



# HIDALGO COUNTY PLANNING DEPARTMENT

1304 SOUTH 25<sup>TH</sup> STREET  
EDINBURG TEXAS 78539  
Tel. 956-318-2840 Fax. 956-318-2844

Raul E. Sesin, P.E., CFM  
Planning Administrator

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 01-29-2013

PROPOSED LAS ESTRELLAS No.4 SUBDIVISION, PRECINCT No. 3 .

ENGINEER: QUINTANILLA, HEADLY AND ASSOC. DEVELOPER: FORREST N. RUNNELS JR.

PRELIMINARY APPROVAL  FINAL APPROVAL  FINAL APPROVAL WITH FINANCIAL GUARANTEE  WITH VARIANCE  
NUMBER OF LOTS: 52  \*SINGLE FAMILY  \*MULTI-FAMILY  COMMERCIAL  INSTITUTIONAL

LOCATION DESCRIPTION: East of Minnesota Rd approximate 1/4 mile South of Mile 5 North Rd.

The rural area of the County.  
 ETJ of \_\_\_\_\_ and was approved administratively by said City.  
SUBDIVISION LIES WITHIN THE:  ETJ of Mission and was approved by the P & Z and City Commission of said City

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 07-17-2012 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: Drainage detention swales and Storm drainage pipe system.

DISTANCE TO A DRAIN DITCH: Approximately 1/4 mile North of subdivision development.

ROAD R.O.W. DEDICATION: 15 feet on Minnesota Rd by this plat.

H.C.R.O.W. APPROVED DATE: 01-10-2013 : By, Victor Gallardo R.O.W. AGENT

OSSF & SOIL ANALYSIS WERE CONDUCTED BY: Jose Angel Gonzalez.  
 OSSF HAS BEEN ESCROWED WITH HIDALGO COUNTY.  
 SANITARY SEWER BY: \_\_\_\_\_ LINE SIZE: \_\_\_\_\_ LOCATION: \_\_\_\_\_

WATER SERVICE PROVIDER: AGUA S.U.D. LINE SIZE: 8" LOCATION: Minnesota Road.

H.C.O.E.C. APPROVED DATE: 12-20-2012 : By Martin Ramirez

SMALL CONSTRUCTION

*The applicant has submitted the required small construction site notice as per Part II, Section E of the TPDES General Permit for Construction Activities (TXR150000) along with a copy of the Erosion Control Plan for the proposed project.*

NOT has not been submitted to County due to construction not having been completed.  
Construction is completed under Letter of Credit held by County that guarantees completion.

REQUEST FOR FINAL APPROVAL WITH:  Cash Deposit: Amount: \$ \_\_\_\_\_ For:  OSSF(S) \_\_\_\_\_  PAVING  DRAINAGE  STREET SIGNS  
 A Letter of Credit Financial Institution: Border Capital Bank L.O.C No. 50064-1010908071  
Amount For:  OSSF \$78,000.00  PAVING \$181,606.00  Street Testing \$5,447.76  
 STREET SIGNS \$1,952.24

PRELIMINARY APPROVAL FROM  
THE HIDALGO COUNTY ADVISORY BOARD ON:

September 04, 2012.

STAFF RECOMMENDS:

