



# HIDALGO COUNTY PLANNING DEPARTMENT

1304 SOUTH 25<sup>TH</sup> STREET  
EDINBURG TEXAS 78539  
Tel. 956-318-2840 Fax. 956-318-2844

Raul E. Sesin, P.E., CFM  
Planning Administrator

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 02-04-2014

PROPOSED VISTA RIDGE ACRES PHASE 5 SUBDIVISION, PRECINCT No. 1.

ENGINEER FIRM : QUINTANILLA, HEADLEY & ASSOCIATES DEVELOPER: JACK MCCLELLAND

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE (see attachment)  
NUMBER OF LOTS: 79  \*SINGLE FAMILY     \*MULTI-FAMILY     COMMERCIAL     INSTITUTIONAL

LOCATION DESCRIPTION: South of Mile 20 North Road between Mile 5 1/2 Rd West and FM 88.

SUBDIVISION LIES WITHIN THE:  The rural area of the County.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 12-27-13 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: Storm drainage pipe system and drainage will be accomplished by widening the existing drain ditch that is located 1/4 mile South of property

ROAD R.O.W. DEDICATION: 10 feet to the West & East side of Norene Drive, 30 feet to Mile 20 North Rd and 20 feet to Mile 5 1/2 West Rd.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 01-17-14 By, Roy Gonzalez Pct 1 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 01-14-14 By, Elizardo Ramos, Environmental Health Division Manager

SEWER SYSTEM:  OSSF & SOIL ANALYSIS WERE CONDUCTED BY: Jose Angel Gonzalez  
 OSSF HAVE BEEN INSTALLED AND INSPECTED BY HCHD ON: \_\_\_\_\_

WATER SERVICE PROVIDER: North Alamo Water Supply Corp LINE SIZE: 8" LOCATION: Norene Dr & Mile 20 North Rd

H.C.O.E.C. PRELIMINARY APPROVAL DATE: 01-16-2014 : By Martin Ramirez, 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: \$ \_\_\_\_\_ For:  OSSF(S) \_\_\_\_\_  PAVING  DRAINAGE  STREET SIGNS  
 **A Letter of Credit** Financial Institution: \_\_\_\_\_ L.O.C No. \_\_\_\_\_  
Amount: \$ \_\_\_\_\_ For:  OSSF(S) \_\_\_\_\_  PAVING  DRAINAGE  STREET SIGNS

PRELIMINARY APPROVAL FROM  
THE HIDALGO COUNTY ADVISORY BOARD ON: \_\_\_\_\_

VARIANCE REQUEST ON: 1/3 escrow requirement for Mile 5 1/2 West Road, under the Hidalgo County Subdivision Rules, Appendix 9, County Details and specifications, Section 9.E Plate number 9.13 Rural section arterial street section and plate number 9.2 class B pavement section.

STAFF RECOMMENDS:  Preliminary Approval with Variance Request subject comments and future recommendations by planning and other Departments.  
 Final Approval subject to recommendations 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.*



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

**Consulting Engineers ★ Land Surveyors**

Alfonso Quintanilla, P.E. # 95534 R.P.L.S #4856 Eulalio Ramirez, P.E. # 77062  
Engineering Firm Registration No. F-1513  
Surveying Firm Registration No. 100411-00  
Municipal & County Projects ★ Subdivisions ★ Surveys

January 16, 2014

Mr. Raul Sesin, P.E.  
Planning Administrator  
Hidalgo County Planning Department  
1304 South 25<sup>th</sup> Street  
Edinburg, Texas 78542

**Re: Vista Ridge Acres Phase V**

Dear Mr. Sesin:

On behalf of the developer Jack McClelland, I am requesting to the Hidalgo County Commissioners' Court consideration for the paving standard of Mile 5 1/2 West Road to be as follows:

- 1 1/2" Hot Mix Asphalt – 24.0 feet wide (Required is 36.0 feet)
- 8" Caliche Base – 28.0 feet wide (Required is 40.0 feet)

Also, we are requesting that the right of way of Norene Drive be revised to 60.00 foot as shown on our proposed plans. This road is identified as an 80.0 foot collector on the current Hidalgo County Thoroughfare Plan. The H.C.D.D. No.1 North Floodway Channel is over the right of way of this road towards Mile 19 North Road.

Please present this request to the Hidalgo County Commissioners' Court for their consideration.

Should you have any questions or need additional information, please feel free to call me at 381-6480.

Respectfully,

Alfonso Quintanilla, P.E., R.P.L.S.  
President

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

A 154.50 ACRE TRACT OF LAND BEING A PORTION OF LOT 4, AND ALL OF LOT 5, BLOCK 85, AND A PORTION OF LOTS 1, 2 AND 7, AND ALL OF LOT 8, 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 SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1738765, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

**METES AND BOUNDS**

A 154.50 ACRE TRACT OF LAND BEING A PORTION OF LOT 4, AND ALL OF LOT 5, BLOCK 85, A PORTION OF LOTS 1, 2 AND 7, AND ALL OF LOT 8, 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 SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1738765, 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 FOUND ON THE NORTH LINE OF LOT 4 AND IN THE CENTERLINE OF MILE 20 NORTH ROAD FOR THE NORTHWEST CORNER OF VISTA RIDGE ACRES PHASE II (RECORDED IN INSTRUMENT NUMBER 2101107, MAP RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHEAST CORNER OF THIS TRACT, SAID SPINDLE BEARS N 80°40' W, 880.19 FEET FROM THE NORTHEAST CORNER OF LOT 4.

THENCE: S 09°20' W, ALONG THE WEST LINE OF VISTA RIDGE ACRES PHASE II, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 20.00 FEET FOR THE SOUTH RIGHT OF WAY LINE OF MILE 20 NORTH ROAD, A TOTAL DISTANCE OF 1,320.00 FEET (MAP RECORD: 1,320.14 FEET) TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND ON THE SOUTH LINE OF LOT 4 AND THE NORTH LINE OF LOT 5 FOR THE SOUTHWEST CORNER OF VISTA RIDGE ACRES PHASE II AND AN INTERIOR CORNER OF THIS TRACT.

THENCE: S 80°40' E, ALONG THE SOUTH LINE OF LOT 5, AND THE SOUTH LINE OF VISTA RIDGE ACRES PHASE II, A DISTANCE OF 880.19 FEET TO A 1/2" IRON ROD WITH CAP STAMPED MELDEN & HUNT, INC. FOUND FOR THE SOUTHEAST CORNER OF VISTA RIDGE ACRES PHASE II, THE SOUTHEAST CORNER OF LOT 4, THE NORTHEAST CORNER OF LOT 5 AND AN EXTERIOR CORNER OF THIS TRACT.

THENCE: S 09°20' W, ALONG THE EAST LINE OF LOT 5, A DISTANCE OF 1,320.18 FEET (MAP RECORD: 1,320.00 FEET) TO A POINT FOR THE SOUTHEAST CORNER OF LOT 5 AND THE SOUTHEAST CORNER OF THIS TRACT.

THENCE: N 80°40' W, ALONG THE SOUTH LINE OF LOT 5, BLOCK 85, AND THE SOUTH LINE OF LOT 8, BLOCK 86, PASSING AT 1,320.20 FEET THE CENTERLINE OF NORENE DRIVE, A TOTAL DISTANCE OF 2,640.40 FEET TO A POINT FOR THE SOUTHEAST CORNER OF LOT 7, THE SOUTHWEST CORNER OF LOT 8 AND AN EXTERIOR CORNER OF THIS TRACT.

THENCE: N 09°20' E, ALONG THE EAST LINE OF LOT 7 AND THE WEST LINE OF LOT 8, A DISTANCE OF 195.16 FEET TO A 1/2" IRON ROD WITH CAP STAMPED MELDEN & HUNT, INC. FOUND FOR THE NORTHEAST CORNER OF THE NEVES TAMEZ, JR. TRACT (A 5.0 ACRE TRACT OUT OF LOT 7, BLOCK 86, MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1235202 AND WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1235203, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND AN INTERIOR CORNER OF THIS TRACT.

THENCE: N 80°41'15" W (DEED RECORD: N 80°40' W), ALONG THE NORTH LINE OF THE NEVES TAMEZ, JR. TRACT, PASSING A 1/2" IRON ROD FOUND AT 1,300.00 FEET THE EAST RIGHT OF WAY LINE OF MILE 5 1/2 WEST ROAD, A TOTAL DISTANCE OF 1,320.00 FEET TO A COTTON PICKER SPINDLE FOUND ON THE WEST LINE OF LOT 7 AND IN THE CENTERLINE OF MILE 5 1/2 WEST ROAD FOR THE NORTHWEST CORNER OF SAID TRACT AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE: N 09°39'42" E (MAP RECORD: N 09°20' E), ALONG THE WEST LINE OF LOTS 2 AND 7, AND THE CENTERLINE OF MILE 5 1/2 WEST ROAD, A DISTANCE OF 2,445.50 FEET (DEED RECORD: 2,445.31 FEET) TO A 5/8" IRON ROD WITH CAP STAMPED MELDEN & HUNT, INC. FOUND FOR THE NORTHWEST CORNER OF LOT 2 AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE: S 80°40' E, ALONG THE NORTH LINE OF LOT 2 AND THE CENTERLINE OF MILE 20 NORTH ROAD, A DISTANCE OF 452.42 FEET TO A COTTON PICKER SPINDLE SET FOR THE NORTHWEST CORNER OF VISTA RIDGE ACRES PHASE III AND AN EXTERIOR CORNER OF THIS TRACT.

THENCE: S 09°40' W, ALONG THE WEST LINE OF VISTA RIDGE ACRES PHASE III, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 20.00 FEET FOR THE SOUTH RIGHT OF WAY LINE OF MILE 20 NORTH ROAD, A TOTAL DISTANCE OF 1,320.00 FEET (MAP RECORD: 1,320.14 FEET) TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND ON THE SOUTH LINE OF LOT 2 AND THE NORTH LINE OF LOT 7 FOR THE SOUTHWEST CORNER OF VISTA RIDGE ACRES PHASE III AND AN INTERIOR CORNER OF THIS TRACT.

THENCE: S 80°40' E, ALONG THE SOUTH LINE OF LOTS 1 AND 2, THE NORTH LINE OF LOTS 7 AND 8, AND THE SOUTH LINE OF VISTA RIDGE ACRES PHASE III, A DISTANCE OF 1748.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR THE SOUTHEAST CORNER OF VISTA RIDGE ACRES PHASE III AND AN INTERIOR CORNER OF THIS TRACT.

THENCE: N 09°20' E, ALONG THE WEST LINE OF VISTA RIDGE ACRES PHASE III, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 1,300.00 FEET FOR THE SOUTH RIGHT OF WAY LINE OF MILE 20 NORTH ROAD, A TOTAL DISTANCE OF 1,320.00 FEET (MAP RECORD: 1,320.14 FEET) TO A COTTON PICKER SPINDLE SET ON THE NORTH LINE OF LOT 1 AND IN THE CENTERLINE OF MILE 20 NORTH ROAD FOR THE NORTHEAST CORNER OF VISTA RIDGE ACRES PHASE III AND AN EXTERIOR CORNER OF THIS TRACT.

THENCE: S 80°40' E, ALONG THE NORTH LINE OF LOT 1, BLOCK 86, THE NORTH LINE OF LOT 4, BLOCK 85, AND THE CENTERLINE OF MILE 20 NORTH ROAD, PASSING AT 440.00 FEET THE CENTERLINE OF NORENE DRIVE, A TOTAL DISTANCE OF 880.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 154.50 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH VISTA RIDGE ACRES PHASE I, RECORDED IN INSTRUMENT NUMBER 1738765, MAP RECORDS, HIDALGO COUNTY, TEXAS.

**STATE OF TEXAS  
 COUNTY OF HIDALGO**

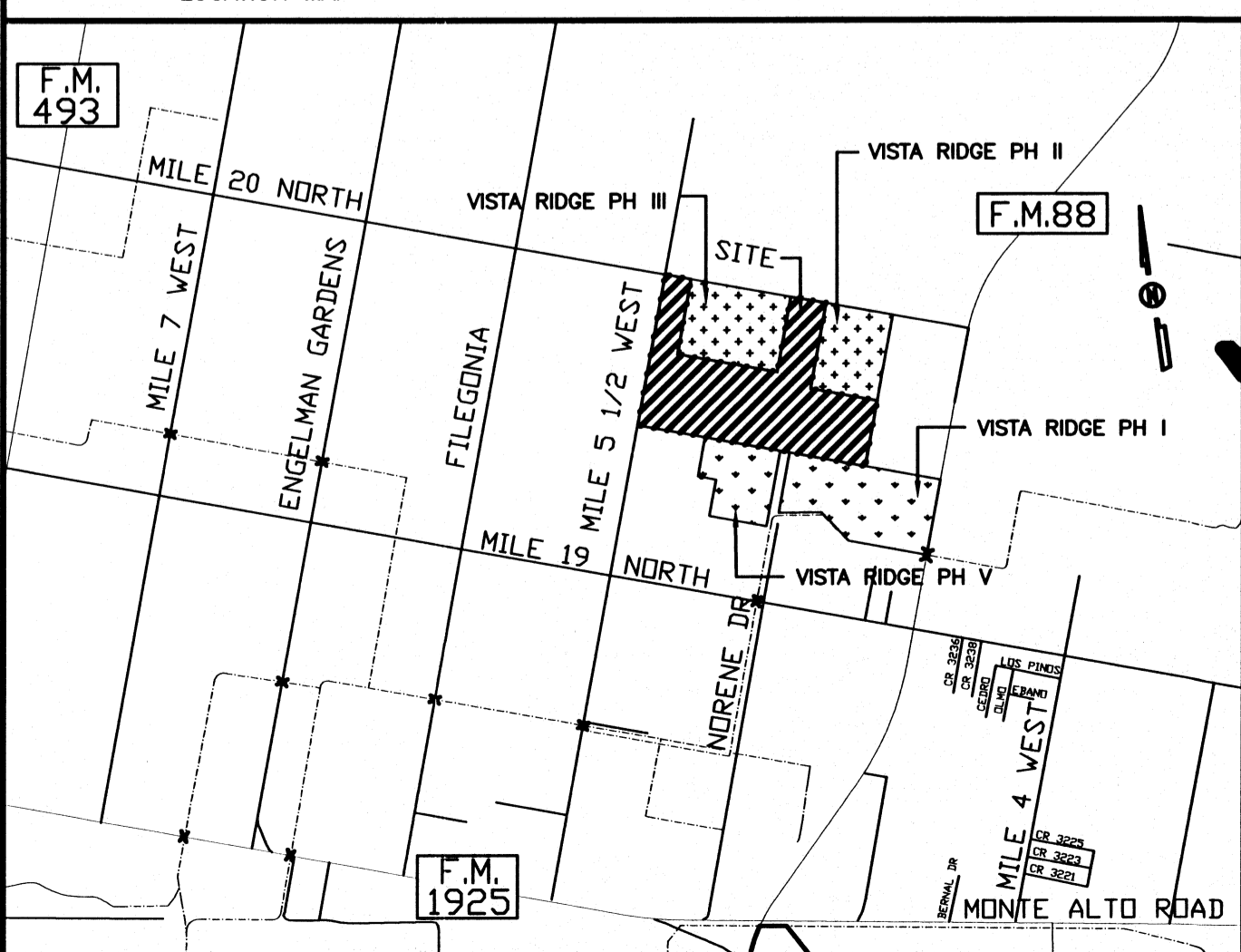
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.



