



# HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM  
Director of Planning

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

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 12-22-2020

PROPOSED EL PINTO ESTATES PHASE II SUBDIVISION PRECINCT No. 3.

ENGINEER: RIO DELTA ENGINEERING DEVELOPER: GARVIC PROPERTIES, LP

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE

NUMBER OF LOTS: 47  \*SINGLE FAMILY     \*MULTI-FAMILY     COMMERCIAL     INDUSTRIAL

ESTIMATED NUMBER OF STREETLIGHTS: 9

FILLING STATIONS: 6

LOCATION DESCRIPTION: EAST OF EL PINTO ROAD APPROXIMATELY 75.00 FEET NORTH OF MESQUITE LANE.

SUBDIVISION LIES WITHIN THE:  THE RURAL AREA OF THE COUNTY.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 12-03-2020 PROPERTY LIES WITHIN FLOOD ZONE: "C" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY ONSITE DETENTION AREAS ALONG THE REAR OF THE LOTS.

ROAD R.O.W. DEDICATION: NO ROW DEDICATION.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: N/A BY, VICTOR GALLARDO, PCT. 3 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 12-10-2020 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM:  OSSFS FOR LOTS 60-69

SANITARY SEWER BY: AGUA SUD LINE SIZE: 8" LOCATION: EL PINTO ROAD

WATER SERVICE PROVIDER: AGUA SUD EXISTING LINE SIZE: 8" LOCATION: EL PINTO ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 12-10-2020 BY ENVIRONMENTAL COMPLIANCE COORDINATOR

**LARGE CONSTRUCTION**

The applicant has submitted the required NOI as per Part II, Section E of the TPDES General Permit for Construction Activities (TXR150000) along with a copy of the Erosion Control Plan for the proposed project.

PRELIMINARY APPROVAL FROM THE  
HIDALGO COUNTY COMMISSIONERS COURT ON: \_\_\_\_\_

STAFF RECOMMENDS:  **Preliminary Approval** *subject comments and future recommendations by planning and other Departments.*

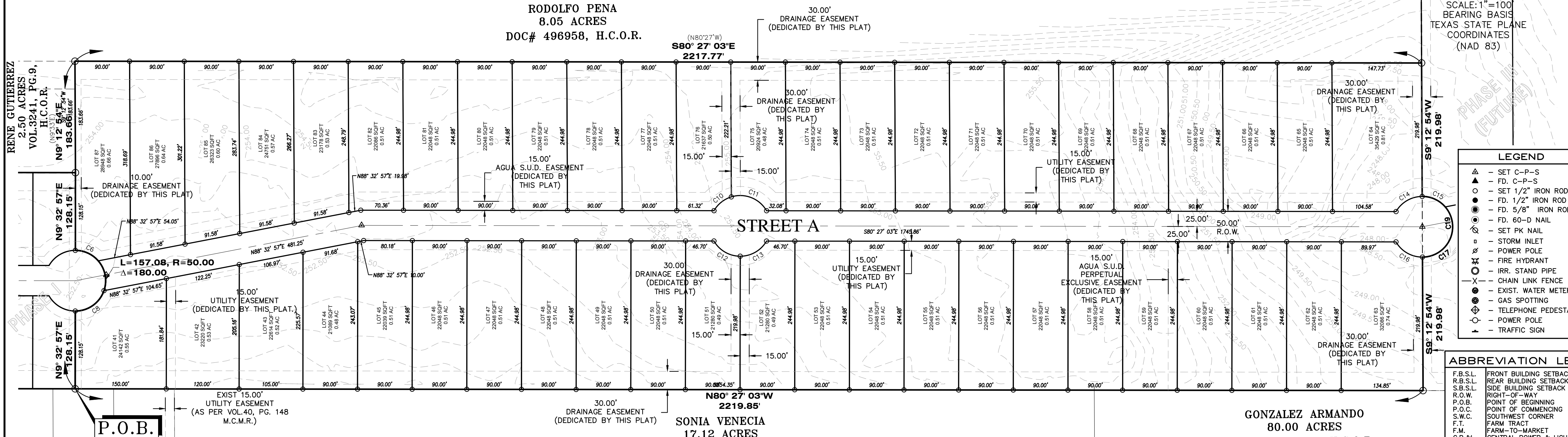
**Final Approval** *subject to recommendations other departments*

*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.*

# EL PINTO ESTATES PHASE II

BEING A 27.50 ACRES TRACT OF LAND LYING AND SITUATED IN HIDALGO COUNTY, TEXAS, SAID 27.50 ACRES TRACT BEING OUT OF AND FORMING A PART OR PORTION OF TRACT 126, OUT OF PORCIONES 39 AND 40 AND SHARE 3 OF PORCION 41, ANCIENT JURISDICTION OF REYNOSA, HIDALGO AND STARR COUNTY, TEXAS, RECORDED IN VOLUME 4, PAGES 17-19, MAP RECORDS OF HIDALGO COUNTY, TEXAS.



**PROJECT SITE**

AMARILLO ROAD

EL PINTO ROAD

EL FARO ROAD

**LOCATION MAP** SCALE: 1" = 1000'

LOCATION OF EL PINTO ESTATES PHASE II WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF MUNICIPALITY:

EL PINTO ESTATES PHASE II IS LOCATED APPROX. 75 FEET NORTH FROM THE INTERSECTION BETWEEN EL PINTO ROAD AND MESQUITE STREET IN HIDALGO COUNTY PRECINCT 3. THE ESTIMATED POPULATION OF THE CITY OF SULLIVAN IS 4,170 (2019 CENSUS) AS PER THE 2019 UNITED STATES CENSUS BUREAU

**METES AND BOUNDS:**

BEING A 27.50 ACRES TRACT OF LAND LYING AND SITUATED IN HIDALGO COUNTY, TEXAS, SAID 27.50 ACRES TRACT BEING OUT OF AND FORMING A PART OR PORTION OF TRACT 126, OUT OF PORCIONES 39 AND 40 AND SHARE 3 OF PORCION 41, ANCIENT JURISDICTION OF REYNOSA HIDALGO AND STARR COUNTY, TEXAS, RECORDED IN VOLUME 4, PAGES 17-19, MAP RECORDS OF HIDALGO COUNTY, TEXAS

SAID 27.50 ACRES TRACT BEING OUT OF AND FORMING A PART OR PORTION OF A CALLED 349.15 ACRES TRACT OUT OF THE W.L. HART 849.15 ACRES TRACT IN TRACT 126, OUT OF PORCIONES 39 AND 40 AND SHARE 3 OF PORCION 41, ANCIENT JURISDICTION OF REYNOSA HIDALGO AND STARR COUNTY, TEXAS, DESCRIBED IN A DEED FROM ANTONIO DIAZ, RAUL DIAZ, MAXIMO DIAZ, AND OSCAR DIAZ TO JOSE VENECIA, GUILLERMO VENECIA, JR., EDELMIRO VENECIA, AND ELEAZAR SALINAS, RECORDED IN DOCUMENT #17286, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.

SAID 27.50 ACRES TRACT BEING OUT OF AND FORMING A PART OR PORTION OF A CALLED SHARE NO. 3, TRACT B, CONTAINING 51.5 ACRES, DESCRIBED IN THE SAID PARTITION DEED RECORDED IN VOLUME 3006, PAGE 553, DEED RECORDS OF HIDALGO COUNTY, TEXAS.

AND SAID 27.50 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** AT THE SOUTHWEST CORNER OF THE SAID W.L. HART 849.15 ACRES TRACT IN TRACT 126, SAME BEING A POINT ON THE CENTERLINE OF "EL PINTO" ROAD;

**THENCE** N 9°12'54" E ALONG THE WEST LINE OF THE SAID W.L. HART 849.15 ACRES TRACT IN TRACT 126, SAME BEING ALONG THE CENTERLINE OF "EL PINTO" ROAD, TO THE SOUTHWEST CORNER OF THE SAID SHARE NO. 3, TRACT B, A DISTANCE OF 2465.80 FEET, TO A COTTON-PICKER-SPINDLE SET;

**THENCE** S 80°27'03" E ALONG THE SOUTH BOUNDARY LINE OF THE SAID SHARE NO. 3, TRACT B, PASSING AT 20.00 FEET A 1/2-INCH CAPPED IRON ROD SET ON THE EXISTING EAST RIGHT-OF-WAY LINE OF "EL PINTO" ROAD, AND CONTINUING FOR A TOTAL DISTANCE OF 1410.13 FEET, TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

**THENCE** S 80°27'03" E ACROSS THE SAID SHARE NO. 3, TRACT B, A DISTANCE OF 128.15 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR A POINT OF NON-TANGENT CURVE OF THE HEREIN DESCRIBED TRACT;

**THENCE** ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 157.08, A RADIUS OF 50.00 FEET, CHORD BEARING AND DISTANCE OF N 9°32'57" E 100.00 FEET, AND DELTA ANGLE OF 180.00°, TO A 1/2-INCH CAPPED IRON ROD SET, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE** N 9°32'57" E ACROSS THE SAID SHARE NO. 3, TRACT B, TO THE SOUTHEAST CORNER OF A CALLED 2.50 ACRES OF LAND, DESCRIBED IN A WARRANTY DEED FROM EDELMIRO VENECIA TO RENE GUTIERREZ, DATED MARCH 31, 1992, RECORDED IN VOLUME 3241, PAGE 9, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, A DISTANCE OF 128.15 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE** N 9°12'54" E ALONG THE EAST BOUNDARY LINE OF A CALLED 2.50 ACRES OF LAND, DESCRIBED IN A WARRANTY DEED FROM EDELMIRO VENECIA TO RENE GUTIERREZ, DATED MARCH 31, 1992, RECORDED IN VOLUME 3241, PAGE 9, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, A DISTANCE OF 183.66 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE** S 80°27'03" E ALONG THE NORTH BOUNDARY LINE OF THE SAID SHARE NO. 3, TRACT B, FOR A DISTANCE OF 217.77 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE** N 9°12'54" W ACROSS THE SAID SHARE NO. 3, TRACT B, A DISTANCE OF 219.98 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR A POINT OF NON-TANGENT CURVE OF THE HEREIN DESCRIBED TRACT;

**THENCE** ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 157.08, A RADIUS OF 50.00 FEET, CHORD BEARING AND DISTANCE OF S 9°12'54" W 100.00 FEET, AND DELTA ANGLE OF 180.00°, TO A 1/2-INCH CAPPED IRON ROD SET, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE** S 9°12'54" W ACROSS THE SAID SHARE NO. 3, TRACT B, TO A POINT ON THE SOUTH BOUNDARY LINE OF THE SAID SHARE NO. 3, TRACT B, A DISTANCE OF 219.98 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE** N 80°27'03" W ALONG THE SOUTH BOUNDARY LINE OF THE SAID SHARE NO. 3, TRACT B, FOR A DISTANCE OF 219.85 FEET, TO THE POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 27.50 ACRES OF LAND, MORE OR LESS.

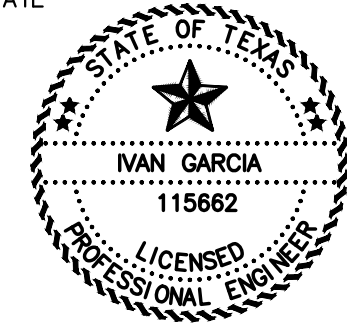
- LEGEND**
- ▲ SET C-P-S
  - △ FD. C-P-S
  - SET 1/2" IRON ROD
  - FD. 1/2" IRON ROD
  - FD. 5/8" IRON ROD
  - FD. 60-D NAIL
  - ⊗ SET PK NAIL
  - ⊕ STORM INLET
  - ⊖ POWER POLE
  - ⊙ FIRE HYDRANT
  - ⊗ IRR. STAND PIPE
  - ⊗ CHAIN LINK FENCE
  - ⊗ EXIST. WATER METER
  - ⊙ GAS SPOTTING
  - ⊙ TELEPHONE PEDESTAL
  - ⊙ POWER POLE
  - ⊙ TRAFFIC SIGN

- ABBREVIATION LEGEND**
- F.B.S.L. FRONT BUILDING SETBACK LINE
  - R.B.S.L. REAR BUILDING SETBACK LINE
  - S.B.S.L. SIDE BUILDING SETBACK LINE
  - R.O.W. RIGHT-OF-WAY
  - P.O.B. POINT OF BEGINNING
  - P.O.C. POINT OF COMMENCING
  - S.W.C. SOUTHWEST CORNER
  - F.T. FARM TRACT
  - F.M. FARM-TO-MARKET
  - C.P.M.L. CENTRAL POWER & LIGHT CO.
  - D.R.I.C. DEED RECORDS OF HIDALGO COUNTY
  - U.E. UTILITY EASEMENT
  - M.H.W.S.C. MILITARY HWY WATER SUPPLY CORP.
  - U.E. UTILITY EASEMENT
  - O.S.S.F. ON-SITE SEWAGE FACILITY
  - C.L. CENTER LINE
  - LOT LINE
  - H.C.D.D. HIDALGO COUNTY DRAINAGE DIST. #1

