



HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM
Director of Planning

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

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 3-23-2021

PROPOSED VISTA LINDA SUBDIVISION PRECINCT No. 4.

ENGINEER: MELDEN & HUNT, INC. DEVELOPER: RIVERSIDE DEVELOPMENT SERVICES, LLC.

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 107 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INDUSTRIAL

ESTIMATED NUMBER OF STREETLIGHTS: 15

FILLING STATIONS: 10

LOCATION DESCRIPTION: SOUTH OF ROGERS ROAD APPROXIMATELY ¼ MILE WEST OF HOEHN DRIVE.

SUBDIVISION LIES WITHIN THE: ETJ OF EDINBURG AND WAS APPROVED BY THE P&Z AND CITY COMMISSION OF SAID CITY

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 8-10-2020 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY STORM SEWER SYSTEM AND DETENTION WILL BE PROVIDED BY WIDENING THE EXISTING DRAIN DITCH.

ROAD R.O.W. DEDICATION: 20.00 FEET ONTO ROGERS ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 9-1-2020 BY, JOE OCHOA, PCT. 4 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: N/A BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: SANITARY SEWER BY: CITY OF EDINBURG LINE SIZE: 12" LOCATION: HOEHN DRIVE.

WATER SERVICE PROVIDER: SWSC EXISTING LINE SIZE: 8" LOCATION: DEPOT ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 8-26-2020: BY ENVIRONMENTAL COMPLIANCE COORDINATOR

LARGE CONSTRUCTION

The applicant has submitted the required NOI as per Part II, Section E of the TPDES General Permit for Construction Activities (TXR150000) along with a copy of the Erosion Control Plan for the proposed project.

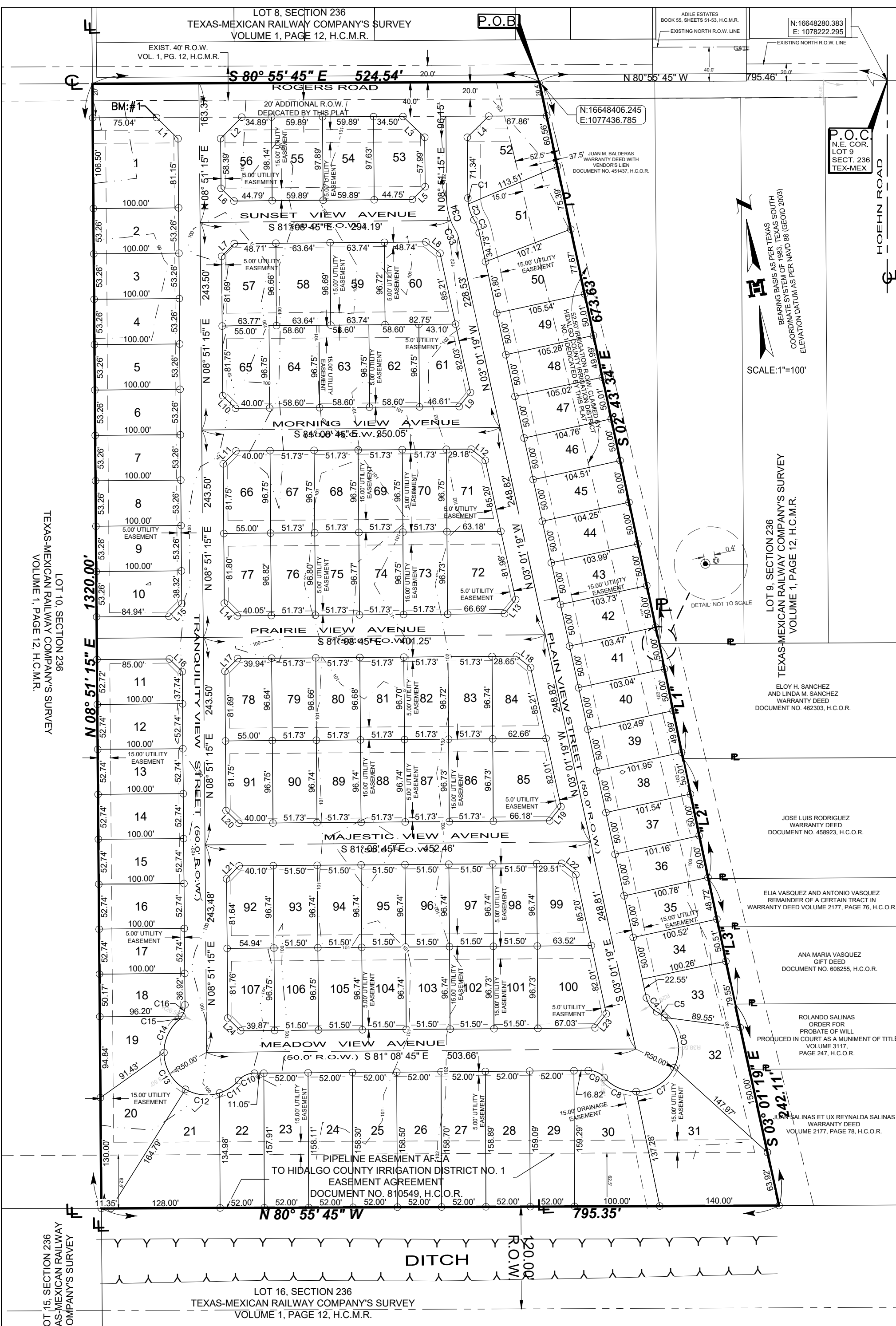
PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: _____, __

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

Final Approval subject to recommendations other departments

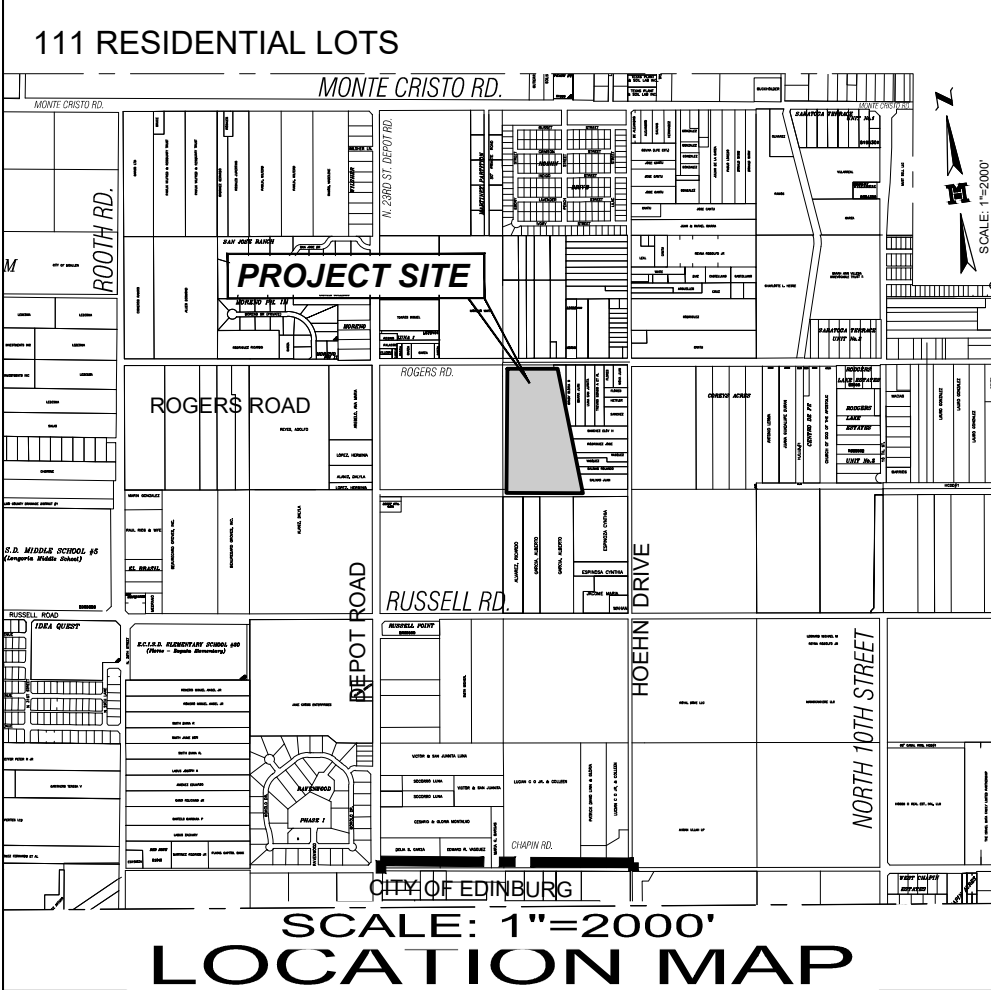
This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules,

* Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY.

VISTA LINDA SUBDIVISION IS LOCATED IN THE CENTER PART OF HIDALGO COUNTY ON THE SOUTH SIDE OF ROGERS ROAD, APPROXIMATELY 0.15 MILES WEST OF ITS INTERSECTION WITH ROGERS ROAD AND HOEHN DRIVE. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG. (POPULATION 83,970). VISTA LINDA SUBDIVISION LIES APPROXIMATELY 0.75 MILES FROM THE CITY LIMITS (AND IS WITHIN THE 2 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021. THIS SUBDIVISION FALLS WITHIN PRECINCT 4.



INDEX TO SHEET OF VISTA LINDA SUBDIVISION

SHEET 1: HEADING, INDEX, LOCATION MAP AND ETJ, PRINCIPAL CONTACTS, MAP, LOT, STREETS, AND EASEMENT LAYOUT, SURVEYOR'S CERTIFICATION, OWNER'S DEDICATION, CERTIFICATION, ATTESTATION, ENGINEERING CERTIFICATION CITY, APPROVAL, CERTIFICATE, COUNTY CLERK'S RECORDING CERTIFICATE, REVISION NOTES, SANTA CRUZ IRRIGATION DISTRICT, SHARYLAND R.O.W. EASEMENT DEDICATION PLAT NOTES AND RESTRICTIONS, DESCRIPTION (METES AND BOUNDS), LOT AREAS, LINE TABLE, CURVE TABLE, HIDALGO COUNTY JUDGE, H.C.D.D. NO. 1.

SHEET 2: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION), WATER DETAILS.

SHEET 3: ENGINEERING REPORT, INCLUDING DESCRIPTION OF SANITARY SEWER AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION); SUBDIVIDER CERTIFICATION; SANITARY SEWER LAYOUT, DETAILS.

SHEET 4: MAP OF TOPOGRAPHY AND DRAINAGE LAYOUT, STORM DRAINAGE CONSTRUCTION DETAILS; DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, ENGINEERING CERTIFICATION.

SHEET 5: MAP OF TOPOGRAPHY AND STREET LAYOUT; STREET DETAILS.

DRAWN BY: Gabriel F. DATE: 8-28-20
 SURVEYED, CHECKED: DATE: _____
 FINAL CHECK: DATE: _____

MELDEN & HUNT, INC.
 TEXAS REG. # 14336
MELDEN & HUNT, INC.
 CONSULTANTS • ENGINEERS • SURVEYORS
 115 W. MCINTYRE - EDINBURG, TX 78541
 PH: (956) 381-0981 - FAX: (956) 381-1839
 ESTABLISHED 1947 - www.meldenandhunt.com

Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area
1	5,326.00	0.122	22	7,779.12	0.179	42	5,180.13	0.119	62	5,669.49	0.130	82	5,002.84	0.115
2	5,326.00	0.122	23	8,216.29	0.189	43	5,192.87	0.119	63	5,669.49	0.130	83	5,002.82	0.115
3	5,326.00	0.122	24	8,226.52	0.189	44	5,205.89	0.120	64	5,669.49	0.130	84	4,986.73	0.114
4	5,326.00	0.122	25	8,236.74	0.189	45	5,218.80	0.120	65	5,208.70	0.120	85	6,906.22	0.159
5	5,326.00	0.122	26	8,246.97	0.189	46	5,231.71	0.120	66	5,208.70	0.120	86	5,003.88	0.115
6	5,326.00	0.122	27	8,257.19	0.189	47	5,245.11	0.120	67	5,004.83	0.115	87	5,004.06	0.115
7	5,326.00	0.122	28	8,267.42	0.190	48	5,257.03	0.121	68	5,004.83	0.115	88	5,004.23	0.115
8	5,326.00	0.122	29	8,277.61	0.190	49	5,271.09	0.121	69	5,004.83	0.115	89	5,004.41	0.115
9	5,213.57	0.120	30	12,647.44	0.290	50	7,372.13	0.169	70	5,004.83	0.115	90	5,004.59	0.115
10	5,160.65	0.118	31	17,223.71	0.395	51	7,896.31	0.181	71	5,037.48	0.116	91	5,208.63	0.120
11	5,274.00	0.121	32	8,579.42	0.197	52	7,887.17	0.181	72	6,955.10	0.160	92	5,205.57	0.120
12	5,274.00	0.121	33	6,070.22	0.139	53	5,415.26	0.124	73	5,004.21	0.115	93	4,982.11	0.114
13	5,274.00	0.121	34	5,045.32	0.116	54	5,854.24	0.134	74	5,005.44	0.115	94	4,982.11	0.114
14	5,274.00	0.121	35	5,032.42	0.116	55	5,869.59	0.135	75	5,006.66	0.115	95	4,982.11	0.114
15	5,274.00	0.121	36	5,048.52	0.116	56	5,459.05	0.125	76	5,007.89	0.115	96	4,982.11	0.114
16	5,274.00	0.121	37	5,067.65	0.116	57	6,050.36	0.139	77	5,213.32	0.120	97	4,982.11	0.114
17	5,274.00	0.121	38	5,087.26	0.117	58	6,152.27	0.142	78	5,202.43	0.115	98	4,982.11	0.114
18	5,000.75	0.115	39	5,110.64	0.117	59	6,148.06	0.142	79	4,999.91	0.115	99	5,009.19	0.116
19	5,445.49	0.125	40	5,138.37	0.118	60	6,929.54	0.159	80	5,000.89	0.115	100	6,988.74	0.160
20	9,333.38	0.214	41	5,164.39	0.119	61	5,015.22	0.115	81	5,001.87	0.115	101	4,981.61	0.114

Lot Area

Lot #	SQ. FT.	Area
102	4,981.81	0.114
103	4,982.01	0.114
104	4,982.21	0.114
105	4,982.41	0.114
106	4,982.61	0.114
107	5,199.73	0.119

Boundary Line Table

Line #	Length	Direction
"L1"	137.75	S02° 23' 54"E
"L2"	144.41	S02° 35' 01"E
"L3"	150.57	S02° 43' 45"E

LEGEND

- FOUND NO. 4 REBAR
- FOUND NO. 5 REBAR
- FOUND PIPE
- 6"x8" RAILROAD TIE POST
- SET NO. 4 REBAR WITH PLASTIC CAP STAMPEL MELDEN & HUNT
- SET NAIL

R.O.W. - RIGHT OF WAY
 P.O.B. - POINT OF BEGINNING
 P.O.C. - POINT OF COMMENCING
 N.E. COR. - NORTHEAST CORNER
 H.C.M.R. - HIDALGO COUNTY MAP RECORDS
 H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
 U.E. - UTILITY EASEMENT
 D.E. - DRAINAGE EASEMENT

— LOT LINE
 — PROPERTY LINE
 — CENTER LINE

Curve Table

Curve #	Delta	Radius	Length	Chord	Chord Length	Tangent
C1	7° 58' 11"	50.00'	6.95'	S4° 52' 10"W	6.95'	3.48'
C2	22° 46' 20"	50.00'	19.87'	S10° 30' 06"E	19.74'	10.07'
C3	18° 51' 57"	50.00'	16.46'	N12° 27' 18"W	16.39'	8.31'
C4	48° 11' 23"	25.00'	21.03'	S27° 00' 00"E	20.41'	11.18'
C5	12° 52' 50"	50.00'	11.24'	N44° 46' 17"W	11.22'	5.64'
C6	73° 45' 02"	50.00'	64.36'	N1° 27' 20"W	60.01'	37.51'
C7	63° 26' 38"	50.00'	55.37'	N67° 08' 30"E	52.58'	30.91'
C8	48° 10' 49"	50.00'	42.05'	S57° 02' 47"E	40.82'	22.36'
C9	48° 11' 23"	25.00'	21.03'	N57° 03' 04"W	20.41'	11.18'
C10	48° 11' 23"	25.00'	21.03'	S74° 45' 33"W	20.41'	11.18'
C11	30° 53' 31"	50.00'	26.96'	N66° 06' 37"E	26.63'	13.82'
C12	47° 26' 58"	50.00'	41.41'	S74° 43' 09"E	40.23'	21.97'
C13	59° 58' 25"	50.00'	52.34'	S21° 00' 27"E	49.98'	28.85'
C14	48° 03' 52"	50.00'	41.94'	S33° 00' 42"W	40.73'	22.30'
C15	16° 10' 26"	25.00'	7.06'	N48° 57' 29"E	7.03'	3.55'
C16	32° 00' 57"	25.00'	13.97'	N24° 51' 43"E	13.79'	7.17'
C17	18° 51' 57"	25.00'	8.23'	N12° 27' 18"W	8.19'	4.15'
C18	30° 44' 31"	75.00'	40.24'	S6° 31' 00"E	39.76'	20.62'

STATE OF TEXAS COUNTY OF HIDALGO

APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE §49.211 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS/HER ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

RAUL E. SESIN, P.E., C.F.M.
 GENERAL MANAGER

DATE: _____

THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS THE _____ DAY OF _____ 20__.

HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. ALSO, THERE WILL NOT BE ANY PERMANENT STRUCTURES ON THE DISTRICT RIGHT-OF-WAYS AND/OR EASEMENTS.

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON THE HCD#1 RIGHT-OF-WAYS OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCD#1.

PRESIDENT _____ SECRETARY _____

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

WE, THE UNDER SIGNED CERTIFY THAT THIS PLAT OF VISTA LINDA SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____ DAY OF _____ 20__.

ATTEST: _____ HIDALGO COUNTY CLERK

Lot Area

Lot #	SQ. FT.	Area
102	4,981.81	0.114
103	4,982.01	0.114
104	4,982.21	0.114
105	4,982.41	0.114
106	4,982.61	0.114
107	5,199.73	0.119

Curve Table

Curve #	Delta	Radius	Length	Chord	Chord Length	Tangent
C1	7° 58' 11"	50.00'	6.95'	S4° 52' 10"W	6.95'	3.48'
C2	22° 46' 20"	50.00'	19.87'	S10° 30' 06"E	19.74'	10.07'
C3	18° 51' 57"	50.00'	16.46'	N12° 27' 18"W	16.39'	8.31'
C4	48° 11' 23"	25.00'	21.03'	S27° 00' 00"E	20.41'	11.18'
C5	12° 52' 50"	50.00'	11.24'	N44° 46' 17"W	11.22'	5.64'
C6	73° 45' 02"	50.00'	64.36'	N1° 27' 20"W	60.01'	37.51'
C7	63° 26' 38"	50.00'	55.37'	N67° 08' 30"E	52.58'	30.91'
C8	48° 10' 49"	50.00'	42.05'	S57° 02' 47"E	40.82'	22.36'
C9	48° 11' 23"	25.00'	21.03'	N57° 03' 04"W	20.41'	11.18'
C10	48° 11' 23"	25.00'	21.03'	S74° 45' 33"W	20.41'	11.18'
C11	30° 53' 31"	50.00'	26.96'	N66° 06' 37"E	26.63'	13.82'
C12	47° 26' 58"	50.00'	41.41'	S74° 43' 09"E	40.23'	21.97'
C13	59° 58' 25"	50.00'	52.34'	S21° 00' 27"E	49.98'	28.85'
C14	48° 03' 52"	50.00'	41.94'	S33° 00' 42"W	40.73'	22.30'
C15	16° 10' 26"	25.00'	7.06'	N48° 57' 29"E	7.03'	3.55'
C16	32° 00' 57"	25.00'	13.97'	N24° 51' 43"E	13.79'	7.17'
C17	18° 51' 57"	25.00'	8.23'	N12° 27' 18"W	8.19'	4.15'
C18	30° 44' 31"	75.00'	40.24'	S6° 31' 00"E	39.76'	20.62'

Lot Line Table

Line #	Length	Direction
L1	35.36'	S38° 02' 15"E
L2	35.36'	N53° 55' 40"E
L3	35.36'	N37° 00' 57"W
L4	35.36'	N54° 43' 27"E
L5	21.21'	N54° 21' 38"E
L6	21.21'	N36° 23' 11"W
L7	21.21'	S54° 04' 53"W
L8	21.21'	S42° 05' 02"E
L9	21.21'	S47° 54' 58"W
L10	21.21'	N36° 08' 45"W

Lot Line Table

Line #	Length	Direction
L21	21.21'	S53° 28' 11"W
L22	21.21'	S42° 05' 02"E
L23	21.21'	S47° 54' 50"W
L24	21.22'	N36° 10' 06"W

Lot Line Table

Line #	Length	Direction
L21	21.21'	S53° 28' 11"W
L22	21.21'	S42° 05' 02"E
L23	21.21'	S47° 54' 50"W
L24	21.22'	N36° 10' 06"W

ALL SHARYLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF THE EASEMENTS ARE PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARYLAND WATER SUPPLY CORPORATION.

I, SHERILYN DAHLBERG, HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR THE VISTA LINDA SUBDIVISION LOCATED AT THE CITY OF EDINBURG IN HIDALGO COUNTY, TEXAS, SUBJECT TO THE SUBDIVISION'S POTABLE WATER SYSTEM MEETING THE APPROVAL OF THE DEVELOPER'S DESIGN ENGINEER, ALL APPLICABLE RULES AND REGULATIONS OF SHARYLAND WATER SUPPLY CORPORATION, AND LOCAL, STATE, AND FEDERAL AGENCIES.

DEVELOPER AND DESIGN ENGINEER SHALL BEAR FULL RESPONSIBILITY TO ENSURE THAT THE ABOVE REFERENCED POTABLE WATER SYSTEM IS CONSTRUCTED WITHIN THE DESIGNATED SHARYLAND WATER SUPPLY CORPORATION EXCLUSIVE EASEMENT.

SHERILYN DAHLBERG
 GENERAL MANAGER
 SHARYLAND WATER SUPPLY CORPORATION

OWNER: AARON A. AGUIRRE 4405 N 22nd STREET McALLEN, TX 78504 (956) 331-8987
 ENGINEER: MARIO A. REYNA, P.E. 115 W. MCINTYRE EDINBURG, TX 78541 (956) 381-0981 (956) 381-1839
 SURVEYOR: FRED L. KURTH, R.P.L.S. 115 W. MCINTYRE EDINBURG, TX 78541 (956) 381-0981 (956) 381-1839

SUBDIVISION MAP OF VISTA LINDA SUBDIVISION

BEING A SUBDIVISION OF 19.985 ACRES SITUATED IN HIDALGO COUNTY, TEXAS, SAID 19.985 ACRES BEING OUT OF LOT 9, SECTION 236, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 12, HIDALGO COUNTY MAP RECORDS

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 19.985 ACRES SITUATED IN HIDALGO COUNTY, TEXAS, SAID 19.985 ACRES BEING OUT OF LOT 9, SECTION 236, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 12, HIDALGO COUNTY MAP RECORDS, WHICH SAID 19.985 ACRES ARE OUT OF A CERTAIN TRACT THAT WAS CONVEYED TO 281-ALBERTA PROPERTIES, LTD., A TEXAS CORPORATION BY VIRTUE OF A WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN INSTRUMENT NUMBER 1560679, HIDALGO COUNTY OFFICIAL RECORDS, SAID 19.985 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 9 [NORTHING: 16648280.838, EASTING: 1078222.295], AND BEING WITHIN THE EXISTING ROAD RIGHTS-OF-WAY OF HOEHN DRIVE AND ROGERS ROAD;
- THENCE, N 80° 55' 45" W ALONG THE NORTH LINE OF SAID LOT 9, A DISTANCE OF 795.46 FEET TO A NAIL SET [NORTHING: 16648406.245, EASTING: 1077436.785] FOR THE NORTHEAST CORNER OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;
- THENCE, S 02° 43' 34" E AT A DISTANCE OF 20.43 FEET PASS A NO. 4 REBAR SET ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF ROGERS ROAD, CONTINUING A TOTAL DISTANCE OF 673.63 FEET TO AN IRON PIPE FOUND, FOR AN ANGLE POINT OF THIS TRACT;
 - THENCE, S 02° 23' 54" E A DISTANCE OF 137.75 FEET TO AN IRON PIPE FOUND FOR AN ANGLE POINT OF THIS TRACT;
 - THENCE, S 02° 35' 01" E A DISTANCE OF 144.41 FEET TO AN IRON PIPE FOUND FOR AN ANGLE POINT OF THIS TRACT;
 - THENCE, S 02° 43' 45" E A DISTANCE OF 150.60 FEET TO AN NO. 4 REBAR FOUND FOR AN ANGLE POINT OF THIS TRACT;
 - THENCE, S 03° 01' 19" E A DISTANCE OF 242.11 FEET TO AN NO. 4 REBAR SET ON THE SOUTH LINE OF SAID LOT 9, FOR THE SOUTHWEST CORNER OF THIS TRACT;
 - THENCE, N 80° 55' 45" W ALONG THE SOUTH LINE OF SAID LOT 9, A DISTANCE OF 795.35 FEET TO A NO. 4 REBAR SET AT THE SOUTHWEST CORNER OF SAID LOT 9, FOR THE SOUTHWEST CORNER OF THIS TRACT;
 - THENCE, N 08° 51' 15" E ALONG THE WEST LINE OF SAID LOT 9, AT A DISTANCE OF 1,300.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF ROGERS ROAD, CONTINUING A TOTAL DISTANCE OF 1,320.00 FEET TO A NAIL SET AT THE NORTHWEST CORNER OF SAID LOT 9, FOR THE NORTHWEST CORNER OF THIS TRACT;
 - THENCE, S 80° 55' 45" E ALONG THE NORTH LINE OF SAID LOT 9 AND BEING WITHIN THE EXISTING RIGHT-OF-WAY OF ROGERS ROAD, A DISTANCE OF 524.54 FEET TO THE POINT OF BEGINNING AND CONTAINING 19.985 ACRES, OF WHICH 0.242 OF ONE ACRE IS WITHIN THE EXISTING RIGHT-OF-WAY OF ROGERS ROAD, LEAVING AN EXISTING NET OF 19.743 ACRES OF LAND, MORE OR LESS.

GENERAL PLAT NOTES & RESTRICTIONS:

- FLOOD ZONE STATEMENT:**
 FLOOD ZONE DESIGNATION: ZONE "X" (UNSHADED); ARE AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN. THE COMMUNITY-PANEL NO. 480354 CSD2 D EFFECTIVE DATE: JUNE 6, 2000. REVISED TO REFLECT LDMR DATE MAY 17, 2001.
- SETBACKS:**
 FRONT: 25.00 FEET. FRONT CUL-DE-SAC 15.00 FEET
 REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
 SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
 CORNER SIDE: 10.00 FEET CORNER GARAGE SIDE: 18.00 FEET
 CORNER GARAGE FRONT: 18.00 FEET
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:**
 NO MORE THAN ONE SINGLE FAMILY DETACHED DW

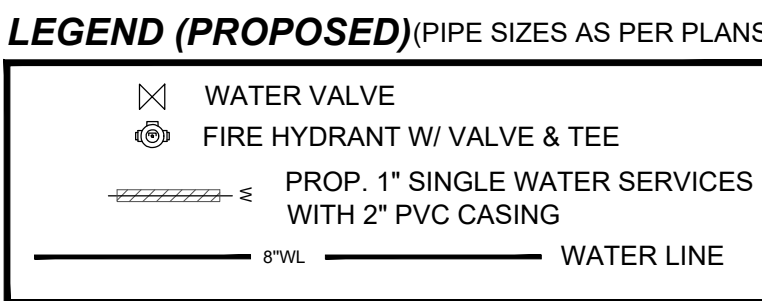


COST ESTIMATE:

PAVING IMPROVEMENTS:	\$ 251,478.20
DRAINAGE IMPROVEMENTS:	\$ 00,000.00
WATER DISTRIBUTION:	\$ 86,360.00
SANITARY SEWER IMPROVEMENTS / OSSF:	\$ 90,000.00

ESTIMACION DE COSTOS:

PAVIMENTACION DE CALLES:	\$ 251,478.20
DREAJE PLUVIAL:	\$ 00,000.00
SERVICIO DE AGUA POTABLE:	\$ 86,360.00
SERVICIO DE DRENAJE SANITARIO:	\$ 90,000.00



- LEGEND**
- FOUND No.4 REBAR
 - FOUND No.5 REBAR
 - FOUND PIPE
 - 6"x6" RAILROAD THE POST
 - SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
 - SET NAIL
 - A.A. - EDGE OF ASPHALT TO EDGE OF ASPHALT
 - R.O.W. - RIGHT OF WAY
 - P.O.B. - POINT OF BEGINNING
 - P.O.C. - POINT OF COMMENCING
 - N.E. COR. - NORTHEAST CORNER
 - H.C.M.R. - HIDALGO COUNTY MAP RECORDS
 - H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
 - LOT LINE
 - PROPERTY LINE

MAP OF WATER DISTRIBUTION SYSTEM
MAPA DE SISTEMA DE DISTRIBUCION DE AGUA
SUBDIVISION MAP OF
VISTA LINDA SUBDIVISION
 BEING A SUBDIVISION OF 19.985 ACRES SITUATED IN HIDALGO COUNTY, TEXAS, SAID 19.985 ACRES BEING OUT OF LOT 9, SECTION 236, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 12, HIDALGO COUNTY MAP RECORDS

COST ESTIMATE:
 PAVING IMPROVEMENTS: \$ 251,478.20
 DRAINAGE IMPROVEMENTS: \$ 00,000.00
 WATER DISTRIBUTION: \$ 86,360.00
 SANITARY SEWER IMPROVEMENTS / OSSF: \$ 90,000.00

FINAL WATER AND SEWER ENGINEERING REPORT FORMAT
 WATER SUPPLY DESCRIPTION, COST, AND OPERABILITY DATA:

VISTA LINDA SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY SHARYLAND WATER SUPPLY CORPORATION (S.W.S.C.). THE SUBDIVIDER AND S.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH S.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND S.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

