



HIDALGO COUNTY PLANNING DEPARTMENT

1304 SOUTH 25TH STREET
EDINBURG TEXAS 78539
Tel. 956-318-2840 Fax. 956-318-2844

T.J. Arredondo
Director of Planning

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 03-17-2015

PROPOSED SUNFLOWER GARDENS SUBDIVISION, PRECINCT No. 4.

ENGINEER: MELDEN & HUNT INC DEVELOPER: SANTA CRUZ PROPERTIES, LTD

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 69 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: 680 Ft North of Monte Cristo Rd (FM 1925) of the East Side of Sunflower Rd.

SUBDIVISION LIES WITHIN THE: The Rural area of the County.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 02-18-14 PROPERTY LIES WITHIN FLOOD ZONE: "X" & "X SHADED" AS PER FEMA.

DRAINAGE DESIGN: Drainage will be accomplished by a storm drainage pipe system and a regional detention pond. From the detention pond, a 18" RCP will be connecting to an existing manhole located 900 feet west inside Rio Bravo Ranch No.2 storm drainage pipe system.

ROAD R.O.W. DEDICATION: 10 feet on Sunflower Road

H.C.R.O.W. APPROVAL DATE: 02-04-15 : By, Joe Ochoa PCT 4 R.O.W. AGENT

H.C.H.D APPROVAL DATE: 09-02-14 by: Elizardo "Chardo" Ramos, Environmental Health Division Manager

SEWER SYSTEM: OSSF & SOIL ANALYSIS WERE CONDUCTED BY: Jose Angel Gonzalez
 OSSF HAVE BEEN INSTALLED AND INSPECTED BY HCHD ON: 09-02-14

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 6" LOCATION: on Sunflower Road

H.C.O.E.C. APPROVAL DATE: 02-06-14 .: By Martin Ramirez, Director of Office of Environmental Compliance

LARGE CONSTRUCTION

The applicant has submitted the required NOI as per Part II, Section E of the TPDES General Permit for Construction Activities (TXR150000) along with a copy of the Erosion Control Plan for the proposed project.

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON:

MAY 6, 2014

REQUEST FOR FINAL APPROVAL WITH:

Cash Deposit: Amount: \$ 236,696.67 For: PAVING

STAFF RECOMMENDS:

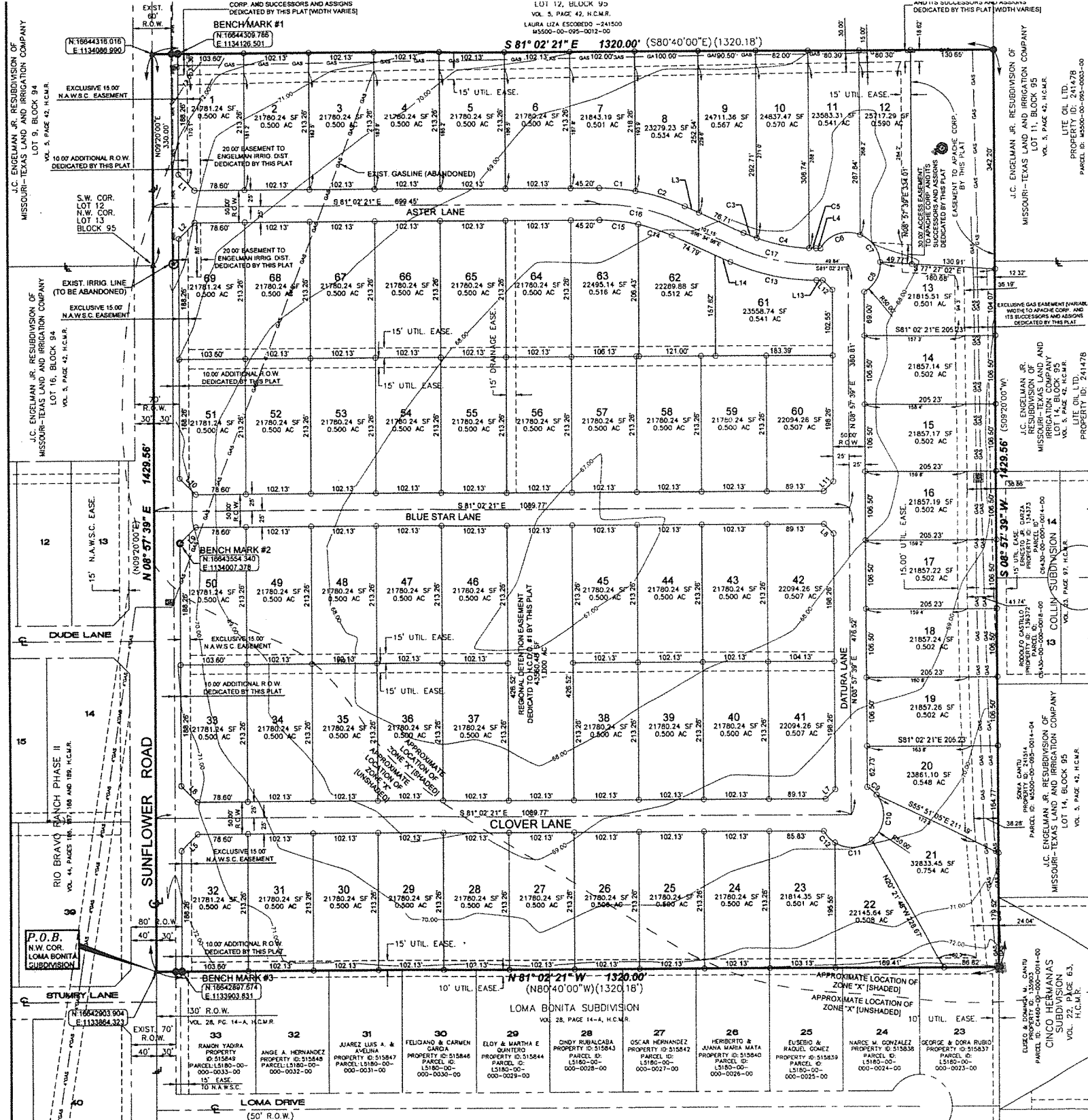
Preliminary Approval subject to comments and future recommendations by planning, other departments.

