



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: 05-27-2014

PROPOSED MONTE ALTO ISD HIGH SCHOOL SUBDIVISION, PRECINCT No. 1.

ENGINEER: M. GARCIA ENGINEERING DEVELOPER: MONTE ALTO ISD

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL 1 INSTITUTIONAL

LOCATION DESCRIPTION: North side of Valdez Ave., approximately ½ mile West of FM 88.
SUBDIVISION LIES WITHIN THE: The rural area of the County.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 08-23-11 PROPERTY LIES WITHIN FLOOD ZONE: "X Un-shaded" AS PER FEMA.
DRAINAGE DESIGN: Drainage will be accomplished by onsite drainage detention pond area with an outfall structure discharging into the Hidalgo & Willacy Counties Water Control & Improvement District No 1 Ditch

ROAD R.O.W. DEDICATION: 20 feet to Valdez Avenue

H.C.R.O.W.FINAL APPROVAL DATE: 03-04-14 : By, Roy Gonzalez PCT 1 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 05-16-14 by: Elizardo "Chardo" Ramos, Environmental Health Division Manager

SEWER SYSTEM: SANITARY SEWER BY: N.A.W.S.C. LINE SIZE: 8" LOCATION: First Street

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 6" LOCATION: Valdez Ave.

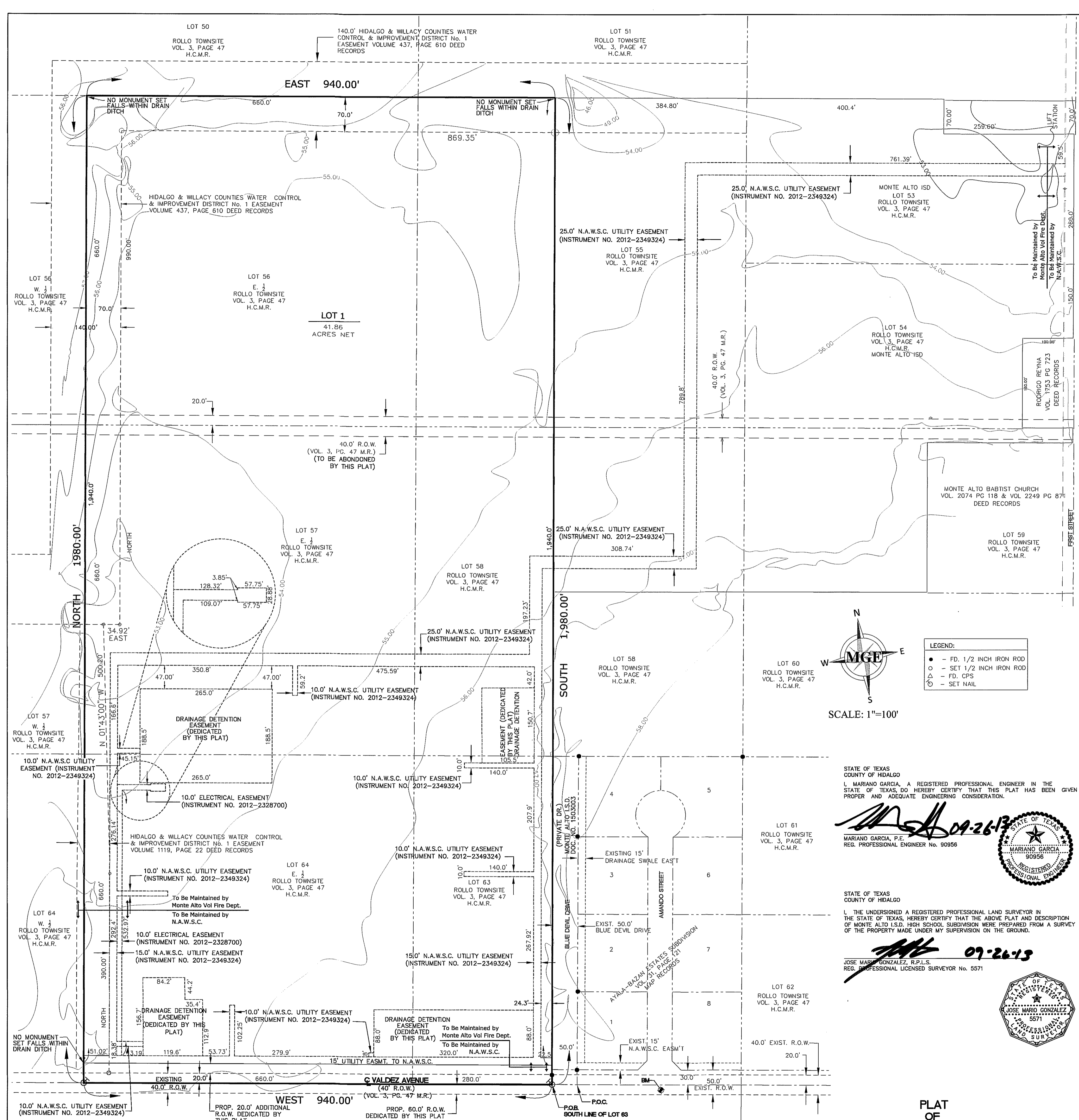
H.C.O.E.C. APPROVED DATE: 07-10-13 .: By Martin Ramirez, Director of Office of Environmental Compliance
 Will not be issuing clearances for this plat since the school was built several years ago.

