

LANTANA RANCH SUBDIVISION

A TRACT OF LAND CONTAINING 5.95 ACRES, BEING A PART OR PORTION OF PORTION 77 AND OUT TRACT NO. 7 DESCRIBED IN A DEED RECORDED IN VOLUME 2688, PAGE 594, GOVD RECORDS, HALLCO COUNTY, TEXAS, AND ALSO BEING A PART OR PORTION OF HOMEVILLE SUBDIVISION "A", RECORDED IN VOLUME 0, PAGES 23-26, MAP RECORDS, HALLCO COUNTY, TEXAS, SAKE AND EXCEPT A 2.341 ACRES OF LAND DEDICATED TO THE STATE OF TEXAS DESCRIBED IN DOCUMENT NO. 102461, OFFICIAL RECORDS, HALLCO COUNTY, TEXAS.

METS AND BOUNDS

A 5.95 ACRE TRACT OF LAND OUT OF A SOUTHERLY PORTION OF TRACT 7 IN PORTION 77 OUT OF TRACT HECTOR CORTIZ TRACT, AS DESCRIBED IN VOLUME 2688 PAGE 594 OF THE OFFICIAL RECORDS OF HALLCO COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METS AND BOUNDS AS FOLLOWS:

- BEARING AT A ONE AND ONE-HALF (1-1/2) INCH DIAMETER IRON PIPE FOUND AT THE SOUTHWEST CORNER OF TRACT 7 OF SAID HECTOR CORTIZ FOR THE SOUTHWEST CORNER HEREOF.
- THENCE NORTH 08°-32'-00" EAST 465.25 FEET TO A ONE-HALF (1/2) INCH DIAMETER IRON PIPE SET AT THE NORTHWEST CORNER HEREOF.
- THENCE NORTH 70°-32'-00" EAST 437.37 FEET TO A ONE-HALF (1/2) INCH DIAMETER IRON PIPE SET FOR THE MOST NORTHERLY CORNER HEREOF.
- THENCE WITH A CURVE CONCAVE TO THE RIGHT, BEARING A RADIUS OF 146.00 FEET A LENGTH OF 284.64 FEET, WITH A CHORD BEARING OF SOUTH 79°-44'-30" EAST 79.92 FEET TO A ONE-HALF (1/2) INCH DIAMETER IRON PIPE FOUND AT THE NORTHEAST CORNER HEREOF.
- THENCE SOUTH 08°-32'-00" WEST 263.00 FEET TO A ONE-HALF (1/2) INCH DIAMETER IRON PIPE FOUND AT THE SOUTHWEST CORNER HEREOF.
- THENCE NORTH 70°-32'-00" WEST 79.92 FEET TO THE PLACE OF BEGINNING, CONTAINING THE AND NINETEEN HUNDREDS (19/100) ACRES, MORE OR LESS.

I, FRANCISCO FLORES, HEREBY CERTIFY THAT THE LA JOYA WATER SUPPLY CORPORATION HAS APPROVED THE POTABLE WATER SUPPLY FOR THE LANTANA RANCH SUBDIVISION, HALLCO COUNTY, TEXAS. THE LA JOYA WATER SUPPLY CORPORATION IS THE HOLDER OF A CERTIFICATE OF PUBLIC UTILITY AND NECESSITY ISSUED BY THE STATE OF TEXAS TO FURNISH POTABLE WATER TO AN AREA IN HALLCO COUNTY, TEXAS, THAT INCLUDES THE SUBDIVISION, AND IS THEREFORE OBLIGATED TO SERVE THIS SUBDIVISION WITH POTABLE WATER TO THE EXTENT REQUIRED BY THE LAWS OF THE STATE OF TEXAS. THE LA JOYA WATER SUPPLY CORPORATION AGREES THAT IT WILL PROVIDE WATER TO THIS SUBDIVISION AT THE TIME WHEN ALL OF THE INFRASTRUCTURE REQUIREMENTS FOR THE SUBDIVISION ARE MET WATER METERS ARE INSTALLED AVAILABLE FOR THIS PURPOSE UPON COMPLETION OF THE WATER FACILITIES SHOWN ON THE PLAN OF THE SUBDIVISION.

