



**Planning
Department**

Anthony Uresti
Director of Planning

Main Office

2818 S. Business Hwy 281
Edinburg, Texas 78539
Phone (956) 318-2840

Precinct No. 1 Substation

1900 Joe Stephens Ave. Ste. A
Weslaco, TX 78596
Phone (956) 968-4734

Precinct No. 3 Substation

2401 N. Moorefield Road
Mission, Texas 78572
Phone (956) 205-7045

PIPELINE AND UTILITY PERMIT APPLICATION PACKET

THE STATE OF TEXAS

COUNTY OF HIDALGO

PRECINCT 1

**APPLICATION AND AGREEMENT FOR PIPELINE OR
UTILITY PERMIT**

Date: 08/25/2025

Supreme Engineering, PLLC (hereinafter referred to as "Applicant") does hereby make application to the Hidalgo County through the Hidalgo County Planning Department (hereinafter referred to as "HCPD") to construct, maintain and repair pipelines or utilities across the easements, right-of-ways, property or property interest as described below.

Information required:

1. Name, Address and Phone number of Applicant:
Supreme Engineering, PLLC (956) 403-1314
135 Paseo Del Prado Ste. 7, Edinburg, TX

2. Name, Address and Phone number of company or agency owning Pipeline or Utility (please indicate if same as Applicant):
City of Weslaco (956) 968-3181
255 S. Kansas Ave., Weslaco, Texas 78596

3. Name, Address and Phone number of operator of Pipeline or Utility (please indicate if same as Applicant):
City of Weslaco (956) 968-3181
255 S. Kansas Ave., Weslaco, Texas 78596

4. Name, Address and Phone number of contractor to install Pipeline or Utility:
Reyna Development & Construction (956) 968-2829
401 S. Kansas Ave, Weslaco, Texas 78596



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12. Utility Crossing Coordinate X: 1159459.0191 Y: 16573713.8761
(NAD 83 Texas South FIPS 4205 feet)
13. Number and size of lines:
One 8" PVC C900 DR18 Water Line (16" Steel Casing)
14. Pressure (each line):
35 PSI
15. Content (each line):
Potable Water
16. Estimated date of installation of Pipeline or Utility:
February 2026



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If requested permit is granted by HCPD, Applicant, in consideration thereof, agrees and binds itself as follows:

1. All pipelines or utilities herein will be horizontally placed within the right-of-way as determined by HCPD and at a minimum depth of five (5) feet below natural ground. Depth, horizontal, and vertical location shall be confirmed by HCPD Inspectors.
2. Location map, profile, and plans concerning the proposed pipeline or utility crossing will furnished with this application.
3. HCPD will be notified in writing ten days prior to the beginning date of construction under this permit.
4. Applicant will bear the entire expense of all future relocations of any pipelines or utilities should such relocation, at the sole discretion of the Hidalgo County Commissioners Court, be necessary for improvements, alteration, or maintenance of Hidalgo County's easement or property of interest.
5. Applicant will notify the HCPD at least 48 hours prior to covering work and or completion of its work and removal of its equipment from the job site to permit HCPD to make an inspection.
6. Upon notification by the HCPD, the Applicant will promptly repair or rectify any deficiency or condition caused by the Applicant's operations or installations under this permit. Applicant will leave easement in as near the same condition or better, in the HCPD's sole judgment, as it existed prior to the commencement of the operations under this permit.
7. Hidalgo County shall not be liable or responsible for, and shall be saved and held harmless by Applicant, and further shall be indemnified by Applicant, from and against any and all suits, actions, losses, damages, claims, or liability of any character, type, or description, including all expenses of litigation, court costs, attorney's fees, and engineering fees for injury or death to any person, or injury to any property, received or sustained by any person or persons or property, arising out of, or occasioned by, directly or indirectly, the performance of Applicant under this agreement, including claims and damages arising in part from the negligence of Hidalgo County.