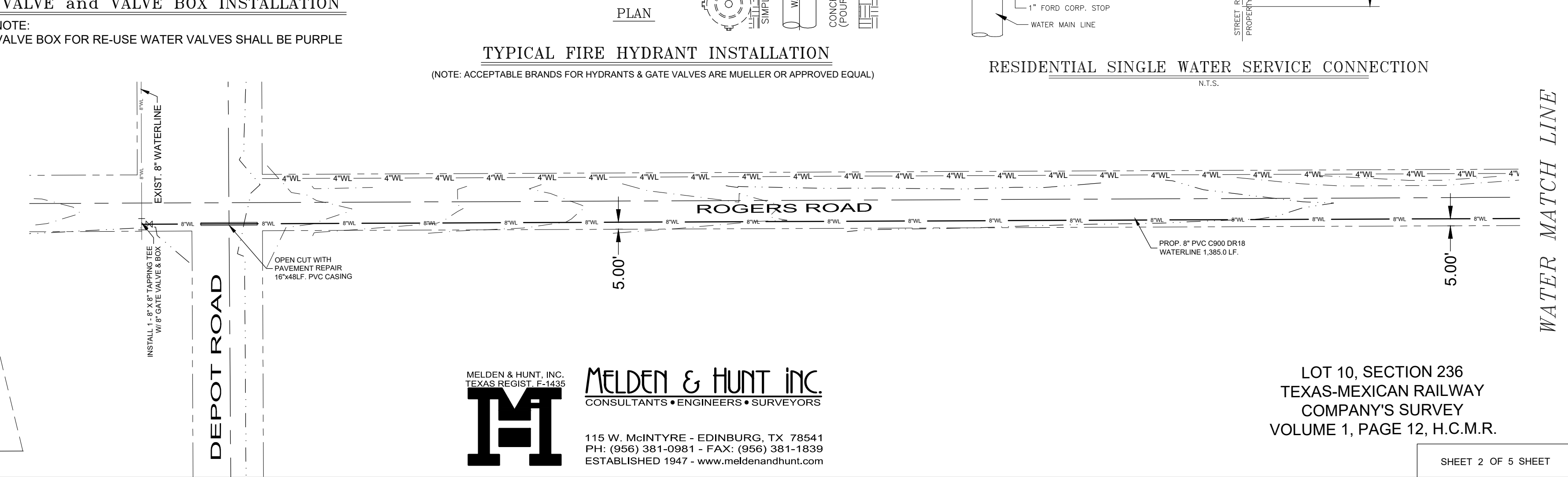
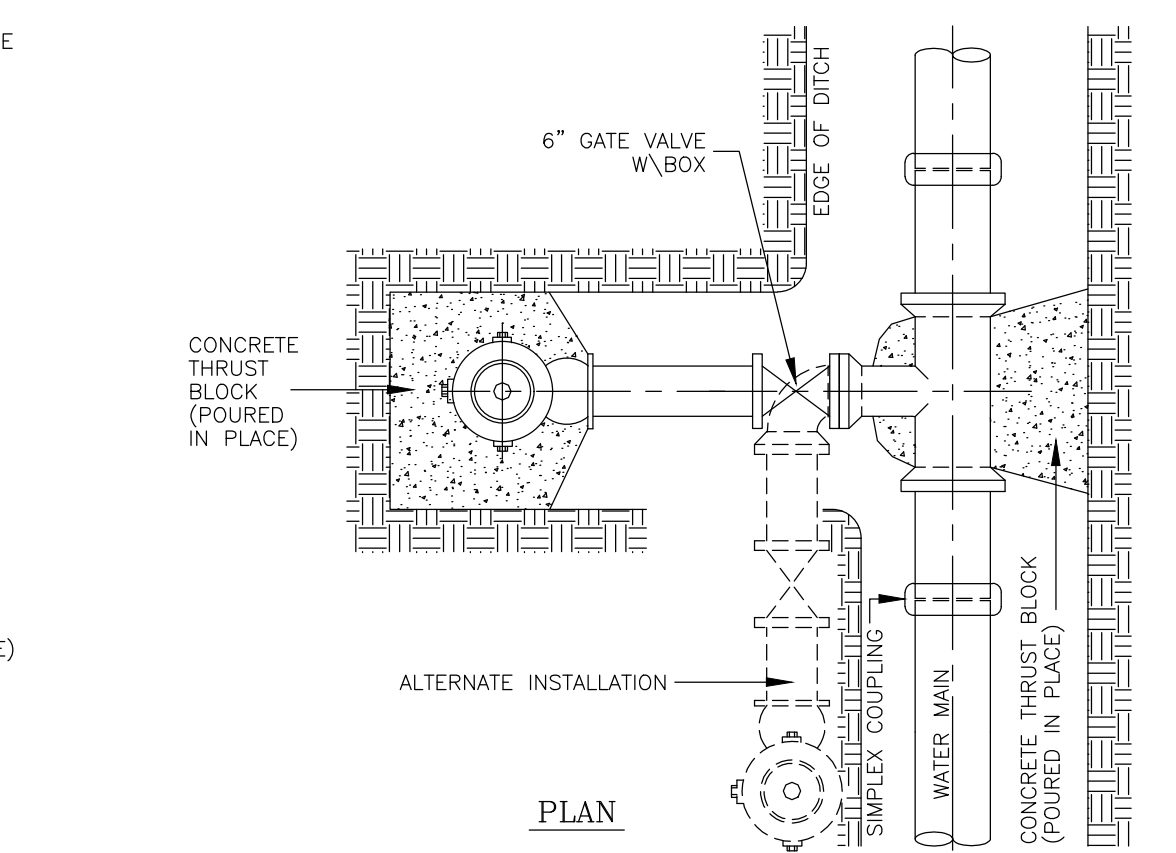
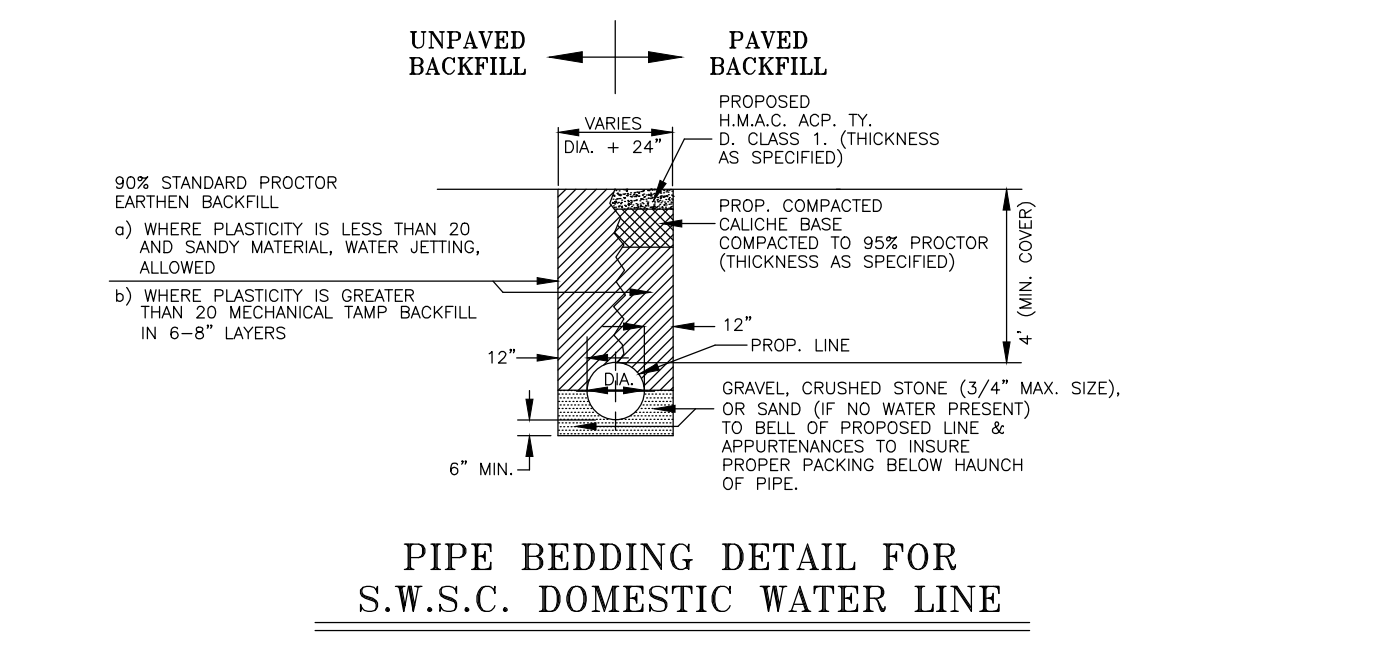
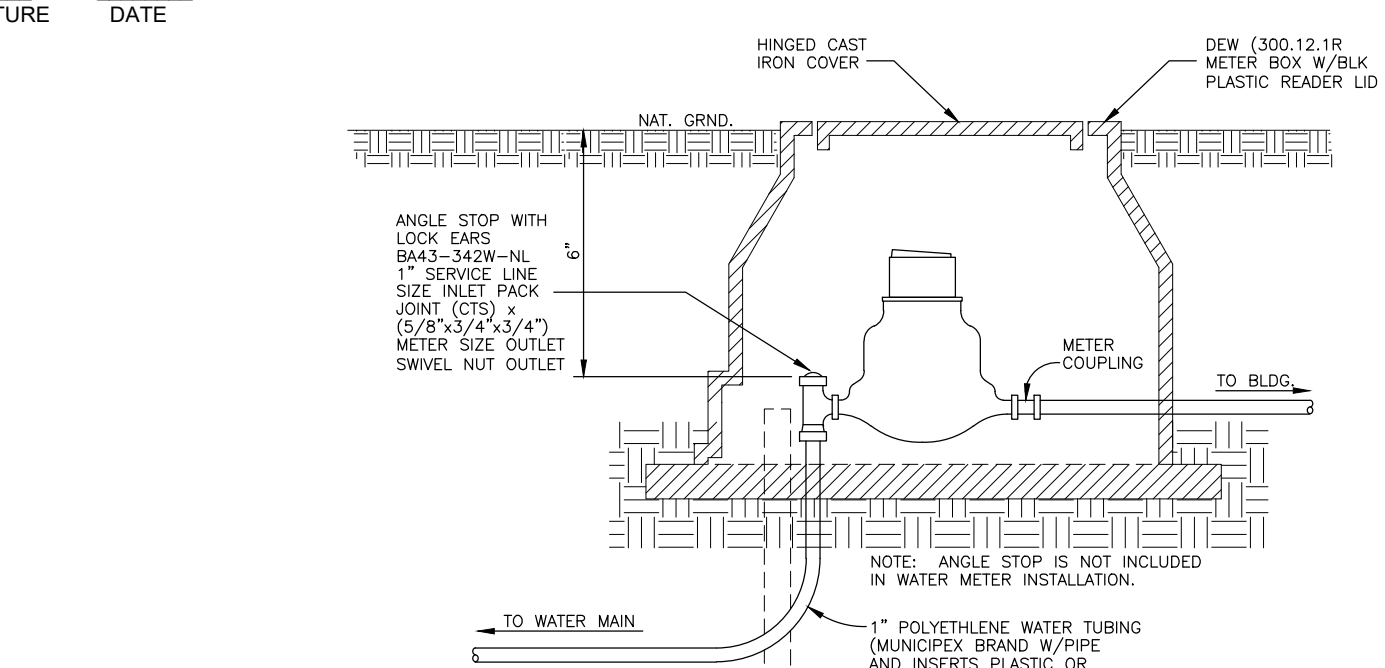
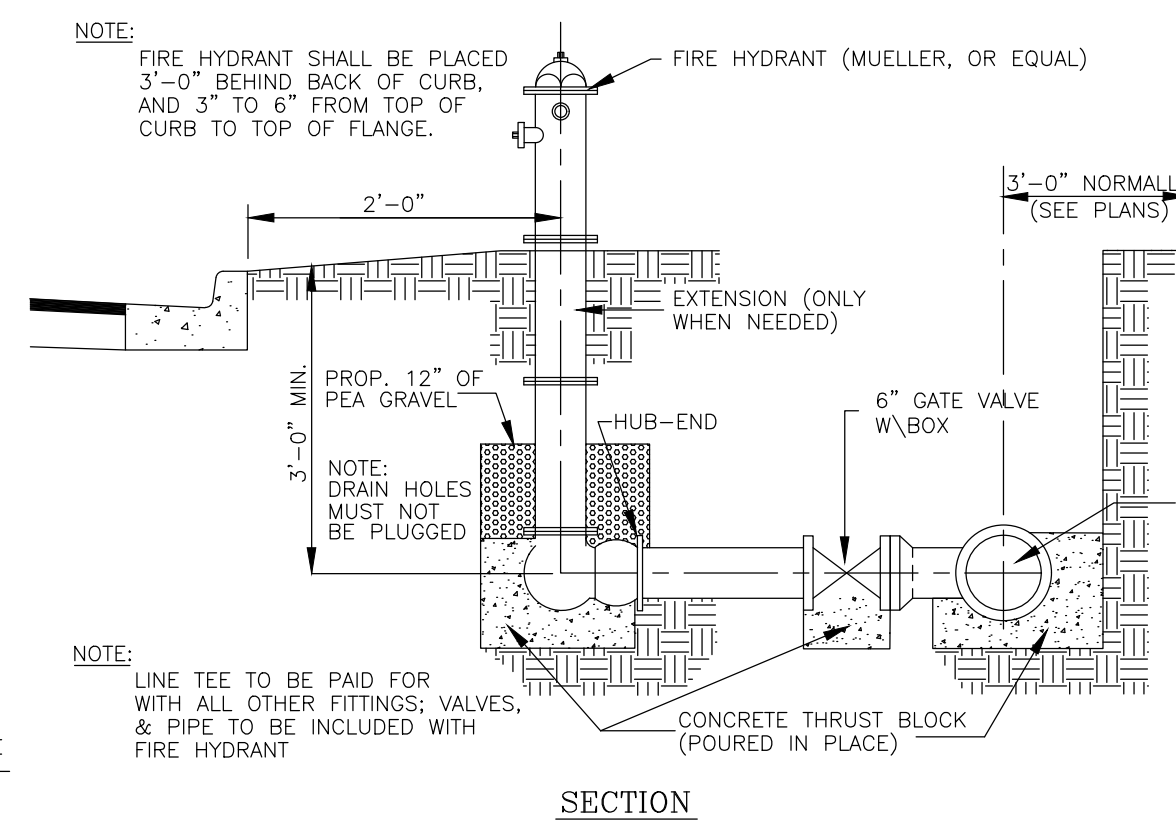
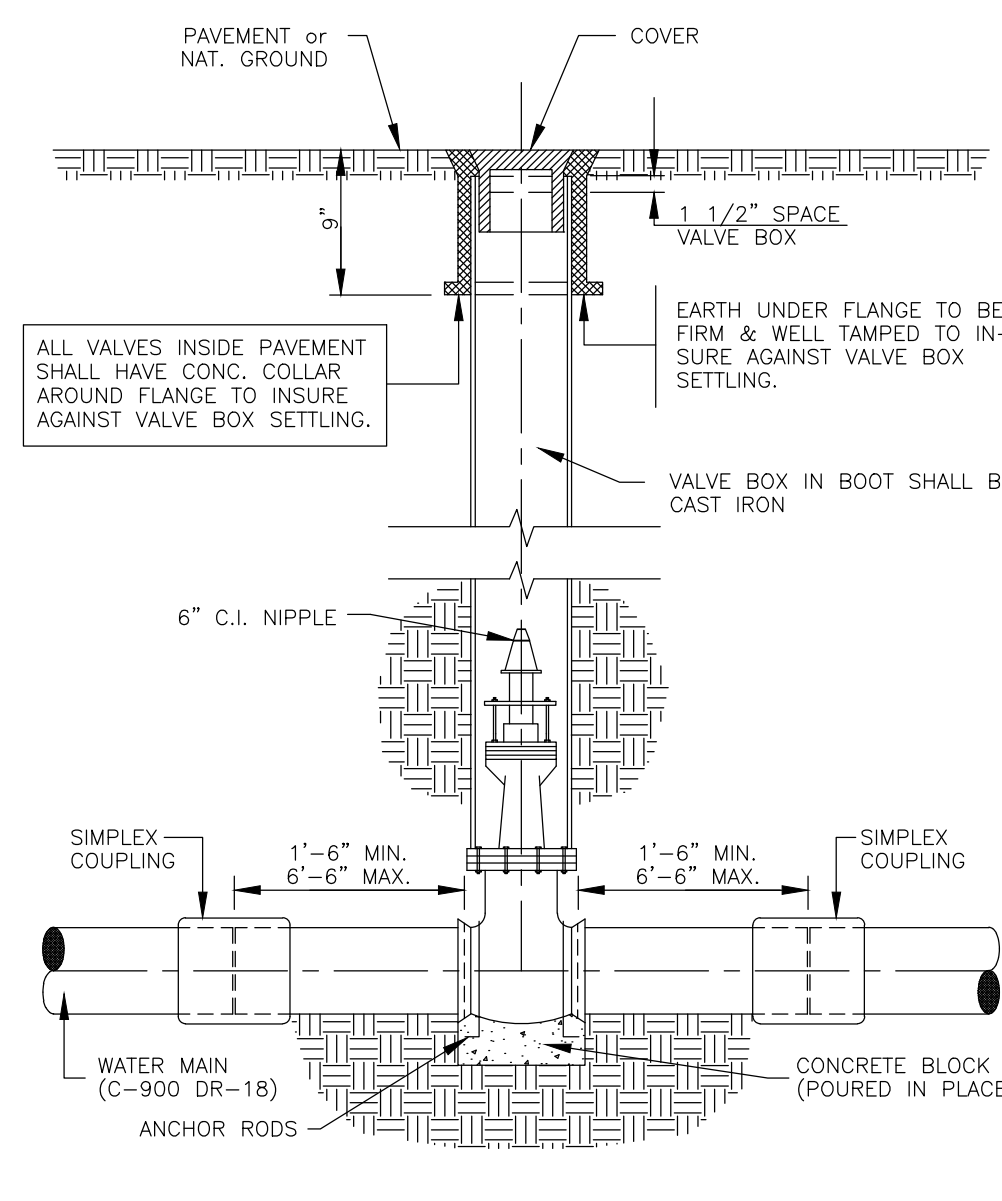
S.W.S.C. HAS AN EXISTING 8" WATER LINE RUNNING ALONG THE WEST SIDE OF THE RIGHT-OF-WAY OF DEPOT ROAD. THE WATER SYSTEM FOR VISTA LINDA SUBDIVISION CONSISTS OF A 8" WATER LINE THAT TAPS INTO THE EXISTING 8" LINE. THIS 8" LINE THEN RUNS EAST APPROXIMATELY 1385.5 FEET ALONG THE SOUTH SIDE OF ROGERS ROAD RIGHT-OF-WAY THEN RUNS SOUTH 32.5 FEET ALONG THE WEST BOUNDARY OF THE PROPOSED SUBDIVISION THEN CONTINUES RUNNING EAST 528.7 FEET ALONG THE SOUTH SIDE OF ROGERS ROAD RIGHT-OF-WAY ENDING WITH A FLUSH VALVE ON THE NORTH EAST CORNER OF LOT 52 THEN RUNS NORTH CROSSING ROGERS ROAD TO CONNECT TO A 4" WATER LINE. ANOTHER 8" LINE CONNECION PREVIOUSLY MENTIONED 8" WATER LINE RUNS SOUTH ALONG THE EAST RIGHT-OF-WAY OF TRANQUILITY VIEW STREET THEN RUNS EAST ALONG THE NORTH RIGHT-OF-WAY OF MEADOW VIEW AVENUE THEN RUNS NORTH ALONG THE WEST RIGHT-OF-WAY OF PLAIN VIEW STREET THEN RUN WEST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SUNSET VIEW AVENUE TO CONNECT TO THE 8" WATER LINE. ANOTHER 8" WATER LINE CONNECT TO THE 8" WATER LINE AT THE SOUTHWEST CORNER OF LOT 65 THEN RUNS EAST ALONG THE NORTH RIGHT-OF-WAY OF MORNING VIEW AVENUE AND CONNECT TO THE 8" WATER LINE AT THE SOUTHWEST CORNER OF LOT 61. ANOTHER 8" WATER LINE CONNECT TO THE 8" WATER LINE AT THE SOUTHWEST CORNER OF LOT 77 THEN RUNS EAST ALONG THE NORTH RIGHT-OF-WAY OF PRAIRIE VIEW AVENUE AND CONNECT TO THE 8" WATER LINE AT THE SOUTHWEST CORNER OF LOT 72. ANOTHER 8" WATER LINE CONNECT TO THE 8" WATER LINE AT THE SOUTHWEST CORNER OF LOT 91 THEN RUNS EAST ALONG THE NORTH RIGHT-OF-WAY OF MAJESTIC VIEW AVENUE AND CONNECT TO THE 8" WATER LINE AT THE SOUTHWEST CORNER OF LOT 85 TO SERVE THIS SUBDIVISION.

