

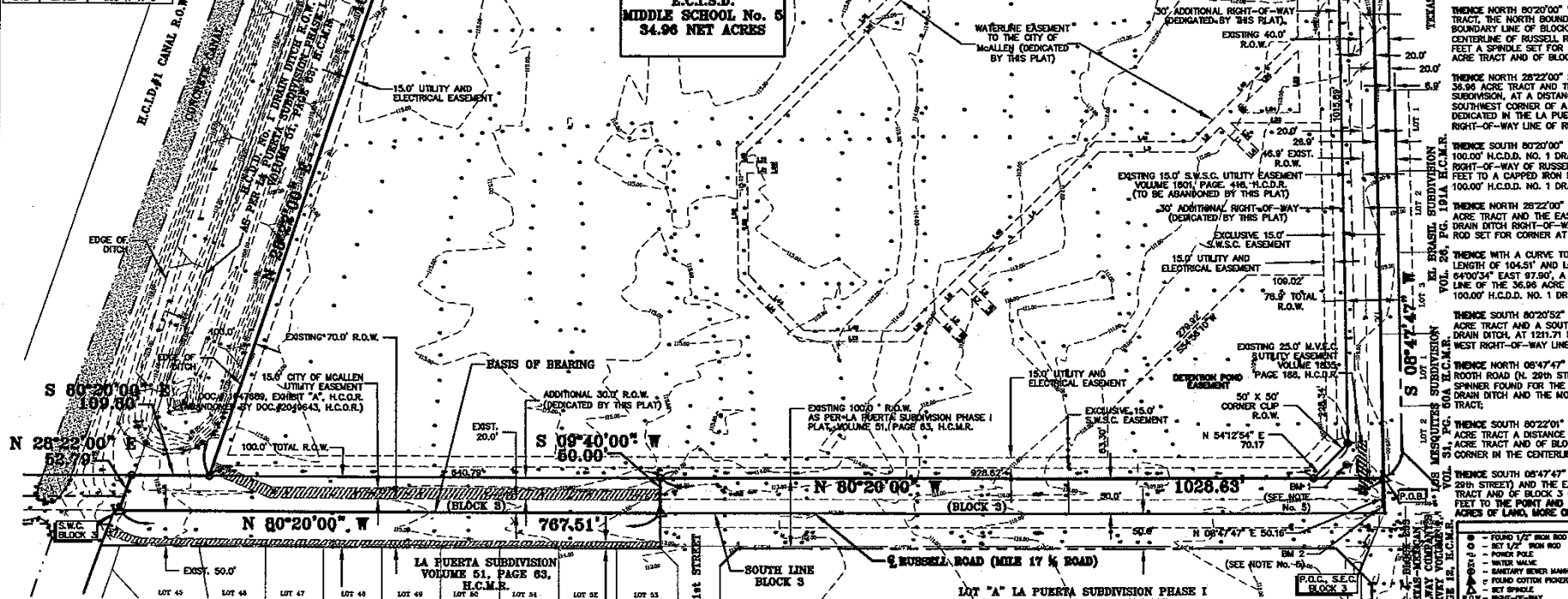
# E.C.I.S.D. MIDDLE SCHOOL No. 5 SUBDIVISION

DATE OF PREPARATION: MARCH 7, 2010

A 36.96 ACRE TRACT OR PARCEL OF LAND SITUATED IN HIDALGO COUNTY, TEXAS, AND BEING DESCRIBED IN A DEED FROM LINA DEVELOPMENT, A GENERAL PARTNERSHIP, COMPOSED OF BROADWAY HARDWARE, INC., A TEXAS CORPORATION AND ELCO PARTNERSHIP, LTD., A TEXAS LIMITED PARTNER TO EDINBURG CONSOLIDATED INDEPENDENT SCHOOL DISTRICT DATED FEBRUARY 13, 2009, AND FILED FOR RECORD ON FEBRUARY 20, 2009 AS DOCUMENT NUMBER 2009-1872784 OF THE OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, AND BEING OUT OF BLOCK 3, M AND M SUBDIVISION AS RECORDED IN VOLUME 8, PAGE 20, OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS.

**LINE TABLE**

LINE	LENGTH	BEARING
L1	61.76	N54°56'12"W
L2	49.53	S54°56'12"E
L3	137.69	N89°23'24"W
L4	260.23	S54°56'12"E
L5	53.72	S23°02'30"E
L6	15.00	N4°35'12"E
L7	53.72	N89°23'24"W
L8	41.82	S54°56'12"E
L9	53.07	S33°04'47"E
L10	15.00	N54°56'12"E
L11	53.07	N89°23'24"W
L12	71.02	S4°35'12"E
L13	25.32	N89°23'24"W
L14	124.76	N33°04'47"E
L15	15.00	N54°56'12"E
L16	15.00	N54°56'12"E
L17	46.81	N33°04'47"E
L18	14.63	S33°04'47"E
L19	43.84	S33°04'47"E
L20	15.00	S33°04'47"E
L21	43.84	N89°23'24"W
L22	144.92	S33°04'47"E
L23	89.77	S33°04'47"E
L24	81.62	N89°23'24"W
L25	7.04	N33°04'47"E
L26	319.13	N54°56'12"E
L27	242.18	N33°04'47"E
L28	140.01	N89°23'24"W
L29	193.33	S54°56'12"E
L30	29.46	N54°56'12"E
L31	323.44	N54°56'12"E
L32	196.96	S33°04'47"E
L33	127.16	N89°23'24"W
L34	33.84	S33°04'47"E
L35	46.81	N33°04'47"E
L36	184.74	N54°56'12"E
L37	127.29	S33°04'47"E
L38	225.23	S33°04'47"E
L39	163.68	S33°04'47"E
L40	232.78	S54°56'12"E
L41	137.69	S33°04'47"E
L42	384.80	S54°56'12"E
L43	140.29	N89°23'24"W
L44	112.42	N33°04'47"E
L45	279.31	N89°23'24"W



