



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: 7-22-2025

PROPOSED E. MALDONADO SUBDIVISION, PRECINCT No. 1.

ENGINEER: TURBO ENGINEERS, PLLC DEVELOPER: ELIBERTO MALDONADO

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 1 *SINGLE FAMILY *MULTI-FAMILY 1 COMMERCIAL INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: 1

LOCATION DESCRIPTION: EAST OF SUNFLOWER ROAD APPROXIMATELY 250.0 FT NORTH OF SH 107.

SUBDIVISION LIES WITHIN THE: ETJ OF DONNA

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 4-13-2022 PROPERTY LIES WITHIN FLOOD ZONE "AH" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION AND SURFACE RUNOFF WILL DRAIN INTO SUNFLOWER ROAD.

SEWER SYSTEM: OSSF'S

WATER SERVICE PROVIDER: NAWSC. LINE SIZE: 8" LOCATION: SUNFLOWER ROAD

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,

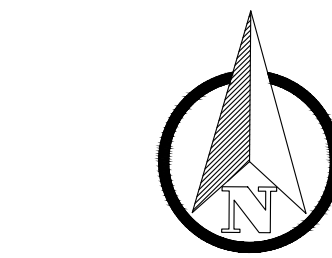
** Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.*

MAP OF E MALDONADO SUBDIVISION

BEING A 2.859 ACRE [124,532.97 SQ. FT.] TRACT OF LAND, BEING OUT OF THE WEST ONE-HALF (1/2) OF THE SOUTH ONE-HALF (1/2) OF BLOCK TWO HUNDRED (200), LA BLANCA SUBDIVISION "B", HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 1, PAGE 33, MAP RECORDS OF HIDALGO COUNTY, TEXAS

