



# HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM  
Director of Planning

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

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 1-23-2018

PROPOSED VISTA RIDGE ACRES PH. VI SUBDIVISION, PRECINCT No. 1.

ENGINEER: QUINTANILLA, HEADLEY & ASSOCIATES, INC. DEVELOPER: JACK McCLELLAND

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE

NUMBER OF LOTS: 66  \*SINGLE FAMILY     \*MULTI-FAMILY     COMMERCIAL     INSTITUTIONAL

LOCATION DESCRIPTION: NORTHEAST CORNER OF MILE 5 ½ WEST ROAD AND MILE 20 NORTH ROAD.

SUBDIVISION LIES WITHIN THE:  THE RURAL AREA OF THE COUNTY

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 9-05-2017 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE ACCOMPLISHED BY A PROPOSED STORM SEWER SYSTEM DISCHARGING ONTO AN EXISTING HCDD NO. 1 DITCH.

ROAD R.O.W. DEDICATION: 40.00 FEET ONTO MILE 20 NORTH ROAD AND 20.00 FEET ONTO MILE 5 ½ WEST ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 1-12-2018 BY, DANNY GUZMAN, PCT. 1 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 1-16-2018 BY, ROBERTO SERNA ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM:  OSSF

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 8" LOCATION: MILE 5 ½ WEST ROAD AND MILE 20 NORTH ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 1-16-2018 : BY MARTIN RAMIREZ 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: \_\_\_\_\_, \_\_

STAFF RECOMMENDS:  **Preliminary Approval** subject comments and future recommendations by planning and other Departments,

**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.*





11

14

# MAP OF WATER DISTRIBUTION SYSTEM

### 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 STATE AND COUNTY REGULATIONS.

### SUBDIVIDER STATEMENT:

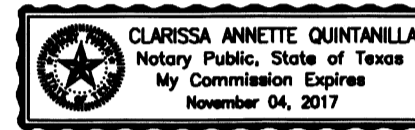
J & DMC PROPERTIES, LLC  
 JOHN J. MCCLELLAND, MANAGER  
 2814 W. FREDDY GONZALEZ DRIVE  
 EDINBURG, TX, 78539

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STATE OF TEXAS  
 COUNTY OF HIDALGO

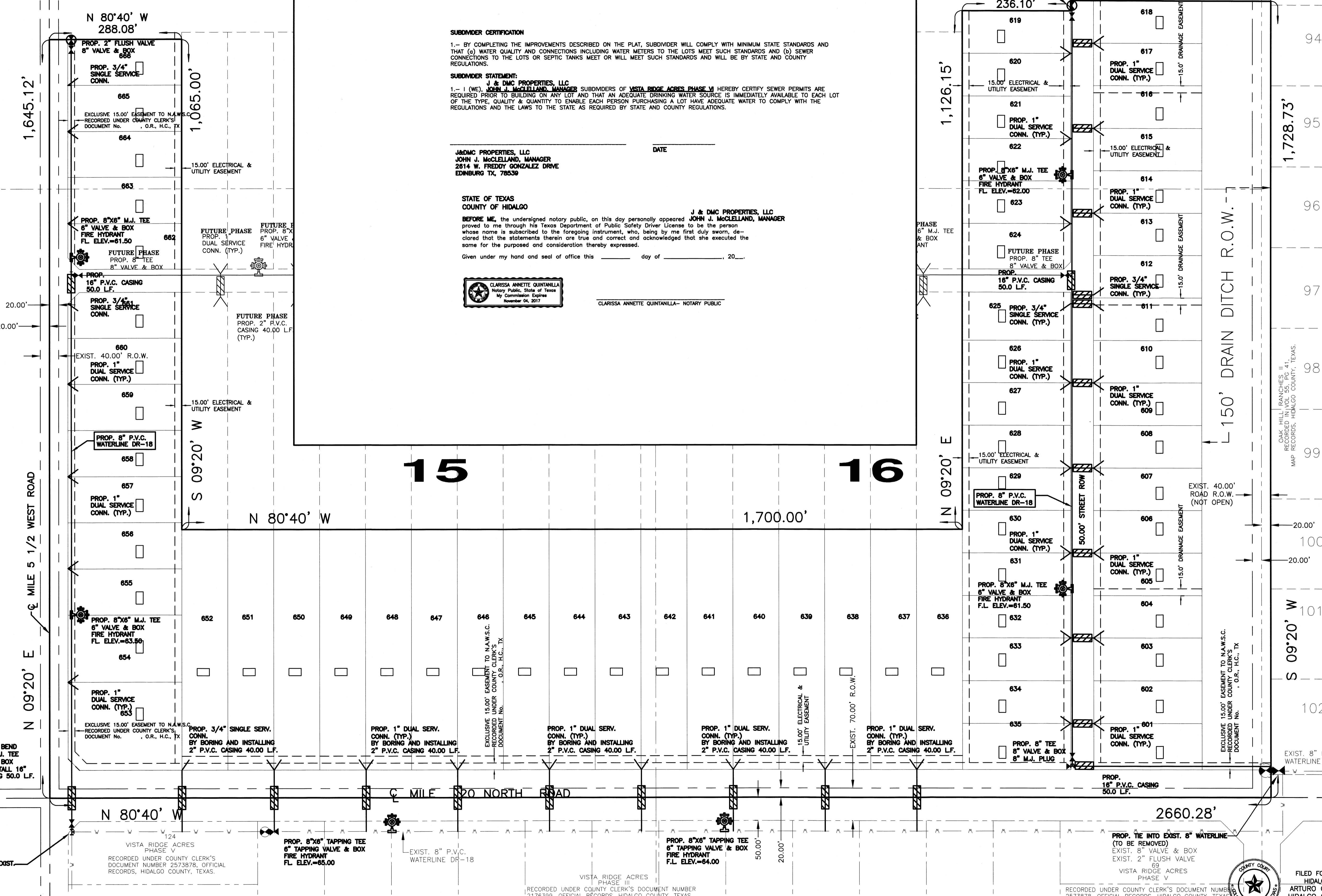
BEFORE ME, the undersigned notary public, on this day personally appeared **J & DMC PROPERTIES, LLC** JOHN J. MCCLELLAND, MANAGER proved to me through his Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that she executed the same for the purposes and consideration thereby expressed.

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



CLARISSA ANNETTE QUINTANILLA - NOTARY PUBLIC

N 09°20' E 22.46'  
 N 80°40' W 236.10'  
 N 80°40' W 436.10'



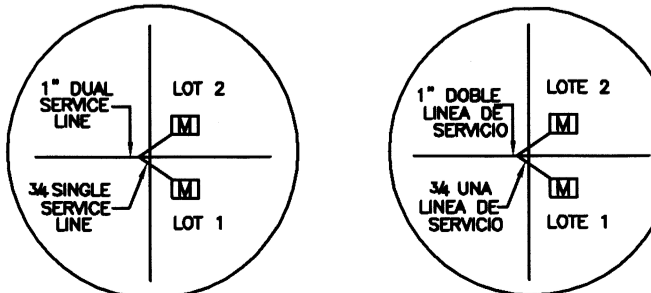
## VISTA RIDGE ACRES PHASE VI

A 60.07 ACRE TRACT OF LAND BEING A PART OR PORTION OF LOTS 9, 10, 15 AND 16, BLOCK 77, MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 29, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO ASSUMPTIONS WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2824806, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.



