



# HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM  
Director of Planning

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

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 6-25-2021

PROPOSED PUENTE DEL SUR SUBDIVISION PRECINCT No. 1.

ENGINEER: R. E. GARCIA & ASSOCIATES DEVELOPER: PUENTE DEL SUR, LTD.

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE

NUMBER OF LOTS: 134  \*SINGLE FAMILY     \*MULTI-FAMILY     COMMERCIAL     INDUSTRIAL

ESTIMATED NUMBER OF STREETLIGHTS: 20

FILLING STATIONS: 16

LOCATION DESCRIPTION: SOUTH WEST CORNER OF PONCIANO DRIVE AND SODERQUIST ROAD.

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 06-10-2021 PROPERTY LIES WITHIN FLOOD ZONE: "B" 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: 30.00 FEET ONTO PONCIANO DRIVE, 10.00 ONTO SODERQUIST ROAD AND 10.00 ONTO MILE 4 1/2 NORTH ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 05-21-2021 BY, DANNY GUZMAN, PCT. 1 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 05-21-2021 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM:  OSSF'S

WATER SERVICE PROVIDER: NAWSC EXISTING LINE SIZE: 8" LOCATION: PONCIANO DRIVE.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 04-30-2021 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.

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

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 PUENTE DEL SUR SUBDIVISION

AN 80.00 ACRE TRACT OF LAND BEING ALL OF LOTS 1 AND 4, BLOCK 24, LA DONNA PLAT SUBDIVISION, AS RECORDED IN VOLUME 1, PAGE 51, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CERTAIN TRACT DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 2134602, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

DATE: NOVEMBER 24, 2020 SCALE IN FEET  
0 200' 400' 600' SCALE: 1" = 100'

PREPARED BY: **R. E. GARCIA & ASSOCIATES**  
ENGINEERS, SURVEYORS, PLANNERS  
JOB NO.: 2020-166  
DRAWN BY: D.E.S.

R.E. Garcia  
Associates

SHEET NO. 1  
OF 5 SHEETS

### METES AND BOUNDS DESCRIPTION

AN 80.00 ACRE TRACT OF LAND BEING ALL OF LOTS 1 AND 4, BLOCK 24, LA DONNA PLAT SUBDIVISION, AS RECORDED IN VOLUME 1, PAGE 51, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THAT CERTAIN TRACT DESCRIBED IN GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 3172270, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE FOUNT COTTON PICKER SPINDLE ON THE CENTERLINE OF MILE 4 1/2 NORTH ROAD BEING THE SOUTHWEST CORNER OF SAID LOT 4, BLOCK 24, ALSO BEING THE SOUTHEAST CORNER OF SOUTH DONNA SUBDIVISION AS RECORDED IN VOLUME 24, PAGE 64, MAP RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE **N07°02'00"E** ALONG THE WEST LINE OF SAID LOT 4, BLOCK 24, ALSO BEING THE EAST LINE OF SAID SOUTH DONNA SUBDIVISION, PASS AT 990.00 FEET A POINT BEING THE NORTHEAST CORNER OF SAID SOUTH DONNA SUBDIVISION, PASS AT 1,320.00 FEET A POINT BEING THE NORTHWEST CORNER OF SAID LOT 4, BLOCK 24, ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 24, AND CONTINUING ALONG THE WEST LINE OF SAID LOT 1, BLOCK 24, PASS AT 2,620.00 FEET A POINT BEING THE SOUTH RIGHT-OF-WAY LINE OF LA TIERRA ROAD AND CONTINUING FOR A TOTAL DISTANCE OF **2,640.00** FEET TO A FOUND COTTON PICKER SPINDLE ON THE CENTERLINE OF SAID LA TIERRA ROAD BEING THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 24, FOR THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT.

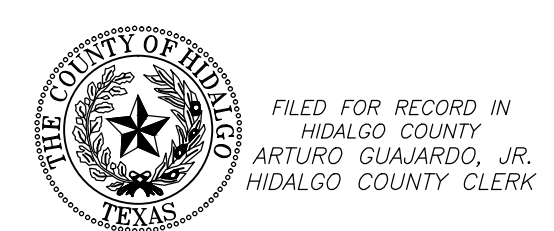
THENCE **S89°58'00"E 1,320.00** FEET ALONG SAID CENTERLINE OF LA TIERRA ROAD ALSO BEING THE NORTH LINE OF SAID LOT 1, BLOCK 24, TO A FOUND COTTON PICKER SPINDLE ON THE POINT OF CENTERLINE INTERSECTION OF SAID LA TIERRA ROAD AND THE CENTERLINE OF SODERQUIST ROAD BEING THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 24, FOR THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT.

THENCE **S07°02'00"W** ALONG SAID CENTERLINE OF SODERQUIST ROAD ALSO BEING THE EAST LINE OF SAID LOT 1, BLOCK 24, PASS AT 1,320.00 FEET A POINT BEING THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 24, ALSO BEING THE NORTHEAST CORNER OF SAID LOT 4, BLOCK 24, AND CONTINUING ALONG THE EAST LINE OF SAID LOT 4, BLOCK 24, FOR A TOTAL DISTANCE OF **2,640.00** FEET TO A FOUND COTTON PICKER SPINDLE ON THE CENTERLINE OF SAID MILE 4 1/2 NORTH ROAD BEING THE SOUTHEAST CORNER OF SAID LOT 4, BLOCK 24, FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE **N89°58'00"W 1,320.00** FEET ALONG SAID CENTERLINE OF MILE 4 1/2 NORTH ROAD ALSO BEING THE SOUTH LINE OF SAID LOT 4, BLOCK 24, TO THE POINT OF BEGINNING AND CONTAINING 80.00 ACRES OF LAND, MORE OR LESS.

### PLAT NOTES & RESTRICTIONS:

- FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "B" AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN COMMUNITY-PANEL NO. 480354 0500 C EFFECTIVE DATE: JANUARY 2, 1981  
THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAIN ADMINISTRATOR IDENTIFIES NO OTHER AREA WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING IS INSURED UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968. (42 U.S.C. SECTIONS 4001 THROUGH 4127).
- 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, WHICHEVER IS GREATER
- 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.
- 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.
- 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 0.00 FEET WEST.**  
**BM-2: ELEVATION: \_\_\_\_\_ DATUM: A DISC SET 0.00 FEET WEST.**
- 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 **354,418 CUBIC FEET (8.14 ACRES-FEET)** OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: BY MODIFYING THE SECTION OF THE EXISTING DRAINAGE DITCHES ON THE NORTH AND SOUTH SIDE OF THE DEVELOPMENT.
- ALL EASEMENTS ON THIS PLAT ARE DEDICATED BY THIS PLAT UNLESS NOTED OTHERWISE.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- NO ACCESS WILL BE ALLOWED FROM EMERALD STREET ON TO LOTS 88 THROUGH 96 AND LOT 134. DEVELOPER IS REQUIRED TO INSTALL A BUFFER FENCE.
- 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.  
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.
- PUENTE DEL SUR LTD.**, THE OWNER AND SUBDIVIDER OF PUENTE DEL SUR SUBDIVISION, RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON A LOT AS DESCRIBED ON SHEET NO. 3 OF THIS PLAT.
- 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.
- 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.
- 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.
- AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER SHALL BE CONNECTED TO A RESIDENCE PRIOR TO THE COUNTY PROCESSING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METER(S) STANDARDS.
- ALL CORNERS SET HALF (1/2) INCH IRON ROD WITH PLASTIC CAP STAMPED R.P.L.S. 4204 OR AS NOTED.
- SIDEWALKS ARE REQUIRED AT BUILDING PERMIT STAGE ON ALL STREETS.
- 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 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.
- THE PURCHASER OF LOT FRONTING PONSIANO ROAD, MILE 4 1/2 NORTH ROAD AND SODERQUIST SHALL BE RESPONSIBLE TO INSTALL DRAINWAY CULVERT REINFORCED CONCRETE PIPE OF ON LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.



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

### 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 TRANSFEREES (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, AN **EXCLUSIVE 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 GRANTOR'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 HEREIN 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 CITY, 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 WAS 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 \_\_\_\_\_ 20\_\_\_\_.

PATRICIA B. FLETCHER, PRESIDENT  
PUENTE DEL SUR, LTD.  
711 N. MCCOLL RD, SUITE B  
MCALLEN, TEXAS 78501

### 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 **PUENTE DEL SUR LTD.**, 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:  
PRESIDENT \_\_\_\_\_ DATE \_\_\_\_\_ SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

### COUNTY OF HIDALGO CERTIFICATE OF PLAT APPROVAL

UNDER LOCAL GOVERNMENT CODE §232.028(g)  
WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF **PUENTE DEL SUR SUBDIVISION** WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_, 20\_\_\_\_.

