

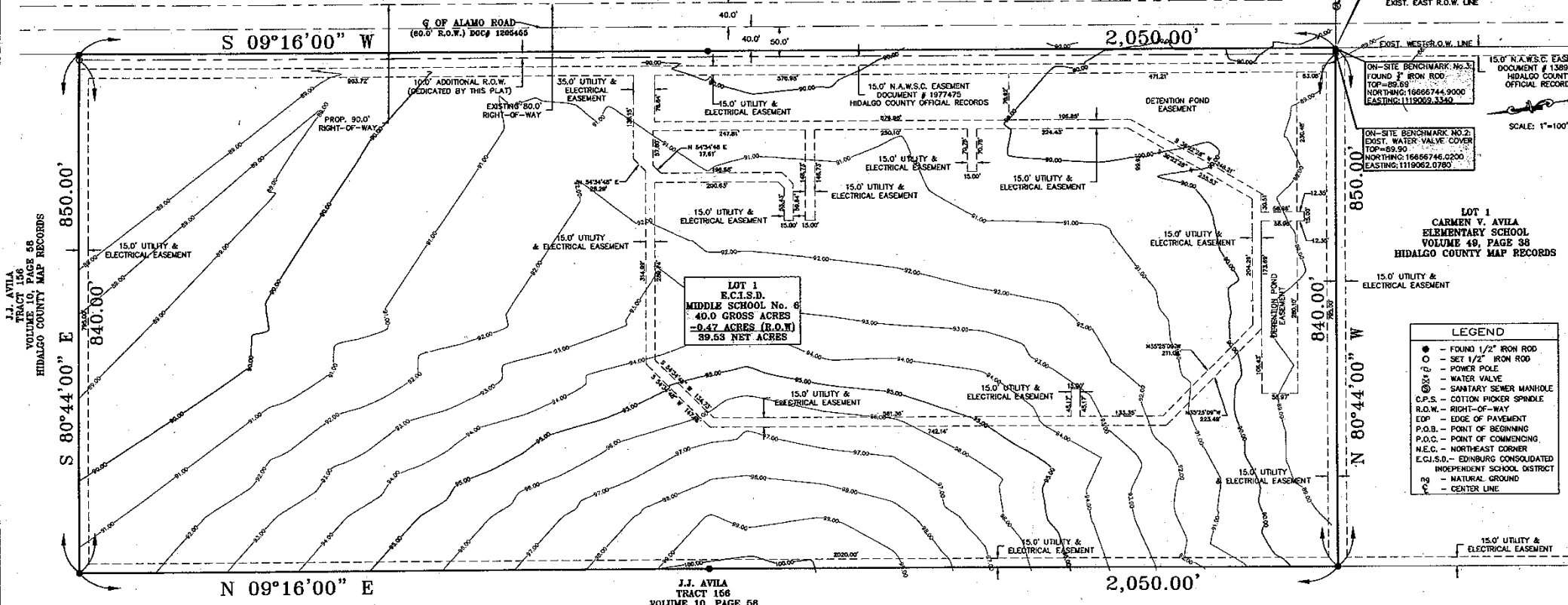
DATE OF PREPARATION: JUNE 8, 2009  
 J.J. AVILA  
 TRACT 156  
 VOLUME 10, PAGE 58  
 HIDALGO COUNTY MAP RECORDS

# E.C.I.S.D. MIDDLE SCHOOL No. 6 SUBDIVISION

A 40.0 ACRE TRACT OF LAND OUT OF TRACT 156, SAN SALVADOR DEL TULE GRANT AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 10, PAGE 58, HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY, TEXAS.