Final Approval subject to recommendations other departments

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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INDEX TO SHEET OF SUNFLOWER GARDENS

SHEET 1: HEADING; INDEX; LOCATION MAP AND ETC.; PRINCIPAL CONTACTS; MAP; LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METS AND BOUNDS); SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, ATTESTATION; APPROVAL; CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES; IRRIGATION DISTRICT, H.C.D. No. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE; NORTH ALAMO WATER SUPPLY CORPORATION DISTRICT CERTIFICATION.

SHEET 2: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER / SANITARY SEWER AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION).

SHEET 3: MAP OF TOPOGRAPHY AND DRAINAGE; DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, ENGINEERING CERTIFICATION; CONSTRUCTION DETAILS.

DRAWN BY: JORGE / REYES DATE: 04-11-14
IRRIGATION, CHECKED: DATE: 04-11-14
SURVEYED, CHECKED: DATE: 04-23-14
FIELD CHECKED: DATE: 09-22-14

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY.

SUNFLOWER GARDENS IS LOCATED IN THE EASTERN CENTRAL PART OF HIDALGO COUNTY ON THE EAST SIDE OF SUNFLOWER ROAD, APPROXIMATELY 680 FEET NORTH OF ITS INTERSECTION WITH MONTECRISTO ROAD. THIS SUBDIVISION IS NOT WITHIN THE 2 MILE EXTRATERRITORIAL JURISDICTION (ETJ), BUT IT IS WITHIN THE 5 MILE EXTRATERRITORIAL JURISDICTION (ETJ) WITH RESPECT TO A MUNICIPALITY, UNDER LOCAL GOVERNMENT CODE § 42.021. THE NEAREST MUNICIPALITY IS THE CITY OF EDINBURG (POPULATION 77,100). THIS DEVELOPMENT LIES WITHIN PRECINCT NO. 4.

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL
ENGELMAN IRRIGATION DISTRICT NO. 6

THIS PLAT IS HEREBY APPROVED BY THE ENGELMAN IRRIGATION DISTRICT DATED THIS 16th DAY OF September 20 14

Lydia Flores
 PRESIDENT DATE: 10-2-14
 ATTEST: SECRETARY DATE: 10-1-14

Curve Table

Curve #	Delta	Radius	Length	Tangent	Chord Length	Chord Direction
C1	01° 03' 35"	325.00'	57.06'	28.60'	56.99'	N76° 03' 34"W
C2	01° 42' 30"	325.00'	81.67'	41.05'	81.45'	N63° 46' 51"W
C3	00° 39' 05"	275.00'	22.33'	11.17'	22.32'	N58° 54' 29"W
C4	01° 28' 34"	275.00'	83.88'	42.27'	83.55'	N69° 58' 18"W
C5	00° 21' 46"	275.00'	11.18'	5.59'	11.18'	N79° 52' 28"W
C6	08° 40' 37"	50.00'	72.15'	43.99'	66.05'	S80° 17' 58"W
C7	08° 37' 40"	50.00'	55.67'	31.12'	52.84'	N25° 27' 59"W
C8	06° 31' 53"	50.00'	55.44'	30.96'	52.84'	N37° 11' 43"E
C9	02° 28' 43"	50.00'	18.74'	9.48'	18.63'	N40° 17' 59"W
C10	08° 35' 13"	50.00'	78.18'	49.64'	70.46'	N15° 13' 59"E
C11	07° 16' 00"	50.00'	61.32'	35.18'	57.55'	S84° 50' 24"E
C12	02° 39' 54"	50.00'	25.01'	12.78'	24.75'	S35° 22' 28"E
C13	02° 47' 24"	325.00'	138.73'	70.44'	137.68'	S68° 48' 38"E
C14	01° 39' 32"	275.00'	55.94'	28.07'	55.85'	N62° 24' 37"W
C15	01° 28' 03"	275.00'	61.44'	30.85'	61.31'	N74° 38' 19"W

- ▲ FOUND COTTON PICKER SPINDLE
 - SET NO. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
 - SET BENCHMARK
 - STATION STANDBOPE
 - IRRIGATION LINE (APPROXIMATE LOCATION)
 - SPOTTED GAS LINE (APPROXIMATE LOCATION)
 - GAS VALVE
 - GAS WELL
 - GAS MARKER
- EXIST. UTILITY EASEMENT - EXISTING UTILITY EASEMENT
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
 H.C.A.D.R. - HIDALGO COUNTY APPRAISAL DISTRICT RECORDS
 H.C.D.R. - HIDALGO COUNTY DEED RECORDS
 H.C.D. - HIDALGO COUNTY DRAINAGE DISTRICT
 S.W. COR. - SOUTHWEST CORNER
 N.W. COR. - NORTHWEST CORNER
 P.O.B. - POINT OF BEGINNING
 N.A.W.S.C. - NORTH ALAMO WATER SUPPLY CORPORATION
 H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- PG. 1 - RECORDED DEED CALLS
 PG. 2 - LOT LINE

