



# HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM  
Director of Planning

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

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 10-24-2017

PROPOSED STARLIGHT SUBDIVISION, PRECINCT No. 4.

ENGINEER: HP CIVIL ENGINEERING DEVELOPER: VDC ALBERTA LONGORIA, LP

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE

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

LOCATION DESCRIPTION:    WEST OF RAUL LONGORIA ROAD APPROXIMATELY 800 FEET SOUTH OF ALBERTA ROAD.

SUBDIVISION LIES WITHIN THE:     ETJ of EDINBURG and was approved administratively by said City.

DRAINAGE REPORT WAS APPROVED BY HCDD#1:    ON 9-01-2017 PROPERTY LIES WITHIN FLOOD ZONE: "AH" AS PER FEMA. **ENGINEER HAS SUBMITTED A CLOMR-F TO FEMA UNDER CASE No. 17-06-0902C TO REMOVE PROPOSED DEVELOPMENT OUT OF FLOOD ZONE "AH" AND CHANGE TO ZONE "B".**

DRAINAGE DESIGN:    DRAINAGE WILL BE PROVIDED BY STORM DRAINAGE SYSTEM CONNECTING TO A DETENTION POND DISCHARGING TO THE EXISTING DRAIN DITCH.

ROAD R.O.W. DEDICATION:    20.00 FEET ONTO RAUL LONGORIA ROAD (F.M. 1426).

H.C.R.O.W. PRELIMINARY APPROVAL DATE:    9-28-2017 BY, JOSE A. OCHOA, PCT. 4 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE:    9-27-2017 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM:     SANITARY SEWER BY: NAWSC LINE SIZE: 8" LOCATION: SOUTH OF ALBERTA ROAD.

WATER SERVICE PROVIDER:    N.A.W.S.C. LINE SIZE: 6" LOCATION: EAST OF RAUL LONGORIA ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE:    10-03-2017 : BY MARTIN RAMIREZ ENVIRONMENTAL COMPLIANCE COORDINATOR

**LARGE CONSTRUCTION**

*The applicant has submitted the required NOI 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.*

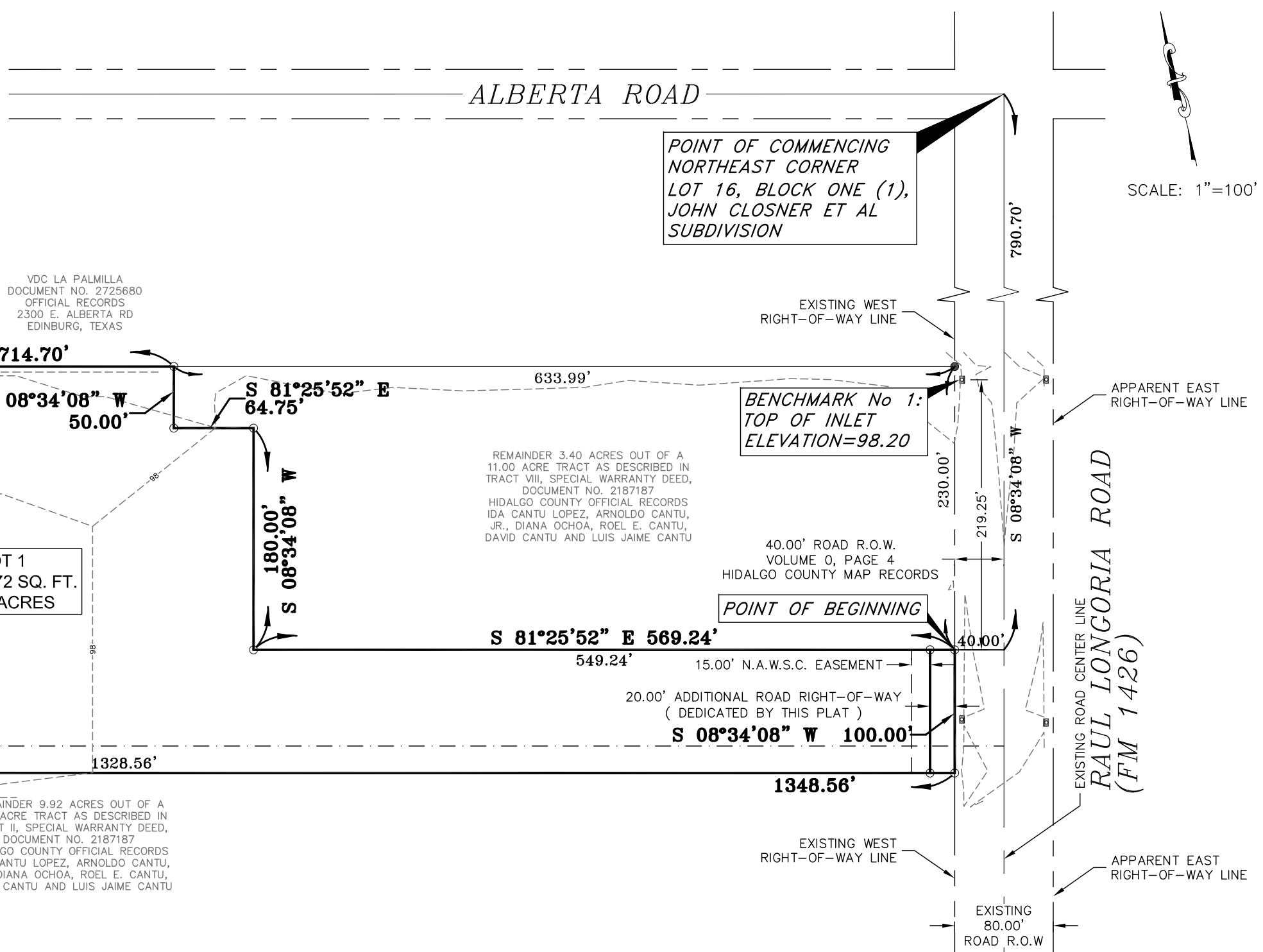
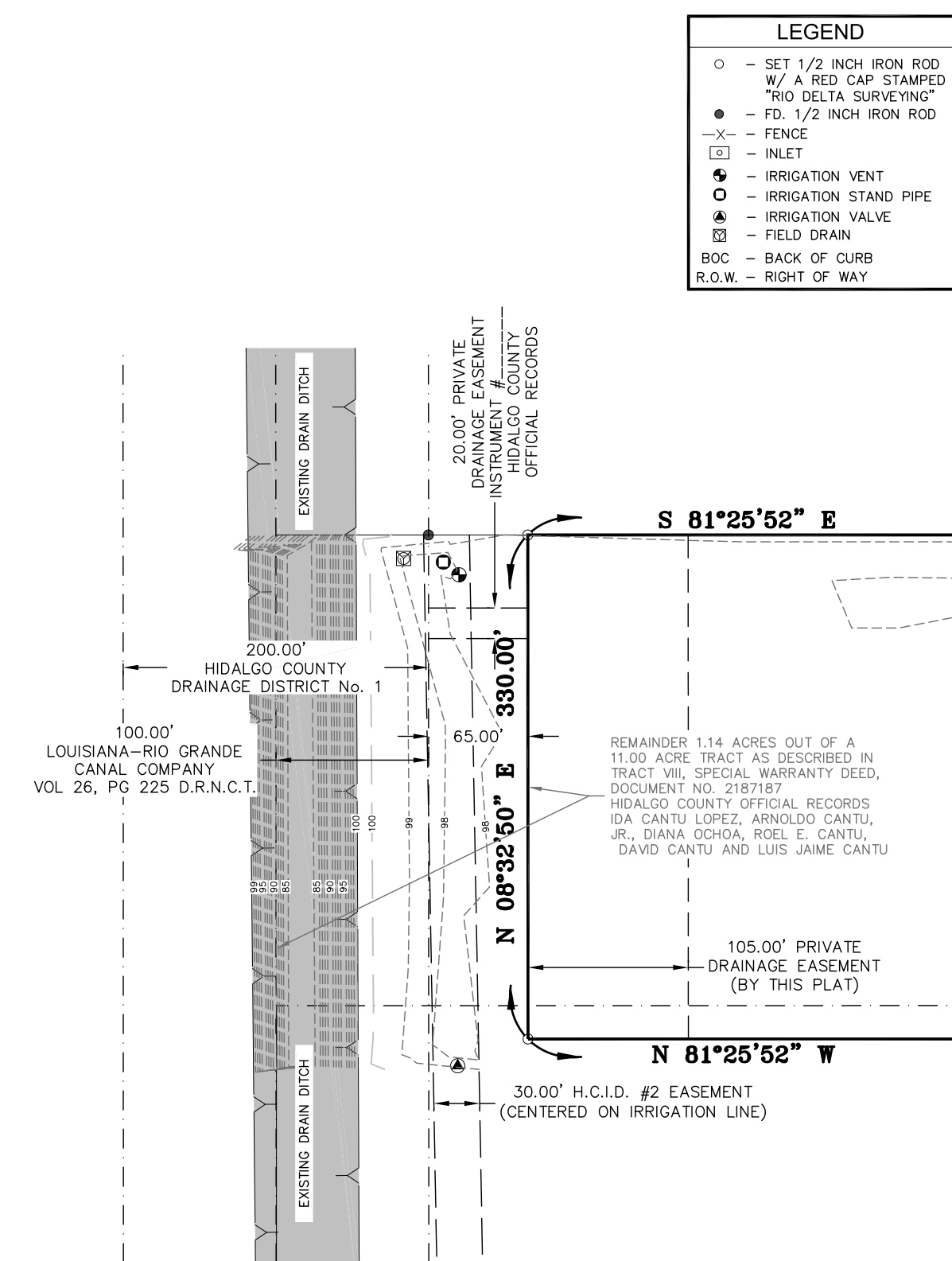
PRELIMINARY APPROVAL FROM THE  
HIDALGO COUNTY COMMISSIONERS COURT ON: \_\_\_\_\_, \_\_

STAFF RECOMMENDS:     **Preliminary Approval** subject to comments and future recommendations by planning, other departments and the approval of the City of EDINBURG.

**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.*



NORTH ALAMO WATER SUPPLY CORPORATION  
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 TRANSFERREES (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 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 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, GRANTEE FURTHER GRANTS TO GRANTEE AND 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 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 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 LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF THE SAID GRANTEE EXECUTED THIS INSTRUMENT  
THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

IDA CANTU LOPEZ  
6840 CORDER LANE  
LORTON, VA 22079

ARNOLDO CANTU, JR.  
505 W. 9th ST.  
SAN JUAN, TX 78589

DIANA OCHOA  
1307 S. BIRCH  
PHARR, TX 78577

ROEL E. CANTU  
P.O. BOX 2419  
SAN JUAN, TX 78589

DAVID CANTU  
502 W. 9th ST.  
SAN JUAN, TX 78589

LUIS JAIME CANTU  
1307 S. BIRCH  
SAN JUAN, TX 78589

GENERAL PLAT NOTES & RESTRICTIONS

- FLOOD ZONE DESIGNATION: ZONE "AH" - BFE=100'  
FLOOD ZONE DESCRIPTION: AREAS OF 100-YEAR SHALLOW FLOODING WHERE DEPTHS ARE BETWEEN ONE (1) AND THREE (3) FEET, BASE FLOOD ELEVATIONS ARE SHOWN, BUT NO FLOOD HAZARD FACTORS ARE DETERMINED.
- CLMWR-F CASE No.: 17-06-0902C  
COMMUNITY-PANEL NUMBER 480334 0425 C EFFECTIVE DATE: NOVEMBER 16, 1992.  
CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
- SETBACKS:  
FRONT: 50.00 FEET (OR TO EASEMENT, WHICHEVER IS GREATER)  
REAR: 15.00 FEET (OR TO EASEMENT, WHICHEVER IS GREATER)  
SIDE: 6.00 FEET (OR TO EASEMENT, WHICHEVER IS GREATER)
- GENERAL NOTE FOR MULTI-FAMILY USE:  
LOT "1" SHALL BE FOR MULTI-FAMILY USES. THE ENGINEER HAS SUBMITTED PLANNING MATERIALS FOR THIS PURPOSE AND NO ALTERATIONS OR CHANGES TO THE APPROVED DESIGN OF THIS MULTI-FAMILY PROPOSAL SHALL BE MADE UNLESS A RE-SUBDIVISION PLAT IS APPROVED BY THE COUNTY FOR SUCH CHANGES. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 102.50'. 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.
- BENCHMARKS (B.M.): THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.  
B.M. NO. 1: ELEVATION=98.20, N.A.V.D. 1929; DESCRIPTION: TOP OF STORM DRAIN INLET LOCATED ALONG THE WEST SIDE OF RAUL LONGORIA ROAD APPROXIMATELY 219.25' FEET NORTH OF PROPERTY POINT OF BEGINNING.
- DRAINAGE:  
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 23,000 CUBIC-FEET OR 0.529 ACRE-FEET OF STORM WATER RUNOFF DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE OBTAINED ON PROPOSED DETENTION POND.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
- AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO ALL APARTMENT UNITS PRIOR TO THE COUNTY PROCESSING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METER(S).
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.5 % SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.
- 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.
- 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.
- ALL LOT CORNERS ARE SET 1/2 INCH IRON RODS.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS REQUIRED BY TCEQ.
- AN OFF-STREET PARKING LOT SITE PLAN AND DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT AND THE OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR MULTI-FAMILY 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 OSSP PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
- THE DEVELOPER SHALL BE RESPONSIBLE TO PAY 100% OF THE PARKLAND FEE OF \$ 600.00 PER APARTMENT UNIT PRIOR TO THE RECORDING OF THIS SUBDIVISION.
- UTILITY PROVIDERS:  
POWER: MAGIC VALLEY ELECTRIC COOP (MVEC)  
WATER: NORTH ALAMO WATER SUPPLY CORP. (NAWSC)  
SEWER: NORTH ALAMO WATER SUPPLY CORP. (NAWSC)