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: OCTOBER 11, 2011

STAFF RECOMMENDS:

- 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.



STATE OF TEXAS
 COUNTY OF HIDALGO
 OWNER'S DEDICATION, 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 OR UTILITIES, ALL STREETS, WATER WAYS, WATER COURSES, ALLEYS, EASEMENTS, AND RIGHT-OF-WAY HEREBY SHOWN ON THE PURPOSE OF CONSIDERATION HEREBY 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:

Melinda Chapa
 MELINDA CHAPA, MONTE ALTO I.S.D. BUSINESS MANAGER
 25149 1ST STREET
 MONTE ALTO, TEXAS 78538

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 PURPOSED AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 2014

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

COUNTY OF HIDALGO:
 CERTIFICATE OF PLAT APPROVAL
 UNDER LOCAL GOVERNMENT CODE § 232.026(a)

WE 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 _____, 2014

HIDALGO COUNTY JUDGE _____ DATE _____
 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 _____, 2014 AND WAS RECORDED IN BOOK _____ SHEET(S) _____ THE PLAT RECORDS OF HIDALGO COUNTY AT _____ O'CLOCK _____ ON _____, 2014

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 49 211(C). 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.

BY: _____ HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

WE, THE UNDERSIGNED OWNER (S) OF LAND SHOWN ON THIS PLAT, FOR THE CONSIDERATION OF DELTA LAKE IRRIGATION DISTRICT (WILCOY AND HIDALGO COUNTY) APPROVING THIS PLAT, ASSUME ALL RESPONSIBILITY FOR THE DRAINAGE OF THE LAND COVERED HEREBY AND WE, OUR HEIRS AND ASSIGNS, ASSUME ANY COSTS IN CONNECTION WITH ANY DRAINAGE NEEDED NOW OR AT ANY TIME IN THE FUTURE.

OWNER: _____ OWNER: _____

THE STATE OF TEXAS:
 COUNTY OF HIDALGO:
 COUNTY OF WILCOY:

"THIS PLAT, MONTE ALTO I.S.D. HIGH SCHOOL SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE DELTA LAKE IRRIGATION DISTRICT OF WILCOY AND HIDALGO COUNTY, TEXAS AND IS HEREBY APPROVED BY SAID DISTRICT. ALL RIGHTS, RULES AND REGULATIONS OF THE DELTA LAKE IRRIGATION DISTRICT EXISTING PRIOR TO THE SUBMISSION OF THIS PLAT ARE NOT ABRIDGED BY THE SUBSEQUENT APPROVAL OF THIS PLAT BY SAID DISTRICT, NOTWITHSTANDING ANY PROVISION OR NOTATION OTHERWISE IN THIS PLAT." (THIS REQUIREMENT WILL BE INAPPLICABLE IF ANY RIGHTS, RULES OR REGULATIONS OF THE DISTRICT ARE INTENDED BY THE DISTRICT TO BE ABRIDGED.) DELTA LAKE IRRIGATION DISTRICT WILL NOT ALLOW ANY STRUCTURES 15' FROM THE CENTERLINE OF A PIPELINE OR 25' FROM THE INSIDE TOE OF ANY MAIN OR LATERAL CANAL OR DRAINAGE DITCH, AND THAT NO FENCING WILL BE INSTALLED OR REMAIN ON ANY DISTRICTS EASEMENT OR RIGHT OF WAY UNLESS APPROVED BY THE DISTRICT MANAGEMENT. ALL APPROVED FENCING WILL BE REQUIRED TO HAVE GATES PROVIDING A MINIMUM OPENING OF 16 FEET SUBJECT TO NOTICE THAT IRRIGATION WATER IS AVAILABLE ONLY AT EXISTING IRRIGATION OUTLETS. ANY MODIFICATION, CHANGE, OR ADDITIONAL OUTLETS MUST BE APPROVED BY THE DISTRICT, AND BE AT EXPENSE OF THE OWNER. ANY FAILURE TO RECORD THIS PLAT IN THE OFFICE OF THE COUNTY CLERKS OFFICE OF WILCOY OR HIDALGO COUNTY WITHIN ONE YEAR AFTER THIS DATE SHALL CAUSE THIS APPROVAL TO BECOME VOID.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21st DAY OF Jan. A.D. 2014

APPROVED BY: [Signature]
 PRESIDENT: DALE MURDEN
 SECRETARY: NEAL GALLOWAY

ATTEST BY: [Signature]
 SECRETARY: NEAL GALLOWAY

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 _____.

