



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: 3-31-2026

PROPOSE SUNFIELD MEADOWS SUBDIVISION, PRECINCT No. 4.

ENGINEER DG ENGINEERING SERVICES DEVELOPER: LAND LOOP, LLC.

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 8 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

NUMBER OF STREETLIGHTS: 4

FILLING STATIONS: 2

LOCATION DESCRIPTION: SOUTHWEST CORNER OF THE INTERSECTION OF SUNFLOWER LANE & MILE 21 1/2 NORTH.

SUBDIVISION LIES WITHIN THE: RUAL AREA

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 03-10-2026 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION AND SURFACE RUNOFF WILL DRAIN INTO SUNFLOWER RD & MILE 21 1/2 ROAD.

SEWER SYSTEM: OSSF'S

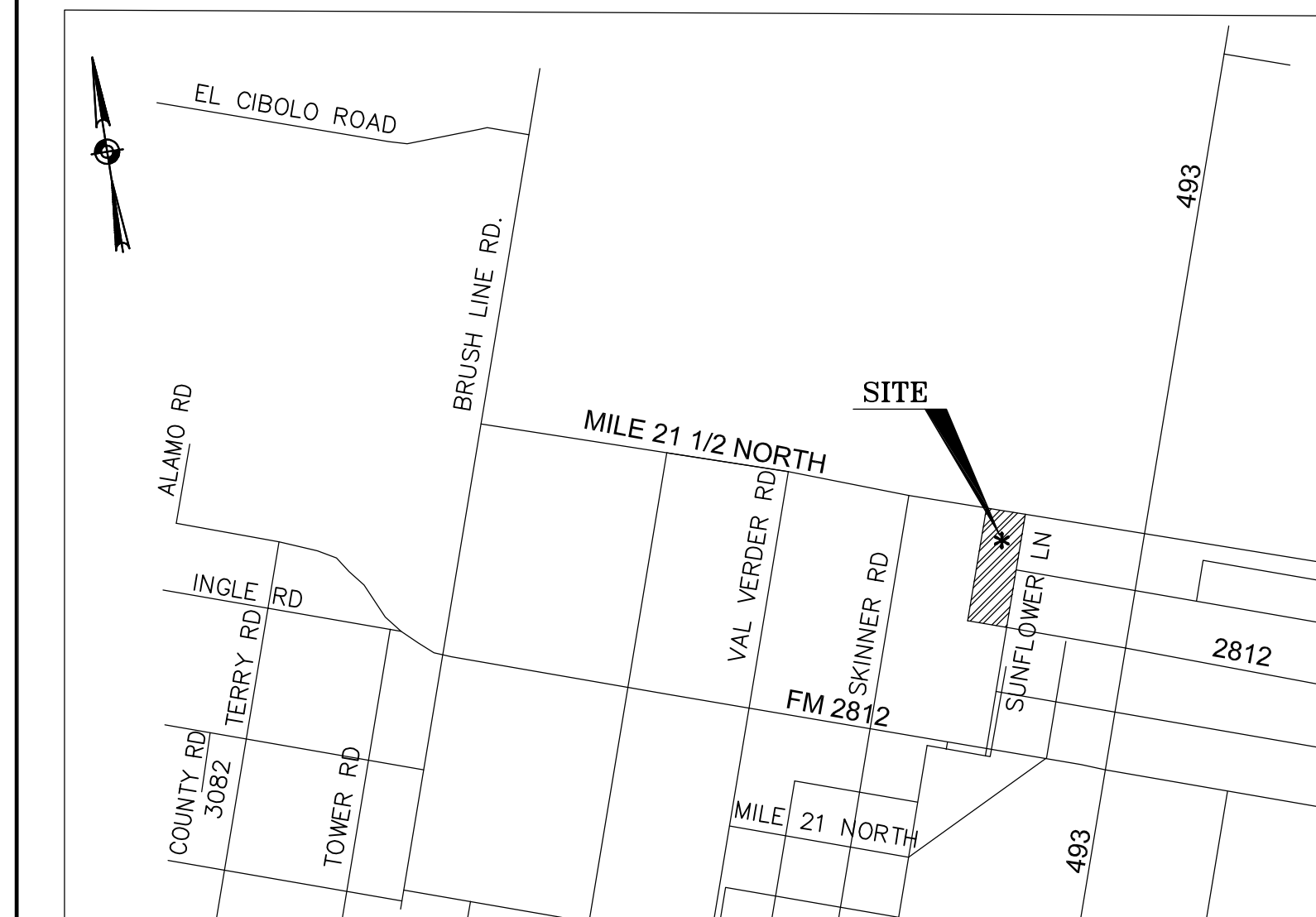
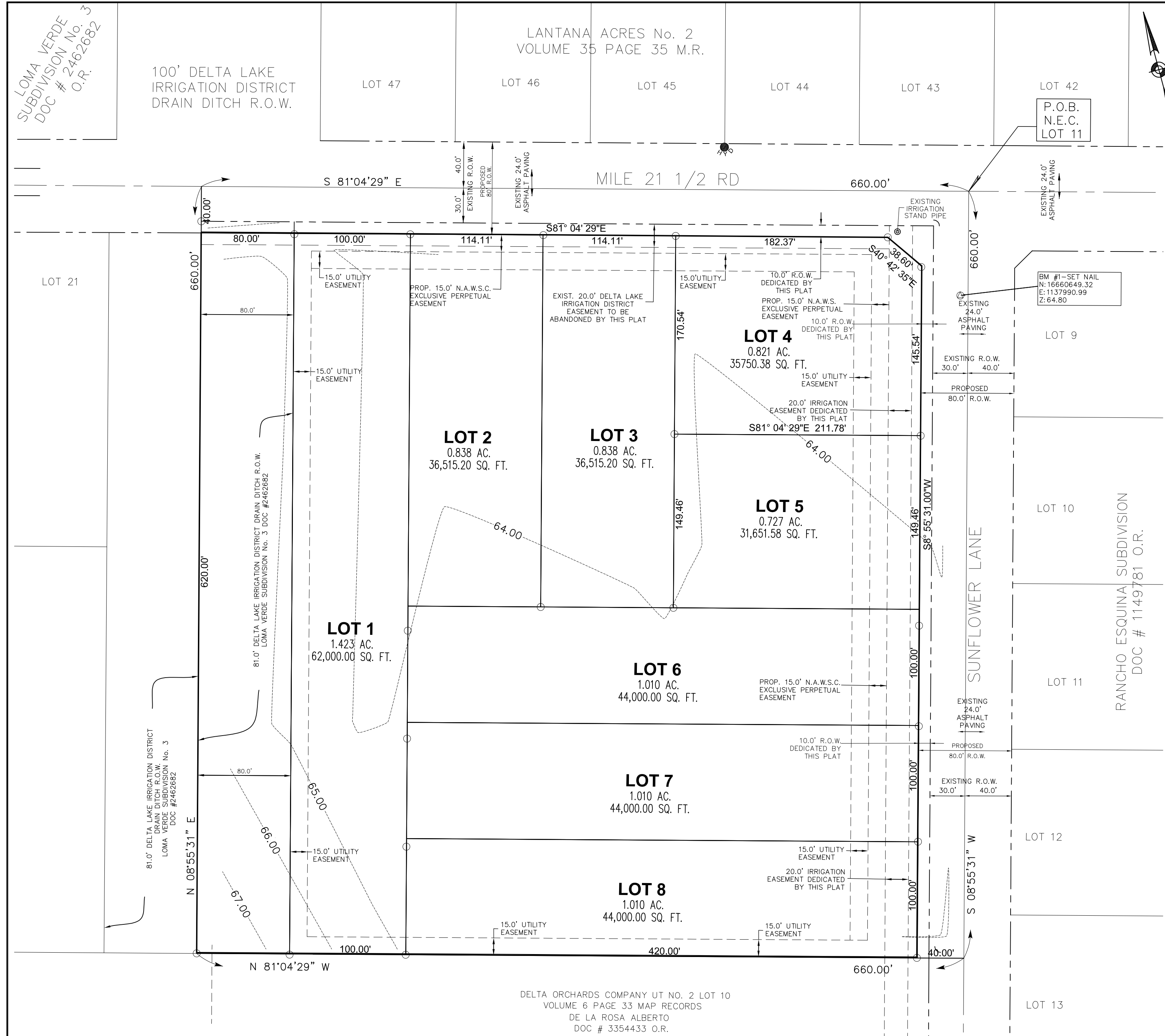
WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 6" LOCATION: SUNFLOWER ROAD

