



HIDALGO COUNTY PLANNING DEPARTMENT

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

T.J. Arredondo
Director of Planning

HIDALGO COUNTY COMMISSIONERS COURT MEETING DATE: 03-31-2015

PROPOSED HUISACHE ACRES NO. 11 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: 25 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

North side of Mile 12 ½ North Rd (Roosevelt Rd.), approximately ¼ Mile west from Val Verde FM 1423.

LOCATION DESCRIPTION:

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

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 01-07-15 PROPERTY LIES WITHIN FLOOD ZONE: "C" AS PER FEMA.

Storm Sewer Pipe System discharging to the Donna IRR. District ditch abutting north of the subdivision. Detention will be provided by the widening of the Donna Irr. Ditch.

DRAINAGE DESIGN:

ROAD R.O.W. DEDICATION: 40 feet of additional right of way onto Mile 12 ½ North Rd (Roosevelt Rd.)

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 3-5-2015 By, Joe Ochoa PCT. 4 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 01-15-15 By, Elizardo Ramos, Environmental Health Division Manager

SEWER SYSTEM: OSSF & SOIL ANALYSIS WERE CONDUCTED BY: Jose Angel Gonzalez
 OSSF HAVE BEEN INSTALLED AND INSPECTED BY HCHD ON: _____

WATER SERVICE PROVIDER: NAWSC LINE SIZE: 8" LOCATION: North side of Mile 12 ½.

H.C.O.E.C. PRELIMINARY APPROVAL DATE: 01-22-15 : 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.

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON:

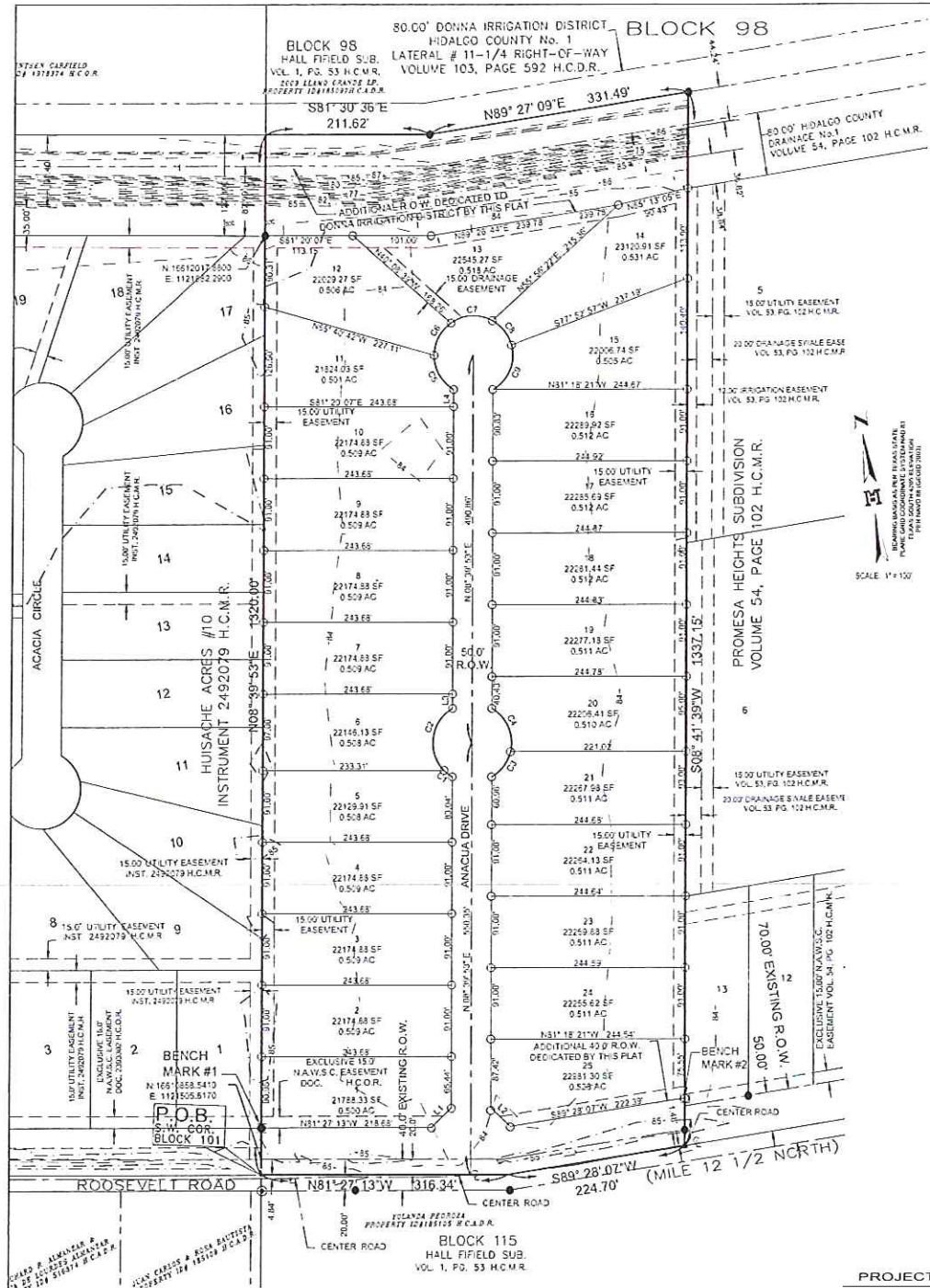
STAFF RECOMMENDS: **Preliminary Approval** subject comments and future recommendations by planning and other Departments and the approval of the City of Donna.

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.