GENERAL PLAT NOTES AND RESTRICTIONS

- FLOOD ZONE STATEMENT: F.E.M.A. FLOOD ZONE DESIGNATION ZONE "X" (SHADED), AND ZONE "X" (NOT SHADED), APPROXIMATELY 80% OF THE PROPERTY FALLS WITHIN ZONE "X" (SHADED). THE REMAINING 20% FALLS WITHIN ZONE "X" (NOT SHADED). ZONE "X" (SHADED) IS DEFINED AS AREAS OF 500-YEAR FLOOD AND AREAS WITHIN 100 FEET OF SAID AREAS WITH AN AVERAGE DEPTH OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN ONE SQUARE MILE, AND AREAS PROTECTED BY LEASES FROM 100-YEAR FLOODING. ZONE "X" (NOT SHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN. PANEL NUMBER: 188354 0350 C. MAP REVISED: JUNE 6, 2000. FLOOD ZONE MAP DATED MAY 17, 2001. AREAS WITHIN THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 500-YEAR FLOOD PLAIN. 500-YEAR FLOOD PLAIN MAPS FOR HIDALGO COUNTY, TEXAS, AND THE LOCAL FLOOD PLAIN ADMINISTRATOR IDENTIFY NO OTHER AREAS WITHIN THE PROPOSED SUBDIVISION. THE 500-YEAR FLOOD PLAIN FLOODING CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 500-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
- MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:
 FRONT: 25 FEET
 REAR (CUL-DE-SAC): 25 FEET
 SIDE: 15 FEET OR GREATER FOR EASEMENT; 10 FEET OR GREATER FOR EASEMENT
 CORNER: 10 FEET
 SETBACK: 10 FEET (SUNFLOWER ROAD)
- NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. (ANY OTHER USE SHALL REQUIRE ZONING DEPARTMENT AND FIRE MARSHAL APPROVAL). APPLICATIONS FOR CONSTRUCTION OF DWELLINGS TO BE WITHIN THE 500-YEAR FLOOD PLAIN COMMERCIAL USE SHALL BE ALLOWED ON LOTS 2-31, 34-45 & 52-68.
- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP OF CURB MEASURED FROM LOT LOCATION OUTSIDE A DESIGNATED FLOOD PLAIN. THE FLOOR FINISH SHALL BE MEASURED TO THE FINISH FLOOR PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE SUBMITTED TO THE ENGINEER AND THE LOCAL FLOOD ZONE OFFICE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
 -B.M. NO. 1-ELEV. 1129.56' U.G.V.D. 23 DESCRIPTION: ALUMINUM DISK SET IN CONCRETE AT THE NORTHWEST CORNER OF LOT 1 OF THIS SUBDIVISION. N-1842287.674; E-1132802.813.
 -B.M. NO. 2-ELEV. 1129.56' U.G.V.D. 23 DESCRIPTION: ALUMINUM DISK SET IN CONCRETE AT THE NORTHWEST CORNER OF LOT 50 OF THIS SUBDIVISION. N-1842287.674; E-1132802.813.
 -B.M. NO. 3-ELEV. 1129.56' U.G.V.D. 23 DESCRIPTION: ALUMINUM DISK SET IN CONCRETE AT THE NORTHWEST CORNER OF LOT 52 OF THIS SUBDIVISION. N-1842287.674; E-1132802.813.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT SHALL BE REQUIRED TO RETAIN A TOTAL OF 22.13 CUBIC FEET (0.22 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE REQUIREMENTS HEREIN SHALL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO. 3 FOR STORM SEWER IMPROVEMENTS) THE DEVELOPER SHALL BE RESPONSIBLE TO RETAIN AND MAINTAIN ALL EXISTING AND RETAINED DRAINAGE STRUCTURES AND TO MAINTAIN ALL EXISTING AND RETAINED PERMIT STAGE DUE TO THE IMPROVED AREAS BEING GREATER THAN PLAT ENGINEER CONSIDERED FOR THE SUBDIVISION. THE SUBDIVISION ENGINEER SHALL BE RESPONSIBLE FOR THE SUBDIVISION ENGINEER CONSTRUCTION IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
- THERE ARE NO WATER WELLS WITHIN 150 FEET OF THE BOUNDARIES OF THIS SUBDIVISION.
- LOTS 1, 32, 33, 50, 51 & 69 SHALL NOT HAVE ACCESS/DRAWNWAY ONTO SUNFLOWER ROAD, UNLESS SAID LOT IS DESIGNATED FOR COMMERCIAL USE. LOCATION OF ACCESS/DRAWNWAY SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO APPROVAL FROM THE HIDALGO COUNTY PLANNING DEPARTMENT.
- EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEPTIC, ELECTRICITY, AND GAS SERVICES WILL BE SEPARATED TO THE SUBDIVISION.
- ALL PUBLIC UTILITIES (EASEMENTS) DEPOSITED 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 SHALL BE CERTIFYING THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
- AN OFF-STREET PARKING LOT SITE PLAN AND DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT AND THE OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR COMMERCIAL USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PERMIT. THE SIGNATURE OF A BUILDING AND DEVELOPMENT PERMIT, NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND EDP PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
- ON-SITE SEWAGE FACILITIES (OSPF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH 1022 AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR THE SEWAGE DISPOSAL SYSTEM.
- OSPF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. A SEPARATE DESIGN PLAN SHALL BE SUBMITTED FOR COMMERCIAL USE.
- EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FOOT LOT AREA WITH POTABLE WATER SUPPLY.
- OSPF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
- SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCEPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAIN FIELD SYSTEM.
- ABANDONED GAS LINE SHOWN IS AS PER LETTER FROM APACIE CORP.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, DRIVERS TREES, AND OTHER PLANTINGS (OTHER THAN TREES). THE SUBDIVIDER SHALL MAINTAIN, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION AND MAINTENANCE OF THE EASEMENT.
- NO RECORDED EASEMENTS WERE FOUND FOR WATER AND METER, ALONG SUNFLOWER ROAD, BUT ARE WITHIN THE EXISTING RIGHT-OF-WAY OF SUNFLOWER ROAD.
- SUBJECT TO A BENCHMARK EASEMENT TO CENTRAL POWER AND LIGHT COMPANY RECORDED IN VOLUME 325, PAGE 358, H.C.D.R.
- EXISTING STANDBOPE WILL BE ABANDONED AS PER THIS SUBDIVISION PLAT.

