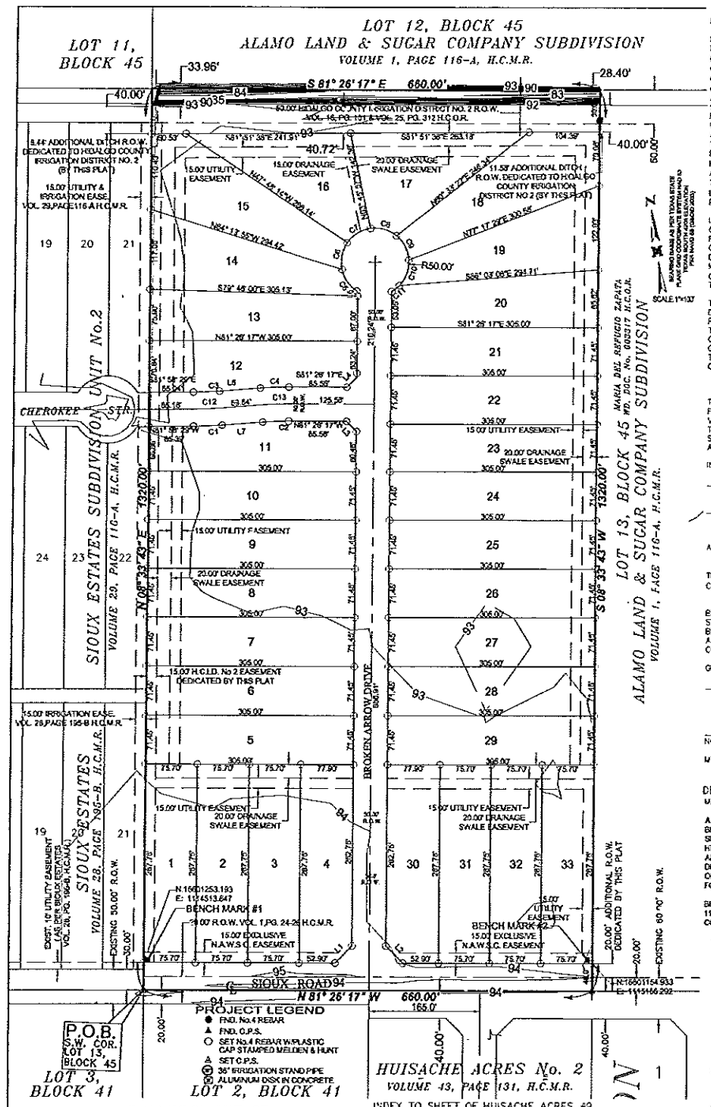


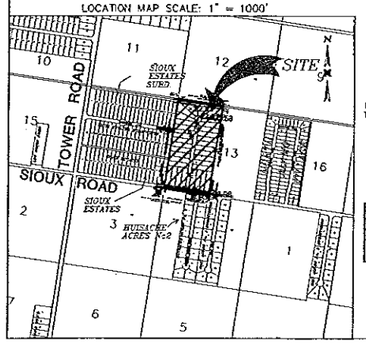
INDEX TO SHEET OF HUISACHE ACRES #9

SUBDIVISION MAP OF

HUISACHE ACRES #9

BEING A RESUBDIVISION OF THE WEST 20.000 ACRES OUT OF LOT 13, BLOCK 45
ALAMO LAND & SUGAR COMPANY SUBDIVISION
VOLUME 1, PAGE 24-26, H.C.M.R.
HIDALGO COUNTY, TEXAS.

LOCATION MAP SCALE: 1" = 1000'



SHEET 1: HEADING; INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; MAP: LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, ATTESTATION, ENGINEERING CERTIFICATION CITY; APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES, IRRIGATION DISTRICT, H.C.D.D. No. 1, HIDALGO COUNTY RIGHT OF WAY DEPARTMENT CERTIFICATE, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE; NAWSC CERTIFICATION.

SHEET 2: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER / OSSF AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION); DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DRAINAGE SWALES, ENGINEERING CERTIFICATION;

SHEET 3: MAP OF TOPOGRAPHY AND DRAINAGE; DRAINAGE SWALES REVISION NOTES, CONSTRUCTION DETAILS.