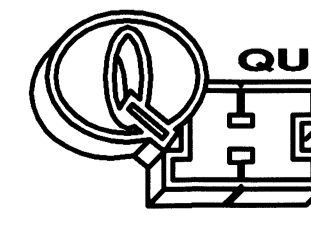
*Marco A. Gonzalez*  
 MARCO A. GONZALEZ  
 P.E. No. 120016  
 DATE 1-5-18

- WATER METER BOX
- 8" WATER SUPPLY LINE
- SERVICE LINES
- CAJA DE MEDIDOR DE AGUA
- 8" LINEA DE AGUA
- LINEAS DE SERVICIOS
- B-1 TEST BORINGS
- SEPTIC TANK (OSSF)

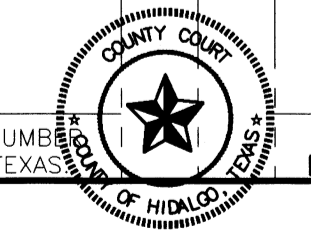


**COST ESTIMATE**

WATER DISTRIBUTION:	\$
DRAINAGE IMPROVEMENTS:	\$
PAYING IMPROVEMENTS:	\$
SEPTIC TANK (OSSF):	\$



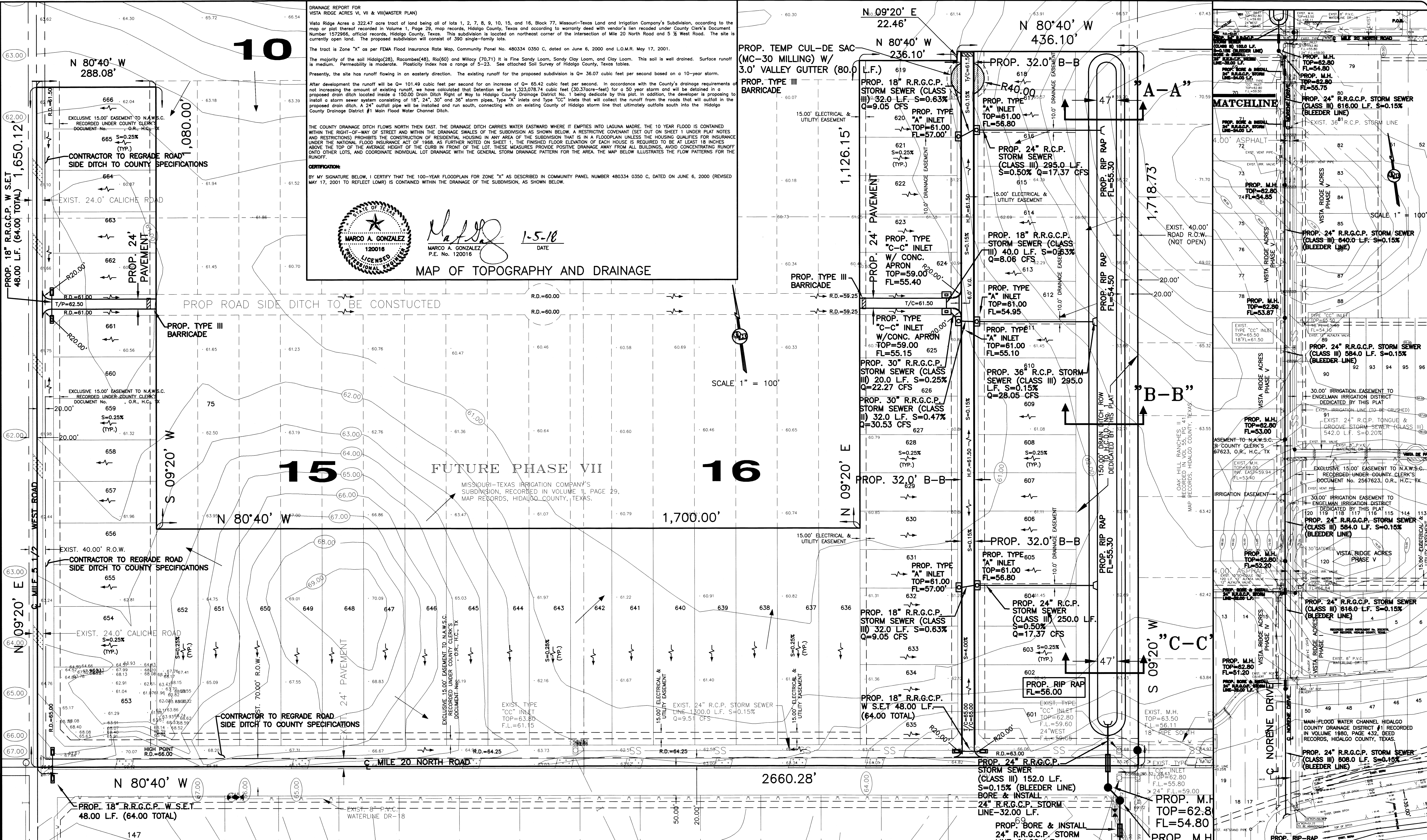
**QUINTANILLA, HEADLEY AND ASSOCIATES, INC.**  
 CONSULTING ENGINEERS · LAND SURVEYORS  
 124 E. STUBBS ST. EDINBURG, TEXAS 78539  
 PHONE 956-381-6480 FAX 956-381-0527  
 REGISTRATION NUMBER F-1513 SURVEYING REGISTRATION NUMBER 100411-00



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

**SHEET NO. 3 OF 5 SHEETS**

FILED NAME	FILED DATE	PREPARED BY	CHECKED BY	APPROVED BY
VISTA RIDGE ACRES PHASE VI	1-5-18	M. GONZALEZ		
DATE REVISION	REVISION	CHECKED	APPROVED	



**DRAINAGE REPORT FOR VISTA RIDGE ACRES VI, VII & VIII (MASTER PLAN)**

Vista Ridge Acres a 322.47 acre tract of land being all of lots 1, 2, 7, 8, 9, 10, 15, and 16, Block 77, Missouri-Texas Land and Irrigation Company's Subdivision, according to the map or plat thereof recorded in Volume 1, Page 29, map records, Hidalgo County, Texas and according to warranty deed recorded under County Clerk's Document Number 1572956, official records, Hidalgo County, Texas. This subdivision is located on northeast corner of the intersection of Mile 20 North Road and 5 1/2 West Road. The site is currently open land. The proposed subdivision will consist of 300 single-family lots.

The tract is Zone "X" as per FEMA Flood Insurance Rate Map, Community Panel No. 480334 0350 C, dated on June 6, 2000 and L.O.M.R. May 17, 2001.


The majority of the soil Hidalgo(28), Racombes(48), Rio(60) and Wilcox (70.71) It is Fine Sandy Loam, Sandy Clay Loam, and Clay Loam. This soil is well drained. Surface runoff is medium. Permeability is moderate. Plasticity Index has a range of 5-23. See attached Soil Survey of Hidalgo County, Texas tables.

Presently, the site has runoff flowing in an easterly direction. The existing runoff for the proposed subdivision is Q = 36.07 cubic feet per second based on a 10-year storm.

After development the runoff will be Q = 101.49 cubic feet per second for an increase of Q = 65.42 cubic feet per second. In accordance with the County's drainage requirements of not increasing the amount of existing runoff, we have calculated that Detention will be 1,323,078.74 cubic feet (30.37acre-feet) for a 50 year storm and will be detained in a proposed drain ditch located inside a 150.00' Drain Right of Way to Hidalgo County Drainage District No. 1 being dedicated by this plat. In addition, the developer is proposing to install a storm sewer system consisting of 18", 24", 30" and 36" storm pipes, Type "A" inlets and Type "C" inlets that will collect the runoff from the roads that will outfall in the proposed drain ditch. A 24" outfall pipe will be installed and run south, connecting with an existing County of Hidalgo storm line that ultimately outfalls south into the Hidalgo County Drainage District #1 Main Flood Water Channel Ditch.

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 QUALIFIES 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" AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0350 C, DATED ON JUNE 6, 2000 (REVISED MAY 17, 2001 TO REFLECT LOMR) IS CONTAINED WITHIN THE DRAINAGE OF THE SUBDIVISION, AS SHOWN BELOW.

 *Marco A. Gonzalez* 1-5-16  
 MARCO A. GONZALEZ, P.E. No. 120016 DATE

**MAP OF TOPOGRAPHY AND DRAINAGE**

**VISTA RIDGE ACRES PHASE VI**

A 60.07 ACRE TRACT OF LAND BEING A PART OR PORTION OF LOTS 9, 10, 15 AND 16, BLOCK 77, MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 29, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO ASSUMPTIONS WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2824806, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

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

FLOW DIRECTION OF WATER →

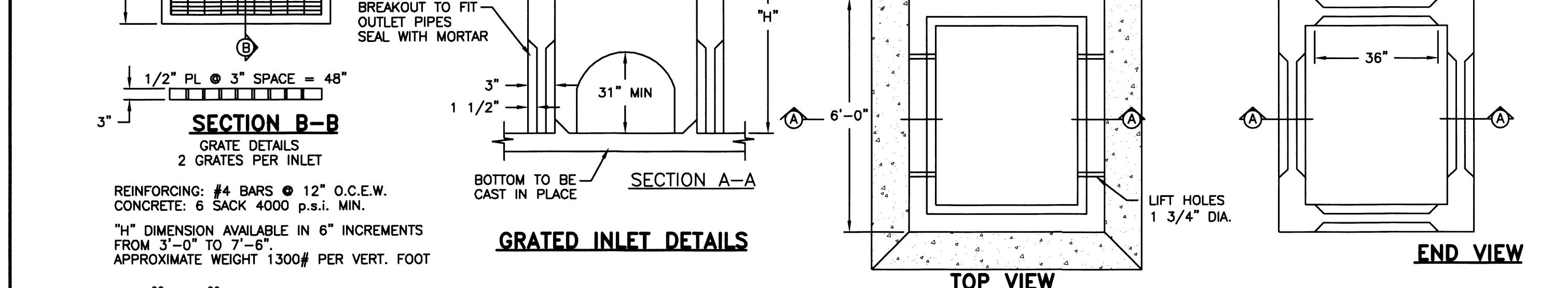
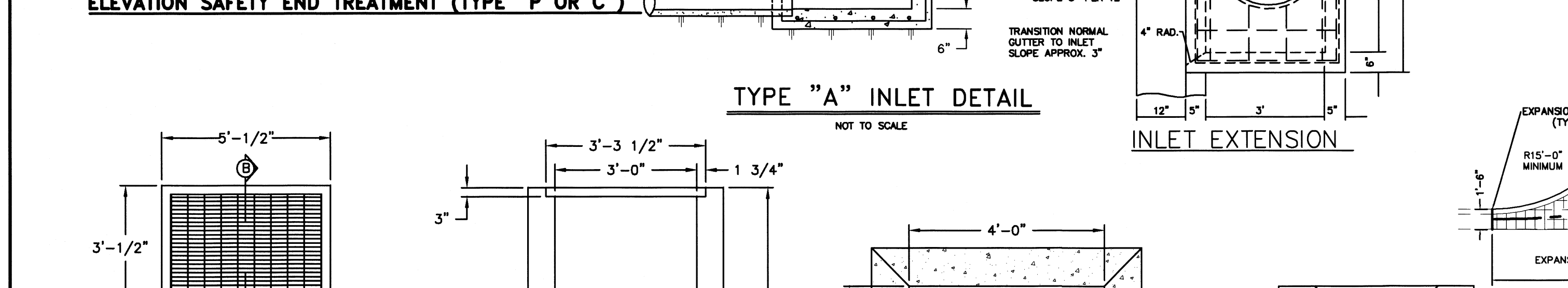
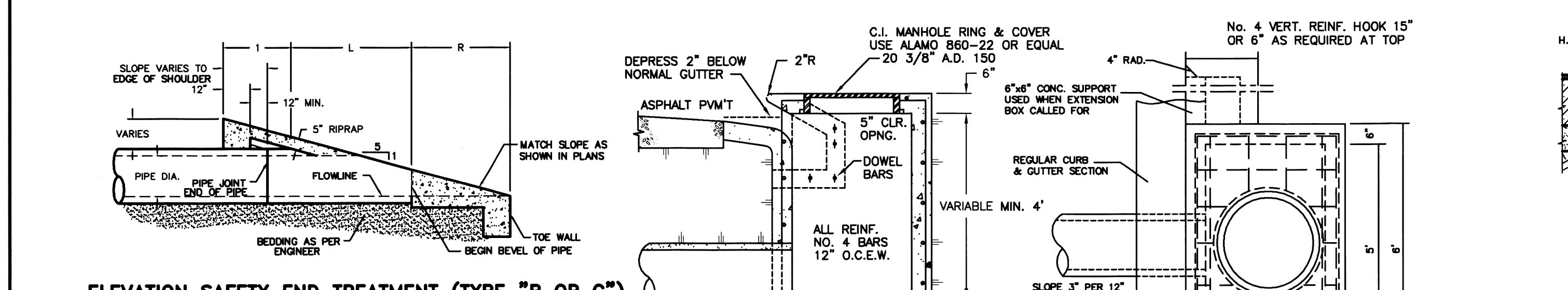
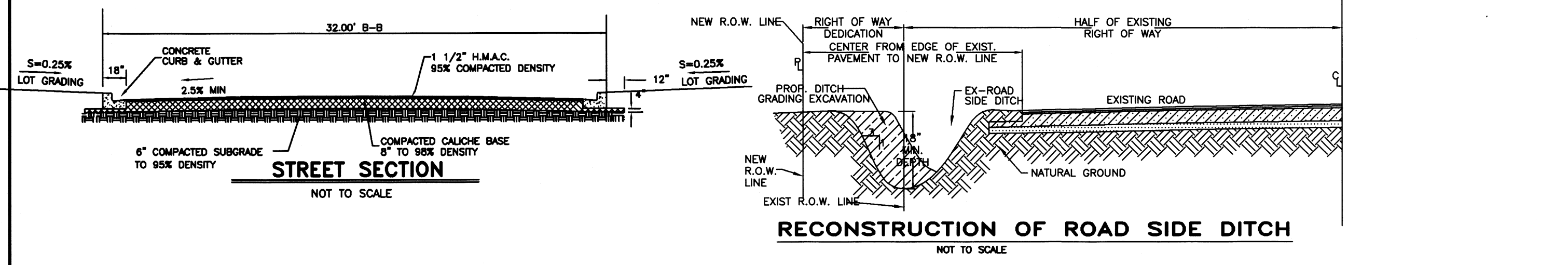
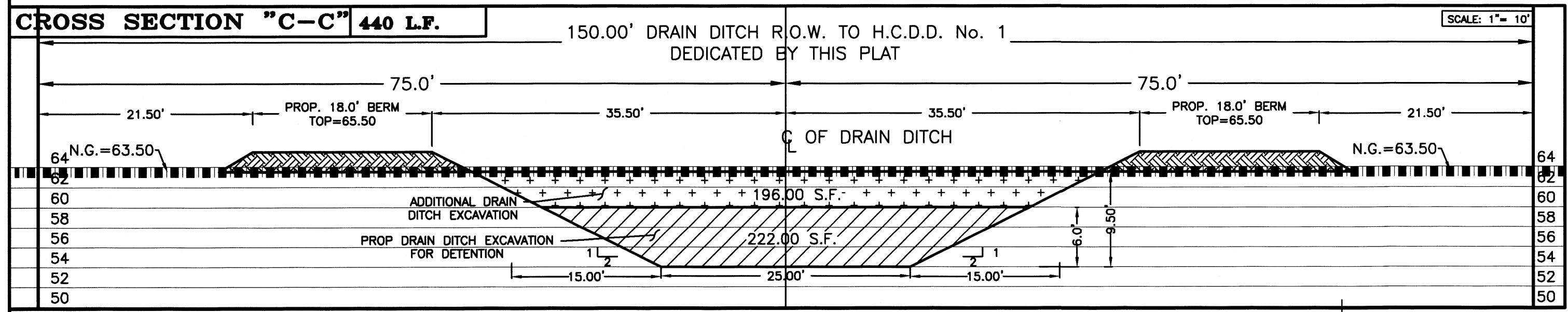
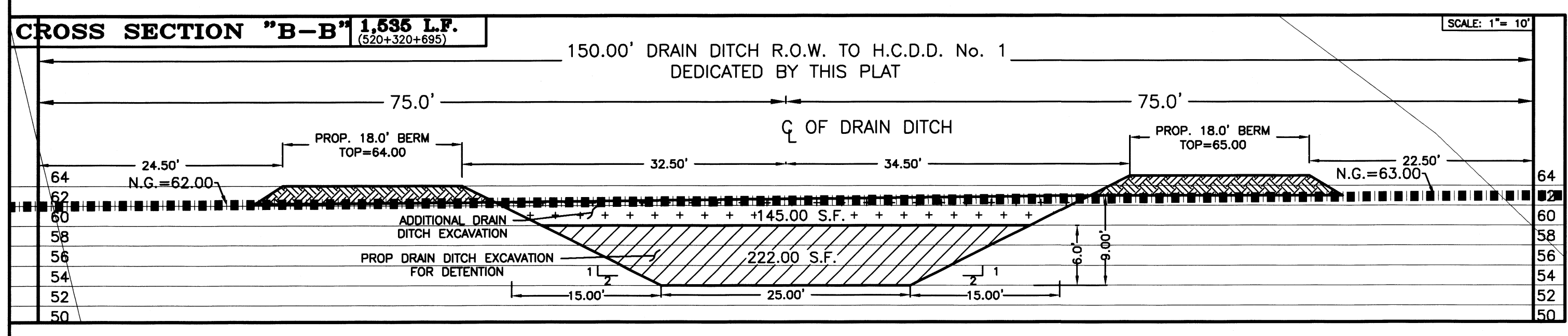
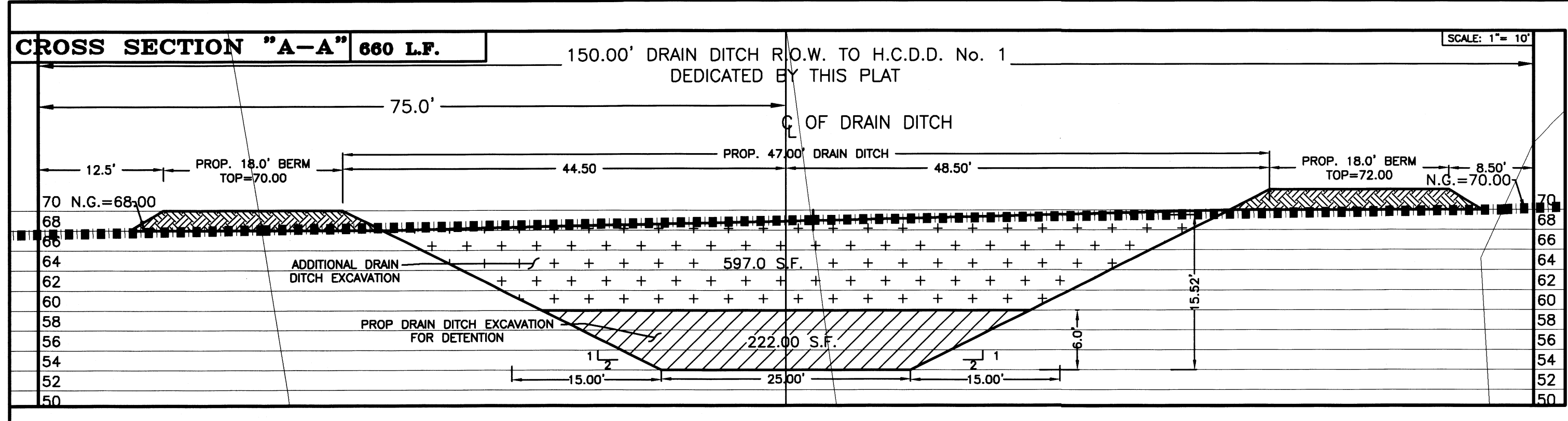
**COST ESTIMATE**

WATER DISTRIBUTION:	\$
DRAINAGE IMPROVEMENTS:	\$
PAVING IMPROVEMENTS:	\$
SEPTIC TANK (OSS):	\$

**QUINTANILLA, HEADLEY AND ASSOCIATES, INC.**  
 CONSULTING ENGINEERS • LAND SURVEYORS  
 124 E. STUBBS ST. PHONE 956-381-6400  
 EDINBURG, TEXAS 78539 FAX 956-381-0527  
 REGISTRATION NUMBER F-1513 OFFICE@QHAENGINEERING.COM  
 SURVEYING REGISTRATION NUMBER 100411-00

**OFFSITE DRAINAGE LAYOUT**  
 SCALE 1" = 100'

SHEET NO. 4	FILENAME: F:\DATA\SUB\HIDALGO CO\VISTA RIDGE VI\PAVING
OF 5 SHEETS	DATE PREPARED: 10-15-13
	PREPARED BY: M. GONZALEZ
	DATE REVIEWED: _____
	REVIEWED BY: _____
	CHECKED BY: _____
	APPROVED BY: _____



**TYPE "CC" INLET DETAIL WITH CONCRETE APRON**

# VISTA RIDGE ACRES PHASE VI

A 60.07 ACRE TRACT OF LAND BEING A PART OR PORTION OF LOTS 9, 10, 15 AND 16, BLOCK 77, MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 29, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO ASSUMPTIONS WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2824806, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

FINAL ENGINEERING REPORT FOR VISTA RIDGE ACRES PHASE VI SUBDIVISION BY MARCO A. GONZALEZ, P.E.

