

# 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 B, PAGE 9, MAP RECORDS, HDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2051799, OFFICIAL RECORDS, HDALGO COUNTY, TEXAS.

## VEDES AND BOUNDS

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 B, PAGE 9, MAP RECORDS, HDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2051799, OFFICIAL RECORDS, HDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINS AT A 1/2" IRON ROD FOUND ON THE EAST LINE OF LOT 59, AND THE WEST R.O.W. LINE OF INSPIRATION ROAD FOR THE SOUTHWEST CORNER OF THIS TRACT, SAND ROD BEARS N 08°34'E 55.31 FEET FROM THE SOUTHEAST CORNER OF LOT 59;

THENCE N 81°10'W, A DISTANCE OF 997.55 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N 08°34'W, A DISTANCE OF 218.45 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE S 81°10'E, A DISTANCE OF 996.55 FEET TO A 1/2" IRON ROD FOUND ON THE WEST LINE OF LOT 60 AND THE WEST R.O.W. LINE OF INSPIRATION ROAD FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE S 08°34'W, ALONG THE WEST LINE OF LOTS 59 AND 60 AND THE WEST R.O.W. LINE OF INSPIRATION ROAD A DISTANCE OF 218.45 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.00 ACRES OF LAND MORE OR LESS.

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 SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS, PARKS AND EASEMENTS SHOWN HEREON.

WE CERTIFY THAT WE HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT:

- THE WATER QUALITY AND CONNECTION TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- SEWER CONNECTION TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- ELECTRICAL CONNECTION PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- 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.

*Santos Ramirez*  
OWNER: SANTOS RAMIREZ  
ADDRESS: 1717 NORTH INSPIRATION ROAD  
MISSION, TEXAS, 78574

STATE OF TEXAS  
COUNTY OF HDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED SANTOS RAMIREZ PROVED TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME DULY SWORN, DECLARED THAT THE 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 2<sup>ND</sup> DAY OF September, 2011

*Leon Arriata*  
LEON ARRIATA  
NOTARY PUBLIC FOR THE STATE OF TEXAS  
COMMISSION EXPIRES: 12/31/2014

CITY OF MISSION  
CERTIFICATE OF PLAT APPROVAL  
UNDER LOCAL GOVERNMENT CODE § 212.009 (c) 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

*Salvador*  
MAYOR OF THE CITY OF MISSION  
DATE

*Antonio A. Carrillo*  
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 14<sup>TH</sup> DAY OF November, 2011

*Law Shick*  
CHAIRMAN

STATE OF TEXAS  
COUNTY OF HDALGO

I, HONORO 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 ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

*Honoro Luis Gutierrez*  
HONORO LUIS GUTIERREZ  
REGISTERED PROFESSIONAL LAND SURVEYOR No. 2791  
2600 SMI DEGO  
MISSION, TEXAS 78572

STATE OF TEXAS  
COUNTY OF HDALGO

I, THE UNDERSIGNED, GUILLELMO A. ARRATIA, A LICENSED PROFESSIONAL ENGINEER, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

*Guillermo A. Arratia, P.E.*  
GUILLELMO A. ARRATIA  
LICENSED PROFESSIONAL ENGINEER No. 94001 9/7/11  
526 N. 5TH ST.  
DORNA, TEXAS 78537