HIDALGO COUNTY JUDGE \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST:  
HIDALGO COUNTY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

### CITY OF DONNA CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE §212.009(C) & §212.0115(B)

WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF **PUENTE DEL SUR SUBDIVISION** WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF DONNA ON \_\_\_\_\_, 20\_\_\_\_.

MAYOR, CITY OF DONNA \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST:  
SECRETARY, CITY OF DONNA \_\_\_\_\_ DATE \_\_\_\_\_

### CITY OF DONNA CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE §212.009(C) & §212.0115(B)

WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF **PUENTE DEL SUR SUBDIVISION** WAS REVIEWED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF DONNA ON \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN, PLANNING AND ZONING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

### THE STATE OF TEXAS COUNTY OF HIDALGO CERTIFICATE OF PLAT APPROVAL

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF **PUENTE DEL SUR SUBDIVISION** WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_, 20\_\_\_\_.

ENVIRONMENTAL HEALTH DIVISION MANAGER \_\_\_\_\_ DATE \_\_\_\_\_

### THE STATE OF TEXAS COUNTY OF HIDALGO

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

REGISTERED PROFESSIONAL LAND SURVEYOR #4204

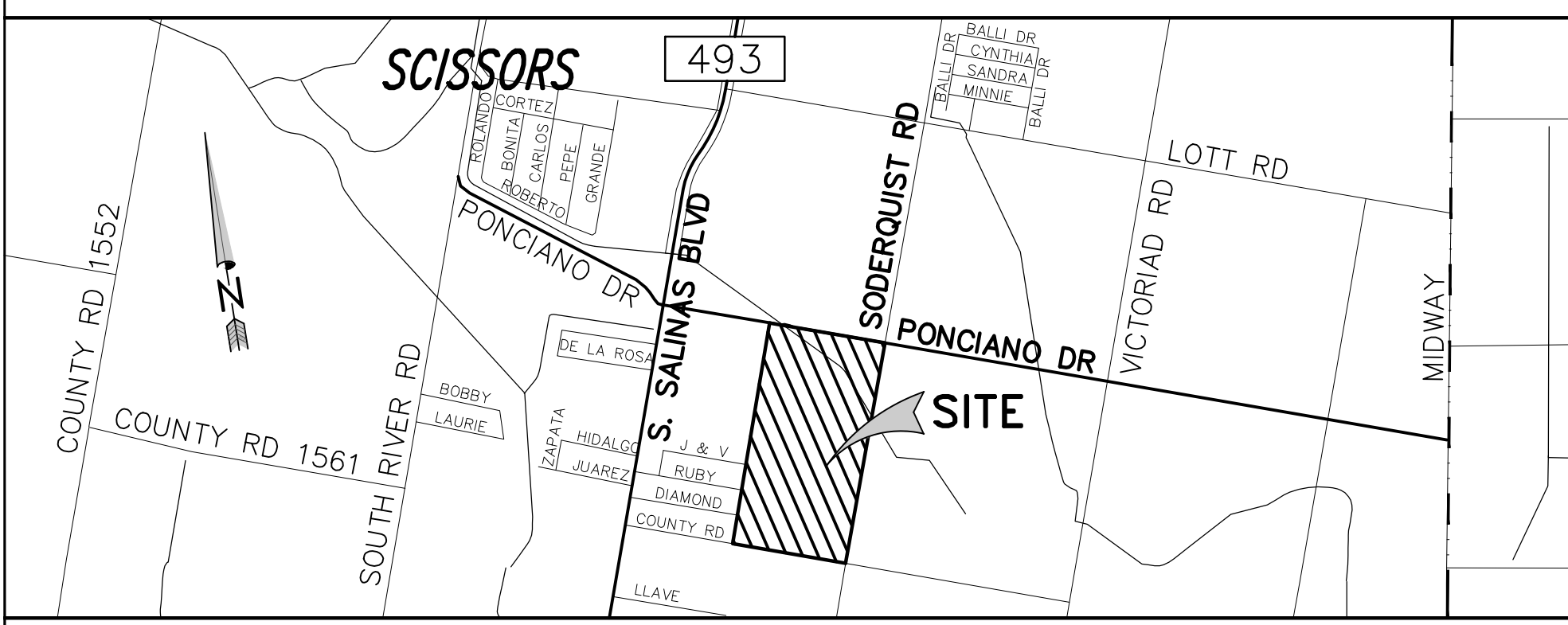
### THE STATE OF TEXAS COUNTY OF HIDALGO

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

REGISTERED PROFESSIONAL ENGINEER #64790

### LOCATION MAP

SCALE: 1" = 1000"



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

PUENTE DEL SUR SUBDIVISION IS LOCATED IN SOUTH CENTRAL HIDALGO COUNTY IN PRECINCT NO. 1 AT THE SOUTHWEST CORNER OF THE INTERSECTION OF LA TIERRA ROAD AND SODERQUIST 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), PUENTE DEL SUR SUBDIVISION IS WITHIN THE CITY'S TWO MILE EXTRA TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE §42.021

### INDEX OF SHEETS

NO.	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, LOT DIMENSIONS, 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: PUENTE DEL SUR, LTD.	ADDRESS: 711 N. MCCOLL RD, SUITE B	CITY, STATE & ZIP: MCALLEN, TX, 78501	PHONE #: (956) 392-9650
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

NO.	SHEET	REVISION	DATE	APPROVED

# PLAT OF PUENTE DEL SUR SUBDIVISION

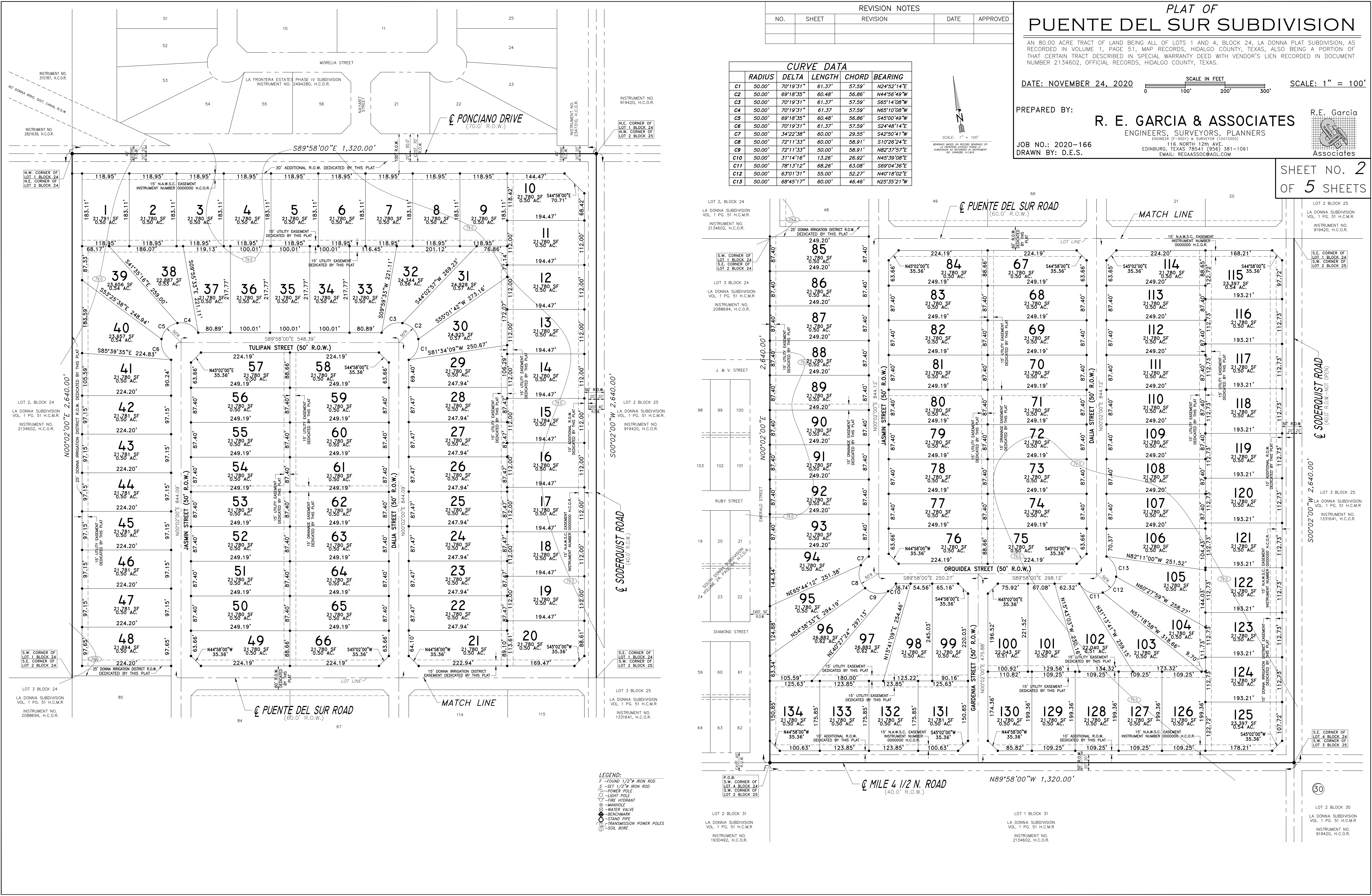
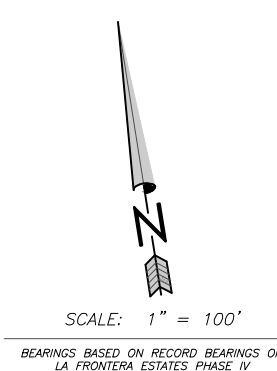
AN 80.00 ACRE TRACT OF LAND BEING ALL OF LOTS 1 AND 4, BLOCK 24, LA DONNA SUBDIVISION, AS RECORDED IN VOLUME 1, PAGE 51, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CERTAIN TRACT DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 2134602, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

