



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 ACRES SUBDIVISION, PRECINCT No. 4

ENGINEER QUINTANILLA HEADLEY & ASSOCIATES, INC DEVELOPER: ALBINO TREJO

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 3 *SINGLE FAMILY *MULTI-FAMILY 1 COMMERCIAL INSTITUTIONAL

NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: N/A

LOCATION DESCRIPTION: WEST OF TOWER ROAD APPROXIMATELY 660 FEET SOUTH OF MILE 17 NORTH ROAD.

SUBDIVISION LIES WITHIN THE: RURAL AREA

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 10-4-2024 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION AND SURFACE RUNOFF WILL DRAIN INTO TOWER ROAD SIDE DITCH.

SEWER SYSTEM: : OSSF'S HAVE BEEN ESCROWED.

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

REQUEST FOR FINAL APPROVAL WITH: **CASH DEPOSIT:** Amount: **\$7,000.00** For: (2 OSSF'S)

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.*

| LOT | AREA (S.F.) | AREA (AC.) |
|-----|-------------|------------|
| 1 | 54000.00 | 1.24 |
| 2 | 26051.52 | 0.60 |
| 3 | 27000.00 | 0.62 |
| 4 | 388196.75 | 8.93 |

SUBDIVISION PLAT OF:
SUNSET ACRES SUBDIVISION

A 12.00 ACRE TRACT OF LAND OUT OF LOT 9, SECTION 249, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 21, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2161095, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

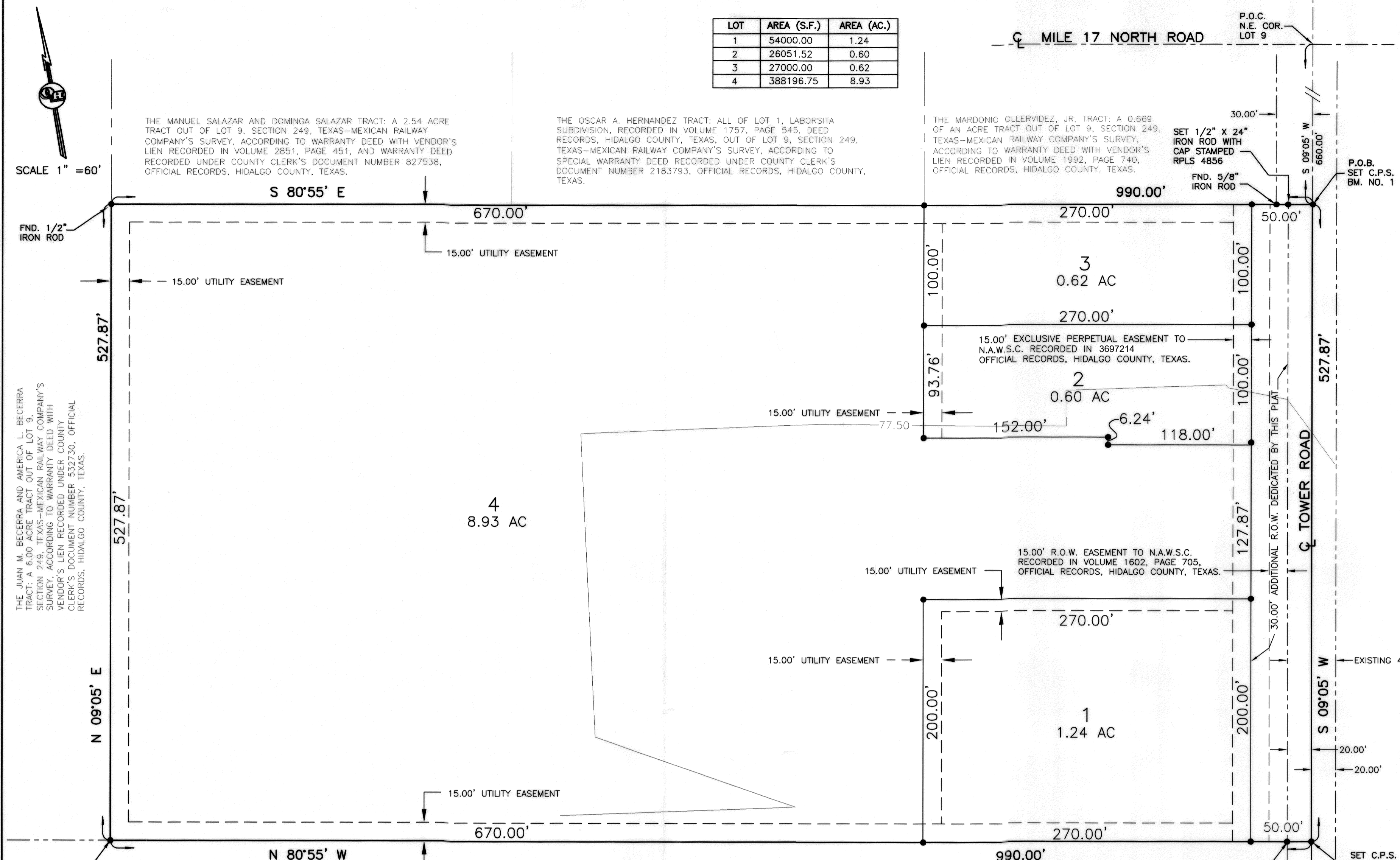
STATE OF TEXAS
COUNTY OF HIDALGO
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

