

LOS RAMIREZ SUBDIVISION

A 5.00 ACRE TRACT OF LAND OUT OF LOTS 59 AND 60, THE GOODWIN TRACT SUBDIVISION No. 3-A AND OUT OF LOTS 87 AND 88, LA HOVA RANCH CITRUS GROVES UNIT No. 2, HDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 6, PAGE 52, AND VOLUME 8, PAGE 9, MAP RECORDS, HDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2051799, OFFICIAL RECORDS, HDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HDALGO
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION
I, SANTOS RAMIREZ, OWNER OF THE 5.00 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED "LOS RAMIREZ SUBDIVISION" HEREBY DEDICATE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS, PARK AND EASEMENTS SHOWN HEREIN.
WE CERTIFY THAT WE HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT
(A) THE WATER QUALITY AND CONNECTION TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
(B) SEWER CONNECTION TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
(C) ELECTRICAL CONNECTION PROVIDED TO THE LOTS MEET, OR WILL MEET, MINIMUM STATE STANDARDS; AND
(D) GAS CONNECTION, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.
WE ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT IS TRUE AND COMPLETE.

OWNER: SANTOS RAMIREZ
ADDRESS: 11717 N. INSPIRATION ROAD
MISSION, TEXAS 78574
STATE OF TEXAS
COUNTY OF HDALGO
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED SANTOS RAMIREZ PROVIDED TO BE THROUGH THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO BEING BY DAILY SWORN, DECLARED THAT THEIR STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2011
LEONOR MERRATA
NOTARY PUBLIC, STATE OF TEXAS
COMMISSION EXPIRES _____
NOTARY PUBLIC, FOR THE STATE OF TEXAS

CITY OF MISSION
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 212.009 (3) AND § 212.015(b)
WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LOS RAMIREZ SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MISSION ON _____, 2011

MAYOR OF THE CITY OF MISSION _____ DATE _____
ATTEST: _____ DATE _____
SECRETARY OF THE CITY OF MISSION _____ DATE _____

THIS PLAT OF LOS RAMIREZ 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.

DATED THIS THE _____ DAY OF _____, 2010

CHAIRMAN _____
STATE OF TEXAS
COUNTY OF HDALGO
I, HOMERO LUIS GUTIERREZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

HOMERO LUIS GUTIERREZ
REGISTERED PROFESSIONAL LAND SURVEYOR No. 2791
2600 S. GARDNER
MISSION, TEXAS 78572



STATE OF TEXAS
COUNTY OF HDALGO
I, GILBERTO A. ARRIETA, A LICENSED PROFESSIONAL ENGINEER, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

Gilberto Arrieta
GILBERTO A. ARRIETA
LICENSED PROFESSIONAL ENGINEER No. 91001
528 N. 5TH ST.
DONNA, TEXAS 78537



HDALGO 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 § 49.311(f). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERAL ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

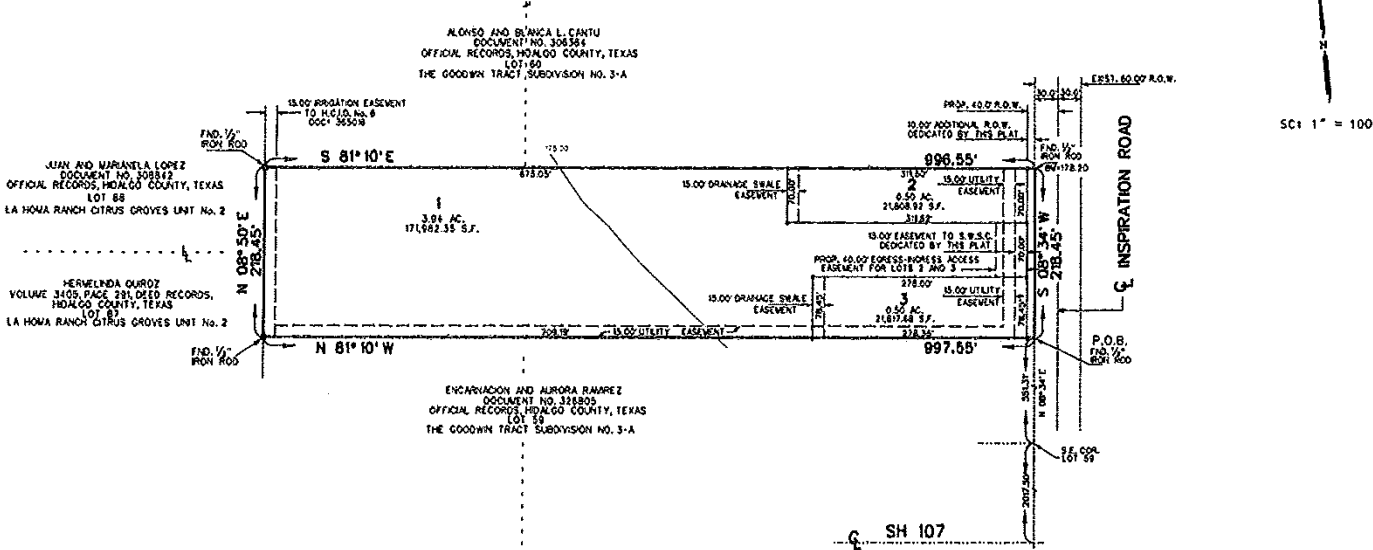
HDALGO COUNTY DRAINAGE DISTRICT NO. 1
BY: _____

