



HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM
Director of Planning

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

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 6-06-2019

PROPOSED LAS TORONJAS SUBDIVISION PRECINCT No. 1.

ENGINEER: R. E. GARCIA & ASSOCIATES DEVELOPER: LAS TORONJAS, LTD.

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 124 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: MILE 13 ½ NORTH ROAD APPROXIMATELY ½ MILE WEST OF F.M. 493.

SUBDIVISION LIES WITHIN THE: ETJ OF DONNA AND WAS APPROVED BY THE P & Z AND CITY COMMISSION OF SAID CITY.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 12-20-2017 PROPERTY LIES WITHIN FLOOD ZONE: "C" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY STORM SEWER SYSTEM AND DETENTION WILL BE PROVIDED BY WIDENING THE EXISTING DRAIN DITCH.

ROAD R.O.W. DEDICATION: 40.00 FEET ON THE NORTH SIDE OF MILE 13 ½ NORTH ROAD AND 40.00 FEET ON THE SOUTH SIDE OF MILE 13 ½ NORTH ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 4-05-2019 BY, DANNY GUZMAN, PCT. 1 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 4-19-2019 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: OSSF's HAVE BEEN INSTALLED.

WATER SERVICE PROVIDER: NAWSC LINE SIZE: 8" LOCATION: F.M. 493.

H.C.E.O.C. FINAL APPROVAL DATE: 3-27-2019 : 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.

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: MARCH 6, 2018

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

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.*

REVISION NOTES				
NO.	SHEET	REVISION	DATE	APPROVED

PLAT OF LAS TORONJAS SUBDIVISION

A 81.31 ACRE TRACT OF LAND BEING ALL OF BLOCK 111 AND BLOCK 124, AMENDED LA BLANCA AGRICULTURAL COMPANY SUBDIVISION "B" AS RECORDED IN VOLUME 2, PAGE 42, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING ALL THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 1341, PAGE 942, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND ALSO A PORTION OF THOSE CERTAIN TRACTS DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 1513, PAGE 446, DEED RECORDS, HIDALGO COUNTY, TEXAS.

DATE: JULY 20, 2017 SCALE IN FEET
0 100' 200' 300' SCALE: 1" = 100'

PREPARED BY: **R. E. GARCIA & ASSOCIATES**
ENGINEERS, SURVEYORS, PLANNERS
116 NORTH 12TH AVE.
EDINBURG, TEXAS 78541 (956) 381-1061
EMAIL: REGAASSOC@AOL.COM

R.E. Garcia
Associates

JOB NO.: 2016-075
DRAWN BY: D.E.S.

SHEET NO. 1
OF 5 SHEETS

PLAT NOTES & RESTRICTIONS:

1.) FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "C" AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN COMMUNITY-PANEL NO. 480334 0425 C EFFECTIVE DATE: NOVEMBER 16, 1982 C

THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAN ADMINISTRATOR IDENTIFIES NO OTHER AREA WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN CONSTRUCTION OF RESIDENTIAL HOUSINGS WITHIN ANY AREA OF THE SUBDIVISION THAT IN THE 100-YEAR FLOOD PLAN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).

2.) SETBACKS ARE AS FOLLOWS:

FRONT 25.00', GARAGE/CAR PORT 18.00'
SIDE 6.00' OR EASEMENT, WHICHEVER IS GREATER.
CORNER SIDE 10.00' OR EASEMENT, WHICHEVER IS GREATER.
REAR 15.00' OR EASEMENT, REAR LOTS 20'-55' 220'

3.) GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS RESTRICTION SHALL BE PLACED IN ALL DEEDS AND CONTRACTS FOR DEEDS FOR REAL ESTATE SOLD WITHIN THE SUBDIVISION. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

4.) MINIMUM FINISH FLOOR NOTE: MINIMUM FINISHED FLOOR ELEVATION SHALL BE 24" ABOVE THE CENTER LINE OF STREET OR 24" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.

5.) BENCHMARK NOTE: THE FOLLOWING BENCHMARK ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.

BM-1: ELEVATION: _____ DATUM: A DISC SET 6.25 FEET WEST OF THE WEST RIGHT OF WAY LINE OF ORO BLANCO STREET AND 6.25 FEET NORTH OF THE NORTH RIGHT OF WAY LINE OF MILE 13 1/2 ROAD NATIONAL GEODETIC VERTICAL DATUM OF 1929.

BM-2: ELEVATION: _____ DATUM: A DISC SET 6.25 FEET WEST OF THE WEST RIGHT OF WAY LINE OF ESTRELLA STREET AND 6.25 FEET SOUTH OF THE SOUTH RIGHT OF WAY LINE OF MILE 13 1/2 ROAD NATIONAL GEODETIC VERTICAL DATUM OF 1929.

6.) DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 227,200 CUBIC-FEET (6.22 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED "AS FOLLOWS": BY UTILIZING PROPERLY GRADED LANDSCAPED AREAS.

7.) ALL EASEMENTS ON THIS PLAT ARE DEDICATED BY THIS PLAT UNLESS NOTED OTHERWISE.

8.) THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.

9.) ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.

A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.

B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.

C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT

D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAIN FIELD SYSTEM.

E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.

10.) LAS TORONJAS LTD., THE OWNER AND SUBDIVIDER OF LAS TORONJAS SUBDIVISION, RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON A LOT AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.

11.) NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

12.) EACH PURCHASED 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.

13.) ALL PUBLIC UTILITIES 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.

14.) 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 UTILITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METER(S).

15.) ALL CORNERS SET HALF (1/2) INCH IRON ROD WITH PLASTIC CAP STAMPED R.P.L.S. 4204 OR AS NOTED.

16.) SIDEWALKS ARE REQUIRED AT BUILDING PERMIT STAGE ON ALL STREETS.

17.) ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR 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 APPENDIX S: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.

