



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 MIDDLE SCHOOL NO. 7 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: North of Mile 7 North Rd approximately ¼ mile East of Tom Gill Rd.

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

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 09-05-05 PROPERTY LIES WITHIN FLOOD ZONE: "C & A" AS PER FEMA.

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

ROAD R.O.W. DEDICATION: No additional ROW dedicated required by this plat

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: 12" LOCATION: Mile 7 North Road

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: February 20, 2008

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.*

STATE OF TEXAS
 COUNTY OF HIDALGO
 OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION
 I, ALDA BENAVIDES, THE UNDERSIGNED, LA JOYA INDEPENDENT SCHOOL DISTRICT, AS SUPERINTENDENT OF A TRACT OF LAND CONTAINING 69.635 ACRES ENCOMPASSED WITHIN THE PROPOSED, LA JOYA I.S.D. MIDDLE SCHOOL NO. 7 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.

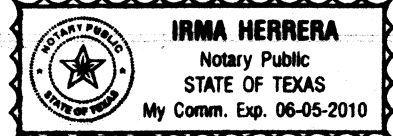
I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

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

STATE OF TEXAS
 COUNTY OF HIDALGO

BEFORE ME, ALDA BENAVIDES, 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 THE 10th DAY OF May 2010.

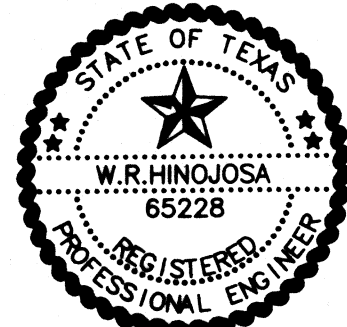


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
 MY COMMISSION EXPIRES: 6/5/2010

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.

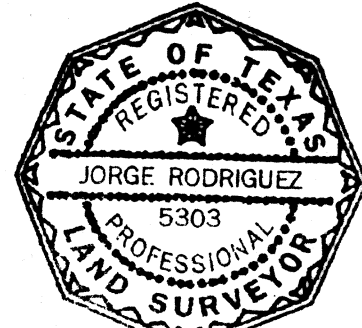
RICARDO HINOJOSA, P.E.
 REG. PROFESSIONAL ENGINEER No. 65228



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. 7 WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

JORGE RODRIGUEZ, R.P.L.S. TX. LIC. NO. 5303
 591 EAST TRENTON ROAD
 EDINBURG, TEXAS 78539
 (956) 363-1900



COUNTY OF HIDALGO

CERTIFICATE OF PLAT APPROVAL
 UNDER LOCAL GOVERNMENT CODE §232.028(a)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LA JOYA MIDDLE SCHOOL NO. 7, WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____, 2010.

HIDALGO COUNTY JUDGE

ATTEST: HIDALGO COUNTY CLERK

FILED FOR RECORDED IN HIDALGO COUNTY
 ARTURO GILMARD, JR.
 HIDALGO COUNTY CLERK

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

SUBDIVISION
 P L A T
 OF
 LA JOYA I.S.D. MIDDLE SCHOOL NO. 7

BEING A 69.635 ACRE TRACT OF LAND, MORE OR LESS, OUT OF A PORTION OF A CERTAIN 92.913 ACRE TRACT OF SHARE 4, SCHUNIOR'S SUBDIVISION, OF PORCIONES 73, 74, & 75, HIDALGO COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOL. 2, PG. 23, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

GENERAL PLAT NOTES AND RESTRICTIONS:

1. FLOOD ZONE STATEMENT:
 FLOOD ZONE DESIGNATION ZONE "C" AND "A"
 ZONE "C" AREAS OF MINIMAL FLOODING. COMMUNITY PANEL NO. 480334 0275
 B EFFECTIVE DATE JANUARY 02, 1981
 ZONE "A" AREAS OF 100-YEAR FLOOD, BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS NOT DETERMINED.
 COMMUNITY PANEL NO. 480334 0275 B, EFFECTIVE DATE: JANUARY 02, 1981
2. MINIMUM SETBACKS LINES:
 FRONT:..... 50.00 FEET OR EASEMENT WHICHEVER IS GREATER.
 SIDE:..... 6.00 FEET OR EASEMENT WHICHEVER IS GREATER.
 REAR:..... 15.00 FEET OR EASEMENT WHICHEVER IS GREATER.
3. 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.
4. BENCHMARK NOTE:
 THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
 B.M. NO. 1 - ELEV. 231.97 DESCRIPTION: 600-NAIL LOCATED ON A POWER POLE ON THE SOUTHEAST CORNER OF THIS SUBDIVISION. NAVD 88
 B.M. NO. 2 - ELEV. 231.49 DESCRIPTION: IRON ROD SET IN CONCRETE LOCATED ON THE NORTHWEST CORNER OF LOT 1. NAVD 88. POLE ON THE SOUTH WEST CORNER OF F.M. 2221 AND TEXAN ROAD APPROXIMATELY 32.00 FEET WEST OF CENTERLINE OF TEXAS ROAD, NAVD 88.
5. 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 233,261 CUBIC- FEET OR 5.35 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 HIGH MIDDLE SCHOOL NO. 7 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 MILE 7 NORTH.
6. DRAINAGE SWALE EASEMENT NOTE:
 NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE SWALES OR UTILITY EASEMENTS. EACH DRAINAGE SWALE AND DETENTION EASEMENT SHALL BE MAINTAIN BY THE LA JOYA MIDDLE SCHOOL NO. 7, DISTRICT 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.
7. 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 OF THE EASEMENT.
8. EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASE OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AN DWHEN WTER, SEWER, ELECTRICITY AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
9. 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 COMMERCIAL USE AND MULTI-FAMILY 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 HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS 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" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
10. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
11. LA JOYA INDEPENDENT SCHOOL DISTRICT, THE OWNER & SUBDIVIDER OF AL JOYA ISD MIDDLE SCHOOL NO. 7, RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 2 ON THIS PLAT.
12. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.0 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
13. AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR INSTITUTIONAL 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.
14. GENERAL NOTES FOR COMMERCIAL LOTS:
 LOTS 1 AND 2 SHALL BE FOR SCHOOL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN FOR A SCHOOL. LOTS 1 AND 2 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.
15. TX DOT DRIVEWAY/ENTRANCE PERMITS ARE REQUIRED FOR LOT 1 AND LOT 2 PRIOR TO THE CONSTRUCTION OF A DRIVEWAY/ENTRANCE ON TO F.M. 2221 (MILE 7 NORTH RD). TX DOT ACCESS PERMIT IS REQUIRED PRIOR TO THE COUNTY ISSUING A DEVELOPMENT AND/OR BUILDING PERMIT.
16. PACKAGE WASTEWATER TREATMENT PLANT IS BEING DESIGNED FOR DISPOSAL OF INSTITUTIONAL SEWAGE IN ACCORDANCE WITH TCEQ GUIDELINES. BY SIGNING THIS PLAT THAT THE DESIGN OF SAID MEETS ALL TCEQ REGULATIONS COVERING THIS TYPE OF WORK.

