



HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo
Director of Planning

2818 S. BUSINESS HWY 281
EDINBURG TEXAS 78539
Tel. 956-318-2840 Fax. 956-318-2844

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 10-18-2022

PROPOSED VISTA RIDGE ACRES PHASE IX SUBDIVISION, PRECINCT No. 1.

ENGINEER QUINTANILLA, HEADLEY & ASSOCIATES DEVELOPER: J&DMC MANAGEMENT, LLC

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 198 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: 35

FILLING STATIONS: 13

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

SUBDIVISION LIES WITHIN THE: RURAL AREA

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 9-23-2022 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY STORM SEWER SYSTEM AND DETENTION WILL BE PROVIDED BY A NEW DRAIN DITCH.

ROAD R.O.W. DEDICATION: NO ADDITIONAL ROW FOR MILE 5 1/2 WEST ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 9-22-2022 BY, DANNY GUZMAN, PCT.1 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 9-12-2022 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: OSSF'S

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 8" LOCATION: MILE 5 1/2 WEST ROAD

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 9-15-2022 : BY ENVIRONMENTAL COMPLIANCE COORDINATOR

LARGE CONSTRUCTION

The applicant has submitted the required NOI as per Part II, Section E of the TPDES General Permit for Construction Activities (TXR150000) along with a copy of the Erosion Control Plan for the proposed Project.

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: N/A

STAFF RECOMMENDS: **Preliminary Approval** *subject to comments and future recommendations by planning, 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 IX

A 113.44 ACRE TRACT OF LAND OUT OF LOTS 1, 2, 7 AND 8, BLOCK 77, AND OUT OF LOTS 4 AND 5 AND 12, 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 WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1572966, AND ASSUMPTION WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2824806, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

A 113.44 ACRE TRACT OF LAND OUT OF LOTS 1, 2, 7 AND 8, BLOCK 77, AND OUT OF LOTS 4 AND 5 AND 12, 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 WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1572966, AND 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 ON THE NORTH LINE OF LOT 2 AND IN THE CENTERLINE OF MILE 21 NORTH ROAD FOR THE NORTHWEST CORNER OF THIS TRACT, SAID ROD BEARS S 80°40' E, 40.00 FEET FROM THE NORTHWEST CORNER OF LOT 2.

THENCE S 80°40' E, ALONG THE NORTH LINE OF LOTS 1 AND 2, BLOCK 77, LOT 4, BLOCK 78 AND THE CENTERLINE OF MILE 21 NORTH ROAD, A DISTANCE OF 6,320.28 FEET TO 1/2" IRON ROD WITH PLASTIC CAP STAMPED RPLS 4856 FOUND FOR THE NORTHWEST CORNER OF OAK HILL RANCHES II (RECORDED IN VOLUME 55, PAGES 41-46, MAP RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE S 09°20'23" W, ALONG THE WEST LINE OF OAK HILL RANCHES II, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND AT 20.00 FEET FOR THE SOUTH RIGHT OF WAY LINE OF MILE 21 NORTH ROAD, A TOTAL DISTANCE OF 2,074.70 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED RPLS 4856 SET FOR THE NORTHEAST CORNER OF VISTA RIDGE ACRES PHASE VIII (RECORDED IN INSTRUMENT NUMBER , MAP RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHEAST CORNER OF THIS TRACT.

THENCE N 80°40' W, ALONG THE NORTH LINE OF VISTA RIDGE ACRES PHASE VII, A DISTANCE OF 285.86 FEET TO 1/2" IRON ROD WITH PLASTIC CAP STAMPED RPLS 4856 FOUND FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE S 09°20' W, ALONG THE NORTH LINE OF VISTA RIDGE ACRES PHASE VII, A DISTANCE OF 35.85 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE N 80°40' W, ALONG THE NORTH LINE OF VISTA RIDGE ACRES PHASE VII, A DISTANCE OF 236.10 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE N 09°20' E, ALONG THE NORTH LINE OF VISTA RIDGE ACRES PHASE VII, A DISTANCE OF 295.13 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE N 80°40' W, ALONG THE NORTH LINE OF VISTA RIDGE ACRES PHASE VII, A DISTANCE OF 150.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE S 09°20' W, ALONG THE NORTH LINE OF VISTA RIDGE ACRES PHASE VII, A DISTANCE OF 295.13 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE N 80°40' W, ALONG THE NORTH LINE OF VISTA RIDGE ACRES PHASE VII, A DISTANCE OF 1,948.08 FEET TO 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND ON THE EAST RIGHT OF WAY LINE OF MILE 5 1/2 WEST ROAD FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE N 09°20' E, ALONG THE EAST RIGHT OF WAY LINE OF MILE 5 1/2 WEST ROAD, A DISTANCE OF 640.42 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE S 80°40' E, ALONG AN EXTERIOR LINE OF VISTA RIDGE ACRES PHASE VI, A DISTANCE OF 1,948.08 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE S 09°20' W, ALONG AN EXTERIOR LINE OF VISTA RIDGE ACRES PHASE VII, A DISTANCE OF 295.29 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE S 80°40' E, ALONG AN EXTERIOR LINE OF VISTA RIDGE ACRES PHASE VIII, A DISTANCE OF 150.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE N 09°20' E, ALONG AN EXTERIOR LINE OF VISTA RIDGE ACRES PHASE VIII, A DISTANCE OF 445.29 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE N 80°40' W, ALONG AN EXTERIOR LINE OF VISTA RIDGE ACRES PHASE VII, A DISTANCE OF 1,948.08 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE N 09°20' E, ALONG AN EXTERIOR LINE OF VISTA RIDGE ACRES PHASE VII, A DISTANCE OF 295.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE N 80°40' W, ALONG AN EXTERIOR LINE OF VISTA RIDGE ACRES PHASE VII, A DISTANCE OF 125.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE S 54°20' W, ALONG AN EXTERIOR LINE OF VISTA RIDGE ACRES PHASE VII, A DISTANCE OF 35.36 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND ON THE EAST RIGHT OF WAY LINE OF MILE 5 1/2 WEST ROAD FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE N 09°20' E, ALONG THE EAST RIGHT OF WAY LINE OF MILE 5 1/2 WEST ROAD, A DISTANCE OF 100.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE S 35°40' E, ALONG AN EXTERIOR LINE OF VISTA RIDGE ACRES PHASE VII, A DISTANCE OF 35.36 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE S 80°40' E, ALONG AN EXTERIOR CORNER OF VISTA RIDGE ACRES PHASE VII, A DISTANCE OF 125.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE N 09°20' E, ALONG AN EXTERIOR LINE OF VISTA RIDGE ACRES PHASE VII, A DISTANCE OF 590.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE N 80°40' W, ALONG AN EXTERIOR CORNER OF VISTA RIDGE ACRES PHASE VII, A DISTANCE OF 125.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE S 54°20' W, ALONG AN EXTERIOR LINE OF VISTA RIDGE ACRES PHASE VII, A DISTANCE OF 35.36 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND ON THE EAST RIGHT OF WAY LINE OF MILE 5 1/2 WEST ROAD FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE N 09°20' E, ALONG THE EAST RIGHT OF WAY LINE OF MILE 5 1/2 WEST ROAD, A DISTANCE OF 100.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE S 35°40' E, ALONG AN EXTERIOR LINE OF VISTA RIDGE ACRES PHASE VII, A DISTANCE OF 35.36 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE S 80°40' E, ALONG AN EXTERIOR LINE OF VISTA RIDGE ACRES PHASE VII, A DISTANCE OF 125.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR AN INTERIOR CORNER OF THIS TRACT.

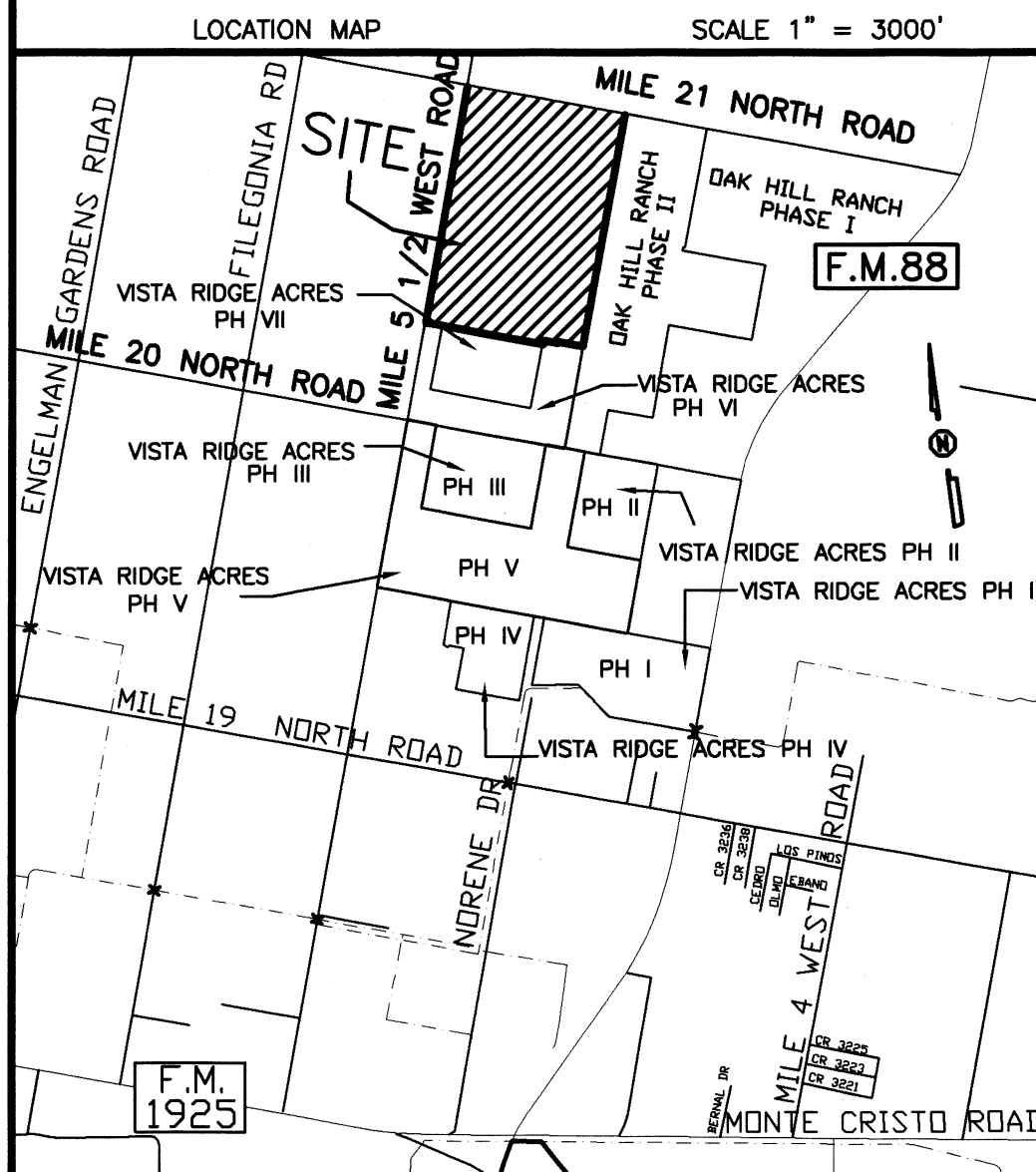
THENCE N 09°20' E, ALONG AN EXTERIOR LINE OF VISTA RIDGE ACRES PHASE VII, A DISTANCE OF 295.13 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE N 80°40' W, ALONG AN EXTERIOR LINE OF VISTA RIDGE ACRES PHASE VII, A DISTANCE OF 100.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE S 54°20' W, ALONG AN EXTERIOR LINE OF VISTA RIDGE ACRES PHASE VII, A DISTANCE OF 70.71 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND ON THE EAST RIGHT OF WAY LINE OF MILE 5 1/2 WEST ROAD FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE N 09°20' E, ALONG THE EAST RIGHT OF WAY LINE OF MILE 5 1/2 WEST ROAD, A DISTANCE OF 90.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 113.44 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 R.P.L.S. No. 4856 MARCH 15, 2022

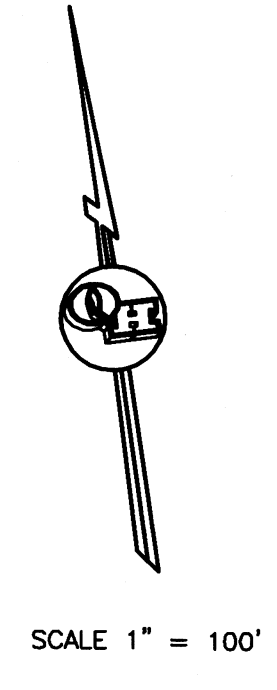
LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY: VISTA RIDGE ACRES PHASE IX, IS LOCATED IN EASTERN HIDALGO COUNTY ON THE EAST SIDE OF MILE 5 1/2 WEST ROAD AND ON THE SOUTH SIDE OF MILE 21 NORTH ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF ELSA ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF ELSA (POPULATION 6,578). VISTA RIDGE ACRES PHASE IX, 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: J & DMC MANAGEMENT, LLC 2614 W. FREDDY GONZALEZ DRIVE EDINBURG, TX 78539 (956)318-0956 (956)318-4547 ALFONSO QUINTANILLA 124 E. STUBBS EDINBURG, TX 78539 (956)381-6480 (956)381-6480 ALFONSO QUINTANILLA 124 E. STUBBS EDINBURG, TX 78539 (956)381-6480 (956)381-6480

AREA DATA TABLE with columns: LOT, AREA (S.F.), AC. Rows include lots 950 through 1127 with their respective areas and acreages.

LINE DATA TABLE with columns: DATA, BEARING, LENGTH. Rows include line segments L1 through L5 with bearings and lengths.

CURVE DATA with columns: CURVE, DELTA, RADIUS, ARCH LENGTH, CHORD LENGTH. Rows include curves A through P with their respective curve data.

