



HIDALGO COUNTY PLANNING DEPARTMENT

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

T.J. Arredondo, CFM
Director of Planning

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 12-01-2015

PROPOSED Huisache Acres No. 12 SUBDIVISION, PRECINCT No. 4.

ENGINEER: Melden & Hunt, Inc. DEVELOPER: Rick D. Harbison

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 55 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: Southwest corner of Val Verde (FM 1423) Road and Canton Road.

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

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 8-05-2015 PROPERTY LIES WITHIN FLOOD ZONE: "C" AS PER FEMA.

DRAINAGE DESIGN: Storm drainage system and by widening the existing drain ditch along the south property line.

ROAD R.O.W. DEDICATION: 10.00 feet on to Canton Road and 20.00 feet on to Val Verde Road.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 3-05-2015 By, Jose Ochoa, Pct. 4 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 10-19-2015 By, Elizardo "Chardo" Ramos Environmental Health Division Manager

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

WATER SERVICE PROVIDER: NAWSC LINE SIZE: 8" LOCATION: Val Verde Road.

H.C.O.E.C. PRELIMINARY APPROVAL DATE: 10-14-2015 : By Martin Ramirez Environmental Compliance Coordinator

LARGE CONSTRUCTION

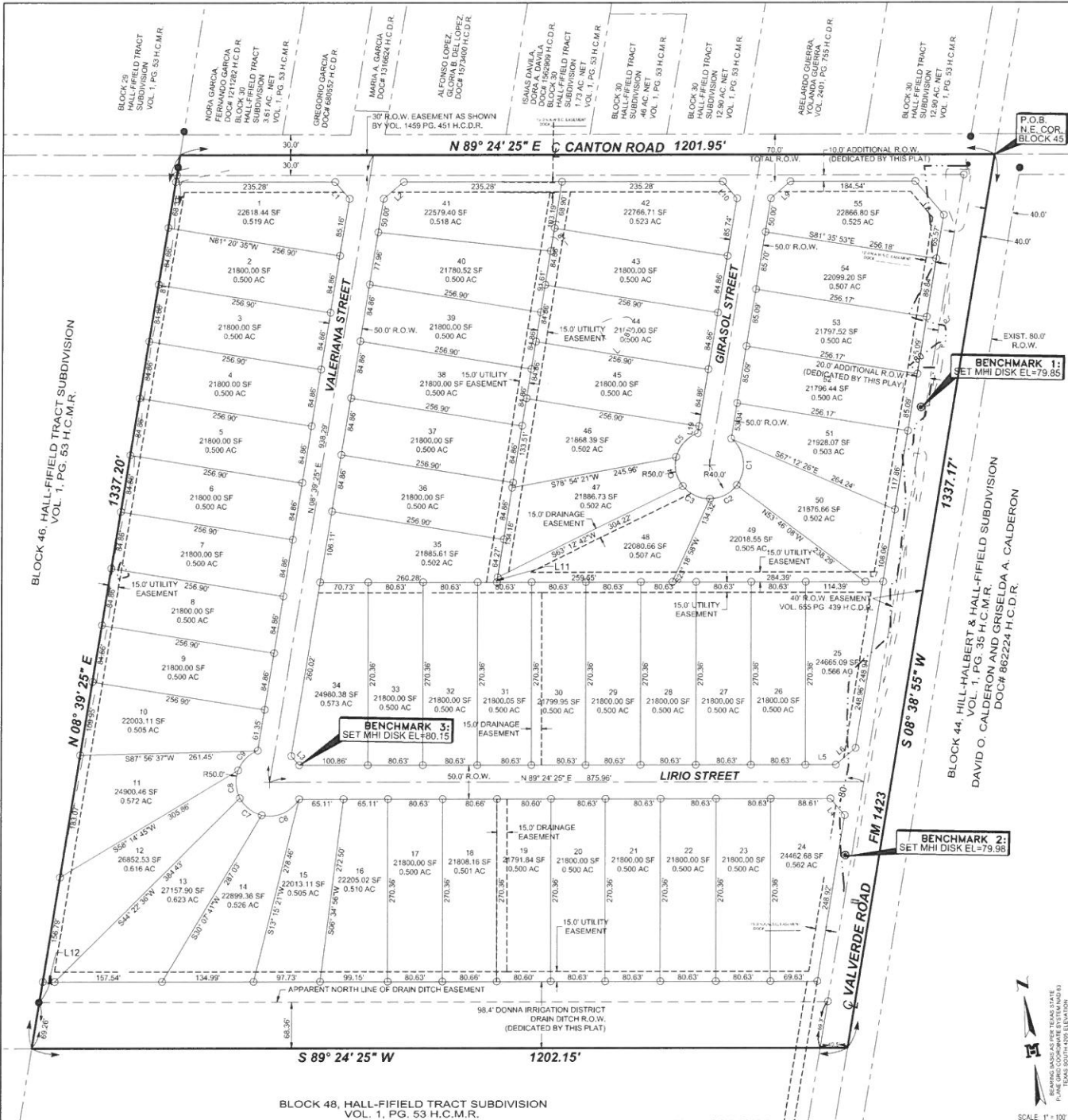
The applicant has submitted the required NOI as per Part II, Section E of the TPDES General Permit for Construction Activities (TXR150000) along with a copy of the Erosion Control Plan for the proposed project.

