

LANTANA RANCH SUBDIVISION

A TRACT OF LAND CONTAINING 0.50 ACRES, BEING A PART OR PORTION OF PORTION 77 AND OUT TRACT No. 7 DESCRIBED IN A DEED RECORDED IN VOLUME 2088, PAGE 584, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND ALSO BEING A PART OR PORTION OF HOMEVILLE SUBDIVISION "A", RECORDED IN VOLUME D, PAGES 23-26, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID LAND EXCEPT A 2.343 ACRES OF LAND DEDICATED TO THE STATE OF TEXAS DESCRIBED IN DOCUMENT NO. 1003461, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

NOTES AND NOTES
 4.508 ACRE TRACT OF LAND OUT OF A SOUTHWEST PORTION OF TRACT 7 IN PORTION 77 OUT OF THAT SECTION CORNER TRACT, AS DESCRIBED IN VOLUME 2088 PAGE 584 OF THE OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS AND 0.508 ACRES BEING MORE PARTICULARLY DESCRIBED BY NOTES AND NOTES AS FOLLOWS:

BEGINNING AT A ONE AND ONE-HALF (1-1/2) INCH DIAMETER IRON PIPE STAKE AT THE SOUTHWEST CORNER OF TRACT 7 OF SAID SECTION CORNER FOR THE SOUTHWEST CORNER HEREON;

THENCE NORTH 89°23'42" EAST 483.64 FEET TO A ONE-HALF (1/2) INCH DIAMETER IRON PIPE SET FOR THE NORTHWEST CORNER HEREON;

THENCE NORTH 70°23'07" EAST 47.21 FEET TO A ONE-HALF (1/2) INCH DIAMETER IRON PIPE SET FOR THE MOST NORTHEAST CORNER HEREON;

THENCE WITH A CURVE CORRECT TO THE RIGHT, HAVING A RADIUS OF 149.80 FEET A LENGTH OF 79.44 FEET, WITH A CHORD BEARING OF NORTH 77°41'21" EAST 79.44 FEET TO A ONE-HALF (1/2) INCH DIAMETER IRON PIPE FOUND AT THE NORTHEAST CORNER HEREON;

THENCE SOUTH 89°23'42" WEST 283.02 FEET TO A ONE-HALF (1/2) INCH DIAMETER IRON PIPE FOUND AT THE SOUTHEAST CORNER HEREON;

THENCE NORTH 70°23'07" WEST 79.43 FEET TO THE PLACE OF BEGINNING, CONTAINING FIVE AND SEVENTY-FIVE HUNDREDTHS (5-75/100) ACRES, MORE OR LESS.

L. FRANCISCO FLORES, HEREBY CERTIFY THAT THE LA JOYA WATER SUPPLY CORPORATION HAS APPROVED THE POTABLE WATER POTABLE WATER SUPPLY FOR THE LANTANA RANCH SUBDIVISION AND HAS APPROVED THE LA JOYA WATER SUPPLY CORPORATION IS THE HOLDER OF A CERTIFICATE OF PUBLIC CONVENIENCE AND NECESSITY ISSUED BY THE STATE OF TEXAS TO FURNISH POTABLE WATER TO AN AREA IN HIDALGO COUNTY, TEXAS THAT INCLUDES THE SUBDIVISION AND IS THEREFORE QUALIFIED 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 AND AVAILABLE FOR THIS PURPOSE UPON COMPLETION OF THE WATER FACILITIES SHOWN ON THE PLAN OF THE SUBDIVISION.