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.*



LOCATION MAP - SCALE 1"=4000'

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
 SUNFIELD MEADOWS SUBDIVISION, IS LOCATED IN RURAL HIDALGO COUNTY ON THE SOUTHWEST CORNER OF THE INTERSECTION OF SUNFLOWER LANE AND MILE 21 1/2 NORTH, 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 77,100), SUNFIELD MEADOWS SUBDIVISION LIES APPROXIMATELY 4.2 MILES FROM THE CITY LIMITS AND IT IS NOT WITHIN THE CITY'S THREE AND A HALF MILE EXTRA TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 212.001 AND LIES IN PRECINCT No.4.

METES AND BOUNDS

A 10.00 ACRE TRACT OF LAND BEING ALL OF LOT 11, DELTA ORCHARDS SUBDIVISION, UNIT NO. 2, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS SAID 10.00 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 11, BEING MORE OR LESS THE INTERSECTION OF MILE 21 1/2 RD WITH SUNFLOWER RD, FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE S 08°55'31" W, WITH THE EAST LINE OF SAID LOT 11, BEING WITHIN SAID SUNFLOWER RD, A DISTANCE OF 660.00' TO THE SOUTHWEST CORNER OF SAID LOT 11 AND THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE N 81°04'29" W, WITH THE SOUTH LINE OF SAID LOT 11, AT 30.00' PASS A 3/8" ROD FOUND AT THE WEST RIGHT OF WAY LINE OF SAID SUNFLOWER RD, AT A DISTANCE OF 660.00' IN ALL TO THE SOUTHWEST CORNER OF SAID LOT 11, FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE N 08°55'31" E, WITH THE WEST LINE OF SAID LOT 11, AT 630.00' PASS THE SOUTH RIGHT OF WAY LINE OF SAID MILE 21 1/2 RD, AT A TOTAL DISTANCE OF 660.00' TO THE NORTHWEST CORNER OF SAID LOT 11 AND THE NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE S 81°04'29" E, WITH THE NORTH LINE OF SAID LOT 11, BEING WITHIN SAID MILE 21 1/2 RD RIGHT OF WAY, A DISTANCE OF 660.00' TO THE POINT OF BEGINNING, CONTAINS 10.00 ACRES OF LAND, MORE OR LESS.

HIDALGO COUNTY DRAINAGE DISTRICT No. 1 CERTIFICATE

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 CODE NO. 49.211 (c). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES 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 E. SESIN, P.E., C.F.M.
 GENERAL MANAGER

DATE _____

INDEX TO SHEET

SHEET 1	LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYORS AND ENGINEERS' CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION; CITY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; STAR 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; S.C.D.D. CERTIFICATION REVISION NOTES.
SHEET 2	WATER DISTRIBUTION AND SANITARY SEWER (OSSP) MAP; ENGINEERING REPORT (ENGLISH AND SPANISH VERSION); GEOTECHNICAL DESCRIPTION OF WATER AND WASTE WATER (OSSP) AND ENGINEERS' CERTIFICATION (ENGLISH AND SPANISH VERSION); SAMPLE OF LOG BORE FOR OSSP SYSTEM, IF REQUIRED; TYPICAL WATER SERVICE CONNECTION; SUBDIVISION CERTIFICATE AND STATEMENT.
SHEET 3	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEERS' CERTIFICATION; REVISION NOTES TYPICAL ROADWAY SECTION; TYPICAL DRIVEWAY.

SCALE: 1" = 60'

BEARING BASIS TX STATE PLANE COORDINATE SYSTEM (NAD 83) TEXAS SOUTHZONE (4205) ALL TERRA NETWORK

LEGEND:
 ○ - SET 1/2 INCH IRON ROD
 ⊙ - SET PK NAIL

SURVEY NOTES:
 1. ELEVATIONS ON THIS PROJECT ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

SUBDIVISION PLAT OF: SUNFIELD MEADOWS SUBDIVISION

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

I, ZACK ENGELKING, AS OWNER (S) OF THE 10.00 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED SUNFIELD MEADOWS SUBDIVISION, HEREBY THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATED TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.022 AND THAT:

A) THE WATER QUALITY AND CONNECTION 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 THE 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.

BY: ZACH ENGELKING
 ADDRESS: 812 TEMPLETON DR.
 CARMEL, IN. 46032

STATE OF TEXAS
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ZACH ENGELKING AND PROVED TO ME THROUGH THEIR/HERS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVE LICENSE TO BE THE PERSON WHOSE NAME SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO BEING BY MY FIRST DULY SWORN DECLARED THAT THEY/THE STATEMENT THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 20__.

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

STATE OF TEXAS
 COUNTY OF HIDALGO
 CERTIFICATION OF PLAT APPROVAL
 UNDER LOCAL GOVERNMENT CODE 232.028(a)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SUNFIELD MEADOWS SUBDIVISION, WAS REVIEWED AND APPROVED BY HIDALGO COUNTY COMMISSIONERS COURT ON _____

NAME _____ DATE _____
 HIDALGO COUNTY JUDGE

NAME _____ DATE _____
 HIDALGO COUNTY CLERK

ENCROACHMENT AND DRAINAGE STATEMENT

WE, THE UNDERSIGNED OWNER OF LAND SHOWN ON THIS PLAT, FOR THE CONSIDERATION OF DELTA LAKE IRRIGATION DISTRICT OF WILLACY AND HIDALGO COUNTY, TEXAS AND IS HEREBY APPROVED BY SUCH DISTRICT, "ALL RIGHTS, RULES AND REGULATIONS OF THE DELTA LAKE IRRIGATION DISTRICT (DISTRICT) EXISTING PRIOR TO THE SUBMISSION OF THIS PLAT ARE NOT ABRIDGED BY THE SUBSEQUENT APPROVAL OF THIS PLAT BY THE SAID DISTRICT, NOTWITHSTANDING ANY PROVISION OR NOTATION OTHERWISE IN THIS PLAT". THIS REQUIREMENT WILL BE INAPPLICABLE IF ANY RIGHTS, RULES OR REGULATIONS OF THE DISTRICT ARE INTENDED BY THE DISTRICT TO BE ABRIDGED.

ZACH ENGELKING, OWNER
 812 TEMPLETON DR.
 CARMEL, IN. 46032

THE STATE OF TEXAS &
 COUNTY OF HIDALGO &
 COUNTY OF WILACY &

THIS PLAT, SUNFIELD MEADOWS SUBDIVISION, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE DELTA LAKE IRRIGATION DISTRICT OF WILLACY AND HIDALGO COUNTY, TEXAS AND IS HEREBY APPROVED BY SUCH DISTRICT, "ALL RIGHTS, RULES AND REGULATIONS OF THE DELTA LAKE IRRIGATION DISTRICT (DISTRICT) EXISTING PRIOR TO THE SUBMISSION OF THIS PLAT ARE NOT ABRIDGED BY THE SUBSEQUENT APPROVAL OF THIS PLAT BY THE SAID DISTRICT, NOTWITHSTANDING ANY PROVISION OR NOTATION OTHERWISE IN THIS PLAT". THIS REQUIREMENT WILL BE INAPPLICABLE IF ANY RIGHTS, RULES OR REGULATIONS OF THE DISTRICT ARE INTENDED BY THE DISTRICT TO BE ABRIDGED.

