



HIDALGO COUNTY PLANNING DEPARTMENT

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

T.J. Arredondo
Director of Planning

HIDALGO COUNTY COMMISSIONERS COURT MEETING DATE: 5-30-2023

PROPOSED VISTA DELTA SUBDIVISION, PRECINCT No. 1.

ENGINEER QUINTANILLA HEADLEY AND ASSOCIATES DEVELOPER: SIX PRIMOS, LLC.

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 84 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

NUMBER OF STREETLIGHTS: 11

FILLING STATIONS: 6

LOCATION DESCRIPTION: NORTHWEST CORNER OF MILE 3 1/2 WEST ROAD AND MONTE CRISTO ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF CITY OF ELSA

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 1-31-2022 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 WIDENING THE EXISTING DRAIN DITCH.

ROAD R.O.W. DEDICATION: 62.0 FEET ONTO MONTE CRISTO ROAD AND 10.00 FEET ONTO MILE 3 1/2 WEST ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 5-16-2023 BY, PRECINCT 1 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 5-16-2023 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: OSSF'S HAVE BEEN INSTALLED.

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 12" LOCATION: MONTE CRISO ROAD.

H.C.E.O.C. FINAL APPROVAL DATE: 5-01-2023 : 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: APRIL 4, 2023

STAFF RECOMMENDS: **Preliminary Approval** *subject to comments and future recommendations by planning, Other departments, and the approval of the City of ELSA.*

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 DELTA SUBDIVISION

A 49.43 ACRE TRACT OF LAND OUT OF LOT 11, BLOCK 99, MISSOURI-TEXAS LAND AND IRRIGATION COMPANYS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 1, PAGE 29, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ALL OF LOT 154, DELTA ORCHARDS COMPANY UNIT No.4, HIDALGO COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 17, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3291467 AND 3291468, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS

METES AND BOUNDS

A 49.43 ACRE TRACT OF LAND OUT OF LOT 11, BLOCK 99, MISSOURI-TEXAS LAND AND IRRIGATION COMPANYS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 1, PAGE 29, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ALL OF LOT 154, DELTA ORCHARDS COMPANY UNIT No.4, HIDALGO COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 17, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3291467 AND 3291468, 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 COTTON PICKER SPINDLE SET ON THE CENTERLINE OF MONTE CRISTO ROAD (F.M. 1925) FOR THE SOUTHWEST CORNER OF LOT 11 AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE, N 09°20'E, ALONG THE WEST LINE OF LOT 11, PASSING A 1/2" IRON ROD SET AT 43.53 FEET FOR THE NORTH RIGHT OF WAY LINE OF MONTE CRISTO ROAD (F.M. 1925), A TOTAL DISTANCE OF 63.80 FEET TO A 1/2" IRON ROD WITH CAP STAMPED SET FOR THE SOUTHWEST CORNER OF THE HIDALGO COUNTY DRAINAGE DISTRICT No.1 TRACT (A 5.04 ACRE TRACT OF LAND OUT OF LOT 11, BLOCK 99, MISSOURI-TEXAS LAND AND IRRIGATION COMPANYS SUBDIVISION, ACCORDING TO DONATION DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3430953, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND AN EXTERIOR CORNER OF THIS TRACT.

THENCE, N 89°50'27"E, ALONG THE SOUTH LINE OF SAID HIDALGO COUNTY DRAINAGE DISTRICT No.1 TRACT, A DISTANCE OF 152.08 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTHEAST CORNER OF SAID TRACT AND AN INTERIOR CORNER OF THIS TRACT.

THENCE, N 09°20'W, ALONG THE EAST LINE OF SAID HIDALGO COUNTY DRAINAGE DISTRICT No.1 TRACT, A DISTANCE OF 1450.13 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE NORTHEAST CORNER OF SAID TRACT AND AN INTERIOR CORNER OF THIS TRACT.

THENCE, N 89°40'W, ALONG THE NORTH LINE OF SAID HIDALGO COUNTY DRAINAGE DISTRICT No.1 TRACT, A DISTANCE OF 150.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE WEST LINE OF LOT 11 FOR THE NORTHWEST CORNER OF SAID TRACT AND AN EXTERIOR CORNER OF THIS TRACT.

THENCE, N 09°20'E, ALONG THE WEST LINE OF LOT 11 AND THE WEST LINE OF LOT 154, A DISTANCE OF 585.06 FEET TO A 1/2" IRON ROD WITH CAP STAMPED 4856 FOUND FOR THE NORTHWEST CORNER OF LOT 154 AND THE NORTHWEST CORNER OF THIS TRACT

THENCE, S 80°40'E, ALONG THE NORTH LINE OF LOT 154, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND AT 1,289.41 FEET FOR THE WEST RIGHT OF WAY LINE OF MILE 3 1/2 WEST ROAD, A TOTAL DISTANCE OF 1,319.41 FEET (MAP RECORD: 1,320.00 FEET) TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE NORTHEAST CORNER OF LOT 154 AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE, S 09°20'W, ALONG THE EAST LINE OF LOT 154 AND THE EAST LINE OF LOT 11, AND THE CENTERLINE OF MILE 3 1/2 WEST ROAD, A DISTANCE OF 1649.96 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE, N 89°22'02"W, PASSING A 1/2" IRON ROD WITH CAP STAMPED SET AT 20.23 FEET FOR THE WEST RIGHT OF WAY LINE OF MILE 3 1/2 WEST ROAD, A DISTANCE OF 853.62 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 151.65 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE, S 40°24'46"E, A DISTANCE OF 64.62 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE, S 00°21'26"E, PASSING A 1/2" IRON ROD SET AT 20.00 FEET FOR THE NORTH RIGHT OF WAY LINE OF MONTE CRISTO ROAD (F.M. 1925), A TOTAL DISTANCE OF 61.05 FEET TO A COTTON PICKER SPINDLE SET ON THE SOUTH LINE OF LOT 11 FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE, S 89°38'34"W, ALONG THE SOUTH LINE OF LOT 11, A DISTANCE OF 150.69 FEET TO A COTTON PICKER SPINDLE FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE, N 00°21'26"W, PASSING A 1/2" IRON ROD SET AT 41.57 FEET FOR THE NORTH RIGHT OF WAY LINE OF MONTE CRISTO ROAD (F.M. 1925), A TOTAL DISTANCE OF 61.57 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE, N 49°35'14"E, A DISTANCE OF 76.32 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 152.36 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE, N 89°22'02"W, A DISTANCE OF 278.83 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, PASSING A 1/2" IRON ROD SET AT 226.55 FEET FOR THE NORTH RIGHT OF WAY LINE OF MONTE CRISTO ROAD (F.M. 1925), A TOTAL DISTANCE OF 269.54 FEET TO A COTTON PICKER SPINDLE SET ON THE SOUTH LINE OF LOT 11 FOR AN EXTERIOR CORNER OF THIS TRACT.

