



Anthony Uresti,
Director of Planning

HIDALGO COUNTY PLANNING DEPARTMENT

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

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 2-03-2026

PROPOSED SUNSET RANCH SUBDIVISION PRECINCT No. 3.

ENGINEER SOTEX ENGINEERING, LLC. DEVELOPER: GERARDO LOPEZ

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 3 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: N/A

LOCATION DESCRIPTION: WEST SIDE OF WESTERN ROAD APPROXIMATELY 481FT. SOUTH OF MILE 8 ROAD

SUBDIVISION LIES WITHIN THE: RURAL AREA

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 06-27-2025 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PRECIPITATION AND SURFACE RUNOFF WILL DRAIN INTO WESTERN ROADSIDE DITCH.

SEWER SYSTEM: OSSF'S

WATER SERVICE PROVIDER: AGUA SUD LINE SIZE: 8" LOCATION: WESTERN ROAD

STAFF RECOMMENDS: **Preliminary Approval** *subject to comments and future recommendations by planning, Other departments.*

Final Approval *with financial guarantee.*

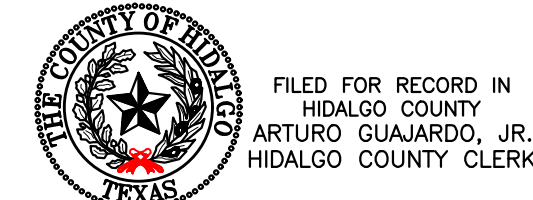
* This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules, Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.

LEGEND

- 1/2" IRON ROD FOUND "CIRF" "IRF"
- 1/2" IRON ROD SET "C.L.S., RPLS #6388"
- MAG NAIL FOUND "MNF" (BM)
- RECORD BEARING & DISTANCE
- RIGHT OF WAY LINE
- EASEMENT LINE
- PROPERTY LINE
- ABANDONED EASEMENT LINE
- ABANDONED PROPERTY LINE
- RIGHT OF WAY
- DEED RECORDS HIDALGO COUNTY TEXAS
- OFFICIAL RECORDS HIDALGO COUNTY TEXAS
- MAP RECORDS HIDALGO COUNTY TEXAS
- EASEMENT
- UTILITY
- CORNER
- POINT OF COMMENCEMENT
- POINT OF BEGINNING
- SOUTHWEST
- VOLUME
- PAGE
- SPECIAL WARRANTY DEED
- RECORD CALL

BEARING BASIS - TEXAS STATE
PLANE COORDINATE SYSTEM
TEXAS SOUTH ZONE 4205
VERTICAL AND HORIZONTAL DATUM
(NAD 83, NAVD 88, GEOID 12B)

SCALE 1" = 100'



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

GENERAL NOTES:

- FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: "X"
COMMUNITY PANEL No. 480334 0290 D, REVISED JUNE 06, 2000.
- SETBACKS
FRONT SETBACK:
50 FEET FOR LOTS 1, 2, AND 3
SIDE SETBACK:
6 FEET OR EASEMENT, WHICHEVER IS GREATER.
REAR SETBACK:
15 FEET OR EASEMENT, WHICHEVER IS GREATER.
- NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. NO COMMERCIAL USE SHALL BE ALLOWED ON LOTS 1, 2 AND 3. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
ALL COORDINATES ARE IN U.S. SURVEY FEET, DISPLAYED IN SURFACE VALUES, STATE PLANE COORDINATES, TEXAS SOUTH ZONE (4205), AND MAY BE CONVERTED TO GRID WITH A ADJUSTMENT FACTOR OF 1.00004.

BM#1: MAG NAIL LOCATED IN THE CENTER OF ASPHALT ROAD (THE NORTHEAST CORNER OF HEREIN PLAT) NORTHING: 166489130.613, EASTING: 1020428.826, ELEVATION: 213.95

BM#2: MAG NAIL LOCATED IN THE CENTER OF ASPHALT ROAD (THE SOUTHEAST CORNER OF HEREIN PLAT) NORTHING: 166488834.183, EASTING: 1020382.519, ELEVATION: 213.30

6. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 16,482 CUBIC FEET, 0.38 ACRE-FEET OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO. 3 FOR STORM SEWER IMPROVEMENTS.)

7. 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.

8. EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.

9. 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.

10. 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 LOT.

- OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY.
- EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
- OSSF SYSTEM SHALL REQUIRED INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
- SOIL ANALYSIS HAS 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 DRAINFIELD SYSTEM.
- APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.

G. A SPECIAL DESIGN IS REQUIRED FOR ALL OSSF SYSTEMS LOCATED WITHIN A DESIGNATED FLOOD ZONE. THE DESIGN SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS: ANCHORING OF SEPTIC TANK(S), BACKFLOW VALVES, SEPTIC TANK COVER SHALL BE ABLE TO SEAL.

11. GERARDO LOPEZ AND EDUARDO LOPEZ, THE OWNERS & SUBDIVIDERS OF SUNSET RANCH 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.

12. 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 THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS ARE BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.

13. THE PURCHASER OF EACH LOT SHALL BE RESPONSIBLE TO INSTALL DRIVEWAY CULVERT REINFORCED CONCRETE PIPE OF NO LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH.

14. ANY ADDITION TO EXISTING RESIDENCE STRUCTURE OR NEW PROPOSED DWELLING ON LOT 2 MUST COMPLY WITH ALL SETBACK RESTRICTIONS RECORDED ON THIS PLAT.

15. 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.

16. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO HIDALGO COUNTY IRRIGATION DISTRICT NO. 16, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.

17. NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM HIDALGO COUNTY IRRIGATION DISTRICT NO. 16.

18. NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.

19. NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM HIDALGO COUNTY IRRIGATION DISTRICT NO. 16. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.

SHEET 1 OF 3

LOCATION MAP 1" = 1,000'

SUNSET RANCH SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT 3 IN THE NORTHWEST SIDE OF HIDALGO COUNTY. THE PROPERTY IS LOCATED APPROXIMATELY 481FT SOUTH OF MILE 8 ROAD ALONG WESTERN ROAD. THE NEAREST MUNICIPALITY IS THE CITY OF ALTON (POP. 19,673). SUNSET RANCH LIES APPROXIMATELY 3.54 MILES FROM THE CITY LIMITS OF ALTON AND 0.23 MILES FROM THE CITY OF MCALLEN (POP. 142,210) 5 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 212.001.

INDEX OF SHEETS

SHEET 1 OF 3
LOCATION MAP, PRINCIPAL CONTACTS, PLAT WITH LOTS 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 CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. CERTIFICATION, IRRIGATION DISTRICT CERTIFICATE OF APPROVAL.
SHEET 2 OF 3
WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTEWATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER CERTIFICATE AND STATEMENT.
SHEET 3 OF 3
DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION.

METES AND BOUNDS

BEING 9.999 ACRES OF LAND OUT OF LOT 19, BLOCK 18, TEXAS GARDENS SUBDIVISION, RECORDED IN VOLUME 8, PAGE 57, MAP RECORDS HIDALGO COUNTY, TEXAS, SAME BEING DESCRIBED IN A GENERAL WARRANTY DEED DATED APRIL 11, 2023, CONVEYED TO GERARDO LOPEZ AND EDUARDO LOPEZ, RECORDED IN DOCUMENT NO. 3438885, OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS, SAID 9.999 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A MAG NAIL FOUND, THE NORTHEAST CORNER OF THE SAID LOT 19, BLOCK 18, SAME BEING A POINT ON THE CENTERLINE OF WESTERN ROAD; SAME BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE, S08°52'43"W, ALONG THE EAST LINE OF THE SAID LOT 19, BLOCK 18, SAME BEING ALONG THE CENTER LINE OF WESTERN ROAD, A DISTANCE OF 300.02 FEET TO A MAG NAIL FOUND, THE SOUTHEAST CORNER OF THE SAID LOT 19, BLOCK 18, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N81°06'05"W, ALONG THE SOUTH LINE OF THE SAID LOT 19, BLOCK 18, A DISTANCE OF 1452.00 FEET TO A 1/2 INCH IRON ROD WITH CAP FOUND, THE SOUTHWEST CORNER OF THE SAID LOT 19, BLOCK 18, SAME BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N08°52'43"E, ALONG THE WEST LINE OF THE SAID LOT 19, BLOCK 18, A DISTANCE OF 299.94 FEET TO A 1/2 INCH IRON ROD WITH CAP FOUND, THE NORTHWEST CORNER OF THE SAID LOT 19, BLOCK 18, SAME BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S81°06'18"E, ALONG THE NORTH LINE OF THE SAID LOT 19, BLOCK 18, A DISTANCE OF 1452.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 9.999 ACRES OF LAND, MORE OR LESS.