- NO IMPROVEMENTS OR MODIFICATIONS OF ANY KIND SHALL BE MADE TO OR ON THE DISTRICT'S RIGHT-OF-WAY OR EASEMENT WITHOUT THE DISTRICT'S EXPLICIT WRITTEN CONSENT. THIS PLAT WILL BE EXCLUDED FROM THE DISTRICT'S BOUNDARIES AND THE LOTS WILL NOT HAVE ACCESS TO IRRIGATION WATER.
- NO FENCING SHALL BE INSTALLED OR REMAIN ON ANY DISTRICT EASEMENT OR RIGHT-OF-WAY WITHOUT APPROVAL FROM THE DISTRICT'S MANAGEMENT. ALL APPROVED FENCING MUST INCLUDE A GATE WITH A MINIMUM OPENING OF 16 FEET.
- THIS DEVELOPMENT WILL BE DESIGNED TO ENSURE THAT STORMWATER RUNOFF RATES DO NOT EXCEED THOSE THAT EXISTED WHEN THE LAND WAS USED FOR AGRICULTURAL PURPOSES.
- THE DISTRICT WILL NOT BE RESPONSIBLE FOR MANAGING STORMWATER OR DRAINAGE SYSTEMS FOR THIS PLAT.
- THE DISTRICT HAS NOT REVIEWED NOR CERTIFIED THAT THE STORM SEWER OR UTILITIES DESCRIBED ARE SUITABLE FOR THE SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND ITS ENGINEER ARE SOLELY RESPONSIBLE FOR THESE DETERMINATIONS.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20__.

APPROVED BY:
 PRESIDENT: DAVID ESAU

ATTEST BY:
 SECRETARY: JOE PENNINGTON

HIDALGO COUNTY CERTIFICATION OF PLAT APPROVAL

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SUNFIELD MEADOWS SUBDIVISION, WAS REVIEWED AND APPROVED BY HIDALGO COUNTY HEALTH DEPARTMENT ON _____ THIS DAY OF _____, 20__.

HIDALGO COUNTY CHIEF INSPECTOR _____ DATE _____

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

OWNER	ADDRESS	CITY & ZIP	PHONE
ZACK ENGELKING	812 TEMPLETON DR.	CARMEL, IN. 46032	(317) 811-8889
DIAGNOSTIC SERVICES	2800 DAFFODIL AVE.	MCCALLEN, TEXAS 78501	(361) 258-2222
ARTURO GUJARDO, JR.	1000 E. 10TH ST.	MCCALLEN, TEXAS 78501	(361) 258-2222

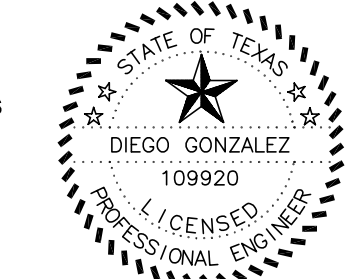
ON _____ AT _____ AM/PM
 INSTRUMENT NUMBER _____
 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

STATE OF TEXAS
 COUNTY OF HIDALGO

I, THE UNDERSIGNED, DIEGO GONZALEZ, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

DIEGO GONZALEZ, P.E. #109920 DATE _____
 618 DAFFODIL AVE.
 MCALEN, TEXAS 78501



STATE OF TEXAS
 COUNTY OF HIDALGO

I, THE UNDERSIGNED, JOSE MARIO GONZALEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND IS CORRECTLY MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

JOSE MARIO GONZALEZ, DATE _____
 R.P.L.S. #5571
 2453 FM 88
 MONTE ALTO, TEXAS 78538



RIGHT OF WAY EASEMENT

KNOWN ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFEREES (HEREINAFTER CALLED "GRANTOR" WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, (HEREINAFTER CALLED "GRANTEE"), THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL EXCLUSIVE EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE AND REMOVE WATER DISTRIBUTION LINES AND APPURTANCES 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 HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED.

ON THE EVENT THE EASEMENT HEREBY GRANTED ABUTS 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, GRANTEE 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 GRANTEE 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 GRANTEE 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 APPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF THE TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED, OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF, THE SAID GRANTEE HAS EXECUTED THIS INSTRUMENT THE ____ DAY OF _____, 20__.