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C6	42.76	50.00	49.00	S55° 57' 03"E	41.47
C8	61.96	50.00	71.00	S64° 02' 57"W	58.07
C10	37.38	50.00	42.83	N60° 57' 59"E	36.52
C11	67.34	50.00	77.17	S59° 02' 01"E	62.36
C12	52.36	50.00	60.00	N50° 27' 03"W	50.00
C13	52.36	50.00	60.00	S69° 32' 57"W	50.00
C14	52.07	50.00	59.67	N69° 22' 55"E	49.75
C15	43.05	50.00	49.33	S56° 07' 05"E	41.73
C16	52.65	50.00	60.33	N50° 37' 05"W	50.25
C17	52.36	50.00	60.00	N1° 27' 03"W	50.00
C19	61.67	50.00	70.67	S63° 52' 55"W	57.83

### GENERAL NOTES:

- FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "C" (NO SHADE)
- ZONE "C" AREAS (NO SHADE), AREAS OF MINIMAL FLOODING ACCORDING TO COMMUNITY-PANEL NO. 480334 02758, REVISED JANUARY 2, 1981.
- SETBACKS: FRONT: 20.00 FEET OR EASEMENT WHICHEVER IS GREATER REAR: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER CORNER SIDE: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER
- NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON THE LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT. ANY OTHER USE SHALL REQUIRE HEALTH, PLANNING AND FIRE MARSHAL APPROVAL.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" TOP OF CURB, OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS.
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
  - >B.M. NO. 1-- ELEV. 61.69 N.G.V.D. 88, DESCRIPTIONS: A 1/2-INCH IRON ROD FOUND AT THE EAST RIGHT OF WAY OF EL PINTO ROAD. GPS POINT, GRID COORDINATES N 16637944.9600, E 965788.5280.
  - >B.M. NO. 2-- ELEV. 63.27 N.G.V.D. 88, DESCRIPTIONS: A 1/2-INCH IRON ROD FOUND AT THE EAST RIGHT OF WAY OF EL PINTO ROAD. GPS POINT, GRID COORDINATES N 16638082.1800, E 965810.2450.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 95,534 CUBIC-FeET OR 2193 ACRE-FeET OF STORM WATER RUNOFF.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN THE STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATION FOR THIS SUBDIVISION.
- 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 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- 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.
- ALL PUBLIC UTILITY 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 AN EASEMENT.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION
- THE LOT SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE CENTER OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25 % SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES APPENDIX 3.1.4.
- AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR SCHOOLS, COMMERCIAL AND INDUSTRIAL USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT, NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
- CLEARANCES FOR WATER METERS: (ONLY AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO THE COUNTY PROCESSING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METER(S).
- DRAINAGE EASEMENTS TO BE MAINTAINED BY LOT OWNER.



### OWNER'S ACKNOWLEDGMENT STATE OF TEXAS COUNTY OF HIDALGO

I, VICTOR DANIEC, ON BEHALF OF GARVIC PROPERTIES LP, AS THE OWNER (S) OF THE 27.50 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED EL PINTO ESTATES PHASE II, HEREBY SUBDIVIDE THE LAND AS SPECIFIED IN THIS SUBDIVISION PLAT AND DEDICATED TO PUBLIC USE AS STREET, PARK, AND EASEMENTS SHOWN HEREIN.

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

- THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, THE MINIMUM REQUIREMENTS OF THE STATE STANDARDS;
- ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS AND;
- 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.

GARVIC PROPERTIES LP DATE  
 VICTOR DANIEC, PRESIDENT  
 GARVIC MGIC, INC  
 IT'S SOLE GENERAL PARTNER

STATE OF TEXAS COUNTY OF HIDALGO  
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED VICTOR DANIEC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_ 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
 MY COMMISSION EXPIRES \_\_\_\_

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

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF EL PINTO ESTATES PHASE II WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_

HIDALGO COUNTY JUDGE DATE

ATTEST: HIDALGO COUNTY CLERK DATE

PRINCIPAL CONTACTS:

NAME	ADDRESS	PHONE & FAX
OWNER(S): GARVIC PROPERTIES LP	P.O. BOX 2604	EDINBURG, TX 78536 (956) 821-7108
SURVEYOR: IVAN GARCIA	P.E., R.P.L.S. 921 S. 10TH AVENUE	EDINBURG, TX. 78539 (956) 380-5152 (956) 380-5083
ENGINEER: IVAN GARCIA	P.E., R.P.L.S. 921 S. 10TH AVENUE	EDINBURG, TX. 78539 (956) 380-5152 (956) 380-5083

### AGUA SPECIAL UTILITY DISTRICT CERTIFICATE OF PLAT APPROVAL

I, JOSE E. SAENZ, HEREBY CERTIFY THAT THE AGUA SPECIAL UTILITY DISTRICT HAS APPROVED THE POTABLE WATER SUPPLY FOR THE EL PINTO ESTATES PHASE II IN HIDALGO COUNTY, TEXAS. THE AGUA SPECIAL UTILITY DISTRICT IS THE HOLDER OF A CERTIFICATE OF PUBLIC CONVENIENCE AND NECESSITY ISSUED BY THE STATE OF TEXAS TO FURNISH POTABLE WATER TO AN AREA IN HIDALGO COUNTY, TEXAS THAT INCLUDES THIS SUBDIVISION AND IS THEREFORE OBLIGATED TO SERVE THIS SUBDIVISION WITH POTABLE WATER TO THE EXTENT REQUIRED BY THE LAWS OF THE STATE OF TEXAS. THE AGUA SPECIAL UTILITY DISTRICT AGREES THAT IT WILL PROVIDE WATER TO THIS SUBDIVISION AT THE TIME WHEN ALL OF THE INFRASTRUCTURE REQUIREMENTS FOR THE SUBDIVISION ARE MET. WATER METERS ARE IMMEDIATELY AVAILABLE FOR THIS PURPOSE UPON COMPLETION OF THE WATER FACILITIES SHOWN ON THE PLAT OF THE SUBDIVISION.

JOSE E. SAENZ DATE  
 GENERAL MANAGER  
 AGUA SPECIAL UTILITY DISTRICT

### HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

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.

RAUL E. SESIN, P.E., C.F.M. DATE  
 GENERAL MANAGER  
 HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

### STATE OF TEXAS - COUNTY OF HIDALGO

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

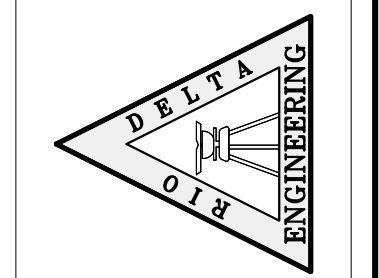
IVAN GARCIA P.E., R.P.L.S. REG. PROFESSIONAL ENGINEER NO. 115662 DATE

### STATE OF TEXAS - COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF HIDALGO COUNTY, TEXAS.

IVAN GARCIA, P.E., R.P.L.S. DATE  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6496  
 SURVEY FIRM # 10194027

**RIO DELTA ENGINEERING**  
 FIRM REGISTRATION No. F-7628  
 SURVEY FIRM No. 10194027  
 921 S. 10TH AVENUE EDINBURG, TEXAS 78539  
 (TEL) 956-380-5152 (FAX) 956-380-5083



DRAWN: EDWIN PENNA  
 DESIGN: IVAN GARCIA P.E., R.P.L.S.  
 CHECKED: IVAN GARCIA P.E., R.P.L.S.  
 SURVEYOR: IVAN GARCIA P.E., R.P.L.S.  
 SCALE: 1" = 100'  
 DATE: OCTOBER 6, 2020

### PRELIMINARY

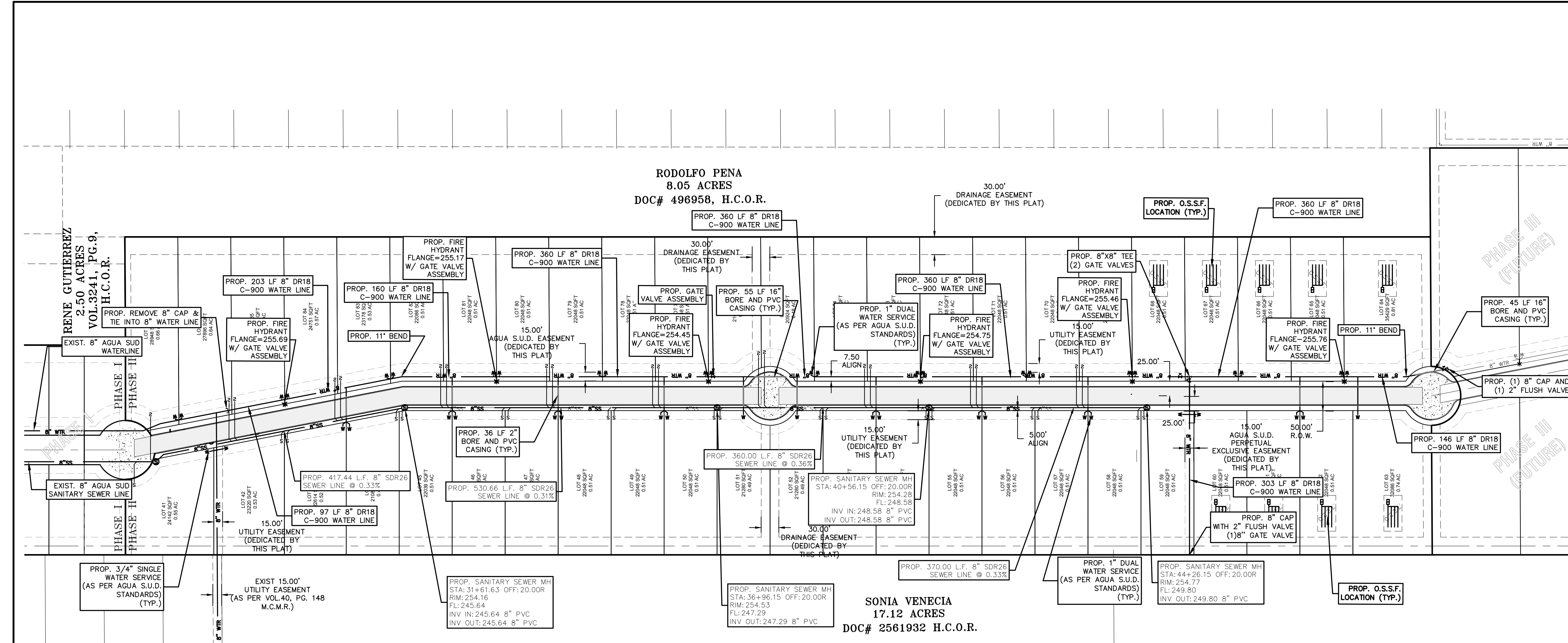
ISSUED FOR:  
**PLAT SHEET EL PINTO ESTATES PHASE II SULLIVAN CITY, TEXAS HIDALGO COUNTY**