PLAT OF SUNSET RANCH SUBDIVISION

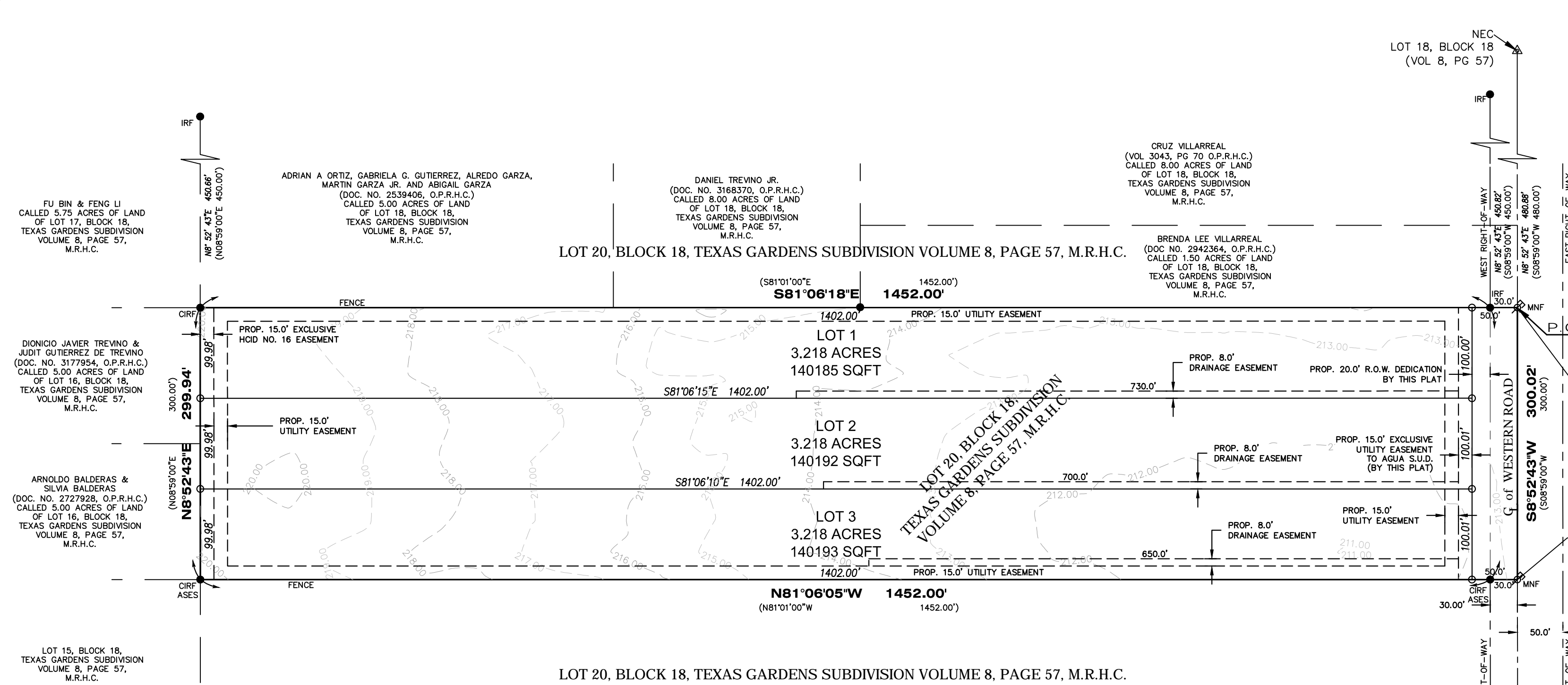
BEING 9.999 ACRES OF LAND OUT OF LOT 19, BLOCK 18, TEXAS GARDENS SUBDIVISION, RECORDED IN VOLUME 8, PAGE 57, MAP RECORDS HIDALGO COUNTY, TEXAS



538 S. TEXAS BLVD. SUITE 7
WESLACO, TEXAS 78596
(956) 472-0917
WWW.SOTEXENGINEERING.COM

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE
GERARDO LOPEZ	2114 ROMAN STREET	MISSION, TEXAS 78573	(956) 458-3013
EDUARDO LOPEZ	2114 ROMAN STREET	MISSION, TEXAS 78573	(956) 458-3013
ISRAEL GAONA, P.E., CFM	538 S. TEXAS BLVD SUITE 7	WESLACO, TEXAS 78596	(956) 472-0917
MANUEL CARRIZALES, R.P.L.S.	4807 GONDOLA AVE.	EDINBURG, TEXAS 78542	(512) 470-1489



STATE OF TEXAS
COUNTY HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:

I/WE, GERARDO LOPEZ AND EDUARDO LOPEZ, OWNER(S) OF THE SUNSET RANCH SUBDIVISION, A TRACT OF LAND CONTAINING 9.999 ACRES OF LAND MORE OR LESS, DEDICATE TO THE PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 AND THAT:

- 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 THE STATE STANDARDS.
- ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.
- 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.

GERARDO LOPEZ
2114 ROMAN ST
MISSION, TX 78573

EDUARDO LOPEZ
2114 ROMAN ST
MISSION, TX 78573

STATE OF TEXAS
COUNTY HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GERARDO LOPEZ, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN STATED.

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

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED EDUARDO LOPEZ, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN STATED.

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

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY HIDALGO

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SUNSET RANCH SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT

DATED THIS _____ DAY OF _____, 2025

HIDALGO COUNTY JUDGE _____ DATE _____

ATTEST: _____ DATE _____
HIDALGO COUNTY CLERK

HIDALGO COUNTY IRRIGATION DISTRICT NO. 16

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 16 ON THIS THE _____ DAY OF _____, 2025.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT NO. 16 RIGHT OF WAYS OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER SHOWN OR NOT.

PRESIDENT

ATTEST: SECRETARY

APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT No. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 49.21(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

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

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I, UNDERSIGNED CERTIFY THAT THIS PLAT OF SUNSET RANCH SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT

DATED THIS _____ DAY OF _____, 2025

ENVIRONMENTAL HEALTH DIVISION MANAGER

THIS PLAT OF SUNSET RANCH SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSION, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, 2025

CHAIRMAN

AGUA SPECIAL UTILITY DISTRICT

I, ROBERTO SALINAS, HEREBY CERTIFY THAT THE AGUA SPECIAL UTILITY DISTRICT HAS APPROVED THE POTABLE WATER SUPPLY FOR THE SUNSET RANCH SUBDIVISION, HIDALGO COUNTY, TEXAS. THE AGUA SPECIAL UTILITY DISTRICT IS THE HOLDER OF THE CERTIFICATE OF CONVENIENCE AND NECESSITY (CON) ISSUED BY THE STATE OF TEXAS TO FURNISH POTABLE WATER TO AN AREA IN HIDALGO COUNTY, TEXAS THAT INCLUDES THIS SUBDIVISION AND IS THEREFORE OBLIGATED TO SERVE THIS SUBDIVISION WITH POTABLE WATER TO THE EXTENT REQUIRED BY THE LAWS OF THE STATE OF TEXAS. THE AGUA SPECIAL UTILITY DISTRICT AGREES THAT IT WILL PROVIDE WATER TO THIS SUBDIVISION AT THE TIME WHEN ALL OF THE INFRASTRUCTURE REQUIREMENTS FOR THE SUBDIVISION ARE MET. WATER METERS ARE IMMEDIATELY AVAILABLE FOR THIS PURPOSE UPON COMPLETION OF THE WATER FACILITIES SHOWN ON THE PLAT OF THE SUBDIVISION.

ROBERTO SALINAS, P.E.
GENERAL MANAGER
AGUA SPECIAL UTILITY DISTRICT

STATE OF TEXAS
COUNTY OF HIDALGO
CERTIFICATION OF SURVEYOR

I, MANUEL CARRIZALES, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OR OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF EDINBURG, TEXAS.

DATED THIS THE _____ DAY OF _____, 2025.

FOR PRELIMINARY REVIEW ONLY

MANUEL CARRIZALES, R.P.L.S. No. 6388



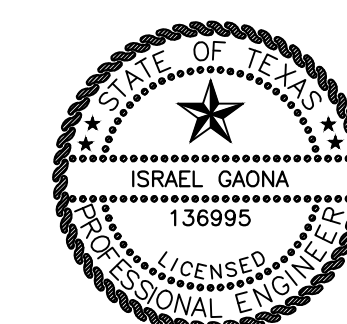
STATE OF TEXAS
COUNTY OF HIDALGO
CERTIFICATION OF ENGINEER

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

DATED THIS THE _____ DAY OF _____, 2025.

