



# HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM  
Director of Planning

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

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 2-23-2021

PROPOSED SUNSHINE ESTATES NO. 1 SUBDIVISION PRECINCT No. 1.

ENGINEER: QUINTANILLA, HEADLEY & ASSOCIATES DEVELOPER: RICHARD W. RUPPERT

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE

NUMBER OF LOTS: 58  \*SINGLE FAMILY     \*MULTI-FAMILY     COMMERCIAL     INDUSTRIAL

NUMBER OF STREETLIGHTS: 18

FILLING STATIONS: 6

LOCATION DESCRIPTION: WEST OF JESUS FLORES ROAD APPROXIMATELY 210.00 FEET NORTH OF MONTE CRISTO ROAD.

SUBDIVISION LIES WITHIN THE:  THE RURAL AREA OF THE COUNTY.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 5-14-2020 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE IS PROVIDED BY STORM SEWER SYSTEM AND DETENTION IS PROVIDED BY DITCH WIDENING.

ROAD R.O.W. DEDICATION: 30.00 FEET ONTO JESUS FLORES ROAD & 20.00 FEET ONTO MONTE CRISTO ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 2-10-2021 BY, DANNY GUZMAN, PCT. 1 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 2-04-2021 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM:  OSSF'S HAVE BEEN INSTALLED.

WATER SERVICE PROVIDER: N.A.W.S.C. EXISTING LINE SIZE: 12" LOCATION: MONTE CRISTO ROAD.

H.C.E.O.C. FINAL APPROVAL DATE: 2-04-2021 : BY ENVIRONMENTAL COMPLIANCE COORDINATOR

**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 26, 2020

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

**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.*

\*

SUBDIVISION PLAT OF:

SUNSHINE ESTATES No. 1

A 67.52 ACRE TRACT OF LAND OUT OF LOTS 15 AND 16, BLOCK 96, MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 1, PAGE 29, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3061165, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

A 67.52 ACRE TRACT OF LAND OUT OF LOTS 15 AND 16, BLOCK 96, MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 1, PAGE 29, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3061165, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A COTTON PICKER SPINDLE SET ON THE EAST LINE OF LOT 16 AND IN THE CENTERLINE OF JESUS FLORES ROAD FOR THE SOUTHEAST CORNER OF THIS TRACT, SAID SPINDLE BEARS N 09°20' E, 209.38 FEET FROM THE SOUTHEAST CORNER OF LOT 16.

THENCE; N 80°40' W, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4356 SET AT 20.00 FEET FOR THE WEST RIGHT OF WAY LINE OF JESUS FLORES ROAD, A TOTAL DISTANCE OF 906.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; S 09°20' W, A DISTANCE OF 125.43 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; S 35°42' E, A DISTANCE OF 35.33 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; S 09°20' W, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 20.00 FEET FOR THE NORTH RIGHT OF WAY LINE OF MONTE CRISTO ROAD (F.M. 1925), A TOTAL DISTANCE OF 60.00 FEET TO A COTTON PICKER SPINDLE SET ON THE SOUTH LINE OF LOT 16 AND IN THE CENTERLINE OF MONTE CRISTO ROAD (F.M. 1925) FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; N 80°44' W, ALONG THE SOUTH LINE OF LOT 16 AND THE CENTERLINE OF MONTE CRISTO ROAD (F.M. 1925), A DISTANCE OF 100.00 FEET TO A COTTON PICKER SPINDLE SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; N 09°20' E, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 40.00 FEET FOR THE NORTH RIGHT OF WAY LINE OF MONTE CRISTO ROAD (F.M. 1925), A TOTAL DISTANCE OF 60.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; N 54°18' E, A DISTANCE OF 35.38 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; N 09°20' E, A DISTANCE OF 125.49 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; N 80°40' W, A DISTANCE OF 959.20 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE EAST LINE OF THE 130.00 FOOT ENGELMAN IRRIGATION DISTRICT CANAL RIGHT OF WAY FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; N 09°20' E, ALONG THE EAST LINE OF SAID 130.00 FOOT ENGELMAN IRRIGATION DISTRICT CANAL RIGHT OF WAY, A DISTANCE OF 1,528.20 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTHWEST CORNER OF THE UBENCE ESCOBAR TRACT (AN 11.501 ACRE TRACT OF LAND OUT OF LOTS 9, 10, 15 AND 16, BLOCK 96, MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION, ACCORDING TO SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3111169, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHWEST CORNER OF THIS TRACT.

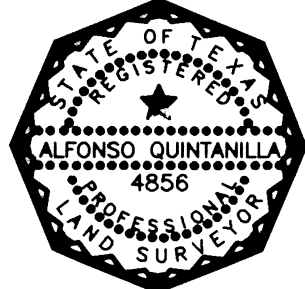
THENCE; S 80°40' E, ALONG THE SOUTH LINE OF THE UBENCE ESCOBAR TRACT, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 1,895.20 FEET FOR THE WEST RIGHT OF WAY LINE OF JESUS FLORES ROAD, A TOTAL DISTANCE OF 1,915.20 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE EAST LINE OF LOT 16 AND IN THE CENTERLINE OF JESUS FLORES ROAD FOR THE SOUTHEAST CORNER OF SAID TRACT AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE; S 09°20' W, ALONG THE EAST LINE OF LOT 16 AND THE CENTERLINE OF JESUS FLORES ROAD, A DISTANCE OF 1,528.20 FEET TO THE POINT OF BEGINNING AND CONTAINING 67.52 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH EL PAPALETE ACRES SUBDIVISION, RECORDED IN VOLUME 50, PAGES 72 AND 73, MAP RECORDS, HIDALGO COUNTY, TEXAS.

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 CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.



