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: 11-10-2026

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: **115** ☒ *SINGLE FAMILY ___ ☐ *MULTI-FAMILY **7** ☒ COMMERCIAL __ ☐ INSTITUTIONAL

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.*

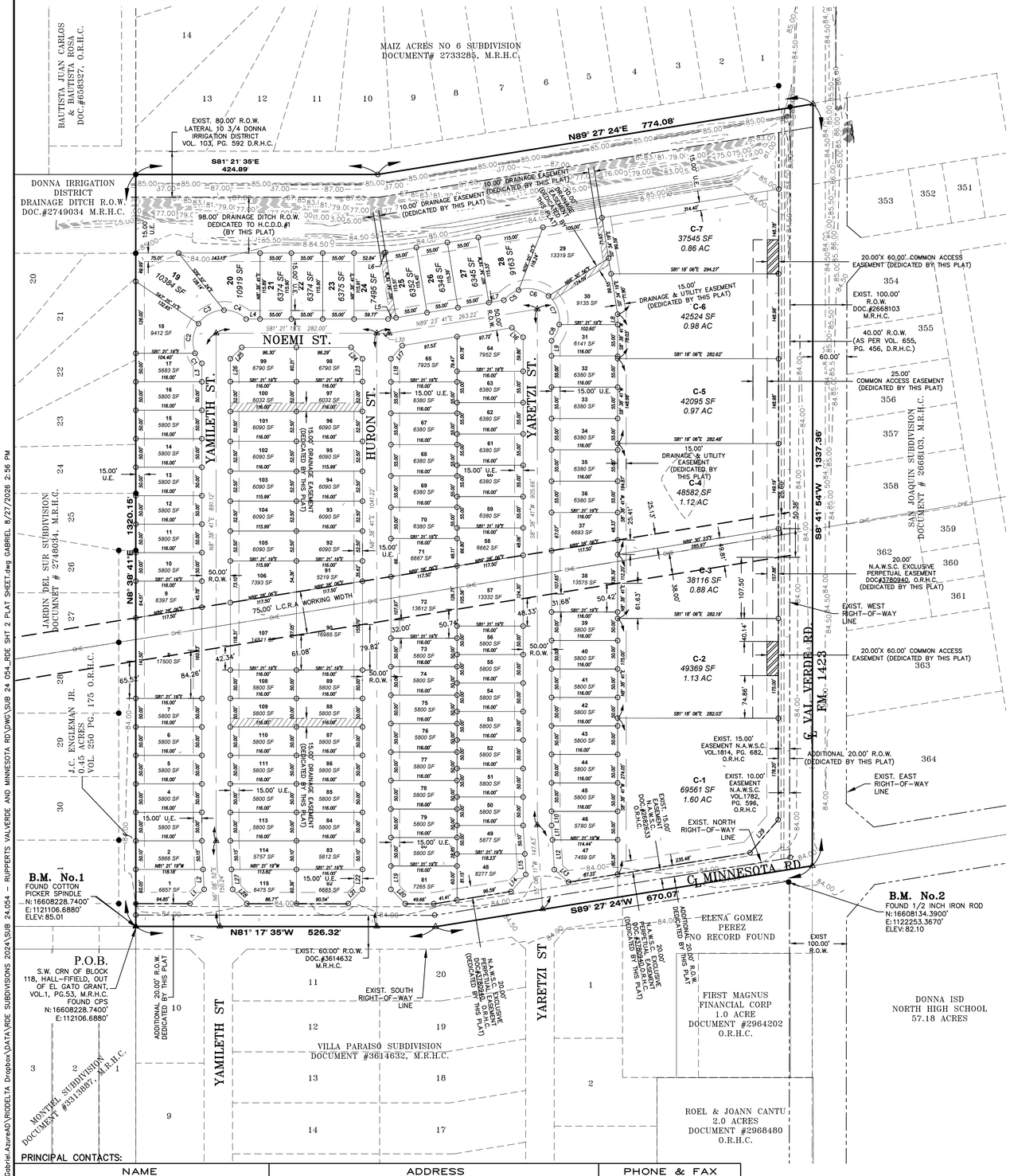
☒ **Final Approval** *subject to recommendations other departments*

* *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.*

DATE OF PREPARATION: AUGUST 27, 2026

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
○	– IRR. STAND PIPE
–X–	– CHAIN LINK FENCE
Ⓦ	– 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
℄	CENTER LINE
L	LOT 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 20' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED.

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, 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 _____ ____ 2026.

_____ _____
CRISTEN WEYAND,PRESIDENT DATE
888 ACQUISITIONS, LLC
2801 N. CLOSNER BLVD.
EDINBURG, TEXAS 78541

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	26.74	S89° 23' 41.49"W
L8	18.15	S8° 38' 42.92"W
L9	26.51	N8° 38' 41.49"E
L10	24.74	N8° 38' 41.49"E
L11	25.31	N5° 06' 11.15"E
L12	52.32	S5° 06' 11.15"W
L13	33.35	S40° 09' 58.00"E
L14	39.78	S49° 20' 41.77"W
L15	35.63	S5° 06' 11.15"W
L16	25.67	N40° 58' 48.51"W
L17	30.47	S49° 01' 11.49"W
L18	40.58	S8° 38' 41.49"W
L19	41.09	S8° 38' 42.14"W
L20	36.01	S36° 20' 56.55"E

Parcel Line Table		
Line #	Length	Direction
L21	35.96	N53° 42' 52.70"E
L22	35.06	N8° 38' 41.49"E
L23	40.50	N8° 38' 41.48"E
L24	27.87	N36° 21' 18.74"W
L25	27.86	S53° 37' 25.63"W
L26	40.50	S8° 38' 41.48"W
L27	35.06	S6° 08' 52.36"W
L28	35.91	S36° 43' 07.75"E
L29	76.18	S49° 04' 39.48"W

Centerline Table		
Line #	Length	Direction
L30	21.93	S81° 21' 18.99"E

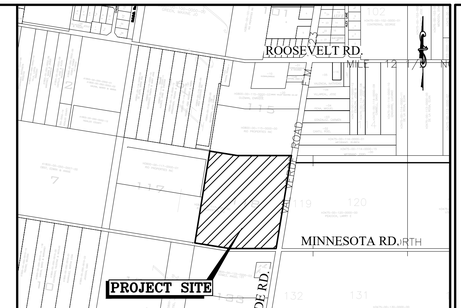
Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	21.29	55.00	22.18	N24° 35' 38"W	21.16
C2	54.45	55.00	56.72	N14° 51' 28"E	52.25
C3	52.67	55.00	54.87	N70° 39' 10"E	50.68
C4	43.04	55.00	44.84	S59° 29' 36"E	41.95
C5	31.70	55.00	33.02	S64° 05' 30"W	31.26
C6	55.96	55.00	58.30	N70° 14' 54"W	53.58
C7	55.96	55.00	58.30	N11° 57' 04"W	53.58

THE COUNTY OF HIDALGO, TEXAS

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



LOCATION MAP | SCALE: 1"=1,000'

LOCATION OF MINNESOTA SPRINGS SUBDIVISION

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 16,876 (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 NORTHWEST 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–FIELD 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 (1.06 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.

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, 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.

