



HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM
Director of Planning

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

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 6-27-2017

PROPOSED ECISD HARGILL ELEMENTARY SUBDIVISION, PRECINCT No. 1.

ENGINEER: SDI ENGINEERING, LLC. DEVELOPER: RENE GUTIERREZ, E.C.I.S.D. 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 INTERSECTION OF WILSON AVENUE AND 4TH STREET.

SUBDIVISION LIES WITHIN THE: THE RURAL AREA OF THE COUNTY

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 09-09-2016 PROPERTY LIES WITHIN FLOOD ZONE: "C" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE IMPROVEMENTS CONSISTS OF REGRADING ONLY THE PAD SITES AND PROVIDING ON-SITE DETENTION.

ROAD R.O.W. DEDICATION: NO ADDITIONAL R.O.W. DEDICATED FOR THIS PLAT.

H.C.R.O.W. FINAL APPROVAL DATE: 06-05-2017 By, DANNY GUZAMAN, PCT. 1 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 5-30-2017 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: SANITARY SEWER BY: NAWSC LINE SIZE: 8" LOCATION: SOUTH SIDE OF 4TH STREET.

WATER SERVICE PROVIDER: NAWSC LINE SIZE: 6" LOCATION: NORTH SIDE OF 4TH STREET.

H.C.O.E.C. FINAL APPROVAL DATE: N/A By MARTIN RAMIREZ Environmental Compliance Coordinator

SMALL CONSTRUCTION

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

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON:

JANUARY 24, 2017

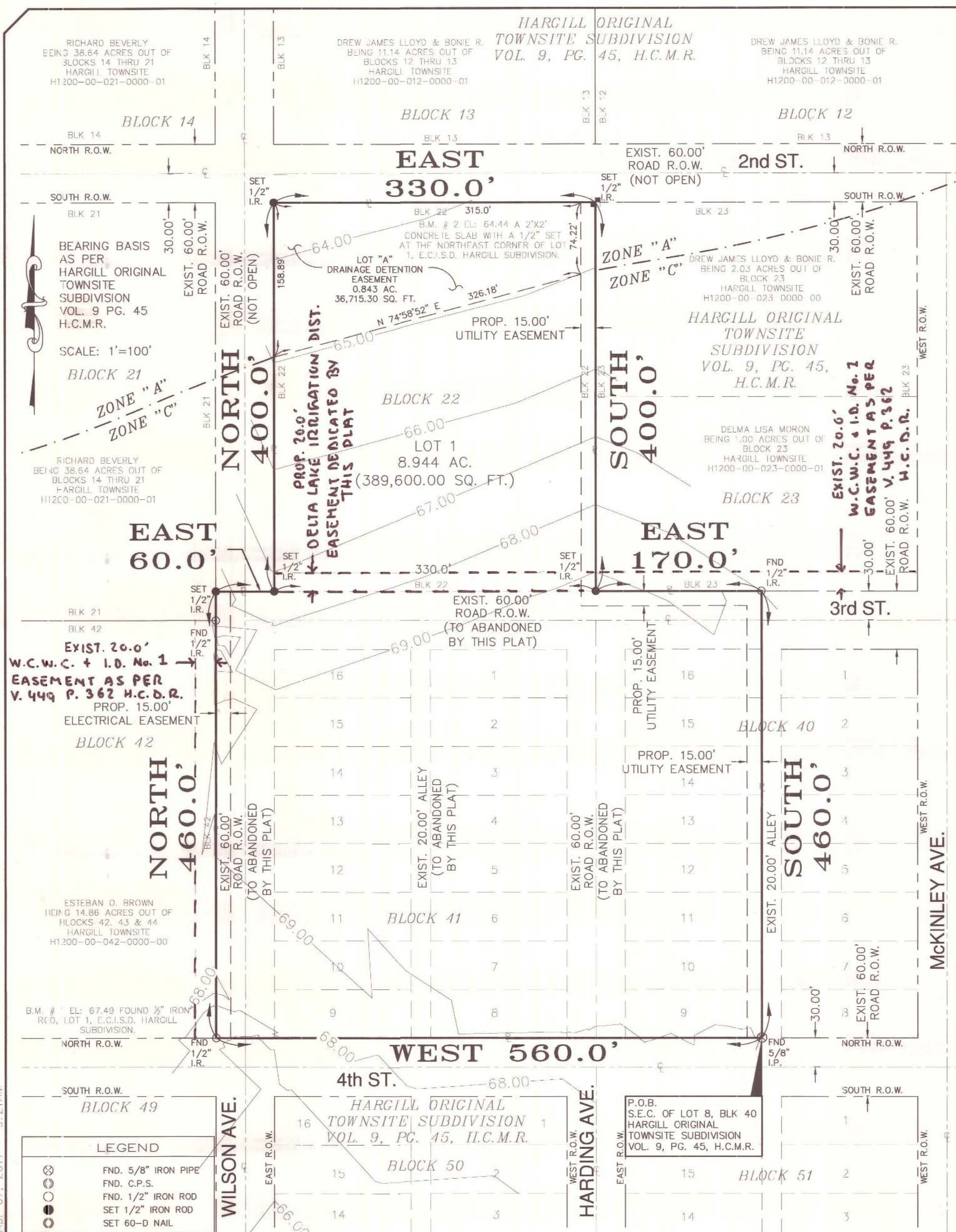
STAFF RECOMMENDS:

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

Final Approval subject to recommendations other departments

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.

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STATE OF TEXAS
COUNTY OF HIDALGO

I, LEO L. RODRIGUEZ, REGISTERED LAND SURVEYOR IN THE STATE OF TEXAS, STATE THAT THE ABOVE SUBDIVISION PLAT IS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION ON AUGUST 25, 2016 AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED.

DATED THIS 4 DAY OF JANUARY 2017.



REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 2448

STATE OF TEXAS
COUNTY OF HIDALGO

A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS THE 4 DAY OF JANUARY 2017.



ISRAEL POSADAS, P.E.
REGISTERED PROFESSIONAL ENGINEER
NO. 89435

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE S 232.028(A)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF E.C.I.S.D. HARGILL ELEMENTARY WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____ 2017.

HIDALGO COUNTY JUDGE _____ DATE _____

ATTEST
HIDALGO COUNTY CLERK _____ DATE _____

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

RAUL E. SESIN, P.E., C.F.M.
GENERAL MANAGER _____ DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO
COUNTY OF WILLACY

THIS PLAT, E.C.I.S.D. HARGILL ELEMENTARY, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE DELTA LAKE IRRIGATION DISTRICT OF WILLACY AND HIDALGO COUNTY, TEXAS AND IS HEREBY APPROVED BY SUCH DISTRICT. "ALL RIGHTS, RULES AND REGULATIONS OF DELTA LAKE IRRIGATION DISTRICT EXISTING PRIOR TO THE SUBMISSION OF THIS PLAT ARE NOT ABRIDGE BY THE SUBSEQUENT APPROVAL OF THIS PLAT BY THE 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 DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF DEVELOPER OF THE SUBDIVISION AND HIS ENGINEER TO MAKE THESE DETERMINATIONS. ALL APPROVED FENCING WILL BE REQUIRED TO HAVE GATES PROVIDING A MINIMUM OPENING OF 16 FEET.

ANY FAILURE TO RECORD THIS PLAT IN THE OFFICE OF THE COUNTY CLERKS OFFICE OF WILLACY 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 17th DAY OF May 2017.

APPROVED BY: *Joe G. Pennington*
PRESIDENT, JOE PENNINGTON

ATTEST BY: *Richard Ruppert*
SECRETARY, RICHARD RUPPERT

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 transferees (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 erect, 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 Grantor'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 Grantee is hereby authorized to designate the location of the easement herein conveyed except that when the pipeline(s) is installed, the easement herein granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline 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, Grantor further grants to Grantee an additional easement over and across the land shown on this plat for the purpose of laterally relocate said water line as may be necessary to clear the road improvements, which easement hereby granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline as relocated. The consideration recited herein shall constitute payment in full for all damages sustained by Grantor by reason of the installation, maintenance, repair, replacement and relocation of the structures referred to herein. This agreement together with other provisions of this grant shall constitute an easement for the benefit of the Grantee, its successors, and assigns. The Grantor covenants that it is the owner of the above-described lands and 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 continues to be used for the same or similar purpose for which financial assistance was extended or for so long as the Grantee owns it, whichever is longer.

IN WITNESS WHEREOF the said Grantor executed this instrument this 12th day of April 2017.

