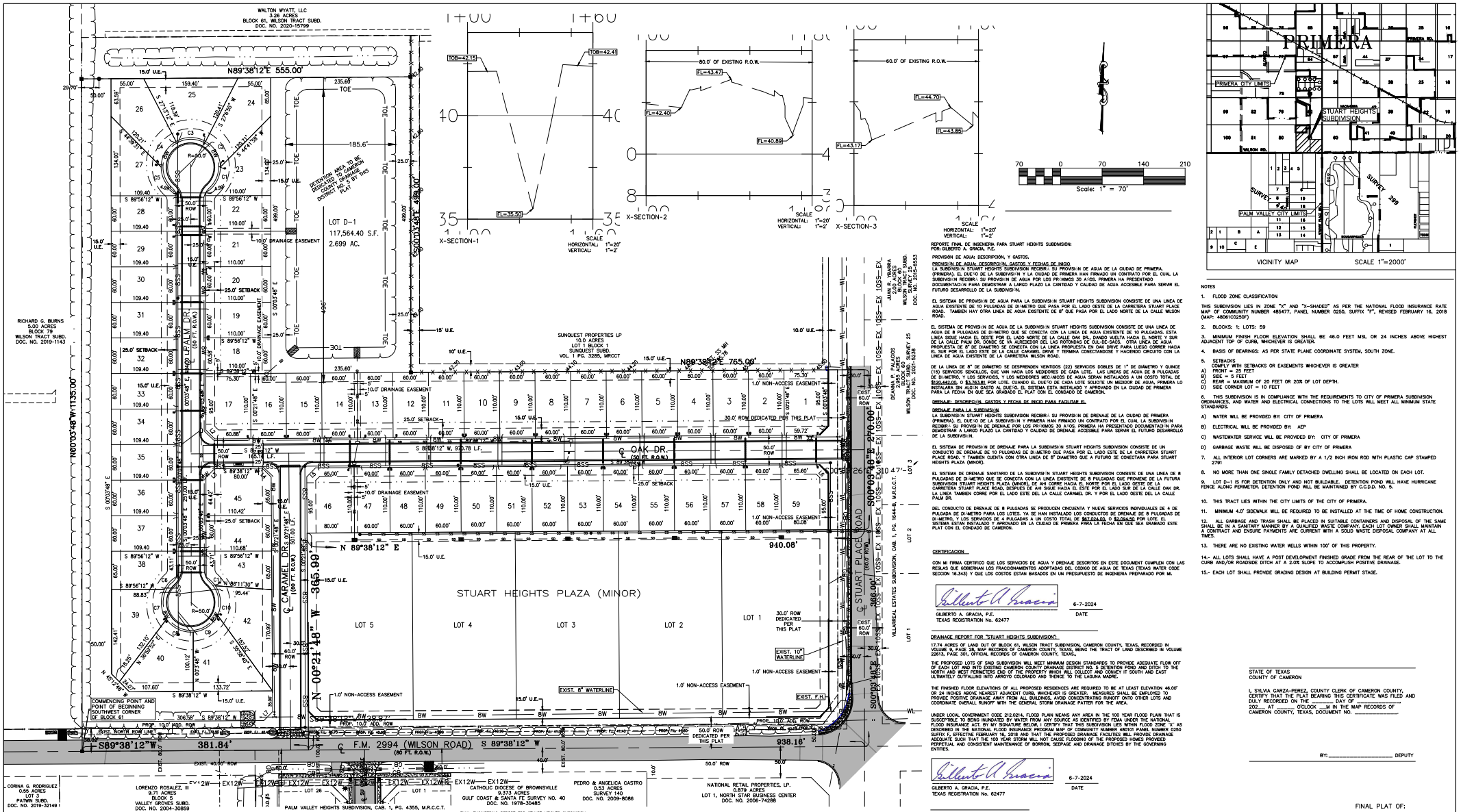
EXHIBIT A



NOTES

1. FLOOD ZONE CLASSIFICATION

THIS SUBDIVISION LIES IN ZONE "X" AND "X-SHADED" AS PER THE NATIONAL FLOOD INSURANCE RATE MAP OF COMMUNITY NUMBER 485477, PANEL NUMBER 0250, SUFFIX "F", REVISED FEBRUARY 16, 2018 (MAP: 48061C0250F)

2. BLOCKS: 1; LOTS: 59

3. MINIMUM FINISH FLOOR ELEVATION SHALL BE 46.0 FEET MSL OR 24 INCHES ABOVE HIGHEST ADJACENT TOP OF CURB, WHICHEVER IS GREATER.

