



HIDALGO COUNTY PLANNING DEPARTMENT

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

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

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 04-16-2013

PROPOSED HUISACHE ACRES NO. 10 SUBDIVISION, PRECINCT No. 4.

ENGINEER FIRM : MELDEN & HUNT, INC. DEVELOPER: RICK D. HARBISON

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 52 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

North side of Roosevelt Rd. (Mile 12 1/2) approximately 1220 feet West of the

LOCATION DESCRIPTION: intersection with Valverde Rd.

The rural area of the County.

SUBDIVISION LIES WITHIN THE: ETJ of _____ and was approved administratively by said City.

ETJ of _____ and was approved by the P & Z and City Commission of said City

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

Storm drainage pipe system. Detention will be accomplished by widening the existing drain ditch along the West property line.

DRAINAGE DESIGN:

DISTANCE TO A DRAIN DITCH:

Adjacent to the west and north property line

ROAD R.O.W. DEDICATION:

40 feet on Roosevelt Rd (Mile 12 1/2)

H.C.R.O.W. PRELIMINARY APPROVAL DATE:

03-12-13 By, Jesse Ozuna R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE:

11-26-12 By, Elizardo Ramos, Environmental Health Division Manager

OSSF & SOIL ANALYSIS WERE CONDUCTED BY: Jose Angel Gonzalez

SEWER SYSTEM:

OSSF HAVE BEEN INSTALLED AND INSPECTED BY HCHD ON: _____

SANITARY SEWER BY: _____ LINE SIZE: _____ LOCATION: _____.

WATER SERVICE PROVIDER:

North Alamo Water Supply Corp LINE SIZE: 8" LOCATION: Roosevelt Rd. (Mile 12 1/2)

H.C.O.E.C. PRELIMINARY APPROVAL DATE:

03-07-2013 : By Martin Ramirez, Environmental Compliance Coordinator

LARGE CONSTRUCTION

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

REQUEST FOR FINAL APPROVAL WITH:

Cash Deposit: Amount: \$ _____ For: OSSF(S) PAVING DRAINAGE STREET SIGNS

A Letter of Credit Financial Institution: _____ L.O.C No. _____

Amount: \$ _____ For: OSSF(S) PAVING DRAINAGE STREET SIGNS

PRELIMINARY APPROVAL FROM
THE HIDALGO COUNTY ADVISORY BOARD ON: _____

VARIANCE REQUEST ON:

1/3 escrow requirement for mile 12 1/2 North Road, under the Hidalgo County Subdivision Rules, Appendix 9, County Details and specifications, section 9.E plate number 9.13 Rural section arterial street section and plate number 9.2 class B pavement section.

STAFF RECOMMENDS:

Preliminary Approval subject to comments and future recommendations by planning, other departments and the approval of the City of _____.

Preliminary Approval with Variance Request subject comments and future recommendations by planning and other Departments.

Final Approval subject to recommendations other departments

Final Approval with financial guarantee.

This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules, Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.

*



TBPE Firm # F-1435

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
FRED L. KURTH • ALLAN F. BOOE • KELLEY A. HELLER-VELA

March 28, 2013

Raul Sesin, P.E., C.F.M.
Planning Director
Hidalgo County Planning Dept.
1304 S. 25th St.
Edinburg, TX 78539

**Re: HUISACHE ACRES #10 – Variance Request for 1/3 Escrow on Mile 12½ North
Under The Hidalgo County Subdivision Rules, Appendix 9, Section 9.3, Plate 9.13
“Rural Section Arterial Street” and “Plate No. 9.2 Class “B” Pavement”**

Dear Mr. Sesin:

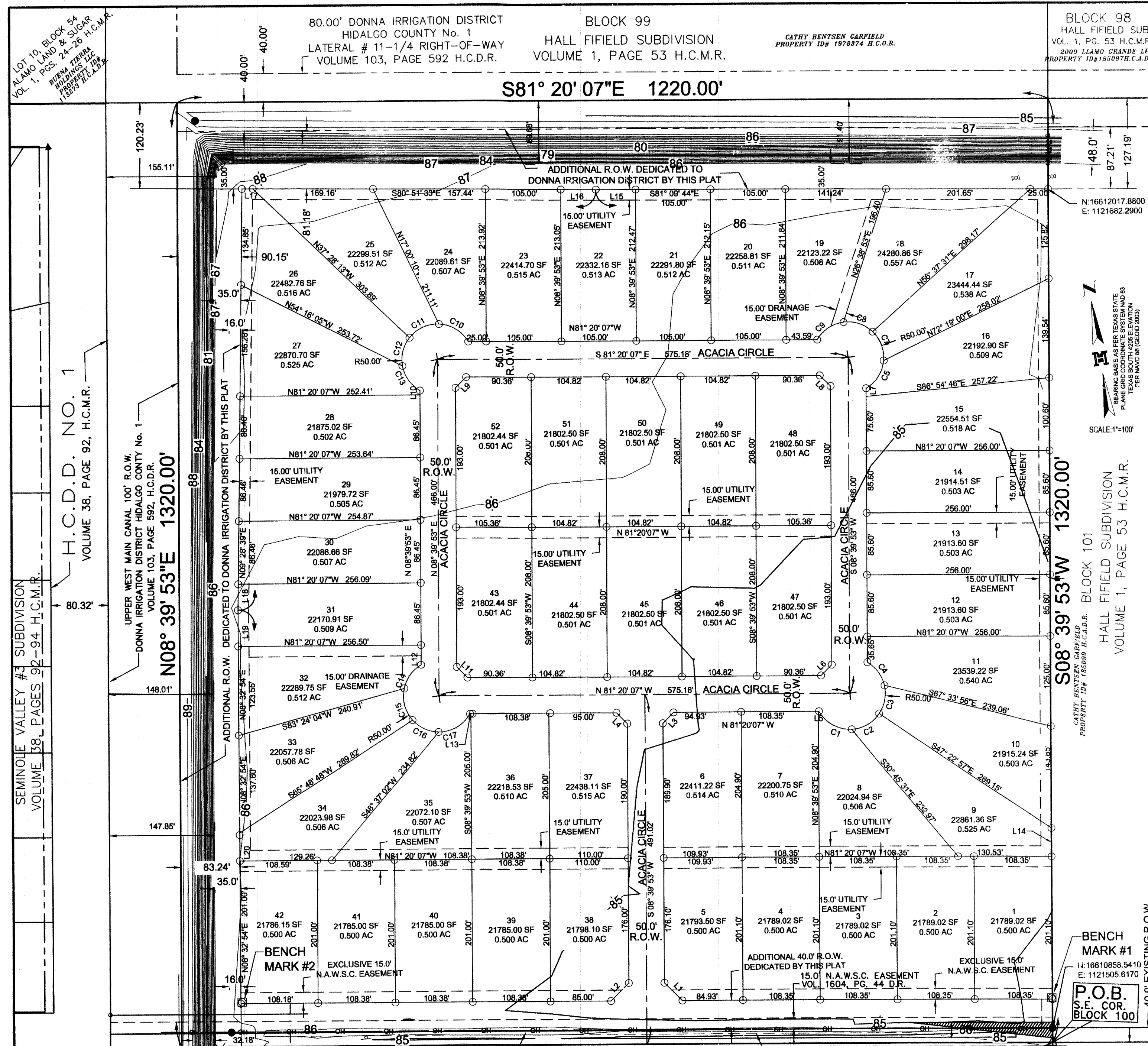
On behalf of the developer, RHTJ PROPERTIES, LTD., we are requesting a variance for the paving width of Roosevelt Road for the proposed Huisache Acres #10. We would request a 24-foot asphalt, 28-foot caliche, Class “C” Pavement Section.

Please consider this request and advise us as soon as possible on your decision. If you have any questions or comments, please contact our office. Thank you.

Sincerely,
MELDEN & HUNT, INC.

Fred L. Kurth, P.E., R.P.L.S.
President

cc: Rick D. Harbison {RHTJ Properties, LTD.}



GENERAL PLAT NOTES & RESTRICTIONS:

1. FLOOD ZONE STATEMENT: ZONE "C" (UNSHADED) IS DEFINED AS: "AREA OF MINIMAL FLOODING". COMMUNITY-PANEL NUMBER: 480334 0425 C MAP REVISED: NOVEMBER 16, 1982.

2. ZONE "C" (UNSHADED) COMMUNITY-PANEL NO. 480334 0425 C EFFECTIVE DATE: NOVEMBER 16, 1982. THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN.

3. COMMUNITY-PANEL NO. 480334 0425 C EFFECTIVE DATE: NOVEMBER 16, 1982 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAN ADMINISTRATOR HAVE IDENTIFIED NO OTHER AREAS AS SHOWN ON THIS PLAT ARE WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN. CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).

4. SETBACKS:
FRONT: 25.00 FEET
50.00 FEET ON ROOSEVELT ROAD
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
CORNER: 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

5. NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DETACHED AND CONTRACTS FOR DEEDS. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHAL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.

6. NO COMMERCIAL USE SHALL BE ALLOWED ON ALL INTERNAL LOTS 6 THROUGH 37 AND LOTS 43 THROUGH 52.

7. 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.

8. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
--B.M. NO.1 -- SET MH CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF LOT 1 OF THIS SUBDIVISION, N:16610900.2730, E:1121510.9480, ELEV= 84.74
--B.M. NO.2 -- SET MH CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF LOT 42 OF THIS SUBDIVISION, N:16611071.0340, E:1120389.8120, ELEV= 85.64

9. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 80,219 CUBIC FEET (1.84 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL FLOOD PLAIN MAPS SHALL 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 SHOWN ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THAT ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.

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, 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 THE EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.

13. AN OFF-STREET PARKING LOT SITE PLAN AND DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT AND THE OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR SCHOOLS & 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 SEWAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.

B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,760 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.

C. THE OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.

D. SOIL ANALYSIS HAS 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 ADSORPTIVE DRAIN FIELD SYSTEM.

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

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

16. RICK D. HARBISON, PRESIDENT OF RHTJ PROPERTIES, LLC, GENERAL PARTNER OF RHTJ PROPERTIES, LLC, THE OWNER & SUBDIVIDER OF HUISACHE ACRES #10, 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. LOTS 5 AND 38 SHALL NOT HAVE ACCESS/DRIVEWAY ONTO ACACIA CIRCLE UNLESS UTILIZED FOR COMMERCIAL USE. IF THE AFORESAID LOTS ARE UTILIZED FOR COMMERCIAL USE AND HAVE DOUBLE FRONTAGE, THEN THE LOT OWNER OF SAID LOT WILL BE REQUIRED TO INSTALL A BUFFER FENCE ABUTTING ALL RESIDENTIAL LOTS, TO DENY ACCESS ONTO LOT. LOCATION OF ACCESS/DRIVEWAY SHALL BE SHOWN ON THE SITE PLAN AS PER NOTE 11 AND IS SUBJECT TO APPROVAL FROM THE HIDALGO COUNTY PLANNING DEPARTMENT.

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-MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HEREBY 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, GRANTEE FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND DESCRIBED ABOVE FOR THE PURPOSE OF LATERAL ACCESS AND CONVEY TO SAID GRANTEE, AS 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 GRANTEE 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 GRANTEE HEREBY AGREES TO BE 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 AND STATE ON THIS DAY PERSONALLY APPEARED RICK 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 ____ 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 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 ____ DAY OF _____, 20__.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, RICK D. HARBISON, PRESIDENT OF RHTJ PROPERTIES, LLC, GENERAL PARTNER OF RHTJ PROPERTIES, LLC, AS OWNER OF THE 36.97 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED HUISACHE ACRES #10, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATED TO PUBLIC USE THE STREET(S), PARK, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT

(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS;
(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS; AND
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS.

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

RICK D. HARBISON
PRESIDENT OF RHTJ PROPERTIES, LLC,
GENERAL PARTNER OF RHTJ PROPERTIES, LTD.
P.O. BOX 1221
WESLACO, TEXAS 78599

DATE: _____

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED RICK HARBISON, KNOWN TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVERS LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 20__.

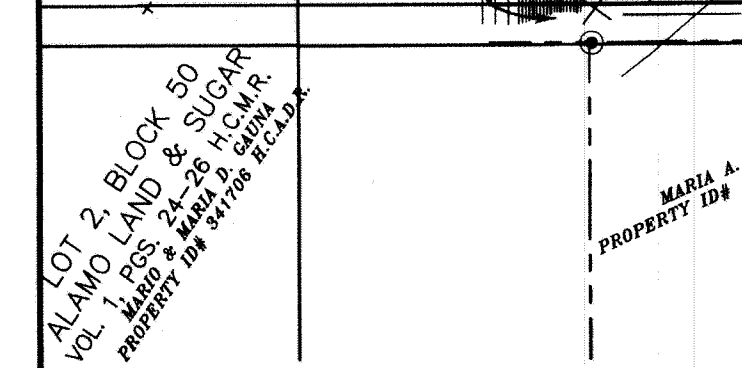
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF HIDALGO

I, FRED L. KURTH A REGISTERED PROFESSIONAL LAND SURVEYOR AND LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF HUISACHE ACRES #10 WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON FULL DATE SURVEYED _____ AND THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION.

FRED L. KURTH, PE # 54151 RPLS # 4750
DATE SURVEYED: 6-4-12 JOB NO. 12066.00
T-931 PG. 65, 67 SURVEY JOB NO. 12066.08 TEXAS REGISTRATION F-1435

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435



HUISACHE ACRES #10

A RESUBDIVISION OF 36.97 ACRES
OUT OF BLOCK 100
HALL-FIELD SUBDIVISION
VOLUME 1, PAGE 53, H.C.M.R.
HIDALGO COUNTY, TEXAS.

LOCATION MAP
SCALE: 1"=1000'

HUISACHE ACRES #10 IS LOCATED IN THE SOUTH CENTRAL PART OF HIDALGO COUNTY ON THE NORTH SIDE OF ROOSEVELT ROAD (MILE 12 1/2 NORTH), APPROXIMATELY 1,320 FEET WEST OF ITS INTERSECTION WITH VAL VERDE ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF DONNA, HUISACHE ACRES #10 FALLS IN THE RURAL AREA OF THE COUNTY. THIS SUBDIVISION FALLS WITHIN PRECINCT 4.

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRAJURISDICTION OF A MUNICIPALITY.

HUISACHE ACRES #10 IS LOCATED IN THE SOUTH CENTRAL PART OF HIDALGO COUNTY ON THE NORTH SIDE OF ROOSEVELT ROAD (MILE 12 1/2 NORTH), APPROXIMATELY 1,320 FEET WEST OF ITS INTERSECTION WITH VAL VERDE ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF DONNA, HUISACHE ACRES #10 FALLS IN THE RURAL AREA OF THE COUNTY. THIS SUBDIVISION FALLS WITHIN PRECINCT 4.

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

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. MCINTYRE EDINBURG, TX 78541
PHONE: (956) 381-0981 FAX: (956) 381-1839
227 N. F.W. 3187 EDINBURG, TX 78541
PHONE: (956) 487-8258 FAX: (956) 488-8991
E-MAIL: www.meldenandhunt.com ESTABLISHED 1947

PROJECT LEGEND

- FOUND NO. 4 REBAR
- ▲ FOUND COTTON PICKER SPINDLE
- ▲ FOUND PIPE
- FOUND "X" MARK ON CONCRETE
- SET NO. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- ▲ SET COTTON PICKER SPINDLE
- ▲ SET MONUMENT IN CONCRETE

R.O.W. - RIGHT OF WAY
H.C.M.R. - HIDALGO COUNTY MAP RECORDS
H.C.A.D.R. - HIDALGO COUNTY APPRAISAL DISTRICT RECORDS
H.C.D.R. - HIDALGO COUNTY DEED RECORDS
H.C.O.D. - HIDALGO COUNTY DRAINAGE DISTRICT
S.E. COR. - SOUTHEAST CORNER
P.O.B. - POINT OF BEGINNING

INDEX TO SHEET OF HUISACHE ACRES #10

SHEET 1: HEADING; INDEX; LOCATION MAP AND E.T.; 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.O.D. NO. 1; HIDALGO COUNTY RIGHT OF WAY DEPARTMENT CERTIFICATE; HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE; N.A.W.S.C. CERTIFICATION.

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

SHEET 3: MAP OF TOPOGRAPHY AND DRAINAGE; DRAINAGE SWALES REVISION NOTES, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DRAINAGE SWALES, ENGINEERING CERTIFICATION; CONSTRUCTION DETAILS.

DESCRIPTION OF HUISACHE ACRES #10

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 36.97 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, CONSISTING OF ALL OF BLOCK 100 CONTAINING 40.00 ACRES, SAVE AND EXCEPT THE WEST 100 FEET THEREOF, WHICH SAID 36.97-ACRE TRACT WAS CONVEYED TO RHTJ PROPERTIES, LTD. BY VIRTUE OF A WARRANTY DEED DATED AUGUST 31, 2012, RECORDED UNDER DOCUMENT NO. 2340421, HIDALGO COUNTY OFFICIAL RECORDS, SAID 36.97 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID BLOCK 100 FOR THE SOUTHEAST CORNER OF THIS TRACT:

- THENCE, N 81° 20' 07" W ALONG THE SOUTH LINE OF SAID BLOCK 100 AND WITHIN THE RIGHT-OF-WAY OF ROOSEVELT ROAD, A DISTANCE OF 1220.00 FEET TO THE SOUTHWEST CORNER OF THIS TRACT.
- THENCE, N 08° 39' 53" E ALONG THE EAST LINE OF THE 100-FOOT DONNA IRRIGATION DISTRICT HIDALGO COUNTY NO. 1 UPPER WEST MAIN CANAL AS PER VOLUME 103, PAGE 592, HIDALGO COUNTY DEED RECORDS, AT A DISTANCE OF 20.00 FEET PASS THE EXISTING NORTH RIGHT-OF-WAY LINE OF ROOSEVELT ROAD, AT A DISTANCE OF 80.00 FEET PASS THE HEREBY DEDICATED NORTH RIGHT-OF-WAY LINE, CONTINUING A TOTAL A DISTANCE OF 1320.00 FEET TO THE NORTHWEST CORNER OF THIS TRACT.
- THENCE, S 81° 20' 07" E ALONG THE NORTH LINE OF SAID BLOCK 100, A DISTANCE OF 1220.00 FEET TO THE NORTHEAST CORNER OF BLOCK 100, FOR THE NORTHEAST CORNER OF THIS TRACT.
- THENCE, S 08° 39' 53" W ALONG THE EAST LINE OF SAID BLOCK 100, AT A DISTANCE OF 1260.00 FEET PASS A NO. 4 REBAR SET FOR THE HEREBY DEDICATED NORTH RIGHT-OF-WAY LINE OF ROOSEVELT ROAD, AT A DISTANCE OF 1300.00 FEET PASS A NO. 4 REBAR FOUND FOR THE EXISTING NORTH RIGHT-OF-WAY LINE OF ROOSEVELT ROAD, CONTINUING A TOTAL A DISTANCE OF 1320.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 36.97 ACRES OF LAND, MORE OR LESS.

Curve Table

Curve #	Delta	Radius	Length	Chord Length	Tangent	Chord Direction
C1	062° 53' 50"	50.00'	54.89'	52.17'	30.58'	S52° 47' 02"E
C2	052° 29' 02"	50.00'	45.60'	44.22'	24.65'	N69° 31' 31"E
C3	047° 09' 23"	50.00'	41.16'	40.00'	21.82'	N19° 42' 19"E
C4	047° 27' 45"	50.00'	41.42'	40.24'	21.98'	N27° 36' 15"W
C5	054° 42' 37"	50.00'	47.74'	45.95'	25.87'	N41° 18' 35"E
C6	051° 34' 08"	50.00'	45.00'	43.50'	24.15'	N11° 49' 47"W
C7	050° 56' 34"	50.00'	44.46'	43.01'	23.82'	N63° 08' 08"W
C8	052° 46' 42"	50.00'	46.06'	44.45'	24.81'	S65° 03' 14"W
C9	057° 20' 56"	50.00'	50.05'	47.98'	27.35'	N50° 00' 35"W
C10	054° 15' 35"	50.00'	47.35'	45.60'	25.62'	S74° 11' 10"W
C11	048° 12' 52"	50.00'	42.08'	40.84'	22.37'	S22° 56' 56"W
C12	050° 10' 37"	50.00'	43.79'	42.40'	23.41'	S26° 14' 48"E
C13	047° 37' 08"	50.00'	41.56'	40.37'	22.06'	S44° 51' 19"W
C14	053° 48' 19"	50.00'	45.95'	45.25'	25.37'	S55° 51' 24"E
C15	047° 36' 41"	50.00'	41.55'	40.36'	22.06'	S56° 33' 54"E
C16	060° 57' 53"	50.00'	53.20'	50.73'	29.43'	N69° 08' 49"E

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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 TEX. 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 OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
BY: _____

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

DONNA IRRIGATION DISTRICT

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY DONNA IRRIGATION DISTRICT, DATED THIS ____ DAY OF _____, 2013.

PRESIDENT _____ DATE _____
ATTEST: SECRETARY _____ DATE _____

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

HIDALGO COUNTY HEALTH DEPARTMENT

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF HUISACHE ACRES #10 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON THIS THE ____ DAY OF _____, 20__.

ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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 TEX. 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 OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
BY: _____

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

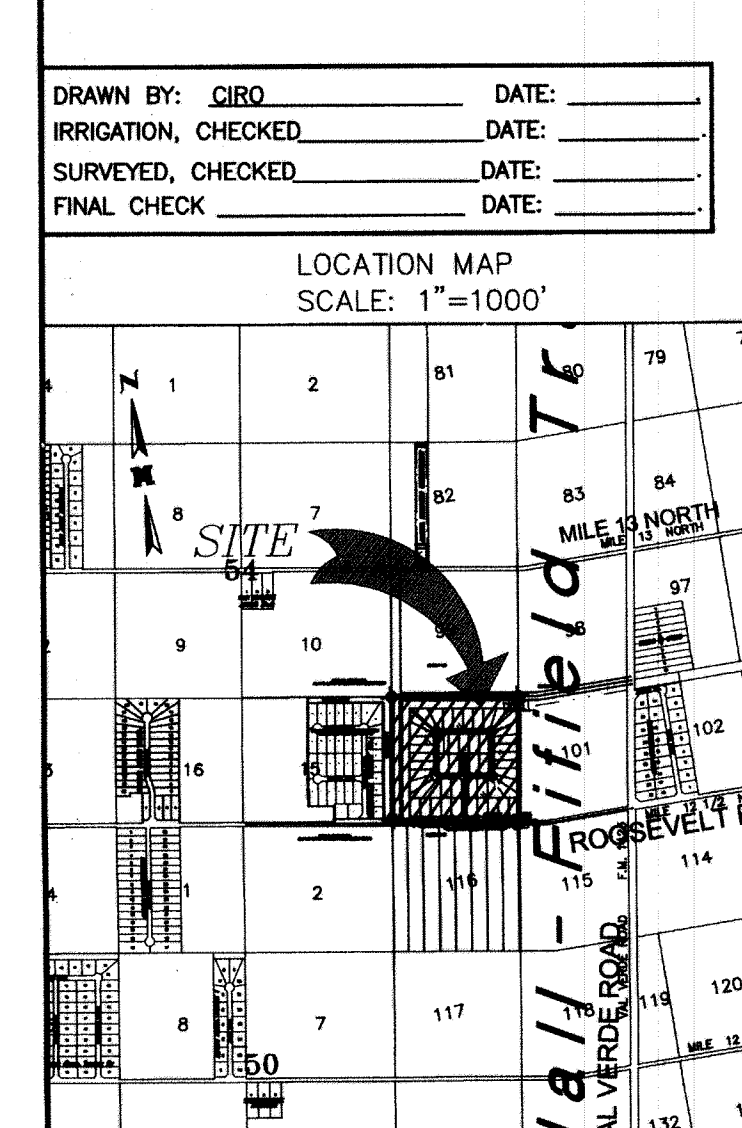
ARTURO GUJARDO, JR. HIDALGO COUNTY CLERK

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

ON: _____ AT _____ AM/PM
DOCUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF HUISACHE ACRES #10 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON THIS THE ____ DAY OF _____, 20__.

ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____



HUISACHE ACRES #10

A RESUBDIVISION OF 36.97 ACRES
OUT OF BLOCK 100
HALL-FIELD SUBDIVISION
VOLUME 1, PAGE 53, H.C.M.R.
HIDALGO COUNTY, TEXAS.

LOCATION MAP
SCALE: 1"=1000'

HUISACHE ACRES #10 IS LOCATED IN THE SOUTH CENTRAL PART OF HIDALGO COUNTY ON THE NORTH SIDE OF ROOSEVELT ROAD (MILE 12 1/2 NORTH), APPROXIMATELY 1,320 FEET WEST OF ITS INTERSECTION WITH VAL VERDE ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF DONNA, HUISACHE ACRES #10 FALLS IN THE RURAL AREA OF THE COUNTY. THIS SUBDIVISION FALLS WITHIN PRECINCT 4.

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRAJURISDICTION OF A MUNICIPALITY.

HUISACHE ACRES #10 IS LOCATED IN THE SOUTH CENTRAL PART OF HIDALGO COUNTY ON THE NORTH SIDE OF ROOSEVELT ROAD (MILE 12 1/2 NORTH), APPROXIMATELY 1,320 FEET WEST OF ITS INTERSECTION WITH VAL VERDE ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF DONNA, HUISACHE ACRES #10 FALLS IN THE RURAL AREA OF THE COUNTY. THIS SUBDIVISION FALLS WITHIN PRECINCT 4.

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

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. MCINTYRE EDINBURG, TX 78541
PHONE: (956) 381-0981 FAX: (956) 381-1839
227 N. F.W. 3187 EDINBURG, TX 78541
PHONE: (956) 487-8258 FAX: (956) 488-8991
E-MAIL: www.meldenandhunt.com ESTABLISHED 1947

PROJECT LEGEND

- FOUND NO. 4 REBAR
- ▲ FOUND COTTON PICKER SPINDLE
- ▲ FOUND PIPE
- FOUND "X" MARK ON CONCRETE
- SET NO. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- ▲ SET COTTON PICKER SPINDLE
- ▲ SET MONUMENT IN CONCRETE

R.O.W. - RIGHT OF WAY
H.C.M.R. - HIDALGO COUNTY MAP RECORDS
H.C.A.D.R. - HIDALGO COUNTY APPRAISAL DISTRICT RECORDS
H.C.D.R. - HIDALGO COUNTY DEED RECORDS
H.C.O.D. - HIDALGO COUNTY DRAINAGE DISTRICT
S.E. COR. - SOUTHEAST CORNER
P.O.B. - POINT OF BEGINNING

INDEX TO SHEET OF HUISACHE ACRES #10

SHEET 1: HEADING; INDEX; LOCATION MAP AND E.T.; 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.O.D. NO. 1; HIDALGO COUNTY RIGHT OF WAY DEPARTMENT CERTIFICATE; HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE; N.A.W.S.C. CERTIFICATION.

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

SHEET 3: MAP OF TOPOGRAPHY AND DRAINAGE; DRAINAGE SWALES REVISION NOTES, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DRAINAGE SWALES, ENGINEERING CERTIFICATION; CONSTRUCTION DETAILS.

DESCRIPTION OF HUISACHE ACRES #10

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 36.97 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, CONSISTING OF ALL OF BLOCK 100 CONTAINING 40.00 ACRES, SAVE AND EXCEPT THE WEST 100 FEET THEREOF, WHICH SAID 36.97-ACRE TRACT WAS CONVEYED TO RHTJ PROPERTIES, LTD. BY VIRTUE OF A WARRANTY DEED DATED AUGUST 31, 2012, RECORDED UNDER DOCUMENT NO. 2340421, HIDALGO COUNTY OFFICIAL RECORDS, SAID 36.97 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID BLOCK 100 FOR THE SOUTHEAST CORNER OF THIS TRACT:

- THENCE, N 81° 20' 07" W ALONG THE SOUTH LINE OF SAID BLOCK 100 AND WITHIN THE RIGHT-OF-WAY OF ROOSEVELT ROAD, A DISTANCE OF 1220.00 FEET TO THE SOUTHWEST CORNER OF THIS TRACT.
- THENCE, N 08° 39' 53" E ALONG THE EAST LINE OF THE 100-FOOT DONNA IRRIGATION DISTRICT HIDALGO COUNTY NO. 1 UPPER WEST MAIN CANAL AS PER VOLUME 103, PAGE 592, HIDALGO COUNTY DEED RECORDS, AT A DISTANCE OF 20.00 FEET PASS THE EXISTING NORTH RIGHT-OF-WAY LINE OF ROOSEVELT ROAD, AT A DISTANCE OF 80.00 FEET PASS THE HEREBY DEDICATED NORTH RIGHT-OF-WAY LINE, CONTINUING A TOTAL A DISTANCE OF 1320.00 FEET TO THE NORTHWEST CORNER OF THIS TRACT.
- THENCE, S 81° 20' 07" E ALONG THE NORTH LINE OF SAID BLOCK 100, A DISTANCE OF 1220.00 FEET TO THE NORTHEAST CORNER OF BLOCK 100, FOR THE NORTHEAST CORNER OF THIS TRACT.
- THENCE, S 08° 39' 53" W ALONG THE EAST LINE OF SAID BLOCK 100, AT A DISTANCE OF 1260.00 FEET PASS A NO. 4 REBAR SET FOR THE HEREBY DEDICATED NORTH RIGHT-OF-WAY LINE OF ROOSEVELT ROAD, AT A DISTANCE OF 1300.00 FEET PASS A NO. 4 REBAR FOUND FOR THE EXISTING NORTH RIGHT-OF-WAY LINE OF ROOSEVELT ROAD, CONTINUING A TOTAL A DISTANCE OF 1320.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 36.97 ACRES OF LAND, MORE OR LESS.

Lot Line Table

Line #	Length	Direction
L1	35.36'	N36° 20' 07"W
L2	35.36'	N53° 39' 53"E
L3	21.21'	N53° 39' 53"E
L4	21.21'	N36° 20' 07"W
L5	0.75'	N81° 20' 07"W
L6	21.21'	S53° 39' 53"W
L7	11.34'	S08° 39' 53"W
L8	21.21'	N36° 20' 07"W
L9	21.21'	S53° 39' 53"W
L10	6.05'	S08° 39' 53"W
L11	21.21'	S36° 20' 07"E
L12	27.65'	S08° 39' 53"W
L13	1.13'	N81° 20' 07"W
L14	40.00'	S08° 39' 53"W
L15	55.89'	S81° 09' 44"E
L16	49.11'	S80° 51' 33"E
L17	15.00'	S80° 51' 33"E
L18	35.86'	N09° 28' 39"E
L19	50.59'	N08° 32' 54"E
L20	39.70'	N08° 32' 54"E

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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 TEX. 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 OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
BY: _____

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

ARTURO GUJARDO, JR. HIDALGO COUNTY CLERK

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

ON: _____ AT _____ AM/PM
DOCUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF HUISACHE ACRES #10 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON THIS THE ____ DAY OF _____, 20__.

ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____

MAP OF WATER DISTRIBUTION SYSTEM
 MAPA DE SISTEMA DE DISTRIBUCION DE AGUA

ENGINEERING REPORT FOR HUISACHE ACRES #10
 BY: FRED L. KURTH

REPORT DE INGENIERIA DE HUISACHE ACRES #10
 POR: FRED L. KURTH

PROVISION OF WATER: DESCRIPTION, COST, AND OPERABILITY DATE:
 HUISACHE ACRES #10 SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH N.A.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND N.A.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHAS DE INICIO
 LA SUBDIVISION HUISACHE ACRES #10 RECIBIRA SU PROVISION DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (LA COMPANIA DE AGUA (N.A.W.S.C.)). EL DUEÑO DE LA SUBDIVISION Y N.A.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 AÑOS. N.A.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.

N.A.W.S.C. HAS AN EXISTING 8" DIAMETER WATER LINE RUNNING ALONG THE NORTH SIDE OF THE RIGHT-OF-WAY OF ROOSEVELT ROAD. THE WATER SYSTEM FOR HUISACHE ACRES #10 CONSISTS OF A 8" DIAMETER WATER LINE THAT TAPS INTO THE EXISTING 8" LINE. THIS 8" LINE THEN RUNS NORTH ALONG THE EAST SIDE OF ACACIA CIRCLE RIGHT-OF-WAY ENDING WITH A 8" TEE ON THE SOUTHEAST CORNER OF LOT 45. ANOTHER 8" LINE RUNS WEST ALONG THE NORTH SIDE OF ACACIA CIRCLE RIGHT-OF-WAY TO AN 8" 90° ELBOW AT THE SOUTHWEST CORNER OF LOT 43, THEN TURNS NORTH ALONG THE EAST SIDE OF ACACIA CIRCLE TO AN 8" 90° ELBOW AT THE NORTHWEST CORNER OF LOT 52, THEN TURNS EAST ALONG THE SOUTH RIGHT-OF-WAY OF ACACIA CIRCLE TO AN 8" 90° ELBOW AT THE NORTHEAST CORNER OF LOT 48, THEN TURNS SOUTH ALONG THE WEST RIGHT-OF-WAY OF ACACIA CIRCLE TO AN 8" 90° ELBOW AT THE SOUTHWEST CORNER OF LOT 47, THEN TURNS WEST ALONG THE NORTH RIGHT-OF-WAY OF ACACIA CIRCLE TO AN 8" TEE AT THE SOUTHEAST CORNER OF LOT 45.

EL SISTEMA DE PROVISION DE AGUA PARA LA SUBDIVISION HUISACHE ACRES #10 CONSISTE DE UN CONDUCTO DE AGUA DE 8 PULGADAS DE DIAMETRO QUE PASA POR EL LADO NORTE DEL DERECHO DE VIA DE (RIGHT OF WAY) DE LA CARRETERA ROOSEVELT ROAD. EL SISTEMA DE PROVISION DE AGUA DE LA SUBDIVISION HUISACHE ACRES #10 CONSISTE DE UN CONDUCTO DE AGUA DE 8 PULGADAS DE DIAMETRO QUE SE CONECTA CON EL CONDUCTO DE AGUA EXISTENTE DE 8 PULGADAS. ESTA LINEA DE 8 PULGADAS CUAL SIGUE HACIA EL NORTE POR EL LADO ESTE DEL DERECHO DE VIA DE LA CALLE ACACIA CIRCLE. TERMINARA CON UNA TEE DE 8 PULGADAS CON DOS VALVULAS DE PRESION DE 8 PULGADAS DE DIAMETRO LOCALIZADA AL SURESTE DE LOTE 45. OTRO CONDUCTO DE AGUA DE 8 PULGADAS DE DIAMETRO CONTINUA CORRIENDO AL OESTE POR EL LADO NORTE DEL DERECHO DE VIA DE LA CALLE ACACIA CIRCLE A UN CODDO DE 90° DE 8" EN EL LADO SURESTE DE LOTE 43, LUEGO VOLTIANDO AL NORTE EL LADO ESTE DEL DERECHO DE VIA DE LA CALLE ACACIA CIRCLE A UN CODDO DE 90° DE 8" EN EL LADO NORTOESTE DE LOTE 52, LUEGO VOLTIANDO AL ESTE EN EL LADO SUR DEL DERECHO DE VIA DE LA CALLE ACACIA CIRCLE A UN CODDO DE 90° DE 8" EN EL LADO NORTOESTE DE LOTE 48, LUEGO VOLTIANDO AL SUR EN EL LADO OESTE DEL DERECHO DE VIA DE LA CALLE ACACIA CIRCLE A UN CODDO DE 90° DE 8" EN EL LADO SURESTE DE LOTE 47, LUEGO VOLTIANDO AL OESTE EN EL LADO NORTE DEL DERECHO DE VIA DE LA CALLE ACACIA CIRCLE A UN TEE DE 8" EN EL LADO SURESTE DE LOTE 45.

WATER DISTRIBUTION FOR THE HUISACHE ACRES #10 CONSISTS OF TWENTY-THREE (23) -1" DIAMETER DUAL SERVICE LINES THAT RUN IN PAIRS TO LOTS BEFORE SPLITTING INTO 1/2" DIAMETER SERVICE LINES AND SIX (6) -3/4" DIAMETER SINGLE SERVICE LINES. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE 8" LINE, THE DUAL SERVICES AND 1/2" SINGLE SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$135,271.25, OR \$2,601.37 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$135,271.25, WHICH COVERS THE \$2,601.37 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 N.A.W.S.C. UPON REQUEST BY THE LOT OWNER, N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVIDER HAS INSTALLED 5 FIRE HYDRANTS AT A UNIT COST OF \$2,750.00 FOR A TOTAL COST OF \$13,750.00. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

DEL CONDUCTO DE AGUA DE 8 PULGADAS SE PRODUCEN VENTERES DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIAMETRO PARA CADA DOS LOTES. ESTOS CONDUCTOS SE SEPARAN PARA PRODUCIR DOS CONDUCTOS DE AGUA DE 1/2 PULGADA DE DIAMETRO PARA CADA LOTE Y SEIS CONDUCTOS INDIVIDUALES DE AGUA DE 3/4 PULGADA DE DIAMETRO PARA CADA LOTE YA SE HAN INSTALADO LOS CONDUCTOS DE AGUA DE 8 PULGADAS DE DIAMETRO, LOS DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIAMETRO, EL CONDUCTO DE 1/2 PULGADA DE DIAMETRO, Y LOS MEDIDORES MECANICOS DE AGUA A UN COSTO TOTAL DE \$135,271.25 O \$ 2,601.37 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN HA PAGADO A LA COMPANIA N.A.W.S.C. \$135,271.25, QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE, \$2,601.37. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION. CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPANIA N.A.W.S.C. LO INSTALARA SIN ALGUN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION TAMBIEN HA INSTALADO 5 BOCAS DE RIEGO (FIRE HYDRANT) A UN COSTO DE \$ 2,750.00 POR CADA UNO CUAL GASTA UNA CANTIDAD TOTAL \$13,750.00. 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.

SEWAGE FACILITIES DESCRIPTION; COST AND OPERABILITY DATES
 SEWAGE FROM HUISACHE ACRES #10 SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. JOSE A. GONZALEZ PROFESSIONAL ENGINEER NO. 12258, HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENT DRAIN FIELD.

DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION
 SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. EL INGENIERO AUTOR DE ESTE DOCUMENTO HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS FOSAS SEPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.

SOIL EVALUATION REPORT:
 EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A SANDY LOAM SOIL FOR THE AREA. AT LEAST TWO SOIL EXCAVATIONS WERE PERFORMED ON THE SITE, AT OPPOSITE ENDS OF THE PROPOSED DISPOSAL AREA. (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMIT AREA). THE SOIL IS A UNIFORM SANDY LOAM EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUND WATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

CADA LOTE EN LA SUBDIVISION MIDE MEDIO ACRE. SE HICIERON DOS DE EXCAVACIONES DE EVALUACION EN LUGARES OPUESTOS EN LA SUBDIVISION (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICATIVAMENTE UNIFORME). EL TERRENO ES UNIFORME (TERRENO ARCILLOSO Y SUELO FRANCO) Y SE EXTIENDE A 36 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MAS ARRIBA DE LO MAS BAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA AREA FLUYE BIEN.

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS 1,500.00, INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSFS HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF \$63,000.00. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON XX-XX-2013. LOT 1 THROUGH 5 & 38 THROUGH 42 SHALL HAVE OFFS INSTALLED BY LOT OWNERS AT BUILDING PERMIT STAGE.

EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON \$ 1,500.00 DOLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS TODAS LAS FOSAS SEPTICAS HAN SIDO INSTALADAS EN EL PROCESO DE LA APROBACION FINAL A UN COSTO TOTAL DE \$ 63,000.00. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODOS LAS FOSAS SEPTICAS Y AH APROBADO LA INSTALACION DE LAS FOSAS SEPTICAS DESDE (FECHA DE INSPECCION). LOTES 1 AL 5 & 38 AL 42 SE LE INSTALARA LAS FOSAS SEPTICAS EN EL TIEMPO DEL PERMISO DE CONSTRUCCION.

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 THE WATER AND THE UNCONSTRUCTED ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

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 (CÓDIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$135,271.25 WHICH EQUALS TO \$2,601.37 PER LOT.

AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUINDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$135,271.25 O \$ 2,601.37 POR LOTE

SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$1,500.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$63,000.00 FOR THE ENTIRE SUBDIVISION.

DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$1,500.00 A UN COSTO TOTAL DE \$ 63,000.00 TODA LA SUBDIVISION.

ENGINEER'S SIGNATURE DATE

ENGINEER'S SIGNATURE DATE 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 WILL BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:

1. I, RICK HARRISON, SUBDIVIDER OF HUISACHE ACRES #10, 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.

OWNER

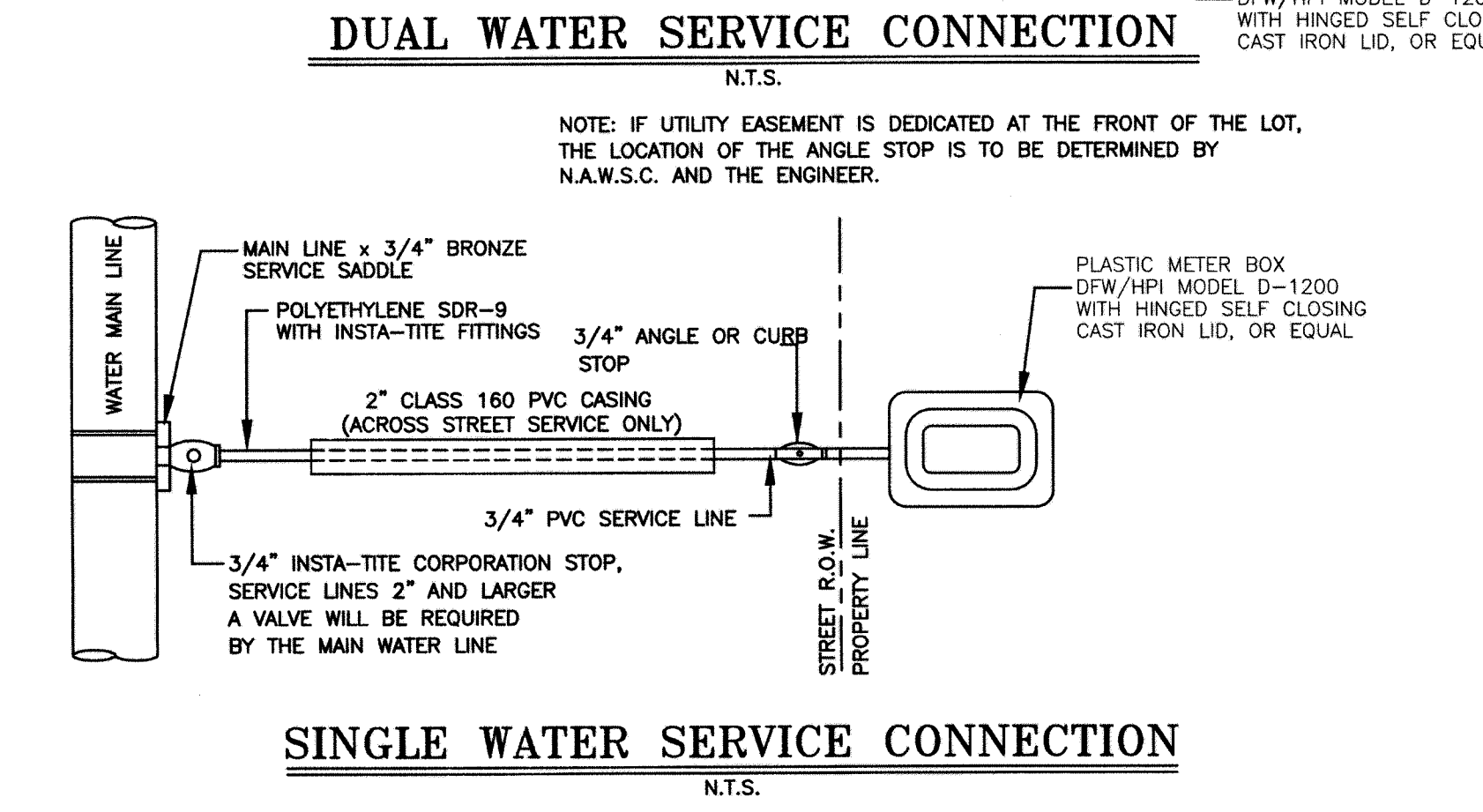
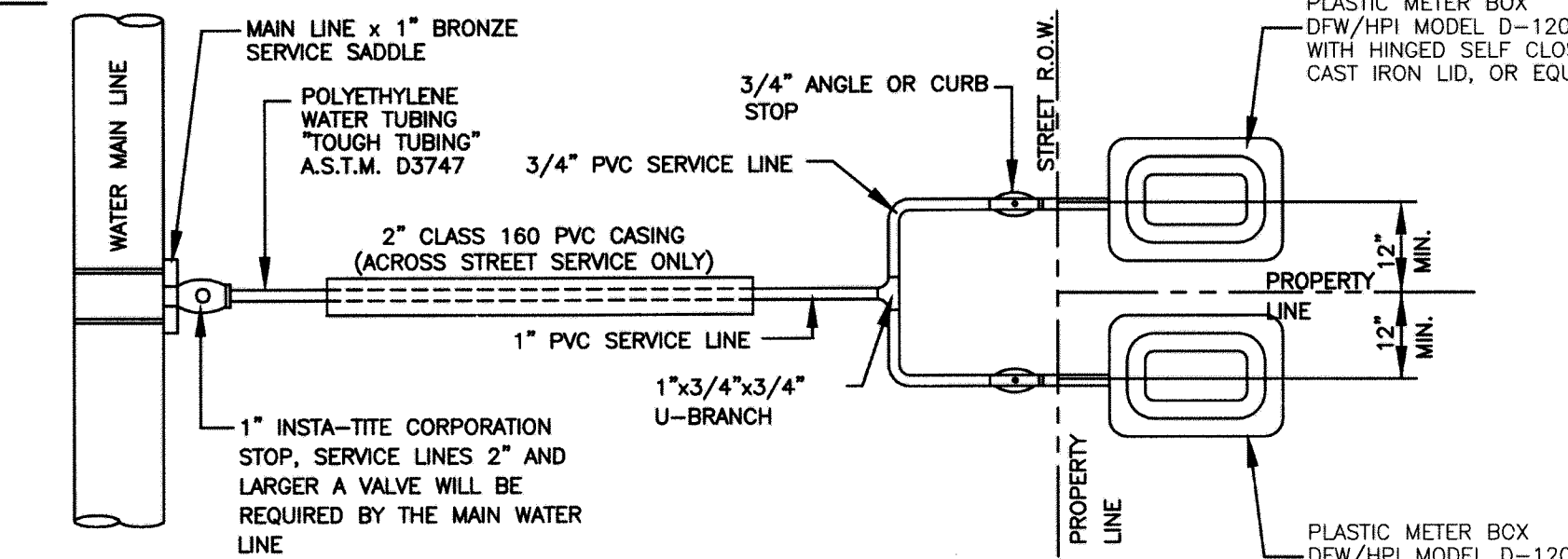
STATE OF TEXAS

COUNTY OF HIDALGO:

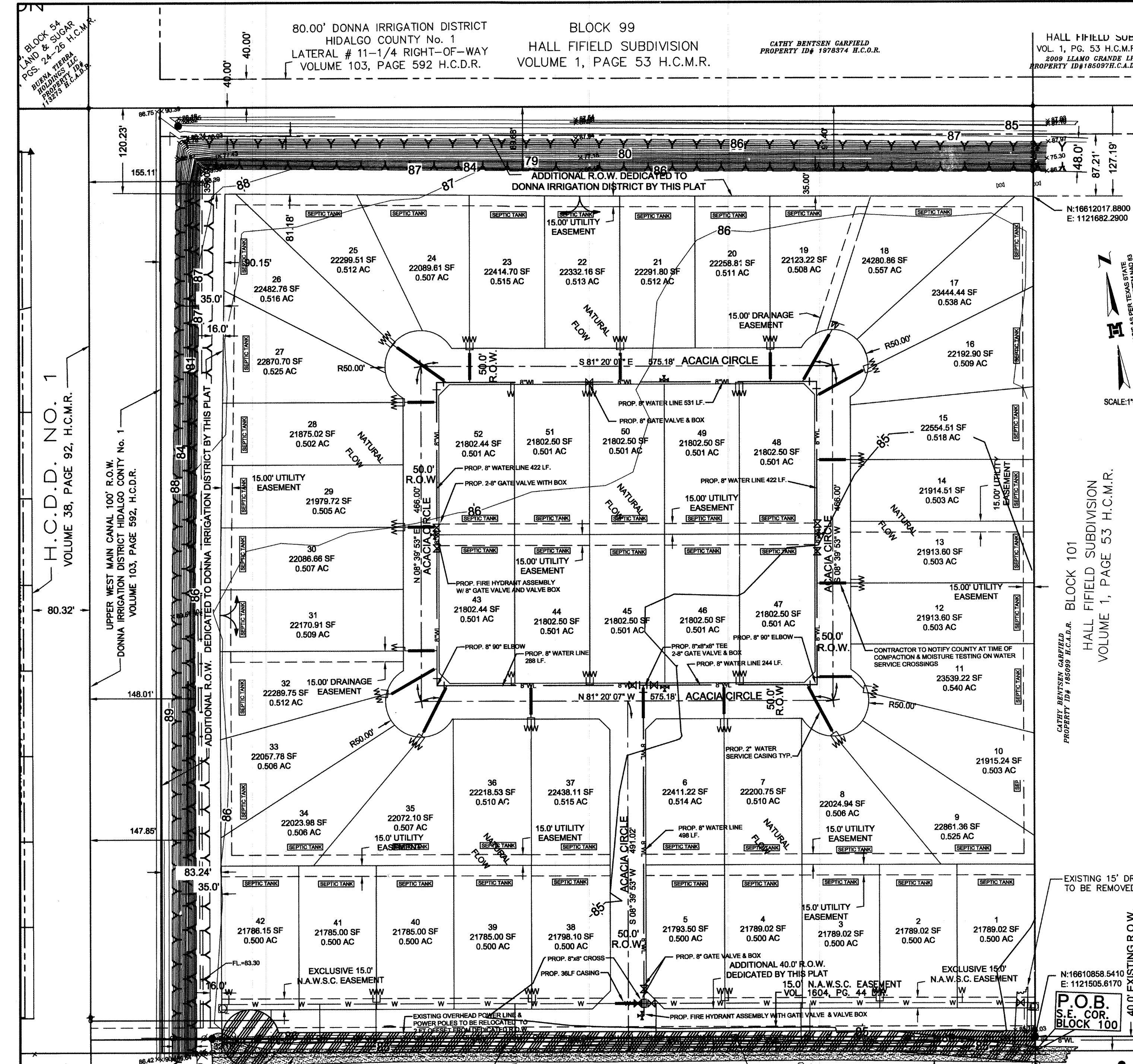
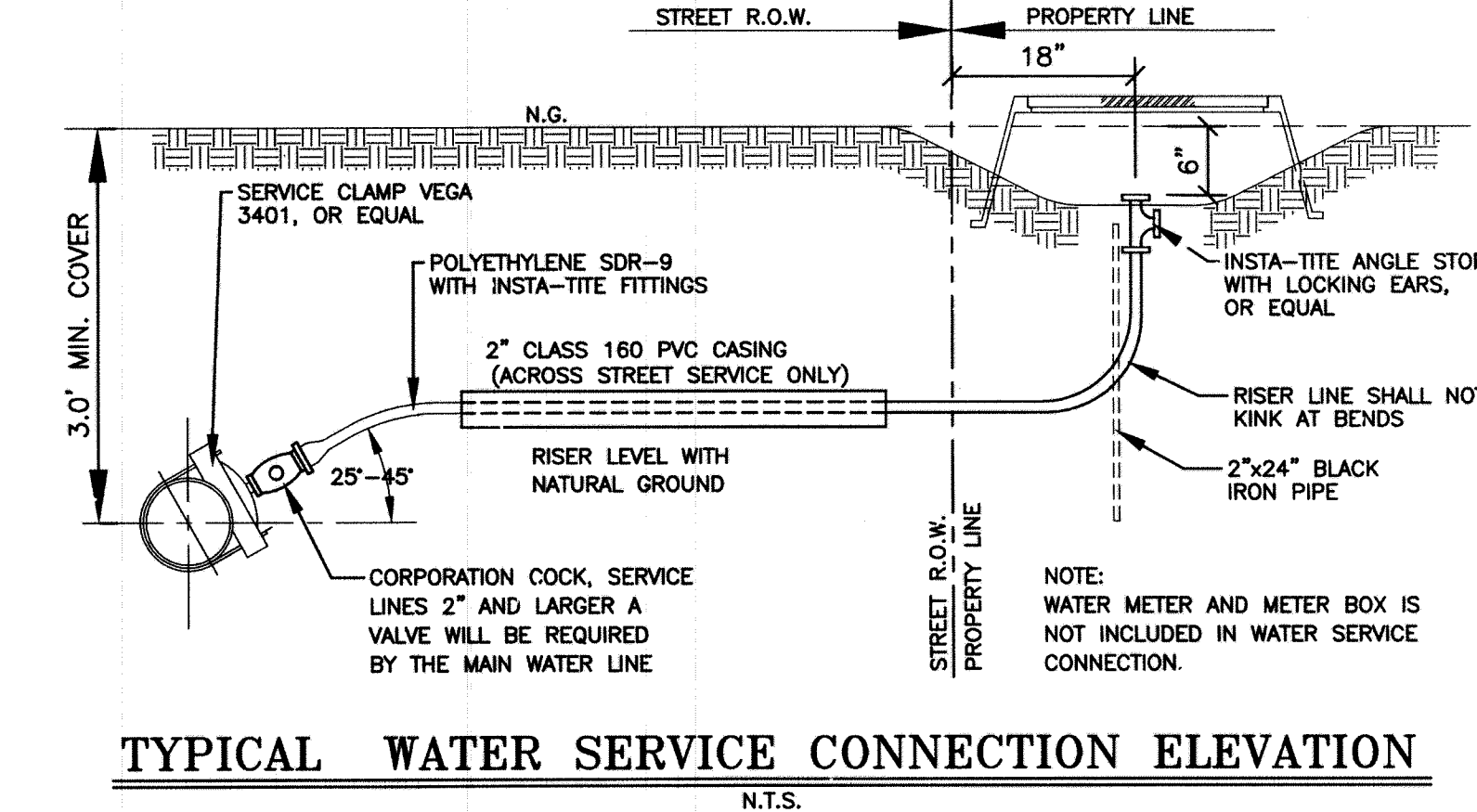
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICK HARRISON, KNOWN TO ME THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO BE THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS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

NOTARY PUBLIC

MY COMMISSION EXPIRES _____



COST ESTIMATE:	ESTIMACION DE COSTOS:
PAVING IMPROVEMENTS: \$ 286,138.15	PAVIMENTACION DE CALLES: \$ 286,138.15
DRAINAGE IMPROVEMENTS: \$ 21,804.00	DRENAJE PLUVIAL: \$ 21,804.00
WATER DISTRIBUTION: \$ 82,018.75	SERVICIO DE AGUA POTABLE: \$ 82,018.75
SEPTIC TANK SEWER IMPROVEMENTS / OSSF: \$ 63,000.00	SERVICIO DE DRENAJE SANITARIO: \$ 63,000.00



LEGEND:

● FOUND REBAR	● VARILLA ENCONTRADO
○ FOUND COTTON PICKER SPINDLE	○ E.E. ENCONTRADA
○ FOUND PIPE	○ TUBO DE VARILLA ENCONTRADO
○ SET REBAR	○ VARILLA ASENTADA
— PROPOSED DUAL WATER SERVICE	— SERVICIO DOBLE DE AGUA PROPUUESTO
— PROPOSED SINGLE WATER SERVICE	— SERVICIO INDIVIDUAL DE AGUA PROPUUESTO
— PROPOSED SEPTIC TANK	— TANQUE SEPTICO

TYPICAL DETAILS OF SERVICE LINES AND WATER METER BOX

DETAILLE TIPICO DE LINEAS DE SERVICIO Y MEDIDORES DE AGUA

1. 21802.50 SF 0.501 AC

2. 21802.50 SF 0.501 AC

3. 21802.50 SF 0.501 AC

4. 21802.50 SF 0.501 AC

5. 21802.50 SF 0.501 AC

6. 21802.50 SF 0.501 AC

7. 21802.50 SF 0.501 AC

8. 21802.50 SF 0.501 AC

9. 21802.50 SF 0.501 AC

10. 21802.50 SF 0.501 AC

11. 21802.50 SF 0.501 AC

12. 21802.50 SF 0.501 AC

13. 21802.50 SF 0.501 AC

14. 21802.50 SF 0.501 AC

15. 21802.50 SF 0.501 AC

16. 21802.50 SF 0.501 AC

17. 21802.50 SF 0.501 AC

18. 21802.50 SF 0.501 AC

19. 21802.50 SF 0.501 AC

20. 21802.50 SF 0.501 AC

21. 21802.50 SF 0.501 AC

22. 21802.50 SF 0.501 AC

23. 21802.50 SF 0.501 AC

24. 21802.50 SF 0.501 AC

25. 21802.50 SF 0.501 AC

26. 21802.50 SF 0.501 AC

27. 21802.50 SF 0.501 AC

28. 21802.50 SF 0.501 AC

29. 21802.50 SF 0.501 AC

30. 21802.50 SF 0.501 AC

31. 21802.50 SF 0.501 AC

32. 21802.50 SF 0.501 AC

33. 21802.50 SF 0.501 AC

34. 21802.50 SF 0.501 AC

35. 21802.50 SF 0.501 AC

36. 21802.50 SF 0.501 AC

37. 21802.50 SF 0.501 AC

38. 21802.50 SF 0.501 AC

39. 21802.50 SF 0.501 AC

40. 21802.50 SF 0.501 AC

41. 21802.50 SF 0.501 AC

42. 21802.50 SF 0.501 AC

43. 21802.50 SF 0.501 AC

44. 21802.50 SF 0.501 AC

45. 21802.50 SF 0.501 AC

46. 21802.50 SF 0.501 AC

47. 21802.50 SF 0.501 AC

48. 21802.50 SF 0.501 AC

49. 21802.50 SF 0.501 AC

50. 21802.50 SF 0.501 AC

51. 21802.50 SF 0.501 AC

52. 21802.50 SF 0.501 AC

53. 21802.50 SF 0.501 AC

54. 21802.50 SF 0.501 AC

55. 21802.50 SF 0.501 AC

56. 21802.50 SF 0.501 AC

57. 21802.50 SF 0.501 AC

58. 21802.50 SF 0.501 AC

59. 21802.50 SF 0.501 AC

60. 21802.50 SF 0.501 AC

61. 21802.50 SF 0.501 AC

62. 21802.50 SF 0.501 AC

63. 21802.50 SF 0.501 AC

64. 21802.50 SF 0.501 AC

65. 21802.50 SF 0.501 AC

66. 21802.50 SF 0.501 AC

67. 21802.50 SF 0.501 AC

68. 21802.50 SF 0.501 AC

69. 21802.50 SF 0.501 AC

70. 21802.50 SF 0.501 AC

71. 21802.50 SF 0.501 AC

72. 21802.50 SF 0.501 AC

73. 21802.50 SF 0.501 AC

74. 21802.50 SF 0.501 AC

75. 21802.50 SF 0.501 AC

76. 21802.50 SF 0.501 AC

77. 21802.50 SF 0.501 AC

78. 21802.50 SF 0.501 AC

79. 21802.50 SF 0.501 AC

80. 21802.50 SF 0.501 AC

81. 21802.50 SF 0.501 AC

82. 21802.50 SF 0.501 AC

83. 21802.50 SF 0.501 AC

84. 21802.50 SF 0.501 AC

85. 21802.50 SF 0.501 AC

86. 21802.50 SF 0.501 AC

87. 21802.50 SF 0.501 AC

88. 21802.50 SF 0.501 AC

89. 21802.50 SF 0.501 AC

90. 21802.50 SF 0.501 AC

91. 21802.50 SF 0.501 AC

92. 21802.50 SF 0.501 AC

93. 21802.50 SF 0.501 AC

94. 21802.50 SF 0.501 AC

95. 21802.50 SF 0.501 AC

96. 21802.50 SF 0.501 AC

97. 21802.50 SF 0.501 AC

98. 21802.50 SF 0.501 AC

99. 21802.50 SF 0.501 AC

100. 21802.50 SF 0.501 AC

101. 21802.50 SF 0.501 AC

102. 21802.50 SF 0.501 AC

103. 21802.50 SF 0.501 AC

104. 21802.50 SF 0.501 AC

105. 21802.50 SF 0.501 AC

106. 21802.50 SF 0.501 AC

107. 21802.50 SF 0.501 AC

108. 21802.50 SF 0.501 AC

109. 21802.50 SF 0.501 AC

110. 21802.50 SF 0.501 AC

111. 21802.50 SF 0.501 AC

112. 21802.50 SF 0.501 AC

113. 21802.50 SF 0.501 AC

114. 21802.50 SF 0.501 AC

115. 21802.50 SF 0.501 AC

116. 21802.50 SF 0.501 AC

117. 21802.50 SF 0.501 AC

118. 21802.50 SF 0.501 AC

119. 21802.50 SF 0.501 AC

120. 21802.50 SF 0.501 AC

121. 21802.50 SF 0.501 AC

122. 21802.50 SF 0.501 AC

123. 21802.50 SF 0.501 AC

124. 21802.50 SF 0.501 AC

125. 21802.50 SF 0.501 AC

126. 21802.50 SF 0.501 AC

127. 21802.50 SF 0.501 AC

128. 21802.50 SF 0.501 AC

129. 21802.50 SF 0.501 AC

130. 21802.50 SF 0.501 AC

131. 21802.50 SF 0.501 AC

132. 21802.50 SF 0.501 AC

133. 21802.50 SF 0.501 AC

134. 21802.50 SF 0.501 AC

135. 21802.50 SF 0.501 AC

136. 21802.50 SF 0.501 AC

137. 21802.50 SF 0.501 AC

138. 21802.50 SF 0.501 AC

139. 21802.50 SF 0.501 AC

140. 21802.50 SF 0.501 AC

141. 21802.50 SF 0.501 AC

142. 21802.50 SF 0.501 AC

143. 21802.50 SF 0.501 AC

144. 21802.50 SF 0.501 AC

145. 21802.50 SF 0.501 AC

146. 21802.50 SF 0.501 AC

147. 21802.50 SF 0.501 AC

148. 21802.50 SF 0.501 AC

149. 21802.50 SF 0.501 AC

150. 21802.50 SF 0.501 AC

151. 21802.50 SF 0.501 AC

152. 21802.50 SF 0.501 AC

153. 21802.50 SF 0.501 AC

154. 21802.50 SF 0.501 AC

155. 21802.50 SF 0.501 AC

156. 21802.50 SF 0.501 AC

157. 21802.50 SF 0.501 AC

158. 21802.50 SF 0.501 AC

159. 21802.50 SF 0.501 AC

160. 21802.50 SF 0.501 AC

161. 21802.50 SF 0.501 AC

162. 21802.50 SF 0.501 AC

163. 21802.50 SF 0.501 AC

164. 21802.50 SF 0.501 AC

MAP OF TOPOGRAPHY AND DRAINAGE:
 MAPA DE TOPOGRAFIA Y DESAGUE:
 SUBDIVISION MAP OF
HUISACHE ACRES #10
 BEING A RESUBDIVISION OF 36.970 ACRES
 OUT OF BLOCK 100
 HALL-FIFIELD SUBDIVISION
 VOLUME 1, PAGE 53, H.C.M.R.
 HIDALGO COUNTY, TEXAS.

BLOCK 99

BEING A RESUBDIVISION OF 36.970 ACRES
 OUT OF BLOCK 100
 HALL-FIFIELD SUBDIVISION
 VOLUME 1, PAGE 53, H.C.M.R.
 HIDALGO COUNTY, TEXAS.

SCALE: 1" = 100'

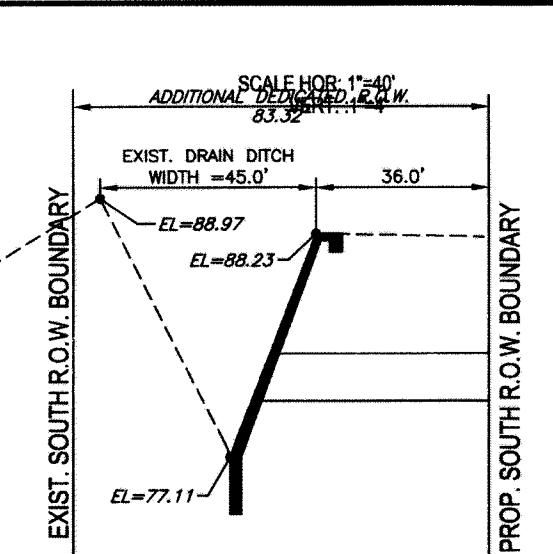
80.00' DONNA IRRIGATION DISTRICT
 HIDALGO COUNTY No. 1
 LATERAL # 11-1/4 RIGHT-OF-WAY
 VOLUME 103, PAGE 592 H.C.D.R.

BLOCK 99
 HALL FIFIELD SUBDIVISION
 VOLUME 1, PAGE 53 H.C.M.R.