- PLAT NOTES AND RESTRICTIONS: 1. FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN. 2. LEGEND: DENOTES 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED. 3. SETBACKS: MINIMUM REQUIREMENTS-OWNER MAY DESIGNATE STRICTER REQUIREMENTS. 4. GENERAL NOTE FOR SINGLE FAMILY RESIDENCE: NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. 5. MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND. 6. BENCHMARK NOTE: THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS. 7. 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 1,075,107.67 CUBIC FEET (24.68 ACRE FEET) OF STORM WATER RUNOFF. 8. 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. 9. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION. 10. JOHN J. McCLELLAND, MANAGER THE OWNER & SUBDIVIDER OF VISTA RIDGE ACRES PHASE IX, 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. 11. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. 12. 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. 13. 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. 14. 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. 15. 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. 16. "NO ACCESS" PLAT NOTE FOR LOTS 1097 THRU 1126 ONTO MILE 21 NORTH ROAD.



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. 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 ___ day of _____, 20__.

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 IX 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 E.T.; 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.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 E.T.; 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, HEADING INDEX: LOCATION MAP AND E.T.; PRINCIPAL CONTACTS: MAP: LOT, STREETS, AND EASEMENT LAYOUT; LINE AND CURVE DATA; ENGINEER'S & SURVEYOR'S CERTIFICATION; COUNTY CLERK RECORDING CERTIFICATE, REVISION NOTES. SHEET 4.- MAP OF WATER DISTRIBUTION SYSTEM, ENGINEER'S CERTIFICATION, COUNTY CLERK'S RECORDING CERTIFICATE, REVISION NOTES. SHEET 5.- MAP OF TOPOGRAPHY AND DRAINAGE, ENGINEER'S CERTIFICATION, COUNTY CLERK'S RECORDING CERTIFICATE, REVISION NOTES. SHEET 6.- 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 table with columns: No., Sheet, REVISION, Date, Approved.

QUINTANILLA, HEADLEY AND ASSOCIATES, INC. CONSULTING ENGINEERS LAND SURVEYORS 124 E. STUBBS ST. EDINBURG, TEXAS 78539 ENGINEERING REGISTRATION NUMBER F-1513 SURVEYING REGISTRATION NUMBER 100411-00

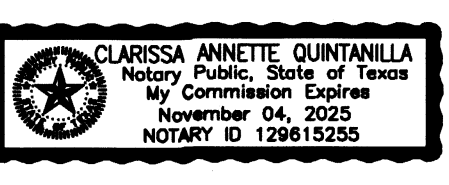
STATE OF TEXAS COUNTY OF HIDALGO OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

J & DMC MANAGEMENT, LLC JOHN J. McCLELLAND, MANAGER AS OWNER OF THE 113.44 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED VISTA RIDGE ACRES PHASE IX, HEREBY SUBDUDE 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; AND (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.

J & DMC MANAGEMENT, LLC JOHN J. McCLELLAND, MANAGER 2614 W. FREDDY GONZALEZ DRIVE EDINBURG, TX, 78539 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 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 purpose and consideration thereby expressed. Given under my hand and seal of office this ___ day of _____, 20__.



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 VISTA RIDGE ACRES PHASE IX WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____, 20__.

Hidalgo County Judge DATE ATTEST: Hidalgo County Clerk DATE

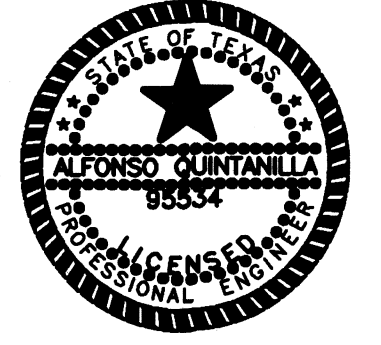
APPROVED BY DRAINAGE DISTRICT: HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER THE TEXAS WATER CODE 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES 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.

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 P.E. 10-12-22 DATE ALFONSO QUINTANILLA P.E. No. 95534

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


DATE PREPARED: MARCH 15, 2022 FILENAME: F:\DATA\SUBD\HIDALGO CO\VISTA RIDGE ACRES PHASE IX-PLAT DATE PREPARED: MARCH 15, 2022 PREPARED BY: JG CHECKED BY: JG APPROVED BY: JG DATE REVISED: _____ REVISED BY: _____ CHECKED BY: _____ APPROVED BY: _____ SHEET NO. 1 of 6

SUBDIVISION PLAT OF: VISTA RIDGE ACRES PHASE IX

A 113.44 ACRE TRACT OF LAND OUT OF LOTS 1, 2, 7 AND 8, BLOCK 77, AND OUT OF LOTS 4 AND 5 AND 12, 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 WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1572966, AND ASSUMPTION WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2824806, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

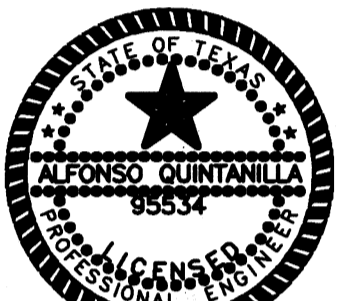
STATE OF TEXAS
COUNTY OF HIDALGO

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
MARCH 15, 2022
DATE

STATE OF TEXAS
COUNTY OF HIDALGO

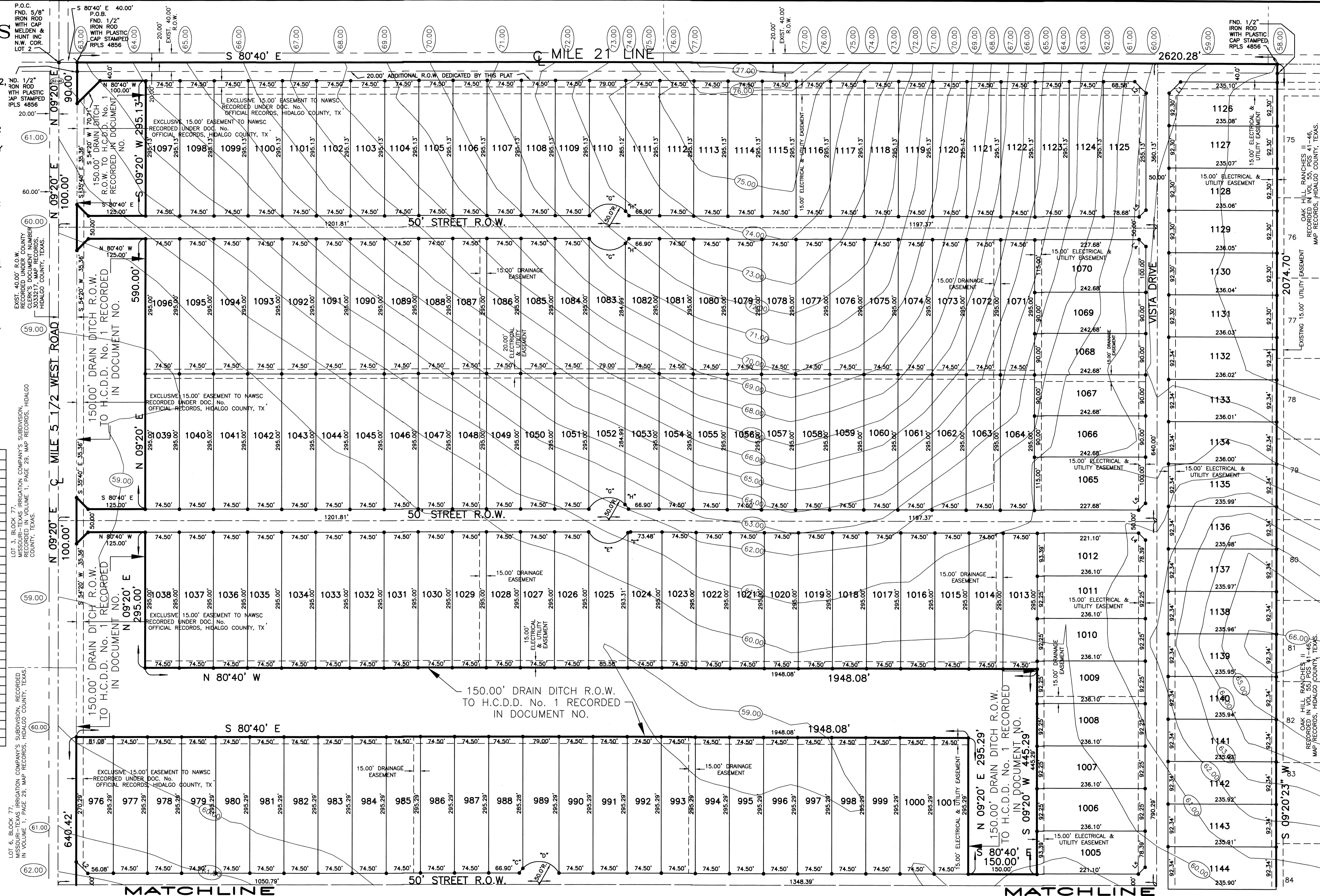
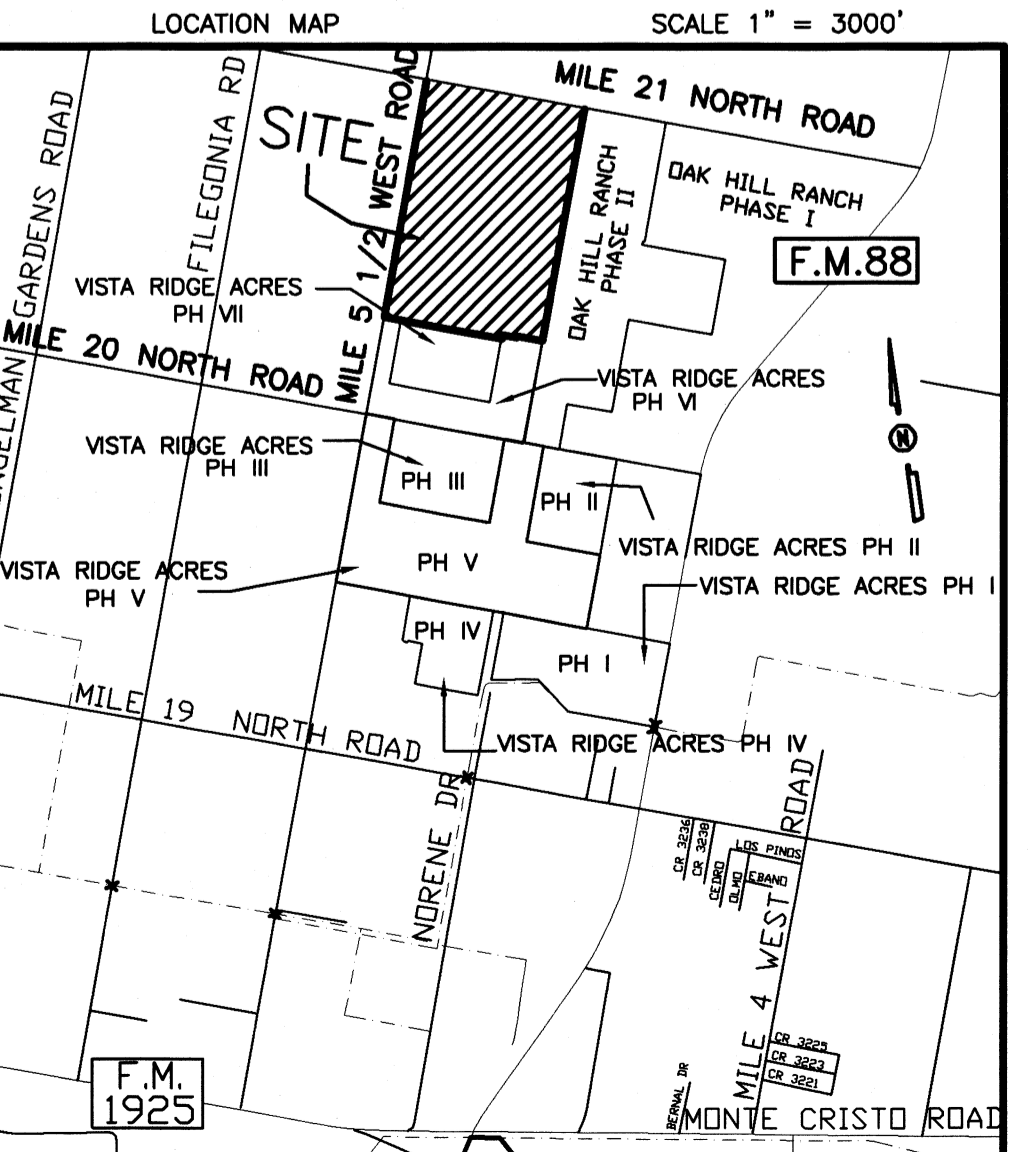
I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.

 *Alfonso Quintanilla P.E.*
ALFONSO QUINTANILLA
P.E. No. 95534
10-12-22
DATE

LINE DATA TABLE		
DATA	BEARING	LENGTH
L1	N 54°20' E	35.36'
L2	N 35°40' W	35.36'
L3	N 54°20' E	21.21'
L4	S 35°40' W	21.21'
L5	S 54°20' W	21.21'

AREA DATA TABLE				
LOT	AREA (S.F.)	AC.		
950	23616.91	0.54		
951-961	21987.19	0.50		
962	21945.83	0.50		
963	21821.18	0.50		
964-975	21987.19	0.50		
976	23629.56	0.54		
977-987	21999.11	0.51		
988	21957.55	0.50		
989	21833.61	0.50		
990-1001	21999.11	0.51		
1002-1003	21792.03	0.50		
1004	25983.63	0.60		
1005	21937.75	0.50		
1006-1011	21780.22	0.50		
1012	21937.75	0.50		
1013-1023	21977.50	0.50		
1024	21976.56	0.50		
1025	23711.78	0.54		
1026-1051	21977.50	0.50		
1052	21810.80	0.54		
1053	21936.12	0.50		
1054-1081	21977.50	0.50		
1082	21936.12	0.50		
1083	21810.80	0.54		
1084-1096	21977.50	0.50		
1097-1109	21987.18	0.50		
1110	21821.11	0.50		
1111	21945.81	0.50		
1112-1124	21987.18	0.50		
1125	27223.09	0.63		
1126	22294.93	0.51		
1127-1147	21790.20	0.50		

CURVE DATA				
CURVE	DELTA	RADIUS	ARCH LENGTH	CHORD LENGTH
A	17°09'07"	50.00'	14.97'	14.97'
B	132°50'53"	50.00'	115.93'	91.85'
C	14°26'17"	50.00'	12.60'	12.57'
D	105°33'32"	50.00'	92.12'	79.63'
E	117°44'13"	50.00'	102.74'	85.80'
F	02°15'54"	50.00'	1.98'	1.98'
G	105°33'37"	50.00'	92.12'	79.63'
H	14°26'31"	50.00'	12.60'	12.57'
I	120°09'09"	50.00'	104.72'	86.60'
J	80°21'44"	50.00'	78.88'	70.93'
K	89°38'17"	50.00'	78.22'	70.93'
L	49°32'54"	75.00'	64.86'	62.86'
M	15°34'59"	125.00'	34.00'	33.89'
N	33°57'56"	125.00'	74.10'	73.02'
O	16°32'09"	125.00'	36.08'	35.95'
P	33°00'45"	125.00'	72.02'	71.03'



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
VISTA RIDGE ACRES PHASE IX, IS LOCATED IN EASTERN HIDALGO COUNTY ON THE EAST SIDE OF MILE 5 1/2 WEST ROAD AND ON THE SOUTH SIDE OF MILE 21 NORTH ROAD. 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 IX, 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: JOHN J. McLELLAND, MANAGER	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

CONSULTING ENGINEERS • LAND SURVEYORS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
ENGINEERING REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00

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

198 LOTS
DATE PREPARED: MARCH 15, 2022

FILENAME	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
F:\DATA\SUBD\HIDALGO CO\VISTA RIDGE PH. VIII-PLAT	MAR 15, 2022	AS	AS	AS
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY	


SHEET NO.
2 of 6

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

A 113.44 ACRE TRACT OF LAND OUT OF LOTS 1, 2, 7 AND 8, BLOCK 77, AND OUT OF LOTS 4 AND 5 AND 12, 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 WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1572966, AND ASSUMPTION WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2824806, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.


