



HIDALGO COUNTY PLANNING DEPARTMENT

Anthony Uresti
Director of Planning

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

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 3-05-2024

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

NUMBER OF STREETLIGHTS: 22

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. FINAL APPROVAL DATE: 1-05-2024 BY, DANNY GUZMAN, PCT.1 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 11-30-2023 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: OSSF'S HAVE BEEN INSTALLED.

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 8" LOCATION: MILE 5 ½ WEST ROAD

H.C.E.O.C. FINAL APPROVAL DATE: 1-04-2024 : 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.

REQUEST FOR FINAL APPROVAL WITH: **CASH DEPOSIT: Amount: \$54,434.81 For: (SUBDIVISION IMPROVEMENTS)**

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: NOVEMBER 15, 2022

STAFF RECOMMENDS: **Preliminary Approval** subject to comments and future recommendations by planning, other departments.

Final Approval with financial guarantee.

This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules, Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.

*

SUBDIVISION PLAT OF:

VISTA RIDGE ACRES PHASE VIII

A 104.06 ACRE TRACT OF LAND OUT OF LOTS 2, 7, 8, 9 AND 10, BLOCK 77, AND OUT OF LOTS 5 AND 12, BLOCK 78, MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 29, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1572966 AND ASSUMPTION WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2824806, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

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

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

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

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

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

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

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

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

THENCE: S 09°20' W, A DISTANCE OF 990.00 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 INTERIOR 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' W, ALONG THE WEST LINE OF OAK HILL RANCHES II, A DISTANCE OF 1,476.82 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR THE NORTHEAST CORNER OF VISTA RIDGE ACRES PHASE VI AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE: N 80°40' W, ALONG THE NORTH LINE OF VISTA RIDGE ACRES PHASE VI, A DISTANCE OF 435.70 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: S 09°20' W, ALONG THE NORTH LINE OF VISTA RIDGE ACRES PHASE VI, A DISTANCE OF 22.46 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