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. 7
 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, General Manager
 AGUA SPECIAL UTILITY DISTRICT
 6/13/2010
 As per sheets 1, 2, 3

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRA TERRITORIAL JURISDICTION OF A MUNICIPALITY:
 LA JOYA I.S.D. MIDDLE SCHOOL NO. 7 IS LOCATED IN HIDALGO COUNTY PRECINCT 3, THE WEST PART OF HIDALGO COUNTY, TEXAS, ALONG THE NORTH SIDE OF MILE 7 NORTH ROAD (F.M. 2221), APPROXIMATELY 1,700.0' WEST OF SALIDA DEL SOL DRIVE. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MISSION 8 MILES EAST AND 7 MILES SOUTH, ACCORDING TO OFFICIAL MAPS IN THE OFFICE OF SECRETARY OF THE CITY OF MISION (POPULATION 60,146, 2005 CENSUS). LA JOYA ISD MIDDLE SCHOOL NO. 7 DOES NOT LIE ON ANY CITY LIMITS AND ANY CITY'S 5 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 42.021 AND 212.001.

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.

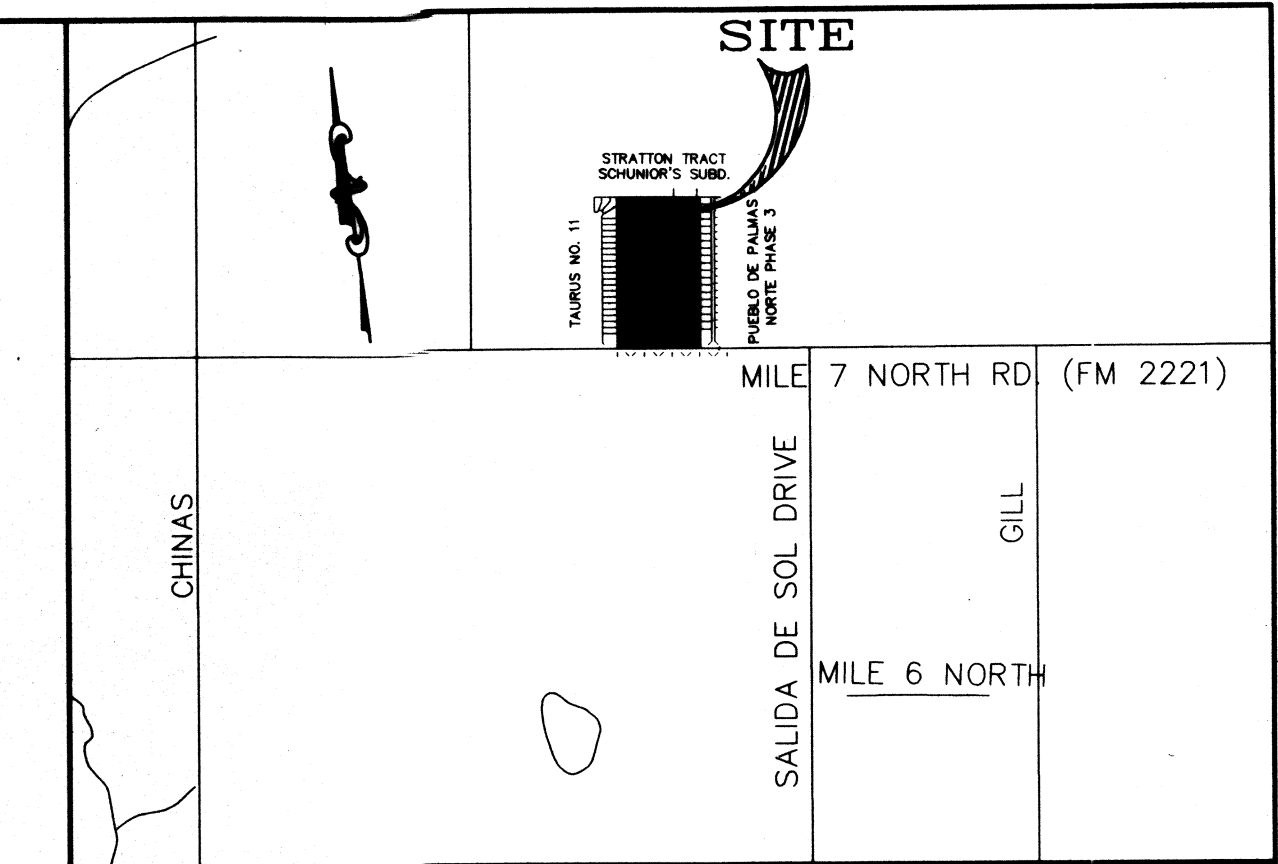
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

BY: _____

HIDALGO COUNTY
 CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LA JOYA I.S.D. MIDDLE SCHOOL NO. 7 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT.

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION MANAGER DATE



LOCATION MAP SCALE: 1" = 3,000'
 PREPARED BY: HINOJOSA ENGINEERING, INC.
 108 W. 18TH STREET
 MISSION, TEXAS 78572
 DATE PREPARED: APRIL 12, 2010
 DATE SURVEYED: NOVEMBER 15, 2005 PROJECT NO. 05-221
 SUBDIVISION PLAT OF
 LA JOYA I.S.D. MIDDLE SCHOOL NO. 7
 BEING A 69.635 ACRE TRACT OF LAND, MORE OR LESS, OUT OF A PORTION OF A CERTAIN 92.913 ACRE TRACT OF SHARE 4, SCHUNIOR'S SUBDIVISION, OF PORCIONES 73, 74, & 75, HIDALGO COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOL. 2, PG. 23, MAP RECORDS OF HIDALGO COUNTY, TEXAS.
 PLAT SHEET 1 OF 3

DESCRIPTION OF 69.635 ACRES OF LAND
 BEING A 69.635 ACRES OF LAND SITUATED IN HIDALGO COUNTY, TEXAS, AND BEING PART OF PORTION OF A CERTAIN 92.913 ACRE TRACT OUT OF SHARE 4, SCHUNIOR'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGE 23, HIDALGO COUNTY MAP RECORDS, AND SAID 92.913 ACRE TRACT ALSO BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
 BEGINNING AT A POINT ON THE CENTERLINE OF F.M. 2221, FOR THE SOUTHEAST CORNER OF THIS TRACT, SAID POINT BEARS N09°15'00"E, A DISTANCE OF 7,727.90 FEET, N08°43'19"E, A DISTANCE OF 60.00 FEET AND N80°52'00"W, A DISTANCE OF 1,720.37 FEET FROM AN IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF SALIDA DEL SOL ESTATES SUBDIVISION (VOLUME 32, PAGE 81-85, H.C.M.R.).
 THENCE, N80°50'00"W, ALONG THE CENTERLINE OF F.M. 2221, A DISTANCE OF 1,285.27 (REC.) FEET TO A COTTON PICKER SPINDLE FOUND ON THE SOUTHWEST CORNER OF SAID 92.913 ACRE TRACT, FOR SOUTHWEST CORNER OF THIS TRACT;
 THENCE, N08°43'19"E, ALONG THE WEST LINE OF SAID 92.913 ACRE TRACT, A DISTANCE OF 60.00 FEET TO A 5/8" IRON PIPE FOUND ON THE NORTH RIGHT OF WAY LINE OF F.M. 2221, FOR AN ANGLE POINT OF THIS TRACT;
 THENCE, N09°11'29"E (N09°15'00"E REC.) CONTINUING ALONG THE WEST LINE OF SAID 92.913 ACRE TRACT, A DISTANCE OF 2,301.47 FEET TO A 2" IRON PIPE FOUND FOR THE NORTHWEST CORNER OF THIS TRACT;
 THENCE, S08°45'40"E (S08°45'00"E REC.) ALONG THE NORTH LINE OF SHARE 4, SCHUNIOR'S SUBDIVISION, A DISTANCE OF 1,284.64 FEET TO THE NORTHEAST CORNER OF THIS TRACT;
 THENCE, S09°10'00" W (S08°10'00"W REC.), AT A DISTANCE OF 2,299.10 FEET PASS THE NORTH RIGHT OF WAY LINE OF F.M. 2221 AND CONTINUING A TOTAL DISTANCE OF 2,359.10 FEET TO THE POINT OF BEGINNING, AND CONTINUING 69.635 ACRES OF WHICH 1.770 ACRES LIE IN THE RIGHT OF WAY OF F.M. 2221, LEAVING A NET OF 67.865 ACRES OF LAND, MORE OR LESS.

