

MACEDONIAN CHRISTIAN ACADEMY SUBDIVISION PRELIMINARY PLAT

METES AND BOUNDS DESCRIPTION:

A 12.76 ACRE TRACT OF LAND OUT OF THE WEST 25.55 ACRES OF LOT 10, BLOCK 42, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, AS PER MAP THEREOF RECORDED IN VOLUME 1 PAGES 24-26 OF THE MAP RECORDS OF SAID COUNTY; SAID 12.76 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT, THENCE WITH THE NORTH LINE OF SAID LOT, THE CENTERLINE OF KANSAS ROAD (F.M. 495), SOUTH 81°-15' EAST 422.00 FEET

THENCE CONTINUING WITH SAID NORTH LINE, SOUTH 81°-15' EAST 421.15 FEET TO THE NORTHEAST CORNER HEREOF;

THENCE WITH THE WEST LINE OF THOSE TRACTS DESCRIBED IN DOCUMENT NUMBERS 1671992, 1670974, 1671993, 1671994, 1671995, 1671996, 1671997 AND 1671998 OFFICIAL RECORDS, SOUTH 08°-45' WEST, AT 50.00 FEET FOUND A ONE-HALF (1/2) INCH DIAMETER IRON ROD WITH CAP STAMPED 'CVO' AT THE SOUTH RIGHT OF WAY OF KANSAS ROAD, AT 1320.00 FEET IN ALL TO THE SOUTHWEST CORNER HEREOF, WHENCE A ONE-HALF (1/2) INCH DIAMETER IRON ROD SET BEARS NORTH 01°-15' WEST 45.00 FEET AND NORTH 08°-45' EAST 40.00 FEET;

THENCE WITH THE SOUTH LINE SAID LOT IN AN EXISTING DRAIN DITCH, NORTH 01°-15' WEST 421.15 FEET TO THE SOUTHWEST CORNER HEREOF;

THENCE WITH THE EAST LINE OF PO-NANA L.P.S. TRACT DESCRIBED IN DOCUMENT NO. 1978981 OFFICIAL RECORDS, NORTH 08°-45' EAST, AT 40.00 FEET SET A ONE-HALF (1/2) INCH DIAMETER IRON ROD AT THE NORTH RIGHT OF WAY DRAIN DITCH AS DESCRIBED IN VOLUME 25 PAGE 312 DEED RECORDS, AT 1270.00 FEET FOUND A ONE-HALF (1/2) INCH DIAMETER IRON ROD AT THE SOUTH RIGHT OF WAY OF SAID ROAD, AT 1320.00 FEET IN ALL TO THE PLACE OF BEGINNING, CONTAINING TWELVE AND SEVENTY-SIX HUNDREDTHS (12.76) ACRES, MORE OR LESS.

HIDALGO COUNTY GENERAL SUBDIVISION PLAT NOTES

- FLOOD ZONE STATEMENT:**
FLOOD ZONE DESIGNATION: ZONE "A" (SHADED) & "C" (NO SHADING)
ZONE "C" AREAS OF MINIMAL FLOODING (NO SHADING)
COMMUNITY-PANEL NO. 480334 0425 C EFFECTIVE DATE: NOVEMBER 16, 1992
ZONE "A" AREAS OF 100-YEAR FLOOD, BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS NOT DETERMINED. COMMUNITY-PANEL NO. 480334 0425 C EFFECTIVE DATE: NOVEMBER 16, 1992.
CALCULATED BASE FLOOD ELEVATION = 89.50
COMMUNITY-PANEL NO. 480334 0425 C EFFECTIVE DATE: NOVEMBER 16, 1992 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOODPLAIN ADMINISTRATOR HAVE IDENTIFIED NO OTHER AREAS AS SHOWN ON THIS PLAT ARE WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOODPLAIN.
CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN 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
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER.**
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 FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:**
-->B.M. NO. 1--ELEV. 89.77 N.G.V.D. 88 DATUM DESCRIPTION: TOP OF CURB, CENTER OF STORM WATER INLET N.E. CORNER OF PROPERTY.
-->B.M. NO. 2--ELEV. 89.23 N.G.V.D. 88 DATUM DESCRIPTION: TOP OF CURB, CENTER OF STORM WATER INLET LOCATED AT THE CENTER OF THE NORTH SIDE OF THE PROPERTY.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 27,977 CUBIC-FEET (0.64 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS SHOWN ON SHEET NO.2 OF THIS PLAT.**
- NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE SWALE EASEMENT. EACH DRAINAGE SWALE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE DRAINAGE SWALE. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SWALE.**
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF 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.**