REQUEST FOR FINAL APPROVAL WITH: **Cash Deposit:** Amount: \$ _____ For: OSSF(S) _____ PAVING DRAINAGE STREET SIGNS
 A Letter of Credit Financial Institution: _____ L.O.C No. _____
Amount: \$ _____ For: OSSF(S) _____ PAVING DRAINAGE STREET SIGNS

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: _____

STAFF RECOMMENDS: **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.



GENERAL PLAT NOTES & RESTRICTIONS

- FLOOD ZONE STATEMENT: ZONE "C" (UNSHADED) IS DEFINED AS: "AREA OF MINIMAL FLOODING" COMMUNITY-PANEL NUMBER: 480334 0425 C MAP REVISED: NOVEMBER 16, 1992. ZONE "C" (UNSHADED) COMMUNITY-PANEL NO. 480334 0425 C EFFECTIVE DATE: NOVEMBER 16, 1992. THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN.
- SETBACKS: FRONT: 25.00 FEET. REAR: 15.00 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. CORNER GARAGE FRONT: 18.00 FEET. SIDE CORNER SETBACK WHERE ROW IS GREATER THAN 50 FEET SHALL BE 20 FEET. SIDE CORNER SETBACK WHERE ROW IS LESS THAN 50 FEET SHALL BE 15 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. APPLICATION FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF LOT.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR 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 -- SET MHI DISK N:16620952 2670, E:1124205.4350, ELEV= 79.85.
 - B.M. NO. 2 -- SET MHI DISK N:16620289 4060, E:1124101.9490, ELEV= 79.98.
 - B.M. NO. 3 -- SET MHI DISK AT THE SOUTHWEST CORNER OF LOT 34 OF THIS PLAT N:16620289 4060, E:1124101.9490, ELEV= 80.15.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 65,182 CUBIC-FEET (1.51 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 WHICH DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAT 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 FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION 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 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 OCCUPANCY AN EASEMENT.
- 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.
 - B. EACH LOT ON THIS PLAT COMPLES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
 - C. THE OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
- SOIL ANALYSIS HAS BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXPERTS 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.
- 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 OF THIS SUBDIVISION.
- RICK D. HARBISON, PRESIDENT OF RHTJ MANAGEMENT, LLC, GENERAL PARTNER OF RHTJ PROPERTIES, LTD., SUBDIVIDER & SUBDIVIDER OF HUISACHE ACRES #12, 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.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISH GRAD FROM THE REAR OF THE LOT TO THE CURB AND /OR ROADSIDE DITCH AT A 0.5% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5, COUNTY CONSTRUCTION.
- NO ACCESS TO CANTON ROAD FOR LOTS 1, 41, 42, & 55 AND VAL VERDE ROAD (F.M. 1423) TO LOTS 24, 25, & 29-55. BUFFER FENCE IS REQUIRED BY DEVELOPER.

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 AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS LANDS SHOWN ON THIS PLAT TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE FOR WHICH THE ABOVE-MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15" IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE 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 SAID WATER LINE 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 _____, 20____

(GRANTOR'S SIGNATURE)

ACKNOWLEDGMENT

THE STATE OF TEXAS & COUNTY OF HIDALGO &

BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED RICK D. HARBISON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND HE HAS DECLARED TO ME 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**

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

RICK D. HARBISON, PRESIDENT OF RHTJ MANAGEMENT, LLC, GENERAL PARTNER OF RHTJ PROPERTIES, LTD., AS OWNER OF THE 36.421 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED HUISACHE ACRES #12, 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 § 132.032 AND THAT:

- THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET OR WILL MEET THE MINIMUM STATE STANDARDS;
- SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
- ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET OR WILL MEET THE MINIMUM STATE STANDARDS; AND
- GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET OR WILL MEET THE MINIMUM STATE STANDARDS.