18.) LOTS 1, 37, 38, 76, 77, 102, 103 AND 124 SHALL NOT HAVE ACCESS/DRIVEWAY ONTO MILE 13 1/2 ROAD.

METES AND BOUNDS DESCRIPTION

A 81.31 ACRE TRACT OF LAND BEING ALL OF BLOCK 111 AND BLOCK 124, AMENDED LA BLANCA AGRICULTURAL COMPANY SUBDIVISION "B" AS RECORDED IN VOLUME 2, PAGE 42, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING ALL THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 1341, PAGE 942, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND ALSO BEING A PORTION OF THOSE CERTAIN TRACTS DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 1513, PAGE 446, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" BEING THE SOUTHEAST CORNER OF SAID BLOCK 111 FOR THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT.

THENCE N80°51'00"W 1,555.78 FEET ALONG THE SOUTH LINE OF SAID BLOCK 111, TO A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" BEING THE SOUTHWEST CORNER OF SAID BLOCK 111, FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE N18°21'57"E ALONG THE WEST LINE OF SAID BLOCK 111, PASS AT 1,337.26 FEET A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" BEING THE NORTHWEST CORNER OF SAID BLOCK 111, ALSO BEING THE SOUTHWEST CORNER OF SAID BLOCK 124, AND CONTINUING ALONG THE WEST LINE OF SAID BLOCK 124 FOR A TOTAL DISTANCE OF 2,674.52 FEET TO A POINT BEING THE NORTHWEST CORNER OF SAID BLOCK 124 FOR THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE S80°51'00"E ALONG THE NORTH LINE OF SAID BLOCK 124, PASS AT 20.00 FEET A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" AND CONTINUING FOR A TOTAL DISTANCE OF 1,127.44 FEET TO A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" BEING THE NORTHEAST CORNER OF SAID BLOCK 124, FOR THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT.

THENCE S09°09'00"W ALONG THE EAST LINE OF SAID BLOCK 124, PASS AT 1,320.00 FEET A FOUND ONE-HALF INCH IRON ROD BEING THE SOUTHEAST CORNER OF SAID BLOCK 124, ALSO BEING THE NORTHEAST CORNER OF SAID BLOCK 111, AND CONTINUING ALONG THE EAST LINE OF SAID BLOCK 111 FOR A TOTAL DISTANCE OF 2,640.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 81.31 ACRES OF LAND, MORE OR LESS.

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFERREES (HEREINAFTER CALLED "GRANTOR" WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, (HEREINAFTER CALLED "GRANTEE"), THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER, AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS, AND ASSIGNS, A PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE, AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS THE LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTEE'S ADJACENT LANDS FOR THE PURPOSE FOR WHICH THE ABOVE- MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED.

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTEE FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATING SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED.

THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTEE BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE EASEMENT CONVEYED HEREIN AS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF THE SAID GRANTEE EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____ 2018.

PATRICIA B. FLETCHER, PRESIDENT
LAS TORONJAS, LTD.
P.O. BOX 1675
PHARR, TEXAS 78577

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

I, LAS TORONJAS, LTD., AS OWNER OF THE 81.31 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED LAS TORONJAS SUBDIVISION HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET 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 WILL MEET THE MINIMUM STANDARDS;
- (B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS WILL MEET THE MINIMUM STATE STANDARDS;
- (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS OR SEPTIC TANKS WILL MEET THE MINIMUM STATE STANDARDS;
- (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS WILL MEET THE MINIMUM STATE STANDARDS;

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

PATRICIA B. FLETCHER, PRESIDENT _____ DATE _____
LAS TORONJAS, LTD.
P.O. BOX 1675
PHARR, TEXAS 78577

THE STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY APPEARED PATRICIA B. FLETCHER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20____.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS

APPROVAL BY HIDALGO COUNTY DRAINAGE DISTRICT NO. 1:

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE PLAN FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER THE TEXAS WATER CODE §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

APPROVAL BY DONNA IRRIGATION DISTRICT:

THIS PLAT HEREBY APPROVED BY DONNA IRRIGATION DISTRICT, ON THIS _____ DAY OF _____, 20____.

DONNA IRRIGATION DISTRICT WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT OF THIS SUBDIVISION, IF DESIRED THIS WILL NOT BE AT THE DISTRICTS EXPENSE.

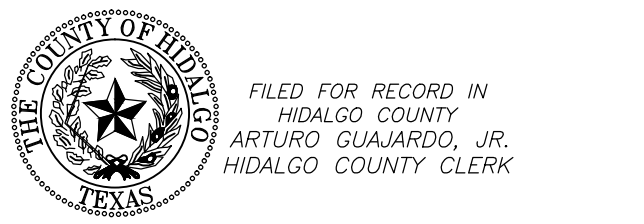
ATTEST: _____ DATE _____
PRESIDENT SECRETARY

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

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LAS TORONJAS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____, 20____.