HIDALGO COUNTY R.O.W. DIRECTOR _____ DATED: _____

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

HIDALGO COUNTY HEALTH DEPT. CHIEF INSPECTOR _____ DATED: _____

RIGHT OF WAY EASEMENT

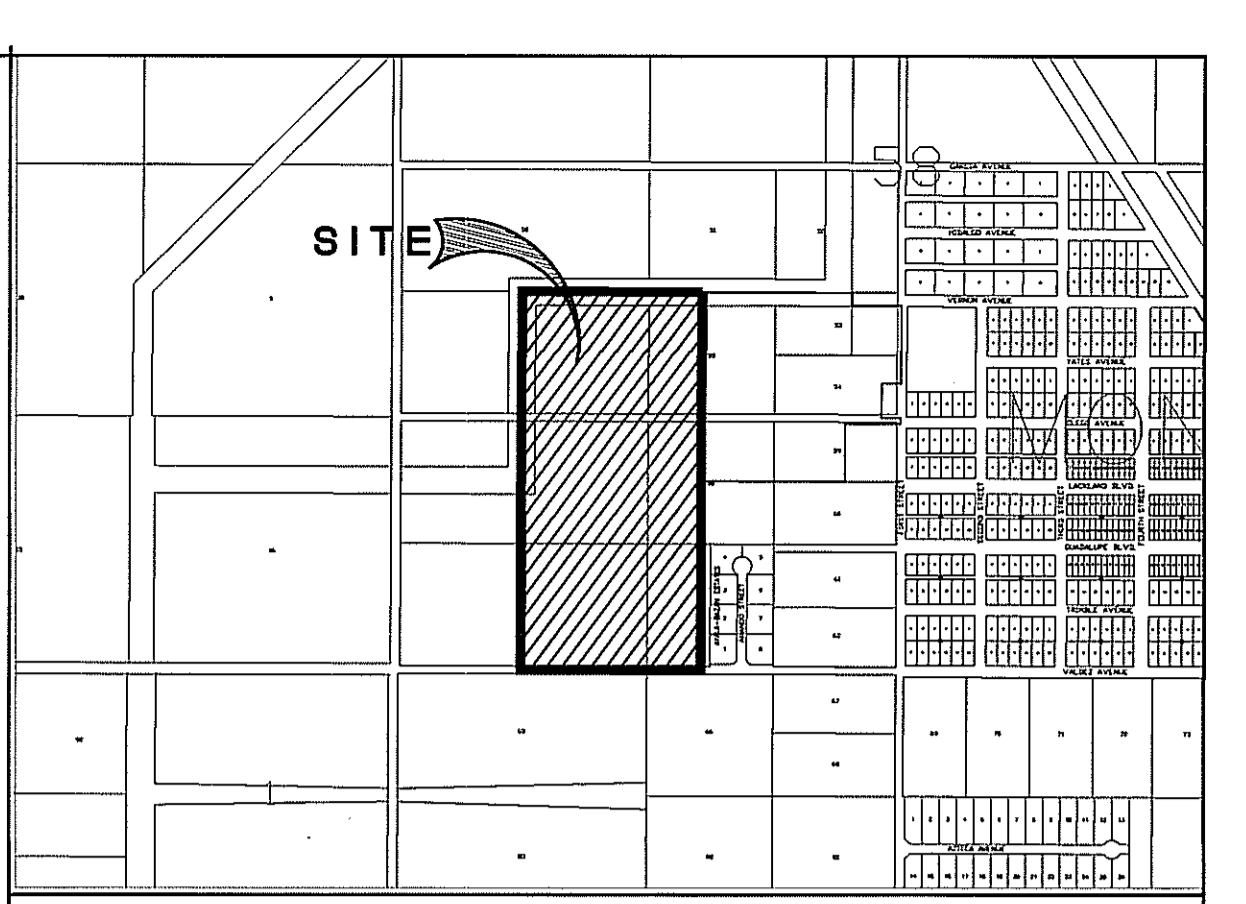
KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFERREES (HEREINAFTER CALLED "GRANTOR" WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY 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, AN EXCLUSIVE PERPETUAL EASEMENT WITH THE RIGHT TO ERRECT, CONSTRUCT, INSTALL AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS THE LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANATOR'S ADJACENT LANDS OF THE PURPOSE FOR WHICH THE ABOVE MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND THE GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREBY 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 OF THE LINE THEREOF BEING THE PIPELINE(S) INSTALLED.

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD, AND THE CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANATOR FURTHER GRANTS THE GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATING SAID WATERLINE AS WILL BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF AND 15' IN WIDTH, THE CENTERLINE THEREOF BEING THE PIPELINE AS RELOCATED.

THE CONSIDERATION REQUIRED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANATOR BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED HEREIN, THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS, AND THE GRANTEE COVENANTS THAT IT IS THE OWNER OF THE ABOVE DESCRIBED LANDS 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 THERETO FOR SO LONG AS THE EASEMENT CONTRACTS TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO AS LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF THE SAID GRANATOR EXECUTES THIS INSTRUMENT THIS _____ DAY _____ OF _____ 20 _____



LOCATION MAP SCALE: 1" = 1,000'

