

LEGEND

- DENOTES FOUND MONUMENTATION UNLESS OTHERWISE NOTED
- ◻ DENOTES BENCHMARK-1/2" IRON ROD SET WITH RED CAP
- ◻ DENOTES UNMONUMENTED POINT
- E DENOTES PROPERTY LINE
- C DENOTES CENTER LINE
- DENOTES EXISTING ROAD RIGHT OF WAY

BM - BENCHMARK
DOC - DOCUMENT
D.R.H.C. - DENOTES DEED RECORDS OF HIDALGO COUNTY, TEXAS
No. - NUMBER
POB - PLACE OF BEGINNING

BEARING BASIS:
C.P.S. NAD 83, NAVD 88,
TEXAS SOUTH 4205

SCALE: 1"=50'

- 1. FLOOD ZONE STATEMENT:**
FLOOD ZONE DESIGNATION: ZONE "B"
480334 0425 C, BEARING A REVISED DATE OF NOVEMBER 16, 1982.
- 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: 6.00 FEET OR EASEMENT WHICHEVER 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 N.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 N.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 69,698.00 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 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.
- 9. AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVAL BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR COMMERCIAL INDUSTRIAL & MULTIFAMILY USE AT THE TIME OF APPLICATION FOR CONSTRUCTION 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 OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED 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 CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY 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 OCCUPYING THE LOT.
- 12. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWP3) REQUIREMENTS.**
- 13. ANY FUTURE DEVELOPMENT FOR ANY PURPOSE OTHER THAN THE ORIGINALLY INTENDED ELECTRICAL SUBSTATION MAY REQUIRE RE-PLATTING. 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 NO. 082409731 EFFECTIVE DATE: OCTOBER 30, 2006 AND ONLY THE DOCUMENTS FROM SCHEDULE B ITEM #10 WERE REVIEWED BY AEC ENGINEERING. ITEM #10 D. CONTRACT FOR IRRIGATION - FRANK F. WENDEL, VOL. 863, PG. 351 DOES NOT APPEAR TO AFFECT.**

LOCATION MAP
SCALE: 1" = 300'

PREPARED BY: **AEC ENGINEERING, L.L.C.**
Agricultural * Environmental * Civil
P.O. Box 480 Office:(956) 380-6558
Edinburg, Texas 78540 Fax: (956) 380-6110
www.aecengineering.net

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 NEARBY 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

STATE OF TEXAS
COUNTY OF BEXAR

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, 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:16586167.13
E:1116428.05
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(c)

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

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF EL GATO PARK SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT

ON _____, 20____.

HIDALGO COUNTY RIGHT OF WAY DIRECTOR _____ DATE _____

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2

ON THIS, THE _____ DAY OF _____, 20____.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES AND BULLDOZING) SHALL BE PLACED ON HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 RIGHTS OF WAY OR EASEMENTS.

APPROVED THIS _____ DAY OF _____, 20____.

PRESIDENT

ATTEST: _____
SECRETARY

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

ON : _____ AT _____ AM/PM

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

BY: _____ DEPUTY

I, THE UNDERSIGNED, MAYOR 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.

DIANA MARTINEZ
MAYOR, CITY OF ALAMO

CITY SECRETARY

THENCE ALONG THE COMMON LINE OF THE AFOREMENTIONED LOTS 7 AND 10, AND THE CENTERLINE OF THE AFOREMENTIONED RIDGE ROAD, ALONG 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), 881'24"57"W, PASSING A 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED "CDS/MUERY S.A. TX." AT A DISTANCE OF 25.00 FEET, A TOTAL DISTANCE OF 435.60 FEET TO A 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED "CDS/MUERY S.A. TX." FOR THE SOUTHWEST CORNER OF SAID 4.200 ACRE TRACT AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED 4.200 ACRE TRACT;

THENCE LEAVING THE COMMON LINE OF THE AFOREMENTIONED LOTS 7 AND 10, AND THE CENTERLINE OF THE AFOREMENTIONED RIDGE ROAD, ALONG 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 "CDS/MUERY 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 SOUTHWEST CORNER OF SAID 4.200 ACRE TRACT AND THE SOUTHWEST CORNER OF THE HEREIN 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), 881'24"57"W, PASSING A 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED "CDS/MUERY S.A. TX." AT A DISTANCE OF 25.00 FEET, A TOTAL DISTANCE OF 435.60 FEET TO A 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED "CDS/MUERY S.A. TX." FOR THE SOUTHWEST CORNER OF SAID 4.200 ACRE TRACT AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED 4.200 ACRE TRACT;

THENCE ALONG THE WEST LINE OF THE AFOREMENTIONED 4.200 ACRE TRACT (DOC. NO. 1800039), 808'40"12"E, PASSING A 1/2" IRON ROD SET IN CONCRETE WITH PLASTIC CAP STAMPED "CDS/MUERY S.A. TX." AT A DISTANCE OF 370.00 FEET, PASSING A 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED "CDS/MUERY 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 HEREIN 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, 881'24"57"E A DISTANCE OF 435.60 FEET TO THE PLACE OF BEGINNING AND CONTAINING 4.200 ACRES OF LAND.