ALBINO TREJO & IRMA L. TREJO, AS OWNER OF THE 12.00 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED SUNSET ACRES SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.

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

(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, 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.



BEARING AND DISTANCE TO A COTTON PICKER SPINDLE SET ON THE EAST LINE OF LOT 9 AND IN THE CENTERLINE OF TOWER ROAD FOR THE SOUTHWEST CORNER OF THE MARDONIO OLLERIVEZ, JR. TRACT (A TRACT OF LAND OUT OF LOT 9, SECTION 249, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 1992, PAGE 740, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHEAST CORNER OF THIS TRACT, SAID SPINDLE BEARS S 09°05' W, 660.00 FEET FROM THE NORTHEAST CORNER OF LOT 9.

BEARING AND DISTANCE TO A COTTON PICKER SPINDLE SET FOR THE NORTHEAST CORNER OF THE JOSEFINA SAN MIGUEL AND NORMA SAN MIGUEL TRACT (A TRACT OF LAND OUT OF LOT 9, SECTION 249, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 1822, PAGE 705, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHWEST CORNER OF THIS TRACT.

BEARING AND DISTANCE TO A COTTON PICKER SPINDLE SET FOR THE SOUTHWEST CORNER OF THE JOSEFINA SAN MIGUEL AND NORMA SAN MIGUEL TRACT (A TRACT OF LAND OUT OF LOT 9, SECTION 249, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 1822, PAGE 705, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHWEST CORNER OF THIS TRACT.

BEARING AND DISTANCE TO A COTTON PICKER SPINDLE SET FOR THE SOUTHWEST CORNER OF THE JOSEFINA SAN MIGUEL AND NORMA SAN MIGUEL TRACT (A TRACT OF LAND OUT OF LOT 9, SECTION 249, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 1822, PAGE 705, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHWEST CORNER OF THIS TRACT.

BEARING AND DISTANCE TO A COTTON PICKER SPINDLE SET FOR THE SOUTHWEST CORNER OF THE JOSEFINA SAN MIGUEL AND NORMA SAN MIGUEL TRACT (A TRACT OF LAND OUT OF LOT 9, SECTION 249, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 1822, PAGE 705, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHWEST CORNER OF THIS TRACT.

BEARING AND DISTANCE TO A COTTON PICKER SPINDLE SET FOR THE SOUTHWEST CORNER OF THE JOSEFINA SAN MIGUEL AND NORMA SAN MIGUEL TRACT (A TRACT OF LAND OUT OF LOT 9, SECTION 249, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 1822, PAGE 705, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHWEST CORNER OF THIS TRACT.

BEARING AND DISTANCE TO A COTTON PICKER SPINDLE SET FOR THE SOUTHWEST CORNER OF THE JOSEFINA SAN MIGUEL AND NORMA SAN MIGUEL TRACT (A TRACT OF LAND OUT OF LOT 9, SECTION 249, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 1822, PAGE 705, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHWEST CORNER OF THIS TRACT.

