



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: 9-01-2026

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

ENGINEER: SUPREME ENGINEERING, DEVELOPER DK3 INVESTMENT GROUP LLC.

☐ PRELIMINARY APPROVAL ☒ FINAL APPROVAL ☐ FINAL APPROVAL WITH FINANCIAL GUARANTEE ☐ WITH VARIANCE

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

NUMBER OF STREETLIGHTS: 11

FILLING STATIONS: 7

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

SUBDIVISION LIES WITHIN THE: ☒ ETJ OF WESLACO

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

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

SEWER SYSTEM: ☒ SANITARY SEWER CITY OF WESLACO.

WATER SERVICE PROVIDER: CITY OF WESLACO

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
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

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

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

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

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

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

LIVIA R. REYNA, GENERAL MANAGER
DK3 INVESTMENT GROUP, LLC

DATE _____ DATE _____
STATE OF TEXAS COUNTY OF HIDALGO

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

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

NOTARY PUBLIC FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES _____

STATE OF TEXAS
COUNTY OF HIDALGO

UNDER LOCAL GOVERNMENT CODE 232.028(g)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF **THE GROVE AT PLEASANTVIEW PHASE I SUBDIVISION** WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THE _____ DAY OF _____, 20____

HIDALGO COUNTY JUDGE _____ DATE _____

ATTEST: HIDALGO COUNTY CLERK _____ DATE _____

APPROVED BY HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT #9

THIS PLAT IS HEREBY APPROVED BY HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9

DATE THIS THE _____ DAY OF _____, 20____

- NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9 RIGHT-OF-WAYS AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCID No. 9.
- IT IS UNDERSTOOD THAT THE RATE FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.
- HCID No. 9 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION, AS WELL, HCID No. 9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION. IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE.
- HCID No. 9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEM DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA, THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.
- HCID No. 9 EXCLUSIVE EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, FENCES, SHRUBS, TREES, AND OTHER PLANTINGS AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

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

METES AND BOUNDS

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

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

THENCE, N 11°21'0" W WITH THE WEST LINE OF SAID FARM TRACT 775, THE EAST LINE OF FARM TRACT 772, AND THE CENTERLINE OF SAID MILE 3 1/2 WEST ROAD, PASS AT 495.66 FEET, THE NORTHWEST CORNER OF 10.0 ACRE TRACT AS DESCRIBED IN DOCUMENT 2939255, AND THE SOUTHWEST CORNER OF 11.72 ACRE TRACT AS DESCRIBED IN DOCUMENT 2910770, CONTINUING WITH THE WEST LINE OF SAID FARM TRACT 775 AND THE CENTERLINE OF SAID MILE 3 1/2 WEST ROAD, FOR A TOTAL DISTANCE OF 702.65 FEET, TO A COTTON PICKER SPINDLE SET FOR THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT;

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

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

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

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

THENCE, N 88°47'49" E, A DISTANCE OF 50 FEET, TO A 1/2-INCH IRON ROD WITH CAP STAMPED "RPLS 6887" SET;

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

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

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

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

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

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

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

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

THENCE, S 11°21'3" E, A DISTANCE OF 13.21 FEET, TO A 1/2-INCH IRON ROD WITH CAP STAMPED "RPLS 6887" SET;

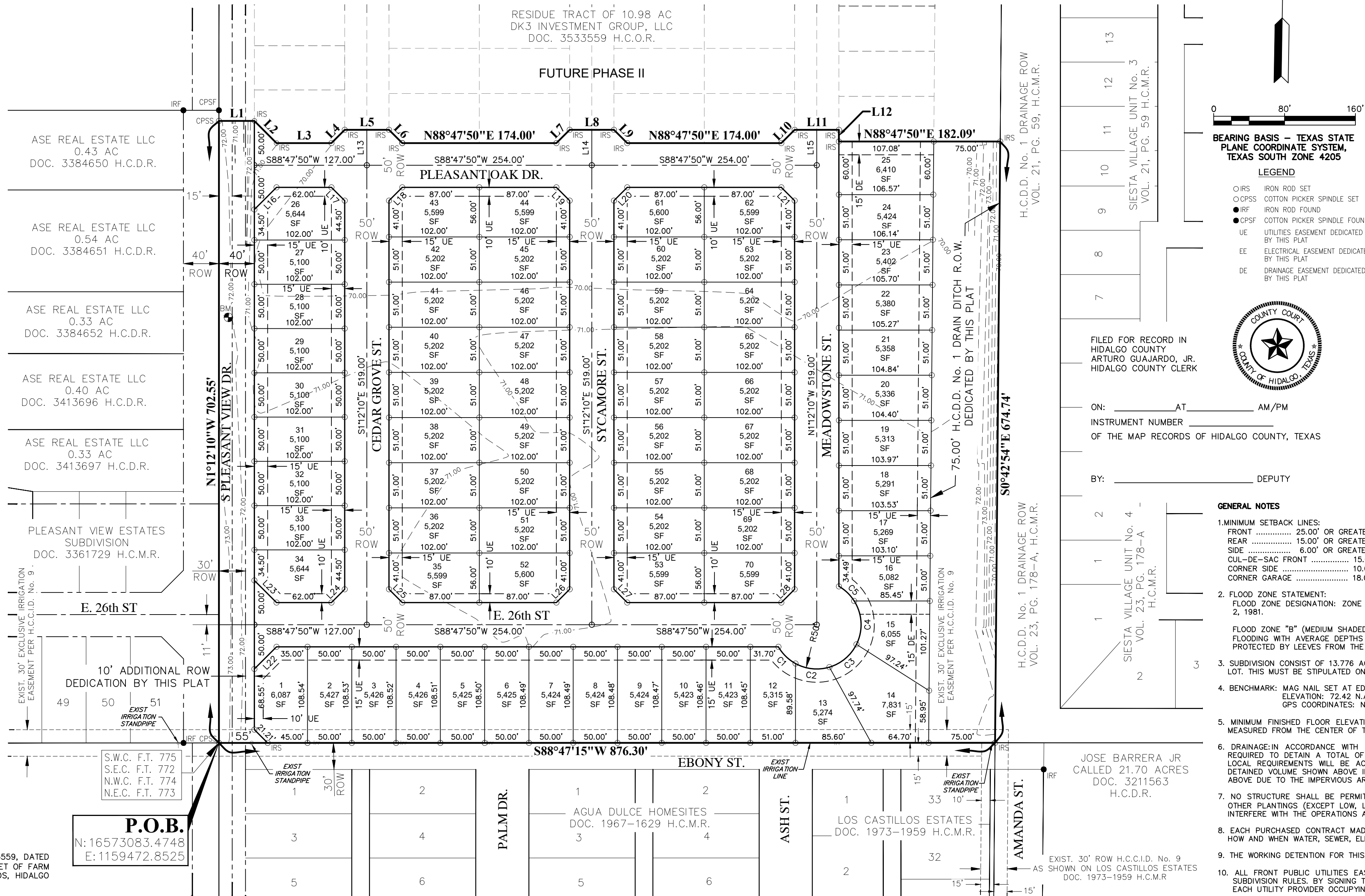
THENCE, N 88°47'50" E, A DISTANCE OF 182.09 FEET, TO A 1/2-INCH IRON ROD WITH CAP STAMPED "RPLS 6887" SET, ON THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT, ALSO LOCATED ON THE WEST LINE OF DRAINAGE EASEMENT, AS DESCRIBED IN A PLAT, DATED FEBRUARY 10, 1977, RECORDED IN VOLUME 10, PAGE 162 MAPS RECORDS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

THENCE, S 0°42'54" E (S 00°29'10" W), WITH THE EAST LINE OF SAID FARM TRACT 775, PASS AT 179.19 FEET, THE SOUTHEAST CORNER OF SAID 11.72 ACRE TRACT, AND THE NORTHEAST CORNER OF SAID 10.0 ACRE TRACT, CONTINUING WITH THE EAST LINE OF SAID FARM TRACT 775, A TOTAL DISTANCE OF 674.74 FEET, TO A 1/2-INCH IRON ROD WITH CAP STAMPED "RPLS 6887" SET, THE SOUTHEAST CORNER SAID FARM TRACT 775 AND THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE, S 88°47'15" W (WEST), WITH THE SOUTH LINE OF SAID FARM TRACT 775, PASS AT 821.30 FEET, A 1/2-INCH IRON ROD WITH CAP STAMPED "RPLS 6887" SET FOR REFERENCE ON THE EAST RIGHT-OF-WAY LINE OF SAID MILE 3 1/2 WEST ROAD, AND CONTINUING FOR A TOTAL DISTANCE OF 876.30 FEET, TO THE POINT OF BEGINNING AND CONTAINING WITHIN THESE METES AND BOUNDS A TOTAL OF 13.778 GROSS ACRE, MORE OR LESS.

