



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: 11-15-2022

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: THE RURAL AREA OF THE COUNTY.

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.

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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 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 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.

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 PLAIN 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 10.00 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 FOUND LOCATED AT THE NORTHWEST 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 DETAIN 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 SEWERAGE 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 EXCERPT MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE SOIL EVALUATOR HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM. E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
- 9.- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- 10.- J & DMC MANAGEMENT, LLC 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. 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.- "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

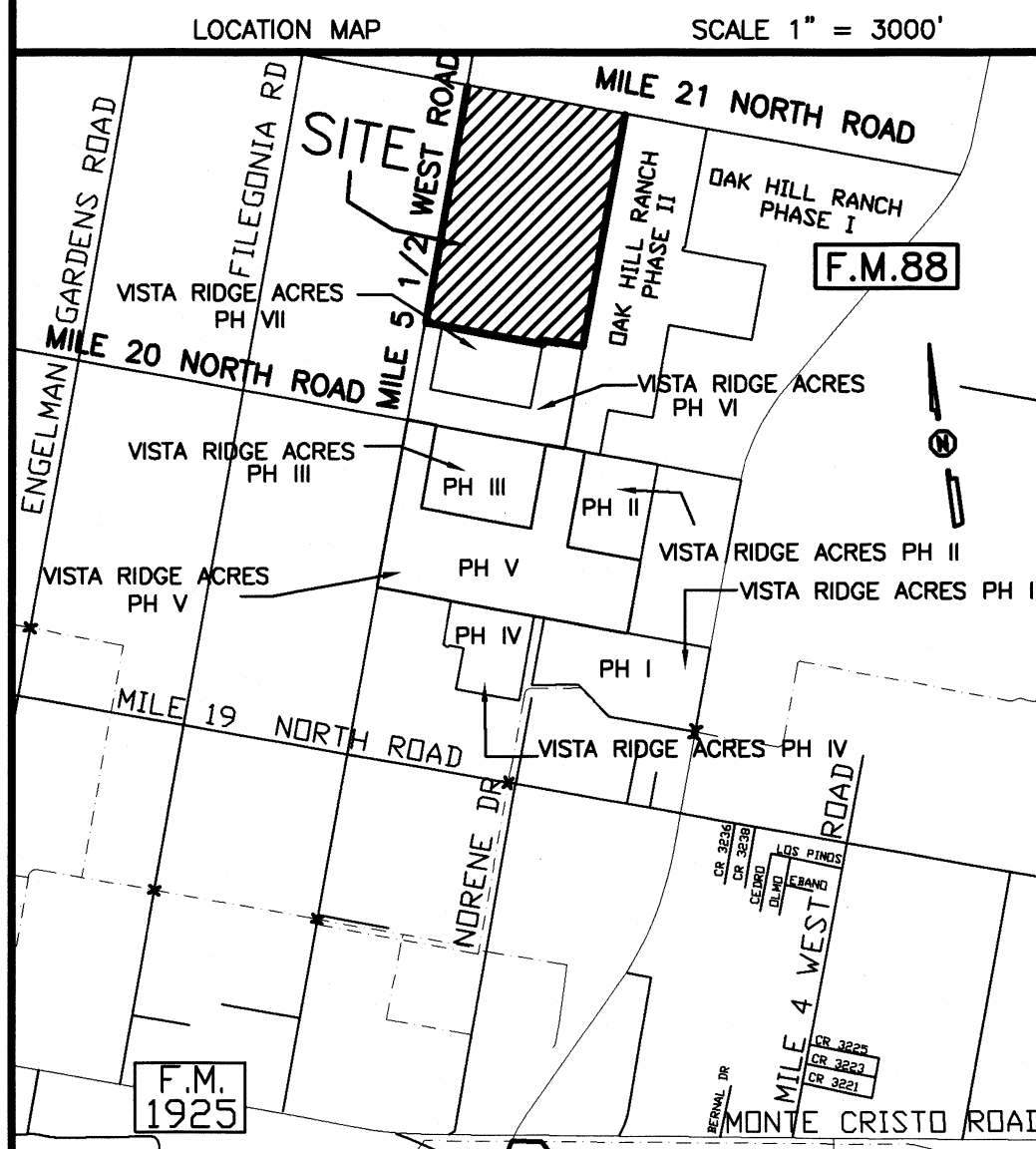
- SHEET 1.- HEADING INDEX: LOCATION MAP AND E.T.; PRINCIPAL CONTACTS: MAP: DESCRIPTION (METES AND BOUNDS); ENGINEER'S & SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, ATTESTATION; COUNTY JUDGE CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; H.C.D.D. No. 1 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.

