



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: 7-16-2019

PROPOSED VISTA RIDGE ACRES PHASE 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 PROVIDED BY STORM SEWER SYSTEM DISCHARGING ONTO AN EXISTING DRAIN 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. FINAL APPROVAL DATE: 5-30-2019 BY, DANNY GUZMAN, PCT. 1 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 5-23-2019 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: OSSF's HAVE BEEN INSTALLED.

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. FINAL APPROVAL DATE: 5-23-2019 : 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: JANUARY 23, 2018

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

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.

SUBDIVISION PLAT OF:

VISTA RIDGE ACRES PHASE VI

A 63.41 ACRE TRACT OF LAND OUT OF LOTS 2, 7, 9, 10, 15 AND 16, BLOCK 77, AND OUT OF LOTS 12 AND 13, BLOCK 78, 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 ASSUMPTION WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2824806, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

A 63.41 ACRE TRACT OF LAND OUT OF LOTS 2, 7, 9, 10, 15 AND 16, BLOCK 77, AND OUT OF LOTS 12 AND 13, BLOCK 78, 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 ASSUMPTION WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2824806, 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 5/8" IRON ROD WITH WELDEN AND HUNT CAP FOUND IN THE CENTERLINES OF MILE 20 NORTH ROAD AND MILE 5 1/2 WEST ROAD FOR THE SOUTHWEST CORNER OF LOT 15, BLOCK 77 AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE: N 09°20' E, ALONG THE CENTERLINE OF MILE 5 1/2 WEST ROAD, A DISTANCE OF 5,280.25 FEET TO A 5/8" IRON ROD WITH CAP STAMPED MELDEN & HUNT, INC. FOUND IN THE CENTERLINE OF MILE 21 NORTH ROAD FOR THE NORTHWEST CORNER OF LOT 2, AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE: S 80°40' E, ALONG THE NORTH LINE OF LOT 2, AND THE CENTERLINE OF MILE 21 NORTH ROAD, PASSING AT 20.00 FEET THE EAST RIGHT OF WAY LINE OF MILE 5 1/2 WEST ROAD, A TOTAL DISTANCE OF 40.00 FEET TO 1/2" IRON ROD WITH PLASTIC CAP STAMPED RPLS 4856 SET FOR THE MOST EASTERLY NORTHWEST CORNER OF THIS TRACT.

THENCE: S 09°20' W, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 20.00 FEET FOR THE SOUTH RIGHT OF WAY LINE OF MILE 21 NORTH ROAD, A TOTAL DISTANCE OF 3,635.13 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: S 80°40' E, A DISTANCE OF 248.08 FEET TO 1/2" IRON ROD WITH PLASTIC CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: S 09°20' W, A DISTANCE OF 1,065.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: S 80°40' E, A DISTANCE OF 1,700.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: N 09°20' E, A DISTANCE OF 1,126.15 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE MOST WESTERLY NORTHEAST CORNER OF THIS TRACT.

THENCE: S 80°40' E, A DISTANCE OF 236.10 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: N 09°20' E, A DISTANCE OF 22.46 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

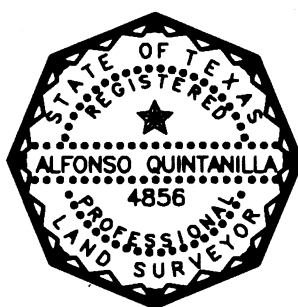
THENCE: S 80°40' E, PASSING AT 416.10 FEET A COMMON LINE FOR LOT 16, BLOCK 77, AND LOT 12, BLOCK 78, A DISTANCE OF 436.10 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE WEST LINE OF OAK HILL RANCH PHASE II FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE: S 09°20' W, ALONG THE EAST LINE OF OAK HILL RANCH PHASE II, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 1,678.73 FEET FOR THE NORTH RIGHT OF WAY LINE OF MILE 20 NORTH ROAD, A TOTAL DISTANCE OF 1,728.73 FEET TO A COTTON PICKER SPINDLE FOUND ON THE SOUTH LINE OF LOT 13, AND ON THE CENTERLINE OF MILE 20 NORTH ROAD FOR THE SOUTHWEST CORNER OF OAK HILL RANCH PHASE II, AND THE SOUTHEAST CORNER OF THIS TRACT.

THENCE: N 80°40' W, ALONG THE SOUTH LINE OF LOTS 15 AND 16, BLOCK 77, THE SOUTH LINE OF LOT 13, BLOCK 78, AND THE CENTERLINE OF MILE 20 NORTH ROAD, A DISTANCE OF 2,660.28 FEET TO THE POINT OF BEGINNING AND CONTAINING 63.41 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH VISTA RIDGE ACRES PHASE III, RECORDED UNDER INSTRUMENT NUMBER 2176399, MAP RECORDS, HIDALGO COUNTY, 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

10-11-17
DATE

PLAT NOTES AND RESTRICTIONS:

- FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "X"
AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.
COMMUNITY-PANEL NUMBER 480334 0350 C
MAP REVISED: NOVEMBER 16, 1982 (LOMR DATE MAY 17, 2001)
THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN. COMMUNITY-PANEL NO. 480334 0350 C EFFECTIVE DATE: NOVEMBER 16, 1982 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAN ADMINISTRATOR HAVE IDENTIFIED NO OTHER AREAS AS SHOWN ON THIS PLAT ARE WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN.
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).
- LEGEND ● - DENOTES 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.
- SETBACKS: MINIMUM REQUIREMENTS-OWNER MAY DESIGNATE STRICTER REQUIREMENTS.
FRONT ALONG MILE 20 NORTH ROAD 35.00 FEET
FRONT ALONG MILE 5 1/2 WEST ROAD 50.00 FEET
REAR 40.00 FEET
SIDE 35.00 FEET
SIDE 6.00 FEET
CORNER GARAGE FRONT 18.00 FEET
CORNER SIDE WHERE ROW IS GREATER THAN 50.00 FEET 20.00 FEET
OR EASEMENT WHICHEVER IS GREATER IN ALL CASES
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCE
NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- MINIMUM FINISHES FLOOR NOTE: MINIMUM FINISH 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 FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- BENCHMARK NOTE:
THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
B.M. No.1: ELEV.=61.76 TOP OF TYPE A INLET LOCATED AT SOUTHWEST CORNER OF LOT 605 OF PROPOSED SUBDIVISION NAVD 88 DATUM.
B.M. No.2: ELEV.=61.34 TOP OF TYPE A INLET LOCATED AT NORTHWEST CORNER OF LOT 611 OF PROPOSED SUBDIVISION NAVD 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 271,721.56 CUBIC FEET (6.24 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. 8
(60.07 ACRES) PHASE VI - 160,478.95 cubic feet (3,684 acre-feet)
(41.64 ACRES) PHASE VII - 111,242.61 cubic feet (2,554 acre-feet)
(101.71 ACRES) TOTAL = 271,721.56 cubic feet (6.24 acre-feet)
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE:
THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. A SEPARATED DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCEPT MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE SOIL EVALUATOR HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.
E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY OF A LOT.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
J&DMC PROPERTIES, LLC
JOHN J. MCCLELLAND, MANAGER, THE OWNER & SUBDIVIDER OF VISTA RIDGE ACRES PHASE VI, RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSES OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET No. 3 OF THIS PLAT.
- 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) AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE EASEMENT.
- EACH PURCHASED 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 OCCUPYING AN EASEMENT.
- THE PURCHASER OF EACH LOT SHALL BE RESPONSIBLE TO INSTALL DRIVEWAY CULVERT REINFORCED CONCRETE PIPE OF NO LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH
- 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.
- CROSS-HATCHED AREA IS A TEMPORARY EASEMENT FOR TURN-AROUND UNTIL STREET IS EXTENDED EAST IN A RECORDED PLAT. SAID TEMPORARY EASEMENTS SHALL BE AUTOMATICALLY ABANDONED UPON THE CONSTRUCTION OF A DEDICATED STREET TO THE NORTH.

