# PLANNING DEPARTMENT

**County of Hidalgo**

Rev. 12-21-23


Main Office
2818 S. Business Hwy 281
Edinburg, Texas 78539
956-318-2840

Precinct No. 1 Substation
1900 Joe Stephens Ave.
Ste. A
Weslaco, TX 78596
956-968-4734

Precinct No.3 Substation
2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045


OSSF's

Precinct (1) 2 3 4


**Anthony Uresti**
***Director of Planning***


**Application No:** N/A

## HIDALGO COUNTY
## CERTIFICATE OF PLAT AND UTILITY STATUS
## UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

WE THE UNDERSIGNED CERTIFY AS FOLLOWS:

**Upon the application of:**

| **Approved by Environmental Health:** | **Temporary Service** | **Final Service** |
|---|---|---|
| | _____ Authorized Signature | _____ Authorized Signature |
| **Inspection/Permit No:** | _____ | _____ |
| **Date Approved:** | / / | / / |

**Name:** Penco Rgv Enterprises, Llc.

**Address:** 625 S. Airport Ave. Weslaco, TX 78596

**Phone:** 968-8535

**Water Supplier:** City Weslaco

**Utility Provider:** [ ]M.V.E.C. [✓] AEP

**Account/ESI No.:** N/A

[ ] Temporary Pole [ ] Permanent Service

regarding the land described as: Penco Estates Subdivision 10/3 1-12,

on November 10th, 20 26, the Hidalgo County Commissioners Court, at a meeting duly called and noticed in accordance with the Texas Open Meetings Act, made the following determinations regarding plat and utility status of the land herein described pursuant to Texas Local Government Code Section 232,028(b):

Fill in **"yes"** or **"no"** in each blank

Yes A plat has been prepared;

Yes A plat has been reviewed and approved by the Commissioners Court; (Date approved 9/29/26);

Yes water service facilities have been constructed or installed to service the subdivision under Local Government Code Section 232.023 and are fully operable; (verified by Flor Sosa);

NO an organized sewage collection and treatment system is to be used, and under sewer service facilities have been constructed or installed to service the subdivision under Section 232.023 and are fully operable; (verified by _____);

Yes individual septic systems are to be used, and lots in the subdivision can be adequately and legally served by septic systems under Section 232.023; (verified by _____);

Yes electrical and gas facilities, if available, have been constructed or installed to service the subdivision under Section 232.023. (verified by Flor Sosa);

_____ **Planning Department Authorized Signature**

_____ **Hidalgo County Judge** _____ **Date**

**ATTEST:** _____ **Hidalgo County Clerk** _____ **Date**

# PLANNING DEPARTMENT

## County of Hidalgo

Rev. 7-24-23


Main Office
2818 S. Business Hwy 281
Edinburg, Texas 78539
956-318-2840
956-318-2844

Precinct No. 1 Substation
1900 Joe Stephens Ave.
Ste. A
Weslaco, TX 78596
956-968-4734
956-973-7850

Precinct No.3 Substation
2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045
956-205-7049

**Anthony Uresti**
*Assistant Director*


OSSF's.

Precinct 1 2 3 4

**Application No:** N/A

### REQUEST FOR HIDALGO COUNTY CERTIFICATE OF PLAT AND UTILITY STATUS UNDER TEXAS LOCAL GOVT. CODE SECTION 232.028(b)

In my status and for the land indicated below, which is located outside of any municipality, I request that the Hidalgo County Commissioners Court make the determinations regarding plat and utility status described in Texas Local Government Code § 232.028(b) and issue a certificate of such determinations:

PARTY MAKING REQUEST:

**Name:** PENCO RGV Enterprises, LLC

**Address:** 625 S. Airport Ave.

Weslaco, Texas 78596

**Phone:** (956) 968-8525

IDENTIFICATION OF LAND (e.g., lot and block number of recorded subdivision, designation on plat, address, description in deed, etc.):

