



HIDALGO COUNTY PLANNING DEPARTMENT

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

T.J. Arredondo
Director of Planning

HIDALGO COUNTY COMMISSIONERS COURT MEETING DATE: 03-31-2015

PROPOSED LA JOYA ISD ELEMENTARY SCHOOL NO. 22 SUBDIVISION, PRECINCT No. 3.

ENGINEER FIRM: HINOJOSA ENGINEERING, INC DEVELOPER: ALDA BENAVIDES, SUPERINTENDENT

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

LOCATION DESCRIPTION: Northeast corner of Liberty Blvd. & Blue Jay Ave.

SUBDIVISION LIES WITHIN THE: *The rural area of the County.*

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 06-22-06 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: Drainage will be provided by Storm Drainage Pipe System and onsite detention pond

ROAD R.O.W. DEDICATION: 22.2 feet onto Blue Jay Avenue

H.C.R.O.W. FINAL APPROVAL DATE: 02-18-15 By, Victor Gallardo Pct 3 R.O.W. AGENT

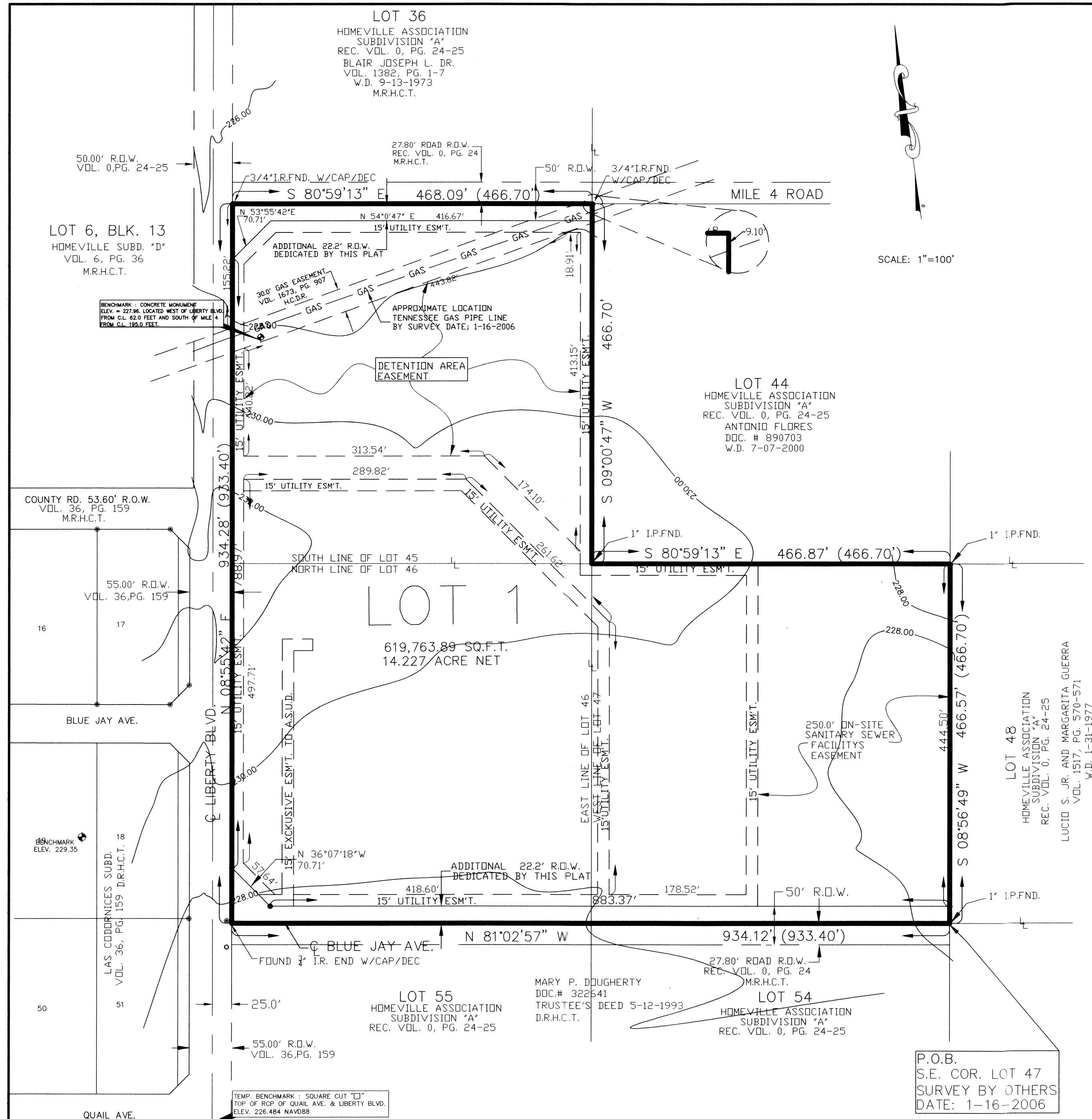
SEWER SYSTEM: Package waste water treatment plant design for disposal institutional sewage in accordance with TCEQ

WATER SERVICE PROVIDER: AGUA SUD LINE SIZE: 8" LOCATION: Liberty Blvd.

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: February 21, 2007

STAFF RECOMMENDS: 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
P L A T
OF
LA JOYA I.S.D. ELEMENTARY SCHOOL NO. 22
BEING A 15.02 ACRE TRACT OF LAND, ALL OF LOTS 45, 46, AND 47,
HOMEVILLE ASSOCIATION SUBDIVISION "A"
AS PER MAP RECORDED IN VOLUME 0, PAGE 24-25 MAP RECORDS OF
HIDALGO COUNTY, TEXAS**

STATE OF TEXAS
COUNTY OF HIDALGO
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION
I, AIDA T. BENAVIDEZ, SUPERINTENDENT OF LA JOYA INDEPENDENT SCHOOL DISTRICT, OWNERS(S) OF A TRACT OF LAND CONTAINING 69.635 ACRES ENCOMPASSED WITHIN THE PROPOSED, LA JOYA I.S.D. ELEMENTARY SCHOOL NO. 22, 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.
Alida Benavides
OWNER: LA JOYA INDEPENDENT SCHOOL DISTRICT
AIDA T. BENAVIDEZ, SUPERINTENDENT
P.O. BOX DRAWER-J
LA JOYA, TEXAS 78560-0510

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED THE ABOVE NAMED AIDA T. BENAVIDEZ, SUPERINTENDENT, 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 PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 10th DAY OF JULY, 2010.
Ricardo Hinojosa
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 12/15/2010

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.

