



HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM
Director of Planning

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

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 2-22-2022

PROPOSED LA HOMA CROSSING SUBDIVISION PHASE II PRECINCT No. 3.

ENGINEER: QUINTANILLA HEADLEY & ASSOCIATES DEVELOPER: RED ROCK REAL ESTATE DEVELOPMENT GROUP, LTD.

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 41 *SINGLE FAMILY *MULTI-FAMILY 8 COMMERCIAL INDUSTRIAL

NUMBER OF STREETLIGHTS: 14

FILLING STATIONS: 5

LOCATION DESCRIPTION: EAST OF LA HOMA ROAD APPROXIMATELY 640 FEET SOUTH FROM MILE 7 NORTH ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF MISSION

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 9-04-2020 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY STORM SEWER SYSTEM THAT WILL DISCHARGE TO A DETENTION AREA AND FURTHER DISCHARGE INTO A TXDOT SYSTEM.

ROAD R.O.W. DEDICATION: 20.00 FEET ONTO LA HOMA ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 12-22-2021 BY, VICTOR GALLARDO, PCT. 3 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 2-15-2022 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: OSSFS HAVE BEEN INSTALLED.

WATER SERVICE PROVIDER: SWSC EXISTING LINE SIZE: 8" LOCATION: MILE 7 NORTH ROAD & 8" ON COYOTE DRIVE.

H.C.E.O.C. FINAL APPROVAL DATE: 12-22-2021 : BY ENVIRONMENTAL COMPLIANCE COORDINATOR

LARGE CONSTRUCTION

The applicant has submitted the required NOI 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.

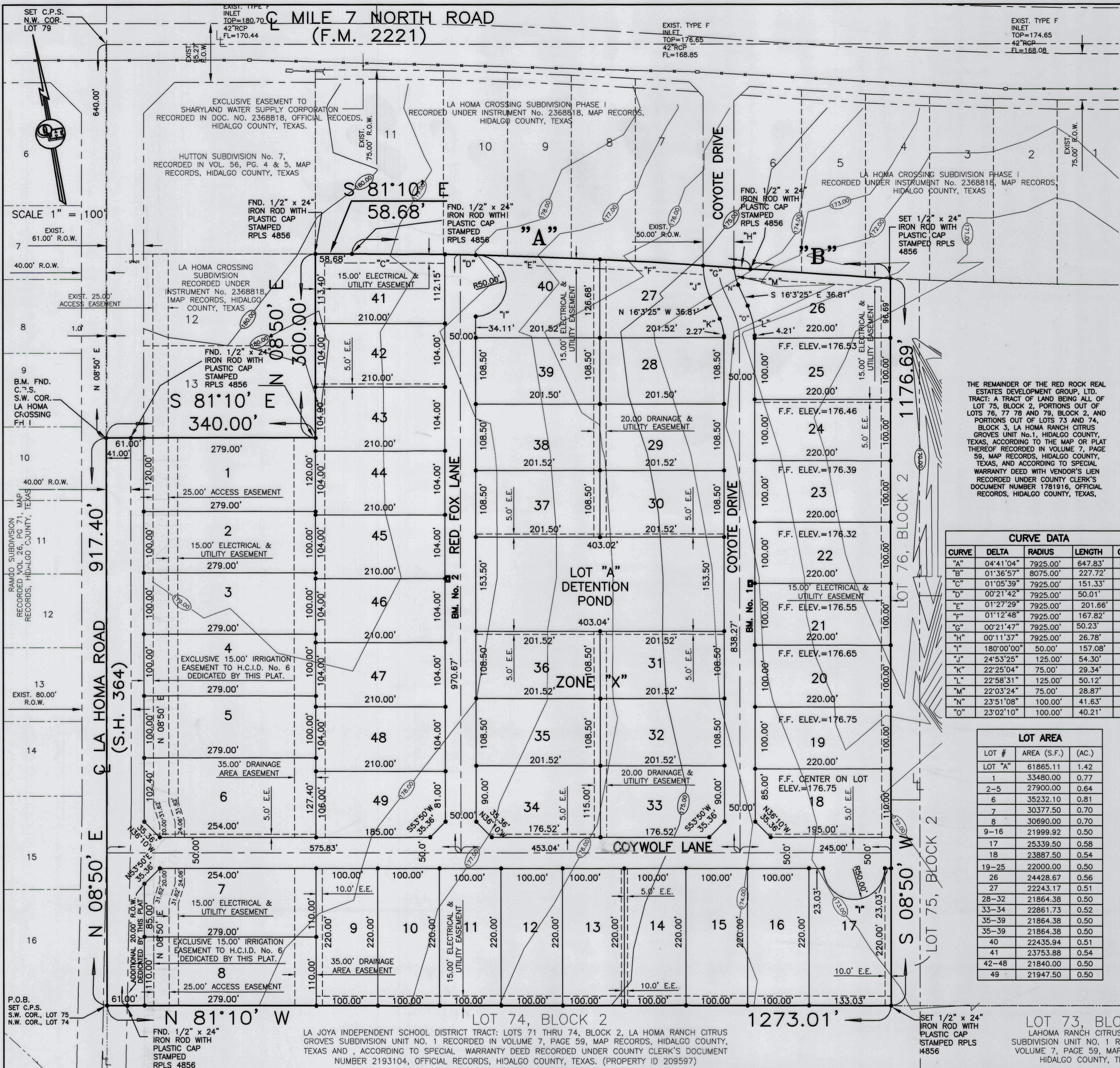
PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: APRIL 20, 2021

STAFF RECOMMENDS: Preliminary Approval subject comments and future recommendations by planning, other departments and the approval of the City of MISSION.

Final Approval subject to recommendations other departments

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.