FRANCISCO FLORES - MANAGER
 LA JOYA WATER SUPPLY CORPORATION

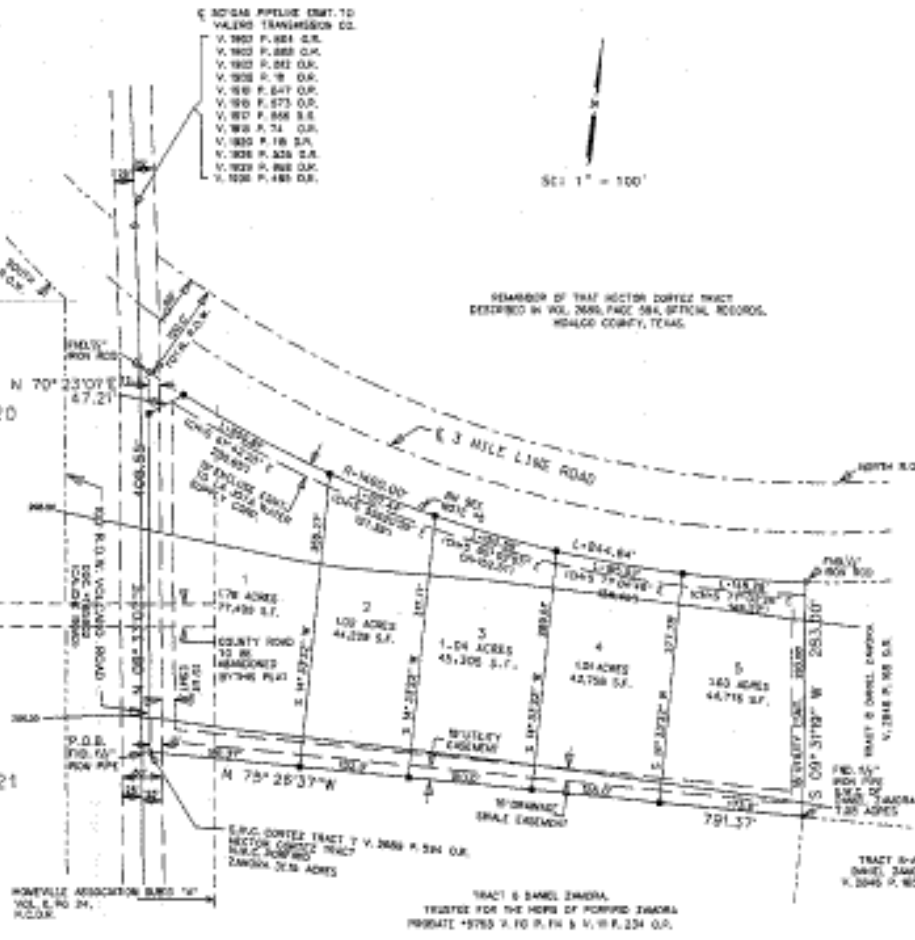
GENERAL NOTES:

- MINIMUM SETBACK SETBACK LINES ARE AS FOLLOWS:
 FRONT: 10.00 FEET
 SIDE: ON VILLANO ROAD: 20.00 FEET
 SIDE: 5.00 FEET OF EASEMENT WHEREVER IS GREATER THAN 30.00 FEET
- MINIMUM FINISH FLOOR LEVELS:
 MINIMUM FINISH FLOOR ELEVATION SHALL BE 1' ABOVE CENTERLINE OF STREET.
 10' ABOVE MINIMUM FINISH FLOOR ELEVATION SHALL BE 1' ABOVE CENTERLINE OF STREET.
 ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE. THE APPLICANT SHALL BE RESPONSIBLE TO VERIFY AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITH A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- MINIMUM 10' ROW AND SET UNLESS OTHERWISE NOTED.
- ON 1' BENCH MARK ELEVATION 2701.42, ON A 10'x10' IRON PIPE IN BASE OF POWER POLE LOCATED 470 FEET WEST AND 43.30 FEET NORTH FROM THE NORTHEAST CORNER OF LOT 5 OF SUBJECT PROPERTY OF LANTANA RANCH SUBDIVISION.
- FLOOD ZONE DESIGNATION: ZONE "C" DANGEROUS FLOOD, HAZARD 40004 OHM C MAP REVISION NOVEMBER 16, 2000
 ZONE "C" AREAS OF ANNUAL FLOODING AND DRAINAGE
 CONSTRUCTION OF RESIDENTIAL HOMES WITHIN ANY OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR FLOOD INSURANCE UNDER THE ANNUAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4012).
- DRAINAGE:
 IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THE DEVELOPMENT WILL BE REQUIRED TO EXHAUST A TOTAL OF 1,000,000 G.P.D. (1,000,000 G.P.D. = 1,000,000 G.P.D. = 1,000,000 G.P.D.) OF STORM WATER RUNOFF. DRAINAGE DETENTION IS ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPANIED BY FOLLOWING THE DRAINAGE PLAN FOR THIS DEVELOPMENT WILL BE SUBMITTED WITH DESIGNATION 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 HIDALGO COUNTY, TEXAS AND IS LOCATED WESTERLY HIDALGO COUNTY, IN TRACT 7 IN PORTION 77, OUT OF THAT SECTION CORNER TRACT, 1/2 MILE WEST OF 84th ROAD, ON THE SOUTH SIDE OF MILE 3 NORTH ROAD. THE CITY MURRAY JURISDICTION IS THE CITY OF BEATAS (POPULATION OF 1,821 - 2000 CENSUS). LANTANA RANCH SUBDIVISION LIES WITHIN THE 3 MILE EXTRAJURISDICTIONAL JURISDICTION OF CITY OF MISSION UNDER LOCAL GOVERNMENT CODE § 202.001.

