



INVOICE

City of Pharr, Texas

DATE: APRIL 6, 2011

P.O. Box 1729
 Pharr, Texas 78577
 Phone 956-702-5300
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TO Hidalgo County Precinct 2
 Hector "Tito" Palacios
 Commissioner Pct 2
 300 W. Hall Acres Suite G
 Pharr, Texas 78577

REMIT Finance Director
 TO City of Pharr, Texas
 P.O. Box 1729
 Pharr, Texas 78577

CITY CONTACT	JOB	DELIVERY DATE	PAYMENT TERMS	DUE DATE
Ed Wylie, CFM	Hidalgo County Precinct #2 Subdivision		N10	4/16/2011

Qty	Item #	Description	Unit price	Discount	Line Total
	1	SUBDIVISION WATER FEE	\$1,505.00	0.00	\$ 1,505.00
	2	SUBDIVISION SEWER FEE	1,128.75	0.00	1,128.75
	3	3% SUBDIVISION INSPECTION FEE	4,378.21	0.00	4,378.21
	5	3% SUBDIVISION STREET TESTING FEE	4,378.21	0.00	4,378.21
	5	ESCROW FOR HALL ACRES ROAD	39,305.65	0.00	39,305.65
	6	FIRE HYDRANT REFLECTOR AND RINGS	300.00	0.00	300.00
TOTAL DISCOUNT				0.00	0.00
				SUBTOTAL	\$ 50,995.82
				SALES TAX	0.00
				TOTAL	\$ 50,995.82

Make all checks payable to City of Pharr
THANK YOU FOR YOUR BUSINESS!

Sec. 118-45. Responsibility for installation.(a) *Street construction.*(1) *Internal streets.*

- a. The subdivider shall be responsible, at his own expense, for the construction of all streets within his subdivision.
- b. The subdivider shall, at his own cost, dedicate such rights-of-way for streets and construct such streets of such a size as required in section 118-44 so as to adequately serve the area being subdivided. Providing funds are available, the city may pay, at its own option, for street right-of-way in excess of 60 feet of width and for street paving width in excess of 40 feet, except where such extra widths are necessary for commercial or industrial developments or where they are not required by the city.

(2) *Perimeter streets.*

- a. Where it is necessary that perimeter streets or other streets adjacent to the subdivision be improved, the city shall construct such improvements, or cause such improvements to be constructed in accordance with the street assessment policy being used by the city at the time of such construction. The subdivider shall pay or furnish satisfactory security for the payment of his pro rata share of such street assessments prior to the approval of the final subdivision plat.
- b. The planning and zoning commission shall have the right to require the dedication of perimeter street rights-of-way up to 60 feet at no charge to the city.

(b) *Curb and gutter.* Curb and gutter or extruded curb shall be installed in the subdivision by the developer on both sides of all interior streets and on the subdivision side of all streets forming part of the boundary of the subdivision, in accordance with city construction standards.

(c) *Street signs.*

- (1) *Within city limits.* Within the corporate limits of the city, street signs will be furnished and installed by the city at each intersection; and the subdivider shall pay to the city such sum as computed by the traffic safety division for street sign material, before final approval for recording. Cost of labor for installation of the signs will be paid by the city.
- (2) *Outside city limits.* In subdivisions lying beyond the corporate limits and within the extraterritorial jurisdiction of the city, street name signs shall be installed by the subdivider at his expense. Such signs shall be of a standard type approved by the city and shall be installed in accordance with the standards approved by the city engineer.

(d) *Streetlights.* Streetlights shall be installed at the cost of the subdivider and at no cost to the city at all intersections, at the end of culs-de-sac, and shall have no greater distance than 600 feet between them within or abutting the subdivision.

(Code 1976, § 30-60)

SECTION III - STREETS AND ROADWAYS

III - 1 General

The purpose of this section is to define the general requirements of street right-of-ways, pavement widths, pavement thickness, geometric alignments, and construction details. As conditions are encountered beyond the scope of this section, coordination with the City of Pharr Public Works Department and with the City Engineer is required to establish new requirements and procedures.

III - 2 Master Plan

All street designs must be coordinated with the City of Pharr Comprehensive Master Plan, with the Hidalgo County Metropolitan Planning Organization (HC-MPO), and with TXDOT. The Master Plan was developed for orderly growth in Pharr. Major deviations from the Plan will not be allowed.

III - 3 Right-of-Ways and Paving Widths

All street right-of-ways will be 50, 60, 80, 100, or 120 feet according to Hidalgo County and City of Pharr Thoroughfare Plan for most paving widths. Detail drawings are provided with this section to depict those widths. Wider right-of-way widths may be required if construction of boulevards or state participation projects are anticipated. Judgments will be made at that time by the City of Pharr, as circumstances require other widths. Consequently, right-of-ways may be increased or lessened subject to the placement and size of utilities to serve adjacent and connecting properties. All alleys must have a minimum right-of-way width of 20 feet.

For perimeter streets, collectors or higher classification, the City will decide at subdivision approval whether the perimeter street will be widened at this time or whether funds will be escrowed from the Developer for his/her share of the widening.

Factors contributing to the City's determination will be the condition of the existing pavement utilizing the city's ranking method as determined by the Engineer, whether the grade of the existing street is satisfactory, availability of funding, traffic, and/or maintenance concerns. Drainage improvements for the subdivision will be required to include provisions for perimeter streets.