



T.J. Arredondo, CFM
Director of Planning

HIDALGO COUNTY PLANNING DEPARTMENT

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

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 2-22-2022

PROPOSED EL PINTO ESTATES PH. 1 SUBDIVISION PRECINCT No. 3.

ENGINEER: RIO DELTA ENGINEERING DEVELOPER: GARVIC PROPERTIES

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 40 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INDUSTRIAL

NUMBER OF STREETLIGHTS: 6

FILLING STATIONS: 4

LOCATION DESCRIPTION: EAST OF EL PINTO ROAD APPROXIMATELY 80.00 FEET NORTH FROM MESQUITE LANE.

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

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 9-15-2020 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: 20.00 FEET ONTO EL PINTO ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 2-15-2021 BY, VICTOR GALLARDO, PCT. 3 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 2-15-2021 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: 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. FINAL APPROVAL DATE: 2-15-2021: 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.

REQUEST FOR FINAL APPROVAL WITH: **CASH DEPOSIT: Amount: 22,590.00 For: (PAVING, DRAINAGE & OTHER IMPROVEMENTS)**

PRELIMINARY APPROVAL FROM THE HIDALGO COUNTY COMMISSIONERS COURT ON: SEPTEMBER 22, 2020

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

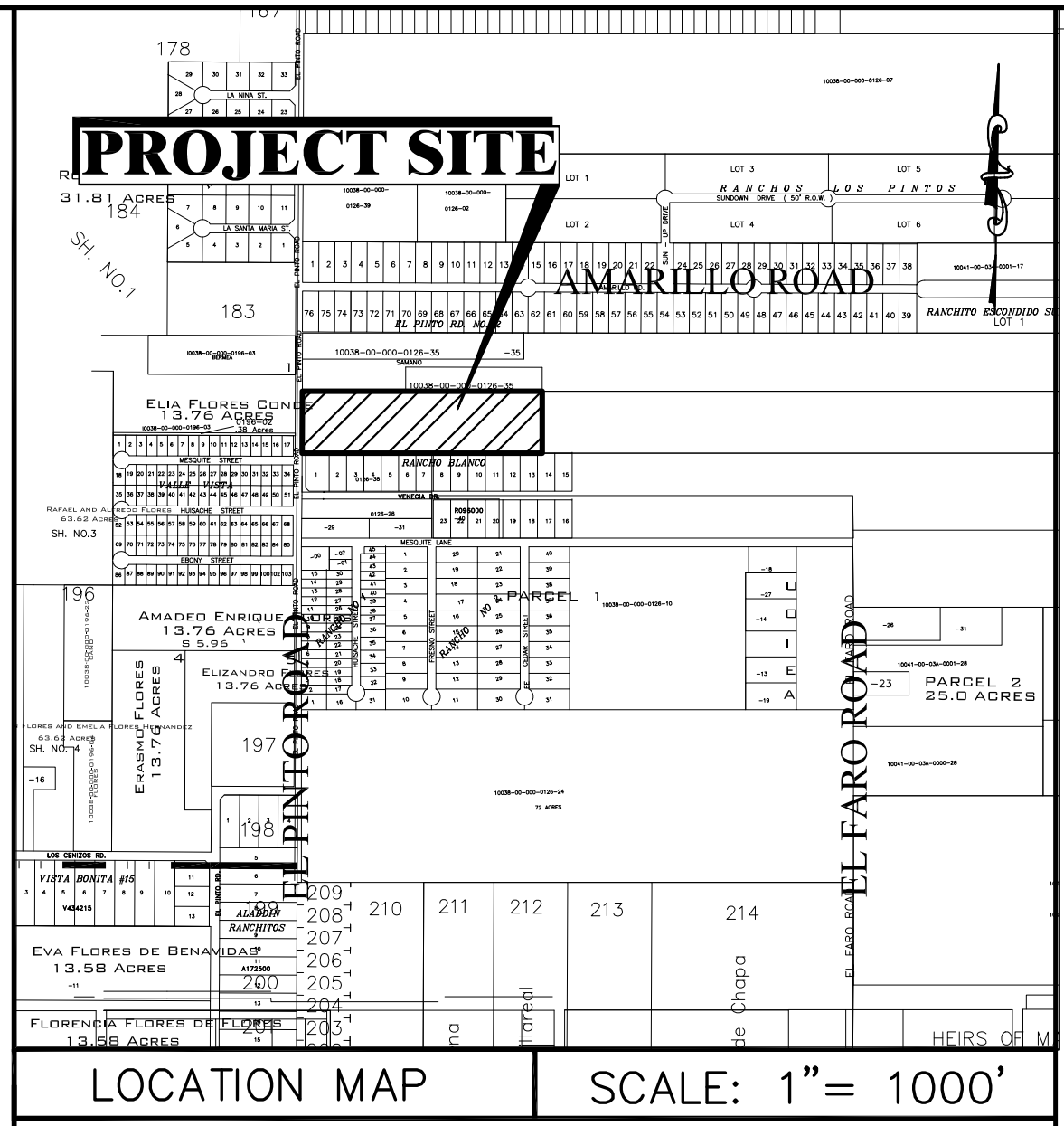
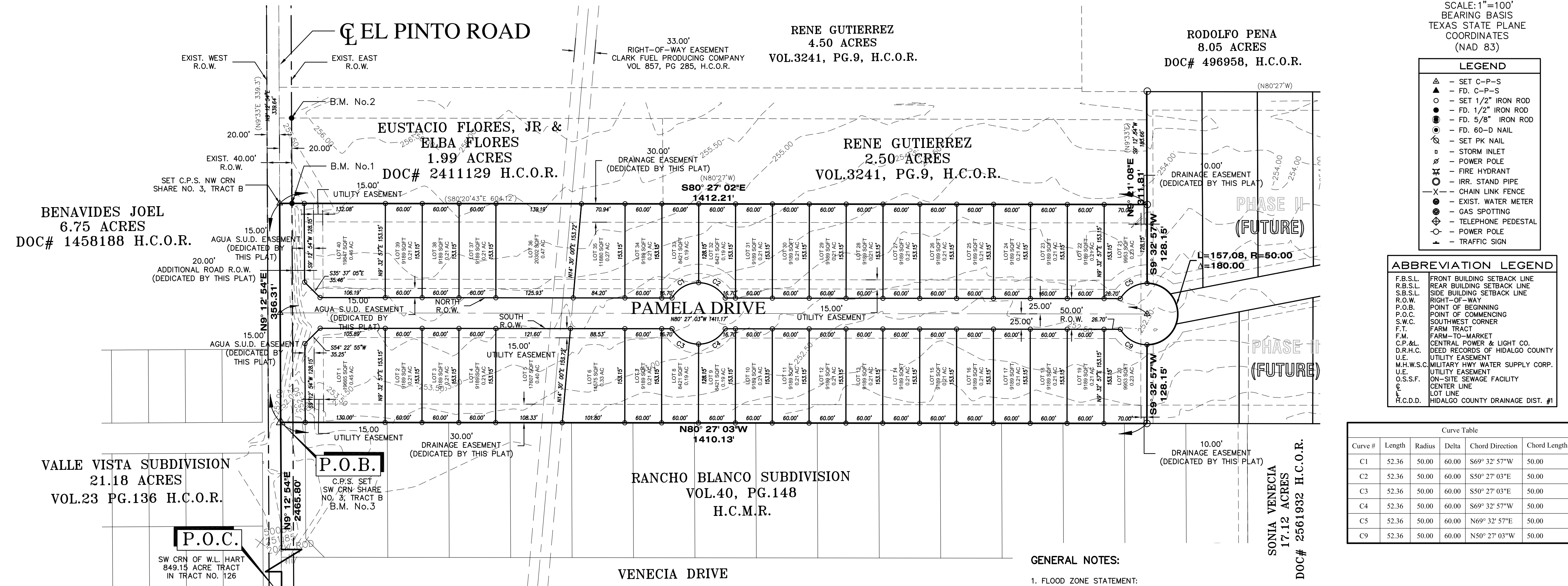
Final Approval with financial guarantee

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 I

BEING A 11.63 ACRES TRACT OF LAND LYING AND SITUATED IN HIDALGO COUNTY, TEXAS, SAID 11.63 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.



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

- LEGEND
- SET C-P-S
- FD, C-P-S
- SET 1/2" IRON ROD
- SET 1/2" IRON ROD
- SET 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.M. FARM TRACT
F.M. FARM-TO-MARKET
C.P.A.L. CENTRAL POWER & LIGHT CO.
D.R.H.C. DEED RECORDS OF HIDALGO COUNTY
U.E. UTILITY EASEMENT
M.W.S. MILITARY HWY WATER SUPPLY CORP.
U.E. UTILITY EASEMENT
O.S.S.F. ON-SITE SEWAGE FACILITY
C.E. CENTER LINE
L.O.L. LOT LINE
H.C.D.D. HIDALGO COUNTY DRAINAGE DIST. #1

Curve Table with columns: Curve #, Length, Radius, Delta, Chord Direction, Chord Length. Rows C1 through C9.

- GENERAL NOTES:
1. FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "C" (NO SHADE)
2. SETBACKS: FRONT: 20.00 FEET OR EASEMENT WHICHEVER IS GREATER...
3. NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON THE LOT...
4. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" TOP OF CURB...
5. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT...
6. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1...
7. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME...
8. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT...
9. EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER...
10. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT...
11. THERE ARE NO WATER WELLS WITHIN 150 FEET...
12. THE LOT SHALL HAVE A POST DEVELOPMENT FINISHED GRADE...
13. AN OFF-STREET PARKING LOT SITE PLAN...
14. CLEARANCES FOR WATER METERS...
15. NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE SWALE EASEMENT...

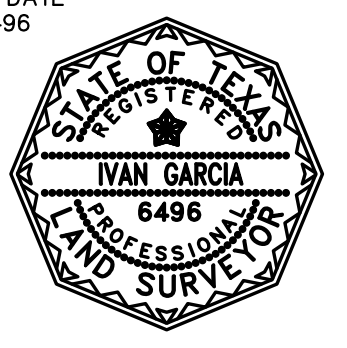
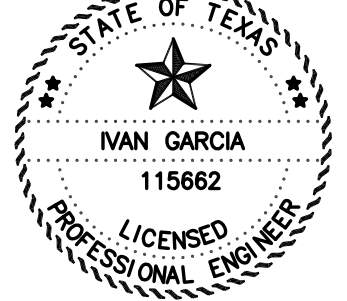
OWNER'S ACKNOWLEDGMENT STATE OF TEXAS COUNTY OF HIDALGO
I, VICTOR DANIEC, ON BEHALF OF GARVIC PROPERTIES LP, AS THE OWNER (S) OF THE 11.63 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED EL PINTO ESTATES PHASE I...
I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 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, 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.

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 I, 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.

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.

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, OR 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. REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6496 SURVEY FIRM # 10194027 DATE



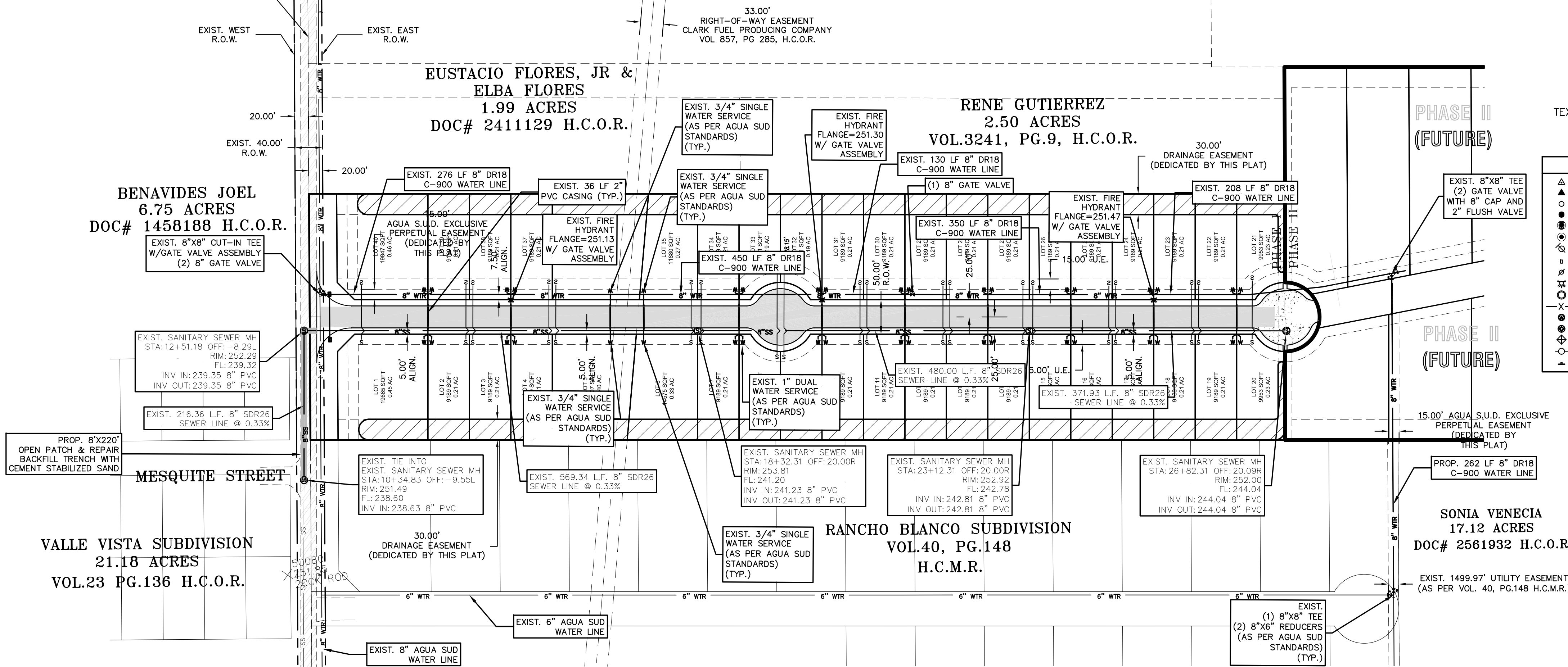
LOCATION MAP SCALE: 1"= 1000'
EL PINTO ESTATES PHASE I IS LOCATED APPROX. 75 FEET NORTH FROM THE INTERSECTION BETWEEN EL PINTO ROAD AND MESQUITE STREET IN HIDALGO COUNTY PRECINCT 3. THE ESTIMATED POPULATION OF THE CITY OF SULLIVAN IS 4,170 (2019 CENSUS) AS PER THE 2019 UNITED STATES CENSUS BUREAU