Preliminary Approval subject to comments and future recommendations by planning,

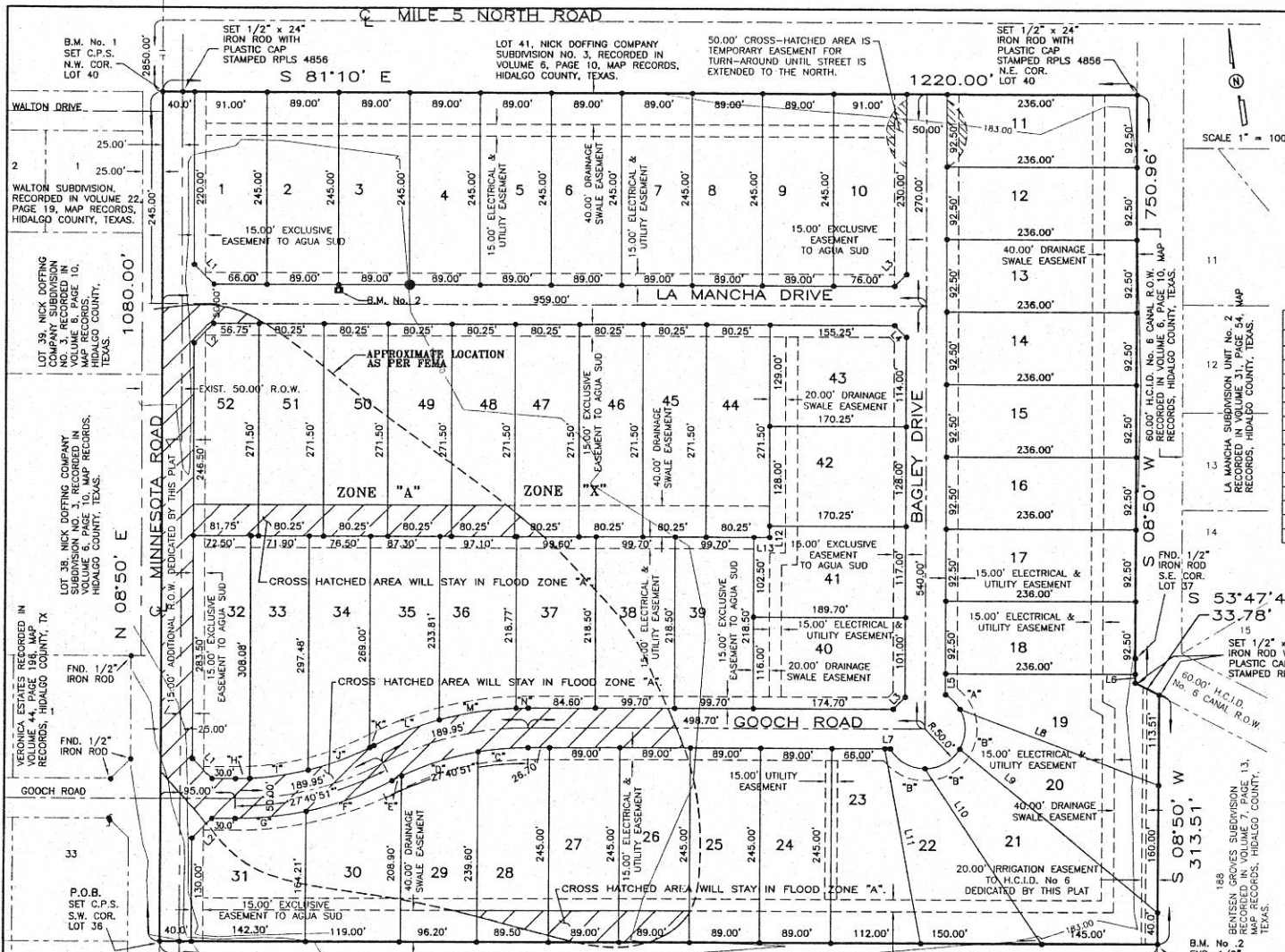
other departments and the approval of the City of Mission .

Preliminary Approval subject comments and future recommendations by planning and other Departments

Final Approval subject to recommendations 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.



**LINE DATA**

LINE	BEARING	LENGTH
L1	N 36°10'00" W	35.36'
L2	N 53°50'00" W	35.36'
L3	S 53°50'00" W	21.21'
L4	S 36°10'00" E	21.21'
L5	N 08°50'00" E	26.70'
L6	S 08°50'00" W	10.96'
L7	S 81°10'00" E	6.70'
L8	S 60°12'00" E	265.20'
L9	S 41°24'00" E	321.51'
L10	S 24°44'33" E	264.06'
L11	N 01°48'02" W	249.28'
L12	N 08°50'00" E	14.50'
L13	S 81°10'00" E	19.45'

**CURVE DATA**

CURVE	LENGTH	RADIUS	DELTA
"A"	50.00'	307.0824'	24°
"B"	52.32'	50.00'	93°57'12"
"C"	63.11'	368.18'	9°40'15"
"D"	101.30'	368.18'	15°45'52"
"E"	13.47'	368.18'	2°54'44"
"F"	114.08'	418.18'	15°37'52"
"G"	87.95'	418.18'	12°29'59"
"H"	17.51'	368.18'	2°43'28"
"I"	72.80'	368.18'	11°19'43"
"J"	81.80'	368.18'	12°43'45"
"K"	5.78'	368.18'	0°53'56"
"L"	88.54'	418.18'	12°7'54"
"M"	98.48'	418.18'	13°29'37"
"N"	15.00'	418.18'	3°23'20"

