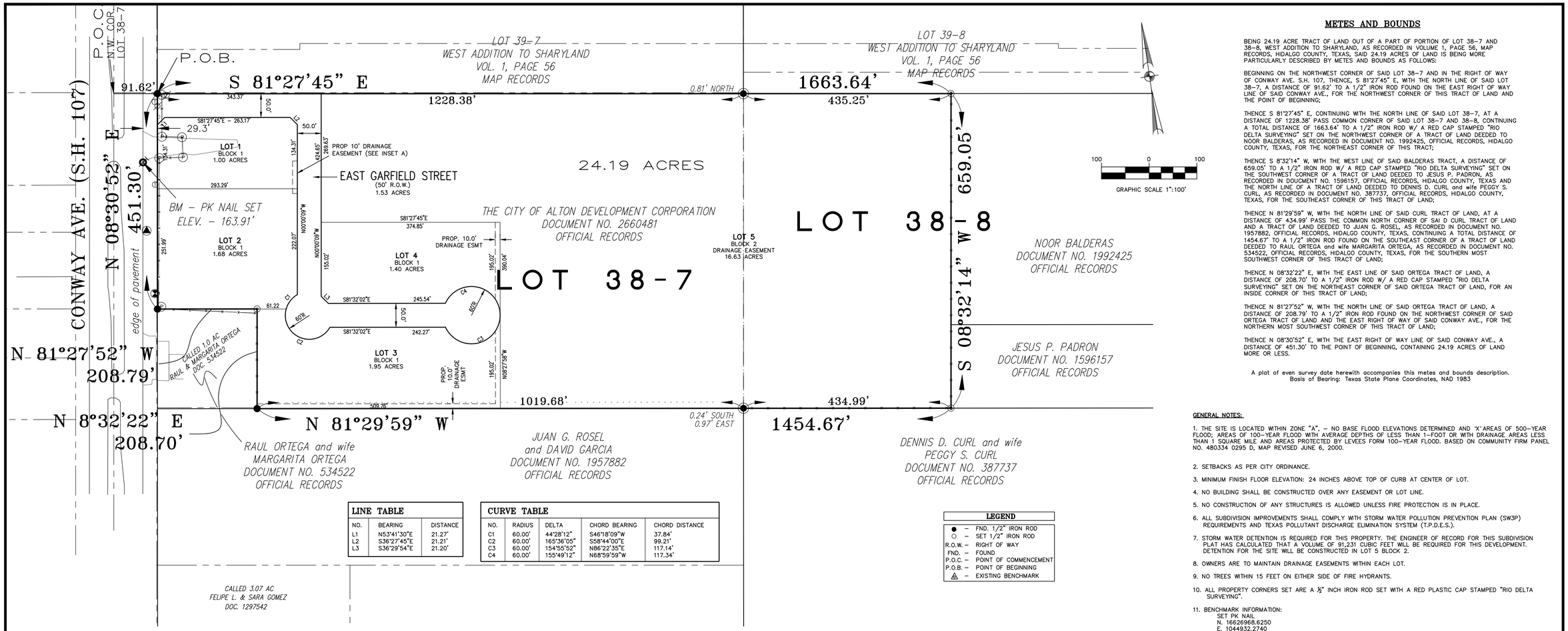


METES AND BOUNDS

BEING 24.19 ACRE TRACT OF LAND OUT OF A PART OF PORTION OF LOT 38-7 AND 38-8, WEST ADDITION TO SHARYLAND, AS RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS, HIDALGO COUNTY, TEXAS, SAID 24.19 ACRES OF LAND IS BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING ON THE NORTHWEST CORNER OF SAID LOT 38-7 AND IN THE RIGHT OF WAY OF CONWAY AVE., S.H. 107, THENCE, S 81°27'45" E, WITH THE NORTH LINE OF SAID LOT 38-7, A DISTANCE OF 91.62' TO A 1/2" IRON ROD FOUND ON THE EAST RIGHT OF WAY LINE OF SAID CONWAY AVE., FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE S 81°27'45" E, CONTINUING WITH THE NORTH LINE OF SAID LOT 38-7, AT A DISTANCE OF 1228.38' PASS COMMON CORNER OF SAID LOT 38-7 AND 38-8, CONTINUING A TOTAL DISTANCE OF 1663.64' TO A 1/2" IRON ROD W/ A RED CAP STAMPED "RIO DELTA SURVEYING" SET ON THE NORTHWEST CORNER OF A TRACT OF LAND DEEDED TO NOOR BALDERAS, AS RECORDED IN DOCUMENT NO. 1992425, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE S 8°32'14" W, WITH THE WEST LINE OF SAID BALDERAS TRACT, A DISTANCE OF 659.05' TO A 1/2" IRON ROD W/ A RED CAP STAMPED "RIO DELTA SURVEYING" SET ON THE SOUTHWEST CORNER OF A TRACT OF LAND DEEDED TO JESUS P. PADRON, AS RECORDED IN DOUCMENT NO. 1596157, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS AND THE NORTH LINE OF A TRACT OF LAND DEEDED TO DENNIS D. CURL and wife PEGGY S. CURL, AS RECORDED IN DOCUMENT NO. 387737, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE N 81°29'59" W, WITH THE NORTH LINE OF SAID CURL TRACT OF LAND, AT A DISTANCE OF 434.99' PASS THE COMMON NORTH CORNER OF SAI D CURL TRACT OF LAND AND A TRACT OF LAND DEEDED TO JUAN G. ROSEL, AS RECORDED IN DOCUMENT NO. 1957882, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, CONTINUING A TOTAL DISTANCE OF 1454.67' TO A 1/2" IRON ROD FOUND ON THE SOUTHEAST CORNER OF A TRACT OF LAND DEEDED TO RAUL ORTEGA and wife MARGARITA ORTEGA, AS RECORDED IN DOCUMENT NO. 534522, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHERN MOST SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE N 08°32'22" E, WITH THE EAST LINE OF SAID ORTEGA TRACT OF LAND, A DISTANCE OF 208.70' TO A 1/2" IRON ROD W/ A RED CAP STAMPED "RIO DELTA SURVEYING" SET ON THE NORTHEAST CORNER OF SAID ORTEGA TRACT OF LAND, FOR AN INSIDE CORNER OF THIS TRACT OF LAND;

