



HIDALGO COUNTY PLANNING DEPARTMENT

1304 SOUTH 25TH STREET
EDINBURG TEXAS 78539
Tel. 956-318-2840 Fax. 956-318-2844

Raul E. Sesin, P.E., CFM
Planning Administrator

HIDALGO COUNTY COMMISSIONERS COURT MEETING DATE: 10-29-2013

PROPOSED EL PINTO WATER TOWER SUBDIVISION, PRECINCT No. 3.

ENGINEER: QUINTANILLA, HEADLEY & ASSOC. DEVELOPER: AGUA S.U.D./ MARIO CHAPA, PRESIDENT

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: *SINGLE FAMILY *MULTI-FAMILY 1 COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: West side of El Pinto Road approximately 1 mile North of US Expressway 83
SUBDIVISION LIES WITHIN THE: The rural area of the County.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 09-11-2013 PROPERTY LIES WITHIN FLOOD ZONE: "C" AS PER FEMA.

DRAINAGE DESIGN: Drainage Detention will be accomplished within the green area of the lot.

ROAD R.O.W. DEDICATION: 10 feet on El Pinto Road.

H.C.R.O.W. FINAL APPROVAL DATE: 10-11-2013 By, Victor Gallardo Pct.3 R.O.W. AGENT

H.C.O.E.C. PRELIMINARY APPROVAL DATE: 10-09-2013 : By Martin Ramirez Environmental Compliance Coordinator

TPDES General Permit for construction activities (TXR150000) not required

STAFF RECOMMENDS: Final Approval *subject to recommendations other departments*

EL PINTO WATER TOWER SUBDIVISION

A 0.62 OF AN ACRE TRACT OF LAND OUT OF THE SOUTH 242.92 FEET (SOUTH 5.96 ACRES) OF LOT 3, PARTITION OF SHARE 2 OF THE PARTITION OF TRACT 196 AND OF TRACT 197, PORCIONES 38, 39 AND 40 OF THE HEIRS OF AMADEO FLORES AND LEONOR M. FLORES, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 15, PAGE 17, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO DEED WITHOUT WARRANTY RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1935934 (TRACT 29), OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

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

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE EL PINTO WATER TOWER SUBDIVISION, TO THE COUNTY OF HIDALGO AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

Mario Chapa
MARIO CHAPA
BOARD PRESIDENT
AGUA SPECIAL UTILITY DISTRICT
3120 NORTH ALBRAM
PALMVIEW, TEXAS 78572

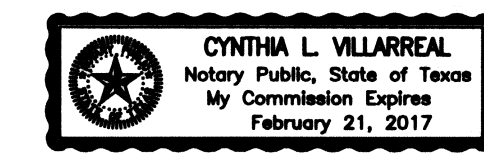
9.12.13
DATE

STATE OF TEXAS
COUNTY OF HIDALGO

MARIO CHAPA
BOARD PRESIDENT

BEFORE ME, the undersigned notary public, on this day personally appeared AGUA SPECIAL UTILITY DISTRICT proved to me through her Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that she executed the same for the purposes and consideration thereby expressed.

Given under my hand and seal of office this 12 day of September, 2013.



Cynthia L. Villarreal
CYNTHIA L. VILLARREAL - NOTARY PUBLIC

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 232.028(a)

WE THE UNDERSIGNED CERTIFY that this plat of the EL PINTO WATER TOWER SUBDIVISION was reviewed and approved by the Hidalgo County Commissioners Court on _____.

Hidalgo County Judge _____ date
ATTEST: Hidalgo County Clerk _____ date

NOTE:
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 NO. 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 OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
BY: _____

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.



Alfonso Quintanilla
ALFONSO QUINTANILLA
P.E. No. 95534

9-11-13
DATE



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

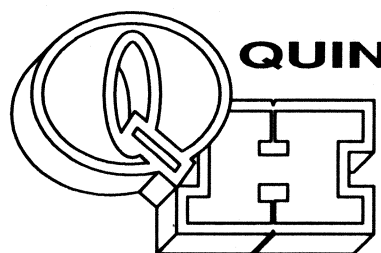
ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY

INDEX OF SHEETS

SHEET 1.--HEADING INDEX: LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; MAP: LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); ENGINEER'S & SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S ACKNOWLEDGMENT; AGUA S.U.D. CERTIFICATE, HIDALGO COUNTY R.O.W. AND COUNTY CLERK'S RECORDING CERTIFICATE; H.C.D.D. No. 1 CERTIFICATION, REVISION NOTES.
SHEET 2.--MAP OF TOPOGRAPHY AND EXISTING UTILITIES AND DRAINAGE REPORT.

