

STATE OF TEXAS  
 COUNTY OF HIDALGO  
 OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION  
 I, COSME GOMEZ, OWNER OF THE 0.643 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED COSME GOMEZ SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, 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;  
 (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.

COSME GOMEZ  
 6705 BECKLEY DR.  
 MISSION, TEXAS 78574

STATE OF TEXAS  
 COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared COSME GOMEZ, proved to me through his Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

**DUSY BONILLA**  
 Notary Public  
 August 03, 2009

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 SUBJECT TO THE CONDITION THAT IF IRRIGATION FROM SAID DISTRICT IS DESIRED TO THE INDIVIDUAL LOTS IN SAID SUBDIVISION, PROVISION SHALL BE MADE FOR APPROPRIATE EASEMENTS FOR THE INSTALLATION OF NECESSARY IRRIGATION DELIVERY FACILITIES, AS REQUIRED BY THE DISTRICT'S SUBDIVISION POLICIES, TO SUCH LOTS FROM THE CLOSEST DISTRICT DELIVERY POINT AND BY VIRTUE OF THESE REQUIREMENTS IT SHALL BE THE RESPONSIBILITY OF THE OWNERS OF THE PROPERTY TO INSTALL AND MAINTAIN SUCH FACILITIES.  
 DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009.

ATTEST: \_\_\_\_\_ SECRETARY \_\_\_\_\_ PRESIDENT

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE COSME GOMEZ SUBDIVISION WAS REVIEWED AND APPROVED BY THE Hidalgo County Commissioners on \_\_\_\_\_

Hidalgo County Judge \_\_\_\_\_ date  
 Attest: Hidalgo County Clerk \_\_\_\_\_ date

STATE OF TEXAS  
 COUNTY OF HIDALGO  
 COUNTY CLERK'S RECORDING CERTIFICATE

I, \_\_\_\_\_ COUNTY CLERK OF HIDALGO COUNTY, certify that the plat bearing this certificate was filed for record at \_\_\_\_\_ o'clock \_\_\_\_\_ M on \_\_\_\_\_, and was recorded in Book \_\_\_\_\_, Sheet(s) \_\_\_\_\_, the Plat Records of Hidalgo County at \_\_\_\_\_ o'clock \_\_\_\_\_ M on \_\_\_\_\_.

STATE OF TEXAS  
 COUNTY OF HIDALGO  
 I, LEO L. RODRIGUEZ, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR IN TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF THE COSME GOMEZ SUBDIVISION, WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON \_\_\_\_\_

**LEO L. RODRIGUEZ, JR.**  
 R.P.L.S. No. 2448  
 DATE \_\_\_\_\_

STATE OF TEXAS  
 COUNTY OF HIDALGO

I, GILBERTO A. GRACIA, CERTIFY THAT THE ABOVE PLAT IS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED.

**GILBERTO A. GRACIA**  
 REGISTERED PROFESSIONAL ENGINEER No. 62477  
 IZAGUIRRE ENGINEERING GROUP, LLC  
 7415 N. LA HOMA RD.  
 MISSION, TEXAS 78574

PRINCIPAL CONTACTS:  
 Name Address City & Zip Phone Fax  
 OWNER: COSME GOMEZ 6705 BECKLEY DR. MISSION, TEXAS 78574 (956) 432-7814  
 ENGINEER: GILBERTO A. GRACIA 6572 N. 10th STREET McALLEN, TEXAS 78504 (956) 240-0749 (956) 584-0049  
 SURVEYOR: LEO L. RODRIGUEZ, JR. P.O. BOX 8218 HIDALGO, TEXAS 78557 (956) 342-6017 (956) 408-1379