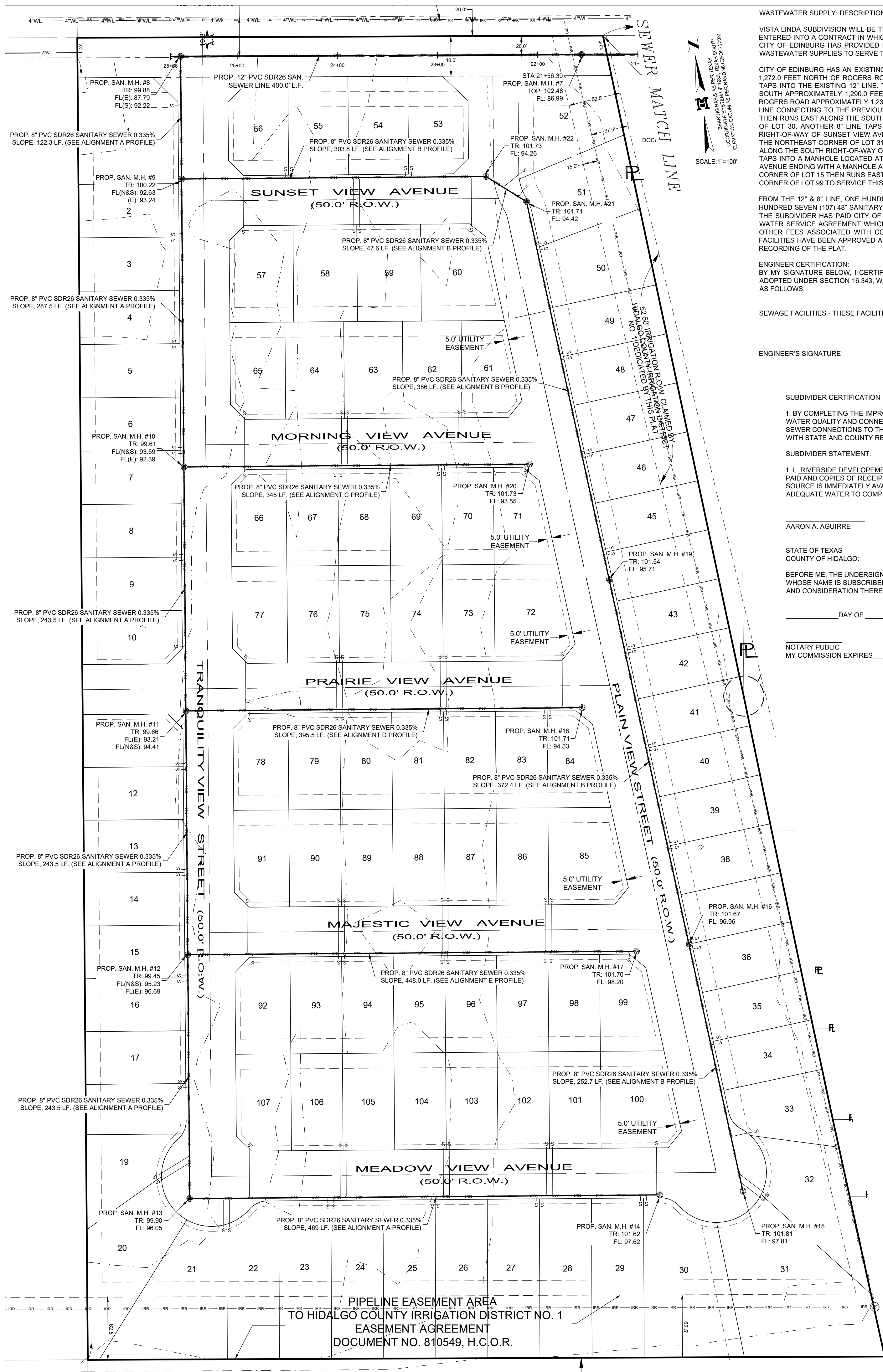
WATER DISTRIBUTION FOR THE VISTA LINDA SUBDIVISION CONSISTS OF THIRTY FIVE (35) -1" SINGLE SERVICE LINES AND THIRTY SIX (36) -1" DUAL SERVICE LINES RUN TO LOTS. THE 8" LINE, THE SINGLE SERVICES & DUAL SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED. AT A TOTAL COST OF \$57,870.00, OR \$930.31 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID S.W.S.C. THE SUM OF \$25,780.00, WHICH COVERS THE \$396.62 COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO S.W.S.C. UPON REQUEST BY THE LOT OWNER, S.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVIDER HAS INSTALLED 10 FIRE HYDRANTS AT A UNIT COST OF \$4,500.00 FOR A TOTAL COST OF \$45,000.00. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY S.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

ENGINEER 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 COSTS TO INSTALL WATER AND SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$83,650.00 WHICH EQUALS TO \$1,327.77 PER LOT.

ENGINEER'S SIGNATURE _____ DATE _____





WASTEWATER SUPPLY, DESCRIPTION, COST, AND OPERABILITY DATE:

VISTA LINDA SUBDIVISION WILL BE TREATED BY WASTEWATER SERVICE FROM CITY OF EDINBURG. THE SUBDIVIDER AND CITY OF EDINBURG HAVE ENTERED INTO A CONTRACT IN WHICH CITY OF EDINBURG HAS PROMISED TO TREAT THE SUFFICIENT WASTEWATER FOR AT LEAST 30 YEARS AND CITY OF EDINBURG HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WASTEWATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

CITY OF EDINBURG HAS AN EXISTING 12" SEWER LINE RUNNING ALONG THE WEST SIDE OF THE RIGHT-OF-WAY OF HOEHN ROAD APPROXIMATELY 1,272.0 FEET NORTH OF ROGERS ROAD. THE WASTEWATER SYSTEM FOR VISTA LINDA SUBDIVISION CONSISTS OF AN 12" & 8" SEWER LINE THAT TAPS INTO THE EXISTING 12" LINE. THIS 12" LINE CONNECTS TO AN EXISTING MANHOLE THEN RUNS EAST CROSSING HOEHN ROAD THEN RUNS SOUTH APPROXIMATELY 1,290.0 FEET ALONG THE EAST RIGHT-OF-WAY OF HOEHN ROAD THEN RUNS WEST ALONG THE SOUTH RIGHT-OF-WAY OF ROGERS ROAD APPROXIMATELY 1,233.5 FEET ENDING WITH A 48" SANITARY SEWER MANHOLE ON THE NORTH EAST CORNER OF LOT 1. ANOTHER 8" LINE CONNECTING TO THE PREVIOUSLY MENTIONED MANHOLE THEN RUNS SOUTH ALONG THE WEST RIGHT-OF-WAY OF TRANQUILITY VIEW STREET THEN RUNS EAST ALONG THE SOUTH RIGHT-OF-WAY OF MEADOW VIEW AVENUE ENDING WITH A MANHOLE LOCATED ON THE NORTHWEST CORNER OF LOT 30. ANOTHER 8" LINE TAPS INTO A MANHOLE LOCATED AT THE SOUTHEAST CORNER OF LOT 1 THEN RUNS EAST ALONG THE NORTH RIGHT-OF-WAY OF SUNSET VIEW AVENUE THEN RUNS SOUTH ALONG THE EAST RIGHT-OF-WAY OF TRANQUILITY VIEW STREET THEN RUNS EAST ALONG THE SOUTH RIGHT-OF-WAY OF MEADOW VIEW AVENUE ENDING WITH A MANHOLE AT THE NORTHEAST CORNER OF LOT 71. ANOTHER 8" LINE TAPS INTO A MANHOLE LOCATED AT THE NORTHEAST CORNER OF LOT 11 THEN RUNS EAST ALONG THE SOUTH RIGHT-OF-WAY OF PRAIRIE VIEW AVENUE ENDING WITH A MANHOLE AT THE NORTHEAST CORNER OF LOT 84. ANOTHER 8" LINE TAPS INTO A MANHOLE LOCATED AT THE SOUTHEAST CORNER OF LOT 15 THEN RUNS EAST ALONG THE SOUTH RIGHT-OF-WAY OF MAJESTIC VIEW AVENUE ENDING WITH A MANHOLE AT THE NORTHEAST CORNER OF LOT 99 TO SERVICE THIS SUBDIVISION.

FROM THE 12" & 8" LINE, ONE HUNDRED SEVEN (107) 4" SEWER SERVICE LINES RUN FOR EACH LOT. THE 12", 8" LINES, 4" SERVICE LINE AND ONE HUNDRED SEVEN (107) 48" SANITARY SEWER MANHOLES HAVE BEEN INSTALLED. AT A TOTAL COST OF \$325,772.75 OR \$5,011.88 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID CITY OF EDINBURG THE SUM OF \$37,785.65 WHICH COVERS THE \$581.31 PER LOT AS STATED IN THE 30 YEAR WASTE WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF THE SERVICES AND ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO CITY OF EDINBURG THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY CITY OF EDINBURG AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

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

SEWAGE FACILITIES - THESE FACILITIES FULLY CONSTRUCTED WILL COST A GRAND TOTAL OF \$363,558.40 WHICH EQUALS TO \$5,993.21 PER LOT.