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

PRINCIPAL CONTACTS:

NAME	ADDRESS	PHONE(S)
OWNER: DAVID CANTU	502 W. 9th St. - SAN JUAN, TX 78589	(956) 493-3354
ENGINEER: JASON T. PYKA P.E.	5339 ALPHA RD, SUITE 105 - DALLAS, TX 75240	(972) 701-9636 (972) 701-9639
SURVEYOR: JOSE MARIO GONZALEZ R.P.L.S.	24593 FM 88 - MONTE ALTO, TX 78538	(956) 380-5154 (956) 380-5156

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I (WE) , IDA CANTU LOPEZ, ARNOLDO CANTU, JR., DIANA OCHOA, ROEL E. CANTU, DAVID CANTU AND LUIS JAIME CANTU, AS OWNERS OF THE 7.137 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED STARLIGHT SUBDIVISION HEREBY SUBDUDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE OF STREETS, 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 THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

IDA CANTU LOPEZ  
6840 CORDER LANE  
LORTON, VA 22079

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505 W. 9th ST.  
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502 W. 9th ST.  
SAN JUAN, TX 78589

LUIS JAIME CANTU  
P.O. BOX 943  
SAN JUAN, TX 78589

STATE OF TEXAS - COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED ARNOLDO CANTU, JR., DIANA OCHOA, ROEL E. CANTU, DAVID CANTU AND LUIS JAIME CANTU, PROVED TO ME THROUGH HIS/HER/ THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE(S) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE/SHE/ THEY EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

NOTARY PUBLIC MY COMMISSION EXPIRES

STATE OF VIRGINIA - COUNTY OF FAIRFAX

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED IDA CANTU LOPEZ, PROVED TO ME THROUGH HIS/HER/ THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE(S) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE/SHE/ THEY EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

NOTARY PUBLIC MY COMMISSION EXPIRES

STATE OF TEXAS - COUNTY OF HIDALGO  
PLAT APPROVAL CERTIFICATE

UNDER LOCAL GOVERNMENT CODE § 232.022(e)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE STARLIGHT SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_, 20 \_\_\_\_.

HIDALGO COUNTY JUDGE \_\_\_\_\_ ATTEST: \_\_\_\_\_  
HIDALGO COUNTY CLERK

APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE NO. 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 GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 CERTIFICATE

THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 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. 2 RIGHTS-OF-WAYS OR EASEMENTS.

PRESIDENT \_\_\_\_\_ SECRETARY \_\_\_\_\_

STATE OF TEXAS - CITY OF EDINBURG  
PLAT APPROVAL CERTIFICATE

I, JESUS R. SAENZ, ADMINISTRATOR / DIRECTOR OF THE PLANNING AND ZONING DEPARTMENT OF THE CITY OF EDINBURG, TEXAS, DO HEREBY CERTIFY THIS MINOR PLAT KNOWN AS STARLIGHT SUBDIVISION CONFORMS TO ALL SUBDIVISION REQUIREMENTS OF THE CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_ WITH THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

ADMINISTRATOR / DIRECTOR OF THE PLANNING AND ZONING DEPARTMENT

SURVEYOR CERTIFICATE

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

DATED THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_

REGISTERED PROFESSIONAL SURVEYOR  
NO. 5571 STATE OF TEXAS



ENGINEER CERTIFICATE

I, JASON T. PYKA, P.E., THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

I CERTIFY THAT THE WATER AND SEWER SERVICE FACILITIES FOR LOTS INTENDED FOR RESIDENTIAL PURPOSES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE, THE ESTIMATED COST TO INSTALL UNCONSTRUCTED WATER AND SEWAGE FACILITIES DESCRIBED ABOVE ARE AS FOLLOWS: WATER FACILITIES: THESE FACILITIES WILL BE CONSTRUCTED.

SEWAGE FACILITIES: SEWER SERVICE CONNECTION IS ESTIMATED TO COST \$ 0.000.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$ 0.000.00 FOR THE SUBDIVISION. THE SUBDIVIDER HAS PAID A TOTAL OF \$ 0.000.00 TO COVER THE COST OF SEWER SERVICE CONNECTION.

DATED THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_

REGISTERED PROFESSIONAL ENGINEER  
NO. 124800 STATE OF TEXAS

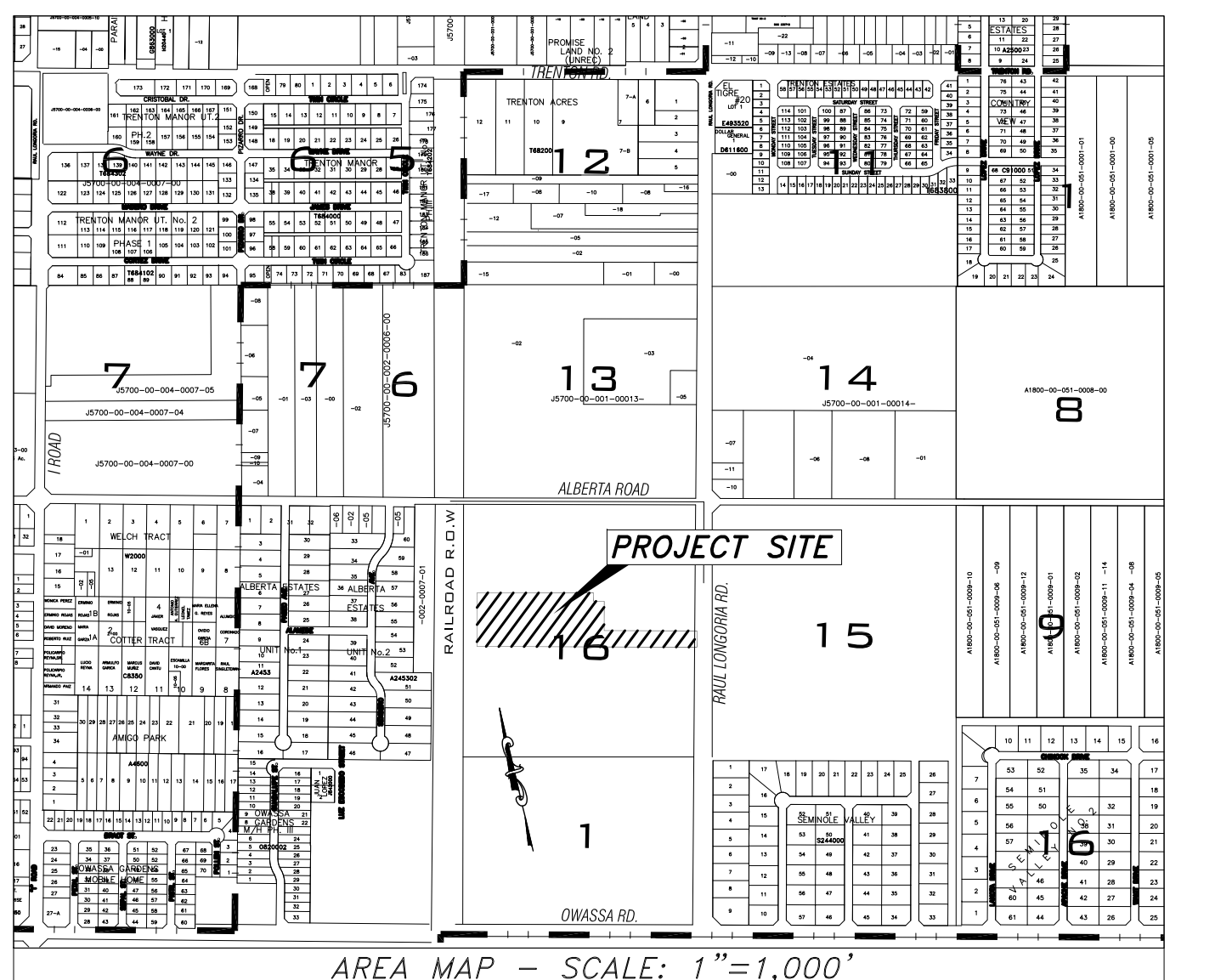


METES AND BOUNDS DESCRIPTION

A 7.137 ACRE TRACT OF LAND BEING OUT OF LOT 16, BLOCK 1, JOHN CLOSNER ET AL SUBDIVISION, AS RECORDED IN VOLUME 0, PAGE 4, MAP RECORDS, HIDALGO COUNTY, TEXAS AND SAID 7.137 ACRE TRACT IS ALSO BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

- COMMENCING ON THE NORTHEAST CORNER OF SAID LOT 16 IN THE RIGHT OF WAY OF RAUL LONGORIA ROAD, THENCE S 8°34'08" W, WITH THE EAST LINE OF SAID LOT 16 AND WITHIN THE RIGHT OF WAY OF SAID RAUL LONGORIA ROAD, A DISTANCE OF 790.70'; THENCE, N 81°25'52" W, A DISTANCE OF 40.00' TO A 1/2" IRON ROD W/ A RED CAP STAMPED "RIO DELTA SURVEYING" SET ON THE EAST LINE OF IDA CANTU LOPEZ, ARNOLDO CANTU JR., DIANA OCHOA, ROEL E. CANTU, DAVID CANTU AND LUIS JAIME CANTU, AS RECORDED IN DOCUMENT NO. 2187187, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS AND THE WEST RIGHT OF WAY LINE OF SAID RAUL LONGORIA ROAD, FOR THE SOUTHERN MOST NORTHEAST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;
- THENCE S 08°34'08" W, WITH THE WEST RIGHT OF WAY LINE OF SAID RAUL LONGORIA ROAD, A DISTANCE OF 100.00' TO A 1/2" IRON ROD WITH A RED CAP STAMPED "RIO DELTA SURVEYING" SET ON; FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;
- THENCE N 81°25'52" W, A DISTANCE OF 1348.56' TO A 1/2" IRON ROD WITH A RED CAP STAMPED "RIO DELTA SURVEYING" SET, FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;
- THENCE N 08°32'50" E, A DISTANCE OF 330.00'; TO A 2" IRON ROD WITH A RED CAP STAMPED "RIO DELTA SURVEYING" SET ON THE NORTH LINE OF SAID CANTU AND OCHOA TRACT AND THE SOUTH LINE OF A TRACT OF LAND DEEDED TO TORRE DE PODER, AS RECORDED IN DOCUMENT NO. 1188230, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;
- THENCE S 81°25'52" E, WITH THE NORTH LINE OF SAID CANTU AND OCHOA TRACT, A DISTANCE OF 714.70' TO A 1/2" IRON ROD WITH A RED CAP STAMPED "RIO DELTA SURVEYING" SET, FOR THE NORTHERN MOST NORTHEAST CORNER OF THIS TRACT OF LAND;
- THENCE S 8°34'08" W, A DISTANCE OF 50.00' TO A 1/2" IRON ROD WITH A RED CAP STAMPED "RIO DELTA SURVEYING" SET, FOR AN INSIDE CORNER OF THIS TRACT OF LAND;
- THENCE S 81°25'52" E, A DISTANCE OF 64.75' TO A 1/2" IRON ROD WITH A RED CAP STAMPED "RIO DELTA SURVEYING" SET, FOR AN OUTSIDE CORNER OF THIS TRACT OF LAND;
- THENCE S 8°34'08" W, A DISTANCE OF 180.00' TO A 1/2" IRON ROD W/ A RED CAP STAMPED "RIO DELTA SURVEYING" SET, FOR AN INSIDE CORNER OF THIS TRACT OF LAND;
- THENCE S 81°25'52" E, A DISTANCE OF 569.24' TO THE POINT OF BEGINNING, CONTAINING 7.137 ACRES OF LAND MORE OR LESS.

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY: STARLIGHT SUBDIVISION, IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO. 4 IN THE NORTHEASTERN SIDE OF HIDALGO COUNTY, ALONG THE WEST SIDE OF RAUL LONGORIA ROAD (FM 1426) APPROXIMATELY 790 FEET SOUTH OF ALBERTA ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG. ACCORDING TO THE U.S. CENSUS BUREAU, THE POPULATION IS 83,970 - 2015 CENSUS. STARLIGHT SUBDIVISION LIES APPROXIMATELY 1,500 FEET (0.3 MILES) FROM EDINBURG'S CITY LIMITS AND IS WITHIN THE CITY'S 3.5-MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021.



STARLIGHT SUBDIVISION

A 7.137 ACRE TRACT OF LAND BEING OUT OF LOT 16, BLOCK 1, JOHN CLOSNER ET AL SUBDIVISION, AS RECORDED IN VOLUME 0, PAGE 4, MAP RECORDS, HIDALGO COUNTY, TEXAS.

DATE OF PREPARATION: OCTOBER 6, 2017

Civil engineering, LLC.

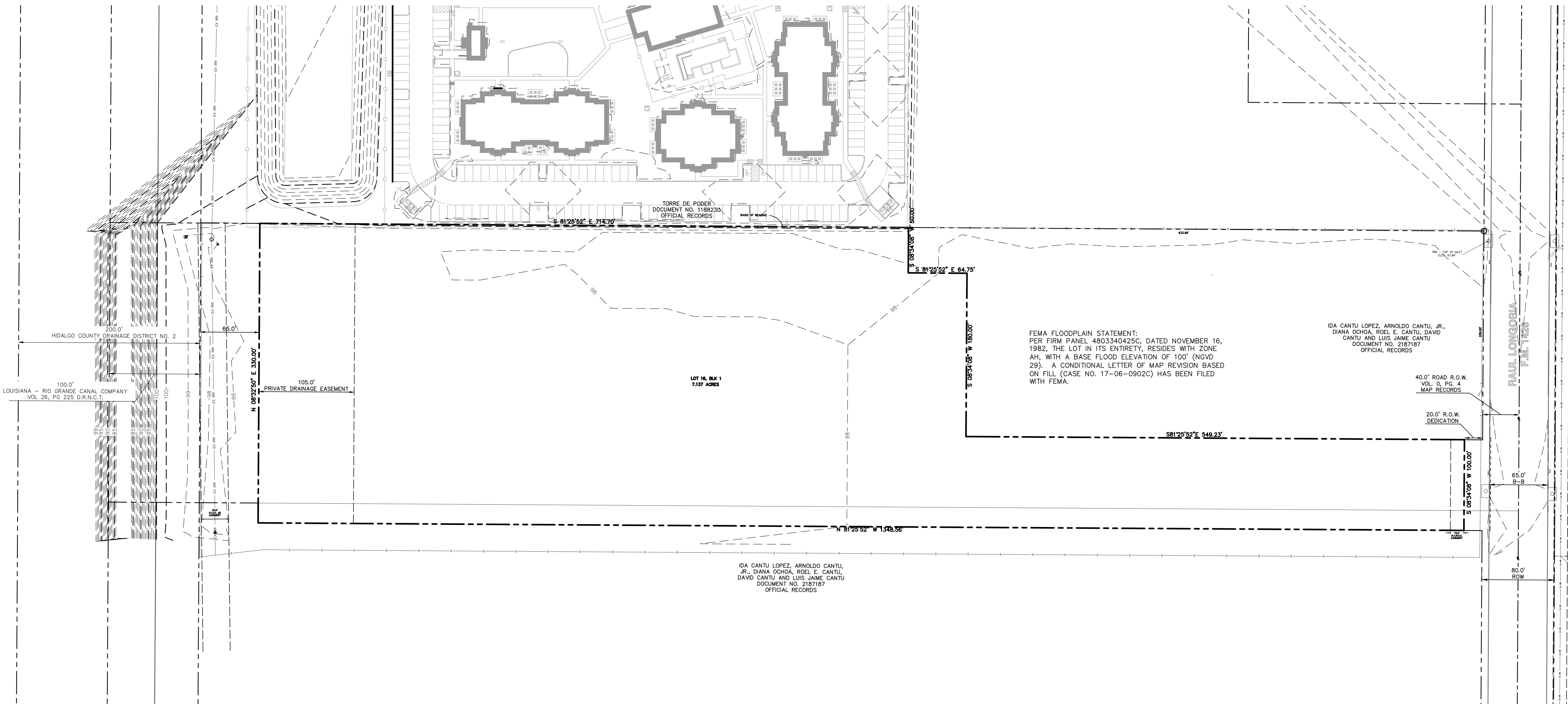
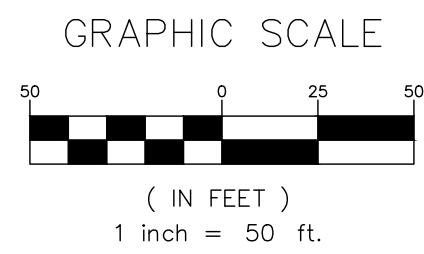
5339 ALPHA ROAD, SUITE 105 DALLAS, TEXAS 75240  
972.701.9636 • 972.701.9639 FAX  
TX REGISTERED ENGINEERING FIRM F-12600  
www.hpcivileng.com

PRELIMINARY FOR REVIEW  
JASON T. PYKA, P.E. DATE \_\_\_\_\_  
REG. PROFESSIONAL ENGINEER NO 124800

**RIO DELTA SURVEYING**  
24593 FM 88, MONTE ALTO, TX 78538  
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EMAIL: MARIO@RIODELTASURVEYING.COM  
TDFPS FIRM # 10013900

SURVEYED: FEBRUARY 17, 2016

# EXISTING CONDITIONS



FEMA FLOODPLAIN STATEMENT:  
 PER FIRM PANEL 4803340425C, DATED NOVEMBER 16, 1982, THE LOT IN ITS ENTIRETY, RESIDES WITH ZONE AH, WITH A BASE FLOOD ELEVATION OF 100' (NGVD 29). A CONDITIONAL LETTER OF MAP REVISION BASED ON FILL (CASE NO. 17-06-0902C) HAS BEEN FILED WITH FEMA.

IDA CANTU LOPEZ, ARNOLDO CANTU, JR.,  
 DIANA OCHOA, ROEL E. CANTU, DAVID  
 CANTU AND LUIS JAIME CANTU  
 DOCUMENT NO. 2187187  
 OFFICIAL RECORDS

40.0' ROAD R.O.W.  
 VOL. 0, PG. 4  
 MAP RECORDS

20.0' R.O.W.  
 DEDICATION

LOT 16, BLK 1  
 7.137 ACRES

IDA CANTU LOPEZ, ARNOLDO CANTU,  
 JR., DIANA OCHOA, ROEL E. CANTU,  
 DAVID CANTU AND LUIS JAIME CANTU  
 DOCUMENT NO. 2187187  
 OFFICIAL RECORDS



SHEET INDEX	
1	PLAT
2	EXISTING CONDITIONS
3-4	UTILITY LAYOUT PLAN
5	DRAINAGE PLAN
6	SITE PLAN

FILED RECORDED IN  
 HIDALGO COUNTY  
 ARTURO GUAJARDO, JR.  
 HIDALGO COUNTY CLERK

ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM

AS INSTRUMENT NUMBER: \_\_\_\_\_  
 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY CLERK

**STARLIGHT SUBDIVISION**

A 7.137 ACRE TRACT OF LAND BEING OUT OF LOT 16, BLOCK 1, JOHN CLOSNER ET AL SUBDIVISION,  
 AS RECORDED IN VOLUME 0, PAGE 4, MAP RECORDS, HIDALGO COUNTY, TEXAS.

**RIO-DELTA SURVEYING**

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 Monte Alto, Texas 78538  
 (956) 380-5154 Fax (956) 380-5156

DATE OF PREPARATION: AUGUST XX, 2017

**hpcivil engineering, LLC.**

5339 ALPHA ROAD, SUITE 105 DALLAS, TEXAS 75240  
 972.701.9636 • 972.701.9639 FAX  
 TX REGISTERED ENGINEERING FIRM F-12600  
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CITY OF EDINBURG ETJ - HIDALGO COUNTY PG 2 OF 6



# UTILITY LAYOUT PLAN

FINAL WATER AND SEWER ENGINEERING REPORT  
LOT 1, BLOCK 1 OF THE STARLIGHT APARTMENTS SUBDIVISION

## WATER SUPPLY, DESCRIPTION, COST, AND OPERABILITY DATE:

LA PALMILLA ADDITION SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVISION AND N.A.W.S.C. 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 S RAUL LONGORIA ROAD. THE WATER SYSTEM FOR THE STARLIGHT APARTMENTS SUBDIVISION CONSISTS OF TWO 8" DIAMETER WATER LINES AND ONE 2" DIAMETER WATER LINE THAT TAP INTO THE WATER LINE ON THE EAST SIDE OF S RAUL LONGORIA ROAD. THE FIRST 8" LINE RUNS FROM THE CONNECTION TO THE EXISTING 6" LINE WEST ALONG THE SOUTHERN PROPERTY LINE APPROXIMATELY 1265 LINEAR FEET. THENCE, THE 8" LINE BENDS TO THE NORTHWEST FOR 30 LINEAR FEET AND THEN TO THE NORTH FOR 273 FEET. IT CONTINUES UNTIL ANOTHER BEND NORTHEAST FOR 11 FEET, THEN EXTENDS DUE EAST FOR 382 LINEAR FEET. THE 8" WATER LINE CONTINUES IN A LOOP AROUND THE PROPERTY, BENDING TO THE SOUTHEAST FOR 186 LINEAR FEET, THEN ANOTHER BEND TO THE SOUTHWEST FOR 16 LINEAR FEET, IT THEN CONTINUES TO THE SOUTH FOR 216 LINEAR FEET, COMPLETING THE LOOP AT A TEE NEAR THE SOUTHERN PROPERTY BOUNDARY. A SECOND 8" WATER LINE EXTENDS FROM THE EXISTING 6" LINE IN S RAUL LONGORIA ROAD ALONG THE NORTHERN SIDE OF THE PROPOSED ACCESS ROAD FOR 706 LINEAR FEET UNTIL IT TIES INTO THE ORIGINAL 8" WATER LINE LOOP. DOMESTIC AND FIRE COMBINATION METERS ARE LOCATED ALONG THE BEGINNING OF EACH 8" WATER LINE EXTENSION FROM S RAUL LONGORIA ROAD. A THIRD 2" WATER LINE TAPS INTO THE EXISTING 6" LINE ON S RAUL LONGORIA ROAD TO PROVIDE A STUB INTO THE PROPERTY WITH AN IRRIGATION METER LOCATED IN THE LANDSCAPED AREA JUST INSIDE THE SITE ALONG SOUTHERN BOUNDARY.

WATER DISTRIBUTION FOR THE LA PALMILLA ADDITION SUBDIVISION WILL BE SERVED BY (2) 8" COMBINATION FIRE AND DOMESTIC METERS AND BACKFLOW PREVENTORS AND (1) 2" IRRIGATION METER, ALL GOING INTO METER VAULTS FOR A TOTAL OF (3) METERS. THE SUBDIVIDER HAS PAID OF \$500,000.00 OR \$500,000.00 PER LOT FOR THE CONSTRUCTION OF THE AFOREMENTIONED WATER DISTRIBUTION SYSTEM, WHICH HAS BEEN INSTALLED. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$500,000.00 WHICH COVERS THE \$500,000.00 COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO 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 FIRE HYDRANTS AT A UNIT COST OF \$50,000.00 FOR A TOTAL COST OF \$500,000.00. 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.

## WASTEWATER SUPPLY, DESCRIPTION, COST, AND OPERABILITY DATE:

STARLIGHT APARTMENTS SUBDIVISION WILL BE TREATED BY WASTEWATER SERVICE FROM NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH N.A.W.S.C. HAS PROMISED TO TREAT THE SUFFICIENT WASTEWATER FOR AT LEAST 30 YEARS AND CITY OF EDINBURG HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WASTEWATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

THERE IS AN EXISTING PUBLIC SANITARY SEWER MANHOLE TO THE NORTH ALONG ALBERTA ROAD, NEAR THE NORTHEASTERN CORNER OF THE LA PALMILLA ADDITION SUBDIVISION. THE WASTEWATER SYSTEM FOR STARLIGHT APARTMENTS SUBDIVISION CONSISTS OF AN 8" DIAMETER SEWER LINE THAT TAPS INTO THAT EXISTING SANITARY SEWER MANHOLE. THE 8" LINE THEN RUNS SOUTH FOR 521 LINEAR FEET TO A 48" DIAMETER FIBERGLASS MANHOLE JUST INSIDE THE NORTHEAST CORNER OF THE STARLIGHT PROPERTY. THE SEWER LINE THEN EXTENDS SOUTHEAST FOR 168 LINEAR FEET TO ANOTHER 48" DIAMETER FIBERGLASS MANHOLE. THE 8" LINE THEN EXTENDS EAST ALONG THE NORTHERN ROADWAY ON SITE FOR 164 LINEAR FEET TO A 48" MANHOLE, THEN SOUTHEAST FOR 125 LINEAR FEET TO ANOTHER 48" MANHOLE, AND THEN SOUTHWEST FOR 59 LINEAR FEET UNTIL IT MEETS THE CLUBHOUSE ENDING IN A DOUBLE CLEANOUT. A SECOND LINE EXTENDS FROM THE SECOND OF THESE MANHOLES FOR APPROXIMATELY 112 LINEAR FEET SOUTH TO A 48" MANHOLE BEFORE EXTENDING EAST FOR 137 LINEAR FEET TO A CLEANOUT IN THE CENTER OF THE SITE. EACH BUILDING ON THE PROPERTY IS SERVED BY 6" SANITARY SEWER SERVICE THAT EXTENDS TO THE BUILDINGS FROM ONE OF THE TWO 8" LINES.

THE 8" LINE, 6" SERVICE LINE AND SIX (6) 48" SANITARY SEWER MANHOLES HAVE BEEN INSTALLED, AT A TOTAL COST OF \$900,000.00 OR \$900,000.00 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID THE CITY OF EDINBURG THE SUM OF \$90,000.00 WHICH COVERS THE \$90,000.00 PER LOT AS STATED IN THE 30 YEAR WASTE WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF THE SERVICES AND ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL BUILDINGS IN THE SUBDIVISION TO THE CITY OF EDINBURG. THE ENTIRE WASTE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY THE CITY OF EDINBURG AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

## ENGINEER CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE 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 SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$500,000.00 WHICH EQUALS TO \$50,000.00 PER LOT.

SEWAGE FACILITIES - THESE FACILITIES FULLY CONSTRUCTED WILL COST A GRAND TOTAL OF \$900,000.00 WHICH EQUALS TO \$90,000.00 PER LOT.

## INFORME FINAL DE INGENIERIA SOBRE EL SISTEMA DE ALCANTARILLADO Y AGUA LOTE 1, BLOQUE 1 DE LA SUBDIVISION DE APARTAMENTOS DE STARLIGHT

### SUMINISTRO DE AGUA: DESCRIPCION, COSTOS Y FECHA DE OPERABILIDAD:

LA SUBDIVISION DE LA PALMILLA SERA PROVISITA DE AGUA POTABLE POR NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). EL DESARROLLADOR Y N.A.W.S.C. HAN FIRMADO UN CONTRATO EN EL QUE N.A.W.S.C. SE COMPROMETE A PROVEER DE SUFICIENTE AGUA POTABLE AL PROYECTO POR LO MENOS DURANTE 30 AÑOS Y A SU VEZ N.A.W.S.C. HA PRESENTADO LA DOCUMENTACION SUFICIENTE QUE ESTABLECE LA CALIDAD Y LA CANTIDAD DE AGUA POTABLE PARA ABASTECER PLENAMENTE EL DESARROLLO DE LA SUBDIVISION.

N.A.W.S.C. TIENE UNA LINEA DE AGUA EXISTENTE DE 6" DE DIAMETRO A LO LARGO DEL LADO ESTE DE LA SERVIDUMBRE DE LA CALLE RAUL LONGORIA. EL SISTEMA DE AGUA POTABLE PARA LA SUBDIVISION DE STARLIGHT CONSISTE EN DOS LINEAS DE 8" DE DIAMETRO Y OTRA DE 2" DE DIAMETRO QUE SE CONECTA A LA RED EXISTENTE EN EL LADO ESTE DE LA CALLE RAUL LONGORIA. LA PRIMERA LINEA DE 8" CORRE DESDE EL PUNTO DE CONEXION CON LA LINEA EXISTENTE DE 6" SOBRE EL LADO OESTE DE LA LINEA DE PROPIEDAD AL SUR CON UNA EXTENSION APROXIMADA DE 1265 PIES. DE ALLI LA LINEA DE 8" SE INCLINA HACIA EL NORESTE POR UNA DISTANCIA DE 20 PIES LINEALES Y LUEGO AL NORTE POR 273 PIES, CONTINUA HACIA OTRO GIRO HACIA EL NORESTE POR 11 PIES, LUEGO SE EXTIENDE CON DIRECCION ESTE POR UNA DISTANCIA DE 382 PIES LINEALES. LA LINEA DE 8" CONTINUA A LO LARGO DE LA PROPIEDAD EN FORMA DE "LOOP", INCLINANDOSE AL SURESTE POR UNA DISTANCIA DE 186 PIES LINEALES. LUEGO OTRO GIRO AL SURESTE POR 16 PIES LINEALES. LUEGO CONTINUA AL SUR POR 216 PIES LINEALES, COMPLETANDO LA VUELTA EN UNA CONEXION EN "TEE" CERCA DEL LIMITE SUR DE LA PROPIEDAD. LA SEGUNDA LINEA DE 8" SE EXTIENDE DESDE LA LINEA EXISTENTE DE 6" EN LA CALLE RAUL LONGORIA A LO LARGO DEL LADO NORTE DEL ACCESO PROPUETO POR UNA DISTANCIA DE 706 PIES HASTA QUE SE CONECTA, MEDIANTE UNA "TEE", A LA LINEA DE 8" QUE VIENE BORDEANDO LA PROPIEDAD EN FORMA DE "LOOP". MEDIDORES COMBINADOS DE AGUA DE USO DOMESTICO Y PARA USO EN INCENDIOS SE UBICAN AL COMIENZO DE CADA EXTENSION DE LINEA DE 8" DESDE LA CALLE RAUL LONGORIA. LA TERCERA LINEA DE AGUA DE 2" DE DIAMETRO SE CONECTA A LA LINEA EXISTENTE DE 6" SOBRE LA CALLE RAUL LONGORIA PARA PROVEER A UN PUNTO DE CONEXION PARA UN MEDIDOR DE IRRIGACION DENTRO DEL TERRENO SOBRE EL LADO SUR DEL MISMO.

EL SUMINISTRO DE AGUA PARA LA SUBDIVISION DE LA PALMILLA SE REALIZARA CON DOS MEDIDORES COMBINADOS DE 8" PARA AGUA DE USO DOMESTICO Y DE INCENDIO CON DISPOSITIVOS DE PREVENCIÓN DE FLUJO INVERSO, Y UN MEDIDOR DE 2" PARA IRRIGACION. TODOS LOS MEDIDORES IRAN DENTRO DE SUS COMPARTIMIENTOS CORRESPONDIENTES SIENDO EN SU TOTAL 3 EL DESARROLLADOR HA PAGADO \$500,000.00 O \$500,000.00 POR CADA LOTE PARA LA CONSTRUCCION DEL SISTEMA DE ABASTECIMIENTO DE AGUA MENCIONADO ANTERIORMENTE. ADICIONALMENTE, EL DESARROLLADOR HA PAGADO A N.A.W.S.C. LA SUMA DE \$500,000.00, LO QUE CUBRE EL COSTO DE \$900.00 POR LOTE SEGUN LO ESTABLECIDO EN EL ACUERDO DE 30 AÑOS DE ABASTECIMIENTO DE AGUA CUYA SUMA REPRESENTA EL COSTO DE MEDIDORES, TARIFAS DE ADQUISICION DE DERECHOS, Y TODAS LAS MEMBRESIAS Y OTROS GASTOS ASOCIADOS A LA CONEXION DE LOS LOTES INDIVIDUALES DE LA SUBDIVISION A N.A.W.S.C. SI SEGUIR SOLICITE EL PROPIETARIO DEL LOTE. N.A.W.S.C. INSTALARA DE MANERA APROPIADA Y SIN CARGO ALGUNO, EL MEDIDOR PARA ESTE LOTE. EL DESARROLLADOR HA INSTALADO 6 HIDRANTES DE INCENDIO AL PRECIO DE \$10,000.00 CADA UNIDAD, SIENDO EL TOTAL DE \$60,000.00. TODAS LAS PARTES DEL SISTEMA HAN SIDO APROBADAS Y ACEPTADAS POR N.A.W.S.C. Y SE HA DETERMINADO QUE EL SISTEMA SERA OPERABLE DESPUES DE LA FECHA DE APROBACION.

### SUMINISTRO DE DESAGUE PARA LAS AGUAS NEGRAS: DESCRIPCION, COSTOS Y FECHAS DE OPERABILIDAD:

LA SUBDIVISION DE STARLIGHT SERA ABASTECIDA POR EL SERVICIO DE DESAGUES DE AGUAS NEGRAS DE NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). EL DESARROLLADOR Y N.A.W.S.C. HAN FIRMADO UN CONTRATO EN DONDE N.A.W.S.C. SE HA COMPROMETIDO A TRATAR LAS AGUAS NEGRAS DE MANERA SUFICIENTE POR AL MENOS 30 AÑOS Y LA CIUDAD DE EDINBURG HA PROVISITO SUFFICIENTE DOCUMENTACION PARA ESTABLECER LA CALIDAD Y CANTIDAD A LARGO PLAZO DEL SISTEMA DE DESAGUES PARA SERVIR A TODO EL DESARROLLO DE LA SUBDIVISION.