René Gutierrez
RENE GUTIERREZ
EDINBURG C.I.S.D. SUPERINTENDENT
411 N. 8TH AVE.
EDINBURG, TEXAS 78541

SDI ENGINEERING, LLC
CIVIL • TRANSPORTATION • PLANNING • STORMWATER



FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERKS

ON: _____ AM/PM
RECORDED IN VOL. _____ PAGE _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

GENERAL SUBDIVISION PLAT NOTES

- FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "C" (NO SHADING) AREAS OF MINIMUM FLOODING; & ZONE "A" AREAS OF 100-YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS NOT DETERMINED. COMMUNITY-PANEL NUMBER: 480334 0250 B, MAP REVISED JANUARY 2, 1981.
- SETBACKS:
FRONT: 50.00 FEET
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
- PROPOSED SUBDIVISION SHALL BE FOR INSTITUTIONAL/SCHOOL USE ONLY.
- MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS 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 LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
--> B.M. NO. 1 - ELEV. 67.49, N.A.V.D. 88 DATUM. DESCRIPTIONS: IRON ROD FOUND AT THE SOUTHWEST CORNER OF PROPOSED LOT 1, E.C.I.S.D. HARGILL ELEMENTARY SUBDIVISION, LOCATED 30.0 FEET NORTH FROM THE CENTERLINE OF 4TH STREET.
--> B.M. NO. 2 - ELEV. 64.44, N.A.V.D. 88 DATUM. DESCRIPTIONS: 2'X2' CONCRETE SLAB SET AT THE NORTHEAST CORNER OF LOT 1 OF THIS SUBDIVISION.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 29,728.85 CUBIC-FEET (0.682 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS.
- 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.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 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.
- AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVAL BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR COMMERCIAL USE AT THE TIME OF APPLICATION FOR CONSTRUCTION, PRIOR TO THE ISSUANCE OF A BUILDING AND/OFF DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH THE COUNTY AND STATE STANDARDS.
- THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOW ABOVE IF IT DETERMINES AT THE DEVELOPER PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN PLAT ENGINEER CONSIDERED FOR THIS CALCULATIONS OF THIS SUBDIVISION.
- THIS PLAT HAS BEEN PREPARED FOR THE INTENTION OF PUBLIC UTILITIES, RIGHT-OF-WAY ABANDONMENT AND CLARIFICATION PURPOSES. ALL PUBLIC, AS WELL AS PRIVATE, UTILITIES ARE EXISTING FOR THIS SUBDIVISION.
- NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN LOT "A"-DRAINAGE DETENTION EASEMENT. DRAINAGE DETENTION EASEMENT SHALL BE KEPT CLEAR OF BUILDINGS AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE DRAINAGE DETENTION EASEMENT. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE DETENTION EASEMENT.

**SUBDIVISION PLAT
OF
E.C.I.S.D.
HARGILL ELEMENTARY
BEING A 8.944 ACRE TRACT OF LAND
COMPRISING OUT OF 6.877 ACRES OUT
OF LOTS 1 THRU 16, BLOCK 41, LOTS 9
THRU 16, BLOCK 40, ALL OF BLOCK 22,
1.873 ACRES OUT OF EXISTING ADJACENT
RIGHT-OF-WAYS & 0.184 ACRES OUT OF
EXISTING ALLEY WAY
HARGILL ORIGINAL TOWNSITE
VOL. 9, PG. 45
H.C.M.R.
HIDALGO COUNTY, TEXAS**

METES AND BOUNDS DESCRIPTION

BEING A 8.944 ACRE TRACT LAND COMPRISING OUT OF 6.877 ACRES OUT OF LOTS 1 THRU 16, BLOCK 41, LOTS 9 THRU 16, BLOCK 40, ALL OF BLOCK 22, 1.873 ACRES OUT OF EXISTING ADJACENT RIGHT-OF-WAYS & 0.184 ACRES OUT OF EXISTING ALLEY WAY HARGILL ORIGINAL TOWNSITE AS RECORDED IN VOLUME 9, PAGE 45, HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY, TEXAS, SAID 8.944 ACRE TRACT LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/4" IRON PIPE FOUND AT THE SOUTHEAST CORNER OF SAID LOT 9, BLOCK 40, HARGILL ORIGINAL TOWNSITE, ALSO BEING THE SOUTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED FOR THE POINT OF BEGINNING

