



HIDALGO COUNTY PLANNING DEPARTMENT

2818 S. BUSINESS HWY 281
EDINBURG TEXAS 78539

Tel. 956-318-2840 Fax. 956-318-2844

T.J. Arredondo
Director of Planning

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 1-31-2023

PROPOSED EL PINTO ESTATES PHASE III 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: 36 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

NUMBER OF STREETLIGHTS: 9

FILLING STATIONS: 5

LOCATION DESCRIPTION: WEST OF FM 491 APPROXIMATELY 1/4 OF A MILE SOUTH OF MILE 4 NORTH ROAD.

SUBDIVISION LIES WITHIN THE: RURAL AREA OF THE COUNTY

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 7-08-2021 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: 9-08-2022 BY, VICTOR GALLARDO, PCT. 3 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 1-30-2023 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: OSSF'S HAVE BEEN ESCROWED.

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

H.C.E.O.C. FINAL APPROVAL DATE: 8-29-2022 : BY MARTIN RAMIREZ 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: \$54,000.00 For: (36) OSSF'S**

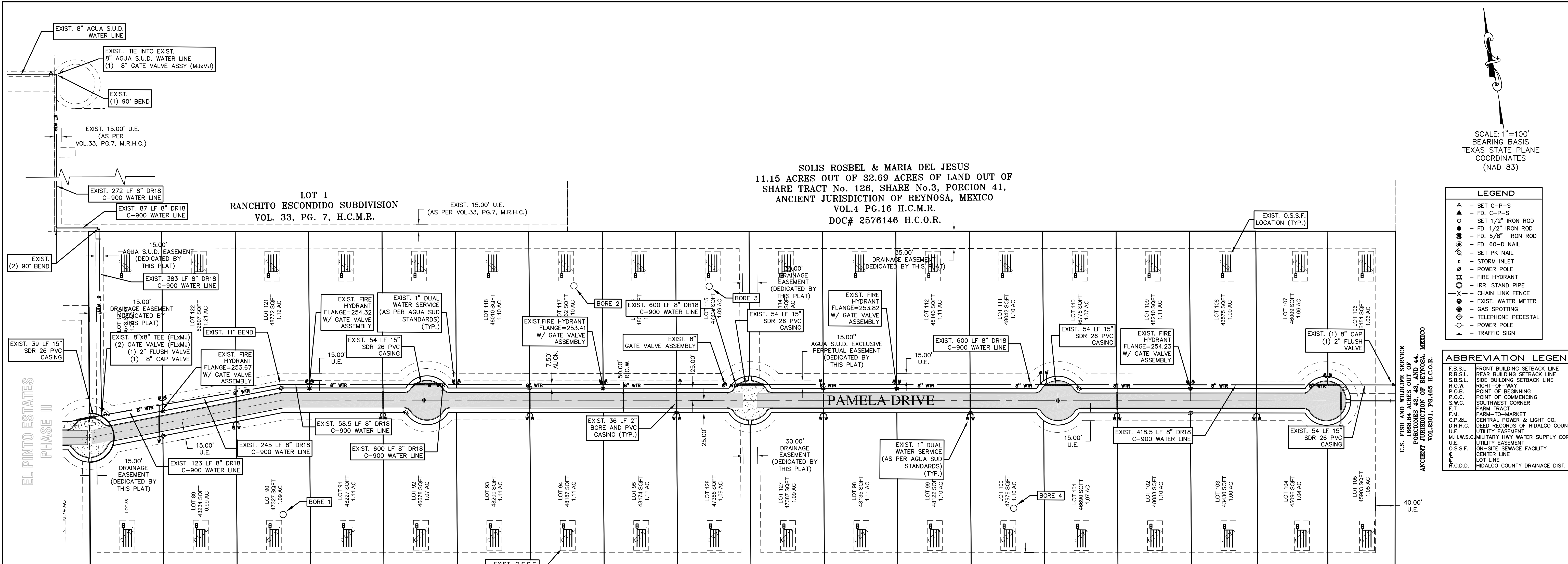
PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: N/A

STAFF RECOMMENDS: **Preliminary Approval** subject to comments and future recommendations by planning, other departments and the approval of the City of **MERCEDES.**

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.



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
⊖	SET PK NAIL
⊗	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.&L.	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.
O.S.S.F.	ON-SITE SEWAGE FACILITY
C.D.D.	LOT LINE
	HIDALGO COUNTY DRAINAGE DIST. #1

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

LEGAL DESCRIPTION
BEING A 42.28 ACRES TRACT OF LAND LYING AND SITUATED IN HIDALGO COUNTY, TEXAS, SAID 42.28 ACRES TRACT BEING OUT OF AND FORMING A PART OF 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.

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.

SEWER FACILITIES DESCRIPTION, COST AND OPERABILITY DATES
SEWER FROM EL PINTO ESTATES PHASE III WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAIN FIELD ON THE LOT. THE SUBDIVIDER HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. BOTH LOTS HAVE ADEQUATE AREA FOR A REPLACEMENT DRAIN FIELD.

SOIL EVALUATION REPORT
THE LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE U.S.D.A. SOIL CONSERVATION SERVICE, THE SITE CONSISTS OF 17.7% OF HARBURG CLAY (19), WITH 0 TO 1% SLOPES. THE SOIL IS MODERATELY WELL DRAINED AND SURFACE RUNOFF IS HIGH, PERMEABILITY IS VERY LOW TO MODERATELY LOW AND THE WATER CAPACITY IS LOW. THE SOIL IS CLASSIFIED AS GROUP D. ADDITIONALLY, IT CONSISTS OF 88.3% OF QUINCY SILTY CLAY (4), WITH 0 TO 1% SLOPES. THE SOIL IS MODERATELY WELL DRAINED AND SURFACE RUNOFF IS LOW, PERMEABILITY IS MODERATELY LOW TO MODERATELY HIGH AND THE WATER CAPACITY IS HIGH. THE SOILS IS CLASSIFIED AS GROUP (C). THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS.

THE ESTIMATED COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$1,500.00, INCLUDING THE COSTS FOR THE REQUIRED PERMIT AND LICENSE. NO OSSF'S HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL. WITH THE FILING OF THIS FINAL PLAT, THE SUBDIVIDER IS PROVIDING ADEQUATE FINANCIAL GUARANTEES OF PERFORMANCE IN THE FORM OF A CASHIER'S CHECK OR PERSONAL CHECK REPRESENTING A CASH DEPOSIT TO BE HELD BY THE COUNTY OF HIDALGO IN THE AMOUNT OF \$1,500.00, WHICH IS THE ESTIMATED TOTAL COST TO INSTALL A SEPTIC TANK SYSTEM FOR ALL LOTS. THE SUBDIVIDER WILL INCLUDE THE COST OF A SEPTIC TANK SYSTEM IN THE SALE PRICE OF THE LOT.

AT ANY TIME AFTER THE LOT IS SOLD, THE PURCHASER MAY INITIATE INSTALLATION OF AN OSSF SYSTEM BY WRITING OR CALLING THE SUBDIVIDER. SUBDIVIDER SHALL BE RESPONSIBLE TO FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AN APPLICATION FOR A PERMIT TO INSTALL AN OSSF. THE OSSF SYSTEM SHALL BE INSTALLED ON THE LOT PRIOR TO THE COUNTY ISSUING A FINAL LIGHT AND WATER CLEARANCE.

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 \$,XXX.XX. 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 \$,XXX.XX, AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH REPRESENTS THE 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 AN INDIVIDUAL LOT WILL BE \$1,500.00.
SEWER FACILITIES - SEPTIC SYSTEM IS ESTIMATED FOR A TOTAL OF \$1,500.00 FOR THE ENTIRE SUBDIVISION.

REPORT DE INGENIERIA DE EL PINTO ESTATES PHASE III
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 III 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 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.

AGUA SUD, TIENE UN CONDUCTO DE AGUA DE 8" PULGADAS DE DIAMETRO QUE PASA POR LA CALLE INTERIOR DE EL PINTO PHASE III. EL SISTEMA REQUERIDO PARA EL PINTO ESTATES PHASE III CONSISTE EN 2576 LF DE 8" DR18 9000 PVC LINEA DE AGUA PROPUESTA PARA SER EXTENDIDA A ESTA SUBDIVISION PROPUESTA Y TERMINAR EN UN 8" VALVULA DE COMPUERTA CON TAPON PROPUESTO Y UN 2" VALVULA DE DESCARGA. ADICIONALMENTE (12) LINEAS DOBLES 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 III SE ESTIMA DE \$,XXX.XX. A UN COSTO TOTAL, EL DUEÑO DE AGUA Y LAS TARIFAS DE INSPECCION DE AGUA SUD, POR UN TOTAL DE \$,XXX.XX. POR MUCHO LO ESTABLECIDO EN EL CONTRATO DE SERVIDO DE AGUA DE 30 ANOS 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: DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION
LA FOSA SEPTICA CONSISTEN DE UN TANQUE SEPTICO DE MODELO DOBLE Y DE UN CAMPO DE DRENAJE PARA EL LOTE. EL INGENIERO AUTOR DE ESTE DOCUMENTO HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA FOSAS SEPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.