METES AND BOUNDS:
BEING A 11.63 ACRES TRACT OF LAND LYING AND SITUATED IN HIDALGO COUNTY, TEXAS, SAID 11.63 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 11.63 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 #17268, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.
SAID 11.63 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 PLAT PARTITION DEED RECORDED IN VOLUME 3006, PAGE 563, DEED RECORDS OF HIDALGO COUNTY, TEXAS.
AND SAID 11.63 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, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;
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 NORTHWEST CORNER OF THE SAID SHARE NO. 3, TRACT B, A DISTANCE OF 356.91 FEET TO A COTTON-PICKER-SPINDLE SET, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE S 80°27'02" E ALONG THE NORTH BOUNDARY LINE OF 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, PASSING AT 20.00 FEET A 1/2-INCH IRON ROD FOUND ON THE EXISTING EAST RIGHT-OF-WAY LINE OF "EL PINTO" ROAD, AND CONTINUING FOR A TOTAL DISTANCE OF 1412.21 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE S 9°32'57" W 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 RIGHT, HAVING AN ARC LENGTH OF 157.08, A RADIUS OF 50.00 FEET, CHORD BEARING AND DISTANCE OF S 9°32'57" 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°32'57" 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 128.15 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, PASSING AT 1390.13 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 THE POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 11.63 ACRES OF LAND, MORE OR LESS, OUT OF WHICH 0.16 ACRES LIES WITHIN THE EXISTING RIGHT-OF-WAY OF "EL PINTO" ROAD.

Table with columns: DATE, REVISION NOTES TABLE, DESCRIPTION. Includes INDEX TO SHEETS OF EL PINTO ESTATES PHASE I, 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 DEDICATION, CERTIFICATION, AND ATTESTATION, COORDINATE APPROVAL CERTIFICATE, COUNTY CLERK'S RECORDING CERTIFICATE, REVISION NOTES, H.C.D.D. No. 1, AGUA SUD.

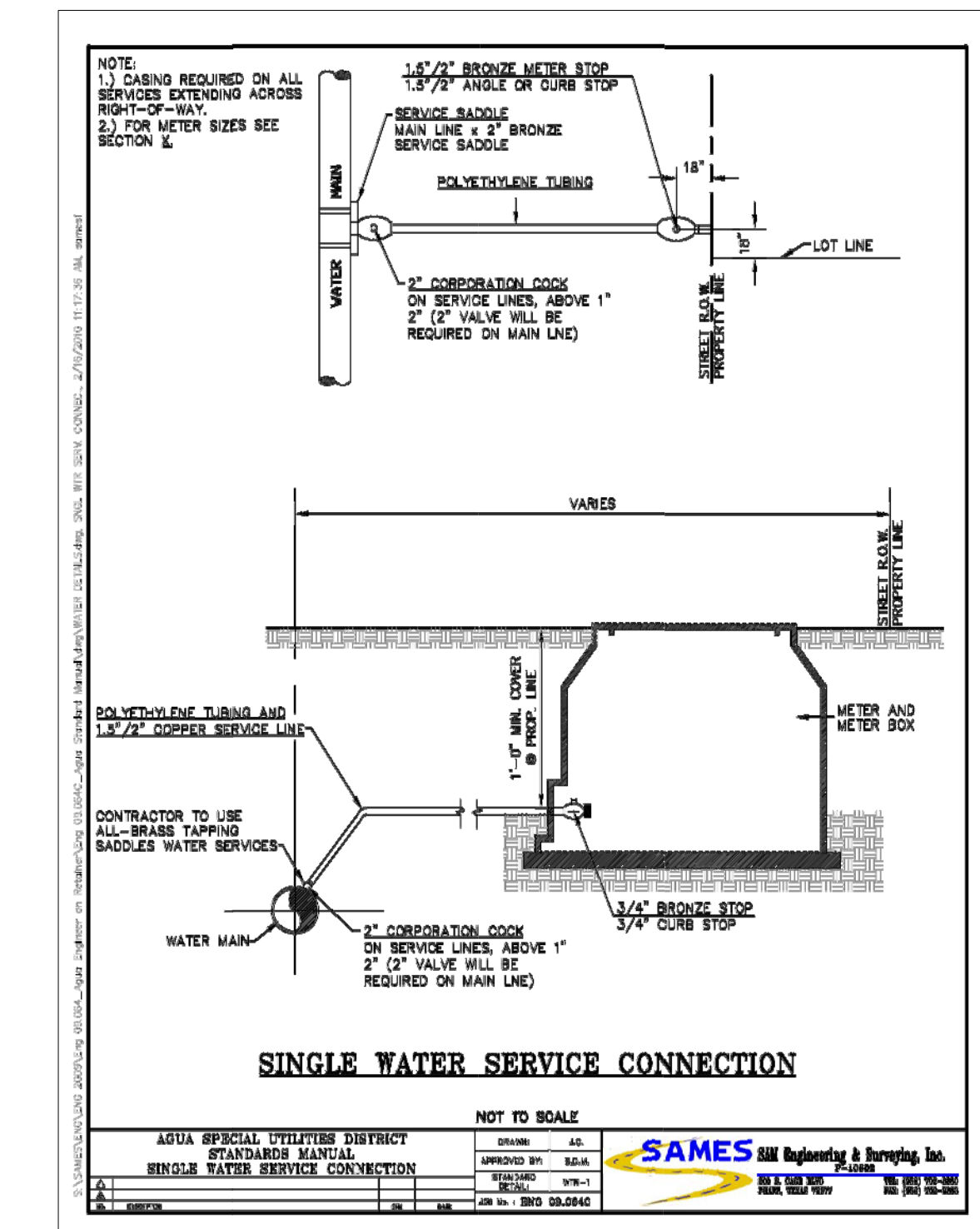
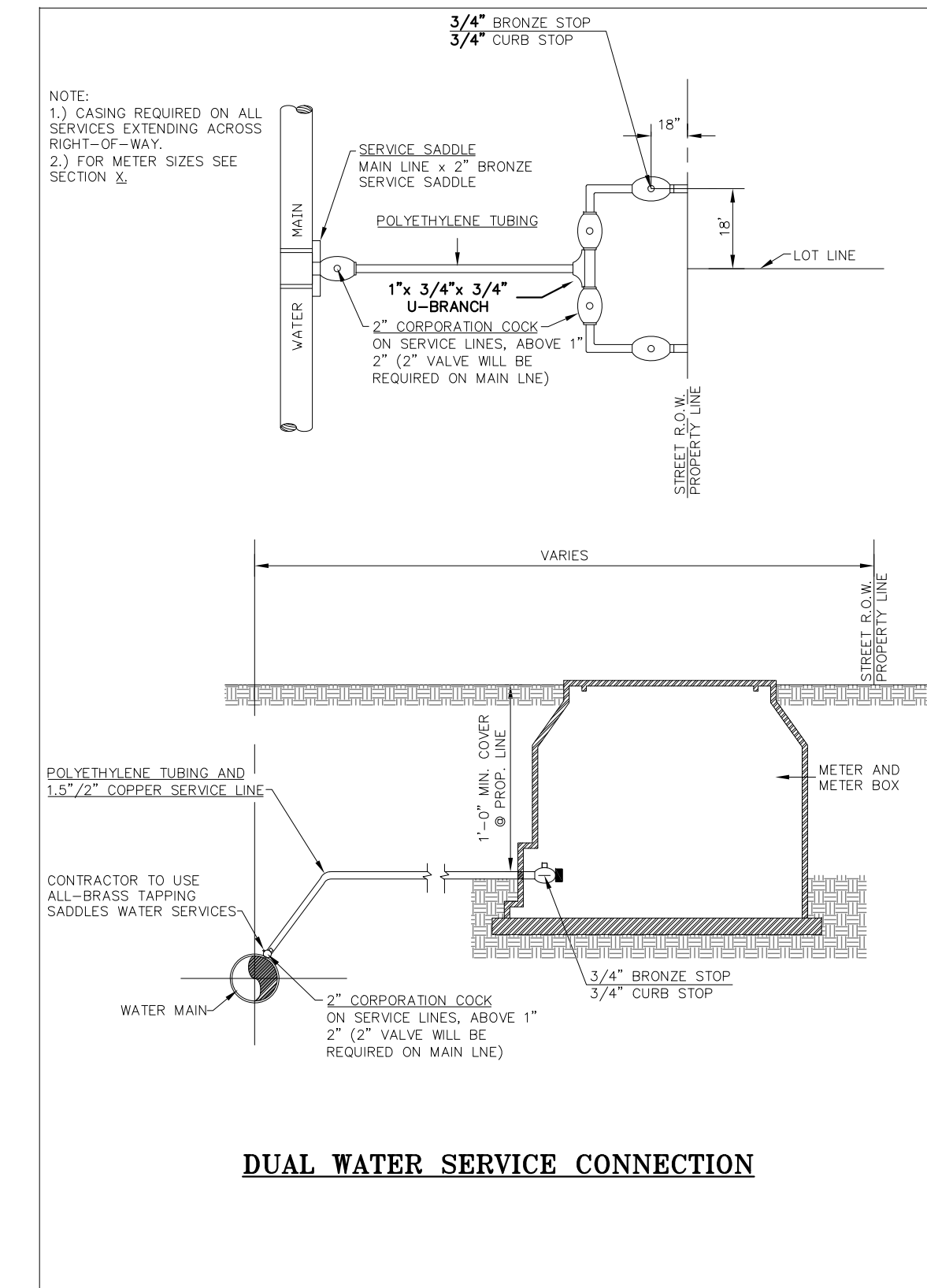
RIO DELTA ENGINEERING
FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083
PLAT SHEET
EL PINTO ESTATES PHASE I
SULLIVAN CITY, TEXAS
HIDALGO COUNTY
ISSUED FOR: FINAL
PROJECT: SUB 20 013
PAGE NO: SHT 1

EL PINTO ROAD



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



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

LEGAL DESCRIPTION
BEING A 11.63 ACRES TRACT OF LAND LYING AND SITUATED IN HIDALGO COUNTY, TEXAS, SAID 11.63 ACRES TRACT BEING OUT OF TRACT 126 OF THE PARTITION OF PORCIONES 38, 39 AND 40, ANCIENT JURISDICTION OF TRENDA, HIDALGO AND START COUNTY, 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, AND COMMERCIAL.

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.

SEWERAGE FACILITIES DESCRIPTION, COST AND OPERABILITY DATES
THE DEVELOPER HAS CONNECTED TO THE EXISTING SANITARY SEWER COLLECTION SYSTEM. AGUA SUD HAS AN EXISTING 8" DIAMETER SEWER LINE RUNNING ALONG THE WEST RIGHT OF WAY OF EL PINTO ROAD AND EXTENSIONS OF INDIVIDUAL 2" SERVICES HAVE BEEN PROVIDED TO ALL LOTS. THE COST FOR THE CONSTRUCTION OF THE SANITARY SEWER COLLECTION SYSTEM WAS \$,XXX,XXX AT A COST PER LOT OF \$,XXX,XXX.

REPORT DE INGENIERIA DE EL PINTO ESTATES PHASE I
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 I RECIBIRA SU PROVISION DE AGUA DE 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 ANOS. 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.

DRENAJE: 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. EL CONADO DE HIDALGO TIENE UNA LINEA DE 8" PULGADAS DE DIAMETRO DE AGUAS RESIDUALES QUE PASA POR EL LADO ESTE DEL DERECHO DE VIA (RIGHT-OF-WAY) DE LA CARRETERA EL PINTO ROAD. SE HAN INSTALADO EXTENSIONES DE SERVICIOS DE (2) PULGADAS PARA TODOS LOS LOTES. EL COSTO DE CONSTRUCCION DEL SISTEMA DE AGUAS RESIDUALES FUE DE \$,XXX,XXX A UN COSTO DE \$,XXX,XXX POR LOTE.

SUBDIVIDER CERTIFICATION

1- 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:

1- I, **VICTOR J. DANIEC (PRESIDENT, VJD MANAGEMENT INC. ITS SOLE GENERAL PARTNER)**, SUBDIVIDER OF **EL PINTO ESTATES PHASE I** 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.
ITS 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 _____ DAY OF _____ 20____.