THENCE: WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF 4TH STREET (A 60.0 FOOT ROAD RIGHT-OF-WAY) A DISTANCE OF 560.0 FEET TO A 1/2" IRON ROD FOUND AT THE WEST RIGHT-OF-WAY LINE OF WILSON AVENUE (A 60.0 FOOT ROAD RIGHT-OF-WAY), ALSO BEING THE SOUTHWEST CORNER OF BLOCK 42, HARGILL ORIGINAL TOWNSITE, AND FOR THE SOUTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE: NORTH, ALONG THE WEST RIGHT-OF-WAY LINE OF WILSON AVENUE (A 60.0 FOOT ROAD RIGHT-OF-WAY), A DISTANCE OF 460.0 FEET TO A 1/2" IRON ROD 24" IN LENGTH SET, FOR AN EXTERIOR CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE: EAST, A DISTANCE OF 60.0 FEET TO A 1/2" IRON ROD 24" IN LENGTH SET, AT THE EAST RIGHT-OF-WAY LINE OF WILSON AVENUE (A 60.0 FOOT ROAD RIGHT-OF-WAY) FOR AN INTERIOR CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE: NORTH, ALONG THE EAST RIGHT-OF-WAY LINE OF WILSON AVENUE (A 60.0 FOOT ROAD RIGHT-OF-WAY), A DISTANCE OF 400.0 FEET TO A 1/2" IRON ROD 24" IN LENGTH SET, AT THE SOUTH RIGHT-OF-WAY LINE OF 2ND STREET (A 60.0 FOOT ROAD RIGHT-OF-WAY) FOR THE NORTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE: EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF 2ND STREET (A 60.0 FOOT ROAD RIGHT-OF-WAY), A DISTANCE OF 330.0 FEET TO A 1/2" IRON ROD 24" IN LENGTH SET, FOR THE NORTHEAST CORNER OF SAID BLOCK 22 AND ALSO BEING THE NORTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE: SOUTH, ALONG THE EAST LINE OF BLOCK 22, A DISTANCE OF 400.0 FEET TO A 1/2" IRON ROD SET, FOR THE SOUTHWEST CORNER OF SAID BLOCK 22, AT THE NORTH RIGHT-OF-WAY LINE OF 3RD STREET (A 60.0 FOOT ROAD RIGHT-OF-WAY) FOR AN INTERIOR CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE: EAST, ALONG THE NORTH RIGHT-OF-WAY LINE OF 3RD STREET (A 60.0 FOOT ROAD RIGHT-OF-WAY), A DISTANCE OF 170.0 FEET TO AN EXTERIOR CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE: SOUTH, ACROSS 3RD STREET (A 60.0 FOOT ROAD RIGHT-OF-WAY), A DISTANCE OF 60.0 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 3RD STREET (A 60.0 FOOT ROAD RIGHT-OF-WAY) AND CONTINUING ON THE SAME BEARING ALONG THE EAST LINE OF SAID LOTS 9 THRU 16, BLOCK 40, A TOTAL DISTANCE OF 460.0 FEET TO THE POINT OF BEGINNING, AND CONTAINING 8.944 ACRES TRACT LAND COMPRISING OUT OF 6.877 ACRES OUT OF LOTS 1 THRU 16, BLOCK 41, LOTS 9 THRU 16, BLOCK 40, ALL OF BLOCK 22, 1.873 ACRES OUT OF EXISTING ADJACENT RIGHT-OF-WAYS & 0.184 ACRES OUT OF EXISTING ALLEY WAY MORE OR LESS.

**INDEX TO SHEET FOR
E.C.I.S.D. HARGILL ELEMENTARY**

| NO. | SHEET | REVISION | DATE | APPROVED |
|-----|-------|----------|------|----------|
| 1 | | | | |
| 2 | | | | |

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:

I, **RENE GUTIERREZ**, EDINBURG C.I.S.D. SUPERINTENDENT AS OWNER OF THE 8.944 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED E.C.I.S.D. HARGILL ELEMENTARY HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATED 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 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.