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CURVE	DELTA	RADIUS	LENGTH	CHORD
A	04°41'04"	7925.00'	647.83'	647.83'
B	01°36'57"	8075.00'	227.72'	227.71'
C	01°05'39"	7925.00'	151.33'	151.33'
D	00°21'42"	7925.00'	50.01'	50.01'
E	01°27'29"	7925.00'	201.66'	201.65'
F	01°12'48"	7925.00'	167.82'	167.82'
G	00°21'47"	7925.00'	50.23'	50.23'
H	00°11'37"	7925.00'	26.78'	26.78'
I	18°00'00"	50.00'	157.08'	100.00'
J	24°53'25"	125.00'	54.30'	53.88'
K	22°58'31"	125.00'	50.12'	49.79'
L	22°03'24"	75.00'	28.87'	28.69'
M	23°51'08"	100.00'	41.63'	41.33'
N	23°02'10"	100.00'	40.21'	39.94'

LOT #	AREA (S.F.)	(A.C.)
LOT "A"	61865.11	1.42
1	33480.00	0.77
2-5	27900.00	0.64
6	35232.10	0.81
7	30377.50	0.70
8	30690.00	0.70
9-16	21999.92	0.50
17	25339.50	0.58
18	23887.50	0.54
19-25	22000.00	0.50
26	24428.67	0.56
27	22243.17	0.51
28-32	21864.38	0.50
33-34	22861.73	0.52
35-39	21864.38	0.50
40	22435.94	0.51
41	23753.88	0.54
42-48	21840.00	0.50
49	21947.50	0.50

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

A 32.94 ACRE TRACT OF LAND BEING PORTIONS OF LOTS 75, 76, 77 AND 78, BLOCK 2, LA HOMA CROSSING SUBDIVISION PHASE I, 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.

A 32.94 ACRE TRACT OF LAND BEING A PORTION OF LOT 75, 76, 77, 78 AND 79, BLOCK 2, AND PORTIONS OF LOTS 74 AND 77, BLOCK 3, LA HOMA CROSSING SUBDIVISION PHASE I, 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, 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 (S.H. 364) 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 (S.H. 364), 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 AN EXTERIOR 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 (S.H. 364), 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 AN INTERIOR CORNER OF THIS TRACT.

THENCE; N 08°50' E, ALONG THE SOUTH LINE OF LA HOMA CROSSING SUBDIVISION PHASE I, A DISTANCE OF 300.00 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THE HUTTON SUBDIVISION No.7 (RECORDED IN VOLUME 56, PAGES 4 AND 5, MAP RECORDS, HIDALGO COUNTY, TEXAS), AND INTERIOR CORNER OF LA HOMA CROSSING SUBDIVISION PHASE I, AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE; S 81°10' E, ALONG THE SOUTH LINE OF LA HOMA CROSSING SUBDIVISION PHASE I, A DISTANCE OF 58.68 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; ALONG THE SOUTH LINE OF LA HOMA CROSSING SUBDIVISION PHASE I, AND THE ARC OF A CURVE TO THE RIGHT (CURVE DATA: DELTA = 04°41'04", RADIUS = 7,925.00 FEET), A DISTANCE OF 647.83 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; S 08°50' W, A DISTANCE OF 1,176.69 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE SOUTH LINE OF LOT 76 FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; N 81°10' W, ALONG THE SOUTH LINE OF LOTS 75 AND 76, BLOCK 2, PASSING AT 1,232.01 FEET A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE EAST RIGHT OF WAY LINE OF LA HOMA ROAD (S.H. 364), A TOTAL DISTANCE OF 1,273.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 32.94 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
R.P.L.S. No. 4856
DATE: 7-12-2019

