



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: 9-02-2025

PROPOSED MINNESOTA SPRINGS SUBDIVISION, PRECINCT No. 1.

ENGINEER: RIO DELTA ENGINEERING DEVELOPER 88 ACQUISITIONS LLC

☒ PRELIMINARY APPROVAL ☐ FINAL APPROVAL ☐ FINAL APPROVAL WITH FINANCIAL GUARANTEE ☐ WITH VARIANCE

NUMBER OF LOTS: 138 ☒ *SINGLE FAMILY ☐ *MULTI-FAMILY ☐ COMMERCIAL ☐ INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: 21

FILLING STATIONS: 11

LOCATION DESCRIPTION: NORTHEAST INTERSECTION OF MINNESOTA ROAD AND VALVERDE ROAD.

SUBDIVISION LIES WITHIN THE: ☒ CITY OF DONNA

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 8-8-2025 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.

SEWER SYSTEM: ☒ SANITARY SEWER BY: NAWSC

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

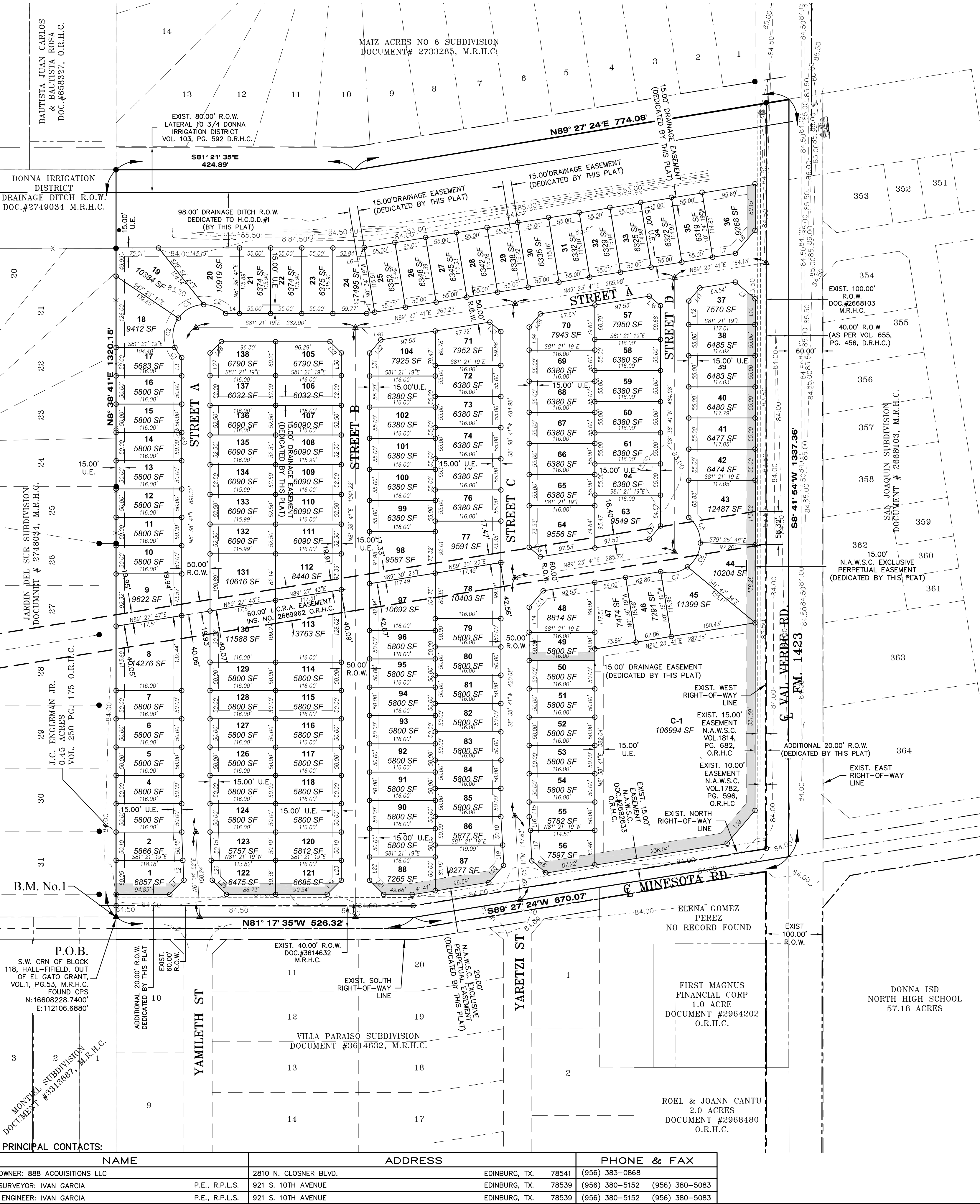
STAFF RECOMMENDS: ☒ **Preliminary Approval** *subject to comments and future recommendations by planning, other departments.*

☐ **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.*

MINNESOTA SPRINGS SUBDIVISION

BEING A 36.30 ACRES TRACT OF LAND, SAME BEING ALL OF BLOCK 118, HALL-FIFIELD SUBDIVISION OUT OF EL GATO GRANT,
RECORDED IN VOLUME 1, PAGE 53, MAP RECORDS OF HIDALGO COUNTY, TEXAS



SCALE: 1"=100'
BASIS OF BEARING
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEMS NETWORK

- LEGEND**
- △ - SET C-P-S
 - △ - FD. C-P-S
 - △ - CALCULATED POINT
 - - SET 1/2" IRON ROD
 - - FD. 1/2" IRON ROD
 - - FD. 5/8" IRON ROD
 - - FD. 60-D NAIL
 - - SET PK NAIL
 - - STORM INLET
 - - POWER POLE
 - - FIRE HYDRANT
 - - EXIST. WATER METER
 - - GAS SPOTTING
 - - TELEPHONE PEDESTAL
 - - POWER POLE

- ABBREVIATION LEGEND**
- F.B.S.L. FRONT BUILDING SETBACK LINE
 - R.B.S.L. REAR BUILDING SETBACK LINE
 - S.B.S.L. SIDE BUILDING SETBACK LINE
 - R.O.W. RIGHT-OF-WAY
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCING
 - S.W.C. SOUTHWEST CORNER
 - F.T. FARM TRACT
 - F.M. FARM-TO-MARKET
 - C.P.&L. CENTRAL POWER & LIGHT CO.
 - D.R.H.C. DEED RECORDS OF HIDALGO COUNTY
 - U.E. UTILITY EASEMENT
 - N.A.W.S.C. NORTH ALAMO WATER SUPPLY CORP.
 - O.S.S.F. ON-SITE SEWAGE FACILITY
 - C.L. CENTER LINE
 - H.C.D.D.#1 HIDALGO COUNTY DRAINAGE DIST. #1

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, A 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 AS RELOCATED.

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, GRANTOR 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 10' 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 GRANTOR 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 GRANTOR EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____ 2025.

888 ACQUISITIONS, LLC, A TEXAS LIMITED LIABILITY COMPANY _____ DATE
2801 N. CLOSER BLVD.
EDINBURG, TEXAS 78541
HIDALGO COUNTY

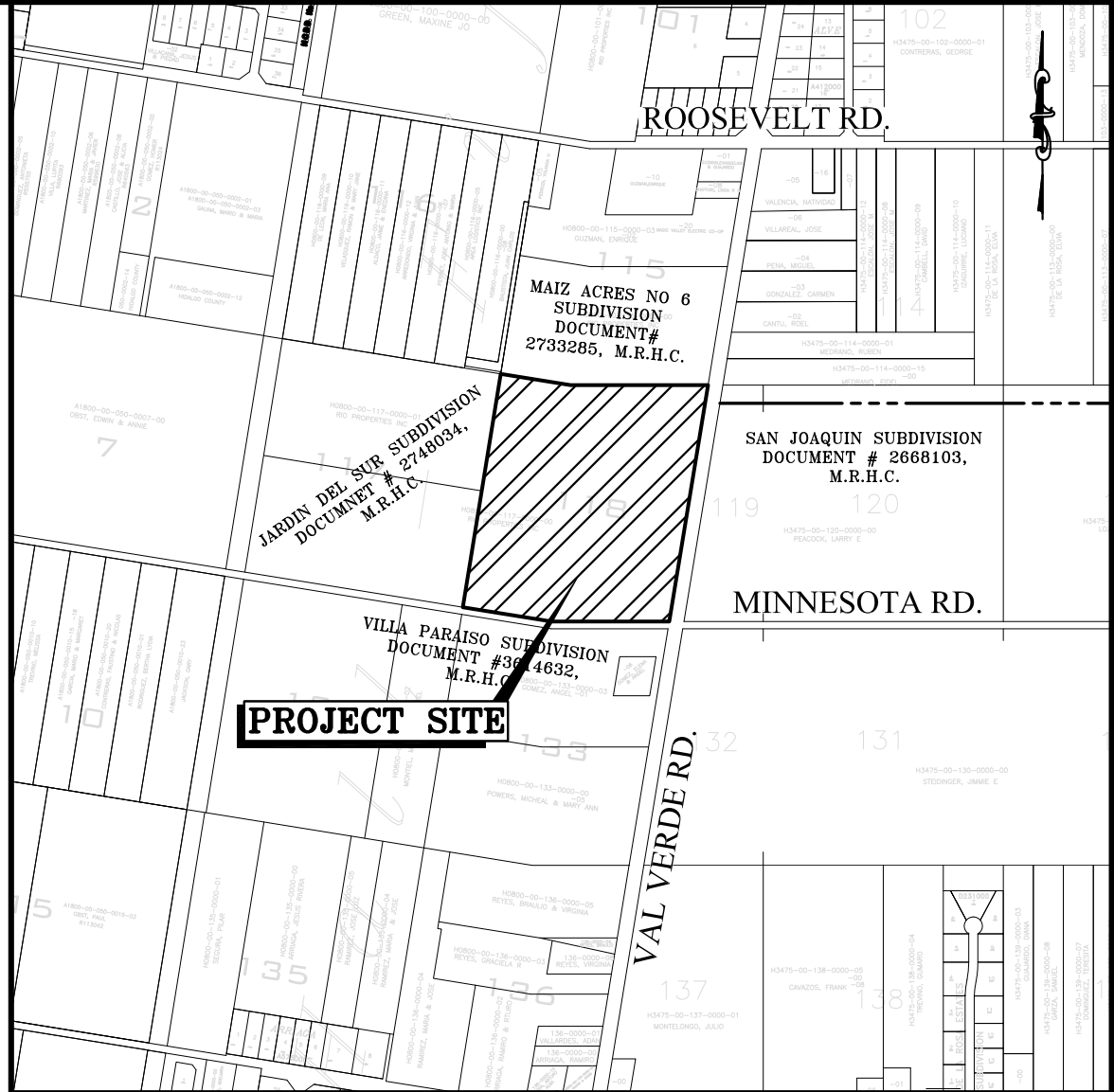
Parcel Line Table			
Line #	Length	Direction	
L1	35.35	S53° 20' 34.67"W	
L2	35.06	S6° 08' 52.36"W	
L3	32.30	N8° 38' 41.49"E	
L4	24.40	S81° 21' 18.99"E	
L5	14.25	N89° 23' 41.49"E	
L6	2.53	S89° 27' 24.48"W	
L7	40.87	N89° 23' 41.49"E	
L8	55.04	N49° 00' 42.67"E	
L9	46.63	N40° 59' 03.51"W	
L10	44.88	N8° 41' 54.48"E	
L11	30.47	S49° 01' 11.49"W	
L12	41.66	S8° 38' 41.49"W	
L13	38.09	S49° 01' 11.49"W	
L14	44.20	S8° 38' 41.49"W	
L15	25.94	N8° 38' 41.49"E	
L16	24.10	N5° 06' 11.15"E	
L17	53.53	S5° 06' 11.15"W	
L18	33.35	S40° 09' 58.00"E	
L19	35.63	S5° 06' 11.15"W	
L20	39.78	S49° 20' 41.77"W	

Curve Table				
Curve #	Length	Radius	Delta	Chord Direction
C1	21.29	55.00	22.18	N24° 35' 38"W
C2	54.45	55.00	56.72	N14° 51' 28"E
C3	52.67	55.00	54.87	N70° 39' 10"E
C4	43.04	55.00	44.84	S59° 29' 36"E
C5	50.64	55.00	52.75	S15° 59' 54"E
C6	50.00	55.00	52.09	S36° 25' 19"W
C7	50.00	55.00	52.09	N88° 30' 32"E



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

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



LOCATION MAP SCALE: 1"=1,000'

LOCATION OF MINNESOTA SPRINGS SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF MUNICIPALITY:

MINNESOTA SPRINGS SUBDIVISION IS LOCATED ON THE NORTHWEST CORNER OF THE INTERSECTION OF MINNESOTA ROAD AND VAL VERDE ROAD IN HIDALGO COUNTY PRECINCT 1. THE ESTIMATED POPULATION OF THE CITY OF DONNA IS 18,876 (2024 CENSUS) AS PER THE 2024 UNITED STATES CENSUS BUREAU.

