



Anthony Uresti
Director of Planning

HIDALGO COUNTY PLANNING DEPARTMENT

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

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 4-02-2024

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: 122 ☒ SINGLE FAMILY ☐ *MULTI-FAMILY ☐ COMMERCIAL ☐ INDUSTRIAL

NUMBER OF STREETLIGHTS: 27

FILLING STATIONS: 16

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

SUBDIVISION LIES WITHIN THE: ☒ ETJ OF DONNA

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. FINAL APPROVAL DATE: 02-13-2024 BY, PRECINCT 1 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 01-30-2024 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: ☒ OSSF'S HAVE BEEN INSTALLED.

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

H.C.E.O.C. FINAL APPROVAL DATE: 02-12-2024 : 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: 6/25/2021

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.

*

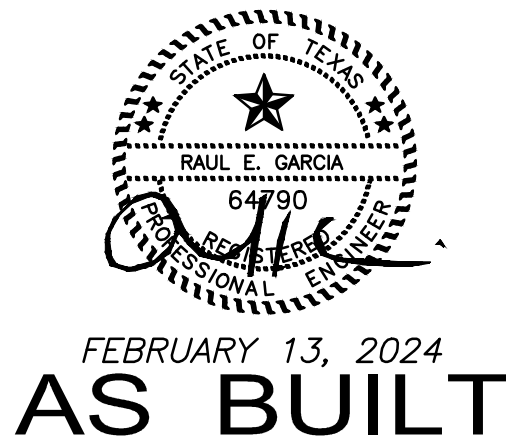
REVISION NOTES				
NO.	SHEET	REVISION	DATE	APPROVED
		IRRIGATION LINE CROSSING	07/21/23	

PUENTE DEL SUR SUBDIVISION

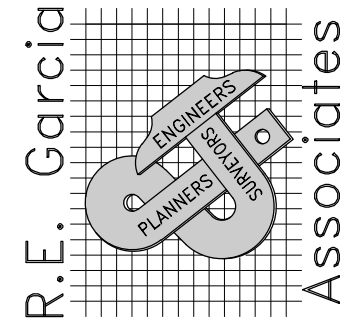
DEVELOPER: PUENTE DEL SUR, LTD.

INDEX

SHEET 1	COVER PAGE
SHEET 2-3	PLAT
SHEET 4	WATER LAYOUT
SHEET 5	STREET & DRAINAGE LAYOUT
SHEET 6	2ND PLAT
SHEET 7	STREET LIGHT LAYOUT
SHEET 8	SW3P PLAN
SHEET 9-10A	DETAIL SHEET



R. E. GARCIA & ASSOCIATES
ENGINEERS, SURVEYORS, PLANNERS
ENGINEER (P-5061) & SURVEYOR (10015300)
116 NORTH 12th AVE.
EDINBURG, TEXAS 78541 (956) 381-1061
EMAIL: REGASSOC@AOL.COM



PROJECT :
COVER SHEET
PUENTE DEL SUR SUBDIVISION

JOB # 2020-166

DATE: NOVEMBER 24, 2020

REVISIONS:
FEBRUARY 01, 2022

DRAWN BY: E.S.

SHEET NO.

1 / 10

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 FOUND 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.

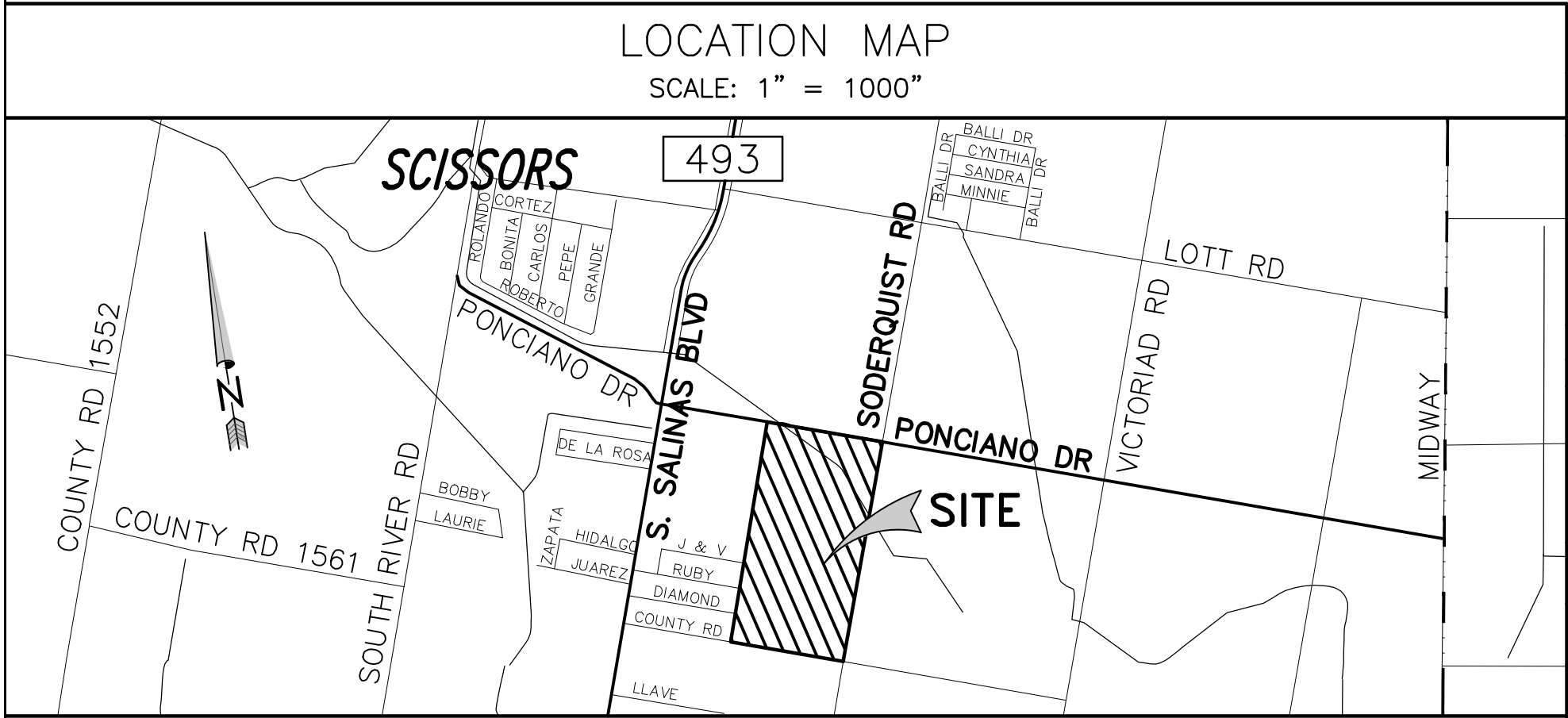
THENCE N00°02'00"E ALONG THE WEST LINE OF SAID LOT 4, BLOCK 24, ALSO BEING THE EAST LINE OF SAID SOUTH DONNA SUBDIVISION, PASS AT 990.00 FEET A POINT BEING THE NORTHEAST CORNER OF SAID SOUTH DONNA SUBDIVISION, PASS AT 1,320.00 FEET A POINT BEING THE NORTHWEST CORNER OF SAID LOT 4, BLOCK 24, ALSO BEING 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 S00°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 SOUTHEAST 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:
- 1.) FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "B" AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN COMMUNITY-PANEL NO. 480334.0500 C EFFECTIVE DATE: JANUARY 2, 1981
- THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAIN ADMINISTRATOR IDENTIFY 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. IT 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'
PONCIANO RD 50.00'
SODERQUIST RD 30.00'
MILE 141/2 NORTH 30.00'
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
- 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 OCCUPANCY OF THE LOT. NO COMMERCIAL WILL BE PERMITTED ON ANY OF THE LOTS.
- 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 0.00 FEET WEST.
BM-2: ELEVATION: _____ DATUM: A DISC SET 0.00 FEET WEST.
- 6.) DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE DEVELOPED TO DRAIN A TOTAL OF 354,418 CUBIC-Feet (8.14 ACRE-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.
- 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.) NO ACCESS WILL BE ALLOWED FROM MILE 141/2 ON TO LOTS 99, 100 AND 122. DEVELOPER IS REQUIRED TO INSTALL A BUFFER FENCE.
- 10.) NO COMMERCIAL OR RESIDENTIAL STRUCTURE OF ANY KIND SHALL BE ALLOWED ON LOT 123. LOT OWNER SHALL MAINTAIN LOT 123.
- 11.) 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 OCCUPANCY OF A LOT.
- 12.) 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.
- 13.) 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.
- 14.) 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.
- 15.) 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 OCCUPANCY AN EASEMENT.
- 16.) ALL CORNERS SET HALF (1/2) INCH IRON ROD WITH PLASTIC CAP STAMPED R.P.L.S. 4204 OR AS NOTED.
- 17.) SIDEWALKS ARE REQUIRED AT BUILDING PERMIT STAGE ON ALL STRETS.
- 18.) 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.
- 19.) THE PURCHASER OF LOT FRONTING PONSIANO ROAD, MILE 4 1/2 NORTH ROAD AND SODERQUIST SHALL BE RESPONSIBLE TO INSTALL DRIVEWAY CULVERT REINFORCED CONCRETE PIPE OF ON LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH.
- 21.) 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.
- 22.) NO FARM ANIMALS OR LIVESTOCK OF ANY KIND (COWS, HORSES, SHEEP, GOATS, POULTRY, RABBITS, PIGS, ETC.) SHALL BE HOUSED, PENNED OR KEPT WITHIN ANY LOT OF THE PUENTE DEL SUR SUBDIVISION.



PRINCIPAL CONTACTS:

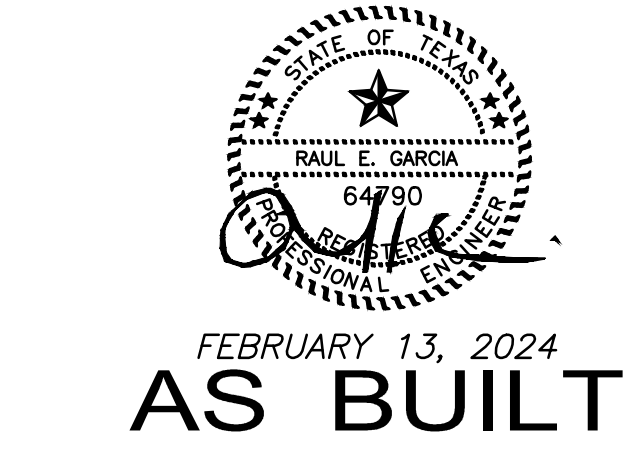
NAME: _____ ADDRESS: _____ CITY, STATE & ZIP: _____ PHONE # _____

OWNER: PUENTE DEL SUR LTD. 711 N. McCOLL RD. SUITE B MCALLEN, TX. 78501 (956) 992-9650

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

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	
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 DIMENTIONS, 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



REVISION NOTES				
NO.	SHEET	REVISION	DATE	APPROVED
		IRRIGATION LINE CROSSING	07/21/23	

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

ENGINEER (P-5001) & SURVEYOR (10015300)

116 NORTH 12th AVE.
EDINBURG, TEXAS 78539 (956) 381-1061
EMAIL: REGAASOCC@AOL.COM

JOB NO.: 2020-166
DRAWN BY: D.E.S.

REVISED: FEBRUARY 01, 2022

R.E. Garcia Associates

SHEET NO. 1 OF 5 SHEETS

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

I, PUENTE DEL SUR LTD., AS OWNER OF THE 80.00 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED PUENTE DEL SUR SUBDIVISION HEREBY SUBDUVE 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 _____
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 COMPANY 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 _____

