

GENERAL NOTES:

- DENOTES 1/2" STEEL ROD SET IN CONCRETE AT SUBDIVISION CORNERS
- DENOTES 1/2" STEEL ROD SET AT LOT CORNERS

BASIS OF BEARING: SAN PEDRO DE CARRICITOS GRANT

THIS TRACT LIES WITHIN FLOOD ZONE "A" (AREAS WITHIN THE 100 YEAR FLOOD PLAIN), FLOOD ZONE "B" (AREAS OF MODERATE FLOODING), AND FLOOD ZONE "C" (AREAS OF MINIMAL FLOODING) AS DEPICTED ON THE FLOOD MAP, COMMUNITY PANEL NO. 480701 0250B, EFFECTIVE DATE SEPTEMBER 15, 1983. THIS INFORMATION WAS GRAPHICALLY SCALED AND WE ACCEPT NO RESPONSIBILITY FOR THIS INFORMATION.

THIS TRACT LIES WITHIN THE ONE MILE ETJ OF THE CITY OF BROWNSVILLE.

THIS SUBDIVISION IS INTENDED TO BE A SINGLE FAMILY RESIDENTIAL DEVELOPMENT, NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. MINIMUM FINISH FLOOR ELEVATION MUST BE 10" ABOVE NATURAL GROUND OR ELEVATION 42.50, WHICHEVER IS GREATER.

FRONT YARD SETBACK = 25' MIN.; SIDE YARD SETBACK = 5' MIN.; REAR YARD SETBACK = 10' MIN.

ALL EASEMENTS AND R-O-W SHOWN HEREON ARE DESIGNATED BY THIS PLAT UNLESS SHOWN OTHERWISE.

TODAS LAS VÍAS DE DERECHO PERTENECIENDO A CAMINOS Y UTILIDADES MOSTRADOS AQUI SON DEDICADOS POR ESTE PLAN DE DESARROLLO A MENOS QUE SEA NOTADO DE OTRA MANERA.

THE ELEVATIONS SHOWN HEREON ARE BASED ON A BRASS DISK SET IN THE TOP OF A CONCRETE HEADWALL STAMPED "H-682 1842" ELEV. 51.41 LOCATED AT THE SOUTHWEST CORNER OF OLD U.S. 281, AND F.M. 732.

NO TOPOGRAPHIC CHANGES ARE PROPOSED FOR THIS SUBDIVISION.

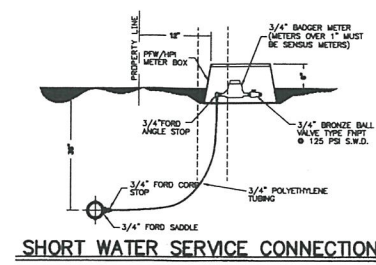
OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, CULLEY, CREEK OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF ANY FENCES, BUILDINGS, PLANTING AND OTHER OBSTRUCTIONS.

WE, THE SUBDIVIDER(S), DO HEREBY CERTIFY THAT BY COMPLETING THE IMPROVEMENTS DESCRIBED HEREON, THIS SUBDIVISION WILL COMPLY WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 AND THAT:

- WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.
- SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.
- ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.
- GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

BY: MICHAEL F. SCAEF, MANAGER
VISTA MANAGEMENT, G.P.
VISTA HOLDINGS

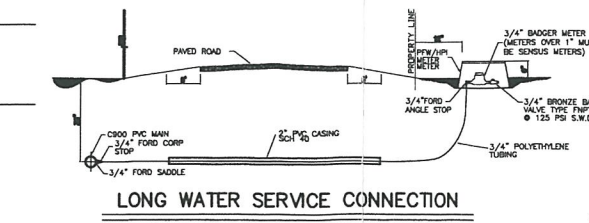
JACK L. BROWN, P.E.