- DRAINAGE DETENTION PER LOT:
 LOT 1: 0.100 ACRES - 0.1000 ACRES-FEET
 LOT 2: 0.100 ACRES - 0.1000 ACRES-FEET
 LOT 3: 0.100 ACRES - 0.1000 ACRES-FEET
 LOT 4: 0.100 ACRES - 0.1000 ACRES-FEET
 LOT 5: 0.100 ACRES - 0.1000 ACRES-FEET
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF TREES, SHRUBS, WEEDS, SHRUBS, TREES, AND OTHER PLANTING EXCEPT LOW-GROWING TREES IN WORDS ENTIRELY HIGH, GRASS, COVER, GRASS, OR FLOWERS AND OTHER ORNAMENTALS 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. ONLY ONE USE SHALL BE PERMITTED. PLANNING DEPARTMENT, HEALTH DEPARTMENT AND THE MARSHALL APPROVALS APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- DRAINAGE SWALE (EASEMENT) NOTE:
 NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE SWALE EASEMENT. EACH DRAINAGE SWALE EASEMENT SHALL BE KEPT CLEAR OF TREES, SHRUBS, WEEDS, SHRUBS, TREES, AND OTHER PLANTING EXCEPT LOW-GROWING TREES IN WORDS ENTIRELY HIGH, GRASS, COVER, GRASS, OR FLOWERS AND OTHER ORNAMENTALS 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 10' WIDE PUBLIC UTILITY AND ELECTRICAL EASEMENT ALONG THE WEST, NORTH AND SOUTH SIDES OF THE SUBDIVISION AND A 50' DRAINAGE EASEMENT RUNNING ALONG THE REAR OF EACH LOT. A SPOON DESIGN IS REQUIRED FOR ALL DRAINAGE LOCATED WITHIN A DESIGNATED FLOOD ZONE. THE DESIGN SHALL INCLUDE BUT NOT LIMITED TO THE FOLLOWING ITEMS:
 1. WORKING OF SEPTIC TANKS
 2. BACK FLOW VALVES
 3. SEPTIC TANK COVER SHALL BE MADE TO SINK
- ON-SITE SEWAGE FACILITIES (SEPTIC) NOTE:
 THIS SUBDIVISION SHALL BE RESPONSIBLE FOR PROVIDING SEWAGE FACILITIES IN ACCORDANCE WITH THE LOCAL AND HIDALGO COUNTY REGULATIONS FOR SEWAGE SYSTEMS. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN ODFP ON ALL LOTS.
- ODFP SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE DAILY. A SEPTIC TANK SHALL BE SUBMITTED FOR CONSTRUCTION USE, AND RESIDENTIALLY USE.
- EACH LOT ON THIS PLAN COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTENTIAL WATER SUPPLY.
- ODFP SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORITY DEPARTMENT.
- SOIL ANALYSIS HAS BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCEPTS MAY BE ALSO MADE BY 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.
- APPROVED "ODFP" PERMIT APPLICATION IS INCLUDED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY OF A LOT.
- THERE ARE NO WATER WELLS WITHIN 100 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.
- SECTION CORNER - THE OWNER & SUBDIVIDER OF LANTANA RANCH SUBDIVISION, RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED ODFP ON THE LOT AS DESCRIBED ON SHEET NO. 3 OF THIS PLAN.
- EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVISION 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 DESIGNATED BY THIS PLAN SHALL BE A MINIMUM WIDTH OF 10.00 FEET. THE OWNER OF THE PUBLIC UTILITY SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS FROM THE PUBLIC UTILITY PROVIDER OCCUPANCY AT CONVEYANCE.
- AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVAL BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR CONSTRUCTION. RESIDENTIAL & MULTIFAMILY USE AT THE TIME OF APPLICATION FOR CONSTRUCTION MUST TO THE ISSUANCE OF A BUILDING INSPECTION PERMIT. NO WATER OR SEWER EASEMENTS SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND ODFP PLAN ARE APPROVED AND FINISHED APPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
- FIRE HYDRANTS INSTALLED WITHIN THE CORPORATION'S DISTRIBUTION SYSTEM AND PROVIDED AT THE CONVENIENCE OF THE CORPORATION AND DO NOT IMPLY ANY RESPONSIBILITY ON THE PART OF THE CORPORATION TO MAINTAIN THE FIRE HYDRANTS.
- IF THE PURCHASER OF A LOT REQUIRES A COMMERCIAL LOT & SUBSEQUENTLY DETERMINES THAT A LARGER WATER & SEWER MAIN THAN THE ONE CALCULATED AND APPROVED, FEES BY THE UTILITY PROVIDER MUST BE PAID TO THE CORPORATION PRIOR TO THE RELEASE OF SERVICE ON SUCH LARGER MAINS. THE DEVELOPER WILL NEED TO ADVISE PURCHASERS OF THIS OBLIGATION.
- CLEARANCES FOR WATER METERS:
 ALL PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE MAIN TO THE CURB. PROVISIONS A FINAL CLEARANCE FOR A WATER METER A WATER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTRY SERVICE PROVIDED PRIOR TO RECEIVING A CLEARANCE FOR WATER METERS.



