



# HIDALGO COUNTY PLANNING DEPARTMENT

1304 SOUTH 25<sup>TH</sup> STREET  
EDINBURG TEXAS 78539  
Tel. 956-318-2840 Fax. 956-318-2844

Raul E. Sesin, P.E., CFM  
Planning Administrator

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 02-18-2014

PROPOSED LA HOMA CROSSING PHASE 2 SUBDIVISION, PRECINCT No. 3.

ENGINEER FIRM: QUINTANILLA, HEADLEY & ASSOCIATES DEVELOPER: MANUEL CANTU, JR.

PRELIMINARY APPROVAL  FINAL APPROVAL  FINAL APPROVAL WITH FINANCIAL GUARANTEE  WITH VARIANCE

NUMBER OF LOTS:  \*SINGLE FAMILY  \*MULTI-FAMILY 9  COMMERCIAL  INSTITUTIONAL

East side of La Homa Rd (FM 2894) approximately 200 feet South of Mile 7 North

LOCATION DESCRIPTION: Road

SUBDIVISION LIES WITHIN THE:  ETJ of Mission and was approved by the P & Z and City Commission of said City

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 09-06-13 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: Drainage will be accomplished by onsite detention pond constructed on each lot as part of the site plan permit application.

ROAD R.O.W. DEDICATION: 20 feet on La Homa Road

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 01-29-14 By, Victor Gallardo Pct 3 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 01-29-14 By, Elizardo Ramos, Environmental Health Division Manager

SEWER SYSTEM:  OSSF & SOIL ANALYSIS WERE CONDUCTED BY: Jose Angel Gonzalez  
 OSSF WILL BE INSTALLED AT BUILDING PERMIT STAGE

WATER SERVICE PROVIDER: Sharyland Water Supply Corp LINE SIZE: 6" LOCATION: La Homa Road

H.C.O.E.C. PRELIMINARY APPROVAL DATE: 01-29-2014 : By Martin Ramirez, Environmental Compliance Coordinator

**SMALL CONSTRUCTION**

*The applicant has submitted the required small construction site notice as per Part II, Section E of the TPDES General Permit for Construction Activities (TXR150000) along with a copy of the Erosion Control Plan for the proposed project.*

REQUEST FOR FINAL APPROVAL WITH:  **Cash Deposit:** Amount: \$ \_\_\_\_\_ For:  OSSF(S)  PAVING  DRAINAGE  STREET SIGNS

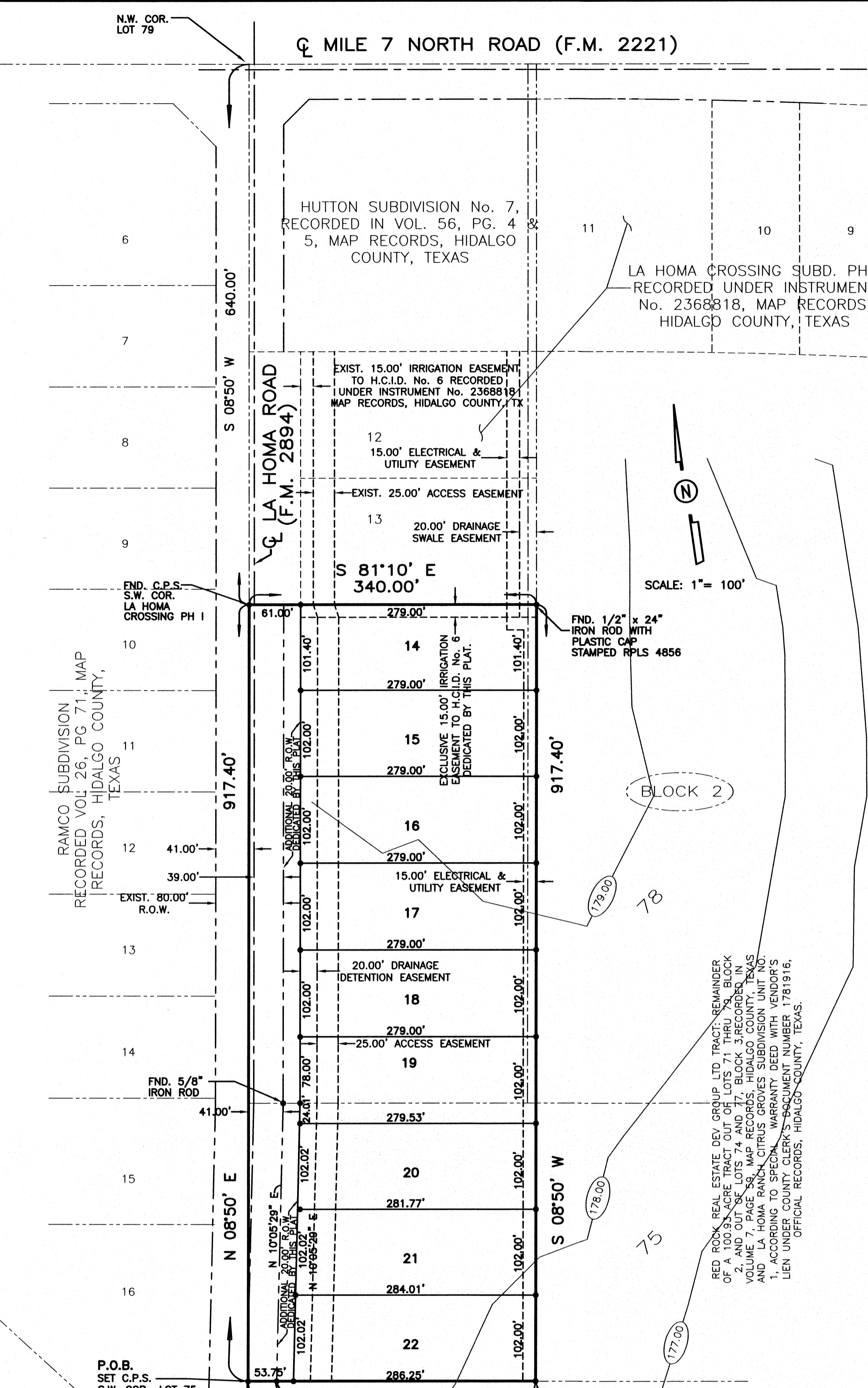
**A Letter of Credit** Financial Institution: \_\_\_\_\_ L.O.C No. \_\_\_\_\_