STATE OF TEXAS
HIDALGO COUNTY
OWNERS DEDICATION, CERTIFICATION, AND ATTESTATION

I, SANTIAGO CURLING, PRESIDENT OF MACEDONIAN CHRISTIAN ACADEMY SCHOOL BOARD AS OWNER (S) OF THE 12.76 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED MACEDONIAN CHRISTIAN ACADEMY SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DESCRIBED IN THIS SUBDIVISION PLAT AND DEDICATED TO THE PUBLIC USE. THE EASEMENTS SHOWN HEREIN:

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AN THAT:

- THE WATER QUALITY CONNECTIONS TO THE LOT(S) MEET OR WILL MEET MINIMUM STATE STANDARDS.
- SANITARY SEWER CONNECTIONS TO THE LOT(S) OR SEPTIC TANKS MEET OR WILL MEET MINIMUM STATE STANDARDS.
- ELECTRICAL CONNECTIONS PROVIDED TO THE LOT(S) MEET OR WILL MEET MINIMUM STATE STANDARDS.
- GAS CONNECTIONS, IF AVAILABLE PROVIDED TO THE LOT(S) MEET OR WILL MEET MINIMUM STATE STANDARDS. I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

BY: MACEDONIAN CHRISTIAN ACADEMY DATE: _____
SANTIAGO CURLING, PRESIDENT, MACEDONIAN CHRISTIAN ACADEMY
401 N. VALVERDE ROAD, DONNA, TEXAS 78537
(956) 464-7950

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME BY THE PERSON(S) WHOSE NAME (S) IS ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PROPOSED AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS THE _____ DAY OF _____ 20____

NOTARY PUBLIC DATE: _____
MY COMMISSION EXPIRES: _____

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF MACEDONIAN CHRISTIAN ACADEMY WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON _____

HIDALGO COUNTY ASSISTANT CREEK INSPECTOR DATE: _____

COUNTY CLERK'S RECORDING CERTIFICATE:
I, _____ COUNTY CLERK OF HIDALGO, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED FOR RECORD AT _____ O'CLOCK _____ AND WAS RECORDED IN BOOK _____ SHEET(S) _____ THE PLAT RECORDS OF HIDALGO COUNTY AT _____ O'CLOCK ON _____

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF MACEDONIAN CHRISTIAN ACADEMY WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON _____

HIDALGO COUNTY RIGHT OF WAY DIRECTOR DATE: _____

- 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, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
- ALL CONSTRUCTION SHALL COMPLY WITH COUNTY OF HIDALGO STORM WATER POLLUTION PREVENTION PLAN (SWPPP) REQUIREMENTS.
- AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT AND THE OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR SCHOOLS, 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 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.
- A 24 FOOT DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED BY DEVELOPER; 1400T DRIVEWAY/ENTRANCE PERMIT IS REQUIRED PRIOR TO THE CONSTRUCTION OF THE DRIVEWAY ON TO FM 495 (KANSAS RD.), AND THE COUNTY ISSUING A DEVELOPMENT APPLICATION PERMIT.
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF.
 - AN OSSF SYSTEM SHALL BE DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE AND MULTI-FAMILY USE.
 - EACH LOT ON THIS PLAT COMPLETES WITH THE MINIMUM 21,760 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
 - CONCRETE SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
 - SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.
 - APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING LOT.
- THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION
- A SPECIAL DESIGN IS REQUIRED FOR ALL OSSF SYSTEMS LOCATED WITHIN A DESIGNATED FLOOD ZONE. THE DESIGN SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS:
 - ANCHORING OF SEPTIC TANK(S)
 - BACK FLOW VALVES
 - SEPTIC TANK COVER SHALL BE ABLE TO SEAL
- MACEDONIAN CHRISTIAN ACADEMY, THE OWNER & SUBDIVIDER OF MACEDONIAN CHRISTIAN ACADEMY SUBDIVISION, RETAINS A BLANKET EASEMENT UPON LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO.2 OF THIS PLAT.
- MACEDONIAN CHRISTIAN ACADEMY IS BEING DESIGNED FOR DISPOSAL OF INSTITUTIONAL SEWAGE IN ACCORDANCE WITH TCEQ GUIDELINES. ENGINEER CERTIFIES BY SIGNING THIS PLAT THAT THE DESIGN OF SAID SYSTEM MEETS ALL TCEQ REGULATIONS GOVERNING THIS TYPE OF WORK.
- DRAINAGE DETENTION POND SHALL BE CONSTRUCTED IN DESIGNATED EASEMENT AREAS AS DESIGNED BY PROJECT PLAT ENGINEER AT DEVELOPMENT APPLICATION 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 COUNTY.