METES AND BOUNDS:

BEING A 36.30 ACRES TRACT OF LAND, SAME BEING ALL OF BLOCK 118, HALL-FIFIELD SUBDIVISION OUT OF EL GATO GRANT, RECORDED IN VOLUME 1, PAGE 53, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND SAID 36.30 ACRES TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A COTTON PICKER SPINDLE FOUND AT THE SOUTHWEST CORNER OF THE SAID BLOCK 118, SAME BEING A POINT ON THE CENTERLINE OF MINNESOTA ROAD, AND SAME POINT BEING THE SOUTHEAST CORNER OF A CALLED 0.45 ACRES TRACT OF LAND CONVEYED TO J.C. ENGLEMAN JR., RECORDED IN VOLUME 250, PAGE 175, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE, N 08° 38' 41"E ALONG THE DIVIDING LINE BETWEEN BLOCKS 117 & 118 OF THE SAID HALL-FIFIELD SUBDIVISION, SAME BEING IN PART ALONG THE EAST BOUNDARY LINE OF THE SAID 0.45 ACRES TRACT, AND SAME BEING IN PART ALONG THE EAST BOUNDARY LINE OF JARDIN DEL SUR SUBDIVISION, RECORDED IN DOCUMENT #2748034, MAP RECORDS OF THE HIDALGO COUNTY, TEXAS, TO THE COMMON EAST CORNER BETWEEN THE SAID BLOCKS 117 AND 118, PASSING AT 20.00 FEET A 1/2-INCH CAPPED IRON ROD SET ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF MINNESOTA ROAD, PASSING AT 660.00 FEET A 1/2-INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF THE SAID 0.45 ACRES TRACT, AND CONTINUING FOR A TOTAL DISTANCE OF 1320.15 FEET TO A 1/2-INCH IRON FOUND, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 81° 21' 35"E ALONG THE DIVIDING LINE BETWEEN BLOCKS 115 AND 118 OF THE SAID HALL-FIFIELD SUBDIVISION, SAME BEING ALONG THE CENTERLINE OF A CALLED 80.00 FOOT DONNA IRRIGATION DISTRICT LATERAL 10 3/4 RIGHT-OF-WAY, AS PER VOLUME 103, PAGE 592, DEED RECORDS OF HIDALGO COUNTY, TEXAS, TO A BEND IN LINE OF THE SAID BLOCK 118, A DISTANCE OF 424.89 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR A BEND IN LINE OF THE HEREIN DESCRIBED TRACT;

THENCE, N 89° 27' 24"E CONTINUING ALONG THE DIVIDING LINE BETWEEN THE SAID BLOCKS 115 & 118, SAME BEING ALONG THE CENTERLINE OF THE SAID 80.00 FOOT DONNA IRRIGATION DISTRICT RIGHT-OF-WAY, TO THE COMMON EAST CORNER BETWEEN THE SAID BLOCKS 115 AND 118, SAME BEING A POINT ON THE CENTER LINE OF VALVERDE ROAD, PASSING AT 733.55 FEET A 1/2-INCH CAPPED IRON ROD SET ON THE EXISTING WEST RIGHT-OF-WAY LINE OF VALVERDE ROAD, AND CONTINUING FOR A TOTAL DISTANCE OF 774.08 FEET TO A COTTON PICKER SPINDLE SET, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 08° 41' 54"W ALONG THE EAST LINE OF THE SAID BLOCK 118, SAME BEING ALONG THE CENTERLINE OF VALVERDE ROAD, TO THE SOUTHEAST CORNER OF THE SAID BLOCK 118, SAME BEING THE POINT OF INTERSECTION BETWEEN THE CENTERLINES OF MINNESOTA ROAD AND VALVERDE ROAD, A DISTANCE 1337.36 FEET TO A COTTON PICKER SPINDLE SET, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 89° 27' 24"W ALONG THE SOUTH LINE OF THE SAID BLOCK 118, SAME BEING ALONG THE CENTERLINE OF MINNESOTA ROAD, TO A BEND IN LINE OF THE SAID BLOCK 118, A DISTANCE OF 670.07 FEET TO A COTTON PICKER SPINDLE SET, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 81° 17' 35"W CONTINUING ALONG THE SOUTH LINE OF THE SAID BLOCK 118, SAME BEING ALONG THE CENTERLINE OF MINNESOTA ROAD, A DISTANCE OF 526.32 FEET TO THE POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 36.30 ACRES TRACT OF LAND MORE OR LESS, OUT WHICH THE NORTH 40.00 FEET (1.08 ACRES) LIES WITHIN THE EXISTING DONNA IRRIGATION DISTRICT LATERAL 10 3/4 RIGHT-OF-WAY, THE EAST 40.00 FEET (1.23 ACRES) LIES WITHIN THE EXISTING RIGHT-OF-WAY OF VALVERDE ROAD, AND THE SOUTH 20.00 FEET (0.55 ACRES) LIES WITHIN THE EXISTING RIGHT-OF-WAY OF MINNESOTA ROAD.

ISSUED FOR:
PRELIMINARY

STATE OF TEXAS - COUNTY OF HIDALGO

I, THE UNDERSIGNED, A 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, OR 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 CITY OF DONNA & HIDALGO COUNTY, TEXAS.

IVAN GARCIA, P.E., R.P.L.S. DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6496
SURVEY FIRM # 10194027



INDEX TO SHEETS OF MINNESOTA SPRINGS SUBDIVISION	
SHEET 1: HEADING; LOCATION MAP; PRINCIPAL CONTACTS; MAP, LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS)	
SHEET 2: ENGINEER'S AND SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTE; H.C.C.D.#9, H.C.D.D. No. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE.	
SHEET 3: SANITARY SEWER LAYOUT, INCLUDING PROPOSED MANHOLES, AND SANITARY SEWER SERVICE LOCATION; ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTEWATER AND ENGINEER'S CERTIFICATION.	
SHEET 4: WATER LAYOUT, INCLUDING PROPOSED FIRE HYDRANTS, AND WATER SERVICE LOCATION; SUBDIVIDER CERTIFICATION.	
SHEET 5: STORM SEWER, INCLUDING ALL DRAINAGE IMPROVEMENTS, CROSS-SECTIONS AND DRAINAGE REPORT.	
SHEET 6: PAYING & DRAINAGE DETAIL SHEET	

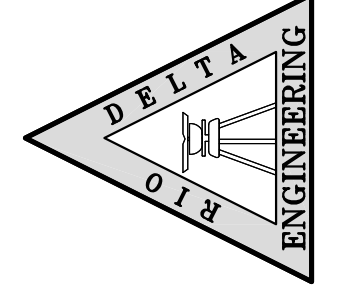
PLAT SHEET
MINNESOTA SPRINGS SUBDIVISION
HIDALGO COUNTY, TEXAS

PROJECT :
ENGINEER: IVAN GARCIA P.E. R.P.L.S.
SURVEYOR: IVAN GARCIA P.E. R.P.L.S.
CHECKED: IVAN GARCIA P.E. R.P.L.S.
DRAWN: H.G.
SCALE: 1" = 100'
DATE: AUGUST 5, 2025
PROJECT: SUB 24 054
REVISIONS:
PAGE NO: 1 OF 7

THIS DOCUMENT IS
RELEASED FOR THE
PURPOSE OF INTERIM
REVIEW UNDER THE
AUTHORITY OF
IVAN GARCIA,
P.E. 115662 ON
AUGUST 5, 2025
IT IS NOT TO BE
USED FOR CONSTRUCTION,
BIDDING OR PERMIT
PURPOSES.

ISSUED FOR:
PRELIMINARY

RIO DELTA ENGINEERING
FIRM REGISTRATION NO. F-7628
SURVEY FIRM NO. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083



MINNESOTA SPRINGS SUBDIVISION

BEING A 36.30 ACRES TRACT OF LAND, SAME BEING ALL OF BLOCK 118, HALL-FIFIELD SUBDIVISION OUT OF EL GATO GRANT,
RECORDED IN VOLUME 1, PAGE 53, MAP RECORDS OF HIDALGO COUNTY, TEXAS

OWNER'S ACKNOWLEDGMENT STATE OF TEXAS COUNTY OF HIDALGO

I, KRYS WEYAND, AS THE OWNER (S) OF THE 36.32 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED MINNESOTA SPRINGS SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATED TO PUBLIC USE THE STREET, PARK, 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 MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
(B) SEWER CONNECTIONS TO THE LOTS OR SCEPTIC TANKS MEET, THE MINIMUM REQUIREMENTS OF THE 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.

KRYS WEYAND DATE
888 ACQUISITIONS LLC
2810 N. CLOSNER BLVD.
EDINBURG, TX. 78541

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KRYS WEYAND, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____DAY OF _____, 2025.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
MY COMMISSION EXPIRES ____-____-____

DONNA IRRIGATION DISTRICT

THIS PLAT IS HEREBY APPROVED BY THE DONNA IRRIGATION DISTRICT ON THIS THE ____DAY OF _____, 20__.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON DONNA IRRIGATION DISTRICT RIGHT OF WAYS OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER SHOWN OR NOT.

PRESIDENT ATTEST: _____
SECRETARY

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

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

HIDALGO COUNTY JUDGE DATE

ATTEST: _____
HIDALGO COUNTY CLERK DATE

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

DONNA IRRIGATION DISTRICT, HIDALGO COUNTY NUMBER ONE

THIS PLAT IS HEREBY APPROVED BY DONNA IRRIGATION DISTRICT, HIDALGO COUNTY NUMBER ONE ON THIS ____ DAY OF _____, 20__.

SECRETARY _____
PRESIDENT

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

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 NO. 49.21(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.

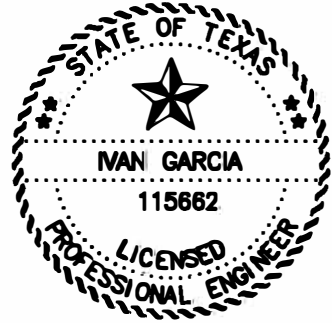
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

STATE OF TEXAS – COUNTY OF HIDALGO

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

IVAN GARCIA P.E. R.P.L.S. DATE
REG. PROFESSIONAL ENGINEER NO. 115662



GENERAL NOTES:

- FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "C", AREAS OF MINIMAL FLOOD HAZARD, USUALLY THE AREA ABOVE THE 500-YEAR FLOOD LEVEL. ZONE C MAY HAVE PONDING AND LOCAL DRAINAGE PROBLEMS THAT DON'T WARRANT A DETAILED STUDY OR DESIGNATION AS BASE FLOODPLAIN. ACCORDING TO COMMUNITY-PANEL NO. 480334 0425C, MAP REVISED NOVEMBER 16, 1992.
- SETBACKS:
FRONT: 25.00 FEET OR EASEMENT WHICHEVER IS GREATER
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
CORNER SIDE: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER
CORNER SIDE GREATER THAN 50.00 FEET R.O.W. ~ 20.00 FEET OR EASEMENT WHICHEVER IS GREATER.
- NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON THE LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" 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.
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
---S.B.M. NO. 1---, ELEV. 85.01 N.G.V.D. 88, DESCRIPTIONS NAIL SET AT THE SOUTHEAST CORNER OF THIS SUBDIVISION. GPS POINT, GRID COORDINATES: N 16408228.74, E 1121106.6880.
B.M.NO. 2---, ELEV. 82.10 N.G.V.D. 88, DESCRIPTIONS FD 2" IRON RD AT THE SOUTHWEST CORNER OF THIS SUBDIVISION. GPS POINT, GRID COORDINATES: N 16806134.3900, E 1122253.3870.
- 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 182,853 CUBIC- FEET OR 3.807 ACRE-FEET OF STORM WATER RUNOFF OF BOTH RESIDENTIAL AND COMMERCIAL LOTS COMBINED.
- 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 PURCHAS 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.
- IN ADDITION TO EXISTING RESIDENCE STRUCTURE OR NEW PROPOSED DWELLING ON THE LOT MUST COMPLY WITH ALL SETBACK RESTRICTIONS RECORDED ON THIS PLAT.
- ALL LOT CORNERS ARE SET 1/2 INCH IRON RODS WITH CAP.
- ALL EASEMENTS SHOWN ARE DEDICATED BY THIS PLAT, UNLESS STATED OTHERWISE.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION
- THE LOT SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE CENTER 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 SUBDIVISION RULES APPENDIX 3.1.4.1.
- 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 THE SUBDIVISION.
- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO DONNA IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM DONNA IRRIGATION DISTRICT.
- NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
- NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE SWALE EASEMENT. EACH DRAINAGE SWALE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE DRAINAGE SWALE. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SWALE.
- NO LOT ACCESS WILL BE ALLOWED FOR LOTS 1, 36 THROUGH 44, 56, 87, 88, 121, AND 122. FROM VAL VERDE ROAD AND MINNESOTA ROAD.