Amount: \$ \_\_\_\_\_ For:  OSSF(S)  PAVING  DRAINAGE  STREET SIGNS

PRELIMINARY APPROVAL FROM  
THE HIDALGO COUNTY ADVISORY BOARD ON: \_\_\_\_\_

STAFF RECOMMENDS:  **Preliminary Approval** subject comments and future recommendations by planning and other Departments and the approval of the City of Mission.  
 **Final Approval** subject to recommendations other departments  
 **Final Approval** with financial guarantee.

*This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules, Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.*



**PLAT NOTES AND RESTRICTIONS:**

- FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "X" AREAS DETERMINED TO BE OUTSIDE 100-YEAR FLOODPLAIN COMMUNITY-PANEL No. 480334 0280 D MAP DATED: JUNE 6, 2000
- SETBACKS: FRONT 50.00 FEET, REAR 35.00 FEET, SIDE 6.00 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 FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE 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 PRE AND POST CONSTRUCTION FINISHED 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 ELEV. = LOCATED ON A COTTON PICKER SPINDLE FOUND ON THE NORTHWEST CORNER OF THE PROP. SUBDIVISION. N.A.V.D. 88 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 19,250.09 CUBIC FEET (0.45 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.3.
- MANUEL CANTU, JR. MEMBER, RED ROCK REAL ESTATE DEVELOPMENT GROUP, LTD. THE OWNER & SUBDIVIDER OF SUBDIVISION PHASE II RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSES OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET No. 2 OF THIS PLAT.
- LEGEND: -- DENOTES 1/2"x24" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE:
  - OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF COMMERCIAL SEWAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR MULTIFAMILY USE.
  - EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
  - OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
  - SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE SOIL EVALUATOR (LICENSE No. - 0312294) HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.
  - APPROVED OSSF PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.
  - 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 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) WHICH WOULD INTERFERE WITH THE OPERATIONS 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 HIDALGO COUNTY MODEL SUBDIVISION RULES BY SIGNING 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 AND DRAINAGE PLAN APPROVAL BY THE HIDALGO COUNTY PLANNING DEPARTMENT AND THE OFFICE OF ENVIRONMENTAL COMPLIANCE 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 ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSSF 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 NONRESIDENTIAL 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 COMPLIANCE AND FIRE MARSHALL ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
  - ANY PROPOSED DRIVEWAY/ENTRANCE CONSTRUCTION WITHIN OR ALONG TxDOT RIGHT-OF-WAYS SHALL CONFORM TO THE TxDOT ACCESS MANAGEMENT MANUAL. DRIVEWAY PERMIT SHALL BE REQUIRED AND SHOULD BE APPROVED IN WRITING PRIOR TO COMMENCEMENT OF CONSTRUCTION.
  - NO INDIVIDUAL LOT ACCESS WILL BE ALLOWED FOR LOTS 14 THROUGH 22. A 24.00 FOOT DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED BY DEVELOPER ON LOT 15 & 16 AND 19 & 20 TO PROVIDE INGRESS AND EGRESS TO LOTS 14 THROUGH 22 FROM F.M. 2894 (LA HOMA ROAD).
  - 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 EACH PROPERTY OWNER.
  - 5.0' SIDEWALKS ARE REQUIRED AT BUILDING PERMIT STAGE ALONG LA HOMA ROAD (F.M. 2894).
  - A 6.0 FOOT OPAQUE FENCE BUFFER SHALL BE REQUIRED OF THE COMMERCIAL DEVELOPER AND/OR OPERATOR IF ADJACENT TO RESIDENTIALLY USED PROPERTIES.
  - THE REVIEWING AUTHORITY SHALL APPROVE A SITE PLAN (WHICH SHALL INCLUDE EMPHASIS TO BUT NOT BE LIMITED TO ACCESSIBILITY TO LA HOMA ROAD, CROSS ACCESS EASEMENTS TO ADJOINER NON RESIDENTIAL DEVELOPMENT, FENCE BUFFERING, FIRE HYDRANTS AND PAVED FIRE LANES) PRIOR TO ISSUANCE OF A BUILDING PERMIT.

**SUBDIVISION PLAT OF:**  
**LA HOMA CROSSING SUBDIVISION**  
**PHASE II**

A 7.16 ACRE TRACT OF LAND OUT OF LOTS 75, 78 AND 79, BLOCK 2, LA HOMA RANCH CITRUS GROVES UNIT No.1, 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.