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

RICK D. HARBISON _____ DATE _____
PRESIDENT OF RHTJ MANAGEMENT LLC;
GENERAL PARTNER OF RHTJ PROPERTIES, LTD.
BLANCO, TX 78606

**STATE OF TEXAS
COUNTY OF HIDALGO**

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED RICK D. HARBISON, 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 DAILY SWORN, DECLARED THAT THE STATEMENTS HEREIN 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 _____, 2015

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 #12 WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON _____ AND THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION.

FRED L. KURTH, PE # 54151 RPLS # 4750
DATE SURVEYED 05/03/15 JOB NO. 15020 00
DATE PREPARED 06-04-15 SURVEY JOB NO. 15001 29
1-988 PG. 30

Curve Table

Curve #	Delta	Radius	Length	Chord Length	Tangent	Chord Direction
C1	087° 34' 27"	50.00	76.42	69.20	47.93	N7° 33' 21"W
C2	052° 14' 18"	50.00	45.59	44.02	24.52	N82° 21' 01"E
C3	052° 14' 33"	50.00	45.59	44.03	24.52	S85° 24' 34"E
C4	052° 14' 39"	50.00	45.59	44.03	24.52	S13° 09' 57"E
C5	056° 27' 06"	50.00	49.26	47.29	26.84	S41° 10' 55"W
C6	073° 32' 45"	50.00	64.18	59.86	37.37	N66° 10' 48"E
C7	048° 34' 05"	50.00	42.38	41.13	22.56	S52° 45' 47"E
C8	048° 34' 05"	50.00	42.38	41.13	22.56	S4° 11' 42"E
C9	048° 34' 05"	50.00	42.38	41.13	22.56	S44° 22' 23"W

**DESCRIPTION OF HUISACHE ACRES #12
METES AND BOUNDS DESCRIPTION**

A TRACT OF LAND CONTAINING 36.421 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING ALL OF BLOCK 45, HALL-FIELD TRACT SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 53, HIDALGO COUNTY MAP RECORDS, WHICH SAID BLOCK 45 WAS CONVEYED TO RHTJ PROPERTIES, LTD. BY VIRTUE OF A WARRANTY DEED RECORDED IN DOCUMENT# 259456, HIDALGO COUNTY OFFICIAL RECORDS, SAID 36.421 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF BLOCK 45, HALL-FIELD TRACT SUBDIVISION FOR THE NORTHEAST CORNER OF THIS TRACT;

- THENCE S 08° 38' 55" W ALONG THE EAST LINE OF SAID BLOCK 45 AND WITHIN THE RIGHT-OF-WAY OF VALVERDE ROAD FM 1423 A DISTANCE OF 1337.17 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 45 FOR THE SOUTHEAST CORNER OF THIS TRACT;
- THENCE S 89° 24' 25" W ALONG THE SOUTH LINE OF SAID BLOCK 45, AT A DISTANCE OF 40.53 FEET PASS THE WEST RIGHT-OF-WAY OF VALVERDE ROAD FM 1423, CONTINUING A TOTAL DISTANCE OF 1202.15 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 45 FOR THE SOUTHWEST CORNER OF THIS TRACT;
- THENCE N 08° 39' 25" E ALONG THE WEST LINE OF SAID BLOCK 45, AT A DISTANCE OF 69.26 FEET PASS A NO. 4 REBAR FOUND ON THE APPARENT NORTH LINE OF A DRAIN DITCH EASEMENT, AT A DISTANCE OF 1306.80 FEET PASS A NO. 4 REBAR SET FOR THE SOUTH RIGHT-OF-WAY OF CANTON ROAD, AT A DISTANCE OF 1318.69 PASS A NO. 4 REBAR FOUND, CONTINUING A TOTAL DISTANCE OF 1337.20 FEET TO THE NORTHWEST CORNER OF SAID BLOCK 45 FOR THE NORTHWEST CORNER OF THIS TRACT;
- THENCE N 89° 24' 25" E ALONG THE NORTH LINE OF SAID BLOCK 45 AND WITHIN THE RIGHT-OF-WAY OF CANTON ROAD, A DISTANCE OF 1201.95 FEET TO THE POINT OF BEGINNING AND CONTAINING 36.421 ACRES OF WHICH 1.228 ACRES LIE WITHIN THE RIGHT-OF-WAY OF VALVERDE ROAD FM 1423, 0.800 OF ONE ACRE LIES WITHIN THE RIGHT-OF-WAY OF CANTON ROAD, AND 1.823 ACRES LIE WITHIN AN APPARENT DRAIN DITCH EASEMENT ALONG THE SOUTH LINE OF SAID BLOCK 45, LEAVING A NET OF 32.823 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 THE _____ DAY OF _____, 2015