Ricardo Hinojosa 5-07-10
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. ELEMENTARY SCHOOL NO. 22 WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

William A. Mangum 5/13/10
WILLIAM A. MANGUM, R.P.L.S. TX. LIC. NO. 4353

I, FRANCISCO FLORES, HEREBY CERTIFY THAT THE AGUA SPECIAL UTILITY DISTRICT HAS APPROVED THE POTABLE WATER SUPPLY PLAN FOR LA JOYA I.S.D. ELEMENTARY SCHOOL NO. 22 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.

Francisco Flores 3/19/2013
MR. FRANCISCO FLORES, GENERAL MANAGER
AGUA SPECIAL UTILITY DISTRICT

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRA TERRITORIAL JURISDICTION OF A MUNICIPALITY:
LA JOYA I.S.D. ELEMENTARY SCHOOL NO. 22 IS LOCATED IN HIDALGO COUNTY PRECINCT 3, THE WEST PART OF HIDALGO COUNTY, TEXAS, ALONG THE EAST SIDE OF LIBERTY BLVD. AND MILE 4 LINE, THE ONLY NEARBY MUNICIPALITY IS THE CITY OF PENITAS, ACCORDING TO OFFICIAL MAPS IN THE OFFICE OF SECRETARY OF THE CITY OF PENITAS (POPULATION 1,182, 2005 CENSUS). LA JOYA I.S.D. ELEMENTARY SCHOOL NO. 22 DOES NOT LIE ON ANY CITY LIMITS AND ANY CITY'S 2 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 42.021.

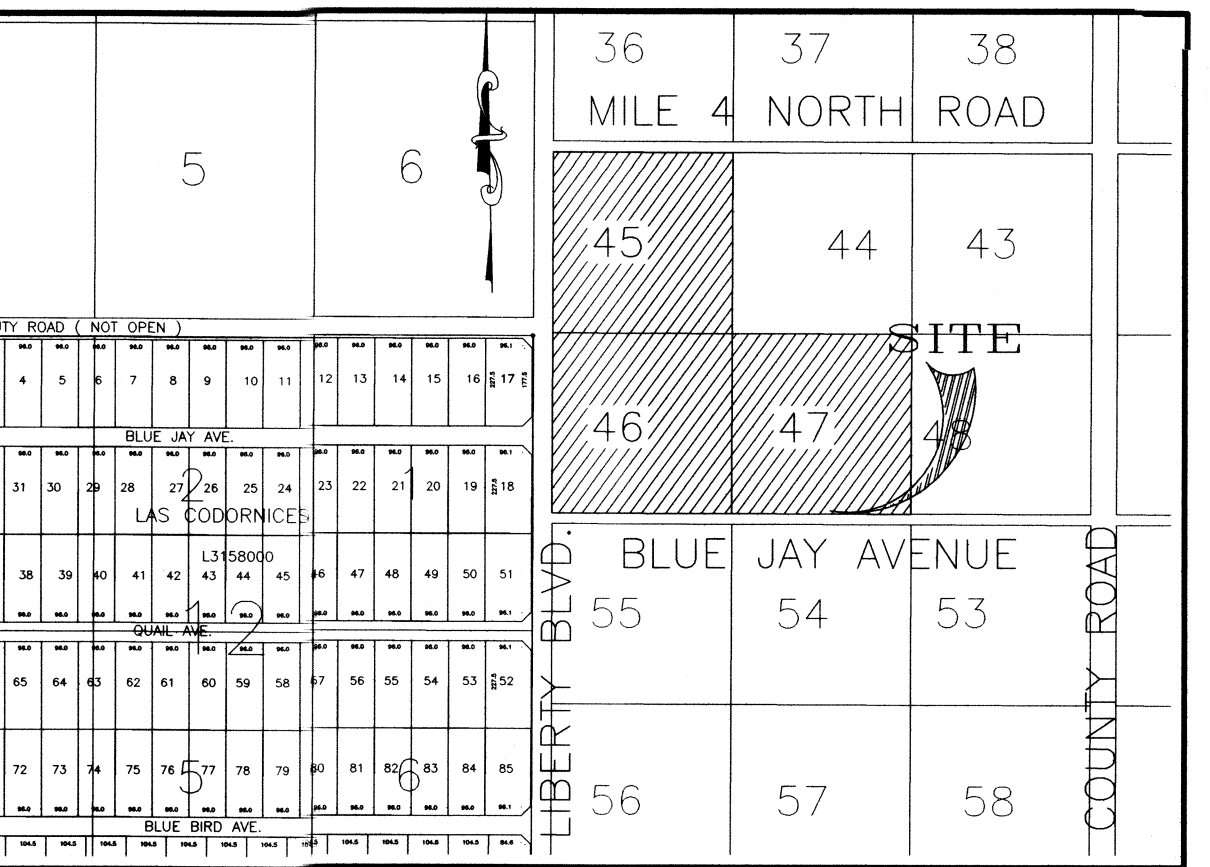
NO IRRIGATION DISTRICT CERTIFICATE SIGNATURE REQUIRED FOR THIS SUBDIVISION PLAT.

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: SUPERINTENDENT ALDA BENAVIDEZ	201 EAST EXPRESSWAY 83	LA JOYA, TX 78560	(956) 580-5441	(956) 580-8890
ENGINEER: RICARDO HINOJOSA	108 W. 18TH STREET	MISSION, TX 78572	(956) 581-0143	(956) 581-2074
SURVEYOR: WILLIAM A. MANGUM	4122 N. CONWAY	PALMHURST, TX 78573	(956) 821-7026	(956) 581-2074

NO.	SHEET	REVISION	DATE	APPROVED

GENERAL PLAT NOTES AND RESTRICTIONS:

- FLOOD ZONE STATEMENT:**
FLOOD ZONE DESIGNATION ZONE "X"
AREAS DETERMINED TO BE OUTSIDE OF 500-YEAR FLOOD PLAIN.
COMMUNITY PANEL NO. 480334 0290 D.
EFFECTIVE DATE: JUNE 06, 2000
THE AREAS BETWEEN THE DRAINAGE EASEMENT AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN. COMMUNITY PANEL NO. 480334 0290 D. EFFECTIVE DATE: JUNE 06, 2000 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS, AND THE LOCAL FLOOD PLAIN ADMINISTRATOR IDENTIFIES NO OTHER AREA WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN.
- MINIMUM SETBACKS LINES:**
FRONT: 60.00 FEET ON LIBERTY BLVD.
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER.
SIDE BLUE JAY AVE.: 25.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
CORNER SIDE: 10.0' OR EASEMENT WHICHEVER IS GREATER
- GENERAL NOTE FOR SCHOOL LOTS:**
LOTS 1 SHALL BE FOR SCHOOL USE ONLY. THERE SHALL BE NO OTHER USE THAN INSTITUTIONAL. LOTS 1 IS 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 OCCUPANCY OF THE LOT.
- 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.
- BENCHMARK NOTE:**
DESCRIPTION: CONCRETE MONUMENT ELEVATION 227.96 LOCATED WEST SIDE OF LIBERTY BLVD. FROM C/L 62.00 FT. AND SOUTH SIDE OF MILE 4 ROAD FROM C/L195.00 FT. (NAVD 88)
DESCRIPTION: SET CONCRETE MONUMENT (NAVD 88) 1" PIPE; ELEVATION: 231.00 AT N.E. CORNER LOT 46
- 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 46,175 CUBIC FEET OR 1.06 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 I.S.D. ELEMENTARY SCHOOL NO. 22 SHALL CONSIST OF SURFACE RUNOFF FROM LOTS INTO PROPOSED DETENTION AREA AND SWALES TO DETAIN RUNOFF, WHICH WILL EVAPORATE AND PERCOLATE INTO THE SOIL, AND INTO ROADSIDE DITCHES ON LIBERTY BLVD.
- DRAINAGE SWALE EASEMENT NOTE:**
NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE SWALES EASEMENT. EACH DRAINAGE SWALE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTION THAT WOULD INTERFERE WITH THE OPERATION OF THE DRAINAGE SWALE EASEMENT. THE LOT OWNER (LA JOYA I.S.D.) SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SWALE.
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE:**
THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL.
THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR INSTITUTIONAL USE.
B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
D. SOIL ANALYSIS HAS BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCEPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAIN FIELD SYSTEM.
E. APPROVED OSSF "P" PERMIT APPLICATION IS REQUIRED INCLUDING LOT PLANNING MATERIALS PRIOR TO OCCUPANCY OF THE LOT.
- THERE ARE NO WATER WELLS WITHIN 150.0 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.
- 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.
- ALL PUBLIC UTILITY EASEMENTS 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 OCCUPYING AN EASEMENT.
- ALDA T. BENAVIDEZ, LA JOYA I.S.D. SUPERINTENDENT, THE OWNER & DEVELOPER OF LA JOYA I.S.D. ELEMENTARY SCHOOL NO. 22 RETAINS AN EASEMENT UPON THE LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.
- AN OFF-SITE PARKING LOT SITE PLAN AND DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR 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.
- 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.
- 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.
- IF THE PURCHASER(S) OF A LOT REQUIRES A COMMERCIAL LOT AND SUBSEQUENTLY DETERMINE A LARGER METER IS REQUIRED, THEN LUE WILL NEED TO BE CALCULATED AND APPROPRIATE FEES ON THE UPGRADE MUST BE PAID TO AGUA SPECIAL UTILITY DISTRICT PRIOR TO THE INITIATION OF SERVICE ON SUCH LARGER METERS(S).
- LA JOYA I.S.D. ELEMENTARY SCHOOL NO. 22 IS BEING DESIGN FOR INSTITUTIONAL SEWAGE IN ACCORDANCE TCEQ REGULATIONS. ENGINEER CERTIFIES BY SIGNING THIS PLAT THAT DESIGN OF SAID SYSTEM MEETS ALL TCEQ REGULATIONS GOVERNING THIS TYPE OF WORK.



LOCATION MAP SCALE: 1" = 500'
PREPARED BY: HINOJOSA ENGINEERING, INC.
108 W. 18TH STREET
MISSION, TEXAS 78572
DATE PREPARED: MAY 6, 2010
DATE SURVEYED: JAN. 16, 2006 PROJECT NO. 06-133
SUBDIVISION PLAT OF
LA JOYA I.S.D. ELEMENTARY SCHOOL NO. 22
BEING A 15.02 ACRE TRACT OF LAND, ALL OF LOTS 45, 46, AND 47,
HOMEVILLE ASSOCIATION SUBDIVISION "A"
AS PER MAP RECORDED IN VOLUME 0, PAGE 24-25 MAP RECORDS OF
HIDALGO COUNTY, TEXAS
PLAT SHEET 1 OF 4

METES AND BOUNDS:
BEING A 15.02 ACRES (645,636 SQUARE FEET) TRACT OF LAND BEING OUT OF ALL OF LOTS FORTY-FIVE (45), FORTY-SIX (46), AND LOT FORTY-SEVEN (47) OF HOMEVILLE ASSOCIATION SUBDIVISION "A", HIDALGO COUNTY, TEXAS, AS RECORDED IN VOLUME 0, PAGE 24-25 OF THE DEED RECORDS OF HIDALGO COUNTY, TEXAS, AND BEING ALL OF AND THE SAME AS THAT CERTAIN TRACT OF LAND AS CONVEYED TO TABASCO CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, IN SHERIFF'S DEED DATED DECEMBER 1, 1942, AS RECORDED IN VOLUME 519, PAGE 268-269 OF THE DEED RECORDS OF HIDALGO COUNTY, TEXAS; SAID 15.02 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES & BOUNDS AS FOLLOWS, WITH ALL BEARINGS REFERENCED TO LOS CODORNICES SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 36, PAGE 159 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS;