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
ENGINEER: CARLOS GARZA
SURVEYOR: JOHN T. KUBALA

700 MORRISON ROAD, GAHANNA, OHIO 43230
P.O. BOX 480, EDINBURG, TX 78540
3411 MAGIC DRIVE, SAN ANTONIO, TX 78229

TEL: (614) 883-7297 FAX: (614) 883-7299
TEL: (956) 380-6558 FAX: (956) 380-6110
TEL: (210) 581-1111 FAX: (210) 581-5555

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

NOTARY PUBLIC
MY COMMISSION EXPIRES: 8/1/2015

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 6th DAY OF June 20 12.

LICENSED PROFESSIONAL ENGINEER
CARLOS GARZA, P.E. - AEC ENGINEERING, L.L.C.
P.O. BOX 480
EDINBURG, TEXAS 78540
TEL: 956-380-6558 FAX: 956-380-6110
No. 92602 STATE OF TEXAS

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 9th DAY OF September 20 12.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 8/1/2015

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 _____ 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 49.21(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

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 IN 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 HEREIN 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 12.822 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, ALONG 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), 881'24"57"W, PASSING A 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED "CDS/MUERY S.A. TX." AT A DISTANCE OF 25.00 FEET, A TOTAL DISTANCE OF 435.60 FEET TO A 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED "CDS/MUERY S.A. TX." FOR THE SOUTHWEST CORNER OF SAID 4.200 ACRE TRACT AND THE SOUTHWEST CORNER OF THE HEREIN 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), 881'24"57"W, PASSING A 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED "CDS/MUERY S.A. TX." AT A DISTANCE OF 25.00 FEET, A TOTAL DISTANCE OF 435.60 FEET TO A 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED "CDS/MUERY S.A. TX." FOR THE SOUTHWEST CORNER OF SAID 4.200 ACRE TRACT AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED 4.200 ACRE TRACT;

THENCE ALONG THE WEST LINE OF THE AFOREMENTIONED 4.200 ACRE TRACT (DOC. NO. 1800039), 808'40"12"E, PASSING A 1/2" IRON ROD SET IN CONCRETE WITH PLASTIC CAP STAMPED "CDS/MUERY S.A. TX." AT A DISTANCE OF 370.00 FEET, PASSING A 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED "CDS/MUERY 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 HEREIN 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, 881'24"57"E A DISTANCE OF 435.60 FEET TO THE PLACE OF BEGINNING AND CONTAINING 4.200 ACRES OF LAND.

Plat Scale: 1"=50' JOB # 1046.004
Date: APRIL 11, 2012
Drawn by: G. S.

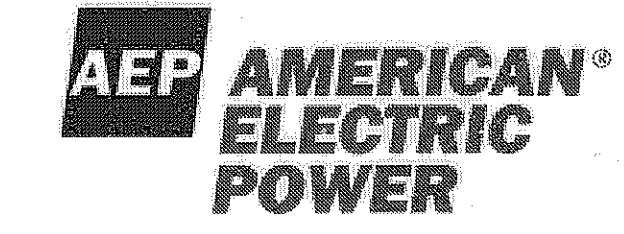
A Texas Registered Engineering Firm F-9688

AEC ENGINEERING, L.L.C.
Agricultural * Environmental * Civil
P.O. Box 480 Office:(956) 380-6558
Edinburg, Texas 78540 Fax: (956) 380-6110
www.aecengineering.net

NO.	SHEET	REVISION	DATE	APPROVED

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



PRELIMINARY DRAINAGE REPORT FOR:
 EL GATO PARK (ELECTRICAL SUBSTATION)
 BY CARLOS GARZA, P.E.
 OCTOBER 20, 2009

PROJECT LOCATION:
 THE EL GATO PARK (ELECTRICAL SUBSTATION) SITE IS 4.2 ACRES OF LAND LYING IN THE JUAN JOSE TREVIÑO SURVEY ABSTRACT 22, HIDALGO COUNTY, TEXAS. A PORTION OF THE LOT 10, BLOCK 34 OF THE ALAMO LAND AND SUGAR COMPANY SUBDIVISION AS RECORDED IN VOLUME 1, PAGE 24, MAP RECORDS OF HIDALGO COUNTY, TEXAS. THE 4.2-ACRE TRACT OF LAND IS DESCRIBED IN DOCUMENT No. 1800039, DEED RECORDS OF HIDALGO COUNTY, TEXAS.