4. BASIS OF BEARINGS: AS PER STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.

5. SETBACKS
COMPLY WITH SETBACKS OR EASEMENTS WHICHEVER IS GREATER
A) FRONT = 25 FEET
B) SIDE = 5 FEET
C) REAR = MAXIMUM OF 20 FEET OR 20% OF LOT DEPTH.
D) SIDE CORNER LOT = 10 FEET

6. THIS SUBDIVISION IS IN COMPLIANCE WITH THE REQUIREMENTS TO CITY OF PRIMERA SUBDIVISION ORDINANCES, AND WATER AND ELECTRICAL CONNECTIONS TO THE LOTS WILL MEET ALL MINIMUM STATE STANDARDS.

A) WATER WILL BE PROVIDED BY: CITY OF PRIMERA

B) ELECTRICAL WILL BE PROVIDED BY: AEP

C) WASTEWATER SERVICE WILL BE PROVIDED BY: CITY OF PRIMERA

D) GARBAGE WASTE WILL BE DISPOSED OF BY CITY OF PRIMERA

7. ALL INTERIOR LOT CORNERS ARE MARKED BY A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED 2791

8. NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT.

9. LOT D-1 IS FOR DETENTION ONLY AND NOT BUILDABLE. DETENTION POND WILL HAVE HURRICANE FENCE ALONG PERIMETER. DETENTION POND WILL BE MAINTAINED BY C.C.D.D. NO. 5.

10. THIS TRACT LIES WITHIN THE CITY LIMITS OF THE CITY OF PRIMERA.

11. MINIMUM 4.0' SIDEWALK WILL BE REQUIRED TO BE INSTALLED AT THE TIME OF HOME CONSTRUCTION.

12. ALL GARBAGE AND TRASH SHALL BE PLACED IN SUITABLE CONTAINERS AND DISPOSAL OF THE SAME SHALL BE IN A SANITARY MANNER BY A QUALIFIED WASTE COMPANY. EACH LOT OWNER SHALL MAINTAIN A CONTRACT AND ENSURE PAYMENTS ARE CURRENT WITH A SOLID WASTE DISPOSAL COMPANY AT ALL TIMES.

13. THERE ARE NO EXISTING WATER WELLS WITHIN 100' OF THIS PROPERTY.

14.- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 2.0% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE.

15.- EACH LOT SHALL PROVIDE GRADING DESIGN AT BUILDING PERMIT STAGE.

REPORTE FINAL DE INGENIERIA PARA STUART HEIGHTS SUBDIVISION:
POR: GILBERTO A. GRACIA, P.E.

PROVISIÓN DE AGUA: DESCRIPCIÓN, Y GASTOS.

PROVISIÓN DE AGUA: DESCRIPCIÓN, GASTOS Y FECHAS DE INICIO

LA SUBDIVISIÓN STUART HEIGHTS SUBDIVISION RECIBIRÁ SU PROVISIÓN DE AGUA DE LA CIUDAD DE PRIMERA. (PRIMERA), EL DUEÑO DE LA SUBDIVISIÓN Y LA CIUDAD DE PRIMERA HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISIÓN RECIBIRÁ SU PROVISIÓN DE AGUA POR LOS PRÓXIMOS 30 AÑOS. PRIMERA HA PRESENTADO DOCUMENTACIÓN PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISIÓN.