**LOT AREA DATA**

LOT	AREA (S.F.)	A.C.
1	21,982.50	0.505
2-9	21,805.00	0.501
10	22,182.50	0.509
11-18	21,830.00	0.501
19	22,987.11	0.528
20	25,784.60	0.592
21	29,069.72	0.667
22	21,902.79	0.503
23	21,805.00	0.501
24-27	21,805.00	0.501
28	21,814.89	0.501
29	21,807.35	0.501
30	21,815.65	0.501
31	22,010.93	0.505
32	22,051.32	0.506
33	21,857.21	0.502
34	21,791.64	0.505
35	21,784.69	0.500
36	21,782.66	0.500
37	21,763.95	0.500
38-39	21,784.45	0.500
40	21,892.70	0.503
41	21,912.88	0.503
42	21,792.00	0.500
43	21,849.75	0.502
44-51	21,787.88	0.500
52	21,882.63	0.502

**SUBDIVISION PLAT OF LAS ESTRELLAS SUBDIVISION IV**

A 30.47 ACRE TRACT OF LAND BEING ALL OF LOTS 36, 37 AND 40, NICK DOFFING SUBDIVISION No.3, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 10, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO DEED WITHOUT WARRANTY RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2243289, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

ENCUMBRANCES WITHIN THE PROPOSED LAS ESTRELLAS SUBDIVISION IV, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.

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

BEARING ARE IN ACCORDANCE WITH LA MANCHA SUBDIVISION UNIT No. 2, RECORDED IN VOLUME 31, PAGE 54, MAP RECORDS, HIDALGO COUNTY, TEXAS.

BEFORE ME, the undersigned notary public, on this day personally appeared FORREST N. RUNNELS JR., VICE-PRESIDENT of CWL LIMITED, IT'S GENERAL PARTNER, 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 2nd day of JANUARY, 2013.

STATE OF TEXAS  
COUNTY OF HIDALGO

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



*Alfonso Quintanilla*  
ALFONSO QUINTANILLA  
No. 4856  
DATE 7-10-12

FRANCISCO FLORES, HEREBY CERTIFY THAT THE AGUA SPECIAL UTILITY DISTRICT HAS APPROVED THE POTABLE WATER SUPPLY FOR THE LAS ESTRELLAS SUBDIVISION IV, HIDALGO COUNTY, TEXAS. THE AGUA SPECIAL UTILITY DISTRICT IS THE HOLDER OF A CERTIFICATE OF PUBLIC CONVENIENCE AND NECESSITY 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.

MR. FRANCISCO FLORES  
GENERAL MANAGER  
AGUA SPECIAL UTILITY DISTRICT

HIDALGO COUNTY  
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LAS ESTRELLAS SUBDIVISION IV WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON 7-10-12.

HIDALGO COUNTY HEALTH DEPARTMENT  
DATE

ENVIRONMENTAL HEALTH DIVISION MANAGER  
DATE

HIDALGO COUNTY  
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF LAS ESTRELLAS SUBDIVISION IV WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON 7-10-12.

HIDALGO COUNTY RIGHT OF WAY DIRECTOR  
DATE

HIDALGO COUNTY PLANNING DEPARTMENT AND THE OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR COMMERCIAL AND INDUSTRIAL USE. IF THE AFOREMENTIONED LOTS ARE UTILIZED FOR COMMERCIAL USE, THEN THE LOT OWNER WILL BE REQUIRED TO INSTALL A BUFFER FENCE ABUTTING ALL LOTS AND ALONG MINNESOTA ROAD TO DENY ACCESS ON TO LOT. LOCATION OF ACCESS/DRIVEWAY SHALL BE SHOWN ON THE SITE PLAN AS PER NOTE 21 AND ARE SUBJECT TO APPROVAL FROM THE HIDALGO COUNTY PLANNING DEPARTMENT.

REVISION NOTES

No.	Sheet	REVISION	Date	Approved

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.  
CONSULTING ENGINEERS LAND SURVEYORS  
124 E. STUBBS ST.  
EDINBURG, TEXAS 78539  
REGISTRATION NUMBER F-1513  
SURVEYING REGISTRATION NUMBER 100411-00

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

I, FORREST N. RUNNELS JR., VICE-PRESIDENT of CWL LIMITED, IT'S GENERAL PARTNER, AS OWNER OF THE 30.47 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED LAS ESTRELLAS SUBDIVISION IV, 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;  
(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.

