



Anthony Uresti,  
Director of Planning

# HIDALGO COUNTY PLANNING DEPARTMENT

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

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 10-28-2025

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    INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: 21

FILLING STATIONS: 10

LOCATION DESCRIPTION: SOUTH OF ROGERS ROAD APPROX. 800 FEET WEST OF HOEHN ROAD

SUBDIVISION LIES WITHIN THE:  ETJ OF EDINBURG

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 08-22-2025 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.

SEWER SYSTEM:  SANITARY SEWER CITY OF EDINBURG

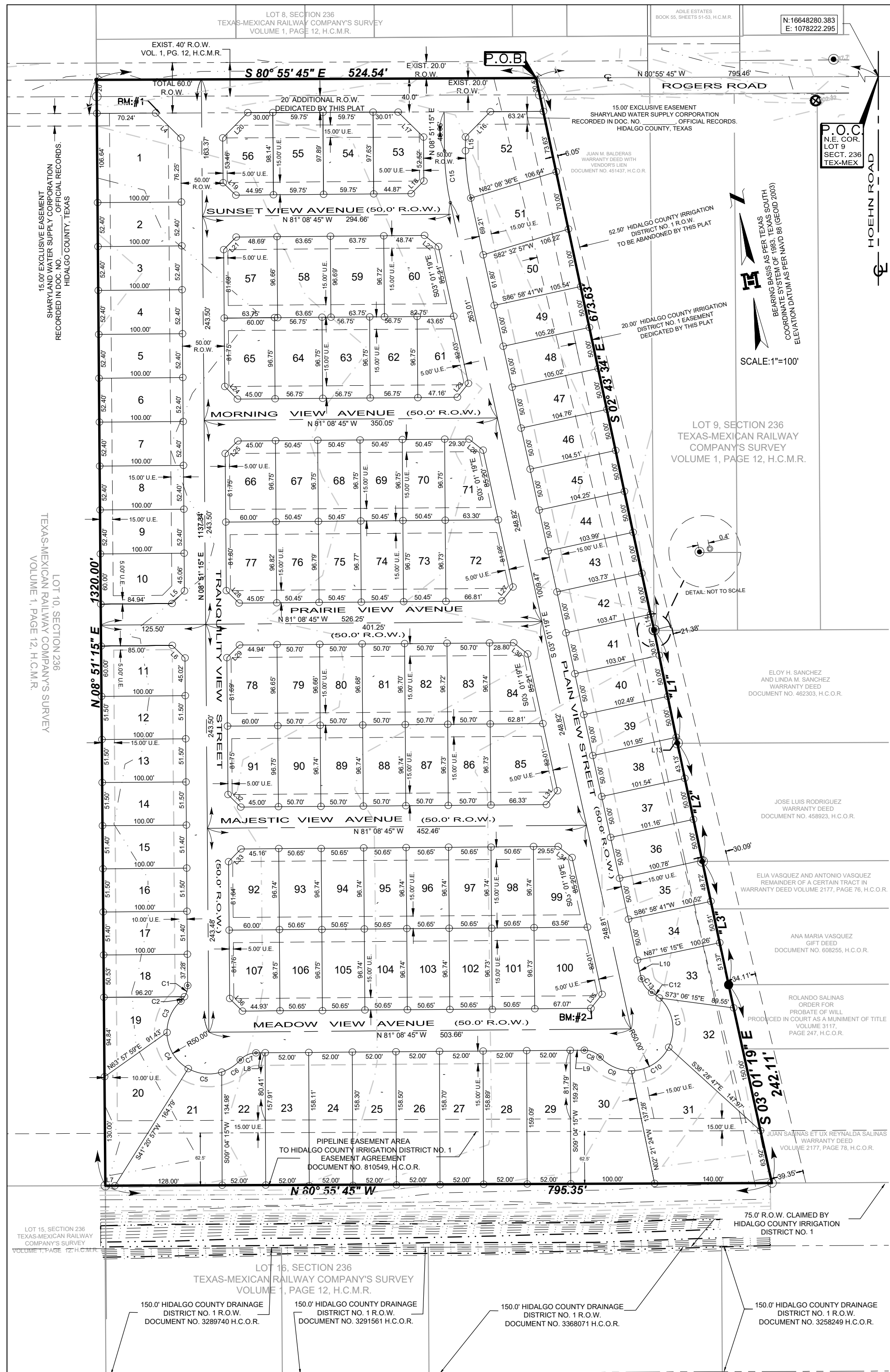
WATER SERVICE PROVIDER: N.A.W.S.C.

VARIANCE REQUEST TITLE B. CHAPTER 2. SECTION 2.7 ITEM EASEMENTS

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.



Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area
1	10197.90	0.234	21	11502.33	0.264	41	5164.44	0.119	61	5068.43	0.116	81	4902.32	0.113	101	4899.39	0.112
2	5240.00	0.120	22	7779.12	0.179	42	5180.07	0.119	62	5490.51	0.126	82	4903.26	0.113	102	4899.58	0.112
3	5240.00	0.120	23	8216.29	0.189	43	5192.98	0.119	63	5490.51	0.126	83	4904.20	0.113	103	4899.77	0.112
4	5240.00	0.120	24	8226.52	0.189	44	5205.89	0.120	64	5490.51	0.126	84	5001.24	0.115	104	4899.97	0.112
5	5240.00	0.120	25	8236.74	0.189	45	5218.80	0.120	65	5692.44	0.131	85	6920.73	0.159	105	4900.16	0.112
6	5240.00	0.120	26	8246.97	0.189	46	5231.71	0.120	66	5692.44	0.131	86	4904.25	0.113	106	4900.36	0.112
7	5240.00	0.120	27	8257.19	0.190	47	5244.62	0.120	67	4880.98	0.112	87	4904.42	0.113	107	5689.29	0.131
8	5240.00	0.120	28	8267.42	0.190	48	5257.53	0.121	68	4880.98	0.112	88	4904.59	0.113			
9	5240.00	0.120	29	8277.61	0.190	49	5270.44	0.121	69	4880.98	0.112	89	4904.76	0.113			
10	5887.57	0.135	30	12647.44	0.290	50	6966.30	0.160	70	4880.98	0.112	90	4904.92	0.113			
11	5888.64	0.135	31	17223.71	0.395	51	7381.84	0.169	71	5049.09	0.116	91	5692.36	0.131			
12	5150.01	0.118	32	8579.42	0.197	52	8461.10	0.194	72	6966.71	0.160	92	5695.08	0.131			
13	5150.00	0.118	33	6070.22	0.139	53	5288.20	0.121	73	4880.38	0.112	93	4899.88	0.112			
14	5150.00	0.118	34	5045.32	0.116	54	5840.57	0.134	74	4881.54	0.112	94	4899.88	0.112			
15	5140.00	0.118	35	5032.42	0.116	55	5855.86	0.134	75	4882.71	0.112	95	4899.88	0.112			
16	5150.00	0.118	36	5048.52	0.116	56	5334.18	0.122	76	4883.87	0.112	96	4899.88	0.112			
17	5140.00	0.118	37	5067.65	0.117	57	6048.43	0.139	77	5697.41	0.131	97	4899.88	0.112			
18	5036.75	0.116	38	5068.85	0.117	58	6153.24	0.141	78	5695.66	0.131	98	4899.88	0.112			
19	5445.49	0.125	39	5111.05	0.117	59	6165.03	0.142	79	4900.44	0.112	99	5073.06	0.116			
20	9333.38	0.214	40	5138.27	0.118	60	6929.54	0.159	80	4901.38	0.113	100	6992.60	0.161			

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	13.97	25.00	032° 09' 57"	N24° 51' 43"E	13.79	7.17
C2	7.06	25.00	016° 10' 26"	N48° 57' 29"E	7.03	3.55
C3	41.94	50.00	048° 03' 52"	S33° 00' 42"W	40.73	22.30
C4	52.34	50.00	059° 58' 25"	S21° 00' 27"E	49.98	28.85
C5	41.41	50.00	047° 26' 58"	S74° 43' 09"E	40.23	21.97
C6	26.96	50.00	030° 53' 31"	N86° 06' 37"E	26.63	13.82
C7	21.03	25.00	048° 11' 23"	S74° 43' 33"W	20.41	11.18
C8	21.03	25.00	048° 11' 23"	N57° 03' 04"W	20.41	11.18
C9	42.05	50.00	048° 10' 49"	S57° 02' 47"E	40.82	22.36
C10	55.37	50.00	063° 26' 38"	N87° 08' 30"E	52.58	30.91
C11	64.36	50.00	073° 45' 02"	N1° 27' 20"W	60.01	37.51
C12	11.24	50.00	012° 52' 50"	N44° 46' 17"W	11.22	5.64
C13	21.03	25.00	048° 11' 23"	S27° 07' 00"E	20.41	11.18
C14	57.00	275.00	011° 52' 34"	S2° 54' 58"W	56.90	28.60
C15	62.18	300.00	011° 52' 34"	S2° 54' 58"W	62.07	31.20

Line #	Length	Direction	Line #	Length	Direction
L1	137.75	S02° 23' 54"E	L19	21.21	N36° 22' 36"W
L2	144.41	S02° 35' 01"E	L20	42.35	N53° 57' 44"E
L3	150.57	S02° 43' 45"E	L21	21.21	S54° 04' 53"W
L4	42.34	S35° 48' 36"E	L22	21.21	S42° 05' 02"E
L5	21.21	N54° 04' 53"E	L23	21.21	S47° 54' 58"W
L6	21.21	S36° 08' 45"E	L24	21.21	N36° 08' 45"W
L7	11.35	S80° 55' 45"E	L25	21.21	S53° 51' 15"W
L8	11.05	S81° 08' 45"E	L26	21.21	S42° 05' 02"E
L9	16.82	S81° 08' 45"E	L27	21.21	S47° 54' 58"W
L10	22.55	S03° 01' 19"E	L28	21.21	N35° 58' 43"W
L11	28.18	N03° 01' 19"W	L29	21.21	S54° 04' 53"W
L12	1.28	N02° 35' 01"W	L30	21.21	S42° 05' 02"E
L13	6.87	N02° 23' 54"W	L31	21.21	S47° 54' 58"W
L14	19.13	N02° 43' 34"W	L32	21.21	N36° 08' 52"W
L15	16.55	N08° 51' 15"E	L33	21.21	S53° 28' 11"W
L16	42.35	N53° 57' 45"E	L34	21.21	S42° 05' 02"E
L17	42.51	N36° 02' 15"W	L35	21.21	S47° 54' 58"W
L18	21.21	N54° 21' 38"E	L36	21.22	N36° 10' 06"W

**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 \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

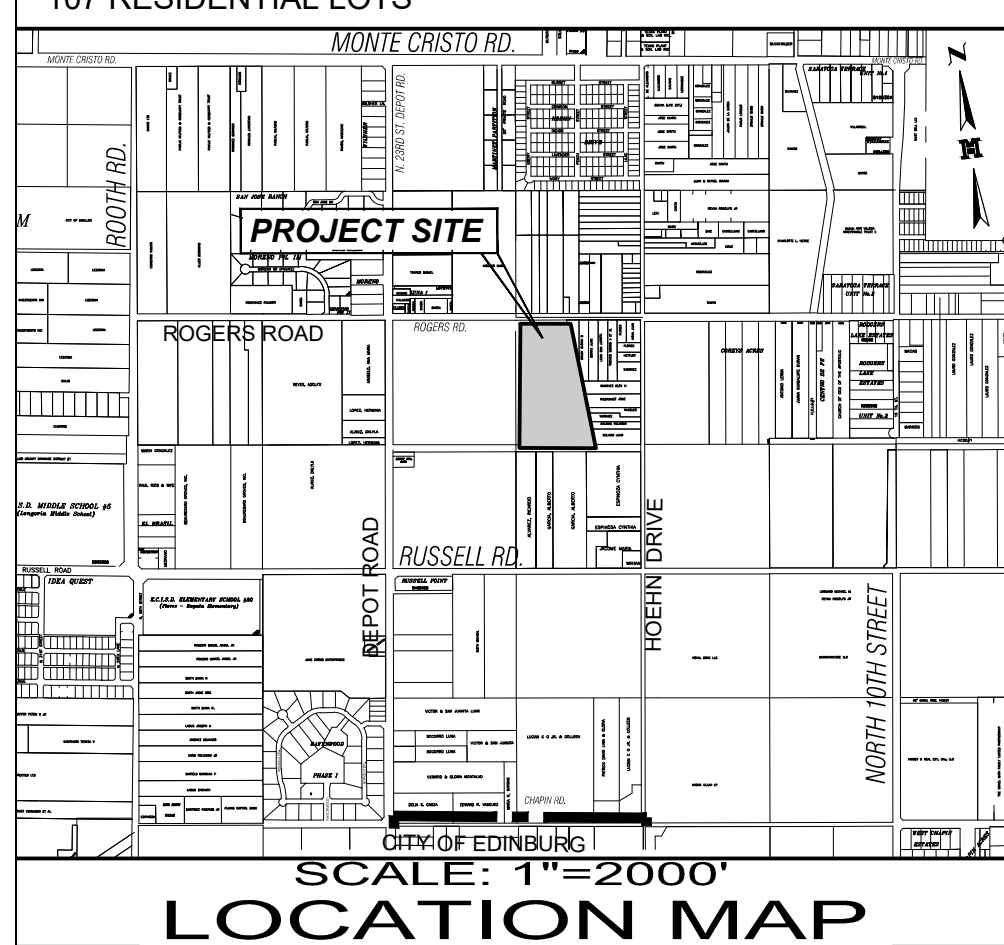
HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. ALSO, THERE WILL NOT BE ANY PERMANENT STRUCTURES ON THE DISTRICT RIGHT-OF-WAYS AND/OR EASEMENTS.

