



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 VIII 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: 149 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: 28

FILLING STATIONS: 10

LOCATION DESCRIPTION: EAST OF MILE 5 1/2 WEST ROAD APPROXIMATELY A 1/4 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: 9-08-2022 : 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 VIII

A 104.06 ACRE TRACT OF LAND OUT OF LOTS 2, 7, 8, 9 AND 10, BLOCK 77, AND OUT OF LOTS 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 104.06 ACRE TRACT OF LAND OUT OF LOTS 2, 7, 8, 9 AND 10, BLOCK 77, AND OUT OF LOTS 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 EAST RIGHT OF WAY LINE OF MILE 5 1/2 WEST ROAD FOR THE NORTHWEST CORNER OF VISTA RIDGE ACRES PHASE VI (RECORDED IN INSTRUMENT NUMBER 3033317, MAP RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHWEST CORNER OF THIS TRACT, SAID ROD BEARS N 09°20' E, 326.12 FEET AND S 80°40' E, 40.00 FEET FROM THE SOUTHWEST CORNER OF LOT 10, BLOCK 77.

THENCE: N 09°20' E, ALONG THE EAST RIGHT OF WAY LINE OF MILE 5 1/2 WEST ROAD, A DISTANCE OF 1,524.58 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE: S 80°40' E, A DISTANCE OF 1,948.08 FEET TO 1/2" IRON ROD WITH PLASTIC CAP STAMPED RPLS 4856 FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: N 09°20' E, A DISTANCE OF 640.42 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: N 80°40' W, A DISTANCE OF 1,948.08 FEET TO 1/2" IRON ROD WITH PLASTIC CAP STAMPED RPLS 4856 SET 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 1,380.13 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE MOST SOUTHERLY NORTHWEST CORNER OF THIS TRACT.

THENCE: N 54°20' E, A DISTANCE OF 70.71 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE MOST NORTHERLY NORTHWEST CORNER OF THIS TRACT.

THENCE: S 80°40' E, A DISTANCE OF 100.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: S 09°20' W, A DISTANCE OF 295.13 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: N 80°40' W, A DISTANCE OF 125.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: N 35°40' W, A DISTANCE OF 35.36 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE EAST RIGHT OF WAY LINE OF MILE 5 1/2 WEST ROAD FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: S 09°20' W, 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 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: N 54°20' E, A DISTANCE OF 35.36 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: S 80°40' E, A DISTANCE OF 125.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: S 09°20' W, A DISTANCE OF 590.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: N 80°40' W, A DISTANCE OF 125.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: N 35°40' W, A DISTANCE OF 35.36 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE EAST RIGHT OF WAY LINE OF MILE 5 1/2 WEST ROAD FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: S 09°20' W, 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 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: N 54°20' E, A DISTANCE OF 35.36 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: S 80°40' E, A DISTANCE OF 125.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: S 09°20' W, A DISTANCE OF 590.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: N 80°40' W, A DISTANCE OF 125.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: N 35°40' W, A DISTANCE OF 35.36 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE EAST RIGHT OF WAY LINE OF MILE 5 1/2 WEST ROAD FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: S 09°20' W, 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 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: N 54°20' E, A DISTANCE OF 35.36 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: S 80°40' E, A DISTANCE OF 125.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: S 09°20' W, A DISTANCE OF 295.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: N 80°40' W, A DISTANCE OF 125.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: N 35°40' W, A DISTANCE OF 35.36 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: S 09°20' W, 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 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: N 54°20' E, A DISTANCE OF 35.36 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

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THENCE: N 80°40' W, A DISTANCE OF 125.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: N 35°40' W, A DISTANCE OF 35.36 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: S 09°20' W, ALONG THE WEST LINE OF OAK HILL RANCHES II, A DISTANCE OF 1,476.82 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR THE NORTHEAST 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 435.70 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 VI, A DISTANCE OF 22.46 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 VI, A DISTANCE OF 236.10 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 VI, A DISTANCE OF 61.15 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR THE NORTHEAST CORNER OF VISTA RIDGE ACRES PHASE VII (RECORDED IN INSTRUMENT NUMBER 3096158, MAP RECORDS, HIDALGO COUNTY, TEXAS) AND AN EXTERIOR CORNER OF THIS TRACT.

THENCE: N 80°40' W, ALONG THE NORTH LINE OF VISTA RIDGE ACRES PHASE VI AND PHASE VII, A DISTANCE OF 1,948.08 FEET TO THE POINT OF BEGINNING AND CONTAINING 104.06 ACRES OF LAND MORE OR LESS.

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

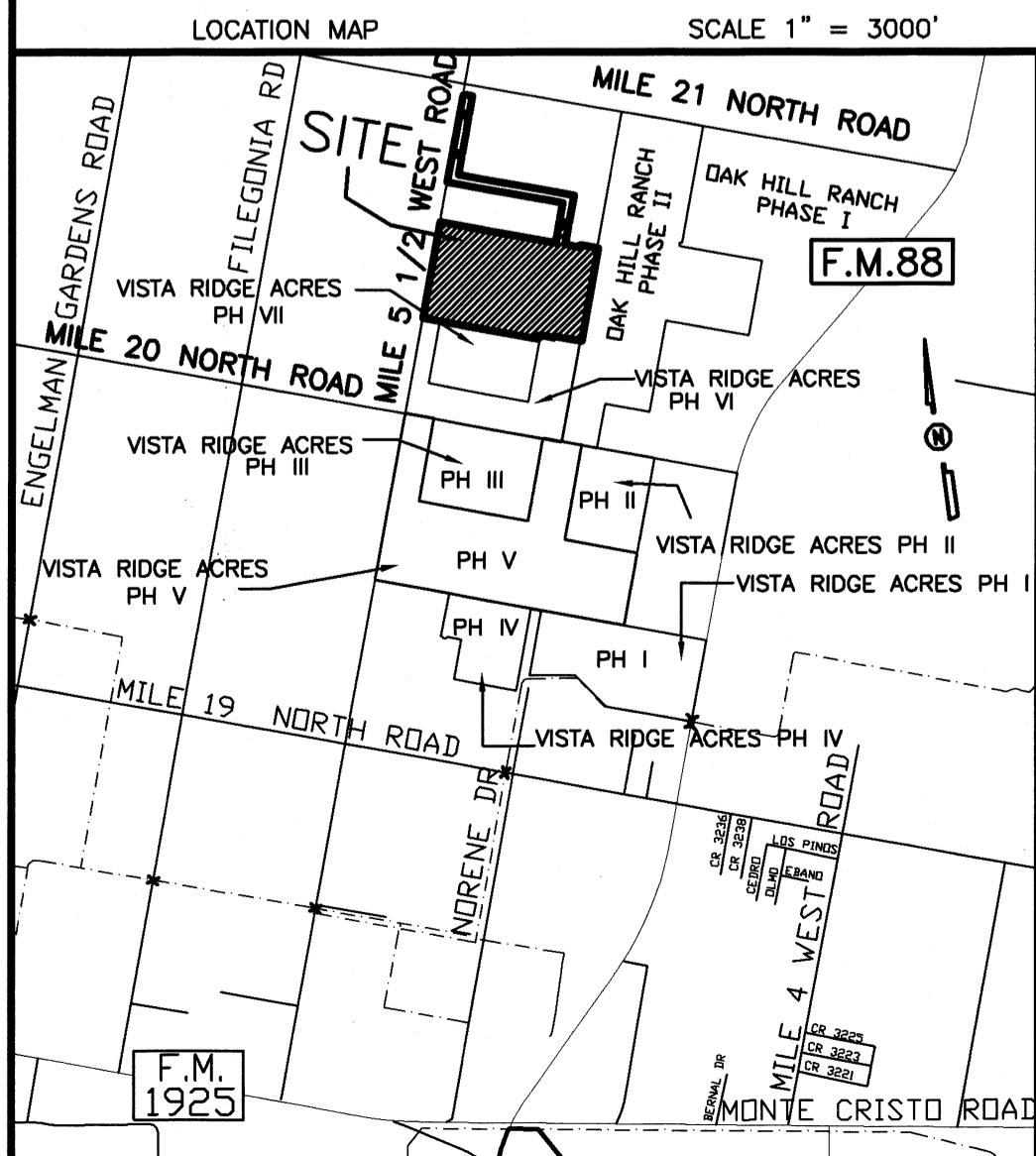
STATE OF TEXAS COUNTY OF HIDALGO

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.



Signature of Alfonso Quintanilla, R.P.L.S. No. 4856.

6-16-22 DATE



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

VISTA RIDGE ACRES PHASE VIII 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 1645.12 FEET NORTH 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 VIII, 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:

Table with columns: Name, Address, City & Zip, Phone, Fax. Lists contact information for J & DMC Management, LLC and Alfonso Quintanilla.

AREA DATA TABLE with columns: LOT, AREA (S.F.), AC. Lists lot numbers 801-950 and their respective areas and acreages.

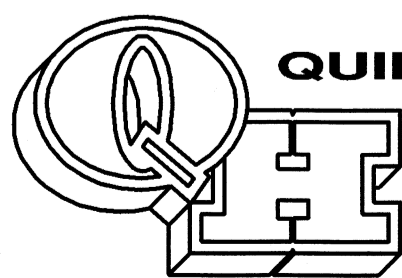
PLAT NOTES AND RESTRICTIONS:

- 1.- 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).
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. FRONT 25.00 FEET REAR 15.00 FEET SIDE 6.00 FEET CORNER GARAGE FRONT 18.00 FEET CORNER SIDE WHERE ROW IS GREATER THAN 50.00 FEET 20.00 FEET OR EASEMENT WHICHEVER IS GREATER IN ALL CASES.4.- 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. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.5.- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.6.- BENCHMARK NOTE: THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS. B.M. No.1: ELEV.=61.68 1/2" IRON ROD WITH PLASTIC CAP STAMPED RPLS 4856 FOUND LOCATED AT THE SOUTHWEST CORNER OF THIS SUBDIVISION. NAVD 88 DATUM.7.- DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAINE A TOTAL OF 1,075,107.67 CUBIC FEET 24.68 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. 5 NOTE: MASTER DRAINAGE REPORT IS FOR PHASE VIII & IX = 217.50 ACRES PHASE VIII = 104.06 ACRES DETENTION REQUIRED IS 514,371.05 C.F. PHASE IX = 113.44 ACRES DETENTION REQUIRED IS 560,736.62 C.F. TOTAL DETENTION OF 1,075,107.67 C.F. WILL BE CONSTRUCTED DURING PHASE VIII.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. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS. A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY. C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT. D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCEPT MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE SOIL EVALUATOR HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM. E. APPROVED OSSF PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.9.- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.10.- J & DMC MANAGEMENT, LLC, JOHN J. McLELLAND, MANAGER, THE OWNER & SUBDIVIDER OF VISTA RIDGE ACRES PHASE VIII, RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSES OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET No. 4 OF THIS PLAT.11.- 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.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. 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.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. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES APPENDIX 3.1.4.16.- LOTS 801-807, 879-880, AND 906 SHALL NOT HAVE ACCESS/DRIVEWAY ONTO MILE 5 1/2 WEST. THE LOT DEVELOPER WILL BE REQUIRED TO INSTALL A BUFFER FENCE ON LOTS 801-807 ABUTTING MILE 5 1/2 WEST.

LINE DATA TABLE with columns: DATA, BEARING, LENGTH. Lists line segments L1 through L6 with bearings and lengths.

CURVE DATA with columns: CURVE, DELTA, RADIUS, ARCH LENGTH, CHORD LENGTH. Lists curve data for curves A through Q.

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

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

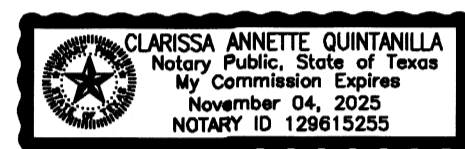
J & DMC MANAGEMENT, LLC JOHN J. McLELLAND, MANAGER AS OWNER OF THE 104.06 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED VISTA RIDGE ACRES PHASE VIII, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN. WE CERTIFY 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; AND (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE 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. McLELLAND, 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. McLELLAND, 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 purposes and consideration thereby expressed.