*Forrest N. Runnels Jr.*  
FORREST N. RUNNELS JR., VICE-PRESIDENT  
CWL LIMITED, IT'S GENERAL PARTNER  
P.O. BOX 118  
EDINBURG, TEXAS, 78540

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared FORREST N. RUNNELS JR., VICE-PRESIDENT of CWL LIMITED, IT'S GENERAL PARTNER, 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 2nd day of JANUARY, 2013.

ALFONSO QUINTANILLA  
Notary Public, State of Texas  
My Commission Expires July 23, 2018

THIS PLAN IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 SUBJECT TO THE CONDITION THAT IF IRRIGATION FROM THE SAID DISTRICT IS DESIRED TO THE INDIVIDUAL LOTS IN SAID SUBDIVISION, PROVISION SHALL BE MADE FOR APPROPRIATE EASEMENT FOR THE INSTALLATION OF NECESSARY IRRIGATION FACILITIES TO SUCH LOTS FROM INDIVIDUAL LOTS IN SAID SUBDIVISION. PROVISION SHALL BE MADE APPROPRIATE EASEMENT FOR THE INSTALLATION OF NECESSARY IRRIGATION FACILITIES TO SUCH LOTS FROM THE CLOSEST WATER DISTRICT DELIVERY POINT AND IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY TO INSTALL SUCH NECESSARY FACILITIES.

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE LAS ESTRELLAS SUBDIVISION IV was reviewed and approved by the Hidalgo County Commissioners Court on 7-10-12.

Hidalgo County Judge  
DATE

Hidalgo County Clerk  
DATE

PLANNING & ZONING COMMISSION  
ACKNOWLEDGMENT

THIS PLAT OF LAS ESTRELLAS SUBDIVISION IV 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 10th DAY OF JANUARY, 2013.

CITY OF MISSION  
CERTIFICATE OF APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LAS ESTRELLAS SUBDIVISION IV WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON 7-10-12.

HIDALGO COUNTY HEALTH DEPARTMENT  
DATE

HIDALGO COUNTY  
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.

*Alfonso Quintanilla*  
ALFONSO QUINTANILLA  
P.E. No. 95534  
DATE 12-21-12

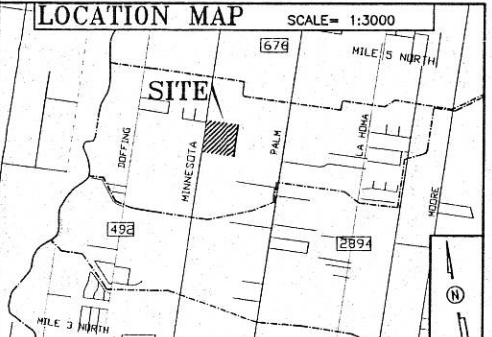
HIDALGO COUNTY  
STATE OF TEXAS

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

ON: 12-21-12 AT 12:00 AM/PM  
INSTRUMENT NUMBER OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS  
BY: \_\_\_\_\_ DEPUTY

**PLAT NOTES AND RESTRICTIONS:**

- FLOOD ZONE DESIGNATION: ZONE "A"  
NO BASE FLOOD ELEVATIONS DETERMINED  
A LETTER OF MAP REVISION BASED ON FILL (LOMR-F) FOR THE PORTIONS OF LOTS 26 THROUGH 31, ALL OF LOTS 32 THROUGH 36, AND PORTION OF LOTS 37, 38, 48, 49, 50, 51 & 52, HAS BEEN SUBMITTED TO FEMA TO REMOVE FLOOD ZONE "A" THE AFOREMENTIONED LOTS HAVE BEEN FILLED TO A MINIMUM ELEVATION OF 181.10 WHICH PLACES ALL SAID LOTS OUTSIDE OF THE ESTABLISHED BASE FLOOD ELEVATION OF 182.00. AS-BUILT INFORMATION IS SHOWN ON SHEET 3 OF 3 OF THIS PLAT. ELEVATION CERTIFICATES HAVE BEEN PREPARED BY THE SUBDIVIDER FOR EACH OF THE AFOREMENTIONED LOTS AND HAVE BEEN SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. NO CONSTRUCTION MAY COMMENCE ON SAID LOTS UNTIL THE LETTER OF MAP REVISION BASED ON FILL IS APPROVED BY FEMA AND A REVISED FLOOD ZONE IS ISSUED FOR SAID AREA.  
BASE FLOOD ELEVATION=182.00 (USING QUAD MAP DATA)  
LOMR-F DECEMBER 2012 CASE NO. 13-086-12974 &
- FLOOD ZONE DESIGNATION: ZONE "X"  
AREAS DETERMINED TO BE OUTSIDE 50-YEAR FLOODPLAIN.  
COMMUNITY-PANEL NUMBER 480334 0290 D  
MAP REVISED: JUNE 8, 2000  
THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN, C.P.N. 480334 0290 D EFFECTIVE DATE: JUNE 8, 2000, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY AND THE LOCAL FLOOD PLAIN ADMINISTRATOR IDENTIFIES NO OTHER AREA WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN.  
CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOODPLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCE  
NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. NO COMMERCIAL USE SHALL BE ALLOWED ON ALL THE FOLLOWING INTERNAL LOTS 2 THROUGH 30 AND LOTS 33 THROUGH 51. (ANY OTHER NON RESIDENTIAL USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- MINIMUM FINISHES FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE TOP OF CURB 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. LOTS WITHIN FLOOD ZONE "A" F.F.=182.00 FEET



- LEGEND: # - DENOTES 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.
- MINIMUM BUILDING SETBACK LINES:  
FRONT - MINNESOTA ROAD 25.00'  
FRONT FOR GARAGE/CARPORIT 40.00'  
SIDE 18.00'  
SIDE ABUTTING STREET 10.00'  
REAR 15.00'  
SIDE CORNER TO MINNESOTA ROAD 20.00'  
OR TO EASEMENT LINE WHICHEVER IS GREATER
- DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 91,882.2 CUBIC FEET (2.11 ACRES) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET No. 3 FOR STORM SEWER IMPROVEMENTS.)
- DRAINAGE SWALE EASEMENTS NOTE:  
NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE SWALE EASEMENT. EACH DRAINAGE SWALE SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE DRAINAGE SWALE EASEMENT. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SWALE.
- 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, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- B.M. No. 1=182.50 COTTON PICKER SPINDLE SET ON THE NORTHWEST CORNER OF PROPOSED SUBDIVISION, N.A.V.D. 88 DATUM  
B.M. No. 2= 181.15 TOP OF INLET LOCATED NEAR THE SOUTHWEST CORNER OF LOT 3, N.A.V.D. 88 DATUM
- 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 EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
- AS PER AGUA SUD, IF THE PURCHASER(S) OF A LOT REQUIRES A COMMERCIAL LOT AND SUBSEQUENTLY DETERMINES THAT A LARGER WATER METER IS REQUIRED, THEN THE LIT WILL NEED TO BE CALCULATED AND APPROPRIATE FEES ON THE SERVICE MUST BE PAID TO THE CORPORATION PRIOR TO THE INITIATION OF SERVICE ON SUCH LARGER METER(S).
- THE RESIDENTIAL LOTS SHOULD REFLECT SERVICE BY A 3/4" METER.
- CROSS-HATCHED AREA IS TEMPORARY EASEMENT FOR TURN-AROUND UNTIL STREET IS EXTENDED TO THE NORTH IN A RECORDED PLAT SAID TEMPORARY EASEMENT SHALL BE AUTOMATICALLY ABANDONED UPON THE CONSTRUCTION OF A DEDICATED STREET TO THE NORTH.

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:  
LAS ESTRELLAS SUBDIVISION IV IS LOCATED IN WEST HIDALGO COUNTY, APPROXIMATELY 2850.00' FEET SOUTH OF THE INTERSECTION OF MILE 5 NORTH ROAD AND MINNESOTA ROAD, THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MISSION ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF MISSION (POPULATION 77,058). LAS ESTRELLAS SUBDIVISION IV, LIES THREE AND A HALF MILES FROM THE CITY LIMITS AND FALLS INSIDE THE CITY'S FIVE-MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE §212.001 AND LIES IN PCT. NO. 3

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
CWL LIMITED BY: THREE LLC IT'S GENERAL PARTNER FORREST N. RUNNELS JR., VICE-PRESIDENT	P.O. BOX 118	EDINBURG, TX 78540	(956)383-7032	(956)383-5060
ENGINEER: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	(956)381-0527
SURVEYOR: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	(956)381-0527