STATE OF TEXAS
COUNTY OF HIDALGO

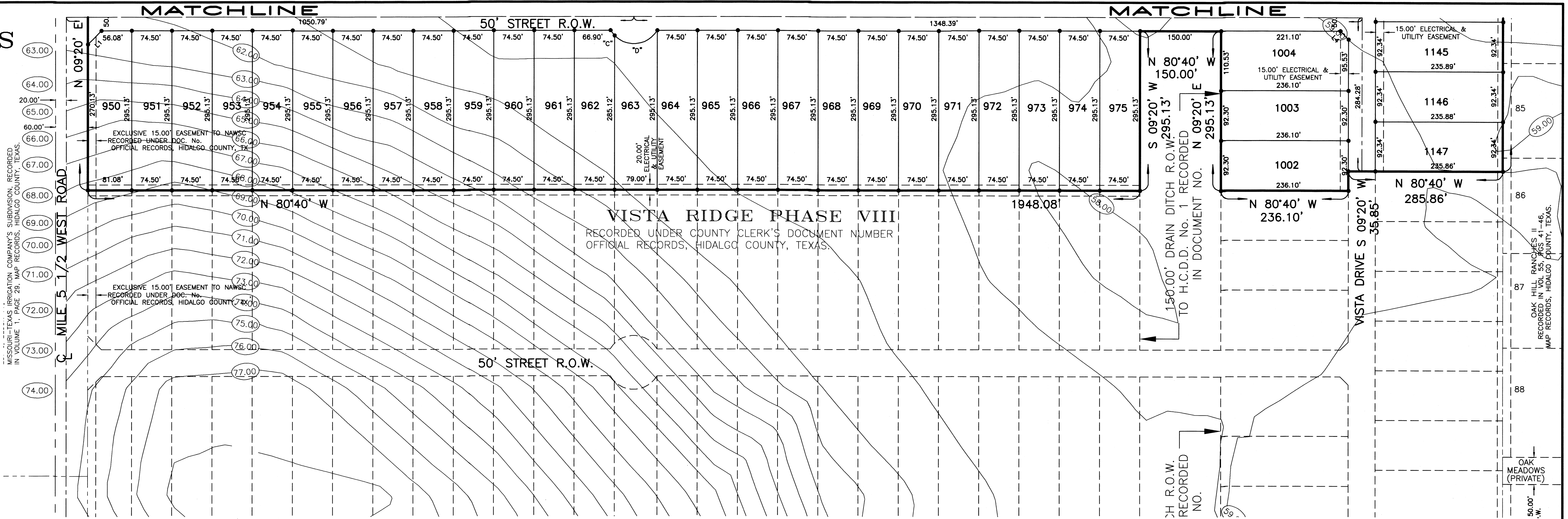
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ALFONSO QUINTANILLA
R.P.L.S. No. 4856
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J & DMC MANAGEMENT, LLC OWNER: JOHN J. McCLELLAND, MANAGER	Address: 2614 W. FREDDY GONZALEZ DRIVE 124 E. STUBBS	City & Zip: EDINBURG, TX. 78539	Phone: (956)318-0956	Fax: 316-4547
ENGINEER: ALFONSO QUINTANILLA	Address: 124 E. STUBBS	City & Zip: EDINBURG, TX. 78539	Phone: (956)381-6480	Fax: 381-0527
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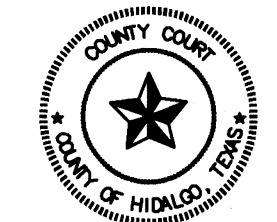
No.	Sheet	REVISION	Date	Approved

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

CONSULTING ENGINEERS • LAND SURVEYORS

124 E. STUBBS ST.
EDINBURG, TEXAS 78539
ENGINEERING REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00

PHONE 956-381-6480
FAX 956-381-0527
ALFONSO@QHA-ENG.COM



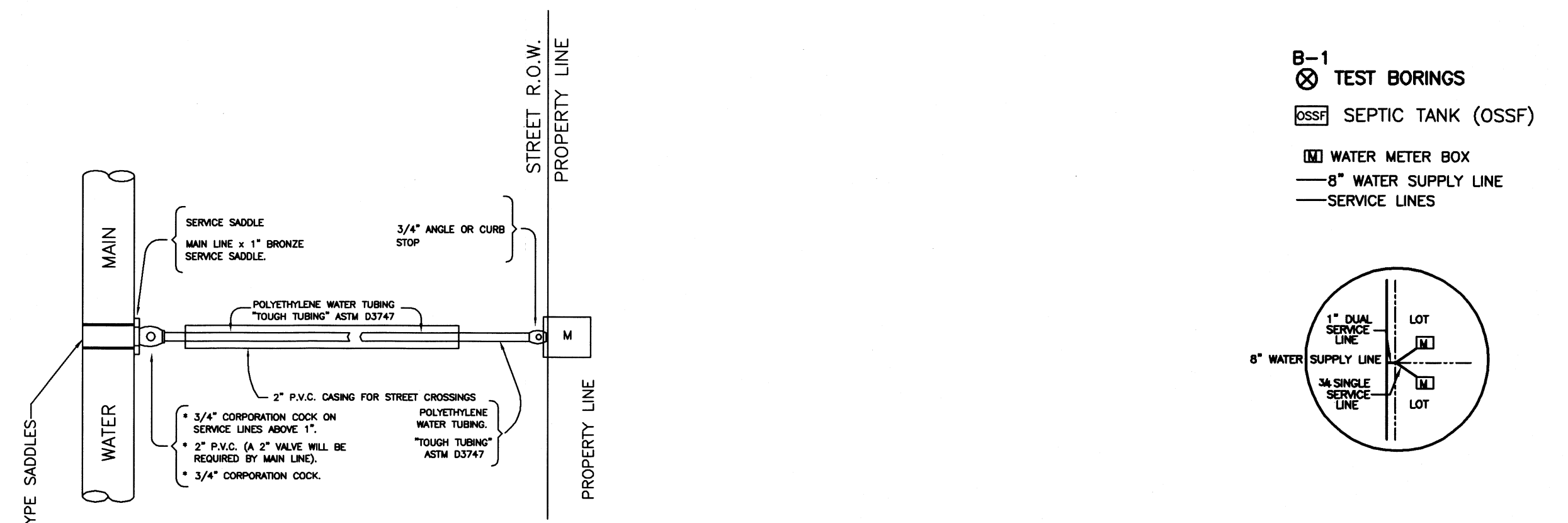
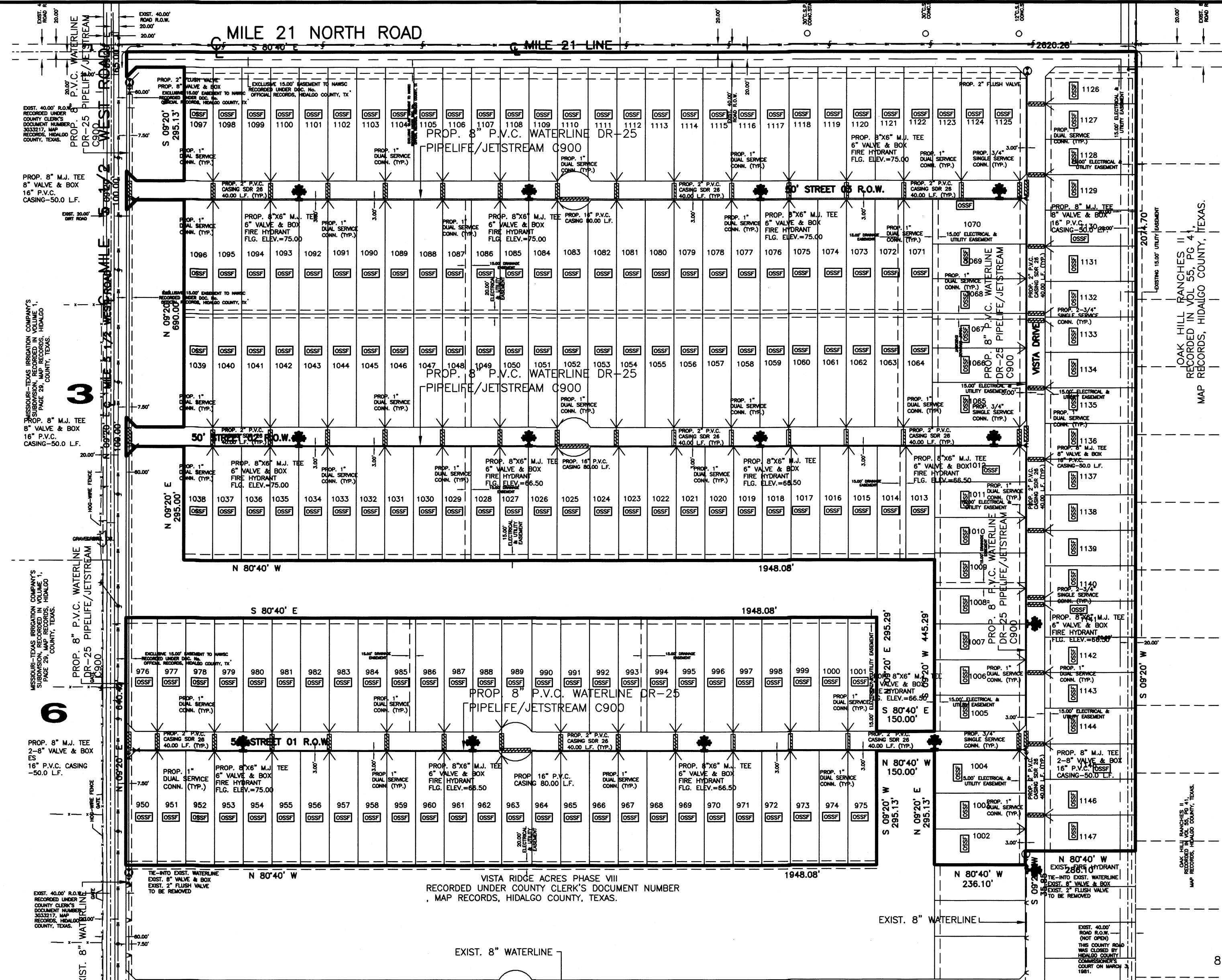
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HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

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

BY: _____ DEPUTY

198 LOTS			
DATE PREPARED: MARCH 15, 2022			
FILENAME: F:\DATA\SUBD\HIDALGO CO\VISTA RIDGE PH. VIII-PLAT	DATE PREPARED	PREPARED BY	CHECKED BY
MARCH 15, 2022	JG		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY

SCALE 1" = 200'



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

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 IX WILL BE PROVIDED WITH POTABLE WATER BY THE NORTH ALAMO WATER SUPPLY CORPORATION ("N.A.W.S.C."). THE SUBDIVISION 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 SUPPORT 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 WEST ROAD.

THE WATER SYSTEM FOR VISTA RIDGE ACRES PHASE IX, CONSIST OF A 8" NAWSC PVC DIAMETER WATERLINE THAT TAPS INTO TWO EXISTING 8" DIAMETER WATERLINES, ONE ON THE NORTH SIDE OF VISTA DRIVE AND THE OTHER ONE ON MILE 5 1/2. THEN THE 8" PVC DIAMETER WATERLINE RUNS NORTH ALONG THE WEST SIDE OF VISTA DRIVE AND ENDS WITH A FLUSH VALVE. ANOTHER 8" PVC DIAMETER WATERLINE RUNS NORTH ALONG THE EAST SIDE OF MILE 5 1/2 WEST ROAD AND ENDS WITH A FLUSH VALVE. FROM THE NORTHWEST CORNER OF LOT 536, AN 8" DIAMETER WATERLINE THAT RUNS EAST ON THE SOUTH SIDE OF STREET 01 AND CONNECT WITH THE PROPOSED 8" PVC DIAMETER WATERLINE. NEAR THE NORTHWEST CORNER OF LOT 1024, AN 8" DIAMETER WATERLINE THAT RUNS EAST ON THE SOUTH SIDE OF STREET 02 AND CONNECT WITH THE PROPOSED 8" PVC DIAMETER WATERLINE. NEAR THE NORTHWEST CORNER OF LOT 1082, AN 8" DIAMETER WATERLINE THAT RUNS EAST ON THE SOUTH SIDE OF STREET 03 AND CONNECT WITH THE PROPOSED 8" PVC DIAMETER WATERLINE.