PRESIDENT DATE _____

ATTEST: SECRETARY DATE _____

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

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF HUISACHE ACRES #12 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT

ON THIS THE _____ DAY OF _____, 20____

ENVIRONMENTAL HEALTH DIVISION MANAGER DATE _____

**HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
HIDALGO COUNTY RIGHT-OF-WAY DEPARTMENT**

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF HUISACHE ACRES #12 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT-OF-WAY DEPARTMENT

ON THIS THE _____ DAY OF _____, 20____

HIDALGO COUNTY RIGHT OF WAY DIRECTOR DATE _____

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

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

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

**SUBDIVISION PLAT OF
HUISACHE ACRES #12**

BEING A RESUBDIVISION OF
36.421 ACRES BEING ALL OF BLOCK 45
HALL-FIELD TRACT SUBDIVISION
VOLUME 1, PAGE 53 H.C.M.R.
HIDALGO COUNTY, TEXAS

PROJECT LEGEND

- FOUND NO. 4 REBAR
- SET MHI DISK
- SET NO. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- WD - WARRANTY DEED
- R.O.W. - RIGHT OF WAY
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- N.E. COR. - NORTH-EAST CORNER
- P.O.B. - POINT OF BEGINNING

INDEX TO SHEET OF HUISACHE ACRES #12

SHEET 1: HEADING, INDEX, LOCATION MAP AND E.T.J. PRINCIPAL CONTACTS, MAP, LOT, STREETS, AND EASEMENT LAYOUT, DESCRIPTION (METES AND BOUNDS), SURVEYOR'S CERTIFICATION, PLAT NOTES AND RESTRICTIONS, OWNERS DEDICATION, CERTIFICATION, ATTESTATION, ENGINEERING CERTIFICATION, CITY APPROVAL CERTIFICATE, COUNTY CLERK'S RECORDING CERTIFICATE, REVISION NOTES, IRRIGATION DISTRICT, H.C.D.D. NO. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE, H.A.W.S.C. CERTIFICATION.

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

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

PRINCIPAL CONTACTS

OWNER:	ENGINEER:	SURVEYOR:	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
RICK D. HARBISON	FRED L. KURTH	FRED L. KURTH	RICK D. HARBISON	28012 DALCIN DRIVE	SAN ANTONIO, TX 78260	(956) 202-1586	(956) 447-1424
			FRED L. KURTH	115 W. MONTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
			FRED L. KURTH	115 W. MONTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

Melden & Hunt Inc.
CONSULTANTS, ENGINEERS & SURVEYORS
115 W. MONTYRE, OFF: (956) 381-0981
EDINBURG, TX 78541, FAX: (956) 381-1839
227 N. F.W. 3167, OFF: (956) 483-8256
900 GRANDE CITY, TX 75982, FAX: (956) 486-8591
E-MAIL: www.meldenandhunt.com ESTABLISHED 1947

LOCATION MAP
SCALE: 1"=1000'

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
HUISACHE ACRES #12 IS LOCATED IN THE SOUTH CENTRAL PART OF HIDALGO COUNTY AT THE SOUTHWEST CORNER OF THE CANTON ROAD AND VAL VERDE ROAD FM 1423 INTERSECTION. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF DONNA, HUISACHE ACRES #12 FALLS IN THE RURAL AREA OF THE COUNTY. THIS SUBDIVISION FALLS WITHIN PRECINCT 4 DONNA HAD A POPULATION OF 15,796, 2010 CENSUS.

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

ENGINEERING REPORT FOR HUISACHE ACRES #12
BY: FRED L. KURTH

WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:
HUISACHE ACRES #12 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 WEST SIDE OF THE RIGHT-OF-WAY OF VAL VERDE ROAD. THE WATER SYSTEM FOR HUISACHE ACRES #12 CONSISTS OF A 8" DIAMETER WATER LINE THAT TAPS INTO THE EXISTING 8" LINE. THIS 8" LINE CONTINUES RUNNING NORTH ALONG THE WEST SIDE OF VAL VERDE RIGHT-OF-WAY ENDING WITH A 8" PLUG. ANOTHER 8" LINE RUNS WEST ALONG THE SOUTH RIGHT-OF-WAY OF THE LIRIO STREET. ANOTHER 8" LINE RUNS WEST ALONG THE SOUTH RIGHT-OF-WAY OF THE GIRASOL STREET.

