



HIDALGO COUNTY PLANNING DEPARTMENT

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

Raul E. Sesin, P.E., CFM
Planning Administrator

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 05-27-2014

PROPOSED RED GATE SUBDIVISION, PRECINCT No. 4.

ENGINEER: BURNS & MCDONNELL DEVELOPER: SOUTH TEXAS ELECTRIC COOPERATIVE

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE
NUMBER OF LOTS: *SINGLE FAMILY *MULTI-FAMILY 1 COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: SOUTH OF FM 490, APPROX. 1 1/2 MILES WEST OF FM 281
SUBDIVISION LIES WITHIN THE: RURAL AREA OF THE COUNTY

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 02-06-14 PROPERTY LIES WITHIN FLOOD ZONE: "C" AS PER FEMA.
DRAINAGE DESIGN: Detention will be provided by existing pond on property low area.

ROAD R.O.W. DEDICATION: 20 feet to FM 490
H.C.R.O.W. FINAL APPROVAL DATE: 05-12-14 By, PCT. 4 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 02-21-14 By, Elizardo "Chardo" Ramos, Environmental Health Division Manager
 OSSF & SOIL ANALYSIS WERE CONDUCTED BY: Burns & McDonnell
SEWER SYSTEM: OSSF WILL BE INSTALLED AT BUILDING PERMIT STAGE

WATER SERVICE PROVIDER: WATER WELL LOCATION: ON SITE

H.C.O.E.C. FINAL APPROVAL DATE: 05-09-14 : By Martin Ramirez, Environmental Compliance Coordinator

LARGE CONSTRUCTION

The applicant has submitted the required NOI 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:

MARCH 25, 2014

STAFF RECOMMENDS:

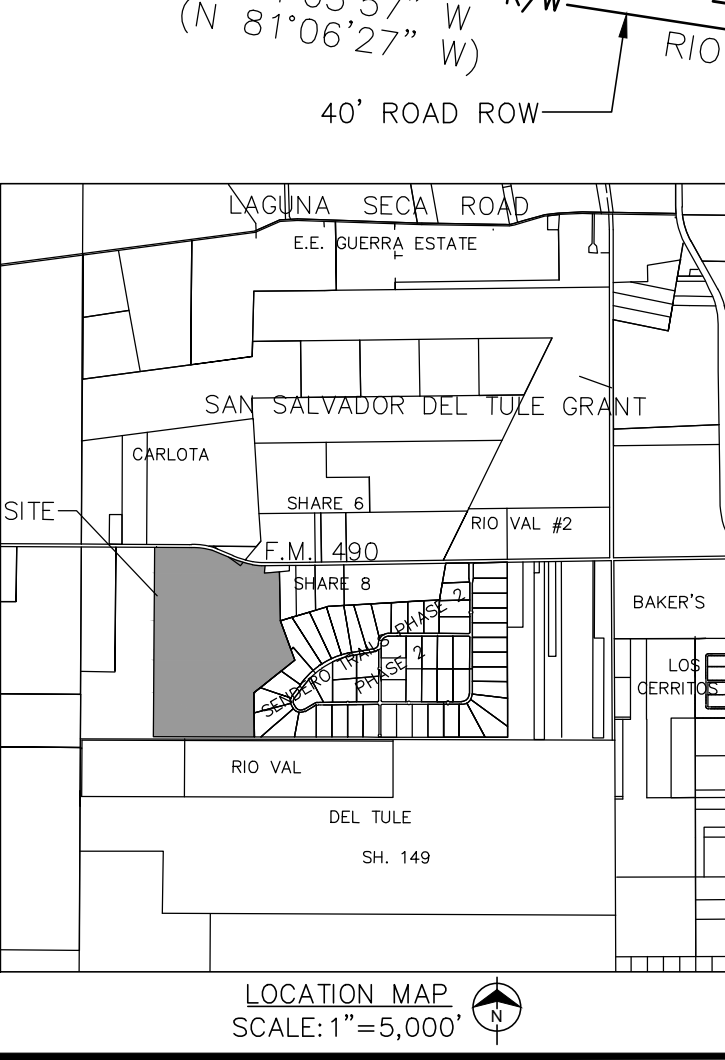
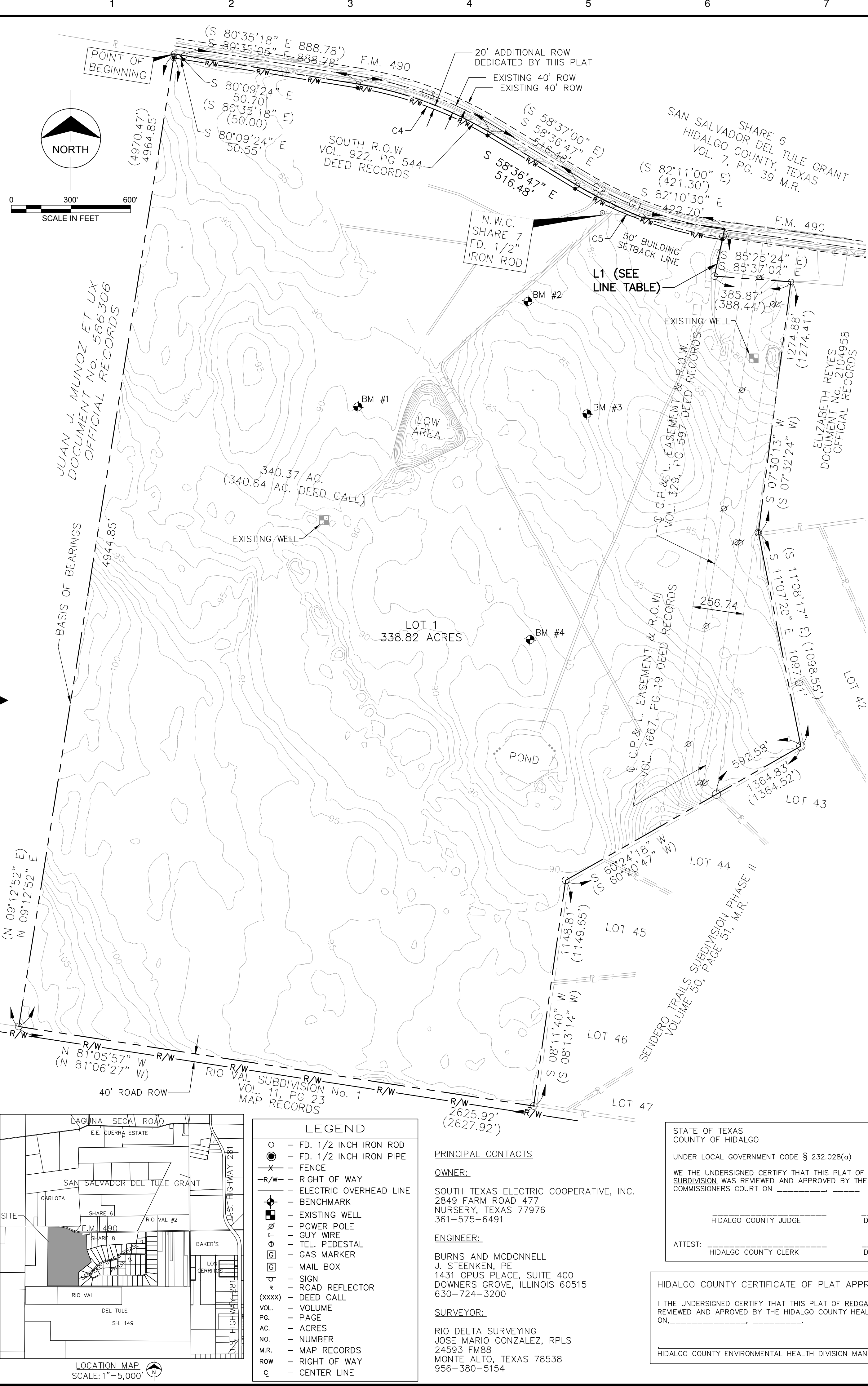
Preliminary Approval subject to comments and future recommendations by planning, other departments.