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

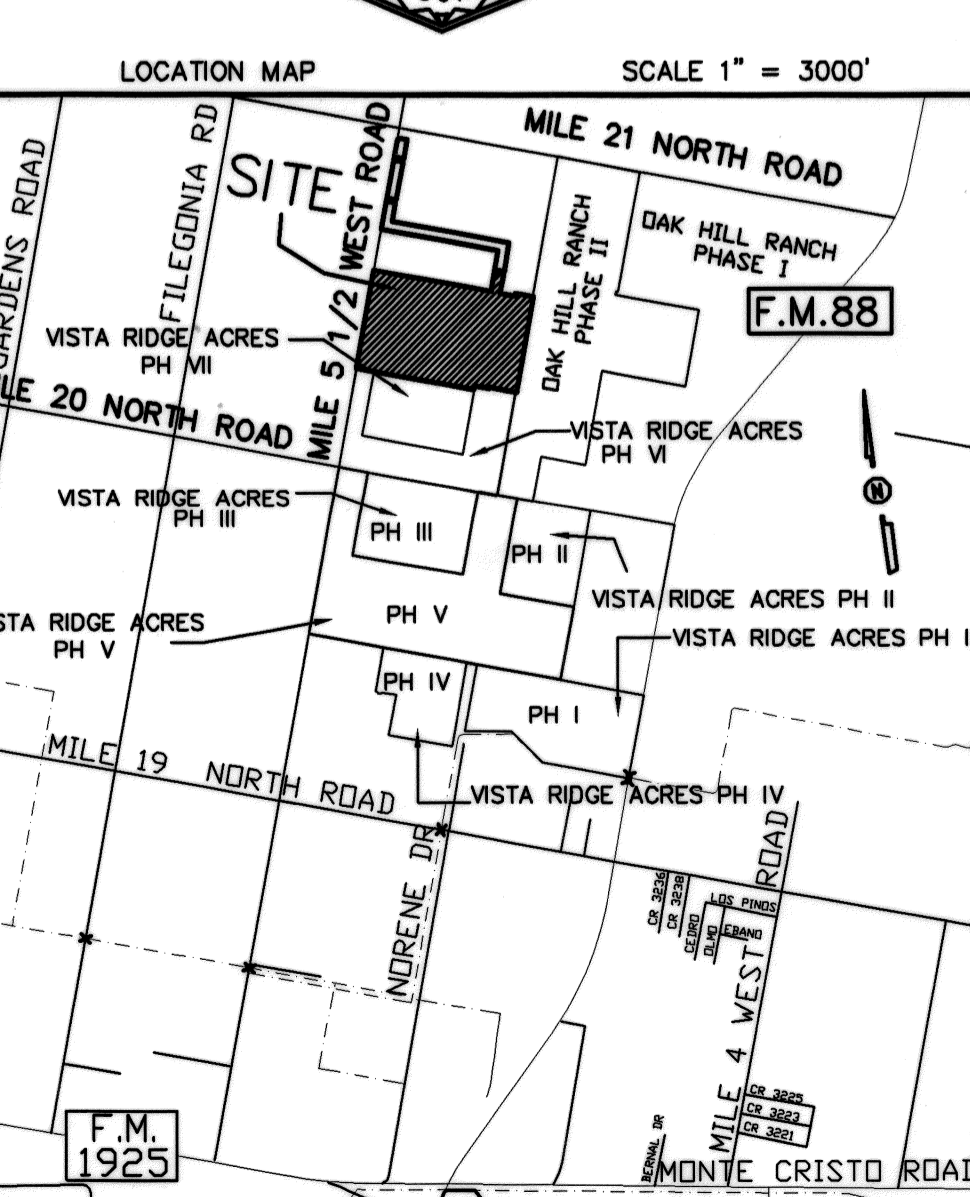
THENCE: S 09°20' W, ALONG THE NORTH LINE OF VISTA RIDGE ACRES PHASE VI, A DISTANCE OF 61.15 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR THE NORTHEAST CORNER OF VISTA RIDGE ACRES PHASE VII (RECORDED IN INSTRUMENT NUMBER 3096158, MAP RECORDS, HIDALGO COUNTY, TEXAS) AND AN EXTERIOR CORNER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

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

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

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

Signature of Alfonso Quintanilla, R.P.L.S. No. 4856, dated 6-16-22.



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY: VISTA RIDGE ACRES PHASE VIII, IS LOCATED IN EASTERN HIDALGO COUNTY ON THE EAST SIDE OF MILE 5 1/2 WEST ROAD AND ON THE NORTH SIDE OF MILE 20 NORTH ROAD APPROXIMATELY 1645.12 FEET NORTH FROM SAID INTERSECTION. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF ELSA ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF ELSA (POPULATION 6,579). 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. Includes J & DMC Management, LLC, Alfonso Quintanilla, and John J. McClelland.

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

PLAT NOTES AND RESTRICTIONS:

- 1.- FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN. COMMUNITY-PANEL NUMBER 480334 0350 C MAP REVISED: NOVEMBER 16, 1982 (LOWR DATE MAY 17, 2001) THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN, COMMUNITY-PANEL NO. 480334 0350 C EFFECTIVE DATE: NOVEMBER 16, 1982 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAN ADMINISTRATOR HAS IDENTIFIED NO OTHER AREAS 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 OCCUPANCY OF 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. B.M. No.2: TOP OF TYPE "A" INLET LOCATED AT SOUTHEAST CORNER LOT 930 ELEV. 60.88 7.- DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DRAIN 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 VII & 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 OCCUPANCY 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 VIII RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSES OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET No. 4 OF THIS PLAT. 11.- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE EASEMENT. 12.- EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION. 13.- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPANCY 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 ON MILE 5 1/2 WEST. THE LOT DEVELOPER WILL BE REQUIRED TO INSTALL A BUFFER FENCE ON LOTS 801-807 ABUTTING MILE 5 1/2 WEST.