Signature of Alfonso Quintanilla

ALFONSO QUINTANILLA R.P.L.S. No. 4856 NOVEMBER 25, 2019 DATE

PLAT NOTES AND RESTRICTIONS:

- 1.- FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN. COMMUNITY-PANEL NUMBER 480334 0350 C MAP REVISED: NOVEMBER 16, 1982 (LOMR DATE MAY 17, 2001) THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN... 2.- LEGEND: DENOTES 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED. 3.- SETBACKS: MINIMUM REQUIREMENTS-OWNER MAY DESIGNATE STRICTER REQUIREMENTS. 4.- GENERAL NOTE FOR SINGLE FAMILY RESIDENCE: NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT... 5.- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND... 6.- BENCHMARK NOTE: THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS... 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 193,024.69 CUBIC FEET (4.43 ACRE FEET) OF STORM WATER RUNOFF... 8.- ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL... 9.- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION. GIRASOL DEVELOPMENT GROUP, LLC 10.- BY, RICHARD W. RUPPERT, THE OWNER & SUBDIVIDER OF SUNSHINE ESTATES No. 1 RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSES OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET No. 3 OF THIS PLAT. 11.- 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 TO THE OPERATION AND MAINTENANCE OF THE EASEMENT. 12.- EACH PURCHASED 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. 13.- 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. 14.- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR 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. 15.- NO ACCESS FROM LOTS ONTO JESUS FLORES ROAD WILL BE ALLOWED

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, an exclusive perpetual easement with the right to erect, construct, install and thereafter use, operate, inspect, repair, maintain, replace, and remove water distribution lines and appurtenances over and across the lands shown on this plat, together with the right of ingress and egress over Grantor's adjacent lands for the purpose for which the above mentioned rights are granted. The easement hereby granted shall not exceed 15' in width, and Grantee is hereby authorized to designate the course of the easement herein conveyed except that when the pipeline(s) is installed, the easement herein granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline 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 relocate said water line as may be necessary to clear the road improvements, which 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 structures referred to herein. Thus agreement together with other provisions of this grant shall constitute an easement for the benefit of the Grantee, its successors, and assigns. The Grantor covenants that it 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. 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 Grantor owns it, whichever is longer.

IN WITNESS WHEREOF the said Grantor executed this instrument this \_\_\_ day of \_\_\_\_\_, 20\_\_

Signature of Richard W. Ruppert

GIRASOL DEVELOPMENT GROUP, LLC BY, RICHARD W. RUPPERT 2810 N. CLOSNER BLVD. EDINBURG TX, 78541

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SUNSHINE ESTATES No. 1 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_, 20\_\_

ENVIRONMENTAL HEALTH DIVISION MANAGER DATE

INDEX OF SHEETS

- SHEET 1.- HEADING INDEX: LOCATION MAP AND ETJ; PRINCIPAL CONTACTS: MAP: DESCRIPTION (METES AND BOUNDS); ENGINEER'S & SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, ATTESTATION; COUNTY JUDGE CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; H.C.D.D. No. 1 CERTIFICATION HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE; ENGLEMAN IRRIGATION DISTRICT CERTIFICATION; REVISION NOTES. SHEET 2.- MAP, HEADING INDEX: LOCATION MAP AND ETJ; PRINCIPAL CONTACTS: MAP: LOT, STREETS, AND EASEMENT LAYOUT; LINE AND CURVE DATA; ENGINEER'S & SURVEYOR'S CERTIFICATION; COUNTY CLERK RECORDING CERTIFICATE, REVISION NOTES. SHEET 3.- MAP OF WATER DISTRIBUTION SYSTEM, ENGINEER'S CERTIFICATION, COUNTY CLERK'S RECORDING CERTIFICATE, REVISION NOTES. SHEET 4.- MAP OF TOPOGRAPHY AND DRAINAGE, ENGINEER'S CERTIFICATION, COUNTY CLERK'S RECORDING CERTIFICATE, REVISION NOTES. SHEET 5.- ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER/OSSF AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION) SUBDIVIDER CERTIFICATE & STATEMENT, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE WITH ENGINEER'S CERTIFICATION, CONSTRUCTION DETAILS, COUNTY CLERK'S RECORDING CERTIFICATE, REVISION NOTES.

STATE OF TEXAS COUNTY OF HIDALGO OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

GIRASOL DEVELOPMENT GROUP, LLC BY, RICHARD W. RUPPERT AS OWNER OF THE 67.52 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED SUNSHINE ESTATES No. 1, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN. WE CERTIFY THAT WE HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE §232.032 AND THAT:

- (A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; (B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS; (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS. WE ATTEST THAT THE MATTERS ASSURED IN THIS PLAT ARE TRUE AND COMPLETE.

Signature of Richard W. Ruppert

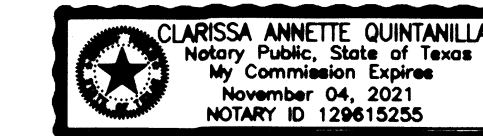
GIRASOL DEVELOPMENT GROUP, LLC BY, RICHARD W. RUPPERT 2810 N. CLOSNER BLVD. EDINBURG TX, 78541

12-14-20 DATE

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared RICHARD W. RUPPERT, GIRASOL DEVELOPMENT GROUP, LLC proved to me through his Texas Department of Public Safety Driver 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 14th day of December, 2020.



Signature of Clarissa Annette Quintanilla

CLARISSA ANNETTE QUINTANILLA - NOTARY PUBLIC

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

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE SUNSHINE ESTATES No. 1 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_, 20\_\_

Hidalgo County Judge

Hidalgo County Clerk

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

STATE OF TEXAS COUNTY OF HIDALGO

THIS PLAN IS HEREBY APPROVED BY THE ENGLEMAN IRRIGATION DISTRICT SUBJECT TO THE CONDITION THAT IF IRRIGATION FROM SAID DISTRICT IS DESIRED TO THE INDIVIDUAL LOTS IN SAID SUBDIVISION, PROVISION SHALL BE MADE FOR APPROPRIATE EASEMENT FOR THE INSTALLATION OF NECESSARY IRRIGATION FACILITIES TO SUCH LOTS FROM THE CLOSEST WATER DISTRICT DELIVERY POINT AND IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY TO INSTALL SUCH NECESSARY FACILITIES.

