



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 CONWAY VILLAGE SUBDIVISION, PRECINCT No. 3.

ENGINEER: LOPEZ ENGINEERING DESIGNS, LLC DEVELOPER RIMAGA, LLC

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: *SINGLE FAMILY 36 *MULTI-FAMILY 2 COMMERCIAL INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: 9

FILLING STATIONS: 6

LOCATION DESCRIPTION: SOUTHWEST CORNER OF MILE 4 NORTH ROAD AND SH 107.

SUBDIVISION LIES WITHIN THE: ETJ OF MISSION

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 11-20-24 PROPERTY LIES WITHIN FLOOD ZONE "C" AS PER FEMA.

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

SEWER SYSTEM: SANITARY SEWER BY CITY OF MISSION

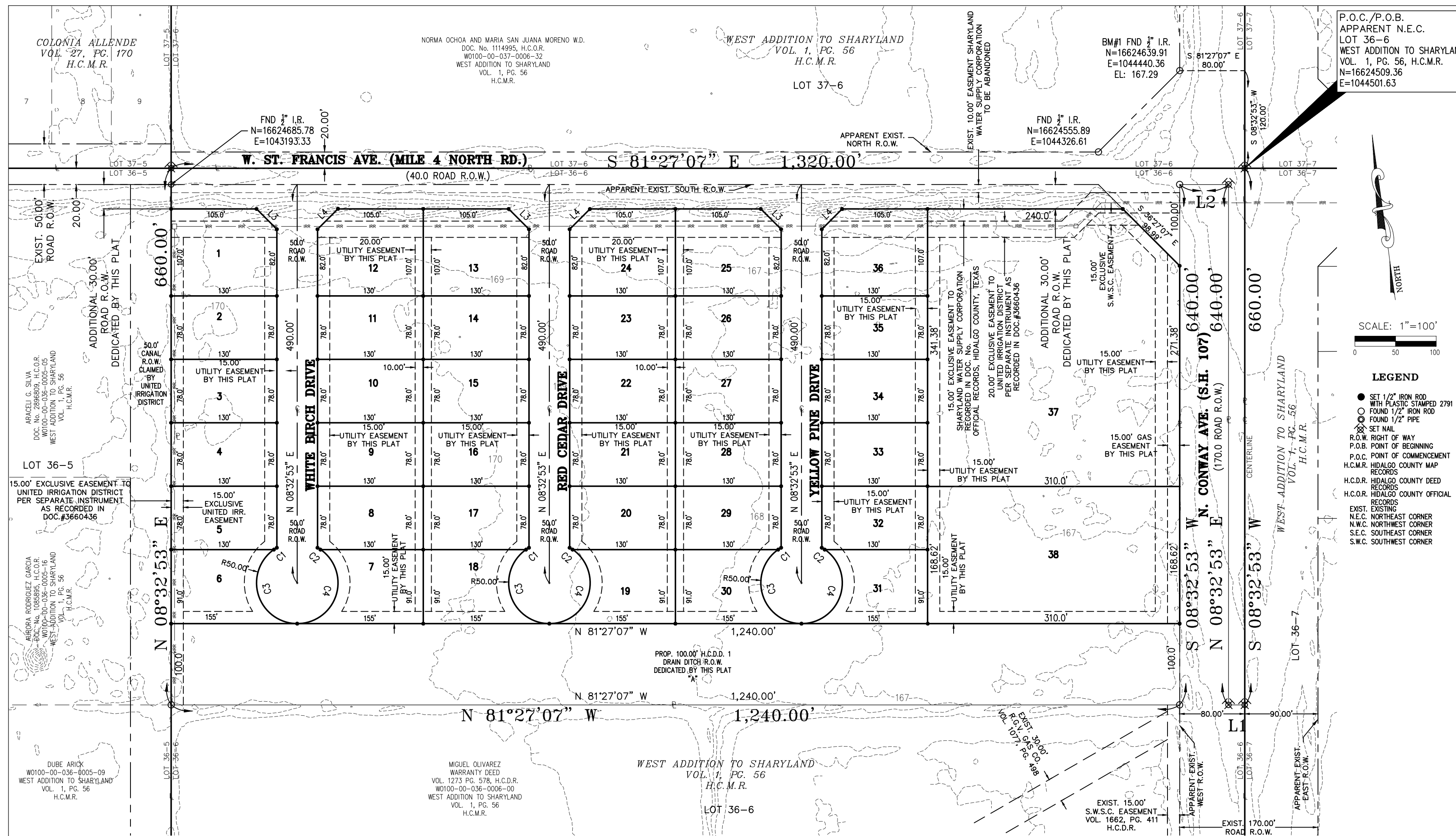
WATER SERVICE PROVIDER: SWSC LINE SIZE: 12" LOCATION: MILE 4 NORTH ROAD.

VARIANCE REQUEST TITLE B, CHAPTER 2, SECTION 2.4 ITEM: CUL-DE-SAC

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

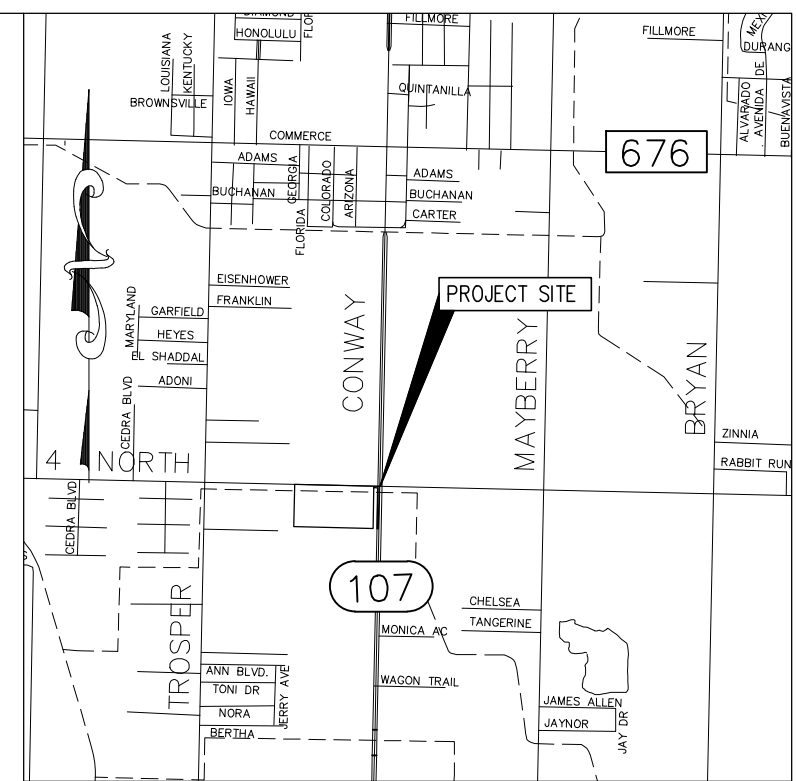
Final Approval subject to recommendations other departments

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.



GENERAL SUBDIVISION PLAT NOTES

1. FLOOD ZONE STATEMENT: ZONE "C" AREAS OF MINIMAL FLOODING AS PER COMMUNITY PANEL No. 480334 0400 C, REVISED NOVEMBER 16, 1982.
2. LOTS 1 THRU 36 ARE FOR MULTI-FAMILY USE ONLY & LOT 37 THRU 38 SHALL BE FOR COMMERCIAL USE ONLY. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS.
3. SETBACKS FOR MULTI-FAMILY:
 - FRONT: 20.00 FEET
 - REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
 - SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
 - CORNER: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER
 SETBACKS FOR COMMERCIAL:
 - FRONT: HALF THE R.O.W. SIZE NOT TO EXCEED 50.00 FEET OR EASEMENT WHICHEVER IS GREATER
 - CORNER 20.00 FEET OR EASEMENT WHICHEVER IS GREATER
4. GENERAL NOTE FOR COMMERCIAL LOTS: LOTS 37 THROUGH 38 SHALL BE FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL. LOTS 37 THROUGH 38 IS FOR NONRESIDENTIAL USE. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS. A BUFFER FENCE IS REQUIRED TO BE INSTALLED BY DEVELOPER ALONG ALL ADJUTING RESIDENTIAL LOTS. APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
5. LOTS 1 THROUGH 36 SHALL BE FOR MULTI-FAMILY USES. THE ENGINEER HAS SUBMITTED PLANNING MATERIALS FOR THIS PURPOSE AND NO ALTERATIONS OR CHANGES TO THE APPROVED DESIGN OF THIS MULTI-FAMILY PROPOSAL SHALL BE MADE UNLESS A RE-SUBDIVISION PLAT IS APPROVED BY THE COUNTY FOR SUCH CHANGES. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY LOT.
6. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE TOP OF CURB OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. 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 FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
7. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
 - > B.M. NO. 1 - FOUND NO. 4 REBAR, N=1624639.91 E=1044440.36 EL: 167.29, N.A.V.D. 88 DATUM.
 - > B.M. NO. 1 - FOUND NO. 4 REBAR, N=1624555.89 E=1044326.61 EL: 167.35, N.A.V.D. 88 DATUM.
8. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 150,000 GALLONS (3.65 ACRES-FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO. 4 FOR STORM SEWER IMPROVEMENTS).
9. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT, EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
10. 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 OCCUPANCY AN AT VIOLATOR'S EXPENSE.
11. FOUR (4.0') FOOT SIDEWALK IS REQUIRED ALONG INTERNAL STREET UPON ISSUANCE OF A BUILDING PERMIT AS REQUIRED BY THE CITY OF MISSION.
12. 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.
13. PROPOSED DEVELOPMENT WILL BE PROVIDED WITH SANITARY SEWER IMPROVEMENTS BY THE CITY OF MISSION.
14. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.
15. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.1% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX S: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.
16. NO ACCESS ONTO W. ST. FRANCIS AVE. FROM LOTS 1,12,13,24,25 & 36.
17. FIVE (5.0') FOOT SIDEWALK IS REQUIRED ALONG W. ST. FRANCIS AVE. DURING SUBDIVISION CONSTRUCTION AS REQUIRED BY THE CITY OF MISSION.
18. CLEARANCE FOR WATER METER (ONLY FOR LOTS BEING AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO THE COUNTY PROCESSING A FINAL CLEARANCE FOR A WATER METER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METER (S).
19. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
20. NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM UNITED IRRIGATION DISTRICT.
21. NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL FROM THE DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
22. NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
23. ALL SHARYLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF EASEMENT IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARYLAND WATER SUPPLY CORPORATION.
24. UNITED IRRIGATION DISTRICT BLANKET IRRIGATION EASEMENT RESERVATION PER 03/05/1912, DOC.#1912-210268 SHARYLAND WATER SUPPLY CORPORATION



LOCATION MAP
SCALE: 1"= 1000'

PREPARED BY:
LOPEZ ENGINEERING DESIGNS
DAVID LOPEZ, JR., P.E., OWNER
Tel: (956) 342-0575
TBPE Firm Licensed No. F-26575
DATE PREPARED: 06/28/24
DATE SURVEYED: 06/21/24

CONWAY VILLAGE SUBDIVISION
BEING A 19.118 ACRE TRACT OF LAND OUT OF LOT 36-6, WEST ADDITION TO SHARYLAND SUBDIVISION AND ABANDONED CANAL RIGHT-OF-WAY, AS MAP RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:

I, WE, RIMAGA, LLC, RICARDO MARROQUIN, DIRECTOR, AS OWNER OF THE 19.118 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED CONWAY VILLAGE SUBDIVISION HEREBY DEDICATE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATED TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN. I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 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 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.

RIMAGA, LLC, RICARDO MARROQUIN, DIRECTOR
54 E. FRONTON, BROWNSVILLE, TEXAS 78520

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME BY THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2025.

NOTARY PUBLIC
MY COMMISSION EXPIRES ON _____

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE S 232.028(A)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF _____ WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____, 2025

HIDALGO COUNTY JUDGE _____ DATE _____

ATTEST:
HIDALGO COUNTY CLERK _____ DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

I, DAVID LOPEZ, JR., A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DAVID LOPEZ, JR., P.E.
LICENSED PROFESSIONAL ENGINEER No. 140081

NAME _____ ADDRESS _____ PHONE NUMBER _____ FAX NUMBER _____
OWNER: RIMAGA, LLC 54 E. FRONTON, BROWNSVILLE, TEXAS 78520 (956) 783-0304 N/A
ENGINEER: DAVID LOPEZ, JR., P.E. 8421 GARCIA AVE. MONTE ALTO, TEXAS 78538 (956) 342-0575 N/A
SURVEYOR: HOMERO L. GUTIERREZ, R.P.L.S. P.O. BOX 548, McALLEN, TEXAS 78505 (956) 369-0988 N/A

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, MAYOR OF THE CITY OF MISSION, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED ON THE _____ DAY OF _____, 2025.

MAYOR, CITY OF MISSION _____ DATE _____ CITY SECRETARY _____ DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

THE SUBDIVISION PLAT OF CONWAY VILLAGE SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE THE CITY OF MISSION, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, 2025. A.D.

CHAIRPERSON, PLANNING & ZONING COMMISSION _____

STATE OF TEXAS
COUNTY OF HIDALGO

I, HOMERO L. GUTIERREZ, REGISTERED LAND SURVEYOR IN THE STATE OF TEXAS, STATE THAT THE ABOVE SUBDIVISION PLAT IS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION ON JUNE 16, 2024 AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED.

DATED THIS THE _____ DAY OF _____, 2025.

HOMERO LUIS GUTIERREZ, R.P.L.S. No. 2791 _____ DATE _____

CARLOS LIMA _____ DATE _____
GENERAL MANAGER
SHARYLAND WATER SUPPLY CORPORATION

APPROVED BY DRAINAGE DISTRICT NO. 1

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 49.21(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 DEVELOPER OF THE SUBDIVISION AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

CERTIFICATE OF PLAT APPROVAL
UNITED IRRIGATION DISTRICT

THIS PLAT IS HEREBY APPROVED BY THE UNITED IRRIGATION DISTRICT
ON THIS THE _____ DAY OF _____, 20____.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON UNITED IRRIGATION DISTRICT RIGHT OF WAYS OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE A RIGHT THAT THE DISTRICT MAY HAVE WHETHER SHOWN OR NOT.

