



T.J. Arredondo
Director of Planning

HIDALGO COUNTY PLANNING DEPARTMENT

2818 S. BUSINESS HWY 281
EDINBURG TEXAS 78539
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HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 11-15-2022

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 ½ WEST ROAD APPROXIMATELY A ¼ 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 ½ 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 ½ 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.

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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 3033217, MAP RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHWEST CORNER OF THIS TRACT, SAID ROD BEARS N 09°20' E, 325.12 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 09°20' 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: S 80°40' E, A DISTANCE OF 1,948.08 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 445.29 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: N 80°40' W, A DISTANCE OF 150.00 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, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: S 80°40' E, A DISTANCE OF 150.00 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 INTERIOR CORNER OF THIS TRACT.

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

THENCE: N 09°20' E, A DISTANCE OF 35.85 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 285.86 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE WEST LINE OF OAK HILL RANCHES II (RECORDED IN VOLUME 55, PAGES 41-46, MAP RECORDS, HIDALGO COUNTY, TEXAS) FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE: S 09°20'23" 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 SOUTHEAST 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.

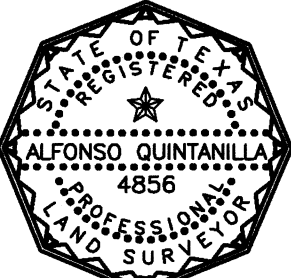
THENCE: S 09°20' W, ALONG THE NORTH LINE OF VISTA RIDGE ACRES PHASE VI, A DISTANCE OF 61.15 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR THE NORTHEAST CORNER OF VISTA RIDGE ACRES PHASE VII (RECORDED IN INSTRUMENT NUMBER 3096158, MAP RECORDS, HIDALGO COUNTY, TEXAS) AND AN EXTERIOR CORNER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

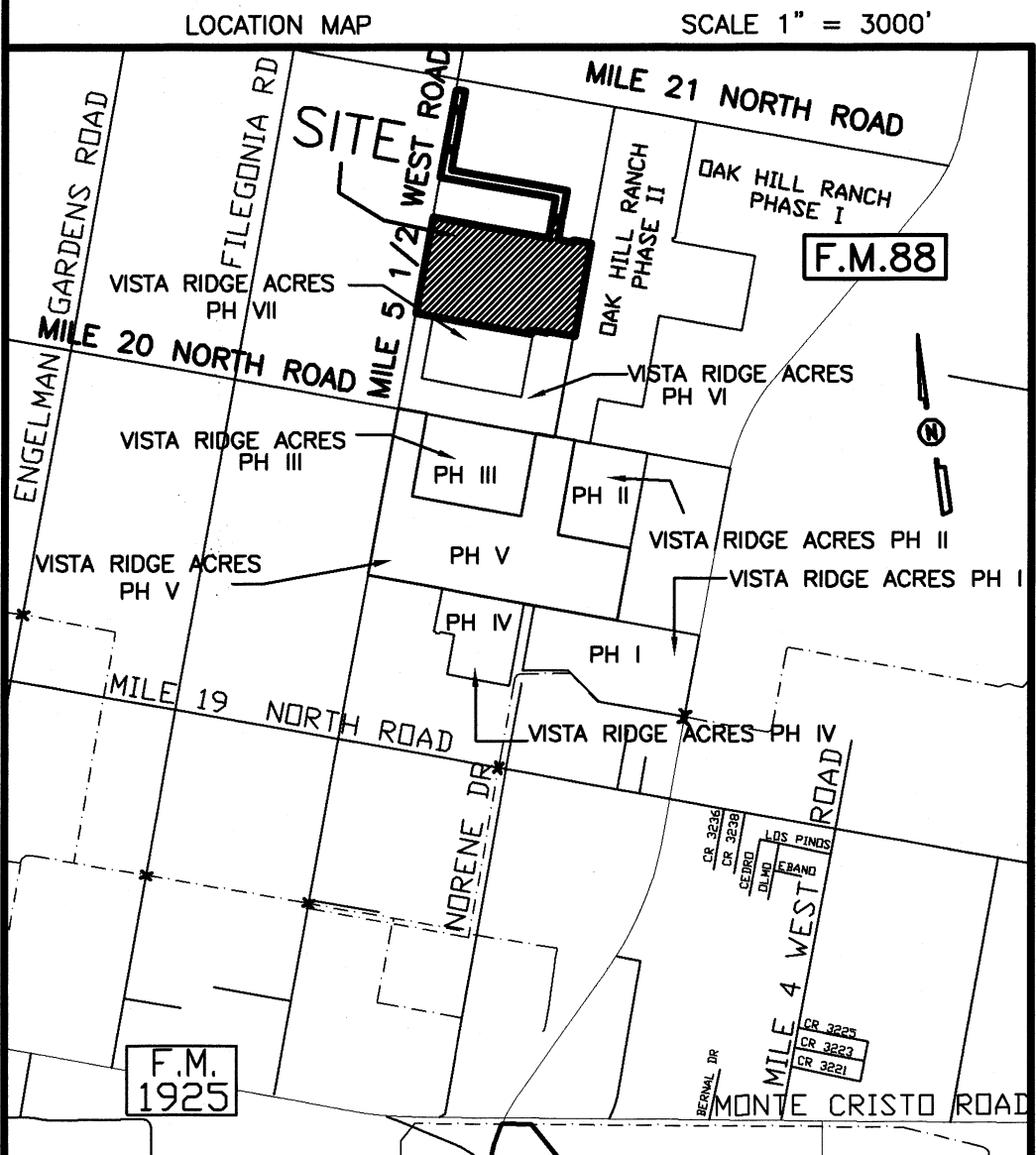
STATE OF TEXAS
COUNTY OF HIDALGO

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.



Alfonso Quintanilla
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 VII, IS LOCATED IN EASTERN HIDALGO COUNTY ON THE EAST SIDE OF MILE 5 1/2 WEST ROAD AND ON THE NORTH SIDE OF MILE 20 NORTH ROAD APPROXIMATELY 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:

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	(956)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

AREA DATA TABLE		
LOT	AREA (S.F.)	AC.
801	27467.20	0.63
802	25797.86	0.59
803-806	25792.50	0.59
807	27086.78	0.62
808	23154.47	0.53
809-812	21813.00	0.50
813	21808.13	0.50
814-815	23009.93	0.53
816	21808.13	0.50
817-820	21813.00	0.50
821-822	23154.47	0.53
823-826	21813.00	0.50
827	21808.13	0.50
828-829	23009.93	0.53
830	21808.13	0.50
831-834	21813.00	0.50
835-836	23154.47	0.53
837-840	21813.00	0.50
841	21808.13	0.50
842	23009.93	0.53
843	22270.03	0.51
844	28165.98	0.65
845	24102.10	0.55
846	21792.03	0.50
847	22789.22	0.52
848	25983.61	0.60
849-852	21792.03	0.50
853	25983.61	0.60
854-865	21987.19	0.50
866	23315.27	0.54
867-878	21987.19	0.50
879-880	23616.95	0.54
881-891	21987.19	0.50
892	21945.83	0.50
893	21821.33	0.50
894-905	21987.19	0.50
906	25983.61	0.60
907-910	21792.03	0.50
911	25983.61	0.60
912-923	21987.19	0.50
924	21821.33	0.50
925	21945.83	0.50
926-936	21987.19	0.50
937-938	23616.95	0.54
939-949	21987.19	0.50
950	21945.83	0.50

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 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 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 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.

- J & DMC MANAGEMENT, LLC
JOHN J. MCCLELLAND, 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 16 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		
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' E	21.21'
L5	S 54°20' W	21.21'
L6	N 54°20' E	70.71'

CURVE DATA			
CURVE	DELTA	RADIUS	CHORD LENGTH
"A"	17°09'07"	50.00'	14.97' 14.91'
"B"	132°50'53"	50.00'	115.93' 91.65'
"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' 85.60'
"F"	02°15'54"	50.00'	1.98' 1.98'
"G"	105°33'37"	50.00'	92.12' 79.63'
"H"	14°26'31"	50.00'	12.60' 12.57'
"I"	120°00'09"	50.00'	104.72' 86.60'
"J"	90°21'44"	50.00'	78.86' 70.93'
"K"	89°38'17"	50.00'	78.22' 70.49'
"L"	49°32'54"	75.00'	64.86' 62.86'
"M"	15°34'59"	125.00'	34.00' 33.89'
"N"	33°57'56"	125.00'	74.10' 73.02'
"O"	16°32'09"	125.00'	36.08' 35.95'
"P"	33°00'45"	125.00'	72.02' 71.03'
"Q"	49°32'18"	100.00'	86.48' 83.81'

RIGHT OF WAY EASEMENT

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

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

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

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

IN WITNESS WHEREOF the said Grantor executed this instrument this ____ 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 VIII WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____, 20____.

ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____

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.I.S. No. 4856

6-16-22
DATE

STATE OF TEXAS
COUNTY OF HIDALGO

EXISTING

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.F. No. 95534

10-11-22
DATE

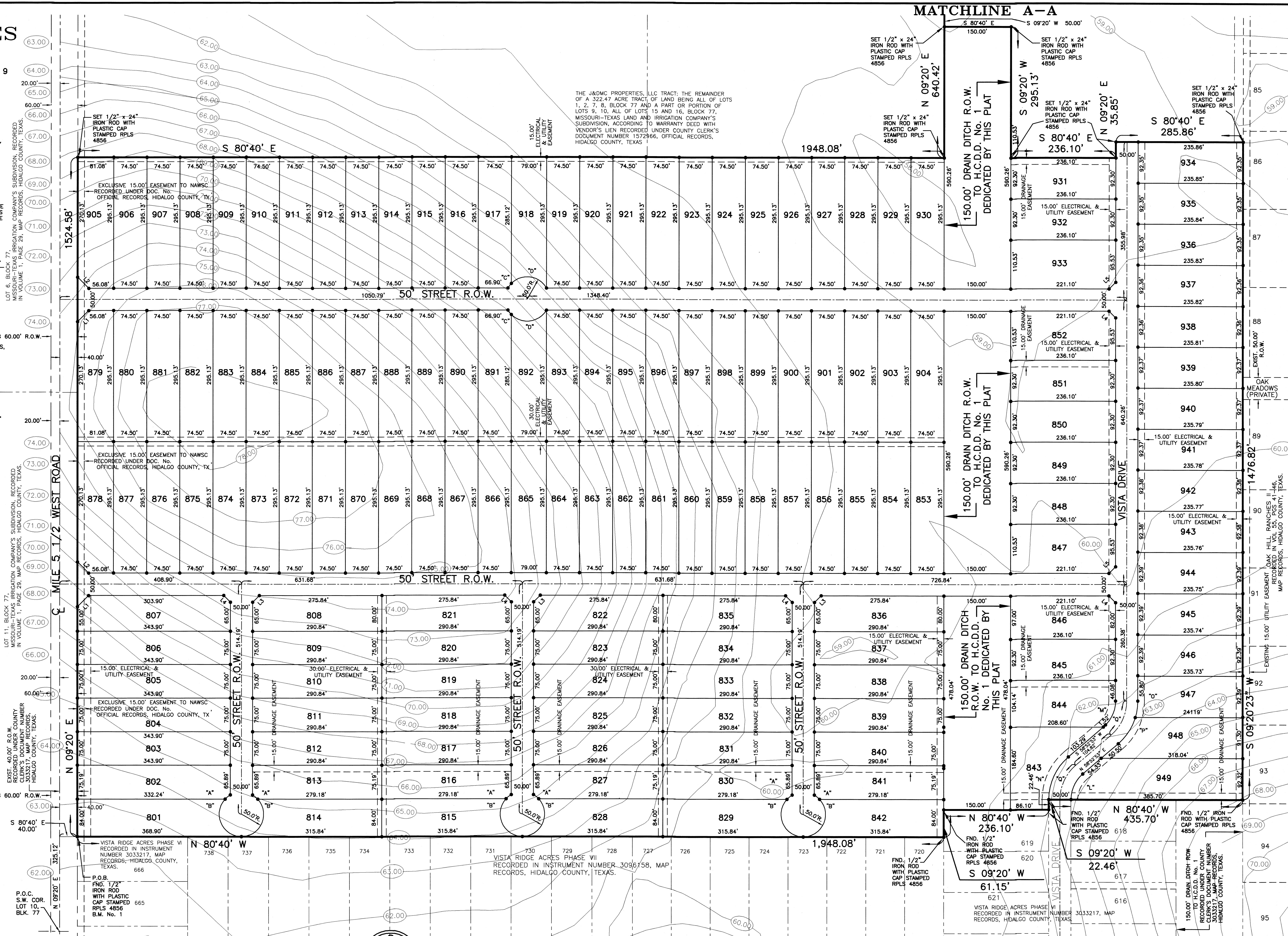
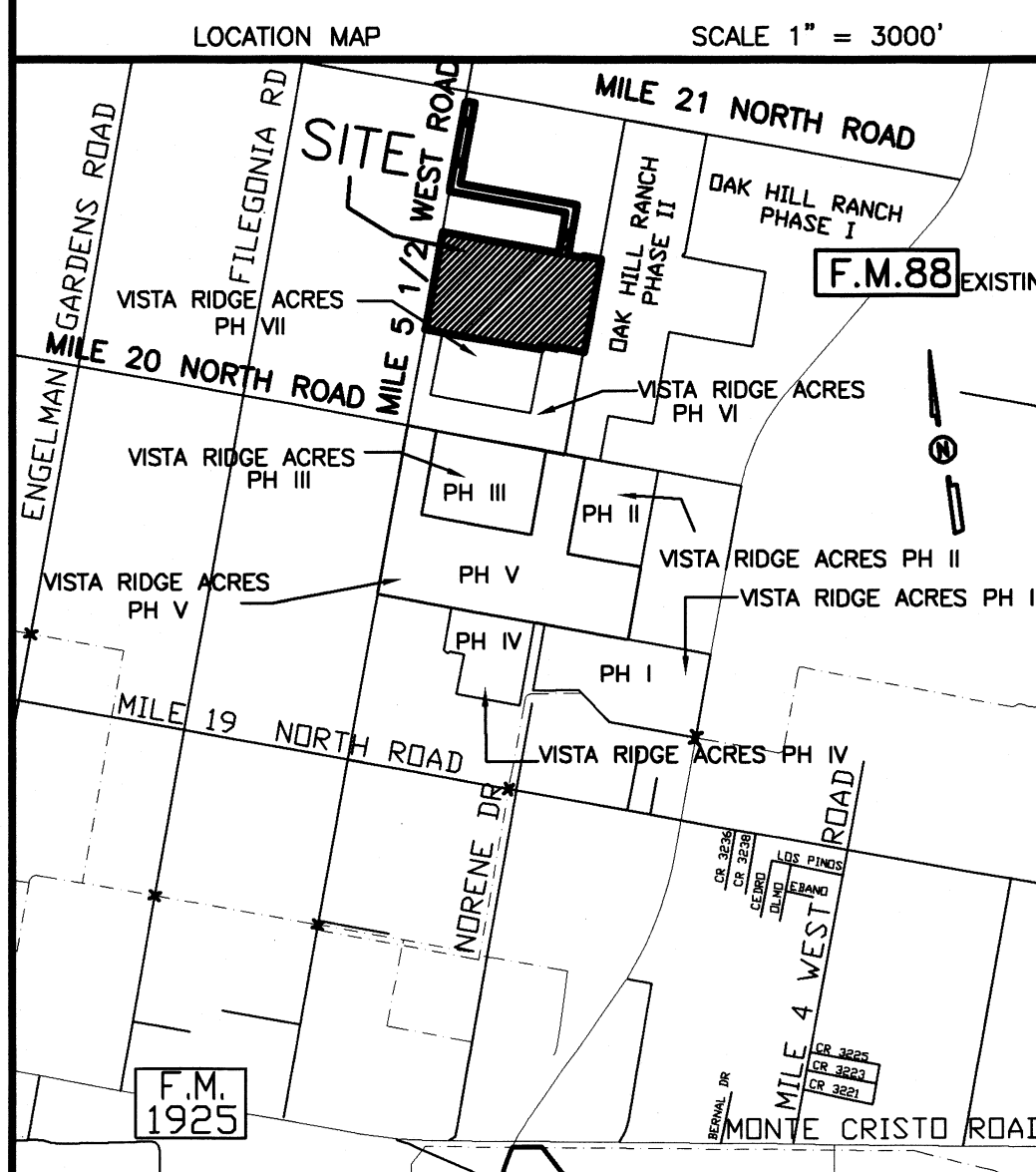


FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

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

SCALE 1" = 100'

BY: _____ DEPUTY _____

[illegible]

PRINCIPAL CONTACTS:

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

ENGINEER: ALFONSO QUINTANILLA

SURVEYOR: ALFONSO QUINTANILLA

Address

2614 W. FREDDY GONZALEZ DRIVE
124 E. STUBBS
124 E. STUBBS

City & Zip

EDINBURG, TX. 78539
EDINBURG, TX 78539
EDINBURG, TX 78539

Phone

(956)318-0956
(956)381-6480
(956)381-6480

Fox

316-4547
381-0527
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 956-381-0521

ALFONSOQ@QHA-ENG.COM

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
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MARCH 16, 2022	JG		
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SHEET NO.

2 of 6

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.

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.