Signature of District President

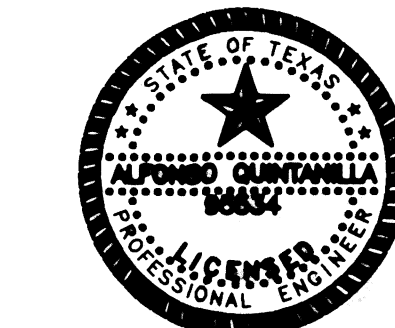
Signature of Secretary

01-2-21 DATE

1/12/21 DATE

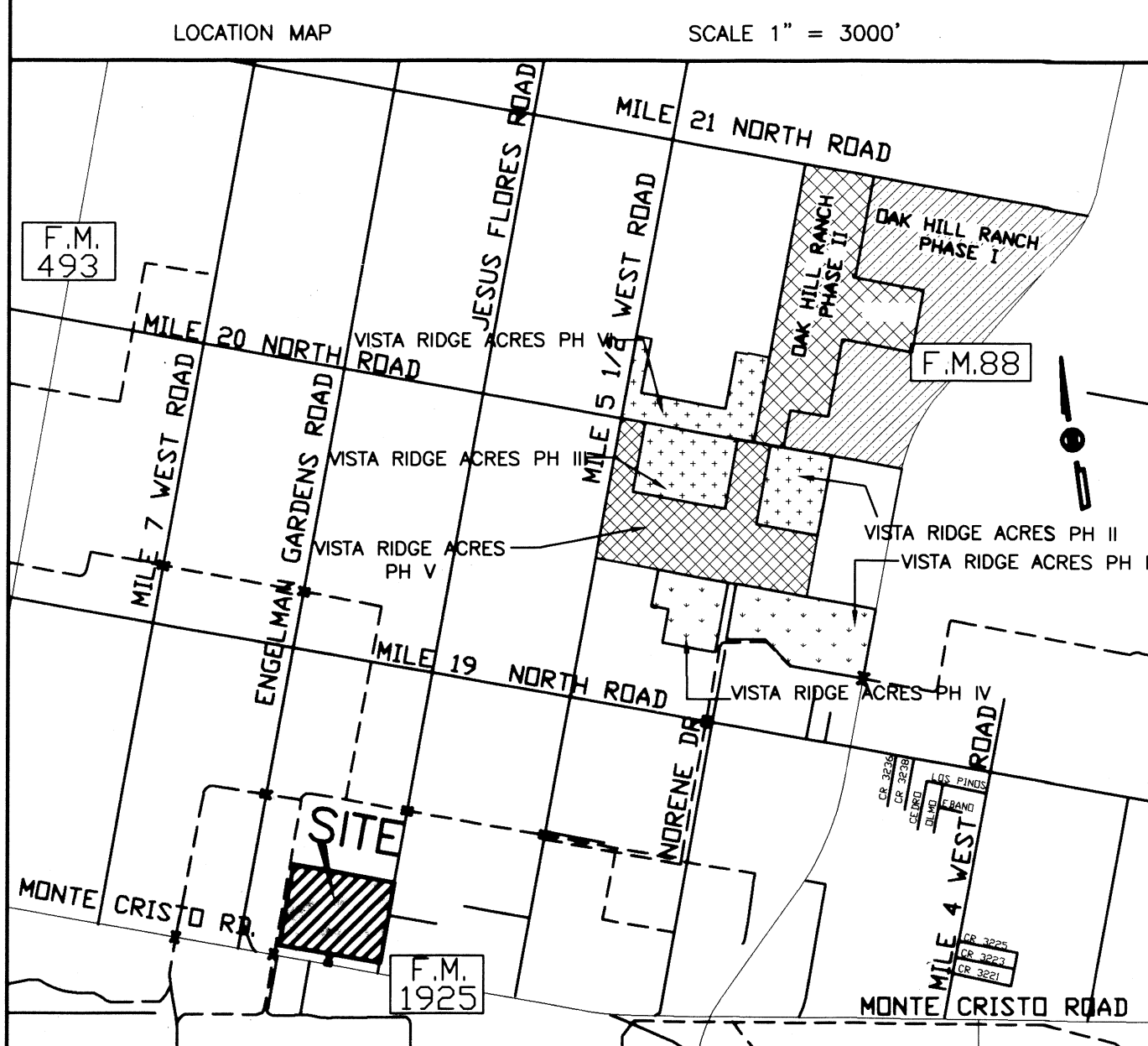
STATE OF TEXAS COUNTY OF HIDALGO

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



Signature of Alfonso Quintanilla

ALFONSO QUINTANILLA P.E. No. 95534 12-10-2020 DATE



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY: SUNSHINE ESTATES No. 1, IS LOCATED IN EASTERN HIDALGO COUNTY ON THE WEST SIDE OF JESUS FLORES ROAD AND ON THE NORTH SIDE OF MONTE CRISTO ROAD APPROXIMATELY 209.38 FEET NORTH FROM SAID INTERSECTION. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF ELSA ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF ELSA (POPULATION 6,578). SUNSHINE ESTATES No. 1, LIES APPROXIMATELY 1.57 MILES FROM THE CITY LIMITS AND FALLS IN THE RURAL AREA OF THE COUNTY, IT LIES IN PRECINCT No. 1.

PRINCIPAL CONTACTS: Table with columns for Name, Address, City & Zip, Phone, Fax. Includes Girasol Development Group, LLC, Alfonso Quintanilla, and Ruppert.

REVISION NOTES table with columns: No., Sheet, Revision, Date, Approved. Shows revision 1 to METES & BOUNDS on 12-7-20.

QUINTANILLA, HEADLEY AND ASSOCIATES, INC. CONSULTING ENGINEERS LAND SURVEYORS 124 E. STUBBS ST. EDINBURG, TEXAS 78539 ENGINEERING REGISTRATION NUMBER F-1513 SURVEYING REGISTRATION NUMBER 00411-00

FILED FOR RECORD IN HIDALGO COUNTY ARTURO GUAJARDO, JR. HIDALGO COUNTY CLERK. SHEET NO. 1 of 5. Includes a table for FILENAME, DATE PREPARED, PREPARED BY, CHECKED BY, APPROVED BY, DATE REVISION, REVISION BY, CHECKED BY, APPROVED BY.

SUBDIVISION PLAT OF:  
**SUNSHINE ESTATES No. 1**

A 67.52 ACRE TRACT OF LAND OUT OF LOTS 15 AND 16, BLOCK 96, MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 1, PAGE 29, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3061165, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

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 CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.



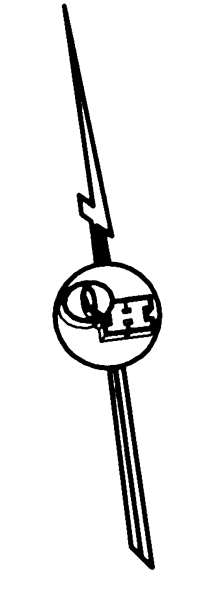
*Alfonso Quintanilla*  
ALFONSO QUINTANILLA  
R.P.L.S. No. 4856  
DATE  
NOVEMBER 25, 2019

STATE OF TEXAS  
COUNTY OF HIDALGO

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



*Alfonso Quintanilla P.E.*  
ALFONSO QUINTANILLA  
P.E. No. 95534  
DATE  
12-10-2020



SCALE 1" = 100'

AREA DATA TABLE

LOT	S.F.	AC
1	43783.17	1.005
2-6	43560.10	1.000
7-8	43626.12	1.002
9-10	43560.10	1.000
11	44131.15	1.013
12	45786.68	1.051
13	49634.53	1.139
14	44714.85	1.027
15	43700.08	1.003
16-20	43564.88	1.000
21	43930.85	1.009
22	46890.41	1.076
23	51432.72	1.181
24	46354.77	1.064
25-34	43560.10	1.000
35-36	43783.18	1.005
37-45	43560.10	1.000
46	43624.72	1.001
47	43562.90	1.000
48	43624.72	1.002
49-57	43560.10	1.000
58	43783.18	1.005

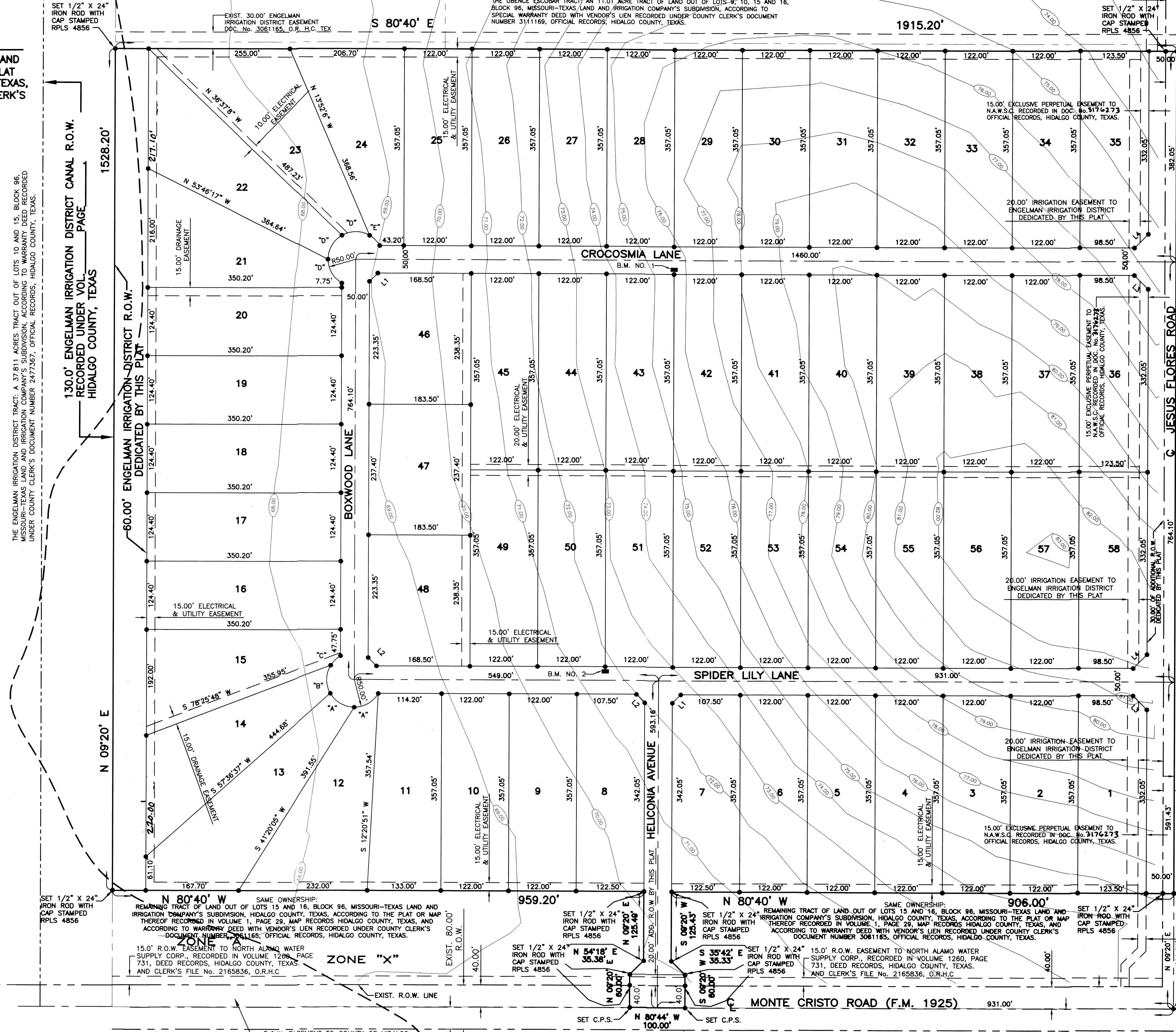
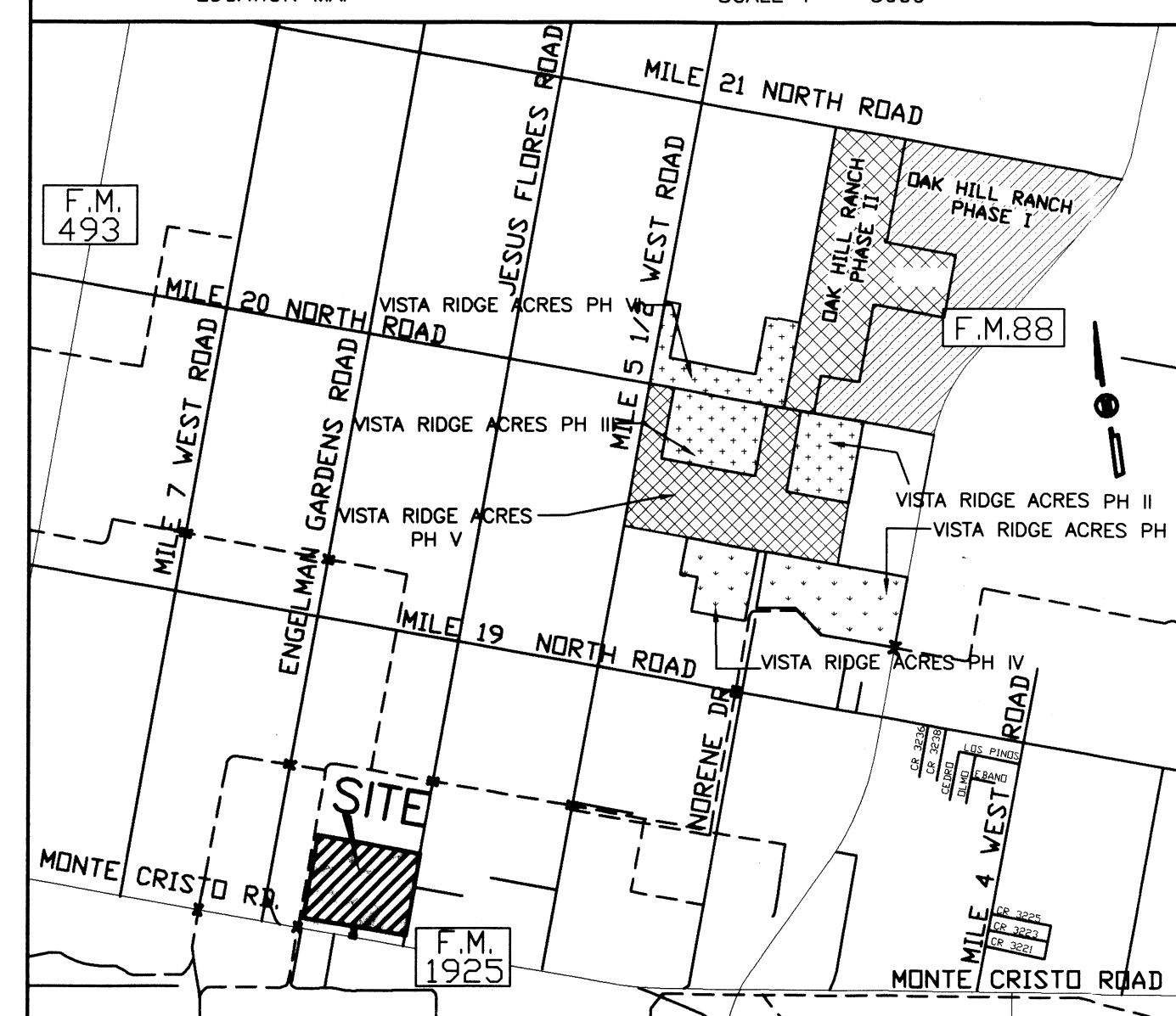
CURVE DATA TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD
A	60°00'00"	50.00'	52.36'	43.30'
B	61°23'58"	50.00'	53.58'	51.05'
C	28°36'02"	50.00'	24.96'	24.70'
D	60°00'00"	50.00'	52.36'	50.00'
E	30°00'00"	50.00'	26.18'	25.88'

DIMENSIONS DATA

DATA	BEARING	LENGTH
L1	N 54°20'00" E	21.21'
L2	S 35°40'00" E	21.21'
L3	S 35°40'00" E	35.36'
L4	N 54°20'00" E	35.36'

LOCATION MAP SCALE 1" = 3000'



PRINCIPAL CONTACTS:  
Name: GIRASOL DEVELOPMENT GROUP, LLC  
Address: 2810 N. CLOSER BLVD.  
City & Zip: EDINBURG, TX 78541  
Phone: (956)383-0868  
Fax: (956)383-2301  
OWNER: RICHARD W. RUPPERT  
ENGINEER: ALFONSO QUINTANILLA  
SURVEYOR: ALFONSO QUINTANILLA

**QUINTANILLA, HEADLEY AND ASSOCIATES, INC.**  
CONSULTING ENGINEERS  
124 E. STUBBS ST.  
EDINBURG, TEXAS 78539  
ENGINEERING REGISTRATION NUMBER F-1513  
SURVEYING REGISTRATION NUMBER 100411-00  
LAND SURVEYORS  
PHONE 956-381-6480  
FAX 956-381-0527  
ALFONSO@QHA-ENG.COM

REVISION NOTES

No.	Sheet	Revised	Date	Approved
1	2	NORTH ADJOINER VOL. 8 & PAGE FOR 130' ENGELMAN IRRIGATION DISTRICT CANAL R.O.W.	12-7-20	12-7-20
1	2		12-7-20	12-7-20

FILE NAME: F:\DATA\SUBD\HIDALGO CO\SUNSHINE ESTATES No. 1\PLAT SUNSHINE  
DATE PREPARED: 11-21-2019  
DATE REVISED: 04-08-2020  
PREPARED BY: G.C.  
CHECKED BY: J.G.  
APPROVED BY: J.G. & M.G.  
A.Q.