UNITED IRRIGATION DISTRICT PRESIDENT _____ ATTEST: SECRETARY _____

FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUJARDO, JR.
HIDALGO COUNTY CLERKS

ON _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
RECORDED IN _____ PAGE _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

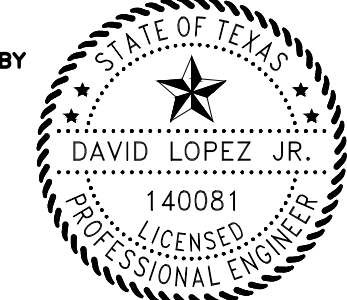
SHEET NO.
1 OF 4 SHEETS

LINE DATA				CURVE DATA TABLE			
LINE	BEARING	DISTANCE	CURVE	RADIUS	ARCH LENGTH	CHORD BEARING	CHORD DISTANCE
L1	N 81°27'07" W	20.00'	C1	50.00'	4.29	N 66°05'26" E	4.29'
L2	N 81°27'07" W	60.00'	C2	50.00'	4.29	N 48°59'40" W	4.29'
L3	S 38°27'07" E	35.36'	C3	50.00'	126.61'	N 08°54'34" W	95.39'
L4	N 53°32'53" E	35.36'	C4	50.00'	126.61'	N 26°00'20" E	95.39'

Parcel Area Table

Parcel #	Area (S.F.)	(Ac.)
1	13797.50	0.32
2	10140.00	0.23
3	10140.00	0.23
4	10140.00	0.23
5	10135.71	0.23
6	10353.07	0.24
7	10353.07	0.24
8	10140.00	0.23
9	10140.00	0.23
10	10140.00	0.23
11	10140.00	0.23
12	13797.50	0.32
13	13797.50	0.32
14	10140.00	0.23
15	10140.00	0.23
16	10140.00	0.23
17	10135.71	0.23
18	10353.07	0.24
19	10353.07	0.24
20	10135.71	0.23
21	10140.00	0.23
22	10140.00	0.23
23	10140.00	0.23
24	13797.50	0.32
25	13797.50	0.32
26	10140.00	0.23
27	10140.00	0.23
28	10140.00	0.23
29	10135.71	0.23
30	10353.07	0.24
31	10353.07	0.24
32	10135.71	0.23
33	10140.00	0.23
34	10140.00	0.23
35	10140.00	0.23
36	13797.50	0.32
37	103377.80	2.37
38	82272.20	1.80
"A"	124000.00	2.85

LOPEZ ENGINEERING DESIGNS, LLC
8421 GARCIA AVE.
MONTE ALTO, TEXAS 78538
(956) 342-0575
TBPE FIRM LICENSED NO. F-26575



CONWAY VILLAGE SUBDIVISION

A 19.118 ACRE TRACT OF LAND OUT OF LOT 36-6, WEST ADDITION TO SHARYLAND SUBDIVISION, AS PER MAP RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS, HIDALGO COUNTY, TEXAS.

FINAL ENGINEERING REPORT

SEWAGE FACILITIES DESCRIPTION: COST AND OPERABILITY DATES:

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

CITY OF MISSION HAS AN EXISTING 12 INCH SANITARY SEWER LINE RUNNING EAST TO WEST DIRECTION APPROXIMATELY 1,100 FEET SOUTH FROM PROPOSED DEVELOPMENT. CONWAY VILLAGE SUBDIVISION WILL INSTALL A 12 INCH SANITARY SEWER LINE RUNNING ALONG THE WEST RIGHT-OF-WAY LINE OF CONWAY BOULEVARD (SH 107). SAID SANITARY SEWER LINE WILL CONNECT TO A PROPOSED SANITARY SEWER MANHOLE LOCATED AT THE SOUTHEAST CORNER OF PROPOSED DEVELOPMENT. FROM THERE, A 12 INCH P.V.C. SANITARY SEWER LINE WILL RUN WEST ALONG THE 15.0 FEET UTILITY EASEMENT LOCATED ON THE SOUTH SIDE OF SAID DEVELOPMENT FOR 1,247 FEET.

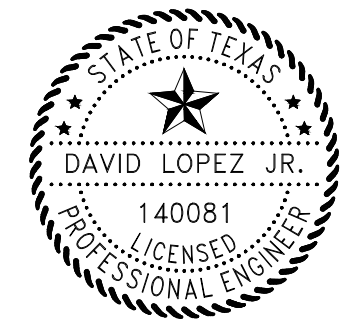
THE INTERNAL SANITARY SEWER SYSTEM FOR CONWAY VILLAGE SUBDIVISION WILL BE AS FOLLOWS: AN 8 INCH SANITARY SEWER LINE WILL RUN NORTH ALONG THE WEST RIGHT-OF-WAY LINE OF SAID YELLOW PINE DR., RED CEDAR DR. & WHITE BIRCH DR. APPROXIMATELY 470 FEET AND END WITH A SANITARY SEWER MANHOLE TO SERVE THIS SUBDIVISION. ADDITION THE COMMERCIAL LOT 37 WILL HAVE A 12 INCH P.V.C. SANITARY SEWER LINE THAT WILL RUN NORTH ALONG THE 15.0 FEET UTILITY EASEMENT FOR APPROXIMATELY 413 FEET.

THE 12 INCH, 8 INCH LINES AND SANITARY SEWER SYSTEM WILL BE INSTALLED AT AN ESTIMATED TOTAL COST OF \$315,388.92 OR \$8,524.02 PER LOT. THE SUBDIVISION OWNER HAS ALSO PAID THE CITY OF MISSION A TOTAL COST OF \$44,752.92 OR \$1,209.54 PER LOT. THE SANITARY SEWER WILL BE IN FULL OPERATION BEFORE OR ON THE DATE THE SUBDIVISION IS RECORDED IN HIDALGO COUNTY.

ENGINEER CERTIFICATION:

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

SEWAGE FACILITIES - SANITARY SEWER SYSTEM WILL BE INSTALLED AT A TOTAL COST OF \$360,141.84 OR \$9,733.56 PER LOT.



DAVID LOPEZ, JR., P.E.
LICENSED PROFESSIONAL ENGINEER No. 140081

DATE

FINAL ENGINEERING REPORT (VERSION ESPAÑOL):

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

LA SUBDIVISION CONWAY VILLAGE SUBDIVISION RECIBIRA SU PROVISION DE DRENAJE SANITARIO DE LA CIUDAD DE MISSION. EL DUEÑO DE LA SUBDIVISION Y LA CIUDAD DE MISSION HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE DRENAJE SANITARIO POR LOS PROXIMOS 30 AÑOS. LA CIUDAD DE MISSION TENDRA QUE PRESENTAR DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE DRENAJE SANITARIO ACCESIBLE PARA SERVIR EL DESARROLLO DE LA SUBDIVISION.

LA CIUDAD DE MISSION TIENE UNA LINEA DE ALCANTARILLADO SANITARIO DE 12 PULGADAS QUE CORRE DE ESTE A OESTE APROXIMADAMENTE 1,100 PIES AL SUR DEL DESARROLLO PROPUUESTO. LA SUBDIVISION DE CONWAY VILLAGE INSTALARA UNA LINEA DE ALCANTARILLADO SANITARIO DE 12 PULGADAS A LO LARGO DE LA LINEA DE DERECHO DE PASO OESTE DE CONWAY BOULEVARD (SH 107). DICHA LINEA DE ALCANTARILLADO SANITARIO SE CONECTARA A UN POZO DE REGISTRO DE ALCANTARILLADO SANITARIO PROPUUESTO UBICADO EN LA ESQUINA SURESTE DEL DESARROLLO PROPUUESTO. DESDE ALLI, UNA LINEA DE ALCANTARILLADO SANITARIO DE 12 PULGADAS P.V.C. CORRERA HACIA EL OESTE A LO LARGO DE LA SERVIDUMBRE DE SERVICIOS PUBLICOS DE 15.0 PIES UBICADA EN EL LADO SUR DE DICHO DESARROLLO POR 1,247 PIES.

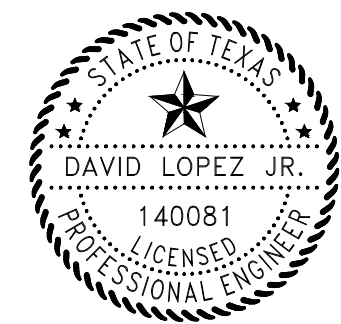
EL SISTEMA INTERNO DE ALCANTARILLADO SANITARIO PARA LA SUBDIVISION DE CONWAY VILLAGE SERA EL SIGUIENTE: UNA LINEA DE ALCANTARILLADO SANITARIO DE 8 PULGADAS SE DIRIGIRA HACIA EL NORTE A LO LARGO DE LA LINEA DE DERECHO DE PASO OESTE DE LOS MENCIONADOS YELLOW PINE DR., RED CEDAR DR. & WHITE BIRCH DR. APROXIMADAMENTE 470 PIES Y TERMINARA CON UN POZO DE REGISTRO DE ALCANTARILLADO SANITARIO PARA SERVIR A ESTA SUBDIVISION. ADICIONAL EL LOTE COMERCIAL 37 TENDRA UNA LINEA DE ALCANTARILLADO SANITARIO DE 12 PULGADAS P.V.C. QUE CORRERA HACIA EL NORTE A LO LARGO DE LA SERVIDUMBRE DE SERVICIOS PUBLICOS DE 15.0 PIES POR APROXIMADAMENTE 413 PIES.

LAS LINEAS DE DOCE (12) PULGADAS, LAS LINEAS DE OCHO (8) PULGADAS Y LAS ALCANTARILLAS, SERAN INSTALADAS HA UN COSTO TOTAL DE \$315,388.92 O \$8,524.02 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA CIUDAD DE MISSION UN COSTO TOTAL DE \$44,752.92 O \$1,209.54 POR LOTE. EL DRENAJE SANITARIO ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

CERTIFICACION:

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

DRENAJE: SE ESTIMA QUE EL DRENAJE COSTARA UN COSTO TOTAL DE \$360,141.84 O \$9,733.56 POR LOTE.



DAVID LOPEZ, JR., P.E.
LICENSED PROFESSIONAL ENGINEER No. 140081

DATE

COST ESTIMATE:

SANITARY SEWER IMPROVEMENTS	\$315,388.92
WATER IMPROVEMENTS	\$506,135.00
PAVING IMPROVEMENTS	\$293,860.00
DRAINAGE IMPROVEMENTS	\$322,104.00

SUBDIVIDER CERTIFICATION:

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

SUBDIVIDER STATEMENT:

1.- I (WE), RICARDO MARROQUIN, DIRECTOR, SUBDIVIDER OF CONWAY VILLAGE 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, QUALITY & 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.

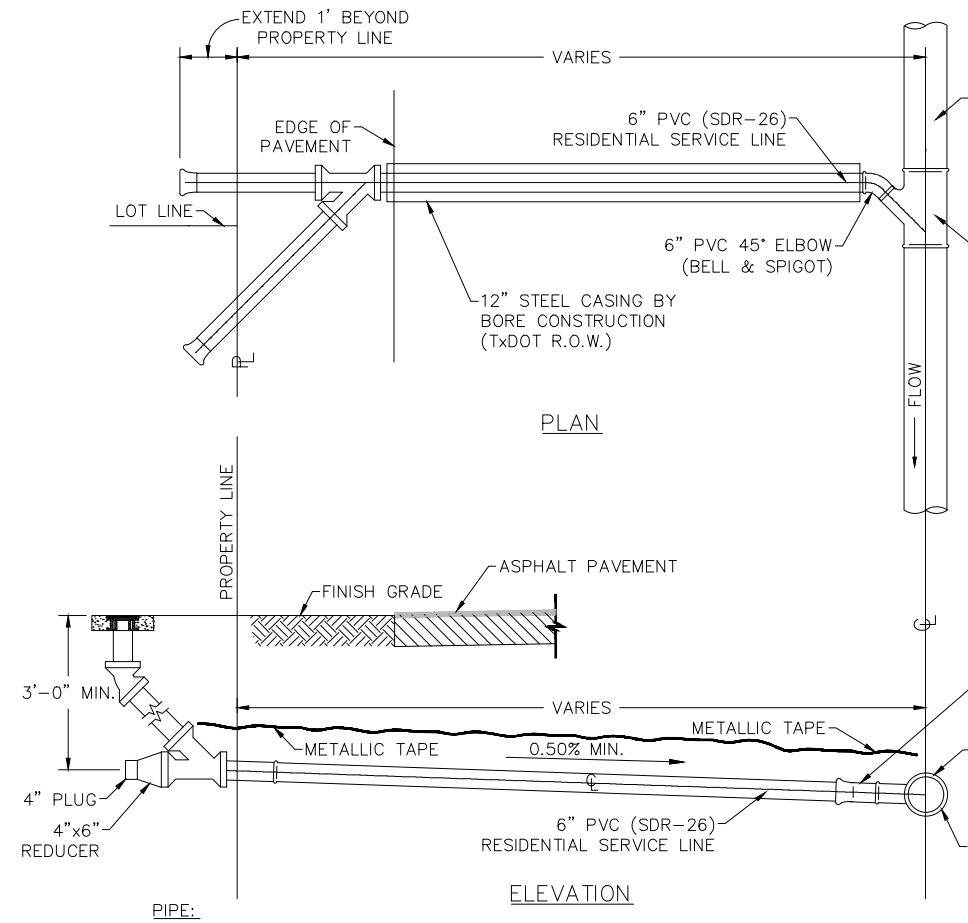
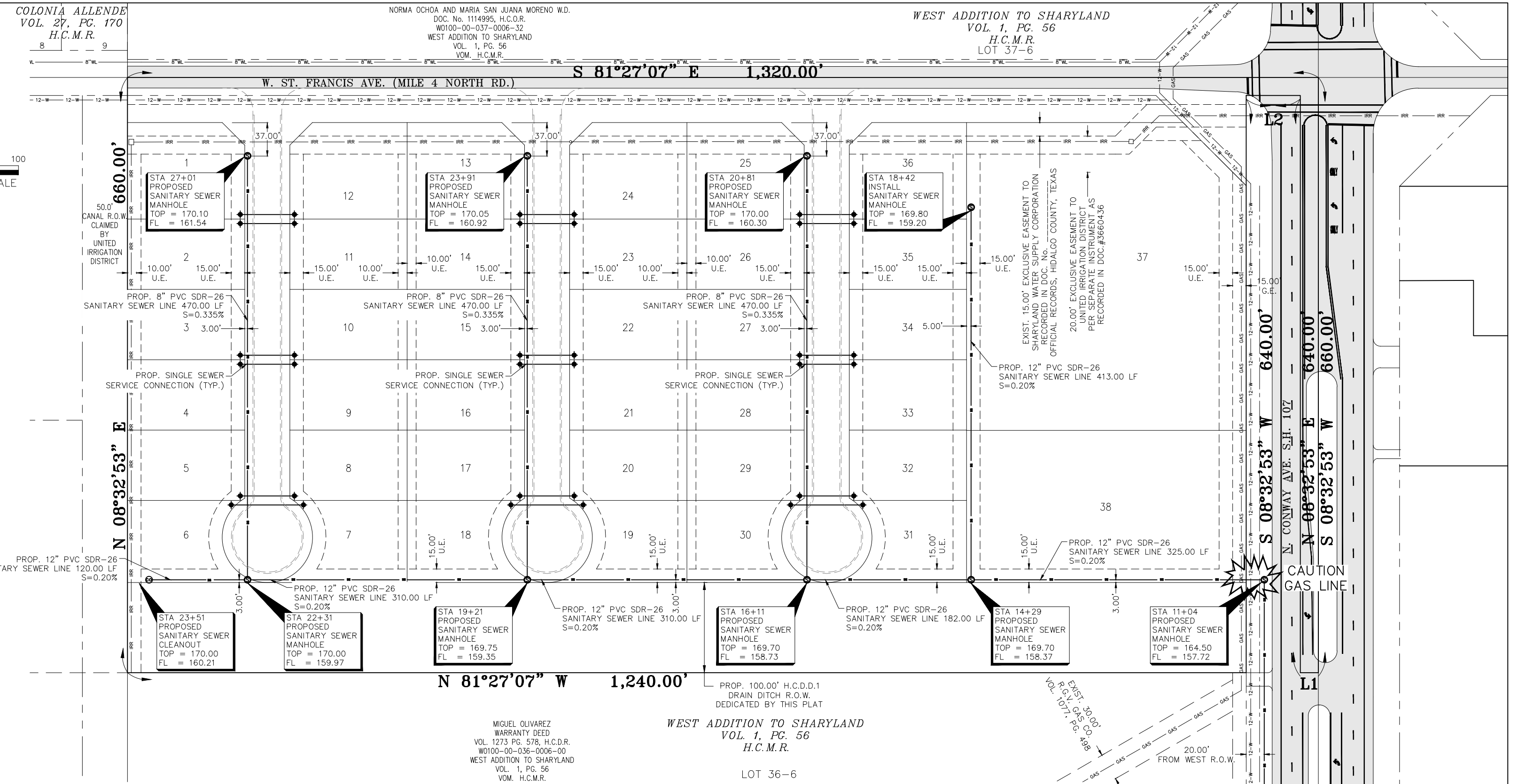
RICARDO MARROQUIN, DIRECTOR
RIMAGA, LLC
54 E. FRONTON
BROWNSVILLE, TEXAS 78520

DATE

STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME BY THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2025.