*Alfonso Quintanilla*  
 ALFONSO QUINTANILLA  
 P.L.S. No. 4856

FEBRUARY 27, 2013  
 DATE

LOCATION MAP SCALE 1" = 3000'



**LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:**

VISTA RIDGE ACRES PHASE V, IS LOCATED IN EASTERN HIDALGO COUNTY ON THE WEST SIDE OF F.M. 88 AND ON THE SOUTH SIDE OF MILE 20 NORTH ROAD APPROXIMATELY 1,320 FEET WEST 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 6,458). VISTA RIDGE ACRES, 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: JACK McCLELLAND, OWNER	2614 W. FREDDY GONZALEZ DRIVE	EDINBURG, TX 78539	(956)318-0956	(956)318-4547
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

**PLAT NOTES AND RESTRICTIONS:**

- FLOOD ZONE STATEMENT:  
 FLOOD ZONE DESIGNATION: ZONE "X"  
 AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.  
 &  
 FLOOD ZONE DESIGNATION: ZONE "A"  
 NO BASE FLOOD ELEVATIONS DETERMINED.  
 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 PLAN 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).
- LEGEND ● - DENOTES 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.
- SETBACKS: MINIMUM REQUIREMENTS-OWNER MAY DESIGNATE STRICTER REQUIREMENTS.  
 FRONT ..... 25.00 FEET  
 REAR ..... 35.00 FEET  
 SIDE ..... 6.00 FEET  
 OR EASEMENT WHICHEVER IS GREATER IN ALL CASES
- 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. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- MINIMUM FINISHES 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.
- BENCHMARK NOTE:  
 THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.  
 B.M. No.1: ELEV.=66.50 5/8" IRON ROD WITH CAP STAMPED MELDEN & HUNT INC FOUND AT THE NORTHWEST CORNER OF PROPOSED SUBDIVISION NAVD 88 DATUM.  
 B.M. No.2: ELEV.=65.90 FND. C.P.S. AT THE NORTHWEST CORNER OF LOT 4, BLOCK 85 AND OF PROPOSED SUBDIVISION NAVD 88 DATUM.
- 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 \_\_\_\_\_ CUBIC FEET \_\_\_\_\_ 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. 7
- 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. A SEPARATED DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.  
 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.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- JACK McCLELLAND, THE OWNER & SUBDIVIDER OF VISTA RIDGE ACRES PHASE V, RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSES OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET No. 7 OF THIS PLAT.
- 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.
- 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.
- 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.
- DRAINAGE SWALE EASEMENTS NOTE: NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE SWALE EASEMENT. EACH DRAINAGE SWALE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE DRAINAGE SWALE EASEMENT. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SWALE.
- AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT AND THE OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR SCHOOLS, COMMERCIAL, INDUSTRIAL & MULTIFAMILY USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.

**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 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\_\_\_\_.

JACK McCLELLAND, OWNER

**HIDALGO COUNTY  
 CERTIFICATE OF PLAT APPROVAL**

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF VISTA RIDGE ACRES PHASE V WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_, 20\_\_\_\_.

ENVIRONMENTAL HEALTH DIVISION MANAGER \_\_\_\_\_ DATE \_\_\_\_\_

**HIDALGO COUNTY  
 CERTIFICATE OF PLAT APPROVAL**

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF VISTA RIDGE ACRES PHASE V WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON \_\_\_\_\_, 20\_\_\_\_.

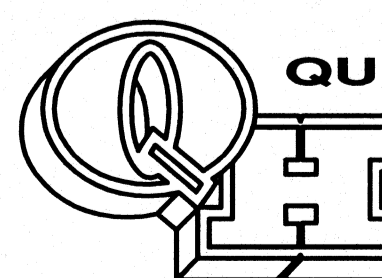
HIDALGO COUNTY RIGHT OF WAY DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

**INDEX OF SHEETS**

- SHEET 1- HEADING INDEX: LOCATION MAP AND ETI; PRINCIPAL CONTACTS: MAP: DESCRIPTION (METES AND BOUNDS); ENGINEER'S & SURVEYOR'S CERTIFICATION: PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, ATTESTATION; COUNTY JUDGE CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; H.C.D.D. No. 1 CERTIFICATION HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE; RIGHT OF WAY DEPARTMENT CERTIFICATE; ENGLEMAN IRRIGATION DISTRICT CERTIFICATION; REVISION NOTES
- SHEET 2- MAP, HEADING INDEX: LOCATION MAP AND ETI; 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- DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DRAINAGE SWALES, ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER/OSSF AND ENGINEERING CERTIFICATION: CONSTRUCTION DETAILS, SUBDIVIDER CERTIFICATE & STATEMENT, COUNTY CLERK RECORDING CERTIFICATE & REVISION NOTES.
- SHEET 4- MAP OF WATER DISTRIBUTION SYSTEM, MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION, COUNTY CLERK RECORDING CERTIFICATE, REVISION NOTES

**REVISION NOTES**

No.	Sheet	REVISION	Date	Approved



**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 office@haengineering.com  
 SURVEYING REGISTRATION NUMBER 100411-00

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

I, JACK McCLELLAND, AS OWNER OF THE 154.50 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED VISTA RIDGE ACRES PHASE V, 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.

JACK McCLELLAND, OWNER  
 2614 W. FREDDY GONZALEZ DRIVE  
 EDINBURG TX, 78539

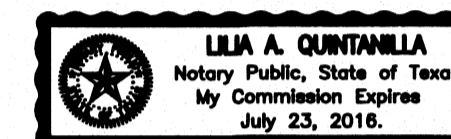
DATE

**STATE OF TEXAS  
 COUNTY OF HIDALGO**

BEFORE ME, the undersigned notary public, on this day personally appeared JACK McCLELLAND

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 thereby expressed.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.



LILIA A. QUINTANILLA- NOTARY PUBLIC

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

WE THE UNDERSIGNED CERTIFY that this plat of the VISTA RIDGE ACRES PHASE V was reviewed and approved by the Hidalgo County Commissioners Court on \_\_\_\_\_, \_\_\_\_\_.

Hidalgo County Judge \_\_\_\_\_ Date \_\_\_\_\_

ATTEST: Hidalgo County Clerk \_\_\_\_\_ Date \_\_\_\_\_

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 TEXAS WATER CODE NO. 49.211(g). 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 OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

BY: \_\_\_\_\_

**STATE OF TEXAS  
 COUNTY OF HIDALGO**

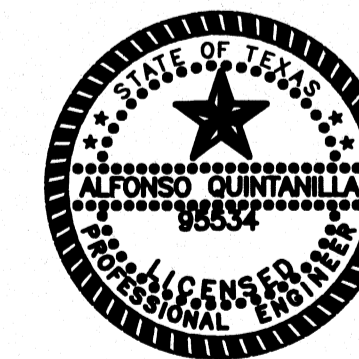
THIS PLAN IS HEREBY APPROVED BY THE ENGLEMAN IRRIGATION DISTRICT SUBJECT TO THE CONDITION THAT IF IRRIGATION FROM SAID DISTRICT IS DESIRED TO THE INDIVIDUAL LOTS IN SAID SUBDIVISION, PROVISION SHALL BE MADE FOR APPROPRIATE EASEMENT FOR THE INSTALLATION OF NECESSARY IRRIGATION FACILITIES TO SUCH LOTS FROM THE CLOSEST WATER DISTRICT DELIVERY POINT AND IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY TO INSTALL SUCH NECESSARY FACILITIES.

DISTRICT PRESIDENT \_\_\_\_\_ DATE \_\_\_\_\_

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.



*Alfonso Quintanilla*  
 ALFONSO QUINTANILLA  
 P.E. No. 98534

12-12-13  
 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

BY: \_\_\_\_\_ DEPUTY

FILENAME	PREPARED BY	CHECKED BY	APPROVED BY
F:\DATA\SUBD\HIDALGO CO\VISTA RIDGE ACRES\VISTA RIDGE PH. V-PLAT			
DATE PREPARED	REVISOR	CHECKED BY	APPROVED BY
DATE REVISED	REVISOR	CHECKED BY	APPROVED BY

SHEET NO.  
 1 of 8

14

15

# SUBDIVISION PLAT OF: VISTA RIDGE ACRES PHASE V

A 154.50 ACRE TRACT OF LAND BEING A PORTION OF LOT 4, AND ALL OF LOT 5, BLOCK 85, AND A PORTION OF LOTS 1, 2 AND 7, AND ALL OF LOT 8, 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 SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1738765, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS  
A 154.50 ACRE TRACT OF LAND BEING A PORTION OF LOT 4, AND ALL OF LOT 5, BLOCK 85, A PORTION OF LOTS 1, 2 AND 7, AND ALL OF LOT 8, 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 SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1738765, 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 FOUND ON THE NORTH LINE OF LOT 4 AND IN THE CENTERLINE OF MILE 20 NORTH ROAD FOR THE NORTHWEST CORNER OF VISTA RIDGE ACRES PHASE II (RECORDED IN INSTRUMENT NUMBER 2101107, MAP RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHEAST CORNER OF THIS TRACT, SAID SPINDLE BEARS N 80°40' W, 880.19 FEET FROM THE NORTHEAST CORNER OF LOT 4.

THENCE; S 09°20' W, ALONG THE WEST LINE OF VISTA RIDGE ACRES PHASE II, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 20.00 FEET FOR THE SOUTH RIGHT OF WAY LINE OF MILE 20 NORTH ROAD, A TOTAL DISTANCE OF 1,320.00 FEET (MAP RECORD: 1,320.14 FEET) TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND ON THE SOUTH LINE OF LOT 4 AND THE NORTH LINE OF LOT 5 FOR THE SOUTHWEST CORNER OF VISTA RIDGE ACRES PHASE II AND AN INTERIOR CORNER OF THIS TRACT.

THENCE; S 80°40' E, ALONG THE SOUTH LINE 4, THE NORTH LINE OF LOT 5, AND THE SOUTH LINE OF VISTA RIDGE ACRES PHASE II, A DISTANCE OF 880.19 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR THE SOUTHEAST CORNER OF VISTA RIDGE ACRES PHASE II, THE SOUTHEAST CORNER OF LOT 4, THE NORTHEAST CORNER OF LOT 5 AND AN EXTERIOR CORNER OF THIS TRACT.

THENCE; S 09°20' W, ALONG THE EAST LINE OF LOT 5, A DISTANCE OF 1,320.18 FEET (MAP RECORD: 1,320.00 FEET) TO A POINT FOR THE SOUTHEAST CORNER OF LOT 5 AND THE SOUTHEAST CORNER OF THIS TRACT.  
THENCE; N 80°40' W, ALONG THE SOUTH LINE OF LOT 5, BLOCK 85, AND THE SOUTH LINE OF LOT 8, BLOCK 86, PASSING AT 1,320.20 FEET THE CENTERLINE OF NORENE DRIVE, A TOTAL DISTANCE OF 2,640.40 FEET TO A POINT FOR THE SOUTHEAST CORNER OF LOT 7, THE SOUTHWEST CORNER OF LOT 8 AND AN EXTERIOR CORNER OF THIS TRACT.

THENCE; N 09°20' E, ALONG THE EAST LINE OF LOT 8, A DISTANCE OF 195.16 FEET TO A 1/2" IRON ROD WITH CAP STAMPED MELDEN & HUNT, INC. FOUND FOR THE NORTHEAST CORNER OF THE NIEVES TAMEZ, JR. TRACT (A 5.0 ACRE TRACT OUT OF LOT 7, BLOCK 86, MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1235202 AND WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1235203, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND AN INTERIOR CORNER OF THIS TRACT.

THENCE; N 80°41'15" W (DEED RECORD: N 80°40' W), ALONG THE NORTH LINE OF THE NIEVES TAMEZ, JR. TRACT, PASSING A 1/2" IRON ROD FOUND AT 1,300.00 FEET THE EAST RIGHT OF WAY LINE OF MILE 5 1/2 WEST ROAD, A TOTAL DISTANCE OF 1,320.00 FEET TO A COTTON PICKER SPINDLE FOUND ON THE WEST LINE OF LOT 7 AND IN THE CENTERLINE OF MILE 5 1/2 WEST ROAD FOR THE NORTHWEST CORNER OF SAID TRACT AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; N 09°39'42" E (MAP RECORD: N 09°20' E), ALONG THE WEST LINE OF LOTS 2 AND 7, AND THE CENTERLINE OF MILE 5 1/2 WEST ROAD, A DISTANCE OF 2,445.50 FEET (DEED RECORD: 2,445.31 FEET) TO A 5/8" IRON ROD WITH CAP STAMPED MELDEN & HUNT, INC. FOUND FOR THE NORTHWEST CORNER OF LOT 2 AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE; S 80°40' E, ALONG THE NORTH LINE OF LOT 2 AND THE CENTERLINE OF MILE 20 NORTH ROAD, A DISTANCE OF 452.42 FEET TO A COTTON PICKER SPINDLE SET FOR THE NORTHWEST CORNER OF VISTA RIDGE ACRES PHASE III AND AN EXTERIOR CORNER OF THIS TRACT.

THENCE; S 09°40' W, ALONG THE WEST LINE OF VISTA RIDGE ACRES PHASE III, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 20.00 FEET FOR THE SOUTH RIGHT OF WAY LINE OF MILE 20 NORTH ROAD, A TOTAL DISTANCE OF 1,320.00 FEET (MAP RECORD: 1,320.14 FEET) TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND ON THE SOUTH LINE OF LOT 2 AND THE NORTH LINE OF LOT 7 FOR THE SOUTHWEST CORNER OF VISTA RIDGE ACRES PHASE III AND AN INTERIOR CORNER OF THIS TRACT.

THENCE; S 80°40' E, ALONG THE SOUTH LINE OF LOTS 1 AND 2, THE NORTH LINE OF LOTS 7 AND 8, AND THE SOUTH LINE OF VISTA RIDGE ACRES PHASE III, A DISTANCE OF 1748.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR THE SOUTHEAST CORNER OF VISTA RIDGE ACRES PHASE III AND AN INTERIOR CORNER OF THIS TRACT.

THENCE; N 09°20' E, ALONG THE WEST LINE OF VISTA RIDGE ACRES PHASE III, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 1,300.00 FEET FOR THE SOUTH RIGHT OF WAY LINE OF MILE 20 NORTH ROAD, A TOTAL DISTANCE OF 1,320.00 FEET (MAP RECORD: 1,320.14 FEET) TO A COTTON PICKER SPINDLE SET ON THE NORTH LINE OF LOT 1 AND IN THE CENTERLINE OF MILE 20 NORTH ROAD FOR THE NORTHEAST CORNER OF VISTA RIDGE ACRES PHASE III AND AN EXTERIOR CORNER OF THIS TRACT.

THENCE; S 80°40' E, ALONG THE NORTH LINE OF LOT 1, BLOCK 86, THE NORTH LINE OF LOT 4, BLOCK 85, AND THE CENTERLINE OF MILE 20 NORTH ROAD, PASSING AT 440.00 FEET THE CENTERLINE OF NORENE DRIVE, A TOTAL DISTANCE OF 880.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 154.50 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH VISTA RIDGE ACRES PHASE I, RECORDED IN INSTRUMENT NUMBER 1738765, 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.

