



# HIDALGO COUNTY PLANNING DEPARTMENT

1304 SOUTH 25<sup>TH</sup> 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: 07-22-2014

PROPOSED SHARYLAND I.S.D. NORTH HIGH SCHOOL SUBDIVISION, PRECINCT No. 3.

ENGINEER: M. GARCIA ENGINEERING DEVELOPER: DR. NOE OLIVERA, SCHOOL BOARD PRESIDENT

PRELIMINARY APPROVAL  FINAL APPROVAL  FINAL APPROVAL WITH FINANCIAL GUARANTEE  WITH VARIANCE  
NUMBER OF LOTS:  \*SINGLE FAMILY  \*MULTI-FAMILY  COMMERCIAL 3  INSTITUTIONAL

LOCATION DESCRIPTION: West of Shary Rd approx. ¼ mile North of Mile 6 North Rd

The rural area of the County.

ETJ of \_\_\_\_\_ and was approved administratively by said City.

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 12-05-2011 PROPERTY LIES WITHIN FLOOD ZONE: "X" & "A" & "AE" AS PER FEMA.

DRAINAGE DESIGN: Onsite Detention & Storm Drainage System.

DISTANCE TO A DRAIN DITCH: South adjacent to Subdivision development.

ROAD R.O.W. DEDICATION: 30 feet on Shary Rd by this plat.

H.C.R.O.W. FINAL APPROVED DATE: 01-10-2013 : By, Victor Gallardo R.O.W. AGENT

SEWER SYSTEM:  SANITARY SEWER BY: McAllen LINE SIZE: 6" LOCATION: Shary Road

WATER SERVICE PROVIDER: Sharyland Water Supply Corporation LINE SIZE: 12" LOCATION: Shary Rd.

H.C.O.E.C. APPROVED DATE: 01-11-2013 : By Martin Ramirez, Director of Office of Environmental Compliance

**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.*

PRELIMINARY APPROVAL FROM THE  
HIDALGO COUNTY COMMISSIONERS COURT ON:

January 29, 2013.

STAFF RECOMMENDS:

Preliminary Approval subject to comments and future recommendations by planning, other departments and the approval of the City of McAllen.

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.

**SHARYLAND I.S.D. PIONEER HIGH SCHOOL SUBDIVISION**

**LOCATION MAP** SCALE: 1"=1000'

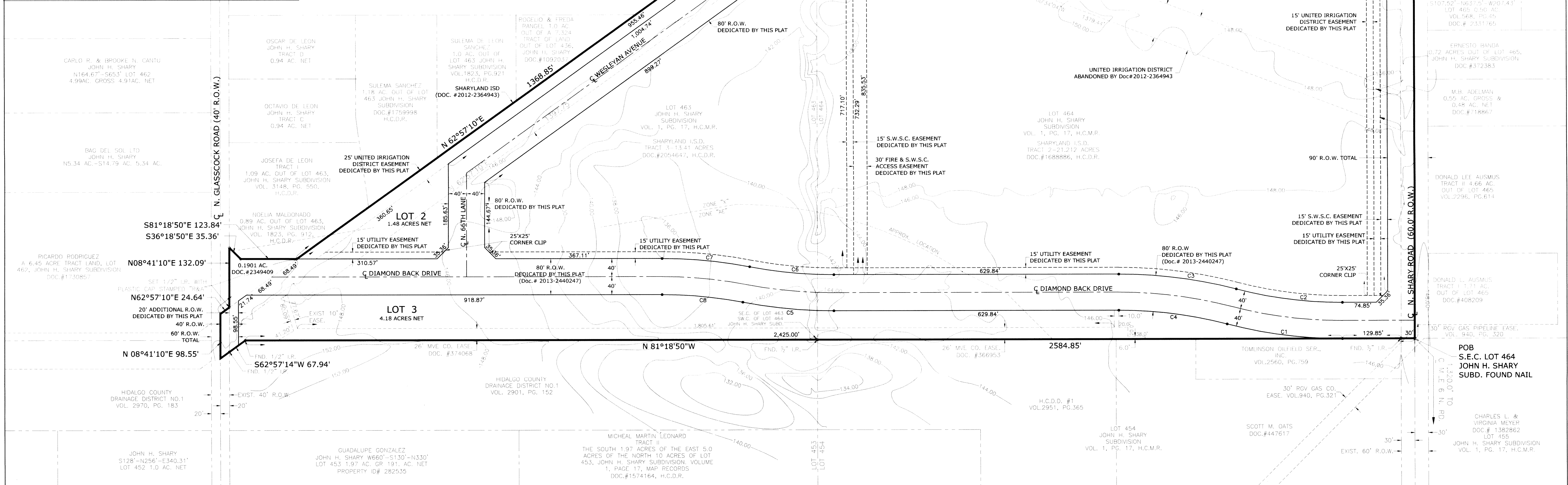
PREPARED BY: M. GARCIA ENGINEERING, LLC.  
400 NOLANA SUITE N2  
MCALLEN, TEXAS 78504

DATE PREPARED: DECEMBER 21, 2012  
DATE SURVEYED: AUGUST 17, 2012

PROJECT NO. 09-128

SUBDIVISION PLAT OF SHARYLAND I.S.D. PIONEER HIGH SCHOOL SUBDIVISION 96.37 ACRES OF LAND OUT OF LOTS 463, 464, 474 JOHN H. SHARY SUBDIVISION HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME I, PAGE 42, MAP RECORDS, HIDALGO COUNTY, TEXAS.

PLAT SHEET 1 OF 3



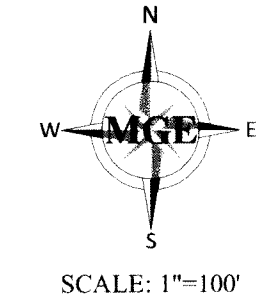
**PLAT OF SHARYLAND I.S.D. PIONEER HIGH SCHOOL SUBDIVISION**

96.37 ACRES OF LAND OUT OF LOTS 463, 464, 474 JOHN H. SHARY SUBDIVISION HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME I, PAGE 42, MAP RECORDS, HIDALGO COUNTY, TEXAS.

**CURVE DATA**

CURVE	LENGTH	RADIUS	TAN	CHORD	CHL BEAR.	DELTA
C1	257.54'	1000.00'	129.49'	256.83'	S 73°-56'-49" E	14°-45'-22"
C2	236.94'	920.00'	121.72'	236.29'	S 73°-56'-49" E	14°-45'-22"
C3	262.70'	1020.00'	129.49'	261.97'	N 73°-56'-49" W	14°-45'-22"
C4	242.09'	940.00'	121.72'	241.42'	N 73°-56'-49" W	14°-45'-22"
C5	202.44'	1060.00'	101.53'	202.13'	S 75°-50'-33" E	10°-56'-33"
C6	187.16'	980.00'	95.78'	186.88'	N 73°-50'-33" E	10°-56'-33"
C7	194.80'	1020.00'	95.78'	194.50'	N 75°-50'-33" W	10°-56'-33"
C8	179.52'	940.00'	179.25'	179.25'	N 75°-50'-33" W	10°-56'-33"

MARIANO GARCIA  
P.E.  
05/20/14



- LEGEND**
- FOUND 5/8" IRON PIPE
  - FOUND 1/2" IRON ROD
  - SET 1/2" IRON ROD W/A PLASTIC CAP STAMPED "R&A"
  - ▲ FOUND C.P.S.
  - ⊙ SET SPINDLE

**INDEX TO SHEETS OF SHARYLAND I.S.D. PIONEER HIGH SCHOOL SUBDIVISION**

SHEETS	HEADINGS, INDEX, LOCATION MAP AND ETC. PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESCRIPTIONS; LEGAL DESCRIPTION (LINES 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 PRECINCT THE PROJECT IS SITUATED; H.C.D.D. CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; RIGHT OF WAY CERTIFICATION; H.C.D. CERTIFICATIONS; REVISION NOTES.
1-3	

NO. SHEET	REVISION	DATE	APPROVED

**PRINCIPAL CONTACTS**

OWNER:	NAME	ADDRESS	CITY, STATE & ZIP CODE	PHONE	FAX
SHARYLAND INDEPENDENT SCHOOL DISTRICT	MARIANO GARCIA, P.E.	1108 N. SHARY ROAD 400 NOLANA SUITE N2 107 W. HUISACHE STREET	MISSION, TEXAS 78572 MCALLEN, TEXAS 78504 WESLACO, TEXAS 78596	(956) 580-5200 (956) 687-9421 (956) 968-2422	(956) 580-5311 (956) 687-3211 (956) 969-2013