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, owners of the property shown on this plat, their successors, assigns, and transferees (hereinafter called "Grantor" whether one or more persons are named), in consideration of one dollar (\$1.00) and other good and valuable consideration paid by North Alamo Water Supply Corporation, (hereinafter called "Grantee"), the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, transfer, and convey to said Grantee, its successors, and assigns, an exclusive perpetual easement with the right to erect, construct, install and thereafter use, operate, inspect, repair, maintain, replace, and remove water distribution lines and appurtenances over and across the lands shown on this plat, together with the right of ingress and egress over Grantor's adjacent lands of the purpose for which the above mentioned rights are granted. The easement hereby granted shall not exceed 15' in width, and Grantee is hereby authorized to designate the course of the easement herein conveyed except that when the pipeline(s) is installed, the easement herein granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline installed.

In the event the easement hereby granted abuts on a public road and the city, county or state hereafter widens or relocates the public road so as to require the relocation of this water line as installed, Grantor further grants to Grantee an additional easement over and across the land shown on this plat for the purpose of laterally relocate said water line as may be necessary to clear the road improvements, which easement hereby granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline as relocated.

The consideration recited herein shall constitute payment in full for all damages sustained by Grantor by reason of the installation, maintenance, repair, replacement and relocation of the structures referred to herein. Thus agreement together with other provisions of this grant shall constitute an easement for the benefit of the Grantee, its successors, and assigns. The Grantor covenants that it is the owner of the above-described lands and that said lands are free and clear of all encumbrances and liens except the following:

The easement conveyed herein was obtained or improved through Federal financial assistance. This easement is subject to the provisions of Title VI of the Civil Rights Act of 1964 and the regulations issued pursuant thereto for so long as the easement continues to be used for the same or similar purpose for which financial assistance was extended or for so long as the Grantee owns it, whichever is longer.

IN WITNESS WHEREOF the said Grantor executed this instrument this 20th day of APRIL, 2019.

John J. McClelland
J&DMC PROPERTIES, LLC
JOHN J. MCCLELLAND, MANAGER

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF VISTA RIDGE ACRES PHASE VI WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____, 20____.

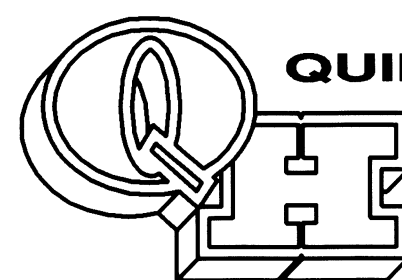
ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____

INDEX OF SHEETS

- SHEET 1.- HEADING INDEX: LOCATION MAP AND ETJ: PRINCIPAL CONTACTS: DESCRIPTION (METES AND BOUNDS); ENGINEER'S & SURVEYOR'S DEDICATION, CERTIFICATION; ATTESTATION: COUNTY JUDGE CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; H.C.D.D. No. 1 CERTIFICATION HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE; ENGLEMAN IRRIGATION DISTRICT CERTIFICATION; REVISION NOTES
- SHEET 2.- MAP, HEADING INDEX: LOCATION MAP AND ETJ: PRINCIPAL CONTACTS: MAP: LOT, STREETS, AND EASEMENT LAYOUT; LINE AND CURVE DATA: ENGINEER'S & SURVEYOR'S CERTIFICATION: COUNTY CLERK RECORDING CERTIFICATE, REVISION NOTES
- SHEET 3.- MAP OF WATER DISTRIBUTION SYSTEM, ENGINEER'S CERTIFICATION, COUNTY CLERK'S RECORDING CERTIFICATE, REVISION NOTES.
- SHEET 4.- MAP OF TOPOGRAPHY AND DRAINAGE, ENGINEER'S CERTIFICATION, COUNTY CLERK'S RECORDING CERTIFICATE, REVISION NOTES.
- SHEET 5.- ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER/OSSF AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION) SUBDIVIDER CERTIFICATE & STATEMENT, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE WITH ENGINEER'S CERTIFICATION, CONSTRUCTION DETAILS, COUNTY CLERK'S RECORDING CERTIFICATE, REVISION NOTES.

REVISION NOTES

No.	Sheet	REVISION NOTES	Date	Approved



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 ALFONSO@QHA-ENG.COM
SURVEYING REGISTRATION NUMBER 100411-00

STATE OF TEXAS
COUNTY OF HIDALGO
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

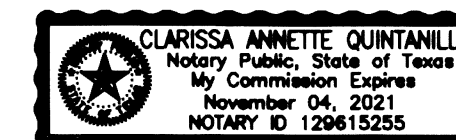
J&DMC PROPERTIES, LLC
I, JOHN J. MCCLELLAND, MANAGER, AS OWNER OF THE 63.41 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED VISTA RIDGE ACRES PHASE VI, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN. WE CERTIFY THAT WE HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE §232.032 AND THAT:
(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.
WE ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

John J. McClelland
J&DMC PROPERTIES, LLC
JOHN J. MCCLELLAND, MANAGER
2614 W. FREDDY GONZALEZ DRIVE
EDINBURG TX, 78539

4-30-19
DATE

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared JOHN J. MCCLELLAND, MANAGER OF J&DMC PROPERTIES, LLC 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 30th day of APRIL, 2019.



Clarissa A. Quintanilla
CLARISSA ANNETTE QUINTANILLA - NOTARY PUBLIC

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

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE VISTA RIDGE ACRES PHASE VI WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____, _____.

Hidalgo County Judge _____ Date _____
ATTEST: Hidalgo County Clerk _____ Date _____

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 _____

STATE OF TEXAS
COUNTY OF HIDALGO

THIS PLAN IS HEREBY APPROVED BY THE ENGLEMAN IRRIGATION DISTRICT SUBJECT TO THE CONDITION THAT IF IRRIGATION FROM 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 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.

Jim Snow
DISTRICT PRESIDENT
[Signature]
SECRETARY

5/8/2019
DATE
5/8/19
DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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.