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 232.032(a)

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF MACEDONIAN CHRISTIAN ACADEMY WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____

HIDALGO COUNTY JUDGE DATE: _____
HIDALGO COUNTY CLERK DATE: _____

STATE OF TEXAS
HIDALGO COUNTY

I, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY THAT THE MAP ON THIS SHEET SHOWING THE LOT, AND EASEMENTS OF MACEDONIAN CHRISTIAN ACADEMY AND ITS MEETS AND BOUNDS DESCRIPTION WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON _____ 20____

FILED PERMITS IN R.P.L.S. No. _____ DATE: _____

THIS PLAN IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 SUBJECT TO THE CONDITION THAT IF IRRIGATION FROM SAID DISTRICT IS DESIRED TO THE INDIVIDUAL LOT IN SAID SUBDIVISION, PROVISION SHALL BE MADE FOR APPROPRIATE EASEMENT FOR THE INSTALLATION OF NECESSARY IRRIGATION FACILITIES TO SUCH LOTS FROM INDIVIDUAL LOTS IN SAID SUBDIVISION. PROVISION SHALL BE MADE FOR APPROPRIATE EASEMENT FOR THE INSTALLATION OF NECESSARY IRRIGATION FACILITIES TO SUCH LOTS FROM THE CLOSEST WATER DISTRICT DELIVERY POINT AND IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY TO INSTALL SUCH NECESSARY FACILITIES.

PRESIDENT DATE: _____
SECRETARY DATE: _____

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 49.211(c). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRAIGHTS DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

DISTRICT MANAGER DATE: _____

HIDALGO COUNTY IRRIGATION DISTRICT No. 2
CERTIFICATE OF PLAT APPROVAL

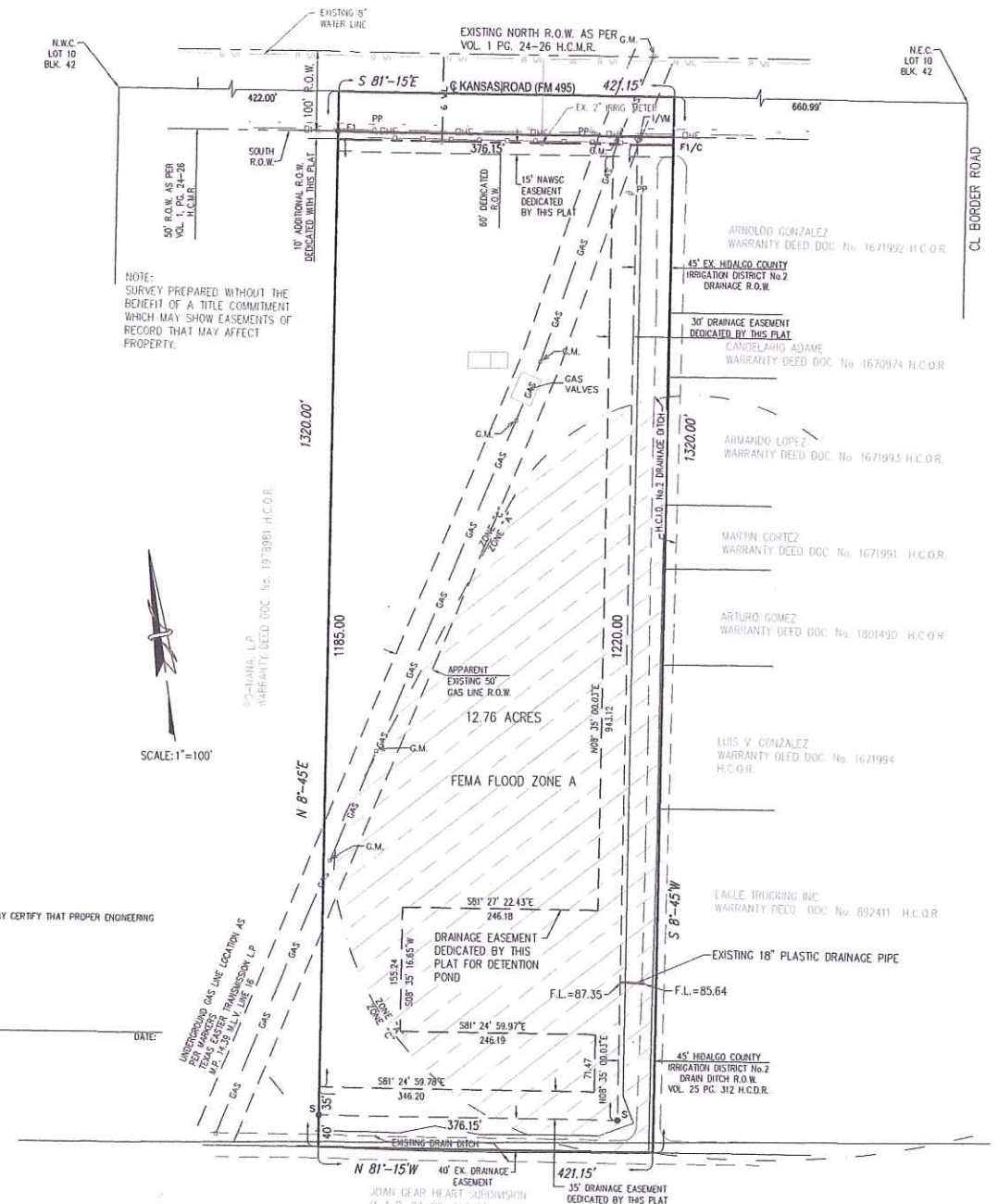
THIS PLAT WAS APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT No. 2 ON THIS _____ DAY OF _____ 20____