ACTUALMENTE EXISTE UNA ALCANTARILLA PUBLICA DE AGUAS NEGRAS AL NORTE DE LA CALLE ALBERTA, CERCA DE LA ESQUINA NORESTE DE LA SUBDIVISION DE LA PALMILLA. EL SISTEMA DE DESAGUES DE AGUAS NEGRAS PARA LA SUBDIVISION DE STARLIGHT CONSISTE EN UNA LINEA DE 8" DE DIAMETRO QUE SE CONECTA A LA ALCANTARILLA PUBLICA MENCIONADA ANTERIORMENTE. ESA LINEA DE 8" LUEGO CORRE EN DIRECCION SUR POR UNA DISTANCIA DE 521 PIES LINEALES HASTA UNA ALCANTARILLA DE FIBRA DE VIDRIO DE 48" JUSTO DENTRO DE LA ESQUINA NORESTE DE LA PROPIEDAD DE STARLIGHT. LA LINEA DE DESAGUE LUEGO SE EXTIENDE SURESTE POR 168 PIES LINEALES HASTA OTRA ALCANTARILLA DE FIBRA DE VIDRIO. LA LINEA DE 8" LUEGO SE EXTIENDE AL ESTE A LO LARGO DE LA CARRETERA NORTE EN SITIO POR UNOS 364 PIES LINEALES HASTA UNA ALCANTARILLA DE 48", LUEGO AL SURESTE POR 125 PIES LINEALES HASTA OTRA ALCANTARILLA DE 48" Y LUEGO AL SURESTE POR 59 PIES LINEALES HASTA LLEGAR AL "CLUBHOUSE" TRENANDO EN UN CLEANOUT DOBLE. UNA SEGUNDA LINEA SE EXTIENDE DESDE LA SEGUNDA DE ESTAS ALCANTARILLAS AL SUR POR APROXIMADAMENTE 112 PIES LINEALES HASTA UNA ALCANTARILLA DE 48" ANTES DE EXTENDERSE AL ESTE POR 137 PIES LINEALES HASTA UN CLEANOUT UBICADO EN EL CENTRO DEL SITIO. CADA EDIFICIO DE LA PROPIEDAD ESTA SERVIDO POR UNA LINEA DE 6" QUE SE EXTIENDE DESDE LOS EDIFICIOS HASTA UNA DE LAS DOS LINEAS DE 8" DE DESAGUES.

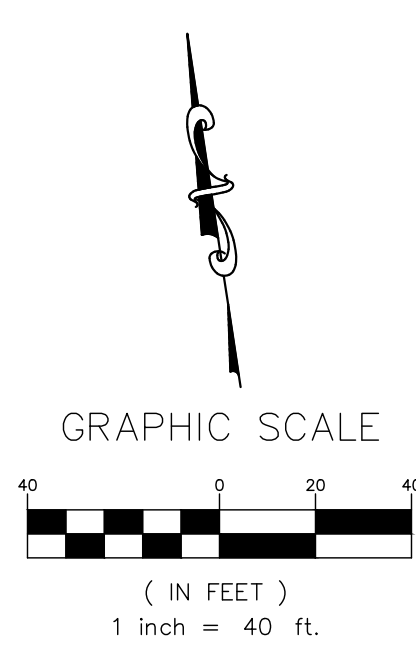
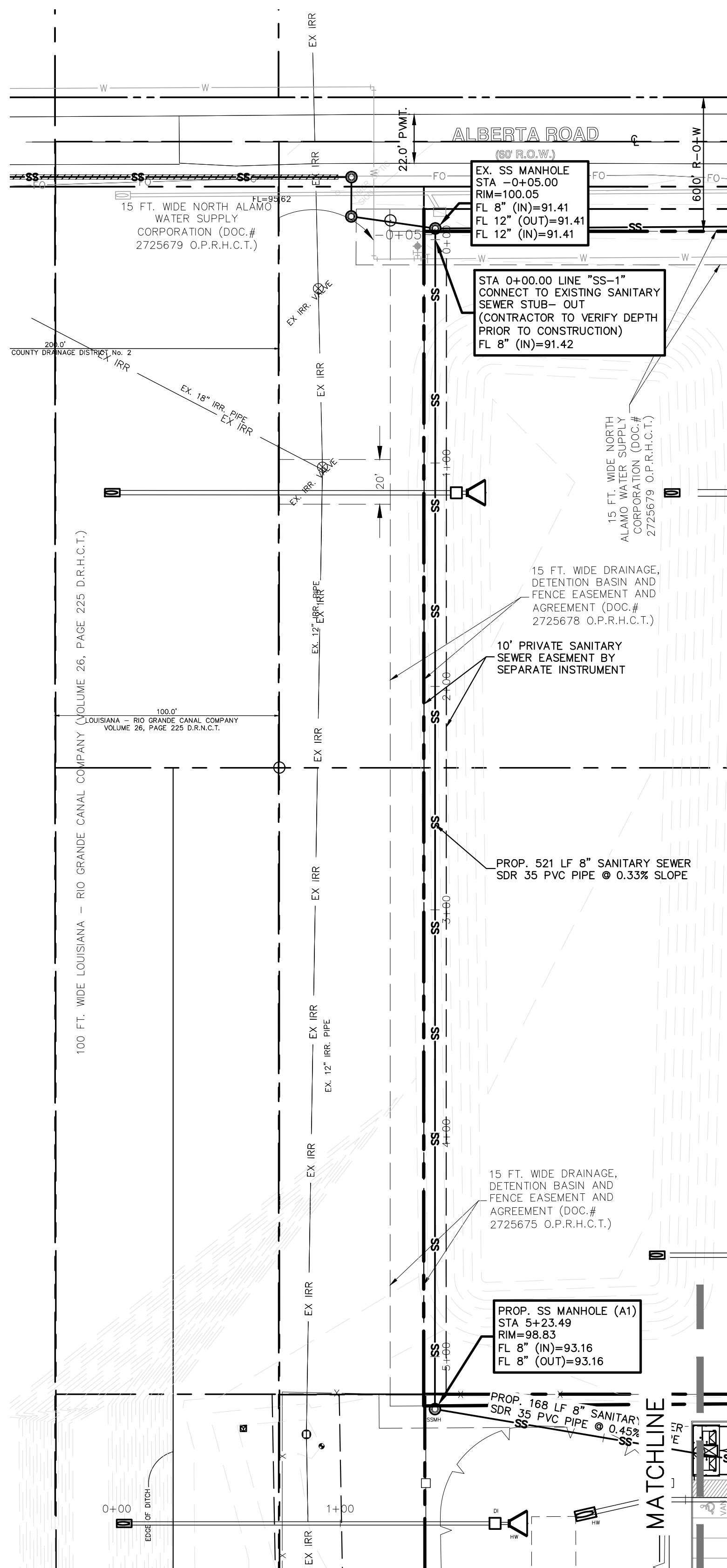
LA LINEAS DE 8", 6" Y LA SEPTIMA ALCANTARILLA DE 48" YA HAN SIDO INSTALADAS, CON UN COSTO TOTAL DE \$900,000.00 O \$900,000.00 POR LOTE. ADEMAS DE ESTO, EL DESARROLLADOR HA PAGADO A LA CIUDAD DE EDINBURG LA SUMA DE \$90,000.00 QUE CUBRE LA SUMA DE \$90,000.00, POR LOTE COMO SE ESTABLECIO EN EL CONTRATO A 30 AÑOS DE SERVICIO DE DESAGUES CUYA SUMA REPRESENTA EL TOTAL DE COSTOS DEL SERVICIO Y TARIFAS DE ADQUISICION, ASI COMO TAMBIEN GASTOS DE MEMBRESIAS Y CUALQUIER OTRO GASTO ASOCIADO A LA CONEXION INDIVIDUAL DE LOS EDIFICIOS EN LA SUBDIVISION THE LA CIUDAD DE EDINBURG. TODAS LAS PARTES DEL SISTEMA DE DESAGUES HAN SIDO APROBADAS Y ACEPTADAS POR LA CIUDAD DE EDINBURG Y DICHO SISTEMA DE DISTRIBUCION SERA OPERABLE UNA VEZ QUE ESTE TODO APROBADO.

## CERTIFICACION DE INGENIERO:

BAJO MI FIGURA ABAJO, CERTIFICO QUE EL SISTEMA DE ABASTECIMIENTO DE AGUA Y DESAGUE DE AGUAS NEGRAS DESCRITO ARRIBA, SE APEGA A LAS REGLAS Y NORMAS ADOPTADAS EN LA SECCION 16.343 DEL CODIGO DE AGUA. CERTIFICO TAMBIEN QUE LOS COSTOS DE INSTALACION MENCIONADOS SON LOS SIGUIENTES:

INSTALACIONES PARA EL ABASTECIMIENTO DE AGUA, TOTALMENTE CONSTRUIDAS, CON LA INSTALACION DE LOS MEDIDORES, VA A COSTAR LA SUMA DE \$500,000.00 LO QUE EQUIVALE A \$50,000.00 POR LOTE.

DESAGUE PARA AGUAS NEGRAS, TOTALMENTE CONSTRUIDAS, VA A COSTAR LA SUMA DE \$900,000.00 LO QUE EQUIVALE A \$90,000.00 POR LOTE.

