



HIDALGO COUNTY PLANNING DEPARTMENT

1304 SOUTH 25TH STREET
EDINBURG TEXAS 78539
Tel. 956-318-2840 Fax. 956-318-2844

Raul E. Sesin, P.E., CFM
Planning Administrator

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 03-04-2014

PROPOSED IDEA QUEST SUBDIVISION, PRECINCT No. 4.

ENGINEER: MELDEN & HUNT, INC. DEVELOPER: IDEA PUBLIC SCHOOL (Wyatt Truschett, Chief Officer)

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE
NUMBER OF LOTS: *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL 1 INSTITUTIONAL

LOCATION DESCRIPTION: Southwest corner of Rooth Rd. and Russell Rd.
SUBDIVISION LIES WITHIN THE: ETJ of McAllen and was approved by the P & Z and City Commission of said City

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 10-22-13 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.
DRAINAGE DESIGN: Drainage will be accomplished by onsite detention swales.

No dedication was necessary. Rooth Rd & Russell Rd comply with MPO Map
Right of Way section.

ROAD R.O.W. DEDICATION: Right of Way section.
H.C.R.O.W. FINAL APPROVAL DATE: 02-06-14 : By, Joe Ochoa PCT 4 R.O.W. AGENT

H.C.H.D FINAL APPROVAL DATE: 02-05-14 by: Elizardo "Chardo" Ramos, Environmental Health Division Manager
SEWER SYSTEM: SANITARY SEWER BY CITY OF MCALLEN LINE SIZE: 8" LOCATION: 31ST STREET

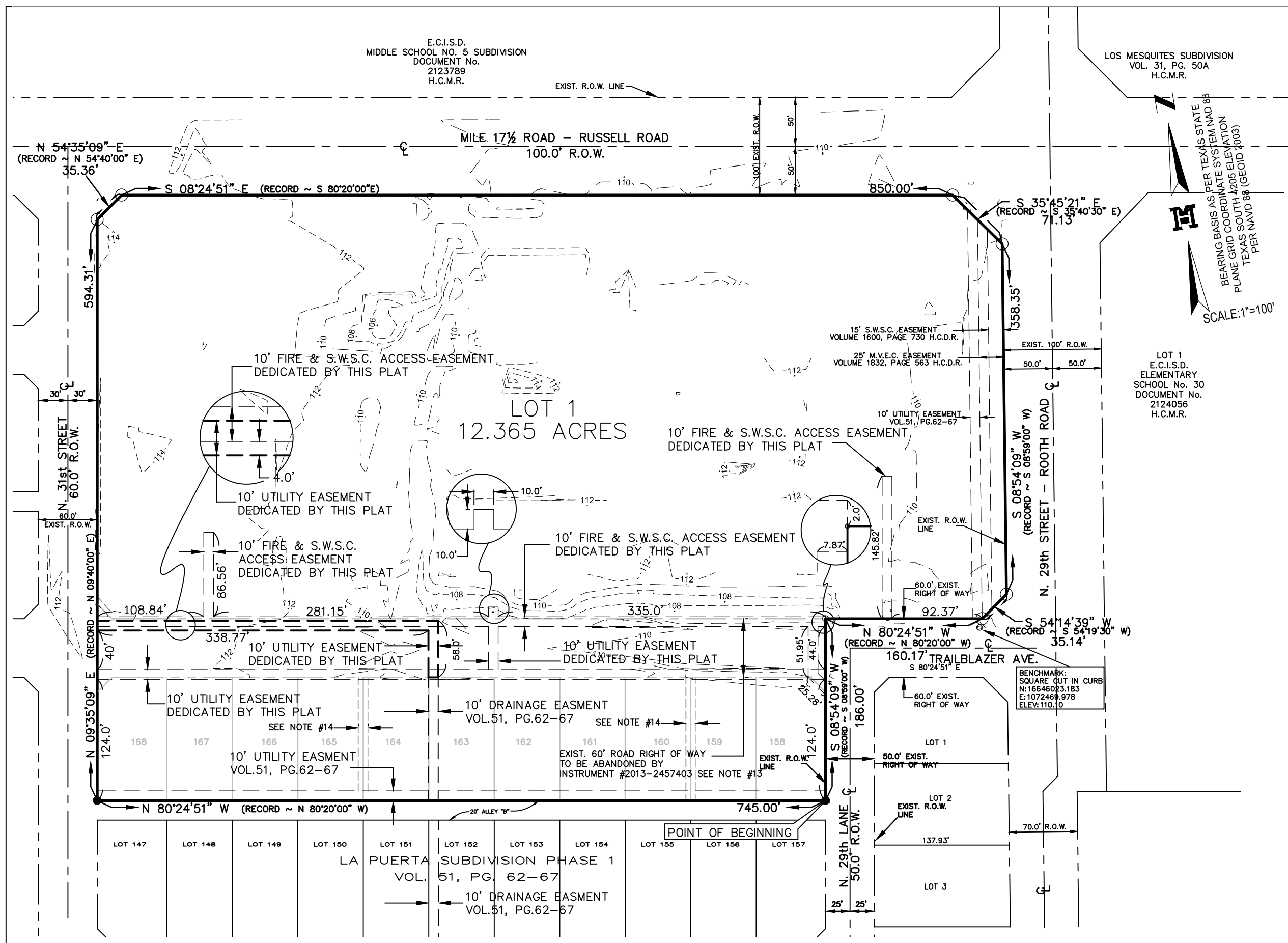
WATER SERVICE PROVIDER: S.W.S.C. LINE SIZE: 8" LOCATION: on Rooth Road

H.C.O.E.C. FINAL APPROVAL DATE: 02-07-14 .: By Martin Ramirez, Director of Office of Environmental Compliance
 Less than 1 acre and project is not part of a larger common plan of development – Project will not need coverage under TPDES General Permit for Construction Activities (TXR150000). No further submittals are required.