FROM THE PROPOSED 8" WATERLINES, NINETY-SIX (96) 1" DUAL WATER SERVICES RUN TO PAIRS OF LOTS BEFORE SPLITTING INTO SIX (6) 3/4" DIAMETER SINGLE SERVICES GOING TO THE METER BOXES FOR EACH LOT AND TEN (10) 3/4" DIAMETER SINGLE SERVICES. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. 14 (FOURTEEN) 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 \$ OR \$ PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$ WHICH COVERS THE \$ COST FOR EACH LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METERS, 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 A 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.

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 IX, 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 COMPAÑIA 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. TIENEN LA OBLIGACION DE 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 LA CALLE MILE 5 1/2 WEST ROAD.

EL SISTEMA DE AGUA PARA VISTA RIDGE ACRES PHASE IX, CONSISTE DE UNA LINEA DE AGUA DE 8" PULGADAS DE DIAMETRO QUE SE CONECTA CON LA LINEA EXISTENTE DE 8" DE DIAMETRO EN LA CALLE VISTA DRIVE. LA LINEA DE 8" DE DIAMETRO CORRE HACIA EL NORTE POR EL LADO OESTE DE LA CALLE VISTA DRIVE Y TERMINA CON UNA VALVULA DE PURGE. OTRA LINEA DE AGUA DE 8" PULGADAS DE DIAMETRO SE CONECTA CON LA LINEA EXISTENTE EN LA CALLE MILE 5 1/2 WEST ROAD Y CORRE HACIA EL NORTE POR EL LADO ESTE DE LA CALLE MILE 5 1/2 WEST ROAD Y TERMINA CON UNA VALVULA DE PURGE. DE LA ESQUINA DE LA ESQUINA DE LA CALLE MILE 5 1/2 WEST ROAD Y LA LINEA DE AGUA DE 8" PULGADAS DE DIAMETRO CORRE ESTE POR EL LADO SUR DE LA CALLE STREET 01 Y SE CONECTA CON LA LINEA DE AGUA DE 8" PULGADAS DE DIAMETRO, DE LA ESQUINA DE LA ESQUINA DE LA CALLE STREET 01 Y SE CONECTA CON LA LINEA DE AGUA DE 8" PULGADAS DE DIAMETRO CORRE ESTE POR EL LADO SUR DE LA CALLE STREET 02 Y SE CONECTA CON LA LINEA DE AGUA DE 8" PULGADAS DE DIAMETRO CORRE ESTE POR EL LADO SUR DE LA CALLE STREET 03 Y SE CONECTA CON LA LINEA DE AGUA DE 8" PULGADAS DE DIAMETRO.

DE LA LINEA PROPUESTA DE 8 PULGADAS DE DIAMETRO Y SEIS (6) CONDUCTOS DOBLES DE 1 PULGADA DE DIAMETRO, QUE SE DIVIDEN EN DOS LINEAS DE 1 PULGADA CORREN HACIA LOS MEDIDORES DE AGUA DE LOS LOTES SES (6) CONDUCTOS INDIVIDUALES DE AGUA DE 3/4" DE PULGADA DE DIAMETRO. CATORCE (14) FOGOS DE AGUA FUERON INSTALADOS.

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\$ O US\$ POR LOTE. EL DUEÑO 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 DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPAÑIA N.A.W.S.C. LO INSTALARA SIN ALCARGO CASTI AL DUEÑO. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDOMIO DE HIDALGO.

SEWAGE FACILITIES: Description, Costs, and Operability Date

SEWAGE FROM VISTA RIDGE ACRES PHASE IX, 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 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 PROPOSED 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 05 12258) HAS () TEST BORINGS MADE AT OPPOSITE AREAS OF THE SUBDIVISION AT THE CENTERS OF LOTS () PRUEBAS CON AGUJEROS EN EL CENTRO DE LOS LOTES () PRUEBAS. BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMITED AREA. THE SOIL REPORT AS PREPARED BY THE SITE EVALUATOR (LICENSE NUMBER 05 12258) INDICATES A UNIFORM SANDY LOAM WITH EXTENDING MORE THAN 24" BELOW THE BOTTOM OF ANY EXISTING EXCAVATIONS. THE SUBDIVISION DRAIN FIELD IS LOCATED 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 APPROX AT A TOTAL COST OF \$ THE HIDALGO COUNTY HEALTH DEPARTMENT WILL INSPECT AND WILL APPROVE THE INSTALLATION OF ALL OSSF BEFORE RECORDING.

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 16.34.3, WATER CODE, 1. 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 TO \$ PER LOT.

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

DRENAJE: Descripción, Gastos y Fecha de Inicio

EL DRENAJE DE VISTA RIDGE ACRES PHASE IX, TIENEN FOGAS SEPTICAS INDIVIDUALES (OSSF) CONSIDERANDO EN UN DISEÑO NORMAL, CON DOBLE COMPARTIMIENTO DE FOSA SEPTICA (OSSF) Y UN CAMPO DE DRENAJE EN CADA SOLAR. EL EVALUADOR (LIC 05 12258) DE ENSUJE HA INSPECCIONADO, EVALUADO Y REPORTADO QUE LA UBICACION DE LA SUBDIVISION ES CONVENIENTE PARA FOGAS 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 BARRIO Y ARENOSO, MARCA DE ARENOSO Y UN MARGA FINO DE BARRIO. EL EVALUADOR (LIC 05 12258) HIZO () PRUEBAS CON AGUJEROS EN EL CENTRO DE LOS LOTES () PRUEBAS. ADICIONAL NO FUERON NECESARIAS PORQUE EL SUELO ES MUY UNIFORME DENTRO DEL AREA DELIMITADA. EL SUELO ES UNIFORME, DE MARCA ARENOSO(ON TEXTURA CLASE II) EXTENDIDO 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 FOGAS SEPTICAS POR SOLAR SON US\$ INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS TODAS LAS FOGAS SEPTICAS HAN SI INSTALADAS EN EL PROCESO DE LA APROBACION FINAL. A UN COSTO TOTAL DE US\$ POR LOTE. EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODOS LAS FOGAS SEPTICAS Y HA APROBADO LA INSTALACION DE LAS FOGAS SEPTICAS DESDE EL. DE 20.

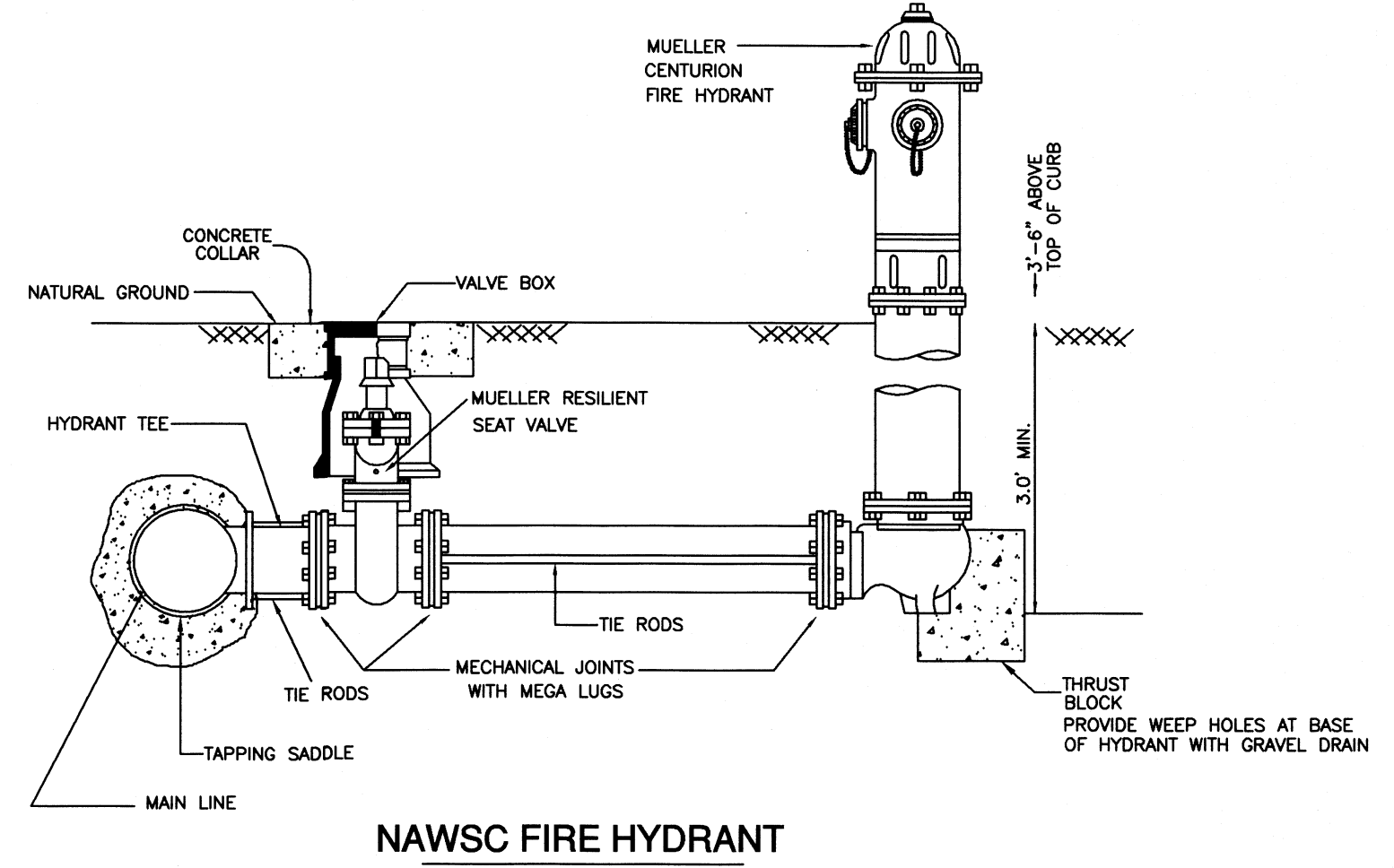
CERTIFICACION
CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO, CUMPLEN CON EL MODELO SUBDIVISION RULES (LAS REGLAS GOBERNADO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.34.3 DEL TEXAS WATER CODE (CÓDIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS 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 FOGAS SEPTICAS COSTARON US\$ POR LOTE A UN COSTO TOTAL DE US\$ PARA TODA LA SUBDIVISION.

VISTA RIDGE ACRES PHASE IX

A 113.44 ACRE TRACT OF LAND OUT OF LOTS 1, 2, 7 AND 8, BLOCK 77, AND OUT OF LOTS 4 AND 5, 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.



STATE OF TEXAS
COUNTY OF HIDALGO

I, J & DMC MANAGEMENT, LLC
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 thereby expressed.

Given under my hand and seal of office this _____ day of _____, 20____.

CLARISSA ANNETTE QUINTANILLA
Notary Public, State of Texas
My Commission Expires November 04, 2025
NOTARY ID 129618255

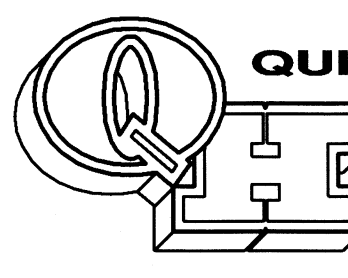
CLARISSA ANNETTE QUINTANILLA - NOTARY PUBLIC



Alfonso Quintanilla, P.E.
10-12-22
DATE



Alfonso Quintanilla, P.E.
10-12-22
DATE



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

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

BY: _____ DEPUTY

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

No.	Sheet	REVISION	Date	Approved

FILENAME: F:\DATA\SUBDIVISIONS\HIDALGO\01 VISTA RIDGE ACRES PH IX\01-PLAT	DATE PREPARED: 07-08-2020	PREPARED BY: G. CANTU	CHECKED BY:	APPROVED BY:
SHEET NO. 3	OF 5 SHEETS	DATE REVISID:	CHECKED BY:	APPROVED BY:

MAP OF TOPOGRAPHY AND DRAINAGE

VISTA RIDGE ACRES PHASE IX

A 113.44 ACRE TRACT OF LAND OUT OF LOTS 1, 2, 7 AND 8, BLOCK 77, AND OUT OF LOTS 4 AND 5, 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.

DRAINAGE REPORT FOR VISTA RIDGE ACRES IX

Vista Ridge Acres Phase IX is a 113.44 acre tract of land out of lots 1, 2, 7 and 8, Block 77, and out of lots 4 and 5, 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 with vendor's lien recorded under County Clerk's Document Number 2824806, official records, Hidalgo County, Texas. This subdivision is located on east side of Mile 5 1/2 West Road, and south side of Mile 21 North Road. The site is currently open land. The proposed subdivision will consist of 198 single-family lots.

The majority of the soil Hidalgo (28), Rocombes (48), and Willacy (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.

Presently, the site has runoff flowing in a southeasterly direction. The existing runoff for the proposed subdivision is Q= 18.91 cubic feet per second based on a 50-year storm.

After development the runoff will be Q= 6511 cubic feet per second for an increase of Q= 46.20 cubic feet per second based on a 50-year storm. In accordance with the County's drainage requirements, detention will be 223,982.00 cubic feet (6.14 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 defective by this plat. In addition, the developer is proposing to install a storm sewer system consisting of 18", 24" and 30" 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. From the existing drain ditch to the south, an existing 24" outfall pipe runs 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.

Drainage calculations are attached.

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 DRAINAGE PATTERN FOR THE AREA. THE MAP BELOW ILLUSTRATES THE FLOW PATTERNS FOR THE RUNOFF.