Marco A. Gonzalez
MARCO A. GONZALEZ
P.E. No. 120018
4-30-19
DATE



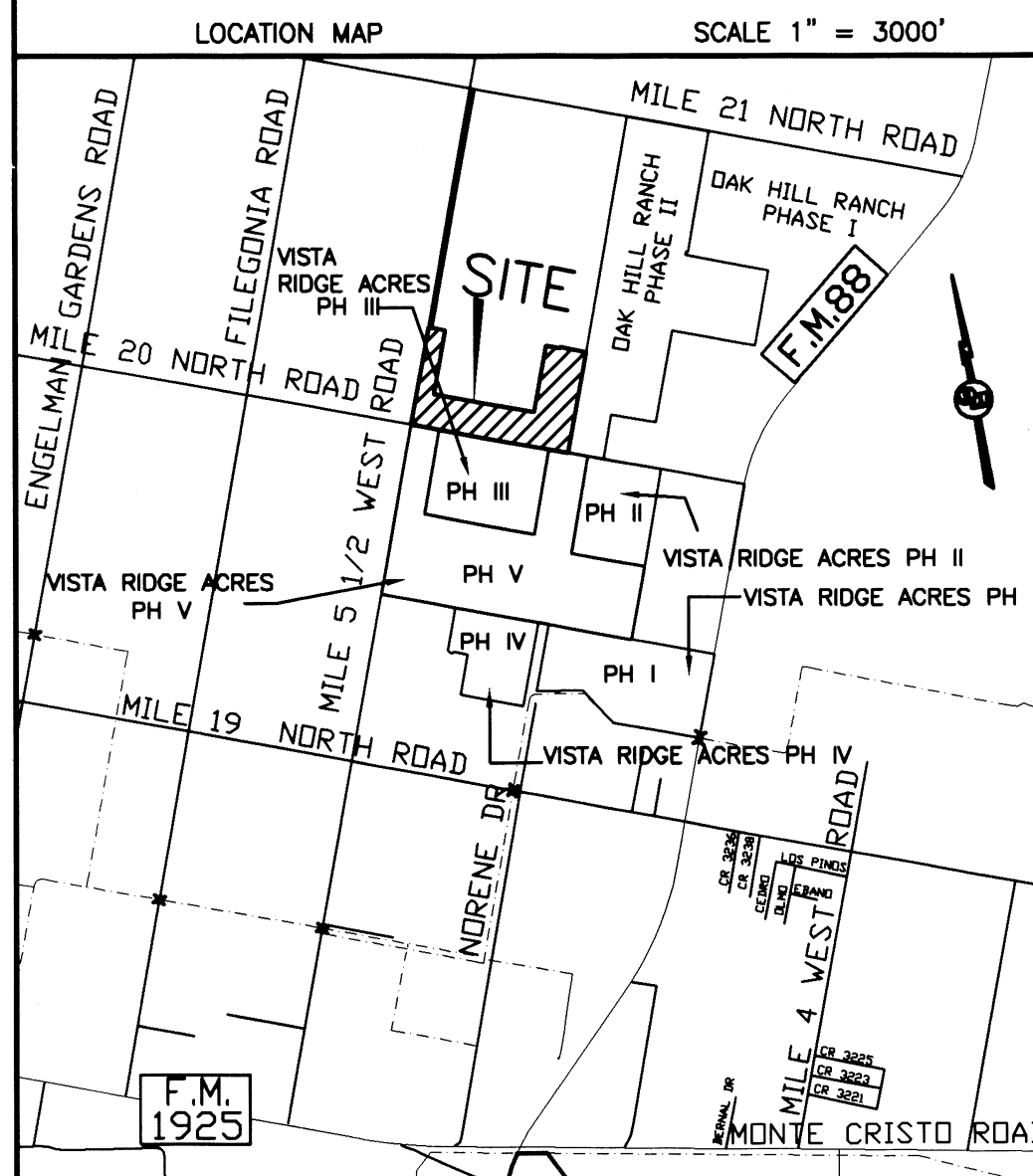
FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

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

By: _____ DEPUTY

FILENAME	DATE PREPARED	REVISOR	DATE REVISOR	FILENAME	DATE PREPARED	REVISOR	DATE REVISOR
F:\DATA\SUBD\HIDALGO CO\VISTA RIDGE ACRES\VISTA RIDGE PH. VI-PLAT	SEPT. 30, 2018	M.G.	APRIL 10, 2019	F:\DATA\SUBD\HIDALGO CO\VISTA RIDGE ACRES\VISTA RIDGE PH. VI-PLAT	SEPT. 30, 2018	M.G.	APRIL 10, 2019

SHEET NO.
1 of 5



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:

VISTA RIDGE ACRES PHASE VI, IS LOCATED IN EASTERN HIDALGO COUNTY ON THE WEST SIDE OF F.M. 88 AND ON THE SOUTH SIDE OF MILE 20 NORTH ROAD APPROXIMATELY 1,320 FEET WEST FROM SAID INTERSECTION. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF ELSA ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF ELSA (POPULATION 6,458). VISTA RIDGE ACRES, LIES APPROXIMATELY 1.57 MILES FROM THE CITY LIMITS AND FALLS IN THE RURAL AREA OF THE COUNTY, IT LIES IN PRECINCT No. 1.

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
OWNER: J&DMC PROPERTIES, LLC	2614 W. FREDDY GONZALEZ DRIVE	EDINBURG, TX. 78539	(956)318-0956	(956)318-6457
ENGINEER: ALFONSO QUINTANILLA	124 E. STUBBS ST.	EDINBURG, TX. 78539	(956)381-6480	381-0527
SURVEYOR: ALFONSO QUINTANILLA	124 E. STUBBS ST.	EDINBURG, TX. 78539	(956)381-6480	381-0527

11

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:

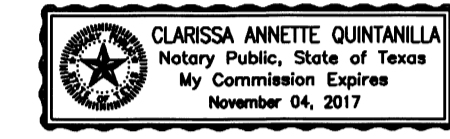
1.- I (WE), JOHN J. McLELLAND, MANAGER SUBDIVIDERS OF VISTA RIDGE ACRES PHASE VI HEREBY CERTIFY SEWER PERMITS ARE REQUIRED PRIOR TO BUILDING ON ANY LOT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS TO THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

J&DMC PROPERTIES, LLC
JOHN J. McLELLAND, MANAGER
2614 W. FREDDY GONZALEZ DRIVE
EDINBURG TX, 78539

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared JOHN J. McLELLAND, 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__.



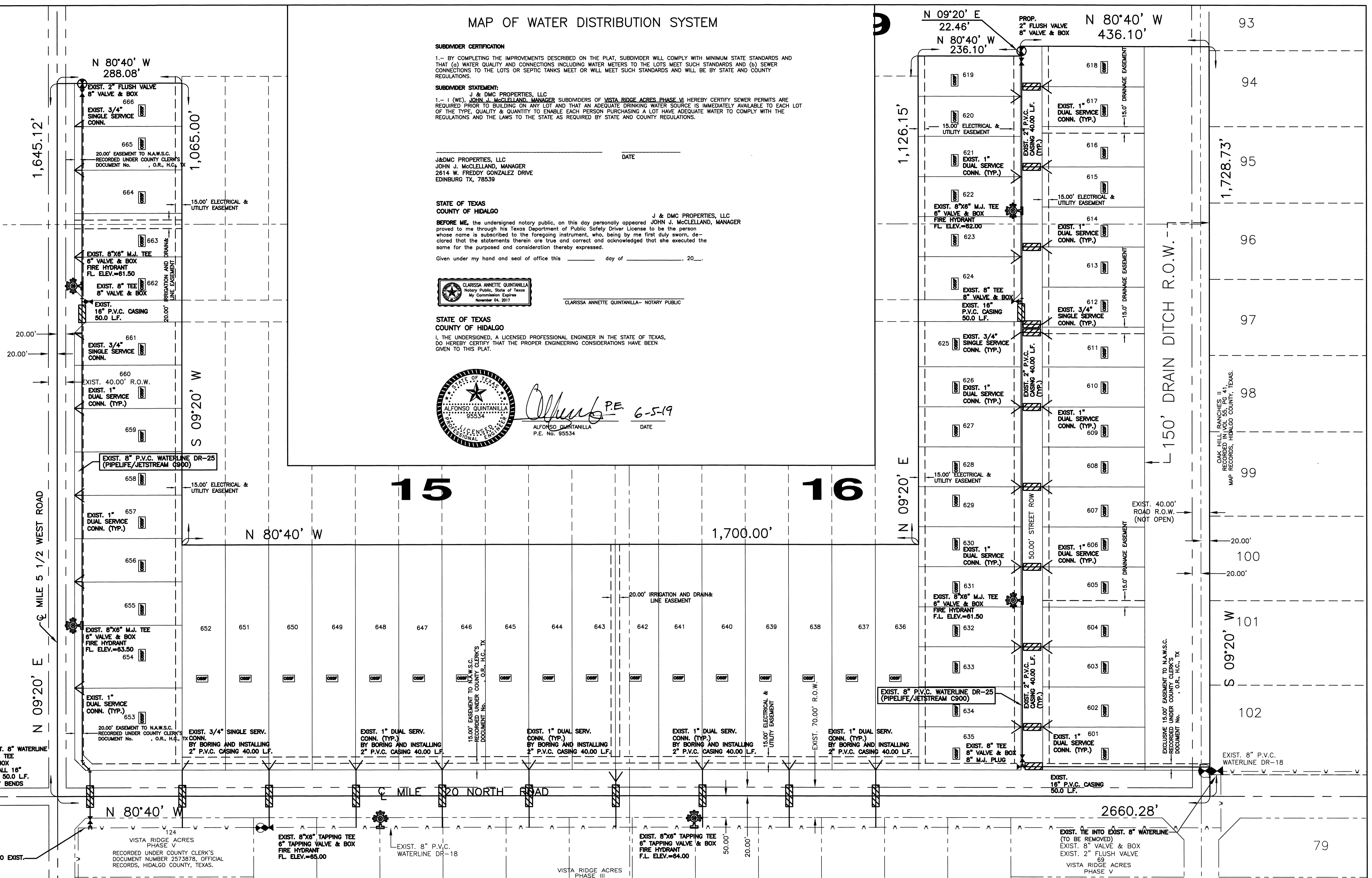
CLARISSA ANNETTE QUINTANILLA - NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF HIDALGO

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 P.E. 6-5-19
ALFONSO QUINTANILLA
P.E. No. 95534



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.