FOR PRELIMINARY REVIEW ONLY

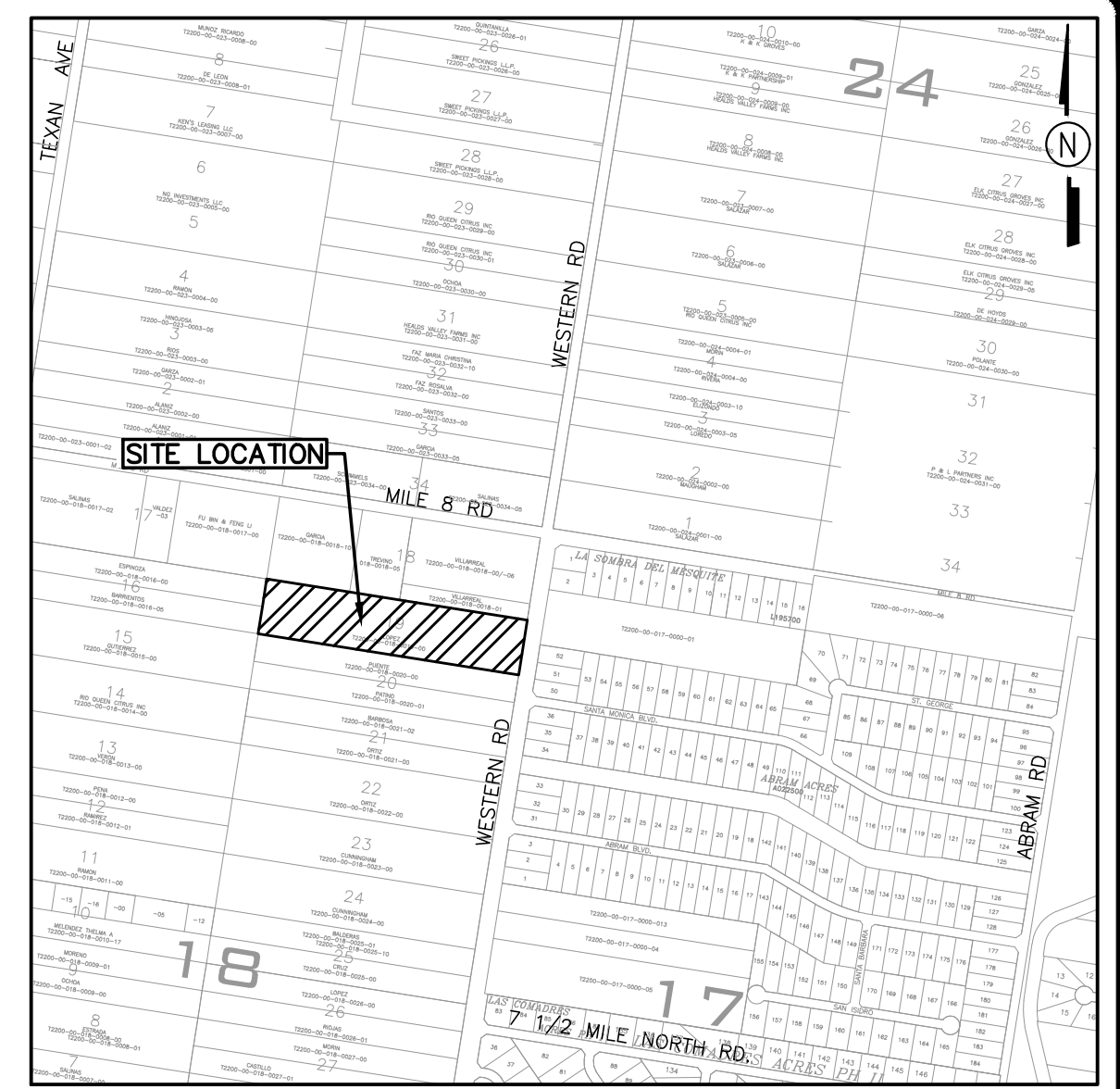
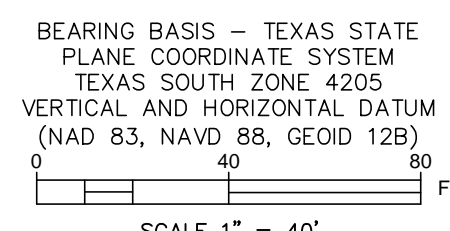
ISRAEL GAONA, PROFESSIONAL ENGINEER No. 136995
STATE OF TEXAS



PREPARATION DATE: FEBRUARY 2025
1ST SUBMITTAL DATE: MARCH 2025
2ND SUBMITTAL DATE: SEPTEMBER 2025

LEGEND

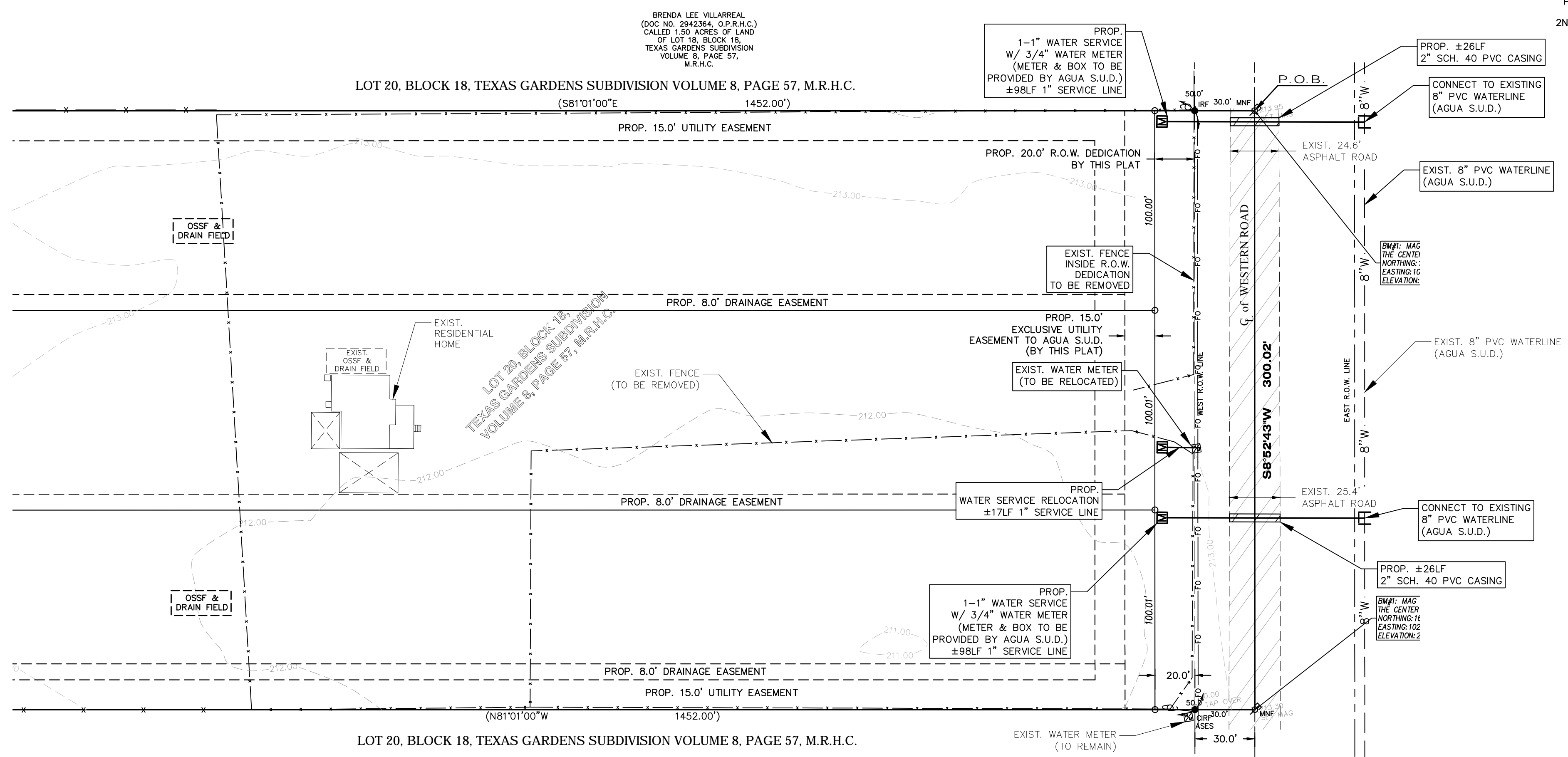
- 1/2" IRON ROD FOUND "CIRF" "IRF"
- 1/2" IRON ROD SET "C.L.S. RPLS #6388"
- ⊕ MAG NAIL FOUND "MNT" (BM)
- (S0°00'00"W 0.0')
- RIGHT OF WAY LINE
- - - EASEMENT LINE
- - - PROPERTY LINE
- - - ABANDONED EASEMENT LINE
- - - ABANDONED PROPERTY LINE
- RIGHT OF WAY
- D.R.H.C.T. DEED RECORDS HIDALGO COUNTY TEXAS
- O.R.H.C.T. OFFICIAL RECORDS HIDALGO COUNTY TEXAS
- M.R.H.C.T. MAP RECORDS HIDALGO COUNTY TEXAS
- ESMT. EASEMENT
- UTIL. UTILITY
- CNR. CORNER
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- S.W. SOUTHWEST
- VOL. VOLUME
- PG. PAGE
- SWD. SPECIAL WARRANTY DEED
- () RECORD CALL



SHEET 2 OF 3

SUNSET RANCH SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT 3 IN THE NORTHWEST SIDE OF HIDALGO COUNTY CONSIDERED AS A RURAL SUBDIVISION. THE PROPERTY IS LOCATED APPROXIMATELY 481FT SOUTH OF MILE 8 ROAD ALONG WESTERN ROAD. THE NEAREST MUNICIPALITY IS THE CITY OF ALTON (POP. 19,873). SUNSET RANCH LIES APPROXIMATELY 3.54 MILES FROM THE CITY LIMITS OF ALTON AND 0.23 MILES FROM THE CITY OF McALLEN (POP. 142,210) 5 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 212.001.