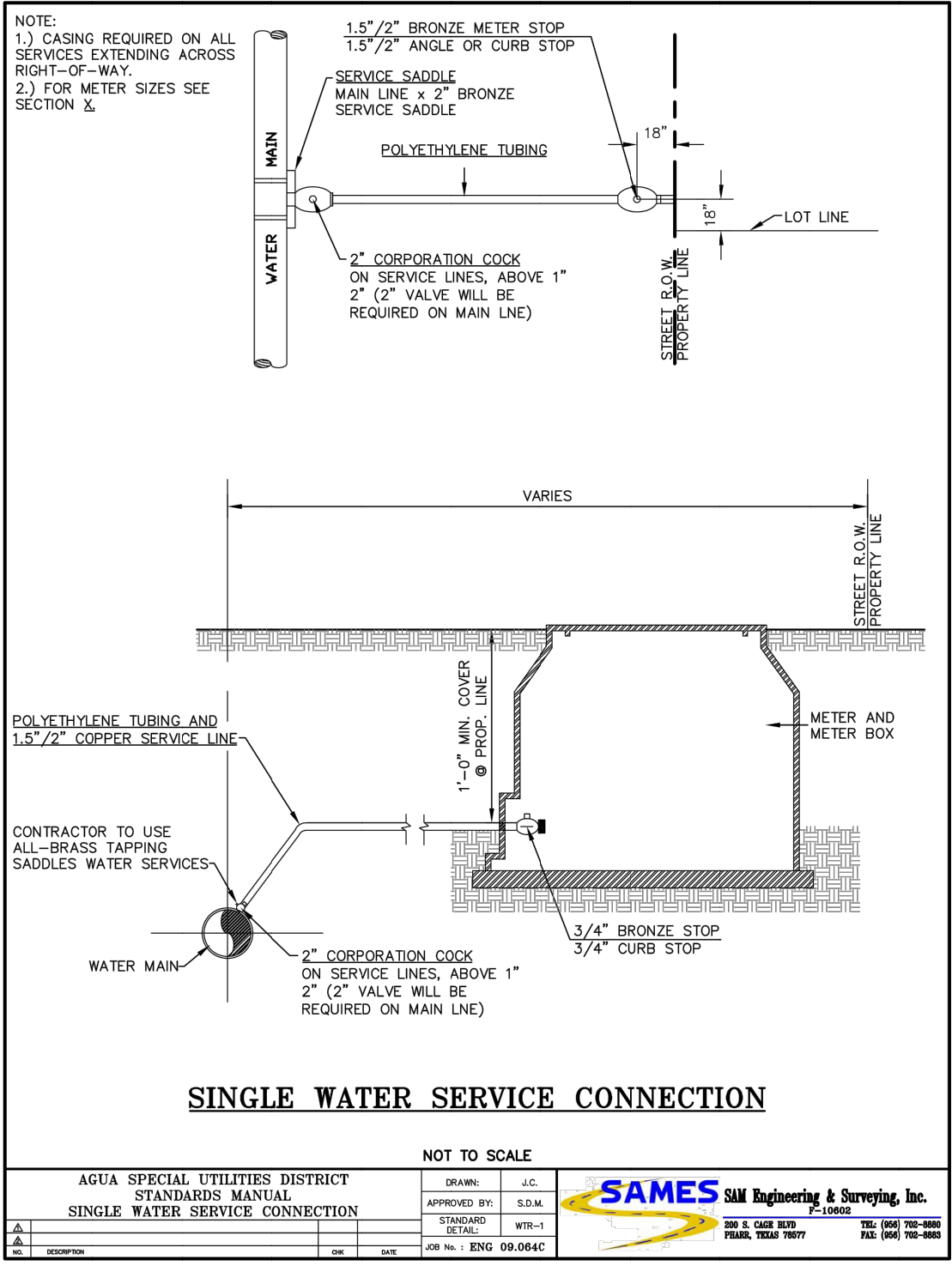
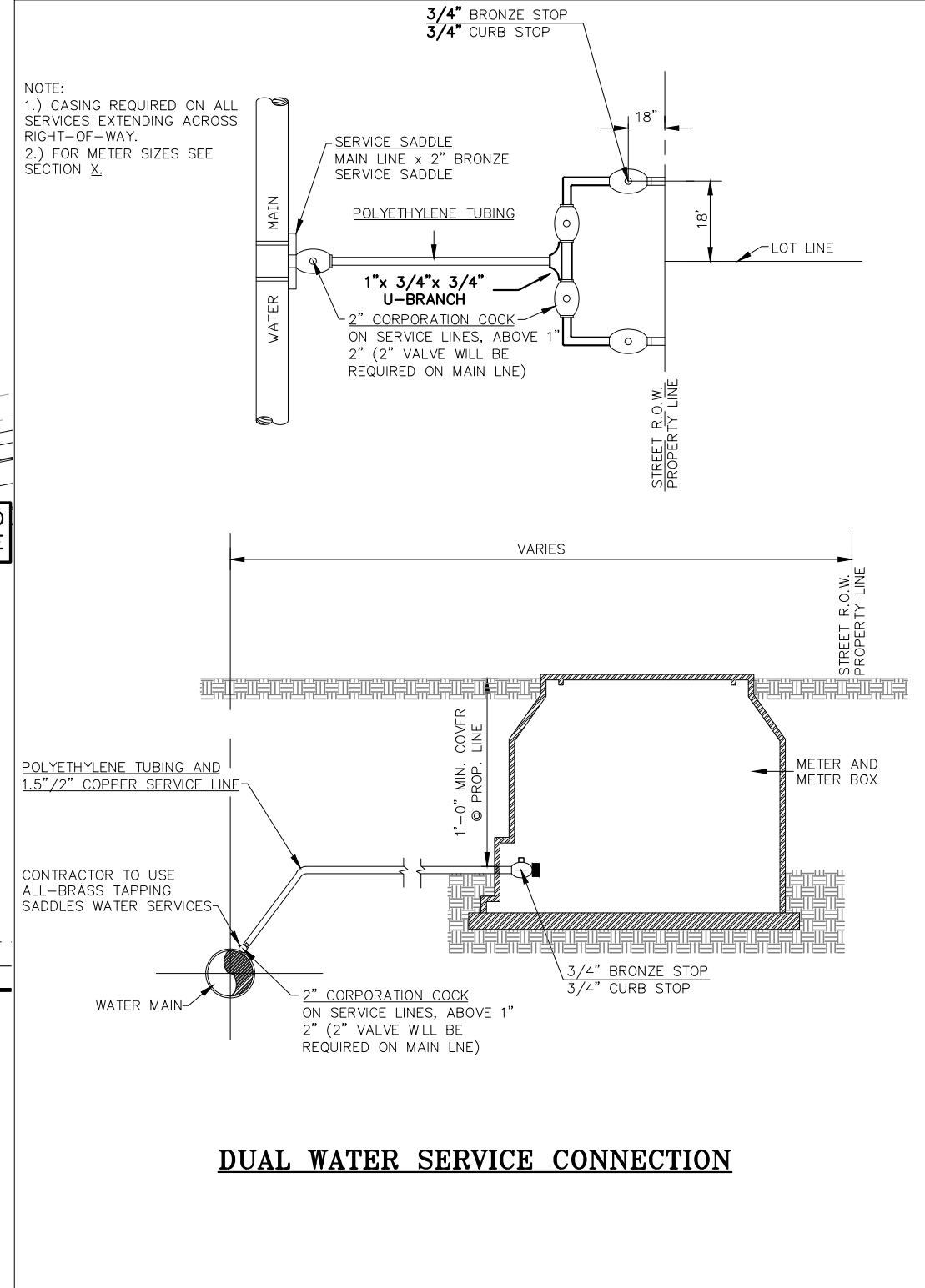
FILED FOR RECORD IN HIDALGO COUNTY  
 ARTURO GUJARDO, JR.  
 HIDALGO COUNTY CLERK

ON: \_\_\_\_ AT \_\_\_\_ AM/PM  
 INSTRUMENT NUMBER \_\_\_\_  
 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: \_\_\_\_ DEPUTY



SCALE: 1"=100'  
BEARING BASIS  
TEXAS STATE PLANE  
COORDINATES  
(NAD 83)



ENGINEERING REPORT FOR EL PINTO ESTATES PHASE II  
BY IVAN GARCIA, P.E., R.P.L.S.

**LEGAL DESCRIPTION**  
BEING A 27.50 ACRES TRACT OF LAND LYING AND SITUATED IN HIDALGO COUNTY, TEXAS, SAID 27.50 ACRES TRACT BEING OUT OF TRACT 126 OF THE PARTITION OF PORCIONES 38, 39 AND 40, ANCIENT JURISDICTION OF REYNOSA, HIDALGO AND STARR COUNTIES, TEXAS, VOLUME 4, PAGES 17-19, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

**PROPOSED USE**  
LOTS ARE VACANT AND WILL BE USED FOR SINGLE FAMILY HOMES.

**WATER SUPPLY AND DISTRIBUTION**  
THIS SUBDIVISION WILL BE PROVIDED WATER SERVICE BY AGUA SPECIAL UTILITY DISTRICT (AGUA SUD). THE SUBDIVIDER AND AGUA SUD HAVE ENTERED INTO A CONTRACT WHEREBY AGUA SUD HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS. AGUA SUD 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.

AGUA SUD HAS AN EXISTING 8" DIAMETER WATER LINE RUNNING ALONG THE INTERIOR STREET OF EL PINTO ESTATES PHASE I. THE WATER SYSTEM FOR EL PINTO ESTATES PHASE II CONSISTS OF 2080 LF OF A PROPOSED 8" DR18 C900 PVC WATER LINE TO BE EXTENDED TO THIS PROPOSED SUBDIVISION AND WILL TERMINATE AT PROPOSED 8" GATE VALVE ASSY. WITH CAP AND 2" FLUSH VALVE. ADDITIONALLY (22) 1" DIAMETER DUAL WATER SERVICE LINES THAT CONNECT INTO THE PROPOSED 8" LINE FOR THE LOT SERVICES AND TERMINATE AT THE WATER METER BOX FOR THE LOTS. ADDITIONALLY (3) 3/4" DIAMETER SINGLE WATER SERVICE LINES THAT CONNECT INTO THE EXISTING 8" LINE FOR THE LOT SERVICES AND TERMINATE AT THE WATER METER BOX FOR THE LOTS. IN ADDITION, THE SUBDIVIDER HAS INSTALLED 6 FIRE HYDRANTS AT A UNIT COST OF \$2,000.00, THE 1435 LF OF WATER LINE, THE (20) 1" DIAMETER DUAL SERVICES, THE (7) 3/4" SINGLE SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED. THE COST FOR THE CONSTRUCTION OF THE WATER SYSTEM TO THIS SUBDIVISION IS ESTIMATED TO BE \$200,000. THE OWNER OF THIS DEVELOPMENT HAS PAID WATER TAP FEES, WHICH INCLUDE THE WATER METER INSTALLATION AND INSPECTION FEES, TO AGUA SUD, A TOTAL OF \$200,000, AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUMS REPRESENT SAID INSTALLATIONS, ACQUISITION FEES, AND ALL OTHER FEES ASSOCIATED WITH CONNECTING THE LOTS IN THE SUBDIVISION TO AGUA SUD.

**SEWAGE FACILITIES DESCRIPTION, COST AND OPERABILITY DATA**  
THE DEVELOPER HAS CONNECTED TO THE EXISTING SANITARY SEWER COLLECTION SYSTEM. AGUA SUD HAS AN EXISTING 8" DIAMETER SEWER LINE RUNNING ALONG THE INTERIOR STREET OF EL PINTO ESTATES PHASE I. EXTENSIONS OF INDIVIDUAL 2" SERVICES HAVE BEEN PROVIDED TO ALL LOTS. THE COST FOR THE CONSTRUCTION OF THE SANITARY SEWER COLLECTION SYSTEM WAS \$200,000 AT A COST PER LOT OF \$200,000.

**ENGINEER CERTIFICATION**  
I CERTIFY THAT THE WATER AND SANITARY SEWER SYSTEM FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL SUBDIVISION RULES ADOPTED UNDER SECTION 16.343, WATER CODE.

I CERTIFY THAT THE COSTS FOR THE CONSTRUCTED WATER AND SANITARY SEWER FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

**WATER FACILITIES**  
THESE FACILITIES WILL HAVE A TOTAL COST OF \$200,000. THE OWNER OF THIS DEVELOPMENT WILL PAY WATER TAP FEES, WHICH INCLUDE THE WATER METER INSTALLATION AND INSPECTION FEES, TO M.H.W.S.C., A TOTAL OF \$200,000, AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUMS REPRESENT SAID INSTALLATIONS, ACQUISITION FEES, AND ALL OTHER FEES ASSOCIATED WITH CONNECTING EACH ONE OF THE LOTS IN THE SUBDIVISION TO AGUA SUD.

**SANITARY SEWER FACILITIES**  
THE COST FOR THE CONSTRUCTION OF THE SEPTIC SYSTEM FOR THE LOT WILL BE \$200,000. SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED FOR A TOTAL OF \$200,000 FOR THE ENTIRE SUBDIVISION.

REPORT DE INGENIERIA DEL PINTO ESTATES PHASE II  
POR: IVAN GARCIA, P.E., R.P.L.S.

**ABASTECIMIENTO DE AGUA POTABLE: DESCRIPCION, COSTO, Y FECHA DE OPERABILIDAD**  
LA SUBDIVISION DE EL PINTO ESTATES PHASE II RECIBIRA SU PROVISION DE AGUA DE AGUA SPECIAL UTILITY DISTRICT (AGUA SUD). LA COMPANIA DE AGUA (AGUA SUD), EL DUEÑO DE LA SUBDIVISION Y AGUA SUD, HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 AÑOS. AGUA SUD, HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

AGUA SUD TIENE UN CONDUCTO DE AGUA DE 8" PULGADAS DE DIAMETRO QUE PASA POR LA CALLE INTERIOR DE EL PINTO PHASE II. EL SISTEMA REQUERIDO PARA EL PINTO ESTATES PHASE II CONSISTE EN 2080 LF DE 8" DR18 C900 PVC LINEA DE AGUA PROPUESTA PARA SER EXTENDIDA A ESTA SUBDIVISION PROPUESTA Y TERMINAR EN UN 8" VALVULA DE COMPLETA CON TAPON PROPUESTO Y UN 2" VALVULA DE DESCARGA. ADICIONALMENTE (22) LINEAS DOBLES DE AGUA LA CUAL SERA CONECTADA Y TERMINARA EN EL MEDIDOR DE AGUA. TAMBIEN CONSISTE EN (3) LINEAS INDIVIDUALES DE AGUA LA CUAL SERA CONECTADA Y TERMINADA EN EL MEDIDOR DE AGUA. EL COSTO DE INSTALACION DEL SISTEMA DE DISTRIBUCION DE AGUA POTABLE DE EL PINTO ESTATES PHASE II SE ESTIMA DE \$200,000 A UN COSTO TOTAL. EL DUEÑO DE LA SUBDIVISION VA PAGAR LOS CARGOS POR CONEXION DE AGUA, LOS CUALES INCLUYEN LA INSTALACION DEL MEDIDOR DE AGUA Y LAS TARIFAS DE INSPECCION DE AGUA SUD, POR UN TOTAL DE \$200,000 POR MUCHO LO ESTABLECIDO EN EL CONTRATO DE SERVICIO DE AGUA DE 30 AÑOS QUE IMPORTES REPRESENTAN DICHAS INSTALACIONES, HONORARIOS DE ADQUISICION Y TODOS LOS OTROS CARGOS RELACIONADOS CON CONEXION DE LOS LOTES INDIVIDUALES EN EL DESARROLLO DE AGUA SUD.

**DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION**  
ESTE DESARROLLO SE HA CONECTADO A UNA LINEA DE COLECCION DE AGUAS RESIDUALES DE AGUA SUD. AGUA SUD TIENE UNA LINEA DE 8" PULGADAS DE DIAMETRO DE AGUAS RESIDUALES QUE PASA POR LA CALLE INTERIOR DE EL PINTO ESTATES PHASE I. SE HAN INSTALADO EXTENSIONES DE SERVICIOS DE (2) PULGADAS PARA TODOS LOS LOTES. EL COSTO DE CONSTRUCCION DEL SISTEMA DE AGUAS RESIDUALES FUE DE \$200,000 A UN COSTO DE \$200,000 POR LOTE.

**CERTIFICACION**  
CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (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 TENDRA UN COSTO DE \$200,000. EL DUEÑO DE LA SUBDIVISION VA PAGAR LOS CARGOS POR CONEXION DE AGUA, LOS CUALES INCLUYEN LA INSTALACION DEL MEDIDOR DE AGUA Y LAS TARIFAS DE INSPECCION DE AGUA SUD, POR UN TOTAL DE \$200,000. POR MUCHO LO ESTABLECIDO EN EL CONTRATO DE SERVICIO DE AGUA DE 30 AÑOS QUE IMPORTES REPRESENTAN DICHAS INSTALACIONES, HONORARIOS DE ADQUISICION Y TODOS LOS OTROS CARGOS RELACIONADOS CON CONEXION DE LOS LOTES INDIVIDUALES EN EL DESARROLLO DE AGUA SUD.

**DRENAJE:**  
EL COSTO ESTIMADO PARA LA INSTALACION DEL SISTEMA INDIVIDUAL DE FOSAS SEPTICAS PARA LOS LOTES ES DE \$200,000 DOLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA.

I, IVAN GARCIA, HEREBY ACKNOWLEDGE THAT THE ABOVE TRANSLATION FROM ENGLISH TO SPANISH IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

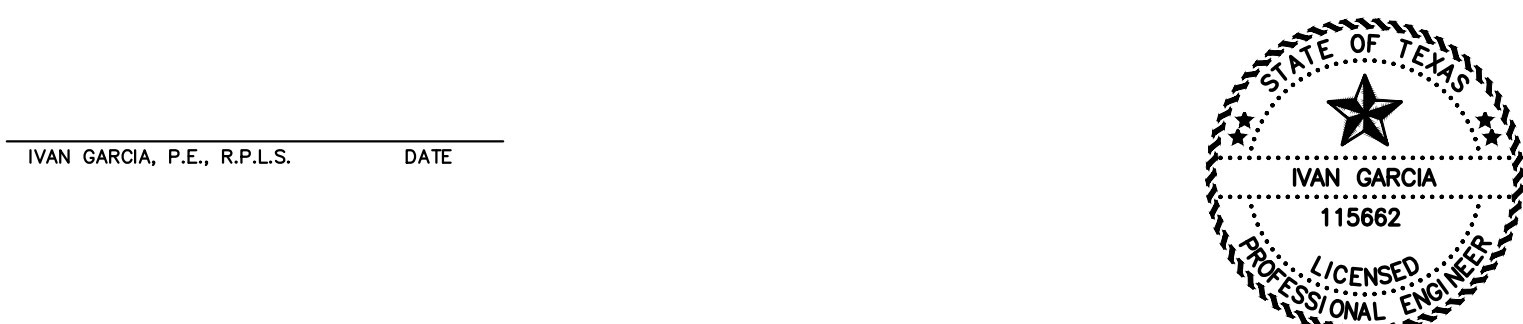
**SUBDIVIDER CERTIFICATION**  
I, BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (A) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS AND (B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL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

**SUBDIVIDER STATEMENT:**  
I - I, VICTOR J. DANIEC (PRESIDENT, VJD MANAGEMENT INC. IT'S SOLE GENERAL PARTNER), SUBDIVIDER OF EL PINTO ESTATES PHASE II HEREBY CERTIFY SEWER PERMITS ARE REQUIRED PRIOR TO BUILDING ON ANY LOT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

VJD VENTURES, LP  
BY: VICTOR J. DANIEC  
PRESIDENT  
VJD MANAGEMENT INC.  
IT'S SOLE GENERAL PARTNER.

STATE OF TEXAS  
COUNTY OF HIDALGO:

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



DATE	REVISION NOTES TABLE
	DESCRIPTION
	INDEX TO SHEETS OF EL PINTO ESTATES PHASE II
	SHEET 1: HEADINGS, INDEX, LOCATION MAP, PRINCIPAL CONTACTS, MAP, LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); ENGINEER'S AND SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DECLARATION, CERTIFICATION, AND ATTESTATION; COUNTY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES; H.C.O.D. No. 1, AGUA SUD.
	SHEET 2: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTEWATER/OSSF AND ENGINEER'S CERTIFICATION.
	SHEET 3: MAP OF TOPOGRAPHY AND DRAINAGE, DRAINAGE, REVISION NOTES, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, ENGINEERING CERTIFICATION, CONSTRUCTION DETAILS.
	SHEET 4: TYPICAL DETAILS
	SHEET 5: TYPICAL DETAILS

**RIO DELTA ENGINEERING**  
FIRM REGISTRATION No. F-7628  
SURVEY FIRM No. 10194027  
921 S. 10TH AVENUE EDINBURG, TEXAS 78539  
(TEL) 956-380-5152 (FAX) 956-380-5083