- Water Meter Box, 8" Water Supply Line, Service Lines, Caja de Medidor de Agua, Linea de Agua, Lineas de Servicios, Test Borings, Septic Tank (OSSF)

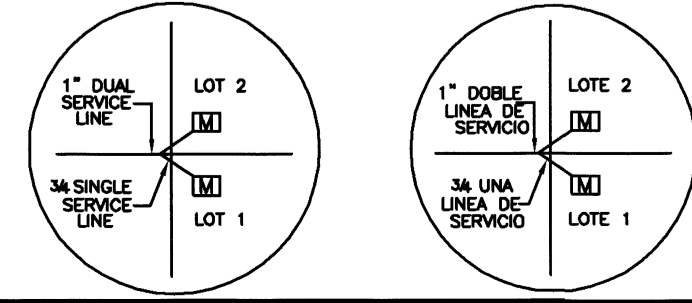
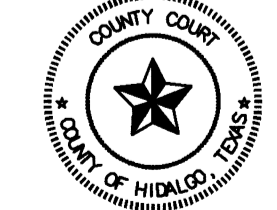


Table with 2 columns: Item, Cost Estimate. Includes Water Distribution (\$316,828.00), Drainage Improvements (\$193,711.50), Paving Improvements (\$208,198.50), and Septic Tank (OSSF) (\$99,000.00).

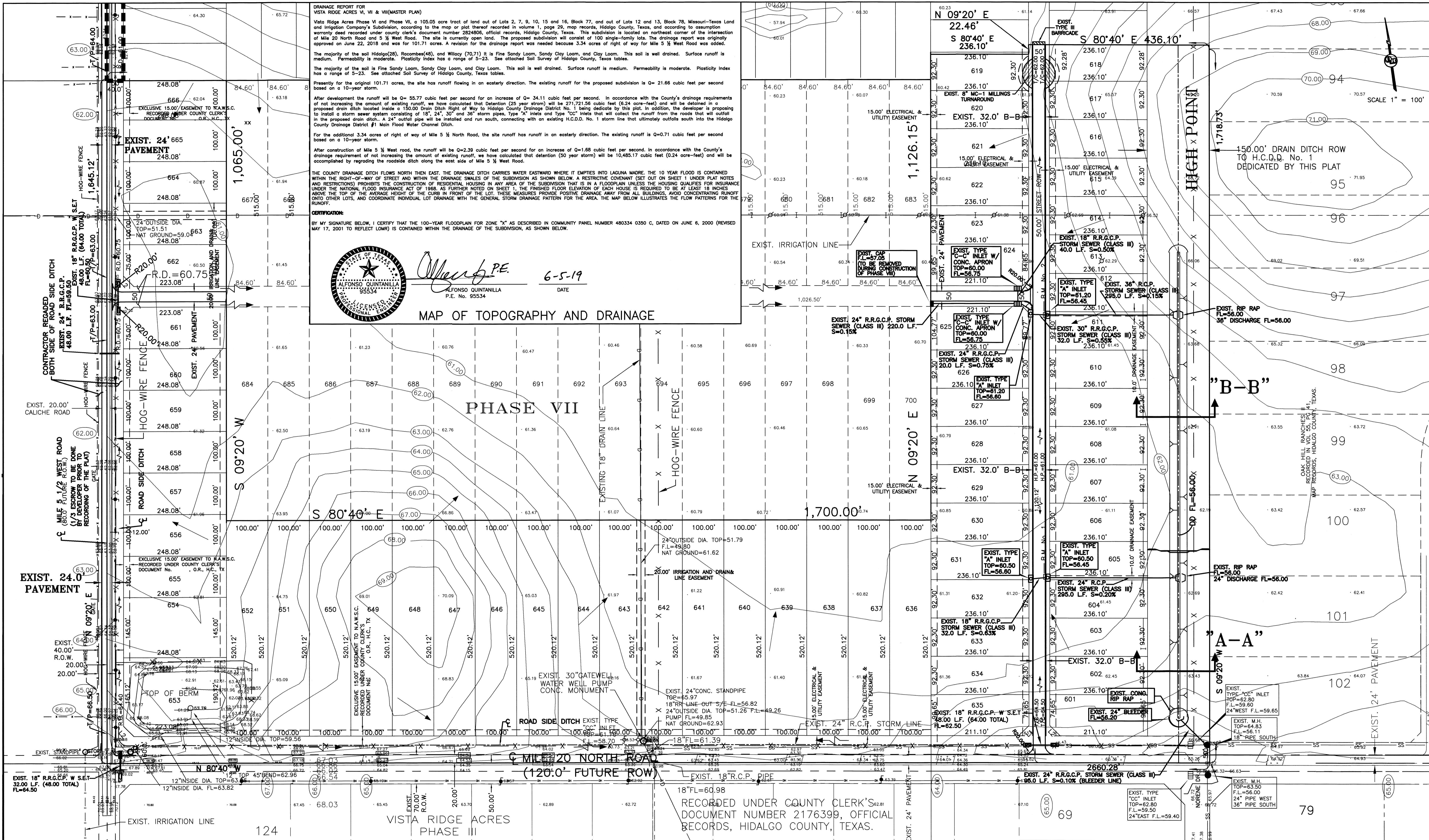
QUINTANILLA, HEADLEY AND ASSOCIATES, INC. CONSULTING ENGINEERS AND LAND SURVEYORS. 124 E. STUBBS ST., EDINBURG, TEXAS 78539. PHONE 956-381-6480. FAX 956-381-0527. REGISTRATION NUMBER F-1513. SURVEYING REGISTRATION NUMBER 100411-00.



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

Table with 4 columns: SHEET NO. 3 OF 5 SHEETS, FILENAME, DATE PREPARED, DATE REVISION, PREPARED BY, CHECKED BY, APPROVED BY.



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

Vista Ridge Acres Phase VI and Phase VII, a 105.05 acre tract of land out of Lots 2, 7, 9, 10, 15 and 16, Block 77, and out of Lots 12 and 13, Block 78, 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 assumption warranty deed recorded under county clerk's document number 2824806, 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 proposed subdivision will consist of 100 single-family lots. The drainage report was originally approved on June 22, 2018 and was for 101.71 acres. A revision for the drainage report was needed because 3.34 acres of right of way for Mile 5 1/2 West Road was added.

The majority of the soil Hidalgo(28), Rocombes(48), and Wilacy (70,71) 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.

The majority of the soil 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 for the original 101.71 acres, the site has runoff flowing in an easterly direction. The existing runoff for the proposed subdivision is Q= 21.65 cubic feet per second based on a 10-year storm.

