

STATE OF TEXAS  
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:

(I, WE), ARTURO G. AND BELINDA G. GOMEZ, AS OWNER (S) OF THE 1.82 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED ARTURO GOMEZ SUBDIVISION, HEREBY SUBMIT THE LAND AS DEPICTED IN THIS SUBDIVISION PLAN AND DEDICATED 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 THE 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 PLAN ARE TRUE AND COMPLETE.

BY: ARTURO G. GOMEZ DATE BELINDA G. GOMEZ DATE  
ADDRESS: 105 E. DURANTA 105 E. DURANTA  
ALAMO, TEXAS 78516 ALAMO, TEXAS 78516

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED THE PERSON(S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE (SHE) EXECUTED THE SAME FOR PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

NOTARY PUBLIC  
MY COMMISSION EXPIRES \_\_\_\_\_

HIDALGO COUNTY  
CERTIFICATE OF PLAT APPROVAL  
UNDER LOCAL GOVERNMENT CODE § 232.026(c)

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAN OF ARTURO GOMEZ SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_

HIDALGO COUNTY JUDGE DATE \_\_\_\_\_

ATTEST: HIDALGO COUNTY CLERK DATE \_\_\_\_\_

THIS PLAN IS APPROVED BY DONNA IRRIGATION DISTRICT HIDALGO COUNTY NO. 1 ON THIS DAY OF \_\_\_\_\_, 20\_\_.

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 § 46.21(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 DATE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO

I, RENE BARRERA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAN.

RENE BARRERA 05/07/10  
LICENSED PROFESSIONAL ENGINEER NO. 86862  
BARRERA INFRASTRUCTURE GROUP, INC.  
7001 N. 10TH STREET, SUITE 300  
MCALLEN, TEXAS 78504



STATE OF TEXAS  
COUNTY OF HIDALGO

I, OSCAR HERNANDEZ, A REGISTER PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE MAP ON THIS SHEET SHOWING THE LOTS, EASEMENTS, AND STREETS OF ARTURO GOMEZ SUBDIVISION AND ITS METES AND BOUNDS DESCRIPTION WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON MARCH 3, 2007.

OSCAR HERNANDEZ, R.P.L.S. REG.  
PROFESSIONAL LAND SURVEYOR #5005  
3007 TUCKER ROAD  
HARLINGEN, TEXAS 78552

COUNTY OF HIDALGO  
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAN OF ARTURO GOMEZ SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON \_\_\_\_\_, 20\_\_.

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

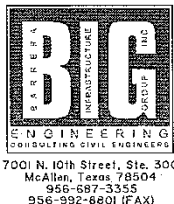
COUNTY OF HIDALGO  
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAN OF ARTURO GOMEZ SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_, 20\_\_.

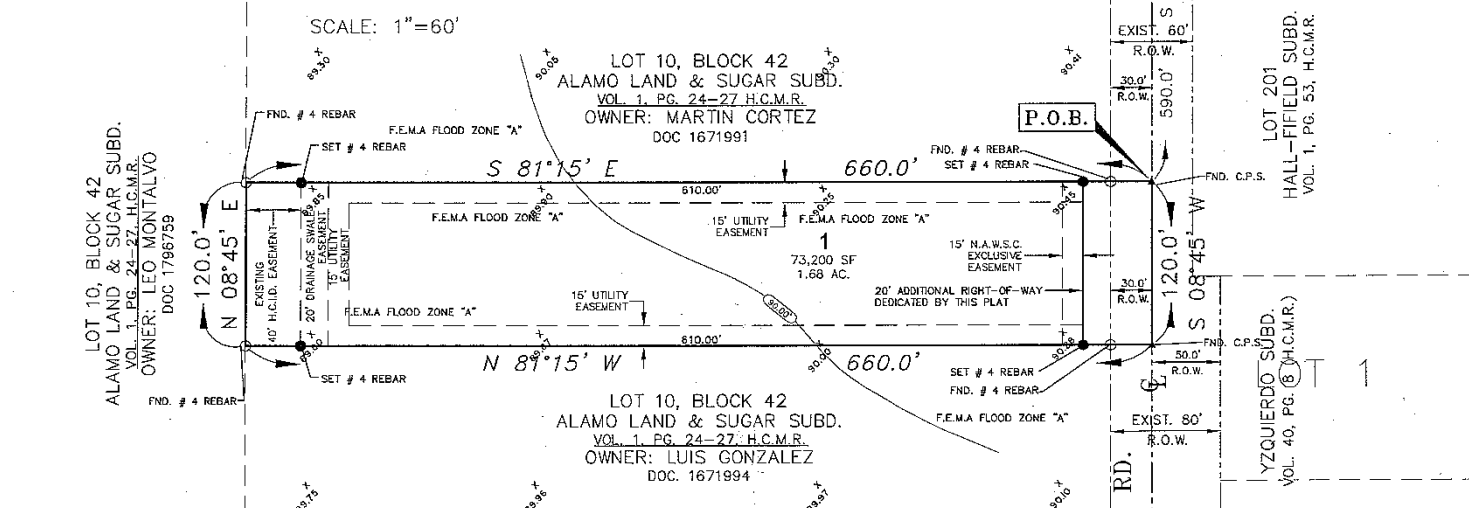
HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR DATE \_\_\_\_\_

Table with 5 columns: NAME, ADDRESS, CITY & ZIP, PHONE, FAX. Lists contact information for Arturo Gomez, Rene Barrera, and Oscar Hernandez.

