



T.J. Arredondo  
Director of Planning

# HIDALGO COUNTY PLANNING DEPARTMENT

2818 S. BUSINESS HWY 281  
EDINBURG TEXAS 78539  
Tel. 956-318-2840 Fax. 956-318-2844

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 12-20-2022

PROPOSED STAR TRAIL SUBDIVISION PRECINCT No. 2.

ENGINEER: M2 ENGINEERING P.L.L.C. DEVELOPER: STAR TRAIL HOLDINGS, LLC.

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE

NUMBER OF LOTS:     \*SINGLE FAMILY    14  \*MULTI-FAMILY     COMMERCIAL     INDUSTRIAL

NUMBER OF STREETLIGHTS:    3

FILLING STATIONS:    2

LOCATION DESCRIPTION:    NORTHSIDE OF ELDORA ROAD APPROXIMATELY 4,500 FEET EAST OF U.S. HWY 281.

SUBDIVISION LIES WITHIN THE:     ETJ OF PHARR.

DRAINAGE REPORT WAS APPROVED BY HCDD#1:    ON 8-13-2019 PROPERTY LIES WITHIN FLOOD ZONE: "B & X". FLOOD ZONE "AH" WILL BE REVISED VIA LOMR-F BEFORE FINAL APPROVAL.

DRAINAGE DESIGN:    DRAINAGE WILL BE PROVIDED BY STORM SEWER SYSTEM AND DETENTION WILL BE PROVIDED BY WIDENING THE EXISTING DRAIN DITCH.

ROAD R.O.W. DEDICATION:    20.00 FEET ON ELDORA ROAD.

H.C.R.O.W. FINAL APPROVAL DATE:    12-19-2022 BY, HIDALGO COUNTY PLANNING DEPARTMENT

H.C.H.D. FINAL APPROVAL DATE:    N/A BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM:     SANITARY SEWER BY: PHARR LINE SIZE: 8" LOCATION: MEZCAL DRIVE.

WATER SERVICE PROVIDER:    N.A.W.S.C. EXISTING LINE SIZE: 8" LOCATION: CANADIAN DRIVE.

H.C.E.O.C. FINAL APPROVAL DATE:    8-29-2022 : BY 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:    MAY 5, 2020

STAFF RECOMMENDS:     **Preliminary Approval** subject to comments and future recommendations by planning, Other departments.

**Final Approval** subject to recommendations other departments

*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.*

**GENERAL PLAT NOTES & RESTRICTIONS**

- FLOOD ZONE DESIGNATION: COMMUNITY-PANEL NUMBER 480334 0425 C MAP REVISED: NOVEMBER 16, 1982 ZONE "B" (MEDIUM SHAOWING) AREAS BETWEEN LINES OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. ZONE "A" 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. BASE FLOOD ELEVATION = 102.00'. A LUMBER PILING BE REQUIRED FOR FLOOD ZONE "A" BEFORE FINAL APPROVAL. CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
- SETBACKS: FRONT: 25.00 FEET (OR TO EASEMENT, WHICHEVER IS GREATER) REAR: 10.00 FEET (OR TO EASEMENT, WHICHEVER IS GREATER) SIDE: 5.00 FEET (OR TO EASEMENT, WHICHEVER IS GREATER) CORNER SIDE: 15.00 FEET (OR TO EASEMENT, WHICHEVER IS GREATER)
- GENERAL NOTE FOR MULTI-FAMILY: ALL OF THESE LOTS WITHIN THIS SUBDIVISION SHALL BE FOR MULTI-FAMILY USE ONLY. 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 OCCUPANCY OF THE LOT.
- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE TOP OF CURB MEASURED AT FRONT CENTER OF LOT OR ABOVE THE NEARBY BASE FLOOD ELEVATION OF 102.00', 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.
- 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=103.39, N.A.V.D. B3; DESCRIPTION: TOP OF SANITARY SEWER MANHOLE APPROXIMATELY 118.24 FEET EAST OF THE SOUTHWEST CORNER OF THIS TRACT OF LAND. B.M. No. 2: ELEVATION=102.46, N.A.V.D. B3; DESCRIPTION: TOP OF IRON ROD FOUND AT THE SOUTHWEST CORNER OF THIS TRACT OF LAND.
- DRAINAGE: STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 3.879 ACRES, THE REQUIRED DETENTION IS APPROXIMATELY 0.39 ACRE-FEET (16,891 CUBIC-FEET) AND THE OFFSITE EXISTING DRAINAGE DITCH WILL BE WIDENED TO PROVIDE 0.40 ACRE-FEET (17,500 CUBIC-FEET). THIS IS AN ESTIMATE ONLY AND DETAILED ANALYSIS MAY REVEAL DIFFERENT REQUIREMENTS. NO BUILDING PERMIT SHALL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A STORM WATER DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF PHARR FOR THIS MULTI-FAMILY / COMMERCIAL DEVELOPMENT.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- 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 COMMERCIAL USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
- 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.
- EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (TPDES).
- NO ACCESS TO E. ELDORA ROAD SHALL BE PERMITTED FOR LOTS 1 & 14.
- A 5.0 FOOT SIDEWALK WITH A.D.A. RAMPS AND LANDINGS WILL BE REQUIRED TO BE CONSTRUCTED DURING BUILDING PERMIT PHASE ALONG ANY STREET, UNLESS OTHERWISE STATED.
- ALL DRAINAGE SWALE AND UTILITY EASEMENTS AS PER FERNANDEZ SUBDIVISION RECORDED IN INSTRUMENT # 2093635 WILL BE ABANDONED BY THIS PLAT.
- ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE PLAN REVIEW PHASE IN ORDER TO PROVIDE ANY ADDITIONAL FIRE PROTECTION REQUIREMENTS.
- OWNERS ARE TO MAINTAIN DETENTION/RETENTION AREAS.
- OWNERS TO MAINTAIN R.O.W. AND PERIMETER OF SUBDIVISION.
- ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
- CLEARANCES FOR WATER METERS. (ONLY FOR LOTS BEING AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE 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)).

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 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, GRANT, TRAVEL, 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 INCREASE 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 ADJUTS 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 LATERSLATERLY 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 \_\_\_\_\_, 20\_\_.

IRENE URIBE MANRIQUE, PRESIDENT  
STAR TRAIL HOLDINGS, LLC  
1007 SYCAMORE AVE.  
MCALLEN, TX 78501

INDEX OF SHEETS	
SHEET 1	PLAT WITH LOT, EXISTING STREETS, EXISTING R.O.W., AREA MAP, DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE E.T.J. OF A MUNICIPALITY AND DESIGNATION OF THE PROJECT IS SITUATED; PRINCIPAL CONTACTS; HEADINGS; LEGAL DESCRIPTION (METES AND BOUNDS); HIDALGO COUNTY CLERK; PLAT NOTES AND RESTRICTIONS; OWNERS' ACKNOWLEDGEMENT; N.A.V.D. EASEMENT; AND THE FOLLOWING CERTIFICATES: PUBLIC NOTARY, COUNTY PLAT APPROVAL, COUNTY JUDGE, COUNTY CLERK, H.C.D. No. 1, HIDALGO COUNTY IRRIGATION DISTRICT No. 2, SURVEYOR'S, ENGINEER'S, CITY OF PHARR, MAYOR AND PAK.
SHEET 2	HEADING, LEGAL DESCRIPTION; HIDALGO COUNTY CLERK; UTILITY LAYOUT; WATER AND SANITARY SEWER SYSTEMS; ENGINEER'S WATER AND SANITARY SEWER REPORT & CERTIFICATION; SUBDIVIDER CERTIFICATE & STATEMENT; NOTARY PUBLIC TYPICAL DETAILS.
SHEET 3	HEADING, LEGAL DESCRIPTION; HIDALGO COUNTY CLERK; MAP OF TOPOGRAPHY, DRAINAGE, & ROAD PAVING PLANS; OFF-SITE DRAINAGE PLAN & DETAILS.
SHEET 4	HEADING, LEGAL DESCRIPTION; HIDALGO COUNTY CLERK; MULTI-FAMILY POSSIBLE SITE IMPROVEMENTS (DESIGNED AND GRADING PLANS); TYPICAL DETAILS; AND DRAINAGE REPORT;

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

- I (WE), IRENE URIBE MANRIQUE, PRESIDENT OF STAR TRAIL HOLDINGS, LLC, AS OWNERS OF THE 3.879 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED STAR TRAIL SUBDIVISION HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE OF STREETS, PARKS, AND EASEMENTS SHOWN HEREIN.
- I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 AND THAT:
- THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
  - SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
  - ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
  - 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.

IRENE URIBE MANRIQUE, PRESIDENT  
STAR TRAIL HOLDINGS, LLC  
1007 SYCAMORE AVE.  
MCALLEN, TX 78501

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED IRENE URIBE MANRIQUE, PRESIDENT OF STAR TRAIL HOLDINGS, LLC, PROVED TO ME THROUGH HIS/HERS/THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE(S) TO BE THE PERSON(S) WHOSE NAME(S) 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 THEY EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

NOTARY PUBLIC MY COMMISSION EXPIRES

HIDALGO COUNTY IRRIGATION DISTRICT No. 2

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 2 ON THIS, THE \_\_\_ 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 PHARR  
PLAT APPROVAL CERTIFICATE

I, THE UNDERSIGNED, MAYOR TO THE CITY OF PHARR, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CITY MAYOR DATE ATTEST: CITY SECRETARY DATE  
AMBROSIO HERNANDEZ

PLANNING AND ZONING COMMISSION CHAIRMAN DATE  
DANNY WYLIE

STATE OF TEXAS - COUNTY OF HIDALGO  
PLAT APPROVAL CERTIFICATE  
UNDER LOCAL GOVERNMENT CODE § 232.028(e)

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

HIDALGO COUNTY JUDGE 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

SURVEYOR CERTIFICATE

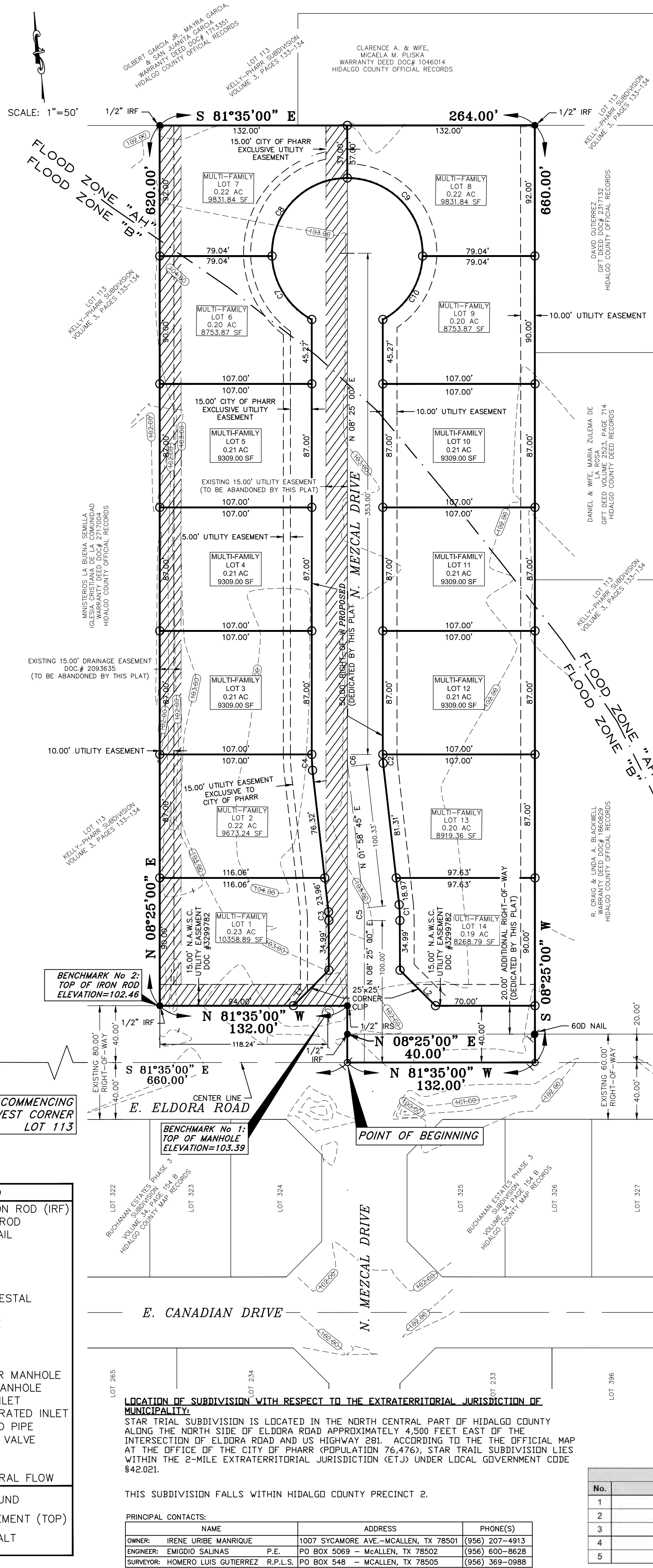
I, THE UNDERSIGNED, CERTIFY THAT THE ABOVE PLAT IS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED.

