



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: 2-26-2020

PROPOSED VISTA RIDGE ACRES PHASE VII SUBDIVISION PRECINCT No. 1

ENGINEER: QUINTANILLA, HEADLEY & ASSOCIATES DEVELOPER: J & DMC MANAGEMENT LLC. MANAGER: JOHN J. McCLELLAND

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 38 SINGLE FAMILY MULTI-FAMILY COMMERCIAL INSTITUTIONAL

STREETLIGHTS: 7

LOCATION DESCRIPTION: EAST OF MILE 5 1/2 WEST ROAD APPROXIMATELY 300 FEET NORTH OF MILE 20 NORTH ROAD.

SUBDIVISION LIES WITHIN THE: THE RURAL AREA OF THE COUNTY

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 6-22-2019 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY STORM SEWER SYSTEM CONNECTING TO AN EXISTING HCDD#1 DRAINAGE DITCH.

ROAD R.O.W. DEDICATION: NO R.O.W. DEDICATION IS REQUIRED.

H.C.R.O.W. FINAL APPROVAL DATE: 2-03-2020 BY, DANNY GUZMAN, PCT. 1 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 1-22-2020 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: OSSF'S HAVE BEEN INSTALLED.

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 8" LOCATION: WEST SIDE OF VISTA DRIVE.

H.C.E.O.C. FINAL APPROVAL DATE: 2-18-2020 : 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.

REQUEST FOR FINAL APPROVAL WITH: **Cash Deposit:** Amount: \$ 6,200.00 For: (2) FIRE HYDRANTS

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: JULY 1, 2019

STAFF RECOMMENDS: **Preliminary Approval** subject comments and future recommendations by planning and 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.*

SUBDIVISION PLAT OF:

VISTA RIDGE ACRES PHASE VII

A 41.56 ACRE TRACT OF LAND OUT 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 ASSUMPTION WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2824806, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

METES AND BOUNDS

A 41.56 ACRE TRACT OF LAND OUT 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 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 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR AN EXTERIOR CORNER OF VISTA RIDGE ACRES PHASE VI (RECORDED IN INSTRUMENT NUMBER 3033217, MAP RECORDS, HIDALGO COUNTY, TEXAS), AND THE NORTHWEST CORNER OF THIS TRACT, SAID ROD BEARS N 09°20' E, 1,645.12 FEET, AND S 80°40' E, 288.08 FEET FROM THE SOUTHWEST CORNER OF LOT 15.

THENCE: S 80°40' E, A DISTANCE OF 1,700.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND ON THE NORTH LINE OF VISTA RIDGE ACRES PHASE VI FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE: S 09°20' W, ALONG THE NORTH LINE OF VISTA RIDGE ACRES PHASE VI, A DISTANCE OF 1,065.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR AN INTERIOR CORNER OF VISTA RIDGE ACRES PHASE VI, AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE: N 80°40' W, ALONG THE NORTH LINE OF VISTA RIDGE ACRES PHASE VI, A DISTANCE OF 1,700.00 FEET TO 1/2" IRON ROD WITH PLASTIC CAP STAMPED RPLS 4856 FOUND FOR AN INTERIOR CORNER OF VISTA RIDGE ACRES PHASE VI, AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE: N 09°20' E, ALONG THE NORTH LINE OF VISTA RIDGE ACRES PHASE VI, A DISTANCE OF 1,065.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 41.56 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, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.



Alfonso Quintanilla
ALFONSO QUINTANILLA
R.P.L.S. No. 4856

6-5-19
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 35.00 FEET
REAR 35.00 FEET
SIDE 6.00 FEET
CORNER GARAGE FRONT 18.00 FEET
CORNER SIDE WHERE ROOF 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 OCCUPYING 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 FIRE 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.=66.50 5/8" IRON ROD WITH CAP STAMPED MELDEN & HUNT INC FOUND AT THE SOUTHWEST CORNER OF PROPOSED SUBDIVISION NAVD 88 DATUM.
B.M. No. 2: ELEV.=65.90 COTTON PICKER SPINDLE FOUND AT SOUTHEAST CORNER 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 SEWERAGE 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 EXCERPT 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 OCCUPYING A LOT.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- JOHN J. McCLELLAND, MANAGER THE OWNER & SUBDIVIDER OF VISTA RIDGE ACRES PHASE VII 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.

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 Alma 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 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. This 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 5th day of October 2019.

John J. McClelland
J&DMC MANAGEMENT, LLC
JOHN J. McCLELLAND, MANAGER

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF VISTA RIDGE ACRES PHASE VII 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: MAP: DESCRIPTION (METES AND BOUNDS); ENGINEER'S & SURVEYOR'S CERTIFICATION: PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, ATTESTATION; COUNTY JUDGE CERTIFICATE: COUNTY CLERK'S RECORDING CERTIFICATE; H.D.O. 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.

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

J&DMC MANAGEMENT, LLC
I, JOHN J. McCLELLAND, MANAGER AS OWNER OF THE 60.07 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED VISTA RIDGE ACRES PHASE VII 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.

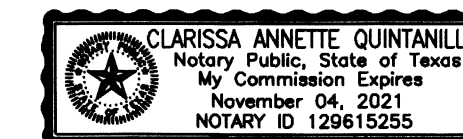
John J. McClelland
J&DMC MANAGEMENT, LLC
JOHN J. McCLELLAND, MANAGER
2614 W. FREDDY GONZALEZ DRIVE
EDINBURG TX, 78539

10-8-19
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 MANAGEMENT, LLC, who is known to me 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 8th day of October, 2019.



Clarissa Annette 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 VII WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____, _____.

Hidalgo County Judge _____ Date _____
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.

DISTRICT PRESIDENT _____ DATE _____
SECRETARY _____ 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.