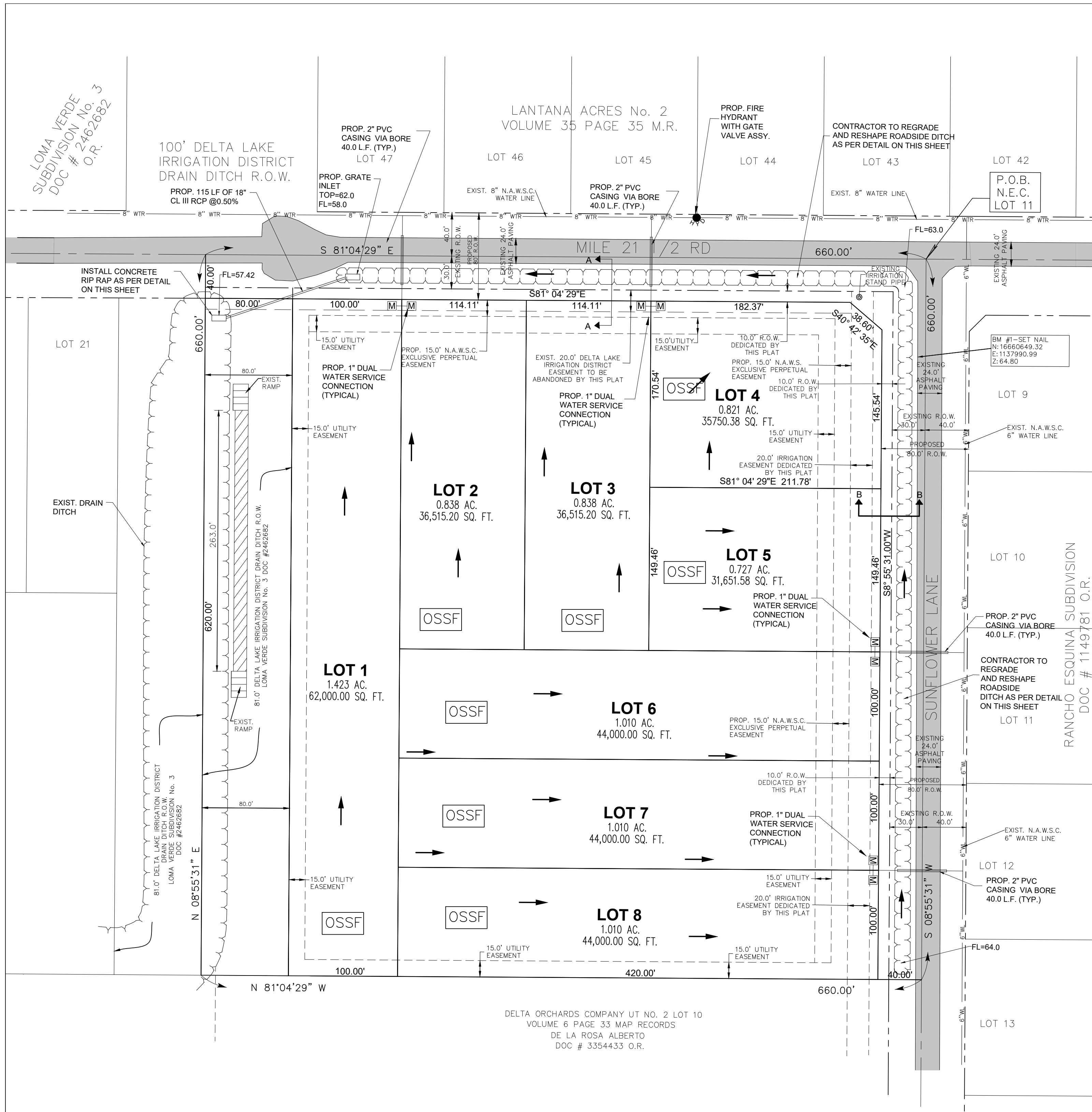
ZACH ENGELKING
 LAND LOOP, L.L.C.
 812 TEMPLETON DRIVE
 CARMEL, INDIANA 46032

- PLAT NOTES AND RESTRICTIONS:
- FLOOD ZONE STATEMENT:
 FLOOD ZONE DESIGNATION: ZONE "X"
 AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOODPLAIN.
 COMMUNITY-WIDE FLOODPLAIN MAP: 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 2681, 2682, 2683, 2684, 2685, 2686, 2687, 2688, 2689, 2690, 2691, 2692, 2693, 2694, 2695, 2696, 2697, 2698, 2699, 2700, 2701, 2702, 2703, 2704, 2705, 2706, 2707, 2708, 2709, 2710, 2711, 2712, 2713, 2714, 2715, 2716, 2717, 2718, 2719, 2720, 2721, 2722, 2723, 2724, 2725, 2726, 2727, 2728, 2729, 2730, 2731, 2732, 2733, 2734, 2735, 2736, 2737, 2738, 2739, 2740, 2741, 2742, 2743, 2744, 2745, 2746, 2747, 2748, 2749, 2750, 2751, 2752, 2753, 2754, 2755, 2756, 2757, 2758, 2759, 2760, 2761, 2762, 2763, 2764, 2765, 2766, 2767, 2768, 2769, 2770, 2771, 2772, 2773, 2774, 2775, 2776, 2777, 2778, 2779, 2780, 2781, 2782, 2783, 2784, 2785, 2786, 2787, 2788, 2789, 2790, 2791, 2792, 2793, 2794, 2795, 2796, 2797, 2798, 2799, 2800, 2801, 2802, 2803, 2804, 2805, 2806, 2807, 2808, 2809, 2810, 2811, 2812, 2813, 2814, 2815, 2816, 2817, 2818, 2819, 2820, 2821, 2822, 2823, 2824, 2825, 2826, 2827, 2828, 2829, 2830, 2831, 2832, 2833, 2834, 2835, 2836, 2837, 2838, 2839, 2840, 2841, 2842, 2843, 2844, 2845, 2846, 2847, 2848, 2849, 2850, 2851, 2852, 2853, 2854, 2855, 2856, 2857, 2858, 2859, 2860, 2861, 2862, 2863, 2864, 2865, 2866, 2867, 2868, 2869, 2870, 2871, 2872, 2873, 2874, 2875, 2876, 2877, 2878, 2879, 2880, 2881, 2882, 2883, 2884, 2885, 2886, 2887, 2888, 2889, 2890, 2891, 2892, 2893, 2894, 2895, 2896, 2897, 2898, 2899, 2900, 2901, 2902, 2903, 2904, 2905, 2906, 2907, 2908, 2909, 2910, 2911, 2912, 2913, 2914, 2915, 2916, 2917, 2918, 2919, 2920, 2921, 2922, 2923, 2924, 2925, 2926, 2927, 2928, 2929, 2930, 2931, 2932, 2933, 2934, 2935, 2936, 2937, 2938, 2939, 2940, 2941, 2942, 2943, 2944, 2945, 2946, 2947, 2948, 2949, 2950, 2951, 2952, 2953, 2954, 2955, 2956, 2957, 2958, 2959, 2960, 2961, 2962, 2963, 2964, 2965, 2966, 2967, 2968, 2969, 2970, 2971, 2972, 2973, 2974, 2975, 2976, 2977, 2978, 2979, 2980, 2981, 2982, 2983, 2984, 2985, 2986, 2987, 2988, 2989, 2990, 2991, 2992, 2993, 2994, 2995, 2996, 2997, 2998, 2999, 3000, 3001, 3002, 3003, 3004, 3005, 3006, 3007, 3008, 3009, 3010, 3011, 3012, 3013, 3014,

SUBDIVISION PLAT OF: SUNFIELD MEADOWS SUBDIVISION

MAP OF WATER DISTRIBUTION / MAPA DE DISTRIBUCION DE AGUA

SCALE: 1" = 60'



FINAL WATER AND SEWER ENGINEERING REPORT FOR SUNFIELD MEADOWS SUBDIVISION

WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:
BY DIEGO GONZALEZ, P.E.

SUNFIELD MEADOWS SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVIDER AND 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 AN EXISTING 6" DIAMETER WATER LINE RUNNING ALONG THE EAST SIDE OF THE RIGHT-OF-WAY OF SUNFLOWER LANE AND AN EXISTING 8" DIAMETER WATER LINE RUNNING ALONG THE NORTH SIDE OF THE RIGHT-OF-WAY OF MILE 21 1/2.

THE WATER SYSTEM FOR SUNFIELD MEADOWS SUBDIVISION CONSISTS OF CONNECTING TO THE EXISTING WATER LINES AND EXTEND WATER SERVICES VIA BORE UNDER SUNFLOWER LANE AND MILE 21 1/2.

WATER DISTRIBUTION FOR SUNFIELD MEADOWS SUBDIVISION CONSISTS OF FOUR (4) 1"-DIAMETER DUAL SERVICE LINES THAT RUN TO PAIRS OF LOTS BEFORE SPLITTING INTO 1/2" DIAMETER SERVICE LINES. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE DUAL SERVICES AND 1/2" SINGLE SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$26,850.00, OR \$3,356.25 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$12,350.00, WHICH COVERS THE \$1,543.75 COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO N.A.W.S.C. UPON REQUEST BY THE LOT OWNER, N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVIDER HAS INSTALLED WATER LINE FITTINGS AND APPURTANES FOR 1 FIRE HYDRANTS AT A UNIT COST OF \$6,800.00 FOR A TOTAL COST OF \$6,800.00. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES DESCRIPTION, COST AND OPERABILITY DATES
SEWAGE FROM SUNFIELD MEADOWS SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. THE 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. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENT DRAIN FIELD.

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

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$3,200.00, INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSFS HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF \$25,600.00. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON XXX.

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 COSTS TO INSTALL WATER AND 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 \$39,200.00 WHICH EQUALS TO \$4,900.00 PER LOT.

SEWAGE FACILITIES - THESE FACILITIES FULLY CONSTRUCTED WILL COST A GRAND TOTAL OF \$25,600.00 WHICH EQUALS TO \$3,200.00 PER LOT.

FINAL WATER AND SEWER ENGINEERING REPORT IN SPANISH

PROVISIÓN DE AGUA: DESCRIPCIÓN, GASTOS Y FECHAS DE INICIO
BY DIEGO GONZALEZ, P.E.

LA SUBDIVISION SUNFIELD MEADOWS RECIBIRÁ SU PROVISIÓN DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (LA COMPAÑÍA DE AGUA N.A.W.S.C.). EL DUEÑO DE LA SUBDIVISION Y N.A.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRÁ SU PROVISIÓN DE AGUA POR LOS PRÓXIMOS 30 AÑOS. N.A.W.S.C. HA PRESENTADO DOCUMENTACIÓN PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ADECUADA PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION. EL SISTEMA DE PROVISIÓN DE AGUA PARA LA SUBDIVISION SUNFIELD MEADOWS CONSISTE DE UN CONDUCTO DE AGUA DE 6 PULGADAS DE DIÁMETRO QUE PASA POR EL LADO ESTE DEL DERECHO DE VÍA (RIGHT OF WAY) DE LA CARRETERA SUNFIELD MEADOWS LN. TAMBIÉN CONSISTE DE UN CONDUCTO DE AGUA DE 8 PULGADAS DE DIÁMETRO QUE PASA POR EL LADO NORTE DEL DERECHO DE VÍA DE LA CARRETERA MILE 21 1/2.