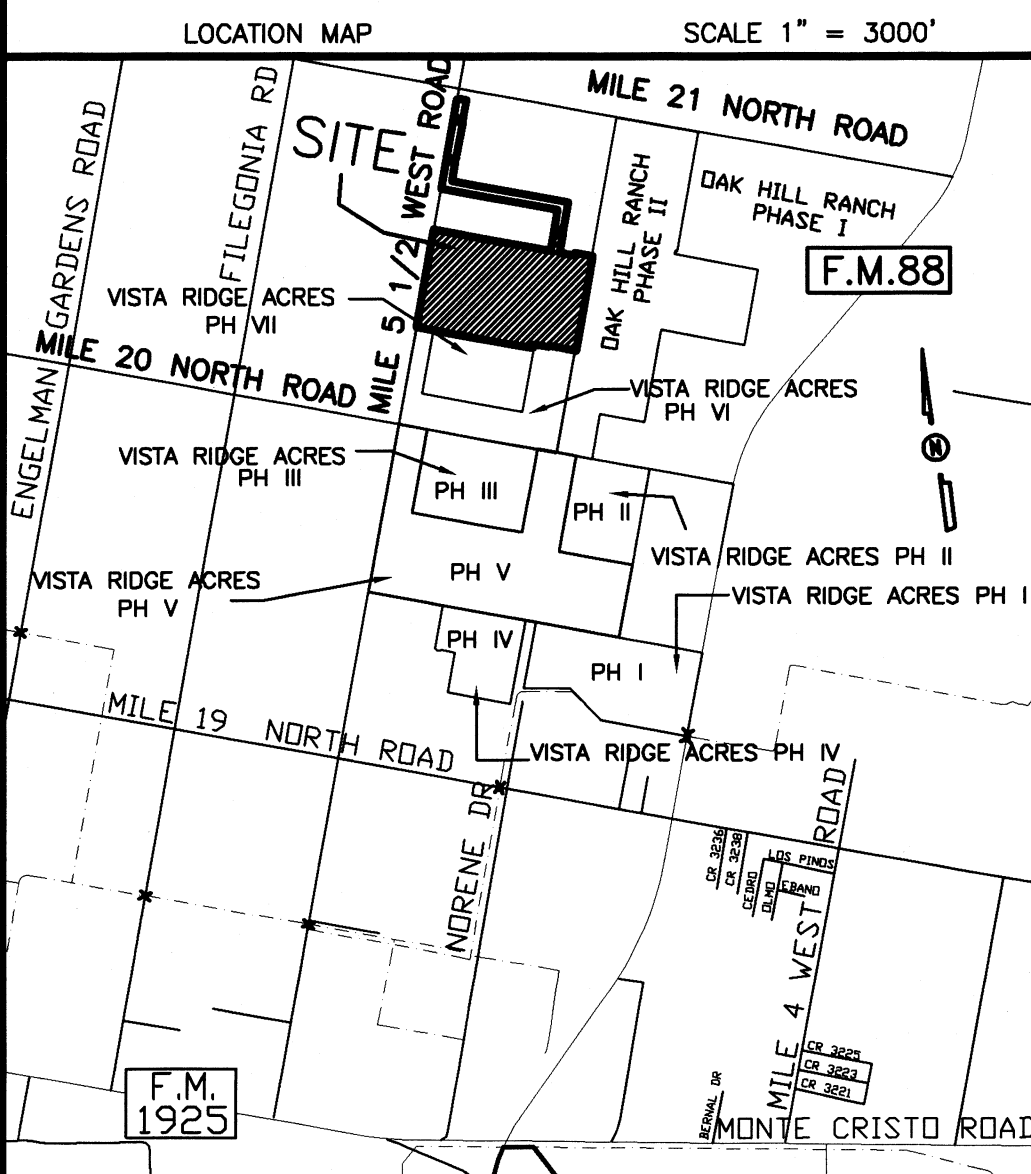
SCALE 1" = 100'

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

THE J&DMC 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

THE J&DMC 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



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	316-4547
ENGINEER:	ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	381-0527
SURVEYOR:	ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	381-0527

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

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

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

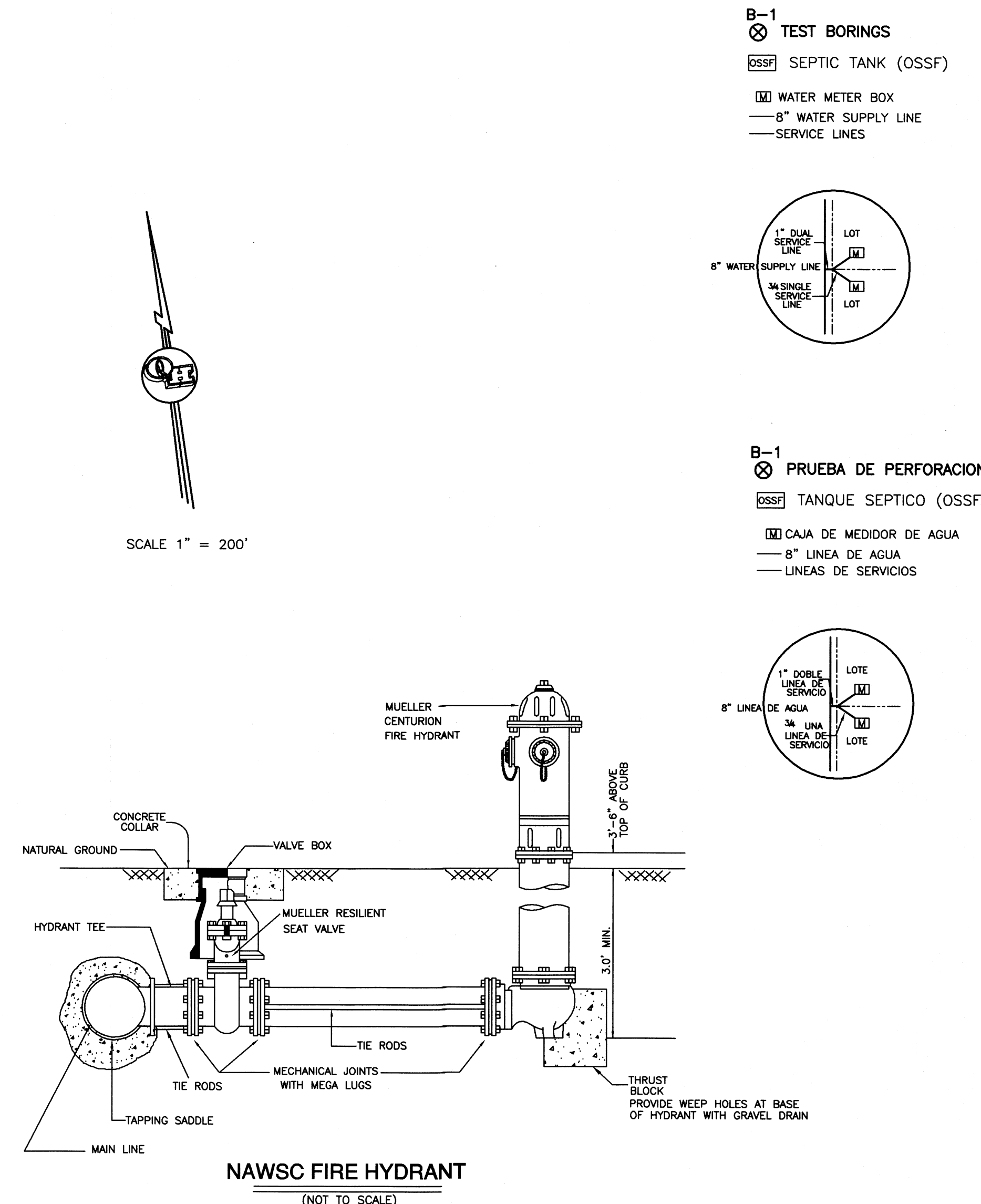
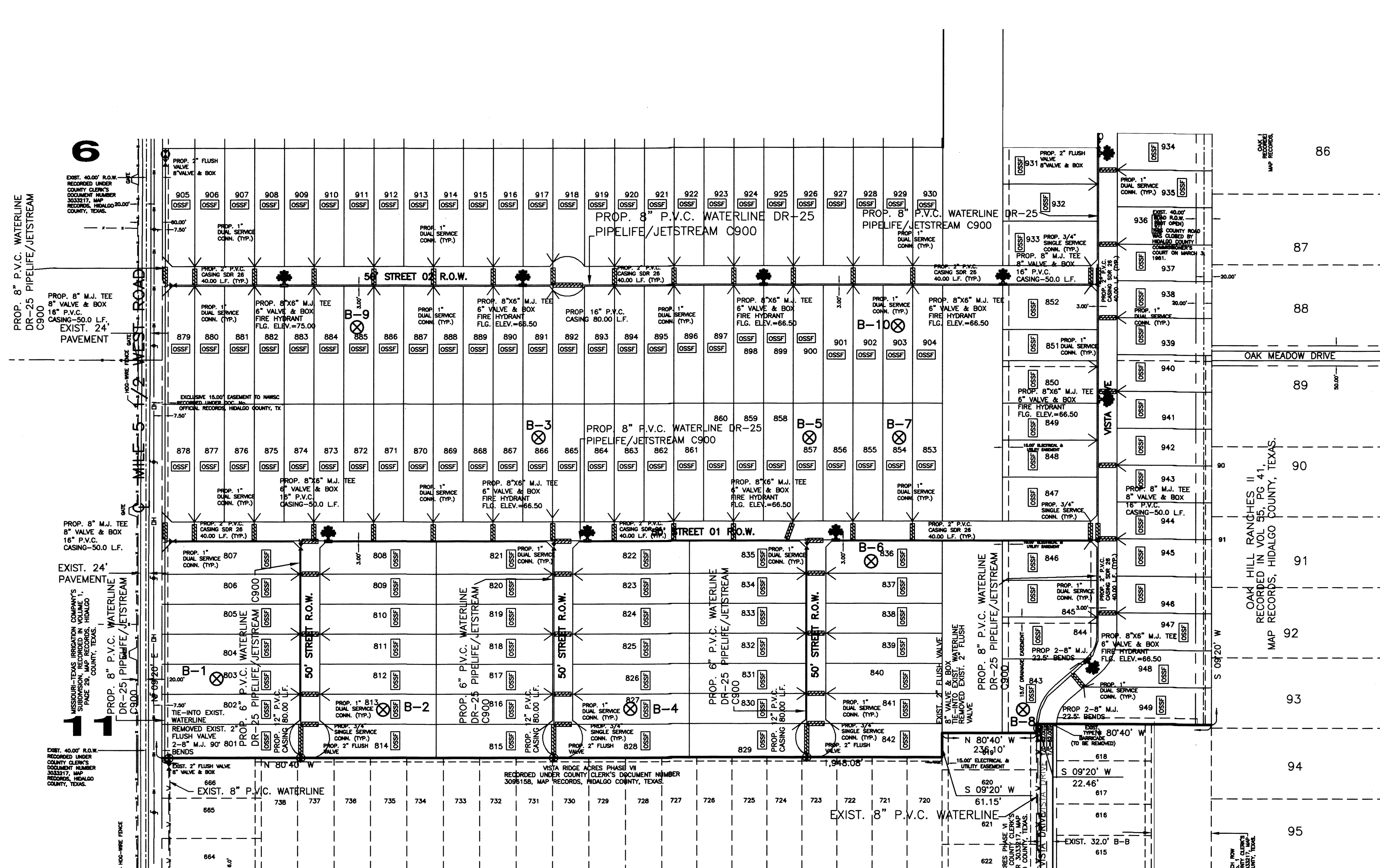
BY: _____ DEPUTY