ENGINEER'S SIGNATURE _____ DATE _____

SUBDIVIDER CERTIFICATION

1. BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS AND OR WATER WELLS FOR EACH LOT(S) MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:

1. I, RIVERSIDE DEVELOPMENT SERVICES, L.L.C., SUBDIVIDER OF VISTA LINDA SUBDIVISION, HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT THAT ANY 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 OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

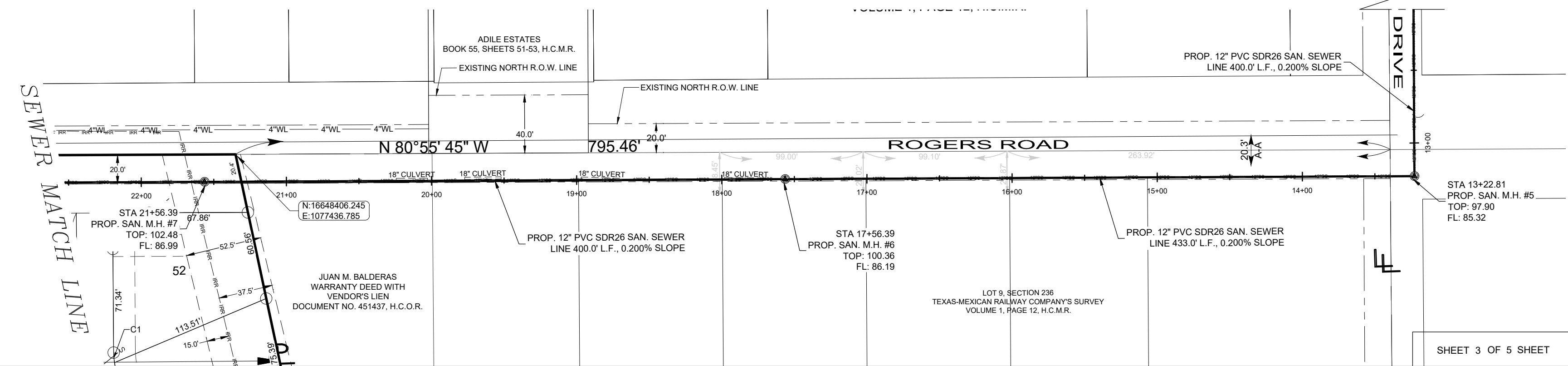
AARON A. AGUIRRE
STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED AARON A. AGUIRRE KNOWN TO ME THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO BE THAT HE EXECUTED THE SAME FOR PURPOSE AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____ 20____

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

- LEGEND**
- FOUND No.4 REBAR
 - FOUND No.5 REBAR
 - FOUND PIPE
 - 6"x6" RAILROAD TIE POST
 - SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
 - SET NAIL
 - A-A - EDGE OF ASPHALT TO EDGE OF ASPHALT
 - R.O.W. - RIGHT OF WAY
 - P.O.B. - POINT OF BEGINNING
 - P.O.C. - POINT OF COMMENCING
 - N.E. COR. - NORTHEAST CORNER
 - H.C.M.R. - HIDALGO COUNTY MAP RECORDS
 - H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
 - LF - LOT LINE
 - PL - PROPERTY LINE

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. MCINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com



DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION

LA SUBDIVISION VISTA LINDA RECIBIRA SU PROVISION DE DRENAJE SANITARIO DE LA CIUDAD DE EDINBURG. EL DUEÑO DE LA SUBDIVISION Y LA CIUDAD DE EDINBURG HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE DRENAJE SANITARIO POR LOS PROXIMOS 30 AÑOS. CIUDAD DE EDINBURG HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE DRENAJE SANITARIO ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

EL SISTEMA DE PROVISION DE DRENAJE SANITARIO PARA LA SUBDIVISION VISTA LINDA CONSISTE DE UN CONDUCTO DE DRENAJE DE 12" POR EL LADO OESTE DEL DERECHO DE VIA (RIGHT OF WAY) DE LA CARRETERA HOEHN ROAD APROXIMAMENTE 1,271 FEET AL NORTE DE ROGERS ROAD. EL SISTEMA DE PROVISION DE DRENAJE SANITARIO DE LA SUBDIVISION VISTA LINDA CONSISTE DE UN CONDUCTO DE DRENAJE DE 12" & 8" QUE SE CONECTA CON EL CONDUCTO DE DRENAJE SANITARIO EXISTENTE DE 12 PULGADAS. ESTA LINEA DE 12" CRUSA HOEHN ROAD AL ESTE LUEGO CUAL SIGUE HACIA EL SUR APROXIMAMENTE 1,290.0 PIES EN EL LADO ESTE DE HOEHN ROAD LUEGO CORRE AL OESTE EN EL LADO SUR DEL DERECHO DE VILLA DE ROGERS ROAD APROXIMAMENTE 1,233.5 PIES TERMINARA CON UNA ALCANTARILLA DE 48" LOCALIZADA AL NORESTE DE LOTE 1. OTRO CONDUCTO DE DRENAJE DE 8" CONTINUA CORRIENDO AL SUR POR EL LADO OESTE DEL DERECHO DE VILLA DE LA CALLE TRANQUILITY VIEW AVENUE. LUEGO CORRE AL ESTE POR EL LADO SUR DEL DERECHO DE VILLA DE MEADOW VIEW AVENUE TERMINANDO CON UNA ALCANTARILLA DE 48" LOCALIZADA AL NROESTE DE LOTE 31. OTRO CONDUCTO DE 8" SE CONECTA A UNA ALCANTARILLA DE 48" LOCALIZADA AL NROESTE DE LOTE 7 Y CORRE AL ESTE EN EL LADO NORTE DEL DERECHO DE VILLA DE SUNSET VIEW AVENUE LUEGO CORRE AL SUR EN EL LADO ESTE DEL DERECHO DE VILLA DE PLAIN VIEW STREET TERMINANDO CON UNA ALCANTARILLA DE 48" LOCALIZADA AL NROESTE DE LOTE 31. OTRO CONDUCTO DE 8" SE CONECTA A UNA ALCANTARILLA DE 48" LOCALIZADA AL NROESTE DE LOTE 7 Y CORRE AL ESTE EN EL LADO SUR DEL DERECHO DE VILLA DE MORNING VIEW AVENUE LUEGO CORRE AL SUR EN EL LADO ESTE DEL DERECHO DE VILLA DE PLAIN VIEW STREET TERMINANDO CON UNA ALCANTARILLA DE 48" LOCALIZADA AL NROESTE DE LOTE 11 Y CORRE AL ESTE EN EL LADO SUR DEL DERECHO DE VILLA DE MAJESTIC VIEW AVENUE TERMINANDO CON UNA ALCANTARILLA DE 48" LOCALIZADA AL NROESTE DE LOTE 99 PARA SERVIR A ESTA SUBDIVISION.

DE ESTAS LINEAS DE DRENAJE SANITARIO DE 12" Y 8", CIENTOS SIETE (107) LINEAS DE SERVICIO DE 4" SERAN EXTENDIDAS HA CADA LOTE. LAS LINEAS DE 12" & 8", DE 4" Y CIENTOS SIETE (107) ALCANTARILLAS HAN SIDO INSTALADAS, HA UN COSTO TOTAL DE \$325,772.75 O \$5,011.88 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPAÑIA LA CIUDAD DE EDINBURG UN COSTO TOTAL DE \$37,785.65, O \$581.31 POR LOTE. EL SISTEMA DE DRENAJE SANITARIO ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

CERTIFICACION:
CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

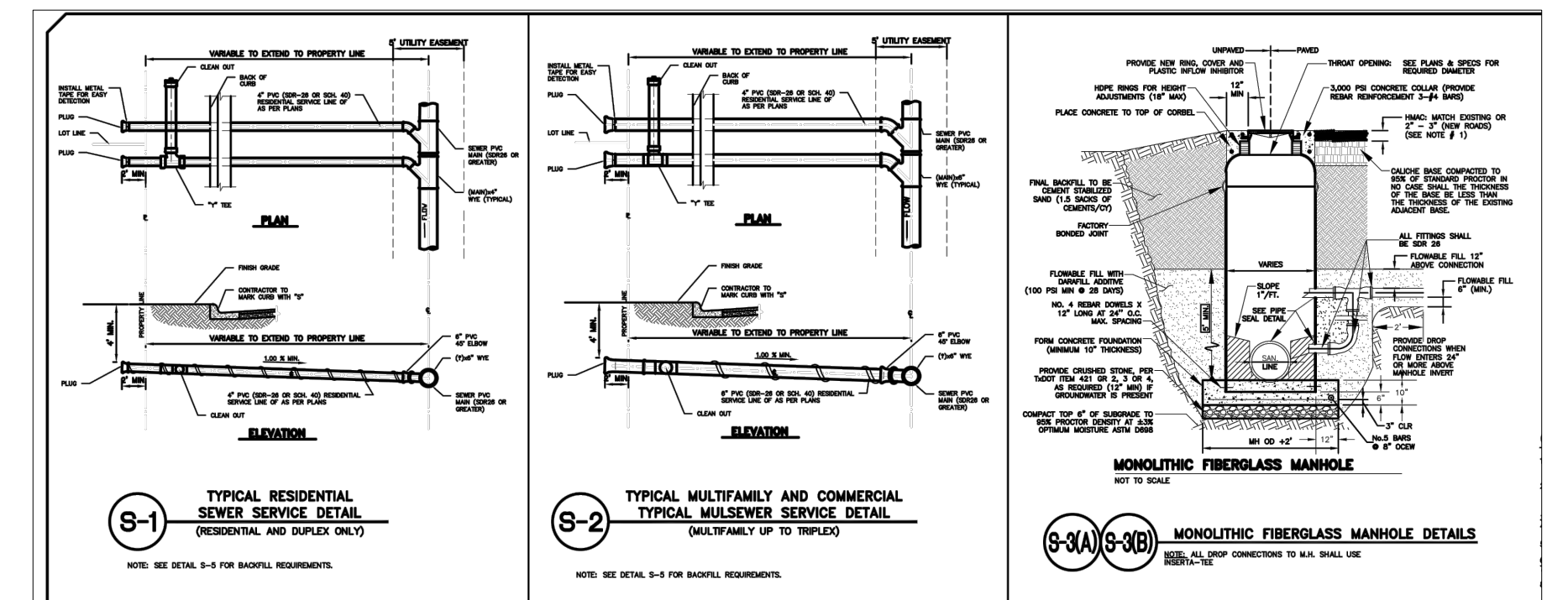
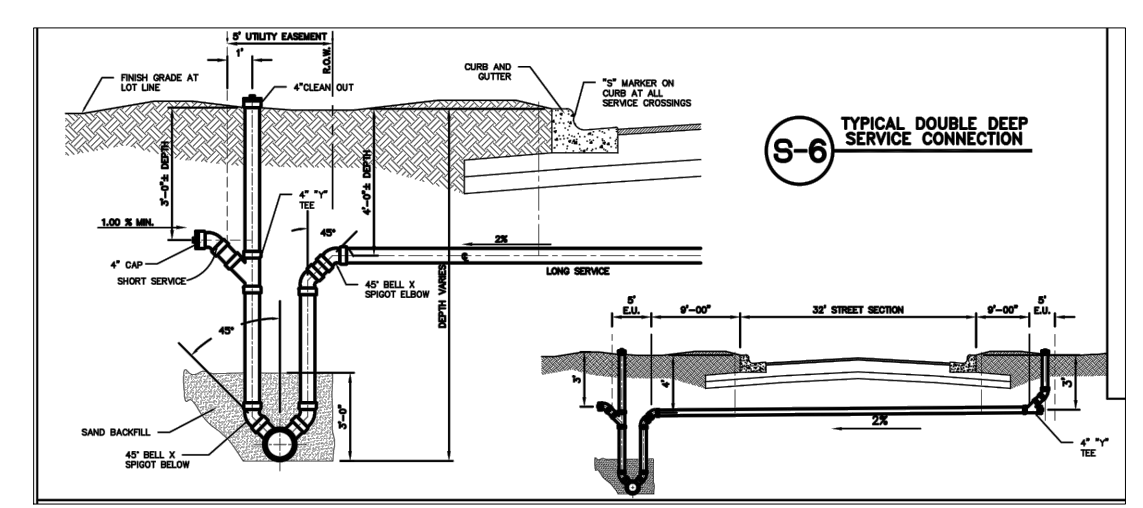
DRENAJE: SE ESTIMA QUE EL DRENAJE COSTARA UN COSTO TOTAL DE \$363,558.40 O \$5,992.79 POR LOTE.

ENGINEER'S SIGNATURE _____ DATE _____

**MAP OF SANITARY SEWER DISTRIBUTION SYSTEM
MAPA DE SISTEMA DE DISTRIBUCION DE DRENAJE SANITARIO**

**SUBDIVISION MAP OF
VISTA LINDA SUBDIVISION**

BEING A SUBDIVISION OF 19.985 ACRES SITUATED IN HIDALGO COUNTY, TEXAS, SAID 19.985 ACRES BEING OUT OF LOT 9, SECTION 236, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 12, HIDALGO COUNTY MAP RECORDS



MAP OF TOPOGRAPHY AND DRAINAGE:
 MAPA DE TOPOGRAFIA Y DESAGUE:
 SUBDIVISION MAP OF
VISTA LINDA SUBDIVISION

BEING A SUBDIVISION OF 19.985 ACRES SITUATED IN HIDALGO COUNTY, TEXAS, SAID 19.985 ACRES BEING OUT OF LOT 9, SECTION 236, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 12, HIDALGO COUNTY MAP RECORDS

DRAINAGE STATEMENT
 VISTA LINDA SUBDIVISION

VISTA LINDA SUBDIVISION IS A TRACT OF LAND CONTAINING 19.985 ACRES SITUATED IN HIDALGO COUNTY, TEXAS, SAID 19.985 ACRES BEING OUT OF LOT 9, SECTION 236, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 12, HIDALGO COUNTY MAP RECORDS, WHICH SAID 19.985 ACRES ARE OUT OF A CERTAIN TRACT THAT WAS CONVEYED TO 281-ALBERTA PROPERTIES, LTD., A TEXAS CORPORATION BY VIRTUE OF A WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN INSTRUMENT NUMBER 1560679, HIDALGO COUNTY OFFICIAL RECORDS. THE PROPERTY IS LOCATED AT THE SOUTHWEST CORNER OF ROGERS ROAD, EAST OF DEPOT ROAD. THIS SUBDIVISION FALLS INSIDE THE CITY OF EDINBURG'S E.T.U. THE PROPERTY IS CURRENTLY VACANT WITH A PROPOSED 111-LOT SINGLE-FAMILY RESIDENTIAL USE AND IS LOCATED IN ZONE "X" UNSHADED IN FEMA'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480334 0325 D, MAPS REVISED JUNE 6, 2000. ZONE "X" UNSHADED AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.

THE SOILS ARE HIDALGO FINE SANDY LOAM (25), & HIDALGO SANDY CLAY LOAM (28), WHICH ARE IN HYDROLOGIC GROUP "B". SOIL GROUP "B" IS MODERATELY PERVIOUS WITH A RELATIVELY LOW PLASTICITY INDEX. (SEE EXCERPTS FROM "SOIL SURVEY OF HIDALGO COUNTY, TEXAS").

EXISTING RUNOFF IS BY SURFACE FLOW IN A SOUTHERLY DIRECTION AND HAS A RUNOFF OF 7.20 C.F.S. DURING THE 10-YEAR STORM FREQUENCY AS PER THE ATTACHED CALCULATIONS. PROPOSED RUNOFF AFTER DEVELOPMENT IS 31.44 C.F.S., DURING THE 50-YEAR STORM FREQUENCY, PER THE ATTACHED CALCULATION, WHICH IS AN INCREASE OF 24.24 C.F.S.

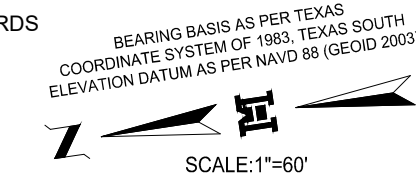
THE PROPOSED DRAINAGE FOR VISTA LINDA SUBDIVISION SHALL CONSIST OF SURFACE RUNOFF FROM THE LOTS INTO THE PROPOSED STREETS AND COLLECTED BY TYPE "A" INLETS LOCATED AT KEY POINTS WITHIN THE SUBDIVISION. THE PIPE SIZE DIAMETERS SHALL RANGE FROM 24" TO 42". THE PROPOSED STORM SYSTEM SHALL DISCHARGE INTO HCCD #1 J-08-00 WHICH ULTIMATELY OUTFALLS TO THE HIDALGO COUNTY NORTH MAIN DRAIN III.

