



HIDALGO COUNTY PLANNING DEPARTMENT

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

Anthony Uresti,
Director of Planning

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 10-28-2025

PROPOSED TIMBERWOLVE ESTATES SUBDIVISION, PRECINCT No. 1

ENGINEER NAIN ENGINEERING LLC DEVELOPER: ELIAS LOZANO

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 29 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

NUMBER OF STREETLIGHTS: 10

FILLING STATIONS: 4

LOCATION DESCRIPTION: NORTH OF MINNESOTA ROAD APPROXIMATELY 1/2 OF MILE EAST OF VALVERDE ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF DONNA

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 10-09-2025 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 WIDNING AN EXISTING DRAIN DITCH.

SEWER SYSTEM: SANITARY SEWER BY: NAWSC

WATER SERVICE PROVIDER: NAWSC. LINE SIZE: 12" LOCATION: MINESOTA ROAD

VARIANCE REQUEST TITLE B, CHAPTER 2, SECTION 2.4 ITEM STREET OFFSET

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

Final Approval with financial guarantee.

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.

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TIMBERWOLVE ESTATES

A 8.30 ACRE TRACT OF LAND, MORE OR LESS, OUT OF BLOCK 123, HILL-HALBERT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT RECORDED IN VOLUME 1, PAGE 35, MAP RECORDS, LOCATED ON THE NORTH SIDE OF MINNESOTA ROAD, AND APPROXIMATELY 1,000 FEET WEST OF DILLON ROAD, IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

METES AND BOUNDS
 THE POINT OF COMMENCEMENT (P.O.C.) BEING A POINT IN THE APPARENT EXISTING ROAD RIGHT OF WAY OF SAID MINNESOTA ROAD, FOR THE APPARENT SOUTHWEST CORNER OF SAID BLOCK 123, AND OF A TRACT VESTED IN ERNESTO AND HILDA GUZMAN (PROPERTY ID #192284); THENCE: N 89°26'44" E WITH THE SOUTH LINE OF SAID BLOCK 123, AND THE EXISTING APPARENT CENTERLINE OF SAID MINNESOTA ROAD, AND THE SOUTH LINE OF SAID 8.30 ACRE TRACT, A DISTANCE OF 145.00 FEET TO A POINT FOR THE APPARENT SOUTHWEST CORNER OF SAID TRACT VESTED IN ERNESTO AND HILDA GUZMAN, AND THE SOUTHWEST CORNER OF SAID 8.30 ACRE TRACT OF LAND HEREIN DESCRIBED, AND ALSO BEING THE POINT OF BEGINNING OF SAID 8.30 ACRE TRACT OF LAND HEREIN DESCRIBED:

THENCE: N 00°33'16" W, PARALLEL TO THE WEST LINE OF SAID BLOCK 123, AND WITH THE EAST TRACT VESTED IN ERNESTO AND HILDA GUZMAN, 20.00 FEET PASS A NO. 4 REBAR WITH PLASTIC CAP STAMPED 2791 ON THE APPARENT NORTH RIGHT OF WAY LINE OF SAID MINNESOTA ROAD, CONTINUING FOR A TOTAL DISTANCE OF 528.00 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791, FOR THE NORTHEAST CORNER OF SAID TRACT VESTED IN ERNESTO AND HILDA GUZMAN, AND AN INTERNAL CORNER OF SAID 8.30 ACRE TRACT OF LAND HEREIN DESCRIBED:

THENCE: S 89°26'44" W, PARALLEL TO THE SOUTH LINE OF SAID BLOCK 123, AND WITH THE NORTH LINE OF SAID TRACT VESTED IN ERNESTO AND HILDA GUZMAN, A DISTANCE OF 140.00 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 ON THE WEST LINE OF SAID BLOCK 123 AND THE EAST LINE OF A 9.5 ACRE TRACT VESTED IN RAMON I. AND ROSALINDA H. VALENZUELA (VOLUME 3033, PAGE 419, DEED RECORDS, HIDALGO COUNTY, TEXAS) FOR THE NORTHWEST CORNER OF SAID TRACT VESTED IN ERNESTO AND HILDA GUZMAN, AND AN EXTERNAL CORNER OF SAID 8.30 ACRE TRACT OF LAND HEREIN DESCRIBED:

THENCE: N 00°33'16" W, WITH THE WEST LINE OF SAID BLOCK 13, AND WITH THE EAST LINE OF SAID TRACT VESTED IN ERNESTO AND ROSALINDA H. VALENZUELA, 692.00 FEET PASS A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791, CONTINUING FOR A TOTAL DISTANCE OF 792.00 FEET TO A POINT ON THE SOUTH LINE OF A TRACT VESTED IN VOS INVESTMENT FAMILY LIMITED PARTNERSHIP, FOR THE NORTHEAST CORNER OF SAID RAMON I. AND ROSALINDA H. VALENZUELA AND THE NORTHWEST CORNER OF SAID BLOCK 123, AND OF SAID 8.30 ACRE TRACT OF LAND HEREIN DESCRIBED:

THENCE: N 89°26'44" E, WITH THE SOUTH LINE OF SAID TRACT VESTED IN RAMON I. AND ROSALINDA H. VALENZUELA, AND THE NORTH LINE OF SAID BLOCK 123, AND OF SAID 8.30 ACRE TRACT, A DISTANCE OF 330.00 FEET TO A POINT FOR THE NORTHWEST CORNER OF SAID 8.30 ACRE TRACT, A DISTANCE OF 330.00 FEET TO A POINT FOR THE NORTHWEST CORNER OF SAID 8.30 ACRE TRACT OF LAND HEREIN DESCRIBED:

THENCE: S 00°33'16" E, PARALLEL TO THE WEST LINE OF SAID BLOCK 123, AND WITH THE WEST LINE OF SAID LO/MA SUBDIVISION, AND THE EAST LINE OF SAID 8.30 ACRE TRACT, 100 FEET PASS A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791, CONTINUING A DISTANCE OF 1200.00 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 ON THE APPARENT NORTH RIGHT OF WAY LINE OF SAID MINNESOTA ROAD, CONTINUING FOR A TOTAL DISTANCE OF 1,320.00 FEET TO A POINT ON THE EXISTING CENTERLINE OF SAID MINNESOTA ROAD AND THE SOUTH LINE OF SAID BLOCK 123, AND THE ORIGINAL CORNER OF SAID LO/MA SUBDIVISION AND THE SOUTHWEST CORNER OF SAID 8.30 ACRE TRACT OF LAND HEREIN DESCRIBED:

THENCE: S 89°26'44" W, WITH THE EXISTING CENTERLINE OF SAID MINNESOTA ROAD, AND THE SOUTH LINE OF SAID BLOCK 13, AND OF SAID 8.30 ACRE TRACT, A DISTANCE OF 190.00 FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID TRACT VESTED IN ERNESTO AND HILDA GUZMAN AND THE SOUTHWEST CORNER OF SAID 8.30 ACRE TRACT OF LAND HEREIN DESCRIBED, AND THE POINT OF BEGINNING, CONTAINING A GROSS OF 8.30 ACRE OF WHICH 0.80 OF AN ACRE LIES IN EXISTING RIGHT OF WAY, LEAVING A NET OF 8.22 ACRE TRACT OF LAND MORE OR LESS.

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND 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 15.00 EXCLUSIVE PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL 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 OF 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 ADJUTS 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 WATERLINE AS INSTALLED, GRANTEE FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATE SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HERBY 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 STRUCTURES REFERRED TO HEREIN, THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANTEE CONVENANTS THAT IT IS THE OWNER OF THE ABOVE-DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIES EXCEPT THE FOLLOWING: 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 THEREOF 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

OWNER: ELIAS LOZANO
 ADDRESS: P.O. BOX 414
 EDINBURG, TEXAS 78539

OWNER: ANDRES LOZANO
 ADDRESS: P.O. BOX 414
 EDINBURG, TEXAS 78539

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF TIMBERWOLVE ESTATES WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____, 2025

HIDALGO COUNTY JUDGE _____ DATE _____

ATTEST: _____
 HIDALGO COUNTY CLERK DATE _____

DATE OF PREPARATION: AUGUST 26, 2025

NAIN ENGINEERING, L.L.C.
 CONSULTING ENGINEER
 526 N. 5TH STREET FIRM NO. F-9050 PH. (956) 784-0218
 DONNA, TEXAS 78537 E-MAIL: NAINENGINEERING@YAHOO.COM

STATE OF TEXAS
 COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION
 WE, ELIAS LOZANO AND ANDRES LOZANO OWNERS OF THE 8.30 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED "TIMBERWOLVE ESTATES" HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS, PARK AND EASEMENTS SHOWN HEREIN.
 WE CERTIFY THAT WE HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT
 (A) THE WATER QUALITY AND CONNECTION TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
 (B) SEWER CONNECTION TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
 (C) ELECTRICAL CONNECTION PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
 (D) GAS CONNECTION, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

WE ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT IS TRUE AND COMPLETE.

OWNER: ELIAS LOZANO
 ADDRESS: P.O. BOX 414
 EDINBURG, TEXAS 78539

OWNER: ANDRES LOZANO
 ADDRESS: P.O. BOX 414
 EDINBURG, TEXAS 78539

STATE OF TEXAS
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED ELIAS LOZANO AND ANDRES LOZANO PROVED TO BE THROUGH THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME DULY SWORN, DECLARED THAT THEIR STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

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

NOTARY PUBLIC, FOR THE STATE OF TEXAS

THIS PLAT APPROVED BY THE DONNA IRRIGATION DISTRICT No. 1

ON THIS _____ DAY OF _____, 2025

ATTEST:

PRESIDENT SECRETARY

APPROVED BY DRAINAGE DISTRICT:

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 CODES 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 THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

CITY COUNCIL'S CERTIFICATION

THE PLAT OF TIMBERWOLVE ESTATES HAS BEEN SUBMITTED TO AND CONSIDERED IN THE CITY COUNCIL OF THE CITY OF DONNA, TEXAS, AND IS HEREBY APPROVED.

DATE THIS _____ DAY OF _____, 2025

ATTESTED: _____ BY: _____
 MAYOR CITY SECRETARY

PLANNING AND ZONING COMMISSION'S CERTIFICATION

THE PLAT OF TIMBERWOLVE ESTATES HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF DONNA, TEXAS AND IS HERE APPROVED BY SUCH COMMISSION.

DATE THIS _____ DAY OF _____, 2025

ATTESTED: _____ BY: _____
 PLANNING BOARD CHAIR PERSON SECRETARY

STATE OF TEXAS
 COUNTY OF HIDALGO

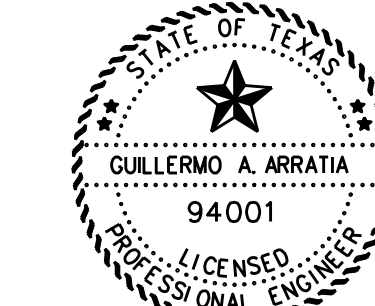
I, HOMERO LUIS GUTIERREZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

HOMERO LUIS GUTIERREZ
 REGISTERED PROFESSIONAL LAND SURVEYOR No. 2791
 2800 SAN DIEGO MISSION, TEXAS 78572

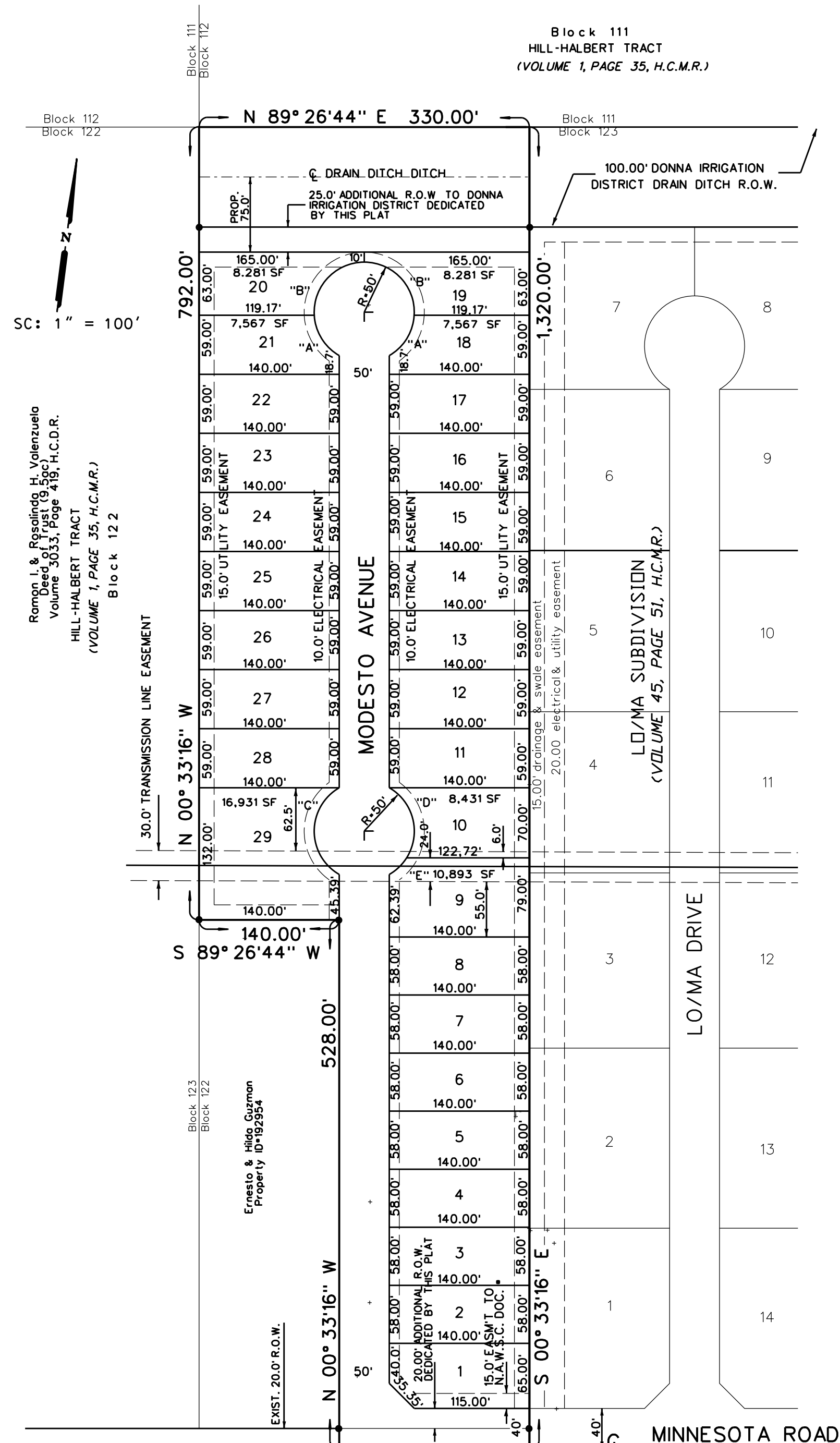
STATE OF TEXAS
 COUNTY OF HIDALGO

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

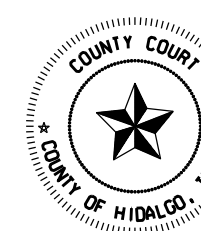
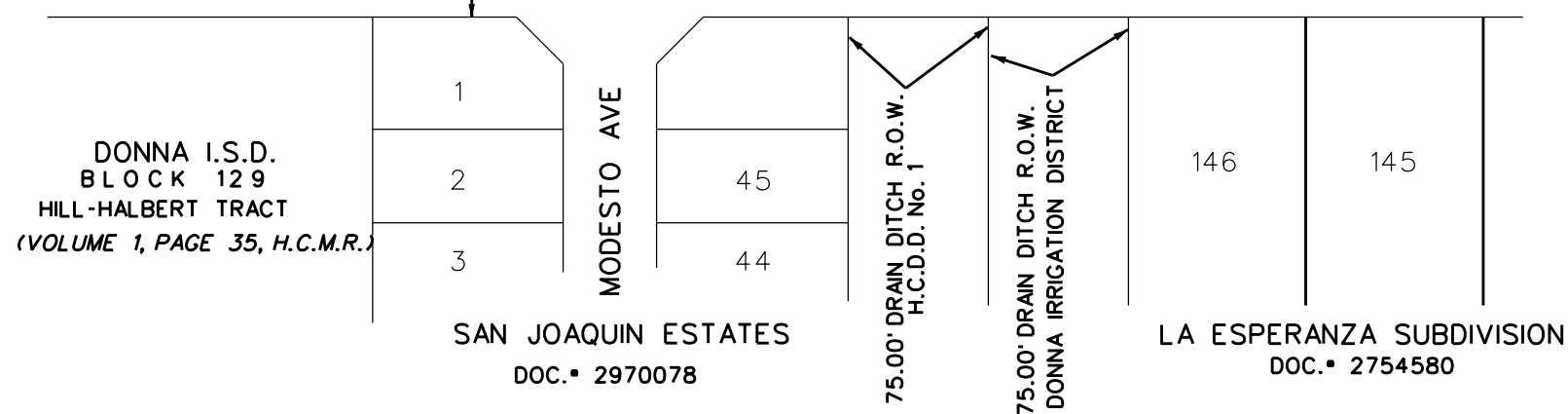
Guillermo Arratia PE 8/31/2025
 GUILLERMO A. ARRATIA
 LICENSED PROFESSIONAL ENGINEER No. 94001
 526 N. 5TH ST.
 DONNA, TEXAS 78537