DATE OF PREPARATION: APRIL 8, 2020

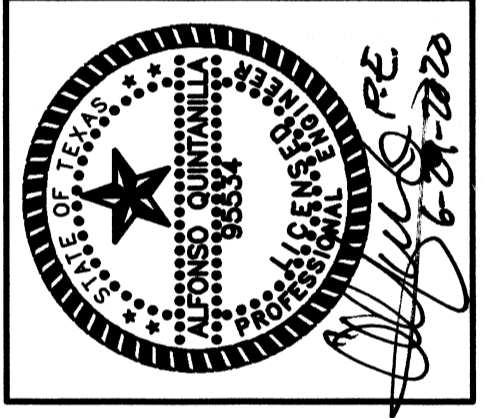
SHEET NO. 2 of 5

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

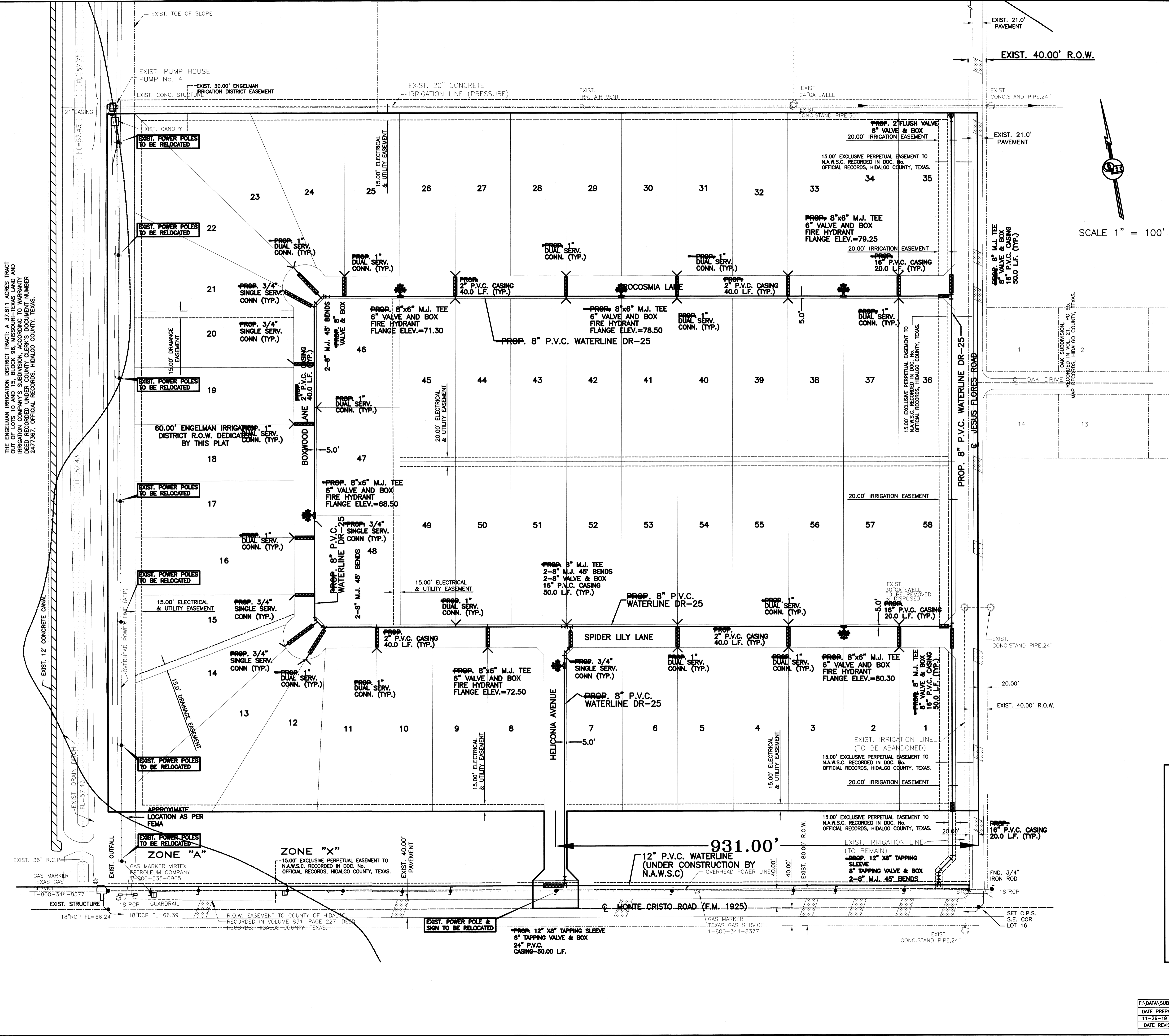
JOB NO.	11-26-19
DATE	06-11-2020
REVISION	1"=100'
SCALE	LG
DRAWN BY	
SHEET	

**SUNSHINE ESTATES No. 1**  
**WATER DISTRIBUTION LAYOUT**  
**AS BUILT Z-4-21**



**QUINTANILLA, HEADLEY AND ASSOCIATES, INC.**  
**CONSULTING ENGINEERS**  
 124 E. STUBBS ST.  
 EDINBURG, TEXAS 78539  
 ENGINEERING REGISTRATION NUMBER F-1513  
 SURVEYING REGISTRATION NUMBER 100411-00