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: DECEMBER 03, 2013

STAFF RECOMMENDS: **Final Approval** *subject to recommendations other departments*

*This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules,
* Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.*



- GENERAL PLAT NOTES & RESTRICTIONS:**
- SETBACKS:**
FRONT (N. 29TH ST.): 50 FEET OR EASEMENT, WHICHEVER IS GREATER
(N. 31ST ST.): 30 FEET OR EASEMENT, WHICHEVER IS GREATER
CORNER (RUSSEL RD.): 50 FEET OR EASEMENT, WHICHEVER IS GREATER
(TRAILBLAZER AVE.): 30 FEET OR EASEMENT, WHICHEVER IS GREATER
(N. 29TH LANE): 25 FEET OR EASEMENT, WHICHEVER IS GREATER
 - FLOOD ZONE STATEMENT:**
IN ZONE "X" (UNSHADED)
ZONE "X" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN.
COMMUNITY-PANEL NUMBER: 480334 0325 D
MAP REVISED: JUNE 6, 2000
REVISED TO REFLECT LOMR: MAY 17, 2001
 - DRAINAGE:**
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 REQUIREMENTS, THIS DEVELOPER WILL BE REQUIRED TO DETAIN A TOTAL OF 51,662 CUBIC FEET (1.166 ACRE-FEET) OF STORM WATER RUNOFF.
 - MINIMUM FINISH FLOOR NOTE:**
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB MEASURED AT THE FRONT CENTER OF EACH LOT.
 - 4 FEET WIDE SIDEWALKS** REQUIRED ON N. 29TH STREET, RUSSELL ROAD, N. 31ST STREET, TRAILBLAZER AVE., AND N. 29TH LANE.
 - 6 FEET OPAQUE BUFFER** REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, OR INDUSTRIAL ZONES/USES.
 - ALL LOT CORNERS** SET HALF INCH (1/2) IRON RODS OR AS NOTED.
 - AN ENGINEERED DETENTION PLAN** APPROVED BY ENGINEERING DEPT. IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
 - BENCHMARK NOTE:**
THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
SQUARE CUT ON CURB AT THE NORTHWEST CORNER OF TRAILBLAZER AVE. & N. 29TH ST. (ROOTH RD.)
ELEV. 110.10 N= 16646023.183 E= 1072469.978 NAD 83 TEXAS SOUTH 4205.
 - 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 TO THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
 - ALL NEW CONSTRUCTION** SHALL COMPLY WITH COUNTY OF HIDALGO STORM WATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS.
 - 8 FEET MASONRY WALL** REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
 - TRAILBLAZER AVENUE** EXISTING RIGHT OF WAY PORTION ABANDONED BY RECORDED DOCUMENT #2013-2457403
 - EXISTING 10' ELECTRICAL EASEMENTS** LOCATED BETWEEN FORMER LOTS 159 & 160, AND 164 & 165 ABANDONED BY RECORDED DOCUMENT #
 - LOT 1 SHALL BE FOR SCHOOL/EDUCATIONAL INSTITUTION** USE ONLY.
 - SANITARY SEWER** WILL BE PROVIDED BY CITY OF MCALLEN IN ACCORDANCE WITH TCEQ GUIDELINES.

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
HIDALGO COUNTY HEALTH DEPARTMENT

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF IDEA QUEST SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON THIS THE _____ DAY OF _____ 20____.

ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, HOLDER (OR DULY AUTHORIZED OFFICER OF THE HOLDER) OF A SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY, BEING THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS "IDEA QUEST SUBDIVISION" OF THE CITY OF MCALLEN, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS PROVIDED FOR UNDER THE PLAT, AND DO HEREBY PROVIDE THAT ANY FORECLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED PROPERTY SHALL BE SUBJECT TO THE PLATTING OF THE PROPERTY AS PROVIDED FOR HEREIN.

WELLS FARGO BANK

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JASON LEAL, KNOWN TO BE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____ 20____.

NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

LEGEND

- FOUND No. 4 REBAR
- SET No. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- SQUARE CUT

IDEA QUEST SUBDIVISION
BEING A RESUBDIVISION OF 12.365 ACRES
CONSISTING OF
9.181 ACRES BEING ALL OF LOT "A"
2.150 ACRES BEING ALL OF LOTS 158 THRU 168
AND 1.034 ACRES BEING THE PORTION OF
TRAILBLAZER AVENUE ADJACENT
SAID LOTS 158 THRU 168
LA PUERTA SUBDIVISION
VOLUME 51, PAGES 62-67 H.C.M.R.
HIDALGO COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 12.365 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, CONSISTING OF:

9.181 ACRES BEING ALL OF LOT "A", LA PUERTA SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 51, PAGES 62-67, HIDALGO COUNTY MAP RECORDS;

2.150 ACRES BEING ALL OF LOTS 158 THRU 168, LA PUERTA SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 51, PAGES 62-67, HIDALGO COUNTY MAP RECORDS;

1.034 ACRES BEING THAT PORTION OF TRAILBLAZER AVENUE ADJACENT TO THE NORTH LINES OF SAID OF LOTS 158 THRU 168, LA PUERTA SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 51, PAGES 62-67, HIDALGO COUNTY MAP RECORDS;