IN ACCORDANCE WITH THE CITY OF EDINBURG DRAINAGE POLICY, THE PEAK RATE OF RUNOFF IN THIS SUBDIVISION WILL NOT BE INCREASED DURING THE 50-YEAR RAINFALL EVENT DUE TO THE BUILDING OF THIS SUBDIVISION. THEREFORE, AS PER ATTACHED CALCULATIONS THE REQUIRED 105,014 CUBIC FEET OF DETENTION WILL BE PROVIDED WITHIN THE J-08-00 DRAIN DITCH. THE EXPANSION OF THE DRAINAGE DITCH WILL BE COMPLETED BY HCCD #1 AS PART OF THE MOST RECENT BOND ISSUANCE. THE DEVELOPER WILL PAY A PRO-RATA FEE IN THE AMOUNT OF \$63,508.00 AS APPROVED BY HCCD#1.

CERTIFICATION:

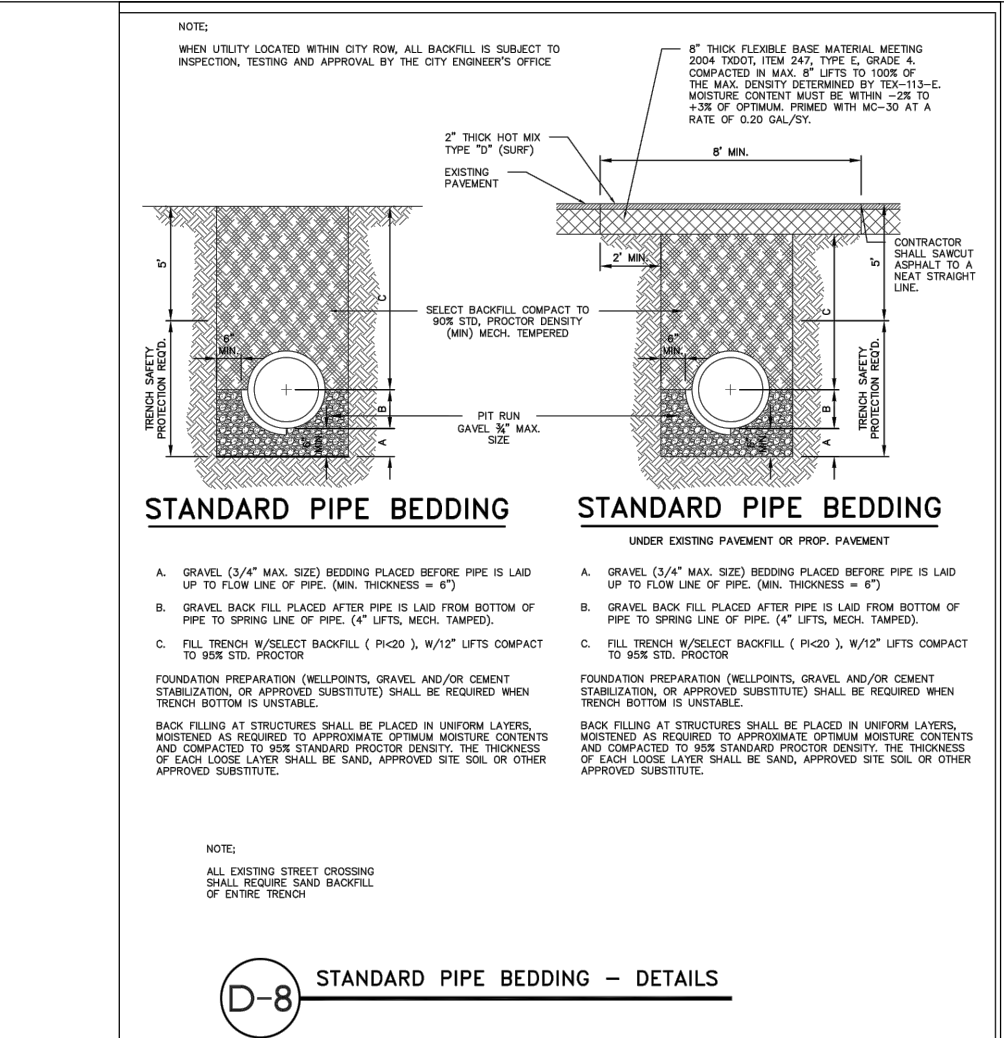
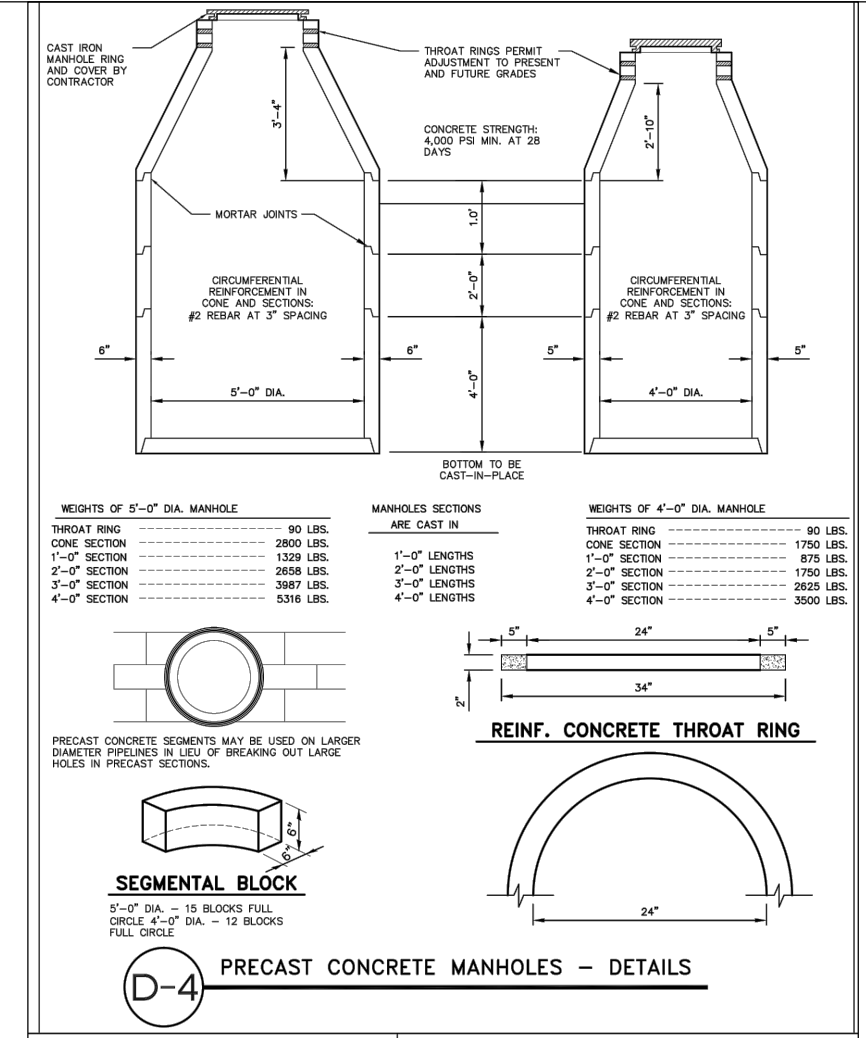
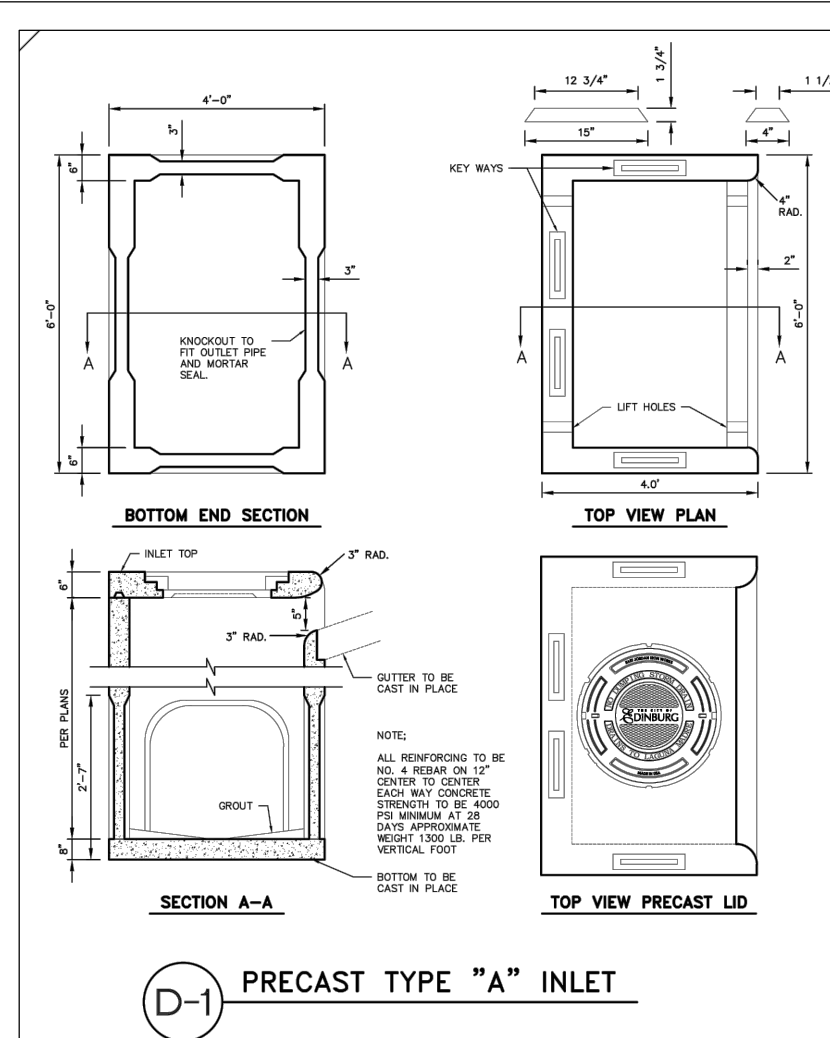
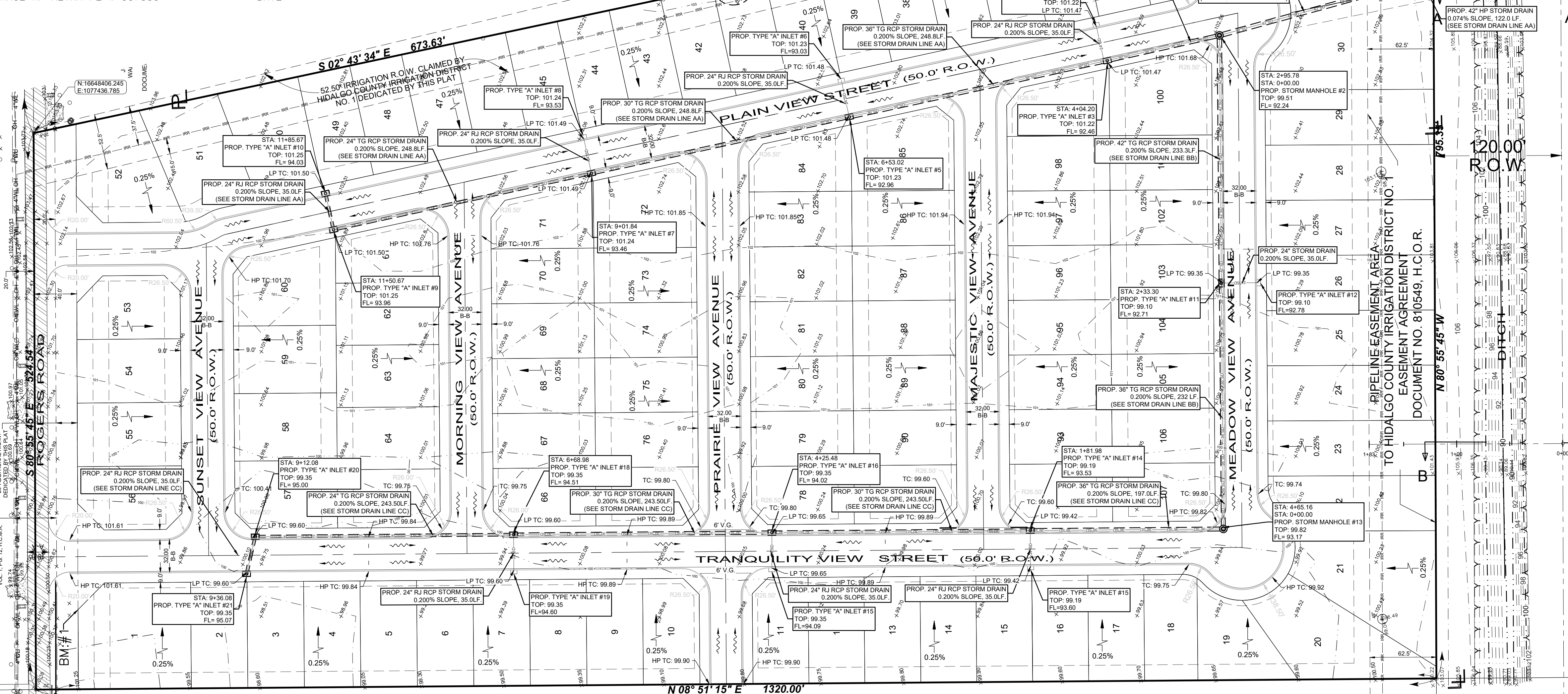
BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100 YEAR FLOODPLAIN AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0325 C, REVISED NOVEMBER 16, 1982 IS CONTAINED WITHIN THE DRAINAGE SWALES ALONG THE REAR OF ALL LOTS OF THE SUBDIVISION.

