



# HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo  
Director of Planning

2818 S. BUSINESS HWY 281  
EDINBURG TEXAS 78539  
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## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 11-15-2022

PROPOSED SUNSHINE ESTATES No 2 SUBDIVISION, PRECINCT No. 1.

ENGINEER S2 ENGINEERING DEVELOPER: GIRASOL DEVELOPMENT GROUP, LLC.

FINAL

PRELIMINARY APPROVAL  APPROVAL  FINAL APPROVAL WITH FINANCIAL GUARANTEE  WITH VARIANCE

NUMBER OF LOTS: 119  \*SINGLE FAMILY  \*MULTI-FAMILY  COMMERCIAL  INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: 41

FILLING STATIONS: 15

LOCATION DESCRIPTION: NORTHEAST CORNER OF MILE 7 WEST ROAD AND MONTE CRISTO ROAD.

SUBDIVISION LIES WITHIN THE:  RURAL AREA OF THE COUNTY

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 8-17-2022 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY STORM SEWER SYSTEM AND DETENTION WILL BE PROVIDED BY WIDENING THE EXISTING DRAIN DITCH.

ROAD R.O.W. DEDICATION: 20.0 FEET ONTO MILE 7 WEST ROAD AND 20.0 FEET ONTO MONTE CRISTO ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 8-30-22 BY, DANNY GUZMAN, PCT.1 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 11-14-22 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM:  OSSF'S

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

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 11-14-22 : 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: N/A

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.

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**GENERAL SUBDIVISION PLAT NOTES**

- MINIMUM FINISH FLOOR ELEVATION SHALL BE AT 18" ABOVE THE TOP OF THE STREET CURB WHEN MEASURED AT THE CENTER FRONT OF ALL THE LOTS. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- THIS SUBDIVISION IS LOCATED IN: ZONE "X" (SHADED), AND ZONE "X\*" (UNSHADED) ACCORDING TO THE FEMA FIRM COMMUNITY PANEL NO. 480334 0350 C, REVISED TO REFLECT LOMR DATED MAY 17, 2001.
- CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN UNLESS THE DESIGNER QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
- SETBACKS:  
FRONT: 40.00 FEET FRONTING MILE 7 WEST ROAD  
25.00 FEET OR EASEMENT WHICHEVER IS GREATER  
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER  
CORNER SIDE: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER  
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
- 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 PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT. ONLY LOTS FRONTING MILE 7 MAY HAVE THE OPTION FOR COMMERCIAL USE.
- LEGEND - DENOTES 1/2" IRON ROD SET WITH A PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.
- BENCHMARK NOTE:  
THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:  
B.M. No.1 - ELEV.=82.62 NO. 4 REBAR AT THE SOUTH WEST CORNER OF THE SUBDIVISION ON X=1139018.4105, Y=16641686.8668, NAVD 88 DATUM.  
B.M. No.2 - ELEV.=70.30 NO. 4 REBAR AT THE NORTH WEST CORNER OF THE SUBDIVISION ON, X=1139381.9236, Y=16643993.8934, NAVD 88 DATUM.  
B.M. No.3 - ELEV.=80.89 NO. 4 REBAR AT THE SOUTH OF THE WEST SUBDIVISION DRIVEWAY FRONTING MONTE CRISTO RD. X=1139459.9959, Y=16641376.2726 ON, NAVD 88 DATUM.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 304,393 CUBIC-FEET (11,274 CUBIC-YARD) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET No.3 FOR STORM SEWER IMPROVEMENTS.)
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- EACH 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.
- 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 APPLICANT ACCEPTS ALL UTILITY EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPANCY AN EASEMENT.
- 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. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.  
A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.  
B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.  
C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT  
D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS 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 DRAINFIELD SYSTEM.  
E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION
- GRASOL DEVELOPMENT GROUP, LLC BY RICHARD W. RUPPERT THE SUBDIVIDER OF SUNSHINE ESTATES No.2 SUBDIVISION RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO.2 OF THIS PLAT.
- STREET & STOP SIGNS AND STREET LIGHTS INSTALLED BY THE DEVELOPER.
- FIRE HYDRANTS INSTALLED & PAINTED BLACK BY THE DEVELOPER.
- 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 APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.
- AN OFF-STREET PARKING LOT SITE PLAN & 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 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 DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE OBTAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT STAGE, THAT HT 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 THIS SUBDIVISION.

**RIGHT OF WAY EXCLUSIVE 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 lay 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 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 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. This 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 Grantee owns it, whichever is longer.

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

GRASOL DEVELOPMENT GROUP, LLC  
BY, RICHARD W. RUPPERT  
2810 N. CLOSER BLVD  
EDINBURG TX 78541

**HIDALGO COUNTY DRAINAGE DISTRICT No. 1**

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 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 DRAINAGE DISTRICT No. 1

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

DATED THIS THE \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

GRASOL DEVELOPMENT GROUP, LLC BY RICHARD W. RUPPERT THE SUBDIVIDER OF SUNSHINE ESTATES No.2 SUBDIVISION RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO.2 OF THIS PLAT.

STREET & STOP SIGNS AND STREET LIGHTS INSTALLED BY THE DEVELOPER.

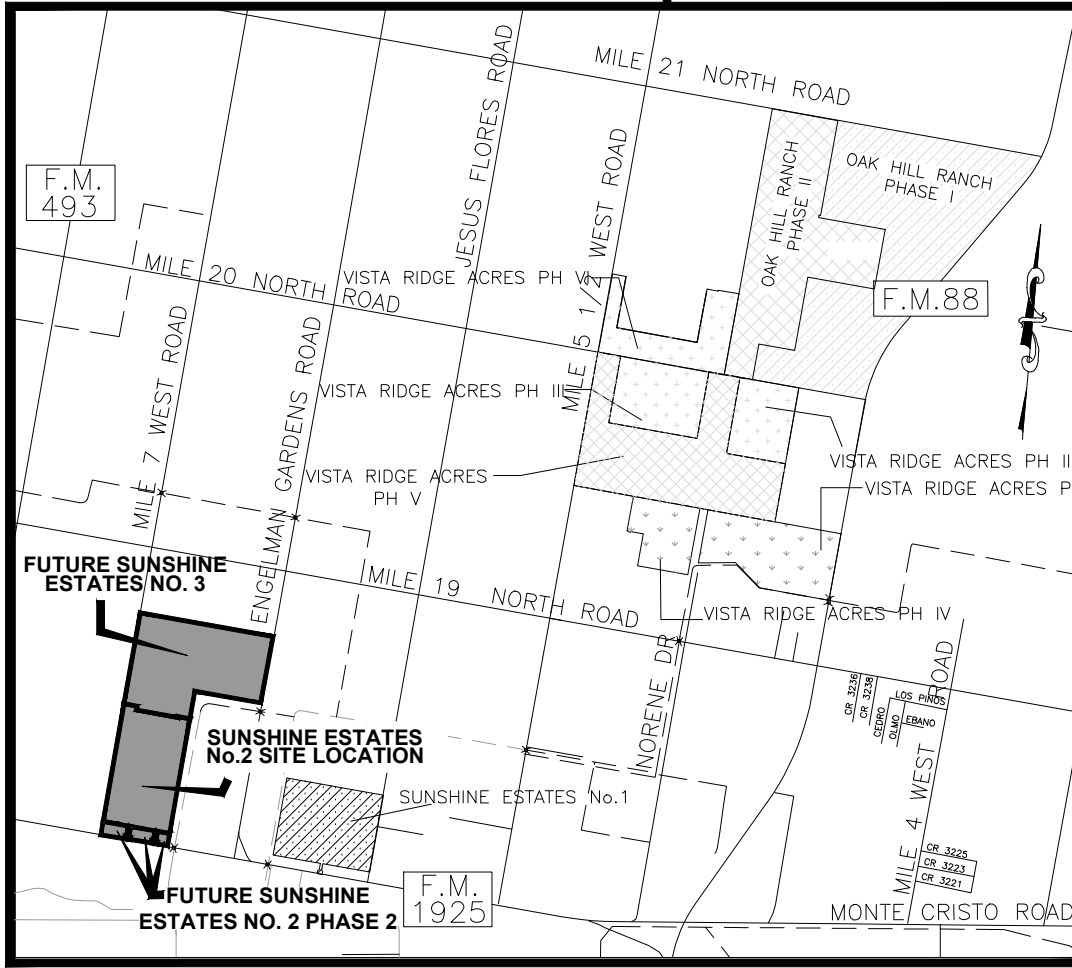
FIRE HYDRANTS INSTALLED & PAINTED BLACK BY THE DEVELOPER.

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 APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.

AN OFF-STREET PARKING LOT SITE PLAN & 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 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 DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE OBTAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT STAGE, THAT HT 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 THIS SUBDIVISION.

**LOCATION MAP**  
SCALE: 1"=4000'



JURISDICTION OF A MUNICIPALITY:  
SUNSHINE ESTATES No.2 SUBDIVISION IS LOCATED ON THE NORTH EAST CORNER OF MILE 7 WEST ROAD AND MONTE CRISTO ROAD (FM 1925). THIS SUBDIVISION LIES ONLY ON THE AREA OF THE HIDALGO COUNTY, TEXAS UNDER LOCAL GOVERNMENT CODE 42.02 PRECINCT. No. 1.

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

GRASOL DEVELOPMENT GROUP, LLC BY RICHARD W. RUPPERT AS OWNER OF THE 69.83 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED SUNSHINE ESTATES No.2 SUBDIVISION HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE OF STREETS, 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, OR WILL MEET, THE MINIMUM REQUIREMENTS OF 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.

GRASOL DEVELOPMENT GROUP, LLC BY RICHARD W. RUPPERT

By: \_\_\_\_\_ DATE \_\_\_\_\_  
GRASOL DEVELOPMENT GROUP, LLC  
BY, RICHARD W. RUPPERT  
2810 N. CLOSER BLVD  
EDINBURG TX 78541

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RICHARD W. RUPPERT, GRASOL DEVELOPMENT GROUP, LLC, KNOWN TO ME TO BE THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

NOTARY FIRST AND LAST NAME  
\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS COUNTY OF HIDALGO

I, JOSE N. SALDIVAR A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS THE \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

**PRELIMINARY**  
REGISTERED PROFESSIONAL ENGINEER  
No.94076 STATE OF TEXAS

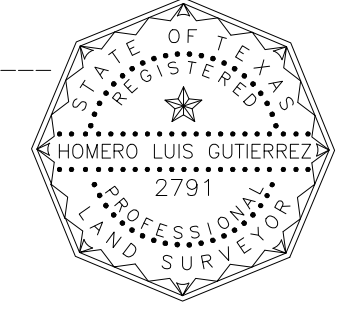


STATE OF TEXAS COUNTY OF HIDALGO

I, HOMERO LUIZ GUTIERREZ, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION OF THIS SUBDIVISION WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

DATED THIS THE \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

**PRELIMINARY**  
REGISTERED PROFESSIONAL SURVEYOR  
NO.2791 STATE OF TEXAS



HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SUNSHINE ESTATES No.2 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_ DATE \_\_\_\_\_

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION

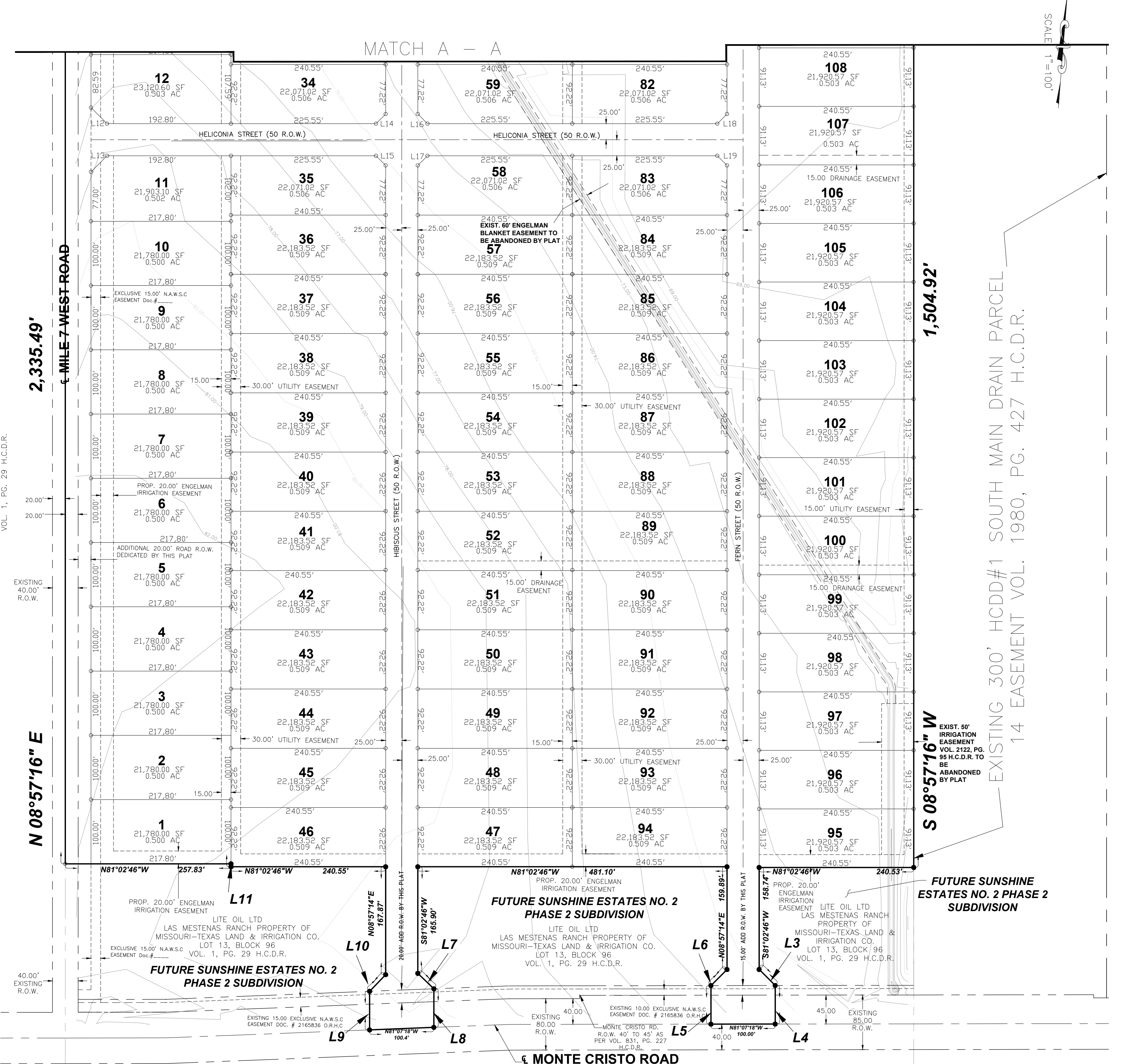
BASIS OF BEARING AS PER NOA 1983 STATE PLANE TEXAS FIPS 4205 FEET

**LEGEND**

- - 1/2" IRON ROD FOUND
- - 1/2" IRON ROD SET
- - SET 60-D NAIL
- R.O.W. - RIGHT OF WAY
- P.O.B. - POINT OF BEGRIMING
- P.O.C. - POINT OF COMMENCING
- S.W.C. - SOUTHWEST CORNER
- X. --- LATITUDE AND LONGITUDE COORDINATES