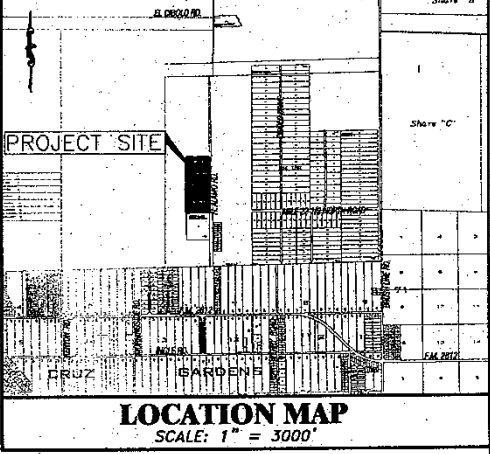
ON-SITE BENCHMARK No. 1:  
 EXIST. SANITARY  
 SEWER MANHOLE  
 TOP=89.50  
 NORTHING: 16666731.7757  
 EASTING: 1119023.0337

F.O.C. & P.O.B.  
 N.E.C.  
 OF CARMEN V. AVILA  
 ELEMENTARY SCHOOL  
 VOLUME 49, PAGE 38  
 HIDALGO COUNTY MAP RECORDS



**LEGEND**

- - FOUND 1/2" IRON ROD
- - SET 1/2" IRON ROD
- - POWER POLE
- - WATER VALVE
- - SANITARY SEWER MANHOLE
- - C.P.S. COTTON PICKER SPINDLE
- - R.O.W. - RIGHT-OF-WAY
- - EDGE OF PAVEMENT
- P.O.B. - POINT OF BEGINNING
- F.O.C. - POINT OF COMMENCING
- N.E.C. - NORTHEAST CORNER
- - E.C.I.S.D. - EDINBURG CONSOLIDATED INDEPENDENT SCHOOL DISTRICT
- - NATURAL GROUND
- - CENTER LINE



**GENERAL PLAT NOTES**

1. FLOOD ZONE STATEMENT: FLOOD ZONE DETERMINATION: BY GRAPHICAL PLOTTING, IT WAS DETERMINED THAT THIS SUBDIVISION IS IN ZONE "X" (NO SHADE) AREAS DETERMINED TO BE OUTSIDE 300-YEAR FLOOD PLAIN. COUNTY FLOOD NO. 180334 DATED 9/27/07. DATE: JUNE 8, 2009 (REVISED TO REFLECT LOAN DATED MAY 17, 2001).
2. SETBACKS: FRONT: 60.00 FEET OR EASEMENT WHICHEVER IS GREATER; REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER; SIDES: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER.
3. LOT 1 SHALL BE FOR SCHOOL / EDUCATIONAL INSTITUTION USE ONLY. THERE SHALL BE NO OTHER USE ALLOWED.
4. MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTERLINE OF ALAMO ROAD OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. AN ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF 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 POINT APPLICATION.
5. 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=89.18, N.A.V.D. 83. DESCRIPTION: TOP OF SANITARY SEWER MANHOLE CORNER LOCATED ALONG THE EAST SIDE OF NORTH ALAMO ROAD APPROXIMATELY 67.00 FEET EAST OF THE NORTHEAST PROPERTY CORNER OF LOT 1, CARMEN V. AVILA ELEMENTARY SCHOOL SUBDIVISION. SAME POINT BEING THE SOUTHWEST CORNER OF THIS TRACT OF LAND.  
 B.M. No. 2: ELEVATION=89.90, N.A.V.D. 83. DESCRIPTION: TOP OF WATER VALVE COVER LOCATED ALONG THE WEST SIDE OF NORTH ALAMO ROAD APPROXIMATELY 7.50 FEET WEST OF THE NORTHEAST PROPERTY CORNER OF LOT 1, CARMEN V. AVILA ELEMENTARY SCHOOL SUBDIVISION. SAME POINT BEING THE SOUTHWEST CORNER OF THIS TRACT OF LAND.  
 B.M. No. 3: ELEVATION=89.88, N.A.V.D. 83. DESCRIPTION: TOP OF (1/2") HALF INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF LOT 1, CARMEN V. AVILA ELEMENTARY SCHOOL SUBDIVISION. SAME POINT BEING THE SOUTHWEST CORNER OF THIS TRACT OF LAND.
6. 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 18,400 CUBIC FEET OF 1.5% SLOPE STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED ON PROPOSED DRAINAGE POND. (SEE DRAINAGE REPORT ON SHEET 3.)
7. DETENTION EASEMENTS NOTE: NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE EASEMENT. EACH DRAINAGE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE DRAINAGE EASEMENT. EDINBURG CONSOLIDATED INDEPENDENT SCHOOL DISTRICT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE DETENTION POND.
8. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
9. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, BARRIERS 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 OPERATION AND MAINTENANCE OF THE EASEMENT.
10. 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 CONTRACTOR AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH OCCUPYING EASEMENT.
11. AN OFF-STREET PARKING LOT SITE PLAN AND DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR COMMERCIAL, INDUSTRIAL & MULTIFAMILY USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR SEWER CONNECTIONS SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND UTILITY PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
12. ALL LOT CORNERS ARE SET 1/2" INCH IRON RODS.
13. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS REQUIRED BY TCEQ.
14. UTILITY PROVIDERS: POTABLE WATER: NORTH ALAMO WATER SUPPLY CORPORATION CITY OF EDINBURG; ELECTRICITY: AEP/CPL.
15. DRAINAGE DETENTION POND SHALL BE CONSTRUCTED IN DESIGNATED EASEMENT AREAS AS DEDICATED BY THE PROJECT PLAT ENGINEER AT BUILDING PERMIT STAGE PRIOR TO THE COUNTY ISSUING A FINAL LIGHT AND WATER CLEARANCE. NO FINAL LIGHT OR WATER CLEARANCE SHALL BE ISSUED UNTIL THE DRAINAGE DETENTION POND IS CONSTRUCTED BY OWNER AND INSPECTED BY HIDALGO COUNTY.
16. ADDITIONAL FIRE HYDRANTS MIGHT BE REQUIRED AT TIME OF BUILDING PERMIT.