HIDALGO COUNTY JUDGE _____ DATE _____

ATTEST: _____ DATE _____
HIDALGO COUNTY CLERK

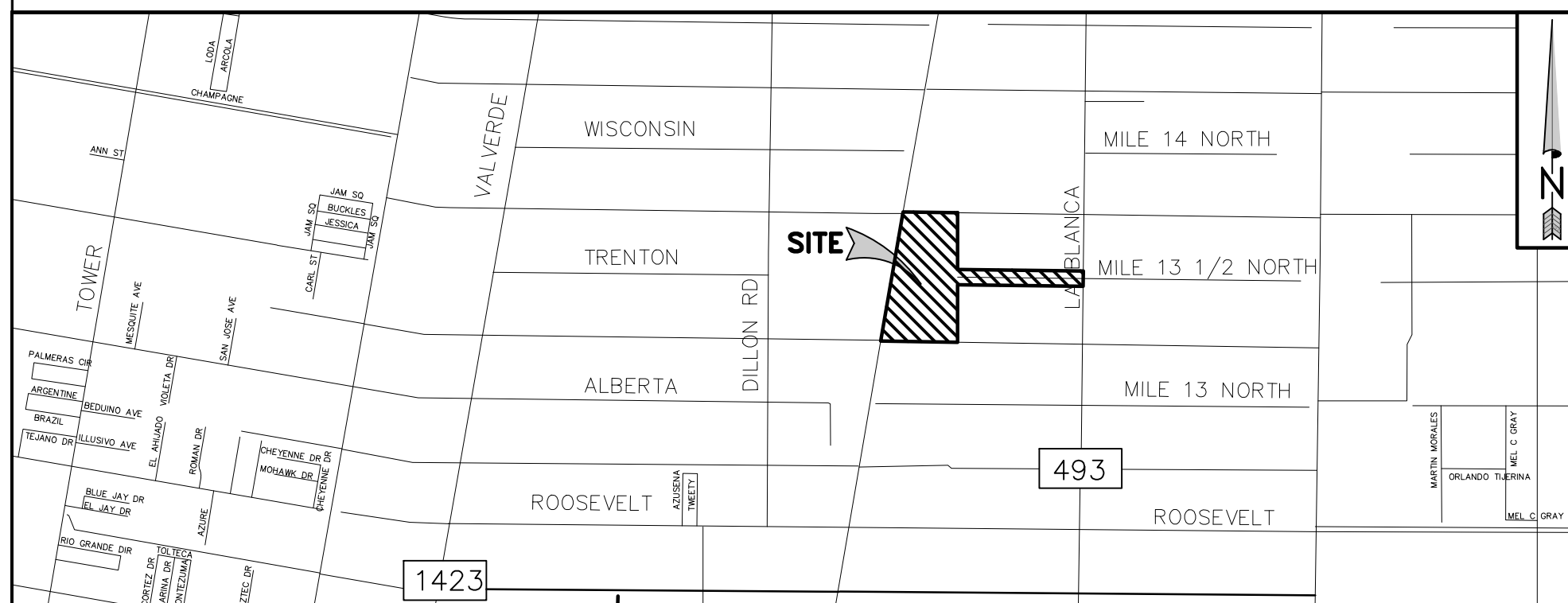


FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

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

BY: _____ DEPUTY

LOCATION MAP SCALE: 1" = 1000"



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:

LAS TORONJAS SUBDIVISION IS LOCATED IN SOUTH CENTRAL HIDALGO COUNTY IN PRECINCT NO. 1 ON MILE 13 1/2 N ROAD, 1/2 MILE WEST OF THE INTERSECTION OF LA BLANCA ROAD AND MILE 13 1/2 N ROAD. THE NEAREST MUNICIPALITY IS THE CITY OF DONNA, ACCORDING TO THE OFFICIAL MAP LOCATED IN THE OFFICE OF THE SECRETARY OF THE CITY OF DONNA (17,429). LAS TORONJAS SUBDIVISION IS WITHIN THE CITY'S TWO MILE EXTRA TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE §42.021

INDEX OF SHEETS

DESCRIPTION
1 HEADING; INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; METES & BOUNDS; SURVEYOR'S & ENGINEER'S CERTIFICATION; PLAT NOTES & RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY APPROVAL; DESCRIPTION OF LOCATION WITH RESPECT TO THE ETJ OF A MUNICIPALITY; H.C.D.D. APPROVAL; REVISION NOTES
2 PLAT WITH LOTS, STREETS AND EASEMENT DESIGNATION
3 WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP
4 PAVING, DRAINAGE AND IRRIGATION SANITARY MAP
5 ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH); SAMPLE OF LOG BORE FOR OSSF SYSTEM, TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER CERTIFICATE AND STATEMENT, MAP OF TOPOGRAPHY & DRAINAGE WITH ENGINEER'S CERTIFICATION, REVISION NOTES, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT

PRINCIPAL CONTACTS:

OWNER:	NAME: LAS TORONJAS, LTD.	ADDRESS: P.O. BOX 1675	CITY, STATE & ZIP: PHARR, TX, 78577	PHONE #/ FAX #: (956) 992-9650/(956)992-9698
ENGINEER:	RAUL E. GARCIA	116 N. 12TH	EDINBURG, TX, 78539	(956) 381-1061
SURVEYOR:	RAUL E. GARCIA	116 N. 12TH	EDINBURG, TX, 78539	(956) 381-1061