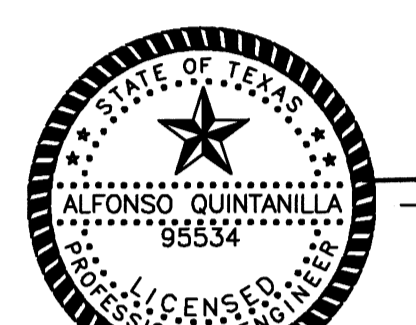
After development the runoff will be Q= 55.77 cubic feet per second for an increase of Q= 34.11 cubic feet per second. In accordance with the County's drainage requirements of not increasing the amount of existing runoff, we have calculated that Detention (25 year storm) will be 271,721.56 cubic feet (6.24 acre-feet) and will be detained in a proposed drain ditch located inside a 150.00' Drain Ditch 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 "CC" 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 H.C.D.D. No. 1 storm line that ultimately outfalls south into the Hidalgo County Drainage District #1 Main Flood Water Channel Ditch.

For the additional 3.34 acres of right of way of Mile 5 1/2 North Road, the site runoff has runoff in an easterly direction. The existing runoff is Q=0.71 cubic feet per second based on a 10-year storm.

After construction of Mile 5 1/2 West road, the runoff will be Q=2.39 cubic feet per second for an increase of Q=1.68 cubic feet per second. In accordance with the County's drainage requirement of not increasing the amount of existing runoff, we have calculated that detention (50 year storm) will be 10,485.17 cubic feet (0.24 acre-feet) and will be accomplished by regroding the roadside ditch along the east side of Mile 5 1/2 West Road.

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 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 LOR) IS CONTAINED WITHIN THE DRAINAGE OF THE SUBDIVISION, AS SHOWN BELOW.



Alfonso Quintanilla P.E.
 ALFONSO QUINTANILLA
 P.E. No. 95534
 DATE: 6-5-19

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.

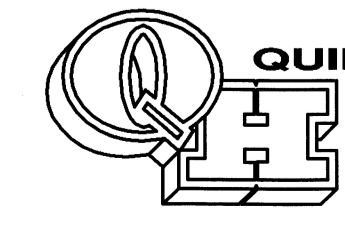


FILED FOR RECORD IN
 HIDALGO COUNTY
 ARTURO GUAJARDO, JR.
 HIDALGO COUNTY CLERK

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

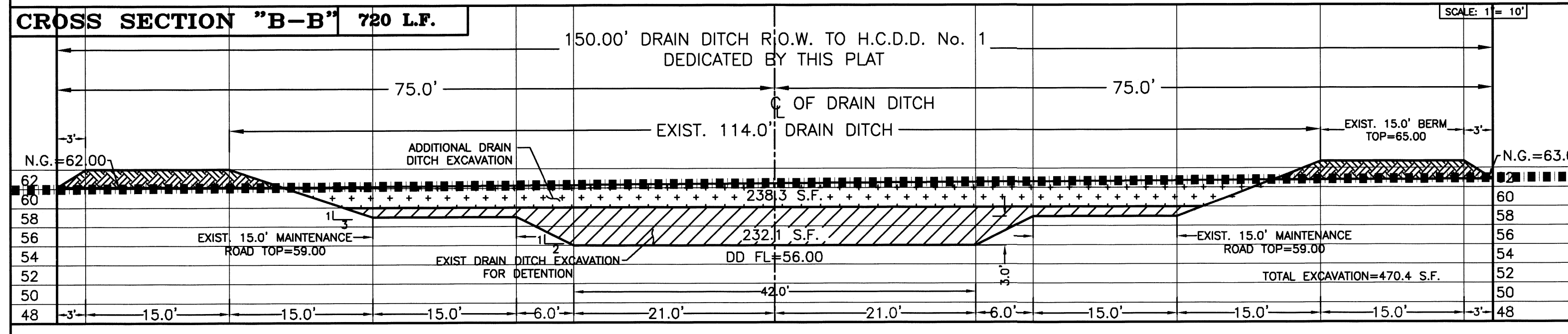
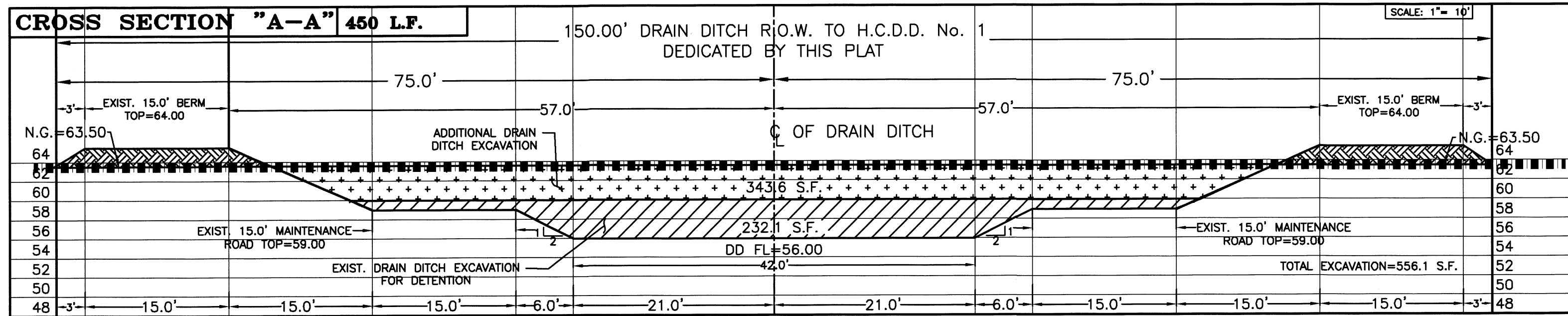
FLOW DIRECTION OF WATER →

COST ESTIMATE
 WATER DISTRIBUTION: \$316,828.00
 DRAINAGE IMPROVEMENTS: \$193,711.50
 PAVING IMPROVEMENTS: \$208,196.50
 SEPTIC TANK (OSSF): \$99,000.00



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
 CONSULTING ENGINEERS LAND SURVEYORS
 124 E. STUBBS ST. PHONE 956-381-6480
 EDINBURG, TEXAS 78539 FAX 956-381-0527
 REGISTRATION NUMBER F-15113 OFFICE@QHAENGINEERING.COM
 SURVEYING REGISTRATION NUMBER 100411-00

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



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

WATER SUPPLY: Description, Costs, and Operability date
 VISTA RIDGE ACRES PHASE VI WILL BE PROVIDED WITH POTABLE WATER BY THE NORTH ALAMO WATER SUPPLY CORPORATION "N.A.W.S.C." THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH N.A.W.S.C. HAS PROMISED 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, 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 THROUGHOUT 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 \$316,828.00 OR \$4,800.42 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$71,250.00, WHICH COVERS THE \$1,079.54 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 THIS 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 012258) 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: 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 012258) HAD TEN (10) TEST BORINGS MADE AT OPPOSITE AREAS OF THE SUBDIVISION AT THE CENTERS OF LOTS 150, 156, 163, 170, 187, 212, 216, 228 AND 232. (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 012258) 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 \$1,500.00, INCLUDING THE COST FOR THE CONTAINED PERMIT AND LICENSE. ALL OSSF'S HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF \$99,000.00. 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 \$316,828.00 WHICH EQUALS TO \$4,800.42 PER LOT.

SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$1,500.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$99,000.00 FOR THE ENTIRE SUBDIVISION.