SHEET 1 OF 3

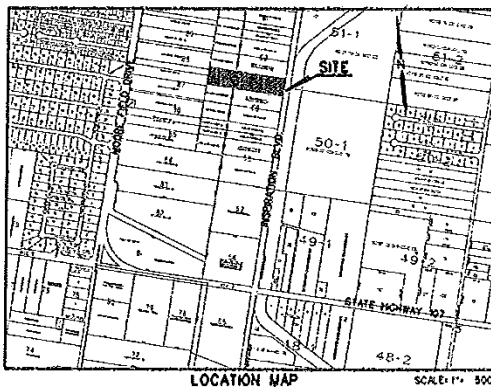
INDEX TO SHEET OF LOS RAMIREZ SUBDIVISION

SHEET	DESCRIPTION
SHEET 1	PLAT WITH LOTS, EASEMENTS, AND EASEMENT RESTRICTIONS, LEGAL DESCRIPTION, LIMITS, RESTRICTIONS, OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION, COUNTY APPROVAL, CERTIFICATE OF PLAT APPROVAL, DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE CITY OF MISSION, AND DEDICATE THE PRECINCT THE PROJECT IS SITUATED IN HDALGO COUNTY, PRECINCT 50-1, DISTRICT NO. 1, CERTIFICATE OF APPROVAL, REVISION NOTES, P.L.C. AND N.C.S. OF PLAT, WATER DISTRIBUTION AND ON-SITE SEWAGE FACILITY, ENGINEERING REPORT, LEGAL AND SEWAGE CONNECTION, INCLUDING DEDICATION OF WATER AND WASTE WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION), TYPICAL WATER SERVICE CONNECTION, OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION
SHEET 2	WATER AND SEWAGE CONNECTION, INCLUDING DEDICATION OF WATER AND WASTE WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION), TYPICAL WATER SERVICE CONNECTION, OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION
SHEET 3	DRAINAGE REPORT, INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THE LOTS, AND THE DESIGN, AND ENGINEER'S CERTIFICATION, REVISION NOTES, CONSTRUCTION DETAILS

NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER
528 N. 5TH STREET
DONNA, TEXAS 78537
FRW NO. F-9050
PH (956) 784-0218
E-MAIL: NAINENGINEERING@YAHOO.COM



- GENERAL NOTES:**
- MINIMUM BUILDING SETBACK LINES ARE AS FOLLOWS:
FRONT: 50.00 FEET
SIDE: 15.00 FEET ON EASEMENT WHOEVER IS GREATER
REAR: 50.00 FEET EASEMENT WHOEVER IS GREATER
GARAGE/CARPORT SET BACK SHALL BE 10.00'
 - MINIMUM FINISH FLOOR NOTES:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTERLINE OF STREET.
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.
 - 0-DENOTES 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED.
O-DENOTES 1/2" IRON ROD SET UNLESS OTHERWISE NOTED.
P-DENOTES NAIL FOUND UNLESS OTHERWISE NOTED.
 - BENCHMARK ELEVATION 125.500 1/2" IRON ROD AT THE NORTHEAST CORNER OF THIS SUBDIVISION
 - FLOOD ZONE DESIGNATION ZONE "X"
AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAN
C.P.M. #80334 0280 D
MAP REVISED: JUNE 8, 2000.
CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY 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 4197).
 - DRAINAGE:
IN ACCORDANCE WITH THE HDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 1,198.2 CUBIC FEET 0.233 ACRE-FEET OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DRAINAGE FOR THIS DEVELOPMENT WILL BE SELF-CONTAINED WITH DETENTION AREA ON THE SOUTH SIDE OF LOTS 2 AND 3.
LOT 1: 8,839.2 SF = 0.2029 ACRE-FEET
LOT 2: 1,104.90 SF = 0.0253 ACRE-FEET
LOT 3: 1,104.90 SF = 0.0253 ACRE-FEET



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY
LOS RAMIREZ SUBDIVISION IS WITHIN HDALGO COUNTY PRECINCT NO. 3 AND IS LOCATED WESTERLY HDALGO COUNTY, ON THE WEST SIDE OF N. INSPIRATION, 2,569.83 FEET NORTH OF SH 107, THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MISSION (POPULATION OF 68,890 - 2010 CENSUS). LOS RAMIREZ SUBDIVISION LIES WITHIN THE 3 MILE EXTRATERRITORIAL JURISDICTION OF CITY OF MISSION UNDER LOCAL GOVERNMENT CODE § 212.001.