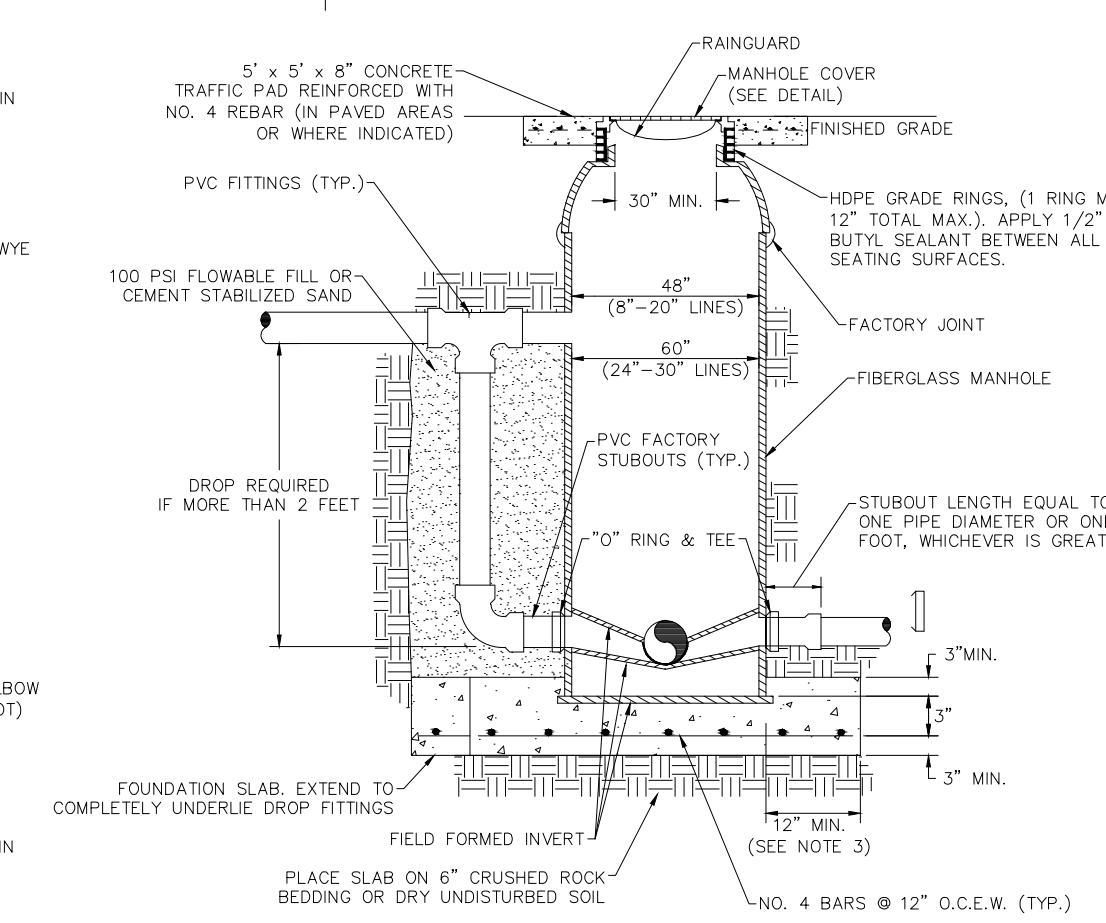
NOTARY PUBLIC
MY COMMISSION EXPIRES ON _____



POLYVINYLCHLORIDE (PVC) SEWER PIPE SHALL CONFORM TO REQUIREMENTS OF ASTM D-3034-73-JOHNS-MANVILLE "RING-TITE" PVC (SDR-26) SEWER PIPE. TYPICAL SANITARY SEWER SERVICE INSTALLATION NOTES:

- ALL SANITARY SEWER LINE SHALL HAVE IDENTIFYING METALLIC TAPE 2" ABOVE TOP OF PIPE.
- CONTRACTOR SHALL NOT CONNECT PROPOSED SERVICE LINE TO AN EXISTING MAIN SANITARY SERVICE LINE UNTIL APPROVED BY ENGINEER.

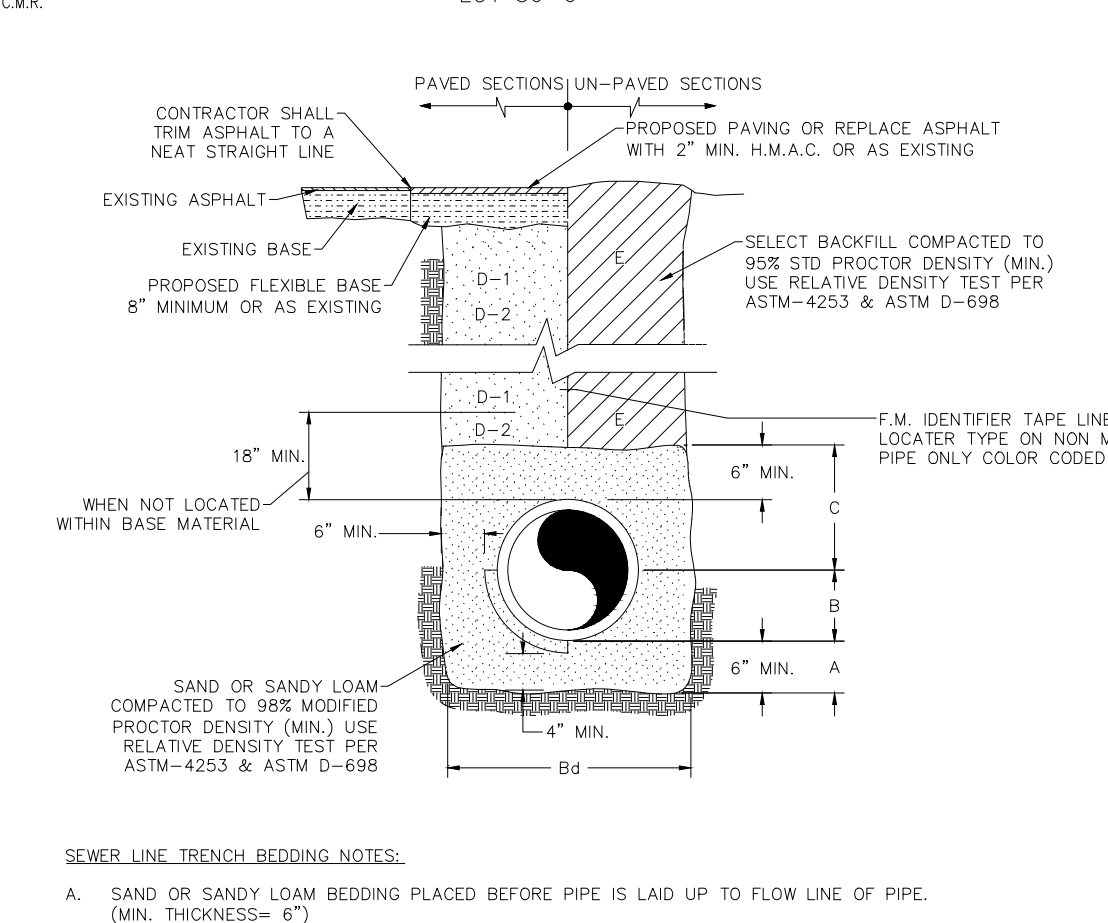
TYPICAL SANITARY SEWER SERVICE INSTALLATION NOT TO SCALE



FIBERGLASS MANHOLE WITH DROP STRUCTURE NOTES:

- INSTALL IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
- BACKFILL SHALL BE SAND COMPACTED TO 95% STANDARD PROCTOR.
- BASE SLAB SHALL BE 4" FT. LARGER THAN MANHOLE DIAMETER WHERE SOIL BEARING CAPACITY < 2000 PSF, WATER TABLE < 5 FT., OR DEPTH > 20 FT. SLAB SHALL BE DESIGNED TO PREVENT FLOATION OF MANHOLE.
- COAT ALL INTERNAL CEMENTITIOUS AND METALLIC SURFACES WITH COAL TAR EPOXY.
- OUTLET STUBOUT SHALL BE SPROUT END. INLET STUBOUTS SHALL BE BELL END EXCEPT FOR DROP CONNECTIONS.

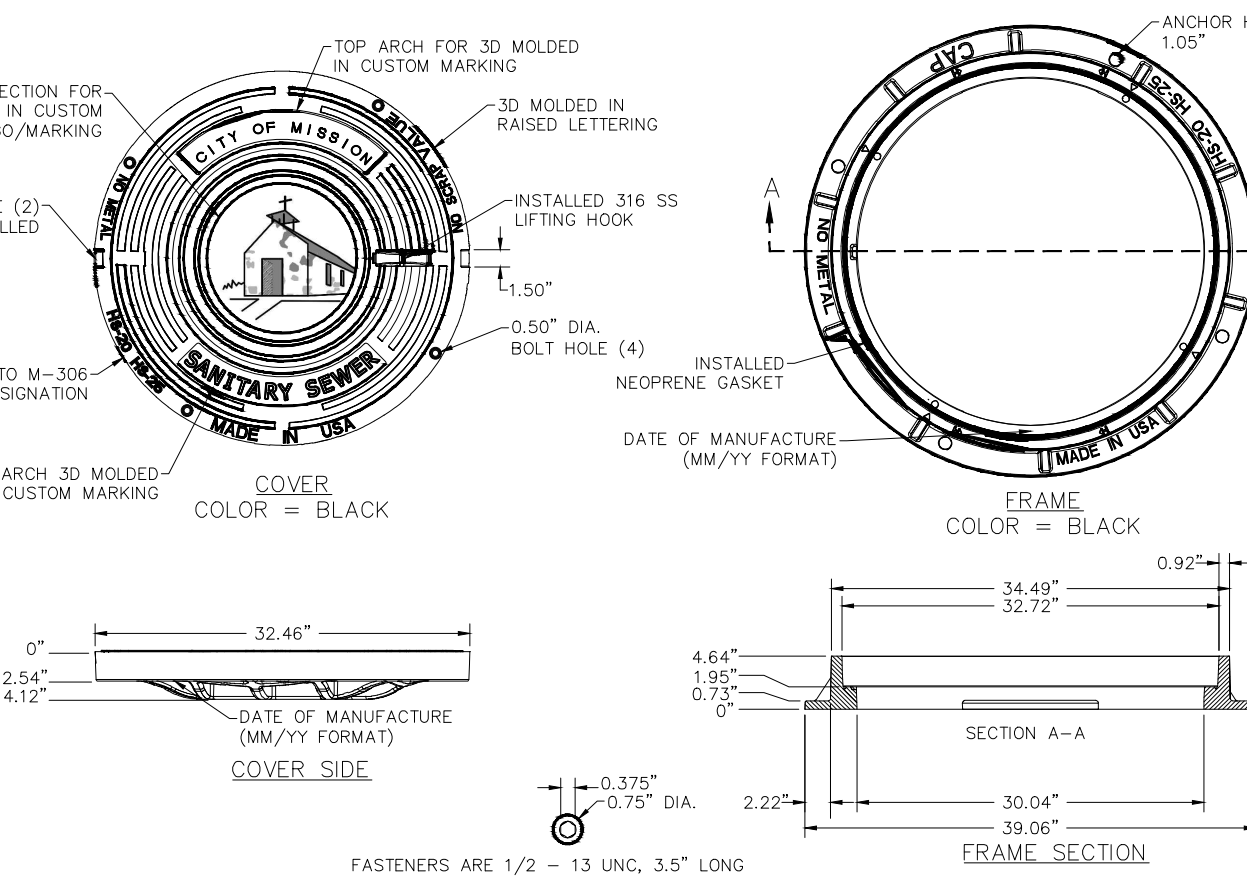
FIBERGLASS MANHOLE WITH DROP STRUCTURE NOT TO SCALE



SEWER LINE TRENCH BEDDING NOTES:

- SAND OR SANDY LOAM BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW LINE OF PIPE. (MIN. THICKNESS= 6")
- SAND OR SANDY LOAM BACKFILL PLACED AFTER PIPE IS LAID FROM BOTTOM OF PIPE TO SPRING LINE OF PIPE. (4" LIFTS, HAND TAMPED) BUT TRENCH WIDTHS SHALL BE PIPE O.D. + 12" OR IN ACCORDANCE WITH ASTM 2321 FOR PVC PIPE.
- SAND OR SANDY LOAM BACKFILL PLACED FROM SPRING LINE OF PIPE TO 6" ABOVE TOP OF PIPE. (6" LIFTS, HAND TAMPED)