EL LOTE EN LA SUBDIVISION MIDE MINIMO MEDIO ACRE, DE ACUERDO CON EL INFORME DE LA ENCUESTA DE SUELOS, PREPARADO PARA EL CONDADO DE HIDALGO POR LA U.S.D.A. SERVIDO DE CONSERVACION DE SUELOS, EL SITO CONSTA DE 17.7% DE MEZCLA DE HARBURG CLAY (19), CON 0 A 1% DE PENDIENTE. ESTOS SUELOS SE CONSIDERAN BIEN DRENADOS EN LOS QUE LA ESCORRIDA SUPERFICIAL ES ALTA, LA PERMEABILIDAD, ES MUY BAJA A MODERADAMENTE ALTA Y LA CAPACIDAD DE AGUA ES BAJA. EL SITO CONSTA TAMBIEN DE 88.3% DE MEZCLA QUINCY SILTY CLAY (4), CON 0 A 1% DE PENDIENTE. ESTOS SUELOS SE CONSIDERAN BIEN DRENADOS EN LOS QUE LA ESCORRIDA SUPERFICIAL ES BAJA, PERMEABILIDAD ES MODERADAMENTE BAJA A MODERADAMENTE ALTA Y LA CAPACIDAD DE AGUA ES ALTA. NO HAY INDICACIONES DE AGUA SUBTERRANEA O ALGUNA CAPA RESTRICTIVA DENTRO DE 24" DEL FONDO DE LAS EXCAVACIONES PROPUESTAS.

EL COSTO ESTIMADO PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS PARA LOS LOTES SON \$1,500.00 DOLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS NO SE HA INSTALADO LA FOSA SEPTICAS EN EL PROCESO DE LA APROBACION FINAL. AL SOMETER ESTE PLAT PARA APROBACION FINAL, EL DUEÑO HA PROPORCIONADO GARANTIAS FINANCIERAS ADECUADAS EN FORMA DE UN CHEQUE AL PORTADOR O CHEQUE PERSONAL REPRESENTANDO UN DEPOSITO EN EFECTIVO QUE SERA RETENIDO POR EL CONDADO DE HIDALGO EN CAJAPOR LA CANTIDAD DE \$1,500.00 LO CUAL ES EL COSTO ESTIMADO PARA INSTALAR EL SISTEMA DE FOSA SEPTICA PARA LOS LOTES. EL DUEÑO INCLUIRA EL SOTO DEL SISTEMA DE FOSA SEPTICA EN EL COSTO DE VENTA DE LOTE.

EN CUALQUIER MOMENTO DESPUES DE QUE SE VENDAN LOS LOTES, EL COMPRADOR PUEDE INICIAR LA INSTALACION DE UN SISTEMA OSSF POR ESORTE O LLAMAR AL SUBDIVIDER. EL SUBDIVIDER SERA RESPONSABLE DE PRESENTAR EN EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO UNA SOLICITUD DE PERMISO PARA INSTALAR UN OSSF. EL SISTEMA OSSF DEBE INSTALARSE EN EL LOTE ANTES DE QUE EL CONDADO EMITE UNA LUZ FINAL Y UNA AUTORIZACION DE AGUA.

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 \$,XXX.XX. EL DUEÑO DE LA SUBDIVISION VA PAGAR LOS CARGOS POR CONEXION DE AGUA. LOS CUALES INCLUYEN LA INSTALACION DEL MEDIDOR DE AGUA SUD, POR UN TOTAL DE \$,XXX.XX. POR MUCHO LO ESTABLECIDO EN EL CONTRATO DE SERVIDO DE AGUA DE 30 ANOS 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 \$1,500.00 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.

GONZALEZ ARMANDO
80.00 ACRES OUT OF W.L. HART 849.15 ACRE TRACT,
TRACT No. 126, PORCIONES 39, 40, AND SHARE No.3 OF PORCION 41,
ANCIENT JURISDICTION OF REYNOSA, MEXICO,
VOL.4 PG.17-19, H.C.M.R.
DOC# 1132888 H.C.O.R.

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.

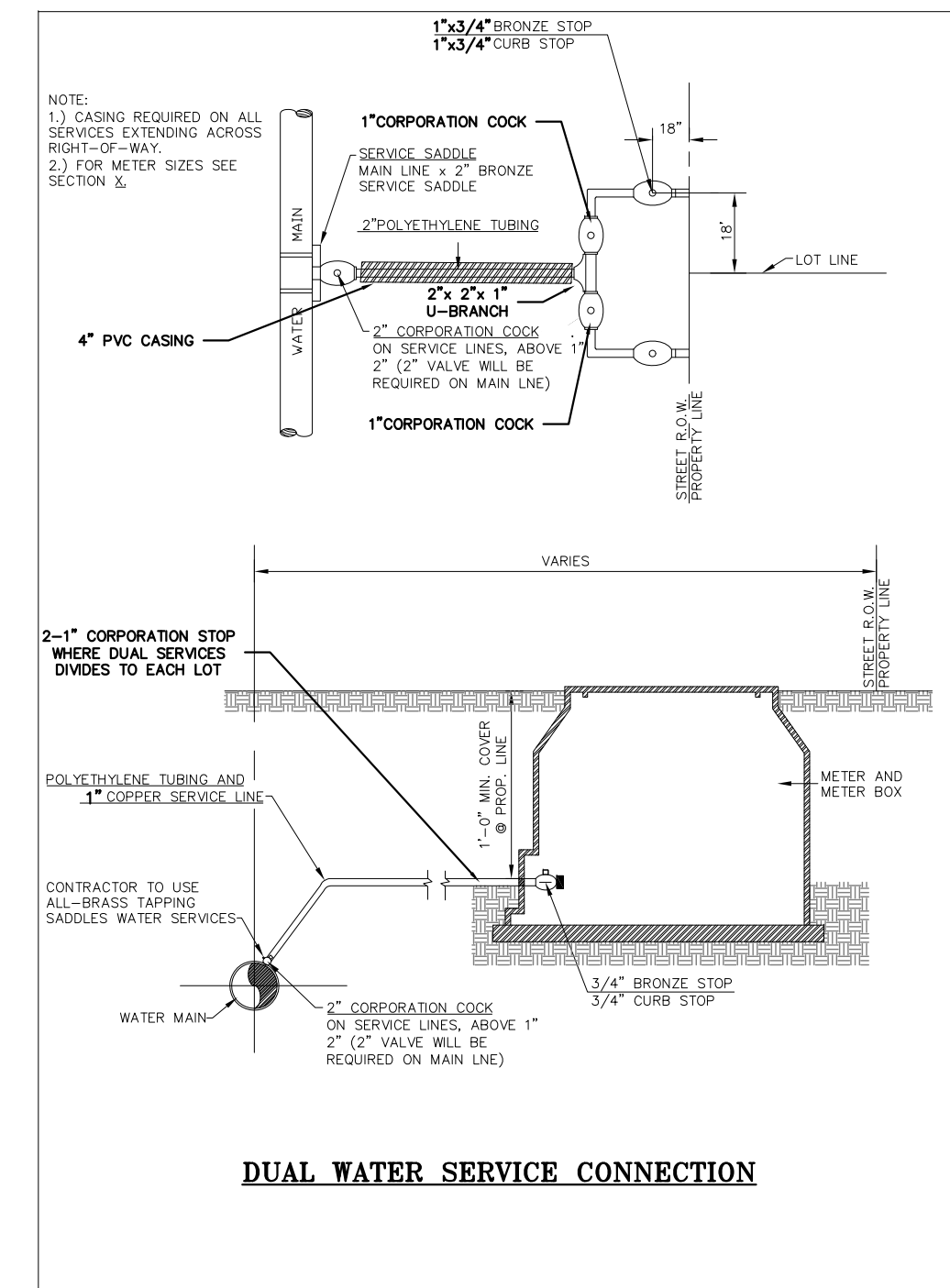
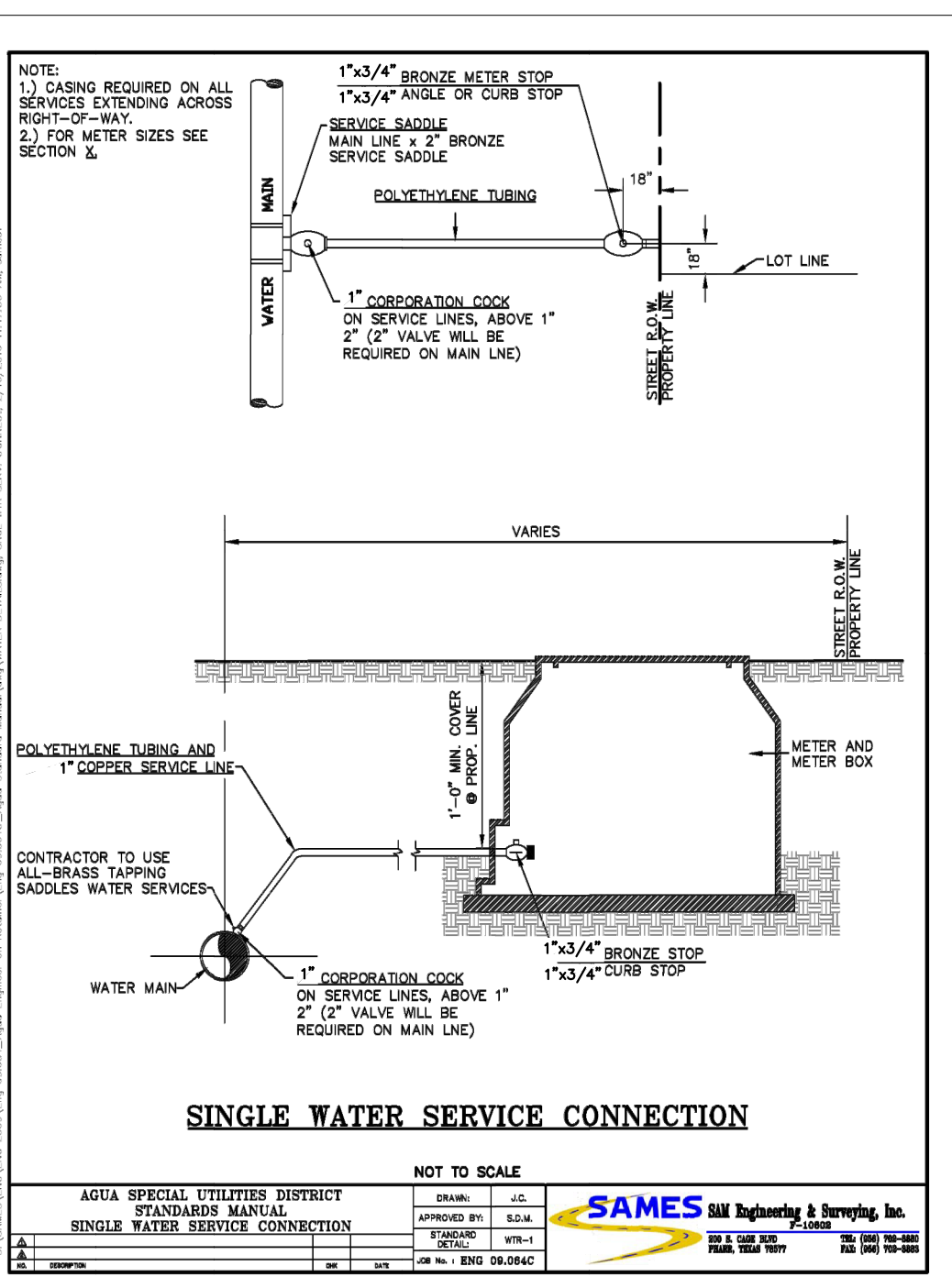
SUBDIVIDER STATEMENT:
1.- I, VICTOR J. DANIEC (PRESIDENT, GARVIC MANAGEMENT INC. IT'S SOLE GENERAL PARTNER), SUBDIVIDER OF EL PINTO ESTATES PHASE III HEREBY CERTIFY SEWER PERMITS ARE REQUIRED PRIOR TO BUILDING ON ANY LOT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT 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.