DATE: NOVEMBER 24, 2020 SCALE IN FEET  
0 100' 200' 300' SCALE: 1" = 100'

PREPARED BY: **R. E. GARCIA & ASSOCIATES**  
ENGINEERS, SURVEYORS, PLANNERS  
R.E. Garcia  
ENGINEER (F-5001) & SURVEYOR (10015300)  
115 NORTH 12TH AVE.  
EDINBURG, TEXAS 78541 (936) 381-1061  
EMAIL: REGAASOC@AOL.COM

JOB NO.: 2020-166  
DRAWN BY: D.E.S.  
**SHEET NO. 2  
OF 5 SHEETS**

CURVE DATA				
	RADIUS	DELTA	LENGTH	CHORD BEARING
C1	50.00'	70°19'31"	61.37'	57.59' N24°52'14"E
C2	50.00'	69°18'35"	60.48'	56.86' N44°56'49"W
C3	50.00'	70°19'31"	61.37'	57.59' S65°14'08"W
C4	50.00'	70°19'31"	61.37'	57.59' N65°10'08"W
C5	50.00'	69°18'35"	60.48'	56.86' S45°00'49"W
C6	50.00'	70°19'31"	61.37'	57.59' S24°48'14"E
C7	50.00'	34°22'38"	60.00'	29.55' S42°50'41"W
C8	50.00'	72°11'33"	60.00'	58.91' S10°26'24"E
C9	50.00'	72°11'33"	50.00'	58.91' N82°37'57"E
C10	50.00'	31°14'16"	13.26'	26.82' N45°39'08"E
C11	50.00'	78°13'12"	68.26'	63.08' S89°04'36"E
C12	50.00'	63°01'31"	55.00'	52.27' N40°18'02"E
C13	50.00'	68°45'17"	60.00'	46.46' N25°35'21"W



- LEGEND:**
- F - FOUND 1/2" IRON ROD
  - S - SET 1/2" IRON ROD
  - PO - POWER POLE
  - LP - LIGHT POLE
  - FH - FIRE HYDRANT
  - M - MANHOLE
  - WV - WATER VALVE
  - B - BENCHMARK
  - SP - STAND PIPE
  - TP - TRANSMISSION POWER POLES
  - SB - SOIL BORE

30



# PLAT OF PUENTE DEL SUR SUBDIVISION

AN 80.00 ACRE TRACT OF LAND BEING ALL OF LOTS 1 AND 4, BLOCK 24, LA DONNA PLAT SUBDIVISION, AS RECORDED IN VOLUME 1, PAGE 51, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CERTAIN TRACT DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 2134602, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

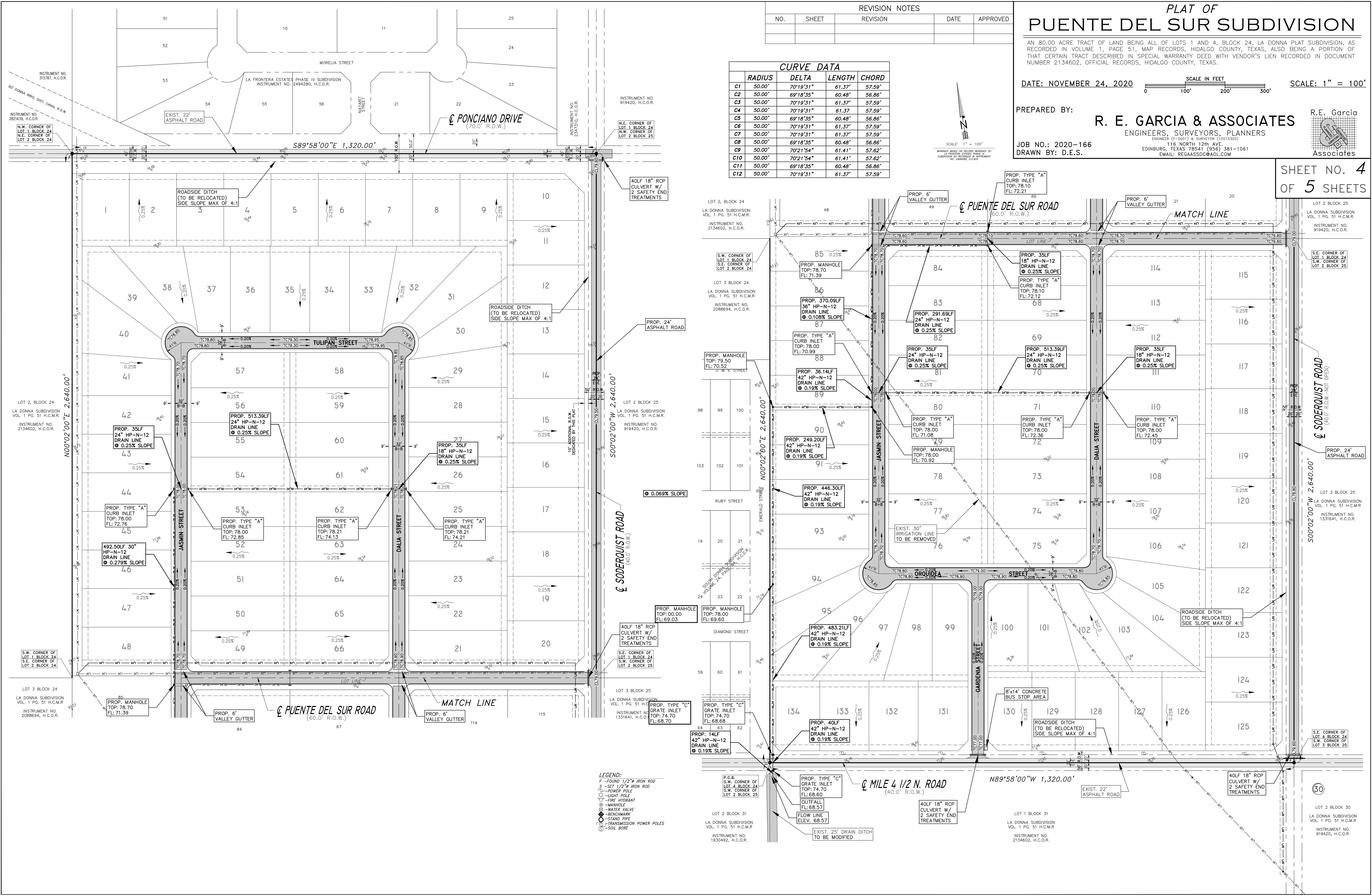
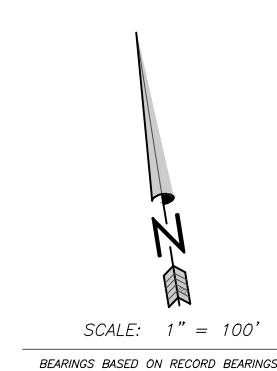
DATE: NOVEMBER 24, 2020 SCALE IN FEET  
0 100' 200' 300' SCALE: 1" = 100'

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

R.E. Garcia  
Associates

REVISION NOTES				
NO.	SHEET	REVISION	DATE	APPROVED

CURVE DATA				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	50.00'	70°19'31"	61.37'	57.59'
C2	50.00'	69°18'35"	60.48'	56.86'
C3	50.00'	70°19'31"	61.37'	57.59'
C4	50.00'	70°19'31"	61.37'	57.59'
C5	50.00'	69°18'35"	60.48'	56.86'
C6	50.00'	70°19'31"	61.37'	57.59'
C7	50.00'	70°19'31"	61.37'	57.59'
C8	50.00'	69°18'35"	60.48'	56.86'
C9	50.00'	70°19'31"	61.41'	57.62'
C10	50.00'	70°21'54"	61.41'	57.62'
C11	50.00'	69°18'35"	60.48'	56.86'
C12	50.00'	70°19'31"	61.37'	57.59'



SHEET NO. 4  
OF 5 SHEETS

- LEGEND:**
- F - FOUND 1/2" IRON ROD
  - S - SET 1/2" IRON ROD
  - ⊕ - POWER POLE
  - ⊙ - LIGHT POLE
  - ⊕ - FIRE HYDRANT
  - ⊙ - MANHOLE
  - ⊕ - WATER VALVE
  - ⊙ - BENCHMARK
  - ⊕ - STAND PIPE
  - ⊙ - TRANSMISSION POWER POLES
  - ⊕ - SOIL BORE

30

**FINAL ENGINEERING REPORT FOR PUENTE DEL SUR SUBDIVISION  
BY RAUL E. GARCIA, P.E.  
FINAL WATER AND SEWER ENGINEERING REPORT**

**WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:**

**PUENTE DEL SUR SUBDIVISION** WILL BE PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND N.A.W.S.C. 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.