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

PRINCIPAL CONTACTS:

NAME	ADDRESS	PHONE & FAX
OWNER(S):888 ACQUISITIONS LLC	2810 N. CLOSNER BLVD.	EDINBURG, TX. 78541 (956) 383-0868
SURVEYOR: IVAN GARCIA	921 S. 10TH AVENUE	EDINBURG, TX. 78539 (956) 380-5152 (956) 380-5083
ENGINEER: IVAN GARCIA	921 S. 10TH AVENUE	EDINBURG, TX. 78539 (956) 380-5152 (956) 380-5083

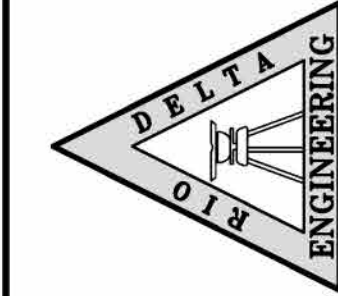
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SHEET 5: STORM SEWER, INCLUDING ALL DRAINAGE IMPROVEMENTS, CROSS-SECTIONS AND DRAINAGE REPORT.	
SHEET 6: PAVING & DRAINAGE ■ DETAIL SHEET	
SHEET 7: WATER ■ SANITARY SEWER DETAIL SHEET	

ENGINEER:	IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:	IVAN GARCIA P.E. R.P.L.S.
CHECKED:	IVAN GARCIA P.E. R.P.L.S.
DRAWN:	H.G.
SCALE:	N.T.S.
DATE:	AUGUST 5, 2025
PROJECT:	SUB 24 054
REVISIONS:	
PAGE NO.	2 OF 7

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PRELIMINARY

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IVAN GARCIA, P.E. 115662 ON AUGUST 5, 2025
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PLAT NOTES
MINNESOTA SPRINGS SUBDIVISION
HIDALGO COUNTY, TEXAS



RIO DELTA ENGINEERING

FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083

Y: RDE SUBDIVISIONS 2024 SUB 24 054 - RUPPERTS VALVERDE AND MINNESOTA RD DWS SUB 24 054 - RDE SHT 4 SSWR LAYOUT.dwg RODELTA 8/14/2025 11:36 AM

SAN JOAQUIN SUBDIVISION
DOCUMENT # 2668103, M.R.H.C.

VAL VERDE RD.

SCALE: 1" = 60'
BASIS OF BEARING
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEMS NETWORK

ENGINEERING REPORT FOR MINNESOTA SPRINGS SUBDIVISION
BY IVAN GARCIA, P.E., R.P.L.S.

LEGAL DESCRIPTION

BEING A 34.32 ACRES TRACT OF LAND MORE OR LESS, SAME BEING ALL OF LOT ONE HUNDRED EIGHTEEN (118), HALL-PHILF TRACT, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 1, PAGE 53, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

PROPOSED USE

ALL LOTS ARE VACANT AND 138 LOTS WILL BE USED FOR SINGLE FAMILY HOMES AND 1 FOR COMMERCIAL.

WATER SUPPLY AND DISTRIBUTION

THIS SUBDIVISION WILL BE PROVIDED WATER SERVICE BY NORTH ALAMO WATER SUPPLY CORPORATION. THE SUBDIVIDER AND NAWSC HAVE ENTERED INTO A CONTRACT WHEREBY NAWSC HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS. NAWSC 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.

NORTH ALAMO WATER SUPPLY CORPORATION HAS AN EXISTING 12" DIAMETER WATER LINE RUNNING ALONG THE WEST RIGHT-OF-WAY SIDE OF VALVERDE ROAD, ADDITIONALLY HAS AN EXISTING 8" DIAMETER WATER LINE RUNNING ALONG THE NORTH RIGHT OF WAY SIDE OF MINNESOTA ROAD. THE WATER SYSTEM FOR MINNESOTA SPRINGS CONSISTS OF (139) 3/4" DIAMETER SINGLE SERVICE LINES THAT CONNECT INTO THE EXISTING INTERNAL 8" LINE FOR ALL LOTS SERVICES TERMINATE AT A UNIT COST OF \$. THE COST FOR THE CONSTRUCTION OF THE WATER SYSTEM TO MINNESOTA SPRINGS IS ESTIMATED TO BE \$. THE OWNER OF THIS DEVELOPMENT HAS PAID WATER TAP FEES, WHICH INCLUDE THE WATER METER INSTALLATION AND INSPECTION FEES, TO NAWSC, A TOTAL OF \$. AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SAYS REPRESENT SAID INSTALLATIONS, ACQUISITION FEES, AND ALL OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOT IN THE SUBDIVISION TO NAWSC.

SEWAGE FACILITIES DESCRIPTION, COST AND OPERABILITY DATES

SEWAGE FROM MINNESOTA SPRINGS WILL BE TREATED BY SANITARY SEWER SYSTEM CONSISTING OF A 4" SEWER SERVICE LINE FOR EACH LOT. THE DEVELOPER INSTALLED A NEW SANITARY SEWER LIFT STATION AT THE SOUTHWEST CORNER OF THE PROPERTY TO SERVICE THE SUBDIVISION. CONSISTS OF (139) 4" DIAMETER SEWER LINES THAT CONNECT INTO AN INTERNAL 8" SEWER LINE FOR ALL LOTS. SERVICES TERMINATE AT THE EXISTING LIFT STATION. THE (139) 4" SEWER SERVICES LINE HAVE ALREADY BEEN INSTALLED. THE COST FOR THE CONSTRUCTION OF THE SANITARY SEWER SYSTEM TO SERVE THIS SUBDIVISION IS ESTIMATED TO BE \$. AS STATED IN THE 30 YEAR SEWER SERVICE AGREEMENT WHICH SAYS REPRESENT SAID INSTALLATIONS, ACQUISITION FEES, AND ALL OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOT IN THE SUBDIVISION TO NAWSC.

ENGINEER CERTIFICATION

I CERTIFY THAT THE WATER AND SANITARY SEWER SYSTEM FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL SUBDIVISION RULES ADOPTED UNDER SECTION 16.343, WATER CODE.

I CERTIFY THAT THE COSTS FOR THE CONSTRUCTED WATER AND SANITARY SEWER FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES

THESE FACILITIES WILL HAVE A TOTAL COST OF \$. THE OWNER OF THIS DEVELOPMENT WILL PAY WATER TAP FEES, WHICH INCLUDE THE WATER METER INSTALLATION AND INSPECTION FEES, TO NAWSC, A TOTAL OF \$. AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SAYS REPRESENT SAID INSTALLATIONS, ACQUISITION FEES, AND ALL OTHER FEES ASSOCIATED WITH CONNECTING EACH ONE OF THE LOTS IN THE SUBDIVISION TO NAWSC.

SANITARY SEWER FACILITIES

THESE FACILITIES WILL HAVE A TOTAL COST OF \$. THE OWNER OF THIS DEVELOPMENT WILL PAY SANITARY SEWER FEES, WHICH INCLUDE THE SANITARY SEWER INSTALLATION AND INSPECTION FEES, TO NAWSC, A TOTAL OF \$. AS STATED IN THE 30 YEAR SANITARY SEWER SERVICE AGREEMENT WHICH SAYS REPRESENT SAID INSTALLATIONS, ACQUISITION FEES, AND ALL OTHER FEES ASSOCIATED WITH CONNECTING EACH ONE OF THE LOTS IN THE SUBDIVISION TO NAWSC.

REPORTE DE INGENIERIA DE MINNESOTA SPRINGS

POR: IVAN GARCIA, P.E., R.P.L.S.

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

LA SUBDIVISION MINNESOTA SPRINGS RECIBIRA SU PROVISION DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION. EL DUEÑO DE LA SUBDIVISION Y NAWSC HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 ANOS. NAWSC HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

NAWSC TIENE UN CONDUCTO DE AGUA DE 12" PULGADAS DE DIAMETRO QUE PASA POR EL LADO OESTE DEL DERECHO DE VIA (RIGHT-OF-WAY) DE LA CARRETERA VALVERDE Y UN CONDUCTO DE 8" PULGADAS DE DIAMETRO QUE PASA POR EL LADO NORTE DEL DERECHO DE LA CARRETERA MINNESOTA. EL SISTEMA REQUERIDO PARA MINNESOTA SPRINGS, CONSISTE EN (139) LINEAS INDIVIDUALES DE AGUA DE 3/4" DE DIAMETRO LA CUAL ESTA CONECTADA A LA LINEA DE 8" DE DIAMETRO PARA TODOS LOS LOTES. Y TERMINA EN LOS MEDIDORES DE AGUA. 9 HIDRANTES DE AGUA PARA EL DEPARTAMENTO DE BOMBEROS HAN SIDO INSTALADOS. EL DUEÑO DE LA SUBDIVISION TAMBIEN HA INSTALADO 9 HIDRANTES DE AGUA (FIRE HYDRANT) A UN COSTO DE \$. EL COSTO PARA LA CONSTRUCCION DE LA INSTALACION DEL SISTEMA DE DISTRIBUCION DE AGUA POTABLE DE MINNESOTA SPRINGS SE ESTIMA DE \$. A UN COSTO TOTAL, EL DUEÑO DE LA SUBDIVISION VA PAGAR LOS CARGOS POR CONEXION DE AGUA. LOS CUALES INCLUYEN LA INSTALACION DEL MEDIDOR DE AGUA Y LAS TARIFAS DE INSPECCION DE NAWSC, POR UN TOTAL DE \$. POR MUCHO LO ESTABLECIDO EN EL CONTRATO DE SERVICIO DE AGUA DE 30 AÑOS QUE IMPORTES REPRESENTAN DICHAS INSTALACIONES, HONORARIOS DE ADQUISICION Y TODOS LOS OTROS CARGOS RELACIONADOS CON CONEXION DE LOS LOTES INDIVIDUALES EN EL DESARROLLO DE NAWSC.

DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION

EL DRENAJE DE MINNESOTA SPRINGS SERA TRATADA POR UN SISTEMA DE DRENAJE SANITARIO QUE CONSISTE DE UN 4" SERVICIO DE DRENAJE PARA CADA LOTE. NAWSC TIENE UN LIFT STATION EXISTENTE EN LA ESQUINA NOROCCIDENTE MINNESOTA ROAD. EL SISTEMA DE DRENAJE PARA MINNESOTA SPRINGS CONSISTE DE (139) 4" DE DIAMETRO DE LINEA DE SERVICIO DE ALCANTARILLADO, QUE CONECTAN EL 8" LINEA DE SERVICIO DE ALCANTARILLADO EXISTENTE PARA TODOS LOS LOTES TERMINANDO EN EL LIFT STATION EXISTENTE. LA (139) 4" LINEA DE SERVICIO DE ALCANTARILLADO HAN SIDO INSTALADO. EL COSTO POR LA CONSTRUCCION DEL SISTEMA DE DRENAJE SANITARIO PARA ESTA SUBDIVISION SE ESTIMA DE \$. EL DUEÑO DE ESTE DESARROLLO A PAGADO TARIFAS DE ALCANTARILLADO SANITARIO, LA CUAL INCLUYE TARIFAS DE INSPECCION PARA NAWSC. NAWSC TIENE UN TOTAL DE \$. POR MUCHO LO ESTABLECIDO EN EL CONTRATO DE SERVICIO DE AGUA DE 30 AÑOS QUE IMPORTES REPRESENTAN DICHAS INSTALACIONES, HONORARIOS DE ADQUISICION Y TODOS LOS OTROS CARGOS RELACIONADOS CON CONEXION DE LOS LOTES INDIVIDUALES EN LA SUBDIVISION PARA NAWSC.

CERTIFICACION:

CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CÓDIGO DE AGUA DE TEXAS).

CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

AGUA:

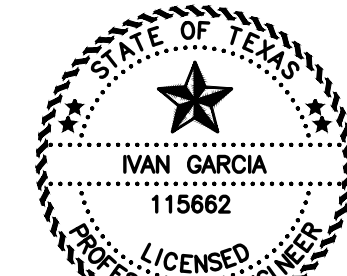
EL SISTEMA/SERVICIO DE AGUA TENDRA UN COSTO DE \$. EL DUEÑO DE LA SUBDIVISION VA PAGAR LOS CARGOS POR CONEXION DE AGUA, LOS CUALES INCLUYEN LA INSTALACION DEL MEDIDOR DE AGUA Y LAS TARIFAS DE INSPECCION DE NAWSC, POR UN TOTAL DE \$. POR MUCHO LO ESTABLECIDO EN EL CONTRATO DE SERVICIO DE AGUA DE 30 AÑOS QUE IMPORTES REPRESENTAN DICHAS INSTALACIONES, HONORARIOS DE ADQUISICION Y TODOS LOS OTROS CARGOS RELACIONADOS CON CONEXION DE LOS LOTES INDIVIDUALES EN EL DESARROLLO DE NAWSC.

DRENAJE:

EL SISTEMA/SERVICIO DE AGUA RESIDUALES TENDRA UN COSTO DE \$. EL DUEÑO DE LA SUBDIVISION VA PAGAR LOS CARGOS POR CONEXION DE AGUA, LOS CUALES INCLUYEN LA INSTALACION DEL MEDIDOR DE AGUA Y LAS TARIFAS DE INSPECCION DE NAWSC, POR UN TOTAL DE \$. POR MUCHO LO ESTABLECIDO EN EL CONTRATO DE SERVICIO DE AGUA DE 30 AÑOS QUE IMPORTES REPRESENTAN DICHAS INSTALACIONES, HONORARIOS DE ADQUISICION Y TODOS LOS OTROS CARGOS RELACIONADOS CON CONEXION DE LOS LOTES INDIVIDUALES EN EL DESARROLLO DE NAWSC.