**COUNTY OF HIDALGO
STATE OF TEXAS**

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



EULALIO RAMIREZ
P.E. No. 77062
DATE: 12-22-2021

INDEX TO SHEETS

- SHEET 1: HEADINGS: LOCATION MAP AND E.T. PRINCIPAL CONTACTS; MAP, LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); ENGINEER'S & SURVEYOR'S CERTIFICATE; PLAT NOTES AND RESTRICTIONS; OWNERSHIP AND KNOWLEDGE; CITY APPROVAL CERTIFICATE; MAYOR'S CERTIFICATE, PLANNING & ZONING CERTIFICATE, COUNTY JUDGE CERTIFICATE, PLANNING & ZONING CERTIFICATE, ENVIRONMENTAL HEALTH CERTIFICATE, COUNTY CLERK'S RECORDING CERTIFICATE; H.C.D.D. No. 1 CERTIFICATION, H.C.D. No. 6 T CERTIFICATION, SHARYLAND WATER SUPPLY CORPORATION, REVISION NOTES.
- SHEET 2: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND SANITARY SERVICE AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSIONS), COUNTY CLERK'S RECORDING CERTIFICATE.
- SHEET 3: DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEERING CERTIFICATION; REVISION NOTES, COUNTY CLERK'S RECORDING CERTIFICATE.
- SHEET 4: SETBACKS: 25.00 FEET FRONT; 15.00 FEET FRONT GARAGE; 15.00 FEET REAR; 6.00 FEET SIDE; 10.00 FEET OR EASEMENT WHICHEVER IS GREATER IN ALL CASES.
- SHEET 5: BENCHMARK NOTE: THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS. BENCHMARK No. 1 ELEV. = 174.50' OF INLET FOUND ON THE SOUTHWEST CORNER OF LOT 22 OF THE PROPOSED SUBDIVISION N.A.V.D. DATUM. BENCHMARK No. 2 ELEV. = 176.16' OF INLET FOUND ON THE SOUTHEAST CORNER OF LOT 45, SUBDIVISION, N.A.V.D. 88 DATUM.
- SHEET 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 178,289.69 CUBIC FEET (1.428 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. 3.
- SHEET 7: NOTE: COMMERCIAL LOTS 1-8 WILL REQUIRE 10,098.80 C.F. PER LOT OF DETENTION.
- SHEET 8: 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 OFFSEED ON THE LOT AS DESCRIBED ON SHEET No. 2 OF THIS PLAT.
- SHEET 9: LEGEND: - DENOTES 1/2"x24" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.
- SHEET 10: NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT, INCLUDING 35 FOOT DRAINAGE EASEMENT.
- SHEET 11: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 178,289.69 CUBIC FEET (1.428 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. 3.
- SHEET 12: NOTE: COMMERCIAL LOTS 1-8 WILL REQUIRE 10,098.80 C.F. PER LOT OF DETENTION.
- SHEET 13: 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.
- SHEET 14: ALL PUBLIC UTILITY 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 OCCUPYING AN EASEMENT.
- SHEET 15: NO INDIVIDUAL LOT ACCESS WILL BE ALLOWED FOR LOTS 1 THROUGH 8 TO LA HOMA CROSSING SUBDIVISION PHASE II. A 24.00 FOOT DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED BY DEVELOPER ON LOTS 1 THROUGH 8 TO PROVIDE ACCESS AND EGRESS TO ALL LOTS FROM LA JOYA LANE.
- SHEET 16: DEVELOPER MUST MAINTAIN ALL 25.00' ACCESS EASEMENTS PRIOR TO RECORDING AND ISSUING ANY BUILDING PERMITS. THE MAINTENANCE OF THE PAVED ACCESS EASEMENT SHALL BE THE RESPONSIBILITY OF EACH PROPERTY OWNER.
- SHEET 17: ACCESS EASEMENT SHALL REMAIN FREE AND CLEAR OF ANY OBSTRUCTIONS SO THAT INCOMING AND OUTGOING TRAFFIC MAY TRAVEL FREELY. THE INDIVIDUAL LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PAVING AND IMPROVEMENTS WITHIN THE ROAD ACCESS EASEMENT WITH HIS RESPECTIVE SECTION.
- SHEET 18: 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 OFFSEED PLAN ARE APPROVED, AND CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.
- SHEET 19: A 6.0 FOOT OPAQUE FENCE BUFFER SHALL BE REQUIRED OF THE COMMERCIAL DEVELOPER AND/OR OPERATOR IF ADJACENT TO RESIDENTIALLY USED PROPERTIES.
- SHEET 20: 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 ADJOIN OTHER NON RESIDENTIAL DEVELOPMENT, FENCE BUFFERING, FIRE HYDRANTS AND PAVED FIRE LANES) PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- SHEET 21: LOTS 1 THRU 8 SHALL BE FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL. THIS SHALL BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS THAT APPLY TO THE PROPERTY. THIS SHALL BE APPROVED BY THE PLANNING DEPARTMENT, HEALTH DEPARTMENT, THE OFFICE OF ENVIRONMENTAL COMPLIANCE AND FIRE MARSHALL ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
- SHEET 22: ALL SHARYLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF EASEMENT IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARYLAND WATER SUPPLY CORPORATION.
- SHEET 23: 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.
- SHEET 24: AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR LA HOMA CROSSING SUBDIVISION PHASE II, RECORDED AS DOCUMENT NUMBER 2368818, HIDALGO COUNTY, DEED RECORDS, DEVELOPER/HOMEOWNERS ASSOCIATION/OWNERS, THEIR SUCCESSORS AND/OR ASSIGNEES, AND NOT THE CITY OF MISSION SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS, INCLUDING BUT NOT LIMITED TO COMMON AREAS.
- SHEET 25: THE H.O.A. WILL BE RESPONSIBLE FOR THE MAINTENANCE OF DETENTION POND AND AT NO TIME MAY IT BE CONVEYED OVER TO THE COUNTY/H.C.D.D.1
- SHEET 26: ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES APPENDIX 3.1.4.

**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 32.94 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED LA HOMA CROSSING SUBDIVISION PHASE II, HEREBY SUBMITS 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: (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; AND (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.

RED ROCK REAL ESTATE DEVELOPMENT GROUP, LTD.
MANUEL CANTU, JR. MEMBER
2912 S. JACKSON ROAD
MCALLEN, TX 78503
PH. (956) 821-8180
FAX (956) 682-3302

**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., who 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 thereby expressed.

Given under my hand and seal of office this 30 day of December, 2021.

BLANCA E. MARTINEZ
Notary Public, State of Texas
Comm. Expires 01-28-2025
Notary ID 130827444

**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 _____

**CITY OF MISSION
PLANNING AND ZONING
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.

ANNA CARILLA
CITY SECRETARY
DATE: 01/25/2022

**HIDALGO COUNTY
IRRIGATION DISTRICT No. 6 CERTIFICATION**

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 IN 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.