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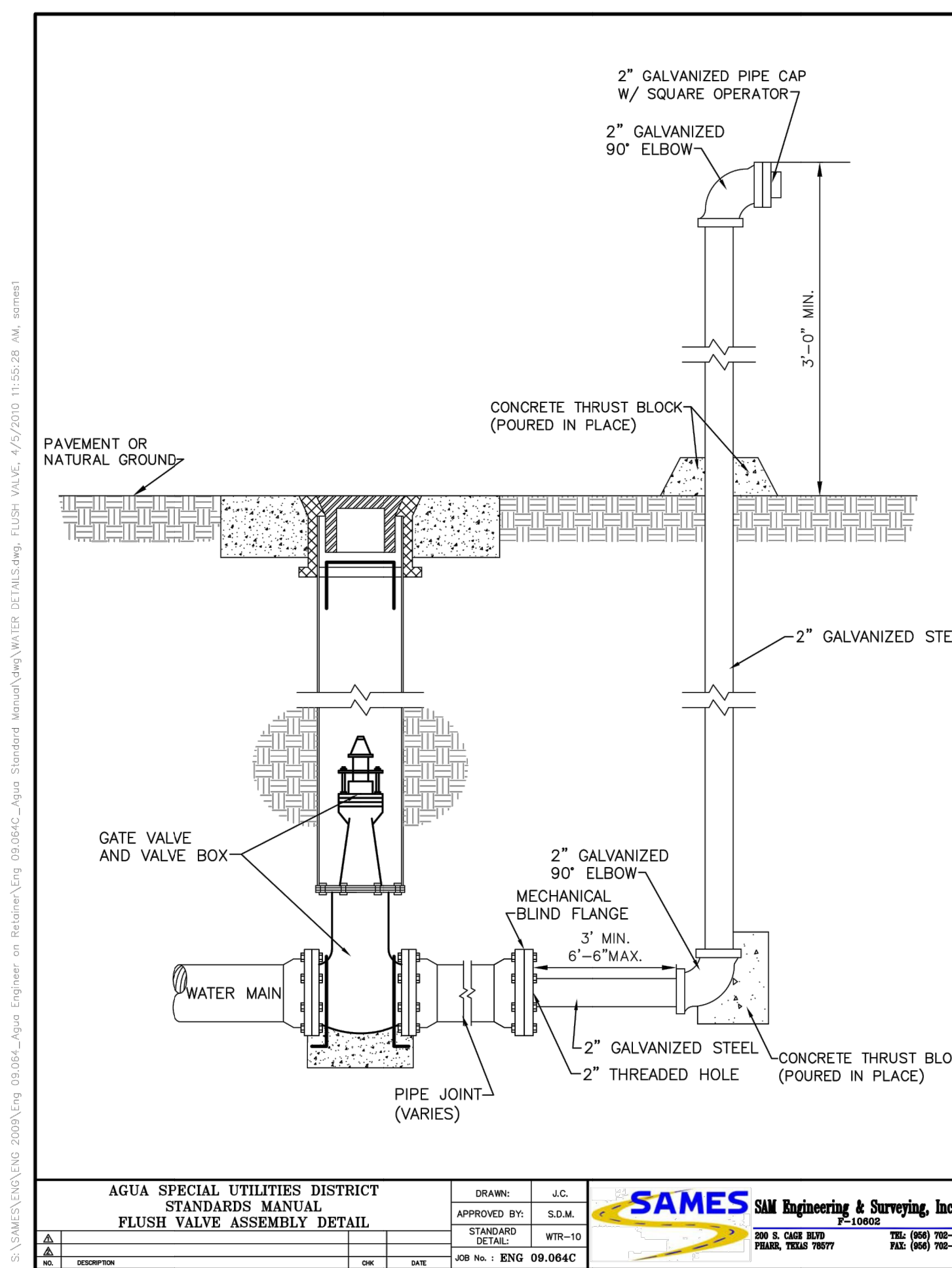
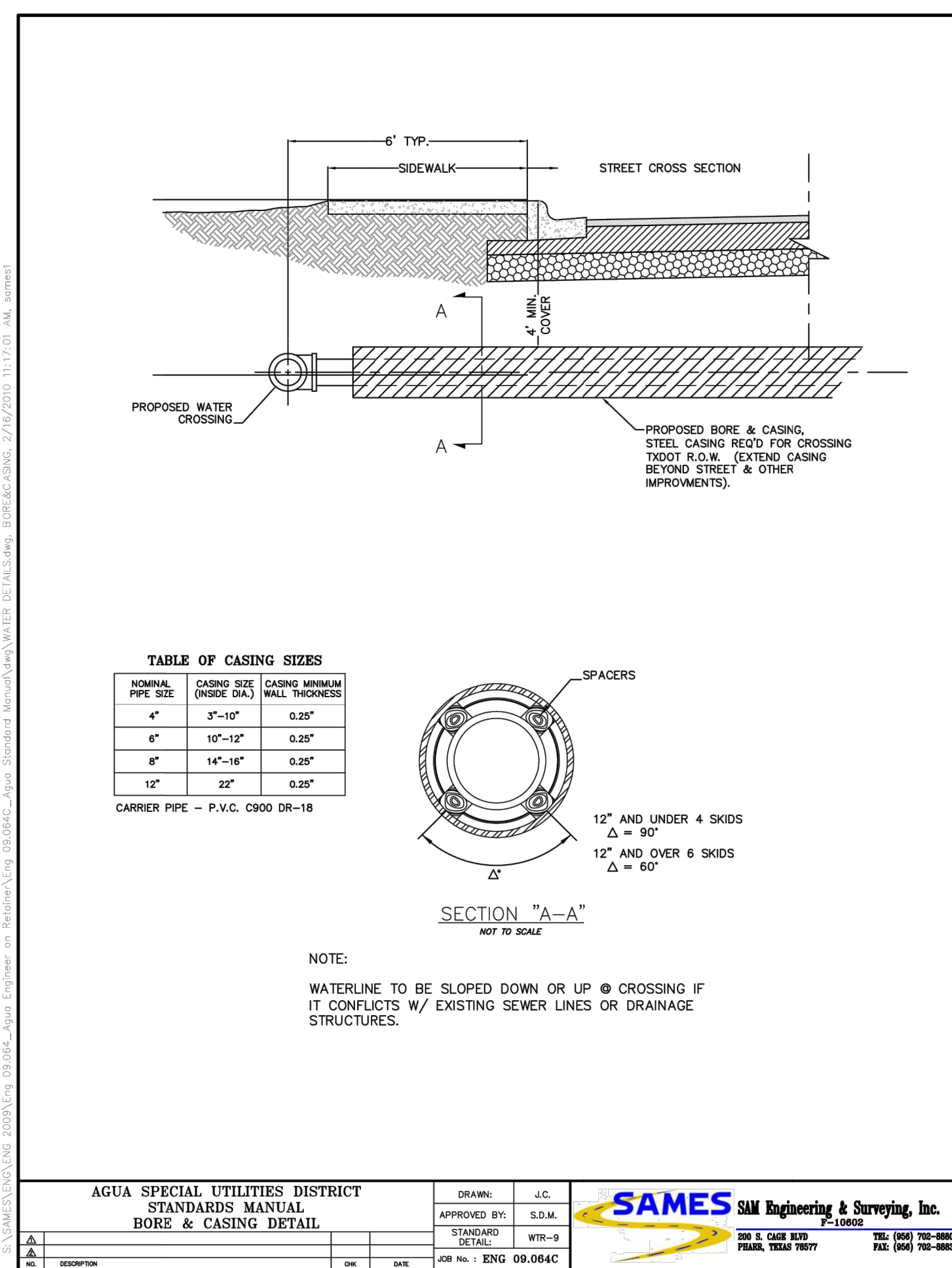
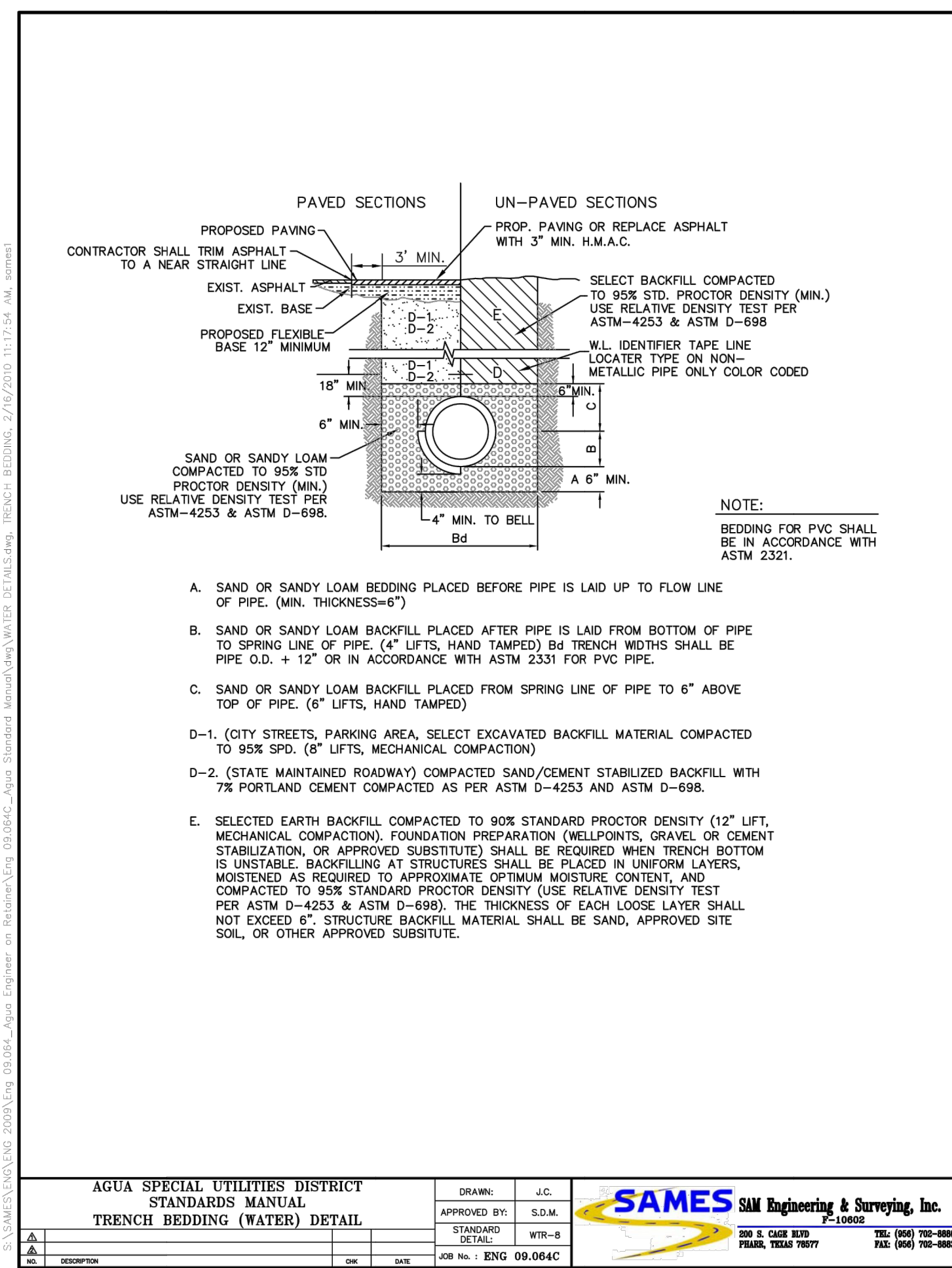
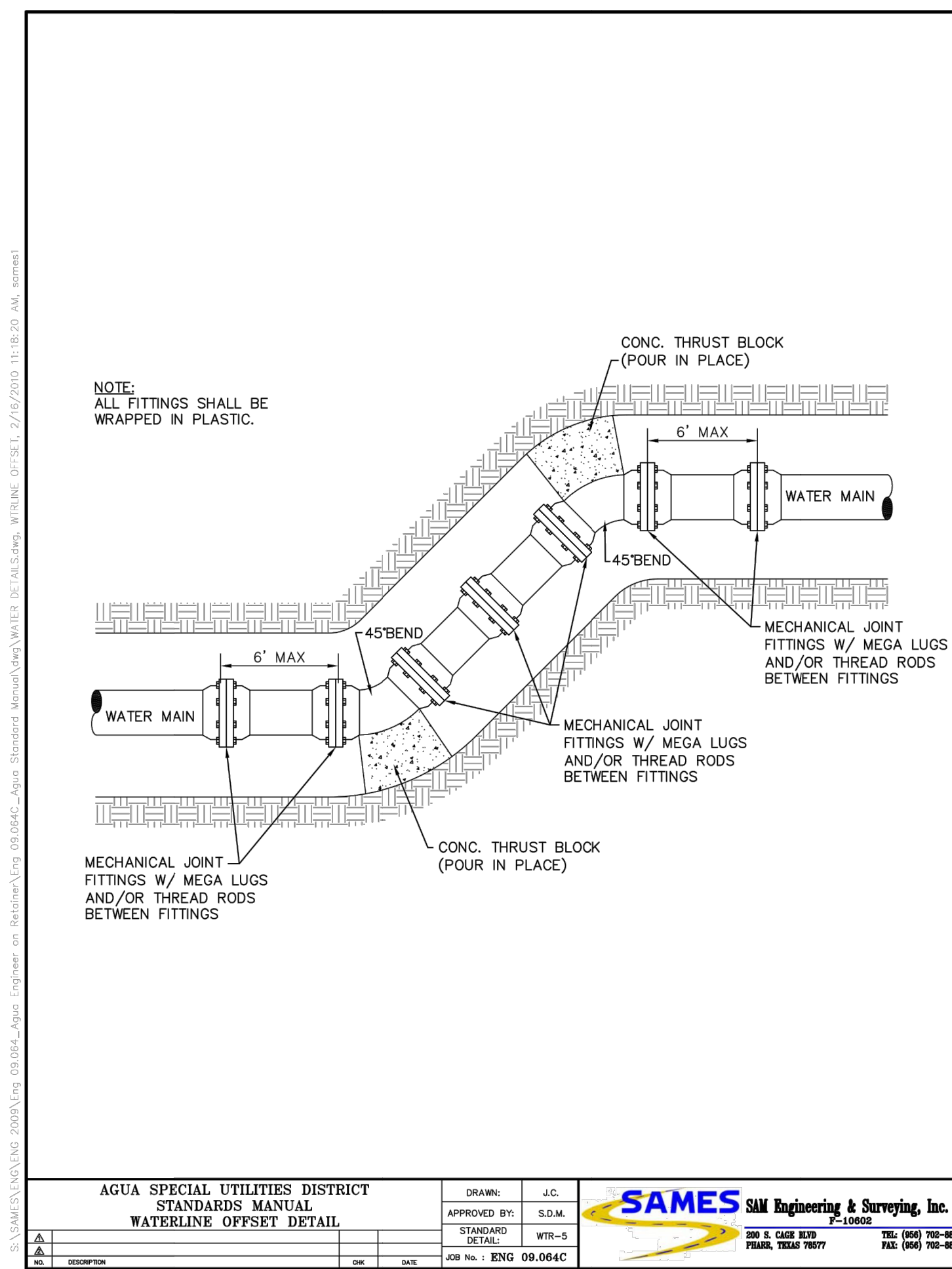
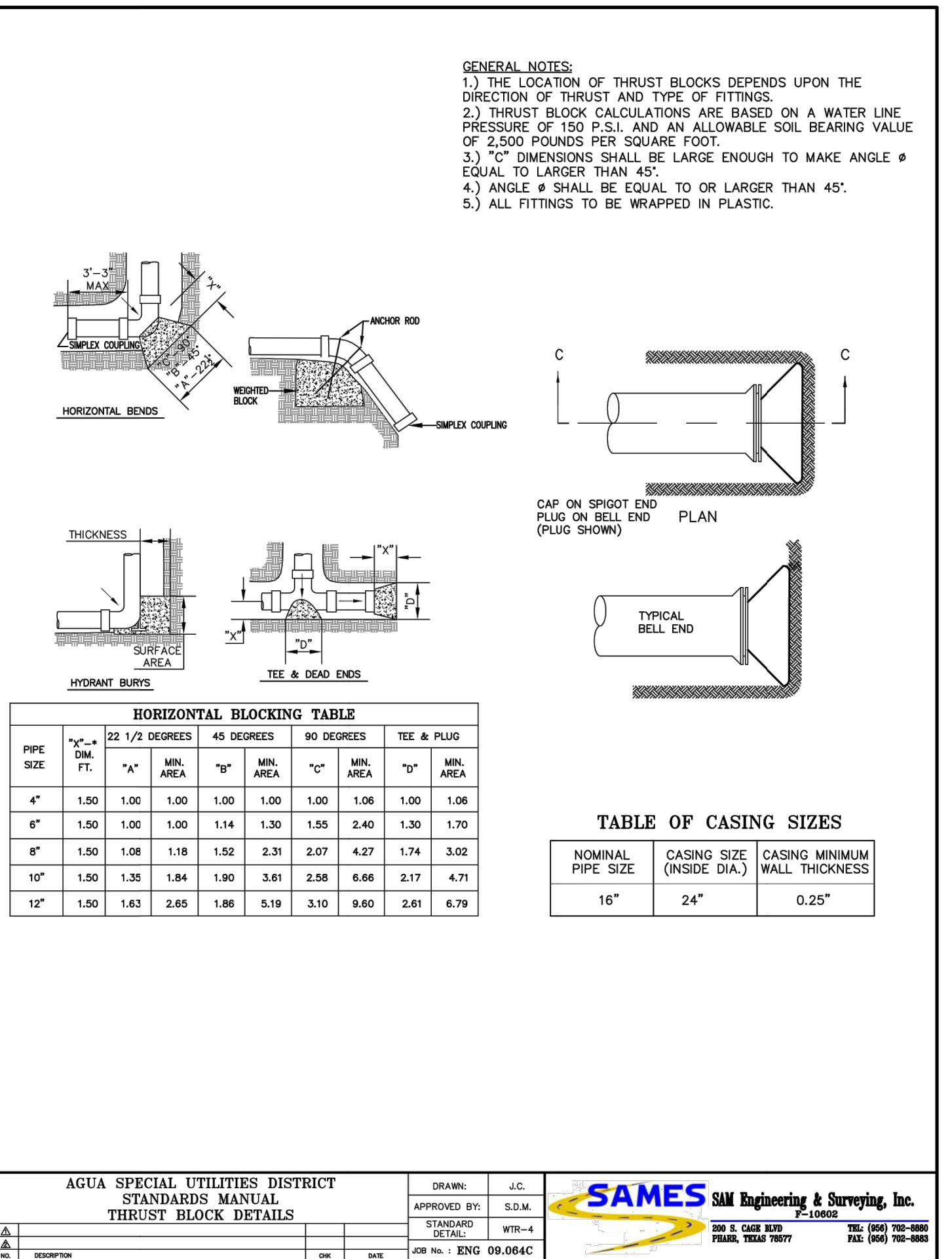