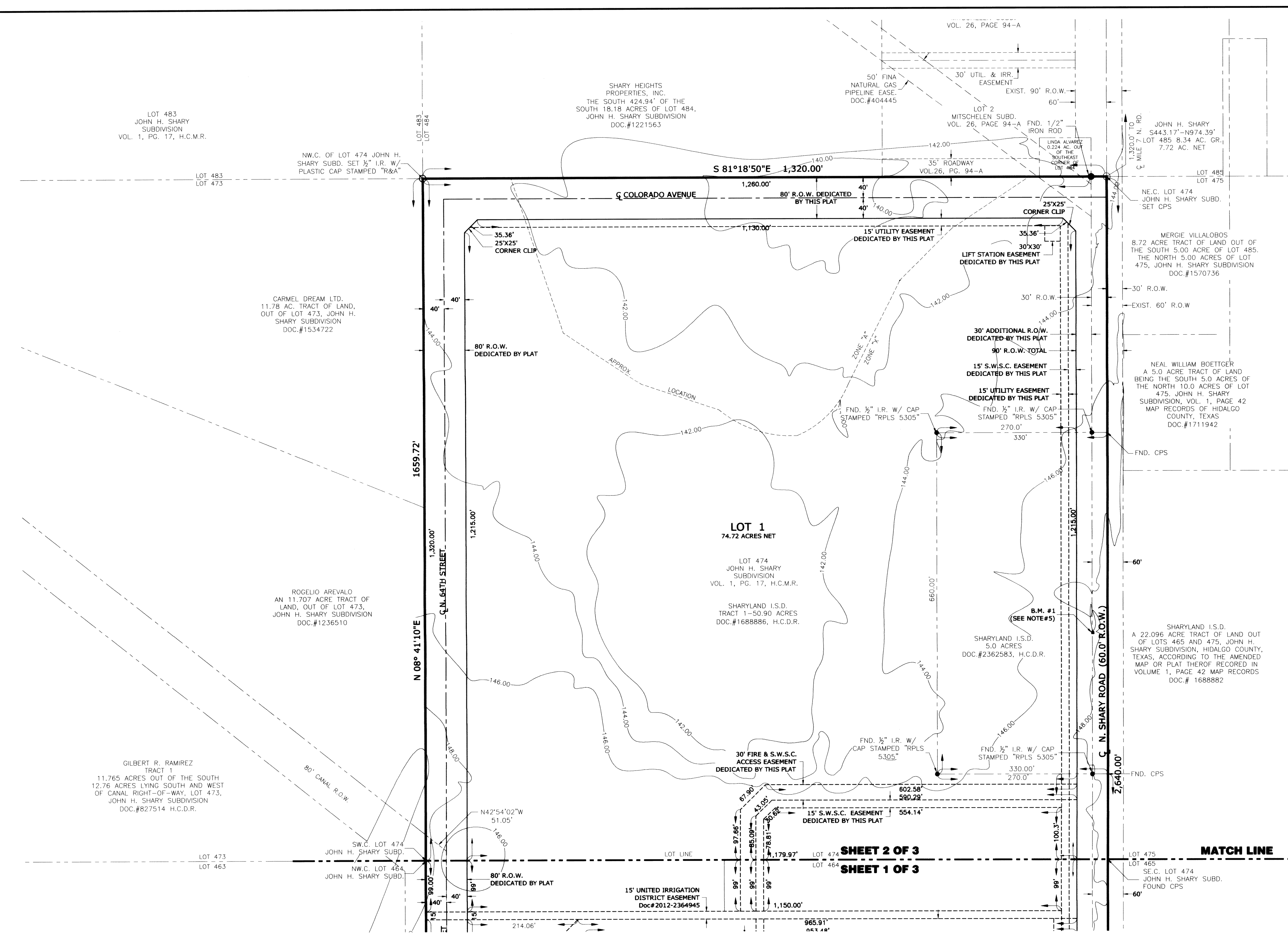
**MGE** M GARCIA ENGINEERING, LLC  
400 NOLANA STE. N2 MCALLEN, TEXAS 78504

CIVIL ENGINEERING  
TBP FIRM REG. NUMBER F-9828

PH: 956-687-9421  
FX: 956-687-3211  
WWW.MGCAENGINEERING.COM

SHEET 1 OF 3

JOB No. 09-128



**SHARYLAND I.S.D. PIONEER HIGH SCHOOL SUBDIVISION**

471 475  
451 452 453 455

STEWART ROAD  
GLASSCOCK ROAD  
N. SHARY ROAD

**LOCATION MAP** SCALE: 1"=1000'

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

DATE PREPARED: DECEMBER 21, 2012  
DATE SURVEYED: AUGUST 17, 2012 PROJECT NO. 09-128

SUBDIVISION PLAT OF  
SHARYLAND I.S.D. PIONEER HIGH SCHOOL SUBDIVISION  
96.37 ACRES OF LAND OUT OF LOTS 463, 464, 474 JOHN H. SHARY SUBDIVISION HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 42, MAP RECORDS, HIDALGO COUNTY, TEXAS.

PLAT SHEET 2 OF 3

**PLAT OF SHARYLAND I.S.D. PIONEER HIGH SCHOOL SUBDIVISION**

96.37 ACRES OF LAND OUT OF LOTS 463, 464, 474 JOHN H. SHARY SUBDIVISION HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 42, MAP RECORDS, HIDALGO COUNTY, TEXAS.



**LEGEND**

- FOUND 5/8" IRON PIPE
- FOUND 1/2" IRON ROD
- SET 1/2" IRON ROD W/A PLASTIC CAP STAMPED "R&A"
- ▲ FOUND C.P.S.
- △ SET SPINDLE

SCALE: 1"=100'

INDEX TO SHEETS OF SHARYLAND I.S.D. PIONEER HIGH SCHOOL SUBDIVISION

SHEETS	DESCRIPTION
2-3	HEADING, INDEX, LOCATION MAP AND E.T.; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METERS 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 E.T. OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.O.D. CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; RIGHT OF WAY CERTIFICATION; HOOD CERTIFICATIONS; REVISION NOTES.

NO. SHEET	REVISION	DATE	APPROVED

PRINCIPAL CONTACTS

OWNER:	NAME	ADDRESS	CITY, STATE & ZIP CODE	PHONE	FAX
OWNER:	SHARYLAND INDEPENDENT SCHOOL DISTRICT	1106 N. SHARY ROAD	MISSION, TEXAS 78572	(956) 580-5200	(956) 580-5311
ENGINEER:	MARIANO GARCIA, P.E.	400 NOLANA SUITE N2	MCALLEN, TEXAS 78504	(956) 687-9421	(956) 687-3211
SURVEYOR:	REYNALDO ROBLES, R.P.L.S.	107 W. HUISACCA STREET	WESLACO, TEXAS 78596	(956) 968-2422	(956) 969-2013

SHEET 2 OF 3

**MGE** M GARCIA ENGINEERING, LLC  
400 NOLANA STE. N2 MCALLEN, TEXAS 78504

CIVIL ENGINEERING  
TDP# FIRM REG. NUMBER F-9828

PH: 956 687-9421 FX: 956 687-3211  
WWW.MGARCIAENGINEERING.COM

GENERAL PLAT NOTES AND RESTRICTIONS:

1. FLOOD ZONE DESIGNATION: ZONE " X " (NOT SHADED) AREAS DETERMINED TO BE OUTSIDE A 500-YEAR FLOOD PLAN: COMMUNITY PANEL No. 480334 0295 D EFFECTIVE DATE: JUNE 6, 2000

FLOOD ZONE DESIGNATION: ZONE " A " (NOT SHADED) AREAS DETERMINED TO BE OUTSIDE A 500-YEAR FLOOD PLAN: COMMUNITY PANEL No. 480334 0295 D EFFECTIVE DATE: JUNE 6, 2000

2. GENERAL NOTE FOR THIS SUBDIVISION: THIS SUBDIVISION WILL BE FOR SCHOOL USE ONLY. NON-RESIDENTIAL SUBDIVISION MUST FOLLOW TITLE "A" OF HIDALGO COUNTY SUBDIVISION REGULATIONS FORMAT.

3. SETBACK: FRONT - LOTS 1 & 3 ALONG N. SHARY ROAD: 60 FT. OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS FRONT - LOT 1 ALONG N. 64TH STREET: 40 FT. OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS

4. MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE TOP OF SHARY ROAD, OR 12" ABOVE NATURAL GROUND WHICHEVER IS GREATER. AN ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT

5. BENCHMARK NOTE: B.M. No. 1 - ELEV. 147.56 THD 38 LOCATED 438 FT. NORTH FROM A CPS FOUND ON THE SOUTHEAST CORNER OF LOT 474 OF JOHN H. SHARY SUBDIVISION ON THE WEST SIDE OF SHARY ROAD.

6. DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1, CITY OF McALLEN AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 317,058 CUBIC-FEET (7,279 ACRE-FEET) OF STORM WATER RUNOFF.

7. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.

8. 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 THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

9. ALL PUBLIC UTILITY EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS, THE PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.

10. AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVAL BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR COMMERCIAL, INDUSTRIAL & MULTIFAMILY USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT.

11. CLEARANCE FOR WATER METERS: AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A SCHOOL PRIOR TO RECEIVING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METER(S).

12. DRIVEWAY ENTRANCES AND SAFETY END TREATMENTS WILL BE CONSTRUCTED AT BUILDING PERMIT STAGE.

13. CITY OF McALLEN PERMITS FOR UTILITY AND DRIVEWAY ARE REQUIRED FOR THIS SUBDIVISION LOT PRIOR TO CONSTRUCTION OF DRIVEWAY ACCESS ON TO SHARY ROAD AND THE ISSUANCE OF THE BUILDING PERMIT FROM THE HIDALGO COUNTY PLANNING DEPARTMENT.

14. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR USE WITHOUT EXPRESSED APPROVAL.

15. NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY UNITED IRRIGATION DISTRICT EASEMENT OR RIGHT-OF-WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM THE UNITED IRRIGATION DISTRICT.

16. NO PERMANENT STRUCTURE, (EXAMPLE, FENCES, OR DRIVEWAYS OF ANY CONSTRUCTION) WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY UNITED IRRIGATION DISTRICT EASEMENT OR RIGHT-OF-WAY WITHOUT WRITTEN APPROVAL BY THE UNITED IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE IN THE EASEMENT AREA IS SUBJECT TO REMOVAL.

17. NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM THE UNITED IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO REMOVAL.