N.A.W.S.C. HAS AN EXISTING 12" WATER LINE RUNNING ALONG THE WEST SIDE OF THE RIGHT-OF-WAY OF LA BLANCA ROAD (FM493) APPROXIMATELY 2,562 FEET EAST OF THE SUBDIVISION. THE SUBDIVIDER WILL EXTEND AN 8" WATER LINE FROM LA BLANCA ROAD ALONG 13 1/2 ROAD INSIDE A PROPOSED EXCLUSIVE 15 FOOT N.A.W.S.C. EASEMENT TO SERVE THE SUBDIVISION.

WATER DISTRIBUTION FOR PUENTE DEL SUR SUBDIVISION CONSISTS OF 61 1" DIAMETER DUAL SERVICE LINES AND 2 3/4" DIAMETER SINGLE SERVICE LINES, SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR THE LOT. BOTH THE 1" DUAL AND 3/4" SINGLE SERVICES AND THE METER BOX HAVE ALREADY BEEN INSTALLED. AT A TOTAL COST OF **\$000,000.00** OR **\$0,000.00** PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF **\$200,000.00** WHICH COVERS THE **\$200.00** COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO N.A.W.S.C. UPON REQUEST BY THE LOT OWNER, N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

**SEWAGE FACILITIES DESCRIPTION; COST AND OPERABILITY DATES**

SEWAGE FOR **PUENTE DEL SUR SUBDIVISION** WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENTS SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. THE UNDERSIGNED PROFESSIONAL ENGINEER 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. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENTS DRAIN FIELD.

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A DARK GRAYISH BROWN FINE SANDY CLAY LOAM SOIL FOR THE AREA. AT LEAST 10 SOIL EXCAVATIONS WERE PERFORMED ON THE SITE. AT OPPOSITE ENDS OF THE PROPOSED DISPOSAL AREA, THE SOIL IS A UNIFORM DARK GRAYISH BROWN FINE SANDY CLAY LOAM SOIL EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS **\$0,000.00**, INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSFS HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF **\$000,000.00**. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON **APRIL 18, 2019** BY THE HEALTH DEPARTMENT.

**ENGINEER CERTIFICATION:**

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COST TO INSTALL THE WATER DISTRIBUTION SYSTEM AND ONSITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES – THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF **\$200,000.00** WHICH EQUALS TO **\$0,000.00** PER LOT.

SEWAGE FACILITIES – SEPTIC SYSTEM HAS BEEN INSTALLED AT A TOTAL COST OF **\$0,000.00** PER LOT (ALL INCLUSIVE), FOR A TOTAL OF **\$000,000.00** FOR THE ENTIRE SUBDIVISION.

ENGINEER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

**DRAINAGE STATEMENT FOR PUENTE DEL SUR SUBDIVISION**

**PUENTE DEL SUR SUBDIVISION** CONSISTS OF A ONE HUNDRED THIRTY-FOUR LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION LOCATED ON AN **80.00** ACRE TRACT OF LAND BEING ALL OF LOTS 1 AND 4, BLOCK 24, LA DONNA PLAT SUBDIVISION, AS RECORDED IN VOLUME 1, PAGE 51, MAP RECORDS, HIDALGO COUNTY, TEXAS. THE PROPERTY IS CURRENTLY A VACANT AGRICULTURAL AREA WITH TYPICAL IMPERVIOUS AREAS. THE PROPOSED SUBDIVISION IS LOCATED IN A ZONE "B" FLOOD HAZARD AREA AS DESIGNATED BY FEMA FIRM COMMUNITY PANEL NUMBER 480334 0500 C EFFECTIVE JANUARY 2, 1981. ZONE "B" IS DEFINED AS "AREAS OF THE 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD".

THE PREDOMINANT SOILS FOR THIS PROPERTY ARE A HARLINGEN CLAY (19) BEING A GRAYISH BROWN CLAY WHICH IS MODERATELY WELL DRAINED AND A RUNN SILTY CLAY (64) BEING A DARK GRAYISH BROWN SILTY CLAY WHICH IS ALSO MODERATELY WELL DRAINED. THIS SOIL IS FOUND TO BE IN THE HYDROLOGIC GROUP "D" AS DETERMINED BY USE OF THE SOIL SURVEY OF HIDALGO COUNTY. (SEE ATTACHMENT).

EXISTING RUNOFF IS DIRECTED TOWARDS THE SOUTHWEST TOWARDS A DONNA IRRIGATION DISTRICT DRAINAGE DITCH ON THE SOUTH SIDE OF MILE 4 1/2 N. ROAD. THE PROPOSED SUBDIVISION WILL BE DRAINED BY A NEW STORM SEWER SYSTEM LOCATED WITHIN THE NEW STREETS. THIS NEW SYSTEMS WILL DISCHARGE TO THE SOUTH INTO THE EXISTING DONNA IRRIGATION DISTRICT DRAINAGE DITCH. THIS DITCH FLOWS SOUTH AND DISCHARGES INTO THE CHAPARRAL DRAIN SOUTH OF THE SITE. THE DONNA IRRIGATION DISTRICT DRAINAGE DITCH SOUTH OF THE DEVELOPMENT WILL BE MODIFIED TO ALLOW FOR THE REQUIRED DETENTION TO BE HELD WITHIN THE MODIFIED DRAINAGE DITCH. THE DISCHARGE POINT INTO THE DRAINAGE DITCH WILL BE APPROVED AND PERMITTED BY HIDALGO COUNTY DRAINAGE DISTRICT #1.

IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE POLICY, A MINIMUM OF **354.418** CF OR **8.14** ACRE FEET OF STORM RUNOFF WHICH IS THE DIFFERENTIAL VOLUME BETWEEN THE PRE DEVELOPED 10 YEAR EVENT (Q10 = 65.12 CFS) AND THE POST DEVELOPMENT 50 YEAR EVENT (Q50 = 183.20 CFS) WILL BE OBTAINED WITH A MAXIMUM DISCHARGE RATE OF 65.12 CFS. THE PEAK RATE OF RUNOFF WILL NOT BE INCREASED DURING THE 50 YEAR (Q50 = 183.20 CFS) RAINFALL EVENT.