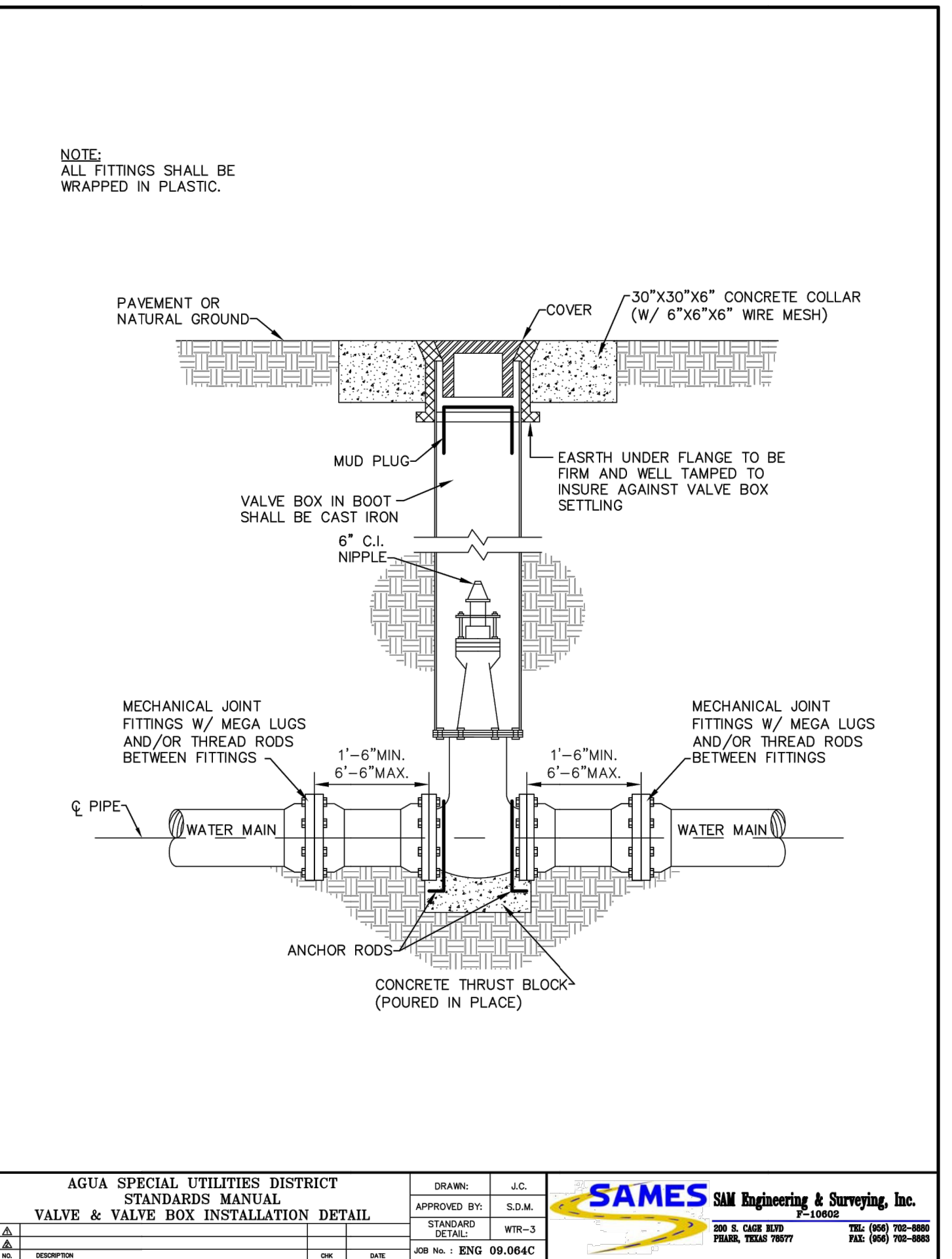
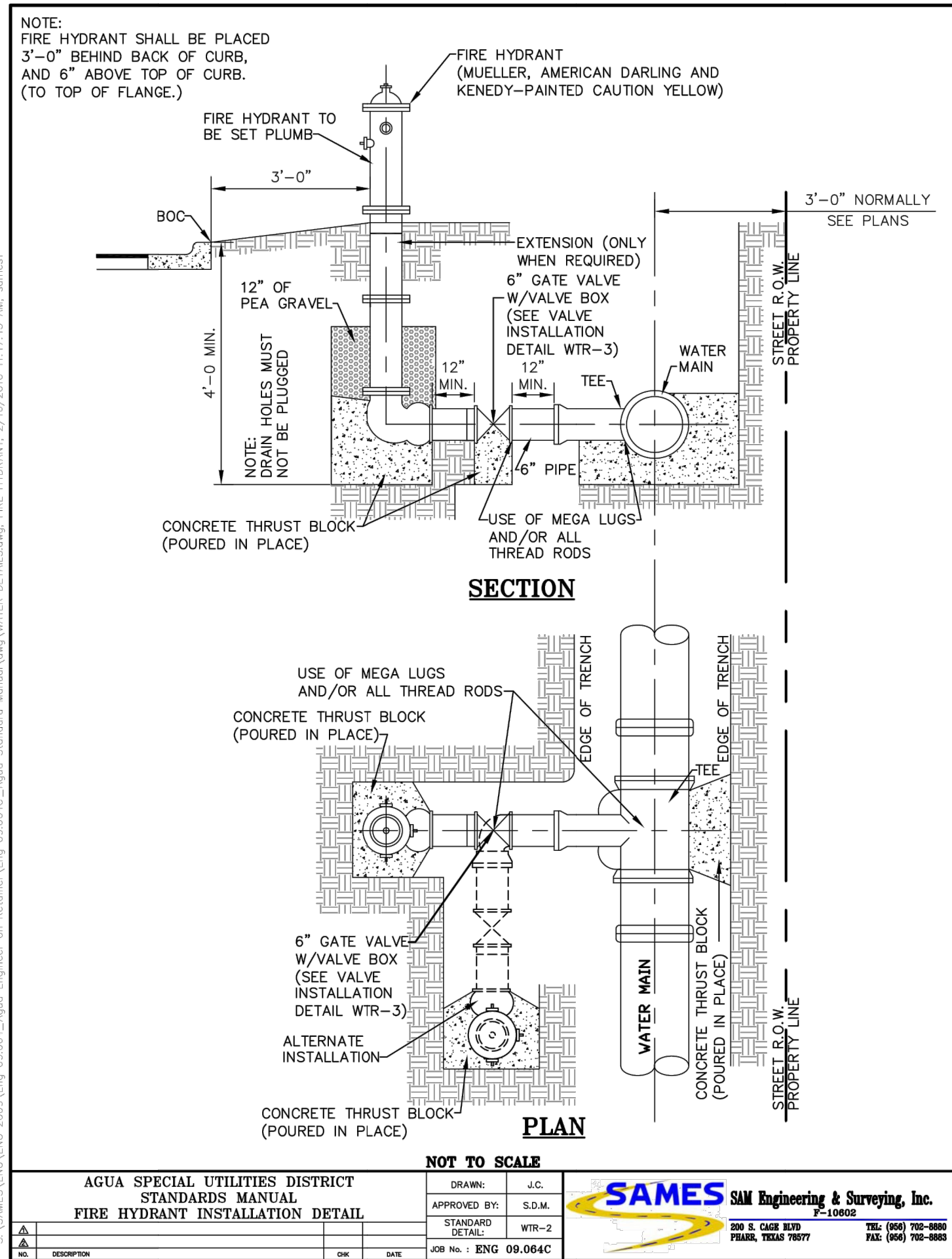
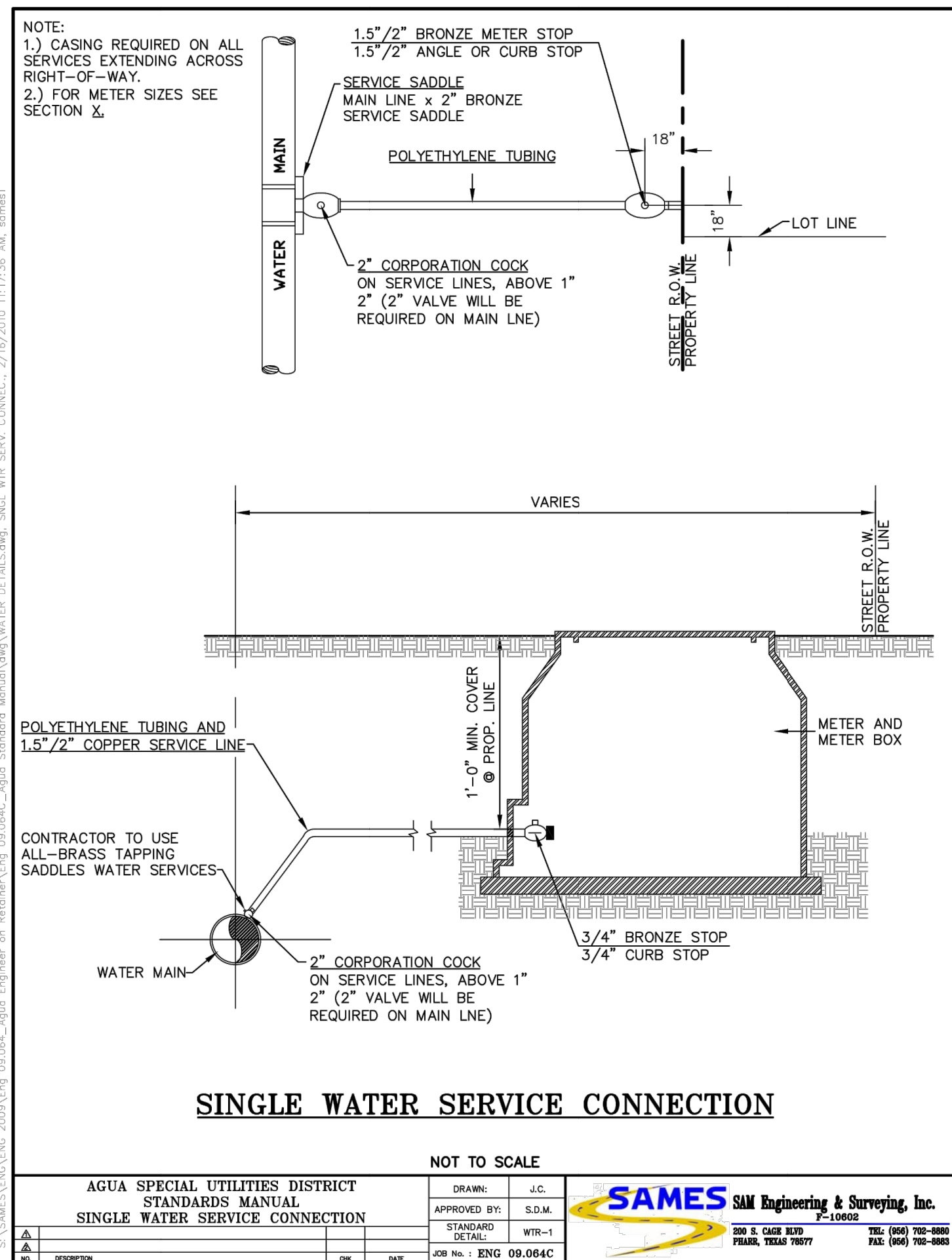
**UTILITY LAYOUT**  
**EL PINTO ESTATES PHASE II**  
**SULLIVAN CITY, TEXAS**  
**HIDALGO COUNTY**