AREA DATA TABLE with columns: LOT, AREA (S.F.), AC.

LINE DATA TABLE with columns: DATA, BEARING, LENGTH

CURVE DATA with columns: CURVE, DELTA, RADIUS, ARCH LENGTH, CHORD LENGTH

REVISION NOTES table with columns: No., Sheet, REVISION, Date, Approved



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

PRINCIPAL CONTACTS: J & DMC MANAGEMENT, LLC 2614 W. FREDDY GONZALEZ DRIVE EDINBURG, TX 78539 (956)316-0956 (956)316-4547

QUINTANILLA, HEADLEY AND ASSOCIATES, INC. CONSULTING ENGINEERS LAND SURVEYORS 124 E. STUBBS ST. EDINBURG, TEXAS 78539

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.

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__.

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 232.028(a) THE UNDERSIGNED CERTIFY THAT THIS PLAT OF VISTA RIDGE ACRES PHASE IX WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____, 20__.

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.

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.

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 R.P.E. No. 95534 10-12-22 DATE

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


DATE PREPARED: MARCH 15, 2022 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

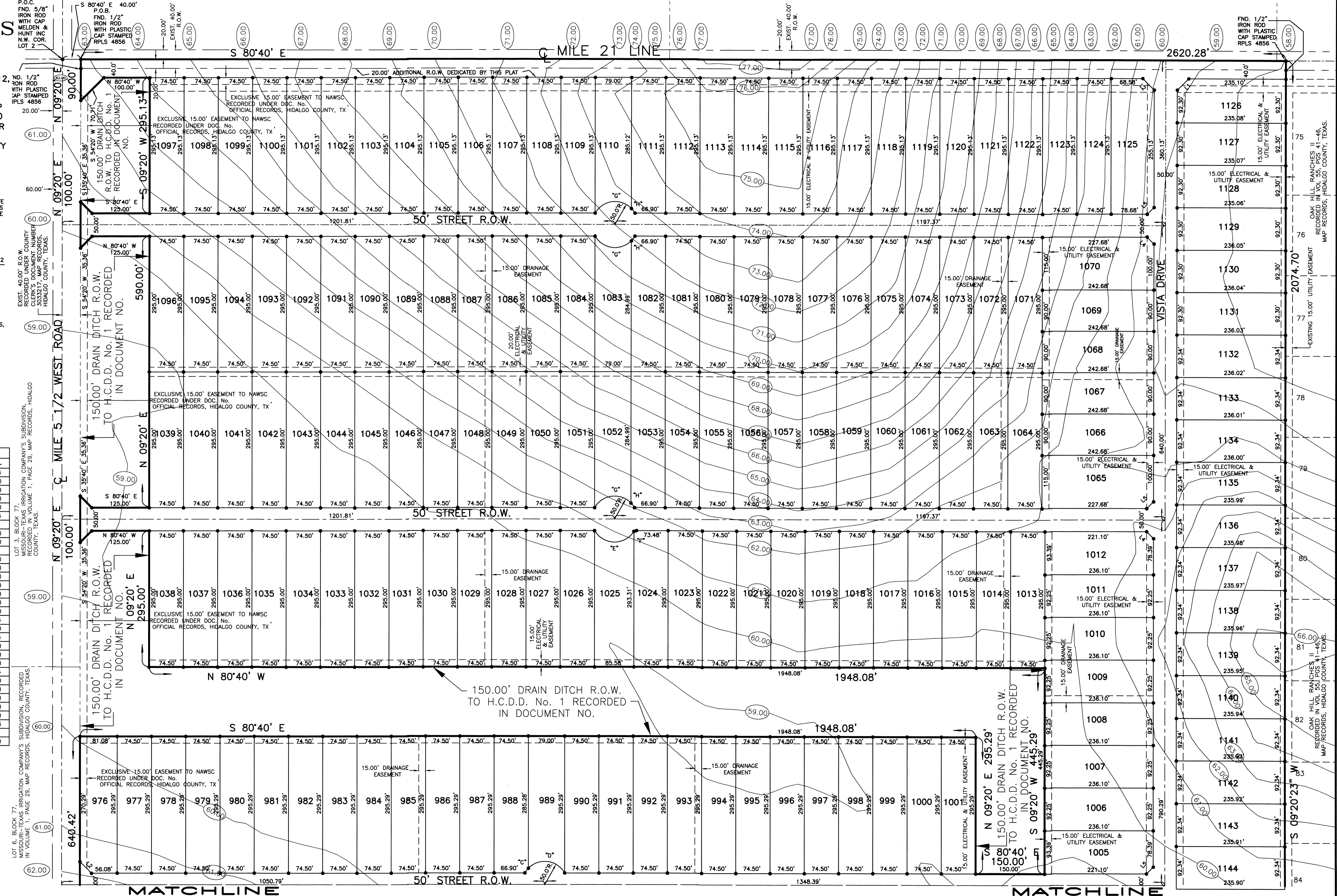
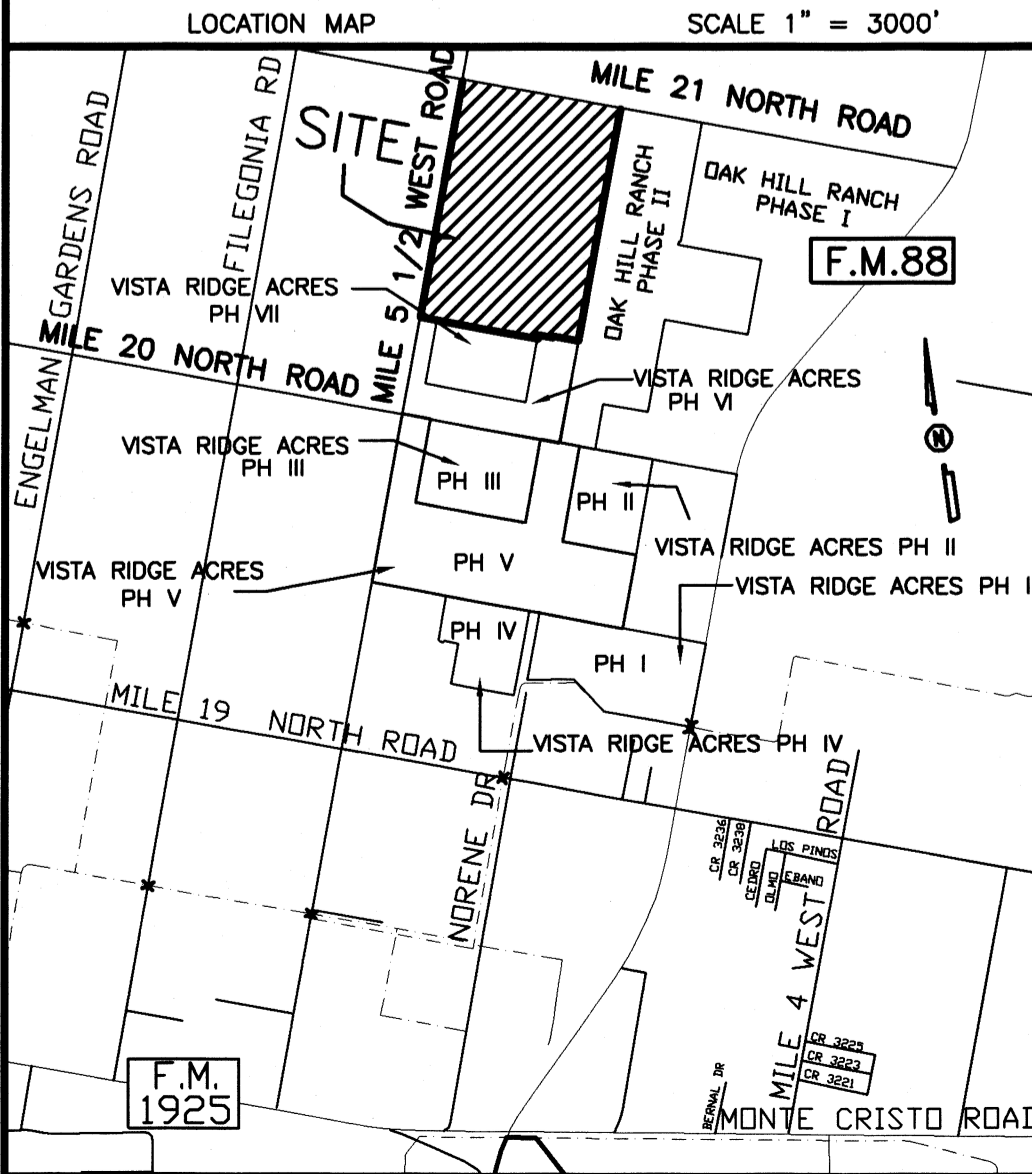
DATA	BEARING	LENGTH
L1	N 54°20' E	35.36'
L2	N 35°40' W	35.36'
L3	N 54°20' E	21.21'
L4	S 35°40' W	21.21'
L5	S 54°20' W	21.21'