**INDEX TO SHEETS OF SUNSHINE ESTATES No.2 SUBDIVISION**

1 OF 8	HEADING; INDEX LOCATION MAP; PRINCIPAL CONTACTS; PLAT WITH LOT, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS;	HIDALGO COUNTY JUDGE	DATE
2 OF 8	OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY JUDGE CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. NO. 1 CERTIFICATION; AND HIGH REVISION NOTES.	HIDALGO COUNTY CLERK	DATE
3 OF 8	WATER DISTRIBUTION AND OSSF MAP; TYPICAL WATER SERVICE CONNECTION;	<b>PRINCIPAL CONTACTS:</b>	
4 OF 8	REVISION NOTES; ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND OSSF AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; TYPICAL WATER SERVICE CONNECTION.	Name	Address
5 OF 8	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES; & CONSTRUCTION DETAILS.	City & Zip	Phone
6 OF 8	TCEQ EROSION CONTROL PLAN AND IRRIGATION SYSTEM	OWNER: RICHARD W. RUPPERT GRASOL DEVELOPMENT GROUP, LLC 2810 N. CLOSER BLVD EDINBURG, TEXAS 78536 (956)821-7108	
7 OF 8		ENGINEER: JOSE N. SALDIVAR, P.E., C.F.M. 2424 MIAMOSA ST. MISSION, TEXAS 78574 (956) 403-9787	
		SURVEYOR: HOMERO LUIZ GUTIERREZ, R.P.L.S. 124 F. SUTBBS EDINBURG, TEXAS 78539 (956) 381-6480	



**SUNSHINE ESTATES No.2 SUBDIVISION**

A 69.83-ACRE TRACT OF LAND OUT LOT TWELVE (12) AND LOT THIRTEEN (13), BLOCK NINETY-SIX (96), LAS MESTENAS RANCH PROPERTY OF MISSOURI-TEXAS LAND & IRRIGATION COMPANY, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 1, PAGE 29, DEED RECORDS OF HIDALGO COUNTY, AND ALSO INCLUDED IN TRACT SIX (6) (A 676.65-ACRE TRACT) AS DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED MAY 02,2003 VIA DOCUMENT NO. 1194860, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS COUNTY OF HIDALGO  
UNDER LOCAL GOVERNMENT CODE § 232.028(o)  
WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE SUNSHINE ESTATES No.2 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THE \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

FILED FOR RECORD IN HIDALGO COUNTY, TEXAS  
ARTHUR G. GUARD JR.  
HIDALGO COUNTY CLERK

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

**S2 ENGINEERING. PLLC**  
CIVIL ENGINEERING - CONSTRUCTION MANAGER - TBPE F - 22658

2424 MIAMOSA ST. MISSION, TX 78574  
PHONE No. (956) 403-9787  
Email: s2Engineering.ns@gmail.com

STATE OF TEXAS  
COUNTY OF HIDALGO

I, JOSE N. SALDIVAR A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

**PRELIMINARY**  
REGISTERED PROFESSIONAL ENGINEER  
No. 94076 STATE OF TEXAS



STATE OF TEXAS  
COUNTY OF HIDALGO

I, HOMERO LUIS GUTIERREZ, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION OF THIS SUBDIVISION WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

**PRELIMINARY**  
REGISTERED PROFESSIONAL SURVEYOR  
No. 2791 STATE OF TEXAS



METES & BOUNDS  
69.83-ACRE TRACT

A 69.83-ACRE TRACT OF LAND OUT LOT TWELVE (12) AND LOT THIRTEEN (13), BLOCK NINETY-SIX (96), LAS MESTENAS RANCH PROPERTY OF MISSOURI-TEXAS LAND & IRRIGATION COMPANY, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME PAGE 29, DEED RECORDS OF HIDALGO COUNTY, AND ALSO INCLUDED IN TRACT SIX (6) (A 676.65-ACRE TRACT) AS DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED MAY 02, 2003 VIA DOCUMENT NO. 1194860, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES, LOCATED AT THE NORTHEAST CORNER OF MILE 7 WEST ROAD AND MONTE CRISTO ROAD (I.M. 1925), IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE POINT OF COMMENCEMENT (P.O.C.) BEING A POINT FOR REFERENCE AT THE APPARENT INTERSECTION OF THE EXISTING 80.00-FOOT RIGHT-OF-WAY CENTERLINE OF SAID MONTE CRISTO ROAD (I.M. 1925) AND THE EXISTING 40.00-FOOT RIGHT-OF-WAY CENTERLINE OF SAID MILE 7 WEST ROAD, THENCE: N 08° 57' 16" E, A DISTANCE 271.14 FEET FOR THE POINT OF BEGINNING (P.O.B.) OF SAID 69.83-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 08° 57' 16" E, WITH THE SAID MILE 7 WEST EXISTING 40.00-FOOT RIGHT-OF-WAY CENTERLINE, AND THE APPARENT WEST LOT LINE OF SAID LOT 13 AND SAID 69.83-ACRE TRACT, A DISTANCE 14.9920 FEET PASSED A FOUND 1/2-INCH IRON ROD ON THE APPARENT COMMON LOT LINE AND COMMON CORNER OF SAID LOT 12 AND LOT 13, CONTINUING WITH THE APPARENT WEST LOT LINE OF SAID LOT 12 AND OF SAID 69.83-ACRE TRACT, FOR A TOTAL DISTANCE OF 2,335.49 FEET TO A POINT ON THE SAID MILE 7 WEST EXISTING 40.00-FOOT RIGHT-OF-WAY CENTERLINE FOR THE APPARENT NORTHWEST CORNER OF SAID 69.83-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 81° 02' 46" E, PARALLEL WITH THE SAID COMMON LOT LINE OF LOT 12 AND LOT 13, AND THE APPARENT WESTERNMOST NORTH LOT LINE OF SAID 69.83-ACRE TRACT, A DISTANCE OF 20.00 FEET PASSED A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 ON THE APPARENT EAST RIGHT-OF-WAY LINE OF SAID MILE 7 WEST ROAD, CONTINUING FOR A TOTAL DISTANCE OF 257.80 FEET TO NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 FOR AN APPARENT INTERIOR CORNER OF SAID 69.83-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 08° 57' 16" W, PARALLEL WITH THE SAID LOT 12 WEST LOT LINE, A DISTANCE OF 76.85 FEET TO NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 FOR AN APPARENT INTERIOR CORNER OF SAID 69.83-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 81° 02' 46" E, PARALLEL WITH THE SAID COMMON LOT LINE OF SAID LOT 12 AND LOT 13, AND THE APPARENT SOUTHERNMOST NORTH LOT LINE OF SAID 69.83-ACRE TRACT, A DISTANCE OF 82.65 FEET TO NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 FOR AN APPARENT INTERIOR CORNER OF SAID 69.83-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 08° 57' 16" E, PARALLEL WITH THE SAID LOT 12 WEST LOT LINE, A DISTANCE OF 13.80 FEET TO NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 FOR AN APPARENT EXTERIOR CORNER OF SAID 69.83-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 81° 02' 46" E, PARALLEL WITH THE SAID COMMON LOT LINE OF SAID LOT 12 AND LOT 13, AND WITH THE APPARENT SOUTHERNMOST NORTH LOT LINE OF SAID 69.83-ACRE TRACT, A DISTANCE OF 240.53 FEET TO NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 ON THE APPARENT COMMON LOT LINE OF SAID LOT 12 AND LOT 13, BLOCK 96 FOR THE APPARENT NORTHEAST CORNER OF SAID 69.83-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 08° 57' 16" W, WITH THE SAID COMMON LOT LINE OF LOT 12 AND LOT 11, AND THE APPARENT EAST LOT LINE OF SAID LOT 12 AND OF SAID 69.83-ACRE TRACT, A DISTANCE OF 773.24 FEET PASSED THE SAID COMMON LOT LINE OF SAID LOT 12 AND LOT 13, CONTINUING FOR A DISTANCE OF 158.62 FEET, A REBAR SET WITH PLASTIC CAP STAMPED 2791 ON THE APPARENT COMMON LOT LINE OF SAID LOT 13 AND LOT 14, BLOCK 96 FOR THE APPARENT SOUTHWEST CORNER OF SAID 69.83-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 81° 02' 46" W, PARALLEL WITH THE SAID NORTH LOT LINE OF LOT 13, A DISTANCE OF 240.53 FEET TO NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 FOR AN APPARENT INTERIOR CORNER OF SAID 69.83-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 08° 57' 14" W, A DISTANCE OF 158.74 FEET TO NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 FOR AN APPARENT EXTERIOR CORNER OF SAID 69.83-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 36° 05' 02" E, A DISTANCE OF 35.33 FEET TO NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 FOR AN APPARENT EXTERIOR CORNER OF SAID 69.83-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 08° 57' 14" W, A DISTANCE OF 60.00 FEET TO NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 FOR AN APPARENT EXTERIOR CORNER OF SAID 69.83-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 81° 07' 18" W, A DISTANCE OF 100.00 FEET TO NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 FOR AN APPARENT EXTERIOR CORNER OF SAID 69.83-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 08° 57' 14" E, A DISTANCE OF 60.00 FEET TO NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 FOR AN APPARENT EXTERIOR CORNER OF SAID 69.83-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 53° 54' 58" E, A DISTANCE OF 35.38 FEET TO NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 FOR AN APPARENT EXTERIOR CORNER OF SAID 69.83-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 08° 57' 14" E, A DISTANCE OF 158.89 FEET TO NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 FOR AN APPARENT EXTERIOR CORNER OF SAID 69.83-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 81° 02' 46" W, PARALLEL WITH THE SAID NORTH LOT LINE OF LOT 13, A DISTANCE OF 481.10 FEET TO NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 FOR AN APPARENT INTERIOR CORNER OF SAID 69.83-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 08° 57' 14" W, A DISTANCE OF 165.90 FEET TO NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 FOR AN APPARENT INTERIOR CORNER OF SAID 69.83-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 37° 10' 17" W, A DISTANCE OF 37.65 FEET TO NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 FOR AN APPARENT EXTERIOR CORNER OF SAID 69.83-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 08° 57' 14" W, A DISTANCE OF 60.00 FEET TO NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 FOR AN APPARENT EXTERIOR CORNER OF SAID 69.83-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 81° 07' 18" W, A DISTANCE OF 100.00 FEET TO NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 FOR AN APPARENT EXTERIOR CORNER OF SAID 69.83-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 08° 57' 14" E, A DISTANCE OF 60.05 FEET TO NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 FOR AN APPARENT EXTERIOR CORNER OF SAID 69.83-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 53° 59' 43" E, A DISTANCE OF 36.04 FEET TO NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 FOR AN APPARENT INTERIOR CORNER OF SAID 69.83-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 08° 57' 14" E, A DISTANCE OF 167.87 FEET TO NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 FOR AN APPARENT INTERIOR CORNER OF SAID 69.83-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 81° 02' 46" W, PARALLEL WITH THE SAID NORTH LOT LINE OF LOT 13, A DISTANCE OF 240.55 FEET TO NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 FOR AN APPARENT EXTERIOR CORNER OF SAID 69.83-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 81° 02' 48" E, A DISTANCE OF 4.64 FEET TO NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 FOR AN APPARENT INTERIOR CORNER OF SAID 69.83-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 81° 02' 48" E, A DISTANCE OF 257.83 FEET TO THE POINT OF BEGINNING, CONTAINING 69.83 ACRES OF LAND, MORE OR LESS.

**LEGEND**

- L1 - S08°57'16"W 76.85'
- L2 - S08°57'16"E 13.80'
- L3 - S36°05'02"E 35.33'
- L4 - S08°57'16"W 60.00'
- L5 - N08°57'16"E 60.00'
- L6 - N53°54'58"E 35.36'
- L7 - S37°10'17"W 37.65'
- L8 - S08°57'14"W 60.05'
- L9 - N08°57'14"E 60.05'
- L10 - N53°59'43"E 36.04'
- L11 - N09°03'02"E 4.64'
- L12 - N36°02'45"W 35.35'
- L13 - S33°57'15"W 35.35'
- L14 - S53°57'15"W 21.21'
- L15 - N36°02'45"W 21.21'
- L16 - N36°02'45"W 21.21'
- L17 - S53°57'15"W 21.21'
- L18 - S53°57'15"W 21.21'
- L19 - N36°02'45"W 21.21'

BASIS OF BEARING AS PER  
NOA 1983 STATE PLANE  
TEXAS FIPS 4205 FEET

**LEGEND**

- - 1/2" IRON ROD FOUND
- - 1/2" IRON ROD SET
- - NO. 4 REBAR SET W/ PLASTIC CAP STAMPED 2791
- R.O.W. - RIGHT OF WAY
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCING
- S.W.C. - SOUTHWEST CORNER
- X - LATITUDE AND LONGITUDE COORDINATES

**INDEX TO SHEETS OF SUNSHINE ESTATES No.2 SUBDIVISION**

1 OF 8	HEADING, INDEX, LOCATION MAP, PRINCIPAL CONTACTS, PLAT WITH LOT, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY JUDGE CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. NO. 1 CERTIFICATION; AND H.C.D. REVISION NOTES.
2 OF 8	DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. NO. 1 CERTIFICATION; AND H.C.D. REVISION NOTES.
3 OF 8	WATER DISTRIBUTION AND OSSF MAP; TYPICAL WATER SERVICE CONNECTION; REVISION NOTES; ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND OSSF AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; TYPICAL WATER SERVICE CONNECTION.
4 OF 8	WATER DISTRIBUTION AND OSSF MAP; TYPICAL WATER SERVICE CONNECTION; REVISION NOTES; ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND OSSF AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; TYPICAL WATER SERVICE CONNECTION.
5 OF 8	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES; & CONSTRUCTION DETAILS.
6 OF 8	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES; & CONSTRUCTION DETAILS.
7 OF 8	TECO EROSION CONTROL PLAN AND IRRIGATION SYSTEM