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



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 AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH N.A.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND N.A.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO THE FULL DEVELOPMENT OF THIS SUBDIVISION. N.A.W.S.C. HAS AN EXISTING 8\"/>

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:

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\"/>

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 \$ _____ 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, RECIBIRÁ SU PROVISION DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (LA COMPAÑIA DE AGUA DE NORTH ALAMO) ("N.A.W.S.C."). EL DUEÑO DE LA SUBDIVISION Y LA COMPAÑIA N.A.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRÁ SU PROVISION DE AGUA POR LOS PROXIMOS 30 AÑOS. N.A.W.S.C. TIENDE A REPRESENTAR DOCUMENTACIÓN PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA NECESARIA PARA SEGUIR EL DESARROLLO DE LA SUBDIVISION. N.A.W.S.C. TIENE UNA LINEA EXISTENTE DE 8\"/>

DRENAJE: Descripción, Gastos y Fecha de Inicio

EL DRENAJE DE VISTA RIDGE ACRES PHASE VIII, TENDRÁ 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 RECONOCIDO, EVALUADO Y LA VERIFICADO ES CONVENIENTE PARA FOSAS SEPTICAS (OSSF). EL REPORTE FUE EXAMINADO Y APROBADO POR EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO.

CADA SOLAR EN LA SUBDIVISION MIDE MEDIO ACRE DE TAMAÑO. EL LIBRO DE SERVICIOS Y CONSERVACION DEL SUELO DEL DEPARTAMENTO DE AGRICULTURA DE LOS ESTADOS UNIDOS (USDA) INDICA UNA MEZCLA DE MARGA DE BARRO Y ARENOSO, MARGA DE ARENOSO Y UN MARGA FINO DE BARRO. EL EVALUADOR (LIC# 05 12258) HAD DIEZ (10) PRUEBAS CON AGUJEROS 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) EXTENDIENDO A MAS DE 24 PULGADAS BAJO EL FONDO DE CUALQUIER EXCAVACION POR EL EVALUADOR (LIC# 05 12258). NO HAY PRESENCIA DE AGUA SUBTERRANEA BAJO LA CAPA DE 24 PULGADAS DE FONDO DE LAS EXCAVACIONES.

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 (CÓDIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

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

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

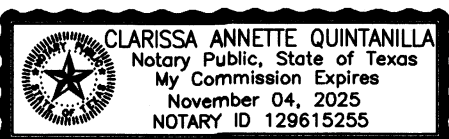
VISTA RIDGE ACRES PHASE VIII

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

BEFORE ME, the undersigned notary public, on this day personally appeared **JOHN J. McLELLAND, MANAGER** proved to me through his Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that she executed the same for the purpose and consideration thereby expressed.

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



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
 1-1 (WE), **JOHN J. McLELLAND, 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.

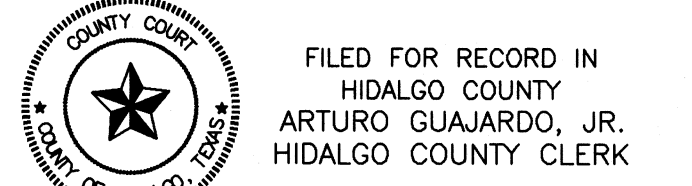
J & DMC MANAGEMENT, LLC
JOHN J. McLELLAND, MANAGER
 2614 W. FREDDY GONZALEZ DRIVE
 EDINBURG TX, 78539

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

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

REVISION NOTES

No.	Sheet	REVISION	Date	Approved



FILED FOR RECORD IN HIDALGO COUNTY, TEXAS

ARTURO GUJARDO, JR.
 HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____

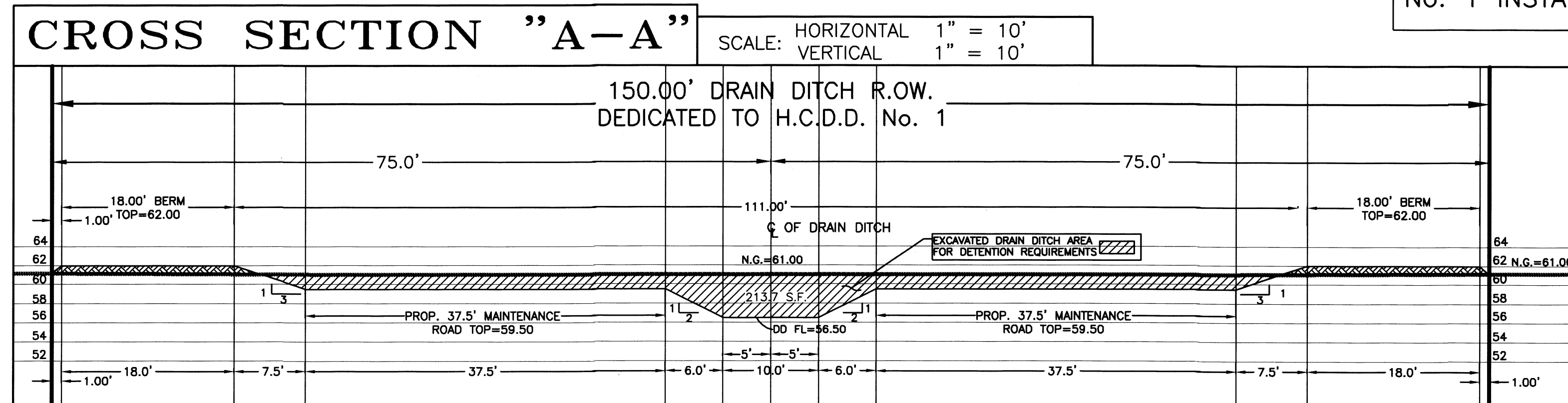
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

COST ESTIMATE

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

SHEET NO. 4	FILENAME : F:\DATA\SUBDIVISIONS\HIDALGO CO\VISTA RIDGE ACRES PH VIII(B-PLAT)
OF 6 SHEETS	DATE PREPARED : JUNE 18, 2022 LG
	PREPARED BY : _____
	CHECKED BY : _____
	APPROVED BY : _____



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

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

Valta 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 plat recorded in Volume 1, Page 123, map records, Hidalgo County, Texas and according to warranty deed with vendor's lien recorded under County Clerk's Document Number 157285, Hidalgo County, Texas and according to 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 (28), Racombes (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 5511 cubic feet per second for an increase of 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 (3.14 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 depicted by this plot. 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 overflow 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 FLOWSTHROUGH THEN EAST. THE DRAINAGE DITCH CARRIES WATER EASTWARD WHERE IT EMPTIES INTO LAQUANA MAJOR. THE 10 YEAR FLOOD IS CONTAINED WITHIN THE RIGHT-OF-WAY OF STREET AND WITHIN THE DRAINAGE SLOWS OF THE SUBDIVISION AS SHOWN BELOW. THE REVERTED COVENANT (SET OUT ON SHEET 1 UNDER PLAT NOTES AND RESTRICTIONS) PROHIBITS THE CONSTRUCTION OF RESIDENTIAL HOUSING IN ANY SUBDIVISION WHICH 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 FLOODPLAIN IS SHOWN BY A DOTTED LINE. THE FLOODPLAIN IS LOCATED TO THE TOP OF THE MAP. THE AVERAGE HEIGHT OF THE CURB IN FRONT OF THE LOT, THESE MEASURES PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS, AVOID THE FLOODPLAIN AND THE FLOODPLAIN. THE MAP BELOW ILLUSTRATES THE FLOOD PATTERNS FOR THE RUNOFF.