Alfonso Quintanilla
ALFONSO QUINTANILLA
P.E. No. 95534
DATE 10-8-19



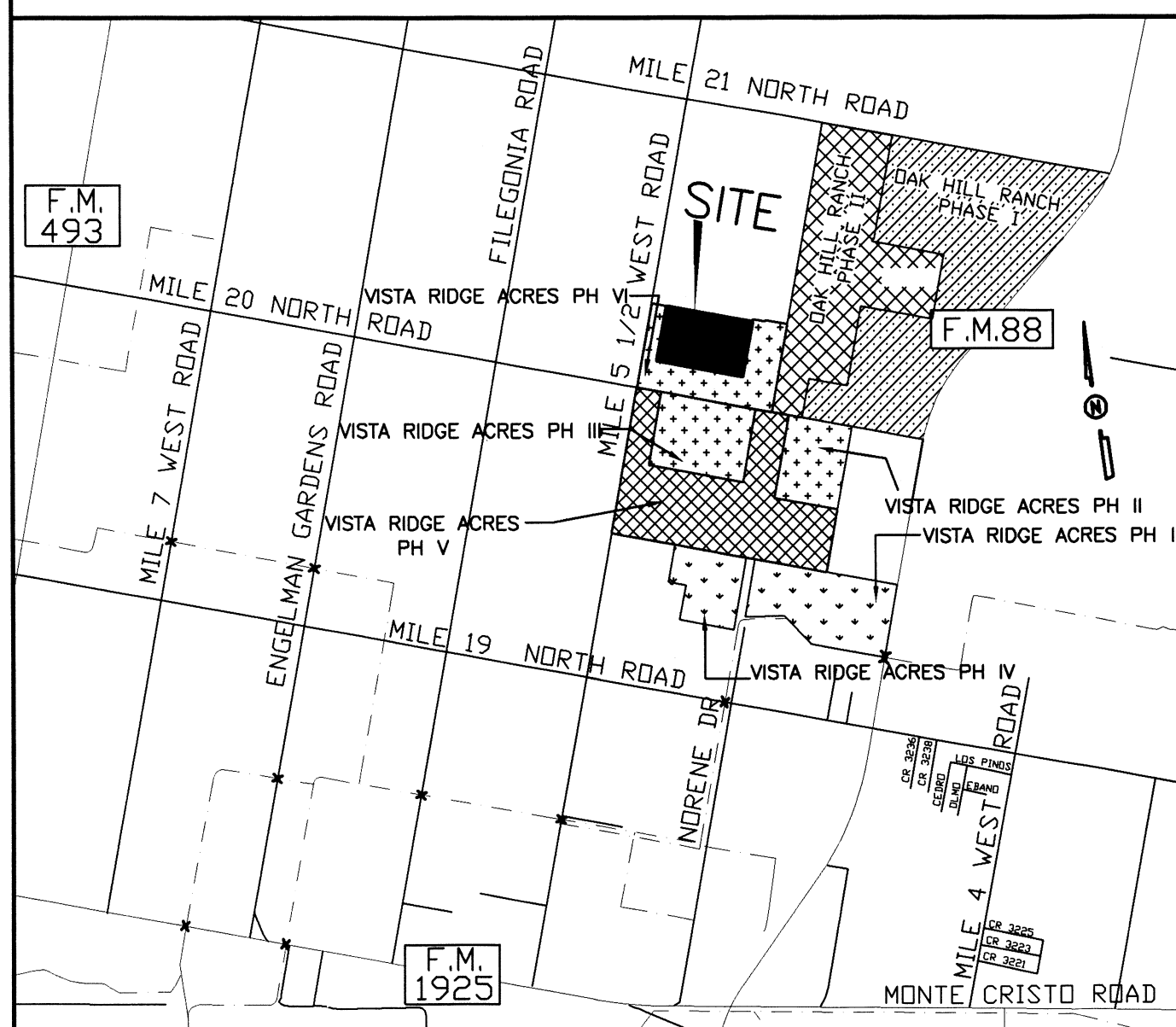
FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUJARDO, JR.
HIDALGO COUNTY CLERK

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

BY: _____ DEPUTY

FILENAME : F:\DATA\SUBD\HIDALGO CO\VISTA RIDGE ACRES PH VII\PH V-PLAT	SHEET NO.
DATE PREPARED	PREPARED BY
DATE REVISED	REVISED BY
CHECKED BY	APPROVED BY
M.G.	ALFONSO QUINTANILLA - ENG. CO.

LOCATION MAP SCALE 1" = 3000'

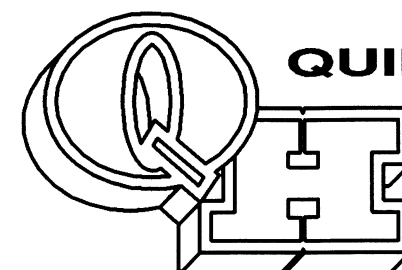


LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:

VISTA RIDGE ACRES PHASE VII IS LOCATED IN EASTERN HIDALGO COUNTY ON THE EAST SIDE OF MILE 5 1/2 WEST ROAD AND ON THE NORTH SIDE OF MILE 20 NORTH ROAD APPROXIMATELY 2,640.00 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 6,578). VISTA RIDGE ACRES PHASE VII 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 MANAGEMENT, LLC	2614 W. FREDDY GONZALEZ DRIVE	EDINBURG, TX 78539	(956)318-0956	(956)316-4547
OWNER: JOHN J. McCLELLAND, MANAGER				
ENGINEER: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	381-0527
SURVEYOR: 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. PHONE 956-381-6480
EDINBURG, TEXAS 78539 FAX 956-381-0527
ENGINEERING REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00

SUBDIVISION PLAT OF:
**VISTA RIDGE ACRES
PHASE VII**

A 41.56 ACRE TRACT OF LAND OUT 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 ASSUMPTION WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2824806, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.



Alfonso Quintanilla
ALFONSO QUINTANILLA
R.P.L.S. No. 4856

6-5-19
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.



Alfonso Quintanilla P.E.
ALFONSO QUINTANILLA
P.E. No. 95534

10-8-19
DATE

MISSOURI-TEXAS IRRIGATION COMPANY'S
SUBDIVISION, RECORDED IN VOLUME 1,
PAGE 29, MAP RECORDS, HIDALGO COUNTY,
TEXAS.