STATE OF TEXAS – REGISTERED – IVAN GARCIA – 6496 – PROFESSIONAL LAND SURVEYOR

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

PRINCIPAL CONTACTS:

NAME	ADDRESS			PHONE & FAX	
OWNER: 888 ACQUISITIONS, LLC, CRISTEN WEYAND MANAGING MEMBER	2801 N. CLOSNER BLVD.	EDINBURG, TX.	78541	(956) 383–0868	
SURVEYOR: IVAN GARCIA P.E., R.P.L.S.	921 S. 10TH AVENUE	EDINBURG, TX.	78539	(956) 380–5152	(956) 380–5083
ENGINEER: IVAN GARCIA P.E., R.P.L.S.	921 S. 10TH AVENUE	EDINBURG, TX.	78539	(956) 380–5152	(956) 380–5083

INDEX TO SHEETS OF MINNESOTA SPRINGS SUBDIVISION

SHEET 1: HEADING; INDEX; 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 NOTES; H.C.C.I.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: DRAINAGE DITCH CROSS–SECTIONS
SHEET 7: PAVING & DRAINAGE DETAIL SHEET
SHEET 8: 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

ISSUED FOR: **FINAL**

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./G.F.
SCALE: 1" = 100'
DATE: AUGUST 27, 2026
PROJECT: SUB 24 054
REVISIONS:
PAGE NO: **1–OF–8**

C:\Users\Gabriel.Azuara4D\RODELTA Dropbox\DATA\ROE SUBDIVISIONS 2024\SUB 24-054 – RUPPERTS VALVERDE AND MINNESOTA RD\DWG\SUB 24 054_ROE SHT 2 PLAT SHEET.dwg GABRIEL 8/27/2026 2:56 PM

DATE OF PREPARATION: AUGUST 27, 2026

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, PRESIDENT OF 888 ACQUISITIONS LLC 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 SEPTIC 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.

888 ACQUISITIONS LLC

_____
CRISTEN WEYAND – MANAGING MEMBER 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 CRISTEN 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 _____, 2026.

_____
NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
MY COMMISSION EXPIRES ___–___–___

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. 49.211(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

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

STATE OF TEXAS
IVAN GARCIA
115662
LICENSED
PROFESSIONAL ENGINEER

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.

_____ ATTEST: _____
PRESIDENT 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

GENERAL NOTES:

1. 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, 1982.

2. SETBACKS:
FRONT: 25.00 FEET OR EASEMENT WHICHEVER IS GREATER
FRONT: 50.00 FEET ARE REQUIRED ON LOTS FRONTING VAL VERDE ROAD.
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 GARAGE FRONT: 18.00 FEET
CORNER SIDE GREATER THAN 50.00 FEET R.O.W. – 20.00 FEET 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. NO COMMERCIAL USE SHALL BE ALLOWED ON ALL INTERNAL LOTS 1 THROUGH 115. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

4. GENERAL NOTE FOR COMMERCIAL LOTS
LOTS C–1 THROUGH C–7 SHALL BE FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL. LOTS C–1 THROUGH C–7 IS FOR NONRESIDENTIAL USE. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS. A BUFFER FENCE IS REQUIRED TO BE INSTALLED BY DEVELOPER ALONG ALL ABUTTING RESIDENTIAL LOTS. APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

5. 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.

6. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
-->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 **16608228.74**, E **1121106.6880**.
-->B.M. NO. 2–, ELEV. 82.10 N.G.V.D. 88, DESCRIPTIONS FD 3" IRON RD AT THE SOUTHWEST CORNER OF THIS SUBDIVISION. GPS POINT, GRID COORDINATES: N **16608134.3900**, E **1122253.3670**.

7. 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 **236.009** CUBIC–FEET OR **5.418** ACRE–FEET OF STORM WATER RUNOFF FOR BOTH RESIDENTIAL AND COMMERCIAL LOTS COMBINED.

8. THE APPROVED SUBDIVISION DRAINAGE REPORT ESTABLISHES A TOTAL REQUIRED DETENTION VOLUME OF **236.009** CUBIC FEET (**5.418** ACRE–FEET) FOR THE SUBDIVISION, OF WHICH **129.367** CUBIC FEET (**2.970** ACRE–FEET) IS ALLOCATED TO COMMERCIAL LOTS C–1, C–2, C–3, C–4, C–5, C–6, AND C–7.THE REGIONAL DETENTION REQUIREMENT FOR COMMERCIAL LOTS C–1 THROUGH C–7 HAS BEEN SATISFIED THROUGH THE IMPROVEMENT AND WIDENING OF THE EXISTING DONNA IRRIGATION DISTRICT DRAIN DITCH DEDICATED TO HIDALGO COUNTY DRAINAGE DISTRICT NO. 1, AS PROVIDED IN THE APPROVED SUBDIVISION DRAINAGE REPORT. A DEDICATED STORM DRAINAGE COLLECTION SYSTEM HAS BEEN CONSTRUCTED TO SERVE COMMERCIAL LOTS C–1 THROUGH C–7, WITH INDIVIDUAL STUB–OUT CONNECTIONS PROVIDED TO EACH LOT FOR FUTURE CONNECTION TO THE SUBDIVISION STORM DRAINAGE SYSTEM. THEREFORE, NO ADDITIONAL ONSITE DETENTION SHALL BE REQUIRED FOR COMMERCIAL LOTS C–1, C–2, C–3, C–4, C–5, C–6, AND C–7 AT THE TIME OF ANY FUTURE BUILDING PERMIT REQUESTS, PROVIDED EACH LOT CONNECTS TO THE SUBDIVISION STORM DRAINAGE COLLECTION SYSTEM AS DESIGNED. ALL OTHER APPLICABLE DRAINAGE, SITE DEVELOPMENT, AND PERMIT REQUIREMENTS SHALL REMAIN APPLICABLE TO FUTURE DEVELOPMENT OF THESE LOTS.

9. 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.

10. EACH PURCHASE 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.

11. 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.

12. ANY ADDITION TO EXISTING RESIDENCE STRUCTURE OR NEW PROPOSED DWELLING ON THE LOT MUST COMPLY WITH ALL SETBACK RESTRICTIONS RECORDED ON THIS PLAT.

13. ALL LOT CORNERS ARE SET 1/2 INCH IRON RODS WITH CAP.

14. ALL EASEMENTS SHOWN ARE DEDICATED BY THIS PLAT, UNLESS STATED OTHERWISE.

15. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION

16. 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.

17. 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.

18. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO DONNA IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.

19. 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.

20. 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.

21. 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 VIOLATORS EXPENSE.

22. 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.

23. NO LOT ACCESS WILL BE ALLOWED FOR LOTS 1, 47, 48, 81, 82, AND 115 ON MINNESOTA ROAD.

24. LOT ACCESS FROM VAL VERDE ROAD FROM LOTS C–1 THRU C–2 ONLY ALLOWED AT THE COMMON ACCESS EASEMENTS LOCATIONS SHOWN ON THIS PLAT.

25. LOT C–1 WILL ACCESS FROM MINNESOTA ROAD BE ALLOWED.

26. AN OFF–STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR SCHOOLS, COMMERCIAL AND INDUSTRIAL USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.