**METES AND BOUNDS**

A 7.16 ACRE TRACT OF LAND OUT OF LOTS 75, 78 AND 79, BLOCK 2, LA HOMA RANCH CITRUS GROVES UNIT No.1, 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, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A COTTON PICKER SPINDLE SET WITHIN THE RIGHT OF WAY OF LA HOMA ROAD (F.M. 2894) FOR THE SOUTHWEST CORNER OF LOT 75 AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; N 08°50' E, ALONG THE WEST LINE OF LOTS 75 AND 79 AND WITHIN THE RIGHT OF WAY OF LA HOMA ROAD (F.M. 2894), A DISTANCE OF 917.40 FEET TO A COTTON PICKER SPINDLE FOUND FOR THE SOUTHWEST CORNER OF LA HOMA CROSSING SUBDIVISION PHASE I (RECORDED IN INSTRUMENT NUMBER 2368818, MAP RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE; S 81°10' E, ALONG THE SOUTH LINE OF LA HOMA CROSSING SUBDIVISION PHASE I, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND AT 41.00 FEET FOR THE EAST RIGHT OF WAY LINE OF LA HOMA ROAD (F.M. 2894), A TOTAL DISTANCE OF 340.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR THE MOST EASTERLY SOUTHWEST CORNER OF LA HOMA CROSSING SUBDIVISION PHASE I AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE; S 08°50' W, A DISTANCE OF 917.40 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE SOUTH LINE OF LOT 75 FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; N 81°10' W, ALONG THE SOUTH LINE OF LOT 75, PASSING AT 306.25 FEET A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE EAST RIGHT OF WAY LINE OF LA HOMA ROAD (F.M. 2894), A TOTAL DISTANCE OF 340.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.16 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH HUTTON SUBDIVISION, RECORDED IN VOLUME 56, PAGES 4 AND 5, MAP RECORDS, HIDALGO COUNTY, TEXAS.

**STATE OF TEXAS**  
**COUNTY OF HIDALGO**

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*  
ALFONSO QUINTANILLA  
R.P.L.S. No. 4856  
8-20-13  
DATE

**COUNTY OF HIDALGO**  
**STATE OF TEXAS**

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

*Alfonso Quintanilla*  
ALFONSO QUINTANILLA  
P.E. No. 95534  
9-30-13  
DATE

**CITY OF MISSION**  
**CERTIFICATE OF APPROVAL**

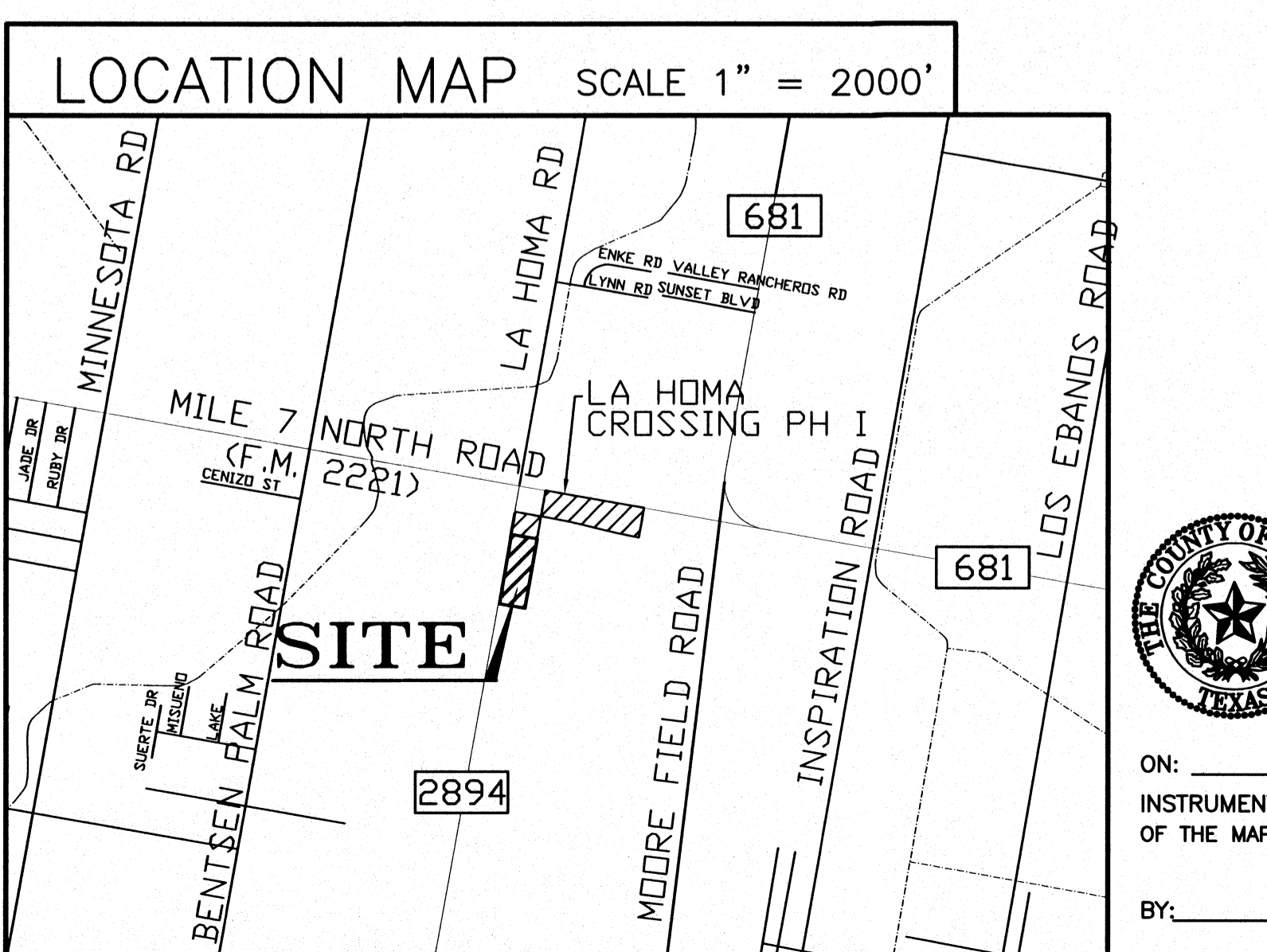
UNDER LOCAL GOVERNMENT CODE 212.015(B) WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LA HOMA CROSSING SUBDIVISION PHASE II WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MISSION.