LA JOYA WATER SUPPLY CORPORATION

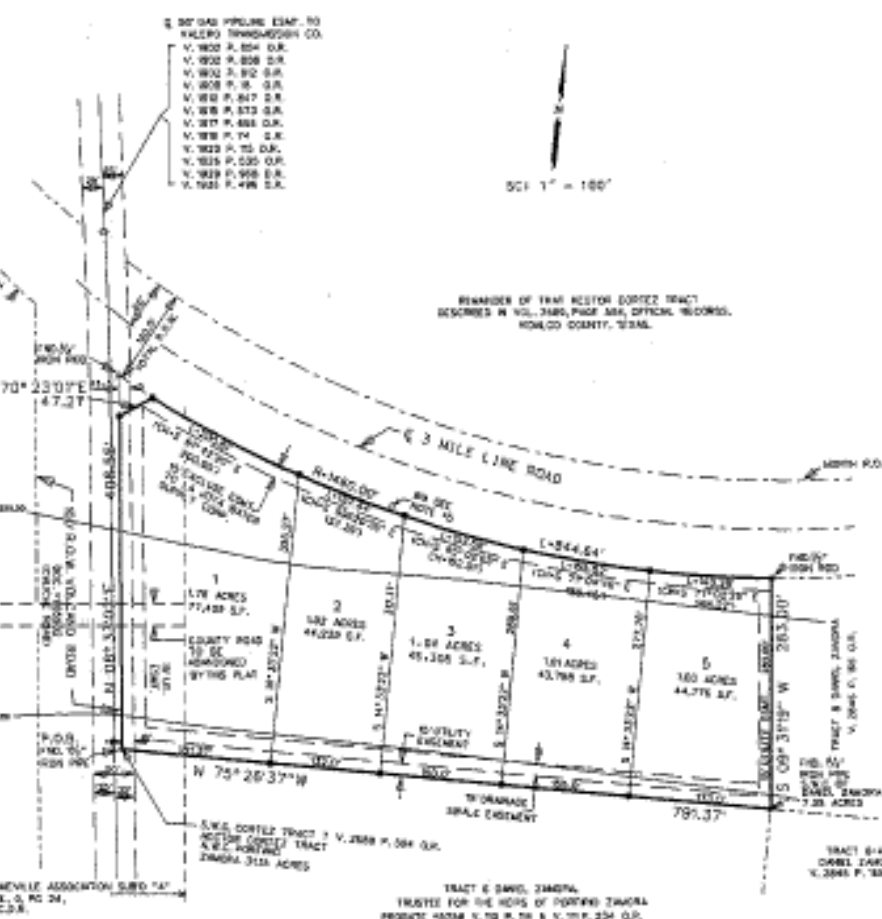
- #### GENERAL NOTES
- UNSATURATED BENCH MARKS ARE AS FOLLOWS:
HIGH: 50.00 FEET
SIZE ON YELLOW MARK: 20.00 FEET
SPALLS 6 FEET OR GREATER WIDENESS IS GREATER THAN 50.00 FEET
 - MINIMUM FINISH FLOOR ELEVATION SHALL BE "1" ABOVE CONTAINING OF STREET. THE MINIMUM FINISH FLOOR ELEVATION SHALL BE "1" ABOVE CONTAINING OF STREET. ELEVATION CERTIFICATE SHALL BE OBTAINED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY FINE 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.
 - CONCRETE "4" FROM ROAD SET UNLESS OTHERWISE NOTED.
 - 6" M - 1" REINFORCING ELEVATION: 30.00 FEET, 28" & 30" & 32" M IN BASE OF POWER POLE LOCATED 475 FEET WEST AND 40.25 FEET NORTH FROM THE NORTHEAST CORNER OF LOT 2 OF SUBJECT PROPERTY OF LANTANA RANCH SUBDIVISION.
 - FLOOD ZONE DESIGNATION ZONE "C" COMMUNITY PANEL NUMBER 48034 0400 C MAP REVISED NOVEMBER 6, 2002
ZONE "C" - AREAS OF MINOR FLOODING AND SHADING
CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR FLOOD INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 USC, SECTIONS 1901-1906A - 1907).
 - DRAINAGE:
IN ACCORDANCE WITH THE HALLCO COUNTY DRAINAGE DISTRICT NO. 1 AND HALLCO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE CONSIDERED TO BE A TOTAL OF 3.000, 000 - FEET 3.828, 000 - FEET OF STORM WATER RUNOFF DRAINAGE DETERMINED IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DRAINAGE FOR THIS DEVELOPMENT WILL BE SOFT-CONTAINED WITH COLLECTION AREA ON THE SOUTH SIDE OF THIS PROPERTY.