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It is the expressed intent of the parties to this agreement that the indemnity provided for in this section is extended by Applicant to indemnity and protect Hidalgo County from the consequences of Hidalgo County's own negligence, whether that negligence is the sole or contributory cause of the resultant injury death, or damage.

Applicant further agrees to defend, at its own expense, with attorneys acceptable to Hidalgo County and on behalf of Hidalgo County, and in the name of Hidalgo County, any claim or litigation brought against Hidalgo County in connection with any such injury, death or damage.

Before construction is begun on such pipeline or utility crossings, Applicant will furnish to the HCPD a certificate of insurance (or other security approved by the HCPD) payable to Hidalgo County and protecting Hidalgo County (as an additional named insured) against any claims for personal injuries or damages to property resulting from the operations of Applicant, its agents, servants, employees, and contractors under this permit. Insurance is to be supplied in accordance with the attached Schedule A.

8. Hidalgo County makes no warranties, expressed or implied, in the granting of this permit; nor does Hidalgo County purport to grant any property interest or exclusive privileges whatsoever by granting such permit. It is specifically understood that Hidalgo County is not the agent for, nor does it act for, the fee owners or any persons or entities having any right, or title to possession of the land upon which Hidalgo County's easement or other property interest is located. Furthermore, in granting this permit Hidalgo County makes no representation or warranty that it has any property interest, including, but not limited to, an easement or right of way, in the land upon which Applicant constructs, maintains, repairs, or modifies the pipelines or utilities, made the subject of this application, nor does Hidalgo County make any representation or warranty as to the validity, quality or extent of such property interest, if any. Applicant acknowledges its understanding that Hidalgo County in granting this permit, does not convey or grant to Applicant any rights, title or interest for which is has no legal authority to grant or convey.
9. Applicant binds itself to comply with all federal, state, and local laws or regulations and will obtain all necessary permits from all local and federal agencies required by law before installation or construction is begun.



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10. Applicant will install its pipelines and utilities in a manner and location as shown in the plans and specifications filed with HCPD in support of this application for permit. Hidalgo County Planning Department's representative may at any time make such inspection as such engineer or other representation may deem necessary to assure that the construction of the pipeline or utilities is in accordance with the plans and specifications submitted, and said engineer or representative shall have the right to temporarily suspend Applicant's work if necessary, while such inspection is being made. Should Applicant not install the pipelines or utilities in accordance with the terms and conditions of this permit, Applicant agrees that Hidalgo County shall have the right to require, at Applicant's expense, the removal of the pipelines and utilities and its replacement in conformance to said plans and specifications and conditions of this permit. Hidalgo County may revoke this permit and suspend all work hereunder if it is determined by Hidalgo County that the pipelines or utilities are not being installed in accordance with such plans and specifications and conditions of this permit. The suspension or revocation of this permit shall not be a basis for a claim for damages against Hidalgo County.
11. Except in emergency situations where it is necessary to protect life and property, Applicant will not make any change, modification, or alteration in or to the pipelines or utilities without first securing a new or amended permit from Hidalgo County prior to the making of any such change. Applicant will maintain the pipelines or utilities hereby authorized in good and safe condition, and in accordance with plans, specifications, and this permit.
12. Applicant agrees to pay HCPD a permit fee to cover administrative costs in the amount of **\$500.00**, plus a reimbursement to HCPD for any necessary engineering fees which may be incurred for the study and processing of the Application. This fee will permit a single pipeline or utility to be within County right-of-way. Applicant further agrees to pay an additional fee of **\$500.00** for each additional line included in permit application at the same location; however, more than one location may be included in a single application.

Requests to lay additional line or lines, not included in an initial permit application, must be made by separate application, with new permit fees paid accordingly and support data provided.



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Permit fees may be waived where Applicant is a state, county, municipality, or a special political subdivision.