WATER DISTRIBUTION FOR THE HUISACHE ACRES #12 CONSISTS OF TWENTY-EIGHT (28) 1" DIAMETER DUAL SERVICE LINES THAT RUN IN PAIRS TO LOTS BEFORE SPLITTING INTO 1/2" DIAMETER SERVICE LINES. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE 1/2" LINE, THE DUAL SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED. AT A TOTAL COST OF \$ _____ OR \$ _____ PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$ _____ WHICH COVERS THE \$ _____ 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 6 FIRE HYDRANTS AT A UNIT COST OF \$ _____ FOR A TOTAL COST OF \$ _____ 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 DATE:
SEWAGE FROM HUISACHE ACRES #12 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 \$ 64,120.00. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON 10 - 22 - 2013.

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 \$ _____ WHICH EQUALS TO \$ _____ PER LOT.

SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$1,145.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$ 64,120.00 FOR THE ENTIRE SUBDIVISION.

ENGINEER'S SIGNATURE _____ DATE _____

REPORT DE INGENIERIA DE HUISACHE ACRES #12
POR: FRED L. KURTH

PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHAS DE INICIO
LA SUBDIVISION HUISACHE ACRES #12 RECIBIRA SU PROVISION DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (LA COMPANIA DE AGUA (N.A.W.S.C.)). EL DUEÑO DE LA SUBDIVISION Y N.A.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 AÑOS. N.A.W.S.C. HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

EL SISTEMA DE PROVISION DE AGUA PARA LA SUBDIVISION HUISACHE ACRES #12 CONSISTE DE UN CONDUCTO DE AGUA DE 8 PULGADAS DE DIAMETRO QUE PASA POR EL LADO OESTE DEL DERECHO DE VIADE DE LA CARRETERA VAL VERDE ROAD. EL SISTEMA DE PROVISION DE AGUA DE LA SUBDIVISION HUISACHE ACRES #12 CONSISTE DE UN CONDUCTO DE AGUA DE 8 PULGADAS DE DIAMETRO QUE SE CONECTA CON EL CONDUCTO DE AGUA EXISTENTE DE 8 PULGADAS. ESTA LINEA DE 8 PULGADAS CUAL SIGUE HACIA EL NORTE POR EL LADO OESTE DEL DERECHO DE VIADE DE LA CALLE VAL VERDE ROAD CON UN TAPON DE 8 PULGADAS. OTRO CONDUCTO DE AGUA DE 8 PULGADAS DE DIAMETRO QUE SIGUE HACIA EL OESTE POR EL LADO SUR DEL DERECHO DE VIADE DE LA CALLE LIRIO. OTRO CONDUCTO DE AGUA DE 8 PULGADAS DE DIAMETRO QUE SIGUE HACIA EL OESTE POR EL LADO SUR DEL DERECHO DE VIADE DE LA CALLE GIRASOL.

DEL CONDUCTO DE AGUA DE 8 PULGADAS SE PRODUCEN VEINTEOCHO DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIAMETRO PARA CADA DOS LOTES. ESTOS CONDUCTOS SE SEPARAN PARA PRODUCIR DOS CONDUCTOS DE AGUA DE 1/2 PULGADA DE DIAMETRO PARA CADA LOTE. YA SE HAN INSTALADO LOS CONDUCTOS DE AGUA DE 8 PULGADAS DE DIAMETRO. LOS DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIAMETRO Y LOS MEDIDORES MECANICOS DE AGUA A UN COSTO TOTAL DE \$ _____ POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA N.A.W.S.C. \$ _____ QUE CUBRE 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 COMPANIA N.A.W.S.C. LO INSTALARA SIN ALGUN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION TAMBIEN HA INSTALADO 5 BOCAS DE RIEGO (FIRE HYDRANT) A UN COSTO DE \$ 3,250.00 POR CADA UNO CUAL GASTA UNA CANTIDAD TOTAL \$ _____ 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 SOLAR. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. EL INGENIERO AUTOR DE ESTE DOCUMENTO HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS FOSAS SEPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.

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 \$ 64,120.00. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODOS LAS FOSAS SEPTICAS Y AH APROBADO LA INSTALACION DE LAS FOSAS SEPTICAS DESDE (10-22-2013). LOTES 1 AL 5 Y 38 AL 42 SE LE INSTALARA LAS FOSAS SEPTICAS EN EL TIEMPO DEL PERMISO DE CONSTRUCCION.

CERTIFICACION:
COM 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 GOBERNANDAS 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 \$ _____ POR LOTE.

DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$ 1,145.00 A UN COSTO TOTAL DE \$ 64,120.00 TODA LA SUBDIVISION.