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GENERAL PLAT NOTES & RESTRICTIONS

- FLOOD ZONE STATEMENT: ZONE "C" (UNSHADED) IS DEFINED AS: "AREA OF MINIMAL FLOODING". COMMUNITY-PANEL NUMBER: 450334 0425 C MAP REVISION: NOVEMBER 15, 1992.
- ZONE "C" (UNSHADED) COMMUNITY-PANEL NO. 450334 0425 C EFFECTIVE DATE: NOVEMBER 15, 1992. THE DEEDS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN.
- 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 OCCUPANCY OF THE LOT.
- NO COMMERCIAL USE SHALL BE ALLOWED ON ALL INTERNAL LOTS 2 THROUGH 24.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 15" 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 FOR FLOOR ELEVATION 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:
 --BM NO. 1 - FOUND WITH CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF LOT 1 OF THIS SUBDIVISION, N 16510920 2730, E 1121510 9430, ELEV= 84.74.
 --BM NO. 2 - SET WITH CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF LOT 25 OF THIS SUBDIVISION, N 16510853 95, E 1122049 32, ELEV= 84.65.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 23,350 CUBIC FEET (0.536 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO. 3 FOR STORM SEWER IMPROVEMENTS) THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE DUE TO THE IMPROVED AREA BEING GREATER THAN ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- ALL PUBLIC UTILITY EASEMENTS DECEDED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SONDING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPANCY 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 & 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 21,750 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 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 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 OCCUPANCY A LOT.
- THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- RICK D. HARRISON, PRESIDENT OF RHTJ MANAGEMENT, LLC, GENERAL PARTNER OF RHTJ PROPERTIES, LTD., THE OWNER & SUBDIVIDER OF HUISACHE ACRES #11 PARTS A, B, AND C, HEREBY GRANTS TO EACH LOT THE RIGHT OF WAY TO INSTALL AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.
- LOTS 1 AND 25 SHALL NOT HAVE ACCESS/DRIVEWAY ONTO ROOSEVELT ROAD.

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 FEUTERARY EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE AND REMOVE WATER DISTRIBUTION LINES AND AFFILIATIONS OVER AND ACROSS LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTEE'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 HEREBY CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, 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 ACQUIRES 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 LINES 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 RECEIVED 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 HAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF THE TITLE M. 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 _____, 20____

(GRANTOR'S SIGNATURE)

ACKNOWLEDGMENT

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 _____ DAY OF _____, 20____

NOTARY PUBLIC, STATE OF TEXAS
 MY COMMISSION EXPIRES: _____

CITY OF DONNA
 CERTIFICATE OF PLAT APPROVAL
 UNDER LOCAL GOVERNMENT CODE § 212.009(C) AND § 212.010(B)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF HUISACHE ACRES #11 HAS BEEN REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF DONNA ON _____

MAYOR OF THE CITY OF DONNA _____ DATE _____

ATTEST: SECRETARY OF THE CITY OF DONNA _____ DATE _____

CITY OF DONNA
 CERTIFICATE OF PLAT APPROVAL
 UNDER LOCAL GOVERNMENT CODE § 212.009(C) AND § 212.010(B)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF HUISACHE ACRES #11 HAS BEEN REVIEWED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF DONNA ON _____

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

STATE OF TEXAS
 COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, RICK D. HARRISON, PRESIDENT OF RHTJ MANAGEMENT, LLC, GENERAL PARTNER OF RHTJ PROPERTIES, LTD., AS OWNER OF THE 16.426 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED HUISACHE ACRES #11, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATED TO PUBLIC USE THE STREETS, 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. HARRISON
 PRESIDENT OF RHTJ MANAGEMENT, LLC,
 GENERAL PARTNER OF RHTJ PROPERTIES, LTD.,
 28012 DAL-CIN DRIVE
 SAN ANTONIO, TX 78260

STATE OF TEXAS
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED RICK D. HARRISON, 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 SHOWN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

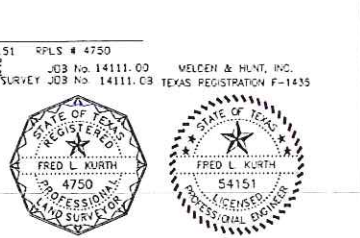
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

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 #11 WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON MAY 3, 2012, 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, P.E. # 54151
 DATE SURVEYED 05/03/12
 DATE PREPARED 11-11-14
 SURVEY JOB NO. 14111.03 TEXAS REGISTRATION F-1435
 1- 984 PG. 32



Lot Line Table

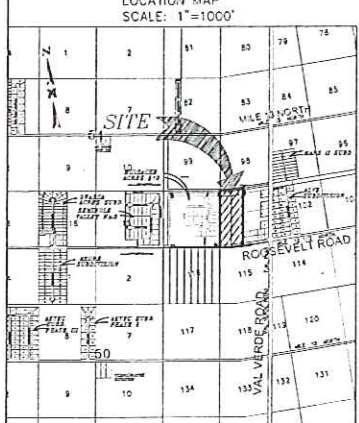
Line #	Length	Direction
L1	35.33'	N33°36'20"E
L2	34.50'	S37°42'47"E
L3	18.35'	N03°39'53"E
L4	21.91'	N03°39'53"E

Curve Table

Curve #	Delta	Radius	Length	Chord Length	Tangent	Chord Direction
C1	015° 00' 53"	50.00'	13.17'	13.07'	6.59'	S43° 49' 33"E
C2	104° 52' 02"	50.00'	91.62'	79.33'	65.14'	S15° 19' 22"W
C3	045° 58' 00"	50.00'	40.29'	39.85'	21.72'	N45° 19' 48"E
C4	073° 01' 51"	50.00'	63.73'	59.50'	37.02'	N14° 42' 42"W
C5	060° 00' 00"	50.00'	52.35'	50.00'	28.87'	S21° 20' 07"E
C6	054° 40' 14"	50.00'	47.71'	45.92'	25.55'	S56° 00' 00"W
C7	053° 56' 13"	50.00'	55.80'	52.55'	31.21'	N44° 41' 45"W
C8	045° 20' 22"	50.00'	40.44'	39.35'	21.40'	N09° 33' 29"W
C9	074° 39' 23"	50.00'	65.15'	63.64'	38.13'	N30° 56' 26"E

DRAWN BY: CJD
 DATE: _____
 IRRIGATION CHECKED: _____ DATE: _____
 SURVEYED, CHECKED: _____ DATE: _____
 FINAL CHECK: _____ DATE: _____

SUBDIVISION MAP OF HUISACHE ACRES #11
 A RESUBDIVISION OF 16.426 ACRES
 OUT OF BLOCK 101
 HALL-FIELD SUBDIVISION
 VOLUME 1, PAGE 53, H.C.M.R.
 HIDALGO COUNTY, TEXAS.



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

HUISACHE ACRES #11 IS LOCATED IN THE SOUTHEAST PART OF HIDALGO COUNTY ON THE NORTH SIDE OF ROOSEVELT ROAD (MILE 12 1/2 NORTH), APPROXIMATELY 858 FEET WEST OF ITS INTERSECTION WITH VAL VERDE ROAD, THE ONLY NEARBY MUNICIPALITY IS THE CITY OF DONNA, ACCORDING TO THE OFFICIAL MAP OF THE CITY OF THE SECRETARY OF DONNA (POPULATION 15,232), HUISACHE ACRES #11 LIES APPROXIMATELY 2.2 MILES FROM THE CITY LIMITS (AND IS WITHIN THE 3 MILE EXTRATERRITORIAL JURISDICTION (EJ) UNDER LOCAL GOVERNMENT CODE § 212.001 AND 42.021.

