



THE STATE OF TEXAS TRACT (A 0.740 ACRES TRACT OUT OF LOTS 75, 77 AND 78, BLOCK 2, AND OUT OF LOT 77, BLOCK 3, LA HOMA RANCH CITRUS GROVES UNIT NO. 1, ACCORDING TO WARRANTY DEED RECORDED UNDER DOC. NO. 2258751, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS)

LA HOMA CROSSING SUBDIVISION PHASE I

A 12.53 ACRE TRACT OF LAND OUT OF LOTS 75, 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.

I, AS OWNER OF THE 12.53 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED LA HOMA CROSSING SUBDIVISION PHASE I, HEREBY DEDICATE TO THE PUBLIC THE STREETS, PARKS, AND EASEMENTS SHOWN HEREON.

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

- (A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- (B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
- (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

10/31/12

MANUEL CANTU, JR. MEMBER
RED ROCK REAL ESTATE
DEVELOPMENT GROUP, LTD.
810 W. FERGUSON
FARMER, TEXAS 78577
PH: (956) 821-8180
FAX: (956) 821-3302

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared
MANUEL CANTU, JR. MEMBER,
RED ROCK REAL ESTATE
DEVELOPMENT GROUP, LTD.,
proved to me through his Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 31st day of October, 2012.

10/31/12

MANUEL CANTU, JR. MEMBER
RED ROCK REAL ESTATE
DEVELOPMENT GROUP, LTD.
810 W. FERGUSON
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Given under my hand and seal of office this 31st day of October, 2012.

LELA A. QUINTANILLA
Notary Public, State of Texas
My Commission Expires
July 23, 2014

Lela Quintanilla - Notary Public

BOUNDARY CURVE DATA

CURVE	LENGTH	RADIUS	DELTA
"A"	630.77	7,925.00	0°43'37"
"B"	840.28	8,075.00	0°43'35"
"C"	602.90	8,075.00	0°41'40"
"D"	647.83	7,925.00	0°41'01"

CURVE DATA

CURVE	LENGTH	RADIUS	DELTA
"a"	169.33	7,925.00	0°11'32"
"b"	103.84	7,925.00	0°45'03"
"c"	103.89	7,925.00	0°45'04"
"d"	103.99	7,925.00	0°45'06"
"e"	83.00	7,925.00	0°35'10"
"f"	84.32	8,075.00	0°35'54"
"g"	103.97	8,075.00	0°44'16"
"h"	103.99	8,075.00	0°44'14"
"i"	103.85	8,075.00	0°44'13"
"j"	103.82	8,075.00	0°44'12"
"k"	103.79	8,075.00	0°44'11"
"l"	103.80	8,075.00	0°44'11"

CURVE DATA

CURVE	LENGTH	RADIUS	DELTA
"m"	103.83	8,075.00	0°44'12"
"n"	103.83	8,075.00	0°44'13"
"o"	103.93	8,075.00	0°44'15"
"p"	104.01	8,075.00	0°44'17"
"q"	83.45	8,075.00	0°35'52"
"r"	26.87	7,925.00	0°11'59"
"s"	50.14	7,925.00	0°21'45"
"t"	110.22	7,925.00	0°47'49"
"u"	103.93	7,925.00	0°45'05"
"v"	103.87	7,925.00	0°45'03"
"w"	103.83	7,925.00	0°45'02"
"x"	148.96	7,925.00	0°10'37"

AREA DATA TABLE

LOT	AREA (S.F.)	AC.
1	31,139.19	0.715
2	31,072.85	0.713
3	31,006.44	0.712
4	30,239.25	0.710
5	30,873.33	0.709
6	32,308.46	0.742
7	32,412.78	0.744
8	30,861.55	0.708
9	30,903.17	0.709
10	30,944.72	0.710
11	62,027.68	1.424
12-13	41,850.00	0.951

LINE DATA TABLE

DATA	BEARING	LENGTH
L1	S 81°58'26" E	38.32
L2	S 34°05'40" E	32.57
L3	N 55°58'38" E	35.31

9. ON-SITE SEWAGE FACILITIES (OSSF) NOTE:
THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH THE CITY OF MISSION REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVISION IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS. A SEPARATE DESIGN SHALL BE SUBMITTED FOR MAINTENANCE USE.

10. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT, EXCEPT AS SHOWN ON THE PLAT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BARRIERS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW GROWING PERENNIALS, NATIVE PLANTS, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION AND MAINTENANCE OF THE EASEMENT.

11. EACH PURCHASE 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.

12. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS SHOWN ON THE PLAT. THE CITY OF MISSION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE CITY OF MISSION PLANNING DEPARTMENT. THE CITY OF MISSION (LICENSE NO. - 0512255) HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ASSOCIATED DRAINFIELD SYSTEM.

13. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING AN INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY OF A LOT.