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 \_\_\_\_\_

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

VISTA LINDA SUBDIVISION IS LOCATED IN THE SOUTH CENTRAL PART OF HIDALGO COUNTY ON THE SOUTH SIDE OF ROGERS ROAD APPROXIMATELY 0.25 MILES EAST OF ITS INTERSECTION WITH ROGERS ROAD AND DEPOT ROAD, 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 101,170). VISTA LINDA SUBDIVISION LIES APPROXIMATELY 1.25 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.



I, THE UNDERSIGNED, MAYOR OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR, CITY OF EDINBURG \_\_\_\_\_ DATE \_\_\_\_\_

CITY SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

DRAWN BY: Gabriel F. & CIRO DATE: 10-07-25

SURVEYED, CHECKED, DATE: \_\_\_\_\_

FINAL CHECK DATE: \_\_\_\_\_

**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

PRINCIPAL CONTACTS

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: ANTONIO M. AGUIRRE	604 WISTERIA AVENUE	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: ROBERTO N. TAMEZ	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 1560879, 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: 16648280.383, 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 AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;
- THENCE, S 02° 43' 34" E AT A DISTANCE OF 204.43 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 150.57 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, A DISTANCE OF 795.46 FEET TO A NAIL SET (NORTHING: 16648406.245, EASTING: 1077436.785) TO THE POINT OF BEGINNING AND CONTAINING 19.985 ACRES, OF WHICH 0.242 ONE ACRE LIES 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. COMMUNITY-PANEL NO. 480334 0325 D EFFECTIVE DATE: JUNE 6, 2000. REVISED TO REFLECT LOMR 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 DWELLING SHALL BE LOCATED ON EACH LOT. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" TOP OF CURB OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS. DATUM BASED ON TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 2003):
  - B.M. NO. 1 MHI ALUMINUM DISK SET IN CONCRETE ALONG THE SOUTH RIGHT-OF-WAY OF ROGERS ROAD AT THE NORTH CORNER CLIP OF LOT 1, N-16648436.990, E-1078690.490, ELEV. 101.70.
  - B.M. NO. 2 MHI ALUMINUM DISK SET IN CONCRETE ALONG THE NORTH RIGHT-OF-WAY OF MEADOW VIEW AVENUE AT THE SOUTH CLIP OF LOT 68 OF LOT OF THIS PLAT, N-16647299.200, E-1077326.500, ELEV. 101.75.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 128,281 CUBIC FEET 2,944 (ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: DETENTION WILL BE PROVIDED BY THE WIDENING OF A DRAIN DITCH ALONG THE SOUTH SIDE OF THIS DEVELOPMENT.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISH GRADE FROM THE REAR OF THE LOT TO THE CURB AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5, COUNTY CONSTRUCTION.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- EACH PURCHASE 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.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS. EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED IN ACCORDANCE WITH THE STORM WATER ORDINANCE 98.30 OF THE CITY OF EDINBURG ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX/MULTI-FAMILY CONSTRUCTION.
- LOT OWNERS SHALL INSTALL A REQUIRED 5' SIDEWALK ALONG BOTH SIDE OF INTERIOR STREET AT BUILDING PERMIT STAGE. SIDEWALK SHALL BE LOCATED 3 FEET BEHIND LAYBACK CURB. ADA RAMP SHALL BE INSTALLED AT ALL STREET INTERSECTIONS DURING CONSTRUCTION OF THIS SUBDIVISION, AS PER CITY OF EDINBURG STANDARDS AT BUILDING PERMIT STAGE.
- A 5 FOOT SIDEWALK WILL BE REQUIRED ALONG THE SOUTH RIGHT-OF-WAY OF ROGERS ROAD BY THE DEVELOPER.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED AT THE DEVELOPMENT STATE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
- LOTS 1, 52-56 SHALL NOT HAVE ACCESSDRIVEWAYS ONTO ROGERS ROAD. DEVELOPER WILL BE REQUIRED TO INSTALL A BUFFER FENCE ABUTTING ROGERS ROAD.
- ALL SHARYLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF EASEMENT IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARYLAND WATER SUPPLY CORPORATION.
- THE HOMEOWNERS ASSOCIATION AND/OR EVERY LOT OWNER SHALL HOLD THE COUNTY OF HIDALGO, HARMLESS AND INDEMNIFY COUNTY FROM ANY AND ALL CLAIMS RELATING TO THE CONDITION OR ACCESSIBILITY OF THE PRIVATE STREETS. THE LOT OWNERS SHALL BE RESPONSIBLE FOR THE COSTS TO MAINTAIN THE PRIVATE STREETS, PRIVATE SIDEWALKS, AND PRIVATE STREETLIGHTS, ANY REQUEST FOR DEDICATION OF THE PRIVATE ROADS TO PUBLIC USE IF APPROVED SHALL CAUSE CONSTRUCTION SPECIFICATIONS TO MEET COUNTY REQUIREMENTS.
- HOME OWNERS ASSOCIATION COVENANTS FOR VISTA LINDA SUBDIVISION AS RECORDER UNDER DOCUMENT NUMBER \_\_\_\_\_.

I, CARLOS LIMA, HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR THE VISTA LINDA SUBDIVISION LOCATED AT 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 ITS 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.

CARLOS LIMA GENERAL MANAGER SHARYLAND WATER SUPPLY CORPORATION

DATE \_\_\_\_\_

STATE OF TEXAS COUNTY OF HIDALGO

IWE, ANTONIO M. AGUIRRE, OF THE 19.985 ACRES OF LAND SHOWN ON THIS PLAT, DESIGNATED HEREIN AS VISTA LINDA SUBDIVISION, GRANT AN EASEMENT TO THE COUNTY OF HIDALGO AND THOSE WHO MAY NOW OR HEREAFTER HOLD RIGHT ESTABLISHED BY THE COUNTY OF HIDALGO AND THE STATE OF TEXAS. THE STREETS HAVE NOT BEEN DEDICATED TO THE PUBLIC FOR PUBLIC ACCESS NOR BEEN ACCEPTED BY THE COUNTY AS PUBLIC IMPROVEMENTS, AND THE STREET SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION WITHIN THE SUBDIVISION. THE STREET SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES, PUBLIC AND PRIVATE UTILITY SERVICE PERSONNEL, THE U.S. SERVICE AND GOVERNMENTAL EMPLOYEES IN PURSUIT OF THEIR OFFICIAL DUTIES. THE USE OF THE STREET, AND EASEMENTS HEREON SHOWN, IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE COUNTY OF HIDALGO, AND OPERATING UNDER FRANCHISE TO THE COUNTY OF HIDALGO, AND OR THE STATE OF TEXAS AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.023 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.

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

RRSIDERE DEVELOPMENT SERVICES, LLC. A TEXAS LIMITED LIABILITY COMPANY

ANTONIO M. AGUIRRE, MANAGER 604 WISTERIA AVENUE McALLEN, TEXAS 78504

DATE \_\_\_\_\_

STATE OF TEXAS COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED ANTONIO M. AGUIRRE, AND KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME, FIRST DULY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC IN THE STATE OF TEXAS MY COMMISSION EXPIRES: \_\_\_\_\_

**STATE OF TEXAS COUNTY OF HIDALGO**

I, ROBERTO N. TAMEZ, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

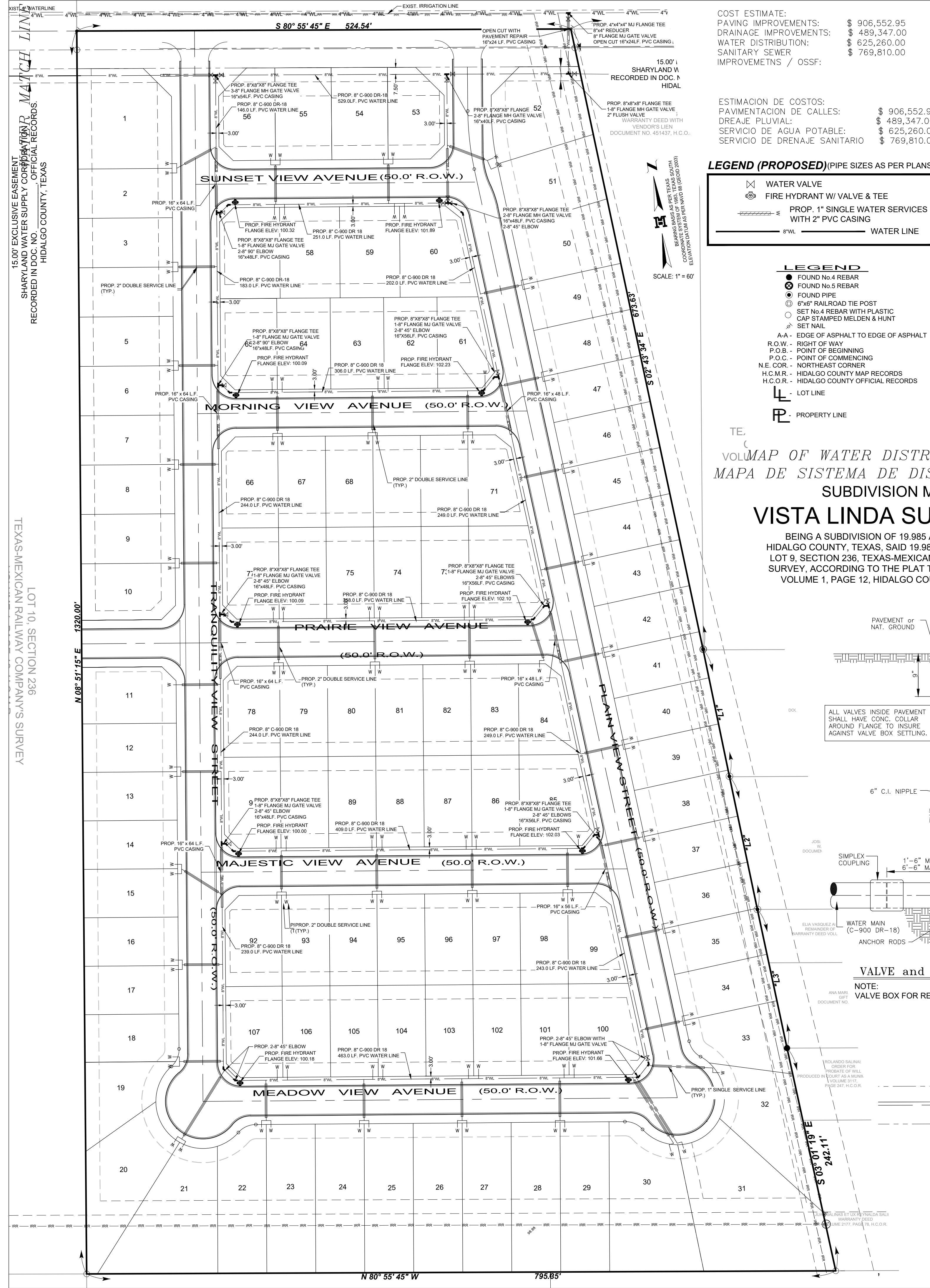
MARIO A. REYNA, PE # 117368 DATE SURVEYED: 09-03-2018 JOB NO. 19176.00

