



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: 05-06-2014

PROPOSED LA JOYA ISD MIDDLE SCHOOL No. 8 SUBDIVISION, PRECINCT No. 3.

ENGINEER: Hinojosa Engineering Inc. DEVELOPER: La Joya ISD

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 Mile 5 North Rd (FM 676) & Bentsen Palm Dr.

SUBDIVISION LIES WITHIN THE: ETJ of Mission and was approved by the P & Z and City Commission of said City

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 06/10/08 PROPERTY LIES WITHIN FLOOD ZONE: "X" & "A" AS PER FEMA.

DRAINAGE DESIGN: Will be accomplished by an onsite detention pond located on the Southwest corner of this development.

ROAD R.O.W. DEDICATION: 5 feet to Bentsen Palm Dr. and 20 feet to Mile 5 North Rd. (FM 676)

H.C.R.O.W. FINAL APPROVAL DATE: 04-28-2014 By, Victor Gallardo Pct. 3 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 04-28-2014 By, Elizardo "Chardo" Ramos Environmental Health Division Manager

SEWER SYSTEM: PACKAGE WASTE WATER TREATMENT PLANT IS IN PLACE FOR DISPOSAL OF INSTITUTIONAL SEWAGE IN ACCORDANCE WITH TCEQ.

WATER SERVICE PROVIDER: S.W.S.C. LINE SIZE: 6" LOCATION: Bentsen Palm

H.C.O.E.C. FINAL APPROVAL DATE: N/A; By Martin Ramirez Environmental Compliance Coordinator

SMALL CONSTRUCTION

The applicant has submitted the required small construction site notice as per Part II, Section E of the TPDES General Permit for Construction Activities (TXR150000) along with a copy of the Erosion Control Plan for the proposed project.

LARGE CONSTRUCTION

The applicant has submitted the required NOI as per Part II, Section E of the TPDES General Permit for Construction Activities (TXR150000) along with a copy of the Erosion Control Plan for the proposed project.

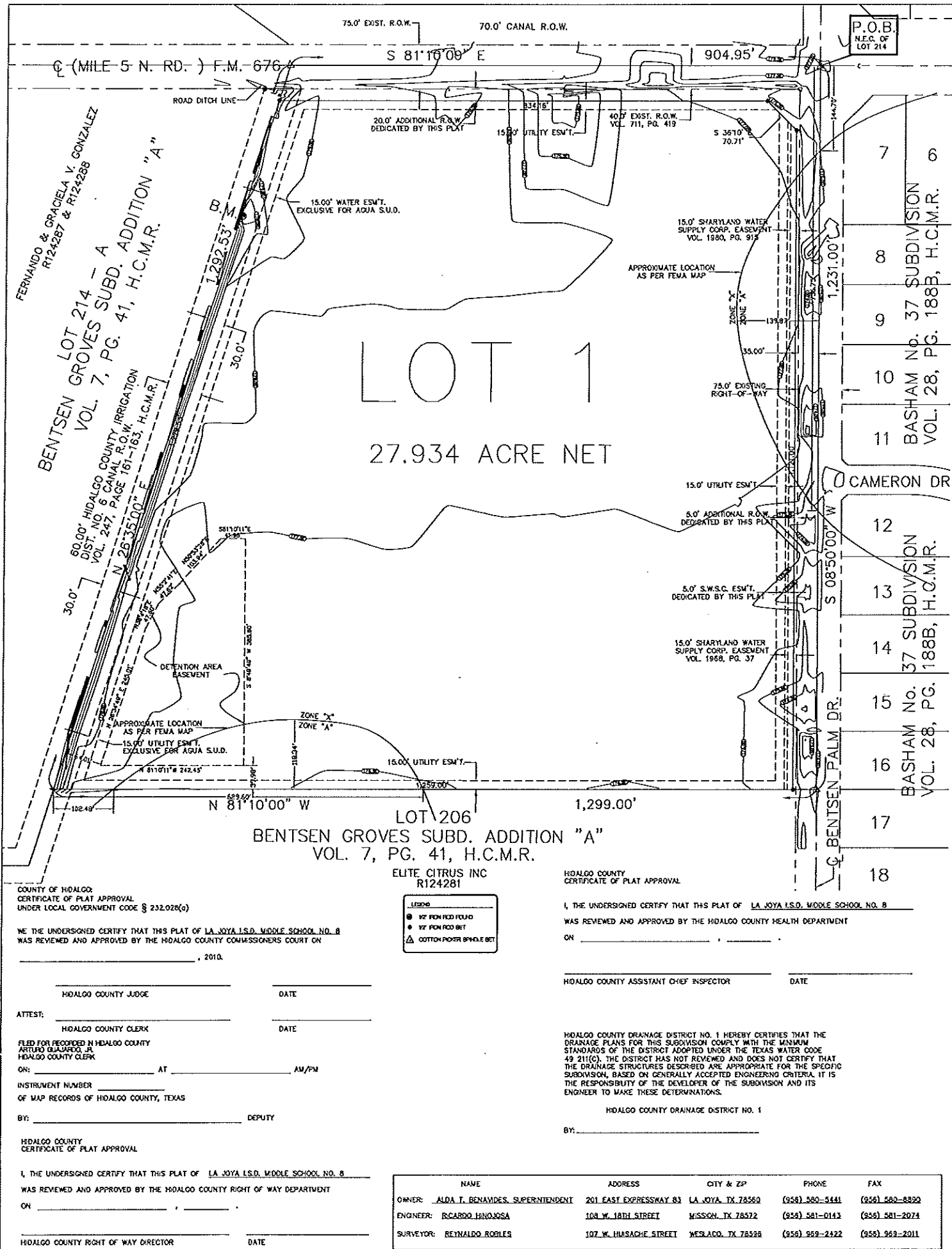
STAFF RECOMMENDS: **Preliminary Approval** subject to comments and future recommendations by planning, other departments and the approval of the City of _____.

Preliminary Approval subject comments and future recommendations by planning and other Departments,

Final Approval subject to recommendations other departments

Final Approval with financial guarantee.

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.



SUBDIVISION PLAT OF LA JOYA I.S.D. MIDDLE SCHOOL NO. 8
 BEING A 31.14 ACRE TRACT OF LAND, ALL OF LOTS 208, 210, 212, AND 214, BENTSEN GROVES SUBDIVISION "A" AS PER MAP RECORDED IN VOLUME 7, PAGE 41 MAP RECORDS OF HIDALGO COUNTY, TEXAS

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

I, ALDA T. BENAVIDES, SUPERINTENDENT, THE UNDERSIGNED, LA JOYA INDEPENDENT SCHOOL DISTRICT, AS SUPERINTENDENT OF A TRACT OF LAND CONTAINING 31.14 ACRES ENCOMPASSED WITHIN THE PROPOSED, LA JOYA I.S.D. MIDDLE SCHOOL NO. 8 HEREBY DEDICATE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, 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 LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.
 (B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF THE STATE STANDARDS.
 (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
 (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

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

OWNER: LA JOYA INDEPENDENT SCHOOL DISTRICT
 ALDA T. BENAVIDES, SUPERINTENDENT
 201 EAST EXPRESSWAY 83
 LA JOYA, TEXAS 78560-0510

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

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

RICARDO HINOJOSA, P.E.
 REG. PROFESSIONAL ENGINEER No. 65228

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 DESCRIPTION OF LA JOYA I.S.D. MIDDLE SCHOOL NO. 8 WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

REYNALDO ROBLES, R.P.L.S. TX LIC. NO. 4032

STATE OF TEXAS
 COUNTY OF HIDALGO
 PLAT OF LA JOYA I.S.D. MIDDLE SCHOOL NO. 8 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSION, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, 2010.

CHAIRMAN, PLANNING COMMISSION

STATE OF TEXAS
 COUNTY OF HIDALGO
 I, THE UNDERSIGNED, MAYOR OF THE CITY OF MISSION TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY WHEREIN MY APPROVAL IS REQUIRED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2010.

ATTEST:
 SECRETARY, CITY OF MISSION, TEXAS. MAYOR, CITY OF MISSION, TEXAS.

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRA TERRITORIAL JURISDICTION OF A MUNICIPALITY:
 LA JOYA I.S.D. MIDDLE SCHOOL NO. 8 IS LOCATED IN HIDALGO COUNTY PRECINCT 3, THE WEST PART OF HIDALGO COUNTY, TEXAS, IN THE SOUTHWEST INTERSECTION OF MILE 5 NORTH AND BENTSEN PALM DRIVE, THE ONLY NEARBY MUNICIPALITY IS THE CITY OF ALTON, ACCORDING TO OFFICIAL MAPS IN THE OFFICE OF SECRETARY OF THE CITY OF PENTAS (POPULATION 7,037, 2005 CENSUS). LA JOYA I.S.D. MIDDLE SCHOOL NO. 8 DOES LIE ON THE FIVE MILE CITY OF MISSION EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 212.001.

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 ON THIS THE _____ DAY OF _____, 2010.

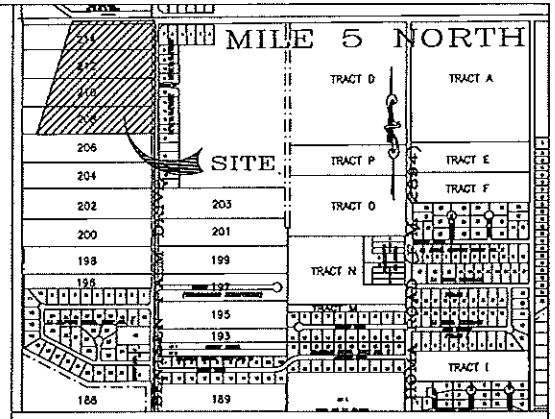
HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THE SUBDIVISION, IF DESIRED, THIS WILL NOT BE AT DISTRICT EXPENSE.

SECRETARY _____ PRESIDENT _____

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: ALDA T. BENAVIDES, SUPERINTENDENT	201 EAST EXPRESSWAY 83	LA JOYA, TX 78560	(956) 580-5441	(956) 580-8820
ENGINEER: RICARDO HINOJOSA	108 W. 18TH STREET	MISSION, TX 78572	(956) 581-0143	(956) 581-2074
SURVEYOR: REYNALDO ROBLES	107 W. HUSACHE STREET	MESADO, TX 78528	(956) 959-2422	(956) 963-2011

GENERAL PLAT NOTES AND RESTRICTIONS:

- FLOOD ZONE STATEMENT:**
 FLOOD ZONE DESIGNATION ZONE "A" AREAS DETERMINED TO BE OUTSIDE OF 500-YEAR FLOOD PLAIN.
 FLOOD ZONE DESIGNATION ZONE "A" NO BASE FLOOD ELEVATION DETERMINED COMMUNITY PANEL NO. 480334 0290 D, EFFECTIVE DATE: JUNE 08, 2000.
 THE AREAS BETWEEN THE DRAINAGE EASEMENT AND THE STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN. COMMUNITY PANEL NO. 480334 0290 D, EFFECTIVE DATE: JUNE 08, 2000 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS, AND THE LOCAL FLOOD PLAN ADMINISTRATOR IDENTIFIES NO OTHER AREA WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN.
- MINIMUM SETBACKS LINES:**
 MILE 5 NORTH: 60.00 FEET
 BENTSEN PALM: 60.00 FEET
 SIDE: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
 REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
 CORNER SIDE: 20.00 FEET OR EASEMENT WHICHEVER IS GREATER.
- MINIMUM FINISH FLOOR ELEVATION NOTE:**
 MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOT LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AREA AT THE TIME FOR 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. NO CONSTRUCTION OF ANY KIND SHALL BE ALLOWED WITHIN FLOOD ZONE "A" AREA.
- BENCHMARK NOTE:**
 1. DESCRIPTION: BM NO. 137 ELEV.=181.146 APPROXIMATE LOCATION 1.2 MILES NORTH FROM INTERSECTION F.M. 107 AND BENTSEN PALM DRIVE. (NAVD 88)
 2. DESCRIPTION: SQUARE CUT ELEV.=183.23 ON CANAL GATE, LOCATED APPROXIMATELY 270.0 FEET SOUTH OF MILE 5 NORTH (F.M. 875). NAVD 88
- 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 81,833 CUBIC-Feet OR 1.68 ACRE-Feet OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE PROPOSED DRAINAGE FOR LA JOYA MIDDLE SCHOOL NO. 8 SHALL CONSIST OF STORM RUNOFF WHICH WILL BE DETAINED IN A DETENTION AREA LOCATED ON THIS SITE, AND WILL THEN BE CARRIED THROUGH A 24" STORM PIPE TO A DRAIN DITCH LOCATED SOUTH OF THE SITE (WEST MAIN ST).
- DRAINAGE SWALE EASEMENT NOTE:**
 NO FALL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE SWALES OR UTILITY EASEMENTS. EACH DRAINAGE SWALE AND DETENTION EASEMENT SHALL BE MAINTAINED AND BE THE RESPONSIBILITY OF THE LA JOYA MIDDLE SCHOOL NO. 8 DISTRICT AND KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION AND MAINTENANCE OF THE DRAINAGE SWALE EASEMENT.
- WELLS:**
 THERE ARE NO WATER WELLS WITHIN 150.0 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- BUILDING CONSTRUCTION:**
 NO BUILDING CONSTRUCTION WILL BE PERMITTED OVER ANY EASEMENTS. 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.
- UTILITY EASEMENTS:**
 ALL PUBLIC UTILITY EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15 FEET AS PER THE HIDALGO COUNTY MOBILE 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.
- FIRE HYDRANTS:**
 FIRE HYDRANTS INSTALLED WITHIN THE CORPORATION'S DISTRIBUTION SYSTEM ARE PROVIDED AT THE CONVENIENCE OF THE CORPORATION AND DO NOT IMPLY ANY RESPONSIBILITY ON THE PART OF THE CORPORATION TO MEET FIRE FLOW REQUIREMENTS.
- LA JOYA I.S.D. MIDDLE SCHOOL NO. 8:**
 LA JOYA I.S.D. MIDDLE SCHOOL NO. 8 IS BEING DESIGNED FOR INSTITUTIONAL SEWAGE IN ACCORDANCE TO CGO GUIDELINES. ENGINEER CERTIFIES BY SIGNING THIS PLAT THAT DESIGN OF SAID SYSTEM MEETS ALL TOEG REGULATIONS GOVERNING THIS TYPE OF WORK.
- DRIVEWAY ENTRANCES:**
 DRIVEWAY ENTRANCES WITH SAFETY ENDS WILL BE CONSTRUCTED ALONG BENTSEN PALM DRIVE AT BUILDING PERMIT STAGE.
- LOT 1:**
 LOT 1 SHALL BE FOR SCHOOL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN FOR A SCHOOL. LOT 1 ARE FOR NONRESIDENTIAL USE. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS. APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHALL ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
- DRIVEWAY/ENTRANCE PERMITS:**
 TDDOT DRIVEWAY/ENTRANCE PERMITS ARE REQUIRED FOR LOT(S) 1 PRIOR TO THE CONSTRUCTION OF A DRIVEWAY/ENTRANCE ON TO FM 876 ROAD. TDDOT ACCESS PERMIT IS REQUIRED PRIOR TO THE COUNTY ISSUING A DEVELOPING AND/OR BUILDING PERMIT.
- PACKAGE WASTE WATER TREATMENT PLANT:**
 PACKAGE WASTE WATER TREATMENT PLANT IS BEING DESIGNED FOR DISPOSAL OF INSTITUTIONAL SEWAGE IN ACCORDANCE WITH TOEG GUIDELINES. ENGINEER CERTIFIES BY SIGNING THIS PLAT THAT THE DESIGN OF SAID SYSTEM MEETS ALL TOEG REGULATIONS GOVERNING THIS TYPE OF WORK.
- OFF-SITE PARKING:**
 AN OFF-SITE PARKING LOT SITE PLAN AND DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR SCHOOLS, COMMERCIAL INDUSTRIAL & MULTI-FAMILY USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO 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.
- DRIVEWAY ENTRANCES:**
 DRIVEWAY ENTRANCES WITH SAFETY ENDS ARE REQUIRED TO BE CONSTRUCTED ALONG BENTSEN PALM DRIVE BY DEVELOPER.
- BUILDING PERMITTED:**
 NO BUILDING PERMITTED OVER ANY EASEMENT.



LOCATION MAP SCALE 1" = 1000'

PREPARED BY: HINOJOSA ENGINEERING, INC.
 108 W. 18TH STREET
 MISSION, TEXAS 78572

DATE PREPARED: APRIL 26, 2010
 DATE SURVEYED: MAY 2007 PROJECT NO. 07-191

SUBDIVISION PLAT OF LA JOYA I.S.D. MIDDLE SCHOOL NO. 8
 BEING A 31.14 ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOTS 208, 210, 212, AND 214, OUT OF BENTSEN GROVES SUBDIVISION ADDITION "A", ACCORDING TO THE MAP RECORDED IN VOLUME 7, PAGE 41, HIDALGO COUNTY, TEXAS.

PLAT SHEET 1 OF 3

DESCRIPTION OF 31.14 ACRES OF LAND

BEING 31.14 ACRES OF LAND SITUATED IN HIDALGO COUNTY, TEXAS, AND BEING ALL OF LOTS 208, 210, 212 AND 214, BENTSEN GROVES SUBDIVISION, ADDITION "A" AS PER MAP RECORDED IN VOLUME 7, PAGE 41 OF THE HIDALGO COUNTY MAP RECORDS, AND SAID 31.14 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A COTTON PICKER SPINDLE SET FOR THE NORTHEAST CORNER OF SAID LOT 214 AND THE NORTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, SOUTH 08°50' WEST, 1,231.00 FEET, WITH THE CENTERLINE OF BENTSEN PALM DRIVE AND WITH THE EAST LINE OF SAID LOTS 208, 210, 212 AND 214 TO A COTTON PICKER SPINDLE SET FOR THE SOUTHWEST CORNER OF SAID LOT 208 AND THE SOUTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, SOUTH 08°50' WEST, 1,231.00 FEET, WITH THE CENTERLINE OF BENTSEN PALM DRIVE AND WITH THE EAST LINE OF SAID LOTS 208, 210, 212 AND 214 TO A COTTON PICKER SPINDLE SET FOR THE SOUTHWEST CORNER OF SAID LOT 208 AND THE SOUTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, NORTH 81°10' WEST, WITH THE SOUTH LINE OF SAID LOT 208, AT A DISTANCE OF 35.00 FEET PASS A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "R&A" SET FOR REFERENCE ON THE WEST RIGHT OF WAY LINE OF SAID BENTSEN PALM DRIVE, CONTINUING A DISTANCE OF 1,264.00 FEET PASS THE EAST CANAL RIGHT OF WAY LINE OF SAID HIDALGO COUNTY IRRIGATION DISTRICT NO. 6, AND CONTINUING FOR A TOTAL DISTANCE OF 1,299.00 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "R&A" SET FOR THE SOUTHWEST CORNER OF SAID LOT 6 AND THE SOUTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, NORTH 25°35' EAST, AT A DISTANCE OF 1,252.53 FEET PASS A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "R&A" SET FOR THE SOUTH RIGHT OF WAY LINE OF SAID MILE 5 NORTH ROAD, AND CONTINUING FOR A TOTAL DISTANCE OF 1,292.53 FEET, WITH THE WEST LINE OF SAID LOTS 208, 210, 212 AND 214 TO A COTTON PICKER SPINDLE SET FOR THE NORTHEAST CORNER OF SAID LOT 214 AND THE NORTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, SOUTH 81°10' EAST, 904.95 FEET, WITH THE NORTH LINE OF SAID LOT 214 AND WITH THE CENTERLINE OF F.M. 876 (MILE 5 NORTH ROAD) TO THE POINT OF BEGINNING AND CONTAINING 31.14 ACRES OF LAND MORE OR LESS.

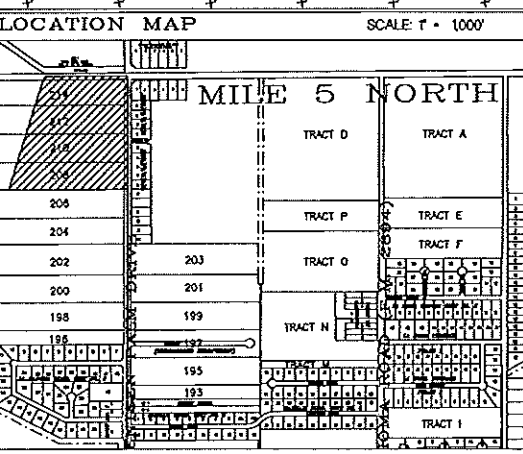
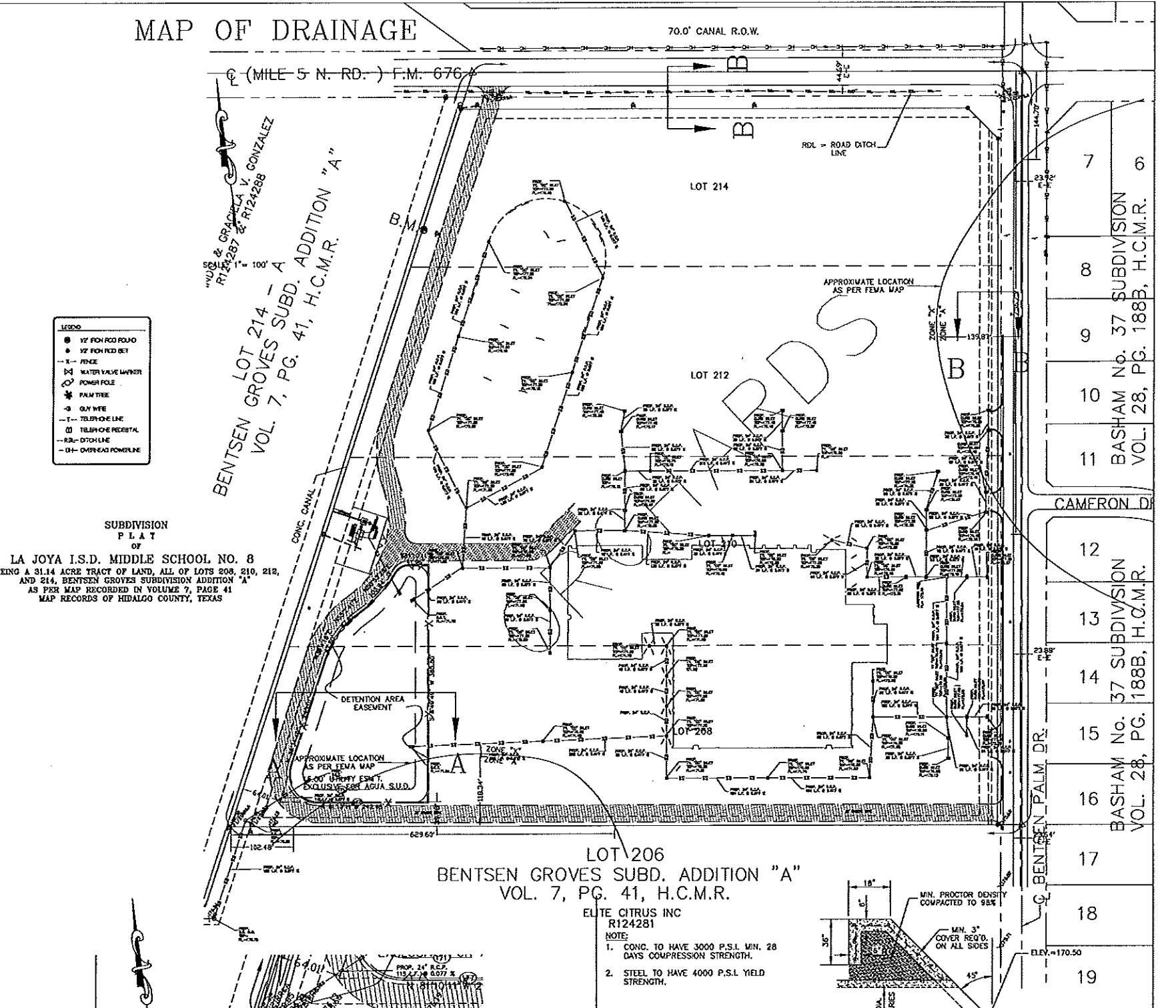
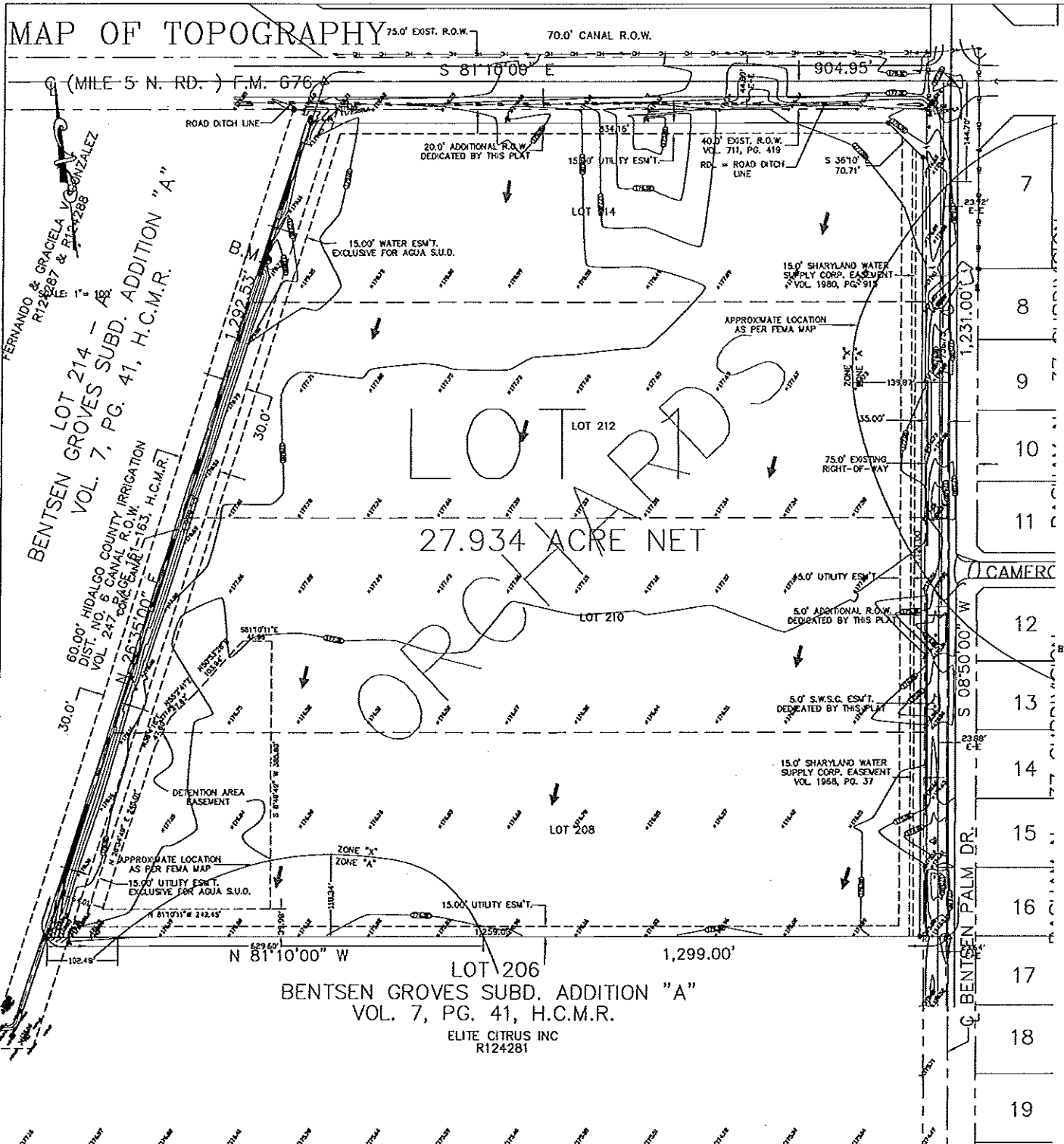
I, FRANCISCO FLORES, HEREBY CERTIFY THAT THE AGUA SPECIAL UTILITY DISTRICT HAS APPROVED THE POTABLE WATER SUPPLY PLAN FOR LA JOYA I.S.D. MIDDLE SCHOOL NO. 8 HIDALGO COUNTY, TEXAS. THE AGUA SPECIAL UTILITY DISTRICT IS THE HOLDER OF A CERTIFICATE OF PUBLIC CONVENIENCE AND NECESSITY ISSUED BY THE STATE OF TEXAS TO FURNISH POTABLE WATER TO AN AREA IN HIDALGO COUNTY, TEXAS, THAT INCLUDES THIS SUBDIVISION, AND IS THEREFORE OBLIGATED TO SERVE THIS SUBDIVISION WITH POTABLE WATER TO THE EXTENT REQUIRED BY THE LAWS OF THE STATE OF TEXAS. THE AGUA SPECIAL UTILITY DISTRICT AGREES THAT IT WILL PROVIDE WATER TO THIS SUBDIVISION AT THE TIME WHEN ALL OF THE INFRASTRUCTURE REQUIREMENTS FOR THIS SUBDIVISION ARE MET. WATER METERS ARE IMMEDIATELY AVAILABLE FOR THIS PURPOSE UPON COMPLETION OF THE WATER FACILITIES SHOWN ON THE PLAT OF THE SUBDIVISION.

MR. FRANCISCO FLORES, GENERAL MANAGER
 AGUA SPECIAL UTILITY DISTRICT

NO.	SHEET	REVISION	DATE	APPROVED

INDEX TO SHEET OF LA JOYA I.S.D. MIDDLE SCHOOL NO. 8

SHEET	DESCRIPTION
SHEET 1	MEASURING INDEX, LOCATION MAP AND ETC. PRINCIPAL CONDITIONS, PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS, LEGAL DESCRIPTION (METES AND BOUNDS), SURVEYING AND ENGINEERING CERTIFICATIONS, PLAT NOTES AND RESTRICTIONS, OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION, COUNTY CLERK'S RECORDING CERTIFICATE, HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL, DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE CITY OF MISSION, TEXAS, AND THE CITY OF MISSION, TEXAS, AND THE CITY OF PENTAS (POPULATION 7,037, 2005 CENSUS). LA JOYA I.S.D. MIDDLE SCHOOL NO. 8 DOES LIE ON THE FIVE MILE CITY OF MISSION EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 212.001.
SHEET 2	HIDALGO COUNTY IRRIGATION DISTRICT CERTIFICATE OF APPROVAL, REVISION NOTES, H.C.M.R. AND H.C.M.R. DEPT. MAP OF TOPOGRAPHIC MAP OF DRAINAGE MAP OF OFF-SITE DRAINAGE, LOCATION MAP
SHEET 3	WATER DISTRIBUTION AND SANITARY SEWER LOSS/SET MAP, DETAILS, LOCATION MAP, WATER DISTRIBUTION AND SANITARY SEWER LOSS/SET MAP, DETAILS, LOCATION MAP, WATER DISTRIBUTION AND SANITARY SEWER LOSS/SET MAP, DETAILS, LOCATION MAP, WATER DISTRIBUTION AND SANITARY SEWER LOSS/SET MAP, DETAILS, LOCATION MAP



NOTE:
CONTRACTOR TO RECONSTRUCT ROAD SIDE DITCH AT COUNTY AND TXDOT SPECIFICATIONS.

PROPOSED CULVERTS WITH SAFETY ENDS TO ALL PROPOSED DRIVEWAYS.

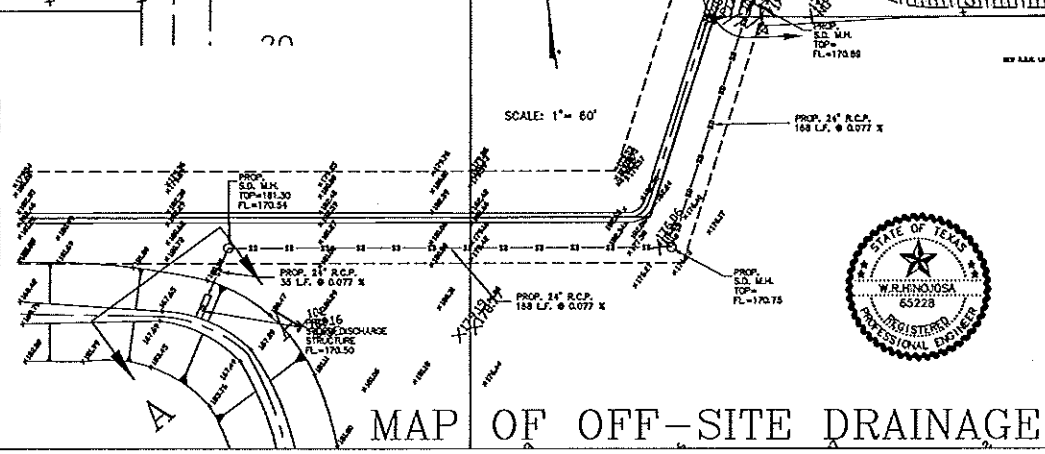
MZ	SHEET	REVISION	DATE	APPROVED

PREPARED BY: HINOJOSA ENGINEERING, INC.
108 W. 18TH STREET
MISSION, TEXAS 78572

DATE PREPARED: APRIL 27, 2010
DATE SURVEYED: MAY 2007
PROJECT NO. 07-191

SUBDIVISION PLAT OF
LA JOYA I.S.D. MIDDLE SCHOOL NO. 8
BEING A 31.14 ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOTS 208, 210, 212, AND 214, OUT OF BENTSEN GROVES SUBDIVISION ADDITION "A", ACCORDING TO THE MAP RECORDED IN VOLUME 7, PAGE 41, HIDALGO COUNTY, TEXAS.

PLAT SHEET 2 OF 3



RECONSTRUCTION OF ROAD DITCH

SCALE: N.T.S.