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

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE OFF: (956) 381-0981
EDINBURG, TX. 78541 FAX: (956) 381-1839
227 N. FM. 3167 OFF: (956) 447-8256
RIO GRANDE CITY, TX. 78582 FAX: (956) 488-8591
E-MAIL: mm@meldenandhunt.com ESTABLISHED 1947

DRAWN BY: CJRO	DATE:	
IRRIGATION, CHECKED	DATE:	
SURVEYED, CHECKED	DATE:	
FINAL CHECK	DATE:	

PRINCIPAL CONTACTS

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	RICK D. HARBISON FMTJ PROPERTIES, LTD	P.O. BOX 1221	MCALLEN, TX 78599	(956) 702-0323	(956) 447-1424
ENGINEER:	FRED L. KURTH	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	FRED L. KURTH	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

RIGHT OF WAY EASEMENT

KNOWN 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, A PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE FOR WHICH THE ABOVE-DESCRIBED 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 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 DESCRIBED ABOVE FOR THE PURPOSE OF LATERALLY RELOCATING 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 A COVENANT RUNNING WITH THE LAND FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANTOR COVENANTS THAT SHE 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 THE 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 HAS EXECUTED THIS INSTRUMENT THE

_____ DAY OF _____, 20 _____

_____
(GRANTOR'S SIGNATURE)

ACKNOWLEDGMENT

THE STATE OF TEXAS §
COUNTY OF HIDALGO §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED RICK D. HARBISON KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____ 20 _____

_____
NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES:

DESCRIPTION OF HUISACHE ACRES #9
METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 20.000 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING THE WEST 20.000 ACRES OF LOT 13, BLOCK 45, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, HIDALGO COUNTY MAP RECORDS, WHICH SAID 20.000-ACRE TRACT WAS CONVEYED TO ARTHUR W. KUANG, JR. AND MARCHEA E. KUANG, TRUSTEES, BY VIRTUE OF A WARRANTY DEED DATED NOVEMBER 13, 1990, RECORDED IN VOLUME 2999, PAGE 468, HIDALGO COUNTY OFFICIAL RECORDS, SAID 20.000 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A COTTON PICKER SPINDLE SET (NORTHING: 16601213.638, EASTING: 1114507.662) AT THE SOUTHWEST CORNER OF LOT 13, BLOCK 45, ALAMO LAND AND SUGAR COMPANY SUBDIVISION FOR THE SOUTHWEST CORNER OF THIS TRACT;

1. THENCE, NORTH 00 DEGREES, 33 MINUTES, 43 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 13, BLOCK 45 AND THE EAST LINES OF SIOUX ESTATES SUBDIVISION UNIT NO. 1 ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 29, PAGE 116-B, HIDALGO COUNTY MAP RECORDS, AND SIOUX ESTATES SUBDIVISION UNIT NO. 2 ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 29, PAGE 116-A, HIDALGO COUNTY MAP RECORDS, AT A DISTANCE OF 20.00 FEET PASS THE EXISTING NORTH RIGHT-OF-WAY LINE OF SIOUX ROAD, AT A DISTANCE OF 40.00 FEET PASS A NO. 4 REBAR SET (NORTHING: 16601253.193, EASTING: 1114513.647) FOR THE FUTURE NORTH RIGHT-OF-WAY LINE OF SIOUX ROAD ACCORDING TO THE HIDALGO COUNTY THOROUGHFARE PLAN, AT A DISTANCE OF 1320.00 FEET PASS A NO. 4 REBAR FOUND FOR THE SOUTH LINE OF AN HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 RIGHT-OF-WAY, CONTINUING A TOTAL DISTANCE OF 1320.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 13, BLOCK 45, FOR THE NORTHWEST CORNER OF THIS TRACT;

2. THENCE, SOUTH 81 DEGREES, 26 MINUTES, 17 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 13, BLOCK 45, A DISTANCE OF 660.00 FEET TO THE NORTHEAST CORNER OF THIS TRACT;

3. THENCE, SOUTH 08 DEGREES, 33 MINUTES, 43 SECONDS WEST, AT A DISTANCE OF 45.00 FEET PASS A NO. 4 REBAR FOUND, AT A DISTANCE OF 60.00 FEET PASS A NO. 4 REBAR SET FOR THE SOUTH LINE OF AN HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 RIGHT-OF-WAY, AT A DISTANCE OF 1280.00 FEET PASS A NO. 4 REBAR SET (NORTHING: 16601154.933, EASTING: 1115156.292) FOR THE FUTURE NORTH RIGHT-OF-WAY LINE OF SIOUX ROAD ACCORDING TO THE HIDALGO COUNTY THOROUGHFARE PLAN, AT A DISTANCE OF 1300.00 FEET PASS AN IRON PIPE FOUND (NORTHING: 16601134.731, EASTING: 1115153.261) FOR THE EXISTING NORTH RIGHT-OF-WAY LINE, CONTINUING A TOTAL DISTANCE OF 1320.00 FEET TO A COTTON PICKER SPINDLE FOUND ON THE SOUTH LINE OF SAID LOT 13, BLOCK 45, FOR THE SOUTHEAST CORNER OF THIS TRACT;

4. THENCE, NORTH 81 DEGREES, 26 MINUTES, 17 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 13, BLOCK 45 AND WITHIN THE RIGHT-OF-WAY OF SIOUX ROAD, A DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 20.000 ACRES OF LAND MORE OR LESS, SAVE AND EXCEPT 0.738 OF ONE ACRE CLAIMED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ALONG THE NORTH 50.00 FEET, LEAVING 19.242 ACRES GROSS, OF WHICH 0.303 OF ONE ACRE LIES IN THE EXISTING RIGHT-OF-WAY OF SIOUX ROAD, AND 0.303 OF ONE ACRE LIES IN THE FUTURE ADDITIONAL RIGHT-OF-WAY ACCORDING TO THE HIDALGO COUNTY THOROUGHFARE PLAN, LEAVING A NET OF 18.636 ACRES OF LAND, MORE OR LESS.

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION (E.T.J.) OR MUNICIPALITY:

HUISACHE ACRES #9 IS LOCATED IN THE SOUTH CENTRAL PART OF HIDALGO COUNTY ON THE NORTH SIDE OF SIOUX ROAD. APPROXIMATELY 1320 FEET EAST OF ITS INTERSECTION WITH SIOUX ROAD AND TOWER ROAD, THE ONLY NEARBY MUNICIPALITY IS THE CITY OF ALAMO, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY ALAMO (POPULATION 18,353). HUISACHE ACRES #9 LIES APPROXIMATELY 1000 FEET FROM THE CITY LIMITS (AND IS WITHIN THE 2_ MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 212.001 AND 42.021.
THIS SUBDIVISION FALLS WITHIN PRECINCT 2.

GENERAL PLAT NOTES & RESTRICTIONS:

1. FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "C"
ZONE "C" DEFINED "AREAS OF MINIMAL FLOODING". COMMUNITY PANEL NO 480334 0425 C MAP REVISED NOVEMBER 16, 1982.

ZONE "C" COMMUNITY-PANEL NO. 480334 0425 C MAP REVISED NOVEMBER 16, 1982. THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN.

COMMUNITY-PANEL NO. 480334 0425 C MAP REVISED NOVEMBER 16, 1982 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAIN 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).

2. SETBACKS:
FRONT: 25.00 FEET. CUL-DE-SAC 25 FEET.
FRONT: 40.00 FEET ON SIOUX ROAD
FRONT: 18.00 FEET GARAGE
REAR: 35.00 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

3. 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 OCCUPYING THE LOT.

4. NO COMMERCIAL USE SHALL BE ALLOWED ON ALL INTERNAL LOTS 5 THROUGH 23.

5. GENERAL NOTE FOR COMMERCIAL LOTS:
LOTS 1 THROUGH 4 & 30 THROUGH 33 SHALL BE FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL. LOTS 1 THROUGH 4 & 30 THROUGH 33 IS FOR NONRESIDENTIAL USE. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS. A BUFFER FENCE IS REQUIRED TO BE INSTALLED BY DEVELOPER ALONG ALL ABUTTING RESIDENTIAL LOTS. APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, HEALTH DEPARTMENT ENVIRONMENTAL OFFICE AND COMPLIANCE AND FIRE MARSHALL ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

6. MINIMUM FINISHED 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 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.

7. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
-->SB.M. NO. 1-ELEV. 94.87 N.G.V.D. 29 DESCRIPTIONS: MHI MONUMENT SET IN CONCRETE LOCATED AT THE SOUTHWEST CORNER OF LOT 1.
-->B.M. NO. 2-ELEV. 94.05 N.G.V.D. 29 DESCRIPTIONS: MHI MONUMENT SET IN CONCRETE LOCATED AT THE SOUTHEAST CORNER OF LOT 33.

8. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 31,468 CUBIC-FEET 0.733 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET No. 3 FOR STORM SEWER IMPROVEMENTS.) THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOW ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAT STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAT PLAT ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.

9. 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. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SWALE.

10. 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.

11. 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.

12. 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 OCCUPYING AN EASEMENT.

13. 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.

14. 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 SEWERAGE ONLY.
A SEPARATE 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 EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ASSORPTIVE DRAIN FIELD SYSTEM

E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.

15. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION

16. RICK D. HARBISON, PRESIDENT, THE OWNER & SUBDIVIDER OF HUISACHE ACRES #9, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO 2 OF THIS PLAT.

17. NO INDIVIDUAL LOT DRIVEWAY ACCESS WILL BE ALLOWED FROM (SIOUX ROAD) ON TO LOTS 1 THROUGH 4 AND 30 THROUGH 33. A 24 FOOT SHARED DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED BY DEVELOPER BETWEEN LOTS 1 & 2; 3 & 4; 30 & 31; 32 & 33 TO PROVIDE INGRESS AND EGRESS FROM (SIOUX ROAD).

18. ALL LOTS IN (HUISACHE ACRES #9) ARE HEREBY GRANTED A "DRAINAGE SWALE EASEMENT" WITH RESPECT TO SURFACE WATER RUN-OFF FROM ALL LOTS IN (HUISACHE ACRES #9) TO THE AREA DEPICTED ON THE SUBDIVISION PLAT AS THE "DRAINAGE SWALE" AREAS. LOT OWNERS OF (HUISACHE ACRES #9) THEIR ASSIGNS AND ANY SUBSEQUENT OWNER OF THE REAL PROPERTY DESIGNATED IN THIS SUBDIVISION PLAT ARE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE SWALES. THE COUNTY OF HIDALGO, TEXAS (HIDALGO) AND THE HIDALGO COUNTY DRAINAGE DISTRICT NUMBER 1 (DRAINAGE DISTRICT No. 1) MAY ENFORCE THIS PLAT NOTE BY INJUNCTION OR ANY OTHER REMEDY PROVIDED BY LAW, AND THE COUNTY AND / OR THE DRAINAGE DISTRICT ARE ALSO ENTITLED TO RECOVER ALL ENFORCEMENT COSTS AND / OR MAINTENANCE COSTS FROM THE LOT OWNERS IN VIOLATION. IN THE EVENT THE DRAINAGE SWALES DEPICTED ON THE SUBDIVISION PLAT ARE NO LONGER NECESSARY FOR DRAINAGE OF THE LOTS COMPRISING (HUISACHE ACRES #9) BECAUSE AN ALTERNATE DRAINAGE SYSTEM, CONSTRUCTED AND MAINTAINED BY A POLITICAL SUBDIVISION IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL LAWS AND REGULATIONS, IS FULLY OPERATIONAL AND ACTUALLY SERVICING ALL THE LOTS IN (HUISACHE ACRES #9), THE COUNTY AND THE DRAINAGE DISTRICT ARE HEREBY GRANTED THE RIGHT AND THE AUTHORITY (AND EACH LOT OWNER, BY THE ACCEPTANCE OF A DEED TO LOT IN (HUISACHE ACRES #9) ACKNOWLEDGES AND AGREES THAT THE COUNTY AND THE DRAINAGE DISTRICT HAS THE RIGHT AND AUTHORITY), TO RELEASE THE DRAINAGE EASEMENT BURDENING THE DRAINAGE SWALES PURSUANT TO THIS PLAT NOTE, BY AN INSTRUMENT IN WRITING RECORDED IN THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

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

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF HUISACHE ACRES #9 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____

_____ DATE _____
HIDALGO COUNTY JUDGE

ATTEST: _____ DATE _____
HIDALGO COUNTY CLERK

CITY OF ALAMO
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 212.009(C) AND § 212.011(3)

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF HUISACHE ACRES #9 WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ALAMO ON _____

_____ _____
MAYOR OF THE CITY ALAMO DATE

ATTEST: _____ _____
SECRETARY OF THE CITY OF ALAMO DATE

CITY OF ALAMO
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 212.009(C) AND § 212.011(3)

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF HUISACHE ACRES #9 WAS REVIEWED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF ALAMO ON _____

_____ _____
P&Z CHAIRMAN OF THE CITY OF ALAMO DATE

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF HUISACHE ACRES #9 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT-OF-WAY DEPARTMENT ON _____ DAY OF _____, 20 _____

_____ _____
HIDALGO COUNTY RIGHT OF WAY DIRECTOR DATE

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF HUISACHE ACRES #9 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____ DAY OF _____, 20 _____

_____ _____
ENVIRONMENTAL HEALTH DIVISION MANAGER DATE

Parcel Area Table		
Parcel #	SQ. FT.	Area
1	21782.87	0.500
2	21782.87	0.500
3	21782.87	0.500
4	22103.23	0.507
5	21782.25	0.500
6	21782.25	0.500
7	21782.25	0.500
8	21782.25	0.500
9	21782.25	0.500
10	21782.25	0.500
11	21790.29	0.500
12	21791.92	0.500
13	21782.13	0.500
14	22256.51	0.511
15	25748.13	0.591
16	21958.73	0.504
17	22185.05	0.509
18	25527.92	0.586
19	22464.79	0.516
20	22303.75	0.512

Parcel Area Table		
Parcel #	SQ. FT.	Area
21	21782.25	0.500
22	21782.25	0.500
23	21782.25	0.500
24	21782.25	0.500
25	21782.25	0.500
26	21782.25	0.500
27	21782.25	0.500
28	21782.25	0.500
29	21782.25	0.500
30	22103.22	0.507
31	21782.88	0.500
32	21782.87	0.500
33	21782.88	0.500

Parcel Line Table		
Line #	Length	Direction
L1	35.36'	N53° 33' 43"E
L2	35.36'	S36° 26' 16"E
L3	21.21'	N56° 26' 17"W
L4	21.21'	N33° 33' 43"E
L5	8.77'	N06° 32' 47"E
L6	69.52'	S06° 02' 14"E
L7	59.99'	N56° 02' 06"W

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	41.23'	869.56'	3° 31' 32"	S83° 44' 15"E	41.19'	20.61'
C2	38.12'	475.00'	4° 35' 57"	N83° 44' 15"W	38.12'	19.07'
C3	38.12'	619.56'	3° 31' 32"	S83° 44' 15"E	38.12'	19.07'
C4	42.14'	525.00'	4° 35' 57"	N83° 44' 15"W	42.12'	21.08'
C5	41.15'	50.00'	47° 09' 23"	S27° 51' 31"E	40.00'	21.82'
C6	41.23'	50.00'	47° 18' 18"	S19° 22' 14"W	40.12'	21.97'
C7	41.23'	50.00'	47° 18' 21"	S66° 43' 33"W	40.12'	21.97'
C8	41.23'	50.00'	47° 18' 02"	N66° 01' 15"W	40.12'	21.97'
C9	41.23'	50.00'	47° 18' 47"	N18° 42' 51"W	40.13'	21.97'
C10	41.15'	50.00'	47° 09' 18"	N26° 31' 12"E	40.00'	21.82'
C11	14.37'	50.00'	16° 27' 51"	N30° 19' 47"E	14.32'	7.23'
C12	39.78'	644.56'	3° 32' 10"	S83° 44' 34"E	39.77'	19.89'
C13	43.13'	500.00'	4° 35' 57"	N83° 44' 15"W	43.12'	20.58'

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, RICK D. HARBISON, PRESIDENT OF FMTJ PROPERTIES LLC GENERAL PARTNER OF FMTJ PROPERTIES, LTD.
AS OWNER OF THE 20.000 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED HUISACHE ACRES #9 HERE BY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET(S), PARK, AND EASEMENTS SHOWN HEREIN.
I CERTIFY THAT I