



# HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM  
Director of Planning

2818 S. BUSINESS HWY 281  
EDINBURG TEXAS 78539  
Tel. 956-318-2840 Fax. 956-318-2844

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 8-18-2022

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

NUMBER OF STREETLIGHTS: 8

FILLING STATIONS: 6

LOCATION DESCRIPTION: EAST OF EL PINTO ROAD APPROXIMATELY 175.00 FEET NORTH OF MESQUITE LANE.

SUBDIVISION LIES WITHIN THE:  THE RURAL AREA.

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. FINAL APPROVAL DATE: 7-13-2022 BY, VICTOR GALLARDO, PCT. 3 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 8-01-2022 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM:  OSSF'S FOR LOTS 60-68 HAVE BEEN ESCROWED.

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: 7-21-2022: 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: 13,500.00 For:  (9) OSSF'S**

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

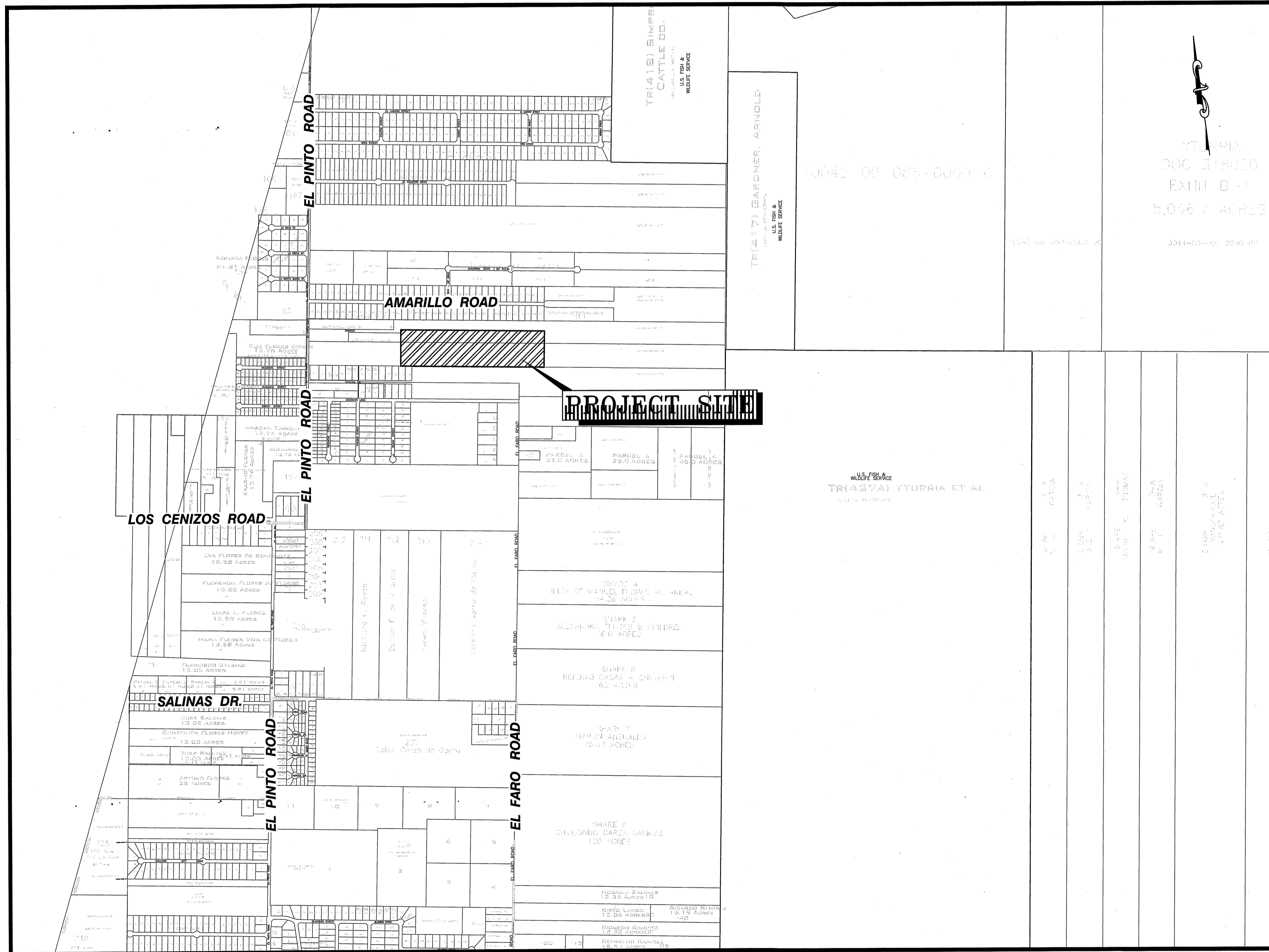
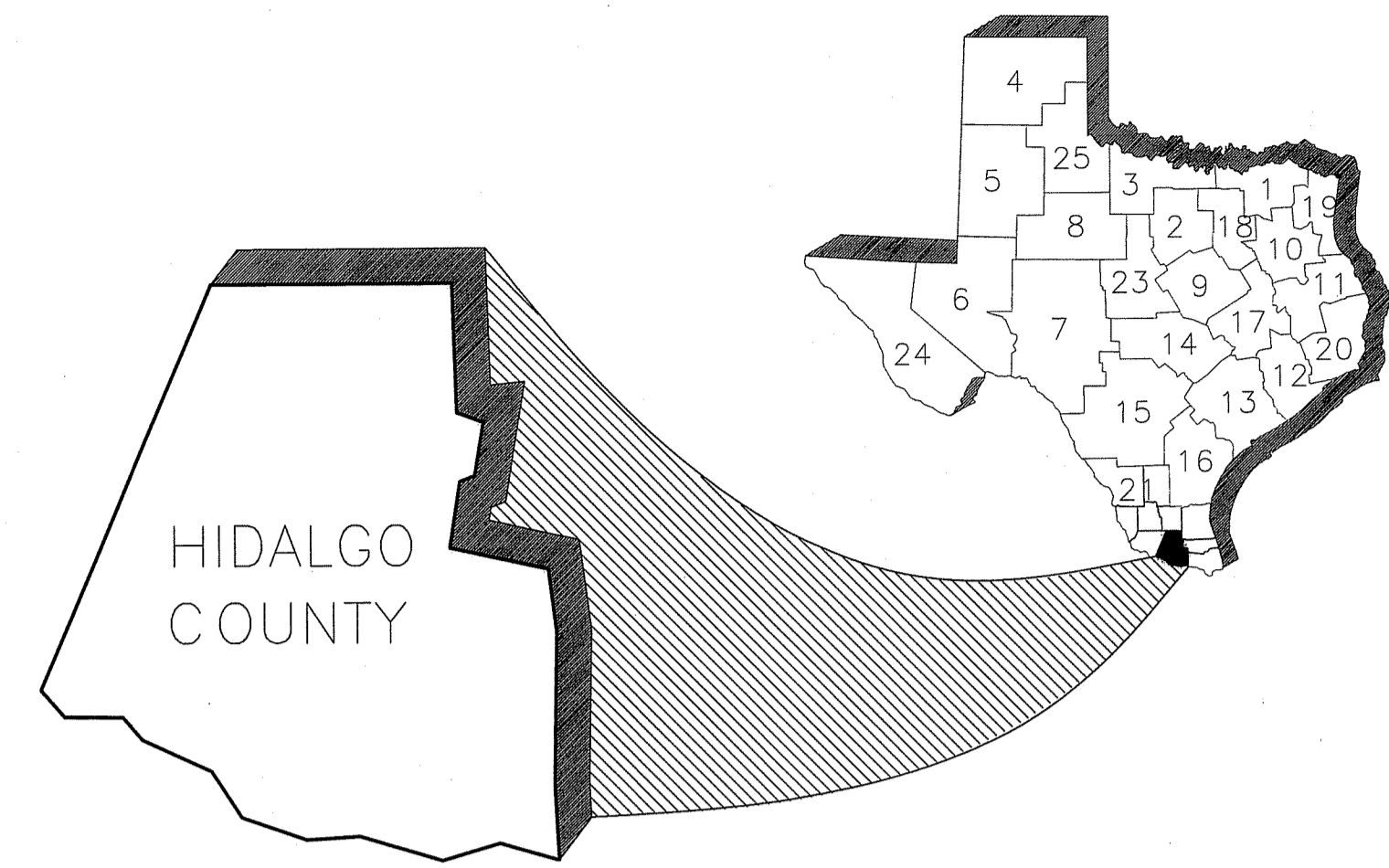
STAFF RECOMMENDS:  **Preliminary Approval** subject comments and future recommendations by planning and other Departments.

**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 II

## SULLIVAN CITY, TEXAS. HIDALGO COUNTY

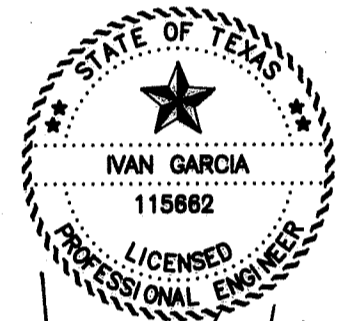
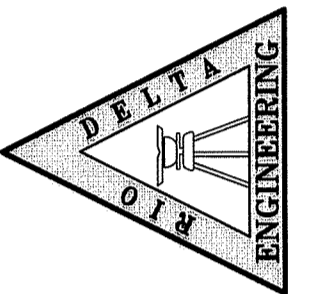


**VICINITY MAP**  
NOT TO SCALE

### INDEX OF SHEETS

SHT#	DESCRIPTION
SHT 1	COVER SHEET
SHT 2	PLAT SHEET
SHT 3	SSWR PLAN AND PROFILE
SHT 4	WATER LAYOUT
SHT 5	DRAINAGE PLAN AND PROFILE
SHT 6	DRAINAGE PLAN AND PROFILE
SHT 7	DRAINAGE PLAN AND PROFILE
SHT 8	LIGHTING LAYOUT
SHT 9	TYPICAL DETAILS
SHT 10	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



ISSUED FOR:  
**AS-BUILT**

**COVER SHEET**  
**EL PINTO ESTATES PHASE II**  
**SULLIVAN CITY, TEXAS**  
**HIDALGO COUNTY**

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

EDWIN PENA  
 AS SHOWN  
 AUGUST 2, 2022  
 SUB 20 013  
**SHT 1**

# 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.

RUBEN CAVAZOS  
8.05 ACRES OUT OF SHARE NO. 3 TRACT A,  
OUT OF W.L. HART 849.15 ACRE TRACT,  
TRACT No. 126, PORCIONES 39, 40,  
ANCIENT JURISDICTION OF REYNOSA,  
MEXICO, NOW HIDALGO COUNTY, TEXAS.  
VOL.4 PG.18, H.C.M.R.  
DOC# 3093867, H.C.O.R.

(N80°27'W)  
S80° 27' 03" E  
2217.77'

30.00'  
DRAINAGE EASEMENT  
(DEDICATED BY THIS PLAT)

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

GARVIC PROPERTIES LP  
48.928 ACRES OUT OF  
PORCIONES 39, 40, 41,  
ANCIENT JURISDICTION OF  
REYNOSA, MEXICO,  
NOW HIDALGO COUNTY, TEXAS,  
VOL. 4 PG. 18, H.C.M.R.  
DOC# 1131940 H.C.O.R.

### LEGEND

- ▲ - SET C-P-S
- - SET 1/2" IRON ROD
- - SET 1/2" IRON ROD
- - SET 5/8" IRON ROD
- - SET 5/8" IRON ROD
- - 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

### 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, RUIZ, DIAZ, MAXIMO DIAZ, AND OSCAR DIAZ TO JOSE VENECIA, GUILLERMO VENECIA, JR., EDELMIRO VENECIA, AND ELEAZAR SALINAS, RECORDED IN DOCUMENT #17288, 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 583, 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 N 9°32'57" 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°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 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 2217.77 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT

THENCE S 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;

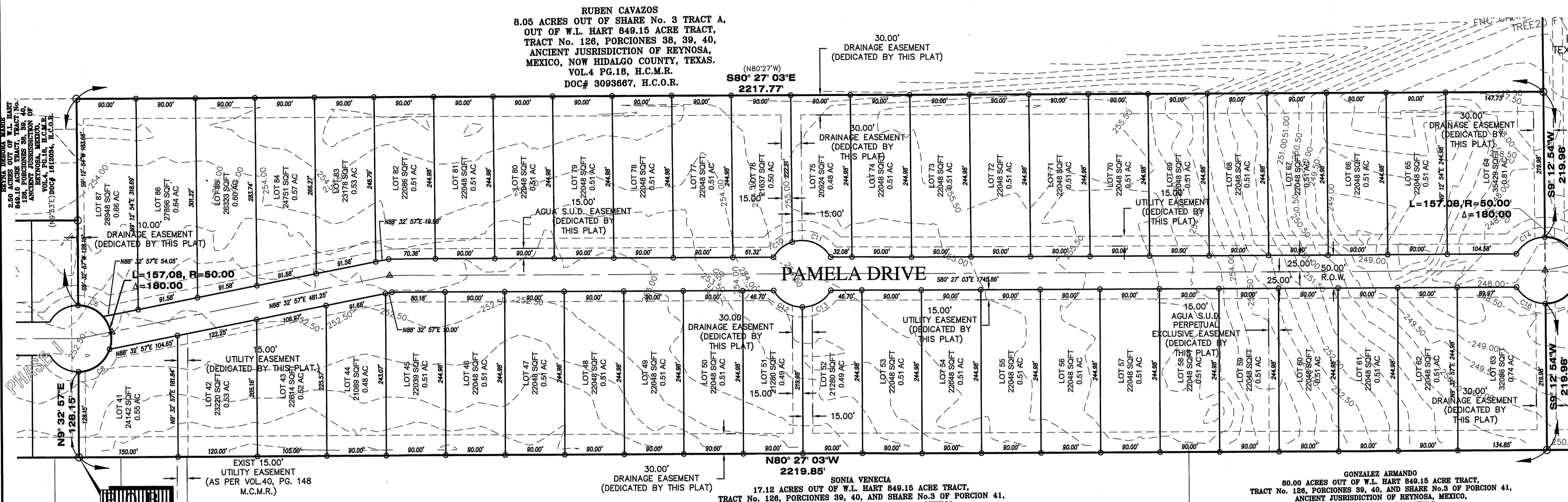
THENCE ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 157.08, A RADIUS OF 50.00 FEET, CHORD BEARING AND DISTANCE OF S 9°12'54" W 100.00 FEET, AND DELTA ANGLE OF 180.00°, TO A 1/2-INCH CAPPED IRON ROD SET, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 80°27'03" W ALONG THE SOUTH BOUNDARY LINE OF THE SAID SHARE NO. 3, TRACT B, FOR A DISTANCE OF 2218.85 FEET, TO THE POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 27.50 ACRES OF LAND, MORE OR LESS.