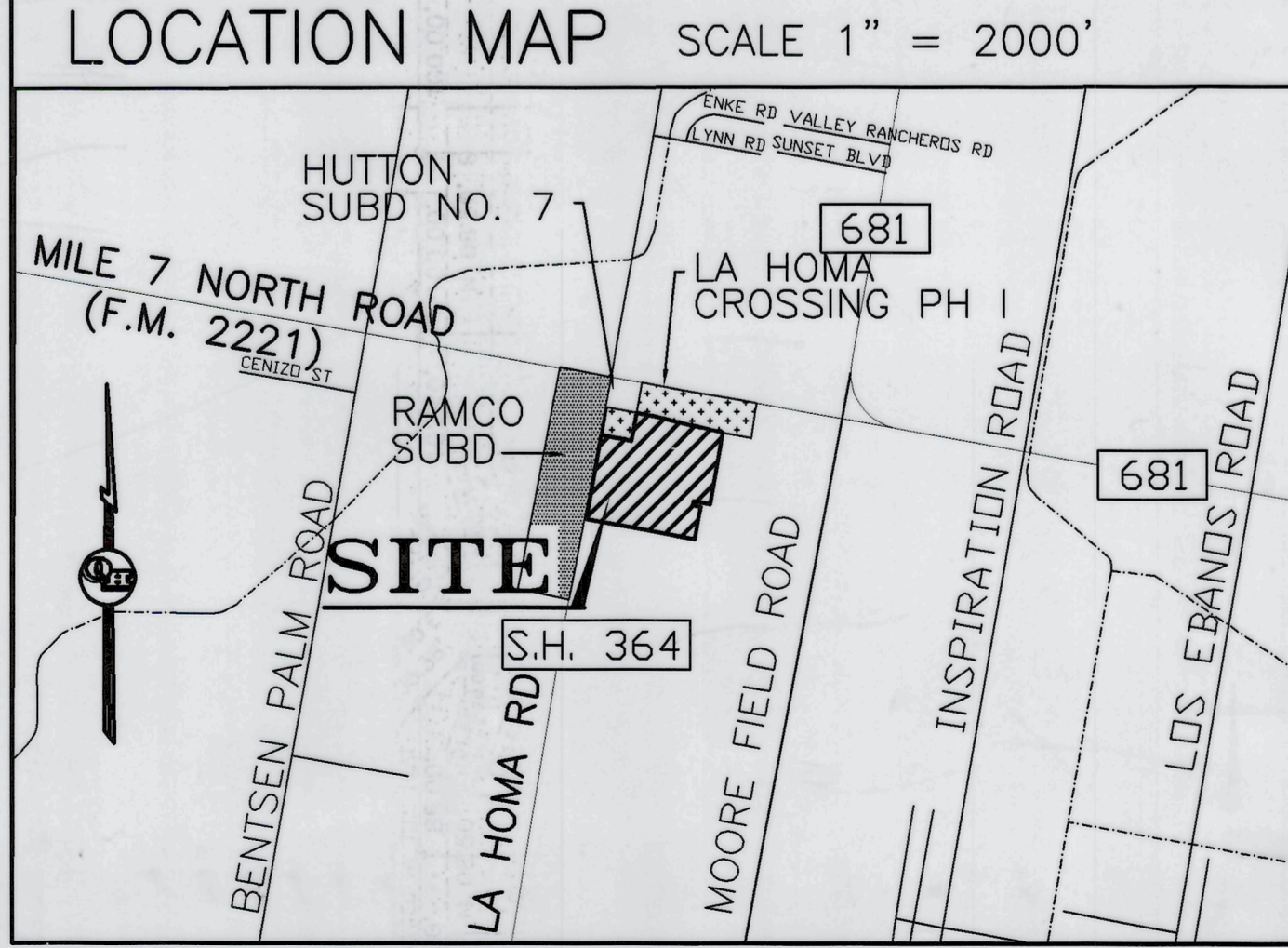
APPROVED BY DRAINAGE DISTRICT:
HIDALGO COUNTY DRAINAGE DISTRICT No. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER THE TEXAS WATER CODE 49.211 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT No. 1
RAUL SESIN, P.E., C.F.M.
GENERAL MANAGER
DATE: _____

**HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL**

I, THE UNDERSIGNED, CERTIFY THAT THIS LA HOMA CROSSING SUBDIVISION PHASE II WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT.

ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____
FILED FOR RECORD IN HIDALGO COUNTY ARTURO GUAJARDO, JR. HIDALGO COUNTY CLERK



PLAT NOTES AND RESTRICTIONS:

- FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: Zone "X" AREAS DETERMINED TO BE OUTSIDE 300-YEAR FLOODPLAIN. COMMUNITY-PANEL NUMBER 480334 0290 D MAP REVISED: JUNE 6, 2000. CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" TOP OF CURB 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.
- LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF 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 SAID INTERSECTION. 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 84,827). LA HOMA CROSSING SUBDIVISION PHASE II, LIES APPROXIMATELY 4 MILES FROM THE CITY LIMITS AND IT IS WITHIN THE CITY'S EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 212.001. IT LIES IN PRECINCT No. 3.
- SETBACKS: 25.00 FEET FRONT; 15.00 FEET FRONT GARAGE; 15.00 FEET REAR; 6.00 FEET SIDE; 10.00 FEET OR EASEMENT WHICHEVER IS GREATER IN ALL CASES.
- BENCHMARK NOTE: THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS. BENCHMARK No. 1 ELEV. = 174.50' OF INLET FOUND ON THE SOUTHWEST CORNER OF LOT 22 OF THE PROPOSED SUBDIVISION N.A.V.D. DATUM. BENCHMARK No. 2 ELEV. = 176.16' OF INLET FOUND ON THE SOUTHEAST CORNER OF LOT 45, 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 OBTAIN A TOTAL OF 178,289.69 CUBIC FEET (1.428 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. 3.
- NOTE: COMMERCIAL LOTS 1-8 WILL REQUIRE 10,098.80 C.F. PER LOT OF DETENTION.
- 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 OFFSEED 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.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT, INCLUDING 35 FOOT DRAINAGE EASEMENT.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 178,289.69 CUBIC FEET (1.428 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. 3.
- NOTE: COMMERCIAL LOTS 1-8 WILL REQUIRE 10,098.80 C.F. PER LOT OF DETENTION.
- 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 UTILITY 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 OCCUPYING AN EASEMENT.
- NO INDIVIDUAL LOT ACCESS WILL BE ALLOWED FOR LOTS 1 THROUGH 8 TO LA HOMA CROSSING SUBDIVISION PHASE II. A 24.00 FOOT DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED BY DEVELOPER ON LOTS 1 THROUGH 8 TO PROVIDE ACCESS AND EGRESS TO ALL LOTS FROM LA JOYA LANE.
- DEVELOPER MUST MAINTAIN ALL 25.00' ACCESS EASEMENTS PRIOR TO RECORDING AND ISSUING ANY BUILDING PERMITS. THE MAINTENANCE OF THE PAVED ACCESS EASEMENT SHALL BE THE RESPONSIBILITY OF EACH PROPERTY OWNER.
- ACCESS EASEMENT SHALL REMAIN FREE AND CLEAR OF ANY OBSTRUCTIONS SO THAT INCOMING AND OUTGOING TRAFFIC MAY TRAVEL FREELY. THE INDIVIDUAL LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PAVING AND IMPROVEMENTS WITHIN THE ROAD ACCESS EASEMENT WITH HIS RESPECTIVE SECTION.
- 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 OFFSEED PLAN ARE APPROVED, AND CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.
- 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 ADJOIN OTHER NON RESIDENTIAL DEVELOPMENT, FENCE BUFFERING, FIRE HYDRANTS AND PAVED FIRE LANES) PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- LOTS 1 THRU 8 SHALL BE FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL. THIS SHALL BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS THAT APPLY TO THE PROPERTY. THIS SHALL BE APPROVED BY THE PLANNING DEPARTMENT, HEALTH DEPARTMENT, THE OFFICE OF ENVIRONMENTAL COMPLIANCE AND FIRE MARSHALL ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
- ALL SHARYLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF EASEMENT IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARYLAND WATER SUPPLY CORPORATION.
- 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.
- AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR LA HOMA CROSSING SUBDIVISION PHASE II, RECORDED AS DOCUMENT NUMBER 2368818, HIDALGO COUNTY, DEED RECORDS, DEVELOPER/HOMEOWNERS ASSOCIATION/OWNERS, THEIR SUCCESSORS AND/OR ASSIGNEES, AND NOT THE CITY OF MISSION SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS, INCLUDING BUT NOT LIMITED TO COMMON AREAS.
- THE H.O.A. WILL BE RESPONSIBLE FOR THE MAINTENANCE OF DETENTION POND AND AT NO TIME MAY IT BE CONVEYED OVER TO THE COUNTY/H.C.D.D.1
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES APPENDIX 3.1.4.