REGISTERED PROFESSIONAL LAND SURVEYOR #4204

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

I, 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 _____

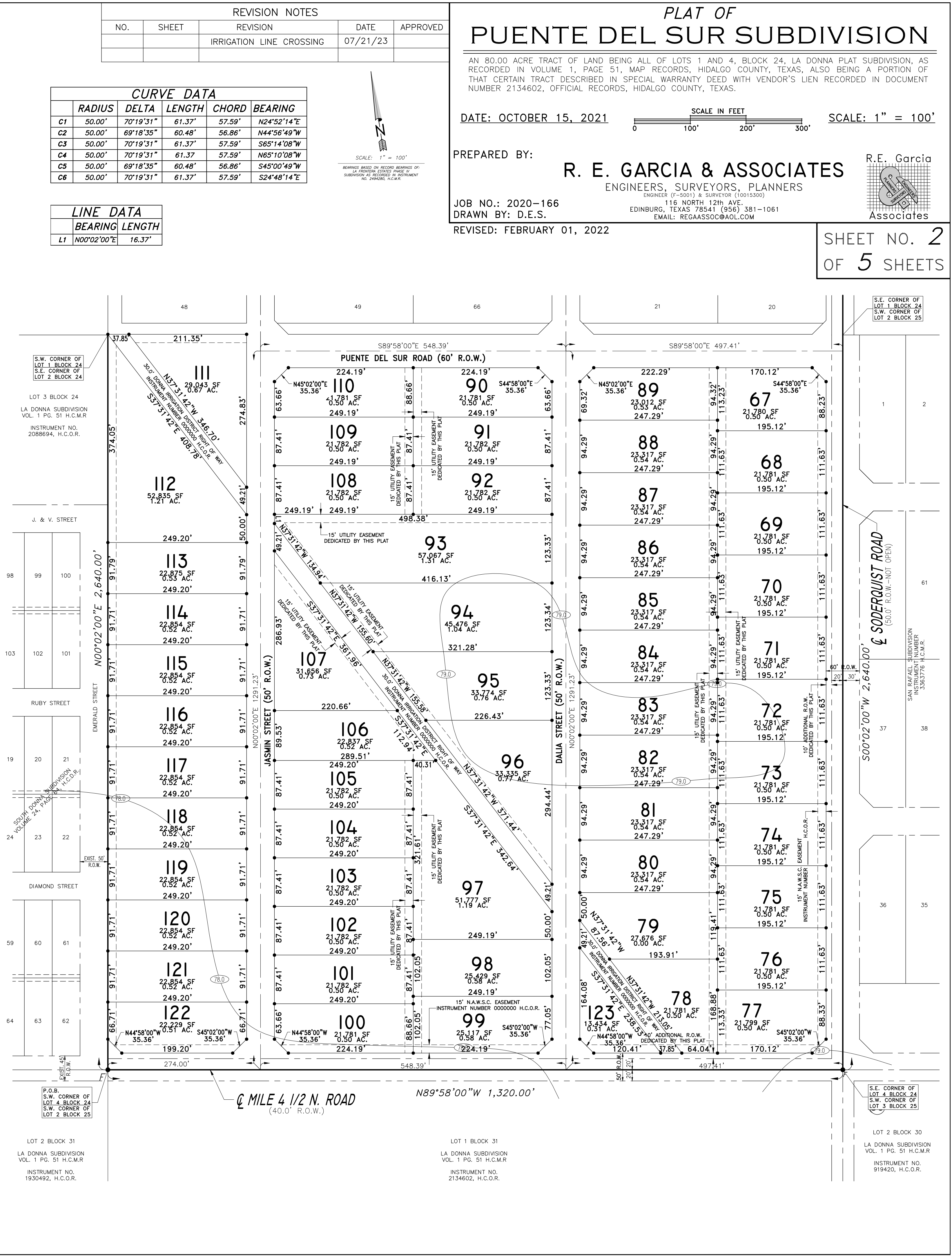
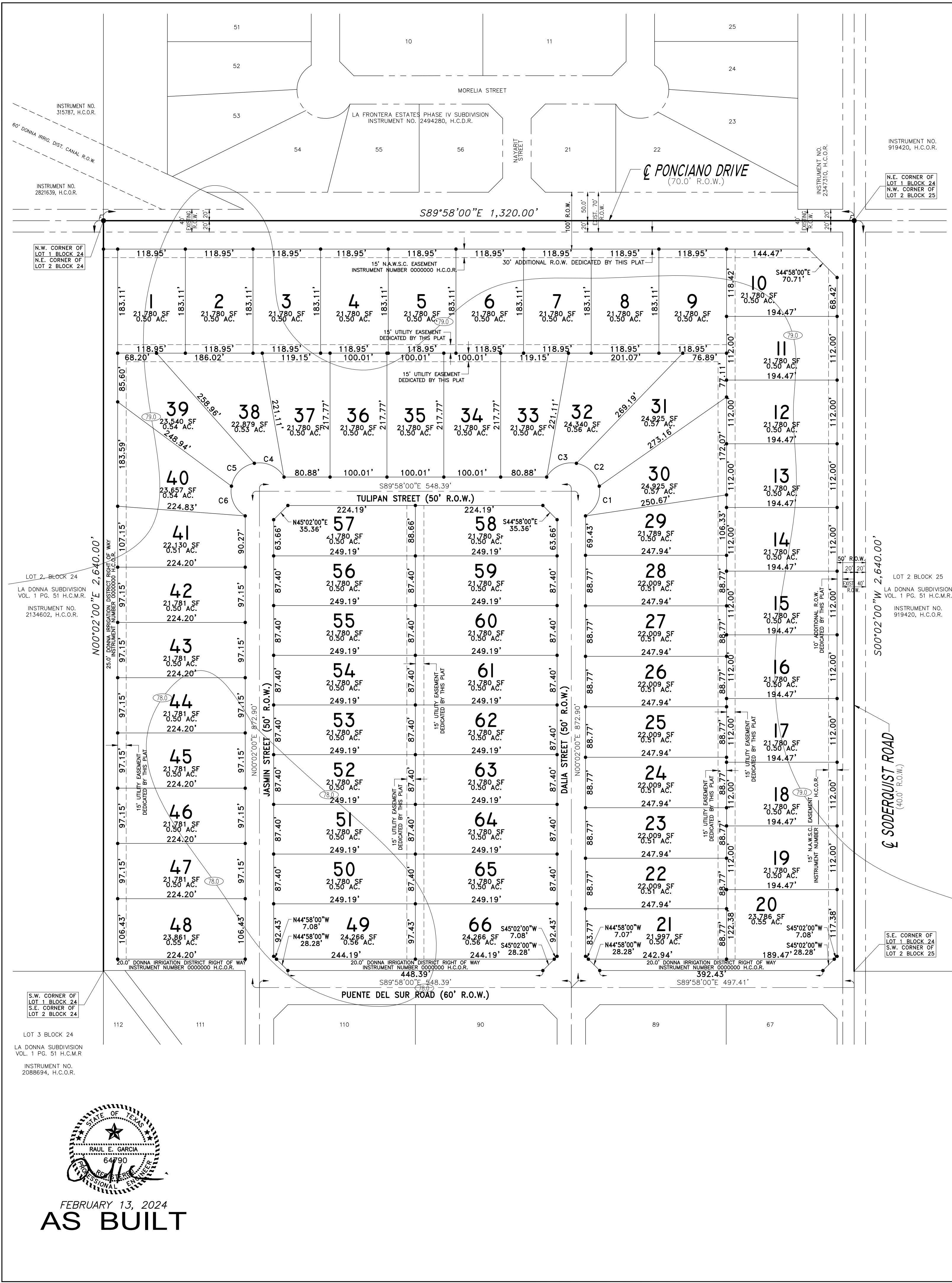
THE STATE OF TEXAS
COUNTY OF HIDALGO

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.

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



REVISION NOTES			
NO.	SHEET	REVISION	DATE
		IRRIGATION LINE CROSSING	07/21/23

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

LINE DATA	
BEARING	LENGTH
L1	N00°02'00"E 16.37'

PLAT OF PUENTE DEL SUR SUBDIVISION

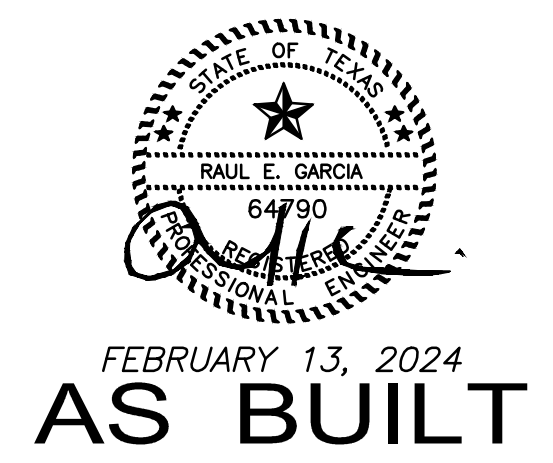
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DATE: OCTOBER 15, 2021
SCALE IN FEET
0 100' 200' 300'
SCALE: 1" = 100'

PREPARED BY:
R. E. GARCIA & ASSOCIATES
ENGINEERS, SURVEYORS, PLANNERS
ENGINEER (P-5001) & SURVEYOR (10015300)
115 NORTH 12th AVE.
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EMAIL: REGASOC@AOL.COM

JOB NO.: 2020-166
DRAWN BY: D.E.S.
REVISED: FEBRUARY 01, 2022

SHEET NO. 2
OF 5 SHEETS



FEBRUARY 13, 2024
AS BUILT

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.

A horizontal scale bar with a double-line border. Above the bar, the text "SCALE IN FEET" is centered. Below the bar, there are four tick marks labeled "0", "100'", "200'", and "300'". The bar is divided into three equal segments of 100 feet each.

PREPARED BY:

R. E. GARCIA & ASSOCIATES
ENGINEERS, SURVEYORS, PLANNERS
ENGINEER (F-5001) & SURVEYOR (10015300)

R.E. Garcia

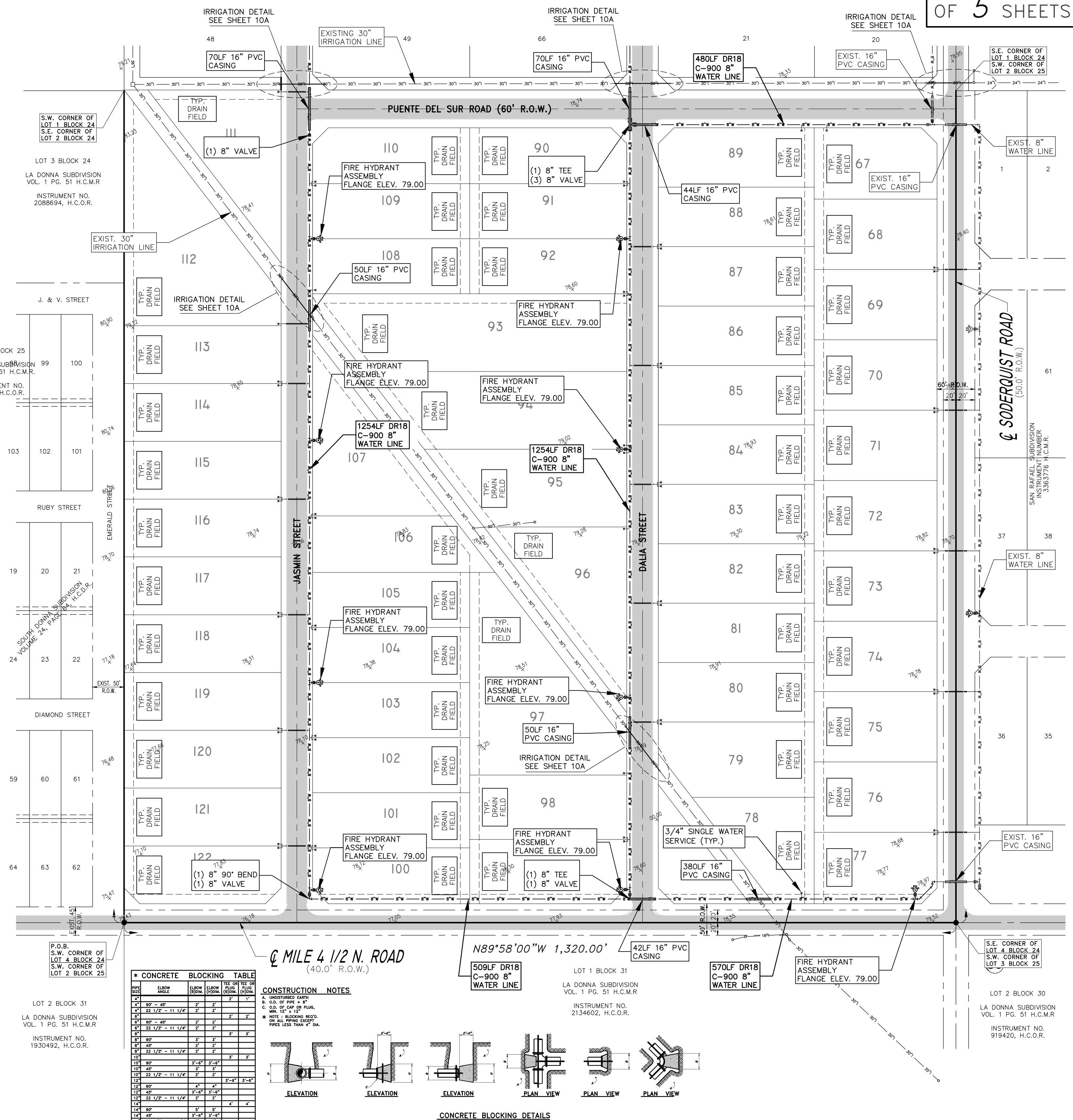
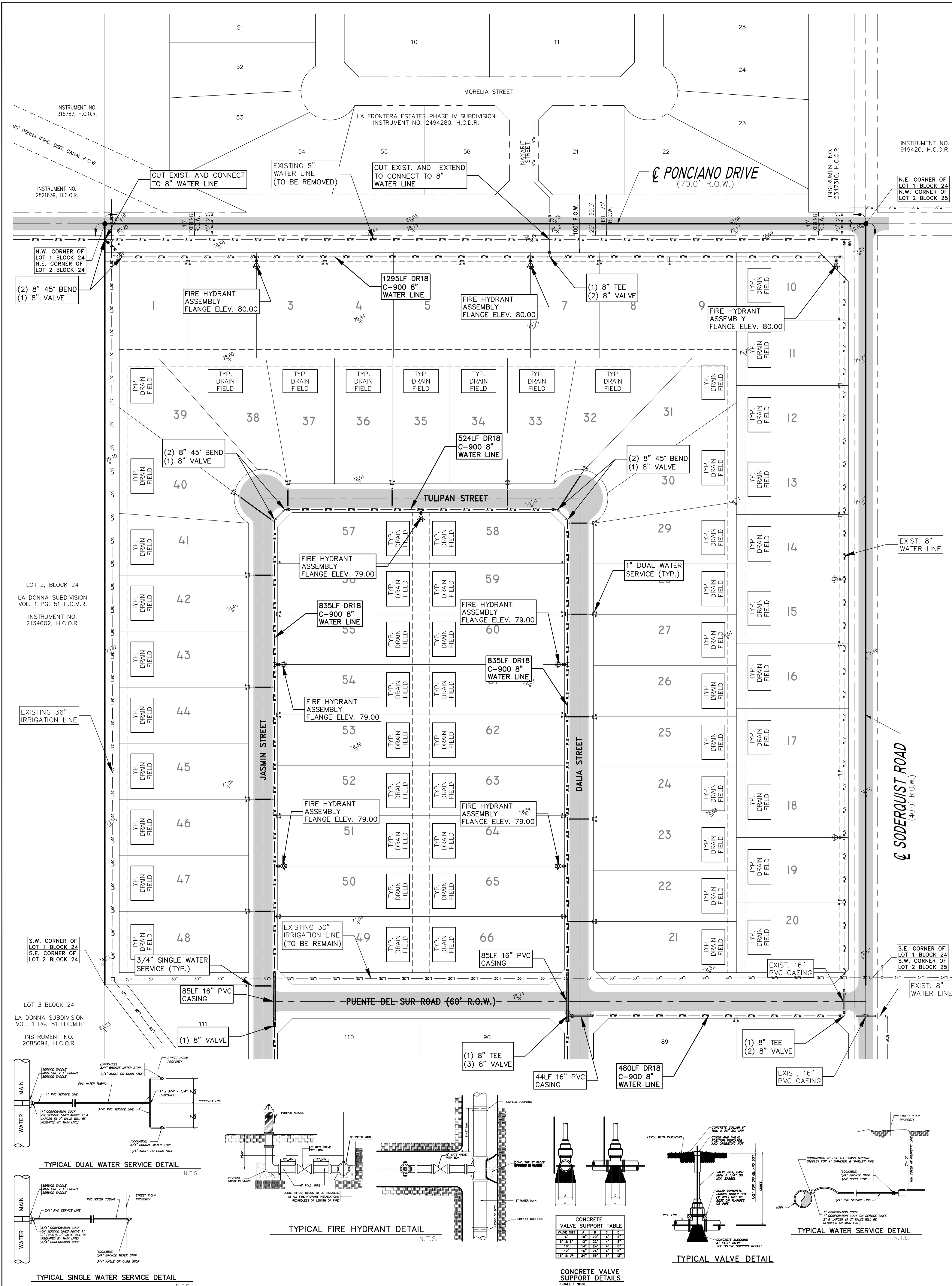
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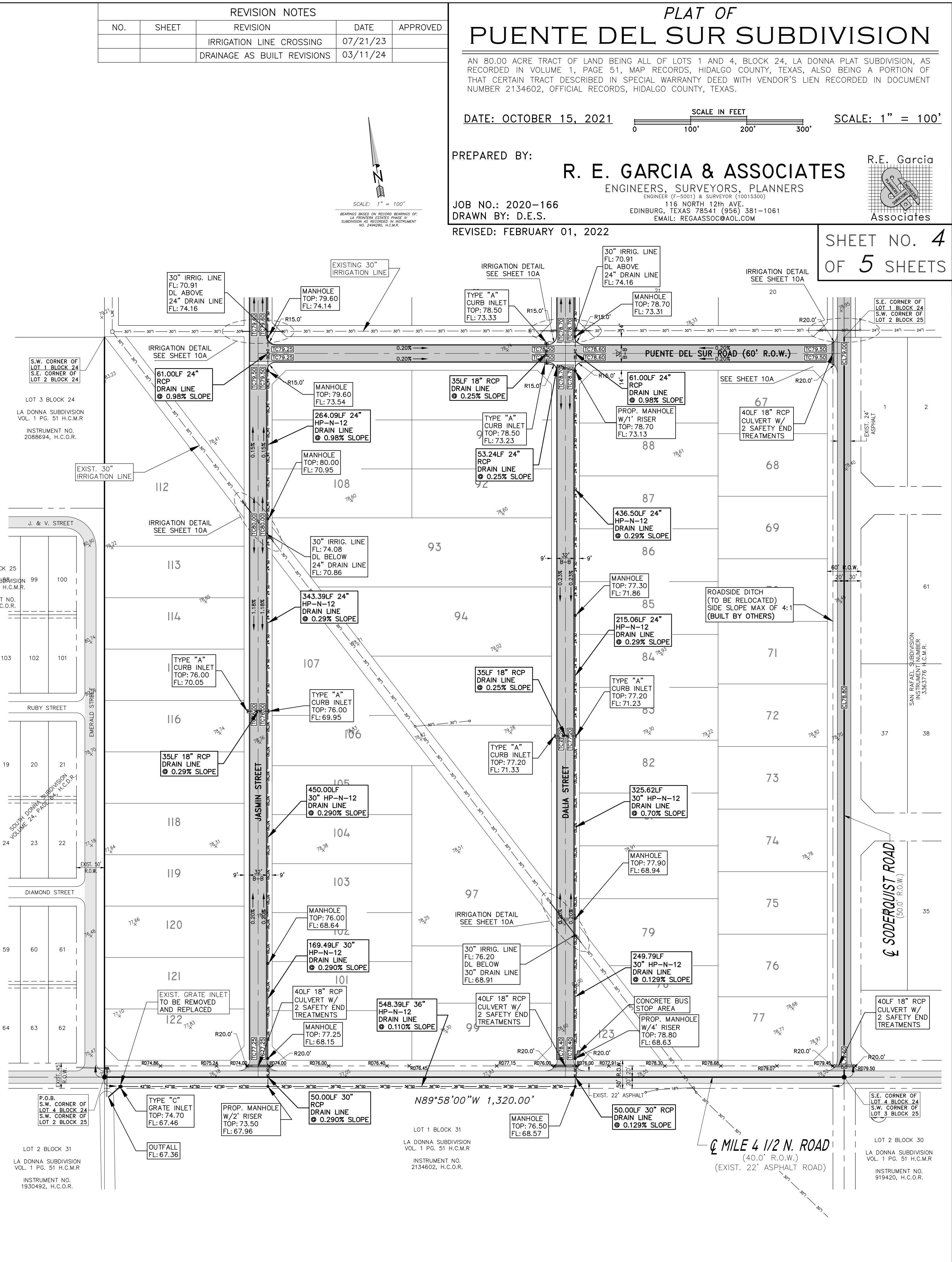
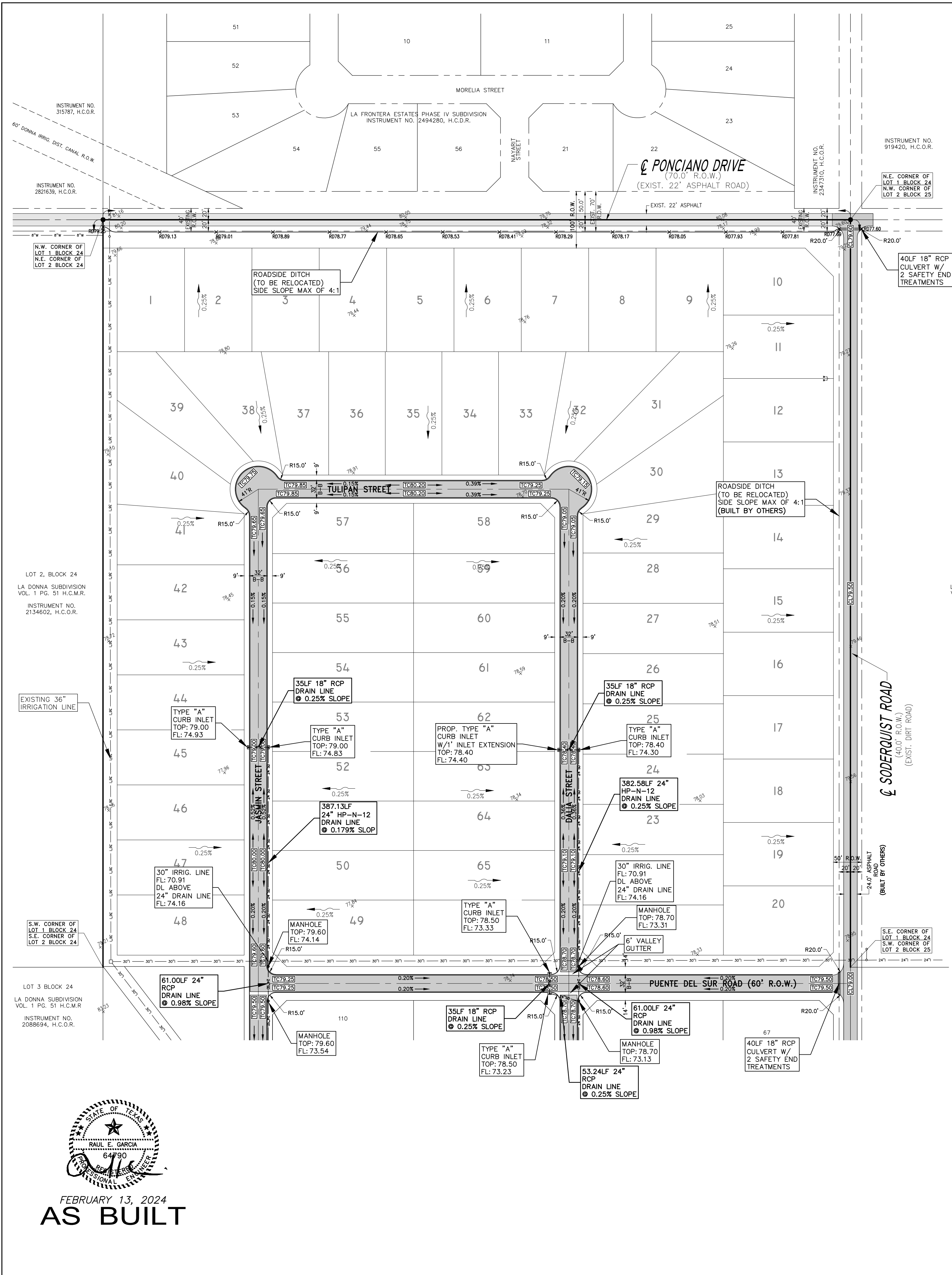
116 NORTH 12th AVE.
EDINBURG, TEXAS 78541 (956) 381-1061
EMAIL: REGAASSOC@AOL.COM