18. A 5 FOOT WIDE SIDEWALK IS REQUIRED ON N. SHARY ROAD, AND 4 FOOT SIDEWALK ON N. GLASSCOCK ROAD AND ON BOTH SIDES OF DIAMOND BACK DRIVE.

19. A 6 FOOT OPAQUE BUFFER IS REQUIRED FROM ADJACENT BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, OR INDUSTRIAL ZONES/USES.

20. AN 8 FOOT MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.

21. SITEPLAN MUST BE APPROVED BY THE PLANNING & ZONING COMMISSION PRIOR TO BUILDING PERMIT ISSUANCE.

22. ROADWAY: A. CONSTRUCTION: IN THE EVENT THAT THE CITY OF McALLEN DECIDES TO CONSTRUCT A ROADWAY IN THE EIGHTY (80') ROAD RIGHT-OF-WAY DEDICATED BY THIS PLAT ALONG THE NORTH PROPERTY LINE AND THE WEST PROPERTY (THE "NORTH-WEST ROAD RIGHT-OF-WAY", THEN THE COST OF CONSTRUCTION OF SUCH ROADWAY SHALL BE SHARED.

B. REVERSION: THE CITY OF McALLEN AGREES THAT IN THE EVENT A ROADWAY IS NOT CONSTRUCTED OVER AND ACROSS THE NORTH-WEST ROAD RIGHT-OF-WAY WITHIN TWENTY (20) YEARS AFTER THE DATE OF THE FINAL RECORDING OF THIS SUBDIVISION PLAT, THAT OWNERSHIP OF ANY UNUSED PORTION OF THE NORTH-WEST ROAD RIGHT-OF-WAY WILL REVERT BACK TO THE THEN OWNER OF THE PROPERTY.

THE STATE OF TEXAS COUNTY OF HIDALGO I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE SHARYLAND I.S.D. PIONEER HIGH SCHOOL SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE) WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF McALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

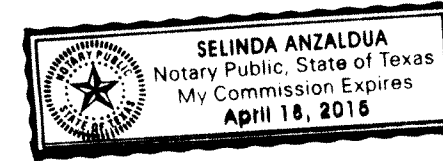
FERNANDO RAMIREZ S.I.S.D. SCHOOL BOARD PRESIDENT

NOTARY PUBLIC'S CERTIFICATION COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED FERNANDO RAMIREZ, S.I.S.D. SCHOOL BOARD PRESIDENT 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 CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 20th DAY OF May, 2014.

NOTARY PUBLIC



STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED, MAYOR OF THE CITY OF McALLEN, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR CITY OF McALLEN

ATTEST: CITY CLERK

DATE:

I, THE UNDERSIGNED CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF McALLEN, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISIONS REGULATIONS OF THE CITY OF McALLEN WHEREIN MY APPROVAL IS REQUIRED.

CHAIRMAN PLANNING AND ZONING COMMISSION

DATE:

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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 STRUCTURE DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

BY: \_\_\_\_\_ DATE \_\_\_\_\_

CERTIFICATION OF PLAT APPROVAL HIDALGO COUNTY UNITED IRRIGATION DISTRICT

THIS PLAT IS HEREBY APPROVED BY UNITED IRRIGATION DISTRICT SUBJECT TO THE CONDITION THAT IF IRRIGATION FROM SAID IRRIGATION IS DESIRED TO THE INDIVIDUAL LOTS IN SAID SUBDIVISION, PROVISION SHALL BE MADE FOR APPROPRIATE EASEMENTS 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 AND MAINTAIN SUCH NECESSARY FACILITIES.

DATED THIS THE 29th DAY OF MAY, 2014.

Signature of Fernando Ramirez, President. Signature of Michael Bracy, Secretary.

INDEX OF SHEETS FOR: SHARYLAND I.S.D. PIONEER HIGH SCHOOL SUBDIVISION:

SHEET 1) HEADING, INDEX, LOCATION MAP, ENGINEERS CERTIFICATION, SURVEYORS STATEMENT, OWNERS DEDICATION, CERTIFICATION AND ATTESTATION, CITY APPROVAL CERTIFICATION, HIDALGO COUNTY RIGHT OF WAY DIRECTORS CERTIFICATION, DRAINAGE DISTRICT NO. 1 CERTIFICATION, UNITED IRRIGATION DISTRICT APPROVAL AND PRINCIPAL CONTACTS.

SHEET 2) HEADING, LEGAL DESCRIPTION, PLAT WITH LOT AND EASEMENT DESIGNATION, SURVEYOR'S STATEMENT, ENGINEERS CERTIFICATION, PLAT NOTES AND RESTRICTIONS, VICINITY MAP AND DESCRIPTION OF LOCATION OF PROPERTY WITH RESPECT TO A MUNICIPALITY AND REVISION NOTES.

SURVEYOR'S STATEMENT:

I, REYNALDO ROBLES, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF THE SHARYLAND I.S.D. PIONEER HIGH SCHOOL SUBDIVISION WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

REYNALDO ROBLES - R.P.L.S. No. 4032 DATE 10/7/14 P.O. BOX 476 WESLACO, TX 78596

ENGINEER'S STATEMENT:

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

MARIANO GARCIA, P.E. REG. LICENSED ENGINEER No. 90956

DATE 05/20/14



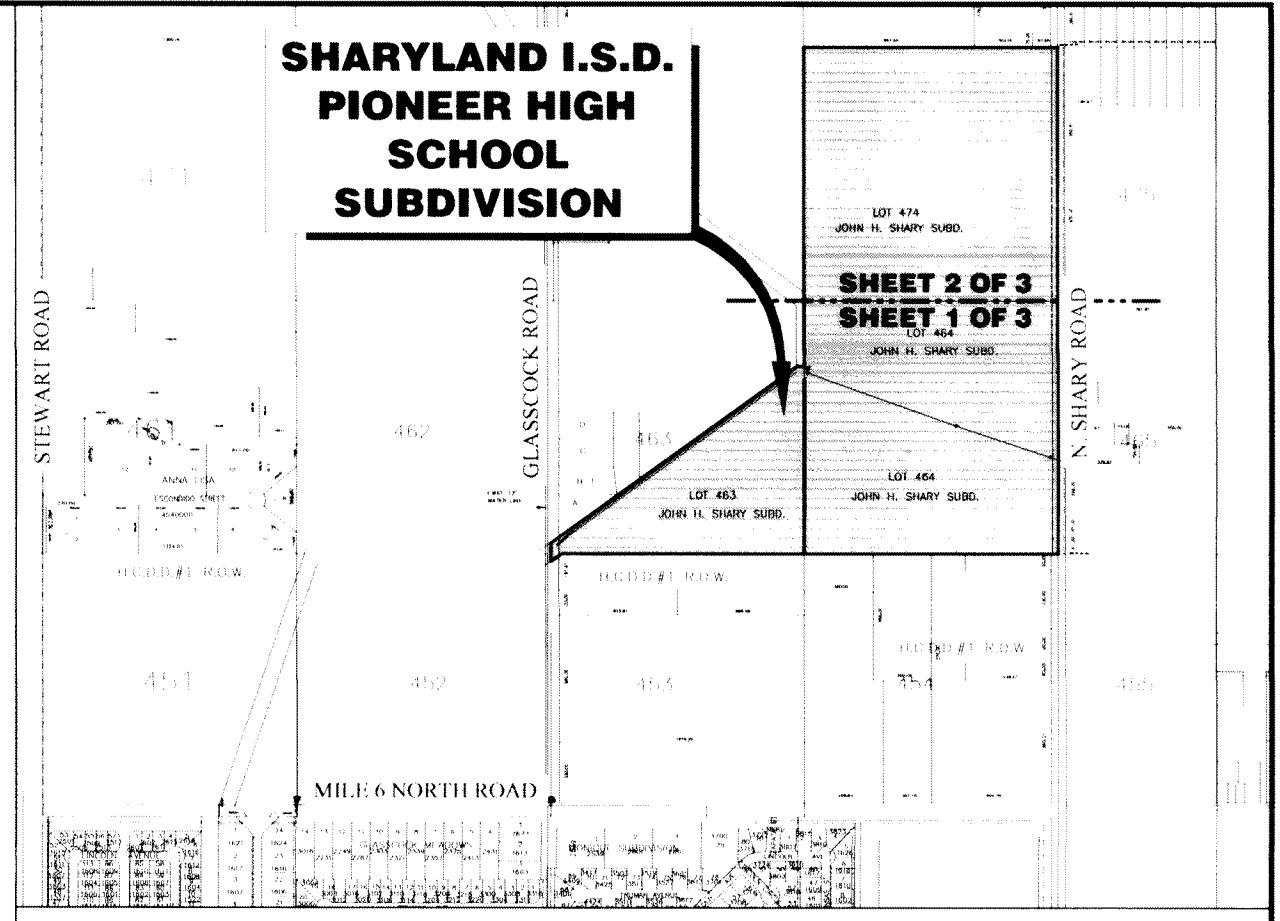
COUNTY CLERK'S RECORDING CERTIFICATE STATE OF TEXAS COUNTY OF HIDALGO

I, \_\_\_\_\_, COUNTY CLERK OF HIDALGO, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED FOR RECORD AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ ON \_\_\_\_\_, 2014, AND WAS RECORDED IN VOL. \_\_\_\_\_, PAGE \_\_\_\_\_ OF THE PLAT RECORDS OF HIDALGO COUNTY AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ ON \_\_\_\_\_, 2014.

Table with 4 columns: NO. SHEET, REVISION, DATE, APPROVED. Contains one row with sheet number 3-3.