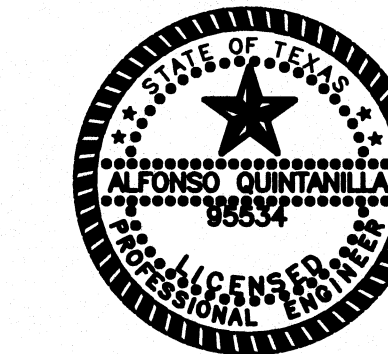


*Alfonso Quintanilla*  
ALFONSO QUINTANILLA  
R.P.L.S. No. 4856

FEBRUARY 27, 2013  
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.



*Alfonso Quintanilla*  
ALFONSO QUINTANILLA  
P.E. No. 95534

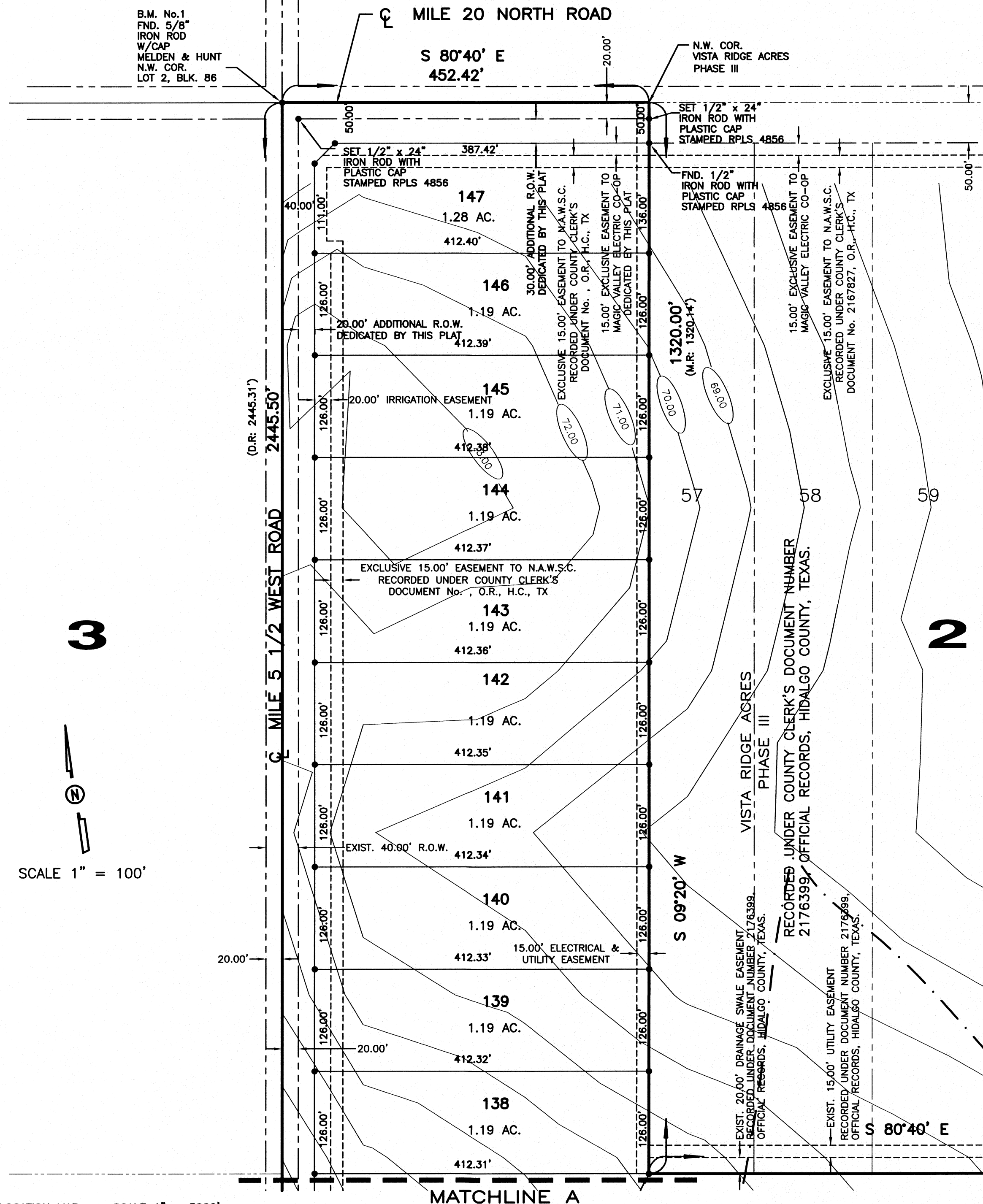
12-12-13  
DATE



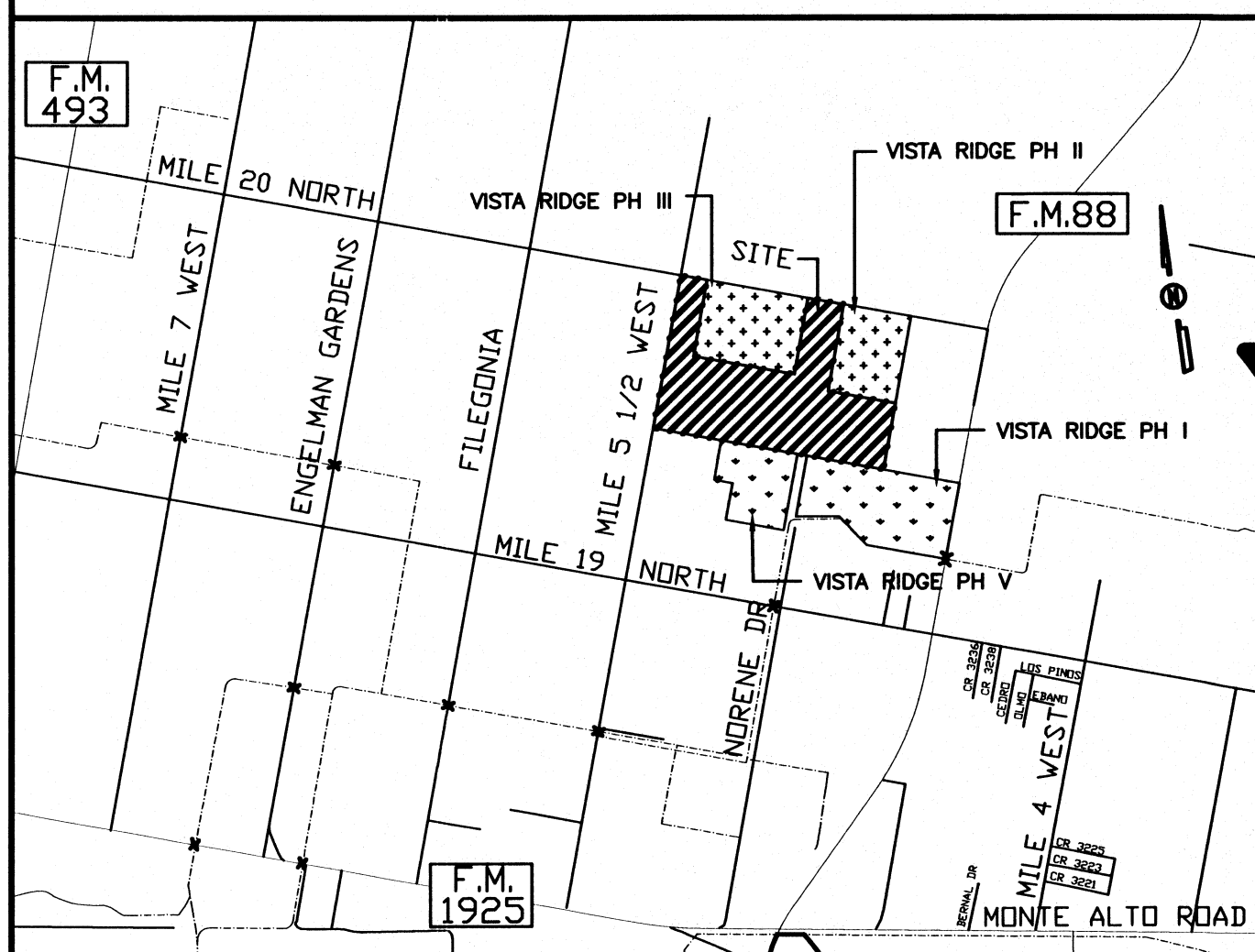
FILED FOR RECORD IN  
HIDALGO COUNTY  
ARTURO GUAJARDO, JR.  
HIDALGO COUNTY CLERK

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

FILENAME: F:\DATA\SUBD\HIDALGO CO\VISTA RIDGE ACRES\VISTA RIDGE PH. V-PLAT	SHEET NO.
DATE PREPARED: JUNE 26, 2013	2 of 8
PREPARED BY: LG	
CHECKED BY:	
APPROVED BY:	
DATE REVISED:	
REVISED BY:	
CHECKED BY:	
APPROVED BY:	



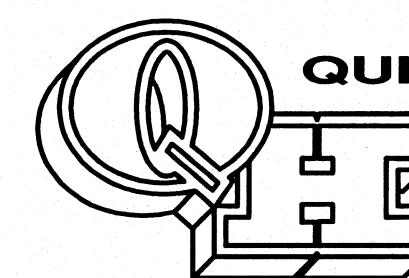
LOCATION MAP SCALE 1" = 3000'



No.	Sheet	REVISION	Date	Approved

### PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
OWNER: JACK McLELLAND, OWNER	2614 W. FREDDY GONZALEZ DRIVE	EDINBURG, TX 78539	(956)318-0956	318-4547
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 office@qhaengineering.com  
SURVEYING REGISTRATION NUMBER 100411-00

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

A 154.50 ACRE TRACT OF LAND BEING A PORTION OF LOT 4, AND ALL OF LOT 5, BLOCK 85, AND A PORTION OF LOTS 1, 2 AND 7, AND ALL OF LOT 8, 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 SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1738765, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS  
 A 154.50 ACRE TRACT OF LAND BEING A PORTION OF LOT 4, AND ALL OF LOT 5, BLOCK 85, A PORTION OF LOTS 1, 2 AND 7, AND ALL OF LOT 8, 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 SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1738765, 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 FOUND ON THE NORTH LINE OF LOT 4 AND IN THE CENTERLINE OF MILE 20 NORTH ROAD FOR THE NORTHWEST CORNER OF VISTA RIDGE ACRES PHASE II (RECORDED IN INSTRUMENT NUMBER 2101107, MAP RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHEAST CORNER OF THIS TRACT, SAID SPINDLE BEARS N 80°40' W, 880.19 FEET FROM THE NORTHEAST CORNER OF LOT 4.

THENCE: S 09°20' W, ALONG THE WEST LINE OF VISTA RIDGE ACRES PHASE II, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 20.00 FEET FOR THE SOUTH RIGHT OF WAY LINE OF MILE 20 NORTH ROAD, A TOTAL DISTANCE OF 1,320.00 FEET (MAP RECORD: 1,320.14 FEET) TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND ON THE SOUTH LINE OF LOT 4 AND THE NORTH LINE OF LOT 5 FOR THE SOUTHWEST CORNER OF VISTA RIDGE ACRES PHASE II AND AN INTERIOR CORNER OF THIS TRACT.

THENCE: S 80°40' E, ALONG THE SOUTH LINE 4, THE NORTH LINE OF LOT 5, AND THE SOUTH LINE OF VISTA RIDGE ACRES PHASE II, A DISTANCE OF 880.19 FEET TO A 1/2" IRON ROD WITH CAP STAMPED MELDEN & HUNT, INC. FOUND FOR THE SOUTHEAST CORNER OF VISTA RIDGE ACRES PHASE II, THE SOUTHEAST CORNER OF LOT 4, THE NORTHEAST CORNER OF LOT 5 AND AN EXTERIOR CORNER OF THIS TRACT.

THENCE: S 09°20' W, ALONG THE EAST LINE OF LOT 5, A DISTANCE OF 1,320.18 FEET (MAP RECORD: 1,320.00 FEET) TO A POINT FOR THE SOUTHEAST CORNER OF LOT 5 AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE: N 80°40' W, ALONG THE SOUTH LINE OF LOT 5, BLOCK 85, AND THE SOUTH LINE OF LOT 8, BLOCK 86, PASSING AT 1,320.20 FEET THE CENTERLINE OF NORENE DRIVE, A TOTAL DISTANCE OF 2,640.40 FEET TO A POINT FOR THE SOUTHWEST CORNER OF LOT 7, THE SOUTHWEST CORNER OF LOT 8 AND AN EXTERIOR CORNER OF THIS TRACT.

THENCE: N 09°20' E, ALONG THE EAST LINE OF LOT 7 AND THE WEST LINE OF LOT 8, A DISTANCE OF 195.16 FEET TO A 1/2" IRON ROD WITH CAP STAMPED MELDEN & HUNT, INC. FOUND FOR THE NORTHEAST CORNER OF THE NIEVES TAMEZ, JR. TRACT (A 5.0 ACRE TRACT OUT OF LOT 7, BLOCK 86, MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1235202 AND WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1235203, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND AN INTERIOR CORNER OF THIS TRACT.

THENCE: N 80°41'15" W (DEED RECORD: N 80°40' W), ALONG THE NORTH LINE OF THE NIEVES TAMEZ, JR. TRACT, PASSING A 1/2" IRON ROD FOUND AT 1,300.00 FEET THE EAST RIGHT OF WAY LINE OF MILE 5 1/2 WEST ROAD, A TOTAL DISTANCE OF 1,320.00 FEET TO A COTTON PICKER SPINDLE FOUND ON THE WEST LINE OF LOT 7 AND IN THE CENTERLINE OF MILE 5 1/2 WEST ROAD FOR THE NORTHWEST CORNER OF SAID TRACT AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE: N 09°38'42" E (MAP RECORD: N 09°20' E), ALONG THE WEST LINE OF LOTS 2 AND 7, AND THE CENTERLINE OF MILE 5 1/2 WEST ROAD, A DISTANCE OF 2,445.50 FEET (DEED RECORD: 2,445.31 FEET) TO A 5/8" IRON ROD WITH CAP STAMPED MELDEN & HUNT, INC. FOUND FOR THE NORTHWEST CORNER OF LOT 2 AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE: S 80°40' E, ALONG THE NORTH LINE OF LOT 2 AND THE CENTERLINE OF MILE 20 NORTH ROAD, A DISTANCE OF 452.42 FEET TO A COTTON PICKER SPINDLE SET FOR THE NORTHWEST CORNER OF VISTA RIDGE ACRES PHASE II AND AN EXTERIOR CORNER OF THIS TRACT.

THENCE: S 09°40' W, ALONG THE WEST LINE OF VISTA RIDGE ACRES PHASE III, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 20.00 FEET FOR THE SOUTH RIGHT OF WAY LINE OF MILE 20 NORTH ROAD, A TOTAL DISTANCE OF 1,320.00 FEET (MAP RECORD: 1,320.14 FEET) TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND ON THE SOUTH LINE OF LOT 2 AND THE NORTH LINE OF LOT 7 FOR THE SOUTHWEST CORNER OF VISTA RIDGE ACRES PHASE III AND AN INTERIOR CORNER OF THIS TRACT.

THENCE: S 80°40' E, ALONG THE SOUTH LINE OF LOTS 1 AND 2, THE NORTH LINE OF LOTS 7 AND 8, AND THE SOUTH LINE OF VISTA RIDGE ACRES PHASE III, A DISTANCE OF 1,748.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR THE SOUTHEAST CORNER OF VISTA RIDGE ACRES PHASE III AND AN INTERIOR CORNER OF THIS TRACT.