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SHEET 2 OF 3 WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION) INCLUDING DESCRIPTION OF WATER AND WASTEWATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER CERTIFICATE AND STATEMENT.
SHEET 3 OF 3 DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION.



UTILITY IMPROVEMENTS

SCALE: 1" = 40'

FINAL ENGINEERING REPORT FOR SUNSET RANCH SUBDIVISION

INFORME FINAL DE INGENIERIA PARA LA SUBDIVISION SUNSET RANCH

WATER SUPPLY: DESCRIPTION, COSTS AND START DATES
SUNSET RANCH SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY AGUA SPECIAL UTILITY DISTRICT. THE SUBDIVIDER AND AGUA SPECIAL UTILITY DISTRICT HAVE ENTERED INTO A CONTRACT IN WHICH AGUA SPECIAL UTILITY DISTRICT HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND AGUA SPECIAL UTILITY DISTRICT HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THE SUBDIVISION.

PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHAS DE INICIO
LA SUBDIVISION SUNSET RANCH SUBDIVISION RECIBIRA SU PROVISION DE AGUA DE AGUA SPECIAL UTILITY DISTRICT (AGUA S.U.D.). EL DUEÑO DE LA SUBDIVISION Y AGUA S.U.D. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 AÑOS. AGUA S.U.D. HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

AGUA SPECIAL UTILITY DISTRICT HAS AN EXISTING 8 INCH DIAMETER WATER LINE RUNNING ALONG THE EAST R.O.W. OF WESTERN ROAD. THE SERVICE FOR SUNSET RANCH SUBDIVISION WILL CONSIST OF TWO 1" DIAMETER SERVICE LINES TO SERVICE TWO 3/4" WATER METERS. AN EXISTING SERVICE AND METER ARE LOCATED IN LOT 2. THE 1" SERVICE LINES AND THE METER BOXES HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$XXX.XX, OR \$XXX.XX PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID AGUA S.U.D. THE SUM OF \$10,334.00, WHICH COVERS THE \$5,167.00 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 AGUA S.U.D. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY AGUA S.U.D. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

EL SISTEMA DE PROVISION DE AGUA PARA LA SUBDIVISION SUNSET RANCH CONSISTE DE UN CONDUCTO DE AGUA DE 8 PULGADAS DE DIAMETRO QUE PASA POR EL LADO ESTE DEL DERECHO DE VIA (RIGHT OF WAY) DE LA CARRETERA WESTERN ROAD. EL SISTEMA DE PROVISION DE AGUA DE LA SUBDIVISION SUNSET RANCH CONSISTE EN DOS LINEAS DE 1 PULGADA DE DIAMETRO DE SERVICIO SENCILLO CUAL TERMINA EN LA CAJA DE MEDIDOR Y DOS MEDIDORES DE 3/4 PULGADAS. UN SERVICIO EXISTENTE Y UN MEDIDOR ESTAN UBICADOS EN EL LOTE 2. LOS CONDUCTOS DE AGUA DE 1 PULGADA DE DIAMETRO Y LOS MEDIDORES DE 3/4 PULGADAS YA SE HAN INSTALADO A UN COSTO TOTAL DE \$57,870.00 O \$890.31 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA AGUA S.U.D. \$10,334.00, QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE, \$5,167.00. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION. CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPANIA AGUA S.U.D. LO INSTALARA SIN ALGUN GASTO AL DUEÑO. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

SEWAGE FACILITIES: DESCRIPTION, COSTS AND START DATES
SEWAGE FROM SUNSET RANCH SUBDIVISION WILL BE TREATED BY AN INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. THE UNDERSIGNED PROFESSIONAL ENGINEER 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. THE LOTS HAS ADEQUATE AREA FOR A REPLACEMENTS DRAIN FIELD.

DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO
SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR. ESTA FOSA SETICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. EL INGENIERO AUTOR DE ESTE DOCUMENTO 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. UNA FOSA SEPTICA Y CAMPO DE DRENAJE EXISTE EN EL SOLAR NUMERO 2.

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A FINE SANDY LOAM SOIL AND A SANDY CLAY LOAM SOIL FOR THE AREA. THE SUBDIVISION DRAINS WELL WITH SLOPES BETWEEN 0 TO 3 PERCENT.

CADA LOTE EN LA SUBDIVISION MIDE MINIMO DE MEDIO ACRE. EL LIBRO DE ESTUDIO DE SUELOS DEL SERVICIO DE CONSERVACION DE RECURSOS NATURALES INDICO QUE LA ZONA TENIA UN SUELO FRANCO ARENOSO FINO Y UN SUELO FRANCO ARCILLOSO ARENOSO. LA SUBDIVISION TIENE BUEN DRENAJE, CON PENDIENTES DE ENTRE EL 0 Y EL 3 POR CIENTO.

THE ESTIMATED COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$1,500.00 INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ONE OSSF IS CURRENTLY OPERATIONAL AS PART OF LOT 2 FOR THE EXISTING RESIDENCE. NO OTHER OSSF'S HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL. WITH THE FILING OF THIS FINAL PLAT, THE SUBDIVIDER IS PROVIDING ADEQUATE FINANCIAL GUARANTEES OF PERFORMANCE IN THE FORM OF A CASHIERS CHECK REPRESENTING A "CASH DEPOSIT" TO BE HELD BY THE COUNTY OF HIDALGO IN ESCROW IN THE AMOUNT OF \$3,000.00, WHICH IS THE ESTIMATED TOTAL COST TO INSTALL A SEPTIC TANK SYSTEM ON EACH LOT. THE SUBDIVIDER WILL INCLUDE THE COST OF A SEPTIC TANK SYSTEM IN THE SALE PRICE OF THE LOT.

EL COSTO ESTIMADO PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON \$1,500.00 DOLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS NINGUNA FOSA SEPTICA HA SIDO INSTALADA EN EL PROCESO DE LA APROBACION FINAL.

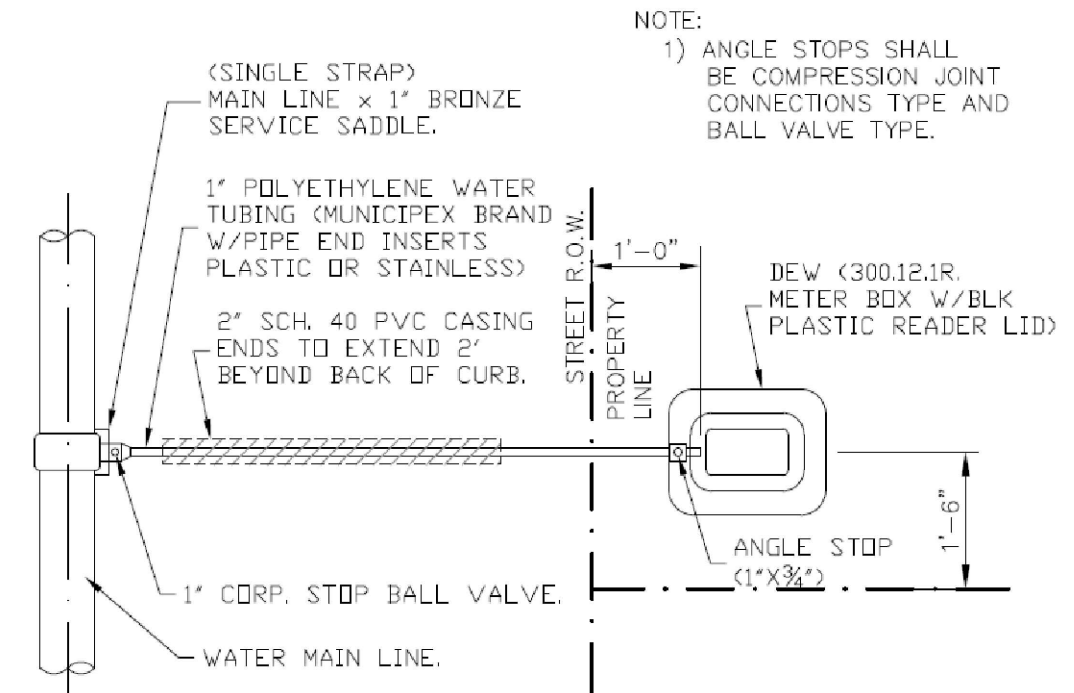
AT ANY TIME AFTER THE LOT IS SOLD, THE PURCHASER MAY INITIATE INSTALLATION OF AN OSSF SYSTEM BY WRITING OR CALLING THE SUBDIVIDER. SUBDIVIDER SHALL BE RESPONSIBLE TO FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AN APPLICATION FOR A PERMIT TO INSTALL AN OSSF. THE OSSF SYSTEM SHALL BE INSTALLED ON THE LOT PRIOR TO THE COUNTY ISSUING A FINAL LIGHT AND WATER CLEARANCE.