INDEX TO SHEET OF TIMBERWOLVE ESTATES	
SHEET 1	HEADING: INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. CERTIFICATION; DONNA IRR DISTRICT NO. 1 CERTIFICATE OF APPROVAL; REVISION NOTES. H.C.H.D. CITY PLANNING AND CITY COMMISSION'S CERTIFICATION AND CITY COUNCIL CERTIFICATION.
SHEET 2	WATER DISTRIBUTION AND ON-SITE SEWAGE FACILITY, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); TYPICAL WATER SERVICE CONNECTION; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION.
SHEET 3	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT'S MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES; CONSTRUCTION DETAILS.



NO.	RADIUS	LENGTH	DELTA	CHORD
A	50.0'	58.58'	60° 00' 00"	49.35'
B	50.0'	81.54'	90° 00' 00"	72.80'
C	50.0'	104.72'	120° 00' 00"	86.60'
D	50.0'	80.52'	92° 18' 38"	72.10'
E	50.0'	24.19'	27° 41' 32"	63.28'



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

REVISION NOTES			
No.	SHEET	REVISION	DATE APPROVED

PRINCIPAL CONTACTS:

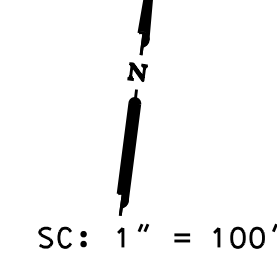
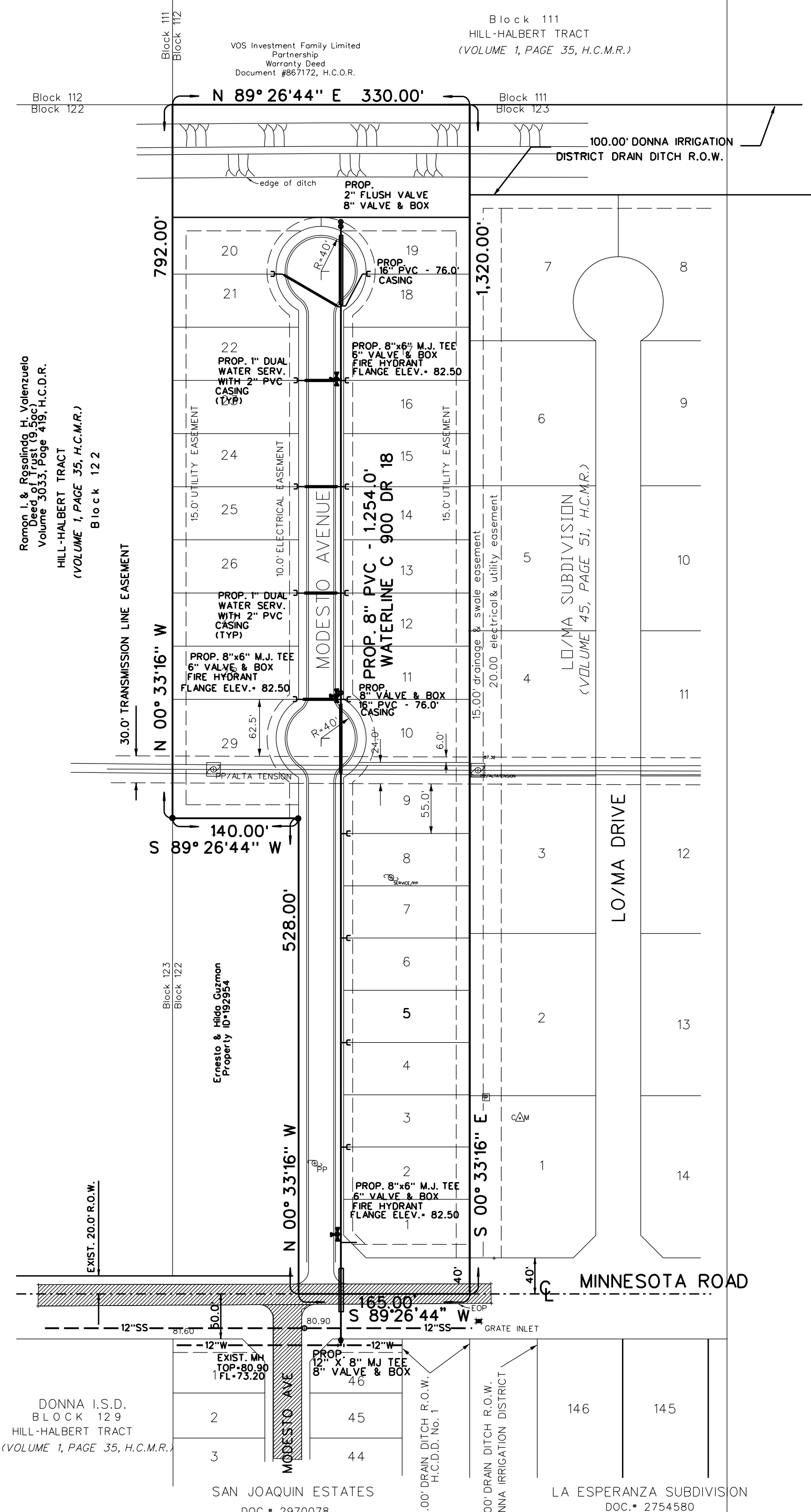
NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: ELIAS LOZANO	P.O. BOX 414	EDINBURG, TEXAS 78539	(956) 348-7524
ENGINEER: GUILLERMO A. ARRATIA	526 N. 5TH ST.	DONNA, TX 78537	(956) 784-0218
SURVEYOR: HOMERO L. GUTIERREZ	2800 SAN DIEGO	MISSION, TEXAS 78572	(956) 583-5479

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
 TIMBERWOLVE ESTATES IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO. 1 IN THE CENTRAL EAST OF HIDALGO COUNTY ON THE NORTH SIDE OF MINNESOTA ROAD, APPROXIMATE 4-40 FEET EAST OF VAL VERDE ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF DONNA ACCORDING TO THE MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF DONNA (POPULATION 17,429 / 2015 CENSUS). TIMBERWOLVE ESTATES LIES APPROXIMATELY 0.7 MILES FROM THE CITY LIMITS OF DONNA AND LIES WITHIN THE CITY'S 2 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021

MAP OF WATER DISTRIBUTION SYSTEM

TIMBERWOLVE ESTATES

MAP OF SANITARY DISTRIBUTION SYSTEM



FINAL WATER AND SEWER ENGINEERING REPORT
WATER SUPPLY DESCRIPTION, COST, AND OPERABILITY DATE:
 TIMBERWOLVE ESTATES WILL BE PROVIDED WITH POTABLE WATER BY THE NORTH ALAMO WATER SUPPLY (N.A.W.S.C.) THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH N.A.W.S.C. HAS PROMISED 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" DIAMETER WATERLINE RUNNING ALONG THE SOUTH RIGHT-OF-WAY OF MINNESOTA ROAD WATER DISTRIBUTION FOR TIMBERWOLVE ESTATES CONSIST OF A PROPOSED 8 INCH PVC WATERLINE ND 26-1" DUAL WATER SERVICES, 1- 3/4" SINGEL WATER SERVICE SINGLE AND 3 FIRE HYDRANTS.
 FOR THIS SUBDIVISION, SAID SERVICES TERMINATE AT THE WATER METER BOX, AND THE METER BOX HAVE ALREADY BEEN INSTALLED AT A TOTAL COST OF \$62,330.00, IN ADDITION THE

IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF THE WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOT 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.
 THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$10,500.00, WHICH COVERS THE COST FOR ALL THE LOTS AND 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 DATE:
 SEWAGE FOR TIMBERWOLVE ESTATES, WILL BE TREATED BY WASTEWATER SERVICE FROM THE N.A.W.S.C. THE SUBDIVIDER AND THE N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH THE N.A.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WASTEWATER FOR AT LEAST 30 YEARS AND THE N.A.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WASTEWATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.
 N.A.W.S.C. HAS AN EXISTING 10" DIAMETER SEWER LINE ON THE SOUTH SIDE OF MINNESOTA ROAD THE WASTEWATER SYSTEM FOR TIMBERWOLVE ESTATES, CONSISTS OF A PROPOSED 8" DIAMETER SANITARY SEWER SERVICE FOR THE LOTS IN THIS SUBDIVISION SHALL CONSIST OF 29 - 4" SERVICE, ONE FOR EACH LOT.
 THE 8" DIAMETER SEWER LINES, THE 4" DIAMETER SEWER SERVICE LINES, THE 48" SANITARY SEWER MANHOLES HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$108,274.00 OR \$2,165.48 PER LOT. THE ENTIRE WASTEWATER 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.