THE COUNTY OF HIDALGO TEXAS

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		2801 N. CLOSNER BLVD.	EDINBURG, TX.	78541	(956) 383–0868	
SURVEYOR: IVAN GARCIA	P.E., R.P.L.S.	921 S. 10TH AVENUE	EDINBURG, TX.	78539	(956) 380–5152	(956) 380–5083
ENGINEER: IVAN GARCIA	P.E., R.P.L.S.	921 S. 10TH AVENUE	EDINBURG, TX.	78539	(956) 380–5152	(956) 380–5083

INDEX TO SHEETS OF MINNESOTA SPRINGS SUBDIVISION

SHEET 1:	HEADING; INDEX; 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 NOTES; H.C.C.I.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:	DRAINAGE DITCH CROSS–SECTIONS
SHEET 7:	PAVING & DRAINAGE DETAIL SHEET
SHEET 8:	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

ISSUED FOR:
FINAL

PROJECT:
PLAT NOTES
MINNESOTA SPRINGS SUBDIVISION
HIDALGO COUNTY, TEXAS

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./G.F.
SCALE:	N.T.S.
DATE:	AUGUST 27, 2026
PROJECT:	SUB 24 054
REVISIONS:	
PAGE NO:	2–OF–8

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

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

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

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. FIREHYRANT
- 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
- 1/2" IRON PIPE FOUND
- RIGHT-OF-WAY POST FOUND
- CALCULATED POINT
- COTTON PICKER SPINDLE SET
- ELECTRICAL BOX
- FENCE CORNER FOUND

GENERAL NOTES:
1.) THE CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING WITH ALL APPROPRIATE UTILITY COMPANIES FOR THE LOCATION OF ALL UTILITIES WITHIN CONSTRUCTION AREA.

2.) ALL EXIST. UTILITIES ARE AT APPROXIMATE LOCATIONS.

3.) THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS ARE BASED ON OBSERVATION OF ABOVEGROUND STRUCTURES, LINES SPOTTED BY THE OWNER, AND UTILITY SPOTTING. ACTUAL LOCATION OF THESE UTILITIES MAY VARY, AND ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED UPON EXCAVATION.

4.) BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL CALL FOR UTILITY SPOTTING BY THE APPROPRIATE AGENCY AND VERIFY THE LOCATION OF THESE UTILITIES TO HIS SATISFACTION.

5.) ANY DAMAGE CAUSED TO EXISTING STRUCTURES AND/OR UTILITIES BY THE CONTRACTOR SHALL BE THE CONTRACTORS RESPONSIBILITY TO CORRECT AT HIS EXPENSE.

6.) ANY DAMAGE TO PROPERTY, OUTSIDE THE CONSTRUCTION ZONE, CAUSED BY THE CONTRACTOR, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CORRECT AT HIS EXPENSE.

7.) SANITARY MANHOLES CONCRETE COLLARS SHALL BE SQUARE IN TRAFFIC AREAS AND ROUND IN GREEN AREAS

NOTES:

1. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY/RIGHT OF WAY OWNERS AND PROJECT ENGINEER PRIOR TO START CONSTRUCTION AND/OR ANY RELOCATIONS OF UTILITIES.

2. CONTRACTOR SHALL FOLLOW ALL RESPECTIVE REQUIREMENTS FROM UTILITY AND RIGHT OF WAY OWNERS FOR ALL RELOCATIONS.

3) CONTRACTOR WILL BEGIN DOWN STREAM END OF PROJECT AND CONTINUE UPSTREAM WITH PIPE GROVES FACING UPSTREAM.

4) CONTRACTOR MUST LOCATE AND FIELD VERIFY ALL UTILITIES.

5) ANY CONNECTION TO EXISTING SEWER MANHOLE MUST BE MADE USING AN "INSERT-A-TEE" ASSEMBLY.

6) ALL SANITARY SEWER LINES SHALL BE SDR26 PIPE, UNLESS OTHERWISE NOTED.

7.) ALL SANITARY SEWER AS PER NORTH ALAMO WATER SUPPLY COOPERATION CONSTRUCTION STANDARDS.

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

STATE OF TEXAS
IVAN GARCIA
115662
LICENSED PROFESSIONAL ENGINEER
10-6-2026

ISSUED FOR:
AS-BUILT

SANITARY SEWER LAYOUT
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./G.F.
SCALE:	1"=60'
DATE:	AUGUST 27, 2026
PROJECT:	SUB 24 054
REVISIONS:	
PAGE NO:	SHT 03

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

EXIST. EAST RIGHT-OF-WAY LINE

EXIST. FIRE HYDRANT

EXIST. (2) WATER VALVES

EXIST. 12" N.A.W.S.C. WATER LINE (AT APPROXIMATE LOCATION)

EXIST. STORM MANHOLE

100.00' R.O.W.

℄ VAL VERDE RD.

EXIST. 1105.00 L.F. 12" WATER LINE (TO BE REMOVED)

EXIST. 13.00 L.F. 12" DR18 C-900 WATER LINE

EXIST. (1) 12" 45° BEND

EXIST. 12.00 L.F. 12" DR18 C-900 WATER LINE

EXIST. TIE IN-TO EXIST. 12" WATER LINE (1) 12" 45° BEND

EXIST. 12" N.A.W.S.C. WATER LINE (AT APPROXIMATE LOCATION)

SEE DETAIL "B"

EXIST. POWER POLE

EXIST. 20.00 L.F. EXTENSION TO EXIST 8" DR18 C-900 WATER LINE

EXIST. TIE IN-TO EXIST. 12" WATER LINE (1) 12" 45° BEND

EXIST. 96.00 L.F. 12" DR18 C-900 WATER LINE

EXIST. (1) 12" 45° BEND

EXIST. 484.00 L.F. 12" DR18 C-900 WATER LINE

EXIST. 2" SINGLE WATER SERVICE (TYP.)

EXIST. TO EXIST. (1) 12"X8" TEE (1) 8" GATE VALVE

EXIST. 2" SINGLE WATER SERVICE (TYP.)

EXIST. WEST RIGHT-OF-WAY LINE

EXIST. 442.00 L.F. 12" DR18 C-900 WATER LINE

EXIST. 2" SINGLE WATER SERVICE (TYP.)

20.00' N.A.W.S.C. EXCLUSIVE PERPETUAL EASEMENT (DEDICATED BY THIS PLAT)

EXIST. (1) 12"x12" TEE (1) 12" GATE VALVE (1) 12"x8" REDUCER (1) 8" GATE VALVE (1) 8" 45° BEND

EXIST. (1) 8" 45° BEND

EXIST. POWER POLE

EXIST. POWER POLE

EXIST. 72.00 L.F. 8" DR18 C-900 WATER LINE

C-7 37545 SF 0.86 AC

C-6 42524 SF 0.98 AC

C-5 42095 SF 0.97 AC

C-4 48582 SF 1.12 AC

C-3 38116 SF 0.88 AC

C-2 49369 SF 1.13 AC

C-1 69961 SF 1.60 AC

EXIST. NORTH RIGHT-OF-WAY LINE

MINNESOTA RD.

EXIST. SOUTH RIGHT-OF-WAY LINE

EXIST. 339.00 L.F. 8" DR18 C-900 WATER LINE

15.00' PRIVATE DRAINAGE EASEMENT

EXIST. 1150.00 L.F. 8" WATER LINE (TO BE REMOVED)

EXIST. 34.00 L.F. 16" PVC ENCASEMENT

EXIST. 10.00 L.F. EXTENSION TO EXIST 8" DR18 C-900 WATER LINE

SEE DETAIL "B"

STREET C

STREET C

EXIST. (1) 8" 45° BEND

EXIST. (1) 8" 45° BEND

EXIST. 24.00 L.F. 8" DR18 C-900 WATER LINE

EXIST. FIRE HYDRANT W/ GATE VALVE ASSEMBLY FL=83.40

EXIST. DUAL WATER SERVICE (TYP.)