René Gutierrez
RENE GUTIERREZ
EDINBURG C.I.S.D. SUPERINTENDENT
411 N. 8TH AVE.
EDINBURG, TEXAS 78541

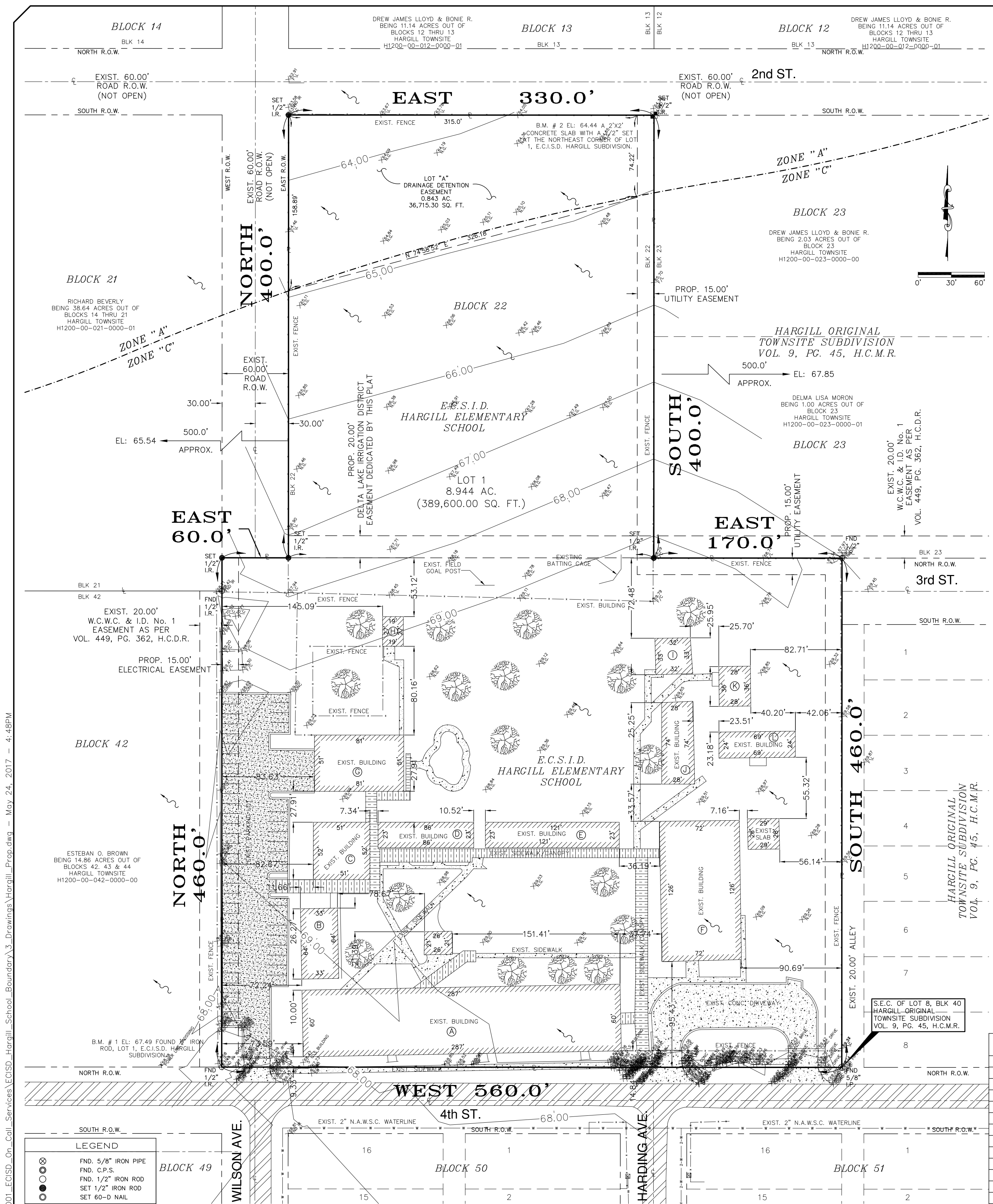
DATE: 4-12-17

STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **René Gutierrez** KNOWN TO ME BY THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATION HEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 12th DAY OF April 2017.