Given under my hand and seal of office this 16th day of June, 2022.



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 VIII was reviewed and approved by the Hidalgo County Commissioners Court on 6-16-22.

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 ENGLERMAN 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.



Signature of Alfonso Quintanilla, P.E. No. 95534. 10-11-22 DATE

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

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

BY: DEPUTY

DATE PREPARED: JUNE 16, 2022 149 LOTS

Table with columns: FILENAME, DATE PREPARED, PREPARED BY, CHECKED BY, APPROVED BY, DATE REVISED, REVISED BY, CHECKED BY, APPROVED BY.

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

A 104.06 ACRE TRACT OF LAND OUT OF LOTS 2, 7, 8, 9 AND 10, BLOCK 77, AND OUT OF LOTS 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

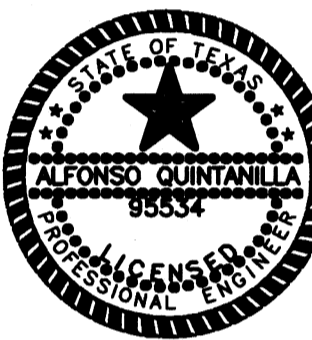
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.



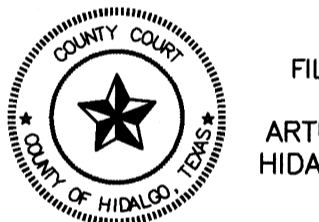
Alfonso Quintanilla
ALFONSO QUINTANILLA
R.P.L.S. No. 4856
DATE: 6-16-22

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
DATE: 10-11-22

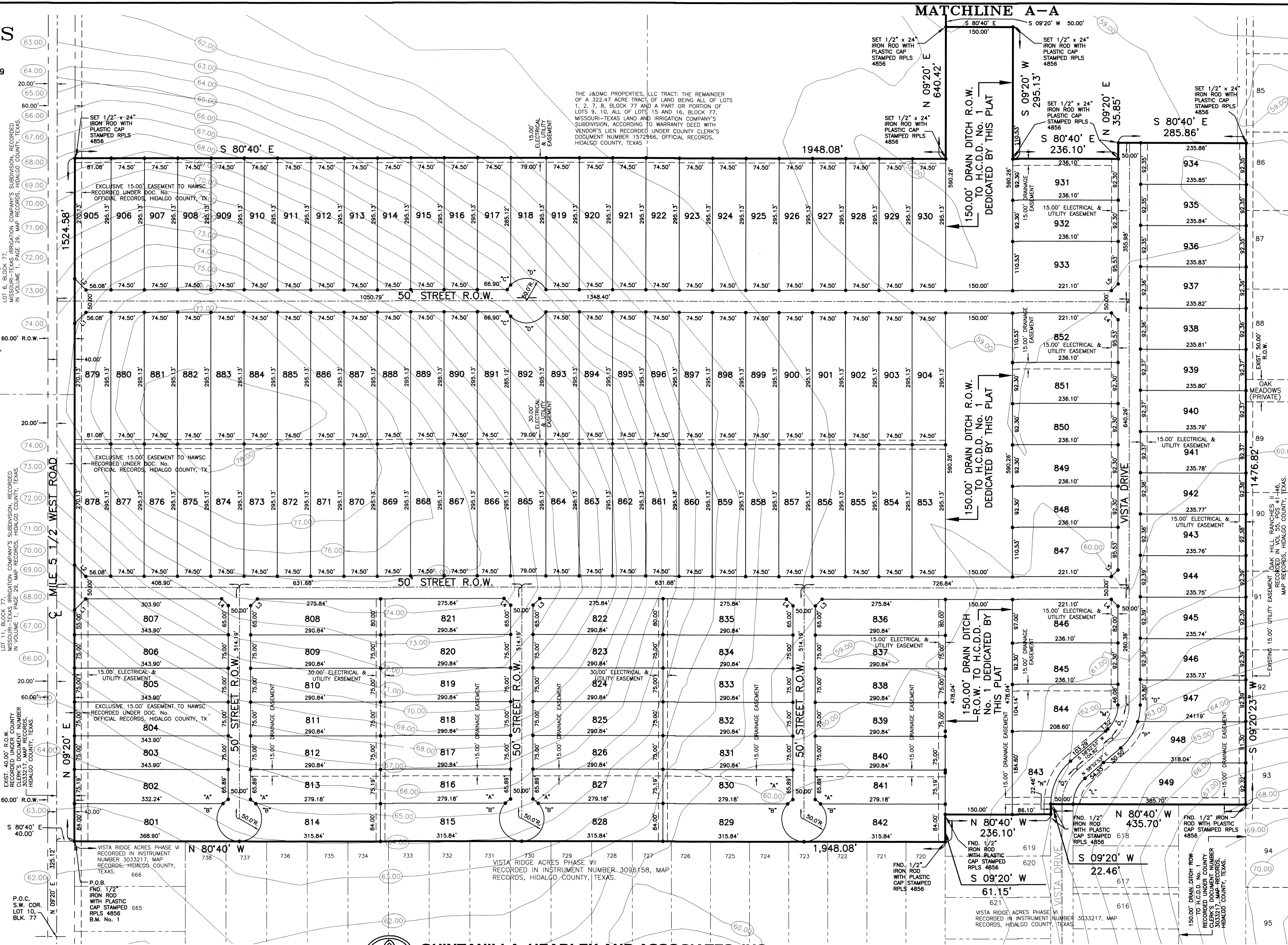
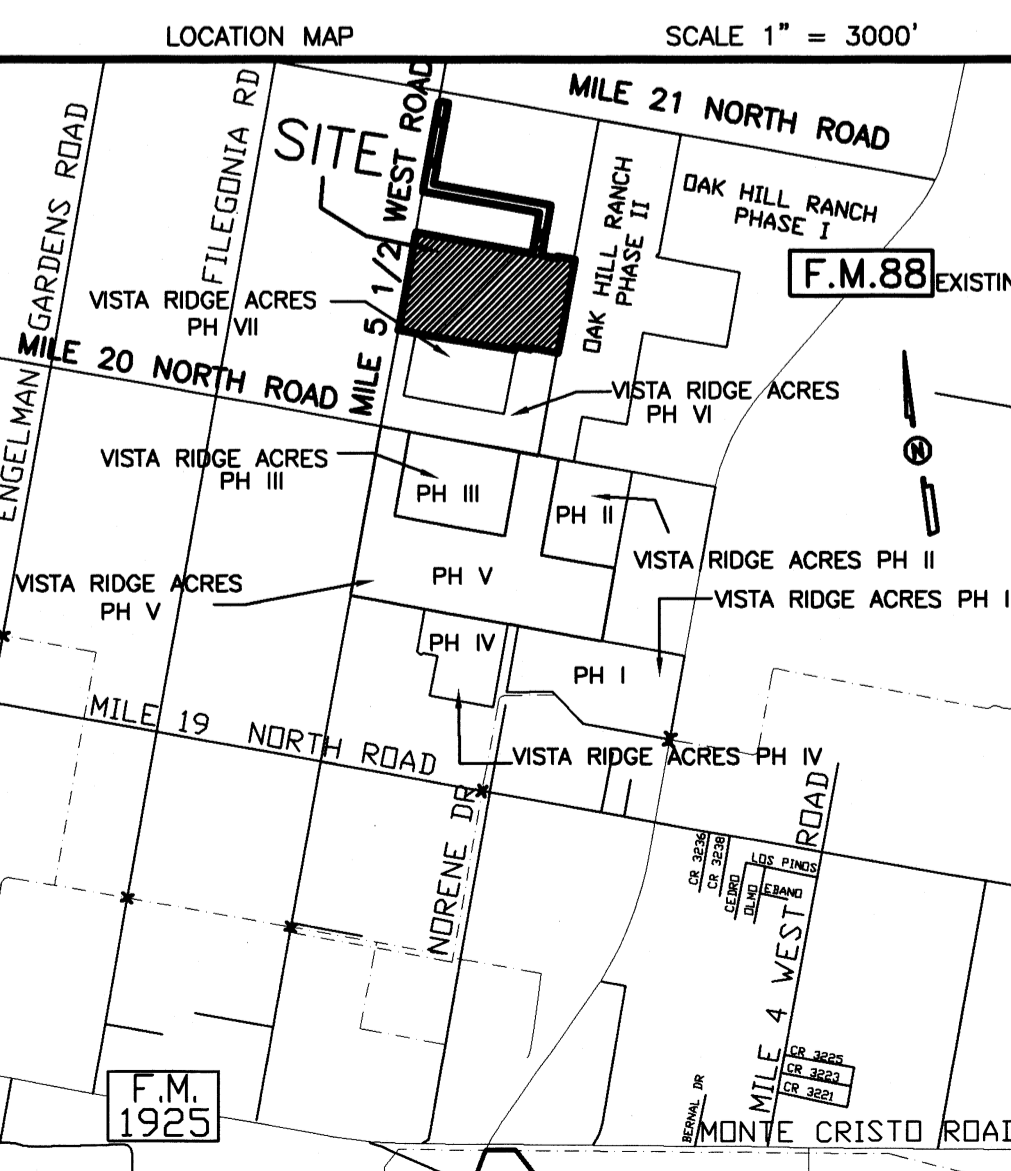


FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

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

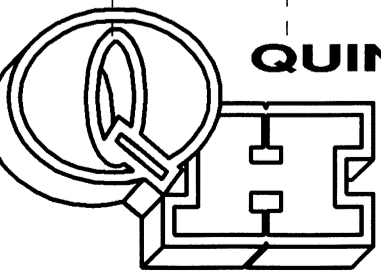
SCALE 1" = 100'

No.	Sheet	REVISION	Date	Approved



PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
OWNER: J & DMC MANAGEMENT, LLC JOHN J. MCCLELLAND, MANAGER	2614 W. FREDDY GONZALEZ DRIVE	EDINBURG, TX. 78539	(956)318-0956	318-4547
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

149 LOTS

DATE PREPARED: JUNE 16, 2022


FILE NAME	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
F:\DATA\SUBD\HIDALGO CO\VISTA RIDGE PH. VIII-PLAT	MARCH 16, 2022	JG		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY	

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

A 104.06 ACRE TRACT OF LAND OUT OF LOTS 2, 7, 8, 9 AND 10, BLOCK 77, AND OUT OF LOTS 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
R.P.L.S. No. 4856
DATE: 6-16-22

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.