13. The Applicant is allowed one hundred twenty days (120) from the granting of the permit to start construction of the pipelines or utilities crossings. Once started, the Applicant is allowed ninety (90) days to complete all work under such permit. All construction must be completed within two hundred ten (210) days from the date of issuance of permit. Upon application, extension of the time periods set forth in this paragraph may be granted by the Hidalgo County Commissioners Court. Such applications for extension must be received by HCPD at least thirty days before the expiration of the two hundred ten (210) days period. A new permit fee, in accordance with Paragraph 12 hereof, will be charged for each extension granted.

Construction of any pipeline or utility crossing will not begin until written approval has been given by HCPD.

14. All provisions of the Pipeline and Utility Permit Administration Policy of Hidalgo County, if any, and all amendments thereto, are hereby incorporated herein as part of the terms and conditions of this permit for all purposes.
15. Applicant warrants and represents that it has secured from all fee owners of the involved property an easement or other property rights to construct, repair or modify the pipeline or utility in the manner set forth herein.
16. This Pipeline and Utility Permit if granted by Hidalgo County is subject to any and all other requirements, specifications and conditions listed in Exhibit A attached hereto.
17. Hidalgo County requires all coordinates of all utility crossings. Horizontal datum to be in NAD 83 State Plane Texas South 4205 feet and vertical datum in NAVD 88 Geoid 12a.



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18. This permit constitutes the entire agreement between the parties with regard to the subject matter hereof, and all prior agreements, representations, and negotiations between the parties regarding the subject matter are hereby superseded. This permit shall not be altered or amended except by an agreement in writing executed by the parties hereto.

19. Applicant warrants and represents that its undersigned representative has full authority to bind Applicant to the terms and conditions of the foregoing Application and Agreement for Pipeline or Utility Permit.

DATED this 25th day of August, 2025.

Hector H. Garcia De Pena, PE
(Name of Applicant – Printed or Typed)

By: Hector Garcia
Signature

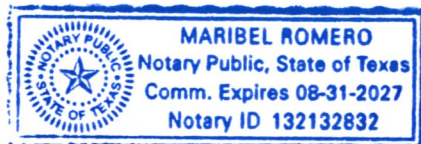
Title: Project Engineer, Supreme Engineering

STATE OF TEXAS
COUNTY OF HIDALGO

SUBSCRIBED AND SWORN TO before me the Applicant,
Hector Garcia, on this 25th day of August, 2025,
to which witness my hand and seal of office.

Maribel Romero

Notary Public for the State of Texas



My Commission Expires: 08-31-27



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**APPROVAL OF APPLICATION BY
HIDALGO COUNTY PLANNING DEPARTMENT**

Came on for consideration this _____ day of _____,
20____. The above and foregoing Application for Pipeline and Utility
Permit, and after consideration of the same by the Hidalgo County
Commissioners Court, said Application and Agreement for Pipeline or
Utility Permit is hereby APPROVED.

HIDALGO COUNTY:

Richard F. Cortez, County Judge



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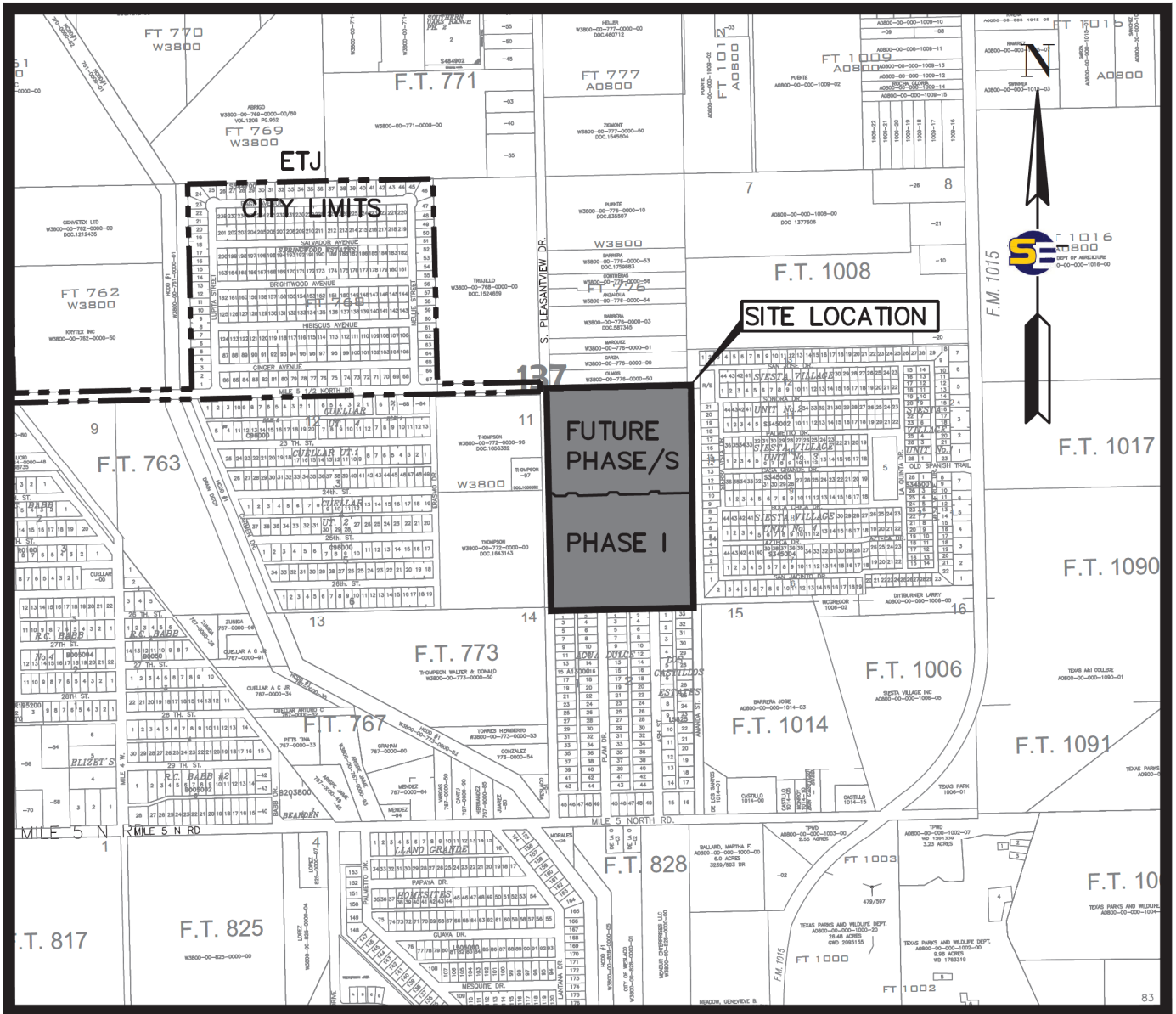
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EXHIBIT A

(Please insert description of project location and supporting documents for proposed utility work)



LOCATION MAP

THE GROVE AT PLEASANTVIEW PHASE I & II SUBDIVISION

A 13.78 ACRE TRACT OF LAND, OUT OF THE SOUTH 27.33 ACRE, RECORDED IN DOC. 3533559, DATED 3/25/24, HIDALGO COUNTY DEED RECORDS, TEXAS, AND;
 A REMAINDER 13.55 ACRE TRACT OF LAND, OUT OF THE NORTH 27.33 ACRE, RECORDED IN DOC. 3533559, DATED 3/25/24, HIDALGO COUNTY DEED RECORDS, TEXAS.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

11/26/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER 5G INSURANCE AGENCY 401 S. Kansas Ave. Weslaco, TX 78596	CONTACT NAME: Andrew Gonzalez PHONE (A/C. No. Ext): (956)969-1552 E-MAIL ADDRESS: andrew@5ginsagency.com	FAX (A/C. No): (956)973-0814
	INSURER(S) AFFORDING COVERAGE	
INSURED Reyna Construction & Development, LP 401 S Kansas Ave WESLACO, TX 78596 (956)968-2829 TX 78596	INSURER A: Scottsdale Insurance Company	
	INSURER B: Evanstan Insurance Company	
	INSURER C: Texas Mutual	
	INSURER D: Progressive	
	INSURER E:	
	INSURER F:	