PENCO ESTATES lots 1-12

STATUS OF PERSON OR ENTITY MAKING REQUEST:

____ Subdivider
_✓_ Owner of lot in subdivision
____ Resident of lot in a subdivision
____ Entity that provides utility service

Gene Paul Pena — Requesting Party (Signature)

6-3-26 — Date

ATTACHED COPY OF VERIFICATION OF OWNERSHIP OR RESIDENCY OF LOT:

_✓_ Deed
____ Executory Contract
____ Lease
____ Rent Receipt
____ Affidavit
_✓_ Other (describe) copy of subd. plat

**This part to be filled out by receiving county official:**

**Location of land verified and completed request accepted by Hidalgo County for processing on:**

6/20/26 — **Date**

**County Official**

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

I, GENE PAUL PENA, DAVID DALE PENA AND PABLO G. PENA JR. (3) OF THE 18.09 ACRES OF LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS PENCO ESTATES SUBDIVISION GRANTS AN EASEMENT TO THE COUNTY OF HIDALGO AND THOSE WHO MAY NOW OR HEREAFTER HOLD RIGHTS ESTABLISHED BY THE COUNTY OF HIDALGO AND STATE OF TEXAS, THE STREETS HAVE NOT BEEN DEDICATED TO THE PUBLIC FOR PUBLIC ACCESS NOR BEEN ACCEPTED BY THE COUNTY AS PUBLIC IMPROVEMENTS, AND THE STREET SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION WITHIN THE SUBDIVISION. THE STREET SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES, PUBLIC AND PRIVATE UTILITY SERVICE PERSONNEL, THE U.S. SERVICE AND GOVERNMENTAL EMPLOYEES IN PURSUIT OF THEIR OFFICIAL DUTIES. THE USE OF THE STREETS, AND EASEMENTS HEREON SHOWN, IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE COUNTY OF HIDALGO, EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE COUNTY OF HIDALGO, AND OR THE STATE OF TEXAS AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE S 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 OF SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF THE STATE STANDARDS.

(C.) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND

(D.) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

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

GENE PAUL PENA, 625 S. AIRPORT, MCALLEN, TEXAS, 78599 — DATE 6/14/26

DAVID DALE PENA, 625 S. AIRPORT, MCALLEN, TEXAS 78596 — DATE 6/14/26

PABLO G. PENA JR., 625 S. AIRPORT, MCALLEN, TEXAS 78596 — DATE 6/14/26

**STATE OF TEXAS**
**COUNTY OF HIDALGO**

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED GENE PAUL PENA, PROVED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS CONTAINED THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS 15 DAY OF JUNE 2026.

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

ELIBERTO HERNANDEZ
My Notary ID # 133712142
Expires April 19, 2030

**STATE OF TEXAS**
**COUNTY OF HIDALGO**

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED DAVID DALE PENA, PROVED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS CONTAINED THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS 15 DAY OF JUNE 2026.

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

ELIBERTO HERNANDEZ
My Notary ID # 133712142
Expires April 19, 2030

**STATE OF TEXAS**
**COUNTY OF HIDALGO**

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED PABLO G. PENA JR., PROVED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS CONTAINED THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS 15 DAY OF JUNE 2026.

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

ELIBERTO HERNANDEZ
My Notary ID # 133712142
Expires April 19, 2030

**APPROVED BY DRAINAGE DISTRICT:**

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

RAUL E. SESIN, C.F.M. — GENERAL MANAGER — DATE 10.07.26

**CERTIFICATION OF HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT NO. 9:**

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

DATE THIS 24th DAY OF Oct, 2020

1. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9 RIGHT-OF-WAYS AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF H.C.C.I.D. #9.
2. IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.
3. HCCID #9 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION AS WELL. HCCID #9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION. IF DESIRED, THIS WILL **NOT** BE AT THE DISTRICTS EXPENSE.
4. HCCID #9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEMS DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.
5. HCCID #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.