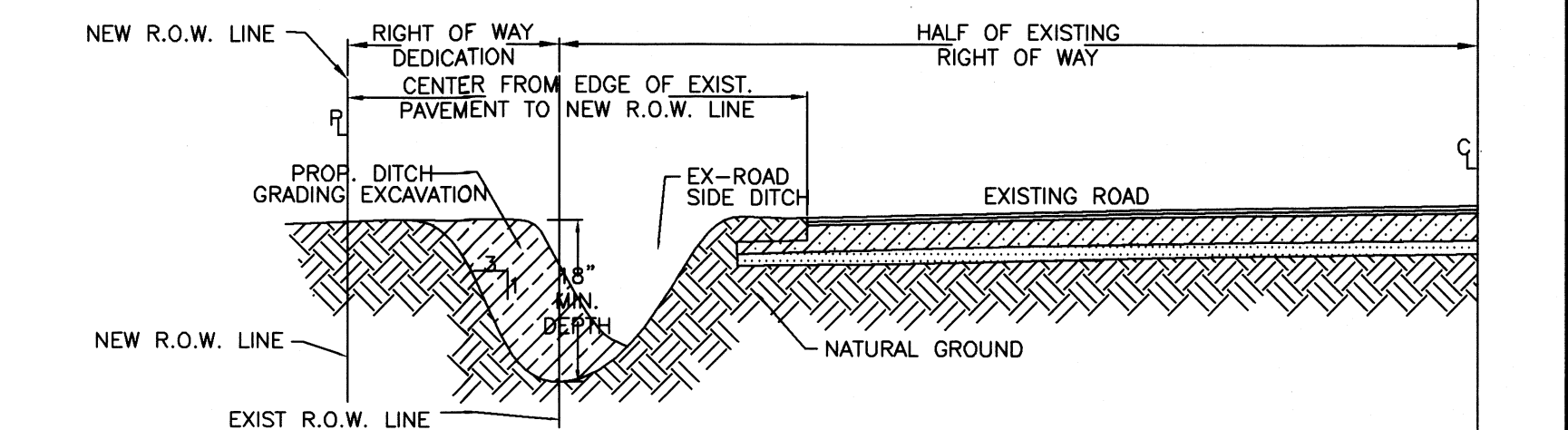
CERTIFICATION:

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.
ALFONSO QUINTANILLA
P.E. No. 95534

10-12-22
DATE



CONSTRUCTION OF ROAD SIDE DITCH

NOT TO SCALE

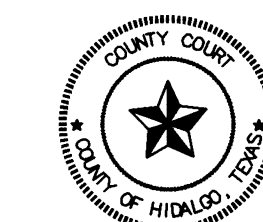
ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES APPENDIX 3.1.4.

REVISION NOTES

No.	Sheet	REVISION	Date	Approved

COST ESTIMATE

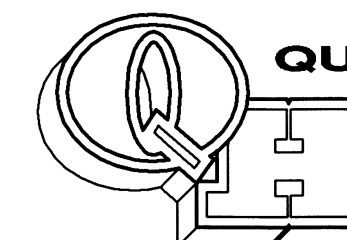
WATER DISTRIBUTION:	\$
DRAINAGE IMPROVEMENTS:	\$
PAVING IMPROVEMENTS:	\$
SEPTIC TANK (OSSF):	\$



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



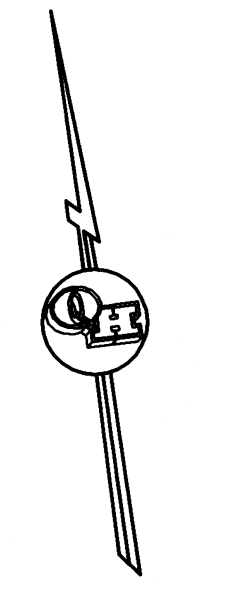
QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

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

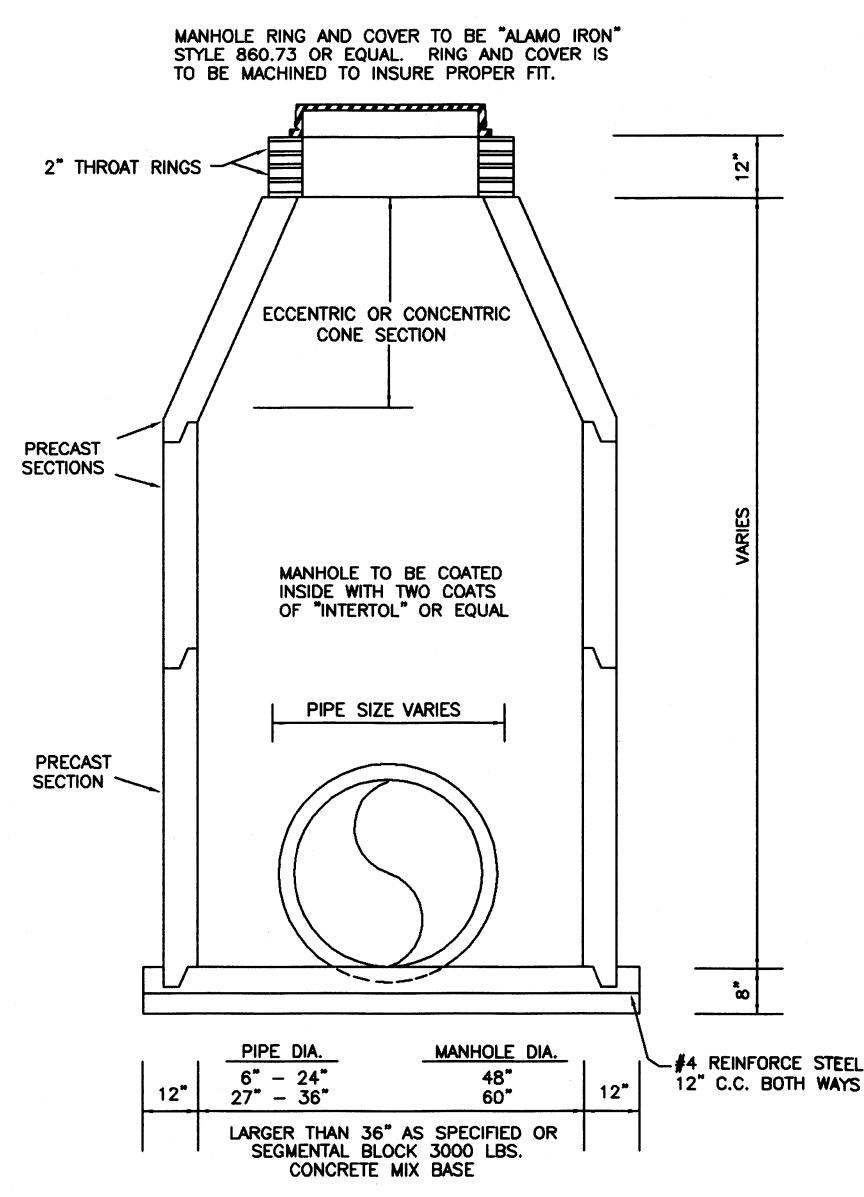
FILE NAME	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
F:\DATA\SUBDIVISIONS\HIDALGO CO\VISTA RIDGE ACRES PH IX\A-PLAT	07-16-2020	G. CANTU		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY	

SHEET NO. 4
OF 5 SHEETS

14

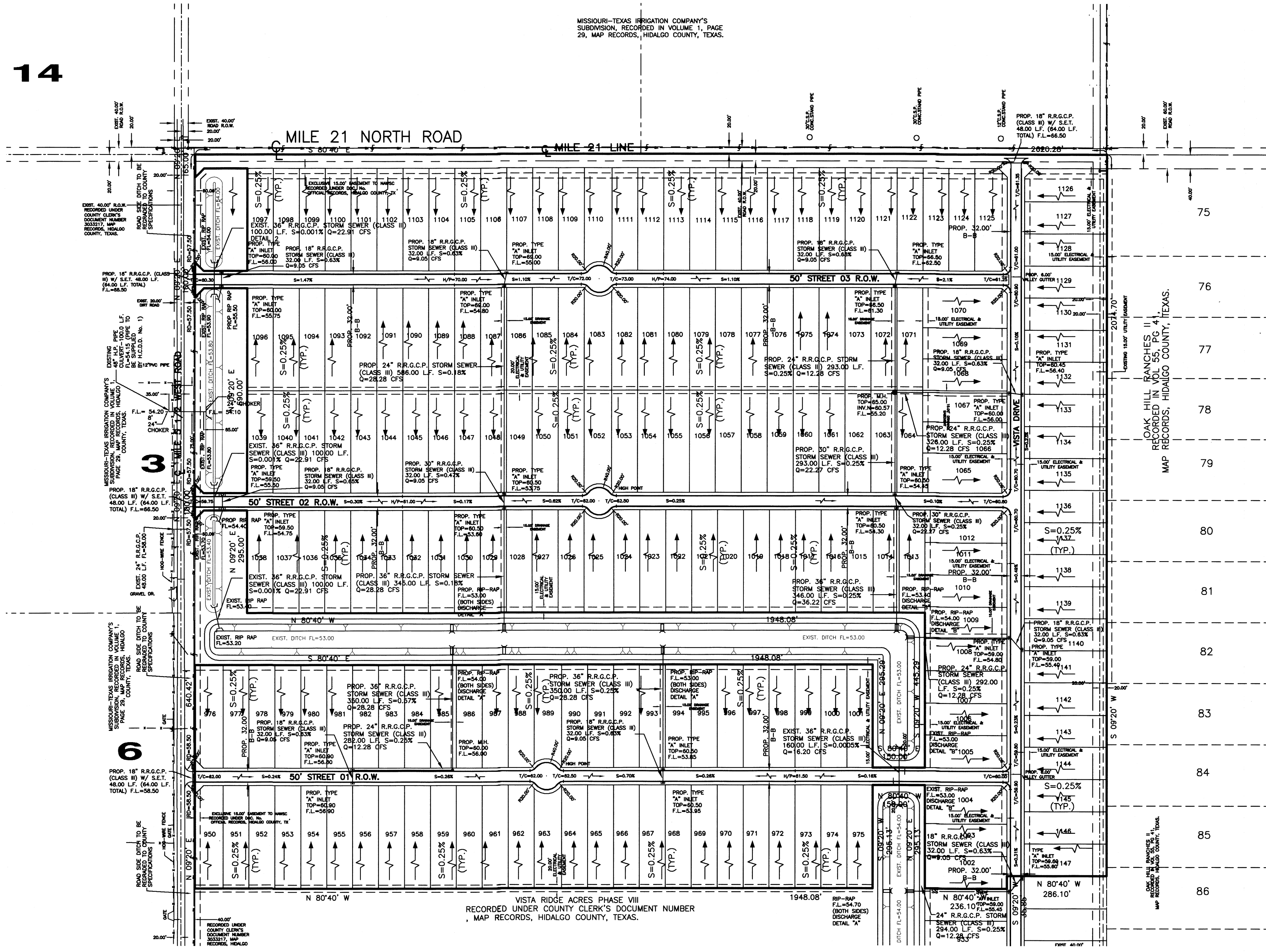


SCALE 1" = 200'



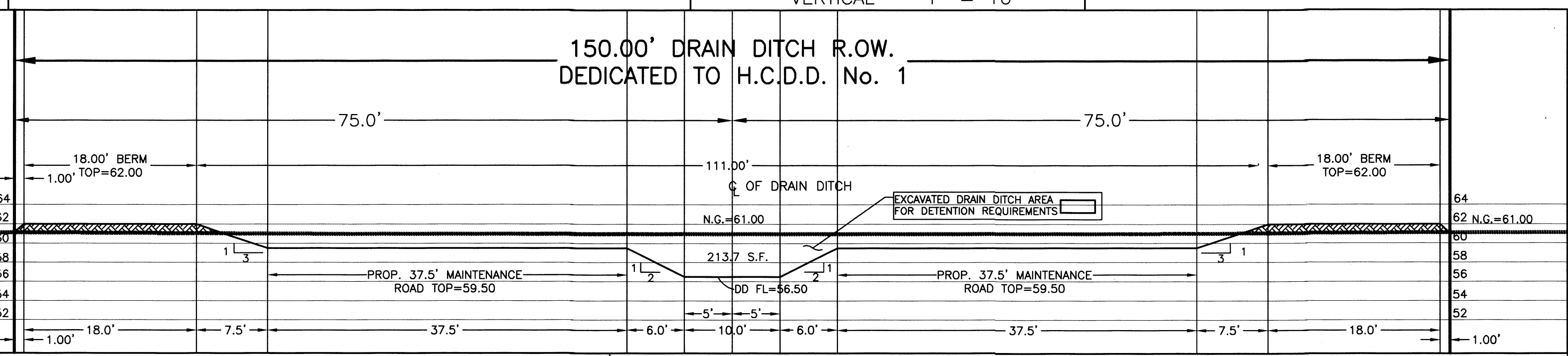
PRECAST CONCRETE MANHOLE DETAIL

NOT TO SCALE



CROSS SECTION "A-A"