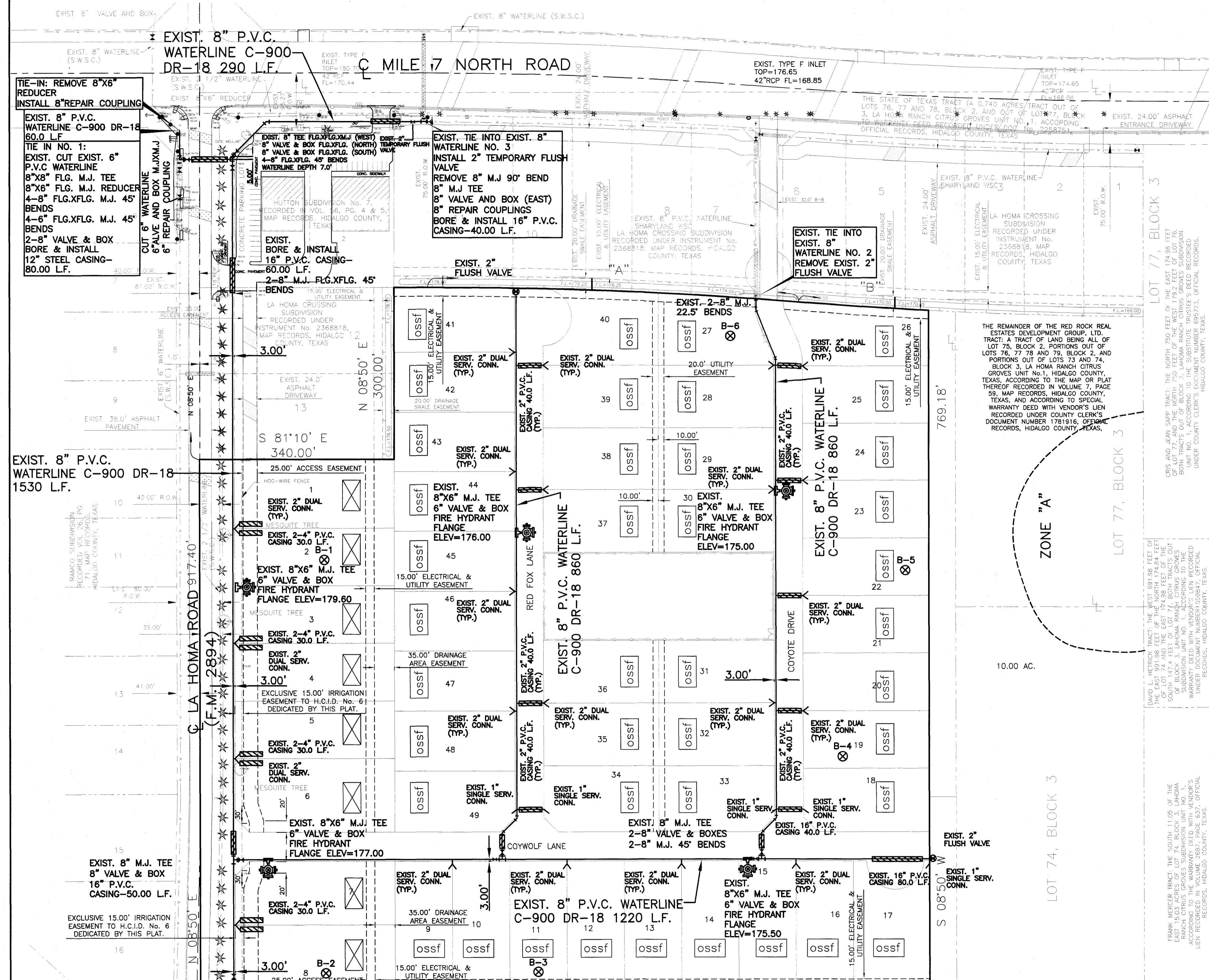
PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
MANUEL CANTU, JR. MEMBER, RED ROCK REAL ESTATE DEVELOPMENT GROUP, LTD.	2912 S. JACKSON ROAD	MCALLEN, TX 78503	(956)821-8180	682-3302
OWNER: EULALIO RAMIREZ	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	381-0527
ENGINEER: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	381-0527