BEGINNING AT A FOUND 1-INCH PIPE LOCATED AT SOUTHEAST CORNER OF SAID LOT FORTY-SEVEN (47), AND THE SOUTHWEST CORNER OF LOT FORTY-EIGHT (48) OF SAID HOMEVILLE ASSOCIATION SUBDIVISION "A", ALSO BEING THE SOUTHWEST CORNER OF A CERTAIN TRACT OF LAND AS CONVEYED TO LUCIO S. JR. AND MARIA GUERRA IN WARRANTY DEED DATED JANUARY 01, 1977, AS RECORDED IN VOLUME 1571, PAGE 570-571 OF THE DEED RECORDS OF HIDALGO COUNTY, TEXAS, AND ON THE NORTH LINE OF A DEDICATED ROAD (27.8-FOOT RIGHT-OF-WAY), OF SAID HOMEVILLE ASSOCIATION SUBDIVISION "A", FOR THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 81°02'57" WEST WITH THE SOUTH LINE OF SAID LOT FORTY-SEVEN (47) AND LOT FORTY-EIGHT (48), ALSO BEING THE NORTH LINE OF SAID DEDICATED ROAD (27.8 FOOT RIGHT-OF-WAY), 934.12 FEET TO A FOUND 3/4" INCH IRON ROD WITH A D.E.C. PLASTIC CAP LOCATED AT THE SOUTHWEST CORNER OF SAID LOT FORTY-SIX (46), AND THE INTERSECTION OF THE NORTH LINE OF SAID DEDICATED ROAD (27.8-FOOT RIGHT-OF-WAY) WITH THE EAST LINE OF A COUNTY ROAD (55-FOOT RIGHT-OF-WAY) OF SAID LOS CODORNICES SUBDIVISION, FOR THE SOUTHWEST CORNER OF THE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 08°54'42" EAST WITH THE WEST LINE OF SAID LOT FORTY-SIX (46), LOT FORTY-FIVE (45), ALSO BEING THE EAST LINE OF SAID COUNTY ROAD (55-FOOT RIGHT-OF-WAY), 934.28 FEET TO A FOUND 3/4-INCH IRON ROD WITH A D.E.C. PLASTIC CAP LOCATED AT THE NORTHWEST CORNER OF SAID LOT FORTY-FIVE (45), AND THE INTERSECTION OF THE EAST LINE OF SAID COUNTY ROAD (55-FOOT RIGHT-OF-WAY) WITH THE SOUTH LINE OF A DEDICATED ROAD (27.8-FOOT RIGHT-OF-WAY), OF SAID HOMEVILLE ASSOCIATION SUBDIVISION "A" FOR THE NORTHWEST CORNER OF THE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 80°59'13" EAST WITH THE NORTH LINE OF SAID LOT FORTY-FIVE (45) AND THE SOUTH LINE OF SAID DEDICATED ROAD (27.8-FOOT RIGHT-OF-WAY), 466.00 FEET TO A FOUND 3/4-INCH IRON ROD WITH A D.E.C. PLASTIC CAP LOCATED AT THE NORTHEAST CORNER OF SAID LOT FORTY-FIVE (45), THE NORTHWEST CORNER OF SAID LOT FORTY-FOUR (44), OF SAID HOMEVILLE ASSOCIATION SUBDIVISION "A", AND THE WEST LINE OF A CERTAIN TRACT OF LAND AS CONVEYED TO ANTONIO FLORES IN WARRANTY DEED WITH VENDOR'S LIEN, DATED JULY 7, 2000, AS RECORDED IN DOCUMENT NUMBER 890703 OF OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THE TRACT OF LAND HEREIN DESCRIBED;