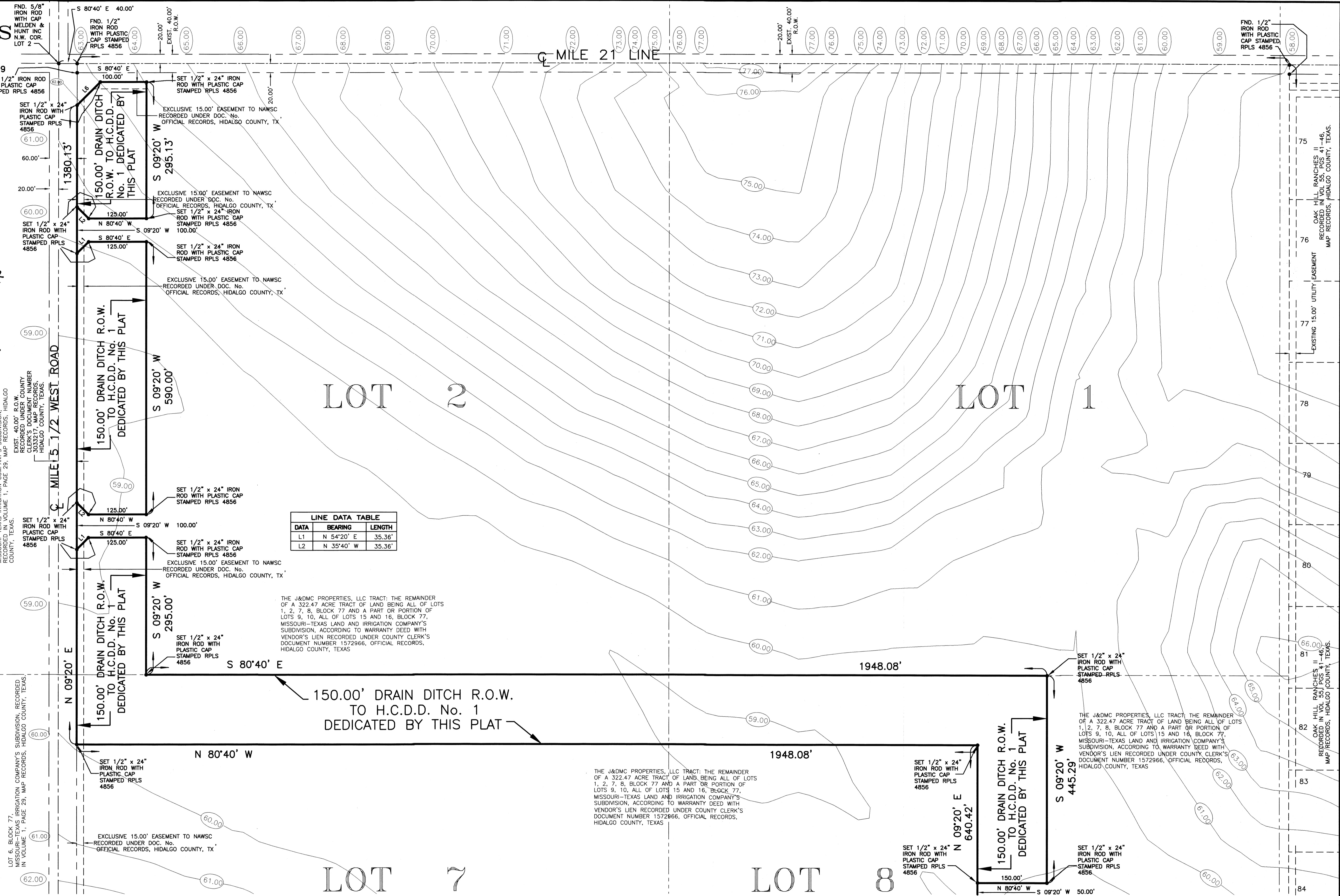
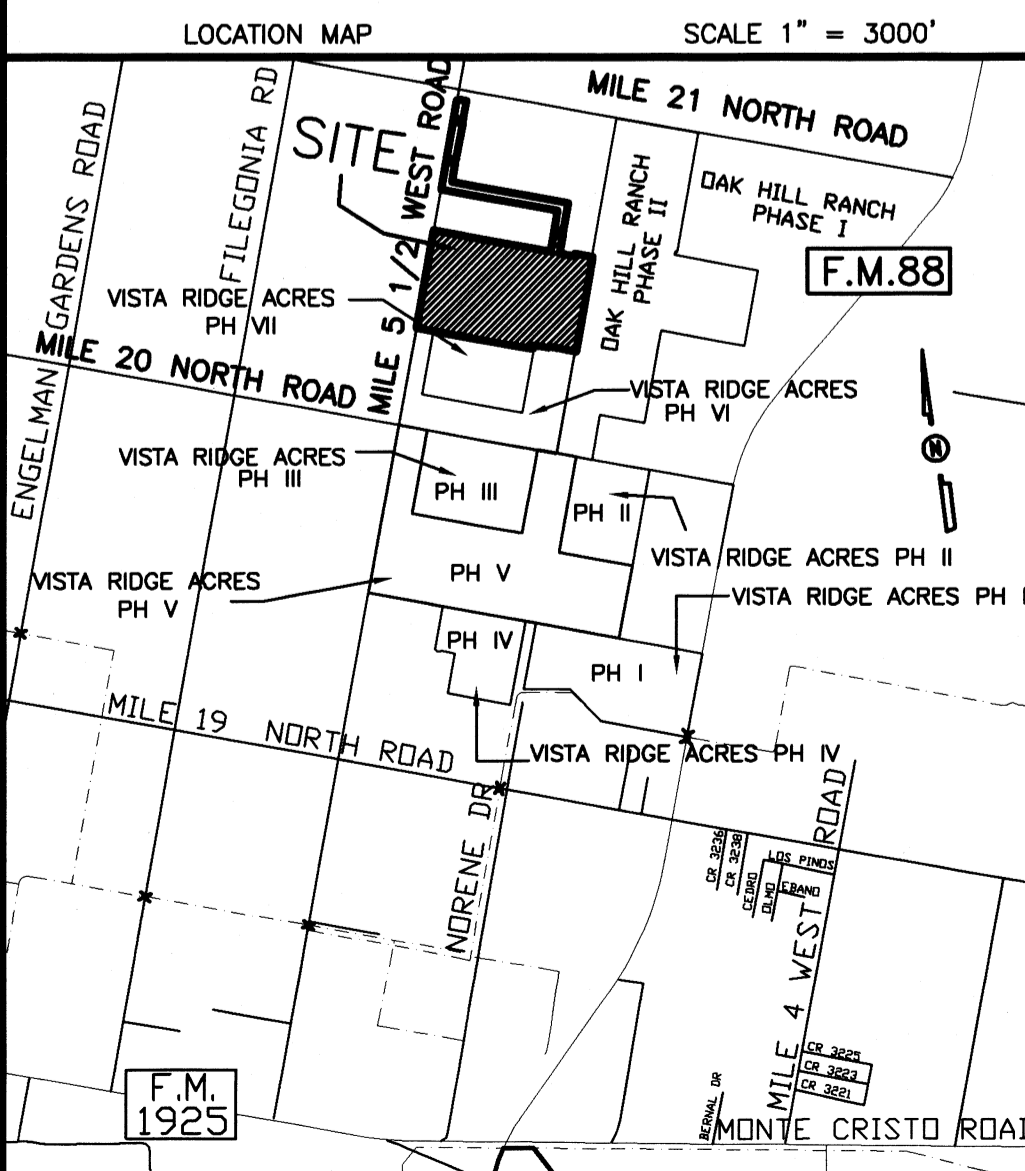

Alfonso Quintanilla
P.E. No. 95534
DATE: 10-11-22

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

SCALE 1" = 100'

No.	Sheet	REVISION	Date	Approved



DATA	BEARING	LENGTH
L1	N 54°20' E	35.36'
L2	N 35°40' W	35.36'

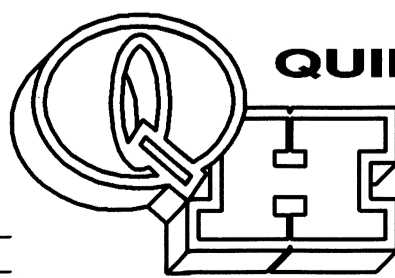
THE J&MC PROPERTIES, LLC TRACT: THE REMAINDER OF A 322.47 ACRE TRACT OF LAND BEING ALL OF LOTS 1, 2, 7, 8, BLOCK 77 AND A PART OR PORTION OF LOTS 9, 10, ALL OF LOTS 15 AND 16, BLOCK 77, MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1572966, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS

THE J&MC 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 WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1572966, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS

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

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
OWNER: J & DMC MANAGEMENT, LLC JOHN J. McCLELLAND, MANAGER	2814 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.
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124 E. STUBBS ST. EDINBURG, TEXAS 78539
PHONE 956-381-6480
FAX 956-381-0527
ALFONSO@QHA-ENG.COM
ENGINEERING REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00

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

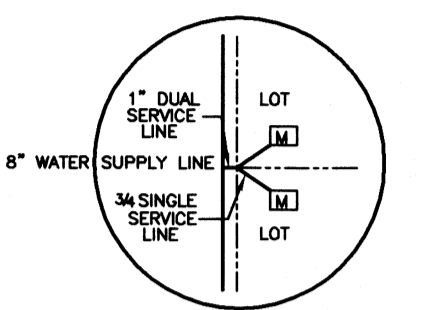
149 LOTS
DATE PREPARED: JUNE 16, 2022

FILENAME: F:\DATA\SUBD\HIDALGO CO\VISTA RIDGE PH. VIII-PLAT	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
JUNE 16, 2022	JG			
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY	

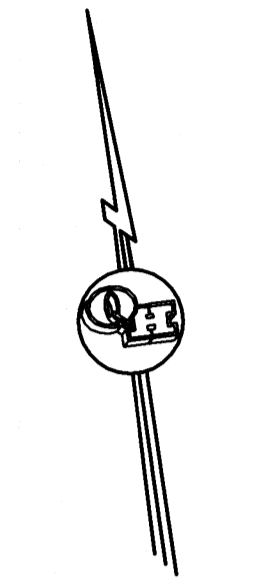
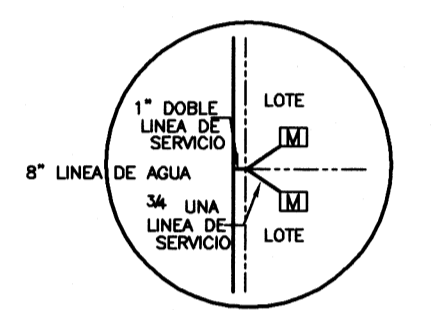
SHEET NO.
3 of 6