ENGINEER'S SIGNATURE _____ DATE _____

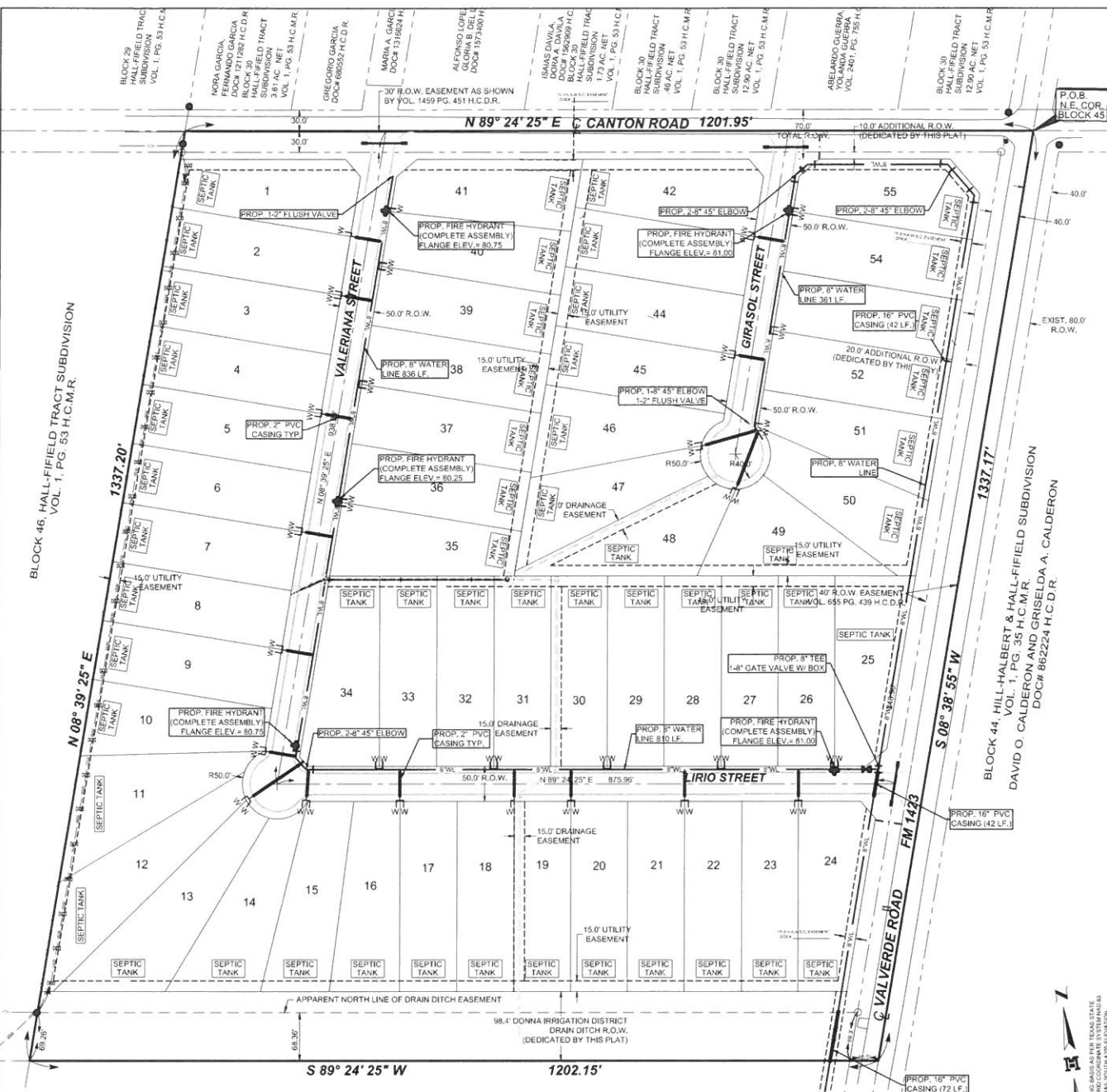
SUBDIVIDER CERTIFICATION
1. BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS AND OR WATER WELLS FOR EACH LOTS (b) MEET SUCH STANDARDS AND (b) SEWAGE CONNECTIONS TO THE LOTS OR SEPTIC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

SUBDIVIDER STATEMENT:
1. I, RICK HARBISON, SUBDIVIDER OF HUISACHE ACRES #12, 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
RICK D. HARBISON
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 AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICK HARBISON, 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, EVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____



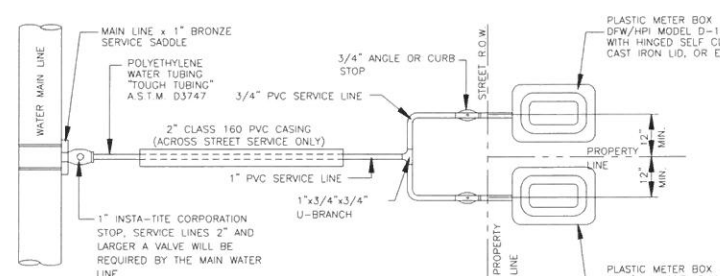
COST ESTIMATE:
PAVING IMPROVEMENTS: \$
DRAINAGE IMPROVEMENTS: \$
WATER DISTRIBUTION: \$
SEPTIC TANK SEWER IMPROVEMENTS / OSSF: \$

ESTIMACION DE COSTOS:
PAVIMENTACION DE CALLES: \$
DRENAJE PLUVIAL: \$
SERVICIO DE AGUA POTABLE: \$
SERVICIO DE DRENAJE SANITARIO: \$

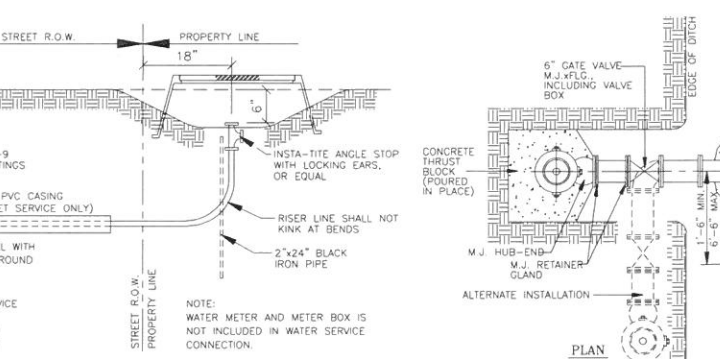
SUBDIVISION PLAT OF
HUISACHE ACRES #12
BEING A RESUBDIVISION OF
36.421 ACRES BEING ALL OF BLOCK 45
HALL-FIELD TRACT SUBDIVISION
VOLUME 1, PAGE 53 H.C.M.R.
HIDALGO COUNTY, TEXAS