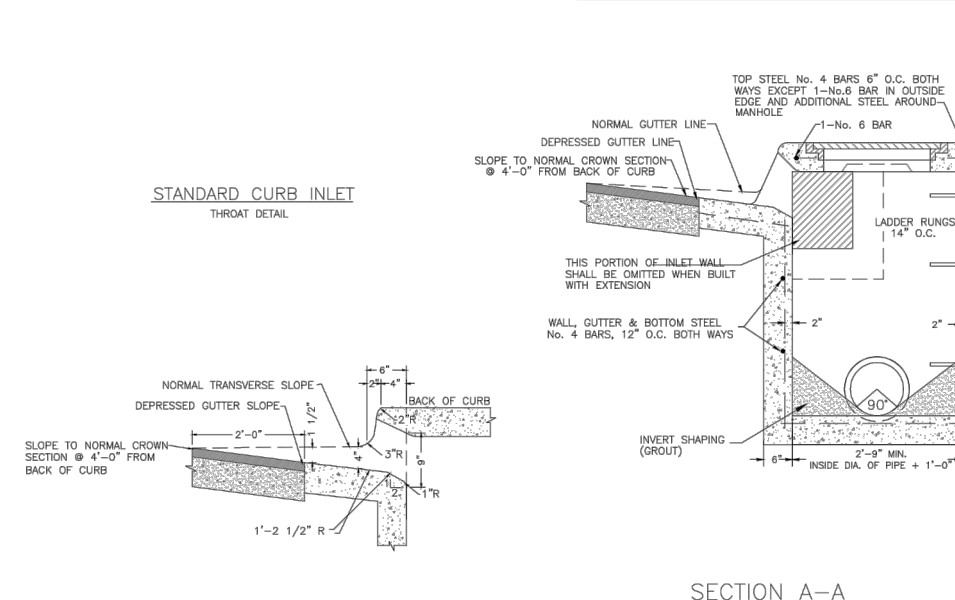
**CERTIFICATION:**

BY MY SIGNATURE BELOW, I CERTIFY THAT THIS SUBDIVISION LIES IN A FLOOD ZONE "C": AREAS OF MINIMAL FLOODING

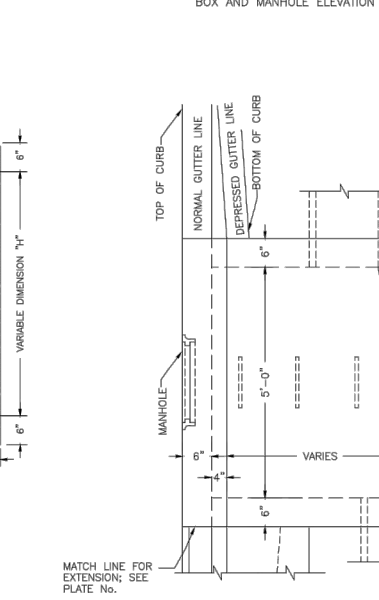
REGISTERED PROFESSIONAL ENGINEER #64790

**STANDARD CURB INLET DETAIL**

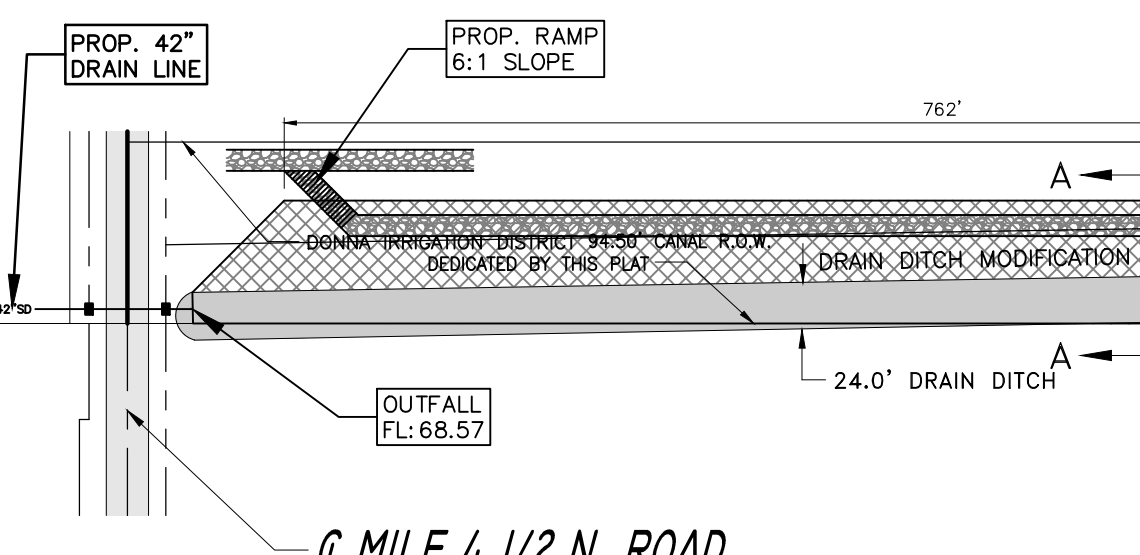
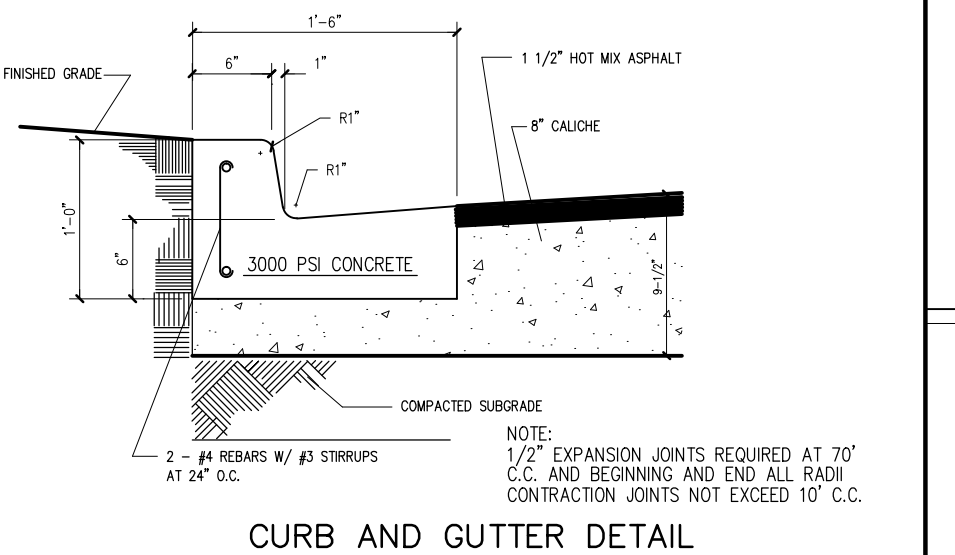
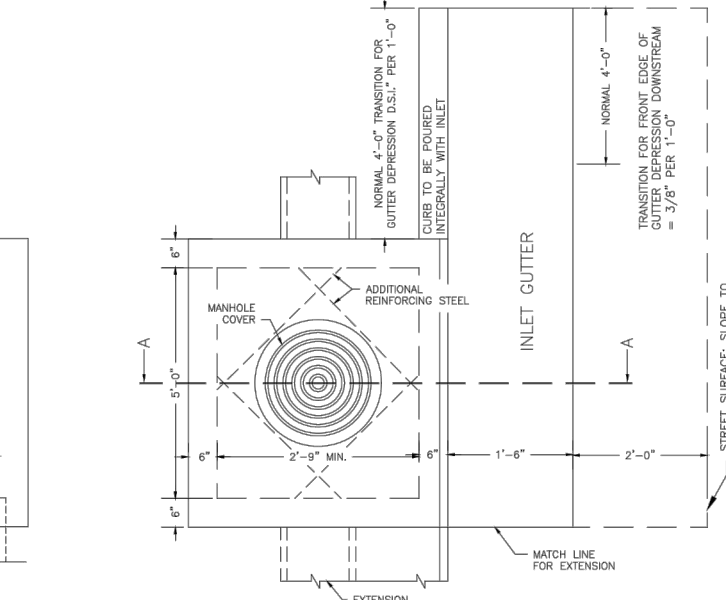
**STANDARD CURB INLET SECTION**



**CURB INLETS WITH HOOD AND WHEELSTOP**



**STANDARD CURB INLET SECTION**



**INFORME FINAL DE INGENIERIA PUENTE DEL SUR SUBDIVISION  
POR RAUL E. GARCIA, P. E.  
AGUA Y FINAL INFORME DE INGENIERIA DE ALCANTARILLADO**

**ABASTECIMIENTO DE AGUA : DESCRIPCION, COSTO , Y FECHA OPERABILIDAD :**

**PUENTE DEL SUR SUBDIVISION** SE PROPORCIONARA CON AGUA POTABLE POR LA NORTE DE ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). EL SUBDIVISOR Y N.A.W.S.C. HAN ENTRADO EN UN CONTRATO EN EL QUE N.A.W.S.C. HA PROMETIDO PROPORCIONAR AGUA SUFICIENTE A LA SUBDIVISION POR AL MENOS 30 AÑOS Y N.A.W.S.C. HA PROPORCIONADO DOCUMENTACION PARA ESTABLECER SUFICIENTEMENTE LA CANTIDAD Y LA CALIDAD A LARGO PLAZO DE LOS SUMINISTROS DE AGUA DISPONIBLES PARA SERVIR EL DESARROLLO COMPLETO DE ESTA SUBDIVISION.

N.A.W.S.C. TIENE UNA LINEA DE AGUA EXISTENTE DE 12" QUE CORRE POR EL LADO OESTE DEL CAMINO DE LA DERECHA DE LA BLANCA (FM493) APROXIMADAMENTE 2,562 PIES AL ESTE DE LA SUBDIVISION. EL SUBDIVIDENTE EXTENDERA UNA LINEA DE AGUA DE LA BLANCA ALONG 13 1/2 CARRETERA DENTRO DE UNA PROPUESTA EXCLUSIVA DE 15 PIEZAS NAWSC PARA SERVIR LA SUBDIVISION.