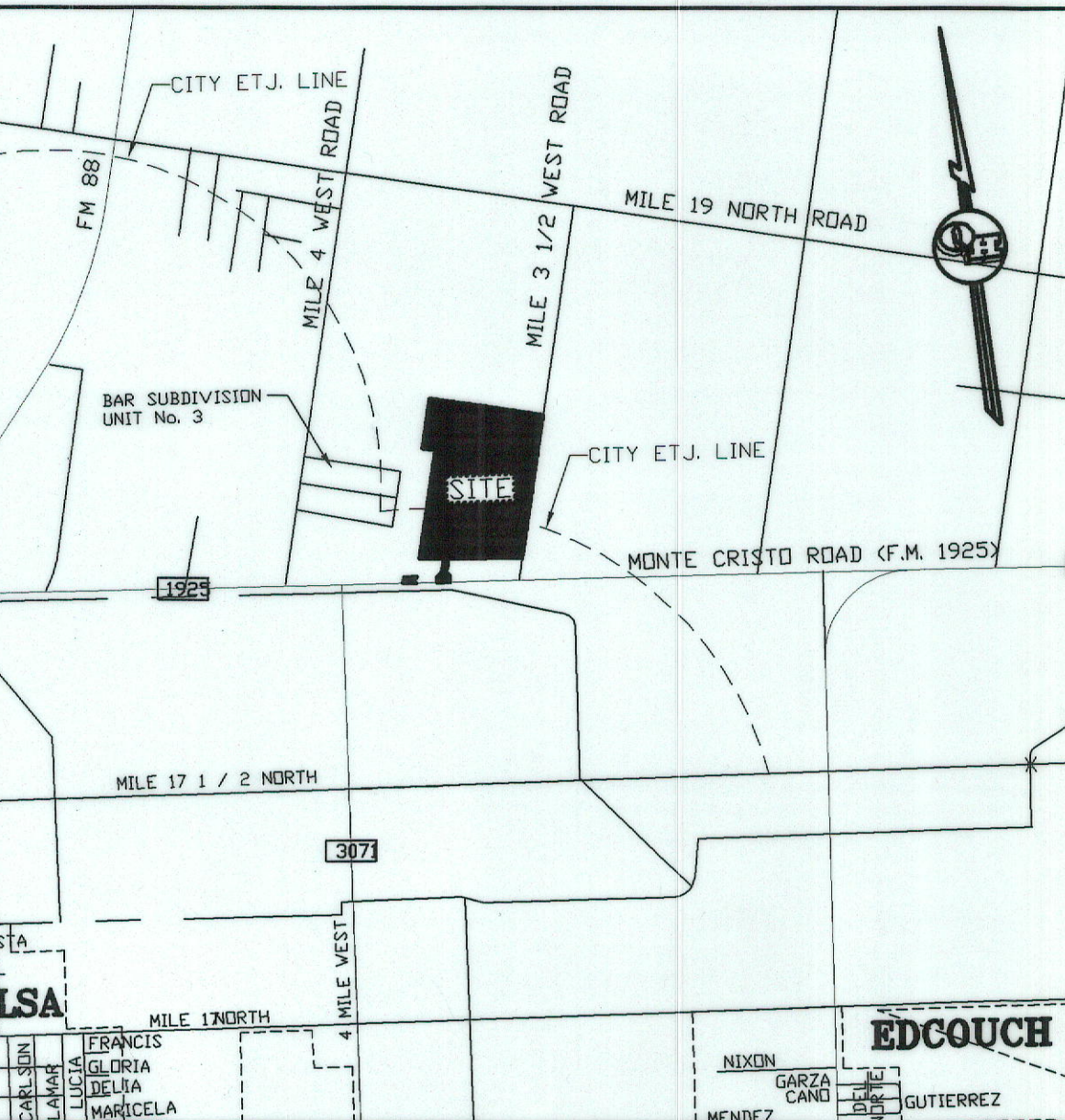
THENCE, S 89°38'34"W, ALONG THE SOUTH LINE OF LOT 11 AND THE CENTERLINE OF MONTE CRISTO ROAD (F.M. 1925), A DISTANCE OF 152.17 FEET TO THE POINT OF BEGINNING AND CONTAINING 49.43 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH BAR SUBDIVISION UNIT No.3, RECORDED IN VOLUME 22, PAGE 148, MAP 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.

ALFONSO QUINTANILLA, R.L.S. No. 4856, DATE 12-16-2021

LOCATION MAP SCALE 1" = 2000'



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY: VISTA DELTA SUBDIVISION, IS LOCATED IN EASTERN HIDALGO COUNTY ON THE NORTHWEST CORNER OF MILE 3 1/2 WEST ROAD AND MONTE CRISTO ROAD (FM 1925) 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 7,174). VISTA DELTA SUBDIVISION, LIES APPROXIMATELY 1.0 MILE FROM THE CITY LIMITS AND FALLS PARTIALLY IN THE RURAL AREA OF THE COUNTY AND PARTIALLY IN THE CITY ELSA E.T.A. IT LIES IN PRECINCT No. 1.

Table with columns: Name, Address, City & Zip, Phone, Fax. Lists contact information for Six Primos, LLC, Marco A. Gonzalez, and Alfonso Quintanilla.

PLAT NOTES AND RESTRICTIONS:

- 1.- FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAN. COMMUNITY-PANEL NUMBER 480334 0350 C MAP REVISED: JUNE 6, 2000 (LOMR DATE MAY 17, 2001)
2.- LEGEND: DENOTES 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.
3.- SETBACKS: MINIMUM REQUIREMENTS-OWNER MAY DESIGNATE STRICTER REQUIREMENTS.
4.- GENERAL NOTE FOR SINGLE FAMILY RESIDENCE: NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. 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 TOP OF CURB 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.
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 561,860.44 CUBIC FEET (12.89 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
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.
9.- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
10.- SIX PRIMOS, LLC, CRISTEN WEYAND, MANAGER THE OWNER & SUBDIVIDER OF VISTA DELTA SUBDIVISION, RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSES OF INSTALLING AN APPROVED OSSF ON THE LOT AS 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.
11.- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. DESCRIBED ON SHEET No. 5 OF THIS PLAT.
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.- 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.
15.- "NO ACCESS" PLAT NOTE FOR LOTS 1, 46, 47, 66, 67 AND 84 ONTO MILE 3 1/2 WEST ROAD.
16.- A 4' SIDEWALK WILL BE PLACED AT BUILDING PERMIT STAGE ADJACENT TO THE BACK OF CURB.
17.- NO FENCE WILL BE ALLOWED ALONG THE FRONT OF A HOME.

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

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, and 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__.

SIX PRIMOS, LLC, CRISTEN WEYAND, MANAGER, 2810 N. CLOSNER BLVD, EDINBURG TX, 78541

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF VISTA DELTA SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON ___ 20__.

ENVIRONMENTAL HEALTH DIVISION MANAGER DATE

DRAINAGE STATEMENT

We, the undersigned owner(s) of land shown on this plat, for the consideration of Delta Lake Irrigation District (Willacy and Hidalgo County) approving this plat, assume all responsibility for the drainage of the land covered hereby and we, our heirs and assigns, assume any costs in connection with any drainage needed now or at any time in the future.