**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. MIDDLE SCHOOL No. 5 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 THEREIN SHOWN FOR THE PURPOSE OF CONSIDERATION THEREEXPRESSED.

DR. ROSE GUTIERREZ, SUPERINTENDENT  
EDINBURG CONSOLIDATED INDEPENDENT SCHOOL DISTRICT  
411 NORTH 96th AVENUE  
EDINBURG, TX 78538

STATE OF TEXAS  
COUNTY OF HIDALGO  
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DR. ROSE 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 \_\_\_\_\_, 2010.

HIDALGO COUNTY IRRIGATION DISTRICT No. 1  
THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2010.

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

\_\_\_\_\_  
PRESIDENT

\_\_\_\_\_  
SECRETARY

**RIGHT-OF-WAY DEPARTMENT APPROVAL**  
I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF E.C.I.S.D. MIDDLE SCHOOL No. 5 AS PER LA PUERTA SUBDIVISION PHASE I PLAT, VOLUME 51, PAGE 63, H.C.M.R. WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT-OF-WAY DEPARTMENT.

ON \_\_\_\_\_, 2010.

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

**STATE OF TEXAS - COUNTY OF HIDALGO PLAT APPROVAL CERTIFICATE UNDER LOCAL GOVERNMENT CODE § 232.029(a)**  
WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF E.C.I.S.D. MIDDLE SCHOOL No. 5 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_, 2010.

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

**FILED FOR RECORD BY:**  
EDINBURG COUNTY  
BY ASTORIO GILJARDINO, JR.  
COUNTY CLERK

OR, AT \_\_\_\_\_ AM/PM  
AS A RECORDING NUMBER  
BY \_\_\_\_\_

**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 UNDERSIGNED 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 SUBDIVISION REGULATIONS OF THE CITY WHEREIN 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. 46.211(a). 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 SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE  
BY \_\_\_\_\_ DATE \_\_\_\_\_

**STATE OF TEXAS - COUNTY OF HIDALGO PLAT APPROVAL CERTIFICATE**  
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 OR IMPROVEMENTS, UTILITY LINES OR RECORDS 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 \_\_\_\_\_, 2010.

JAMES W. GRIFFITH, P.E., R.P.L.S.  
REGISTERED PROFESSIONAL SURVEYOR  
NO. 1885 - STATE OF TEXAS

**STATE OF TEXAS - COUNTY OF HIDALGO PLAT APPROVAL CERTIFICATE**  
I, THE UNDERSIGNED, 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 \_\_\_\_\_, 2010.

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

**LEGEND**

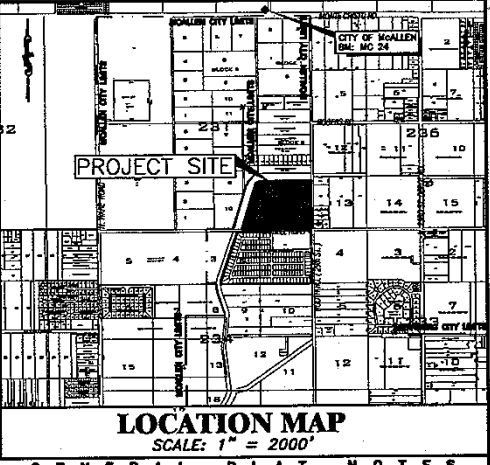
- FOOTING 1/2" THICK
- POWER POLE
- SEWER MAIN
- SEWER MANHOLE
- ROUND COTTON PICKER SPINDLE (C.P.S.)
- SPINDLE
- IRON-ON-WAY
- TOP OF FINISH
- P.O.B. - POINT OF BEGINNING
- REC. - RECORDS CORNER
- COVER LINE
- WORKSHOP CORNER
- HIDALGO COUNTY DEED RECORDS
- HIDALGO COUNTY MAP RECORDS
- HIDALGO COUNTY OFFICIAL RECORDS
- HIDALGO COUNTY DRAINAGE DISTRICT
- NO. - DOCUMENT
- SHARPLAND WATER SUPPLY CORPORATION
- S.W.S.C. - SOUTH EAST CORNER

