

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

A 40.01 ACRE TRACT OF LAND OUT OF LOT 9, BLOCK 86, MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, 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 1736765, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

**METES AND BOUNDS**  
A 40.01 ACRE TRACT OF LAND OUT OF LOT 9, BLOCK 86, MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, 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 1736765, 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 FOUND IN THE CENTERLINE OF MORENE DRIVE FOR THE NORTHEAST CORNER OF LOT 9 AND THE NORTHEAST CORNER OF THIS TRACT;  
THENCE S 09°20' W, ALONG THE EAST LINE OF LOT 9 AND THE CENTERLINE OF MORENE DRIVE, A DISTANCE OF 1,320.18 FEET (MAP RECORD: 1,320.00 FEET) TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTHWEST CORNER OF LOT 9 AND THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N 80°40' W, ALONG THE SOUTH LINE OF LOT 9, PASSING A 1/2" IRON ROD WITH CAP STAMPED WELDEN & HUNT FOR THE WEST RIGHT OF WAY LINE OF MORENE DRIVE, A TOTAL DISTANCE OF 1,320.19 FEET (MAP RECORD: 1,320.00 FEET) TO A 1/2" IRON ROD WITH CAP STAMPED WELDEN & HUNT FOUND FOR THE SOUTHWEST CORNER OF LOT 9 AND THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N 09°20' E, ALONG THE WEST LINE OF LOT 9, A DISTANCE OF 1,320.19 FEET (MAP RECORD: 1,320.00 FEET) TO A POINT FOR THE NORTHEAST CORNER OF LOT 9 AND THE NORTHEAST CORNER OF THIS TRACT;

THENCE S 80°40' E, ALONG THE NORTH LINE OF LOT 9, PASSING A DISTANCE OF 1,320.19 FEET FOR THE WEST RIGHT OF WAY LINE OF MORENE DRIVE, A TOTAL DISTANCE OF 1,320.19 FEET TO THE POINT OF BEGINNING AND CONTAINING 40.01 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH VISTA RIDGE ACRES, RECORDED IN INSTRUMENT NUMBER 1736765, MAP RECORDS, HIDALGO COUNTY, TEXAS.

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*  
ALFONSO QUINTANILLA  
P.E. No. 95334  
DATE: 2-27-12

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.



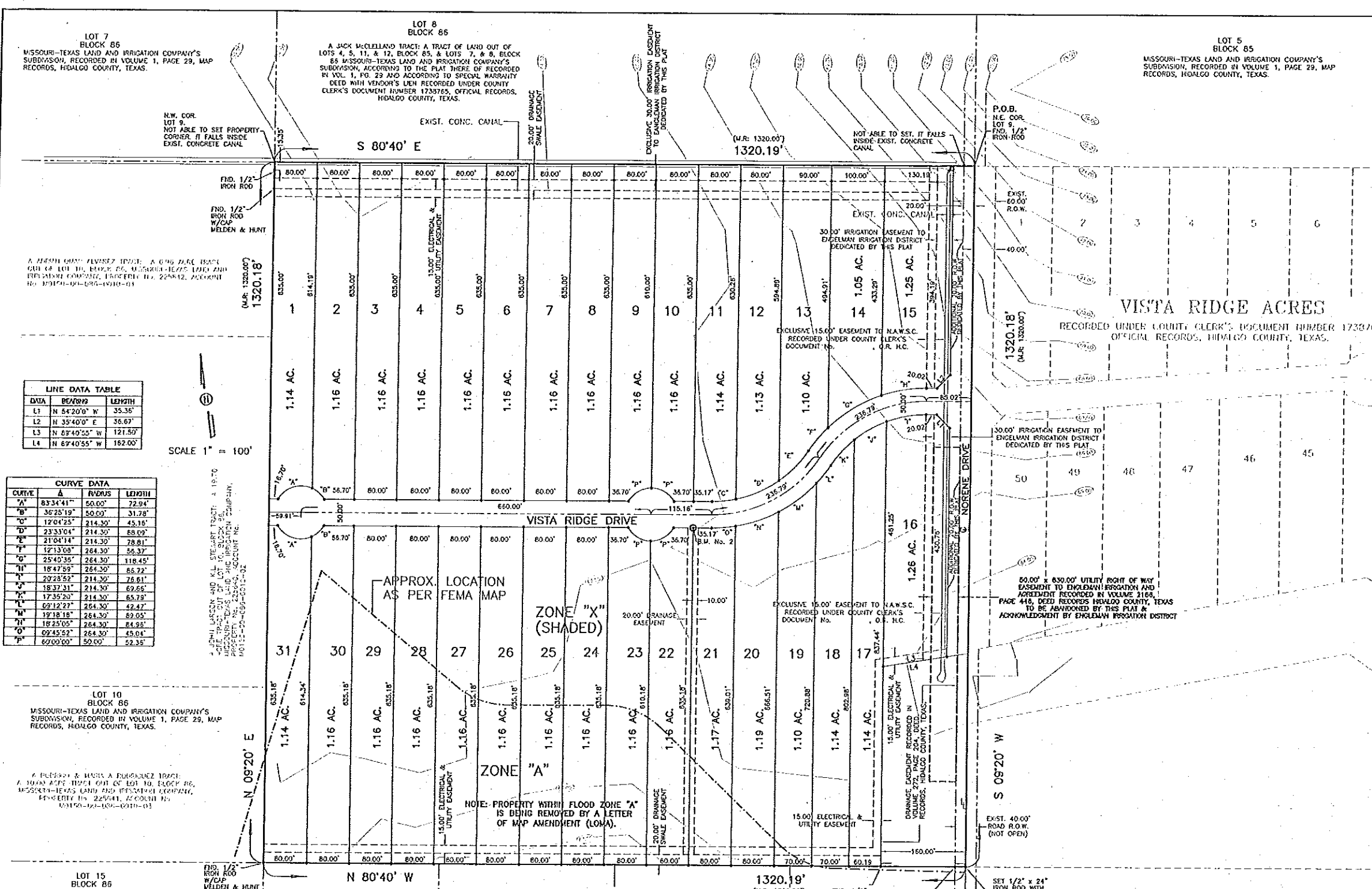
*Alfonso Quintanilla*  
ALFONSO QUINTANILLA  
R.P.L.S. No. 4856  
DATE: 2-27-12