SHORT WATER SERVICE CONNECTION

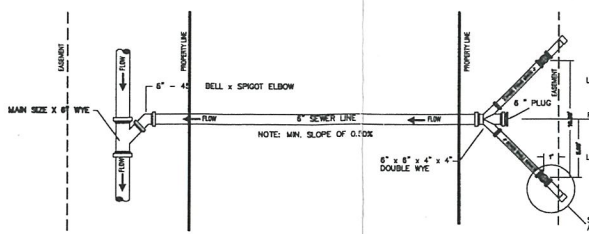
SANITARY SEWER NOTES:

- POLY VINYL CHLORIDE (PVC) SEWER PIPE SHALL CONFORM TO REQUIREMENTS OF ASTM D-3034-73-JOHNS-MANVILLE "RING TITE" PVC SEWER PIPE OR APPROVED EQUAL.
- JOINT TO BE RUBBER GASKET RINGS ASTM D-1859.
- TWO SERVICES MAY BE LAID SIDE BY SIDE IN A DITCH PROVIDED ADEQUATE SPACE BETWEEN PIPES (6" MIN.) TO COMPACT BACKFILL MATERIALS.

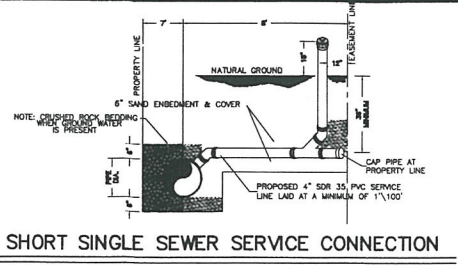


LONG WATER SERVICE CONNECTION

NOTE: PVC ENCASMENT SHOULD EXTEND THE MINIMUM OF 5' OF EDGE OF PAVEMENT ON BOTH SIDES OF ROAD



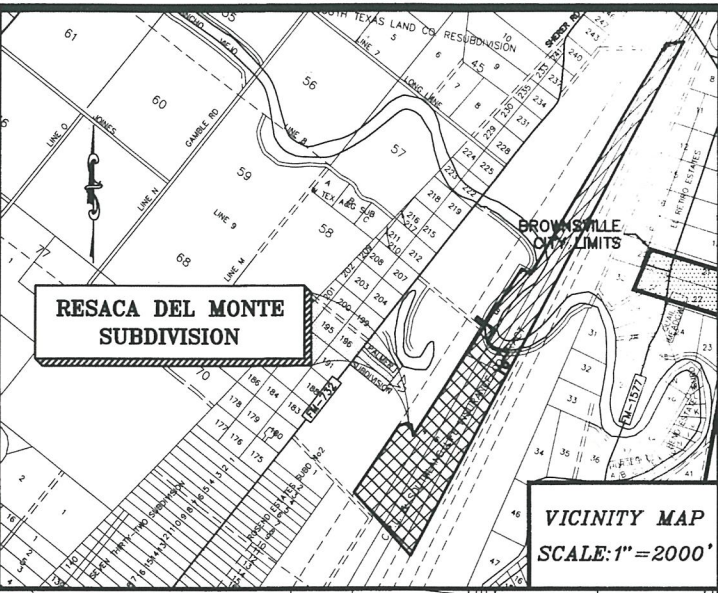
DOUBLE LONG SEWER SERVICE CONNECTION



SHORT SINGLE SEWER SERVICE CONNECTION

NOTE: CRUSHED ROCK BEDDING TO BE 6" MIN. DEEP

TYPICAL DRAINAGE SWALE SECTION



VICINITY MAP
SCALE: 1" = 2000'

NOTE:
SEE SHEETS 2 AND 3 FOR THE EXISTING AND PROPOSED UTILITIES AND FOR FURTHER DETAIL.

- LEGEND:**
- I.R.F. - IRON ROD FOUND
 - S.R.S. - STEEL ROD SET
 - R.O.W. - RIGHT OF WAY
 - C.P.S. - COTTON PICKER SPINDLE SET
 - R.C.P. - REINFORCE CONCRETE PIPE
 - - IRON ROD
 - - CONCRETE MONUMENT
 - - EXIST. POWER LINE
 - ⊙ - EXIST. POWER POLE

