



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: 03-04-2014

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 ½) approximately 1220 feet West of the

LOCATION DESCRIPTION: intersection with Valverde Rd.

SUBDIVISION LIES WITHIN THE: ☒ The rural area of the County.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 12-27-12 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:

ROAD R.O.W. DEDICATION: 40 feet on Roosevelt Rd (Mile 12 ½)

H.C.R.O.W. FINAL APPROVAL DATE: 03-12-13 By, Jesse Ozuna R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 10-22-13 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: October 22, 2013

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

H.C.O.E.C. FINAL APPROVAL DATE: 11-13-2013 : By Martin Ramirez, Environmental Compliance Coordinator

☒ The applicant has submitted the required Notice of Termination (NOT) as per Part II, Section F of the TPDES General Permit for Construction Activities (TXR150000) indicating that final stabilization had been achieved at the construction site.

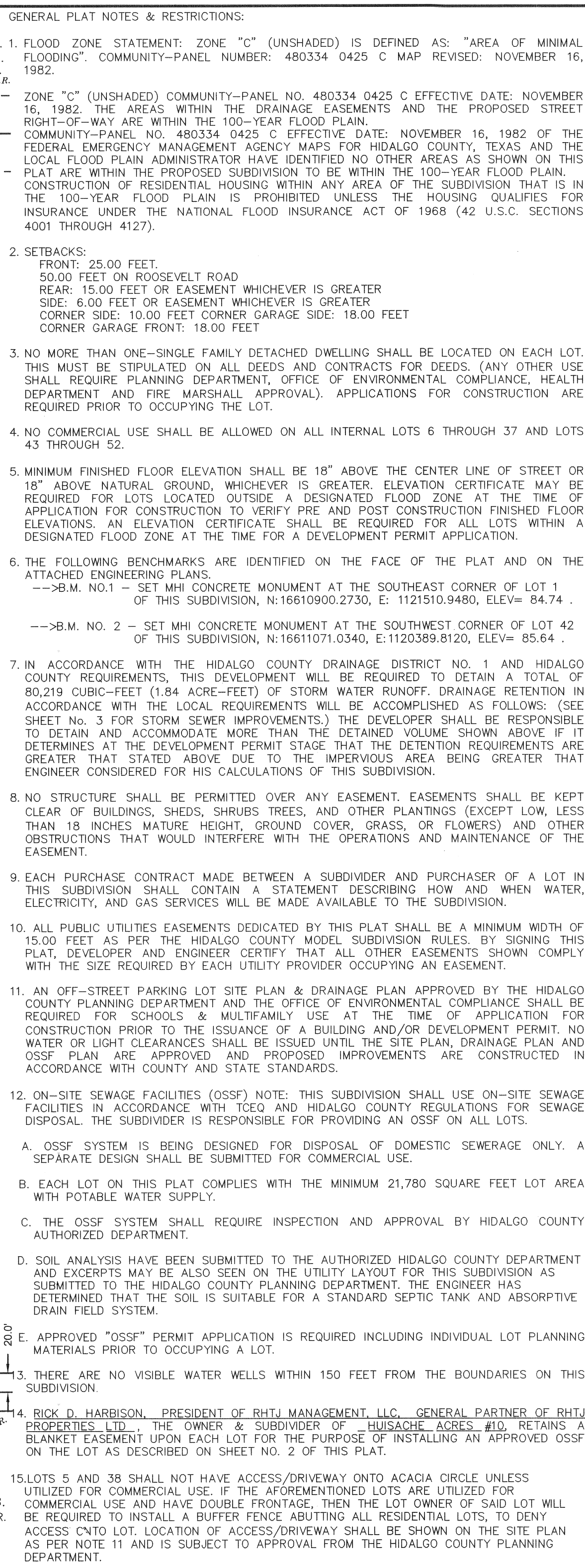
PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON:

APRIL 16, 2013

STAFF RECOMMENDS: ☒ **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.*



Curve Table					
Curve #	Delta	Radius	Length	Chord Length	Chord Direction
C1	062° 53' 50"	50.00'	54.89'	52.17'	30.58° 47' 02"E
C2	052° 29' 02"	50.00'	45.80'	44.22'	24.65° N69° 31' 31"E
C3	047° 09' 23"	50.00'	41.15'	40.00'	21.82° N19° 42' 15"E
C4	047° 27' 45"	50.00'	41.42'	40.24'	21.98° N27° 36' 19"E
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'	24.16° N11° 49' 47"E
C7	050° 56' 34"	50.00'	44.46'	43.01'	23.83° N63° 05' 08"W
C8	052° 46' 42"	50.00'	48.06'	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'	25.82° S74° 11' 10"E
C11	048° 12' 52"	50.00'	42.08'	40.84'	22.37° S22° 56' 56"W
C12	050° 10' 38"	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'	46.95'	45.25'	25.37° S5° 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

