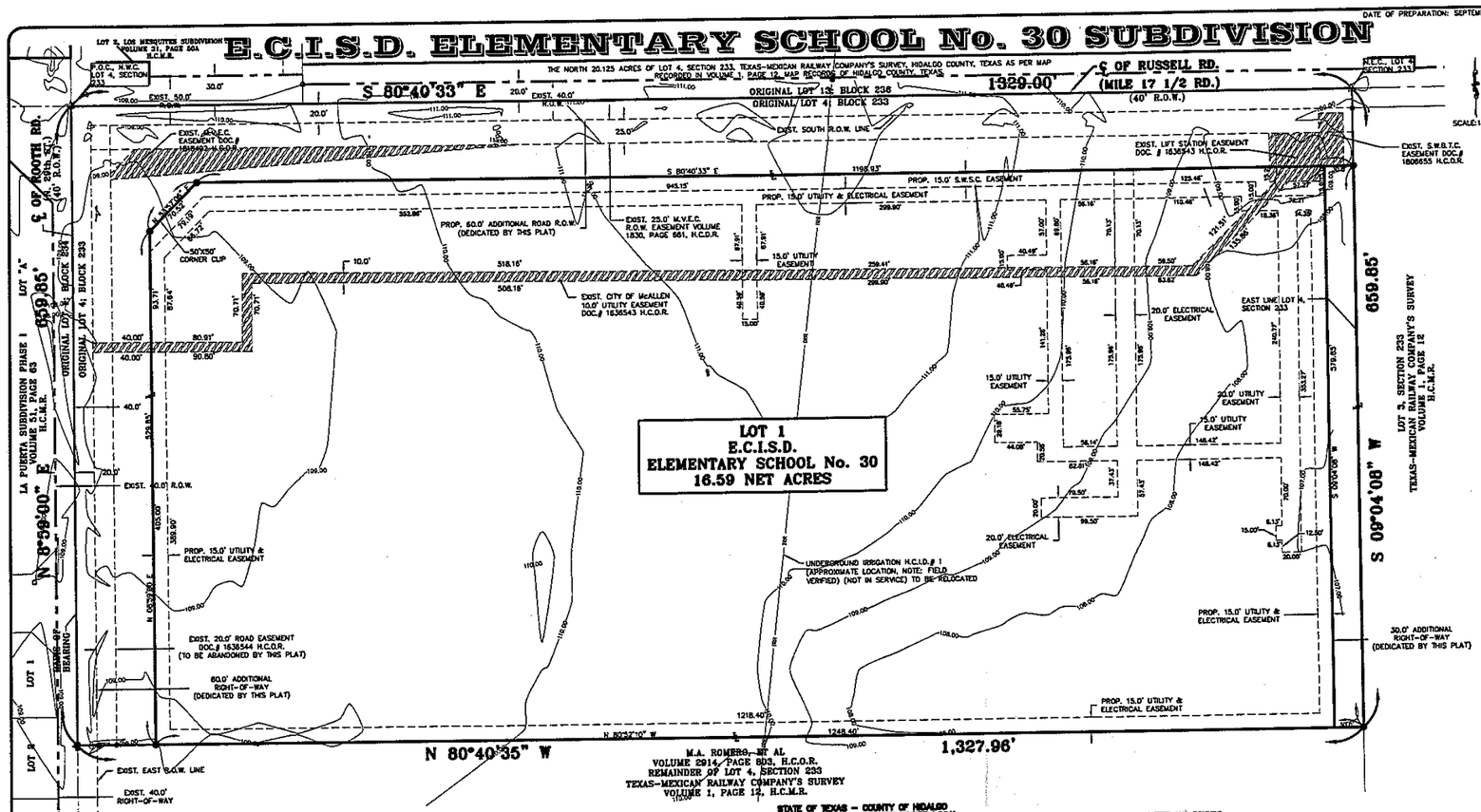
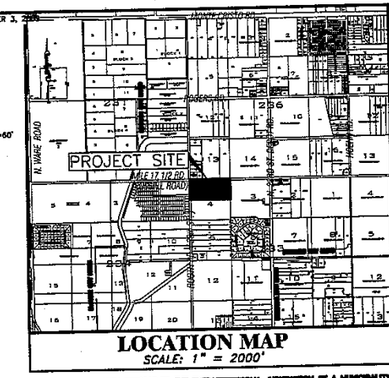
E.C.I.S.D. ELEMENTARY SCHOOL No. 30 SUBDIVISION