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 REGISTRATION, CERTIFICATION, AND ATTESTATION; COUNTY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES, H.C.D.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.



### 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.&L. CENTRAL POWER & LIGHT CO.
- D.E.D. DEED RECORDS OF HIDALGO COUNTY
- U.E. UTILITY EASEMENT
- M.H.W.S.C. MILITARY HIGH WATER SUPPLY CORP.
- U.E. UTILITY EASEMENT
- O.S.S.F. ON-SITE SEWAGE FACILITY
- C.L. CENTER LINE
- L.O.T. LOT LINE
- H.C.D.D. HIDALGO COUNTY DRAINAGE DIST. #1

### Curve Table

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
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
C16	52.65	50.00	60.33	N50° 37' 05" W	50.25

### 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 DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATED TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.  
I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 AND THAT:  
(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;  
(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, 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.

GARVIC PROPERTIES LP  
VICTOR DANIEC, PRESIDENT  
GARVIC MGMT, 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 \_\_\_\_\_

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

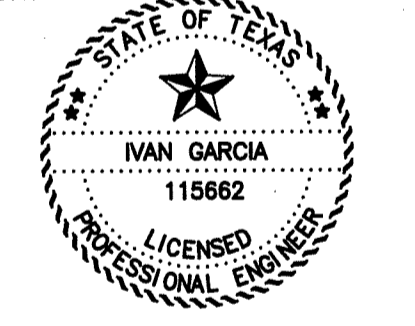
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE NO. 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE 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.

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

### STATE OF TEXAS - COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER 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.

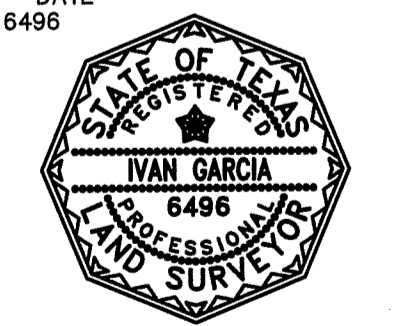
IVAN GARCIA P.E., R.P.L.S.  
REG. PROFESSIONAL ENGINEER NO. 115662



### 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.

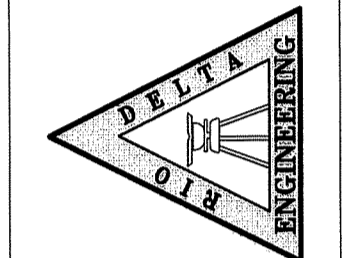
IVAN GARCIA, P.E., R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6496  
SURVEY FIRM # 10194027



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

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

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 PENA  
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: JUNE 23, 2022

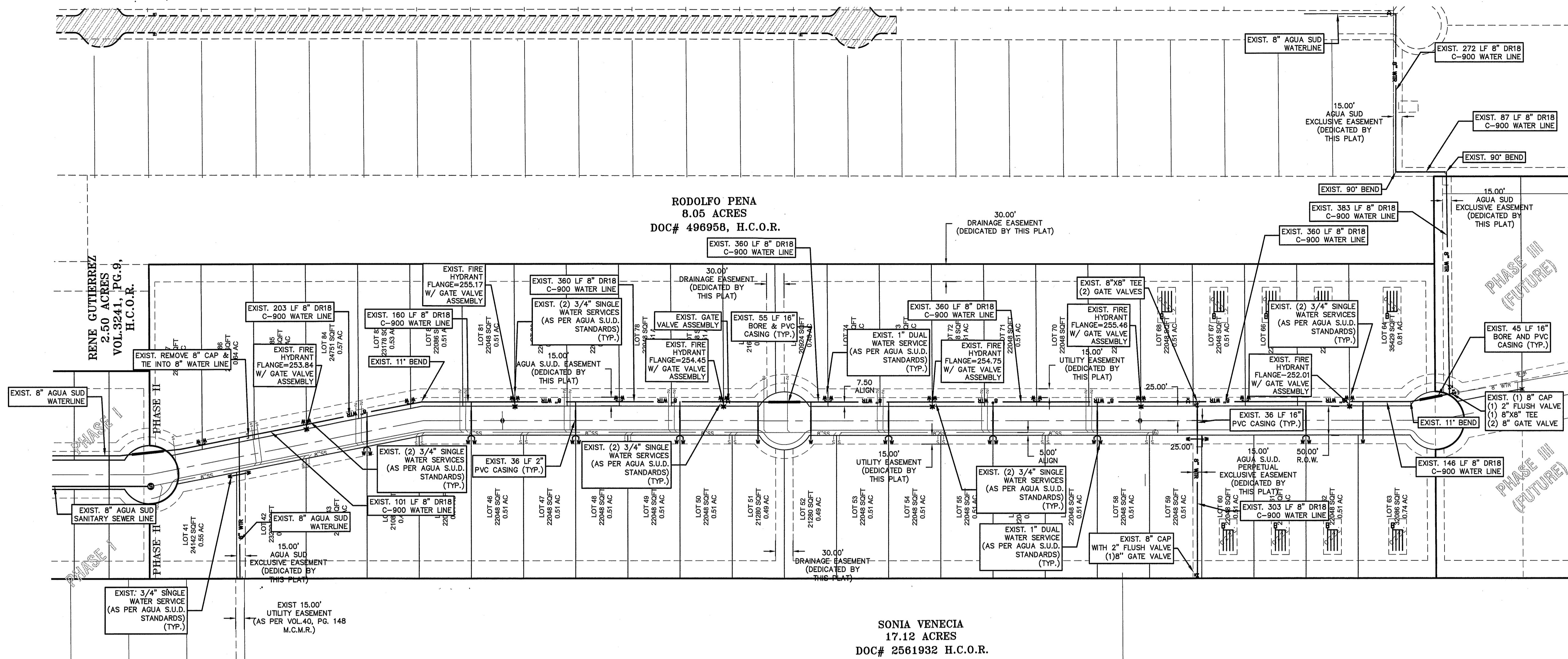
ISSUED FOR: FINAL

PLAT SHEET  
EL PINTO ESTATES PHASE II  
SULLIVAN CITY, TEXAS  
HIDALGO COUNTY

PROJECT: SUB 20 013  
PAGE NO: SHT 2



Y:\RDC SUBDIVISIONS\2020\SUB 20.03 - CARVIC SULLIVAN 83 ACRES\DWG-AS-BUILT\PHASE II\SUB 20.03\_SHT 4-WATER LAYOUT.DWG RIDEDELTA 8/2/2022 5:07 PM

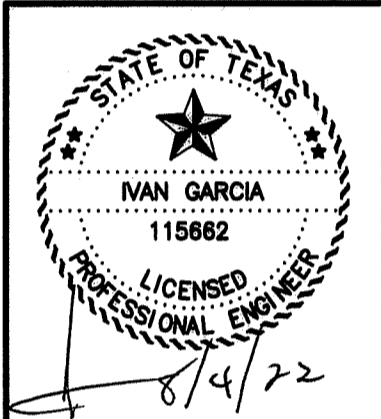
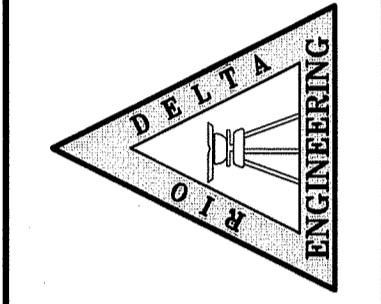


SCALE: 1"=100"  
BEARING BASIS  
TEXAS STATE PLANE  
COORDINATES  
(NAD 83)

LEGEND	
▲	SET C-P-S
△	FD, C-P-S
○	SET 1/2" IRON ROD
○	FD, 1/2" IRON ROD
○	FD, 5/8" IRON ROD
○	FD, 6-3 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.	CENTRAL POWER & LIGHT CO.
D.R.H.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
L.L.	LOT LINE
H.C.D.D.	HIDALGO COUNTY DRAINAGE DIST. #1

**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

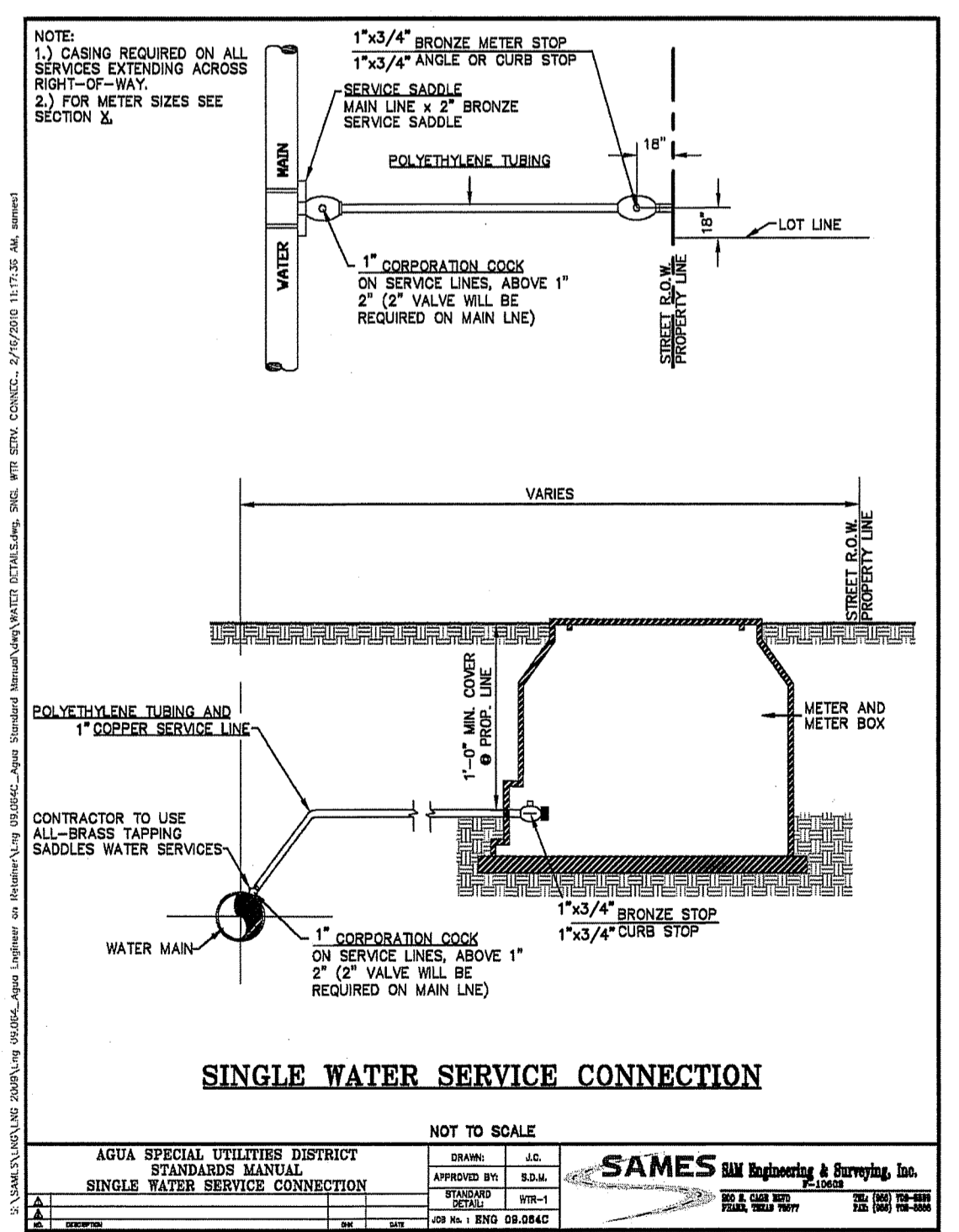
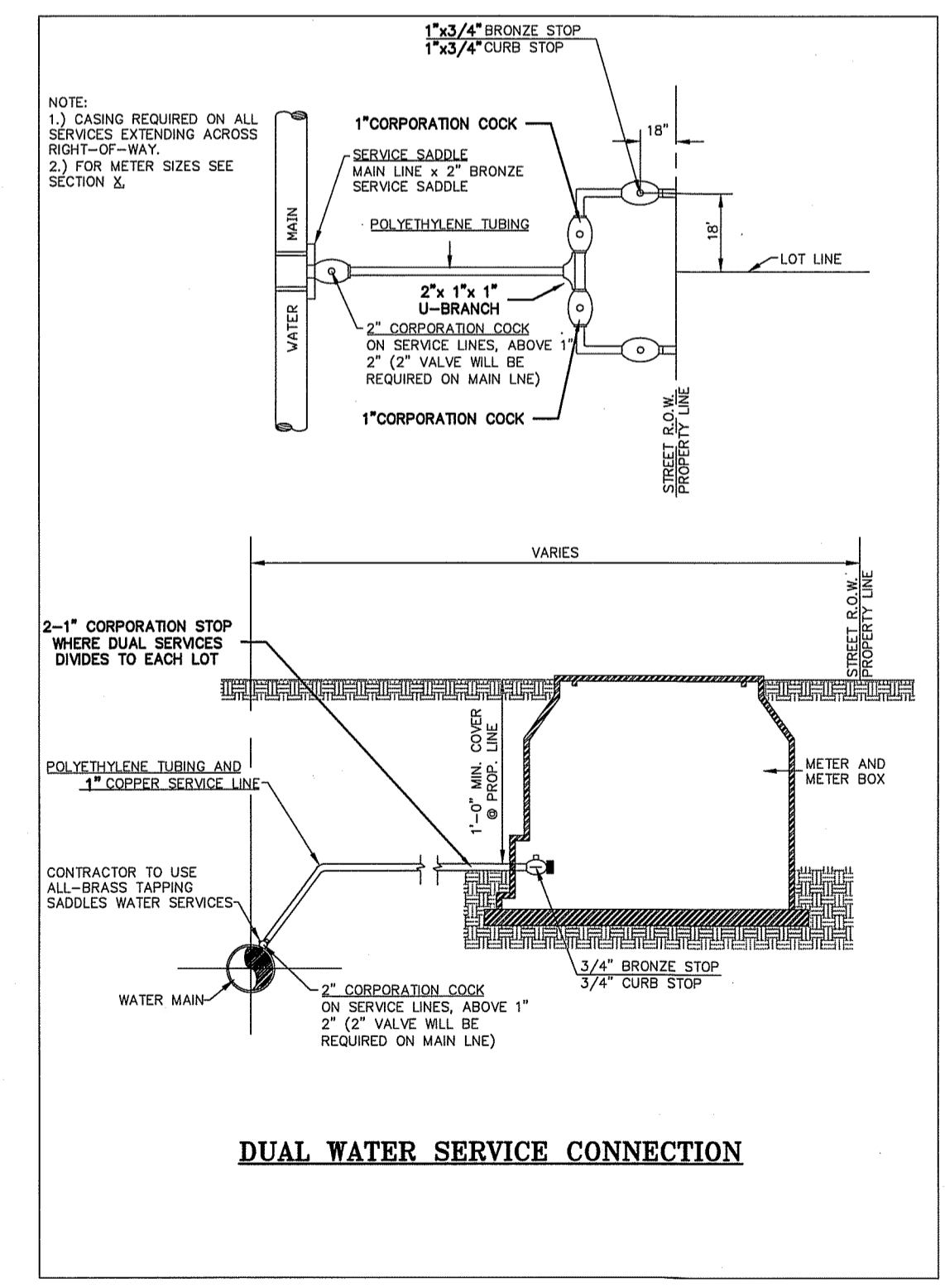