THENCE: N 09°20' E, ALONG THE WEST LINE OF VISTA RIDGE ACRES PHASE III, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 1,300.00 FEET FOR THE SOUTH RIGHT OF WAY LINE OF MILE 20 NORTH ROAD, A TOTAL DISTANCE OF 1,320.00 FEET (MAP RECORD: 1,320.14 FEET) TO A COTTON PICKER SPINDLE SET ON THE NORTH LINE OF LOT 1 AND IN THE CENTERLINE OF MILE 20 NORTH ROAD FOR THE NORTHEAST CORNER OF VISTA RIDGE ACRES PHASE III AND AN EXTERIOR CORNER OF THIS TRACT.

THENCE: S 80°40' E, ALONG THE NORTH LINE OF LOT 1, BLOCK 86, THE NORTH LINE OF LOT 4, BLOCK 85, AND THE CENTERLINE OF MILE 20 NORTH ROAD, PASSING AT 440.00 FEET THE CENTERLINE OF NORENE DRIVE, A TOTAL DISTANCE OF 880.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 154.50 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH VISTA RIDGE ACRES PHASE I, RECORDED IN INSTRUMENT NUMBER 1738765, 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

FEBRUARY 27, 2013  
 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.



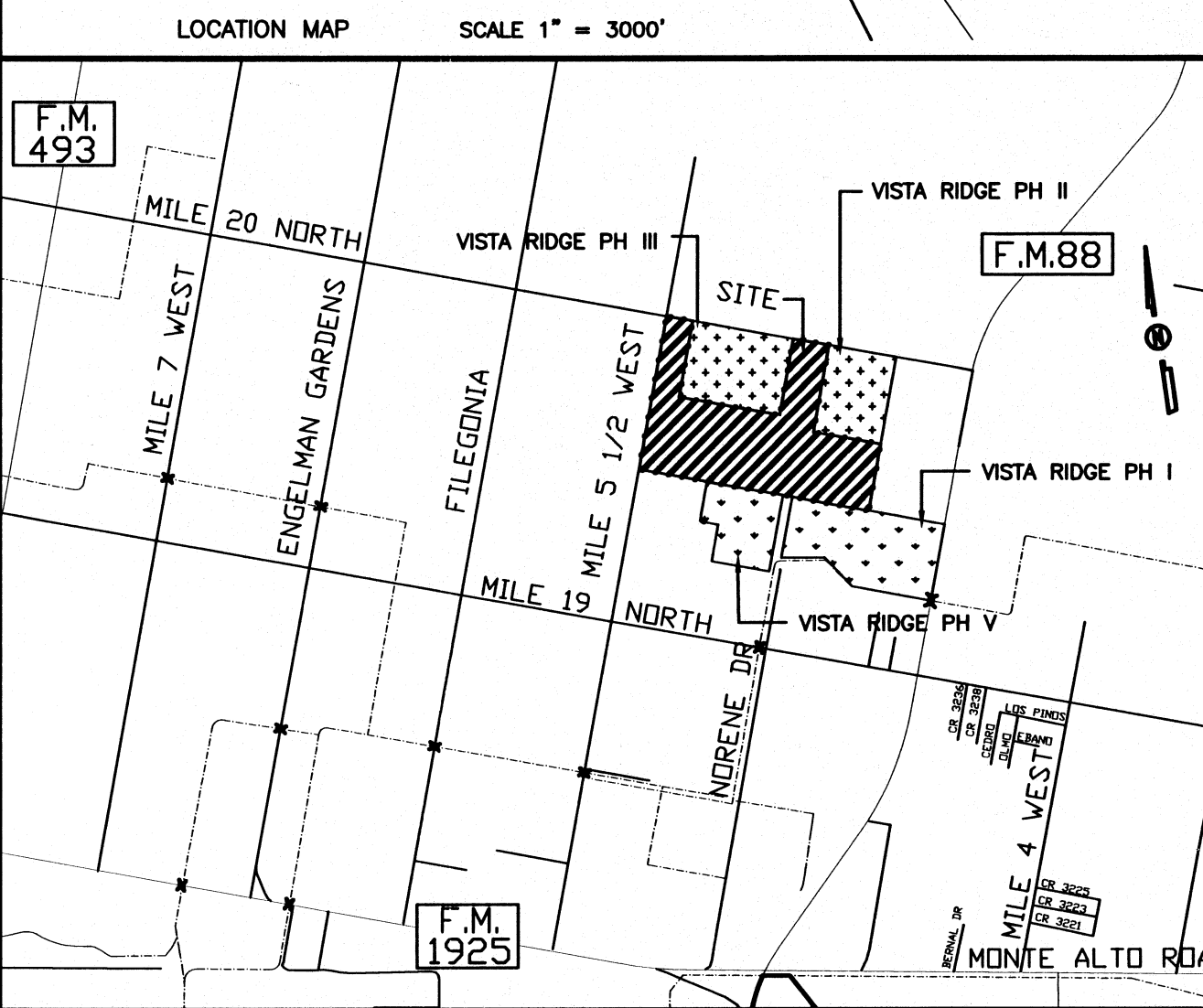
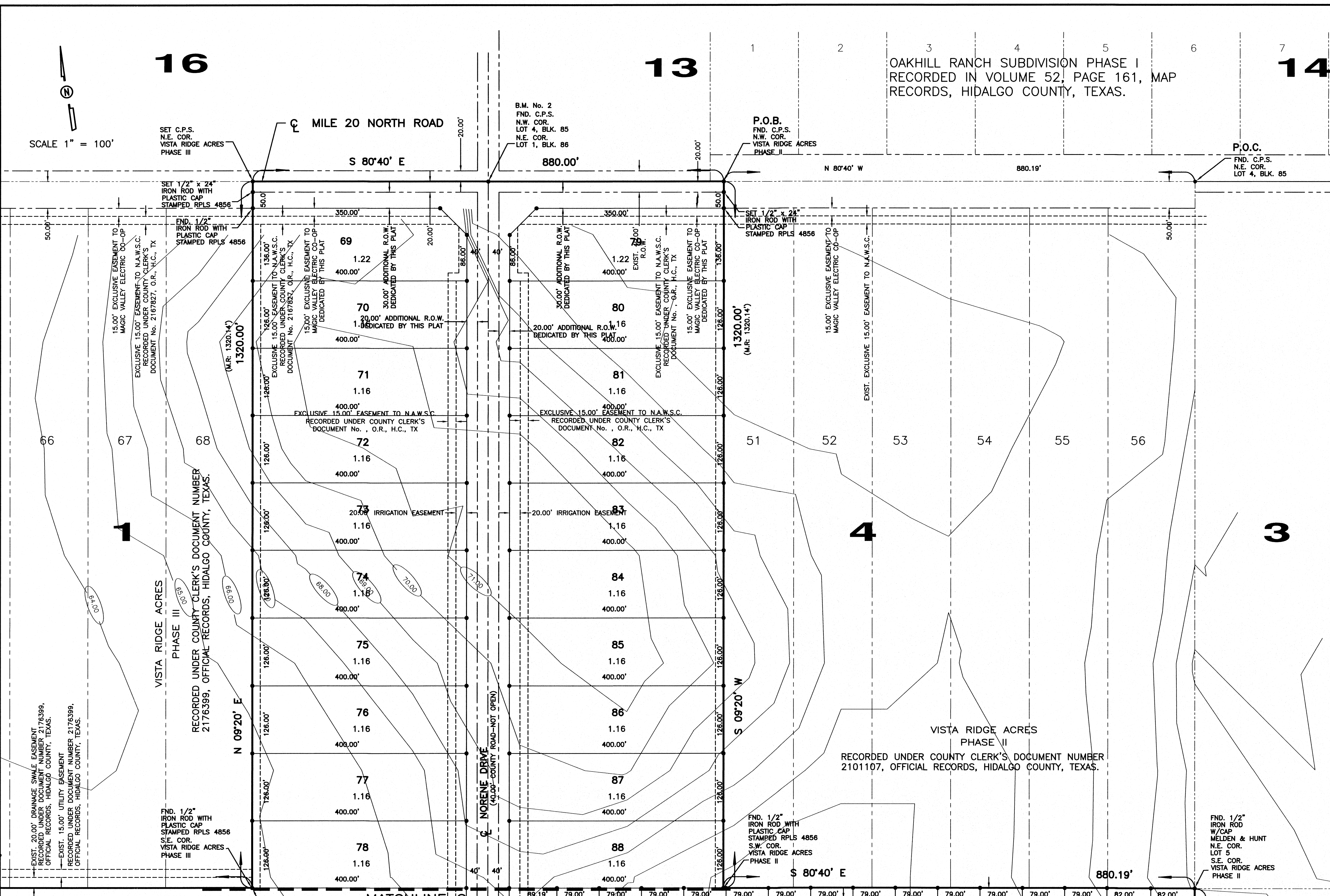
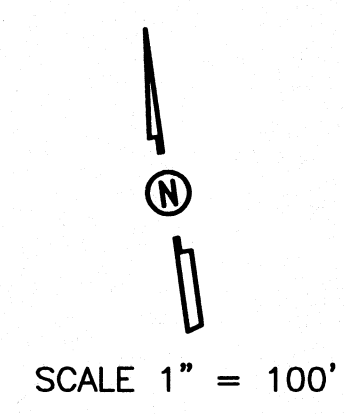
*Alfonso Quintanilla*  
 ALFONSO QUINTANILLA  
 P.E. No. 95534

12-12-13  
 DATE



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



PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
OWNER: JACK McCLELLAND, OWNER	2614 W. FREDDY GONZALEZ DRIVE	EDINBURG, TX. 78539	(956)316-0956	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

REVISION NOTES

No.	Sheet	REVISION	Date	Approved

**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 office@qaengineering.com  
 SURVEYING REGISTRATION NUMBER 100411-00

DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
JUNE 26, 2013	LS		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY

SHEET NO.  
 3 of 8

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

A 154.50 ACRE TRACT OF LAND BEING A PORTION OF LOT 4, AND ALL OF LOT 5, BLOCK 85, AND A PORTION OF LOTS 1, 2 AND 7, AND ALL OF LOT 8, 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 SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1738765, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS  
 A 154.50 ACRE TRACT OF LAND BEING A PORTION OF LOT 4, AND ALL OF LOT 5, BLOCK 85, A PORTION OF LOTS 1, 2 AND 7, AND ALL OF LOT 8, 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 SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1738765, 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 FOUND ON THE NORTH LINE OF LOT 4 AND IN THE CENTERLINE OF MILE 20 NORTH ROAD FOR THE NORTHWEST CORNER OF VISTA RIDGE ACRES PHASE II (RECORDED IN INSTRUMENT NUMBER 2101107, MAP RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHEAST CORNER OF THIS TRACT, SAID SPINDLE BEARS N 80°40' W, 880.19 FEET FROM THE NORTHEAST CORNER OF LOT 4.

THENCE: S 09°20' W, ALONG THE WEST LINE OF VISTA RIDGE ACRES PHASE II, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 20.00 FEET FOR THE SOUTH RIGHT OF WAY LINE OF MILE 20 NORTH ROAD, A TOTAL DISTANCE OF 1,320.00 FEET (MAP RECORD: 1,320.14 FEET) TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND ON THE SOUTH LINE OF LOT 4 AND THE NORTH LINE OF LOT 5 FOR THE SOUTHWEST CORNER OF VISTA RIDGE ACRES PHASE II AND AN INTERIOR CORNER OF THIS TRACT.

THENCE: S 80°40' E, ALONG THE SOUTH LINE 4, THE NORTH LINE OF LOT 5, AND THE SOUTH LINE OF VISTA RIDGE ACRES PHASE II, A DISTANCE OF 880.19 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR THE SOUTHEAST CORNER OF VISTA RIDGE ACRES PHASE II, THE SOUTHEAST CORNER OF LOT 4, THE NORTHEAST CORNER OF LOT 5 AND AN EXTERIOR CORNER OF THIS TRACT.

THENCE: S 09°20' W, ALONG THE EAST LINE OF LOT 5, A DISTANCE OF 1,320.18 FEET (MAP RECORD: 1,320.00 FEET) TO A POINT FOR THE SOUTHEAST CORNER OF LOT 5 AND THE SOUTHEAST CORNER OF THIS TRACT.

THENCE: N 80°40' W, ALONG THE SOUTH LINE OF LOT 5, BLOCK 85, AND THE SOUTH LINE OF LOT 8, BLOCK 86, PASSING AT 1,320.20 FEET THE CENTERLINE OF NORENE DRIVE, A TOTAL DISTANCE OF 2,640.40 FEET TO A POINT FOR THE SOUTHEAST CORNER OF LOT 7, THE SOUTHWEST CORNER OF LOT 8 AND AN EXTERIOR CORNER OF THIS TRACT.

THENCE: N 09°20' E, ALONG THE EAST LINE OF LOT 7 AND THE WEST LINE OF LOT 8, A DISTANCE OF 195.16 FEET TO A 1/2" IRON ROD WITH CAP STAMPED MELDEN & HUNT, INC. FOUND FOR THE NORTHEAST CORNER OF THE NIEVES TAMEZ, JR. TRACT (A 5.0 ACRE TRACT OUT OF LOT 7, BLOCK 86, MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1235202 AND WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1235203, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND AN INTERIOR CORNER OF THIS TRACT.

THENCE: N 80°41'15" W (DEED RECORD: N 80°40' W), ALONG THE NORTH LINE OF THE NIEVES TAMEZ, JR. TRACT, PASSING A 1/2" IRON ROD FOUND AT 1,300.00 FEET THE EAST RIGHT OF WAY LINE OF MILE 5 1/2 WEST ROAD, A TOTAL DISTANCE OF 1,320.00 FEET TO A COTTON PICKER SPINDLE FOUND ON THE WEST LINE OF LOT 7 AND IN THE CENTERLINE OF MILE 5 1/2 WEST ROAD FOR THE NORTHWEST CORNER OF SAID TRACT AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE: N 09°39'42" E (MAP RECORD: N 09°20' E), ALONG THE WEST LINE OF LOTS 2 AND 7, AND THE CENTERLINE OF MILE 5 1/2 WEST ROAD, A DISTANCE OF 2,445.50 FEET (DEED RECORD: 2,445.31 FEET) TO A 5/8" IRON ROD WITH CAP STAMPED MELDEN & HUNT, INC. FOUND FOR THE NORTHWEST CORNER OF LOT 2 AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE: S 80°40' E, ALONG THE NORTH LINE OF LOT 2 AND THE CENTERLINE OF MILE 20 NORTH ROAD, A DISTANCE OF 452.42 FEET TO A COTTON PICKER SPINDLE SET FOR THE NORTHWEST CORNER OF VISTA RIDGE ACRES PHASE III AND AN EXTERIOR CORNER OF THIS TRACT.

THENCE: S 09°40' W, ALONG THE WEST LINE OF VISTA RIDGE ACRES PHASE III, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 20.00 FEET FOR THE SOUTH RIGHT OF WAY LINE OF MILE 20 NORTH ROAD, A TOTAL DISTANCE OF 1,320.00 FEET (MAP RECORD: 1,320.14 FEET) TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND ON THE SOUTH LINE OF LOT 2 AND THE NORTH LINE OF LOT 7 FOR THE SOUTHWEST CORNER OF VISTA RIDGE ACRES PHASE III AND AN INTERIOR CORNER OF THIS TRACT.