DETAIL "B-B"

STORM DISCHARGE STRUCTURE

MIN. PROCTOR DENSITY COMPACTED TO 98%

MIN. 3" COVER REQ'D. ON ALL SIDES

ELEV. = 170.50

DITCH FLOWLINE ELEV. = 167.15

6" x 6" NO. 6 WIRE MESH OR EQUAL (LAPPED 6")

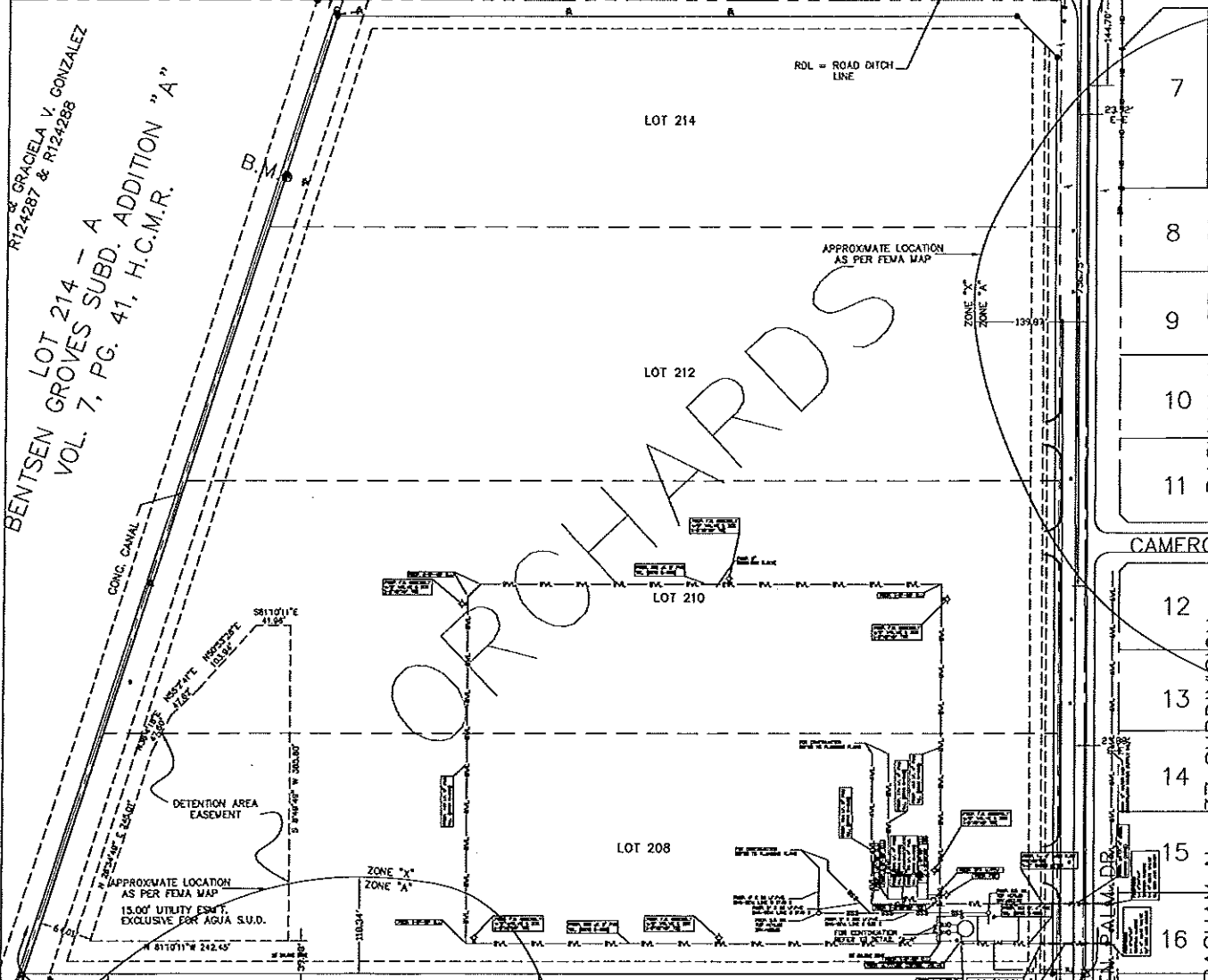
INDEX TO SHEET OF LA JOYA I.S.D. MIDDLE SCHOOL NO. 8

SHEET	DESCRIPTION
SHEET 1	HEADINGS, NOTES, LOCATION MAP AND FILE, PROPOSED CULVERTS, PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS, LEGAL DESCRIPTION (NOTES AND BOUNDARY SURVEYORS AND ENGINEERS CERTIFICATIONS, PLAT NOTES AND RESTRICTIONS, OWNERS DECLARATION, CERTIFICATION, AND ATTESTATION, COUNTY CLERK'S RECORDING CERTIFICATE, HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL, DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE LEFT OF A ROADWAY, AND DESIGNATION OF THE PROJECT AS SITUATED, H.C.M.R. NO. 1 CERTIFICATION, EROSION CONTROL DISTRICT CERTIFICATE OF APPROVAL, REVISION NOTES, HOOD AND SHOW DEPT.,
SHEET 2	MAP OF TOPOGRAPHY AND DRAINAGE, MAP OF OFF-SITE DRAINAGE, LOCATION MAP
SHEET 3	WATER DISTRIBUTION AND SANITARY SEWER (WSS) MAP, DETAILS, LOCATION MAP, DRAINAGE REPORT, HOLDING CERTIFICATE OF DESIGNATION FROM H.E., INC. THIS DEVELOPMENT, DRAINAGE, AND ENGINEERS ACKNOWLEDGMENT

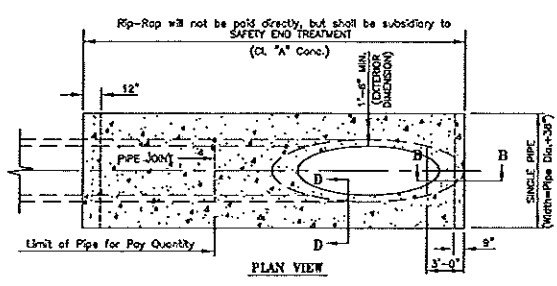
HINOJOSA ENGINEERING, INC.
STRUCTURAL AND CIVIL ENGINEERING
108 W. 18TH ST. MISSION, TEXAS
(956) 581-0143 FAX: (956) 581-2074
E-MAIL: HinojosaEngInc@aol.com
REGISTRATION NUMBER: 65223 EXPIRATION DATE: 9/30/2010

MAP OF WATER AND SEWER 70.0' CANAL R.O.W.

☐ (MILE 5 N. RD.) F.M. 676



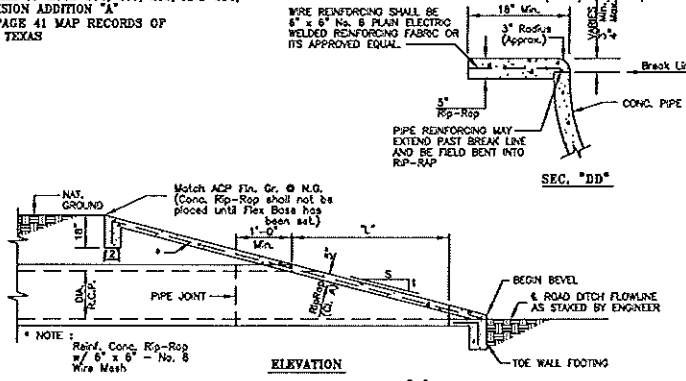
LOT 206
 BENTSEN GROVES SUBD. ADDITION "A"
 VOL. 7, PG. 41, H.C.M.R.
 ELITE CITRUS INC
 R124281
 SUBDIVISION
 P L A T
LA JOYA I.S.D. MIDDLE SCHOOL NO. 8
 BEING A 31.14 ACRE TRACT OF LAND, ALL OF LOTS 208, 210, 212, AND 214,
 BENTSEN GROVES SUBDIVISION ADDITION "A"
 AS PER MAP RECORDED IN VOLUME 7, PAGE 41 MAP RECORDS OF
 HIDALGO COUNTY, TEXAS