CON EL ARCHIVAMIENTO DEL PLAN FINAL, EL DUEÑO DE LA SUBDIVISION PROPORCIONARA UNA GARANTIA FINANCIERA ADECUADA CON DESEMPEÑO EN FORMA DE UN (CHEQUE DE CAJEROS O CHEQUE PERSONAL) REPRESENTANDO UN "DEPOSITO EN EFECTIVO" OBTENIDO POR EL CONDADO DE HIDALGO EN LA CANTIDAD DE \$3,000.00, QUE ES EL COSTO TOTAL ESTIMADO PARA INSTALAR UN SISTEMA DE FOSA SEPTICAS EN CADA TERRENO. EL DUEÑO DE LA SUBDIVISION INCLUIRA EL COSTO DE UN SISTEMA DE FOSA SEPTICAS EN EL PRECIO DE VENTA DEL TERRENO.

CERTIFICATION:
BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE ESTIMATED 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 \$1,500.00 WHICH EQUALS TO \$1,500.00 PER LOT.
SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATE TO COST \$1,500.00 PER LOT (ALL INCLUSIVE), OR A TOTAL OF \$3,000.00 FOR THE ENTIRE SUBDIVISION.

EN CUALQUIER MOMENTO DESPUES DE QUE EL TERRENO SEA VENDIDO, EL COMPRADOR PUEDE INICIAR LA INSTALACION DE UN SISTEMA SEPTICO ESCRIBIENDO O LLAMANDO AL DUEÑO DE LA SUBDIVISION Y ENTONCES ARCHIVANDO EN EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO UNA APLICACION PARA UN PERMISO DE CONSTRUIR PARA UN SISTEMA SEPTICA. LAS FOSAS SEPTICAS DEBEN DE ESTAR INSTALADAS ANTES QUE EL CONDADO DE HIDALGO PUEDA APROBAR LA AUTORIZACION DE LUZ Y AGUA.

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 (CÓDIGO 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 DE AGUA QUE COSTARA UN TOTAL DE \$3,000.00 O \$1,500.00 POR LOTE.
DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$1,500.00 A UN COSTO TOTAL DE \$3,000.00 TODA LA SUBDIVISION.



RESIDENTIAL SINGLE WATER SERVICE CONNECTION

SUBDIVIDER CERTIFICATION:
1.-BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a)WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS 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 GERARDO & EDUARDO LOPEZ, SUBDIVIDERS OF SUNSET RANCH 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 REQUIRED BY STATE AND COUNTY REGULATIONS.

GERARDO LOPEZ OWNER 2114 ROMAN STREET MISSION, TEXAS 78573	DATE	EDUARDO LOPEZ OWNER 2114 ROMAN STREET MISSION, TEXAS 78573	DATE
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STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GERARDO LOPEZ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN STATED.

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

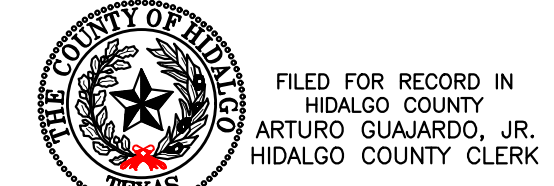
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED EDUARDO LOPEZ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN STATED.

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

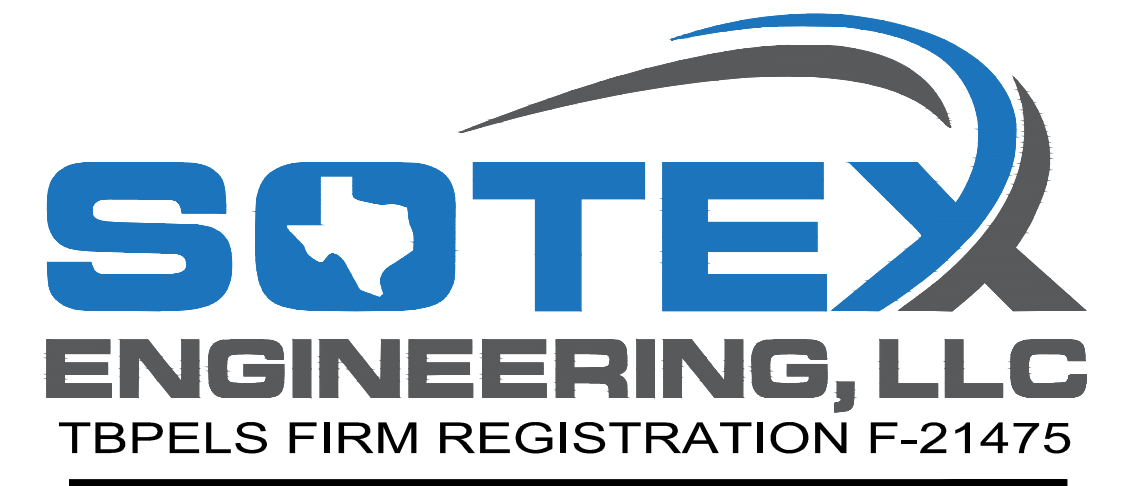
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:



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

**UTILITY PLAN FOR
SUNSET RANCH
SUBDIVISION**

BEING 9.999 ACRES OF LAND OUT OF LOT 19, BLOCK 18, TEXAS GARDENS SUBDIVISION, RECORDED IN VOLUME 8, PAGE 57, MAP RECORDS HIDALGO COUNTY, TEXAS



538 S. TEXAS BLVD. SUITE 7
WESLACO, TEXAS 78596
(956) 472-0917
WWW.SOTEXENGINEERING.COM

FOR PRELIMINARY REVIEW ONLY

ISRAEL GAONA, P.E., CFM DATE
LICENSED PROFESSIONAL ENGINEER No. 136995
SOTEX ENGINEERING, LLC.
TBPELS FIRM REGISTRATION F-21475
538 S. TEXAS BLVD. SUITE 7
WESLACO, TEXAS 78596
(956) 472-0917



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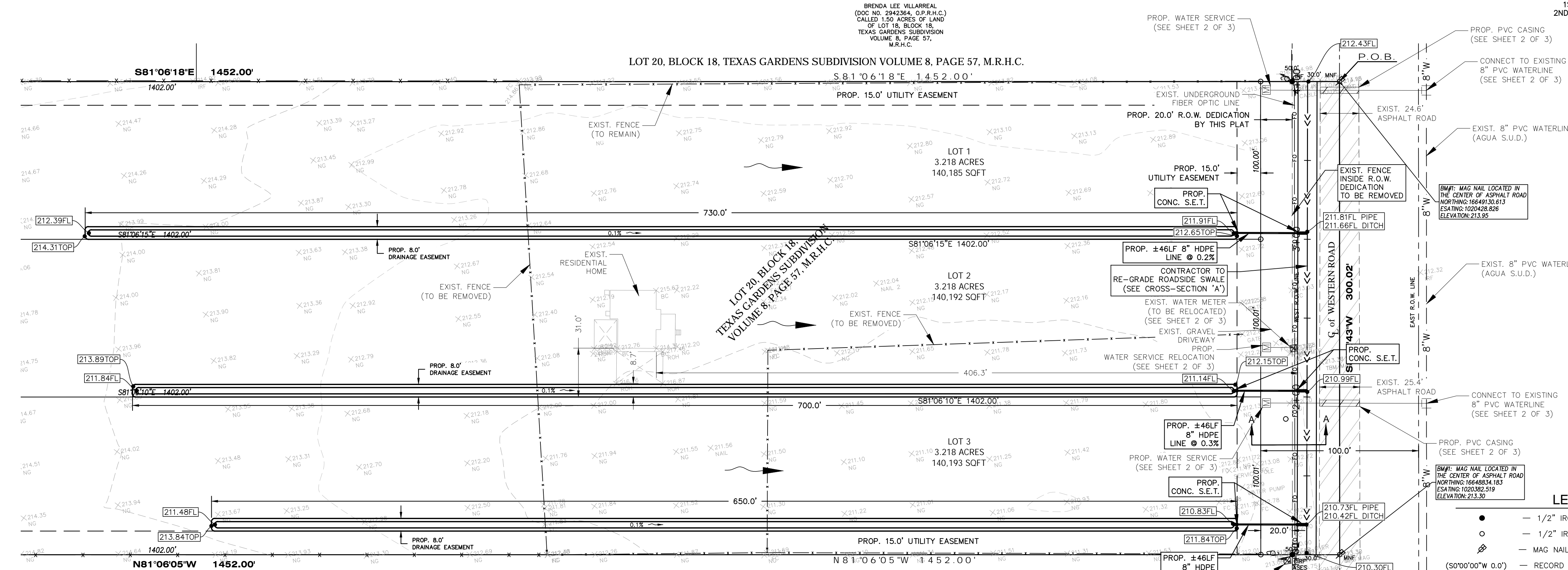
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538 S. TEXAS BLVD. SUITE 7
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(956) 472-0917



PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE
GERARDO LOPEZ	2114 ROMAN STREET	MISSION, TEXAS 78573	(956) 458-3013
EDUARDO LOPEZ	2114 ROMAN STREET	MISSION, TEXAS 78573	(956) 458-3013
ISRAEL GAONA, P.E., CFM	538 S. TEXAS BLVD SUITE 7	WESLACO, TEXAS 78596	(956) 472-0917
MANUEL CARRIZALES, R.P.L.S.	4807 GONDOLA AVE.	EDINBURG, TEXAS 78542	(512) 470-1489

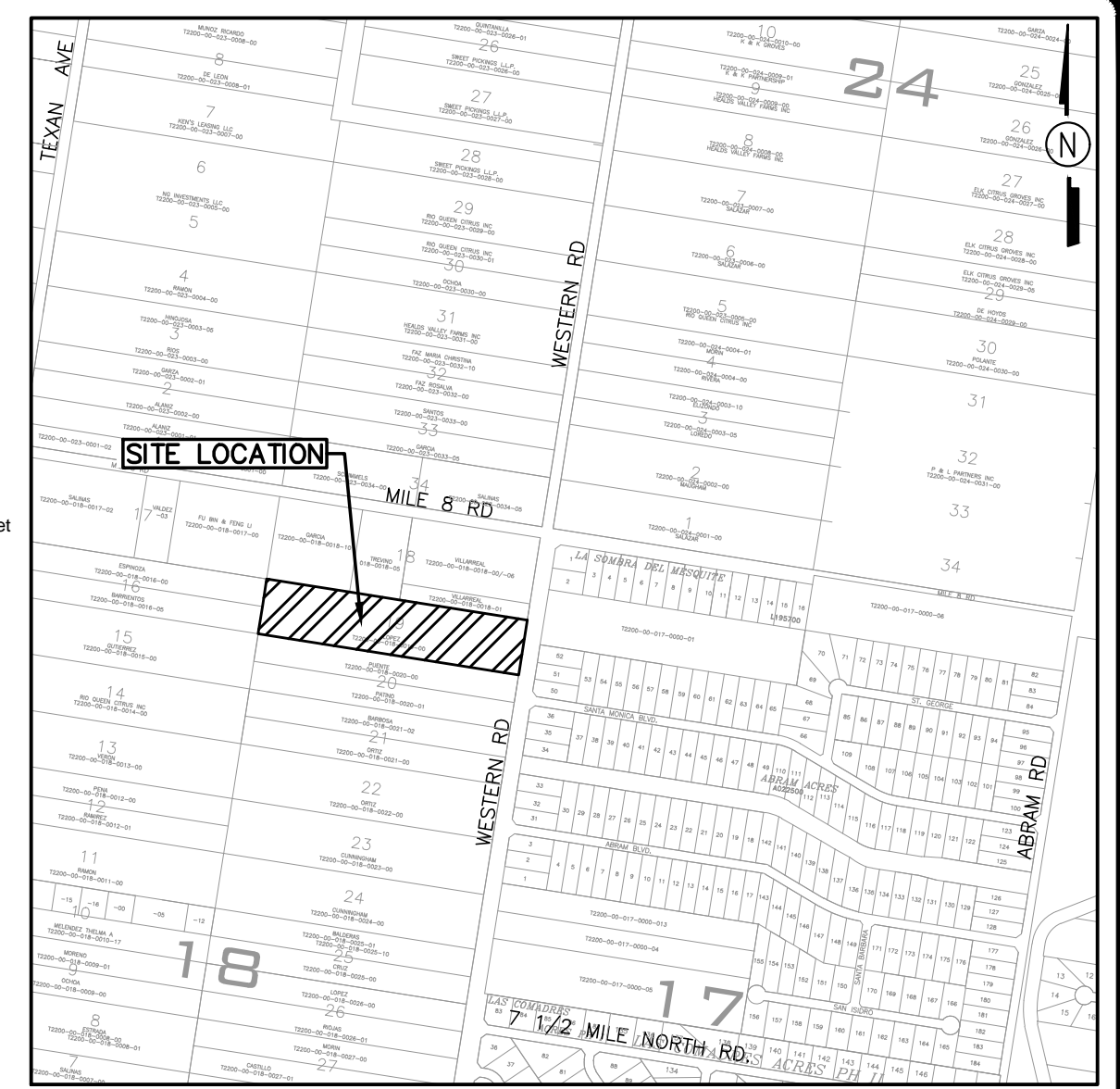
BRENDA LEE VILLARREAL
(BOC NO. 2942364, O.P.R.H.C.)
CALLED 1.58 ACRES OF LAND
OF LOT 18, BLOCK 18,
TEXAS GARDENS SUBDIVISION
VOLUME 8, PAGE 57,
M.R.H.C.



PREPARATION DATE: FEBRUARY 2025
1ST SUBMITTAL DATE: MARCH 2025
2ND SUBMITTAL DATE: SEPTEMBER 2025

BEARING BASIS - TEXAS STATE
PLANE COORDINATE SYSTEM
TEXAS SOUTH ZONE 4205
VERTICAL AND HORIZONTAL DATUM
(NAD 83, NAVD 88, GEOID 128)

SCALE 1" = 40'



LOCATION MAP 1" = 1,000'

SUNSET RANCH SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT 3 IN THE NORTHWEST SIDE OF HIDALGO COUNTY CONSIDERED AS A RURAL SUBDIVISION. THE PROPERTY IS LOCATED APPROXIMATELY 481 FT SOUTH OF MILE 8 ROAD ALONG WESTERN ROAD. THE NEAREST MUNICIPALITY IS THE CITY OF ALTON (POP. 19,873). SUNSET RANCH LIES APPROXIMATELY 3.54 MILES FROM THE CITY LIMITS OF ALTON AND 0.23 MILES FROM THE CITY OF McALLEN (POP. 142,210) 5 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 212.001.

INDEX OF SHEETS

SHEET 1 OF 3
LOCATION MAP, PRINCIPAL CONTACTS, PLAT WITH LOTS 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 CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. CERTIFICATION, IRRIGATION DISTRICT CERTIFICATE OF APPROVAL.

SHEET 2 OF 3
WATER DISTRIBUTION AND SANITARY SEWER (OSSP) MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTEWATER (OSSP) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER CERTIFICATE AND STATEMENT.

SHEET 3 OF 3
DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION.

DRAINAGE STATEMENT FOR SUNSET RANCH SUBDIVISION

THE SUBJECT TRACT CAN BE DESCRIBED AS 9.999 ACRES OUT OF LOT 19, BLOCK 18 OF TEXAS GARDENS SUBDIVISION, VOL. 8, PG. 57, PER MAP RECORDS OF HIDALGO COUNTY, TEXAS. THIS TRACT IS LOCATED SOUTH OF MILE 8 RD. ALONG WESTERN ROAD. IT IS LOCATED APPROXIMATELY 481 FEET FROM THE INTERSECTION OF MILE 8 ROAD AND WESTERN RD. IN THE COUNTY OF HIDALGO, TEXAS AND OUTSIDE ALL CORPORATE CITY LIMITS AND ETJ LIMITS.

THE PROPOSED SITE IS LOCATED WITHIN FLOOD ZONE 'X', AREAS OF MINIMAL FLOODING HAZARDS, BASED ON COMMUNITY FIRM PANEL NO. 480334 0290 D, MAP REVISED JUNE 6, 2000. ACCORDING TO THE SOIL SURVEY MAP FOR HIDALGO COUNTY ISSUED BY THE USDA NATURAL RESOURCE CONSERVATION SERVICE, THE SITE CONSISTS OF HIDALGO FINE SANDY LOAM (25), WELL DRAINED WITH SLOPES BETWEEN 0 TO 1 PERCENT, HYDROLOGIC SOIL GROUP 'B'; BRENNAN FINE SANDY LOAM (3); WELL DRAINED WITH SLOPES BETWEEN 0 TO 1 PERCENT, HYDROLOGIC SOIL GROUP 'B'; RAMADERO SANDY CLAY LOAM (50), WELL DRAINED WITH SLOPES BETWEEN 0 TO 1 PERCENT, HYDROLOGIC SOIL GROUP 'B'; CUEVITAS-RANDADO COMPLEX (0), WELL DRAINED WITH SLOPES BETWEEN 0 TO 3 PERCENT, HYDROLOGIC SOIL GROUP 'D'.

