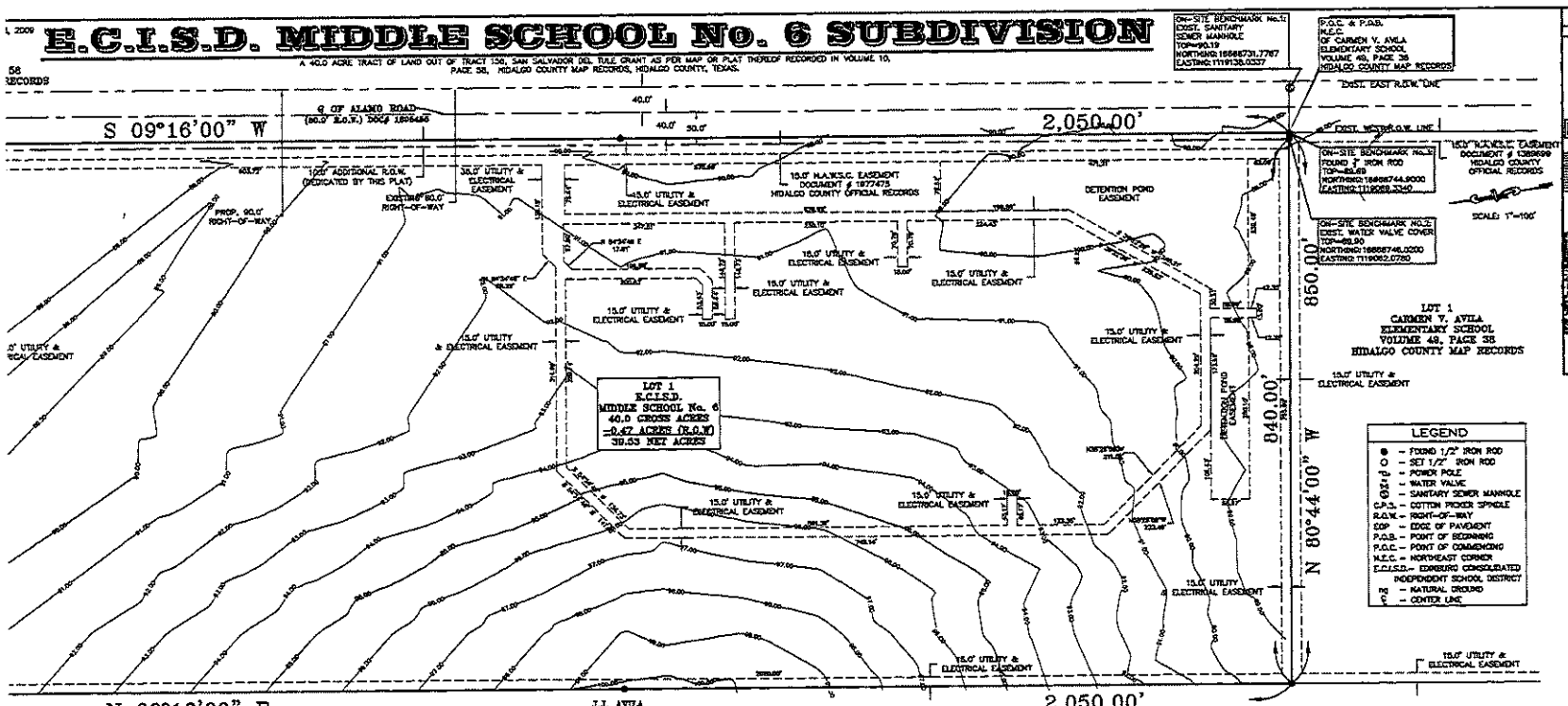
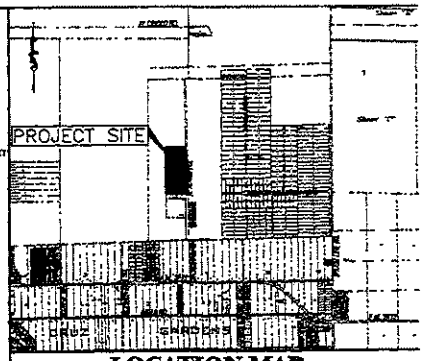
E.C.I.S.D. MIDDLE SCHOOL No. 6 SUBDIVISION

A 40.0 ACRE TRACT OF LAND OUT OF TRACT 156, SAN SALVADOR DEL TULE GRANT AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 10, PAGE 58, HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY, TEXAS.