# SUNSHINE ESTATES No.2 SUBDIVISION

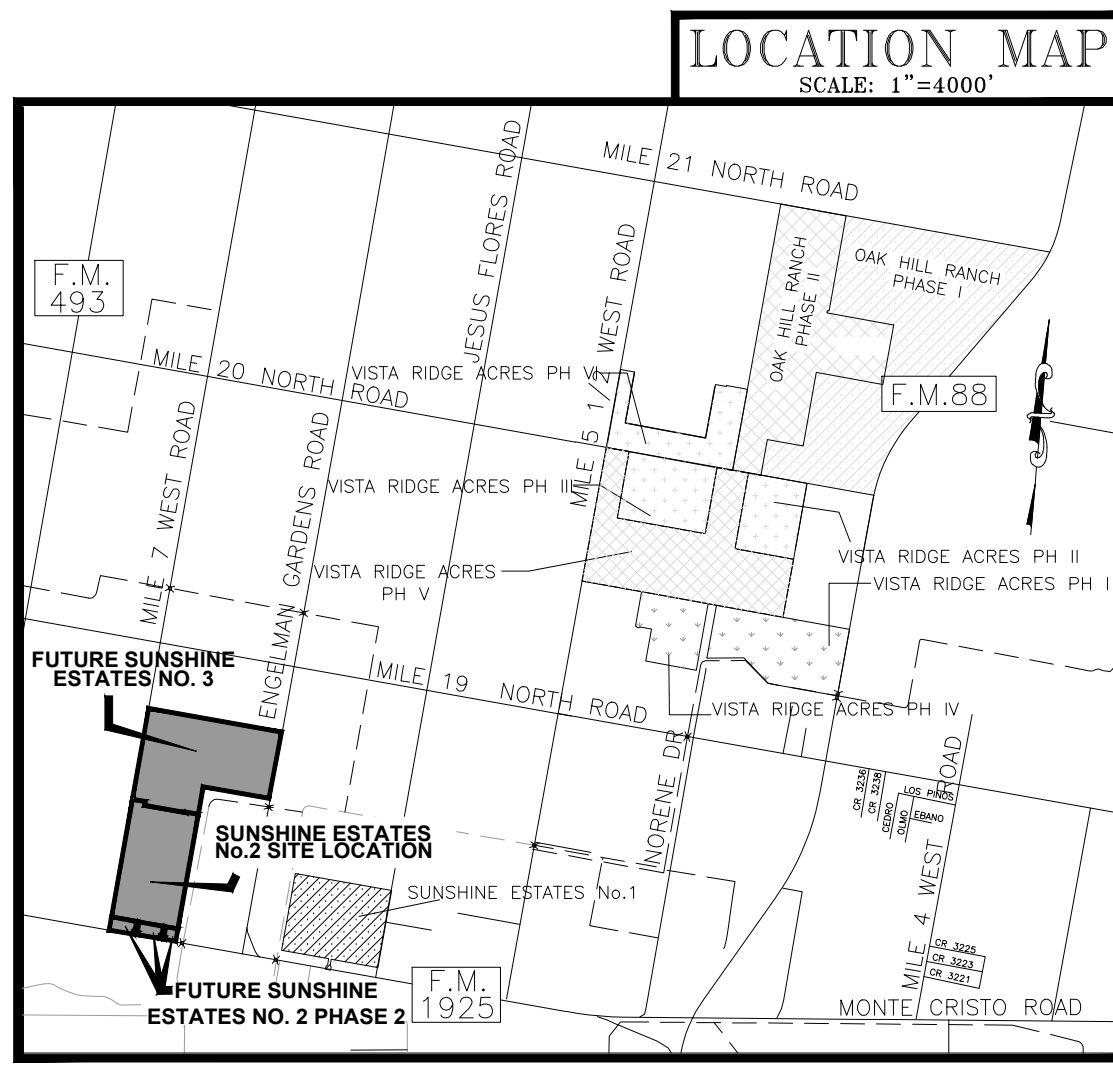
A 69.83-ACRE TRACT OF LAND OUT LOT TWELVE (12) AND LOT THIRTEEN (13), BLOCK NINETY-SIX (96), LAS MESTENAS RANCH PROPERTY OF MISSOURI-TEXAS LAND & IRRIGATION COMPANY, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 1, PAGE 29, DEED RECORDS OF HIDALGO COUNTY, AND ALSO INCLUDED IN TRACT SIX (6) (A 676.65-ACRE TRACT) AS DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED MAY 02, 2003 VIA DOCUMENT NO. 1194860, HIDALGO COUNTY, TEXAS.

**PRINCIPAL CONTACTS:**

Name	Address	City & Zip	Phone
OWNER:	RICHARD W. RUPPERT GIBASOL DEVELOPMENT GROUP, LLC	2810 N. CLOSNER BLVD EDINBURG, TEXAS 78536	(956) 821-7108
ENGINEER:	JOSE N. SALDIVAR, P.E.	2424 MIMOSA ST. MISSION, TEXAS 78574	(956) 403-9787
SURVEYOR:	HOMERO LUIS GUTIERREZ, R.P.L.S.	124 E. SUTBBS EDINBURG, TEXAS 78539	(956) 381-6480



FILED FOR RECORD IN  
HIDALGO COUNTY  
AT MISSION, TEXAS  
HIDALGO COUNTY CLERK



JURISDICTION OF A MUNICIPALITY:  
SUNSHINE ESTATES No.2 SUBDIVISION IS LOCATED ON THE NORTH EAST CORNER OF MILE 7 WEST ROAD AND MONTE CRISTO ROAD (I.M. 1925). THIS SUBDIVISION LIES ONLY ON THE RURAL AREA OF THE HIDALGO COUNTY, TEXAS UNDER LOCAL GOVERNMENT CODE 42.02 PRECINCT, No. 1.

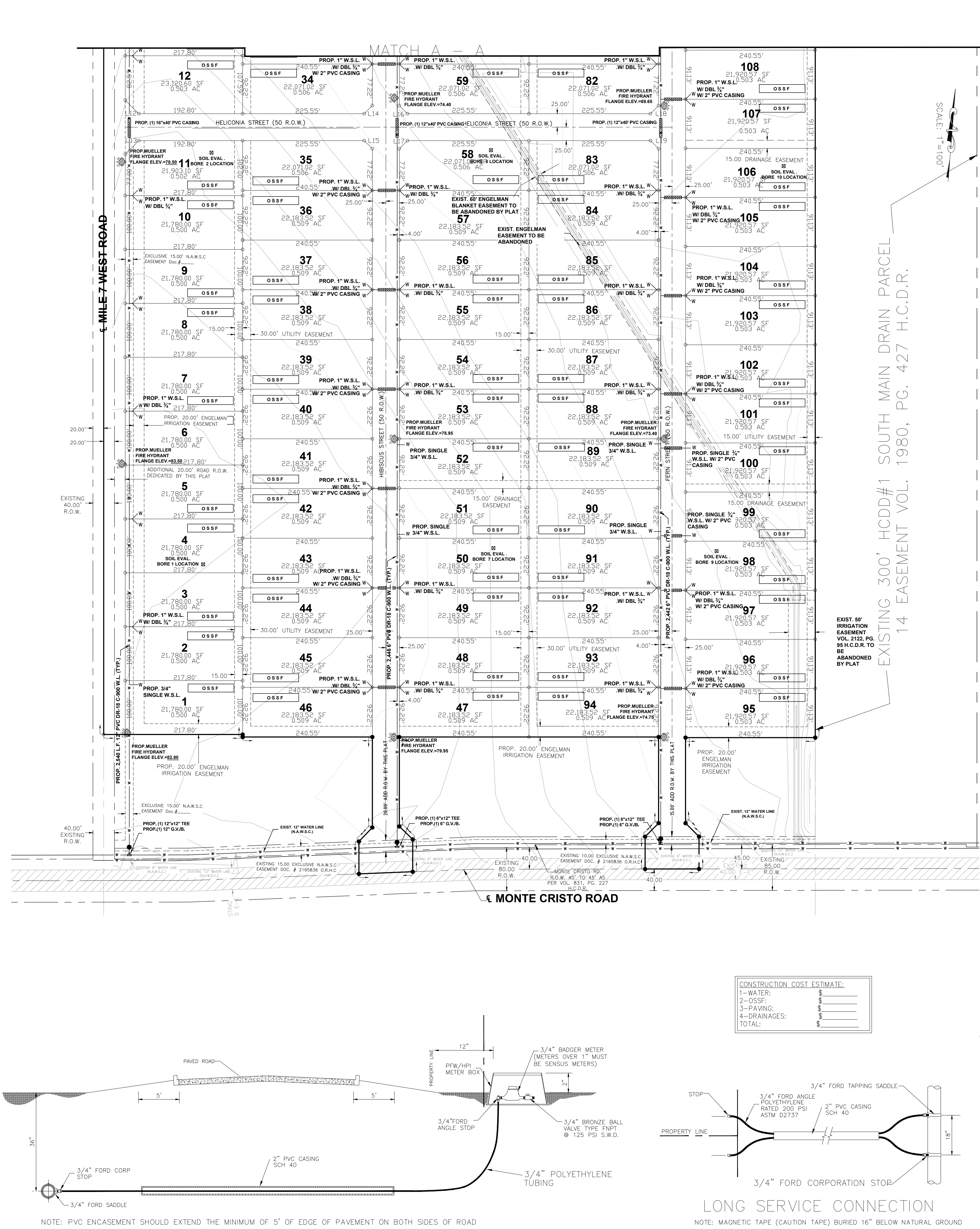
DRAWING DATE: MARCH, 2022  
RELEASE DATE: MARCH 11, 2022  
DESIGNED BY: N.S.  
DRAWN BY: LUIS MARTINEZ  
CHECKED BY: JOSE N. SALDIVAR  
UPDATED DWG. BY:  
SCALE: 1"=100'

**SUNSHINE ESTATES No.2 SUBDIVISION**  
A 69.83-ACRE TRACT OF LAND OUT LOT TWELVE (12) AND LOT THIRTEEN (13), BLOCK NINETY-SIX (96), LAS MESTENAS RANCH PROPERTY OF MISSOURI-TEXAS LAND & IRRIGATION COMPANY, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 1, PAGE 29, DEED RECORDS OF HIDALGO COUNTY, AND ALSO INCLUDED IN TRACT SIX (6) (A 676.65-ACRE TRACT) AS DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED MAY 02, 2003 VIA DOCUMENT NO. 1194860, HIDALGO COUNTY, TEXAS.

**PROPOSED SUBDIVISION LOT LAYOUT PLAT SHEET 2 OF 2**

PHONE No. (956) 403-9787  
MISSION, TX 78574  
Email: s2engineering.ns@gmail.com  
**S2 ENGINEERING, PLLC**  
CIVIL ENGINEERING - CONSTRUCTION MANAGER - TPEP-F-2288

2424 MIMOSA ST.  
MISSION, TX 78574  
FILED FOR RECORD IN  
HIDALGO COUNTY  
AT MISSION, TEXAS  
HIDALGO COUNTY CLERK  
PLAT SHEET  
2 OF 8



**FINAL WATER AND SEWER ENGINEERING REPORT**

**WATER SUPPLY, DESCRIPTION, COST, AND OPERABILITY DATA:**  
 SUNSHINE ESTATES No.2 SUBDIVISION HAS BEEN 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 AND N.A.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION. N.A.W.S.C. HAS ONE EXISTING 6" ALONG THE NORTH SIDE OF BAKER ROAD ROAD, FROM

**WATER DISTRIBUTION FOR THE SUNSHINE ESTATES No.2 SUBDIVISION CONSISTS OF FIFTY SEVEN (57) 1" DUAL SERVICE LINES, AND THIRTEEN (13) SINGLE 3/4" SERVICE LINES. THE DUAL SERVICE LINES, THE METER BOXES & LOCKS HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$ PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$ WHICH COVERS THE COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH REPRESENTS THE TOTAL COST OF WATER METERS, RIGHTS ACQUISITIONS, 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 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 THIS PLAT.**

**SEWAGE FACILITIES DESCRIPTION, COST AND OPERABILITY DATA:**  
 SEWAGE FROM SUNSHINE ESTATES No.2 SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES MODEL DUAL AND DE UN CAMPO DE DRENAJE PARA EL SOLAR. UN EVALUADOR DE SUELO Y INSTALADOR AUTORIZADO POR EL ESTADO (A DE LICENCIA NO. 12258) HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS FOSAS SEPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.

**ENGINEER CERTIFICATION:**  
 BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWER SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COST TO INSTALL THE WATER DISTRIBUTION SYSTEM AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

**WATER FACILITIES -** THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$ WHICH EQUALS TO \$ PER LOT.

**SEWAGE FACILITIES -** SEPTIC SYSTEM HAS BEEN INSTALLED AT A TOTAL COST OF \$ PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$ FOR THE ENTIRE SUBDIVISION.

**PRELIMINARY**

JOSE N. SALDIVARI, PE  
 P.E. # 94076

DATE

**STANDARD FIRE HYDRANT INSTALLATION**

NOTE: FIRE HYDRANT TO BE PAINTED RED.

1. OIL SHALL BE PLACED IN HYDRANT AT THE TIME OF INSTALLATION.  
 2. PLUMBER NOZZLE SHALL FACE ROADWAY, EAST.  
 3. IN CERTAIN INSTANCES, WHERE DISTANCES PERMITS A PARALLEL TEE OR JUNCTION 90° BELOW WITH RESTRICTIONS SHOULD BE USED IN LIEU OF STANDARD TEE. FINAL APPROVAL MUST BE BY THE CITY OF EDINBURG.  
 4. IF AMERICAN DARING IS USED MODEL B-84-B WITH EPDM GASKET VALVE PLATE AND INTERIOR SHOE.  
 5. TAPPING SLEEVES TO HAVE STAINLESS STEEL BOLTS AND NUTS.  
 6. ALL VALVES, FITTINGS AND ACCESSORIES TO BE GRADED WRAP IN PLASTIC.  
 7. ALL VALVES, FITTINGS AND ACCESSORIES, VALVE BOXES WITH BOLT AND COVER MUST BE APPROVED BY THE CITY OF EDINBURG.

**FLUSH VALVE ASSEMBLY**

**STANDARD VALVE MARKER**

**LOCATION MAP**

**PLAT SHEET 3 OF 8**

**SUNSHINE ESTATES No.2 SUBDIVISION**

A 69.83-ACRE TRACT OF LAND OUT LOT TWELVE (12) AND LOT THIRTEEN (13), BLOCK NINETY-SIX (96), LAS VESTINAS RANCH, PROPERTY OF MISSOURI-TEXAS LAND & IRRIGATION COMPANY, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 1, PAGE 29, DESCRIBED IN WARRANTY DEED WITH AND ALSO INCLUDED IN TRACT SIX (6) (A 67.65-ACRE TRACT) AS DESCRIBED IN WARRANTY DEED WITH AND ALSO LIEN RECORDED MAY 02, 2003 VIA DOCUMENT NO. 1194860, HIDALGO COUNTY, TEXAS.

**PROPOSED SUBDIVISION WATER DISTRIBUTION SYSTEM AND OSSF SHEET 1 OF 2**

PHONE No. (956) 403-9787  
 Email: s2engineering@s2mail.com

2424 MIMOSA ST.  
 MISSION, TX 78574

**S2 ENGINEERING, PLLC**  
 CIVIL ENGINEERING - CONSTRUCTION MANAGER - TPEP - 2268

**SUNSHINE ESTATES No.2 SUBDIVISION**  
 A 69.83-ACRE TRACT OF LAND OUT LOT TWELVE (12) AND LOT THIRTEEN (13), BLOCK NINETY SIX (96), LAS DESTINAS RANCH PROPERTY OF MISSOURI TEXAS LAND & IRRIGATION COMPANY, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 1, PAGE 29, RECORD OF HIDALGO COUNTY, AND ALSO INCLUDED IN TRACT SIX (6) (A 676.65-ACRE TRACT) AS DESCRIBED IN WARRANTY DEED WITH VENDORS LIEN RECORDED MAY 02, 2003 VIA DOCUMENT NO. 1194960, HIDALGO COUNTY, TEXAS.