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
B	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	X		3AA601926	9/11/2025	9/11/2026	EACH OCCURRENCE \$ 1,000,000
	DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000						
D	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY	X		958124235	8/30/2025	8/30/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000
	BODILY INJURY (Per person) \$						
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A	X	0002096658	7/15/2025	7/15/2026	PER STATUTE OTH-ER
	E.L. EACH ACCIDENT \$ 1,000,000						
A	UMBRELLA LIAB EXCESS LIAB DED RETENTION \$			CPS7785674	5/9/2025	5/9/2026	EACH OCCURRENCE \$
	AGGREGATE \$						
A	Inland Marine			CPS7785674	5/9/2025	5/9/2026	Per Item \$ 100,000
							Per Occurrence \$ 100,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER**CANCELLATION**

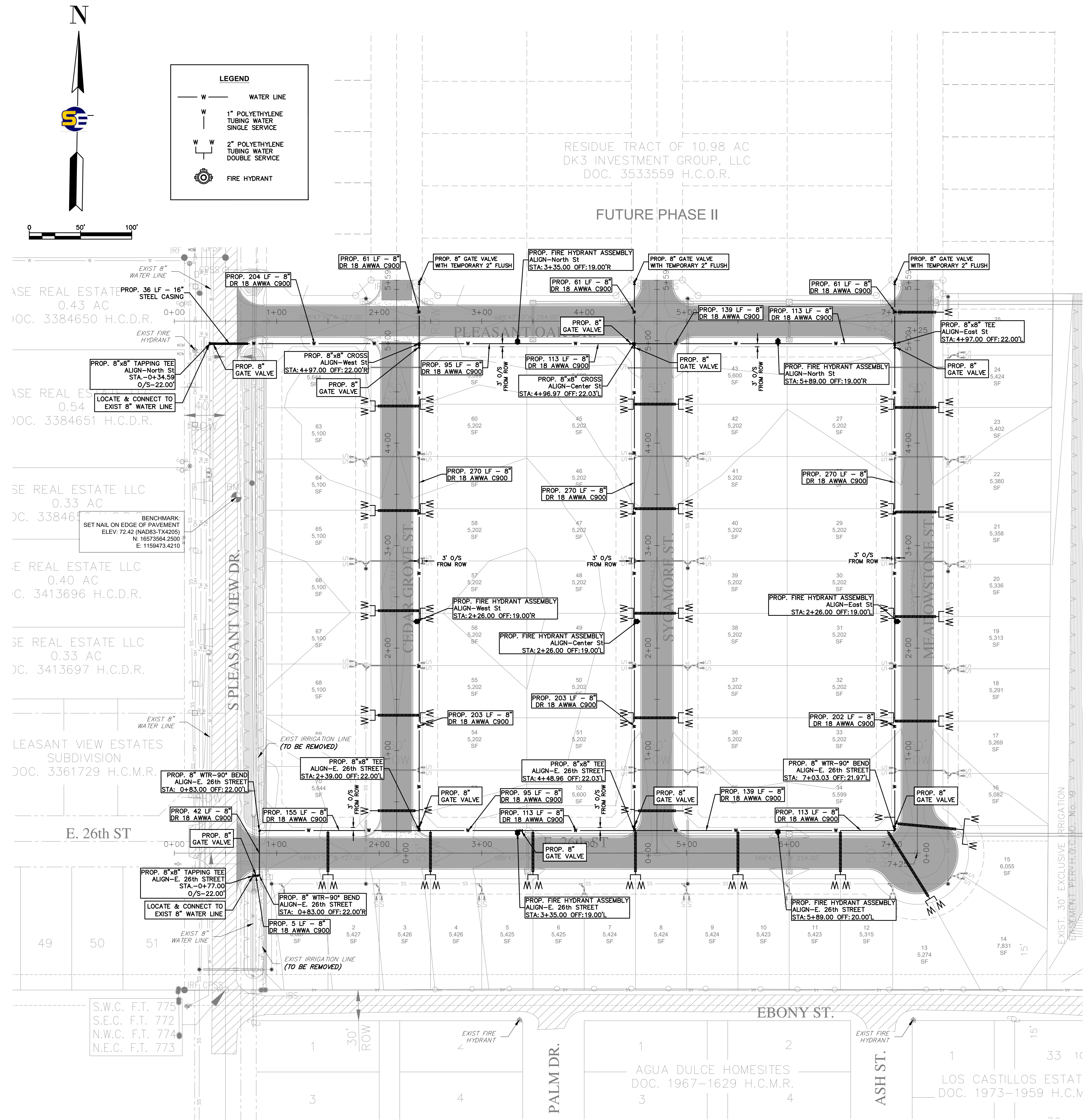
Hidalgo County
 2818 S. Bus. 281
 Edinburg, TX. 78539