OWNER: THE STATE OF TEXAS, COUNTY OF HIDALGO, COUNTY OF WILLACY

This plat, VISTA DELTA SUBDIVISION, has been submitted to and considered by the Delta Lake Irrigation District of Willacy and Hidalgo County, Texas and is hereby approved by such district. All rights, rules and regulations of the Delta Lake Irrigation District existing prior to the submission of this plat are not abrogated by the subsequent approval of this plat by the said District, notwithstanding any provision or notation otherwise in this plat. (This requirement will be inapplicable if any rights, rules or regulations of the District are intended by the District to be abrogated). Delta Lake Irrigation District will not allow any structures 15' from the centerline of a pipeline or 25' from the inside toe of any main or lateral canal or drainage ditch, and that no fencing be will installed or remain on any Districts easement or right of way unless approved by the District management. All approved fencing will be required to have gates providing a minimum opening of 16 feet. Plat will be excluded from district boundaries and lots will no longer have access to irrigation.

Any failure to record this plat in the office of the County Clerks Office of Willacy or Hidalgo County within one year after this date, shall cause this approval to become VOID.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 15th DAY OF March 2023. APPROVED BY: PRESIDENT: Chuck McDonald, SECRETARY: Matthew Klostermann

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

INDEX OF SHEETS

- SHEET 1.- HEADING INDEX: LOCATION MAP AND ETJ; PRINCIPAL CONTACTS: MAP: DESCRIPTION (METES AND BOUNDS); ENGINEER'S & SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, ATTESTATION; CITY OF ELSA, SECRETARY AND MAYOR DEDICATION, CERTIFICATE; PLANNING & ZONING DEDICATION, CERTIFICATE; COUNTY JUDGE CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; H.C.D.D. No. 1 CERTIFICATION HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE; DELTA LAKE IRRIGATION DISTRICT OF WILLACY AND HIDALGO COUNTY CERTIFICATION; REVISION NOTES
SHEET 2.- MAP, HEADING INDEX: LOCATION MAP AND ETJ; PRINCIPAL CONTACTS: MAP: LOT, STREETS, AND EASEMENT LAYOUT; LINE AND CURVE DATA; ENGINEER'S & SURVEYOR'S CERTIFICATION; COUNTY CLERK RECORDING CERTIFICATE, REVISION NOTES
SHEET 3.- MAP OF WATER DISTRIBUTION SYSTEM, DESCRIPTION OF WATER AND WASTE WATER/OSSF AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION) SUBDIVIDER CERTIFICATE & STATEMENT, REVISION NOTES.
SHEET 4.- MAP OF TOPOGRAPHY AND DRAINAGE, ENGINEER'S CERTIFICATION, COUNTY CLERK'S RECORDING CERTIFICATE, REVISION NOTES.
SHEET 5.- ENGINEERING REPORT, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE WITH ENGINEER'S CERTIFICATION, CONSTRUCTION DETAILS, COUNTY CLERK'S RECORDING CERTIFICATE, REVISION NOTES.

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@QOHA-ENG.COM

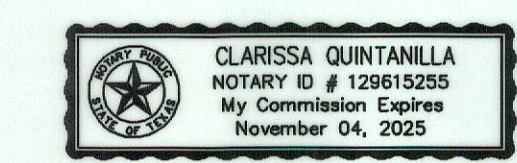
STATE OF TEXAS COUNTY OF HIDALGO OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, SIX PRIMOS, LLC, CRISTEN WEYAND, MANAGER AS OWNER OF THE 49.43 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED VISTA DELTA SUBDIVISION 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.

SIX PRIMOS, LLC, CRISTEN WEYAND, MANAGER, 2810 N. CLOSNER BLVD, EDINBURG TX, 78541

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared CRISTEN WEYAND, MANAGER OF SIX PRIMOS, LLC proved to me through their 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 therein expressed.



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 DELTA SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON ___ 20__.

Hidalgo County Judge DATE, Attest: Hidalgo County Clerk DATE

STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF ELSA, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWS AS VISTA DELTA SUBDIVISION CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THE ___ DAY OF ___ 20__.

PLANNING & ZONING COMMISSION CHAIRPERSON DATE

STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED, MAYOR OF THE CITY OF ELSA, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CITY OF ELSA, MAYOR DATE

CITY 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.



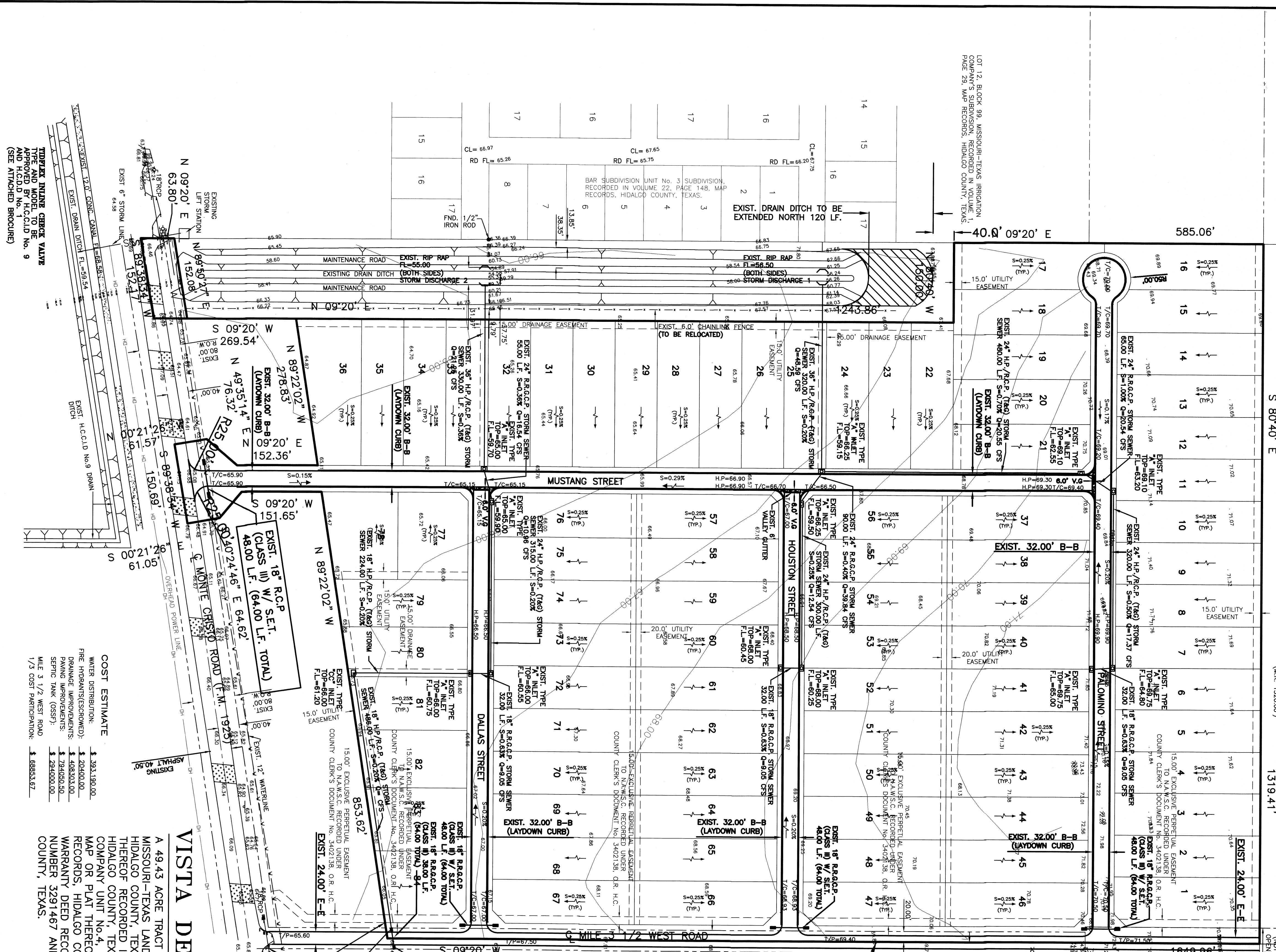
MARCO A. GONZALEZ, P.E. No. 120016, DATE 3-31-23

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

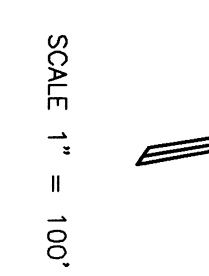
ON: ___ AT ___ AM/PM INSTRUMENT NUMBER ___ OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS BY: ___ DEPUTY

DATE PREPARED: JANUARY 18, 2022

Table with columns: FILENAME, DATE PREPARED, DATE REVISD, CHECKED BY, APPROVED BY. Lists preparation details for the plat.