- LEGEND**
- FOUND No.4 REBAR
 - ⊗ FOUND No.5 REBAR
 - FOUND PIPE
 - ⊠ 6"x6" RAILROAD TIE POST
 - SET No.4 REBAR WITH PLASTIC
 - ⊡ CAP STAMPED MELDEN & HUNT
 - ⊙ SET NAIL
 - A-A - EDGE OF ASPHALT TO EDGE OF ASPHALT
 - R.O.W. - RIGHT OF WAY
 - P.O.B. - POINT OF BEGINNING
 - P.O.C. - POINT OF COMMENCING
 - N.E. COR. - NORTHEAST CORNER
 - H.C.M.R. - HIDALGO COUNTY MAP RECORDS
 - H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
 - L - LOT LINE
 - P - PROPERTY LINE

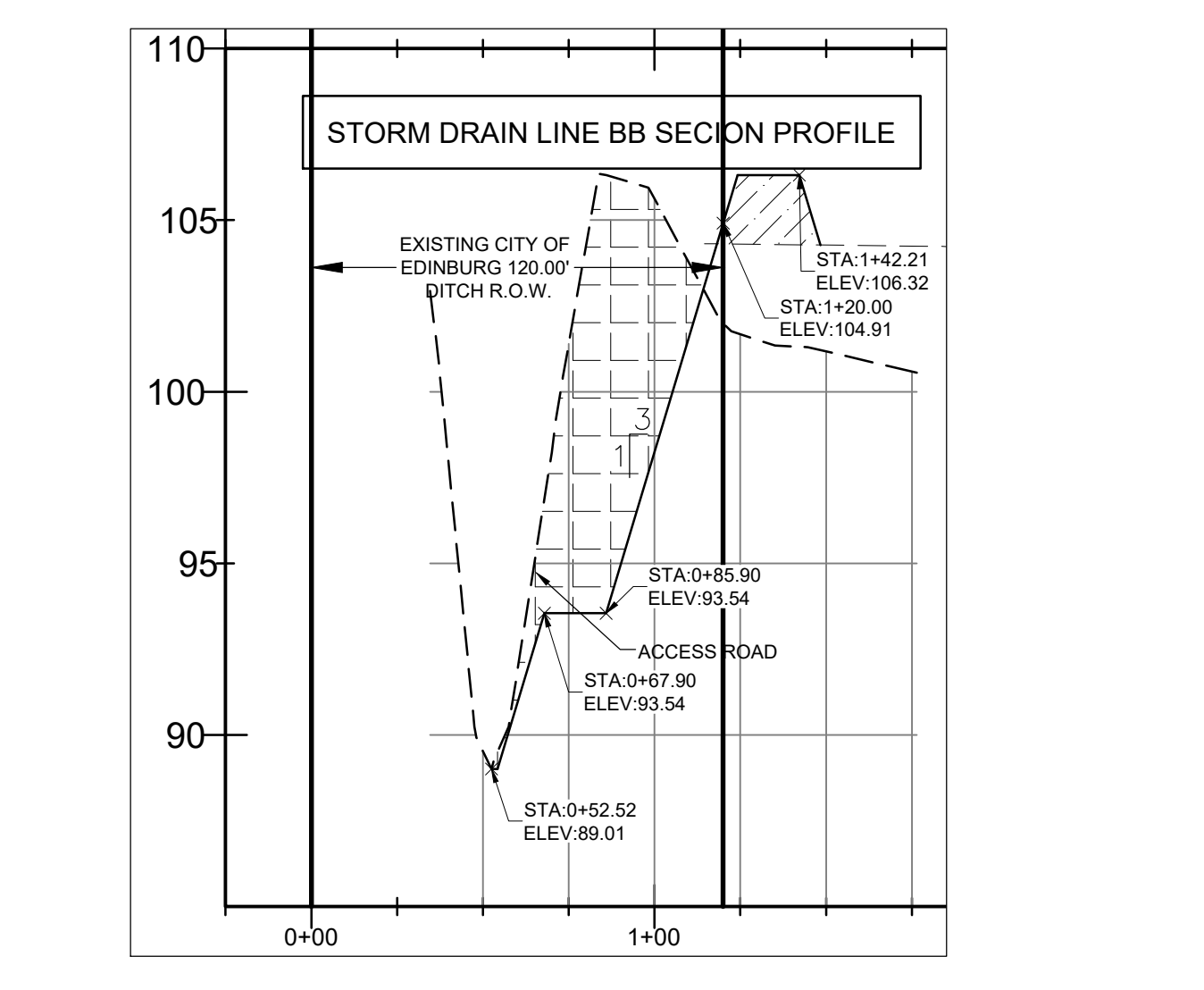
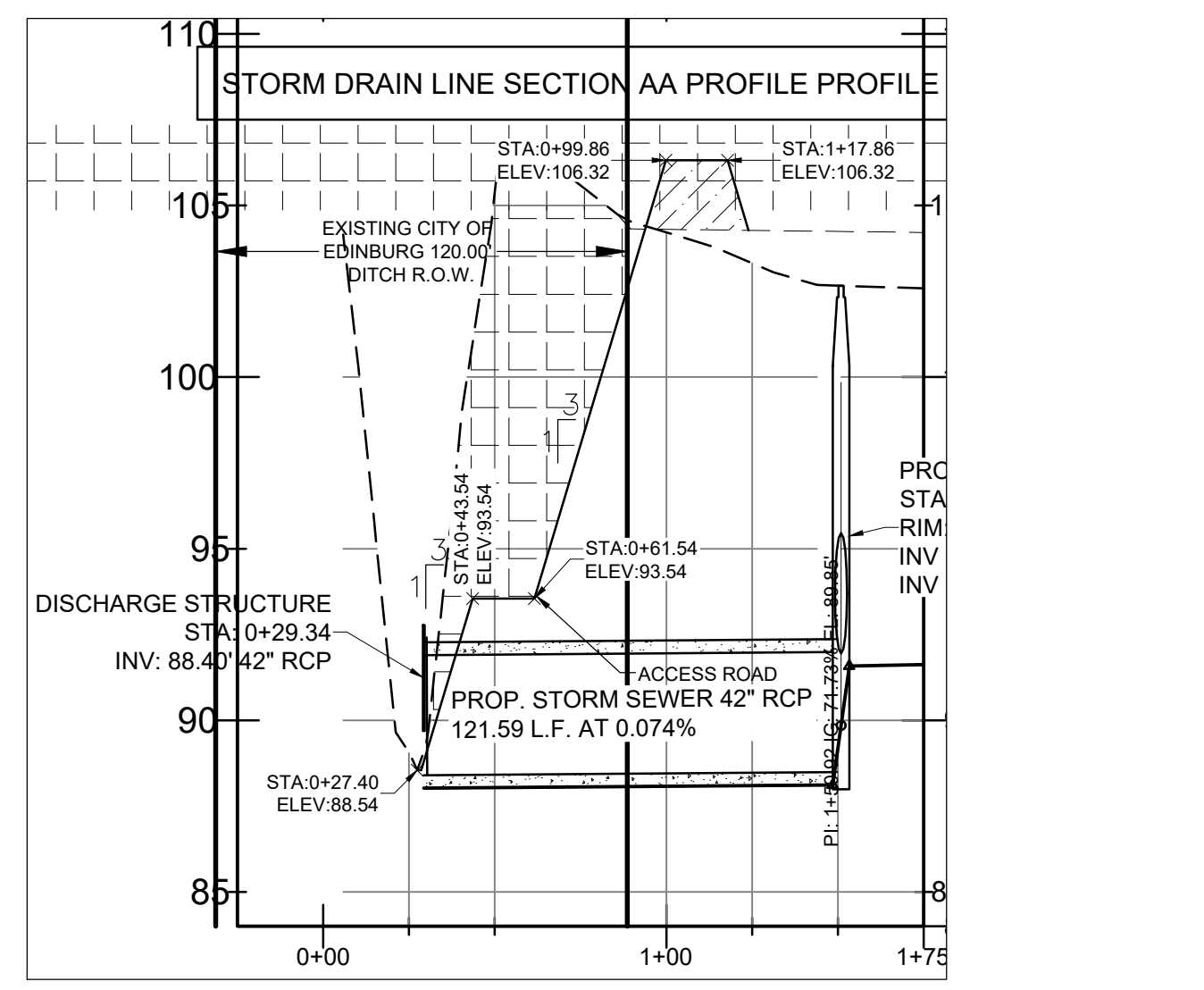
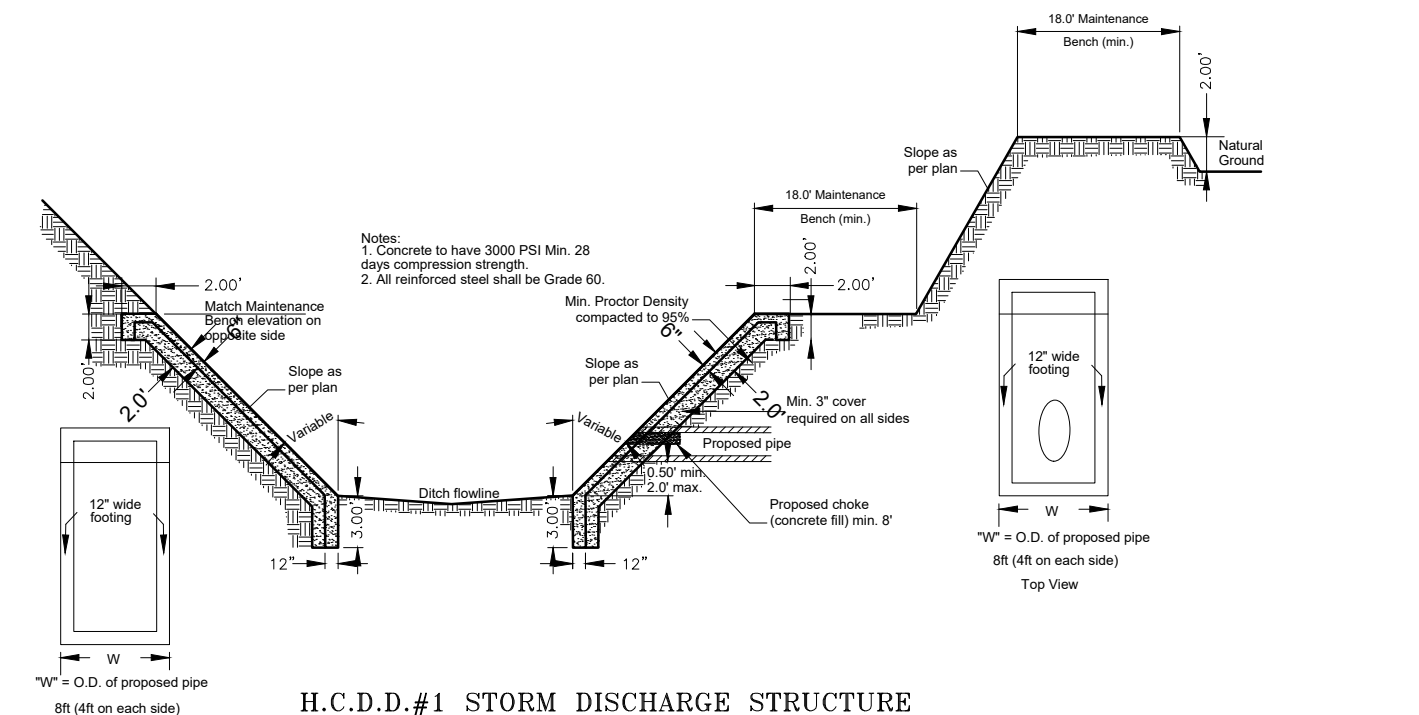


MARIO A. REYNA PE # 117368

DATE:



NOTE: THE REQUIRED 105,014 CUBIC FEET OF DETENTION WILL BE PROVIDED WITHIN THE J-08-00 DRAIN DITCH. THE EXPANSION OF THE DRAINAGE DITCH WILL BE COMPLETED BY HCCD #1 AS PART OF THE MOST RECENT BOND ISSUANCE. THE DEVELOPER WILL PAY A PRO-RATA FEE IN THE AMOUNT OF \$63,508.00 AS APPROVED BY HCCD#1



LOT 10, SECTION 236
 TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY
 VOLUME 1, PAGE 12, H.C.M.R.

MAP OF TOPOGRAPHY AND STREET:
MAPA DE TOPOGRAFIA Y CALLE:

SUBDIVISION MAP OF
VISTA LINDA SUBDIVISION

BEING A SUBDIVISION OF 19.985 ACRES SITUATED IN HIDALGO COUNTY, TEXAS, SAID 19.985 ACRES BEING OUT OF LOT 9, SECTION 236, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 12, HIDALGO COUNTY MAP RECORDS

DRAINAGE STATEMENT
VISTA LINDA SUBDIVISION

VISTA LINDA SUBDIVISION IS A TRACT OF LAND CONTAINING 19.985 ACRES SITUATED IN HIDALGO COUNTY, TEXAS, SAID 19.985 ACRES BEING OUT OF LOT 9, SECTION 236, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 12, HIDALGO COUNTY MAP RECORDS, WHICH SAID 19.985 ACRES ARE OUT OF A CERTAIN TRACT THAT WAS CONVEYED TO 281-ALBERTA PROPERTIES, LTD., A TEXAS CORPORATION BY VIRTUE OF A WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN INSTRUMENT NUMBER 1560679, HIDALGO COUNTY OFFICIAL RECORDS. THE PROPERTY IS LOCATED AT THE SOUTHSIDE OF ROGERS ROAD, EAST OF DEPOT ROAD. THIS SUBDIVISION FALLS OUTSIDE THE CITY LIMITS OF THE CITY OF EDINBURG. THE PROPERTY IS CURRENTLY VACANT WITH A PROPOSED 112-LOT SINGLE-FAMILY RESIDENTIAL USE AND IS LOCATED IN ZONE "X" UNSHADED IN FEMA'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480334 0325 D, MAPS REVISED JUNE 6, 2000. ZONE "X" UNSHADED AREAS ARE DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.

THE SOILS ARE HIDALGO FINE SANDY LOAM (25), HIDALGO SANDY CLAY LOAM (28), AND RAYMONDVILLE CLAY LOAM (52) WHICH ARE IN HYDROLOGIC GROUP "B" & "C". SOILS GROUP "B" & "C" IS MODERATELY PERVIOUS WITH A RELATIVELY LOW PLASTICITY INDEX. (SEE EXCERPTS FROM "SOIL SURVEY OF HIDALGO COUNTY, TEXAS").

EXISTING RUNOFF IS BY SURFACE FLOW IN A SOUTHERLY DIRECTION AND HAS A RUNOFF OF 7.20 C.F.S. DURING THE 10-YEAR STORM FREQUENCY AS PER THE ATTACHED CALCULATIONS. PROPOSED RUNOFF AFTER DEVELOPMENT IS 37.50 C.F.S., DURING THE 50-YEAR STORM FREQUENCY, PER THE ATTACHED CALCULATION, WHICH IS AN INCREASE OF 30.30 C.F.S. OUTFALL IS LOCATED JUST SOUTH OF PROPERTY, AN EXISTING CITY OF EDINBURG DRAIN DITCH WHICH DISCHARGES INTO THE HIDALGO COUNTY WEST MAIN DRAIN I.

THE PROPOSED DRAINAGE FOR VISTA LINDA SUBDIVISION SHALL CONSIST OF SURFACE RUNOFF FROM THE LOTS INTO THE PROPOSED STREETS AND COLLECTED BY TYPE "A" INLETS LOCATED AT KEY POINTS WITHIN THE SUBDIVISION. THE PIPE SIZE DIAMETERS SHALL RANGE FROM 24" TO 42". THE PROPOSED STORM SYSTEM SHALL DISCHARGE INTO AN EXISTING CITY OF EDINBURG DRAIN DITCH THAT ULTIMATELY DISCHARGES INTO THE HIDALGO COUNTY WEST MAIN DRAIN I.

IN ACCORDANCE WITH THE CITY OF EDINBURG DRAINAGE POLICY, THE PEAK RATE OF RUNOFF IN THIS SUBDIVISION WILL NOT BE INCREASED DURING THE 50-YEAR RAINFALL EVENT DUE TO THE BUILDING OF THIS SUBDIVISION. THEREFORE, AS PER ATTACHED CALCULATIONS THE REQUIRED 135,271 CUBIC FEET OF DETENTION WILL BE PROVIDED BY WIDENING THE EXISTING CITY OF EDINBURG DRAIN DITCH.