LOCATION MAP
SCALE: 1" = 3000'

J.J. AVILA
TRACT 156
VOLUME 10, PAGE 58
HIDALGO COUNTY MAP RECORDS

GENERAL PLAT NOTES

1. FLOOD ZONE DESIGNATION:
FLOOD ZONE DESIGNATION BY GRAPHICAL PLOTTING, IT WAS DETERMINED THAT THIS SUBDIVISION IS IN ZONE "X" (NO SHADE), AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN, COMMUNITY-PANEL NO. 480334 0325 D EFFECTIVE DATE JUNE 6, 2000
(REVISED TO REFLECT LOMR DATED MAY 17, 2001.)

2. SETBACKS:

FRONT:	80.00	FEET	OR EASEMENT WHICHEVER IS GREATER
REAR:	15.00	FEET	OR EASEMENT WHICHEVER IS GREATER
SIDES:	15.00	FEET	OR EASEMENT WHICHEVER IS GREATER

3. LOT 1 SHALL BE FOR SCHOOL / EDUCATIONAL INSTITUTION USE ONLY. THERE SHALL BE NO OTHER USE ALLOWED.

4. MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTERLINE OF ALAMO ROAD OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. AN ELEVATION CERTIFICATE AND BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PAD 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.

5. BENCHMARKS (B.M.): THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.

B.M. NO. 1: ELEVATION=#8.19, N.A.V.D. 88; DESCRIPTION: TOP OF SANITARY SEWER MANHOLE COVER LOCATED ALONG THE EAST SIDE OF NORTH ALAMO ROAD APPROXIMATELY #7.00 FEET EAST OF THE NORTHEAST PROPERTY CORNER OF LOT 1, CARMEN V. AVILA ELEMENTARY SCHOOL SUBDIVISION, SAME POINT BEING THE SOUTHEAST CORNER OF THIS TRACT OF LAND.

B.M. NO. 2: ELEVATION=#8.69, N.A.V.D. 88; DESCRIPTION: TOP OF WATER VALVE COVER LOCATED ALONG THE WEST SIDE OF NORTH ALAMO ROAD APPROXIMATELY 7.05 FEET WEST OF THE NORTHEAST PROPERTY CORNER OF LOT 1, CARMEN V. AVILA ELEMENTARY SCHOOL SUBDIVISION, SAME POINT BEING THE SOUTHEAST CORNER OF THIS TRACT OF LAND.

B.M. NO. 3: ELEVATION=#8.90, N.A.V.D. 88; DESCRIPTION: TOP OF (1/2") HALF INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF LOT 1, CARMEN V. AVILA ELEMENTARY SCHOOL SUBDIVISION, SAME POINT BEING THE SOUTHEAST CORNER OF THIS TRACT OF LAND.

6. 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 [illegible] CUBIC-FEET OR 1.42 ACRE-FEET OF STORM WATER RUNOFF. DRAINAGE MITIGATION, IN ACCORDANCE WITH THE LOCAL REGULATIONS WILL BE ACCOMPLISHED ON PROPOSED DRAINAGE POND. (SEE DRAINAGE REPORT ON SHEET 3.)

7. DEDICATION EASEMENTS NOTED:
NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE EASEMENT. EACH DRAINAGE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE DRAINAGE EASEMENT. EDINBURG CONSOLIDATED INDEPENDENT SCHOOL DISTRICT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE DETENTION POND.

8. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.

9. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHRUBS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LOW TYPE OR SHORT NATURE GROWTH, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

10. 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 CONTRACTOR AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH DEDICATING ENTITY.

11. AN OFF-STREET PARKING LOT SITE PLAN AND DRAINAGE PLAN APPROVAL BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR COMMERCIAL, INDUSTRIAL & MULTI-FAMILY USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCE SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND UTILITY PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.

12. ALL LOT CORNERS ARE SET 1/2 INCH IRON RODS.

13. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS REQUIRED BY TCEQ.

14. UTILITY PROVIDERS:

POTABLE WATER:	NORTH ALAMO WATER SUPPLY CORPORATION
SANITARY SEWER:	CITY OF EDINBURG
ELECTRICITY:	AEP/CPL

15. DRAINAGE DETENTION POND SHALL BE CONSTRUCTED IN DESIGNATED EASEMENT AREAS AS DESIGNATED BY THE PROJECT PLAN ENGINEER AT BUILDING PERMIT STAGE. PRIOR TO THE COUNTY ISSUING A FINAL LIGHT AND WATER CLEARANCE, NO FINAL LIGHT OR WATER CLEARANCE SHALL BE ISSUED UNTIL THE DRAINAGE DETENTION POND IS CONSTRUCTED BY OWNER AND INSPECTED BY HIDALGO COUNTY.