- NO BUILDINGS ARE ALLOWED ON TOP OF AN IRRIGATION LINE.
 - FIFTEEN FOOT (15') EASEMENT ON EACH SIDE OF IRRIGATION LINE OR CANAL.
 - ALL LOTS SUBJECT TO RULES, REGULATIONS, RIGHTS-OF-WAY, AND EASEMENTS OF DISTRICT
 - IF SUBDIVISION IS NOT EXCLUDED FROM THE DISTRICT AND IRRIGATION TO INDIVIDUAL LOTS IS DESIRED, EASEMENTS FOR NECESSARY IRRIGATION FACILITIES TO SUCH LOTS FROM THE CLOSEST DISTRICT DELIVERY POINT SHALL BE PROVIDED, WITH EACH LOT OWNER BEING RESPONSIBLE TO INSTALL SUCH NECESSARY FACILITIES.
- PRESIDENT DATE: _____
SECRETARY DATE: _____

STATE OF TEXAS
HIDALGO COUNTY

I, CRAIG A. GONZALEZ, A LICENSED ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

CRAIG A. GONZALEZ, P.E.
LICENSED PROFESSIONAL ENGINEER No. 99268



- LEGEND**
- S - SET 1/2" DIA. IRON ROD
 - F1 - FOUND 1/2" DIA. IRON ROD
 - F1/C - FOUND 1/2" DIA. IRON ROD WITH CAP STAMPED "CVO"
 - R.O.W. - RIGHT-OF-WAY
 - B/C - BACK OF CONC. CURB & CUTTER
 - T/C - TOP OF CONC. CURB
 - CONC. - CONCRETE
 - C/SW - COVERED
 - M.R. - MAP RECORDS
 - D.R. - DEED RECORDS
 - PP - POWER POLE
 - G.M. - GAS MARKER
 - N.E.C. - NORTHEAST CORNER
 - I/V - IRRIGATION VALVE
 - (100.0) - NAT. GROUND ELEV. (NGVD 88 DATUM)
 - GAS --- GAS LINE
 - CHE --- POWER POLE LINE
 - 6" --- 6" CHARLUM FENCE
 - 6" --- 6" WROUGHT IRON FENCE