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.*



LEGEND

- - FD. 1/2 INCH IRON ROD
- - FD. 1/2 INCH IRON PIPE
- ✕ - FENCE
- R/W- - RIGHT OF WAY
- - ELECTRIC OVERHEAD LINE
- ⊕ - BENCHMARK
- ⊙ - EXISTING WELL
- ⊖ - POWER POLE
- ⊕ - GUY WIRE
- ⊕ - TEL. PEDESTAL
- ⊕ - GAS MARKER
- ⊕ - MAIL BOX
- ⊕ - SIGN
- ⊕ - ROAD REFLECTOR
- ⊕ - DEED CALL
- (xxxx) - VOLUME
- PG. - PAGE
- AC. - ACRES
- NO. - NUMBER
- M.R. - MAP RECORDS
- ROW - RIGHT OF WAY
- ε - CENTER LINE

PRINCIPAL CONTACTS

OWNER:
SOUTH TEXAS ELECTRIC COOPERATIVE, INC.
2849 FARM ROAD 477
NURSERY, TEXAS 77976
361-575-6491

ENGINEER:
BURNS AND McDONNELL
J. STEENKEN, PE
1431 OPUS PLACE, SUITE 400
DOWNERS GROVE, ILLINOIS 60515
630-724-3200

SURVEYOR:
RIO DELTA SURVEYING
JOSE MARIO GONZALEZ, RPLS
24593 FM88
MONTE ALTO, TEXAS 78538
956-380-5154

STATE OF TEXAS
COUNTY OF HIDALGO

UNDER LOCAL GOVERNMENT CODE § 232.028(c)

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE REDGATE SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____

HIDALGO COUNTY JUDGE _____ DATE _____

ATTEST: HIDALGO COUNTY CLERK _____ DATE _____

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF REDGATE SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____

GENERAL SUBDIVISION PLAT NOTES

- MINIMUM FINISH FLOOR ELEVATION SHALL BE AT 18" ABOVE CENTERLINE 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 OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS, AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
 - FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "C"
(AREAS OF MINIMAL FLOODING)(NO SHADING)
COMMUNITY-PANEL NUMBER: 480334 0225 B
EFFECTIVE DATE: JANUARY 2, 1981
 - SETBACKS:
FRONT: 50.00 FEET
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDES: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
 - CORNER MARKERS, CONSISTING OF A ONE-HALF (1/2) INCH STEEL ROD 18 INCHES IN LENGTH, WITH PLASTIC CAP STAMPED "RIO DELTA SURVEYING", HAVE BEEN DRIVEN FLUSH WITH THE GROUND SURFACE TO MARK THE CORNERS OF ALL LOTS.
 - THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THIS PLAT:
DESCRIPTION: 30" ALUMINUM STAKE IN CONCRETE WITH PLASTIC CAP STAMPED "RIO DELTA SURVEYING".
- | BM #1 | BM #2 | BM #3 | BM #4 |
|---|---|---|---|
| N: 16690227.74
E: 1089798.62
ELEV: 90.52
NAVD 88 | N: 16690759.05
E: 1090955.90
ELEV: 88.23
NAVD 88 | N: 16690192.14
E: 1090953.90
ELEV: 88.23
NAVD 88 | N: 16689054.56
E: 1090666.93
ELEV: 90.18
NAVD 88 |
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 876,140 CUBIC-FeET (20,111 ACRE-FeET) OF STORM WATER RUNOFF. CALCULATIONS COINCIDE WITH APPROVED DRAINAGE REPORT.
 - NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF 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.
 - NO PUBLIC UTILITIES WILL BE INCLUDED IN THIS SUBDIVISION.
 - 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 IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY HEALTH DEPARTMENT. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING PRIOR TO OCCUPYING A LOT IN ACCORDANCE WITH STATE AND COUNTY REGULATION.
 - THERE ARE TWO WATER WELLS LOCATED WITHIN THE BOUNDARIES OF THIS SUBDIVISION.
 - AN OFF-STREET PARKING LOT SITE PLAN AND DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT AND THE OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR COMMERCIAL 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 AND DRAINAGE PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
 - ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.
 - LOT 1 SHALL BE FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL. LOT 1 IS FOR NONRESIDENTIAL USE. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS. A BUFFER FENCE IS REQUIRED TO BE INSTALLED BY DEVELOPER ALONG ALL ABUTTING RESIDENTIAL LOTS. APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
 - OWNER OF THE REAL PROPERTY DESIGNATED ON THE SUBDIVISION PLAT IS RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE SWALES. THE COUNTY OF HIDALGO, TEXAS (COUNTY), AND THE HIDALGO COUNTY DRAINAGE DISTRICT NUMBER 1 (DRAINAGE DISTRICT), MAY ENFORCE THIS PLAT NOTE BY INJUNCTION OR ANY OTHER REMEDY PROVIDED BY LAW, AND THE COUNTY AND/OR DRAINAGE DISTRICT ARE ALSO ENTITLED TO RECOVER ALL ENFORCEMENT COSTS AND/OR MAINTENANCE COSTS FROM THE LOT OWNERS IN VIOLATION. IN THE EVENT THE DRAINAGE SWALES DEPICTED ON THE SUBDIVISION PLAT ARE NO LONGER NECESSARY FOR DRAINAGE OF THE LOTS COMPRISING REDGATE SUBDIVISION BECAUSE AN ALTERNATE DRAINAGE SYSTEM, CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL LAWS AND REGULATIONS IS FULLY OPERATIONAL AND ACTUALLY SERVING ALL THE LOTS IN REDGATE SUBDIVISION, THE COUNTY AND THE DRAINAGE DISTRICT ARE HEREBY GRANTED THE RIGHT AND THE AUTHORITY (AND EACH LOT OWNER, BY THE ACCEPTANCE OF A DEED TO A LOT IN REDGATE SUBDIVISION ACKNOWLEDGES AND AGREES THAT THE COUNTY AND THE DRAINAGE DISTRICT HAS THE RIGHT AND AUTHORITY), TO RELEASE THE DRAINAGE EASEMENT BURDENING THE DRAINAGE SWALES PURSUANT TO THIS PLAT NOTE, BY AN INSTRUMENT IN WRITING RECORDED IN THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.
 - THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT IS DETERMINED AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN PLAT ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.