Alisa Reyer
NOTARY PUBLIC
MY COMMISSION EXPIRES ON 01-12-2019

| NAME | ADDRESS | PHONE NUMBER | FAX NUMBER |
|-----------|---|---|-------------------------------|
| OWNER: | RENE GUTIERREZ, E.C.I.S.D. SUPERINTENDENT | 411 N. 8TH AVE., EDINBURG, TEXAS 78541 | (956) 289-2300 |
| ENGINEER: | ISRAEL POSADAS, P.E. | 5602 E. IOWA RD., EDINBURG, TEXAS 78542 | (956) 287-1818 (956) 287-3697 |
| SURVEYOR: | LEO L. RODRIGUEZ, JR., R.P.L.S. | P.O. BOX 1830, EDINBURG, TEXAS 78540 | (956) 491-1013 (956) 381-2775 |



| BUILDING FINISH FLOOR | BUILDING ELEVATION |
|-----------------------|--------------------|
| A | 67.50 |
| B | 66.75 |
| C | 68.00 |
| D | 68.00 |
| E | 67.50 |
| F | 68.00 |
| G | 68.00 |
| H | 67.50 |
| I | 71.75 |
| J | 71.75 |
| K | 71.75 |
| L | 71.75 |

MAP OF TOPOGRAPHY & DRAINAGE
THE MAP ILLUSTRATES THE FLOW PATTERNS FOR THE RUNOFF.
(1 FT INTERVALS CONTOURS)

| NAME | ADDRESS | PHONE NUMBER | FAX NUMBER |
|-----------|---|---|-------------------------------|
| OWNER: | RENE GUTIERREZ, E.C.I.S.D. SUPERINTENDENT | 411 N. 8TH AVE., EDINBURG, TEXAS 78541 | (956) 289-2300 N/A |
| ENGINEER: | ISAEL POSADAS, P.E. | 5602 E. IOWA RD., EDINBURG, TEXAS 78542 | (956) 287-1818 (956) 287-3697 |
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SDI ENGINEERING, LLC
CIVIL • TRANSPORTATION • PLANNING • STORMWATER

5602 E. IOWA RD., EDINBURG, TEXAS 78542
(956) 287-1818 PH. (956) 287-3697 FAX
INFO@SDI-ENGINEERING.COM
TBE REG. NO. F-13016

DRAINAGE STATEMENT
FOR
E.C.I.S.D. HARGILL ELEMENTARY SUBDIVISION

I. PROJECT LOCATION
E.C.I.S.D. HARGILL ELEMENTARY SUBDIVISION IS AN 8.944 ACRE TRACT OF LAND COMPRISING OUT OF A 6.877 ACRES OUT OF LOT 1 THRU 16, BLOCK 41, LOTS 9 THRU 16 BLOCK 22, 1.873 ACRES OUT OF EXISTING ADJACENT RIGHT-OF-WAYS AND 0.184 ACRES OUT OF EXISTING ALLEYWAYS, AS PER HARGILL ORIGINAL TOWNSITE, AS RECORDED IN VOL. 9, PG. H.C.I.D. H.C.M.R., HIDALGO COUNTY, TEXAS. PROPOSED DEVELOPMENT WILL CONSIST OF A 1-LOT, INSTITUTIONAL SUBDIVISION. THE PROPERTY IS LOCATED IN HIDALGO COUNTY, TEXAS, ON THE NORTHEAST INTERSECTION OF WILSON AVE. AND 4TH STREET AND IT IS LOCATED WITHIN THE RURAL AREA OF THE COUNTY.

II. FLOOD PLAIN
THE SUBJECT TRACT IS LOCATED IN "ZONE C" AREAS OF MINIMUM FLOODING (NO SHADING) AND ZONE "A" AREAS OF 100-YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS NOT DETERMINED, IN ACCORDANCE WITH FLOOD INSURANCE RATE MAP NO. 480334 0250 B, MAP REVISED JANUARY 2, 1981.

III. SOIL CONDITIONS
A REVIEW OF THE SOIL SURVEY OF HIDALGO COUNTY INDICATES THE SUBJECT TRACT LIES IN AN AREA OF PREDOMINANTLY HARGILL FINE SANDY LOAM (HARGILL 16), A SOIL THAT IS WELL DRAINED. SURFACE RUNOFF IS MEDIUM. PERMEABILITY IS MODERATE, AND THE AVAILABLE WATER CAPACITY IS MEDIUM.