PREPARED BY: M. G. ENGINEERING, LLC.
 400 NOLANA SUITE N2
 MCALLEN, TEXAS 78504

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

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 TOWNSITE 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 TOWNSITE 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 A NAIL SET AT THE SOUTHWEST CORNER OF THE AYALA-BAZAN ESTATES SUBDIVISION, HIDALGO COUNTY TEXAS AS PER MAP RECORDED IN VOLUME 31, PAGE 121, MAP RECORDS OF HIDALGO COUNTY, TEXAS, THENCE WEST, 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 A NAIL SET AT 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 1980.00 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 3" ROD SET AT THE SOUTH LINE OF A DITCH RIGHT-OF-WAY EASEMENT, AT 1960.00 FEET PASS A 3" ROD FOUND AT THE NORTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD, AT 1980.00 FEET IN ALL TO THE POINT OF BEGINNING, CONTAINING 42.72 ACRES (41.86 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 COMMUNITY NO. 48334 0500 G. DATED JUNE 6, 2009. ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.
 - MINIMUM SETBACKS LINES:
 FRONT.....50.00' ON VALDEZ ROAD
 REAR.....15.00' OR EASEMENT WHICHEVER IS GREATER
 SIDE.....6.00' 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 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.
 - 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 MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS. A BUFFER FENCE IS REQUIRED TO BE INSTALLED BY DEVELOPER ALONG ALL ABUTTING RESIDENTIAL LOTS TO DEHY ACCESS ON LOT. APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHALL ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
 - BENCHMARK NOTE:
 BENCHMARK ELEVATION: P.K. NAIL ELEVATION 56.61
 LOCATED ON THE CENTERLINE OF AMANDO 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 46,616.60 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, 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.
 - DRAINAGE SWALE EASEMENT NOTE:
 NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE SWALES OR UTILITY EASEMENTS. EACH DRAINAGE SWALE 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 SWALE EASEMENT.
 - EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER 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 & MULTI FAMILY USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE AND DRAINAGE AND OSSP PLANS ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
 - THERE ARE NO WATER WELLS WITHIN 150.00 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
 - ALL UTILITY GAS LINES BEING 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 OCCUPANCY AN EASEMENT.
 - MONTE ALTO I.S.D. HIGH SCHOOL SUBDIVISION IS BEING DESIGNED FOR DISPOSAL OF INSTITUTIONAL SEWAGE IN ACCORDANCE WITH TCEQ REGULATIONS GOVERNING THIS TYPE OF WORK.

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 TOWNSITE OF ROLLO, HIDALGO COUNTY, TEXAS AS PER MAP RECORDED IN VOLUME 3, PAGE 47, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: MONTE ALTO I.S.D.				
CONTACT: MELINDA CHAPA	25149 1ST STREET	MONTE ALTO, TEXAS 78538	(956) 262-1381	
ENGINEER: MARIANO GARCIA	400 NOLANA SUITE N2	MCALLEN, TEXAS 78504	(956) 687-9421	(956) 687-3211
SURVEYOR: JOSE MARIO GONZALEZ	8207 MATEO ESCOBAR	MONTE ALTO, TEXAS 78538	(956) 380-5154	(956) 380-5158

NO.	SHEET	REVISION	DATE	APPROVED

INDEX TO SHEET OF 1 of 7

HEADING, INDEX, LOCATION, METES AND BOUNDS, SURVEYOR'S AND ENGINEER'S CERTIFICATION, 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 A MUNICIPALITY AND DESIGNATE THE PROJECT IS SITUATED, H.C.D.D. NO. 1 CERTIFICATION, IRRIGATION DISTRICT CERTIFICATE OF APPROVAL, REVISION NOTES

SHEET 1 M.G.E. ENGINEERING, L.L.C. M GARCIA ENGINEERING, L.L.C. 400 NOLANA STE. N2 MCALLEN, TEXAS 78504 PH: 956 687-9421 FX: 956 687-3211 WWW.MGARCIAENGINEERING.COM

SHEET 2 WATER DISTRIBUTION AND SANITARY SEWER (OSSP) MAP, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT, DRAINAGE AND ENGINEER'S ACKNOWLEDGEMENT