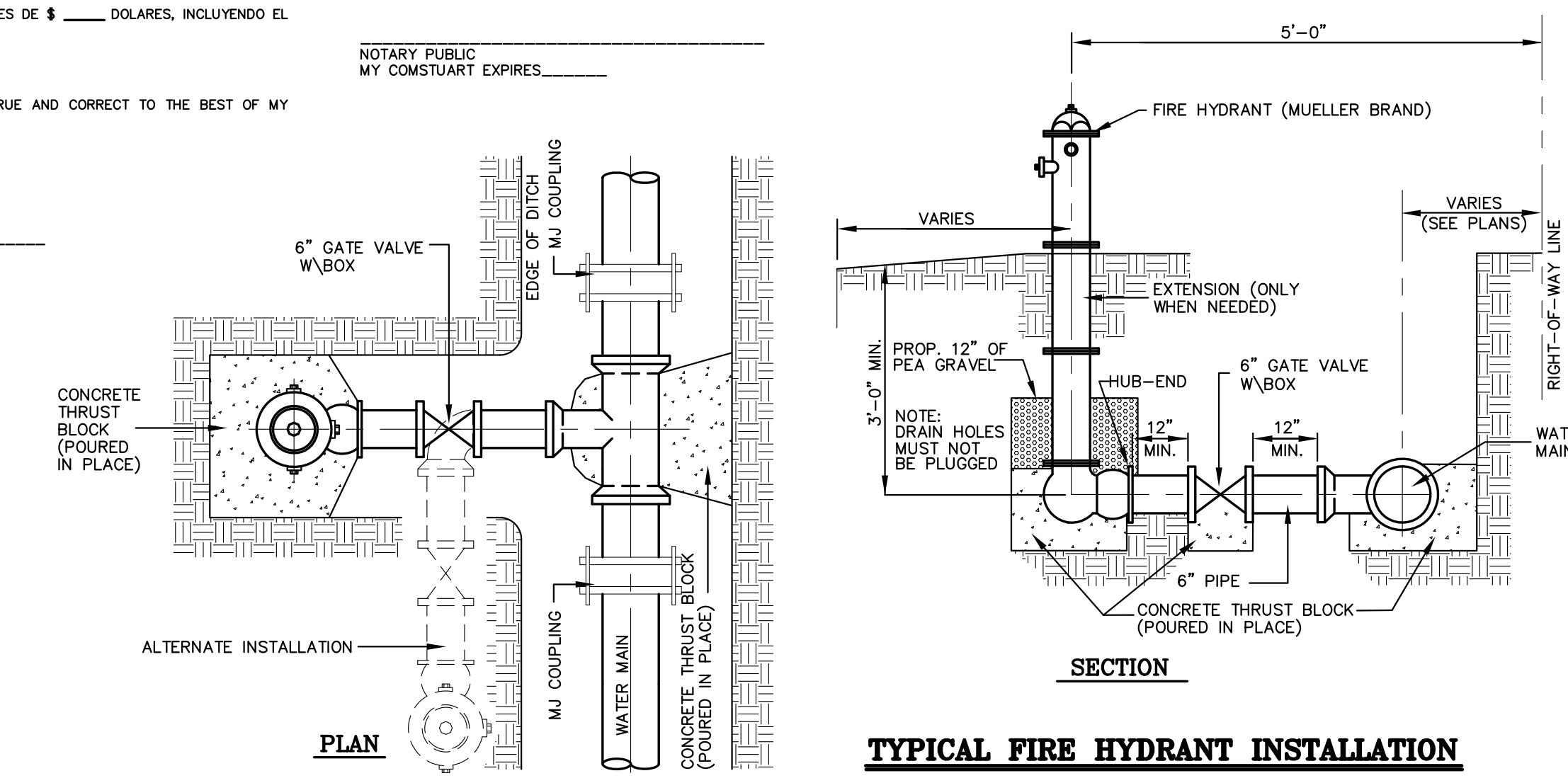
NOTARY PUBLIC
MY COMSTUART EXPIRES _____

IVAN GARCIA, P.E., R.P.L.S. DATE

STATE OF TEXAS
IVAN GARCIA
115662
LICENSED PROFESSIONAL ENGINEER

IVAN GARCIA, P.E., R.P.L.S. DATE

STATE OF TEXAS
IVAN GARCIA
115662
LICENSED PROFESSIONAL ENGINEER



DATE	REVISION NOTES TABLE
	DESCRIPTION

INDEX TO SHEETS OF EL PINTO ESTATES PHASE I

SHEET 1: HEADING; INDEX; LOCATION MAP; PRINCIPAL CONTACTS; MAP; LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (NETS AND BOUNDS); ENGINEER'S AND SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES; H.C.O.R. 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.

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

DELTA ENGINEERING

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF IVAN GARCIA, P.E. 115662 ON JUNE, 2020. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

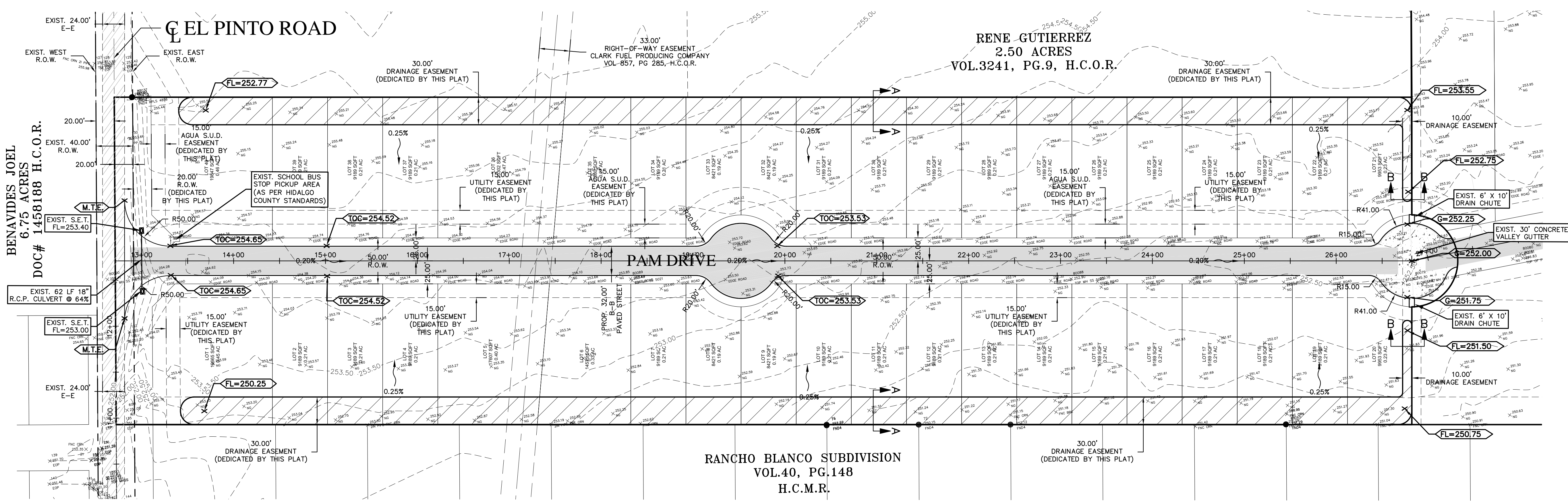
ISSUED FOR:
PRELIMINARY

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

ENGINEER: IVAN GARCIA, P.E., R.P.L.S.
SURVEYOR: IVAN GARCIA, P.E., R.P.L.S.
CHECKED: IVAN GARCIA P.E., R.P.L.S.
DRAWN: EDWIN PENA
SCALE: AS SHOWN
DATE: JUNE, 2020
PROJECT: SUB 20.013
REVISIONS:
PAGE NO. 2-OF-3

Y: RDE SUBDIVISIONS 2020.SUB 20.013 - GARVC SULLIVAN 83 ACRES.DWG(SUB) 20 013.SHT 5 WATER LAYOUT 6-3-20.dwg FERNANDO 2/4/2022 2:20 PM

SCALE: 1"=60"
BEARING BASIS
TEXAS STATE PLANE
COORDINATES
(NAD 83)



BENAVIDES JOEL
6.75 ACRES
DOC# 1458188 H.C.O.R.

RENE GUTIERREZ
2.50 ACRES
VOL.3241, PG.9, H.C.O.R.

RANCHO BLANCO SUBDIVISION
VOL.40, PG.148
H.C.M.R.

DRAINAGE REPORT

EL PINTO ESTATES PHASE I SUBDIVISION IS A PROPOSED 40 LOT SUBDIVISION, SAME BEING OUT OF TRACT 126 OF THE PARTITION OF PORCIONES 38, 39 AND 40, ANCIENT JURISDICTION OF REYNOSA, HIDALGO AND STARR COUNTY, TEXAS, VOLUME 4, PAGES 17-19, MAP RECORDS OF HIDALGO COUNTY, TEXAS. LOTS 2 THRU 39 WILL BE USED FOR SINGLE-FAMILY HOMES AND LOTS 1 AND 40 WILL BE USED FOR COMMERCIAL PURPOSES.

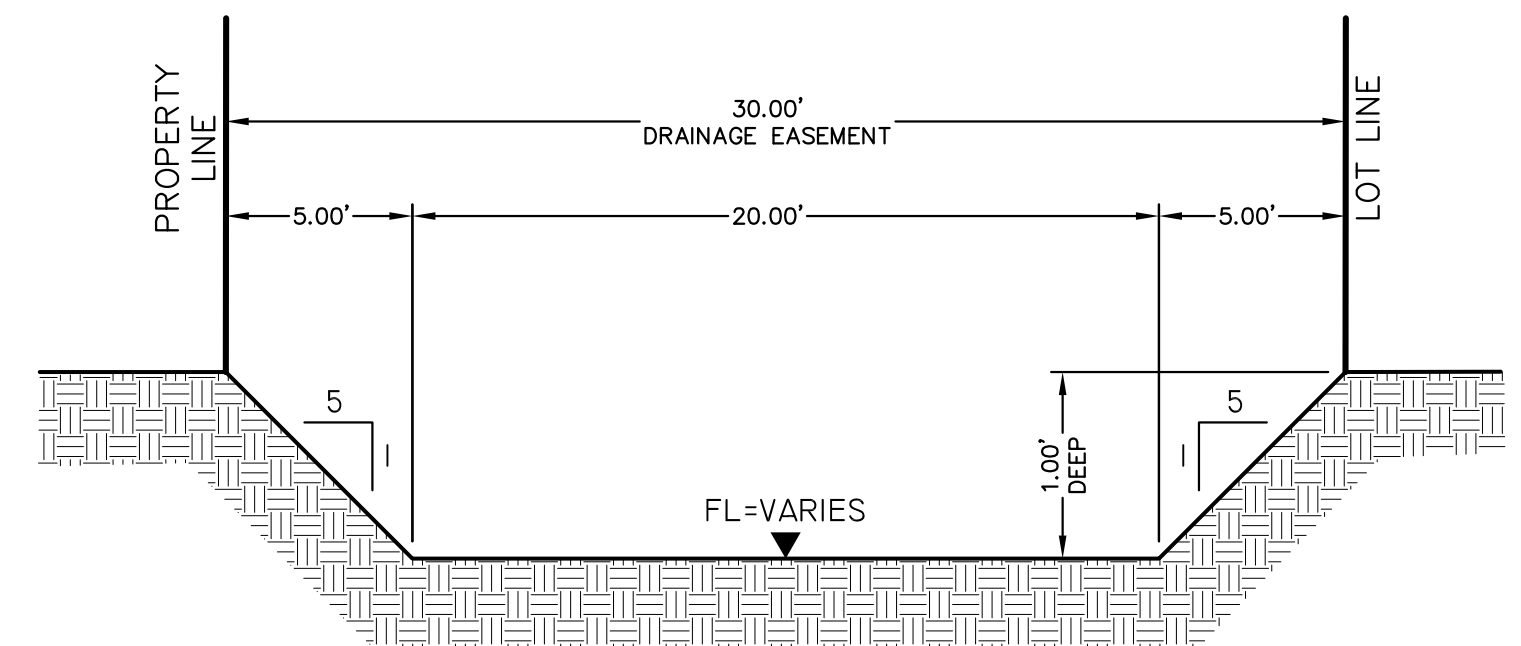
THE SUBDIVISION IS IN ZONE "C" (NO SHADED) OF THE FLOOD INSURANCE RATE, AREAS OF MINIMAL FLOODING, ACCORDING TO THE FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANELS NO. 480334 0275 B DATED: JANUARY 2, 1981.

ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE U.S.D.A. SOIL CONSERVATION SERVICE, THE SITE CONSISTS OF 100% MCALLEN FINE SANDY LOAM (35), WITH 0 TO 1% SLOPES. THE SOIL IS WELL DRAINED AND SURFACE RUNOFF IS NEGLIGIBLE. PERMEABILITY IS MODERATELY HIGH TO HIGH AND THE WATER CAPACITY IS MODERATE. THE SOIL IS CLASSIFIED AS GROUP B. PLEASE SEE THE ATTACHED TABLES FOR THE ENGINEERING, PHYSICAL AND CHEMICAL PROPERTIES OF THESE SOILS.