FLOOD PLAIN:
 THE SUBJECT TRACT CAN BE FOUND ON FEMA FIRM PANEL NUMBER 480334 0425 C, DATED NOVEMBER 16, 1982 FOR HIDALGO COUNTY, TEXAS. THE SITE IS LOCATED IN FIRM ZONE B, "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".

SOIL CONDITIONS:
 ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE NRCS, SOILS FOR THIS AREA CONSIST OF HIDALGO SANDY CLAY LOAM (S) AND RAYMONDVILLE CLAY LOAM, BOTH AT 0 TO 1% SLOPE. SOILS ARE MODERATELY WELL DRAINED. SURFACE RUNOFF AND PERMEABILITY IS SLOW. PLASTICITY INDEX FOR HIDALGO AND RAYMONDVILLE SOILS RANGE FROM 7.5-15.5 AND 15.5-24, RESPECTIVELY. (SEE SOIL SURVEY OF HIDALGO COUNTY, TEXAS TABLES ATTACHED TO DRAINAGE REPORT).

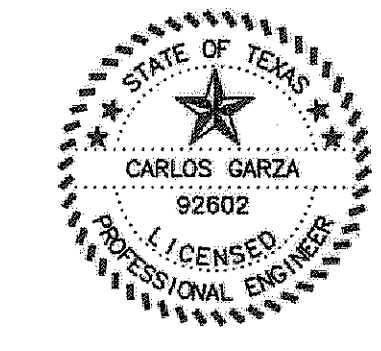
EXISTING CONDITIONS:
 THE SITE CONSISTS OF A 4.2-ACRE TRACT LOCATED APPROXIMATELY 1 MILE SOUTHEAST OF ALAMO, TEXAS. IT IS BOUND BY RIDGE ROAD TO THE NORTH AND BORDER ROAD TO THE EAST. AGRICULTURAL FIELDS (SORGHUM) ARE LOCATED TO THE SOUTH AND WEST. THE NORTHEASTERN PORTION OF THE SITE IS COMPRISED OF VEGETATED AREA (TREES, BRUSH, GRASS) WITH ABANDONED CONCRETE SLABS (APPROXIMATELY 850 S.F.) FROM A ONCE INHABITED AREA. A DIRT ROAD RUNS NORTH AND SOUTH OF THE PROPERTY.

FLOW WITHIN THE PROPERTY: COLLECTS AND SUBSEQUENTLY FLOWS FROM NORTHWEST TO THE SOUTHEAST. AN EXISTING EARTHEN CHANNEL NORTH AND EAST OF THE PROPERTY IS LOCATED ALONG RIDGE ROAD AND BORDER ROAD, RESPECTIVELY, AND ULTIMATELY COLLECTS FLOWS FROM THE APPROXIMATELY 13.38-ACRE DRAINAGE AREA.

PROPOSED CONDITIONS:
 DEVELOPMENT OF THE SITE WILL RESULT IN A 2.02-ACRE GRAVEL BASE SUBSTATION PAD AND TWO DRIVEWAYS CONNECTED TO RIDGE ROAD, SUBSTATION PAD AND DRIVEWAYS ARE TO BE CONSTRUCTED OF BASE AGGREGATE. AFTER DEVELOPMENT, THE RUNOFF FOR THE 10-YEAR STORM WILL INCREASE FROM 38.31 C.F.S. TO 39.54 C.F.S. INCREASED FLOWS RESULTING FROM PROPOSED CONSTRUCTION WILL BE MITIGATED WITH TWO DETENTION STRUCTURES AT THE SITE. THE PROPOSED RELEASE RATE FROM DETENTION STRUCTURES WILL BE 35.84 C.F.S. FLOWS FROM THE THREE DIFFERENT SCENARIOS WERE OBTAINED USING S.C.S. UNIT HYDROGRAPH METHOD AND CALCULATED USING BENTLEY POND PACK V. 10.1. MODEL OUTPUT HAS BEEN INCLUDED IN APPENDIX B AND C OF THE DRAINAGE REPORT.