PRINCIPAL CONTACTS

Table with 6 columns: NAME, ADDRESS, CITY, STATE & ZIP CODE, PHONE, FAX. Lists contact information for Owner, Engineer, and Surveyor.



LOCATION MAP SCALE: 1"=1000' PREPARED BY: M. GARCIA ENGINEERING, LLC. 400 NOLANA SUITE N2 MCALLEN, TEXAS 78504 DATE PREPARED: DECEMBER 21, 2012 DATE SURVEYED: AUGUST 17, 2012 PROJECT NO. 09-128 PLAT SHEET 3 OF 3

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

SHARYLAND I.S.D. PIONEER HIGH SCHOOL SUBDIVISION IS LOCATED IN HIDALGO COUNTY ON THE WEST SIDE OF N. SHARY ROAD APPROXIMATELY 1394.59 FEET NORTH OF THE INTERSECTION OF MILE 6 AND N. SHARY ROAD. THE NEAREST MUNICIPALITY IS THE CITY OF McALLEN, ACCORDING TO THE McALLEN ETJ MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF McALLEN (POPULATION 129,877). JOHN H. SHARY SUBDIVISIONS NOT CONFORM WITH THE CITY LIMITS AND IS LOCATED WITHIN McALLEN'S 5 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 42.021 IN HIDALGO COUNTY, PRECINCT NO.3

METES AND BOUNDS: DESCRIPTION OF 96.37 ACRES OF LAND

BEING 96.37 ACRES OF LAND OUT OF LOTS 463, 464, 474 JOHN H. SHARY SUBDIVISION HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 42, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND SAID 96.37 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A NAIL FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 464 AND THE SOUTHEAST CORNER OF SAID TRACT HEREBY DESCRIBED;

THENCE, NORTH 81°18'50" WEST, WITH THE SOUTH LINE OF SAID LOT 464, AT A DISTANCE OF 30.00 FEET PASS THE WEST RIGHT OF WAY LINE OF SHARY ROAD (F.M. 492), AT A DISTANCE OF 1320.00 FEET PASS A 1/2-INCH IRON ROD FOUND FOR THE COMMON CORNER OF SAID LOTS 463 AND 464, AND CONTINUING WITH THE SOUTH LINE OF SAID LOT 463 FOR A TOTAL DISTANCE OF 2584.85 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER;

THENCE, SOUTH 62°57'14" WEST, AT A DISTANCE OF 43.54 FEET PASS A 1/2-INCH IRON ROD FOUND FOR REFERENCE ON THE EAST RIGHT OF WAY LINE OF GLASSCOCK ROAD AND CONTINUING FOR A TOTAL DISTANCE OF 67.94 FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID TRACT HEREBY DESCRIBED;

THENCE, NORTH 08°41'10" EAST, 98.55 FEET, WITH THE CENTERLINE OF SAID GLASSCOCK ROAD TO A POINT FOR CORNER;

THENCE, NORTH 62°57'10" EAST, 24.64 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "R&A" SET FOR CORNER ON THE EAST RIGHT OF WAY LINE OF SAID GLASSCOCK ROAD;

THENCE, NORTH 08°41'10" EAST, 132.09 FEET, WITH THE EAST RIGHT OF WAY LINE OF SAID GLASSCOCK ROAD TO A 1/2-INCH IRON WITH A PLASTIC CAP STAMPED "R&A" SET FOR CORNER;

THENCE, SOUTH 36°18'50" EAST, 35.36 FEET TO A 1/2-INCH ROD WITH A PLASTIC CAP STAMPED "R&A" SET FOR CORNER;

THENCE, SOUTH 81°18'50" EAST, 123.84 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "R&A" SET FOR CORNER;

THENCE, NORTH 62°57'10" EAST, 1368.85 FEET, WITH THE NORTH LINE OF AN 80 FEET WIDE CANAL RIGHT OF WAY TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "R&A" SET FOR CORNER;

THENCE, SOUTH 82°01'59" EAST, 40.00 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "R&A" SET FOR CORNER;

THENCE, NORTH 08°41'10" EAST, 1859.72 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID LOT 474 AND THE NORTHWEST CORNER OF SAID TRACT HEREBY DESCRIBED;

THENCE, SOUTH 81°18'50" EAST, WITH THE NORTH LINE OF SAID LOT 474, AT A DISTANCE OF 1290.00 FEET PASS A 1/2-INCH IRON ROD FOUND FOR REFERENCE ON THE WEST RIGHT OF WAY LINE OF SAID SHARY ROAD AND CONTINUING FOR A TOTAL DISTANCE OF 1320.00 FEET TO A COTTON PICKER SPINDLE SET FOR THE NORTHEAST CORNER OF SAID LOT 474 AND THE NORTHEAST CORNER OF SAID TRACT HEREBY DESCRIBED;

THENCE, SOUTH 08°41'10" WEST, 2840.00 FEET, WITH THE EAST LINE OF SAID LOTS 464 AND 474, AND WITH THE CENTERLINE OF SAID SHARY ROAD TO THE POINT OF BEGINNING AND CONTAINING 96.37 ACRES OF LAND MORE OR LESS.

PREPARED BY: M. GARCIA ENGINEERING, LLC. 400 NOLANA SUITE N2 MCALLEN, TEXAS 78504 DATE PREPARED: DECEMBER 21, 2012 DATE SURVEYED: AUGUST 17, 2012 PROJECT NO. 09-128 PLAT SHEET 3 OF 3

MGE M GARCIA ENGINEERING, LLC 400 NOLANA STE, N2 MCALLEN, TEXAS 78504 CIVIL ENGINEERING PH: 956-687-9421 FX: 956-687-3211 TBP# FIRM REG. NUMBER P-9828 WWW.MGCAEENGINEERING.COM

INDEX TO SHEETS OF SHARYLAND I.S.D. PIONEER HIGH SCHOOL SUBDIVISION SHEETS 3-3 HEADING, INDEX, LOCATION MAP AND ETJ, PRINCIPAL CONTACTS, PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS, LEGAL DESCRIPTION, METES AND BOUNDS, SURVEYORS 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 ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED, H.C.D.D. CERTIFICATION, IRRIGATION DISTRICT CERTIFICATE OF APPROVAL, RIGHT OF WAY CERTIFICATION, H.C.D. CERTIFICATIONS, REVISION NOTES.

No.	REVISIONS	BY
1	1-11-13	MGG
2	1-23-13	VR
3	2-12-13	VR

M. GARCIA ENGINEERING  
**MGE**  
CIVIL ENGINEERING

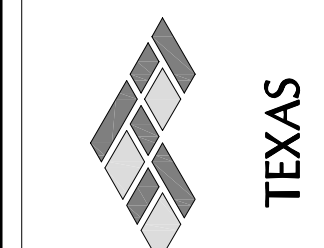
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MCALLEN, TEXAS 78504  
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TDP# FIRM REG. NUMBER P-9025



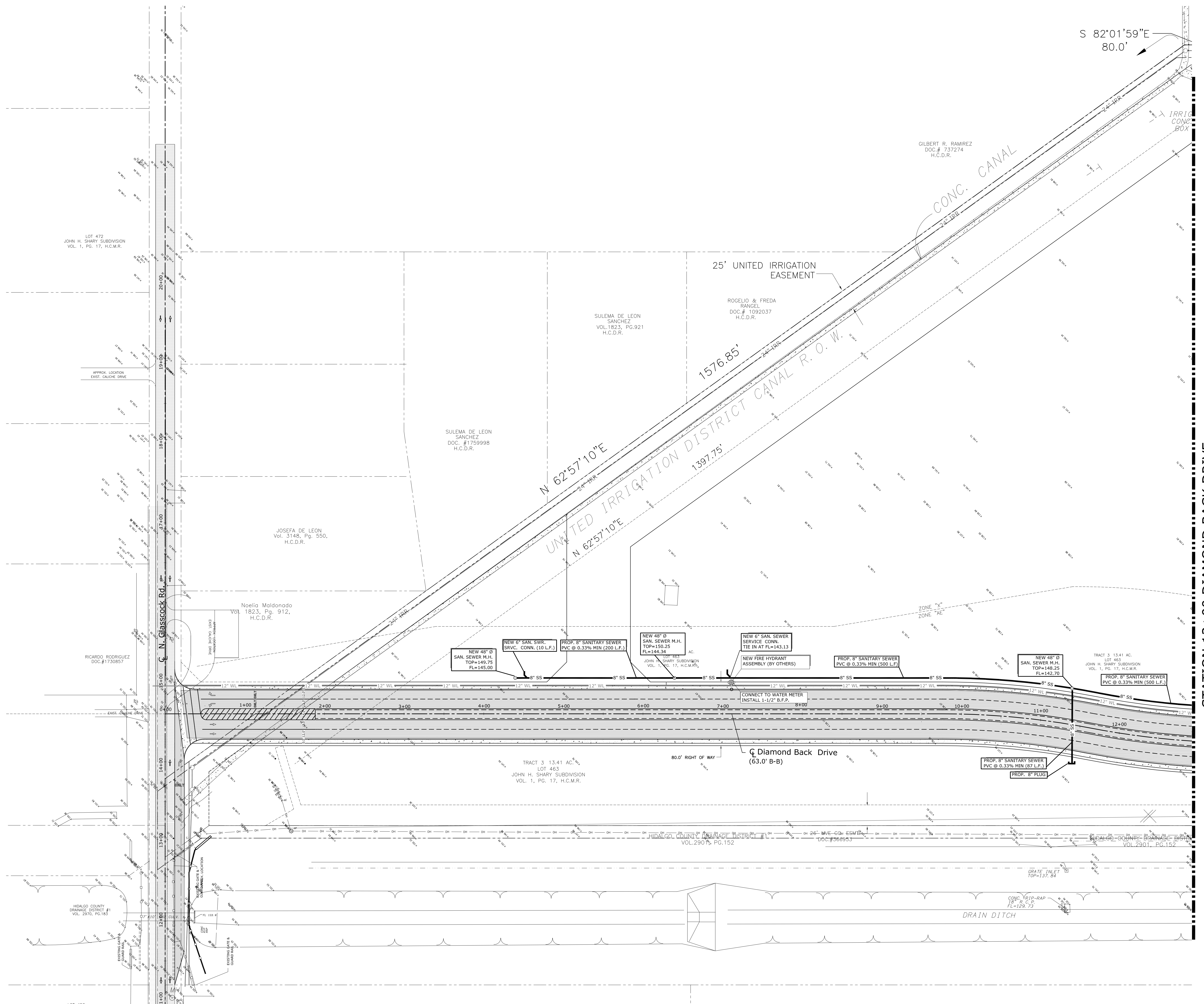
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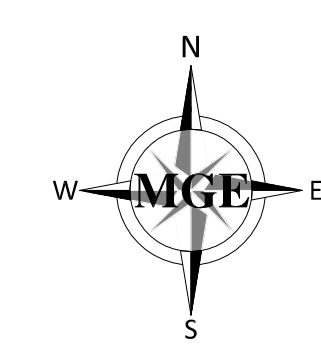