CERTIFICATION:

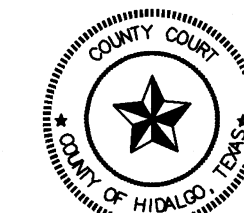
BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100-YEAR FLOODPLAIN FOR ZONE "X" AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0350 C, DATED ON JUNE 6, 2000 (REVISED MAY 17, 2001 TO REFLECT LOMR) IS CONTAINED WITHIN THE DRAINAGE OF THE SUBDIVISION, AS SHOWN BELOW.



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

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 ALFONSOQQQHA-ENG.COM

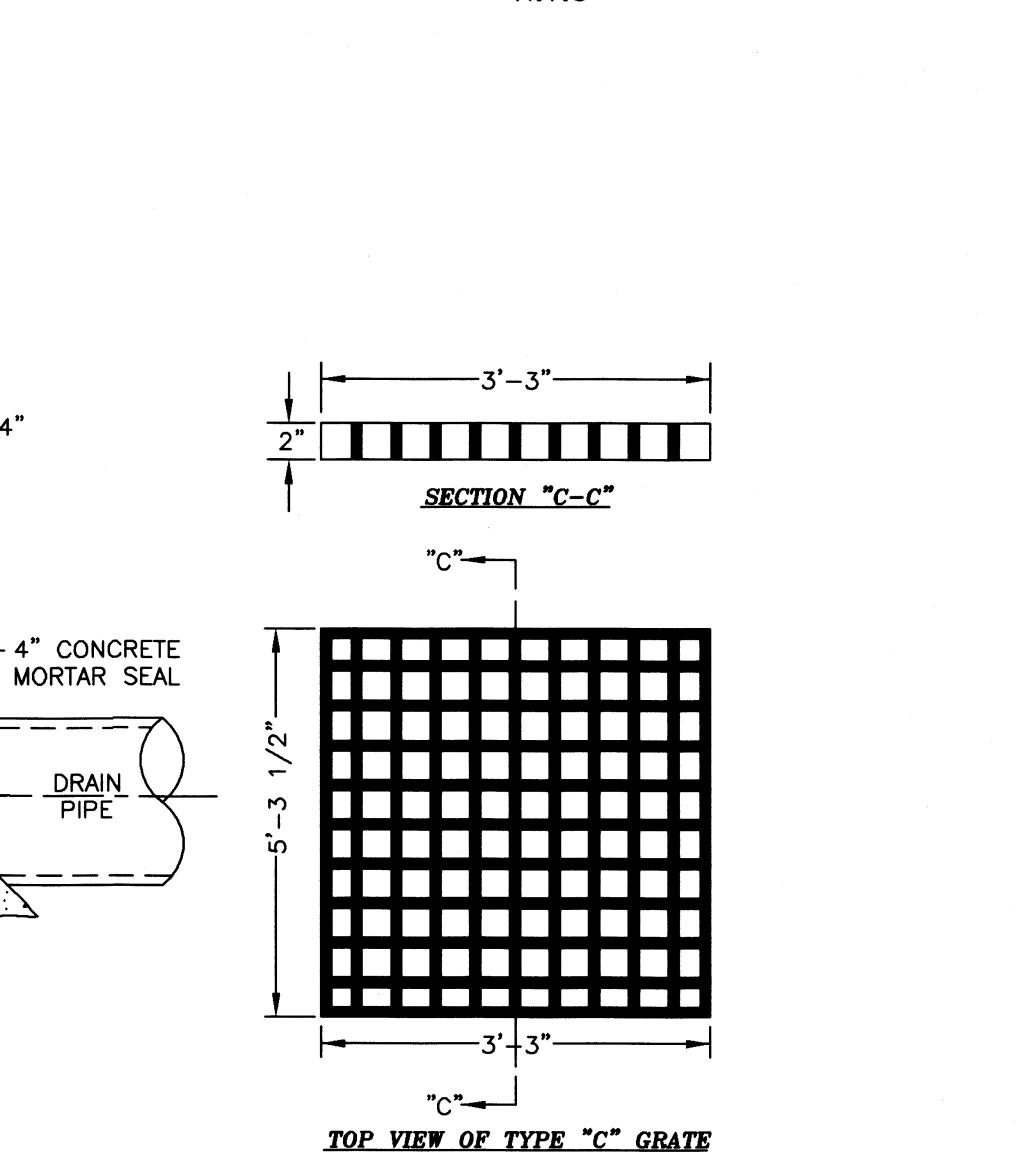
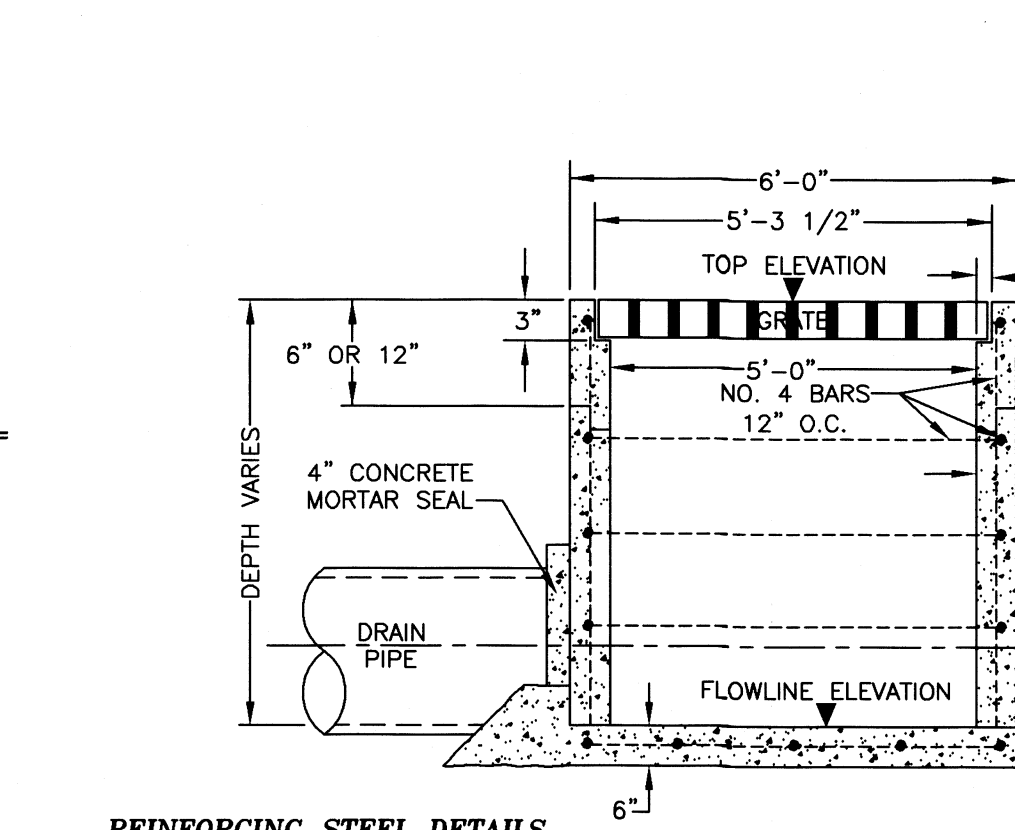