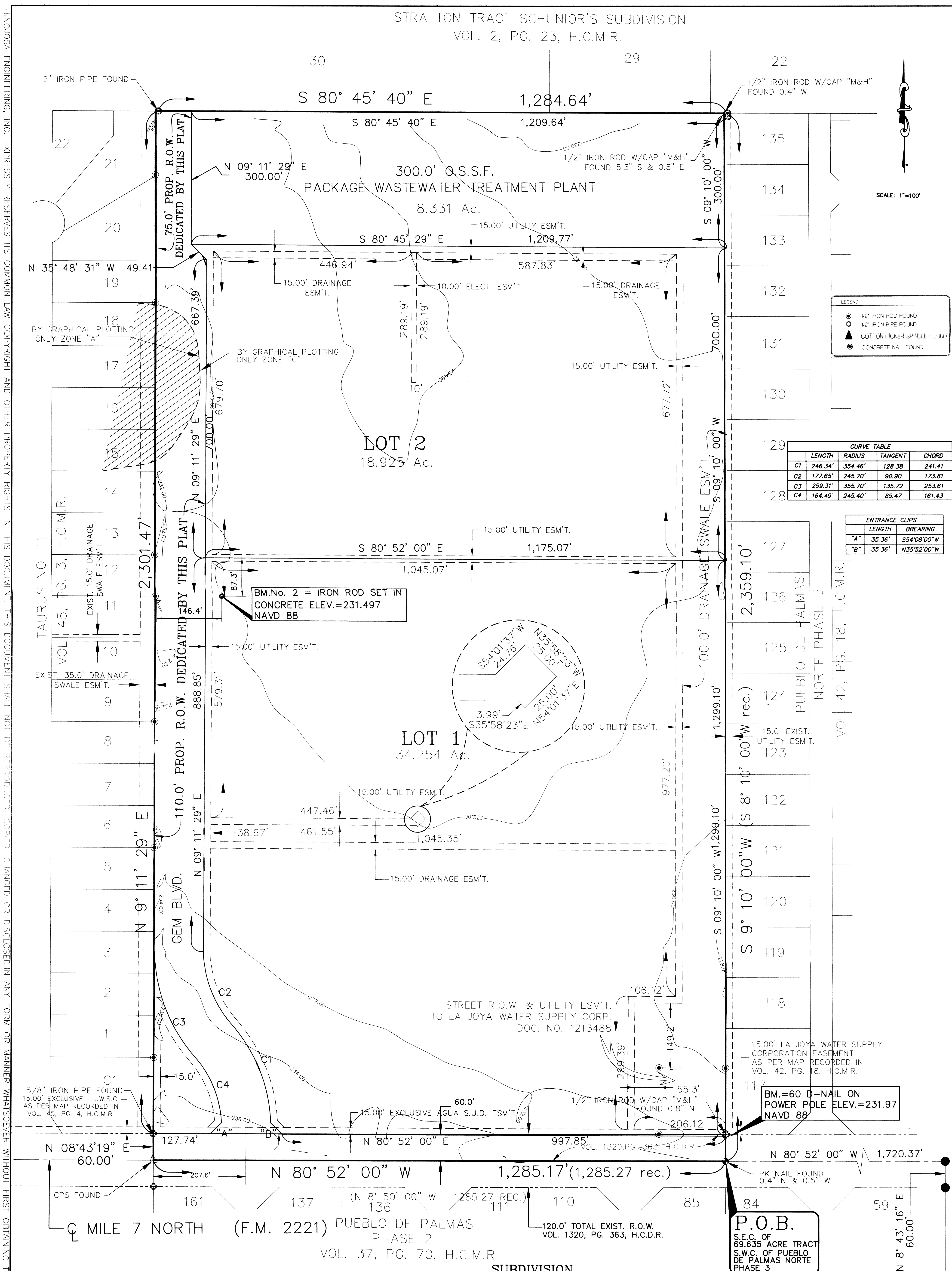
| NO. | SHEET | REVISION | DATE | APPROVED |
|-----|-------|----------|------|----------|
| | | | | |
| | | | | |
| | | | | |
| | | | | |

| NAME | ADDRESS | CITY & ZIP | PHONE | FAX |
|--------------------------------------|------------------------|--------------------|----------------|----------------|
| OWNER: SUPERINTENDENT ALDA BENAVIDES | 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: JORGE RODRIGUEZ | 591 EAST TRENTON ROAD | EDINBURG, TX 78539 | (956) 363-1900 | (956) NONE |

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

| INDEX TO SHEET OF LA JOYA I.S.D. MIDDLE SCHOOL NO. 7 | |
|--|---|
| SHEET 1 | PREPARE INDEX LOCATION MAP AND EIA, PRINCIPAL CONTACTS, HEADLINE INDEX, STREETS AND EASEMENT DESIGNATIONS, LEGAL DESCRIPTION (METES AND BOUNDS), SURVEYORS AND ENGINEERS CERTIFICATION, PLAT NOTES AND CERTIFICATE OF RECORDING, CERTIFICATE OF APPROVAL, CERTIFICATE OF PLAT APPROVAL, DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE CITY OF MISSION, AND DESCRIBE THE PROJECT IS SITUATED, PLAT NO. 1 CERTIFICATION, IRRIGATION DISTRICT CERTIFICATE OF APPROVAL, REVISION NOTES AND RECORD DEPT. PLAT SHOWING LOTS, EASEMENTS, EXISTING SUBDIVISIONS, STREET NAMES AND BEARINGS, LOCATION MAP, LEGEND, CURVE TABLE AND ENTRANCE CLIP TABLE. |
| SHEET 2 | WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, PLAT SHOWING LOTS, EASEMENTS, EXISTING SUBDIVISIONS, STREET NAMES AND BEARINGS, LOCATION MAP, LEGEND, CURVE TABLE AND ENTRANCE CLIP TABLE. |
| SHEET 3 | WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, PLAT SHOWING LOTS, EASEMENTS, EXISTING SUBDIVISIONS, STREET NAMES AND BEARINGS, LOCATION MAP, LEGEND, CURVE TABLE AND ENTRANCE CLIP TABLE. |

STRATTON TRACT SCHUNIOR'S SUBDIVISION
VOL. 2, PG. 23, H.C.M.R.



LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON PIPE FOUND
- ▲ LOTION PICKER SPINDLE FOUND
- CONCRETE NAIL FOUND

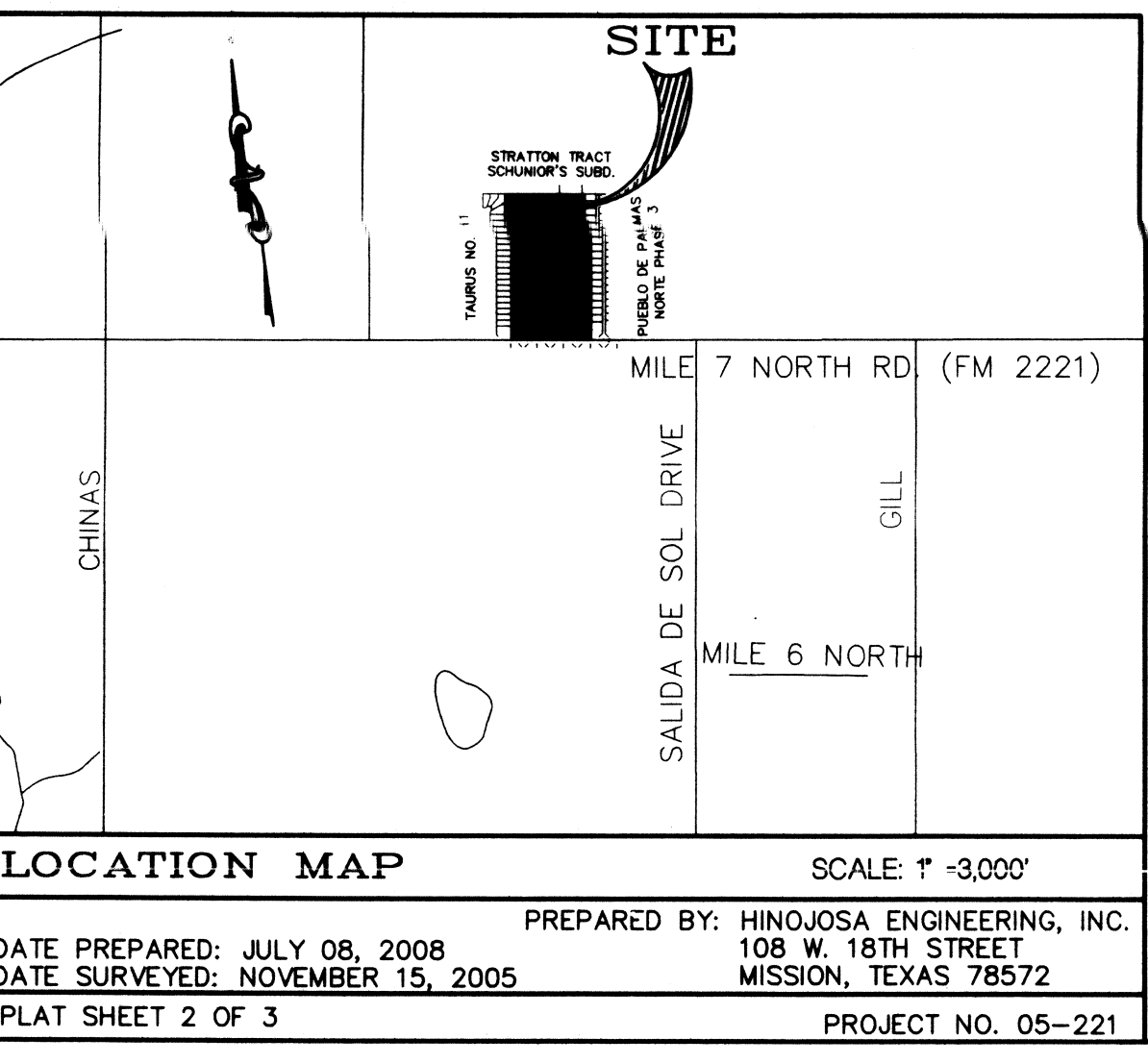
CURVE TABLE

| CURVE | LENGTH | RADIUS | TANGENT | CHORD |
|-------|---------|---------|---------|--------|
| C1 | 246.34' | 354.46' | 128.38 | 241.41 |
| C2 | 177.65' | 245.70' | 90.90 | 173.81 |
| C3 | 259.31' | 355.70' | 135.72 | 253.61 |
| C4 | 164.49' | 245.40' | 85.47 | 161.43 |

ENTRANCE CLIPS

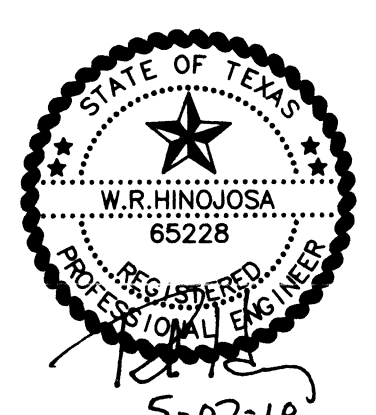
| CLIP | LENGTH | BEARING |
|------|--------|-------------|
| A | 35.36' | S54°08'00"W |
| B | 35.36' | N35°52'00"W |

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SUBDIVISION
P L A T
OF
LA JOYA I.S.D. HIGH MIDDLE NO. 7

BEING A 69.835 ACRE TRACT OF LAND, MORE OR LESS, OUT OF A PORTION OF A CERTAIN 92.913 ACRE TRACT OF SHARE 4, SCHUNIOR'S SUBDIVISION, OF PORCIONES 73, 74, & 75, HIDALGO COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOL. 2, PG. 23, MAP RECORDS OF HIDALGO COUNTY, TEXAS.



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: 050200 EXPIRATION DATE: 9/30/2010

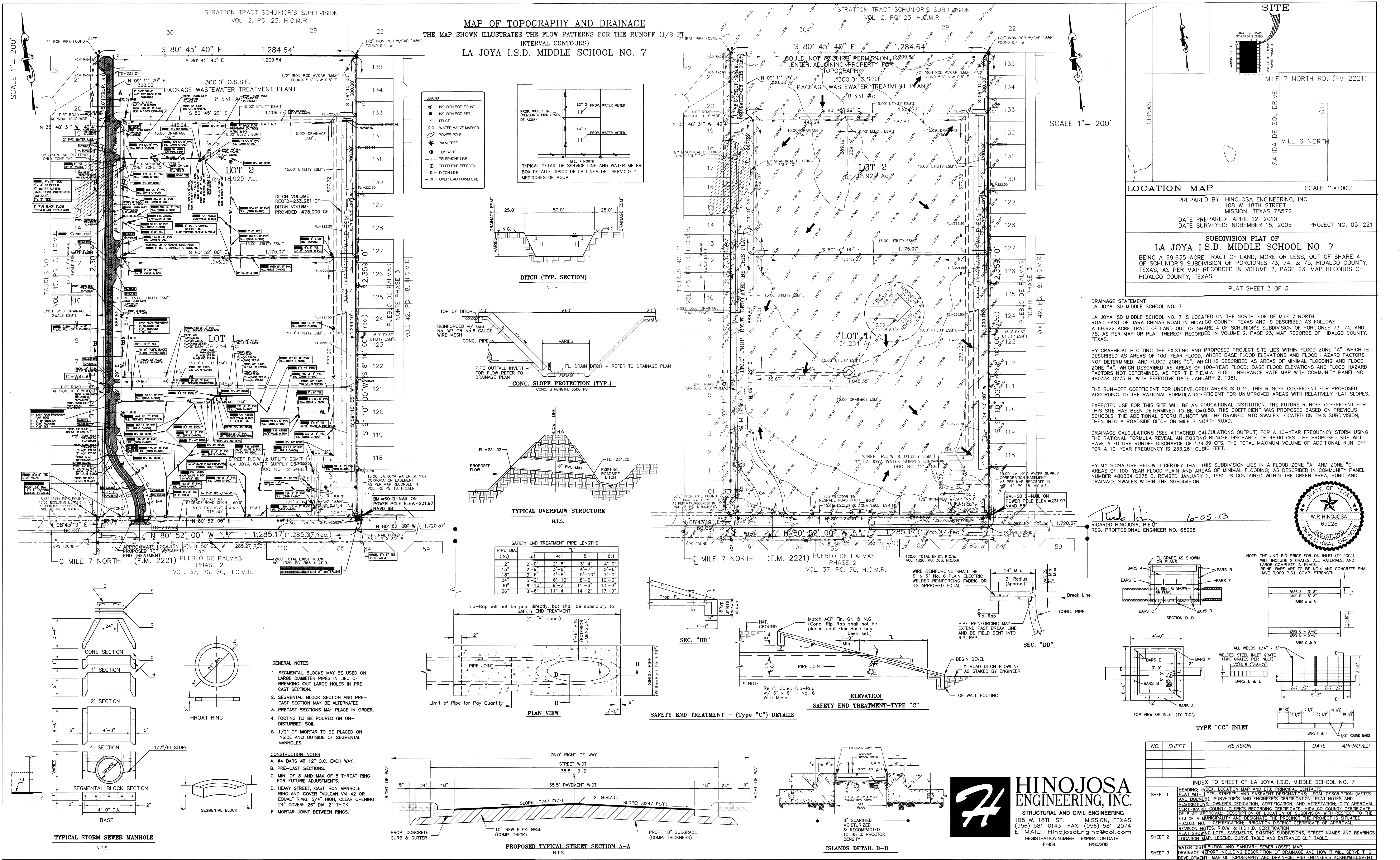
INDEX TO SHEET OF LA JOYA I.S.D. MIDDLE SCHOOL NO. 7