I, IVAN GARCIA, HEREBY ACKNOWLEDGE THAT THE ABOVE TRANSLATION FROM ENGLISH TO SPANISH, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

IVAN GARCIA, P.E., R.P.L.S.



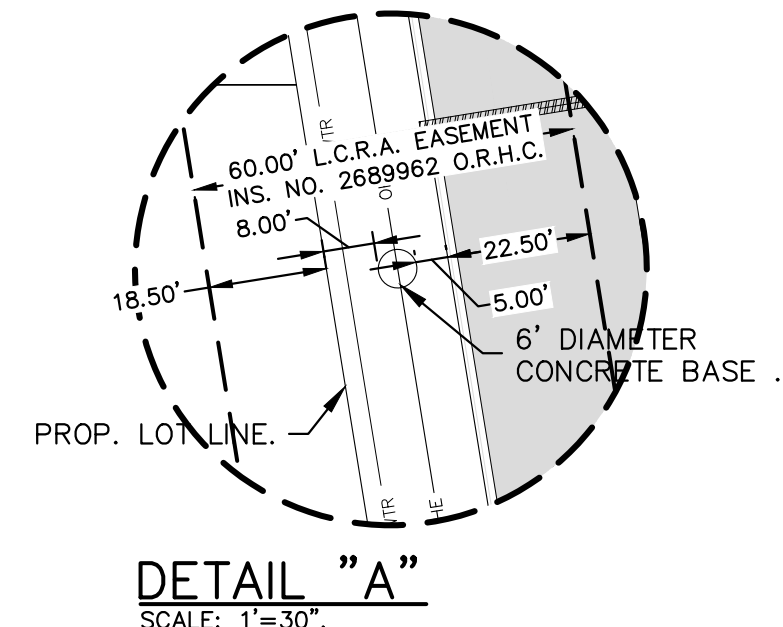
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SHEET 6:	PAVING & DRAINAGE DETAIL SHEET
SHEET 7:	WATER & SANITARY SEWER DETAIL SHEET

NOTES:
1) ALL PIPES SHALL HAVE A MINIMUM COVER OF 3 FEET.

LEGEND

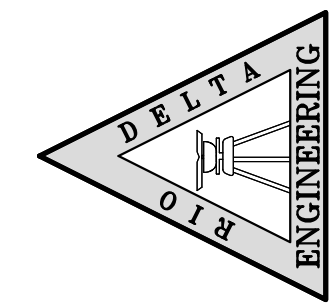
- EXIST. GRATE INLET
- EXIST. CURB INLET
- EXIST. TELEPHONE PEDESTAL
- EXIST. GRATE INLET
- EXIST. LAMP POLE
- EXIST. TRAFFIC POLE
- EXIST. GUY WIRE
- EXIST. POWER POLE
- EXIST. WATER VALVE
- EXIST. FLUSH VALVE
- EXIST. IRRIGATION VALVE
- EXIST. FIREHYDRANT
- EXIST. MAIL BOX
- EXIST. BRICK MAIL BOX
- EXIST. WATER METER
- EXIST. STREET SIGN
- EXIST. SANITARY SEWER MANHOLE
- EXIST. STORM SEWER MANHOLE



JARDIN DEL SUR SUBDIVISION
DOCUMENT # 2748034, M.R.H.C.

RIO DELTA ENGINEERING

FIRM REGISTRATION NO. F-7628
SURVEY FIRM NO. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083



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SANITARY SEWER LAYOUT
MINNESOTA SPRINGS SUBDIVISION
HIDALGO COUNTY, TEXAS

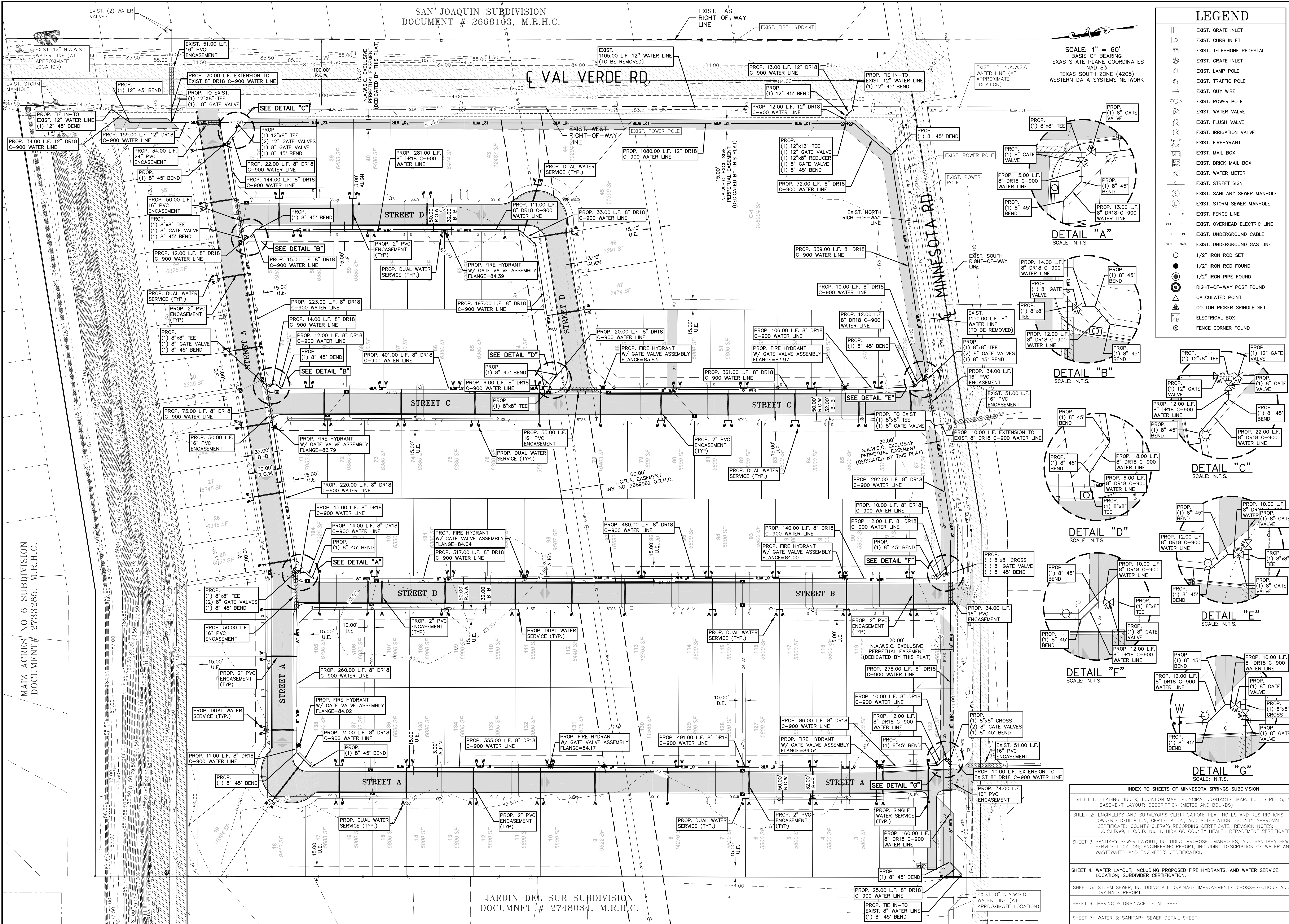
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ENGINEER: IVAN GARCIA P.E. R.P.L.S.
SURVEYOR: IVAN GARCIA P.E. R.P.L.S.
CHECKED: IVAN GARCIA P.E. R.P.L.S.
DRAWN: H.G.
SCALE: 1"=60'
DATE: AUGUST 5, 2025
PROJECT: SUB 24 054
REVISIONS:
PAGE NO: 3 OF 7

Y: RDE SUBDIVISIONS 2024 SUB 24 054 - RUPERTS VALVERDE AND MINNESOTA RD DWS SUB 24 054_RDE SH1 10 WATER LAYOUT.dwg RIDE014 6/14/2025 1:48 PM

MAIZ ACRES NO 6 SUBDIVISION
DOCUMENT# 2733285, M.R.H.C.

SAN JOAQUIN SUBDIVISION
DOCUMENT # 2668103, M.R.H.C.

JARDIN DEL SUR SUBDIVISION
DOCUMENT # 2748034, M.R.H.C.



LEGEND

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- EXIST. STREET SIGN
- EXIST. SANITARY SEWER MANHOLE
- EXIST. STORM SEWER MANHOLE
- EXIST. FENCE LINE
- EXIST. OVERHEAD ELECTRIC LINE
- EXIST. UNDERGROUND CABLE
- EXIST. UNDERGROUND GAS LINE
- 1/2" IRON ROD SET
- 1/2" IRON PIPE FOUND
- RIGHT-OF-WAY POST FOUND
- CALCULATED POINT
- COTTON PICKER SPINDLE SET
- ELECTRICAL BOX
- FENCE CORNER FOUND

SCALE: 1" = 60'
BASIS OF BEARING
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEMS NETWORK

DETAIL "A"
SCALE: N.T.S.

DETAIL "B"
SCALE: N.T.S.

DETAIL "C"
SCALE: N.T.S.

DETAIL "D"
SCALE: N.T.S.

DETAIL "E"
SCALE: N.T.S.

DETAIL "F"
SCALE: N.T.S.

DETAIL "G"
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SHEET 7: WATER & SANITARY SEWER DETAIL SHEET	REVISIONS:
	PAGE NO.: 4 OF 7

WATER LAYOUT
MINNESOTA SPRINGS SUBDIVISION
HIDALGO COUNTY, TEXAS

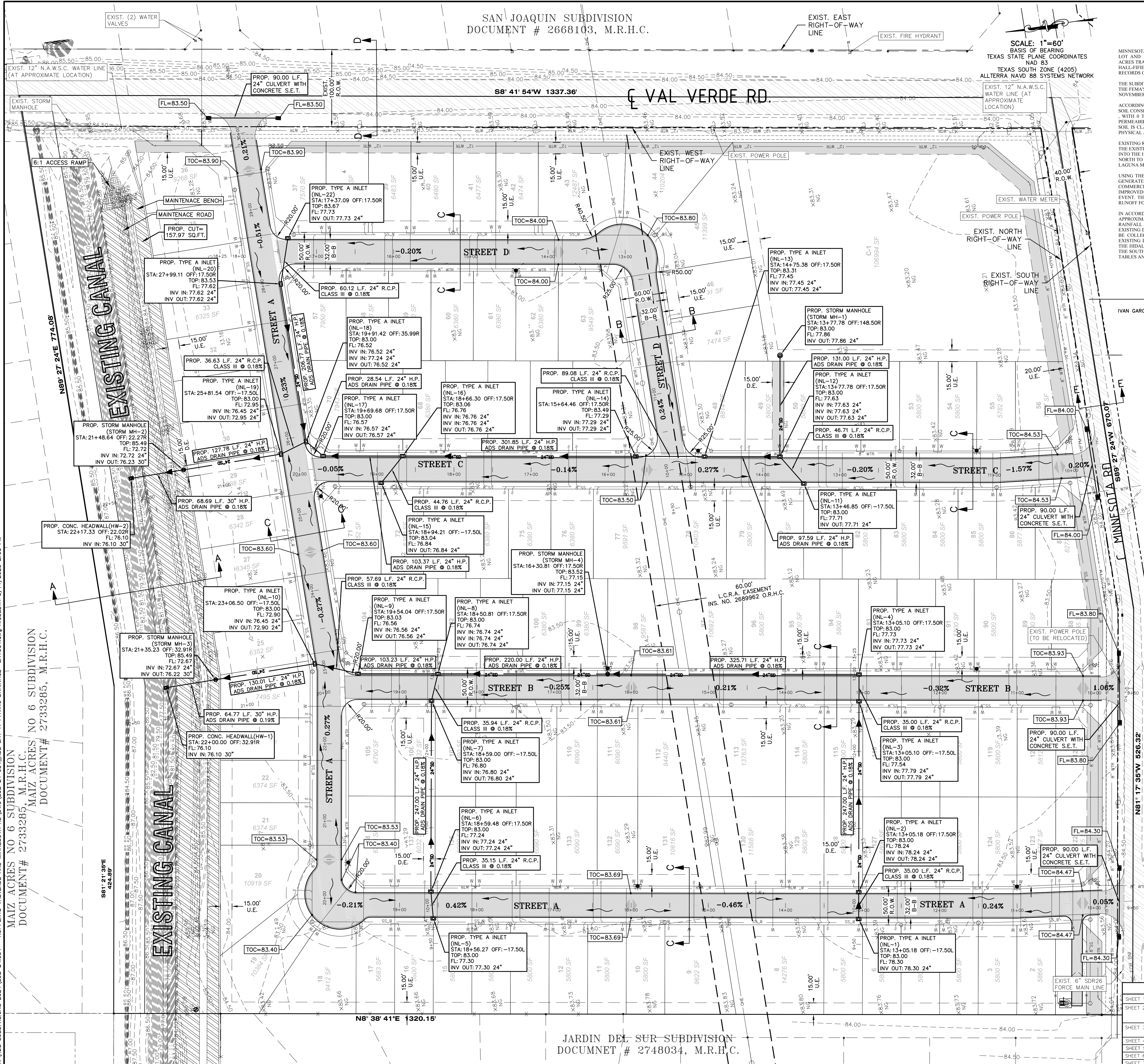
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Y: RDE SUBDIVISIONS 2024 SUB 24 054 - RUPPERTS VALVERDE AND MINNESOTA RD DWS SUB 24 054-RDE SH 11 PAVING DRAINAGE LAYOUT.dwg ROBELTA 8/14/2025 2:03 PM

MAIZ ACRES NO 6 SUBDIVISION
DOCUMENT# 2733285, M.R.H.C.
DOCUMENT# 2733285, M.R.H.C.