GENERAL MANAGER
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT No. 9

**HIDALGO COUNTY**
**CERTIFICATE OF PLAT APPROVAL:**

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

ENVIRONMENTAL HEALTH DIVISION MANAGER — DATE 10-1-26

**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 9/2/26

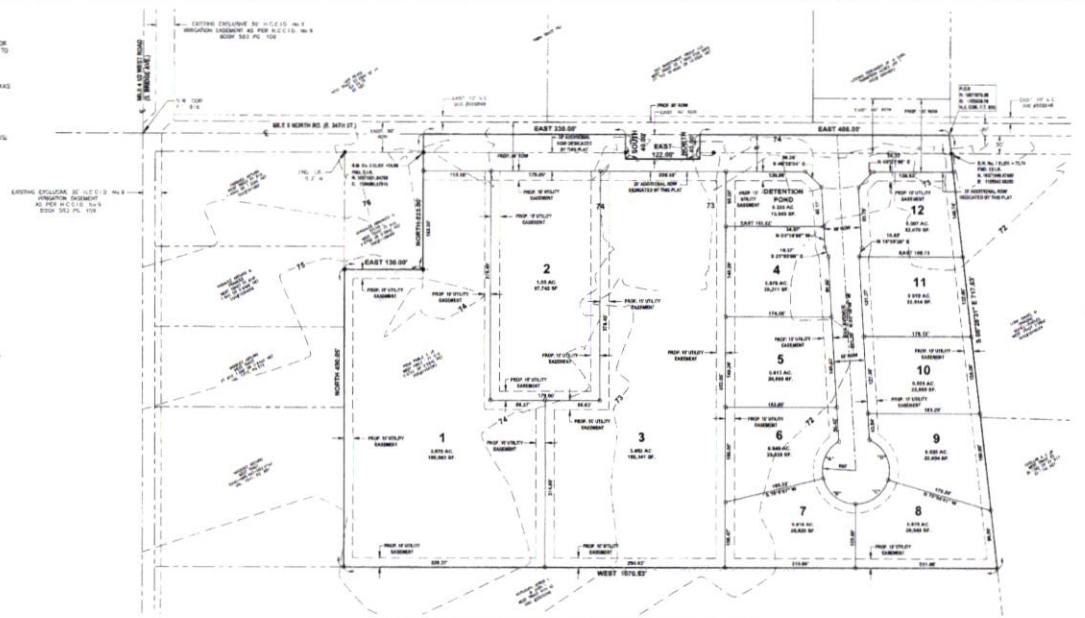
HIDALGO COUNTY JUDGE — DATE 9/2/26

HIDALGO COUNTY CLERK — DATE 10/15/2026

APPROVED BY COMMISSIONERS COURT ON 9/2/2026

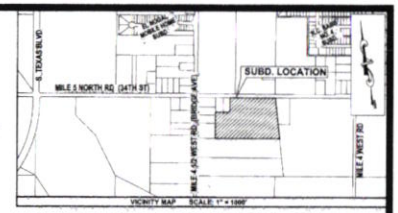
**PRINCIPAL CONTACTS:**

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




GRAPHIC SCALE
0 50 100

**LEGEND**
- FOUND 1/2" IRON ROD
- SET 1/2" IRON ROD WITH PLASTIC CAP MARKED "R&A"




PENCO ESTATES SUBDIVISION IS LOCATED AT THE INTERSECTION OF MILE 5 NORTH ROAD (34TH ST.) AND MILE 4 1/2 WEST ROAD APPROXIMATELY 460 FEET EAST OF THE INTERSECTION ON MILE 4 1/2 WEST ROAD THE ONLY NEARBY MUNICIPALITY IS THE CITY OF WESLACO, ACCORDING TO THE MAP IN THE OFFICE OF THE SECRETARY OF THE CITY WESLACO, [POPULATION 43,865]. PENCO ESTATES SUBDIVISION LIES APPROXIMATELY 40 FEET SOUTH OF THE CITY LIMITS OF WESLACO AND LIES WITHIN THE CITY 5.0 MILE EXTRA TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 42.021.