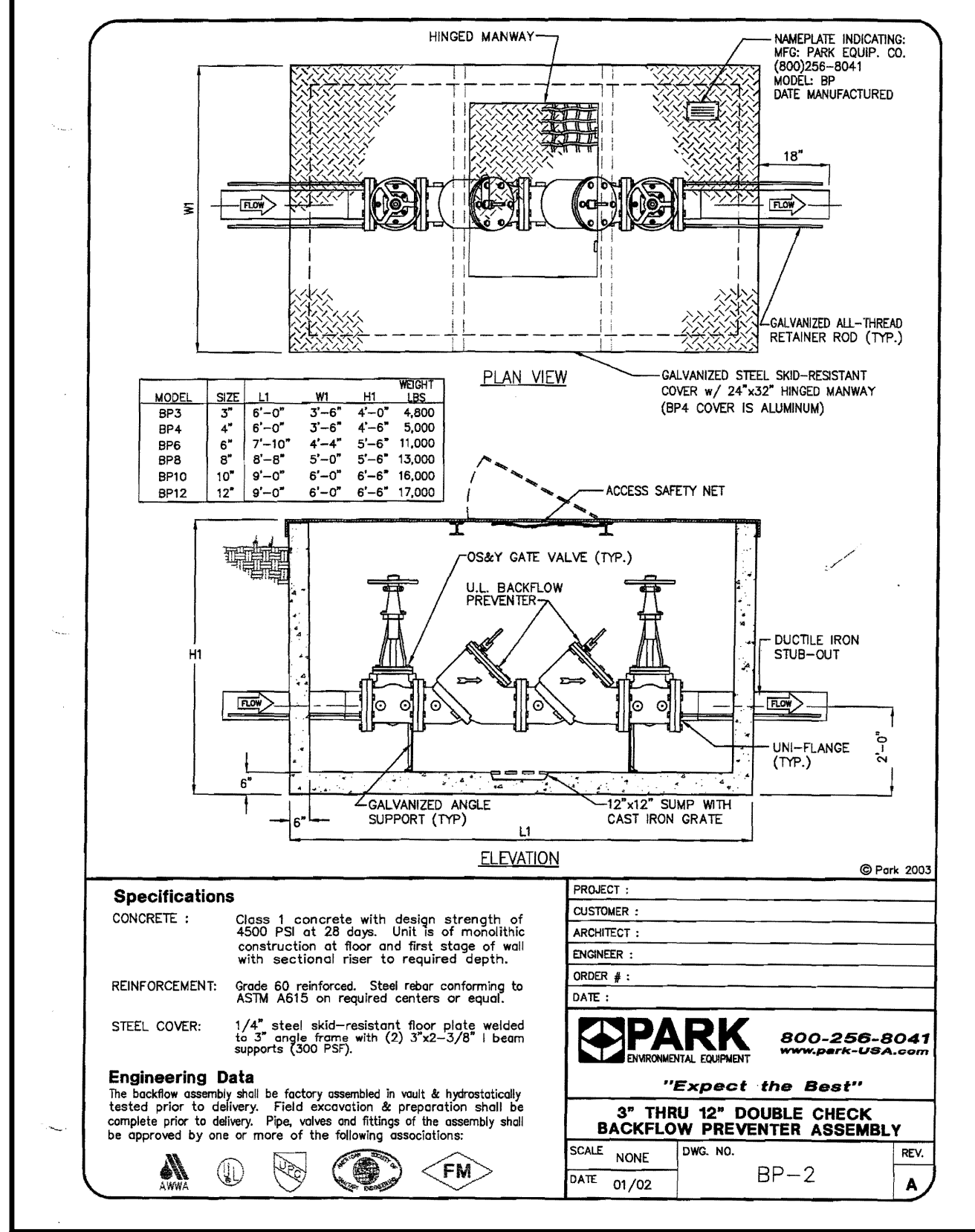
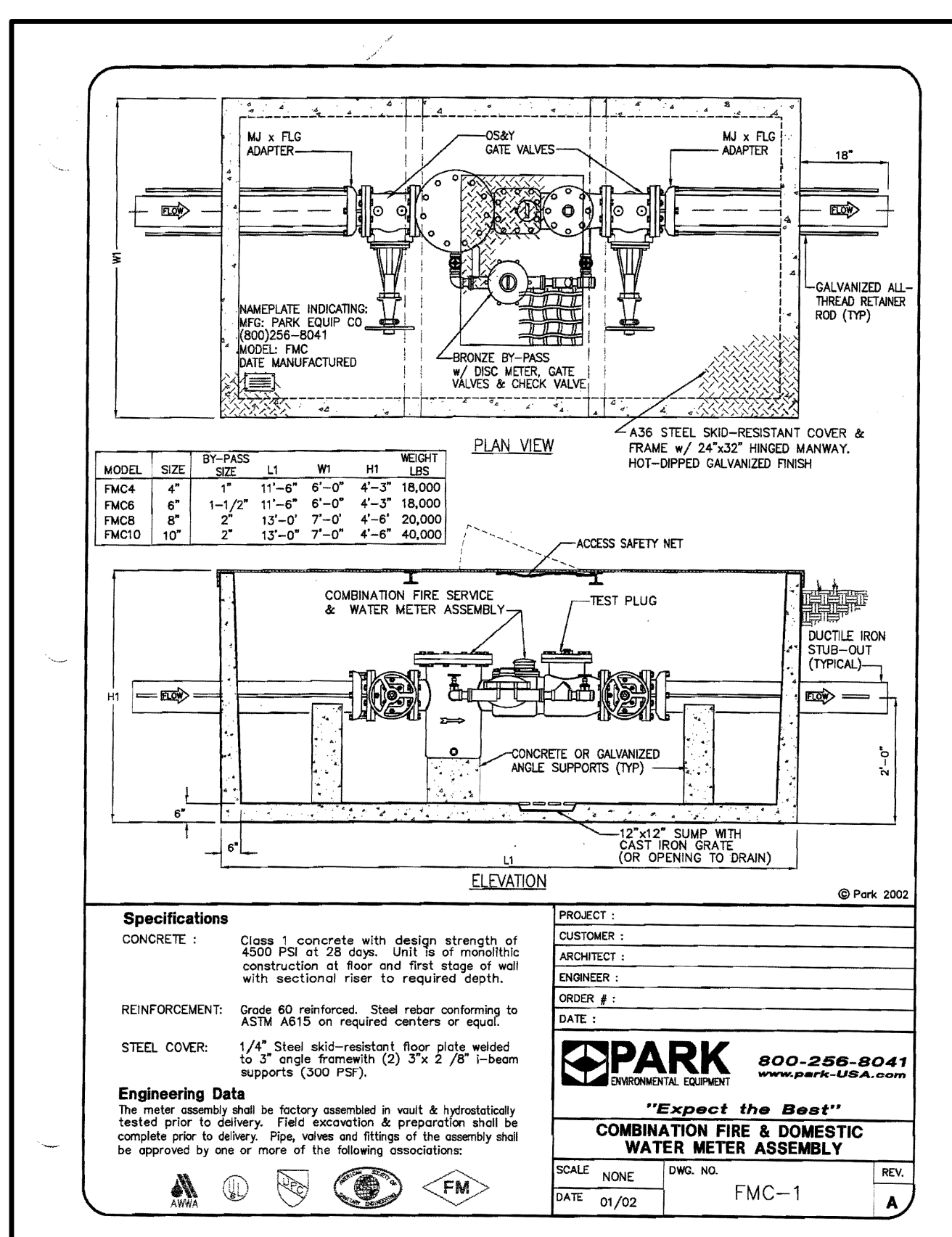
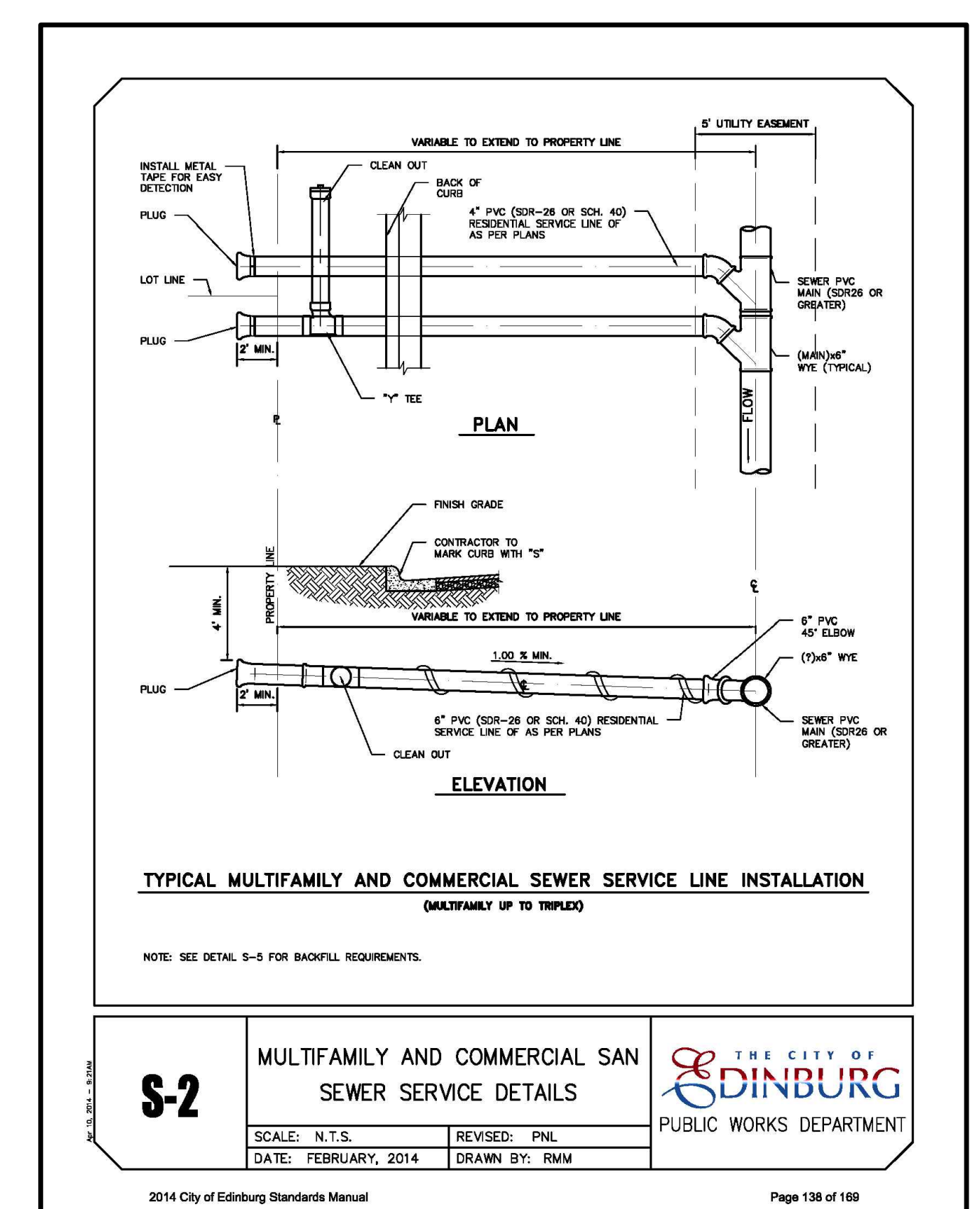


### SHEET INDEX

- 1 PLAT
- 2 EXISTING CONDITIONS
- 3-4 UTILITY LAYOUT PLAN
- 5 DRAINAGE PLAN
- 6 SITE PLAN



PRELIMINARY FOR REVIEW  
JASON T. PYKA, P.E. FECHA  
REG. PROFESSIONAL ENGINEER NO 124800



FILED RECORDED IN  
HIDALGO COUNTY  
ARTURO GUAJARDO, JR.  
HIDALGO COUNTY CLERK

ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM  
 AS INSTRUMENT NUMBER: \_\_\_\_\_  
 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS  
 BY: \_\_\_\_\_ DEPUTY CLERK

STARLIGHT SUBDIVISION  
 A 7.137 ACRE TRACT OF LAND BEING OUT OF LOT 16, BLOCK 1, JOHN CLOSER ET AL SUBDIVISION,  
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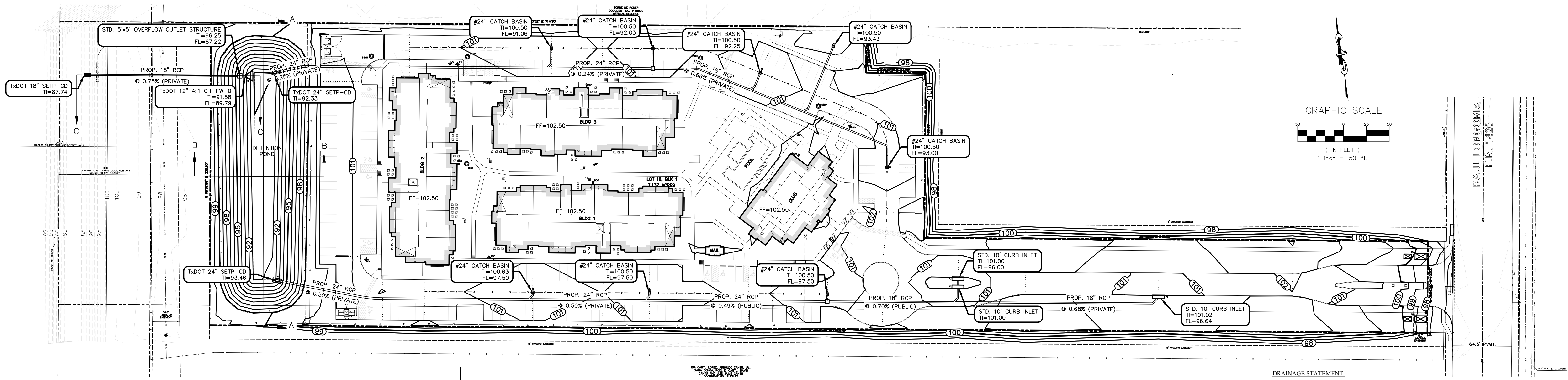
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 (956) 380-5154 Fax (956) 380-5156

DATE OF PREPARATION: AUGUST XX, 2017

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 www.ecivileng.com

CITY OF EDINBURG ETJ - HIDALGO COUNTY PG 4 OF 6

# DRAINAGE PLAN



**DRAINAGE STATEMENT:**  
 AUGUST 16, 2017  
 PREPARED BY: JASON T. PYKA, P.E.  
 PLAT FOR STARLIGHT APARTMENTS SUBDIVISION - LOT 1 BLOCK 1  
 CITY OF EDINBURG E.T.J.  
 HIDALGO COUNTY, TEXAS

PLAT FOR STARLIGHT APARTMENTS SUBDIVISION LOT 1 - BLOCK 1 IS A (1) LOT MULTI-FAMILY RESIDENTIAL SUBDIVISION CONSISTING OF A 7.137 ACRE TRACT OF LAND BEING OUT OF LOT 16, BLOCK 1 JOHN CLOSSNER ET AL SUBDIVISION, AS RECORDED IN VOLUME 0, PAGE 4, MAP RECORDS, HIDALGO COUNTY, TEXAS.

THE SUBDIVISION RESIDES WITHIN THE FLOOD ZONE "AH", AS DETERMINED BY FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480334 0425 C, NOVEMBER 16, 1982. THESE ARE CONSIDERED AREAS BETWEEN THE LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD, RAISED BY FILL TO PROTECT AGAINST THE 100-YEAR FLOOD IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION REGULATIONS.

BASED ON THE GEOTECHNICAL EXPLORATION REPORT PERFORMED ON SITE BY ALPHA TESTING, INC., DATED NOVEMBER 24, 2015, THESE SOILS ARE DETERMINED TO BE SANDY LEAN CLAY (CL), AND FAT CLAY (CH), SAID SOILS ARE MODERATELY WELL DRAINED AND THE SURFACE RUNOFF IS SLOW. PLASTICITY INDEX IS LESS THAN 35.