BEARING AND DISTANCE TO A COTTON PICKER SPINDLE SET FOR THE SOUTHWEST CORNER OF THE JOSEFINA SAN MIGUEL AND NORMA SAN MIGUEL TRACT (A TRACT OF LAND OUT OF LOT 9, SECTION 249, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 1822, PAGE 705, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHWEST CORNER OF THIS TRACT.

BEARING AND DISTANCE TO A COTTON PICKER SPINDLE SET FOR THE SOUTHWEST CORNER OF THE JOSEFINA SAN MIGUEL AND NORMA SAN MIGUEL TRACT (A TRACT OF LAND OUT OF LOT 9, SECTION 249, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 1822, PAGE 705, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHWEST CORNER OF THIS TRACT.

BEARING AND DISTANCE TO A COTTON PICKER SPINDLE SET FOR THE SOUTHWEST CORNER OF THE JOSEFINA SAN MIGUEL AND NORMA SAN MIGUEL TRACT (A TRACT OF LAND OUT OF LOT 9, SECTION 249, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 1822, PAGE 705, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHWEST CORNER OF THIS TRACT.

BEARING AND DISTANCE TO A COTTON PICKER SPINDLE SET FOR THE SOUTHWEST CORNER OF THE JOSEFINA SAN MIGUEL AND NORMA SAN MIGUEL TRACT (A TRACT OF LAND OUT OF LOT 9, SECTION 249, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 1822, PAGE 705, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHWEST CORNER OF THIS TRACT.

BEARING AND DISTANCE TO A COTTON PICKER SPINDLE SET FOR THE SOUTHWEST CORNER OF THE JOSEFINA SAN MIGUEL AND NORMA SAN MIGUEL TRACT (A TRACT OF LAND OUT OF LOT 9, SECTION 249, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 1822, PAGE 705, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHWEST CORNER OF THIS TRACT.

BEARING AND DISTANCE TO A COTTON PICKER SPINDLE SET FOR THE SOUTHWEST CORNER OF THE JOSEFINA SAN MIGUEL AND NORMA SAN MIGUEL TRACT (A TRACT OF LAND OUT OF LOT 9, SECTION 249, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 1822, PAGE 705, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHWEST CORNER OF THIS TRACT.

BEARING AND DISTANCE TO A COTTON PICKER SPINDLE SET FOR THE SOUTHWEST CORNER OF THE JOSEFINA SAN MIGUEL AND NORMA SAN MIGUEL TRACT (A TRACT OF LAND OUT OF LOT 9, SECTION 249, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 1822, PAGE 705, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHWEST CORNER OF THIS TRACT.

BEARING AND DISTANCE TO A COTTON PICKER SPINDLE SET FOR THE SOUTHWEST CORNER OF THE JOSEFINA SAN MIGUEL AND NORMA SAN MIGUEL TRACT (A TRACT OF LAND OUT OF LOT 9, SECTION 249, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 1822, PAGE 705, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHWEST CORNER OF THIS TRACT.

BEARING AND DISTANCE TO A COTTON PICKER SPINDLE SET FOR THE SOUTHWEST CORNER OF THE JOSEFINA SAN MIGUEL AND NORMA SAN MIGUEL TRACT (A TRACT OF LAND OUT OF LOT 9, SECTION 249, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 1822, PAGE 705, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHWEST CORNER OF THIS TRACT.

BEARING AND DISTANCE TO A COTTON PICKER SPINDLE SET FOR THE SOUTHWEST CORNER OF THE JOSEFINA SAN MIGUEL AND NORMA SAN MIGUEL TRACT (A TRACT OF LAND OUT OF LOT 9, SECTION 249, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 1822, PAGE 705, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHWEST CORNER OF THIS TRACT.

BEARING AND DISTANCE TO A COTTON PICKER SPINDLE SET FOR THE SOUTHWEST CORNER OF THE JOSEFINA SAN MIGUEL AND NORMA SAN MIGUEL TRACT (A TRACT OF LAND OUT OF LOT 9, SECTION 249, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 1822, PAGE 705, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHWEST CORNER OF THIS TRACT.

BEARING AND DISTANCE TO A COTTON PICKER SPINDLE SET FOR THE SOUTHWEST CORNER OF THE JOSEFINA SAN MIGUEL AND NORMA SAN MIGUEL TRACT (A TRACT OF LAND OUT OF LOT 9, SECTION 249, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 1822, PAGE 705, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHWEST CORNER OF THIS TRACT.