No.	Sheet	REVISION	Date	Approved

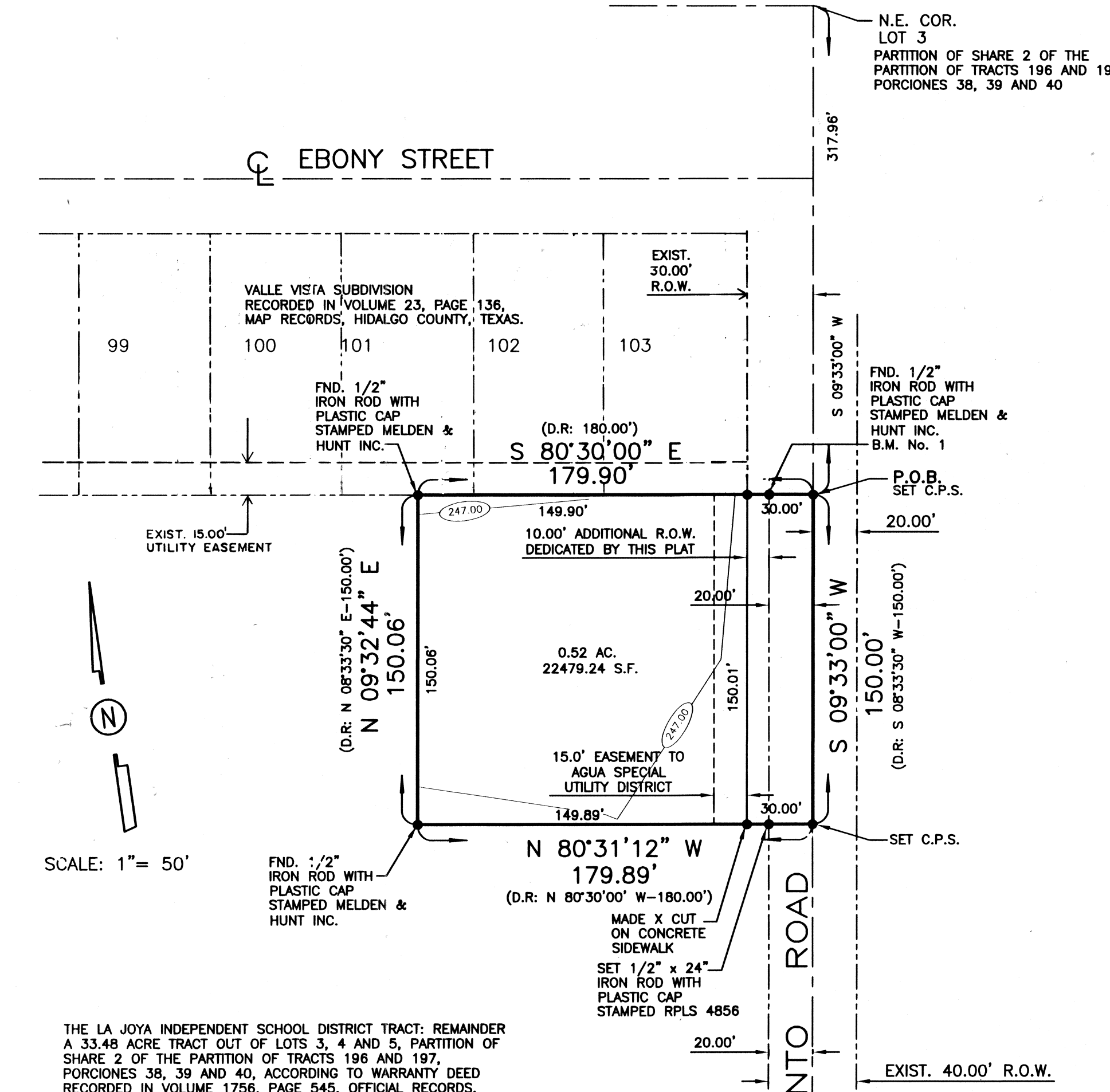
QUINTANILLA, HEADLEY AND ASSOCIATES, INC.



CONSULTING ENGINEERS • LAND SURVEYORS
124 E. STUBBS ST. PHONE 956-381-6480
EDINBURG, TEXAS 78539 FAX 956-381-0527
REGISTRATION NUMBER F-1513 OFFICE@QHAENGINEERING.COM
SURVEYING REGISTRATION NUMBER 100411-00