GARVIC PROPERTIES, LP
BY: VICTOR J. DANIEC
PRESIDENT
GARVIC 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 (SHE) 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

NOTARY PUBLIC
MY COMSTUART EXPIRES _____

AGUA SPECIAL UTILITY DISTRICT
STANDARD MANUAL
RINGER WATER SERVICE CONNECTION

NOT TO SCALE

SAMES Engineering & Surveying, Inc.
1100 W. 14th Street, Suite 100, Irving, TX 75039
(972) 251-1100

DUAL WATER SERVICE CONNECTION

CONTRACTOR TO USE ALL-BRASS TAPPING SADDLES WATER SERVICES

CONTRACTOR TO USE ALL-BRASS TAPPING SADDLES WATER SERVICES

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

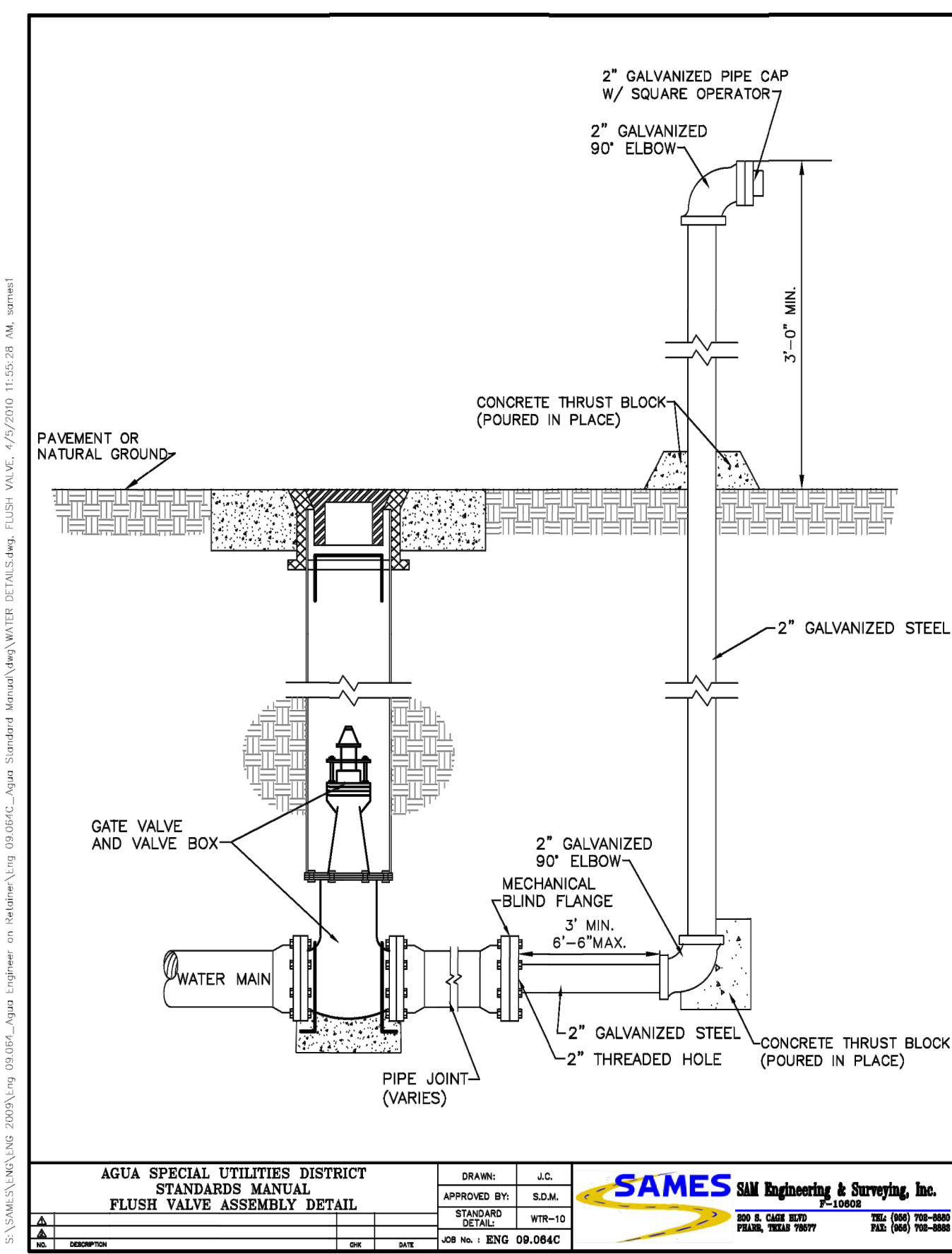
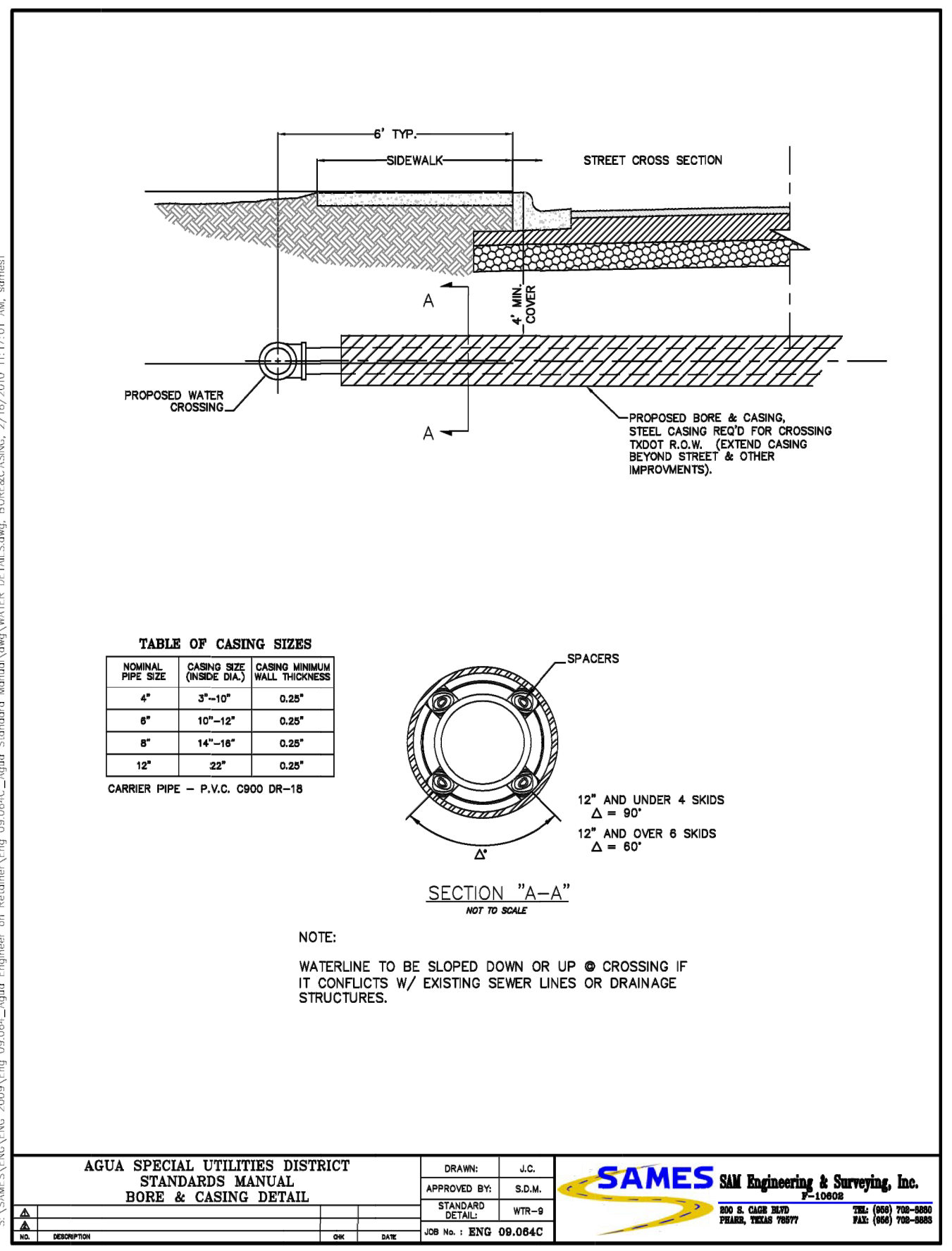
