



1. FLOOD ZONE STATEMENT:
 FLOOD ZONE DESIGNATION: ZONE "B"
 480334 0425 C, BEARING A REVISED DATE OF NOVEMBER 10, 1983

THE FLOOD INSURANCE RATE MAP DEFINES ZONE B AS "AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD."

CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).

2. SETBACKS:
 FRONT: 50.00 FEET RIDGE ROAD
 REAR: 15.00 FEET
 SIDE: 8.00 FEET OR EASEMENT WHOEVER IS GREATER
 CORNER SIDE: 20.00 FEET BORDER ROAD

3. MINIMUM FINISHES FLOOR NOTE: 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. (SEE SHEET No. 3 FOR F.F. ELEVATION REQUIREMENT FOR ALL LOTS IN FLOOD ZONE)

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. 98.01 H.G.V.D. 88 DESCRIPTIONS: IRON ROD APPROXIMATELY 45.00 FEET EAST AND 22.00 FEET NORTH OF THE NORTH EAST CORNER OF THIS SUBDIVISION.
 --B.M. NO. 2--ELEV. 98.21 H.G.V.D. 88 DESCRIPTIONS: IRON ROD APPROXIMATELY 40.00 FEET EAST AND 133.00 FEET SOUTH OF THE SOUTHEAST CORNER OF THIS SUBDIVISION.

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 69,598.00 CUBIC FEET (1.60 ACRE-Feet) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET No. 2 FOR STORM SEWER IMPROVEMENTS.)

6. DRAINAGE SWALE EASEMENTS NOTE: NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE SWALE EASEMENT. EACH DRAINAGE SWALE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE DRAINAGE SWALE EASEMENT. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SWALE.

7. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON 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 LAWN, 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. AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVAL BY THE HIDALGO COUNTY PLANNING DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND DSSP PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE COMPLETED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.

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, DEVELOPER AND ENGINEER HEREBY WARRANT THAT ALL OTHER EASEMENTS SHOWN CONFORM WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.

11. GENERAL NOTE FOR INDUSTRIAL LOTS:
 LOT 1 SHALL BE FOR INDUSTRIAL USE ONLY. LOT 1 IS FOR NONRESIDENTIAL USE. APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.

12. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPPP) REQUIREMENTS.

13. ANY FUTURE DEVELOPMENT FOR ANY PURPOSE OTHER THAN THE ORIGINALLY INTENDED ELECTRICAL SUBSTATION MAY REQUIRE RE-PLANNING. THE PROVISION OF UTILITIES, ADDITIONAL DETENTION AND DRAINAGE SHALL BE IN COMPLIANCE WITH ALL CITY STANDARDS IN EFFECT AT THE TIME OF THE NEW DEVELOPMENT. SUCH COMPLIANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

14. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT BY TITLE INSURANCE COMPANY OF AMERICA OF MO. 062409731 EFFECTIVE DATE: OCTOBER 30, 2008 AND ONLY THE DOCUMENTS FROM SCHEDULE B ITEM #10 WERE REVIEWED BY AEC ENGINEERING. ITEM #10 D. CONTRACT FOR IRRIGATION - FRANK F. WENDEL, VOL. 843, PG. 351 DOES NOT APPEAR TO AFFECT.



LOCATION MAP
 SCALE: 1" = 3000'

PREPARED BY: **AEC ENGINEERING, L.L.C.**
 Agricultural * Environmental * Civil
 P.O. Box 480 Office (954) 380-6558
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DATE PREPARED: AUGUST 31, 2011
 DATE SURVEYED: JANUARY 30, 2009

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

EL GATO PARK IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO. 1, LOCATED ON THE SOUTHWEST CORNER OF BORDER & RIDGE ROADS. THE NEAREST MUNICIPALITY IS THE CITY OF ALAMO, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF SECRETARY OF THE CITY OF ALAMO (POPULATION 14,800). EL GATO PARK LIES APPROXIMATELY 1 1/2 MILES FROM THE CITY LIMITS OF THE CITY OF ALAMO AND IS WITHIN THE CITY'S 2 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 42.021.

