISH HAS BEEN COMPLETED AT A MIN. RATE OF 1 GAL/100 SQ. FT. OF SURFACE AREA.
 - DESIGN ELEVATION TO BE GIVEN AT PC, PT AND MD POINT OF THE CURB RAIN (FLOW OF CURB ELEVATION AND AT INTERSECTIONS OF PROTECTED FLOWLINE/STORMLINE ELEVATION).
 - ON UPSTREAM AND DOWNSTREAM ENDS OF THE INTERSECTION, VALLEY GUTTER CONSTRUCTION SHALL EXTEND TO THE END OF RETURNS.
 - THE VALLEY GUTTER TO BE REINFORCED WITH #27X NO. 6 GA. WIRE MESH OR NO. 3 @ 12" O.C.E.M. A. INVERT OF VALLEY GUTTER TO EXTEND FROM FLOWLINE OF UPSTREAM CURB RETURN TO FLOWLINE OF DOWNSTREAM CURB RETURN.
 - FOR NEW CONSTRUCTION, VALLEY GUTTER SHALL BE CONSTRUCTED PRIOR TO ADJACENT PAVEMENT.
 - PRIOR TO CONSTRUCTION OF NEW VALLEY GUTTER ON EXISTING ACCEPTED STREETS, PAVEMENT SHALL BE REMOVED AS SHOWN ON PLANS.
 - FOR HANDICAP RAMP, SEE DETAIL.
 - EXISTING CURB OR PAVEMENT SHALL BE SAWCUT WHERE NECESSARY TO CONNECT TO PROPOSED VALLEY GUTTER.

TYPICAL 18" CURB & GUTTER
NOT TO SCALE



STORM SEWER MANHOLE COVER
NOT TO SCALE



GENERAL NOTES:

- TRANSITION NORMAL GUTTER TO INLET FLOW SLOPE APPROX. 3"
- INLETS SHALL BE COMPOSED OF PRE-CAST SECTIONS, CAST IN PLACE OR A COMBINATION OF BOTH.
- GRAVEL BEDDING IS REQUIRED IF UNSTABLE SOIL OR GROUND WATER IS FOUND.

CONSTRUCTION NOTES:

- 5" CLEAR OPENINGS.
- CURB & GUTTER SECTION.
- CL MANHOLE RING & COVER SHALL BE ALAMO 80-22 OR EQUAL 20, 3/8"
- DEPRESS 2" BELOW NORMAL GUTTER.
- ALL REINFORCING NO. 4 BARS 12" O.C.E.M.

TYPE 'A' INLET
NOT TO SCALE

INLET TYPE	W	MAX PIPE SIZE ALLOW (DIA.)
A-1	3'-0"	24"
A-2	4'-0"	36"
A-3	6'-0"	60"

DRAINAGE REPORT
PENCO ESTATES SUBDIVISION

PROJECT LOCATION:
THE PROPOSED PENCO ESTATES SUBDIVISION IS A 16.09 ACRE OF LAND BEING OUT OF FARM TRACT 816, THE WEST AND ADAMS TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS AS PER MAP RECORDED IN VOLUME 2, PAGES 34-37, OF THE HIDALGO COUNTY MAP RECORDS. THIS SUBDIVISION IS LOCATED ON MILE 5 NORTH ROAD APPROXIMATELY 500 FEET EAST OF MILE 4 WEST ROAD (BRIDGE AVE), WESLACO, TEXAS. THE PROPOSED SUBDIVISION WILL CONSIST OF 12 RESIDENTIAL LOTS.

FLOOD PLAIN:
THIS TRACT OF LAND IS IN ZONE "B" ACCORDING TO FIRM FLOOD INSURANCE RATE MAP COMMUNITY PANEL 480334 0525 B, DATED JANUARY 2, 1981. ZONE "B" ARE AREAS SUBJECT TO 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 LEVEES FROM THE BASE FLOOD (MEDIUM SHADING).

SOIL CONDITIONS:
ACCORDING TO THE SOIL SURVEY REPORT FOR HIDALGO COUNTY BY THE U.S.D.A. SOIL CONSERVATION SERVICE, THE SOILS FOR THIS SUBDIVISION ARE (28) HIDALGO SANDY CLAY LOAM, HIDALGO CLAY LOAM HAS A PLASTICITY INDEX BETWEEN 11 AND 23. THIS SOIL IS WELL DRAINED, SURFACE RUNOFF IS SLOW, AND PERMEABILITY IS MODERATE, WITHIN HYDROLOGICAL GROUP B WITH NATURAL SLOPES OF 0 TO 1 PERCENT. THE AVAILABLE WATER CAPACITY IS HIGH.