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
ENGINEERING REGISTRATION NUMBER 1513
SURVEYING REGISTRATION NUMBER 100411-15

DATE OF PREPARATION: SEPTEMBER 12, 2021	FILENAME: F:\DATA\SUBDIVISION\MISSION\LA HOMA CROSSING SUBD\LA HOMA-PLAT
SHEET NO. 1 OF 3 SHEETS	DATE PREPARED: 09-12-2019
DATE REVISION: 04-20-2021	DATE REVISION: 04-20-2021
CHECKED BY: JG, JLV	CHECKED BY: JG, JLV
APPROVED BY: ER	APPROVED BY: ER

MAP OF WATER DISTRIBUTION SYSTEM AND SEWER SYSTEM/ MAPA DE DISTRIBUCION DE AGUA Y SISTEMA DE DRENAJE



FINAL ENGINEERING REPORT FOR LA HOMA CROSSING SUBDIVISION PHASE II: WATER SUPPLY: Description and Costs.

LA HOMA CROSSING SUBDIVISION PHASE II HAS BEEN PROVIDED WITH POTABLE WATER BY THE SHARYLAND WATER SUPPLY CORPORATION, THE SUBDIVIDER AND THE SHARYLAND WATER SUPPLY CORPORATION HAVE ENTERED INTO A CONTRACT IN WHICH SHARYLAND WATER SUPPLY CORPORATION HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND SHARYLAND WATER SUPPLY CORPORATION HAS PROVIDED DOCUMENTATION TO SUBSTANTIATE THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

SHARYLAND WATER SUPPLY CORPORATION HAS AN EXISTING 6" DIAMETER WATERLINE ALONG THE WEST SIDE OF LA HOMA ROAD (FM 2894), AN EXISTING 8" WATER LINE RUNNING ALONG THE NORTH AND SOUTH SIDE OF MILE 17 NORTH ROAD.

THE WATER SYSTEM FOR LA HOMA CROSSING SUBDIVISION PHASE II CONSISTS OF A 8" WATERLINE THAT TAPS INTO THE EXISTING 8" WATERLINE LOCATED ON THE WEST SIDE OF LA HOMA ROAD AND EXISTING 8" WATERLINE LOCATED ON THE WEST SIDE OF COYOTE DRIVE. THE 8" WATERLINE WILL RUN SOUTH ALONG THE WEST SIDE OF COYOTE DRIVE, THEN WEST ALONG THE NORTH SIDE OF COYOTE DRIVE, THEN NORTH ALONG THE EAST SIDE OF LA HOMA ROAD AND THEN WEST TO THE INTO AN EXISTING 6" ANOTHER LINE RUNS NORTH ALONG THE WEST SIDE OF RED FOX LANE ENDING WITH A 2" FLUSH VALVE.

THERE ARE TWENTY-TWO (22) 2" DUAL SERVICE LINES RUNNING TO PAIR OF LOTS BEFORE SPLITTING INTO TWO 1" DIAMETER SINGLE SERVICE LINES AND FIVE (5) 1" DIAMETER SINGLE SERVICE LINES.

THE 2" WATERLINE, THE 2" DUAL SERVICE LINES, 1" SINGLE SERVICE LINES AND THE METER BOXES WILL BE INSTALLED, AT A TOTAL COST OF \$ 225,325.00 OR \$ 4,988.47 PER LOT. THE SUBDIVIDER HAS IN ADDITION PAID TO SHARYLAND WATER SUPPLY CORPORATION THE SUM OF \$ 102,161.40 OR \$ 2,043.23 PER LOT, WHICH REPRESENTS THE TOTAL COST OF WATER METERS AND ALL MEMBERSHIPS OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO SHARYLAND WATER SUPPLY CORPORATION. THE SUBDIVIDER WILL INSTALL FIVE (5) FIRE HYDRANTS AT A UNIT COST OF \$ 3,000.00 FOR A TOTAL COST OF \$ 15,000.00. THE ENTIRE WATER FACILITIES WILL BE APPROVED AND ACCEPTED BY SHARYLAND WATER SUPPLY CORPORATION AND SAID DISTRIBUTION SYSTEM WILL BE OPERABLE AS OF THE DATE OF THE RECORDING OF THIS PLAN.

SEWAGE FACILITIES: Description and Costs.

SEWAGE FROM LA HOMA CROSSING PHASE II IS TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAINFIELD ON EACH LOT. THE SITE EVALUATOR (LICENSE NUMBER OS 12258) HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. HIGHLIGHTS OF THE REPORT ARE AS FOLLOWS:

EACH LOT IN THE SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE THE UNITED STATES OF AGRICULTURE SOIL CONSERVATION SERVICE SURVEY BOOK INDICATED A FINE SANDY LOAM. THE SITE EVALUATOR (LICENSE NUMBER OS 12258) HAS SIX TEST BORINGS MADE AT OPPOSITE AREAS OF THE SUBDIVISION AT THE CENTERS OF LOTS 2, 8, 11, 19, 22 & 27. (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMITED AREA.) THE SOIL REPORT AS PREPARED BY THE SITE EVALUATOR (LICENSE NUMBER OS 12258) INDICATES A UNIFORM SANDY LOAM (WITH TEXTURE CLASS II) EXTENDING MORE THAN 24" BELOW THE BOTTOM OF ANY EXIST. EXCAVATIONS. THE SUBDIVISION DRAINS WELL, THE 50-YEAR FLOODPLAIN BEING CONTAINED WITHIN THE STREETS, THE STORM DRAINAGE SYSTEM AND DETENTION POND.