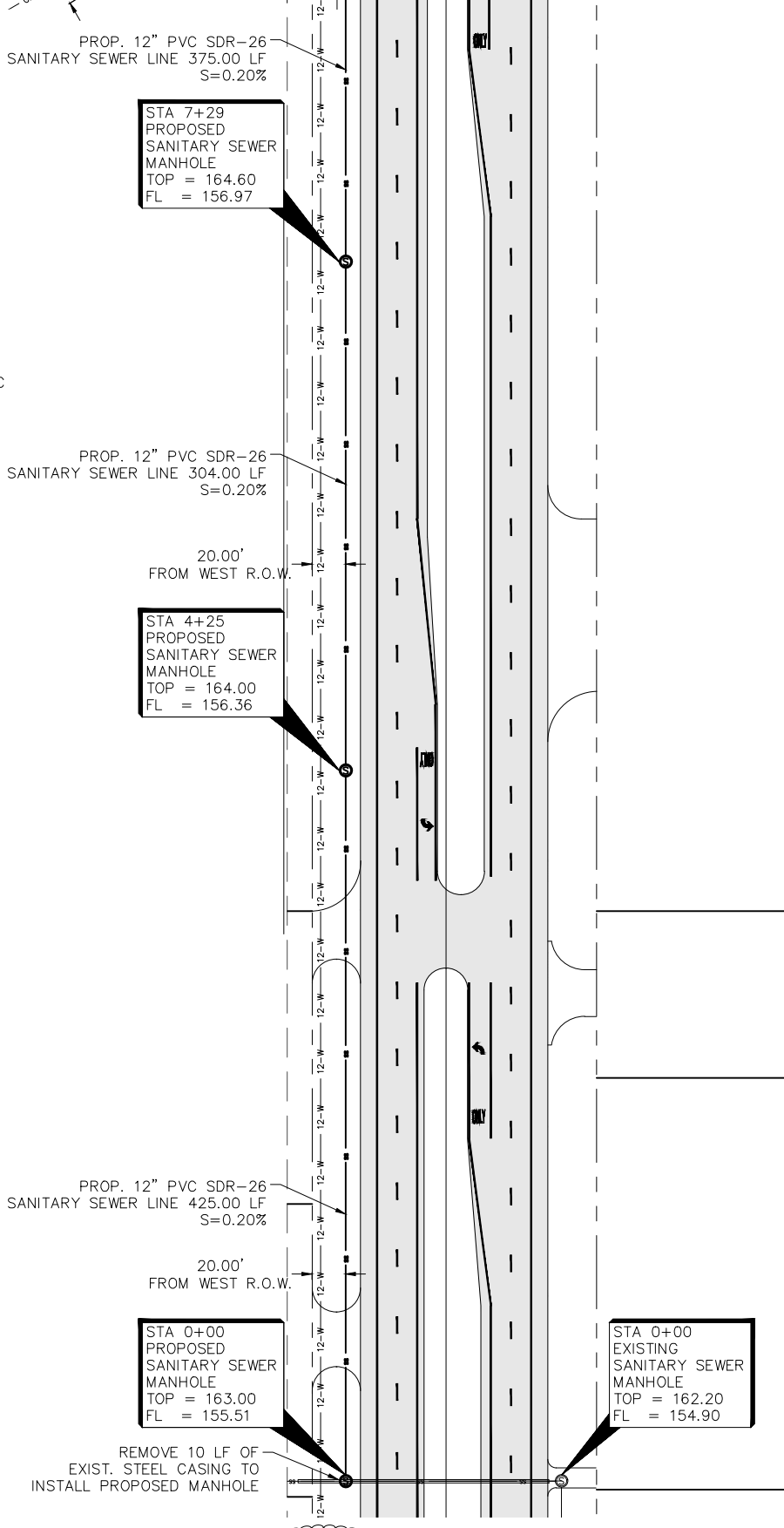
SEWER LINE TRENCH BEDDING NOT TO SCALE



SANITARY SEWER LID COVER NOTES:

- ONLY 316L STAINLESS STEEL METAL USED FOR ATTACHED HARDWARE
- DETECTABLE BY STANDARD METAL DETECTORS
- COMPRESSION MOLDED THERMOSET COMPOSITE - NO METAL REINFORCEMENT
- WATERPROOF (0.0 GPM)

SANITARY SEWER LID COVER NOT TO SCALE



RICARDO MARROQUIN, DIRECTOR
RIMAGA, LLC
54 E. FRONTON
BROWNSVILLE, TEXAS 78520

STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME BY THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2025.

NOTARY PUBLIC
MY COMMISSION EXPIRES ON _____



LOPEZ
ENGINEERING DESIGNS

FILENAME : C:\CLOUDDRIVE\LED\CONWAY VILLAGE SUBDIVISION	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
02-11-2025	D. LOPEZ			
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY	
08-11-2025	D. LOPEZ			

SHEET NO.
2 OF 4 SHEETS

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

ON: _____ AT _____ AM/PM
RECORDED IN VOL. _____ PAGE _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

CONWAY VILLAGE SUBDIVISION

A 19.118 ACRE TRACT OF LAND OUT OF LOT 36-6, WEST ADDITION TO SHARYLAND SUBDIVISION, AS PER MAP RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS, HIDALGO COUNTY, TEXAS.

FINAL ENGINEERING REPORT

WATER SUPPLY, DESCRIPTION, COST, AND OPERABILITY DATE:

CONWAY VILLAGE SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY SHARYLAND WATER SUPPLY CORPORATION (S.W.S.C.). THE SUBDIVIDER AND S.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH S.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND S.W.S.C. 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.

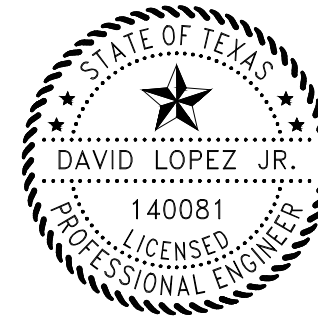
S.W.S.C. HAS AN EXISTING 12" DIAMETER WATER LINE RUNNING ALONG THE SOUTH SIDE OF THE RIGHT-OF-WAY OF W. ST. FRANCIS AVE. WATER DISTRIBUTION SYSTEM THIS LINE WILL BE REPLACED WITH A PROPOSED 12" DIAMETER WATERLINE TO NEW RIGHT-OF-WAY OF ST. FRANCIS AVE. THE CONWAY VILLAGE SUBDIVISION WILL PROVIDE A PROPOSED 8" WATERLINE RUNNING ALONG THE EAST SIDE OF THE RIGHT-OF-WAYS OF WHITE BIRCH DR., RED CEDAR DR. AND YELLOW PINE DR. ENDING WITH A PROPOSED 2" FLUSH VALVE.

CONWAY VILLAGE SUBDIVISION WILL CONSIST OF THIRTY-SIX (36) 1" DIAMETER SINGLE WATER SERVICE LINES RUNNING TO THE LOTS BEFORE CONVERTING INTO 2" DIAMETER SERVICE LINES SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE SINGLE WATER SERVICES AND THE METER BOXES WILL BE INSTALLED, AT A TOTAL COST OF \$164,268.00 OR \$4,563.00 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID S.W.S.C. (SHARYLAND WATER SUPPLY CORPORATION) THE SUM OF \$174,448.70, WHICH COVERS THE \$1,845.80 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 AN MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO S.W.S.C. (SHARYLAND WATER SUPPLY CORPORATION) UPON REQUEST BY THE LOT OWNER, S.W.S.C. (SHARYLAND WATER SUPPLY CORPORATION) WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVIDER WILL INSTALL SIX (6) FIRE HYDRANTS AT A UNIT COST OF \$7,200.00 EACH FOR A TOTAL COST OF \$43,200.00. THE ENTIRE WATER FACILITIES WILL BE APPROVED AND ACCEPTED BY S.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

ENGINEER CERTIFICATION:

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

WATER FACILITIES - THESE FACILITIES WILL BE FULLY CONSTRUCTED. WITH THE INSTALLATION OF WATER METERS, AT A GRAND TOTAL OF \$506,135.00.



DAVID LOPEZ, JR., P.E. _____ DATE _____
LICENSED PROFESSIONAL ENGINEER No. 140081

FINAL ENGINEERING REPORT (VERSION ESPAÑOL):

PROVISIÓN DE AGUA: DESCRIPCIÓN, GASTOS Y FECHAS DE INICIO

LA SUBDIVISION CONWAY VILLAGE SUBDIVISION RECIBIRÁ SU PROVISIÓN DE AGUA DE SHARYLAND WATER SUPPLY CORPORATION (S.W.S.C.). EL DUEÑO DE LA SUBDIVISIÓN Y LA COMPAÑÍA S.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISIÓN RECIBIRÁ SU PROVISIÓN DE AGUA POR LOS PRÓXIMOS 30 AÑOS. LA COMPAÑÍA S.W.S.C. TENDRÁ QUE PRESENTAR DOCUMENTACIÓN PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL DESARROLLO DE LA SUBDIVISIÓN.

S.W.S.C. TIENE UNA LÍNEA DE AGUA EXISTENTE DE 12" DE DIÁMETRO QUE CORRE A LO LARGO DEL LADO SUR DEL DERECHO DE VÍA DE W. ST. FRANCIS AVE. SISTEMA DE DISTRIBUCIÓN DE AGUA ESTA LÍNEA SERÁ REEMPLAZADA CON UNA LÍNEA DE AGUA PROPUESTA DE 12" DE DIÁMETRO HACIA EL NUEVO DERECHO DE VÍA DE ST. FRANCISCO. LA SUBDIVISIÓN DE CONWAY VILLAGE PROPORCIONARÁ UNA LÍNEA DE AGUA PROPUESTA DE 8" QUE CORRE A LO LARGO DEL LADO ESTE DE LOS DERECHOS DE VÍA DE WHITE BIRCH DR., RED CEDAR DR. Y YELLOW PINE DR. QUE TERMINA CON UNA PROPUESTA VÁLVULA DE DESCARGA DE 2".

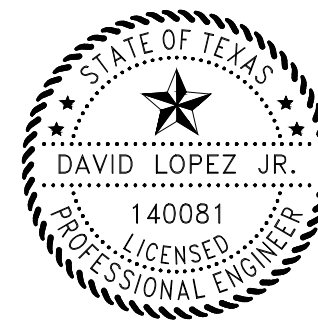
EL SISTEMA DE PROVISIÓN DE AGUA DE LA SUBDIVISIÓN CONWAY VILLAGE SUBDIVISION CONSISTE DE UN TREINTA Y SEIS (36) SERVICIOS INDIVIDUALES DE AGUA DE 1 PULGADA DE DIÁMETRO PARA LOS LOTES. ESTOS CONDUCTOS SE REDUCIRAN A 1/4 DE PULGADA DE DIÁMETRO PARA CADA LOTE. LOS CONDUCTOS DE AGUA DE 1 PULGADA DE DIÁMETRO Y MEDIDORES MECÁNICOS DE AGUA ESTARÁN INSTALADOS A UN COSTO TOTAL DE \$164,268.00 O \$4,563.00 POR LOTE. EL DUEÑO DE LA SUBDIVISIÓN TAMBIÉN LE HA PAGADO A LA COMPAÑÍA S.W.S.C. LA CANTIDAD DE \$174,448.70 QUE CUBRE EL COSTO DEL MEDIDOR DE AGUA QUE REPRESENTA \$1,845.80 POR CADA LOTE, ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACIÓN DE CADA MEDIDOR Y LOS GASTOS DE CONEXIÓN. CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPAÑÍA S.W.S.C. LO INSTALARÁ SIN ALGUN GASTO AL DUEÑO.

ADICIONAL EL DUEÑO A INSTALADO SEIS (6) BOCAS DE RIEGO (FIRE HYDRANT) AL LADO ESTE DE LA CALLES WHITE BIRCH DR., RED CEDAR DR. Y YELLOW PINE DR. EN UN COSTO DE \$7,200.00 QUE SUMAN EL TOTAL DE \$43,200.00. EL SISTEMA DE AGUA ESTARÁ EN FUNCIONAMIENTO COMPLETO DESPUES DE LA FECHA DE GRABACION DE ESTA SUBDIVISION.

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 DE LAS SUBDIVISIONES), ADOPTADAS EN LA SECCIÓN 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 ESTA INSTALADO Y COMPLETAMENTE CONSTRUIDO INCLUYENDO EL MEDIDOR MECÁNICO DE AGUA QUE COSTARÁ UN TOTAL DE \$506,135.00.



DAVID LOPEZ, JR., P.E. _____ DATE _____
LICENSED PROFESSIONAL ENGINEER No. 140081

COST ESTIMATE:

SANITARY SEWER IMPROVEMENTS	\$315,388.92
WATER IMPROVEMENTS	\$506,135.00
PAVING IMPROVEMENTS	\$293,860.00
DRAINAGE IMPROVEMENTS	\$322,104.00

SUBDIVIDER CERTIFICATION:

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

SUBDIVIDER STATEMENT:

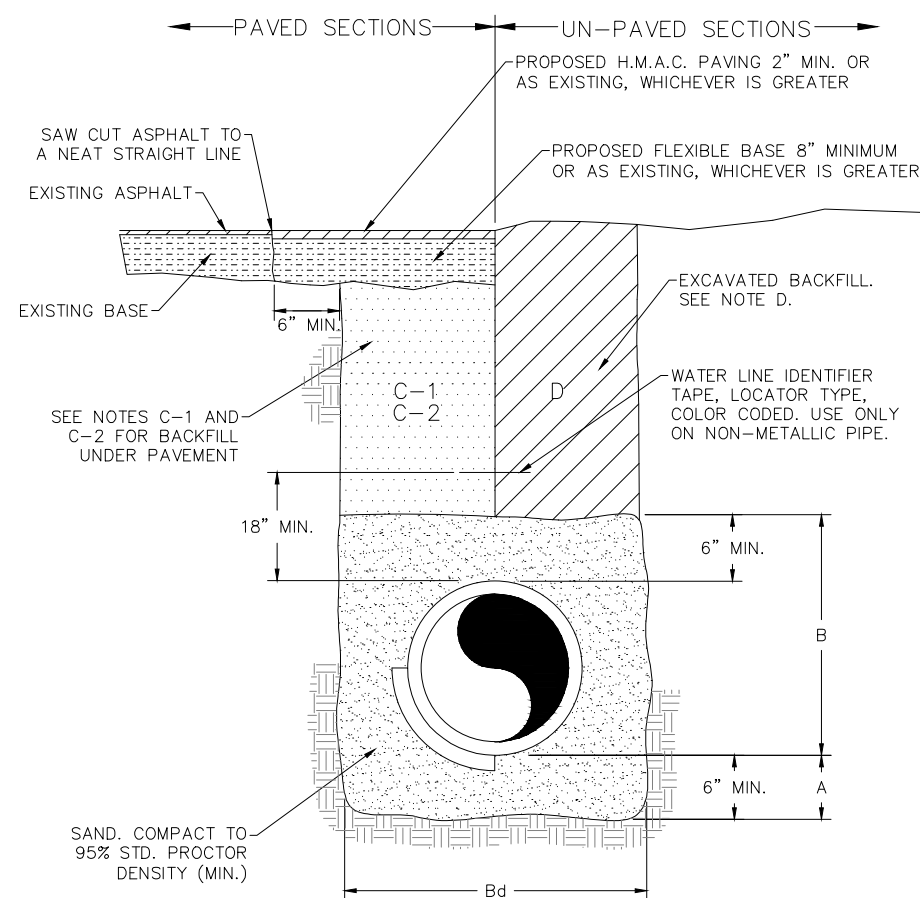
1.- I (WE) RICARDO MARROQUIN, DIRECTOR, SUBDIVIDER OF CONWAY VILLAGE SUBDIVISION HEREBY CERTIFY SEWER PERMITS ARE REQUIRED PRIOR TO BUILDING ON ANY LOT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

RICARDO MARROQUIN, DIRECTOR _____ DATE _____
RIMAGA, LLC
54 E. FRONTON
BROWNSVILLE, TEXAS 78520

STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME BY THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSED AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____ 2025.