**RIO DELTA ENGINEERING**  
 921 S. 10TH AVENUE  
 EDINBURG TEXAS 78539  
 (TEL) 956-380-5152 (FAX) 956-380-5083

ERIC YBARRA  
 LALO CHIAPA  
 GILBERT J. GUERRA  
 JOSE M. GONZALEZ  
 1"=100'  
 JUNE 8, 2009

**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, BAROAIN, 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 GRANTEE'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 HERIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HERIN 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 HERIN 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 RECEIVED 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, AND THAT GRANTEE CONVEYANTS 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 16 OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THEREOF 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.

**OWNER'S ACKNOWLEDGMENT**  
 STATE OF TEXAS  
 COUNTY OF HIDALGO  
 I, THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE E.C.I.S.D. MIDDLE SCHOOL No. 6 AN ADDITION OF THE COUNTY OF HIDALGO, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

**HIDALGO COUNTY DRAINAGE DISTRICT No. 1 CERTIFICATE**  
 HIDALGO COUNTY DRAINAGE DISTRICT No. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE NO. 49.21(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 OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

GILBERT GARZA, JR., SUPERINTENDENT  
 EDINBURG CONSOLIDATED INDEPENDENT SCHOOL DISTRICT  
 411 NORTH 8th AVENUE  
 EDINBURG, TX 78539

STATE OF TEXAS  
 COUNTY OF HIDALGO  
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GILBERT GARZA, JR., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009.

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 CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OR 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 AND HIDALGO COUNTY, TEXAS.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009.

JOSE MARIO GONZALEZ, R.P.L.S.  
 REGISTERED PROFESSIONAL SURVEYOR  
 NO. 5571 - STATE OF TEXAS



STATE OF TEXAS  
 COUNTY OF HIDALGO  
 I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, TEXAS DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS E.C.I.S.D. MIDDLE SCHOOL No. 6 CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009.

STATE OF TEXAS  
 COUNTY OF HIDALGO  
 I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009.