THENCE: S 80°40' E, ALONG THE SOUTH LINE OF LOTS 1 AND 2, THE NORTH LINE OF LOTS 7 AND 8, AND THE SOUTH LINE OF VISTA RIDGE ACRES PHASE III, A DISTANCE OF 1748.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR THE SOUTHEAST CORNER OF VISTA RIDGE ACRES PHASE III AND AN INTERIOR CORNER OF THIS TRACT.

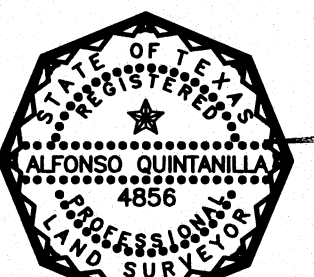
THENCE: N 09°20' E, ALONG THE WEST LINE OF VISTA RIDGE ACRES PHASE III, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 1,300.00 FEET FOR THE SOUTH RIGHT OF WAY LINE OF MILE 20 NORTH ROAD, A TOTAL DISTANCE OF 1,320.00 FEET (MAP RECORD: 1,320.14 FEET) TO A COTTON PICKER SPINDLE SET ON THE NORTH LINE OF LOT 1 AND IN THE CENTERLINE OF MILE 20 NORTH ROAD FOR THE NORTHEAST CORNER OF VISTA RIDGE ACRES PHASE III AND AN EXTERIOR CORNER OF THIS TRACT.

THENCE: S 80°40' E, ALONG THE NORTH LINE OF LOT 1, BLOCK 86, THE NORTH LINE OF LOT 4, BLOCK 85, AND THE CENTERLINE OF MILE 20 NORTH ROAD, PASSING AT 440.00 FEET THE CENTERLINE OF NORENE DRIVE, A TOTAL DISTANCE OF 880.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 154.50 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH VISTA RIDGE ACRES PHASE I, RECORDED IN INSTRUMENT NUMBER 1738765, MAP RECORDS, HIDALGO COUNTY, TEXAS.

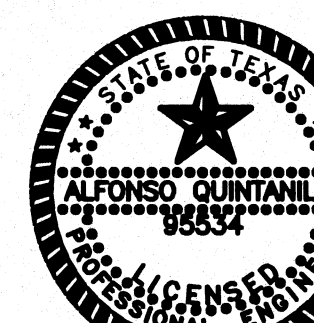
STATE OF TEXAS  
 COUNTY OF HIDALGO

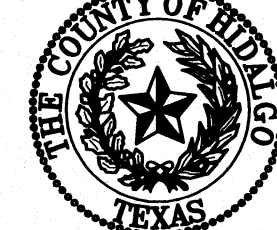
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.

 *Alfonso Quintanilla*  
 ALFONSO QUINTANILLA  
 R.P.L.S. No. 4856  
 FEBRUARY 27, 2013  
 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.

 *Alfonso Quintanilla*  
 ALFONSO QUINTANILLA  
 P.E. No. 95534  
 12-12-13  
 DATE

 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

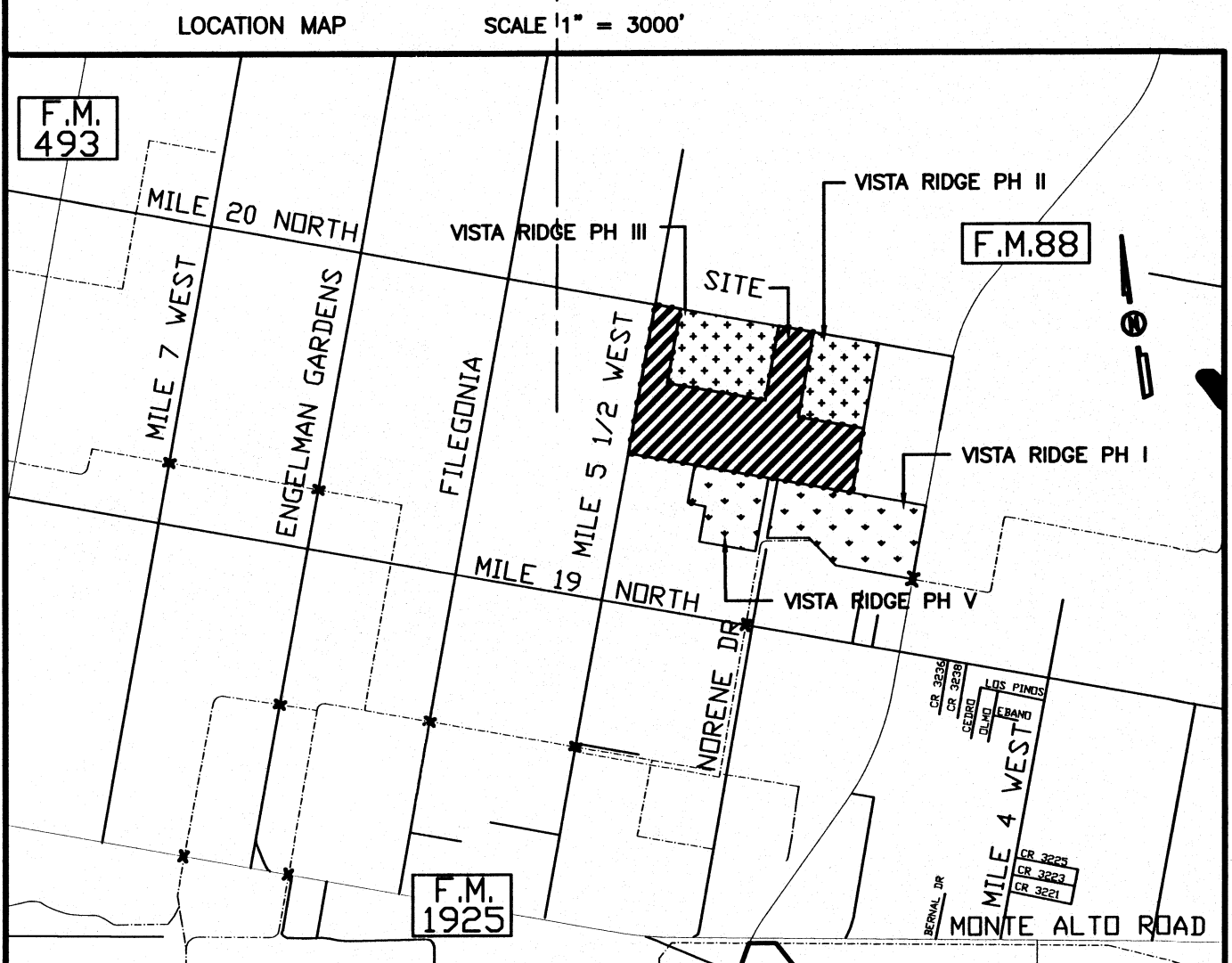
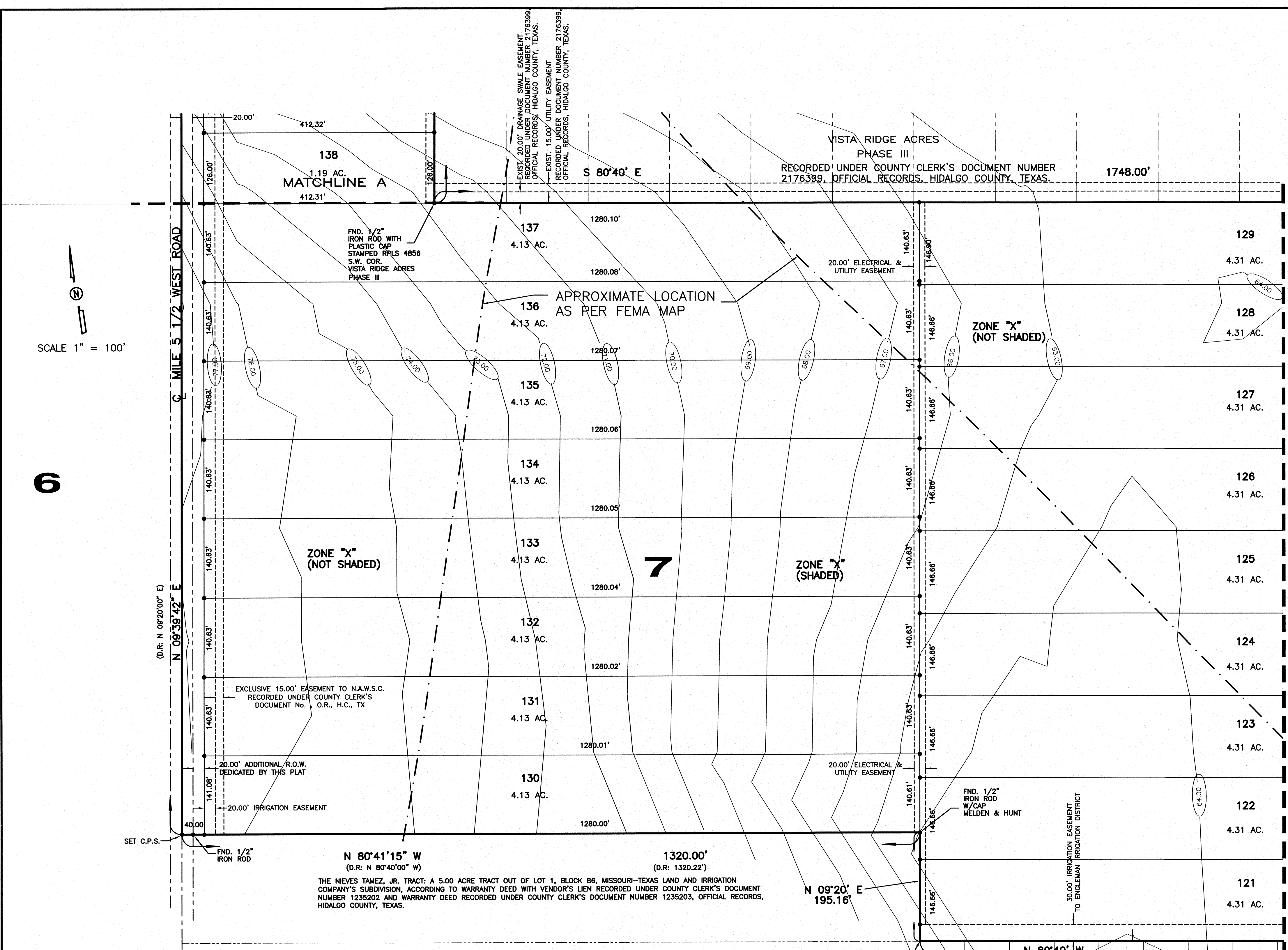
**QUINTANILLA, HEADLEY AND ASSOCIATES, INC.**  
 CONSULTING ENGINEERS • LAND SURVEYORS  
 124 E. STUBBS ST.  
 EDINBURG, TEXAS 78539  
 ENGINEERING REGISTRATION NUMBER F-1513  
 SURVEYING REGISTRATION NUMBER 100411-00  
 PHONE 956-381-6480  
 FAX 956-381-0527  
 office@qhengineering.com

REVISION NOTES

No.	Sheet	REVISION	Date	Approved

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
OWNER: JACK McLELLAND, OWNER	2814 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



SCALE 1" = 100'

6

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

A 154.50 ACRE TRACT OF LAND BEING A PORTION OF LOT 4, AND ALL OF LOT 5, BLOCK 85, AND A PORTION OF LOTS 1, 2 AND 7, AND ALL OF LOT 8, 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 SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1738765, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

**METES AND BOUNDS**  
A 154.50 ACRE TRACT OF LAND BEING A PORTION OF LOT 4, AND ALL OF LOT 5, BLOCK 85, A PORTION OF LOTS 1, 2 AND 7, AND ALL OF LOT 8, 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 SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1738765, 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 FOUND ON THE NORTH LINE OF LOT 4 AND IN THE CENTERLINE OF MILE 20 NORTH ROAD FOR THE NORTHWEST CORNER OF VISTA RIDGE ACRES PHASE II (RECORDED IN INSTRUMENT NUMBER 2101107, MAP RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHEAST CORNER OF THIS TRACT, SAID SPINDLE BEARS N 80°40' W, 880.19 FEET FROM THE NORTHEAST CORNER OF LOT 4.

THENCE: S 09°20' W, ALONG THE WEST LINE OF VISTA RIDGE ACRES PHASE II, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 20.00 FEET FOR THE SOUTH RIGHT OF WAY LINE OF MILE 20 NORTH ROAD, A TOTAL DISTANCE OF 1,320.00 FEET (MAP RECORD: 1,320.14 FEET) TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND ON THE SOUTH LINE OF LOT 4 AND THE NORTH LINE OF LOT 5 FOR THE SOUTHWEST CORNER OF VISTA RIDGE ACRES PHASE II AND AN INTERIOR CORNER OF THIS TRACT.

THENCE: S 80°40' E, ALONG THE SOUTH LINE 4, THE NORTH LINE OF LOT 5, AND THE SOUTH LINE OF VISTA RIDGE ACRES PHASE II, A DISTANCE OF 880.19 FEET TO A 1/2" IRON ROD WITH CAP STAMPED MELDEN & HUNT, INC. FOUND FOR THE SOUTHEAST CORNER OF VISTA RIDGE ACRES PHASE II, THE SOUTHEAST CORNER OF LOT 4, THE NORTHEAST CORNER OF LOT 5 AND AN EXTERIOR CORNER OF THIS TRACT.

THENCE: S 09°20' W, ALONG THE EAST LINE OF LOT 5, A DISTANCE OF 1,320.18 FEET (MAP RECORD: 1,320.00 FEET) TO A POINT FOR THE SOUTHEAST CORNER OF LOT 5 AND THE SOUTHEAST CORNER OF THIS TRACT.

THENCE: N 80°40' W, ALONG THE SOUTH LINE OF LOT 5, BLOCK 85, AND THE SOUTH LINE OF LOT 8, BLOCK 86, PASSING AT 1,320.20 FEET THE CENTERLINE OF MORENE DRIVE, A TOTAL DISTANCE OF 2,640.40 FEET TO A POINT FOR THE SOUTHEAST CORNER OF LOT 7, THE SOUTHWEST CORNER OF LOT 8 AND AN EXTERIOR CORNER OF THIS TRACT.

THENCE: N 09°20' E, ALONG THE EAST LINE OF LOT 7 AND THE WEST LINE OF LOT 8, A DISTANCE OF 195.18 FEET TO A 1/2" IRON ROD WITH CAP STAMPED MELDEN & HUNT, INC. FOUND FOR THE NORTHEAST CORNER OF THE NIEVES TAMEZ, JR. TRACT (A 5.0 ACRE TRACT OUT OF LOT 7, BLOCK 86, MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1235202 AND WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1235203, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND AN INTERIOR CORNER OF THIS TRACT.