**PROPOSED SUBDIVISION WATER DISTRIBUTION SYSTEM AND OSSF**  
 SHEET 2 OF 2

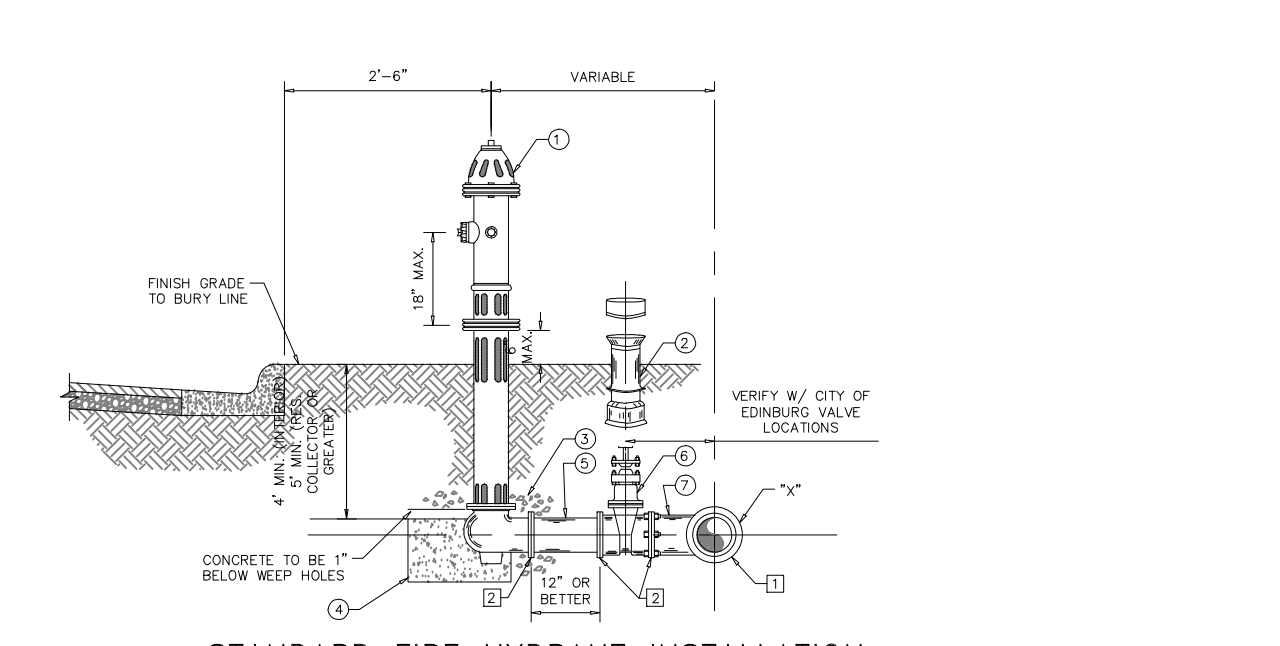
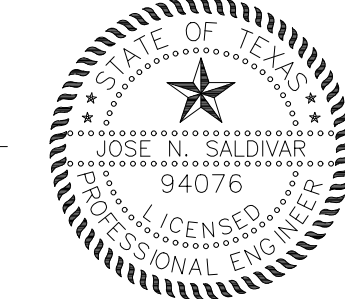
PHONE No. (956) 403-9787  
 Email: s2engineering@gmail.com  
 2424 MIMOSA ST. MISSION, TX 78574  
**S2 ENGINEERING, PLLC**  
 CIVIL/ENGINEERING - CONSTRUCTION MANAGER - TPEP - 22859

**FINAL WATER AND SEWER ENGINEERING REPORT**  
**WATER SUPPLY, DESCRIPTION, COST, AND OPERABILITY DATE:**  
 SUNSHINE ESTATES No.2 SUBDIVISION HAS BEEN 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 AND N.A.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION. N.A.W.S.C. HAS ONE EXISTING 6" ALONG THE NORTH SIDE OF BAKER ROAD FROM

**SEWAGE FACILITIES DESCRIPTION, COST AND OPERABILITY DATES:**  
 SEWAGE FROM SUNSHINE ESTATES No.2 SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES (OSSF) CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENTS SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. A CERTIFY LICENSE SANITARIAN (LICENSE No. 0812258) 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 REPLACEMENTS DRAIN FIELD.

**ENGINEER CERTIFICATION:**  
 BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWER SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COST TO INSTALL THE WATER DISTRIBUTION SYSTEM AND ON-SITE SEWER FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:  
 WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$ \_\_\_\_\_ WHICH EQUALS TO \$ \_\_\_\_\_ PER LOT.  
 SEWAGE FACILITIES - SEPTIC SYSTEM HAS BEEN INSTALLED AT A TOTAL COST OF \$ \_\_\_\_\_ PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$ \_\_\_\_\_ FOR THE ENTIRE SUBDIVISION.

**PRELIMINARY**  
 JOSE N. SALDIVAR, PE  
 P.E. # 94076  
 DATE \_\_\_\_\_



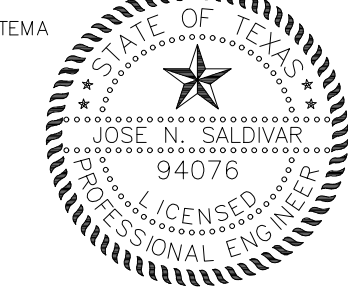
- NOTE:**
- OIL SHALL BE PLACED IN HYDRANT AT THE TIME OF INSTALLATION.
  - PUMPER NOZZLE SHALL FACE ROADWAY (25' N.S.T.)
  - IF CERTAIN INSURANCE, BUREAU, INSURANCE, PERMITS A PARALLEL TEE OR UNION-SITE 90° ELBOW WITH PERMANENT BUSHING IS REQUIRED IN LINE OF STANDARD TEE. FINAL APPROVAL BY THE CITY OF EDINBURG.
  - IF AMERICAN DARING IS USED MODEL B-84-B WITH EPOXY COAT VALVE PLATE AND INTERIOR SPRING.
  - TAPPING SLEEVES TO HAVE STAINLESS STEEL BUSHES AND NUTS.
  - ALL VALVES, FITTINGS AND HYDRANTS AND ACCESSORIES TO BE GREASED WRAPPED IN PLASTIC.
  - ALL VALVES, FITTINGS AND ACCESSORIES, VALVE BODIES WITH ROSES AND GOWERS MUST BE APPROVED BY THE CITY OF EDINBURG.
- FIRE HYDRANT INSTALLATION**  
 CONSIST OF FIRE HYDRANT, VALVE AND VALVE BOX
- FIRE HYDRANT UNIT SHALL INCLUDE:**
- FIRE HYDRANT WITH (45" PUMPER NOZZLE)
  - VALVE BOX (DOMESTIC)
  - 3' OIL-FIT GRADE
  - 3' OIL-FIT CONCRETE 1" BELOW HYDRANT MEASUREMENTS
  - 1" OR BETTER PVC SPOOLS
  - 1" RESIDENT SEAT GATE VALVE (FLANGED X M.I.)
  - 1/2" CAST IRON TEE (FLANGED X M.I.) "X"
  - MECHANICAL JOINT
  - FLANGE

**PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHAS DE INICIO**  
 SUNSHINE ESTATES No.2 SUBDIVISION HA SIDO PROVEIDA DE AGUA POTABLE POR NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). EL DUEÑO Y N.A.W.S.C. HAN HECHO UN CONTRATO EN CUAL N.A.W.S.C. HA PROMETIDO PROPORCIONAR SUFFICIENTE AGUA A LA SUBDIVISION DURANTE AL MENOS 30 AÑOS Y N.A.W.S.C. HA PROPORCIONADO LA DOCUMENTACION PARA ESTABLECER SUFFICIENTEMENTE LA CANTIDAD Y LA CALIDAD DE LOS ABASTECIMIENTOS DE AGUA DISPONIBLES PARA SERVIR EL DESARROLLO LLENO DE ESTA SUBDIVISION. N.A.W.S.C. TIENE UNA LINEA DE AGUA DE 6 PULGADAS DE DIAMETRO A LADO NORTE DE LA CALLE BAKER.

**DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR LA SUBDIVISION**  
 SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. UN EVALUADOR DE SUELO Y INSTALADOR AUTORIZADO POR EL ESTADO (4 DE LICENCIA No. 0812258) HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS FOSAS SEPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.

**CERTIFICACION:**  
 CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:  
 AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS TODAS LAS FOSAS SEPTICAS HAN SIDO INSTALADAS. EN EL PROCESO DE LA APROBACION FINAL A UN COSTO TOTAL DE \$00,000.00 EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODOS LAS FOSAS SEPTICAS Y HA APROBADO LA INSTALACION DEL SISTEMA DE FOSAS SEPTICAS.

**PRELIMINARY**  
 JOSE N. SALDIVAR, PE  
 P.E. # 94076  
 DATE \_\_\_\_\_

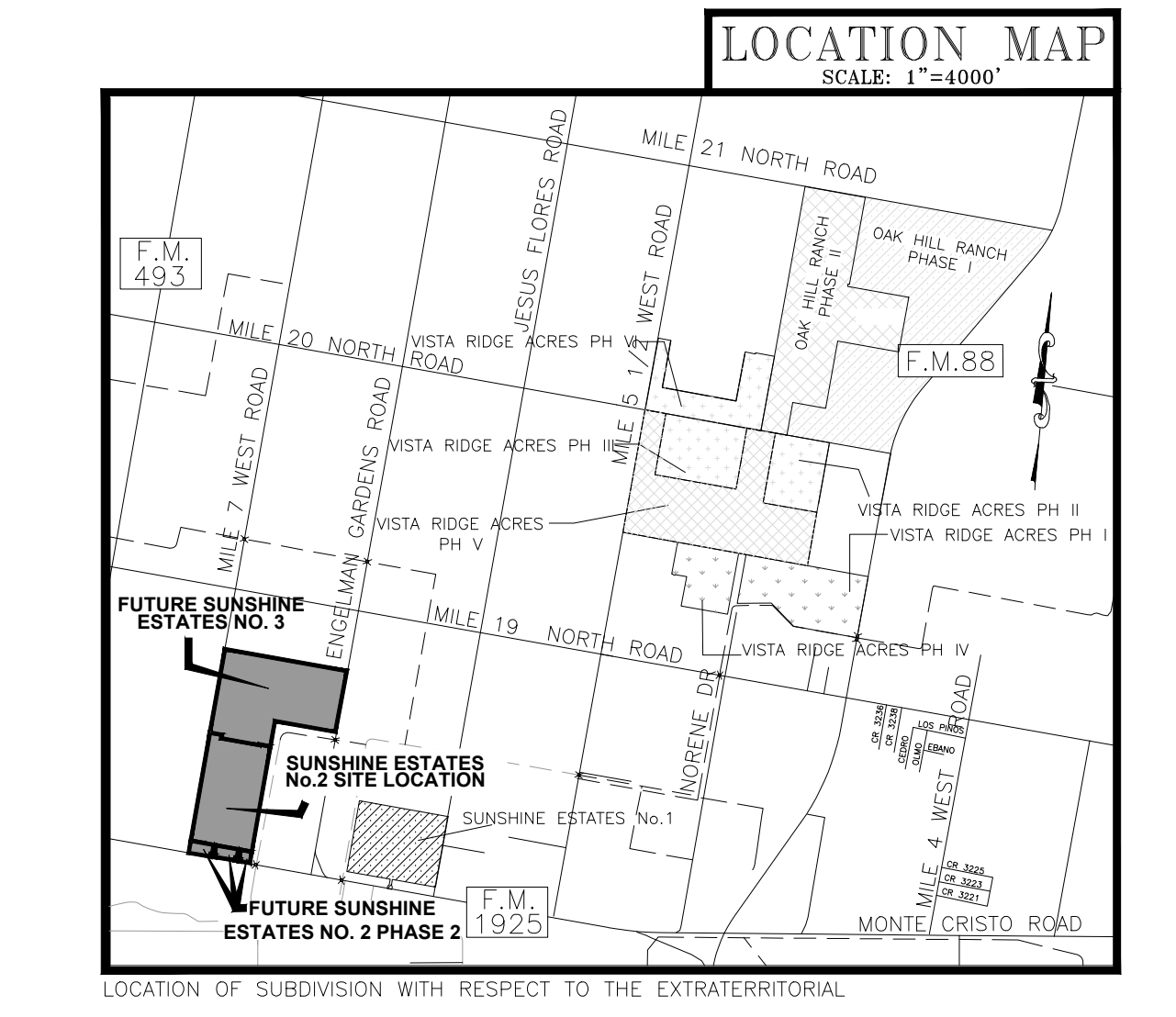
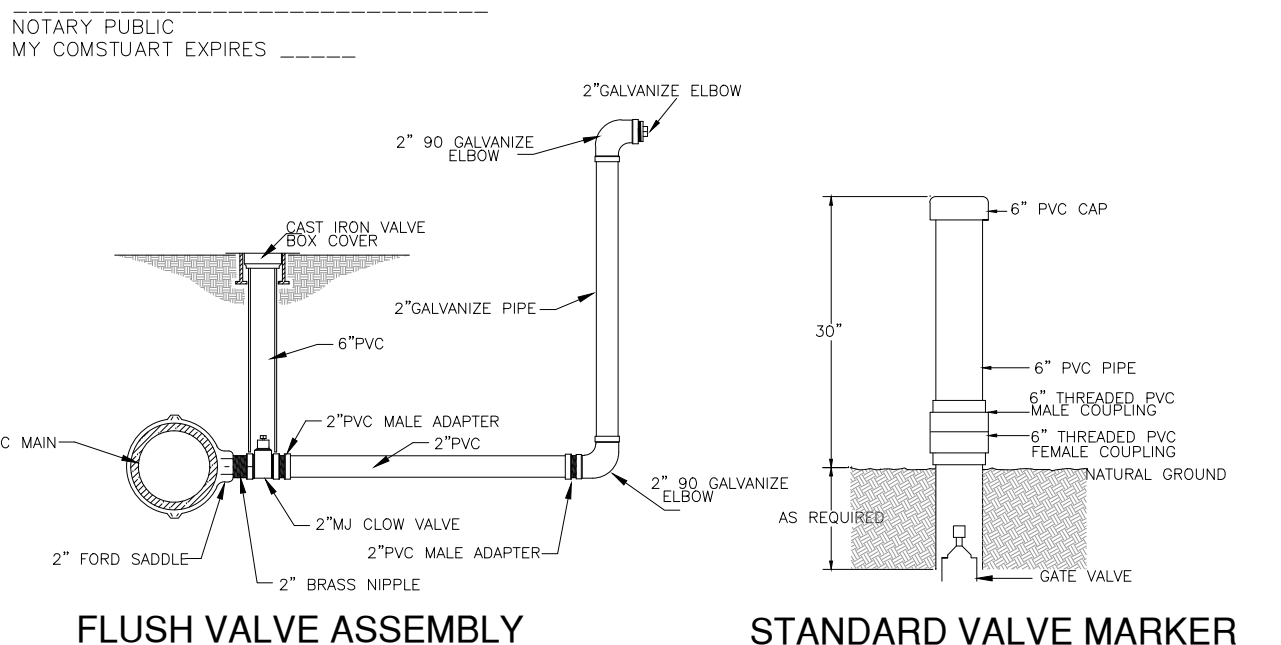