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 ON-SITE 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 \$ 106,660.00
 SEWAGE FACILITIES - SANITARY SEWER SYSTEM IS ESTIMATED TO COST \$1,500.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL COST OF \$108,274.00 FOR THE ENTIRE SUBDIVISION.
FINAL WATER AND SEWER ENGINEERING REPORT IN SPANISH
 PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHA DE INICIO
 LA SUBDIVISION DE TIMBERWOLVE ESTATES RECIBIRA SU PROVISION DE AGUA DE NORTH ALAMO WATER SUPPLY. EL DUENO DE LA SUBDIVISION Y LA COMPANIA AGUA N.A.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 ANOS. N.A.W.S.C. HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.
 EL SISTEMA DE PROVISION DE AGUA PARA LA SUBDIVISION DE TIMBERWOLVE ESTATES CONSISTE DE UN CONDUCTO DE AGUA EXISTENTE DE 12 PULGADAS DE DIAMETRO QUE PASA POR EL LADO SUR DEL DERECHO DE VIA (RIGHT-OF-WAY) DE LA CARRETERA MINNESOTA ROAD Y SE INSTALARA UNA LINEA DE 8 PULGADAS DE AGUA, 14 SERVICIOS DOBLES DE UNA PULGADA, UN SENCILLO DE 3/4 DE PULGADA SENCILLOS Y 3 HYDRANTES DE AGUA.
 PARA ESTA SUBDIVISION Y EL MEDIDOR MECANICO DE AGUA A UN COSTO TOTAL DE \$ 62,330.00 EL DUENO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A N.A.W.S.C. \$10,500.00 POR LOTE QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DEL MEDIDOR Y LOS GASTOS DE CONEXION CUANDO EL DUENO DEL LOTE SOLICITE EL MEDIDOR DE AGUA. LA COMPANIA DE N.A.W.S.C. LO INSTALARA SIN COSTO ALGUNO AL DUENO DE LA SUBDIVISION. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

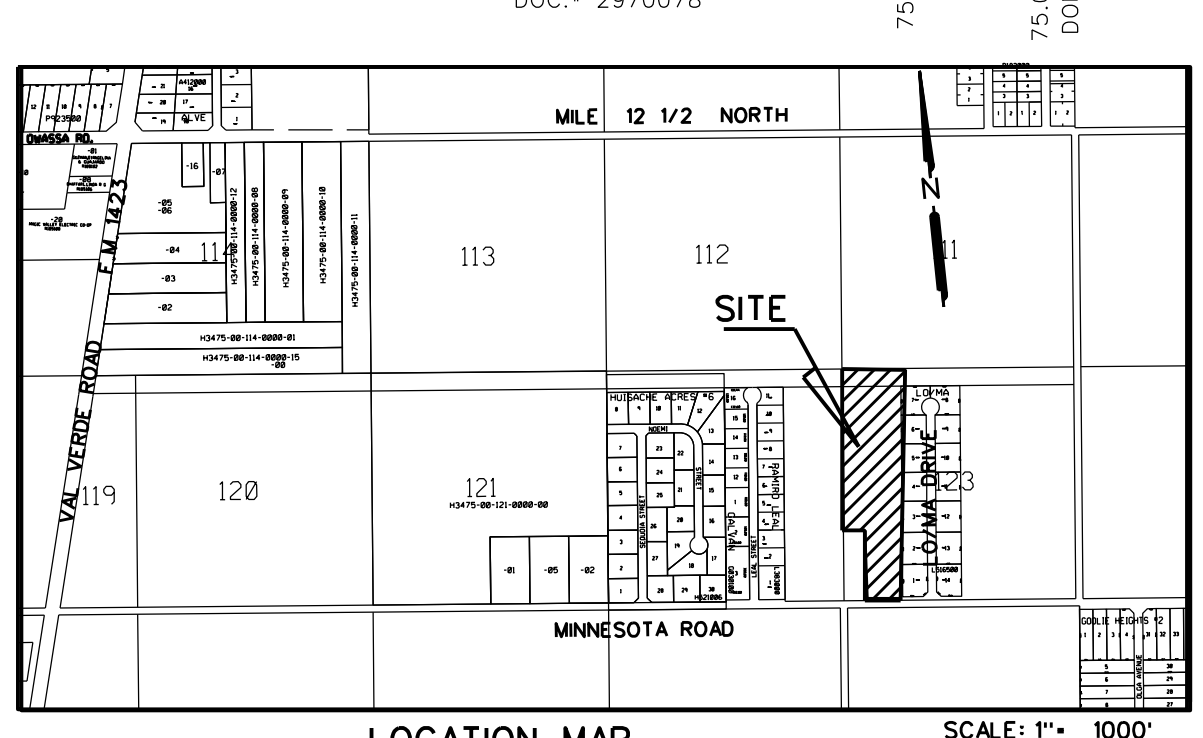
SUBDIVIDER CERTIFICATION:
 1.- BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOT MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOT OR SEPTIC TANK MEET OR WILL MEET SUCH STANDARDS AND WILL BE BY STATE AND COUNTY REGULATIONS.
SUBDIVIDER STATEMENT:
 1.- WE, ELIAS LOZANO AND ANDRES LOZANO SUBDIVIDER OF TIMBERWOLVE ESTATES HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS TO THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

OWNER: ELIAS LOZANO
 ADDRESS: P.O. BOX 414
 EDINBURG, TEXAS 78539

OWNER: ANDRES LOZANO
 ADDRESS: P.O. BOX 414
 EDINBURG, TEXAS 78539

STATE OF TEXAS
 COUNTY OF HIDALGO
 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED ELIAS LOZANO AND ANDRES LOZANO PROVED TO BE THROUGH THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME DULY SWORN, DECLARED THAT THEIR STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2025

NOTARY PUBLIC FOR THE STATE OF TEXAS



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRAJURISDICTION OF A MUNICIPALITY:
 TIMBERWOLVE ESTATES IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO. 1 IN THE CENTRAL EAST OF HIDALGO COUNTY ON THE NORTH SIDE OF MINNESOTA ROAD, APPROXIMATE 4,440 FEET EAST OF VAL VERDE ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF DONNA ACCORDING TO THE MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF DONNA (POPULATION 17,429 /2015 CENSUS). TIMBERWOLVE ESTATES LIES APPROXIMATELY 0.7 MILES FROM THE CITY LIMITS OF DONNA AND LIES WITHIN THE CITY'S 2 MILE EXTRAJURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021

No.	SHEET	REVISION	DATE	APPROVED

PRINCIPAL CONTACTS:

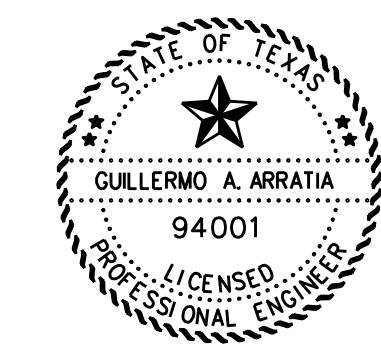
NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: ELIAS LOZANO	P.O. BOX 414	EDINBURG, TEXAS 78539	(956) 348-7524
ENGINEER: GUILLERMO A. ARRATIA	526 N. 5TH ST.	DONNA, TX 78537	(956) 784-0218
SURVEYOR: HOMERO L. GUTIERREZ	2600 SAN DIEGO	MISSION, TEXAS 78572	(956) 583-5479