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'
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"J"	80°21'44"	50.00'	78.88'	70.93'
"K"	89°38'17"	50.00'	78.22'	70.93'
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"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

REVISION NOTES

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



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			
DATE REVISION	REVISION 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

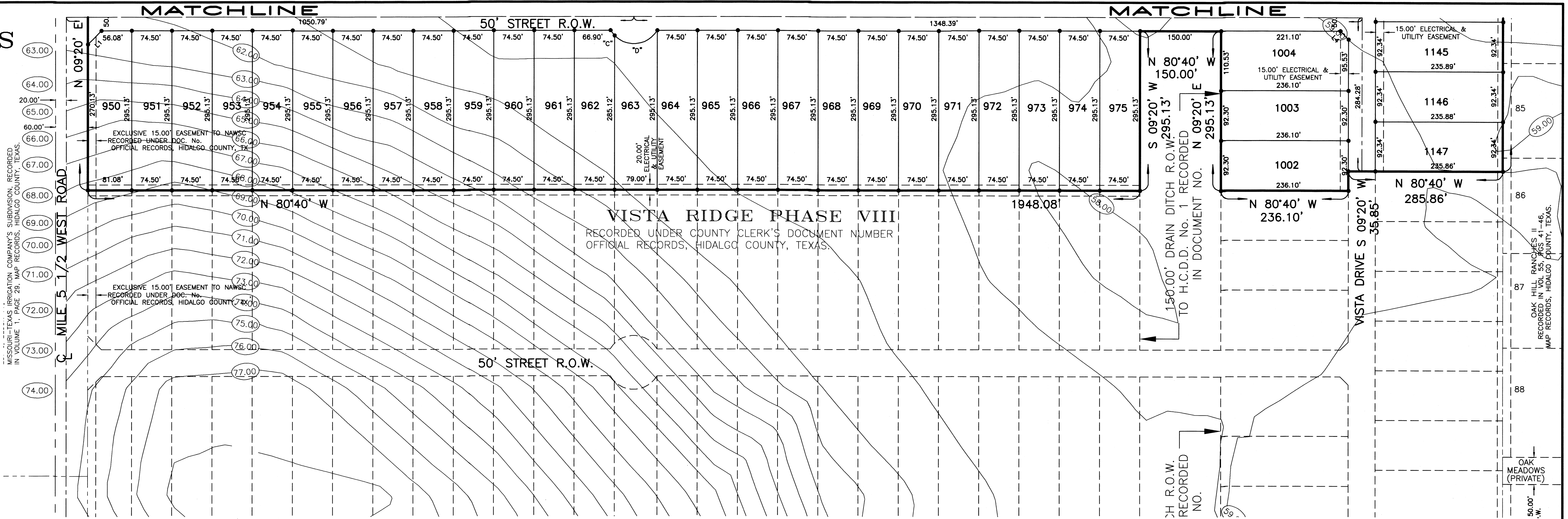
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.

 *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



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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 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
SURVEYOR: ALFONSO QUINTANILLA	Address: 124 E. STUBBS	City & Zip: EDINBURG, TX. 78539	Phone: (956)381-6480	Fax: 381-0527