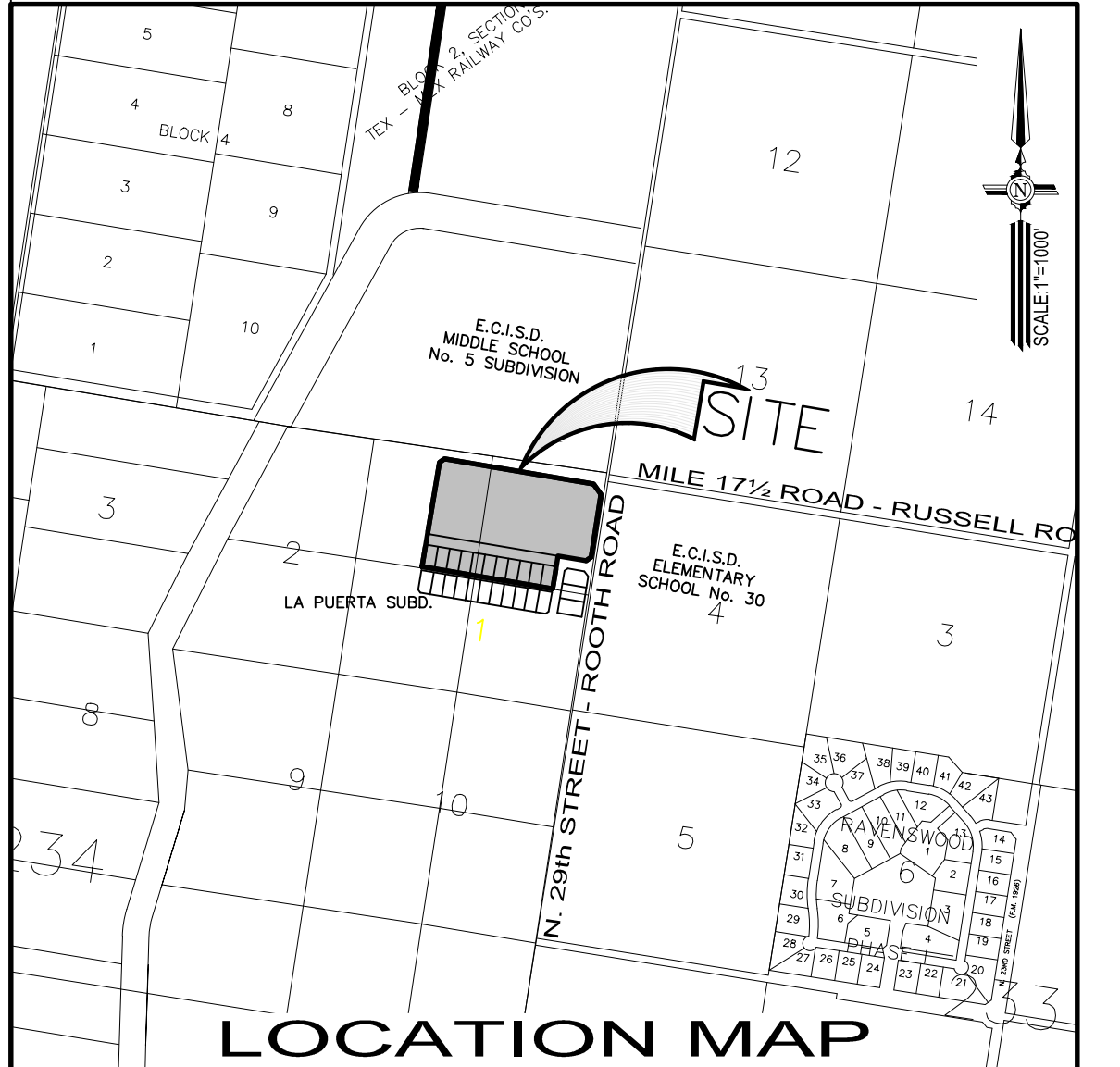
SAID 12.365 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NO. 4 REBAR FOUND (NORTHING: 16645874.902, EASTING: 1072285.301), AT THE SOUTHEAST CORNER OF LOT 158, LA PUERTA SUBDIVISION FOR THE WESTERMOST SOUTHEAST CORNER OF THIS TRACT;

- THENCE, NORTH 80 DEGREES, 24 MINUTES, 51 SECONDS WEST (NORTH 80 DEGREES, 20 MINUTES, 00 SECONDS WEST RECORDED PLAT), ALONG THE WEST LINE OF SAID LOT 168 AND THE EAST RIGHT-OF-WAY LINE OF N. 31ST STREET, AT A DISTANCE OF 111.00 FEET PASS A NO. 4 REBAR FOUND FOR THE WESTERMOST NORTHWEST CORNER OF SAID LOT 168, CONTINUING ACROSS THE RIGHT-OF-WAY OF TRAILBLAZER AVENUE, AT A DISTANCE OF 201.00 FEET PASS THE WESTERMOST SOUTHWEST CORNER OF LOT "A", LA PUERTA SUBDIVISION, CONTINUING ALONG THE WEST LINE OF SAID LOT "A" AND THE EAST RIGHT-OF-WAY LINE OF N. 31ST STREET, FOR A TOTAL DISTANCE OF 594.31 FEET A NO. 4 REBAR SET AT THE WESTERMOST NORTHWEST CORNER OF SAID LOT "A", FOR THE WESTERMOST NORTHWEST CORNER OF THIS TRACT;
- THENCE, NORTH 09 DEGREES, 35 MINUTES, 09 SECONDS EAST (NORTH 9 DEGREES, 40 MINUTES, 00 SECONDS EAST RECORDED PLAT), ALONG THE WEST LINE OF SAID LOT 168 AND THE EAST RIGHT-OF-WAY LINE OF N. 31ST STREET, AT A DISTANCE OF 111.00 FEET PASS A NO. 4 REBAR FOUND FOR THE WESTERMOST NORTHWEST CORNER OF SAID LOT 168, CONTINUING ACROSS THE RIGHT-OF-WAY OF TRAILBLAZER AVENUE, AT A DISTANCE OF 201.00 FEET PASS THE WESTERMOST SOUTHWEST CORNER OF LOT "A", LA PUERTA SUBDIVISION, CONTINUING ALONG THE WEST LINE OF SAID LOT "A" AND THE EAST RIGHT-OF-WAY LINE OF N. 31ST STREET, FOR A TOTAL DISTANCE OF 594.31 FEET A NO. 4 REBAR SET AT THE WESTERMOST NORTHWEST CORNER OF SAID LOT "A", FOR THE WESTERMOST NORTHWEST CORNER OF THIS TRACT;
- THENCE, NORTH 54 DEGREES, 35 MINUTES, 09 SECONDS EAST (NORTH 54 DEGREES, 40 MINUTES, 00 SECONDS EAST RECORDED PLAT), ALONG THE NORTHWEST LINE OF SAID LOT "A", LA PUERTA SUBDIVISION AND A RIGHT-OF-WAY CLIP LINE, A DISTANCE OF 35.36 FEET TO A NO. 4 REBAR SET (NORTHING: 1664605.465, EASTING: 1071678.487), AT THE EASTERMOST NORTHWEST CORNER OF SAID LOT "A", FOR THE EASTERMOST NORTHWEST CORNER OF THIS TRACT;
- THENCE, SOUTH 80 DEGREES, 24 MINUTES, 51 SECONDS EAST (SOUTH 80 DEGREES, 20 MINUTES, 00 SECONDS EAST RECORDED PLAT), ALONG THE NORTH LINE OF SAID LOT "A", LA PUERTA SUBDIVISION AND THE SOUTH RIGHT-OF-WAY LINE OF MILE 17 1/2 - RUSSELL ROAD, A DISTANCE OF 850.00 FEET TO A NO. 4 REBAR SET (NORTHING: 1664605.920, EASTING: 1072516.619), AT THE WESTERMOST NORTHEAST CORNER OF SAID LOT "A", FOR THE WESTERMOST NORTHEAST CORNER OF THIS TRACT;
- THENCE, SOUTH 35 DEGREES, 45 MINUTES, 21 SECONDS EAST (SOUTH 35 DEGREES, 40 MINUTES, 30 SECONDS EAST RECORDED PLAT), ALONG THE NORTHEAST LINE OF SAID LOT "A", LA PUERTA SUBDIVISION AND A RIGHT-OF-WAY CLIP LINE, A DISTANCE OF 71.13 FEET TO AN X MARK MADE IN CONCRETE AT THE EASTERMOST NORTHEAST CORNER OF SAID LOT "A", FOR THE EASTERMOST NORTHEAST CORNER OF THIS TRACT;
- THENCE, SOUTH 08 DEGREES, 54 MINUTES, 09 SECONDS WEST (SOUTH 8 DEGREES, 59 MINUTES, 00 SECONDS WEST RECORDED PLAT), ALONG THE EAST LINE OF SAID LOT "A", LA PUERTA SUBDIVISION AND THE WEST RIGHT-OF-WAY LINE OF N. 29TH STREET - ROOTH ROAD, A DISTANCE OF 288.35 FEET A NO. 4 REBAR SET AT THE EASTERMOST SOUTHEAST CORNER OF SAID LOT "A", FOR THE EASTERMOST SOUTHEAST CORNER OF THIS TRACT;
- THENCE, SOUTH 54 DEGREES, 14 MINUTES, 39 SECONDS WEST (SOUTH 54 DEGREES, 19 MINUTES, 30 SECONDS WEST RECORDED PLAT), ALONG THE SOUTHEAST LINE OF SAID LOT "A", LA PUERTA SUBDIVISION AND A RIGHT-OF-WAY CLIP LINE, A DISTANCE OF 35.14 FEET TO A NO. 4 REBAR SET AT THE WESTERMOST SOUTHEAST CORNER OF SAID LOT "A", FOR AN OUTSIDE CORNER OF THIS TRACT;
- THENCE, NORTH 80 DEGREES, 24 MINUTES, 51 SECONDS WEST (NORTH 80 DEGREES, 20 MINUTES, 00 SECONDS WEST RECORDED PLAT), ALONG THE SOUTH LINE OF SAID LOT "A", LA PUERTA SUBDIVISION AND THE NORTH RIGHT-OF-WAY LINE OF TRAILBLAZER AVENUE, A DISTANCE OF 160.17 FEET A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, SOUTH 09 DEGREES, 35 MINUTES, 09 SECONDS WEST (SOUTH 9 DEGREES, 40 MINUTES 00 SECONDS WEST RECORDED PLAT), ACROSS THE RIGHT-OF-WAY OF TRAILBLAZER AVENUE, AT A DISTANCE OF 75.00 FEET PASS A NO. 4 REBAR FOUND FOR THE EASTERMOST NORTHEAST CORNER OF LOT 158, LA PUERTA SUBDIVISION, CONTINUING ALONG THE EAST LINE OF SAID LOT 158 AND THE WEST RIGHT-OF-WAY LINE OF N. 29TH LANE, FOR A TOTAL DISTANCE OF 186.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 12.365 ACRES OF LAND, MORE OR LESS.

LOCATION OF SUBDIVISION WITH RESPECT TO EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:

IDEA QUEST SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO. 4, IN THE NORTH SIDE OF HIDALGO COUNTY ON THE SOUTHWEST CORNER OF THE INTERSECTION OF RUSSEL RD. AND N. 29TH STREET (ROOTH RD.), THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MCALLEN, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF MCALLEN (POPULATION 133,742). IDEA QUEST SUBDIVISION LIES APPROXIMATELY 200 FEET FROM THE CITY LIMITS AND IS WITHIN THE CITY'S 5-MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 42.021.



HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 232.028 (A)

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF IDEA QUEST SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____ DAY OF _____ 20____.

HIDALGO COUNTY JUDGE _____ DATE _____

ATTEST: HIDALGO COUNTY CLERK _____ DATE _____

CHAIRPERSON, PLANNING COMMISSION _____ DATE _____

WYATT TRUSCHETT _____ DATE _____
CHIEF FINANCIAL OFFICER
IDEA PUBLIC SCHOOLS
505 ANGELITA DR., SUITE 9
WESLACO, TX 78596

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ 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 THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES: _____

HIDALGO COUNTY DRAINAGE DISTRICT NO.1
BY: _____

HIDALGO COUNTY JUDGE _____ DATE _____

HIDALGO COUNTY CLERK _____ DATE _____

PRINCIPAL CONTACTS:
NAME _____ ADDRESS _____ CITY & ZIP _____ PHONE _____ FAX _____

OWNER: WYATT TRUSCHETT, C.F.O. 505 ANGELITA DR., SUITE 9 WESLACO, TX 78596 956-377-8000 956-447-3796
ENGINEER: KELLEY HELLER-VELA 115 WEST McINTYRE EDINBURG, TX 78541 956-381-0981 956-381-1839
SURVEYOR: FRED L. KURTH 115 WEST McINTYRE EDINBURG, TX 78541 956-381-0981 956-381-1839