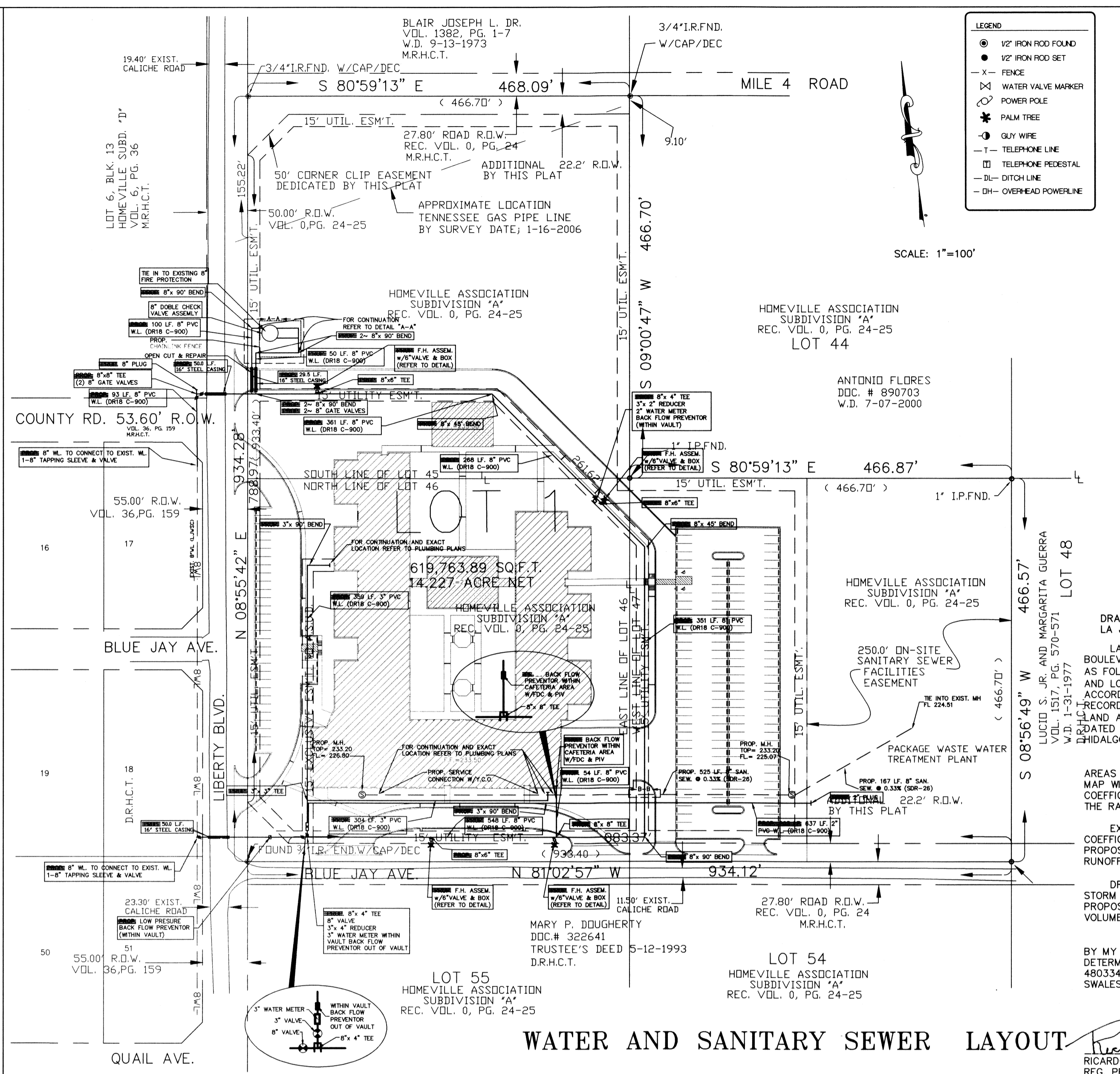
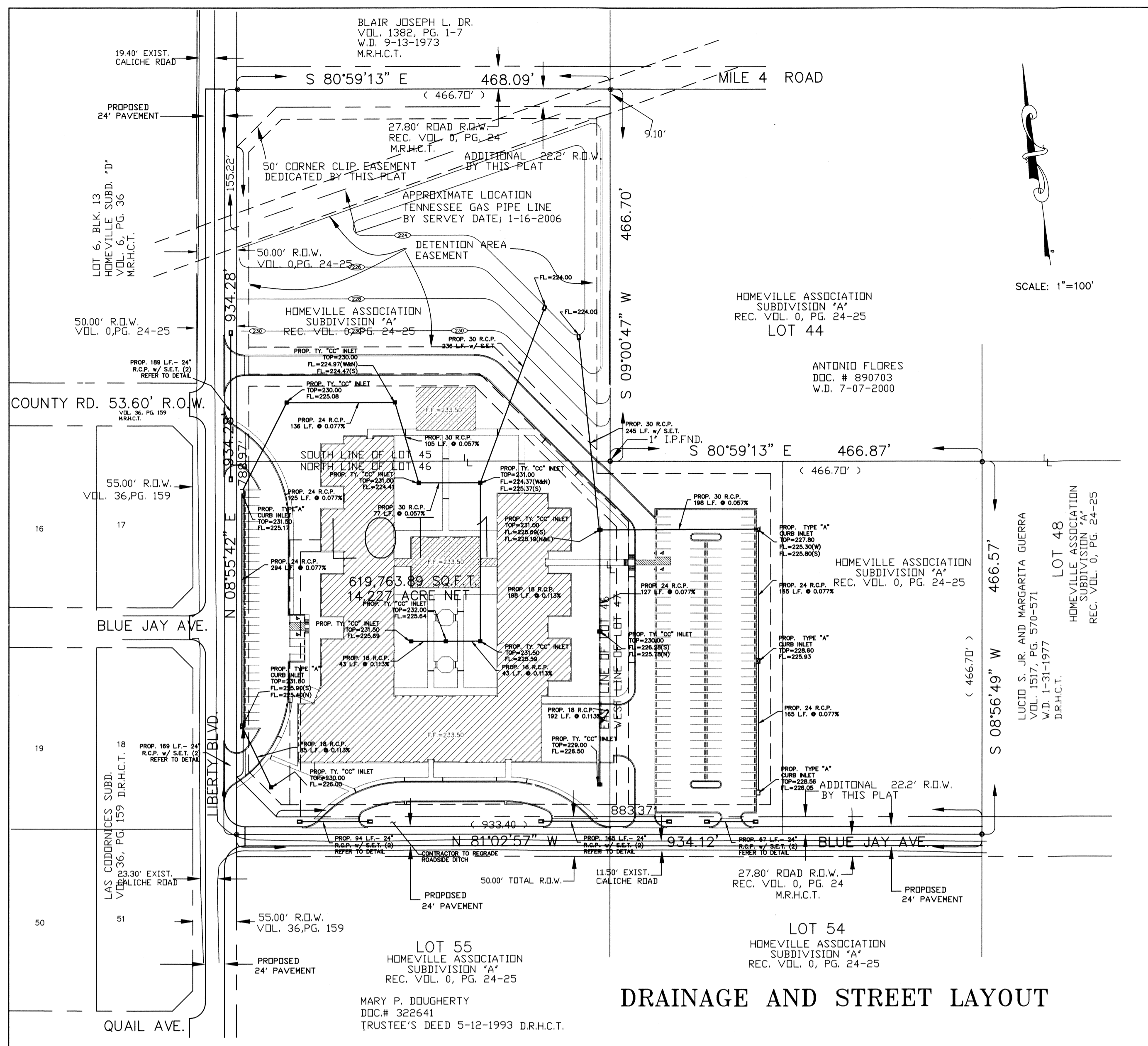
THENCE, SOUTH 09°00'47" WEST WITH THE EAST LINE OF SAID LOT FORTY-FIVE (45), THE WEST LINE OF SAID LOT FORTY-FOUR (44), ALSO BEING THE WEST LINE OF SAID TRACT OF LAND AS CONVEYED TO ANTONIO FLORES, 466.70 FEET TO A FOUND 1-INCH PIPE LOCATED AT A COMMON CORNER FOR SAID LOTS FORTY-FOUR (44), FORTY-FIVE (45), FORTY-SIX (46), AND FORTY-SEVEN (47), ALSO BEING THE SOUTHWEST CORNER OF SAID TRACT OF LAND AS CONVEYED TO ANTONIO FLORES, FOR A CORNER OF THE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 80°59'13" EAST WITH SOUTH LINE OF SAID LOT FORTY-FOUR (44) THE NORTH LINE OF SAID LOT FORTY-SEVEN (47), ALSO BEING THE SOUTH LINE OF SAID TRACT OF LAND AS CONVEYED TO ANTONIO FLORES, 466.87 FEET TO A FOUND 1-INCH PIPE LOCATED AT A COMMON CORNER FOR SAID LOTS FORTY-THREE (43), FORTY-FOUR (44), FORTY-SEVEN (47), AND LOT FORTY-EIGHT (48) ALSO BEING THE NORTHWEST CORNER OF SAID TRACT OF LAND AS CONVEYED TO LUCIO S. JR. AND MARGARITA GUERRA, FOR A CORNER OF THE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 08°56'49" WEST WITH THE EAST LINE OF SAID LOT FORTY-SEVEN (47), THE WEST LINE OF SAID LOT FORTY-EIGHT (48), ALSO BEING THE WEST LINE OF SAID CALLED TRACT OF LAND AS CONVEYED TO LUCIO S. JR. AND MARGARITA GUERRA, 466.57 FEET TO THE POINT OF BEGINNING, CONTAINING 15.02 ACRES OF LAND, MORE OR LESS. (654,636 SQUARE FEET)

SHEET	DESCRIPTION
SHEET 1	INDEX TO SHEET OF LA JOYA I.S.D. ELEMENTARY SCHOOL NO. 22 HEADING, INDEX, LOCATION MAP AND ETC. PRINCIPAL CONTACTS PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS, LEGAL DESCRIPTION (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 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. NO. 1 CERTIFICATION, IRRIGATION DISTRICT CERTIFICATE OF APPROVAL, REVISION NOTES, HIGH AND LOW POINT WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP
SHEET 2	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT, DRAINAGE, AND ENGINEER'S ACKNOWLEDGMENT
SHEET 3	MAP OF TOPOGRAPHY CONSTRUCTION DETAILS
SHEET 4	CONSTRUCTION DETAILS

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 EXPIRATION DATE
F-908 9/30/2010



LOCATION MAP SCALE: 1" = 500'

PREPARED BY: HINOJOSA ENGINEERING, INC. 108 W. 18TH STREET MISSION, TEXAS 78172

DATE PREPARED: MAY 07, 2010 PROJECT NO. 06-133

DATE SURVEYED: JAN. 16, 2006

SUBDIVISION PLAT OF LA JOYA I.S.D. ELEMENTARY SCHOOL NO. 22
BEING A 15.02 ACRE TRACT OF LAND, ALL OF LOTS 45, 46, AND 47, HOMEVILLE ASSOCIATION SUBDIVISION "A" AS PER MAP RECORDED IN VOLUME 0, PAGE 24-25 MAP RECORDS OF HIDALGO COUNTY, TEXAS.