BEARING AND DISTANCE TO A COTTON PICKER SPINDLE SET FOR THE SOUTHWEST CORNER OF THE JOSEFINA SAN MIGUEL AND NORMA SAN MIGUEL TRACT (A TRACT OF LAND OUT OF LOT 9, SECTION 249, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 1822, PAGE 705, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHWEST CORNER OF THIS TRACT.

BEARING AND DISTANCE TO A COTTON PICKER SPINDLE SET FOR THE SOUTHWEST CORNER OF THE JOSEFINA SAN MIGUEL AND NORMA SAN MIGUEL TRACT (A TRACT OF LAND OUT OF LOT 9, SECTION 249, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 1822, PAGE 705, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHWEST CORNER OF THIS TRACT.

BEARING AND DISTANCE TO A COTTON PICKER SPINDLE SET FOR THE SOUTHWEST CORNER OF THE JOSEFINA SAN MIGUEL AND NORMA SAN MIGUEL TRACT (A TRACT OF LAND OUT OF LOT 9, SECTION 249, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 1822, PAGE 705, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHWEST CORNER OF THIS TRACT.

BEARING AND DISTANCE TO A COTTON PICKER SPINDLE SET FOR THE SOUTHWEST CORNER OF THE JOSEFINA SAN MIGUEL AND NORMA SAN MIGUEL TRACT (A TRACT OF LAND OUT OF LOT 9, SECTION 249, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 1822, PAGE 705, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHWEST CORNER OF THIS TRACT.

BEARING AND DISTANCE TO A COTTON PICKER SPINDLE SET FOR THE SOUTHWEST CORNER OF THE JOSEFINA SAN MIGUEL AND NORMA SAN MIGUEL TRACT (A TRACT OF LAND OUT OF LOT 9, SECTION 249, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 1822, PAGE 705, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHWEST CORNER OF THIS TRACT.

10-31-25
ALBINO TREJO
4610 CURRY RD
EDINBURG, TX 78542

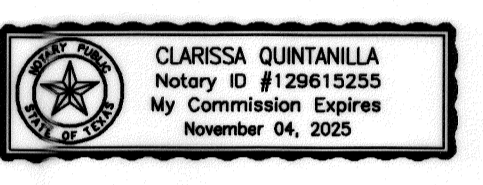
10-31-25
IRMA L. TREJO
4610 CURRY RD
EDINBURG, TX 78542

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared
ALBINO TREJO & IRMA L. TREJO

proved to me through his Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that she executed the same for the purposes and consideration thereby expressed.

Given under my hand and seal of office this 31st day of October, 2025.



Clarissa Quintanilla
CLARISSA QUINTANILLA-NOTARY PUBLIC

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

WE THE UNDERSIGNED CERTIFY that this plat of the SUNSET ACRES SUBDIVISION was reviewed and approved by the Hidalgo County Commissioners Court on _____

Hidalgo County Judge _____ Date _____
Hidalgo County Clerk _____ Date _____

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SUNSET ACRES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____, 20____.

ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

HIDALGO COUNTY IRRIGATION DISTRICT NO. 1

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS _____ DAY OF _____, 20____.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 RIGHT OF WAYS OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE, WHETHER SHOWN OR NOT.

PRESIDENT

SECRETARY

INDEX OF SHEETS

SHEET 1- HEADING INDEX: LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; MAP; LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); ENGINEER'S & SURVEYOR'S CERTIFICATION; NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, PLAT ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HCCD NO. 1 CERTIFICATION, NORTH ALAMO NSC STATEMENT, HEALTH DEPARTMENT, HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 CERTIFICATE AND COUNTY JUDGE'S CERTIFICATION, REVISION NOTES.

SHEET 2- ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND OSSF AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION) SUBDIVER CERTIFICATE & STATEMENT, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEERING CERTIFICATION, CONSTRUCTION DETAILS, REVISION NOTES.

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

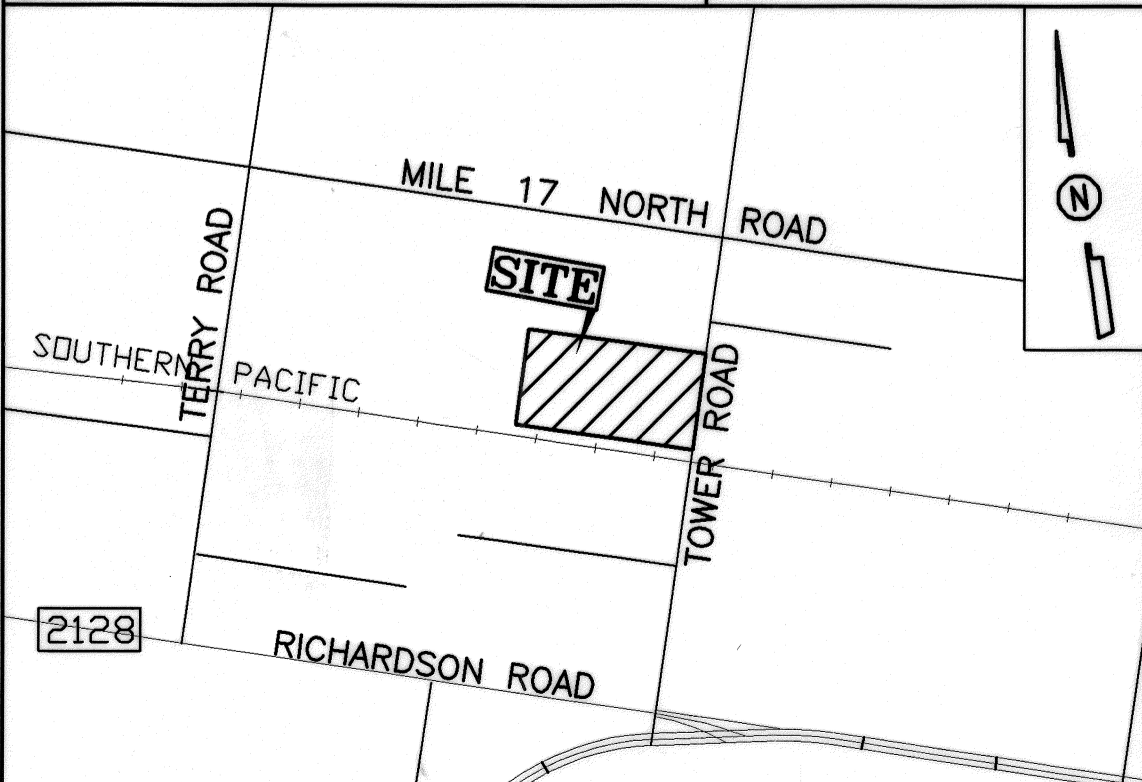
| DATE PREPARED | PREPARED BY | CHECKED BY | APPROVED BY |
|---------------|-------------|------------|-------------|
| 03-20-24 | JULIS CYZS | | |
| DATE REVISION | | | |
| 10-23-25 | JS | | M.G. |

DATE OF PREPARATION: MARCH 20, 2024

PLAT NOTES AND RESTRICTIONS:

- FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "X" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAN COMMUNITY-PANEL NUMBER 480334 0325 D - REVISED TO REFLECT LOMR DATED: JUNE 6, 2000 WITH LOMR DATED MAY 17, 2001
CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
- MINIMAL BUILDING SETBACKS:
FRONT: 50.00' FEET
REAR: 20.00' FEET
SIDE: 6.00' FEET
OR EASEMENT WHICHEVER IS GREATER ON ALL CASES.
- MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTERLINE OF THE 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 FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- BENCHMARK NOTE: THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
B.M. No.1-ELEV. 78.32 COTTON PICKER SPINDLE SET ON THE NORTHEAST CORNER OF SUBDIVISION & CENTERLINE TOWER RD.
B.M. No.2-ELEV. 79.28 COTTON PICKER SPINDLE SET ON THE SOUTHEAST CORNER OF SUBDIVISION & CENTERLINE TOWER RD.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 28,809.62 CUBIC FEET (0.66 ACRE FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS:
SEE DRAINAGE REPORT ON SHEET NO. 2.
LOT 1 = 3,136.43 CUBIC FEET
LOT 2 = 1,542.92 CUBIC FEET
LOT 3 = 1,568.21 CUBIC FEET
LOT 4 = 22,562.05 CUBIC FEET
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, CROCK 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.
- 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. A 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 EXCEPT MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE SOIL EVALUATOR 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.
- LEGEND ● - DENOTES 1/2" IRON ROD SET W/ PLASTIC CAP STAMPED R.P.L.S. 4856 UNLESS OTHERWISE NOTED.
- 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 OCCUPANCY AN EASEMENT.
- NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOTS 1 THROUGH 4. 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 THE LOT.
- THE LOT OWNER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
- AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT 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.
- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO HIDALGO COUNTY IRRIGATION DISTRICT NO. 1, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
- 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. 1.
- 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.
- 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. 1. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
- 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.