MAP OF WATER DISTRIBUTION SYSTEM/ MAPA DE DISTRIBUCION DE AGUA

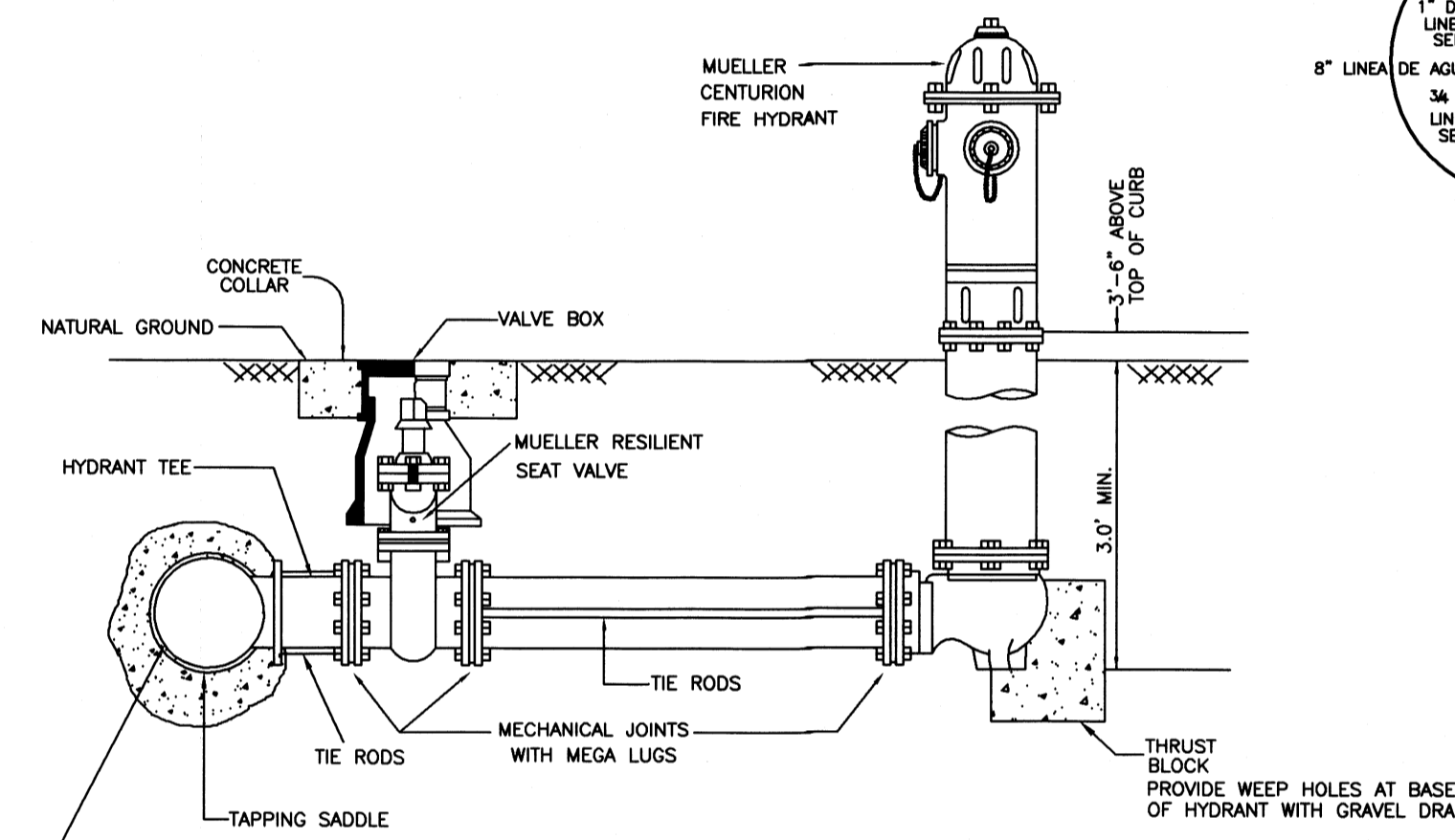
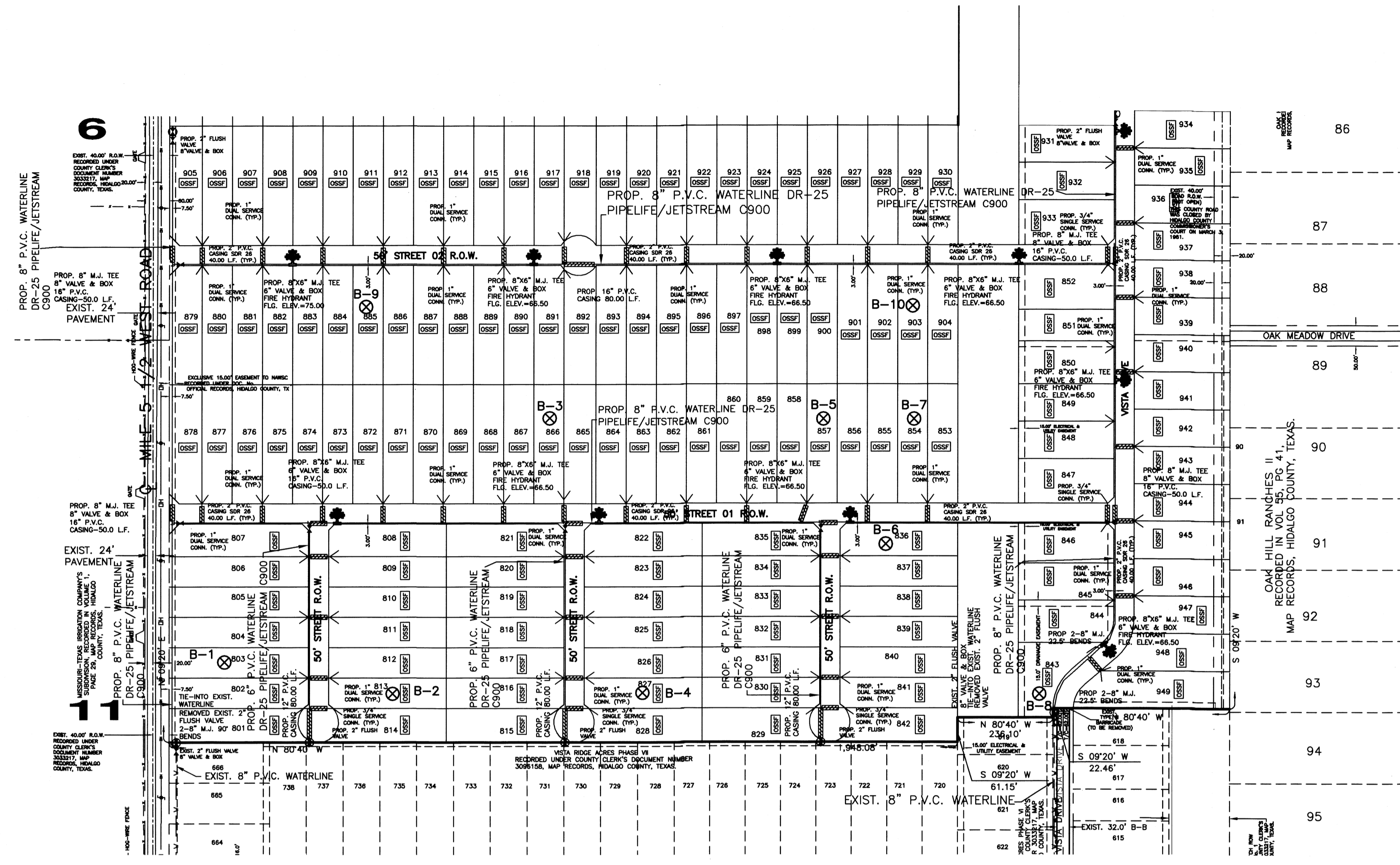
- B-1 TEST BORINGS
- OSST SEPTIC TANK (OSSF)
- WATER METER BOX
- 8" WATER SUPPLY LINE
- SERVICE LINES



- B-1 PRUEBA DE PERFORACION
- OSST TANQUE SEPTICO (OSSF)
- CAJA DE MEDIDOR DE AGUA
- 8" LINEA DE AGUA
- LINEAS DE SERVICIOS



SCALE 1" = 200'



NAWSC FIRE HYDRANT (NOT TO SCALE)

FINAL ENGINEERING REPORT FOR VISTA RIDGE ACRES PHASE VIII SUBDIVISION

WATER SUPPLY: Description, Costs, and Operability date
 VISTA RIDGE ACRES PHASE VIII WILL BE PROVIDED WITH POTABLE WATER BY THE NORTH ALAMO WATER SUPPLY CORPORATION ("N.A.W.S.C."). THE SUBDIVISION FOR AT LEAST 30 YEARS AND N.A.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO THE FULL DEVELOPMENT OF THIS SUBDIVISION. N.A.W.S.C. HAS AN EXISTING 8" DIAMETER WATERLINE RUNNING ON THE WEST SIDE OF VISTA DRIVE AND HAS AN EXISTING 8" DIAMETER WATERLINE RUNNING ON THE EAST SIDE OF STREET TWO AND STREET THREE.

THE WATER SYSTEM FOR VISTA RIDGE ACRES PHASE VIII, 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 STREET ONE AND ENDS WITH A FLUSH VALVE. ANOTHER 8" DIAMETER WATERLINE THAT RUNS EAST AND WEST ON THE SOUTH SIDE OF STREET ONE AND THREE 8" DIAMETER WATERLINE RUN SOUTH ALONG THE WEST SIDE AND CONNET WITH THE PROPOSED 8" PVC DIAMETER WATERLINE. ANOTHER 8" DIAMETER WATERLINE THAT RUNS EAST AND WEST ON THE SOUTH SIDE OF STREET TWO AND CONNET WITH THE PROPOSED 8" PVC DIAMETER WATERLINE. FROM STREET ONE, THREE 8" DIAMETER WATERLINE RUN SOUTH ALONG THE WEST SIDE OF STREET AND ENDS WITH A FLUSH VALVE.

FROM THE PROPOSED 8" WATERLINES, SEVENTY (70) 1" DUAL WATER SERVICES RUN TO PARS OF LOTS BEFORE SPLITTING INTO TWO (2) 3/4" DIAMETER SINGLE SERVICES GOING TO THE METER BOXES FOR EACH LOT. TEN (10) 3/4" DIAMETER SINGLE SERVICE LINES SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. TEN (10) FIRE HYDRANTS WERE INSTALLED THROUGH OUT THE ENTIRE SUBDIVISION.

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

SEWAGE FACILITIES: Description, Costs, and Operability Date
 SEWAGE FROM VISTA RIDGE ACRES PHASE VIII, 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: 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) HAD TEN (10) TEST BORINGS MADE AT OPPOSITE AREAS OF THE SUBDIVISION AT THE CENTERS OF LOTS 803, 813, 867, 827, 858, 836, 855, 843, 866 AND 804. (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMITED AREA.) THE SOIL REPORT AS PREPARED BY THE SITE EVALUATOR (LICENSE NUMBER 05 12258) INDICATES A UNIFORM SANDY LOAM (WITH TEXTURE CLASS 1) 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 \$ INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSFS HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF \$ THE HIDALGO COUNTY HEALTH DEPARTMENT WILL INSPECT AND WILL APPROVED 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 16.043, WATER CODE. I CERTIFY THAT THE ESTIMATED COSTS TO INSTALL UNCONSTRUCTED WATER AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES— THESE FACILITIES WILL BE FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$ WHICH EQUALS TO \$ PER LOT.

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

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

PROVISION DE AGUA: Descripción, Gastos, y Fecha de Inicio
 LA SUBDIVISION VISTA RIDGE ACRES PHASE VIII, RECIBIRA SU PROVISION DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (LA COMPANIA DE AGUA DE NORTH ALAMO) ("N.A.W.S.C."). N.A.W.S.C. HA FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 AÑOS. N.A.W.S.C. TENDRA QUE REPRESENTAR DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DEL 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 VIII, CONSISTE DE UNA LINEA DE AGUA DE 8" PULGADAS DE DIAMETRO QUE SE CONECTA CON LA LINEA DE AGUA 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. OTRA LINEA DE AGUA DE 8" PULGADAS DE DIAMETRO CORRE ESTE Y OESTE POR EL LADO SUR DE LA CALLE STREET ONE Y SE CONECTA CON LOS DOS LINEAS DE AGUA. OTRA LINEA DE AGUA DE 8" PULGADAS DE DIAMETRO CORRE ESTE Y OESTE POR EL LADO SUR DE LA CALLE STREET TWO Y SE CONECTA CON LOS DOS LINEAS DE AGUA. TRES LINEAS DE AGUA DE 8" PULGADAS DE DIAMETRO CORRE SUR POR EL LADO OESTE DE LA CALLE Y TERMINA CON UNA VALVULA DE PURGE.

DE LA LINEA PROPUESTA DE 8 PULGADAS DE DIAMETRO SETENTA (70) CONDUCTOS DOBLES DE 3/4" Y LOS CAJAS DE MEDIDOR DE AGUA DE 8" PULGADA CORREN HACIA LOS MEDIDORES DE AGUA DE LOS LOTES DIEZ (10) CONDUCTOS INDIVIDUALES DE AGUA DE 3/4" DE PULGADA DE DIAMETRO, DIEZ (10) FOSAS DE AGUA FUERON INSTALADAS.

LA LINEA DE 8 PULGADAS DE DIAMETRO, LOS SERVICIOS DOBLES DE 3/4" Y LOS CAJAS DE MEDIDOR DE AGUA HA SIDO INSTALADO A UN COSTO TOTAL DE US\$ POR LOTE. EL DUERO DE LA SUBDIVISION HA TAMBIEN PAGADO US\$ O US\$ POR LOTE A N.A.W.S.C. POR COSTO DE LA INSTALACION DE CADA MEDIDOR DE AGUA, MEMBRERAS Y LOS GASTOS DE CONEXION. CUANDO EL DUERO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPANIA N.A.W.S.C. LO INSTALARA SIN ALGUN GASTO AL DUERO. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDOMIO DE HIDALGO.