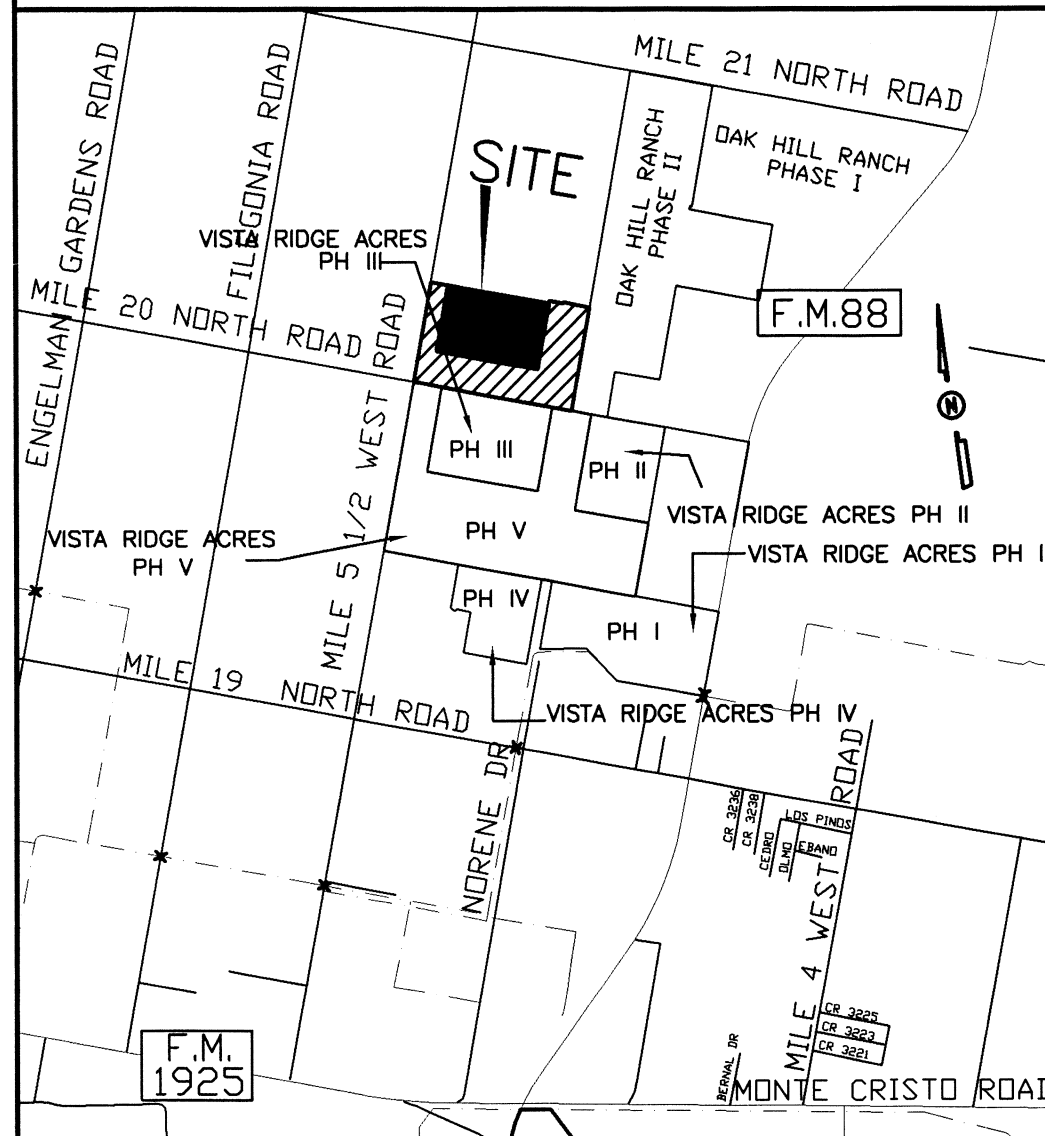
AREA DATA TABLE		
LOT	S.F.	AC.
701-717	51499.80	1.182
718-734	49999.85	1.478

CURVE DATA			
CURVE	Δ	RADIUS	CHORD LENGTH
"A"	29°20'14"	50.00'	25.60'
"B"	90°39'44"	50.00'	79.12'

SCALE 1" = 100'

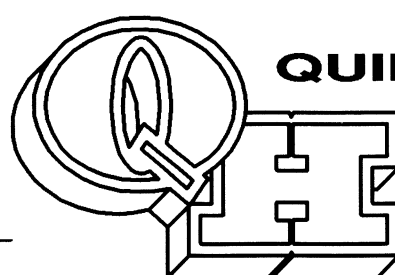
REVISION NOTES				
No.	Sheet	REVISION	Date	Approved

LOCATION MAP SCALE 1" = 3000'



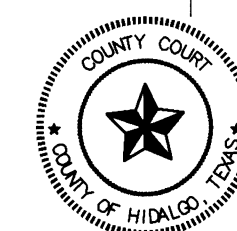
PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
OWNER: JACK McCLELLAND, OWNER	2614 W. FREDDY GONZALEZ DRIVE	EDINBURG, TX. 78539	(956)318-0956	316-4547
ENGINEER: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX. 78539	(956)381-6480	381-0527
SURVEYOR: 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 F-1513
SURVEYING REGISTRATION NUMBER 100411-00
PHONE 956-381-6480
FAX 956-381-0527
ALFONSO@QHA-ENG.COM