THENCE: N 80°41'15" W (DEED RECORD: N 80°40' W), ALONG THE NORTH LINE OF THE NIEVES TAMEZ, JR. TRACT, PASSING A 1/2" IRON ROD FOUND AT 1,300.00 FEET THE EAST RIGHT OF WAY LINE OF MILE 5 1/2 WEST ROAD, A TOTAL DISTANCE OF 1,320.00 FEET TO A COTTON PICKER SPINDLE FOUND ON THE WEST LINE OF LOT 7 AND IN THE CENTERLINE OF MILE 5 1/2 WEST ROAD FOR THE NORTHWEST CORNER OF SAID TRACT AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE: N 09°39'42" E (MAP RECORD: N 09°20' E), ALONG THE WEST LINE OF LOTS 2 AND 7, AND THE CENTERLINE OF MILE 5 1/2 WEST ROAD, A DISTANCE OF 2,445.50 FEET (DEED RECORD: 2,445.31 FEET) TO A 5/8" IRON ROD WITH CAP STAMPED MELDEN & HUNT, INC. FOUND FOR THE NORTHWEST CORNER OF LOT 2 AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE: S 80°40' E, ALONG THE NORTH LINE OF LOT 2 AND THE CENTERLINE OF MILE 20 NORTH ROAD, A DISTANCE OF 452.42 FEET TO A COTTON PICKER SPINDLE SET FOR THE NORTHWEST CORNER OF VISTA RIDGE ACRES PHASE III AND AN EXTERIOR CORNER OF THIS TRACT.

THENCE: S 09°40' W, ALONG THE WEST LINE OF VISTA RIDGE ACRES PHASE III, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 20.00 FEET FOR THE SOUTH RIGHT OF WAY LINE OF MILE 20 NORTH ROAD, A TOTAL DISTANCE OF 1,320.00 FEET (MAP RECORD: 1,320.14 FEET) TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND ON THE SOUTH LINE OF LOT 2 AND THE NORTH LINE OF LOT 7 FOR THE SOUTHWEST CORNER OF VISTA RIDGE ACRES PHASE III AND AN INTERIOR CORNER OF THIS TRACT.

THENCE: S 80°40' E, ALONG THE SOUTH LINE OF LOTS 1 AND 2, THE NORTH LINE OF LOTS 7 AND 8, AND THE SOUTH LINE OF VISTA RIDGE ACRES PHASE III, A DISTANCE OF 1748.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR THE SOUTHEAST CORNER OF VISTA RIDGE ACRES PHASE III AND AN INTERIOR CORNER OF THIS TRACT.

THENCE: N 09°20' E, ALONG THE WEST LINE OF VISTA RIDGE ACRES PHASE III, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 1,300.00 FEET FOR THE SOUTH RIGHT OF WAY LINE OF MILE 20 NORTH ROAD, A TOTAL DISTANCE OF 1,320.00 FEET (MAP RECORD: 1,320.14 FEET) TO A COTTON PICKER SPINDLE SET ON THE NORTH LINE OF LOT 1 AND IN THE CENTERLINE OF MILE 20 NORTH ROAD FOR THE NORTHEAST CORNER OF VISTA RIDGE ACRES PHASE III AND AN EXTERIOR CORNER OF THIS TRACT.

THENCE: S 80°40' E, ALONG THE NORTH LINE OF LOT 1, BLOCK 86, THE NORTH LINE OF LOT 4, BLOCK 85, AND THE CENTERLINE OF MILE 20 NORTH ROAD, PASSING AT 440.00 FEET THE CENTERLINE OF MORENE DRIVE, A TOTAL DISTANCE OF 880.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 154.50 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH VISTA RIDGE ACRES PHASE I, RECORDED IN INSTRUMENT NUMBER 1738765, 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.

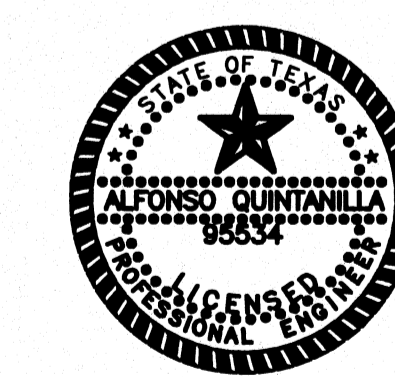


*Alfonso Quintanilla*  
ALFONSO QUINTANILLA  
R.P.L.S. No. 4856

FEBRUARY 27, 2013  
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.



*Alfonso Quintanilla*  
ALFONSO QUINTANILLA  
P.E. No. 98534

12-12-13  
DATE

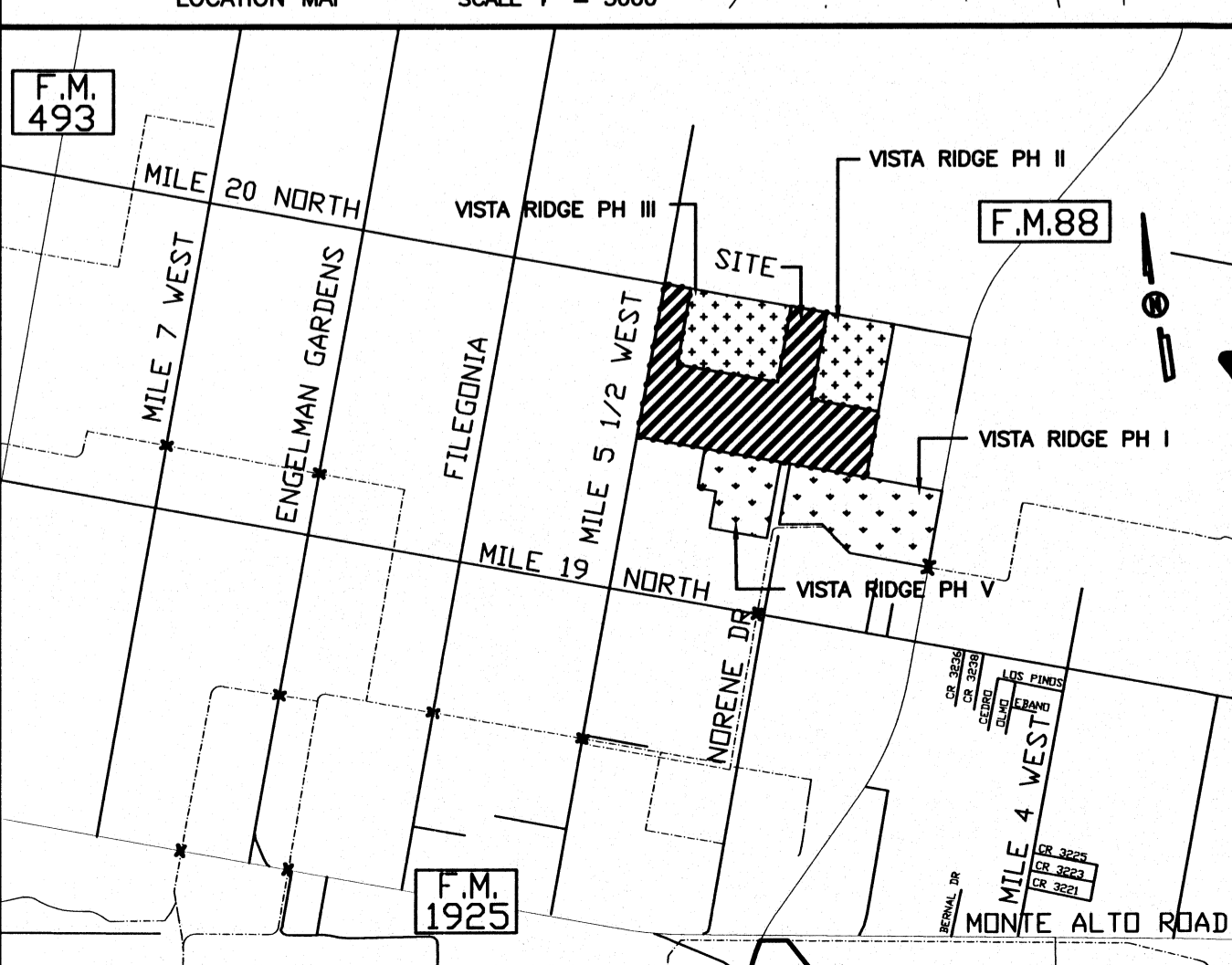
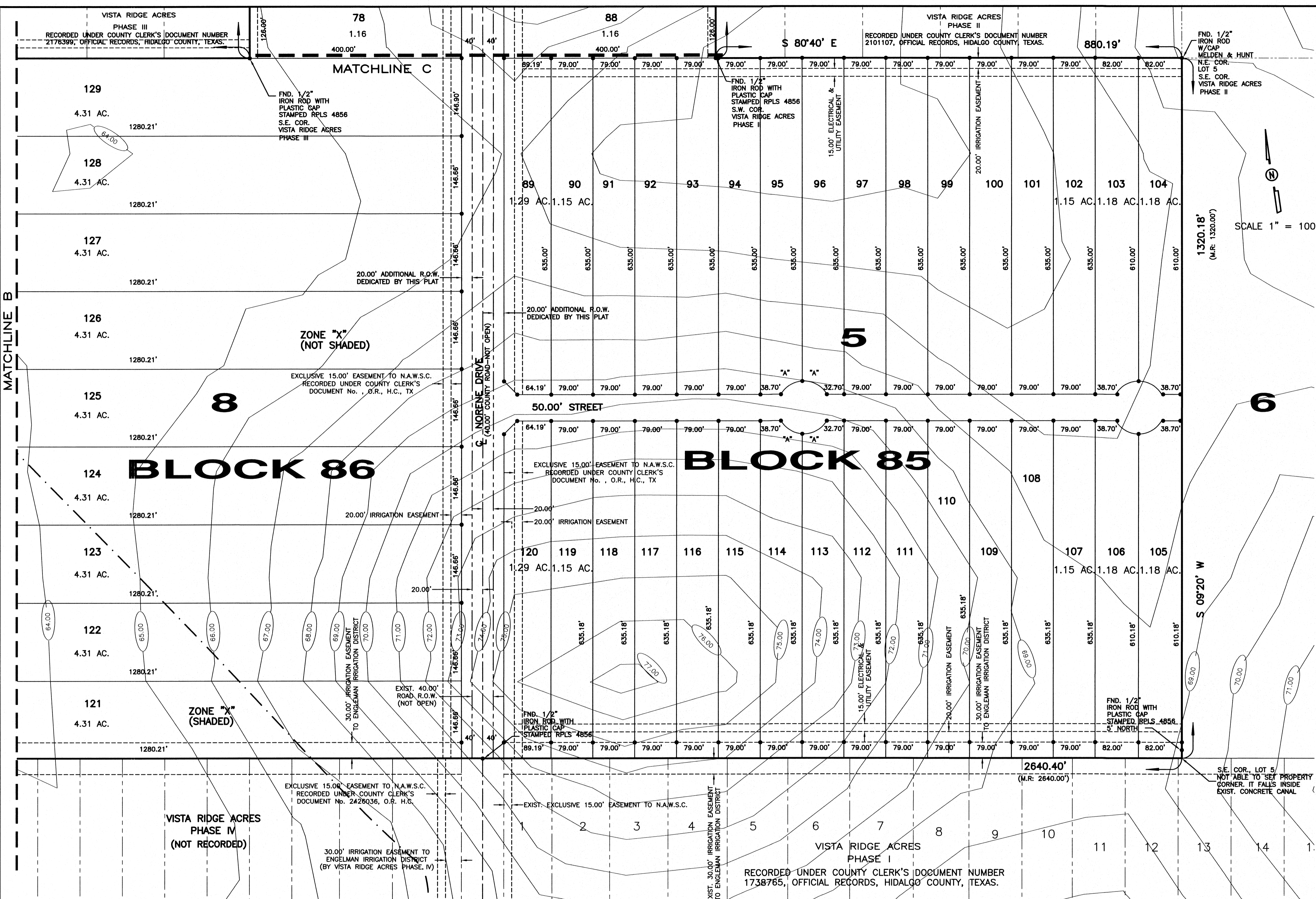


FILED FOR RECORD IN  
HIDALGO COUNTY  
ARTURO GUJARDO, JR.  
HIDALGO COUNTY CLERK

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

DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
JUNE 28, 2013	LG		
DATE REVISION	REVISION BY	CHECKED BY	APPROVED BY

SHEET NO.  
5 of 8



**PRINCIPAL CONTACTS:**

Name	Address	City & Zip	Phone	Fax
OWNER: JACK MCGLELLAND, OWNER	2614 W. FREDDY GONZALEZ DRIVE	EDINBURG, TX 78539	(956)318-0956	318-4547
ENGINEER: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-8480	381-0527
SURVEYOR: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-8480	381-0527

**REVISION NOTES**

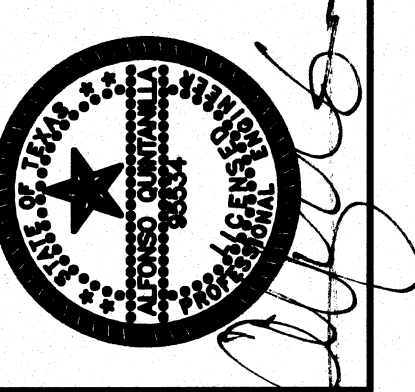
No.	Sheet	Revision	Date	Approved

**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 office@qhaengineering.com  
SURVEYING REGISTRATION NUMBER 100411-00

JOB NO.	12-4-2013
DATE	
REVISION	
SCALE	1"=200'
DRAWN BY	LG
SHEET	

**VISTA RIDGE ACRES PHASE V  
WATER DISTRIBUTION LAYOUT**

12-12-13

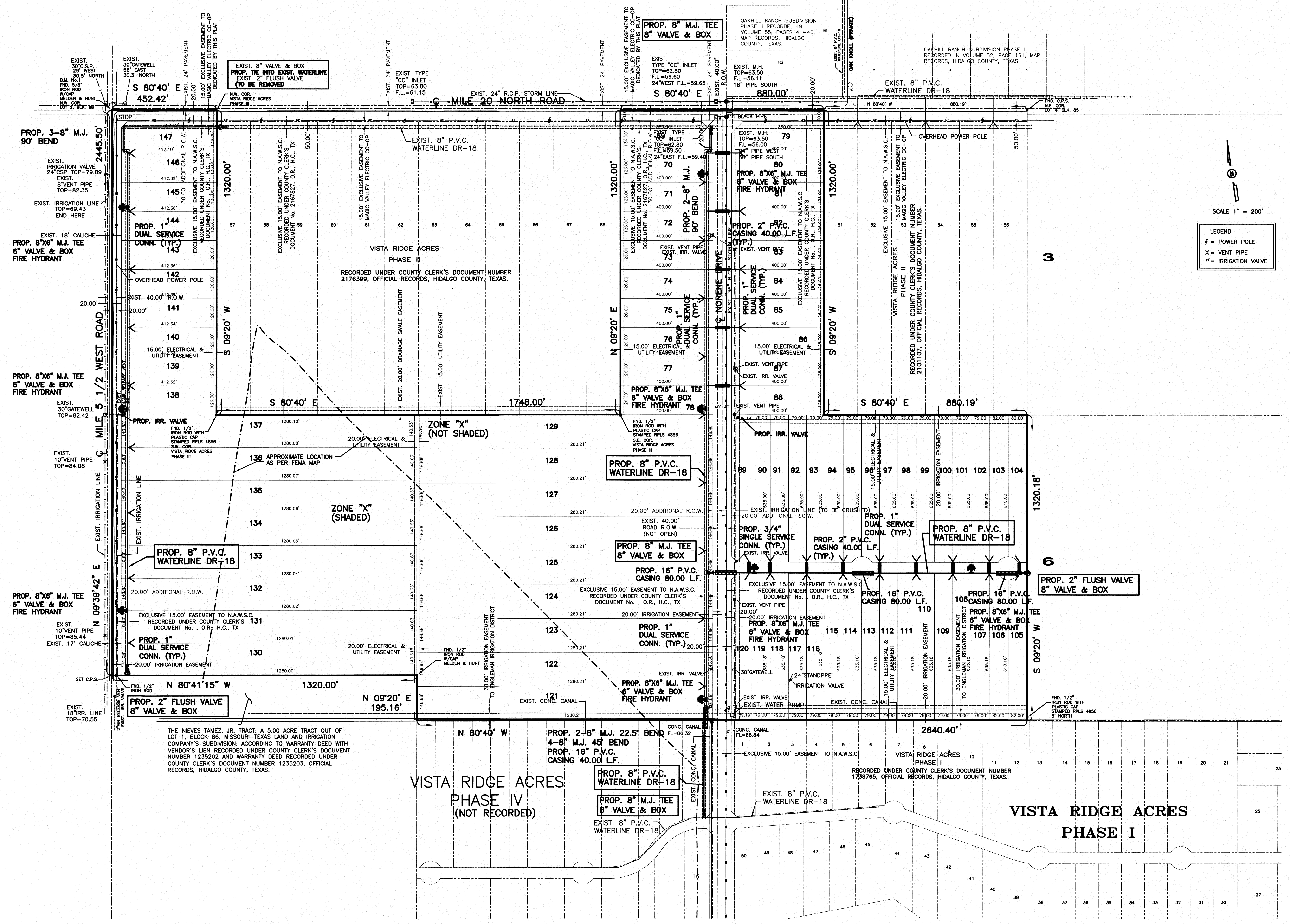


**QUINTANILLA, HEADLEY AND ASSOCIATES, INC.**  
 CONSULTING ENGINEERS  
 124 E. STUBBS ST.  
 EDINBURG, TEXAS 78539  
 PHONE 956-381-6480  
 FAX 956-381-0527  
 office@qhengineering.com  
 SURVEYING REGISTRATION NUMBER F-15113  
 ENGINEERING REGISTRATION NUMBER 100411-00