THIS SUBDIVISION FALLS WITHIN PRECINCT 4.

MELDEN & HUNT, INC.
 TEXAS REG. F-1435
 CONSULTANTS-ENGINEERS-SURVEYORS
 115 W. MCINTYRE EDINBURG, TX 78541
 115 W. MCINTYRE EDINBURG, TX 78541
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 115 W. MCINTYRE EDINBURG, TX 78541

- PROJECT LEGEND**
- FOUND #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.O. - HIDALGO COUNTY DRAINAGE DISTRICT RECORDS
 S.E. COR. - SOUTHEAST CORNER
 P.O.B. - POINT OF BEGINNING
 H.A.W.S. - NORTH ALAMO WATER SUPPLY CORPORATION
 H.C.R. - HIDALGO COUNTY OFFICIAL RECORDS

DESCRIPTION OF HUISACHE ACRES #11 METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 16.426 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OF BLOCK 101, HALL-FIELD SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED UNDER DOCUMENT NO. 249279, HIDALGO COUNTY MAP RECORDS, ALSO BEING THE SOUTHWEST CORNER OF SAID BLOCK 101, HALL-FIELD SUBDIVISION, FOR THE SOUTHWEST CORNER OF THIS TRACT:

BEGINNING AT THE SOUTHWEST CORNER OF HUISACHE ACRES NO. 10 SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED UNDER DOCUMENT NO. 249279, HIDALGO COUNTY MAP RECORDS, ALSO BEING THE SOUTHWEST CORNER OF SAID BLOCK 101, HALL-FIELD SUBDIVISION, FOR THE SOUTHWEST CORNER OF THIS TRACT:

- THENCE N 64° 59' 51" W, 09' 51' 00" DEED CALL ALONG THE WEST LINE OF SAID BLOCK 101 AND ALONG THE EAST LINE OF HUISACHE ACRES NO. 10 SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED UNDER DOCUMENT NO. 249279, HIDALGO COUNTY MAP RECORDS, AT A DISTANCE OF 20.00 FEET PASSES A NO. 4 REBAR FOUND ON THE NORTH RIGHT-OF-WAY LINE OF SAID ROOSEVELT ROAD, AT A DISTANCE OF 80.30 FEET PASSES A NO. 4 REBAR FOUND NORTHING 1601088.19', EASTING 1121811.720', AT A DISTANCE OF 119.81 FEET PASSES A NO. 4 REBAR FOUND NORTHING 1601017.81', EASTING 1121821.720', CONTINUING A TOTAL DISTANCE OF 120.00 FEET TO THE NORTH-EAST CORNER OF SAID HUISACHE ACRES, TO A SUBSECTION AND THE NORTH-EAST CORNER OF SAID BLOCK 101, FOR THE NORTH-EAST CORNER OF THIS TRACT.
- THENCE S 81° 30' 22" E, 119' 00' 00" DEED CALL ALONG THE NORTH LINE OF SAID BLOCK 101, A DISTANCE OF 211.42 FEET (120.00 FEET DEED CALL) TO A NO. 4 REBAR FOUND FOR AN ANGLE POINT OF THIS TRACT.
- THENCE N 69° 27' 09" E, 121' 59' 30" DEED CALL CONTINUING ALONG THE NORTH LINE OF SAID BLOCK 101, A DISTANCE OF 331.49 FEET TO A NO. 4 REBAR FOUND AT THE NORTHWEST CORNER OF PROMESA HEIGHTS SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 54, PAGE 102, HIDALGO COUNTY MAP RECORDS, FOR THE NORTHWEST CORNER OF THIS TRACT.
- THENCE S 09° 41' 39" E, 104' 50' 00" DEED CALL ALONG THE WEST LINE OF SAID PROMESA HEIGHTS SUBDIVISION, AT A DISTANCE OF 121.14 FEET PASSES A NO. 4 REBAR FOUND NORTHING 1601199.547', EASTING 1122223.550', AT A DISTANCE OF 151.83 FEET PASSES A NO. 4 REBAR FOUND NORTHING 1601203.241', EASTING 1122043.150', ON THE NORTH RIGHT-OF-WAY LINE OF ROOSEVELT ROAD, CONTINUING A TOTAL DISTANCE OF 133.15 FEET TO THE SOUTHWEST CORNER OF THIS TRACT.
- THENCE S 89° 27' 07" E, 118' 59' 30" DEED CALL ALONG THE SOUTH LINE OF SAID BLOCK 101 AND WITHIN THE RIGHT-OF-WAY OF SAID ROOSEVELT ROAD, A DISTANCE OF 221.72 FEET TO A NO. 4 REBAR FOUND FOR AN ANGLE POINT OF THIS TRACT.
- THENCE N 81° 21' 13" W, N 81° 50' 00" DEED CALL CONTINUING ALONG THE SOUTH LINE OF SAID BLOCK 101 AND WITHIN THE RIGHT-OF-WAY OF SAID ROOSEVELT ROAD, A DISTANCE OF 243.34 FEET TO A NO. 4 REBAR FOUND DEED CALL TO THE POINT OF BEGINNING, CONTAINING 14.93 ACRES OF LAND, MORE OR LESS, OF WHICH 0.22 OF ONE HUNDRED PARTS WITHIN THE RIGHT-OF-WAY OF ROOSEVELT ROAD, 0.50 OF ONE HUNDRED PARTS WITHIN AN EASEMENT TO DRAINAGE DISTRICT NO. 1 AND 13.21 OF ONE HUNDRED PARTS WITHIN AN EASEMENT TO NORTH ALAMO WATER SUPPLY CORPORATION, LEAVING A NET OF 15.86 ACRES OF LAND, MORE OR LESS.