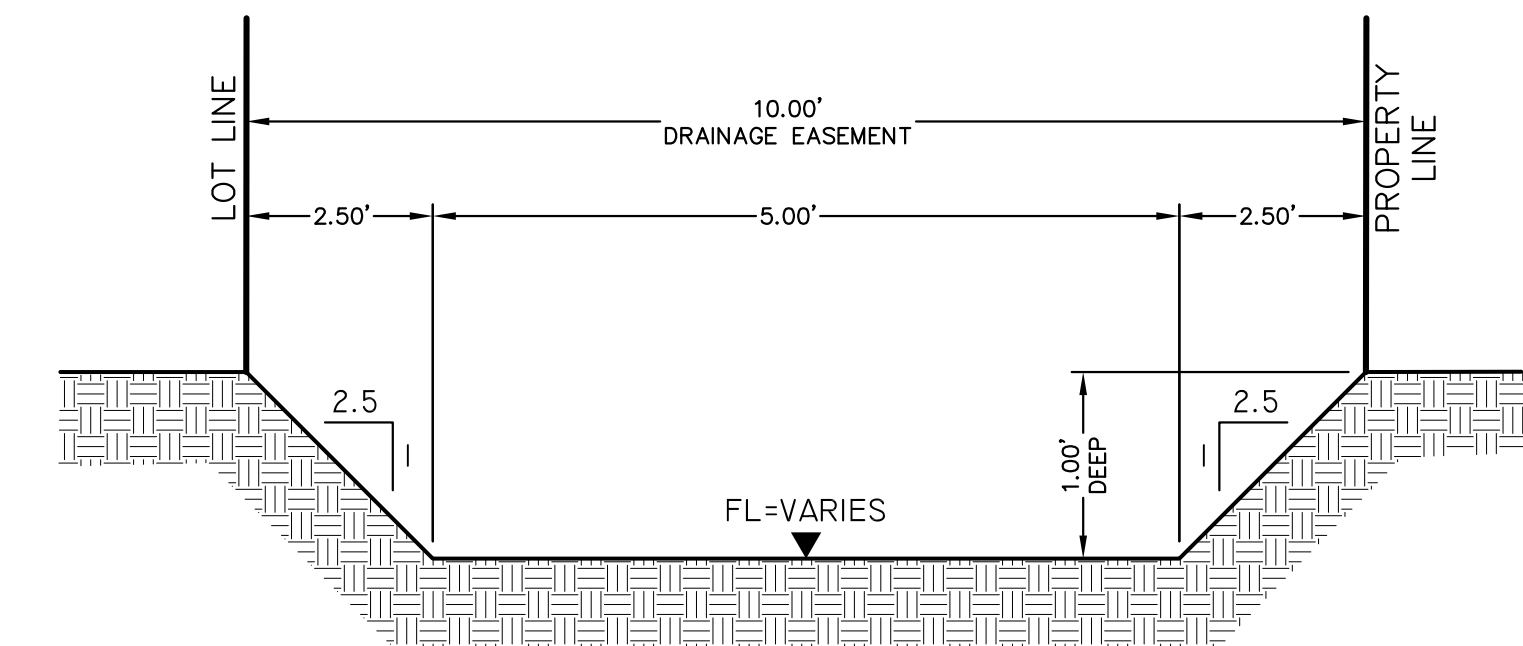
THIS AREA IS OUTSIDE OF THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 BOUNDARIES. THE AVERAGE EXISTING NATURAL GROUND ELEVATIONS OF THE SITE RANGE FROM 254.50 TO 251.00 FROM THE NORTHWEST CORNER TO SOUTHWEST CORNER OF THE SITE RESPECTIVELY, AT AN AVERAGE SLOPE OF 0.25% ALONG THIS PATH. EXISTING RUNOFF SHEET FLOWS OVERLAND IN A SOUTHEASTERLY DIRECTION ACROSS THE SITE TO FOLLOW THE EXISTING DRAINAGE PATTERNS OF THE AREA WITH FINAL OUTFALL TO THE RIO GRANDE RIVER. THERE ARE NO DRAIN DITCHES OR DRAINAGE COLLECTION SYSTEMS TO SERVICE THIS AREA, BUT THE SLOPE OF THE LAND IS SUCH THAT DUE TO THE TOPOGRAPHY OF THE AREA ALL OF THE RUNOFF ULTIMATELY DRAINS INTO THE RIO GRANDE RIVER.

USING THE RATIONAL METHOD, WE HAVE DETERMINED THAT A 10-YR RAINFALL EVENT WILL GENERATE APPROXIMATELY 6.96 CFS OF STORM RUNOFF. WE HAVE ALSO USED THE RATIONAL METHOD TO DETERMINE THAT THE IMPROVED SITE WILL GENERATE AN ESTIMATED 15.69 CFS OF RUNOFF 50-YR RAINFALL EVENTS RESPECTIVELY. THE IMPROVED SITE WILL HAVE AN APPROXIMATE INCREASE OF 8.73 CFS OF STORM RUNOFF.

IN ACCORDANCE WITH THE COUNTY'S DRAINAGE REQUIREMENTS, WE HAVE CALCULATED THAT APPROXIMATELY A TOTAL OF 35,859 OF OR 0.823 AC-FIT, WILL NEED TO BE DETAINED FOR THE COMPLETE DEVELOPMENT OF THE SUBDIVISION FOR A 50-YR RAINFALL EVENT. STORM WATERS WILL BE DETAINED IN DESIGNATED DRAINAGE AREAS ALONG THE NORTH AND SOUTH SIDES OF THE SUBDIVISION AND OVERFLOW TO FOLLOW THE EXISTING DRAINAGE PATTERNS OF THE AREA IN A SOUTHEASTERLY DIRECTION WITH FINAL OUTFALL TO THE RIO GRANDE RIVER. IN ADDITION, THE LOT AREAS WILL BE GRADED AS REQUIRED IN AN EFFORT TO MINIMIZE AND MITIGATE ANY POTENTIAL SOIL EROSION ACROSS THE LOTS AND INTO THE PROPOSED STREET. TABLES AND CALCULATIONS, ARE ATTACHED.

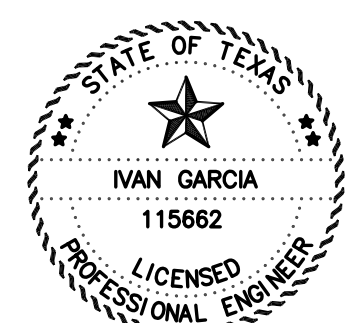


DETENTION AREA CROSS-SECTION "A-A"
NOT TO SCALE



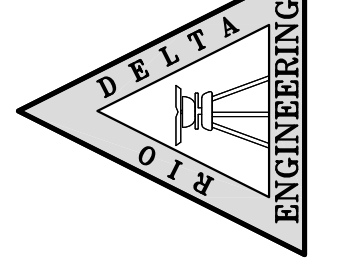
DETENTION AREA CROSS-SECTION "B-B"
NOT TO SCALE

IVAN GARCIA, P.E., R.P.L.S.