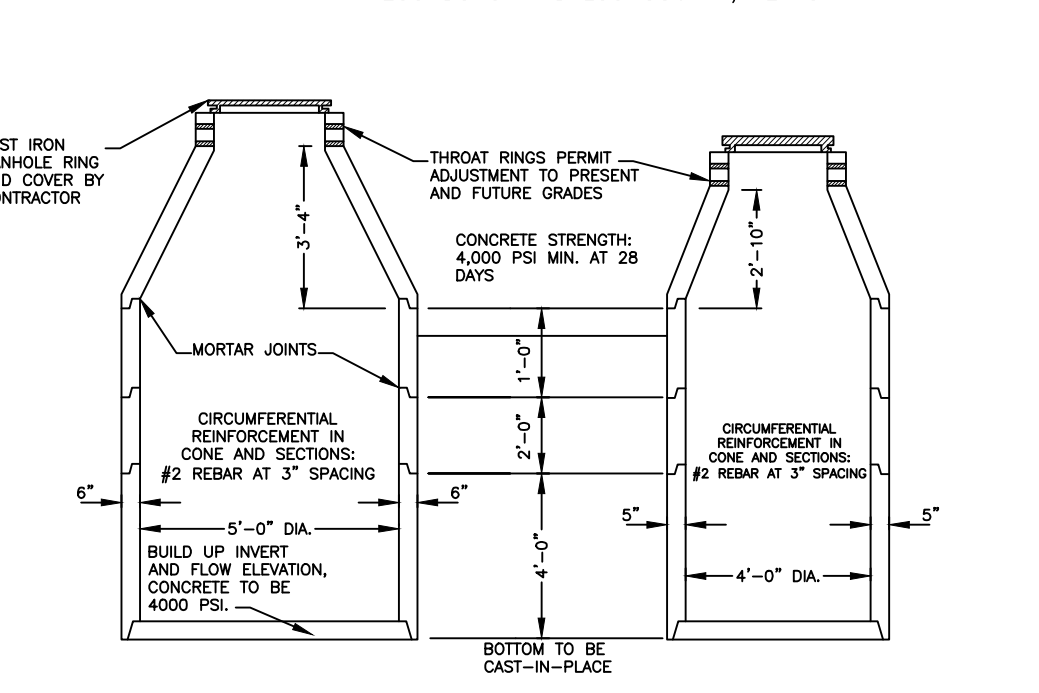
EXISTING CONDITIONS:
EXISTING ARE 3 RESIDENTIAL HOMES ON THE 16.09 ACRES. RUNOFF IS MAINLY RETAINED ON THE ACREAGE WHICH IS MOSTLY FARMLAND. A ROADSIDE DITCH EXISTS ON THE SOUTH SIDE OF MILE 5 NORTH ROAD, THE CONTOUR OF THE LAND IS FROM THIS HIGH POINT TO THE EAST AT A SLOPE TOWARDS THE RECEIVING DITCH DESIGNATED AS DITCH NO. 36. IT IS LOCATED APPROXIMATELY 1,400' EAST OF THIS PROPOSED SUBDIVISION.

PROPOSED CONDITIONS:
(12-RESIDENTIAL LOTS)
EXISTING ARE 3 RESIDENTIAL HOMES. PROPOSED IS FOR THE 3 EXISTING HOMES TO HAVE LARGER LOTS. LOT 1 WILL BE 3.675 ACRES; LOT 2 WILL BE 1.554 ACRES AND LOT 3 WILL BE 3.642 ACRES. LOTS 4 THROUGH 12 WILL EACH BE .505 ACRES UP TO .662 ACRES. PROPOSED IS FOR LOTS 1, 2, AND 3 TO MAINTAIN THE EXISTING DRAINAGE CRITERIA WHICH IS RUNOFF TO THE ADJACENT FARMLAND AND TO A ROADSIDE SWALE ALONG MILE 5 NORTH ROAD. PROPOSED FOR LOTS 4-12 IS TO INSTALL CURB & GUTTER WITH TWO TYPE "A" INLETS DRAINING INTO A DETENTION POND. ALL PIPES WILL BE 18"-24" RCP. FROM THE DETENTION POND, DISCHARGE WILL BE VIA A 12" DRAIN LINE INTO AN EXISTING MANHOLE LOCATED IN FRONT OF THIS DEVELOPMENT. EXISTING IS A 24" DRAIN LINE FLOWING EAST ALONG THE SOUTH R.O.W. LINE OF MILE 5 NORTH ROAD, ULTIMATELY DISCHARGING INTO HCCD #1 DITCH NO. 36. THE DETENTION VOLUME REQUIRED WILL BE 27,620 FT³ OR .63 AC-FT. THE DETENTION POND WILL BE MAINTAINED AND OWNED BY THE HOA/PROPERTY OWNERS AND NOT THE HCCD#1 OR THE COUNTY OF HIDALGO.