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 _____

 SECRETARY
 _____ DATE _____

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL HIDALGO COUNTY HEALTH DEPARTMENT

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF HUISACHE ACRES #11 HAS BEEN 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 TEXAS WATER CODE § 49.211 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

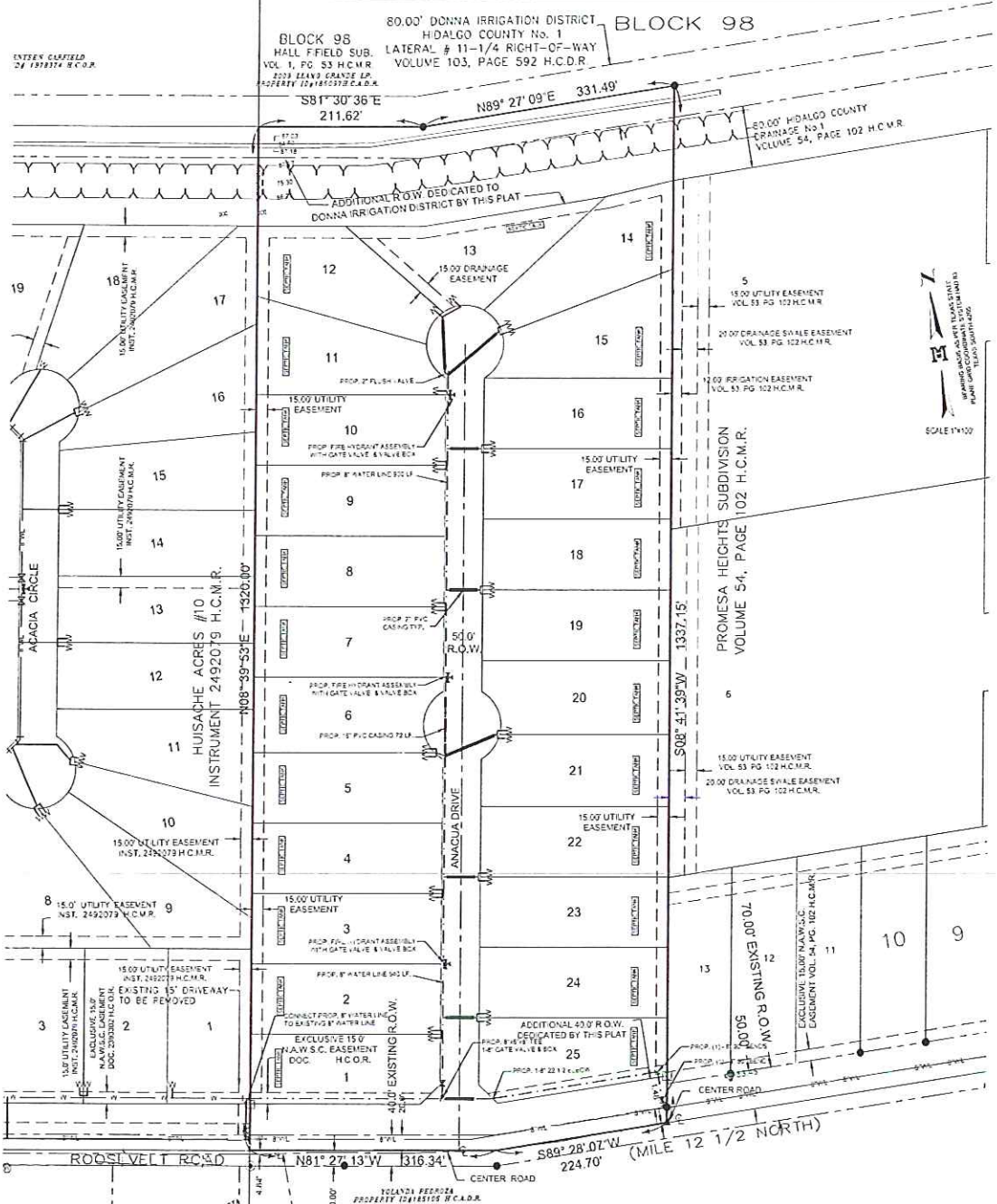
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

 SECRETARY
 _____ DATE _____

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL HIDALGO COUNTY HEALTH DEPARTMENT

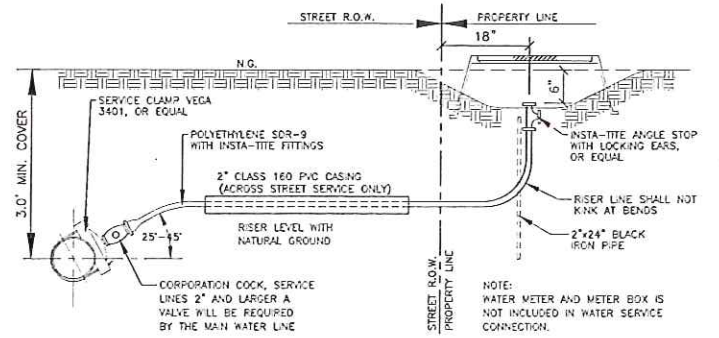
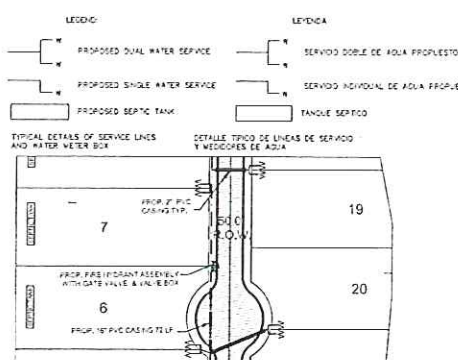
I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF HUISACHE ACRES #11 HAS BEEN REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON THIS THE _____ DAY OF _____, 20____.

 ENVIRONMENTAL HEALTH DIVISION MANAGER
 _____ DATE _____



SUBDIVISION MAP OF HUISACHE ACRES #11
 BEING A RESUBDIVISION OF 16.426 ACRES
 OUT OF BLOCK 101
 HALL-FIELD SUBDIVISION
 VOLUME 1, PAGE 53, H.C.M.R.
 HIDALGO COUNTY, TEXAS.

COST ESTIMATE:		ESTIMACION DE COSTOS:	
PAVING IMPROVEMENTS:	\$ 185,415.85	PAVIMENTACION DE CALLES:	\$ 185,415.85
DRAINAGE IMPROVEMENTS:	\$ 64,021.00	DRENAJE PLUVIAL:	\$ 64,021.00
WATER DISTRIBUTION:	\$ 50,800.20	SERVICIO DE AGUA POTABLE:	\$ 50,800.20
SEPTIC TANK SEWER IMPROVEMENTS / OSSF:	\$ 28,625.00	SERVICIO DE DRENAJE SANITARIO:	\$ 28,625.00



TYPICAL WATER SERVICE CONNECTION ELEVATION
N.T.S.