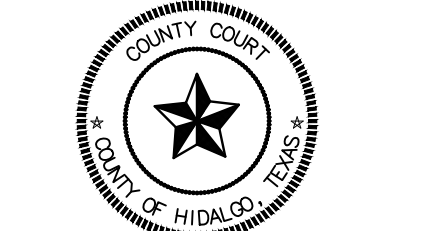
GROVE AT PLEASANTVIEW PHASE I
SUBDIVISION

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



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

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



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

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

GENERAL NOTES

- MINIMUM SETBACK LINES:
FRONT 25.00' OR GREATER FOR EASEMENTS.
REAR 15.00' OR GREATER FOR EASEMENTS.
SIDE 6.00' OR GREATER FOR EASEMENTS.
CUL-DE-SAC FRONT 15.00' OR GREATER FOR EASEMENTS.
CORNER SIDE 10.00' OR GREATER FOR EASEMENTS.
CORNER GARAGE 18.00' OR GREATER FOR EASEMENTS.
- FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "B" (MEDIUM SHADED), ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL NO. 480334 0525 B, MAP DATED JAN. 2, 1981.
FLOOD ZONE "B" (MEDIUM SHADED), AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
- SUBDIVISION CONSIST OF 13.778 ACRES & 70 SINGLE-FAMILY LOTS, NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS.
- BENCHMARK: MAG NAIL SET AT EDGE OF PAVEMENT OF S. PLEASANTVIEW DR.
ELEVATION: 72.42 N.A.D. 83
GPS COORDINATES: N: 16573564.2500, E: 1159473.4210
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE AT ELEV. 72.02' OR 18" ABOVE TOP OF CURB OR CENTER LINE OF STREET, WHICHEVER IS GREATER, MEASURED FROM THE CENTER OF THE LOT.
- DRAINAGE IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 64,862 CUBIC-FEET OR 1.49 ACRE-FEET OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE ENGINEER CONSIDERED FOR HIS CALCULATION OF THIS SUBDIVISION.
- 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.
- 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.
- THE WORKING DETENTION FOR THIS SUBDIVISION OF 215,156 CUBIC-FEET OR 4.94 ACRE-FEET EXCEEDS A 50 YEAR STORM FLOOD.
- ALL FRONT PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE 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 COMPATIBLE WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
- CLEARANCE FOR WATER METERS: AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO RECEIVING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METER(S).
- ALL CONSTRUCTION TO MEET THE HIDALGO COUNTY REQUIREMENTS AND STANDARDS.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE CENTER OF THE LOT TO THE CURB AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES APPENDIX 3.1.4.
- STREETLIGHT MUST BE LOCATED EVERY 250 FEET.
- CORNETS LOT DRIVEWAYS SHOULD BE CONSTRUCTED AT FURTHEST POSSIBLE POINT FROM INTERSECTIONS AND IN COMPLIANCE WITH ACCESS MANAGEMENT ORDINANCE.
- NO FILL OF PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE EASEMENT, EACH DRAINAGE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE DRAINAGE EASEMENT. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE EASEMENT.
- ALL DRAINAGE EASEMENTS SHALL BE MAINTAINED BY PROPERTY OWNERS/HOA.
- DIRECT DRIVEWAY ACCESS IS PROHIBITED FOR LOTS 1, 26-34 ONTO PLEASANTVIEW DR.
- ALL FENCE ABUTTING DRAIN DITCH ROW SHALL BE PLACED WITHIN INDIVIDUAL LOTS AS TO NOT IMPEDE WITH MAINTENANCE OF DITCH.
- BUFFER FENCE IS REQUIRED FOR ALL LOTS 26-34 ABUTTING PLEASANTVIEW DRIVE.

		INDEX TO SHEET GROVE AT PLEASANTVIEW PHASE I SUBDIVISION
SHEET 1	LOCATION MAP AND ETS PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENTS DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. No. 1 CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; RIGHT OF WAY CERTIFICATION; HCHD CERTIFICATION; REVISION NOTES.	
SHEET 2	WATER DISTRIBUTION, ENGINEERING REPORT (ENGLISH AND SPANISH VERSIONS), INCLUDING DESCRIPTION OF WATER AND WASTE WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSIONS); TYPICAL WATER SERVICE CONNECTION; FIRE HYDRANT ASSEMBLY AND BOX DETAIL; SUBDIVIDER CERTIFICATE AND STATEMENT; REVISION NOTES.	
SHEET 3	SANITARY SEWER; TYPICAL SEWER SERVICE CONNECTION, PIPE BEDDING AND STRUCTURE DETAILS; REVISION NOTES.	
SHEET 4	MAP OF TOPOGRAPHY AND DRAINAGE; DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; REVISION NOTES; TYPICAL ROADWAY SECTION; TYPICAL STREET INTERSECTION; CURB AND GUTTER SECTION; VALLEY GUTTER SECTION; STORM PIPE BEDDING AND STRUCTURE DETAILS.	

DATE: JULY 2026

SUPREME
ENGINEERING

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

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

THE STATE OF TEXAS
COUNTY OF HIDALGO

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

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

THE STATE OF TEXAS
COUNTY OF HIDALGO

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

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

APPROVED BY DRAINAGE DISTRICT

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER THE TEXAS WATER CODE 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