A 8.30 ACRE TRACT OF LAND, MORE OR LESS, OUT OF BLOCK 123, HILL-HALBERT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT RECORDED IN VOLUME 1, PAGE 35, MAP RECORDS, LOCATED ON THE NORTH SIDE OF MINNESOTA ROAD, AND APPROXIMATELY 1,000 FEET WEST OF DILLON ROAD, IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

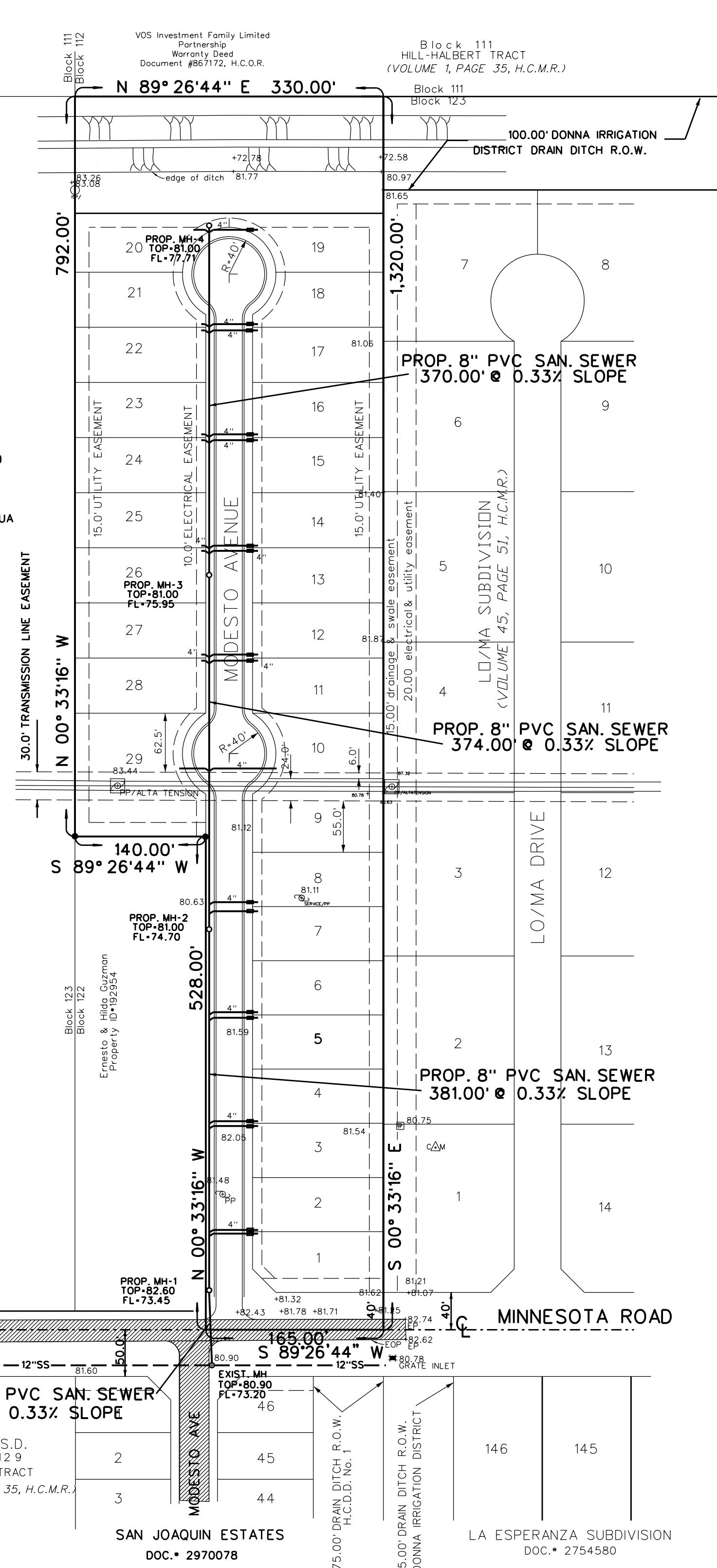
FINAL WATER AND SEWER ENGINEERING REPORT IN SPANISH
 PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHA DE INICIO
 LA SUBDIVISION DE TIMBERWOLVE ESTATES RECIBIRA SU PROVISION DE AGUA DE N.A.W.S.C. EL DUENO DE LA SUBDIVISION Y N.A.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 ANOS. N.A.W.S.C. HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION. EL SISTEMA DE PROVISION DE AGUA PARA LA SUBDIVISION DE TIMBERWOLVE ESTATES CONSISTE DE UN CONDUCTO DE AGUA EXISTENTE DE 12 PULGADAS DE DIAMETRO QUE PASA POR EL LADO SUR DEL DERECHO DE VIA (RIGHT-OF-WAY) DE LA CARRETERA MINNESOTA ROAD Y SE INSTALARA UNA LINEA DE 8 PULGADAS DE AGUA, Y 14 SERVICIOS DOBLES DE UNA PULGADA, UNO DE 3/4 DE PULGADA Y 3 HYDRANTES DE AGUA PARA ESTA SUBDIVISION Y EL MEDIDOR MECANICO DE AGUA A UN COSTO TOTAL DE \$ 106,000.00
 EL DUENO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A N.A.W.S.C. \$55,000.00 POR LOTE QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DEL MEDIDOR Y LOS GASTOS DE CONEXION CUANDO EL DUENO DEL LOTE SOLICITE EL MEDIDOR DE AGUA. A N.A.W.S.C. LO INSTALARA SIN COSTO ALGUNO AL DUENO DE LA SUBDIVISION. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO

CERTIFICATION:
 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 EL LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:
 AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$106,660.00
 DRENAJE: SE ESTIMA QUE EL DRENAJE SANITARIO COSTARAN \$ 108,274.00 PARA TODA LA SUBDIVISION

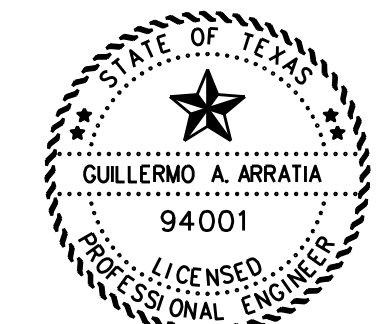
Guillermo Arratia PE 8/31/2025
 GUILLERMO A. ARRATIA
 LICENSED PROFESSIONAL ENGINEER No. 94001
 526 N. 5TH ST.
 DONNA, TEXAS. 78537



COST ESTIMATE:
 STREET PAVING: _____
 WATER SUPPLY SYSTEM _____
 SANITARY SEWER SYSTEM _____
 DRAINAGE _____



STATE OF TEXAS
 COUNTY OF HIDALGO
 I, THE UNDERSIGNED, GUILLERMO A. ARRATIA, A LICENSED PROFESSIONAL ENGINEER, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.
Guillermo Arratia PE 8/31/2025
 GUILLERMO A. ARRATIA
 LICENSED PROFESSIONAL ENGINEER No. 94001
 526 N. 5TH ST.
 DONNA, TEXAS. 78537



SHEET	DESCRIPTION
SHEET 1	HEADING; INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. CERTIFICATION; DONNA IRR DISTRICT NO. 1 CERTIFICATE OF APPROVAL; REVISION NOTES. H.C.H.D. CITY PLANNING AND CITY COMMISSION'S CERTIFICATION AND CITY COUNCIL CERTIFICATION
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NAIN ENGINEERING, L.L.C.
 CONSULTING ENGINEER
 526 N. 5TH STREET
 DONNA, TEXAS. 78537
 FIRM NO. F-9050
 PH. (956) 784-0218
 E-MAIL: NAINENGINEERING@YAHOO.COM

DATE OF PREPARATION: AUGUST 26, 2025
 SHEET 2 OF 3

TIMBERWOLVE ESTATES

A 8.30 ACRE TRACT OF LAND, MORE OR LESS, OUT OF BLOCK 123, HILL-HALBERT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT RECORDED IN VOLUME 1, PAGE 35, MAP RECORDS, LOCATED ON THE NORTH SIDE OF MINNESOTA ROAD, AND APPROXIMATELY 1,000 FEET WEST OF DILLON ROAD, IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOW:

MAP OF TOPOGRAPHY AND DRAINAGE

DRAINAGE REPORT:

AUGUST 31, 2025
DRAINAGE REPORT:
BY: GUILLERMO A. ARRATIA, P.E.
TIMBERWOLVE ESTATES
HIDALGO COUNTY, TEXAS

PROJECT LOCATION:
THE PROPERTY IS LOCATED ON THE NORTH SIDE OF MINNESOTA ROAD, 4,400 FEET EAST OF VALVERDE ROAD (FM 1423)

FLOOD ZONE DESIGNATION: ZONE "C"
AREAS OF MINIMAL FLOODING
C.P.N. 480334 0425 C MAP REVISED: NOVEMBER 16, 1982

SOIL CONDITIONS:
A REVIEW OF THE SOIL SURVEY OF HIDALGO COUNTY INDICATES THE SUBJECT TRACT LIES IN AN AREA OF PREDOMINANTLY HIDALGO (28) SANDY CLAY LOAM SOIL THAT HAS A POOR LOW SHRINK-SWALE POTENTIAL AND IS LISTED IN HYDROLOGICAL GROUP B.