DATE OF PREPARATION: SEPTEMBER 3, 2009





LOCATION MAP
SCALE: 1" = 2000'

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY: E.C.I.S.D. ELEMENTARY SCHOOL No. 30, IS LOCATED WITHIN HIDALGO COUNTY PRECINCT No. 4 IN THE NORTH SIDE OF HIDALGO COUNTY, ON THE SOUTHEAST CORNER OF THE INTERSECTION OF RUSSELL RD. AND N. 29th STREET (ROOTH RD.). THE ONLY NEARBY MUNICIPALITY IS THE CITY OF McALLEN. ACCORDING TO THE U.S. CENSUS BUREAU, THE 2005 POPULATION ESTIMATE IS 123,622. E.C.I.S.D. ELEMENTARY SCHOOL No. 30 LIES APPROXIMATELY 200 FEET FROM McALLEN'S CITY LIMITS AND IS WITHIN THE CITY'S 2-MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021.

GENERAL PLAT NOTES

1. FLOOD ZONE STATEMENT:
   FLOOD ZONE DESIGNATION: ZONE "X" (NO SHADE), AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.
   COMMUNITY-PANEL NO. 480334 0325 B EFFECTIVE DATE: JUNE 6, 2000
   (REVISED TO REFLECT LOMR DATED MAY 17, 2001)
   THE AREAS WITHIN THE DRAINAGE EASEMENTS ARE WITHIN THE 100-YEAR FLOOD PLAIN.
   COMMUNITY-PANEL NO. 480334 0325 B EFFECTIVE DATE: JUNE 6, 2000 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS.
2. SETBACKS:

ROOTH RD:	50.00	FEET	OR EASEMENT WHICHEVER IS GREATER
MILE 17 1/2 RD:	50.00	FEET	OR EASEMENT WHICHEVER IS GREATER
SOUTH SIDE:	15.00	FEET	OR EASEMENT WHICHEVER IS GREATER
EAST SIDE:	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 ROOTH ROAD AND MILE 17 1/2 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 PERMIT 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=109.90, N.A.V.D. 88; DESCRIPTION: TOP OF COTTON-PICKER SPINDLE LOCATED AT THE NORTHWEST CORNER OF LOT 4, SECTION 233, E.C.I.S.D. ELEMENTARY SCHOOL No. 30 SUBDIVISION;

   B.M. NO. 2: ELEVATION=118.08, N.A.V.D. 88; DESCRIPTION: MONUMENT CAP 24 IS A 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP LOCATED AT THE WEST BOUND OF ROOTH RD., 200 FT NORTH OF THE CENTER LINE OF MONTECRISTO RD., 19 FT WEST FROM THE CENTERLINE OF ROOTH RD. AND 44 FT NORTH FROM A POWER POLE. THE MONUMENT IS LOCATED AT THE NORTHWEST CORNER OF INTERSECTION OF ROOTH RD. AND FM 1925, NORTH OF THE NORTHWEST CORNER OF LOT 4, SECTION 233, E.C.I.S.D. ELEMENTARY SCHOOL No. 30 SUBDIVISION;
6. DRAINAGE:
   IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 33.61 CUBIC-FEET OR 1.39 ACRE-FEET OF STORM WATER RUNOFF. DRAINAGE RETENTION IS 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, 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.
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 APPROVAL BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR COMMERCIAL, INDUSTRIAL, SCHOOLS AND MULTIFAMILY 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 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: SHARYLAND WATER SUPPLY CORPORATION
    SANITARY SEWER: CITY OF McALLEN
    ELECTRICITY: MAGIC VALLEY ELECTRIC CO-OP
15. DRAINAGE DETENTION POND SHALL BE CONSTRUCTED IN DESIGNATED EASEMENT AREAS AS DESIGNATED 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.

OWNER'S ACKNOWLEDGMENT
STATE OF TEXAS
COUNTY OF HIDALGO
I (WE) THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE E.C.I.S.D. ELEMENTARY SCHOOL No. 30 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.

DR. NOE GUTIERREZ, SUPERINTENDENT
EDINBURG CONSOLIDATED 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 DR. NOE GUTIERREZ, 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.