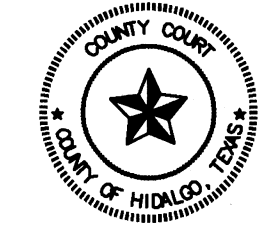
No.	Sheet	REVISION	Date	Approved

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



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

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

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

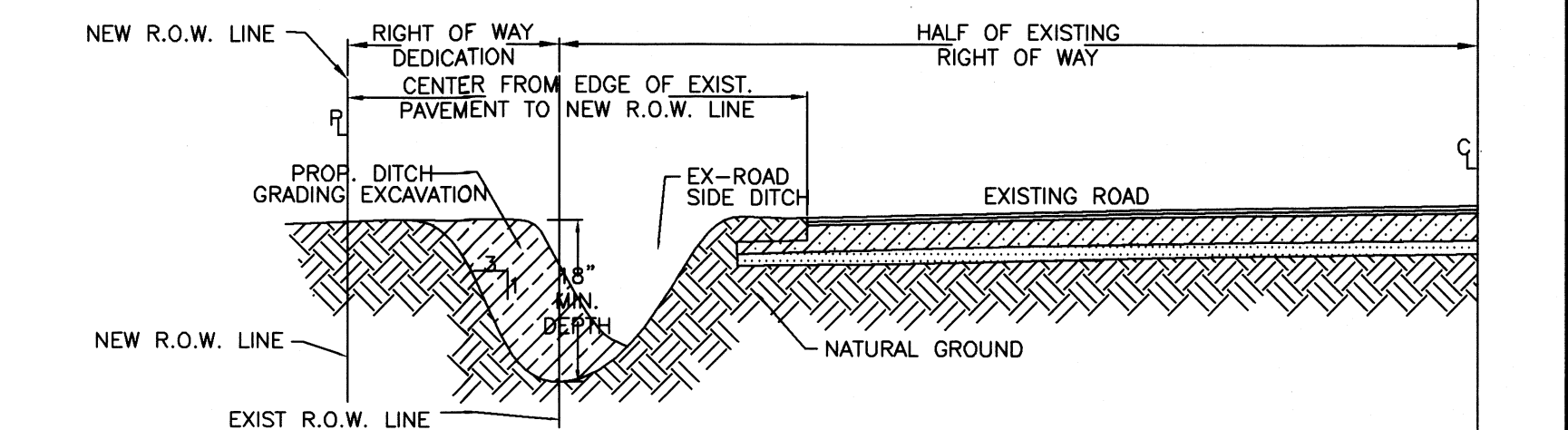
CERTIFICATION:

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

10-12-22
DATE



CONSTRUCTION OF ROAD SIDE DITCH

NOT TO SCALE

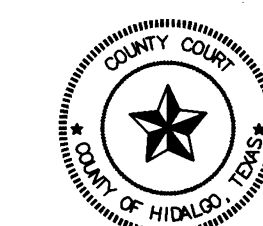
ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES APPENDIX 3.1.4.

REVISION NOTES

No.	Sheet	REVISION	Date	Approved

COST ESTIMATE

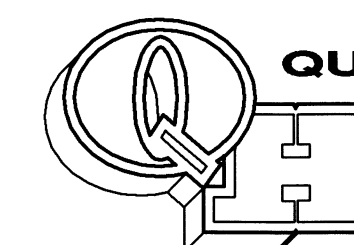
WATER DISTRIBUTION:	\$
DRAINAGE IMPROVEMENTS:	\$
PAVING IMPROVEMENTS:	\$
SEPTIC TANK (OSSF):	\$



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



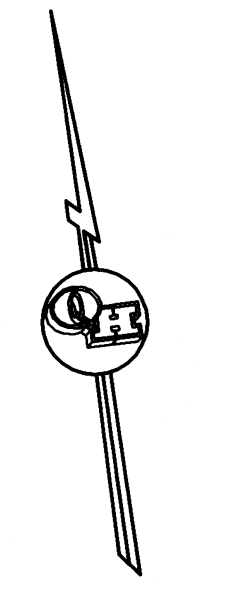
QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