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRAJURISDICTIONAL JURISDICTION OF A MUNICIPALITY:
LANTANA RANCH SUBDIVISION IS WITHIN HALLCO COUNTY, PROJECT NO. 3 AND IS LOCATED WESTERLY HALLCO COUNTY, IN TRACT 7 IN PORTION 77, OUT OF TRACT HECTOR CORTIZ TRACT, 1/2 MILE WEST OF 10th ROAD, ON THE SOUTH SIDE OF MILE 5 NORTH ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MISSION, POPULATION OF 1,200 - 2,500. HALLCO COUNTY, LANTANA RANCH SUBDIVISION LIES WITHIN THE 3 MILE EXTRAJURISDICTIONAL JURISDICTION OF CITY OF MISSION UNDER LOCAL GOVERNMENT CODE § 212.001.

- #### DRAINAGE REQUIREMENTS PER LOT:
- LOT 1: 0.8888 OF - 0.2028 ACRE-FEET
 - LOT 2: 0.8207 OF - 0.1440 ACRE-FEET
 - LOT 3: 0.8490 OF - 0.0474 ACRE-FEET
 - LOT 4: 11.8238 OF - 0.2821 ACRE-FEET
 - LOT 5: 11.8238 OF - 0.1489 ACRE-FEET
- NO STRUCTURES SHALL BE PERMITTED OVER ANY EASEMENT, EASEMENTS SHALL BE KEPT CLEAR OF FENCES, HEDGES, BRICKS, SHEDS, WELLS AND OTHER PLANTINGS EXCEPT LOW-LIEING THAN 18" ABOVE FINISH GRADE, GRASS, SANDALS OR FLOWERS AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION 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, HEALTH DEPARTMENT AND FIRE MARSHAL APPROVAL. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
 - SHRIMP CANE EASTMENT NOTE:
NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE SWALE, EASEMENT, SWALE, 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.
 - THIS SUBDIVISION HAS A SPINNE PUBLIC UTILITY AND ELECTRICAL EASEMENT ALONG THE WEST, NORTH AND SOUTH SIDE OF THIS SUBDIVISION AND A DRAINAGE EASEMENT ALONG THE REAR OF EACH LOT. A SPECIAL EASEMENT IS REQUIRED FOR ALL SEW SYSTEMS LOCATED WITHIN A DESIGNATED FLOOD ZONE. THE DESIGN SHALL RELY ON BUT NOT LIMITED TO THE FOLLOWING ITEMS:
1. LAYOUT OF SEPTIC TRENCH
2. BACK FLOW VALVE
3. SEPTIC TANK COVER SHALL BE ABLE TO BE KEPT
 - ON-SITE SEWAGE FACILITIES (OSDF) NOTE:
THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TEXAS AND HALLCO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVISION IS RESPONSIBLE FOR PROVIDING AN OSDF ON ALL LOTS.