| SHEET | DESCRIPTION |
|---------|---|
| SHEET 1 | HEADING INDEX; LOCATION MAP AND E.I.; 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.I. OF A MUNICIPALITY AND DESIGNATE THE PROJECT TO BE SITUATED; H.C.D.D. NO. 1 CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; REVISION NOTES AND HOW TO GET IT |
| SHEET 2 | PLAT SHOWING LOTS, EASEMENTS, EXISTING SUBDIVISIONS, STREET NAMES AND BEARINGS; LOCATION MAP, LEGEND, CURVE TABLE AND ENTRANCE CLIP TABLE |
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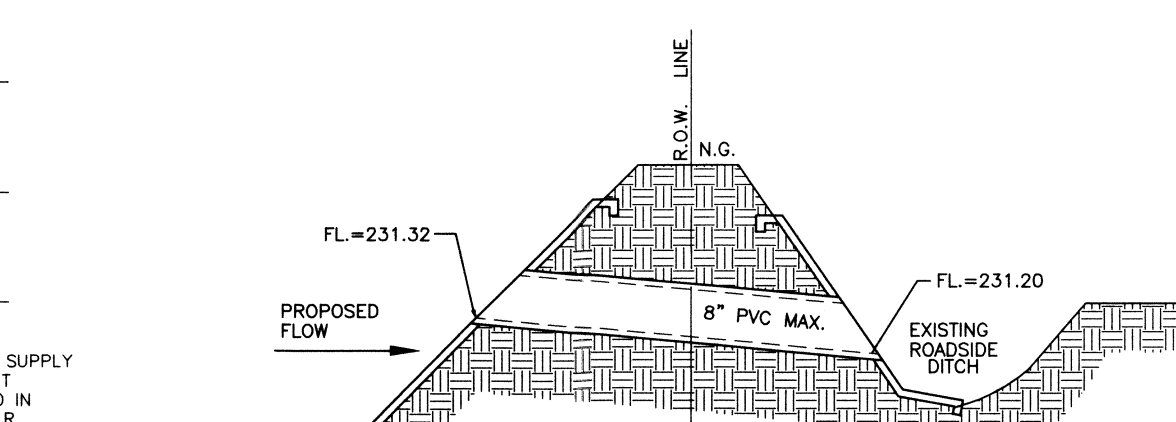
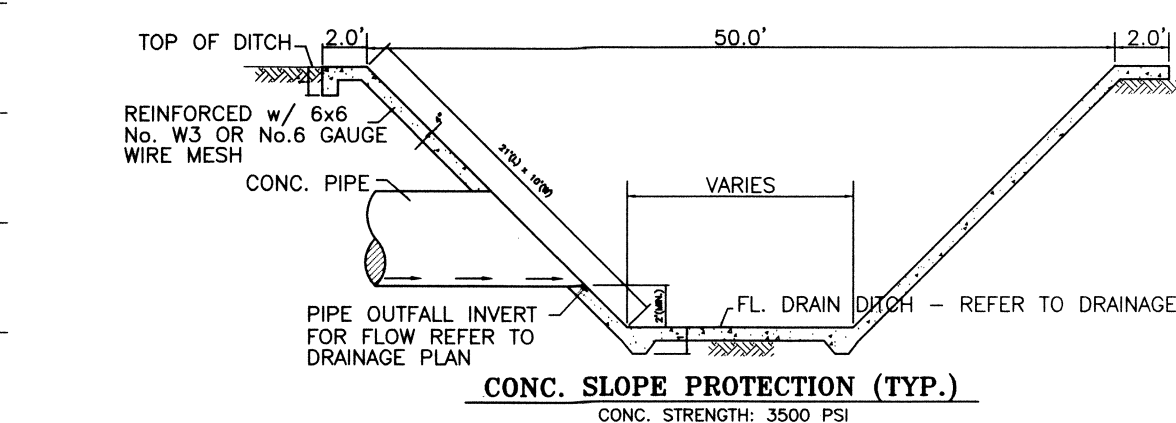
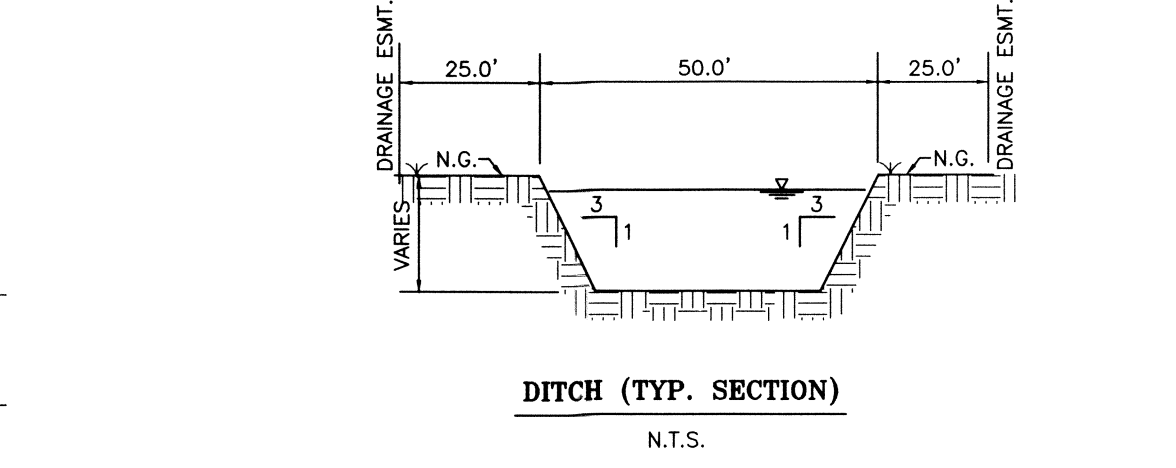
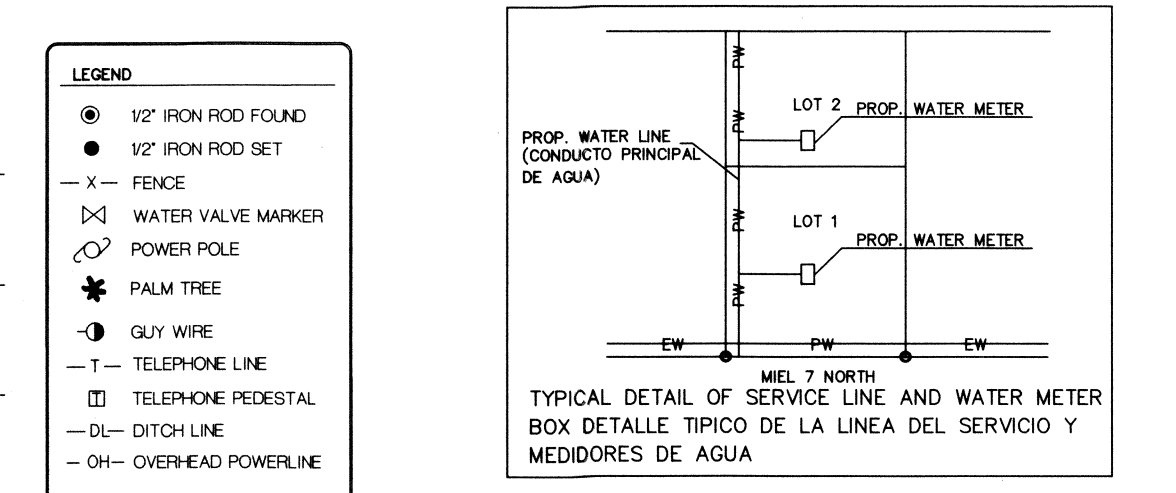
P.O.B.
S.E.C. OF
69.835 ACRE TRACT
S.W.C. OF PUEBLO DE PALMAS NORTE
PHASE 3