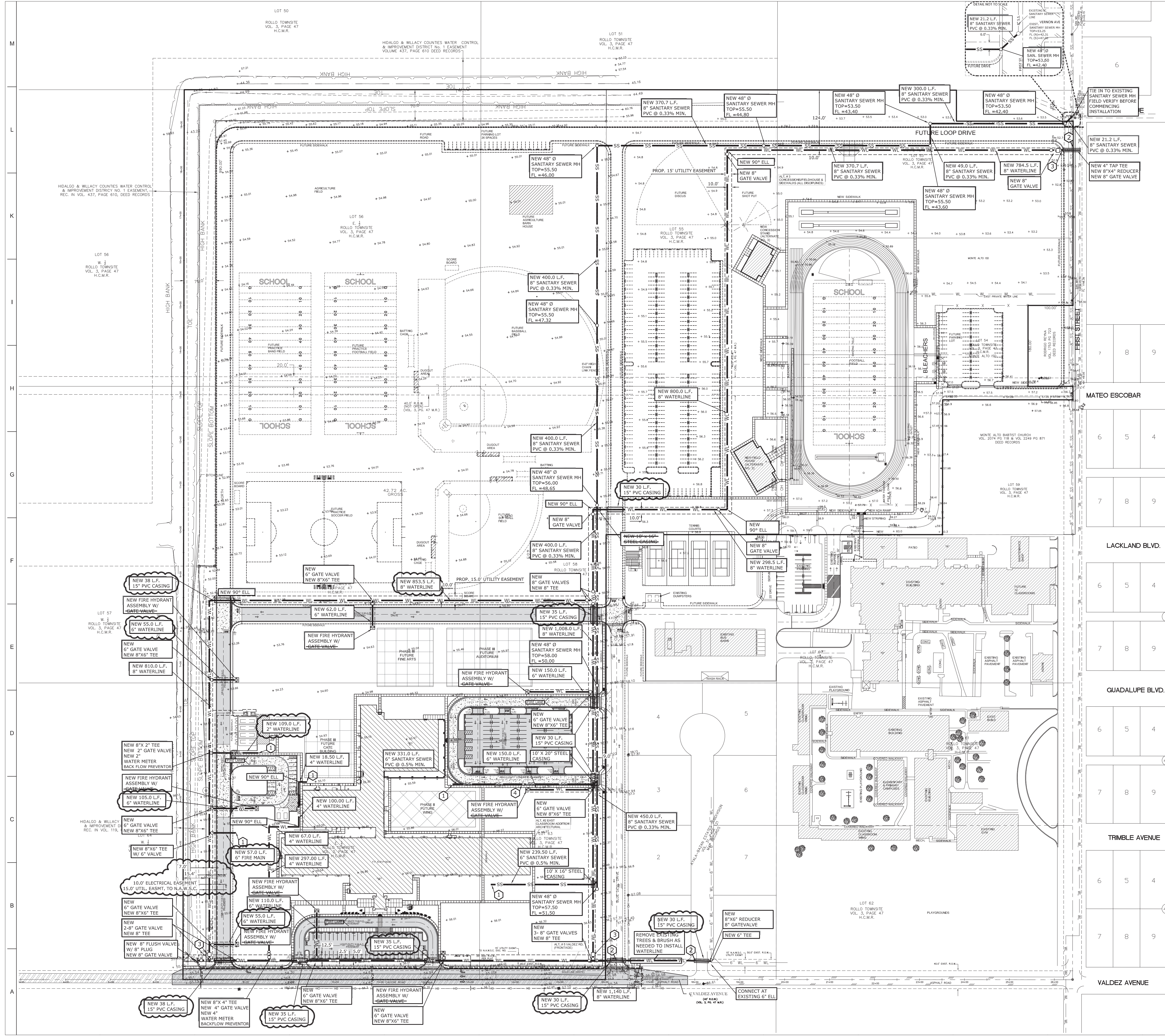
SHEET 3 PAYING & GRADING LAYOUT

SHEET 4 MAP OF TOPOGRAPHY

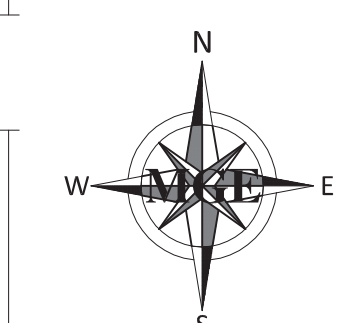
SHEET 5 CONSTRUCTION DETAILS

SHEET 6 CONSTRUCTION DETAILS

SHEET 7 CONSTRUCTION DETAILS



- NOTES:
- 1 REFER TO PLUMBING PLANS FOR CONTINUATION
 - 2 PROPOSED OPEN CUT AND RESTORE
 - 3 DETECTOR CHECK WITH VAULT (NAWSC STANDARDS)
 - 4 PROPOSED CLEANOUT



OVERALL UTILITY LAYOUT

SCALE: 1"=100'