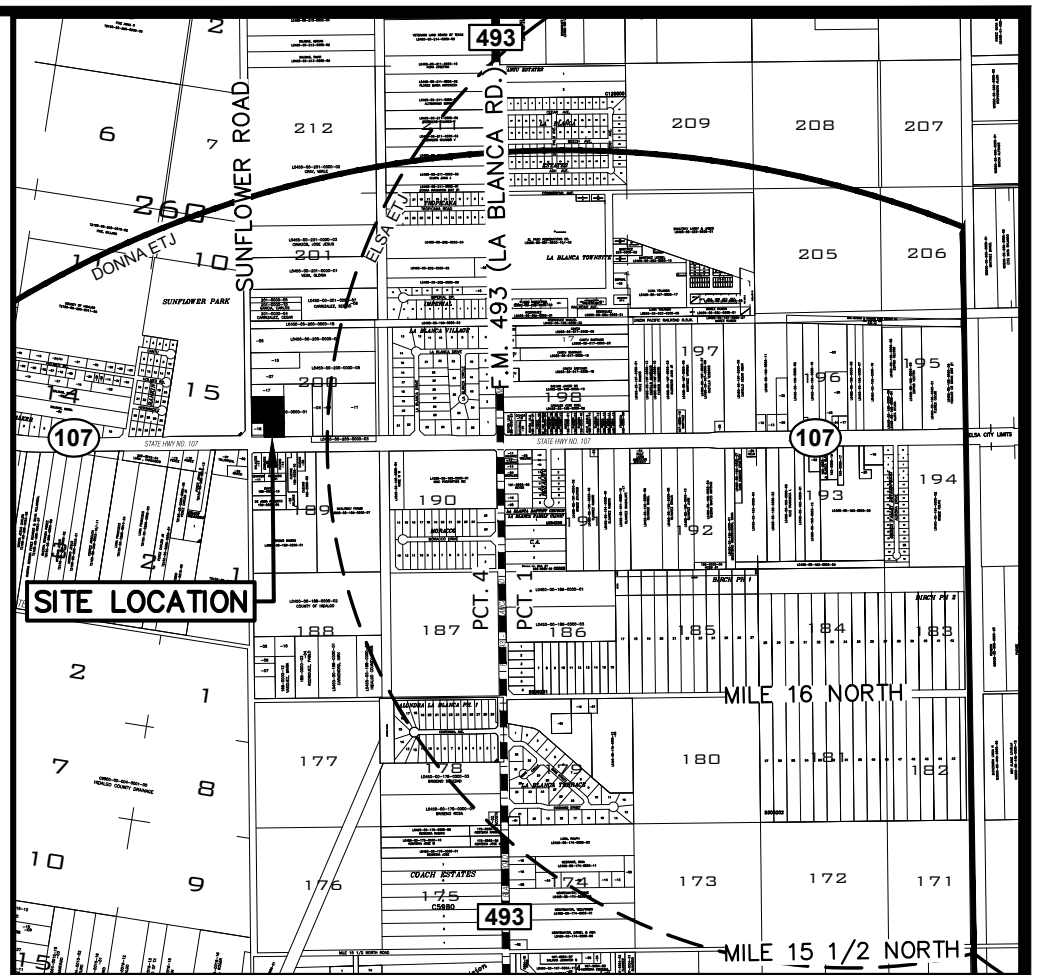
LEGEND

- FOUND 1/2" IRON ROD OR AS NOTED
- FOUND 1/2" IRON PIPE
- SET PK-NAIL
- SET CONCRETE MONUMENT WITH 1/2 INCH DIA. IRON ROD W/PINK CAP
- SET 1/2" IRON ROD W/PINK CAP
- CALCULATED POINT
- ▲ BENCHMARK
- BOUNDARY LINE
- RIGHT OF WAY LINE
- EASEMENT LINE
- BLOCK LINE
- PROPERTY LINE
- CONTOUR LINE WITH ELEVATION
- R.O.W.
- R.H.C.T.
- M.R.H.C.T.
- ESMT.
- UTIL.
- DRNG.
- CNR.
- SW.
- DOC.
- INST.
- VOL.
- PG.
- CWD.
- WD.
- WDL.
- N.A.W.S.C.
- CENTERLINE



BASE OF BEARINGS:
TEXAS STATE PLANE
COORDINATE SYSTEM
SOUTH ZONE 4205

GRAPHIC SCALE: 1"=50'
0 25 50 75 125



LOCATION MAP 1" = 2,000'

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
E MALDONADO SUBDIVISION IS LOCATED IN CENTRAL HIDALGO COUNTY, PRECINCT NO. 4, ON THE EAST SIDE OF SUNFLOWER ROAD AND APPROXIMATELY 150.00 FEET NORTH OF S.H. 107, THE NEAREST MUNICIPALITY IS THE CITY OF DONNA. ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF DONNA [POPULATION 16,638] E MALDONADO SUBDIVISION LIES APPROXIMATELY 1.5 MILES FROM THE CITY LIMITS AND IS WITHIN THE CITY'S 3.5-MILE EXTRA-TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 42.021.

METES AND BOUNDS DESCRIPTION:

BEING A 2.859 ACRE [124,532.97 SQ. FT.] TRACT OF LAND, BEING OUT OF THE WEST ONE-HALF (1/2) OF THE SOUTH ONE-HALF (1/2) OF BLOCK TWO HUNDRED (200), LA BLANCA SUBDIVISION "B", HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 1, PAGE 33, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AS CONVEYED TO ELBERTO MALDONADO BY VIRTUE OF WARRANTY DEED DATED MARCH 26, 2002 RECORDED IN DOCUMENT NUMBER 108454, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, SAID 2.859 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
COMMENCING A POINT (N:16632026.2137, E:11331003.5615) IN STATE HIGHWAY 107, FOR THE SOUTHWEST CORNER OF SAID BLOCK 200, THENCE NORTH 00 DEGREES 39 MINUTES 13 SECONDS WEST, WITH THE WEST LINE OF SAID BLOCK 200, A DISTANCE OF 259.97 FEET TO A PK-NAIL (N:16632286.6668, E:11331003.5615) SET FOR AN EXTERIOR CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;
THENCE NORTH 00 DEGREES 39 MINUTES 13 SECONDS WEST, WITH THE WEST LINE OF SAID BLOCK 200, ALSO BEING THE CENTERLINE OF SUNFLOWER ROAD, A DISTANCE OF 269.68 FEET TO PK-NAIL SET AT THE SOUTHWEST CORNER OF A 1.00 ACRE TRACT OF LAND CONVEYED TO JOSE A GARZA & MARIA B PERRET BY VIRTUE OF WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 108454, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;
THENCE SOUTH 89 DEGREES 20 MINUTES 47 SECONDS EAST, WITH THE SOUTH LINE OF SAID 1.00 ACRE TRACT, AT A DISTANCE OF 200.00 FEET PASS A 1/2-INCH IRON ROD FOUND AT THE EAST RIGHT-OF-WAY OF SAID SUNFLOWER ROAD, CONTINUING A TOTAL DISTANCE OF 357.68 FEET TO A 1/2-INCH IRON ROD WITH A PINK CAP SET, FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;
THENCE SOUTH 00 DEGREES 39 MINUTES 13 SECONDS WEST, PARALLEL TO THE EAST LINE OF SAID BLOCK 200, A DISTANCE OF 417.90 FEET TO A 1/2-INCH IRON ROD WITH A PINK CAP SET, ON THE NORTH RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 107, FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;
THENCE SOUTH 89 DEGREES 20 MINUTES 05 SECONDS WEST, WITH THE NORTH RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 107, A DISTANCE OF 189.38 FEET TO A 1/2-INCH IRON ROD WITH A PINK CAP SET, AT THE NORTHEAST CORNER OF A 0.50 ACRE TRACT OF LAND CONVEYED TO JOSE A GARZA & MARIA B PERRET BY VIRTUE OF WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 205-2019803, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;
THENCE NORTH 00 DEGREES 39 MINUTES 13 SECONDS WEST, PARALLEL TO THE EAST LINE OF SAID BLOCK 200 AND WITH THE EAST LINE OF SAID 0.50 ACRE TRACT OF LAND, A DISTANCE OF 148.30 FEET TO A 1/2-INCH IRON ROD WITH A PINK CAP SET AT THE NORTHEAST CORNER OF SAID 0.50 ACRE TRACT OF LAND, FOR AN INTERIOR CORNER OF THIS TRACT OF LAND;
THENCE SOUTH 89 DEGREES 20 MINUTES 47 SECONDS WEST, WITH THE NORTH LINE OF SAID 0.50 ACRE TRACT OF LAND, AT A DISTANCE OF 128.30 FEET PASS A 1/2-INCH IRON ROD WITH A PINK CAP SET AT THE PROPOSED EAST RIGHT-OF-WAY LINE OF SAID SUNFLOWER ROAD, CONTINUING AT A DISTANCE OF 148.30 FEET PASS THE EAST RIGHT-OF-WAY OF SAID SUNFLOWER ROAD, CONTINUING A TOTAL DISTANCE OF 168.30 FEET TO THE POINT OF BEGINNING CONTAINING 2.859 ACRES [124,532.97 SQ. FT.] OF LAND MORE OR LESS.

STATE OF TEXAS COUNTY OF HIDALGO CERTIFICATION OF SURVEYOR

I, MANUEL CARBIZALES, 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 INTERESTS, 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 SURVEYING REGULATIONS OF THE CITY OF EDINBURG, TEXAS.
DATED THIS _____ DAY OF _____, 20____

MANUEL CARBIZALES, R.P.L.S. # 6388
DATE SURVEYED: 09/30/2019
SURVEYING JOB NO. 19070

STATE OF TEXAS COUNTY OF HIDALGO CERTIFICATION OF ENGINEER

I, THE UNDERSIGNED, ROBERTO SALINAS, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.
DATED THIS _____ DAY OF _____, 20____