MAYOR OF THE CITY OF MISSION \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST: \_\_\_\_\_ DATE \_\_\_\_\_  
CITY SECRETARY

THIS PLAT OF LA HOMA CROSSING SUBDIVISION PHASE II 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 \_\_\_\_\_



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

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

BY: \_\_\_\_\_ DEPUTY

**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@QHENGINEERING.COM

**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 7.16 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED LA HOMA CROSSING SUBDIVISION PHASE II, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.

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

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

\_\_\_\_\_  
RED ROCK REAL ESTATE DEVELOPMENT GROUP, LTD.  
MANUEL CANTU, JR. MEMBER  
810 W. FERGUSON  
PHARR, TEXAS 78577  
PH. (956) 821-8180  
FAX (956) 682-3302

DATE \_\_\_\_\_

**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 purpose and consideration thereby expressed.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

LILIA A. QUINTANILLA-- NOTARY PUBLIC

THIS PLAN IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 SUBJECT TO THE CONDITION THAT IF IRRIGATION FROM THE SAID DISTRICT IS DESIRED TO THE INDIVIDUAL LOTS IS SAID SUBDIVISION, PROVISION SHALL BE MADE FOR APPROPRIATE EASEMENT FOR THE INSTALLATION OF NECESSARY IRRIGATION FACILITIES TO SUCH LOT FROM INDIVIDUAL LOTS IN SAID SUBDIVISION. PROVISION SHALL BE MADE APPROPRIATE EASEMENT FOR THE INSTALLATION OF NECESSARY IRRIGATION FACILITIES TO SUCH LOTS FROM THE CLOSEST WATER DISTRICT DELIVERY POINT AND IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY TO INSTALL SUCH NECESSARY FACILITIES.

\_\_\_\_\_  
PRESIDENT  
DATE \_\_\_\_\_

\_\_\_\_\_  
SECRETARY  
DATE \_\_\_\_\_

\_\_\_\_\_  
HIDALGO COUNTY JUDGE  
DATE \_\_\_\_\_

\_\_\_\_\_  
HIDALGO COUNTY CLERK  
DATE \_\_\_\_\_

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE LA HOMA CROSSING SUBDIVISION PHASE II, WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
HIDALGO COUNTY JUDGE  
DATE \_\_\_\_\_

\_\_\_\_\_  
HIDALGO COUNTY CLERK  
DATE \_\_\_\_\_

**HIDALGO COUNTY**  
**CERTIFICATE OF PLAT APPROVAL**

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LA HOMA CROSSING SUBDIVISION PHASE II WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_.

\_\_\_\_\_  
HIDALGO COUNTY HEALTH DEPARTMENT MANAGER  
DATE \_\_\_\_\_

**HIDALGO COUNTY**  
**CERTIFICATE OF PLAT APPROVAL**

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LA HOMA CROSSING SUBDIVISION PHASE II WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON \_\_\_\_\_.

\_\_\_\_\_  
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 II WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON \_\_\_\_\_.

\_\_\_\_\_  
HIDALGO COUNTY RIGHT OF WAY DIRECTOR  
DATE \_\_\_\_\_

**NOTE:**  
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE NO. 49.211(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.

\_\_\_\_\_  
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

**LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:**  
LA HOMA CROSSING SUBDIVISION PHASE II, 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, APPROXIMATELY 640.00 FEET SOUTH OF AND INTERSECTION OF THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MISSION, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF MISSION (POPULATION 77,056). LA HOMA CROSSING SUBDIVISION PHASE II, LIES APPROXIMATELY 4 MILES FROM THE CITY LIMITS AND IT IS WITHIN THE CITY'S 5-MILE EXTRA TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 212.001. IT LIES IN PRECINCT No. 3.

**PRINCIPAL CONTACTS:**

Name	Address	City & Zip	Phone	Fax
MANUEL CANTU, JR. MEMBER, RED ROCK REAL ESTATE DEVELOPMENT GROUP, LTD.	810 W. FERGUSON	PHARR, TX 78577	(956)821-8180	682-3302
ENGINEER: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-8480	381-0527
SURVEYOR: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-8480	381-0527

DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
AUG. 9, 2013	M.G.		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY

SUBDIVISION PLAT OF:  
**LA HOMA CROSSING SUBDIVISION  
 PHASE II**

A 7.16 ACRE TRACT OF LAND OUT OF LOTS 75, 78 AND 79, BLOCK 2, 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.

DRAINAGE REPORT FOR LA HOMA CROSSING SUBDIVISION PHASE II  
 BY: ALFONSO QUINTANILLA, P.E.

La Homa Crossing Subdivision Phase II is a 7.16 acre tract of land out of Lots 75, 78, and 79, Block 2, 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 Warranty Deed recorded under County Clerk's Document Number 1781916, Official Records, Hidalgo County, Texas. This subdivision is located on the east side of La Homa Road (F.M. 2894) approximately 640 feet south of Mile 7 North Road (F.M. 2221). The site is located within the extra territorial jurisdiction of the City of Mission. The site is agricultural. The proposed subdivision will consist of 9 commercial lots.

The tract is Zone "X" as per FEMA Flood Insurance Rate Map, Community Panel No. 480334 0290 D, dated June 6, 2000.

This soil is fine sandy loam, sandy clay loam, and clay loam. This soil is well drained. Permeability is moderate. Plasticity Index has a range of 4-23. See attached Soil Survey of Hidalgo County, Texas tables.

Presently, the site has very minimal runoff. The existing runoff for the proposed subdivision is  $Q = 3.83$  cubic feet per second based on a 10-year storm.