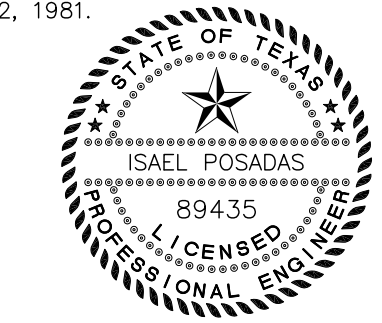
IV. EXISTING CONDITIONS
THE SUBJECT TRACT IS CURRENTLY DEVELOPED BY AN E.C.I.S.D. (EDINBURG CONSOLIDATED SCHOOL DISTRICT) ELEMENTARY SCHOOL. THE EXISTING TERRAIN HAS A GRADE OF APPROXIMATELY 0.15 TO 0.20%. EXISTING RUNOFF GENERALLY FLOWS ON A NORTHWEST DIRECTION, NATURALLY DRAINS ONTO AN EXISTING FLOOD ZONE "A" LOCATED ON THE NORTHWEST AREA OF THE PROPERTY AND SURROUNDING LANDS THAT EVENTUALLY DRAINS AND DISCHARGES ON TO LAGUNA MADRE. THESE PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS AND AVOID CONCENTRATING RUNOFF ONTO OTHER AREAS. THE TOTAL CONTRIBUTING 10-YEAR EXISTING STORM WATER RUNOFF IS 10.42 CFS.

V. PROPOSED CONDITIONS
THE PROPOSED CONDITIONS FOR THIS SUBJECT TRACT WILL CONSIST OF A 1-LOT, INSTITUTIONAL SUBDIVISION. THE DEVELOPMENT IN THE FORM OF IMPERVIOUS PAVEMENT, DRIVEWAYS AND STRUCTURE WILL NOT SIGNIFICANTLY INCREASE THE ULTIMATE STORM RUNOFF. DEVELOPMENT CONDITIONS WILL CONSIST OF RE-GRADE ONLY THE PAD SITES AND PROVIDING ON-SITE DETENTION. THE INTENTION FOR THIS DEVELOPMENT IS TO ABANDON ADJACENT RIGHT-OF-WAYS. THE TOTAL CONTRIBUTING 10 YEAR DEVELOPED STORM WATER DISCHARGE WILL BE MAINTAINED AT 10.42 CFS.

VI. DETENTION REQUIREMENTS
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO 1 POLICY, THE PEAK RATE FOR RUNOFF FOR THIS DEVELOPMENT WILL BE LIMITED TO THE EXISTING 10-YEAR STORM WATER RUNOFF. IN ACCORDANCE WITH THE COUNTY OF HIDALGO REQUIREMENTS, THE DETENTION SHALL BE BASED ON A 10-YEAR FLOOD FOR A TOTAL OF 29,728.85 CUBIC FEET (0.682 AC-FT) OF ON-SITE DETENTION VIA GREEN AREAS.

BY MY SIGNATURE BELOW, I CERTIFY THAT THIS TRACT OF LAND IS LOCATED IN "ZONE C" AREAS OF MINIMUM FLOODING (NO SHADING) AND ZONE "A" AREAS OF 100-YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS NOT DETERMINED, IN ACCORDANCE WITH FLOOD INSURANCE RATE MAP NO. 480334 0250 B, MAP REVISED JANUARY 2, 1981.

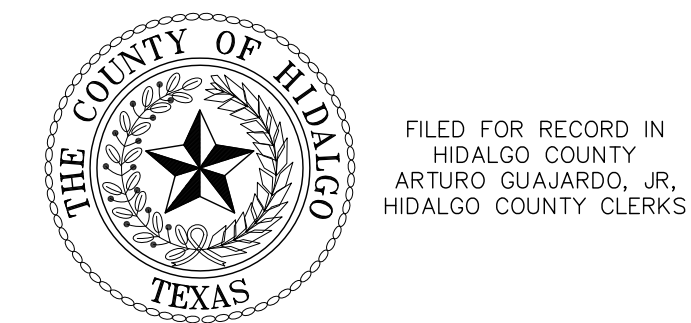
Isael Posadas
ISAEL POSADAS, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 89435



SUBDIVISION PLAT
OF
E.C.I.S.D.
HARGILL ELEMENTARY
BEING A 8.944 ACRE TRACT OF LAND
COMPRISING OUT OF 6.877 ACRES OUT
OF LOTS 1 THRU 16, BLOCK 41, LOTS 9
THRU 16, BLOCK 40, ALL OF BLOCK 22,
1.873 ACRES OUT OF EXISTING ADJACENT
RIGHT-OF-WAYS & 0.184 ACRES OUT OF
EXISTING ALLEYWAY
HARGILL ORIGINAL TOWNSITE
VOL. 9, PG. 45
H.C.M.R.
HIDALGO COUNTY, TEXAS