PLAT SHEET 2 OF 4

DRAINAGE STATEMENT
LA JOYA ISD ELEMENTARY SCHOOL NO. 22

LA JOYA ISD ELEMENTARY NO. 22 IS LOCATED ON NORTHEAST SIDE OF THE INTERSECTION OF LIBERTY BOULEVARD AND A COUNTY ROAD APPROXIMATELY 1,070 FEET NORTH OF 4 MILE LINE, AND IS DESCRIBED AS FOLLOWS: BEING 15.02 ACRES OF LAND OUT OF ALL OF LOTS FORTY-FIVE (45), FORTY-SIX (46), AND FORTY-SEVEN (47) OF HOMEVILLE ASSOCIATION SUBDIVISION "A", HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 0, PAGES 24-25 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS; AND BEING ALL OF AND THE SAME AS THAT CERTAIN TRACT OF LAND AS CONVEYED TO TABASCO CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, IN SHERIFF'S DEED DATED DECEMBER 1, 1942, AS RECORDED IN VOLUME 519, PAGES 268-269 OF THE DEED 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, 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.

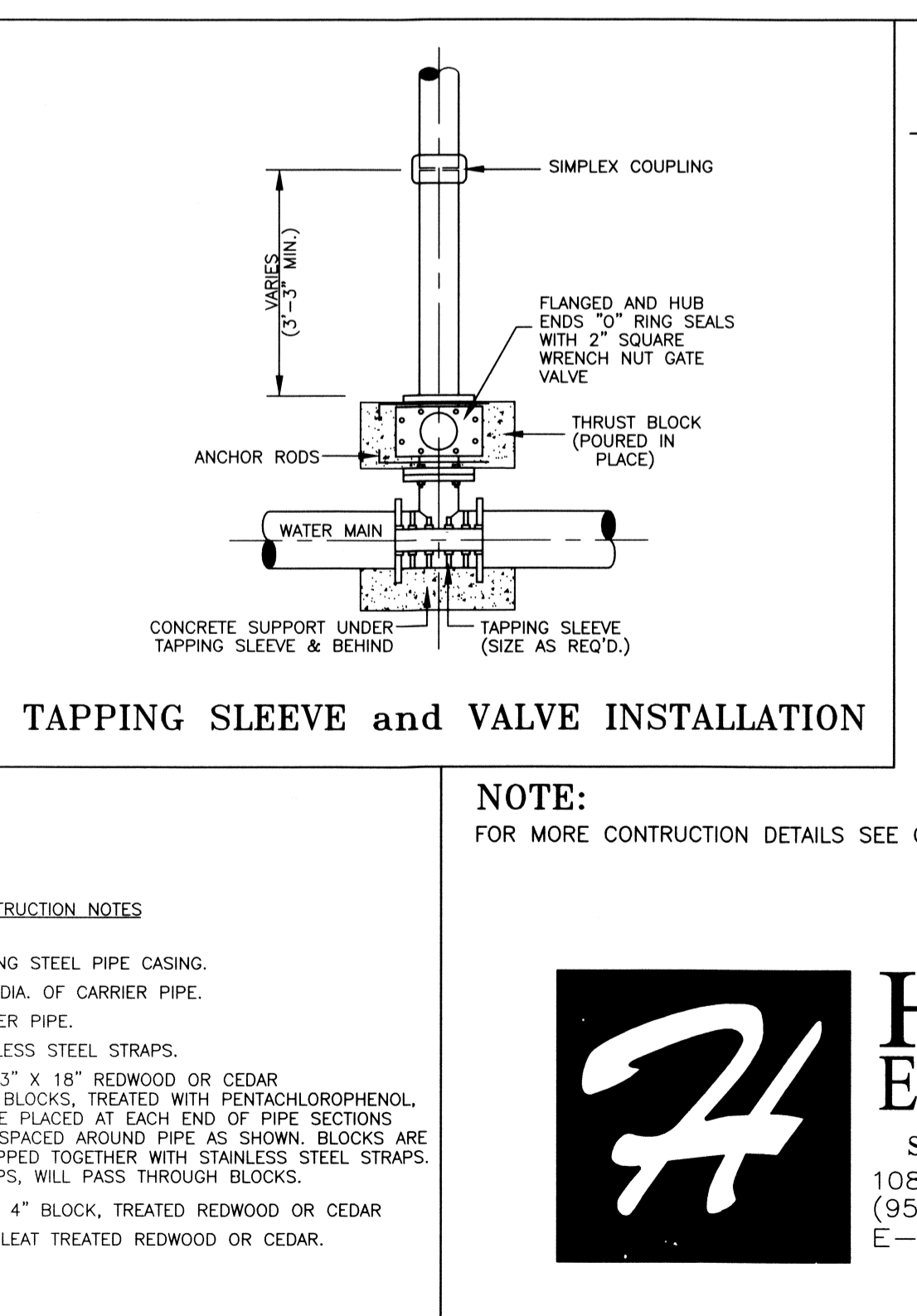
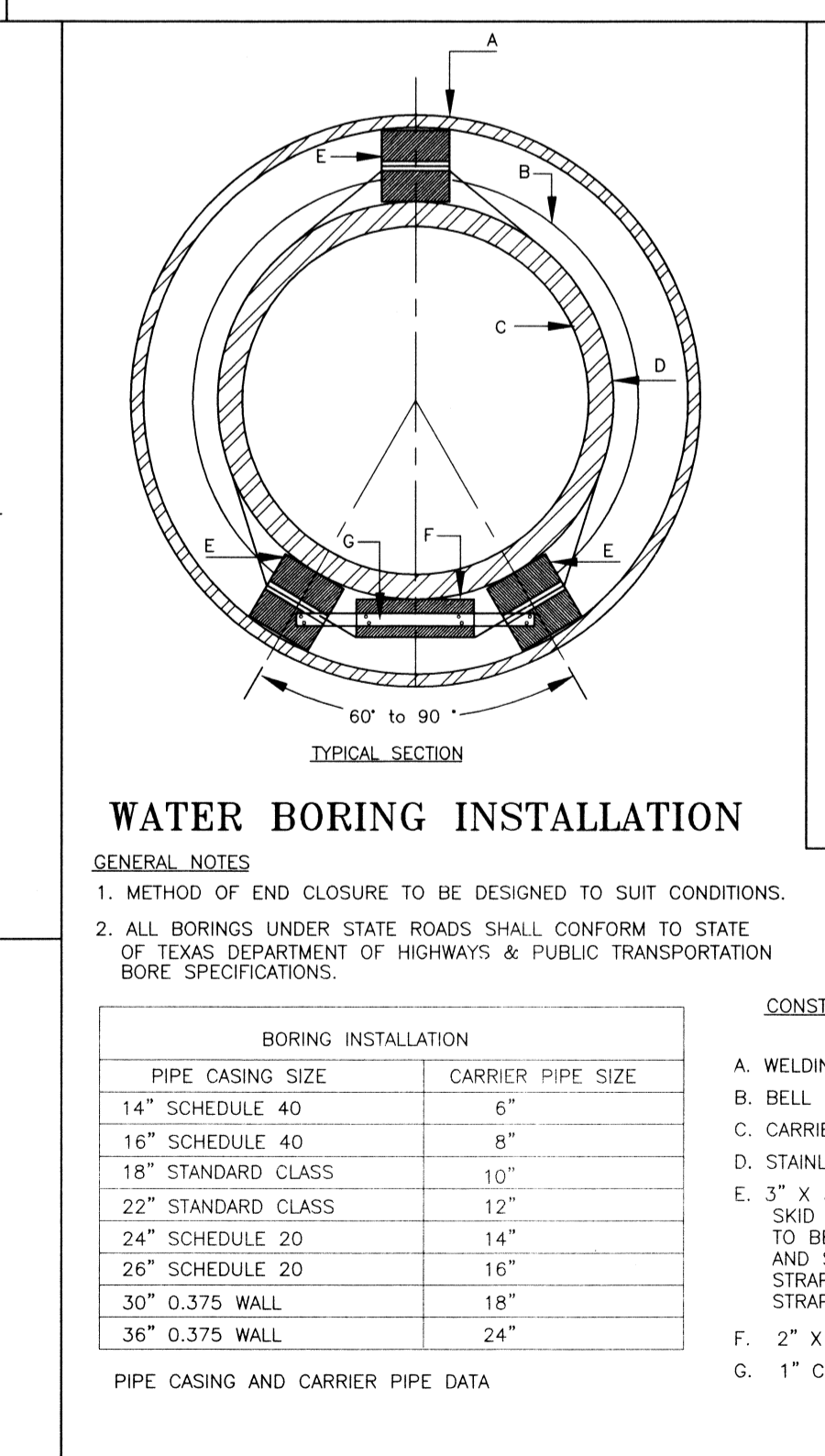
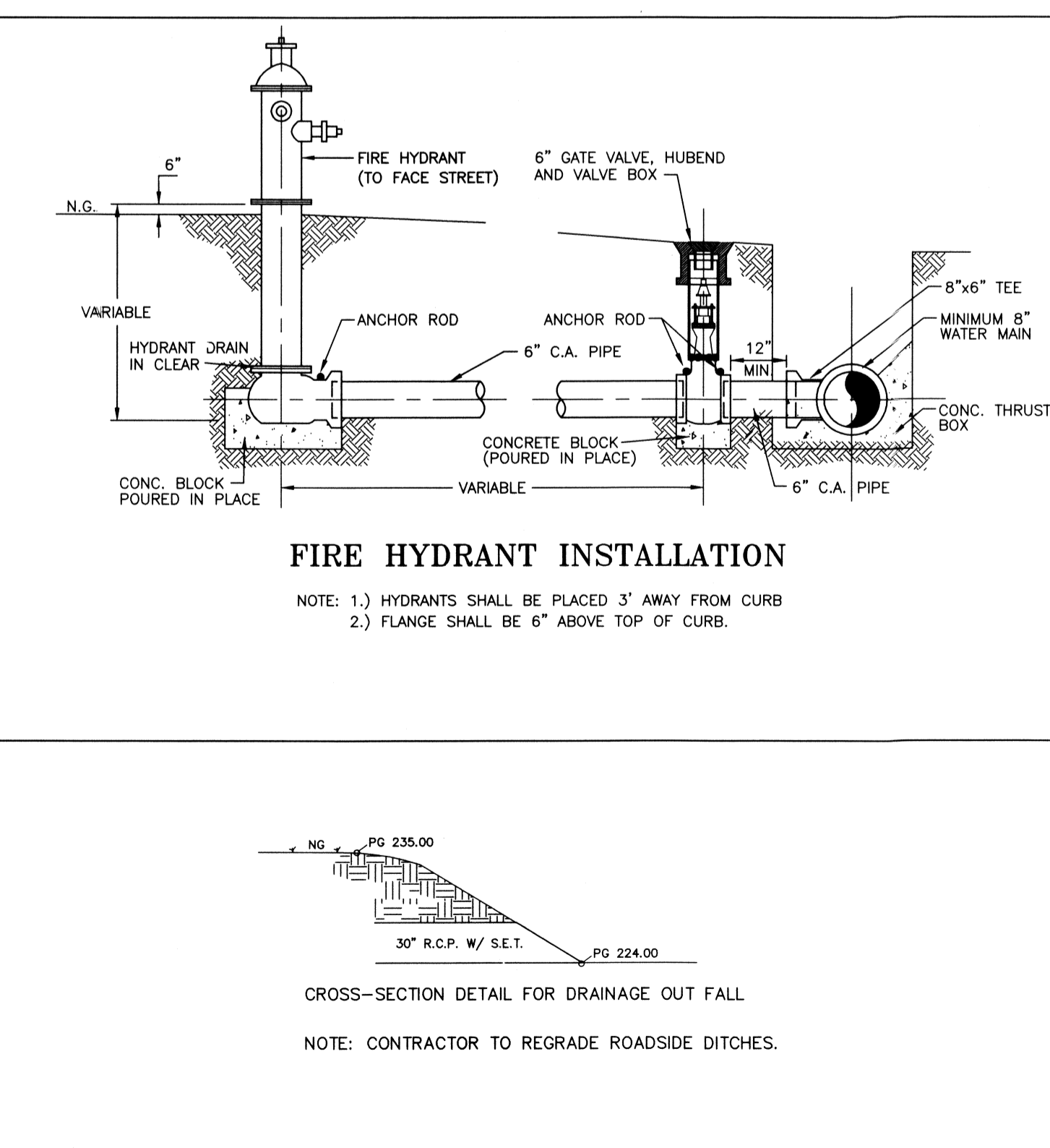
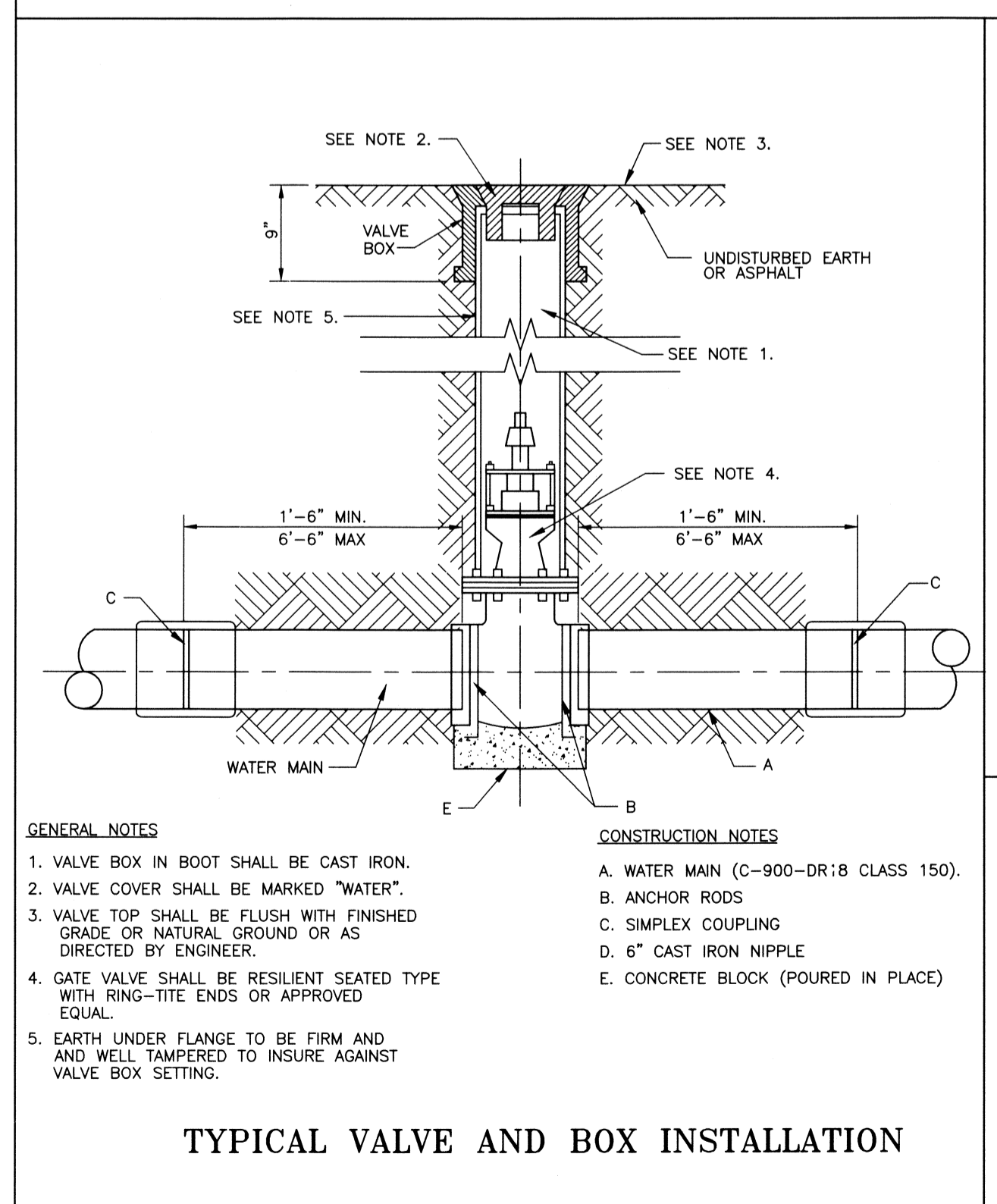
EXPECTED USE FOR THIS SUBDIVISION WILL BE AN ELEMENTARY SCHOOL. THE FUTURE RUNOFF COEFFICIENT FOR THIS SUBDIVISION HAS BEEN DETERMINED TO BE 0.56. THIS RUNOFF COEFFICIENT WAS PROPOSED ACCORDING TO THE RATIONAL FORMULA FOR WEIGHTED COEFFICIENTS. THE ADDITIONAL STORM RUNOFF FOR THIS SUBDIVISION WILL BE DETAILED IN DETENTION AREAS LOCATED ON THIS SITE.