CURRENTLY THE UNDEVELOPED 7.137-ACRE SITE CONSISTS OF HEAVY GRASS, SHRUBS AND SMALL TREES. THE SITE IS GENERALLY FLAT AND HAS NO SIGNIFICANT OFFSITE DRAINAGE. WATER SEEMS TO POND ONTRES UNTIL IT CAN EITHER EVAPORATE OR SPILL ONTO ONE OF THE ROADS OR EXISTING HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 DRAIN DITCH ADJACENT TO THE PROPERTY.

USING THE RATIONAL METHOD, IT WAS DETERMINED THAT A 10 YEAR RAINFALL EVENT WILL GENERATE APPROXIMATELY Q=35 CFS OF STORM RUNOFF ON THIS PROPERTY CURRENTLY. WE HAVE ALSO USED THE RATIONAL METHOD TO DETERMINE THAT THE IMPROVED SUBDIVISION WILL GENERATE AN ESTIMATED Q=31.13 CFS FOR THE 10 YEAR RAINFALL EVENT.

IN ACCORDANCE WITH HIDALGO COUNTY'S AND CITY OF EDINBURG DRAINAGE REQUIREMENTS, WE HAVE CALCULATED THAT APPROXIMATELY 23,030 CF (0.529 AC-FT) OF STORM RUNOFF WILL NEED TO BE DETAINED ON SITE. THIS RUNOFF WILL BE PICKED UP BY A PROPOSED ONSITE STORM SYSTEM AND DISCHARGED INTO A PROPOSED DETENTION POND DESIGNED TO PROVIDE APPROXIMATELY 148,000 CF (3.398 AC-FT) OF STORAGE. A DRAINAGE PLAN MUST BE APPROVED BY HIDALGO COUNTY PLANNING DEPARTMENT BEFORE ISSUANCE OF A BUILDING PERMIT.

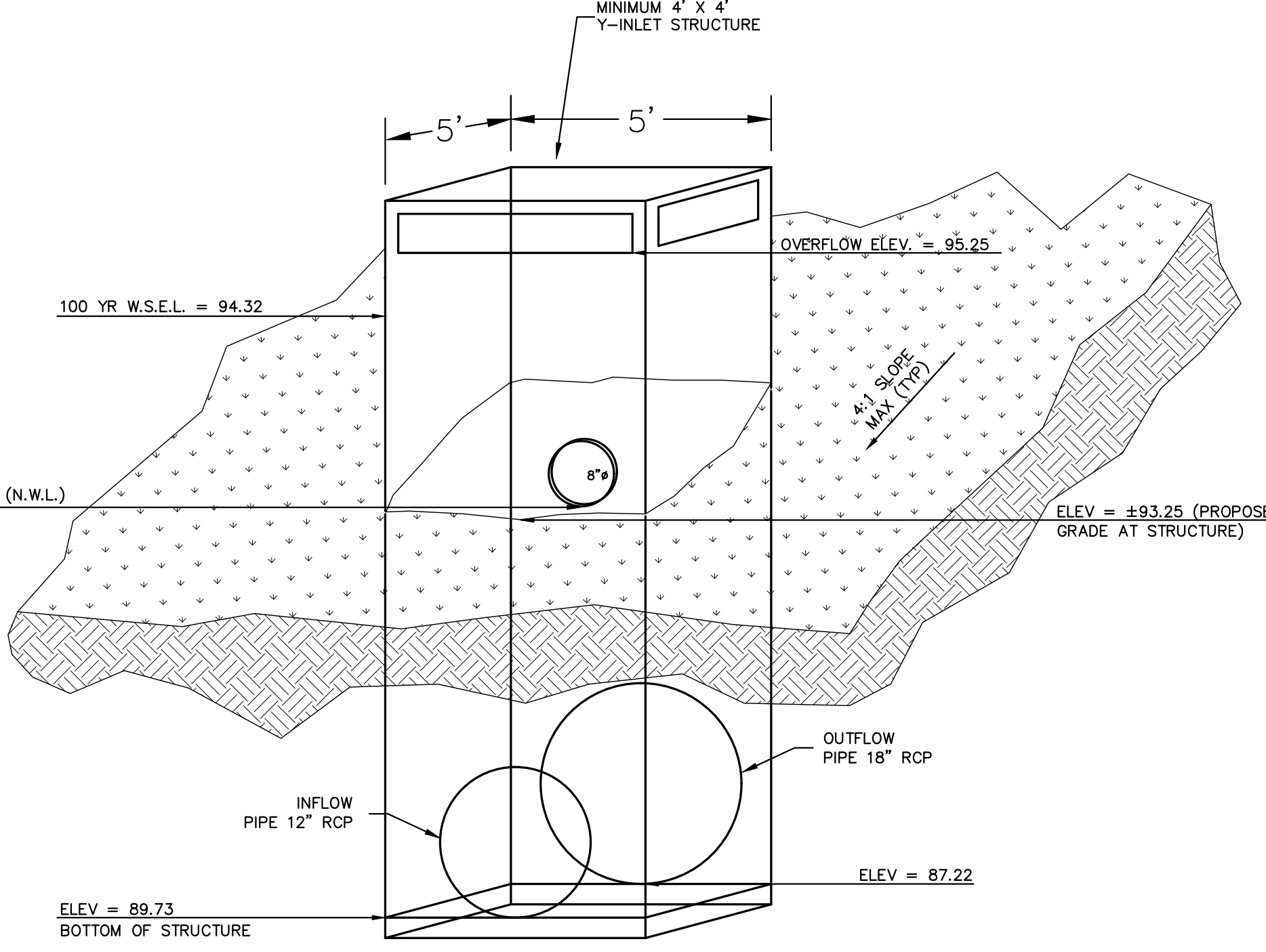
BY MY SIGNATURE BELOW, I CERTIFY THAT THIS SUBDIVISION LIES WITHIN THE FLOOD ZONE "AH", AS DETERMINED BY FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480334 0425 C, NOVEMBER 16, 1982. THESE ARE CONSIDERED AREAS BETWEEN THE LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD, RAISED BY FILL TO PROTECT AGAINST THE 100-YEAR FLOOD IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION REGULATIONS.

PRELIMINARY FOR REVIEW  
 JASON T. PYKA, P.E.  
 REG. PROFESSIONAL ENGINEER NO 124800

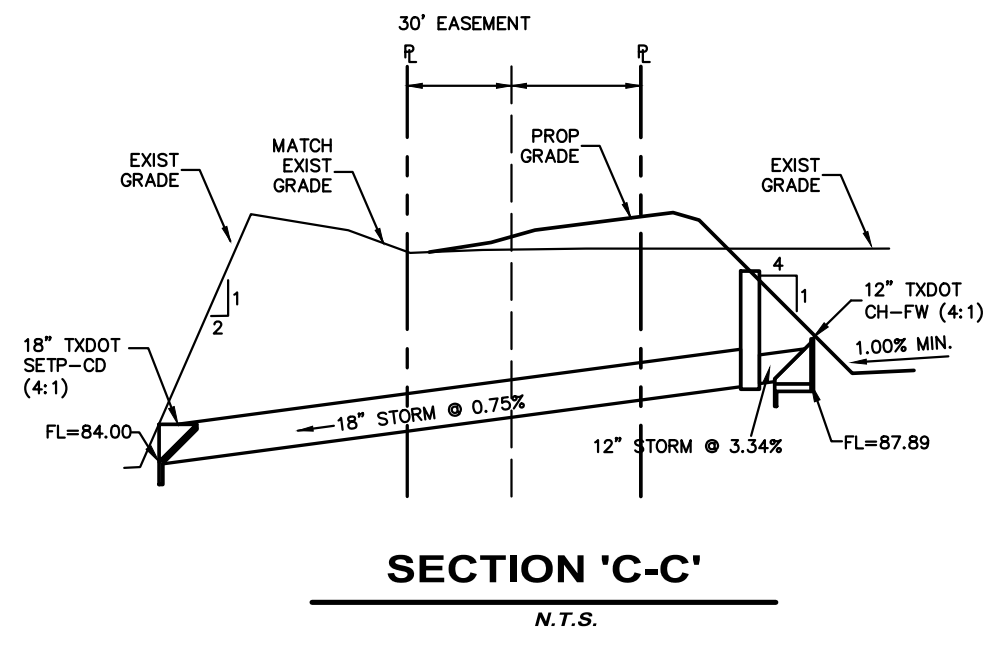
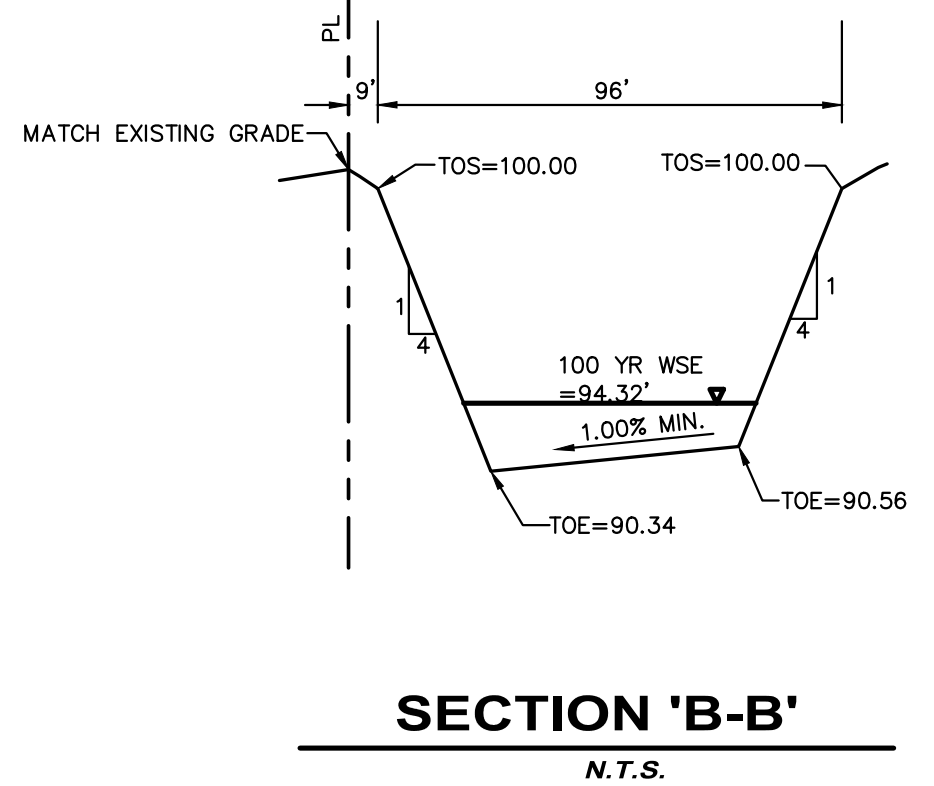
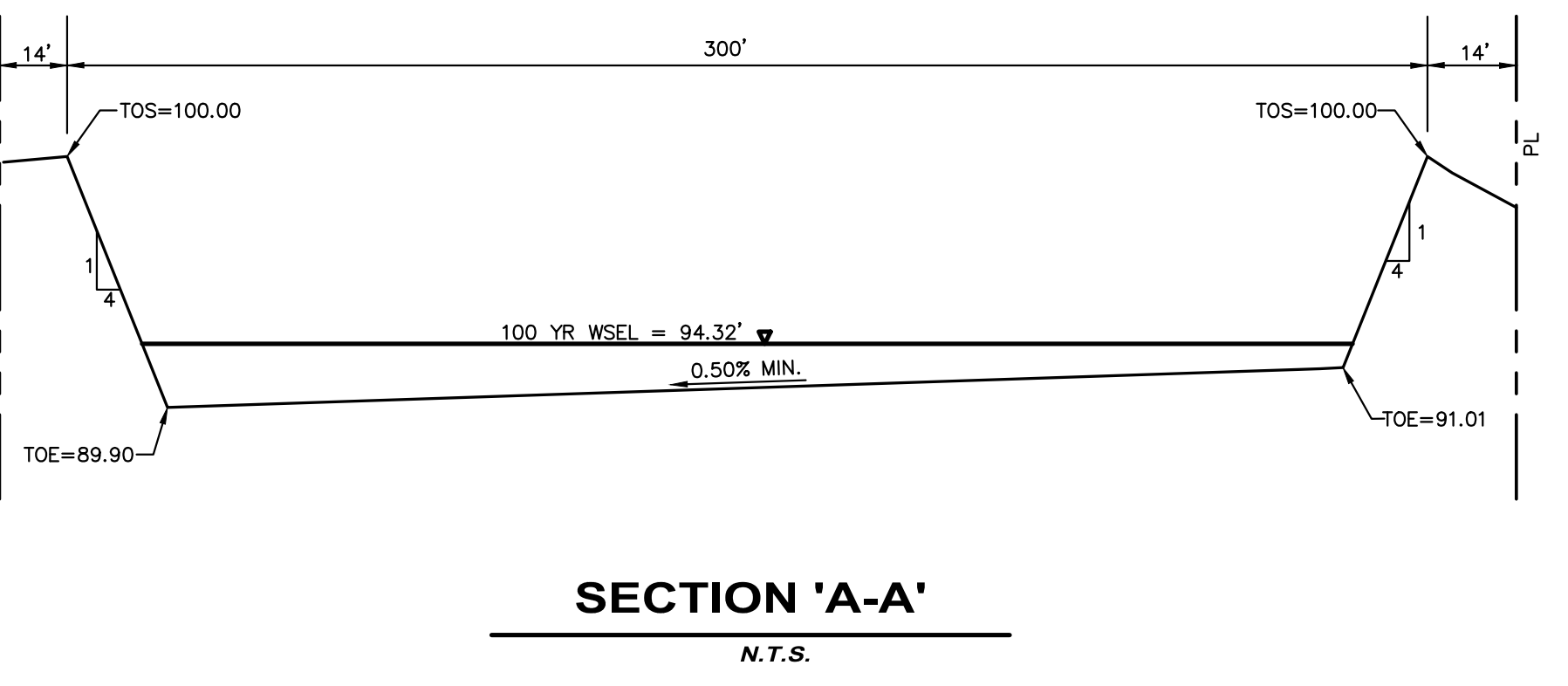
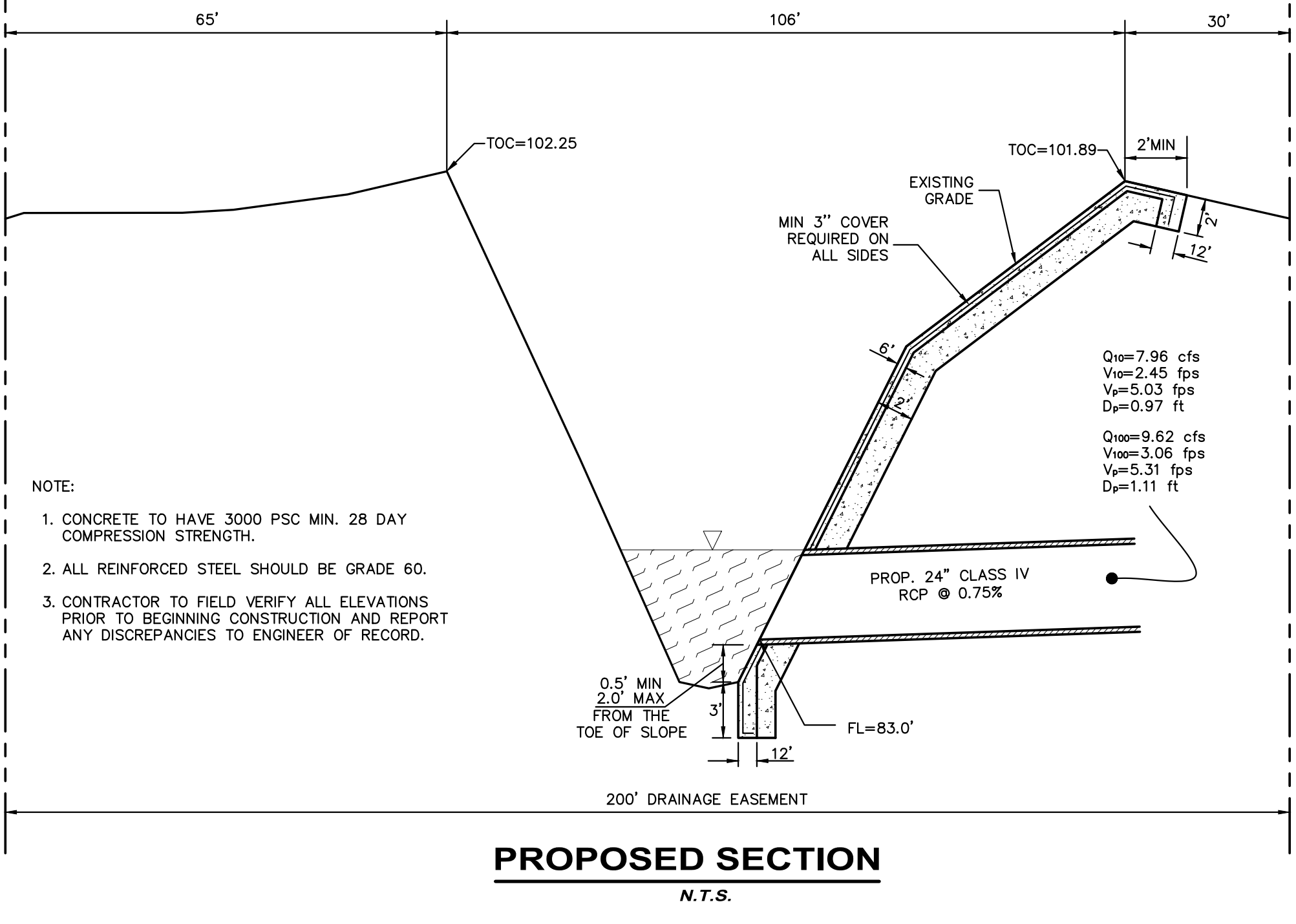