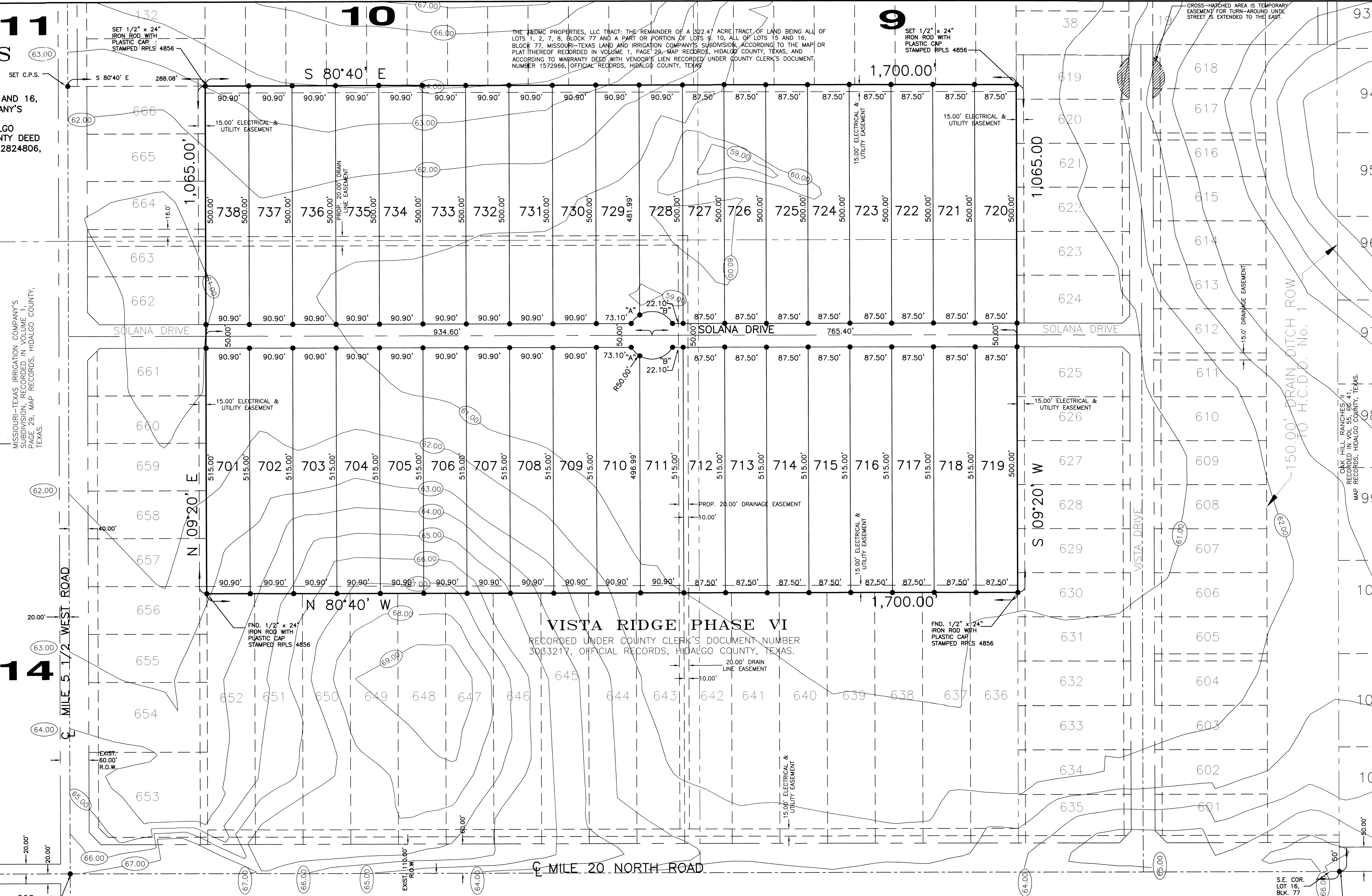


FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

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

FILENAME : F:\DATA\SUBD\HIDALGO CO\VISTA RIDGE ACRES\VISTA RIDGE PH. VI-PLAT			
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY

SHEET NO.
2 of 5



THE J&M PROPERTIES, LLC TRACT: THE REMAINDER OF A 322.47 ACRE TRACT OF LAND BEING ALL OF LOTS 1, 2, 7, 8, BLOCK 77 AND A PART OR PORTION OF LOTS 9, 10, ALL OF LOTS 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 WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1572966, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS

CROSS-HATCHED AREA IS TEMPORARY EASEMENT FOR TURN-AROUND UNTIL STREET IS EXTENDED TO THE EAST.

OAK HILL RANCHES, INC. MAP RECORDED IN VOL. 55, PG. 41, HIDALGO COUNTY, TEXAS.

150.00' DRAIN DITCH ROW TO H.C.D.D. No. 1

MAP OF WATER DISTRIBUTION SYSTEM/ MAPA DE DISTRIBUCION DE AGUA

MISSOURI-TEXAS IRRIGATION COMPANY'S
SUBDIVISION, RECORDED IN VOLUME 1, PAGE 29,
MAP RECORDS, HIDALGO COUNTY, TEXAS.

FINAL ENGINEERING REPORT FOR VISTA RIDGE ACRES PHASE VII SUBDIVISION
BY ALFONSO QUINTANILLA, P.E.

WATER SUPPLY: Description, Costs, and Operability date

VISTA RIDGE ACRES PHASE VII IS BEING 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 20 YEARS AND N.A.W.S.C. HAS PROMISED TO 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 WEST SIDE OF VISTA DRIVE AND HAS AN EXISTING 8" DIAMETER WATERLINE RUNNING ON THE EAST SIDE OF MILE 5 1/2 NORTH ROAD.

THE WATER SYSTEM FOR VISTA RIDGE ACRES PHASE VII CONSIST OF A 8" NAWSC PVC DIAMETER WATERLINE THAT TAPS INTO THE EXISTING 8" DIAMETER WATERLINE ON THE NORTH SIDE OF SOLANA DRIVE ON EAST SIDE. THEN THE 8" PVC DIAMETER WATERLINE RUNS WEST ALONG THE NORTH SIDE OF SOLANA DRIVE AND TAPS INTO AN EXISTING 8" NAWSC PVC WATERLINE ALONG EAST SIDE OF MILE 5 1/2 NORTH ROAD.

FROM THE EXISTING 8" WATERLINE, SIXTEEN (16) 1" DUAL SERVICE LINES RUN TO PAIRS OF LOTS BEFORE SPLITTING INTO TWO (2) 3/4" DIAMETER SINGLE SERVICE LINES 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. THE SUBDIVIDER IS PROVIDING ADEQUATE FINANCIAL GUARANTEES OF PERFORMANCE IN THE FORM OF A PERSONAL CHECK REPRESENTING A CASH DEPOSIT TO BE HELD BY THE COUNTY OF HIDALGO IN ESCROW IN THE AMOUNT OF \$ 6,200.00, WHICH IS THE ESTIMATED TOTAL COST TO INSTALL TWO (2) FIRE HYDRANTS.

THE 8" DIAMETER WATERLINE, THE 1" DUAL SERVICE, SINGLE SERVICE AND THE METER BOXES HAVE BEEN INSTALLED. AT A TOTAL COST OF \$ 52,913.60 OR \$ 1,392.46 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$ 71,250.00, WHICH COVERS THE \$ 1,875.00 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 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 VII IS BEING 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 05 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 SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE THE UNITED STATES OF AGRICULTURE SOIL CONSERVATION SERVICE SOIL SURVEY BOOK INDICATES A SANDY CLAY LOAM, CLAY LOAM AND FINE CLAY LOAM. THE SITE EVALUATOR (LICENSE NUMBER 05 12258) HAD SIX (6) TEST BORINGS MADE AT OPPOSITE AREAS OF THE SUBDIVISION AT THE CENTERS OF LOTS 701, 710, 719, 722, 730, AND 737. ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMITED AREA. THE SOIL REPORTS PREPARED BY THE SITE EVALUATOR (LICENSE NUMBER 05 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 100-YEAR FLOODPLAIN BEING CONTAINED WITHIN THE STREET AND THE DRAINAGE EASEMENTS.

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$ 1650.00, 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 \$ 62,700.00. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND HAS APPROVED THE INSTALLATION ON JANUARY 22, 2020.

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 ARE FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$ 52,913.60 WHICH EQUALS TO \$ 1,392.46 PER LOT.

SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$ 1650.00 PER LOT (ALL INCLUDING), FOR A TOTAL OF \$ 62,700.00 FOR THE ENTIRE SUBDIVISION.



Alfonso Quintanilla P.E.
ALFONSO QUINTANILLA
P.E. No. 95534
DATE 1-31-2020

REPORTE FINAL DE INGENIERIA PARA LA SUBDIVISION DE VISTA RIDGE ACRES PHASE VII

By ALFONSO QUINTANILLA, P.E.

PROVISION DE AGUA: Descripción, Gastos, y Fecha de Inicio

LA SUBDIVISION VISTA RIDGE ACRES PHASE VII, 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 SUBDIVISION Y LA COMAÑIA N.A.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA LA PROVISION DE AGUA POR LOS SIGUIENTES 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 OESTE DE LA CALLE VISTA DRIVE Y UNA LINEA EXISTENTE DE 8 PULGADAS DE DIAMETRO QUE CORRE POR EL LADO ESTE DE AL CALLE MILE 5 1/2 NORTH ROAD.

EL SISTEMA DE AGUA PARA VISTA RIDGE ACRES PHASE VII, 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 DRIVE. LA LINEA DE 8" DE DIAMETRO CORRE HACIA EL OESTE POR EL LADO NORTE DE LA SOLANA Y SE CONECTA CON LA LINEA DE AGUA EXISTENTE DE 8" DE DIAMETRO QUE CORRE POR EL LADO ESTE DE LA CALLE MILE 5 1/2 NORTH ROAD.

DE LA LINEA PROPUESTA DE 8 PULGADAS DE DIAMETRO (16) 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 SES (6) CONDUCTOS INDIVIDUALES DE AGUA DE 3/4" DE PULGADA DE DIAMETRO. EL DISEÑO DE LA SUBDIVISION PROPORCIONARA UNA GARANTIA FINANCIERA ADECUADA CON DESEMPEÑO EN FORMA DE UN CHEQUE PERSONAL REPRESENTANDO UN DEPÓSITO EN EFECTIVO OBTENIDO POR EL CONDAÑO DE HIDALGO EN LA CANTIDAD DE US\$ 6,200.00 QUE ES EL COSTO TOTAL ESTIMADO PARA INSTALAR DOS (2) BOCAS DE REGO (FIRE HYDRANT).

LA LINEA DE 8 PULGADAS DE DIAMETRO, LOS SERVICIOS DOBLES DE 3/4" DE PULGADA, LOS SERVICIOS INDIVIDUALES DE 3/4" Y LOS CAJAS DE MEDIDOR DE AGUA HA SIDO INSTALADO A UN COSTO TOTAL DE US\$ 52,913.60 O US\$ 1,392.46 POR LOTE. EL DUEÑO DE LA SUBDIVISION HA TAMBIEN PAGADO US\$ 71,250.00 O US\$ 1,875.00 POR LOTE A N.A.W.S.C. POR COSTO DE LA INSTALACION DE AGUA MEDIDOR DE AGUA, MIEMBRESIAS 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 COSTO AL DUEÑO. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDAÑO DE HIDALGO.

DRENAJE: Descripción, Gastos y Fecha de Inicio
EL DRENAJE DE VISTA RIDGE ACRES PHASE VII, TENDRA FOSAS SEPTICAS INDIVIDUALES (OSSF) CONSISTIENDO EN UN DISEÑO NORMAL, CON DOBLE COMPARTAMENTO DE FOSA SEPTICA (OSSF) Y UN CAMPO DE DRENAJE EN CADA SOLAR. EL EVALUADOR (LIC. 05 12258) DE DRENAJE 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 CONDAÑO 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 LINEA DE MARCA DE ARENOSO Y UN MARCA FINO DE BARRO. EL EVALUADOR (LIC. 05 12258) HIZO SES (6) PRUEBAS CON AGUJEROS EN EL CENTRO DE LOS LOTES 701, 710, 719, 722, 730, Y 737. (PRUEBAS ADICIONALES NO FUERON NECESARIAS PORQUE EL SUELO ES MUY UNIFORME DENTRO DEL AREA DELIMITADA. EL SUELO ES UNIFORME, DE MARGA ARENOSOCON TEXTURA CLASE II) EXTENDIENDO A MAS DE 24 PULGADAS BAJO EL FONDO DE CUALQUIER EXCAVACION POR EL EVALUADOR (LIC. 05 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\$ 1650.00, 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\$ 62,700.00. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDAÑO DE HIDALGO HA INSPECCIONADO TODOS LAS FOSAS SEPTICAS Y HA APROBADO LA INSTALACION DE LAS FOSAS SEPTICAS DESDE EL 22 DE ENERO DE 2020.

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 SERA INSTALADO Y COMPLETAMENTE CONSTRUIGO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE US\$ 52,913.60 O US\$ 1,392.46 POR LOTE.

DRENAJE: SE ESTIMA QUE LAS FOSAS SEPTICAS COSTARON US\$ 1650.00 POR LOTE A UN COSTO TOTAL DE US\$ 62,700.00 PARA TODA LA SUBDIVISION.

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:



Alfonso Quintanilla P.E.
ALFONSO QUINTANILLA
P.E. No. 95534
DATE 1-31-2020

VISTA RIDGE ACRES
PHASE VII

A 41.56 ACRE TRACT OF LAND OUT 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 ASSUMPTION WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2824806, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

SCALE 1" = 100'

REVISION NOTES

No.	Sheet	REVISION	Date	Approved



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

SHEET NO. 3	FILENAME : F:\DATA\SUBDIVS\HIDALGO CO\VISTA RIDGE ACRES PH VII\B-PLAT
DATE PREPARED	PREPARED BY
DATE REVISION	CHECKED BY
	APPROVED BY

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 MANAGEMENT, LLC
1.- I (WE), JOHN J. McCLELLAND, MANAGER SUBDIVIDERS OF VISTA RIDGE ACRES PHASE VII 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.

John J. McClelland
JOHN J. McCLELLAND, MANAGER
2614 W. FREDDY GONZALEZ DRIVE
EDINBURG TX, 78539

1-31-2020
DATE

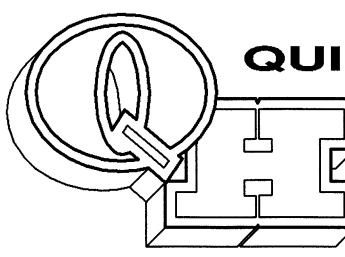
STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared 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 therein expressed.