EL SISTEMA DE PROVISIÓN DE AGUA PARA LA SUBDIVISIÓN STUART HEIGHTS SUBDIVISION CONSISTE DE UNA LINEA DE AGUA EXISTENTE DE 10 PULGADAS DE DIÁMETRO QUE PASA POR EL LADO OESTE DE LA CARRETERA STUART PLACE ROAD. TAMBIEN HAY OTRA LINEA DE AGUA EXISTENTE DE 8" QUE PASA POR EL LADO NORTE DE LA CALLE WILSON ROAD.

EL SISTEMA DE PROVISIÓN DE AGUA DE LA SUBDIVISIÓN STUART HEIGHTS SUBDIVISION CONSISTE DE UNA LINEA DE AGUA DE 8 PULGADAS DE DIÁMETRO QUE SE CONECTA CON LA LINEA DE AGUA EXISTENTE DE 10 PULGADAS. ESTA LÍNEA SIGUE HACIA EL OESTE POR EL LADO NORTE DE LA CALLE OAK DR. DANDO VUELTA HACIA EL NORTE Y SUR DE LA CALLE PALM DR. DONDE SE VA ALREDEDOR DEL LAS ROTONDAS DE CUL-DE-SACS. OTRA LÍNEA DE AGUA PROPUESTA DE 8" DE DIÁMETRO SE CONECTA CON LA LÍNEA PROPUESTA EN OAK DRIVE PARA LUEGO CORRER HACIA EL SUR POR EL LADO ESTE DE LA CALLE CARAMEL DRIVE Y TERMINA CONECTANDOSE Y HACIENDO CIRCUITO CON LA LÍNEA DE AGUA EXISTENTE DE LA CARRETERA WILSON ROAD.

DE LA LÍNEA DE 8" DE DIÁMETRO SE DESPRENDEN VENTIDOS (22) SERVICIOS DOBLES DE 1" DE DIÁMETRO Y QUINCE (15) SERVICIOS SENCILLOS, QUE VAN HACIA LOS MEDIDORES DE CADA LOTE. LAS LÍNEAS DE AGUA DE 8 PULGADAS DE DIÁMETRO, Y LOS SERVICIOS, Y LOS MEDIDORES MECÁNICOS DE AGUA SERÁN INSTALADOS A UN COSTO TOTAL DE $120,442.00, O $3,763.81 POR LOTE. CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, PRIMERA LO INSTALARÁ EN ALGÚN GASTO AL DUEÑO. EL SISTEMA ESTÁ INSTALADO Y APROVADO EN LA CIUDAD DE PRIMERA PARA LA FECHA EN QUE SEA GRABADO EL PLAT EXACTO DE CAMERON.

DRENAJE: DESCRIPCIÓN, GASTOS Y FECHA DE INICIO PARA FACILITAR EL

DRENAJE PARA LA SUBDIVISIÓN

LA SUBDIVISIÓN STUART HEIGHTS SUBDIVISION RECIBIRÁ SU PROVISIÓN DE DRENAJE DE LA CIUDAD DE PRIMERA (PRIMERA), EL DUEÑO DE LA SUBDIVISIÓN Y PRIMERA HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISIÓN RECIBIRÁ SU PROVISIÓN DE DRENAJE POR LOS PRÓXIMOS 30 AÑOS. PRIMERA HA PRESENTADO DOCUMENTACIÓN PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE DRENAJE ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISIÓN.

EL SISTEMA DE PROVISIÓN DE DRENAJE PARA LA SUBDIVISIÓN STUART HEIGHTS SUBDIVISION CONSISTE DE UN CONDUCTO DE DRENAJE DE 10 PULGADAS DE DIÁMETRO QUE PASA POR EL LADO ESTE DE LA CARRETERA STUART PLACE ROAD. Y TAMBIEN CUENTA CON OTRA LINEA DE 8" DIAMETRO QUE A FUTURO SE CONECTARA PARA STUART HEIGHTS PLAZA (MINOR).