# PENCO ESTATES SUBDIVISION

BEING A 18.09 ACRES OF LAND OUT OF FARM TRACT 816, THE WEST AND ADAMS TRACTS SUBDIVISION HIDALGO COUNTY, TEXAS AS RECORDED IN VOL. 2, PG. 34-37 MAP RECORDS OF HIDALGO COUNTY, TEXAS

| CURVE DATA | | | | | |
|---|---|---|---|---|---|
| CURVE | DELTA | RADIUS | TANGENT | LENGTH | CHORD |
| "A" | 72°54'48" | 55.00' | 40.66' | 70.03' | 65.39' |
| "B" | 76°44'56" | 55.00' | 43.55' | 73.67' | 68.39' |
| "C" | 73°58'24" | 55.00' | 41.40' | 70.98' | 66.15' |
| "D" | 82°17'36" | 55.00' | 48.06' | 79.00' | 72.38' |

**GENERAL NOTES:**

1. THIS SUBDIVISION IS IN FLOOD ZONE "B".

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

   COMMUNITY-PANEL NUMBER: 480334 0525 B
   EFFECTIVE DATE: JANUARY 2, 1981

2. FINISHED FLOOR ELEVATIONS ESTABLISHED MUST BE HIGHER THAN ELEVATION 74.00' (NAVD 88) OR 18" ABOVE CENTER LINE OF STREET, WHICHEVER IS GREATER, MEASURED FROM THE CENTER OF THE LOT. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATION. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION. ALL FILL FOR LOTS WILL BE CONSTRUCTED AT BUILDING PERMIT STAGE.

3. SETBACKS: FRONT SETBACK LOTS 1-3 ..... 50.00 FEET
   FRONT SETBACK LOTS 4-12 ..... 40.00 FEET
   REAR ..... 10.00 FEET
   SIDE ..... 6.00 FEET
   CUL-DE-SAC ..... 40.00 FEET
   OR TO EASEMENT LINE WHICHEVER IS GREATER IN ALL CASES.

4. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
   B.M. No.1 ELEV. = 73.74 (NAVD 88) DESCRIPTION: FOUND ½ IRON ROD ON THE SOUTH RIGHT-OF-WAY LINE OF SAID MILE 5 NORTH ROAD.
   B.M. No.2 ELEV. = 74.86 (NAVD 88) DESCRIPTION: FOUND ½ IRON ROD ON THE SOUTH RIGHT-OF-WAY OF SAID MILE 5 NORTH ROAD.

5. IN ACCORDANCE WITH HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 27,820 CUBIC FEET OR 0.63 ACRE FEET OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET No. 3 FOR STORM SEWER IMPROVEMENTS.)

6. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS ARE BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS PLAT.

7. NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE SWALE EASEMENT. EACH DRAINAGE SWALE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE DRAINAGE SWALE. THE LOT OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SWALE.

8. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 15" MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

9. EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.

10. NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

11. 5' SIDEWALK ALONG MILE 5 NORTH ROAD (E. 34TH ST.) BY THE DEVELOPER AND IN FRONT OF EACH LOT BY THE OWNER AT BUILDING PERMIT STAGE.

12. STREET LIGHTS TO BE INSTALLED BY DEVELOPER, AS PER HIDALGO COUNTY REGULATIONS.

13. NO ACCESS FROM LOT 12 AND DETENTION POND TO MILE 5 NORTH ROAD (E. 34TH ST.)

14. ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE DEVELOPER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
   A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL FOR DOMESTIC SEWERAGE ONLY.
   B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
   C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
   D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAIN FIELD SYSTEM.
   E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.

15. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.

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

17. GENE PAUL PENA, DAVID DALE PENA AND PABLO G. PENA JR. SUBDIVIDERS OF PENCO ESTATES SUBDIVISION, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.

18. ALL LOTS SHALL HAVE A POST DEVELOPMENT GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THERE WILL BE NO COVERING OR ALTERATION OF THE ROADSIDE DITCH ALONG MILE 5 NORTH ROAD.

19. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AND EASEMENT.

20. THE SUBDIVISION WILL BE PRIVATE. THE STREETS, GATES, DETENTION POND, ETC. WILL BE MAINTAINED BY AN HOA OR THE OWNERS OF THE LOTS AND NOT THE COUNTY OF HIDALGO.

21. DEVELOPER/HOMEOWNERS ASSOCIATION (HOA)/OWNER, THEIR SUCCESSORS, AND ASSIGNEES AND NOT THE COUNTY OF HIDALGO SHALL BE RESPONSIBLE FOR COMPLIANCE OF INSTALLATION AND MAINTENANCE AND OTHER REQUIREMENTS INCLUDING BUT NOT LIMITED TO COMMON AREAS AND ITS PRIVATE STREETS.

22. THE HOMEOWNERS ASSOCIATION AND/OR EVERY LOT OWNER SHALL HOLD THE COUNTY OF HIDALGO, HARMLESS AND INDEMNIFY COUNTY FROM ANY AND ALL CLAIMS RELATING TO THE CONDITION OR ACCESSIBILITY OF THE PRIVATE STREETS. THE LOT OWNERS SHALL BE RESPONSIBLE FOR THE COSTS TO MAINTAIN THE PRIVATE STREETS, PRIVATE SIDEWALKS, AND PRIVATE DRAINAGE. ANY REQUEST FOR DEDICATION OF THE PRIVATE ROADS TO PUBLIC USE IF APPROVED SHALL CAUSE CONSTRUCTION SPECIFICATIONS TO MEET COUNTY REQUIREMENTS.

23. HOMEOWNERS ASSOCIATION COVENANTS FOR PENCO ESTATES SUBDIVISION AS RECORDED UNDER DOCUMENT NO. 3797068 H.C.C.R.

24. AS PER DECLARATION OF COVENANTS AND CONDITIONS AND RESTRICTIONS FOR PENCO ESTATES SUBDIVISION RECORDED UNDER DOCUMENT NO. 3797068 H.C.C.R., HIDALGO COUNTY OFFICIAL RECORDS, DEVELOPER/HOMEOWNERS ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNS AND NOT THE COUNTY OF HIDALGO SHALL BE RESPONSIBLE OF INSTALLATION MAINTENANCE AND OTHER REQUIREMENTS INCLUDING BUT NOT LIMITED TO COMMON AREAS AND DETENTION PONDS. ANY AMENDMENT TO DECLARATION THAT CONFLICT WITH THE REQUIREMENTS OF COUNTY OF HIDALGO SHALL BE NULL AND VOID.