**WATER SUPPLY: Description, Costs, and Operability date**  
 WATER RIDGE ACRES PHASE VI WILL BE PROVIDED WITH POTABLE WATER BY THE NORTH ALAMO WATER SUPPLY CORPORATION ("N.A.W.S.C."). THE SUBDIVIDER HAS ENTERED INTO A CONTRACT WITH N.A.W.S.C. TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND N.A.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO THE FULL DEVELOPMENT OF THIS SUBDIVISION. N.A.W.S.C. HAS AN EXISTING 8" DIAMETER WATERLINE RUNNING ON THE SOUTH SIDE OF MILE 20 NORTH ROAD AND HAS AN EXISTING 8" DIAMETER WATERLINE RUNNING ON THE NORTH SIDE OF VISTA RIDGE DRIVE.

THE WATER SYSTEM FOR VISTA RIDGE ACRES PHASE VI, CONSIST OF A 8" DIAMETER WATERLINE THAT TAPS INTO THE EXISTING 8" DIAMETER WATERLINE ON THE NORTH SIDE OF MILE 20 NORTH ROAD. THE 8" DIAMETER WATERLINE RUNS WEST ALONG THE NORTH SIDE OF MILE 20 NORTH ROAD, ON THE SOUTH WEST CORNER OF LOT 653, THE 8" DIAMETER WATERLINE TURNS NORTH AND RUNS NORTH ALONG THE EAST SIDE OF MILE 5 1/2 EAST ROAD.

ANOTHER 8" DIAMETER WATERLINE RUNS NORTH ALONG THE EAST SIDE OF STREET 01, ENDING WITH A 2" FLUSH VALVE LOCATED ON THE NORTHEAST CORNER OF LOT 619.

FROM THE PROPOSED 8" WATERLINES, THIRTY (30) 1" DUAL WATER SERVICES RUN TO PAIRS OF LOTS BEFORE SPLITTING INTO TWO (2) 3/4" DIAMETER SINGLE SERVICES GOING TO THE METER BOXES FOR EACH LOT AND SIX (6) 3/4" DIAMETER SINGLE SERVICE LINES. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. SIX (6) FIRE HYDRANTS WERE INSTALLED THROUGH OUT THE ENTIRE SUBDIVISION.

THE 8" DIAMETER WATERLINE, THE 1" DUAL SERVICES, SINGLE SERVICE AND THE METER BOXES HAVE BEEN INSTALLED, AT A TOTAL COST OF \$ OR \$ PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$ WHICH COVERS THE \$ COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, WATER RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO N.A.W.S.C. UPON REQUEST BY THE LOT OWNER, N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

**SEWAGE FACILITIES: Description, Costs, and Operability Date**  
 SEWAGE FROM VISTA RIDGE ACRES PHASE VI, WILL BE 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: AND THE DRAINAGE EASEMENTS.

EACH LOT IN THE EXISTING SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE THE UNITED STATES OF AGRICULTURE SOIL CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A SANDY CLAY LOAM, CLAY LOAM AND FINE CLAY LOAM. THE SITE EVALUATOR (LICENSE NUMBER OS 12258) HAD BORINGS MADE AT OPPOSITE AREAS OF THE SUBDIVISION AT THE CENTERS OF LOTS (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 EXISTING EXCAVATIONS. THE SUBDIVISION DRAINS WELL, THE 10-YEAR FLOODPLAIN BEING CONTAINED WITHIN THE STREET AND THE DRAINAGE EASEMENTS.

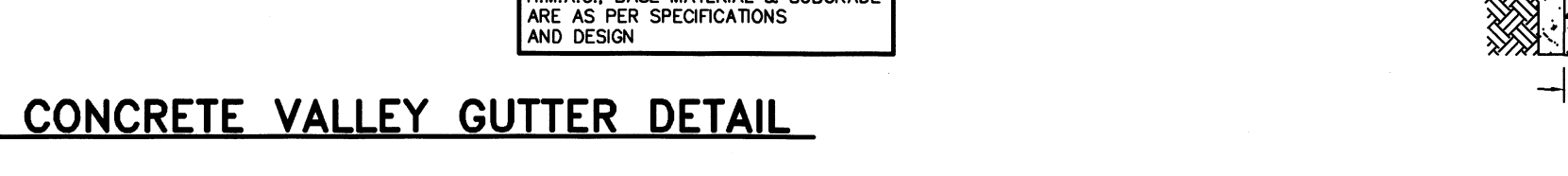
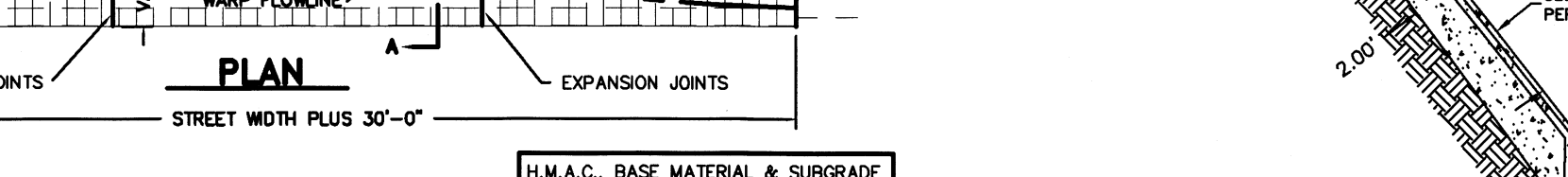
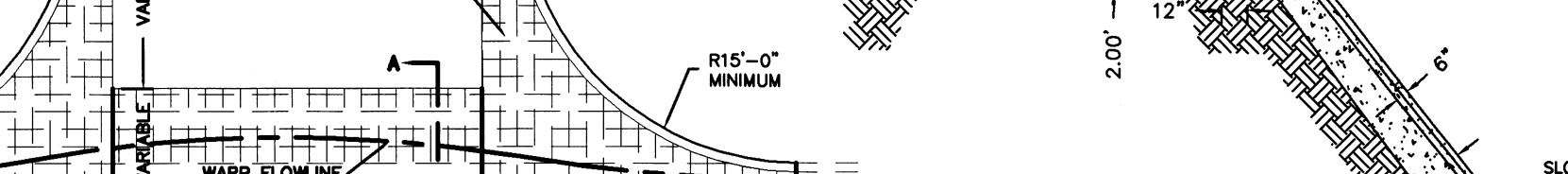
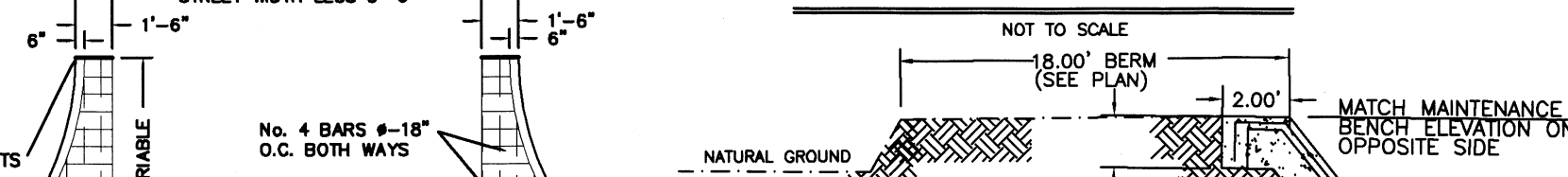
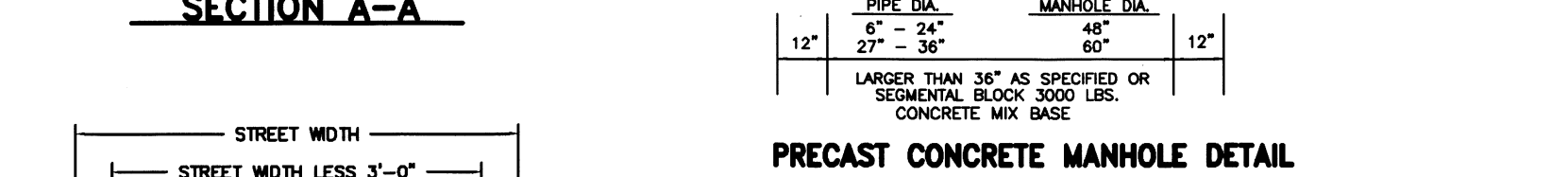
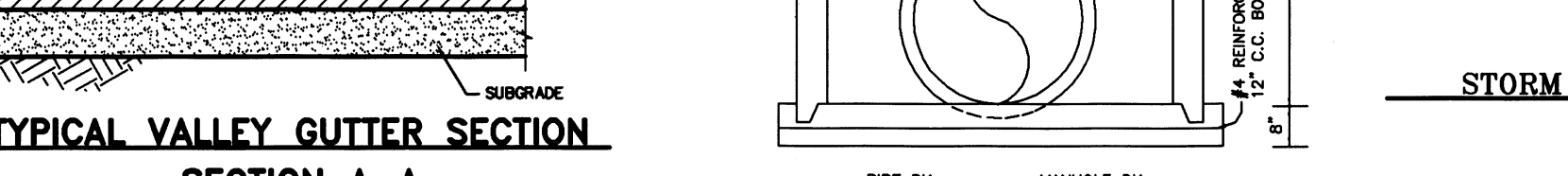
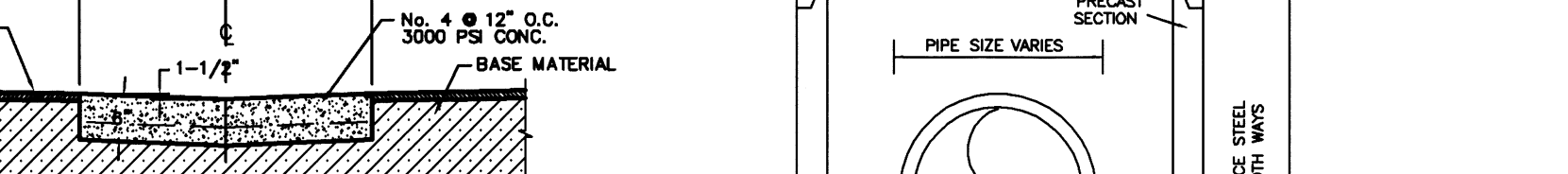
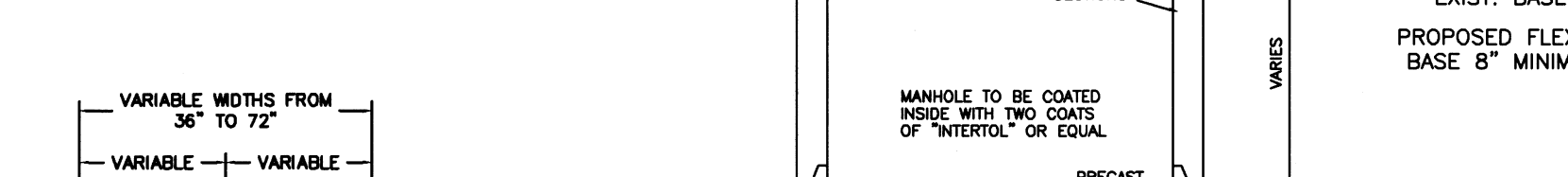
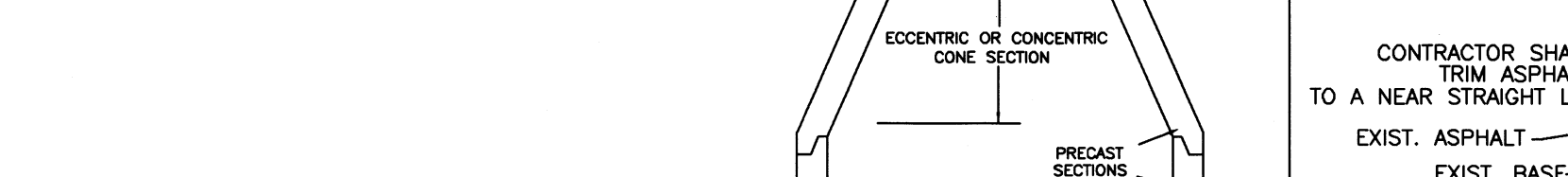
THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$ INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSF'S HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF \$ THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON

**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 ESTIMATED COSTS TO INSTALL UNCONSTRUCTED WATER AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

**WATER FACILITIES** - THESE FACILITIES WILL BE FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$ WHICH EQUALS \$ PER LOT.  
**SEWAGE FACILITIES** - SEPTIC SYSTEM IS ESTIMATED TO COST \$ PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$ FOR THE ENTIRE SUBDIVISION.



MARCO A. GONZALEZ  
 P.E. No. 120016  
 DATE 1-5-18



**COST ESTIMATE**  
 WATER DISTRIBUTION: \$  
 DRAINAGE IMPROVEMENTS: \$  
 PAVING IMPROVEMENTS: \$  
 SEPTIC TANK (OSSF): \$

**QUINTANILLA, HEADLEY AND ASSOCIATES, INC.**  
 CONSULTING ENGINEERS LAND SURVEYORS  
 124 E. STUBBS ST. PHONE 956-381-6480  
 EDINBURG, TEXAS 78539 FAX 956-381-0527  
 ENGINEERING REGISTRATION NUMBER F-1513 office@qhengineering.com  
 SURVEYING REGISTRATION NUMBER 100411-00

REPORTE FINAL DE INGENIERIA PARA LA SUBDIVISION DE VISTA RIDGE ACRES PHASE VI BY MARCO A. GONZALEZ, P.E.