EL SISTEMA DE AGUA PARA LA SUBDIVISION SUNFIELD MEADOWS CONSISTE EN CONECTARSE A LAS LÍNEAS DE AGUA EXISTENTES Y EXTENDER LOS SERVICIOS DE AGUA MEDIANTE PERFORACIÓN HORIZONTAL DEBAJO DE SUNFIELD MEADOWS LANE Y MILE 21 1/2.

DEL CONDUCTO DE AGUA EXISTENTE SE PRODUCEN CUATRO DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIÁMETRO PARA CADA DOS LOTES. ESTOS CONDUCTOS SE SEPARAN PARA PRODUCIR DOS CONDUCTOS DE AGUA DE 1/2 PULGADA DE DIÁMETRO PARA CADA LOTE. YA SE HAN INSTALADO LOS DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIÁMETRO, EL CONDUCTO DE 1/2 PULGADA DE DIÁMETRO, Y LOS MEDIDORES MECÁNICOS DE AGUA A UN COSTO TOTAL DE \$26,850.00 O \$3,356.25 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIÉN LE HA PAGADO A LA COMPAÑÍA N.A.W.S.C. \$12,350.00 QUE CUBRE EL COSTO DEL MEDIDOR MECÁNICO DE AGUA PARA CADA LOTE, \$1,543.75 ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACIÓN DE CADA MEDIDOR Y LOS GASTOS DE CONEXIÓN. CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPAÑÍA N.A.W.S.C. LO INSTALARÁ SIN ALGUN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION TAMBIÉN HA INSTALADO ACCESORIOS Y APARATOS DE LA LÍNEA DE AGUA PARA UN BOCA DE INCENDIO (FIRE HYDRANT) A UN COSTO DE \$6,800.00 POR CADA UNA CUAL GASTA UNA CANTIDAD TOTAL \$6,800.00. EL SISTEMA DE AGUA ESTARÁ EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEÁ REGISTRADA EN EL CONDADO DE HIDALGO.

DRENAJE: DESCRIPCIÓN, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION
SE INSTALARÁ UNA FOSA SÉPTICA EN CADA SOLAR. ESTA FOSA SÉPTICA CONSISTE DE UN TANQUE SÉPTICO DE MODELO DUAL Y UN CAMPO DE DRENAJE PARA EL SOLAR. EL INGENIERO AUTOR DE ESTE DOCUMENTO HA EVALUADO EL ÁREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS FOSAS SÉPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGÚN EL REPORTE.

CADA LOTE EN LA SUBDIVISION MIDE MEDIO ACRE. SE HICIERON DOS EXCAVACIONES DE EVALUACIÓN EN LUGARES OPUESTOS EN LA SUBDIVISION EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA ÁREA ES SIGNIFICATIVAMENTE UNIFORME. EL TERRENO ES UNIFORME (TERRENO ARCILLOSO Y SUELO FRANCO) Y SE EXTIENDE A 36 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MAS ARRIBA DE LO MAS BAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA ÁREA FLUYE BIEN.

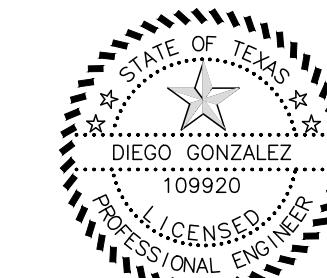
EL COSTO TOTAL PARA LA INSTALACIÓN DE UN SISTEMA INDIVIDUAL DE FOSAS SÉPTICAS POR SOLAR SON \$3,200.00 DÓLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS TODAS LAS FOSAS SÉPTICAS HAN SIDO INSTALADAS EN EL PROCESO DE LA APROBACIÓN FINAL A UN COSTO TOTAL DE \$25,600.00. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODOS LAS FOSAS SÉPTICAS Y AH APROBADO LA INSTALACIÓN DE LAS FOSAS SÉPTICAS DESDE FECHA DE INSPECCION.

CERTIFICACIÓN:
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 GOBIERNANDO A LAS SUBDIVISIONS), ADOPTADAS EN LA SECCIÓN 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 SERÁ INSTALADO Y COMPLETAMENTE CONSTRUÍDO MENOS EL MEDIDOR MECÁNICO DE AGUA QUE COSTARÁ UN TOTAL DE \$39,200.00 O \$4,900.00 POR LOTE

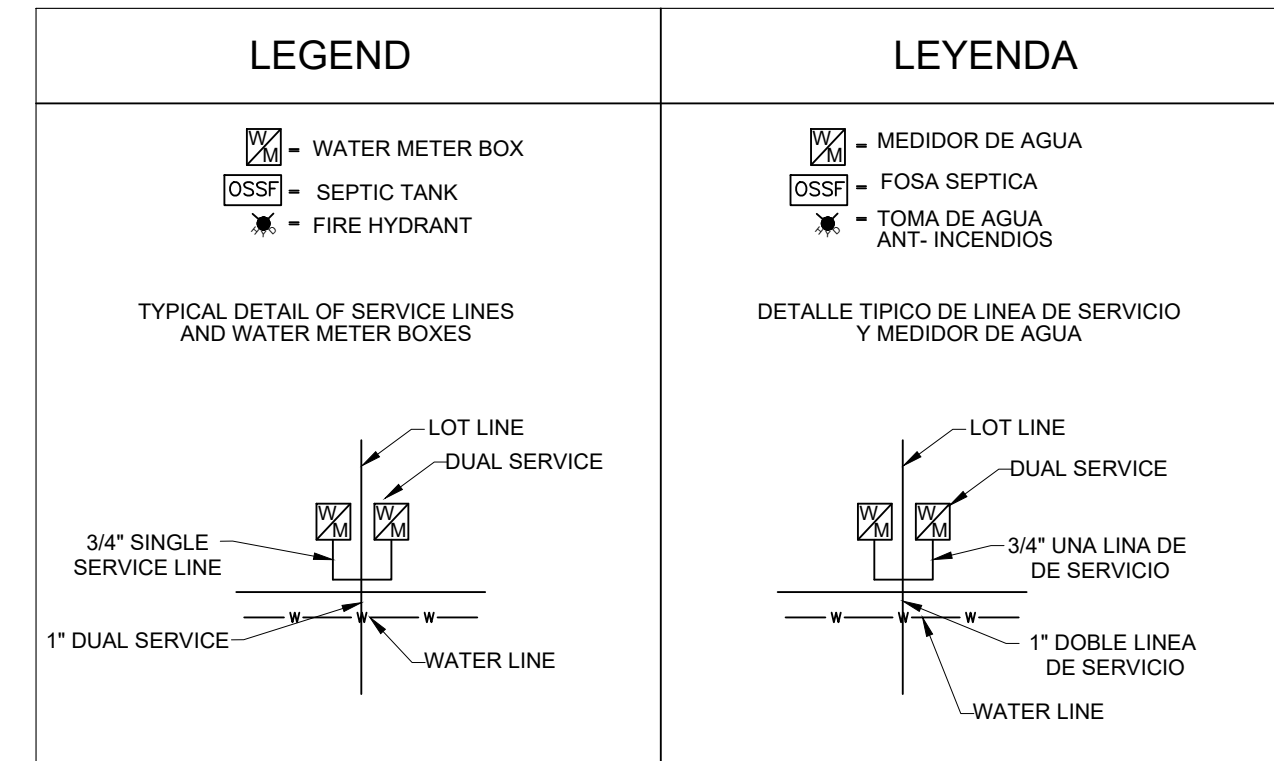
DRENAJE: SE ESTIMA QUE LA FOSA SÉPTICA COSTARÁ \$25,600.00 A UN COSTO TOTAL DE \$3,200.00 TODA LA SUBDIVISION.