HOMERO LUIS GUTIERREZ DATE  
REG. PROFESSIONAL LAND SURVEYOR No. 2791  
SURVEY DATE: 01/06/2018 JOB NO: HLG19-001

ENGINEER CERTIFICATE

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

EMIGDIO SALINAS, P.E. DATE  
REG. PROFESSIONAL ENGINEER No. 107703



**METES AND BOUNDS DESCRIPTION**

A 3.879-ACRE TRACT OF LAND, COMPRISING OF 1.879 ACRES OUT OF LOT 1, FERNANDEZ SUBDIVISION AS PER INSTRUMENT NO. 2093635 RECORDED IN THE MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS (REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES), AND A 2.000-ACRE TRACT OUT OF LOT 113, KELLY-PHARR SUBDIVISION, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGES 133 - 134, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS (REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES), SAID 3.879-ACRE TRACT LYING APPROXIMATELY 676 FEET WEST OF N. VETERANS BOULEVARD ("V" ROAD) AND ON THE NORTH SIDE OF E. ELDORA ROAD, IS BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE POINT OF COMMENCEMENT (P.O.C.) BEING AT A POINT ON THE APPARENT EXISTING CENTERLINE OF SAID E. ELDORA ROAD FOR THE APPARENT SOUTHWEST CORNER OF SAID LOT 113; THENCE, SOUTH 81 DEGREES 35 MINUTES 00 SECONDS EAST, WITH SAID E. ELDORA ROAD EXISTING CENTERLINE AND THE APPARENT SOUTH LOT LINE OF SAID LOT 113, A DISTANCE OF 620.00 FEET TO A POINT ON SAID E. ELDORA ROAD EXISTING CENTERLINE AND LOT 113 SOUTH LOT LINE FOR THE SOUTHERNMOST SOUTHWEST CORNER OF SAID 3.879-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 08 DEGREES 25 MINUTES 00 SECONDS EAST, WITH THE EASTERMOST WEST LOT LINE OF SAID 3.879-ACRE TRACT, A DISTANCE OF 264.00 FEET TO A FOUND 1/2-INCH REBAR ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF E. ELDORA ROAD AND CONTINUING FOR A TOTAL DISTANCE OF 40.00 FEET TO A SET 1/2-INCH REBAR (WITH PLASTIC CAP STAMPED 2791) ON THE APPARENT EXISTING NORTH-RIGHT-OF-WAY LINE OF E. ELDORA ROAD FOR AN INTERNAL CORNER OF SAID 3.879-ACRE TRACT OF LAND HEREIN DESCRIBED;

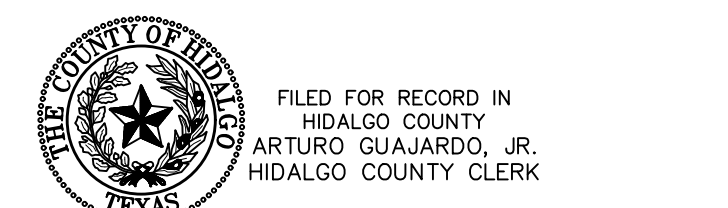
THENCE, NORTH 81 DEGREES 35 MINUTES 00 SECONDS WEST, WITH SAID EXISTING NORTH RIGHT-OF-WAY LINE OF E. ELDORA ROAD AND THE WESTERMOST WEST LOT LINE OF SAID 3.879-ACRE TRACT, A DISTANCE OF 620.00 FEET TO A FOUND 1/2-INCH REBAR FOR THE WESTERNMOST SOUTHWEST CORNER OF SAID 3.879-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 08 DEGREES 25 MINUTES 00 SECONDS EAST, WITH THE APPARENT WEST LOT LINE OF SAID 3.879-ACRE TRACT, A DISTANCE OF 264.00 FEET TO A FOUND 1/2-INCH REBAR FOR THE NORTHEAST CORNER OF SAID 2.000-ACRE TRACT AND OF SAID 3.879-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 81 DEGREES 35 MINUTES 00 SECONDS EAST, WITH THE APPARENT NORTH LOT LINE OF SAID LOT 1 AND 3.879-ACRE TRACT, A DISTANCE OF 264.00 FEET TO A FOUND 1/2-INCH REBAR FOR THE NORTHEAST CORNER OF SAID 2.000-ACRE TRACT AND OF SAID 3.879-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 08 DEGREES 25 MINUTES 00 SECONDS WEST, WITH THE APPARENT EAST LOT LINE OF SAID 2.000-ACRE TRACT AND 3.879-ACRE TRACT, A DISTANCE OF 640.00 FEET TO A FOUND 60D NAIL ON THE APPARENT EXISTING NORTH RIGHT-OF-WAY LINE OF E. ELDORA ROAD, CONTINUING FOR A TOTAL DISTANCE OF 660.00 FEET TO A POINT ON THE APPARENT EXISTING CENTERLINE OF SAID E. ELDORA ROAD FOR THE SOUTHEAST CORNER OF SAID 2.000-ACRE TRACT AND OF SAID 3.879-ACRE TRACT OF LAND HEREIN DESCRIBED;

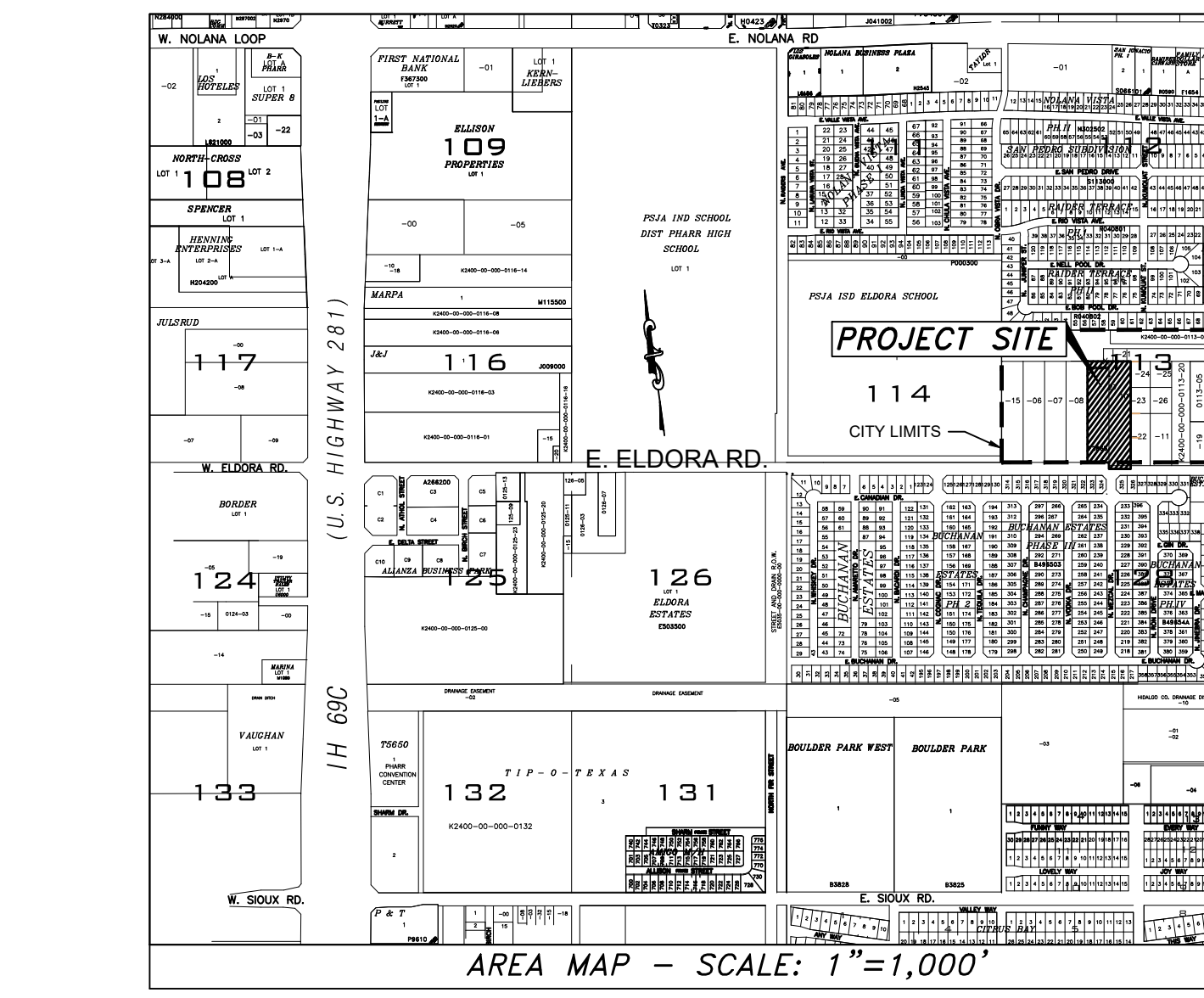
THENCE, NORTH 81 DEGREES 35 MINUTES 00 SECONDS WEST, WITH THE SAID E. ELDORA ROAD EXISTING CENTERLINE, AND THE APPARENT SOUTH LOT LINE OF SAID 2.000-ACRE TRACT AND THE SOUTHERNMOST SOUTH LOT LINE OF SAID 3.879-ACRE TRACT, A DISTANCE OF 132.00 FEET TO A POINT ON SAID E. ELDORA ROAD EXISTING CENTERLINE FOR THE SOUTHERNMOST SOUTHWEST CORNER OF SAID 3.879-ACRE TRACT OF LAND HEREIN DESCRIBED, AND FOR THE POINT OF BEGINNING, CONTAINING 3.879 ACRES, OF WHICH 0.061 OF AN ACRE IS IN EXISTING E. ELDORA ROAD RIGHT-OF-WAY, 0.472 OF AN ACRE IS IN EXISTING EASEMENTS, FOR A NET OF 3.346 ACRES, MORE OR LESS.



FILED FOR RECORD IN  
HIDALGO COUNTY CLERK  
ARTURO GUAJARDO, JR.  
ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM  
INSTRUMENT NUMBER \_\_\_\_\_  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

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

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY: STAR TRAIL SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT No. 2 IN THE CENTRAL PART OF HIDALGO COUNTY, ALONG THE NORTH SIDE OF E. ELDORA ROAD, APPROXIMATELY 700 FEET WEST OF N. VETERANS BOULEVARD ("V" ROAD). THE ONLY NEARBY MUNICIPALITY IS THE CITY OF PHARR, ACCORDING TO THE U.S. CENSUS BUREAU, THE POPULATION IS 76,476 - 2010 CENSUS. STAR TRAIL SUBDIVISION LIES ADJACENT TO PHARR'S CITY LIMITS AND IS WITHIN THE CITY'S 2-MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021.



**STAR TRAIL SUBDIVISION**

A 3.879-ACRE TRACT OF LAND, COMPRISING OF 1.879 ACRES OUT OF LOT 1, FERNANDEZ SUBDIVISION AS PER INSTRUMENT NO. 2093635 RECORDED IN THE MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS (REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES), AND A 2.000-ACRE TRACT OUT OF LOT 113, KELLY-PHARR SUBDIVISION, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGES 133 - 134, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS (REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES), SAID 3.879-ACRE TRACT LYING APPROXIMATELY 676 FEET WEST OF N. VETERANS BOULEVARD ("V" ROAD) AND ON THE NORTH SIDE OF E. ELDORA ROAD.

CONSTRUCTION SET PAGE: 2 OF 13

No.	REVISION NOTE TABLE	DATE	BY
1			
2			
3			
4			
5			

DATE OF PREPARATION: MARCH 19, 2018

**M2 Engineering, PLLC**  
PHARR ETJ - HIDALGO COUNTY

Emigdio "Milo" Salinas, P.E.  
PO BOX 5069  
MCALLEN, TX 78502  
956.227.5327  
milo@m2-engineers.com  
FIRM REGISTRATION # F-19545

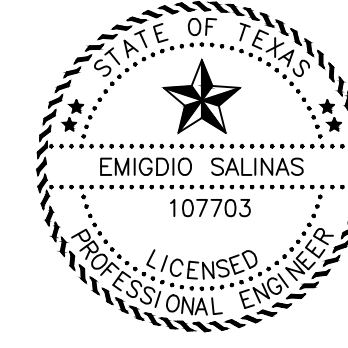
PAGE: 1 OF 4

**LEGEND**

- - FOUND 1/2" IRON ROD (IRF)
- - SET 1/2" IRON ROD
- - FOUND 60-D NAIL
- - SET 60-D NAIL
- ▲ - FOUND CPS
- - POWER POLE
- - GUY WIRE
- - TELEPHONE PEDESTAL
- - GAS MARKER
- - ELECTRICAL BOX
- - WATER VALVE
- - WATER METER
- - FIRE HYDRANT
- - SANITARY SEWER MANHOLE
- - STORM DRAIN MANHOLE
- - STORM DRAIN INLET
- - STORM DRAIN GRATED INLET
- - IRRIGATION STAND PIPE
- - IRRIGATION GATE VALVE
- - - - - SIGN
- - - - - FENCE
- - - - - DRAINAGE NATURAL FLOW

ELEVATIONS

- - NATURAL GROUND
- - EDGE OF PAVEMENT (TOP)
- - TOP OF ASPHALT



**FINAL ENGINEERING REPORT FOR STAR TRAIL SUBDIVISION**  
WATER SUPPLY, DESCRIPTION, COSTS, AND OPERABILITY DATE

STAR TRAIL SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION ("NAWSC"). THE SUBDIVIDER AND NAWSC HAVE ENTERED INTO A CONTRACT IN WHICH NAWSC HAS PROMISED TO RESERVE A WATER METER FOR EACH OF THESE LOTS AND TO PROVIDE SUFFICIENT WATER TO THIS SUBDIVISION FOR AT LEAST 30 YEARS AND NAWSC HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF STAR TRAIL SUBDIVISION. N.A.W.S.C. HAS AN EXISTING 8" (INCH) WATER LINE ON THE SOUTH SIDE OF CANADIAN DRIVE AND A 2 1/2" (INCH) WATER LINE ON THE NORTH SIDE OF ELDORA ROAD. THE WATER SYSTEM FOR STAR TRAIL SUBDIVISION CONSISTS OF AN 8" (INCH) WATER LINE THAT TAPS INTO THE EXISTING 8" LINE, CROSSING CANADIAN DRIVE AND ELDORA ROAD BY BORE WITH 16" (INCH) STEEL CASING, THE 8" (INCH) LINE THEN RUNS NORTH ALONG THE EAST SIDE OF MEZCAL DRIVE RIGHT-OF-WAY ENDING WITH A FLUSH VALVE ON THE CUL-DE-SAC / LOT B. WATER SYSTEM INCLUDING AN 8" (INCH) LINE ALONG THE NORTH SIDE OF ELDORA ROAD WITH 16" (FEET) N.A.W.S.C. EASEMENT AND CONNECTING BACK TO THE EXISTING 2 1/2" (INCH) WATER LINE ON BOTH ENDS. WATER DISTRIBUTION FOR STAR TRAIL SUBDIVISION CONSISTS OF FOURTEEN (14) (INCH) DIAMETER SINGLE SERVICE LINES, SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT, TOTALING (14) METERS, THE 8" LINE, THE 1" SAID SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$35,500.00, WHICH EQUALS TO \$2,535.71 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID "NAWSC" THE SUM OF \$23,800.00, WHICH COVERS THE \$1,700.00 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 THIS 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. ALSO, THE SUBDIVIDER HAS INSTALLED TWO FIRE HYDRANTS AT A UNIT COST OF \$3,500.00, FOR A TOTAL COST OF \$7,000.00. 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.

**SEWER FACILITIES-SANITARY SEWER COLLECTION SYSTEM- DESCRIPTION, COSTS, AND OPERABILITY DATE**  
STAR TRAIL SUBDIVISION TREATED BY WASTEWATER SERVICE FROM CITY OF PHARR. THE SUBDIVIDER AND CITY OF PHARR HAVE ENTERED INTO A CONTRACT IN WHICH CITY OF PHARR HAS PROMISED TO TREAT THE SUFFICIENT WASTEWATER FOR AT LEAST 30 YEARS AND CITY OF PHARR 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.

CITY OF PHARR HAS AN EXISTING SANITARY SEWER MANHOLE AT THE NORTHWEST CORNER OF ELDORA ROAD AND MEZCAL DRIVE. THE WASTEWATER SYSTEM FOR STAR TRAIL SUBDIVISION CONSISTS OF AN 8" (INCH) DIA. SEWER LINE THAT TAPS INTO THE EXISTING MANHOLE. THIS 8" (INCH) LINE THEN RUNS NORTH ALONG THE WEST SIDE OF MEZCAL DRIVE RIGHT-OF-WAY ENDING WITH A 48" (INCH) SANITARY SEWER MANHOLE ON THE CUL-DE-SAC / LOT 7. ANOTHER 8" (INCH) DIA. SEWER LINE THAT TAPS INTO THE SAME EXISTING MANHOLE AND RUNS EAST ALONG THE NORTH SIDE OF ELDORA ROAD RIGHT-OF-WAY ENDING WITH A 48" (INCH) SANITARY SEWER MANHOLE SUB-OUT, AND A CAP, FROM THE 8" LINE ALONG MEZCAL DRIVE, FOURTEEN (14) 6" DIAMETER SEWER SERVICE LINES RUN TO EACH LOT.

THE 8" (INCH) LINES, 6" (INCH) SERVICE LINES AND FOUR (4) 48" (INCH) SANITARY SEWER MANHOLES HAVE BEEN INSTALLED, AT A TOTAL COST OF \$34,860.00, WHICH EQUALS TO \$2,490.00 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID CITY OF PHARR THE SUM OF \$0,000.00, WHICH COVERS THE \$0,000.00 AS STATED IN THE 30 YEAR 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 LOTS IN THIS SUBDIVISION TO CITY OF PHARR. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY CITY OF PHARR AND SAID COLLECTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

**CERTIFICATION:**  
BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL SUBDIVISION RULES ADOPTED UNDER SECTION 16.343, WATER CODE.

I CERTIFY THAT THE ACTUAL COSTS FOR THE INSTALLED WATER FACILITIES AND THE SEWAGE FACILITIES DISCUSSED ABOVE, ARE AS FOLLOWS:  
WATER FACILITIES: THESE FACILITIES ARE FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, THE GRAND TOTAL COST FOR THIS WATER SYSTEM INCLUDING ALL N.A.W.S.C. FEES WAS \$95,500.00, FOR THE ENTIRE SUBDIVISION, WHICH EQUALS TO \$6,821.43 PER LOT.  
SEWER FACILITIES-SANITARY SEWER COLLECTION SYSTEM: THESE FACILITIES ARE FULLY CONSTRUCTED WITH A TOTAL COST OF \$34,860.00, WHICH EQUALS TO \$2,490.00 PER LOT, INCLUDING THE COST OF ALL RELATED APPURTENANCES.

**COST OF IMPROVEMENTS**

WATER IMPROVEMENTS	\$ 83,118.35
SANITARY SEWER IMPROVEMENTS	\$ 35,426.15
PAVING IMPROVEMENTS	\$ 90,358.68
DRAINAGE IMPROVEMENTS	\$ 76,474.34
<b>TOTAL</b>	<b>\$285,377.85</b>

DATE: 03/31/2021  
EMIGDIO SALINAS, P.E. REG. PROFESSIONAL ENGINEER NO. 107703

**COST OF IMPROVEMENTS**

WATER IMPROVEMENTS	\$ 83,118.35
SANITARY SEWER IMPROVEMENTS	\$ 35,426.15
PAVING IMPROVEMENTS	\$ 90,358.68
DRAINAGE IMPROVEMENTS	\$ 76,474.34
<b>TOTAL</b>	<b>\$285,377.85</b>

**SUBDIVIDER CERTIFICATION:**  
BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

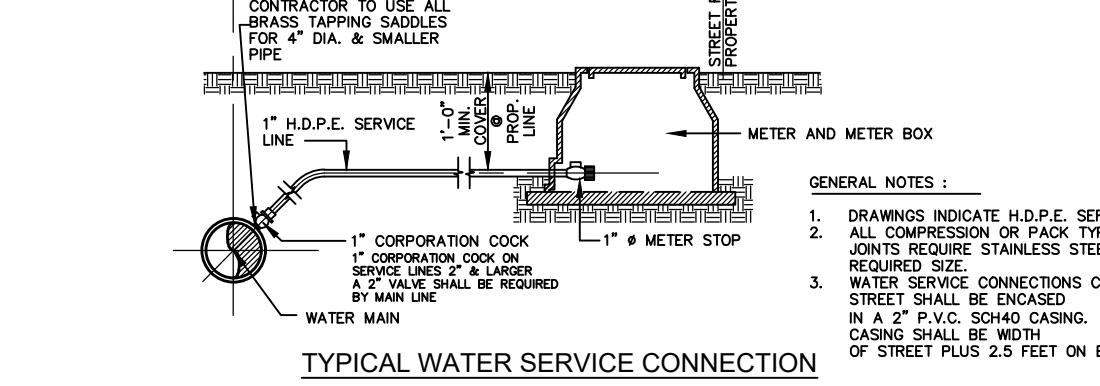
**SUBDIVIDER STATEMENT:**  
I (WE), IRENE URIBE MANRIQUE, PRESIDENT OF STAR TRAIL HOLDINGS, LLC, SUBDIVIDERS OF STAR TRAIL SUBDIVISION HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

IRENE URIBE MANRIQUE, PRESIDENT OF STAR TRAIL HOLDINGS, LLC, 1007 SYCAMORE AVE., MCALLEN, TX 78501

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED IRENE URIBE MANRIQUE, PRESIDENT OF STAR TRAIL HOLDINGS, LLC, PROVED TO ME THROUGH HIS/HERS/ THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE(S) TO BE THE PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY MY FIRST DUE SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC MY COMMISSION EXPIRES \_\_\_\_\_



**INDEX OF SHEETS**

SHEET	DESCRIPTION
SHEET 1	PLAT WITH LOT, EXISTING STREETS, EXISTING R.O.W.; AREA MAP; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE E.I. OF A MUNICIPALITY AND DESCRIBE THE PRECINCT; THE PROJECT IS SITUATED; PRINCIPAL CONTACTS; HEADING; LEGAL DESCRIPTION (METES AND BOUNDS); HIDALGO COUNTY CLERK; PLAT NOTES AND RESTRICTIONS; OWNERS' ACKNOWLEDGMENT; N.A.W.S.C. EASEMENT; AND THE FOLLOWING CERTIFICATES: PUBLIC NOTARY, COUNTY PLAT APPROVAL, COUNTY JUDGE, COUNTY CLERK, H.C.D.D. No. 1, HIDALGO COUNTY IRRIGATION DISTRICT No. 2, SURVEYORS', ENGINEERS', CITY OF PHARR MAYOR AND P&Z.
SHEET 2	HEADING, LEGAL DESCRIPTION; HIDALGO COUNTY CLERK; UTILITY LAYOUT; WATER AND SANITARY SEWER SYSTEMS; ENGINEER'S REPORT AND SANITARY SEWER REPORT; CERTIFICATION; SUBDIVIDER CERTIFICATE & STATEMENT; NOTARY PUBLIC TYPICAL DETAILS.
SHEET 3	HEADING, LEGAL DESCRIPTION; HIDALGO COUNTY CLERK; MAP OF TOPOGRAPHY, DRAINAGE, & ROAD PAVING PLAN; OFF-SITE DRAINAGE PLAN & DETAILS.
SHEET 4	HEADING, LEGAL DESCRIPTION; HIDALGO COUNTY CLERK; MULTI-FAMILY POSSIBLE SITE IMPROVEMENTS (DIMENSIONED & GRADING PLANS); TYPICAL DETAILS; AND DRAINAGE REPORT;