DATE: \_\_\_\_\_



STATE OF TEXAS COUNTY OF HIDALGO

I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT

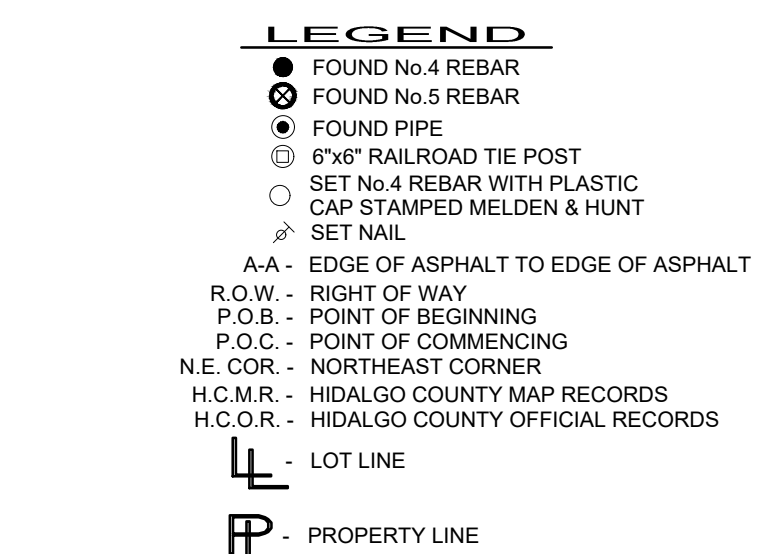


**COST ESTIMATE:**

PAVING IMPROVEMENTS:	\$ 906,552.95
DRAINAGE IMPROVEMENTS:	\$ 489,347.00
WATER DISTRIBUTION:	\$ 625,260.00
SANITARY SEWER IMPROVEMENTS / OSSF:	\$ 769,810.00

**ESTIMACION DE COSTOS:**

PAVIMENTACION DE CALLES:	\$ 906,552.95
DREAJE PLUVIAL:	\$ 489,347.00
SERVICIO DE AGUA POTABLE:	\$ 625,260.00
SERVICIO DE DRENAJE SANITARIO:	\$ 769,810.00



TE. VOL. 10  
 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

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

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 FEET ALONG AND WITHIN AN EXCLUSIVE SHARYLAND WATER SUPPLY CORPORATION EASEMENT TO THE WEST BOUNDARY OF THE OF THIS SUBDIVISION THEN CONTINUES RUNNING EAST 528.7 FEET WITHIN EXCLUSIVE SHARYLAND WATER SUPPLY CORPORATION EASEMENT ENDING WITH A FLUSH VALVE ON THE NORTHEAST CORNER OF LOT 52 THEN RUNS NORTH CROSSING ROGERS ROAD TO CONNECT TO A 4" WATER LINE. ANOTHER 8" LINE ALONG THE PREVIOUSLY MENTIONED 8" WATERLINE 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 TO CONNECT TO THE 8" WATER LINE AT THE NORTHEAST CORNER OF LOT 53. ANOTHER 8" WATER LINE CONNECT TO THE 8" WATER LINE AT THE NORTHWEST CORNER OF LOT 57 THEN RUNS EAST ALONG THE SOUTH RIGHT-OF-WAY OF SUNSET VIEW AVENUE AND CONNECT TO THE 8" WATER LINE AT THE NORTHEAST CORNER OF LOT 59. 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 SOUTHEAST 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 SEVEN (7) -1" SINGLE SERVICE LINES AND FIFTY (50) -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 \$625,260.00, OR \$5,843.55 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 \$5,950.00 FOR A TOTAL COST OF \$59,500.00. 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.**

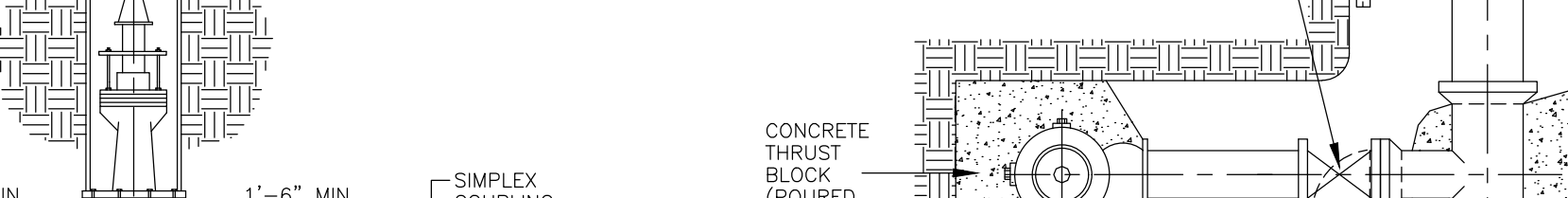
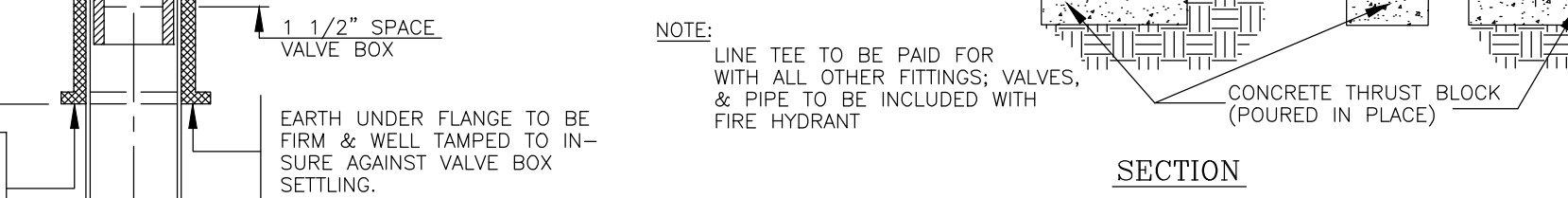
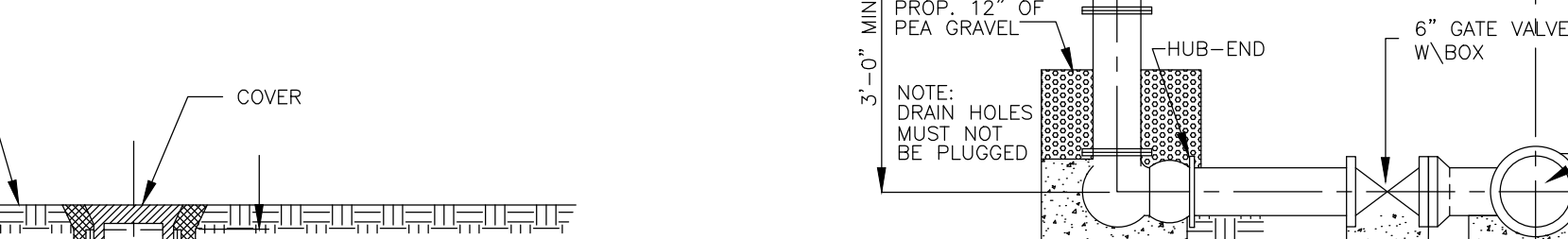
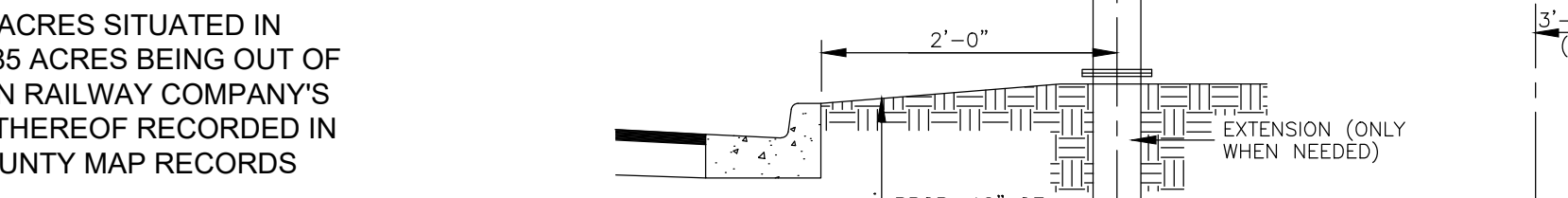
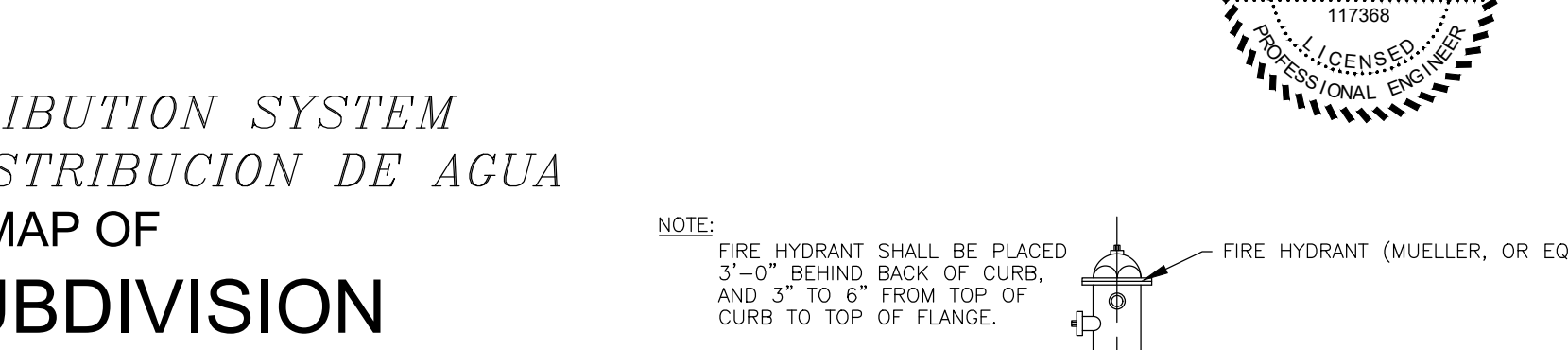
**ENGINEER CERTIFICATION:**  
 BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL WATER AND SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$651,040.00 WHICH EQUALS TO \$6,084.49 PER LOT.

ENGINEER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_



MELDEN & HUNT, INC.  
 TEXAS REGISTRATION F-1435



**FINAL WATER AND SEWER ENGINEERING REPORT IN SPANISH (WATER AND WASTE WATER DISTRIBUTION SYSTEM BEING INSTALLED)**  
 PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHAS DE INICIO

LA SUBDIVISION VISTA LINDA RECIBIRA SU PROVISION DE AGUA DE SHARYLAND WATER SUPPLY CORPORATION (LA COMPANIA DE AGUA S.W.S.C.). EL DUENO DE LA SUBDIVISION Y S.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 ANOS. S.W.S.C. HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

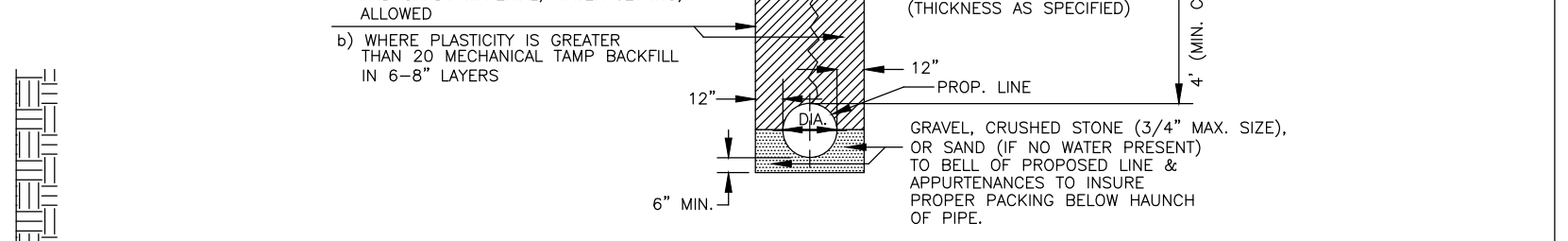
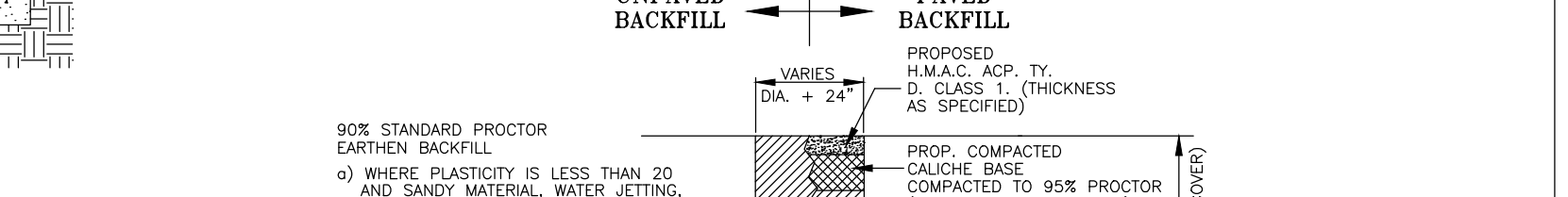
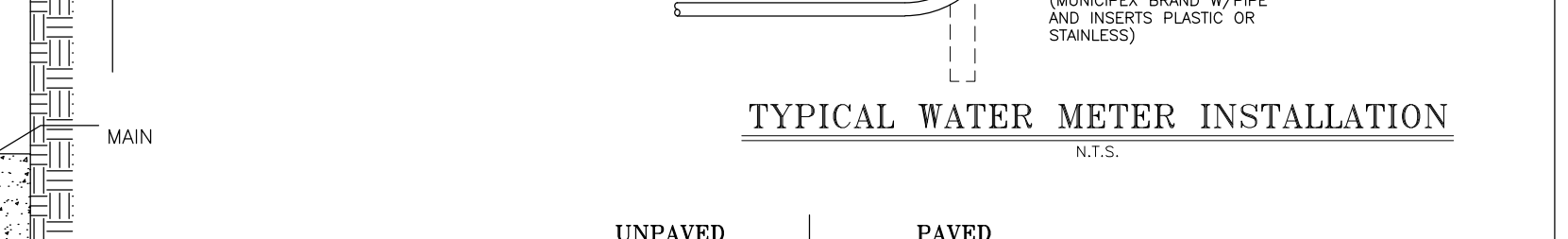
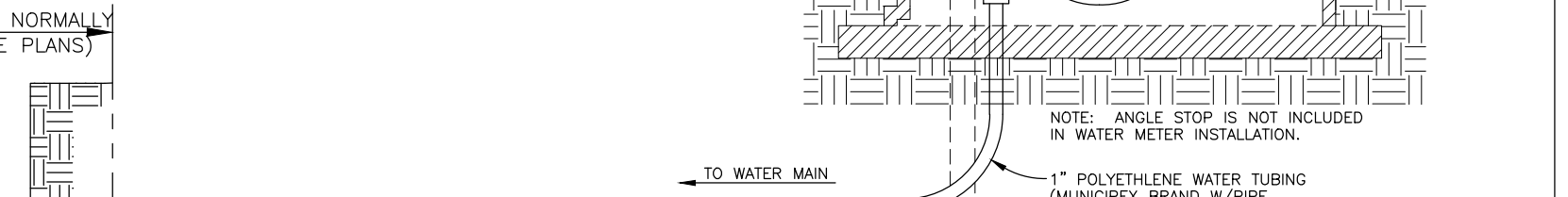
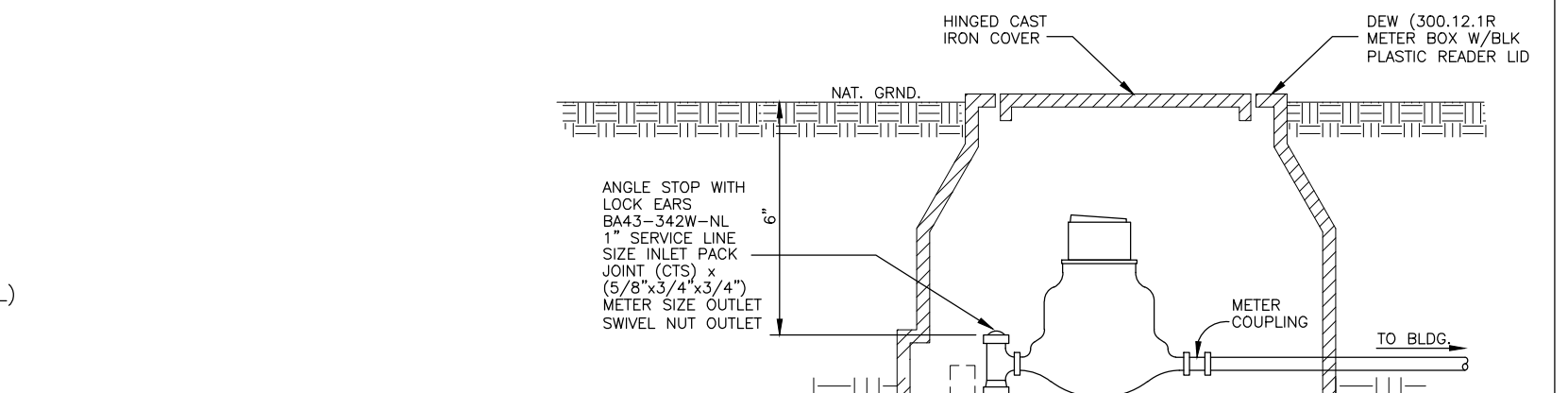
S.W.S.C. TIENE UNA CONDUCTA DE AGUA EXISTENTE DE 8" QUE CORRE A LO LARGO DEL LADO OESTE DEL DERECHO DE VIA DE DEPOT ROAD. EL SISTEMA DE AGUA PARA LA SUBDIVISION DE VISTA LINDA CONSISTE DE UNA CONDUCTA DE AGUA DE 8" QUE LLEGA A LA CONDUCTA DE 8" EXISTENTE. ESTA CONDUCTA DE 8" CORRE AL ESTE APROXIMADAMENTE 1385.7 PIES DENTRO DE UN CONSIGNIC DE EXCLUSIVO DE 15 PIES DE SHARYLAND WATER SUPPLY CORPORATION LIMITE OESTE DE ESTA SUBDIVISION LUEGO CONTINUA CORRIER AL ESTE 528.7 PIES A LO LARGO Y DENTRO DEL UN CONSIGNIC EXCLUSIVO DE 15 PIES DE SHARYLAND WATER SUPPLY CORPORATION. EL TERMINO CON UNA VALVULA DE 2" EN LA ESQUINA NORESTE DEL LOTE 52 LUEGO CORRE POR EL NORTE CRUZANDO LA CARRETERA DE ROGERS PARA CONECTARSE A UNA CONDUCTA DE AGUA DE 4". OTRA CONDUCTA DE 8" SE CONECTA A LA CONDUCTA DE AGUA DE 8" MENCIONADA ANTERIORMENTE CORRE HACIA EL SUR EN EL LADO ESTE DEL DERECHO DE VILLA DE TRANQUILITY VIEW STREET LUEGO CORRE AL ESTE EN EL LADO NORTE DEL DERECHO DE VILLA DE MEADOW VIEW AVENUE LUEGO CORRE AL NORTE EN EL LADO OESTE DEL DERECHO DE VILLA DE PLAIN VIEW STREET CONECTADO AL CONDUCTA PREVIAMENTE MENCIONADO EN EL LADO NROESTE DE LOTE 53. OTRA CONDUCTA DE AGUA DE 8" SE CONECTA A LA CONDUCTA DE 8" EN LA ESQUINA NROESTE DEL LOTE 57 LUEGO CORRE AL ESTE EN EL LADO SUR DE DERECHO DE VILLA DE SUNSET VIEW AVENUE Y SE CONECTA LA CONDUCTA DE 8" EN LA ESQUINA NROESTE DEL LOTE 59. OTRA CONDUCTA DE AGUA DE 8" SE CONECTA A LA CONDUCTA DE 8" EN LA ESQUINA SROESTE DEL LOTE 65 LUEGO CORRE AL ESTE EN EL LADO NORTE DEL DERECHO DE VILLA DE MORNING VIEW AVENUE Y SE CONECTA A LA CONDUCTA DE 8" EN LA ESQUINA SROESTE DEL LOTE 61. OTRA CONDUCTA DE AGUA DE 8" SE CONECTA A LA CONDUCTA DE AGUA DE 8" EN LA ESQUINA SROESTE DEL LOTE 77 LUEGO CORRE AL ESTE EN EL LADO NORTE DEL DERECHO DE VILLA DE PRAIRIE VIEW AVENUE Y SE CONECTA A LA CONDUCTA DE 8" EN LA ESQUINA SROESTE DEL LOTE 72. OTRO CONDUCTO DE AGUA DE 8" SE CONECTA A LA CONDUCTA DE 8" EN LA ESQUINA SROESTE DEL LOTE 91 LUEGO CORRE AL ESTE EN EL LADO NORTE DEL DERECHO DE VILLA DE MAJESTIC VIEW AVENUE Y CONECTA AL CONDUCTO DE 8" EN LA ESQUINA SROESTE DEL LOTE 85 A SIRVE ESTA SUBDIVISION.

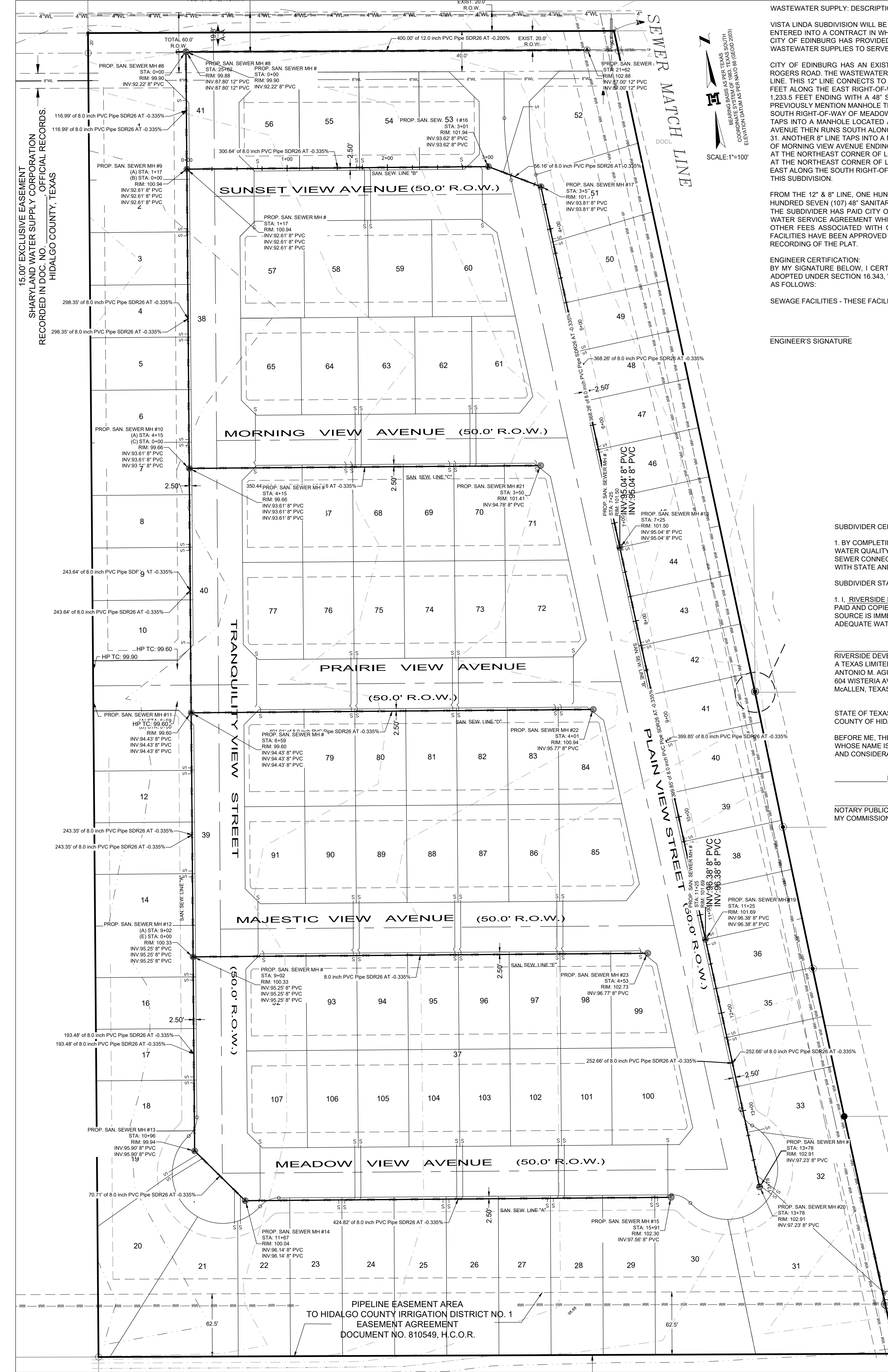
**DEL CONDUCTO DE AGUA DE 8" SE PRODUCEN SIETE (7) CONDUCTOS DE AGUA DE 1" INDIVIDUALES Y CINCUENTA (50) CONDUCTOS DOBLES DE AGUA DE 1" PARA CADA LOTE. LOS CONDUCTOS DE 8" LOS CONDUCTOS INDIVIDUALES DE AGUA DE 1" Y LOS CONDUCTOS DOBLES DE AGUA DE 1" Y LOS MEDIDORES MECANICOS DE AGUA A UN COSTO TOTAL DE \$ 625,260.00 O \$ 5,843.55 POR LOTE. EL DUENO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA S.W.S.C. \$ 25,780.00, QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE, \$240.93. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION. CUANDO EL DUENO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPANIA S.W.S.C. LO INSTALARA SIN ALGUN GASTO AL DUENO. EL DUENO DE LA SUBDIVISION TAMBIEN HA INSTALADO 10 BOCAS DE FUEGO (FIRE HYDRANT) A UN COSTO DE \$ 5,950.00 POR CADA UNO CUAL GASTO TOTAL \$59,500.00. EL SISTEMA DE AGUA 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 AGUA Y 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:

AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$ 651,040.00 O \$ 6,084.49 POR LOTE

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 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 MANHOLE ALONG THE WEST 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 MENTION 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 PLAIN VIEW STREET ENDING WITH A MANHOLE AT THE NORTHEAST CORNER OF LOT 31. ANOTHER 8" LINE TAPS INTO A MANHOLE LOCATED AT THE NORTHEAST CORNER OF LOT 7 THEN RUNS EAST ALONG THE SOUTH RIGHT-OF-WAY OF MORNING 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 \$769,810.00 OR \$7,194.48 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID CITY OF EDINBURG THE SUM OF \$37,785.65 WHICH COVERS THE \$353.14 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 WASTE 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 \$807,595.65 WHICH EQUALS TO \$7,547.62 PER LOT.

ENGINEER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

MELDEN & HUNT, INC.  
TEXAS REGISTRATION F-1435

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 WILL 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 OBTAINED 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.

RIVERSIDE DEVELOPMENT SERVICES, LLC.  
A TEXAS LIMITED LIABILITY COMPANY  
ANTONIO M. AGUIRRE, MANAGER  
604 WISTERIA AVENUE  
MCELLEN, TEXAS 78504

DATE: \_\_\_\_\_

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 PURPOSED AND CONSIDERATION THEREIN STATED, EVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_

DAY OF \_\_\_\_\_ 20\_\_\_\_

NOTARY PUBLIC  
MY COMMISSION EXPIRES \_\_\_\_\_

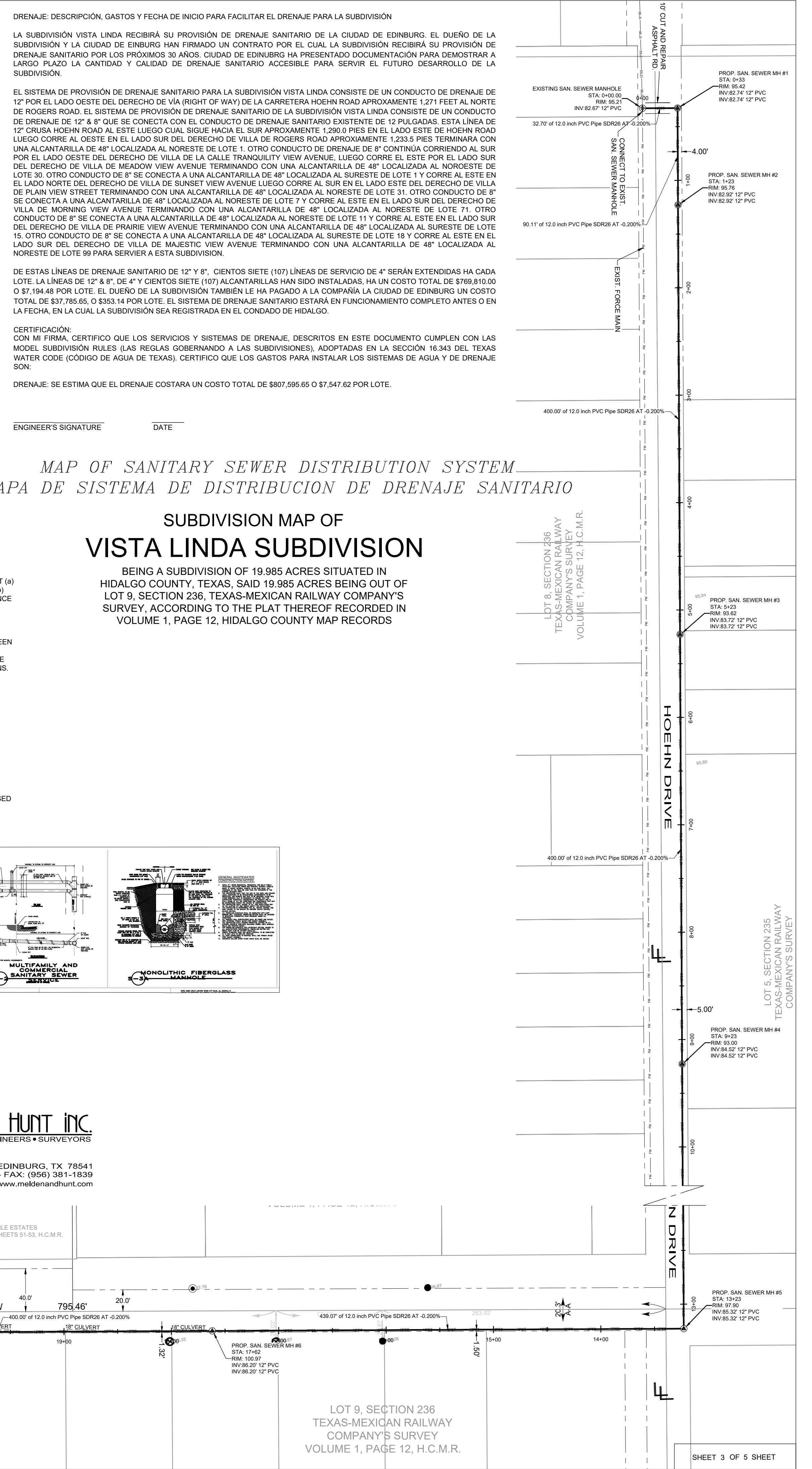
**LEGEND**

- 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
- LOT LINE
- PROPERTY LINE

MELDEN & HUNT, INC.  
TEXAS REGIST. F-1435

**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



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

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 ENBURG 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.

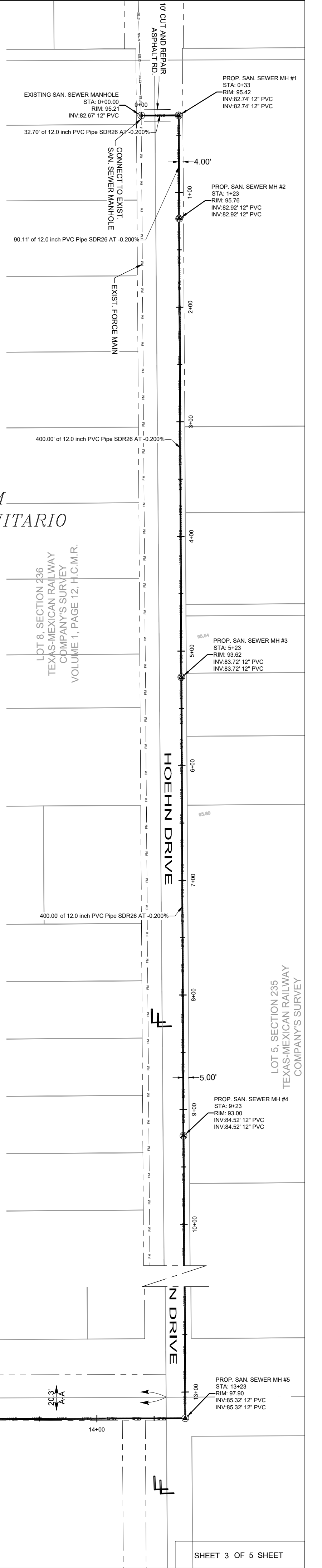
EL SISTEMA DE PROVISION DE DRENAJE SANITARIO PARA LA SUBDIVISION VISTA LINDA CONSISTE DE UN CONDUCTO DE DRENAJE DE 12" POR EL LADO OESTE DEL DERECHO DE VIA (RIGHT OF WAY) DE LA CARRETERA HOEHN ROAD APROXIMAMENTE 1.271 FEET AL NORTE DE ROGERS ROAD. EL SISTEMA DE PROVISION DE DRENAJE SANITARIO DE LA SUBDIVISION 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 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 EL ESTE POR EL LADO SUR DEL DERECHO DE VILLA DE MEADOW VIEW AVENUE TERMINANDO CON UNA ALCANTARILLA DE 48" LOCALIZADA AL NROESTE DE LOTE 30. OTRO CONDUCTO DE 8" SE CONECTA A UNA ALCANTARILLA DE 48" LOCALIZADA AL NROESTE DE LOTE 1 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 TERMINANDO CON UNA ALCANTARILLA DE 48" LOCALIZADA AL NROESTE DE LOTE 71. OTRO CONDUCTO DE 8" SE CONECTA A UNA ALCANTARILLA DE 48" LOCALIZADA AL NROESTE DE LOTE 11 Y CORRE AL ESTE EN EL LADO SUR DEL DERECHO DE VILLA DE PRAIRIE VIEW AVENUE TERMINANDO CON UNA ALCANTARILLA DE 48" LOCALIZADA AL SURESTE DE LOTE 15. OTRO CONDUCTO DE 8" SE CONECTA A UNA ALCANTARILLA DE 48" LOCALIZADA AL SURESTE DE LOTE 18 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. LA LINEAS DE 12" & 8", DE 4" Y CIENTOS SIETE (107) ALCANTARILLAS HAN SIDO INSTALADAS, HA UN COSTO TOTAL DE \$769,810.00 O \$7,194.48 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA LA CIUDAD DE EDINBURG UN COSTO TOTAL DE \$37,785.65, O \$353.14 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 \$807,595.65 O \$7,547.62 POR LOTE.

ENGINEER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_



LOT 9, SECTION 236  
TEXAS-MEXICAN RAILWAY  
COMPANY'S SURVEY  
VOLUME 1, PAGE 12, H.C.M.R.

SHEET 3 OF 5 SHEET

**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 INSIDE THE CITY EDINBURG'S ETJ. 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 PEROUS 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 11.18 C.F.S. DURING THE 10-YEAR STORM FREQUENCY AS PER THE ATTACHED CALCULATIONS. PROPOSED RUNOFF AFTER DEVELOPMENT IS 71.63 C.F.S., DURING THE 50-YEAR STORM FREQUENCY, PER THE ATTACHED CALCULATION, WHICH IS AN INCREASE OF 60.44 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 H.C.D.#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 128,261 CUBIC FEET OF DETENTION WILL BE PROVIDED WITHIN THE J-08-00 DRAIN DITCH. THE EXPANSION OF THE DRAINAGE DITCH WILL BE COMPLETED BY H.C.D.#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 H.C.D.#1.

**CERTIFICATION:**

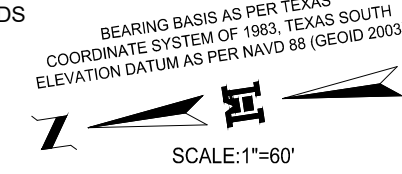
BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100 YEAR FLOODPLAIN AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0325 C, REVISED NOVEMBER 16, 1982 IS CONTAINED WITHIN THE DRAINAGE SWALES ALONG THE REAR OF ALL LOTS OF THE SUBDIVISION.