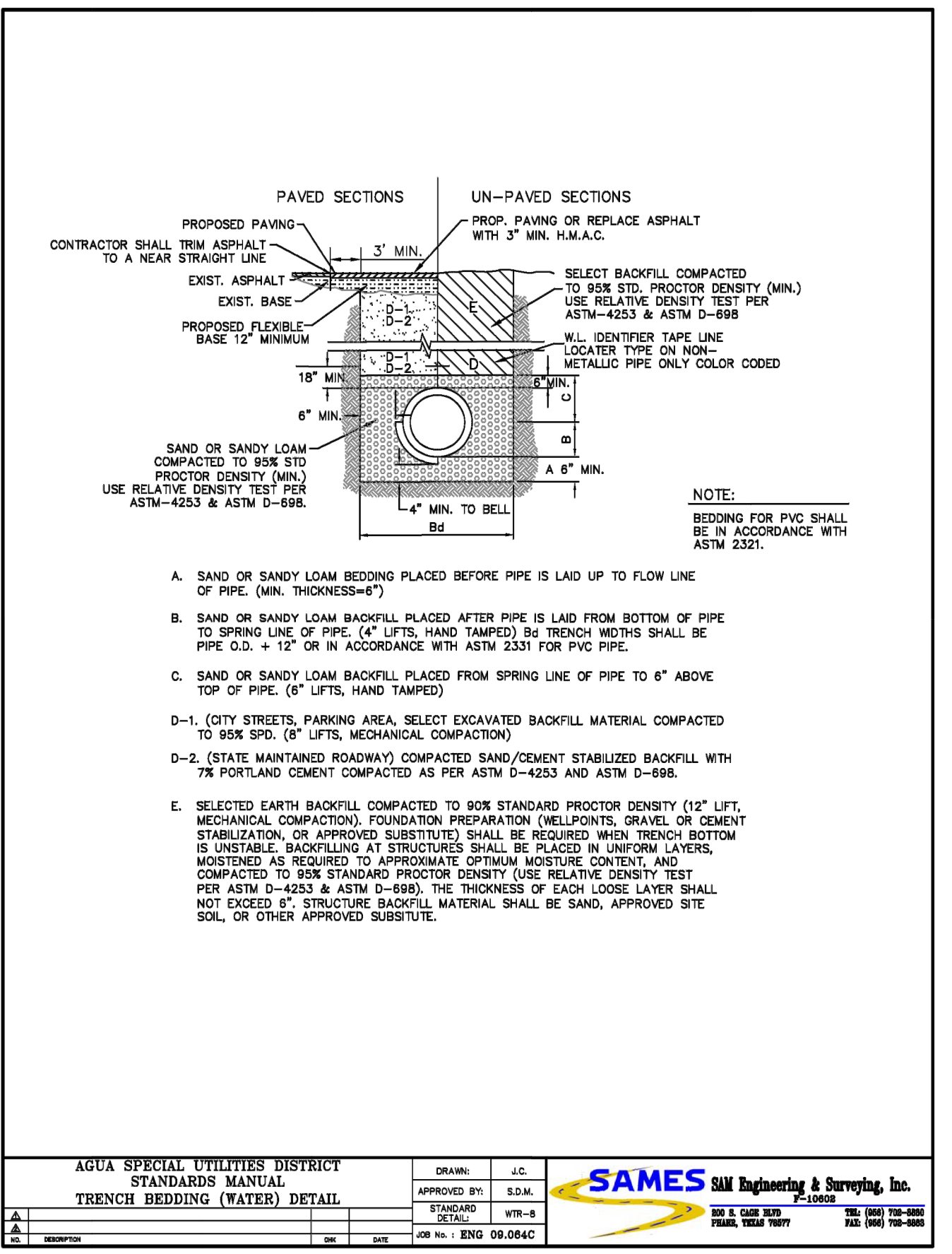
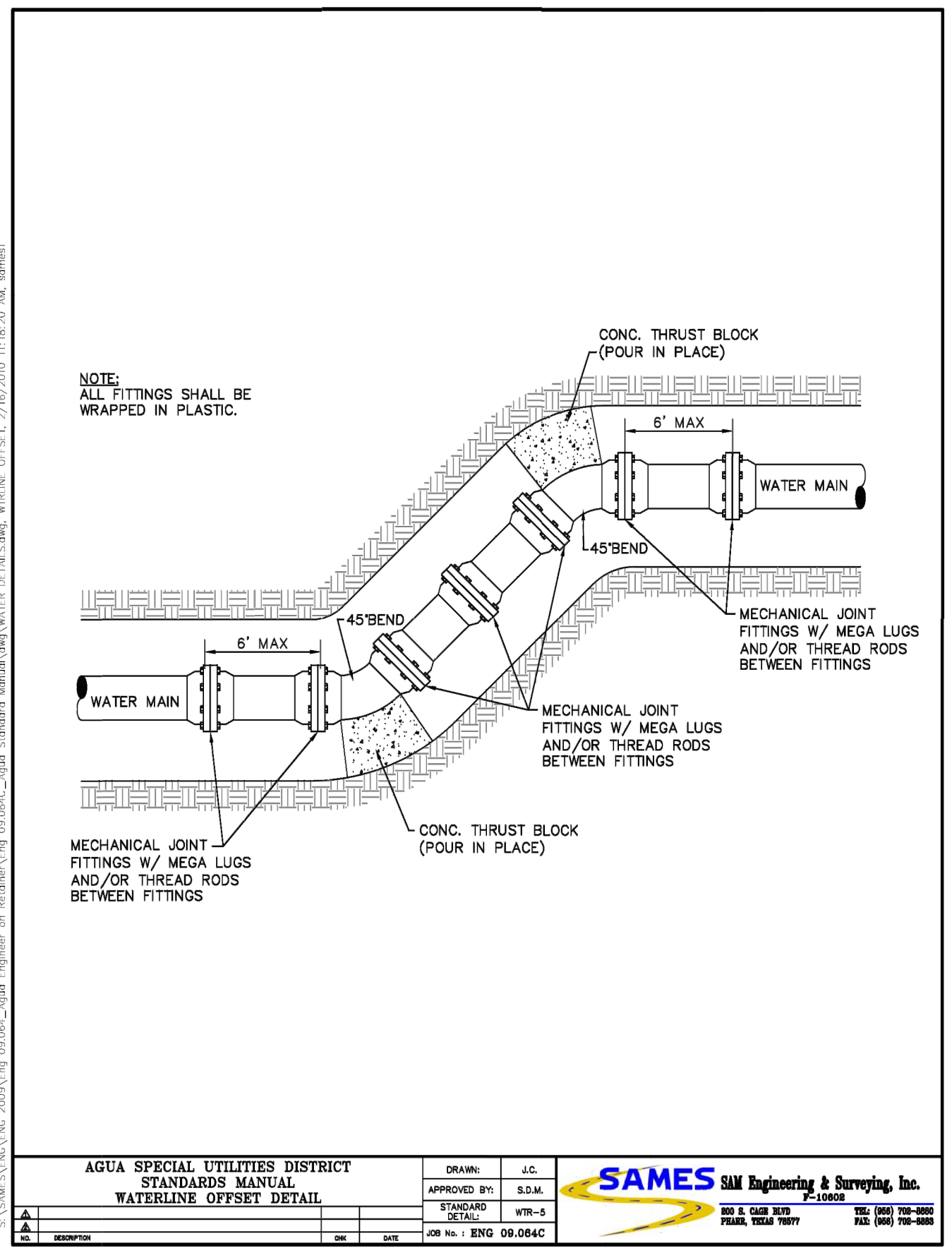
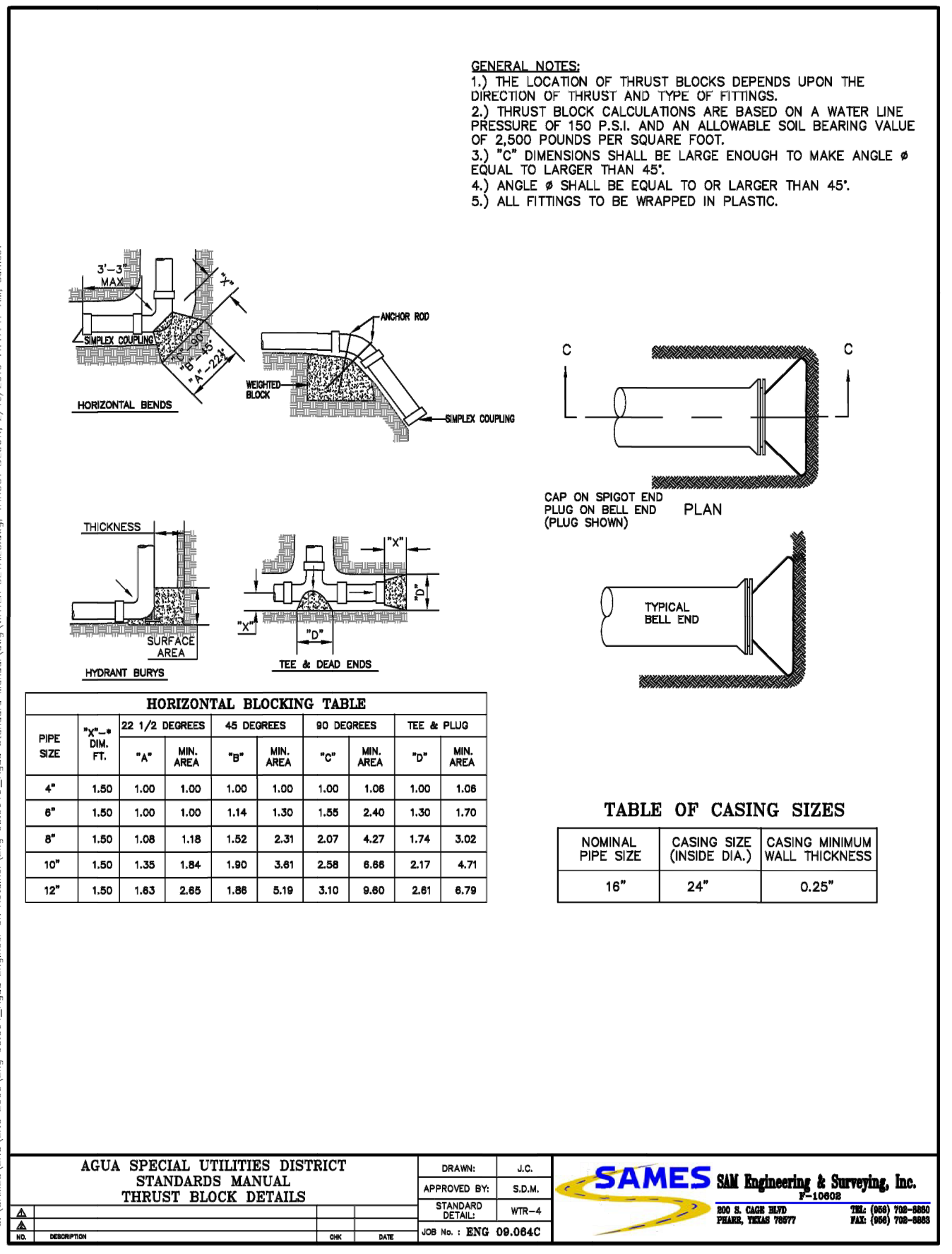
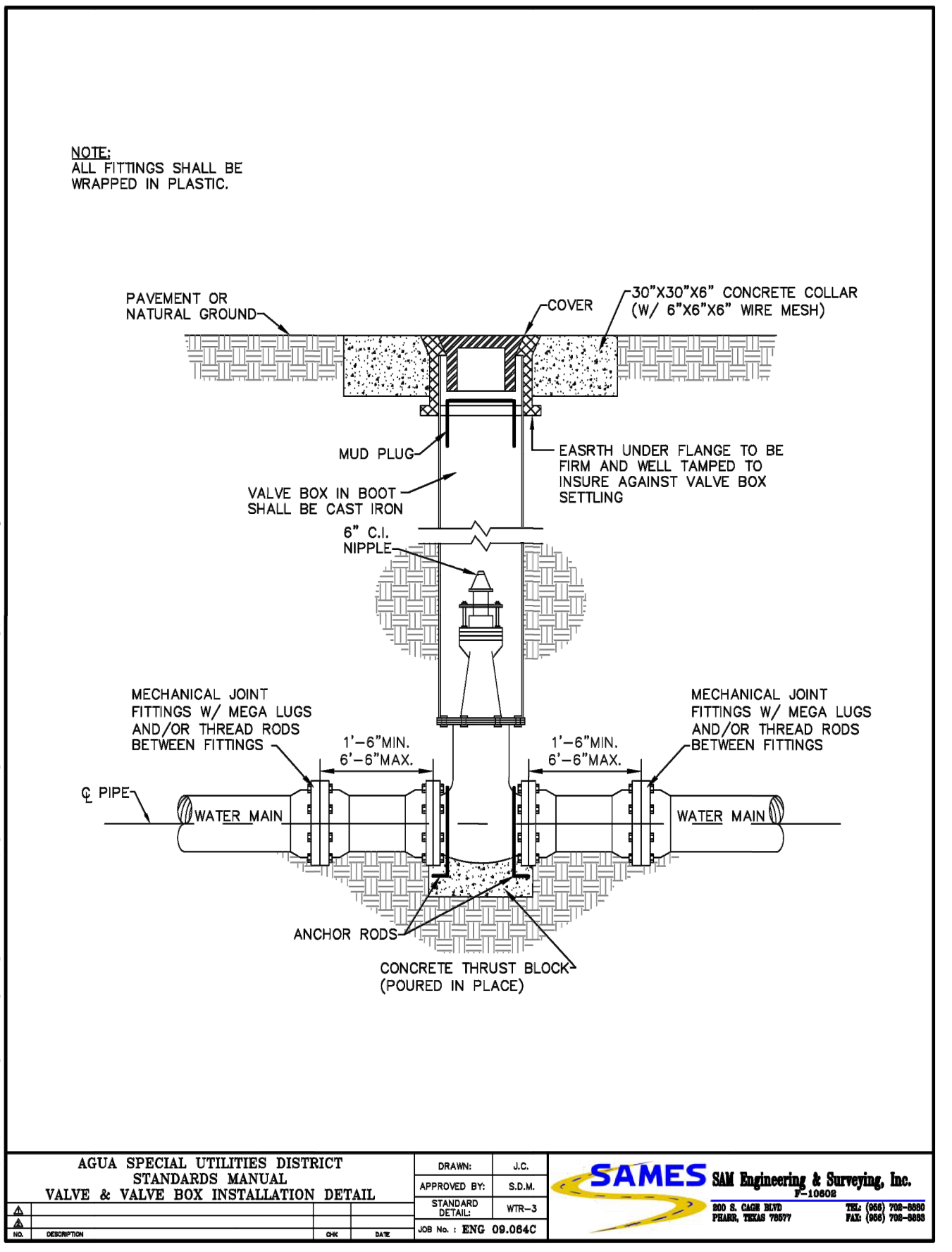
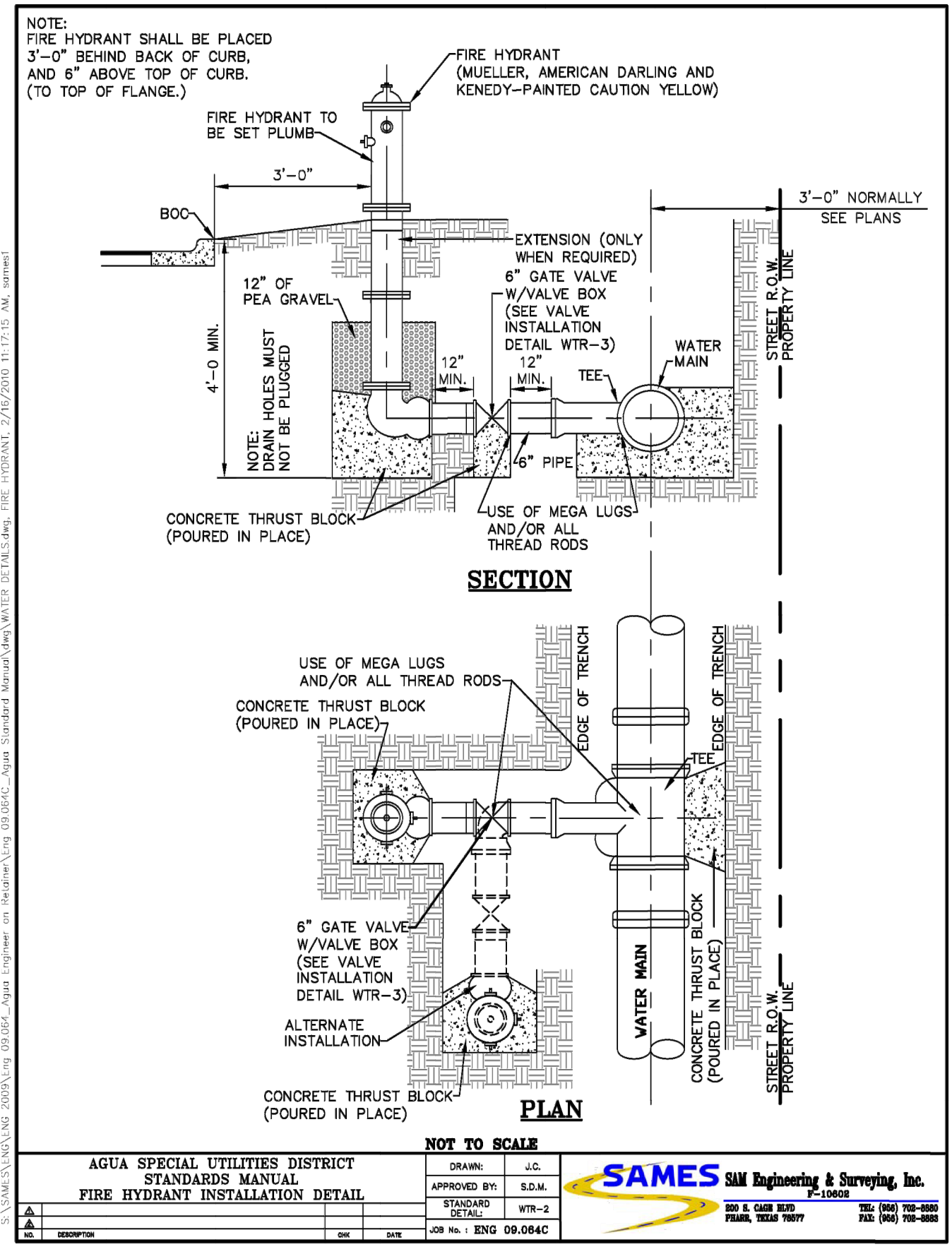
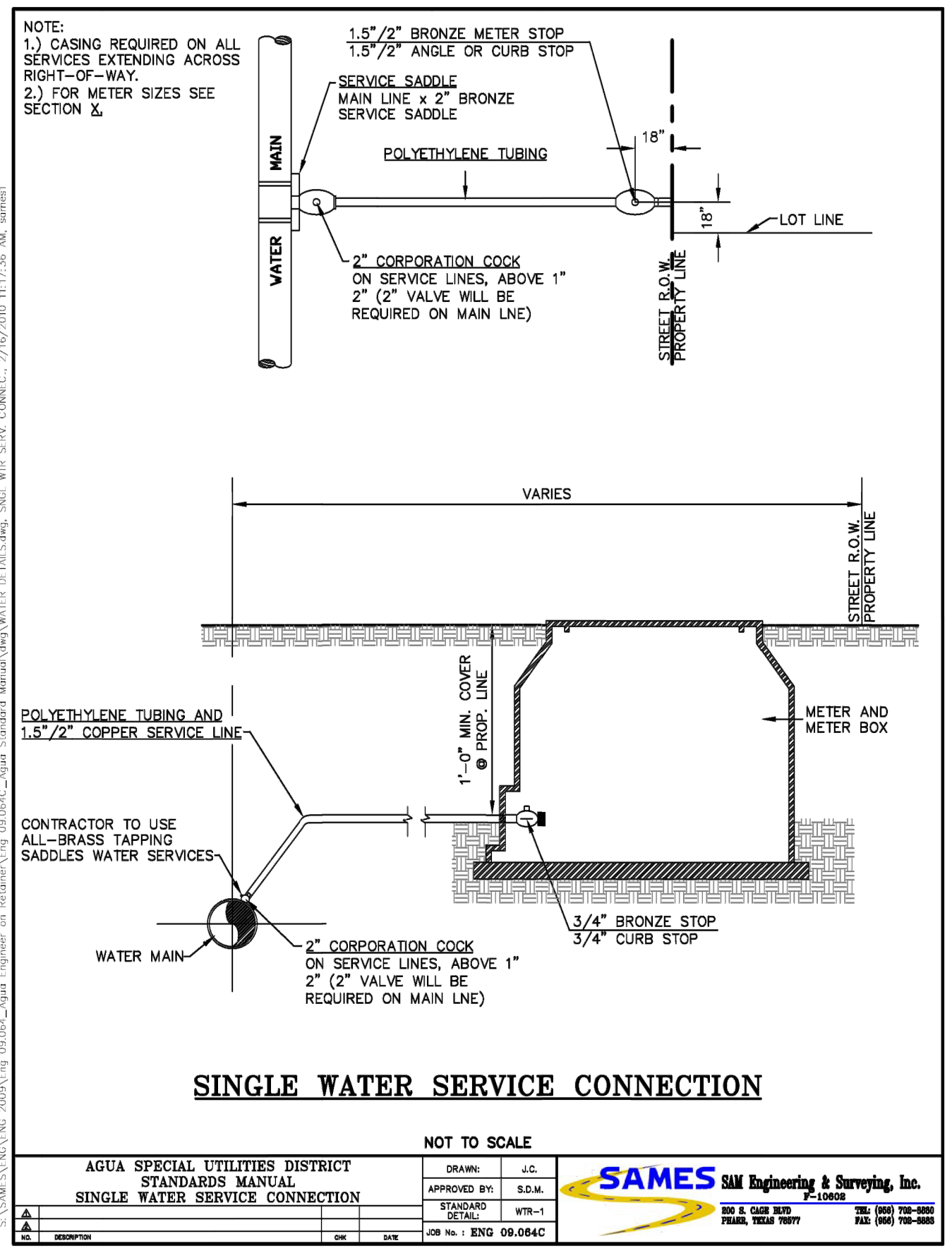
UTILITY LAYOUT
EL PINTO ESTATES PHASE III
SULLIVAN CITY, TEXAS
HIDALGO COUNTY