SAN JOAQUIN SUBDIVISION
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EXIST. EAST
RIGHT-OF-WAY
LINE
EXIST. FIRE HYDRANT

SCALE: 1"=60'
BASIS OF BEARING
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
ALLTERRA NAVD 88 SYSTEMS NETWORK

DRAINAGE REPORT
MINNESOTA SPRINGS SUBDIVISION,
HIDALGO COUNTY, TEXAS

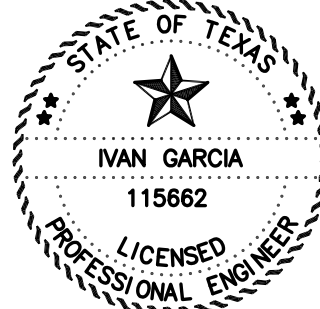
THE SUBDIVISION IS IN ZONE "C". AREAS OF MINIMAL FLOODING (NO SHADING), ACCORDING TO THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48034 025, MAP REVISED NOVEMBER 16, 1982.

ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE U.S.D.A. SOIL CONSERVATION SERVICE, THE SITE CONSISTS OF 100% OF HIDALGO SANDY CLAY LOAM (S) WITH 0 TO 1% SLOPES. THE SOIL IS WELL DRAINED AND SURFACE RUNOFF IS NEGLIGIBLE. PERMEABILITY IS MODERATELY HIGH TO HIGH AND THE WATER CAPACITY IS MODERATE. THIS SOIL IS CLASSIFIED AS GROUP (B). PLEASE SEE THE ATTACHED TABLES FOR THE ENGINEERING, PHYSICAL AND CHEMICAL PROPERTIES OF THESE SOILS.

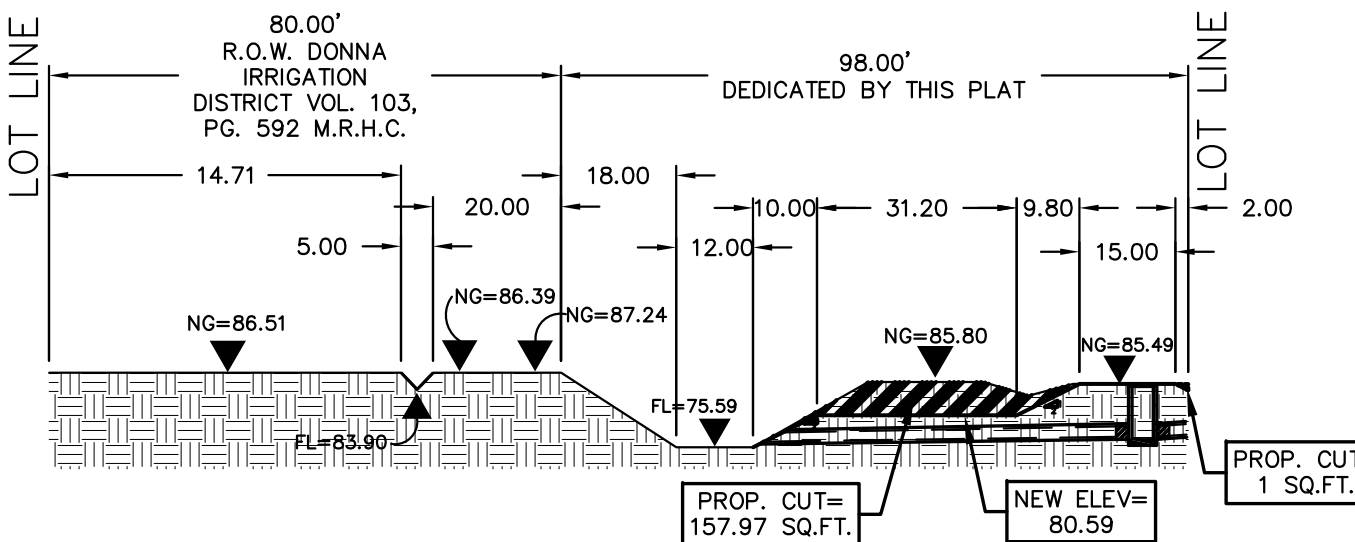
EXISTING RUNOFF SHEET FLOWS OVERLAND IN A NORTHERLY DIRECTION WITH OUTFALL TO THE EXISTING DONNA IRRIGATION DISTRICT NO. 10 DRAIN DITCH, THEN WITH OUTFALL EAST INTO THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 DONNA NORTH LATERAL, THEN NORTH TO THE SOUTH MAIN DRAIN 1, AND SUBSEQUENTLY WITH FINAL OUTFALL TO THE LAGUNA MADRE.

USING THE RATIONAL METHOD, WE HAVE DETERMINED THAT A 10-YR RAINFALL EVENT WILL GENERATE APPROXIMATELY 21.9 CFS OF STORM RUNOFF FOR BOTH RESIDENTIAL LOTS AND COMMERCIAL LOT. WE HAVE ALSO USED THE RATIONAL METHOD TO DETERMINE THAT THE IMPROVED SITE WILL GENERATE AN ESTIMATED 103.12 CFS OF RUNOFF FOR A 50-YR RAINFALL EVENT. THE IMPROVED SITE WILL HAVE AN APPROXIMATE INCREASE OF 81.5 CFS OF STORM RUNOFF FOR A 50-YR RAINFALL EVENT.

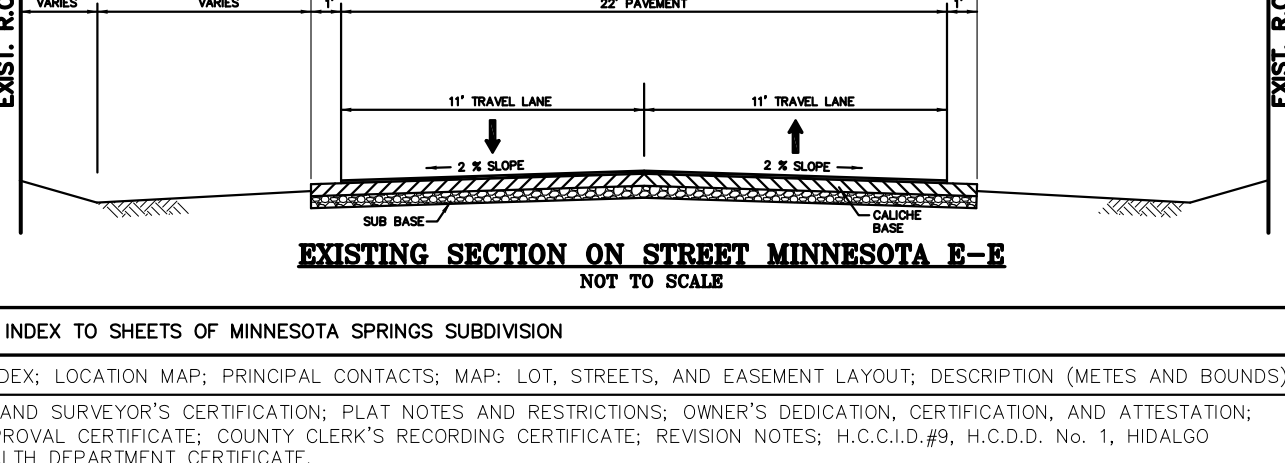
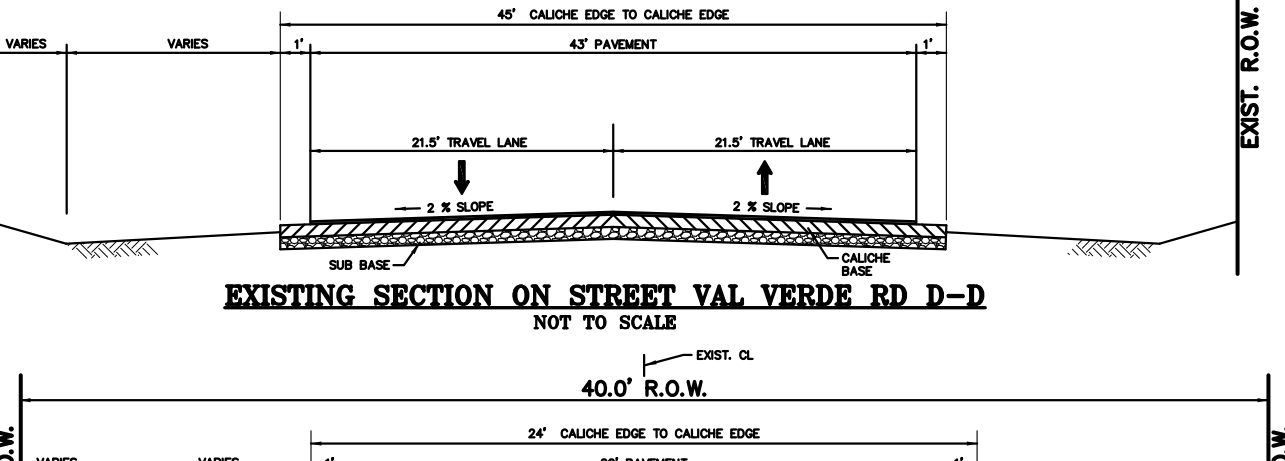
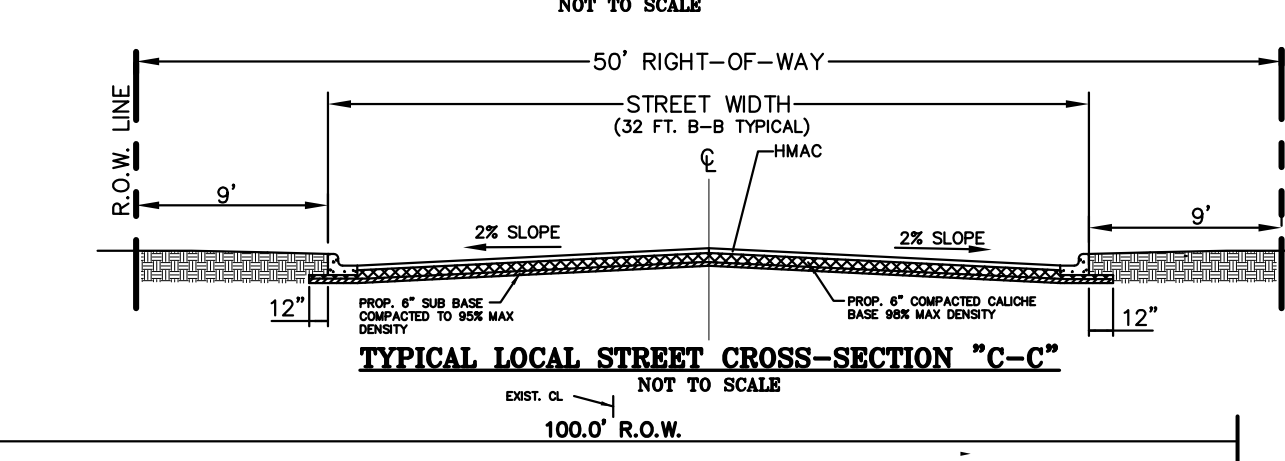
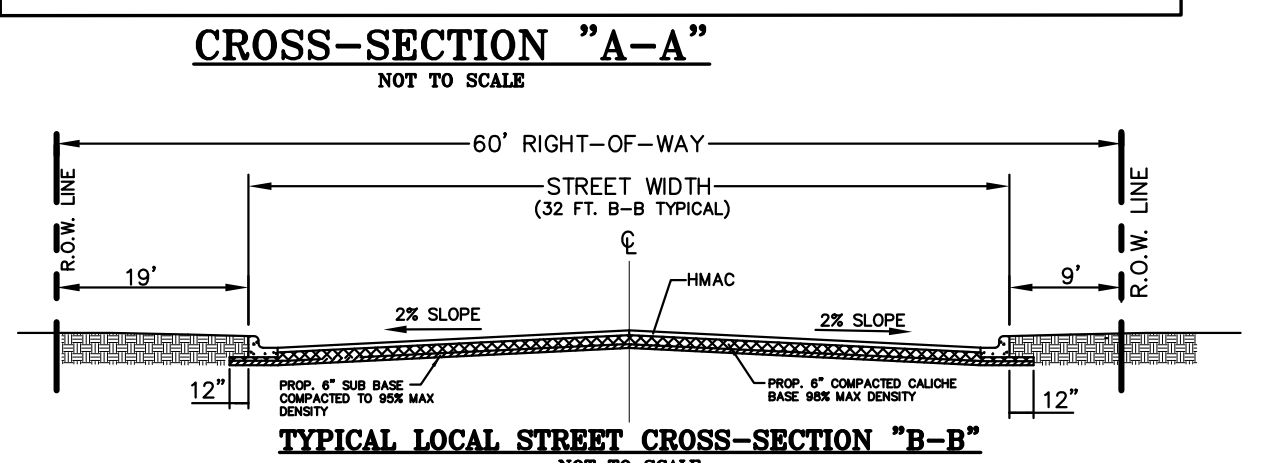
IN ACCORDANCE WITH THE COUNTY'S DRAINAGE REQUIREMENTS, WE HAVE CALCULATED THAT APPROXIMATELY A TOTAL OF 148,619 CF OR 3,412 AC-FT, WILL NEED TO BE DETAINED FOR A 50-YR RAINFALL EVENT. LINEAR DETENTION WILL BE PROVIDED BY IMPROVING A SECTION OF THE EXISTING DONNA IRRIGATION DISTRICT NO. 10 DRAIN DITCH. STORM WATER WILL BE COLLECTED BY AN ON-SITE COLLECTION SYSTEM, AND DISCHARGE INTO THE EXISTING EXISTING DONNA IRRIGATION DISTRICT NO. 10 DRAIN DITCH, THEN WITH OUTFALL EAST INTO THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 DONNA NORTH LATERAL, THEN NORTH TO THE SOUTH MAIN DRAIN 1, AND SUBSEQUENTLY WITH FINAL OUTFALL TO THE LAGUNA MADRE. TABLES AND CALCULATIONS ARE ATTACHED.