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

ENGINEERING REPORT FOR HUISACHE ACRES #11
 BY: FRED L. KURTH

WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:
 HUISACHE ACRES #11 SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVISION 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 33 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 #11 CONSISTS OF A 8" DIAMETER WATER LINE THAT TAPS INTO THE EXISTING 8" LINE AT TWO LOCATIONS. THIS 8" LINE CONNECTS TO THE EXISTING 8" AT THE SOUTHEAST CORNER OF THIS SUBDIVISION THEN RUNS NORTH THEN WEST WITHIN AN EXCLUSIVE 15.00' N.A.W.S.C. EASEMENT AND THEN CONNECTS TO THE EXISTING 8" WATER LINE ALONG THE WEST BOUNDARY LINE OF THIS SUBDIVISION. ANOTHER 8" WATER LINE CONNECTS TO THE PREVIOUSLY MENTIONED 8" WATER LINE THEN RUNS NORTH ALONG THE WEST RIGHT-OF-WAY OF HUISACHE AVENUE ENDING WITH A FLUSH VALVE AT THE SOUTHEAST CORNER OF LOT 11.

WATER DISTRIBUTION FOR THE HUISACHE ACRES #11 CONSISTS OF TWELVE (12) 1" DIAMETER DUAL SERVICE LINES THAT RUN IN Pairs TO LOTS BEFORE SPLITTING INTO 1/2" DIAMETER SERVICE LINES AND ONE (1) 1/2" DIAMETER SINGLE SERVICE LINES. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE 1/2" LINE, THE DUAL SERVICES AND 1/2" SINGLE SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED. AT A TOTAL COST OF \$ 20,800.20, OR \$ 2,032.00 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$ 19,100.00, WHICH COVERS THE \$ 367.00 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 VEIL FOR THAT LOT. THE SUBDIVIDER HAS INSTALLED 3 FIRE HYDRANTS AT A UNIT COST OF \$ 3,250.00 FOR A TOTAL COST OF \$ 9,750.00. 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.

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. THE PROFESSIONAL ENGINEER NO. 24151, 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.

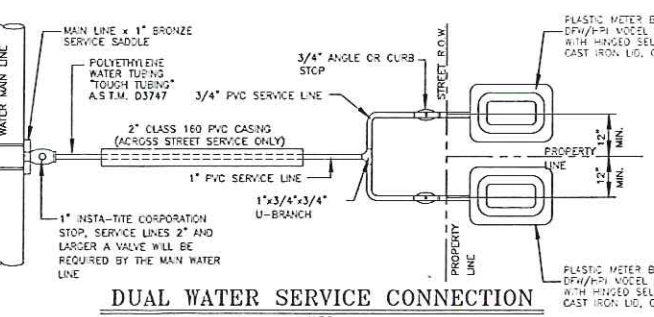
THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$1,145.00, INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSFS HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF \$ 28,625.00. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON X-KX-20KX.

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 18.343, 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 \$ 69,900.20 WHICH EQUALS TO \$ 2,795.00 PER LOT.

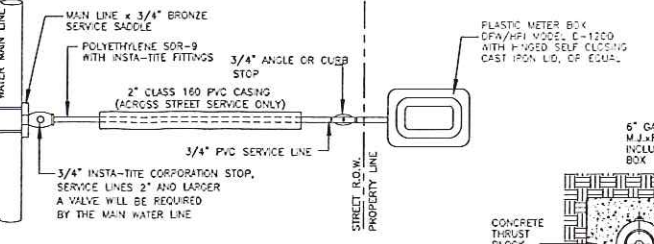
SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$1,145.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$ 28,625.00 FOR THE ENTIRE SUBDIVISION.

ENGINEER'S SIGNATURE _____ DATE _____



DUAL WATER SERVICE CONNECTION
N.T.S.

NOTE: IF UTILITY EASEMENT IS DEDICATED AT THE FRONT OF THE LOT, THE LOCATION OF THE ANGLE STOP IS TO BE DETERMINED BY N.A.W.S.C. AND THE ENGINEER.



SINGLE WATER SERVICE CONNECTION
N.T.S.

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 ESTABLISHED 1947

REPORT DE INGENIERIA DE HUISACHE ACRES #11
 POR: FRED L. KURTH

PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHAS DE INICIO

A SUBDIVISION HUISACHE ACRES #11 RECIBIRA SU PROVISION DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (LA COMPAÑIA 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.

EL SISTEMA DE PROVISION DE AGUA PARA LA SUBDIVISION HUISACHE ACRES #11 CONSISTE DE UN CONDUCTO DE AGUA DE 8 PULGADAS DE DIAMETRO QUE PASA POR EL LADO NORTE DEL DEL DEPECHO DE MADE DE (RIGHT-OF-WAY) DE LA CARRETERA ROOSEVELT ROAD. EL SISTEMA DE PROVISION DE AGUA DE LA SUBDIVISION HUISACHE ACRES #11 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 SE CONECTA A LA LINEA EXISTENTE EN EL LADO SURESTE DE ESTA SUBDIVISION Y CORRE AL NORTE Y LUEGO AL OESTE CERCA DE UNA CONCESION DE 1500 PIES DE N.A.W.S.C. EXCLUSIVA Y SE CONECTA A LA LINEA DE 8 PULGADAS EN EL LADO OESTE DE ESTA SUBDIVISION OTRO CONDUCTO DE AGUA DE 8 PULGADAS DE DIAMETRO SE CONECTA A LA LINEA PREVIAMENTE MENCIONADA EN EL LADO SURESTE DE LOTE 1 Y CORRE AL NORTE. POR EL LADO OESTE DEL DEPECHO DE MADE DE LA CALLE HUISACHE AVENUE TERMINANDO CON UNA VÁLVULA DE DOS PULGADAS EN EL LADO SURESTE DE LOTE 11.