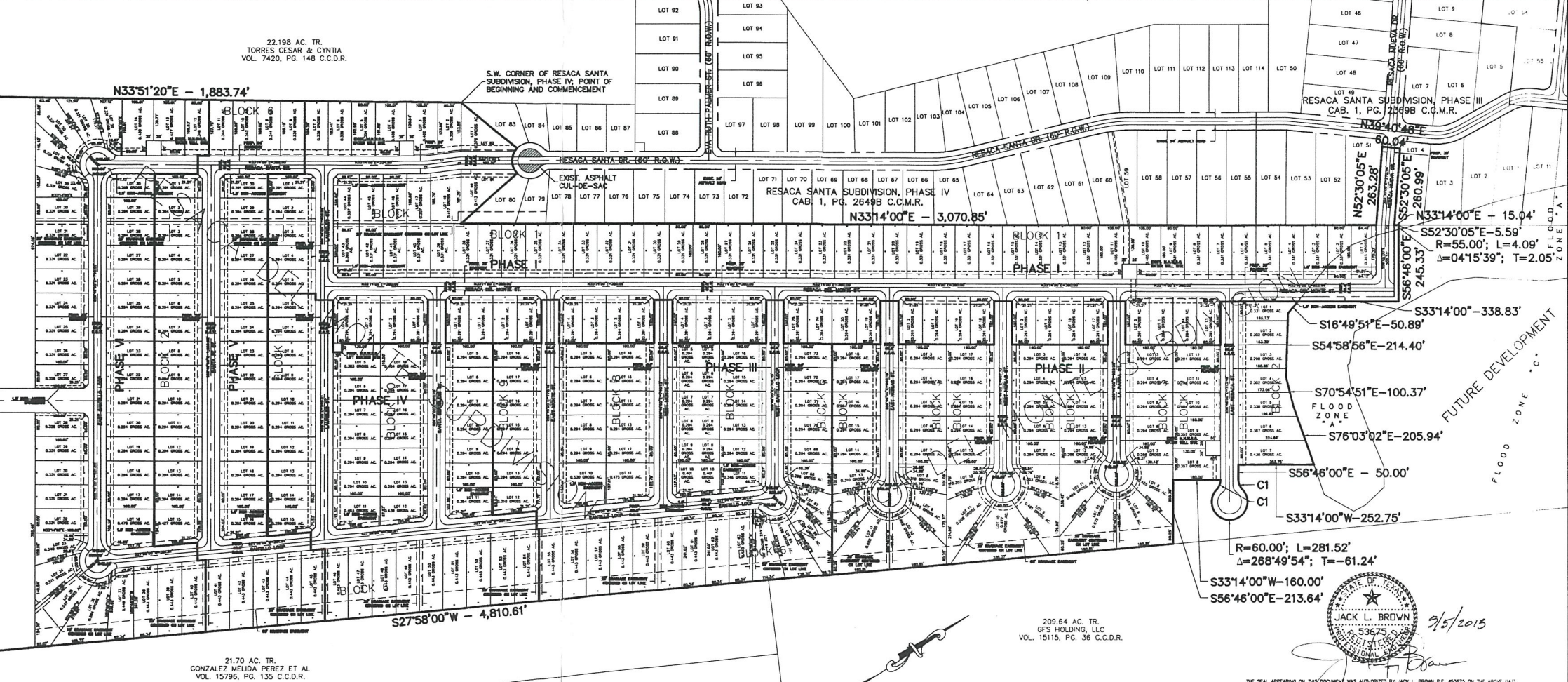
RANCHO GRANDE SOUTH SUBDIVISION, PHASE VII
DETENTION POND #3
EL VALLE INVESTMENTS, LTD.
CAB. 1, PG. 1685A C.G.M.R.

EXIST. CAMERON COUNTY DRAINAGE DISTRICT NO. 3 DRAINAGE DITCH WITHIN 150' C.C.D.D. #3 EASEMENT

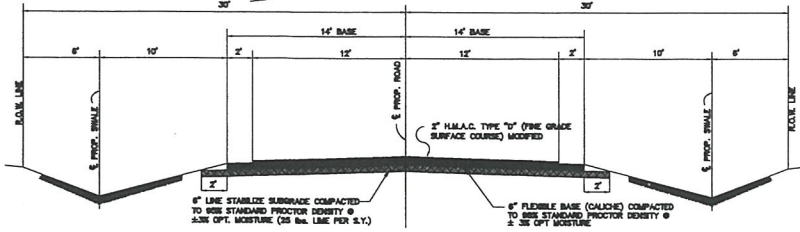
GARCIA ARGENTINA GENARA GOMEZ
VOL. 9131, PG. 67 C.C.D.R.