LOCATION MAP SCALE 1" = 1000'



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
SUNSET ACRES SUBDIVISION IS LOCATED IN HIDALGO COUNTY ON THE WEST SIDE OF TOWER ROAD, APPROXIMATELY 660.00 FEET SOUTH OF MILE 17 NORTH ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 83,970). SUNSET ACRES SUBDIVISION LIES APPROXIMATELY 2.0 MILES FROM THE CITY LIMITS AND HAS OPTED OUT OF THE CITY ETC. IT LIES RURAL HIDALGO COUNTY AND IN PCT. 4.

PRINCIPAL CONTACTS:

| Name | Address | City & Zip |
|-------------------------------------|---------------|--------------------|
| OWNER: ALBINO TREJO & IRMA L. TREJO | 4610 CURRY RD | EDINBURG, TX 78542 |
| ENGINEER: ALFONSO QUINTANILLA | 124 E. STUBBS | EDINBURG, TX 78539 |
| SURVEYOR: ALFONSO QUINTANILLA | 124 E. STUBBS | EDINBURG, TX 78539 |

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
PHONE 956-381-6480
FAX 956-381-0527
ENGINEERING REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00

LAND SURVEYORS
124 E. STUBBS ST.
EDINBURG, TX 78542
PHONE 956-381-6480
FAX 956-381-0527
ALFONSO@QHA-ENG.COM



ALFONSO QUINTANILLA
R.P.L.S. No. 4856
DATE 3-20-24



EULALIO RAMIREZ
R.P.L.S. No. 77062
DATE 10-31-25

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, owners of the property shown on this plat, their successors, assigns, and transferees (hereinafter called "Grantor" whether one or more persons are named), in consideration of one dollar (\$1.00) and other good and valuable consideration paid by North Alamo Water Supply Corporation, (hereinafter called "Grantee"), the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, transfer, and convey to said Grantee, its successors, and assigns, an exclusive perpetual easement with the right to erect, construct, install and thereafter use, operate, inspect, repair, maintain, replace, and remove water distribution lines and appurtenances over and across the lands shown on this plat, together with the right of ingress and egress over Grantor's adjacent lands of the purpose for which the above mentioned rights are granted. The easement hereby granted shall be limited to a width, and Grantee is hereby authorized to designate the course of the easement herein conveyed except that when the pipeline(s) is installed, the easement herein granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline installed.

In the event the easement hereby granted abuts on a public road and the city, county or state hereafter widens or relocates the public road so as to require the relocation of this water line as installed, Grantor further grants to Grantee an additional easement over and across the land shown on this plat for the purpose of laterally relocate said water line as may be necessary to clear the road improvements, which easement hereby granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline as relocated.

The consideration recited herein shall constitute payment in full for all damages sustained by Grantor by reason of the installation, maintenance, repair, replacement and relocation of the structures referred to herein, Thus agreement together with other provisions of this grant shall constitute an easement for the benefit of the Grantee, its successors, and assigns. The Grantor covenants that it is the owner of the above-described lands and that said lands are free and clear of all encumbrances and liens except the following:

The easement conveyed herein was obtained or improved through Federal financial assistance. This easement is subject to the provisions of Title VI of the Civil Rights Act of 1964 and the regulations issued pursuant thereto for so long as the easement continues to be used for the same or similar purpose for which financial assistance was extended or for so long as the Grantee owns it, whichever is longer.

IN WITNESS WHEREOF the said Grantor executed this instrument this 31st day of October, 2025.

10-31-25
ALBINO TREJO
4610 CURRY RD
EDINBURG, TX 78542

10-31-25
IRMA L. TREJO
4610 CURRY RD
EDINBURG, TX 78542