LA DISTRIBUCION DE AGUA PARA LA SUBDIVISION DE PUENTE DEL SUR CONSTA DE 61 LINEAS DE SERVICIO DUAL DE DIAMETRO DE 1" Y LINEAS DE SERVICIO UNICAS DE DIAMETRO DE 2 3/4". DICEN QUE LOS SERVICIOS TERMINAN EN LAS CAJAS DEL MEDIDOR DE AGUA PARA EL LOTE. AMBOS LOS SERVICIOS DE 1" DUAL Y 3/4" DE UN SOLO Y EL CUADRO DEL MEDIDOR YA HAN SIDO INSTALADOS. A UN COSTO TOTAL DE **\$000,000.00** O **\$0,000.00** POR LOT. ADEMAS, EL SUBDIVISOR HA PAGADO N.A.W.S.C. LA SUMA DE **\$200,000.00**, QUE CUBRE EL COSTO DE **\$200.00** POR PARTE QUE SE INDICA EN EL CONTRATO DE SERVICIO DE AGUA DE 30 AÑOS QUE SUMA REPRESENTA EL COSTO TOTAL DEL MEDIDOR DE AGUA, LOS DERECHOS, ADQUISICION, LAS TARIFAS DE ADQUISICION, EL ESTUDIO DE LA PARTICIPACION, EL LUGAR DE LA PARTICIPACION, EL COMITE DE LA VENTA, EL COMITE DE CARGO A NAWSC A SOLICITUD DEL PROPIETARIO DEL LOTE, N.A.W.S.C. SE INSTALARA PRONTO SIN CARGAR EL MEDIDOR DE AGUA PARA ESTO LOTE. LAS INSTALACIONES INTEGRALES DEL AGUA HAN SIDO APROBADAS Y ACEPTADAS POR N.A.W.S.C. Y DICHO SISTEMA DE DISTRIBUCION ES OPERABLE A LA FECHA DE LA GRABACION DE LA PLATAFORMA.

**ALCANTARILLADO DESCRIPCION; COSTO Y OPERATIVIDAD FECHAS**

AGUAS RESIDUALES POR **PUENTE DEL SUR SUBDIVISION** SERAN TRATADOS POR LAS INSTALACIONES INDIVIDUALES IN SITU ALCANTARILLADO ("OSSF") COMPUESTO DE UN ESTANDAR DE DISEÑO DUAL COMPARTIMENTOS SEPTIC TANQUE Y UN CAMPO DE DRENAJE EN CADA LOTE. LA INGENIER FIRMANTE PROFESIONAL SE HA EVALUADO LA IDONEIDAD DEL EMPLAZAMIENTO COMPARTIMENTADO LOS OSSF Y PRESENTO UN INFORME FINAL QUE EL SITIO ES APTO PARA OSSF. EL INFORME FUE REVISADO Y APROBADO POR EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO. CADA LOTE TIENE EL AREA ADECUADA PARA UN CAMPO DE DRENAJE DE REEMPLAZOS.

CADA LOTE EN LA SUBDIVISION PROPUESTA TIENE POR LO MENOS 1/2 ACRE EN TAMARO. EL RECURSO NATURAL SOIL CONSERVATION SERVICE ENCUESTA LIBRO INDICÓ UNA GRISACEO OSCURO FINO DE COLOR MARRON SUELO ARENOSO FRANCO ARCILLOSO PARA LA ZONA. AL MENOS 10 EXCAVACIONES DEL SUELO SE REALIZARON EN EL SITIO, EN LOS EXTREMOS OPUESTOS DEL AREA DE ELIMINACION PROPUESTA. EL SUELO ES A OSCURO UNIFORME MARRON GRISACEO ARENA FINA CLAY SUELO FRANCO QUE SE EXTIENDE HASTA 36" DEBAJO DEL FONDO DE CUALQUIER EXCAVACION PROPUESTA. NO HAY INDICACION DE AGUA SUBTERRANEA O UNA CAPA RESTRICTIVO EN UN PLAZO DE 24" DE BOTTOM DE LAS EXCAVACIONES PROPUESTO. LOS DRENAJES COMPARTIMENTADO BIEN.

EL COSTO PARA INSTALAR UN SISTEMA SEPTICO EN UN LOTE INDIVIDUAL ES DE **\$0,000.00**, INCLUIDO EL COSTO POR EL PERMISO Y LA LICENCIA REQUERIDOS. TODO OSSF HA SIDO INSTALADO DESPUES DEL MOMENTO DE SOLICITUD PARA LA APROBACION FINAL DE LA PLATAFORMA TOTAL DE **\$000,000.00** EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO HA INSPECCIONADO Y APROBADO LA INSTALACION DE TODOS LOS HABITACIONES EL **18 DE ABRIL DEL 2019** DE CORREO POR EL ESTADO DE HEALTH.

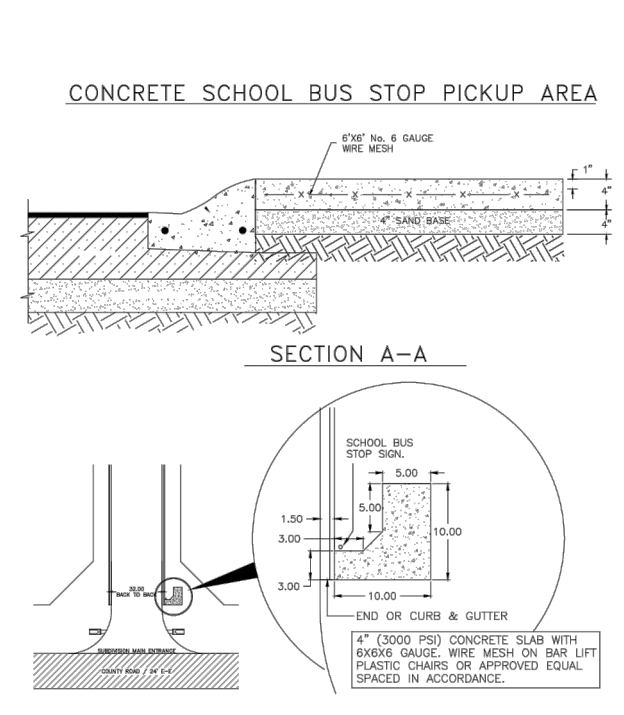
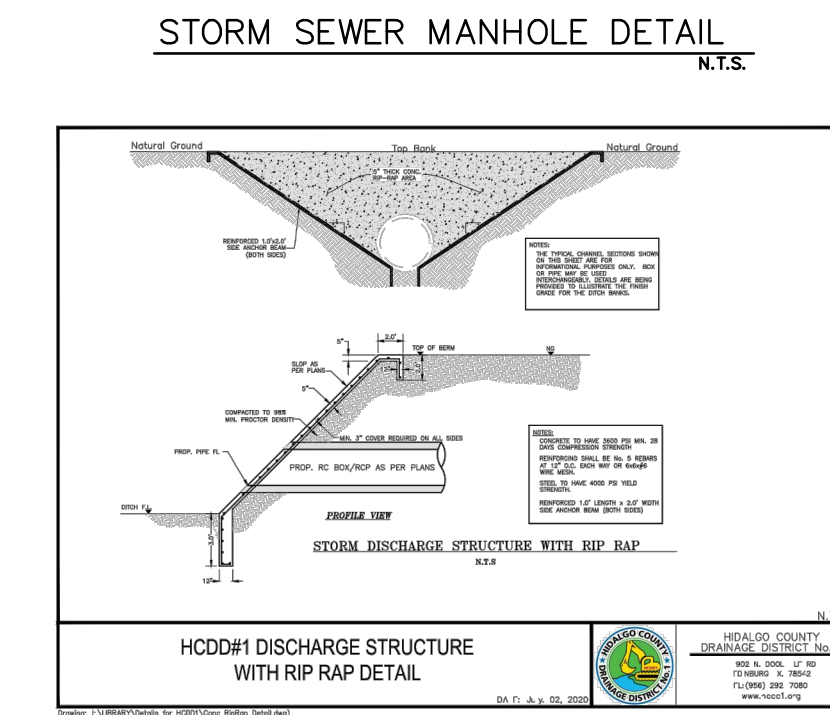
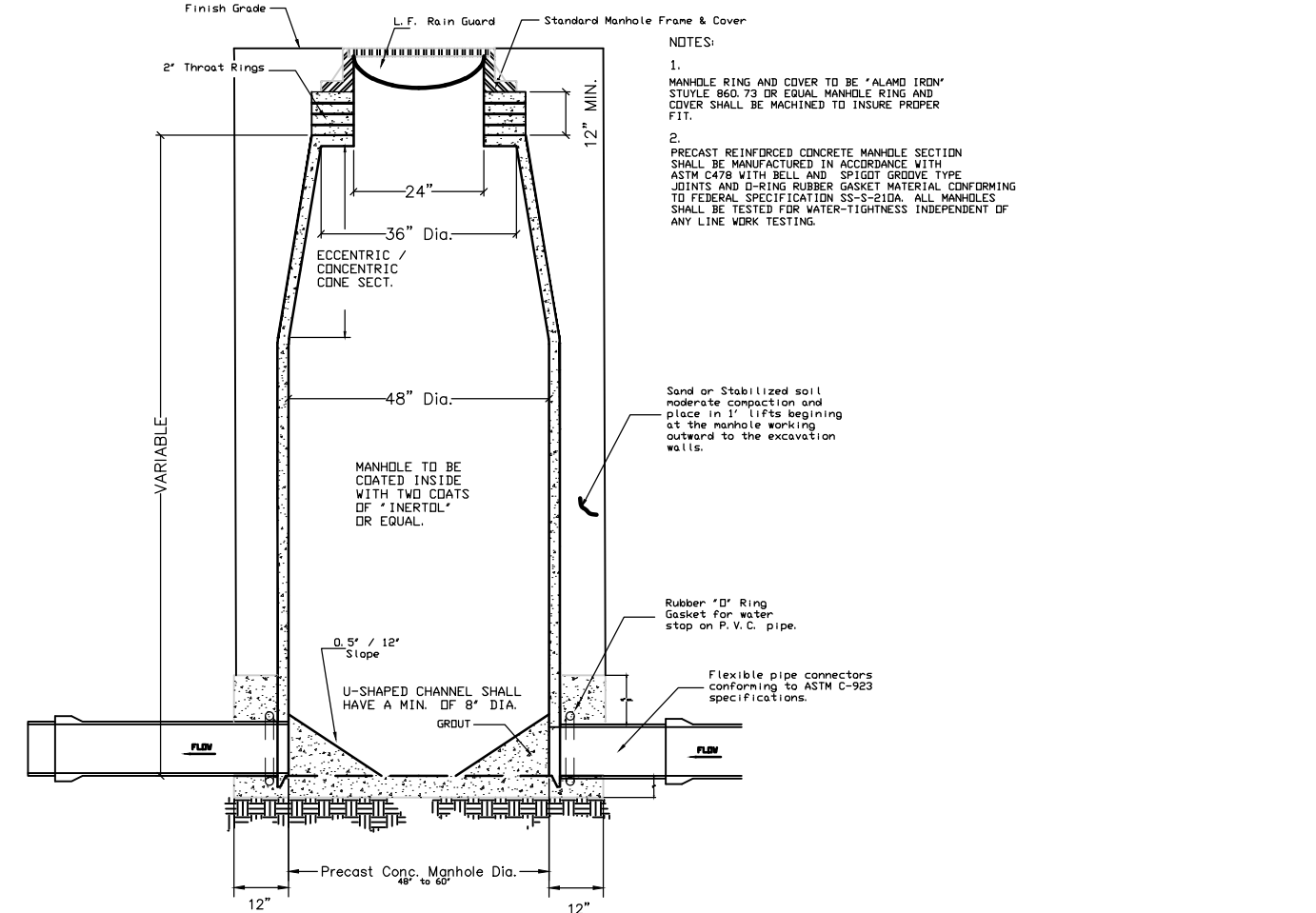
**INGENIERO DE CERTIFICACION:**