MILE 3 1/2 WEST ROAD NOTES:
 1.- PRECINCT NO. 1 TO PROVIDE THE MATERIALS AND LABOR TO PREPARE THE 6" SUBGRADE, LIME STABILIZATION (IF NEEDED), 8" CALICHE BASE, REPAIRING OF ROAD SIDE DITCHES, STRIPING AND TESTING.
 2.- DEVELOPER TO PROVIDE MATERIALS AND LABOR FOR 2" H.M.A.C.



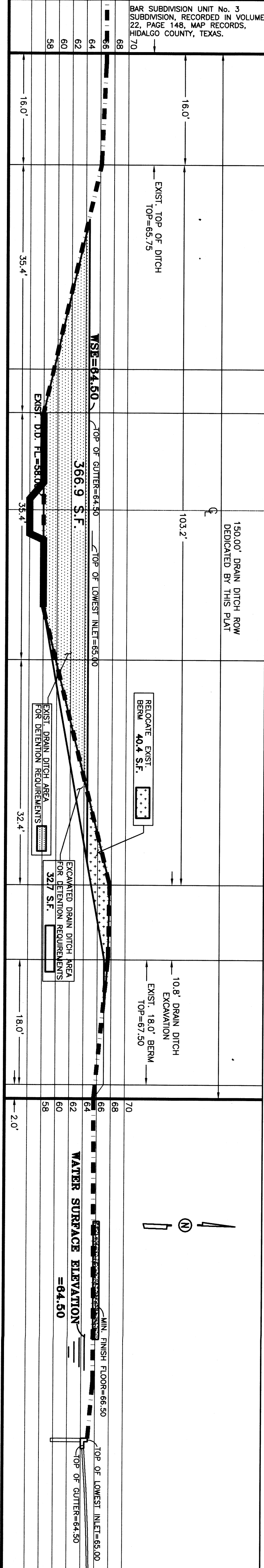
TIDELUX INLINE CHECK VALVE TYPE AND MODEL TO BE APPROVED BY H.C.C.I.D. No. 9 (SEE ATTACHED BROCHURE)

No.	Sheet	Date	Approved

NOTE:
 THE TOTAL Q FOR THE BLEEDER LINE IS 5.10 CFS. THERE WILL BE A MINIMAL DOWNSTREAM IMPACT WITH ONGOING HCDD No. 1 DRAIN DITCH IMPROVEMENTS BEING DONE.

LEGEND
 TOTAL DETENTION REQUIRED - 561,660.44 C.F.
 TOTAL DRAIN DETENTION - 579,420.00 C.F.
 TOTAL EXCAVATION NEEDED - 169,943.00 C.F.
 (120 L.F. X 606.0 SF) + (1330 LF + 73.1 SF)

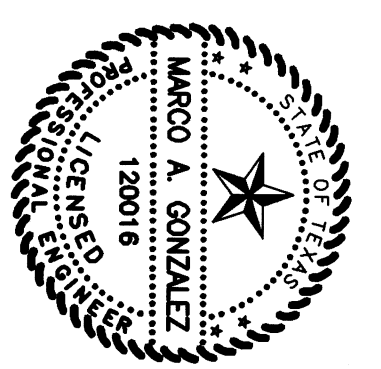
CROSS SECTION "A-A"
 SCALE: HORIZONTAL 1" = 10'
 VERTICAL 1" = 10'



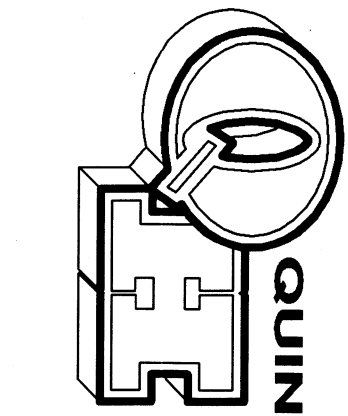
COST ESTIMATE
 WATER DISTRIBUTION: \$ 383,192.00
 FIRE HYDRANTS/SPRINKLED: \$ 200,000.00
 DRAINAGE IMPROVEMENTS: \$ 49,300.00
 PAINTING IMPROVEMENTS: \$ 2,480.00
 SEPTIC TANK (GSP): \$ 28,000.00
 MILE 3 1/2 WEST ROAD 1/3 COST PARTICIPATION: \$ 888,532.72

VISTA DELTA SUBDIVISION
 A 49.43 ACRE TRACT OF LAND OUT OF LOT 11, BLOCK 99, MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 1, PAGE 29, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ALL OF LOT 154, DELTA ORCHARDS COMPANY UNIT No. 4, HIDALGO COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 17, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3291467 AND 3291468, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

FILED FOR RECORD IN HIDALGO COUNTY, TEXAS
 ARTURO GUILLARDO, JR.
 HIDALGO COUNTY CLERK



DATE: 5-2-23
 MARCO A. GONZALEZ
 P.E. 120016

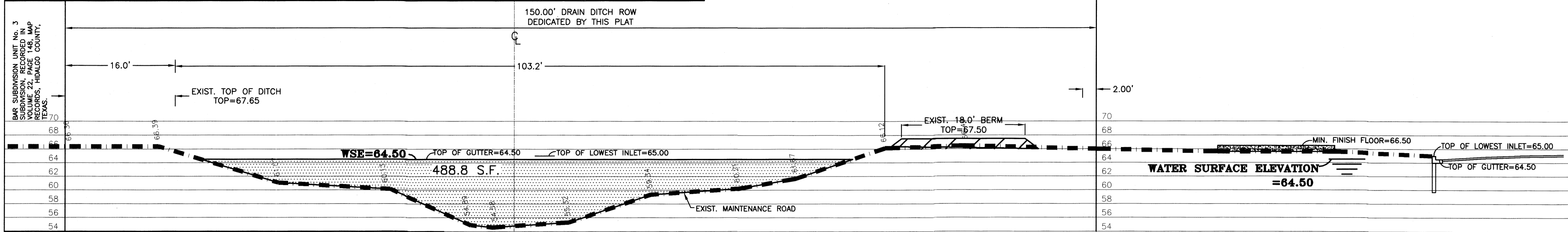


QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
 CONSULTING ENGINEERS
 124 E. STUBBS ST.
 EDINBURG, TEXAS 78539
 ENGINEERING REGISTRATION NUMBER F-1513
 SURVEYING REGISTRATION NUMBER 100411-00