EL SISTEMA DE DRENAJE SANITARIO DE LA SUBDIVISIÓN STUART HEIGHTS SUBDIVISION CONSISTE DE UNA LINEA DE 8 PULGADAS DE DIÁMETRO QUE SE CONECTA CON LA LINEA EXISTENTE DE 8 PULGADAS QUE PROVIENE DE LA FUTURA SUBDIVISION STUART HEIGHTS PLAZA (MINOR), DE AHÍ CORRE HACIA EL NORTE POR EL LADO OESTE DE LA CARRETERA STUART PLACE ROAD, DESPUES DE AHÍ SIGUE HACIA EL ESTE POR EL LADO SUR DE LA CALLE OAK DR. LA LÍNEA TAMBIEN CORRE POR EL LADO ESTE DEL LA CALLE CARAMEL DR. Y POR EL LADO OESTE DEL LA CALLE PALM DR.

DEL CONDUCTO DE DRENAJE DE 8 PULGADAS SE PRODUCEN CINCUENTA Y NUEVE SERVICIOS INDIVIDUALES DE 4 DE PULGADA DE DIÁMETRO PARA LOS LOTES. YA SE HAN INSTALADO LOS CONDUCTOS DE DRENAJE DE 8 PULGADAS DE DIÁMETRO, Y LOS SERVICIOS DE 4 PULGADAS A UN COSTO TOTAL DE $67,204.00, O $1,094.50 POR LOTE. EL SISTEMA ESTAN INSTALADO Y APROVADO EN LA CIUDAD DE PRIMERA PARA LA FECHA EN QUE SEA GRABADO ESTE PLAT CON EL CONDADO DE CAMERON.

CERTIFICACION

CON MI FIRMA CERTIFICO QUE LOS SERVICIOS DE AGUA Y DRENAJE DESCRITOS EN ESTE DOCUMENT CUMPLEN CON LAS REGLAS QUE GOBIERNAN LOS FRACCIONAMIENTOS ADOPTADAS DEL CODIGO DE AGUA DE TEXAS (TEXAS WATER CODE SECCION 16.343) Y QUE LOS COSTOS ESTAN BASADOS EN UN PRESUPUESTO DE INGENIERIA PREPARADO POR MI.

GILBERTO A. GRACIA, P.E.
TEXAS REGISTRATION No. 62477

6-7-2024
DATE

DRAINAGE REPORT FOR "STUART HEIGHTS SUBDIVISION".

17.74 ACRES OF LAND OUT OF BLOCK 61, WILSON TRACT SUBDIVISION, CAMERON COUNTY, TEXAS, RECORDED IN VOLUME 9, PAGE 28, MAP RECORDS OF CAMERON COUNTY, TEXAS, BEING THE TRACT OF LAND DESCRIBED IN VOLUME 22813, PAGE 300, OFFICIAL RECORDS OF CAMERON COUNTY, TEXAS.

THE PROPOSED LOTS OF SAID SUBDIVISION WILL MEET MINIMUM DESIGN STANDARDS TO PROVIDE ADEQUATE FLOW OFF OF EACH LOT AND INTO EXISTING CAMERON COUNTY DRAINAGE DISTRICT NO. 5 DETENTION POND AND DITCH TO THE NORTH AND WEST PERIMETERS END OF THE PROPERTY WHICH WILL COLLECT AND CONVEY IT SOUTH AND EAST ULTIMATELY OUTFALLING INTO ARROYO COLORADO AND THENCE TO THE LAGUNA MADRE.

THE FINISHED FLOOR ELEVATIONS OF ALL PROPOSED RESIDENCES ARE REQUIRED TO BE AT LEAST ELEVATION 46.00' OR 24 INCHES ABOVE NEAREST ADJACENT CURB, WHICHEVER IS GREATER. MEASURES SHALL BE EMPLOYED TO PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS, AVOID CONCENTRATING RUNOFF ONTO OTHER LOTS AND COORDINATE OVERALL RUNOFF WITH THE GENERAL STORM DRAINAGE PATTER FOR THE AREA.