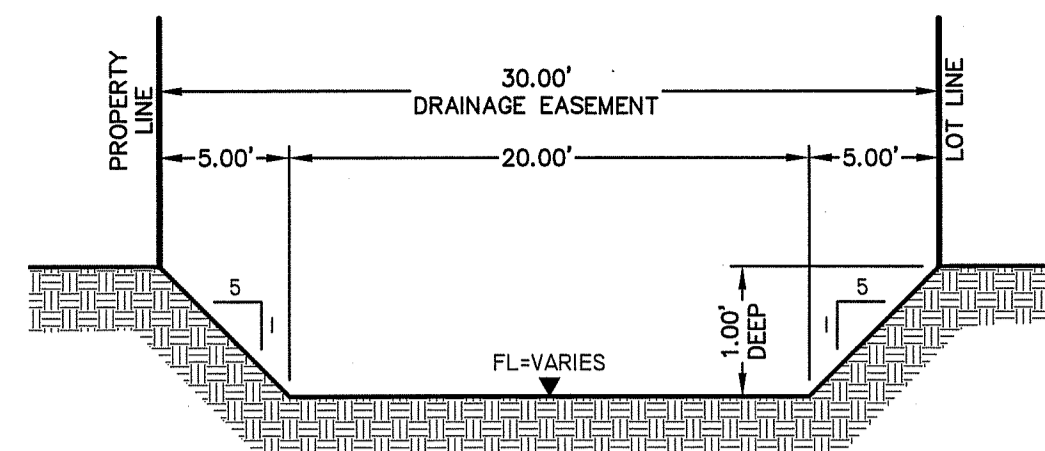
ISSUED FOR:  
**AS-BUILT**

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

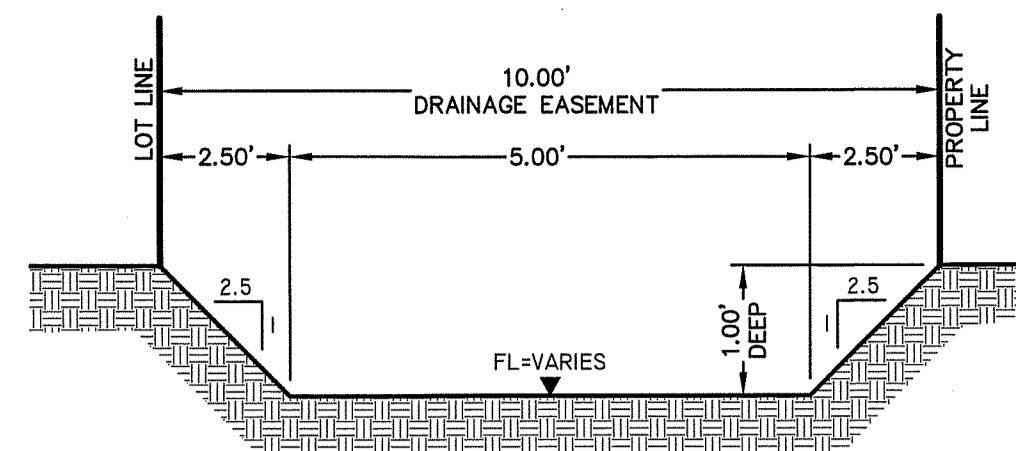
PROJECT:  
ENGINEER:  
SURVEYOR:  
CHECKED:  
DRAWN:  
SCALE:  
DATE:  
PROJECT:  
REVISIONS:  
PAGE NO.

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  
1"=100'  
AUGUST 2, 2022  
SUB 20.013  
SHT 4



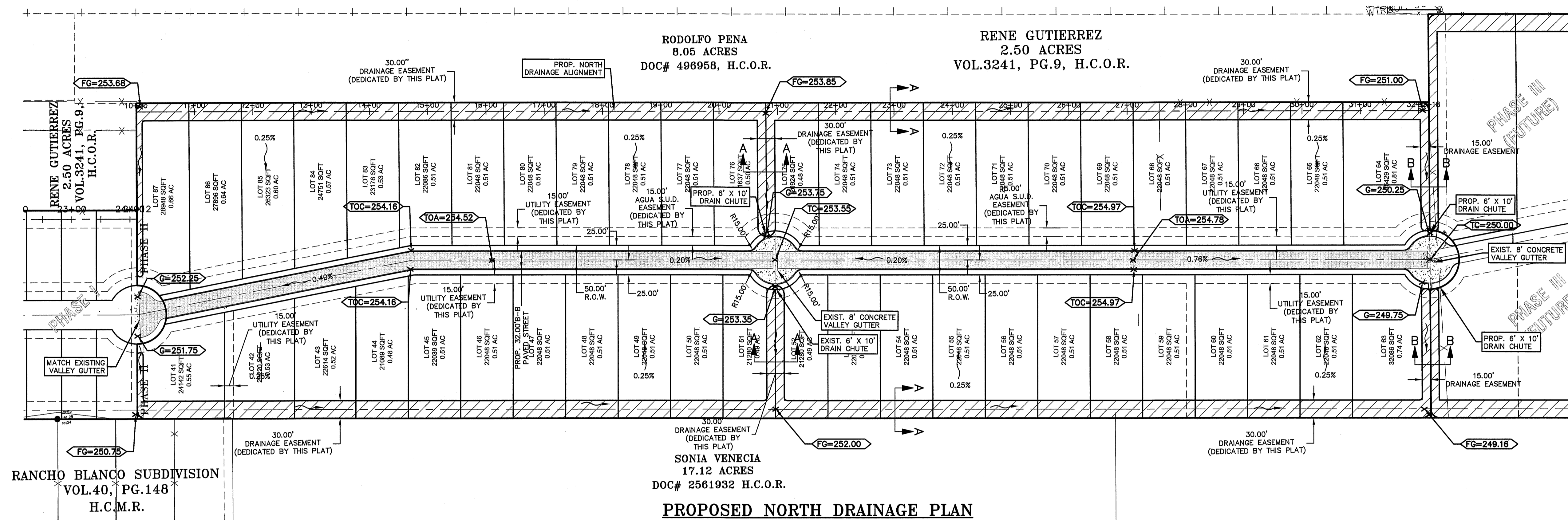


DETENTION AREA CROSS-SECTION "A-A"  
NOT TO SCALE

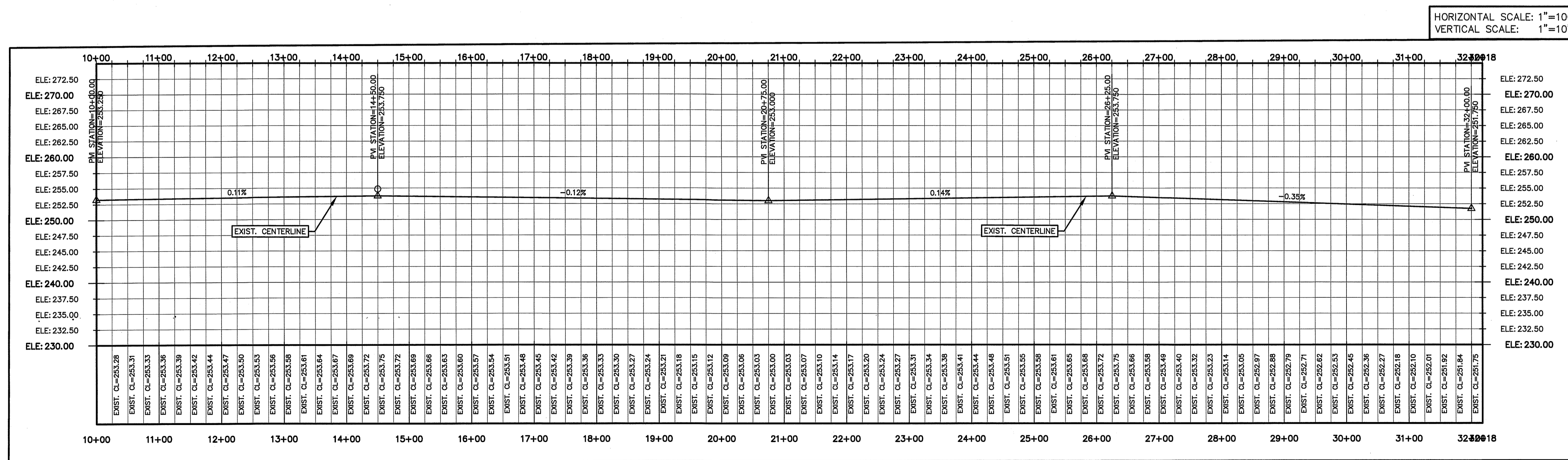


DETENTION AREA CROSS-SECTION "B-B"  
NOT TO SCALE

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

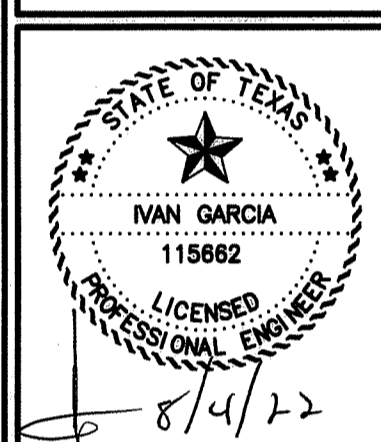
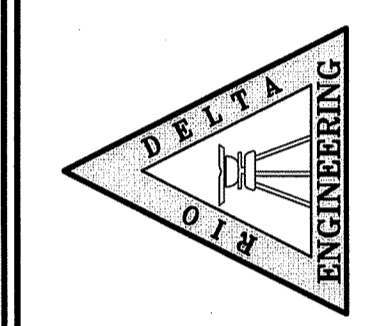


PROPOSED NORTH DRAINAGE PLAN



STATION 10+00 THRU 32+18  
PROPOSED NORTH DRAINAGE PROFILE

**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

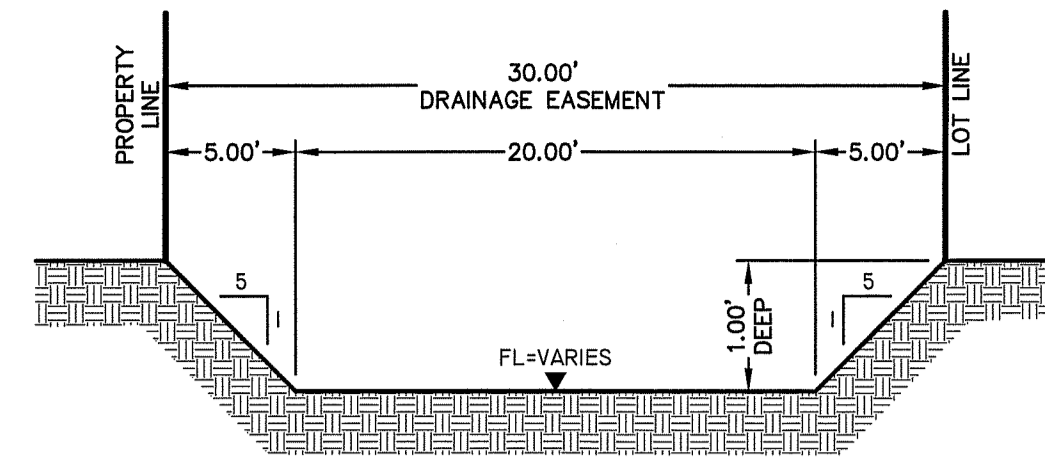


ISSUED FOR  
**AS-BUILT**

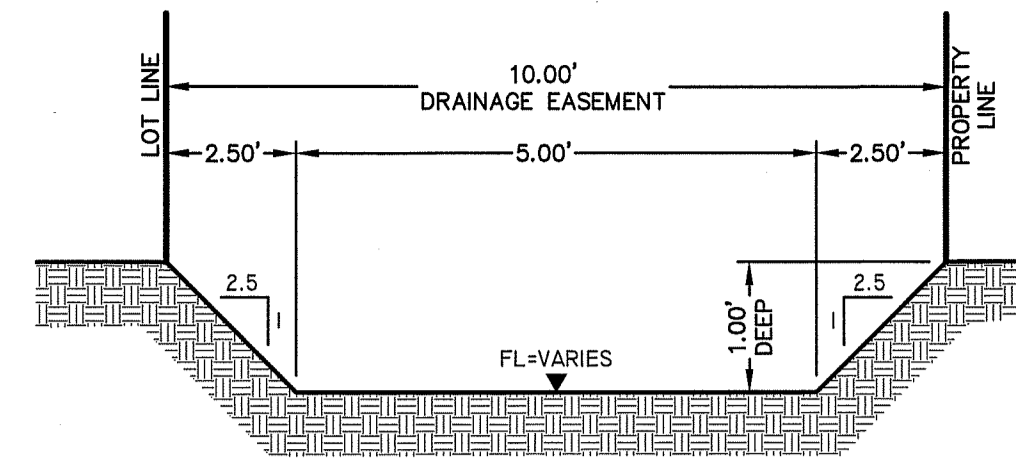
**DRAINAGE LAYOUT**  
**EL PINTO ESTATES PHASE II**  
**SULLIVAN CITY, TEXAS**  
**HIDALGO COUNTY**