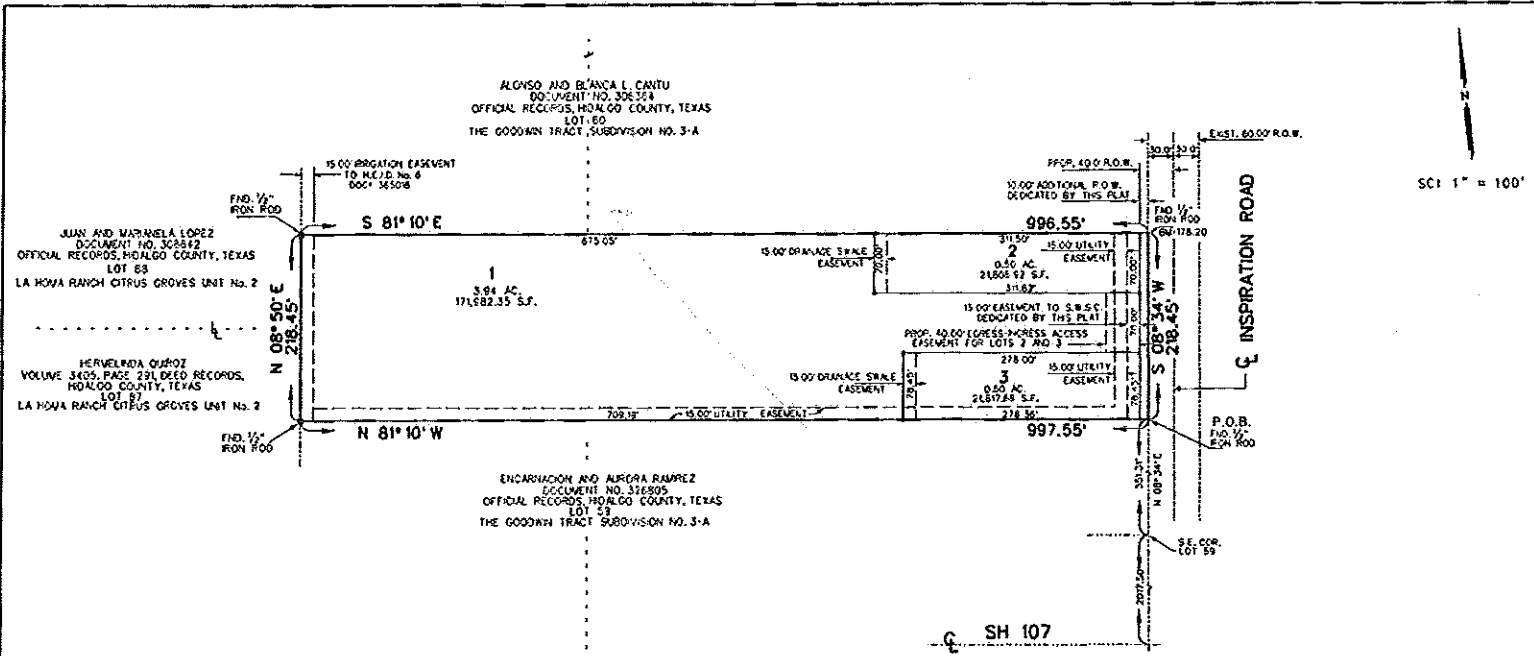
HDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEX. WATER CODE § 49.214(c). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR 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.

HDALGO COUNTY DRAINAGE DISTRICT NO. 1  
BY: \_\_\_\_\_

SHEET 1 OF 3

INDEX TO SHEET OF LOS RAMIREZ SUBDIVISION

SHEET 1	HEADINGS, INDEX, LOCATION MAP AND ETC. PERIMETER CONTACTS PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS, LEGAL DESCRIPTION, METES, AND BOUNDS, SURVEYOR'S AND ENGINEER'S CERTIFICATION, PLAT NOTES AND RESTRICTIONS, OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION, COUNTY APPROVAL
SHEET 2	CERTIFICATE OF PLAT APPROVAL, DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE CITY OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED, H.C.O.D. CERTIFICATION, H.E. IRRIGATION DISTRICT NO. 6 CERTIFICATE OF APPROVAL, REVISION NOTES, H.C.E.D. AND H.C.R.O.W.
SHEET 3	WATER DISTRIBUTION AND ON-LINE SEWER FACILITIES, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER AND ENGINEER'S CERTIFICATION, (ENGLISH AND SPANISH VERSION), TYPICAL WATER SERVICE CONNECTION, OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT, MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION, REVISION NOTES, CONSTRUCTION DETAILS.

