

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

I, THE UNDERSIGNED, AS OWNER OF A TRACT OF LAND SHOWN ON THIS PLAT DESIGNATED AS MONTE ALTO I.S.D. HIGH SCHOOL SUBDIVISION, HIDALGO COUNTY, TEXAS AND WHOSE NAME IS HERETO, HEREBY DEDICATE THE USE OF THE PUBLIC ON EASEMENTS, ALL STREETS, WATERWAYS, WATER COURSES, ALLEYS, EASEMENTS, AND RIGHT-OF-WAY HEREON SHOWN ON THE PURPOSE OF CONSIDERATION HEREIN EXPRESSED, AND FURTHER, HEREBY CERTIFY THAT THE REQUIREMENTS OF SECTION 232.032 OF THE TEXAS LOCAL GOVERNMENT CODE, PAGE 440, 2000 EDITION, HAVE BEEN MET AND THAT:

DONNA HILLIARD, MONTE ALTO I.S.D. SUPERINTENDENT
 OWNER, MONTE ALTO I.S.D.
 25149 1ST STREET
 MONTE ALTO, TEXAS 78038

STATE OF TEXAS
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED THE ABOVE NAMED TRUSTEES, KNOWN TO ME BY THE PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 2011.

NOTARY PUBLIC IN AND FOR THE
 STATE OF TEXAS
 MY COMMISSION EXPIRES _____

STATE OF TEXAS
 COUNTY OF HIDALGO

I, NARRIÑO GARCIA, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

NARRIÑO GARCIA, P.E.
 REG. PROFESSIONAL ENGINEER No. 90956

STATE OF TEXAS
 COUNTY OF HIDALGO

I, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND INSTRUMENT OF MONTE ALTO I.S.D. HIGH SCHOOL SUBDIVISION, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

RODRIGO REYNA
 VOL. 183 PG 713
 DEED RECORDS



STATE OF TEXAS
 COUNTY OF HIDALGO

I, JOSE MARIO GONZALEZ, R.P.L.S.
 REG. PROFESSIONAL LAND SURVEYOR No. 6571

COUNTY OF HIDALGO
 CERTIFICATE OF PLAT APPROVAL
 UNDER LOCAL GOVERNMENT CODE § 232.002(c)

BE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF MONTE ALTO I.S.D. HIGH SCHOOL SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____, 2011.

HIDALGO COUNTY JUDGE _____ DATE _____

ATTEST:
 HIDALGO COUNTY CLERK _____ DATE _____

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 _____ ON _____, 2011 AND WAS RECORDED IN BOOK _____ ENTER (S) _____

THE PLAT RECORDS OF HIDALGO COUNTY AT _____ O'CLOCK _____ ON _____, 2011.

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 THE TEXAS WATER CODE AS AMENDED. 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.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

BY: _____ SECRETARY _____ PRESIDENT _____

DATE: _____

HIDALGO COUNTY ROW DIRECTOR _____ DATED: _____

DELTA LAKE IRRIGATION DISTRICT WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOTS IN THIS SUBDIVISION IF DESIRED, THIS WILL NOT BE AT DISTRICTS EXPENSE. THIS PLAT APPROVED BY DELTA IRRIGATION DISTRICT ON _____ THIS _____ DAY OF _____ 2011.

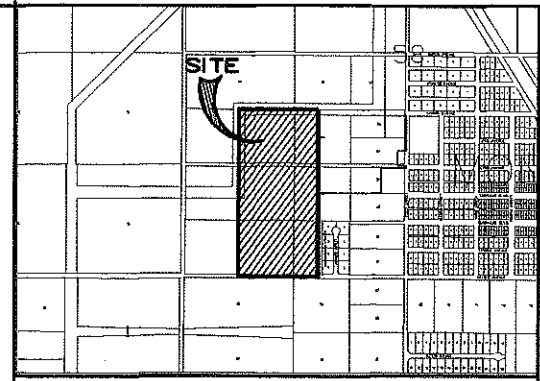
I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF MONTE ALTO I.S.D. HIGH SCHOOL SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON _____, 2011.