DRENAJE: Descripción, Gastos y Fecha de Inicio
 EL DRENAJE DE VISTA RIDGE ACRES PHASE VIII, TENDRA FOSAS SEPTICAS INDIVIDUALES (OSSF) CONSISTIENDO EN UN DISEÑO NORMAL, CON DOBLE COMPARTIMIENTO DE FOSA SEPTICA (OSSF) Y UN CAMPO DE DRENAJE EN CADA SOLAR. EL EVALUADOR (LIC# 05 12258) DE ENSUCHE HA INSPECCIONADO, EVALUADO Y APROBADO LA UBICACION DE LA SUBDIVISION ES CONVENIENTE PARA FOSAS SEPTICAS (OSSF). EL REPORTE FUE EXAMINADO Y APROBADO POR EL DEPARTAMENTO DE SALUD DEL CONDOMIO DE HIDALGO.

CADA SOLAR EN LA SUBDIVISION MIDE MEDIO ACRO DE TAMARO. EL LIBRO DE SERVICIOS Y CONSERVACION DEL SUELO DEL DEPARTAMENTO DE AGRICULTURA DE LOS ESTADOS UNIDOS (USDA) INDICA UNA MEZCLA DE MARGA DE BARRO Y ARENOSO, MARGA DE ARENOSO Y UN MARGA FINO DE BARRO. EL EVALUADOR (LIC# 05 12258) HIZO DIEZ (10) PRUEBAS CON AGUEROS EN EL CENTRO DE LOS LOTES 803, 813, 867, 827, 858, 836, 855, 843, 866 Y 804. (PRUEBAS ADICIONALES NO FUERON NECESARIAS PORQUE EL SUELO ES MUY UNIFORME DENTRO DEL AREA DELIMITADA). EL SUELO ES UNIFORME, DE MARGA ARENOSO/CON TEXTURA CLASE 1) 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 FOSAS SEPTICAS POR SOLAR SON \$ 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\$ EL DEPARTAMENTO DE SALUBRIDAD DEL CONDOMIO DE HIDALGO HA INSPECCIONADO TODOS LAS FOSAS SEPTICAS Y AH APROBADO LA INSTALACION DE LAS FOSAS SEPTICAS DESDE EL DE DE 20.

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 16.043 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE US\$ O US\$ POR LOTE.

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

VISTA RIDGE ACRES PHASE VIII

A 104.06 ACRE TRACT OF LAND OUT OF LOTS 2, 7, 8, 9 AND 10, BLOCK 77, AND OUT OF LOTS 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

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

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 purpose 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 129615255

CLARISSA ANNETTE QUINTANILLA - NOTARY PUBLIC

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 VIII** 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.

REVISION NOTES

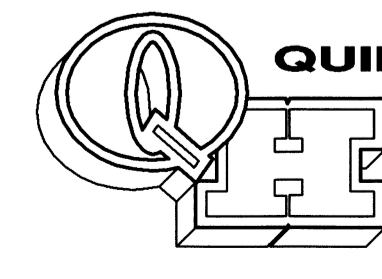
No.	Sheet	REVISION	Date	Approved



Alfonso Quintanilla P.E.
 ALFONSO QUINTANILLA
 P.E. No. 95534
 10-11-22
 DATE



Alfonso Quintanilla P.E.
 ALFONSO QUINTANILLA
 P.E. No. 95534
 10-11-22
 DATE



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

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): \$

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

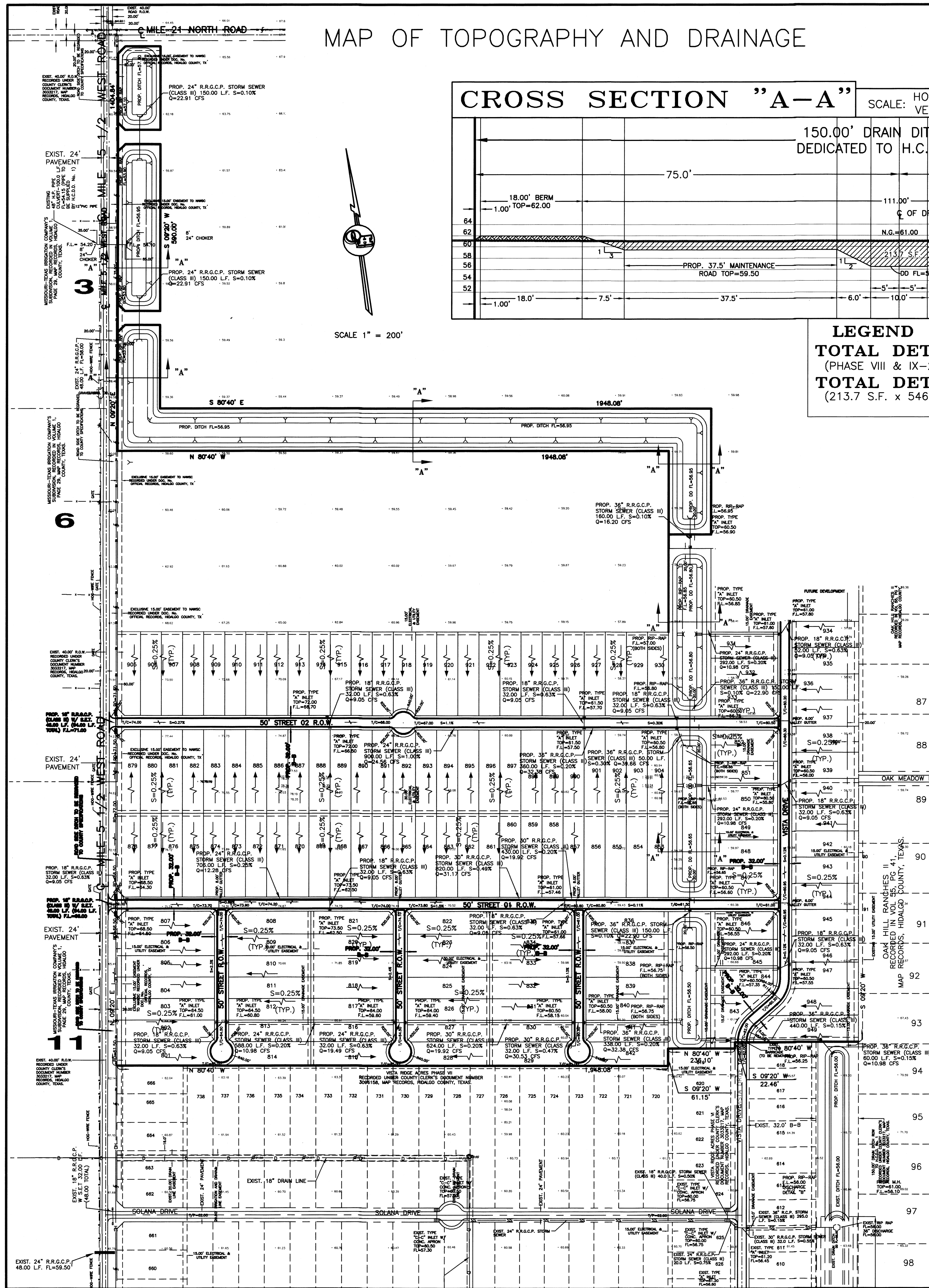
ON: _____ AT _____ AM/PM
 INSTRUMENT NUMBER _____
 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

SHEET NO. 4
OF 6 SHEETS

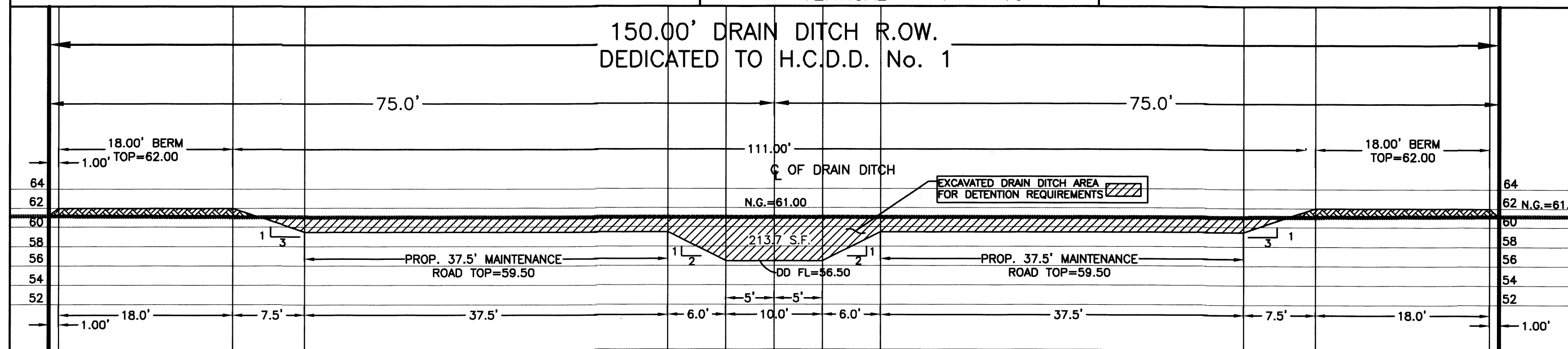
FILENAME: F:\DATA\SUBDIVISIONS\HIDALGO CO\VISTA RIDGE ACRES PH VIII-B-PLAT	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
JUNE 16, 2022	LG			
DATE REVISED			CHECKED BY	APPROVED BY

MAP OF TOPOGRAPHY AND DRAINAGE



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 VIII

A 104.06 ACRE TRACT OF LAND OUT OF LOTS 2, 7, 8, 9 AND 10, BLOCK 77, AND OUT OF LOTS 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.

DRAINAGE REPORT FOR

VISTA RIDGE ACRES VIII

Vista Ridge Acres Phase VIII is a 104.06 acre tract of land out of lots 2, 7, 8, 9 and 10, Block 77, and out of lots 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 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, 1,645.00 feet north of Mile 20 North Road. The site is currently open land. The proposed subdivision will consist of 150 single-family lots.

The majority of the soil Hidalgo (S8), Roombas (48), and Wilcox (70.7) It is Fine Sandy Loam, Sandy Clay Loam, and Clay Loam. This soil is well drained. Surface runoff is medium. Permeability is moderate. Plasticity index has a range of 5-23. See attached Soil Survey of Hidalgo County, Texas tables.