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:	1"=100'
DATE:	AUGUST 2, 2022
PROJECT:	SUB 20 013
REVISIONS:	
PAGE NO.	<b>SHT 5</b>

1:100E SUBDIVISIONS 20200826 20:03 - GARCIA SULLIVAN 35 ACRES/NOVA-AS-BUILT PHASE INSIDE 20 013-SHT 5 NORTH DRAINAGE EASEMENT DWG. R0001.TA 8/22/2022 3:15 PM

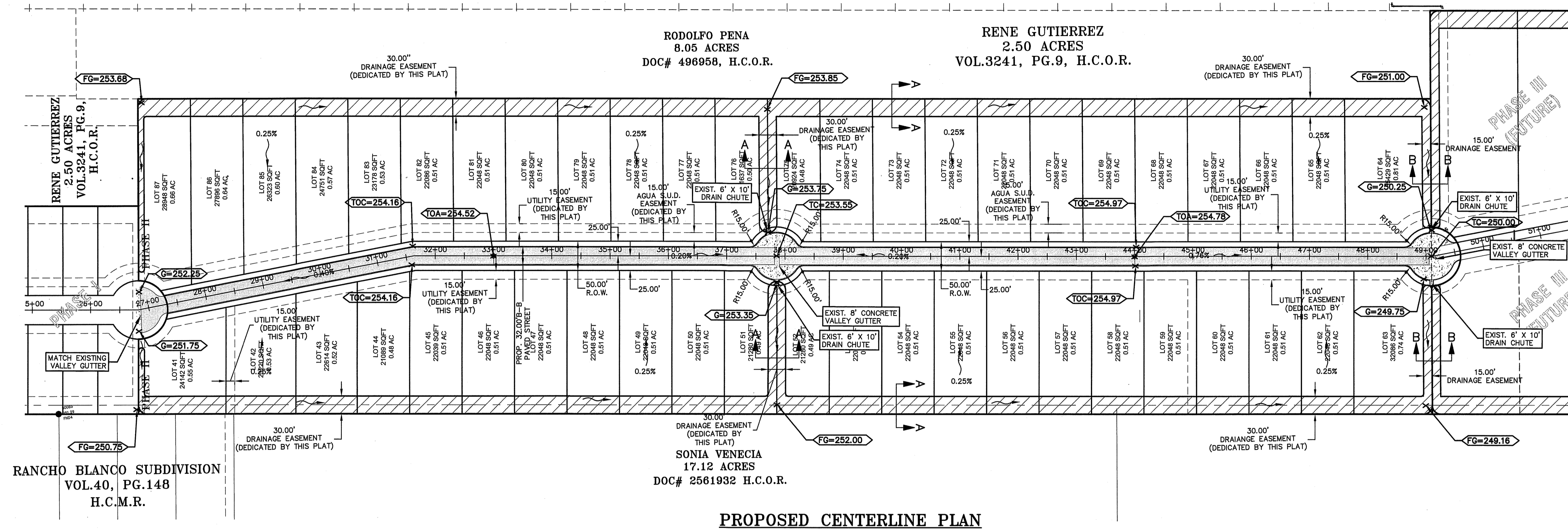


DETENTION AREA CROSS-SECTION "A-A"  
NOT TO SCALE

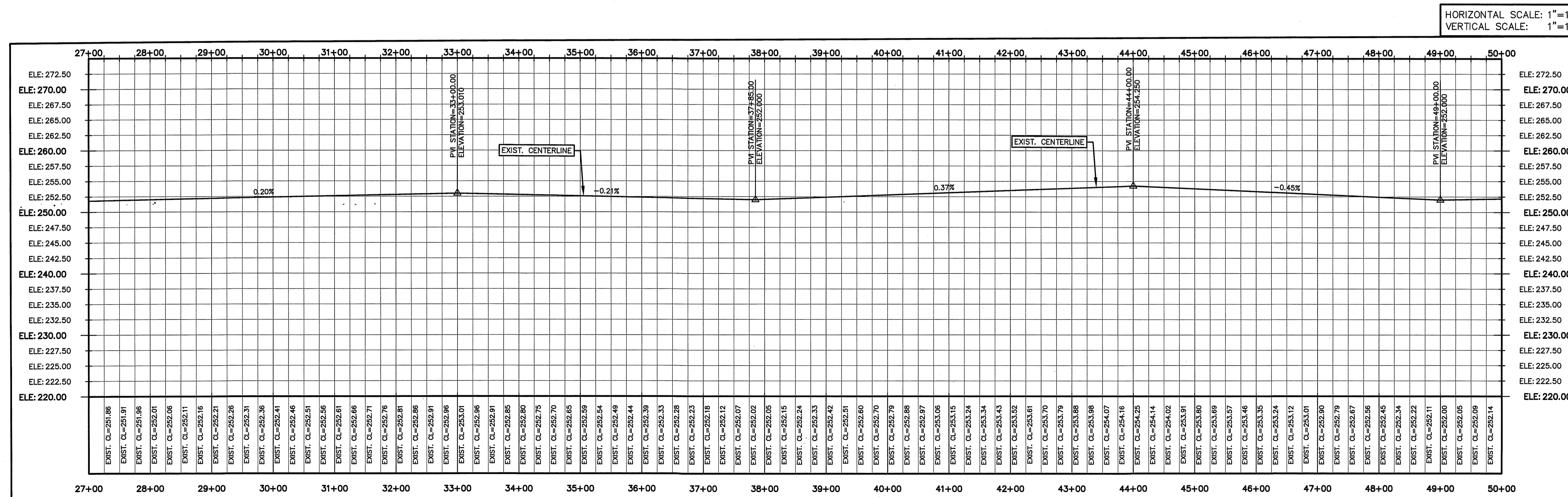


DETENTION AREA CROSS-SECTION "B-B"  
NOT TO SCALE

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

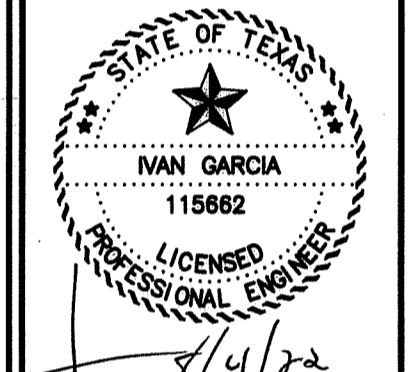
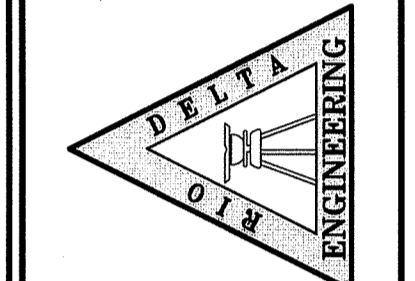


PROPOSED CENTERLINE PLAN



STATION 27+00 THRU 50+00  
PROPOSED CENTERLINE PROFILE

**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



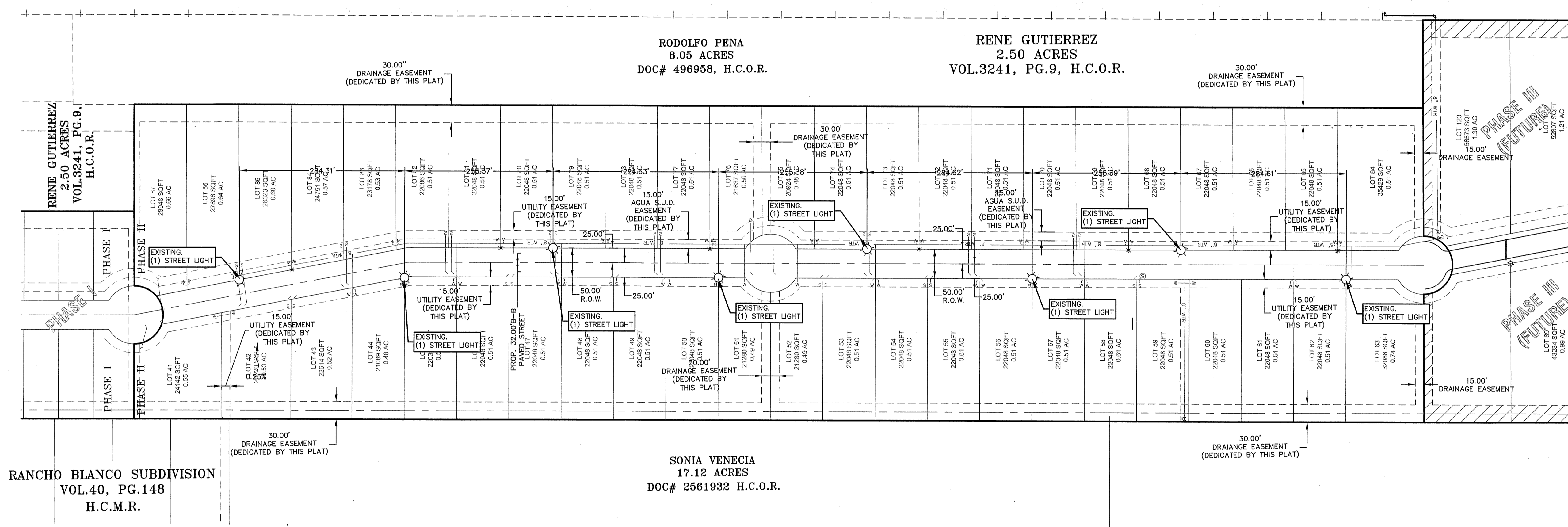
ISSUED FOR:  
**AS-BUILT**

**DRAINAGE PLAN AND PROFILE**  
**EL PINTO ESTATES PHASE II**  
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:	1"=100'
DATE:	AUGUST 2, 2022
PROJECT:	SUB 20 013
REVISIONS:	
PAGE NO.:	SHT 7

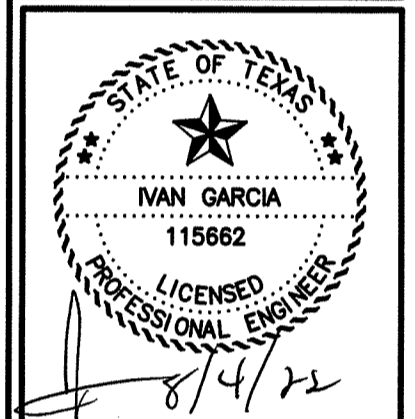
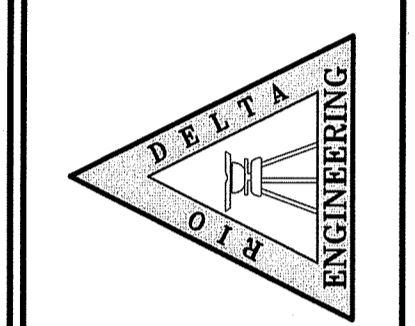
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SCALE: 1"=60"  
 BEARING BASIS  
 TEXAS STATE PLANE  
 COORDINATES  
 (NAD 83)