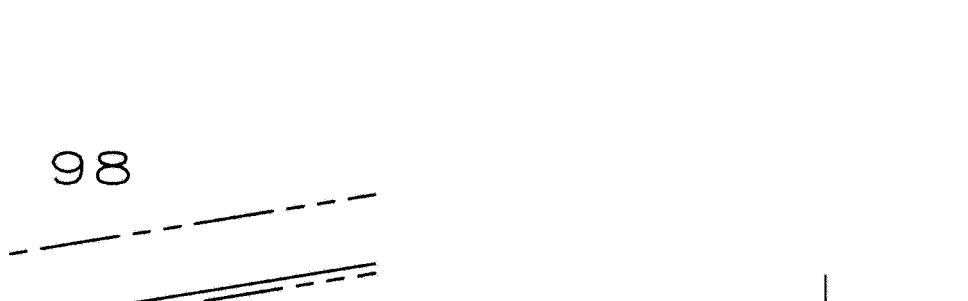
DITCH SECTION E

BLOCK 98
 HALL FIFIELD SUB.
 VOL. 1, PG. 53 H.C.M.R.
 2009 LLANO GRANDE LP
 PROPERTY ID#165097H.C.A.D.R.

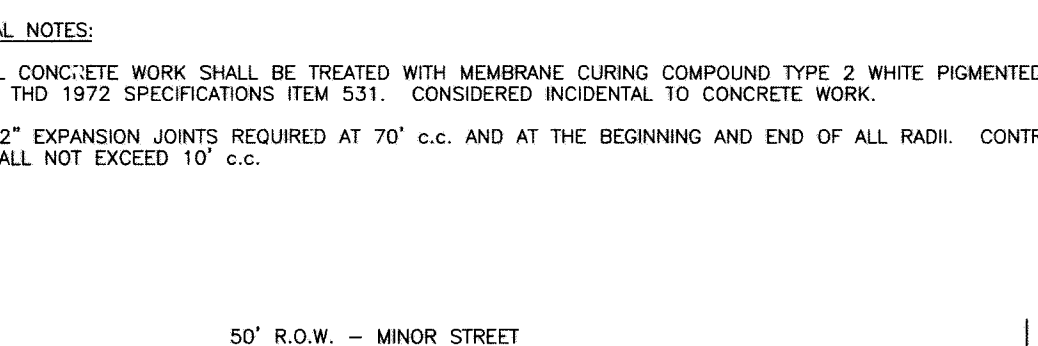
BLOCK 98



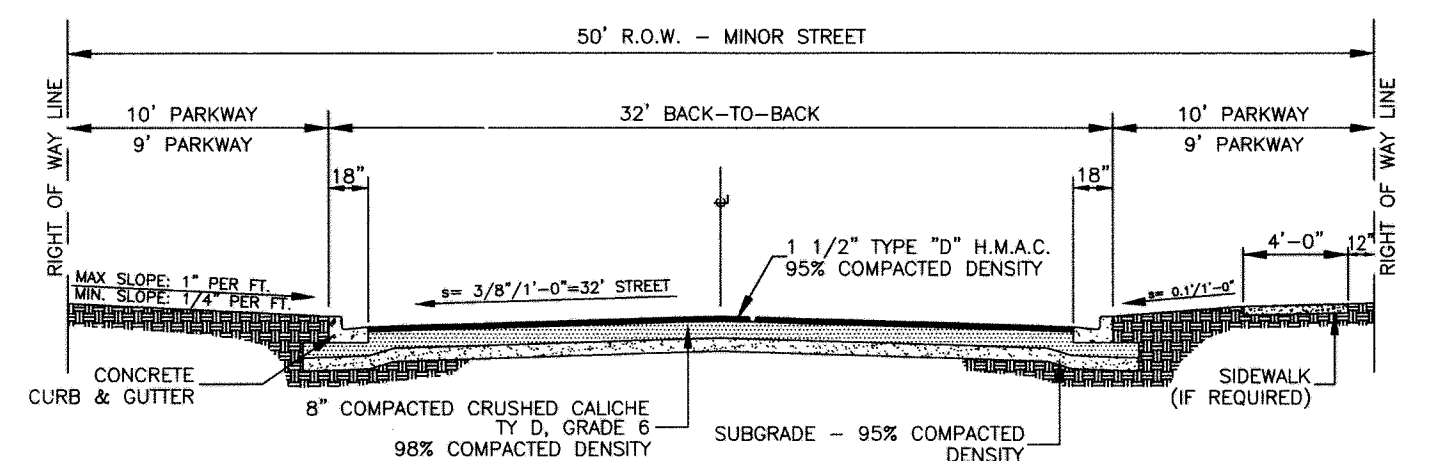
SECTION "A-A" - CONCRETE CURB & GUTTER



SECTION "C-C" - CONCRETE VALLEY GUTTER



GENERAL NOTES:
 1. ALL CONCRETE WORK SHALL BE TREATED WITH MEMBRANE CURING COMPOUND TYPE 2 WHITE PIGMENTED IN ACCORDANCE WITH THE 1972 SPECIFICATIONS ITEM 531. CONSIDERED INCIDENTAL TO CONCRETE WORK.
 2. 1/2" EXPANSION JOINTS REQUIRED AT 70' C.C. AND AT THE BEGINNING AND END OF ALL RADII. CONTRACTION JOINTS SHALL NOT EXCEED 10' C.C.

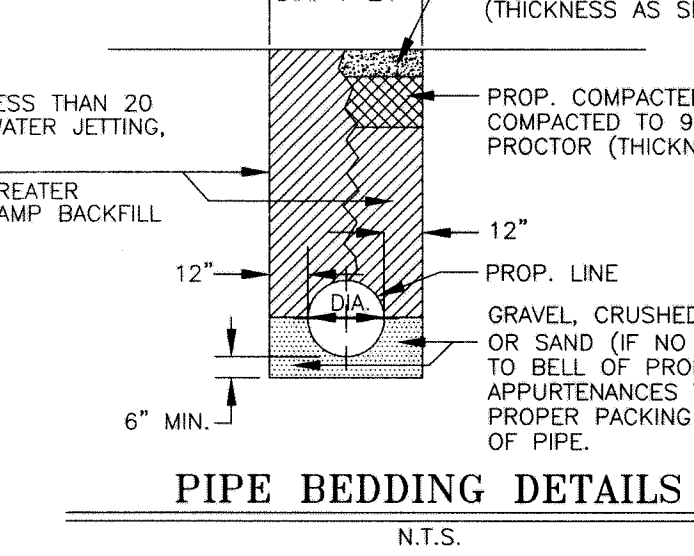


TYPICAL STREET CROSS SECTION

N.T.S.

UNPAVED BACKFILL

PAVED BACKFILL



PIPE BEDDING DETAILS

N.T.S.

DRAINAGE STATEMENT

HUISACHE ACRES #10

HUISACHE ACRES #10 IS A 36.970 ACRES TRACT OF LAND OUT OF BLOCK 100, HALL-FIFIELD SUBDIVISION, AS RECORDED IN VOLUME 1, PAGE 53, HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED ALONG THE NORTH SIDE OF ROOSEVELT ROAD (MILE 12.4 NORTH) AND APPROXIMATELY 1.175 FEET WEST OF VAL VERDE ROAD (F.M. 1423). THE PROPERTY IS CURRENTLY OPEN AND IS LOCATED IN ZONE "C" IN FEMA'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480334 0425 C, MAP REVISED NOVEMBER 16, 1982. ZONE "C" IS DEFINED AS "AREA OF MINIMAL FLOODING".

THE SOILS ARE HIDALGO SANDY CLAY LOAM AND RAYMONDVILLE CLAY LOAM, WHICH ARE IN HYDROLOGIC GROUP "B" & "C" RESPECTIVELY. SOIL GROUP "B" & "C" IS MODERATELY PERVIOUS WITH A RELATIVELY LOW PLASTICITY INDEX. (SEE EXCERPTS FROM "SOIL SURVEY OF HIDALGO COUNTY, TEXAS"). FOR THE PURPOSE OF THIS REPORT, WE WILL USE SOIL TYPE "C", THE MOST COMMON SOIL ON THE SITE.

EXISTING RUNOFF IS BY SURFACE FLOW IN AN EASTERLY DIRECTION AND HAS A RUNOFF OF 14.76 C.F.S. DURING THE 10-YEAR STORM FREQUENCY AS PER THE ATTACHED CALCULATIONS.

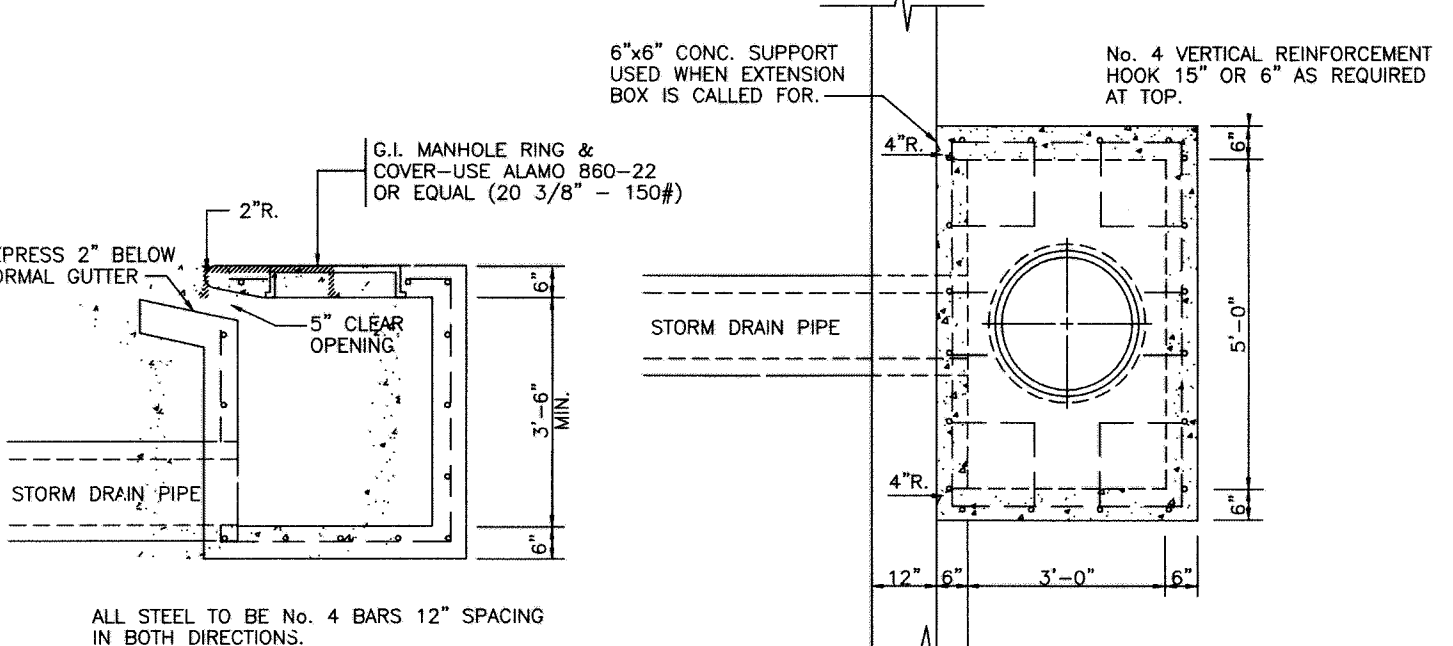
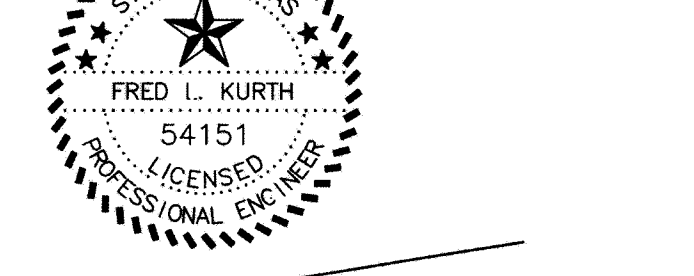
THE PROPOSED DRAINAGE FOR HUISACHE ACRES #10 SHALL CONSIST OF SURFACE RUNOFF FROM THE LOTS INTO PROPOSED STREETS FLOWING TO THE NORTHEAST AND SOUTHWEST CORNER OF THIS SUBDIVISION. RUNOFF FROM STREETS SHALL FLOW INTO THE DONNA IRRIGATION DISTRICT DITCH VIA TYPE "A" INLETS AND AN 18" TO 24" STORM DRAINAGE SYSTEM. THE EXISTING DONNA IRRIGATION DISTRICT DITCH FLOWS EAST ULTIMATELY DISCHARGING INTO THE DONNA LATERAL.

IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE POLICY, THE PEAK RATE OF RUNOFF IN THE SUBDIVISION WILL NOT BE INCREASED DURING THE 10-YEAR RAINFALL EVENT DUE TO THE IMPROVEMENTS IN THIS SUBDIVISION. THEREFORE, AS PER ATTACHED CALCULATIONS, 80,219 CUBIC FEET OF DETENTION WILL BE PROVIDED BY WIDENING THE DONNA IRRIGATION DISTRICT DITCH ALONG THE WEST SIDE OF THIS SUBDIVISION.

CERTIFICATION:
 BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100 YEAR FLOODPLAIN AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0425 C, REVISED NOVEMBER 16, 1982 IS CONTAINED WITHIN THE DRAINAGE SWALES ALONG THE REAR OF ALL LOTS OF THE SUBDIVISION.

FRED L. KURTH, PE # 54151 DATE: _____

MELDEN & HUNT, INC.
 TEXAS REGISTRATION F-1435

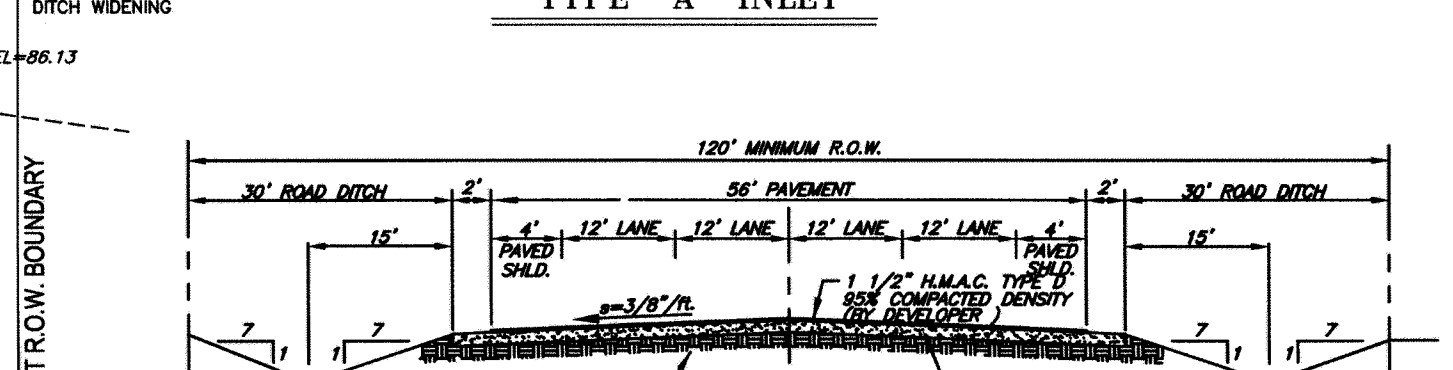


H.C.D.D.#1 STORM DISCHARGE STRUCTURE

N.T.S.

ALL STEEL TO BE NO. 4 BARS 12" SPACING IN BOTH DIRECTIONS.

SECTION TYPE "A" INLET



NOTE:
 1. SEE HIDALGO COUNTY SPECIFICATIONS APPENDIX B PLATE B.2 AND PLATE B.13

RURAL ARTERIAL STREET SECTION

120' R.O.W. / 56' E-E
 N.T.S.

0, BLOCK 54
 SUGAR CO. SUBDIVISION

LOT 10, BLOCK 54
 ALAMO LAND & SUGAR
 VOL. 1, PGS. 24-26, H.C.M.R.
 DONNA IRRIGATION DISTRICT
 LATERAL # 11-1/4
 VOLUME 103, PAGE 592 H.C.D.R.

DRIVE NO. 3 SUBDIVISION
 AGE 92 H.C.M.R.

CHEROKEE DRIVE

SEMINOLE VALLEY NO. 3
 VOLUME 38, PAGE 92, H.C.M.R.

DRIVE

50 SUBDIVISION

ALAMO LAND & SUGAR
 VOL. 1, PGS. 24-26, H.C.M.R.
 DONNA IRRIGATION DISTRICT
 LATERAL # 11-1/4
 VOLUME 103, PAGE 592 H.C.D.R.

50 SUBDIVISION

ALAMO LAND & SUGAR
 VOL. 1, PGS. 24-26, H.C.M.R.
 DONNA IRRIGATION DISTRICT
 LATERAL # 11-1/4
 VOLUME 103, PAGE 592 H.C.D.R.

50 SUBDIVISION

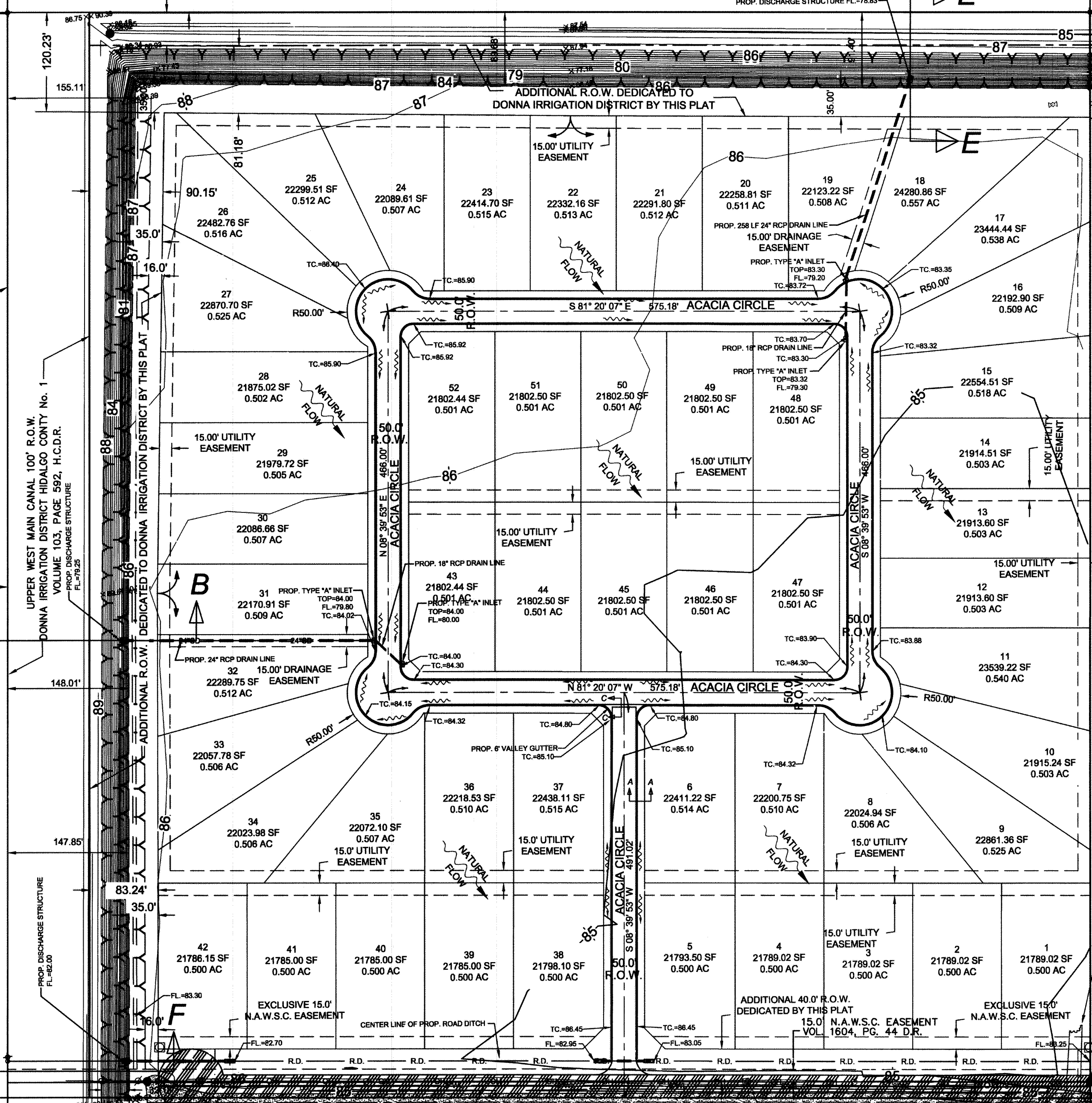
ALAMO LAND & SUGAR
 VOL. 1, PGS. 24-26, H.C.M.R.
 DONNA IRRIGATION DISTRICT
 LATERAL # 11-1/4
 VOLUME 103, PAGE 592 H.C.D.R.

50 SUBDIVISION

ALAMO LAND & SUGAR
 VOL. 1, PGS. 24-26, H.C.M.R.
 DONNA IRRIGATION DISTRICT
 LATERAL # 11-1/4
 VOLUME 103, PAGE 592 H.C.D.R.

50 SUBDIVISION

ALAMO LAND & SUGAR
 VOL. 1, PGS. 24-26, H.C.M.R.
 DONNA IRRIGATION DISTRICT
 LATERAL # 11-1/4
 VOLUME 103, PAGE 592 H.C.D.R.



DITCH SECTION B

+86.00

DITCH SECTION B

+86.00

DITCH SECTION F-F

+86.00

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

MELDEN & HUNT INC.
 CONSULTANTS • ENGINEERS • SURVEYORS

115 W. McINTYRE
 EMBURG, TX 78541

227 N. F.M. 3167
 RIO GRANDE CITY, TX 78582

OFF: (956) 381-0881
 FAX: (956) 381-1839

OFF: (956) 487-8256
 FAX: (956) 488-8591

ESTABLISHED 1947