**PRINCIPAL CONTACTS:**

NAME	ADDRESS	PHONE & FAX
DR. ROSE GUTIERREZ, SUPERINTENDENT	411 NORTH 96th AVENUE, EDINBURG, TX 78538	(956) 256-2300 (956) 283-3576
EDINBURG CONSOLIDATED INDEPENDENT SCHOOL DISTRICT	921 SOUTH 10th ST., EDINBURG, TX 78539	(956) 300-5152 (956) 300-2053
ENGINEER: GILBERT J. GUERRA	P.O. BOX 2000, 6000 SHERWOOD SPRING ROAD, ROUND ROCK, TEXAS 78681	(512) 628-0023 (512) 256-8276
SURVEYOR: JAMES W. GRIFFITH		

**GENERAL PLAT NOTES**

- FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "X" (NO SHADE), AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN. COMMUNITY FLOOD HAZARD DATA EFFECTIVE DATE: JUNE 6, 2000 (REVISED TO REFLECT LOMR DATED MAY 17, 2001).
- SETBACKS: N. ROOTH RD. (N. 29th ST): 50.0 FT OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS; RUSSELL RD. (MILE 17 1/2 RD): 30.0 FT OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS.
- NORTH AND WEST SIDES: 15.00 FT OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS; 3.0 FT 1" SHADE FOR SCHOOL / EDUCATIONAL INSTITUTION USE ONLY. THERE SHALL BE NO OTHER USE ALLOWED.
- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTERLINE OF ROOTH ROAD AND MILE 17 1/2 ROAD OR 15" 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.
- BENCHMARKS (B.M.): THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
  - B.M. No. 11: ELEVATION=109.60, N.A.V.D. 88; DESCRIPTION: EXISTING SANITARY SEWER MANHOLE COVER LOCATED APPROXIMATELY 100' NORTH AND 530' WEST OF THE SOUTH EAST CORNER OF BLOCK 3, M & M SUBDIVISION.
  - B.M. No. 2: ELEVATION=110.06, N.A.V.D. 88; DESCRIPTION: TOP OF EXISTING COTTON-PICKER SPINDLE LOCATED AT THE SOUTH EAST CORNER OF BLOCK 3, M AND M SUBDIVISION ON THE INTERSECTION OF N. 29th STREET (ROOTH RD.) AND RUSSELL RD., APPROXIMATELY 300' NORTH AND 3.00' WEST OF THE SOUTH EAST CORNER OF BLOCK 3, M & M SUBDIVISION.
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- 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 10.00 ACRES FEET OF 4.68 ACRES FEET OF STORM WATER RUNOFF DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED ON PROPOSED DRAINAGE POND. (SEE DRAINAGE REPORT ON SHEET 3.)
- DETENTION EASEMENTS NOTE: NO FILL DIRT SHALL BE ALLOWED WITHIN THE DETENTION EASEMENT AFTER APPROVED FINAL INSPECTION, NOR SHALL ANYTHING BE ALLOWED IN, WITHIN, OR UPON THE DETENTION EASEMENT THAT WOULD HAVE THE EFFECT OF DEVIATING FROM THE REQUIREMENTS IN NOTE 6 ABOVE. WITHIN PRIOR APPROVAL BY THE LOCAL GOVERNMENT ENTITIES, NO STRUCTURE SHALL BE ALLOWED WITHIN THE DETENTION EASEMENT, AND NO BUILDING PERMIT SHALL BE ISSUED FOR ANY STRUCTURE TO BE ERECTED THEREIN. THE DETENTION EASEMENT SHALL INTERFERE WITH THE OPERATION OF THE DETENTION EASEMENT, EDINBURG CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, ITS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF THE DRAINAGE DETENTION POND AND ITS FACILITIES.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- 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.
- 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.
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- 8 FOOT WYHOLE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL, OR COMMERCIAL OR INDUSTRIAL ZONE/USES.
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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, SCHOOL, & 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.

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18. 8 FOOT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONE/USES.

19. SITE PLAN MUST BE APPROVED BY THE CITY OF MCALLEN PLANNING AND ZONING COMMISSION PRIOR TO BUILDING PERMIT ISSUANCE.

20. AN ENGINEER DETENTION PLAN APPROVED BY THE ENGINEERING DEPARTMENT IS REQUIRED PRIOR TO BUILDING PERMIT ISSUANCE.

21. MAINTENANCE FOR ON-SITE WATER LINE IS RESPONSIBILITY OF THE OWNER AND/OR HIS ASSIGNS. THE CITY OF MCALLEN HAS THE AUTHORITY TO ACCESS, MAINTAIN AND TEST FIRE HYDRANTS.

**RIO DELTA ENGINEERING**  
FIRM REGISTRATION NO. E-7628  
921 S. 10TH AVENUE  
EDINBURG, TEXAS 78539  
(TEL) 956-380-5152 (FAX) 956-380-5083

**PLAT SHEET**  
E.C.I.S.D. MIDDLE SCHOOL  
No. 5 SUBDIVISION  
McALLEN, TEXAS

PROJECT: SUB 09 002  
PAGE NO: 1 OF 4

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