EXIST. 564.00 L.F. 8" DR18 C-900 WATER LINE

EXIST. FIRE HYDRANT W/ GATE VALVE ASSEMBLY FL=83.70

EXIST. 302.00 L.F. 8" DR18 C-900 WATER LINE

EXIST. FIRE HYDRANT W/ GATE VALVE ASSEMBLY FL=84.02

EXIST. 89.00 L.F. 8" DR18 C-900 WATER LINE

75.00' L.C.R.A WORKING WIDTH

20.00' N.A.W.S.C. EXCLUSIVE PERPETUAL EASEMENT (DEDICATED BY THIS PLAT)

EXIST. 220.00 L.F. 8" DR18 C-900 WATER LINE

EXIST. (1) 8"x8" TEE (2) 8" GATE VALVES

EXIST. 15.00 L.F. 8" DR18 C-900 WATER LINE

EXIST. (1) 8" 45° BEND

EXIST. 14.00 L.F. 8" DR18 C-900 WATER LINE

EXIST. (1) 8" 45° BEND

EXIST. (1) 8"x8" TEE (2) 8" GATE VALVE (2) 8" 45° BEND

EXIST. 10.00 L.F. 8" DR18 C-900 WATER LINE

EXIST. 12.00 L.F. 8" DR18 C-900 WATER LINE

EXIST. (1) 8" 45° BEND

SEE DETAIL "C"

EXIST. 292.00 L.F. 8" DR18 C-900 WATER LINE

EXIST. FIRE HYDRANT W/ GATE VALVE ASSEMBLY FL=83.97

EXIST. 317.00 L.F. 8" DR18 C-900 WATER LINE

EXIST. 480.00 L.F. 8" DR18 C-900 WATER LINE

EXIST. 140.00 L.F. 8" DR18 C-900 WATER LINE

EXIST. FIRE HYDRANT W/ GATE VALVE ASSEMBLY FL=83.94

EXIST. (1) 8"x8" TEE (1) 8" GATE VALVE (1) 8" 45° BEND

EXIST. 34.00 L.F. 16" PVC ENCASEMENT

STREET B

STREET B

EXIST. 50.00 L.F. 16" PVC ENCASEMENT

EXIST. 50.00 L.F. 16" PVC ENCASEMENT

EXIST. 2" PVC ENCASEMENT (TYP)

EXIST. DUAL WATER SERVICE (TYP.)

EXIST. DUAL WATER SERVICE (TYP.)

EXIST. 2" PVC ENCASEMENT (TYP)

20.00' N.A.W.S.C. EXCLUSIVE PERPETUAL EASEMENT DOC.#_____, O.R.H.C. (DEDICATED BY THIS PLAT)

EXIST. 278.00 L.F. 8" DR18 C-900 WATER LINE

EXIST. 260.00 L.F. 8" DR18 C-900 WATER LINE

EXIST. 10.00 L.F. 8" DR18 C-900 WATER LINE

EXIST. 12.00 L.F. 8" DR18 C-900 WATER LINE

EXIST. (1) 8" 45° BEND

EXIST. (1) 8"x8" TEE (2) 8" GATE VALVES (1) 8" 45° BEND

EXIST. FIRE HYDRANT W/ GATE VALVE ASSEMBLY FL=83.91

EXIST. 31.00 L.F. 8" DR18 C-900 WATER LINE

EXIST. (1) 8" 45° BEND

EXIST. DUAL WATER SERVICE (TYP.)

EXIST. 355.00 L.F. 8" DR18 C-900 WATER LINE

EXIST. FIRE HYDRANT W/ GATE VALVE ASSEMBLY FL=84.68

EXIST. 491.00 L.F. 8" DR18 C-900 WATER LINE

EXIST. 86.00 L.F. 8" DR18 C-900 WATER LINE

EXIST. FIRE HYDRANT W/ GATE VALVE ASSEMBLY FL=84.82

EXIST. 51.00 L.F. 16" PVC ENCASEMENT

EXIST. 11.00 L.F. 8" DR18 C-900 WATER LINE

EXIST. (1) 8" 45° BEND

STREET A

STREET A

SEE DETAIL "D"

EXIST. 10.00 L.F. EXTENSION TO EXIST 8" DR18 C-900 WATER LINE

EXIST. 34.00 L.F. 16" PVC ENCASEMENT

EXIST. DUAL WATER SERVICE (TYP.)

EXIST. 2" PVC ENCASEMENT (TYP)

EXIST. DUAL WATER SERVICE (TYP.)

EXIST. 2" PVC ENCASEMENT (TYP)

EXIST. SINGLE WATER SERVICE (TYP.)

EXIST. 160.00 L.F. 8" DR18 C-900 WATER LINE

EXIST. (1) 8" 45° BEND

EXIST. 25.00 L.F. 8" DR18 C-900 WATER LINE

EXIST. TIE IN-TO EXIST. 8" WATER LINE (1) 8" 45° BEND

EXIST. 8" N.A.W.S.C. WATER LINE (AT APPROXIMATE LOCATION)

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

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

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

NOTE:
1.) FIRE LANE/NO PARKING RED STRIPING SHALL BE ADDED TO CURB 15' CENTERED ON ALL FIRE HYDRANTS.

2.) ALL WATER LINE CONSTRUCTION SHALL BE AS PER NORTH ALAMO WATER SUPPLY COORPORATION CONSTRUCTION STANDARDS.

GENERAL NOTES:
1.) THE CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING WITH ALL APPROPRIATE UTILITY COMPANIES FOR THE LOCATION OF ALL UTILITIES WITHIN CONSTRUCTION AREA.

2.) ALL EXIST. UTILITIES ARE AT APPROXIMATE LOCATIONS.

3.) THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS ARE BASED ON OBSERVATION OF ABOVEGROUND STRUCTURES, LINES SPOTTED BY THE OWNER, AND UTILITY SPOTTING. ACTUAL LOCATION OF THESE UTILITIES MAY VARY, AND ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED UPON EXCAVATION.

4.) BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL CALL FOR UTILITY SPOTTING BY THE APPROPRIATE AGENCY AND VERIFY THE LOCATION OF THESE UTILITIES TO HIS SATISFACTION.

5.) ANY DAMAGE CAUSED TO EXISTING STRUCTURES AND/OR UTILITIES BY THE CONTRACTOR SHALL BE THE CONTRACTORS RESPONSIBILITY TO CORRECT AT HIS EXPENSE.

6.) ANY DAMAGE TO PROPERTY, OUTSIDE THE CONSTRUCTION ZONE, CAUSED BY THE CONTRACTOR, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CORRECT AT HIS EXPENSE.

7.) CORP STOP AND ANGLE STOPS SHALL BE BRASS.

8.) WATER SERVICE TUBING SHALL BE POLYETHYLENE "TOUGH TUBING".

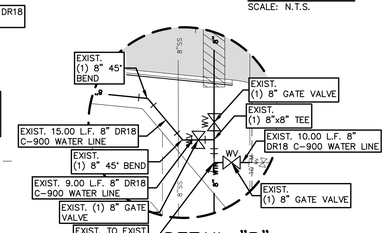
9.) WATER VALVE CONCRETE COLLARS SHALL BE SQUARE IN TRAFFIC AREAS AND ROUND IN GREEN AREAS.