79.016 AC. TR.
CROSSING RIVER PROPERTIES, LTD.
VOL. 14724, PG. 113 C.C.D.R.

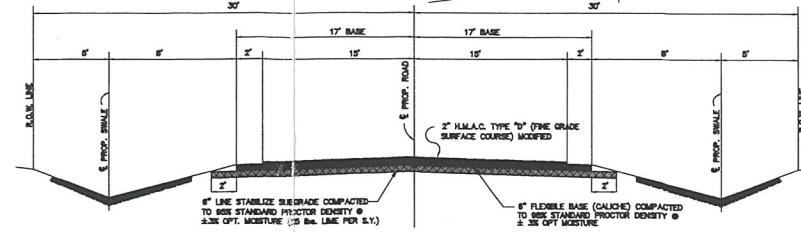
177.977 AC. TR.
CROSSING RIVER PROPERTIES, LTD.
VOL. 14724, PG. 113 C.C.D.R.



- PHASE 1 = 93 LOTS
- PHASE 2 = 57 LOTS
- PHASE 3 = 50 LOTS
- PHASE 4 = 40 LOTS
- PHASE 5 = 39 LOTS
- PHASE 6 = 44 LOTS
- TOTAL = 323 LOTS



TYPICAL 24' STREET SECTION



TYPICAL 30' STREET SECTION

NOTE:
ALL PHASES OF THIS SUBDIVISION WILL COMPLY WITH ALL APPLICABLE CITY OF BROWNSVILLE ORDINANCES.

DEVELOPER: VISTA HOLDINGS & RLM HC LTD.
VISTA MANAGEMENT, G.P.
BY: MICHAEL F. SCAEF, MANAGER
ADDRESS: P.O. BOX 1064
SAN BENITO, TX 78586
PHONE: (956) 399-1199

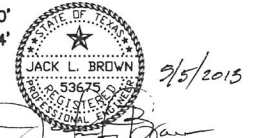
CENTERLINE SURVEYING
Victor Bañuelos, R.P.L.S.
915 Morgan Blvd, Suite B
P.O. Box 1148
Hartlingen, TX 78551
(956) 778-9391 (956) 425-3902

RESACA DEL MONTE SUBDIVISION

A 276.598 ACRE TRACT OF LAND, MORE OR LESS, BEING 242.96 ACRES OF LAND CONSISTING OF ALL OF TRACTS NUMBER FOUR [4] THROUGH ELEVEN [11], SHARES SEVEN [7] AND EIGHT [8], SAN PEDRO DE CARRICITOS GRANT, CAMERON COUNTY, TEXAS AS RECORDED IN VOLUME 11, PAGE 22, MAP RECORDS OF CAMERON COUNTY TEXAS AND A 33.638 ACRE TRACT OF LAND OUT OF A CERTAIN #24.1 ACRE TRACT OF LAND OUT OF PARTITION SHARES FIVE [5], SIX [6] AND SEVEN [7] IN THE PARTITION OF THE UPPER OR WESTERN ONE-THIRD OF THE SAN PEDRO DE CARRICITOS GRANT, AS SHOWN IN VOLUME 325, PAGE 50 OF THE CAMERON COUNTY DEED RECORDS.

SCALE: 1" = 200' SHEET 1 OF 3
JOB NO.: 10133J-12 / MP2620 MARCH, 2013

BROWN, LEAL & ASSOCIATES
Consulting Engineers (TX. FIRM LIC.# F-5079)
915 Morgan Blvd. P.O. Box 1308 Hartlingen, Tx. 78551 (956) 428-4014/Fax 412-1837



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JACK L. BROWN, P.E. (956) 399-1199 ON THE ABOVE DATE.