PROJECT:  
ENGINEER:  
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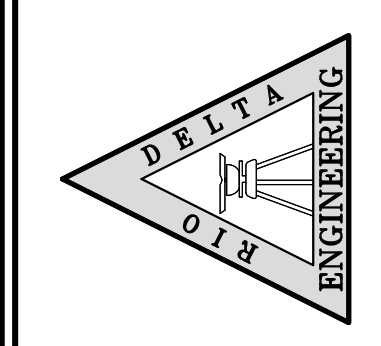
IVAN GARCIA P.E. R.P.L.S.  
IVAN GARCIA P.E. R.P.L.S.  
IVAN GARCIA P.E. R.P.L.S.  
EDWIN PENA  
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DECEMBER 8, 2020  
SUB 20 013  
2-OF-5

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**RIO DELTA ENGINEERING**  
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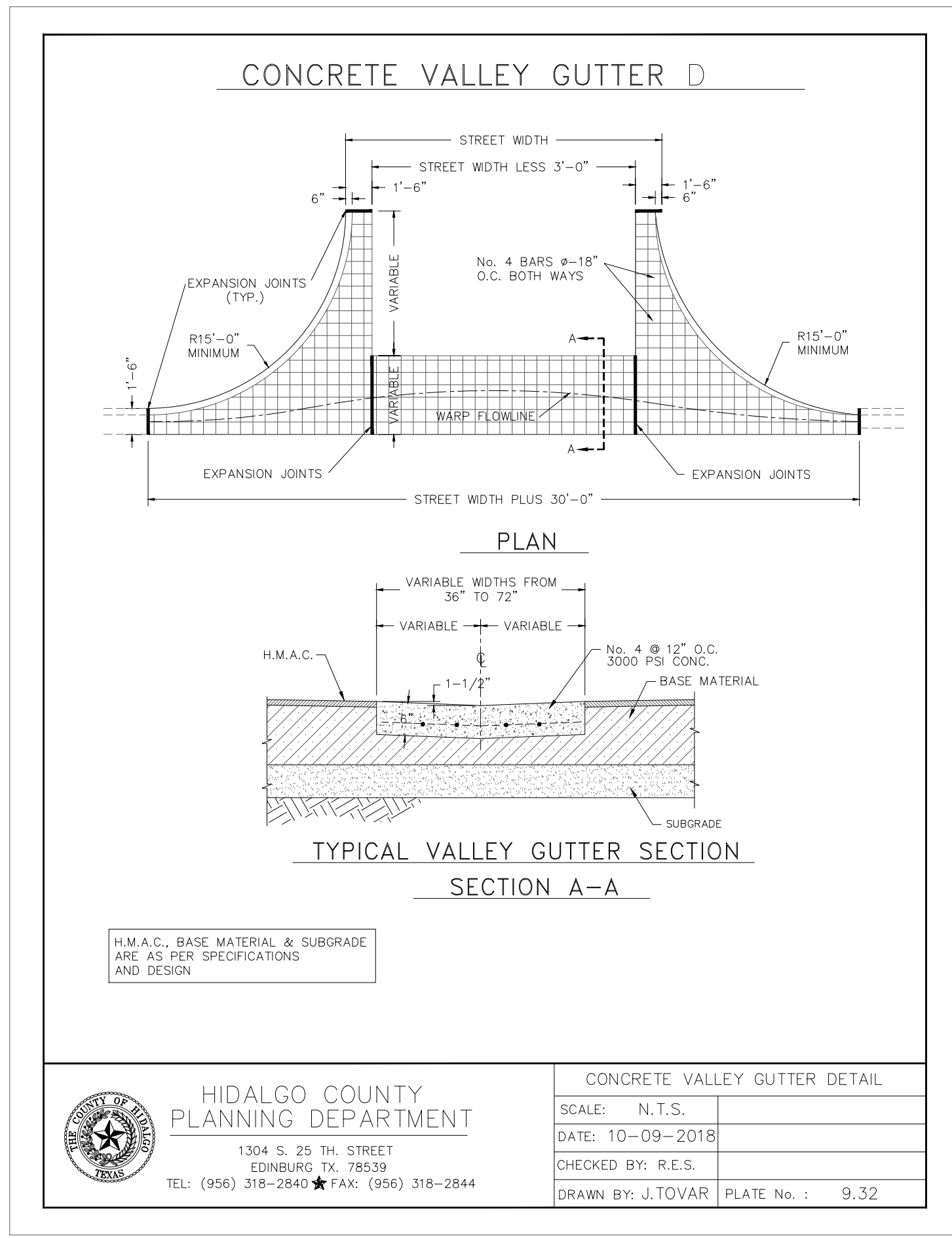
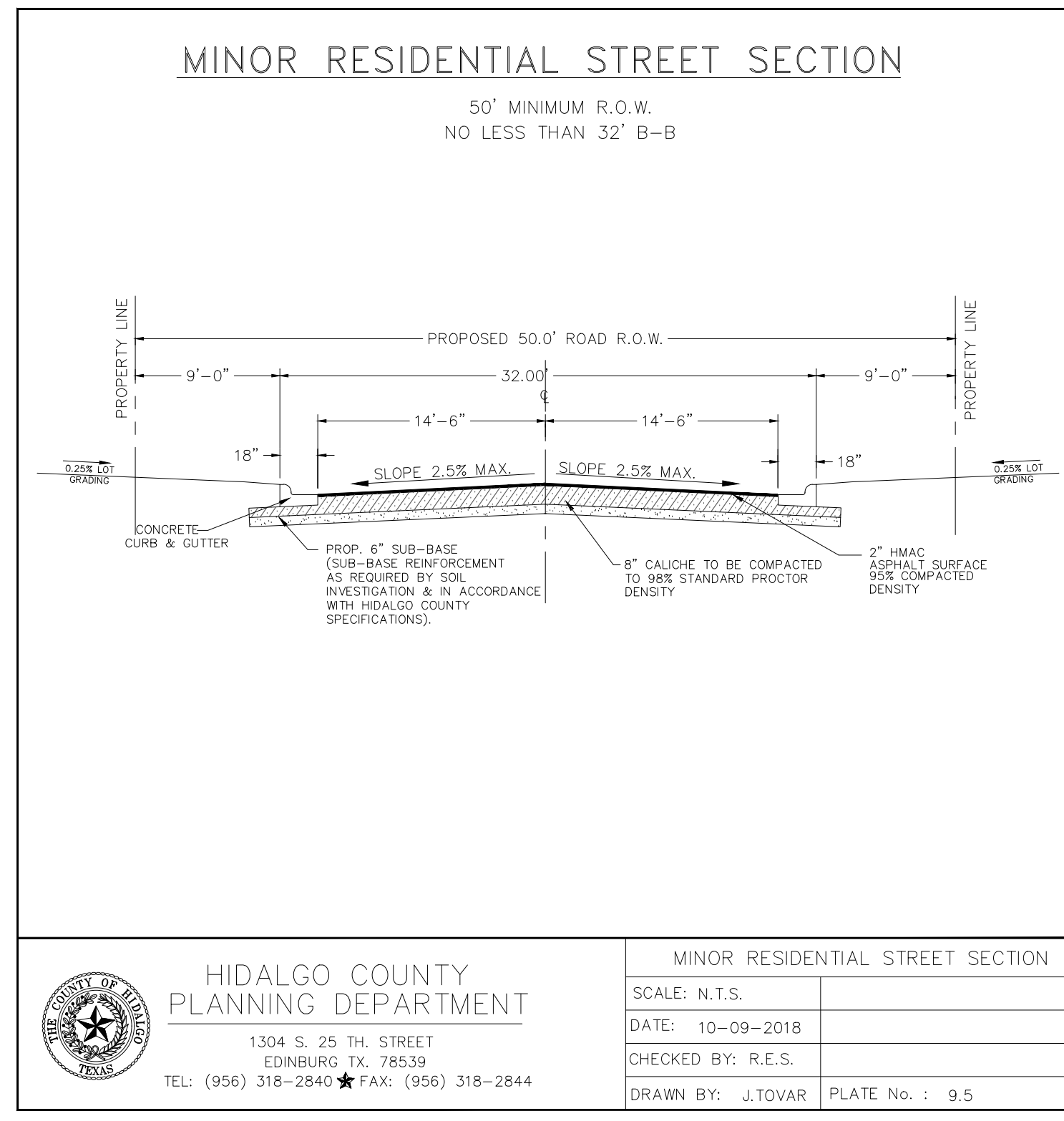
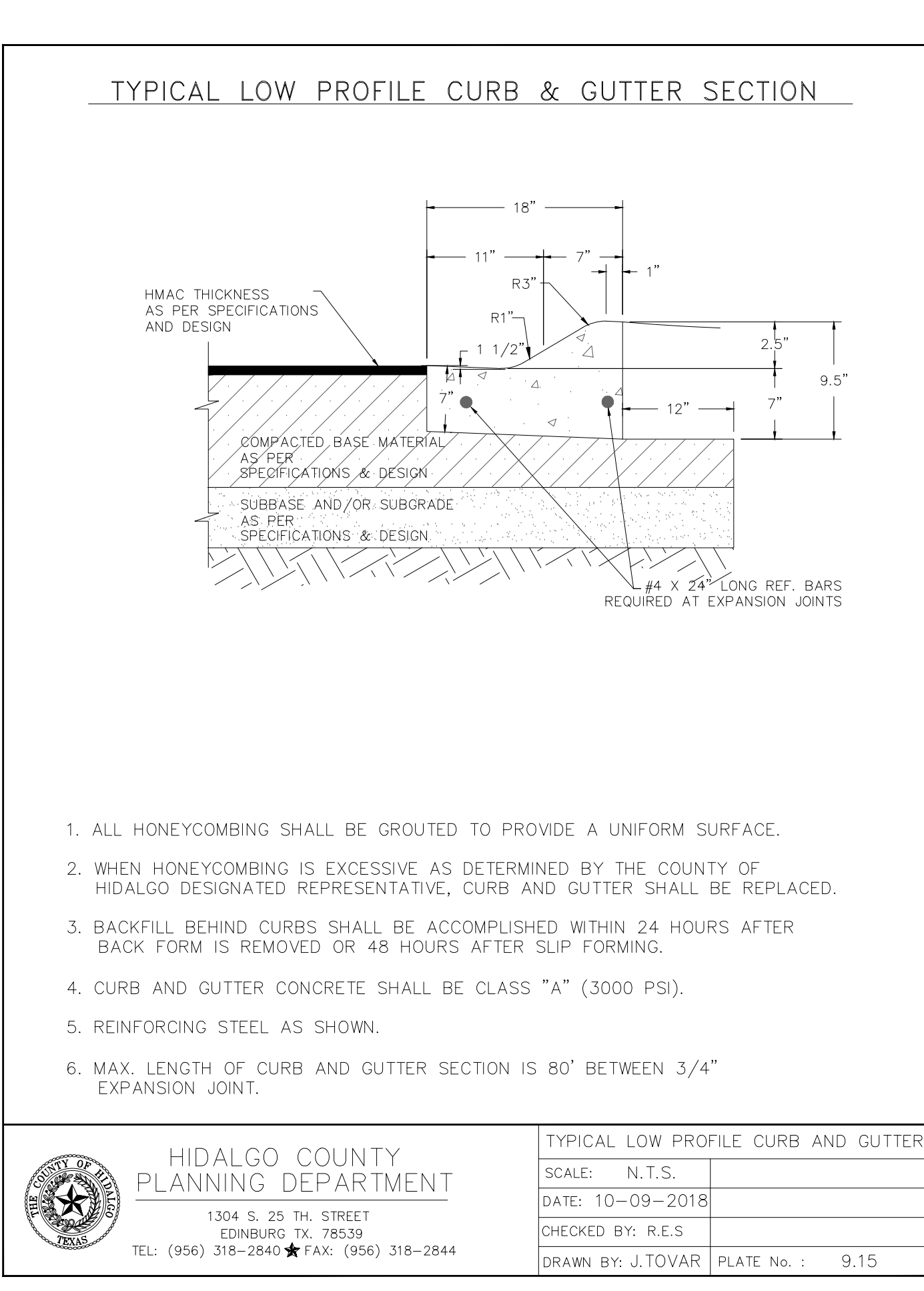
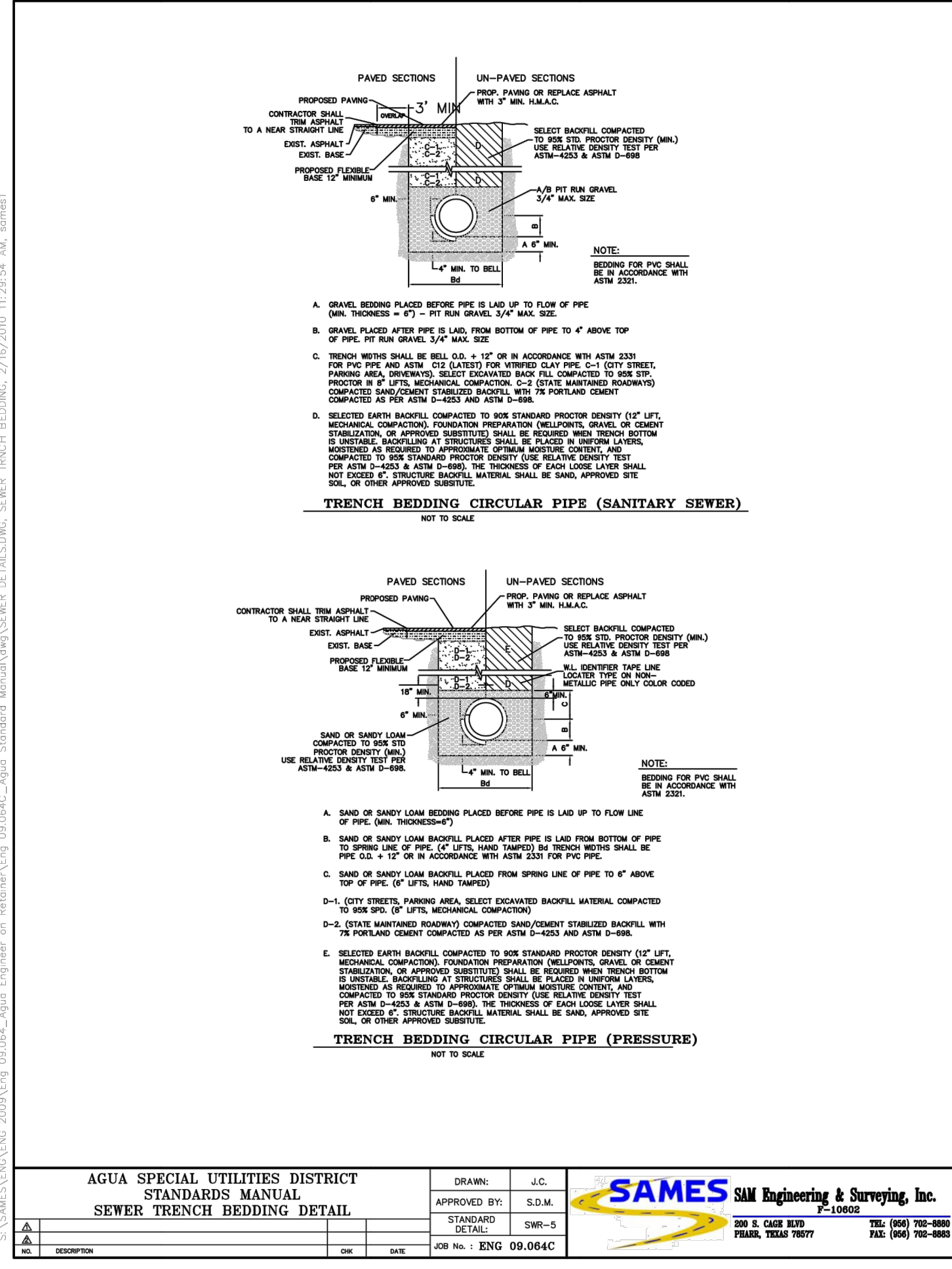
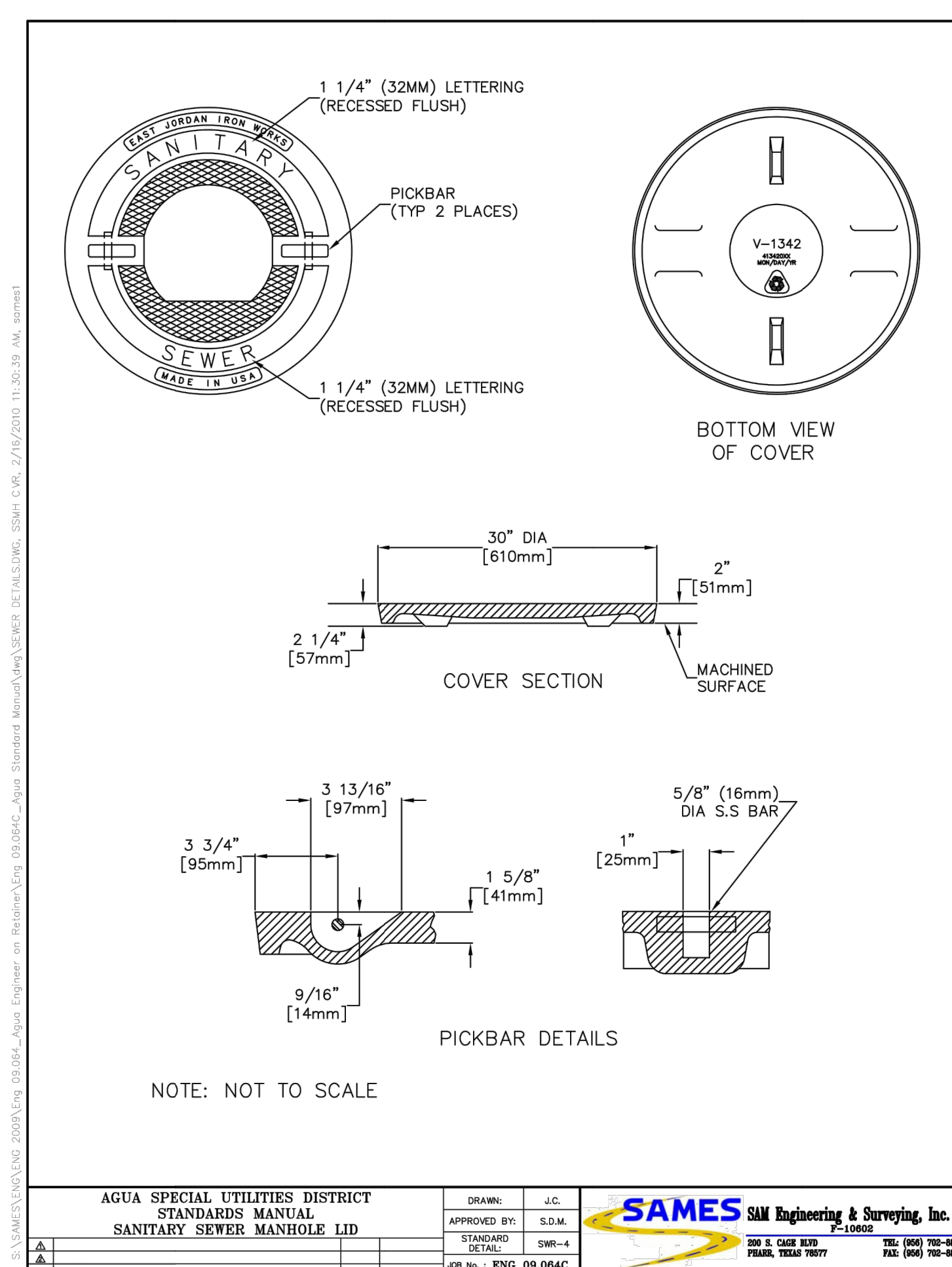