REPORTE FINAL DE INGENIERIA PARA LA SUBMISION DE VISTA RIDGE ACRES PHASE VI

LA SUBMISION VISTA RIDGE ACRES PHASE VI, RECIBIRA SU PROVISION DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (LA COMPAÑIA DE AGUA DE NORTH ALAMO) ("N.A.W.S.C."). EL DUEÑO DE LA SUBMISION Y LA COMPAÑIA N.A.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBMISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 ANOS. N.A.W.S.C. TIENE QUE REPRESENTAR DOCUMENTACION PARA DEMOSTRAR LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBMISION. 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 NORRENE 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 SUDESTE 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 NOROCCIDENTE DE LOTE 105. EN LA ESQUINA NOROCCIDENTE DE LOTE 147, 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, LOS SERVICIOS DOBLES DE 1 PULGADA, LOS SERVICIOS INDIVIDUALES DE 3/4" Y LOS CULOS DE MEDIDOR DE AGUA HA SIDO INSTALADO A UN COSTO TOTAL DE US\$316,828.00 O US\$4,800.42 POR LOTE. EL DUEÑO DE LA SUBMISION HA TAMBIEN PAGADO US\$71,250.00 O US\$1,079.54 POR LOTE A N.A.W.S.C. POR COSTO DE LA INSTALACION DE CADA MEDIDOR DE AGUA, MEMBRAS Y LOS GASTOS DE CONEXION, CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA. LA COMPAÑIA N.A.W.S.C. LO INSTALARA SIN ALGUN GASTO AL DUEÑO. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBMISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

DRENAJE: Descripción, Gastos y Fecha de Inicio
 EL DRENAJE DE VISTA RIDGE ACRES PHASE VI, TENDRA SERVICIOS SEPTICOS INDIVIDUALES (OSSF) CONSISTIENDO EN UN DISEÑO NORMAL, CON DOBLE COMPARTIMIENTO DE FOSA SEPTICA (OSSF) Y UN CAMPO DE DRENAJE EN CADA SOLAR. EL EVALUADOR (LIC# 012258) DE ENSUEÑO HA INSPECCIONADO, EVALUADO Y REPORTADO QUE LA UBICACION DE LA SUBMISION 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 SUBMISION 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# 012258) HIZO DIEZ (10) PRUEBAS CON AGUJEROS EN EL CENTRO DE LOS LOTES 150, 156, 163, 170, 187, 212, 216, 228 Y 232 (PRUEBAS ADICIONALES NO FUERON NECESARIAS PORQUE EL SUELO ES MUY UNIFORME DENTRO DEL AREA DELIMITADA). EL SUELO ES UNIFORME, DE MARGA ARENOSO (CON TEXTURA CLAS II) EXTENDIDO A MAS DE 24 PULGADAS BAJO EL FONDO DE CUALQUIER EXCAVACION POR EL EVALUADOR (LIC# 012258). 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 SEPTICO POR SOLAR SON US\$1,500.00, 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\$99,000.00. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODOS LAS FOSAS SEPTICAS Y HA 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 SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBMISIONES), 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\$316,828.00 O US\$4,800.42 POR LOTE.