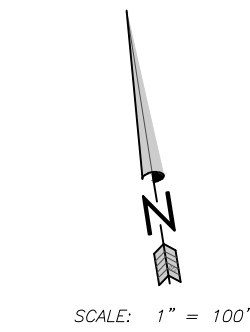
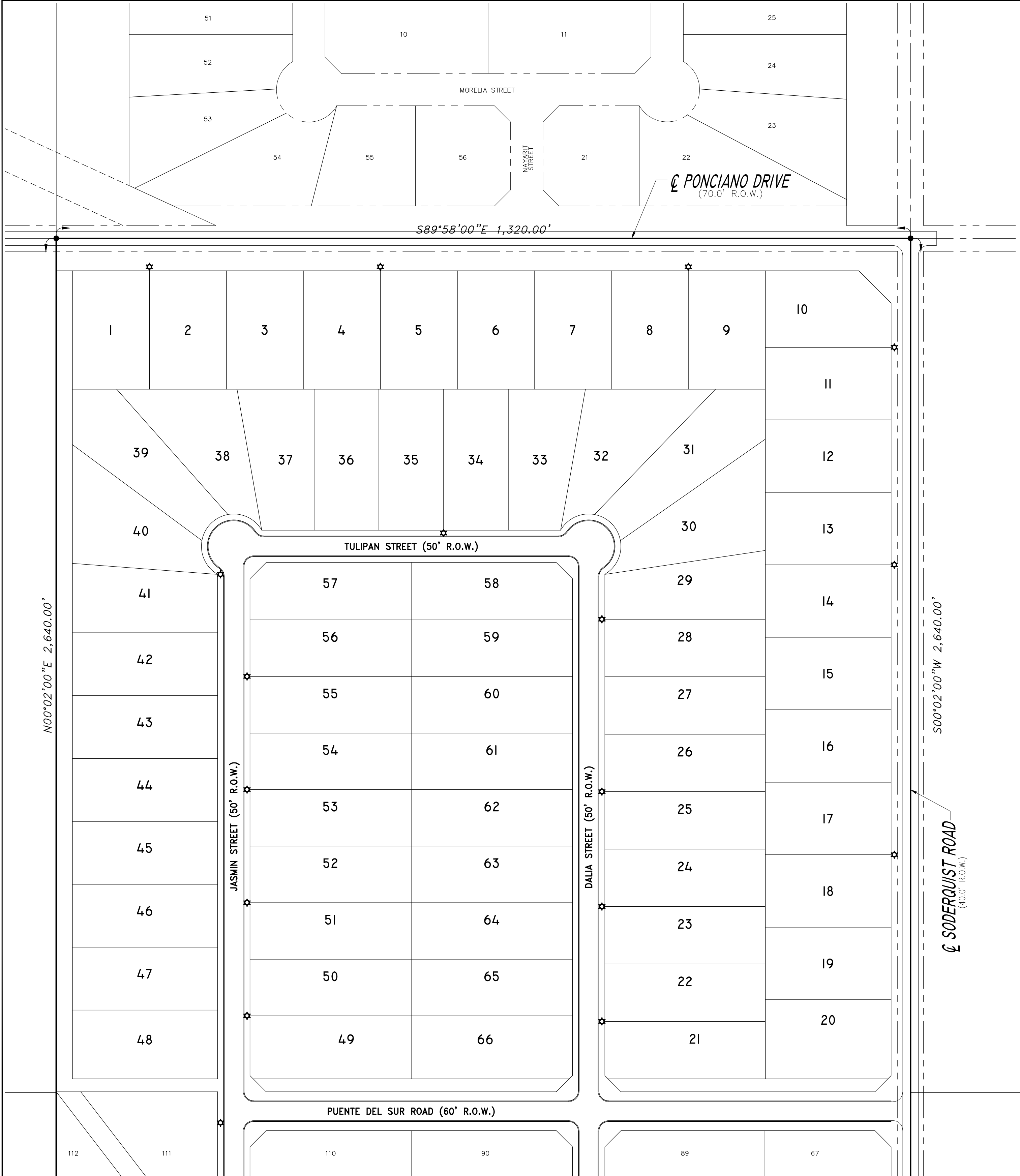
Associates