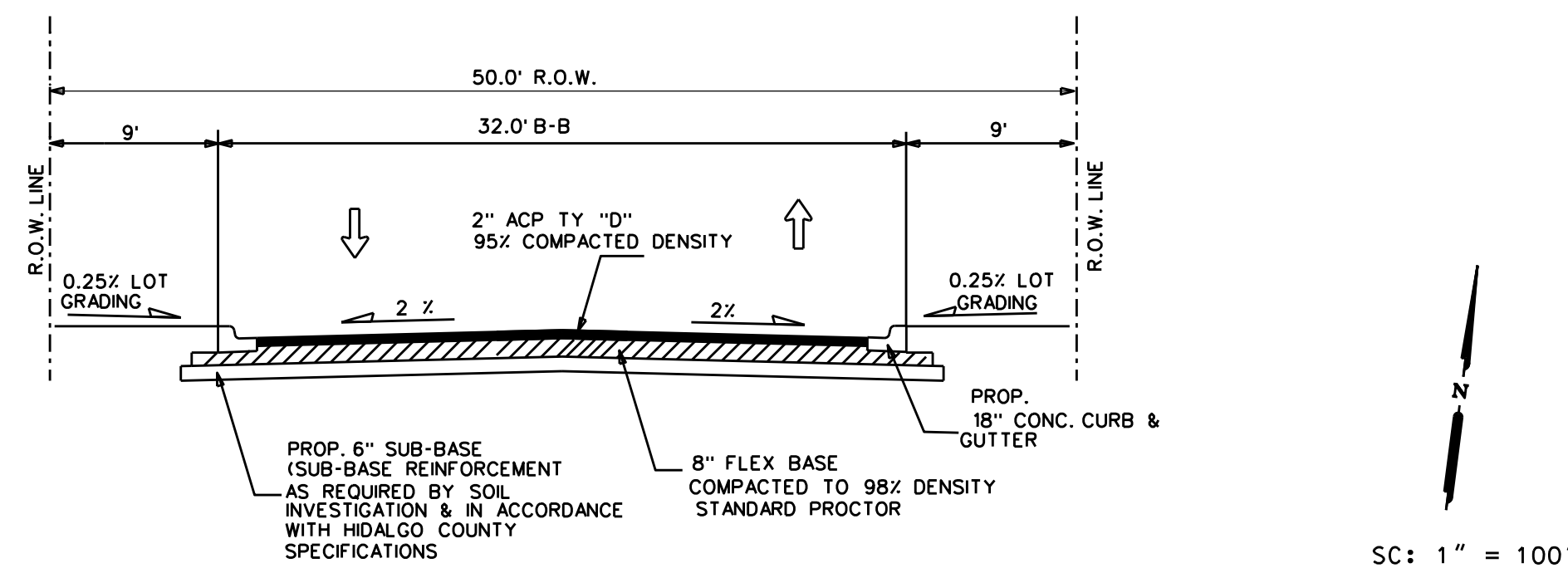
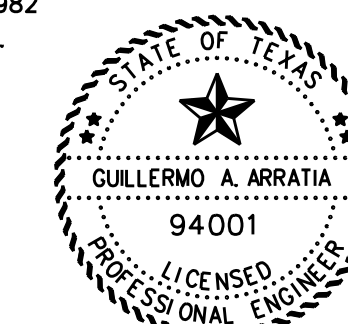
EXISTING CONDITIONS:
THE SUBJECT TRACT IS CURRENTLY UNDEVELOPED. THE EXISTING TERRAIN HAS A GRADE OF APPROXIMATELY 0.1%. EXISTING RUNOFF (5.15 CFS) FROM THE SITE IS BY FORM OF SHEET FLOW RUNS TOWARDS THE SOUTH SIDE OF THIS TRACT.

PROPOSED CONDITIONS:
THE PROPOSED CONDITIONS FOR THIS SUBJECT TRACT CONSIST OF 29 RESIDENTIAL LOTS. THE STORM SEWER RUNOFF AFTER DEVELOPMENT WILL INCREASE 9.05 CFS FOR A TOTAL 14.2 CFS [HAVE CALCULATED THAT 28,742 CF OF STORM RUNOFF FOR A 90 YEAR DESIGN FREQUENT AND WILL BE OUT FALLING INTO A PROPOSED STORM SEWER SYSTEM PIPES RANGING FROM 18" AND 30" WITH CURB INLETS AND OUT FALLING INTO A DRAIN DITCH LOCATED ON THE NORTH SIDE OF THIS SUBDIVISION AND OWNED BY DONNA IRRIGATION DISTRICT DETENTION OF 28,742 CF WILL BE ACCOMPLISHED BY THIS VOLUME ON SAID DRAIN DITCH.

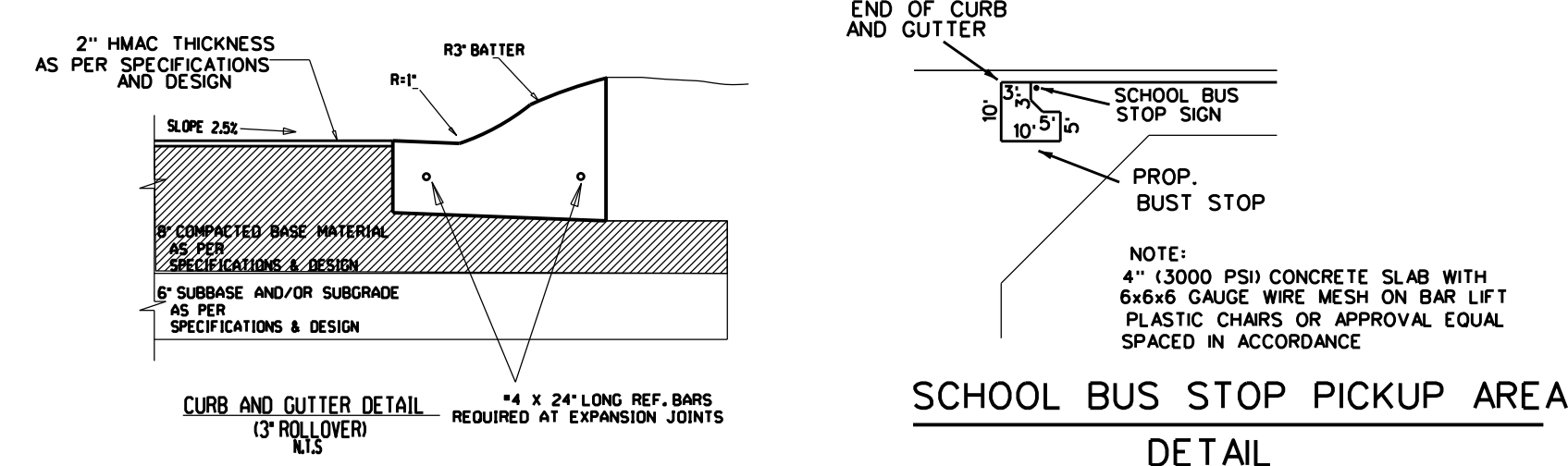
CERTIFICATION:
BY MY SIGNATURE BELOW, I CERTIFY THAT THIS SUBDIVISION LIES IN A

FLOOD ZONE DESIGNATION: ZONE "C"
AREAS OF MINIMAL FLOODING
C.P.N. 480334 0425 C MAP REVISED: NOVEMBER 16, 1982
BASED ON GRAPHICAL REPRESENTATION ON DATE SIGN.