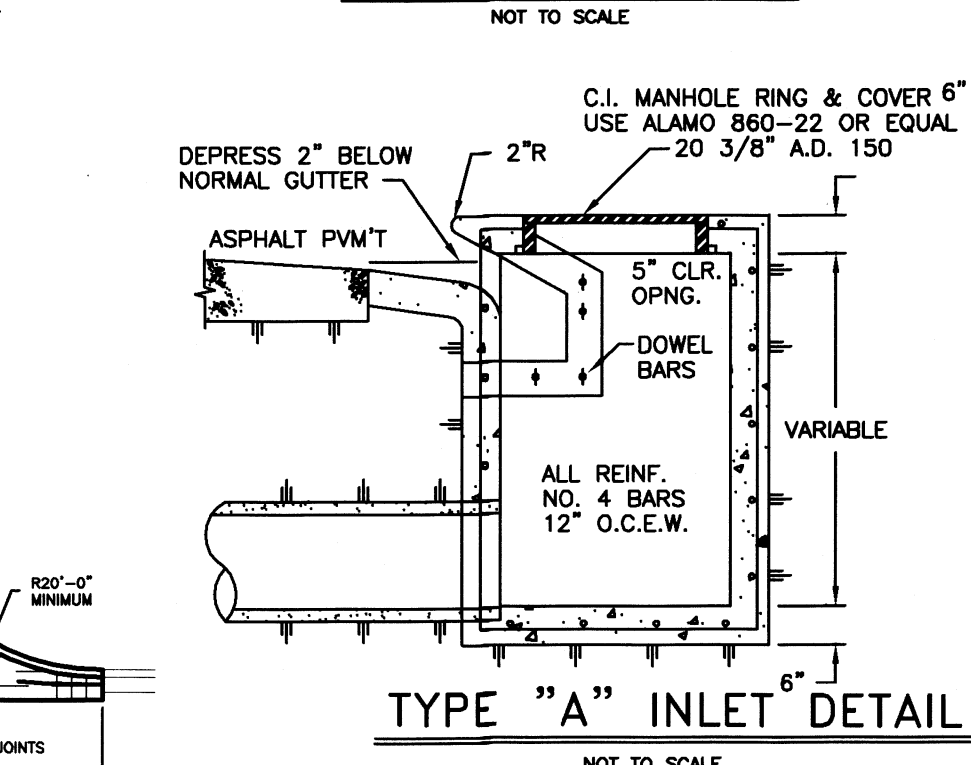
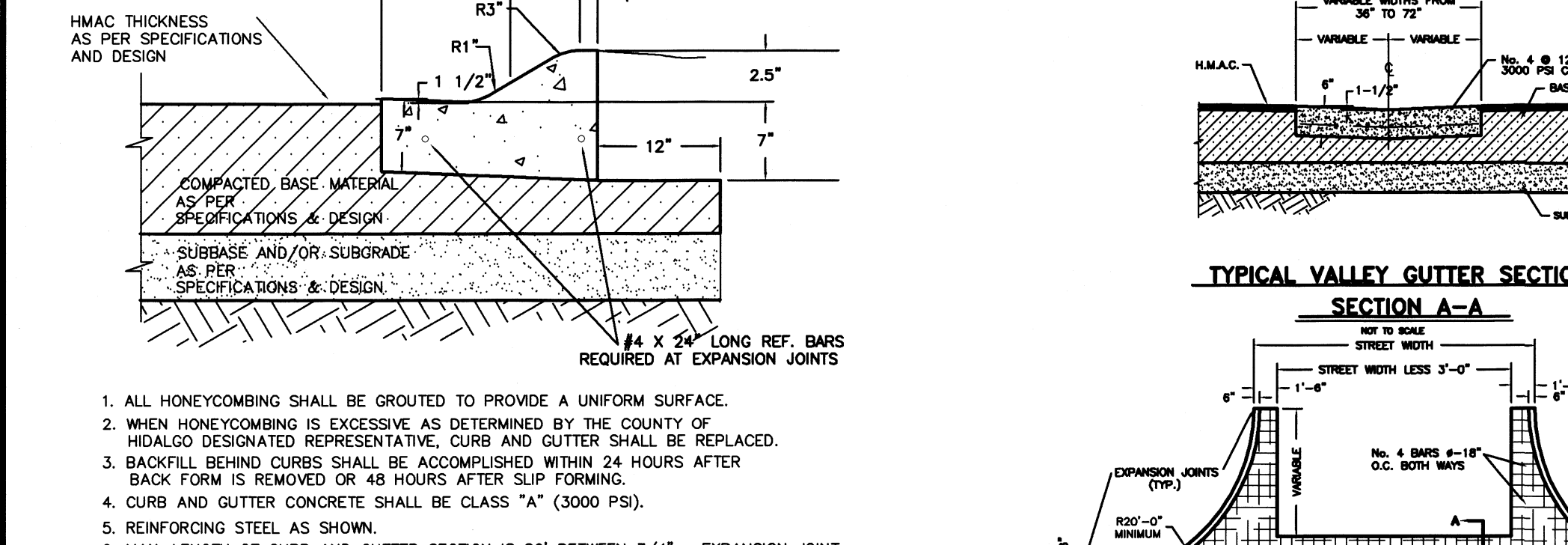
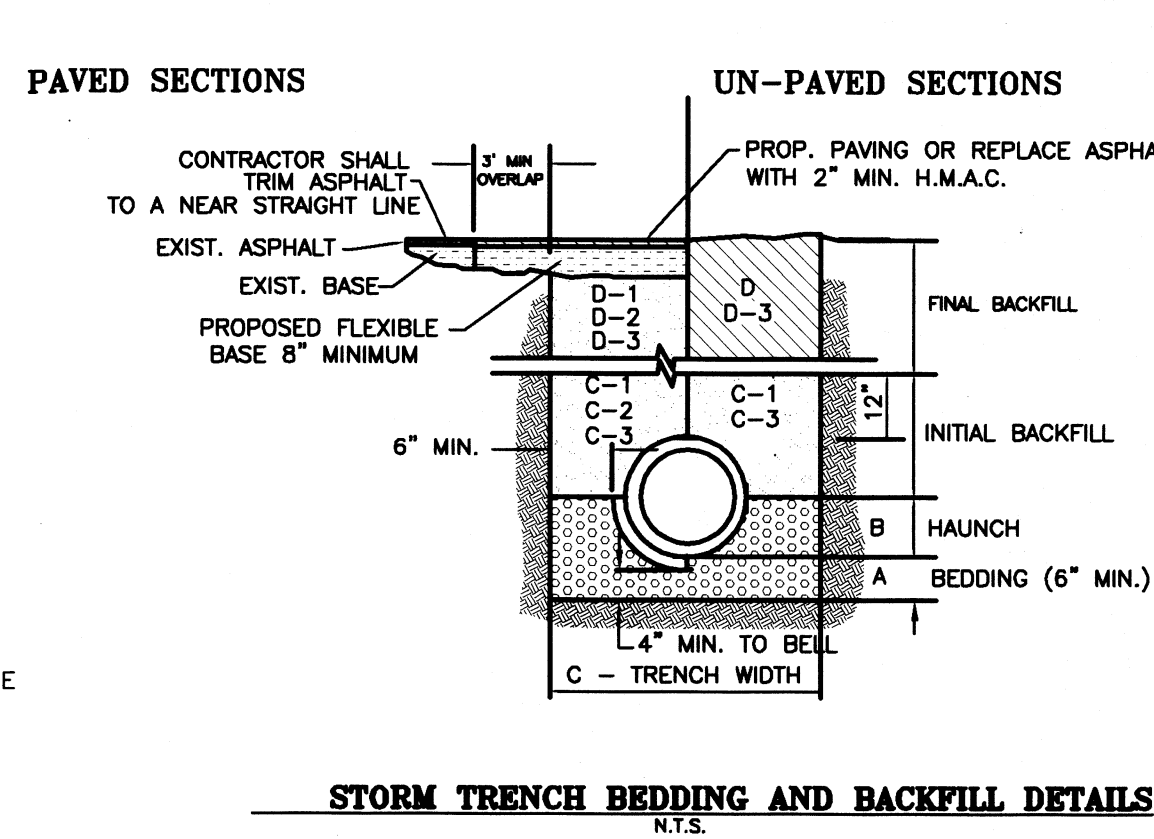
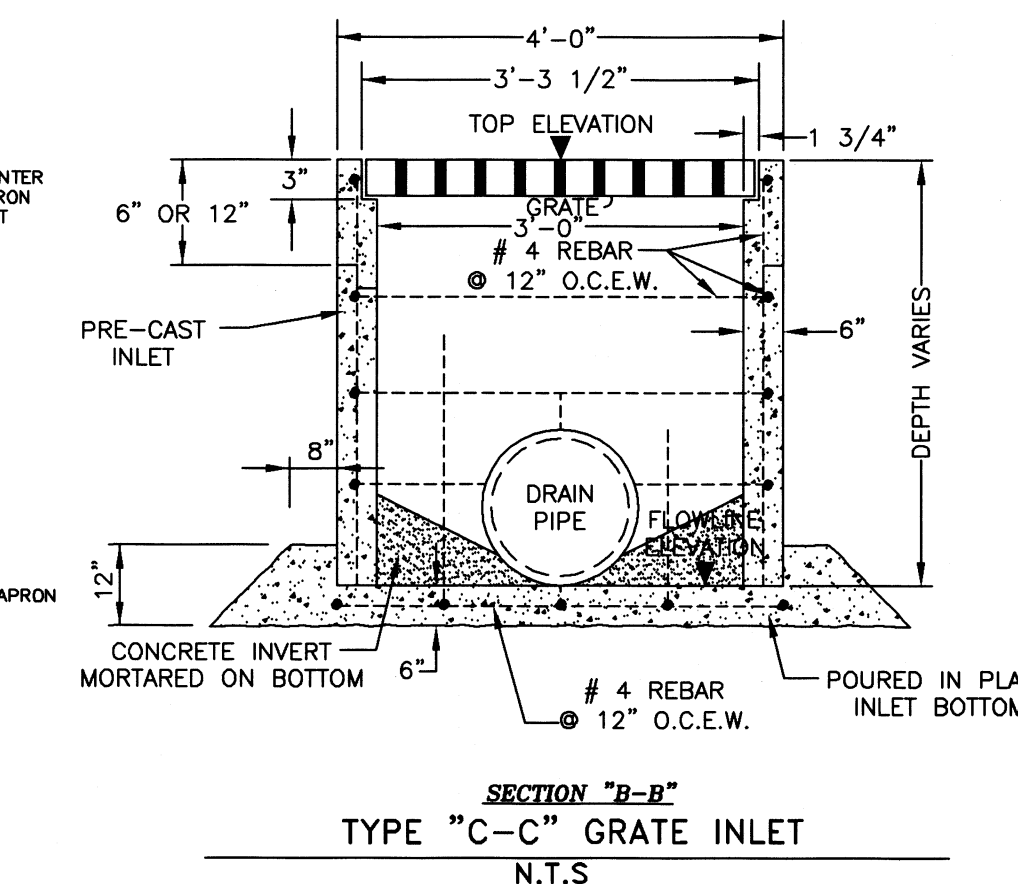
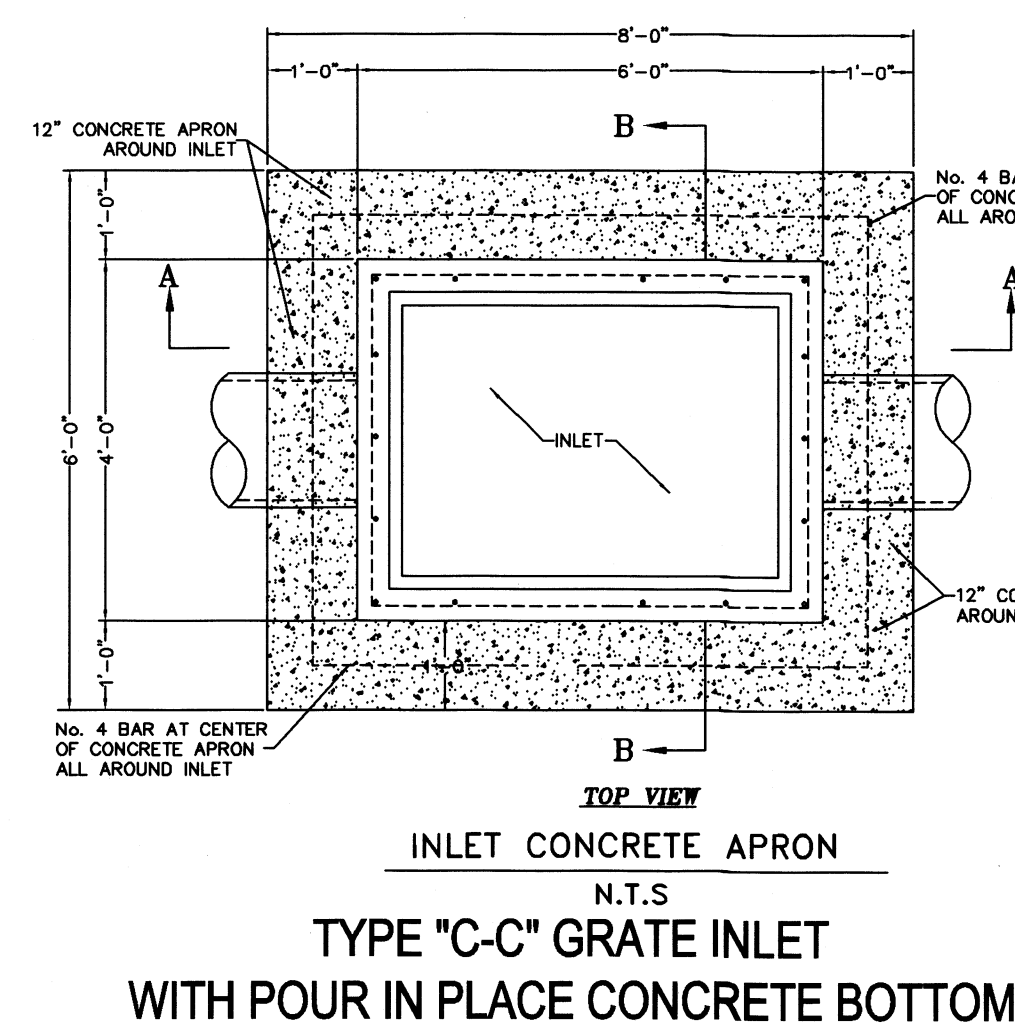
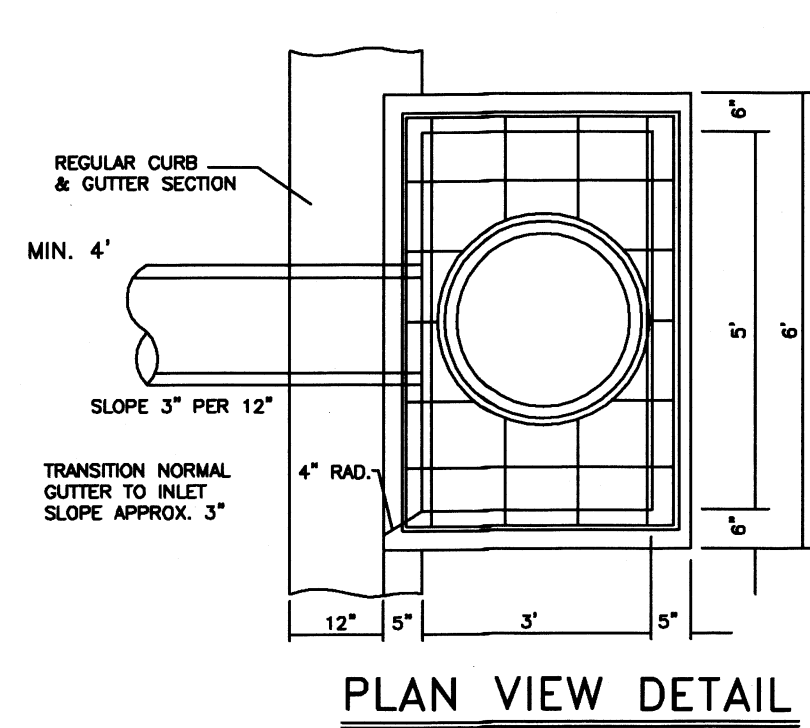
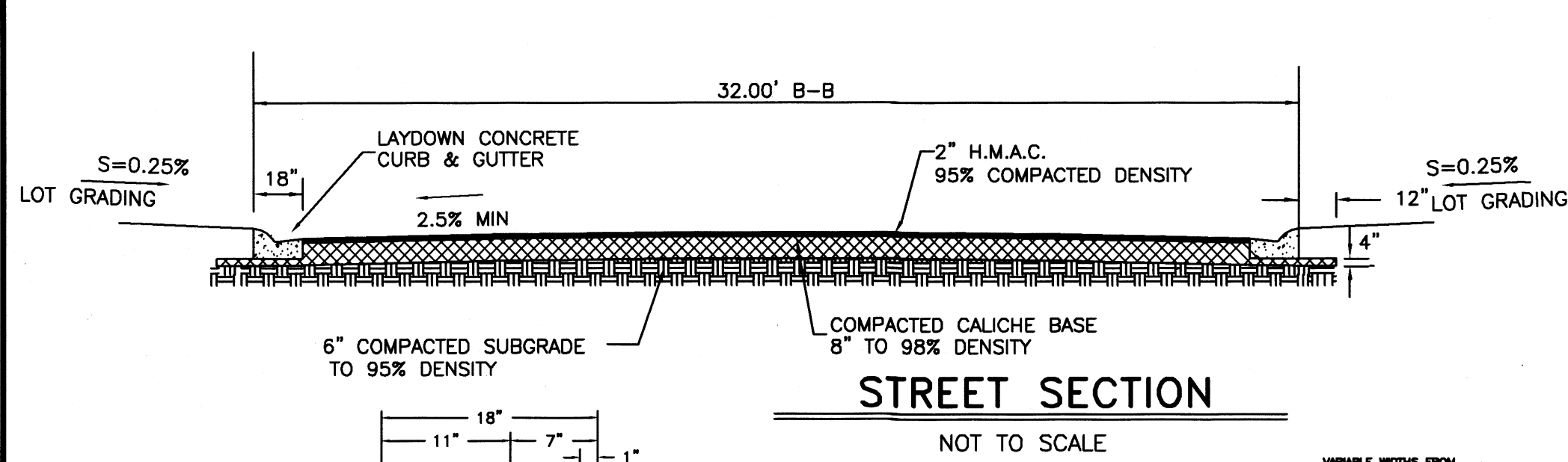