REVISÉ: FEBRUARY 01, 2022

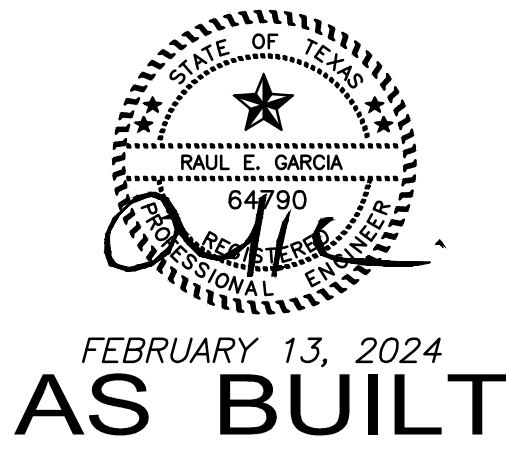
SHEET NO. 3
OF 5 SHEETS



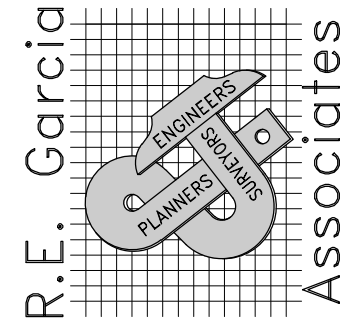




LEGEND:
★ ~PROPOSED STREET LIGHT



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PROJECT :
STREET LIGHT LAYOUT
PUENTE DEL SUR SUBDIVISION

JOB # 2020-166

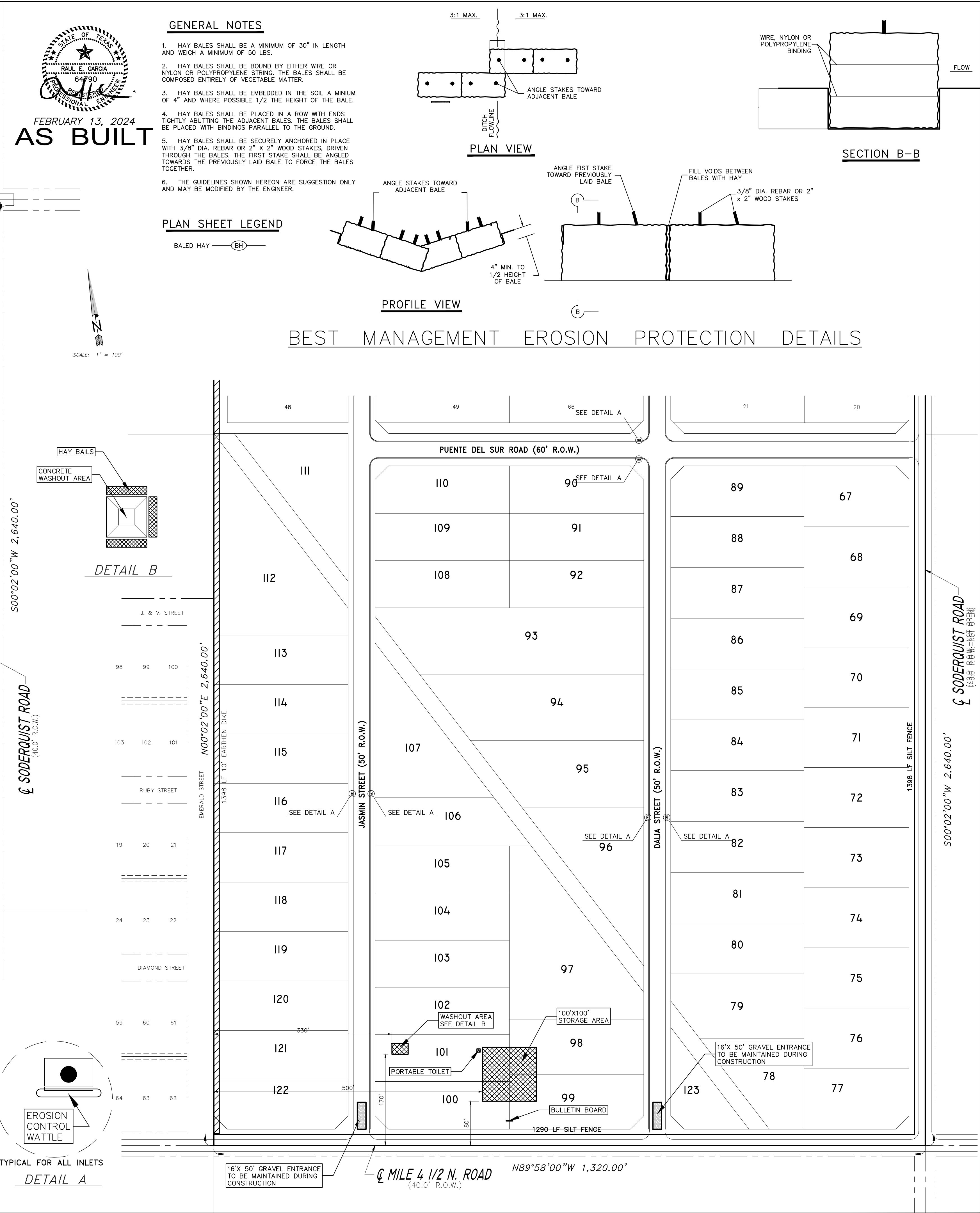
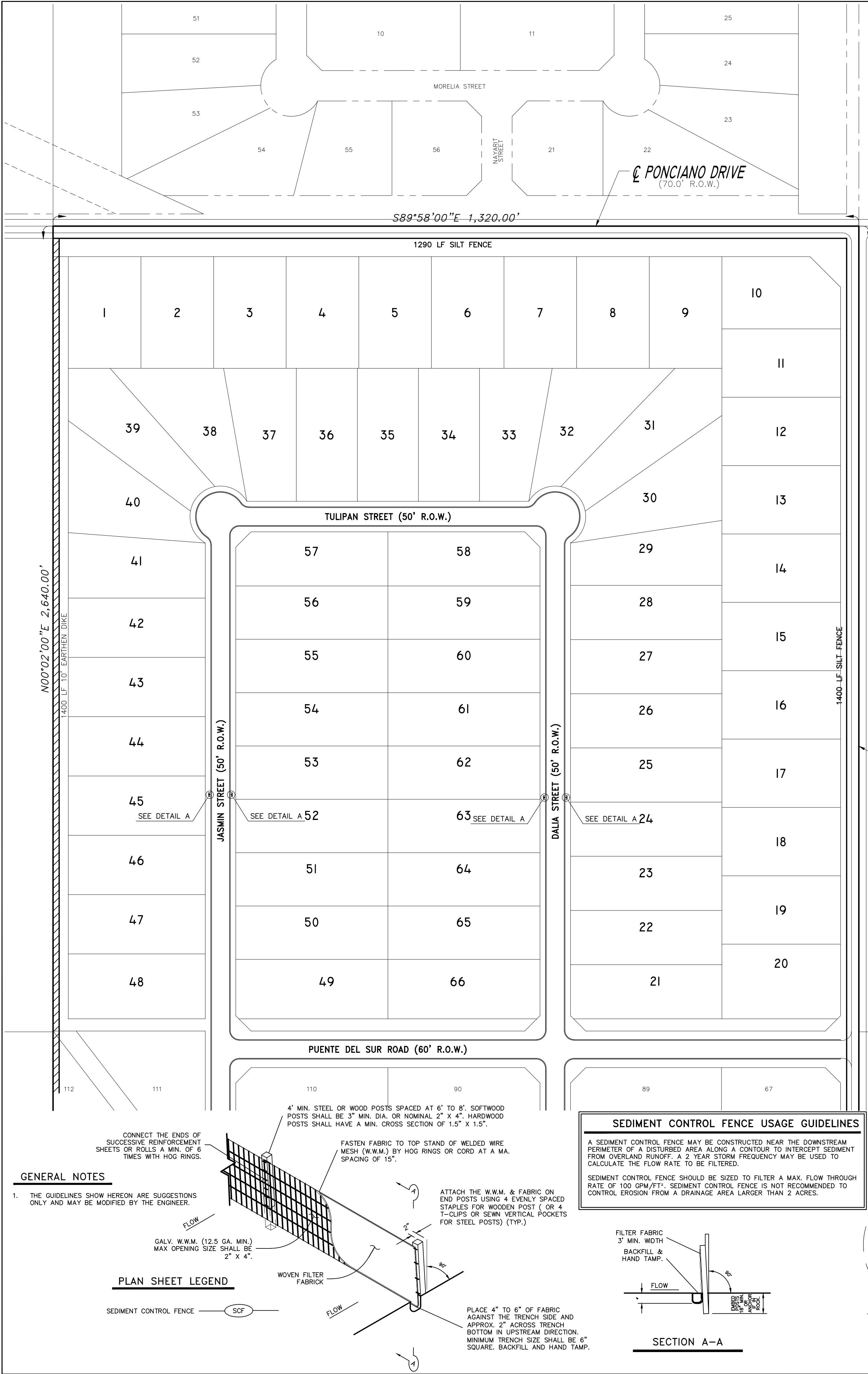
DATE: JUNE 18, 2021

REVISIONS:
07/21/23

DRAWN BY: D.E.S.

SHEET NO.

7 / 10



R. E. GARCIA & ASSOCIATES

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PROJECT :