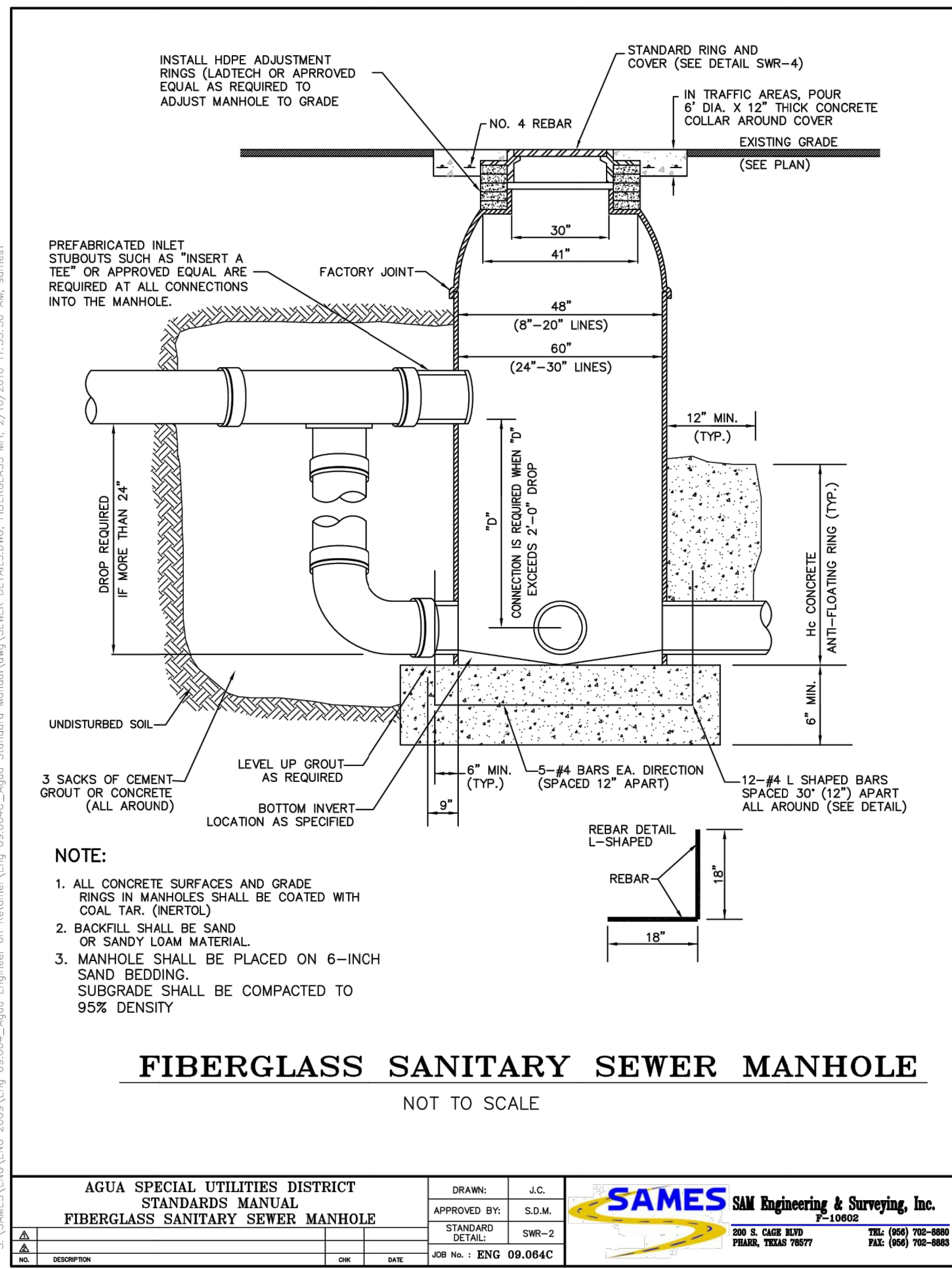
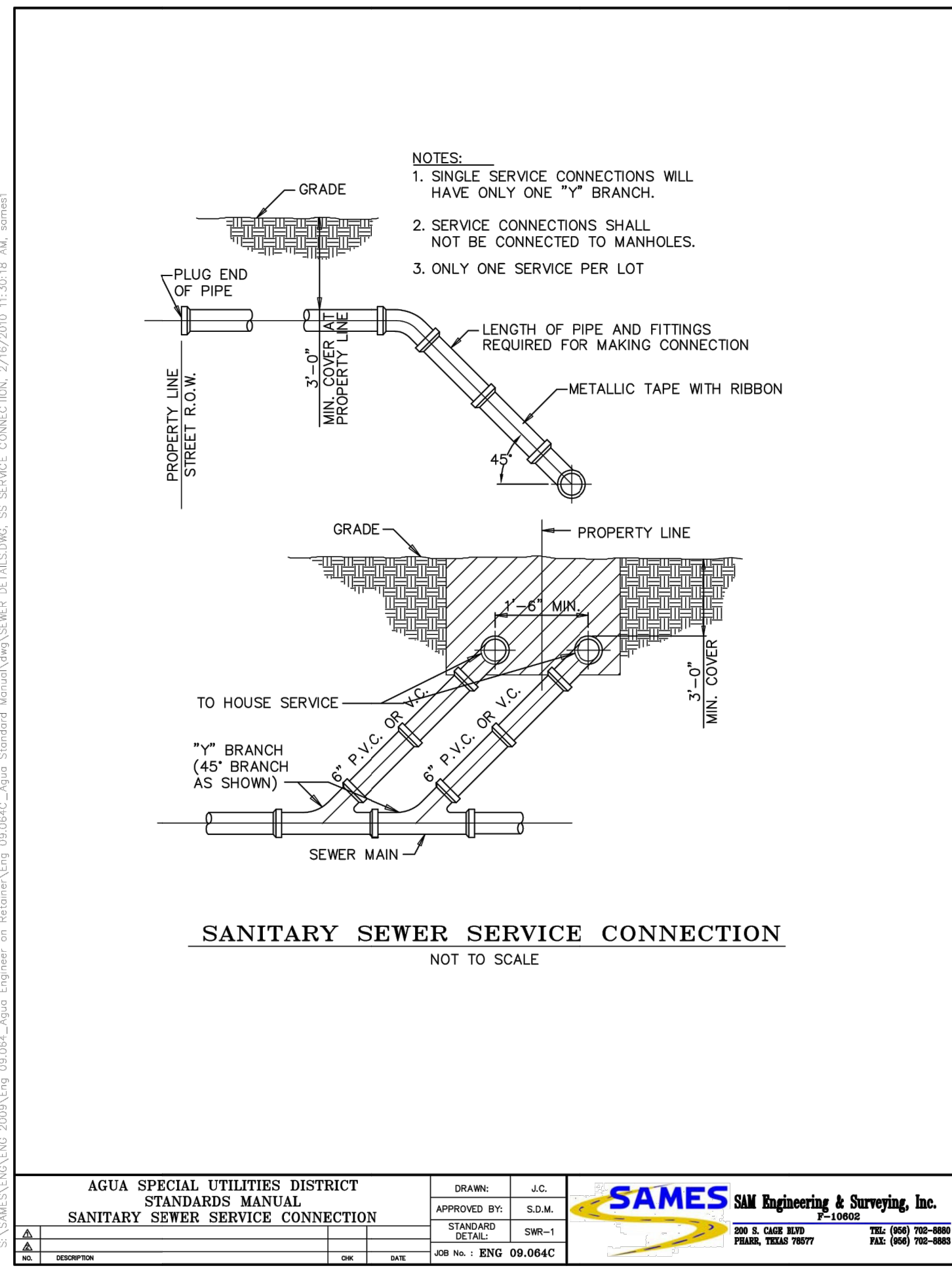


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**TYPICAL DETAILS**  
EL PINTO ESTATES—PHASE II  
SULLIVAN CITY, TEXAS  
HIDALGO COUNTY

ENGINEER: IVAN GARCIA, PE, RPLS  
SURVEYOR: IVAN GARCIA, PE, RPLS  
CHECKED: IVAN GARCIA, PE, RPLS  
DRAWN: EDWIN PENA  
SCALE: AS SHOWN  
DATE: OCTOBER 5, 2020  
REVISIONS: SUB 20 013  
PAGE NO: 4-OF-5



**RIO DELTA ENGINEERING**  
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 EL PINTO ESTATES - PHASE II  
 SULLIVAN CITY, TEXAS  
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PROJECT:  
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