MARIO A. REYNA PE # 117368

DATE:

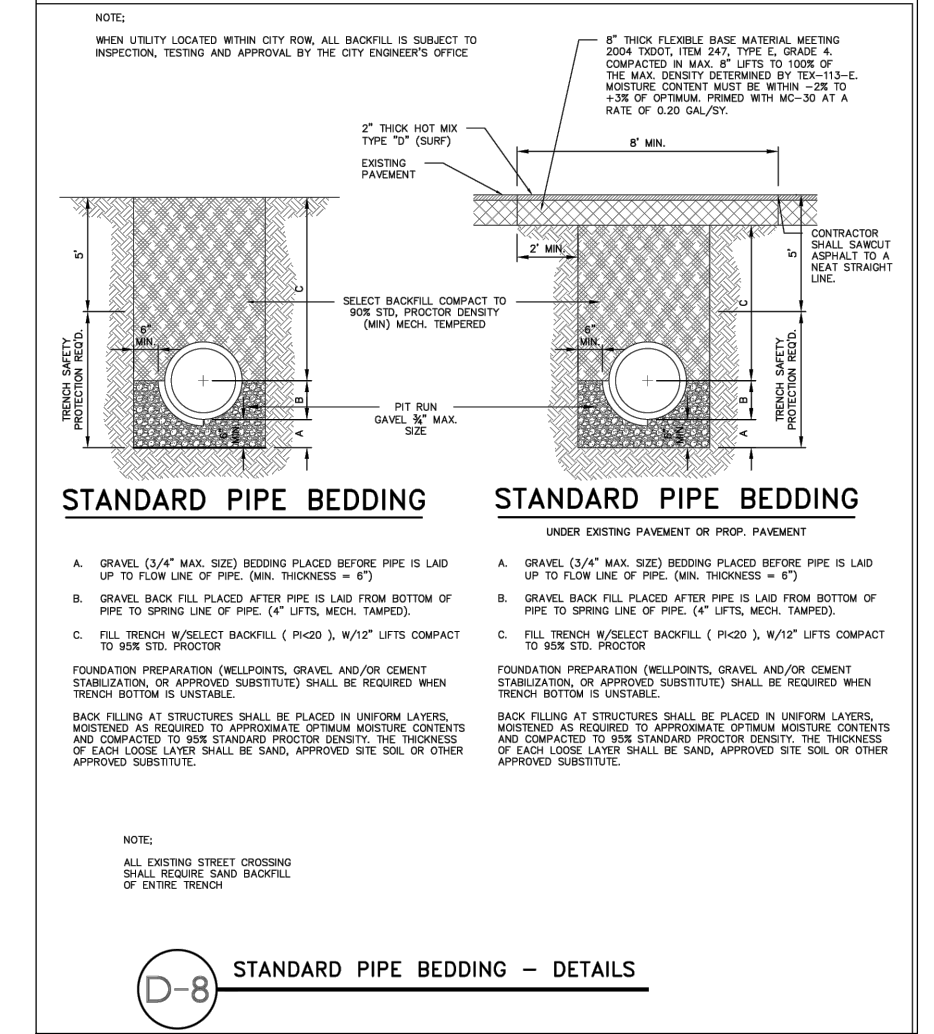
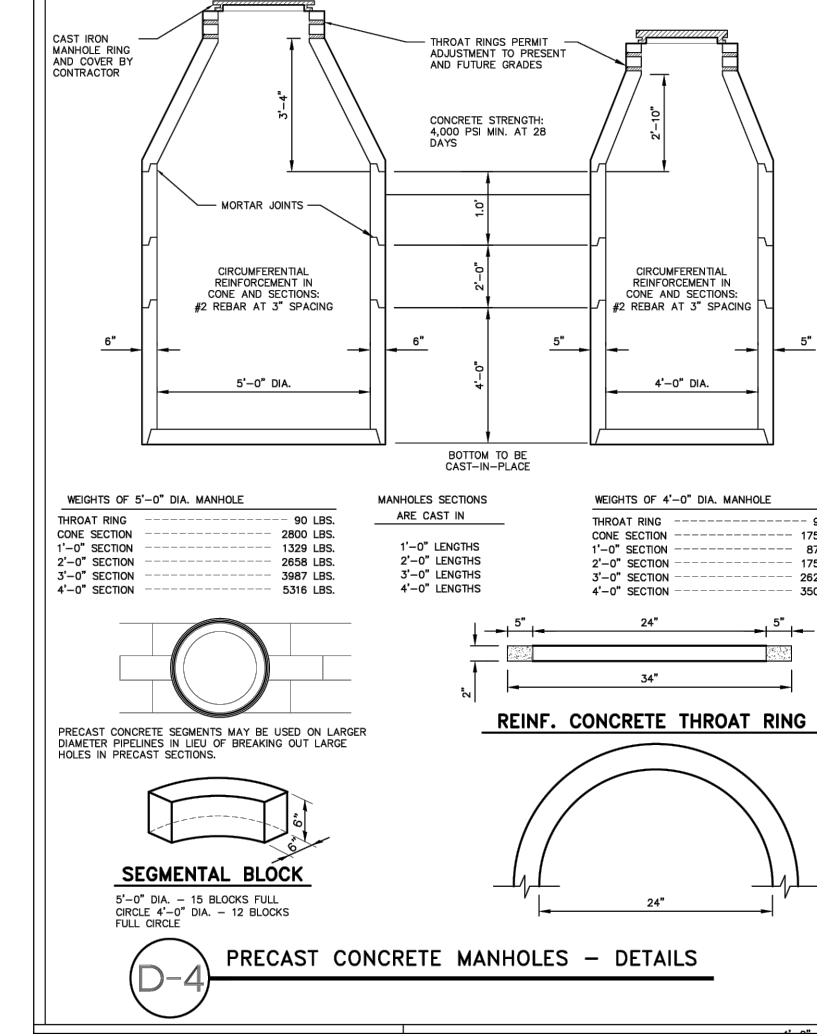
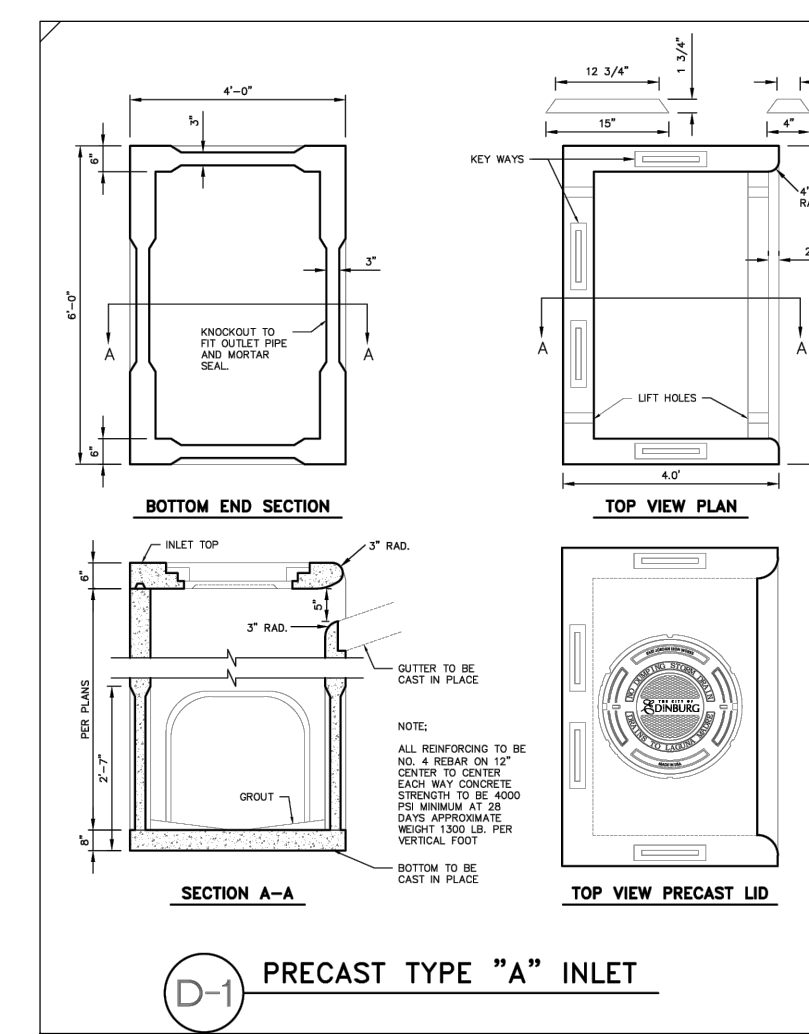


- LEGEND**
- FOUND No.4 REBAR
  - FOUND No.5 REBAR
  - FOUND PIPE
  - 6"x6" RAILROAD TIE POST
  - SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
  - SET NAIL
  - A-A - EDGE OF ASPHALT TO EDGE OF ASPHALT
  - P.O.B. - POINT OF BEGINNING
  - P.O.C. - POINT OF COMMENCING
  - N.E. COR. - NORTHEAST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

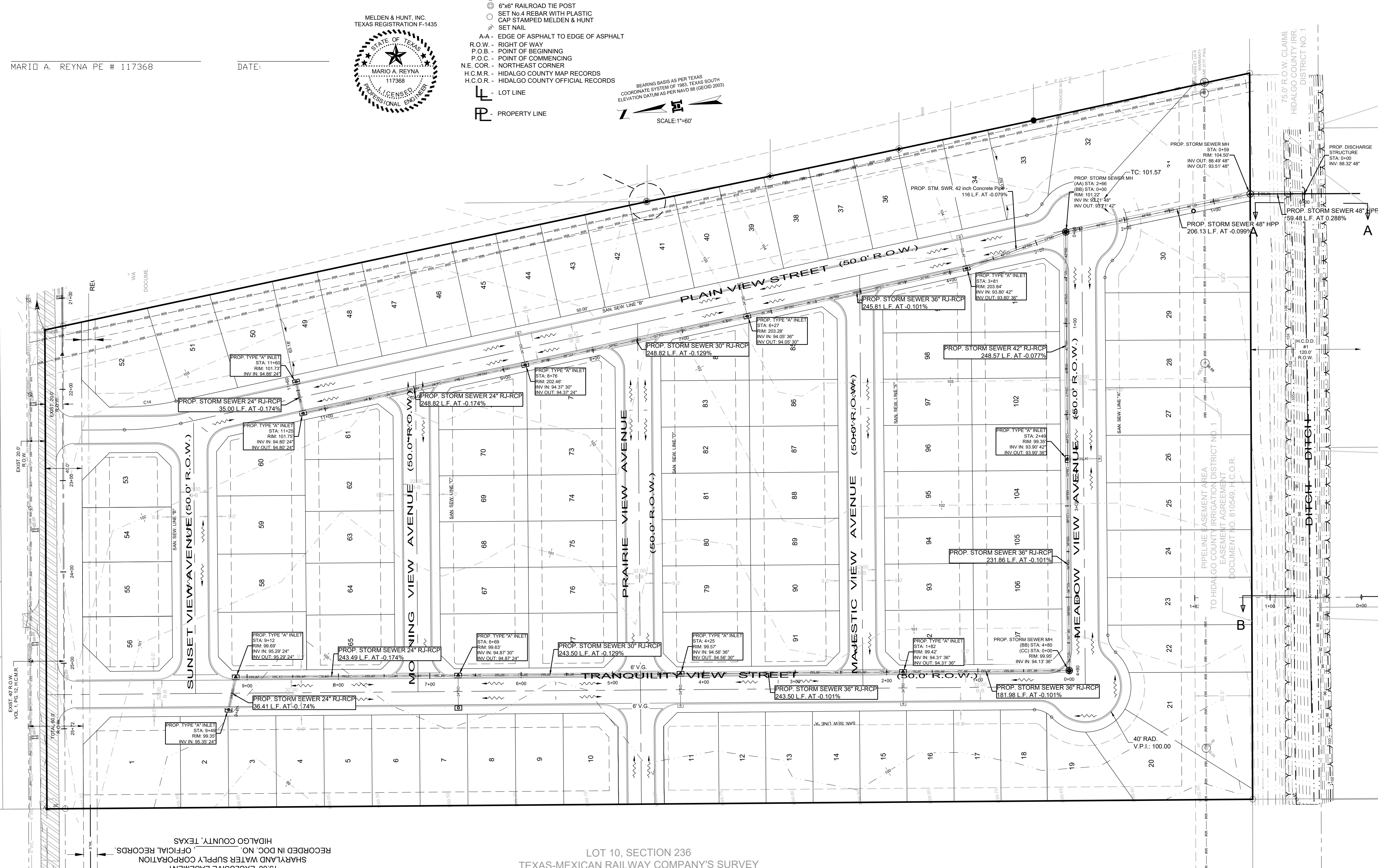
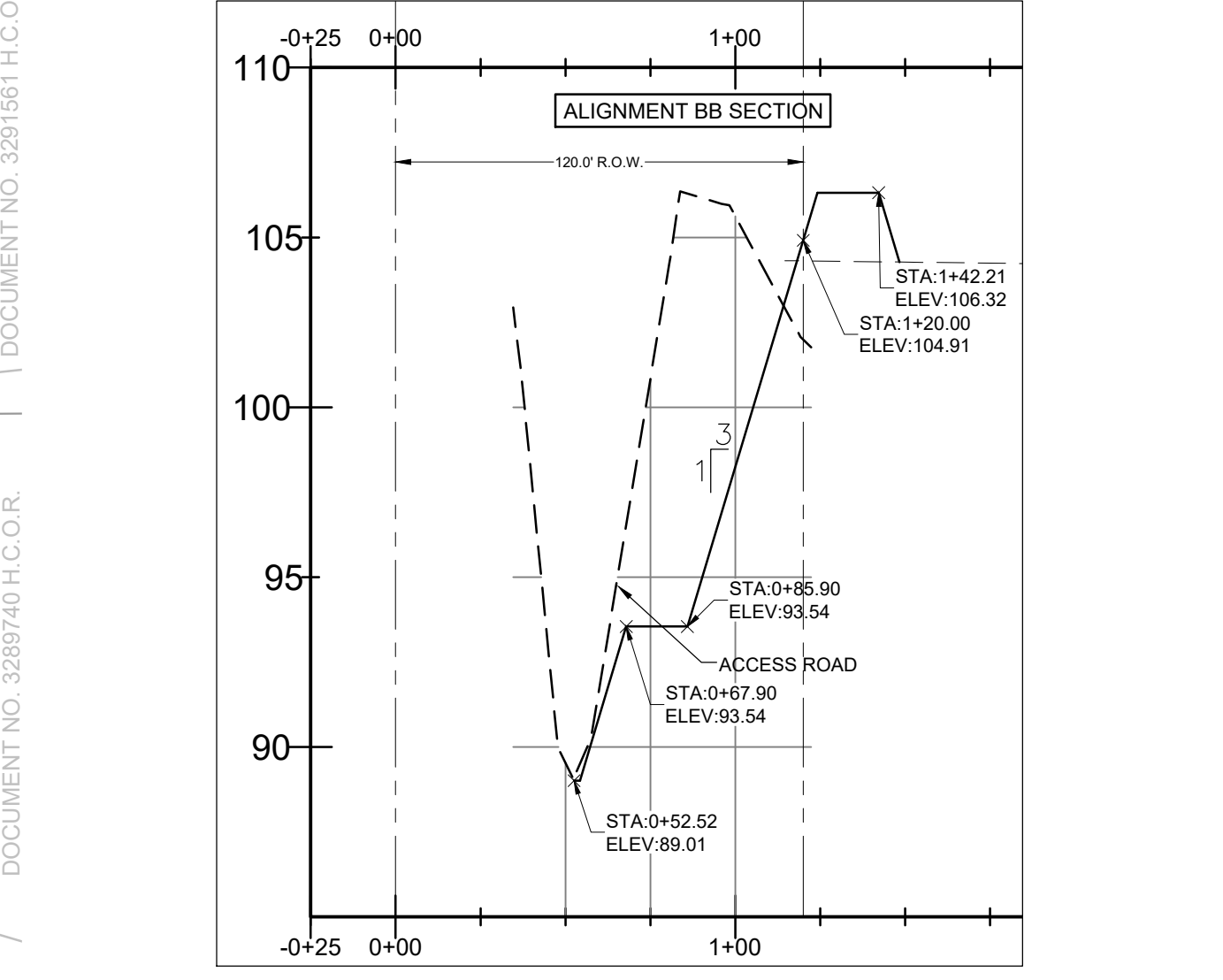
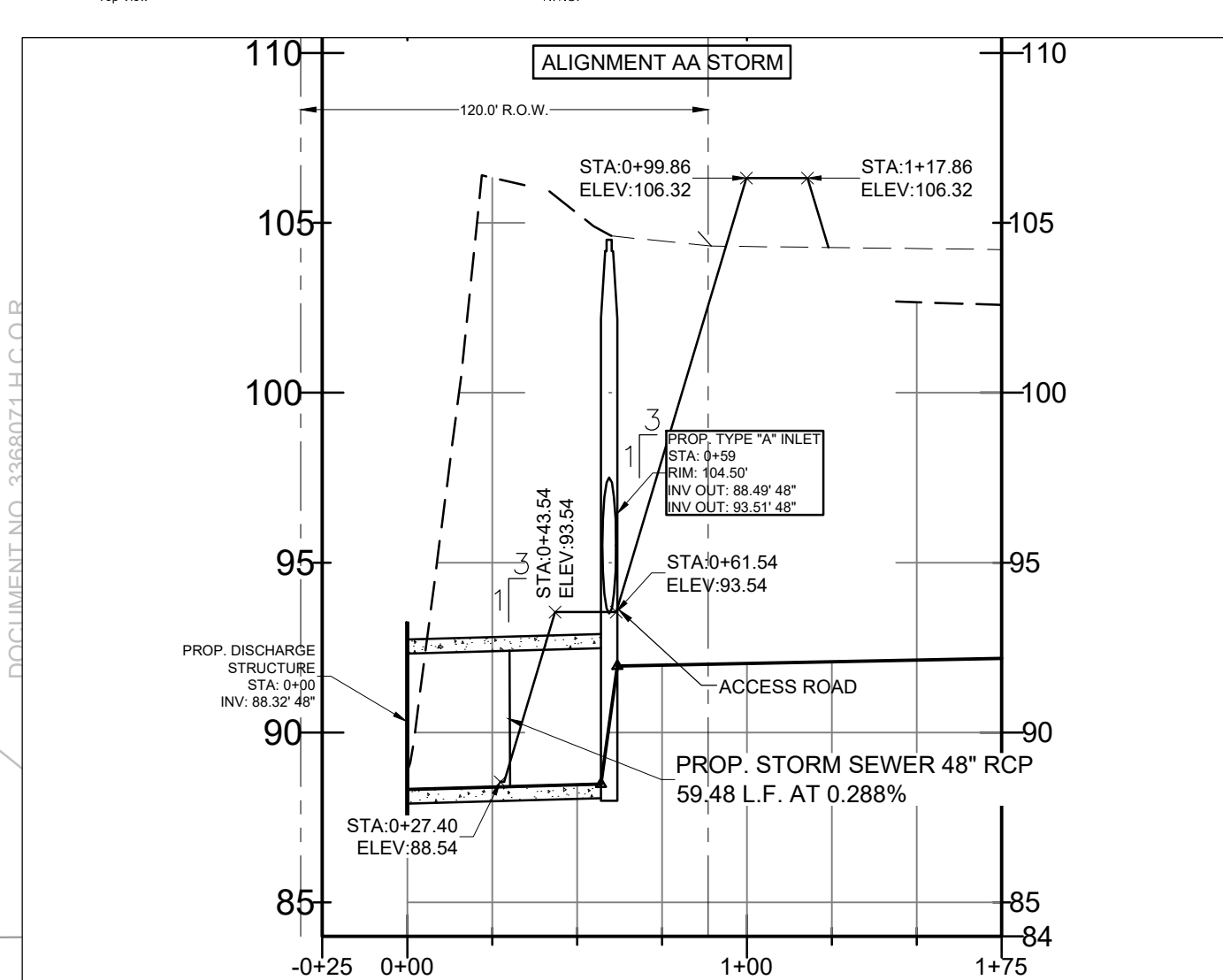
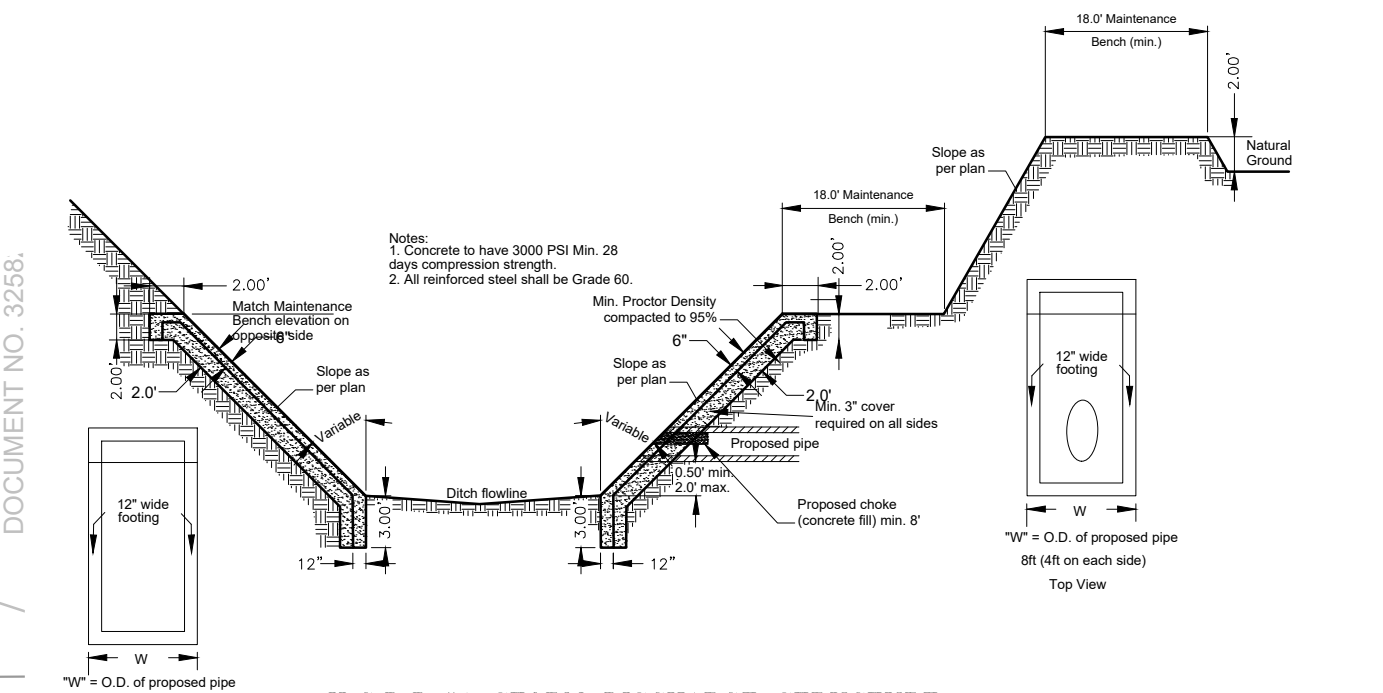


**MAP OF TOPOGRAPHY AND DRAINAGE:  
MAPA DE TOPOGRAFIA Y DESAGUE:  
SUBDIVISION MAP OF  
VISTA LINDA SUBDIVISION**

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



NOTE:  
THE REQUIRED 128,261 CUBIC FEET OF DETENTION WILL BE PROVIDED WITHIN THE J-08-00 DRAIN DITCH. THE EXPANSION OF THE DRAINAGE DITCH WILL BE COMPLETED BY H.C.D.#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 H.C.D.#1.



150.0' OF HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 R.O.W. DOCUMENT NO. 3289740 H.C.O.R.



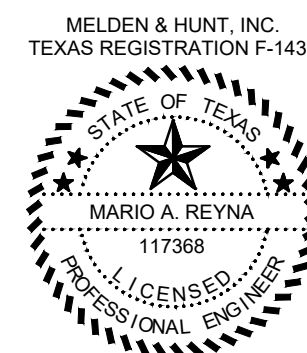
**MELDEN & HUNT INC.**  
CONSULTANTS • ENGINEERS • SURVEYORS  
115 W. McINTYRE - EDINBURG, TX 78541  
PH: (956) 381-0981 - FAX: (956) 381-1839  
ESTABLISHED 1947 - www.meldenandhunt.com

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

SUBDIVISION MAP OF  
VISTA LINDA SUBDIVISION

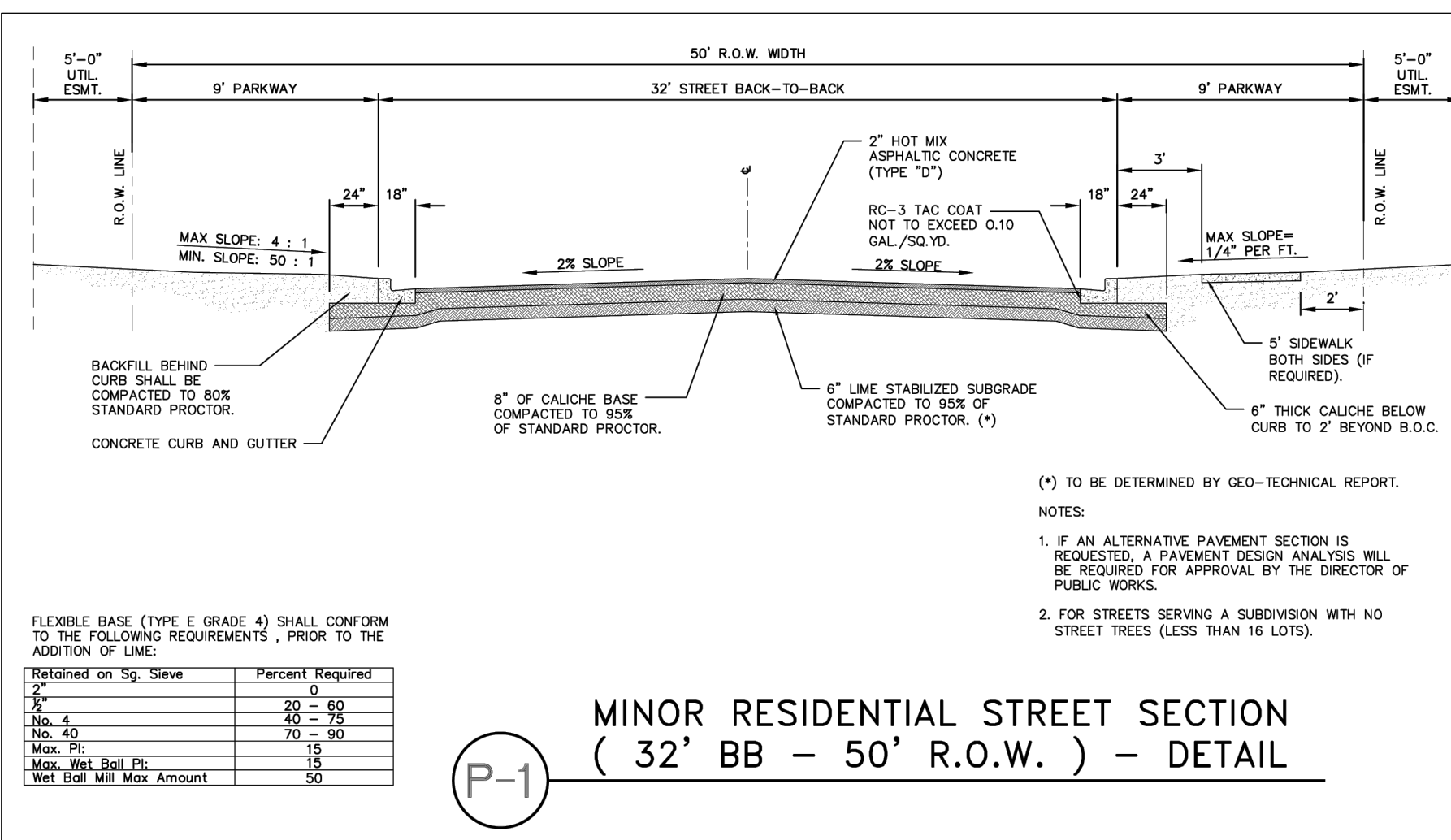
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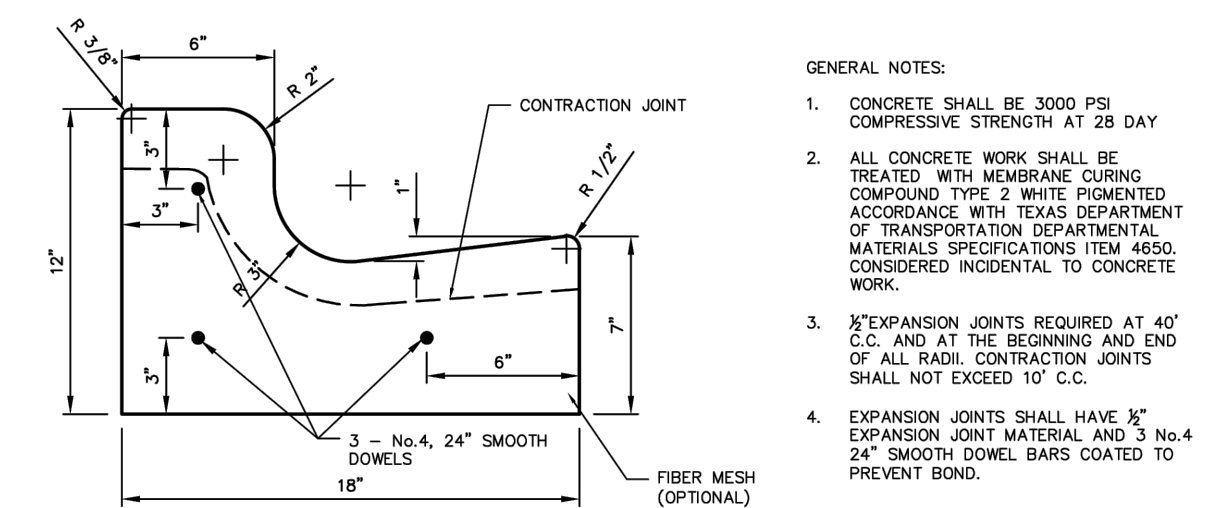


BEARING BASIS AS PER TEXAS COORDINATE SYSTEM OF 1983 (TEXAS SOUTH ELEVATION DATUM) AS PER NAVD 83 (GEOID 2003)

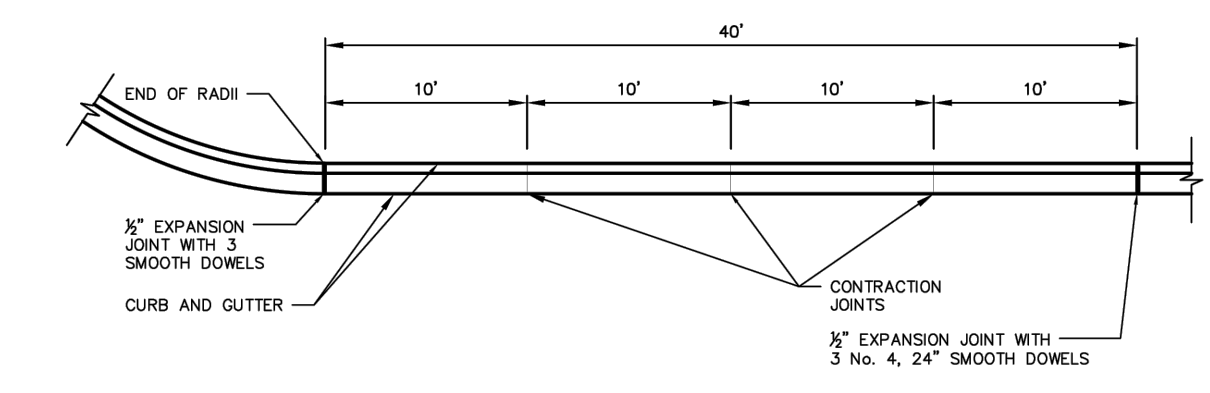
SCALE: 1"=100'



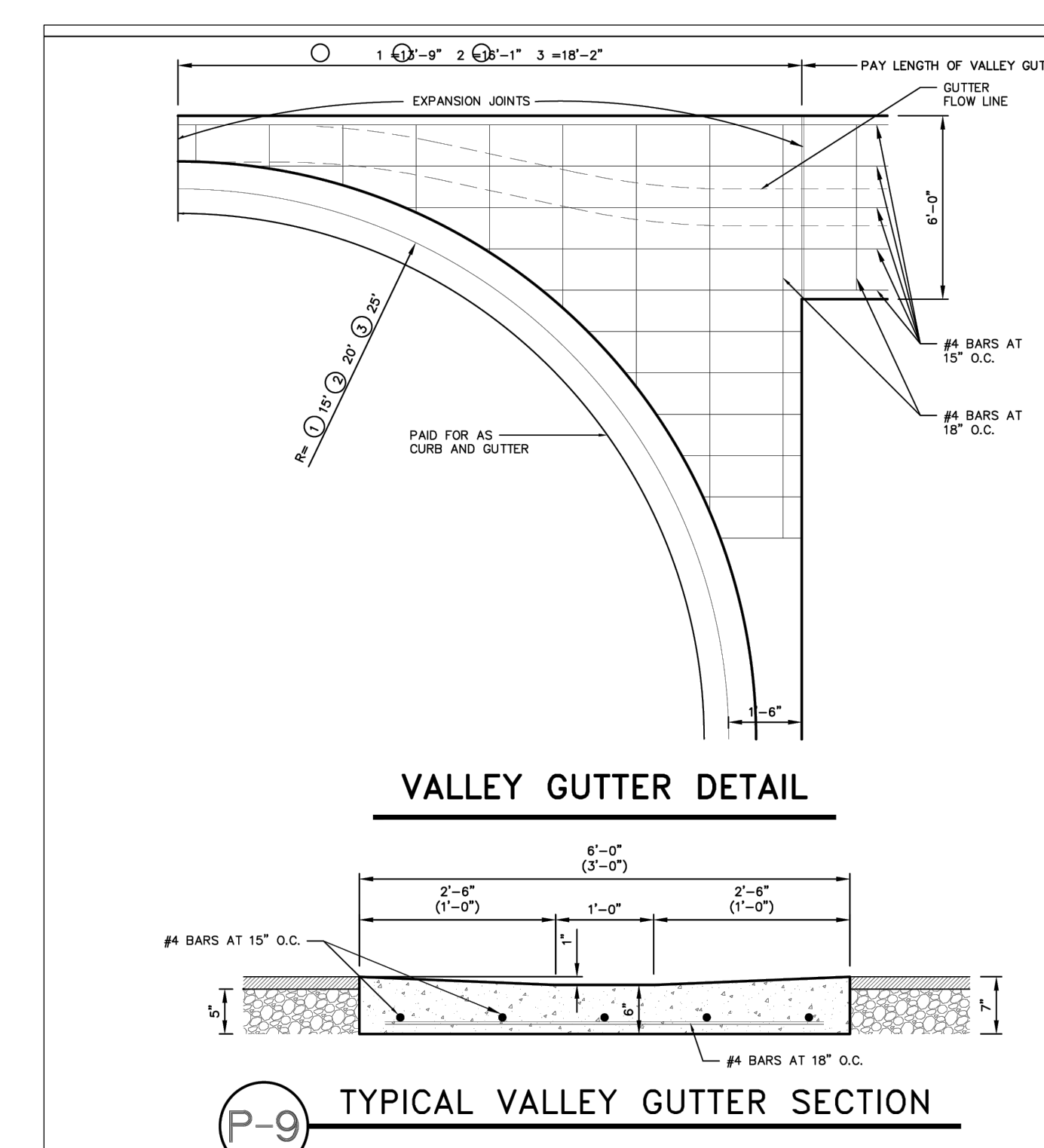
P-1 MINOR RESIDENTIAL STREET SECTION (32' BB - 50' R.O.W.) - DETAIL



P-2 CURB AND GUTTER DETAIL NOT TO SCALE



P-3 TYPICAL JOINTS NOT TO SCALE



P-4 VALLEY GUTTER DETAIL

P-5 TYPICAL VALLEY GUTTER SECTION