16. ADDITIONAL FIRE HYDRANTS MIGHT BE REQUIRED AT TIME OF BUILDING PERMIT.

DR SUPPLY CORPORATION
DGMENT:
NOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNER(S) OF THE PROPERTY
, THEIR SUCCESSORS, ASSIGNS, AND TRANSFEREES (hereinafter called
ME OR MORE PERSONS ARE NAMED, IN CONSIDERATION OF ONE
OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO
ORATION, (hereinafter called "Grantee"), THE RECEIPT AND SUFFICIENCY
ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER, AND
NTEE, ITS SUCCESSORS, AND ASSIGNS, AN EXCLUSIVE PERPETUAL
RIGHT TO GRADE, CONSTRUCT, INSTALL AND THEREAFTER USE, OPERATE,
, REPLACE, AND REMOVE WATER DISTRIBUTION LINES AND
S AND ACROSS THE LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE
D EGRESS OVER GRANTOR'S ADJACENT LANDS OF THE PURPOSE FOR
NTENDED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED
F IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE
EMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS
MENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN
HE THEREOF BEING THE PIPELINE INSTALLED. IN THE EVENT THE
NANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE
R RELOCATES THE PUBLIC ROAD TO AS TO REQUIRE THE RELOCATION
AS INSTALLED, GRANTOR FURTHER GRANTS TO GRANTEE AND
F OWER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE
LY RELOCATE SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE
WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF
HE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED. THE
ED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES
OR BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR,
LOCATION OF THE STRUCTURES REFERRED TO HEREIN. THIS
WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE AN
NEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE
S THAT IT IS THE OWNER OF THE ABOVE-DESCRIBED LANDS AND THAT
AND CLEAR OF ALL ENCUMBRANCES AND LIENS EXCEPT THE
EMENT CONVEYED HEREIN THAS OBTAINED OR IMPROVED THEREON
RESTRICTED. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF TITLE
ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO
" EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR
FINANCIAL ASSISTANCE WAS EXTENDED OR FOR LONG AS THE GRANTEE
IS LONGER.

THE SAID GRANTOR EXECUTED THIS INSTRUMENT

PRESIDENT
TED INDEPENDENT SCHOOL DISTRICT

COUNTY OF HIDALGO
RTIFICATE UNDER LOCAL
§ 232.029(a):
S CERTIFY THAT THIS PLAT OF E.C.I.S.D. MIDDLE SCHOOL No. 6
PPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT
, 2009.

ATTEST: COUNTY CLERK
9/22/09

ARTMENT APPROVAL
CERTIFY THAT THIS PLAT OF E.C.I.S.D. MIDDLE SCHOOL No. 6
PPROVED BY THE HIDALGO COUNTY RIGHT-OF-WAY
, 2009.

RIGHT-OF-WAY DIRECTOR DATE

OWNER'S ACKNOWLEDGMENT
STATE OF TEXAS
COUNTY OF HIDALGO
I (WE) THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE E.C.I.S.D. MIDDLE SCHOOL No. 6 AN ADDITION OF THE COUNTY OF HIDALGO, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

GILBERT GARCIA JR., SUPERINTENDENT
EDINBURG CONSOLIDATED INDEPENDENT SCHOOL DISTRICT
411 NORTH 8th AVENUE
EDINBURG, TX 78539

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GILBERT GARCIA Jr. 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 PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 9th DAY OF June, 2009.

NOTARY PUBLIC

PLANNING & ZONING
COMMISSION CERTIFICATION
I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS E.C.I.S.D. MIDDLE SCHOOL No. 6 CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THE 10th DAY OF MARCH, 2009.

CHAIRPERSON
PLANNING AND ZONING COMMISSION

STATE OF TEXAS
COUNTY OF HIDALGO
I, THE UNDERSIGNED, ADMINISTRATOR / DIRECTOR OF PLANNING AND ZONING DEPARTMENT OF THE CITY OF EDINBURG, TEXAS DO HEREBY CERTIFY THIS MINOR SUBDIVISION PLAT KNOWN AS E.C.I.S.D. MIDDLE SCHOOL IS CONFORMS TO ALL SUBDIVISION REQUIREMENTS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THIS THE 10th DAY OF March, 2009 WITH THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

