

**LA HOMA CROSSING SUBDIVISION
PHASE I**

A 12.53 ACRE TRACT OF LAND OUT OF LOTS 76, 77, 78 AND 79, BLOCK 2 AND LOT 77, BLOCK 3, LA HOMA RANCH CITRUS GROVES UNIT NO. 1, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 7, PAGE 59, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1781916, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

MANUEL CANTU, JR. MEMBER, RED ROCK REAL ESTATE DEVELOPMENT GROUP, LTD., AS OWNER OF THE 12.53 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED LA HOMA CROSSING SUBDIVISION PHASE I, HEREBY SUBDIVIDES THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK AND EASEMENTS SHOWN HEREIN.

BOUNDARY CURVE DATA

CURVE	LENGTH	RADIUS	DELTA
"A"	630.77	7,325.00'	04°33'37"
"B"	640.26	8,075.00'	04°32'35"
"C"	602.90	8,075.00'	04°16'40"
"D"	617.83	7,325.00'	04°41'01"

CURVE DATA

CURVE	LENGTH	RADIUS	DELTA
"a"	169.33	7,925.00'	01°13'27"
"b"	103.88	8,075.00'	02°44'12"
"c"	103.88	8,075.00'	02°44'13"
"d"	103.88	8,075.00'	02°44'15"
"e"	104.01	8,075.00'	02°44'17"
"f"	88.00	7,925.00'	02°38'10"
"g"	81.32	8,075.00'	02°35'54"
"h"	103.97	8,075.00'	02°44'16"
"i"	103.90	8,075.00'	02°44'14"
"j"	103.85	8,075.00'	02°44'13"
"k"	103.82	8,075.00'	02°44'12"
"l"	103.79	8,075.00'	02°44'11"
"m"	103.83	8,075.00'	02°44'11"

AREA DATA TABLE

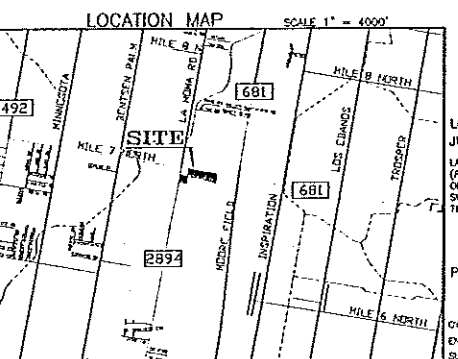
LOT	AREA (S.F.)	AC.
1	31,135.19	0.715
2	31,072.65	0.713
3	31,065.44	0.712
4	29,938.95	0.710
5	30,873.33	0.709
6	32,303.46	0.742
7	32,412.78	0.744
8	30,851.56	0.708
9	30,903.17	0.709
10	30,944.72	0.710
11	62,007.68	1.424
12-13	41,850.00	0.951

LINE DATA TABLE

DATA	BEARING	LENGTH
L1	S 81°56'26" E	38.32'
L2	S 31°09'40" E	32.57'
L3	N 55°58'38" E	35.31'

- FLAT NOTES AND RESTRICTIONS:**
- FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION ZONE "C" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN. COMMUNITY-PANEL NO. 480334 0229 D. COMMUNITY-PANEL NO. 480334 0225 D. MAP DATED: JUNE 8, 2000.
 - SETBACKS: FRONT 50.00 FEET, REAR 35.00 FEET, SIDE 8.00 FEET. OR EASEMENT WHICHEVER IS GREATER IN ALL CASES.
 - THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
 - MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY FIVE 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.
 - BENCHMARK NOTE: THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS. BENCHMARK NO. 1 8155-17823 LOCATED ON A COITON PICKER SPINDLE FOUND ON THE NORTHWEST CORNER OF THE PROP. SUBDIVISION N.A.V.D. 89 DATUM.
 - DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 32,105.77 CUBIC FEET (0.52 ACRES FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: SEE DRAINAGE REPORT ON SHEET NO. 2.
 - MANUEL CANTU, JR. MEMBER, RED ROCK REAL ESTATE DEVELOPMENT GROUP, LTD., THE OWNER & SUBDIVIDER OF LA HOMA CROSSING SUBDIVISION PHASE I, HEREBY WARRANTS AND GUARANTEES THAT HE RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSES OF INSTALLING AN APPROVED GSSP ON THE LOT AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.
 - LEGEND: * - DENOTES 1/2" x 24" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.

- ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH THE HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS. A GSSP SYSTEM IS BEING DEVELOPED FOR DISPOSAL OF COMMERCIAL SEWAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR MULTIFAMILY USE.
- EACH LOT ON THIS PLAT COMPLETES WITH THE MINIMUM 21,700 SQUARE FEET LOT WITH POTABLE WATER SERVICE.
- GSSP SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
- SOIL ANALYSIS HAS BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCEPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE SOIL EVALUATOR (LICENSE NO. - 0512153) HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ADDITIVE DRAINFIELD SYSTEM.
- APPROVED "GSSP" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS FRAG TO OCCUPYING A LOT.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, TREES, AND OTHER PLANTINGS (EXCEPT LAW, LESS THAN 18" ABOVE MULTIPLE HEIGHT, GRASS, COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION AND MAINTENANCE OF THE EASEMENT.
- EACH PURCHASE 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 INDIVIDUAL UTILITY EASEMENT SCHEDULES BY SHOWING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
- AN OFF-STREET PARKING LOT SITE-PLAN AND DRAINAGE PLAN APPROVAL BY THE HIDALGO COUNTY PLANNING DEPARTMENT AND THE OFFICE OF ENVIRONMENTAL CONSUMER SHALL BE REQUIRED ON 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 GIVEN UNTIL THE SITE PLAN, DRAINAGE PLAN AND GSSP PLAN ARE APPROVED, AND CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.
- ALL LOTS SHALL BE FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL. ALL LOTS ARE FOR NON-RESIDENTIAL USE. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS. APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, HEALTH DEPARTMENT, THE OFFICE OF ENVIRONMENTAL CONSUMER AND FIRE MARSHAL ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
- ALL LOTS IN LA HOMA CROSSING SUBDIVISION PHASE I ARE HEREBY GRANTED A "DRAINAGE SHALE EASEMENT" WITH RESPECT TO SURFACE WATER RUN-OFF FROM ALL LOTS IN LA HOMA CROSSING SUBDIVISION PHASE I TO THE AREA DEPICTED ON THE SUBDIVISION PHASE I PLAT AS THE "DRAINAGE SHALE AREAS". LOT OWNERS OF LA HOMA CROSSING SUBDIVISION PHASE I, THEIR ASSIGNS AND ANY SUBSEQUENT OWNER OF THE REAL PROPERTY DESCRIBED ON THE SUBDIVISION PHASE I PLAT ARE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE SHALES. THE COUNTY OF HIDALGO, TEXAS (COUNTY), AND THE HIDALGO COUNTY DRAINAGE DISTRICT NUMBER 1 (DRAINAGE DISTRICT) MAY ENFORCE THIS PLAT NOTE BY INJUNCTION OR ANY OTHER REMEDY PROVIDED BY LAW. AND THE COUNTY AND / OR THE DRAINAGE DISTRICT ARE ALSO ENTITLED TO RECOVER ALL ENFORCEMENT COSTS AND / OR MAINTENANCE COSTS FROM THE LOT OWNERS IN VIOLATION. IN THE EVENT THE DRAINAGE SHALES DEPICTED ON THE SUBDIVISION PHASE I PLAT ARE NO LONGER NECESSARY FOR DRAINAGE OF THE LOTS COMPRISING LA HOMA CROSSING SUBDIVISION PHASE I BECAUSE OF AN ALTERNATE DRAINAGE SYSTEM, CONSTRUCTED AND MAINTAINED BY A POLITICAL SUBDIVISION PHASE I IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL LAWS AND REGULATIONS, IS FULLY OPERATIONAL AND ACTUALLY SERVING ALL THE LOTS IN LA HOMA CROSSING SUBDIVISION PHASE I, THE COUNTY AND DRAINAGE DISTRICT ARE HEREBY GRANTED THE RIGHT AND THE AUTHORITY (AND EACH LOT OWNER BY THE ACCEPTANCE OF A DEED TO LOT IN LA HOMA CROSSING SUBDIVISION PHASE I ACKNOWLEDGES AND AGREES THAT THE COUNTY AND THE DRAINAGE DISTRICT HAS THE RIGHT AND AUTHORITY) TO REVOKE THE DRAINAGE EASEMENT DEDICATED BY THIS PLAT AND TO REVOKE THIS PLAT NOTE, BY AND INSTRUMENT IN WRITING RECORDED IN THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
LA HOMA CROSSING SUBDIVISION PHASE I, IS LOCATED IN WEST HIDALGO COUNTY ON THE SOUTH SIDE OF MILE 7 NORTH ROAD (F.M. 2221), AND EAST SIDE OF LA HOMA ROAD, THE CITY NEARBY MUNICIPALITY IS THE CITY OF MISSION, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE STATE OF TEXAS (POPULATION 77,053). LA HOMA CROSSING SUBDIVISION PHASE I LIES APPROXIMATELY 4 MILES FROM THE CITY LIMITS AND IS WITHIN THE CITY'S 5-MILE EXTRA TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 212.001. IT LIES IN PRECINCT NO. 1.

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
MANUEL CANTU, JR. MEMBER, RED ROCK REAL ESTATE DEVELOPMENT GROUP, LTD.	810 W. FERGLSON PHARR, TX 77577	PHARR, TX 77577	(955)221-8160	682-3302
OWNER: ALFONSO QUINTANILLA	124 E. STUBBS	HOUSTON, TX 77053	(281)381-6462	331-6527
DESIGNER: ALFONSO QUINTANILLA	124 E. STUBBS	HOUSTON, TX 77053	(281)381-6462	331-6527

17.- ANY PROPOSED DRIVEWAY/ENTRANCE CONSTRUCTION WITHIN OR ALONG THE RIGHT-OF-WAYS SHALL CONFORM TO THE TUDOT ACCESS MANAGEMENT MANUAL. DRIVEWAY PERMIT SHALL BE REQUIRED AND SHOULD BE APPROVED IN WRITING PRIOR TO COMMENCEMENT OF CONSTRUCTION.