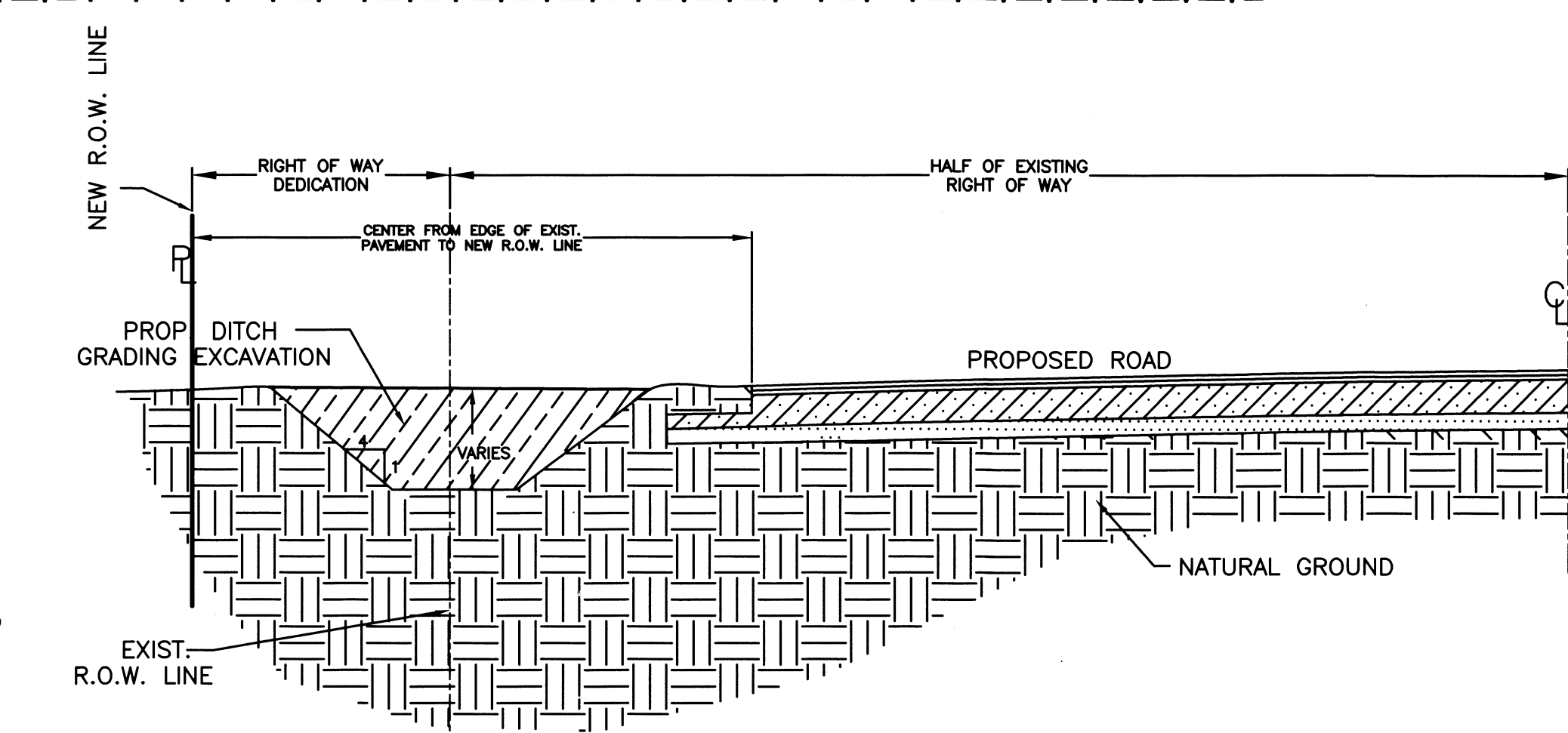
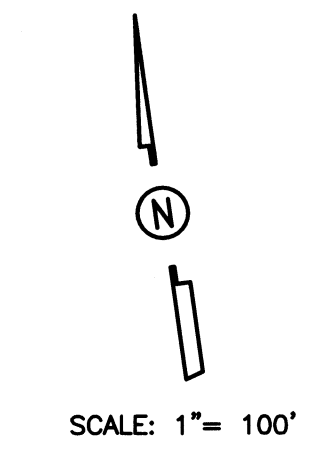
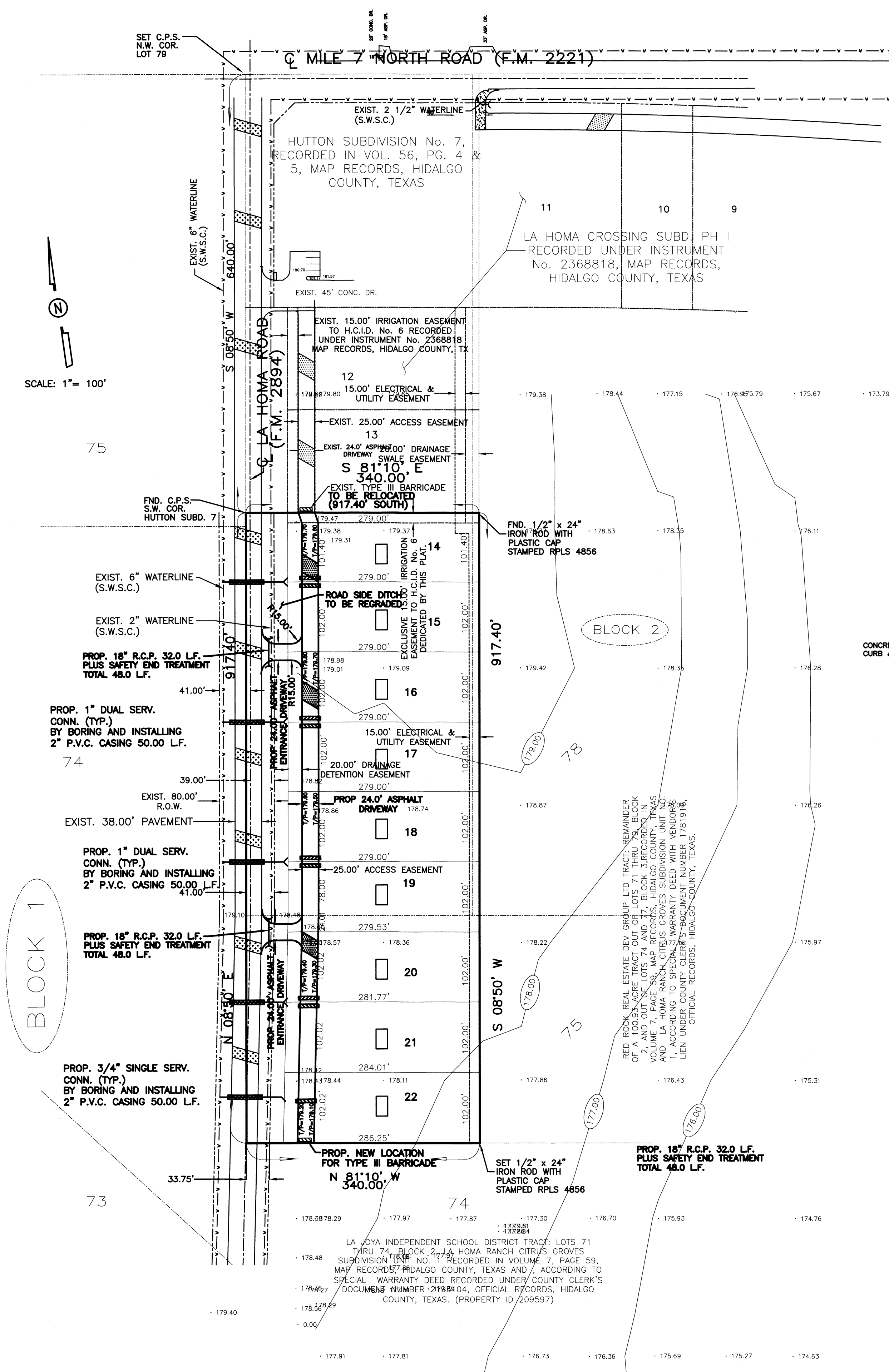
After development the runoff will be  $Q = 11.95$  cubic feet per second for an increase of  $Q = 8.12$  cubic feet per second. Detention will be 19,735.09 cubic feet (0.45 acre feet) and will be obtained in a detention area within the subdivision green areas to be constructed on the west side of the lots at the time of building permit as part of the review by the City of Mission.