ISSUED FOR: **FINAL**

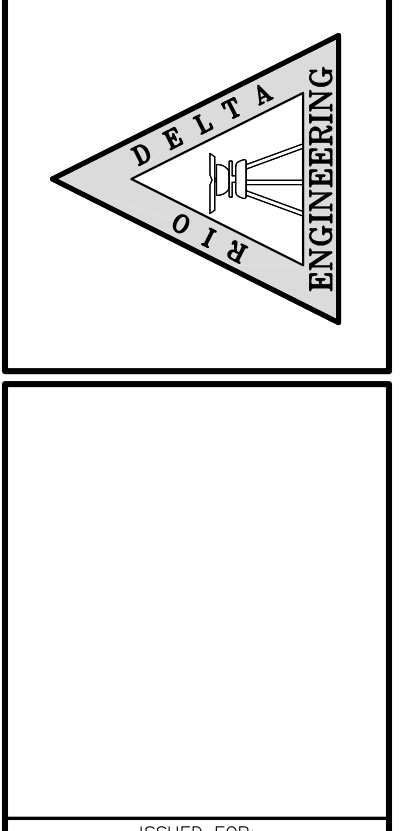
PROJECT: _____

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: E.P./D.R.
SCALE: AS SHOWN
DATE: SEPTEMBER 9, 2022
PROJECT: SUB 20.013
REVISIONS: _____
PAGE NO. 2-OF-4

Y: RDE SUBDIVISIONS 2020.SUB 20.013 - GARVIC SULLIVAN 83 ACRES.DWG.PHASE 3.VAS-BUILT PHASE 3.VAS-20 013_SHT 2 WATER LAYOUT.dwg RODELTA 9/9/2022 3:48 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

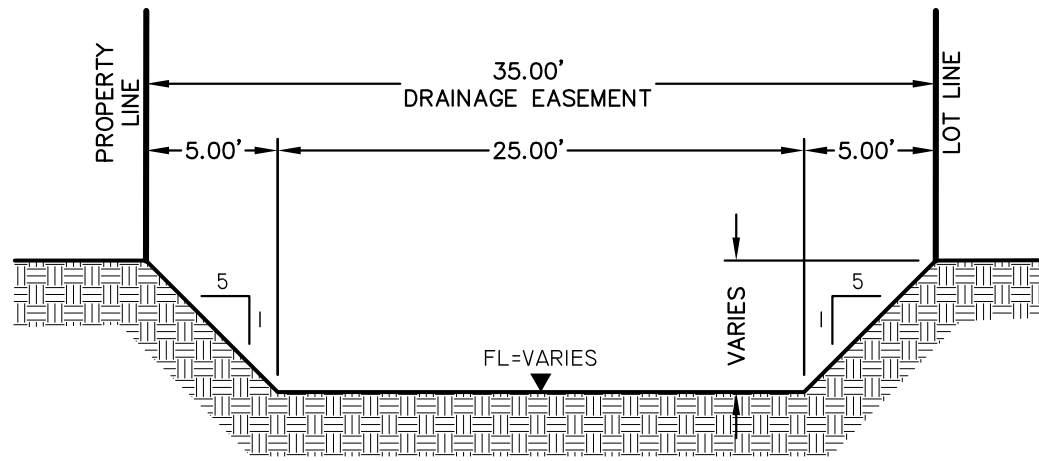


ISSUED FOR:
FINAL

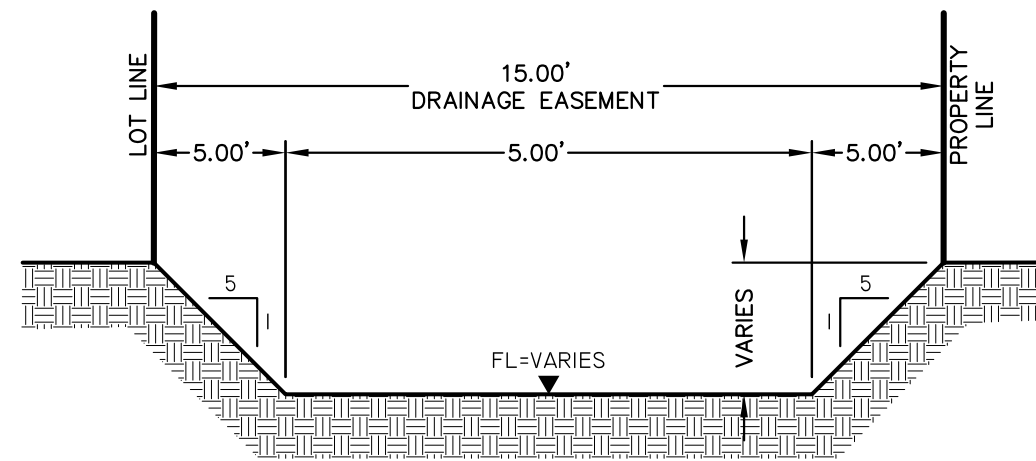
TYPICAL DETAILS
EL PINTO ESTATES PHASE III SUBDIVISION
SULLIVAN CITY, TEXAS
HIDALGO COUNTY

PROJECT: EL PINTO ESTATES PHASE III SUBDIVISION
ENGINEER: IVAN GARCIA, PE, RPLS
SURVEYOR: IVAN GARCIA, PE, RPLS
CHECKED: IVAN GARCIA, PE, RPLS
DRAWN: EDWIN PENA
SCALE: AS SHOWN
DATE: SEPTEMBER 9, 2022
PROJECT: SUB 20.013
REVISIONS:
PAGE NO.: 4-OF-4