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 PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN AND REMOVE THE DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS 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 GRANTOR HEREBY AGREES THAT SHE IS NOT GRANTING ANY RIGHTS IN THE PUBLIC ROAD OR ANY PART THEREOF, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED.

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE 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 DESCRIBED ABOVE FOR THE PURPOSE OF LATERALLY RELOCATING SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE RIGHT OF WAY OF THE PUBLIC ROAD. SUCH EASEMENT HEREBY 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 GRANTOR BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE SEWERAGE SYSTEM, INCLUDING THE RELOCATION OF THE WATER LINE WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE A COVENANT RUNNING WITH THE LAND FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANTOR COVENANTS THAT SHE IS THE OWNER OF THE ABOVE-DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS, EXCEPT THE FOLLOWING:

THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THE EASEMENT IS SUBJECT TO THE PROVISIONS OF THE 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 HAS EXECUTED THIS INSTRUMENT THE 20 DAY OF September 2014

Lydia Flores
 GRANTOR'S SIGNATURE

ACKNOWLEDGMENT

THE STATE OF TEXAS
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED Lydia Flores 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 THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 20th DAY OF September 2014

Lydia Flores
 NOTARY PUBLIC, STATE OF TEXAS
 MY COMMISSION EXPIRES: _____

Lot Line Table

Line #	Length	Direction	Line #	Length	Direction
L1	35.36'	N36° 02' 21"W	L8	21.21'	S38° 02' 21"E
L2	35.36'	N57° 57' 39"E	L9	35.36'	N53° 57' 39"E
L3	24.44'	N56° 34' 56"W	L10	35.36'	S38° 02' 21"E
L4	6.54'	N81° 02' 21"W	L11	21.21'	N53° 57' 39"E
L5	35.36'	N57° 57' 39"E	L12	21.21'	N36° 02' 21"W
L6	35.36'	S36° 02' 21"E	L13	9.84'	S81° 02' 21"E

SUNFLOWER GARDENS

A RESUBDIVISION OF 43.320 ACRES, BEING THE SOUTH 10.00 ACRES OF LOT 12, AND THE NORTH 33.320 ACRES OF LOT 13, BLOCK 95, OUT OF J.C. ENGELMAN, J.R. RESUBDIVISION OF MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION, RECORDED IN VOLUME 5, PG. 42, H.C.M.R., HIDALGO COUNTY, TEXAS.

A TRACT OF LAND CONTAINING 43.320 ACRES (43.32 ACRES DEED CALL), SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OF LOTS 12 AND 13, BLOCK 95, J.C. ENGELMAN'S RESUBDIVISION OF MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5, PAGE 42, HIDALGO COUNTY MAP RECORDS, SAID 43.320 ACRES (43.32 ACRES DEED CALL) CONSISTING OF: (THE SOUTH 10.00 ACRES DEED CALL) OF SAID LOT 12 AND THE NORTH 33.320 ACRES (NORTH 33.32 ACRES DEED CALL) OF SAID LOT 13, SAID 43.320 ACRES (43.32 ACRES DEED CALL) ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A COTTON PICKER SPINDLE FOUND (NORTHING 18842203 904, EASTING 1133084 323) AT THE NORTHWEST CORNER OF LOMA BONITA SUBDIVISION, PROCEED IN VOLUME 21, PAGE 14A, HIDALGO COUNTY MAP RECORDS AND WITHIN THE EXISTING RIGHT-OF-WAY OF SUNFLOWER ROAD, FOR THE SOUTHWEST CORNER OF THIS TRACT;