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

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

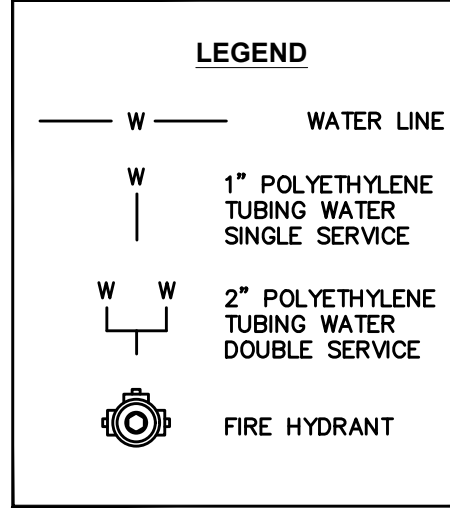
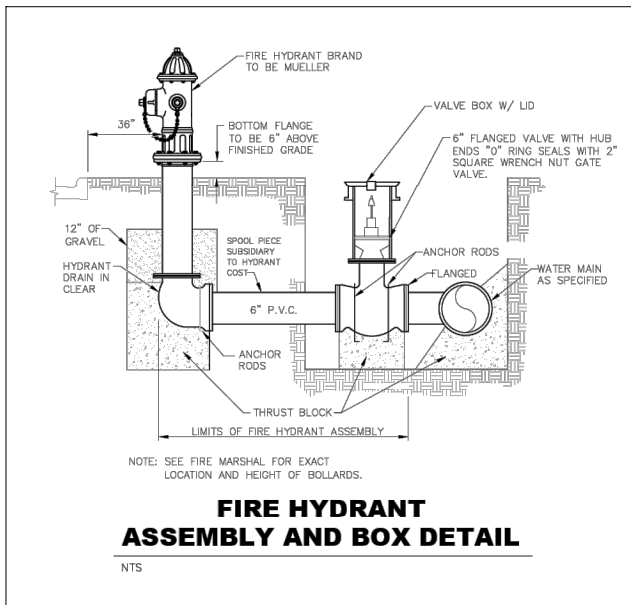
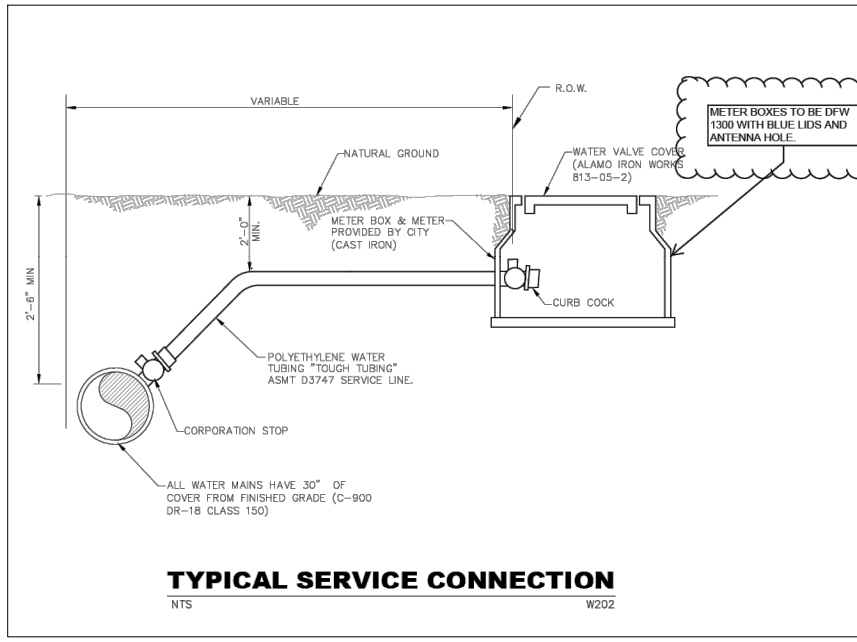
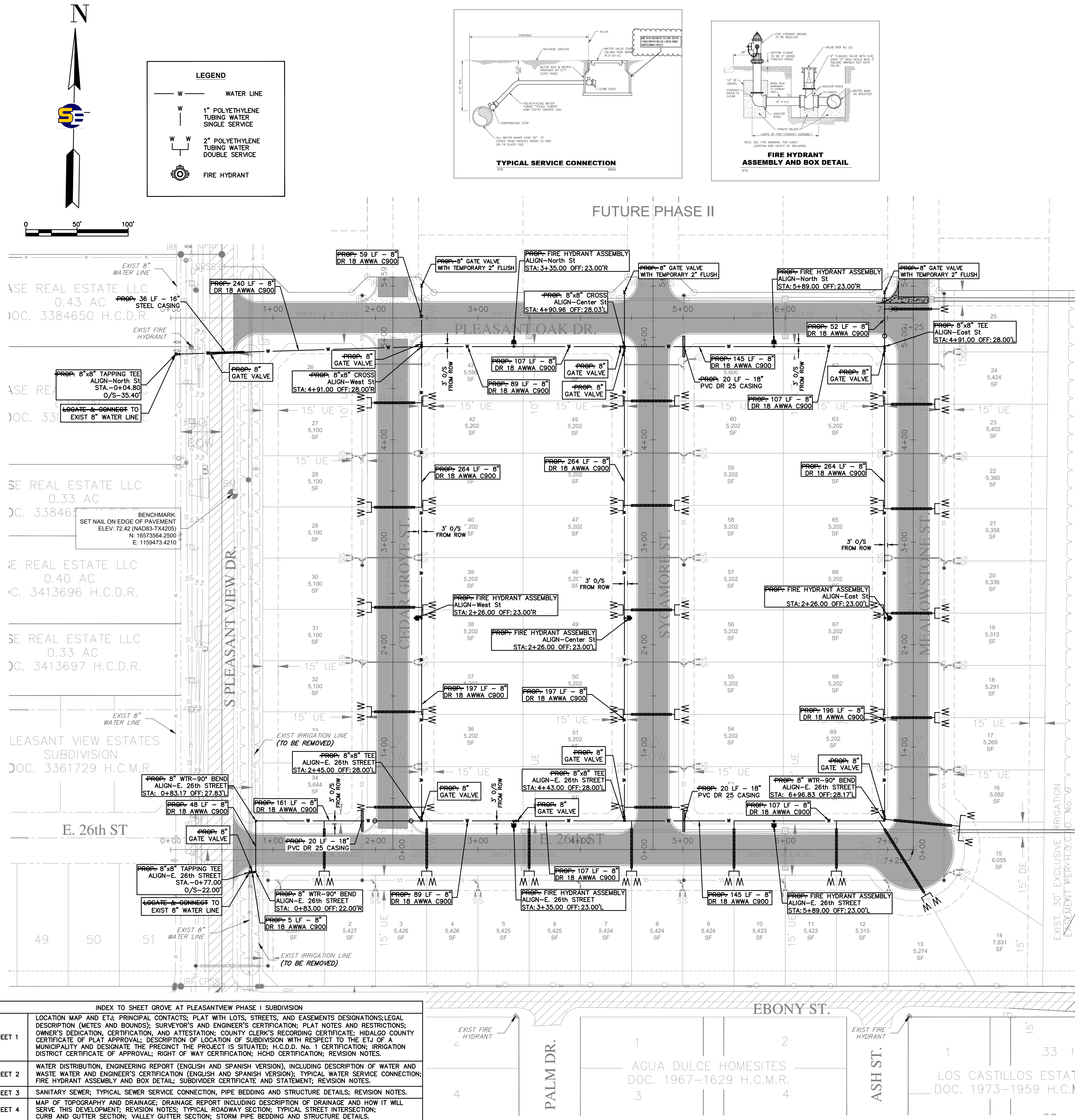
Line Data		
Line #	Bearing	Distance
L11	N88°47'50"E	50.00'
L12	S11°12'13"E	13.21'
L13	N11°12'10"W	40.00'
L14	N11°12'10"W	40.00'
L15	N11°12'10"W	40.00'
L16	N43°47'50"E	35.36'
L17	S46°12'10"E	21.21'
L18	N43°47'50"E	21.21'
L19	S46°12'10"E	21.21'
L20	N43°47'50"E	21.21'

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

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

2-E24-003.1 WATER DISTRIBUTION PLAN.DWG
--- PLOTTED 7/31/2026

###



FUTURE PHASE II

FINAL WATER AND SEWER ENGINEERING REPORT

WATER SUPPLY, DESCRIPTION, COST, AND OPERABILITY DATE:

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 WEST SIDE OF PLEASANTVIEW DR.

WATER DISTRIBUTION FOR THE GROVE AT PLEASANTVIEW PHASE I CONSISTS OF ONE (6)-1" DIAMETER SINGLE SERVICE LINE AND (32)-2" DUAL SERVICE LINE PER LOT. THE SINGLE SERVICE LINES, THE METER BOXES & LOCKS HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$285,284 OR \$3,790 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID CITY OF WESLACO THE SUM OF \$38,500.00, WHICH COVERS THE \$550 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

SEWAGE FACILITIES - A SANITARY SEWER SYSTEM WILL BE INSTALLED THAT CONNECTS TO AN EXISTING SANITARY SEWER SYSTEM THAT IS LOCATED ON THE WEST SIDE OF PLEASANTVIEW DRIVE, TOWARDS THE SOUTHWEST CORNER OF THE SUBDIVISION. THE 8" SANITARY SEWER LINE AND SANITARY SEWER MANHOLES HAVE BEEN INSTALLED, AT A TOTAL COST OF \$287,192 OR \$4,103 PER LOT. THE ENTIRE WASTE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY CITY OF WESLACO AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF RECORDING OF THE PLAT.

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 \$303,784, WHICH EQUALS TO \$4,340 PER LOT.

SEWAGE FACILITIES - THESE FACILITIES FULLY CONSTRUCTED WILL COST A GRAND TOTAL OF \$287,192 WHICH EQUALS TO \$4,103 PER LOT.