UNDER LOCAL GOVERNMENT CODE 212.0214, FLOOD PLAIN MEANS ANY AREA IN THE 100 YEAR FLOOD PLAIN THAT IS SUSCEPTIBLE TO BEING INUNDATED BY WATER FROM ANY SOURCE AS IDENTIFIED BY FEMA UNDER THE NATIONAL FLOOD INSURANCE ACT. BY MY SIGNATURE BELOW, I CERTIFY THAT THIS SUBDIVISION LIES WITHIN FLOOD ZONE "X" AS DESCRIBED IN THE NATIONAL FLOOD INSURANCE PROGRAM MAP OF COMMUNITY NUMBER 480101 PANEL NUMBER 0250 SUFFIX F, EFFECTIVE FEBRUARY 16, 2018 AND THAT THE PROPOSED DRAINAGE FACILITIES WILL PROVIDE DRAINAGE ADEQUATE SUCH THAT THE 100 YEAR STORM WILL NOT CAUSE FLOODING OF THE PROPOSED HOMES PROVIDED PERPETUAL AND CONSISTENT MAINTENANCE OF BORROW, SEEPAGE AND DRAINAGE DITCHES BY THE GOVERNING ENTITIES.

GILBERTO A. GRACIA, P.E.
TEXAS REGISTRATION No. 62477

6-7-2024
DATE

STATE OF TEXAS
COUNTY OF CAMERON

I, SYLVIA GARZA-PEREZ, COUNTY CLERK OF CAMERON COUNTY, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED AND DULY RECORDED ON THE _____ DAY OF _____ 202__ AT _____ O'CLOCK ___M IN THE MAP RECORDS OF CAMERON COUNTY, TEXAS, DOCUMENT NO. _____

BY: _____ DEPUTY

STATE OF TEXAS
COUNTY OF CAMERON

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.

GILBERTO A. GRACIA
62477
STATE OF TEXAS
PROFESSIONAL ENGINEER

GILBERTO A. GRACIA
REGISTERED PROFESSIONAL ENGINEER No. 62477
IZAGUIRRE ENGINEERING GROUP, LLC.
2121 E. GRIFFIN PWY, STE. 2
MISSION, TEXAS 78574

6-7-2024
DATE

STATE OF TEXAS
COUNTY OF CAMERON

I, HOMERO LUIS GUTIERREZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF THE STUART HEIGHTS SUBDIVISION WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON JANUARY 22, 2024

HOMERO LUIS GUTIERREZ
R.P.L.S. No. 2791

DATE

FINAL ENGINEERING REPORT FOR STUART HEIGHTS SUBDIVISION:
BY GILBERTO A. GRACIA, P.E.

WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:
STUART HEIGHTS SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY THE CITY OF PRIMERA (PRIMERA). THE SUBDIVIDER AND THE CITY OF PRIMERA HAVE ENTERED INTO A CONTRACT IN WHICH PRIMERA HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND THE CITY OF PRIMERA HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

THE CITY OF PRIMERA HAS AN EXISTING 10" DIAMETER WATER LINE RUNNING ALONG THE WEST SIDE OF STUART PLACE ROAD. THE CITY OF PRIMERA HAS ANOTHER EXISTING 8" DIAMETER WATER LINE RUNNING ALONG THE NORTH SIDE OF WILSON ROAD.

THE WATER SYSTEM FOR STUART HEIGHTS SUBDIVISION CONSISTS OF AN 8" DIAMETER WATER LINE THAT TAPS INTO THE EXISTING 10" WATER LINE. THIS 8" WATER LINE RUNS WEST ALONG THE NORTH SIDE OF THE OAK DR., THEN IT RUNS NORTH AND SOUTH ALONG THE EAST SIDE OF PALM DRIVE TO WRAP AROUND THE CUL-DE-SACS. ANOTHER PROPOSED 8" WATERLINE CONNECTS WITH THE PROPOSED 8" WATERLINE ALONG OAK DR. AND RUNS SOUTH ALONG CARAMEL DR. AND MAKES LOOP WITH THE EXISTING 8" DIAMETER WATERLINE THAT RUNS ON THE NORTH SIDE OF WILSON RD.