- THENCE, N 08° 57' 39" E (S 09° 20' 00" E DEED CALL) ALONG THE WEST LINES OF SAID LOTS 12 AND 13, AND WITHIN THE EXISTING RIGHT-OF-WAY OF SUNFLOWER ROAD, AT A DISTANCE OF 1,099.56 FEET PASS THE NORTHWEST CORNER OF SAID LOT 13 AND THE SOUTHWEST CORNER OF SAID LOT 12, CONTINUING A TOTAL DISTANCE OF 1,429.56 FEET TO A COTTON PICKER SPINDLE FOUND (NORTHING 1884416 015, EASTING 1133088 990), FOR THE NORTHWEST CORNER OF THIS TRACT;
- THENCE, S 81° 02' 21" E (S 80° 40' 00" E DEED CALL) ACROSS SAID LOT 12, AT A DISTANCE OF 30.00 FEET PASS A NO. 4 REBAR FOUND ON THE EXISTING EAST RIGHT-OF-WAY LINE OF SUNFLOWER ROAD, AT A DISTANCE OF 40.00 FEET PASS THE HEREBY PROPOSED EAST RIGHT-OF-WAY LINE OF SUNFLOWER ROAD, CONTINUING A TOTAL DISTANCE OF 1,320.00 FEET (1,320 FEET DEED CALL) TO A NO. 4 REBAR FOUND ON THE EAST LINE OF SAID LOT 12, FOR THE NORTHEAST CORNER OF THIS TRACT;
- THENCE, S 04° 57' 39" W (S 09° 20' 00" W DEED CALL) ALONG THE EAST LINES OF SAID LOTS 12 AND 13, AT A DISTANCE OF 330.00 FEET PASS THE SOUTHWEST CORNER OF SAID LOT 12 AND THE NORTHEAST CORNER OF SAID LOT 13, CONTINUING A TOTAL DISTANCE OF 1,320.00 FEET (1,320 FEET DEED CALL) TO A NO. 4 REBAR SET AT THE NORTHEAST CORNER OF SAID LOMA BONITA SUBDIVISION, FOR THE SOUTHWEST CORNER OF THIS TRACT;
- THENCE, N 81° 02' 21" W (N 80° 40' 00" W DEED CALL) ALONG THE NORTH LINE OF SAID LOT 12 HEREAFTER WIDENED OR RELOCATED AT A DISTANCE OF 1,280.00 FEET PASS THE HEREBY PROPOSED EAST RIGHT-OF-WAY LINE OF SUNFLOWER ROAD, AT A DISTANCE OF 1,280.00 FEET PASS A NO. 4 REBAR FOUND ON THE EXISTING EAST RIGHT-OF-WAY LINE OF SUNFLOWER ROAD, CONTINUING A TOTAL DISTANCE OF 1,320.00 FEET WATER LINE AS MAY BE NECESSARY TO CLEAR THE RIGHT OF WAY OF THE PUBLIC ROAD ACRES (43.32 ACRES DEED CALL) OF LAND, MORE OR LESS.

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 PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN AND REMOVE THE DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS 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 GRANTOR HEREBY AGREES THAT SHE IS NOT GRANTING ANY RIGHTS IN THE PUBLIC ROAD OR ANY PART THEREOF, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED.

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE 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 DESCRIBED ABOVE FOR THE PURPOSE OF LATERALLY RELOCATING SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE RIGHT OF WAY OF THE PUBLIC ROAD. SUCH EASEMENT HEREBY 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 GRANTOR BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE SEWERAGE SYSTEM, INCLUDING THE RELOCATION OF THE WATER LINE WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE A COVENANT RUNNING WITH THE LAND FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANTOR COVENANTS THAT SHE IS THE OWNER OF THE ABOVE-DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS, EXCEPT THE FOLLOWING:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED Lydia Flores 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 THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 20th DAY OF September 2014

Lydia Flores
 NOTARY PUBLIC, STATE OF TEXAS
 MY COMMISSION EXPIRES: _____

LOCATION MAP

SCALE: 1" = 2000'

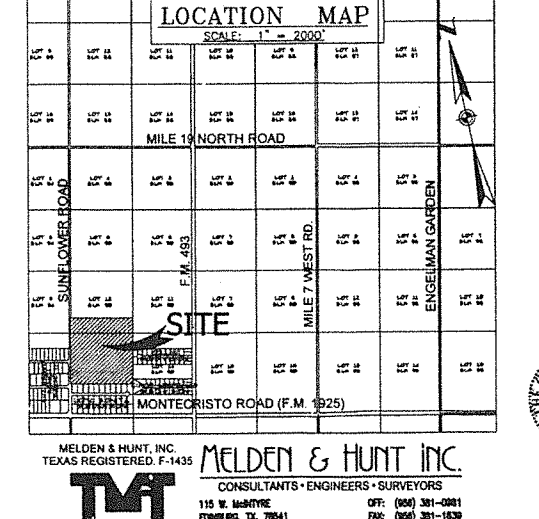
MILE 19 NORTH ROAD

MILE 7 WEST RD

MELDEN & HUNT, INC. TEXAS REGISTERED, F-1435

115 W. MONTROVIE EDINBURG, TX 78841

OFF: (832) 381-0801 FAX: (832) 381-1820



OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

WE, GRASOL DEVELOPMENT GROUP LLC, AS OWNER OF THE 43.320 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED SUNFLOWER GARDENS, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET(S), PARK AND EASEMENTS SHOWN HEREIN. I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT:

- THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET OR WILL MEET THE MINIMUM STATE STANDARDS;
- SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
- ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET OR WILL MEET THE MINIMUM STATE STANDARDS; AND
- GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET OR WILL MEET THE MINIMUM STATE STANDARDS.

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

Lydia Flores
 GRASOL DEVELOPMENT GROUP, LLC
 RICHARD RUPPERT
 P. O. BOX 959
 EDINBURG, TX 78540-0959

DATE: 30 Sept 2014

STATE OF TEXAS
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED Richard W. Ruppert PROVED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVERS LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 30th DAY OF September 2014

Lydia Flores
 NOTARY PUBLIC, STATE OF TEXAS
 MY COMMISSION EXPIRES: _____

STATE OF TEXAS
 COUNTY OF HIDALGO

I, FRED L. KURTH A REGISTERED PROFESSIONAL LAND SURVEYOR AND LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF SUNFLOWER GARDENS, WAS PREPARED FROM SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 1-10-14, AND THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION.