THE COUNTY DRAINAGE DITCH FLOWS NORTH THEN EAST. THE DRAINAGE DITCH CARRIES WATER EASTWARD WHERE IT EMPTIES INTO LAGUNA MADRE. THE 10 YEAR FLOOD IS CONTAINED WITHIN THE RIGHT-OF-WAY OF STREET AND WITHIN THE DRAINAGE SWALES OF THE SUBDIVISION AS SHOWN BELOW. A RESTRICTIVE COVENANT (SET OUT ON SHEET 1 UNDER PLAT NOTES AND RESTRICTIONS) PROHIBITS THE CONSTRUCTION OF RESIDENTIAL HOUSING IN ANY AREA OF THE SUBDIVISION THAT IS IN A FLOODPLAIN UNLESS THE HOUSING QUERIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968. AS FURTHER NOTED ON SHEET 1, THE FINISHED FLOOR ELEVATION OF EACH HOUSE IS REQUIRED TO BE AT LEAST 18 INCHES ABOVE THE TOP OF THE AVERAGE HEIGHT OF THE CURB IN FRONT OF THE LOT. THESE MEASURES PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS, AVOID CONCENTRATING RUNOFF ONTO OTHER LOTS, AND COORDINATE INDIVIDUAL LOT DRAINAGE WITH THE GENERAL STORM DRAINAGE PATTERN FOR THE AREA. THE MAP BELOW ILLUSTRATES THE FLOW PATTERNS FOR THE RUNOFF.

**CERTIFICATION:**  
 BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100-YEAR FLOODPLAIN FOR ZONE "X" UN-SHADED (AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAN), AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0290 D AND 480334 0290 D (JUNE 6, 2000) IS CONTAINED WITHIN THE DRAINAGE OF THE SUBDIVISION, AS SHOWN BELOW.

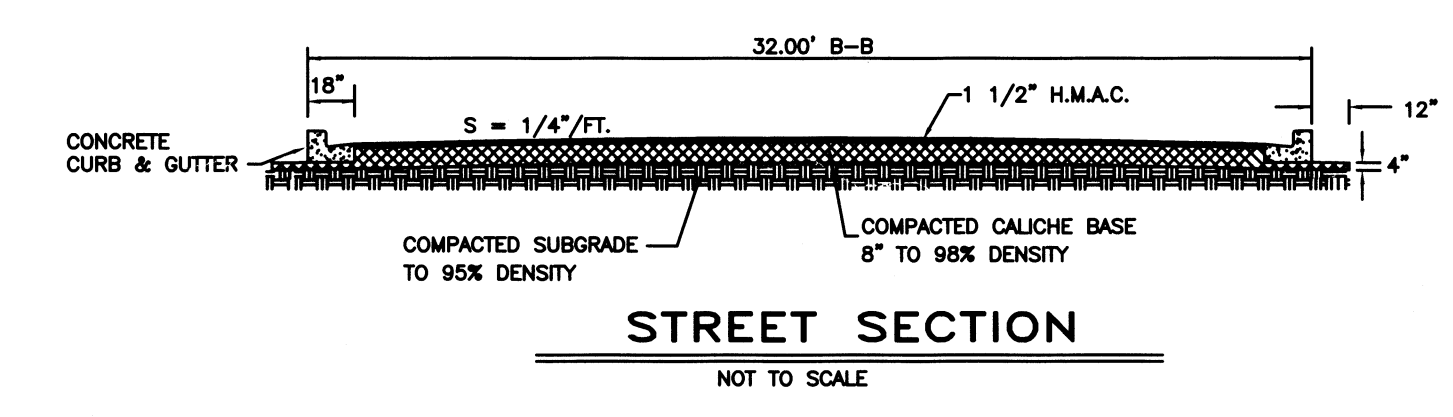
ALFONSO QUINTANILLA  
 P.E. NO. 95534  
 DATE: 1-10-14