INDEX TO SHEET OF MACEDONIAN CHRISTIAN ACADEMY

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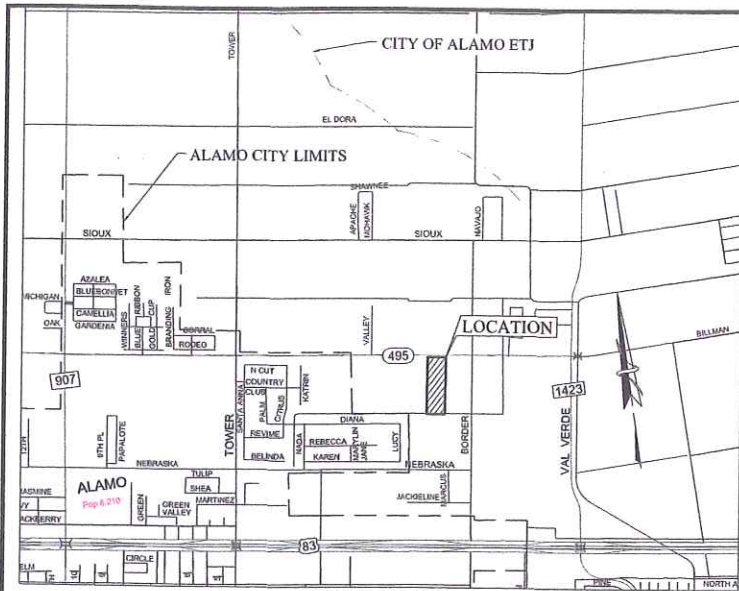
1 WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION) INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH), SAMPLE OF LOG BORE FOR OSSF SYSTEM, TYPICAL WATER SERVICE CONNECTION, SUBDIVIDER CERTIFICATE AND STATEMENT, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND ENGINEERING CERTIFICATION; MAP OF UTILITIES, BUILDING SITE PLAN, TOPOGRAPHY AND DRAINAGE, CONSTRUCTION DETAILS, REVISION NOTES.

PRINCIPAL CONTACTS	NAME	ADDRESS	PHONE	FAX
OWNER: MACEDONIAN CHRISTIAN ACADEMY	JUAN CURLING	NORTH VALVERDE, DONNA, TEXAS 78537	(956) 464-7950	(956) 566-9656
ENGINEER: URBAN INFRASTRUCTURE GROUP INC.	CRAIG GONZALEZ	407 N. SALINAS BLVD., DONNA, TEXAS 78537	(956) 464-4710	(956) 464-4717
SURVEYOR: PEN ENGINEERING	PAUL PENA	1001 WATKINS AVENUE McALLEN, TEXAS 78501	(956) 682-8812	(956) 631-2382

URBAN INFRASTRUCTURE GROUP, INC.

407 N. SALINAS BLVD.
PO Box 729
DONNA, TEXAS 78537
(956) 464-4710

TBPE FIRM NO. F-13094 WWW.UIGTEXAS.COM



**MACEDONIAN CHRISTIAN ACADEMY SUBDIVISION
PRELIMINARY PLAT**

MACEDONIAN CHRISTIAN ACADEMY IS LOCATED WITH HIDALGO COUNTY PRECINCT No. 1 IN THE NORTHEAST SIDE OF HIDALGO COUNTY AT THE NORTHEAST INTERSECTION OF KANSAS ROAD (FM 495) AND PLUS OR MINUS 600.00' FROM CENTERLINE OF BORDER ROAD. THE ONLY REARLY MUNICIPALITY IS THE CITY OF ALAMO, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF ALAMO (POPULATION 18,333). MACEDONIAN CHRISTIAN ACADEMY LIES APPROXIMATELY 0.08 MILES FROM THE CITY LIMITS OF ALAMO AND IS WITHIN THE CITY'S 5 MILE EXTRAJURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 272.00.

FINAL WATER AND SEWER ENGINEERING REPORT
(Water Distribution System and OSSF prior to the subdivision receiving final approval.)