LINE TABLE

LI	S 121°04' W	245.24'
	(S 12°30'55" W)	(241.59')

CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1950.00'	(162.59')-160.99'	(162.54')-160.95'	(S64°17'21"E)-S64°59'53"E
C2	(1955.36')-1950.00'	(204.23')-201.13'	(204.13')-201.04'	(S62°22'14"E)-S62°19'49"E
C3	1870.00'	709.27'	705.03'	S69°43'08"E
C4	1850.00'	701.69'	697.49'	S69°43'08"E
C5	1970.00'	789.54'	784.27'	S70°51'25"E

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____ 20____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES _____

STATE OF TEXAS COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

AS OWNER OF THE 338.82 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED REDGATE SUBDIVISION HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE OF STREETS, 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 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: _____ DATE _____

REDGATE POWER PROJECT
SOUTH TEXAS ELECTRIC COOPERATIVE, INC.
2849 FARM ROAD 477
NURSERY, TEXAS 77976
361-575-6491

STATE OF TEXAS COUNTY OF HIDALGO

I, JOSE MARIO GONZALEZ, 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 OR READS 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, TEXAS.

DATED THIS _____ DAY OF _____ 2014

REGISTERED PROFESSIONAL SURVEYOR
NO. 5521 STATE OF TEXAS

PLAT OF REDGATE SUBDIVISION

A 340.37 ACRE TRACT OF LAND OUT OF TRACT 148, SAN SALVADOR DEL TULE GRANT, HIDALGO COUNTY, TEXAS, AND OUT OF SHARE 6, AND SHARE 7, PARTITION OF TRACTS 117 AND 119 SAN SALVADOR DEL TULE GRANT AS PER MAP RECORDED IN VOLUME 7, PAGE 39, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

A 340.37 acre tract of land out of Tract 148, San Salvador Del Tule Grant, Hidalgo County, Texas, and out of Share 6 and Share 7, Partition of Tracts 117 and 119 San Salvador Del Tule Grant as per map recorded in Volume 7, Page 39, Map Records of Hidalgo County, Texas said 340.37 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2" iron rod found at the South right of way line of F.M. Road 490 for the Northeast corner of the Juan J. Munoz Survey recorded in Document No. 566306 O.R.; the Northwest corner of this tract of land and the POINT OF BEGINNING;

THENCE S 80°09'24" E (deed S 80°35'18" E) with the South right of way line of F.M. Road 490, a distance of 50.70' (deed 50.00') to a 1/2" iron rod found for a corner of this tract of land;

THENCE S 80°35'05" E (deed S 80°35'18" E) continuing with the South right of way line of said F.M. Road 490, a distance of 888.78' to a 1/2" iron rod set for a corner of this tract of land;