- SEWER SYSTEM IS BEING DESIGNED FOR DISPOSAL BY DOMESTIC SEWAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL, IND. AND MULTI-FAMILY USE.
- EACH LOT ON THIS PLAN COMPLETES WITH THE MINIMUM 21,700 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
- SEWER SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HALLCO COUNTY AUTHORIZED DEPARTMENT.
- SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HALLCO COUNTY DEPARTMENT AND EXEMPTS MAY BE ALSO TAKEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HALLCO COUNTY PLANNING DEPARTMENT. THE DESIGN SHALL RELY ON BUT NOT LIMITED TO THE FOLLOWING ITEMS FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRINKFIELD SYSTEM.
- APPROVED "OSDF" PERMIT APPLICATION IS REQUIRED FOR ALL OSDF. PERMIT, LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.
- HECTOR CORTIZ, THE OWNER A SUBDIVIDER OF LANTANA RANCH SUBDIVISION, RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSDF ON THE LOT AS DESCRIBED ON SHEET NO. 2 OF THIS PLAN.
- EACH FORWARDED 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 PLAN SHALL BE A MINIMUM WIDTH OF 10.00 FEET AS PER THE HALLCO COUNTY MODEL SUBDIVISION RULES, BY SHOWING THIS PLAN 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 APPROVED BY THE HALLCO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR COMMERCIAL, RESIDENTIAL & MULTI-FAMILY USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR SEWER CLEARANCES SHALL BE REQUIRED UNTIL THE CITY PLAN, DRAINAGE PLAN AND OSDF 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 FLOOR REQUIREMENTS.
- IF THE PURCHASER OF A LOT REQUIRES A COMMERCIAL LOT & SUBSEQUENTLY DETERMINE THAT A LARGER WATER IS REQUIRED, THEN THE USE WILL NEED TO BE CALCULATED AND APPROPRIATE FEES OR UPGRADES MUST BE PAID TO THE CORPORATION PRIOR TO THE INITIATION OF SERVICE ON SUCH LARGER WATER. THE DEVELOPER WILL NEED TO ADVISE PURCHASERS OF THIS OBLIGATION.
- CLEARANCES FOR WATER METERS:
AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, UTILITY SEWER MUST BE CONNECTED TO A RESERVEDE WASH TO THE COUNTY PROCEEDING A FINAL CLEARANCE FOR A WATER METER. A SENIOR TAP INSPECTION SHALL BE PROVIDED FROM THE CITY SERVICE PROVIDED PRIOR TO RECEIVING A CLEARANCE FOR WATER METERS.



COUNTY OF HALLCO
CERTIFICATE OF PLAT APPROVAL
I, THE UNDERSIGNED CERTIFY THAT THIS PLAN OF LANTANA RANCH SUBDIVISION WAS REVIEWED AND APPROVED BY THE HALLCO COUNTY BOARD OF WAY DEPARTMENT ON _____ DATE _____

HALLCO COUNTY BOARD OF WAY DEPARTMENT _____ DATE _____

COUNTY OF HALLCO
CERTIFICATE OF PLAT APPROVAL
I, THE UNDERSIGNED CERTIFY THAT THIS PLAN OF LANTANA RANCH SUBDIVISION WAS REVIEWED AND APPROVED BY THE HALLCO COUNTY HEALTH DEPARTMENT ON _____ DATE _____

HALLCO COUNTY HEALTH DEPARTMENT _____ DATE _____

HALLCO COUNTY DEPARTMENT OF HIGHWAY CONSTRUCTION
CERTIFICATE OF PLAT APPROVAL
I, THE UNDERSIGNED CERTIFY THAT THIS PLAN OF LANTANA RANCH SUBDIVISION WAS REVIEWED AND APPROVED BY THE HALLCO COUNTY COMMISSIONERS COURT ON _____ DATE _____