JOB # 2020-166

DATE: JUNE 18, 2021

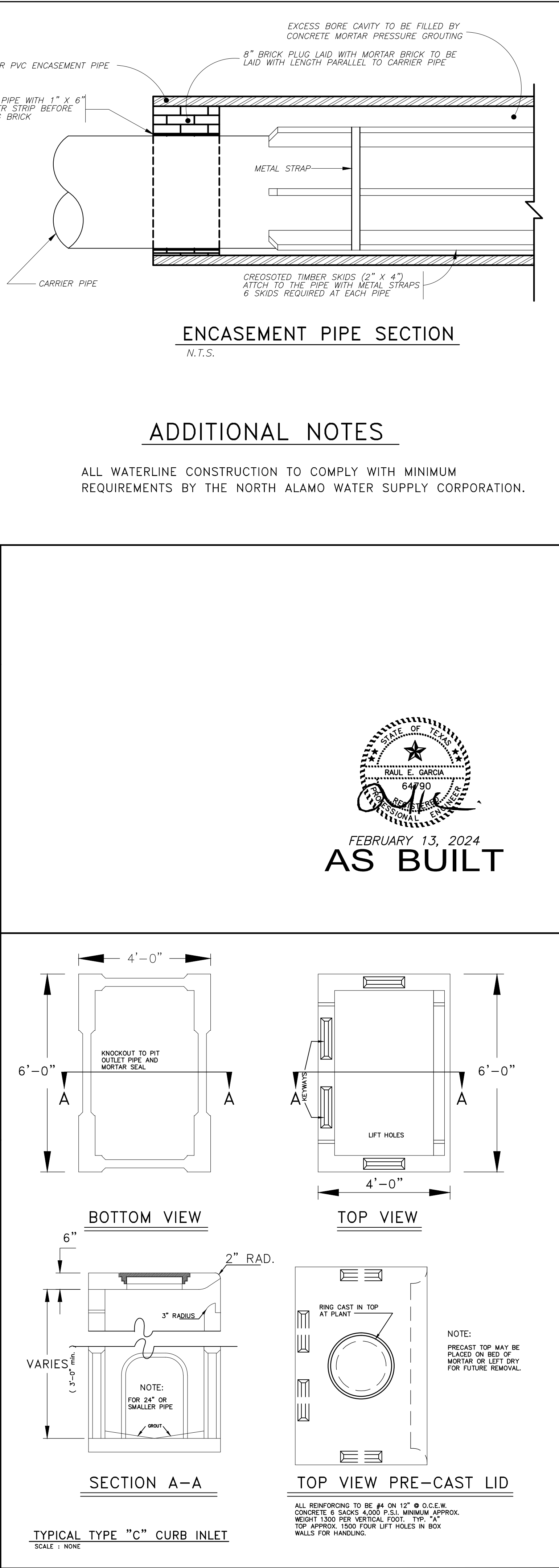
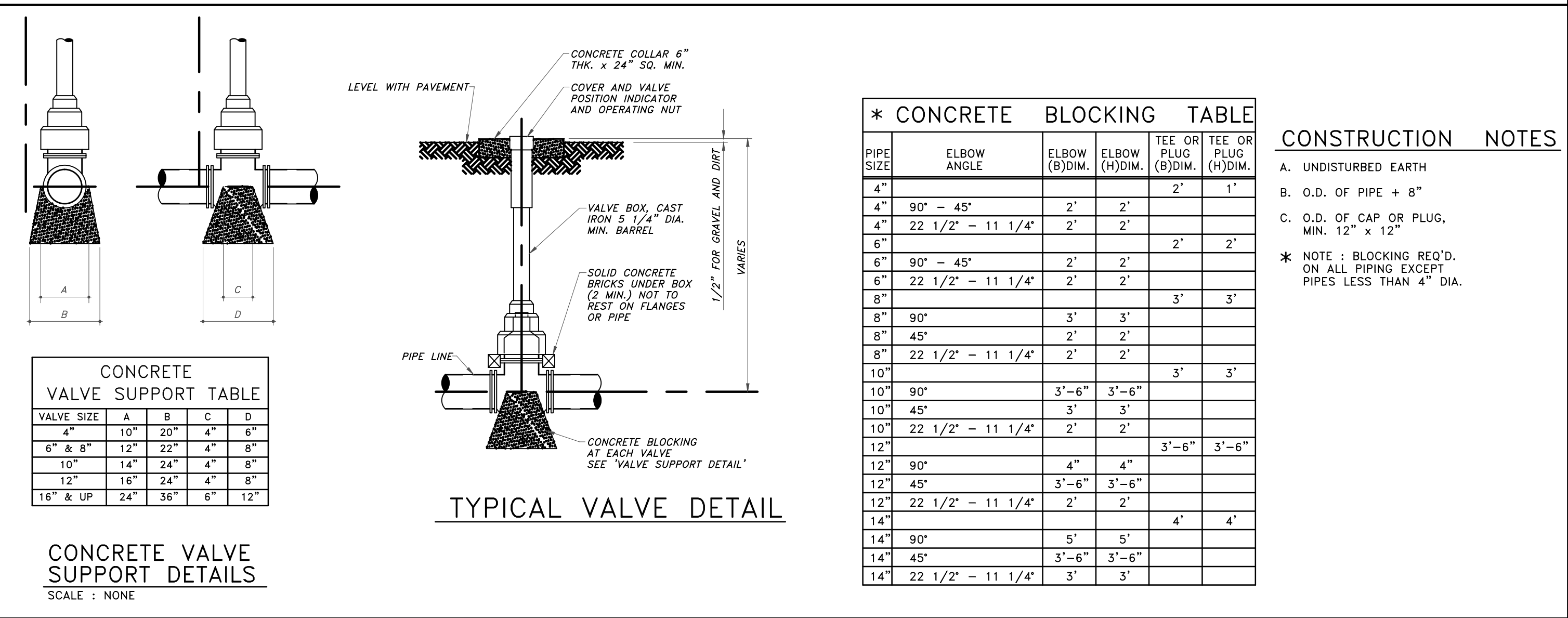
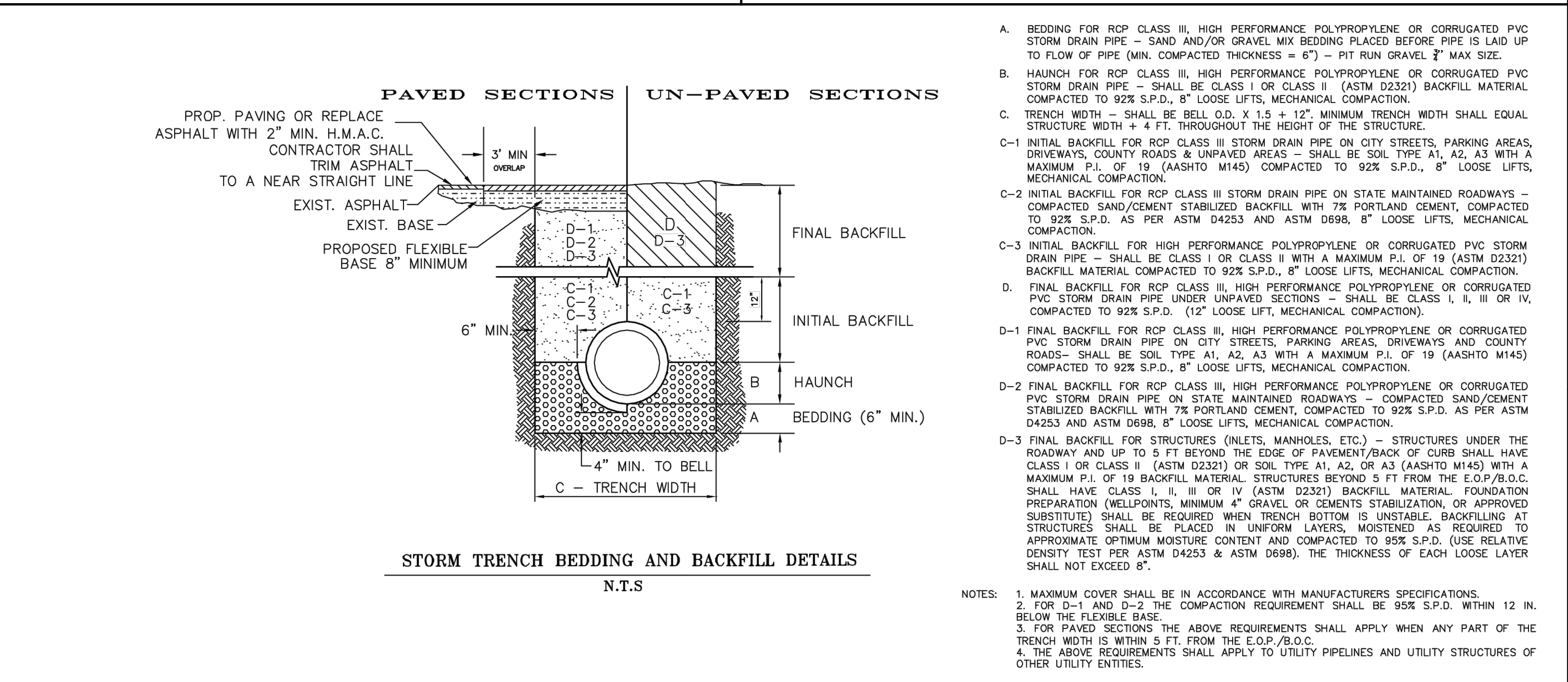
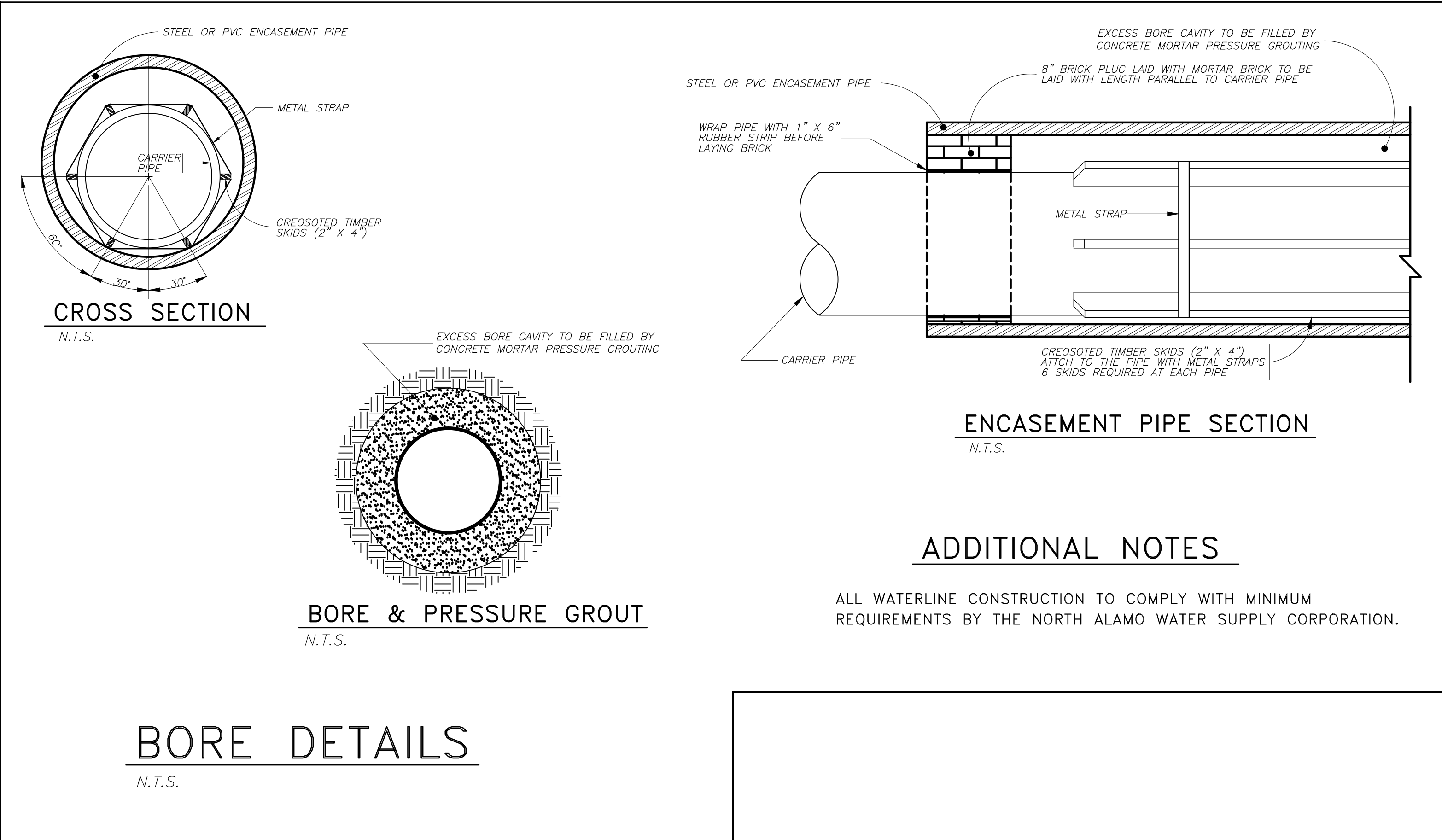
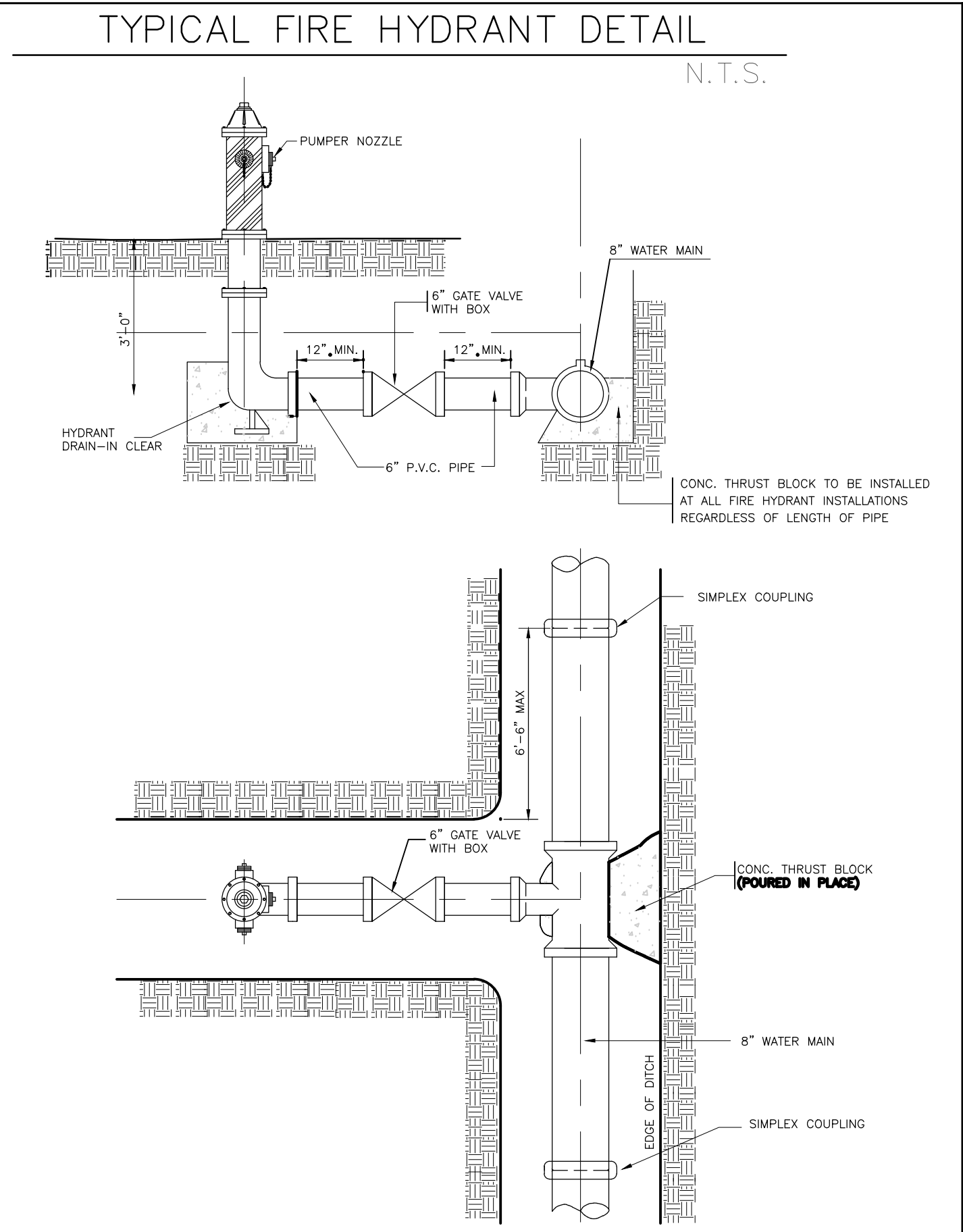
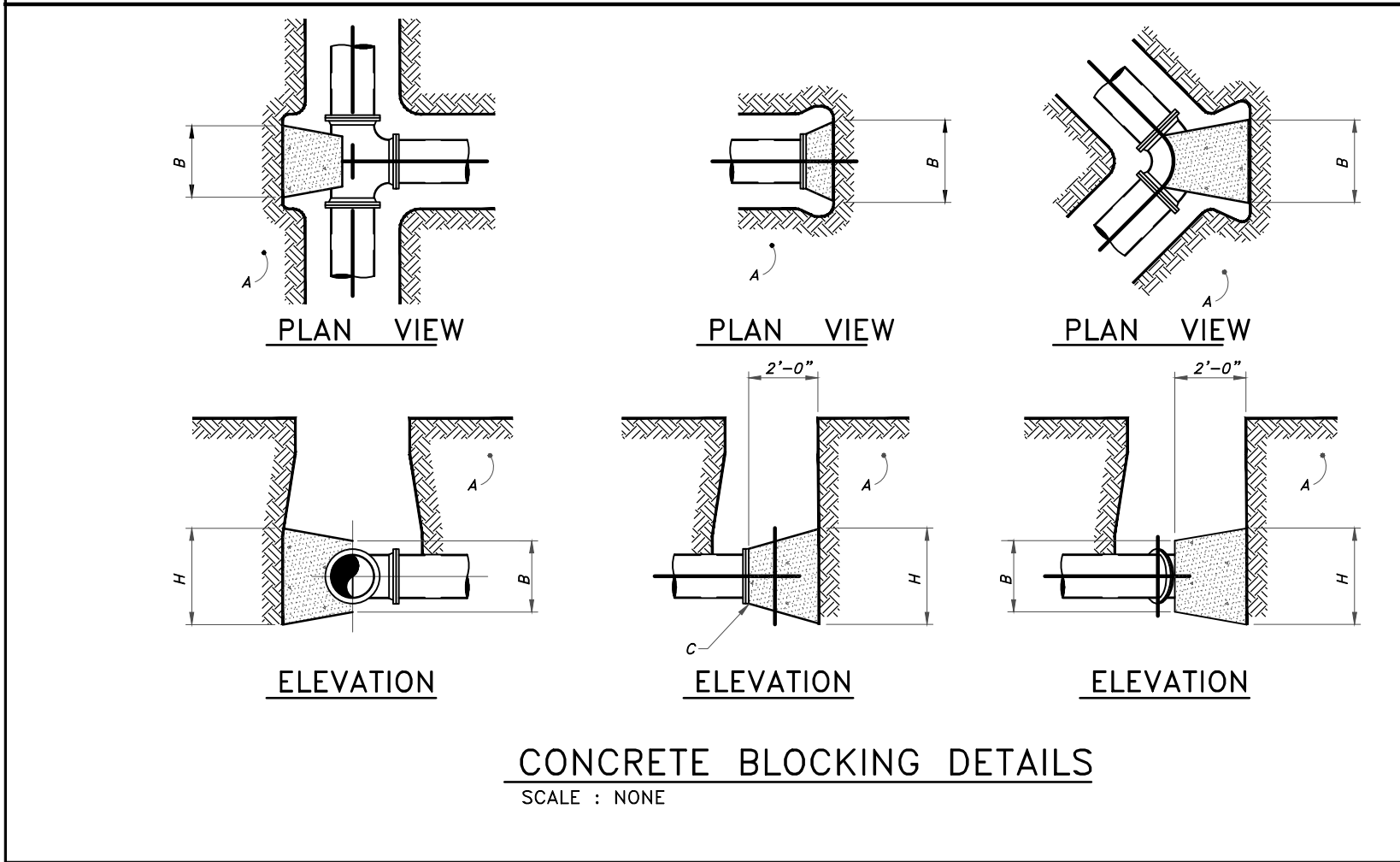
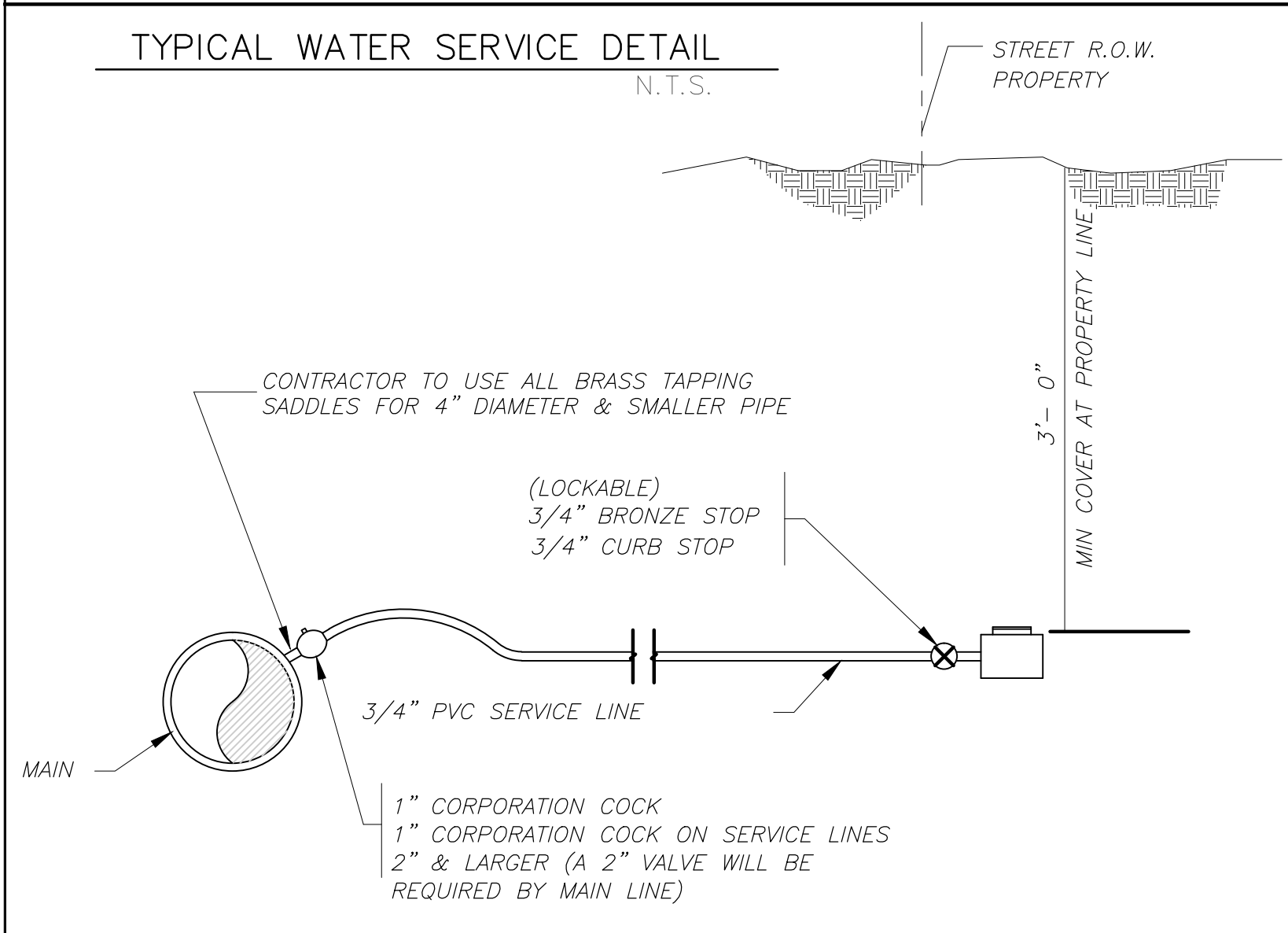
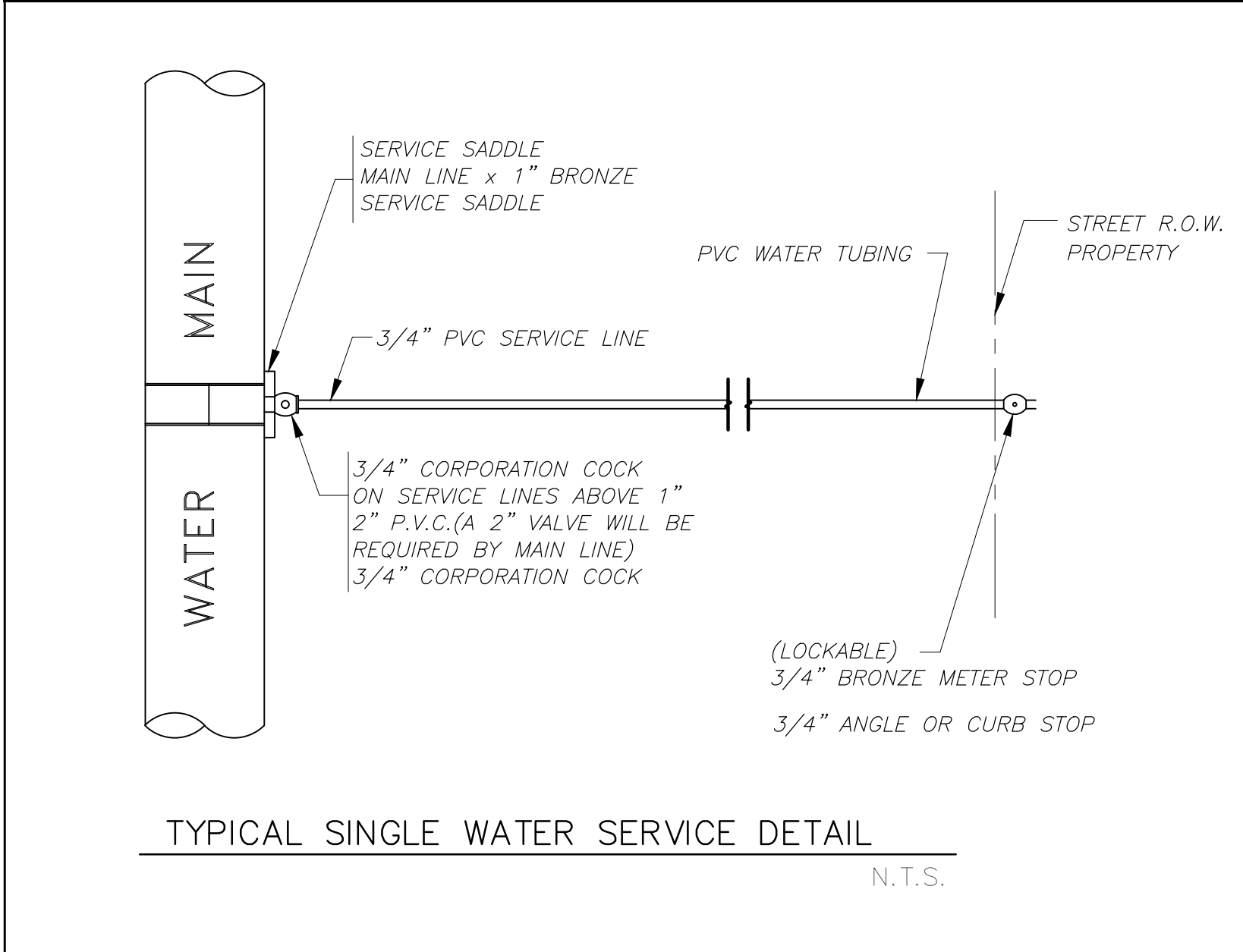
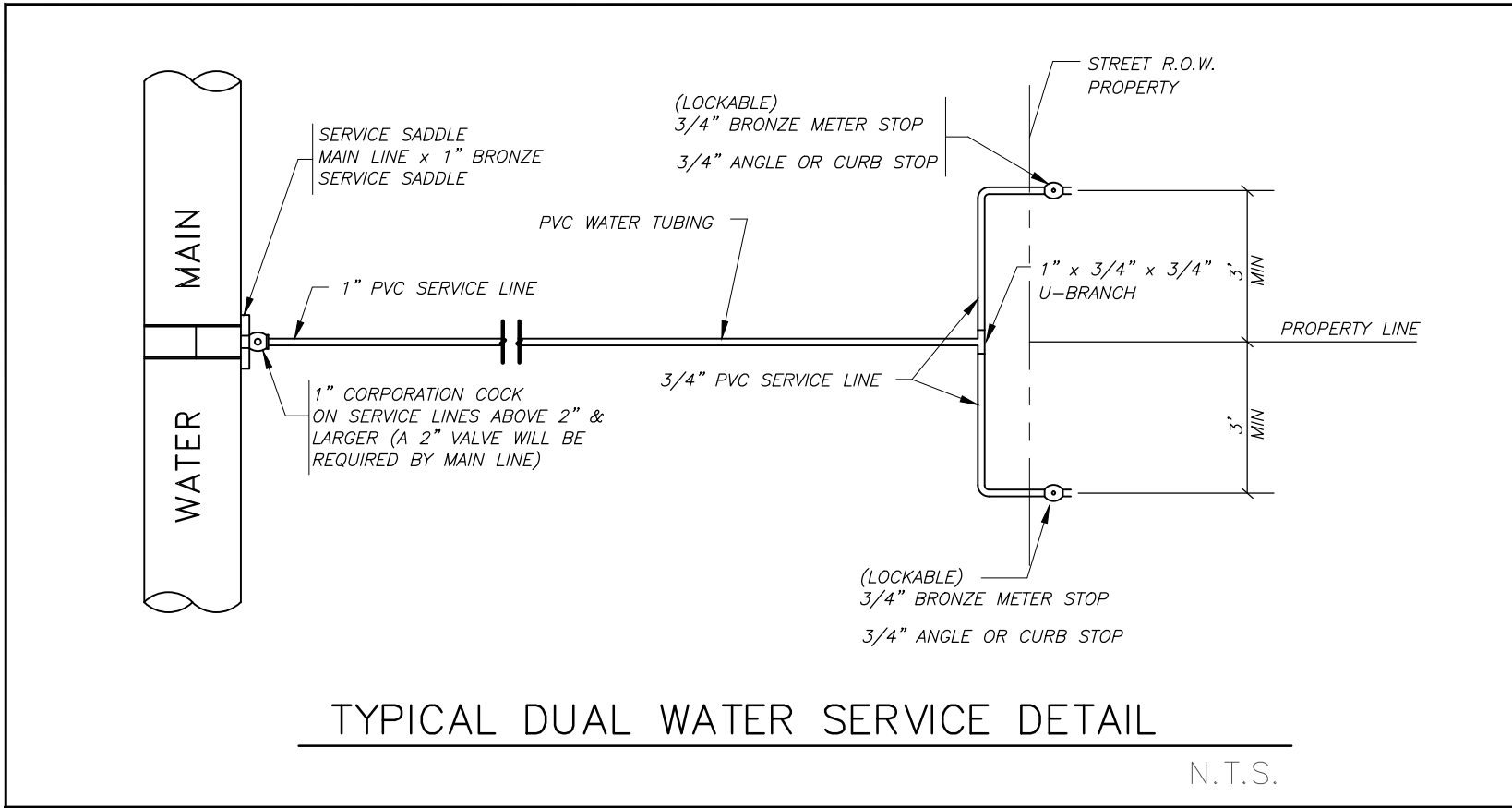
REVISIONS:

07/21/23

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SHEET NO.

8/10



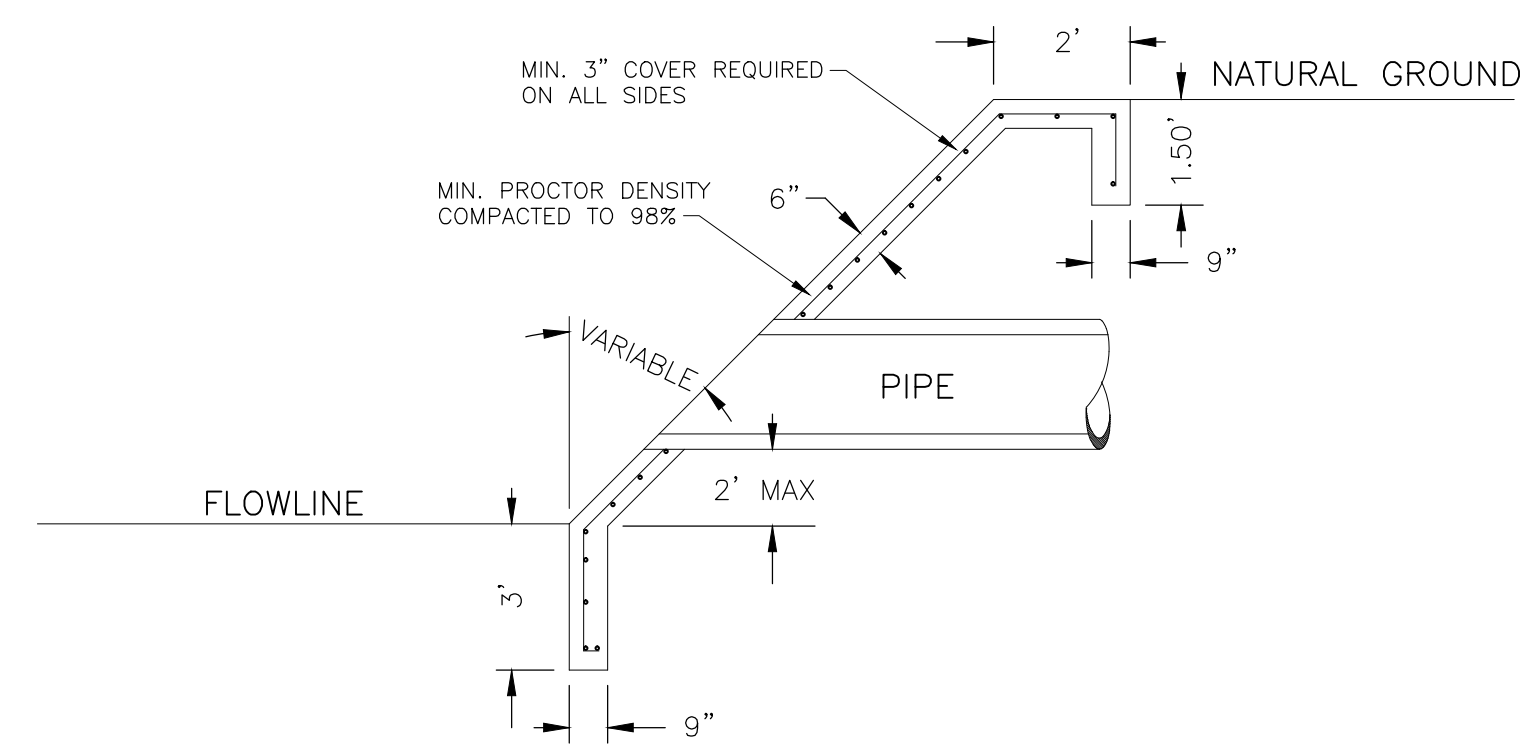
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ENGINEERS
SURVEYORS
PLANNERS

DETAIL SHEET
PUENTE DEL SUR SUBDIVISION

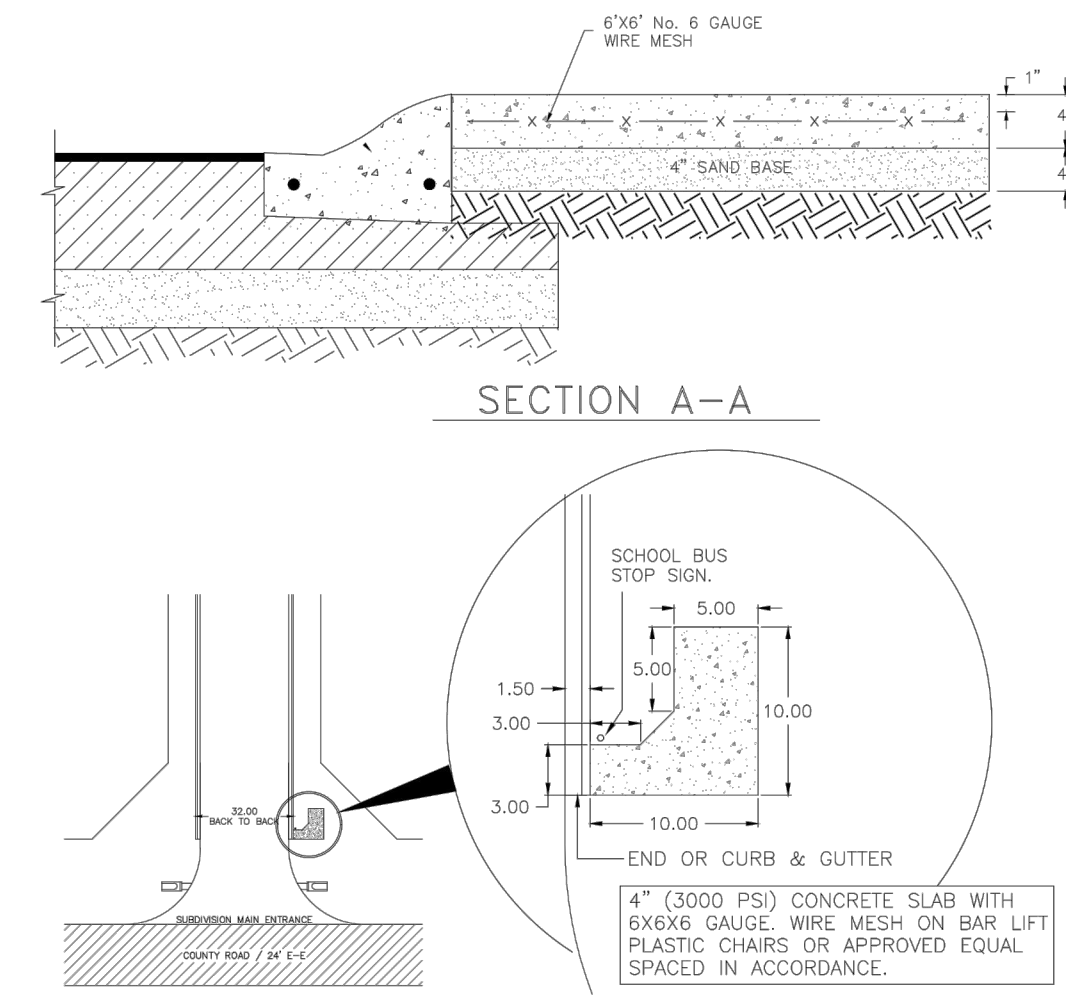
PROJECT :
JOB # 2020-166
DATE: JUNE 18, 2021
REVISIONS:
07/21/23
DRAWN BY: D.E.S.
SHEET NO. 9/10

NOTES:
1. CONCRETE TO HAVE 3000 PSI MIN. 28 DAYS COMPRESSION STRENGTH.
2. ALL REINFORCED STEEL SHALL BE GRADE 60.

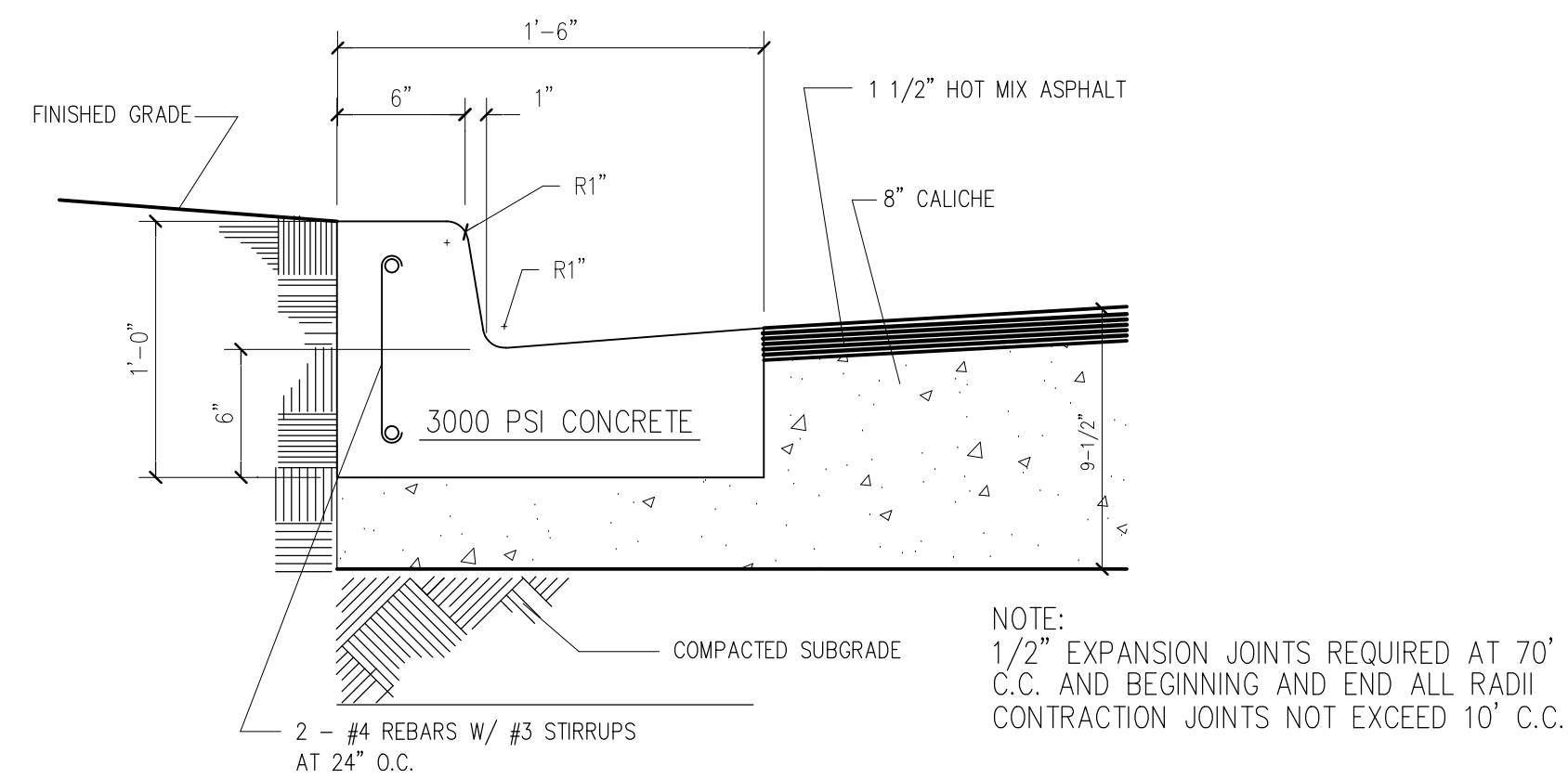


STORM DISCHARGE STRUCTURE
N.T.S.