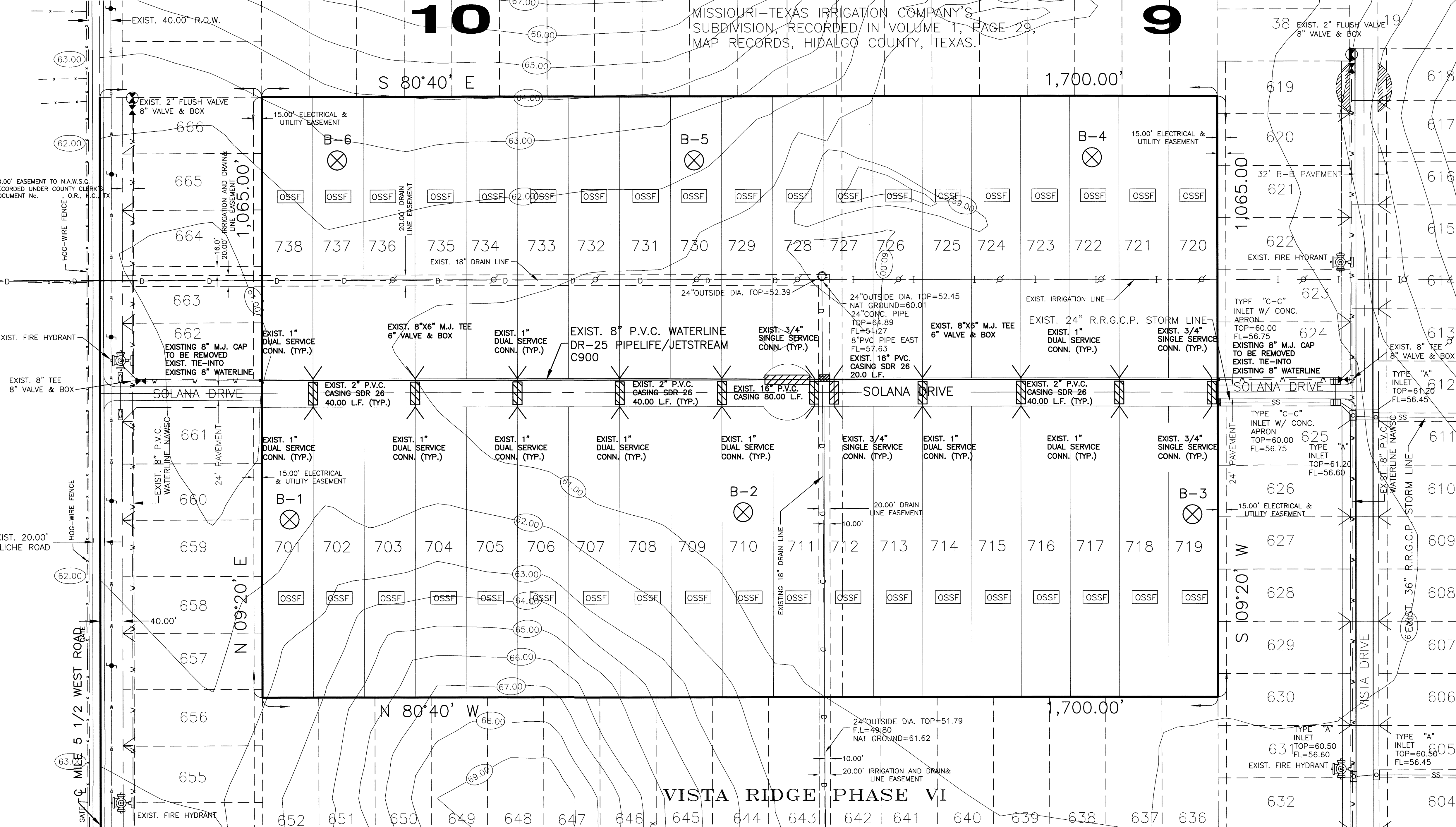
Given under my hand and seal of office this 31st day of JANUARY, 2020

CLARISSA ANNETTE QUINTANILLA
Notary Public, State of Texas
My Commission Expires
November 04, 2021
NOTARY ID 129615255

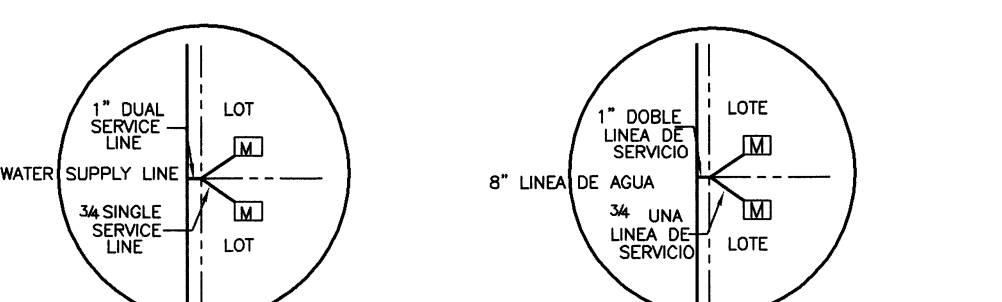
Clarissa Annette Quintanilla
CLARISSA ANNETTE QUINTANILLA - NOTARY PUBLIC