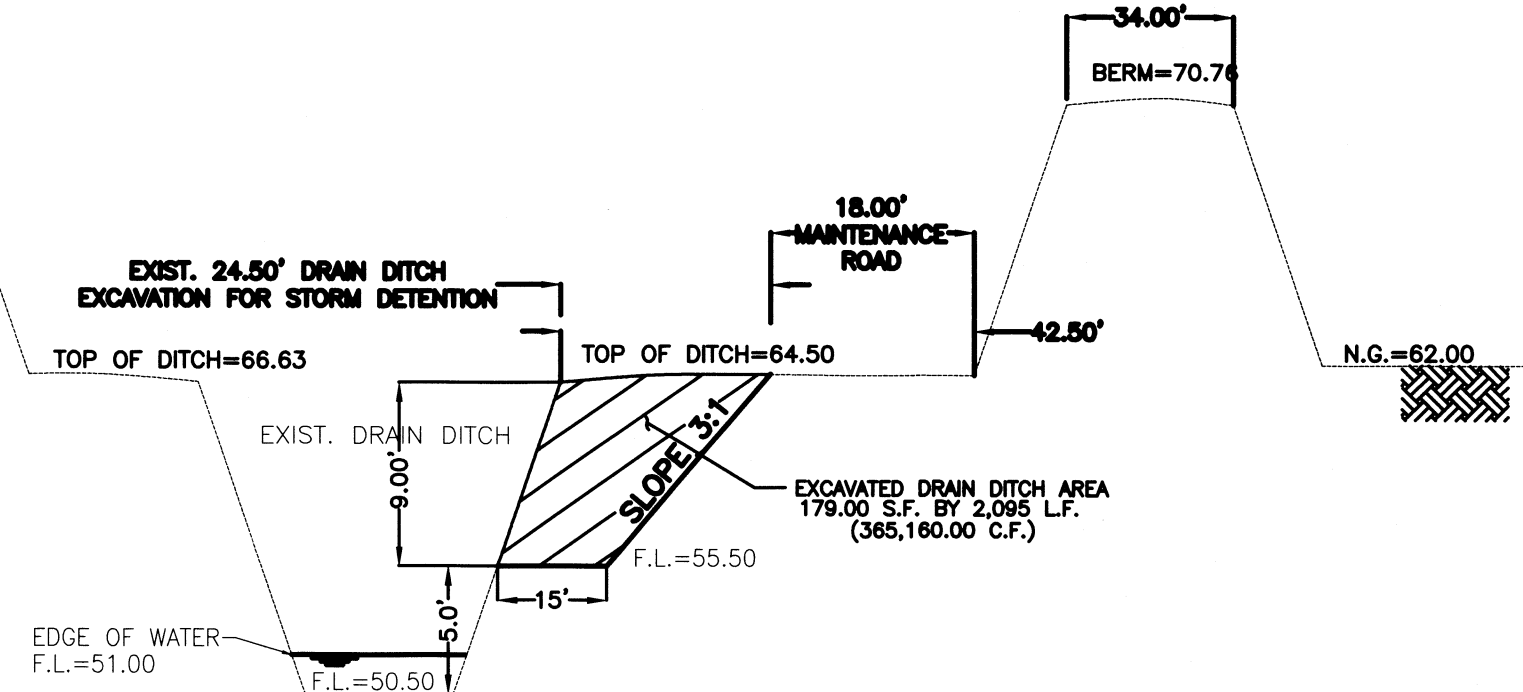
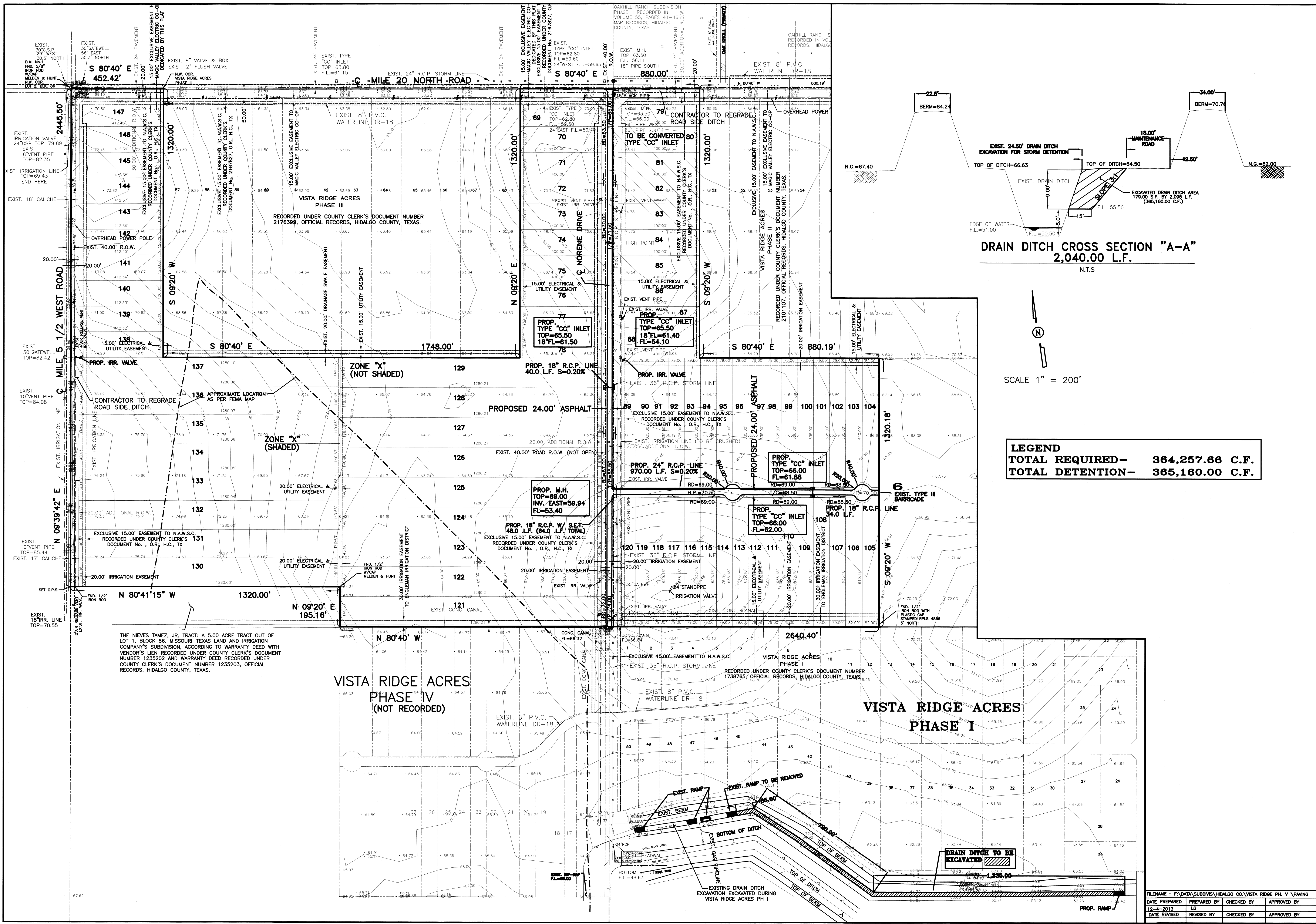
SCALE 1" = 200'

SCALE 1" = 200'

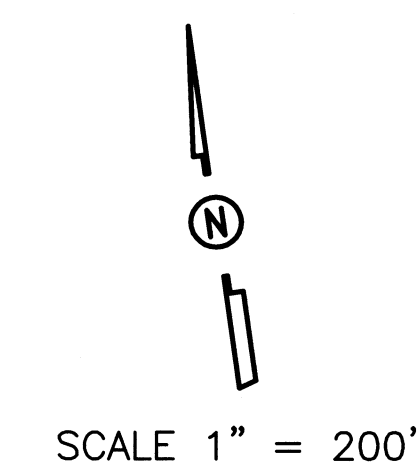
LEGEND  
 ♣ = POWER POLE  
 X = VENT PIPE  
 # = IRRIGATION VALVE



FILENAME	F:\DATA\SUBDIVS\HIDALGO CO\VISTA RIDGE ACRES PH. V\PAVING
DATE PREPARED	12-4-2013
DATE REVISED	
PREPARED BY	LG
REVISOR	
CHECKED BY	
APPROVED BY	



**DRAIN DITCH CROSS SECTION "A-A"**  
2,040.00 L.F.  
N.T.S.

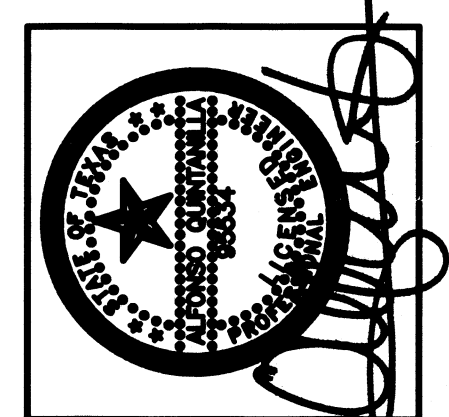


**LEGEND**

TOTAL REQUIRED-	364,257.66 C.F.
TOTAL DETENTION-	365,160.00 C.F.

JOB NO.	12-4-2013
DATE	12-4-2013
REVISION	1"
SCALE	1"=200'
DRAWN BY	LG
SHEET	

**VISTA RIDGE ACRES PHASE V**  
**PAVING AND DRAINAGE LAYOUT**  
12-18-13



**QUINTANILLA, HEADLEY AND ASSOCIATES, INC.**  
LAND SURVEYORS  
PHONE 956-381-6480  
FAX 956-381-0527  
office@qhengineering.com

**CONSULTING ENGINEERS**  
124 E. STUBBS ST.  
EDINBURG, TEXAS 78539  
ENGINEERING REGISTRATION NUMBER F-1513  
SURVEYING REGISTRATION NUMBER 100411-00

FILENAME :	F:\DATA\SUBDIVISIONS\HIDALGO CO.\VISTA RIDGE PH. V \PAVING
DATE PREPARED	12-4-2013
PREPARED BY	LG
CHECKED BY	
APPROVED BY	
DATE REVISED	
REVISED BY	
CHECKED BY	
APPROVED BY	

**FINAL ENGINEERING REPORT FOR VISTA RIDGE ACRES PHASE V SUBDIVISION**  
BY ALFONSO QUINTANILLA, P.E.

**WATER SUPPLY: Description, Costs, and Operability date**

VISTA RIDGE ACRES PHASE V WILL BE PROVIDED WITH POTABLE WATER BY THE NORTH ALAMO WATER SUPPLY CORPORATION "N.A.W.S.C.", THE SUBDIVIDER 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" DIAMETER WATERLINE RUNNING ON THE SOUTH SIDE OF MILE 20 NORTH ROAD AND HAS AN EXISTING 8" DIAMETER WATERLINE RUNNING ON THE NORTH SIDE OF VISTA RIDGE DRIVE.

THE WATER SYSTEM FOR VISTA RIDGE ACRES PHASE V, CONSIST OF A 8" DIAMETER WATERLINE THAT TAPS INTO THE EXISTING 8" DIAMETER WATERLINE ON VISTA RIDGE ROAD. THE 8" DIAMETER WATERLINE RUNS NORTH ALONG THE WEST SIDE OF NORNENE DRIVE AND CONNECTS INTO THE EXISTING 8" DIAMETER WATERLINE ON THE SOUTH SIDE OF MILE 20 NORTH ROAD. NEAR THE SOUTHWEST CORNER OF LOT 125, A WATER LINE RUNS EAST ALONG THE SOUTH SIDE OF PROPOSED STREET ENDS WITH A 2" FLUSH VALVE LOCATED NEAR THE NORTHEAST CORNER OF LOT 105. FROM THE NORTHEAST CORNER OF LOT 147, A PROPOSED 8" DIAMETER WATERLINE THAT TAPS INTO THE EXISTING 8" DIAMETER WATERLINE ON MILE 20 NORTH ROAD RUNS WEST AND TURNS SOUTH ALONG THE EAST SIDE OF MILE 5 1/2 WEST ROAD ENDING WITH A 2" FLUSH VALVE.

FROM THE PROPOSED 8" WATERLINES, THIRTY-SEVEN (37) 1" DUAL WATER SERVICES RUN TO PAIRS OF LOTS BEFORE SPLITTING INTO ONE (1) 3/4" DIAMETER SINGLE SERVICES GOING TO THE METER BOXES FOR EACH LOT AND FIVE (5) 3/4" DIAMETER SINGLE SERVICE LINES. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT.

THE 8" DIAMETER WATERLINE, THE 1" DUAL SERVICES, SINGLE SERVICE AND THE METER BOXES HAVE BEEN INSTALLED, AT A TOTAL COST OF \$ OR \$ PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$ WHICH COVERS THE COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, WATER RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO N.A.W.S.C. UPON REQUEST BY THE LOT OWNER, N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

**SEWAGE FACILITIES: Description, Costs, and Operability Date**

SEWAGE FROM VISTA RIDGE ACRES PHASE V 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 OS 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: AND THE DRAINAGE EASEMENTS.

EACH LOT IN THE EXISTING 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 OS 12258) HAD ( ) TEST BORINGS MADE AT OPPOSITE AREAS OF THE SUBDIVISION AT THE CENTERS OF LOTS AND (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 OS 12258) INDICATES A UNIFORM SANDY LOAM (WITH TEXTURE CLASS II) EXTENDING MORE THAN 24" BELOW THE BOTTOM OF ANY EXISTING EXCAVATIONS. THE SUBDIVISION DRAINS WELL, THE 10-YEAR FLOODPLAIN BEING CONTAINED WITHIN THE STREET AND THE DRAINAGE EASEMENTS.