**REPORTE FINAL DE INGENIERIA PARA LA SUBDIVISION 'STAR TRAIL SUBDIVISION'**

**PROVISION DE AGUA- DESCRIPCION, GASTOS Y FECHA DE INICIO**  
LA SUBDIVISION "STAR TRAIL SUBDIVISION" RECIBIRA SU PROVISION DE AGUA DE "NORTH ALAMO WATER SUPPLY CORPORATION" (LA COMPANIA DE AGUA NAWSC) ("NAWSC"). EL DUEÑO DE LA SUBDIVISION Y LA COMPANIA NAWSC HAN FIRMADO UN CONTRATO DONDE NAWSC HA PROMETIDO A RESERVAR UN MEDIDOR DE AGUA PARA CADA LOTE. POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 AÑOS. NAWSC HA PRESENTADO DOCUMENTACION DEMONSTRANDO A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EN EL FUTURO A ESTE DESARROLLO DE STAR TRAIL SUBDIVISION. N.A.W.S.C. TIENE UN CONDUCTO DE AGUA DE 8" (PULGADAS) DE DIAMETRO EN EL LADO SUR DE LA CALLE "CANADIAN DRIVE" Y UN CONDUCTO DE AGUA DE 2 1/2" (PULGADAS) EN EL LADO NORTE DE LA CALLE "ELDORA ROAD". EL SISTEMA DE DISTRIBUCION DE AGUA PARA STAR TRAIL SUBDIVISION CONSISTE DE UN CONDUCTO DE AGUA DE 8" (PULGADAS) DE DIAMETRO QUE SE CONECTA CON EL CONDUCTO DE AGUA EXISTENTE DE 8" (PULGADAS) DE DIAMETRO, CRUZANDO LAS CALLES "CANADIAN DRIVE" Y "ELDORA ROAD" BARRENANDO CON UN CONDUCTO DE CUBIERTA DE METAL DE 16" (PULGADAS) DE DIAMETRO, ESTE CONDUCTO DE AGUA DE 8" (PULGADAS) DE DIAMETRO CUAL SIGUE HACIA EL NORTE EN EL LADO ESTE DE LA CALLE "MEZCAL DRIVE" Y TERMINA CON UNA VALVULA DE PRESION LOCALIZADA EN LA RETONDA / SOLAR B. EL SISTEMA TAMBIEN INCLUYE OTRO CONDUCTO DE AGUA DE 8" (PULGADAS) DE DIAMETRO AL LADO NORTE DE LA CALLE "EL DORA ROAD" INSTALADO ENTRE EL DERECHO DE PASO DE 15' (PIES) DE "N.A.W.S.C." CONECTANDO A EL CONDUCTO EXISTENTE DE 2 1/2" (PULGADAS) DE DIAMETRO EN LOS DOS LADOS. DEL CONDUCTO DE AGUA DE 8" (PULGADAS) DE DIAMETRO POR LA CALLE "MEZCAL DRIVE" SE PRODUCEN CATORCE (14) SERVICIOS SINGULARES DE 1" (PULGADAS) DE DIAMETRO CONECTANDO ALA CAJA DEL MEDIDOR, EL CONDUCTO DE 8" (PULGADAS) DE DIAMETRO, Y LOS SERVICIOS SINGULARES DE 1" (PULGADA) DE DIAMETRO CON LOS MEDIDORES YA SE HAN INSTALADO A UN COSTO TOTAL DE \$35,500.00 QUE ES IGUAL A \$6,821.43 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A "NAWSC" UNA SUMA DE \$23,800.00, CUBRE EL COSTO DE \$1,700.00 POR SOLAR, COMO LO INDICA EL CONTRATO DE GARANTIA DE SERVICIO DE AGUA POR 30 AÑOS DE NAWSC, QUE INCLuye LOS COSTOS DE DERECHOS DE AGUA, LOS MEDIDORES DE AGUA, LAS CAJAS PARA LOS MEDIDORES, CUOTAS DE SERVICIO DE AGUA, Y CUALQUIER OTRO TIPO DE CUOTAS RELACIONADAS CON CONECTAR EL SERVICIO DE AGUA DE CADA SOLAR A NAWSC, CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPANIA DE NAWSC LO INSTALARA SIN ALGUN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION TAMBIEN HA INSTALADO DOS BOCAS DE RIEGO (FIRE HYDRANTS) A UN COSTO DE \$3,500.00 POR CADA UNA, CON UNA CANTIDAD TOTAL DE \$7,000.00. EL SISTEMA DE SERVICIO DE AGUA HA SIDO APROBADO Y ACEPTADO POR "NAWSC" Y TAMBIEN, EL SISTEMA DE DISTRIBUCION DE AGUA ESTA FUNCIONANDO DESDE LA FECHA QUE ESTE MAPA O "PLAT" FUE REGISTRADO.

**DRENAJE-SISTEMA DE COLECCION DE DRENAJE SANITARIO- DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION**  
LA SUBDIVISION "STAR TRAIL" RECIBIRA SU PROVISION DE DRENAJE SANITARIO DE LA CIUDAD DE "PHARR". EL DUEÑO DE LA SUBDIVISION Y LA CIUDAD DE "PHARR" HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE DRENAJE SANITARIO POR LOS PROXIMOS 30 AÑOS. LA CIUDAD DE "PHARR" HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE DRENAJE SANITARIO ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