Presently, the site has runoff flowing in 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 (5.14 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 dedicate 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 CURBS 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.
ALFONSO QUINTANILLA
P.E. No. 95534
DATE 10-11-22

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

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

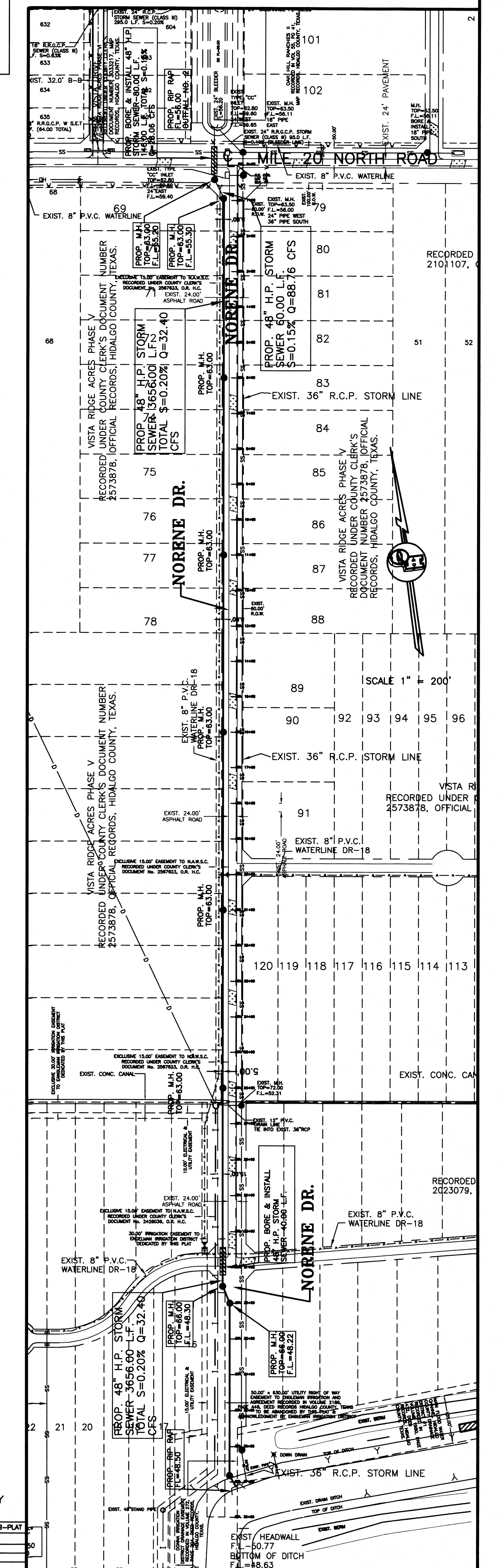


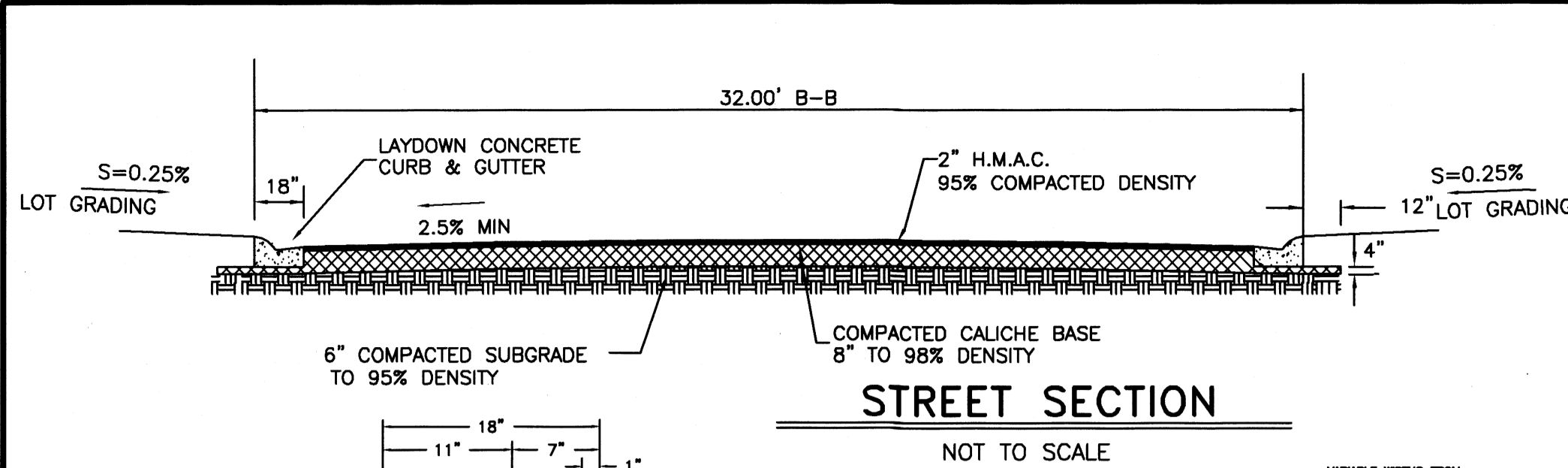
FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUJARDO, JR.
HIDALGO COUNTY CLERK

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

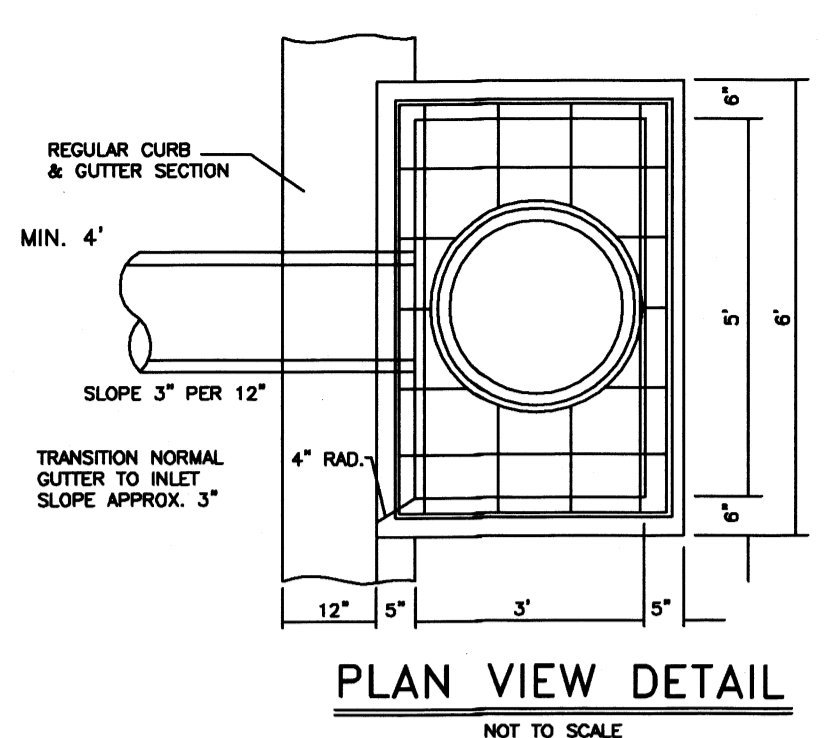
SHEET NO. 5 OF 6 SHEETS	FILENAME: F:\DATA\SUBDIVISIONS\HIDALGO CO\VISTA RIDGE ACRES PH VIII-PLAT	DATE PREPARED: JUNE 16, 2022	LG	DATE REVISION: _____	REVISION: _____	CHECKED BY: _____	APPROVED BY: _____

OFFSITE DRAINAGE

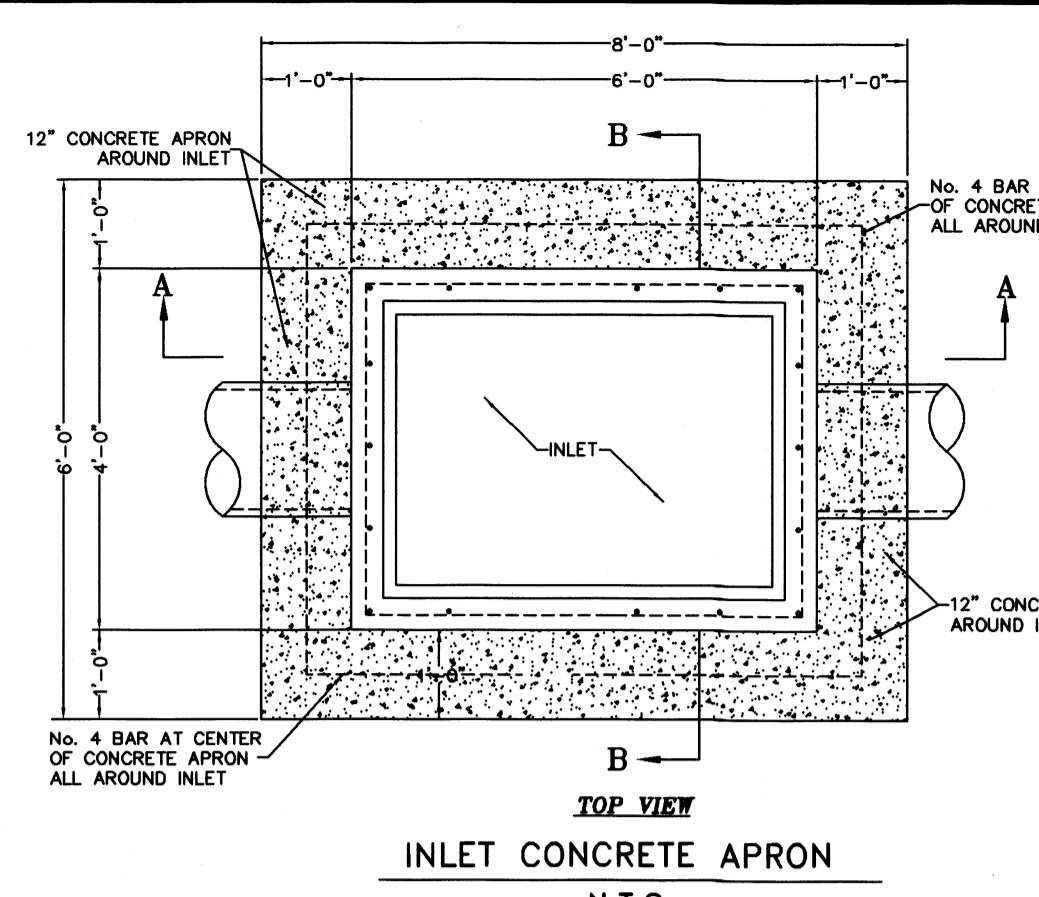




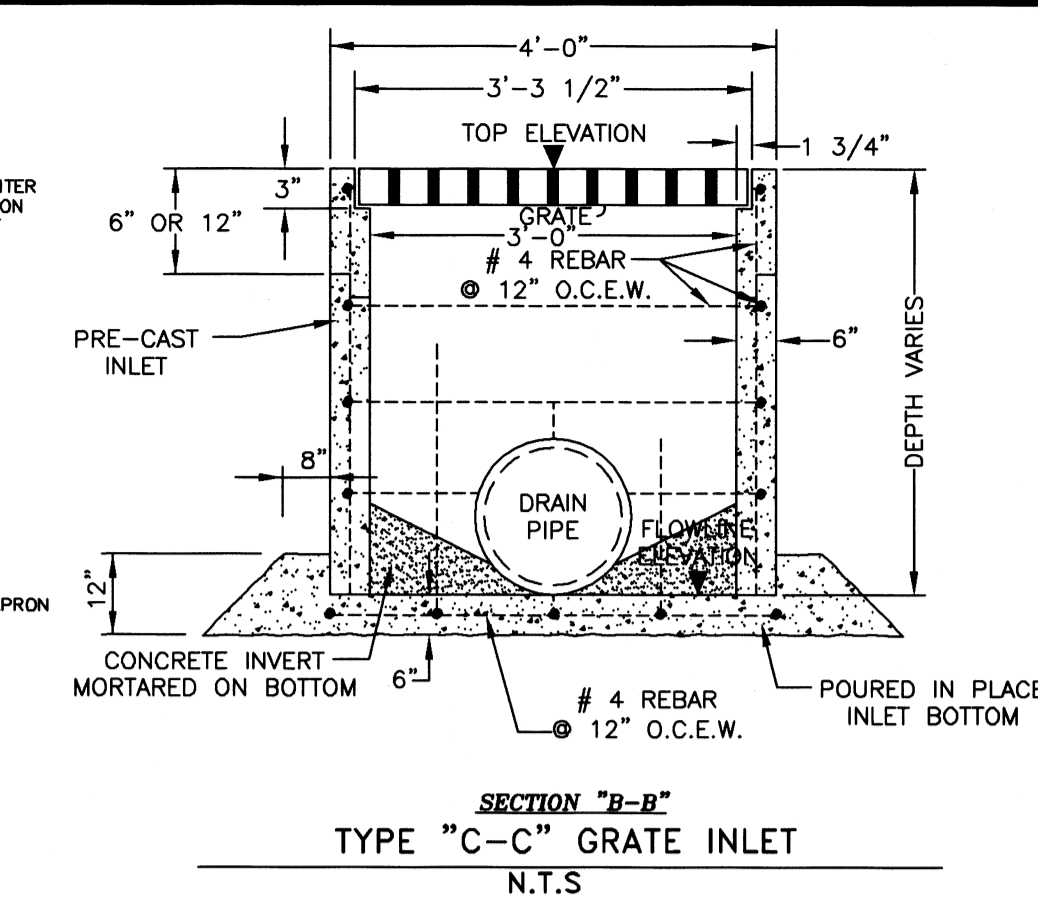
STREET SECTION
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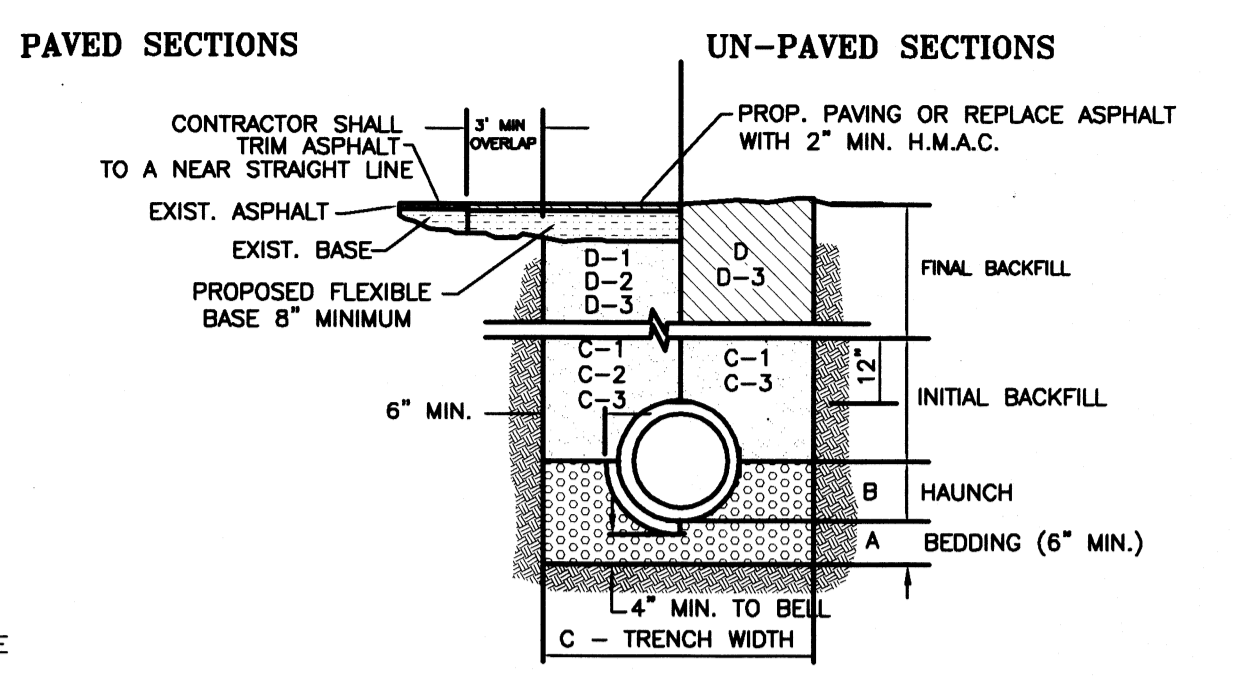
PLAN VIEW DETAIL
NOT TO SCALE