THE ESTIMATED COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$1,500.00, INCLUDING THE COSTS FOR THE REQUIRED PERMIT AND LICENSE. NO OSSF'S HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL, WITH THE FILING OF THIS FINAL PLAT, THE SUBDIVIDER IS PROVIDING ADEQUATE FINANCIAL GUARANTEES OF PERFORMANCE IN THE FORM OF A PERSONAL CHECK REPRESENTING A "CASH DEPOSIT" TO BE HELD BY THE COUNTY OF HIDALGO IN ESCROW IN THE AMOUNT OF \$ .00, WHICH IS THE ESTIMATED TOTAL COST TO INSTALL A SEPTIC TANK SYSTEM ON EACH LOT. THE SUBDIVIDER WILL INCLUDE THE COST OF A SEPTIC TANK SYSTEM IN THE SALE PRICE OF THE LOT.

AT ANY TIME AFTER THE LOT IS SOLD, THE PURCHASER MAY INITIATE INSTALLATION OF AN OSSF SYSTEM BY WRITING OR CALLING THE SUBDIVIDER. SUBDIVIDER SHALL BE RESPONSIBLE TO FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AN APPLICATION FOR A PERMIT TO INSTALL AN OSSF. THE OSSF SYSTEM SHALL BE INSTALLED ON THE LOT PRIOR TO THE COUNTY ISSUING A FINAL LIGHT AND WATER CLEARANCE.

**CERTIFICATION:**

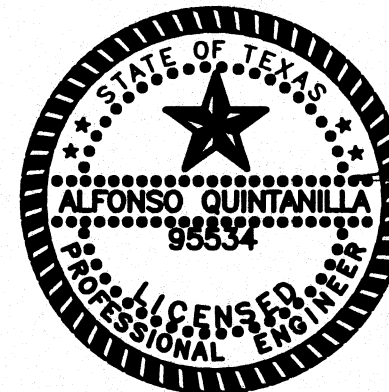
BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE ESTIMATED COSTS TO INSTALL UNCONSTRUCTED WATER AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

**WATER FACILITIES** - THESE FACILITIES WILL BE FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$ 0.00 WHICH EQUALS TO \$ 0.00 PER LOT.

**SEWAGE FACILITIES** - SEPTIC SYSTEM IS ESTIMATED TO COST \$ 1,500.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$0.00 FOR THE ENTIRE SUBDIVISION.



*Alfonso Quintanilla*  
ALFONSO QUINTANILLA  
P.E. No. 95534  
12-12-13  
DATE



*Alfonso Quintanilla*  
ALFONSO QUINTANILLA  
P.E. No. 95534  
12-12-13  
DATE

**SUBDIVIDER CERTIFICATION**

1. - BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARD QUALITY AND WATER QUALITY AND WATER QUANTITY CONNECTIONS 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:**

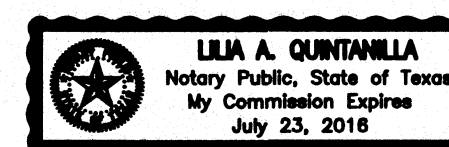
1. - I (WE), JACK McCLELLAND SUBDIVIDERS OF VISTA RIDGE ACRES PHASE V HEREBY CERTIFY SEWER PERMITS ARE REQUIRED PRIOR TO BUILDING ON ANY LOT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS TO THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

JACK McCLELLAND, OWNER  
2814 W. FREDDY GONZALEZ DRIVE  
EDINBURG TX, 78539  
DATE

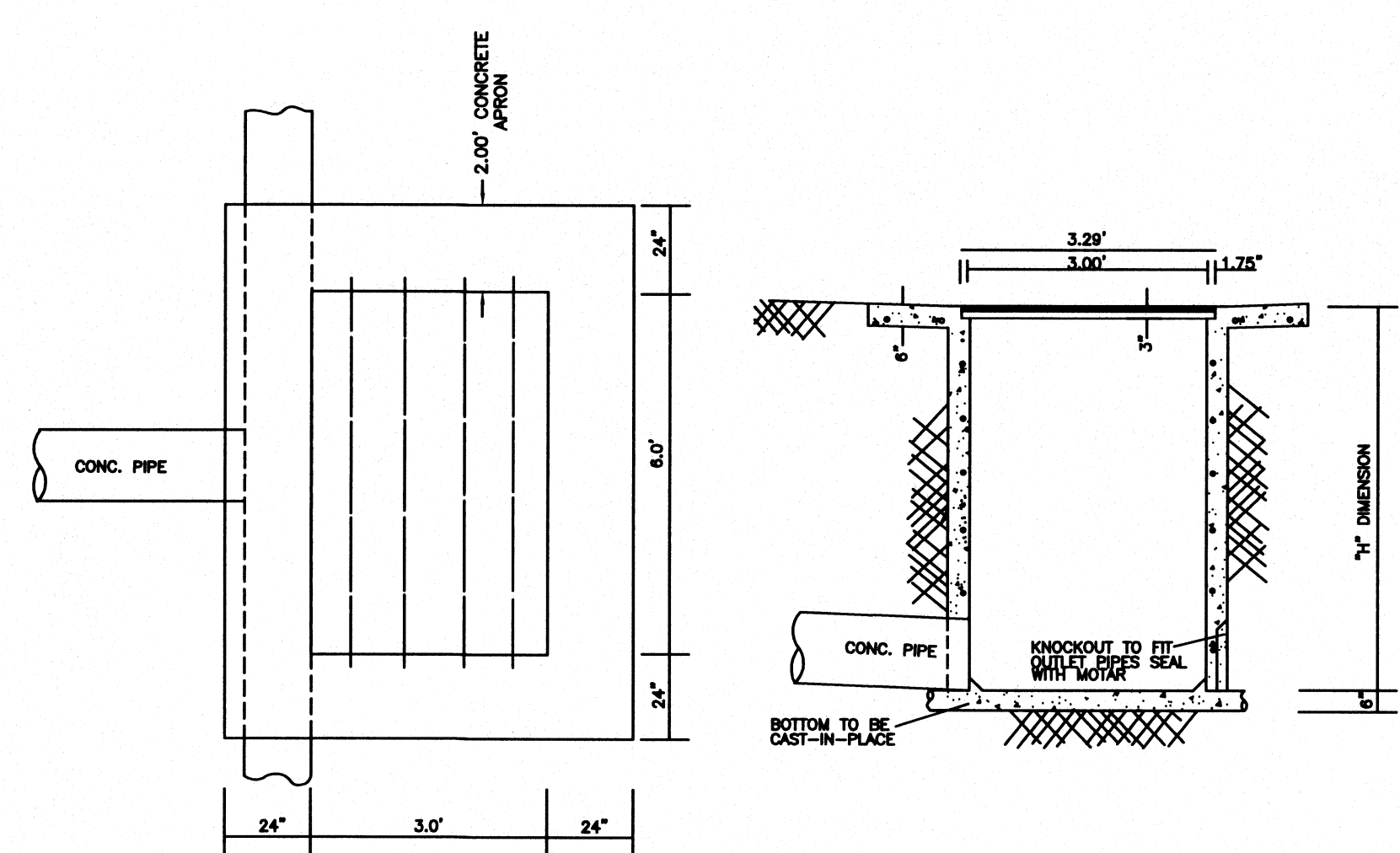
**STATE OF TEXAS  
COUNTY OF HIDALGO**

BEFORE ME, the undersigned notary public, on this day personally appeared JACK McCLELLAND, OWNER 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 purposes and consideration thereby expressed.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.



LILIA A. QUINTANILLA - NOTARY PUBLIC



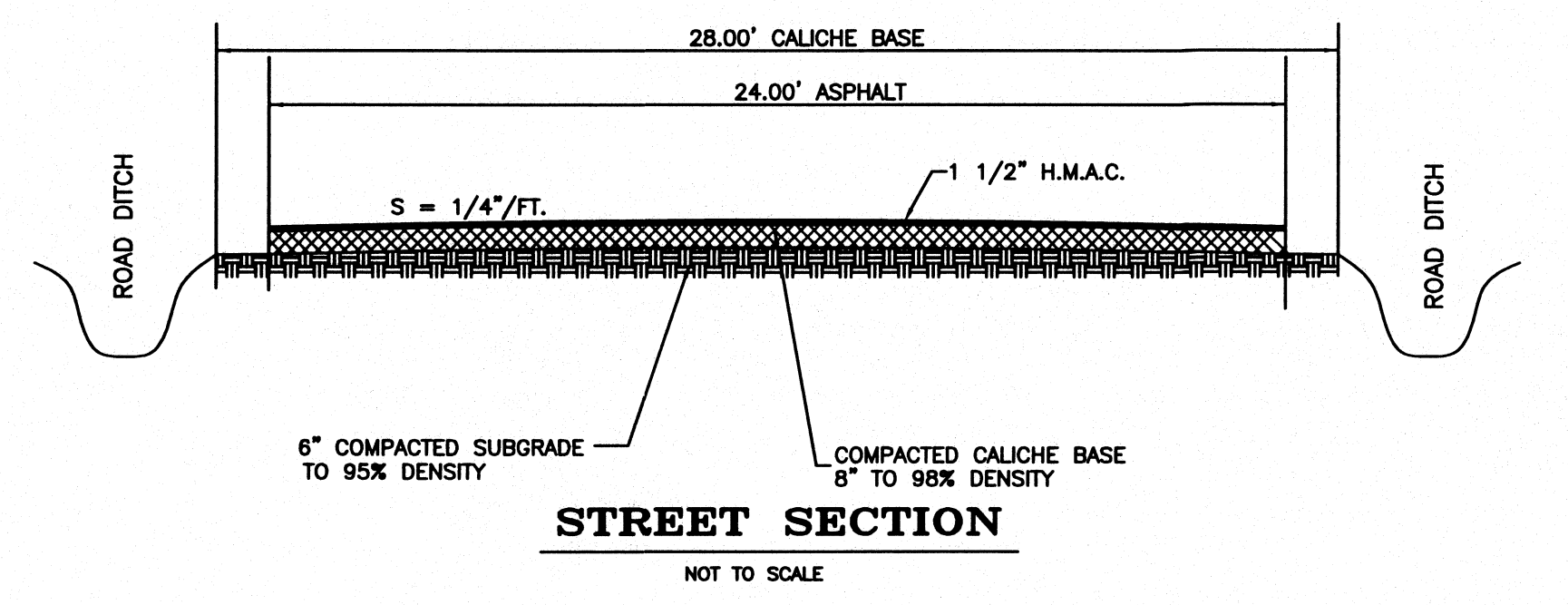
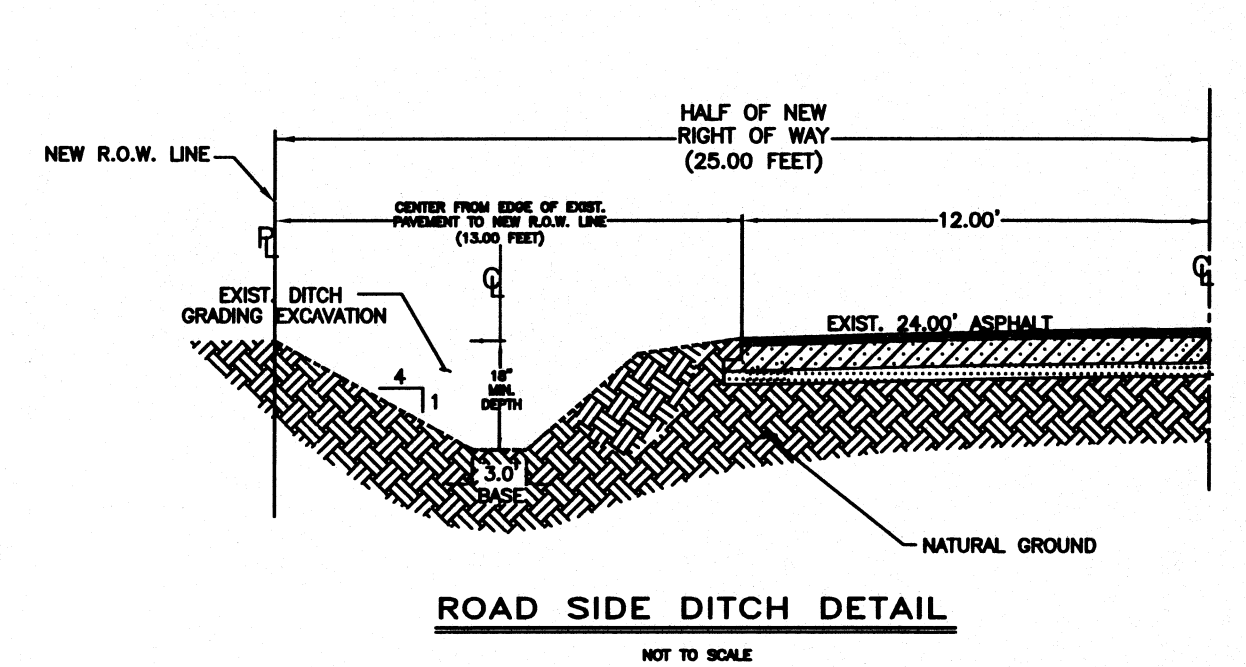
TOP VIEW TYPE "C-C" INLET  
N.T.S.



*Alfonso Quintanilla*  
ALFONSO QUINTANILLA  
P.E. No. 95534  
12-12-13  
DATE

**REVISION NOTES**

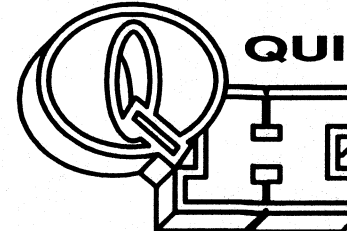
No.	Sheet	REVISION	Date	Approved



STREET SECTION  
NOT TO SCALE

**COST ESTIMATE**

WATER DISTRIBUTION:	\$ 36,595.00
DRAINAGE IMPROVEMENTS:	\$ 54,715.00
PAVING IMPROVEMENTS:	\$ 103,550.00
SEPTIC TANK (OSSF):	\$ 40,500.00



**QUINTANILLA, HEADLEY AND ASSOCIATES, INC.**  
CONSULTING ENGINEERS • LAND SURVEYORS  
124 E. STUBBS ST. PHONE 956-381-6480  
EDINBURG, TEXAS 78539 FAX 956-381-0527  
REGISTRATION NUMBER F-1513 OFFICE@QHAENGINEERING.COM

**VISTA RIDGE ACRES  
PHASE V**

A 154.50 ACRE TRACT OF LAND BEING A PORTION OF LOT 4, AND ALL OF LOT 5, BLOCK 85, AND A PORTION OF LOTS 1, 2 AND 7, AND ALL OF LOT 8, 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 SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1738765, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

DRAINAGE REPORT  
FOR  
VISTA RIDGE ACRES PHASE V



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

SHEET NO. 7 OF 8 SHEETS	FILENAME: F:\DATA\SUBDIVISIONS\HIDALGO CO\VISTA RIDGE ACRES PH V\WATER
DATE PREPARED 10-4-2013	PREPARED BY LG
DATE REVISION	CHECKED BY
	APPROVED BY