METES AND BOUNDS DESCRIPTION

BEGIN A 0.643 ACRE TRACT OF LAND OUT OF LOT 66, BLOCK 2, LA HOMA RANCH CITRUS GROVES, UNIT No. 1, HIDALGO COUNTY, TEXAS AS PER MAP RECORDED IN VOL. 7 PAGE 59, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 0.643 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:  
 COMMENCING AT THE SOUTHWEST CORNER OF LOT 66, BLOCK 2, THENCE NORTH OF 50' 00" EAST, WITH THE WEST LINE OF SAID LOT 66, A DISTANCE OF 50.0 FEET TO A P-K NAIL SET FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;  
 THENCE NORTH OF 08' 50' 00" EAST, CONTINUING WITH SAID WEST LINE OF LOT 66, A DISTANCE OF 103.72 FEET TO A P-K NAIL SET FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;  
 THENCE SOUTH 81° 10' 00" EAST, AT 40.00 FEET PASS A 3/4" ROD SET AT THE EAST RIGHT-OF-WAY LINE OF LA HOMA DRIVE (FM 2894) RECORDED IN VOLUME 1237 PAGE 937 HIDALGO COUNTY MAP RECORDS, AT 270.00 FEET IN ALL TO A 3/4" ROD FOUND AT THE WEST BOUNDARY LINE OF THE NOE GARCA TRACT RECORDED IN DOCUMENT No. 1601280 OFFICIAL RECORDS, FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;  
 THENCE SOUTH OF 08' 50' 00" WEST, WITH THE WEST LINE OF SAID NOE GARCA TRACT, A DISTANCE OF 103.72 FEET TO A P-K NAIL SET FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;  
 THENCE NORTH 81° 10' 00" WEST, AT 230.00 FEET PASS A 3/4" ROD SET AT THE EAST RIGHT-OF-WAY LINE OF SAID LA HOMA DRIVE (FM 2894) AT 270.00 FEET IN ALL TO THE POINT OF BEGINNING, CONTAINING 0.643 ACRES OF LAND MORE OR LESS, OF WHICH 0.095 ACRES LIES IN LA HOMA ROAD RIGHT-OF-WAY.  
 BASIS OF BEARING: APPARENT EAST RIGHT-OF-WAY LINE OF LA HOMA DRIVE.

CITY OF MISSION  
 CERTIFICATE OF PLAT APPROVAL  
 UNDER LOCAL GOVERNMENT CODE § 212.009(c) AND § 212.0115(b)  
 that this plat of the COSME GOMEZ Subdivision was reviewed and approved by the city Council of the City of \_\_\_\_\_ on \_\_\_\_\_

WE THE UNDERSIGNED CERTIFY  
 Mayor of the City of \_\_\_\_\_ Date  
 Attest: Secretary of the City of \_\_\_\_\_ Date

THIS PLAT OF COSME GOMEZ SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSION, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.  
 APPROVAL IS REQUIRED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009.

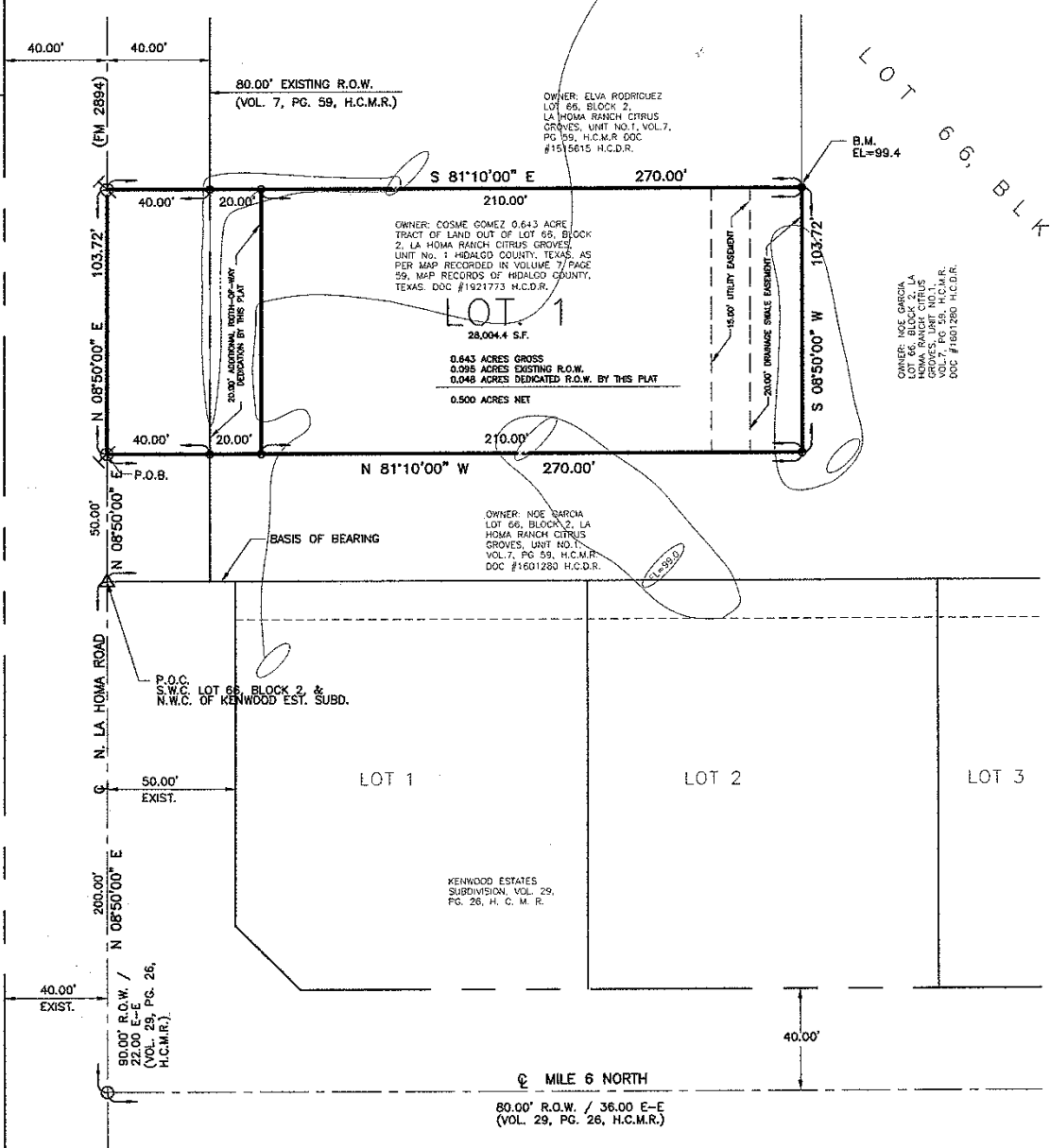
CHAIRMAN PLANNING COMMISSION \_\_\_\_\_

PLAT NOTES AND RESTRICTIONS:

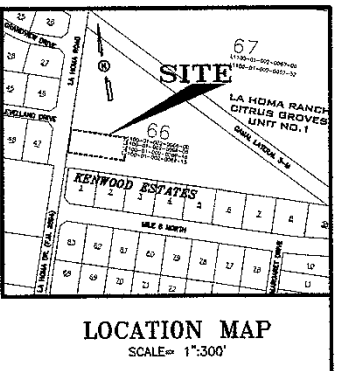
- FLOOD ZONE DESIGNATION: ZONE "X" (NO SHADING) AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAIN COMMUNITY-PANEL NUMBER 480334 0290 D EFFECTIVE DATE: JUNE 6, 2000.
- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTERLINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME 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.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.
- MINIMUM BUILDING SETBACK LINES:  
 FRONT \_\_\_\_\_ 50.00'  
 REAR \_\_\_\_\_ 35.00'  
 SIDE \_\_\_\_\_ 5.00'  
 OR TO EASEMENT LINE WHICHEVER IS GREATER ON ALL CASES
- DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DESIGN A TOTAL OF 3.44 CUBIC FEET OF STORM WATER RUNOFF. DRAINAGE REPORT IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: SEE DRAINAGE REPORT.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LAW, LUSH, OR 18" HIGHER NATIVE HERBAGE, GROUND COVER, GRASS, OR FLOWS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- BENCHMARK NOTE: THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS, B.M. 89.4 IS AT THE TOP OF THE 3/4" IRON ROD SET FOR EXIST. THE NORTHEAST CORNER OF THIS SUBDIVISION N.A.M. 89 JAILUM
- EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- 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.
- NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM THE DISTRICT. (H.C.L.D. NO. 8 DISTRICT)
- NO PERMANENT STRUCTURES, EXAMPLE, FENCES OF ANY CONSTRUCTION WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY H.C.L.D. NO. 6 DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY THE H.C.L.D. NO. 6 DISTRICT. ANY UNAUTHORIZED STRUCTURE IN THE EASEMENT AREA IS SUBJECT TO REMOVAL.
- 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 CONTRACTS FOR DEEDS. A BUFFER FENCE IS REQUIRED TO BE INSTALLED BY DEVELOPER ALONG ALL ADJUTING RESIDENTIAL LOTS. APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHALL ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- 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 ON ALL LOTS.  
 A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL AND MULTIFAMILY USE.  
 B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.  
 C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.  
 D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCEPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.  
 E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY OF A LOT.
- COSME GOMEZ, THE OWNER & SUBDIVIDER OF COSME GOMEZ SUBDIVISION, RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSES OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET No. 2 OF THIS PLAT.
- 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.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY WATER, SEWER AND GAS DEPARTMENT. THE DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
- LOAD DRIVEWAY/ENTRANCE PERMIT ARE REQUIRED FOR LOT 1 PRIOR TO THE CONSTRUCTION OF A DRIVEWAY/ENTRANCE ON TO FM 2894 (LA HOMA ROAD). LOAD ACCESS PERMIT IS REQUIRED PRIOR TO THE COUNTY ISSUING A DEVELOPMENT AND/OR BUILDING PERMIT.
- COSME GOMEZ SUBDIVISION WILL NOT REQUIRE SIDEWALKS ON THIS LOT.

SUBDIVISION PLAT OF  
 COSME GOMEZ SUBDIVISION

BEING A 0.643 ACRE TRACT OF LAND OUT OF LOT 66, BLOCK 2, LA HOMA RANCH CITRUS GROVES, UNIT No. 1 HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 7 PAGE 59, MAP RECORDS OF HIDALGO COUNTY, TEXAS. DOC #1921773 H.C.D.R.



SCALE: 1"=30'



LEGEND

●	FD. 1/2" IRON ROD
○	FD. C-P-S
○	SET 1/2" IRON ROD
○	SET P-K NAIL

NOTE:  
 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. 48.211(c). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THIS 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: \_\_\_\_\_

HIDALGO COUNTY  
 CERTIFICATE OF PLAT APPROVAL  
 I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF COSME GOMEZ SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON \_\_\_\_\_

HIDALGO COUNTY RIGHT OF WAY DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

HIDALGO COUNTY  
 CERTIFICATE OF PLAT APPROVAL  
 I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF COSME GOMEZ SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_

HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR \_\_\_\_\_ DATE \_\_\_\_\_

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:  
 COSME GOMEZ SUBDIVISION IS LOCATED IN WEST HIDALGO COUNTY, ON THE EAST SIDE OF LA HOMA RD APPROXIMATELY 250.0 FEET NORTH OF 6 MILE LINE. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MISSION ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF MISSION (POPULATION 83,272). COSME GOMEZ SUBDIVISION LIES WITHIN THE CITY LIMITS OF MISSION'S FIVE-MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 212.001 AND LIES IN PCT. NO. 3.

NO.	SHEET	REVISION	DATE	APPROVED

IZAGUIRRE ENGINEERING GROUP, LLC.

7415 N. LA HOMA RD. CONSULTING ENGINEERS TEL. (956) 240-0749  
 MISSION TX, 78574 FAX. (956) 584-0049

DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
OCT 17, 2008	M. G. C.	G. L. I.	G. A. G.
NOVEMBER 2008	PREPARED BY	CHECKED BY	APPROVED BY
JULY 20, 2009	G. L. I.	G. A. G.	G. A. G.