- 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 10 INCHES WATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- 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, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHAL APPROVAL. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- DRAINAGE SWALE EASEMENTS NOTES:
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.
- ON-SITE SEWAGE FACILITIES (OSSF) NOTES:
THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH HDALGO AND HDALGO 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 COMMERCIAL USE, AND MULTI-FAMILY USE.
B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,180 SQUARE FEET LOT AREA WITH PORTABLE WATER SUPPLY.
C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HDALGO COUNTY AUTHORIZED DEPARTMENT.
D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HDALGO 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.
7. A SPECIAL DESIGN IS REQUIRED FOR ALL OSSF SYSTEMS LOCATED WITHIN A DESIGNATED FLOOD ZONE. THE DESIGN SHALL INCLUDE BUT NOT LIMITED TO THE FOLLOWING ITEMS:
1. ANCHORING OF SEPTIC TANK(S)
2. BACK FLOW VALVES
3. SEPTIC TANK COVER SHALL BE ABLE TO SEAL.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION
- SANTOS RAMIREZ, THE OWNER A SUBDIVIDER OF LOS RAMIREZ 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.
- 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.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HDALGO COUNTY MODEL SUBDIVISION RULES, BY SHOWING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPANCY AN EASEMENT.
- AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVAL BY THE HDALGO COUNTY PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE 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 REQUIRED UNLESS THE SITE PLAN, DRAINAGE AND/OR DEVELOPMENT PLAN HAS BEEN APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
- FIRE HYDRANTS INSTALLED WITHIN THE CORPORATION'S DISTRIBUTION SYSTEM ARE PROVIDED AT THE CONVENIENCE OF THE CORPORATION AND DO NOT APPLY ANY RESPONSIBILITY ON THE PART OF THE CORPORATION TO MEET FIRE FLOW REQUIREMENTS.
- IF THE PURCHASER(S) OF A LOT REQUIRES A COMMERCIAL LOT & SUBSEQUENTLY DETERMINE THAT A LARGER WATER IS REQUIRED, THEN THE BUYER SHALL TO BE CALCULATED AND APPROPRIATE FEES ON THE UPGRADE MUST BE PAID TO THE CORPORATION PRIOR TO THE INITIATION OF SERVICE ON SUCH LARGER WATER(S). THE DEVELOPER WILL NEED TO ADVISE PURCHASERS OF THIS OBLIGATION.

REVISION NOTES

NO.	SHEET	REVISION	DATE APPROVED

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: SANTOS RAMIREZ	11717 N. INSPIRATION RD	MISSION, TEXAS 78574	(956) 948-1557
ENGINEER: GILBERTO A. ARRIETA, P.E.	528 N. 5TH ST.	MISSION, TEXAS 78537	(956) 784-0218
SURVEYOR: HOMERO L. GUTIERREZ	2600 S. GARDNER	MISSION, TEXAS 78572	(956) 581-3478

THIS PLAT IS HEREBY APPROVED BY THE HDALGO COUNTY PROGRATION DISTRICT NO. 6 DATED THIS _____ DAY OF _____, 2011

PRESIDENT

DATE

ATTEST:

SECRETARY

DATE

COUNTY OF HDALGO
CERTIFICATE OF PLAT APPROVAL
I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LOS RAMIREZ SUBDIVISION WAS REVIEWED AND APPROVED BY THE HDALGO COUNTY RIGHT OF WAY DEPARTMENT ON _____

HDALGO COUNTY RIGHT OF WAY DIRECTOR

DATE

COUNTY OF HDALGO
CERTIFICATE OF PLAT APPROVAL
I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LOS RAMIREZ SUBDIVISION WAS REVIEWED AND APPROVED BY THE HDALGO COUNTY HEALTH DEPARTMENT ON _____

HDALGO COUNTY ASSISTANT CHIEF INSPECTOR

DATE

COUNTY OF HDALGO
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 232.028(A)
I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LOS RAMIREZ SUBDIVISION WAS REVIEWED AND APPROVED BY THE HDALGO COUNTY COMMISSIONERS COURT ON _____

HDALGO COUNTY JUDGE

DATE

ATTEST:

HDALGO COUNTY CLERK

DATE

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

ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HDALGO COUNTY, TEXAS.
BY: _____ DEPUTY

DATE OF PREPARATION: JULY 07, 2011