THENCE N 81°27'52" W, WITH THE NORTH LINE OF SAID ORTEGA TRACT OF LAND, A DISTANCE OF 208.79' TO A 1/2" IRON ROD FOUND ON THE NORTHWEST CORNER OF SAID ORTEGA TRACT OF LAND AND THE EAST RIGHT OF WAY OF SAID CONWAY AVE., FOR THE NORTHERN MOST SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE N 08°30'52" E, WITH THE EAST RIGHT OF WAY LINE OF SAID CONWAY AVE., A DISTANCE OF 451.30' TO THE POINT OF BEGINNING, CONTAINING 24.19 ACRES OF LAND MORE OR LESS.

A plat of even survey date herewith accompanies this metes and bounds description.
Basis of Bearing: Texas State Plane Coordinates, NAD 1983

GENERAL NOTES:

1. THE SITE IS LOCATED WITHIN ZONE "A", – NO BASE FLOOD ELEVATIONS DETERMINED AND 'X' AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1-FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE AND AREAS PROTECTED BY LEVEES FORM 100-YEAR FLOOD. BASED ON COMMUNITY FIRM PANEL NO. 480334 0295 D, MAP REVISED JUNE 6, 2000.
2. SETBACKS AS PER CITY ORDINANCE.
3. MINIMUM FINISH FLOOR ELEVATION: 24 INCHES ABOVE TOP OF CURB AT CENTER OF LOT.
4. NO BUILDING SHALL BE CONSTRUCTED OVER ANY EASEMENT OR LOT LINE.
5. NO CONSTRUCTION OF ANY STRUCTURES IS ALLOWED UNLESS FIRE PROTECTION IS IN PLACE.
6. ALL SUBDIVISION IMPROVEMENTS SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS AND TEXAS POLLUTANT DISCHARGE ELIMINATION SYSTEM (T.P.D.E.S.).
7. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS CALCULATED THAT A VOLUME OF 91,231 CUBIC FEET WILL BE REQUIRED FOR THIS DEVELOPMENT. DETENTION FOR THE SITE WILL BE CONSTRUCTED IN LOT 5 BLOCK 2.
8. OWNERS ARE TO MAINTAIN DRAINAGE EASEMENTS WITHIN EACH LOT.
9. NO TREES WITHIN 15 FEET ON EITHER SIDE OF FIRE HYDRANTS.
10. ALL PROPERTY CORNERS SET ARE A ½" INCH IRON ROD SET WITH A RED PLASTIC CAP STAMPED "RIO DELTA SURVEYING".
11. BENCHMARK INFORMATION:
    SET PK NAIL
    N. 16626968.6250
    E. 1044932.2740
    ELEV=163.91
12. SUBDIVISION IS ZONED AS LIGHT INDUSTRIAL.