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



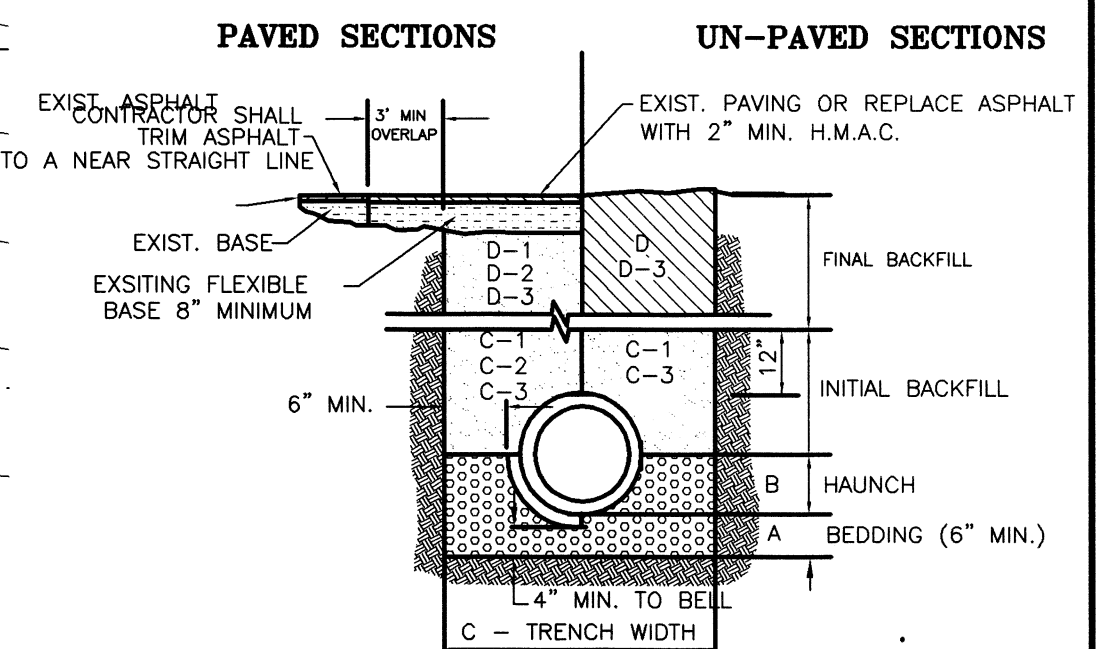
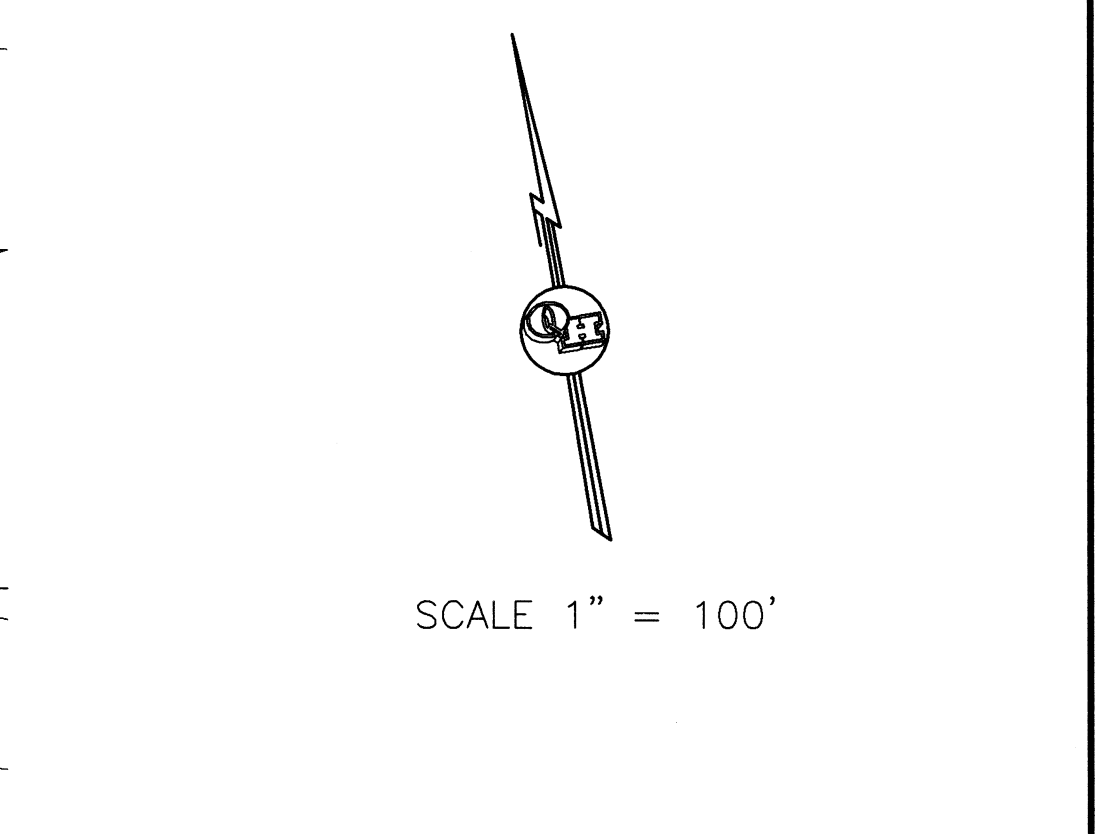
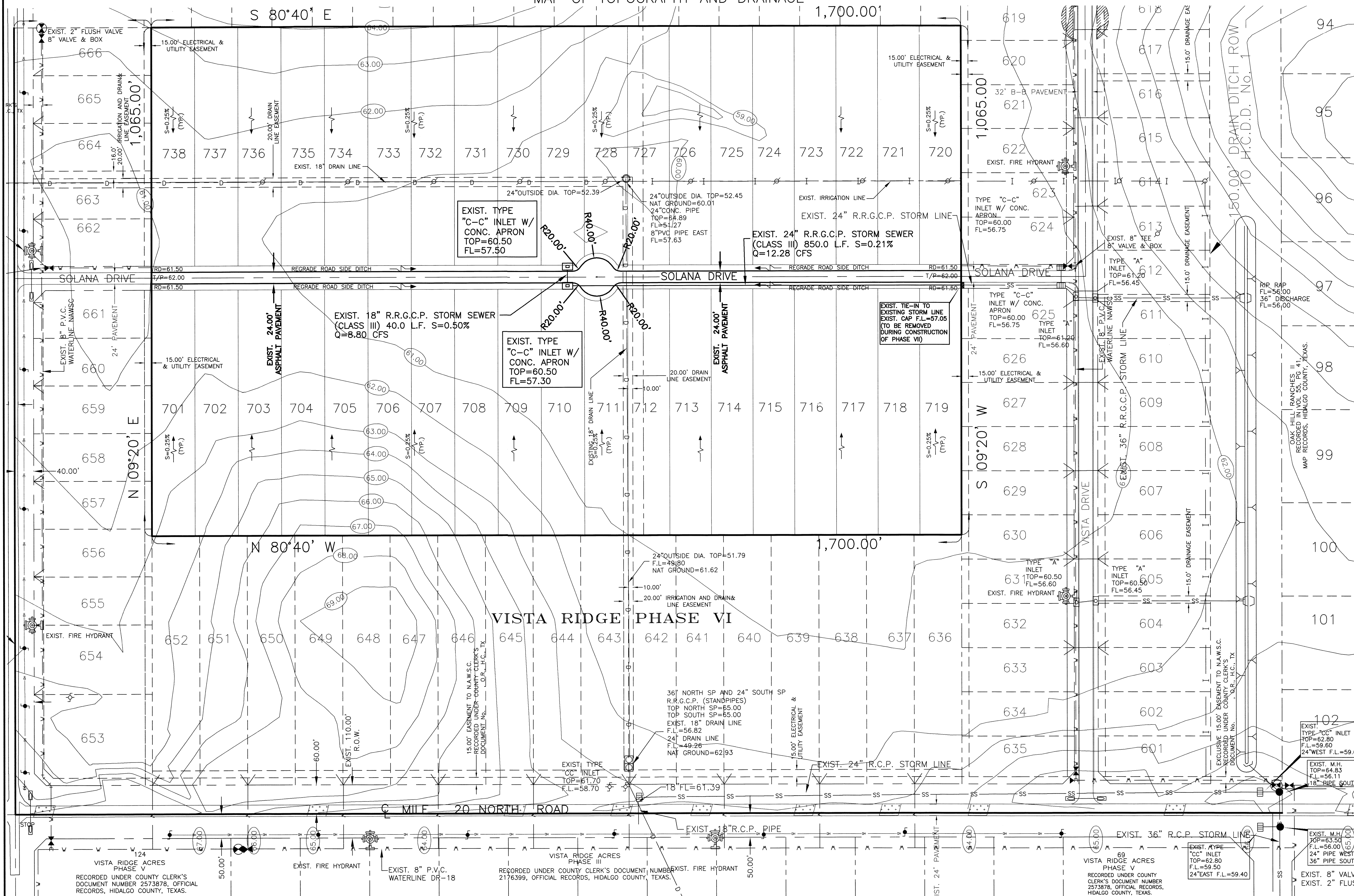
- B-1 TEST BORINGS
- SEPTIC TANK (OSSF)
- WATER METER BOX
- WATER SUPPLY LINE SERVICE LINES
- B-1 PRUEBA DE PERFORACION
- TANQUE SEPTICO (OSSF)
- CAJA DE MEDIDOR DE AGUA
- LINEA DE AGUA LINEAS DE SERVICIOS