18.- NO INDIVIDUAL LOT ACCESS SHALL BE ALLOWED FOR LOTS 1 THROUGH 13. A 24.00 FOOT DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED BY DEVELOPER ON LOT 1 TO PROVIDE ACCESS AND EXPRESS TO LOTS 1 THROUGH 4 FROM F.M. 2221 (MILE 7 NORTH ROAD). A 18.00 FOOT DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED TO THE EXISTING 30.00 FOOT DRIVEWAYS ON LOT 11 TO PROVIDE ACCESS AND EXPRESS TO LOTS 7 THROUGH 11 FROM F.M. 2221 (MILE 7 NORTH ROAD). ANOTHER 18.00 FOOT DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED TO THE EXISTING 30.00 FOOT DRIVEWAYS ON LOT 12 TO PROVIDE ACCESS AND EXPRESS TO LOTS 11 THROUGH 12 FROM F.M. 2221 (LA HOMA ROAD).

19.- CROSS-HATCHED AREA IS TEMPORARY EASEMENT FOR TURN-AROUND LANE. STREET IS EXTENDED TO THE SOUTH IN A RECORDED PLAT. SAID TEMPORARY EASEMENT SHALL BE AUTOMATICALLY ADVANCED UPON THE CONSTRUCTION OF A DEDICATED STREET TO THE SOUTH.

20.- DEVELOPER MUST FIVE ALL 25.00' ACCESS EASEMENTS PRIOR TO RECORDING OR ISSUING ANY BUILDING PERMITS. THE MAINTENANCE OF THE SAID ACCESS EASEMENT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

21.- 5.0' SIDEWALKS ARE REQUIRED AT PERMIT STAGE ALONG MILE 7 NORTH ROAD (F.M. 2221) AND LA HOMA ROAD (F.M. 2294).

22.- A 6.0 FOOT DRAINAGE DITCH BUFFER SHALL BE REQUIRED OF THE COMMERCIAL DEVELOPER AND/OR OPERATOR IF ADJACENT TO RESIDENTIALLY USED PROPERTIES.

23.- DRAINAGE SHALE EASEMENTS NOTE: NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE SHALE EASEMENT. EACH DRAINAGE SHALE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE DRAINAGE SHALE EASEMENT. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SHALE.

24.- THE CITY OF MISSION SHALL APPROVE A SITE PLAN (WHICH SHALL HOLD EMPHASIS TO BUT NOT BE LIMITED TO ACCESSIBILITY TO MILE 7 NORTH ROAD, CROSS ACCESS EASEMENTS TO ADJOIN OTHER NON RESIDENTIAL DEVELOPMENT, FENCE BUFFERING, FIRE HYDRANTS AND PAVED FIVE LANES) PRIOR TO ISSUANCE OF A BUILDING PERMIT.

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.

ALFONSO QUINTANILLA
R.P.L.S. NO. 4856
DATE: 7-1-09

HIDALGO COUNTY RIGHT OF WAY DIRECTOR

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF LA HOMA CROSSING SUBDIVISION PHASE I HAS BEEN REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON _____ DATE _____

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF LA HOMA CROSSING SUBDIVISION PHASE I HAS BEEN REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____ DATE _____

ENVIRONMENTAL HEALTH DIVISION MANAGER

DATE _____

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

CONSULTING ENGINEERS
124 E. STUBBS ST.
HOUSTON, TEXAS 77053
REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-09

LAND SURVEYORS
PHONE 956-381-6460
FAX 956-381-0527
OFFICE@QHENGINEERS.COM

STATE OF TEXAS
COUNTY OF HIDALGO
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 232.028(a)

WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF LA HOMA CROSSING SUBDIVISION PHASE I, WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____ DATE _____

Hidalgo County Judge _____ Date _____
Hidalgo County Clerk _____ Date _____

SECRETARY _____ **DATE** _____

STATE OF TEXAS
COUNTY OF HIDALGO
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.

ALFONSO QUINTANILLA
R.P.L.S. NO. 4856
DATE: 7-1-09

CITY OF MISSION
CERTIFICATE OF APPROVAL

UNDER LOCAL GOVERNMENT CODE § 212.001(B) WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF LA HOMA CROSSING SUBDIVISION PHASE I WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MISSION.

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

THIS PLAT OF LA HOMA CROSSING SUBDIVISION PHASE I HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF MISSION, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

CHAIRMAN PLANNING COMMISSION _____ DATE _____

REVISION NOTES

No.	Start	REVISION	Date	Approved

SHEET NO. 1
OF 2 SHEETS

PREPARED BY	DATE PREPARED	CHECKED BY	DATE CHECKED

FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUARDADO, JR.
HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY