



# HIDALGO COUNTY PLANNING DEPARTMENT

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

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

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 07-30-2013

PROPOSED HUISACHE ACRES NO. 9 SUBDIVISION, PRECINCT No. 1.

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

PRELIMINARY APPROVAL  FINAL APPROVAL  FINAL APPROVAL WITH FINANCIAL GUARANTEE  WITH VARIANCE  
NUMBER OF LOTS: 33  \*SINGLE FAMILY  \*MULTI-FAMILY  COMMERCIAL  INSTITUTIONAL

LOCATION DESCRIPTION: North of Sioux Rd approximately ¼ mile West of Val Verde Rd.

SUBDIVISION LIES WITHIN THE:  ETJ of Alamo and was approved by the P & Z and City Commission of said City

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 11-12-2013 PROPERTY LIES WITHIN FLOOD ZONE: "C" AS PER FEMA.  
Storm Drainage Pipe System, detention will be accomplished by widening the

DRAINAGE DESIGN: existing drain ditch on the North side of Development

ROAD R.O.W. DEDICATION: 20 feet on Sioux Road

H.C.R.O.W. FINAL APPROVAL DATE: 06-26-2013 : By, Roy Gonzalez R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 05-08-2013 : By, Elizardo "Chardo" Ramos R.O.W. AGENT

SEWER SYSTEM:  OSSF & SOIL ANALYSIS WERE CONDUCTED BY: Jose Angel Gonzalez.

OSSF HAVE BEEN INSTALLED AND INSPECTED BY HCHD ON: 05-08-13

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 8" LOCATION: Sioux Rd

H.C.O.E.C. FINAL APPROVAL DATE: 07-09-2013 : By Martin Ramirez, Environmental Compliance Coordinator

Notice Of Termination (NOT) has been submitted. Final stabilization has been achieved on site.

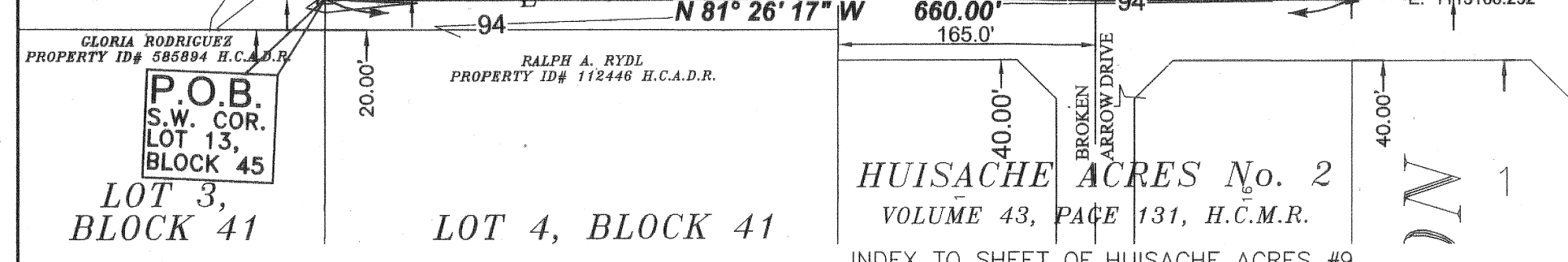
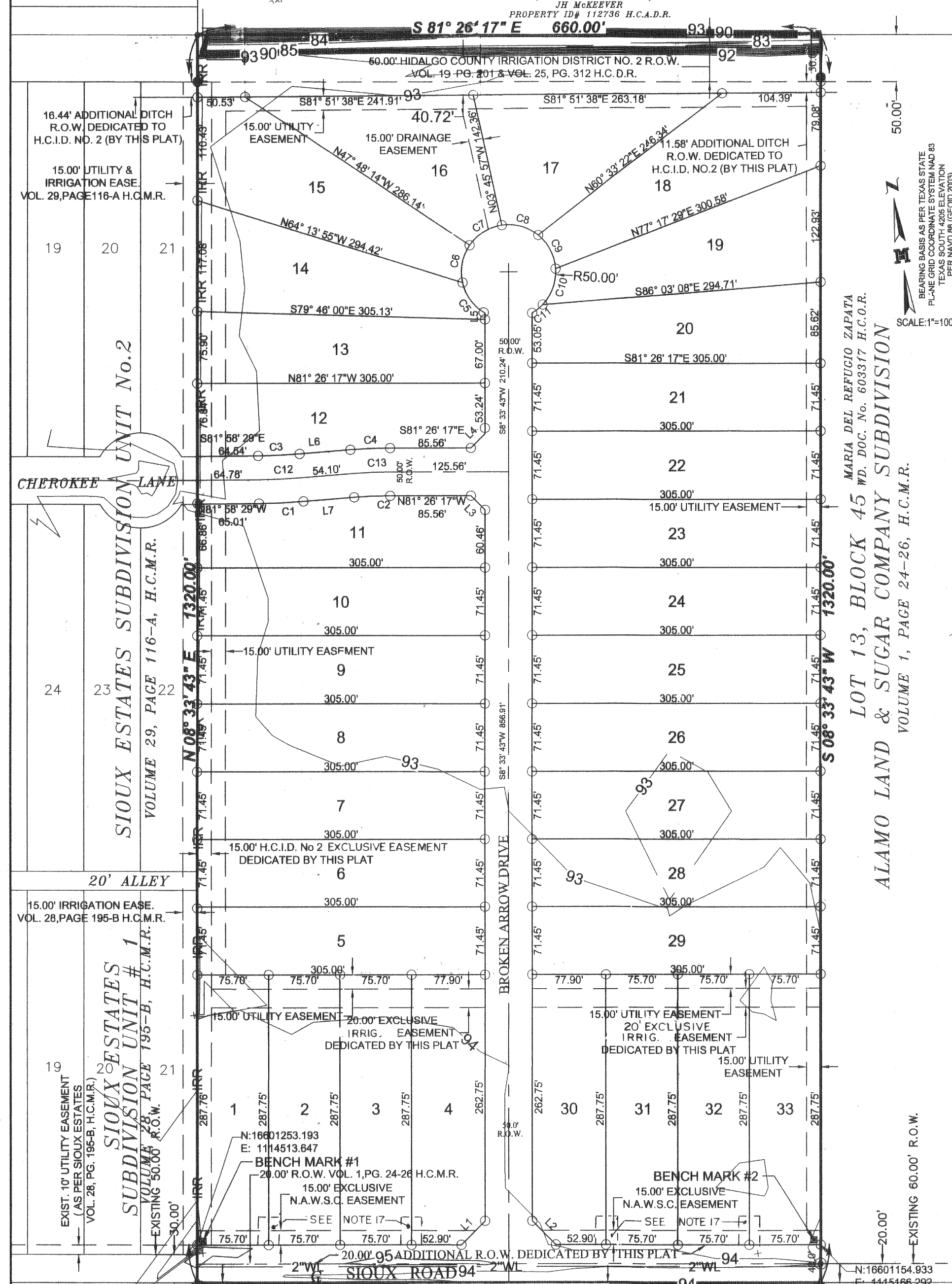
PRELIMINARY APPROVAL FROM THE  
HIDALGO COUNTY COMMISSIONERS COURT ON: October 30, 2013

- STAFF RECOMMENDS:  Preliminary Approval subject to comments and future recommendations by planning, other departments and the approval of the City of \_\_\_\_\_.
- Preliminary Approval subject comments and future recommendations by planning and other departments
- Final Approval subject to recommendations other departments
- Final Approval with financial guarantee.

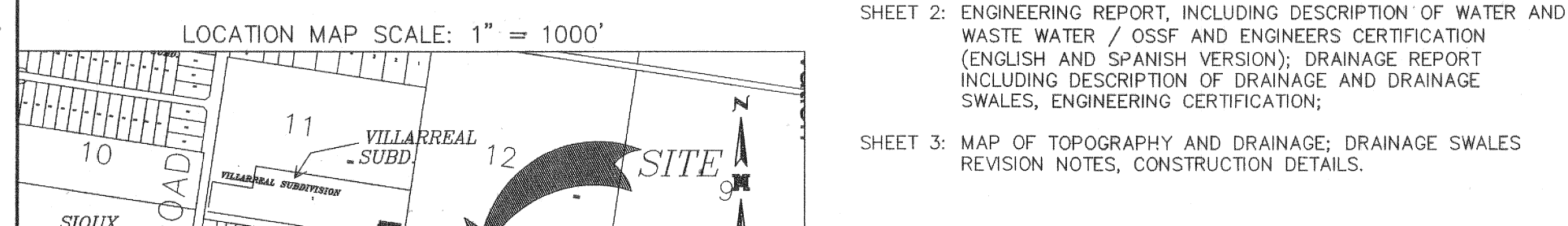
\* This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules, Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.

VILLARREAL SUBDIVISION VOL. 48, PG. 10 H.C.M.R.

LOT 12, BLOCK 45 ALAMO LAND & SUGAR COMPANY SUBDIVISION VOLUME 1, PAGE 24-26, H.C.M.R.



**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.



**MELDEN & HUNT, INC.**  
 TEXAS REGIST. F-1435  
 CONSULTANTS - ENGINEERS - SURVEYORS  
 115 W. McINTYRE EDINBURG, TX 78541 OFF: (956) 381-0981 FAX: (956) 381-1839  
 227 N. FM. 3167 RO. BRIDGE CITY, TX 75682 OFF: (956) 487-8256 FAX: (956) 488-9591 E-MAIL: www.meldenandhunt.com ESTABLISHED 1947

**DRAWN BY:** CIBO **DATE:** \_\_\_\_\_  
**IRRIGATION, CHECKED:** \_\_\_\_\_ **DATE:** \_\_\_\_\_  
**SURVEYED, CHECKED:** *in Campy* **DATE:** 5-29-2013  
**FINAL CHECK:** *PC* **DATE:** 6-6-13

**PRINCIPAL CONTACTS**

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	RICK D. HARRISON	28012 DAL-CIN DRIVE	SAN ANTONIO, TX 78260	(956) 702-7596 (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

**GENERAL PLAT NOTES & RESTRICTIONS:**

- FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "C" UNSHADED. ZONE "C" UNSHADED DEFINED "AREAS OF MINIMAL FLOODING". COMMUNITY PANEL NO. 480334 0425 C MAP REVISED NOVEMBER 16, 1982.
- 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).
- 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
- 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 MARSHAL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
- NO COMMERCIAL USE SHALL BE ALLOWED ON ALL INTERNAL LOTS 5 THROUGH 29.
- GENERAL NOTE FOR COMMERCIAL LOTS:  
 LOTS 1 THROUGH 4 & 30 THROUGH 33 SHALL BE FOR RESIDENTIAL/COMMERCIAL USE.
- THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS. A BUFFER FENCE IS REQUIRED TO BE INSTALLED BY DEVELOPER AND ADJACENT RESIDENTIAL LOTS. APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, HEALTH DEPARTMENT ENVIRONMENTAL OFFICE AND COMPLIANCE AND FIRE MARSHAL ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTERLINE 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.
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:  
 ---B.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. 94.87 N.G.V.D. 29 DESCRIPTIONS: MHI MONUMENT SET IN CONCRETE LOCATED AT THE SOUTHEAST CORNER OF LOT 33.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 31,488 CUBIC-FEET (0.723 ACRE-FEET) OF STORM WATER RUNOFF, DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO. 2 FOR STORM WATER 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 PLAT ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.
- NO STRUCTURE SHALL BE PERMITTED UNDER 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 OCCUPYING AN EASEMENT.
- 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.
- 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 21,780 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 EXCEPTS 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 ABSORPTIVE DRAIN FIELD SYSTEM.  
 E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
- THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION
- RICK D. HARRISON, PRESIDENT OF RHTJ PROPERTIES, LLC, GENERAL PARTNER OF RHTJ PROPERTIES, LTD., 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.
- 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).
- THERE IS A 24', 30' DRIVEWAY EASEMENT CENTERED ON THE LOT LINE BETWEEN LOTS 1 & 2, 3 & 4, 30 & 31, AND 32 & 33.

**RIGHT OF WAY EASEMENT**

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFEREES (HEREINAFTER CALLED "GRANTOR" WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, (HEREINAFTER CALLED "GRANTEE"), THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY ON 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 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, GRANTEE 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 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 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 GRANTEE HAS EXECUTED THIS INSTRUMENT THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013.

*Rick Harrison*  
 (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. HARRISON, 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 \_\_\_\_\_, 2013.

*Richard Stewart*  
 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, SAID 20.000 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A COTTON PICKER SPINDLE SET (NORTHING: 1660123.638, EASTING: 1114507.692) AT THE SOUTHWEST CORNER OF LOT 13, BLOCK 45, ALAMO LAND AND SUGAR COMPANY SUBDIVISION; FOR THE SOUTHWEST CORNER OF THIS TRACT:

Lot #	SQ. FT.	Area
1	21782.67	0.500 AC.
2	21782.67	0.500 AC.
3	21782.67	0.500 AC.
4	22103.23	0.507 AC.
5	21792.25	0.500 AC.
6	21792.25	0.500 AC.
7	21792.25	0.500 AC.
8	21792.25	0.500 AC.
9	21792.25	0.500 AC.
10	21792.25	0.500 AC.
11	21800.65	0.500 AC.
12	21785.42	0.500 AC.
13	21782.13	0.500 AC.
14	22255.33	0.511 AC.
15	25749.13	0.591 AC.
16	21959.73	0.504 AC.
17	22185.05	0.509 AC.
18	25527.92	0.588 AC.
19	22464.79	0.516 AC.
20	22309.75	0.512 AC.

Lot #	SQ. FT.	Area
21	21782.25	0.500 AC.
22	21792.25	0.500 AC.
23	21792.25	0.500 AC.
24	21792.25	0.500 AC.
25	21792.25	0.500 AC.
26	21792.25	0.500 AC.
27	21792.25	0.500 AC.
28	21792.25	0.500 AC.
29	21792.25	0.500 AC.
30	22103.23	0.507 AC.
31	21782.68	0.500 AC.
32	21782.67	0.500 AC.
33	21782.68	0.500 AC.

Line #	Length	Direction
L1	35.38'	N53°33'43"E
L2	35.38'	S36°26'16"E
L3	21.21'	N36°26'17"W
L4	21.21'	N53°33'43"E
L5	6.70'	N08°33'43"E
L6	54.10'	S86°02'11"E
L7	54.10'	N86°02'14"W

Curve #	Delta	Length	Radius	Chord Direction	Chord Length	Tangent
C1	4° 03' 44"	47.47'	669.59'	S84° 00' 21"E	47.46'	23.75'
C2	4° 35' 57"	38.13'	475.00'	N83° 44' 15"W	38.12'	19.07'
C3	4° 03' 44"	43.93'	619.65'	S84° 00' 21"E	43.92'	21.97'
C4	4° 35' 57"	42.14'	525.00'	N83° 44' 15"W	42.13'	21.08'
C5	47° 09' 46"	11.16'	50.00'	S27° 51' 48"E	40.01'	21.83'
C6	47° 18' 18"	41.28'	50.00'	S19° 22' 14"W	40.12'	21.90'
C7	47° 18' 21"	41.28'	50.00'	S66° 40' 33"W	40.12'	21.90'
C8	47° 18' 02"	41.28'	50.00'	N66° 01' 15"W	40.12'	21.90'
C9	47° 18' 47"	41.29'	50.00'	N18° 42' 51"W	40.13'	21.90'
C10	47° 09' 19"	41.15'	50.00'	N28° 31' 12"E	40.00'	21.82'
C11	16° 27' 51"	14.37'	50.00'	N60° 19' 47"E	14.32'	7.23'
C12	4° 03' 44"	45.70'	644.55'	S84° 00' 21"E	45.69'	22.88'
C13	4° 35' 57"	40.13'	500.00'	N83° 44' 15"W	40.12'	20.08'

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A 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 FROM THE INTERSECTION OF SIOUX ROAD AND IOWA 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.

- PROJECT LEGEND**
- FND. NO. 4 REBAR
  - FND. C.P.S.
  - SET NO. 4 REBAR w/PLASTIC CAP STAMPED MELDEN & HUNT
  - ▲ SET C.P.S.
  - ⊗ 36" IRRIGATION STAND PIPE
  - ALUMINUM DISK IN CONCRETE
- R.O.W. - RIGHT OF WAY  
 H.C.M.R. - HIDALGO COUNTY MAP RECORDS  
 H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS  
 H.C.D.R. - HIDALGO COUNTY APPRAISAL DEED RECORDS  
 H.C.I.D. - HIDALGO COUNTY IRRIGATION DISTRICT  
 S.W. COR. - SOUTHWEST CORNER  
 P.O.B. - POINT OF BEGINNING

**CITY OF ALAMO CERTIFICATE OF PLAT APPROVAL**

UNDER LOCAL GOVERNMENT CODE § 212.009(C) AND § 212.011(5)(B)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF HUISACHE ACRES #9 WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ALAMO ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013.

*Margot Saenz*  
 SECRETARY OF THE CITY OF ALAMO

**CITY OF ALAMO CERTIFICATE OF PLAT APPROVAL**

UNDER LOCAL GOVERNMENT CODE § 212.009(C) AND § 212.011(5)(B)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF HUISACHE ACRES #9 WAS REVIEWED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF ALAMO ON 19 June 2013.

*Chairman*  
 P.E. CHAIRMAN OF THE CITY OF ALAMO

**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 \_\_\_\_\_, 2013.

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 \_\_\_\_\_, 2013.

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

**HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL**

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 #9 BEING PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 04-03-2012 AND THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION.

*Fred L. Kurth*  
 FRED L. KURTH, PE # 54151 RPLS # 4750  
 SURVEYED 04-03-2012 SURVEY JOB NO. 12050.00  
 DATE PREPARED: 6-8-12 SURVEY JOB NO. 12050.09  
 T-930 PG. 26

**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: *Goshley Garcia Jr.*  
 06/21/13

**HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL**

UNDER LOCAL GOVERNMENT CODE § 232.028 (A)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF HUISACHE ACRES #9 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013.

HIDALGO COUNTY JUDGE \_\_\_\_\_ DATE \_\_\_\_\_  
 ATTEST: HIDALGO COUNTY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 RIGHTS OF WAY OR EASEMENTS.

*Richard Stewart*  
 PRESIDENT  
*Fred Kurth*  
 SECRETARY

**HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL**

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

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

SHEET 1 OF 3 SHEETS

STATE OF TEXAS COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, RICK D. HARRISON, PRESIDENT OF RHTJ PROPERTIES, LLC, GENERAL PARTNER OF RHTJ PROPERTIES, LTD., AS OWNER OF THE 20.000 ACRE TRACT OF LAND ENCLOSED WITHIN THE PROPOSED HUISACHE ACRES #9, 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;  
 (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 Harrison*  
 RICK D. HARRISON  
 PRESIDENT OF RHTJ PROPERTIES, LLC,  
 GENERAL PARTNER OF RHTJ PROPERTIES, LTD.  
 28012 DAL-CIN DRIVE  
 SAN ANTONIO, TEXAS 78260

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED RICK D. HARRISON

PROVED 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 12 DAY OF March 2013.

*Richard Stewart*  
 NOTARY PUBLIC, STATE OF TEXAS  
 MY COMMISSION EXPIRES: 8-24-2013

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 #9 BEING PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 04-03-2012 AND THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION.

*Fred L. Kurth*  
 FRED L. KURTH, PE # 54151 RPLS # 4750  
 SURVEYED 04-03-2012 SURVEY JOB NO. 12050.00  
 DATE PREPARED: 6-8-12 SURVEY JOB NO. 12050.09  
 T-930 PG. 26

**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: *Goshley Garcia Jr.*  
 06/21/13

**HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL**

UNDER LOCAL GOVERNMENT CODE § 232.028 (A)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF HUISACHE ACRES #9 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013.

HIDALGO COUNTY JUDGE \_\_\_\_\_ DATE \_\_\_\_\_  
 ATTEST: HIDALGO COUNTY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 RIGHTS OF WAY OR EASEMENTS.

*Richard Stewart*  
 PRESIDENT  
*Fred Kurth*  
 SECRETARY

**HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL**

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

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

SHEET 1 OF 3 SHEETS

193.00

191.00

# MAP OF TOPOGRAPHY AND DRAINAGE: MAPA DE TOPOGRAFIA Y DESAGUE:

## 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.

VILLARREAL  
SUBDIVISION  
VOL.48, PG.10 H.C.M.R.

ALAMO LAND & SUGAR COMPANY SUBDIVISION  
VOLUME 1, PAGE 24-26, H.C.M.R.

ALAMO LAND & SUGAR COMPANY SUBDIVISION  
VOLUME 1, PAGE 24-26, H.C.M.R.

SIoux ESTATES SUBDIVISION UNIT #1  
VOLUME 28, PAGE 195-H, H.C.M.R.

LOT 3, BLOCK 41

LOT 4, BLOCK 41

ALAMO LAND & SUGAR COMPANY SUBDIVISION  
VOLUME 1, PAGE 116-A, H.C.M.R.

HUISACHE ACRES No. 2  
VOLUME 43, PAGE 131, H.C.M.R.

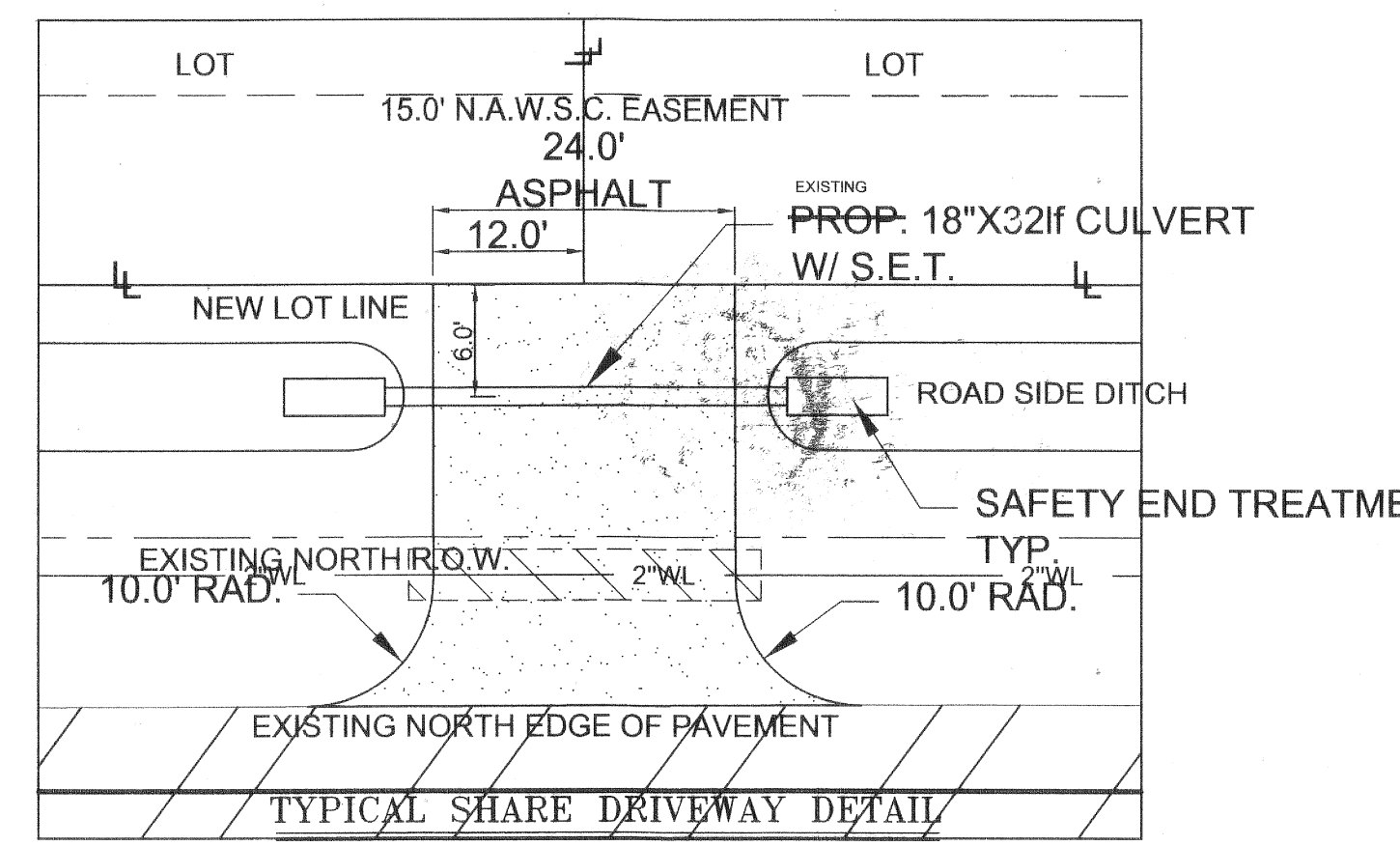
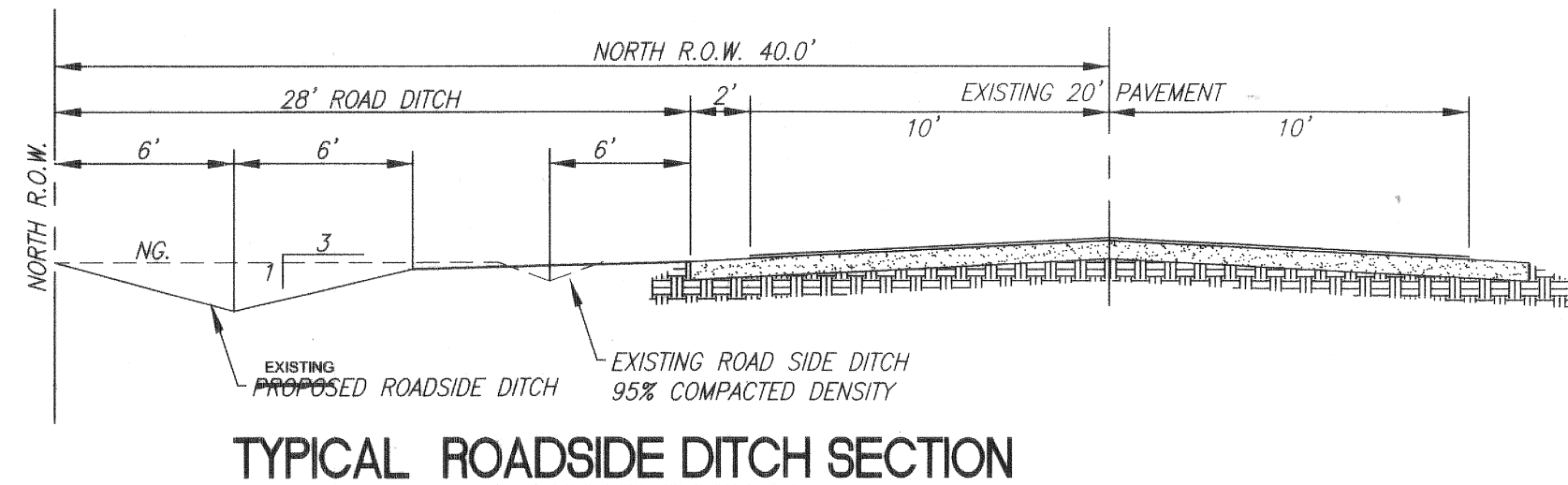
SUBDIVISION

No. 2

16

15

14



### DRAINAGE STATEMENT HUISACHE ACRES #9

HUISACHE ACRES #9 IS A 20.00 ACRES TRACT OF LAND BEING THE WEST HALF OF LOT 13, BLOCK 45 OUT OF ALAMO LAND & SUGAR COMPANY SUBDIVISION, COUNTY OF HIDALGO, TEXAS AS RECORDED IN VOLUME 1, PAGE 24-26, HIDALGO COUNTY MAP RECORDS. THE PROPERTY IS LOCATED ALONG THE NORTH SIDE OF SIoux ROAD AND APPROXIMATELY 1,320 FEET EAST OF TOWER ROAD. THE PROPERTY IS A 33 LOT DEVELOPMENT. THE PROPERTY IS CURRENTLY OPEN AND IS LOCATED IN ZONE "C" NO SHADED IN FEMA'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480334 0425 C, MAP REVISED NOVEMBER 16, 1982. ZONE "C" IS "AREA OF MINIMAL FLOODING".

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

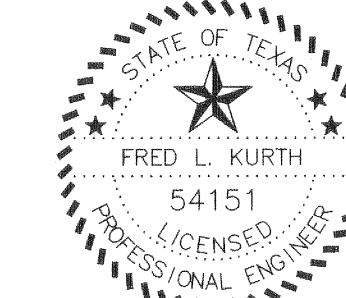
EXISTING RUNOFF IS BY SURFACE FLOW IN A NORTHERLY DIRECTION AND HAS A RUNOFF OF 4.87 C.F.S. DURING THE 10-YEAR STORM FREQUENCY.

THE PROPOSED DRAINAGE FOR HUISACHE ACRES #9 SHALL CONSIST OF SURFACE RUNOFF FROM THE LOTS INTO THE PROPOSED STREETS. THE RUNOFF SHALL FLOW NORTH DRAINING INTO PROPOSED TYPE "A" INLETS, WHICH WILL DRAIN INTO AN EXISTING DITCH. THE EXISTING IRRIGATION DITCH FLOWS EAST, ULTIMATELY DRAINING INTO THE ALAMO LATERAL.

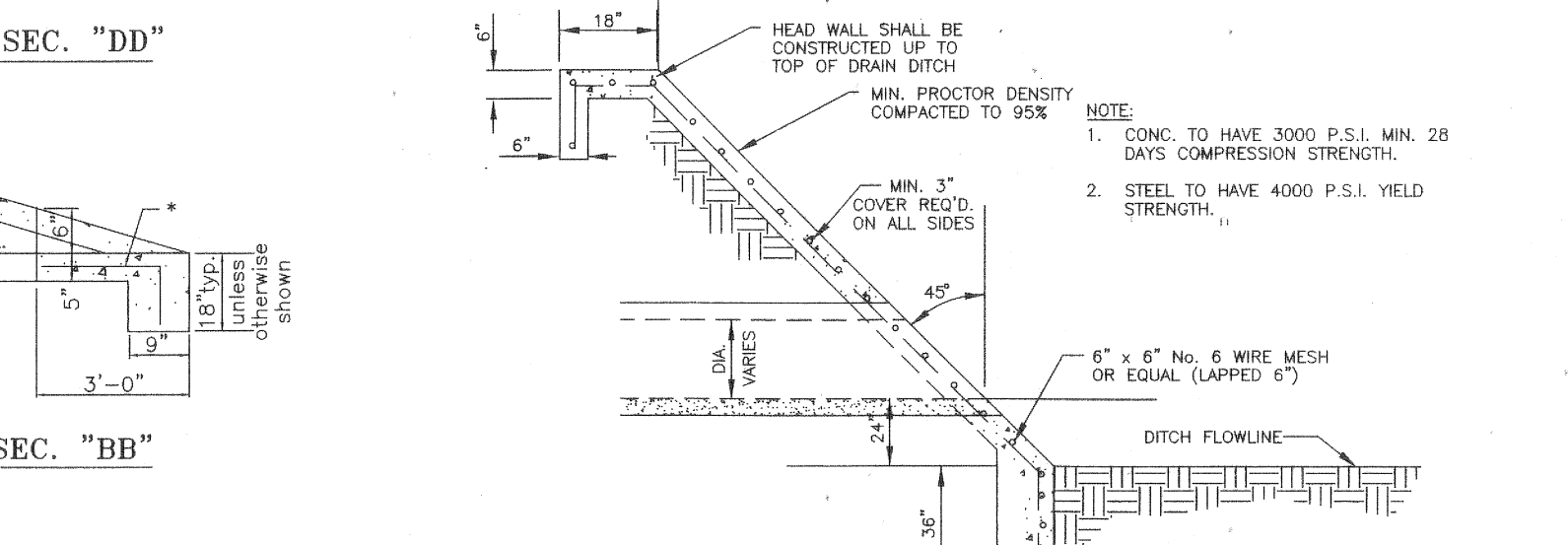
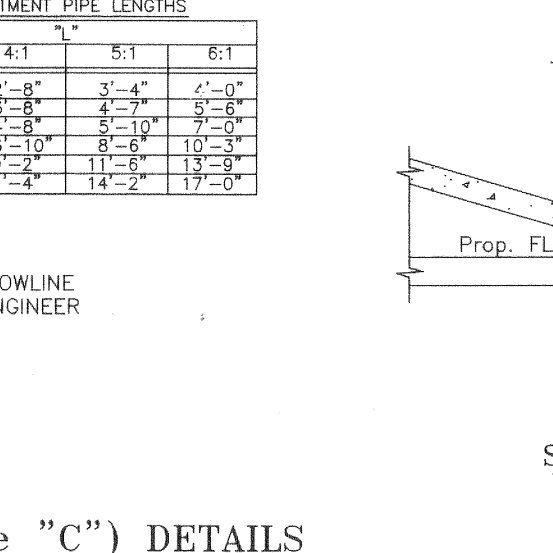
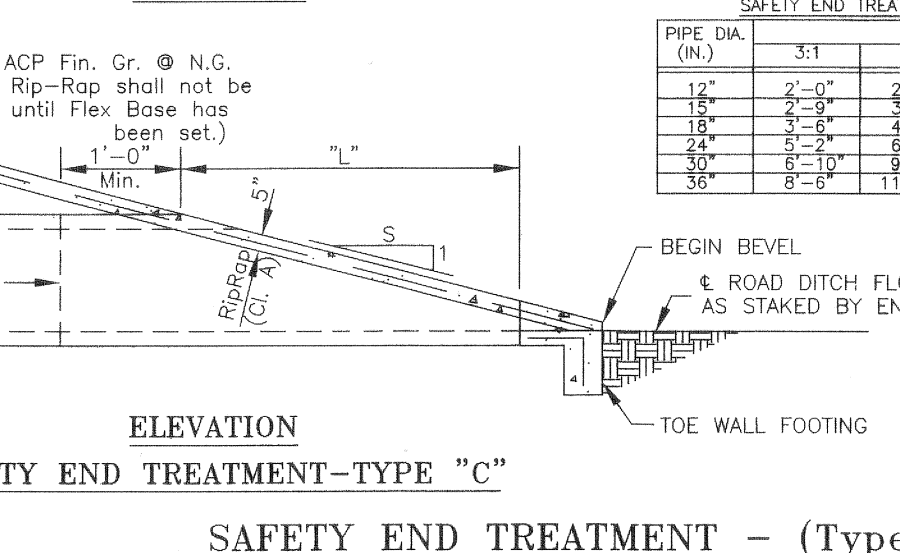
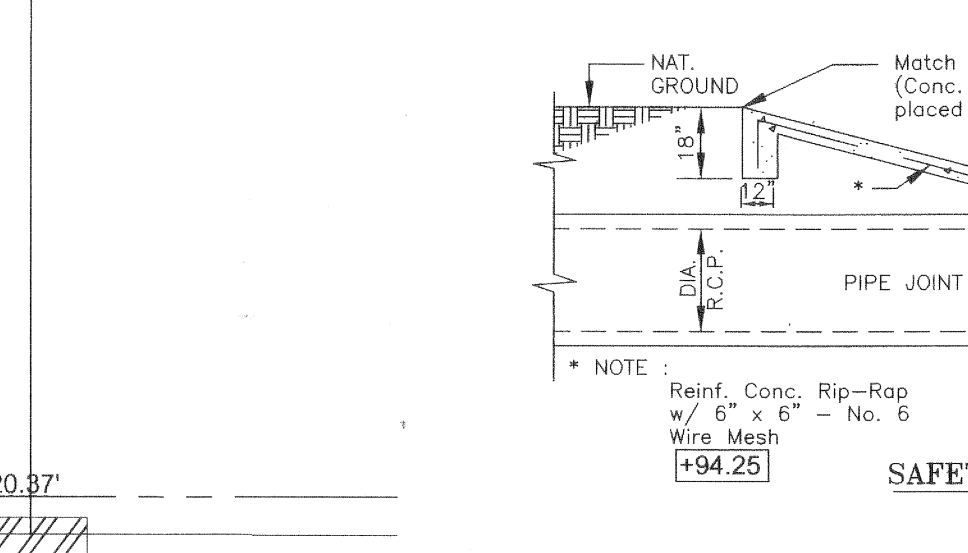
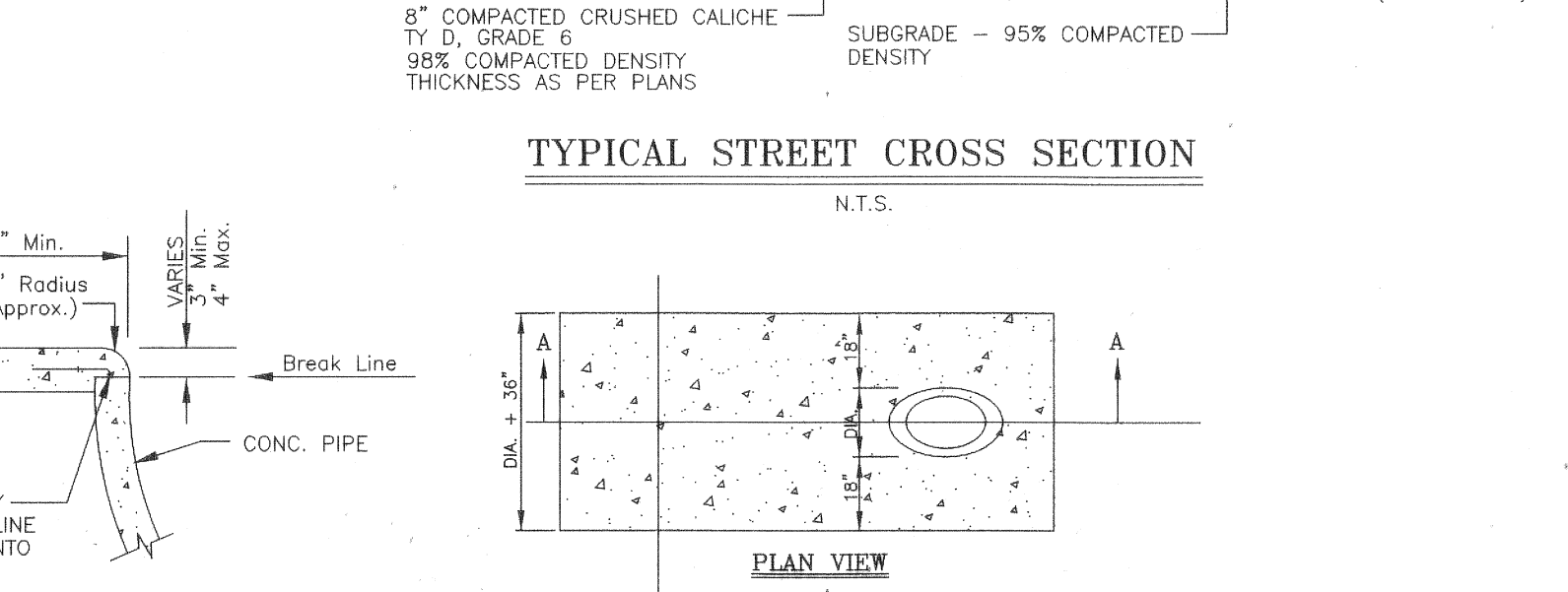
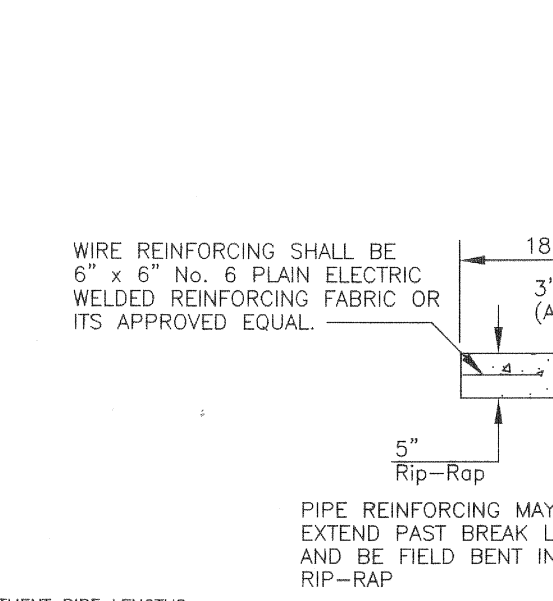
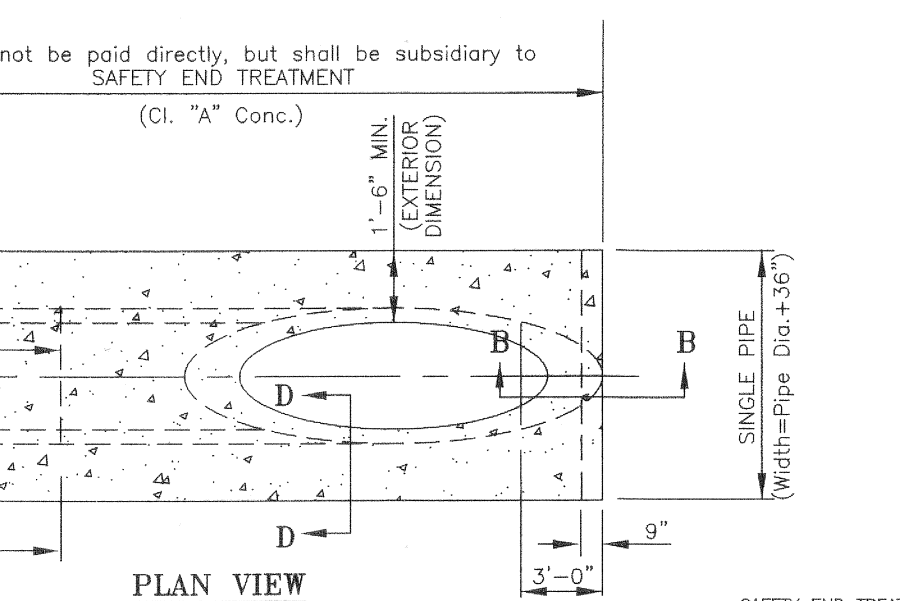
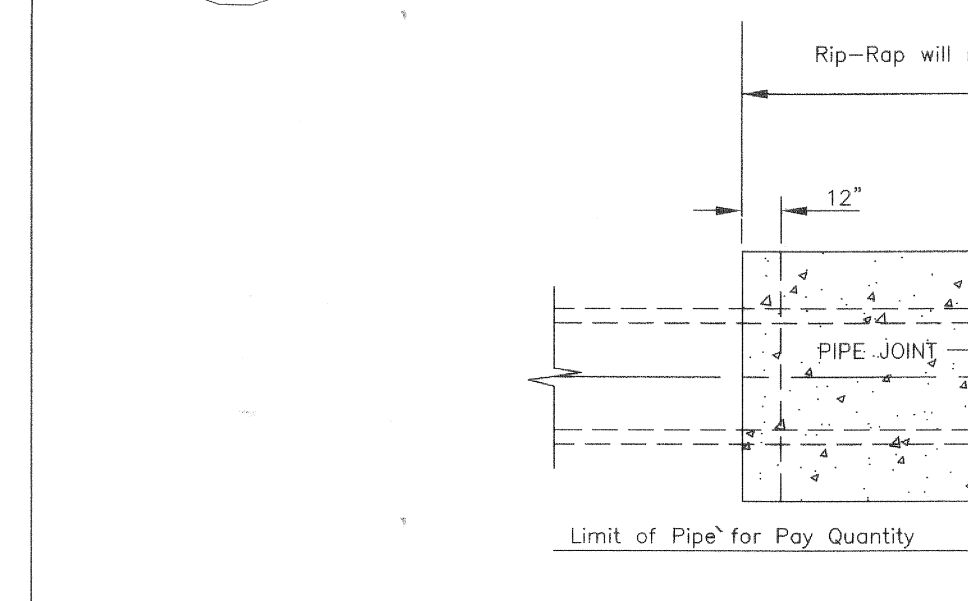
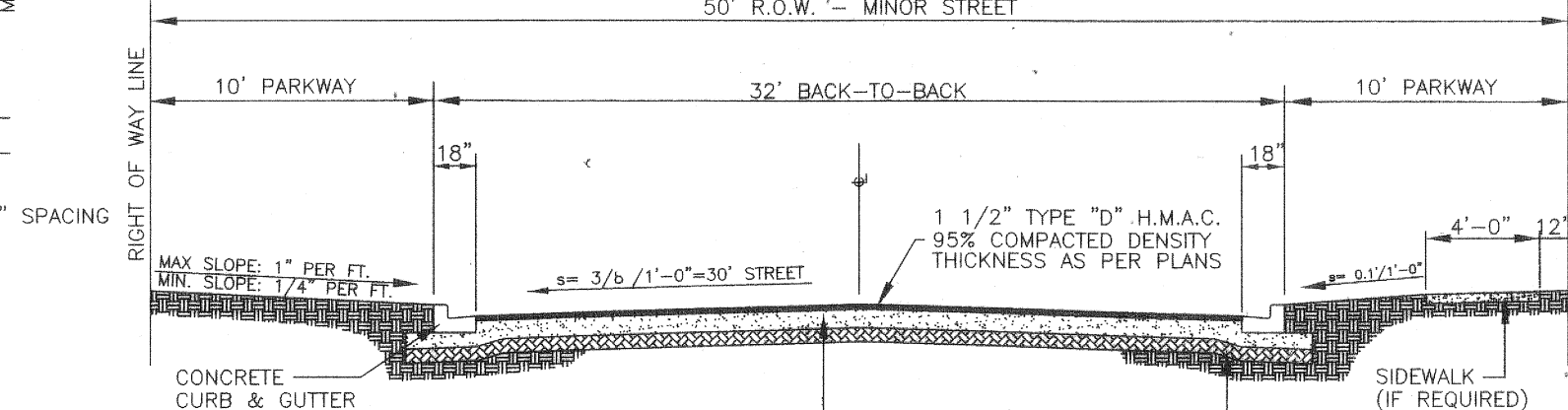
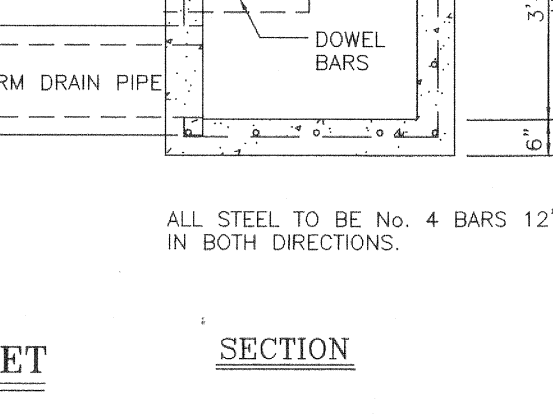
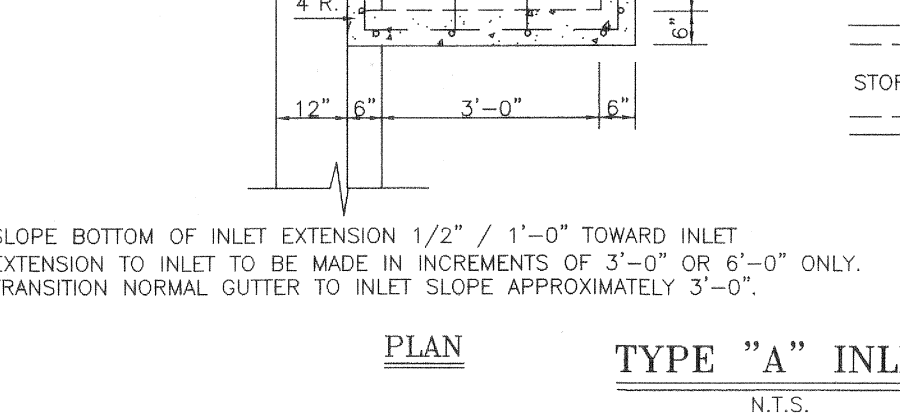
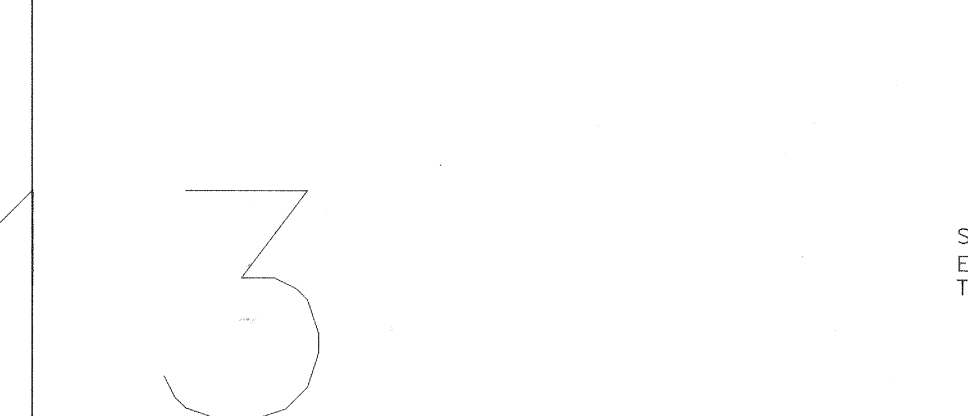
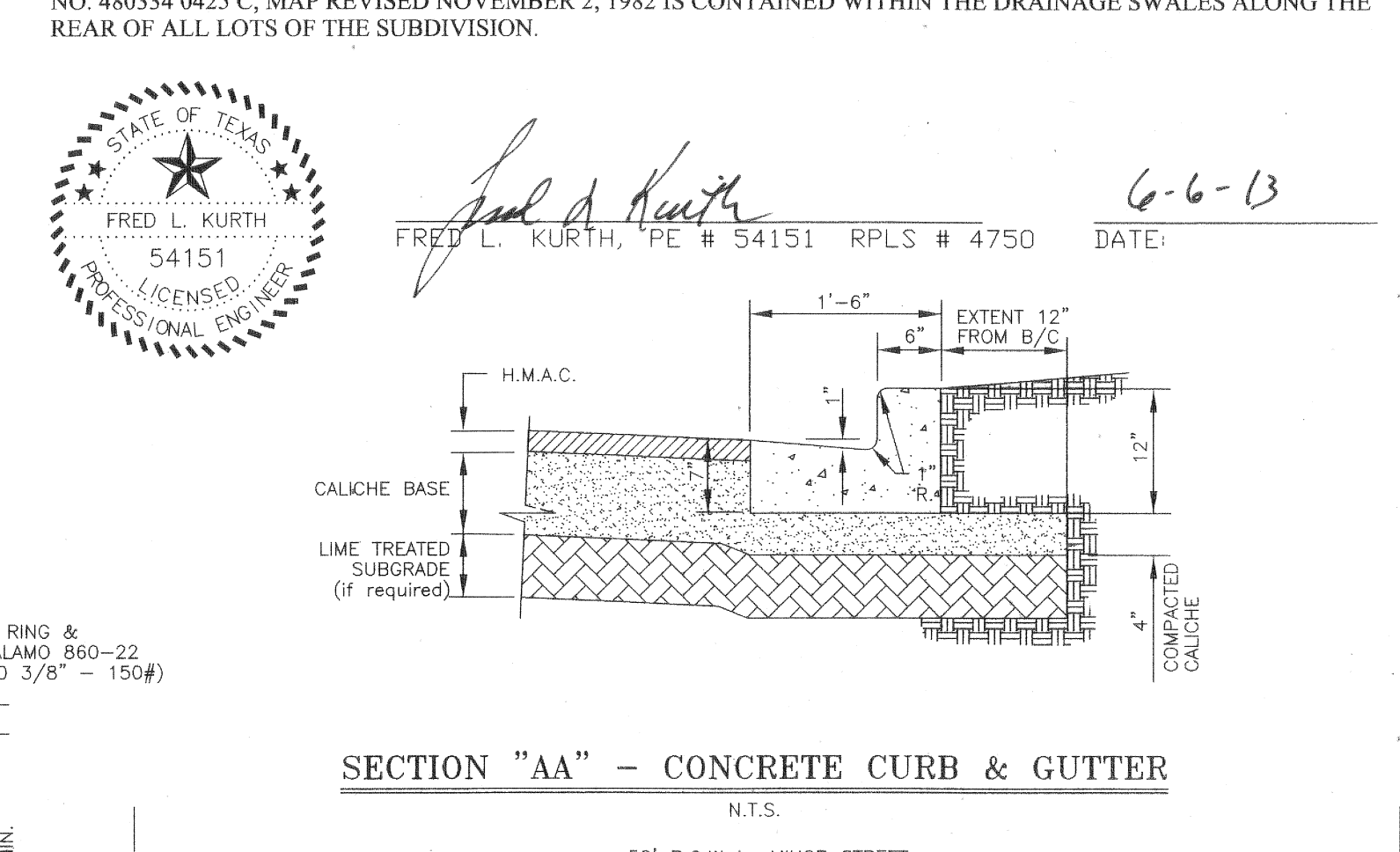
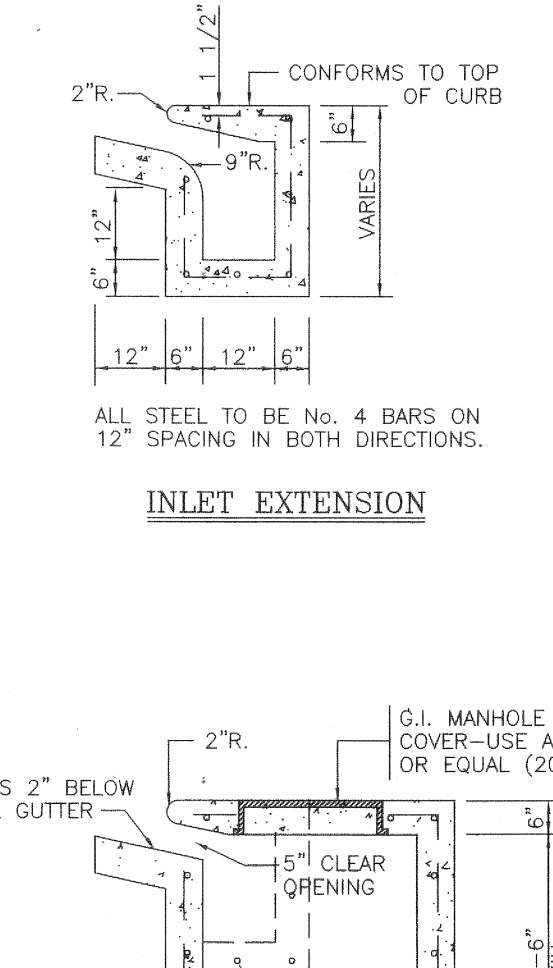
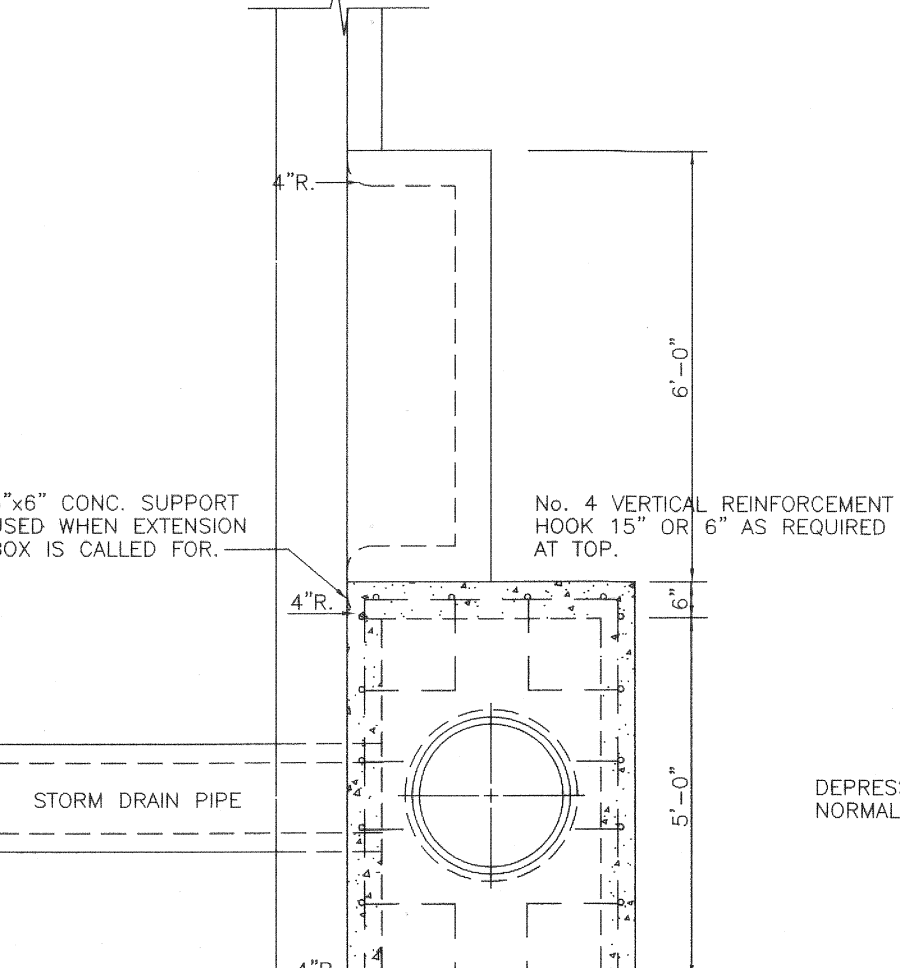
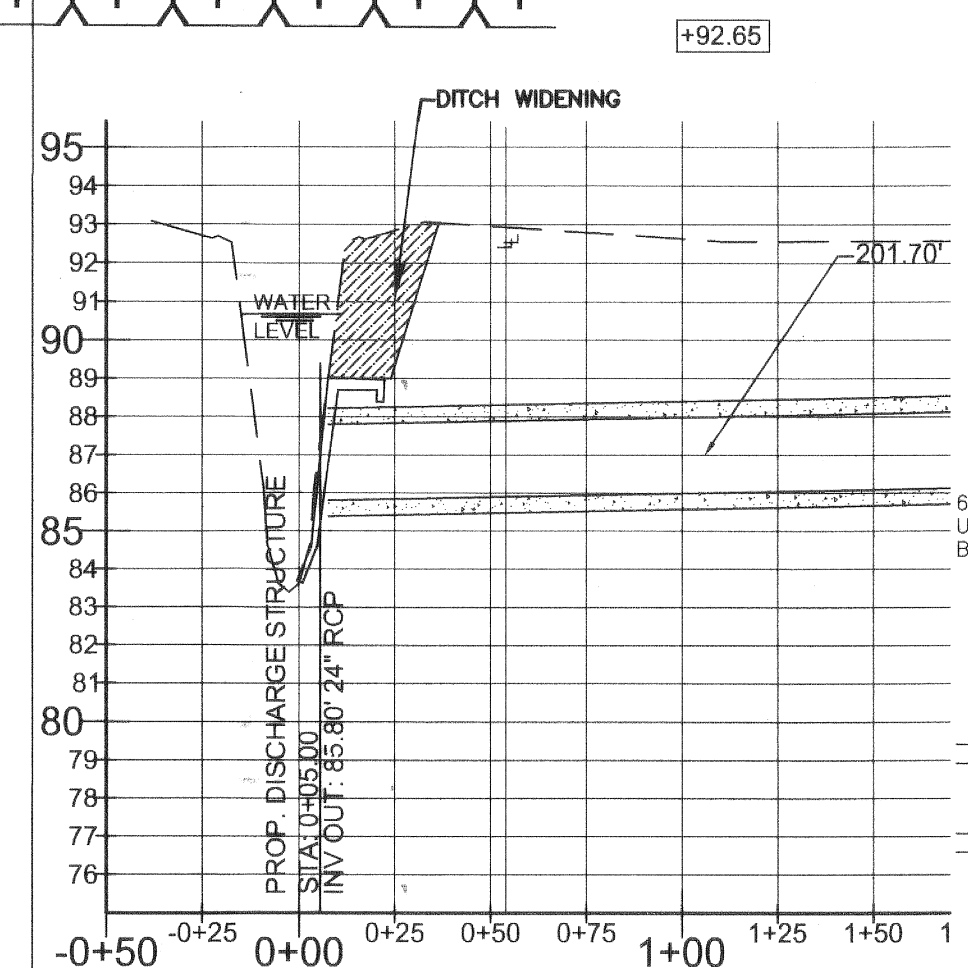
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE POLICY, THE PEAK RATE OF RUNOFF FROM THIS SUBDIVISION WILL NOT BE INCREASED DURING THE 10 YEAR RAINFALL EVENT DUE TO THE IMPROVEMENTS IN THIS SUBDIVISION. THEREFORE, AS PER ATTACHED CALCULATIONS, 31,488 CUBIC FEET OF DETENTION 1" LL BE PROVIDED ON THE GREEN AREA AND DETENTION WALES IN THIS SUBDIVISION. A "TRAPEZOID" SHAPED SWALE SHALL BE CONSTRUCTED, 12" DEEP WITH A TYPE "CC" INLET OVER THE PROPOSED 24" STORM SEWER AND 2" TYPE "A" INLET ALONG THE PROPOSED STREET WITH 18" & 24" DRAINAGE PIPE RUNNING NORTH TO THE EXISTING IRRIGATION DISTRICT 2 DITCH.

### CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100 YEAR FLOODPLAIN AS DESCRIBED IN COMMUNITY PANEL NO. 480334 0425 C, MAP REVISED NOVEMBER 2, 1982 IS CONTAINED WITHIN THE DRAINAGE SWALES ALONG THE REAR OF ALL LOTS OF THE SUBDIVISION.



*Fred L. Kurth*  
FRED L. KURTH, PE # 54151 RPLS # 4750 DATE: 6-6-13

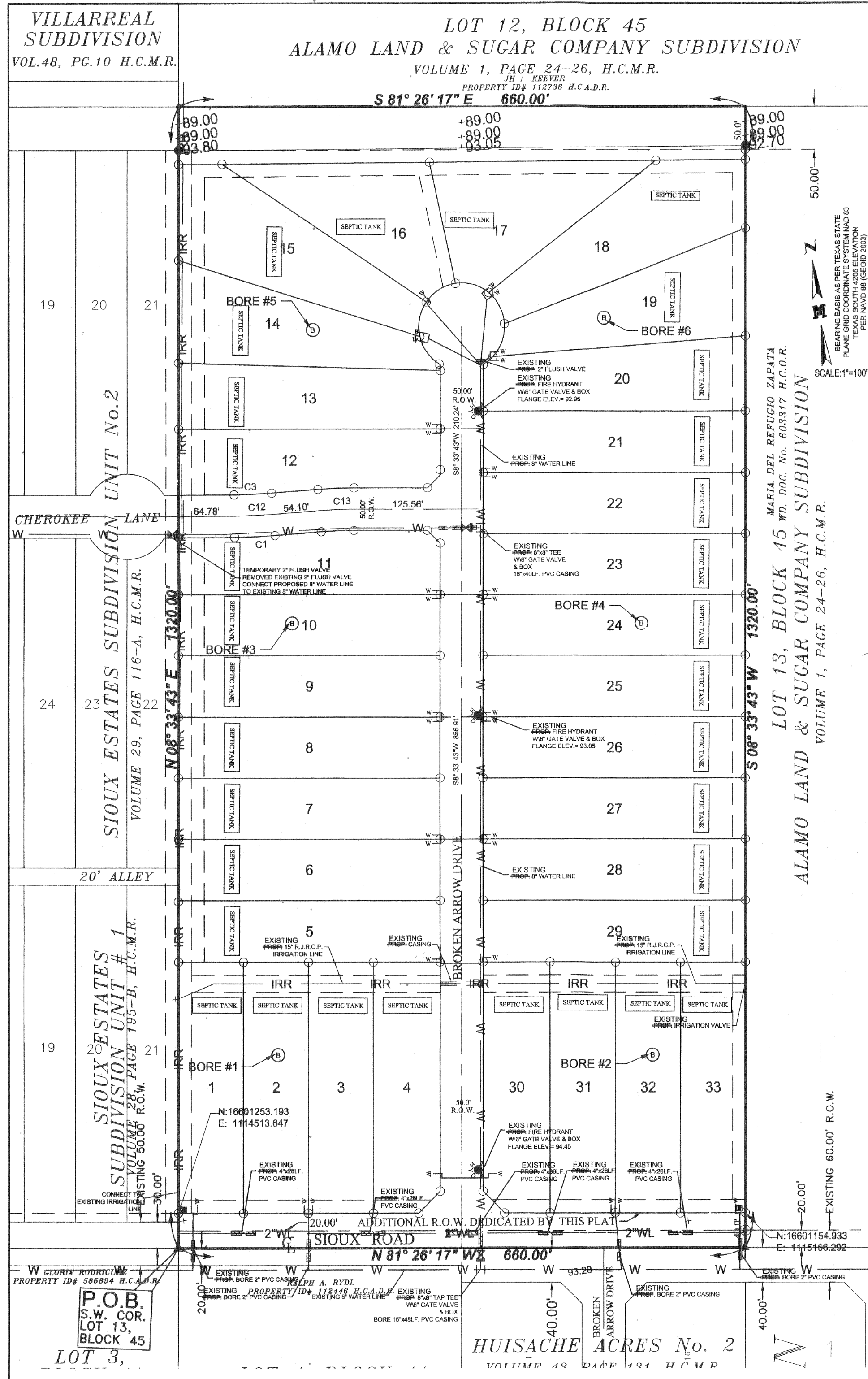


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EDMUNDO, TX 78541, FAX: (956) 381-1839  
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- ### PROJECT LEGEND
- FND. No. 4 REBAR
  - ▲ FND. C.P.S.
  - SET No. 4 REBAR W/PLASTIC CAP STAMPED MELDEN & HUNT
  - △ SET C.P.S.
  - ⊙ 36" IRRIGATION STAND PIPE

193.00

192.00



ENGINEERING REPORT FOR HUISACHE ACRES #9  
 BY: FRED L. KURTH  
 WATER SUPPLY, DESCRIPTION, COSTS, AND OPERABILITY DATE  
 FINAL WATER AND SEWER ENGINEERING REPORT FORMAT

HUISACHE ACRES #9 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.

N.A.W.S.C. HAS AN EXISTING 8" DIAMETER WATERLINE RUNNING ALONG THE SOUTH SIDE OF THE RIGHT-OF-WAY OF SIOUX ROAD AND AN EXISTING 8" DIAMETER WATERLINE RUNNING ALONG THE SOUTH SIDE OF THE RIGHT-OF-WAY OF CHEROKEE LANE. THE WATER SYSTEM FOR HUISACHE ACRES #9 CONSISTS OF A 8" DIAMETER WATER LINE THAT TAPS INTO THE EXISTING 8" LINE ALONG THE SOUTH SIDE OF SIOUX ROAD. THIS 8" LINE THEN RUNS NORTH ALONG THE EAST SIDE OF HUISACHE LANE RIGHT-OF-WAY ENDING WITH A FLUSH VALVE ON THE NORTHWEST CORNER OF LOT 20. ANOTHER 8" LINE RUNS WEST ALONG THE SOUTH SIDE OF CHEROKEE LANE RIGHT-OF-WAY CONNECTING TO THE PROPOSED 8" LINE WITH AN 8" TEE AT THE SOUTHWEST CORNER OF LOT 22 AND CONNECT TO THE EXISTING 8" LINE AT THE NORTHWEST CORNER OF LOT 11.

WATER DISTRIBUTION FOR HUISACHE ACRES #9 CONSISTS OF (13) THIRTEEN-1" DIAMETER DUAL SERVICE LINES RUN TO PAIRS OF LOTS BEFORE SPLITTING INTO 3/4" DIAMETER SERVICE LINES AND (7) SEVEN-3/4" DIAMETER SINGLE SERVICE LINES. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE 8" LINE, THE DUAL SERVICES AND 3/4" SINGLE SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED AT A TOTAL COST OF \$106,569.75 OR \$3,229.38 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$13,250.00 WHICH COVERS THE \$400.51 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 3 FIRE HYDRANTS AT A UNIT COST OF \$3,400.00 FOR A TOTAL COST OF \$12,400.00. 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.