THE COUNTY DRAINAGE DITCH FLOWS NORTH THEN EAST. THE DRAINAGE DITCH CARRIES WATER EASTWARD WHERE IT EMPTIES INTO LAGUNA MADRE. THE 10 YEAR FLOOD IS CONTAINED WITHIN THE RIGHT-OF-WAY OF STREET AND WITHIN THE DRAINAGE SWALES OF THE SUBDIVISION AS SHOWN BELOW. A RESTRICTIVE COVENANT (SET OUT ON SHEET 1 UNDER PLAT NOTES AND RESTRICTIONS) PROHIBITS THE CONSTRUCTION OF RESIDENTIAL HOUSING IN ANY AREA OF THE SUBDIVISION THAT IS IN A FLOODPLAIN UNLESS THE HOUSING QUERIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968. AS FURTHER NOTED ON SHEET 1, THE FINISHED FLOOR ELEVATION OF EACH HOUSE IS REQUIRED TO BE AT LEAST 18 INCHES ABOVE THE TOP OF THE AVERAGE HEIGHT OF THE CURB IN FRONT OF THE LOT. THESE MEASURES PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS, AVOID CONCENTRATING RUNOFF ONTO OTHER LOTS, AND COORDINATE INDIVIDUAL LOT DRAINAGE WITH THE GENERAL STORM DRAINAGE PATTERN FOR THE AREA. THE MAP BELOW ILLUSTRATES THE FLOW PATTERNS FOR THE RUNOFF.