NOTARY PUBLIC
MY COMMISSION EXPIRES ON _____



TYPICAL WATER LINE BEDDING NOTES:

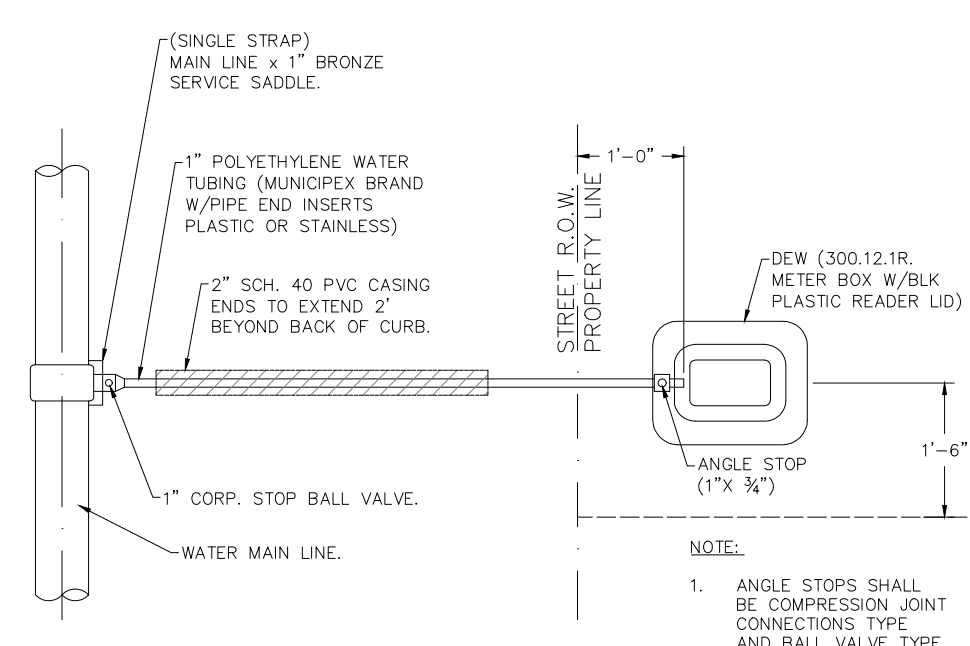
- SAND BEDDING PLACED, HAND LEVELED, AND COMPACTED BEFORE PIPE IS LAID, UP TO BOTTOM OF PIPE (MIN. THICKNESS = 6").
- SAND BACKFILL PLACED AND COMPACTED AFTER PIPE IS LAID, FROM BOTTOM OF PIPE TO 6" ABOVE THE TOP OF PIPE. WORK IN UNDER PIPE HAUNCHES AND COMPACT BY HAND TO SPRING LINE. USE VIBRATORY-TYPE COMPACTORS OR LIFTS ABOVE THE SPRING LINE. MAXIMUM 6" LIFTS.
- MINIMUM TRENCH WIDTH: PIPE O.D. + 16" (FOR 16" PIPE AND SMALLER) OR PIPE O.D. X 1.25 + 12" (FOR 18" PIPE AND LARGER)
- (CITY STREETS, PARKING AREA, AND DRIVEWAYS) SELECT EXCAVATED BACKFILL MECHANICALLY COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- (STATE MAINTAINED ROADWAY) SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- EMBEDMENT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM D 2321. EMBEDMENT MATERIAL SHALL BE CLASS II OR III WITH < 50% PASSING A NO. 200 SIEVE AND PLASTICITY INDEX < 7.
- EXCAVATED EARTH BACKFILL MECHANICALLY COMPACTED IN 12" MAX. LIFTS. MINIMUM STANDARD PROCTOR DENSITY: 90% OUTSIDE RIGHT OF WAY; 95% INSIDE RIGHT OF WAY.

WHERE THIS STANDARD CONFLICTS WITH THE REQUIREMENTS OF ANY GEOTECHNICAL REPORT, OBTAIN WRITTEN CLARIFICATION FROM THE UTILITY ENGINEER PRIOR TO CONSTRUCTION.
FOUNDATION PREPARATION USING CORBELS, GRAVEL, CEMENT STABILIZATION, OR OTHER METHODS AS DIRECTED BY THE ENGINEER SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE.
BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, AND COMPACTED TO 95% STANDARD PROCTOR DENSITY IN 6" MAXIMUM LIFTS. STRUCTURE BACKFILL MATERIAL SHALL BE SAND.

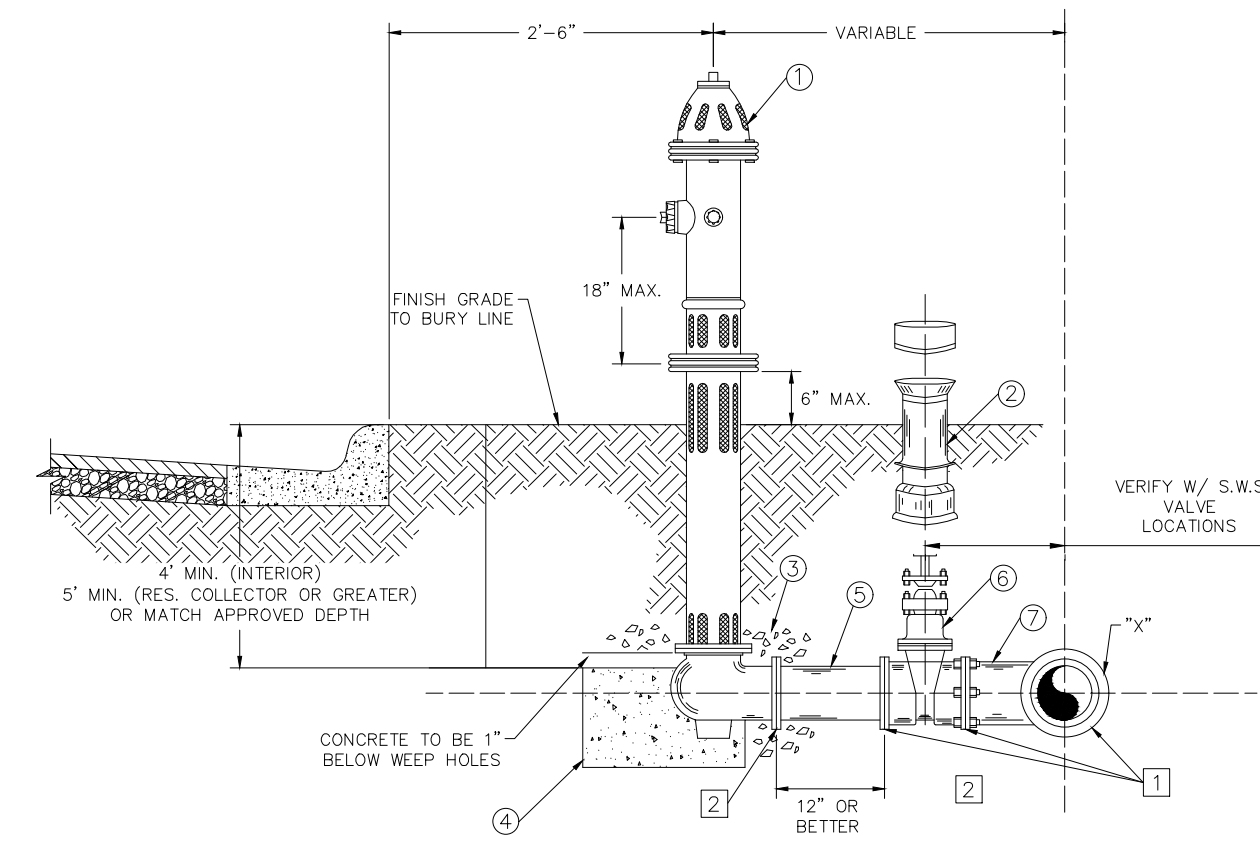
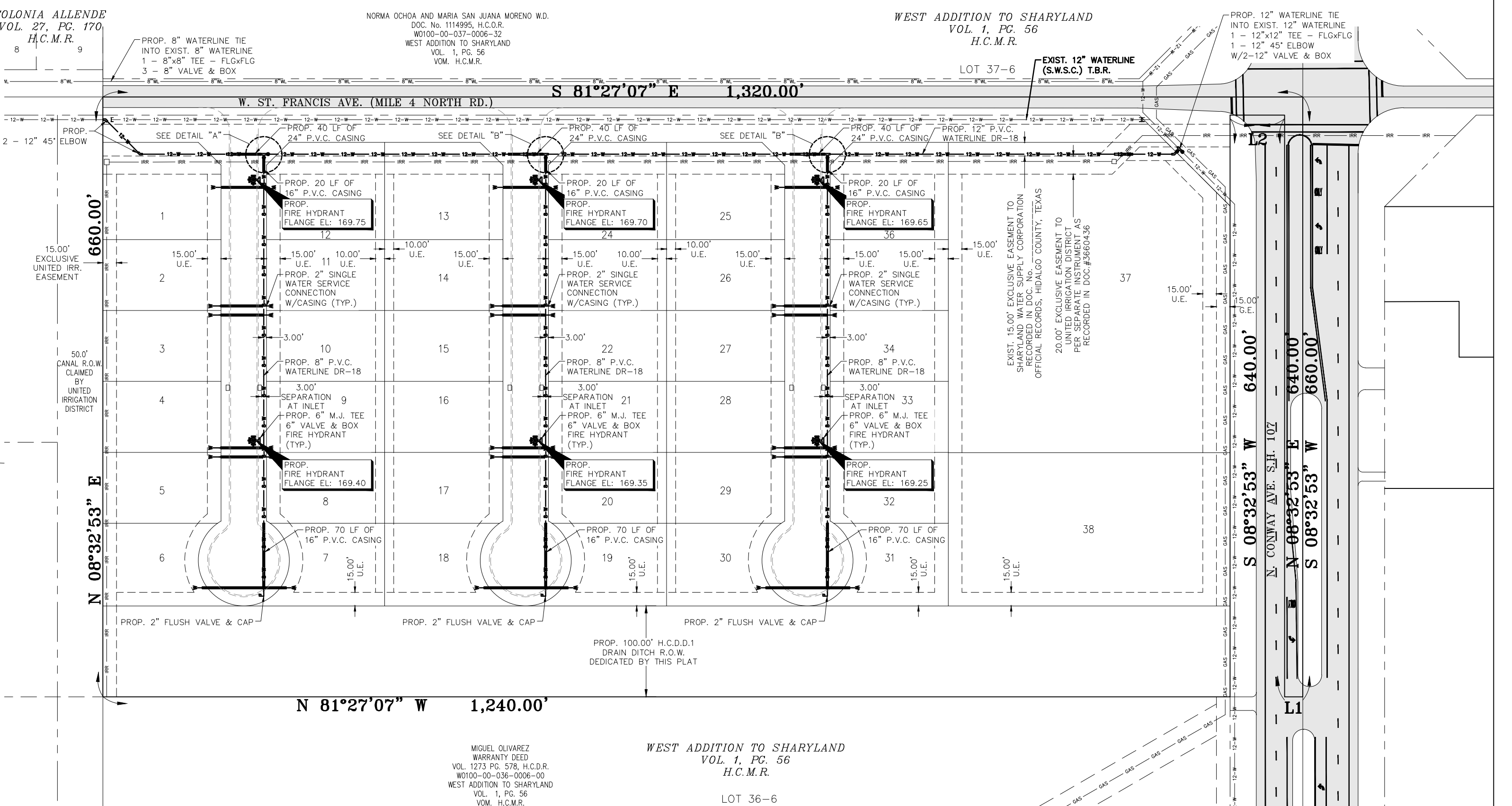
GENERAL NOTES:

- THE CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING WITH ALL APPROPRIATE UTILITY COMPANIES FOR THE LOCATION OF ALL UTILITIES WITHIN CONSTRUCTION AREA.
- ALL EXIST. UTILITIES ARE AT APPROXIMATE LOCATIONS.
- THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS ARE BASED ON OBSERVATION OF ABOVEGROUND STRUCTURES, LINES SPOTTED BY THE OWNER, AND UTILITY SPOTTING. ACTUAL LOCATION OF THESE UTILITIES MAY VARY, AND ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED UPON EXCAVATION.
- BEFORE BEGINNING CONSTRUCTION THE CONTRACTOR SHALL CALL FOR UTILITY SPOTTING BY THE APPROPRIATE AGENCY AND VERIFY THE LOCATION OF THESE UTILITIES TO HIS SATISFACTION.
- ANY DAMAGE CAUSED TO EXISTING STRUCTURES AND/OR UTILITIES BY THE CONTRACTOR SHALL BE THE CONTRACTORS RESPONSIBILITY TO CORRECT AT HIS EXPENSE.
- ANY DAMAGE TO PROPERTY, OUTSIDE THE CONSTRUCTION ZONE, CAUSED BY THE CONTRACTOR, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CORRECT AT HIS EXPENSE.

S.W.S.C. STANDARD WATER PIPE BEDDING DETAIL NOT TO SCALE



S.W.S.C. RESIDENTIAL SINGLE WATER SERVICE CONNECTION NOT TO SCALE



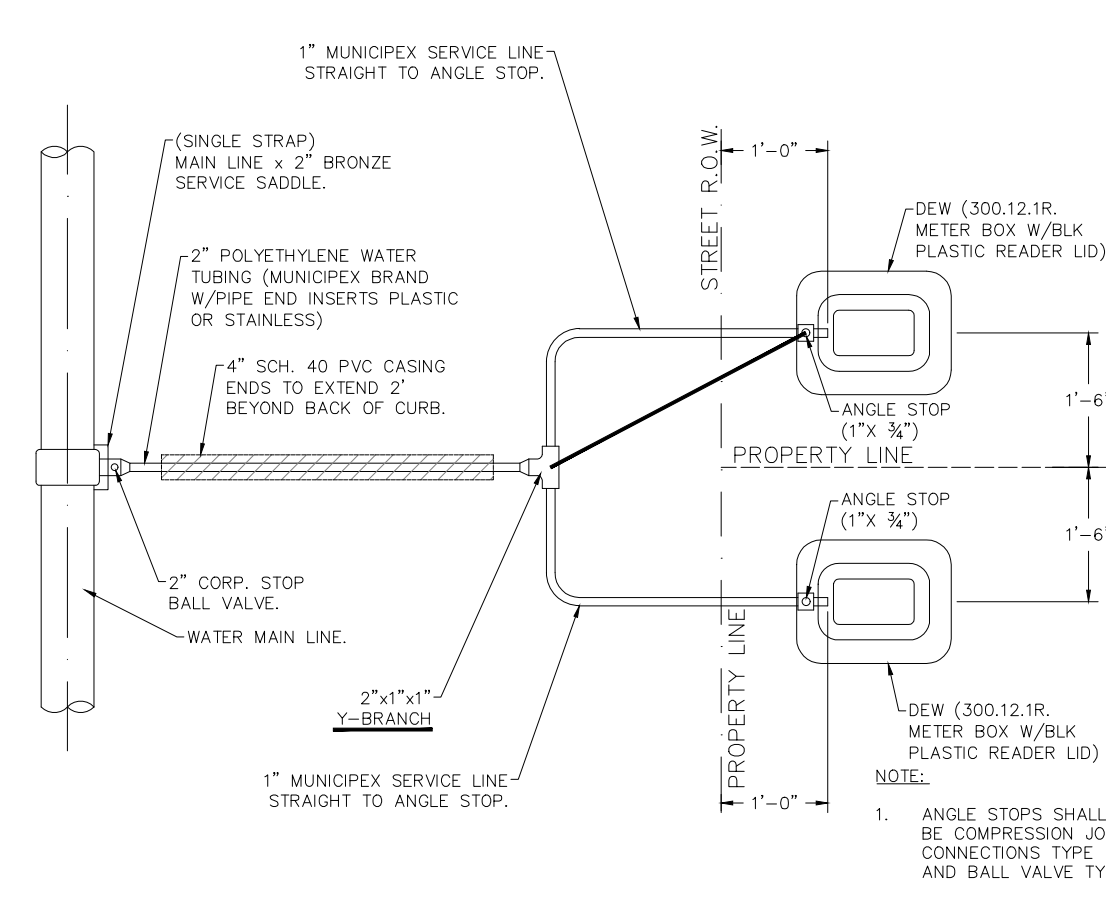
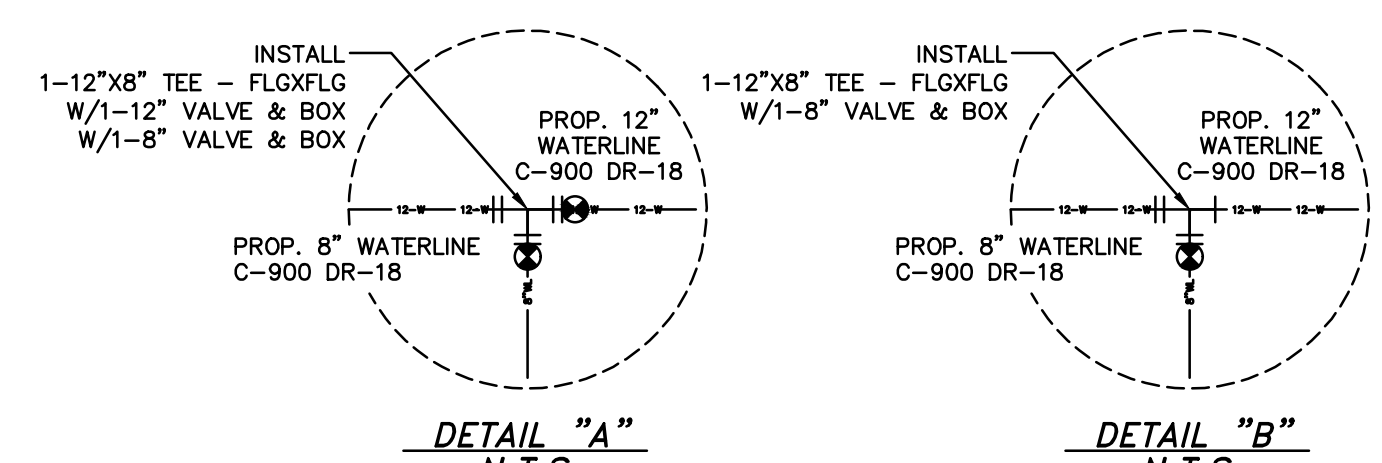
FIRE HYDRANT NOTES:

- ALL SHALL BE PLACED IN HYDRANT AT THE TIME OF INSTALLATION.
- PUMPER NOZZLE SHALL FACE ROADWAY. (4 1/2" N.S.T.)
- IN CERTAIN INSTANCES, WHERE DISTANCES PERMITS, A PARALLEL TEE OR UNION-TITE 90° ELBOW W/RESTRAINING LUGS MAY BE USED IN LIEU OF A STANDARD TEE. FINAL APPROVAL BY S.W.S.C. REQUIRED.
- IF AMERICAN DARLING IS USED MODEL B-84-B W/EPDM COAT VALVE PLATE AND INTERIOR SHOE.
- TAPPING SLEEVES TO HAVE STAINLESS STEEL BOLTS AND NUTS.
- ALL VALVES, FITTINGS & HYDRANTS & ACCESSORIES TO BE GRADED WRAPPED IN PLASTIC.
- ALL VALVES, FITTINGS AND ACCESSORIES, VALVE BOXES, METER BOXES AND COVERS MUST BE APPROVED BY S.W.S.C.

STANDARD FIRE HYDRANT INSTALLATION

MULLER/SUPER CENTURION 250 A-423) OR AMERICAN DARLING B-84-B (SEE NOTE 4) ONLY
NOTE: FIRE HYDRANT TO BE PAINTED RED.

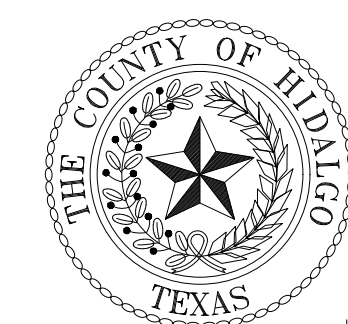
S.W.S.C. FIRE HYDRANT NOT TO SCALE



S.W.S.C. RESIDENTIAL DUAL WATER SERVICE CONNECTION NOT TO SCALE



LOPEZ
ENGINEERING DESIGNS



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

ON: _____ AT _____ AM/PM
RECORDED IN VOL. _____ PAGE _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

FILENAME : C:\CLOUDDRIVE\LED\CONWAY VILLAGE SUBDIVISION	DATE PREPARED/PREPARED BY	CHECKED BY	APPROVED BY
02-11-2025	D. LOPEZ		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY
08-11-2025	D. LOPEZ		

SHEET NO.
3 OF 4 SHEETS

CONWAY VILLAGE SUBDIVISION

A 19.118 ACRE TRACT OF LAND OUT OF LOT 36-6, WEST ADDITION TO SHARYLAND SUBDIVISION, AS PER MAP RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS, HIDALGO COUNTY, TEXAS.

DRAINAGE REPORT
FOR
CONWAY VILLAGE SUBDIVISION

CITY OF MISSION

PROJECT LOCATION

THE PROPOSED CONWAY VILLAGE SUBDIVISION IS A 19.118-ACRE TRACT OF LAND OUT OF LOT 36-6, WEST ADDITION TO SHARYLAND SUBDIVISION, AS PER MAP RECORDED IN VOLUME 1, PAGE 56 MAP RECORDS OF HIDALGO COUNTY, TEXAS. IT IS PHYSICALLY LOCATED AT THE SOUTHWEST CORNER OF WEST SAINT FRANCIS AVENUE AND NORTH CONWAY AVENUE (FM 107) IN THE MISSION, TEXAS.

FLOOD PLAIN

THIS TRACT OF LAND IS LOCATED WITHIN ZONE "C" ACCORDING TO FIRM FLOOD INSURANCE RATE MAP COMMUNITY PANEL 480334 0400 C, DATED NOVEMBER 16, 1982. ZONE "C" AREAS OF MINIMAL FLOODING (NO SHADING).

SOIL CONDITIONS

ACCORDING TO THE SOIL SURVEY REPORT FOR HIDALGO COUNTY BY THE U.S.D.A. SOIL CONSERVATION SERVICE, THERE IS (3) BRENNAN FINE SANDY LOAM, (25) HIDALGO FINE SANDY LOAM, AND (28) HIDALGO SANDY CLAY. THE (3) BRENNAN FINE SANDY LOAM, (25) HIDALGO FINE SANDY LOAM, AND (28) HIDALGO SANDY CLAY LOAM SOILS ARE WITHIN HYDROLOGICAL GROUP B. SOIL (28) ARE MADE UP OF FINE SANDY LOAM (SC-SM), SANDY CLAY LOAM (SC) AND CLAY LOAM (CL). THESE SOILS HAVE A MODERATE INFILTRATION RATE WHEN THOROUGHLY WET. THESE CONSIST CHIEFLY OF MODERATELY DEEP OR DEEP, MODERATELY WELL DRAINED OR WELL DRAINED SOILS THAT HAVE MODERATELY FINE TEXTURE OR FINE TEXTURE. THESE SOILS HAVE A LOW RATE OF TRANSMISSION. PLASTICITY INDEX HAS A RANGE OF 1-8 FOR THE FINE SANDY SOIL AND 11-22 FOR THE SANDY CLAY LOAM. NATURAL SLOPES ARE 0 TO 1 PERCENT.

EXISTING CONDITIONS

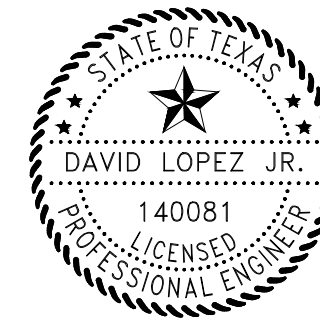
EXISTING ON THE PROPOSED SITE IS OPEN GRASSLAND WITH BRUSH. THE SITE HAS A VERY SLIGHT SLOPE FROM WEST TO SOUTHEAST. THE EXISTING R.O.W. NORTH CONWAY AVENUE (FM 107) HAS AN EXISTING DITCH THAT FLOWS SOUTH TOWARDS 3 MILE ROAD. THE EXISTING RUNOFF FOR THE PROPOSED SUBDIVISION IS Q=10.74 FT³/SEC BASED ON A 10-YEAR STORM. HOWEVER, DUE TO XDOT BLEEDER LINE REQUIREMENTS A PROPOSED 8" PVC BLEEDER LINE WILL BLEED THE PROPOSED FLOWRATE, Q=1.24 FT³/SEC.

PROPOSED CONDITIONS

THE ENTIRE SUBDIVISION BEING 19.118 ACRES WITH LOT 1-36 BEING 14.10 ACRES BEING MULTI-FAMILY AND LOT 37 BEING 5.02 ACRES BEING COMMERCIAL. AFTER DEVELOPMENT, THE RUNOFF WILL INCREASE TO Q=70.67 FT³/SEC AS CALCULATION SHOWN. THE DETENTION REQUIRED WILL BE 159,060 FT³ OR 3.65 AC-FT. THESE CALCULATIONS WERE BASED ON A 50-YEAR STORM EVENT FOR HIDALGO COUNTY. HOWEVER, THE CITY OF MISSION REQUIRES A 100-YEAR STORM EVENT FOR THEIR ULTIMATE REQUIRED DETENTION WILL BE 294,404 FT³ OR 6.76 AC-FT. THE ULTIMATE DETENTION REQUIRED FOR LOT 1-36 IS 217,108 FT³ AND LOT 37 IS 77,296 FT³ WITH ONSITE DETENTION CHANNEL THAT WILL DISCHARGE INTO THE XDOT R.O.W. ON NORTH CONWAY AVENUE (SH 107). THIS DITCH WILL BE OWNED BY H.C.D.D. #1. CROSS SECTIONS AND EARTHWORK QUANTITIES OF THE PROPOSED CONSTRUCTION OF THE DITCH CHANNEL WIDENING ARE SHOWN.

ENGINEER CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100-YEAR FLOODPLAIN FOR ZONE "C" (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN) AS DESCRIBED IN COMMUNITY PANEL 480334 0400 C, DATED NOVEMBER 16, 1982 IS CONTAINED WITHIN THE RIGHT-OF-WAY OF STREET AND WITHIN THE DRAINAGE OF THE SUBDIVISION, AS SHOWN BELOW.

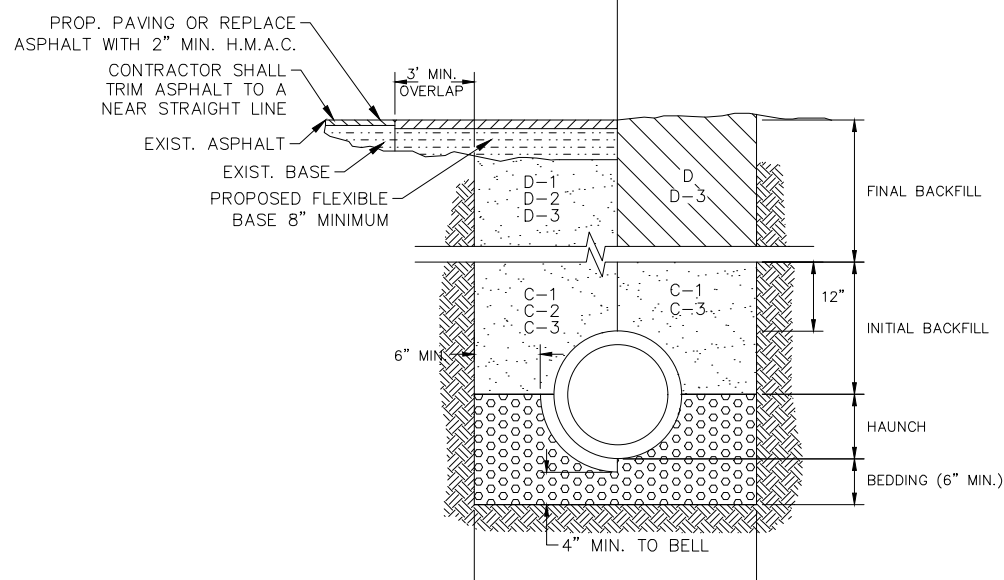


DAVID LOPEZ, JR., P.E.
LICENSED PROFESSIONAL ENGINEER No. 140081

COST ESTIMATE:

SANITARY SEWER IMPROVEMENTS	\$315,388.92
WATER IMPROVEMENTS	\$506,135.00
PAVING IMPROVEMENTS	\$253,850.00
DRAINAGE IMPROVEMENTS	\$322,104.00

PAVED SECTIONS UN-PAVED SECTIONS



STORM TRENCH BEDDING AND BACKFILL DETAIL NOTES:

1. BEDDING FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SAND AND/OR GRAVEL MIX BEDDING PLACED BEHIND AND UP TO FLOW OF PIPE (MIN. COMPACTED THICKNESS = 6") - PIT RAIN GRAVEL 3/4" MAX. SIZE.
2. HAUNCH FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACT.
3. TRENCH WIDTH - SHALL BE BELL O.D. X 1.5 + 12", MINIMUM TRENCH WIDTH SHALL EQUAL STRUCTURE WIDTH + 4 FT. THROUGHOUT THE HEIGHT OF THE STRUCTURE.
4. INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON CITY STREETS, PARKING AREAS, DRIVEWAYS, COUNTY ROADS & UNPAVED AREAS - SHALL BE SOIL TYPE A1, A2, A3 WITH A MAXIMUM P.I. OF 19 (AASHTO M145) COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACT.
5. INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON STATE MAINTAINED ROADWAYS - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D. AS PER ASTM D4253 AND ASTM D698, 8" LOOSE LIFTS, MECHANICAL COMPACT.
6. INITIAL BACKFILL FOR HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II WITH A MAXIMUM P.I. OF 19 (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACT.
7. FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE UNDES UNPAVED SECTIONS - SHALL BE CLASS I, II, III, OR IV, COMPACTED TO 92% S.P.D. (12" LOOSE LIFT, MECHANICAL COMPACT).
8. FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON CITY STREETS, PARKING AREAS, DRIVEWAYS AND COUNTY ROADS - SHALL BE SOIL TYPE A1, A2, A3 WITH A MAXIMUM P.I. OF 19 (AASHTO M145) COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACT.
9. FINAL BACKFILL FOR STRUCTURES (INLETS, MANHOLES, ETC.) - STRUCTURES UNDER THE ROADWAY AND UP TO 5 FT BEYOND THE EDGE OF PAVEMENT/BACK OF CURB SHALL HAVE CLASS I OR CLASS II (ASTM D2321) OR SOIL TYPE A1, A2, OR A3 (AASHTO M145) WITH A MAXIMUM P.I. OF 19 BACKFILL MATERIAL. STRUCTURES BEYOND 5 FT FROM THE E.O.P./B.O.C. SHALL HAVE CLASS I, II, III, OR IV (ASTM D2321) BACKFILL MATERIAL. FOUNDATION PREPARATION (BELLPOINTS, MINIMUM 4" GRAVEL OR CEMENTS STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOSTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENT AND COMPACTED TO 92% S.P.D. (USE RELATIVE DENSITY TEST PER ASTM D4253 & ASTM D698). THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 8".

- NOTES:
1. MAXIMUM COVER SHALL BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
 2. FOR B-1 AND B-2 THE COMPACTION REQUIREMENT SHALL BE 95% S.P.D. WITHIN 12" BELOW THE FLEXIBLE BASE.
 3. FOR PAVED SECTIONS THE ABOVE REQUIREMENTS SHALL APPLY WHEN ANY PART OF THE TRENCH WIDTH IS WITHIN 5 FT. FROM THE E.O.P./B.O.C.
 4. THE ABOVE REQUIREMENTS SHALL APPLY TO UTILITY PIPES AND UTILITY STRUCTURES OF OTHER UTILITY ENTITIES.

STORM TRENCH BEDDING AND BACKFILL DETAILS NOT TO SCALE

SAFETY END TREATMENT PIPE LENGTHS

PIPE DIA. (IN.)	3 : 1	4 : 1	5 : 1	6 : 1
12"	2'-0"	2'-8"	3'-4"	4'-0"
15"	2'-9"	3'-6"	4'-7"	5'-6"
18"	3'-6"	4'-8"	5'-10"	7'-0"
24"	5'-1 1/2"	6'-10"	8'-6 1/2"	10'-3"
30"	6'-9"	9'-0"	11'-3"	13'-6"
36"	8'-8"	11'-4"	14'-2"	17'-0"
42"	10'-1 1/2"	13'-6"	16'-10 1/2"	20'-3"
48"	11'-9"	15'-8"	19'-7"	23'-6"

ESTIMATED RIPRAP CL "A" VOLUME (CY)

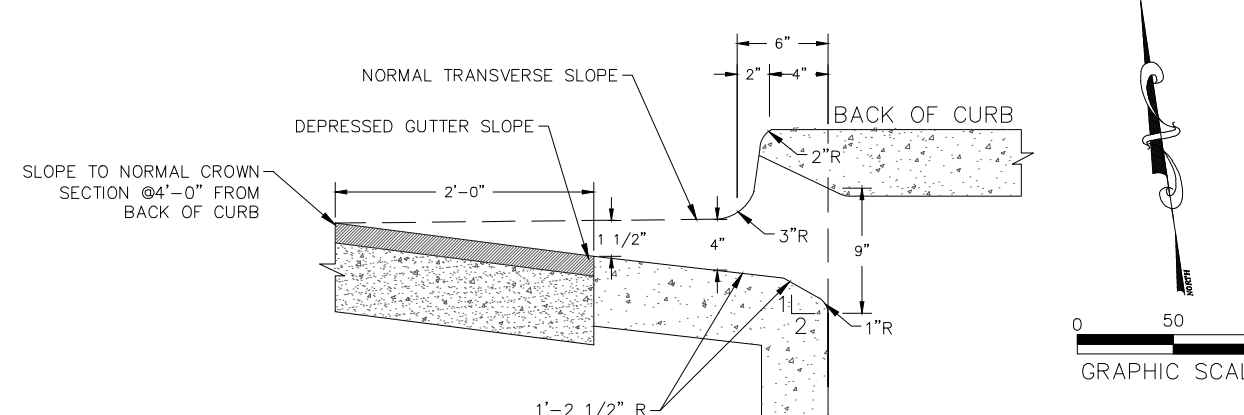
PIPE DIA. (IN.)	3 : 1	4 : 1	5 : 1	6 : 1
12"	.88	1.11	1.34	1.57
15"	.98	1.23	1.49	1.75
18"	1.08	1.36	1.64	1.93
24"	1.29	1.63	1.97	2.32
30"	1.50	1.91	2.32	2.73
36"	1.73	2.21	2.69	3.17
42"	1.95	2.50	3.05	3.60
48"	2.18	2.80	3.42	4.05

RIPRAP TOE LENGTHS

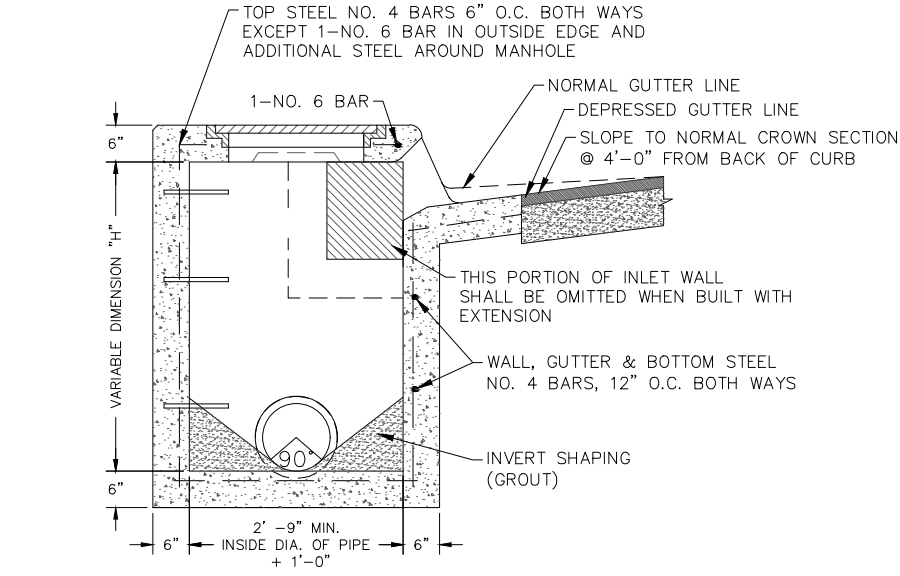
SLOPE	"R"	"T"
3 : 1	2'-9"	1'-9"
4 : 1	3'-8"	2'-4"
5 : 1	4'-7"	2'-11"
6 : 1	5'-6"	3'-6"

LEGEND

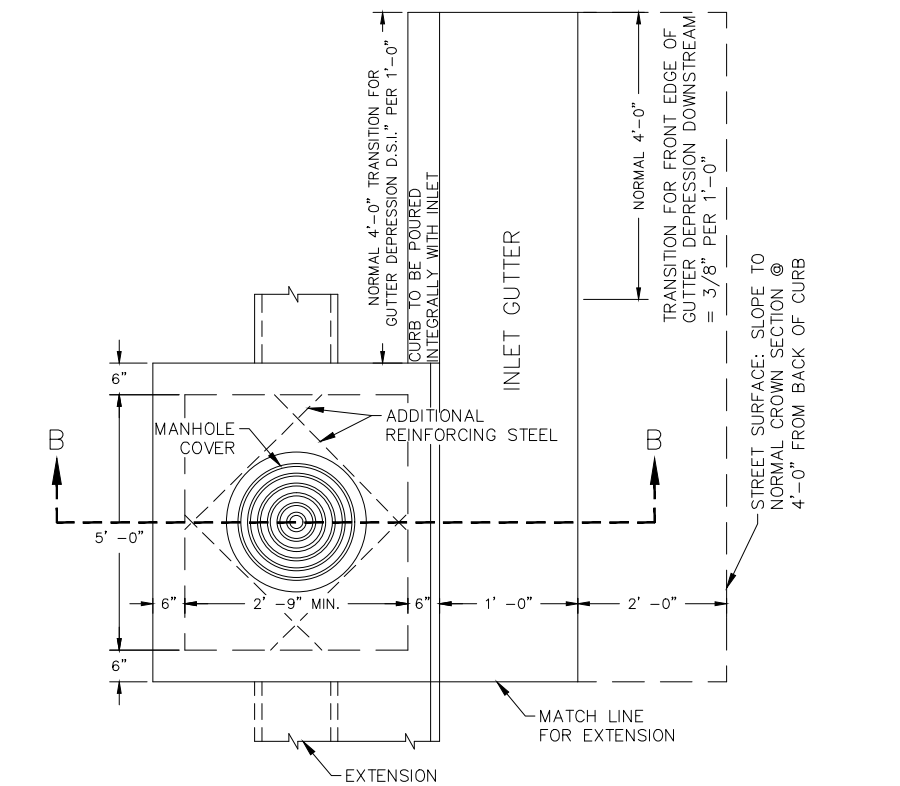
H.C.D.D. NO. 1 50YR DETENTION REQUIRED - 159,060 C.F.
CITY OF MISSION 100YR DETENTION REQUIRED - 294,404 C.F.
TOTAL DETENTION REQUIRED = CITY OF MISSION > H.C.D.D. NO. 1
TOTAL DETENTION REQUIRED = 294,404 C.F.
TOTAL DETENTION PROVIDED - 297,500 C.F.
(1,190 LF. X 250 SF.)
TOTAL DETENTION PROVIDED - 297,500 C.F.
(1,190 LF. X 250 SF.)



STANDARD CURB INLET THROAT DETAIL NOT TO SCALE

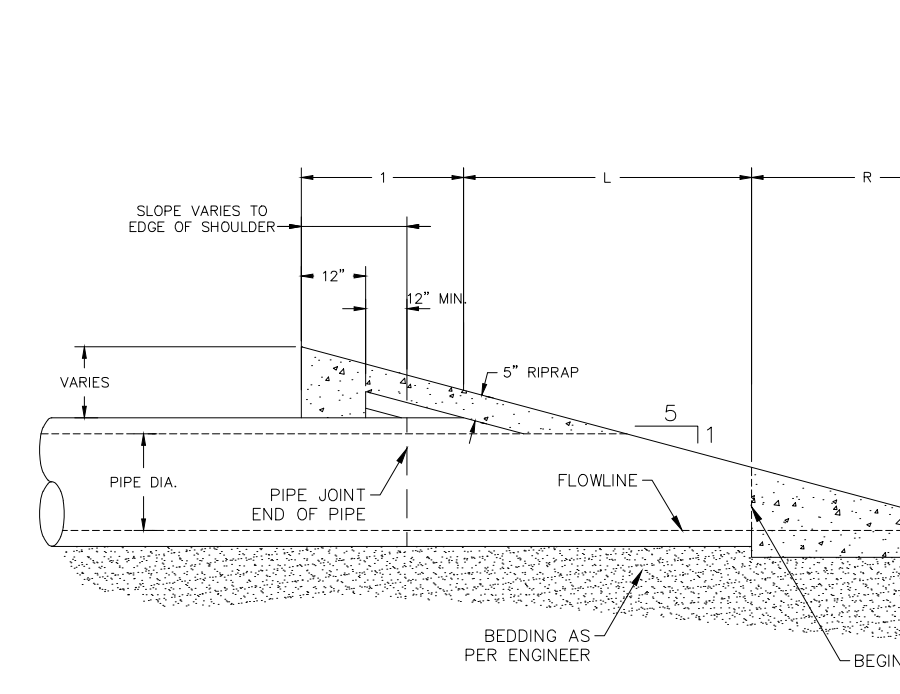


STANDARD CURB INLET SECTION B-B NOT TO SCALE

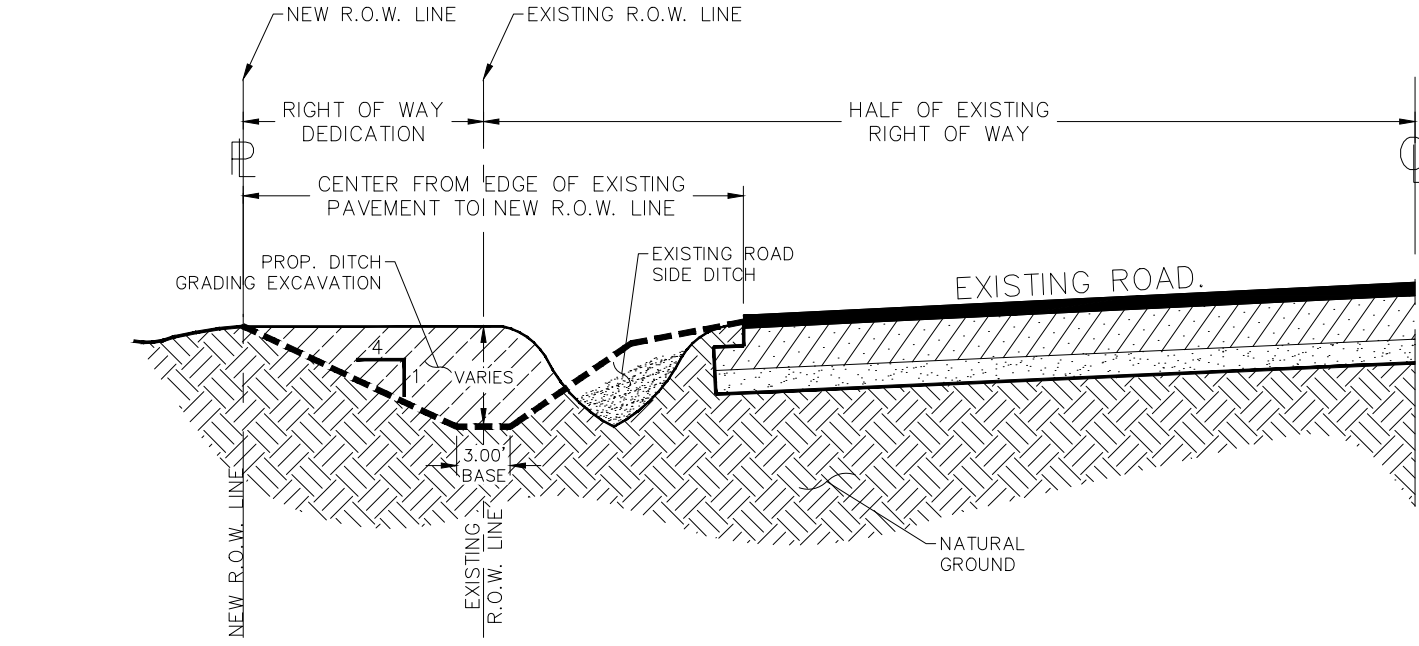
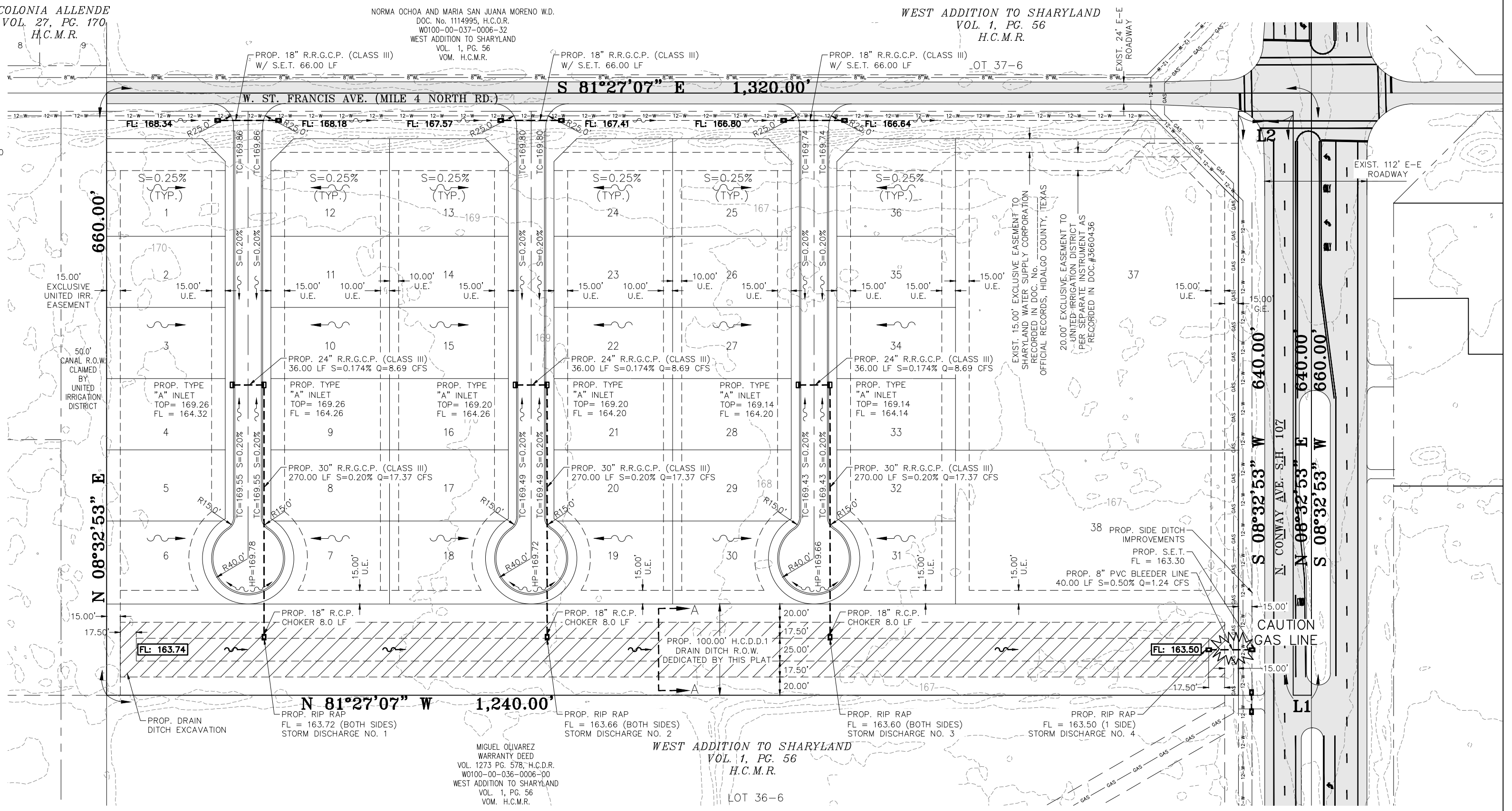