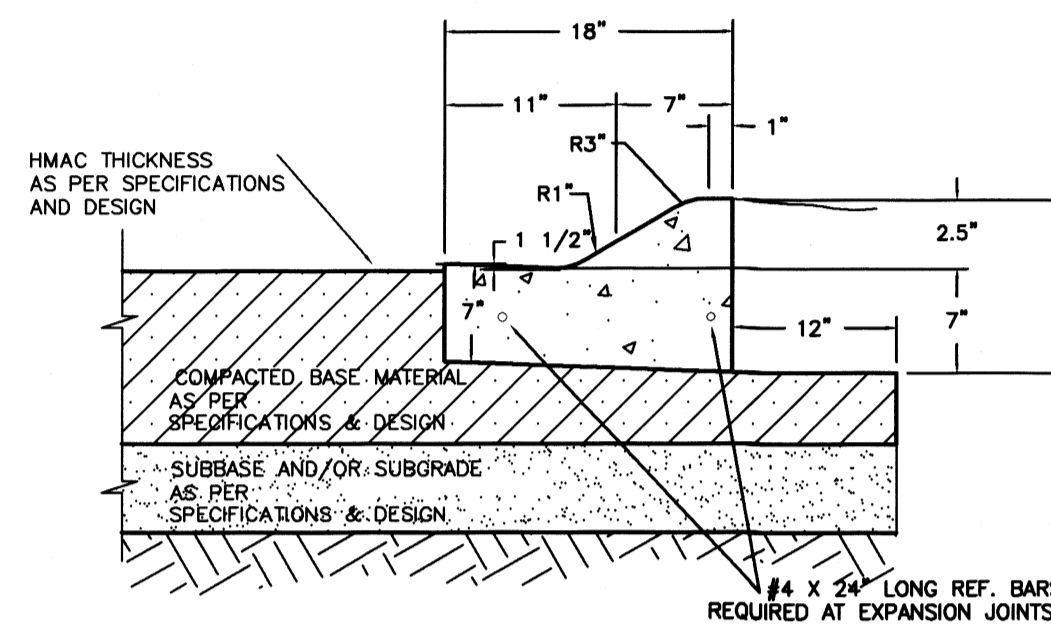
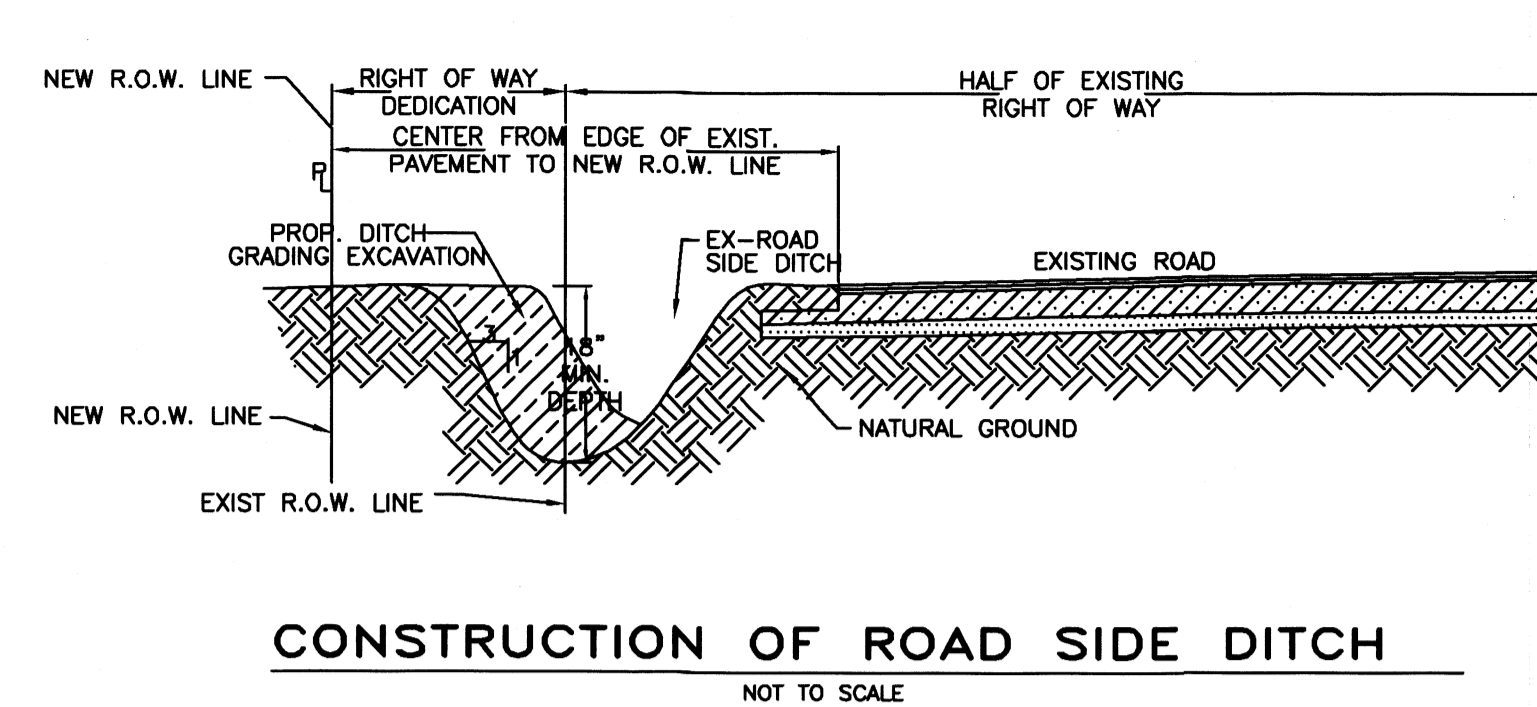
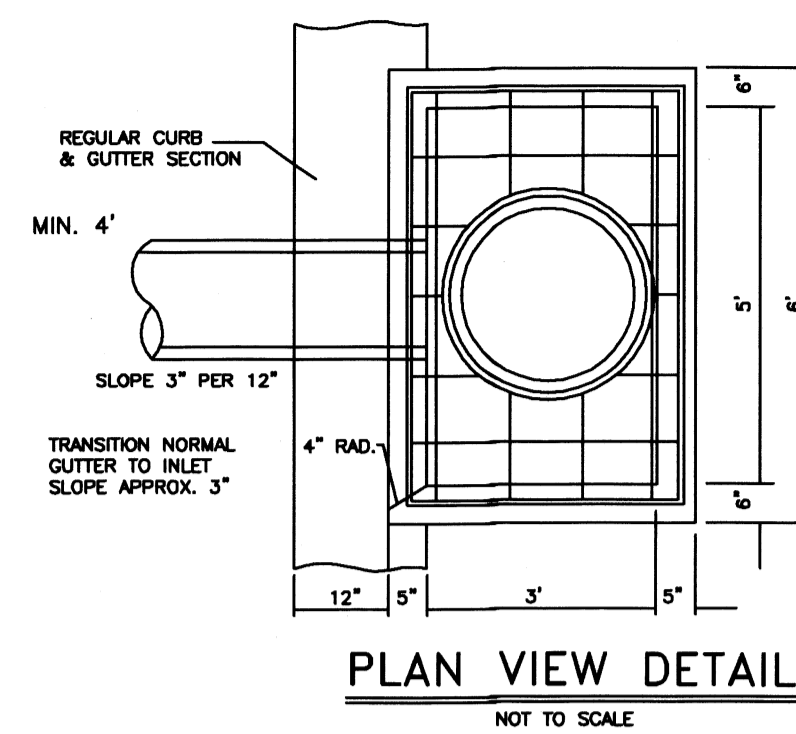
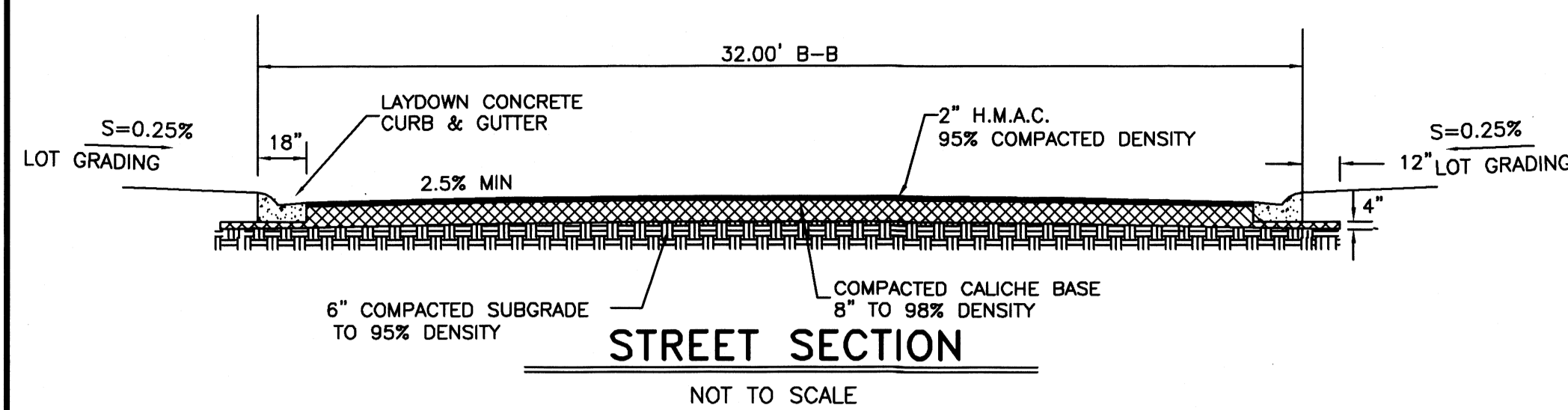
SCALE: HORIZONTAL 1" = 10'
VERTICAL 1" = 10'



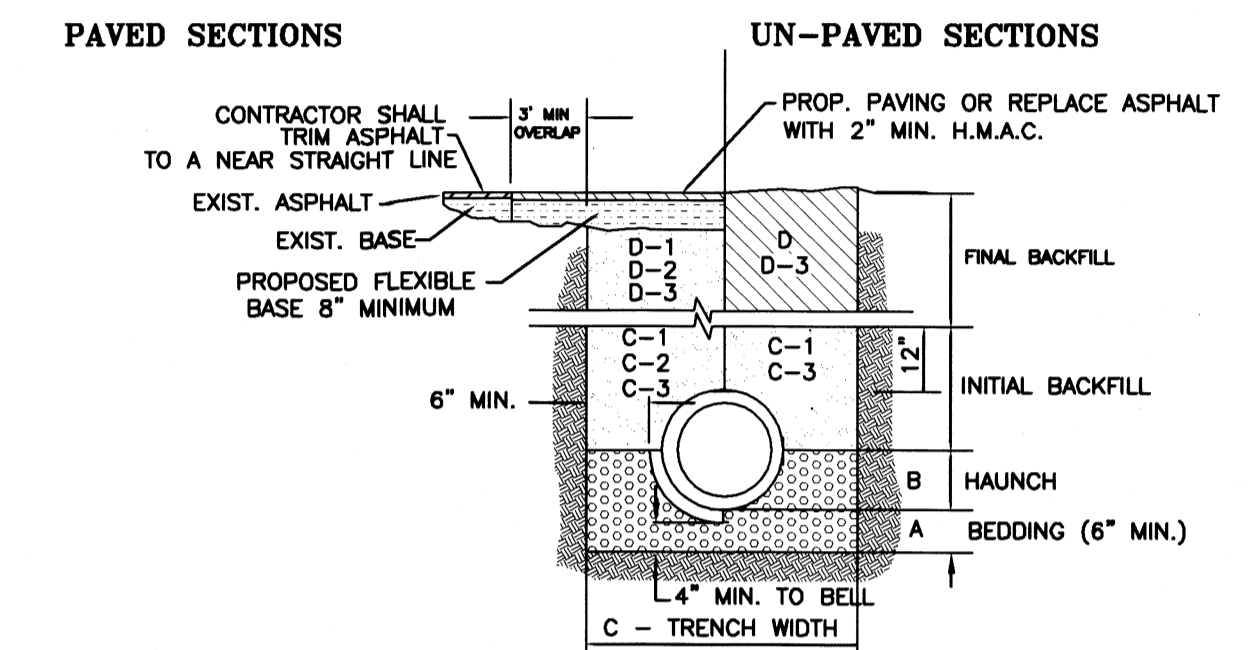
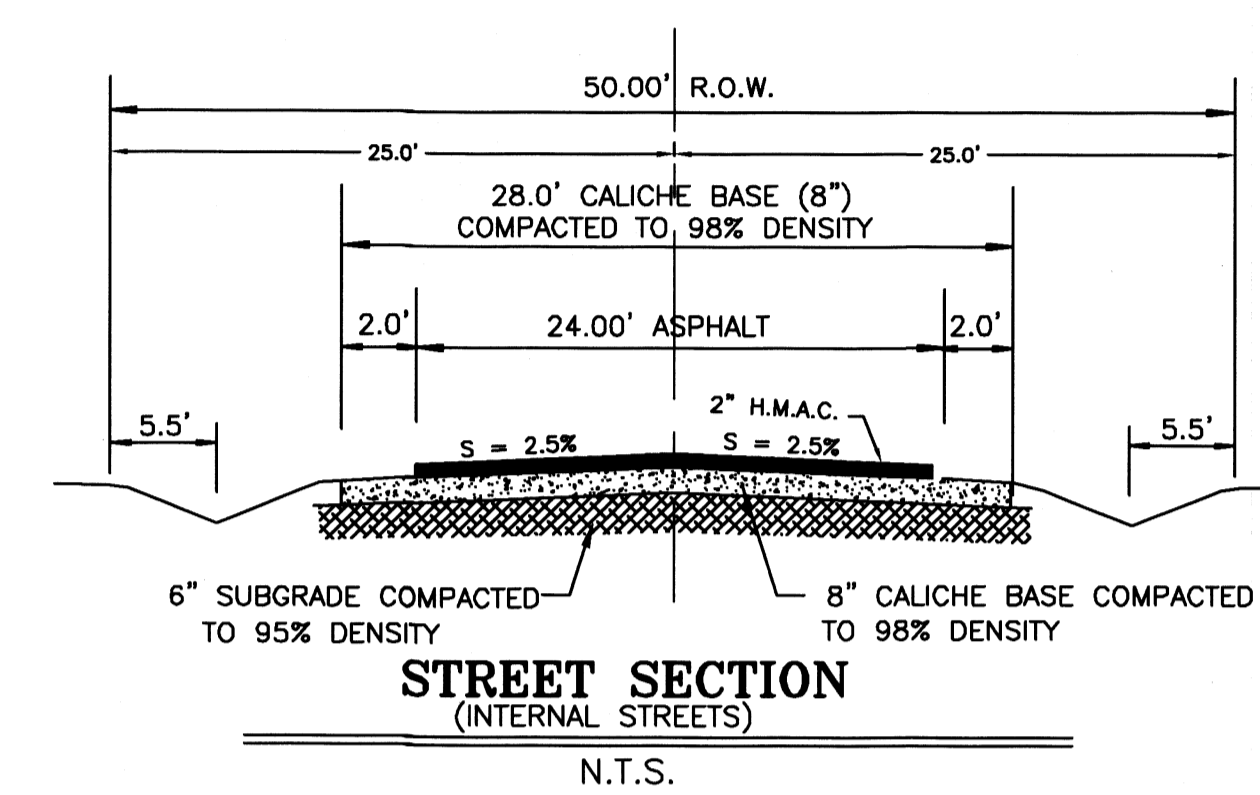
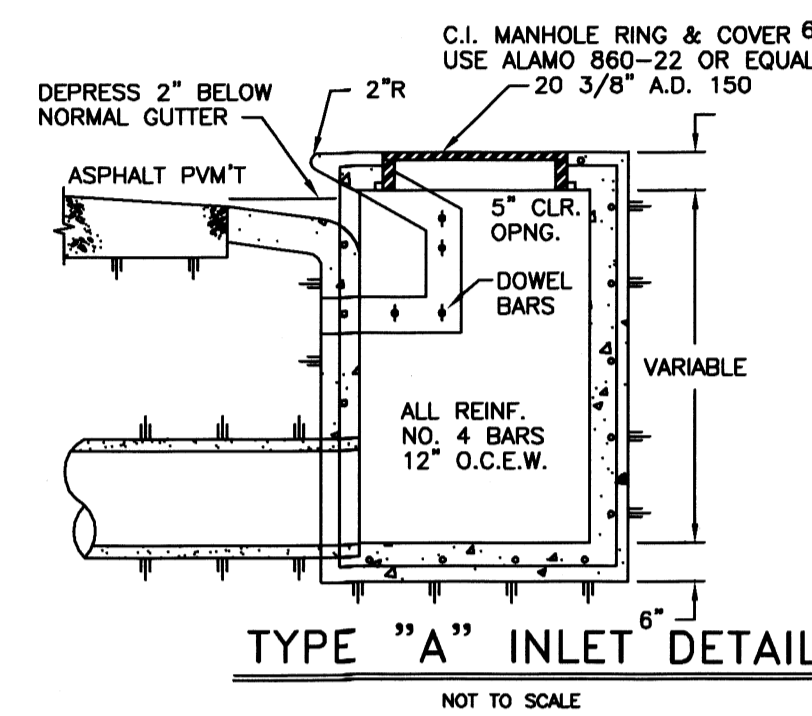
LEGEND
TOTAL DETENTION REQUIRED - 1,075,107.67 C.F.
(PHASE VIII & IX-220.91 ACRES)
TOTAL DETENTION PROVIDED - 1,166,802.00 C.F.
(213.7 S.F. x 5460 L.F.)