LINE TABLE

NO.	BEARING	DISTANCE
L1	N53°41'30"E	21.27'
L2	S36°27'45"E	21.21'
L3	S36°29'54"E	21.20'

CURVE TABLE

NO.	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	60.00'	44°28'12"	S46°18'09"W	37.84'
C2	60.00'	165°36'05"	S58°44'00"E	99.21'
C3	60.00'	154°55'52"	N86°22'35"E	117.14'
C4	60.00'	155°49'12"	N68°59'59"W	117.34'

LEGEND

●	– FND. 1/2" IRON ROD
○	– SET 1/2" IRON ROD
R.O.W.	– RIGHT OF WAY
FND.	– FOUND
P.O.C.	– POINT OF COMMENCEMENT
P.O.B.	– POINT OF BEGINNING
	– EXISTING BENCHMARK

STATE OF TEXAS
COUNTY OF HIDALGO

I, (WE), _____, THE UNDERSIGNED, OWNER (S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE **ALTON INDUSTRIAL PARK NO. 2** TO THE CITY OF ALTON, HIDALGO COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH WE WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWSE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF ALTON, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF ALTON.

_____
JORGE ARCAUTE, CITY MANAGER

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF_____, 20___.

_____
NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

APPROVED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION, CITY OF ALTON, TEXAS, THIS THE _____ DAY OF _____, 20_____, BY THE PLANNING AND ZONINING COMMISSION OF THE CITY OF ALTON, TEXAS.

_____ _____
CHAIRPERSON, PLANNING AND ZONING COMMISSION DATE

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED MAYOR OF THE CITY OF ALTON, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

_____
MAYOR, CITY OF ALTON DATE

THIS PLAT IS HEREBY APPROVED BY UNITED IRRIGATION DISTRICT SUBJECT TO THE CONDITION THAT IF IRRIGATION FROM SAID SUBDIVISION IS DESIRED TO THE INDIVIDUAL LOTS IN SAID SUBDIVISION, PROVISION SHALL BE MADE FOR APPROPRIATE EASEMENTS FOR THE INSTALLATION OF NECESSARY IRRIGATION FACILITIES TO SUCH LOTS FROM THE CLOSEST WATER DISTRICT DELIVERY POINT AND IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY TO INSTALL AND MAINTAIN SUCH NECESSARY FACILITIES

DATED THIS THE _____ DAY OF _____, 20__

ATTEST: _____
PRESIDENT

_____
SECRETARY

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

BY: _____ _____
DIRECTOR DATE

PRELIMINARY
FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMITTING. THEY HAVE BEEN PREPARED BY OR UNDER THE SUPERVISION OF:
Engineer EMIGDIO SALINAS, P.E.
P.E. No. 107703 *Date* 11/29/16

STATE OF TEXAS
COUNTY OF HIDALGO

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

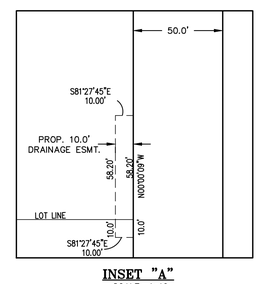
_____ _____
EMIGDIO SALINAS, PE NO. 107703 DATE

STATE OF TEXAS
COUNTY OF HIDALGO

"KNOW ALL MEN BY THESE PRESENTS:

THAT I, JOSE MARIO GONZALEZ, RPLS, DO HEREBY CERTIFY, THAT I PREPARED THIS PLAT FROM AN ACTUAL ON THE GROUND SURVEY OF THE LAND AS DESCRIBED AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY OF ALTON.

_____ _____
JOSE MARIO GONZALEZ, RPLS NO. 5571 DATE



INSET "A"
SCALE: 1:40

FINAL PLAT OF ALTON INDUSTRIAL SUBDIVISION NO. 2

24.19 Acres out of
LOT 38-7 AND LO 38-8
WEST ADDITION SHARYLAND ADDITION
as Recorded in Volume 1, Page 56
Map Records Hidalgo County, Texas

RIO DELTA SURVEYING
24593 FM 88, MONTE ALTO, TX 78538
(TEL) 956-380-5154 (FAX) 956-380-5156
EMAIL: MARIO@RIODELTASURVEYING.COM
T.B.P.L.S. FIRM # 10013900

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McAllen, Texas 78504
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Fax. 956.687.5363
Civil Engineering
Environmental Engineering
Planning
Project Management
Texas Registered Engineering Firm F-11722

NO.	DATE	REVISION	APPROV.	NO.	INDEX TO SHEET
1				1	
2				2	
3				3	
4				4	

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