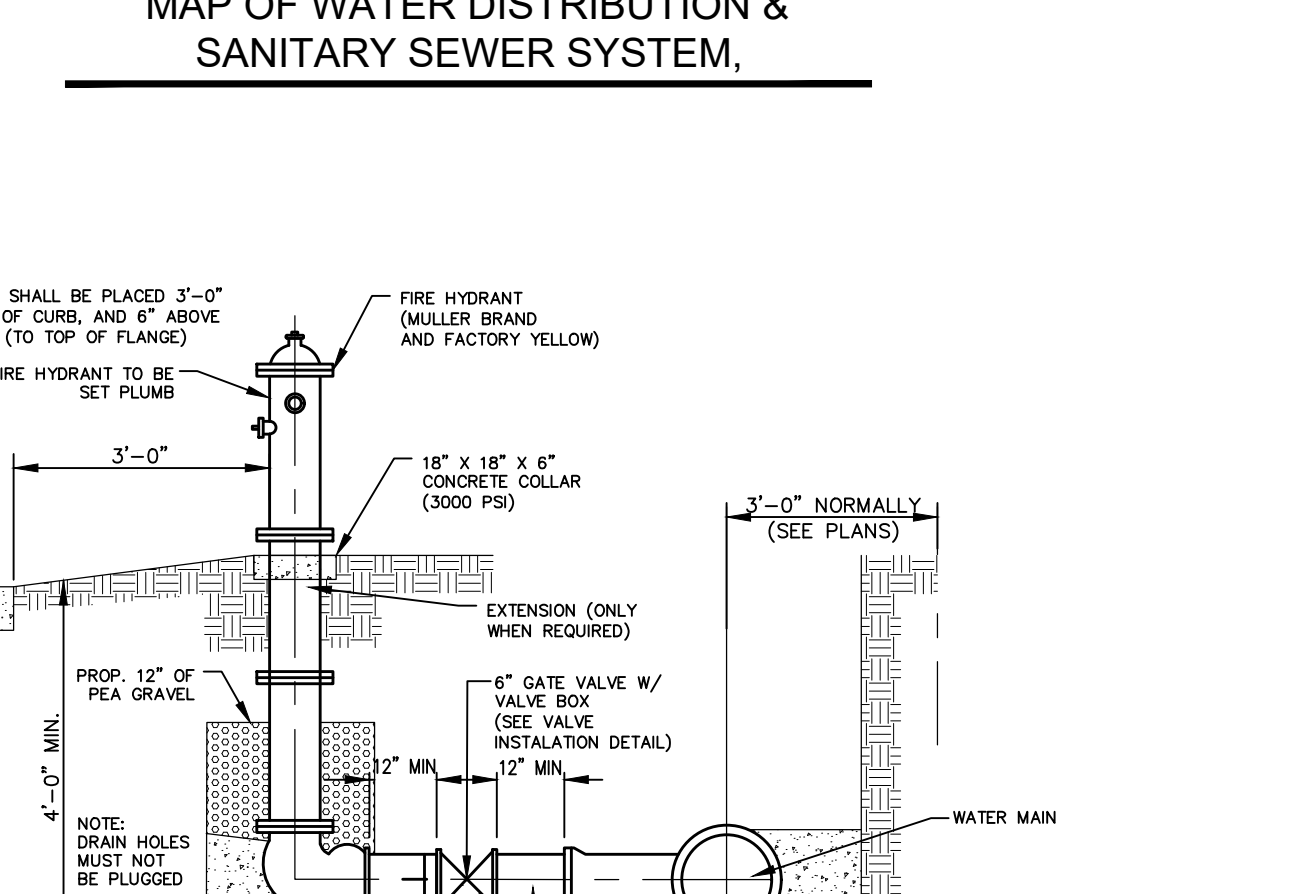
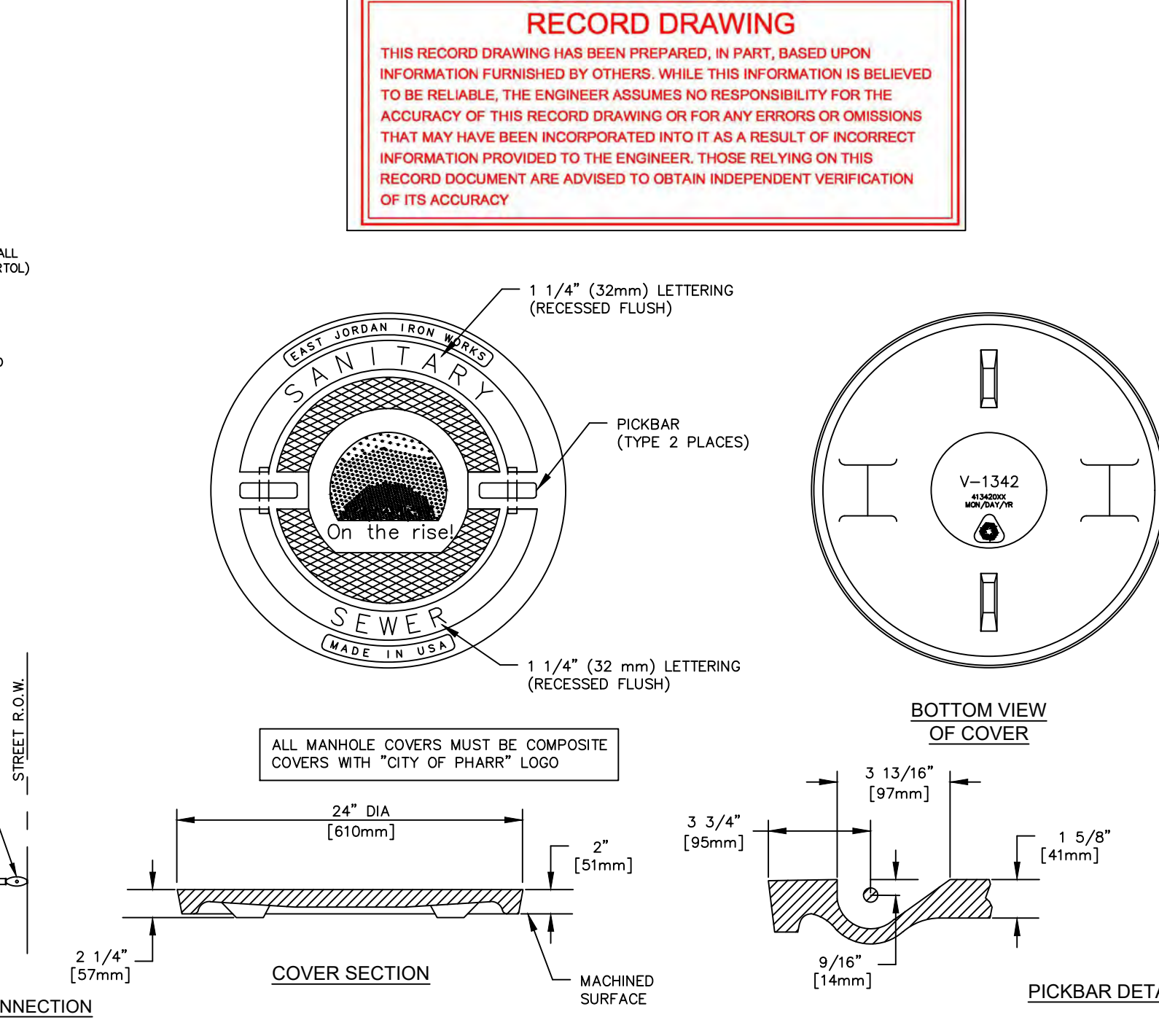
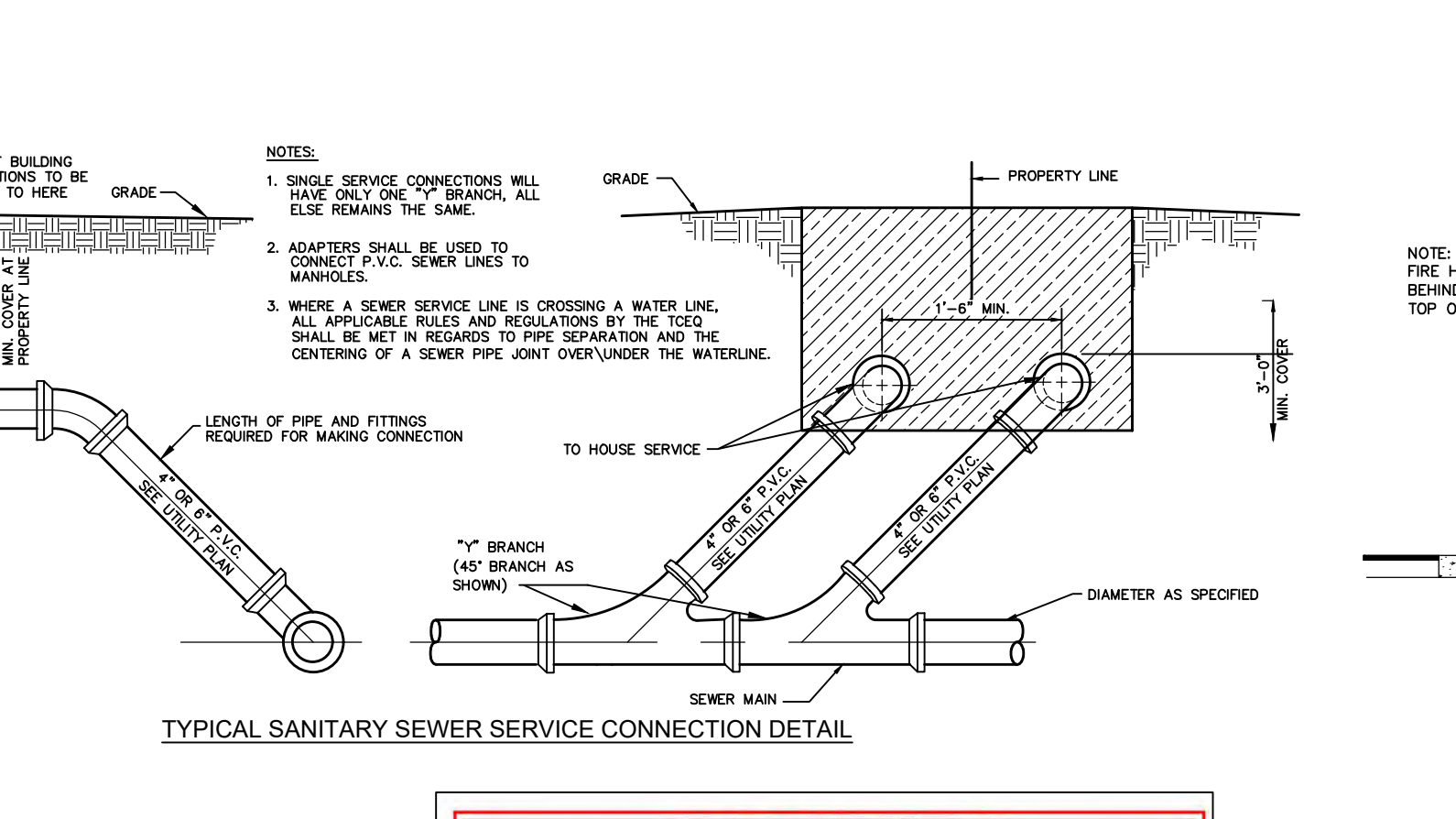
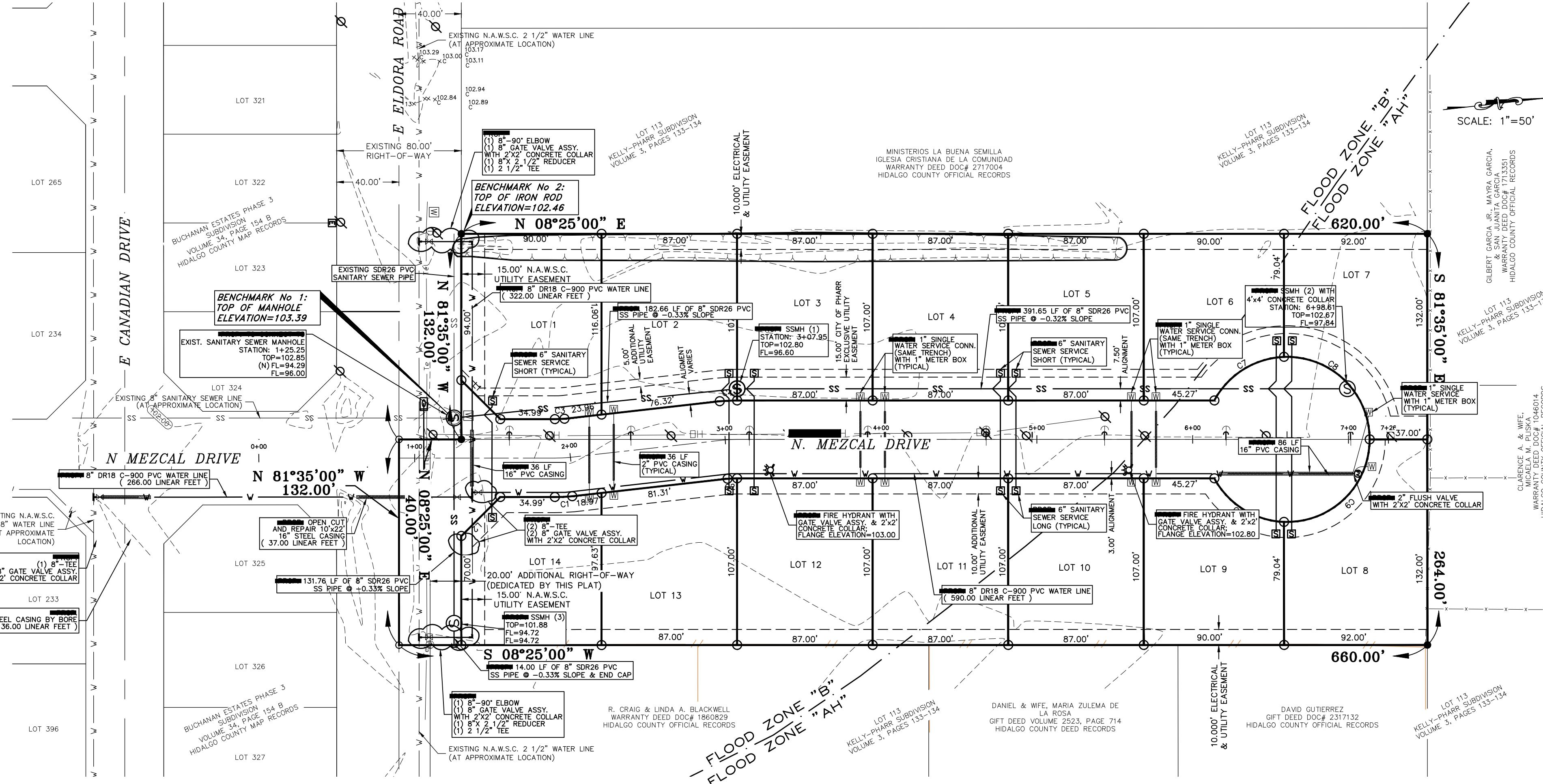
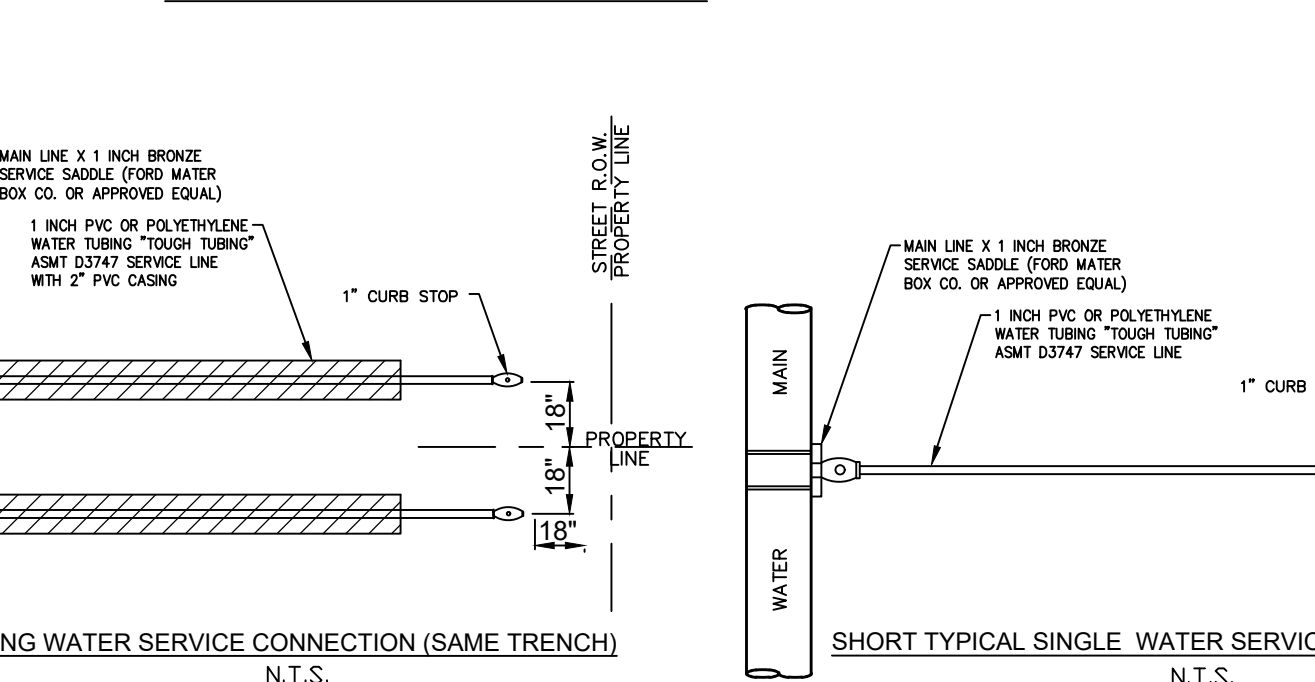
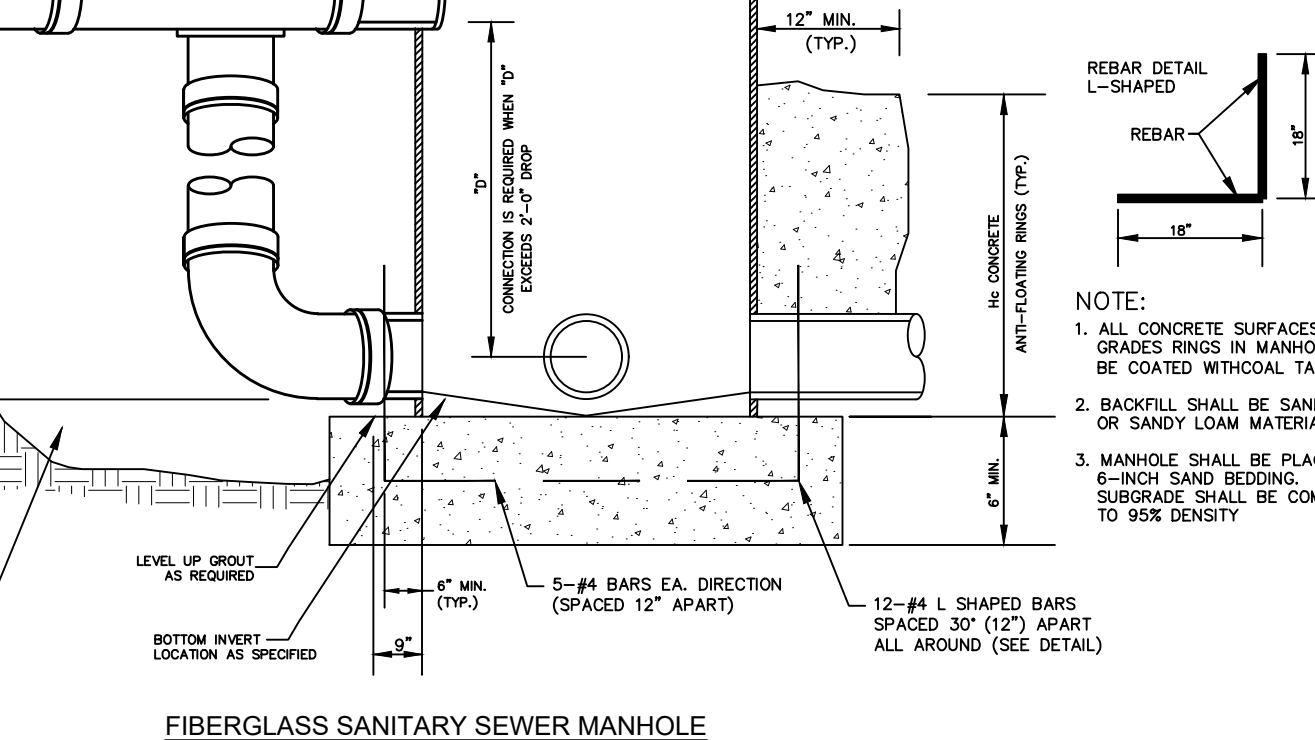
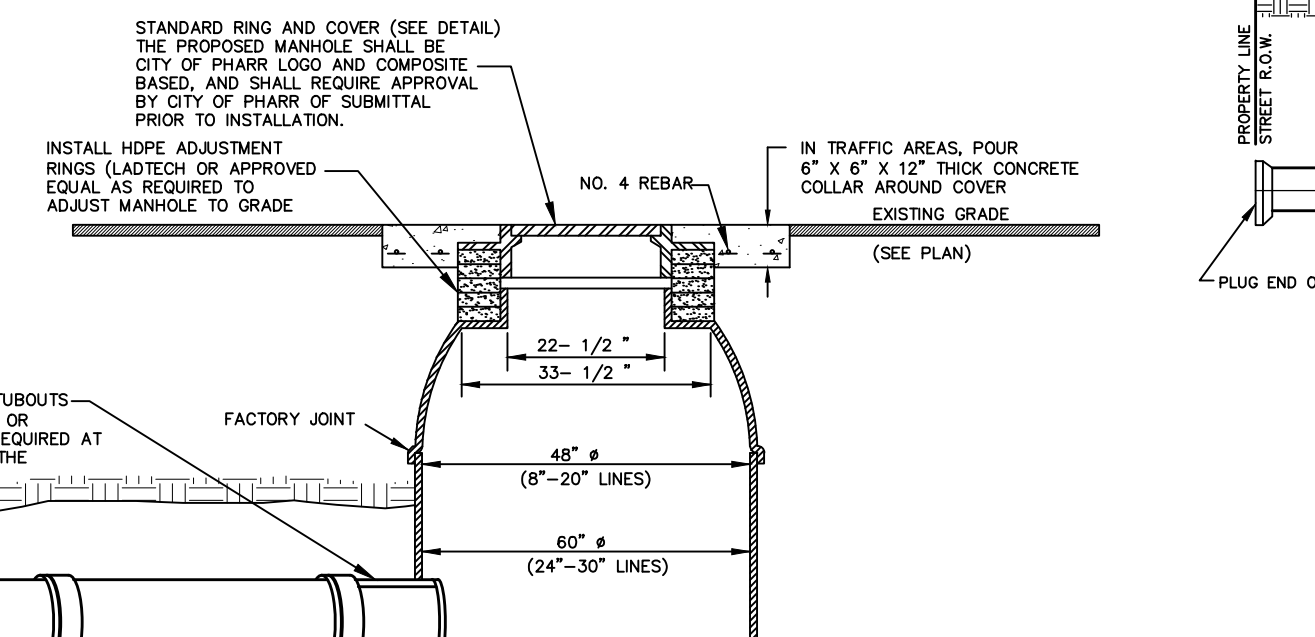
LA CIUDAD DE "PHARR" TIENE UNA ALCANTARILLA DE DRENAJE SANITARIO EN LA ESQUINA NOROCCIDENTE DE LAS CALLES "EL DORA" Y "MEZCAL". EL SISTEMA DE PROVISION DE DRENAJE SANITARIO PARA LA SUBDIVISION "STAR TRAIL" CONSISTE DE UN CONDUCTO DE DRENAJE DE 8" (PULGADAS) DE DIAMETRO QUE SE CONECTA A LA ALCANTARILLA EXISTENTE Y PASA POR EL LADO OESTE DEL DERECHO DE VIA (RIGHT-OF-WAY) DE LA CARRETERA "MEZCAL DRIVE" TERMINANDO EN UNA ALCANTARILLA DE DRENAJE SANITARIO EN LA RETONDA / SOLAR 7. TAMBIEN CONSISTE DE UN CONDUCTO DE DRENAJE DE 8" (PULGADAS) DE DIAMETRO QUE SE CONECTA A LA ALCANTARILLA EXISTENTE Y PASA POR EL LADO NORTE DEL DERECHO DE VIA (RIGHT-OF-WAY) DE LA CARRETERA "ELDORA" TERMINANDO EN UNA ALCANTARILLA DE DRENAJE SANITARIO, UN CONDUCTO, Y UNA TAPA.