CONSULTING ENGINEERS LAND SURVEYORS
124 E. STUBBS ST. PHOENIX 956-381-6480
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ENGINEERING REGISTRATION NUMBER F-1513 ALFONSO@QHA-ENG.COM
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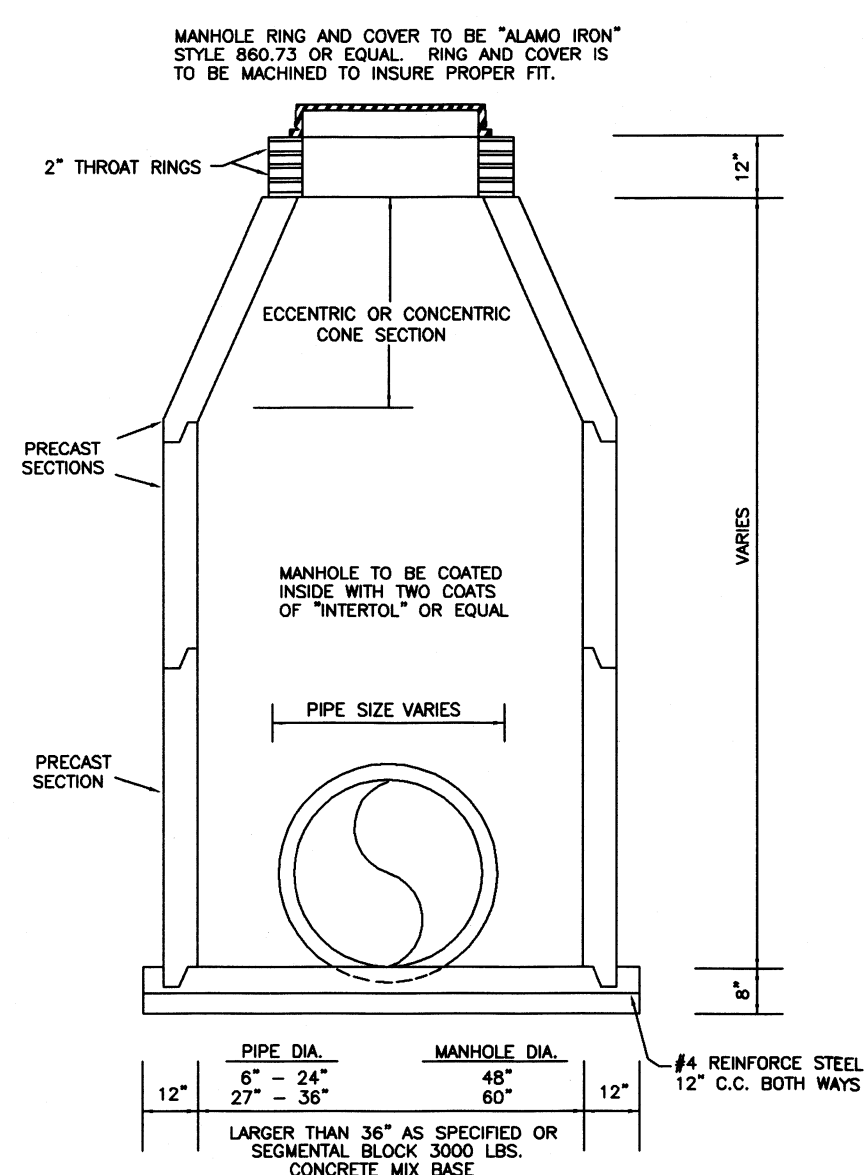
FILE NAME	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
F:\DATA\SUBDIVISIONS\HIDALGO CO\VISTA RIDGE ACRES PH IX\A-PLAT	07-16-2020	G. CANTU		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY	