**SUBDIVIDER CERTIFICATION:**  
 BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MUST MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

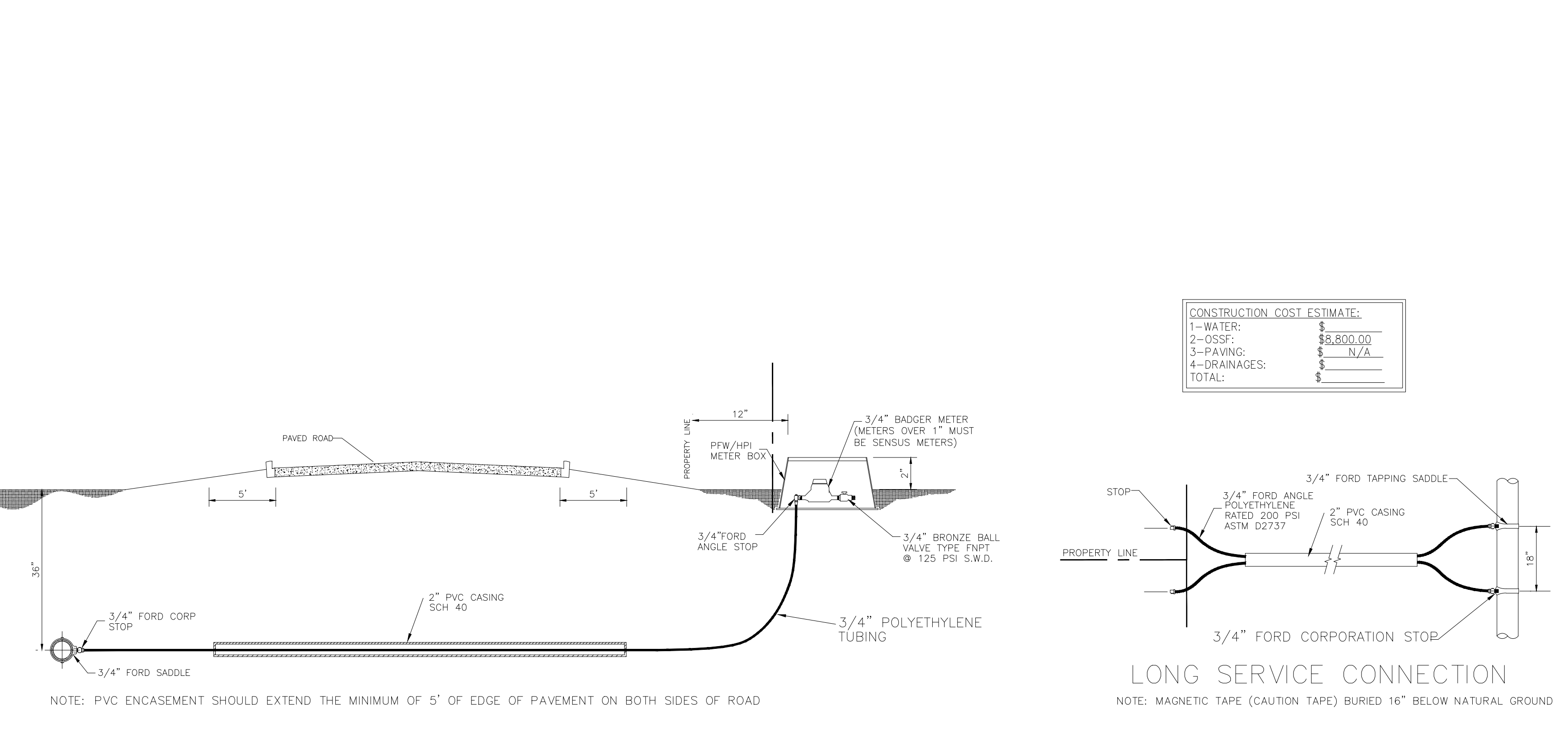
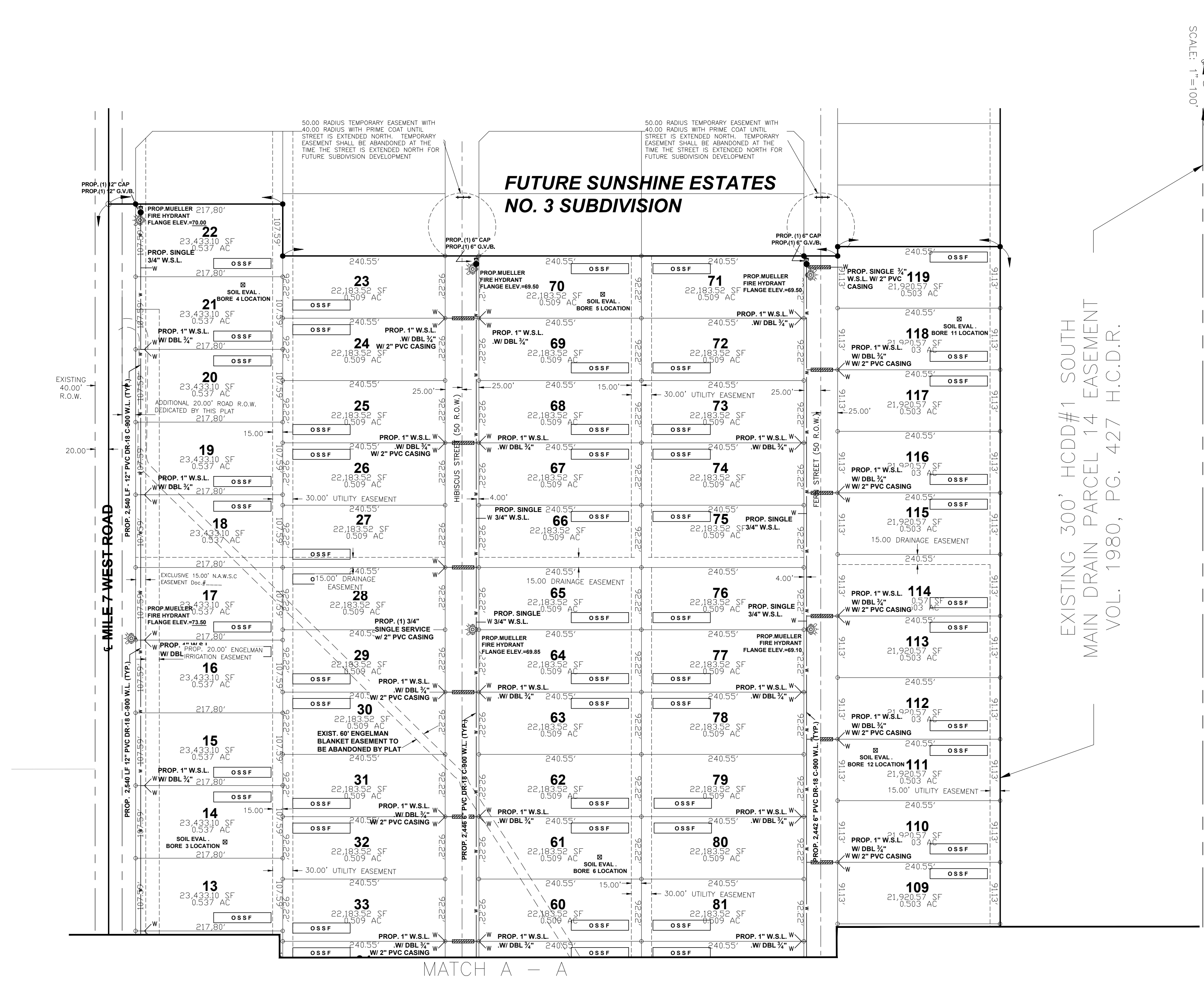
**SUBDIVIDER STATEMENT:**  
 I, GIRASOL DEVELOPMENT GROUP, LLC BY RICHARD W. RUPPERT SUBDIVIDER OF SUNSHINE ESTATES No.2 SUBDIVISION HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE WITH HIDALGO COUNTY HEALTH DEPARTMENT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY AND QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE REQUIRD BY STATE AND COUNTY REGULATIONS.

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

STATE OF TEXAS  
 COUNTY OF HIDALGO  
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GIRASOL DEVELOPMENT GROUP, LLC BY RICHARD W. RUPPERT KNOWN TO ME BY THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSED AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS TIME \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_.



JURISDICTION OF A MUNICIPALITY:  
 SUNSHINE ESTATES No.2 SUBDIVISION IS LOCATED ON THE NORTH EAST CORNER OF MILE 7 WEST ROAD AND MONTE CRISTO ROAD (FM 1925). THIS SUBDIVISION LIES ONLY ON THE RURAL AREA OF THE HIDALGO COUNTY, TEXAS UNDER LOCAL GOVERNMENT CODE 42.02 PRECINCT. NO. 1.



NOTE: PVC ENCASUREMENT SHOULD EXTEND THE MINIMUM OF 5" OF EDGE OF PAVEMENT ON BOTH SIDES OF ROAD

NOTE: MAGNETIC TAPE (CAUTION TAPE) BURIED 16" BELOW NATURAL GROUND

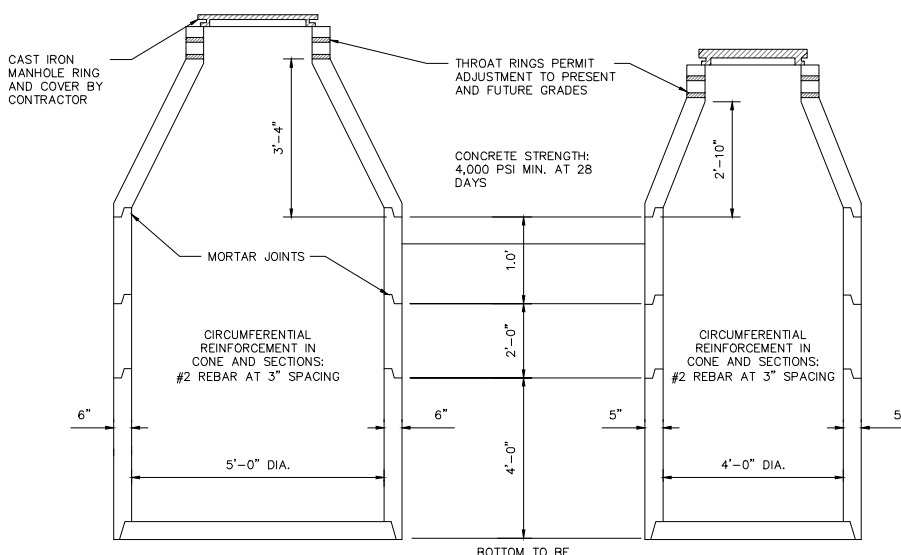
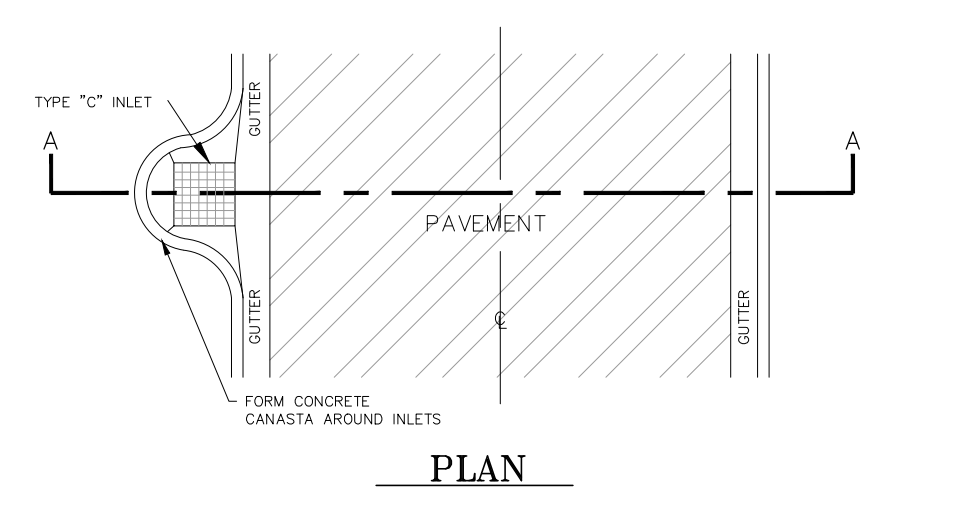
EXISTING 300' HCDD#1 SOUTH MAIN DRAIN PARCEL 14 EASEMENT VOL. 1980, PG. 427 H.C.D.R.

SCALE: 1" = 100'