**PROVISION DE AGUA: Descripcion, Gastos, y Fecha de Inicio**  
 LA SUBDIVISION VISTA RIDGE ACRES PHASE VI, RECIBIRA SU PROVISION DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (LA COMPANIA DE AGUA DE NORTH ALAMO) ("N.A.W.S.C."). EL DUERO DE LA SUBDIVISION Y LA COMPANIA N.A.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 AÑOS. N.A.W.S.C. TENDRA QUE REPRESENTAR DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION. N.A.W.S.C. TIENE UNA LINEA EXISTENTE DE 8 PULGADAS DE DIAMETRO QUE CORRE POR EL LADO NORTE DE LA CALLE VISTA RIDGE DRIVE.

EL SISTEMA DE AGUA PARA VISTA RIDGE ACRES PHASE VI, CONSISTE DE UNA LINEA DE 8" DE DIAMETRO QUE SE CONECTA CON LA LINEA DE AGUA EXISTENTE DE 8" DE DIAMETRO DE LA CALLE VISTA RIDGE ROAD. LA LINEA DE 8" DE DIAMETRO CORRE HACIA EL NORTE POR EL LADO OESTE DE LA NORRE DRIVE Y SE CONECTA CON LA LINEA DE AGUA EXISTENTE DE 8" DE DIAMETRO QUE CORRE POR EL LADO SUR DE LA CALLE MILE 20 NORTH ROAD. EN LA ESQUINA SURESTE DE LOTE 125, UNA LINEA DE AGUA DE 8" DE DIAMETRO CORRE ESTE POR EL LADO SUR DE LA CALLE PROPUESTA Y TERMINA CON UNA VALVULA DE 2" DE DIAMETRO LOCALIZADA EN LA ESQUINA NORTES DE LOTE 105. LA LINEA DE AGUA DE 8" DE DIAMETRO SE CONECTA CON LA LINEA DE AGUA EXISTENTE DE 8" DE DIAMETRO DE LA CALLE MILE 20 NORTH ROAD Y VOLTEA CORRE OESTE Y SUR POR EL LADO ESTE DE LA CALLE MILE 5 1/2 WEST ROAD TERMINA CON UNA VALVULA DE 2" DE DIAMETRO.

DE LA LINEA PROPUESTA DE 8 PULGADAS DE DIAMETRO TRENTO (30) CONDUCTOS DOBLES DE 1 PULGADA DE DIAMETRO, QUE SE DIVIDEN EN DOS LINEAS DE 1 PULGADA CORREN HACIA LOS MEDIORES DE AGUA DE LOS LOTES Y SEIS(6) CONDUCTOS INDIVIDUALES DE AGUA DE 3/4" DE PULGADA DE DIAMETRO. (6) FOSAS DE AGUA FUERON INSTALADAS.

LA LINEA DE 8 PULGADAS DE DIAMETRO, LOS SERVICIOS DOBLES DE 1 PULGADA, LOS SERVICIOS INDIVIDUALES DE 3/4" Y LOS CAJAS DE MEDIDOR DE AGUA HA SIDO INSTALADO A UN COSTO TOTAL DE US\$ POR LOTE. EL DUERO DE LA SUBDIVISION HA TAMBIEN PAGADO US\$ O US\$ POR LOTE A N.A.W.S.C. POR COSTO DE LA INSTALACION DE CADA MEDIDOR DE AGUA, MEMBRASIAS Y LOS GASTOS DE CONEXION, CUANDO EL DUERO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPANIA N.A.W.S.C. LO INSTALARA SIN ALGUN GASTO AL DUERO. EL SISTEMA DE AGUA ESTARA EN DRENAJE. Descripcion, Gastos y Fecha de Inicio

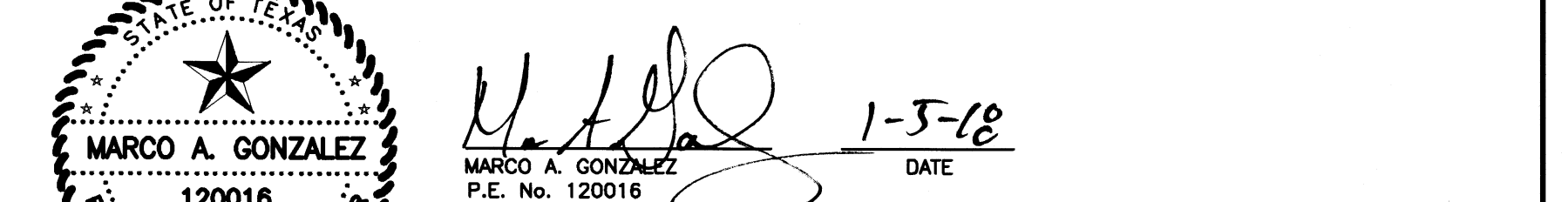
EL DRENAJE DE VISTA RIDGE ACRES PHASE VI, TENDRA FOSAS SEPTICAS INDIVIDUALES (OSSF) CONSISTENDO EN UN DISEÑO NORMAL, CON DOBLE COMPARTIMIENTO DE FOSA SEPTICA (OSSF) Y UN CAMPO DE DRENAJE EN CADA SOLAR. EL EVALUADOR (LIC# OS 12258) DE ENLACE HA INSPECCIONADO, EVALUADO Y REPORTADO QUE LA UBICACION DE LA 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 MARGA DE BARRO Y ARENOSO, MARGA DE ARENOSO Y UN MARGA FINO DE BARRO. EL EVALUADOR (LIC# OS 12258) HIZO (1) PRUEBAS CON AGUIEROS EN EL CENTRO DE LOS LOTES (PRUEBAS ADICIONALES NO FUERON NECESARIAS PORQUE EL SUELO ES MUY UNIFORME DENTRO DEL AREA DELIMITADA). EL SUELO ES UNIFORME, DE MARGA 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.