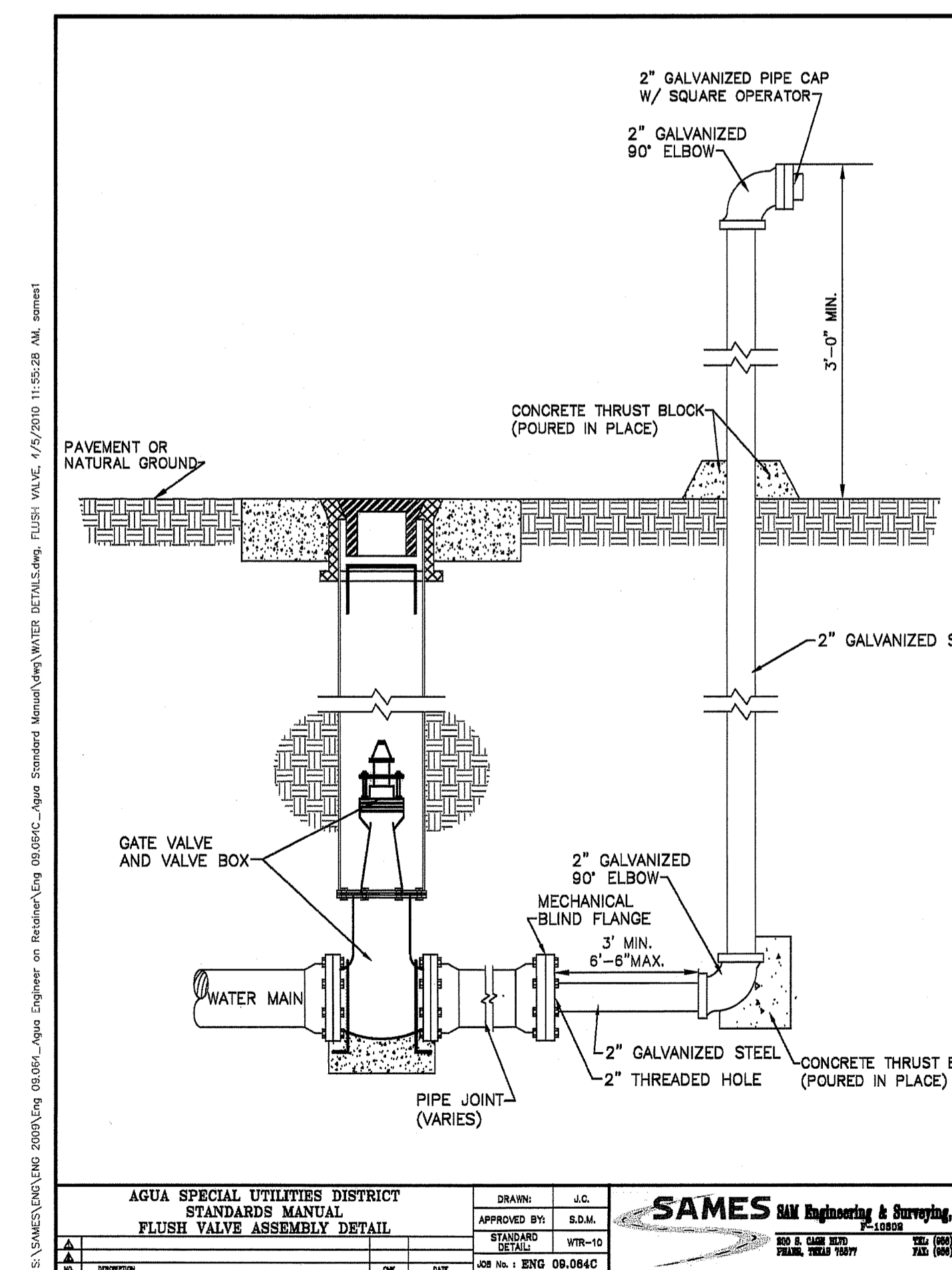
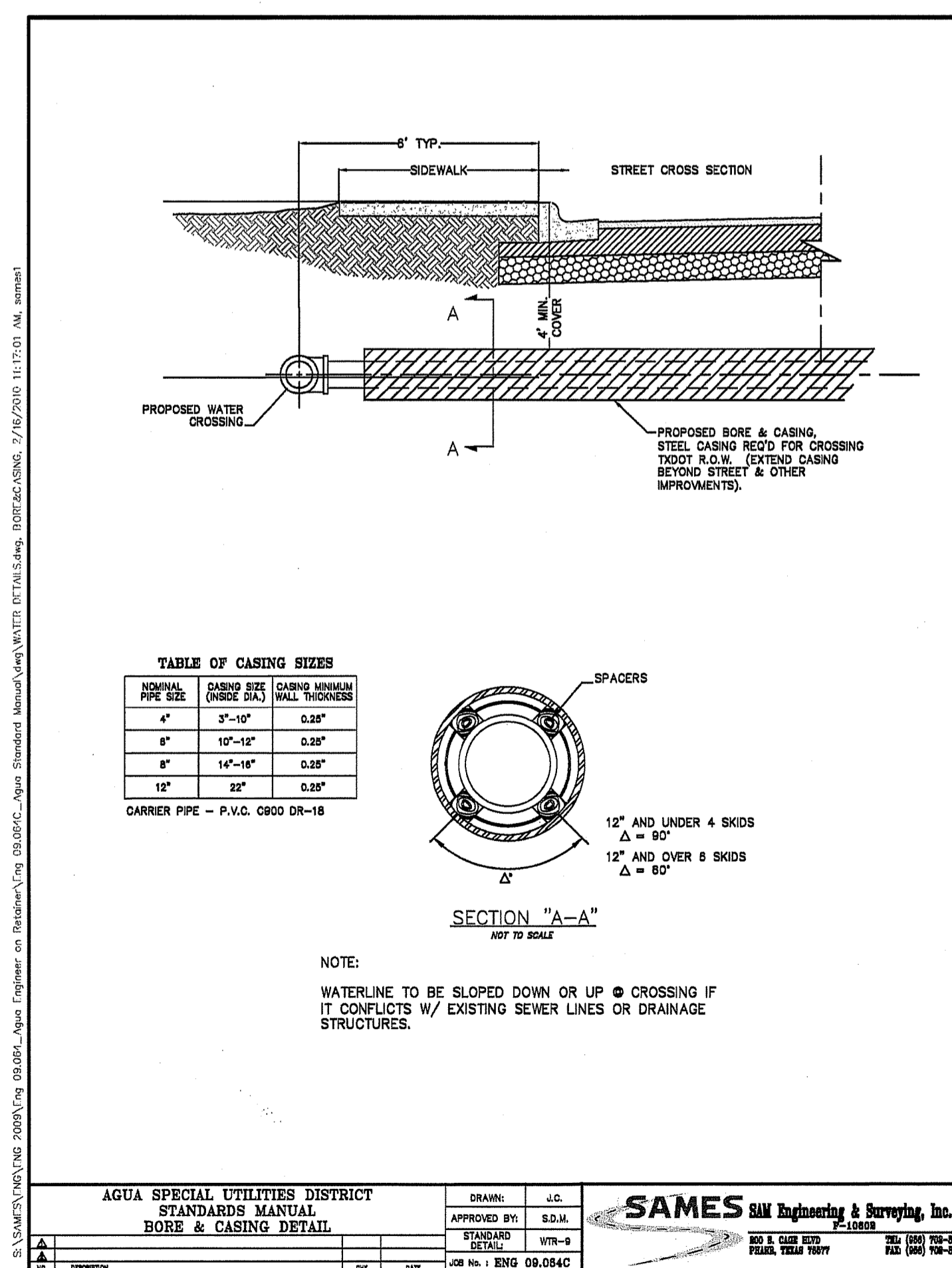
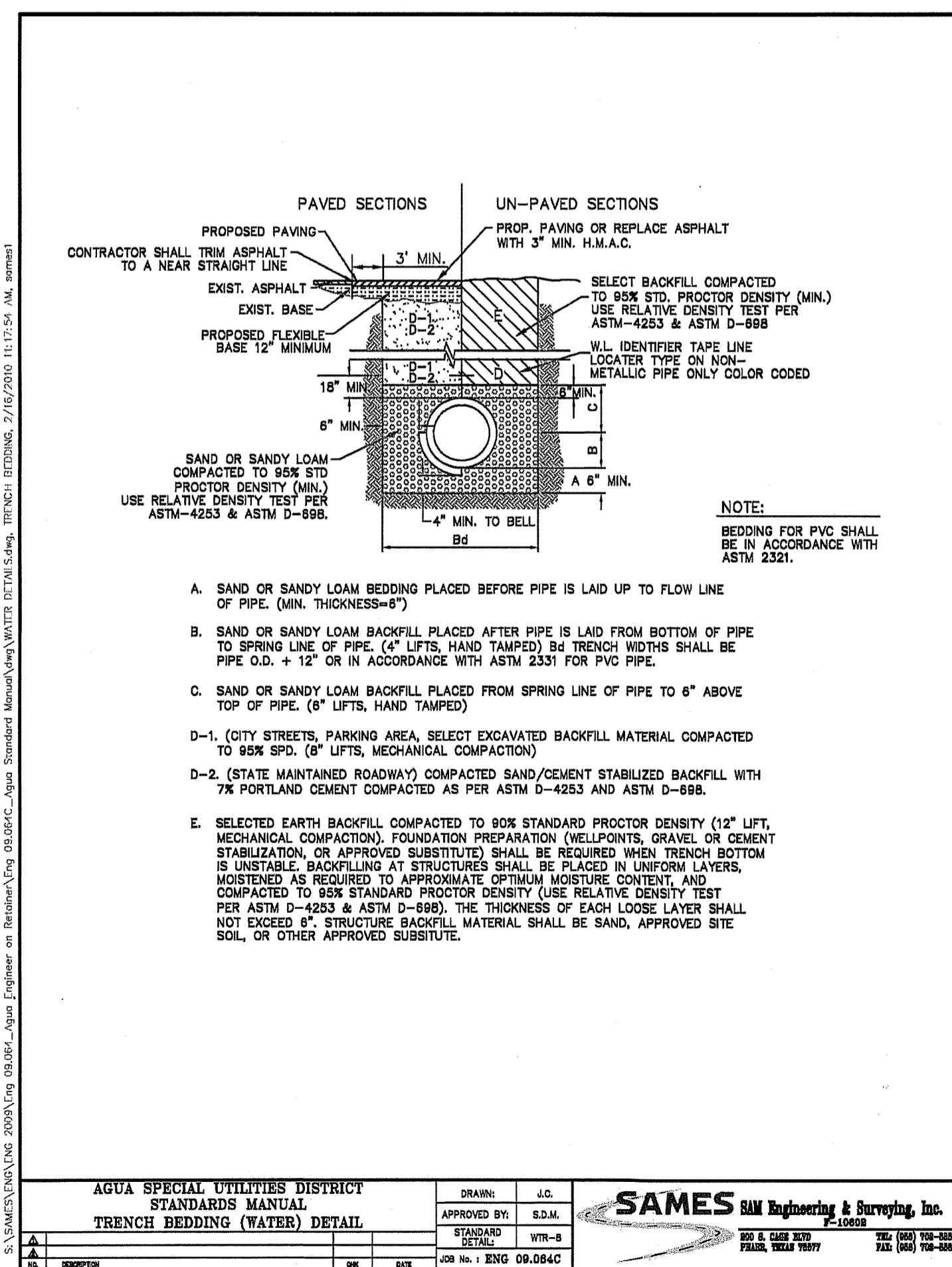
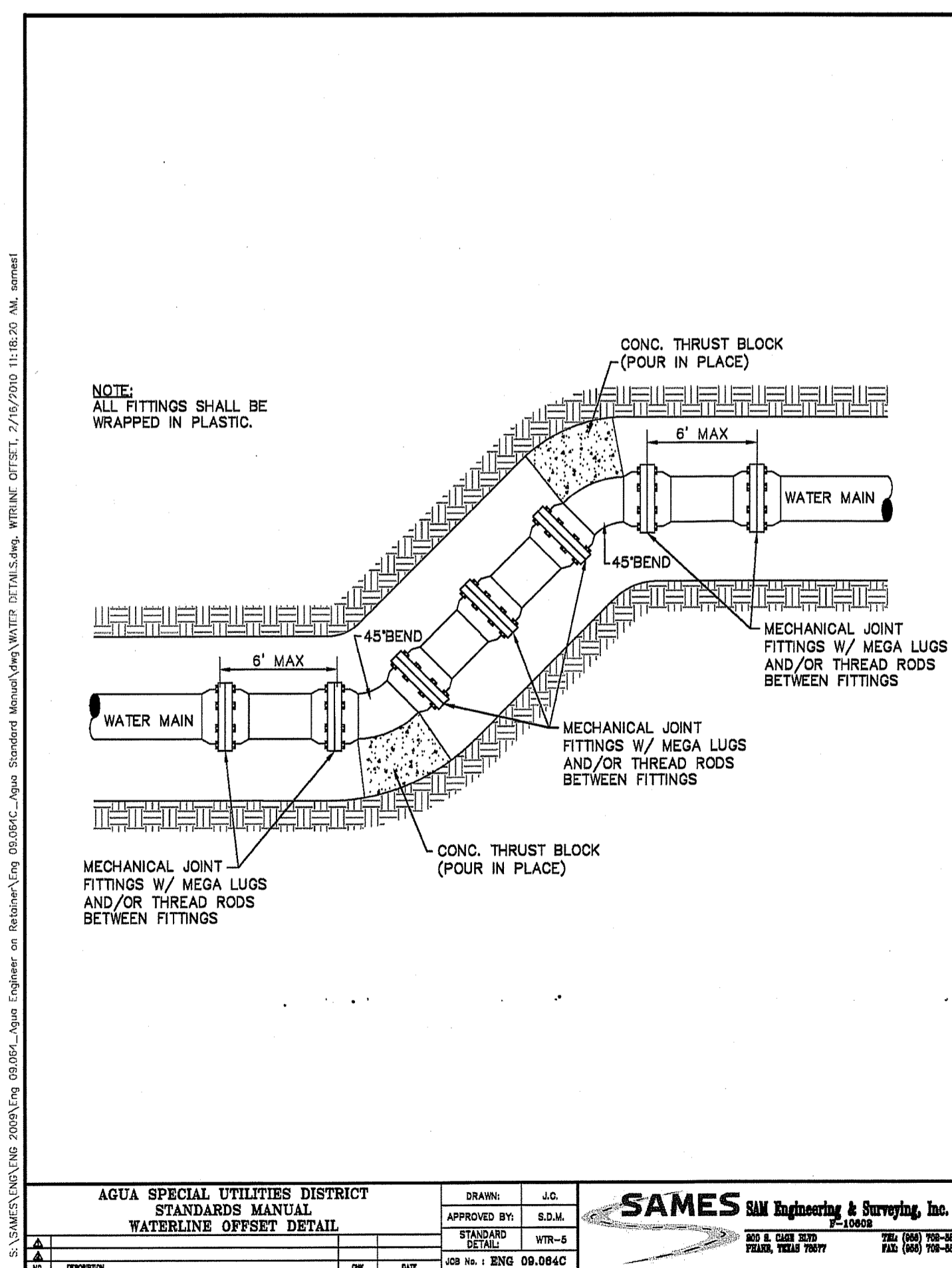
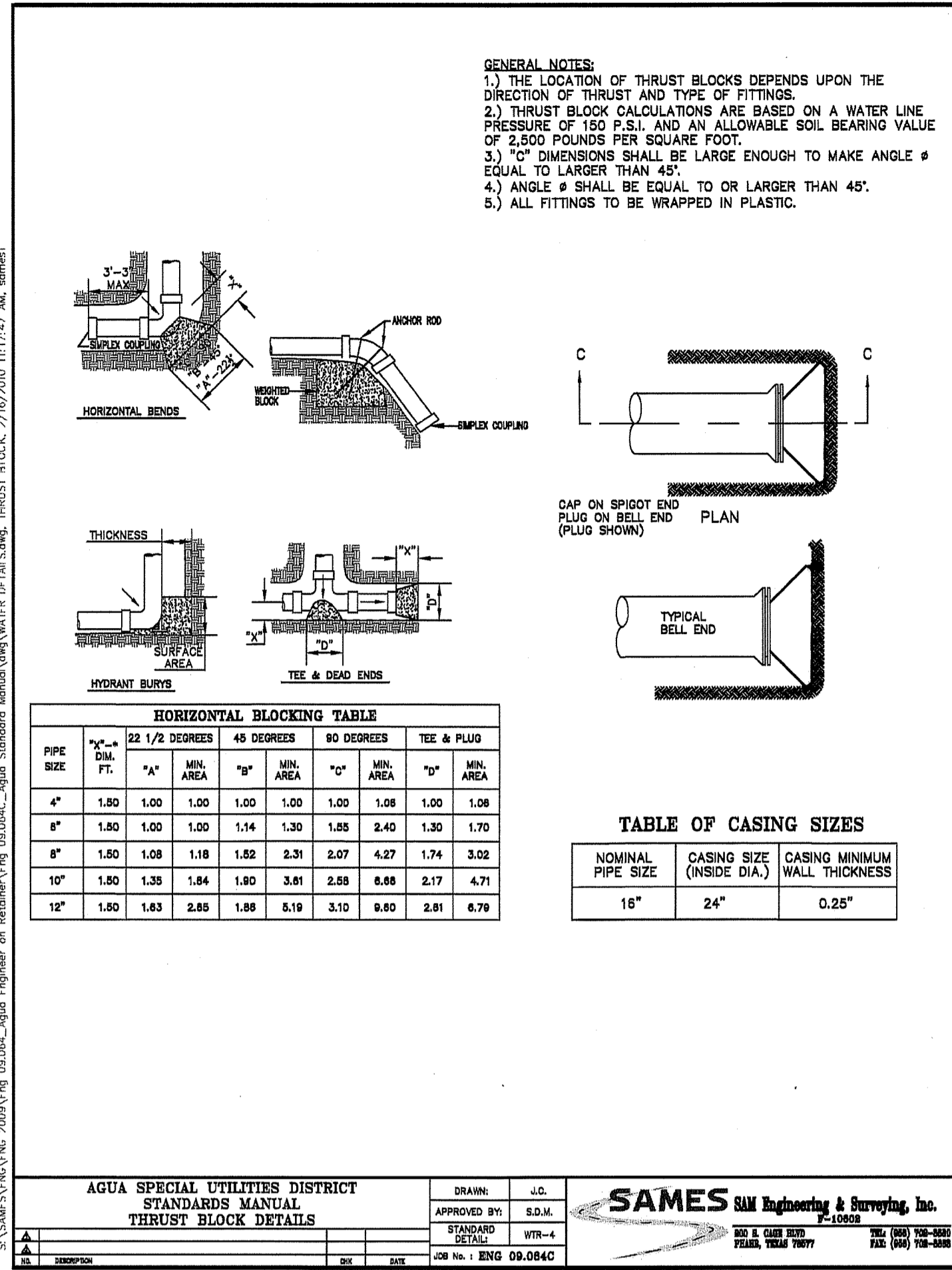
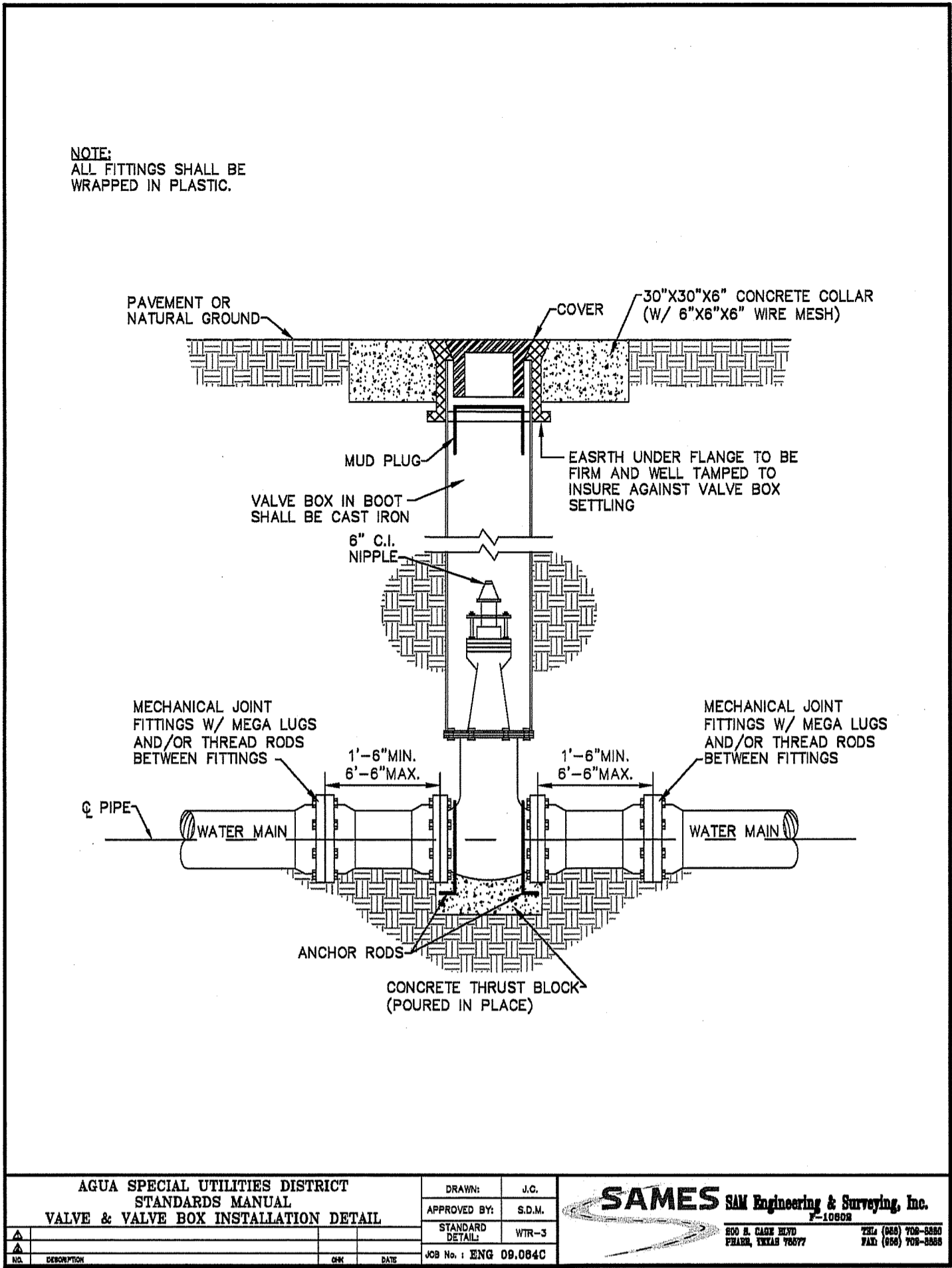