HIDALGO COUNTY IRRIGATION DISTRICT No. 1
THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS _____DAY OF _____, 2009.

HIDALGO COUNTY IRRIGATION DISTRICT NO. ONE WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. ALSO THERE WILL NOT BE ANY PERMANENT STRUCTURES ON THE DISTRICT RIGHT-OF-WAYS AND/OR EASEMENTS.

_____ PRESIDENT _____ SECRETARY

STATE OF TEXAS — CITY OF McALLEN
PLAT APPROVAL CERTIFICATE
I, THE UNDERSIGNED, MAYOR TO THE CITY OF McALLEN, 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

I, THE UNDERSIGN CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF McALLEN, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISIONS REGULATIONS OF THE CITY WHERSIN MY APPROVAL IS REQUIRED.

_____ PLANNING AND ZONING COMMISSION CHAIRMAN _____ DATE

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. 49.211(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 OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

_____ BY _____ DATE

STATE OF TEXAS — COUNTY OF HIDALGO
COUNTY CLERK'S RECORDING CERTIFICATE
I, _____ COUNTY CLERK OF HIDALGO COUNTY, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED FOR RECORD AT _____ O'CLOCK _____M. ON _____, 2009 AND WAS RECORDED IN BOOK _____ SHEETS _____ THE PLAT RECORDS OF HIDALGO COUNTY AT _____ O'CLOCK _____M. ON _____, 2009.

_____ HIDALGO DEPUTY COUNTY CLERK

FILED FOR RECORD IN:
HIDALGO COUNTY
BY ARTURO GUAJARDO, JR.
COUNTY CLERK
ON: _____ **AT** _____ **AM/PM**
AS A RECORDING NUMBER _____
BY, _____ **DEPUTY**

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. ELEMENTARY SCHOOL No. 30 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. ELEMENTARY SCHOOL No. 30 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT-OF-WAY DEPARTMENT.
ON _____, 2009.

_____ HIDALGO COUNTY RIGHT-OF-WAY DIRECTOR _____ DATE

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 _____ THE DAY _____ OF 2009.

GILBERT J. GUERRA, P.E.
REGISTERED PROFESSIONAL ENGINEER
NO. 90156 – STATE OF TEXAS

STATE OF TEXAS
GILBERT J. GUERRA
90156
LICENSED
PROFESSIONAL ENGINEER

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, 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 McALLEN AND HIDALGO COUNTY, TEXAS.
DATED THIS _____ THE DAY _____ OF 2009.

JOSE MARIO GONZALEZ, R.P.L.S.
REGISTERED PROFESSIONAL SURVEYOR
NO. 5371 – STATE OF TEXAS

STATE OF TEXAS
JOSE MARIO GONZALEZ
5371
REGISTERED
PROFESSIONAL LAND SURVEYOR

METES AND BOUNDS:
THE NORTH 20.125 ACRES OF LOT 4, SECTION 233, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS AS PER MAP RECORDED IN VOLUME 1, PAGE 12, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 20.125 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A COTTON-PICKER SPINDLE FOUND AT THE NORTHWEST CORNER OF LOT 4, SECTION 233, FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE SOUTH 80°40'33" EAST, WITH THE NORTH LINE OF SAID LOT 4, A DISTANCE OF 1329.00 FEET TO A COTTON-PICKER SPINDLE SET TO THE NORTHEAST CORNER OF SAID LOT 4, FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE SOUTH 09°04'08" WEST, WITH THE EAST LINE OF SAID LOT 4, AT 20.00 FEET PASS A ½" ROD SET AT THE SOUTH RIGHT-OF-WAY LINE OF MILE 17 ½ ROAD, AT 659.85 FEET IN ALL TO A ½" ROD FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE NORTH 80°40'33" WEST, AT 1287.96 FEET TO A ½" ROD FOUND PASS THE EAST LINE OF ROOTH ROAD (29TH ST.) RECORDED IN DOCUMENT NO. 1636544 OFFICIAL RECORDS, AT 1305.97 FEET PASS A ½" ROD FOUND, AT A TOTAL 1327.96 FEET IN ALL TO THE WEST LINE OF SAID LOT 4, FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE NORTH 08°59'00" EAST, WITH THE WEST LINE OF SAID LOT 4, A DISTANCE OF 659.85 FEET TO THE POINT OF BEGINNING, CONTAINING 20.125 ACRES OF LAND MORE OR LESS. SAVE AND EXCEPT 0.29 OF AN ACRE AS RECORDED IN DOCUMENT NO. 1636544 OFFICIAL RECORDS, LEAVING 19.835 ACRES OF LAND MORE OR LESS.