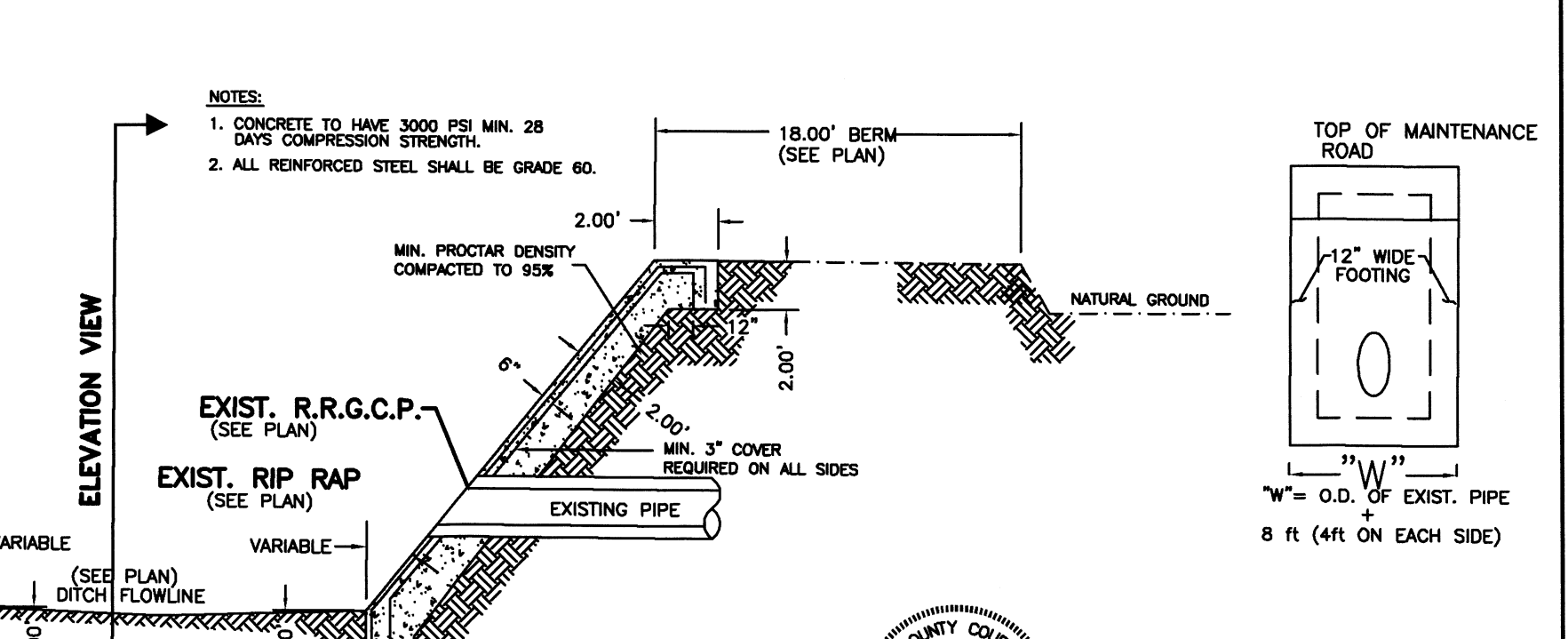
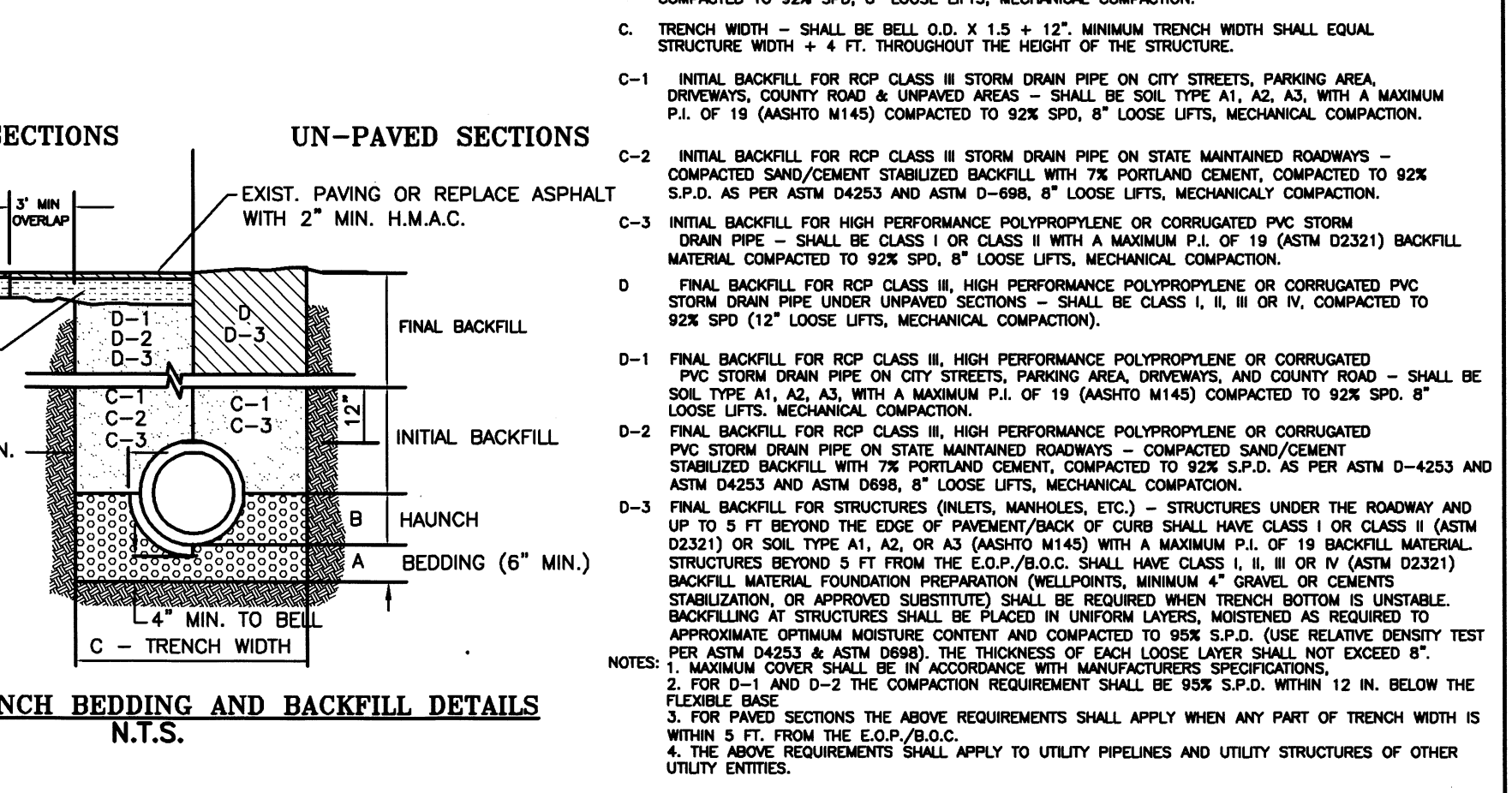
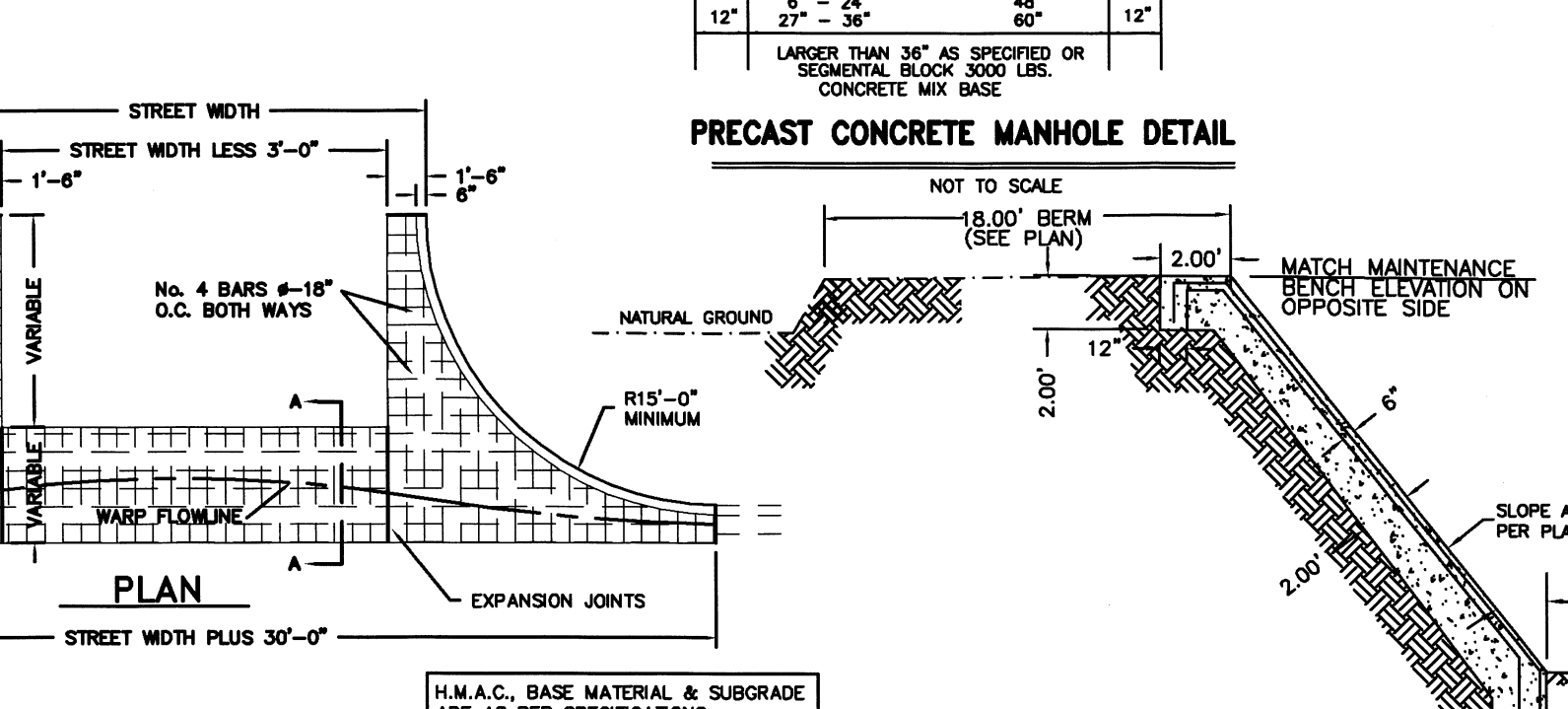
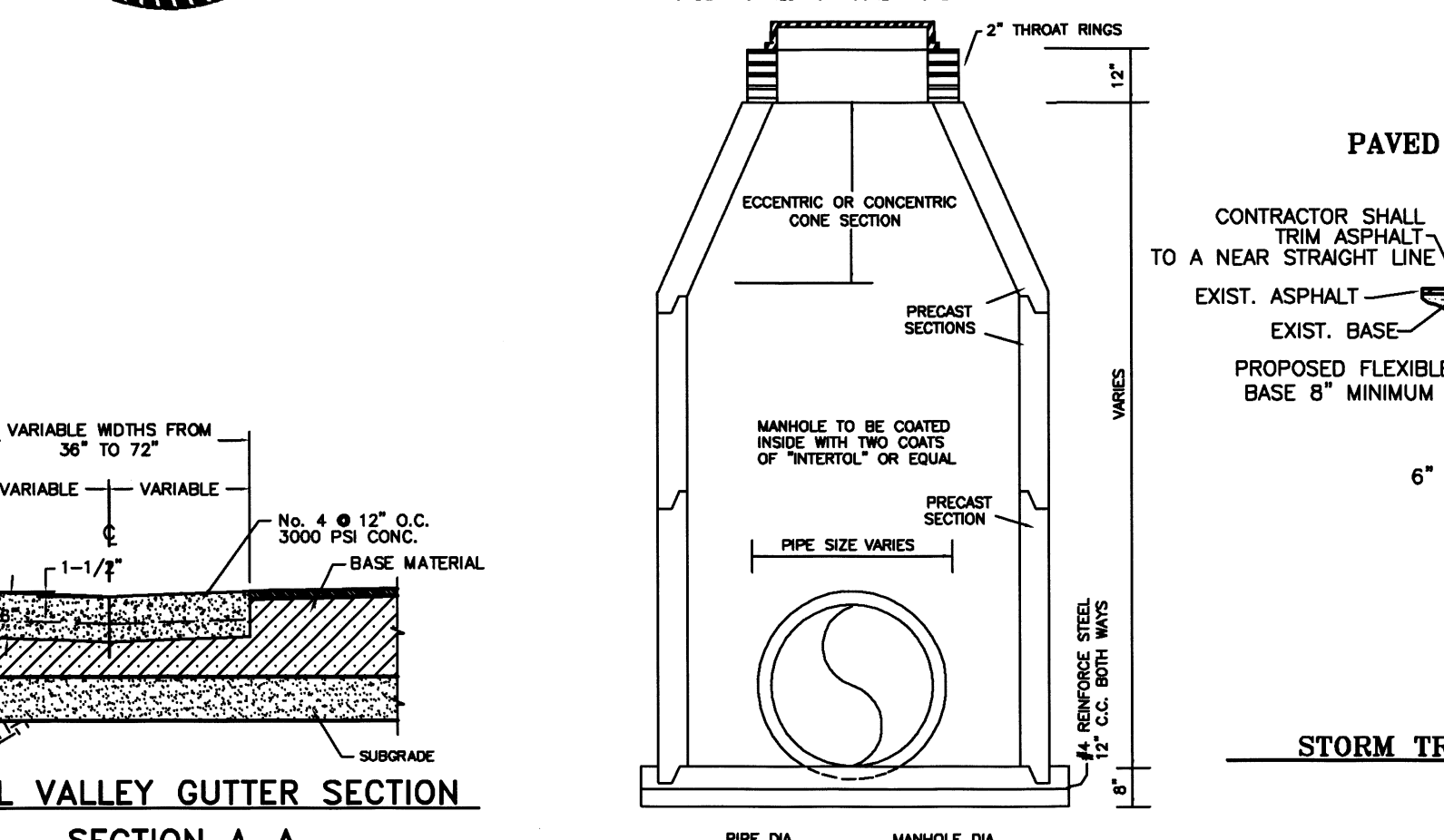
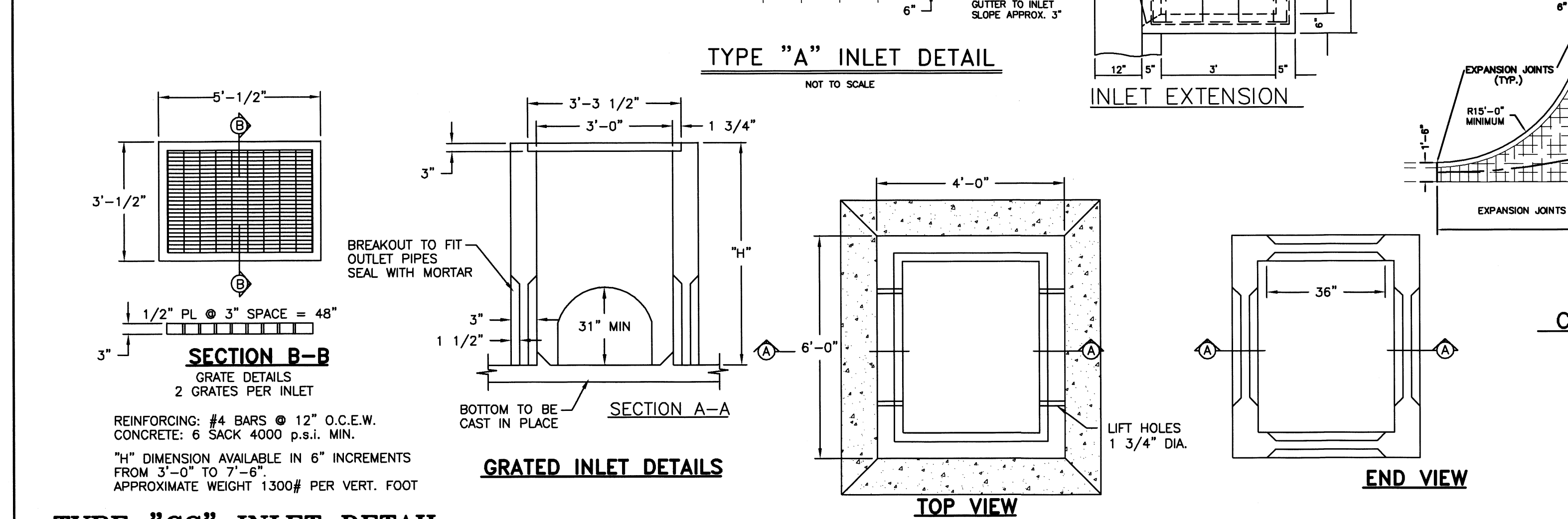
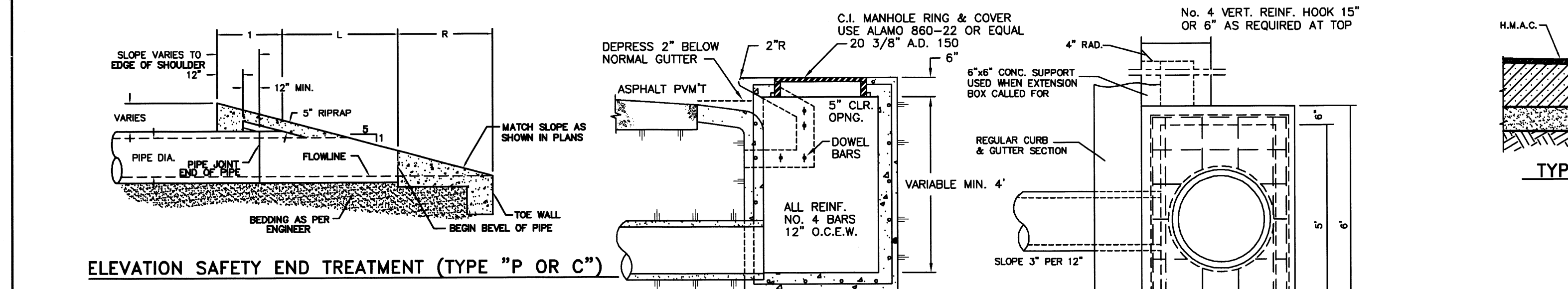
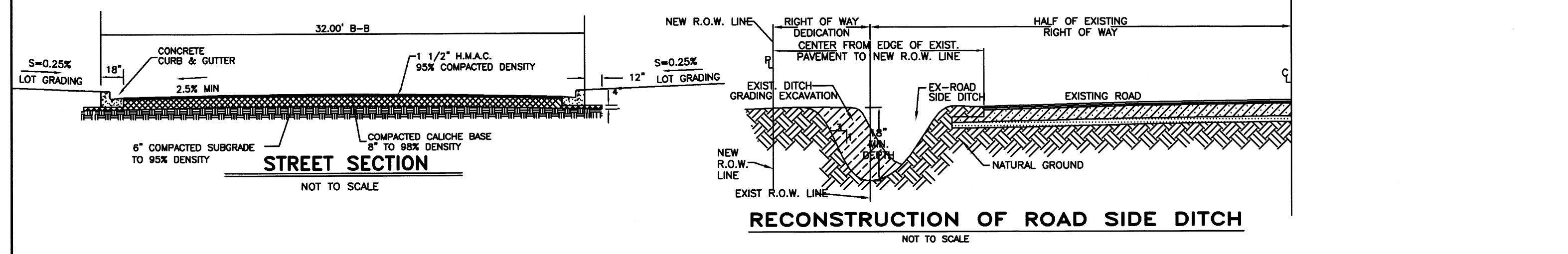
DRENAJE: SE ESTIMA QUE LA FOSAS SEPTICAS COSTARON US\$1,500.00 POR LOTE A UN COSTO TOTAL DE US\$99,000.00 PARA TODA LA SUBMISION.



Alfonso Quintanilla
 ALFONSO QUINTANILLA
 P.E. No. 95534
 DATE 6-5-19



Alfonso Quintanilla
 ALFONSO QUINTANILLA
 P.E. No. 95534
 DATE 6-5-19



COST ESTIMATE

WATER DISTRIBUTION:	\$316,828.00
DRAINAGE IMPROVEMENTS:	\$193,711.50
PAVING IMPROVEMENTS:	\$208,196.50
SEPTIC TANK (OSSF):	\$89,000.00

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