



# HIDALGO COUNTY PLANNING DEPARTMENT

1304 SOUTH 25<sup>TH</sup> 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: 3-22-2016

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

LOCATION DESCRIPTION: NORTH SIDE OF MILE 12 ½ NORTH RD (ROOSEVELT RD.), APPROXIMATELY ¼ MILE WEST FROM VAL VERDE FM 1423.

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 4-15-15 PROPERTY LIES WITHIN FLOOD ZONE: "C" AS PER FEMA.

DRAINAGE DESIGN: 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.

ROAD R.O.W. DEDICATION: 40 FEET OF ADDITIONAL RIGHT OF WAY ONTO MILE 12 ½ NORTH RD (ROOSEVELT ROAD.)

H.C.R.O.W. FINAL APPROVAL DATE: 10-22-2015 By, JOE OCHOA, PCT. 4 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 10-05-15 By, ELIZARDO "CHARDO" RAMOS ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM:  OSSF HAVE BEEN INSTALLED AND INSPECTED BY HCHD

WATER SERVICE PROVIDER: NAWSC LINE SIZE: 8" LOCATION: NORTH SIDE OF MILE 12 ½.

H.C.O.E.C. FINAL APPROVAL DATE: 10-26-15 : 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:

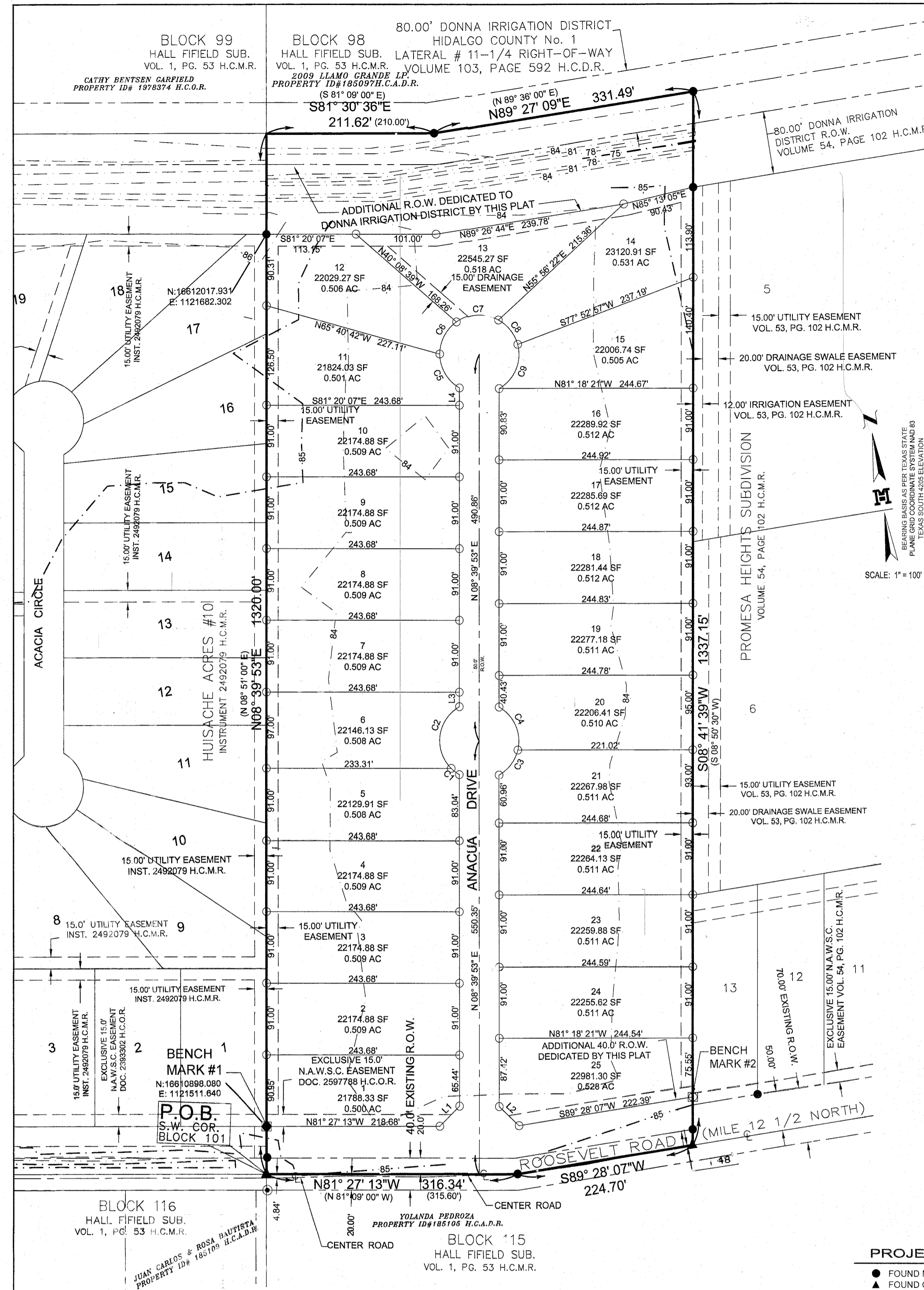
3-31-2015

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

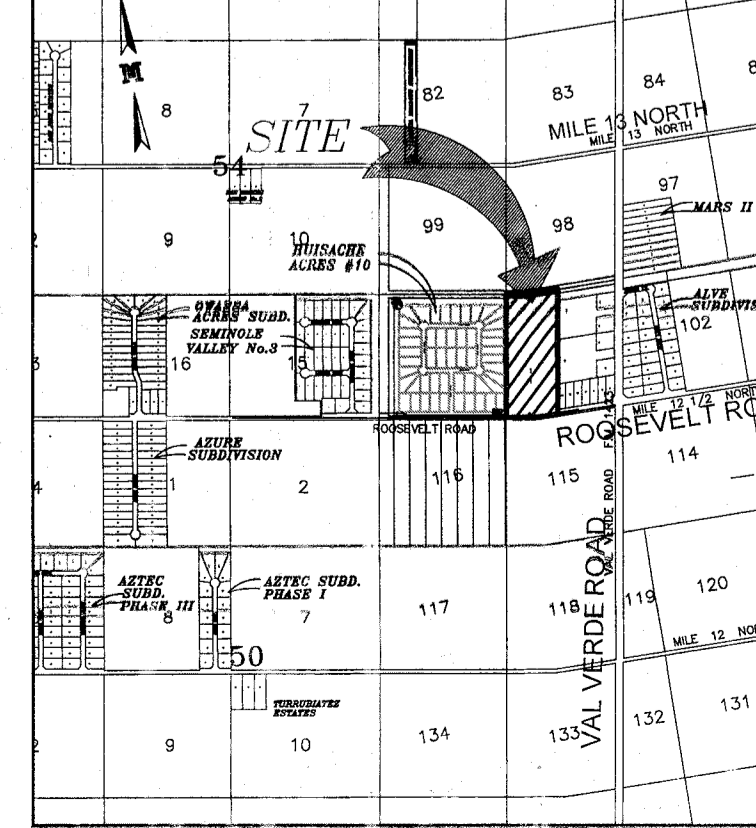
*This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules,*