LEGEND

	– TRASMISSION POWER POLE
	– FOUND 1/2" IRON ROD
	– SET 1/2" IRON ROD
	– POWER POLE
	– WATER VALVE
	– SANITARY SEWER MANHOLE
	– FOUND COTTON PICKER SPINDLE (C.P.S.)
R.O.W.	– RIGHT-OF-WAY
EOP	– EDGE OF PAVEMENT
P.O.B.	– POINT OF BEGINNING
P.O.C.	– POINT OF COMMENCING
N.E.C.	– NORTH EAST CORNER
N.W.C.	– NORTH WEST CORNER
NG	– NATURAL GROUND
L	– LOT LINE
℄	– CENTER LINE
H.C.D.R.	– HIDALGO COUNTY DEED RECORDS
H.C.M.R.	– HIDALGO COUNTY MAP RECORDS
H.C.O.R.	– HIDALGO COUNTY OFFICIAL RECORDS
H.C.D.D.	– HIDALGO COUNTY DRAINAGE DISTRICT
DOC	– DOCUMENT
S.W.S.C.	– SHARYLAND WATER SUPPLY CORPORATION
S.E.C.	– SOUTH EAST CORNER
S.W.C.	– SOUTH WEST CORNER

PRINCIPAL CONTACTS:

	NAME		ADDRESS		PHONE & FAX	
OWNER:	DR. NOE GUTIERREZ, SUPERINTENDENT EDINBURG CONSOLIDATED SCHOOL DISTRICT		411 NORTH 8th AVENUE	EDINBURG, TX 78539	(956) 289-2300	
ENGINEER:	GILBERT J. GUERRA	P.E.	921 SOUTH 10th AVE.	EDINBURG, TX 78539	(956) 380-5152	(956) 380-5083
SURVEYOR:	JOSE MARIO GONZALEZ	R.P.L.S.	8207 MATEO ESCOBAR	MONTE ALTO, TX 78538	(956) 380-5154	(956) 380-5158

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

DRAWING: IVAN GARCIA
DESIGN: GILBERT J. GUERRA
CHECKED: GILBERT J. GUERRA
SURVEYOR: JOSE MARIO GONZALEZ
SCALE: 1"= 60'
DATE: SEPTEMBER 3, 2009

ISSUED FOR: REVIEW

PLAT SHEET
E.C.I.S.D. ELEMENTARY SCHOOL No. 30 SUBDIVISION
McALLEN, TEXAS

PROJECT: SUB 09 004

PAGE NO. 1 OF 3

INDEX OF SHEETS

SHEET 1	PLAT WITH LOTS, EXISTING STREETS, EXISTING R.O.W. AND ADDITIONAL R.O.W. DESIGNATIONS; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE CITY OF A MUNICIPALITY AND DESIGNATE THE PROJECT; THE PROJECT IS SITUATED; PRINCIPAL CONTACTS; HEADING; LEGAL DESCRIPTION (METES AND BOUNDS); PLAT NOTES AND RESTRICTIONS; OWNER'S ACKNOWLEDGMENT, DEDICATION; AND ATTESTATION; S.W.S.C. EASEMENT; M.V.E.C. EASEMENT; AND THE FOLLOWING CERTIFICATES: PUBLIC NOTARY, COUNTY PLAT APPROVAL, H.C.I.D. No. 1, CITY PLAT APPROVAL, H.C.R.O.W., CITY OF McALLEN P&Z, AND CITY OF McALLEN STAFF, SURVEYOR'S, ENGINEER'S, H.C.R.O.W., CITY OF McALLEN STAFF, AND TYPICAL DETAILS;
SHEET 2	UTILITY LAYOUT, SUBDIVIDER CERTIFICATION AND STATEMENT; AND TYPICAL DETAILS;
SHEET 3	DRAINAGE LAYOUT, DRAINAGE REPORT, ENGINEER'S CERTIFICATION; TYPICAL DETAILS; DRAINAGE CONTENTS