CON MI FIRMA, CERTIFICO QUE EL AGUA Y LAS AGUAS RESIDUALES INSTALACIONES SERVICIO DESCRITOS ANTERIORMENTE ESTAN EN CONFORMIDAD CON LAS REGLAS MODELO ADOPTADO BAJO LA SECCION 16.343, CODIGO DE AGUAS. CERTIFICO QUE EL COSTO PARA INSTALAR EL SISTEMA DE DISTRIBUCION DE AGUA Y ALCANTARILLADO EN EL LUGAR, SE DISCUTO ANTERIORMENTE, SON LOS SIGUIENTES:

LAS INSTALACIONES DE AGUA – ESTAS INSTALACIONES CONSTRUIDOS EN SU INTEGRIDAD, CON LA INSTALACION DE CONTADORES DE AGUA, TENDRA UN COSTO TOTAL DE **\$000,000.00** GRAND QUE ES IGUAL A **\$0,000.00** POR LOTE.

ALCANTARILLADO – SISTEMA SEPTICO SE HA INSTALADO EN UN TOTAL DE **\$0,000.00** COSTE POR LOTE (TODO INCLUIDO), PARA UN TOTAL DE **\$000,000.00** PARA LA SUBDIVISION TODO.

ENGINEER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_



SCALE: 1" = 100'

**PLAT OF  
PUENTE DEL SUR SUBDIVISION**

AN 80.00 ACRE TRACT OF LAND BEING ALL OF LOTS 1 AND 4, BLOCK 24, LA DONNA PLAT SUBDIVISION, AS RECORDED IN VOLUME 1, PAGE 51, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CERTAIN TRACT DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 2134602, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

DATE: NOVEMBER 24, 2020 SCALE IN FEET 0 100' 200' 300' SCALE: 1" = 100'

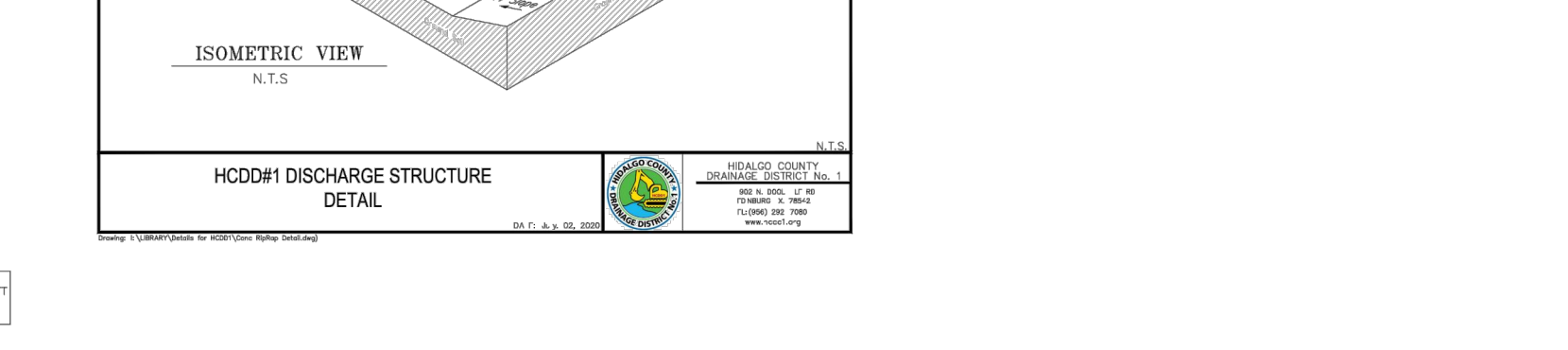
PREPARED BY: **R. E. GARCIA & ASSOCIATES**  
ENGINEERS, SURVEYORS, PLANNERS  
ENGINEER (P-5001) & SURVEYOR (10015300)  
115 NORTH 12th AVE.  
EDINBURG, TEXAS 78541 (936) 381-1061  
EMAIL: REGA500C@AOL.COM