GILBERT GARZA, JR., SUPERINTENDENT  
 EDINBURG CONSOLIDATED INDEPENDENT SCHOOL DISTRICT  
 411 NORTH 8th AVENUE  
 EDINBURG, TX 78539

STATE OF TEXAS - COUNTY OF HIDALGO  
 PLAT APPROVAL CERTIFICATE UNDER LOCAL GOVERNMENT CODE § 232.028(a)  
 WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF E.C.I.S.D. MIDDLE SCHOOL No. 6 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_, 2009.

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

RIGHT-OF-WAY DEPARTMENT APPROVAL  
 I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF E.C.I.S.D. MIDDLE SCHOOL No. 6 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT-OF-WAY DEPARTMENT.  
 ON \_\_\_\_\_, 2009.

HIDALGO COUNTY RIGHT-OF-WAY DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

**LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:**  
 E.C.I.S.D. MIDDLE SCHOOL No. 6 IS LOCATED WITHIN HIDALGO COUNTY PRECINCT No. 4 ON THE EAST SIDE OF HIDALGO COUNTY, ALONG THE WEST SIDE OF NORTH ALAMO ROAD APPROXIMATELY 3,550 FEET NORTH OF INTERSECTION WITH F.M. 2812 ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG. ACCORDING TO THE U.S. CENSUS BUREAU, THE 2005 POPULATION ESTIMATE IS 62,735. E.C.I.S.D. MIDDLE SCHOOL No. 6 LIES APPROXIMATELY 3 MILES FROM EDINBURG'S CITY LIMITS AND THEREFORE FALLS OUTSIDE EDINBURG'S 2 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021.

**PRINCIPAL CONTACTS:**

NAME	ADDRESS	PHONE & FAX
OWNER: GILBERT GARZA, JR., SUPERINTENDENT EDINBURG CONSOLIDATED INDEPENDENT SCHOOL DISTRICT	411 NORTH 8th AVENUE EDINBURG, TX 78539	(956) 298-2300
ENGINEER: GILBERT J. GUERRA, P.E.	921 SOUTH 10th ST. EDINBURG, TX 78539	(956) 380-5152 (956) 380-5083
SURVEYOR: JOSE MARIO GONZALEZ, R.P.L.S.	8207 WATED ESCOBAR WHITE ALICE, TX 78536	(956) 380-5154 (956) 380-5159

**BOOK OF SHEETS**

SHEET	DESCRIPTION
SHEET 1	PLAT WITH ALL EXISTING STREETS, EXISTING TOWNS AND NEIGHBORING PLAT SUBDIVISIONS, AND LOCATION OF PROPERTY WITH RESPECT TO THE JURISDICTION OF A MUNICIPALITY AND DESIGNATE THE PROJECT IS ENTITLED: PRINCIPAL CONTACTS HEADINGS.
SHEET 2	LEGAL DESCRIPTION, EXISTING AND PROPOSED EASEMENTS, ENGINEER'S CERTIFICATION AND ATTESTATION, N.A.V.D. EASEMENT AND THE FOLLOWING: CONTRACTOR'S PLANS, HYDROLOGICAL COUNTY DATA APPROVED RECORD, NO. 1, SURVEYOR'S CERTIFICATE, CITY OF EDINBURG, TEXAS, AND CITY OF EDINBURG, TEXAS.
SHEET 3	UTILITY LAYOUT AND TYPICAL DETAILS.
SHEET 4	DRAINAGE LAYOUT, MEASUREMENT, RESPECT ENGINEER'S CERTIFICATION, TYPICAL DETAILS, SPECIAL CONTACTS.

FILED FOR RECORD IN:  
 HIDALGO COUNTY  
 BY ARTURO GUJARDO, JR.  
 COUNTY CLERK  
 ON \_\_\_\_\_ AT \_\_\_\_\_ AM/PM  
 AS A RECORDING NUMBER \_\_\_\_\_  
 DEPUTY

PLAT 1  
 SHEET 1  
 E.C.I.S.D. MIDDLE SCHOOL No. 6  
 EDINBURG, TEXAS

PROJECT: SUB 09 001  
 PAGE NO: 1 OF 3