LEGEND	
	EXIST. GRATE INLET
	EXIST. CURB INLET
	EXIST. TELEPHONE PEDESTAL
	EXIST. GRATE INLET
	EXIST. LAMP POLE
	EXIST. TRAFFIC POLE
	EXIST. GUY WIRE
	EXIST. POWER POLE
	EXIST. WATER VALVE
	EXIST. FLUSH VALVE
	EXIST. IRRIGATION VALVE
	EXIST. FIREHYDRANT
	EXIST. MAIL BOX
	EXIST. BRICK MAIL BOX
	EXIST. WATER METER
	EXIST. STREET SIGN
	EXIST. SANITARY SEWER MANHOLE
	EXIST. STORM SEWER MANHOLE
	EXIST. FENCE LINE
	EXIST. OVERHEAD ELECTRIC LINE
	EXIST. UNDERGROUND CABLE
	EXIST. UNDERGROUND GAS LINE
	1/2" IRON ROD SET
	1/2" IRON ROD FOUND
	FENCE CORNER FOUND
	1/2-INCH IRON PIPE FOUND
	RIGHT-OF-WAY POST FOUND
	CALCULATED POINT
	COTTON PICKER SPINDLE SET
	ELECTRICAL BOX



DRAINAGE VOLUME LEGEND
VOLUME REQUIRED = 225,435 CF (AS PER DRAINAGE REPORT CALCULATIONS)
VOLUME PROVIDED IN DETENTION AREAS CROSS-SECTION "A-A" = 157.97 SF X 1,430 LF = 225,897.10 CF (100.20% OF VOLUME REQUIRED)



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SHEET 6: PAVING & DRAINAGE DETAIL SHEET	
SHEET 7: WATER & SANITARY SEWER DETAIL SHEET	

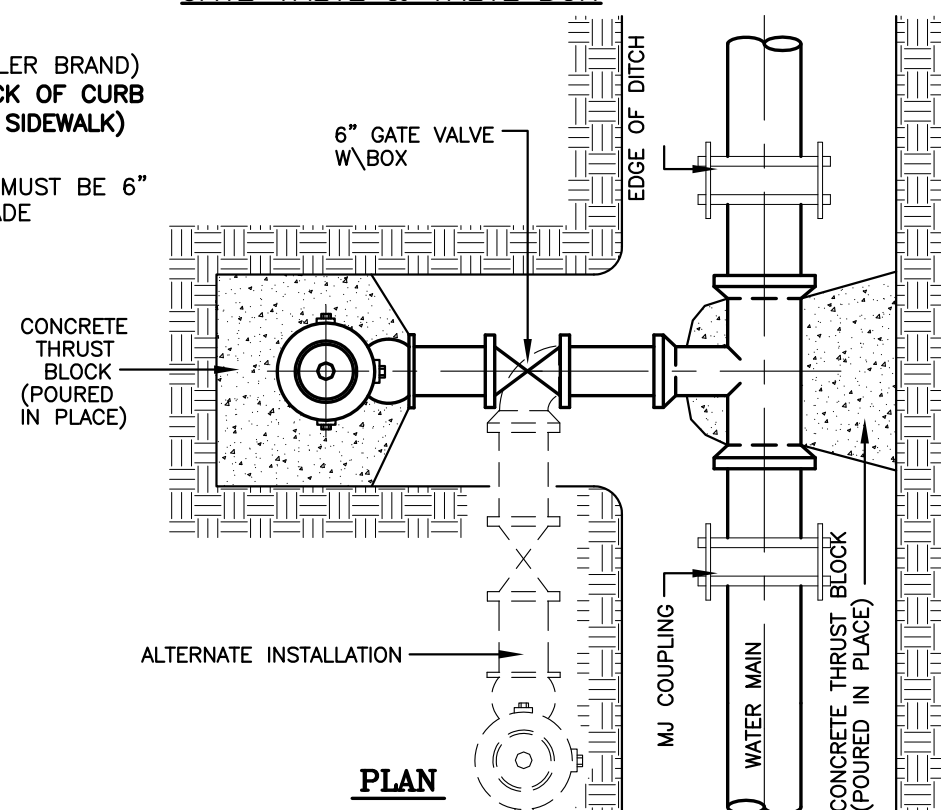
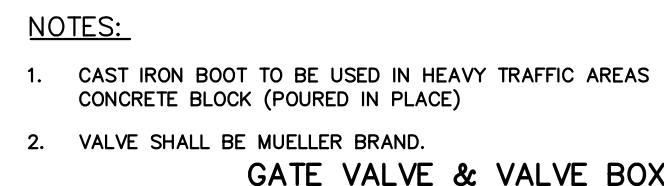
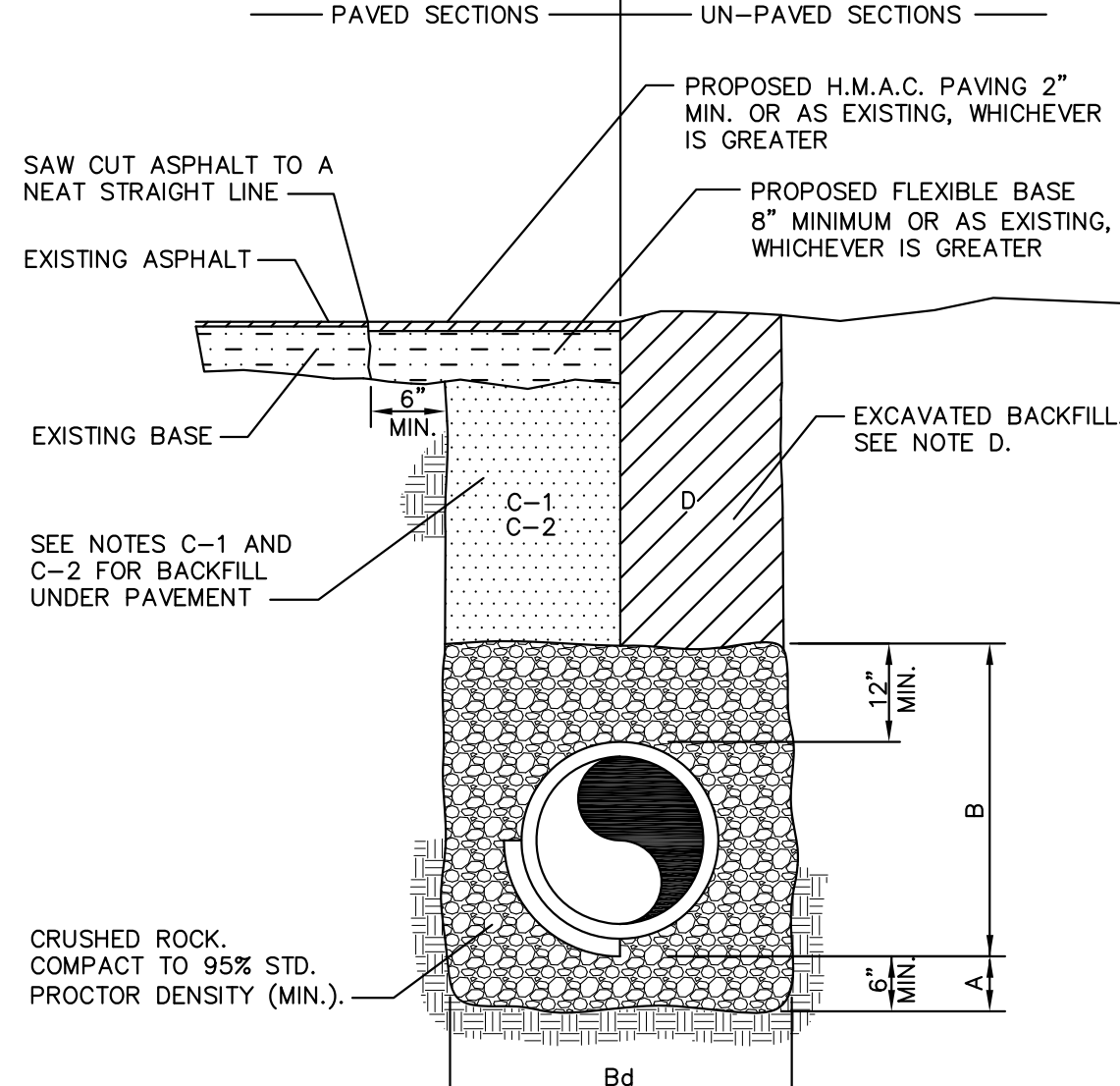
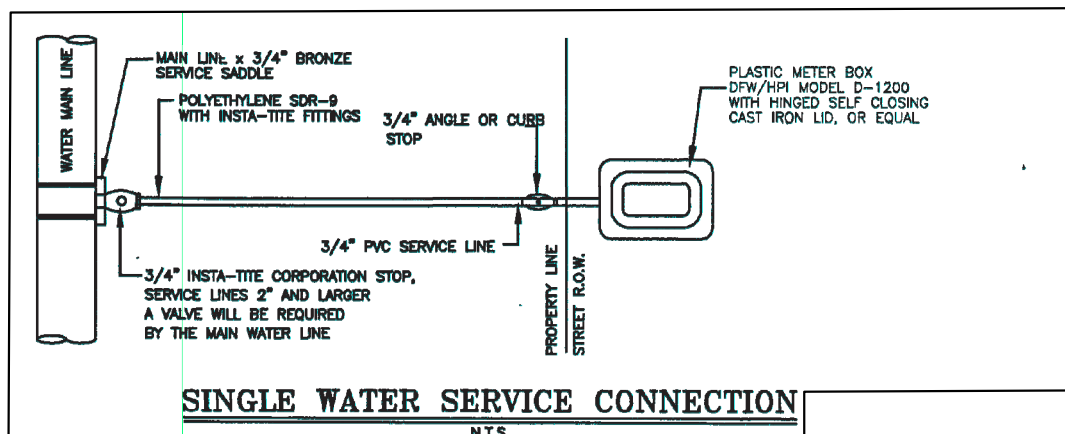
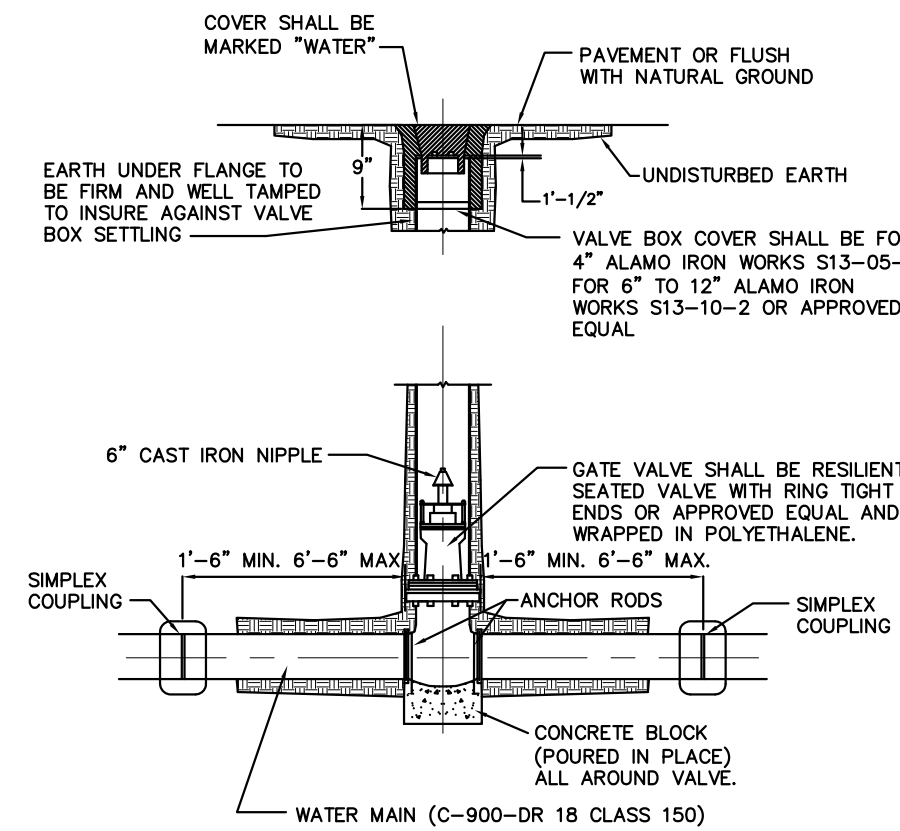
RIO DELTA ENGINEERING
FIRM REGISTRATION NO. F-7628
SURVEY FIRM NO. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083

THIS DOCUMENT IS
RELEASED FOR THE
PURPOSE OF INTERIM
REVIEW UNDER THE
AUTHORITY OF
IVAN GARCIA,
P.E. 115662 ON
AUGUST 5, 2025
IT IS NOT TO BE
USED FOR CONSTRUCTION,
BIDDING OR PERMIT
PURPOSES.