REVISION NOTES				
NO.	SHEET	REVISION	DATE	APPROVED

PLAT OF LAS TORONJAS SUBDIVISION

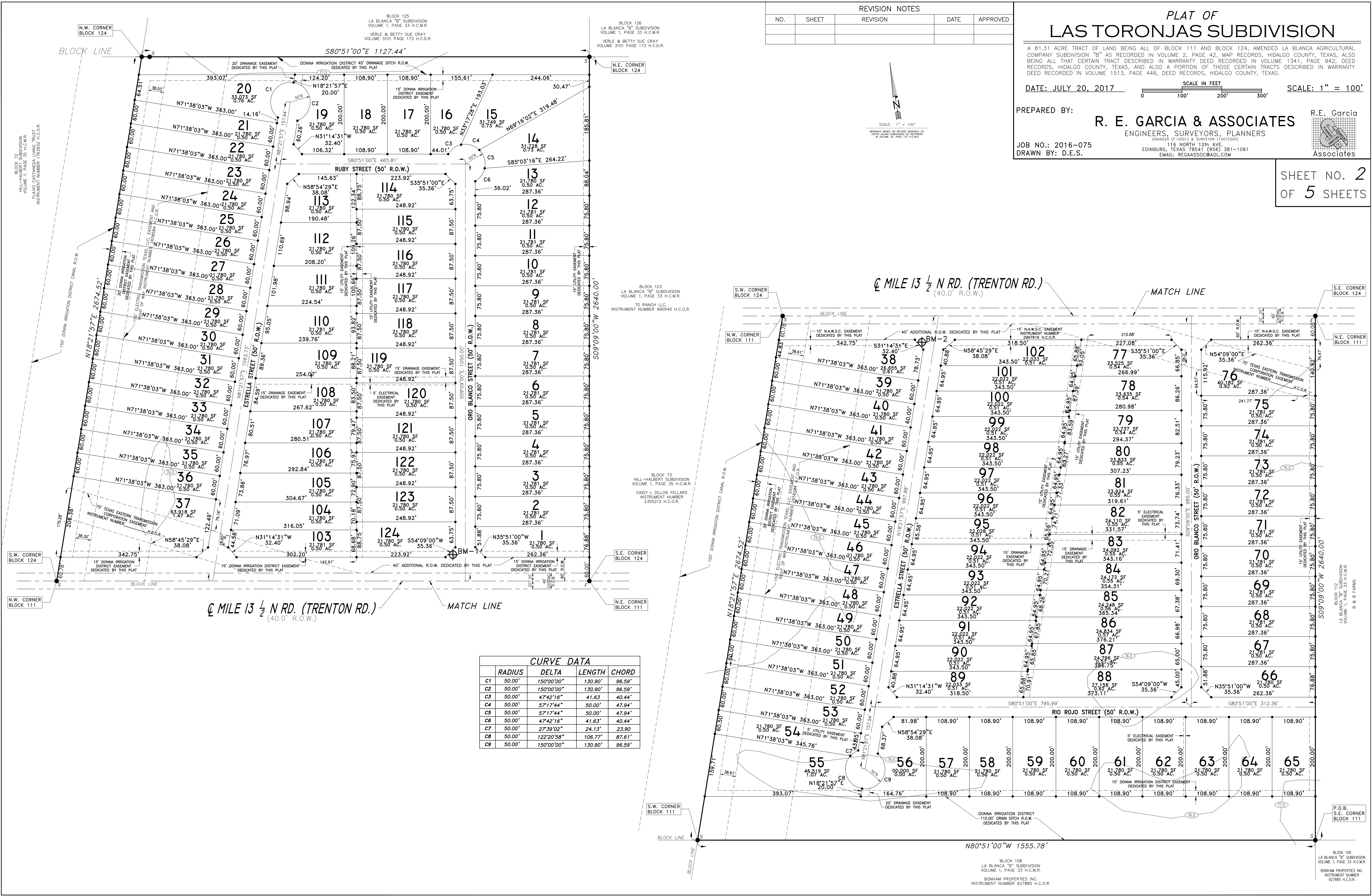
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DATE: JULY 20, 2017 SCALE IN FEET
0 100' 200' 300' SCALE: 1" = 100'

PREPARED BY: **R. E. GARCIA & ASSOCIATES**
ENGINEERS, SURVEYORS, PLANNERS
JOB NO.: 2016-075
DRAWN BY: D.E.S.

R.E. Garcia
Associates

SHEET NO. 2
OF 5 SHEETS



CURVE DATA				
RADIUS	DELTA	LENGTH	CHORD	
C1	50.00"	150°00'00"	130.90'	96.59'
C2	50.00"	150°00'00"	130.90'	96.59'
C3	50.00"	47°42'16"	41.63'	40.44'
C4	50.00"	57°17'44"	50.00'	47.94'
C5	50.00"	57°17'44"	50.00'	47.94'
C6	50.00"	47°42'16"	41.63'	40.44'
C7	50.00"	27°39'02"	24.13'	23.90'
C8	50.00"	122°20'58"	106.77'	87.61'
C9	50.00"	150°00'00"	130.90'	96.59'

BLOCK 72
HILL-HALBERT SUBDIVISION
VOLUME 1, PAGE 35 H.C.M.R.
DAVID CASTANEDA LIVING TRUST
INSTRUMENT NUMBER 97858 H.C.O.R.

BLOCK 125
LA BLANCA "B" SUBDIVISION
VOLUME 1, PAGE 33 H.C.M.R.
VERLE & BETTY SUE CRAY
VOLUME 3101 PAGE 173 H.C.O.R.

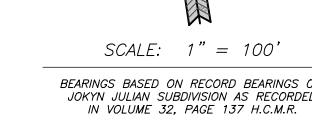
BLOCK 126
LA BLANCA "B" SUBDIVISION
VOLUME 1, PAGE 33 H.C.M.R.
VERLE & BETTY SUE CRAY
VOLUME 3101 PAGE 173 H.C.O.R.

BLOCK 123
LA BLANCA "B" SUBDIVISION
VOLUME 1, PAGE 35 H.C.M.R.
76 RANCH LLC
INSTRUMENT NUMBER 990545 H.C.O.R.

BLOCK 73
HILL-HALBERT SUBDIVISION
VOLUME 1, PAGE 35 H.C.M.R.
ONDY L DILLON FELLARS
INSTRUMENT NUMBER
2355212 H.C.O.R.

BLOCK 112
LA BLANCA "B" SUBDIVISION
VOLUME 1, PAGE 33 H.C.M.R.
B & B FARMS

BLOCK 109
LA BLANCA "B" SUBDIVISION
VOLUME 1, PAGE 33 H.C.M.R.
BONHAM PROPERTIES INC.
INSTRUMENT NUMBER
927885 H.C.O.R.



MILE 13 1/2 N RD. (TRENTON RD.)
(40.0' R.O.W.)

MILE 13 1/2 N RD. (TRENTON RD.)
(40.0' R.O.W.)

MILE 13 1/2 N RD. (TRENTON RD.)
(40.0' R.O.W.)

BLOCK 108
LA BLANCA "B" SUBDIVISION
VOLUME 1, PAGE 33 H.C.M.R.
BONHAM PROPERTIES INC.
INSTRUMENT NUMBER 927885 H.C.O.R.