WATER SUPPLY, DESCRIPTION, COST, AND OPERABILITY DATE:
MACEDONIAN CHRISTIAN ACADEMY (MCA) ALAMO CAMPUS SINGLE LOT SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH N.A.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 10 YEARS AND N.A.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

N.A.W.S.C. HAS AN EXISTING 8" DIAMETER WATER LINE RUNNING ALONG THE NORTH SIDE OF THE RIGHT-OF-WAY OF KANSAS ROAD (FM 495) AND AN EXISTING WATER DISTRIBUTION FOR MCA ALAMO CAMPUS CONSISTS OF A SINGLE 2-INCH DIAMETER IRRIGATION SERVICE LINE RUN TO A 2-INCH METER AND A SINGLE 6-INCH DIAMETER SERVICE LINE RUN TO A 3-INCH METER. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR THE LOT. THE SINGLE 2-INCH DIAMETER SERVICE LINE AND METER BOX HAVE BEEN INSTALLED, AT A TOTAL COST OF \$_____ FOR THIS SINGLE LOT SUBDIVISION THERE ARE NO ADDITIONAL METERS TO BE INSTALLED.

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 DESCRIPTION, COST AND OPERABILITY DATES:
SEWER FROM MACEDONIAN CHRISTIAN ACADEMY SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWER FACILITIES ("OSSF") CONSISTING OF A GRADE TRAP, A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK, AND A DRAIN FIELD ON LOT. THE UNDERSIGNED PROFESSIONAL ENGINEER HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. THE LOT HAS ADEQUATE AREA FOR A REPLACEMENT DRAIN FIELD.

SOIL EVALUATION REPORT:
THE PROPOSED SUBDIVISION IS A SINGLE 12.67 ACRE LOT. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A SANDY LOAM SOIL FOR THE AREA. AT LEAST TWO SOIL EXCAVATIONS WERE PERFORMED ON THE SITE, AT OPPOSITE ENDS OF THE PROPOSED DISPOSAL AREA (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS UNIT AREA). THE SOIL IS A UNIFORM SANDY LOAM EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

THE TOTAL COST TO INSTALL THE SEPTIC SYSTEM ON THIS SINGLE LOT SUBDIVISION IS _____ INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. THE OSSF HAS BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF THE OSSF ON _____

ENGINEER CERTIFICATION:
BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWER SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL THE WATER AND THE UNCONSTRUCTED ON-SITE SEWER FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$ _____ WHICH EQUALS TO \$ _____ PER LOT.
SEWER FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST A TOTAL OF \$ _____ FOR THE SINGLE LOT SUBDIVISION.

ENGINEER'S SIGNATURE _____ DATE _____

DRAINAGE REPORT FOR MACEDONIAN CHRISTIAN ACADEMY SUBDIVISION

LOCATION OF PROPERTY:
A 12.76 ACRE TRACT OF LAND OUT OF THE WEST 25.55 ACRES OF LOT NO. BLOCK 42, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY TEXAS, AS PER MAP THEREOF RECORDED IN VOLUME 1, PAGES 24-26 MAP RECORDS, HIDALGO COUNTY TEXAS.

EXISTING USE AND DRAINAGE PATTERN:
THIS PROPERTY IS CURRENTLY OPENLAND. THE CURRENT DRAINAGE RUNOFF FROM THIS PROPERTY IS OVERLAND IN A SOUTHERN DIRECTION WHERE THE RUNOFF COLLECTS ON THE SOUTHERN SIDE OF THE PROPERTY. AN EXISTING 18" DRAIN PIPE DRAINS THE RUNOFF INTO THE DRAINAGE DITCH ALONG THE EAST LOT LINE OF THIS PROPERTY. THIS SECTION OF THE DITCH IS PART OF THE DRAINAGE DITCH SYSTEM OF HIDALGO COUNTY IRRIGATION DISTRICT NO. 2. THEREAFTER THE RUNOFF FLOWS NORTH WHERE IT IS INTERCEPTED BY AN EXISTING OPEN DRAIN SYSTEM KNOWN AS THE LATERAL RING PART OF THE HOOD NO. 1 DRAINAGE DITCH SYSTEM. THEREAFTER THE RUNOFF IS CONVEYED THROUGH THE EXISTING DRAINAGE DITCH NORTH THEN EASTWARD TOWARDS THE FLOODWAY.

PROPOSED USE AND DRAINAGE IMPROVEMENTS:
THE PROPOSED DEVELOPMENT CONTAINS ONE (1) COMMERCIAL LOT. THE REQUIRED RUNOFF DETENTION WILL BE PROVIDED BY A PROPOSED DETENTION/RETENTION POND ON THE SOUTHERN PORTION OF THE PROPERTY. THE RUNOFF WILL DRAIN THE SAME AS EXISTING CONDITIONS THROUGH THE EXISTING 18" DRAIN PIPE.