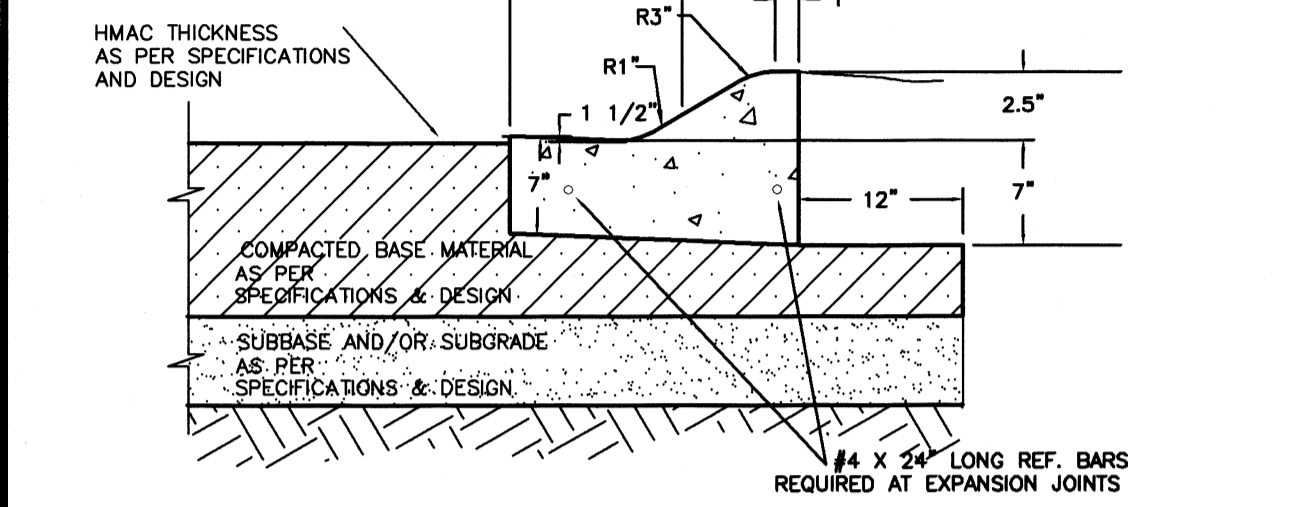
INLET CONCRETE APRON
N.T.S.



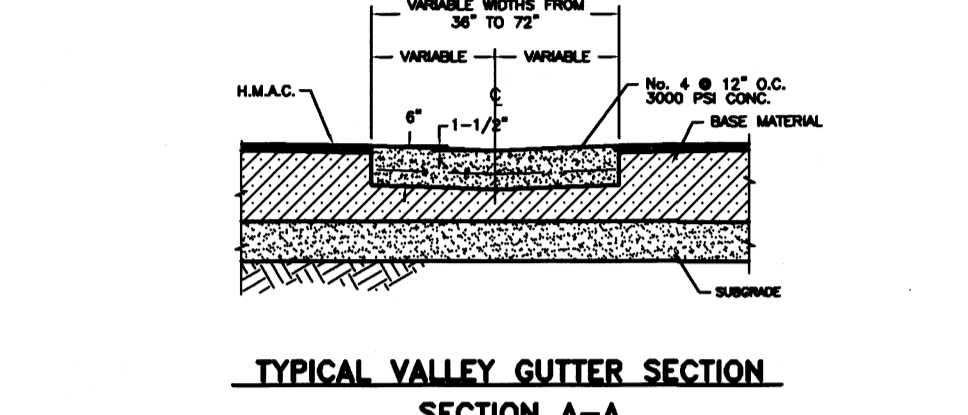
SECTION "B-B"
TYPE "C-C" GRATE INLET
N.T.S.



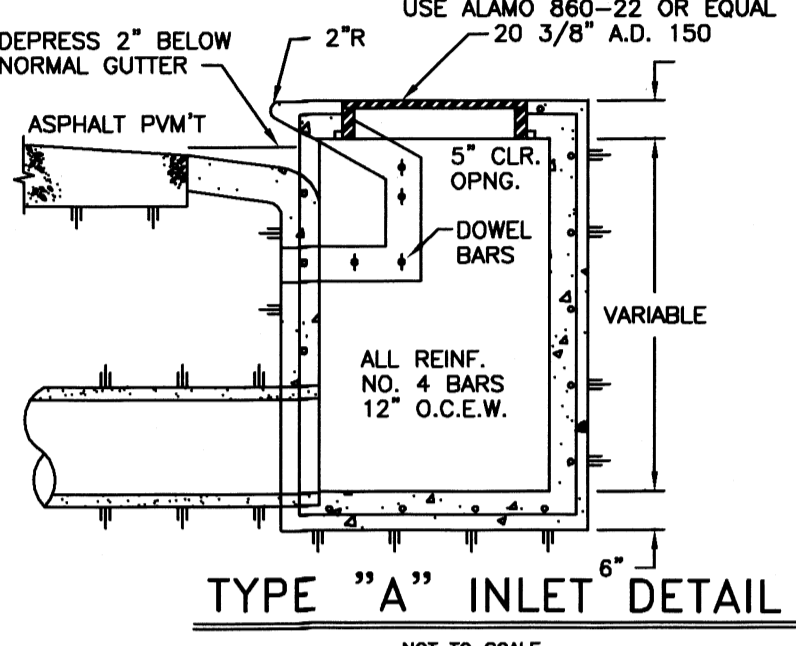
STORM TRENCH BEDDING AND BACKFILL DETAILS
N.T.S.



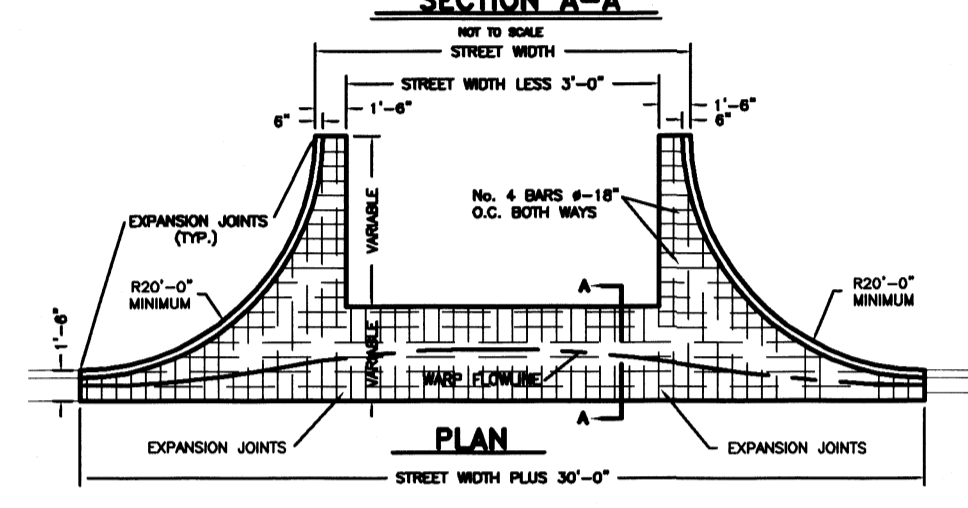
TYPICAL LOW PROFILE CURB & GUTTER SECTION