- LOTS HAVING A RECORDED DRAINAGE EASEMENT IN LAS ESTRELLAS SUBDIVISION IV ARE HEREBY GRANTED A "DRAINAGE SWALE EASEMENT" WITH RESPECT TO SURFACE WATER RUN-OFF FROM ALL LOTS IN LAS ESTRELLAS SUBDIVISION IV TO THE AREA DEPICTED ON THE SUBDIVISION PLAT AS THE "DRAINAGE SWALE" AREAS. LOT OWNERS OF LAS ESTRELLAS SUBDIVISION IV THEIR ASSIGNS AND ANY SUBSEQUENT OWNER OF THE REAL PROPERTY DESIGNATED ON THE SUBDIVISION PLAT ARE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE SWALES. THE COUNTY OF HIDALGO, TEXAS ("COUNTY"), AND THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 ("DRAINAGE DISTRICT") MAY ENFORCE THIS PLAT NOTE BY INJUNCTION OR ANY OTHER REMEDY PROVIDED BY LAW, AND THE COUNTY AND / OR THE DRAINAGE DISTRICT ARE ALSO ENTITLED TO RECOVER ALL ENFORCEMENT COSTS AND / OR MAINTENANCE COSTS FROM THE LOT OWNERS IN VIOLATION. IN THE EVENT THE DRAINAGE SWALES DEPICTED ON THE SUBDIVISION PLAT ARE NO LONGER NECESSARY FOR DRAINAGE OF THE LOTS COMPRISING LAS ESTRELLAS SUBDIVISION IV BECAUSE OF AN ALTERED DRAINAGE SYSTEM CONSTRUCTED BY A POLITICAL ENTITY OR ANY OTHER REMEDY WITH ALL APPLICABLE STATE AND LOCAL LAWS AND REGULATION, IS FULLY OPERATIONAL AND ACTUALLY SERVICING ALL THE LOTS IN LAS ESTRELLAS SUBDIVISION IV, THE COUNTY AND DRAINAGE DISTRICT ARE HEREBY GRANTED THE RIGHT AND THE AUTHORITY (AND EACH LOT OWNER, BY THE ACCEPTANCE OF A DEED TO LOT IN LAS ESTRELLAS SUBDIVISION IV ACKNOWLEDGES AND AGREES THAT THE COUNTY AND THE DRAINAGE DISTRICT HAS THE RIGHT AND AUTHORITY), TO RELEASE THE DRAINAGE EASEMENT BURDENING THE DRAINAGE SWALES PURSUANT TO THIS PLAT NOTE, BY AND INSTRUMENT IN WRITING RECORDED IN THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.
- CWL LIMITED BY: THREE LLC IT'S GENERAL PARTNER FORREST N. RUNNELS JR., VICE-PRESIDENT THE OWNER & SUBDIVIDER OF LAS ESTRELLAS SUBDIVISION IV RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSES OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET No. 2 OF THIS PLAT.
- 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 SHALL BE 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.
- SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXPERTS HAVE ALSO BEEN 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.
- APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY OF A LOT.
- 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.
- NO SIDEWALKS REQUIRED ON RESIDENTIAL LOTS; 5' SIDEWALKS MAY BE REQUIRED ON COMMERCIAL OR NONRESIDENTIAL BY THE COUNTY'S PLANNING DEPARTMENT DURING THE BUILDING PERMIT PROCESS FOR LOTS THAT HAVE FRONTAGE ON MINNESOTA ROAD.
- A MINIMUM 6.0' BUFFER FENCE WILL BE REQUIRED BETWEEN COMMERCIAL AND RESIDENTIAL LOTS. ALSO, THE DEVELOPER SHALL PROVIDE A MINIMUM 6' BUFFER FENCE ALONG THE CANAL SIDE OF LOTS 11 THRU 19, AND SHALL BE PERPETUALLY MAINTAINED BY THE INDIVIDUAL PROPERTY OWNERS.

INDEX OF SHEETS

SHEET 1 - HEADLINE INDEX: LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; 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 SHALL BE 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.  
SHEET 2 - ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER/OSSF AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSIONS); SUBDIVIDER'S CERTIFICATE & STATEMENT; REVISION NOTES.  
SHEET 3 - DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, MAP OF TOPOGRAPHY OF DRAINAGE, AND ENGINEERING CERTIFICATION; CONSTRUCTION DETAILS; REVISION NOTES.