FOR LOTS 9-16, THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS 2,400.00, INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. OSSFS HAVE BEEN INSTALLED ON THESE LOTS AT THE TIME OF APPLICATION FOR FINAL APPROVAL AT A TOTAL COST OF \$ 98,400.00. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON FEBRUARY 1, 2022.

FOR COMMERCIAL LOTS 1-8, A SEPARATE PERMIT BASED ON THE SITE PLAN SHALL BE SUBMITTED AT BUILDING PERMIT STAGE. THE LOT OWNER WILL BE RESPONSIBLE FOR PROVIDING AN OSSF ON EACH LOT.

CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL THE UNCONSTRUCTED WATER AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES- THESE FACILITIES ARE FULLY CONSTRUCTED, AND WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$ 327,486.40 WHICH EQUALS TO \$ 6,683.40 PER LOT.

SEWAGE FACILITIES- OSSF SYSTEM COST \$ 2,400.00 PER LOT (ALL INCLUDED), FOR A TOTAL OF \$ 98,400.00 FOR THE ENTIRE SUBDIVISION.

STATE OF TEXAS
COUNTY OF HIDALGO
REGISTERED PROFESSIONAL ENGINEER
EULALIO RAMIREZ
P.E. No. 77062
DATE 2-9-22

FINAL ENGINEERING REPORT FOR LA HOMA CROSSING SUBDIVISION PHASE II: WATER SUPPLY: Description and Costs.

LA HOMA CROSSING SUBDIVISION PHASE II SEHA PROVISIA DE AGUA POTABLE POR LA COMPANIA DE AGUA SHARYLAND WATER SUPPLY CORPORATION (S.W.S.C.). EL DUEÑO DE LA SUBDIVISION Y LA COMPANIA DE AGUA S.W.S.C. SE HAN COMPROMETIDO A PROVEER AGUA SUFFICIENTE A LA SUBDIVISION POR UN PERIODO DE 30 AÑOS. LA COMPANIA DE AGUA S.W.S.C. HA PRESENTADO LA DOCUMENTACION DEMOSTRANDO LA DISPONIBILIDAD DE CANTIDAD Y CALIDAD DE AGUA A LARGO PLAZO QUE SERVIRA PARA EL FUTURO DESARROLLO DE LA SUBDIVISION. S.W.S.C. TIENE UN LINEA DE AGUA EXISTENTE DE 6" DE DIAMETRO QUE CORRE POR EL LADO OESTE DE LA CALLE TROSPER ROAD.

SHARYLAND WATER SUPPLY CORPORATION (S.W.S.C.) CONTIENE UNA LINEA DE 6" DE DIAMETRO EN EL LADO OESTE DE LA CALLE LA HOMA ROAD (FM 2894), UNA LINEA DE 8" DE DIAMETRO EN EL LADO NORTE Y SUR DE LA CALLE MILE 17 NORTH ROAD Y UNA LINEA DE 8" DE DIAMETRO EN EL LADO OESTE DE LA CALLE COYOTE DRIVE.

EL SISTEMA DE AGUA PARA LA HOMA CROSSING SUBDIVISION PHASE II CONSISTE DE UNA LINEA DE AGUA DE 8" DE DIAMETRO QUE SE CONECTA CON LA LINEA DE 8" DE DIAMETRO EXISTENTE EN EL LADO OESTE LA CALLE COYOTE DRIVE. LA LINEA DE AGUA DE 8" DE DIAMETRO CONTINUA A LA DIRECCION SUR, DESPUES A LA DIRECCION OESTE Y DESPUES A LA DIRECCION NORTE Y TERMINA AL LADO OESTE DE LA HOMA ROAD QUE CONECTA CON LA LINEA DE AGUA DE 6" DE DIAMETRO. OTRA LINEA DE AGUA CORRE HACIA EL NORTE POR EL LADO OESTE DE LA CALLE RED FOX LANE TERMINANDO CON UNA VALVULA DE DESGASA DE 2" PULGADAS VENTIDOS (22) DOBLE-CONDUCTOS DE AGUA DE UNA (1) PULGADA ANTES QUE SEPARARSE EN DOS CONDUCTOS DE AGUA PARA CADA LOTE. Y CINCO (5) SEMICONDUCTOS DE AGUA QUE CORREN ASIA CADA LOTE.

LA LINEA DE AGUA DE 8" DE DIAMETRO, LAS LINEAS DE 2" DE DIAMETRO SERVICIO DOBLE Y LAS DE 1" DE DIAMETRO, SERVICIO SENCILLOS Y LAS CAJAS DE LOS MEDIDORES DE AGUA HAN SIDO INSTALADAS A UN COSTO TOTAL DE US\$ 225,325.00 O US\$ 4,988.47 POR LOTE. ADICIONALMENTE, EL DUEÑO DE LA SUBDIVISION PAGARA A S.W.S.C. LA CANTIDAD DE US\$ 102,161.40 O US\$ 2,043.23 POR SOLAR DE ACUERDO AL CONTRATO Y DOCUMENTO DE 30 AÑOS DE SERVICIO DE AGUA POTABLE EL CUAL CUBRE LOS MEDIDORES DE AGUA, INSTALACION, CONEXION Y MEMBERSHIP. CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPANIA S.W.S.C. LO INSTALARA SIN ALGUN COSTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION TAMBIEN PAGO PARA CINCO (5) BOCAS DE REGO (FIRE HYDRANT) A UN COSTO DE US\$ 3,000.00 POR CADA BOCAL, CADA UNA CANTIDAD TOTAL US\$ 15,000.00. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES DE LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDOMIO DE HIDALGO.