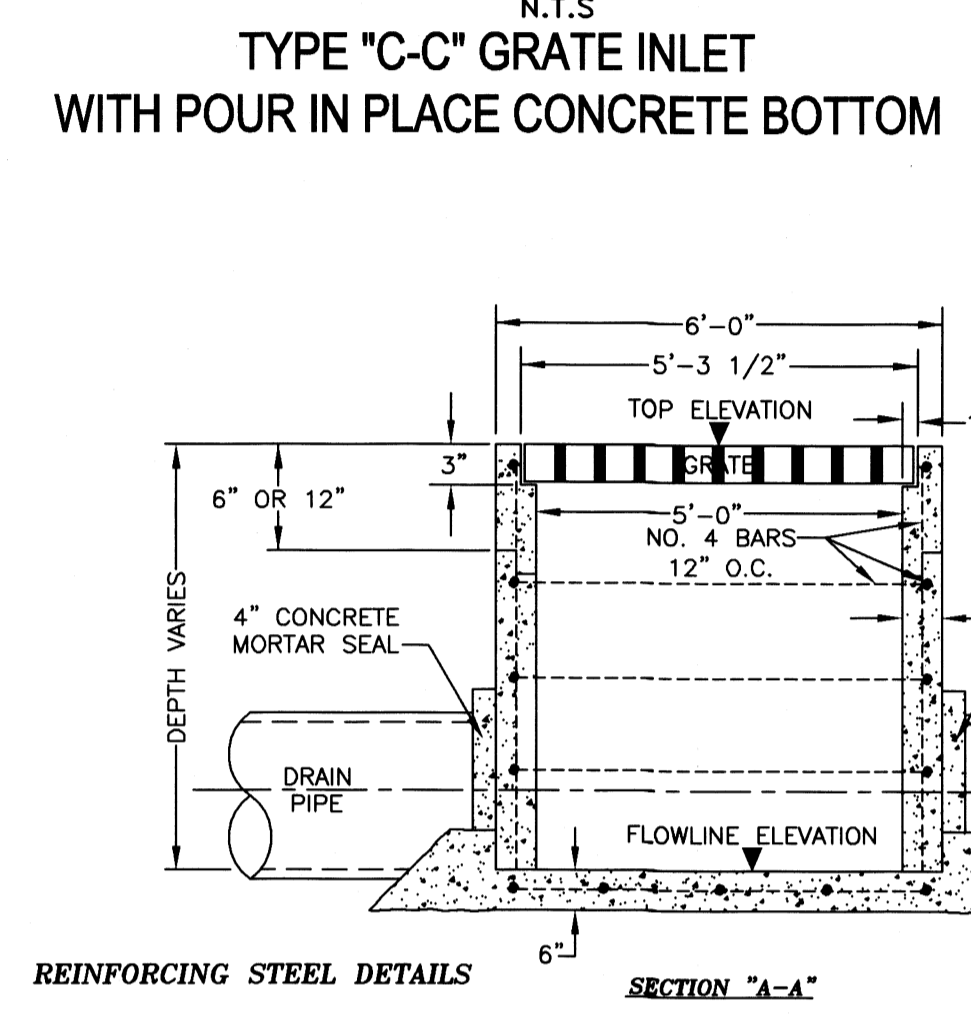
TYPICAL VALLEY GUTTER SECTION
SECTION A-A
NOT TO SCALE



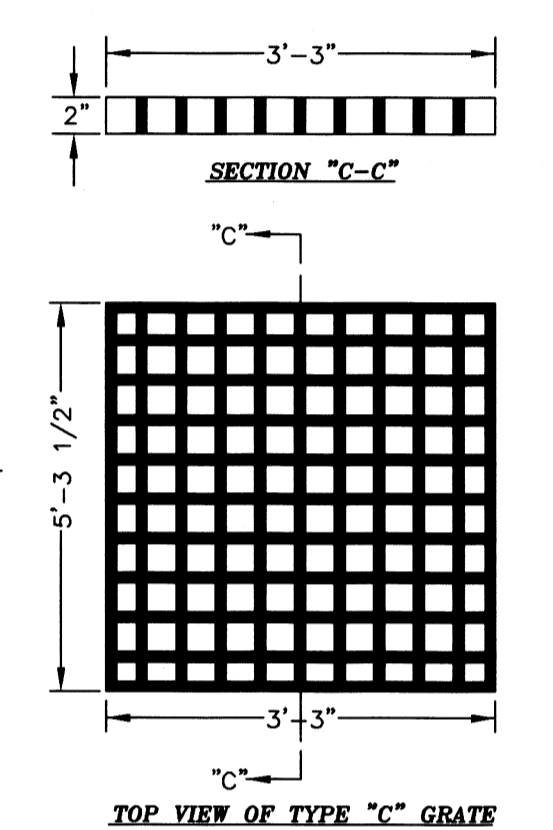
TYPE "A" INLET DETAIL
NOT TO SCALE



CONCRETE VALLEY GUTTER DETAIL
SECTION A-A
NOT TO SCALE



TYPE "C-C" GRATE INLET WITH POUR IN PLACE CONCRETE BOTTOM
N.T.S.



TOP VIEW OF TYPE "C-C" GRATE
N.T.S.

- REINFORCING STEEL DETAILS**
- NOTE: 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.

- STORM TRENCH BEDDING AND BACKFILL NOTES**
N.T.S.
- BEDDING FOR RCP CLASS III HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SAND AND/OR GRAVEL BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW OF PIPE (MIN. THICKNESS = 8") - PIT RUN GRAVEL 3/4" MAX. SIZE.
 - 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.
 - TRENCH WIDTH - SHALL BE BELL O.D. X 1 1/2" MINIMUM TRENCH WIDTH SHALL EQUAL STRUCTURE WIDTH + 4 FT. THROUGHOUT THE HEIGHT OF THE STRUCTURE.
 - 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 (ASHTO M145) COMPACTED TO 92% S.P.D. 8" LOOSE LIFTS, MECHANICAL COMPACTION.
 - 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 D698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
 - 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.
 - 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).
 - 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 (ASHTO M145) COMPACTED TO 92% S.P.D. 8" LOOSE LIFTS, MECHANICAL COMPACTION.
 - 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.
 - FINAL BACKFILL FOR STRUCTURES (INLETS, MANHOLES, ETC.) - STRUCTURES UNDER THE ROADWAY AND UP TO 5 FT BEYOND THE EDGE OF PAVEMENT/PAVE OF CURB SHALL HAVE CLASS I OR CLASS II (ASTM D2321) OR SOIL TYPE A1, A2, OR A3 (ASHTO M145) WITH A MAXIMUM P.I. OF 19 BACKFILL MATERIAL. STRUCTURES BEYOND 5 FT FROM THE E.O.P./O.C. SHALL HAVE CLASS I, II, III OR IV (ASTM D2321) BACKFILL MATERIAL. FOUNDATION PREPARATION (WELLPONTS, 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 APPROXIMATE OPTIMAL 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 8".

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

REVISION NOTES

No.	Sheet	REVISION	Date	Approved

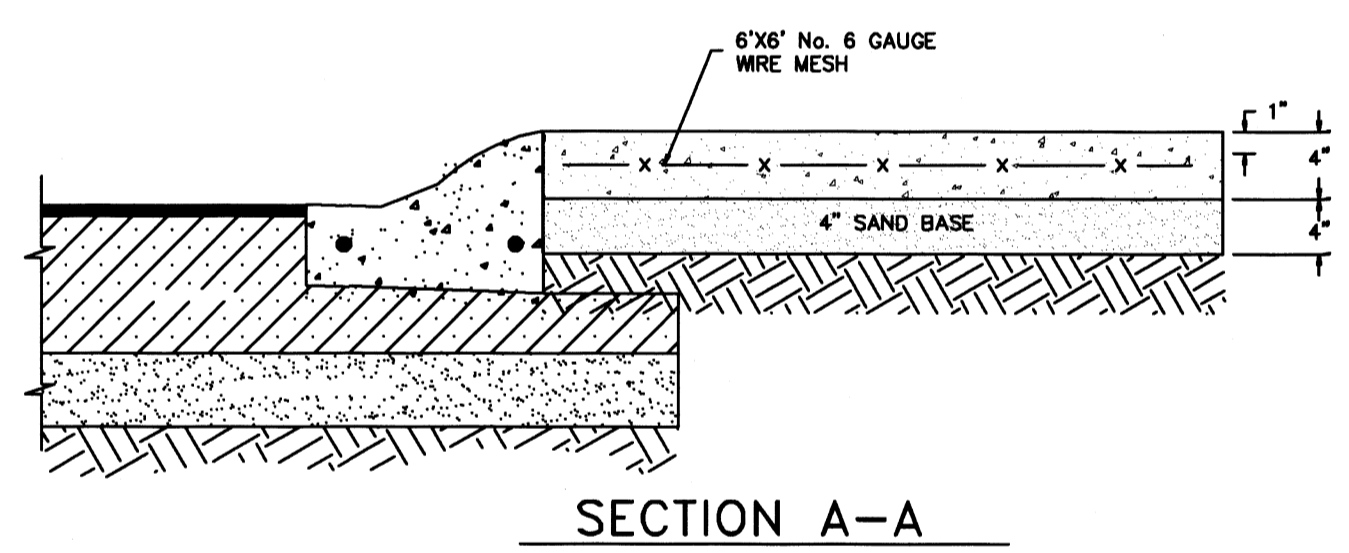
COST ESTIMATE

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

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



CONCRETE SCHOOL BUS STOP PICKUP AREA
NOT TO SCALE



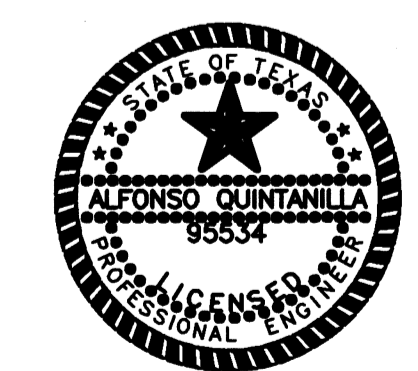
SECTION A-A

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

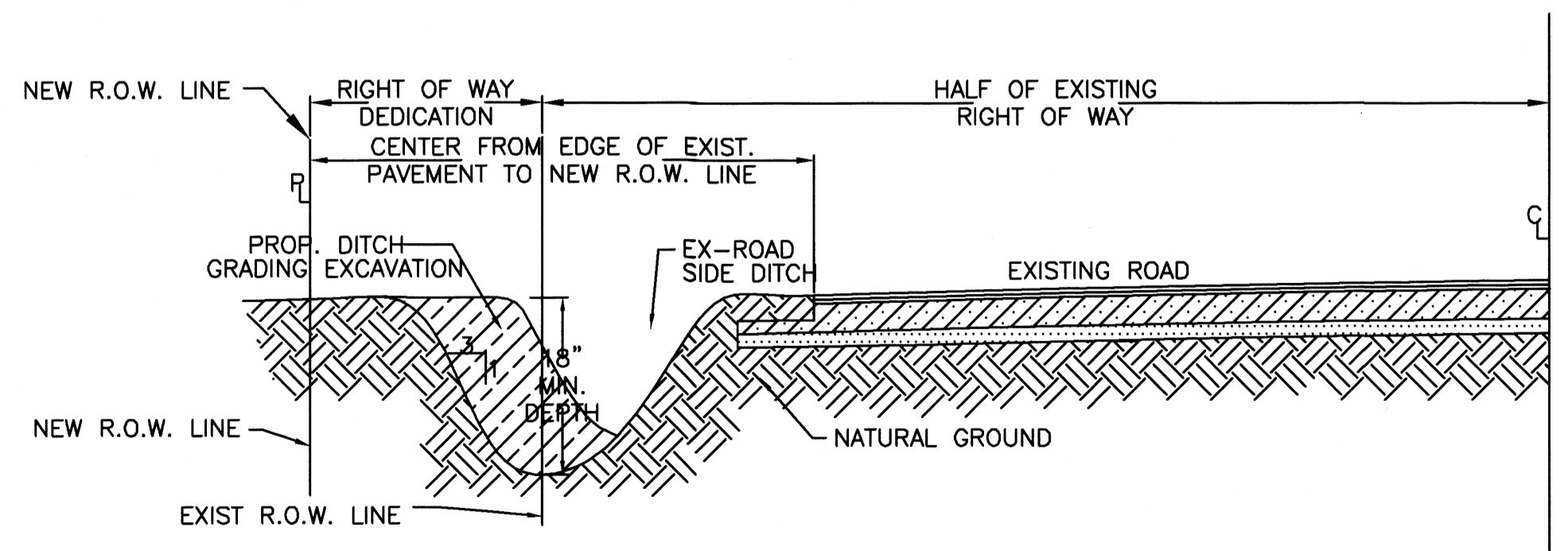
**VISTA RIDGE ACRES
PHASE VIII**

A 104.06 ACRE TRACT OF LAND OUT OF LOTS 2, 7, 8, 9 AND 10, BLOCK 77, AND OUT OF LOTS 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 ASSUMPTION WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2824806, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.



ALFONSO QUINTANILLA
P.E. No. 95534

10-11-22
DATE



CONSTRUCTION OF ROAD SIDE DITCH
NOT TO SCALE

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 956-381-8480
FAX 956-381-0527
ALFONSO@QHA-ENG.COM

SHEET NO. 6 OF 6 SHEETS

DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
JUNE 16, 2022	LD		
DATE REVISION	REVISION BY	CHECKED BY	APPROVED BY

FILENAME: F:\DATA\SUBDIVS\HIDALGO CO\VISTA RIDGE ACRES PH VIII\8-PLAT