COUNTY OF HIDALGO
 CERTIFICATE OF PLAT APPROVAL
 I, THE UNDERSIGNED CERTIFY THAT THIS PLAN OF LANTANA RANCH SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY BOARD OF HEALTH DEPARTMENT ON _____, 2008.

HIDALGO COUNTY BOARD OF HEALTH DEPARTMENT
 DATE _____

COUNTY OF HIDALGO
 CERTIFICATE OF PLAT APPROVAL
 I, THE UNDERSIGNED CERTIFY THAT THIS PLAN OF LANTANA RANCH SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____, 2008.

HIDALGO COUNTY BOARD OF HEALTH DEPARTMENT
 DATE _____

HIDALGO COUNTY ASSAULT & DEPT DIRECTOR
 DATE _____

HIDALGO COUNTY
 CENTER STATE OF PLAT APPROVAL
 UNDER LOCAL GOVERNMENT CODE § 202.004(1)
 WE, THE UNDERSIGNED CERTIFY THAT THIS PLAN OF LANTANA RANCH SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____, 2008.

HIDALGO COUNTY CLERK
 DATE _____

ATTEST:
 HIDALGO COUNTY CLERK
 DATE _____

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 _____, 2008, AND WAS RECORDED IN BOOK _____ SHEET(S) _____ THE PLAT RECORDS OF HIDALGO COUNTY AT _____ O'CLOCK _____ M _____, 2008.

HIDALGO COUNTY CLERK
 DATE _____

REVISION NOTES

NO.	DATE	REVISION	DATE APPROVED

PREPARED CONTACTS

OWNER	SECTION CORNER	ADDRESS	CITY & ST	PHONE
OWNER	SECTION CORNER	P.O. BOX 2580	MISSION, TX 78201	512-581-1200
OWNER	SECTION CORNER	2201 NORTHGATE DRIVE	WESLACO, TX 78060	361-1111
OWNER	SECTION CORNER	2201 NORTHGATE DRIVE	WESLACO, TX 78060	361-1111

DATE OF PROFESSIONAL ENGINEER'S SIGNATURE

YANGUARDI ENGINEERING
 2201 NORTHGATE DRIVE
 WESLACO, TX 78060
 (956) 975-0877

STATE OF TEXAS
 COUNTY OF HIDALGO

OWNER'S DECLARATION, CERTIFICATION, AND ATTESTATION
 WE, VICTOR CORTEZ AND VIRGINIA G. CORTEZ OWNERS OF THE 0.50 ACRES TRACT OF LAND SHOWN HEREON, HEREBY PROPOSED LANTANA RANCH SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DESCRIBED IN THIS SUBDIVISION PLAN AND DEDICATE TO PUBLIC USE THE STREETS, PARK AND EASEMENTS SHOWN HEREON.
 WE CERTIFY THAT WE HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 202.002 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;
 (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.

SECTION CORNER
 P.O. BOX 2580
 WESLACO, TX 78060

DATE
 VIRGINIA G. CORTEZ
 P.O. BOX 2580
 WESLACO, TX 78060

STATE OF TEXAS
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED VICTOR CORTEZ AND VIRGINIA G. CORTEZ KNOWN TO BE THROUGH THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY ORIGINAL LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME DULY 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 _____, 2008

NOTARY PUBLIC FOR THE STATE OF TEXAS
 BY COMMISSION EXPIRES _____

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
 BY _____

CITY OF MISSION
 CERTIFICATE OF PLAT APPROVAL
 UNDER LOCAL GOVERNMENT CODE § 202.002 (1) AND § 202.004(1)
 WE, 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 _____, 2008.

DATE THIS THE _____ DAY OF _____, 2008

CITY OF MISSION
 SECRETARY OF THE CITY OF MISSION
 DATE _____

STATE OF TEXAS
 COUNTY OF HIDALGO

L. HERNANDEZ LUNA, 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 ON THE PROPERTY HEREIN UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER EVIDENCES WERE PROPERLY PLACED UNDER MY SUPERVISION.

HONORABLE LUIS GONZALEZ
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2081
 2802 3RD STREET
 WESLACO, TEXAS 78060

STATE OF TEXAS
 COUNTY OF HIDALGO

I, THE UNDERSIGNED VICTOR HUGO 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 HUGO SANCHEZ, P.E.
 LICENSED PROFESSIONAL ENGINEER NO. 5087
 2201 NORTHGATE DRIVE
 WESLACO, TX 78060
 (956) 975-0877

SHEET 1 OF 3

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