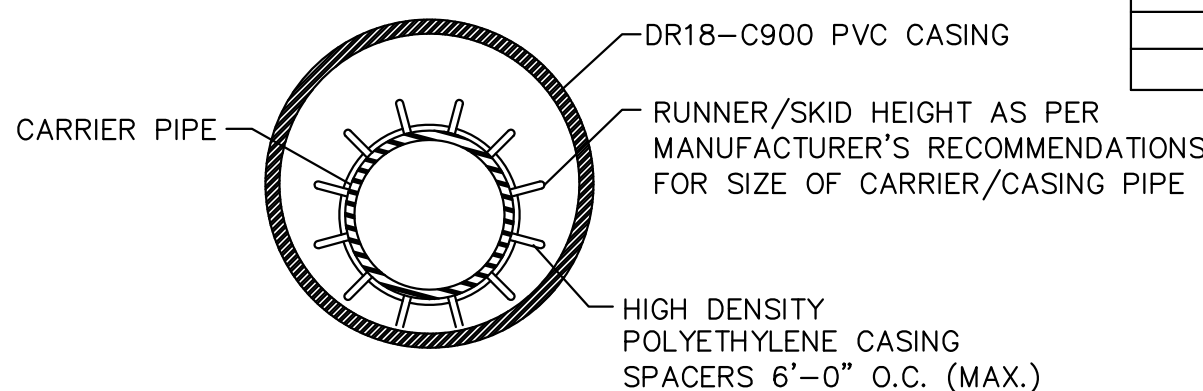
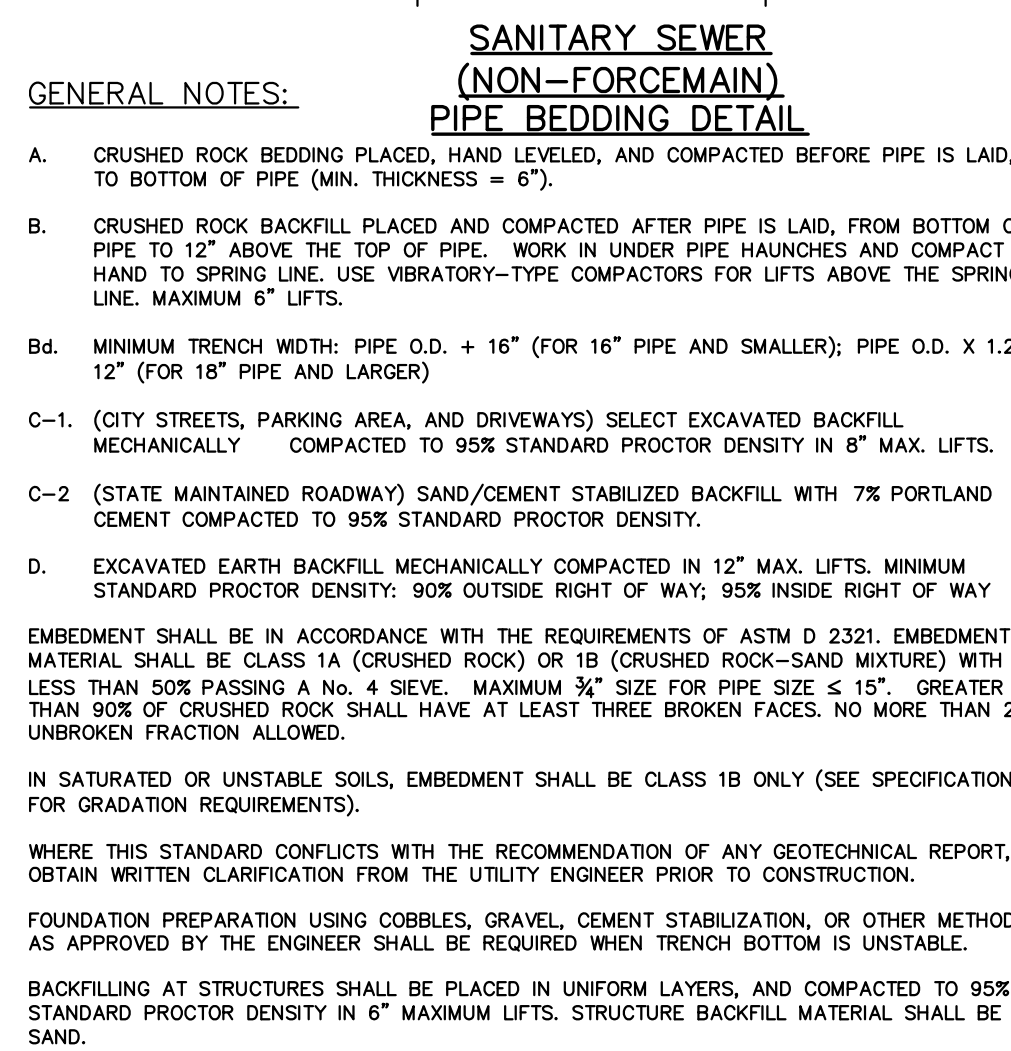
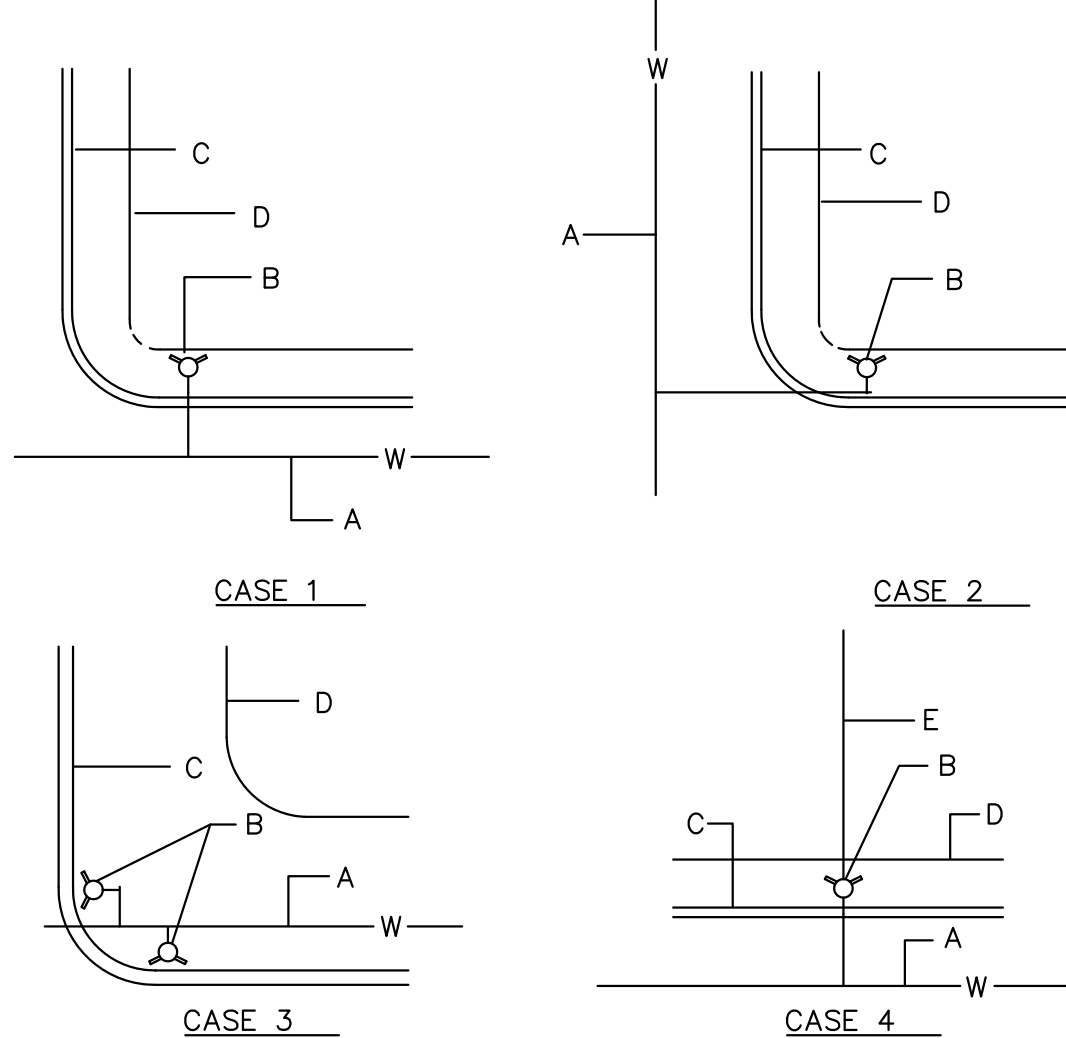
ISSUED FOR:
PRELIMINARY

PAVING DRAINAGE LAYOUT
MINNESOTA SPRINGS SUBDIVISION
HIDALGO COUNTY, TEXAS

PROJECT:	ENGINEER:
PROJECT:	IVAN GARCIA P.E. R.P.L.S.
PROJECT:	SURVEYOR:
PROJECT:	IVAN GARCIA P.E. R.P.L.S.
PROJECT:	CHECKED:
PROJECT:	IVAN GARCIA P.E. R.P.L.S.
PROJECT:	DRAWN:
PROJECT:	H.G.
SCALE:	1"=60'
DATE:	AUGUST 5, 2025
PROJECT:	SUB 24 054
REVISIONS:	
PAGE NO.	5 OF 7