DEL CONDUCTO DE DRENAJE SANITARIO DE 8" (PULGADAS) POR LA CARRETERA "MEZCAL DRIVE", CATORCE (14) CONDUCTOS DE SERVICIO DE 6" (PULGADAS) SERAN EXTENDIDAS HA CADA SOLAR.

LOS CONDUCTOS DE DRENAJE SANITARIO DE 8" (PULGADAS), LOS CONDUCTOS DE SERVICIO DE 6" (PULGADAS) Y LAS CUATRO (4) ALCANTARILLAS DE DRENAJE SANITARIO HAN SIDO INSTALADAS, HA UN COSTO TOTAL DE \$34,860.00 O \$2,490.00 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA CIUDAD DE "PHARR", UN COSTO TOTAL DE \$0,000.00, O \$0,000.00 POR LOTE. EL SISTEMA DE DRENAJE SANITARIO ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

**CERTIFICACION:**  
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 GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS DEL SISTEMA DE AGUA INSTALADO, LOS GASTOS DEL SISTEMA DE COLECCION DE DRENAJE SANITARIO SON:  
AGUA: EL SISTEMA/SERVICIO DE AGUA HA SIDO INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA A UN COSTO TOTAL DE \$95,500.00 PARA TODA LA SUBDIVISION, QUE ES IGUAL A \$6,821.43 POR LOTE.  
DRENAJE-SISTEMA DE COLECCION DE DRENAJE SANITARIO: EL SISTEMA DE COLECCION DE DRENAJE SANITARIO HA SIDO INSTALADO Y COMPLETAMENTE CONSTRUIDO A UN COSTO TOTAL DE \$34,860.00 PARA TODA LA SUBDIVISION, QUE ES IGUAL A \$2,490.00 POR LOTE.

EMIGDIO SALINAS, P.E. REG. PROFESSIONAL ENGINEER NO. 107703  
DATE: 03/31/2021



**AS-BUILT**  
9/30/2021

**MAP OF WATER DISTRIBUTION & SANITARY SEWER SYSTEM FOR: STAR TRAIL SUBDIVISION**

A 3.879-ACRE TRACT OF LAND, COMPRISING OF ALL OF LOT 1, FERNANDEZ SUBDIVISION AS PER INSTRUMENT NO. 2093635 RECORDED IN THE MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS (REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSE), AND A 2.000-ACRE TRACT OUT OF LOT 113, KELLY-PHARR SUBDIVISION, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGES 133 - 134, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS (REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSE), SAID 3.879-ACRE TRACT LYING APPROXIMATELY 676 FEET WEST OF ALEXANDERS BOULEVARD ("M" ROAD) AND ON THE NORTH SIDE OF ELDORA ROAD.