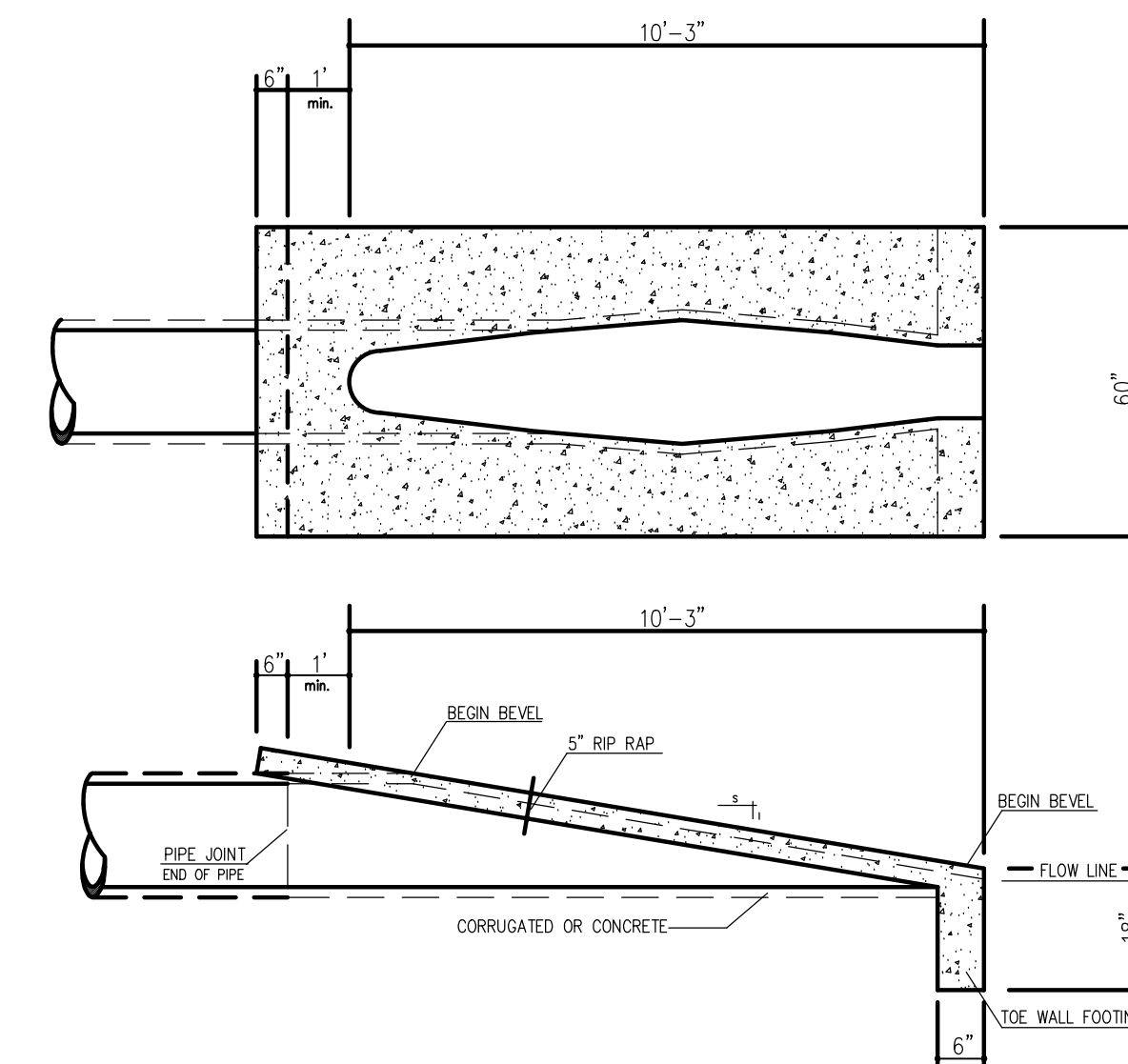
CONCRETE SCHOOL BUS STOP PICKUP AREA



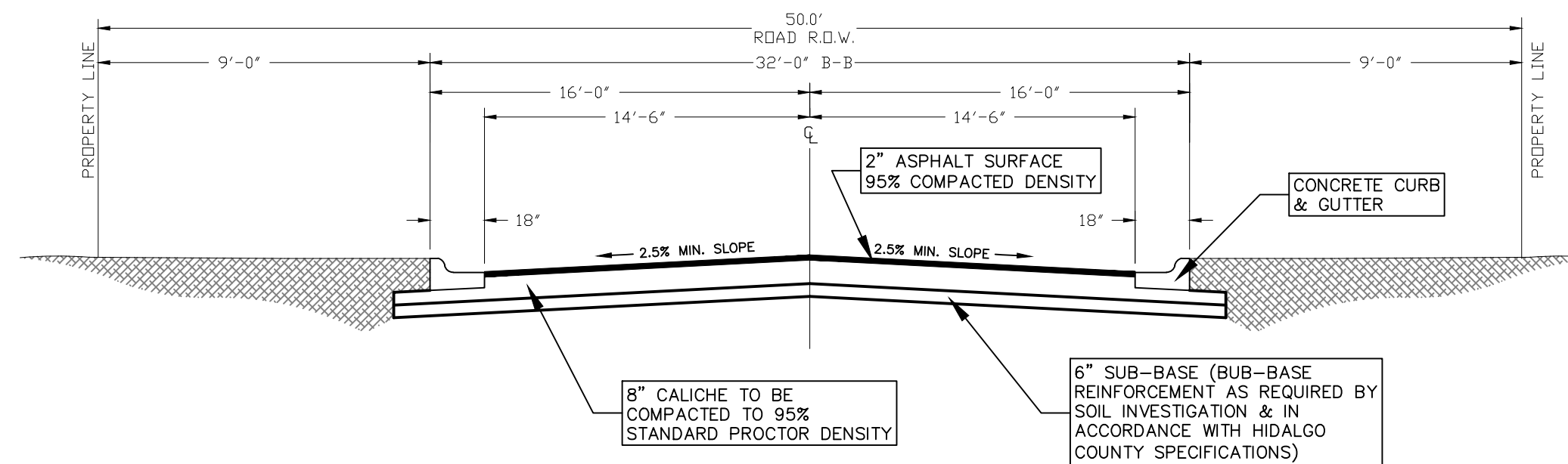
PLAN VIEW OF SCHOOL BUS STOP PICKUP AREA



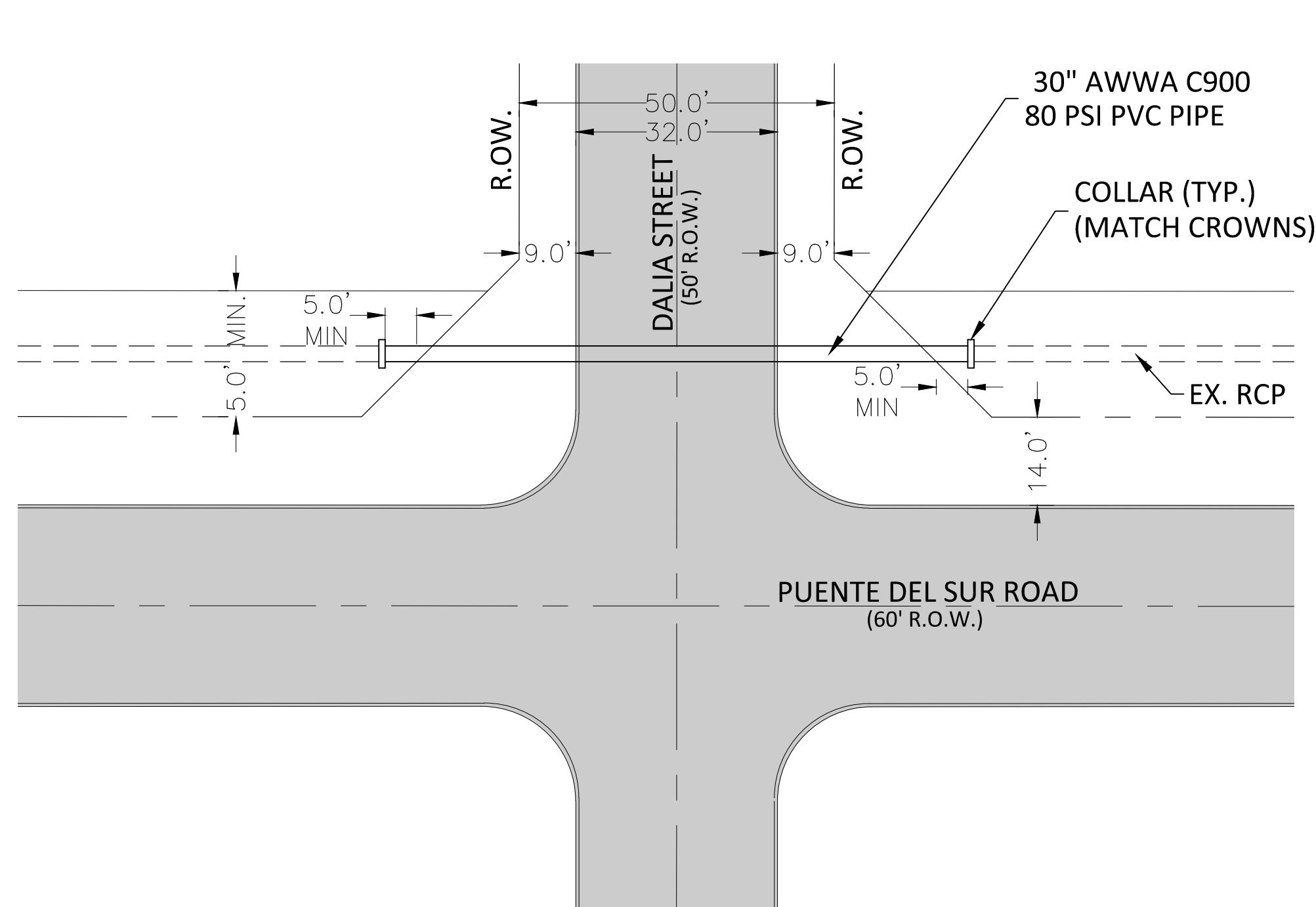
CURB AND GUTTER DETAIL
N.T.S.



SAFETY END TREATMENT DETAIL
N.T.S.

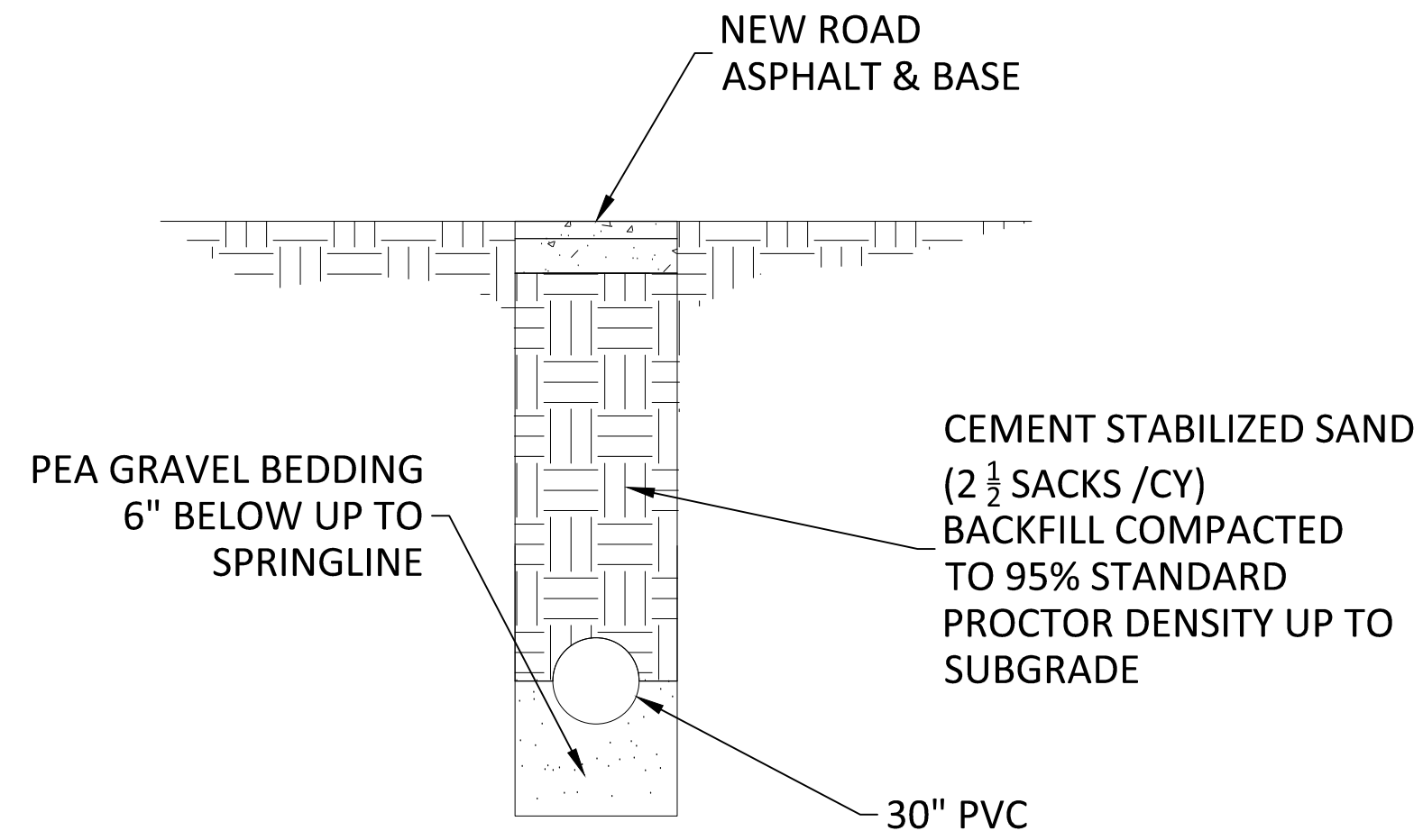


TYPICAL STREET DETAIL
N.T.S.