Fred L. Kurth
 FRED L. KURTH, PE # 54151 RPLS # 4750
 DATE SURVEYED: 1-6-14
 DATE PREPARED: 7-9-15
 ENGINEERING JOB NO.#13138.00
 SURVEY JOB NO.#13138.08

STATE OF TEXAS
 COUNTY OF HIDALGO

STATE OF TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR
 FRED L. KURTH
 4750
 LICENSED PROFESSIONAL ENGINEER
 FRED L. KURTH
 54151

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

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF SUNFLOWER GARDENS, WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____ DAY OF _____ 20____.

HIDALGO COUNTY JUDGE

ATTEST: HIDALGO COUNTY CLERK

HIDALGO COUNTY
 CERTIFICATE OF PLAT APPROVAL
 HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLAT FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEX. WATER CODE 49.211 (c). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY
 CERTIFICATE OF PLAT APPROVAL
 HIDALGO COUNTY HEALTH DEPARTMENT

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SUNFLOWER GARDENS, WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON THIS THE _____ DAY OF _____ 20____.

ENVIRONMENTAL HEALTH DIVISION MANAGER DATE

HIDALGO COUNTY
 CERTIFICATE OF PLAT APPROVAL
 HIDALGO COUNTY HEALTH DEPARTMENT

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SUNFLOWER GARDENS, WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON THIS THE _____ DAY OF _____ 20____.

ENVIRONMENTAL HEALTH DIVISION MANAGER DATE

HIDALGO COUNTY
 CERTIFICATE OF PLAT APPROVAL
 HIDALGO COUNTY HEALTH DEPARTMENT

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SUNFLOWER GARDENS, WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON THIS THE _____ DAY OF _____ 20____.

ENVIRONMENTAL HEALTH DIVISION MANAGER DATE

HIDALGO COUNTY
 CERTIFICATE OF PLAT APPROVAL
 HIDALGO COUNTY HEALTH DEPARTMENT

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SUNFLOWER GARDENS, WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON THIS THE _____ DAY OF _____ 20____.

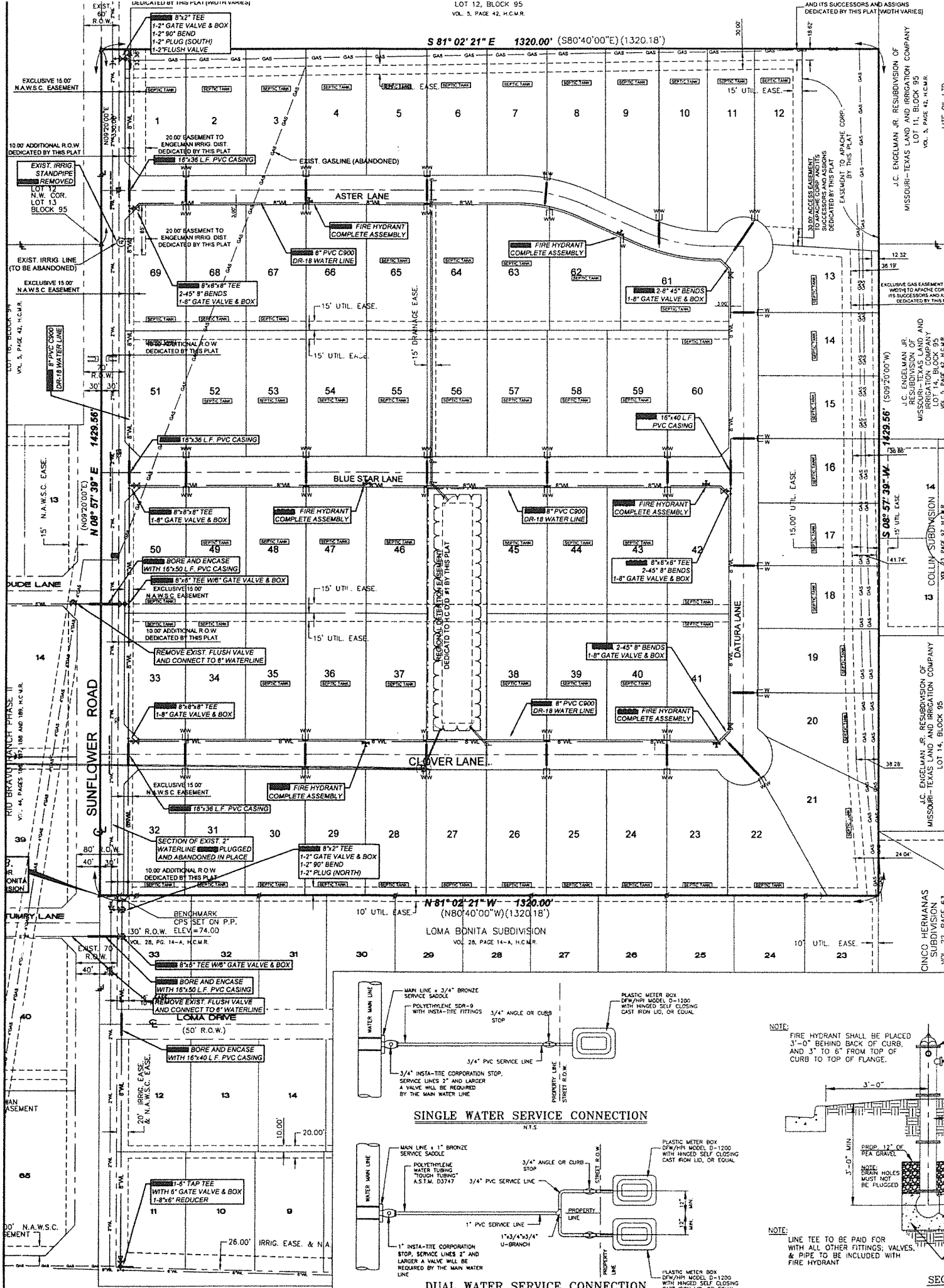
ENVIRONMENTAL HEALTH DIVISION MANAGER DATE