10.) ALL NORTH ALAMO WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF EASEMENT IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF NORTH ALAMO WATER SUPPLY CORPORATION.

LEGEND

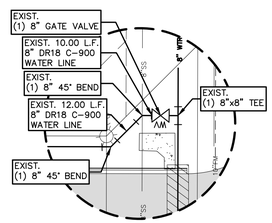
- EXIST. GRATE INLET
- EXIST. CURB INLET
- EXIST. TELEPHONE PEDESTAL
- EXIST. GRATE INLET
- EXIST. LAMP POLE
- EXIST. TRAFFIC POLE
- EXIST. GUY WIRE
- EXIST. POWER POLE
- EXIST. WATER VALVE
- EXIST. FLUSH VALVE
- EXIST. IRRIGATION VALVE
- EXIST. FIREHYRANT
- EXIST. MAIL BOX
- EXIST. BRICK MAIL BOX
- 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
- 1/2" IRON PIPE FOUND
- RIGHT-OF-WAY POST FOUND
- CALCULATED POINT
- COTTON PICKER SPINDLE SET
- ELECTRICAL BOX
- FENCE CORNER FOUND

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

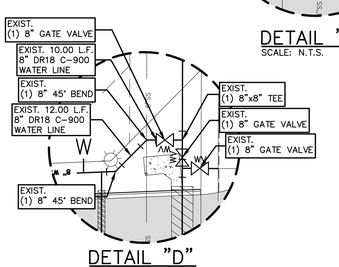


DETAIL "B"
SCALE: N.T.S.

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



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



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

STATE OF TEXAS
IVAN GARCIA
115662
LICENSED PROFESSIONAL ENGINEER
10-6-2026

ISSUED FOR:
AS-BUILT

WATER LAYOUT
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./G.F.
SCALE:	1" = 60'
DATE:	AUGUST 27, 2026
PROJECT:	SUB 24 054
REVISIONS:	
PAGE NO.	SHT 10

C:\Users\Gabriel.AzureAD\RIODELTA Dropbox\DATA\RGE SUBDIVISIONS 2024\SUB 24.054 - RUPPERTS VALVERDE AND MINNESOTA RD\DWG\SUB 24 054_FOE SHT 11 WATER LAYOUT.dwg GABRIEL 8/27/2026 5:54 PM

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

EXIST. (2) WATER VALVES

EXIST. 12" N.A.W.S.C. WATER LINE (AT APPROXIMATE LOCATION)

EXIST. EAST RIGHT-OF-WAY LINE

EXIST. FIRE HYDRANT

EXIST. STORM MANIFOLD

℄ VAL VERDE RD.

EXIST. 100.00' R.O.W.

EXIST. POWER POLE

EXIST. DRIVEWAY (AS PER TX DOT STANDARDS)

6:1 ACCESS RAMP

MAINTENACE BENCH

MAINTENACE ROAD

EXISTING CANAL

15.00' U.E.

20.00' N.A.W.S.C. EXCLUSIVE PERPETUAL EASEMENT DOC.# _____ O.R.H.C. (DEDICATED BY THIS PLAT)

EXIST. WEST RIGHT-OF-WAY LINE

PROP. 15.00' DRAINAGE EASEMENT

EXIST. STORM 24" CONCRETE PLUG (PLUG-6) STA:17+04.24 OFF:10.00R FL: 76.71 INV OUT: 76.71 24"

EXIST. STORM 24" CONCRETE PLUG (PLUG-7) STA:18+56.51 OFF:10.06R FL: 76.59 INV OUT: 76.59 24"

EXIST. 10.00 L.F. 24" H.P. ADS DRAIN PIPE @ 0.50%

EXIST STORM MANHOLE (STORM MH-6) STA:17+04.24 OFF: 0.00 TOP: 83.60 FL: 76.66 INV IN: 76.66 24" INV IN: 76.66 24" INV OUT: 76.66 24"

EXIST STORM MANHOLE (STORM MH-5) STA:18+56.52 OFF: 0.00 TOP: 83.34 FL: 76.54 INV IN: 76.54 24" INV IN: 76.54 24" INV OUT: 76.54 24"

EXIST. 10.06 L.F. 24" H.P. ADS DRAIN PIPE @ 0.50%

EXIST. 152.28 L.F. 24" H.P. ADS DRAIN PIPE @ 0.08%

EXIST. 94.00 L.F. 24" H.P. ADS DRAIN PIPE @ 0.09%

EXIST. CONC. HEADWALL (HW-3) STA:19+50.52 OFF: 0.00 FL: 76.46 INV IN: 76.46 24"

EXIST. CONC. HEADWALL (HW-2) STA:23+06.68 OFF: 0.00 FL: 76.36 INV IN: 76.36 24"

EXIST. 152.42 L.F. 24" H.P. ADS DRAIN PIPE @ 0.11%

EXIST STORM MANHOLE (STORM MH-3) STA: 21+54.26 OFF: 0.00 TOP: 83.62 FL: 76.53 INV IN: 76.53 24" INV OUT: 76.53 24"

EXIST. 125.32 L.F. 24" H.P. ADS DRAIN PIPE @ 0.29%

EXIST STORM MANHOLE (STORM MH-2) STA: 25+78.57 OFF: -12.96L TOP: 82.97 FL: 76.89 INV IN: 76.89 24" INV OUT: 76.89 24"

EXIST. 129.86 L.F. 24" H.P. ADS DRAIN PIPE @ 0.97%

EXIST. 83.03 L.F. 24" H.P. ADS DRAIN PIPE @ 0.67%

EXIST. 148.98 L.F. 24" H.P. ADS DRAIN PIPE @ 0.18%

EXIST. 44.77 L.F. 24" R.C.P. CLASS III @ 0.67%

EXIST. TYPE A INLET (INL-15) STA:18+66.30 OFF:17.50R TOP: 82.90 FL: 78.45 INV OUT: 78.45 24"

10.00' DRAINAGE EASEMENT

EXIST. STORM 24" CONCRETE PLUG (PLUG-5) STA:16+21.19 OFF:10.00R FL: 77.27 INV OUT: 77.27 24"

EXIST. 10.00 L.F. 24" H.P. ADS DRAIN PIPE @ 0.50%

EXIST STORM MANHOLE (STORM MH-7) STA:16+21.21 OFF: 0.00 TOP: 82.92 FL: 77.22 INV IN: 77.22 24" INV IN: 77.22 24" INV OUT: 77.22 24"

EXIST. STORM 24" CONCRETE PLUG (PLUG-4) STA:14+72.22 OFF:10.01R FL: 77.01 INV OUT: 77.01 24"

EXIST. 10.01 L.F. 24" H.P. ADS DRAIN PIPE @ 0.50%

EXIST STORM MANHOLE (STORM MH-8) STA:14+72.23 OFF: 0.00 TOP: 83.38 FL: 76.96 INV IN: 76.96 24" INV IN: 76.96 24" INV OUT: 76.96 24"

EXIST. 322.21 L.F. 24" H.P. ADS DRAIN PIPE @ 0.18%

EXIST. STORM 24" CONCRETE PLUG (PLUG-3) STA:11+50.00 OFF:10.00R FL: 77.59 INV OUT: 77.59 24"