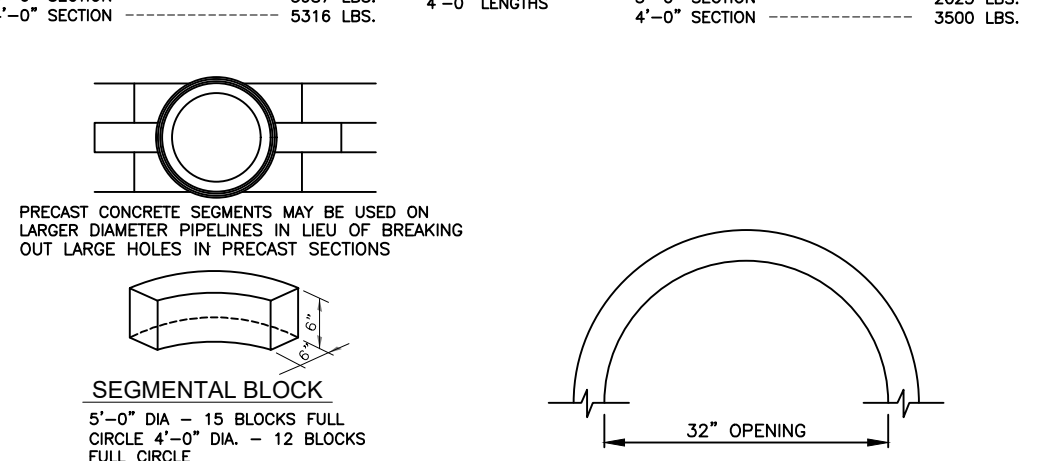
CERTIFICATION:
BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100 YEAR FLOODPLAIN AS DESCRIBED IN COMMUNITY PANEL 480334 0525 B, REVISED ON JANUARY 2, 1981 IS CONTAINED WITHIN THE DRAINAGE SWALES ALONG THE REAR OF ALL LOTS OF THE SUBDIVISION.

MAP OF TOPOGRAPHY AND DRAINAGE
MAPA DE TOPOGRAFIA Y DESAGUE
SUBDIVISION MAP OF
PENCO ESTATES SUBDIVISION

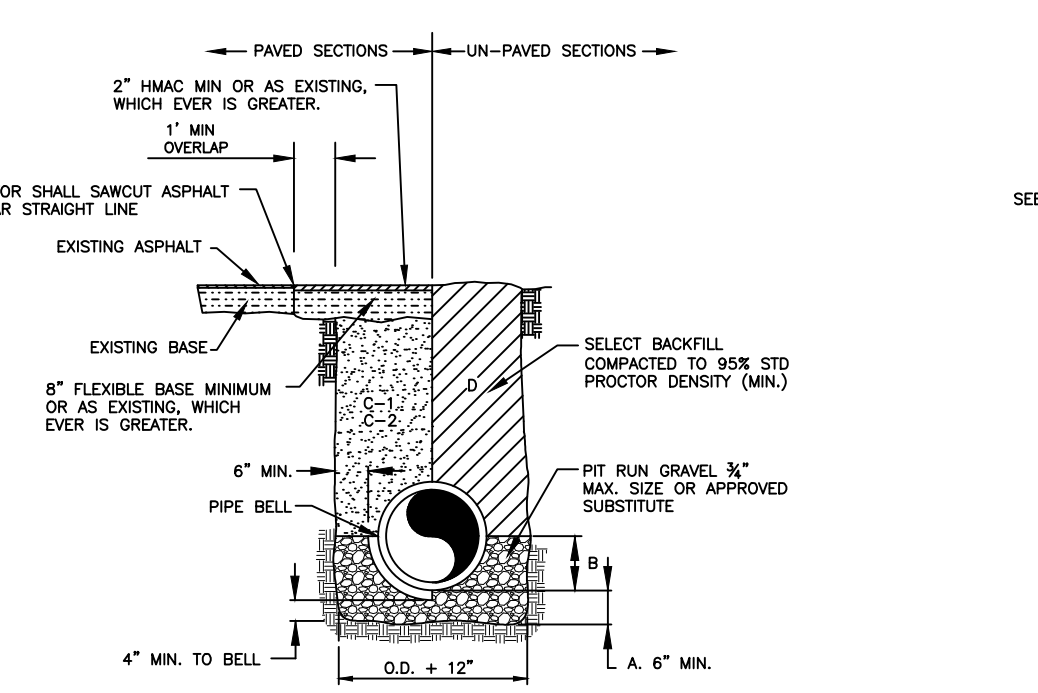
BEING A 16.09 ACRES OF LAND OUT OF FARM TRACT 816, THE WEST AND ADAMS TRACT SUBDIVISION HIDALGO COUNTY, TEXAS AS RECORDED IN VOL. 2, PG. 34-37 MAP RECORDS OF HIDALGO COUNTY, TEXAS