P.O.C.
S.W.C. OF SALIDA
DEL SOL ESTATES
(VOL. 32, PG. 81)

N 9° 15' 00" E
7,727.90'

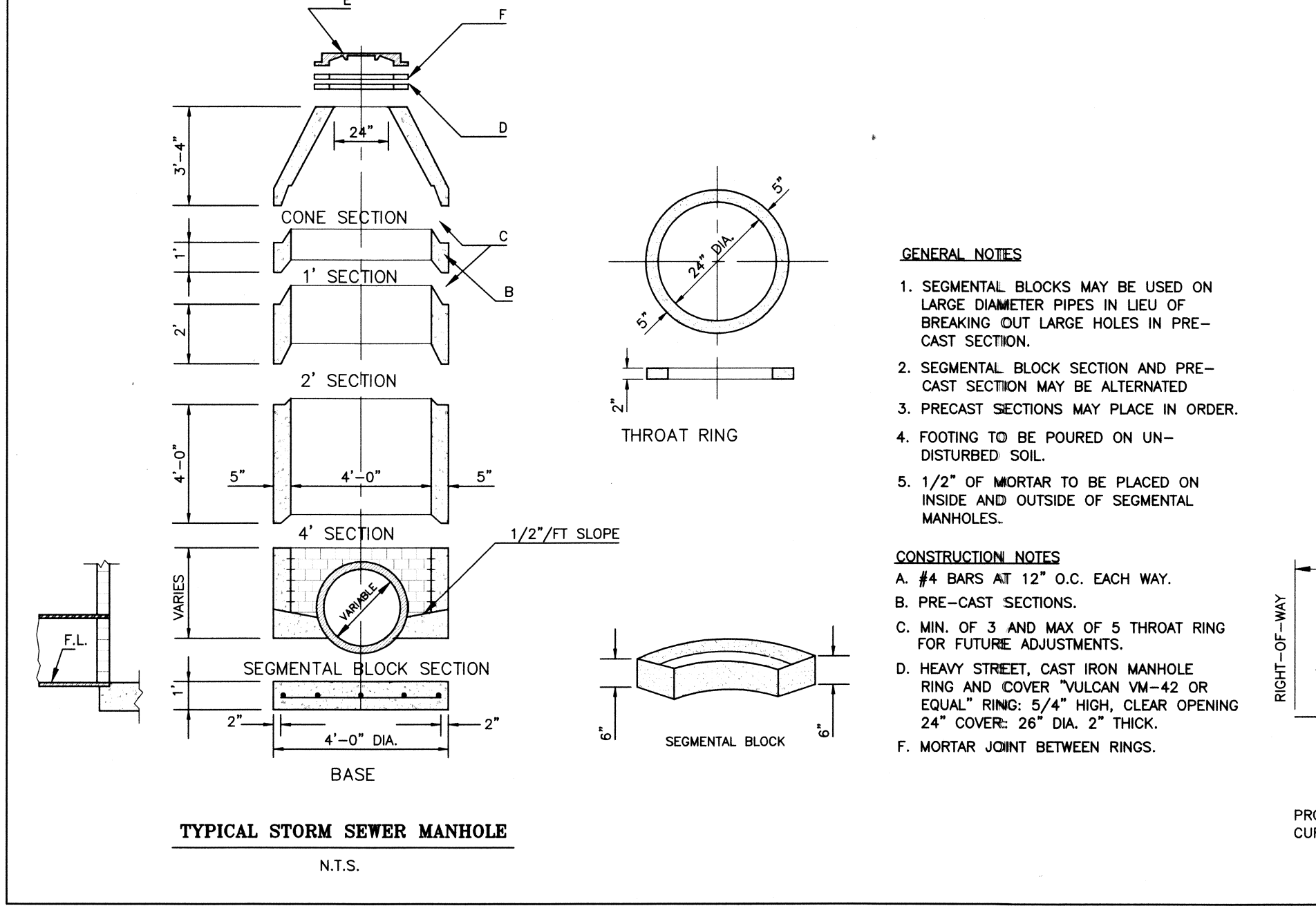
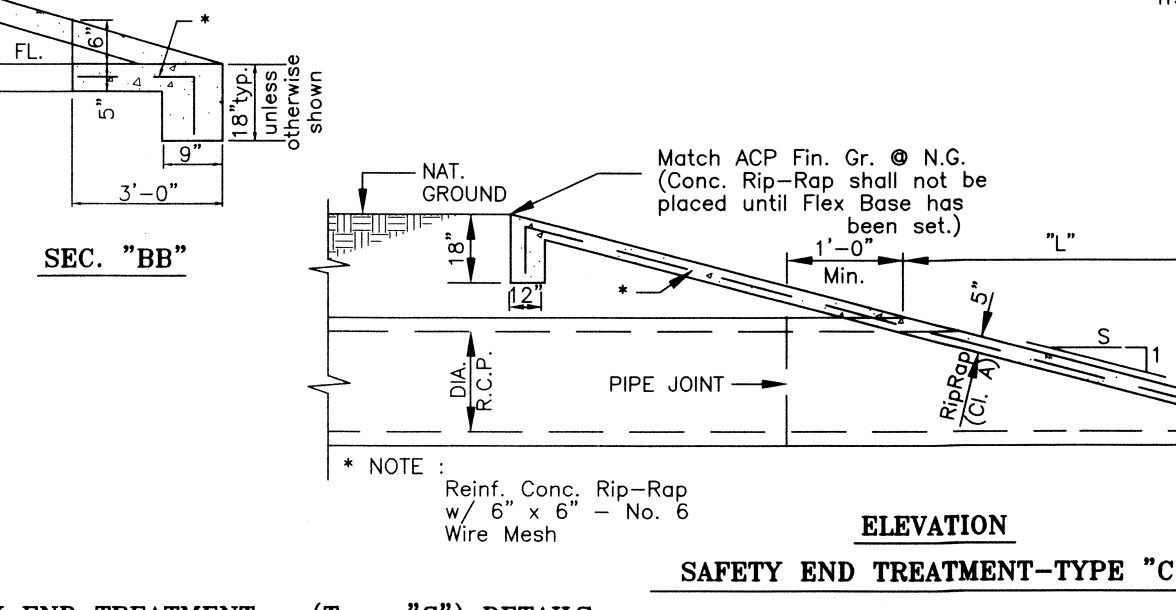
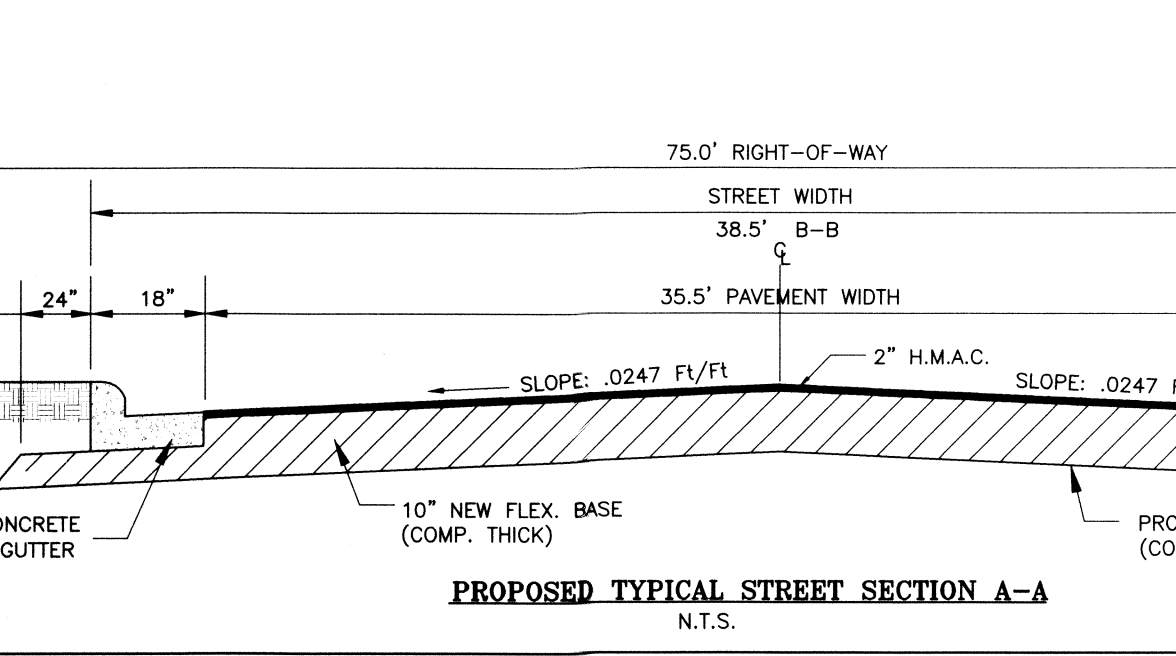
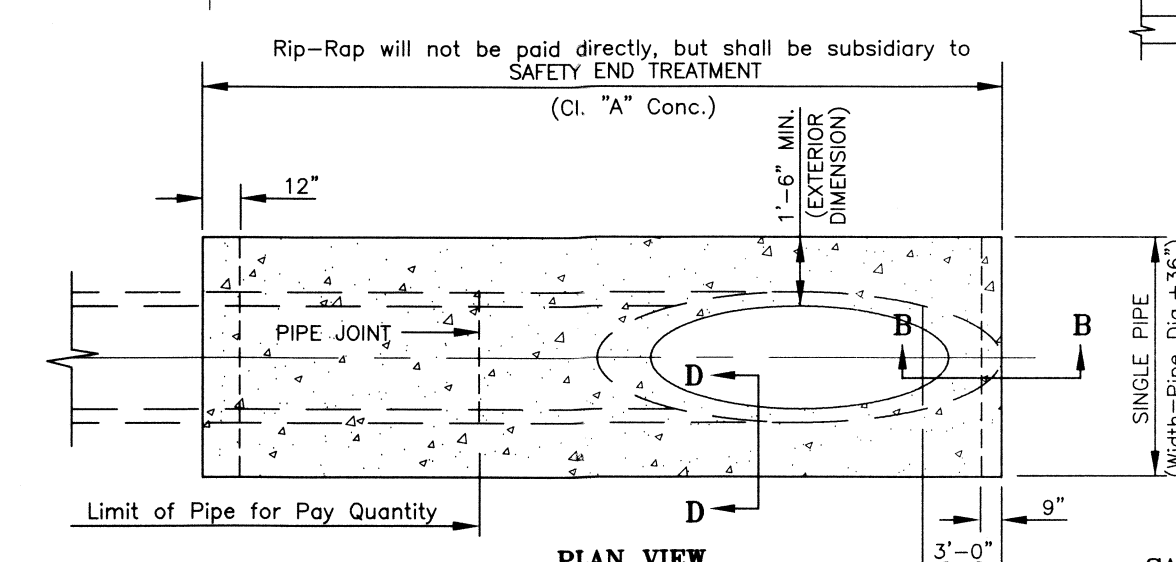