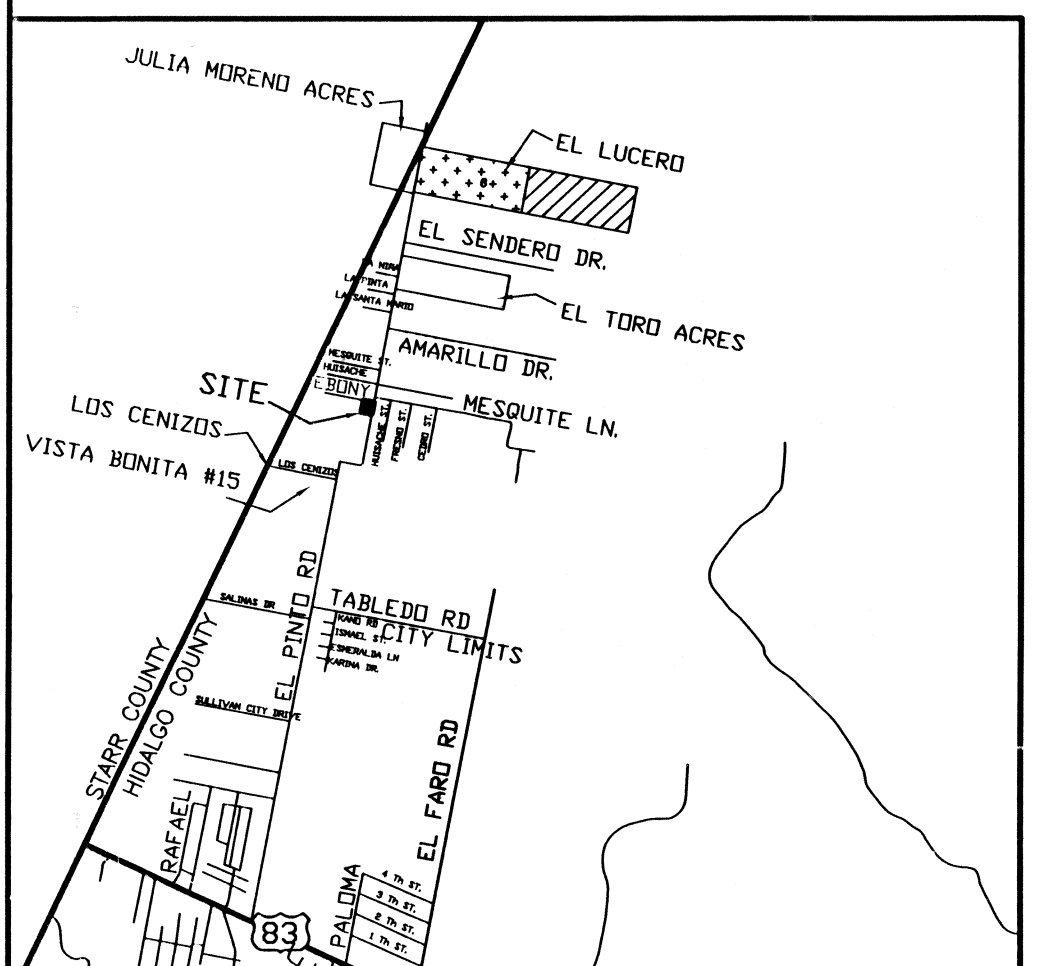
PLAT NOTES AND RESTRICTIONS:

- FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "C"
AREAS OF MINIMAL FLOODING (NO SHADING)
COMMUNITY-PANEL No. 480334 0275 B
EFFECTIVE DATE: JANUARY 2, 1981
- SETBACKS:
FRONT: 30.00 FEET
REAR: 15.00 FEET
SIDE: 6.00 FEET
OR TO EASEMENT LINE WHICHEVER IS GREATER ON ALL CASES.
- LEGEND ● - DENOTES 1/2" IRON ROD WITH CAP STAMPED R.P.L.S. 4856 SET, UNLESS OTHERWISE NOTED.
- THIS LOT IS FOR NON RESIDENTIAL USE ONLY.
- BENCHMARK NOTE:
THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
B.M. No. 1 - ELEVATION=247.84 A 1/2" IRON ROD FOUND WITH CAP STAMPED WELDEN & HUNT INC. 20.00 FEET WEST FROM THE NORTHEAST CORNER OF PROPOSED SUBDIVISION, N.A.V.D. 88 DATUM
- MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. 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 ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- 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 850.83 CUBIC FEET (0.01 ACRE FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: SEE DRAINAGE REPORT ON SHEET No.2.
- 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.



THE LA JOYA INDEPENDENT SCHOOL DISTRICT TRACT: REMAINDER A 33.48 ACRE TRACT OUT OF LOTS 3, 4 AND 5, PARTITION OF SHARE 2 OF THE PARTITION OF TRACTS 196 AND 197, PORCIONES 38, 39 AND 40, ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 1756, PAGE 545, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

LOCATION MAP SCALE 1"=4000'



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
EL PINTO WATER TOWER SUBDIVISION IS LOCATED IN WEST HIDALGO COUNTY ON THE NORTH SIDE OF US BUS. 83 AND WEST SIDE OF EL PINTO ROAD, APPROXIMATELY 2.10 MILES NORTH OF ITS INTERSECTION WITH (BUS. 83) THE ONLY NEARBY MUNICIPALITY IS THE CITY OF SULLIVAN. ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF SULLIVAN (POPULATION 4,002), EL PINTO WATER TOWER SUBDIVISION LIES APPROXIMATELY 1 MILE FROM THE CITY LIMITS AND DOES NOT LIE WITHIN THE CITY'S TWO-MILE EXTRA-TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE §42.021. LIES IN PCT. No. 3.

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
MARIO CHAPA BOARD PRESIDENT AGUA SPECIAL UTILITY DISTRICT	3120 N. ALBRAM	PALMVIEW, TX 78573	(956)585-2459	(956)385-1188
ENGINEER: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	(956)381-0527
SURVEYOR: ALFONSO QUINTANILLA	*24 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	(956)381-0527

SHEET NO. 1	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
	SEP. 4, 2013	L.G.	MARIO G.	A.G.
	DATE REVISION	REVISION BY	CHECKED BY	APPROVED BY