HIDALGO COUNTY ROW DIRECTOR _____ DATED: _____

PRELIMINARY PLAT OF
 Monte Alto I.S.D. High School Subdivision

A 42.72 ACRE TRACT OF LAND OUT OF LOTS 55, 56, 57, 58, 63 AND 64, ORIGINAL TOWNSHIP OF ROLLO, HIDALGO COUNTY, TEXAS AS PER MAP RECORDED IN VOLUME 3, PAGE 47, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

NO.	SHEET	REVISION	DATE	APPROVED



LOCATION MAP SCALE: 1" = 1000'

PREPARED BY: M.G.E. ENGINEERING, LLC
 400 NOLANA SUITE 100
 MCALLEN, TEXAS 78504

DATE PREPARED: APRIL 13, 2011 PROJECT NO. 10-273

PRELIMINARY SUBDIVISION PLAT OF
 Monte Alto I.S.D. High School Subdivision

A 42.72 ACRE TRACT OF LAND OUT OF LOTS 55, 56, 57, 58, 63 AND 64, ORIGINAL TOWNSHIP OF ROLLO, HIDALGO COUNTY, TEXAS AS PER MAP RECORDED IN VOLUME 3, PAGE 47, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

METES AND BOUNDS:
 A 42.72 ACRE TRACT OF LAND OUT OF LOTS 55, 56, 57, 58, 63 AND 64, ORIGINAL TOWNSHIP OF ROLLO, HIDALGO COUNTY, TEXAS AS PER MAP RECORDED IN VOLUME 3, PAGE 47, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 42.72 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE AYALA-BAZAN ESTATES SUBDIVISION, HIDALGO COUNTY TEXAS AS PER MAP RECORDED IN VOLUME 31, PAGE 121, MAP RECORDS; THENCE WEST, A DISTANCE OF 90.00 FEET TO THE SOUTHWEST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING; SAID POINT OF BEGINNING BEING ON THE SOUTH LINE OF LOT 63.

THENCE WEST, WITH THE SOUTH LINE OF SAID LOT 63, AT DISTANCE OF 940.00 FEET TO THE SOUTHWEST CORNER OF THIS TRACT OF LAND; SAID SOUTHWEST CORNER BEING ON THE SOUTH LINE OF LOT 64.

THENCE NORTH, AT 20.00 FEET PASS THE NORTH RIGHT-OF-WAY LINE OF A COUNTY ROAD, THENCE WITHIN A DRAINAGE DITCH A DISTANCE OF 1880.00 FEET IN ALL TO THE NORTH LINE OF LOT 56 FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE EAST, WITHIN A DRAINAGE DITCH, A DISTANCE OF 940.00 FEET TO THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE SOUTH, AT 70.00 FEET PASS A 1" ROD SET AT THE SOUTH LINE OF A DITCH RIGHT-OF-WAY EASEMENT, AT 1860.00 FEET PASS A 1" ROD FOUND AT THE NORTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD, AT 1880.00 FEET IN ALL TO THE POINT OF BEGINNING, CONTAINING 42.72 ACRES (42.30 ACRES NET) OF LAND MORE OR LESS.

GENERAL PLAT NOTES AND RESTRICTIONS:

- FLOOD ZONE STATEMENT:
 THE PROPERTY IS LOCATED IN ZONE "X", ACCORDING TO THE FLOOD INSURANCE RATE MAP OF COUNTY NO. 460324 0385 C, DATED JUNE 9, 2000. ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.
- MINIMUM SETBACKS LINES:
 FRONT: 30.00' ON VALDEZ ROAD
 REAR: 15.00' OR EASEMENT WHICHEVER IS GREATER
 SIDE: 10.00' OR EASEMENT WHICHEVER IS GREATER
- MINIMUM FINISH FLOOR ELEVATION NOTE:
 MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOT 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 THE LOT WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- LOT 1 SHALL BE FOR SCHOOL/INSTITUTIONAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN SCHOOL/INSTITUTIONAL. LOT 1 IS FOR NON RESIDENTIAL USE. THIS SHALL BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS. A BUFFER FENCE IS REQUIRED TO BE INSTALLED BY DEVELOPER ALONG ALL ADJUTING RESIDENTIAL LOTS TO GIVE ACCESS ONTO LOT. APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND THE MARSHAL ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- BENCHMARK NOTE:
 BENCHMARK ELEVATION: P.M. NAIL ELEVATION 98.61
 LOCATION ON THE CENTERLINE OF AMADOR STREET AND VALDEZ AVENUE, APPROX. 219' EAST OF THE SOUTHEAST CORNER OF PROPERTY.
- 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 46,816.60 CUBIC FEET (1.07 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: SEE DRAINAGE REPORT ON SHEET 3 FOR DRAINAGE DETENTION.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENTS.
 EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, DRIVES, 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.
- DRAINAGE SHALE EASEMENT NOTE:
 NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE SHALES OR UTILITY EASEMENTS. EACH DRAINAGE SHALE EASEMENT SHALL BE MAINTAINED BY MONTE ALTO I.S.D. OWNER AND KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTERS THAT WOULD INTERFERE WITH THE OPERATION AND MAINTENANCE OF THE DRAINAGE SHALE EASEMENT.
- EVERY PURCHASED CONTRACT MADE BETWEEN A SUBDIVISION 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.
- AN OFF-STREET PARKING LOT SITE & DRAINAGE PLAN APPROVED BY HIDALGO COUNTY PLANNING DEPARTMENT AND THE OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR SCHOOLS, COMMERCIAL INDUSTRIAL USE, AND HIGH 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 AND DRAINAGE PLANS ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
- THERE ARE NO WATER WELLS WITHIN 150.0 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.
- ALL PUBLIC UTILITY EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT THE DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
- MONTE ALTO I.S.D. HIGH SCHOOL SUBDIVISION IS BEING DESIGNED FOR DISPOSAL OF INSTITUTIONAL SEWAGE IN ACCORDANCE WITH LOCAL REGULATIONS. ENGINEER CERTIFIES BY SIGNING THIS PLAT THAT THE DESIGN OF SAID SYSTEM MEETS ALL LOCAL REGULATIONS GOVERNING THIS TYPE OF WORK.

INDEX TO SHEET OF 1 of 7

SHEET	DESCRIPTION
SHEET 1	PRELIMINARY PLAT OF MONTE ALTO I.S.D. HIGH SCHOOL SUBDIVISION, METES AND BOUNDS, SURVEYOR'S AND ENGINEER'S CERTIFICATE OF PLAT NOTES AND RESTRICTIONS, OWNER'S DECLARATION, CERTIFICATION, AND ATTESTATION
SHEET 2	COUNTY CLERK'S RECORDING CERTIFICATE, HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL, DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE CITY OF MCALLEN, TEXAS, AND ADEQUATE THE PROJECT IS SITUATED, INCLUDING THE IDENTIFICATION, REGISTRATION, CERTIFICATE OF APPROVAL, SURVEYOR'S NOTES
SHEET 3	DRAINAGE DETENTION AND SANITARY SEWER (DSS) PLAN
SHEET 4	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT, DRAINAGE, AND ENGINEER'S ACKNOWLEDGMENT
SHEET 5	PLANS & GENERAL NOTES
SHEET 6	MAP OF JURISDICTION
SHEET 7	CONSTRUCTION DETAILS
SHEET 8	CONSTRUCTION DETAILS
SHEET 9	CONSTRUCTION DETAILS

OWNER	NAME	ADDRESS	CITY & ST	PHONE	FAK
OWNER	MONTE ALTO I.S.D.	25149 1ST STREET	MONTE ALTO, TEXAS 78038	(817) 262-1041	
CONTACT	DONNA HILLIARD, SUPERINTENDENT				
ENGINEER	NARRIÑO GARCIA	400 NOLANA SUITE 100	MCALLEN, TEXAS 78504	(202) 601-2411	(202) 601-2411
SURVEYOR	JOSE MARIO GONZALEZ	6207 WANDA SCORIAL	MONTE ALTO, TEXAS 78038	(202) 380-8144	(202) 380-3120