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF PRELIMINARY REVIEW, AND COMMENTS UNDER THE AUTHORITY OF RENE BARRERA, P.E. 86862 ON 05-07-10. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, AND/OR PERMIT PURPOSES.



LEGEND  
● FND. #4 REBAR  
▲ FND. C.P.S.  
○ SET #4 REBAR

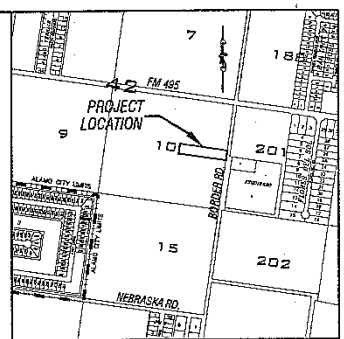


GENERAL PLAT NOTES & RESTRICTIONS:

- 1. FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "A" COMMUNITY-PANEL NO. 480334 0425 C MAP DATED: NOVEMBER 16, 1982. ZONE "A": AREAS OF 100-YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARDS HAVE NOT BEEN DETERMINED. CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAN 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: 25.00 FEET OR EASEMENT WIDTH WHICHEVER IS GREATER REAR: 15.00 FEET OR EASEMENT WIDTH WHICHEVER IS GREATER SIDE: 8.00 FEET OR EASEMENT WIDTH WHICHEVER IS GREATER
- 3. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- 4. MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 92.0 FEET OR 24" ABOVE CENTER LINE OF STREET, WHICHEVER IS GREATER. BASED ON GRAPHICAL REPRESENTATION ON THE FEMA FIRM MAP, IT IS DETERMINED THAT AN ELEVATION OF 90.0 IS THE BASE FLOOD ELEVATION FOR THIS AREA. THE PROPOSED FINISHED FLOOR ELEVATION SHALL BE ESTABLISHED AT F.F. ELEVATION=92.0 FEET. THIS ELEVATION CORRESPONDS TO ELEVATIONS OUTSIDE OF THE GRAPHICALLY PLATTED FEMA FLOOD ZONE AS DEPICTED ON FEMA FIRM MAP 480334 0425 C, MAP REVISED NOVEMBER 16, 1982. 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 LOCATED WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- 5. BENCHMARK NOTE: THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS. --B.M. NO. 1-- --B.M. NO. 2--
- 6. DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN 0.662 ACRE-FEET (2,562 CUBIC FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO. 2 FOR DRAINAGE REPORT AND DETENTION SWALE DETAILS.)
- 7. 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.
- 8. ACCESS ONTO BORDER ROAD SHALL BE RESTRICTED TO ONE DRIVE IF IT IS DETERMINED DURING THE BUILDING PERMIT APPLICATION STAGE THAT A DRIVEWAY MAY ACCOMMODATE THE INTENDED USE OF THE APPLICANT.
- 9. AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED 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. 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 SEWAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR MULTI-FAMILY AND/OR COMMERCIAL USE. B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY. C. ALL OSSF SYSTEMS SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT. D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS 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 A LOT.
- 11. A SEPARATE DESIGN IS REQUIRED FOR ALL OSSF SYSTEMS LOCATED WITHIN A DESIGNATED FLOOD ZONE. THE DESIGN SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS: 1. ANCHORING OF SEPTIC TANK(S) 2. BACK FLOW VALVES 3. SEPTIC TANK COVER SHALL BE ABLE TO SEAL.
- 12. THERE ARE NO WATER WELLS WITHIN 150 FEET OF THE BOUNDARIES ON THIS SUBDIVISION.
- 13. ARTURO GOMEZ, THE OWNER & SUBDIVIDER OF ARTURO GOMEZ SUBDIVISION, RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.
- 14. 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.
- 15. 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.
- 16. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SEWERAGE RULES OR AS REQUIRED BY THE UTILITY COMPANY OCCUPYING THE EASEMENT. 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.
- 17. THE DRAINAGE DITCH ALONG THE WEST PROPERTY LINE SHALL BE FENCED OFF BY PROPERTY OWNER ALONG THE EAST SIDE OF DITCH. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR PROPER MAINTENANCE.