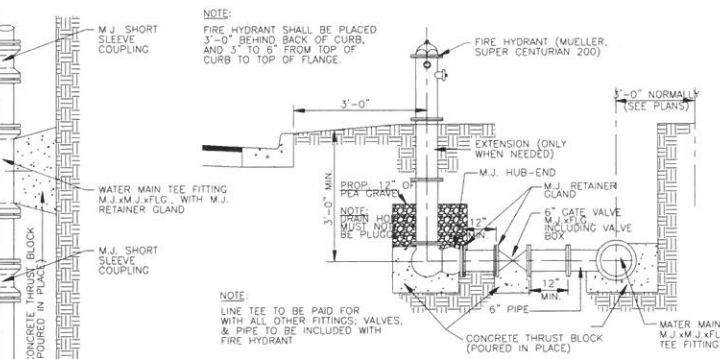
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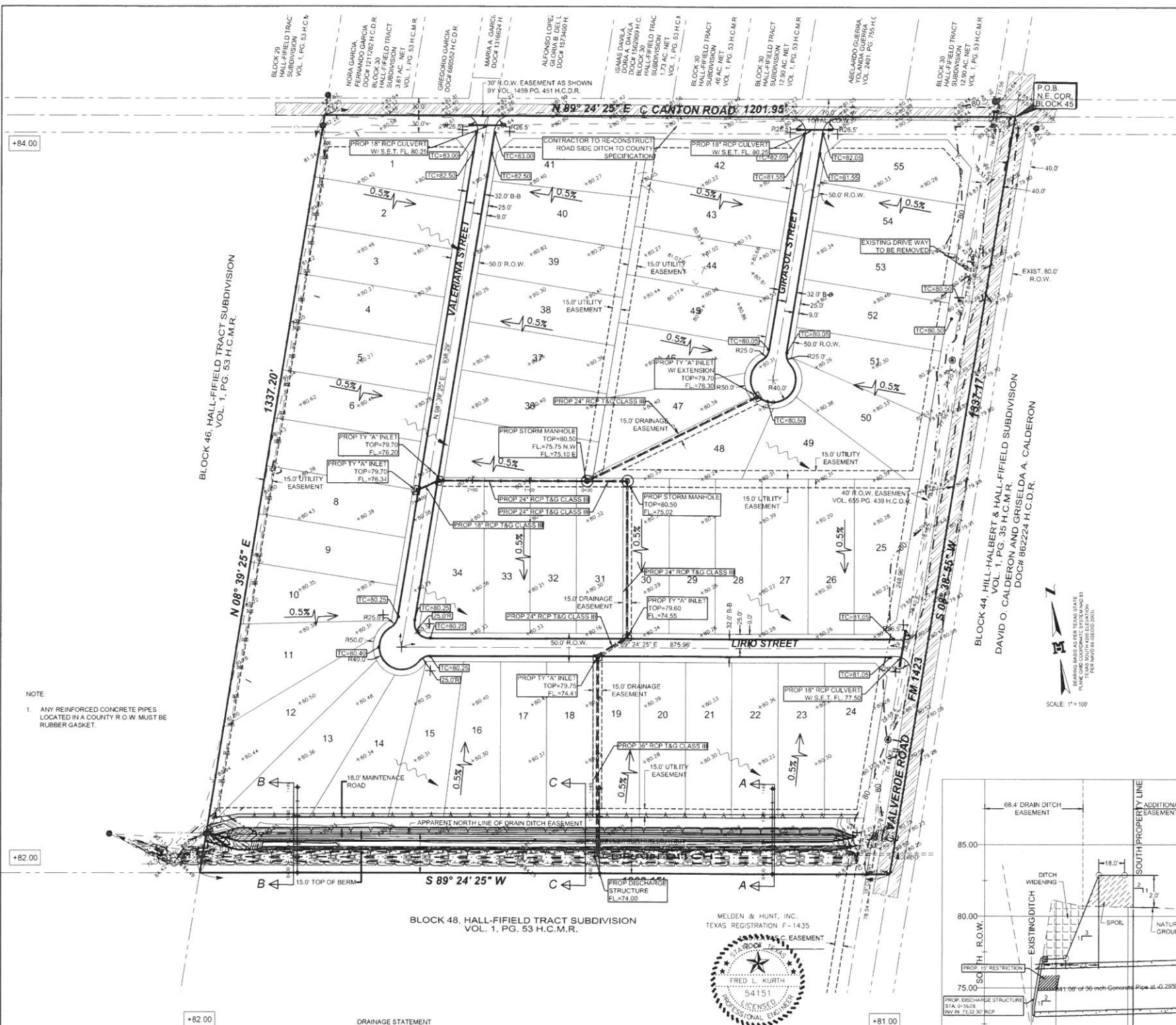
DUAL WATER SERVICE CONNECTION
N.T.S.
NOTE: IF UTILITY EASEMENT IS DEDICATED AT THE FRONT OF THE LOT, THE LOCATION OF THE ANGLE STOP IS TO BE DETERMINED BY N.A.W.S.C. AND THE ENGINEER.



TYPICAL WATER SERVICE CONNECTION ELEVATION
N.T.S.



TYPICAL FIRE HYDRANT INSTALLATION
N.T.S.



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

SUBDIVISION PLAT OF
HUISACHE ACRES #12
 BEING A RESUBDIVISION OF
 36 421 ACRES BEING ALL OF BLOCK 45
 HALL-FIELD TRACT SUBDIVISION
 VOLUME 1, PG. 53 H.C.M.R.
 HIDALGO COUNTY, TEXAS

DRAINAGE STATEMENT
 HUISACHE ACRES #12

HUISACHE ACRES #12 IS A 36 421 ACRES BEING ALL OF BLOCK 45, HALL-FIELD TRACT SUBDIVISION, AS RECORDED IN VOLUME 1, PAGE 53, HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED ALONG THE SOUTHWEST CORNER OF CANTON ROAD AND VAL VERDE ROAD (FM 1423). IT IS BEING PROPOSED AS A 56-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" 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 AN EASTERLY DIRECTION AND HAS A RUNOFF OF 8.00 C.F.S. DURING THE 10-YEAR STORM FREQUENCY AS PER THE ATTACHED CALCULATIONS.

THE PROPOSED DRAINAGE FOR HUISACHE ACRES #12 SHALL CONSIST OF SURFACE RUNOFF FROM THE LOTS INTO PROPOSED STREETS FLOWING TO THE SOUTH OF THIS SUBDIVISION. RUNOFF FROM STREETS SHALL FLOW INTO THE DONNA IRRIGATION DISTRICT DITCH VIA TYPE "A" INLETS AND AN 18" TO 30" 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, 65,782 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 WIDENING OF THE EXISTING DITCH ALONG THE NORTH SIDE OF THIS SUBDIVISION.

FRED L. KURTH, P.E. # 54151

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