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

INDEX OF SHEETS

INDEX OF SHEETS table listing sheet numbers and descriptions: SHEET 1- HEADING INDEX: LOCATION MAP AND E.T.; SHEET 2- MAP, HEADING INDEX: LOCATION MAP AND E.T.; SHEET 3- MAP OF WATER DISTRIBUTION SYSTEM; SHEET 4- MAP OF TOPOGRAPHY AND DRAINAGE; SHEET 5- ENGINEERING REPORT.

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 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 4th day of JANUARY 2024

Signature of John J. McClelland, J & DMC Management, LLC, dated 1-4-24.

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

Signature of Environmental Health Division Manager, dated 20.

Signature of Date

Signature of Date

Signature of Date

Signature of Date

Signature of Date

Signature of Date

Signature of Date

Signature of Date

Signature of Date

Signature of Date

Signature of Date

Signature of Date

Signature of Date

Signature of Date

Signature of Date

Signature of Date

Signature of Date

Signature of Date

Signature of Date

Signature of Date

Signature of Date

Signature of Date

Signature of Date

Signature of Date

Signature of Date

Signature of Date

Signature of Date

Signature of Date

Signature of Date

Signature of Date

Signature of Date

Signature of Date

Signature of Date

Signature of Date

Signature of Date

Signature of Date

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

J & DMC MANAGEMENT, LLC I, JOHN J. McCLELLAND, MANAGER AS OWNER OF THE 104.06 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED VISTA RIDGE ACRES PHASE VIII, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN. WE CERTIFY THAT WE HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE §232.032 AND THAT: (A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; (B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS; (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS. WE ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

Signature of John J. McClelland, dated 1-4-24.

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

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 purposes and consideration therein expressed.

Given under my hand and seal of office this 4th day of JANUARY, 2024

Signature of Clarissa Quintanilla, Notary Public, dated 1-4-24.

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 232.028(a)

THE UNDERSIGNED CERTIFY THAT THIS PLAT OF VISTA RIDGE ACRES PHASE VIII WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON

Signature of Date

Signature of Date

Signature of Date

Signature of Date

Signature of Date

Signature of Date

Signature of Date

Signature of Date

Signature of Date

Signature of Date

Signature of Date

Signature of Date

Signature of Date

Signature of Date

Signature of Date

Signature of Date

Signature of Date

Signature of Date

Signature of Date

Signature of Date

Signature of Date

Signature of Date

Signature of Date

Signature of Date

Signature of Date

Signature of Date

Signature of Date

Signature of Date

Signature of Date

Signature of Date

Signature of Date

Signature of Date

Signature of Date

Signature of Date

Signature of Date

Signature of Date

Signature of Date

Signature of Date

Signature of Date

Signature of Date

Signature of Date

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

A 104.06 ACRE TRACT OF LAND OUT OF LOTS 2, 7, 8, 9 AND 10, BLOCK 77, AND OUT OF LOTS 5 AND 12, BLOCK 78, MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 29, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1572966 AND ASSUMPTION WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2824806, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