IDEA QUEST SUBDIVISION
BEING A RESUBDIVISION OF 12.365 ACRES
CONSISTING OF
9.181 ACRES BEING ALL OF LOT "A"
2.150 ACRES BEING ALL OF LOTS 158 THRU 168
AND 1.034 ACRES BEING THE PORTION OF
TRAILBLAZER AVENUE ADJACENT
SAID LOTS 158 THRU 168
LA PUERTA SUBDIVISION
VOLUME 51, PAGES 62-67 H.C.M.R.
HIDALGO COUNTY, TEXAS

LOCATION MAP

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE 227 N. F.M. 3167
EDINBURG, TX 78541 RD GRACE CTRY, TX 7882
PH: (956) 381-0981 PH: (956) 487-1839
FAX: (956) 381-1839 FAX: (956) 488-8591
ESTABLISHED 1947 www.meldenandhunt.com

DRAWN BY: MC _____ **DATE:** _____
IRRIGATION, CHECKED: _____ **DATE:** _____
SURVEYED, CHECKED: _____ **DATE:** _____
FINAL CHECK: _____ **DATE:** _____

STATE OF TEXAS
COUNTY OF HIDALGO:

OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION

I, WYATT TRUSCHETT, AS CHIEF FINANCIAL OFFICER OF THE 12.365-ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED IDEA QUEST SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO THE PUBLIC USE THE STREET(S), PARK AND EASEMENTS SHOWN HEREIN. I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT

(A) THE WATER QUALITY AND CONNECTIONS TO THE LOT(S) MEET OR WILL MEET THE MINIMUM STATE STANDARDS.
(B) SANITARY SEWER CONNECTIONS TO THE LOT(S) OR SEPTIC TANKS MEET OR WILL MEET THE MINIMUM STATE STANDARDS.
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOT(S) MEET OR WILL MEET THE MINIMUM STATE STANDARDS.
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOT(S) MEET OR WILL MEET THE MINIMUM STATE STANDARDS.

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

STATE OF TEXAS
COUNTY OF HIDALGO:

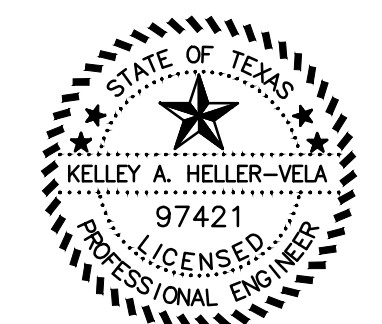
I, THE UNDERSIGNED, KELLEY A. HELLER-VELA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

KELLEY A. HELLER-VELA, P.E. # 97421
DATE PREPARED: 05-21-2012
ENGINEERING JOB NO. 11044.00

STATE OF TEXAS
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, FRED L. KURTH, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF IDEA QUEST SUBDIVISION WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON MAY 25, 2012, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

FRED L. KURTH, R.P.L.S. # 4750
DATE SURVEYED: 05-25-2012
T-954, PAGES 6-34, 37, 42-49
SURVEY JOB NO. 11044.08



FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM
DOCUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY

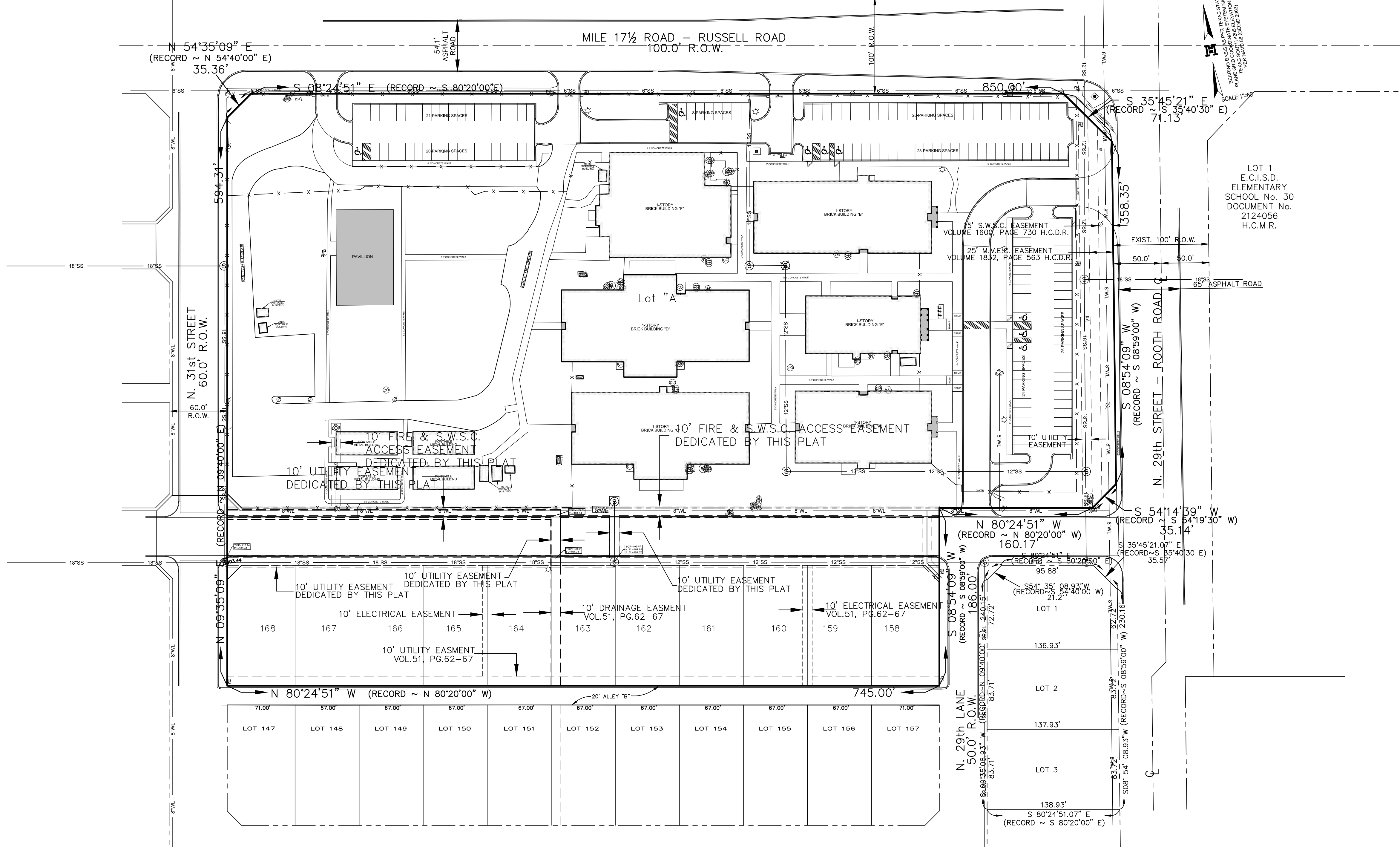
SHEET 1
SHEET INDEX:
SHEET 1: HEADING, INDEX, VICINITY MAP AND ETJ, PRINCIPAL CONTACTS, LEGAL DESCRIPTION (METES & BOUNDS), SURVEYOR'S AND ENGINEER'S CERTIFICATION, PLAT NOTES AND RESTRICTIONS, OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION, CITY APPROVAL, CERTIFICATE, COUNTY CLERK'S RECORDING CERTIFICATE, DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED, IRRIGATION DISTRICT CERTIFICATE OF APPROVAL, PROPERTY CONDITIONS PRIOR TO PLAT SUBDIVISION DEPICTING LOTS, STREET RIGHT OF WAY TO BE ABANDONED, PROPERTY CONDITIONS AFTER PLAT SUBDIVISION WITH STREETS, AND EASEMENTS DESIGNATIONS.
SHEET 2: WATER DISTRIBUTION AND SANITARY SEWER MAP, BUILDING SITE PLAN
SHEET 3: MAP OF TOPOGRAPHY AND DRAINAGE, BUILDING SITE PLAN

E.C.I.S.D.
MIDDLE SCHOOL NO. 5 SUBDIVISION
DOCUMENT No.
2123789
H.C.M.R.

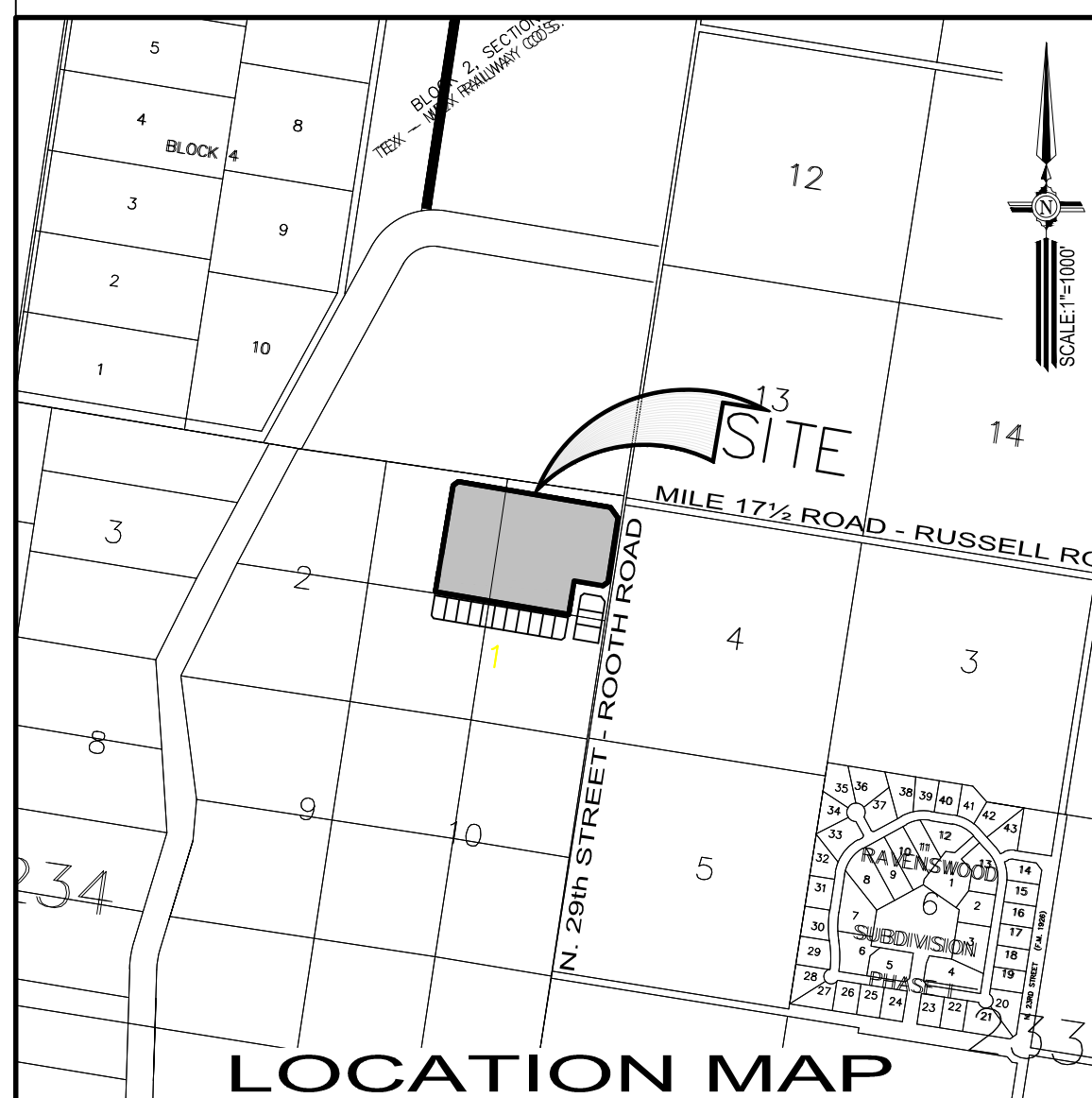
LOS MESQUITES SUBDIVISION
VOL. 31, PG. 50A
H.C.M.R.

LEGEND

- ⊕ FIRE HYDRANT
- ⊙ WATER METER
- ⊕ FIRE DEPARTMENT CONNECTION
- ⊕ WATER VALVE MARKER
- ⊕ FLUSH VALVE
- ⊕ WATER VALVE
- ⊕ SANITARY SEWER MANHOLE
- WOOD FENCE
- 24" STORM SEWER LINE
- 12" SANITARY SEWER LINE
- 18" SANITARY SEWER LINE



WATER DISTRIBUTION AND SANITARY SEWER MAP



MELDEN & HUNT INC.
CONSULTANTS ENGINEERS SURVEYORS
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ESTABLISHED 1947 www.meldenandhunt.com



FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUJARDO, JR.
HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM
DOCUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY

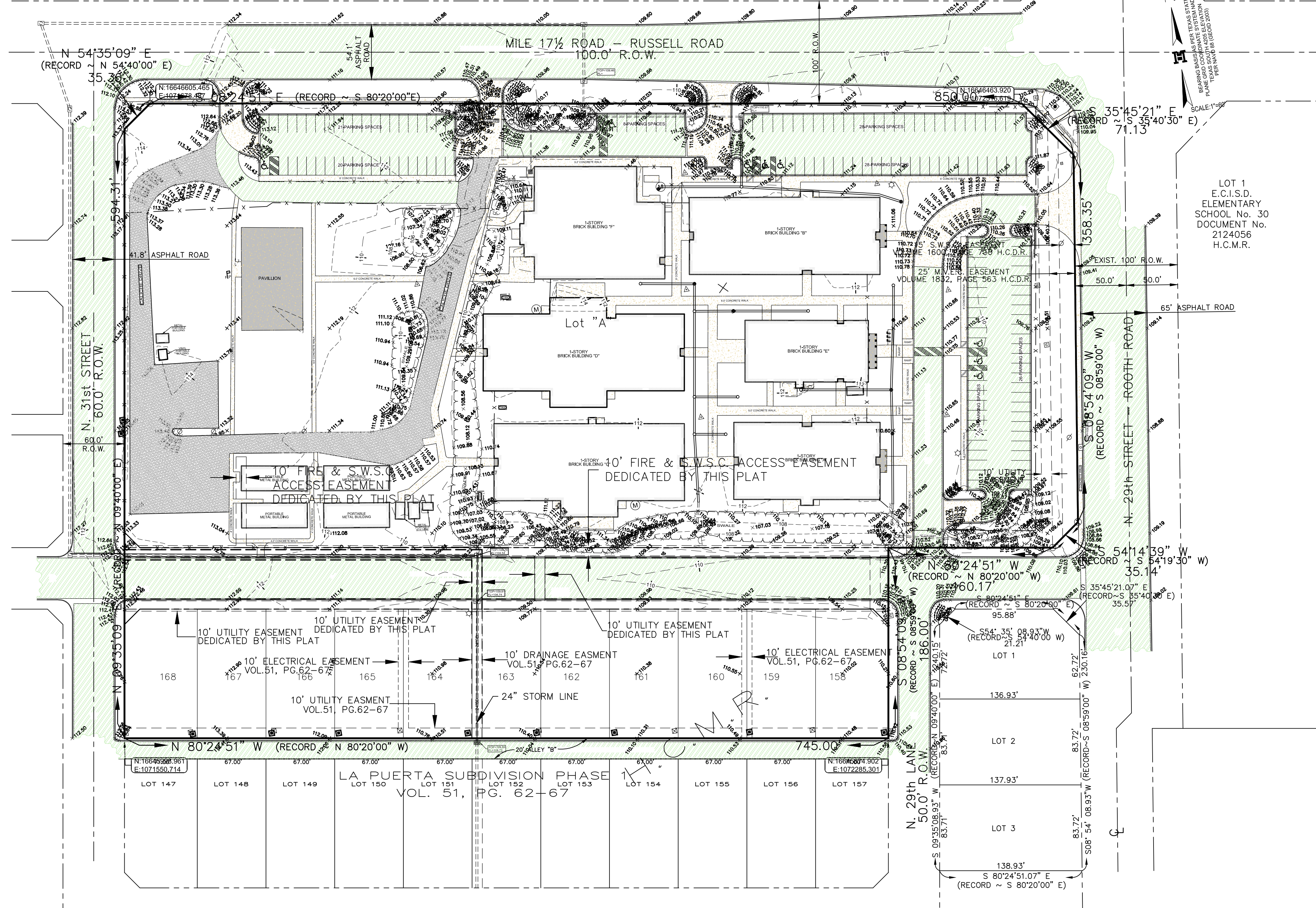
SHEET 2	
SHEET INDEX:	
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SHEET 3:	MAP OF TOPOGRAPHY AND DRAINAGE

E.C.I.S.D.
MIDDLE SCHOOL NO. 5 SUBDIVISION
DOCUMENT No.
2123789
H.C.M.R.

LOS MESQUITES SUBDIVISION
VOL. 31, PG. 50A
H.C.M.R.

LEGEND

- ⊙ STORM SEWER MANHOLE
- TYPE "A" INLET
- ▣ TYPE "C" INLET
- ▤ 2x2 GRATE INLET
- BEE HIVE INLET



LOT 1
E.C.I.S.D.
ELEMENTARY
SCHOOL No. 30
DOCUMENT No.
2124056
H.C.M.R.

DRAINAGE STATEMENT
IDEA QUEST SUBDIVISION
October 14, 2013

IDEA QUEST SUBDIVISION is a 12.365 Acres tract of land out of Lot "A", Lots 158 thru 168, and a portion of Trailblazer Avenue adjacent to Lots 158 thru 168, La Puerta Subdivision, Hidalgo County Texas as recorded in Volume 51, Pages 62-67, Hidalgo County Map Records. The property is located at the southwest corner of Mile 17 1/2 Road (Russell Road) and N. 29th Street (Rooth Road). The property is currently a Charter School and vacant land and is located in Zone "X" unshaded in FEMA's Flood Insurance Rate Map, Community Panel No. 480334 0325 D, Map Revised June 6, 2000 and Revised to reflect LOMR dated May 17, 2001. Zone "X" unshaded is "areas determined to be outside 500-year flood plain".