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	27.55	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	35.66	N09° 28' 39"E
L19	50.59	S20° 32' 54"E
L20	39.70	N08° 32' 54"E

**HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
DONNA
IRRIGATION DISTRICT**

THIS PLAT IS HERE BY APPROVED BY THE HIDALGO COUNTY DONNA
IRRIGATION DISTRICT, DATED THIS 5th DAY OF July 2013.

Rosendo Guzman _____ DATE 7-5-13
PRESIDENT

Chavez Kelly _____ DATE 7-5-13
ATTSEY SECRETARY

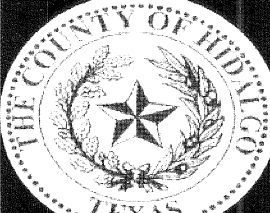
**HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
HIDALGO COUNTY HEALTH DEPARTMENT**

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF HUISACHE ACRES #10
WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPAR

ON THIS THE _____ DAY OF _____, 20____.

ENVIRONMENTAL HEALTH DIVISION MANAGER

DATE

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

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

LOCATION MAP
SCALE: 1"=1000'

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

HUISACHE ACRES #10 IS LOCATED IN THE SOUTH-CENTRAL PART OF HIDALGO COUNTY ON THE NORTH SIDE OF ROOSEVELT ROAD (MILE 12TH 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.

DONNA POPULATION IF 15,798.

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

M

PRINCIPAL CONTACTS

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS

115 W. McINTYRE EDINBURG, TX. 78541	OFF: (956) 381-0981 FAX: (956) 381-1839
227 N. F.W. 3167 RO GRANDE CITY, TX. 78582	OFF: (956) 487-8256 FAX: (956) 488-8591
E-MAIL: www.meldenandhunt.com	ESTABLISHED 1947

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	RICK D. HARBIGSON RHTJ MANAGEMENT, LTD.	28012 DAL-CIN DRIVE	SAN ANTONIO, TX 78260	(956) 702-1586	(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

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.D.D. -	HIDALGO COUNTY DRAINAGE DISTRICT
S.E. COR. -	SOUTHEAST CORNER
P.O.B. -	POINT OF BEGINNING
N.A.W.S. -	NORTH ALAMO WATER SUPPLY CORPORATION
H.C.O.F. -	HIDALGO COUNTY OFFICIAL RECORDS

INDEX TO SHEET OF HUISACHE ACRES #10

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

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

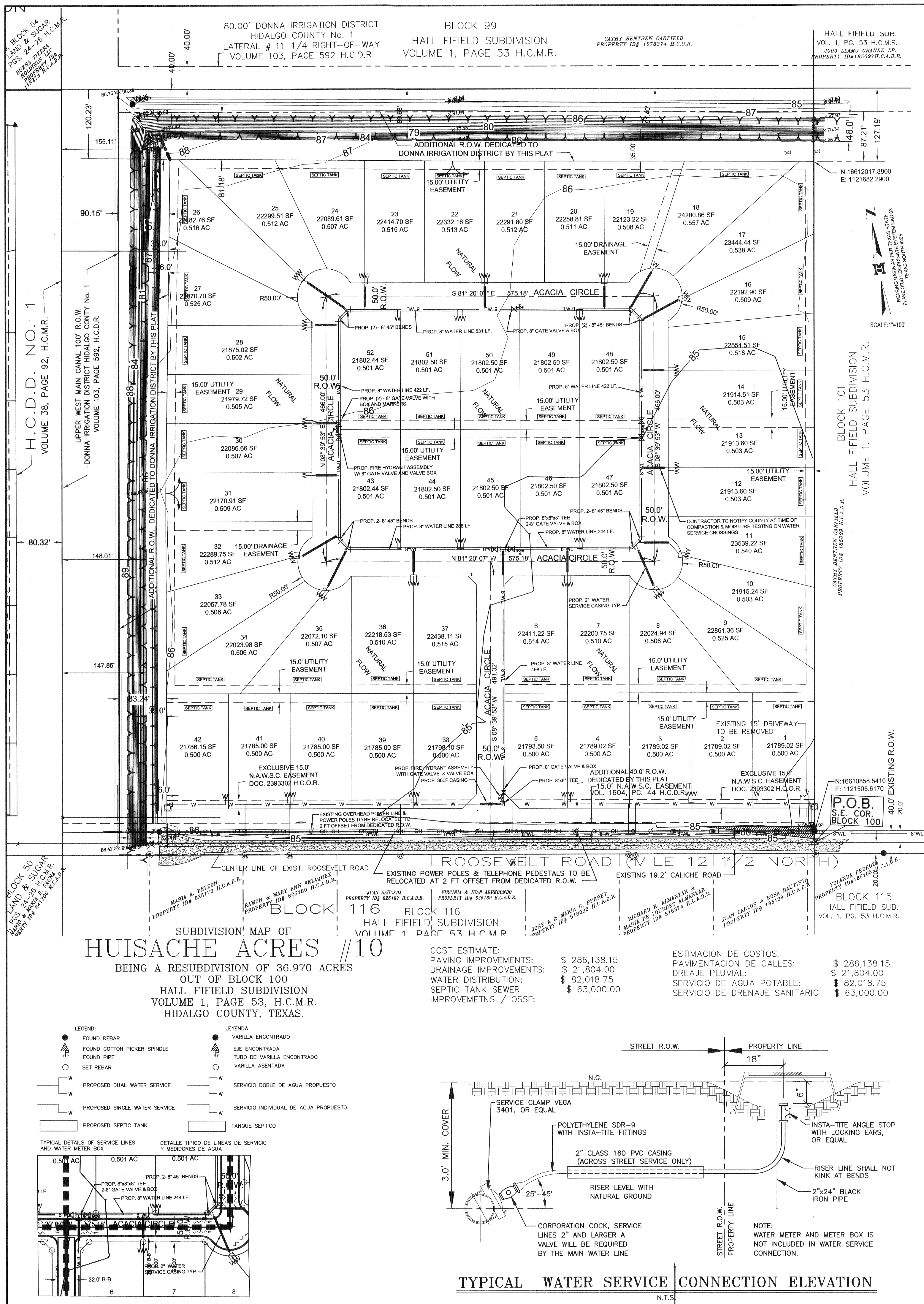
DESCRIPTION OF HUISACHE ACRES #10
METES AND BOUNDS DESCRIPTION

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 DATE AUGUST 31, 2012, RECORDED UNDER DOCUMENT NO. 23404211, 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:

1. THENCE, N 81° 20' 07" E 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;
2. THENCE, N 08° 39' 53" E ALONG THE EAST LINE OF THE 100-FOOT DONA IRRIGATION DISTRICT HIDEALGO COUNTY No. 1 UPPY WEST MAIL CANAL AS PER VOLUME 103, PAGE 582, HIDEALGO 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 60.00 FEET PASS THE EXISTING NORTH RIGHT-OF-WAY LINE, CONTINUING A TOTAL A DISTANCE OF 1320.00 FEET TO THE NORTHWEST CORNER OF THIS TRACT;
3. 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;
4. 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.

SHEET 1 OF 3 SHEET



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

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

WATER SUPPLY: 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.

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 A 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 42, 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 SOUTHEAST 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.

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 3/4" 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 3/4" SINGLE SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$131,953.80, OR \$2,537.57 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$131,953.80, WHICH COVERS THE \$2,537.57 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 \$ 3,325.00 FOR A TOTAL COST OF \$ 16,625.00. 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 #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.

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.

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 \$70,200.00. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON - 2013. LOT 1 THROUGH 5 & 38 THROUGH 42 SHALL HAVE OFFS INSTALLED BY LOT OWNERS 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 \$131,953.80 WHICH EQUALS TO \$2,537.57 PER LOT.

SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$1,500.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$ 70,200.00 FOR THE ENTIRE SUBDIVISION.

ENGINEER'S SIGNATURE DATE

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

PROVISIÓN DE AGUA: DESCRIPCIÓN, GASTOS Y FECHAS DE INICIO

LA SUBDIVISION HUISACHE ACRES #10 RECIBIRÁ SU PROVISIÓN DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (LA COMPAÑÍA 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 RECIBIRÁ SU PROVISIÓN DE AGUA POR LOS PRÓXIMOS 30 AÑOS. N.A.W.S.C. HA PRESENTADO DOCUMENTACIÓN PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