PLAT SHEET 1 OF 2

METES AND BOUNDS DESCRIPTION

BEING 4.200 ACRES OF LAND LYING IN THE JUAN JOSE TREVIÑO SURVEY, ABSTRACT 22, HIDALGO COUNTY, TEXAS, BEING A PORTION OF LOT 10, BLOCK 34 OF THE ALAMO LAND AND SUGAR COMPANY SUBDIVISION AS RECORDED BY VOLUME 1, PAGE 24, MAP RECORDS OF HIDALGO COUNTY, TEXAS, ALSO BEING ALL OF A 4.200 ACRE TRACT OF LAND AS DESCRIBED IN DOCUMENT NO. 1800039, DEED RECORDS OF HIDALGO COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A COTTON SPINDLE FOUND AT THE INTERSECTION OF THE COMMON LINE OF THE AFOREMENTIONED LOT 10 AND LOT 7 OF THE AFOREMENTIONED ALAMO LAND AND SUGAR COMPANY SUBDIVISION, AND THE WEST RIGHT-OF-WAY LINE OF BORDER ROAD FOR THE NORTHEAST CORNER OF THE HEREN DESCRIBED 4.200 ACRE TRACT AND THE NORTHEAST CORNER OF THE AFOREMENTIONED 4.200 ACRE TRACT (DOC. NO. 1800039), SAME LYING IN THE CENTERLINE OF RIDGE ROAD (40 FOOT WIDE RIGHT-OF-WAY) AND THE SOUTH LINE OF A 19.922 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 2712, PAGE 697, DEED RECORDS OF HIDALGO COUNTY, TEXAS;

THENCE LEAVING THE COMMON LINE OF THE AFOREMENTIONED LOTS 7 AND 10, AND THE CENTERLINE OF THE AFOREMENTIONED RIDGE ROAD, AND THE WEST RIGHT-OF-WAY LINE OF THE AFOREMENTIONED BORDER ROAD AND THE EAST LINE OF THE AFOREMENTIONED 4.200 ACRE TRACT (DOC. NO. 1800039), 508'40"12" W, PASSING A 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED "055/MJERY S.A. TX." AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF SAID BORDER ROAD AND THE SOUTH RIGHT-OF-WAY LINE OF RIDGE ROAD AT A DISTANCE OF 20.00 FEET, A TOTAL DISTANCE OF 420.00 FEET TO A POINT FOR THE SOUTHEAST CORNER OF SAID 4.200 ACRE TRACT AND THE SOUTHWEST CORNER OF THE HEREN DESCRIBED 4.200 ACRE TRACT;

THENCE LEAVING THE WEST RIGHT-OF-WAY LINE OF THE AFOREMENTIONED BORDER ROAD ALONG THE SOUTH LINE OF THE AFOREMENTIONED 4.200 ACRE TRACT (DOC. NO. 1800039), N81°24'57"W, PASSING A 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED "055/MJERY S.A. TX." AT A DISTANCE OF 370.00 FEET, PASSING A 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED "055/MJERY S.A. TX." IN THE SOUTH RIGHT-OF-WAY LINE OF RIDGE ROAD AT A DISTANCE OF 400.00 FEET, A TOTAL DISTANCE OF 420.00 FEET TO A COTTON SPINDLE FOUND IN THE COMMON LINE OF THE AFOREMENTIONED LOTS 7 AND 10, THE CENTERLINE OF RIDGE ROAD FOR THE NORTHWEST CORNER OF SAID 4.200 ACRE TRACT (DOC. NO. 1800039) AND THE NORTHWEST CORNER OF THE HEREN DESCRIBED 4.200 ACRE TRACT, SAME ALSO LYING IN THE SOUTH LINE OF THE WEST 30 ACRES OF LOT 7, BLOCK 34 AS DESCRIBED IN DOCUMENT NO. 431704, DEED RECORDS OF HIDALGO COUNTY, TEXAS;

THENCE ALONG THE NORTH LINE OF THE AFOREMENTIONED 4.200 ACRE TRACT, THE COMMON LINE OF THE AFOREMENTIONED LOTS 7 AND 10, AND THE CENTERLINE OF RIDGE ROAD, S81°24'57"E, A DISTANCE OF 435.60 FEET TO THE PLACE OF BEGINNING AND CONTAINING 4.200 ACRES OF LAND.