STANDARD CURB INLET PLAN

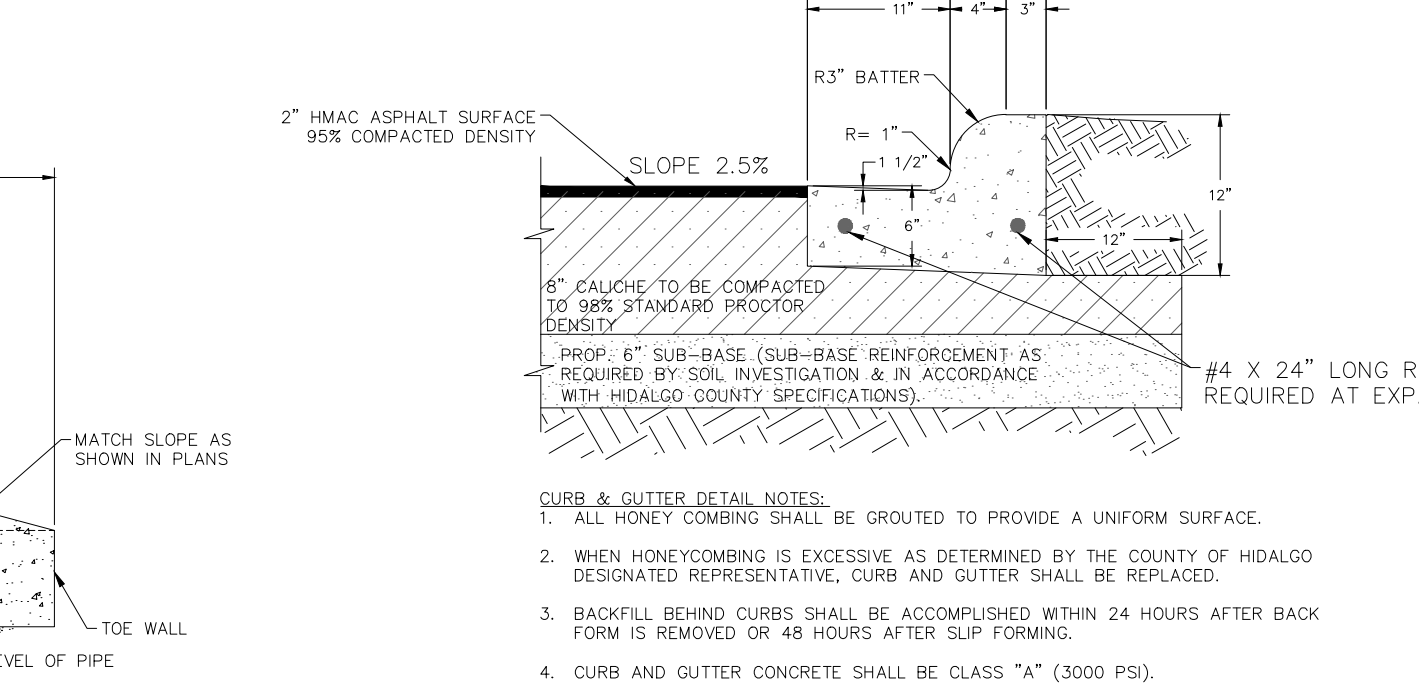
STANDARD CURB INLET DETAIL NOT TO SCALE



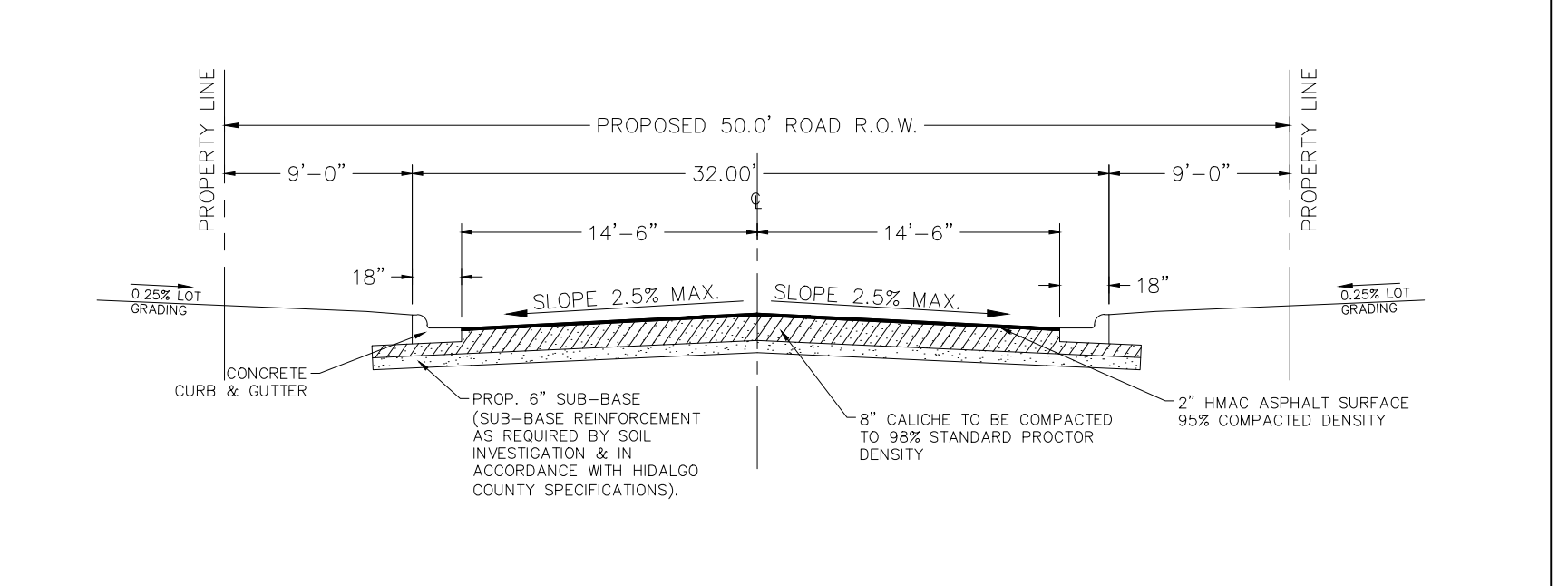
ELEVATION SAFETY END TREATMENT (TYPE "P OR C") NOT TO SCALE



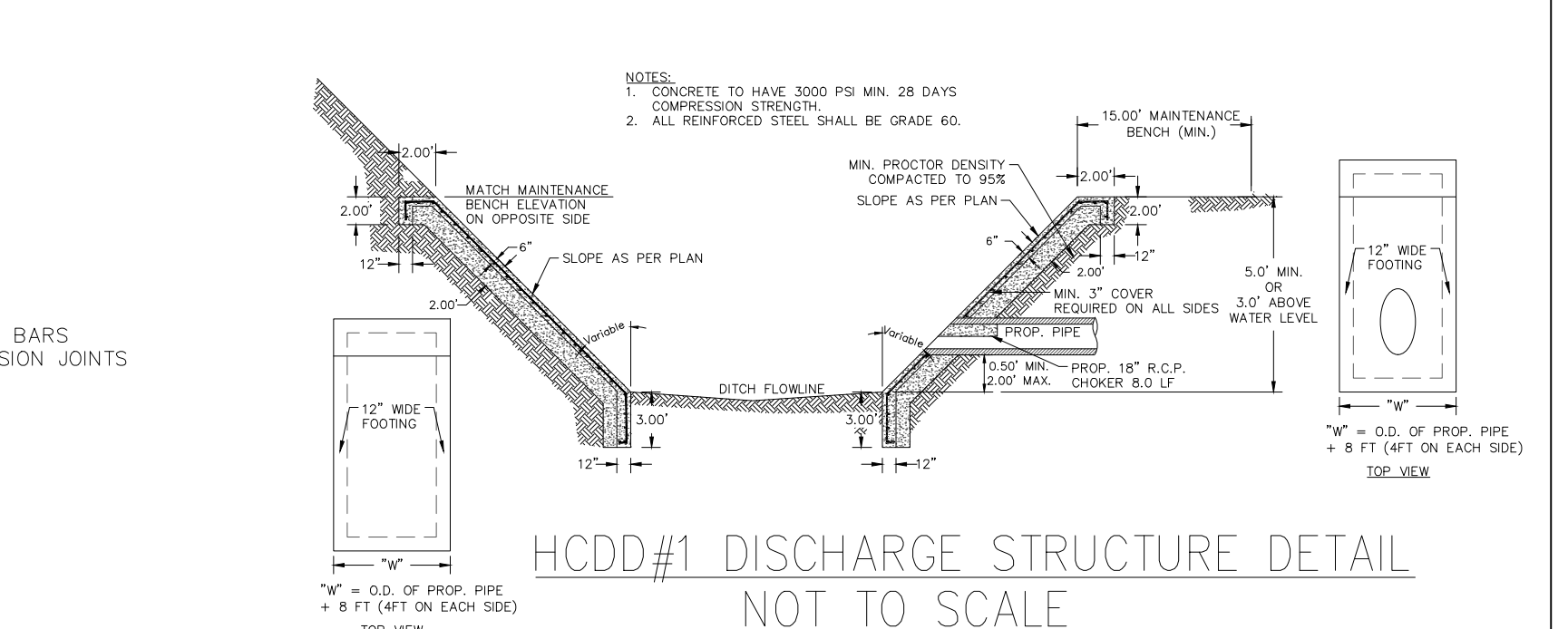
RECONSTRUCTION OF ROAD SIDE DITCH NOT TO SCALE



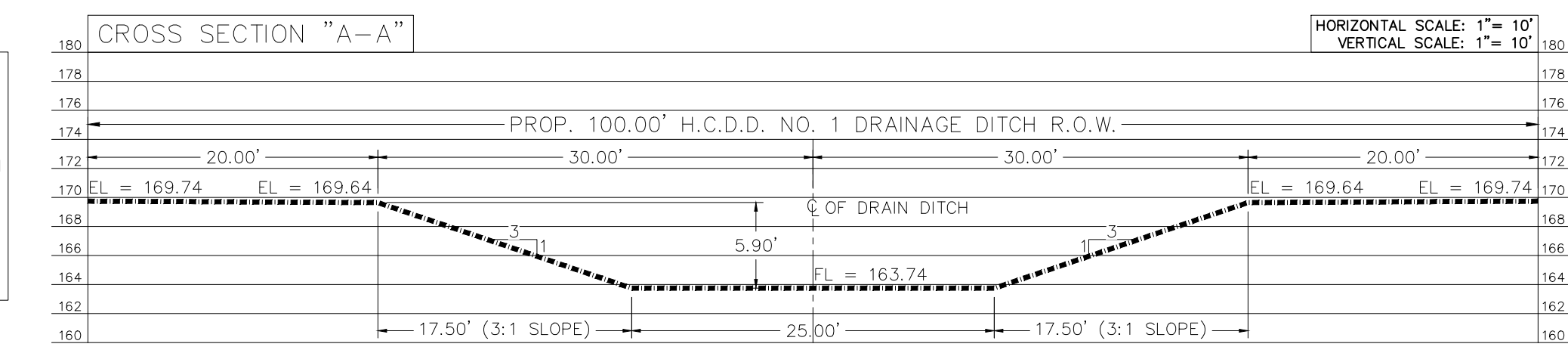
TYPICAL CURB & GUTTER DETAIL NOT TO SCALE



STREET SECTION NOT TO SCALE



HCCD#1 DISCHARGE STRUCTURE DETAIL NOT TO SCALE



CROSS SECTION "A-A"

LOPEZ
ENGINEERING DESIGNS

FILED FOR RECORD IN
HIDALGO COUNTY, TEXAS
ARTURO GUJARDO, JR.
HIDALGO COUNTY CLERKS

ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____ PAGE _____
RECORDED IN VOL. _____ OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

FILENAME : C:\CLOUDDRIVE\LED\CONWAY VILLAGE SUBDIVISION	DATE PREPARED	CHECKED BY	APPROVED BY
02-11-2025	D. LOPEZ		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY
08-11-2025	D. LOPEZ		

SHEET NO. 4 OF 4 SHEETS