SUBDIVIDER CERTIFICATION:
I - BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (A) WATER 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.

2 - I (WE) MACEDONIAN CHRISTIAN ACADEMY SUBDIVIDER OF MACEDONIAN CHRISTIAN ACADEMY HEREBY CERTIFY SEWER PERMITS ARE REQUIRED PRIOR TO BUILDING ON ANY LOT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUANTITY & QUANTITY TO ENABLE SAID SUBDIVISION TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATION AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

(OWNERS SIGNATURE) _____

STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME BY THE PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PROPOSED AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS THE _____ DAY OF _____ 20____

NOTARY PUBLIC _____ DATE _____

MY COMMISSION EXPIRES _____

RIGHT OF WAY EASEMENT: KNOWN 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, BARGAIN, SELL, TRANSFER, AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS AND ASSIGNS, EXCLUSIVE PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE, AND REMOVE WATER DISTRIBUTION LINES, 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 GRANTOR 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 HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE. IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WOULD OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTEE FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATING 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 PIPELINE FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANTEE CONSENTS THAT IT IS THE OWNER OF AN EASEMENT FOR 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 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 SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF THE SAID GRANTEE EXECUTED THIS INSTRUMENT THIS _____ DAY OF 20____

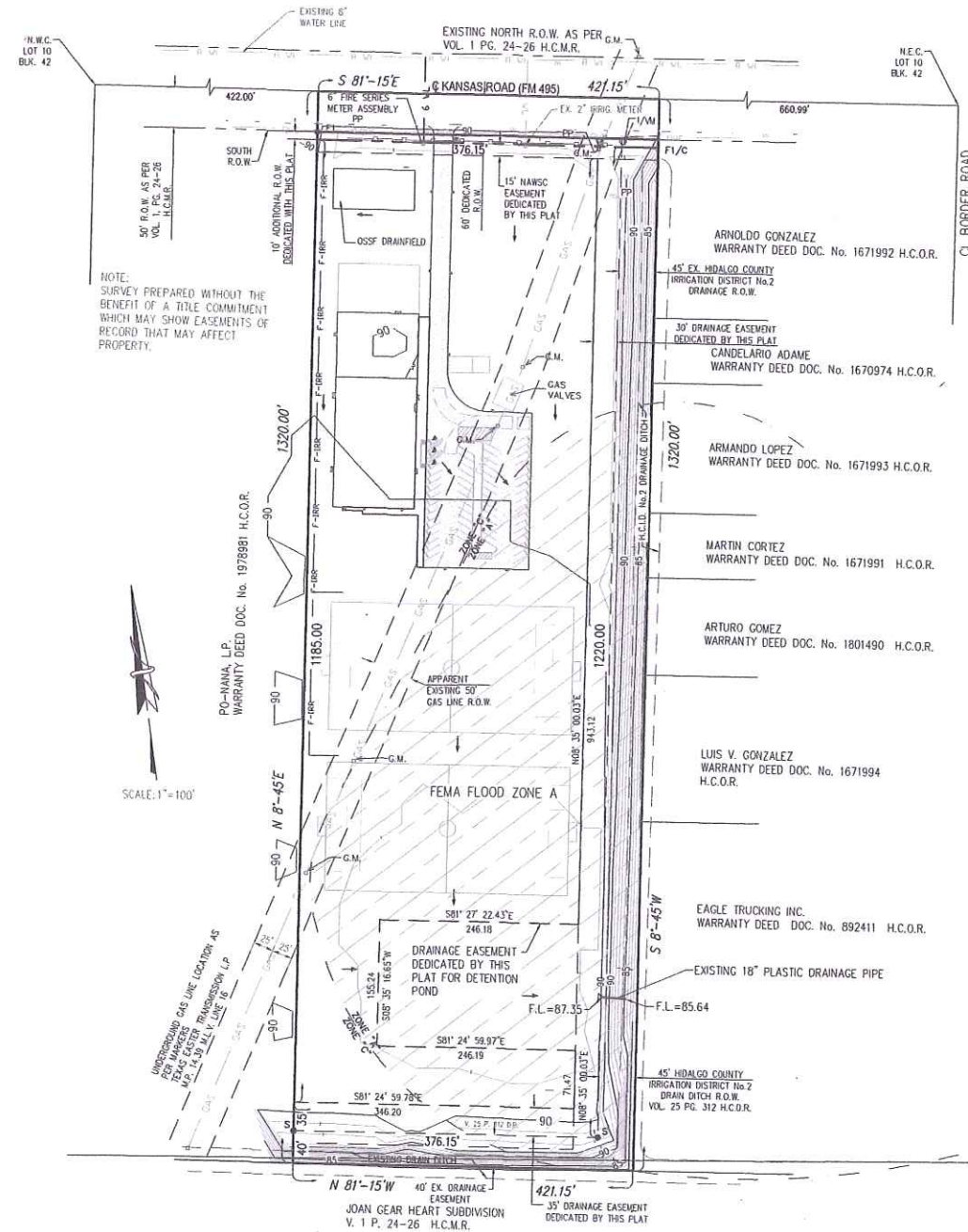
DEVELOPER _____

CALCULATIONS:
CALCULATED BASE FLOOD ELEVATION = 89.50
FEMA FLOOD HONE "A" & "C" COMMUNITY-PANEL NO. 480334 0425 C. EFFECTIVE DATE: NOVEMBER 16, 1982