CONSTRUCTION SET PAGE: 3 OF 13

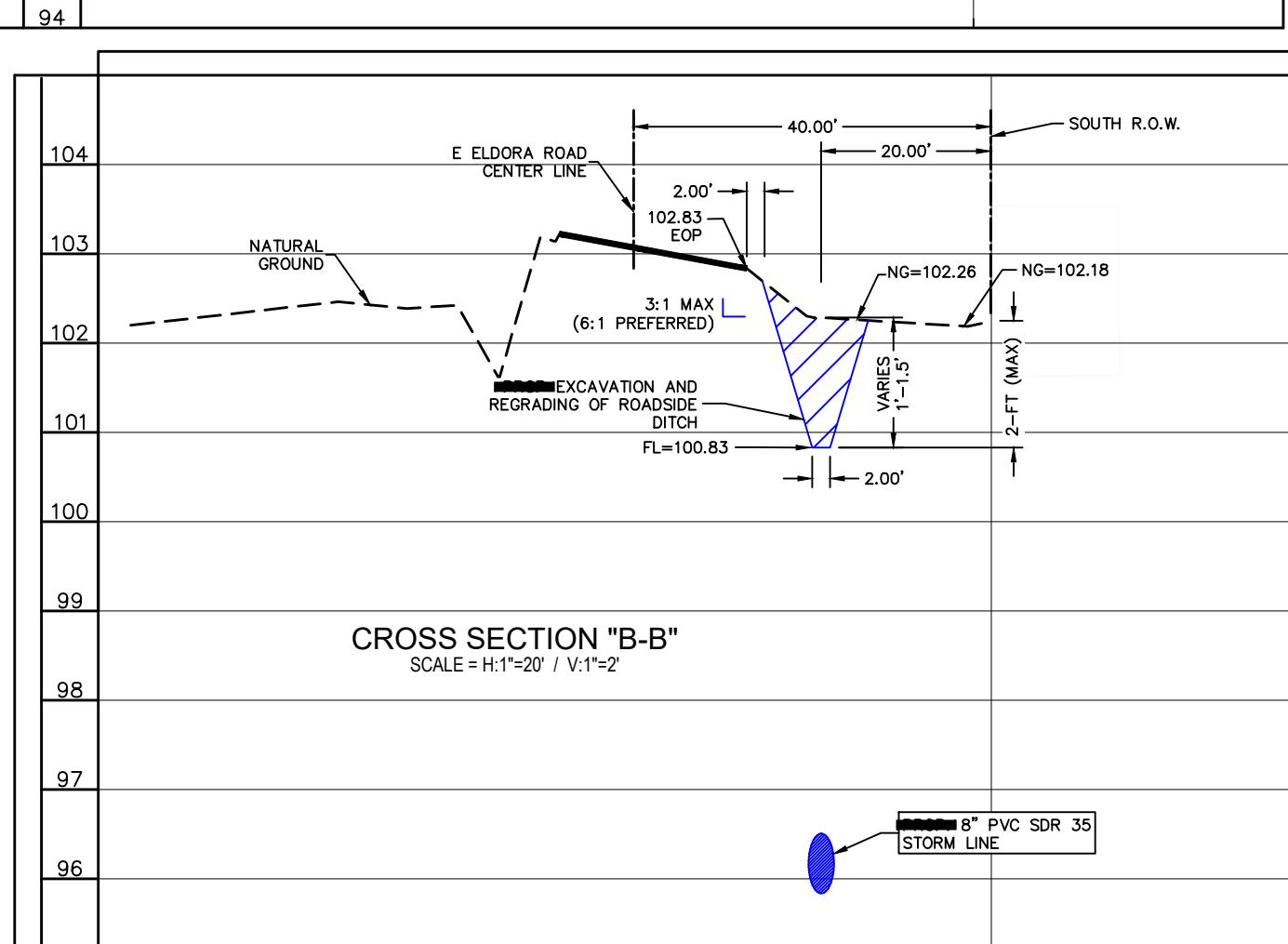
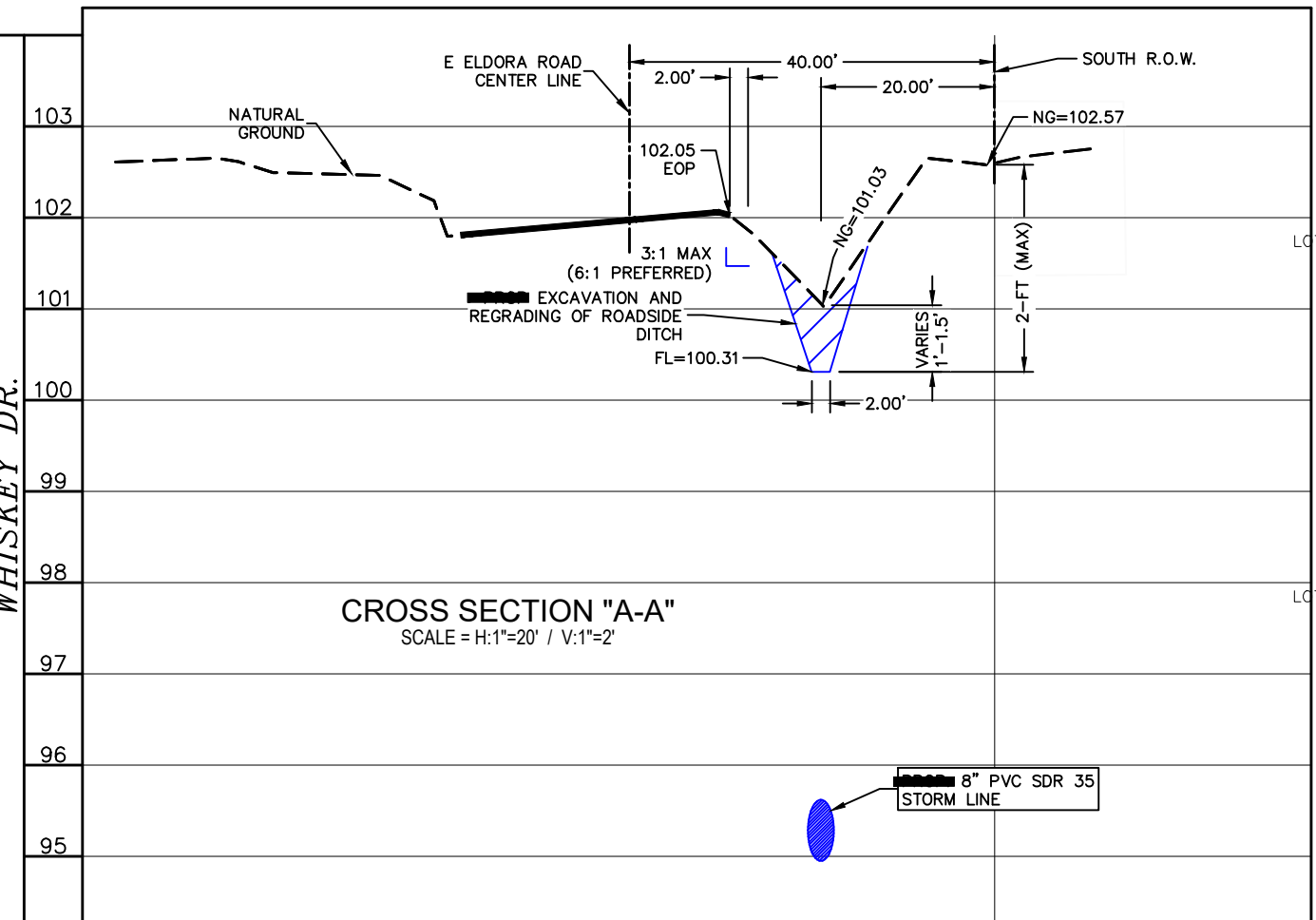
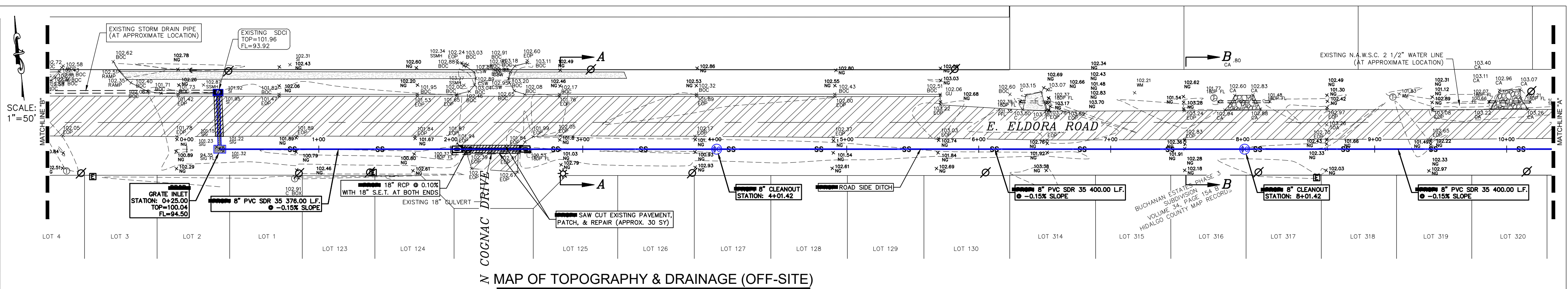
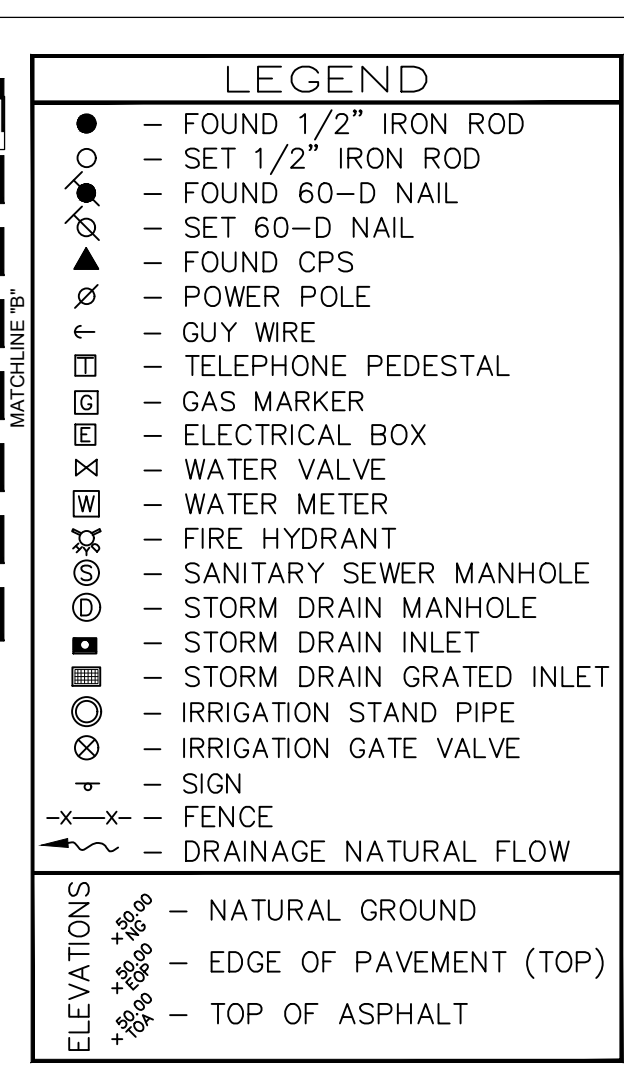
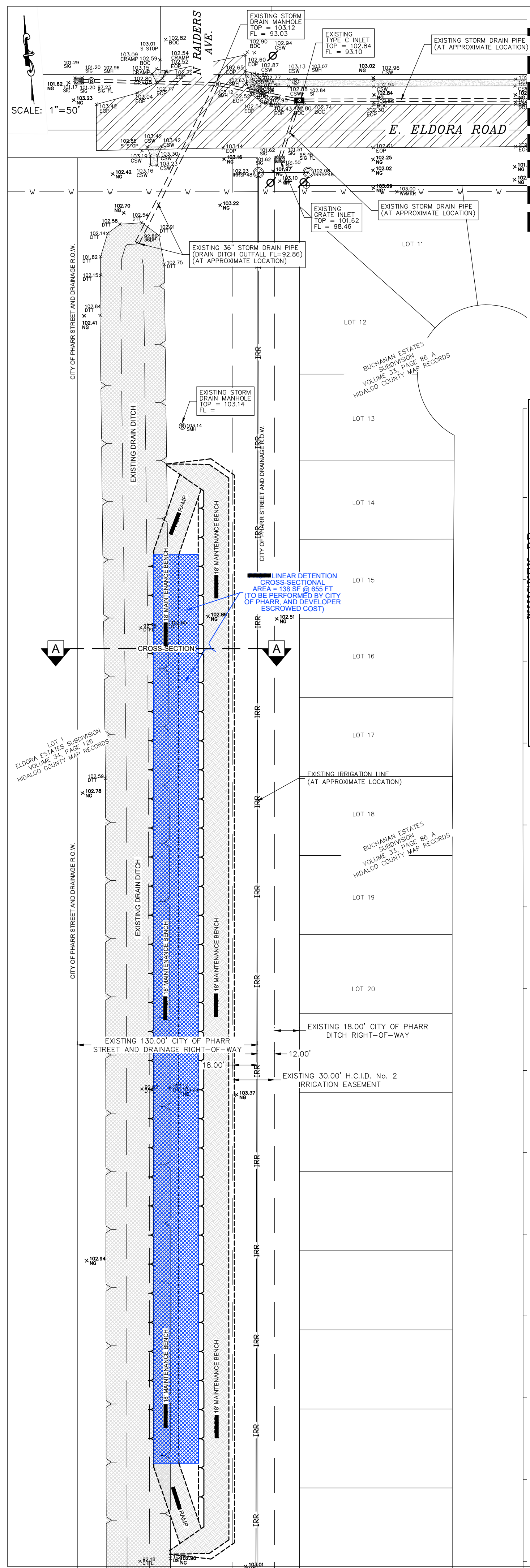
DATE OF PREPARATION: MARCH 19, 2020

Emigdio "Milo" Salinas, P.E.  
PO BOX 5069  
MCALLEN, TX 78502  
956.227.5327  
milo@m2-engineers.com  
FIRM REGISTRATION # F-19545

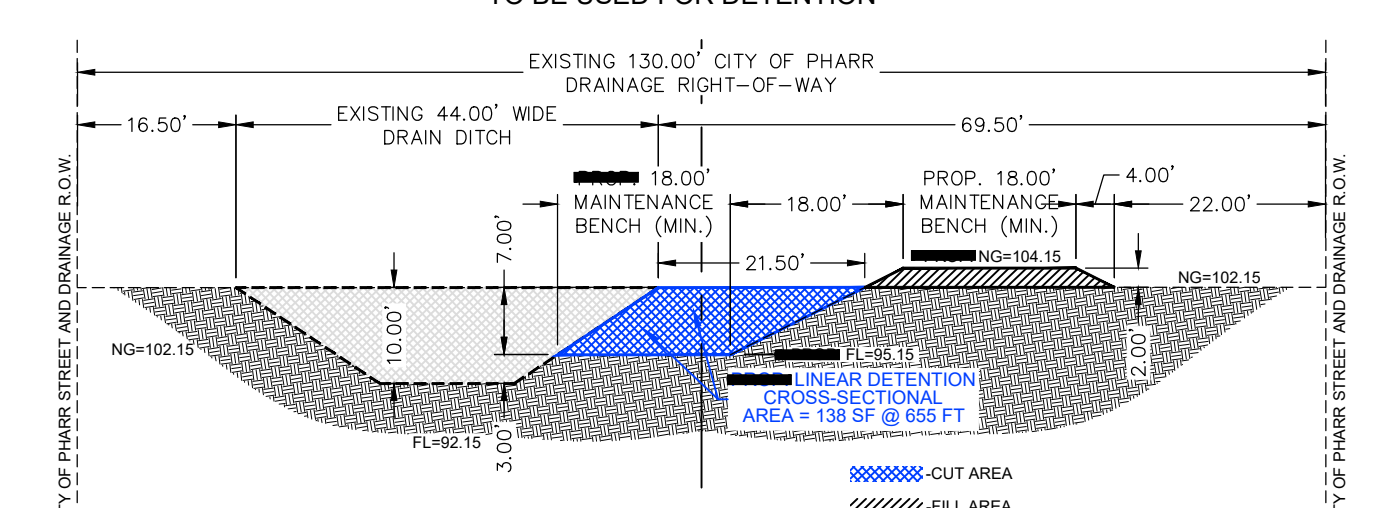
**REVISION NOTE TABLE**

No.	DESCRIPTION	DATE	BY
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2			
3			
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5			