MAP OF TOPOGRAPHY AND DRAINAGE
 THE MAP SHOWN ILLUSTRATES THE FLOW PATTERNS FOR THE RUNOFF (1/2 FT. INTERVAL CONTOURS)
 LA JOYA I.S.D. MIDDLE SCHOOL NO. 7



SAFETY END TREATMENT PIPE LENGTHS

| PIPE DIA. (IN.) | 3:1 | 4:1 | 5:1 | 6:1 |
|-----------------|--------|--------|--------|--------|
| 12" | 2'-0" | 2'-8" | 3'-4" | 4'-0" |
| 15" | 2'-0" | 3'-8" | 4'-7" | 5'-0" |
| 18" | 3'-0" | 4'-8" | 5'-10" | 7'-0" |
| 24" | 5'-2" | 6'-10" | 8'-6" | 10'-3" |
| 30" | 6'-10" | 9'-2" | 11'-6" | 13'-9" |
| 36" | 8'-5" | 11'-4" | 14'-2" | 17'-0" |



- GENERAL NOTES**
- SEGMENTAL BLOCKS MAY BE USED ON LARGE DIAMETER PIPES IN LIEU OF BREAKING OUT LARGE HOLES IN PRE-CAST SECTION.
 - SEGMENTAL BLOCK SECTION AND PRE-CAST SECTION MAY BE ALTERNATED.
 - PRECAST SECTIONS MAY PLACE IN ORDER.
 - FOOTING TO BE POURED ON UN-DISTURBED SOIL.
 - 1/2" OF MORTAR TO BE PLACED ON INSIDE AND OUTSIDE OF SEGMENTAL MANHOLES.
- CONSTRUCTION NOTES**
- #4 BARS AT 12" O.C. EACH WAY.
 - PRE-CAST SECTIONS.
 - MIN. OF 3 AND MAX. OF 5 THROAT RING FOR FUTURE ADJUSTMENTS.
 - HEAVY STREET, CAST IRON MANHOLE RING AND COVER VULCAN VM-42 OR EQUAL. RING: 5/4" HIGH, CLEAR OPENING 24" COVER: 26" DIA. 2" THICK.
 - MORTAR JOINT BETWEEN RINGS.