ZONE "A" AREAS OF 100-YEAR FLOOD, BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS NOT DETERMINED. SOIL HYDRAULIC GROUP IS C. EXISTING STORM RUNOFF BASED ON THE RATIONAL METHOD FOR A 10 YEAR FREQUENCY STORM IS 4.85 CFS. POST DEVELOPMENT EXPECTED RUNOFF IS 10.67 CFS FOR THE SAME DESIGN STORM. TOTAL DETENTION REQUIREMENT IS 27,977 CF.

BY MY SIGNATURE BELOW, I CERTIFY THAT THIS SUBDIVISION LIES IN A ZONE "C" AREAS OF MINIMAL FLOODING. ZONE "C" AREAS OF 100-YEAR FLOOD, BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS NOT DETERMINED. COMMUNITY PANEL NO. 480334 0425 C. EFFECTIVE DATE: NOVEMBER 16, 1982.

PREPARED BY: ORAG A. GONZALEZ P.E. DATE: _____



- LEGEND**
- S - SET 1/2" DIA. IRON ROD
 - F1 - FOUND 1/2" DIA. IRON ROD
 - F1/C - FOUND 1/2" DIA. IRON ROD WITH CAP STAMPED "C"
 - R.O.W. - RIGHT-OF-WAY
 - B/C - BACK OF CONC. CURB & GUTTER
 - T/C - TOP OF CONC. CURB
 - CONC. - CONCRETE
 - CONCRD - CONCRETE
 - M.R. - MAP RECORDS
 - D.R. - DEED RECORDS
 - O.R. - OFFICIAL RECORDS
 - PP - POWER POLE
 - G.M. - GAS MARKER
 - N.E.C. - NORTHEAST CORNER
 - I/V - IRRIGATION VALVE
 - (100.0) - NAT. GROUND ELEV. (NGVD 88 DATUM)
 - GAS LINE
 - POWER POLE LINE
 - 6" CHAINLINK FENCE
 - 6" WROUGHT IRON FENCE

INDEX TO SHEET OF MACEDONIAN CHRISTIAN ACADEMY

1	HEADING, INDEX, LOCATION MAP AND ETJ; PRINCIPAL CONTACTS, PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); PLAT NOTES AND RESTRICTIONS; OWNERS DEDICATION CERTIFICATION, ATTESTATION; ENGINEER'S AND SURVEYOR'S CERTIFICATION; CITY APPROVAL CERTIFICATION; HIDALGO COUNTY CERTIFICATION OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATION OF THE PRECINCT THE PRODUCT IS SITUATED, COUNTY CLEM'S RECORDING CERTIFICATION, SANTA CRUZ IRRIGATION DISTRICT NO. 15 APPROVAL, H.C.D. NO. 1 APPROVAL, HIDALGO COUNTY RIGHT-OF-WAY DEPARTMENT CERTIFICATION, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATION.
2	WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION) INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH); SAMPLE OF LOG BORE FOR OSSF SYSTEM, TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER CERTIFICATE AND STATEMENT, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND ENGINEERING CERTIFICATION; MAP OF UTILITIES, BUILDING SITE PLAN, TOPOGRAPHY AND DRAINAGE, CONSTRUCTION DETAILS, REVISION NOTES.

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