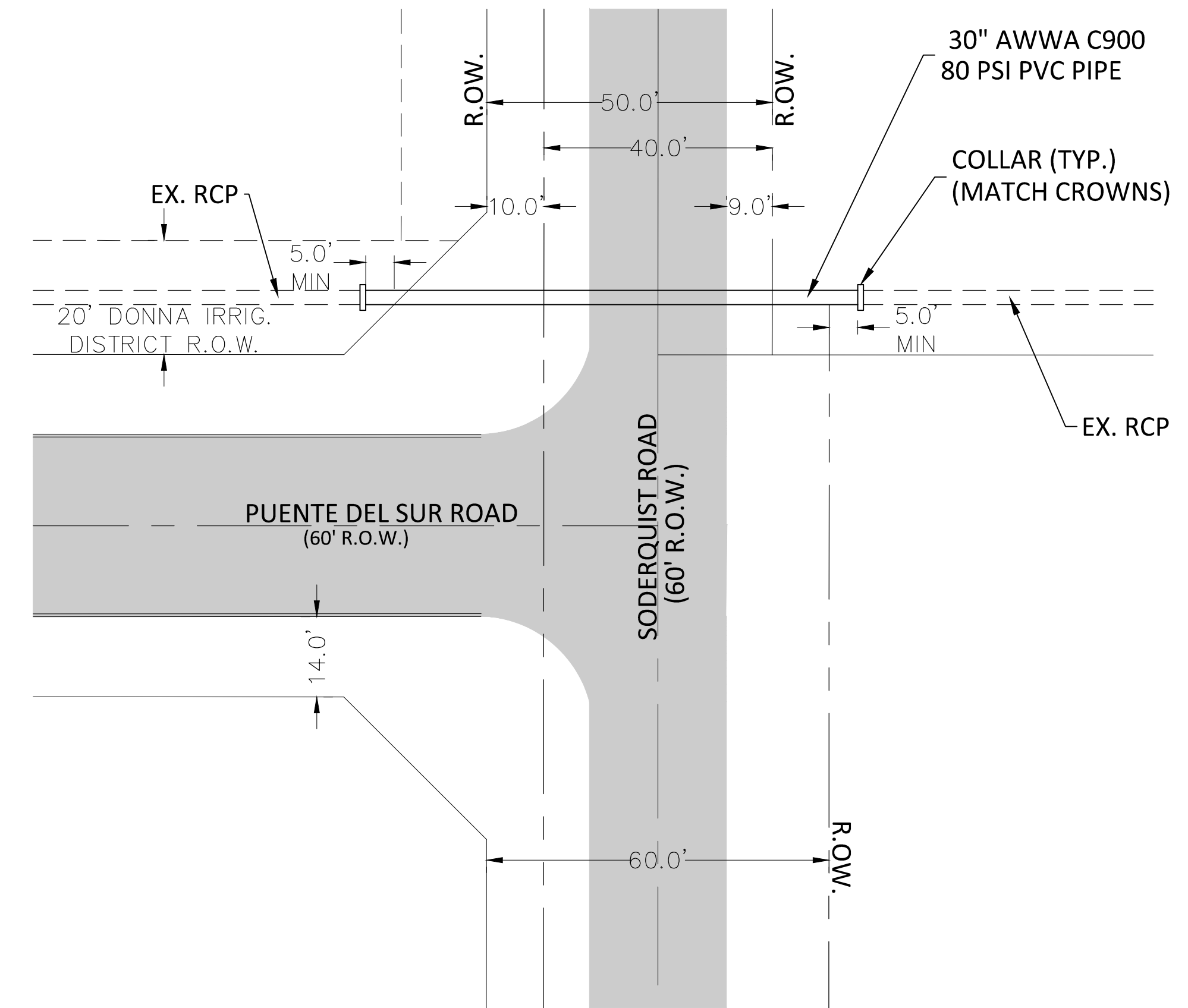


DALIA AND PUENTE DEL SUR CROSSING DETAIL

NOTE: PROFILE SIMILAR TO JASMIN & DALIA STREET PROFILE

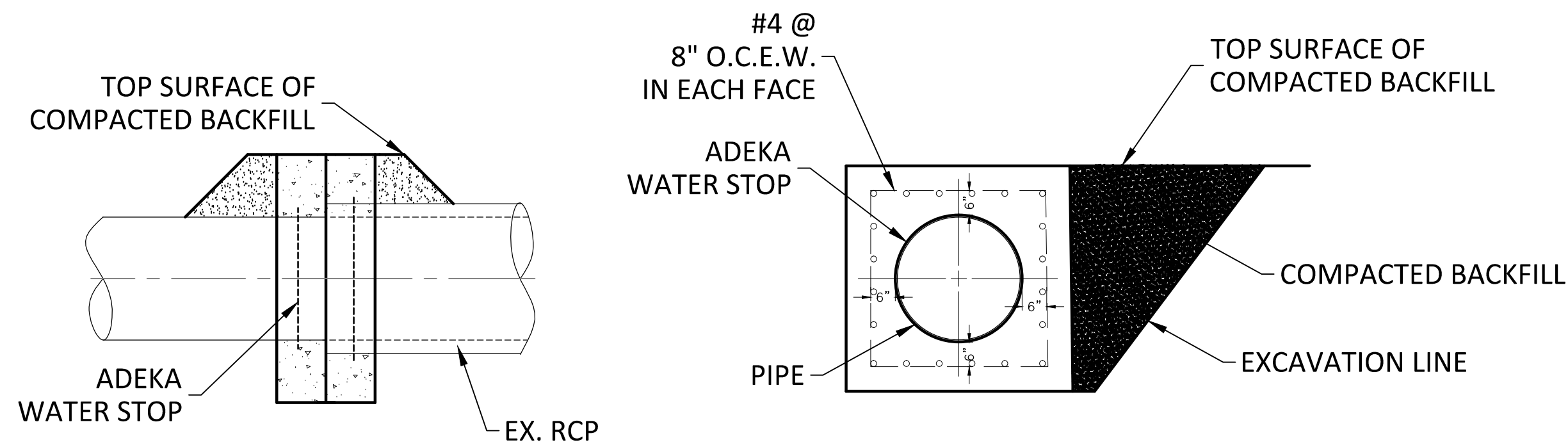


BEDDING & BACKFILL DETAIL



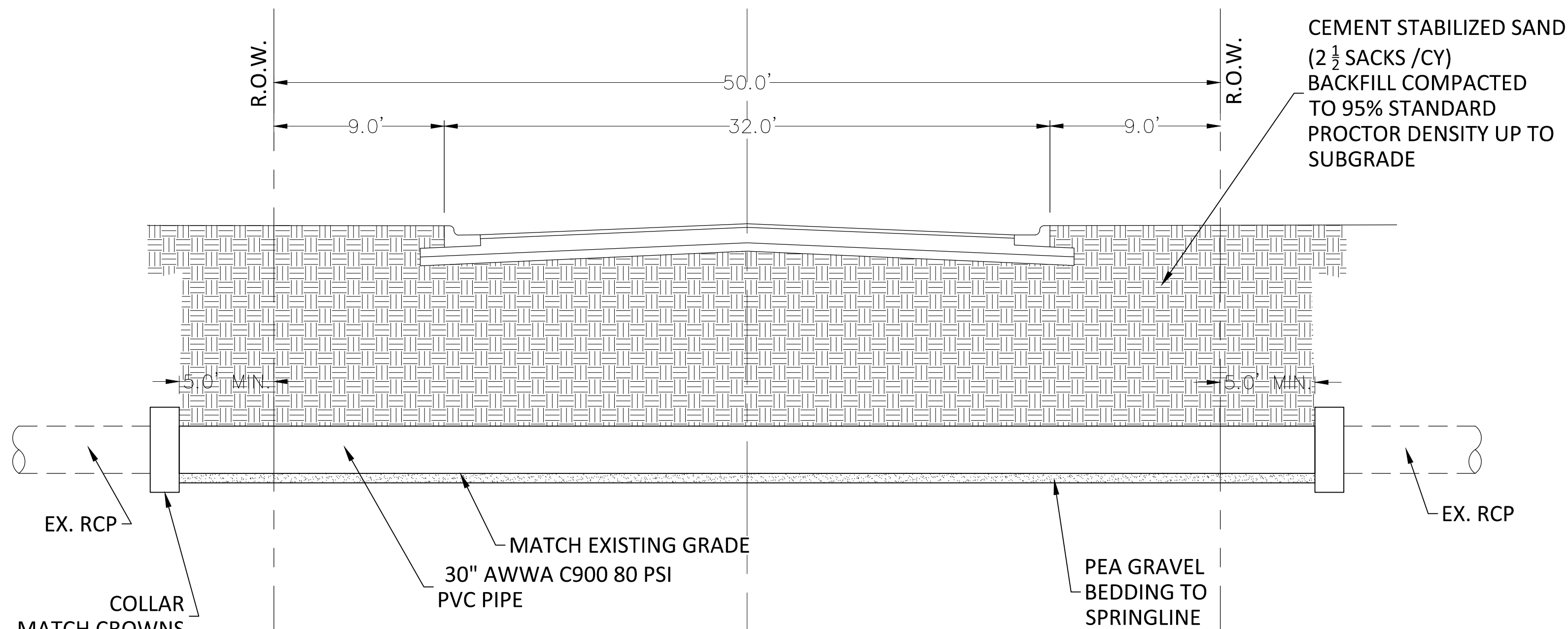
SODERQUIST ROAD CROSSING DETAIL

NOTE: JASMIN NORTH STREET CROSSING PLAN VIEW SIMILAR

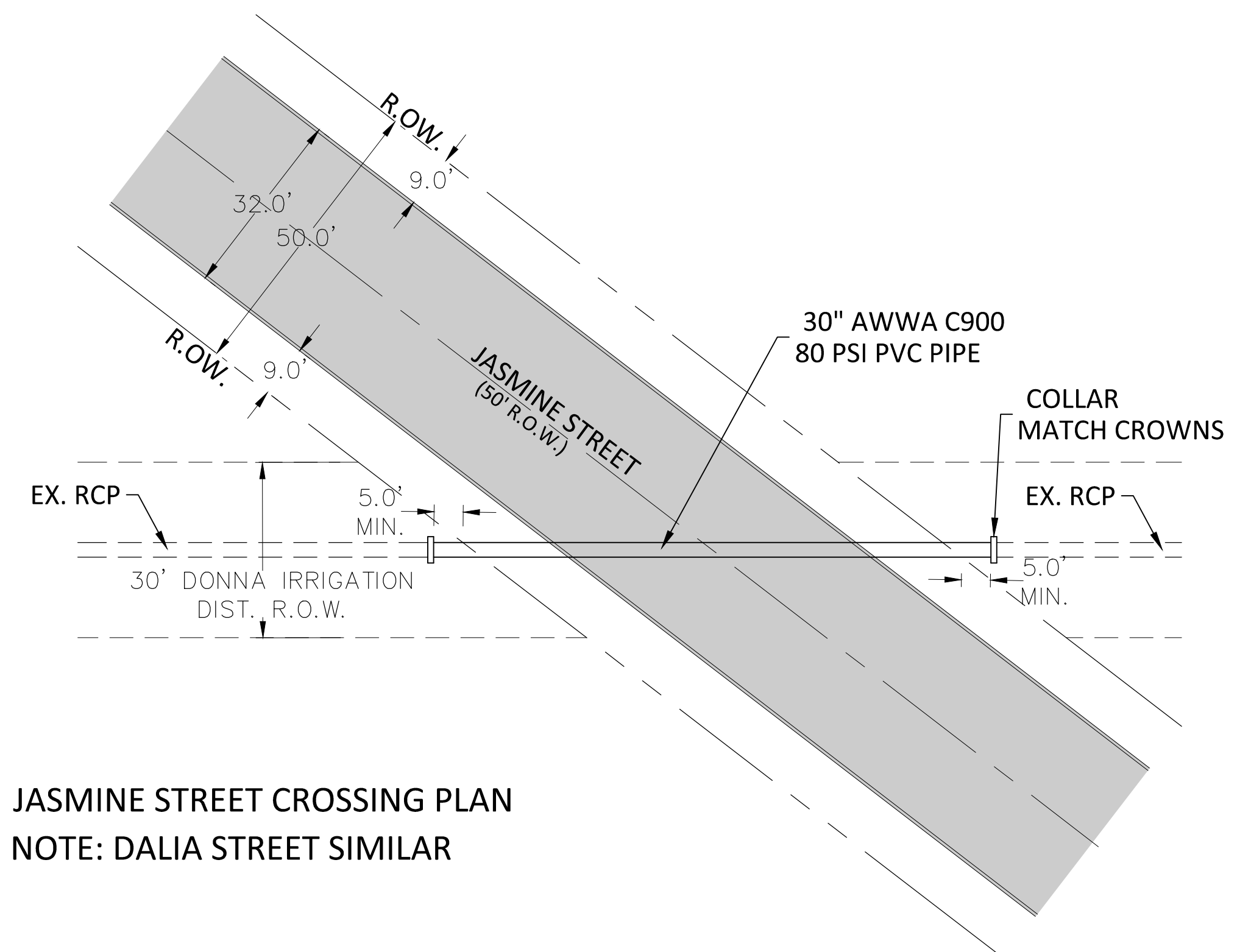


TYPICAL CONCRETE COLLAR DETAIL (MATCH CROWNS)

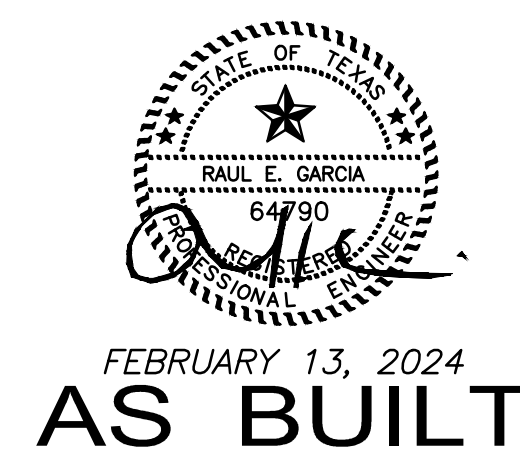
NOTE: 5 STREET CROSSINGS WITH PVC PIPE ARE REQUIRED



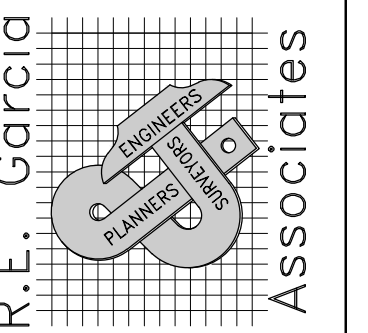
JASMINE & DALIA STREET CROSSING PROFILE



JASMINE STREET CROSSING PLAN
NOTE: DALIA STREET SIMILAR



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PROJECT :
DETAIL SHEET
PUENTE DEL SUR SUBDIVISION

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REVISIONS:

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SHEET NO.

10A / 10