SHEET NO. 4
OF 5 SHEETS

14

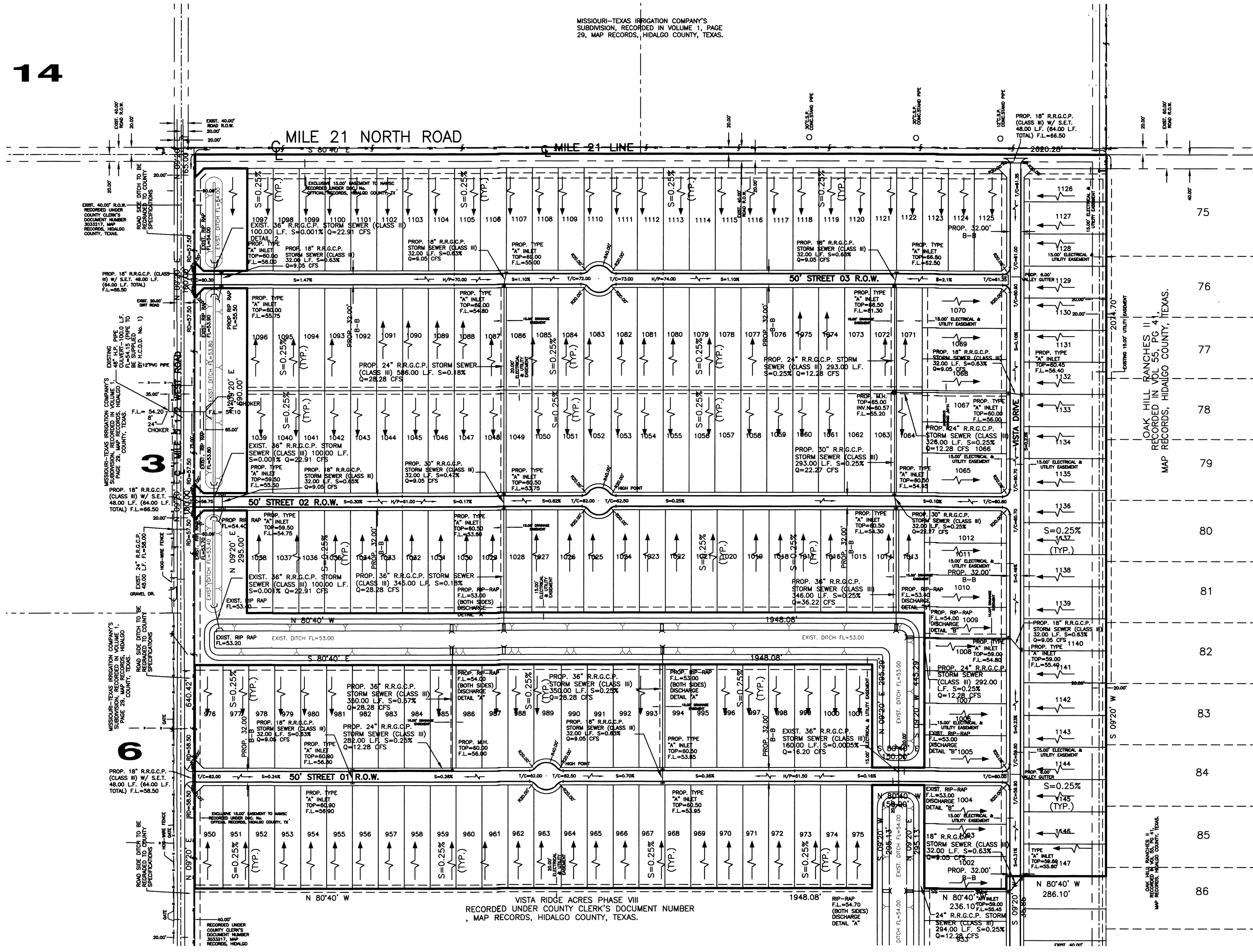


SCALE 1" = 200'



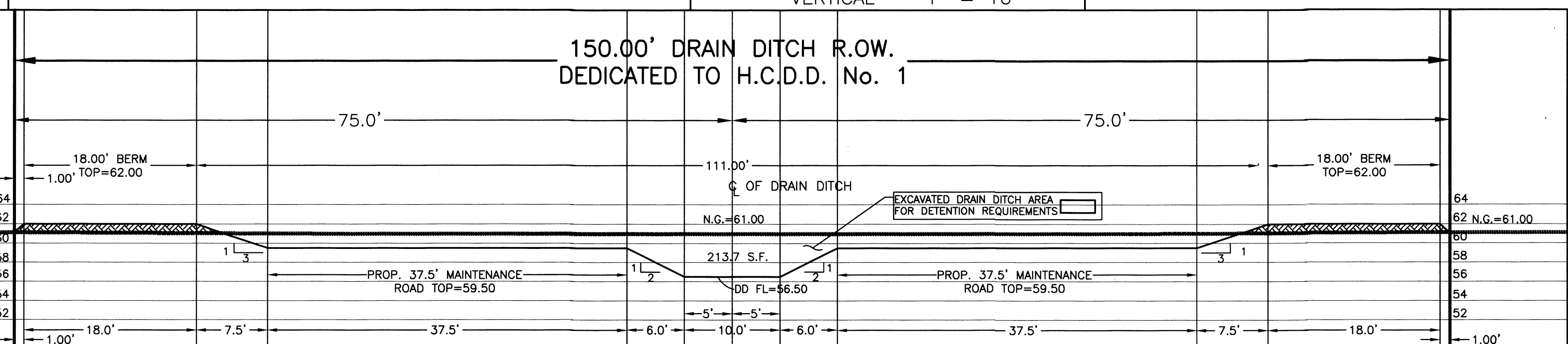
PRECAST CONCRETE MANHOLE DETAIL

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.)