STATE OF OHIO
 COUNTY OF FRANKLIN

OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION

I, THE UNDERSIGNED, OWNER OF THE 4.200 ACRE-TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED "EL GATO PARK", SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO THE USE OF THE PUBLIC THE STREET(S) AND EASEMENT(S) SHOWN HEREIN. I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

JEFFREY S. PARLET
 700 MORRISON ROAD
 GAHANNA, OHIO 43230

STATE OF OHIO
 COUNTY OF FRANKLIN

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JEFFREY S. PARLET 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

THE _____ DAY OF _____ 20____.

NOTARY PUBLIC
 MY COMMISSION EXPIRES: _____

STATE OF TEXAS
 COUNTY OF HIDALGO

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

DATED THIS THE _____ DAY OF _____ 20____.

LICENSED PROFESSIONAL ENGINEER
 CARLOS GARZA, P.E. - AEC ENGINEERING, L.L.C.
 P.O. BOX 480
 EDINBURG, TEXAS 78540
 TEL: 954-380-6558 FAX: 954-380-8110
 No. 92802 STATE OF TEXAS

STATE OF TEXAS
 COUNTY OF HIDALGO

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

APPROVED THIS THE _____ DAY OF _____ 20____.

CHAIRMAN, PLANNING COMMISSION

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 TEX. 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 ITS ENGINEER TO MAKE THESE DETERMINATIONS.

DISTRICT MANAGER _____ DATE _____

STATE OF TEXAS
 COUNTY OF HIDALGO

I, JOHN T. KUBALA, 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, OR OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OF 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 ALAMO, TEXAS.

BM #2
 N:16586187.13
 E:1116426.05
 ELEVATION:98.21
 1/2" IRON ROD SET WITH RED CAP

REGISTERED PROFESSIONAL SURVEYOR
 JOHN T. KUBALA, R.P.L.S.
 3411 MAGIC DRIVE
 SAN ANTONIO, TEXAS 78229
 TEL: 210-581-1111 FAX: 210-581-5555
 No. 4505 STATE OF TEXAS



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

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF EL GATO PARK WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT

ON _____, 20____.

HIDALGO COUNTY JUDGE _____ DATE _____

ATTEST: _____ DATE _____
 HIDALGO COUNTY CLERK

RUDY VILLARREAL _____ DATE _____
 MAYOR, CITY OF ALAMO

CITY SECRETARY _____

THIS PLAT APPROVED BY THE HIDALGO COUNTY PROCLAMATION DISTRICT No. 2 ON THIS THE _____ DAY OF _____ 20____.

ATTEST: _____ PRESIDENT

SECRETARY _____

NOTE: NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON H.C.L.D. #2 RIGHTS-OF-WAY OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE H.C.L.D. #2

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

ON : _____ AT _____ AM/PM

INSTRUMENT NUMBER _____
 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY : _____ DEPUTY

SUBDIVISION PLAT OF
El Gato Park
 A SUBDIVISION OF 4.200 ACRES OUT OF
 LOT 10, BLOCK 34,
 ALAMO LAND AND SUGAR COMPANY SUBDIVISION,
 VOLUME 1, PAGE 24, H.C.M.R.
 HIDALGO COUNTY, TEXAS

1 INDUSTRIAL LOT

AEP AMERICAN ELECTRIC POWER

PRINCIPAL CONTACTS:
 OWNER: JEFFREY S. PARLET 700 MORRISON ROAD, GAHANNA, OHIO 43230 TEL: (614) 863-7297 FAX: (614) 863-7299
 ENGINEER: CARLOS GARZA P.O. BOX 480, EDINBURG, TX 78540 TEL: (954) 380-6558 FAX: (954) 380-8110
 SURVEYOR: JOHN T. KUBALA 3411 MAGIC DRIVE, SAN ANTONIO, TX 78229 TEL: (210) 581-1111 FAX: (210) 581-5555

Plot Scale: 1"=50' JOB # 1046.004
 Date: August 31, 2011
 Drawn by: G. S.

A Texas Registered Engineering Firm F-9683

AEC ENGINEERING, L.L.C.
 Agricultural * Environmental * Civil
 P.O. Box 480 Office (954) 380-6558
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NO.	SHEET	REVISION	DATE	APPROVED