DIEGO GONZALEZ, P.E. _____ DATE _____



LEGEND:	
○	SET 1/2 INCH IRON ROD W/PLASTIC CAP
⊙	SET PK NAIL
EXIST.	EXISTING
CONC.	CONCRETE
	PROPOSED WATER METER
	PROPOSED SEPTIC TANK
6" WTR	EXISTING 6" WATER LINE
8" WTR	EXISTING 8" WATER LINE

COST ESTIMATE	
WATER DISTRIBUTION	\$ 26,850.00
DRAINAGE IMPROVEMENTS	\$ 13,800.00
SEPTIC TANK	\$ 25,600.00
TOTAL:	\$ 66,250.00



PRINCIPAL CONTACTS:			
NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: ZACH ENGELKING	812 TEMPLETON DR.	CARMEL, IN 46032	(317) 941-0999
ENGINEER: DIEGO GONZALEZ, P.E.	4816 DAFFODIL AVE.	MCALLEN, TEXAS 78501	(956) 735-4634
SURVEYOR: JOSE MARIO GONZALEZ, SPS-C	2693 FM 88	MONTE ALTO, TEXAS 78053	(956) 262-0222

STATE OF TEXAS
COUNTY OF HIDALGO

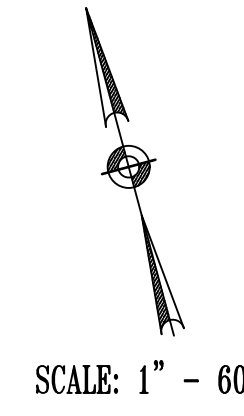
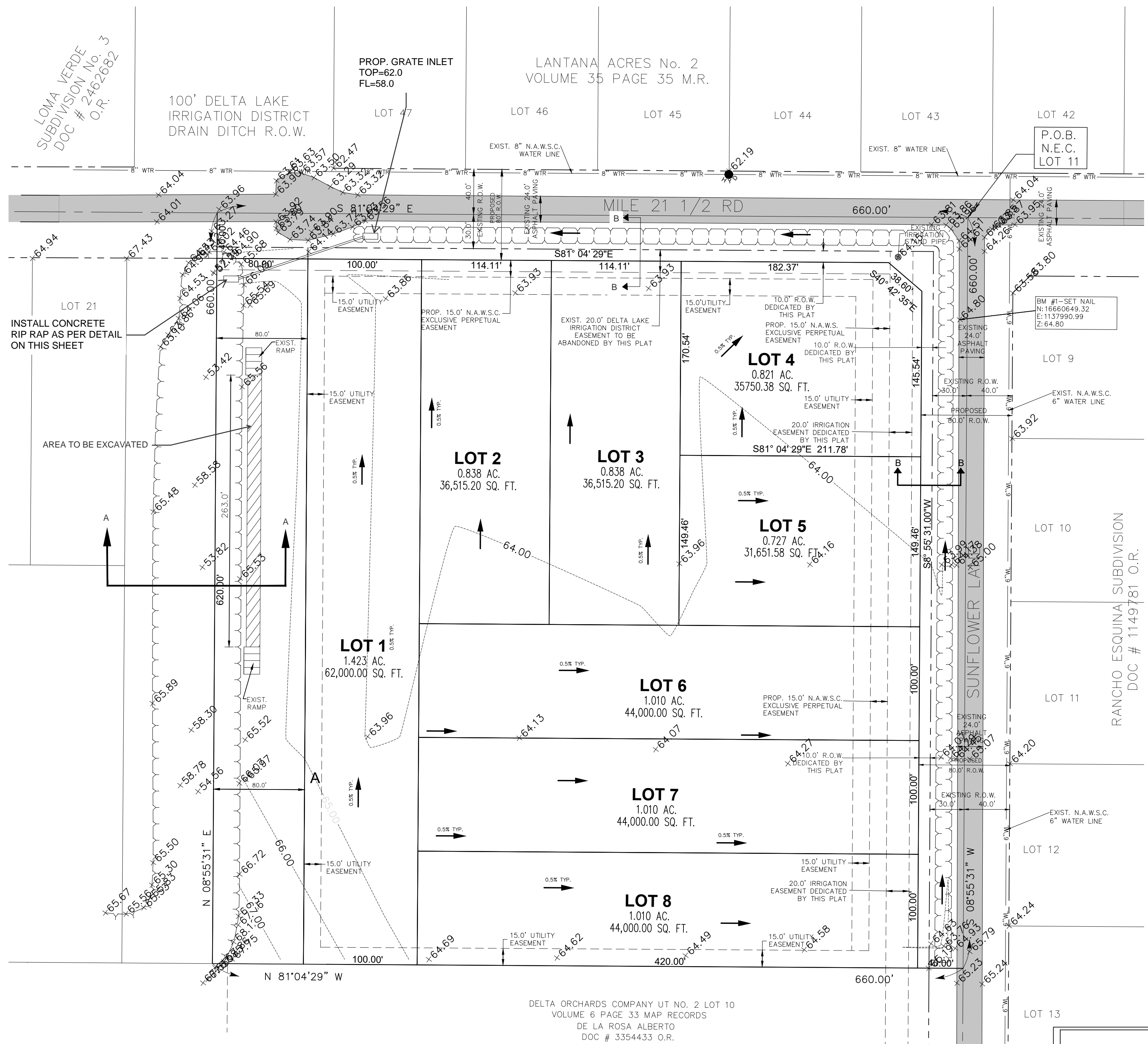
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ZACH ENGELKING AND PROVED TO ME THROUGH THEIR HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVE LICENSE TO BE THE PERSON WHOSE NAME SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO BEING BY MY FIRST DULY SWORN DECLARED THAT THEY/THE STATEMENT THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 20__.

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

DG ENGINEERING SERVICES
4816 DAFFODIL AVE. TEL.(956) 735-4634
MCALLEN, TEXAS 78501
REGISTRATION # F-20669 DATE OF PREPARATION: APRIL 2025

SUBDIVISION PLAT OF: SUNFIELD MEADOWS SUBDIVISION DRAINAGE LAYOUT



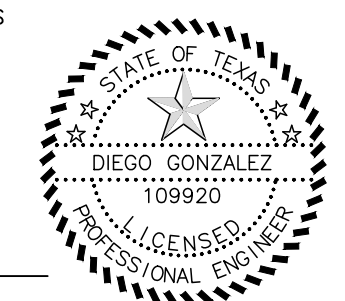
DRAINAGE REPORT
SUNFIELD MEADOWS SUBDIVISION
HIDALGO COUNTY, TEXAS

SUNFLOWER SUBDIVISION IS AN 8-LOT SUBDIVISION CONSISTING OF A 10.0 ACRE TRACT OF LAND OUT OF ALL OF LOT 11, DELTA ORCHARDS SUBDIVISION, UNIT NO. 2, HIDALGO COUNTY, TEXAS.