LOT 1	326,264 SF
	7.49 AC
STORMWATER DETENTION REQUIRED	27,189 CF
STORMWATER DETENTION PROVIDED	148,000 CF

- SHEET INDEX**
- 1 PLAT
  - 2 EXISTING CONDITIONS
  - 3-4 UTILITY LAYOUT PLAN
  - 5 DRAINAGE PLAN
  - 6 SITE PLAN



**OVERFLOW OUTLET STRUCTURE DETAIL**  
 N.T.S.



FILED RECORDED IN HIDALGO COUNTY ARTURO GUJARDO, JR. HIDALGO COUNTY CLERK

DATE OF PREPARATION: AUGUST XX, 2017

ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM

AS INSTRUMENT NUMBER: \_\_\_\_\_ OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

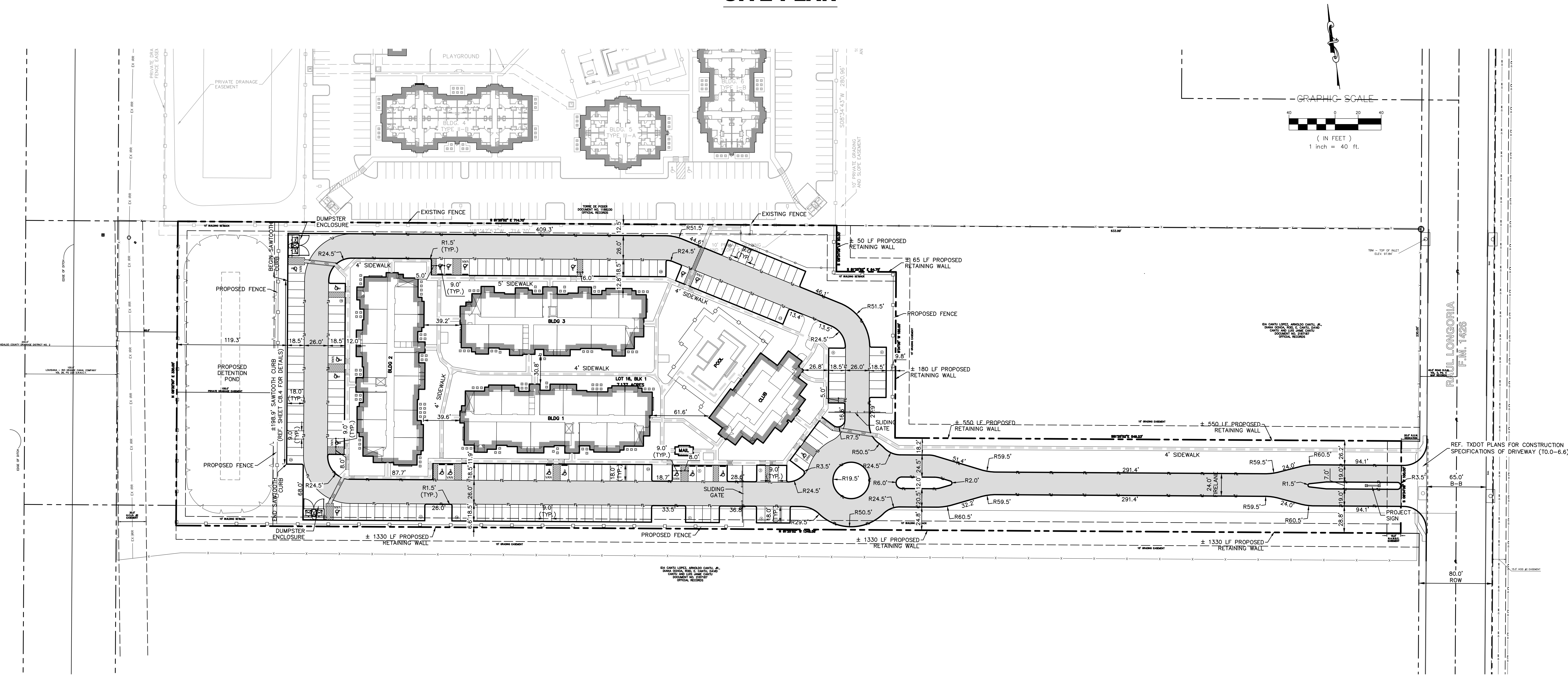
BY: \_\_\_\_\_ DEPUTY CLERK

**STARLIGHT SUBDIVISION**  
 A 7.49 ACRE TRACT OF LAND BEING OUT OF LOT 16, BLOCK 1, JOHN CLOSSNER ET AL SUBDIVISION, AS RECORDED IN VOLUME 0, PAGE 4, MAP RECORDS, HIDALGO COUNTY, TEXAS.

**RIO-DELTA SURVEYING**  
 24593 FM 88  
 Monte Alto, Texas 78538  
 (956) 380-5154 Fax (956) 380-5156

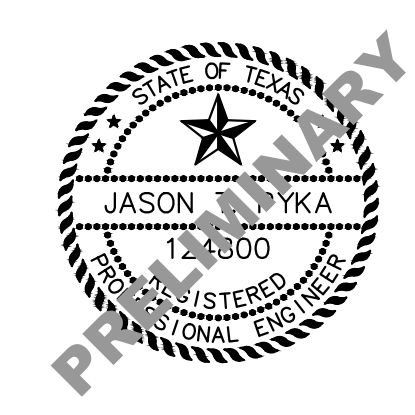
**civil engineering, LLC.**  
 5339 ALPHA ROAD, SUITE 105 DALLAS, TEXAS 75240  
 972.701.9636 • 972.701.9639 FAX  
 TX REGISTERED ENGINEERING FIRM F-12600  
 www.hpcivileng.com

# SITE PLAN



LOT 1	310,888 SF		
	7.137 AC		
	NUMBER OF BUILDINGS (EA)	BUILDING AREA (SF)	TOTAL AREA (SF)
TYPE I	1	13,430	13,430
TYPE II	1	12,889	12,889
TYPE III	1	13,430	13,430
CLUBHOUSE	1	6,444	6,444
MAIL	1	197	197
TOTAL BUILDING AREA			46,390
PARKING/DRIVES	95,904		
CONCRETE WALKWAYS	14,377		
TOTAL IMPROVEMENTS	110,281		
PARKING SPACES PROVIDED	183 EA		
PARKING SPACES REQUIRED	173 EA		

SHEET INDEX	
1	PLAT
2	EXISTING CONDITIONS
3-4	UTILITY LAYOUT PLAN
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HIDALGO COUNTY  
ARTURO GUAJARDO, JR.  
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