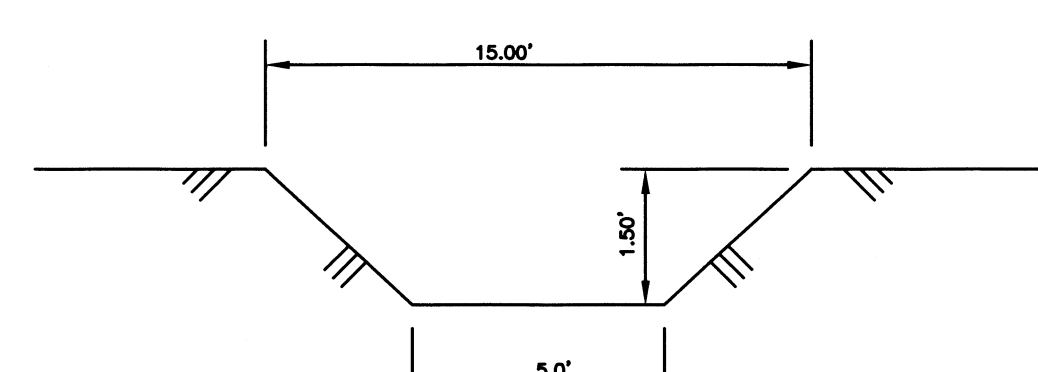
**CONSTRUCTION OF ROAD SIDE DITCH**

NOT TO SCALE



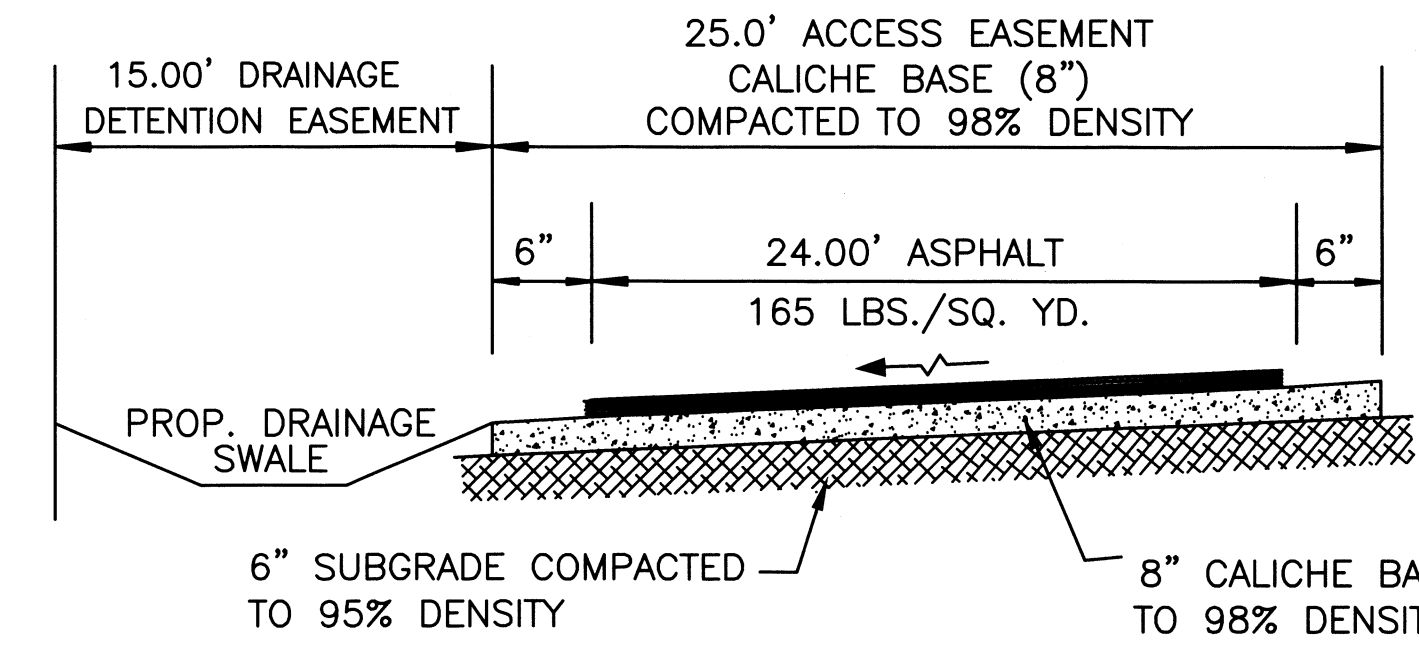
**STREET SECTION**

NOT TO SCALE



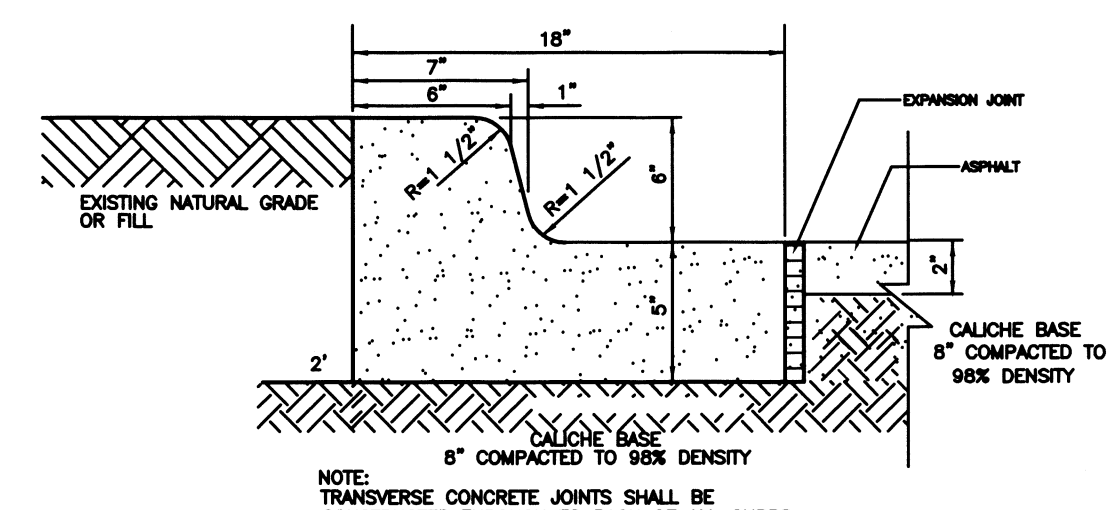
**DRAINAGE SWALE SECTION**

N.T.S.



**25.0' ACCESS EASEMENT SECTION**

N.T.S.

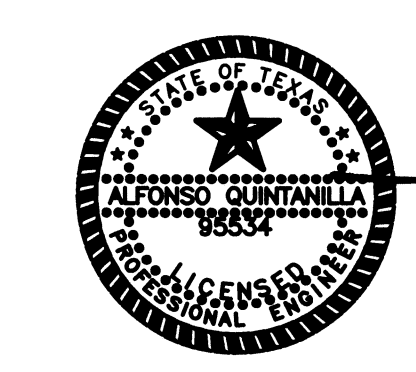


**INTEGRAL CURB & GUTTER**

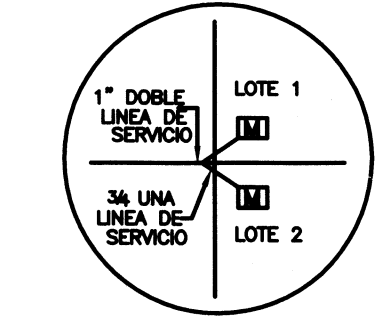
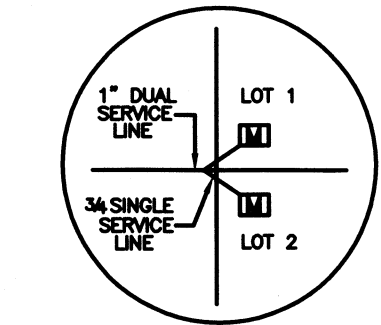
NOT TO SCALE

← FLOW DIRECTION OF WATER

□ SEPTIC TANK/TANQUE SEPTICO (OSSF)



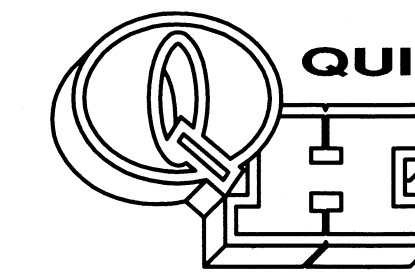
*Alfonso Quintanilla*  
 ALFONSO QUINTANILLA  
 P.E. NO. 95534  
 DATE: 1-10-14



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

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

BY: \_\_\_\_\_ DEPUTY



**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

SHEET NO. 2 OF 2 SHEETS	FILENAME: F:\DATA\SUBDIVISIONS\LA HOMA CROSSING\0-PLAT
	DATE PREPARED: 9-12-2011
DATE REVISION	PREPARED BY: M.G.
	CHECKED BY: _____
DATE REVISION	REVISION BY: _____
	APPROVED BY: _____