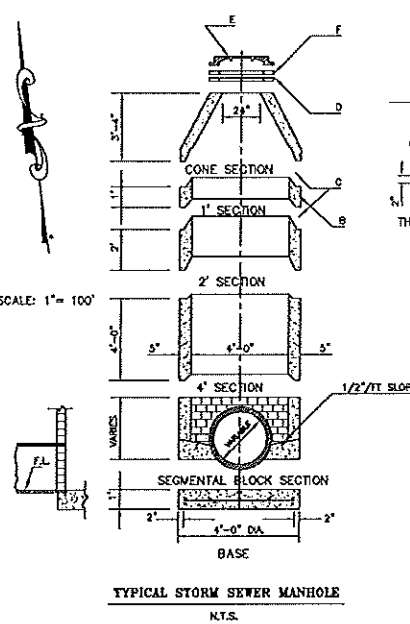
SAFETY END TREATMENT PIPE LENGTHS

PIPE DIA (N)	3:1	4:1	5:1	6:1
12"	2'-0"	2'-8"	3'-4"	4'-0"
15"	2'-8"	3'-6"	4'-2"	4'-8"
18"	3'-6"	4'-4"	5'-0"	5'-6"
24"	5'-2"	6'-0"	6'-8"	7'-4"
30"	6'-10"	7'-8"	8'-6"	9'-2"
36"	8'-6"	9'-4"	10'-2"	10'-8"

SAFETY END TREATMENT - (Type "C") DETAILS
 N.T.S.

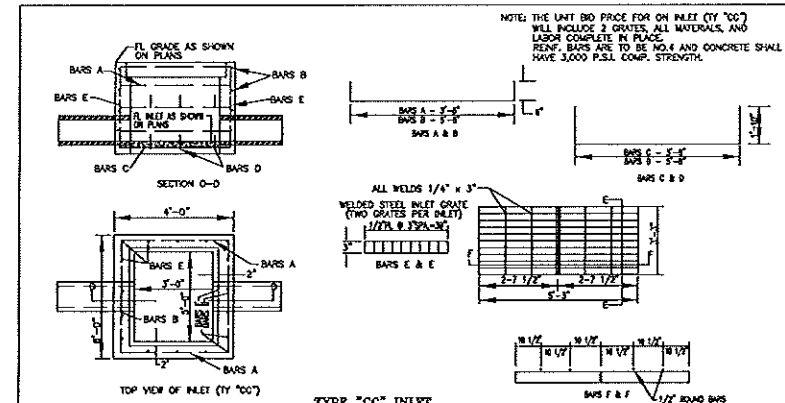


ELEVATION
 SAFETY END TREATMENT - TYPE "C"
 N.T.S.

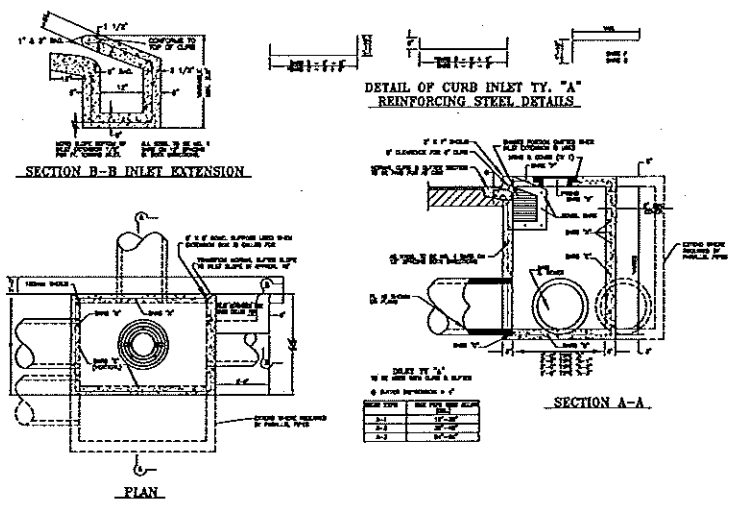


TYPICAL STORM SEWER MANHOLE
 N.T.S.

- GENERAL NOTES**
1. SEGMENTAL BLOCKS MAY BE USED ON LARGE DIAMETER PIPES IN LIEU OF BREAKING OUT LARGE HOLES IN PRE-CAST SECTION.
 2. SEGMENTAL BLOCK SECTION AND PRE-CAST SECTION MAY BE ALTERNATED.
 3. PRE-CAST SECTIONS MAY PLACE IN ORDER.
 4. FOOTING TO BE POURED ON UN-DISTURBED SOIL.
 5. 1/2" OF MORTAR TO BE PLACED ON INSIDE AND OUTSIDE OF SEGMENTAL MANHOLES.



TYPE "CC" INLET



TYPICAL DETAILS & GENERAL NOTES
 SCALE: N.T.S.

DRAINAGE STATEMENT
 LA JOYA I.S.D. MIDDLE SCHOOL NO. 8
 HIDALGO COUNTY, TEXAS

LA JOYA I.S.D. MIDDLE SCHOOL NO. 8 (JUAN DE DIOS MIDDLE SCHOOL) IS LOCATED ON SOUTHWEST CORNER OF THE INTERSECTION OF F.M. 676 (5 MILE ROAD) AND BENTSEN PALM DRIVE, AND IS DESCRIBED AS FOLLOWS: LOTS 208, 210, 212, AND 214, BENTSEN GROVES SUBDIVISION ADDITION "A", HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 7, PAGE 41 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS.