VISTA RIDGE ACRES PHASE IX

A 113.44 ACRE TRACT OF LAND OUT OF LOTS 1, 2, 7 AND 8, BLOCK 77, AND OUT OF LOTS 4 AND 5, 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.

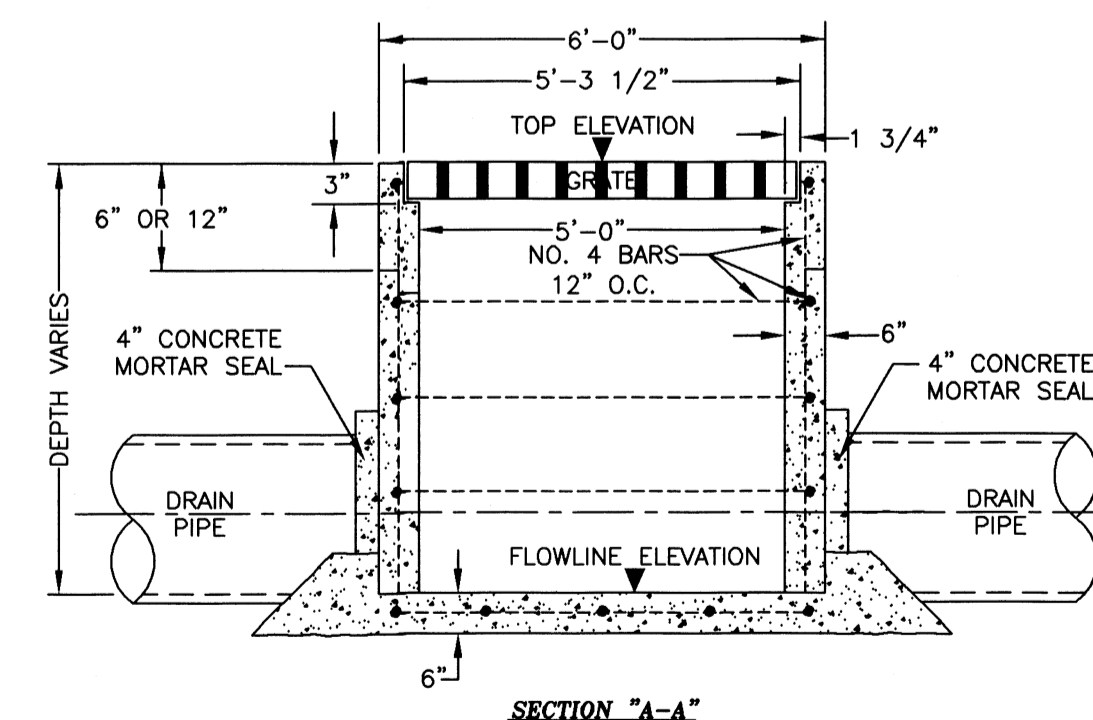
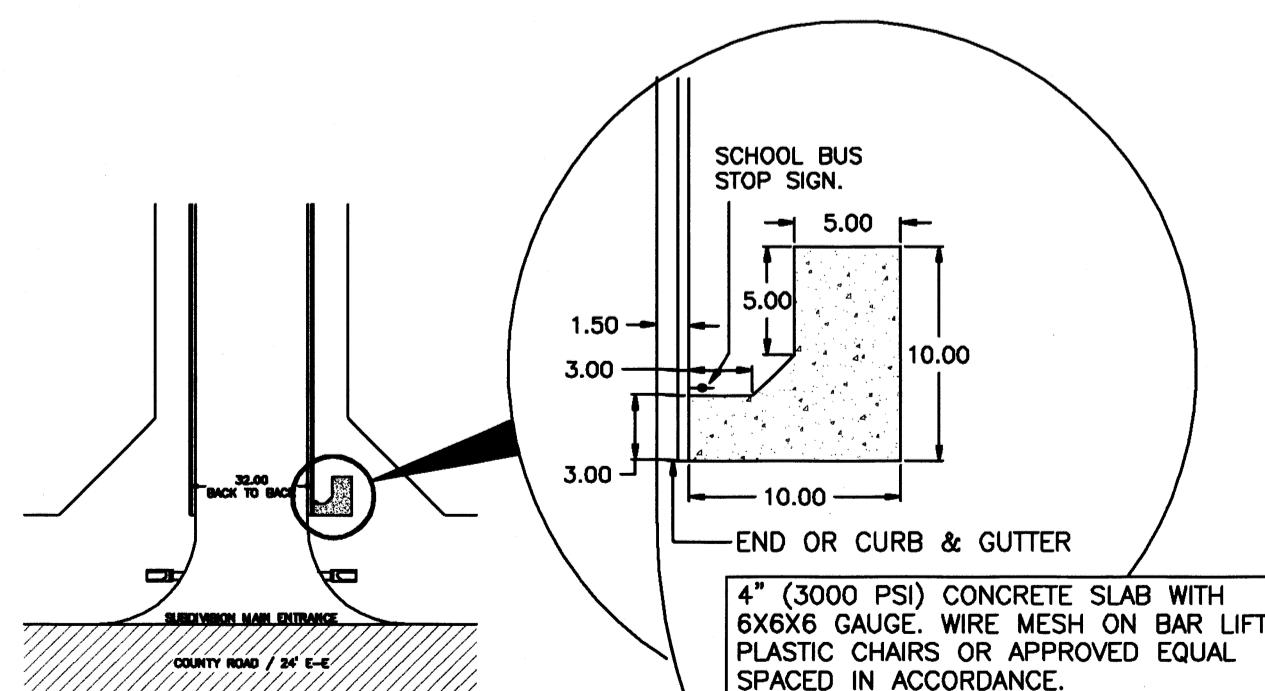
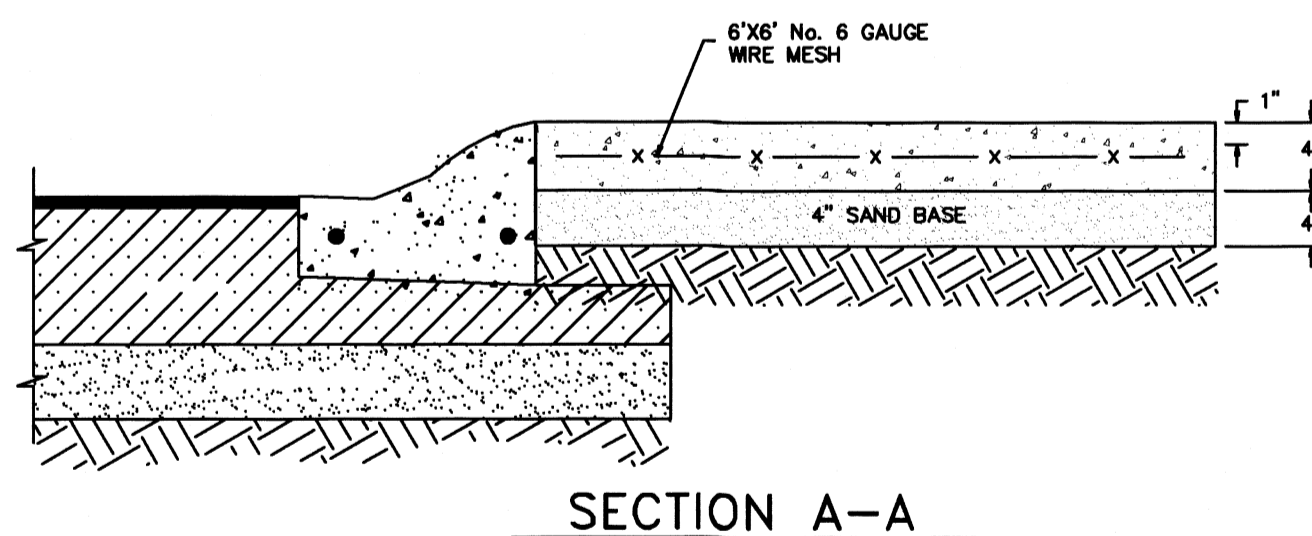
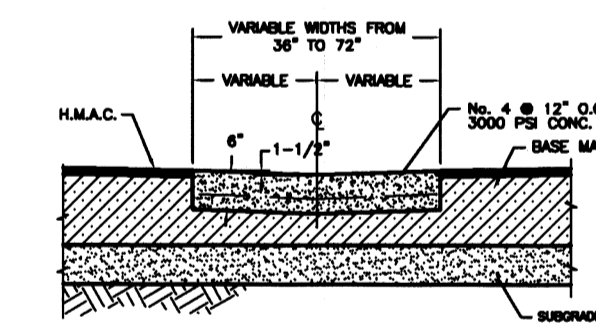
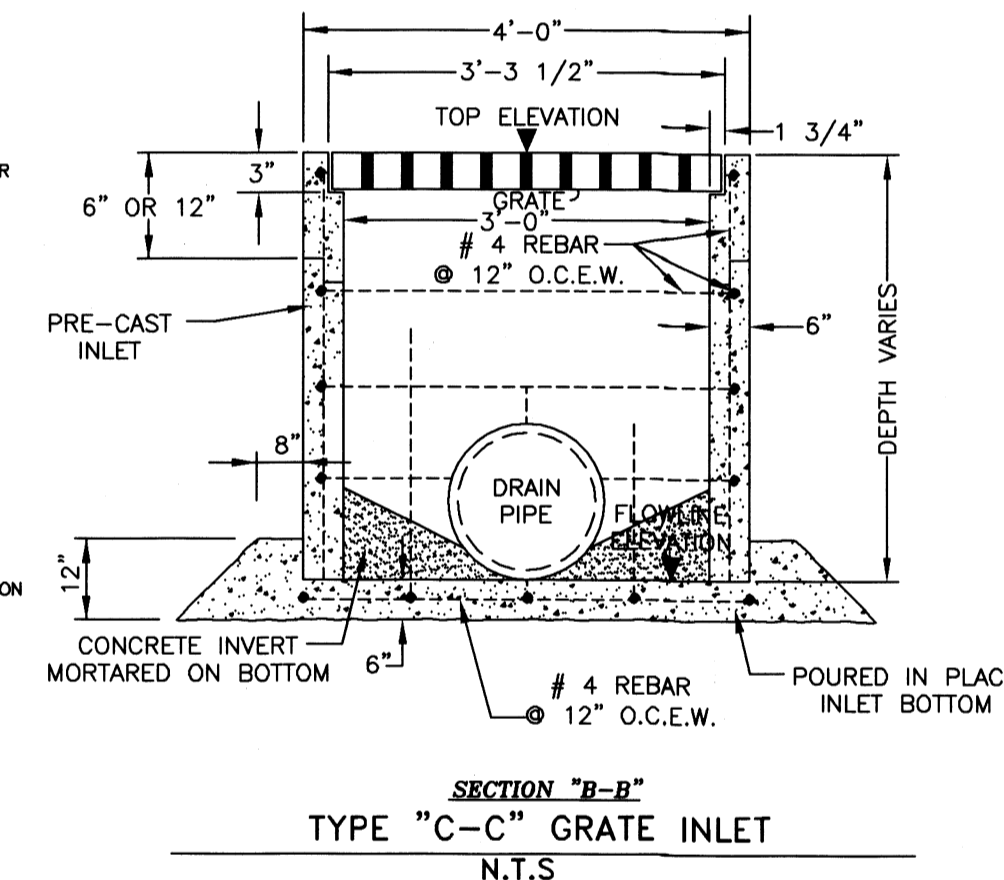
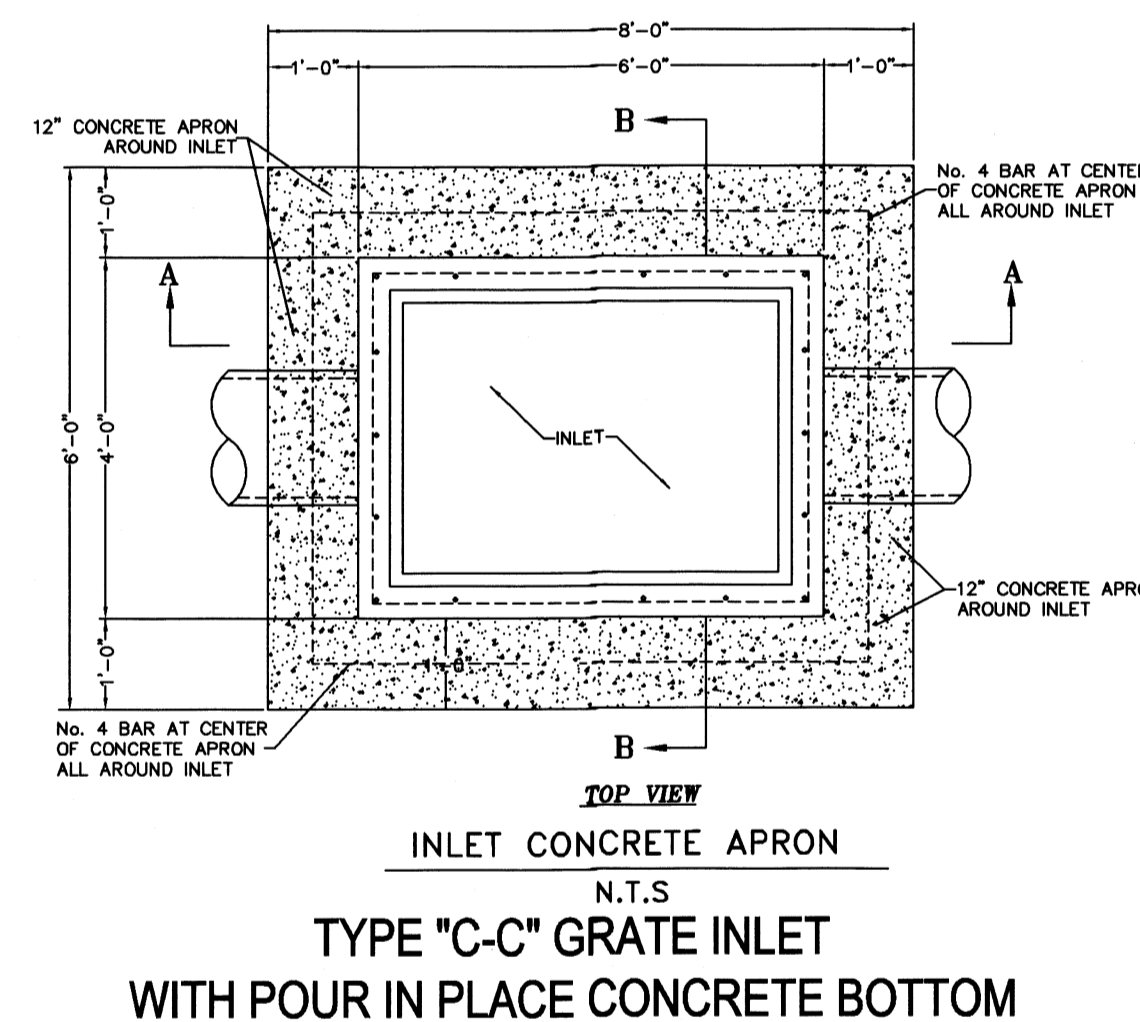
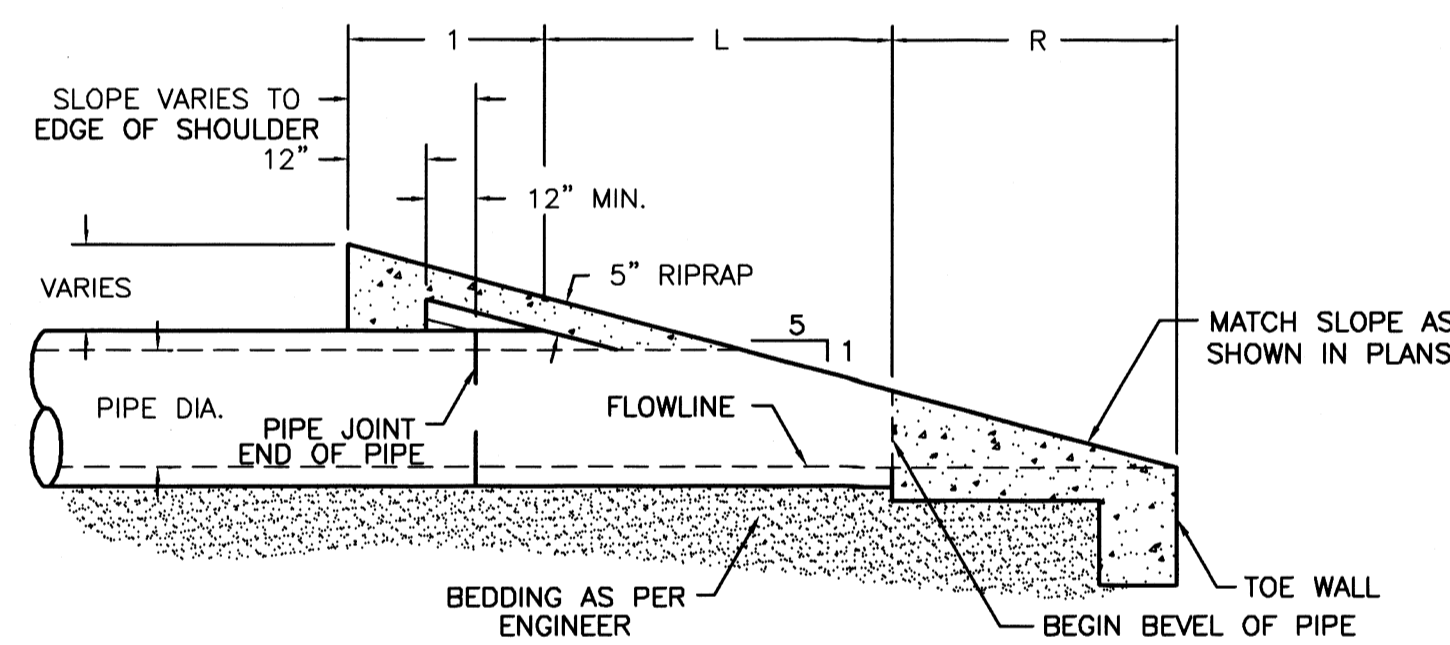