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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--- PLOTTED 8/5/2025 C5-WATER DISTRIBUTION PLAN.DWG



FINAL WATER AND SEWER ENGINEERING REPORT

WATER SUPPLY, DESCRIPTION, COST, AND OPERABILITY DATE:
 THE GROVE AT PLEASANTVIEW PHASE I HAS BEEN PROVIDED WITH POTABLE WATER BY CITY OF WESLACO. THE SUBDIVIDER AND CITY OF WESLACO HAVE ENTERED INTO A CONTRACT IN WHICH CITY OF WESLACO HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND CITY OF WESLACO HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION. CITY OF WESLACO HAS ONE EXISTING 8" WATER LINE ALONG THE EAST SIDE OF PLEASANTVIEW DR.

WATER DISTRIBUTION FOR THE GROVE AT PLEASANTVIEW PHASE I CONSISTS OF ONE (1)-2" DIAMETER SINGLE SERVICE LINE PER LOT. THE SINGLE SERVICE LINES, THE METER BOXES & LOCKS HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$_____ PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID CITY OF WESLACO THE SUM OF \$_____ WHICH COVERS THE COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO CITY OF WESLACO UPON REQUEST BY THE LOT OWNER. CITY OF WESLACO WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY CITY OF WESLACO AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

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

ENGINEER CERTIFICATION:
 BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COST TO INSTALL THE WATER DISTRIBUTION SYSTEM AND SEWAGE SERVICE, DISCUSSED ABOVE, ARE AS FOLLOWS:
 WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$_____, WHICH EQUALS TO \$_____ PER LOT.
 SEWAGE FACILITIES - SANITARY SEWAGE SERVICE _____

OMAR CANO, PE
 P.E. # 120081

DATE _____

PROVISIÓN DE AGUA: DESCRIPCIÓN, GASTOS Y FECHAS DE INICIO

EL GROVE AT PLEASANTVIEW PHASE I HA SIDO PROVEÍDA DE AGUA POTABLE POR LA CIUDAD DE WESLACO. EL DUEÑO Y LA CIUDAD DE WESLACO HAN HECHO UN CONTRATO EN CUAL LA CIUDAD DE WESLACO HA PROMETIDO PROPORCIONAR SUFFICIENTE AGUA A LA SUBDIVISION DURANTE AL MENOS 30 AÑOS Y LA CIUDAD DE WESLACO HA PROPORCIONADO LA DOCUMENTACION PARA ESTABLECER SUFFICIENTEMENTE LA CANTIDAD Y LA CALIDAD DE LOS ABASTECIMIENTOS DE AGUA DISPONIBLES PARA SERVIR EL DESARROLLO LLENO DE ESTA SUBDIVISION. CIUDAD DE WESLACO TIENE UNA LINEA DE AGUA DE 8 PULGADAS DE DIAMETRO A LADO ESTE DE LA CALLE PLEASANTVIEW DR.