EL SISTEMA DE PROVISIÓN DE AGUA PARA LA SUBDIVISION HUISACHE ACRES #10 CONSISTE DE UN CONDUCTO DE AGUA DE 8 PULGADAS DE DIÁMETRO QUE PASA POR EL LADO NORTE DEL DEL DERECHO DE VIADE DE (RIGHT OF WAY) DE LA CARRETERA ROOSEVELT ROAD. EL SISTEMA DE PROVISIÓN DE AGUA DE LA SUBDIVISION HUISACHE ACRES #10 CONSISTE DE UN CONDUCTO DE AGUA DE 8 PULGADAS DE DIÁMETRO 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 VIADE DE LA CALLE ACACIA CIRCLE, TERMINARÁ CON UNA TEE DE 8" PULGADAS CON DOS VÁLVULA DE PRESIÓN DE 8 PULGADAS DE DIÁMETRO LOCALIZADA AL SURESTE DE LOTE 45. OTRO CONDUCTO DE AGUA DE 8 PULGADAS DE DIÁMETRO CONTINUA CORRIENDO AL OESTE POR EL LADO NORTE DEL DERECHO DE VIADE DE LA CALLE ACACIA CIRCLE A UN CODO DE 90° DE 8" EN EL LADO SURESTE DE LOTE 43, LUEGO VOLTIANDO AL NORTE EL LADO ESTE DEL DERECHO DE VIADE DE LA CALLE ACACIA CIRCLE A UN CODO DE 90° DE 8" EN EL LADO NORTEOESTE DE LOTE 52, LUEGO VOLTIANDO AL ESTE EN EL LADO SUR DEL DERECHO DE VIADE DE LA CALLE ACACIA CIRCLE A UN CODO DE 90° DE 8" EN EL LADO NORTEOESTE DE LOTE 48, LUEGO VOLTIANDO AL SUR EN EL LADO OESTE DEL DERECHO DE VIADE DE LA CALLE ACACIA CIRCLE A UN CODO DE 90° DE 8" EN EL LADO SURESTE DE LOTE 47, LUEGO VOLTIANDO AL OESTE EN EL LADO NORTE DEL DERECHO DE VIADE DE LA CALLE ACACIA CIRCLE A UN TEE DE 8" EN EL LADO SURESTE DE LOTE 45.

DEL CONDUCTO DE AGUA DE 8 PULGADAS SE PRODUCEN VEINTETRES DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIÁMETRO PARA CADA DOS LOTES. ESTOS CONDUCTOS SE SEPARAN PARA PRODUCIR DOS CONDUCTOS DE AGUA DE 3/4" DE DIÁMETRO PARA CADA LOTE Y SEIS CONDUCTOS INDIVIDUALES DE AGUA DE 3/4" DE DIÁMETRO PARA CADA LOTE. YA SE HAN INSTALADO LOS CONDUCTOS DE AGUA DE 8 PULGADAS DE DIÁMETRO. LOS DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIÁMETRO, EL CONDUCTO DE 3/4" DE DIÁMETRO DE DIÁMETRO, Y LOS MEDIDORES MECÁNICOS DE AGUA A UN COSTO TOTAL DE \$131,953.80 O \$ 2,537.57 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIÉN LE HA PAGADO A LA COMPAÑÍA N.A.W.S.C. \$131,953.80, QUE CUBRE EL COSTO DEL MEDIDOR MECÁNICO DE AGUA PARA CADA LOTE, \$2,601.57. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACIÓN DE CADA MEDIDOR Y LOS GASTOS DE CONEXIÓN. CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPAÑÍA N.A.W.S.C. LO INSTALARA SIN ALGÓN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION TAMBIÉN HA INSTALADO 5 BOCAS DE RIEGO (FIRE HYDRANT) A UN COSTO DE \$ 3,325.00 POR CADA UNA CUAL GASTA UNA CANTIDAD TOTAL \$ 16,625.00. EL SISTEMA DE AGUA ESTARÁ EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

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

SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR. ESTA FOSA SETICA 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.

CADA LOTE EN LA SUBDIVISION MEDIE MEDIO ACRE. SE HICIERON DOS ES 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.

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 FOSA SEPTICAS HAN SIDO INSTALADAS EN EL PROCESO DE LA APROBACION FINAL. A UN COSTO TOTAL DE \$ 70,200.00. 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.

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:

AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECÁNICO DE AGUA QUE COSTARA UN TOTAL DE \$131,953.80 O \$ 2,537.57 POR LOTE

DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$1,500.00 A UN COSTO TOTAL DE \$ 70,200.00 TODA LA SUBDIVISION.

ENGINEER'S SIGNATURE DATE

SUBDIVIDER CERTIFICATION

1. BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS AND OR WATER WELLS FOR EACH LOT(S) MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND 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 PURPOSED AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 19

DAY OF July 2013.

NOTARY PUBLIC
MY COMMISSION EXPIRES 10/13/2014