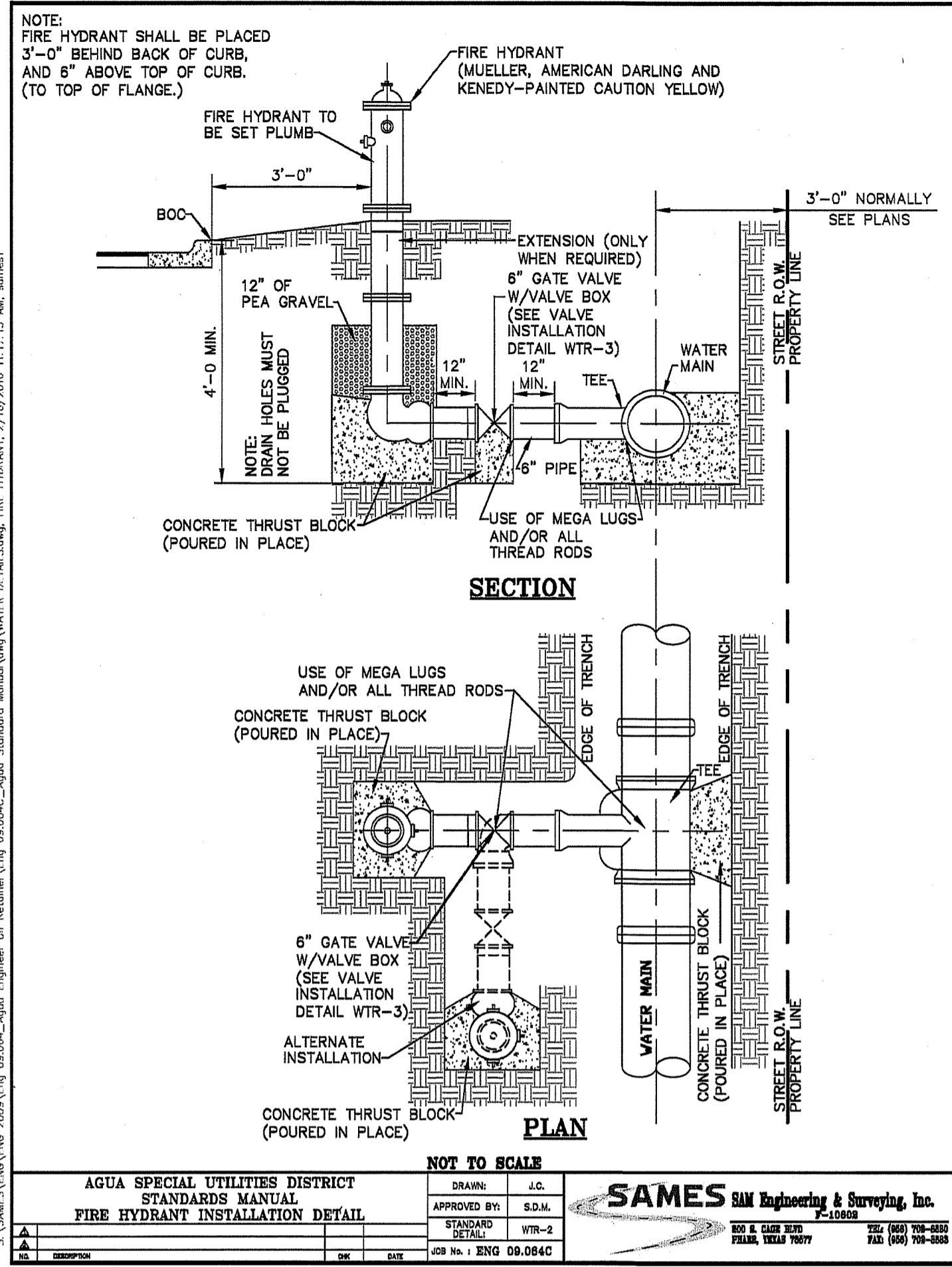
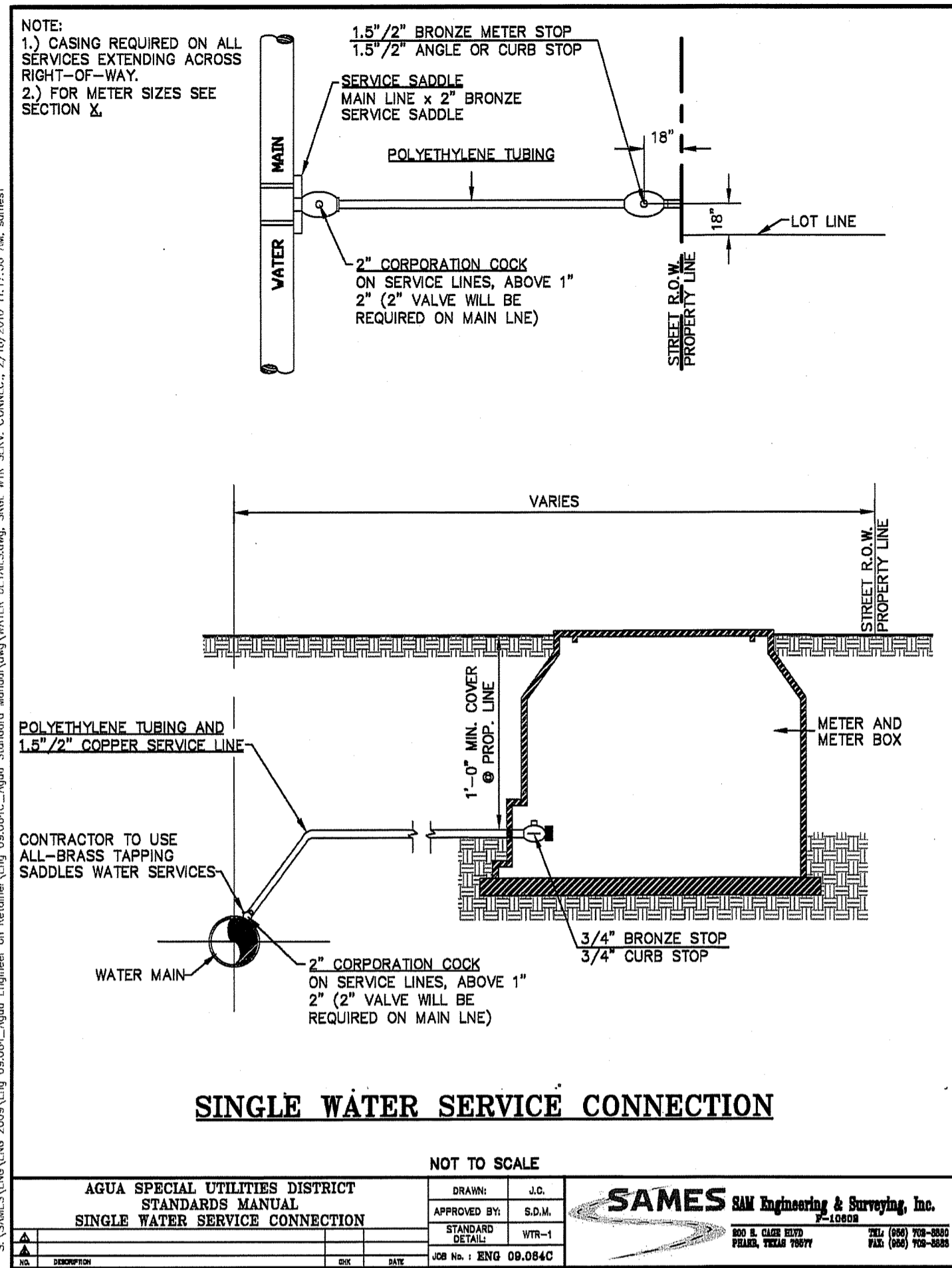
**RIO DELTA ENGINEERING**  
 FIRM REGISTRATION No. F-7628  
 SURVEY FIRM No. 10194027  
 921 S. 10TH AVENUE EDINBURG, TEXAS 78539  
 (TEL) 956-380-5152 (FAX) 956-380-5083