FROM THE PROPOSED 8" WATERLINE, TWENTY-TWO (22) DOUBLE SERVICES OF 1" OF DIAMETER, AND FIFTEEN (15) SINGLE SERVICE LINES ARE COMING OUT. AND FROM THE EXISTING 8" DIAMETER WATER LINE RUNNING ALONG THE NORTH SIDE OF WILSON ROAD.

SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE 8" LINE, THE DUAL SERVICES AND SINGLE SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF $120,442.00, OR $3,763.81 PER LOT. AFTER THE INSTALLATION OF THE WATER DISTRIBUTION SYSTEM AND UPON REQUEST BY THE LOT OWNER, THE CITY OF PRIMERA WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE ENTIRE SYSTEM HAS BEEN INSTALLED AND ACCEPTED BY THE CITY OF PRIMERA AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES DESCRIPTION: COST AND OPERABILITY DATES
STUART HEIGHTS SUBDIVISION WILL BE PROVIDED WITH SEWER BY THE CITY OF PRIMERA. THE SUBDIVIDER AND THE CITY OF PRIMERA HAVE ENTERED INTO A CONTRACT IN WHICH THE CITY OF PRIMERA HAS PROMISED TO PROVIDE SUFFICIENT SEWAGE TREATMENT TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND THE CITY OF PRIMERA HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE SEWER SERVICE TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

THE CITY OF PRIMERA HAS AN EXISTING 10" DIAMETER SEWER LINE RUNNING ALONG THE EAST SIDE OF STUART PLACE ROAD, FROM WHERE AN 8" DIAMETER SANITARY SEWER LINE WILL CONNECT FOR A FUTURE STUART HEIGHTS PLAZA (MINOR).

THE SEWER SYSTEM FOR STUART HEIGHTS SUBDIVISION CONSISTS OF AN 8" DIAMETER SEWER LINE THAT TAPS INTO THE EXISTING 8" DIAMETER LINE FROM FUTURE STUART HEIGHTS PLAZA (MINOR), FROM THERE IT RUNS NORTH ALONG THE WEST SIDE OF STUART PLACE ROAD, THEN IT RUNS WEST ALONG THE SOUTH SIDE OF THE OAK DR., THEN IT RUNS NORTH AND SOUTH ALONG THE WEST SIDE OF PALM DR. ANOTHER PROPOSED 8" LINE RUNS SOUTH ALONG THE EAST SIDE OF CARAMEL DR. ENDING WITH A MANHOLE.

SEWER DISTRIBUTION FOR STUART HEIGHTS SUBDIVISION CONSISTS OF FIFTY NINE (59) 4" DIAMETER SERVICES. SAID SERVICES TERMINATE AT EACH LOT. THE 8" LINE AND THE SERVICES HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF $67,204.00, OR $1,094.50 PER LOT. THE ENTIRE SYSTEM HAS BEEN INSTALLED AND ACCEPTED BY THE CITY OF PRIMERA AS OF THE DATE OF THE RECORDING OF THE PLAT.

CERTIFICATION

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWER SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343 WATER CODE AND THAT THE COSTS ARE BASED ON AN ENGINEERING COST ESTIMATE PREPARED BY ME.

GILBERTO A. GRACIA, P.E.
TEXAS REGISTRATION No. 62477

6-7-2024
DATE

FINAL PLAT OF:

STUART HEIGHTS SUBDIVISION

17.74 ACRES OF LAND, OUT OF BLOCK 61
WILSON TRACT SUBDIVISION,
CAMERON COUNTY, TEXAS, RECORDED IN VOLUME 9, PAGE 28, MAP RECORDS OF CAMERON COUNTY, TEXAS.

IZAGUIRRE Engineering Group LLC.
2121 E GRIFFIN PKWY SUITE 2
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F-10214
PHONE (956) 584-0554
FAX (956) 584-0049

DATE OF PREPARATION: 6-7-2024 SHEET 2-2