**CONSTRUCTION COST ESTIMATE:**

1-WATER:	\$8,800.00
2-OSSF:	\$ N/A
3-PAVING:	\$ N/A
4-DRAINAGES:	\$ N/A
TOTAL:	\$ N/A

**TYPICAL ROAD SECTION W/ LOW PROFILE CURB & GUTTER & TYPE "C-C" INLET**

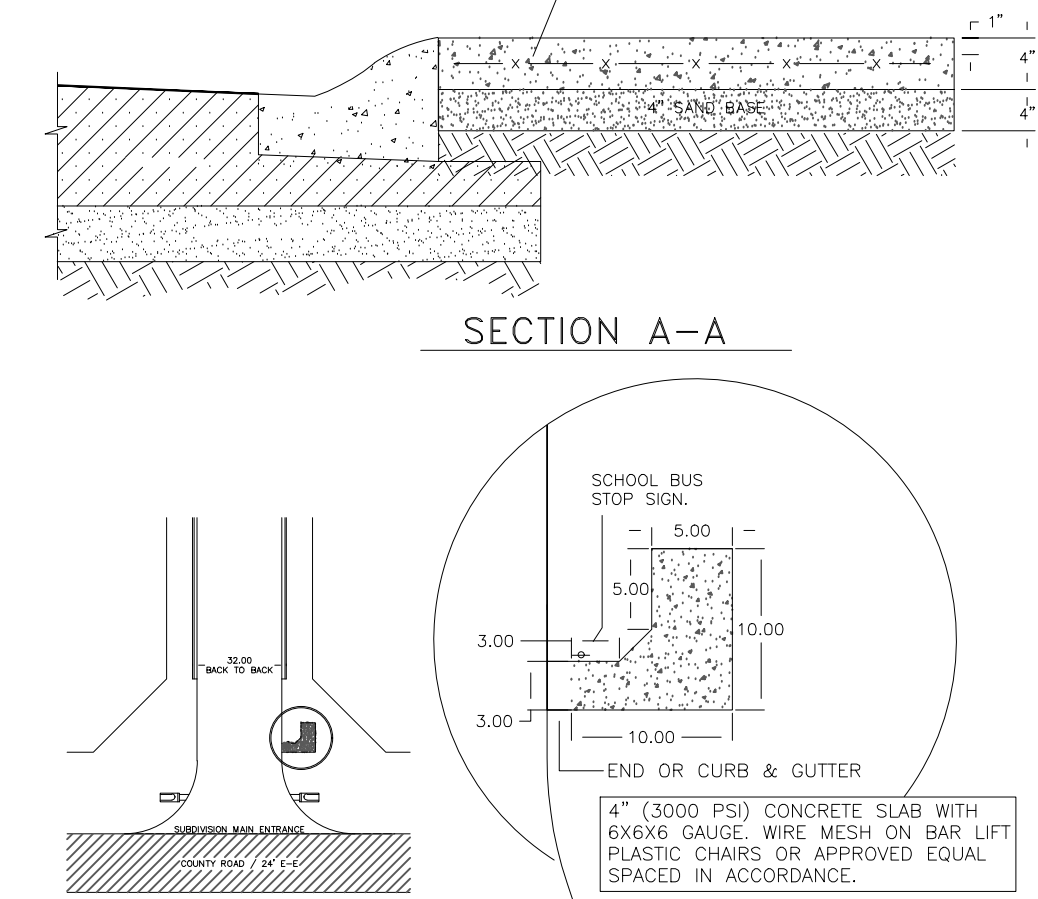


**PRECAST CONCRETE MANHOLE DETAILS**

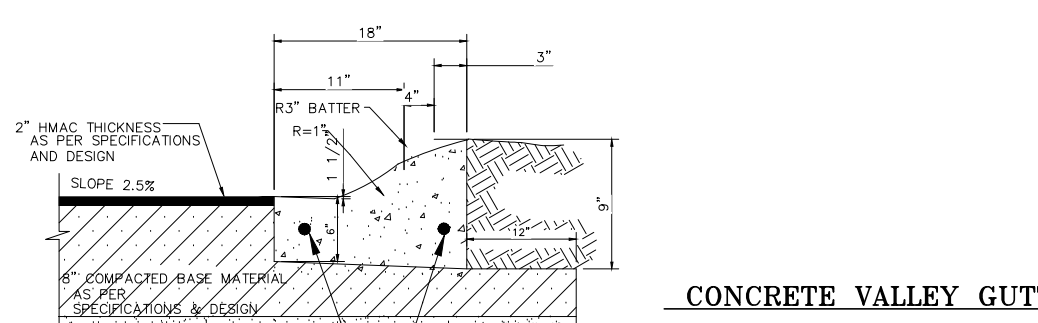
MH = SYMBOL FOR STORM DRAINAGE MANHOLE

HEIGHTS OF 4'-0" DIA. MANHOLE	NO. OF SECTIONS	THROAT RING	NO. OF SECTIONS
4'-0" SECTION	1	1	1
5'-0" SECTION	2	1	2
6'-0" SECTION	3	1	3
7'-0" SECTION	4	1	4
8'-0" SECTION	5	1	5
9'-0" SECTION	6	1	6
10'-0" SECTION	7	1	7
11'-0" SECTION	8	1	8
12'-0" SECTION	9	1	9
13'-0" SECTION	10	1	10
14'-0" SECTION	11	1	11
15'-0" SECTION	12	1	12

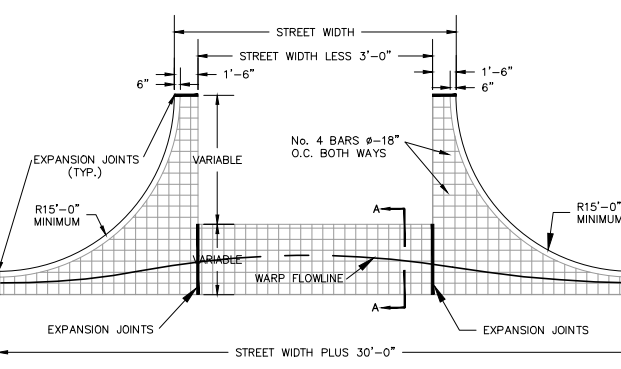
**CONCRETE SCHOOL BUS STOP PICKUP AREA**



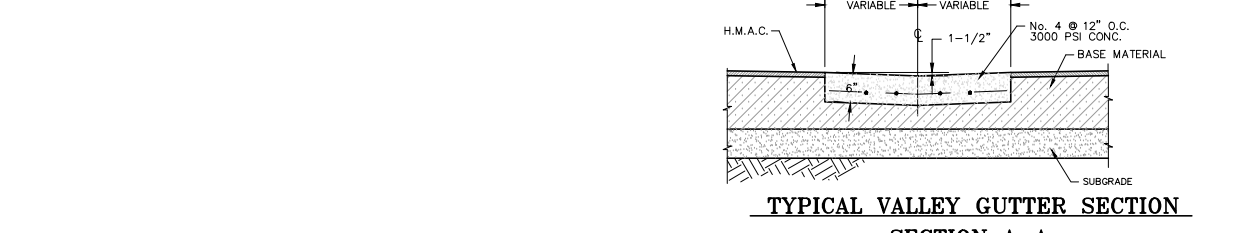
**PLAN VIEW OF SCHOOL BUS STOP PICKUP AREA**



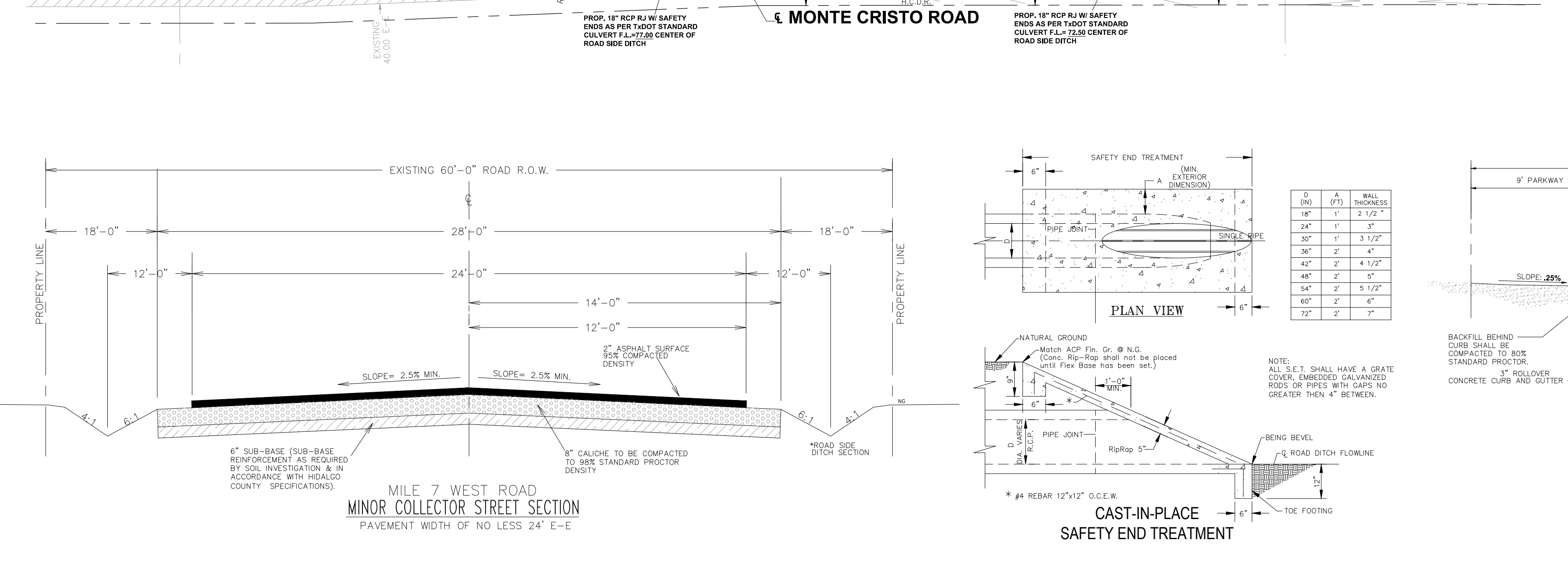
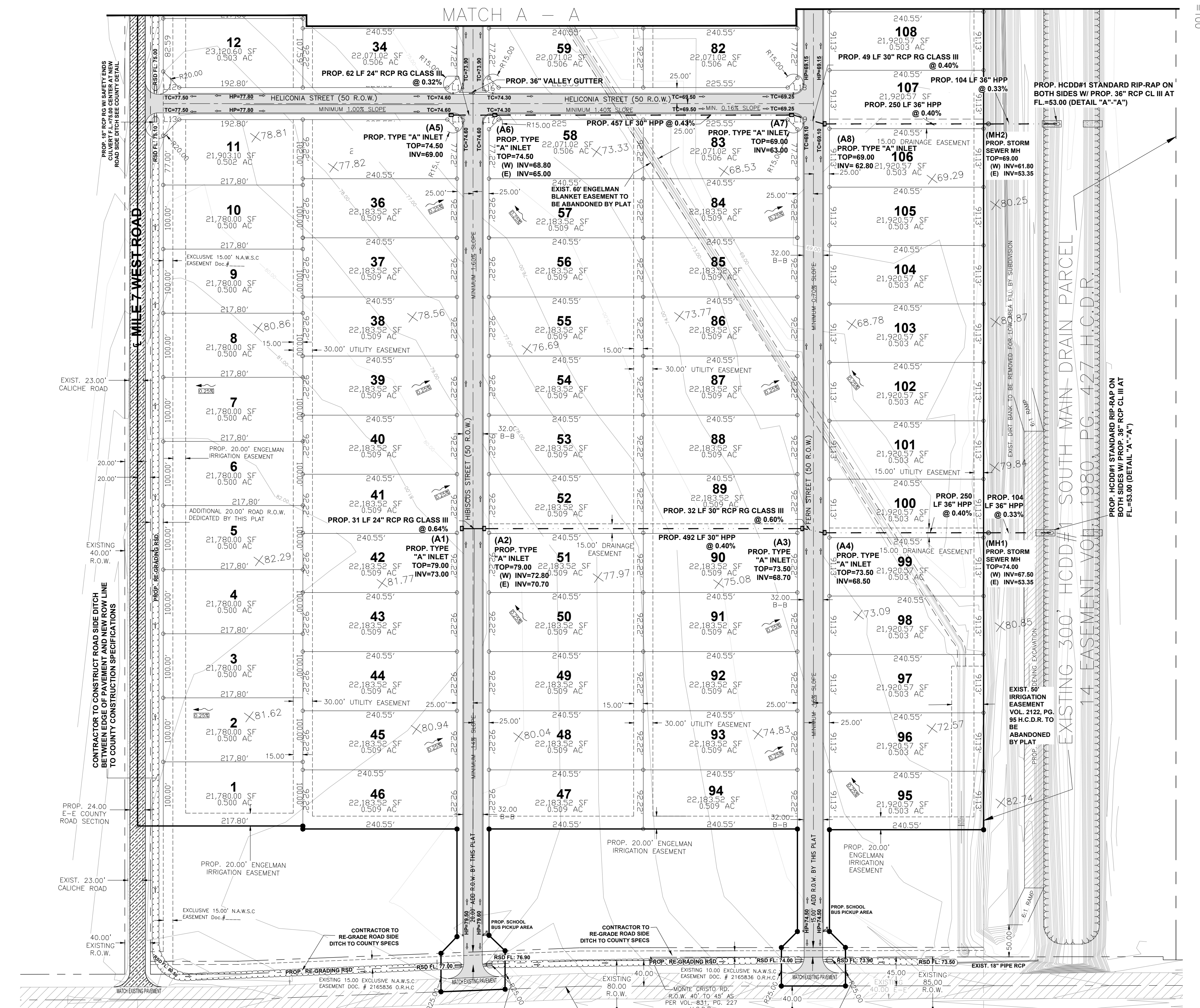
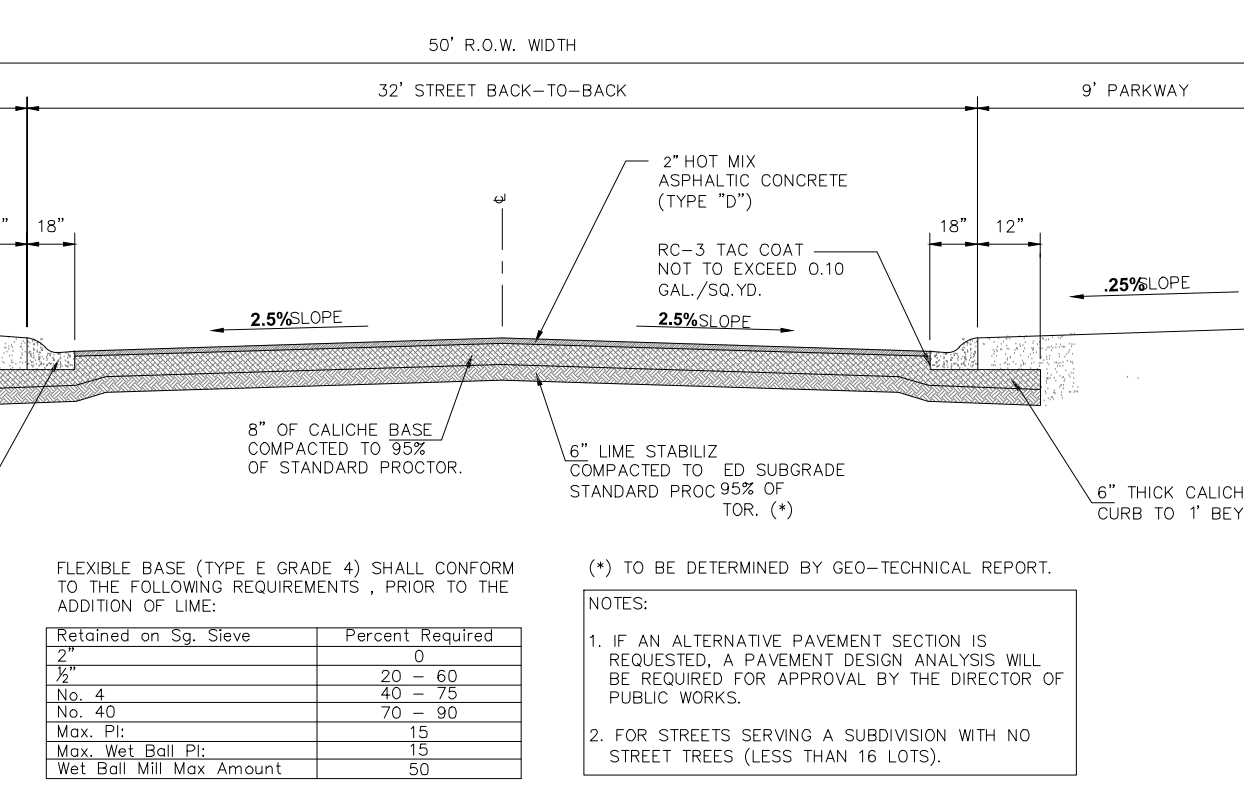
**CONCRETE VALLEY GUTTER DETAIL**