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



Alfonso Quintanilla
ALFONSO QUINTANILLA
R.P.L.S. No. 4856
DATE: 3-16-22

STATE OF TEXAS
COUNTY OF HIDALGO

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



Alfonso Quintanilla P.E.
ALFONSO QUINTANILLA
P.E. No. 95534
DATE: 1-3-24

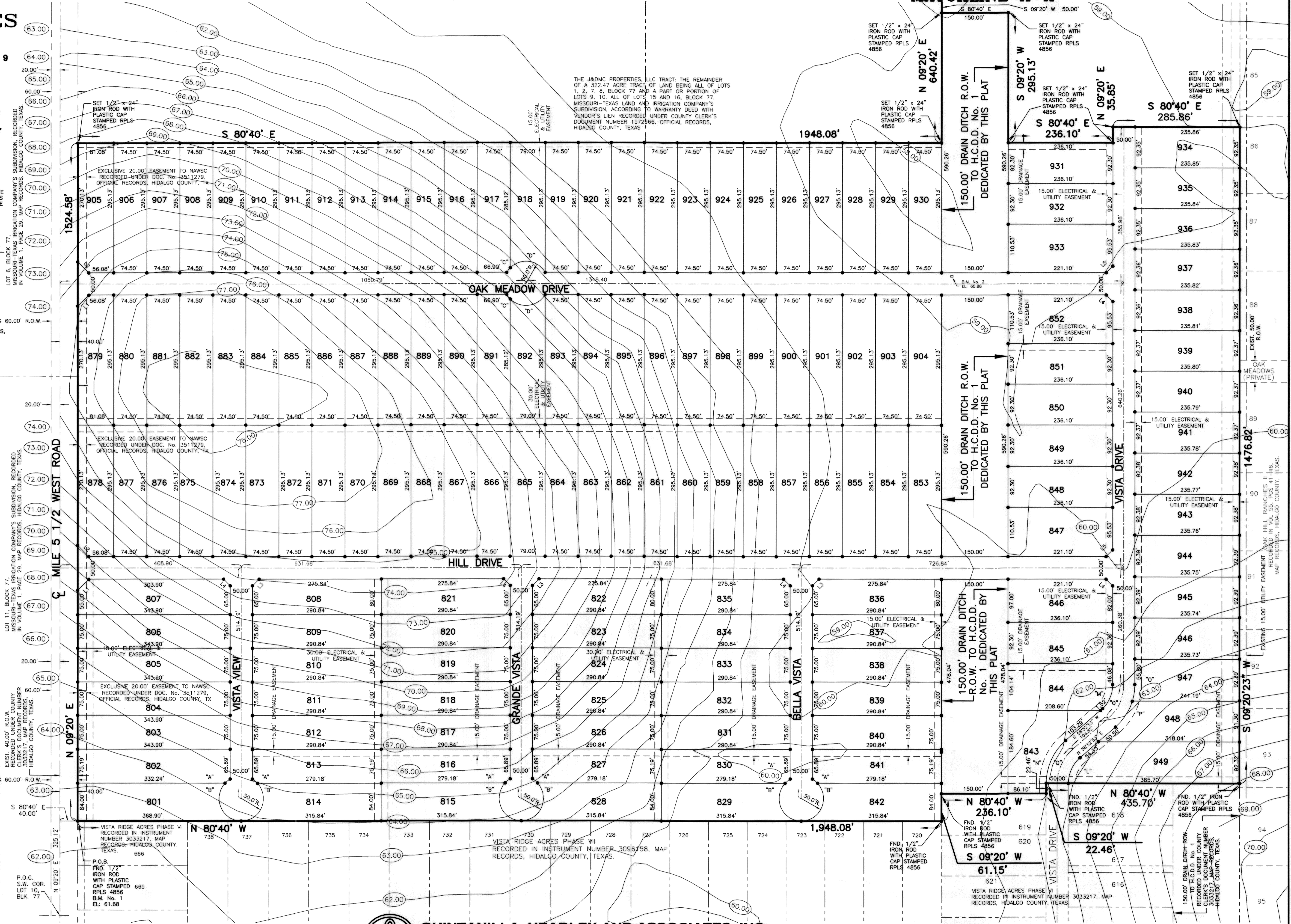
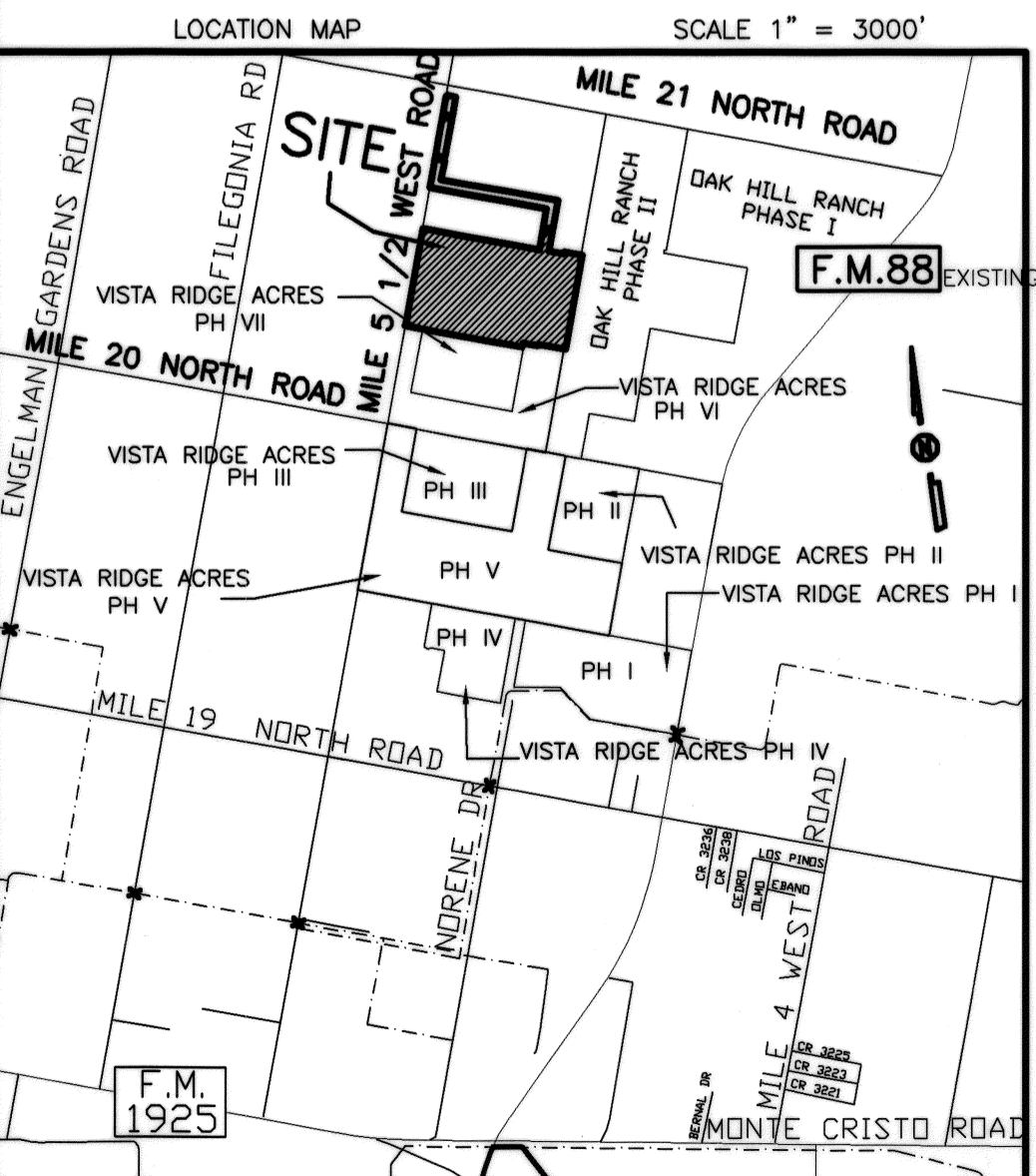


FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUJARDO, JR.
HIDALGO COUNTY CLERK

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

SCALE 1" = 100'

No.	Issue	REVISION	Date	Approval



PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
OWNER: J & C MANAGEMENT, LLC	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.
EDINBURG, TEXAS 78539
ENGINEERING REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00

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

149 LOTS

DATE PREPARED: JUNE 16, 2022

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

SHEET NO.
2 of 6