HALLCO COUNTY COMMISSIONERS COURT _____ DATE _____

HALLCO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 212.001(A)
I, THE UNDERSIGNED CERTIFY THAT THIS PLAN OF THE LANTANA RANCH SUBDIVISION WAS REVIEWED AND APPROVED BY THE HALLCO COUNTY COMMISSIONERS COURT ON _____ DATE _____

HALLCO COUNTY JUDGE _____ DATE _____

ATTEST:
HALLCO COUNTY CLERK _____ DATE _____

COUNTY CLERK'S RECORDING CERTIFICATE
I, _____ COUNTY CLERK OF HALLCO 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 HALLCO COUNTY AT _____ O'CLOCK _____ W _____

HALLCO COUNTY CLERK _____

REVISION NOTES

NO.	SHEET	REVISION	DATE APPROVED

PRINCIPAL CONTACTS

NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: HECTOR CORTIZ	P.O. BOX 2082	MISSION, TX 75703	817-581-6300
ENGINEER: FRANCISCO FLORES	2201 NORTHGATE DRIVE	WESLACO, TX 75783	956-885-0877
SURVEYOR: JAMES L. JOHNSON	2201 NORTHGATE DRIVE	WESLACO, TX 75783	956-885-0877

DATE OF PREPARATION: DECEMBER 2007

VANGUARD ENGINEERING
2201 NORTHGATE DRIVE
WESLACO, TX 75783
(956) 975-0877

OWNER'S DECLARATION, CERTIFICATION, AND ATTESTATION
I, HECTOR CORTIZ AND VIRGINIA D. CORTIZ OWNERS OF THE 5.95 ACRE TRACT OF LAND DESCRIBED WITHIN THE PROPOSED "LANTANA RANCH SUBDIVISION", HEREBY SUBMIT THE LAND AS DEPICTED IN THIS SUBDIVISION PLAN AND DEDICATE TO PUBLIC USE THE EASEMENTS, RIGHTS AND CASCADING SHOWN HEREON.
WE CERTIFY THAT WE HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 212.001 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, THE 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 PLAN IS TRUE AND COMPLETE.

HECTOR CORTIZ DATE _____ VIRGINIA D. CORTIZ DATE _____
P.O. BOX 2082 P.O. BOX 2082
MISSION, TX 75703 MISSION, TX 75703

STATE OF TEXAS
COUNTY OF HALLCO
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED HECTOR CORTIZ AND VIRGINIA D. CORTIZ WHOSE NAMES AND IDENTIFICATION INFORMATION OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND BEING BY ME FULLY KNOWN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT THEY INCURRED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2008

NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES _____

HALLCO COUNTY DRAINAGE DISTRICT NO. 1
I, _____

HALLCO COUNTY DRAINAGE DISTRICT NO. 1
I, _____

THIS PLAN OF LANTANA RANCH 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 _____, 2008

CITY OF MISSION
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 212.001 (C) AND § 212.015 (B)
I, THE UNDERSIGNED CERTIFY THAT THIS PLAN OF THE LANTANA RANCH SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MISSION ON _____ DATE _____

MAYOR OF THE CITY OF MISSION _____ DATE _____

ATTEST:
SECRETARY OF THE CITY OF MISSION _____ DATE _____

STATE OF TEXAS
COUNTY OF HALLCO
I, _____ REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS HEREBY CERTIFY THAT THIS PLAN IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY AND UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MARKERS WERE PROPERLY PLACED UNDER MY SUPERVISION.

FRANCISCO FLORES
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 278
3800 S.W. 2000
MISSION, TEXAS 75703

STATE OF TEXAS
COUNTY OF HALLCO
I, THE UNDERSIGNED VICTOR HERRERA SANCHEZ, A LICENSED PROFESSIONAL ENGINEER, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAN.

VICTOR HERRERA SANCHEZ
LICENSED PROFESSIONAL ENGINEER NO. 90997
MECHANICAL ENGINEERING
10700 W. 10th ST.
MISSION, TX 75703
956-885-0877

SHEET 1 OF 2

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