**LAND SURVEYORS**  
 PHONE 956-381-6480  
 FAX 956-381-0527  
 ALFONSO@QHA-ENG.COM



**LEGEND**

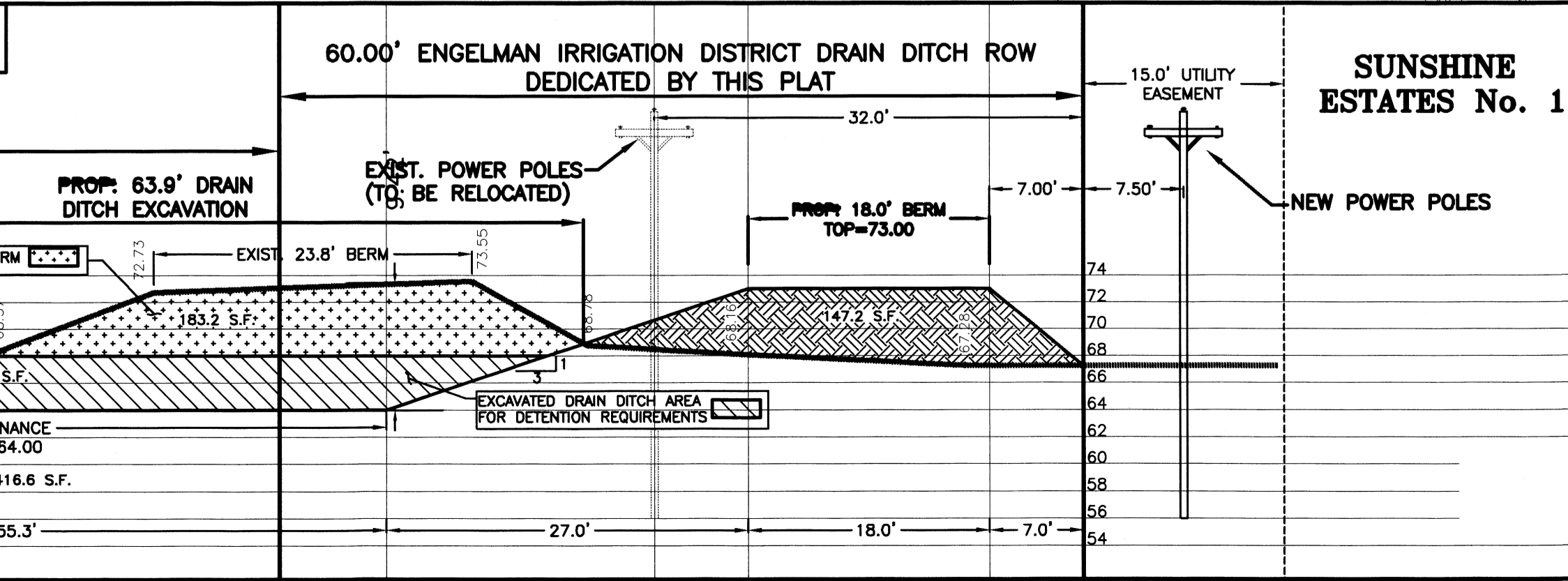
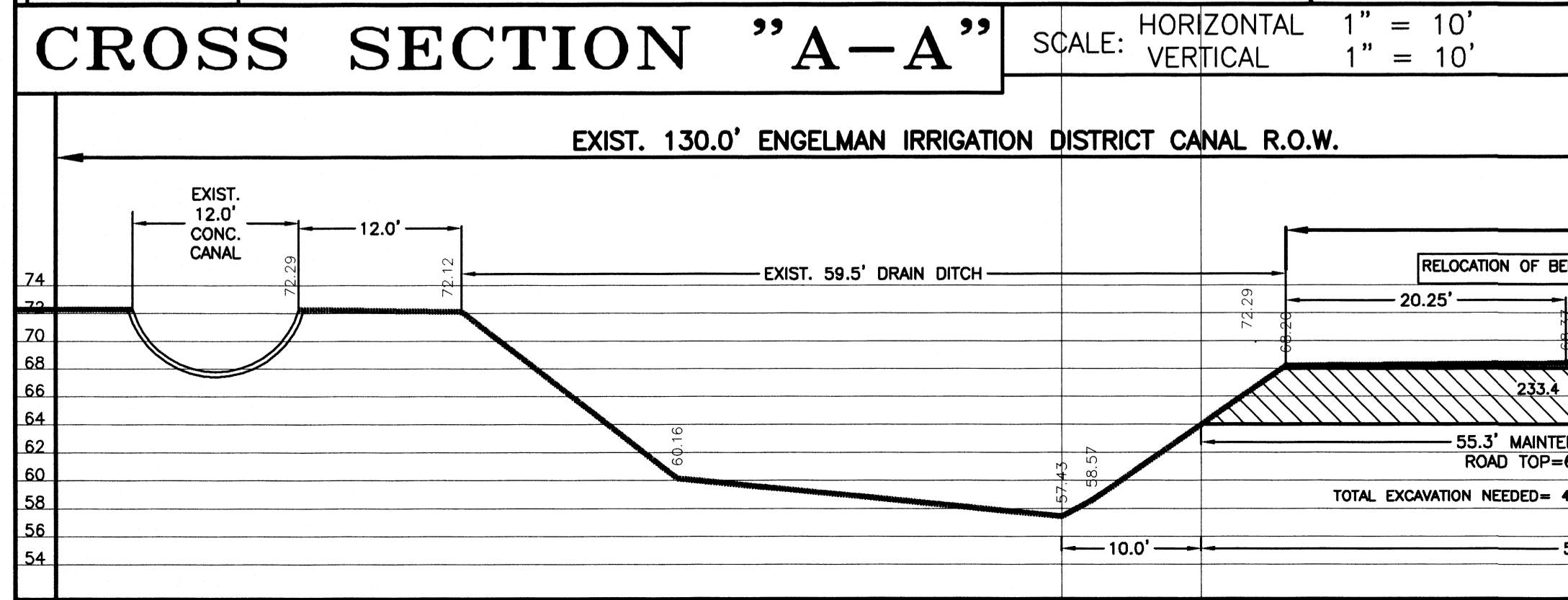
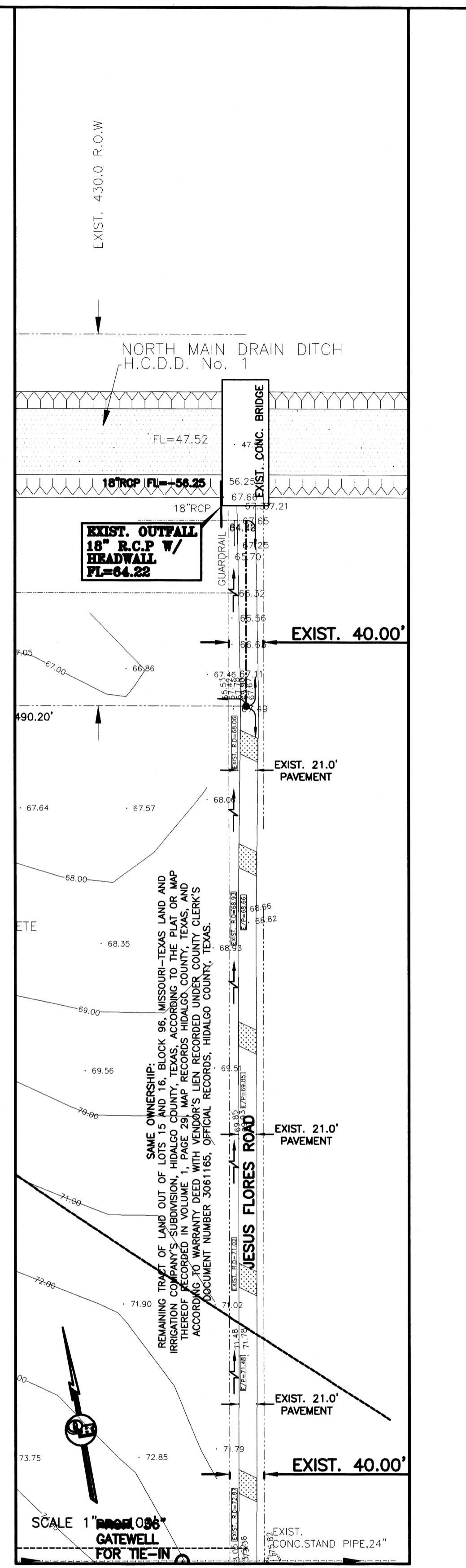
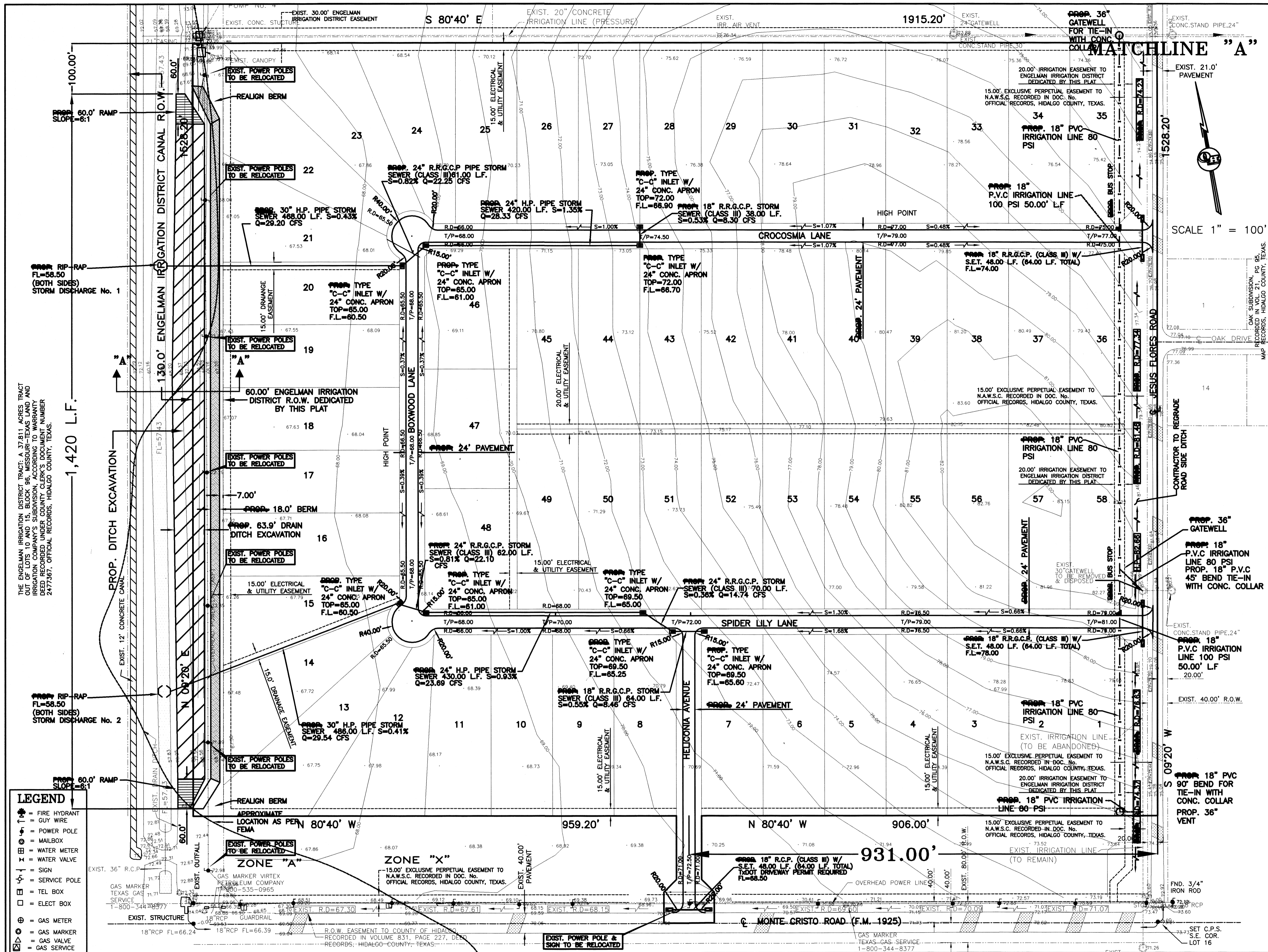
	= FIRE HYDRANT
	= GUY WIRE
	= POWER POLE
	= MAILBOX
	= WATER METER
	= WATER VALVE
	= SIGN
	= SERVICE POLE
	= TEL BOX
	= ELECT BOX
	= GAS METER
	= GAS MARKER
	= GAS VALVE
	= TRANSMISSION POLE
	= TRAFFIC CONTROL BOX
	= GAS SERVICE