WEIGHTS OF 5'-0" DIA. MANHOLE		MANHOLES SECTIONS ARE CAST IN		WEIGHTS OF 4'-0" DIA. MANHOLE	
THROAT RING	90 LBS.	1'-0" LENGTHS	2'-0" SECTION	1'-0" LENGTHS	875 LBS.
CONCRETE SECTION	2800 LBS.	2'-0" LENGTHS	3'-0" SECTION	2'-0" LENGTHS	1750 LBS.
3'-0" SECTION	1329 LBS.	3'-0" LENGTHS	4'-0" SECTION	3'-0" LENGTHS	2625 LBS.
4'-0" SECTION	2658 LBS.	4'-0" LENGTHS		4'-0" SECTION	5250 LBS.



PRECAST CONCRETE MANHOLES - DETAILS
NOT TO SCALE



TYPICAL STORM SEWER PIPE BEDDING DETAIL
NOT TO SCALE

- GENERAL NOTES:**
- GRAVEL BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW LINE OF PIPE (MIN. THICKNESS=4")-PT RUN GRAVEL 3/4" MAX. SIZE.
 - GRAVEL BACKFILL PLACED AFTER PIPE IS LAID FROM BOTTOM OF PIPE TO SPRING LINE OF PIPE. PT RUN GRAVEL 3/4" MAX. SIZE OR APPROVED SUBSTITUTE.
 - CITY STREETS, BACKFILL SHALL BE SAND ALL THE WAY UP TO FLEXIBLE BASE. FOR PIPES 24" DIAMETER PLACE 1' OF SAND FILL ON EACH SIDE OF PIPE.
 - STATE MAINTAINED ROADWAY: COMPACTED SAND/CEMENT STABILIZED BACK FILL WITH 7% PORTLAND CEMENT COMPACTED TO 98% STANDARD PROCTOR. AS PER ASTM D-4253 AND ASTM-1986.
 - SELECT EARTH BACKFILL (12" MAX. LIFT, MECHANICALLY COMPACTED). MINIMUM STANDARD PROCTOR DENSITY: 92% OUTSIDE RIGHT OF WAY. 92% INSIDE RIGHT OF WAY.

EMBEDMENT FOR PVC PIPE SHALL BE IN ACCORDANCE WITH ASTM D-2321. STANDARD PROCTOR DENSITIES SHALL BE IN ACCORDANCE WITH ASTM D-898.

OBTAIN WRITTEN APPROVAL BY ENGINEER FOR ANY EXCEPTIONS OR ALTERNATE METHODS PRIOR TO CONSTRUCTION.

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

BACKFILL AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOSTENST AS REQUIRED TO WITHIN 2% OPTIMUM MOISTURE CONTENT, AND COMPACTED TO 92% STANDARD PROCTOR DENSITY. THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 6". STRUCTURE BACKFILL MATERIAL SHALL BE SAND, APPROVED SITE SOIL OR OTHER APPROVED SUBSTITUTE.

CONSTRUCTION COST ESTIMATE

PAVING	=	\$86,994.00
DRAINAGE	=	\$58,500.00
WATER	=	\$36,895.00
OSFS	=	\$31,500.00
TOTAL	=	\$215,889.00

INDEX TO SHEET OF PENCO ESTATES SUBDIVISION

SHEET 1: HEADING; LOCATION MAP AND ET; PRINCIPLES CONTACTS; MAP; LOT, STREET, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION; ATTESTATION; ENGINEERING CERTIFICATE CITY; APPROVAL CERTIFICATE; CITY OF WESLACO CERTIFICATE; HIDALGO COUNTY JUDGE; COUNTY CLERK'S RECORDING CERTIFICATE; IRRIGATION DISTRICT No.1, H.C.D.D. No.1; INDEX.

SHEET 2: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND SANITARY SEWER SYSTEM, ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION);

SHEET 3: MAP OF TOPOGRAPHY AND DRAINAGE; DRAINAGE REVISION NOTES, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE;

RONNIE CRUZ P.E., CFM DATE

PENCO ESTATES SUBDIVISION
DATE OF PREPARATION: MARCH 26, 2025



McAllen Harlingen Weslaco
TBE FIRM REGISTRATION No: F-4860