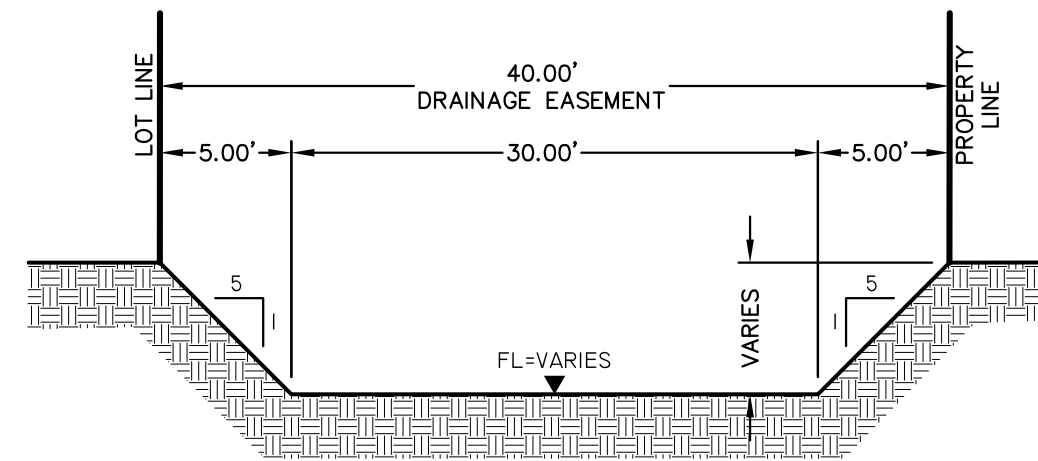
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DETENTION AREA CROSS-SECTION "A-A"
NOT TO SCALE

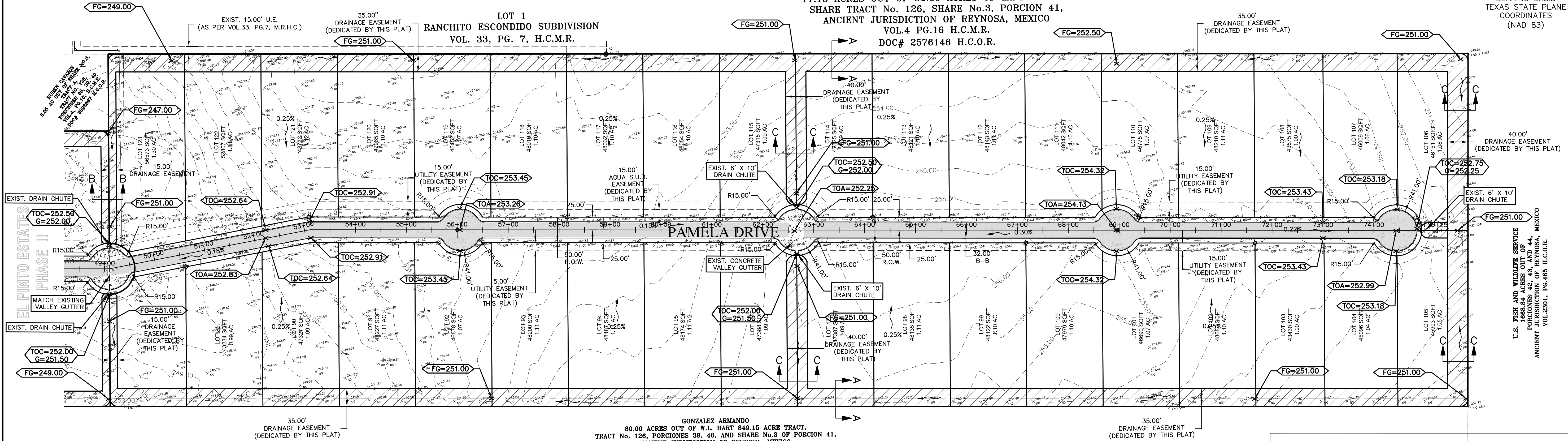


DETENTION AREA CROSS-SECTION "B-B"
NOT TO SCALE



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

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



DRAINAGE REPORT

EL PINTO ESTATES PHASE III SUBDIVISION IS A PROPOSED 36 LOT SUBDIVISION, SAME BEING A 42.28 ACRE TRACT OUT OF TRACT 126 OF THE PARTITION OF PORCIONES 39, 40 AND SHARE 3 OF PORCION 41, ANCIENT JURISDICTION OF REYNOSA, HIDALGO AND STARR COUNTIES, TEXAS, VOLUME 4, PAGES 17-19, MAP RECORDS OF HIDALGO COUNTY, TEXAS. ALL LOTS WILL BE USED FOR SINGLE-FAMILY HOMES.

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.

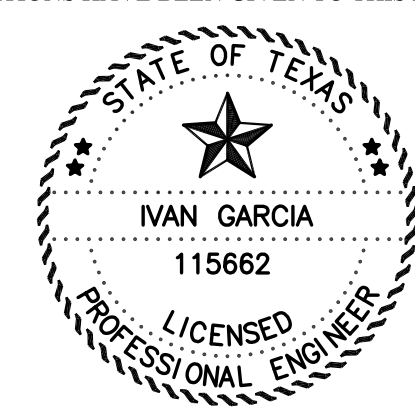
ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE U.S.D.A. SOIL CONSERVATION SERVICE, THE SITE CONSISTS OF 84.7% OF MCALLEN FINE SANDY LOAM (S), WITH 0 TO 1% SLOPES, THE SOIL IS WELL DRAINED AND SURFACE RUNOFF IS NEGLIGIBLE, PERMEABILITY IS MODERATELY HIGH TO HIGH AND THE WATER CAPACITY IS MODERATE. THE SOIL IS CLASSIFIED AS GROUP B. ALSO, IT CONSISTS OF 4.4% OF MCALLEN FINE SANDY LOAM, WITH 1 TO 3% SLOPES, THE SOIL IS WELL DRAINED AND SURFACE RUNOFF IS LOW, PERMEABILITY IS MODERATELY HIGH TO HIGH AND THE WATER CAPACITY IS MODERATE. THE SOIL IS CLASSIFIED AS GROUP C/D. 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 256.50 TO 249.50 FROM THE NORTHEAST 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 SOUTHWESTERLY 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.