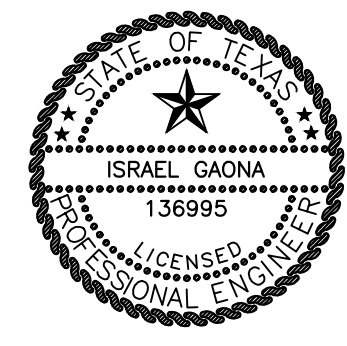
THE EXISTING USE OF THIS TRACT IS CURRENTLY RESIDENTIAL. THE CURRENT TRACT WILL REMAIN IN HIDALGO COUNTY OUTSIDE OF ANY CORPORATE CITY LIMIT AND ETJ'S AND ITS PROPOSED LAND USE IS FOR SINGLE FAMILY RESIDENTIAL HOMES. THE CURRENT DRAINAGE PATTERNS FOR THE EXISTING SITE ARE GENERALLY FLAT WITH OVERLAND FLOW FROM THE EAST OF THE PROPERTY TO THE WEST OF THE PROPERTY. THE UNDEVELOPED RUN-OFF FLOW OF THE EXISTING LOT IS APPROXIMATELY 1.75CFS FOR A 10-YEAR RAINFALL EVENT.

THE PROPOSED TRACT WILL CONSIST OF THREE SINGLE-FAMILY RESIDENTIAL HOMES CONSISTING OF DRIVEWAYS AND GREEN AREAS. THE PROPOSED DRAINAGE FLOW PATTERN WILL CONTINUE TO FLOW IN THE DIRECTION OF THE PRE-DEVELOPMENT FLOWS BEING IN A SOUTH WESTERLY DIRECTION TOWARDS THE ROADSIDE DITCH ALONG WESTERN ROAD, IN ACCORDANCE WITH THE STANDARDS OF HIDALGO COUNTY DRAINAGE DISTRICT NO. 1, THE DETENTION OF PROPOSED RUNOFF BASED ON A 50-YEAR STORM EVENT FOR THIS DEVELOPMENT IS 0.38 ACRE-FEET (16,482 CUBIC FEET) WITH A RUNOFF FLOW OF 2.48CFS. THE ADDITIONAL RUNOFF CREATED BY THE IMPROVED COVER WILL BE DETAINED IN INDIVIDUAL SWALES WITHIN EACH OF THE THREE LOTS. THE PROPOSED SWALES WILL BE CAPABLE OF DETAINING 5,696 CUBIC-FEET OF RUNOFF FOR LOT 1, 5,640 CUBIC-FEET OF RUNOFF FOR LOT 2, AND 6,116 CUBIC-FEET OF RUNOFF FOR LOT 3. THE TOTAL AMOUNT OF RUNOFF TO BE DETAINED FOR THIS SUBDIVISION IS APPROXIMATELY 17,452 CUBIC-FEET. EACH SWALE WILL DISCHARGE INTO THE ROADSIDE DITCH, THAT IS TO BE RE-GRADED, BY 3-8" BLEEDER LINES, ON EACH LOT, NOT TO EXCEED THE TOTAL PRE-DEVELOPMENT RATE.

BY MY SIGNATURE BELOW, I CERTIFY THAT THIS SUBDIVISION LIES IN FLOOD ZONE 'X', AREAS OF MINIMAL FLOODING HAZARDS, BASED ON COMMUNITY FIRM PANEL NO. 480334 0290 D, MAP REVISED JUNE 6, 2000.

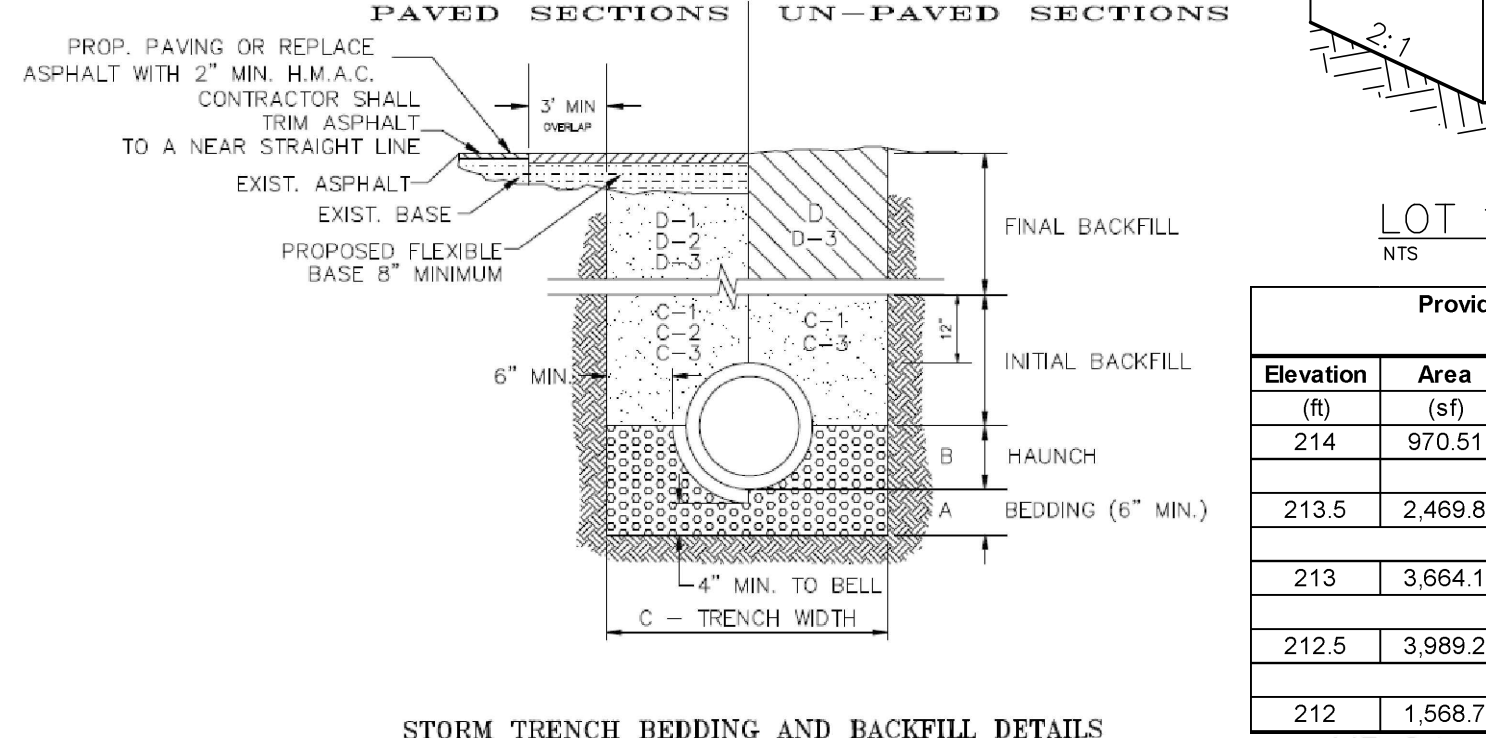
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ISRAEL GAONA, P.E., CFM DATE _____
LICENSED PROFESSIONAL ENGINEER No. 136995
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TBPELS FIRM REGISTRATION F-21475
538 S. TEXAS BLVD. SUITE 7
WESLACO, TEXAS 78596
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DRAINAGE IMPROVEMENTS

SCALE: 1" = 40'