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HIDALGO COUNTY CLERK

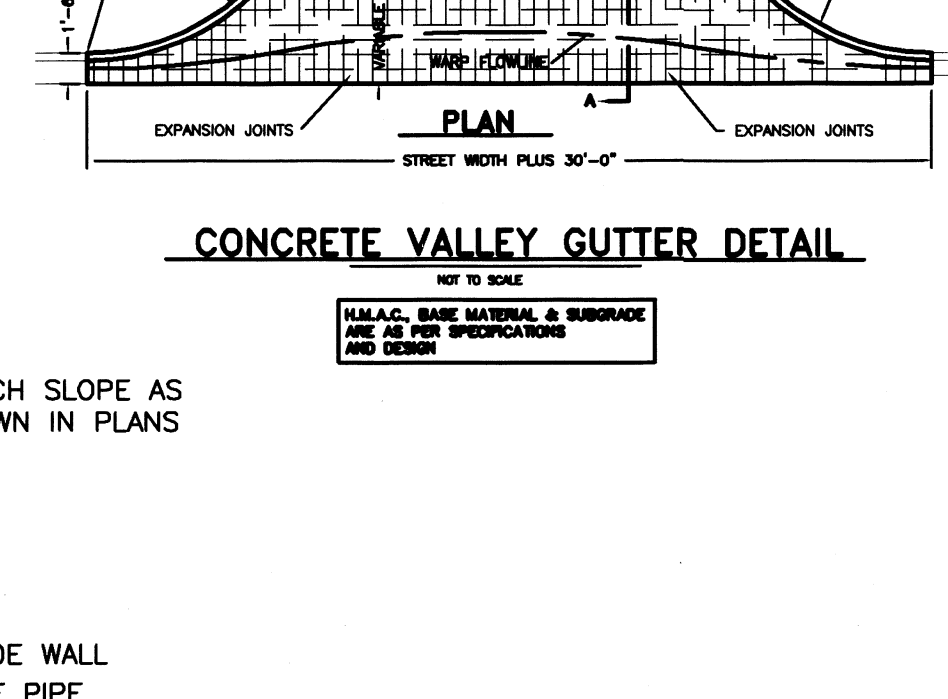
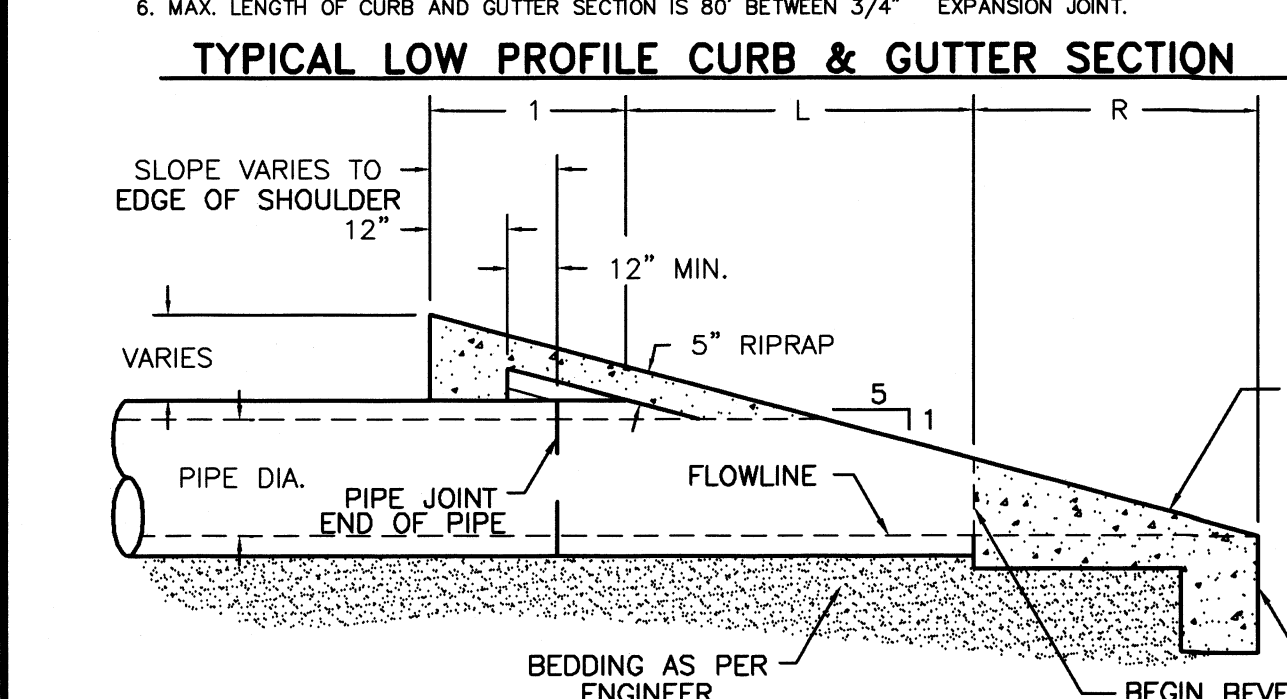
ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY _____

SHEET NO. 5 OF 6 SHEETS	FILENAME : F:\DATA\SUBDIVISIONS\HIDALGO CO.\VISTA RIDGE ACRES PH VII\B			
	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
	JUNE 16, 2022	LG		
	DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY



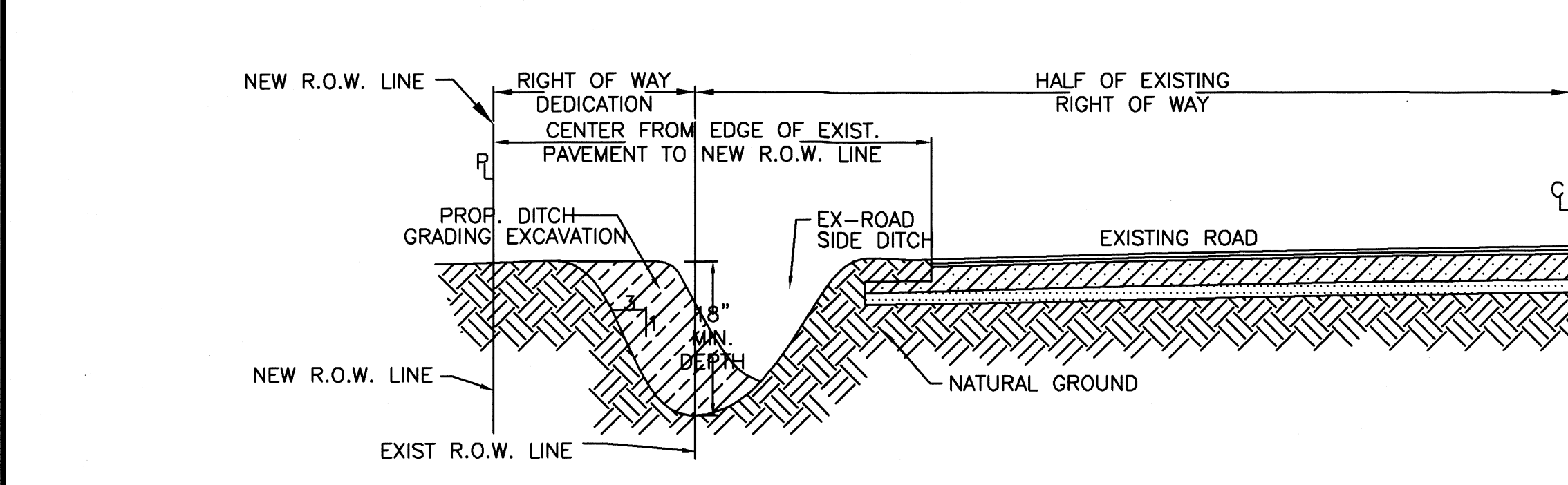
- STORM TRENCH BEDDING AND BACKFILL DETAILS**
N.T.S.
- BEDDING FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SAND AND/OR GRAVEL MIX BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW OF PIPE (MIN. THICKNESS = 8") - PIT RUN GRAVEL 3/4" MAX. SIZE.
 - HAUNCH FOR RCP CLASS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



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



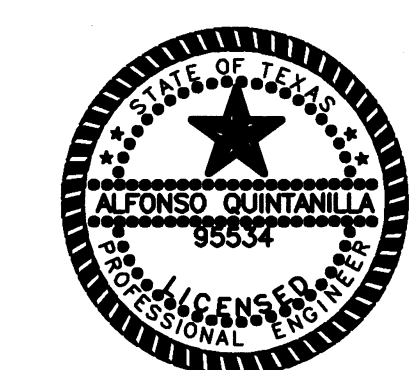
CONCRETE SCHOOL BUS STOP PICKUP AREA
NOT TO SCALE



CONSTRUCTION OF ROAD SIDE DITCH
NOT TO SCALE

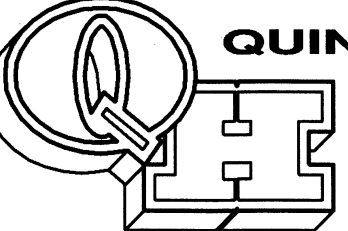
VISTA RIDGE ACRES PHASE VIII

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.



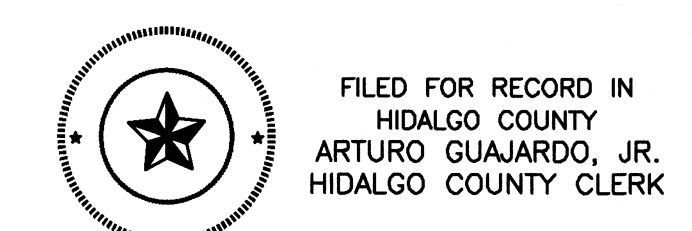
ALFONSO QUINTANILLA
P.E. No. 95534

10-11-22
DATE



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

SHEET NO. 6 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 REVISION	REVISION BY	CHECKED BY	APPROVED BY



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

No.	Sheet	REVISION	Date	Approved

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