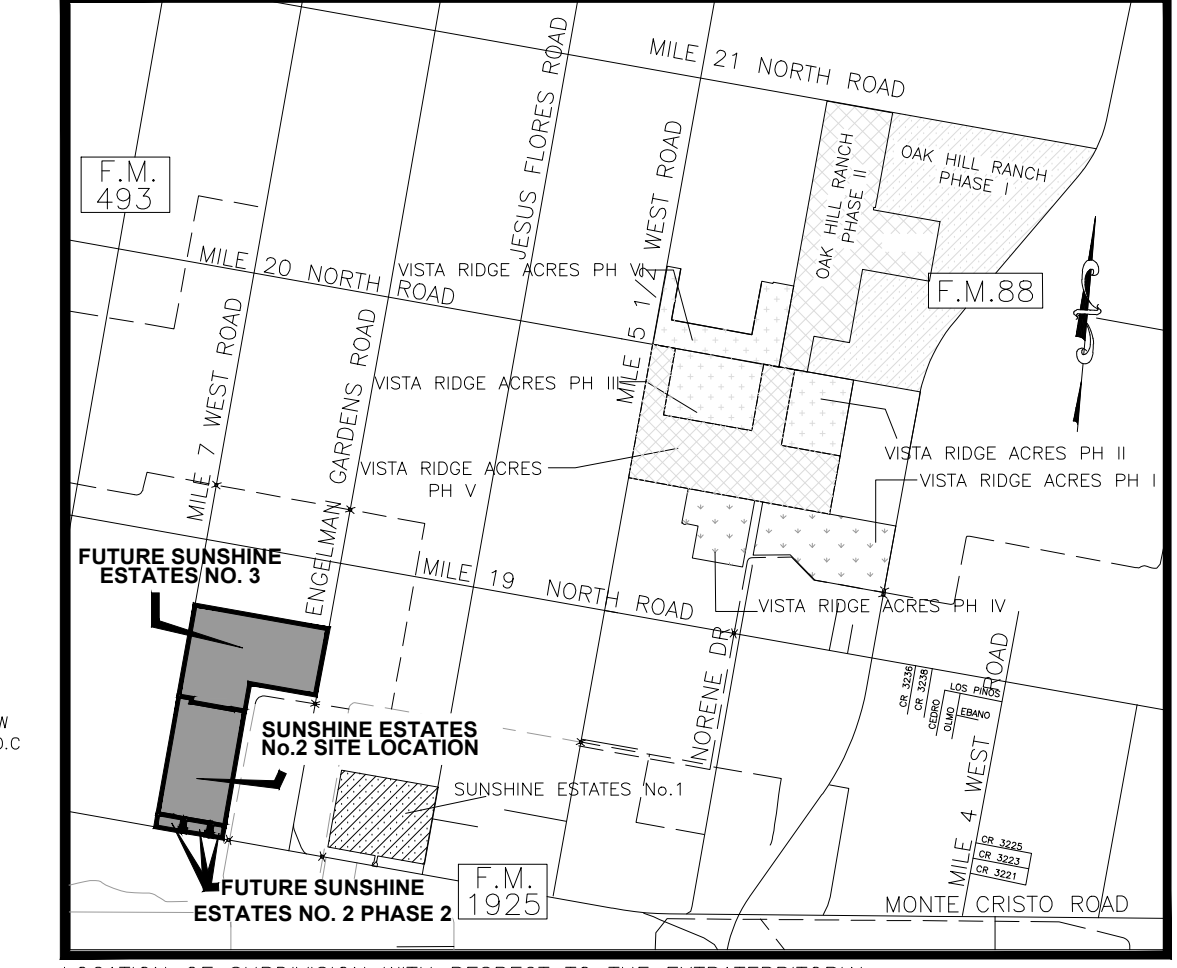
**TYPICAL VALLEY GUTTER SECTION SECTION A-A**



**MINOR RESIDENTIAL STREET SECTION**



**LOCATION MAP**



JURISDICTION OF A MUNICIPALITY: SUNSHINE ESTATES No.2 SUBDIVISION IS LOCATED ON THE NORTH EAST CORNER OF MILE 7 WEST ROAD AND MONTE CRISTO ROAD (FM 1925). THIS SUBDIVISION LIES ONLY ON THE RURAL AREA OF THE HIDALGO COUNTY, TEXAS UNDER LOCAL GOVERNMENT CODE 42-02 PRECINCT. No. 1.

**SUNSHINE ESTATES No.2 SUBDIVISION**

A 69.83-ACRE TRACT OF LAND OUT LOT TWELVE (12) AND LOT THIRTEEN (13), BLOCK NINETY-SIX (96), LAS MESTENAS RANCH PROPERTY OF MISSOURI-TEXAS LAND & IRRIGATION COMPANY, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 1, PAGE 29, DEED RECORDED IN HIDALGO COUNTY, AND ALSO INCLUDED IN TRACT SIX (6) (A 676.65-ACRE TRACT) AS DOCUMENT NO. 1194860, HIDALGO COUNTY, TEXAS. LIEN RECORDED MAY 02, 2003 VIA DOCUMENT NO. 1194860.

**PROPOSED SUBDIVISION PAVING AND DRAINAGE DESIGN**

**SHEET 1 OF 2**

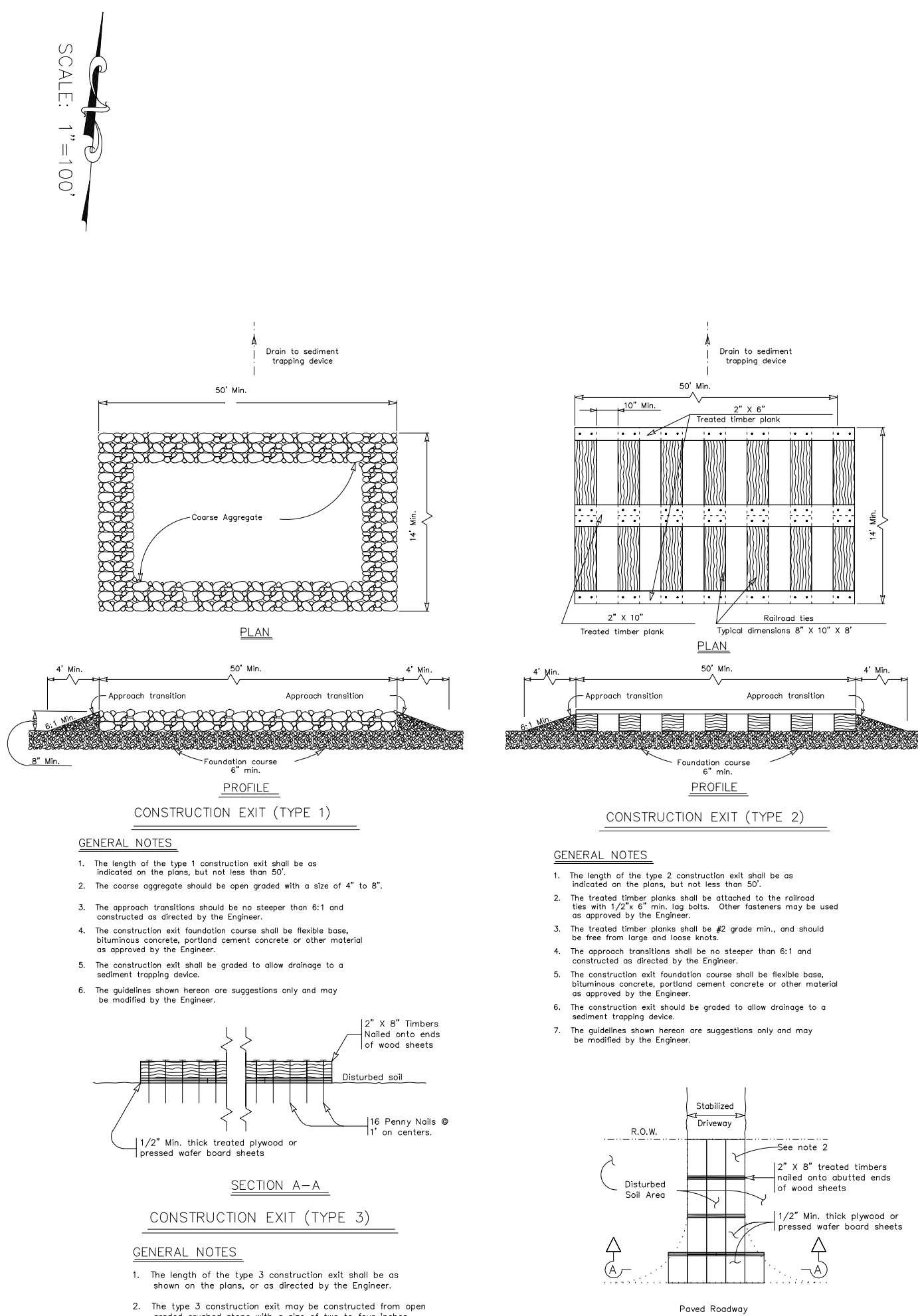
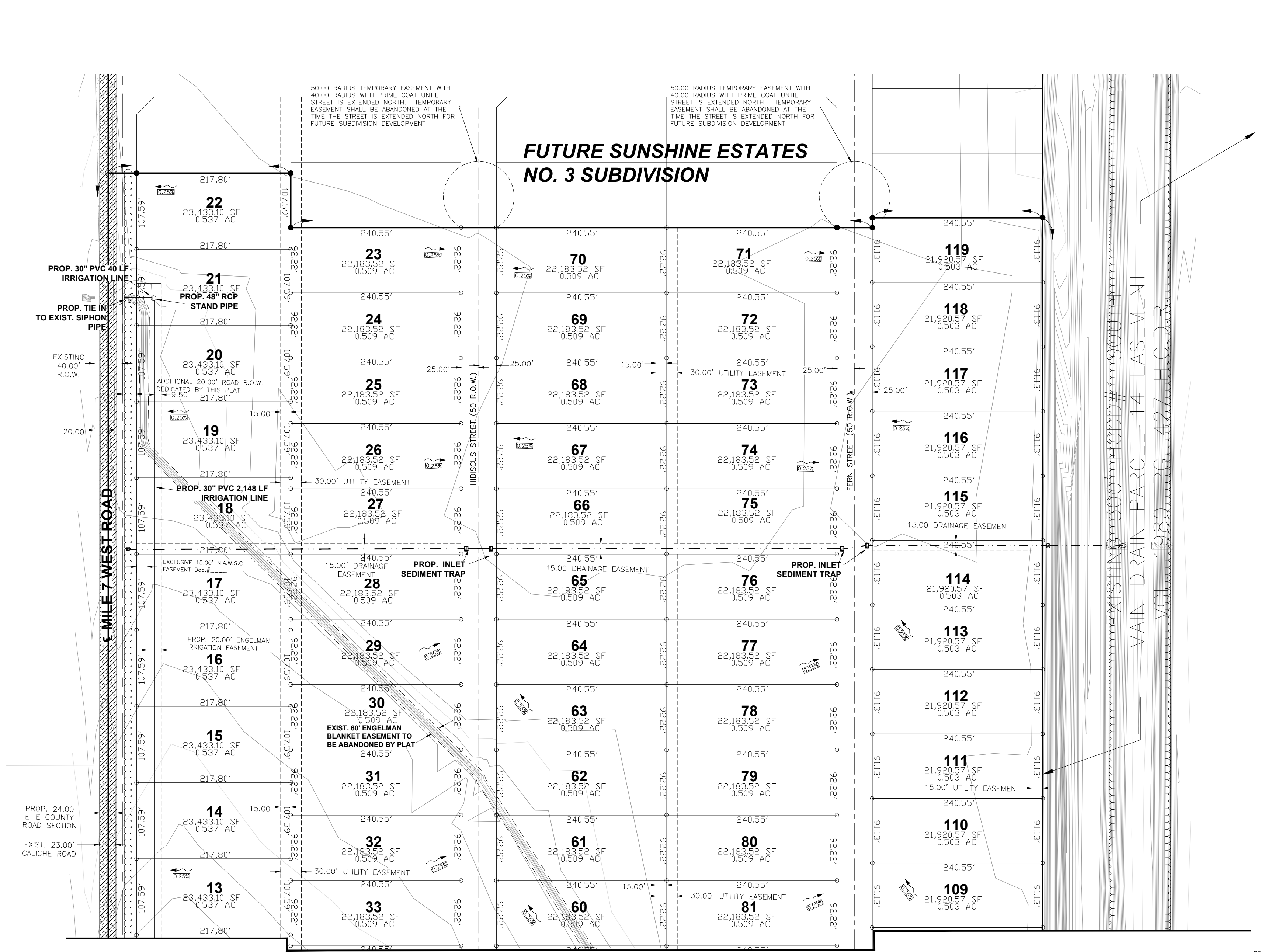
PHONE No. (956) 403-9787  
 Email: szengineeringns@gmail.com