REVISION NOTES				
NO.	SHEET	REVISION	DATE	APPROVED

PLAT OF LAS TORONJAS SUBDIVISION

A 81.31 ACRE TRACT OF LAND BEING ALL OF BLOCK 111 AND BLOCK 124, AMENDED LA BLANCA AGRICULTURAL COMPANY SUBDIVISION "B" AS RECORDED IN VOLUME 2, PAGE 42, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING ALL THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 1341, PAGE 842, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND ALSO A PORTION OF THOSE CERTAIN TRACTS DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 1513, PAGE 446, DEED RECORDS, HIDALGO COUNTY, TEXAS.

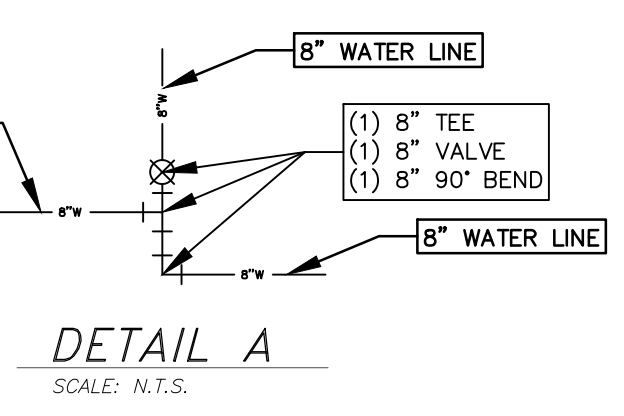
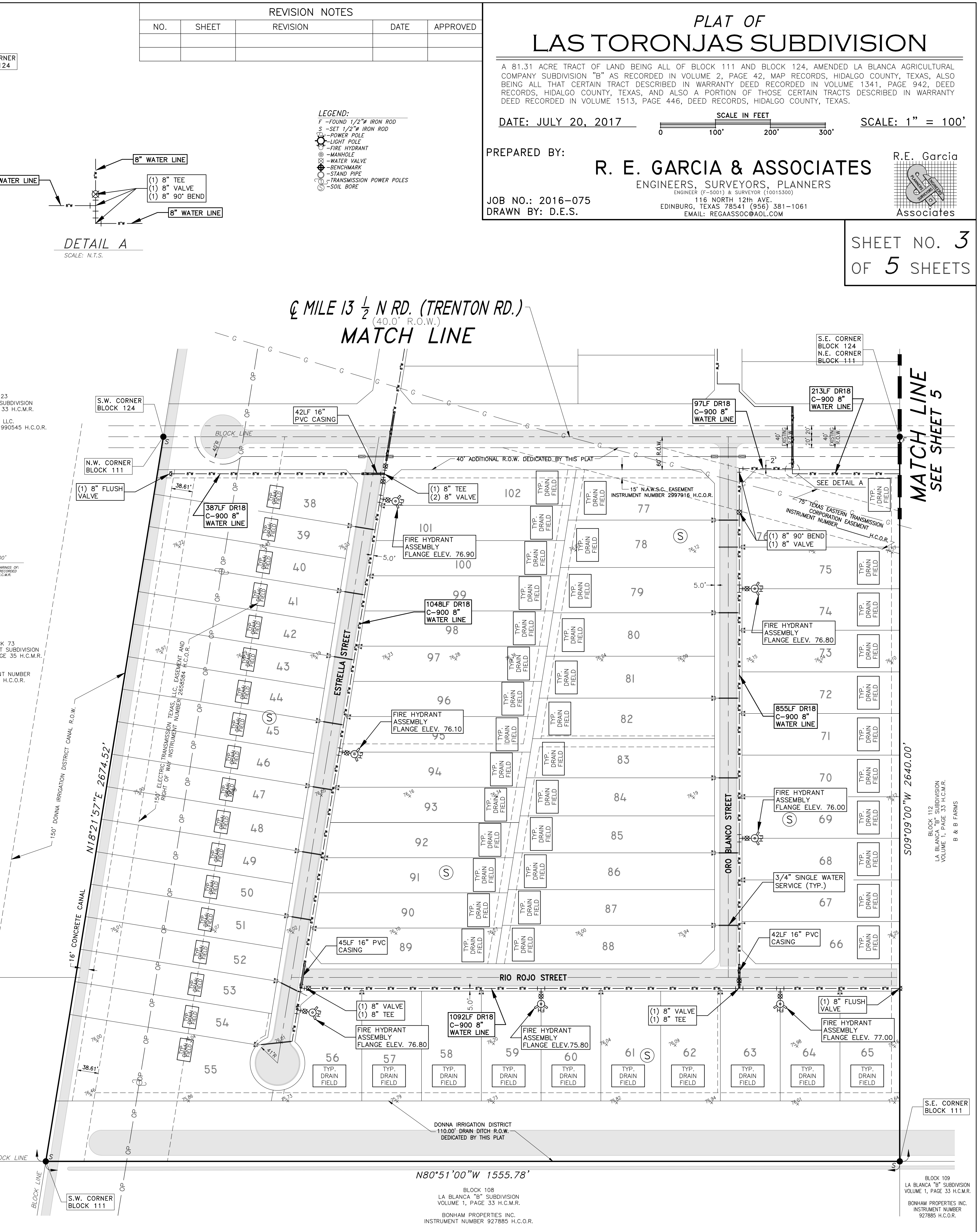
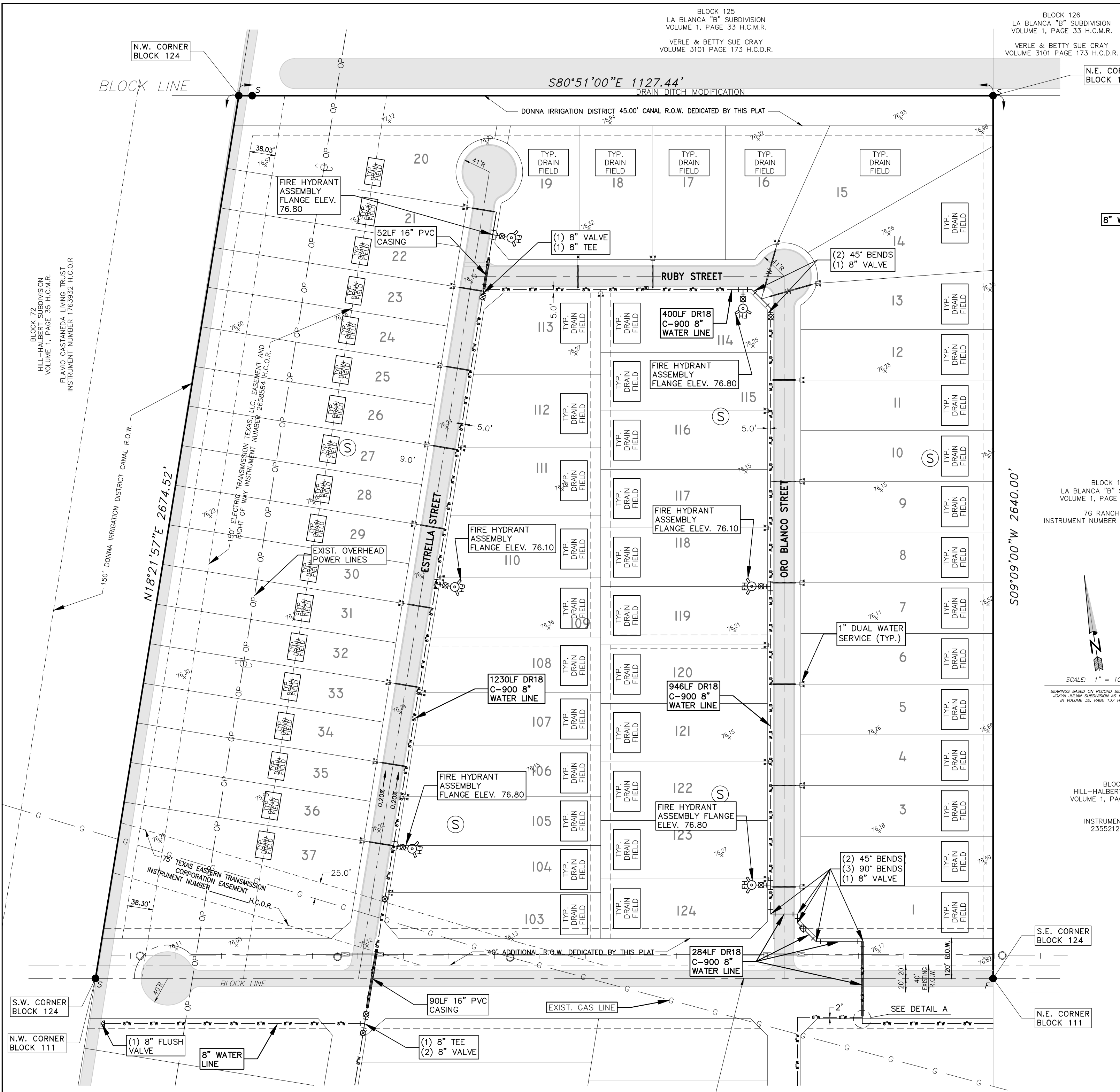
DATE: JULY 20, 2017 SCALE IN FEET SCALE: 1" = 100'