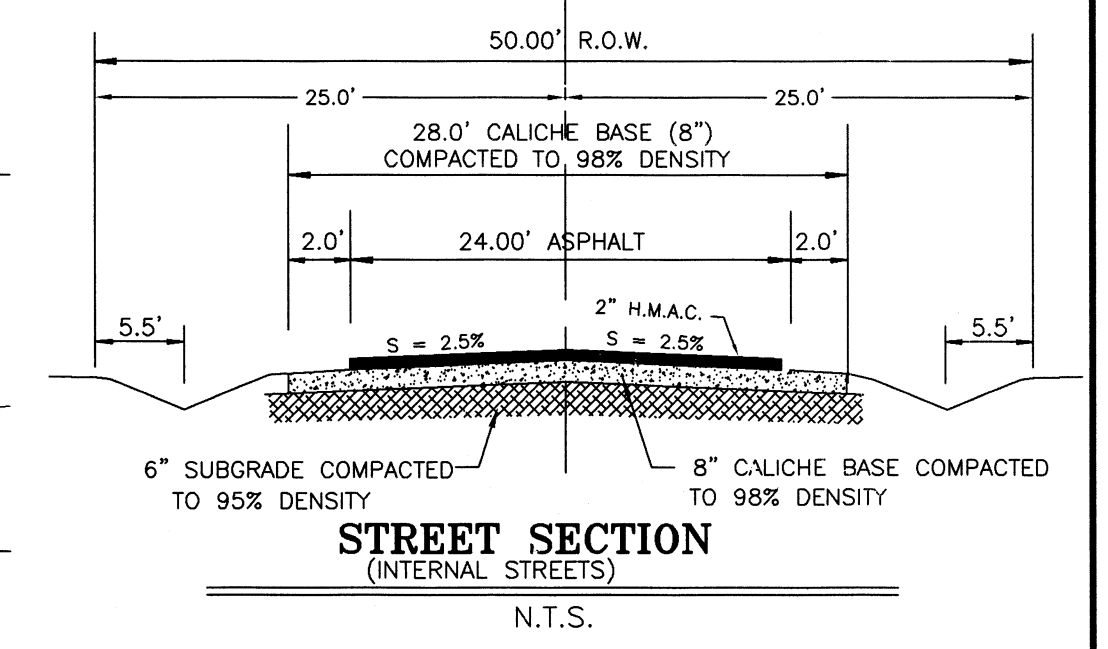
COST ESTIMATE

WATER DISTRIBUTION:	\$ 52,913.60
FIRE HYDRANTS(ESCROWED):	\$ 6,200.00
DRAINAGE IMPROVEMENTS:	\$ 63,370.00
PAVING IMPROVEMENTS:	\$ 134,205.00
SEPTIC TANK (OSSF):	\$ 62,700.00

MAP OF TOPOGRAPHY AND DRAINAGE



STORM TRENCH BEDDING AND BACKFILL DETAILS
N.T.S.



STREET SECTION
(INTERNAL STREETS)
N.T.S.

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.

REVISION NOTES

No.	Sheet	REVISION	Date	Approved

COST ESTIMATE

WATER DISTRIBUTION:	\$ 52,913.60
FIRE HYDRANTS(ESCROWED):	\$ 6,200.00
DRAINAGE IMPROVEMENTS:	\$ 63,370.00
PAVING IMPROVEMENTS:	\$ 134,205.00
SEPTIC TANK (OSF):	\$ 62,700.00

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 of plot 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 site is currently open land. 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 is Hidalgo(28), Rocombes(48), and Wilacy (70.71) It is Fine Sandy Loom, Sandy Clay Loom, and Clay Loom. 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 Loom, Sandy Clay Loom, and Clay Loom. 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=21.66 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 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 reggrading 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 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.

ALFONSO QUINTANILLA
P.E. No. 95534
1-30-2020
DATE

VISTA RIDGE ACRES PHASE VII

A 41.56 ACRE TRACT OF LAND OUT 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 ASSUMPTION WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2824806, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS · LAND SURVEYORS
124 E. STUBBS ST. PHOENIX 956-381-6480
EDINBURG, TEXAS 78539 FAX 956-381-0527
ENGINEERING REGISTRATION NUMBER F-1513 ALFONSO@QHA-ENG.COM
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

FILENAME: F:\DATA\SUBDIVS\HIDALGO CO\VISTA RIDGE ACRES PH VII\PLAT
DATE PREPARED: 08-05-2019 PREPARED BY: J9 CHECKED BY: APPROVED BY:
DATE REVISED: CHECKED BY: APPROVED BY:

SHEET NO. 4 OF 4 SHEETS