ROBERTO SALINAS, PROFESSIONAL ENGINEER No. 122623
STATE OF TEXAS
TURBO ENGINEERS, PLLC
TBELS FIRM NO. 21373

INDEX OF SHEETS OF E MALDONADO SUBDIVISION			
SHEET 1	LOCATION MAP AND ETJ, PRINCIPAL CONTACT, PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES & BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D. CERTIFICATE OF APPROVAL; RIGHT OF WAY CERTIFICATION; H.C.D. CERTIFICATION; CITY OF DONNA CERTIFICATE OF APPROVAL/REVISION NOTES.		
SHEET 2	WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP; ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH); TYPICAL WATER & SEWER CONNECTION; SUBDIVISION CERTIFICATE AND STATEMENT; DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE AND ENGINEER'S CERTIFICATION; REVISION NOTES; CONSTRUCTION DETAILS		

FILED FOR RECORD IN HIDALGO COUNTY REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH); TYPICAL WATER & SEWER CONNECTION; SUBDIVISION CERTIFICATE AND STATEMENT; DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE AND ENGINEER'S CERTIFICATION; REVISION NOTES; CONSTRUCTION DETAILS

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

BY: _____ DEPUTY

DATE OF PREPARATION: 9.3.2024
PROJECT NO:19070

SHEET 01 OF 02
TBELS FIRM NO.10194417
4807 Gondola Avenue,
Edinburg, TX 78542
Office: 956-567-2167
www.cls.land



LINE #	LENGTH	DIRECTION
L1	2.29	N39°51'15"
L2	2.09	N30°24'11"
L3	2.75	N23°22'51"

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 232.028(A)
WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF E MALDONADO SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____ DAY OF _____, 20____

CERTIFICATE OF APPROVAL HIDALGO COUNTY DRAINAGE DISTRICT No. 1
HIDALGO COUNTY DRAINAGE DISTRICT NO.1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE §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 AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

STATE OF TEXAS COUNTY OF HIDALGO OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION
I, ELBERTO MALDONADO, OWNER OF THE 0.570 ACRE TRACT OF LAND ENCOMPASSED WITH THE PROPOSED E MALDONADO SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS, PARKS, AND EASEMENTS, SHOWN HEREIN.
I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE, CHAPTER 232.032 AND THAT:
(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.
I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

HIDALGO COUNTY JUDGE
ATTEST: HIDALGO COUNTY CLERK

RAUL E. SESIN, P.E., C.F.M. GENERAL MANAGER
DATE _____

ELBERTO MALDONADO DATE _____
14140 E HWY 107 EDINBURG, TX 78542

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL
I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF E MALDONADO SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____ DAY OF _____, 20____

CERTIFICATE OF APPROVAL DONNA IRRIGATION DISTRICT No. 1
THIS PLAT IS HEREBY APPROVED BY DONNA IRRIGATION DISTRICT No. 1 ON THIS _____ DAY OF _____, 20____

STATE OF TEXAS COUNTY OF HIDALGO
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ELBERTO MALDONADO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (SHE) (HE) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION MANAGER DATE _____

ATTEST: SECRETARY
PRESIDENT

ELBERTO MALDONADO DATE _____
14140 E HWY 107 EDINBURG, TX 78542

CERTIFICATE OF APPROVAL PLANNING & ZONING COMMISSION
I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF DONNA, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS E MALDONADO SUBDIVISION CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON _____ DAY OF _____, 20____

NOTARY PUBLIC, STATE OF TEXAS MY COMMISSION EXPIRES: _____

NOTARY PUBLIC, STATE OF TEXAS MY COMMISSION EXPIRES: _____

CHAIRPERSON - PLANNING & ZONING COMMISSION

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: ELBERTO MALDONADO	14140 E HWY 107	EDINBURG, TX 78542	956.207.2932
ENGINEER: TURBO ENGINEERS, PLLC	1203 ERIE AVENUE, SUITE F	MCKALEN, TX 78501	956.598.2940
SURVEYOR: MANUEL CARBIZALES, R.P.L.S.	4807 GONDOLA AVENUE	EDINBURG, TX 78542	956.567.2167

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED ELBERTO MALDONADO, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (SHE) (HE) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____

NO.	DATE	DESCRIPTION	BY