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

18. NO INDIVIDUAL LOT ACCESS WILL BE ALLOWED FOR LOTS 1 THROUGH 13, A 24.00 FOOT DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED BY DEVELOPER ON LOT 1 TO PROVIDE INGRESS AND EGRESS TO LOTS 1 THROUGH 8 FROM F.M. 2221 (MILE 7 NORTH ROAD). A 15.00 FOOT DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED TO THE DISTINGUISH 30.00 FOOT DRIVEWAYS ON LOT 11 TO PROVIDE INGRESS AND EGRESS TO LOTS 7 THROUGH 11 FROM F.M. 2221 (MILE 7 NORTH ROAD) AND OTHER 15.00 FOOT DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED TO THE DISTINGUISH 30.00 FOOT DRIVEWAYS ON LOT 12 TO PROVIDE INGRESS AND EGRESS TO LOTS 12 THROUGH 13 FROM F.M. 2221 (LA HOMA ROAD).

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

20. DEVELOPER MUST PAVE ALL 25.00' ACCESS EASEMENTS PRIOR TO RECORDING OR ISSUING ANY BUILDING PERMITS. THE MAINTENANCE OF THE PAVED 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. 2284).

22. A 6.0' FOOT GRADE FENCE BUFFER SHALL BE REQUIRED OF THE COMMERCIAL DEVELOPER AND/OR OPERATOR IF ADJACENT TO RESIDENTIALLY USED PROPERTIES.

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

24. THE COUNTY OF HIDALGO SHALL APPROVE A SITE PLAN (WHICH SHALL INCLUDE EUPHUSIES TO BUT NOT BE LIMITED TO ACCESSORY DRIVEWAYS, CROSS ACCESS EASEMENTS TO ADJOINING OTHER NON-RESIDENTIAL DEVELOPMENT, FENCE BUFFERS, FIRE HYDRANTS AND PAVED FIRE LANES) PRIOR TO ISSUANCE OF A BUILDING PERMIT.

PLAT NOTES AND RESTRICTIONS:

1. FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION ZONE "X"
AREAS DETERMINED TO BE OUTSIDE 50-YEAR FLOODPLAIN

2. SETBACKS:
FRONT 50.00 FEET
REAR 35.00 FEET
SIDE 6.00 FEET
OR EASEMENT WHICHEVER IS GREATER IN ALL CASES

3. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.

4. 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 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.

5. BENCHMARK NOTE:
THE FOLLOWING BENCHMARK IS LOCATED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING DRAWING: BENCHMARK NO. 1, ELEVATION 1176.20 LOCATED ON A COTTON PICKER SPINDLE FOUND ON THE NORTHWEST CORNER OF THE PROP. SUBDIVISION, N.A.V.S. 83 DATUM.

6. DRAINAGE:
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 38,162.77 CUBIC FEET (0.87 ACRE 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.

7. MANUEL CANTU, JR. MEMBER, RED ROCK REAL ESTATE DEVELOPMENT GROUP, LTD., THE OWNER & SUBDIVIDER OF LA HOMA CROSSING SUBDIVISION PHASE I, HEREBY DEDICATES TO THE PUBLIC THE STREETS, PARKS, AND EASEMENTS SHOWN HEREON.

8. LEGEND - 1/2" X 24" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.

SCALE: 1" = 100'

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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 (F.M. 2284). THE ONLY HEAVY MANUFACTURE IS THE CITY OF MISSION, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF MISSION (POPULATION 72,055). 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 PREDECT NO. 3.

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
MANUEL CANTU, JR. MEMBER, RED ROCK REAL ESTATE DEVELOPMENT GROUP, LTD.	810 W. FERGUSON	FARMER, TX 78577	(956)821-8180	821-3302
OWNER: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78532	(956)321-4450	321-6237
SURVEYOR: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78532	(956)321-4450	321-6237

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

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

HIDALGO COUNTY RIGHT OF WAY DIRECTOR _____ DATE _____

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LA HOMA CROSSING SUBDIVISION PHASE I WAS 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.
EDINBURG, TEXAS 78539
REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00

LAND SURVEYORS
PHONE 956-381-6480
FAX 956-381-0527
OFFICE@QHAENGINEERING.COM

CITY OF MISSION CERTIFICATE OF APPROVAL

UNDER LOCAL GOVERNMENT CODE 212.001(B) I, 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.

ALFONSO QUINTANILLA
R.P.L.S. No. 4858
DATE 4-12-12

CITY OF MISSION CERTIFICATE OF APPROVAL

UNDER LOCAL GOVERNMENT CODE 212.001(B) I, 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.

ALFONSO QUINTANILLA
R.P.L.S. No. 4858
DATE 4-12-12

CITY OF MISSION CERTIFICATE OF APPROVAL

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ALFONSO QUINTANILLA
R.P.L.S. No. 4858
DATE 4-12-12

REVISION NOTES

No.	Sheet	REVISION	Date	Approved

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 232.028(c)

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 _____

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 232.028(c)

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 _____

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 232.028(c)

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Hidalgo County Judge _____ DATE _____

Hidalgo County Clerk _____ DATE _____

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Hidalgo County Judge _____ DATE _____

Hidalgo County Clerk _____ DATE _____

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Hidalgo County Judge _____ DATE _____

Hidalgo County Clerk _____ DATE _____

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 232.028(c)

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Hidalgo County Judge _____ DATE _____

Hidalgo County Clerk _____ DATE _____

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 23