EXIST. 10.00 L.F. 24" H.P. ADS DRAIN PIPE @ 0.50%

EXIST STORM MANHOLE (STORM MH-9) STA:11+50.01 OFF: 0.00 TOP: 83.70 FL: 77.54 INV IN: 77.54 24" INV IN: 77.54 24" INV OUT: 77.54 24"

EXIST. STORM 24" CONCRETE PLUG (PLUG-2) STA: 9+99.99 OFF:10.00R FL: 77.92 INV OUT: 77.92 24"

EXIST. 9.98 L.F. 24" H.P. ADS DRAIN PIPE @ 0.50%

EXIST STORM MANHOLE (STORM MH-10) STA: 10+00.00 OFF: 0.02R TOP: 83.30 FL: 77.87 INV IN: 77.87 24" INV IN: 77.87 24" INV OUT: 77.87 24"

EXIST. 150.01 L.F. 24" H.P. ADS DRAIN PIPE @ 0.22%

EXIST. 14.84 L.F. 24" H.P. ADS DRAIN PIPE @ 0.50%

EXIST. STORM 24" CONCRETE PLUG (PLUG-1) STA: 9+85.16 OFF: 0.02R FL: 77.94 INV OUT: 77.94 24"

EXIST. NORTH RIGHT-OF-WAY LINE

20.00' N.A.W.S.C. EXCLUSIVE PERPETUAL EASEMENT DOC.# _____ O.R.H.C. (DEDICATED BY THIS PLAT)

40.00' R.O.W.

EXIST. 12" N.A.W.S.C. WATER LINE (AT APPROXIMATE LOCATION)

EXIST. WATER METER

EXIST. SOUTH RIGHT-OF-WAY LINE

VILLA PARAISO SUBDIVISION DOCUMENT #3614632, M.R.H.C.

EXIST. 90.00 L.F. 24" CULVERT WITH CONCRETE S.E.T.

EXIST. TYPE A INLET (INL-11) STA:13+76.59 OFF:17.50R TOP: 82.94 FL: 78.59 INV OUT: 78.59 24"

EXIST. 45.93 L.F. 24" R.C.P. CLASS III @ 0.20%

MTE=84.38
FL=82.04
EOP=84.55
TOC=83.96

TOC=83.14

TOC=83.26

YARETZI ST.

0.36% 0.04% 0.04% 0.06% 0.06% 0.08% 0.08% 0.84%

50.00' R.O.W. 32.00' B-B

EXIST. TYPE A INLET (INL-16) STA: 18+94.21 OFF: -17.50L TOP: 83.16 FL: 78.15 INV IN: 78.15 24" INV IN: 78.15 24" INV OUT: 78.15 24"

EXIST. 248.07 L.F. 24" H.P. ADS DRAIN PIPE @ 0.10%

EXIST STORM MANHOLE (STORM MH-1) STA:16+46.14 OFF: -18.65L TOP: 83.68 FL: 78.39 INV IN: 78.39 24" INV OUT: 78.39 24"

EXIST. 299.29 L.F. 24" H.P. ADS DRAIN PIPE @ 0.04%

EXIST. TYPE A INLET (INL-12) STA:13+46.85 OFF: -17.50L TOP: 83.10 FL: 78.50 INV IN: 78.50 24" INV OUT: 78.50 24"

15.00' U.E.

EXIST. 90.00 L.F. 24" CULVERT WITH CONCRETE S.E.T.

TOC=83.26

EOP=84.55
FL=82.01
MTE=84.38

EXIST. 6" SDR26 FORCE MAIN LINE

EXIST. 57.69 L.F. 24" R.C.P. CLASS III @ 0.10%

EXIST. TYPE A INLET (INL-9) STA:19+54.04 OFF:17.50R TOP: 83.25 FL: 76.51 INV IN: 76.51 24" INV OUT: 76.51 24"

EXIST. 103.23 L.F. 24" H.P. ADS DRAIN PIPE @ 0.13%

EXIST STORM MANHOLE (STORM MH-4) STA:16+30.81 OFF:17.50R TOP: 81.57 FL: 77.26 INV IN: 77.26 24" INV OUT: 77.26 24"

EXIST. TYPE A INLET (INL-8) STA:18+50.81 OFF:17.50R TOP: 82.90 FL: 76.64 INV IN: 76.64 24" INV IN: 76.64 24" INV OUT: 76.64 24"

EXIST. 220.00 L.F. 24" H.P. ADS DRAIN PIPE @ 0.28%

75.00' L.C.R.A WORKING WIDTH

EXIST. 325.71 L.F. 24" H.P. ADS DRAIN PIPE @ 0.11%

EXIST. TYPE A INLET (INL-4) STA:13+05.10 OFF:17.50R TOP: 83.00 FL: 77.61 INV IN: 77.61 24" INV OUT: 77.61 24"

TOC=83.71

TOC=83.60

EXIST. POWER POLE (TO BE RELOCATED)

EXIST. 194.78 L.F. 30" H.P. ADS DRAIN PIPE @ 0.27%

10.00' DRAINAGE EASEMENT (DEDICATED BY THIS PLAT)

EXIST. CONC. HEADWALL (HW-1) STA: 22+00.00 OFF: 32.91R FL: 75.93 INV IN: 75.93 30"

EXIST. TYPE A INLET (INL-10) STA: 23+06.50 OFF: -17.50L TOP: 83.00 FL: 76.45 INV IN: 76.45 24" INV OUT: 76.45 30"

HURON ST.

0.03% 0.33% 0.33% 0.24% 0.24% 0.24% 1.45%

EXIST. 35.94 L.F. 24" R.C.P. CLASS III @ 0.58%

EXIST. TYPE A INLET (INL-7) STA:18+59.00 OFF: -17.50L TOP: 82.84 FL: 76.85 INV IN: 76.85 24" INV OUT: 76.85 24"

EXIST. 35.00 L.F. 24" R.C.P. CLASS III @ 0.52%

EXIST. TYPE A INLET (INL-3) STA:13+05.10 OFF: -17.50L TOP: 83.00 FL: 77.79 INV IN: 77.79 24" INV OUT: 77.79 24"

TOC=83.46
EOP=84.60
FL=82.39
MTE=84.54

EXIST. 90.00 L.F. 24" CULVERT WITH CONCRETE S.E.T.

EXIST. 247.00 L.F. 24" H.P. ADS DRAIN PIPE @ 0.08%

EXIST. 247.00 L.F. 24" H.P. ADS DRAIN PIPE @ 0.16%

20.00' N.A.W.S.C. EXCLUSIVE PERPETUAL EASEMENT DOC.# _____ O.R.H.C. (DEDICATED BY THIS PLAT)

15.00' DRAINAGE EASEMENT (DEDICATED BY THIS PLAT)

NOEMI ST.

0.25% 0.25% 0.25% 0.25% 0.98% 1.29%

EXIST. TYPE A INLET (INL-6) STA:18+59.48 OFF:17.50R TOP: 83.00 FL: 77.05 INV IN: 77.05 24" INV OUT: 77.05 24"

EXIST. 35.15 L.F. 24" R.C.P. CLASS III @ 0.71%

EXIST. TYPE A INLET (INL-2) STA:13+05.18 OFF:17.50R TOP: 83.00 FL: 78.18 INV IN: 78.18 24" INV OUT: 78.18 24"

EXIST. 35.00 L.F. 24" R.C.P. CLASS III @ 0.35%

TOC=83.63
TOC=83.56
TOC=83.32
TOC=83.49
TOC=83.73
TOC=83.51
TOC=84.00
TOC=84.76
EOP=85.00
FL=81.64
MTE=84.67

MTE=84.67
FL=81.94
EOP=85.00
TOC=84.76

YAMILETH ST.

0.33% 0.28% 0.28% 0.25% 0.25% 0.25% 0.98% 1.29%

EXIST. TYPE A INLET (INL-5) STA:18+56.27 OFF: -17.50L TOP: 83.00 FL: 77.30 INV OUT: 77.30 24"

EXIST. TYPE A INLET (INL-1) STA:13+05.18 OFF: -17.50L TOP: 83.00 FL: 78.30 INV OUT: 78.30 24"

EXIST. 6" SDR26 FORCE MAIN LINE

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

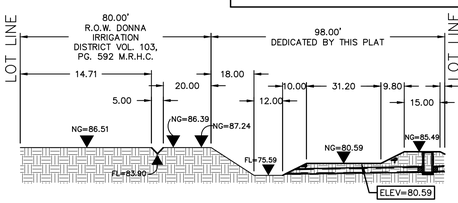
EXISTING CANAL

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

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. FIREHYRANT
- 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

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

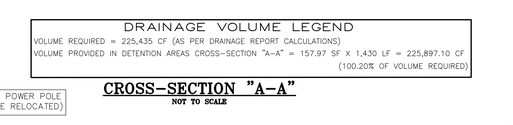


DRAINAGE VOLUME LEGEND

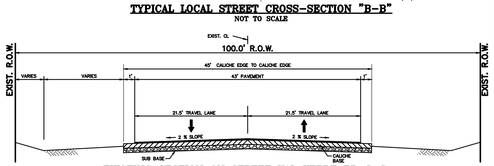
VOLUME REQUIRED = 225,435 CF (AS PER DRAINAGE REPORT CALCULATIONS)
VOLUME PROVIDED IN DETENTION AREAS CROSS-SECTION "A-A" = 157.97 SF X 1,430 LF = 225,897.10 CF (100.20% OF VOLUME REQUIRED)

CROSS-SECTION "A-A"

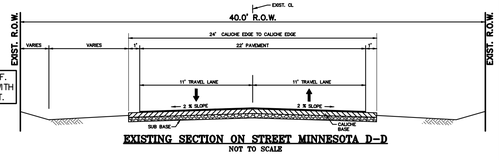
NOT TO SCALE



TYPICAL LOCAL STREET CROSS-SECTION "B-B"
NOT TO SCALE



EXISTING SECTION ON STREET VAL VERDE RD C-C
NOT TO SCALE



EXISTING SECTION ON STREET MINNESOTA D-D
NOT TO SCALE

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

STATE OF TEXAS
IVAN GARCIA
115662
LICENSED PROFESSIONAL ENGINEER
10-6-2026

ISSUED FOR:
AS-BUILT

PROJECT:
PAVING & DRAINAGE LAYOUT
MINNESOTA SPRINGS SUBDIVISION
HIDALGO COUNTY, TEXAS

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./G.F.
SCALE:	1"=60'
DATE:	AUGUST 27, 2026
PROJECT:	SUB 24 054
REVISIONS:	
PAGE NO:	SHT 11

C:\Users\Gabriel.Azure\ID\RIODELTA Dropbox\DATA\RDE SUBDIVISIONS 2024\SUB 24.054 - RUPPERTS VALVERDE AND MINNESOTA RD\DWG\SUB 24 054_RDE SHT 12 PAVING DRAINAGE LAYOUT.dwg GABRIEL 8/27/2026 3:47 PM

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

EXIST. (2) WATER VALVES

EXIST. 12" N.A.W.S.C. WATER LINE (AT APPROXIMATE LOCATION)

EXIST. STORM MANHOLE

EXIST. EAST RIGHT-OF-WAY LINE

EXIST. FIRE HYDRANT

℄ VAL VERDE RD.

EXIST. 100.00' R.O.W.

228.9463' | 227.0591' | 230.9620' | 194.5740' | 189.0556'

EXIST. POWER POLE EXIST. STREET LIGHT #21

EXIST. POWER POLE EXIST. STREET LIGHT #20

EXIST. POWER POLE EXIST. STREET LIGHT #19

EXIST. POWER POLE EXIST. STREET LIGHT #18

EXIST. POWER POLE EXIST. STREET LIGHT #17

EXIST. POWER POLE EXIST. STREET LIGHT #16

20.00' N.A.W.S.C. EXCLUSIVE PERPETUAL EASEMENT (DEDICATED BY THIS PLAT)

EXIST. WEST RIGHT-OF-WAY LINE

40.00' R.O.W.

EXIST. 12" N.A.W.S.C. WATER LINE (AT APPROXIMATE LOCATION)

EXIST. WATER METER

EXIST. SOUTH RIGHT-OF-WAY LINE

EXIST. POWER POLE

EXIST. NORTH RIGHT-OF-WAY LINE

15.00' U.E.

C-7 37545 SF 0.86 AC

C-6 42524 SF 0.98 AC

C-5 42095 SF 0.97 AC

C-4 48582 SF 1.12 AC

C-3 38116 SF 0.88 AC

C-2 49369 SF 1.13 AC

C-1 69651 SF 1.60 AC

75.00' L.C.R.A. EASEMENT INS. NO. 2689962 O.R.H.C.

15.00' PRIVATE DRAINAGE EASEMENT

20.00' N.A.W.S.C. EXCLUSIVE PERPETUAL EASEMENT (DEDICATED BY THIS PLAT)

30 6446 SF | 31 6147 SF | 266.63' | 33 6388 SF | 34 6388 SF | 35 6388 SF | 36 6388 SF | 284.72' | 38 13575 SF | 39 5800 SF | 40 5800 SF | 41 5800 SF | 42 5800 SF | 43 5800 SF | 44 5800 SF | 252.32' | 46 5798 SF | 47 7545 SF

EXIST. (1) STREET LIGHT #12

EXIST. (1) STREET LIGHT #13

EXIST. (1) STREET LIGHT #14

EXIST. (1) STREET LIGHT #15

EXIST. (1) STREET LIGHT #11

29 13219 SF

YARETZI ST.

50.00' R.O.W.

32.00' B-B

YARETZI ST.

℄ MINNESOTA RD.

28 9163 SF

15.00' U.E.

271.41'

27 6345 SF

64 7592 SF | 63 6380 SF | 62 6380 SF | 61 6380 SF | 60 6380 SF | 59 6380 SF | 58 6662 SF | 57 13202 SF | 56 5800 SF | 55 5800 SF | 54 5800 SF | 53 5800 SF | 52 5800 SF | 51 5800 SF | 50 5800 SF | 49 5877 SF | 48 277 SF

20.00' N.A.W.S.C. EXCLUSIVE PERPETUAL EASEMENT (DEDICATED BY THIS PLAT)

75.00' L.C.R.A. WORKING WIDTH

26 6348 SF

25 6352 SF

65 7923 SF | 269.41' | 67 6380 SF | 68 6380 SF | 69 6380 SF | 70 6380 SF | 293.09' | 72 13612 SF | 73 5800 SF | 74 5800 SF | 255.82' | 76 5800 SF | 77 5800 SF | 78 5800 SF | 79 5877 SF | 185.27' | 81 7268 SF | 64.90'

EXIST. (1) STREET LIGHT #10

EXIST. (1) STREET LIGHT #8

EXIST. (1) STREET LIGHT #6

50.00' R.O.W.

32.00' B-B

HURON ST.

HURON ST.

24 7495 SF

10.00' DRAINAGE EASEMENT (DEDICATED BY THIS PLAT)

EXIST. (1) STREET LIGHT #9

EXIST. (1) STREET LIGHT #7

23 6375 SF

22 6374 SF

15.00' U.E.

346.93'

NOEMI ST.

21 6374 SF

99 6700 SF | 100 6032 SF | 101 6090 SF | 102 6090 SF | 103 6090 SF | 104 6090 SF | 105 6090 SF | 106 7393 SF | 107 14471 SF | 108 5800 SF | 109 5800 SF | 110 5800 SF | 111 5800 SF | 112 5800 SF | 113 5800 SF | 114 5737 SF | 115 6475 SF

15.00' DRAINAGE EASEMENT (DEDICATED BY THIS PLAT)

15.00' DRAINAGE EASEMENT (DEDICATED BY THIS PLAT)

20.00' N.A.W.S.C. EXCLUSIVE PERPETUAL EASEMENT (DEDICATED BY THIS PLAT)

EXIST. (1) STREET LIGHT #1

20 10919 SF

15.00' U.E.

EXIST. (1) STREET LIGHT #5

YAMILETH ST.

50.00' R.O.W.

32.00' B-B

YAMILETH ST.

EXIST. (1) STREET LIGHT #4

EXIST. (1) STREET LIGHT #3

EXIST. (1) STREET LIGHT #2

19 10384 SF

18 9472 SF | 17 5800 SF | 16 5800 SF | 15 5800 SF | 14 5800 SF | 13 5800 SF | 12 5800 SF | 11 5800 SF | 10 5800 SF | 9 6397 SF | 8 17500 SF | 7 5800 SF | 6 5800 SF | 5 5800 SF | 4 5800 SF | 3 5800 SF | 2 5866 SF | 1 6455 SF

EXIST. 6" SDR26 FORCE MAIN LINE

251.95' | 245.78' | 210.23' | 285.22' | 64.96'

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

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

VILLA PARAISO SUBDIVISION
DOCUMENT #3614632, M.R.H.C.

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

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. FIREHYRANT
- 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

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
M.H.W.S.C.	MILITARY HWY WATER SUPPLY CORP.
D.E.	DRAINAGE EASEMENT
O.S.S.F.	ON-SITE SEWAGE FACILITY
℄	CENTER LINE
L	LOT LINE
H.C.D.D. #1	HIDALGO COUNTY DRAINAGE DIST. #1

GENERAL NOTES:
1.) THE CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING WITH ALL APPROPRIATE UTILITY COMPANIES FOR THE LOCATION OF ALL UTILITIES WITHIN CONSTRUCTION AREA.

2.) CONTRACTOR WILL BEGIN DOWN STREAM END OF PROJECT AND CONTINUE UPSTREAM WITH PIPE GROVES FACING UPSTREAM.

3.) ALL EXIST. UTILITIES ARE AT APPROXIMATE LOCATIONS.

4.) THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS ARE BASED ON OBSERVATION OF ABOVEGROUND STRUCTURES, LINES SPOTTED BY THE OWNER, AND UTILITY SPOTTING. ACTUAL LOCATION OF THESE UTILITIES MAY VARY, AND ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED UPON EXCAVATION.

5.) BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL CALL FOR UTILITY SPOTTING BY THE APPROPRIATE AGENCY AND VERIFY THE LOCATION OF THESE UTILITIES TO HIS SATISFACTION.

6.) ANY DAMAGE CAUSED TO EXISTING STRUCTURES AND/OR UTILITIES BY THE CONTRACTOR SHALL BE THE CONTRACTORS RESPONSIBILITY TO CORRECT AT HIS EXPENSE.

7.) ANY DAMAGE TO PROPERTY, OUTSIDE THE CONSTRUCTION ZONE, CAUSED BY THE CONTRACTOR, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CORRECT AT HIS EXPENSE.

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

STATE OF TEXAS
IVAN GARCIA
115662
LICENSED PROFESSIONAL ENGINEER
10-6-2026

ISSUED FOR:
AS-BUILT

LIGHTING LAYOUT
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./G.F.
SCALE:	1"=60'
DATE:	AUGUST 27, 2026
PROJECT:	SUB 24 054
REVISIONS:	
PAGE NO.	SHT 19

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

EXIST. (2) WATER VALVES

EXIST. 12" N.A.W.S.C. WATER LINE (AT APPROXIMATE LOCATION)

EXIST. STORM MANHOLE

EXIST. EAST RIGHT-OF-WAY LINE

EXIST. FIRE HYDRANT

EXIST. 100.00' R.O.W.

℄ VAL VERDE RD.

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

EXIST. WEST RIGHT-OF-WAY LINE

EXIST. POWER POLE

EXIST. 12" N.A.W.S.C. WATER LINE (AT APPROXIMATE LOCATION)

15.00' N.A.W.S.C. EXCLUSIVE PERPETUAL EASEMENT (DEDICATED BY THIS PLAT)

75.00' L.C.R.A. EASEMENT INS. NO. 2689962 O.R.H.C.

40.00' R.O.W.

EXIST. POWER POLE

EXIST. WATER METER

EXIST. SOUTH RIGHT-OF-WAY LINE

EXIST. NORTH RIGHT-OF-WAY LINE

20.00' N.A.W.S.C. EXCLUSIVE PERPETUAL EASEMENT (DEDICATED BY THIS PLAT)

15.00' DRAINAGE EASEMENT

15.00' DRAINAGE EASEMENT

C-7 37545 SF 0.86 AC
C-6 42524 SF 0.98 AC
C-5 42095 SF 0.97 AC
C-4 48582 SF 1.12 AC
C-3 38116 SF 0.88 AC
C-2 49369 SF 1.13 AC
C-1 69641 SF 1.60 AC

YARETZI ST.

50.00' R.O.W. 32.00' B-B

15.00' U.E.

STOP

MINNESOTA AVE.
YARETZI ST. AVE.

℄ MINNESOTA AVE.

20.00' N.A.W.S.C. EXCLUSIVE PERPETUAL EASEMENT (DEDICATED BY THIS PLAT)

VILLA PARAISO SUBDIVISION
DOCUMENT #3614632, M.R.H.C.

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

DRAINAGE EASEMENT (DEDICATED BY THIS PLAT) 15.00'

NOEMI ST.

NOEMI ST. AVE.
HURON ST. AVE.

HURON ST.

MINNESOTA AVE.
HURON ST. AVE.

15.00' DRAINAGE EASEMENT (DEDICATED BY THIS PLAT)

75.00' L.C.R.A. EASEMENT INS. NO. 2689962 O.R.H.C.

20.00' N.A.W.S.C. EXCLUSIVE PERPETUAL EASEMENT (DEDICATED BY THIS PLAT)

YAMILETH ST.

MINNESOTA AVE.
YAMILETH ST. AVE.

EXIST. 6" SDR26 FORCE MAIN LINE

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

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. FIREHYRANT
- 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
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PROJECT

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