PREPARED BY: **R. E. GARCIA & ASSOCIATES**
 ENGINEERS, SURVEYORS, PLANNERS
 ENGINEER (7-5001) & SURVEYOR (10015300)
 116 NORTH 12th AVE.
 EDINBURG, TEXAS 78541 (936) 381-1061
 EMAIL: REGAASSOC@AOL.COM

R.E. Garcia
 Associates

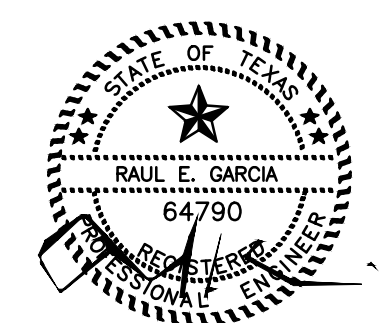
JOB NO.: 2016-075
 DRAWN BY: D.E.S.

SHEET NO. 3
 OF 5 SHEETS



Q MILE 13 1/2 N RD. (TRENTON RD.)
 (40.0' R.O.W.)
 MATCH LINE

Q MILE 13 1/2 N RD. (TRENTON RD.)
 (40.0' R.O.W.)
 MATCH LINE



MARCH 22, 2019
AS BUILT

BLOCK 72
 HILL-HALBERT SUBDIVISION
 VOLUME 1, PAGE 35 H.C.M.R.
 FLAVIO CASTANEDA LIVING TRUST
 INSTRUMENT NUMBER 1763932 H.C.O.R.

BLOCK 125
 LA BLANCA "B" SUBDIVISION
 VOLUME 1, PAGE 33 H.C.M.R.
 VERLE & BETTY SUE CRAY
 VOLUME 3101 PAGE 173 H.C.D.R.

BLOCK 126
 LA BLANCA "B" SUBDIVISION
 VOLUME 1, PAGE 33 H.C.M.R.
 VERLE & BETTY SUE CRAY
 VOLUME 3101 PAGE 173 H.C.D.R.

BLOCK 123
 LA BLANCA "B" SUBDIVISION
 VOLUME 1, PAGE 33 H.C.M.R.
 70 RANCH LLC.
 INSTRUMENT NUMBER 990545 H.C.O.R.

BLOCK 73
 HILL-HALBERT SUBDIVISION
 VOLUME 1, PAGE 35 H.C.M.R.
 INSTRUMENT NUMBER 2355212 H.C.O.R.

BLOCK 112
 LA BLANCA "B" SUBDIVISION
 VOLUME 1, PAGE 33 H.C.M.R.
 B & B FARMS

BLOCK 109
 LA BLANCA "B" SUBDIVISION
 VOLUME 1, PAGE 33 H.C.M.R.
 BONHAM PROPERTIES INC.
 INSTRUMENT NUMBER 927885 H.C.O.R.