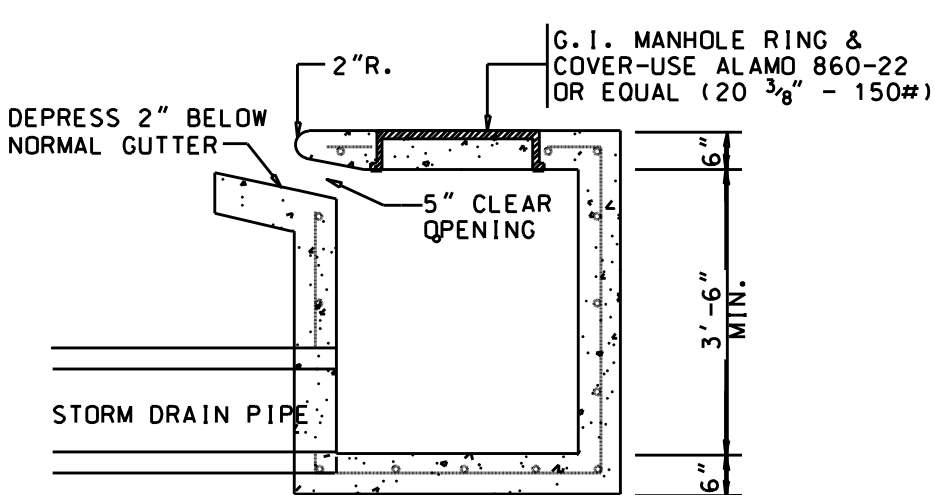
Guillermo Arratia P.E. 8/31/2025
GUILLERMO A. ARRATIA
LICENSED PROFESSIONAL ENGINEER NO. 94001
526 N. 5TH ST.
DONNA, TEXAS, 78537