OMAR CANO, PE
P.E. # 120081

DATE



PROVISIÓN DE AGUA: DESCRIPCIÓN, GASTOS Y FECHAS DE INICIO

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 SUBDIVISIÓN DURANTE AL MENOS 30 AÑOS Y LA CIUDAD DE WESLACO HA PROPORCIONADO LA DOCUMENTACIÓN PARA ESTABLECER SUFFICIENTEMENTE LA CANTIDAD Y LA CALIDAD DE LOS ABASTECIMIENTOS DE AGUA DISPONIBLES PARA SERVIR EL DESARROLLO LLENO DE ESTA SUBDIVISIÓN. CIUDAD DE WESLACO TIENE UNA LÍNEA DE AGUA DE 8 PULGADAS DE DIÁMETRO A LADO OESTE DE LA CALLE PLEASANTVIEW DR.

LA DISTRIBUCIÓN DE AGUA PARA GROVE AT PLEASANTVIEW PHASE I CONSISTE DE UNA (6)-1" DE DIÁMETRO DE SERVICIO INDIVIDUAL Y (32)-2" DIÁMETRO DE SERVICIO DOBLE POR LOTE. CUALES TERMINAN EN LAS CAJAS DEL MEDIDOR CON CANDADOS DE CADA SOLAR. LAS LÍNEAS DE SERVICIO SINGULAR Y LAS CAJAS DEL MEDIDOR HAN SIDO INSTALADAS A UN COSTO TOTAL DE \$285,284 O \$3,790 POR LOTE. EL DUEÑO DE LA SUBDIVISIÓN TAMBIÉN LE HA PAGADO A LA CIUDAD DE WESLACO \$38,500.00, DE ACUERDO AL CONTRATO DE LA CARTA DE 30 AÑOS LA CUAL CUBRE EL COSTO DEL MEDIDOR MECÁNICO DE AGUA PARA CADA LOTE. \$550 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 CIUDAD DE WESLACO LO INSTALARÁ SIN ALGÚN GASTO AL DUEÑO. EL SISTEMA DE AGUA ESTARÁ EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISIÓN SEA REGISTRADA EN EL CONDOMINIO DE HIDALGO.

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

INSTALACIONES DE ALCANTRILLADO - SE INSTALARÁ UN SISTEMA DE ALCANTRILLADO SANITARIO QUE SE CONECTA A UN SISTEMA DE ALCANTRILLADO SANITARIO EXISTENTE QUE SE UBICA EN EL LADO OESTE DE PLEASANTVIEW DRIVE, HACIA LA ESQUINA SURESTE DE LA SUBDIVISIÓN. LA LÍNEA DE ALCANTRILLADO SANITARIO DE 8" Y LOS POZOS DE VENTA DEL ALCANTRILLADO SANITARIO HAN SIDO INSTALADOS, A UN COSTO TOTAL DE \$287,192 O \$4,103 POR LOTE. LAS INSTALACIONES DE AGUAS RESIDUALES EN SU TOTALIDAD HAN SIDO APROBADAS Y ACEPTADAS POR LA CIUDAD DE WESLACO Y DICHO SISTEMA DE DISTRIBUCIÓN ESTÁ OPERATIVO A PARTIR DE LA FECHA DE REGISTRO DEL PLANO

CERTIFICACIÓN:

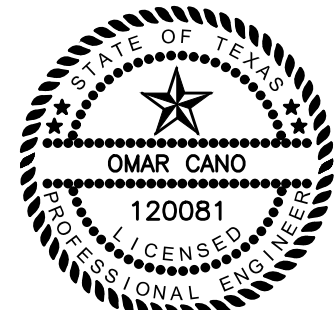
CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCIÓN 16.343 DEL TEXAS WATER CODE (CÓDIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR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

AGUA: EL SISTEMA/SERVICIO DE AGUA SERÁ INSTALADO Y COMPLETAMENTE CONSTRUÍDO MENOS EL MEDIDOR MENOS DE AGUA QUE COSTARÁ UN TOTAL DE \$303,784 O \$4,340 POR LOTE.

INSTALACIONES DE ALCANTRILLADO - ESTAS INSTALACIONES COMPLETAMENTE CONSTRUÍDAS TENDRÁN UN COSTO TOTAL GENERAL DE \$287,192 LO QUE EQUIVALE A \$4,103 POR LOTE.

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 BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES 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 HIDALGO SANDY CLAY LOAM SOIL (28) THAT HAS A MODERATE INFILTRATION RATE WHEN THOROUGHLY WET AND IS LISTED IN HYDROLOGICAL GROUP B.

IV. EXISTING CONDITIONS

THE SUBJECT TRACT IS CURRENTLY UNDEVELOPED. THE EXISTING TERRAIN HAS A GRADE OF APPROXIMATELY (0.20%). EXISTING RUNOFF (12.45 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 42.04 CFS FOR A TOTAL 55.29 CFS. I HAVE CALCULATED THAT 42.04 CFS 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 HCDD No. 9, INTO HCDD No. 1 DITCH 36 ALONG MILE 4 W. ROAD.

OMAR CANO, PE
P.E. # 1280021

DATE



SUBDIVIDER CERTIFICATION:

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

SUBDIVIDER STATEMENT:

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

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

DATE

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

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

NOTARY PUBLIC
MY COMSTUART EXPIRES _____

STATE OF TEXAS
COUNTY OF HIDALGO

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

NOTARY PUBLIC
MY COMSTUART EXPIRES _____

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

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY OMAR CANO, P.E. ON 7/31/2026
ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