2424 MIMOSA ST. MISSION, TX 78574

**S2 ENGINEERING, PLLC**  
 CIVIL ENGINEERING - CONSTRUCTION MANAGER - TYPICAL - 2285

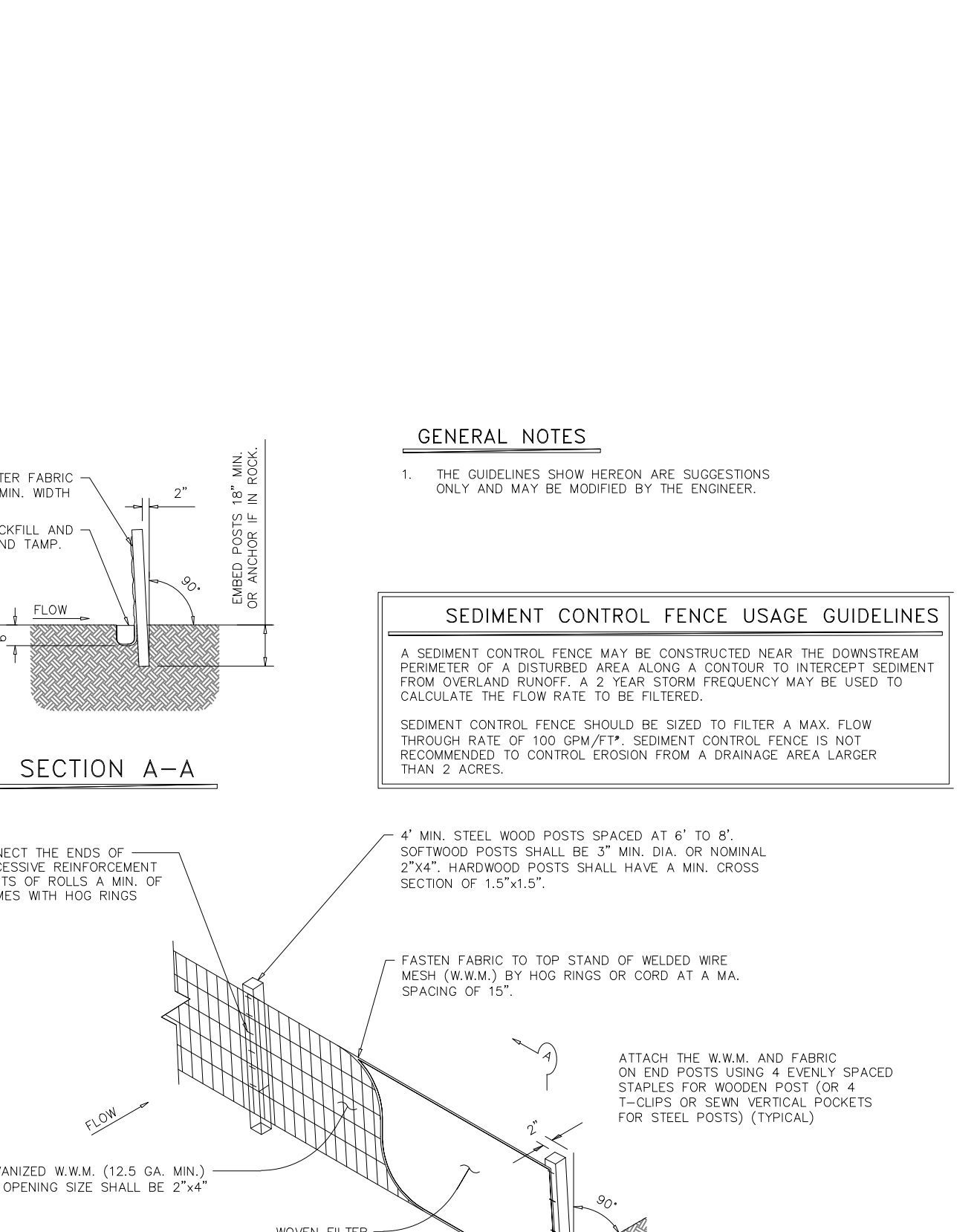
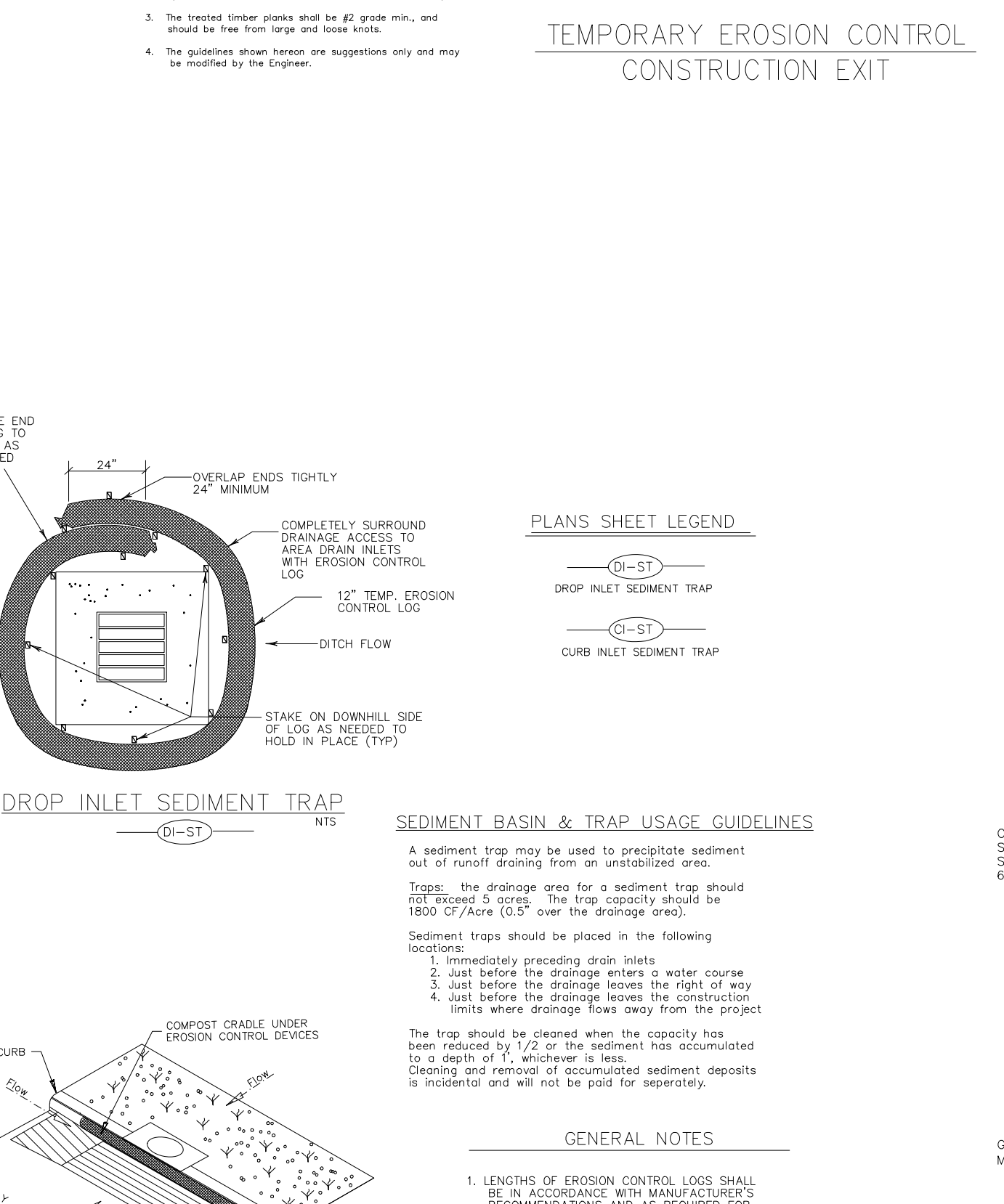
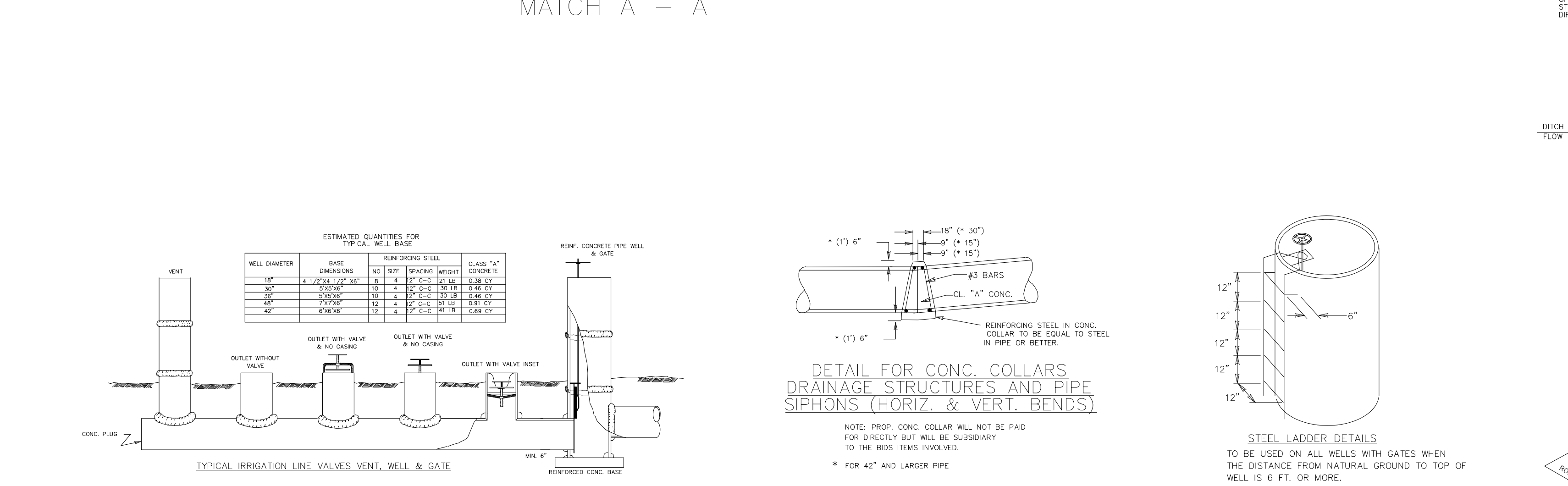






**EROSION GENERAL NOTES:**

- IT IS THE INTENT OF THE INFORMATION PROVIDED ON THIS SHEET TO BE USED AS THE GENERAL GUIDELINES OF THE STORM WATER OF COMPLIANCE WITH FEDERAL REGULATIONS. THE CONTRACTOR SHALL PREPARE THE STORM WATER POLLUTION PREVENTION PLAN AND BE SOLELY RESPONSIBLE FOR ITS IMPLEMENTATION. THE STORM WATER POLLUTION PREVENTION PLAN SHALL MEET THE REQUIREMENTS SET FORTH BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TPDES) GENERAL PERMIT NO. TXR15000 TO DISCHARGE WASTE FROM CONSTRUCTION SITES ISSUED AND EFFECTIVE MARCH 5, 2003.
- THE STORM WATER POLLUTION PLAN SHOULD ADDRESS THREE GOALS: A) DIVERSION OF UPSLOPE WATER AROUND DISTURBED AREAS OF THE SITE; B) LIMITS THE EXPOSURE OF DISTURBED AREAS TO THE SHORTEST DISTANCE POSSIBLE; AND C) REMOVAL OF SEDIMENT FROM STORM WATER BEFORE IT LEAVES THE SITE.
- THE CONTRACTOR SHALL MAKE THE STORM WATER POLLUTION PREVENTION PLAN AVAILABLE, UPON REQUEST, TO (EPA).
- THE CONTRACTOR MUST AMEND PLANS WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE OF THE PLAN, OR WHEN THE EFFECTIVE PLAN PROVES INEFFECTIVE. MODIFICATIONS INCLUDING DESIGN AND ALL ADDITIONAL MATERIALS AND WORK SHALL BE ACCOMPLISHED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE BY THE OWNER.
- STABILIZATION MEASURES ARE TO BE INSPECTED AT A MINIMUM OF ONCE EVERY 14 DAYS AND WITHIN 24 HOURS AFTER ANY STORM EVENT GREATER THAN 0.5 INCHES. REPAIRS AND INADEQUACIES REVEALED BY THE INSPECTION MUST BE IMPLEMENTED WITHIN 7 CALENDAR DAYS FOLLOWING THE INSPECTION.
- AN INSPECTION REPORT THAT SUMMARIZES INSPECTION ACTIVITIES AND IMPLEMENTATION OF THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE RETAINED AND MADE PART OF THE PLAN.
- ALL CONTRACTORS AND SUBCONTRACTORS IDENTIFIED IN THE PLAN MUST CERTIFY AS TO AN UNDERSTANDING OF THE NPDES GENERAL PERMIT BEFORE CONDUCTING ANY ACTIVITY IDENTIFIED IN THE POLLUTION PREVENTION PLAN.
- THE CONTRACTOR SHALL ADOPT APPROPRIATE CONSTRUCTION SITE MANAGEMENT PRACTICES TO PREVENT THE DISCHARGE OF OILS, GREASE, PAINTS, GASOLINE, AND OTHER POLLUTANTS TO STORM WATER. APPROPRIATE PRACTICES CAN INCLUDE: DESIGNATING AREAS FOR EQUIPMENT MAINTENANCE AND REPAIR; REGULAR COLLECTION OF WASTE; CONVENIENTLY LOCATED WASTE RECEPTACLES; AND DESIGNATING AND CONTROLLING EQUIPMENT WASHDOWN.
- THE CONTRACTOR SHALL AMEND OR MODIFY THIS PLAN AS REQUIRED BY CONSTRUCTION MEANS, METHODS AND SEQUENCE. MODIFICATIONS SHALL NOT COMPROMISE THE INTENT OF REQUIREMENTS OF LAW AND THIS PLAN. MODIFICATIONS SHALL NOT BE BASIS FOR ADDITIONAL COST TO THE OWNER.
- AREAS OF CONSTRUCTION ELSEWHERE ON THE JOB SITE SHALL CONFORM TO THE DETAILS SHOWN ON THE PLANS.
- BORROW AREAS, IF EXCAVATED, SHALL BE PROTECTED AND STABILIZED UTILIZING THE PLAN DETAILS. ALL WORK SHALL CONFORM TO GOVERNMENTAL REQUIREMENTS AND BECOME PART OF THE STORM WATER POLLUTION PREVENTION PLAN (SWP3). THE WORK SHALL BE DONE BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
- ALL NON-PAVED AREAS SHALL BE MULCHED AND SEEDED WITH EROSION PROTECTION IMMEDIATELY UPON COMPLETION OF FINAL GRADING. THIS INCLUDES ALL DITCHED AND EMBANKMENTS. THE CONTRACTOR SHALL MAINTAIN FINAL GRADING AND KEEP SEEDED AREAS WATERED UNTIL FULLY ESTABLISHED AND ACCEPTED BY THE OWNER.
- THE CONTRACTOR SHALL CONSTRUCT A STABILIZED CONSTRUCTION EXIT AT ALL TRAFFIC EXIT POINTS PRIOR TO EXITING ONTO ANY PAVED ROADWAY.



**ESTIMATED QUANTITIES FOR TYPICAL WELL BASE**

WELL DIAMETER	BASE DIMENSIONS	REINFORCING STEEL NO. SIZE (SPACING)	CLASS "A" CONCRETE (CY)
18"	11.75" x 11.75"	#4 (18" x 18")	0.38
24"	17.5" x 17.5"	#4 (18" x 18")	0.68
30"	23.25" x 23.25"	#4 (18" x 18")	1.08
36"	29.0" x 29.0"	#4 (18" x 18")	1.48
42"	34.75" x 34.75"	#4 (18" x 18")	1.88
48"	40.5" x 40.5"	#4 (18" x 18")	2.28

**DETAIL FOR CONC. COLLARS DRAINAGE STRUCTURES AND PIPE SIPHONS (HORIZ. & VERT. BENDS)**

NOTE: PROP. CONC. COLLAR WILL NOT BE PAID FOR DIRECTLY BUT WILL BE SUBSIDIARY TO THE BIDS ITEMS INVOLVED.

\* FOR 42" AND LARGER PIPE.

**STEEL LADDER DETAILS**

TO BE USED ON ALL WELLS WITH GATES WHEN THE DISTANCE FROM NATURAL GROUND TO TOP OF WELL IS 6 FT. OR MORE.

**SEDIMENT BASIN & TRAP USAGE GUIDELINES**

A sediment trap may be used to precipitate sediment out of runoff draining from an unsheltered area.

Traps: the drainage area for a sediment trap should not exceed 5 acres. The flow capacity should be 100 CFS/acre (10:5 over the drainage area).

Sediment traps should be placed in the following locations:

- Immediately preceding drain inlets
- Just before the drainage enters a water course
- Just before the drainage leaves the right of way
- Just before the drainage leaves the construction site

The trap should be cleaned when the capacity has been reduced by 1/2 or the sediment has accumulated to a depth of 1, whichever is less. Cleaning and removal of accumulated sediment deposits is incidental and will not be paid for separately.

**GENERAL NOTES**

- LENGTHS OF EROSION CONTROL LOGS SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND AS REQUIRED FOR THE PURPOSE INTENDED. MAXIMUM LENGTH OF LOGS SHALL BE 30' FOR 12" DIAMETER LOGS.
- UNLESS OTHERWISE DIRECTED, USE BIODEGRADABLE OR PHOTODEGRADABLE CONTAINMENT MESH ONLY. WHERE LOGS WILL REMAIN IN PLACE, AS PART OF A VEGETATIVE SYSTEM, FOR TEMPORARY INSTALLATIONS, USE RECYCLABLE CONTAINMENT MESH.
- STAPLE LOGS WITH SUFFICIENT FILTER MATERIAL TO ACHIEVE THE 100 GPM/FT. HOLD SHAPE WITHOUT EXCESSIVE DEFORMATION.
- LOGS SHALL BE 2" X 8" WOOD, 4" LONG, EMBEDDED SUCH THAT 2" PROTRUSION ABOVE LOG.
- COMPOST GRADLE MATERIAL IS INCIDENTAL AND WILL NOT BE PAID FOR SEPARATELY.