\* *Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.*



**DRAWN BY:** CIRO  
**IRRIGATION, CHECKED:** DATE: \_\_\_\_\_  
**SURVEYED, CHECKED:** DATE: \_\_\_\_\_  
**FINAL CHECK:** DATE: \_\_\_\_\_

**LOCATION MAP**  
 SCALE: 1"=1000'



### 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.

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 ALONG 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 IN THE OFFICE OF THE SECRETARY OF DONNA (POPULATION 15,798), HUISACHE ACRES #11 LIES APPROXIMATELY 2.7 MILES FROM THE CITY LIMITS (AND IS WITHIN THE 3 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 212.001 AND 42.021. THIS SUBDIVISION FALLS WITHIN PRECINCT 4.

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

**MELDEN & HUNT INC.**  
 CONSULTANTS - ENGINEERS - SURVEYORS  
 115 W. McINTYRE ST. EDINBURG, TX 78641  
 227 N. FM 3167 ROANOKE CITY, TX 75882  
 E-MAIL: www.meldenandhunt.com  
 TEL: (956) 381-0981  
 FAX: (956) 381-1839  
 TEL: (956) 487-8256  
 FAX: (956) 486-8591  
 ESTABLISHED 1947

PRINCIPAL CONTACTS

OWNER:	ENGINEER:	SURVEYOR:	NAME:	ADDRESS:	CITY & ZIP:	PHONE:	FAX:
RHTJ PROPERTIES, LTD.	FRED L. KURTH	FRED L. KURTH	P.O. BOX 989	115 W. McINTYRE	EDINBURG, TX 78641	(956) 330-7874	(956) 381-0981 / (956) 381-1839
						(956) 487-8256	(956) 486-8591