ISSUED FOR  
**AS-BUILT**

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

PROJECT:	
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:	AUGUST 2, 2022
PROJECT:	SUB 20_013
REVISIONS:	
PAGE NO.	<b>SHT 8</b>



Y:\VORE SUBDIVISIONS\2020\SUB 20.013 - GARVIC SULLIVAN 85 ACRES\DWG\AS-BUILT\PHASE IN SUB 20.013-SHT 9-10 TYPICAL DETAILS.dwg RODELTA 9/2/2022 5:18 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:  
**AS-BUILT**

**TYPICAL DETAILS - PHASE II**

**EL PINTO ESTATES - PHASE II**

**SULLIVAN CITY, TEXAS**

**HIDALGO COUNTY**

PROJECT: EL PINTO ESTATES - PHASE II

ENGINEER: IVAN GARCIA, PE, RPLS

SURVEYOR: IVAN GARCIA, PE, RPLS

CHECKED: IVAN GARCIA, PE, RPLS

DRAWN: EDWIN PENA

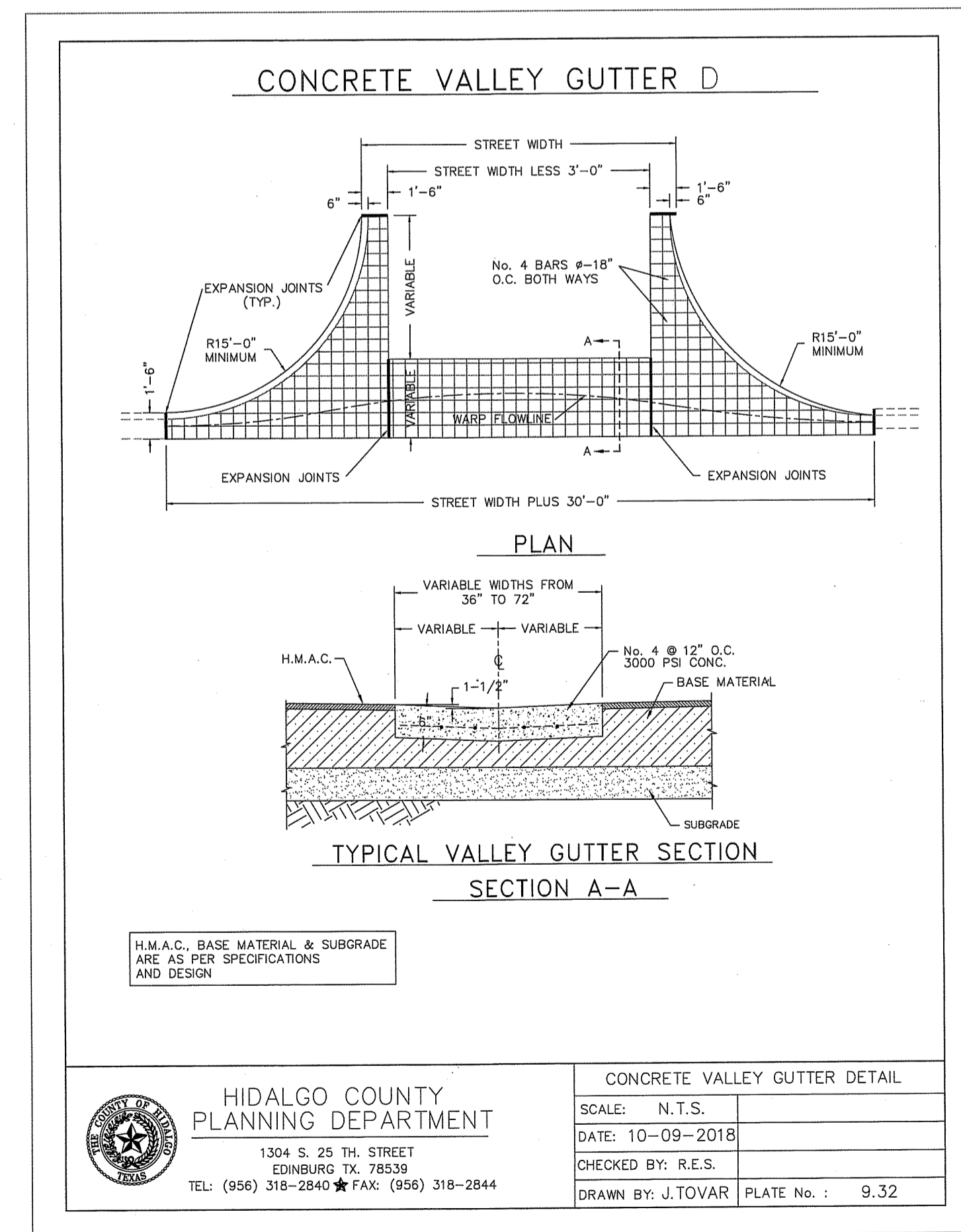
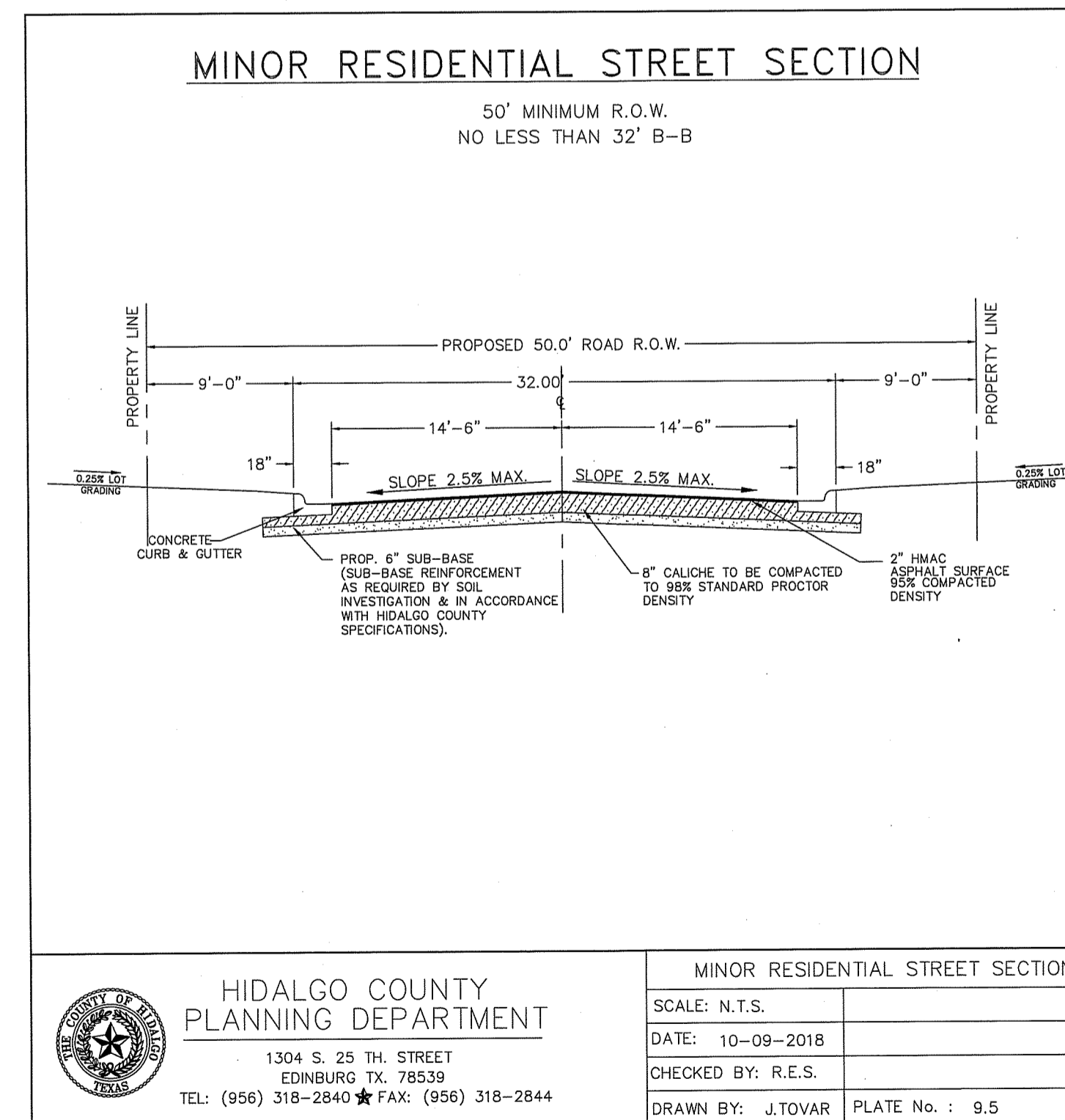
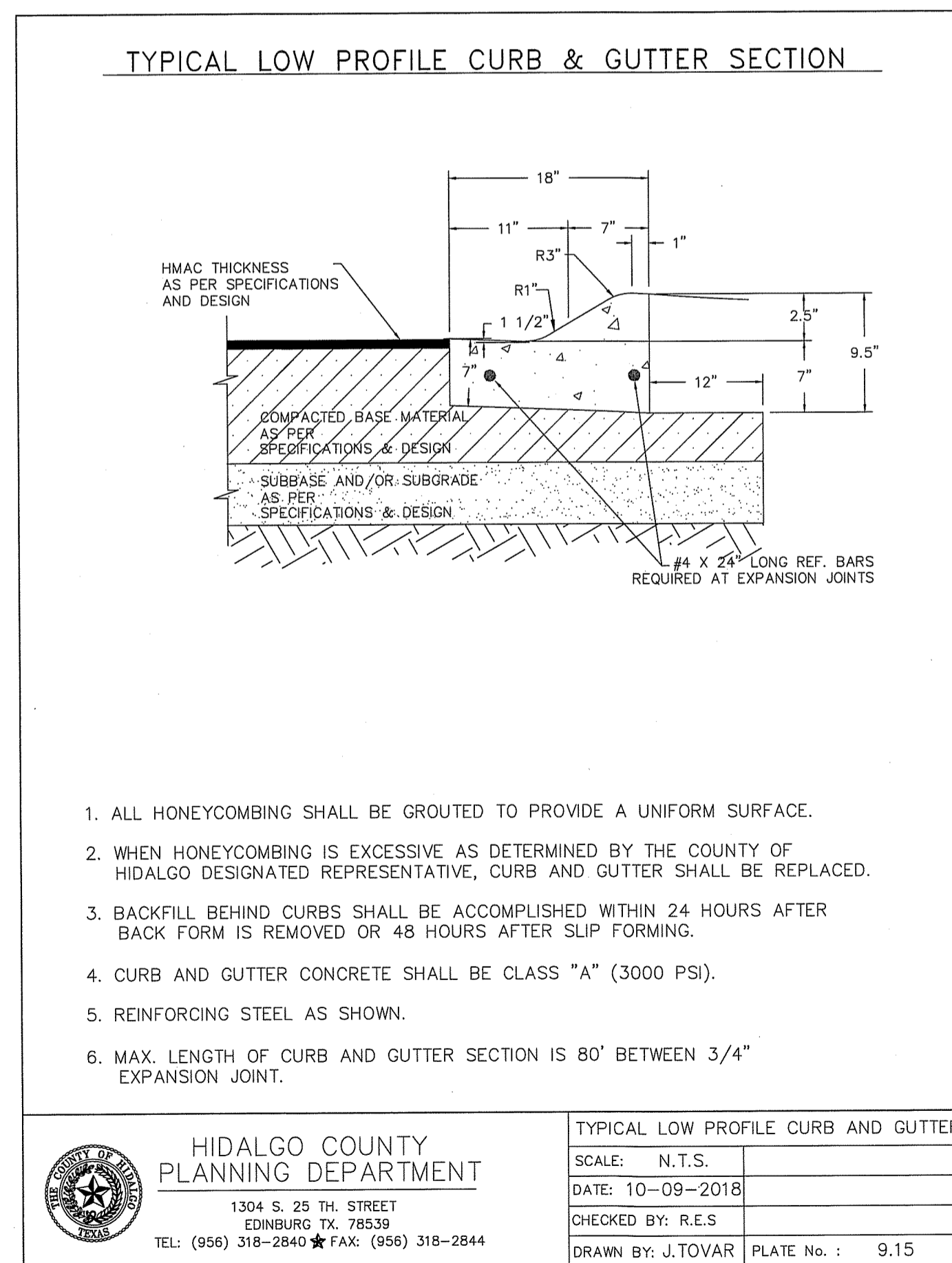
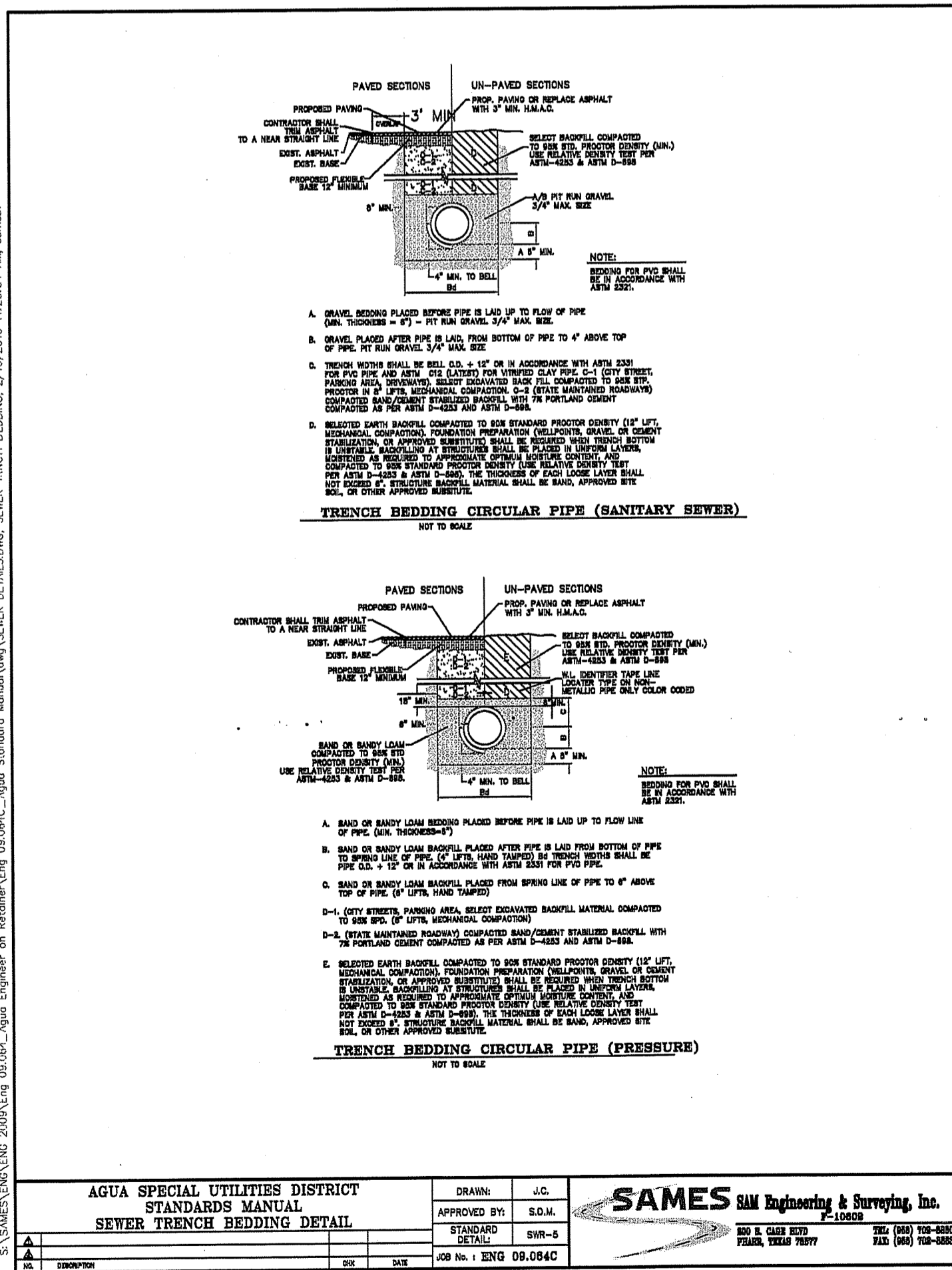
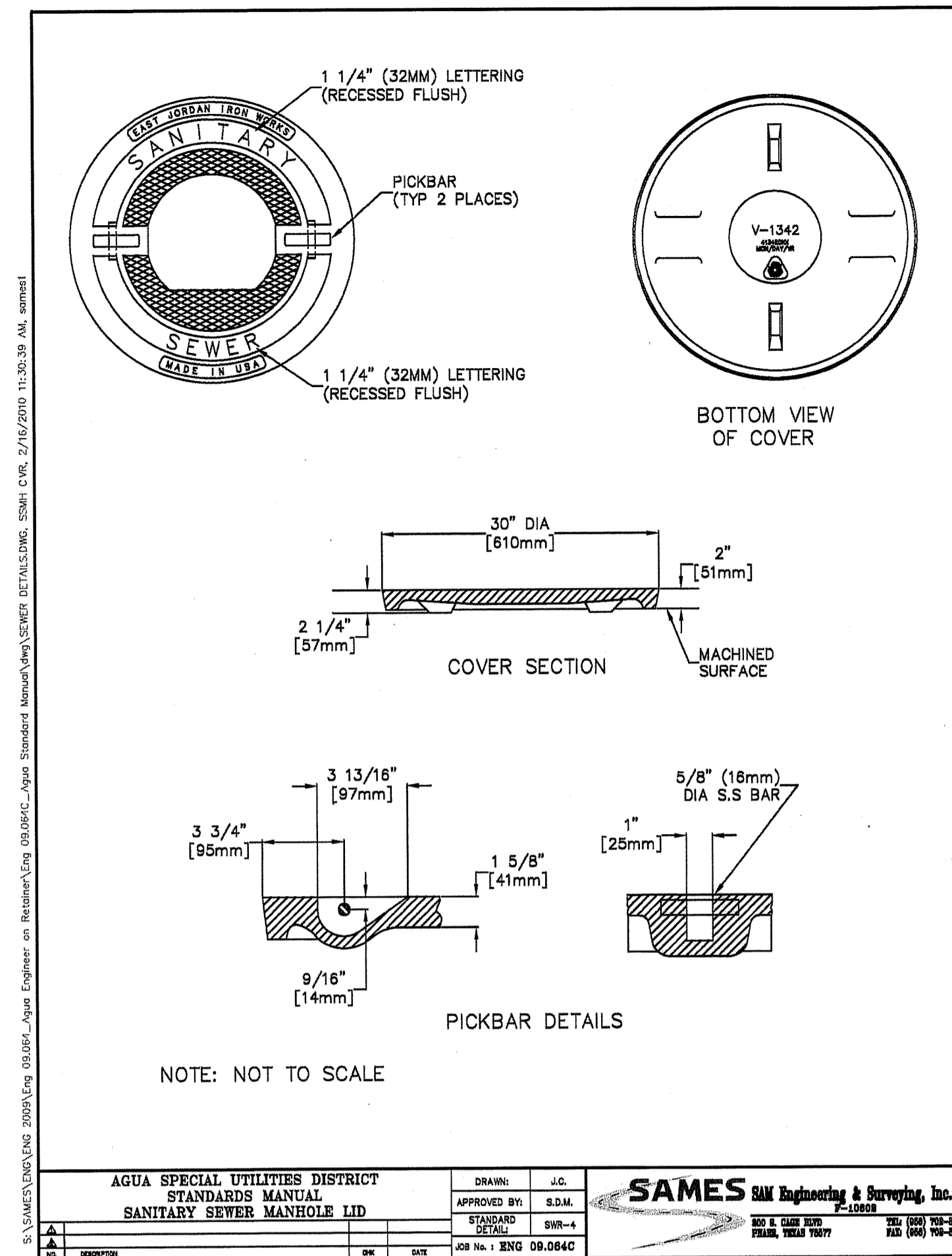
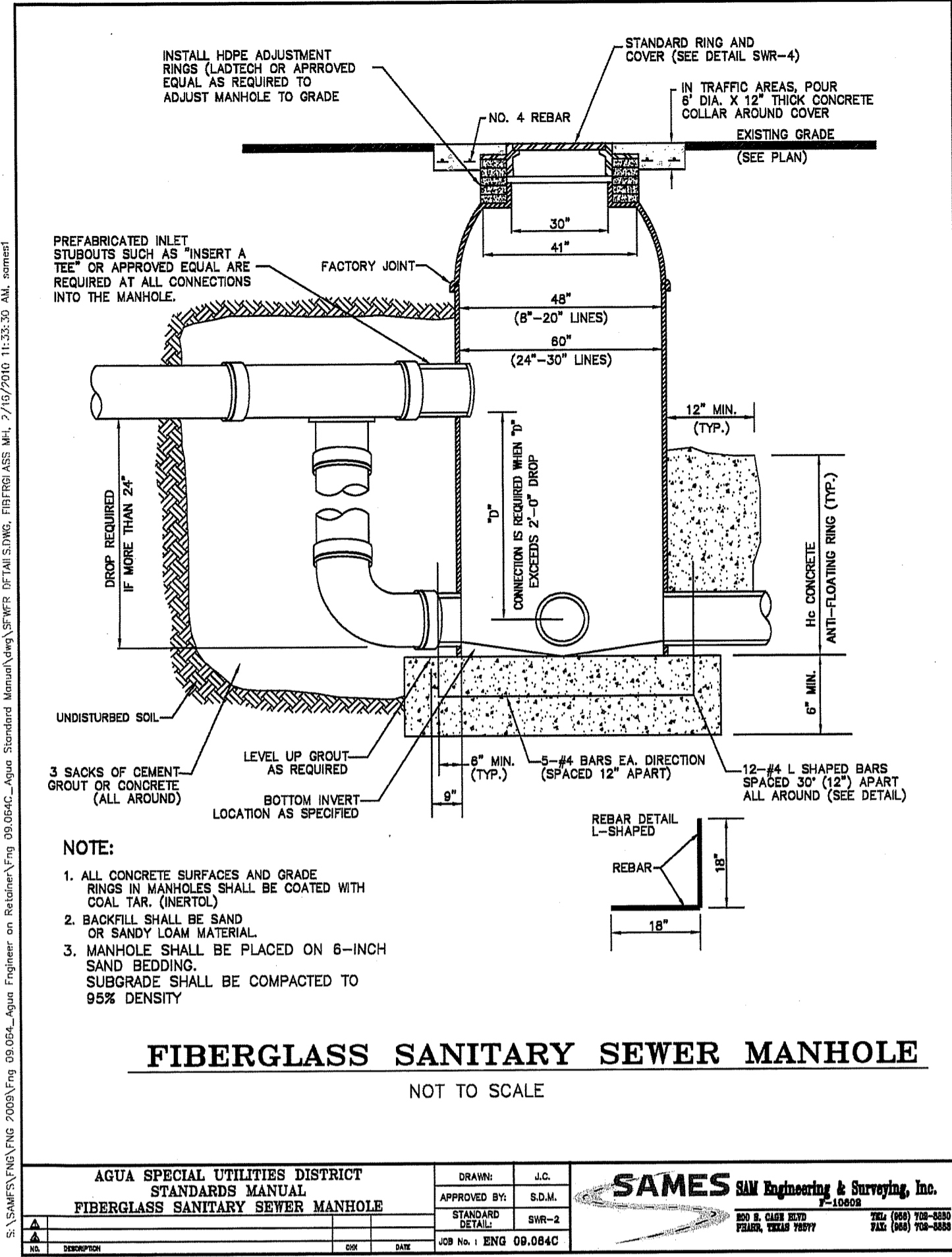
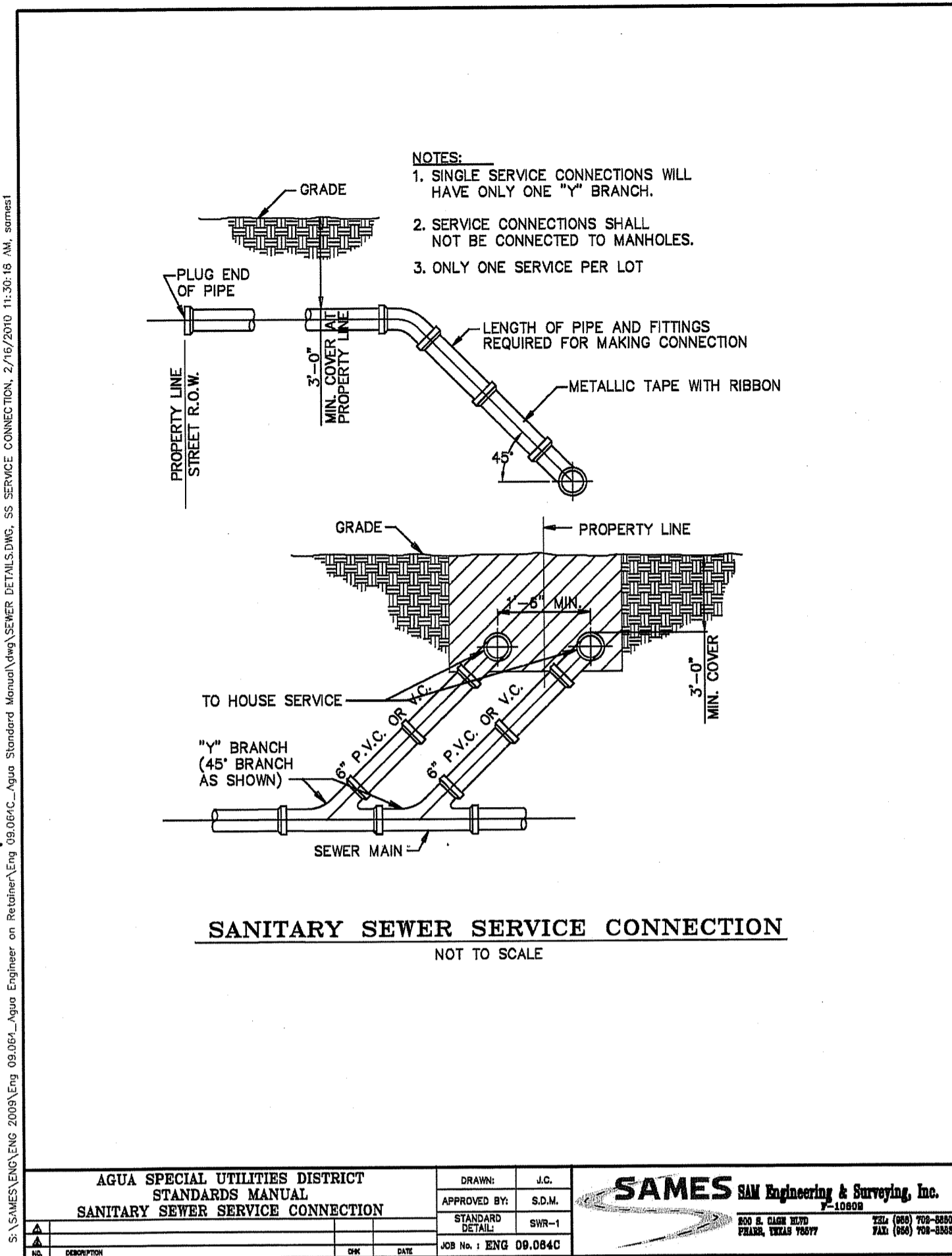
SCALE: AS SHOWN

DATE: AUGUST 2, 2022

PROJECT: SUB 20.013

REVISIONS:

PAGE NO. **SHT 9**



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**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

STATE OF TEXAS  
 RIAN GARCIA  
 115662  
 LICENSED PROFESSIONAL ENGINEER

ISSUED FOR  
**AS-BUILT**

**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:  
 AUGUST 2, 2022  
 PROJECT:  
 SUB 20.013  
 REVISIONS:  
 PAGE No.  
**SHT 10**