LAND SURVEYORS
 PHONE 956-281-6480
 FAX 956-281-0527
 ALFONSO@QHA-ENG.COM

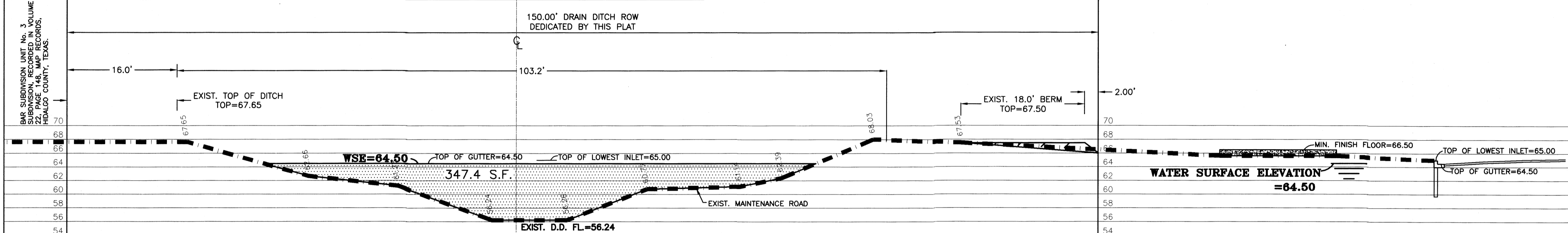
CROSS SECTION "A-A"

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



CROSS SECTION "B-B"

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



COST ESTIMATE

WATER DISTRIBUTION:	\$ 393,190.00
FIRE HYDRANTS(ESCROWED):	\$ 20,400.00
DRAINAGE IMPROVEMENTS:	\$ 408,303.00
PAVING IMPROVEMENTS:	\$ 79,405.50
SEPTIC TANK (OSSP):	\$ 29,400.00
MILE 3 1/2 WEST ROAD	\$ 68853.67
1/3 COST PARTICIPATION:	

VISTA DELTA SUBDIVISION

A 49.43 ACRE TRACT OF LAND OUT OF LOT 11, BLOCK 99, MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 1, PAGE 29, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ALL OF LOT 154, DELTA ORCHARDS COMPANY UNIT No.4, HIDALGO COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 17, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3291467 AND 3291468, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

DRAINAGE REPORT FOR VISTA DELTA SUBDIVISION

A 49.43 acre tract of land out of Lot 11, Block 99, Missouri-Texas Land and Irrigation Company's Subdivision, Hidalgo County, Texas, according to the plat or map thereof recorded in Volume 1, Page 29, map records, Hidalgo County, Texas, and all of Lot 154, Delta Orchards Company Unit No.4, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 6, Page 17, map records, Hidalgo County, Texas, and according to Special Warranty Deed recorded under County Clerk's document numbers 3291467 and 3291468, official records, Hidalgo County, Texas. The subdivision is located in the City of Elsa ETJ and consists of 84 residential lots.

The tract is Zone "X" (unshaded), areas determined to be outside 500-year flood-plain, as per FEMA Flood Insurance Rate Map, Community Panel No. 480334 0350 C, map revised dated on June 6, 2000.

The soil is Hidalgo (28), Racombes (48) and Wilcox (70). It is in group "B" with Sandy Clay Loam (SC), Clay Loam (CL), and Fine Sandy Loam (SM-SC) This soil is well drained. Permeability is low and moderate. Plasticity Index has a range of 8-23. See attached Soil Survey of Hidalgo County, Texas tables.