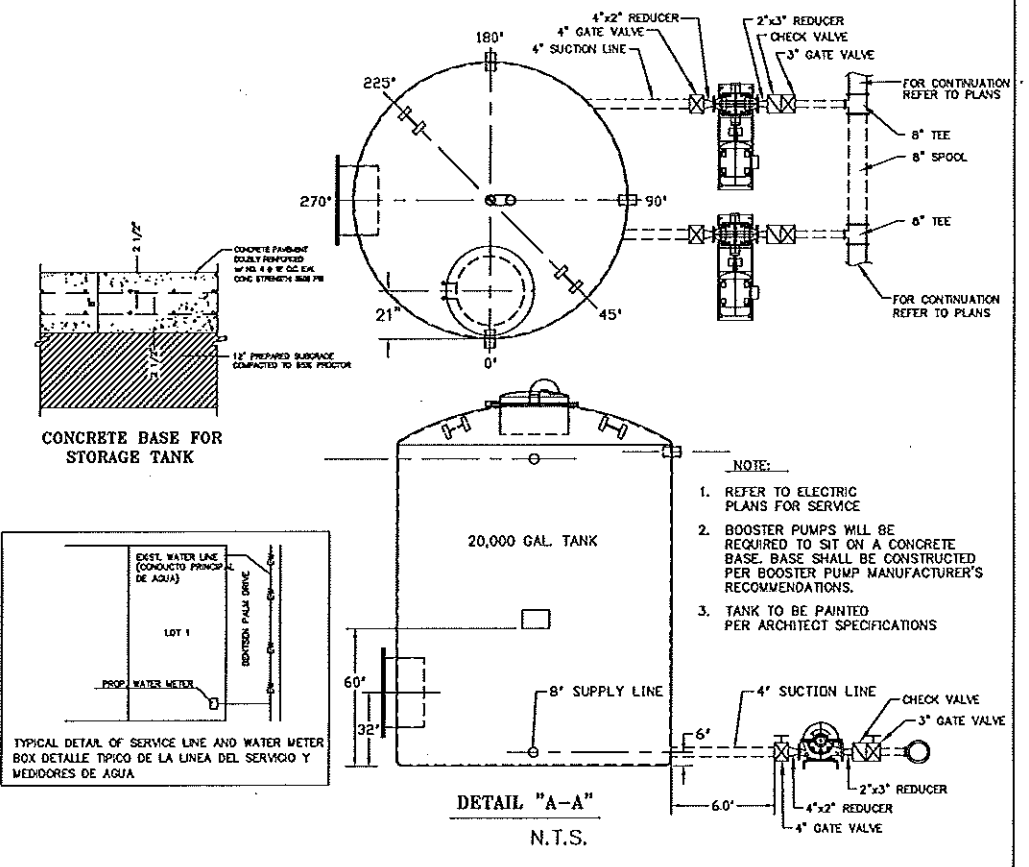
BY GRAPHICAL PLOTTING THIS PROPERTY FALLS IN FLOOD ZONE "X", WHICH IS DESCRIBED AS AREAS DETERMINED TO BE OUTSIDE OF 500-YEAR FLOOD PLAIN, AND FLOOD ZONE "A", WHICH IS DESCRIBED AS AREAS OF 100-YEAR FLOODING (CFE 177.5), AS PER F.E.M.A. FLOOD INSURANCE RATE MAP WITH COMMUNITY PANEL NO. 480334 0290 D, WITH REVISED DATE OF JUNE 6, 2000. THE RUN-OFF COEFFICIENT FOR UNDEVELOPED AREAS IS 0.35, THIS RUNOFF COEFFICIENT WAS PROPOSED ACCORDING TO THE RATIONAL FORMULA COEFFICIENT FOR UNIMPROVED AREAS WITH RELATIVELY FLAT SLOPES.

USE FOR THIS LAND WILL BE A MIDDLE SCHOOL SITE. THE FUTURE RUNOFF COEFFICIENT FOR THIS SUBDIVISION HAS BEEN DETERMINED TO BE C=0.47, THIS RUNOFF COEFFICIENT WAS PROPOSED ACCORDING TO THE RATIONAL FORMULA FOR WEIGHTED COEFFICIENTS. THE ADDITIONAL STORM RUNOFF FOR THIS SUBDIVISION WILL BE DETAINED IN A DETENTION AREA LOCATED IN THIS SITE, AND WILL THEN BE CARRIED THROUGH A 24" STORM PIPE TO A DRAIN DITCH LOCATED SOUTH OF THIS SITE (WEST MAIN III).

DRAINAGE CALCULATIONS (SEE ATTACHED CALCULATIONS OUTPUT) FOR A 10-YEAR FREQUENCY STORM USING THE RATIONAL FORMULA REVEAL AN EXISTING RUNOFF DISCHARGE OF 2810 CFS. THE PROPOSED SUBDIVISION WILL HAVE A FUTURE RUNOFF DISCHARGE OF 7501 CFS. THE TOTAL MAXIMUM VOLUME OF ADDITIONAL RUNOFF FOR A 10-YEAR FREQUENCY IS 81,833 CUBIC FEET.

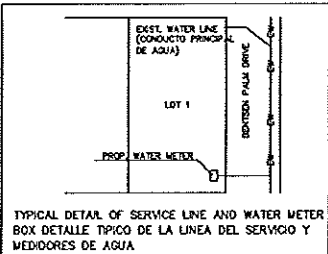
BY MY SIGNATURE BELOW, I CERTIFY THAT THIS SUBDIVISION LIES IN FLOOD ZONE "X" AND "A" - AREAS DETERMINED TO BE OUTSIDE OF 500-YEAR FLOOD PLAIN AND NO BASE FLOOD ELEVATION DETERMINED AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0290 D, REVISED DATE OF JUNE 6, 2000, IS CONTAINED WITHIN THE GREEN AREA, POND AND DRAINAGE SWALES WITHIN THE SUBDIVISION BASED ON GRAPHICAL REPRESENTATION ON DATE SIGNED.

RICARDO HINOJOSA, P.E.
 REG. PROFESSIONAL ENGINEER, NO. 65228



BOOSTER STATION
 N.T.S.

CONCRETE BASE FOR STORAGE TANK



TYPICAL DETAIL OF SERVICE LINE AND WATER METER BOX
 DETALLE TÍPICO DE LA LINEA DEL SERVICIO Y MEDIDORES DE AGUA

- NOTE:**
1. REFER TO ELECTRIC PLANS FOR SERVICE
 2. BOOSTER PUMPS WILL BE REQUIRED TO SIT ON A CONCRETE BASE. BASE SHALL BE CONSTRUCTED PER BOOSTER PUMP MANUFACTURER'S RECOMMENDATIONS.
 3. TANK TO BE PAINTED PER ARCHITECT SPECIFICATIONS

NO.	SHEET	REVISION	DATE	APPROVED

INDEX TO SHEET OF LA JOYA I.S.D. MIDDLE SCHOOL NO. 8

SHEET	DESCRIPTION
SHEET 1	READING INDEX, LOCATION MAP AND LIE PRINCIPAL CONTACTS AND BOUNDARY SURVEYORS AND ENGINEERS CERTIFICATION, PLAT NOTES AND RESTRICTIONS, OWNER'S DECLARATION, CERTIFICATION AND ATTESTATION, COUNTY CLERK'S RECEIPT, HIDALGO COUNTY CLERK'S RECORD NO. 1 IDENTIFICATION, PROVISION DISTRICT CERTIFICATE OF APPROVAL, REVISION NOTES, HOLD AND HOLD OPEN.
SHEET 2	MAP OF TOPOGRAPHIC MAP OF DRAINAGE, MAP OF OFF-SITE DRAINAGE LOCATION MAP.
SHEET 3	WATER DISTRIBUTION AND SANITARY SEWER (SSS) MAP, DETAILS, LOCATION MAP, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THE DEVELOPMENT, DRAINAGE AND ENGINEER'S ACKNOWLEDGEMENT.

HINOJOSA ENGINEERING, INC.
 STRUCTURAL AND CIVIL ENGINEERING
 108 W. 18TH ST. MISSION, TEXAS
 (956) 581-0143 FAX: (956) 581-2074
 E-MAIL: HinojosaEng@aol.com
 REGISTRATION NUMBER: 65228 EXPIRATION DATE: 9/30/2010