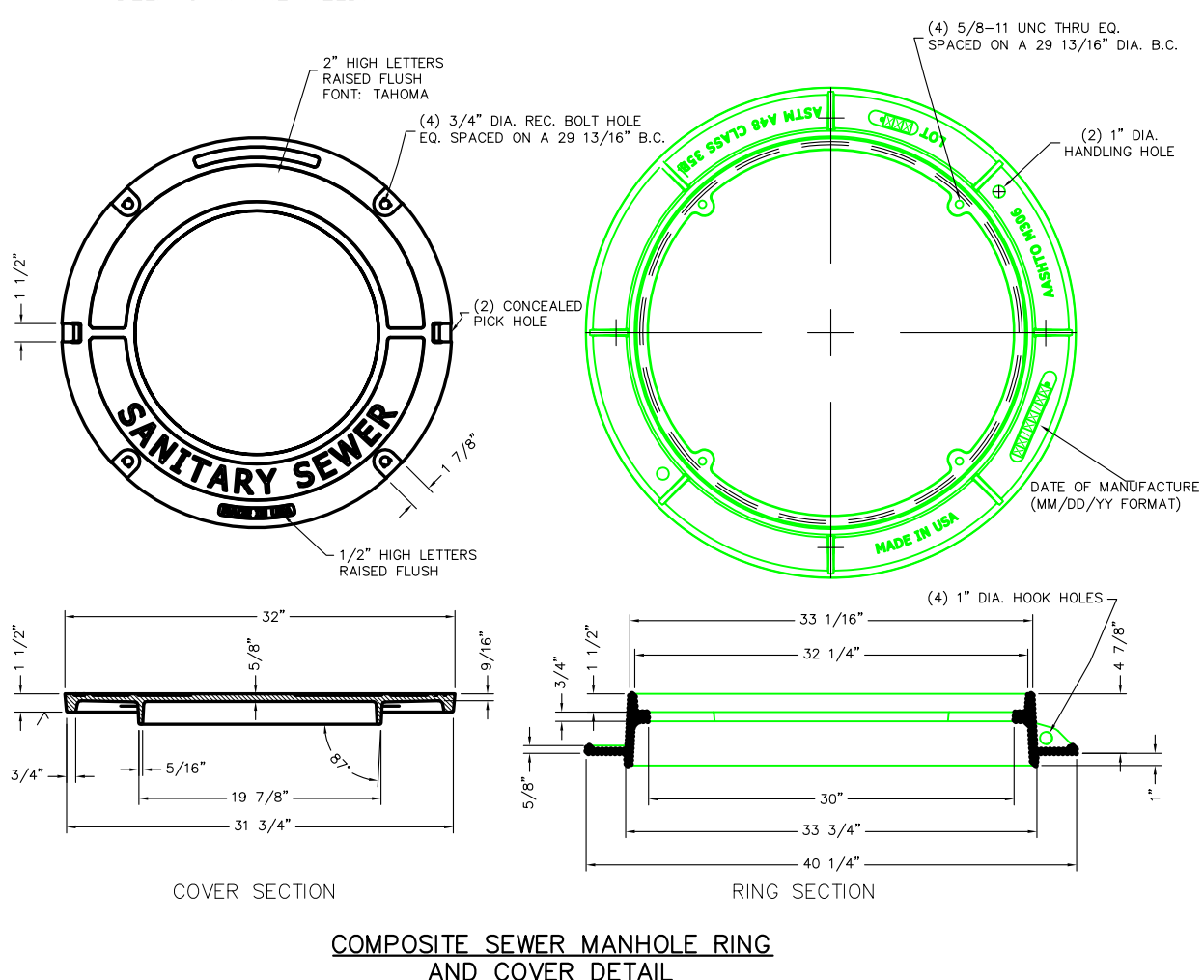
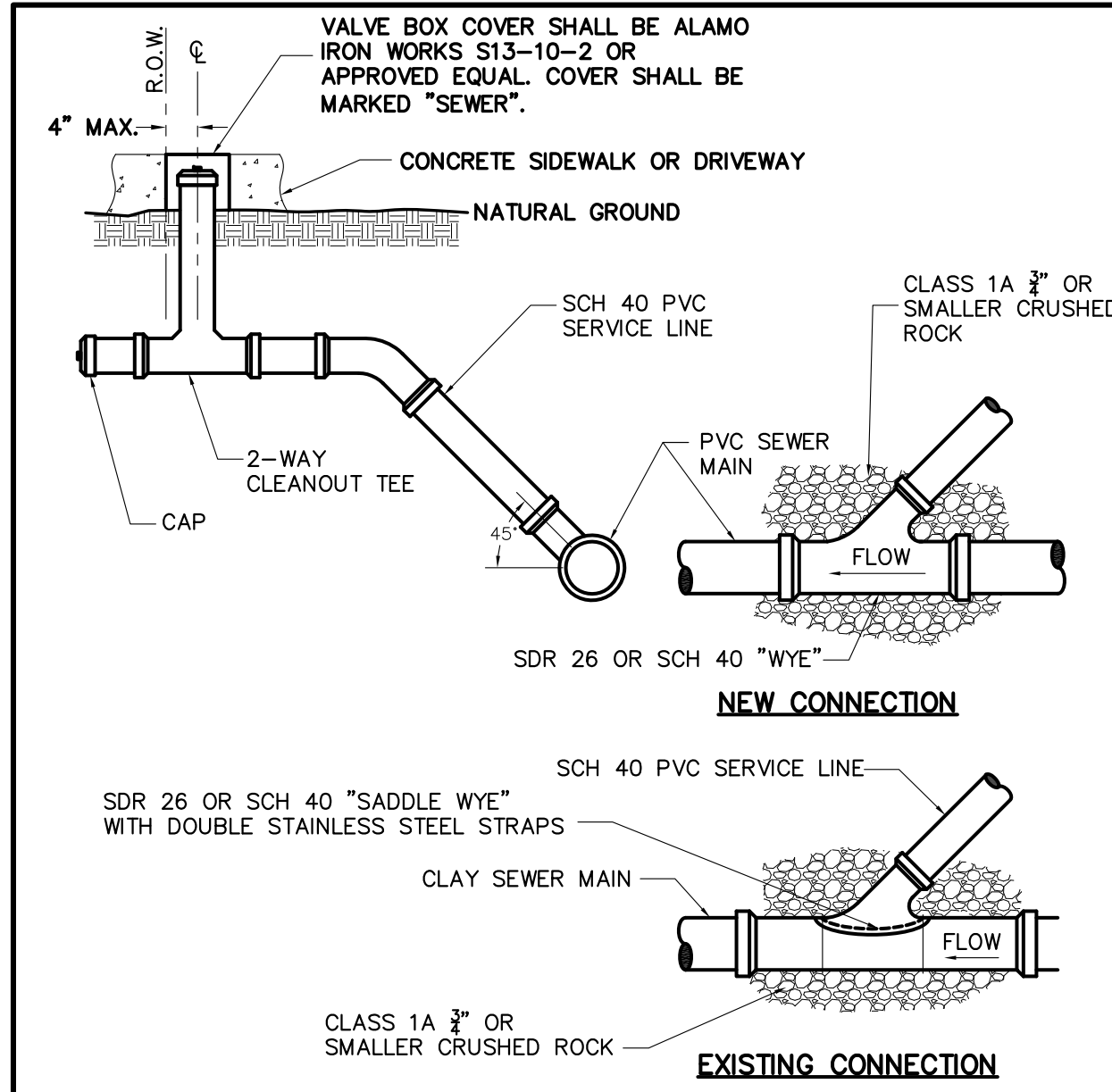
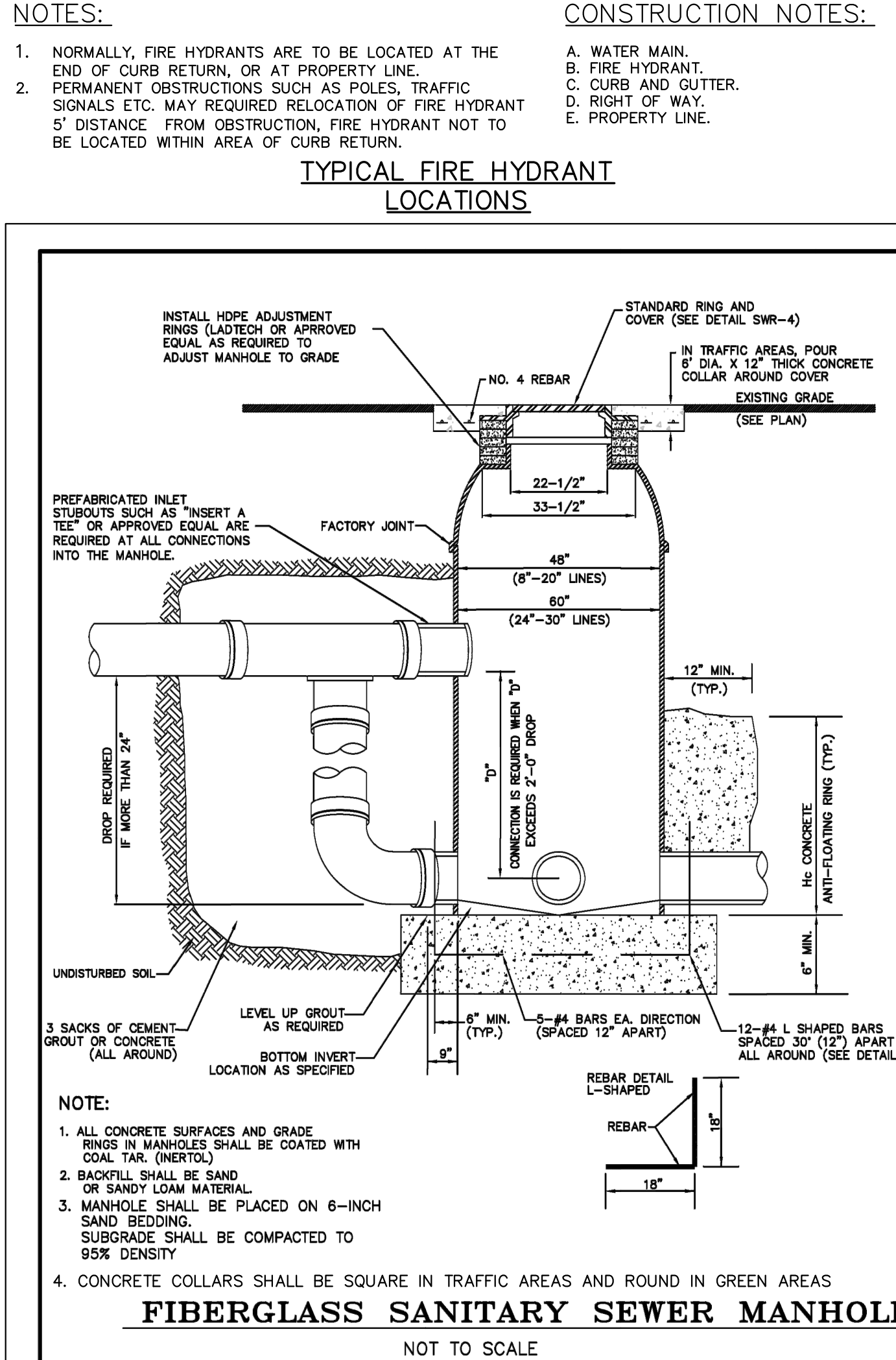
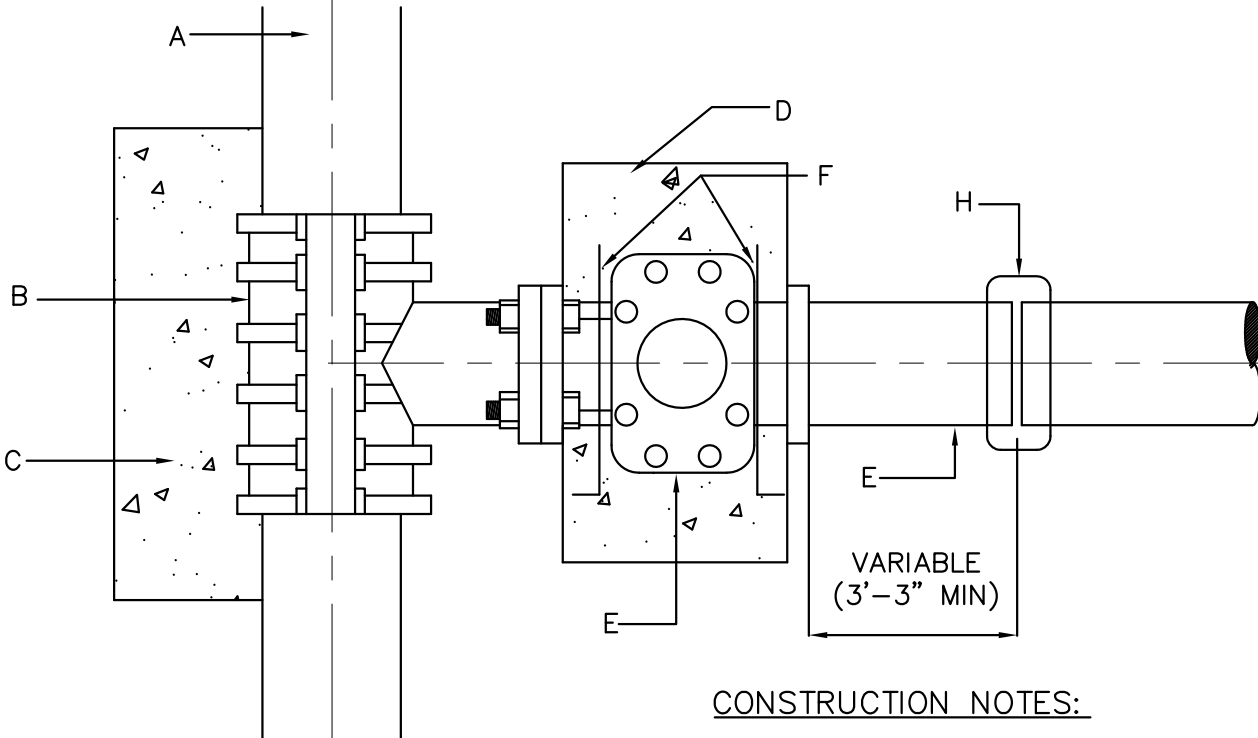


BORING INSTALLATION		
CARRIER PIPE SIZE	PIPE CASING SIZE	MIN. WALL THICKNESS
6"	14"	0.3125"
8"	16"	0.3125"
10"	18"	0.3125"
12"	21"	0.3750"
14", 15"	24"	0.4375"
16"	26"	0.4375"
18"	30"	0.5000"
24"	36"	0.5625"
36"	48"	0.6250"



GENERAL NOTES:

1. DR18-C900 PVC CASING SHALL BE CLOSED AT EACH END USING USING SYNTHETIC RUBBER END SEALS.
2. CASING SPACERS SHALL BE USED TO INSTALL THE CARRIER PIPE INSIDE THE ENCASEMENT PIPE. CASING SPACERS SHALL FASTEN TIGHTLY ON THE CARRIER PIPE TO PREVENT RELATIVE MOVEMENT ON PIPE DURING INSTALLATION. CASING SPACERS SHALL BE DOUBLED ON EACH END OF THE ENCASEMENT.
3. PROJECTION TYPE CASING SPACERS SHALL BE CONSTRUCTED SECTIONS OF HIGH DENSITY POLYETHYLENE.
4. INSTALLATION AND SIZE OF SPACERS SHALL BE PER MANUFACTURER'S RECOMMENDATIONS.



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