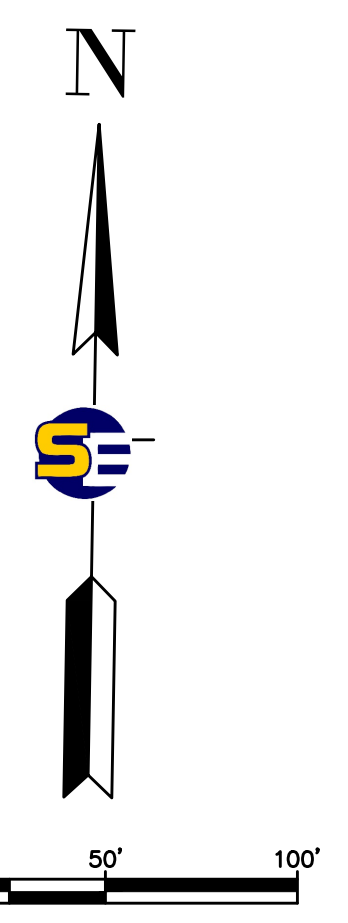
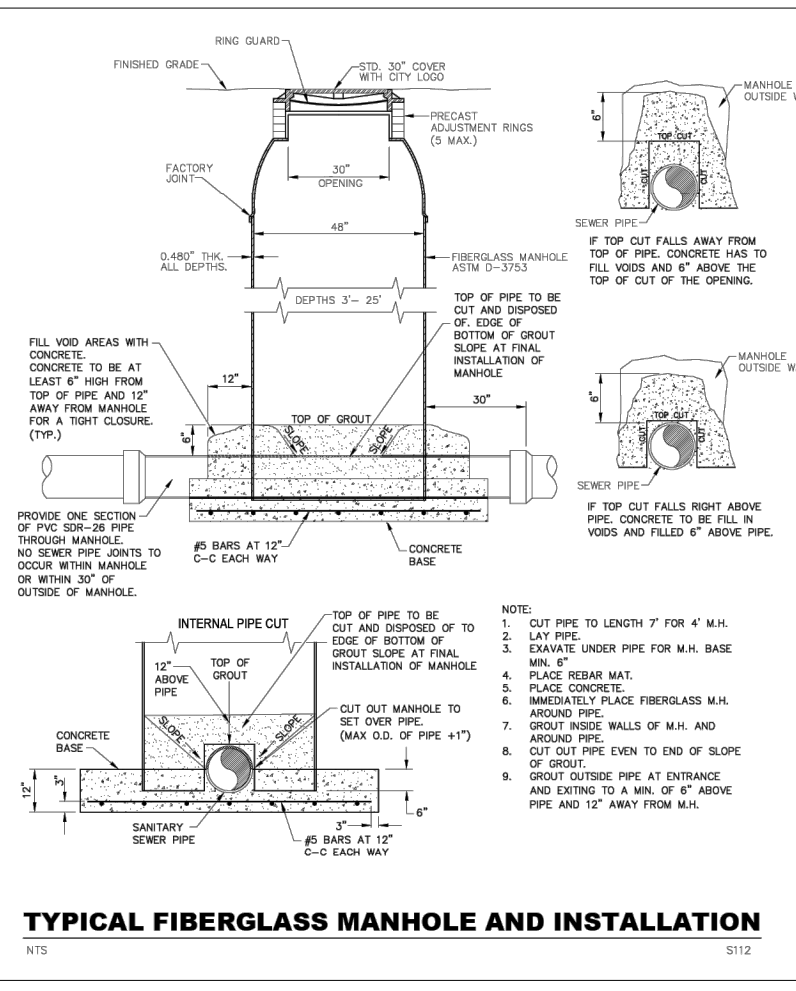
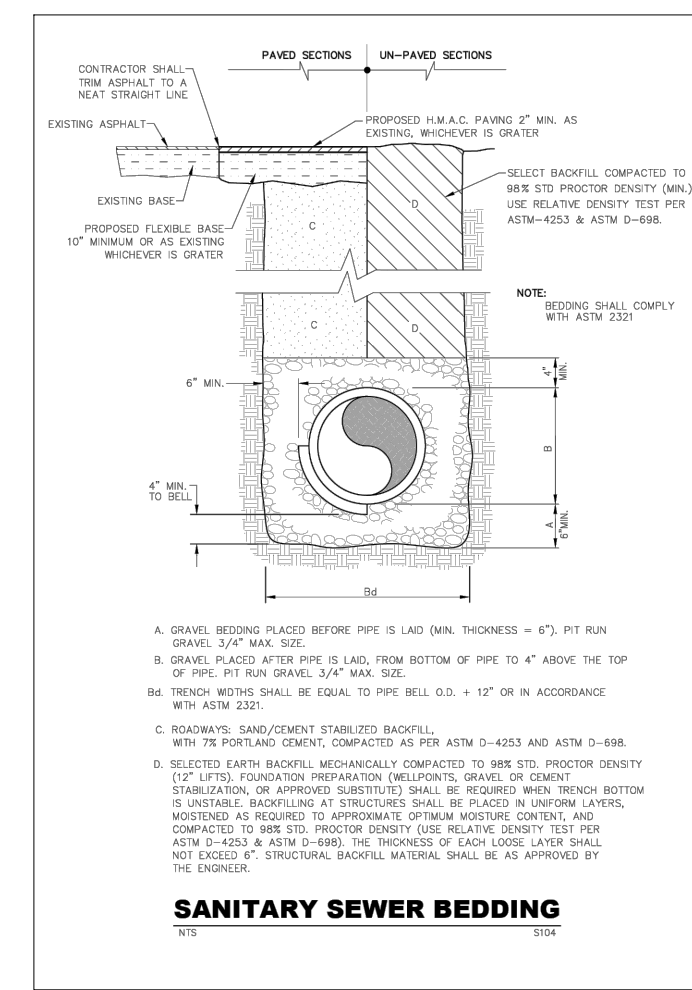
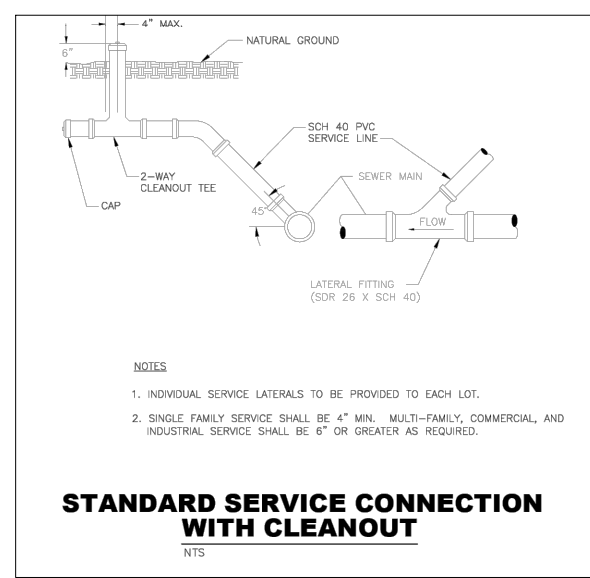
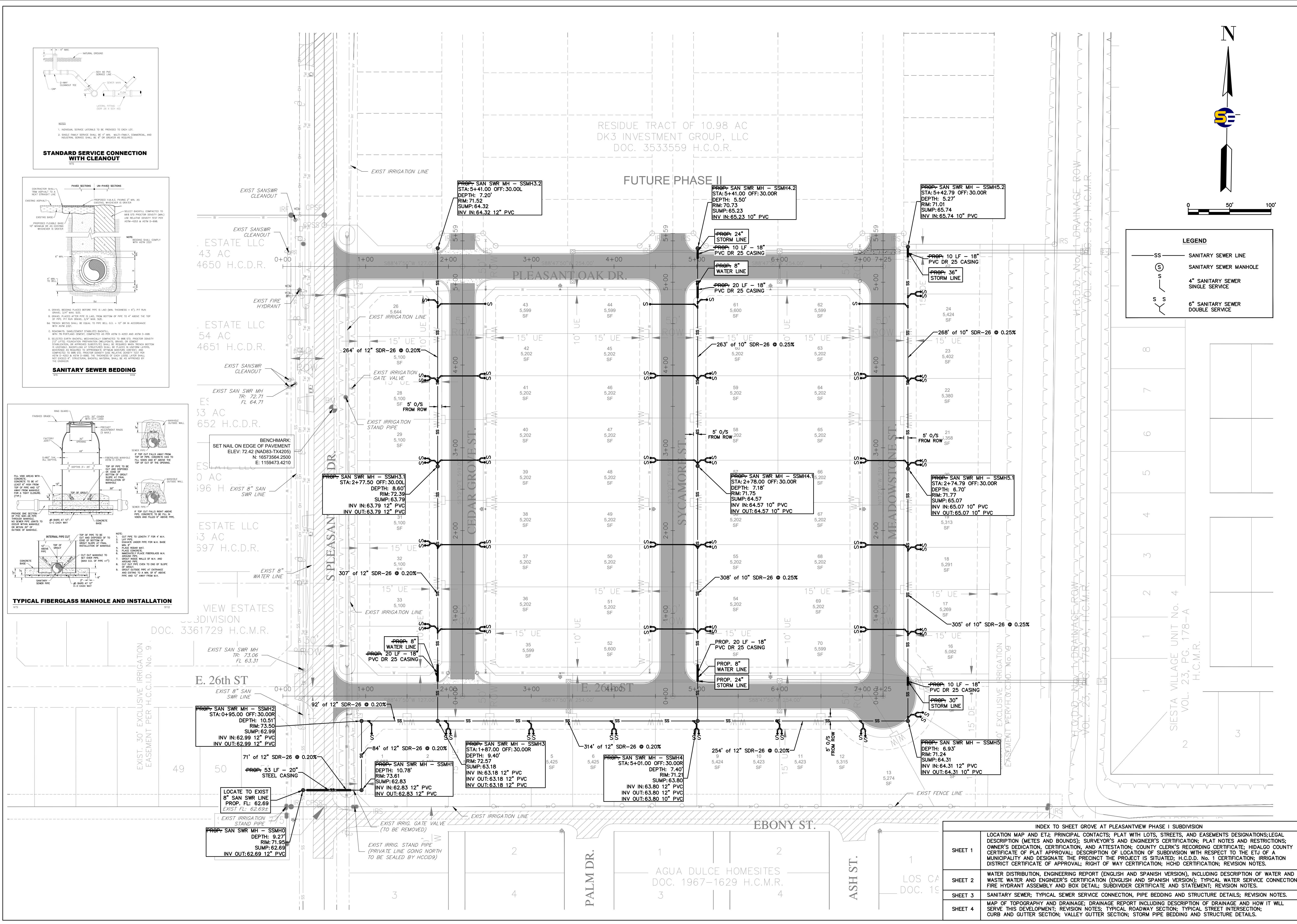
PROJECT No. / #	PROJECT TEAM	DESIGN BY: O.C.	DRAWN BY: J.G. & J.J.M.	CHECKED BY: O.C.	APPROVED BY: O.C.	REV	DESCRIPTION	DATE	APPROVED BY:

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

GROVE AT PLEASANTVIEW PHASE I
WATER DISTRIBUTION PLAN

SHEET 2

--- PLOTTED 7/31/2026 3-E24-003.1 SANITARY SEWER PLAN.DWG



LEGEND	
SS	SANITARY SEWER LINE
S	SANITARY SEWER MANHOLE
4"	4" SANITARY SEWER SINGLE SERVICE
6"	6" SANITARY SEWER DOUBLE SERVICE

INDEX TO SHEET GROVE AT PLEASANTVIEW PHASE I SUBDIVISION	
SHEET 1	LOCATION MAP AND E.T.; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENTS DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE E.T. OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.C.D. No. 1 CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; RIGHT OF WAY CERTIFICATION; HCHD CERTIFICATION; REVISION NOTES.
SHEET 2	WATER DISTRIBUTION, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); TYPICAL WATER SERVICE CONNECTION; FIRE HYDRANT ASSEMBLY AND BOX DETAIL; SUBDIVIDER CERTIFICATE AND STATEMENT; REVISION NOTES.
SHEET 3	SANITARY SEWER; TYPICAL SEWER SERVICE CONNECTION, PIPE BEDDING AND STRUCTURE DETAILS; REVISION NOTES.
SHEET 4	MAP OF TOPOGRAPHY AND DRAINAGE; DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; REVISION NOTES; TYPICAL ROADWAY SECTION; TYPICAL STREET INTERSECTION; CURB AND GUTTER SECTION; VALLEY GUTTER SECTION; STORM PIPE BEDDING AND STRUCTURE DETAILS.

SUPREME ENGINEERING

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

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY OMAR CANO, P.E. ON 7/31/2026. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

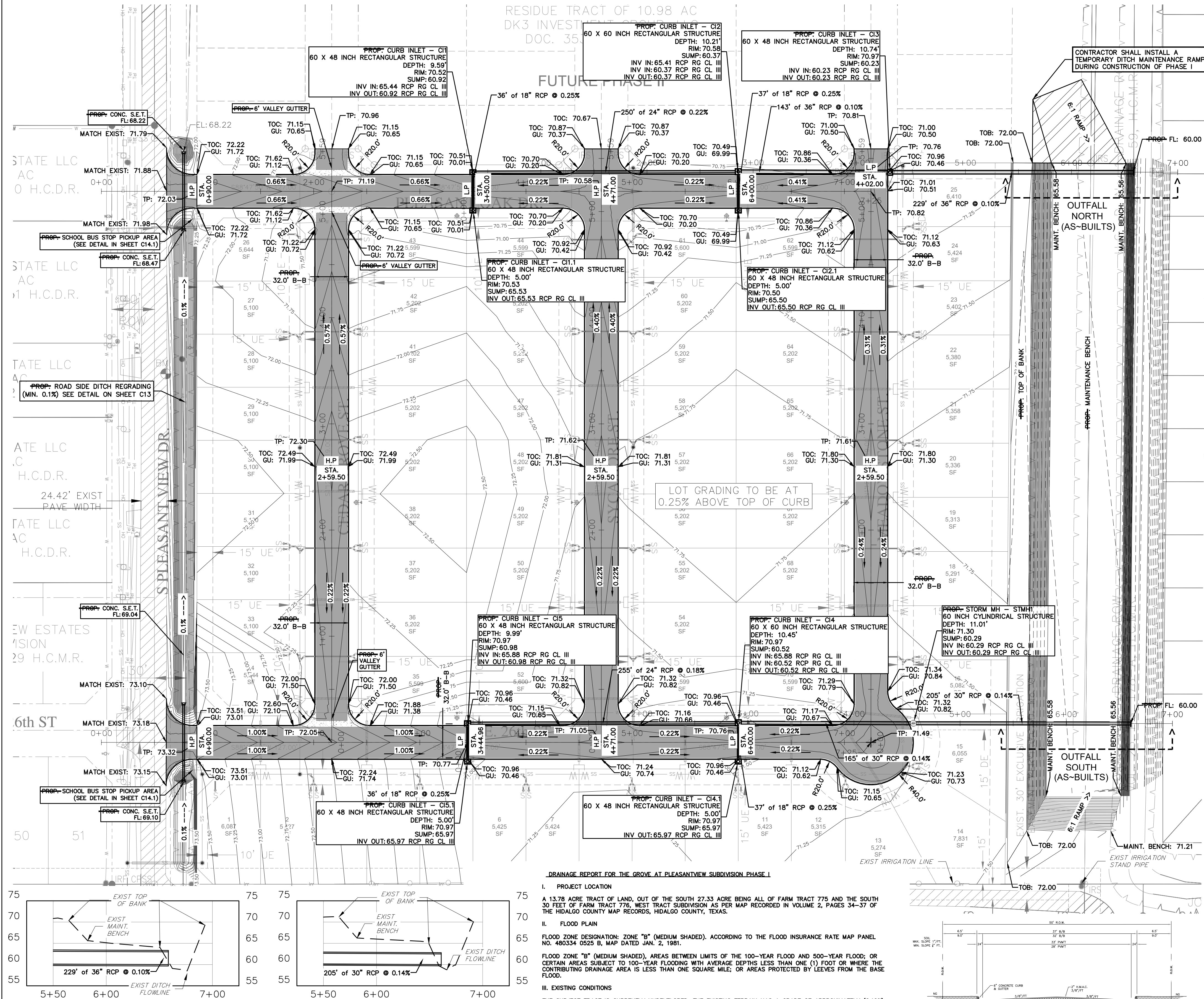
PROJECT No. ##	PROJECT TEAM	DESIGN BY: O.C.	DRAWN BY: J.G. & J.J.M.	CHECKED BY: O.C.	APPROVED BY: O.C.	REV. DESCRIPTION	DATE	APPROVED BY:

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

GROVE AT PLEASANTVIEW PHASE I
OVERALL SANITARY SEWER PLAN

SHEET 3

4-E24-003.1 STORM DRAINAGE PLAN.DWG
PLOTTED 7/31/2026

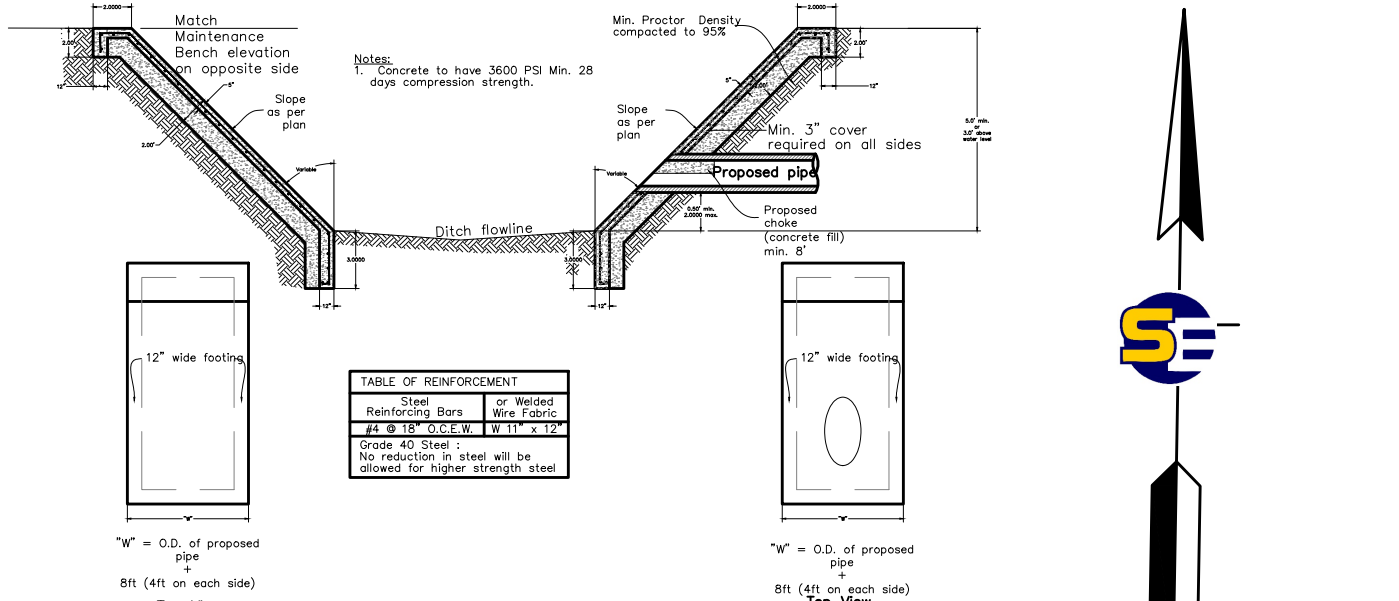


INDEX TO SHEET GROVE AT PLEASANTVIEW PHASE I SUBDIVISION	
SHEET 1	LOCATION MAP AND E.T.; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENTS DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE E.T. OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. No. 1 CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; RIGHT OF WAY CERTIFICATION; HCHD CERTIFICATION; REVISION NOTES.
SHEET 2	WATER DISTRIBUTION, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); TYPICAL WATER SERVICE CONNECTION; FIRE HYDRANT ASSEMBLY AND BOX DETAIL; SUBDIVIDER CERTIFICATE AND STATEMENT; REVISION NOTES.
SHEET 3	SANITARY SEWER; TYPICAL SEWER SERVICE CONNECTION, PIPE BEDDING AND STRUCTURE DETAILS; REVISION NOTES.
SHEET 4	MAP OF TOPOGRAPHY AND DRAINAGE; DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; REVISION NOTES; TYPICAL ROADWAY SECTION; TYPICAL STREET INTERSECTION; CURB AND GUTTER SECTION; VALLEY GUTTER SECTION; STORM PIPE BEDDING AND STRUCTURE DETAILS.

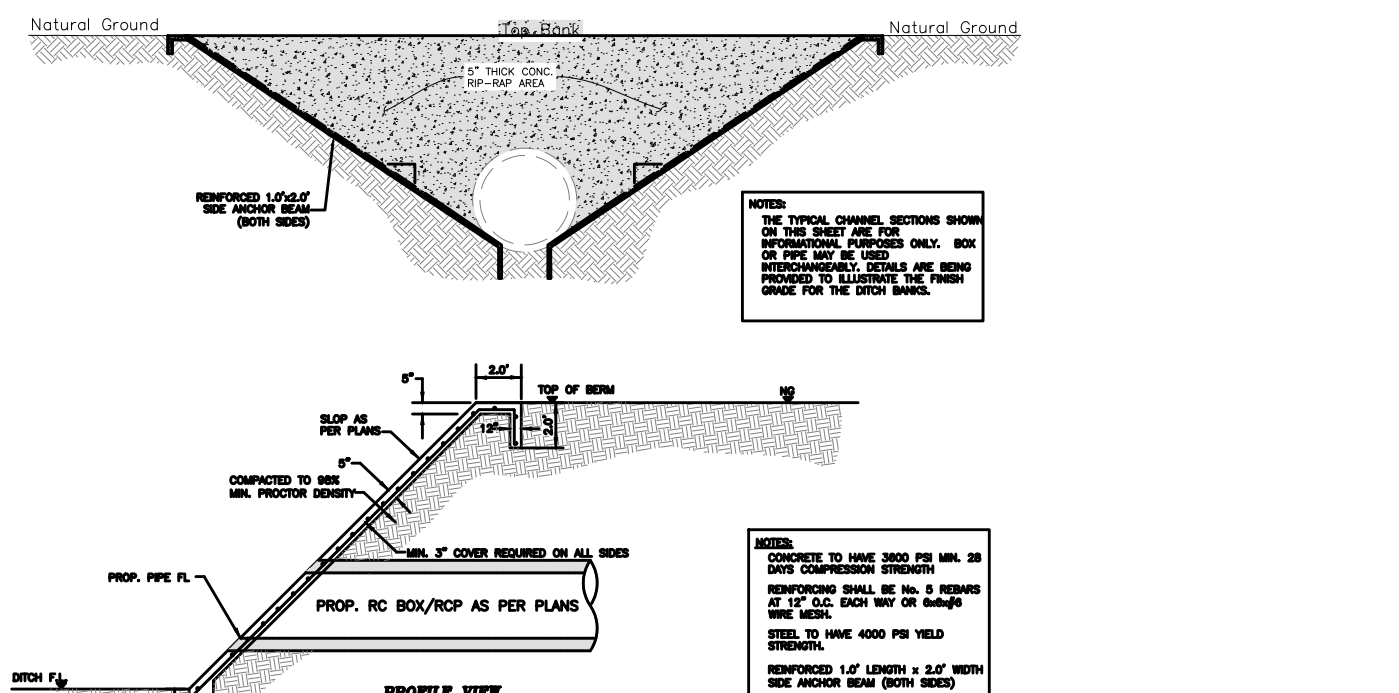
DRAINAGE REPORT FOR THE GROVE AT PLEASANTVIEW SUBDIVISION PHASE I

- PROJECT LOCATION**
A 13.78 ACRE TRACT OF LAND, OUT OF THE SOUTH 27.33 ACRE BEING ALL OF FARM TRACT 775 AND THE SOUTH 30 FEET OF FARM TRACT 775, WEST TRACT SUBDIVISION AS PER MAP RECORDED IN VOLUME 2, PAGES 34-37 OF THE HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY, TEXAS.
- FLOOD PLAIN**
FLOOD ZONE DESIGNATION: ZONE "B" (MEDIUM SHADED). ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL NO. 480334 0525 B, MAP DATED JAN. 2, 1981.
- FLOOD ZONE "B" (MEDIUM SHADED)**
AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
- EXISTING CONDITIONS**
THE SUBJECT TRACT IS CURRENTLY UNDEVELOPED. THE EXISTING TERRAIN HAS A GRADE OF APPROXIMATELY (0.10%). EXISTING RUNOFF (12.45 CFS) FROM THE SITE IS BY FORM OF SHEET FLOW RUNS TOWARDS THE NORTHWEST SIDE OF THE TRACT.
- PROPOSED CONDITIONS**
THE PROPOSED CONDITIONS FOR THIS SUBJECT TRACT IS FOR 70 LOTS FOR SINGLE-FAMILY RESIDENTIAL. THE STORM RUNOFF NOT INCREASE. THEREFORE, AS PER ATTACHED CALCULATIONS, THE REQUIRED DETENTION OF 64,862 CUBIC FEET (1.49 ACRE-FT) OF STORM RUNOFF SHALL BE STORED AS PER ATTACHED CALCULATIONS. THE ADDITIONAL RUNOFF WILL BE COMPENSATED BY DEDICATING TO HDDD NO. 1 THE EAST 75 FT OF THE 13,776-ACRE PROPERTY AS FLOW TO WIDEN THE EXISTING DITCH 34 TO ACCOMMODATE THE REQUIRED DETENTION. THE PROPOSED EXCAVATION WILL ACCOMMODATE A TOTAL OF 224,803 CUBIC FEET (5.16 ACRE-FT) OF DETENTION RUNOFF, WHICH CONTINUES FLOWING SOUTH AND DISCHARGES AT THE BWC, THAT WILL SERVE AS THE ULTIMATE OUTFALL. THE ADDITIONAL 160,041 CUBIC FEET OF DETENTION VOLUME WILL BE ACCOUNTED FOR THE REST OF THE PROPERTY (APPROXIMATELY 13.55 ACRES) FUTURE PHASE/S.