ADMINISTRATOR / DIRECTOR
PLANNING AND ZONING DEPARTMENT

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
E.C.I.S.D. MIDDLE SCHOOL No. 6 IS LOCATED WITHIN HIDALGO COUNTY PRECINCT No. 4 ON THE EAST SIDE OF HIDALGO COUNTY, ALONG THE WEST SIDE OF NORTH ALAMO ROAD APPROXIMATELY 3,550 FEET NORTH OF INTERSECTION WITH F.M. 2812 ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG. ACCORDING TO THE U.S. CENSUS BUREAU, THE 2005 POPULATION ESTIMATE IS 82,730. E.C.I.S.D. MIDDLE SCHOOL No. 6 LIES APPROXIMATELY 3 MILES FROM EDINBURG'S CITY LIMITS AND THEREFORE FALLS OUTSIDE EDINBURG'S 2 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021.

HIDALGO COUNTY DRAINAGE DISTRICT No. 1 CERTIFICATE
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 NO. 49.211(c). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

BY DATE

STATE OF TEXAS
COUNTY OF HIDALGO
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF EDINBURG AND HIDALGO COUNTY, TEXAS.

DATED THIS 9th DAY OF June, 2009.

JOSE MARIO GONZALEZ, R.P.L.S.
REGISTERED PROFESSIONAL SURVEYOR
NO. 5571 – STATE OF TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS 9th DAY OF June, 2009.

GILBERT J. GUERRA, P.E.
REGISTERED PROFESSIONAL ENGINEER
NO. 90156 – STATE OF TEXAS

APPROVED BY
COMMISSIONERS COURT
ON 09-30-09

METES AND BOUNDS:
A 40.00 ACRE TRACT OF LAND OUT TRACT 156, SAN SALVADOR DEL TULE GRANT, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 10, PAGE 58, HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY, TEXAS; SAID 40.00 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOW:

COMMENCING AT A (1/2") HALF INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF LOT 1, CARMEN V. AVILA ELEMENTARY SCHOOL SUBDIVISION AS PER PLAT RECORDED IN VOLUME 49, PAGE 38, HIDALGO COUNTY MAP RECORDS; SAID POINT ALSO BEING ALONG THE EXISTING WEST RIGHT-OF-WAY LINE OF NORTH ALAMO ROAD; FOR THE POINT OF BEGINNING AND SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 80°44'00" WEST, WITH THE NORTH PROPERTY LINE OF SAID LOT 1, CARMEN V. AVILA SUBDIVISION, A DISTANCE OF 850.00 FEET TO A (1/2") HALF INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 09°16'00" EAST, PARALLEL WITH THE WEST LINE OF TRACT 156 AND NORTH ALAMO ROAD, A DISTANCE OF 2,050.00 FEET TO A (1/2") HALF INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, SOUTH 80°44'00" EAST, PARALLEL TO THE SAID NORTH PROPERTY LINE OF LOT 1, CARMEN V. AVILA SUBDIVISION, A DISTANCE OF 840.00 FEET TO A (1/2") HALF INCH IRON ROD FOUND AT A POINT ALONG THE WEST RIGHT-OF-WAY LINE OF NORTH ALAMO ROAD FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, SOUTH 09°16'00" WEST, PARALLEL WITH THE WEST LINE OF TRACT 156 AND ALONG THE WEST RIGHT-OF-WAY LINE OF NORTH ALAMO ROAD, A DISTANCE OF 2,050.00 FEET TO A (1/2") HALF INCH IRON ROD FOUND TO THE POINT OF BEGINNING, CONTAINING 40.00 ACRES OF LAND MORE OR LESS.

PRINCIPAL CONTACTS:			ADDRESS		PHONE & FAX
OWNER:	NAME: GILBERT GARCIA JR., SUPERINTENDENT	EDINBURG CONSOLIDATED INDEPENDENT SCHOOL DISTRICT	411 NORTH 8th AVENUE	EDINBURG, TX 78539	(956) 289-2300
ENGINEER:	GILBERT J. GUERRA, P.E.		927 SOUTH 10th ST.	EDINBURG, TX 78539	(956) 380-8152 (956) 380-3083
SURVEYOR:	JOSE MARIO GONZALEZ, R.P.L.S.		5907 MATED EDCOMB	MONTE ALTO, TX 78538	(956) 380-5164 (956) 380-9186

FILED FOR RECORD IN:
HIDALGO COUNTY
BY ARTURO GUAJARDO, JR.
COUNTY CLERK
ON: 9/22/09 AT 10:38 AM/PM
AS A RECORDING NUMBER 2009-62062
BY: DEPUTY