F:\DATA\SUBD\HIDALGO CO\SUNSHINE ESTATES No. 1\WATER PAVE			
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
11-26-19	LG		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY

THE ENGELMAN IRRIGATION DISTRICT TRACT: A 37,811 ACRES TRACT OUT OF LOTS 10 AND 15, BLOCK 96, MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION, ACCORDING TO WARRANTY MAP NO. 2477487, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

GAS MARKER VITEX PETROLEUM COMPANY 77-800-535-0965

GAS MARKER TEXAS-GAS SERVICE 1-800-344-8377



**LEGEND**

**TOTAL DETENTION REQUIRED - 192,996.10 C.F.**

**TOTAL DETENTION PROVIDED - 417,816.00 C.F.**

**TOTAL DRAIN DITCH EXCAVATION - 579,074.00 C.F.**

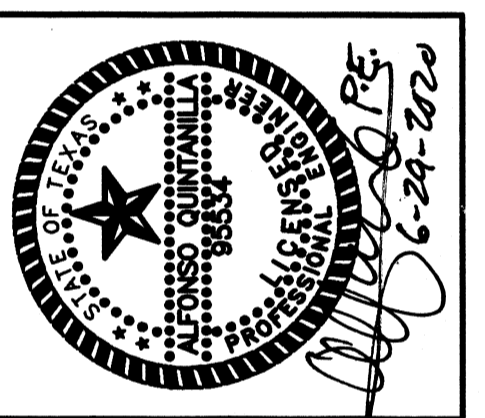
(1,390 L.F. X 416.6 S.F.)

**NOTES:**  
DIRT EXCAVATED FROM DRAIN DITCH SHALL BE SPREAD AT LOCATION DETERMINED BY ENGINEER

DATE PREPARED	11-28-19	PREPARED BY	LG	CHECKED BY	LG	APPROVED BY	
DATE REVISION	04-20-2020	REVISION	CC	CHECKED BY	CC	APPROVED BY	

JOB NO.	11-28-19
DATE	04-09-2020
REVISION	1"=10'
SCALE	LG
DRAWN BY	LG
SHEET	

**SUNSHINE ESTATES No. 1**  
**PAVING AND DRAINAGE LAYOUT**  
**AS BUILT 2-4-21**



**QUINTANILLA, HEADLEY AND ASSOCIATES, INC.**  
CONSULTING ENGINEERS  
124 E. STUBBS ST.  
EDINBURG, TEXAS 78539  
ENGINEERING REGISTRATION NUMBER F-1513  
SURVEYING REGISTRATION NUMBER 100411-00

**LAND SURVEYORS**  
PHONE 956-381-6480  
FAX 956-381-0527  
ALFONSO@QHA-ENG.COM