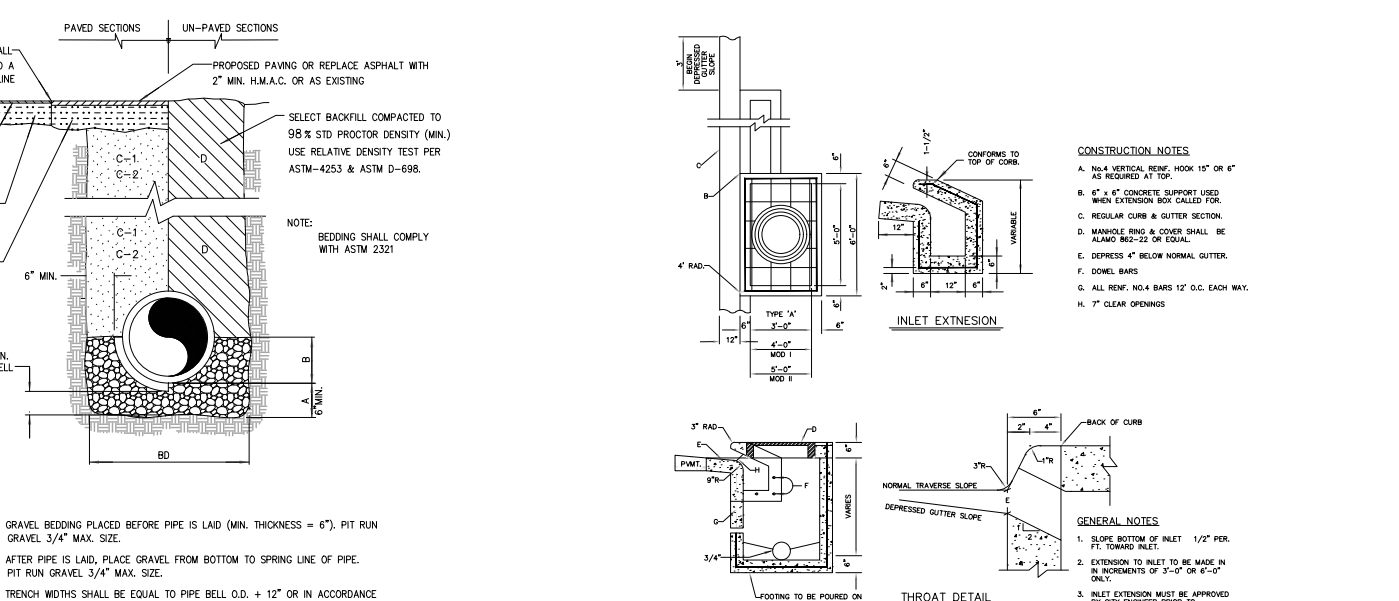
OMAR CANO, P.E. # 1280021
DATE



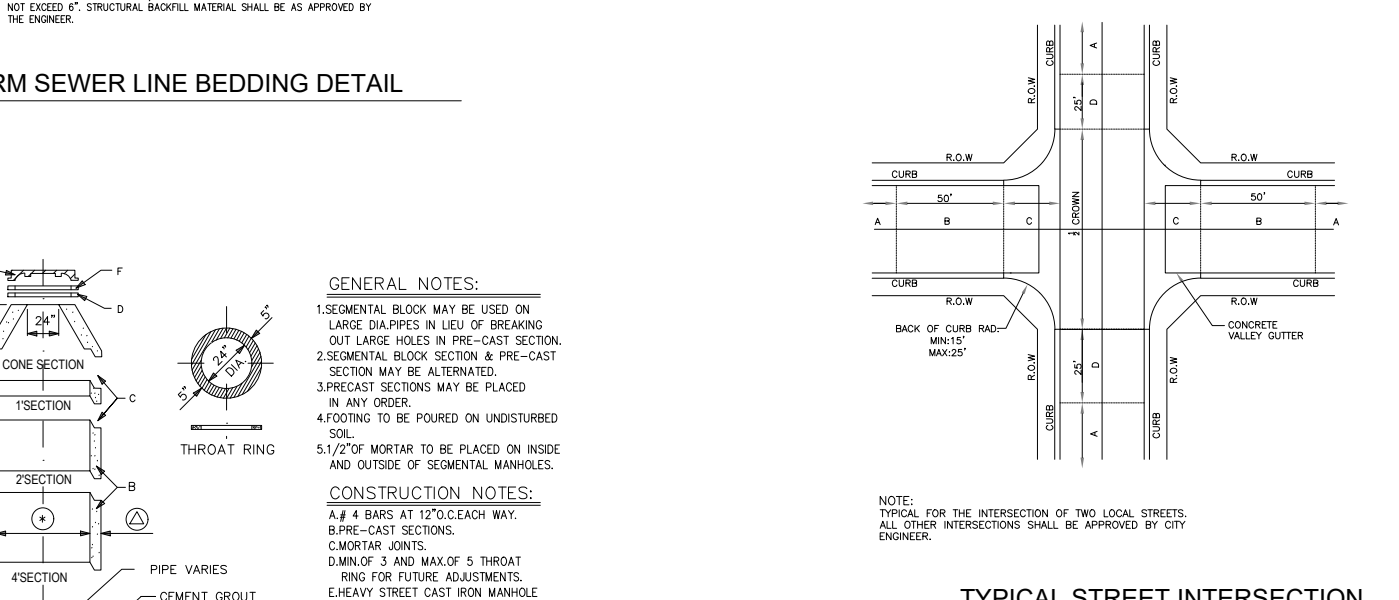
OUTFALL DISCHARGE STRUCTURE



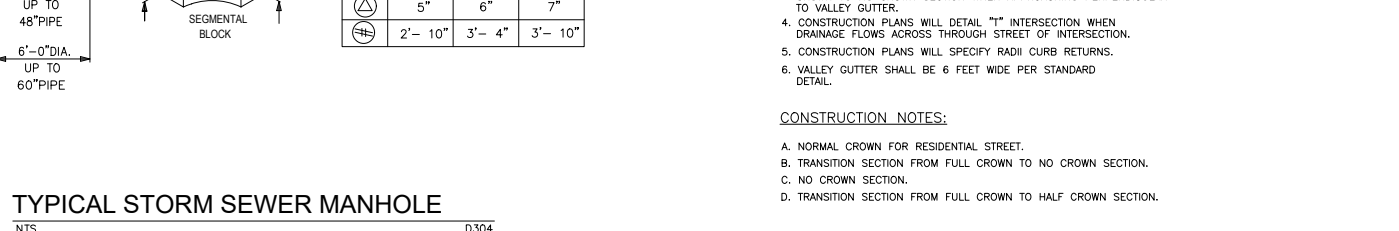
STORM DISCHARGE STRUCTURE WITH RIP RAP



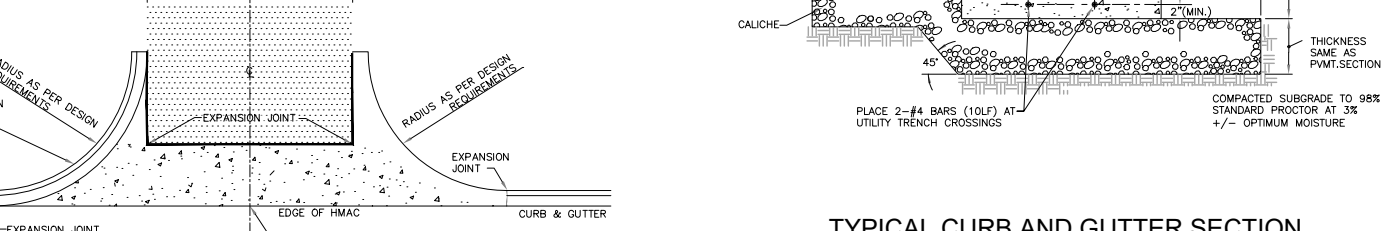
STORM SEWER LINE BEDDING DETAIL



TYPICAL STREET INTERSECTION



TYPICAL STORM SEWER MANHOLE



TYPICAL CURB AND GUTTER SECTION

SUPREME
ENGINEERING

135 E. DUBOIS ST.
FOND DU LAC, WI 54937
PH: (920) 403-1314

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY OMAR CANO, P.E. ON 7/31/2026

ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

PROJECT NO.	PROJECT TEAM	DESIGN BY:	DRAWN BY:	CHECKED BY:	APPROVED BY:
4-E24-003.1		O.C.	J.G. & J.J.M.	O.C.	O.C.

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

GROVE AT PLEASANTVIEW PHASE I
PAVING & GRADING