SHARYLAND INDEPENDENT SCHOOL DISTRICT  
PIONEER HIGH SCHOOL



STATION 13+00 DIAMOND BACK DRIVE

- NOTES:
- REFER TO PLUMBING PLANS FOR CONTINUATION
  - PROPOSED CLEANOUT
  - PROPOSED CLEANOUT W/ METAL COVER CASING

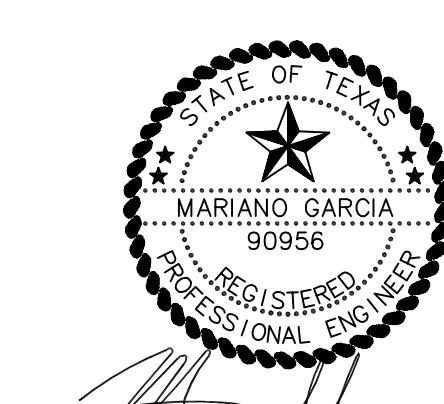


On-Site  
Utility Layout  
SCALE: 1"=50'

GUADALUPE GONZALEZ  
VOL. 3095, PG. 885, H.C.D.R.

MICHAEL MARTIN LEONARD  
DOC. # 1574164, H.C.D.R.

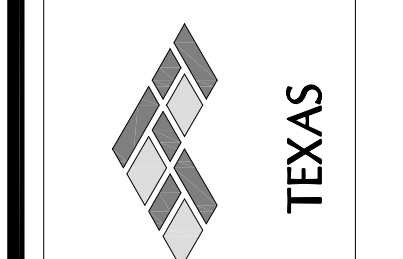
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Scale: As Noted  
Civil Engineer: Mariano Garcia, M.S.C.E.  
Drawn By: M.G.C.  
Job No: 09-128  
Sheet: C5.0



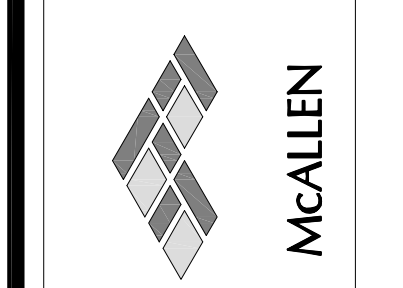
No.	REVISIONS	BY
1	1-11-13	MGG
2	1-23-13	VR
3	2-12-13	VR

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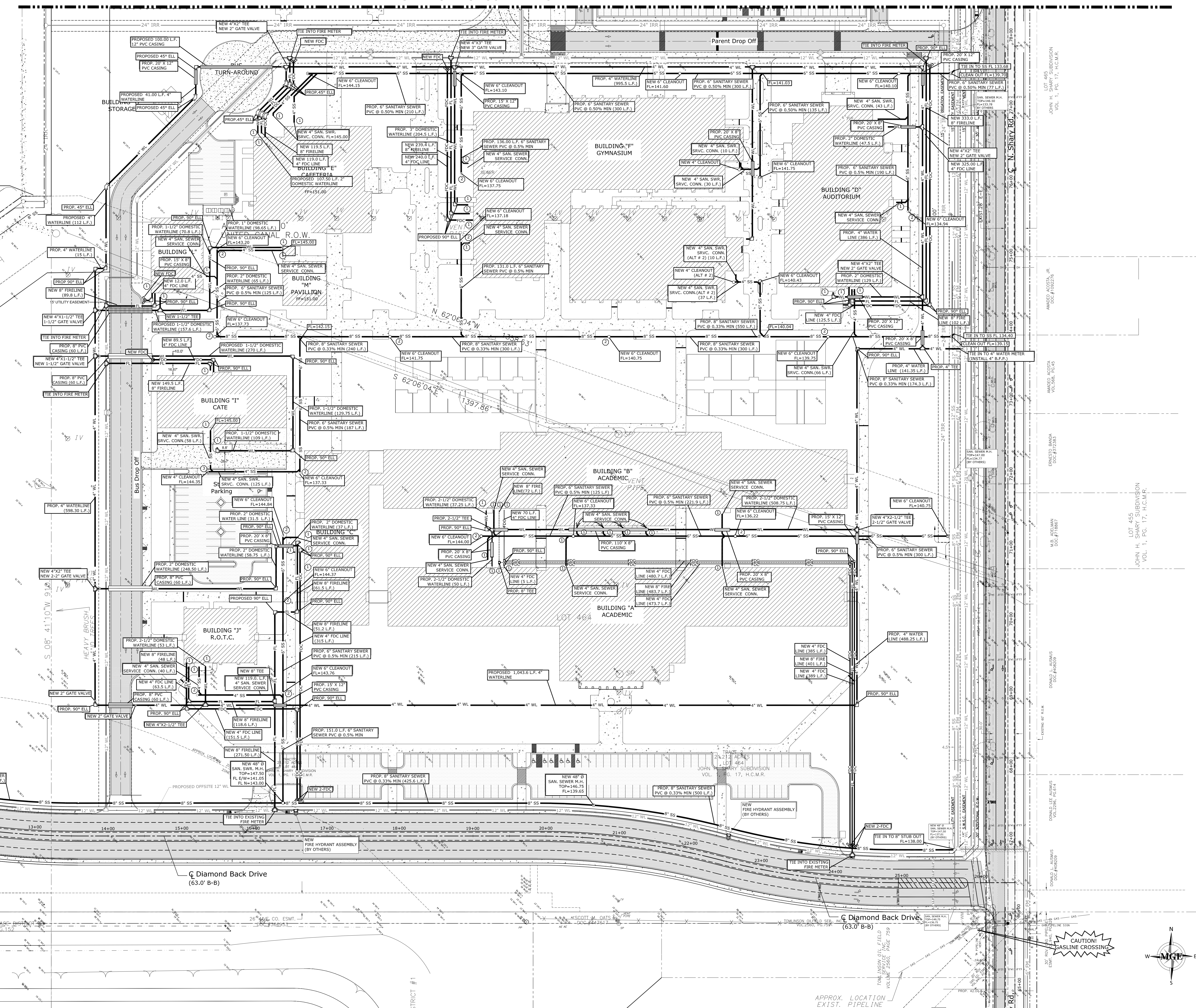
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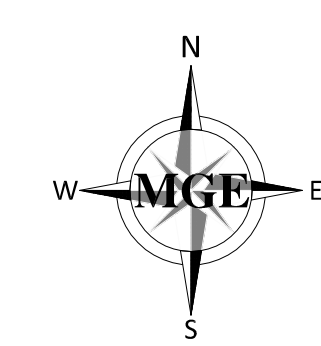
STATION 12+50 DIAMOND BACK DRIVE



- NOTES:
- ① REFER TO PLUMBING PLANS FOR CONTINUATION
  - ② PROPOSED CLEANOUT
  - ③ PROPOSED CLEANOUT W/ METAL COVER CASING

On-Site  
 Utility Layout

SCALE: 1"=50'



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 Drawn By: M.G.E.  
 Job No.: 09-128  
 Sheet:



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ROGELIO AREVALO  
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TDP# FIRM REG. NUMBER 40628