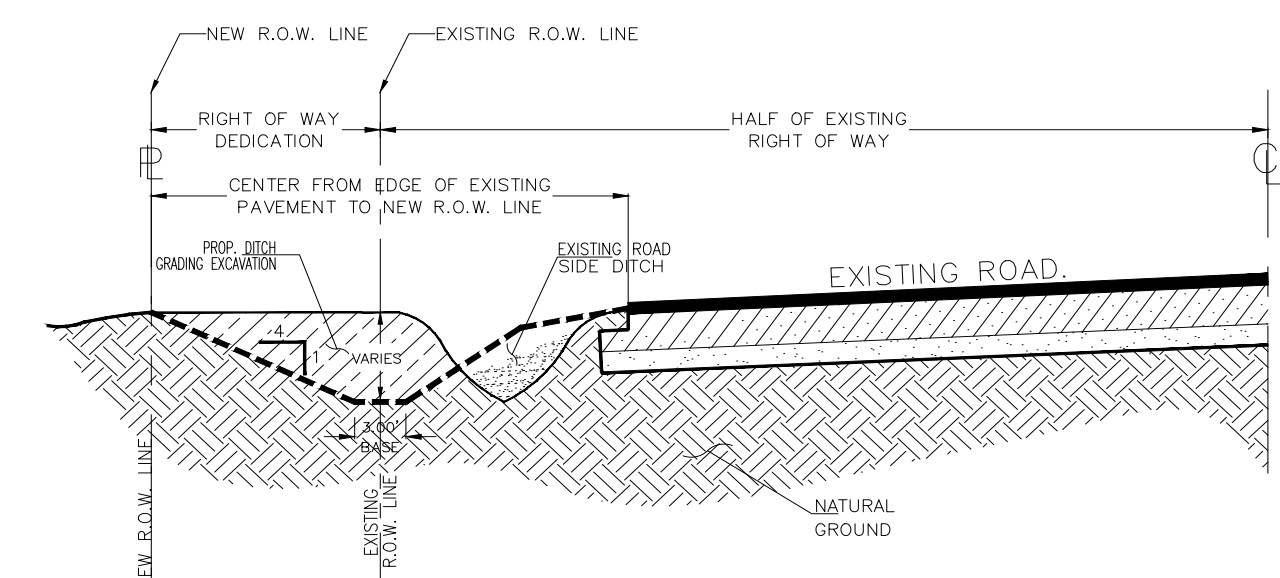
A REVIEW OF THE SOIL SURVEY INDICATES THE SUBJECT TRACT LIES IN AN AREA OF MCALEEN FINE SANDY LOAM, MCALEEN FINE SANDY LOAM BELONGS TO THE HYDROLOGIC GROUP "B" WHICH HAVE A MODERATE INFILTRATION RATE WHEN THOROUGHLY WET. THESE CONSIST CHIEFLY OF MODERATELY DEEP OR DEEP, MODERATELY WELL DRAINED OR WELL DRAINED SOILS THAT HAVE MODERATELY FINE TEXTURE TO MODERATELY COARSE TEXTURE. THESE SOILS HAVE A MODERATE RATE OF WATER TRANSMISSION.

EXISTING STORM RUNOFF WITHIN THIS PROPERTY CURRENTLY FLOWS OVERLAND IN A NORTHEASTERLY DIRECTION INTO ROADSIDE DITCHES. FLOW FROM THE DITCHES FLOWS INTO THE EXISTING DRAIN DITCH TO THE WEST WHICH CARRIES WATER EASTWARD WHERE IT ULTIMATELY EMPIRES INTO THE LAGUNA MADRE. AS REQUIRED BY HIDALGO COUNTY, THE POST-DEVELOPMENT STORM RUNOFF VOLUME WILL REMAIN UNCHANGED. WITH THE ADDITIONAL RUNOFF RESULTING FROM INCREASED IMPERVIOUS AREAS TO BE DETAINED WITHIN THE PROPERTY, ACCORDING TO CALCULATIONS UTILIZING THE MODIFIED RATIONAL METHOD, THE EXISTING PEAK RUNOFF FROM A 10-YEAR STORM IS CALCULATED TO BE 4.82 CFS FOR THIS PROPERTY. THE ANTICIPATED PEAK RUNOFF AFTER DEVELOPMENT IS CALCULATED TO BE 20.39 CFS FOR A 50-YEAR STORM.

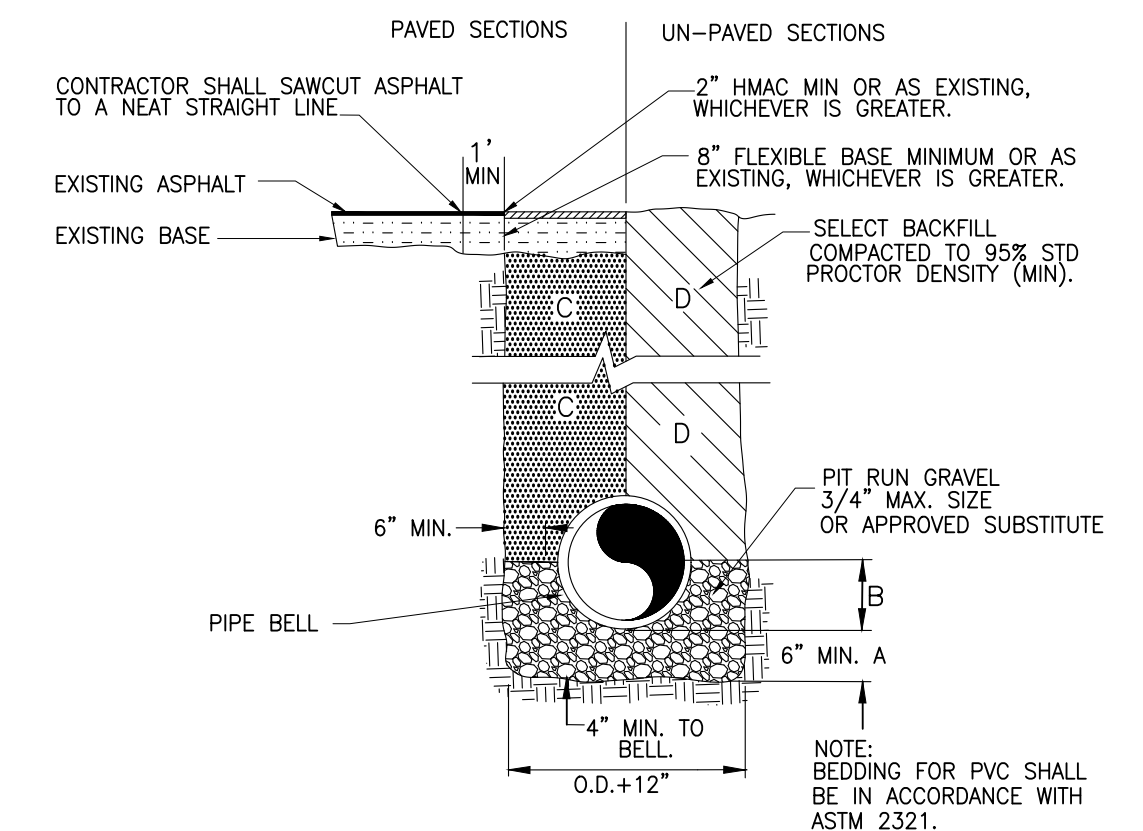
IN ACCORDANCE WITH HIDALGO COUNTY DRAINAGE REQUIREMENTS, CALCULATIONS INDICATE THAT A TOTAL OF 35,407 CUBIC FEET (0.81 AC-FT) OF STORM RUNOFF WILL BE REQUIRED TO BE DETAINED WITHIN THE SUBDIVISION. THE REQUIRED DETENTION VOLUME WILL BE ACCOMPLISHED BY EXCAVATING THIS VOLUME WITHIN THE EXISTING DELTA LAKE IRRIGATION DISTRICT DRAIN DITCH. TABLES AND CALCULATIONS ARE ATTACHED IN THE DRAINAGE REPORT.