25. THE DETENTION POND AND ANY PRIVATE STREETS/SERVICE DRIVES ETC. SHALL BE MAINTAINED BY THE DEVELOPER WHO MAY TRANSFER SUCH MAINTENANCE OBLIGATION TO THE SUBDIVISION -HOMEOWNERS ASSOCIATION PENCO ESTATES SUBDIVISION- HOMEOWNERS ASSOCIATION UPON CONVEYANCE OF TITLE TO THE SAME,THEIR SUCCESSORS AND ASSIGNEES AND NOT BY THE COUNTY OF HIDALGO. NO BUILDINGS OR OTHER STRUCTURES SHALL BE ERECTED IN THE DETENTION POND WHICH SHALL BE USED EXCLUSIVELY AS DETENTION POND TRANSFER OF TITLE TO PENCO ESTATES SUBDIVISION HOMEOWNERS ASSOCIATION. THE SUBDIVISION LOT OWNER'S PRO RATA SHARES OF THE COST OF MAINTENANCE SHALL BE DETERMINED BY PENCO ESTATES SUBDIVISION HOMEOWNERS ASSOCIATION. FAILING IN SUCH MAINTENANCE OBLIGATIONS, THE COUNTY OF HIDALGO MAY BUT SHALL NOT BE REQUIRED TO MAINTAIN THE SAME AT THE OWNER'S COST, WHICH COST MAY BECOME A LIEN AGAINST THEIR PROPERTIES PRIOR TO THE IMPOSITION OF ANY LIEN THE COUNTY SHALL SERVE A LIEN WITH WRITTEN NOTICE REQUIREMENTS. THE SPECIFIC AND EXCLUSIVE USE OF THE DETENTION POND THEN OWNER MAINTENANCE OBLIGATION AND THE CONSEQUENCES OF A DEED RESTRICTION SHALL BE INCORPORATED INTO ANY DEED OR INSTRUMENT OF CONVEYANCE AS A DEED RESTRICTION RECORDED IN INSTRUMENT NO. 3797068 OFFICIAL RECORDS HIDALGO COUNTY, TEXAS.

26. DETENTION POND IS FOR DETENTION PURPOSES ONLY. POND WILL BE PRIVATE AND MAINTAINED BY THE HOA/PROPERTY OWNERS AND NOT BY HCDD NO.1 OR CITY OF WESLACO.

27. DETENTION POND SHALL BE UTILIZED AND DESIGNATED AS A STORM DETENTION FOR PENCO ESTATES SUBDIVISION. DETENTION POND CAN NOT BE RE-SUBDIVIDED OR SOLD.

28. THE DEVELOPER IS RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL PRIVATE IRRIGATION LINES AND RE-COMPACTION OF SOIL. HCCID NO. 9 IS IN NO WAY RESPONSIBLE FOR PRIVATE LINES.