NO.	SHEET	REVISION NOTES	DATE	APPROVED

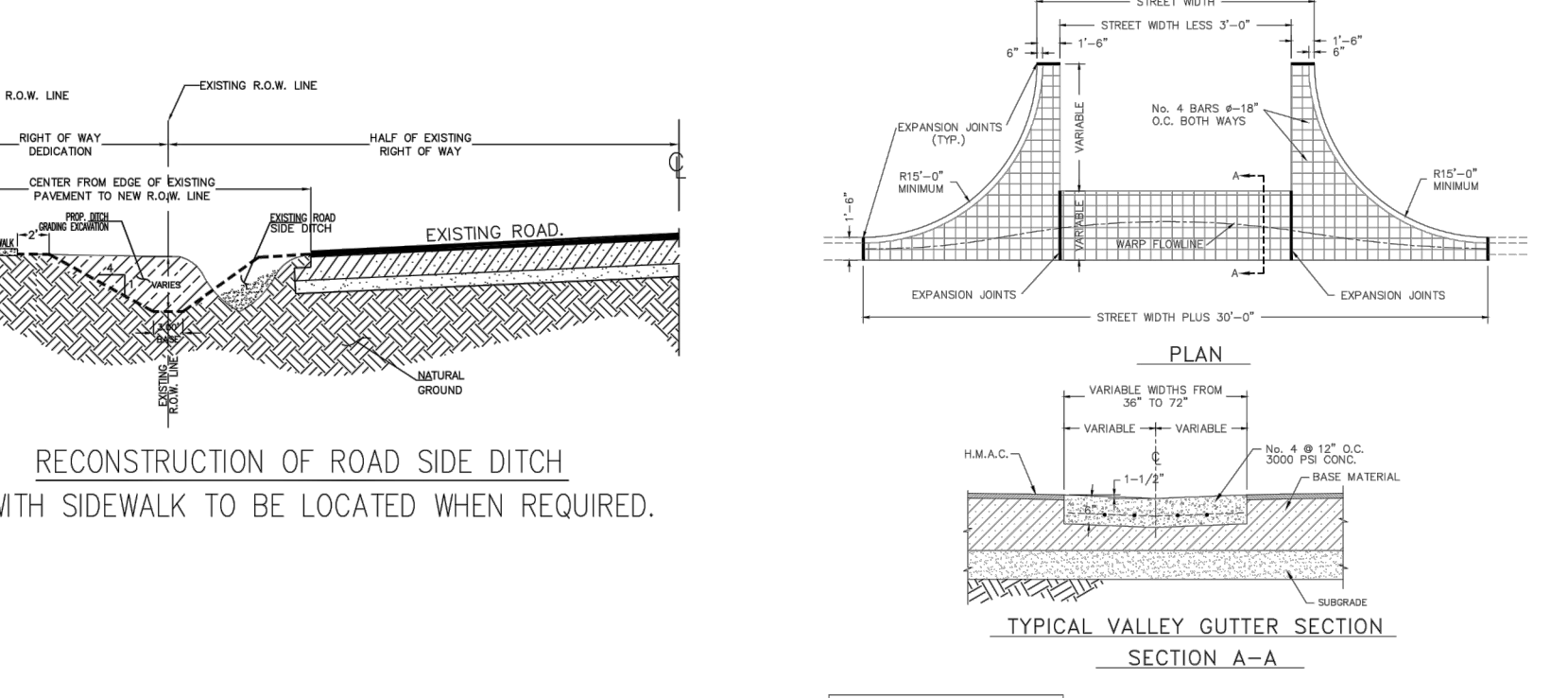
**SHEET NO. 5  
OF 5 SHEETS**

**COST ESTIMATE**

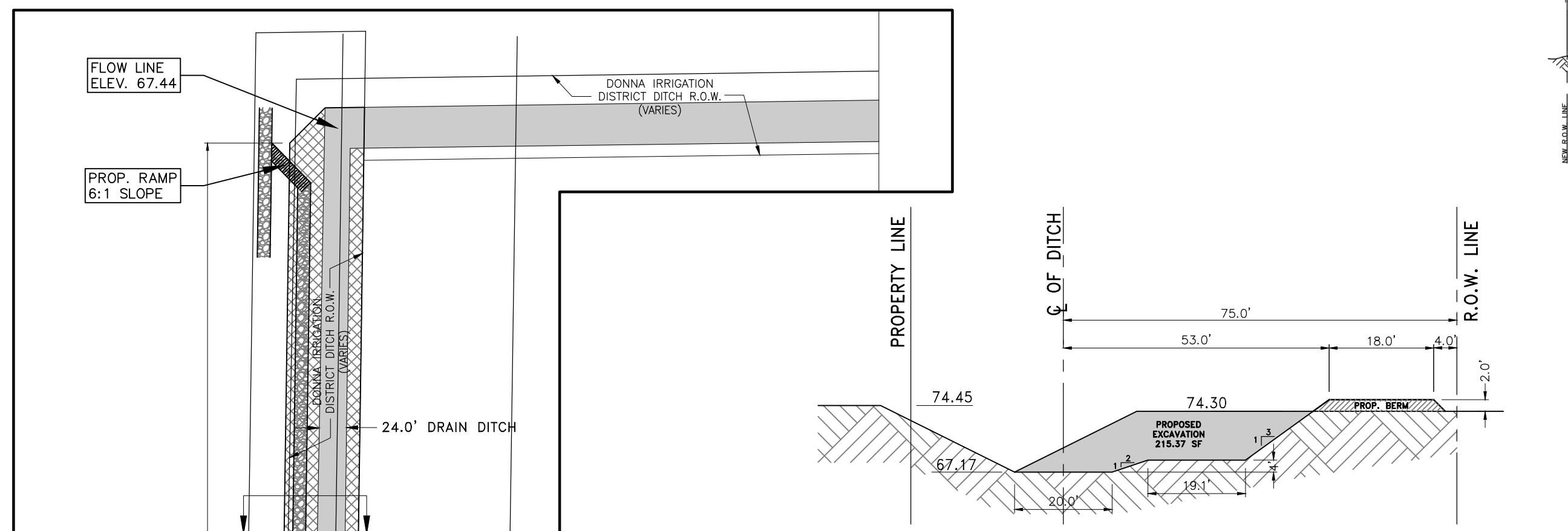
WATER	\$000,000.00
OSSF	\$000,000.00
PAVING	\$000,000.00
DRAINAGE	\$000,000.00
<b>TOTAL</b>	<b>\$000,000.00</b>



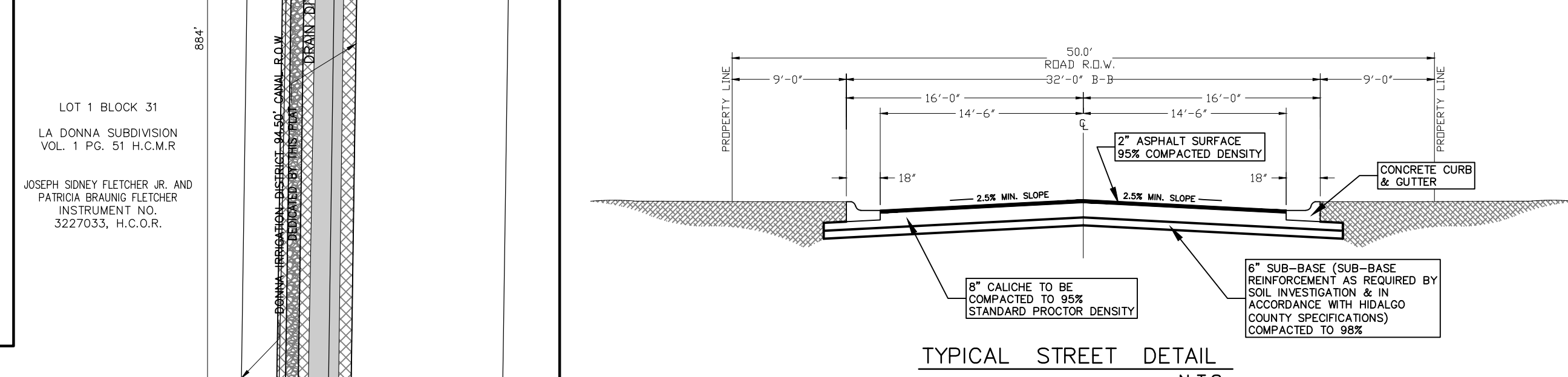
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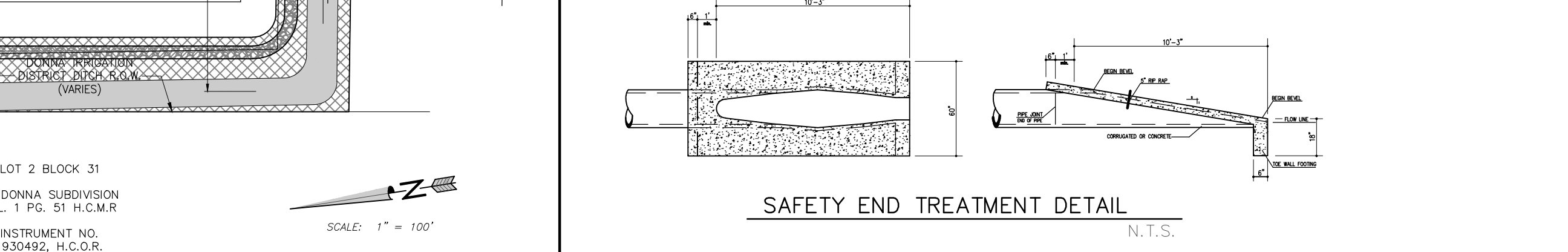
SCALE: 1" = 100'



**DITCH MODIFICATION DETAIL SECTION A-A SCALE N.T.S.**



SCALE: 1" = 100'



SCALE: 1" = 100'

**SUBDIVIDER CERTIFICATION**  
1. – BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, THE 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 BY THE STATE AND COUNTY REGULATIONS.

**SUBDIVIDER STATEMENT:**  
I, **PUENTE DEL SUR, LTD.**, SUBDIVIDER OF **PUENTE DEL SUR SUBDIVISION**, HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE FOR THE H.C.H.D.; THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUANTITY & QUALITY 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. AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

PATRICIA B. FLETCHER, PRESIDENT  
PUENTE DEL SUR, LTD.  
711 N. MCCOLL RD, SUITE B  
MCALLEN, TEXAS 78501

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 **PUENTE DEL SUR, LTD.**, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE 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