- 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, 1982.
  - ZONE "C" (UNSHADED) COMMUNITY-PANEL NO. 480334 0425 C EFFECTIVE DATE: NOVEMBER 16, 1982. THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN.
  - COMMUNITY-PANEL NO. 480334 0425 C EFFECTIVE DATE: NOVEMBER 16, 1982. THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAN ADMINISTRATOR HAVE IDENTIFIED NO OTHER AREAS AS SHOWN ON THIS PLAT ARE WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN.
  - CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
  - 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: ROW GREATER THAN 50 FEET: 20.00 FEET
  - NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
  - NO COMMERCIAL USE SHALL BE ALLOWED ON ANY OF THE INTERNAL LOTS 2 THROUGH 24.
  - 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:  
 --S.B.M. NO. 1 -- FOUND MHI CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF LOT 1 OF THIS SUBDIVISION, N:16610989.080, E: 1121511.840, ELEV= 84.74 .  
 --S.B.M. NO. 2 -- SET MHI CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF LOT 25 OF THIS SUBDIVISION, N:16610853.95, 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 OBTAIN A TOTAL OF 29,742 CUBIC-Feet (0.683 ACRE-Feet) OF STORM WATER RUNOFF DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO. 3 FOR STORM SEWER IMPROVEMENTS.)
  - 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 UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET. THE HIDALGO COUNTY REGULATION RULES BY WHICH THE PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
  - AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT AND THE OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR COMMERCIAL 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 TCCO AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.  
 A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.  
 B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.  
 C. THE OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.  
 D. SOIL ANALYSIS HAS BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND 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.  
 E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
  - THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
  - RICK D. HARBISON, PRESIDENT OF RHTJ MANAGEMENT, L.L.C., GENERAL PARTNER OF RHTJ PROPERTIES, L.L.C., THE OWNER & SUBDIVIDER OF HUISACHE ACRES #11, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOTS AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.
  - LOTS 1 AND 25 SHALL HAVE ACCESS TO ROOSEVELT RD ONLY IF USED FOR COMMERCIAL. RESIDENTIAL WILL NOT BE ALLOWED.
  - SIDEWALKS SHALL BE REQUIRED AT BUILDING PERMIT STAGE ON ALL STREETS.
  - RICK D. HARBISON, PRESIDENT OF RHTJ, OWNER OF HUISACHE ACRES #11, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOTS AS DESCRIBED ON SHEET 2 OF THIS PLAT.
  - ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE CENTER 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 SUBDIVISION RULES APPENDIX 3.1.4.

- PROJECT LEGEND**
- FOUND NO. 4 REBAR
  - FOUND COTTON PICKER SPINDLE
  - FOUND PIPE
  - SET NO. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
  - SET MONUMENT IN CONCRETE BENCHMARK
- 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.C. - NORTH ALAMO WATER SUPPLY CORPORATION  
 H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS  
 C - CENTER LINE OF ROAD R.O.W.  
 ( ) - DEED CALL

- 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 IN VOLUME 1, PAGE 53, HIDALGO COUNTY MAP RECORDS, WHICH SAID 16.426 ACRES DEED CALL WAS CONVEYED TO RHTJ PROPERTIES, L.L.C., BY VIRTUE OF A WARRANTY DEED RECORDED UNDER DOCUMENT NO. 2586898, HIDALGO COUNTY OFFICIAL RECORDS, SAID 16.426 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
- BEGINNING AT A COTTON PICKER SPINDLE FOUND AT THE SOUTHWEST CORNER OF HUISACHE ACRES NO. 10 SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED UNDER DOCUMENT NO. 2492078, 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 08° 39' 53" E (S 89° 51' 00" E DEED CALL) ALONG THE WEST LINE OF SAID BLOCK 101 AND ALONG THE EAST LINE OF SAID HUISACHE ACRES NO. 10 SUBDIVISION AT A DISTANCE OF 20.00 FEET PASS A NO. 4 REBAR FOUND ON THE NORTH RIGHT-OF-WAY LINE OF SAID ROOSEVELT ROAD, AT A DISTANCE OF 60.00 FEET PASS A NO. 4 REBAR FOUND (NORTHING: 19810989.080, EASTING: 1121511.840), AT A DISTANCE OF 1192.81 FEET PASS A NO. 4 REBAR FOUND (NORTHING: 19812017.851, EASTING: 1121682.302), CONTINUING A TOTAL DISTANCE OF 1320.00 FEET TO THE NORTHEAST CORNER OF SAID HUISACHE ACRES NO. 10 SUBDIVISION AND THE NORTHWEST CORNER OF SAID BLOCK 101, FOR THE NORTHWEST CORNER OF THIS TRACT.
  - THENCE, S 81° 32' 38" E (S 81° 09' 00" E DEED CALL) ALONG THE NORTH LINE OF SAID BLOCK 101, A DISTANCE OF 211.62 FEET (210.00 FEET DEED CALL) TO A NO. 4 REBAR FOUND FOR AN ANGLE POINT OF THIS TRACT.
  - THENCE, N 89° 27' 09" E (S 89° 36' 00" E 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 NORTHEAST CORNER OF THIS TRACT.
  - THENCE, S 08° 41' 30" W (S 08° 50' 30" W DEED CALL) ALONG THE WEST LINE OF SAID PROMESA HEIGHTS SUBDIVISION, AT A DISTANCE OF 121.58 FEET PASS A NO. 4 REBAR FOUND, AT A DISTANCE OF 1316.89 FEET PASS A NO. 4 REBAR FOUND ON THE NORTH RIGHT-OF-WAY LINE OF ROOSEVELT ROAD, CONTINUING A TOTAL DISTANCE OF 1337.15 FEET TO A COTTON PICKER SPINDLE FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT.
  - THENCE, S 89° 28' 07" W (S 89° 38' 00" W DEED CALL) ALONG THE SOUTH LINE OF SAID BLOCK 101 AND WITHIN THE RIGHT-OF-WAY OF SAID ROOSEVELT ROAD, A DISTANCE OF 224.70 FEET TO A NO. 4 REBAR FOUND FOR AN ANGLE POINT OF THIS TRACT.
  - THENCE, N 81° 27' 13" W (S 81° 09' 00" W DEED CALL) CONTINUING ALONG THE SOUTH LINE OF SAID BLOCK 101 AND WITHIN THE RIGHT-OF-WAY OF SAID ROOSEVELT ROAD, A DISTANCE OF 316.34 FEET (315.80 FEET DEED CALL) TO THE POINT OF BEGINNING AND CONTAINING 16.426 ACRES OF LAND, MORE OR LESS.