REVISION NOTES				
NO.	SHEET	REVISION	DATE	APPROVED
1	3	REVISED STREET SLOPES AND 3 FOOT COVER ON INLETS	04-04-18	

PLAT OF LAS TORONJAS SUBDIVISION

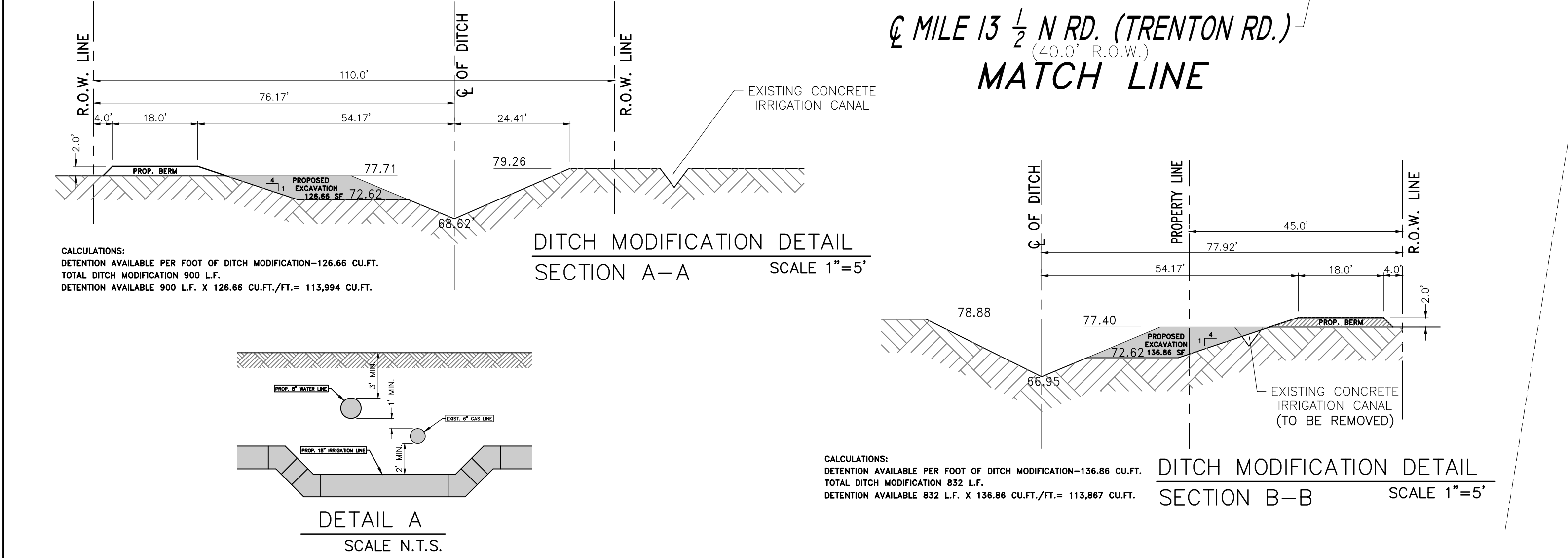
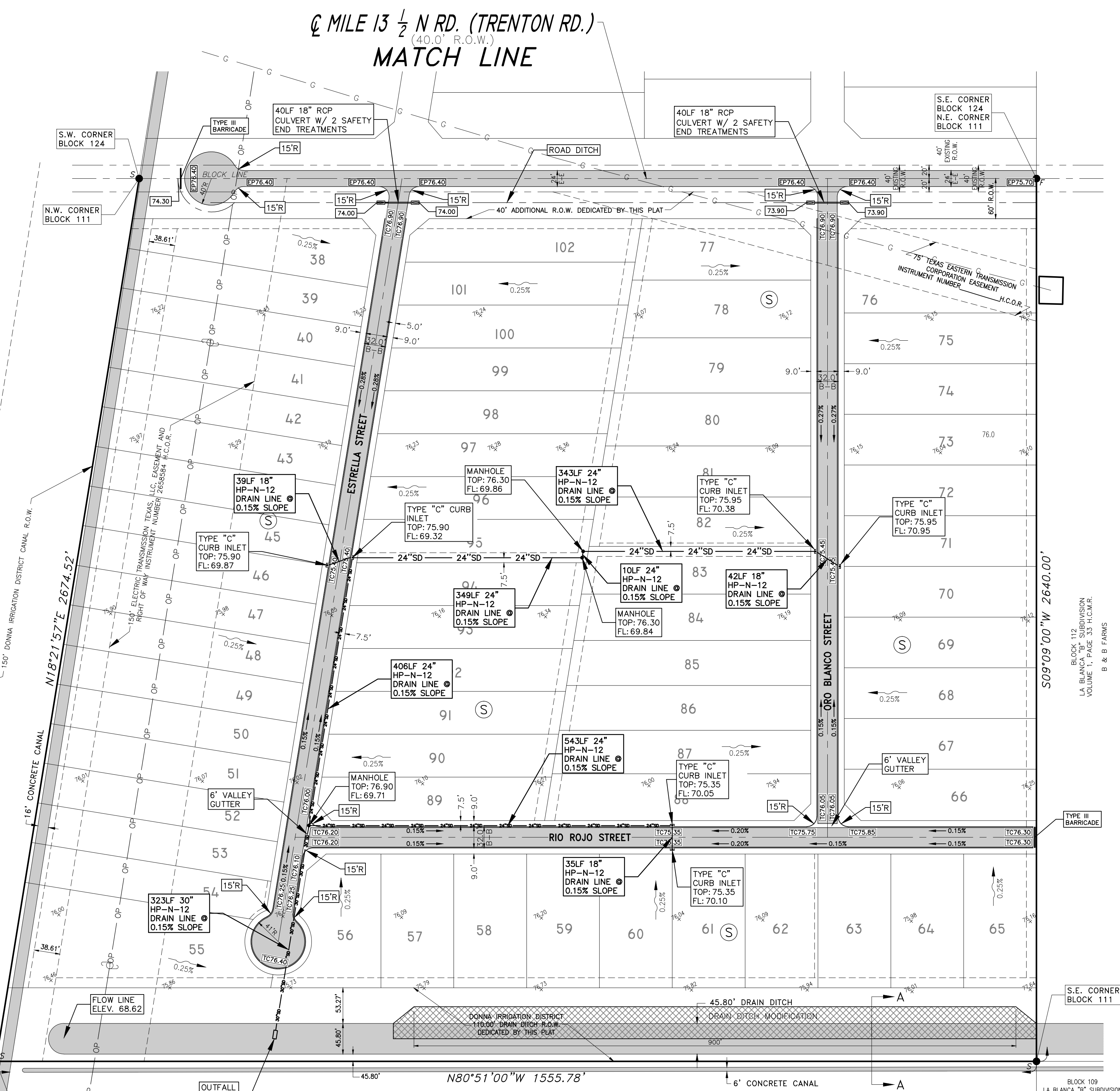
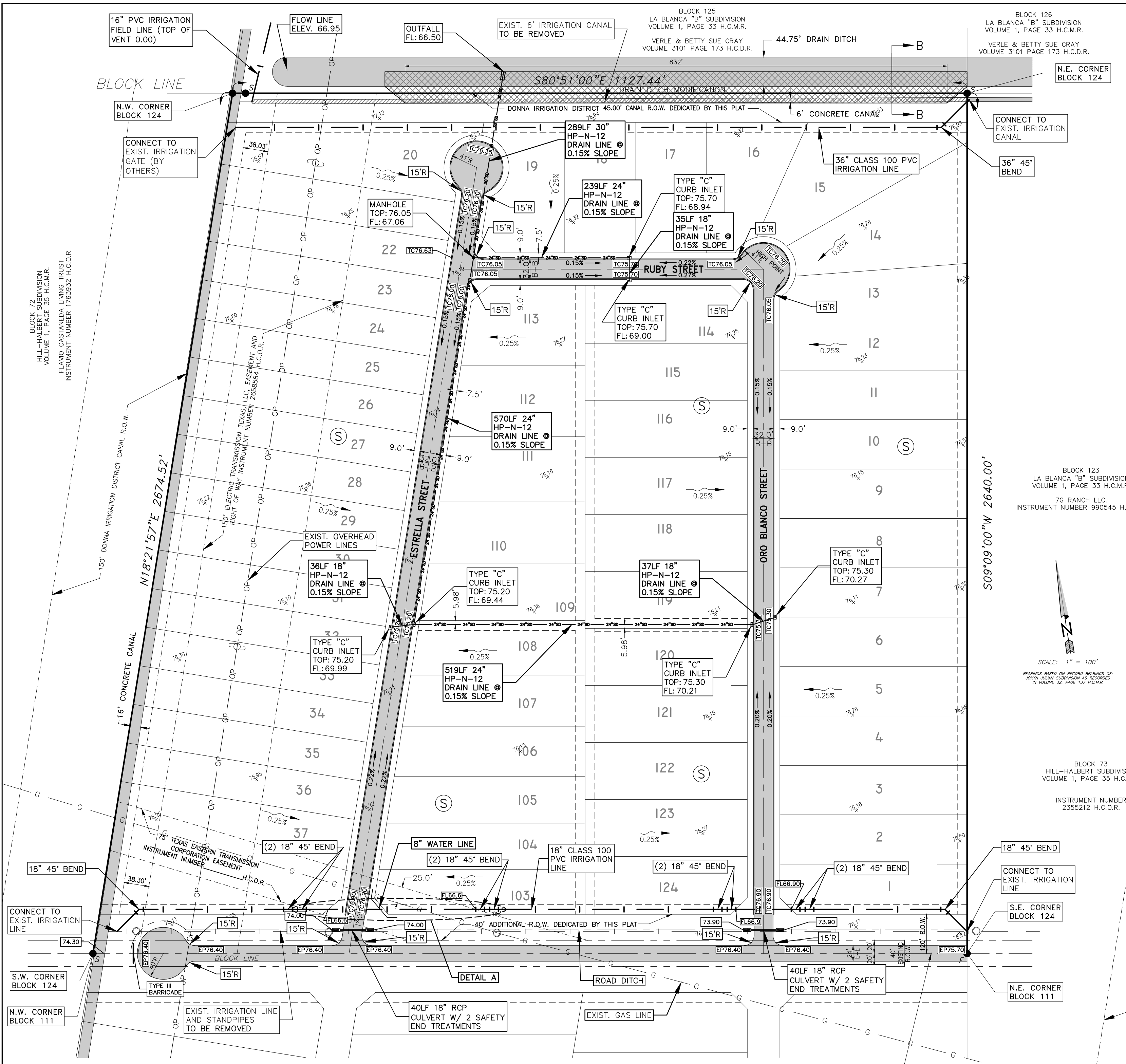
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DATE: JULY 20, 2017 SCALE IN FEET
0 100' 200' 300' SCALE: 1" = 100'

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 ENGINEERS, SURVEYORS, PLANNERS
 115 NORTH 12TH AVE.
 EDINBURG, TEXAS 78541 (936) 381-1061
 EMAIL: REGASSOC@AOL.COM

R.E. Garcia
Associates

SHEET NO. 4
OF 5 SHEETS



- LEGEND:**
- F - FOUND 1/2" IRON ROD
 - S - SET 1/2" IRON ROD
 - P - POWER POLE
 - L - LIGHT POLE
 - H - FIRE HYDRANT
 - W - WATER VALVE
 - M - MANHOLE
 - B - BENCHMARK
 - ST - STAND PIPE
 - TP - TRANSMISSION POWER POLES
 - SB - SOIL BORE

SCALE: 1" = 100'

AS BUILT