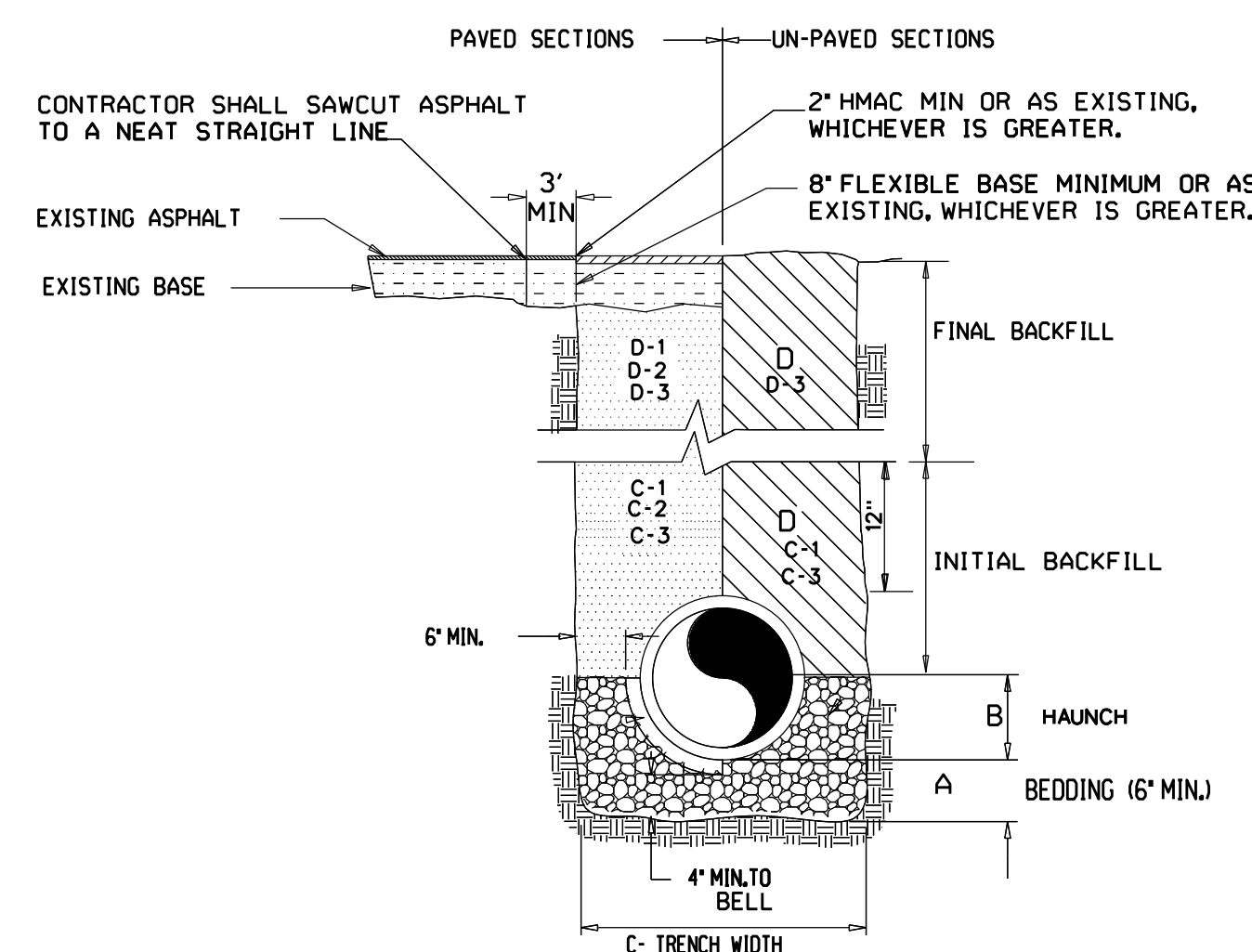
PROPOSED TYPICAL SECTION



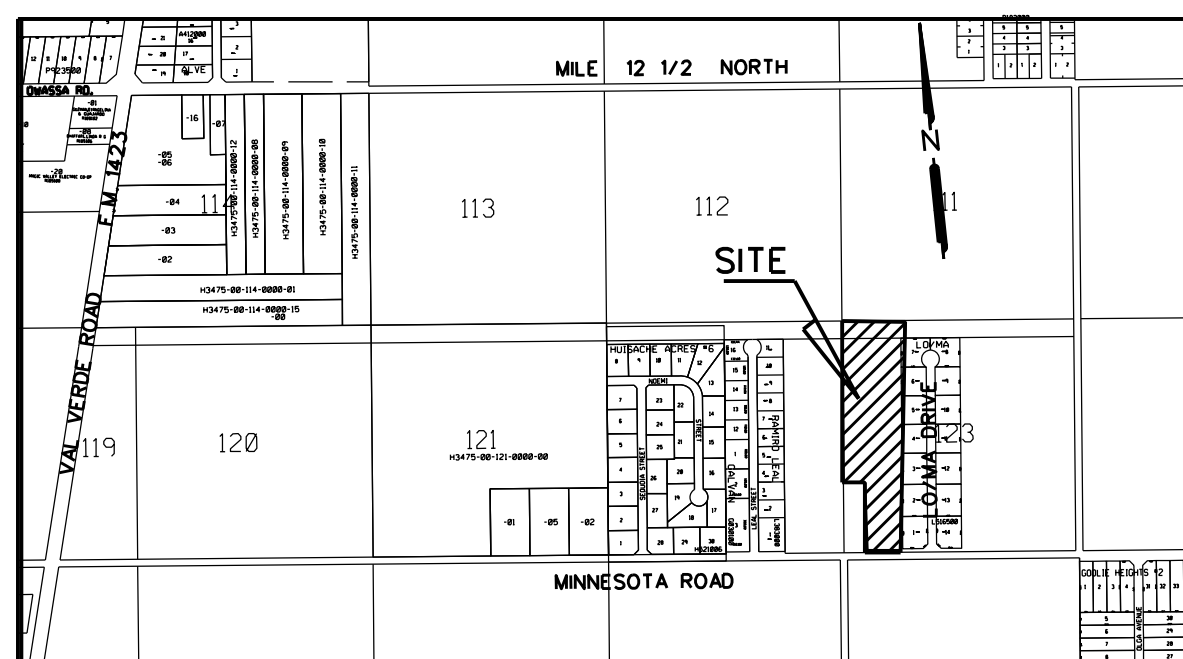
SCHOOL BUS STOP PICKUP AREA DETAIL



TYPE "A" INLET



STORM TRENCH BEDDING AND BACKFILL DETAILS



LOCATION MAP

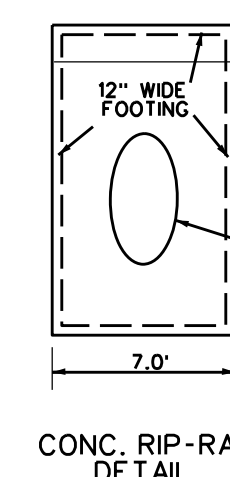
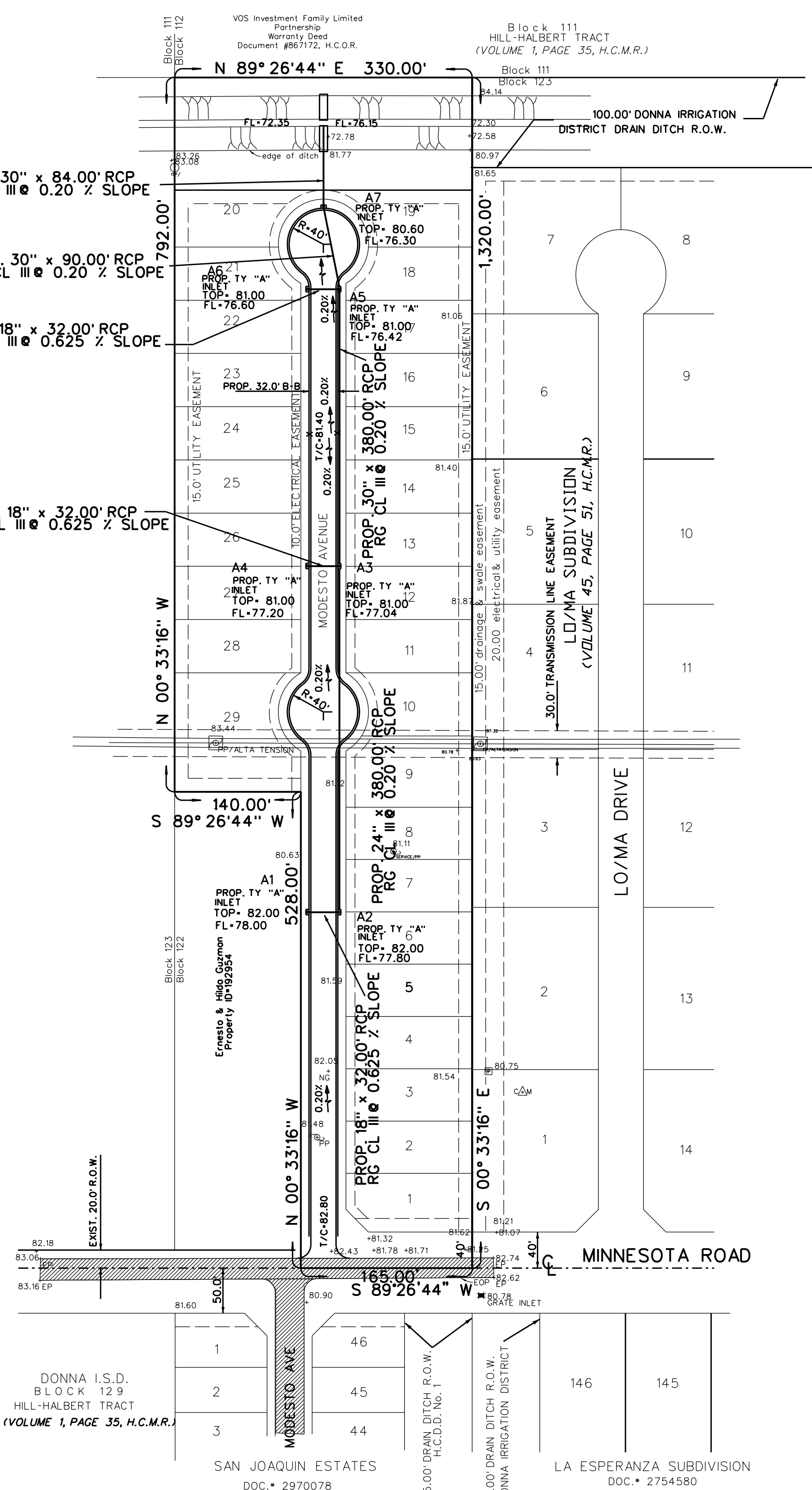
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No.	SHEET	REVISION	DATE	APPROVED

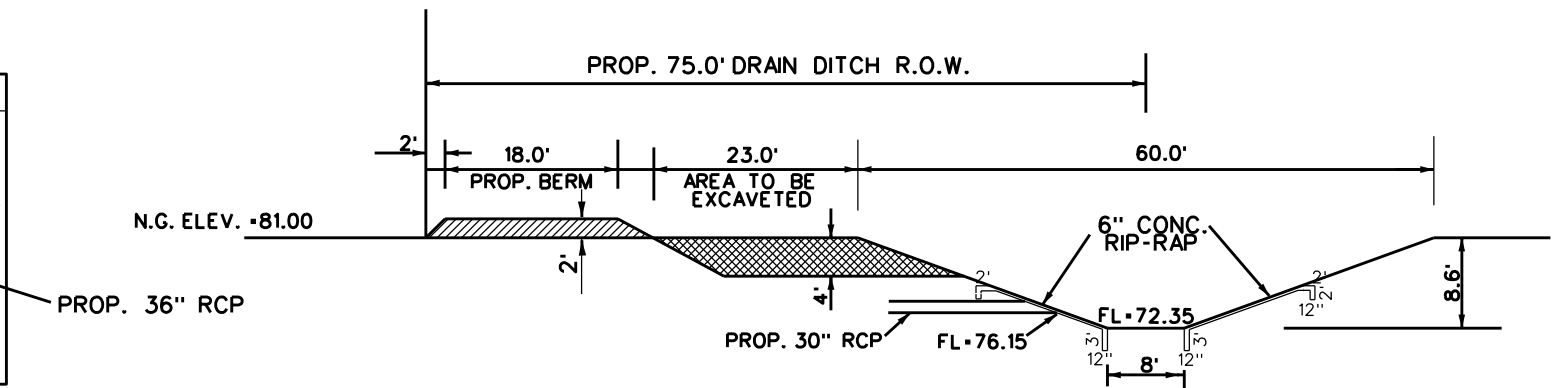
PRINCIPAL CONTACTS:
OWNER: ELIAS LOZANO P.O. BOX 414 EDINBURG, TEXAS 78539 (956) 348-7524
ENGINEER: GUILLERMO A. ARRATIA 526 N. 5TH ST. DONNA, TX 78537 (956) 784-0218
SURVEYOR: HOMERO L. GUTIERREZ 2600 SAN DIEGO MISSION, TEXAS 78572 (956) 583-5479

NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER
526 N. 5TH STREET DONNA, TEXAS, 78537 FIRM NO. F-9050 PH. (956) 784-0218 E-MAIL: NAINENGINEERING@YAHOO.COM

DATE OF PREPARATION: AUGUST 26, 2025



CONC. RIP-RAP DETAIL



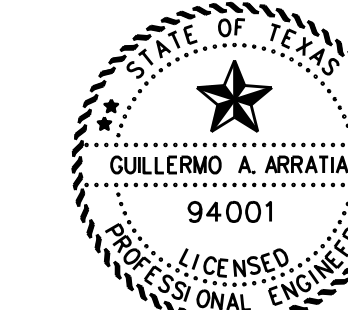
DISCHARGE DETAIL SECTION A-A

DRAINAGE DETENTION REQUIRED: 28,742 CF
DRAINAGE DETENTION CAPACITY: 30,558 CF
AREA OF EXCAVATION = 92.6 SF x 330' = 30,558 CF

NOTE: CONCRETE TO HAVE 3000 PSI 28 DAYS COMPRESSION STRENGTH AND REINFORCED STEEL SHALL BE GRADE 60

STATE OF TEXAS
COUNTY OF HIDALGO
I, THE UNDERSIGNED, GUILLERMO A. ARRATIA, A LICENSED PROFESSIONAL ENGINEER, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

Guillermo Arratia P.E. 8/31/2025
GUILLERMO A. ARRATIA
LICENSED PROFESSIONAL ENGINEER NO. 94001
526 N. 5TH ST.
DONNA, TEXAS, 78537



INDEX TO SHEET OF TIMBERWOLVE ESTATES	
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