1. ALL HONEYCOMBING SHALL BE GROUTED TO PROVIDE A UNIFORM SURFACE.
2. WHEN HONEYCOMBING IS EXCESSIVE AS DETERMINED BY THE COUNTY OF HIDALGO DESIGNATED REPRESENTATIVE, CURB AND GUTTER SHALL BE REPLACED.
3. BACKFILL BEHIND CURBS SHALL BE ACCOMPLISHED WITHIN 24 HOURS AFTER BACK FORM IS REMOVED OR 48 HOURS AFTER SLIP FORMING.
4. CURB AND GUTTER CONCRETE SHALL BE CLASS "A" (3000 PSI).
5. REINFORCING STEEL AS SHOWN.
6. MAX. LENGTH OF CURB AND GUTTER SECTION IS 80' BETWEEN 3/4" EXPANSION JOINT.

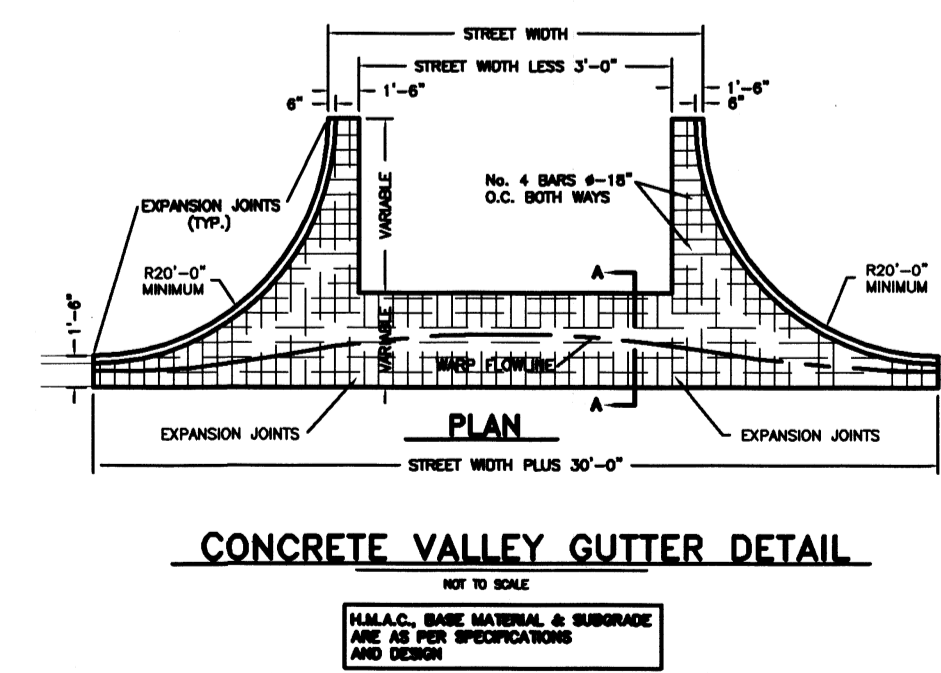
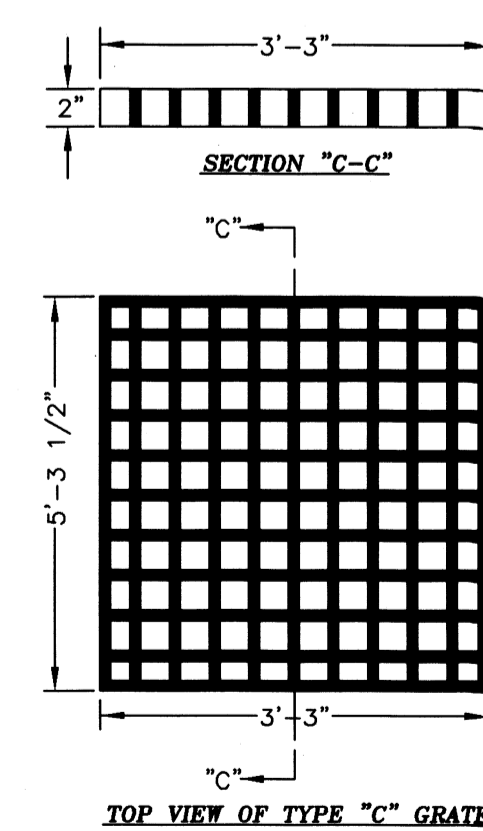


- A. BEDDING FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SAND AND/OR GRAVEL MIX BEING PLACED BEFORE PIPE IS LAID UP TO FLOW OF PIPE (MIN. THICKNESS = 6") - 1" RUN GRAVEL 3/4" MAX. SIZE.
 - B. HAUNCH FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% S.P.D. 8" LOOSE LIFTS, MECHANICAL COMPACTION.
 - C. TRENCH WIDTH - SHALL BE BELL O.D. X 1.5 + 12" MINIMUM TRENCH WIDTH SHALL EQUAL STRUCTURE WIDTH + 4 FT. THROUGHOUT THE HEIGHT OF THE STRUCTURE.
 - C-1 INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON CITY STREETS, PARKING AREA, DRIVEWAYS, COUNTY ROAD & UNPAVED AREAS - SHALL BE SOIL TYPE A1, A2, A3, WITH A MAXIMUM P.I. OF 19 (ASHSTO M145) COMPACTED TO 92% S.P.D. 8" LOOSE LIFTS, MECHANICAL COMPACTION.
 - C-2 INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON STATE MAINTAINED ROADWAYS - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D. AS PER ASTM D4253 AND ASTM D-698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
 - C-3 INITIAL BACKFILL FOR HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II WITH A MAXIMUM P.I. OF 19 (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% S.P.D. 8" LOOSE LIFTS, MECHANICAL COMPACTION.
 - D. FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE UNDER UNPAVED SECTIONS - SHALL BE CLASS I, II, III OR IV, COMPACTED TO 92% S.P.D. (12" LOOSE LIFTS, MECHANICAL COMPACTION).
 - D-1 FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON CITY STREETS, PARKING AREA, DRIVEWAYS, AND COUNTY ROAD - SHALL BE SOIL TYPE A1, A2, A3, WITH A MAXIMUM P.I. OF 19 (ASHSTO M145) COMPACTED TO 92% S.P.D. 8" LOOSE LIFTS, MECHANICAL COMPACTION.
 - D-2 FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON STATE MAINTAINED ROADWAYS - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D. AS PER ASTM D-4253 AND ASTM D698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
 - D-3 FINAL BACKFILL FOR STRUCTURES (INLETS, MANHOLES, ETC.) - STRUCTURES UNDER THE ROADWAY AND UP TO 5 FT. BEYOND THE EDGE OF PAVEMENT/BACK OF CURB SHALL HAVE CLASS I OR CLASS II (ASTM D2321) OR SOIL TYPE A1, A2, OR A3 (ASHSTO M145) WITH A MAXIMUM P.I. OF 19 BACKFILL MATERIAL. STRUCTURES BEYOND 5 FT. FROM THE E.O.P./B.O.C. SHALL HAVE CLASS I, II, III OR IV (ASTM D2321) BACKFILL MATERIAL. FOUNDATION PREPARATION (WELLS, MINIMUM 4" GRAVEL OR CEMENTS STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROPRIATE OPTIMUM MOISTURE CONTENT AND COMPACTED TO 92% S.P.D. (USE RELATIVE DENSITY TEST PER ASTM D4253 & ASTM D698). THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 6".
- NOTES:
1. MAXIMUM COVER SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. FOR D-1 AND D-2 THE COMPACTION REQUIREMENT SHALL BE 92% S.P.D. WITHIN 12 IN. BELOW THE FLEXIBLE BASE.
3. FOR PAVED SECTIONS THE ABOVE REQUIREMENTS SHALL APPLY WHEN ANY PART OF TRENCH WIDTH IS WITHIN 3 FT. FROM THE E.O.P./B.O.C.
4. THE ABOVE REQUIREMENTS SHALL APPLY TO UTILITY PIPELINES AND UTILITY STRUCTURES OF OTHER UTILITY ENTITIES.

ELEVATION SAFETY END TREATMENT (TYPE "P OR C")



- REINFORCING STEEL DETAILS**
1. ALL STEEL TO BE NO. 4 BARS ON 12" SPACING IN BOTH DIRECTIONS EXCEPT IN TOP SLAB OR MANHOLE.
 2. ALL GRATE INLET COVERS SHALL BE PEDESTRIAN SAFE COVERS. OPENINGS SHALL BE NO GREATER THAN 3/8" WIDE.
 3. INLET SHALL BE PLACED ON 6-INCH SAND OR GRAVEL BEDDING. SUBGRADE SHALL BE COMPACTED TO 95% DENSITY.



REVISION NOTES				
No.	Sheet	REVISION	Date	Approved

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

STATE OF TEXAS
ALFONSO GUANTANILLA
95534
LICENSED PROFESSIONAL ENGINEER
10-12-22

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

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
ENGINEERING REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00

LAND SURVEYORS
PHONE 956-381-6480
FAX 956-381-0827
ALFONSO@QHA-ENG.COM

SHEET NO. 5 OF 5 SHEETS			
FILENAME :	DATE PREPARED :	PREPARED BY :	CHECKED BY :
F:\DATA\SUBDIVS\HIDALGO CO\VISTA RIDGE ACRES PH IX\B-PLAT	07-16-2020	G. CANTU	
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