PHARR ETJ - HIDALGO COUNTY PAGE: 2 OF 4



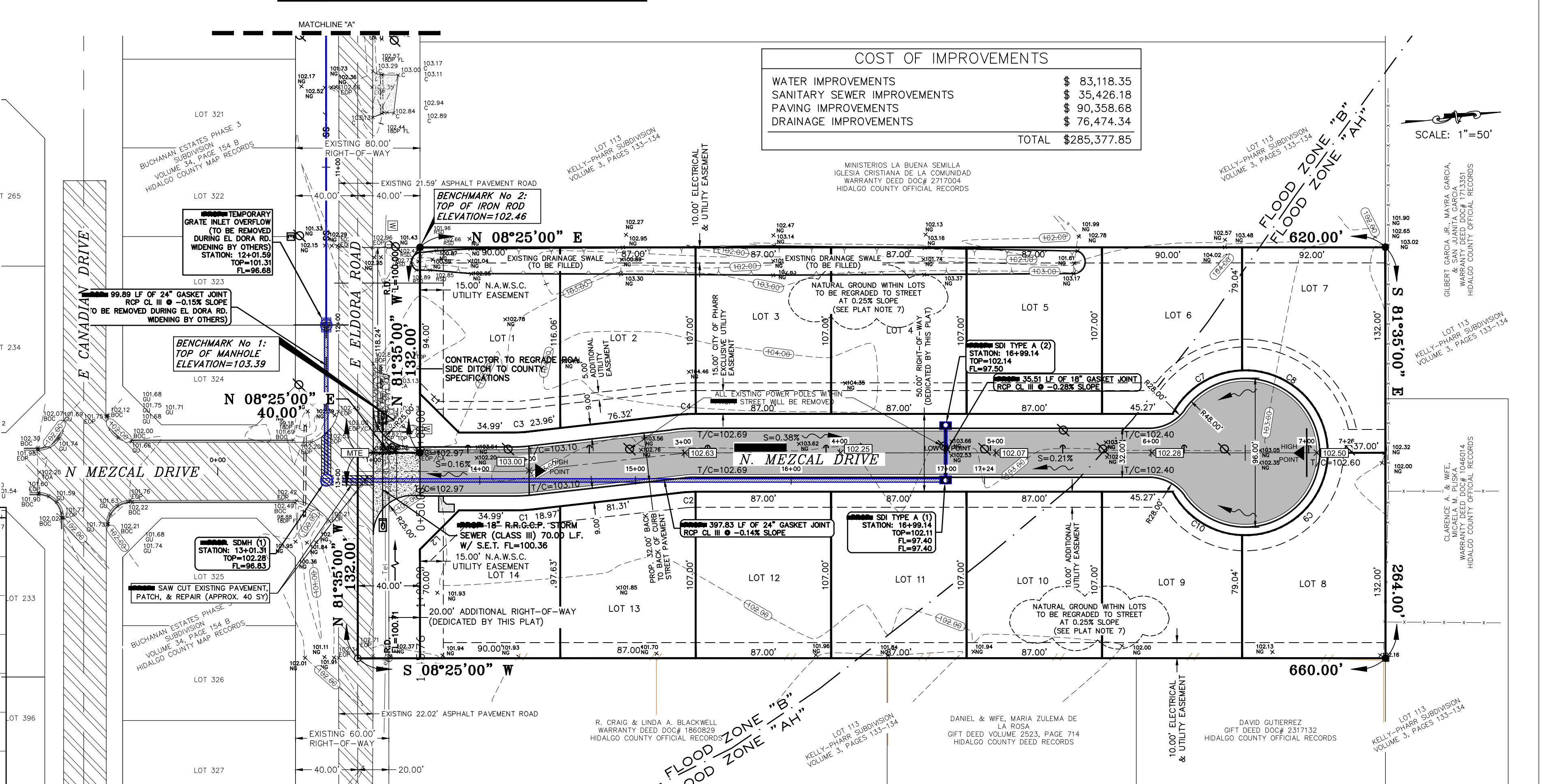
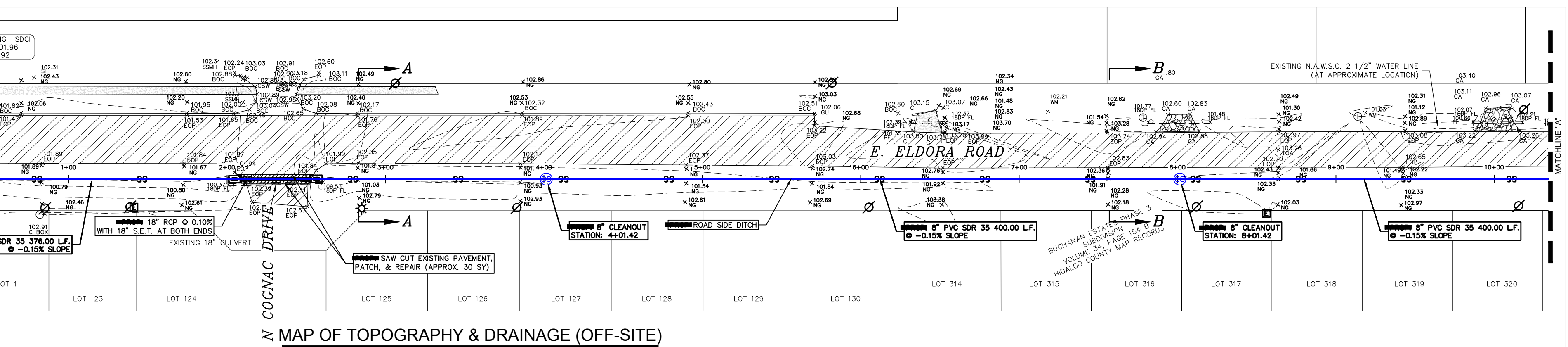
**RECONSTRUCTION OF ROAD SIDE DITCH ALONG E ELDORA ROAD (1100 LF)**  
DETENTION = 8,470 C.F. (7.7 S.F. X 1100 L.F.)  
TO BE USED FOR DETENTION



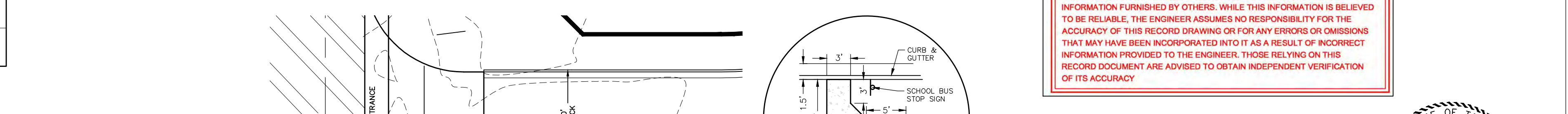
NOTE: ANY STREET ENTRANCE AND ROAD SIDE DITCH DAMAGE BY THE OFFSITE DRAINAGE PIPE CONSTRUCTION MUST BE REPAIR TO HOW IT WAS AT THE EXPENSE OF THE DEVELOPER.

**INDEX OF SHEETS**

SHEET 1	PLAT WITH LOT, EXISTING STREETS, EXISTING R.O.W.; AREA MAP; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; PRINCIPAL CONTACTS; HEADING; LEGAL DESCRIPTION (METES AND BOUNDS); HIDALGO COUNTY CLERK; PLAT NOTES AND RESTRICTIONS; OWNERS' ACKNOWLEDGMENT; N.A.W.S.C. EASEMENT; AND THE FOLLOWING CERTIFICATES: PUBLIC NOTARY, COUNTY PLAT APPROVAL, COUNTY JUDGE, COUNTY CLERK, H.C.D.D. No. 1, HIDALGO COUNTY IRRIGATION DISTRICT No. 2, SURVEYOR'S, ENGINEER'S, CITY OF PHARR MAYOR AND P&Z.
SHEET 2	HEADING; LEGAL DESCRIPTION; HIDALGO COUNTY CLERK; UTILITY LAYOUT; WATER AND SANITARY SEWER SYSTEMS; ENGINEER'S WATER AND SANITARY SEWER REPORT AND CERTIFICATION; SUBDIVIDER CERTIFICATE & STATEMENT; NOTARY PUBLIC TYPICAL DETAILS.
SHEET 3	HEADING; LEGAL DESCRIPTION; HIDALGO COUNTY CLERK; MAP OF TOPOGRAPHY, DRAINAGE, & ROAD PAVING PLAN; OFF-SITE DRAINAGE PLAN & DETAILS.
SHEET 4	HEADING; LEGAL DESCRIPTION; HIDALGO COUNTY CLERK; MULTI-FAMILY POSSIBLE SITE IMPROVEMENTS (DIMENSIONED & GRADING PLANS); TYPICAL DETAILS; AND DRAINAGE REPORT;



**RECONSTRUCTION OF ROAD SIDE DITCH ALONG E ELDORA ROAD (1100 LF)**  
DETENTION = 8,470 C.F. (7.7 S.F. X 1100 L.F.)  
TO BE USED FOR DETENTION



**STAR TRAIL SUBDIVISION**

REQUIRED DETENTION=	16,891	CF
PLUS FILL FOR LOHR-F=	73,251	CF
TOTAL DETENTION REQUIRED=	90,142	CF
	2.07	AF

**LINEAR DETENTION VOLUME CALCULATIONS**

Input Data:		
CROSS-SECTIONAL AREA=	138.00	SF
LENGTH=	655.00	FT
LINEAR DETENTION VOLUME CALCULATIONS		
WITHIN EXISTING ROADSIDE DITCH		
Results:		
DITCH VOLUME=	90,390	CF
	3348	CY
ROAD SIDE DITCH VOLUME=	8,470	CF
	313	CY
	0.19	AF
<b>Total=</b>	<b>2.27</b>	<b>AF</b>

**COST OF IMPROVEMENTS**

WATER IMPROVEMENTS	\$ 83,118.35
SANITARY SEWER IMPROVEMENTS	\$ 35,426.18
PAVING IMPROVEMENTS	\$ 90,358.68
DRAINAGE IMPROVEMENTS	\$ 76,474.34
<b>TOTAL</b>	<b>\$285,377.85</b>

**RECORD DRAWING**  
THIS RECORD DRAWING HAS BEEN PREPARED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THIS RECORD DRAWING OR FOR ANY ERRORS OR OMISSIONS THAT MAY HAVE BEEN INCORPORATED INTO IT AS A RESULT OF INCORRECT INFORMATION PROVIDED TO THE ENGINEER. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY.

**AS-BUILT**  
9/30/2021

EMIGDIO SALINAS, P.E.  
REG. PROFESSIONAL ENGINEER NO. 107703

DATE: 09/17/20

**AS-BUILT**  
9/30/2021

**MAP OF TOPOGRAPHY, DRAINAGE, & PAVING FOR: STAR TRAIL SUBDIVISION**

A 3.879-ACRE TRACT OF LAND, COMPRISING OF ALL OF LOT 1, FERNANDEZ SUBDIVISION AS PER INSTRUMENT NO. 2093635 RECORDED IN THE MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS (REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES) AND A 2.000-ACRE TRACT OUT OF LOT 113, KELLY-PHARR SUBDIVISION, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGES 133 - 134, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS (REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES), SAID 3.879-ACRE TRACT LYING APPROXIMATELY 676 FEET WEST OF N. VETERANS BOULEVARD ("Y" ROAD) AND ON THE NORTH SIDE OF E. ELDORA ROAD.

CONSTRUCTION SET PAGE: 4 OF 13

**DATE OF PREPARATION: MARCH 19, 2020**

Emigdio "Milo" Salinas, P.E.  
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**M2 Engineering, PLLC**  
PHARR ETJ - HIDALGO COUNTY

REVISION NOTE TABLE

No.	DESCRIPTION	DATE	BY
1			
2			
3			
4			
5			