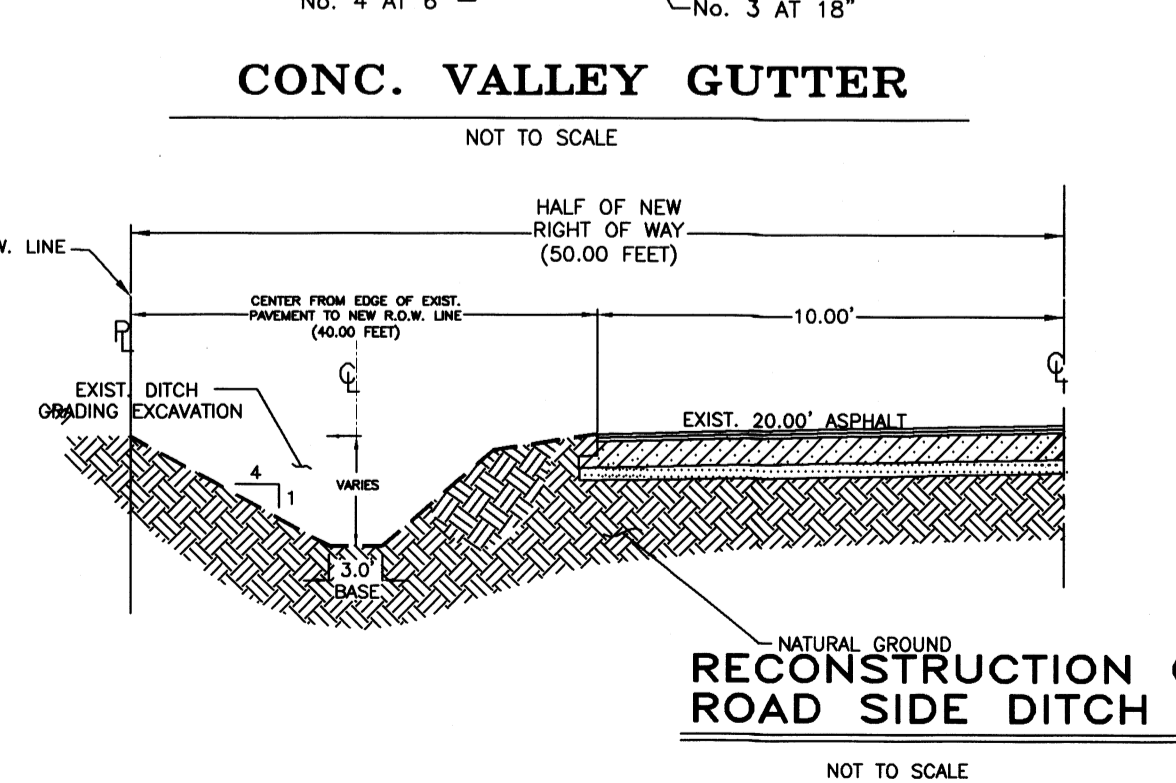
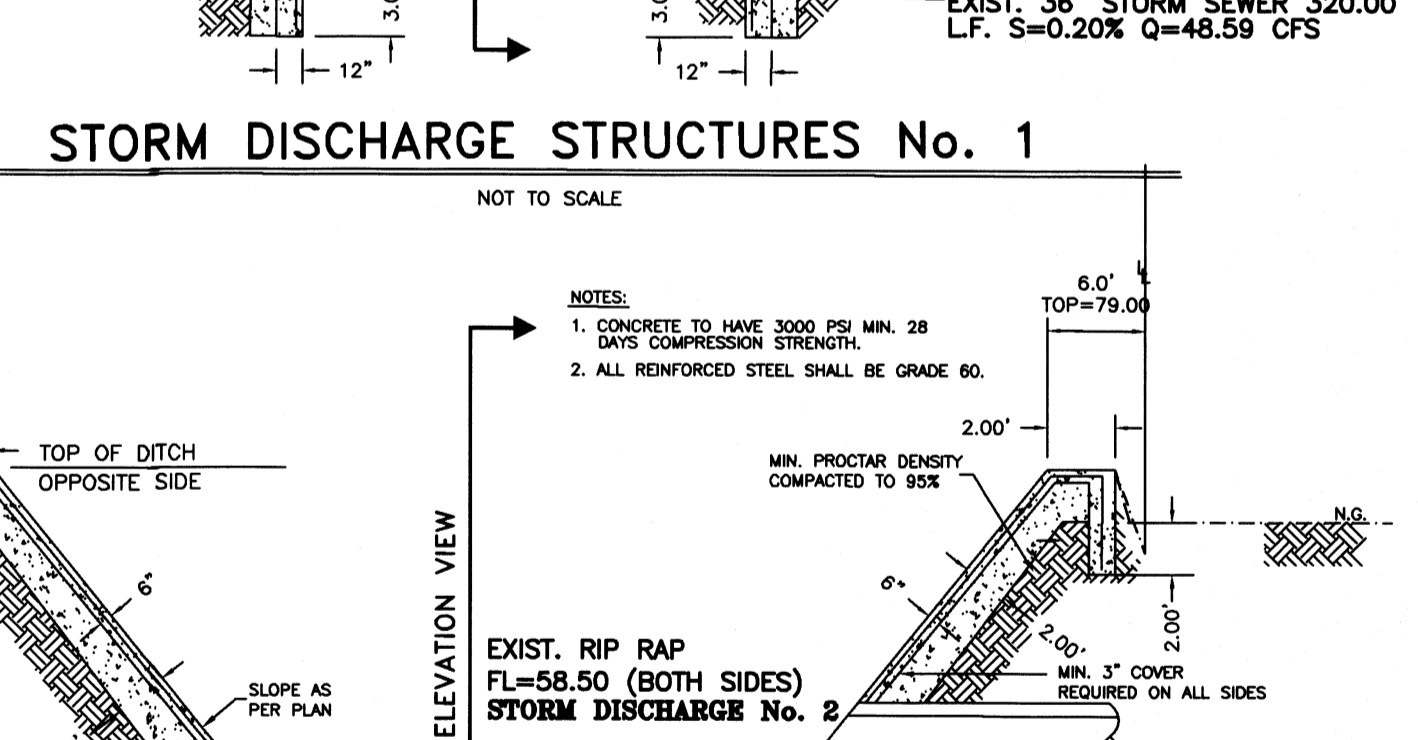
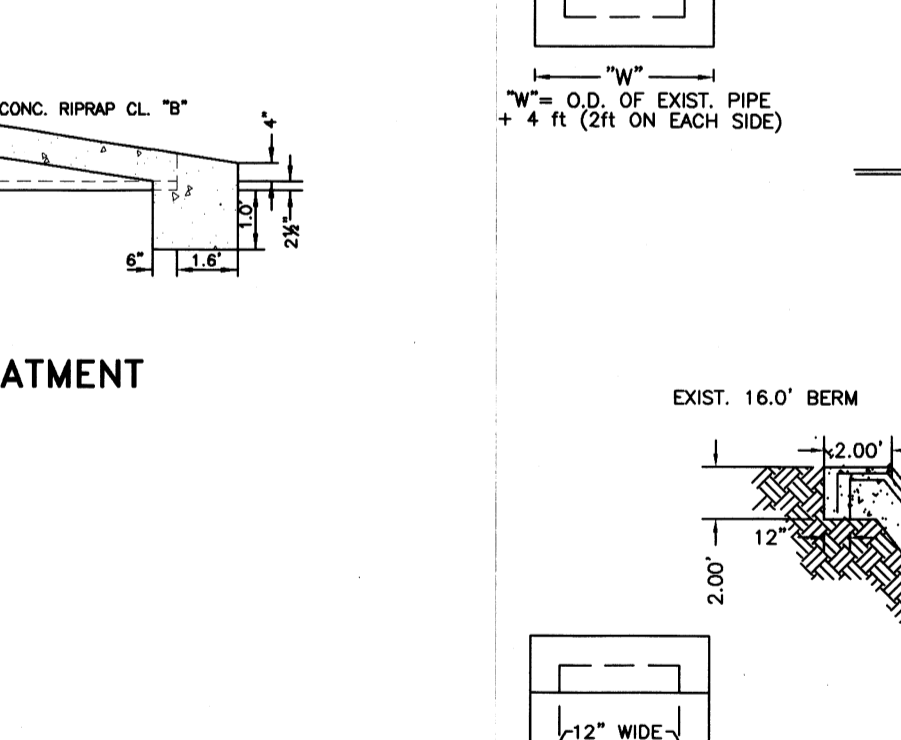
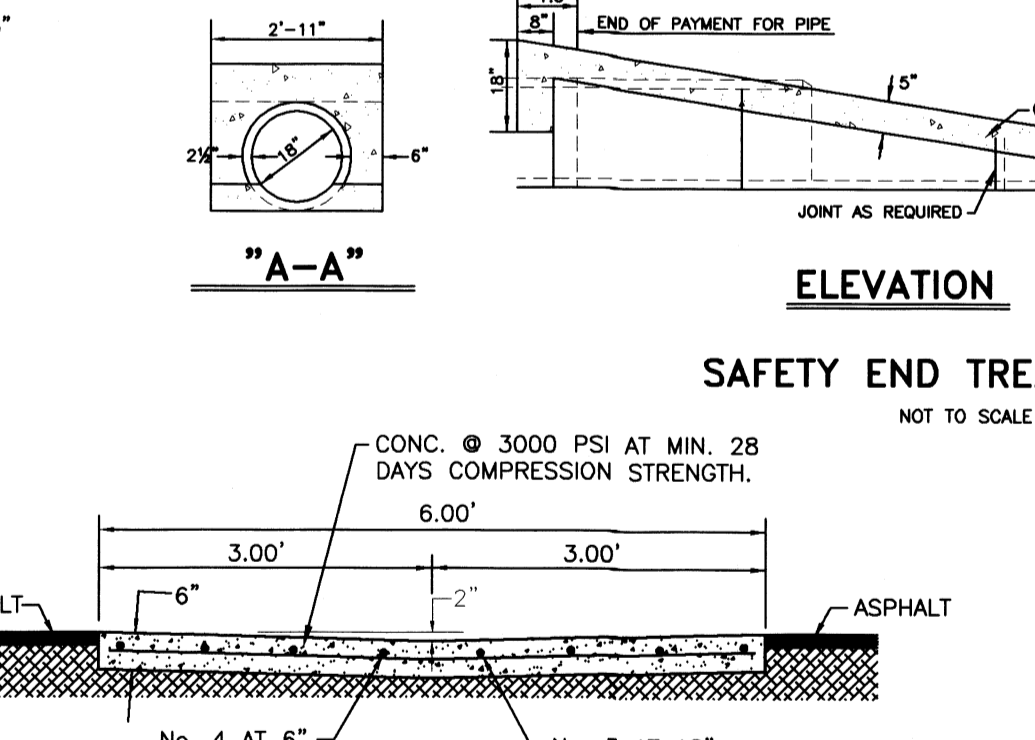
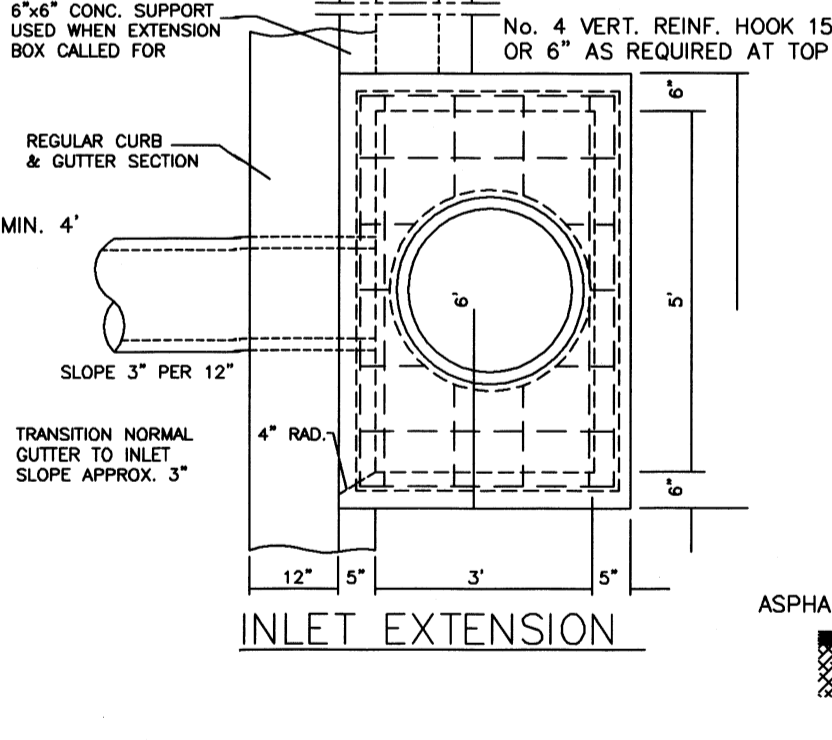
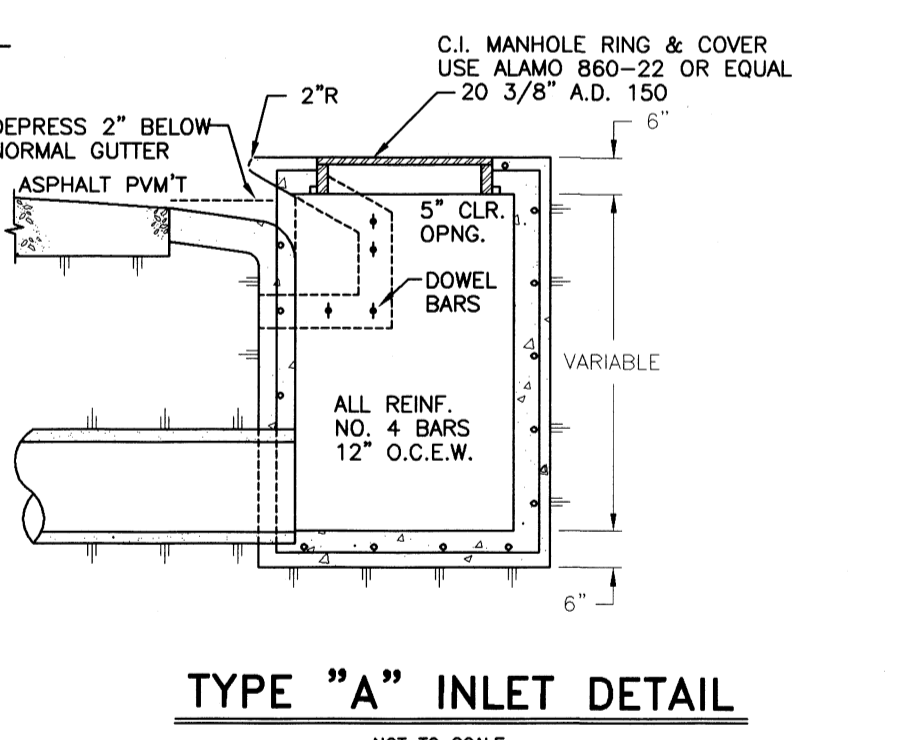
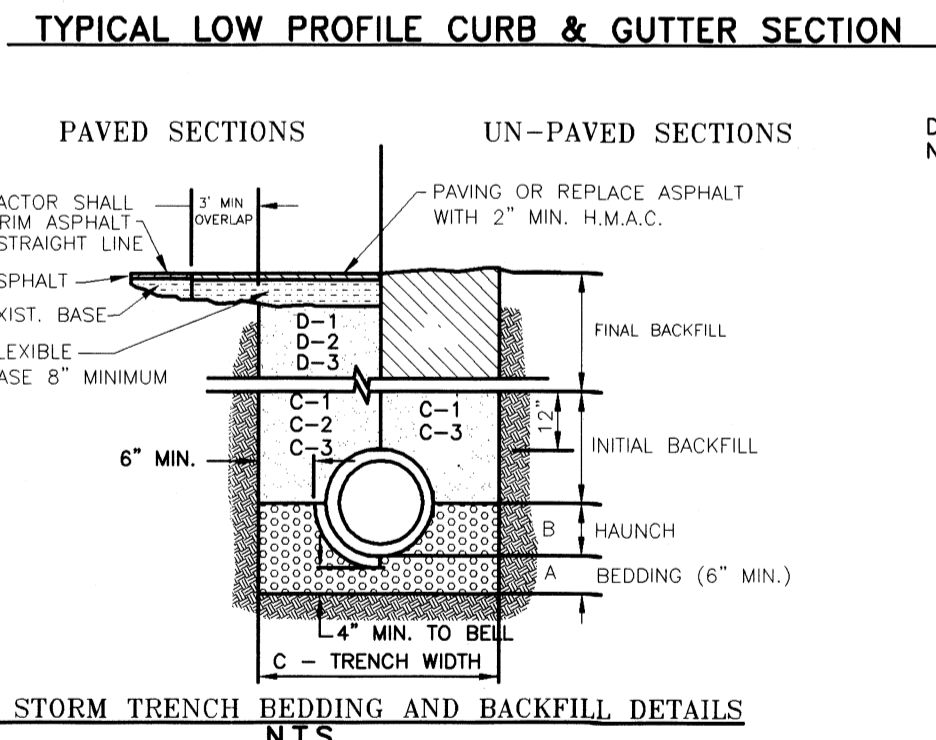
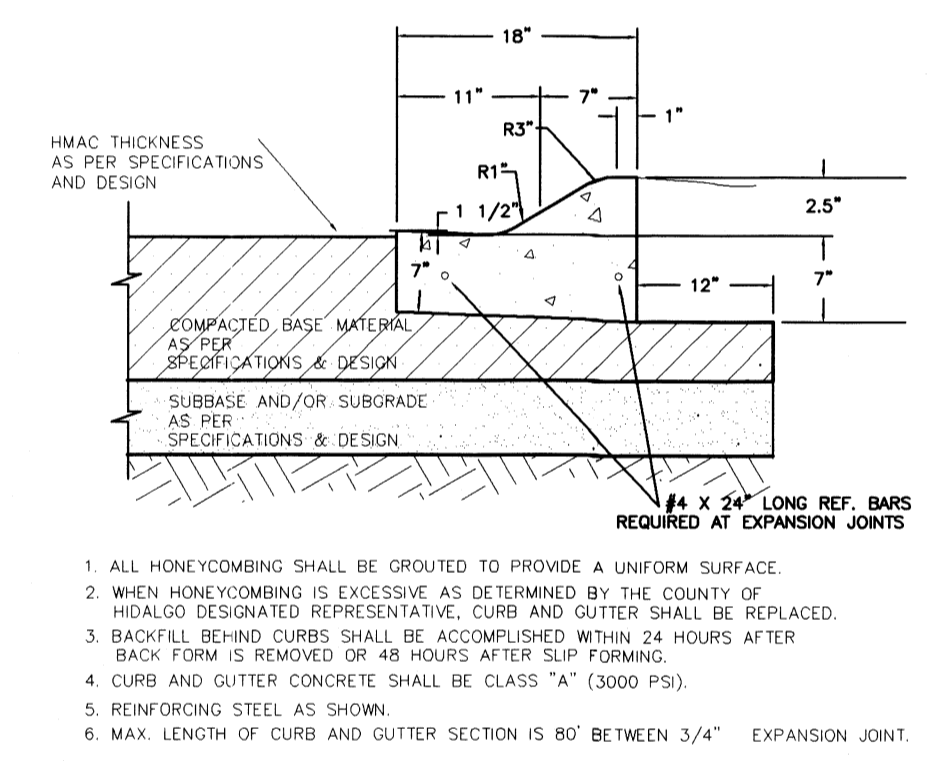
The Drainage Basin for the area is 89.87 acres. Presently, most of the site has regular runoff in a southern direction with an approximate 0.5% slope. The existing runoff is 22.63 cubic feet per second based on a 10-year storm. After development, the runoff will be 101.85 cubic feet per second based on a 100-year storm for an increase of 79.22 cubic feet per second. Detention will be 554,685.97 cubic feet (12.73 acre feet). It will be accomplished by the existing Hidalgo County Drain Ditch along the west side of the subdivision that has an existing capacity of 579,420.00 cubic feet (13.30 acre feet). The existing 129.95' H.C.D.D. No. 1 Drainage Easement (recorded under document number 2603407, official records, Hidalgo County, Texas) will be widened and extended north during the construction of the subdivision. 150.00 feet of Drain Ditch Right of Way to H.C.D.D. No. 1 is being dedicated by the plat. Street runoff will be collected using 18", 24", 30" and 36" storm pipes and Type "A" inlets that will discharge into said drain ditch. The drain ditch will outfall via a 24" storm pipe across Monte Cristo Road into the Hidalgo and Cameron Counties Irrigation District No.9 drain ditch with a 24" inline valve.

CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100-YEAR FLOODPLAIN FOR THE TRACT IS ZONE "X" (UNSHADED). AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAIN, AS PER FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480334 0350 C, MAP REVISED DATED ON JUNE 6, 2000, IS CONTAINED WITHIN THE RIGHT-OF-WAY OF STREET AND WITHIN THE DRAINAGE OF THE SUBDIVISION, AS SHOWN BELOW.

LEGEND

TOTAL DETENTION REQUIRED - 561,660.44 C.F.
 TOTAL DRAIN DITCH DETENTION - 579,420.00 C.F.
 1,450 L.F. X (366.9 SF + 32.7 SF)
 TOTAL EXCAVATION NEEDED - 169,943.00 C.F.
 (120 L.F. X 606.0 SF) + (1330 LF + 73.1 SF)



- A. BEDDING 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 (AASHTO M145) COMPACTED TO 92% SPD, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- B. HAUNCH FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% SPD, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- C. TRENCH WIDTH - SHALL BE BELL O.D. X 1.5 + 12" MINIMUM TRENCH WIDTH SHALL EQUAL STRUCTURE WIDTH + 4 FT. THROUGHOUT THE HEIGHT OF THE STRUCTURE.
- C-1 INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON CITY STREETS, PARKING AREA, DRIVEWAYS, COUNTY ROAD & UNPAVED AREAS - SHALL BE SOIL TYPE A1, A2, A3, WITH A MAXIMUM P.I. OF 19 (AASHTO M145) COMPACTED TO 92% SPD, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- C-2 INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON STATE MAINTAINED ROADWAYS - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D. AS PER ASTM D4253 AND ASTM D-698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- C-3 INITIAL BACKFILL FOR HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II WITH A MAXIMUM P.I. OF 19 (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% SPD, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D. FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE UNDER UNPAVED SECTIONS - SHALL BE CLASS I, II, III OR IV, COMPACTED TO 92% SPD (12" LOOSE LIFTS, MECHANICAL COMPACTION).
- D-1 FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON CITY STREETS, PARKING AREA, DRIVEWAYS, AND COUNTY ROAD - SHALL BE SOIL TYPE A1, A2, A3, WITH A MAXIMUM P.I. OF 19 (AASHTO M145) COMPACTED TO 92% SPD, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D-2 FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON STATE MAINTAINED ROADWAYS - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D. AS PER ASTM D-4253 AND ASTM D4253 AND ASTM D698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D-3 FINAL BACKFILL FOR STRUCTURES (INLETS, MANHOLES, ETC.) - STRUCTURES UNDER THE ROADWAY AND UP TO 5 FT BEYOND THE EDGE OF PAVEMENT/BACK OF CURB SHALL HAVE CLASS I OR CLASS II (ASTM D2321) OR SOIL TYPE A1, A2, OR A3 (AASHTO 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 (WELLPOINTS, MINIMUM 4" GRAVEL OR CEMENTS STABILIZATION, OR APPROVED SUBSTITUTES) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENT AND COMPACTED TO 95% S.P.D. (USE RELATIVE DENSITY TEST PER ASTM D4253 & ASTM D698). THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 8".
- NOTES:
- MAXIMUM COVER SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 - FOR D-1 AND D-2 THE COMPACTION REQUIREMENT SHALL BE 95% S.P.D. WITHIN 12 IN. BELOW THE FLEXIBLE BASE.
 - 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.
 - THE ABOVE REQUIREMENTS SHALL APPLY TO UTILITY PIPELINES AND UTILITY STRUCTURES OF OTHER UTILITY ENTITIES.



MARCO A. GONZALEZ
 P.E. 120016
 DATE 5-2-23

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
 CONSULTING ENGINEERS LAND SURVEYORS
 124 E. STUBBS ST. PHONE 956-381-6480
 EDINBURGO, TEXAS 78839 FAX 956-381-0527
 REGISTRATION NUMBER F-1513 ALFONSO@QHA-ENG.COM
 SURVEYING REGISTRATION NUMBER 100411-00

REVISION NOTES

No.	Sheet	REVISION	Date	Approved

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

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

BY: _____ DEPUTY

FILENAME : F:\DATA\SUB\ELSA\VISTA DELTA SUBDIVISION\PAVING	DATE PREPARED : 3-30-2022	PREPARED BY : JULIUS OVIZ	CHECKED BY :	APPROVED BY :
SHEET NO. 4 OF 5 SHEETS	DATE REVISION :	REVISION :	CHECKED BY :	APPROVED BY :