THENCE continuing with said South right of way line, being a curve to the right, having a Radius of 1870.00 feet, a Delta Angle of 21°43'54", an Arc Length of 709.27', a Chord Direction of S 69°43'08" E, and a Chord distance of 705.03 to a 1/2" iron rod set for a corner of this tract of land;

THENCE S 58°36'47" E (deed S 58°37'00" E) continuing with the South right of way line of said F.M. Road 490, a distance of 516.48' to a 1/2" iron rod set for a corner of this tract of land;

THENCE continuing with said South right of way line being a curve to the right, having a radius of 1950.00 (deed 1955.36') a Delta Angle of 05°43'35" (deed 05°59'03"), an Arc Length of 201.13 feet (deed 204.23') a Chord Direction of S 62°19'49" E (deed S 62°22'14"E) a Chord distance of 201.04 (deed 204.13') to a 1/2" iron rod found for a corner of this tract of land;

THENCE continuing with said South right of way line of F.M. Road 490, being a curve to the left having a Radius of 1950.00 feet a Delta Angle of 04°43'49", an Arc Length of 160.99 feet (deed 162.59'), a Chord Direction of S 64°59'53" E (deed S 64°17'21"E) a distance of 160.95' (deed 162.54') to a 1/2" iron rod set for a corner of this tract of land;

THENCE S 82°10'30" E (deed S 82°11'00" E), a distance of 422.70' (deed 421.30') to a corner of this tract of land;

THENCE S 121°04'9" W (deed S 12°30'55" W) at 40.23 feet pass a 1/2" rod found at the South right of way line of said F.M. Road, 490, at 245.24' (deed 241.59') in all to a 1/2" iron rod found for a corner of this tract of land;

THENCE S 85°37'02" E (deed S 85°25'24" E) a distance of 385.87' (deed 388.44') to a 1/2" iron rod found for a corner of this tract of land;

THENCE S 07°30'13" W (deed S 07°32'24" W) a distance of 1274.88' (deed 1274.41') to a 1/2" pipe found for a corner of this tract of land;

THENCE S 11°07'20" E (deed S 11°08'17" E) a distance of 1097.01' (deed 1098.55') to a 1/2" iron rod found for a corner of this tract of land;

THENCE S 60°24'18" W (deed S 60°20'47" W) a distance of 1364.83' (deed 1364.52') to a 1/2" iron rod set for a corner of this tract of land;

THENCE S 08°11'40" W (deed S 08°13'14" W) a distance of 1148.81' (deed 1149.65') to a 1/2" rod set for a corner of this tract of land;

THENCE N 81°05'57" W (deed N 81°06'27" W) a distance of 2625.92' (deed 2627.92') to a 1/2" iron rod found for a corner of this tract of land;

THENCE N 09°12'52" E a distance of 4964.85' (deed 4970.47') to the POINT OF BEGINNING, containing 340.37 acres of land more or less. Deed call 340.64 acres of land more or less.

FILED FOR RECORD IN HIDALGO COUNTY, TEXAS

ARTURO GUJARDO, JR.
HIDALGO COUNTY CLERK

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

BY: _____ DEPUTY

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 THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

BY: _____

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 _____ DAY OF _____ 2014

REGISTERED PROFESSIONAL ENGINEER
No. 100903 STATE OF TEXAS

JOHN R. STEENKEN
100903
REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS COUNTY OF HIDALGO

I, JOSE MARIO GONZALEZ, 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 OR READS 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, TEXAS.

DATED THIS _____ DAY OF _____ 2014

REGISTERED PROFESSIONAL SURVEYOR
NO. 5521 STATE OF TEXAS

no.	date	by	ckd	description
	JANUARY 25, 2014	C. CRAIN		designed
				checked

Burns & McDonnell
SINCE 1898
9400 WARD PARKWAY
KANSAS CITY, MO
816-333-9400
FIRM LICENSE NO. F-845

South Texas Electric Cooperative, Inc.
EDINBURG, TEXAS

REDGATE POWER PROJECT
PLAT OF SUBDIVISION

project	74980	contract	C8110
drawing	PL001	rev.	-
sheet		of	sheets
file	74980-PLAT OF SUB1.DWG		