DATE

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

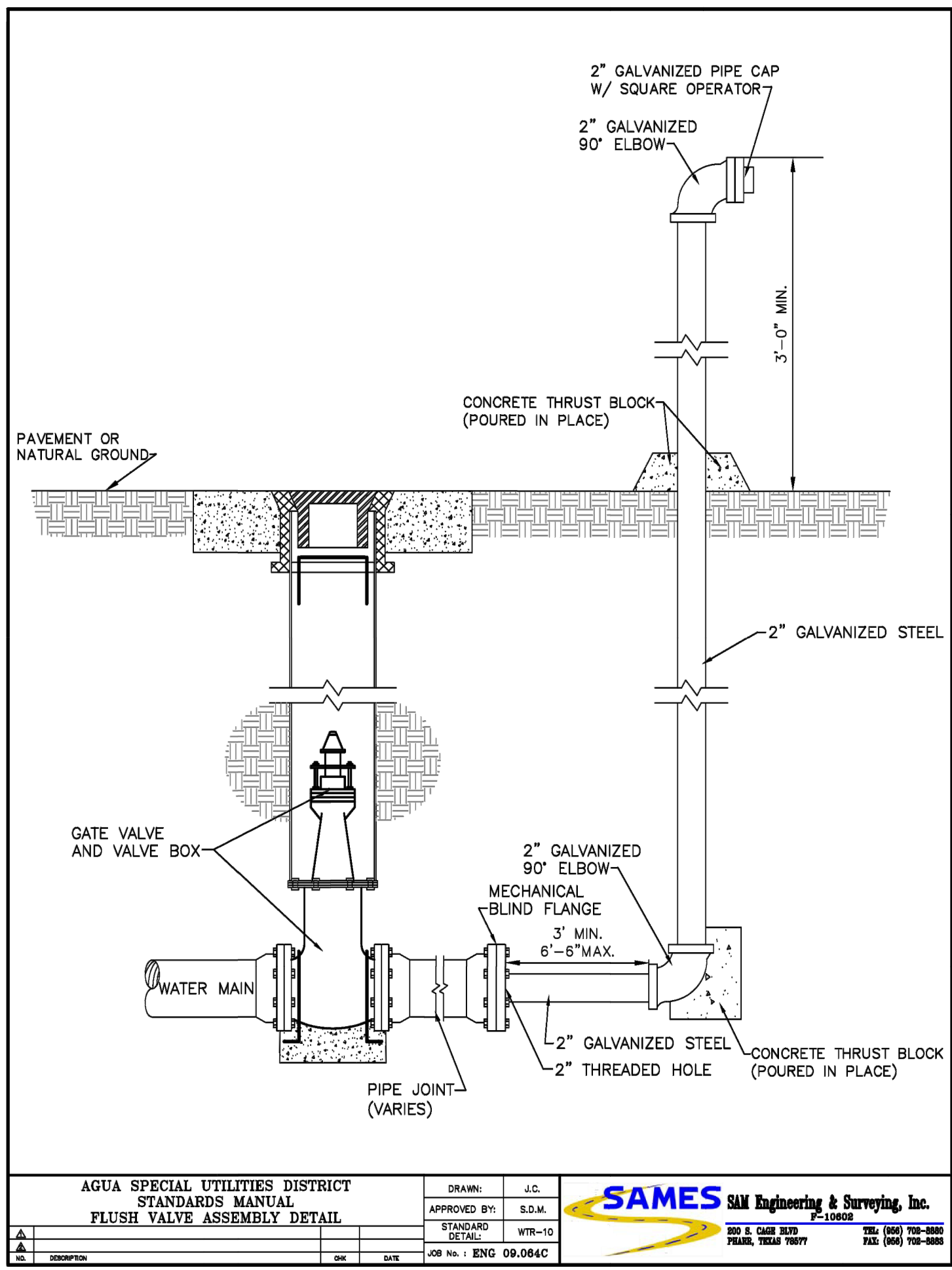
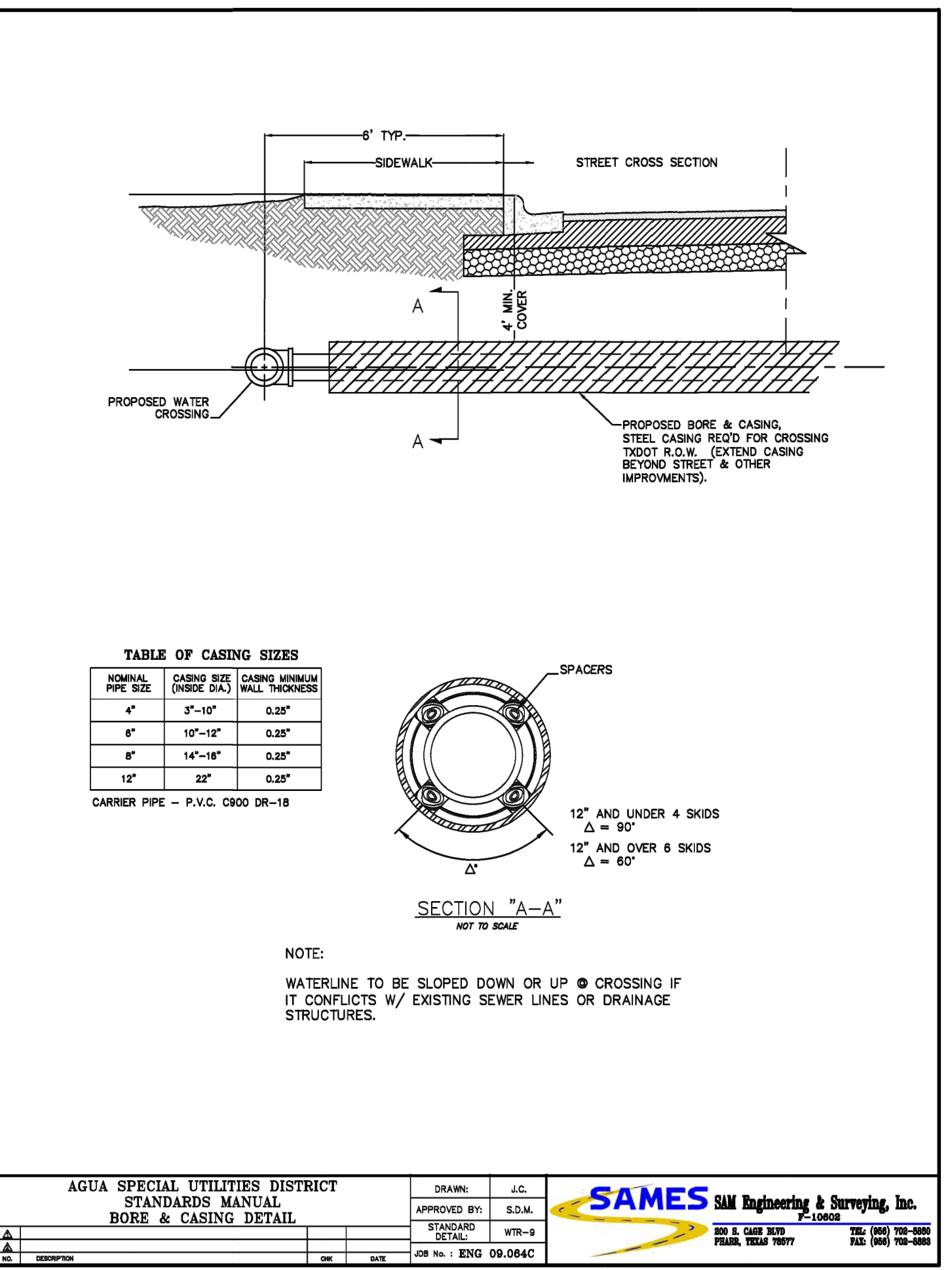
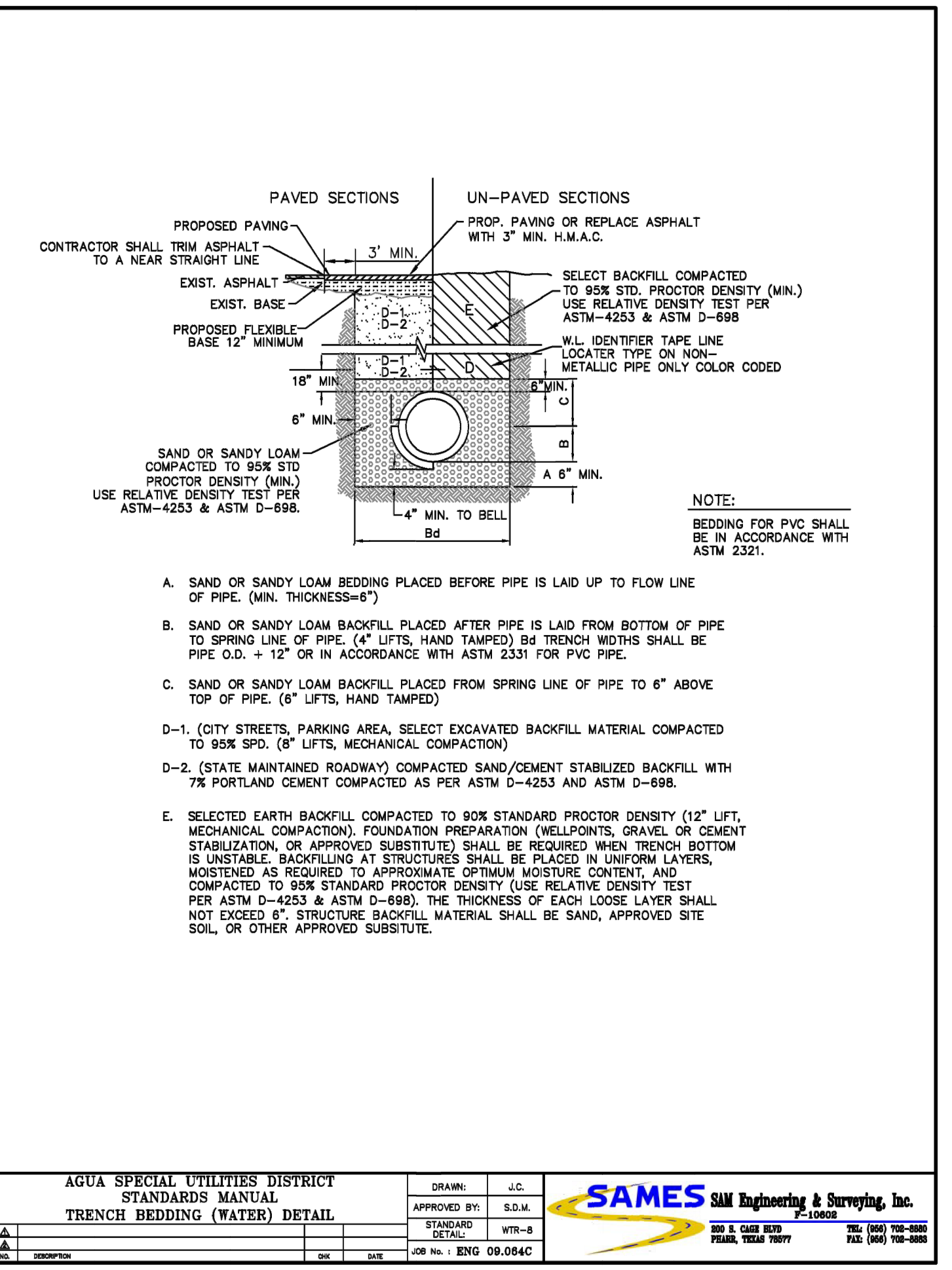
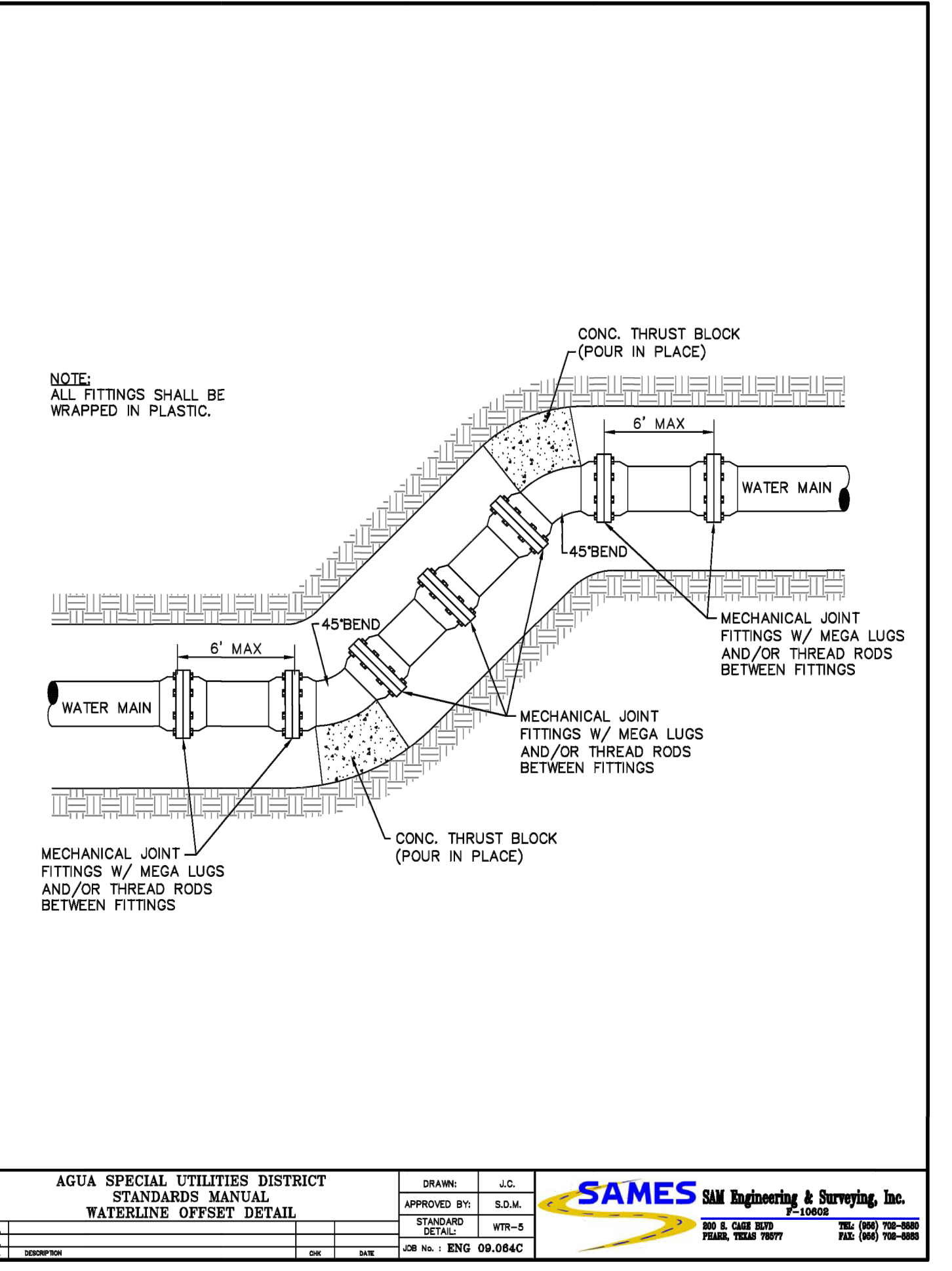
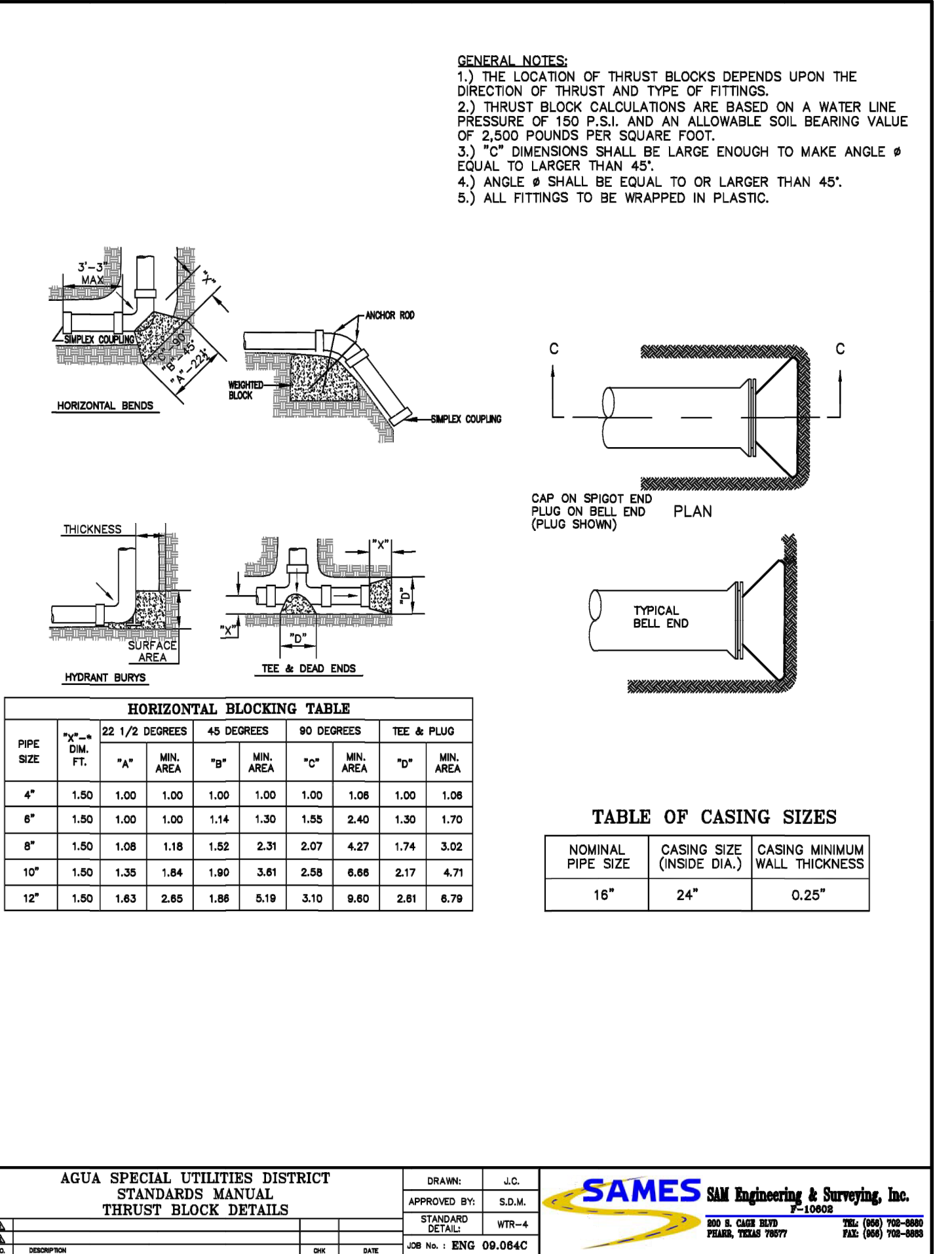
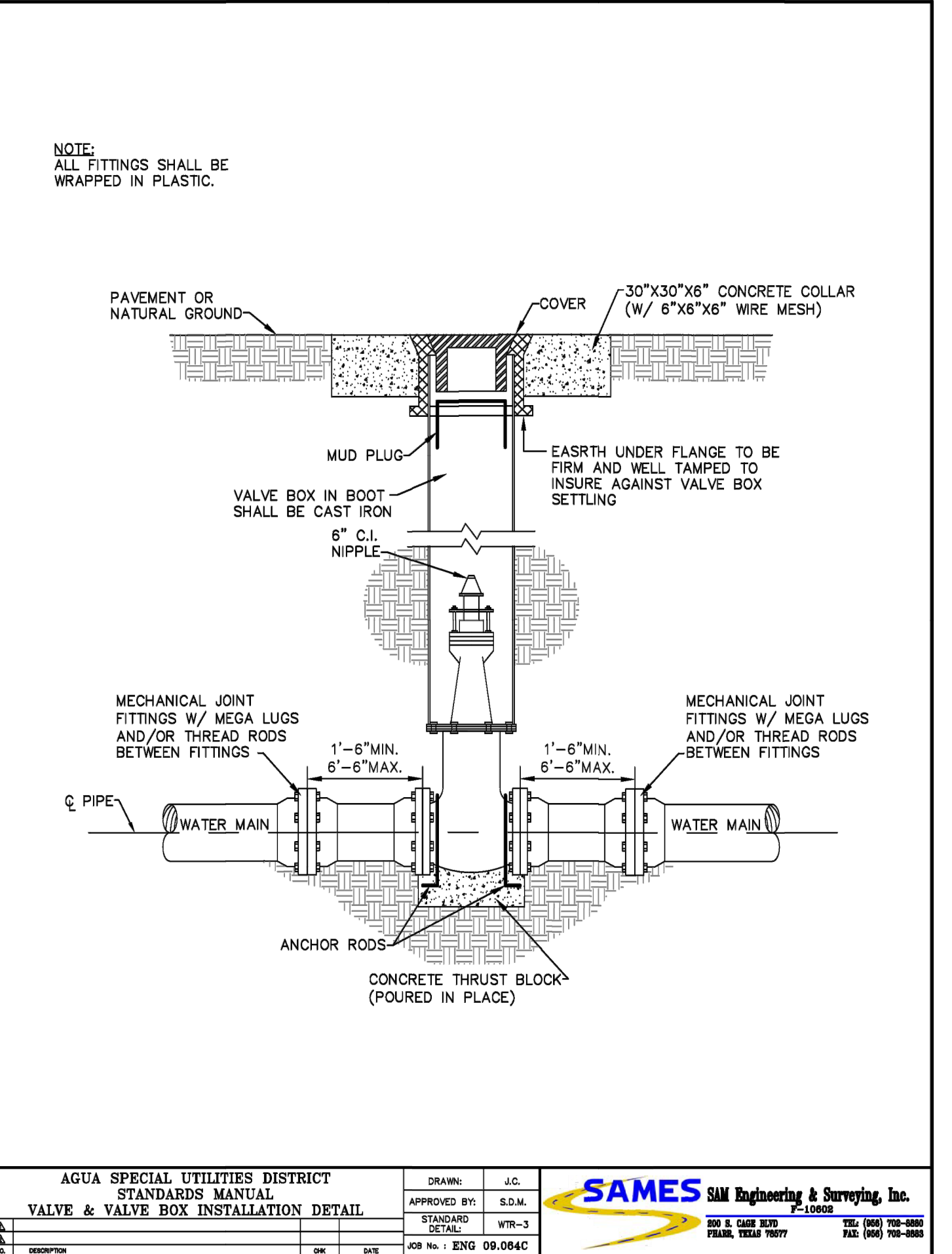
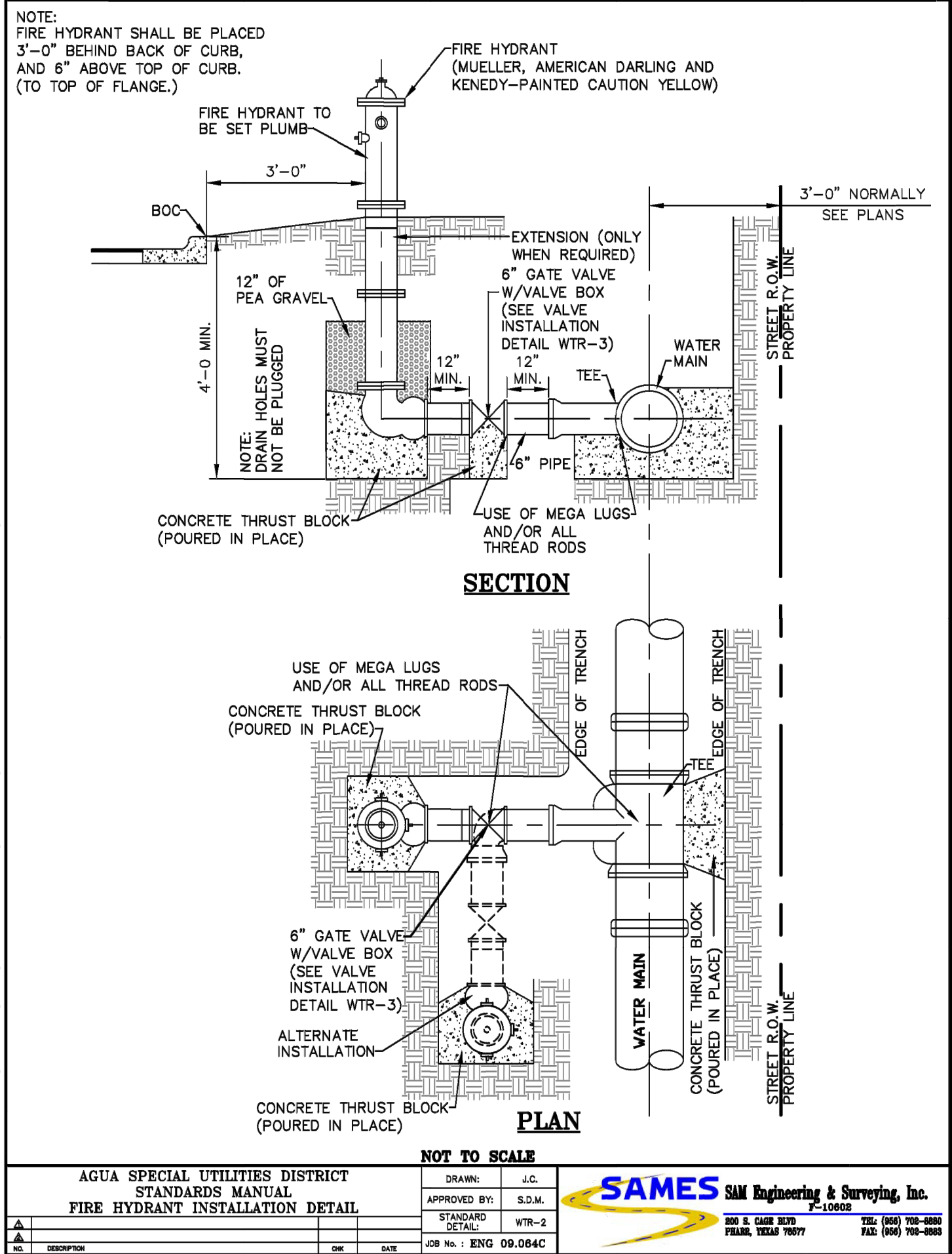
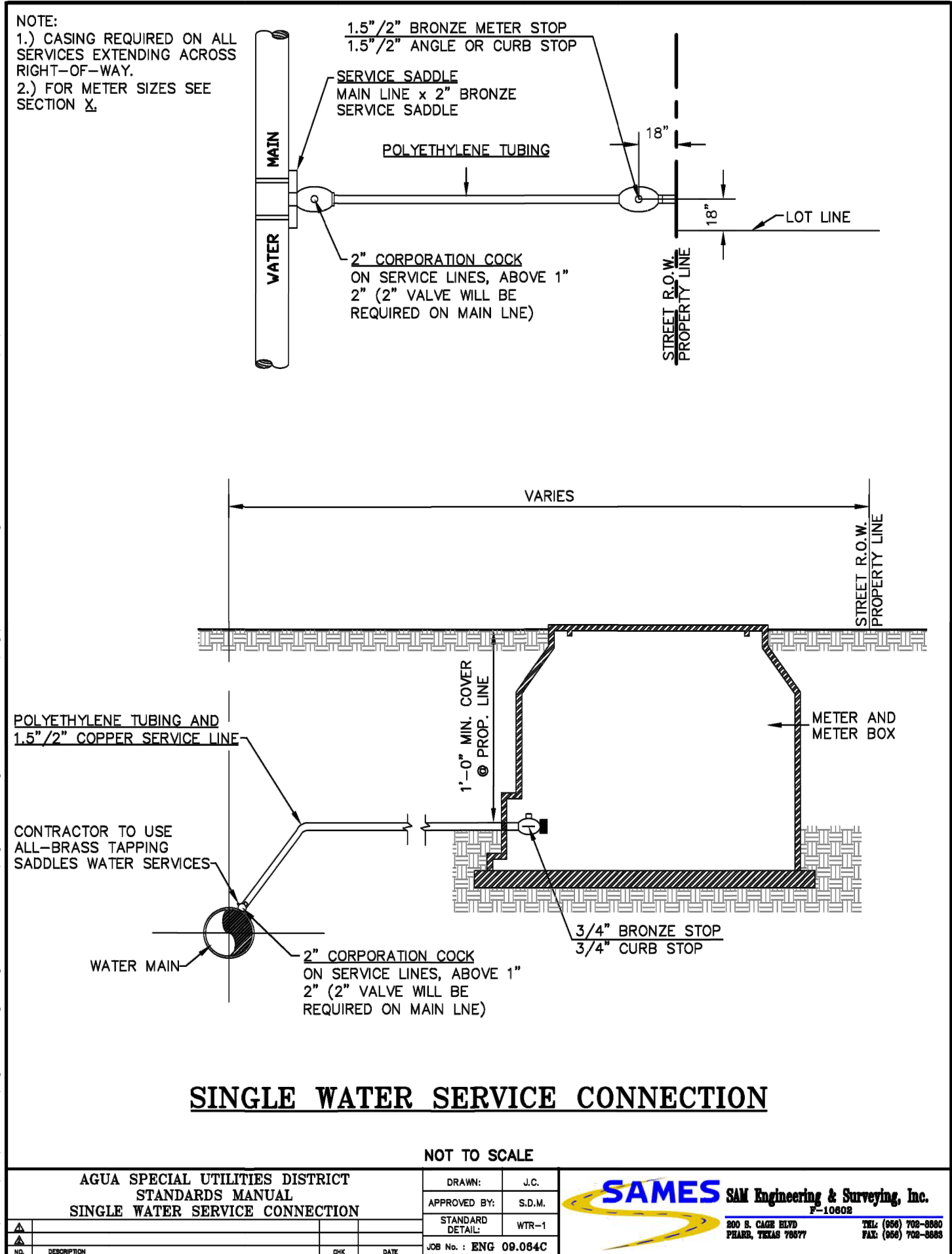