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

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

SE INSTALARA UN SISTEMA DE SERVICIOS SANITARIOS QUE SE CONECTA A UN SISTEMA EXISTENTE DE SERVICIOS SANITARIOS QUE SE ENCUENTRA AL LADO NOROCCIDENTE DE LA SUBDIVISION A APROX. 15 PIES DE DISTANCIA.

CERTIFICACIÓN:
 CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:
 AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$_____ O \$_____ POR LOTE
 DRENAJE: EL SISTEMA SANITARIO _____

OMAR CANO, PE
 P.E. # 120081

DATE _____

DRAINAGE REPORT FOR THE GROVE AT PLEASANTVIEW PHASE I SUBDIVISION

I. PROJECT LOCATION
 BEING A 13.776 ACRE TRACT OF LAND, OUT OF THE SOUTH 27.33 ACRE BEING ALL OF FARM TRACT 775, AND THE SOUTH 30 FT OF FARM TRACT 776, THE WEST AND ADAMS TRACTS, RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS HIDALGO COUNTY, TEXAS.

II. FLOOD PLAIN
 FLOOD ZONE STATEMENT:
 FLOOD ZONE DESIGNATION: ZONE "B" (MEDIUM SHADED) & ZONE AH (ELEV 69). ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL NO. 480334 0525 B, MAP DATED JAN. 2, 1981.

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

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

IV. EXISTING CONDITIONS
 THE SUBJECT TRACT IS CURRENTLY UNDEVELOPED. THE EXISTING TERRAIN HAS A GRADE OF APPROXIMATELY (0.20%). EXISTING RUNOFF (12.45 CFS) FROM THE SITE IS BY FORM OF SHEET FLOW RUNS TOWARDS THE EAST SIDE OF THIS TRACT.

V. PROPOSED CONDITIONS
 THE PROPOSED CONDITIONS FOR THIS SUBJECT TRACT IS FOR 70 LOTS FOR RESIDENTIAL MULTI-FAMILY USE. THE STORM RUNOFF AFTER DEVELOPMENT WILL BE INCREASE 42.84 CFS FOR A TOTAL 55.29 CFS. I HAVE CALCULATED THAT 64,862 CF OF STORM RUNOFF FOR A 50-YEAR DESIGN FREQUENCY, AND WILL BE DETAINING WITHIN THE PROPERTY BY EXCAVATING A NEW DRAIN DITCH IN A 80-FOOT ROW ALONG THE EAST OF THE PROPERTY DEDICATED TO THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 DISCHARGING WITH A 24 INCH STORM LINE AND CHOKING TO AN 18 INCH AS REQUESTED BY HCOID No. 9, INTO HCOID No. 1 DITCH 36 ALONG MILE 4 W. ROAD.

OMAR CANO, PE
 P.E. # 120081

DATE _____

SUBDIVIDER CERTIFICATION:
 BY COMPLYING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (G)WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS AND (D)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, EZQUEL REYNA, JR. & LINA R. REYNA SUBDIVIDER OF THE GROVE AT PLEASANTVIEW PHASE I, HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE WITH HIDALGO COUNTY HEALTH DEPARTMENT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY AND QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND LAWS OF THE STATE REQUIRED BY STATE AND COUNTY REGULATIONS.

OMAR CANO, PE
 P.E. # 1280021

DATE _____

STATE OF TEXAS
 COUNTY OF HIDALGO

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

NOTARY PUBLIC
 MY COMSTUART EXPIRES _____

STATE OF TEXAS
 COUNTY OF HIDALGO

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

NOTARY PUBLIC
 MY COMSTUART EXPIRES _____

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

DATE _____

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

DATE _____

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

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY OMAR CANO, P.E. ON 8/5/2025 ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

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

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

THE GROVE AT PLEASANTVIEW PHASE I
 WATER DISTRIBUTION PLAN

C5