DRENAJE: Descripción, Costos y Fecha de Inicio

EL DRENAJE DE LA HOMA CROSSING, TENDRA FOSAS SEPTICAS INDIVIDUALES (OSSF) CONSISTENDO EN UN DISEÑO NORMAL, CON DOBLE COMPARTIMIENTO DE FOSA SEPTICA (OSSF) Y UN CAMPO DE DRENAJE EN CADA SOLAR. EL EVALUADOR (LIC# OS 12258) DE ENSUEÑO HA INSPECCIONADO, EVALUADO Y REPORTADO QUE LA UBICACION DE LA SUBDIVISION ES CONVENIENTE PARA FOSAS SEPTICAS (OSSF). EL REPORTE FUE EXAMINADO Y APROBADO POR EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO.

CADA SOLAR EN LA SUBDIVISION MIDE MEDIO ACRE DE TAMAÑO. EL LIBRO DE SERVICIOS Y CONSERVACION DEL SUELO DEL DEPARTAMENTO DE AGRICULTURA DE LOS ESTADOS UNIDOS (USDA) INDICA UNA MEZCLA DE BARRO ARENOSO. EL EVALUADOR (LIC# OS 12258) HA HECHO PRUEBAS CON AGUJEROS EN EL CENTRO DE LOS LOTES 2, 8, 11, 19, 22 Y 27. (PRUEBAS ADICIONALES NO FUERON NECESARIAS PORQUE EL SUELO ES MUY UNIFORME DENTRO DEL AREA DELIMITADA). EL SUELO ES UNIFORME, DE BARRO ARENOSO (CON TEXTURA CLASE II) EXTENDIDO A MAS DE 24 PULGADAS BAJO EL FONDO DE CUALQUIER EXCAVACION POR EL EVALUADOR (LIC# OS 12258). NO HAY PRESENCIA DE AGUA SUBTERRANEA BAJO LA CAPA DE 24 PULGADAS DE FONDO DE LAS EXCAVACIONES.

PARA LOTES 9-16, EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON US\$ 2,400.00, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS TODAS LAS FOSAS SEPTICAS HAN SIDO INSTALADAS EN EL PROCESO DE LA APROBACION FINAL. A UN COSTO TOTAL DE US\$ 98,400.00. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODAS LAS FOSAS SEPTICAS Y HA APROBADO LA INSTALACION DE LAS FOSAS SEPTICAS DESDE FEBRERO 1, 2022.

PARA LOTES COMERCIALES 1-8, UN DISEÑO SEPARADO BASADO EN LOS PLANOS DE CONSTRUCCION ES NECESARIO DURANTE LA SOLICITACION DE UN PERMISO DE CONSTRUCCION. EL COMPRADOR SERA RESPONSABLE PARA INSTALAR UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS EN CADA LOTE.

CERTIFICACION

CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO, CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS), CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

AGUA: EL SISTEMA/SERVICIO DE AGUA ESTA TOTALMENTE CONSTRUIDO, CON LA INSTALACION DE LOS MEDIDORES DE AGUA, EL GRAN COSTO TOTAL ES DE US\$ 327,486.40 LO CUAL EQUIVALE A US\$ 6,683.40 POR LOTE.

DRENAJE: LAS FOSAS SEPTICAS COSTARAN US\$ 1,650.00 A UN COSTO TOTAL DE US\$ 98,400.00 PARA TODA LA SUBDIVISION.

STATE OF TEXAS
COUNTY OF HIDALGO
REGISTERED PROFESSIONAL ENGINEER
EULALIO RAMIREZ
P.E. No. 77062
DATE 2-9-22

LEGEND

- ⊕ = FIRE HYDRANT
- = GUY WIRE
- ⊙ = POWER POLE
- ⊕ = MAILBOX
- ⊕ = WATER METER
- ⊕ = WATER VALVE
- = SIGN
- = SERVICE POLE
- ⊕ = TEL BOX
- ⊕ = ELECT BOX
- ⊕ = GAS METER
- ⊕ = GAS MARKER
- ⊕ = GAS VALVE
- = TRANSMISSION POLE
- ⊕ = TRAFFIC CONTROL BOX
- ⊕ = GAS SERVICE

SUBDIVIDER CERTIFICATION:

1. - BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE BY THE SELLER AS REQUIRED BY SECTION 7.25.12 OF THE COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:

1. - I, (WE), MANUEL CANTU, JR. MEMBER SUBDIVIDER (S) OF LA HOMA CROSSING SUBDIVISION PHASE II HEREBY CERTIFY SEWER FEES, AS APPLICABLE, HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY PLANNING DEPARTMENT; THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS TO THE STATE AS REQUIRED BY SECTION 7.4.1.4. (d) OF THE COUNTY REGULATIONS.

RED ROCK REAL ESTATE DEVELOPMENT GROUP, LTD.
MANUEL CANTU, JR. MEMBER
2912 S. JACKSON ROAD
MISSION, TX 78501
PH. (956) 821-8180
FAX (956) 682-3302

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned authority, on this day personally appeared MANUEL CANTU, JR. MEMBER known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for purposes and considerations therein stated.

Given under my hand and seal of office this 9th day of February, 2022.

DATE 2-9-22

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

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

BY: _____ DEPUTY

SUBDIVISION PLAT OF:
LA HOMA CROSSING SUBDIVISION PHASE II

A 32.94 ACRE TRACT OF LAND BEING PORTIONS OUT OF LOTS 75, 76, 77 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.

REVISION NOTES

No.	Sheet	REVISION	Date	Approved

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS • LAND SURVEYORS
124 E. STUBBS ST. EDINBURG, TEXAS 78539
ENGINEERING REGISTRATION NUMBER F-1315 SURVEYING REGISTRATION NUMBER 100411-00
PHONE 956-381-6480 FAX 956-381-0527 ALFONSO@QHA-ENG.COM

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