SITE

MILE 7 NORTH RD. (FM 2221)
 GILL
 MILE 6 NORTH
 SALIDA DE SOL DRIVE

LOCATION MAP SCALE: 1" = 300'

PREPARED BY: HINOJOSA ENGINEERING, INC.
 108 W. 18TH STREET
 MISSION, TEXAS 78572
 DATE PREPARED: APRIL 12, 2010
 DATE SURVEYED: NOVEMBER 15, 2005 PROJECT NO. 05-221

SUBDIVISION PLAT OF LA JOYA I.S.D. MIDDLE SCHOOL NO. 7
 BEING A 69.635 ACRE TRACT OF LAND, MORE OR LESS, OUT OF SHARE 4 OF SCHUNIOR'S SUBDIVISION OF PORCIONES 73, 74, & 75, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 2, PAGE 23, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

PLAT SHEET 3 OF 3

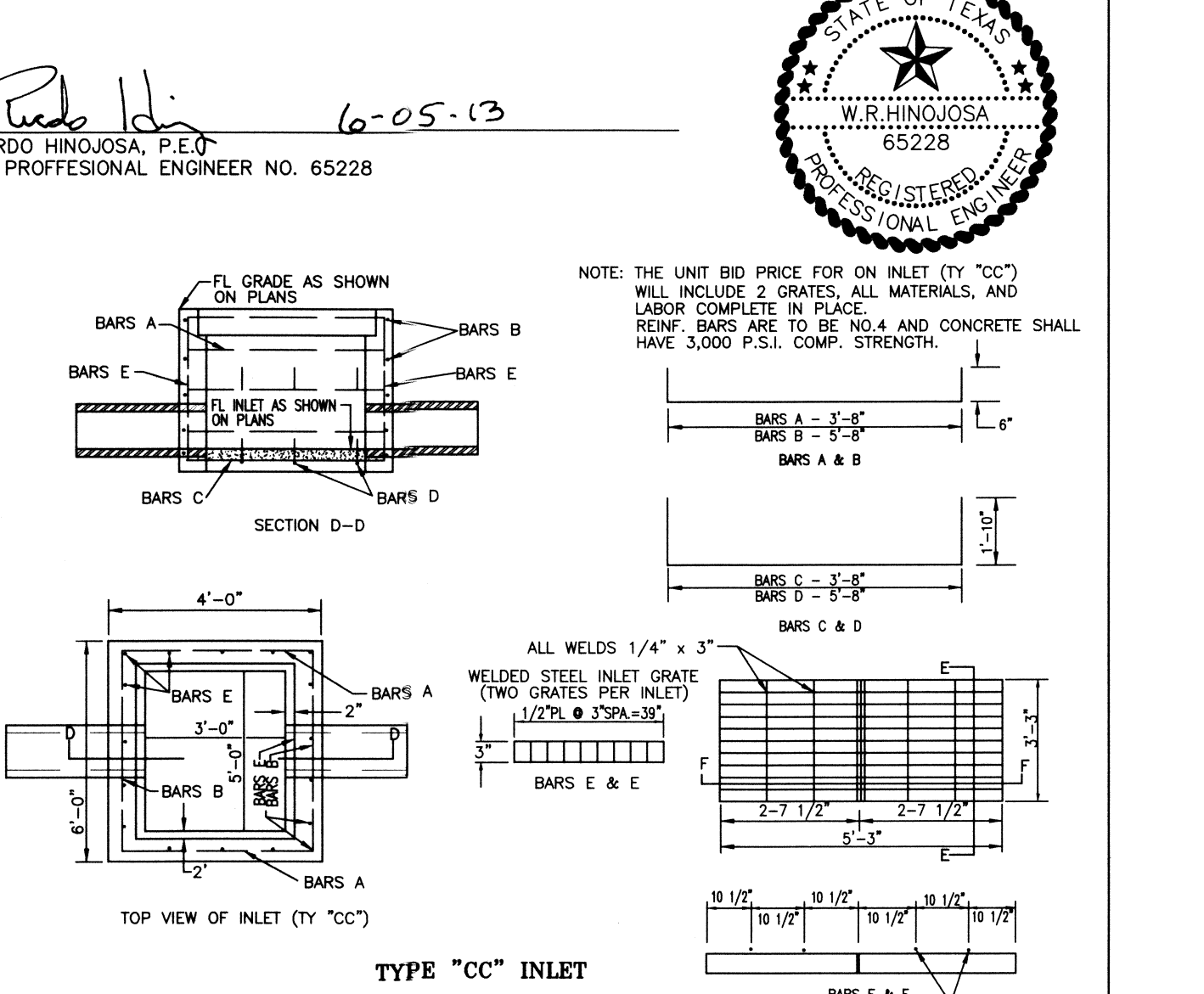
DRAINAGE STATEMENT
 LA JOYA ISD MIDDLE SCHOOL NO. 7 IS LOCATED ON THE NORTH SIDE OF MILE 7 NORTH ROAD EAST OF JARA CHINAS ROAD IN HIDALGO COUNTY, TEXAS AND IS DESCRIBED AS FOLLOWS: A 69.622 ACRE TRACT OF LAND OUT OF SHARE 4 OF SCHUNIOR'S SUBDIVISION OF PORCIONES 73, 74, AND 75, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 23, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

BY GRAPHICAL PLOTTING THE EXISTING AND PROPOSED PROJECT SITE LIES WITHIN FLOOD ZONE "A", WHICH IS DESCRIBED AS AREAS OF 100-YEAR FLOOD, WHERE BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS NOT DETERMINED, AND FLOOD ZONE "C", WHICH IS DESCRIBED AS AREAS OF MINIMAL FLOODING AND FLOOD ZONE "A", WHICH IS DESCRIBED AS AREAS OF 100-YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS NOT DETERMINED, AS PER THE F.E.M.A. FLOOD INSURANCE RATE MAP WITH COMMUNITY PANEL NO. 480334 0275 B, WITH EFFECTIVE DATE JANUARY 2, 1981.

THE RUN-OFF COEFFICIENT FOR UNDEVELOPED AREAS IS 0.35, THIS RUNOFF COEFFICIENT FOR PROPOSED ACCORDING TO THE RATIONAL FORMULA COEFFICIENT FOR UNIMPROVED AREAS WITH RELATIVELY FLAT SLOPES. EXPECTED USE FOR THIS SITE WILL BE AN EDUCATIONAL INSTITUTION. THE FUTURE RUNOFF COEFFICIENT FOR THIS SITE HAS BEEN DETERMINED TO BE C=0.50. THIS COEFFICIENT WAS PROPOSED BASED ON PREVIOUS SCHOOLS. THE ADDITIONAL STORM RUNOFF WILL BE DRAINED INTO SWALES LOCATED ON THIS SUBDIVISION, THEN INTO A ROADSIDE DITCH ON MILE 7 NORTH ROAD.

DRAINAGE CALCULATIONS (SEE ATTACHED CALCULATIONS OUTPUT) FOR A 10-YEAR FREQUENCY STORM USING THE RATIONAL FORMULA REVEAL AN ESTIMATED RUNOFF DISCHARGE OF 48.00 CFS. THE PROPOSED SITE WILL HAVE A FUTURE RUNOFF DISCHARGE OF 134.39 CFS. THE TOTAL MAXIMUM VOLUME OF ADDITIONAL RUN-OFF FOR A 10-YEAR FREQUENCY IS 233,261 CUBIC FEET.

BY MY SIGNATURE BELOW, I CERTIFY THAT THIS SUBDIVISION LIES IN A FLOOD ZONE "A" AND ZONE "C" - AREAS OF 100-YEAR FLOOD PLAN AND AREAS OF MINIMAL FLOODING, AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0275 B, REVISED JANUARY 2, 1981, IS CONTAINED WITHIN THE GREEN AREA, POND AND DRAINAGE SWALES WITHIN THE SUBDIVISION.



| NO. | SHEET | REVISION | DATE | APPROVED |
|-----|-------|----------|------|----------|
| | | | | |

INDEX TO SHEET OF LA JOYA I.S.D. MIDDLE SCHOOL NO. 7

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 REGISTRATION NUMBER EXPIRATION DATE
 F-908 9/30/2016