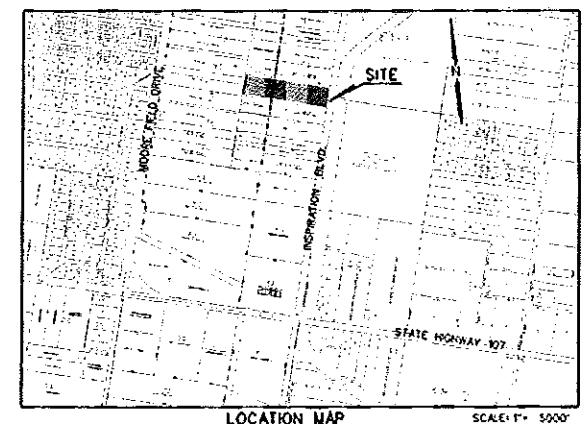


GENERAL NOTES:

- MINIMUM BUILDING SETBACK LINES ARE AS FOLLOWS:  
FRONT: 50.00 FEET  
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER  
REAR: 30.00 FEET OR EASEMENT WHICHEVER IS GREATER  
GARAGE/CARPORT SET BACK SHALL BE 10.0'
- MINIMUM FINISH FLOOR NOTE:  
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 UNLESS OTHERWISE NOTED.  
O - DENOTES 1/2" IRON ROD SET UNLESS OTHERWISE NOTED.  
P - DENOTES PAIL FOUND UNLESS OTHERWISE NOTED.
- BENCHMARK ELEVATION 476.500 1/2" IRON ROD AT THE NORTHEAST CORNER OF THIS SUBDIVISION
- FLOOD ZONE DESIGNATION ZONE "A"  
AREAS DETERMINED TO BE OUT 500 YEAR FLOOD PLAN  
C.F.N. 480334 0130 D  
MAP REVISED: JUNE 6, 2009.  
CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
- DRAINAGE:  
A. ACCORDANCE WITH THE HDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 1,019.77 CUBIC FEET (0.25 ACRES-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: 0.83192 OF 0.02028 ACRES-FEET  
LOT 2: 1.04190 OF 0.02553 ACRES-FEET  
LOT 3: 1.04900 OF 0.02553 ACRES-FEET

- 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 12 INCHES MATURE 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 MARSHALL APPROVAL. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- 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.
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE:  
THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH 1000 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 21,780 SQUARE FEET LOT AREA WITH POTABLE 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 EXCEPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION IS 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 A LOT.  
F. 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. ANCHORAGE OF SEPTIC TANKS  
2. BACK FLOW VALVES  
3. SEPTIC TANK COVER SHALL BE ABE TO SEM.

- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION
- SANTOS RAMIREZ, THE OWNER & 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 ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN, AND OSSF PLAN ARE 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 IMPLY 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 METER IS REQUIRED, THEN THE LUE WILL NEED TO BE CALCULATED AND APPROPRIATE FEES ON THE UPGRADE MUST BE PAID TO THE CORPORATION PRIOR TO THE INITIATION OF SERVICE ON SUCH LARGER METER(S). THE DEVELOPER WILL NEED TO ADVISE PURCHASERS OF THIS OBLIGATION.



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, 2,588.63 FEET NORTH OF SH 107, THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MISSION. (POPULATION OF 48,999 - 2010 CENSUS). LOS RAMIREZ SUBDIVISION LIES WITHIN THE 5 MILE EXTRATERRITORIAL JURISDICTION OF CITY OF MISSION UNDER LOCAL GOVERNMENT CODE § 212.001.

REVISION NOTES

NO.	SHEET	REVISION	DATE	APPROVED

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: SANTOS RAMIREZ	1717 N. INSPIRATION RD	MISSION, TEXAS 78574	(956) 928-1227
ENGINEER: GUILLELMO A. ARRATIA, P.E.	526 N. 5TH ST.	DORNA, TX 78537	(956) 784-0218
SURVEYOR: HONORO L. GUTIERREZ	2600 SMI DEGO	MISSION, TEXAS 78572	(956) 583-5878

**NAIN ENGINEERING, L.L.C.**  
CONSULTING ENGINEER

526 N. 5TH STREET  
DORNA, TEXAS 78537

PRV NO. F-9050  
PH. (956) 784-0218  
E-MAIL: NAINENGINEERING@YAHOO.COM

DATE OF PREPARATION: JULY 07, 2011