DEL CONDUCTO DE AGUA DE 8 PULGADAS SE PRODUCEN VEINTETRES 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 DE PULGADA DE DIAMETRO PARA CADA LOTE Y SEUS CONDUCTOS INDIVIDUALES DE AGUA DE 1/2 DE PULGADA DE DIAMETRO PARA CADA LOTE YA SE HAN INSTALADO. LOS CONDUCTOS DE AGUA DE 1/2 PULGADAS DE DIAMETRO LOS DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIAMETRO, EL CONDUCTO DE 1/2 DE PULGADA DE DIAMETRO, Y LOS MEDIDORES MECANICOS DE AGUA A UN COSTO TOTAL DE \$20,800.20 O \$ 2,032.00 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPAÑIA N.A.W.S.C. \$ 19,100.00, QUE COBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE, \$ 367.00. 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 COMPAÑIA N.A.W.S.C. LO INSTALARA SIN ALCUN CASIDA AL DUEÑO. EL DUEÑO DE LA SUBDIVISION TAMBIEN HA INSTALADO 5 BOCAS DE REGO (FIRE HYDRANT) A UN COSTO DE \$ 3,250.00 POR CADA UNO CUAL GASTA UNA CANTIDAD TOTAL \$ 9,750.00. 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.

DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION
 E 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 SALUD PUBLICA DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.

CADA LOTE EN LA SUBDIVISION MIDE 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 \$ 1,145.00 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 \$ 28,625.00. EL DEPARTAMENTO DE SALUD PUBLICA DEL CONDADO DE HIDALGO HA INSPECCIONADO TODAS LAS FOSAS SEPTICAS Y AH APROBADO LA INSTALACION DE LAS FOSAS SEPTICAS DESDE (X-KX-20KX).

CERTIFICACION:
 EN 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 18.343 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 \$ 69,900.20 O \$ 2,795.00 POR LOTE.

DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$ 1,145.00 A UN COSTO TOTAL DE \$ 28,625.00 TODA LA SUBDIVISION.

ENGINEER'S SIGNATURE _____ DATE _____

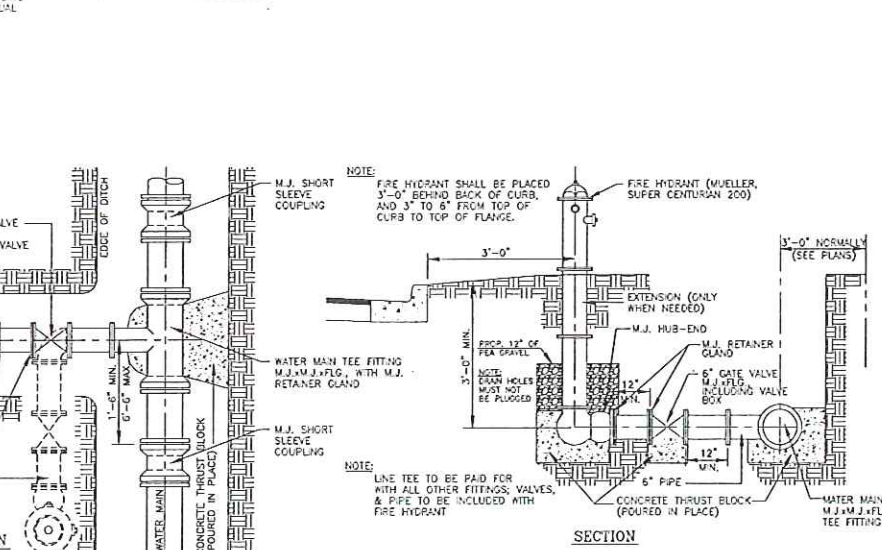
SUBDIVIDER CERTIFICATION:
 I, BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND QUANTITY INCLUDING WATER METERS AND (b) WATER METERS FOR EACH LOT(S) MEET SUCH STANDARDS AND (c) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:
 I, FRED L. KURTH, SUBDIVIDER OF HUISACHE ACRES #11, 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.

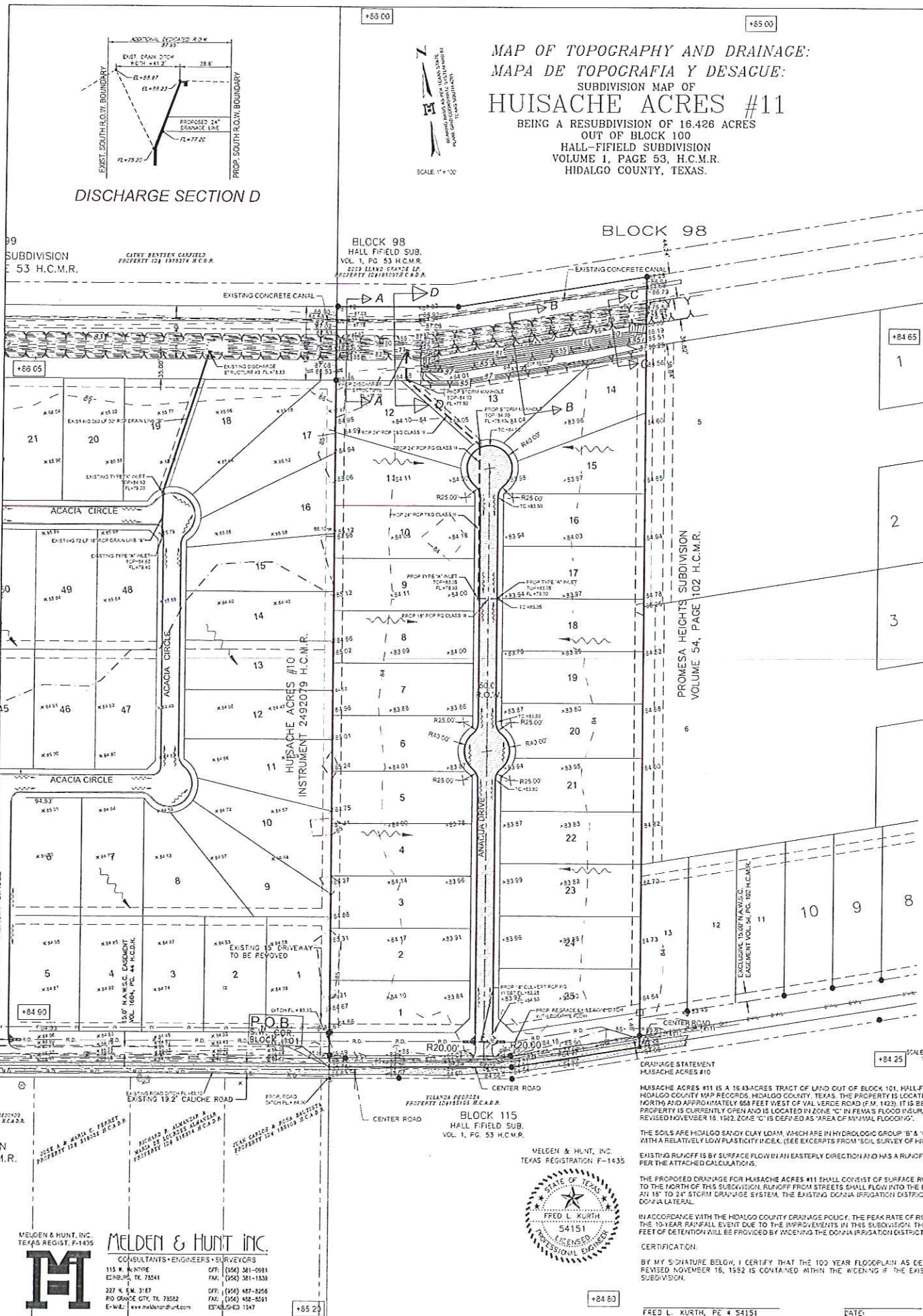
OWNER
 STATE OF TEXAS
 COUNTY OF HIDALGO:

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 _____

DAY OF _____ 20____
 NOTARY PUBLIC
 MY COMMISSION EXPIRES _____

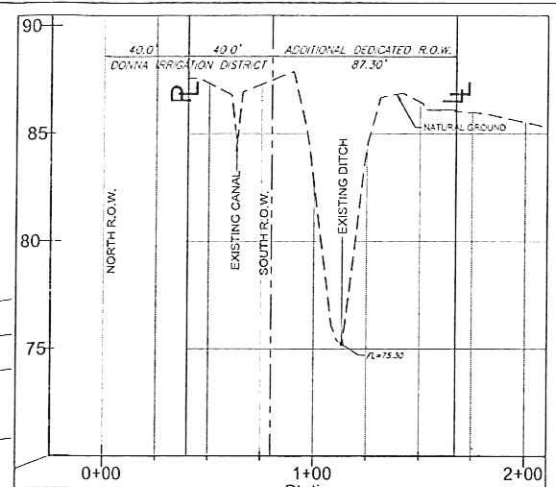


TYPICAL FIRE HYDRANT INSTALLATION
N.T.S.

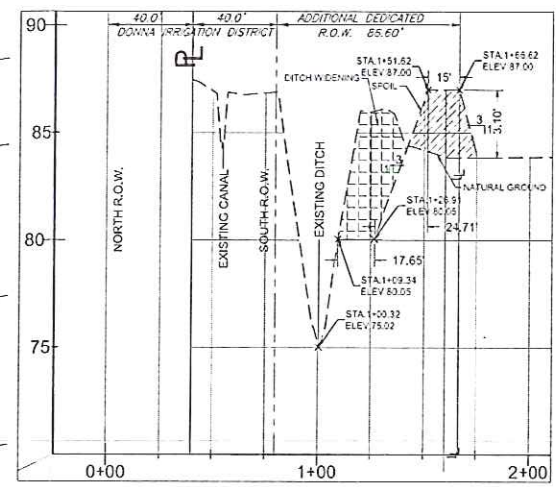


MAP OF TOPOGRAPHY AND DRAINAGE:
MAPA DE TOPOGRAFIA Y DESAGUE:
 SUBDIVISION MAP OF
HUISACHE ACRES #11
 BEING A RESUBDIVISION OF 16.426 ACRES
 OUT OF BLOCK 100
 HALL-FIELD SUBDIVISION
 VOLUME 1, PAGE 53, H.C.M.R.
 HIDALGO COUNTY, TEXAS.