The soils are fine sandy loam and sandy clay loam, which is moderately pervious with a relatively low plasticity index.

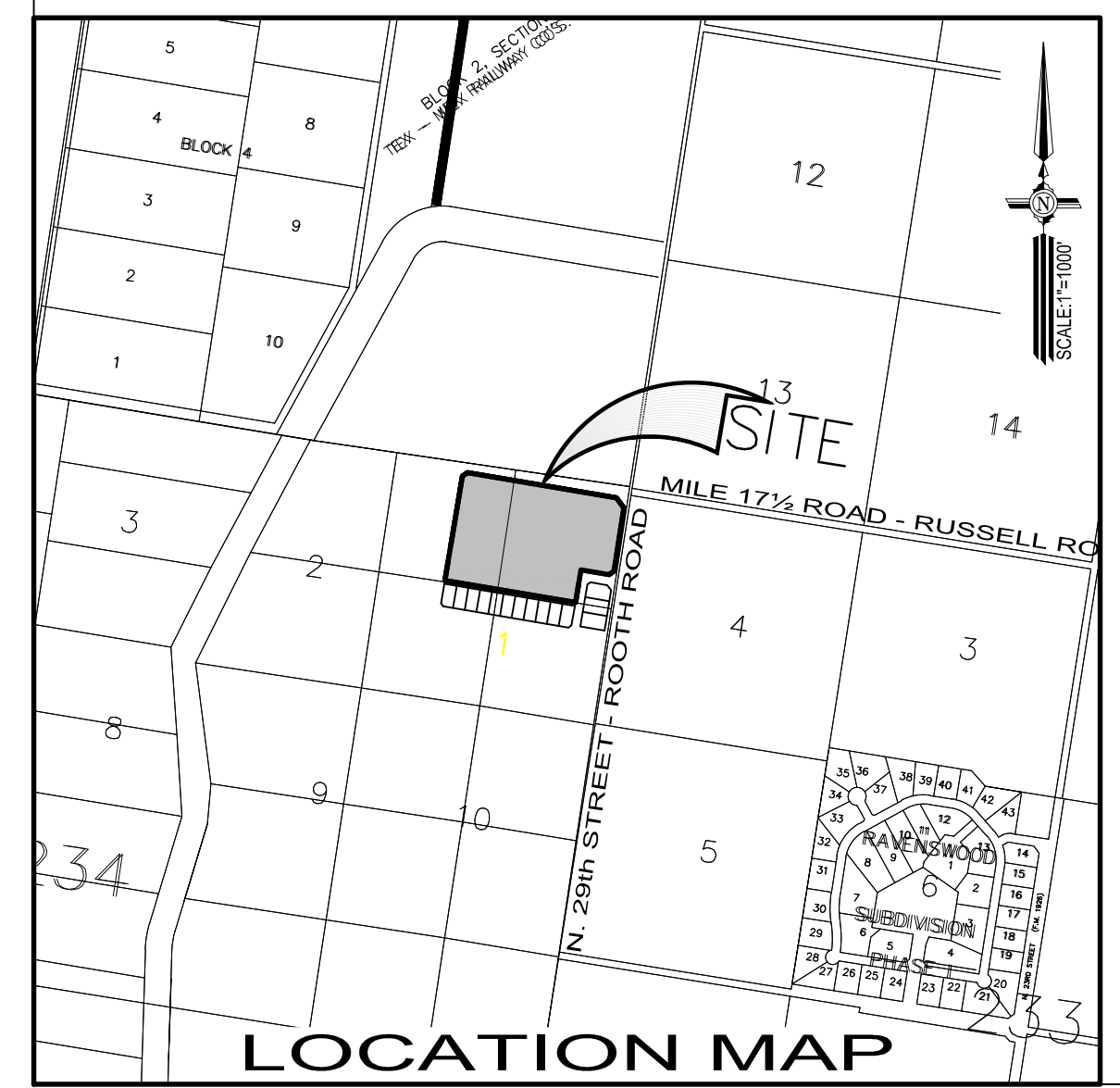
Existing runoff is by surface flow from the parking and green areas into the existing swales on the school's property.

The drainage for IDEA QUEST SUBDIVISION shall remain as it currently is. Runoff from the parking and green areas will flow into the existing onsite swales. The existing swales connect to the drainage pipe system installed in La Puerta Subdivision, which outfalls into the ditches constructed with La Puerta Subdivision and ultimately outfalls into the North Main Drain. As per the drainage plan for La Puerta Subdivision, no onsite detention is required of this site. This was accommodated within the ditches constructed with La Puerta Subdivision (see copy of previous drainage report attached).

KELLEY A. HELLER-VELA, P.E. # 97421



TOPOGRAPHY AND DRAINAGE PLAN



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FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM
DOCUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY

SHEET 3	
SHEET INDEX:	
SHEET 1:	HEADING, INDEX, VICINITY MAP AND ETI, PRINCIPAL CONTACTS, LEGAL DESCRIPTION (METES & BOUNDS), SURVEYOR'S AND ENGINEER'S CERTIFICATION, PLAT NOTES AND RESTRICTIONS, OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION, CITY APPROVAL CERTIFICATE, COUNTY CLERK'S RECORDING CERTIFICATE, HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL, DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETI OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED, H.C.D.D. NO. 1 CERTIFICATION, IRRIGATION DISTRICT CERTIFICATE OF APPROVAL, PROPERTY CONDITIONS PRIOR TO PLAT SUBDIVISION DEPICTING LOTS, STREET RIGHT OF WAY TO BE ABANDONED, PROPERTY CONDITIONS AFTER PLAT SUBDIVISION WITH STREETS, AND EASEMENTS DESIGNATIONS.
SHEET 2:	WATER DISTRIBUTION AND SANITARY SEWER MAP
SHEET 3:	MAP OF TOPOGRAPHY AND DRAINAGE