PROPOSED DETENTION STRUCTURES ARE TO BE CONSTRUCTED NORTH AND EAST OF THE SUBSTATION PAD AND WILL MEASURE APPROXIMATELY 50' X 80' AND 100' X 200', RESPECTIVELY. COLLECTED FLOWS FROM THE NORTHERN DETENTION STRUCTURE WILL DRAIN INTO THE LARGER DETENTION POND TO THE EAST VIA 24-INCH REINFORCED CONCRETE PIPE. COMBINED STORAGE VOLUME FOR BOTH DETENTION STRUCTURES IS APPROXIMATELY 1.6 AC-FT AND LARGE ENOUGH TO DETAIN THE 100-YEAR STORM. THE OUTFALL STRUCTURE, AT THE EASTERN DETENTION STRUCTURE, CONSISTS OF A 90° V-NOTCH WEIR WHICH WILL FREELY DISCHARGE INTO THE ADJACENT TRAPEZOIDAL CHANNEL BEFORE ENTERING THE EARTHEN CHANNEL ALONG BORDER ROAD. RUNOFF FLOW TO THE SOUTH AND ULTIMATELY DISCHARGE INTO THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 ALAMO EXPRESSWAY DRAIN.

BEARING BASIS:
 G.P.S. NAD 83, NAVD 88,
 TEXAS SOUTH 4205



CARLOS GARZA, P.E.
 92602
 LICENSED PROFESSIONAL ENGINEER

06/06/12
 DATE

- LEGEND**
- DENOTES FOUND MONUMENTATION UNLESS OTHERWISE NOTED
 - ◻ DENOTES BENCHMARK-1/2" IRON ROD SET WITH RED CAP
 - DENOTES UNMONUMENTED POINT
 - DENOTES PROPERTY LINE
 - DENOTES CENTER LINE
 - DENOTES EXISTING ROAD RIGHT OF WAY
 - DENOTES EXISTING RUNOFF FLOW

Plat Scale: 1"=40'
 JOB # 1046.004
 Date: APRIL 11, 2012
 Drawn by: G. S.

A Texas Registered Engineering Firm F-9688

PREPARED BY: **AEC ENGINEERING, LLC.**
 Agricultural * Environmental * Civil
 P.O. Box 480 Office: (956) 380-6558
 Edinburg, Texas 78540 Fax: (956) 380-6110
 www.aecengineering.net

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, BEING ON THE WEST SIDE OF BORDER ROAD, AND THE SOUTH SIDE OF RIDGE ROAD. THE NEARBY 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.

DOUGLAS S. & PAMELA L. MALANY
 WEST 30 ACRES OF
 LOT 7, BLOCK 34, ALAMO LAND AND
 SUGAR COMPANY SUBDIVISION
 DOC. # 431704
 D.R.H.C.

DOUGLAS S. & PAMELA L. MALANY
 12.622 ACRES
 VOL. 2712, PG. 697
 D.R.H.C.

JOSEPHINE BECERRA AND
 JOSEPHINE CORTEZ
 21.76 ACRES OF THE
 EAST HALF OF LOT 10,
 BLOCK 34, ALAMO LAND
 AND SUGAR COMPANY
 SUBDIVISION
 VOL. 3203, PG. 512
 D.R.H.C.

JOSEPHINE BECERRA AND JOSEPHINE CORTEZ
 21.76 ACRES OF THE EAST HALF OF LOT 10, BLOCK 34,
 ALAMO LAND AND SUGAR COMPANY SUBDIVISION
 VOL. 3203, PG. 512
 D.R.H.C.

AEP TEXAS CENTRAL COMPANY
 4.200 ACRE
 DOC. No. 1800039
 D.R.H.C.

LOT 1
3.501 NET ACRES
 BLOCK 34
 ALAMO LAND AND SUGAR
 COMPANY SUBDIVISION
 VOLUME 1, PAGE 24
 MAP RECORDS OF
 HIDALGO COUNTY, TEXAS

SUBDIVIDER CERTIFICATION:
 SUBDIVIDER STATEMENT:

I, JEFFRY S. PARLET, SUBDIVIDER OF EL GATO PARK SUBDIVISION, HEREBY CERTIFIES THAT THE PURPOSE FOR THE PLATTING OF THIS PROPERTY IS TO BUILD AN ELECTRICAL SUBSTATION, AND THAT NO SANITARY SEWER NOR WATER SERVICES ARE REQUIRED.

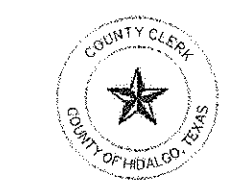
JEFFRY S. PARLET

STATE OF OHIO
 COUNTY OF FRANKLIN:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JEFFRY 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 7th DAY OF September 20 12

NOTARY PUBLIC
 MY COMMISSION EXPIRES: 8/1/2015



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

ON _____ AT _____ AM/PM

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

BY: _____ DEPUTY

NO.	SHEET	REVISION	DATE	APPROVED