METES AND BOUNDS DESCRIPTION:

BEING 1.82 ACRES OF LAND (1.68 AC. NET) OUT OF THE NORTH 710.0 FEET OF THE EAST 20.0 ACRES OF LOT 10, BLOCK 42, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, OF RECORD 72, LOS TORRIONES SANTA ANA AND EL CATO GRANT, HIDALGO COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING, AT A POINT ON THE EAST LINE OF SAID LOT 10, BEING THE CENTERLINE OF BORDER ROAD (60.0 FT. ROW RD.) THAT BEARS SOUTH 08 DEGREES 45 MINUTES WEST, A DISTANCE OF 590.0 FEET FROM THE NORTHEAST CORNER OF SAID LOT 10 TO A C.P.S. FOUND BEING THE NORTHEAST CORNER AND POINT OF BEGINNING OF TRACT HEREIN DESCRIBED;  
THENCE, WITH THE EAST LINE OF SAID LOT 10, AND THE CENTERLINE OF BORDER ROAD, SOUTH 08 DEGREES 45 MINUTES WEST, AT A DISTANCE OF 120.0 FEET TO C.P.S. FOUND BEING THE SOUTHWEST CORNER OF THIS TRACT OF LAND HEREIN DESCRIBED;  
THENCE, PARALLEL TO THE NORTH LINE OF SAID LOT 10, NORTH 81 DEGREES 15 MINUTES WEST, AT A DISTANCE OF 300 FEET PASS AN IRON PIN FOUND ON THE WEST RIGHT OF WAY LINE OF BORDER ROAD, AT A DISTANCE OF 50.0 FEET PASS AN IRON PIN SET FOR THE NEW R.O.W. OF BORDER ROAD, AT A DISTANCE OF 620.0 FEET PASS AN IRON PIN SET ON THE EAST EDGE OF AN EXISTING DRAIN DITCH, AND AT A TOTAL DISTANCE OF 660.0 FEET TO AN IRON PIN FOUND ON THE EAST LINE OF 20.0 ACRES OF SAID LOT 10, FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND HEREIN DESCRIBED;  
THENCE, PARALLEL TO THE NORTH LINE OF SAID LOT 10, BEING ALSO THE CENTERLINE OF FM. ROAD # 495, SOUTH 81 DEGREES 15 MINUTES EAST, AT A DISTANCE OF 40.0 FEET PASS AN IRON PIN SET, AT A DISTANCE OF 610 FEET PASS AN IRON PIN SET FOR THE NEW R.O.W. OF BORDER ROAD, AT 650.0 FEET PASS AN IRON PIN FOUND FOR THE EXISTING R.O.W. OF BORDER ROAD, TO A TOTAL DISTANCE OF 660.0 FEET TO THE PLACE OF BEGINNING, CONTAINING 1.82 ACRES OF LAND, MORE OR LESS, OF WHICH THE EAST 30.0 FEET, COMPRISING 0.08 ACRE, LIES IN USE BY BORDER ROAD RIGHT-OF-WAY, AND 0.11 ACRE IS WITHIN HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 EASEMENT.



LOCATION MAP SCALE: 1"=1000'

PREPARED BY: BARRERA INFRASTRUCTURE GROUP, INC. 7001 NORTH 10TH STREET SUITE 300 MCALLEN, TEXAS 78504  
DATE PREPARED: 11-07  
DATE SURVEYED: 11-06

SUBDIVISION PLAT OF ARTURO GOMEZ SUBDIVISION

A 1.82 ACRE TRACT (1.62 AC. NET) BEING THE SOUTH 120.0 FEET OF THE NORTH 710 FEET OF THE EAST 660.0 FEET OF LOT 10, BLOCK 42, ALAMO LAND & SUGAR CO. SUBDIVISION, AS RECORDED IN VOL. 1, PG. 24-27, H.C.M.R.

PLAT SHEET 1 OF 2

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY: ARTURO GOMEZ SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO. 1 ON THE WEST SIDE OF BORDER STREET, APPROXIMATELY 600 FEET SOUTH OF FM 495. THE CITY OF ALAMO (POP. 15,376) IS THE NEAREST MUNICIPALITY. ARTURO GOMEZ SUBDIVISION IS APPROXIMATELY 1/4 MILE FROM THE CITY OF ALAMO CITY LIMITS AND IS WITHIN THE CITY'S TWO-MILE EXTRATERRITORIAL JURISDICTION (SECTION) UNDER LOCAL GOVERNMENT CODE § 42-021.

APPROVAL BY THE CITY OF ALAMO PLANNING COMMISSION: I, THE UNDERSIGNED CHAIRPERSON 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.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

CHAIRPERSON DATE SECRETARY DATE

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

MAYOR, CITY OF ALAMO DATE  
ATTEST: SECRETARY, CITY OF ALAMO DATE

COUNTY CLERK'S RECORDING CERTIFICATE  
I, \_\_\_\_\_ COUNTY CLERK OF HIDALGO, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED FOR RECORD AT \_\_\_\_\_ O'CLOCK ON \_\_\_\_\_ AND WAS RECORDED IN BOOK \_\_\_\_\_ SHEET(S) \_\_\_\_\_ THE PLAT RECORDS OF HIDALGO COUNTY AT \_\_\_\_\_ O'CLOCK ON \_\_\_\_\_

INDEX TO SHEET OF ARTURO GOMEZ SUBDIVISION. Table with 2 columns: SHEET, DESCRIPTION. Lists details for Sheet 1 and Sheet 2.

Table with 5 columns: NO., SHEET, REVISION, DATE, APPROVED. Includes a signature line for David Garcia.