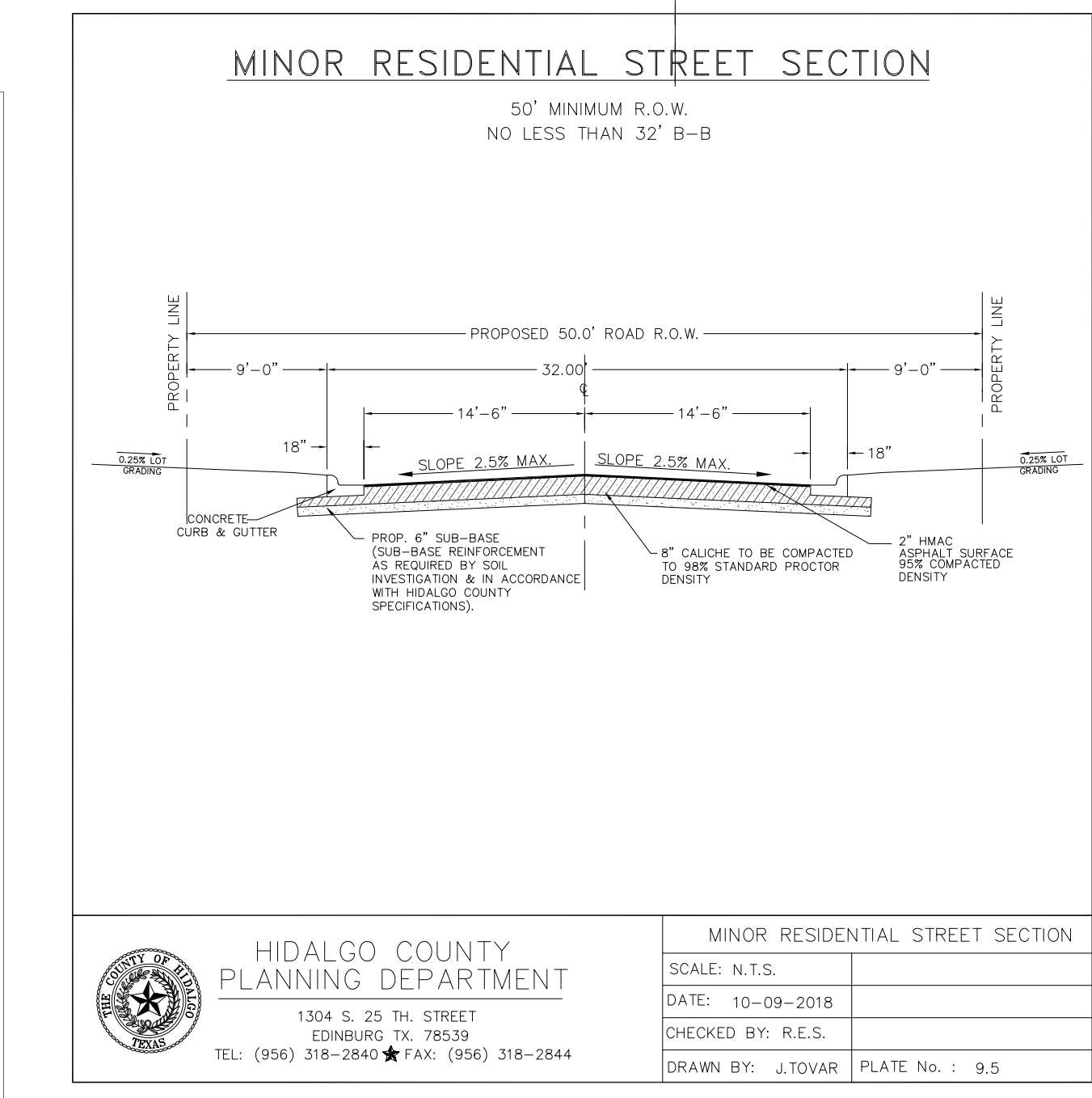
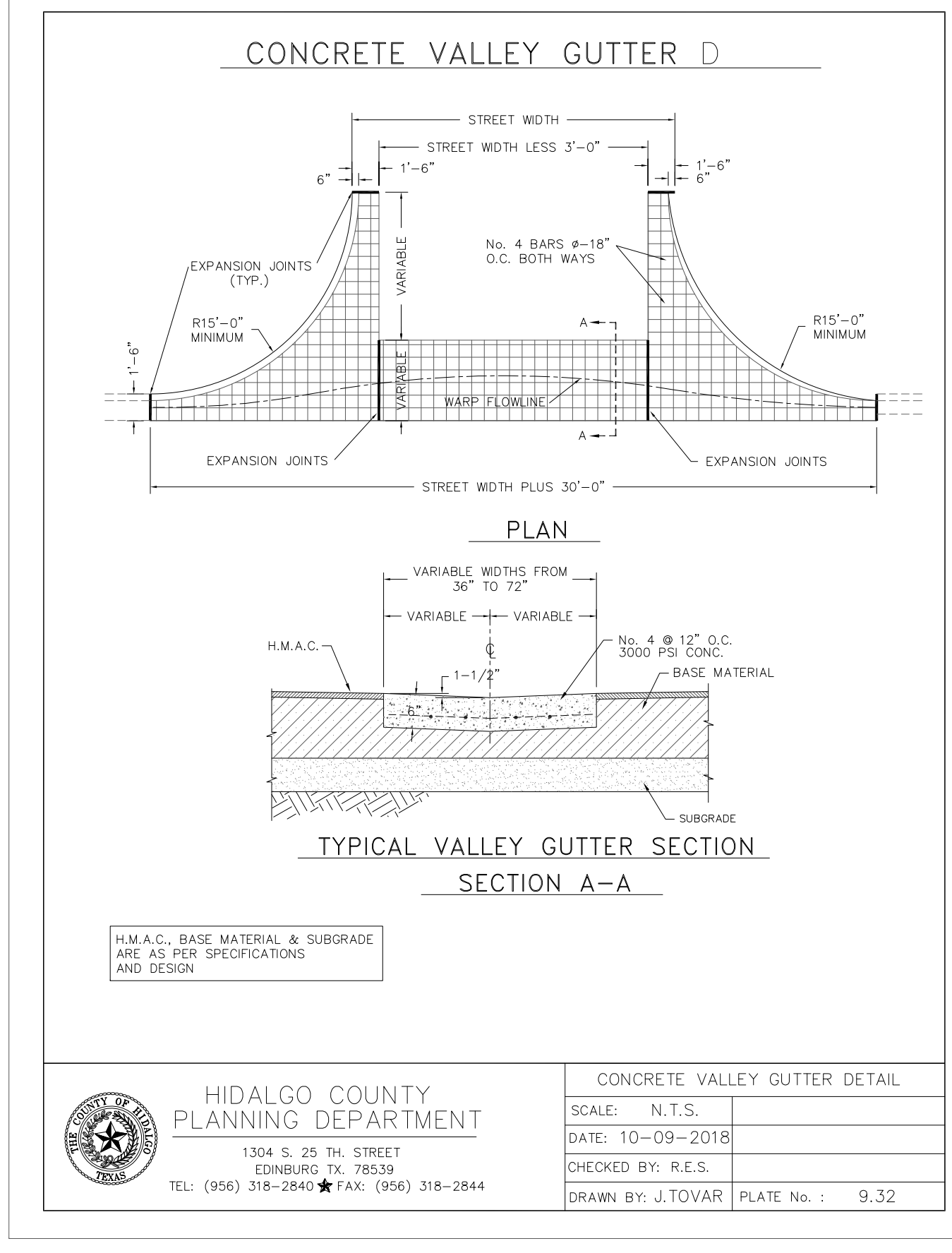
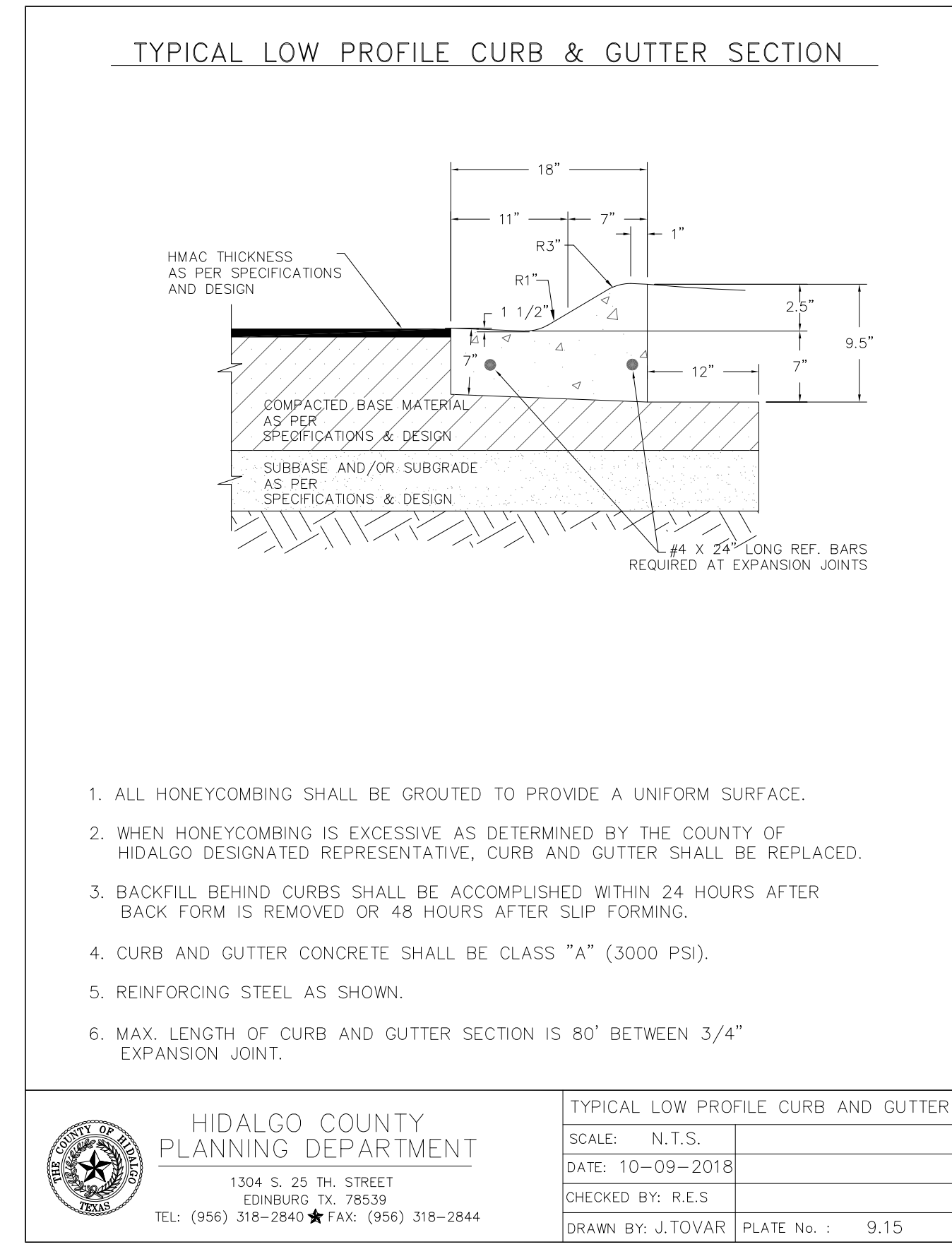
USING THE RATIONAL METHOD, WE HAVE DETERMINED THAT A 10-YR RAINFALL EVENT WILL GENERATE APPROXIMATELY 15.84 CFS OF STORM RUNOFF. WE HAVE ALSO USED THE RATIONAL METHOD TO DETERMINE THAT THE IMPROVED SITE WILL GENERATE AN ESTIMATED 36.48 CFS OF RUNOFF 50-YR RAINFALL EVENTS RESPECTIVELY. THE IMPROVED SITE WILL HAVE AN APPROXIMATE INCREASE OF 20.64 CFS OF STORM RUNOFF.

IN ACCORDANCE WITH THE COUNTY'S DRAINAGE REQUIREMENTS, WE HAVE CALCULATED THAT APPROXIMATELY A TOTAL OF 168.51 CF OR 3.869 ACFT, 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 SOUTHWESTERLY 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.

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. DATE



DRAINAGE LAYOUT
EL PINTO ESTATES PHASE III
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: E.P./D.R.
SCALE: 1"=100'
DATE: SEPTEMBER 9, 2022
PROJECT: SUB 20.013
REVISIONS:
PAGE NO. 3-OF-4

RIO DELTA ENGINEERING
FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78839
(TEL) 956-380-5152 (FAX) 956-380-5083

ISSUED FOR: **FINAL**

X:\DRG SUBDIVISIONS\2020\SUB 20.013 - GARYC SULLIVAN 83 ACRES\DRG PHASE 3\AS-BUILT PHASE 3\SUB 20.013-SIT 3 DRAINAGE LAYOUT PHASE III 14-21.DWG:RIODELTA 9/9/2022 3:50 PM