INDEX TO SHEET FOR
E.C.I.S.D. HARGILL ELEMENTARY

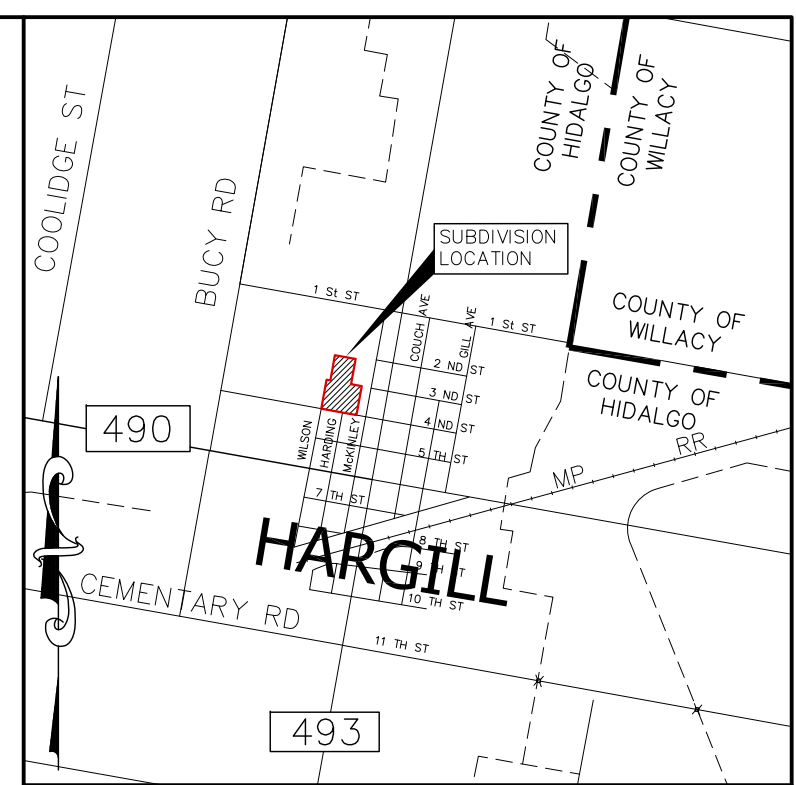
| NO. | SHEET | REVISION | DATE | APPROVED |
|-----|-------|---|------|----------|
| 1 | | LOCATION MAP AND ET; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; CITY APPROVAL CERTIFICATE; 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. No. 1 CERTIFICATION; H.C.I.D. No. 2 CERTIFICATION, RIGHT OF WAY CERTIFICATION; H.C.H.D. CERTIFICATION; REVISION NOTES. | | |
| 2 | | DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES. | | |



FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUJARDO, JR.
HIDALGO COUNTY CLERK'S

ON: _____ AM/PM
INSTRUMENT NUMBER
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY



LOCATION MAP
SCALE: 1" = 3000'

PREPARED BY:
SDI ENGINEERING, LLC
5602 E. IOWA ROAD
EDINBURG, TEXAS 78542

DATE PREPARED: AUGUST 25, 2016
DATE SURVEYED: AUGUST 25, 2016

E.C.I.S.D. HARGILL ELEMENTARY IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO. 1 IN THE NORTHEAST AREA OF HIDALGO COUNTY, ON THE NORTHEAST INTERSECTION OF WILSON AVE. AND 4TH STREET THE ONLY NEARBY MUNICIPALITY IS THE CITY OF ELSA, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF ELSA THE POPULATION IS 5,860. E.C.I.S.D. HARGILL ELEMENTARY LIES APPROXIMATELY 9.5 MILES FROM THE CITY LIMITS OF THE CITY OF ELSA AND IS LOCATED OUTSIDE THE FIVE (5) MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 212.001.

T:\SDI_Files\SDI_Proj\16-001-ECSD_On-Call_Services\ECSD_School_Boundary\3_Drawings\Hargill_School_Boundary.dwg - May 24, 2017 - 4:48PM