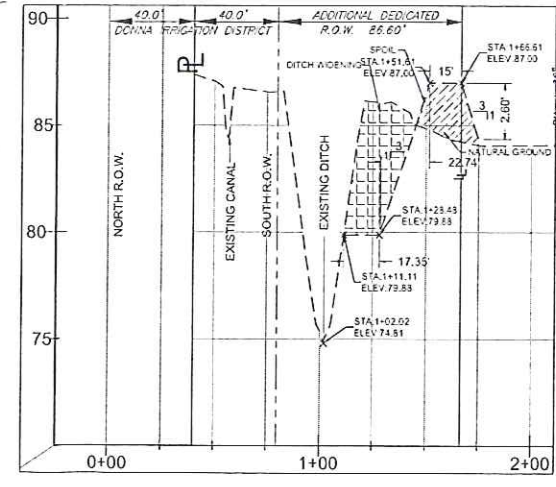
DISCHARGE SECTION D



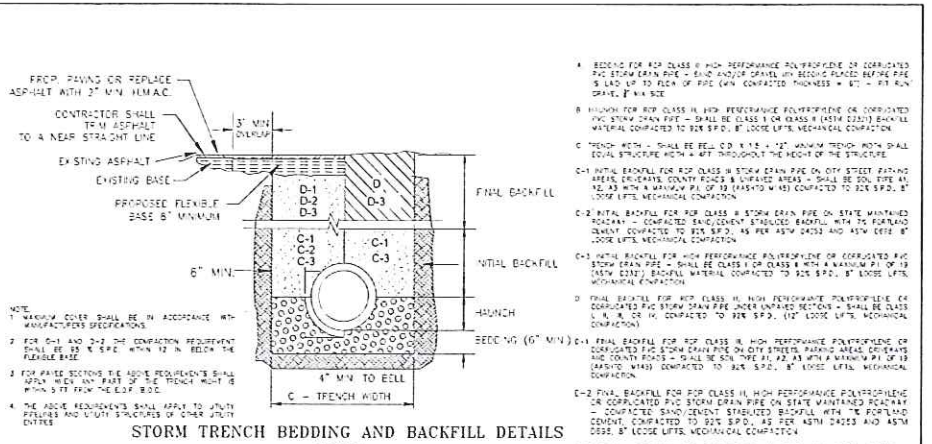
DITCH SECTION A



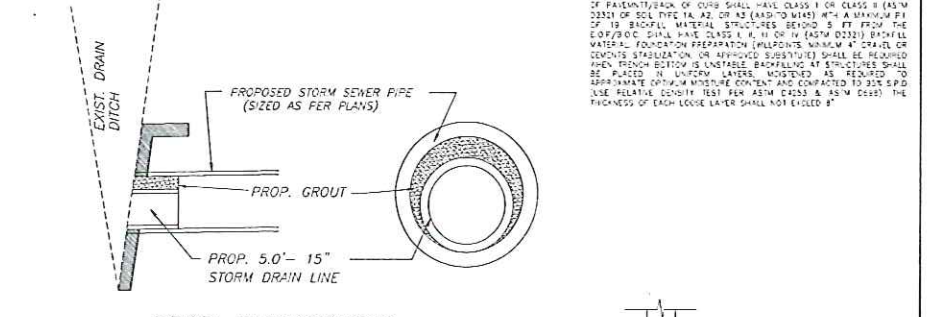
DITCH SECTION B



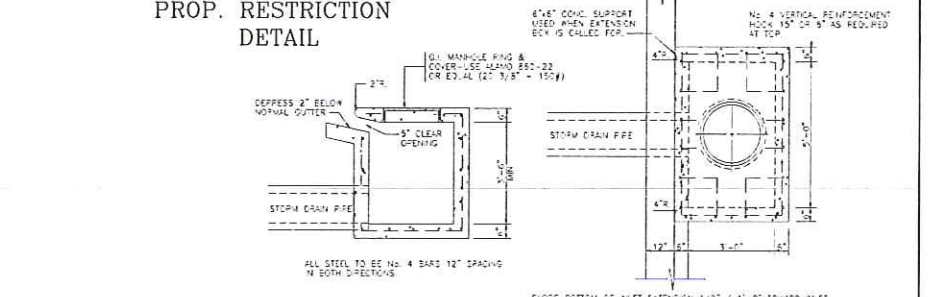
DITCH SECTION C



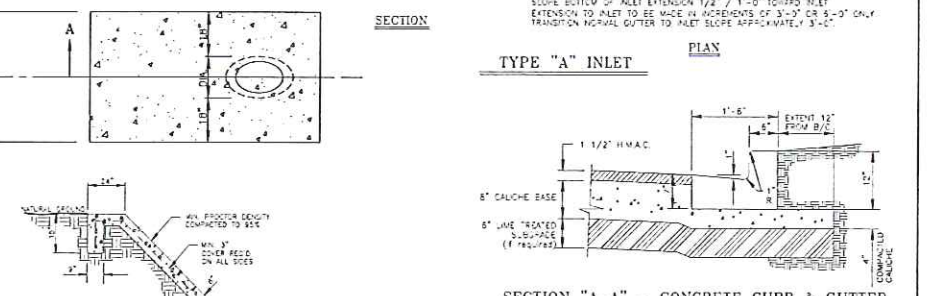
STORM TRENCH BEDDING AND BACKFILL DETAILS
N.T.S.



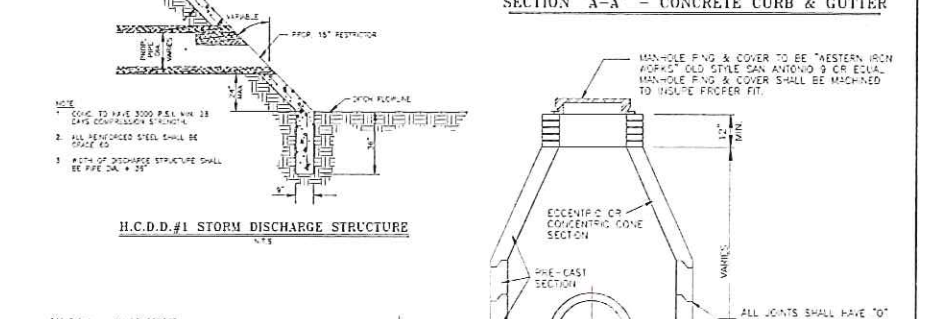
PROP. RESTRICTION DETAIL



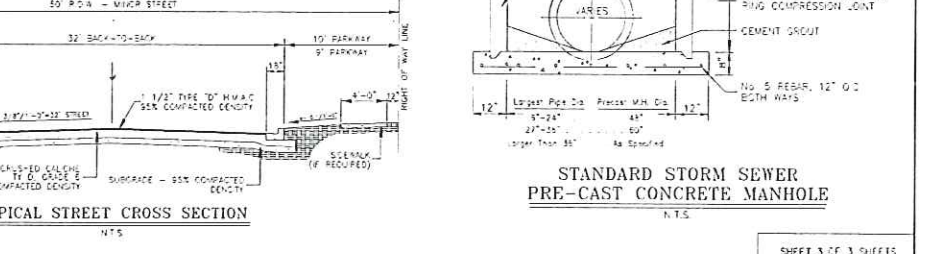
TYPE "A" INLET



SECTION "A-A" - CONCRETE CURB & GUTTER



H.C.D.#1 STORM DISCHARGE STRUCTURE



TYPICAL STREET CROSS SECTION
N.T.S.

STANDARD STORM SEWER PRE-CAST CONCRETE MANHOLE
N.T.S.

DRAINAGE STATEMENT
 HUISACHE ACRES #11 IS A 16.426-ACRE TRACT OF LAND OUT OF BLOCK 101, HALL-FIELD 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 12.34 NORTH) AND APPROXIMATELY 550 FEET WEST OF VAL VERDE ROAD (F.M. 1423). IT IS BEING PROPOSED AS A 25-LOT RESIDENTIAL SUBDIVISION. 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, WHICH ARE IN HYDROLOGIC GROUP "B" & "C" RESPECTIVELY. SOIL GROUP "B" IS MODERATELY PERVIOUS WITH A RELATIVELY LOW PLASTICITY INDEX. (SEE EXCEPTS FROM "SOIL SURVEY OF HIDALGO COUNTY, TEXAS".)

EXISTING RUNOFF IS BY SURFACE FLOW IN AN EASTERLY DIRECTION AND HAS A RUNOFF OF 4.02 C.F.S. DURING THE 10-YEAR STORM FREQUENCY AS PER THE ATTACHED CALCULATIONS.

THE PROPOSED DRAINAGE FOR HUISACHE ACRES #11 SHALL CONSIST OF SURFACE RUNOFF FROM THE LOTS INTO PROPOSED STREETS FLOWING TO THE NORTH OF THIS SUBDIVISION. RUNOFF FROM STREETS SHALL FLOW INTO THE DONNA IRRIGATION DISTRICT DITCH VIA THE "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, 23,350 CUBIC FEET OF DETENTION WILL BE PROVIDED BY WIDENING THE DONNA IRRIGATION DISTRICT DITCH ALONG THE NORTH 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 WORKING OF THE EXISTING DITCH ALONG THE NORTH SIDE OF THIS SUBDIVISION.



FRED L. KURTH, PE # 54151 DATE: _____

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 E-MAIL: www.meldenandhunt.com ESTABLISHED 1947