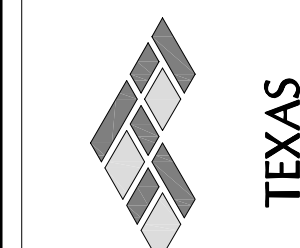


No.	REVISIONS	BY
1	1-11-13	MGG
2	1-23-13	VR
3	2-12-13	VR

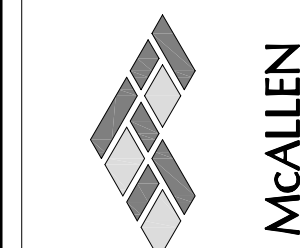
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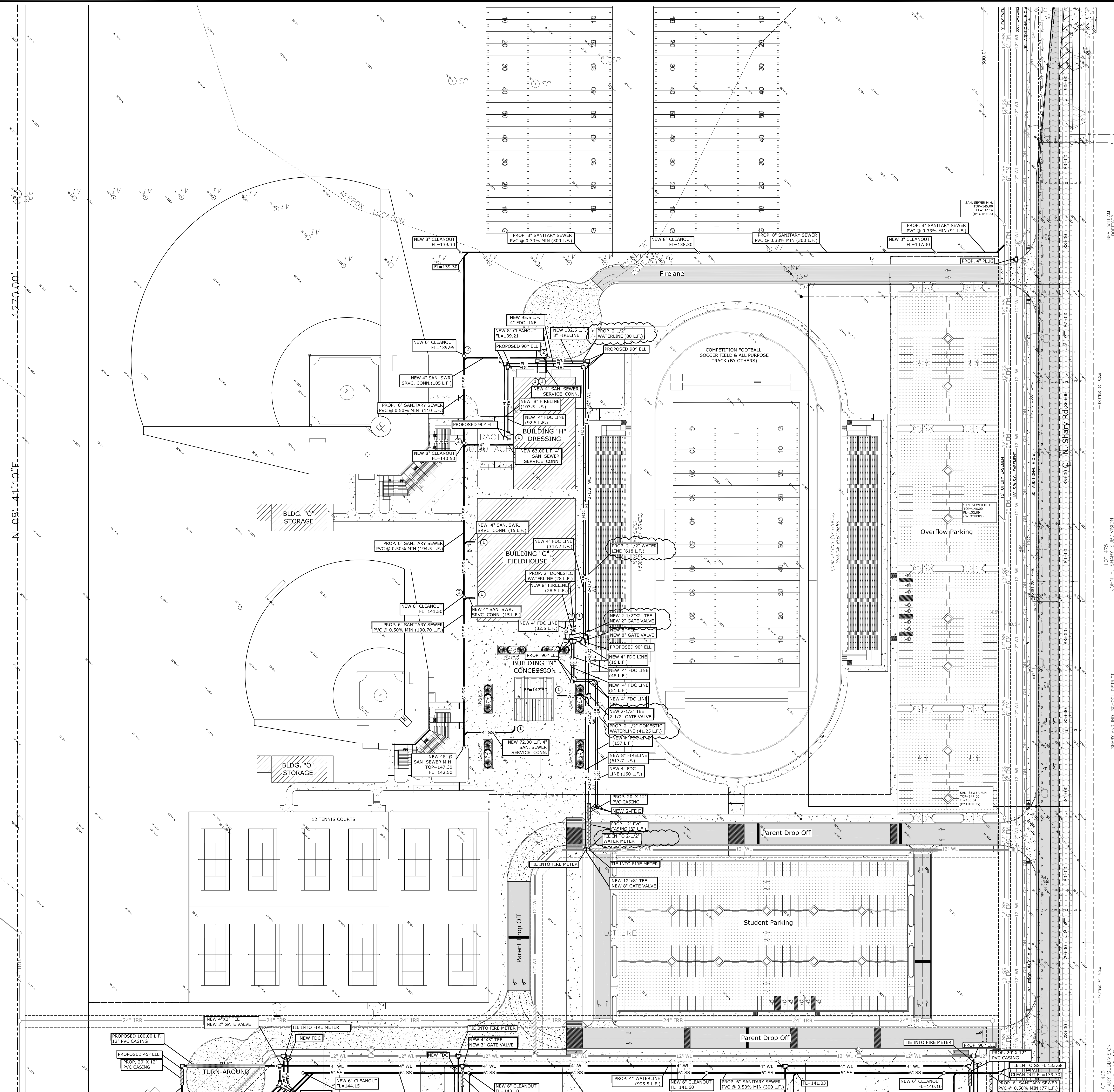


# SHARYLAND INDEPENDENT SCHOOL DISTRICT PIONEER HIGH SCHOOL

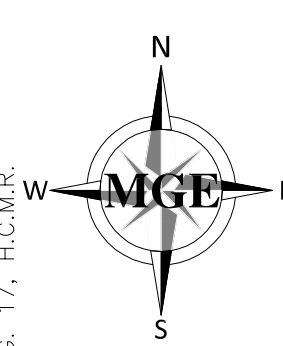


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Drawn By: M.G.C.  
Job No: 09-128  
Sheet:



- NOTES:
- 1 REFER TO PLUMBING PLANS FOR CONTINUATION
  - 2 PROPOSED CLEANOUT
  - 3 PROPOSED CLEANOUT W/ METAL COVER CASING



**On-Site  
Utility Layout**

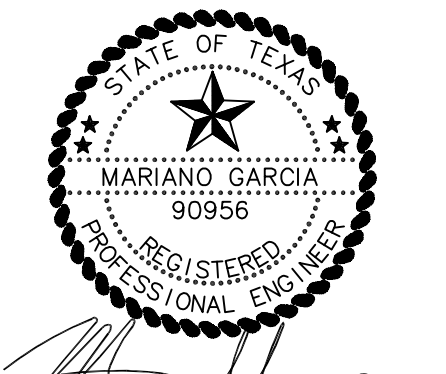
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STATION 77+25.00 F.M. 494

No.	REVISIONS	BY
1	1-11-13	MGG
2	1-23-13	VR
3	2-12-13	VR
4	2-20-13	VR

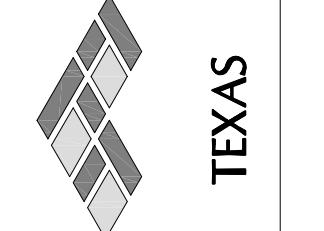
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TYPE FIRM REG. NUMBER F-9628

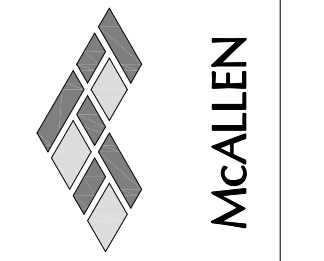


02/20/13

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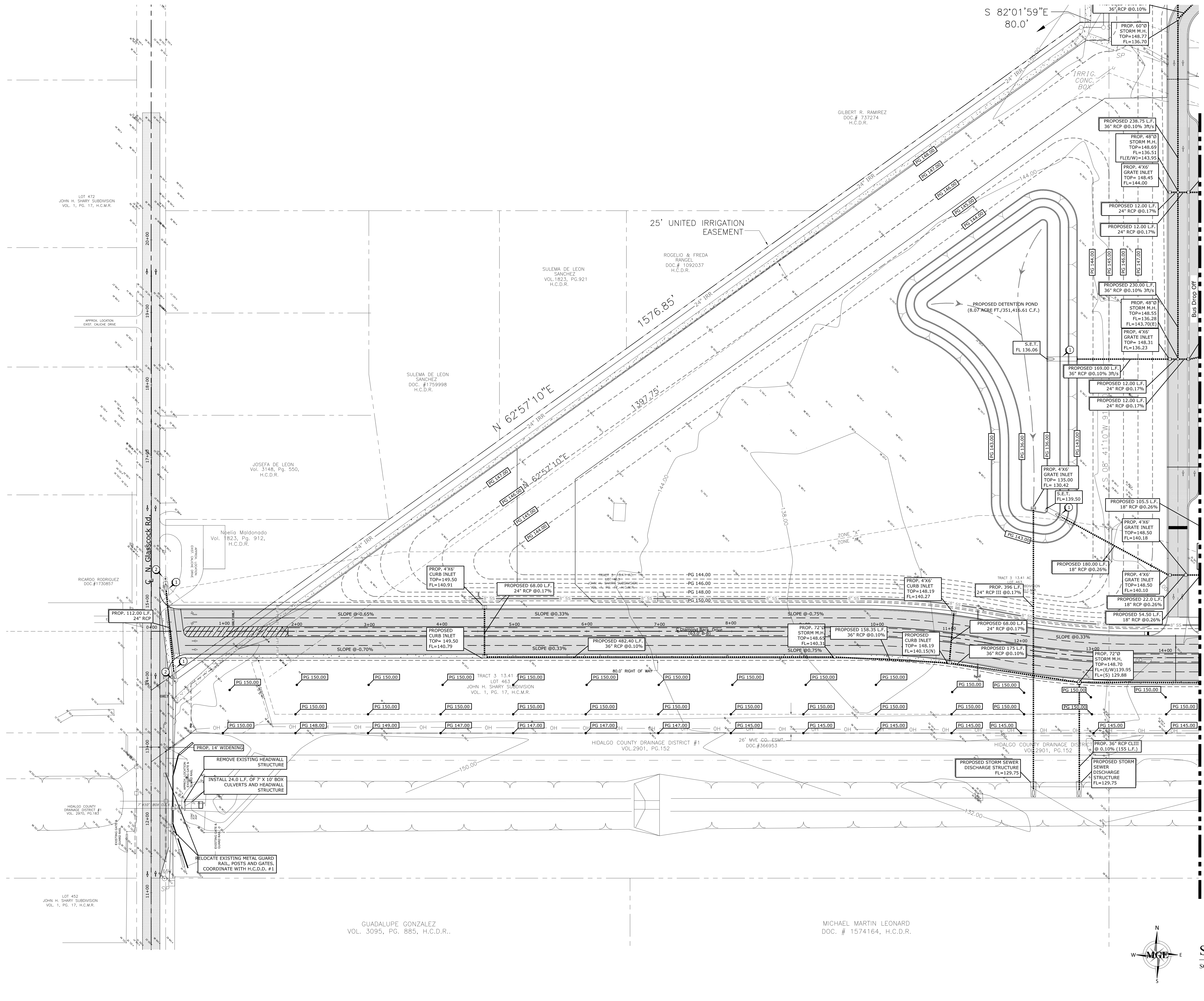


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PIONEER HIGH SCHOOL



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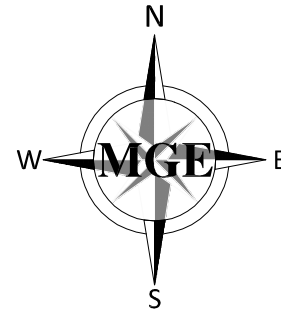
Date: February 20, 2013  
Scale: As Noted  
Civil Engineer: Mariano Garcia, M.G.C.E.  
Drawn By: Mariano Garcia, M.G.C.E.  
Job No.: 09-128  
Sheet:



STATION 14+50.00 DIAMOND BACK DRIVE

- Note:
- All reinforced concrete pipe shall be rubber gasket.
  - All H.D.P.E. pipes shall be installed per manufacturer's recommendation.

- LEGEND:
- ① PROPOSED SAFETY END TREATMENT
  - ② PROPOSED OBJECT MARKER
  - TC 100.00 PROPOSED TOP OF CURB
  - TP 100.00 PROPOSED TOP OF PAVEMENT
  - PG 100.00 PROPOSED TOP OF CURB
  - PROPOSED GRADE CONTOUR
  - EXISTING CONTOUR

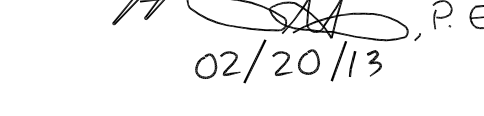


Storm Sewer Layout  
SCALE: 1"=50'

STATION 78+25.00 F.M. 494

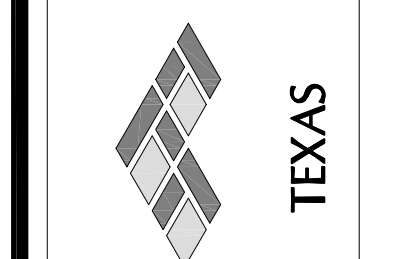


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PH: 956-687-9421 FX: 956-687-3311  
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TYPE FIRM REG. NUMBER F-6283

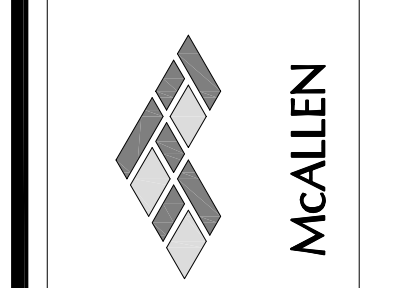


02/20/13

No.	REVISIONS	BY
1	1-11-13	MGG
2	1-23-13	VR
3	2-12-13	VR
4	2-20-13	VR

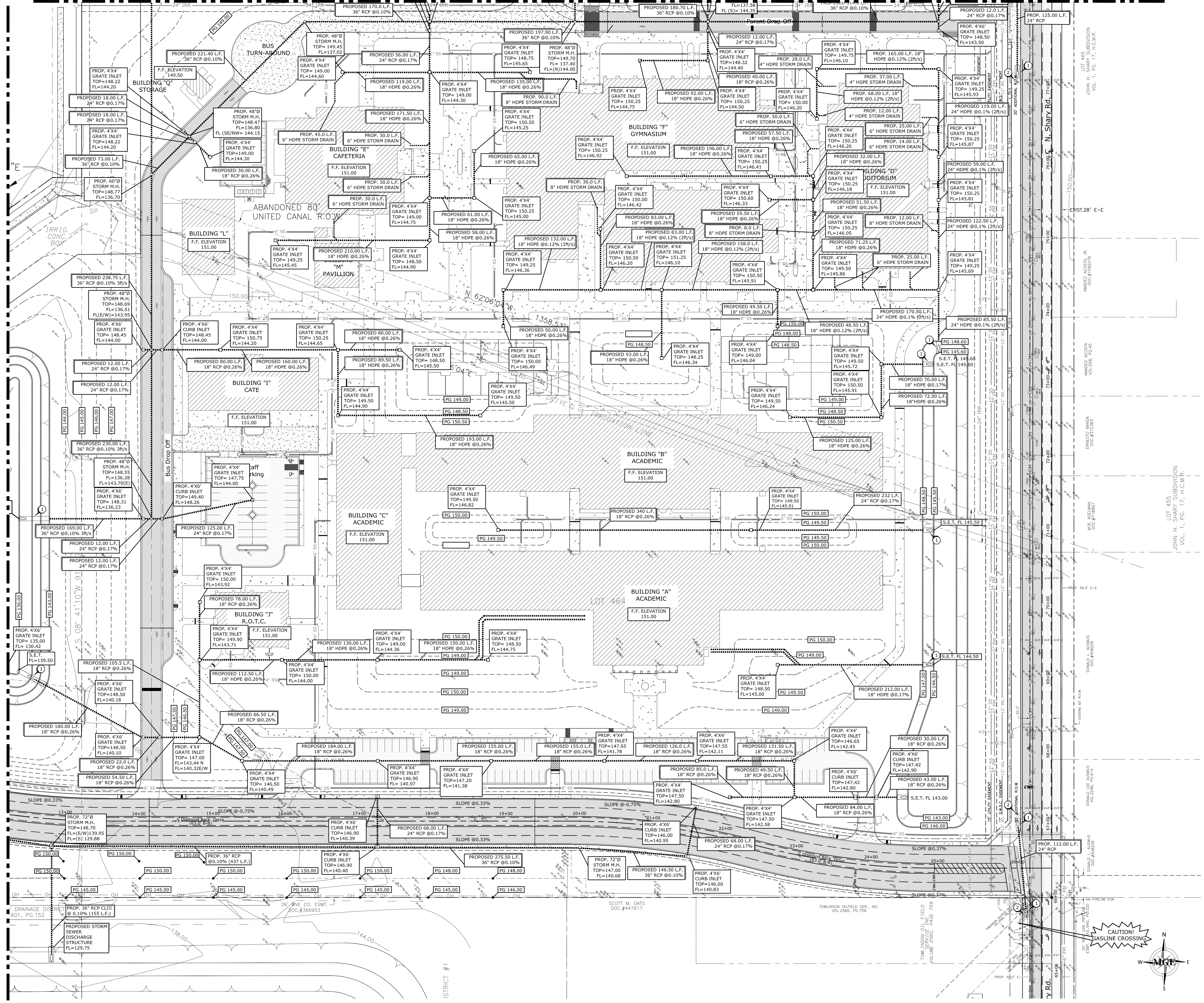


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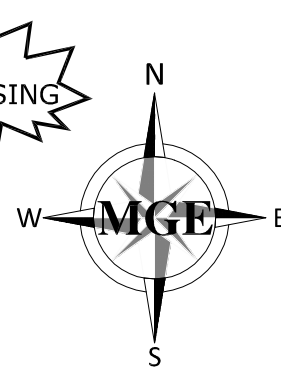
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Drawn By: MGG  
Job No.:  
Sheet: 09-128

STATION 12+25.00 DIAMOND BACK DRIVE



- Note:
- All reinforced concrete pipe shall be rubber gasket.
  - All H.D.P.E. pipes shall be installed per manufacturer's recommendation.

- LEGEND:
- ① PROPOSED SAFETY END TREATMENT
  - ② PROPOSED OBJECT MARKER
  - TC 100.00 PROPOSED TOP OF CURB
  - TP 100.00 PROPOSED TOP OF PAVEMENT
  - PS 100.00 PROPOSED TOP OF CURB
  - PROPOSED GRADE CONTOUR
  - - - - - EXISTING CONTOUR



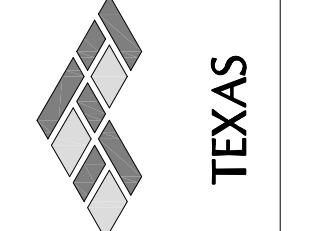
Storm Sewer Layout  
SCALE: 1"=50'



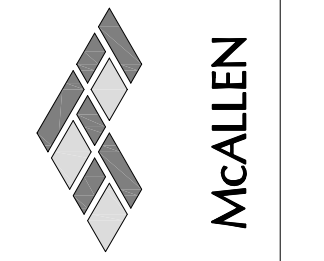
02/20/13

No.	REVISIONS	BY
1	1-11-13	MGG
2	1-23-13	VR
3	2-12-13	VR
4	2-20-13	VR

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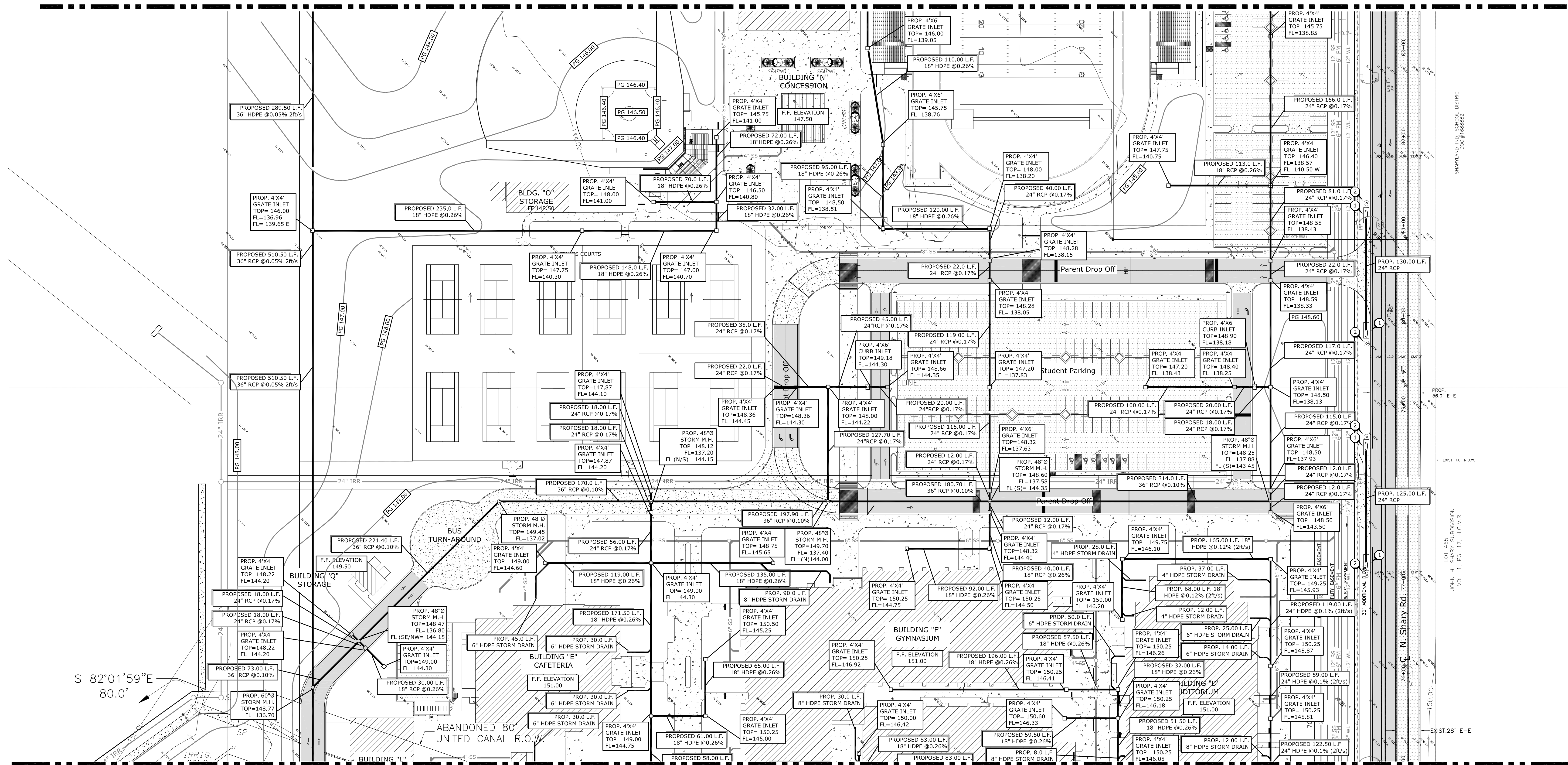
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 Scale: As Noted  
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 Drawn By: M.C.G.  
 Job No.: 09-128  
 Sheet:

STATION 83+00 F.M. 494

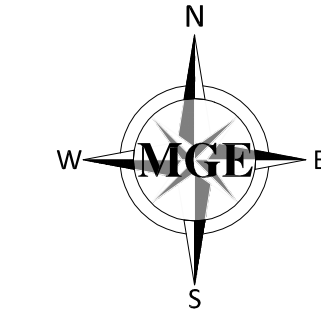
STATION 75+00 F.M. 494



S 82°01'59"E  
 80.0'

- LEGEND:
- ① PROPOSED SAFETY END TREATMENT
  - ② PROPOSED OBJECT MARKER
  - TC 100.00 PROPOSED TOP OF CURB
  - TP 100.00 PROPOSED TOP OF PAVEMENT
  - PG 100.00 PROPOSED TOP OF CURB
  - PROPOSED GRADE CONTOUR
  - - - EXISTING CONTOUR

- Note:
- All reinforced concrete pipe shall be rubber gasket.
  - All H.D.P.E. pipes shall be installed per manufacturer's recommendation.



Storm Sewer Layout  
 SCALE: 1"=50'



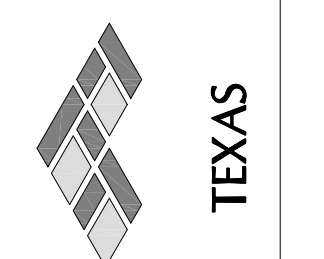


02/20/13 P.E.

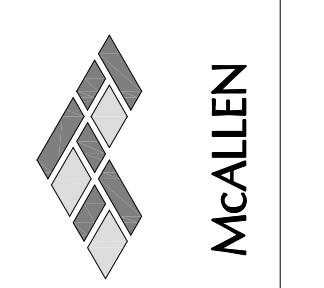
No.	REVISIONS	BY
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2	1-23-13	VR
3	2-12-13	VR
4	2-20-13	VR

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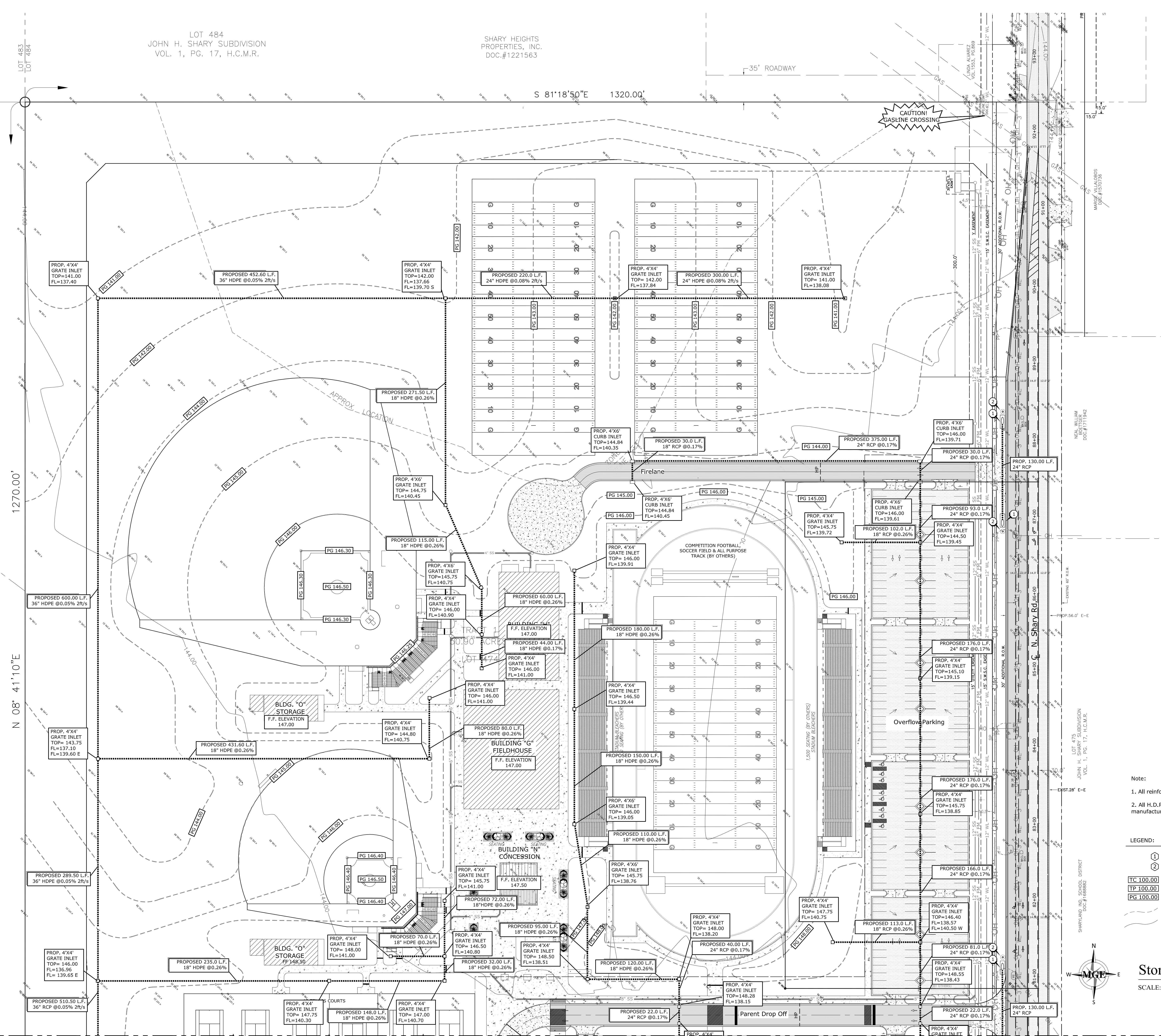


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**PIONEER HIGH SCHOOL**



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 Drawn By: M.C.G.  
 Job No.: 09-128  
 Sheet:



- Note:
- All reinforced concrete pipe shall be rubber gasket.
  - All H.D.P.E. pipes shall be installed per manufacturer's recommendation.

- LEGEND:
- ① PROPOSED SAFETY END TREATMENT
  - ② PROPOSED OBJECT MARKER
  - TC 100.00 PROPOSED TOP OF CURB
  - TP 100.00 PROPOSED TOP OF PAVEMENT
  - PG 100.00 PROPOSED TOP OF CURB
  - PROPOSED GRADE CONTOUR
  - - - EXISTING CONTOUR

**Storm Sewer Layout**  
 SCALE: 1"=50'

LOT 483 TO 484  
 N 08° 41'10" E  
 1270.00'

LOT 484  
 JOHN H. SHARY SUBDIVISION  
 VOL. 1, PG. 17, H.C.M.R.

SHARY HEIGHTS  
 PROPERTIES, INC.  
 DOC.#1221563

S 81°18'50"E 1320.00'

CAMEL DREAM LTD.  
 DOC.#1534722

ROGELIO AREVALO  
 DOC.#1236510

STATION 80+25.00 F.M. 494