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

FILE NAME: F:\DATA\HIDALGO CO\VISTA RIDGE ACRES\VISTA RIDGE PH IV.PLT	SHEET NO.
DATE PREPARED: FEB 27 2012	2 of 4
PREPARED BY: M. GONZALEZ	
CHECKED BY: _____	
APPROVED BY: _____	
DATE REVISION: _____	
REVISION BY: _____	
CHECKED BY: _____	
APPROVED BY: _____	



**LINE DATA TABLE**

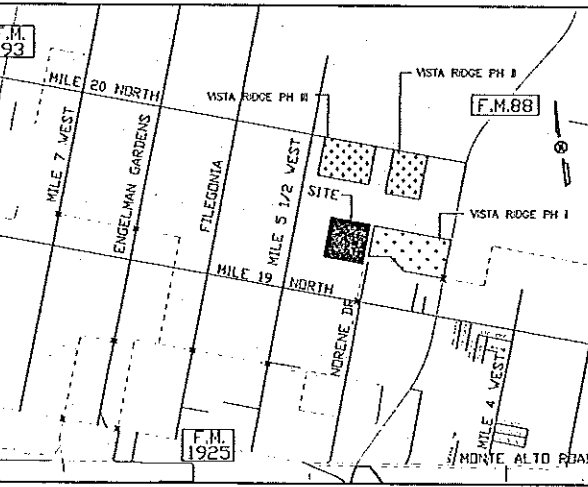
DATA	BEARING	LENGTH
L1	N 84°20'0" W	35.35'
L2	N 35°40'0" E	36.67'
L3	N 89°40'55" W	121.50'
L4	N 89°40'55" W	162.00'

**CURVE DATA**

CURVE	Δ	RADIUS	LENGTH
"A"	83°34'41"	50.00'	72.94'
"B"	36°25'19"	50.00'	31.78'
"C"	12°04'25"	214.30'	45.18'
"D"	23°33'04"	214.30'	68.09'
"E"	21°04'14"	214.30'	78.81'
"F"	12°13'30"	264.30'	56.37'
"G"	25°40'35"	264.30'	118.45'
"H"	18°47'59"	264.30'	85.72'
"I"	29°28'52"	214.30'	78.81'
"J"	18°37'31"	214.30'	69.65'
"K"	17°35'20"	214.30'	65.73'
"L"	02°12'27"	264.30'	42.47'
"M"	19°18'18"	264.30'	89.05'
"N"	18°25'05"	264.30'	84.95'
"O"	09°45'52"	264.30'	45.04'
"P"	60°00'00"	50.00'	52.35'

LOT 10  
BLOCK 86  
MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION, RECORDED IN VOLUME 1, PAGE 29, MAP RECORDS, HIDALGO COUNTY, TEXAS.

LOT 15  
BLOCK 86  
MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION, RECORDED IN VOLUME 1, PAGE 29, MAP RECORDS, HIDALGO COUNTY, TEXAS.



**PRINCIPAL CONTACTS:**

Name	Address	City & Zip	Phone	Fax
OWNER: JACK McCLELLAND, OWNER	2814 W. FREDDY GONZALEZ DRIVE	EDINBURG, TX 78539	(956)318-0956	318-4547
ENGINEER: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6490	381-0527
SURVEYOR: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	381-0527

**REVISION NOTES**

No.	Date	Revision	By	Approved

**QUINTANILLA, HEADLEY AND ASSOCIATES, INC.**

CONSULTING ENGINEERS      LAND SURVEYORS

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ENGINEERING REGISTRATION NUMBER F-1613      office@qhengineering.com  
SURVEYING REGISTRATION NUMBER 100411-00