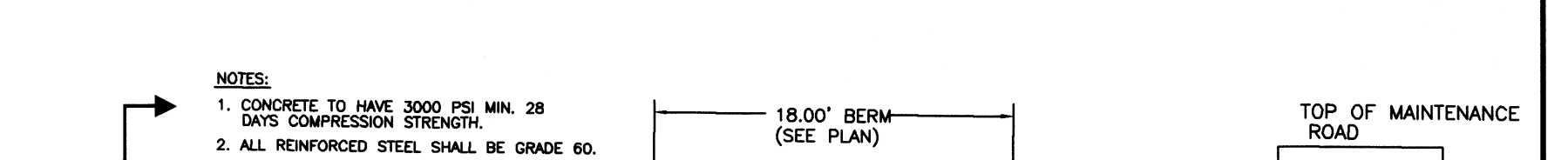
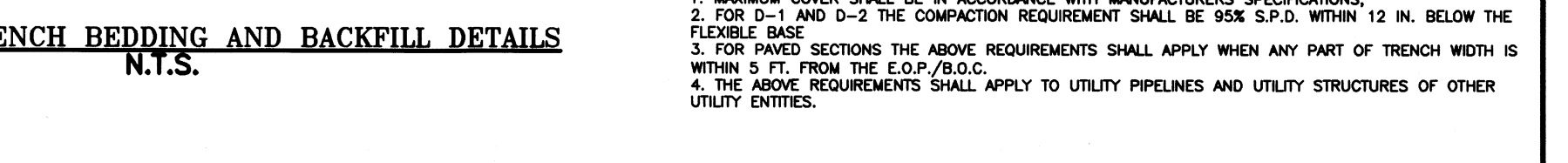
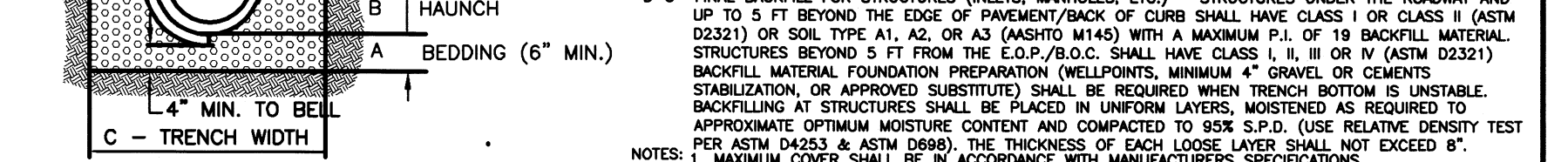
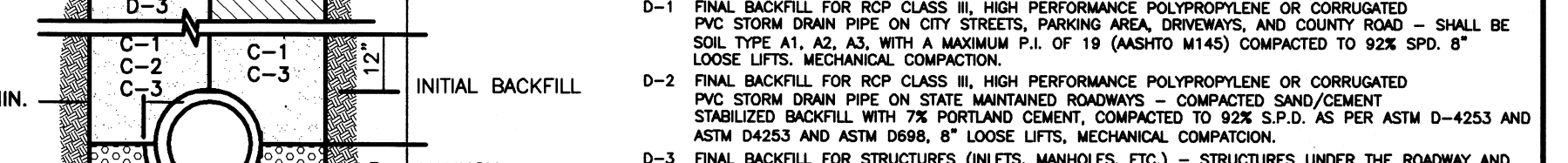
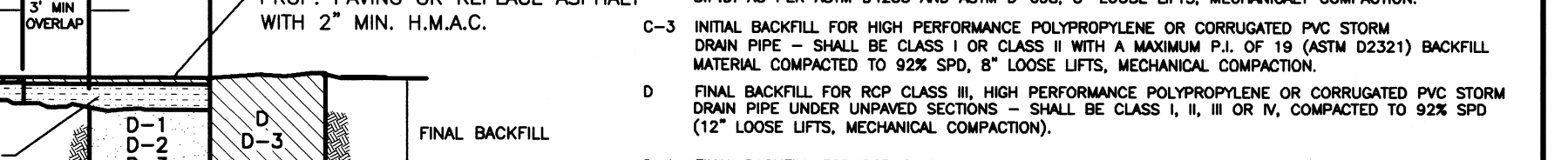
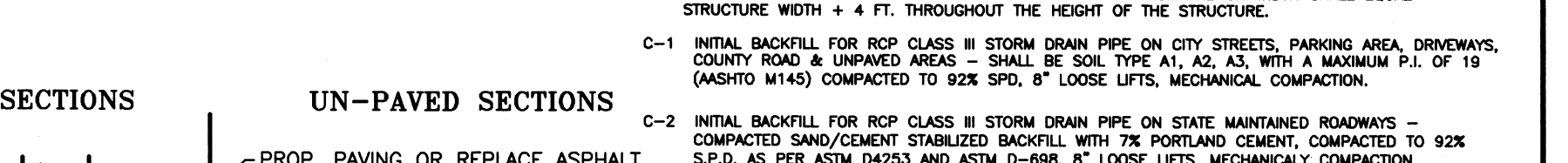
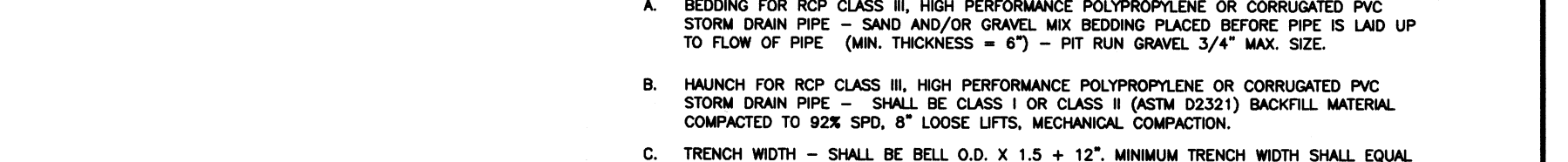
EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON US\$ INCLuyendo EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS TODAS LAS FOSAS SEPTICAS HAN SI INSTALADAS EN EL PROCESO DE LA APROBACION FINAL A UN COSTO TOTAL DE US\$ 108,255.00. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODOS LAS FOSAS SEPTICAS Y AH APROBADO LA INSTALACION DE LAS FOSAS SEPTICAS DESDE EL

**CERTIFICACION**  
 CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO, CUMPLEN CON LAS MODEL REGULACIONES (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:

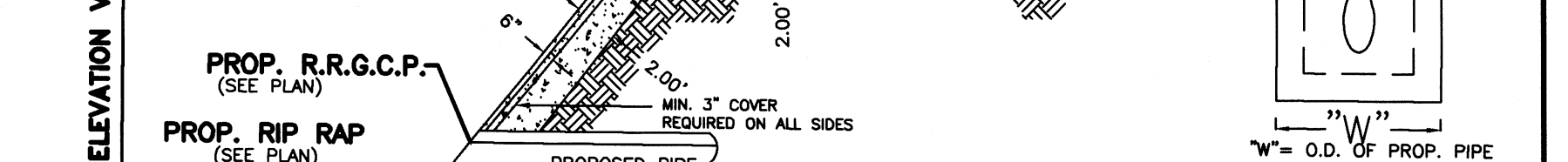
AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE US\$ O US\$ POR LOTE.  
 DRENAJE: SE ESTIMA QUE LAS FOSAS SEPTICAS COSTARON US\$ POR LOTE A UN COSTO TOTAL DE US\$ PARA TODA LA SUBDIVISION.



MARCO A. GONZALEZ  
 P.E. No. 120016  
 DATE 1-5-18



**NOTES:**  
 1. CONCRETE TO HAVE 3000 PSI MIN. 28 DAYS COMPRESSION STRENGTH.  
 2. ALL REINFORCED STEEL SHALL BE GRADE 60.



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

FILENAME: F:\DATA\SUBDIVISIONS\HIDALGO\CO\VISTA RIDGE ACRES PH VI\WB-PLAT	DATE PREPARED: 1-5-2018	PREPARED BY: M.A.G.	CHECKED BY: M.A.G.	APPROVED BY: M.A.G.
SHEET NO. 5	OF 5 SHEETS	DATE REVISION: 1-5-2018	REVISION: 1	CHECKED BY: M.A.G.