SEWAGE FACILITIES DESCRIPTION, COST AND OPERABILITY DATES

SEWAGE FROM HUISACHE ACRES #9 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 SITE EVALUATOR 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.

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 FINE SANDY LOAM & SANDY CLAY 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 TEXTURE CLASS III SANDY CLAY 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 THE BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS 1,200.00, INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL RESIDENTIAL OSSFS HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF \$396,000.00. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON ( 5 / 18 / 2013 ) COMMERCIAL LOTS 1 THROUGH 4 & 30 THROUGH 33 SHALL HAVE OSSF INSTALLED BY LOT OWNER AT BUILDING PERMIT STAGE.

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:

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$106,569.75 WHICH EQUALS TO \$3,229.38 PER LOT.

SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$1,200.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$39,600.00 FOR THE ENTIRE SUBDIVISION.

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:

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SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$1,200.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$39,600.00 FOR THE ENTIRE SUBDIVISION.

ENGINEER'S SIGNATURE: *Fred L. Kurth* DATE: 6-6-13

STATE OF TEXAS  
 FRED L. KURTH  
 54151  
 LICENSED PROFESSIONAL ENGINEER

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 D. HARBISON, SUBDIVIDER OF HUISACHE ACRES #9, 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.

DETALLE TÍPICO DE LINEAS DE SERVICIO

RICK D. HARBISON

STATE OF TEXAS  
 COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICK D. HARBISON, 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, SEVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE

12 DAY OF March 2013

Catherine Stewart  
 Notary Public  
 My Commission Expires 8-26-2013

REPORTE DE INGENIERIA DE HUISACHE ACRES #9  
 POR: FRED L. KURTH  
 ABASTECIMIENTO DE AGUA: DESCRIPCION, COSTOS Y FECHA DE OPERABILIDAD

EL SISTEMA DE PROVISION DE AGUA PARA LA SUBDIVISION HUISACHE ACRES #9 CONSISTE DE UN CONDUCTO DE AGUA DE 8 PULGADAS DE DIAMETRO QUE PASA POR EL LADO SUR DEL DERECHO DE VIA (RIGHT OF WAY) DE LA CARRETERA SIOUX ROAD. TAMBIEN CONSISTE DE UN CONDUCTO DE AGUA DE 8 PULGADAS DE DIAMETRO QUE PASA POR EL LADO SUR DEL DERECHO DE VIA DE CHEROKEE LANE. EL SISTEMA DE PROVISION DE AGUA DE LA SUBDIVISION HUISACHE ACRES #9 CONSISTE DE UN CONDUCTO DE AGUA DE 8 PULGADAS DE DIAMETRO QUE SE CONECTA CON EL CONDUCTO DE AGUA EXISTENTE DE 8 PULGADAS EN EL LADO SUR DE SIOUX ROAD. ESTA LINEA DE 8 PULGADAS CUAL SIGUE HACIA EL NORTE POR EL LADO ESTE BROKEN ARROW DRIVE, TERMINARA CON UNA VALVULA DE PRESION DE 2 PULGADAS DE DIAMETRO LOCALIZADA AL NORESTE DE LOTE 20. OTRO CONDUCTO DE AGUA DE 8 PULGADAS DE DIAMETRO CONTINUA CORRIENDO AL ESTE POR EL LADO SUR DE LA CALLE CHEROKEE LANE CONECTANDOSE CON LA LINEA DE AGUA PROPUESTA DE 8 PULGADAS DE DIAMETRO LOCALIZADA AL LADO SUROESTE DE LOTE 22.

DEL CONDUCTO DE AGUA DE 8 PULGADAS SE PRODUCEN (13) TRECE DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIAMETRO PARA CADA DOS LOTES. ESTOS CONDUCTOS SE SEPARAN PARA PRODUCIR DOS CONDUCTOS DE AGUA DE 3/4 DE 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 3/4 DE PULGADA DE DIAMETRO, Y LOS MEDIDORES MECANICOS DE AGUA A UN COSTO TOTAL DE \$106,569.75 O \$3,229.38 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA N.A.W.S.C. \$13,250.00 QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE. \$400.51 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 3 BOCAS DE RIEGO (FIRE HYDRANT) A UN COSTO DE \$3,400.00 POR CADA UNO CUAL GASTA UNA CANTIDAD TOTAL \$12,400.00. 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.

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

SE INSTALARA UNA FOSA SEPTICA EN CADA LOTE. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL LOTE. JOSE A. GONZALEZ EVALUADOR 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.

CADA LOTE EN LA SUBDIVISION MIDE MEDIO ACRE. SE HICIERON DOS 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 TIPO III TERRENO ARDILLOSO Y SE EXTIENDE A 36 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA A 24 PULGADAS MAS ARRIBA DE LO MAS BAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA AREA FLUYE BIEN.

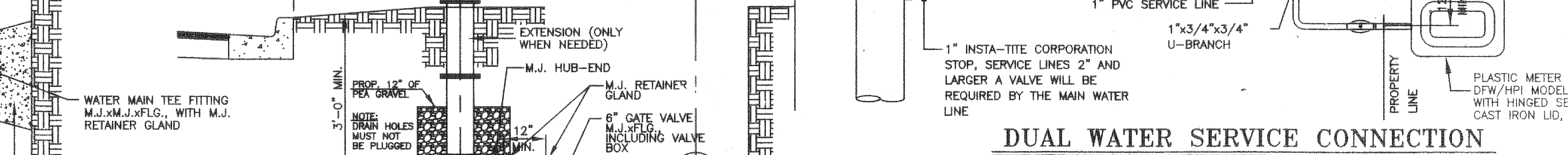
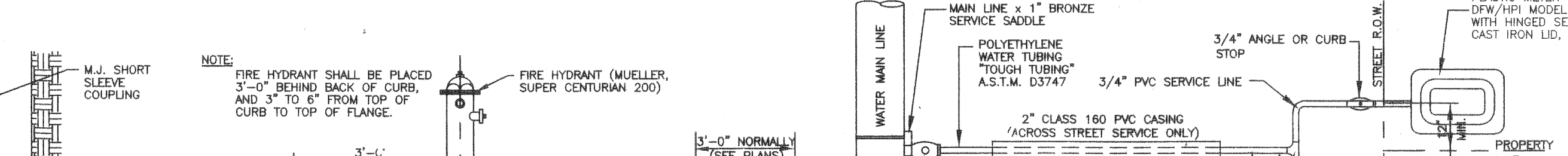
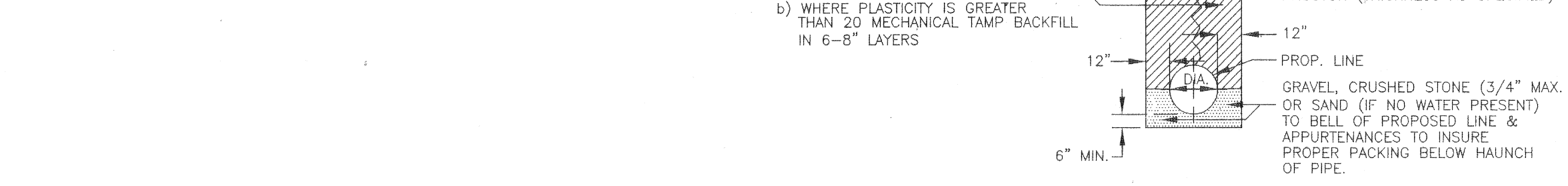
EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR LOTE ES \$1,200.00, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS TODAS LAS FOSAS SEPTICAS HAN SIDO INSTALADAS EN EL PROCESO DE LA APROBACION FINAL. A UN COSTO TOTAL DE \$396,000.00. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODOS LAS FOSAS SEPTICAS Y HAN APROBADO LA INSTALACION DE LAS FOSAS SEPTICAS DESDE (FECHA DE INSPECCION). EN CADA LOTE COMMERCIAL ( 1 AL 4 Y 30 AL 33 ) SE INSTALARA LAS FOSAS SEPTICAS POR EL DUEÑO DEL LOTE EN EL TIEMPO DE PERMISO DE CONSTRUCCION.

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 \$106,569.75 O \$3,229.38. POR LOTE

DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$1,200.00 A UN COSTO TOTAL DE \$39,600.00 TODA LA SUBDIVISION.



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

**PROJECT LEGEND**

● FND No.4 REBAR  
 ▲ FND.C.P.S.  
 ○ SET No.4 REBAR W/PLASTIC CAP STAMPED MELDEN & HUNT  
 ⊙ SET C.P.S.  
 ⊕ 36" IRRIGATION STAND PIPE

**LEGENDA**

● VARRILLA ASENTADA  
 ▲ EJE ENCONTRADA  
 ○ VARRILLA ENCONTRADO  
 ⊙ SERVICIO DOBLE DE AGUA PROPUESTO  
 ⊕ SERVICIO INDIVIDUAL DE AGUA PROPUESTO  
 □ TANQUE SEPTICO

**LEGEND:**

▲ SET REBAR  
 ⊕ FOUND COTTON PICKER SPINDLE  
 ○ FOUND REBAR  
 ⊕ PROPOSED DUAL WATER SERVICE  
 ⊕ PROPOSED SINGLE WATER SERVICE  
 □ PROPOSED SEPTIC TANK

**COST ESTIMATE:**

PAVING IMPROVEMENTS: \$180,289.38  
 DRAINAGE IMPROVEMENTS: \$64,757.94  
 WATER DISTRIBUTION: \$106,569.75  
 SEPTIC TANK IMPROVEMENTS / OSSF: \$39,600.00

**ESTIMACION DE COSTOS:**

PAVIMENTACION DE CALLES: \$180,289.38  
 DREAJE PLUVIAL: \$64,757.94  
 SERVICIO DE AGUA POTABLE: \$106,569.75  
 SERVICIO DE TANQUE SEPTICO: \$39,600.00

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