ISSUED FOR:
FINAL

PAVING & DRAINAGE LAYOUT
EL PINTO ESTATES PHASE 1
SULLIVAN CITY, TEXAS
HIDALGO COUNTY

PROJECT: EL PINTO ESTATES PHASE 1
ENGINEER: IVAN GARCIA P.E. R.P.L.S.
SURVEYOR: IVAN GARCIA P.E. R.P.L.S.
CHECKED: IVAN GARCIA P.E. R.P.L.S.
DRAWN: EDWIN PENA
SCALE: 1" = 60'
DATE: FEBRUARY 4, 2022
PROJECT: SUB 20 013
REVISIONS:
PAGE NO. **SHT 3**

X:\BDC SUBDIVISIONS\2020\SUB 20 013 - GARYC SULLIVAN 83 ACRES\DWG\SUB 20 013-SHT 3 STREET DRAINAGE PLAN AND PROFILE.dwg RODE 2/4/2022 2:22 PM

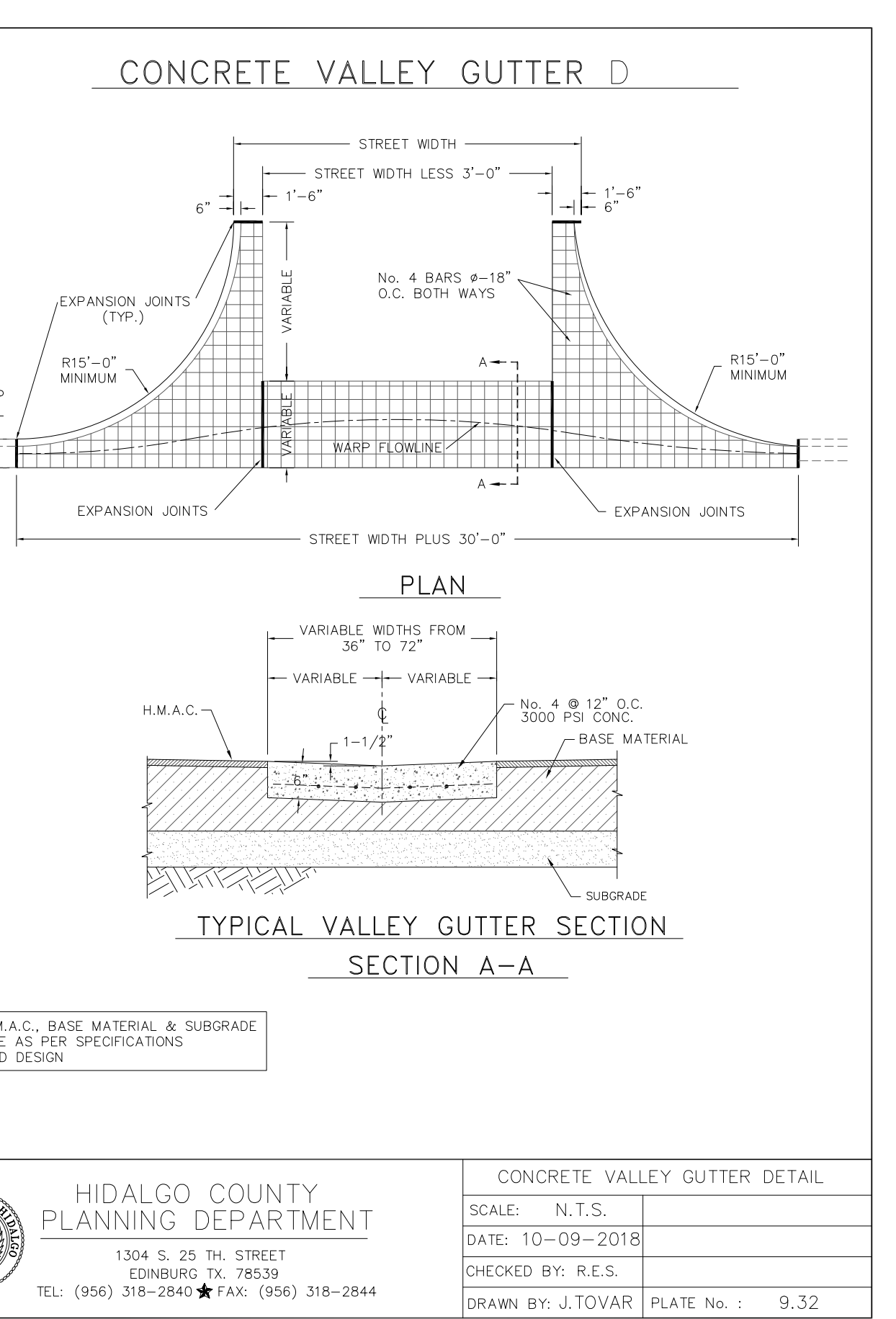
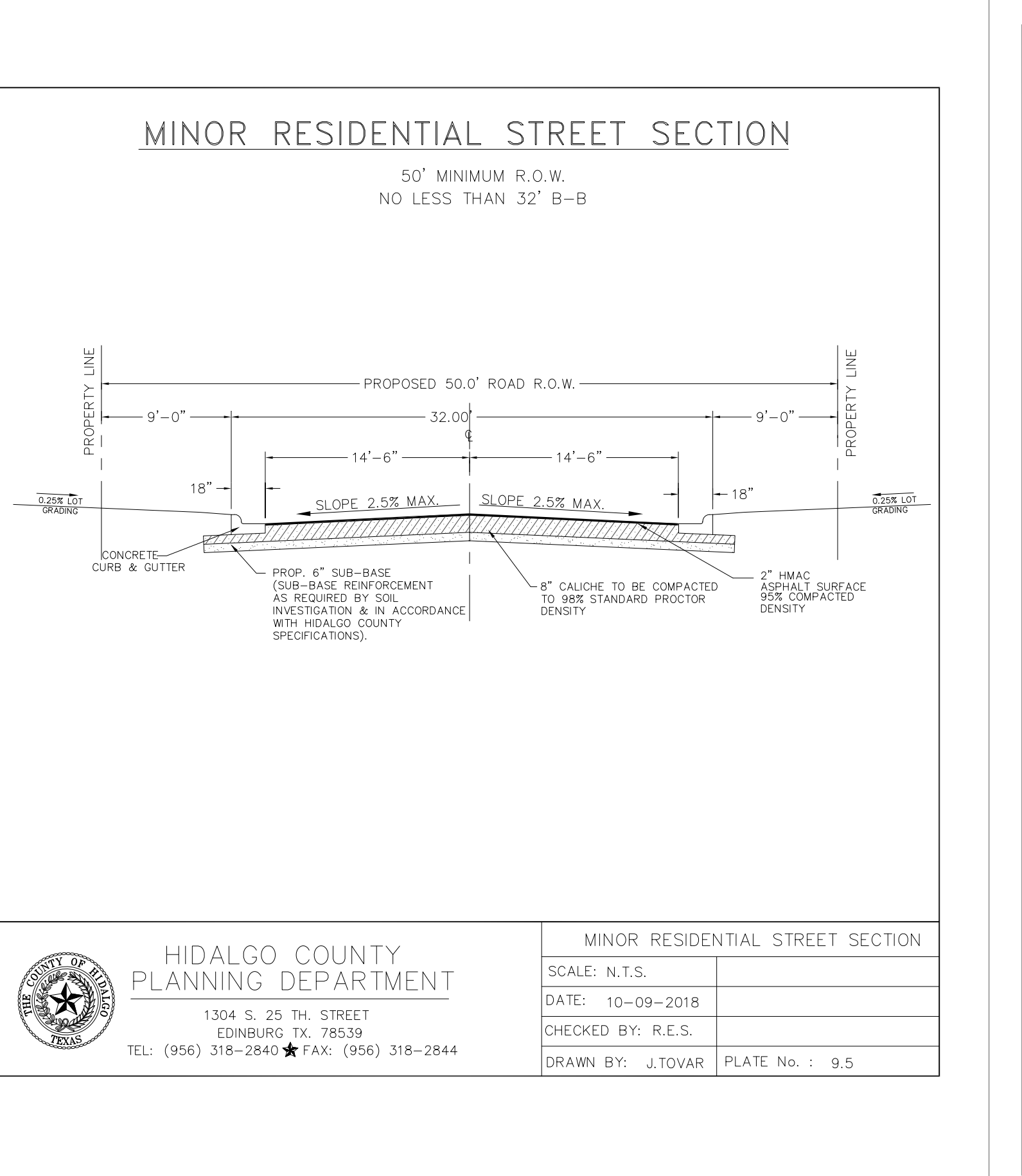
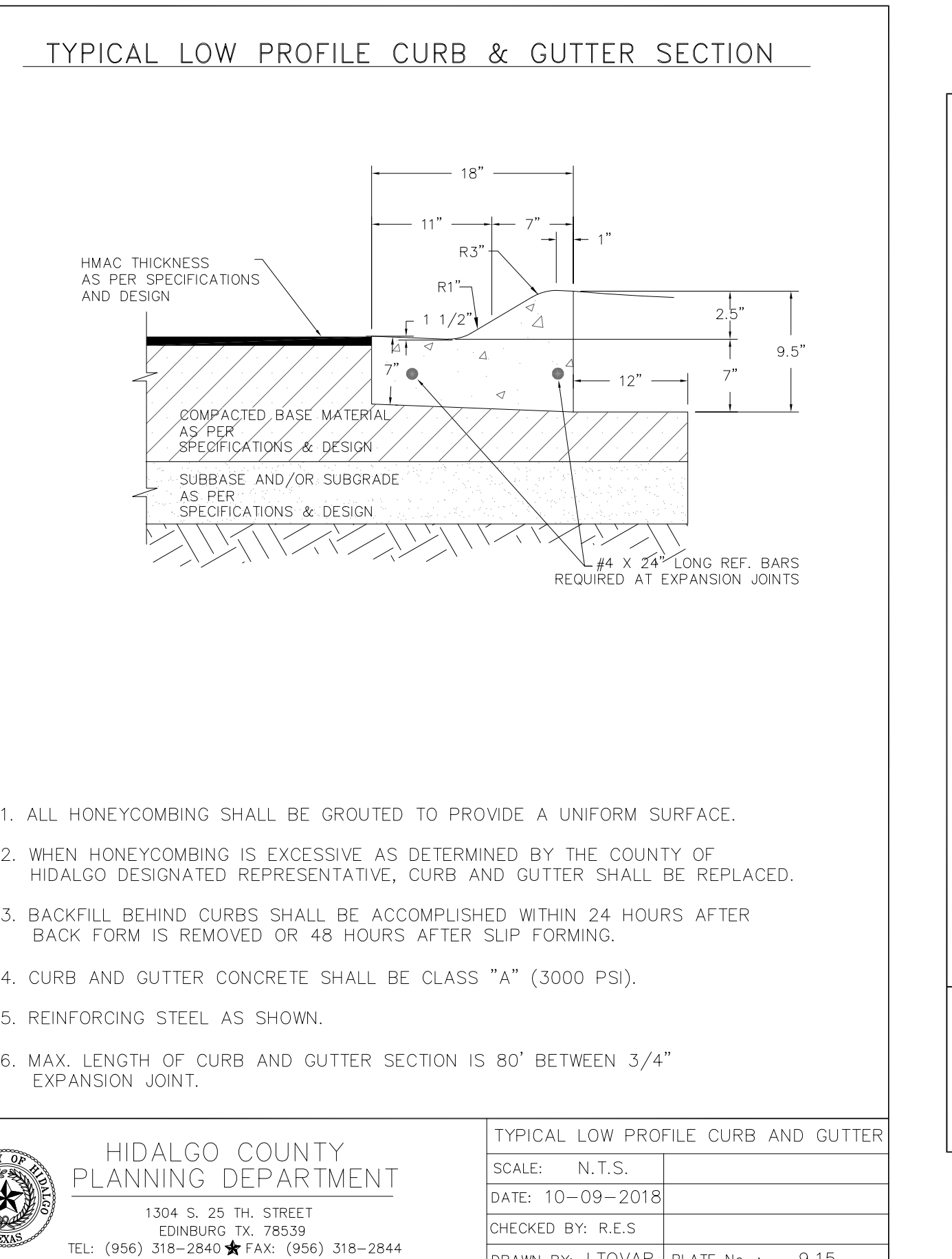
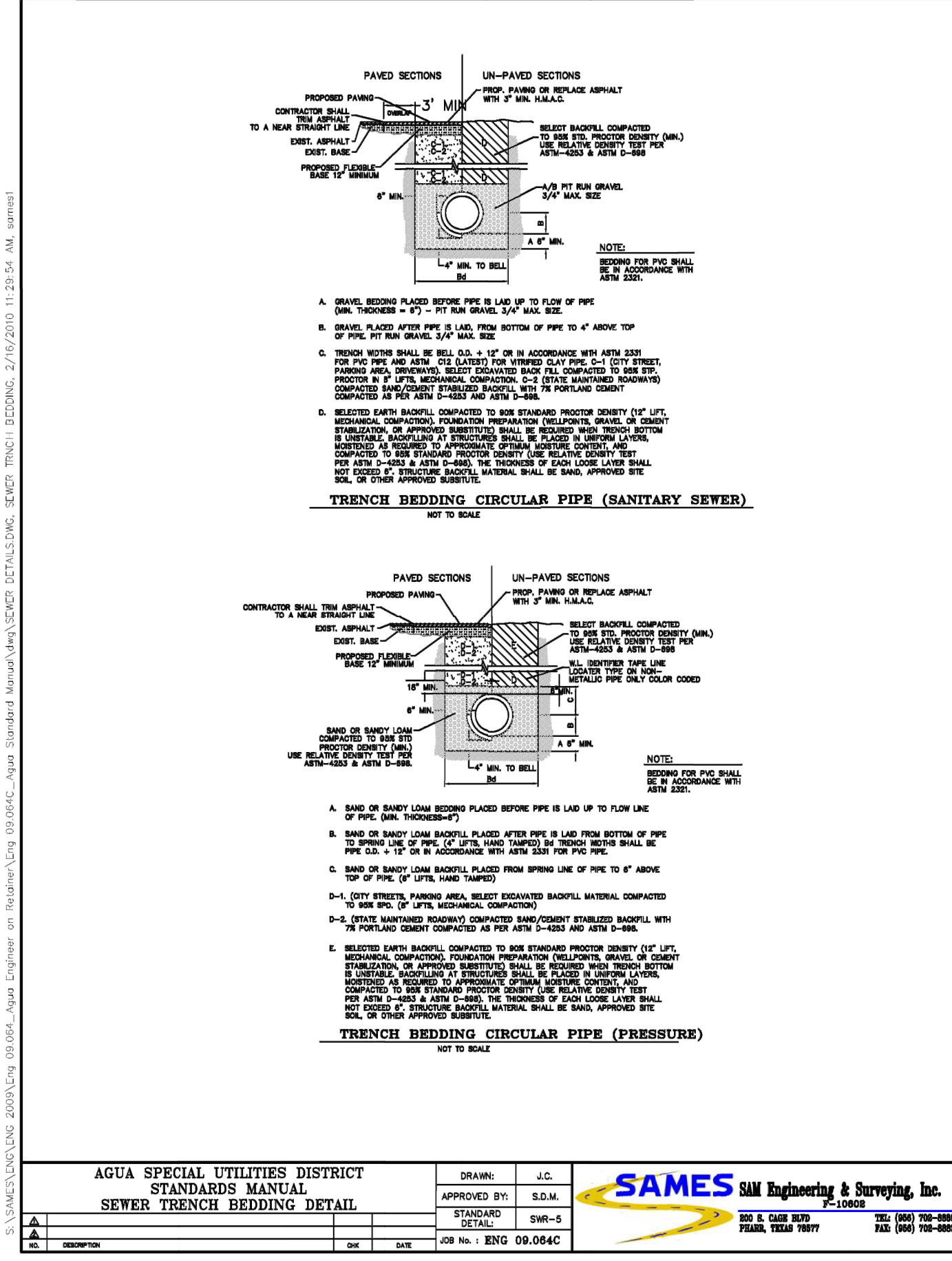
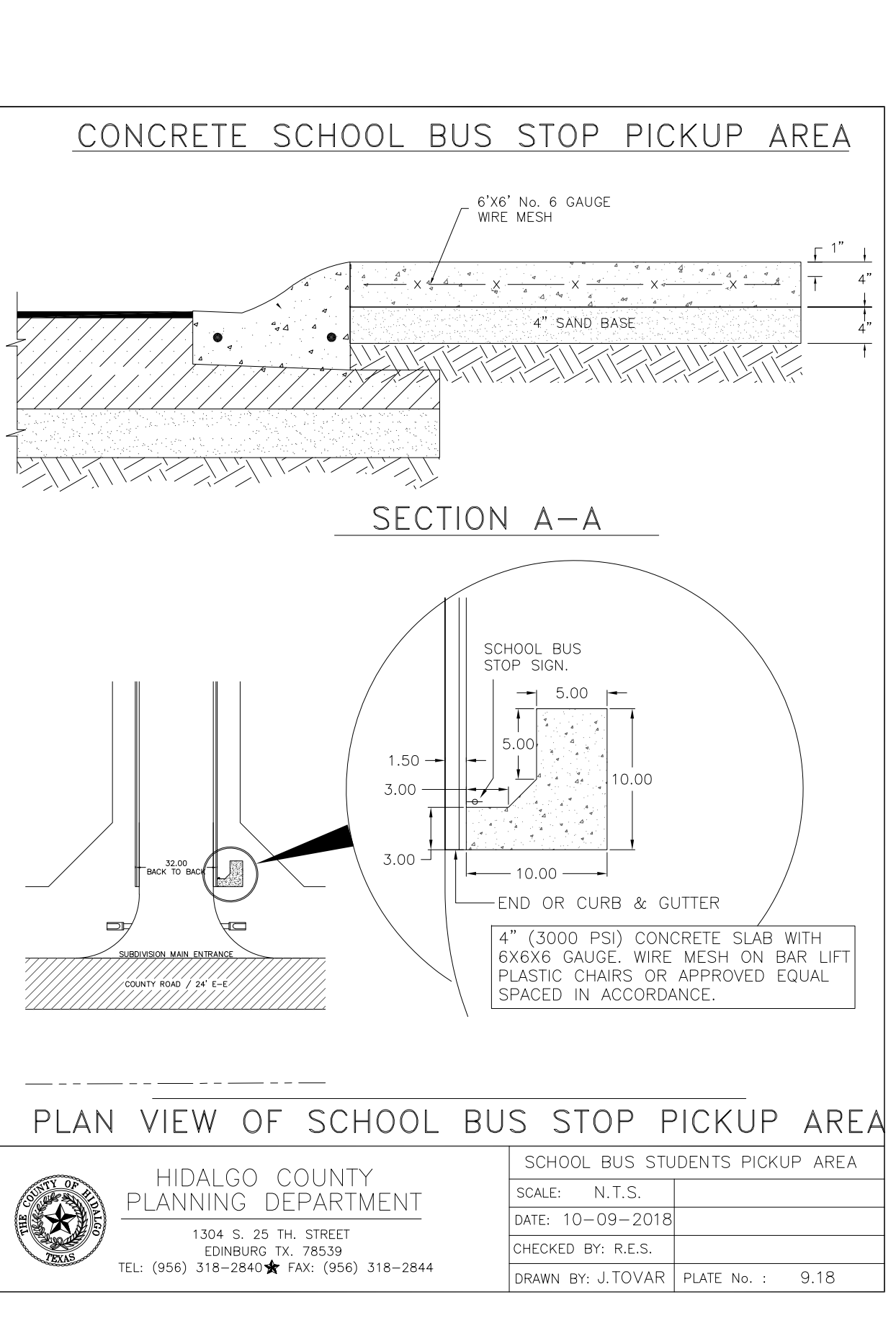
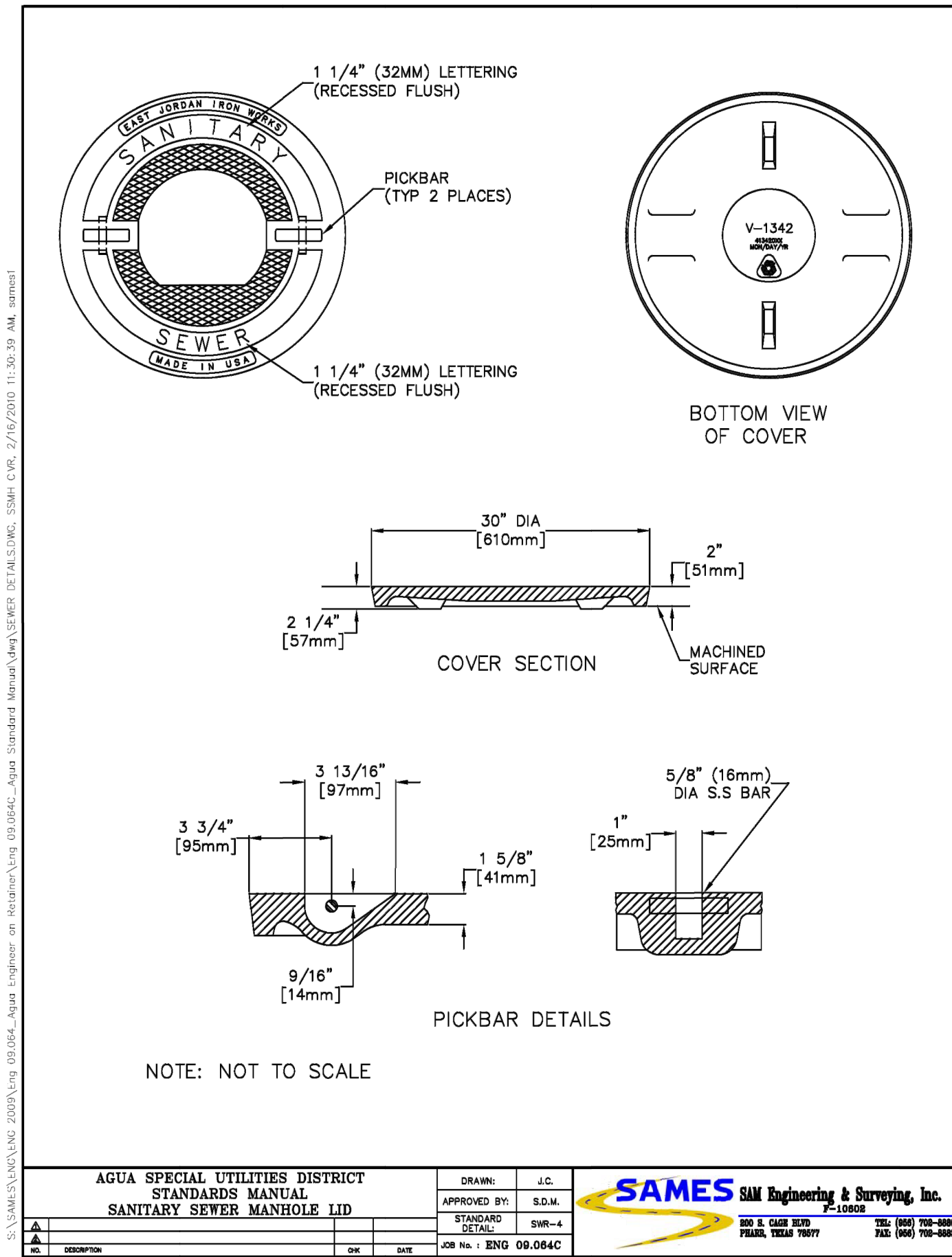
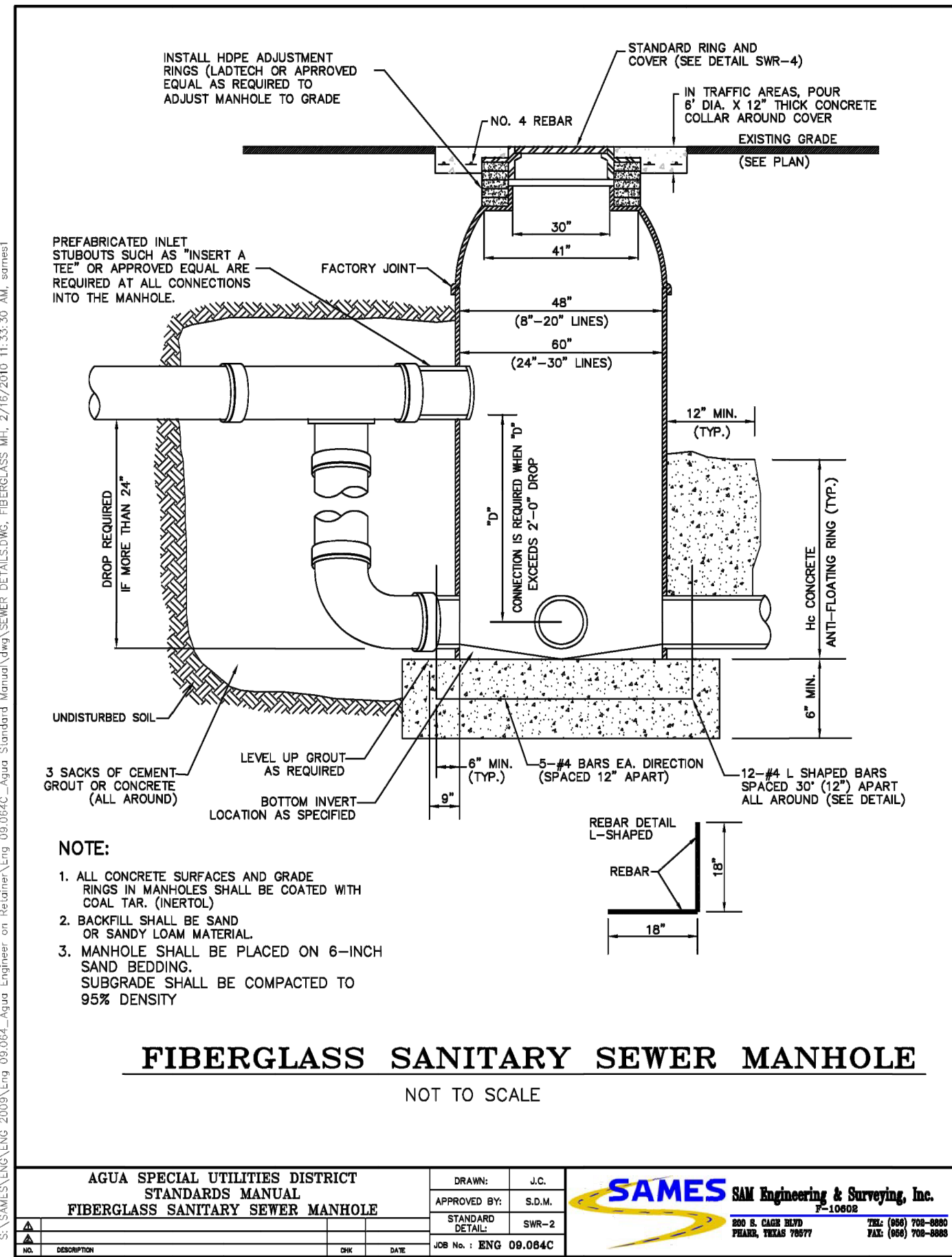
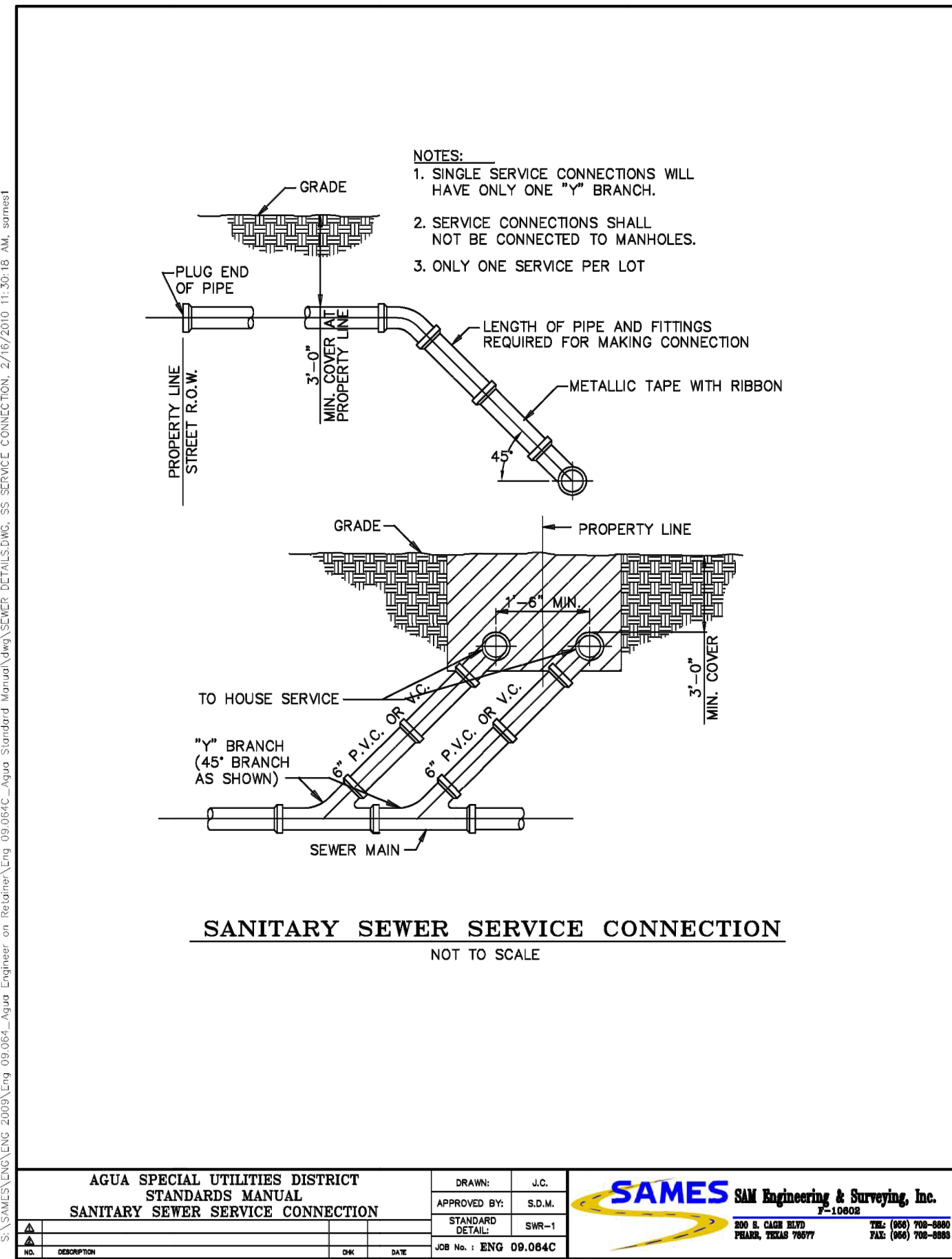