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

ON: _____ AT _____ AM/PM

DOCUMENT NUMBER _____

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS



BY: FRED L. KURTH
WATER SUPPLY: DESCRIPTION, COSTS, AND OPERABILITY DATE

SUNFLOWER GARDENS WILL BE PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION (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. 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 6" DIAMETER WATER LINE WITHIN RIO BRAVO RANCH PHASE I RUNNING WITHIN AND ALONG THE SOUTH SIDE OF STUMPY LANE RIGHT-OF-WAY AND CONNECTING TO A 4" DIAMETER WATER LINE RUNNING WITHIN AND ALONG THE WEST SIDE OF SUNFLOWER ROAD. THE WATER SYSTEM FOR SUNFLOWER GARDENS CONSISTS OF AN 8" DIAMETER WATER LINE THAT CONNECTS INTO SAID EXISTING 6" WATERLINE. THIS 8" WATER LINE THEN RUNS NORTH WITHIN A 15' N.A.W.S.C. EASEMENT ALONG THE EAST SIDE OF SUNFLOWER ROAD APPROXIMATELY 1430 FEET ENDING WITH A 2" FLUSH VALVE ALONG THE NORTH BOUNDARY LINE OF THIS SUBDIVISION. THREE-8" DIAMETER WATERLINES SHALL EXTEND EAST FROM THE 8" WATERLINE WITHIN AND ALONG THE FOUR STREETS OF SUNFLOWER GARDENS.

WATER DISTRIBUTION FOR SUNFLOWER GARDENS CONSISTS OF THIRTY THREE-1" DIAMETER DUAL SERVICE LINES RUN TO PAIRS OF LOTS BEFORE SPLITTING INTO 3/4" DIAMETER SERVICE LINES AND THREE-3/4" DIAMETER SINGLE SERVICE LINES. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE 8" LINE, THE DUAL SERVICES AND 3/4" SINGLE SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$179,915.00 OR \$2,607.46 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$55,975.00, WHICH COVERS THE \$811.23 COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS 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 FOR THAT LOT. THE SUBDIVIDER HAS INSTALLED SIX FILLING STATIONS (HYDRANTS) AT A UNIT COST OF \$3,325.00 FOR A TOTAL COST OF \$19,950.00. 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 DATES
SEWAGE FROM SUNFLOWER GARDENS WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. THE SITE EVALUATOR JOSE A. GONZALEZ REGISTRATION # 12258 HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENT DRAIN FIELD.

SOIL EVALUATION REPORT:
EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A DISTRIBUTION OF FINE SANDY LOAM & SANDY CLAY LOAM SOIL FOR THE AREA. SIX SOIL EXCAVATIONS WERE PERFORMED ON THE SITE, ACROSS THE PROPOSED DISPOSAL AREA. (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMIT AREA). THE SOIL IS A UNIFORM FINE SANDY LOAM & SANDY CLAY LOAM EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUND WATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$1,200.00 INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSF'S HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF \$82,800.00. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON SEPT. 02, 2014.

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 COSTS TO INSTALL THE WATER AND THE UNCONSTRUCTED 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 \$235,890.00 WHICH EQUALS TO \$3,418.70 PER LOT.

SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$1,200.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$82,800.00 FOR THE ENTIRE SUBDIVISION.

ENGINEER'S SIGNATURE: *Fred L. Kurth* DATE: 2-3-15

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 AND OR WATER WELLS FOR EACH LOT(S) MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:
1. I, RICHARD RUPPERT SUBDIVIDER OF SUNFLOWER GARDENS HERE BY CERTIFY SEWER PERMITS HAVE BEEN PAID AND COPIES OF RECEIPTS 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 OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.
Richard Ruppert
 RICHARD RUPPERT
 STATE OF TEXAS
 COUNTY OF HIDALGO:
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICHARD RUPPERT KNOWN TO ME THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO BE THAT SHE EXECUTED THE SAME FOR PURPOSED AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE
 16th DAY OF February 2015
Lydia Flores
 LYDIA FLORES
 Notary Public
 STATE OF TEXAS
 My Comm. Exp. June 20, 2018

STATE OF TEXAS
 COUNTY OF HIDALGO:
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICHARD RUPPERT KNOWN TO ME THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO BE THAT SHE EXECUTED THE SAME FOR PURPOSED AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE
 16th DAY OF February 2015
Lydia Flores
 LYDIA FLORES
 Notary Public
 STATE OF TEXAS
 My Comm. Exp. June 20, 2018

FOR: FRED L. KURTH
ABASTECIMIENTO DE AGUA: DESCRIPCION, COSTOS Y FECHA DE OPERABILIDAD

LA SUBDIVISION SUNFLOWER GARDENS RECIBIRA SU PROVISION DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). EL DUERO 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 AÑOS. 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 SUNFLOWER GARDENS CONSISTE DE UN CONDUCTO DE 8 PULG. DE DIAMETRO QUE PASA POR EL LADO SUR DEL DE VIA (RIGHT OF WAY) DE LA CARRETERA STUMPY LANE, CUAL CONDUCTO DE 8 PULGADAS SIGUE HACIA AL NORTE DENTRO CONSIDERACION DE N.A.W.S.C. DE 15 PIES POR EL LADO ESTE DE LA CALLE SUNFLOWER ROAD APPROXIMATEMENTE 1430 PIES DE CON UNA VARVULA DE 2 PULGADAS EN LA LINEA DE PROPIEDAD DE ESTA SUBDIVISION. DEL CONDUCTO DE 8 PULG. EXTENDIEN TRES CONDUCTOS DE 8 PULGADAS HACIA AL ESTE DENTRO DE LAS TRES CALLES DE SUNFLOWER GARDENS.