CERTIFICATION:

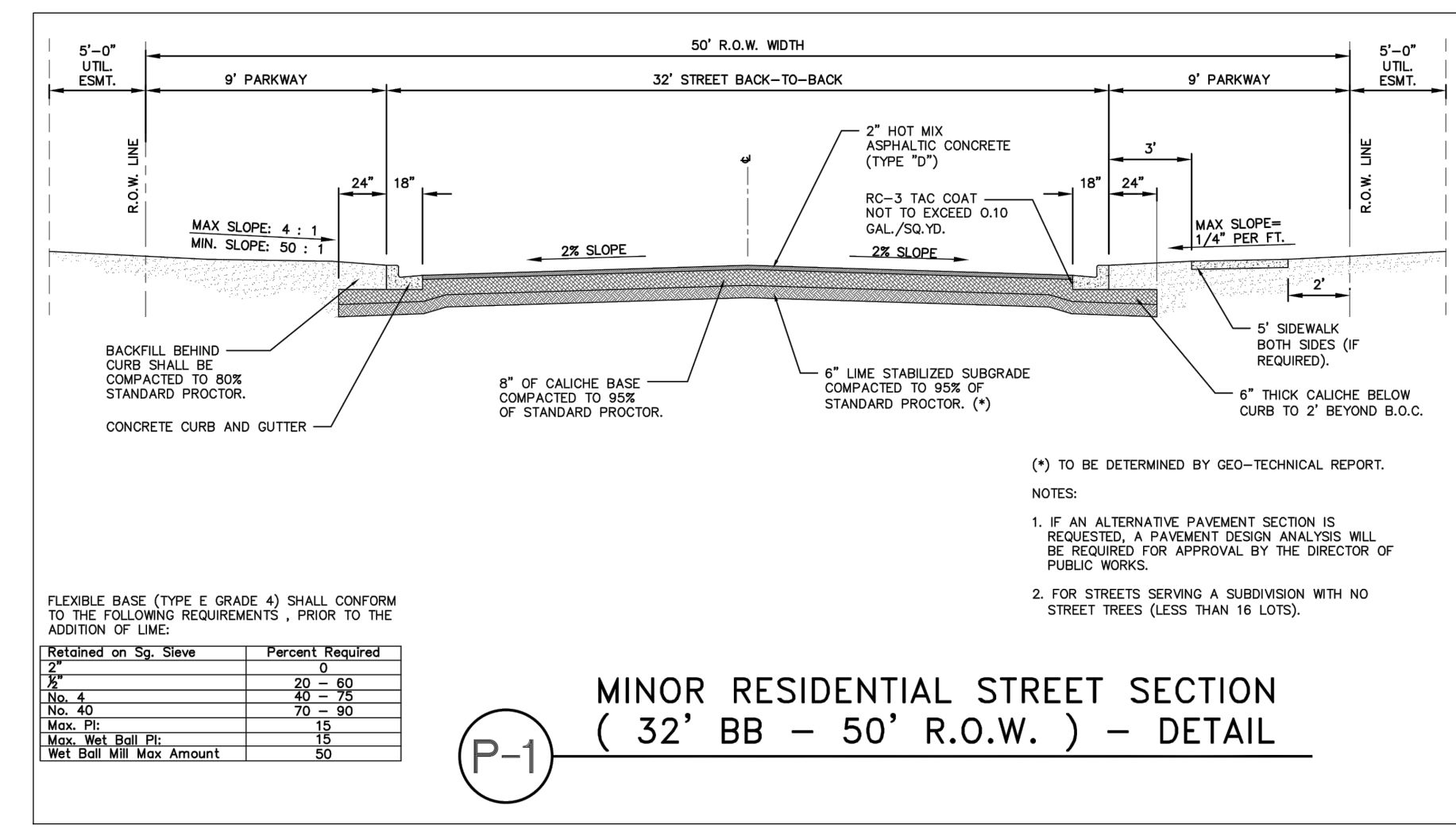
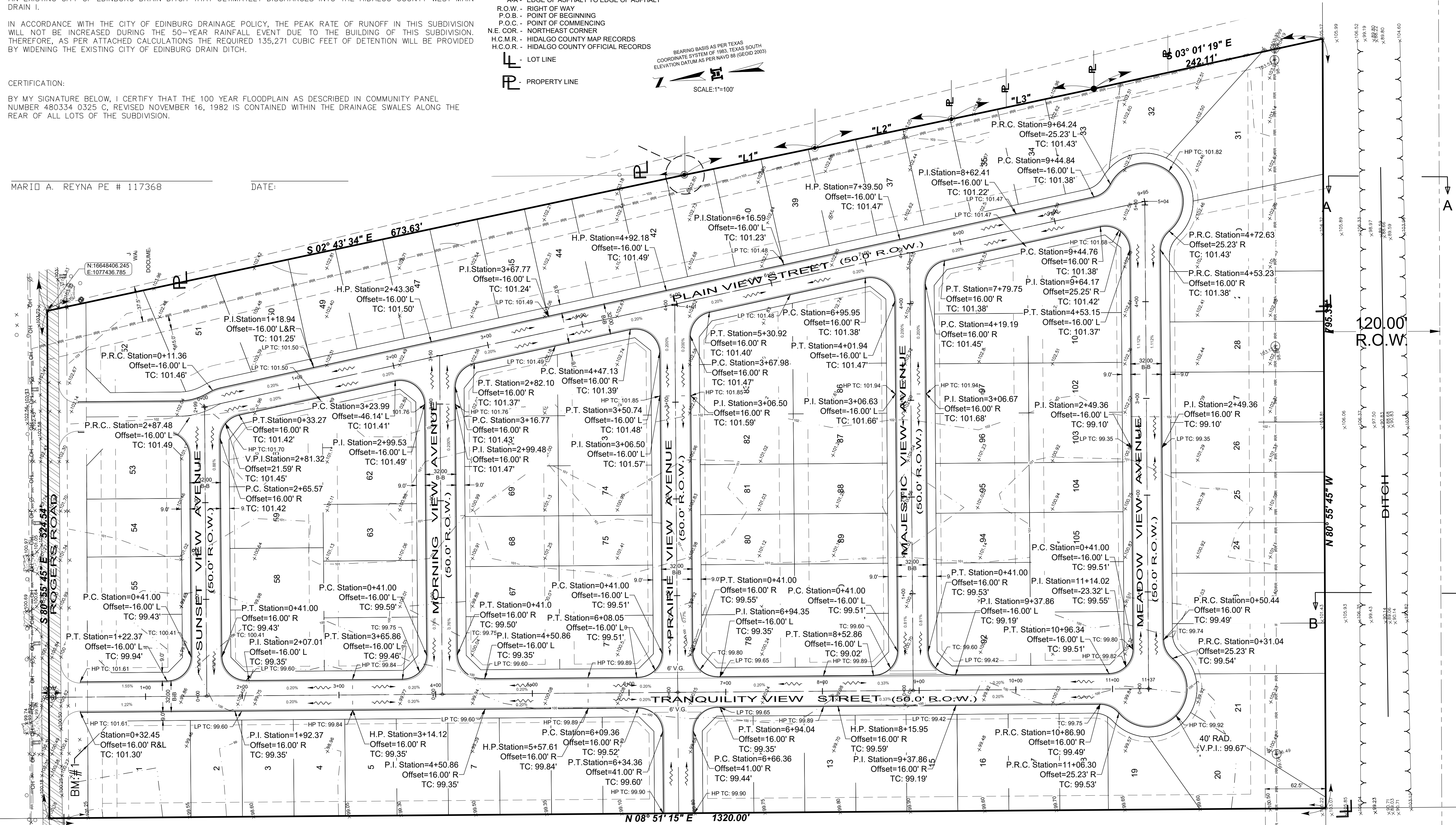
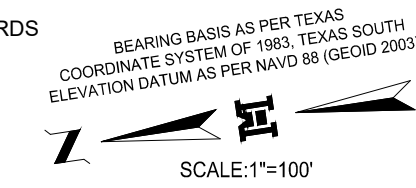
BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100 YEAR FLOODPLAIN AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0325 C, REVISED NOVEMBER 16, 1982 IS CONTAINED WITHIN THE DRAINAGE SWALES ALONG THE REAR OF ALL LOTS OF THE SUBDIVISION.

MARIO A. REYNA PE # 117368

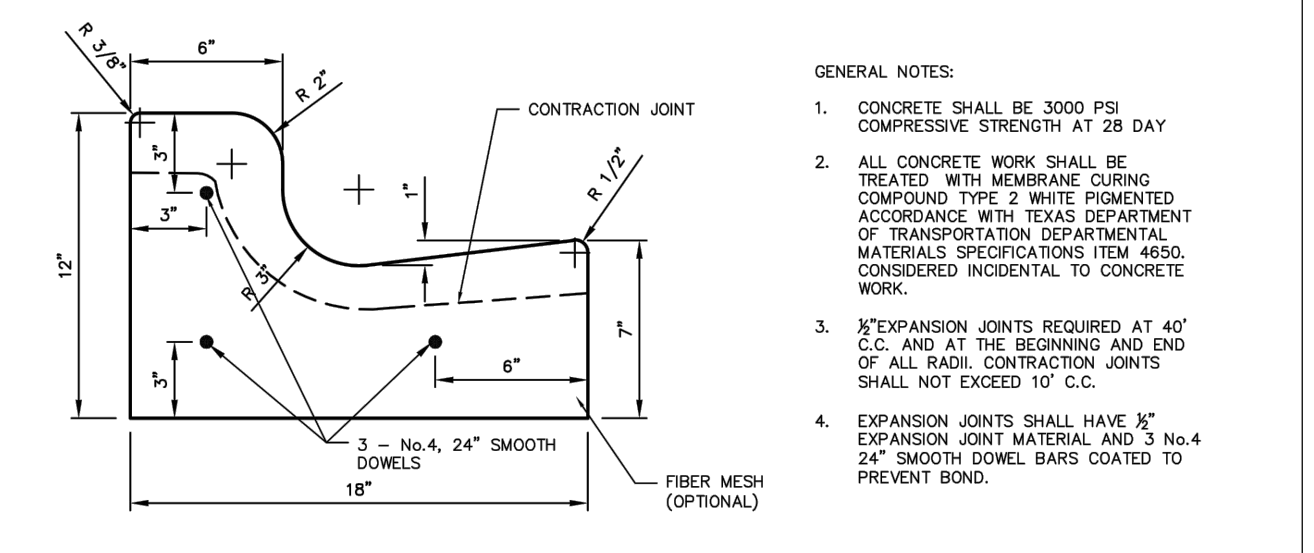
DATE:

LEGEND

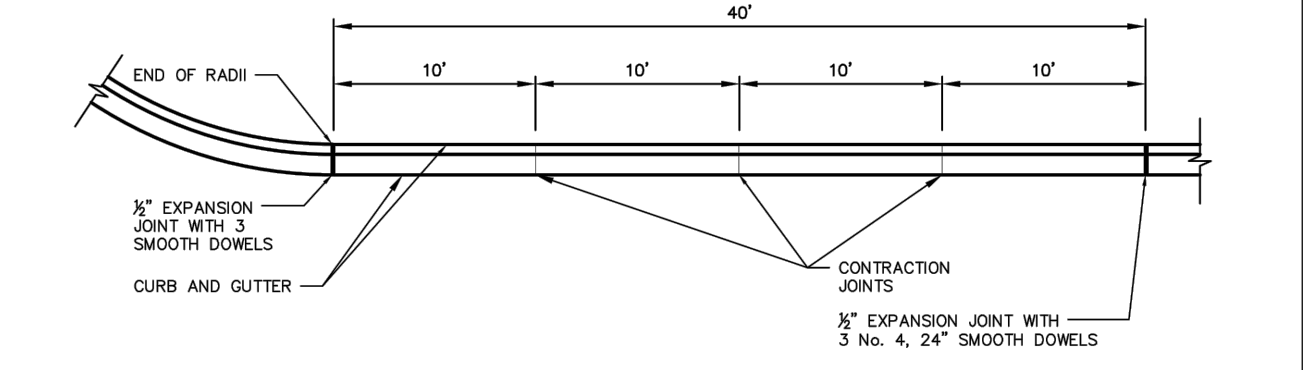
- FOUND No.4 REBAR
- ⊗ FOUND No.5 REBAR
- FOUND PIPE
- ⊕ 6"x6" RAILROAD TIE POST
- SET No.4 REBAR WITH PLASTIC
- CAP STAMPED MELDEN & HUNT
- ⊙ SET NAIL
- A-A - EDGE OF ASPHALT TO EDGE OF ASPHALT
- R.O.W. - RIGHT OF WAY
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCING
- N.E. COR. - NORTHEAST CORNER
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- LL - LOT LINE
- PL - PROPERTY LINE



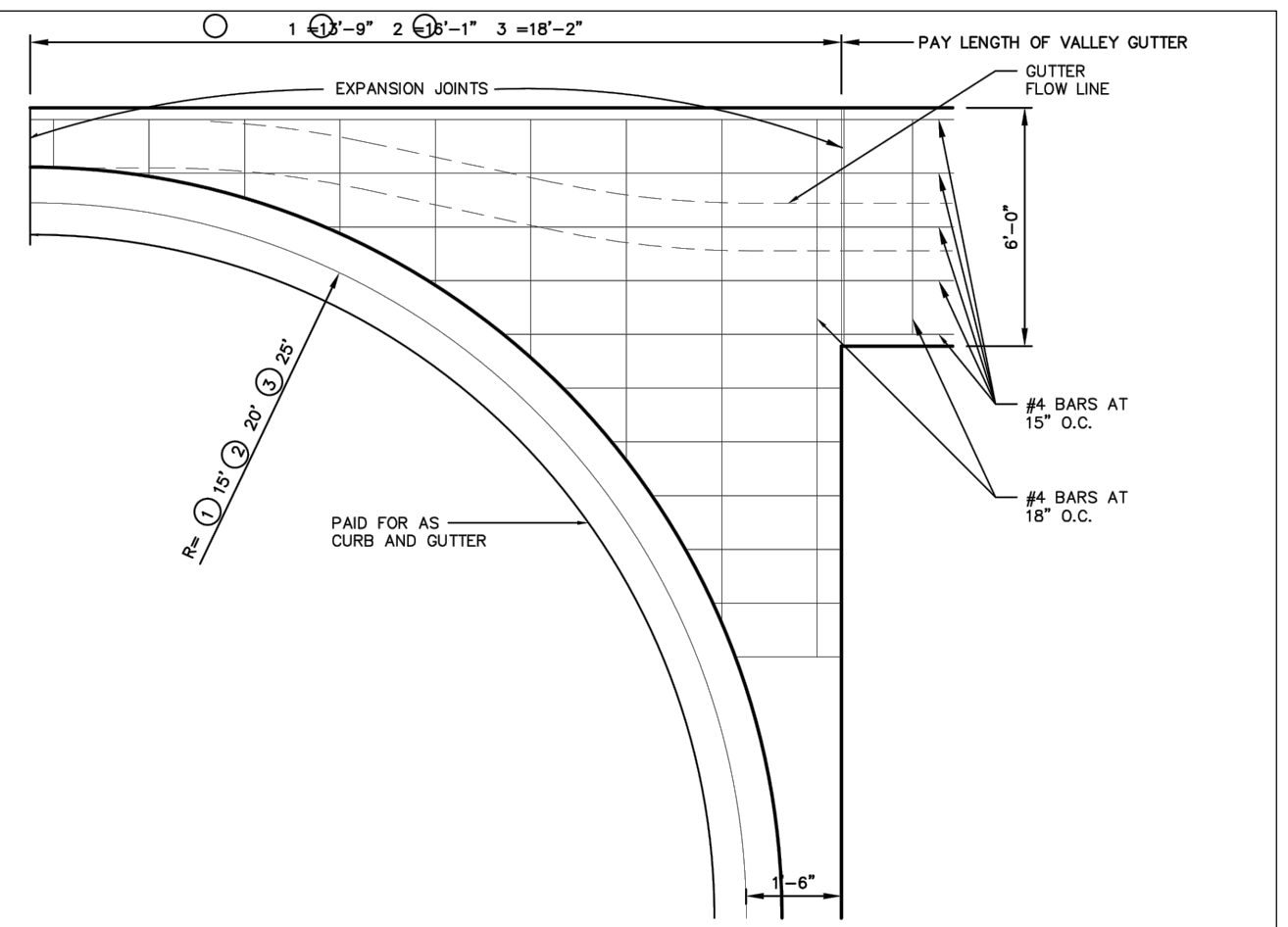
**MINOR RESIDENTIAL STREET SECTION
(32' BB - 50' R.O.W.) - DETAIL**



CURB AND GUTTER DETAIL



TYPICAL JOINTS
NOT TO SCALE



VALLEY GUTTER DETAIL

TYPICAL VALLEY GUTTER SECTION