RIO DELTA ENGINEERING
 FIRM REGISTRATION No. F-7628
 SURVEY FIRM No. 10194027
 921 S. 10TH AVENUE EDINBURG, TEXAS 78539
 (TEL) 956-380-5152 (FAX) 956-380-5083

ISSUED FOR:
FINAL

TYPICAL DETAILS
 EL PINTO ESTATES—PHASE 1
 SULLIVAN CITY, TEXAS
 HIDALGO COUNTY

PROJECT: EL PINTO ESTATES—PHASE 1
 ENGINEER: IVAN GARCIA, PE, RPLS
 SURVEYOR: IVAN GARCIA, PE, RPLS
 CHECKED: IVAN GARCIA, PE, RPLS
 DRAWN: OSCAR ALARCON JR.
 SCALE: AS SHOWN
 DATE: FEBRUARY 4, 2022
 PROJECT: SUB 20 013
 REVISIONS:
 PAGE NO. **SHT 4**



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

ISSUED FOR:
FINAL

TYPICAL DETAILS
EL PINTO ESTATES--PHASE 1
SULLIVAN CITY, TEXAS
HIDALGO COUNTY

ENGINEER:
SURVEYOR:
CHECKED:
DRAWN:
SCALE:
DATE:
PROJECT:
REVISIONS:
PAGE NO.

IVAN GARCIA, PE, RPLS
IVAN GARCIA, PE, RPLS
IVAN GARCIA, PE, RPLS
OSCAR ALARCON JR.
AS SHOWN
FEBRUARY 4, 2022
SUB 20.013
SHT 5

Y: RDE SUBDIVISIONS 2020.SUB 20.013 - GARVIC SULLIVAN 83 ACRES.DWG(SUB 20.013_SHT 11-12) TYPICAL DETAILS.dwg RODE 2/4/2022 2:31 PM