DEL CONDUCTO DE AGUA DE 8 PULGADAS SE PRODUCEN TREINTA Y TRES DOBLE-CONDUCTOS DE AGUA DE 1 PULG. DIAMETRO PARA CADA DOS LOTES. ESTOS CONDUCTOS SE SEPARAN PARA PRODUCIR DOS CONDUCTOS DE AGUA (1 PULGADA DE DIAMETRO PARA CADA LOTE, Y TRES CONDUCTOS INDIVIDUALES DE AGUA DE 3/4 DE PULGADA DE DIAMETRO LOTE Y SE HAN INSTALADO LOS CONDUCTOS DE AGUA DE 8 PULGADAS DE DIAMETRO. LOS DOBLE-CONDUCTOS DE AGUA A PULGADA DE DIAMETRO, EL CONDUCTO DE 3/4 DE PULGADA DE DIAMETRO, Y LOS MEDIDORES MECANICOS DE AGUA A PULGADA DE DIAMETRO, EL CONDUCTO DE 3/4 DE PULGADA DE DIAMETRO, Y LOS MEDIDORES MECANICOS DE AGUA A PULGADA DE DIAMETRO, EL CONDUCTO DE 3/4 DE PULGADA DE DIAMETRO, EL DUERO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA N.A.W.S.C. \$55,975.00, QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE \$811.23. ESTI INCLUYE EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION. CUANDO EL DUERO DE C SOLICITE UN MEDIDOR DE AGUA, LA COMPANIA N.A.W.S.C. LO INSTALARA SIN ALGUN GASTO AL DUERO. EL DUER SUBDIVISION TAMBIEN HA INSTALADO SEIS BOCAS DE RIEGO (FIRE HYDRANT) A UN COSTO DE \$3,325.00 POR CADA I GASTA UNA CANTIDAD TOTAL \$19,950.00. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA S SEA REGISTRADA EN EL CONDAO DE HIDALGO.

DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION
SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR DE SUNFLOWER GARDENS. ESTA FOSA SETICA CONSISTE DE UN SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. EL INGENIERO AUTOR DE ESTE DOCUMENTO EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TE ADECUADO PARA ESAS FOSAS SEPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBR CONADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.

CADA LOTE EN LA SUBDIVISION MIDE MEDIO ACRE. SE HICIERON SEIS EXCAVACIONES DE EVALUACION EN LUGARES OPUESTI SUBDIVISION (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICI UNIFORME). EL TERRENO ES UNIFORME (FRANCO ARCILLOSO FINO Y FRANCO ARENOSO FINO) Y SE EXTIENDE A 36 PULGA TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA A 24 PULGADAS MAS ARRIBA DE LO MAS BAJO EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA AREA FLUYE BIEN.

EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON \$1,200.00 INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS TODAS LAS FOSAS SEPTICAS INSTALADAS EN EL PROCESO DE LA APROBACION FINAL A UN COSTO TOTAL DE \$82,800.00. EL DEPARTAMENTO DE S. DEL CONDAO DE HIDALGO HA INSPECCIONADO TODOS LAS FOSAS SEPTICAS Y AH APROBADO LA INSTALACION DE L SEPTICAS DESDE (FECHA DE INSPECCION).

CERTIFICACION:
CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 1 TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE A DRENAJE SON:

AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO QUE COSTARA UN TOTAL DE \$235,890.00 O \$3,418.70 POR LOTE.

DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$1,200.00 A UN COSTO TOTAL DE \$82,800.00 TODA LA SUBDIVI:

ENGINEER'S SIGNATURE: *Fred L. Kurth* DATE: 2-3-15

MAP OF WATER DISTRIBUTION SYSTEM MAPA DE SISTEMA DE DISTRIBUCION DE SUBDIVISION MAP OF SUNFLOWER GARDENS

A RESUBDIVISION OF 43.33 ACRES,
OUT OF THE SOUTH 10.00 ACRES OF LOT 12,
AND THE NORTH 33.33 ACRES OF LOT 13, BLOCK 95,
MISSOURI-TEXAS LAND AND IRRIGATION COMPANY,
VOL. 1, PG. 29, H.C.M.R., HIDALGO COUNTY, TEXAS.

COST ESTIMATE:

PAVING IMPROVEMENTS:	\$ 455,978.35
DRAINAGE IMPROVEMENTS:	\$ 143,098.00
WATER DISTRIBUTION:	\$ 179,915.00
SEPTIC TANKS:	\$ 82,800.00
IMPROVEMENTS / OSSF:	

ESTIMACION DE COSTOS:

PAVIMENTACION DE CALLES:	\$ 455,978.35
DRENAJE PLUVIAL:	\$ 143,098.00
SERVICIO DE AGUA POTABLE:	\$ 179,915.00
SERVICIO DE DRENAJE SANITARIO:	\$ 82,800.00