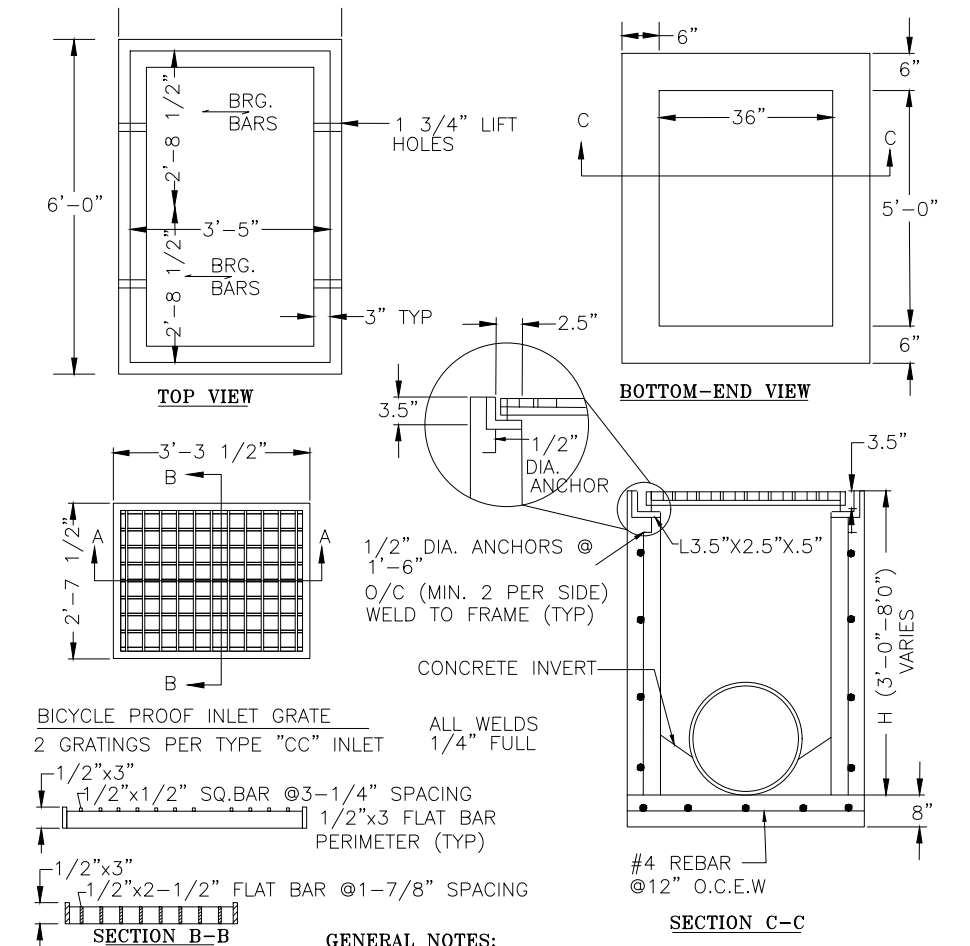
PREPARED BY: DIEGO GONZALEZ, P.E. DATE: _____



RECONSTRUCTION OF ROAD SIDE DITCH



TYPICAL STORM SEWER PIPE BEDDING DETAIL
N.T.S.

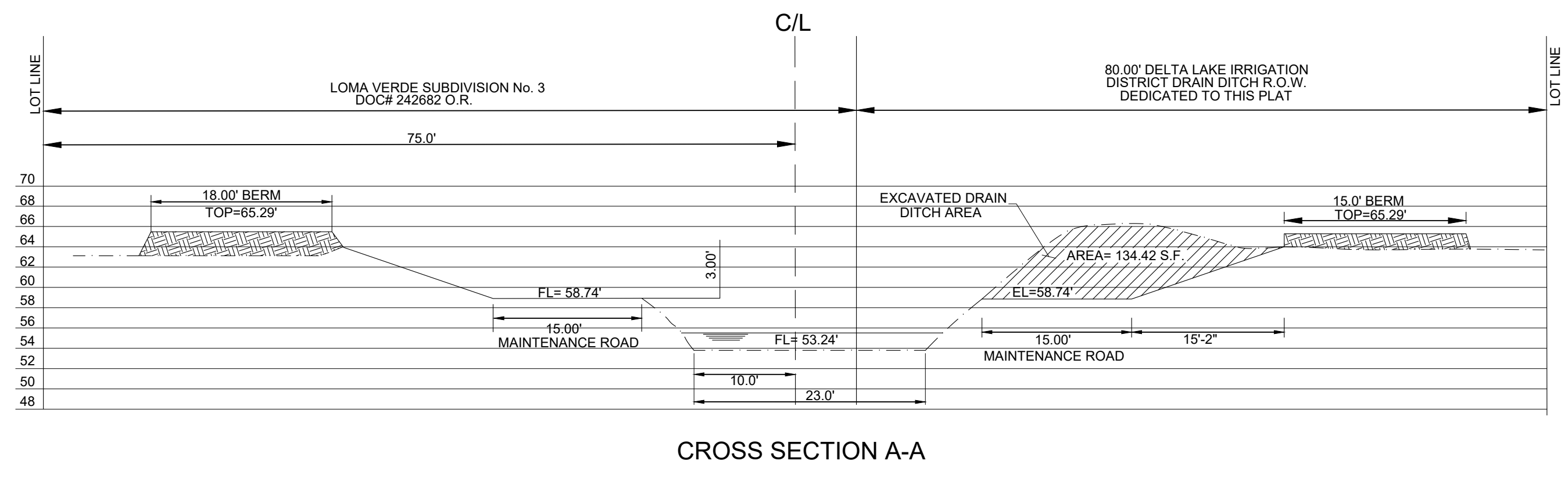


TYPE "CC" INLET
N.T.S.

LEGEND:	
	- SET 1/2 INCH IRON ROD W/PLASTIC CAP
	- SET PK NAIL
	- EXISTING
	- CONCRETE
	- PROPOSED WATER METER
	- PROPOSED SEPTIC TANK
	- EXISTING 6" WATER LINE
	- EXISTING 8" WATER LINE
	- FLOW ARROW

- GENERAL NOTES:**
- CONTRACTOR TO REGRADE AND RESHAPE ROADSIDE DITCHES AS PER DETAIL ON THIS SHEET.
 - CONTRACTOR TO RELOCATE ALL EXISTING OBSTRUCTIONS TO THE NEW R.O.W. LINE.
 - CONTRACTOR TO USE EXCAVATED MATERIAL FROM DITCH EXCAVATION FOR LOT GRADING. PROVIDE MIN. 0.5% SLOPE FROM REAR OF LOT TO FRONT OF LOT.

COST ESTIMATE	
WATER DISTRIBUTION	\$ 26,850.00
DRAINAGE IMPROVEMENTS	\$ 13,800.00
SEPTIC TANK	\$ 25,600.00
TOTAL:	\$ 66,250.00



CROSS SECTION A-A

INDEX TO SHEETS MARGARITA SUBDIVISION	
1	LOCATION MAP AND ETJ; PRINCIPAL CONTACTS: PLAT WITH LOTS, STREETS AND EASEMENTS.
2	DESIGNATION; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; CITY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; STARR 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; S.C.D.D. CERTIFICATION; REVISION NOTES.
3	WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); SAMPLE OF LOT BORE AND OSSF SYSTEM. (IF REQUIRED TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER CERTIFICATE AD STATEMENT.
3	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; TYPICAL ROADWAY SECTION; ROADSIDE DITCH SWALE; TYPICAL DRIVEWAY.

PRINCIPAL CONTACTS:			
NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: ZACK ENGELING	812 TEMPLETON DR	CARMEL, IN 46032	(317) 941-0099
ENGINEER: DIEGO GONZALEZ, P.E.	4115 DAFFODIL AVE.	MALLEEN, TEXAS 78051	(956) 735-4634
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