**METES & BOUNDS**

BEING 18.09 ACRES OF LAND SITUATED IN HIDALGO COUNTY, TEXAS AND BEING OUT OF FARM TRACT 816 OF THE WEST AND ADAMS TRACT SUBDIVISION, AS PER MAP RECORDED IN VOLUME 2, PAGES 34-37 OF THE HIDALGO COUNTY MAP RECORDS, AND SAID 18.09 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT ON THE CENTERLINE OF MILE 5 NORTH ROAD (E. 34TH STREET) FOR THE NORTHEAST CORNER OF SAID FARM TRACT 816 AND THE NORTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, SOUTH 6°28'31" EAST, WITH THE EAST LINE OF SAID FARM TRACT 816 AND THE WEST LINE OF FARM TRACT 817, PASSING AT A DISTANCE OF 30.18 FEET A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "R&A" SET FOR REFERENCE ON THE SOUTH RIGHT-OF-WAY LINE OF SAID MILE 5 NORTH ROAD, AND CONTINUING FOR A TOTAL DISTANCE OF 717.63 FEET TO A POINT FOR THE SOUTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, WEST, 1070.93 FEET WITH THE NORTH LINE OF A 10.00 ACRE TRACT DESCRIBED IN DOCUMENT #2520348 OF THE HIDALGO COUNTY OFFICIAL RECORDS, TO A POINT FOR THE SOUTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, NORTH, 490.05 FEET WITH THE EAST LINE OF A 2.00 ACRE TRACT DESCRIBED IN VOLUME 1641, PAGE 881, A 1.00 ACRE TRACT DESCRIBED IN VOLUME 1777, PAGE 572 AND A 1.00 ACRE TRACT DESCRIBED IN DOCUMENT #1294662 OF THE HIDALGO COUNTY OFFICIAL RECORDS, TO A 1/2-INCH IRON ROD FOUND FOR THE MOST WESTERLY NORTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, EAST, 130.00 FEET WITH THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN DOCUMENT #1294662 OF THE HIDALGO COUNTY OFFICIAL RECORDS, TO A 1/2-INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID TRACT DESCRIBED IN DOCUMENT #1294662 AND AN INSIDE CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, NORTH, WITH THE WEST LINE OF A 0.67 ACRE TRACT DESCRIBED IN DOCUMENT #2456563 OF THE HIDALGO COUNTY OFFICIAL RECORDS, AT A DISTANCE OF 193.00 FEET PASS A 1/2-INCH IRON ROD FOUND FOR REFERENCE OF SOUTH RIGHT-OF-WAY LINE OF MILE 5 NORTH ROAD AND CONTINUING FOR A TOTAL DISTANCE OF 223.00 FEET TO A POINT FOR THE NORTHWEST CORNER OF SAID 0.67 ACRE TRACT AND THE MOST NORTHERLY NORTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, EAST, 330.00 FEET WITH THE NORTH LINE OF SAID FARM TRACT 816, THE SOUTH LINE OF FARM TACT 757 AND THE CENTERLINE OF SAID MILE 5 NORTH ROAD TO A POINT FOR A CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, SOUTH, WITH THE WEST LINE OF A 0.2625 ACRE TRACT DESCRIBED IN DOCUMENT #2392122 OF THE HIDALGO COUNTY OFFICIAL RECORDS, PASSING AT A DISTANCE OF 30.00 FEET A 1/2-INCH IRON ROD FOUND FOR REFERENCE ON THE SOUTH RIGHT-OF-WAY LINE OF SAID MILE 5 NORTH ROAD, AND CONTINUING FOR A TOTAL DISTANCE OF 40.00 FEET TO A POINT FOR AN INSIDE CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, EAST, 122.00 FEET, WITH SOUTH R.O.W. LINE OF SAID MILE 5 NORTH ROAD TO A POINT FOR AN INSIDE CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, NORTH, WITH THE WEST LINE OF SAID 0.2625 ACRE TRACT, 40.00 FEET TO A POINT FOR THE CORNER OF SAID 0.2625 ACRE TRACT AND A CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, EAST, 406.00 FEET WITH THE NORTH LINE OF SAID FARM TRACT 816, THE SOUTH LINE OF FARM TRACT 757 AND THE CENTERLINE OF SAID MILE 5 NORTH ROAD TO THE POINT OF BEGINNING AND CONTAINING 18.09 ACRES OF LAND MORE OR LESS.

**STATE OF TEXAS**
**COUNTY OF HIDALGO**

I, THE UNDERSIGNED, REYNALDO ROBLES, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH THE CITY OF WESLACO SUBDIVISION ORDINANCE AND ALL STATE STATUTES GOVERNING SURVEYS.

STATE OF TEXAS — REYNALDO ROBLES — 5599 — REGISTERED PROFESSIONAL LAND SURVEYOR

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

DATE 7/01/26

**STATE OF TEXAS**
**COUNTY OF HIDALGO**

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

STATE OF TEXAS — ROLANDO CRUZ — 55459 — REGISTERED PROFESSIONAL ENGINEER

ROLANDO CRUZ, P.E. #55459
REGISTERED PROFESSIONAL ENGINEER
NO. 55459
McALLEN, TEXAS 78504

DATE 7/1/26

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

ON: October 15, 2026 AT 12:39 PM

INSTRUMENT NUMBER 3797067

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: DEPUTY

INDEX TO SHEET OF PENCO ESTATES SUBDIVISION

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

SHEET 2: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND SANITARY SEWER SYSTEM, ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION).

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

SHEET 1 OF 3 SHEETS

PENCO ESTATES SUBDIVISION
DATE OF PREPARATION: MARCH 26, 2025

CRUZ - HOGAN
ENGINEERS | PLANNERS
McAllen Harlingen Weslaco
TBPE FIRM REGISTRATION No. F-4860