STORM TRENCH BEDDING AND BACKFILL DETAILS

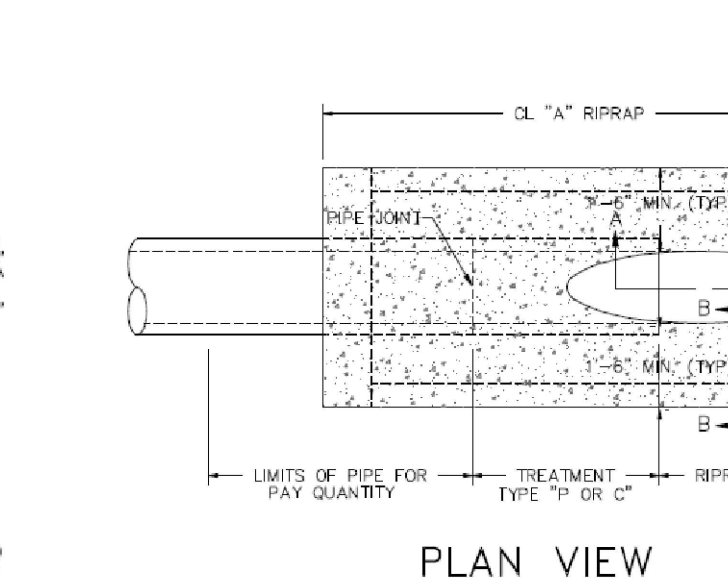
- BEDDING FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SAND AND/OR GRAVEL MIX BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW OF PIPE (MIN. COMPACTED THICKNESS = 6") - FIT RUN GRAVEL 2" MAX SIZE.
- HAUNCH FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS II (OR CLASS II (ASTM D2321)) BACKFILL MATERIAL COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- TRENCH WIDTH - SHALL BE BELL O.D. X 1.5 + 12", MINIMUM TRENCH WIDTH SHALL EQUAL STRUCTURE WIDTH + 4 FT. THROUGHOUT THE HEIGHT OF THE STRUCTURE.
- INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON CITY STREETS, PARKING AREAS, DRIVEWAYS, COUNTY ROADS & UNPAVED AREAS - SHALL BE SOIL TYPE A1, A2, A3 WITH A MAXIMUM P.I. OF 19 (AASHTO M145) COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON STATE MAINTAINED ROADWAYS - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D. AS PER ASTM D4253 AND ASTM D698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- INITIAL BACKFILL FOR HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II WITH A MAXIMUM P.I. OF 19 (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE UNDER UNPAVED SECTIONS - SHALL BE CLASS I, II, III OR IV, COMPACTED TO 92% S.P.D. (12" LOOSE LIFT, MECHANICAL COMPACTION).
- FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON CITY STREETS, PARKING AREAS, DRIVEWAYS AND COUNTY ROADS - SHALL BE SOIL TYPE A1, A2, A3 WITH A MAXIMUM P.I. OF 19 (AASHTO M145) COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON STATE MAINTAINED ROADWAYS - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D. AS PER ASTM D4253 AND ASTM D698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- FINAL BACKFILL FOR STRUCTURES (INLETS, MANHOLES, ETC.) - STRUCTURES UNDER THE ROADWAY AND UP TO 5 FT BEYOND THE EDGE OF PAVEMENT/BACK OF CURB SHALL HAVE CLASS I OR CLASS II (ASTM D2321) OR SOIL TYPE A1, A2, OR A3 (AASHTO M145) WITH A MAXIMUM P.I. OF 19 BACKFILL MATERIAL STRUCTURES BEYOND 5 FT FROM THE E.O.P./B.O.C. SHALL HAVE CLASS I, II, III OR IV (ASTM D2321) BACKFILL MATERIAL. FOUNDATION PREPARATION (WELLPONTS, MINIMUM 4" GRAVEL OR CEMENTS STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROPRIATE OPTIMUM MOISTURE CONTENT AND COMPACTED TO 92% S.P.D. (USE RELATIVE DENSITY TEST PER ASTM D4253 & ASTM D698). THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 8".

NOTES:
1. MAXIMUM COVER SHALL BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
2. FOR D-1 AND D-2 THE COMPACTION REQUIREMENT SHALL BE 95% S.P.D. WITHIN 12 IN. BELOW THE FLEXIBLE BASE.
3. FOR PAVED SECTIONS THE ABOVE REQUIREMENTS SHALL APPLY WHEN ANY PART OF THE TRENCH WIDTH IS WITHIN 5 FT. FROM THE E.O.P./B.O.C.
4. THE ABOVE REQUIREMENTS SHALL APPLY TO UTILITY PIPELINES AND UTILITY STRUCTURES OF OTHER UTILITY ENTITIES.

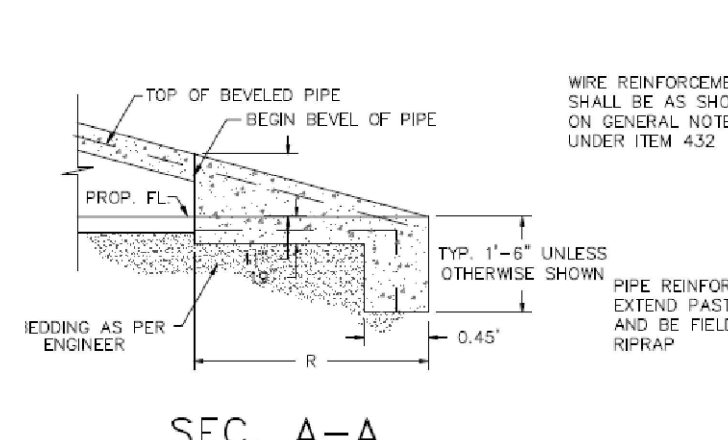
LOT 1 SWALE SECTION

Provided Detention Basin Volume				
Lot 1				
Elevation (ft)	Area (sf)	Δ Elevation (ft)	Storage (cf)	Total Storage (cf)
214	970.51			
213.5	2,469.8	0.5	860	5,696
213	3,664.1	0.5	1,533	4,836
212.5	3,989.2	0.5	1,913	3,303
212	1,568.7	0.5	1,389	1,389

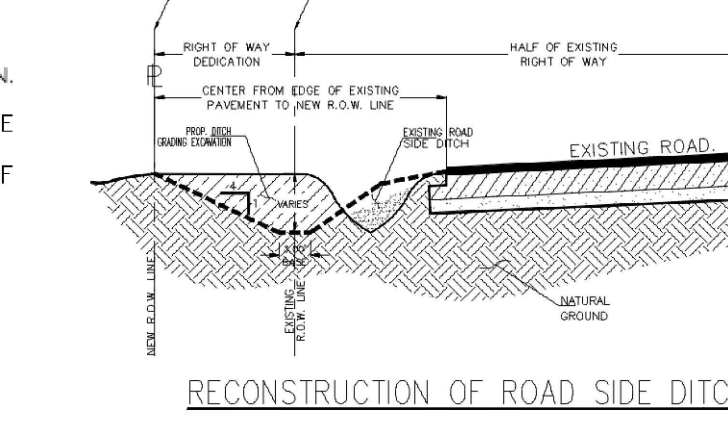
TYPICAL ENDWALL/CONCRETE APRON DETAIL



PLAN VIEW



SEC. A-A



LOT 2 SWALE SECTION

Provided Detention Basin Volume				
Lot 2				
Elevation (ft)	Area (sf)	Δ Elevation (ft)	Storage (cf)	Total Storage (cf)
213.5	1,146.54			
213	2,474.3	0.5	905	5,640
212.5	3,536.6	0.5	1,503	4,735
212	3,853.6	0.5	1,848	3,232
211.5	1,685.7	0.5	1,385	1,385

LOT 3 SWALE SECTION

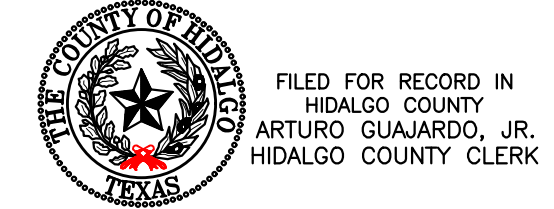
Provided Detention Basin Volume				
Lot 3				
Elevation (ft)	Area (sf)	Δ Elevation (ft)	Storage (cf)	Total Storage (cf)
213.5	784.63			
213	1,897.0	0.5	670	6,116
212.5	2,828.4	0.5	1,181	5,445
212	3,533.3	0.5	1,590	4,264
211.5	3,232.4	0.5	1,691	2,674
211	696.6	0.5	982	982

RECONSTRUCTION OF ROAD SIDE DITCH

SUNSET RANCH SUBDIVISION			
REQUIRED DETENTION=	CF	CY	AF
16,482	610	0.37	17,452
DETENTION PROVIDED=	CF	CY	AF
16,482	646	0.40	17,452

LEGEND

- 1/2" IRON ROD FOUND "CIRF" "IRF"
- 1/2" IRON ROD SET "C.L.S. RPLS #6388"
- ⊙ MAG NAIL FOUND "MNF" (BM)
- (S0'00"00'0" 0.0)
- RIGHT OF WAY LINE
- EASEMENT LINE
- PROPERTY LINE
- ABANDONED EASEMENT LINE
- ABANDONED PROPERTY LINE
- RIGHT OF WAY
- D.R.H.C.T. DEED RECORDS HIDALGO COUNTY TEXAS
- O.R.H.C.T. OFFICIAL RECORDS HIDALGO COUNTY TEXAS
- M.R.H.C.T. MAP RECORDS HIDALGO COUNTY TEXAS
- ESMT. EASEMENT
- UTIL. UTILITY
- CNR. CORNER
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- S.W. SOUTHWEST
- VOL. VOLUME
- PG. PAGE
- SWD. SPECIAL WARRANTY DEED
- () RECORD CALL



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

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

DRAINAGE PLAN FOR SUNSET RANCH SUBDIVISION

BEING 9.999 ACRES OF LAND OUT OF LOT 19, BLOCK 18, TEXAS GARDENS SUBDIVISION, RECORDED IN VOLUME 8, PAGE 57, MAP RECORDS HIDALGO COUNTY, TEXAS



538 S. TEXAS BLVD. SUITE 7
WESLACO, TEXAS 78596
(956) 472-0917
WWW.SOTEXENGINEERING.COM

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