DRAINAGE CALCULATIONS (SEE ATTACHED CALCULATIONS OUTPUT) FOR A 10-YEAR FREQUENCY STORM USING THE RATIONAL FORMULA REVEAL AN EXISTING RUNOFF DISCHARGE OF 16.39 CFS. THE PROPOSED SUBDIVISION WILL HAVE A FUTURE RUNOFF DISCHARGE OF 41.22 CFS. THE TOTAL MAXIMUM VOLUME OF ADDITIONAL RUN-OFF FOR A 10-YEAR FREQUENCY IS 46,175 CUBIC FEET.

BY MY SIGNATURE BELOW, I CERTIFY THAT THIS SUBDIVISION LIES IN A ZONE "X" - AREAS TO BE DETERMINED TO BE OUTSIDE A 500-YEAR FLOOD PLAIN; AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0290 D, REVISED JUNE 6, 2000, IS CONTAINED WITHIN THE GREEN AREA, POND AND DRAINAGE SWALES WITHIN THE SUBDIVISION.

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

3-15-13



DETAIL "A-A"
N.T.S.

BOOSTER STATION

20,000 GAL. TANK

8" SUPPLY LINE

4" SUCTION LINE

CHECK VALVE

3" GATE VALVE

4"x2" REDUCER

2"x3" REDUCER

180°

4" SUCTION LINE

4"x2" REDUCER

4" GATE VALVE

2"x3" REDUCER

CHECK VALVE

3" GATE VALVE

BLIND FLANGE

8" TEE

8" SPOOL

8" TEE

FOR CONTINUATION REFER TO PLANS

NO.	SHEET	REVISION	DATE	APPROVED

INDEX TO SHEET OF LA JOYA I.S.D. ELEMENTARY SCHOOL NO. 22

HEADINGS: INDEX, LOCATION MAP AND E.I.S. PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METS AND BOUNDS); SURVEYORS AND ENGINEERS 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. NO. 1 CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; REVISION HISTORY; HEAD AND TAILROW DEPT.

SHEET 1 WATER DISTRIBUTION AND SANITARY SEWER (OSSP) MAP

SHEET 2 DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; DRAINAGE AND ENGINEER'S ACKNOWLEDGMENT

SHEET 3 MAP OF TOPOGRAPHY CONSTRUCTION DETAILS

SHEET 4 CONSTRUCTION DETAILS

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REGISTRATION NUMBER EXPIRATION DATE
F-908 9/30/2013