- INDEX TO SHEET OF HUISACHE ACRES #11
- SHEET 1: HEADINGS; INDEX; LOCATION MAP AND ETJ; 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.D. No. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE; N.A.W.S.C. CERTIFICATION.
- SHEET 2: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER/OSSF AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION);
- SHEET 3: MAP OF TOPOGRAPHY AND DRAINAGE; DRAINAGE SWALES REVISION NOTES; DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DRAINAGE SWALES, ENGINEERING CERTIFICATION; CONSTRUCTION DETAILS.

**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(S) IS INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED.

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTEE FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND DESCRIBED ABOVE FOR THE PURPOSE OF LATERALLY RELOCATING SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED.

THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTEE BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN. THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE A COVENANT RUNNING WITH THE LAND FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANTEE COVENANTS THAT SHE IS THE OWNER OF THE ABOVE-DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS, EXCEPT THE FOLLOWING:

THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF THE TITLE V 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 27th DAY OF Oct., 2015  
 (GRANTEE'S SIGNATURE)

**ACKNOWLEDGMENT**

THE STATE OF TEXAS §  
 COUNTY OF HIDALGO §  
 BEFORE ME, THE UNDERSIGNED 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 ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 27 DAY OF October, 2015

**NOTARY PUBLIC, STATE OF TEXAS**  
 MY COMMISSION EXPIRES: March 31, 2017

**CITY OF DONNA  
 CERTIFICATE OF PLAT APPROVAL  
 UNDER LOCAL GOVERNMENT CODE  
 § 212.009(C) AND § 212.0115(B)**

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF HUISACHE ACRES #11 WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF DONNA ON 27th DAY OF October, 2015.

Attest: *Anna Hunt* 2-4-16  
 MAYOR OF THE CITY OF DONNA DATE

Attest: *Melinda Mounds* 2-4-16  
 SECRETARY OF THE CITY OF DONNA DATE

**CITY OF DONNA  
 CERTIFICATE OF PLAT APPROVAL  
 UNDER LOCAL GOVERNMENT CODE § 212.009(C) AND § 212.0115(B)**

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF HUISACHE ACRES #11 WAS REVIEWED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF DONNA ON 27th DAY OF February, 2016.

Attest: *Walter C. ...* 2/16  
 P&Z CHAIRMAN OF THE CITY OF DONNA DATE

**Curve Table**

Curve #	Delta	Radius	Length	Chord Length	Tangent	Chord Direction
C1	018° 00' 58"	50.00'	13.10'	13.07'	6.59'	S43° 49' 38"E
C2	104° 50' 02"	50.00'	91.62'	79.33'	65.14'	S18° 10' 22"W
C3	046° 58' 09"	50.00'	40.99'	39.85'	21.72'	N45° 10' 48"E
C4	073° 01' 51"	50.00'	63.73'	59.50'	37.02'	N14° 49' 12"W
C5	060° 00' 00"	50.00'	52.36'	50.00'	28.87'	S21° 20' 07"E
C6	054° 40' 14"	50.00'	47.71'	45.92'	25.85'	S36° 00' 00"W
C7	063° 58' 13"	50.00'	55.80'	52.95'	31.21'	N84° 41' 46"W
C8	046° 20' 22"	50.00'	40.44'	39.35'	21.40'	N28° 33' 29"W
C9	074° 39' 28"	50.00'	65.15'	60.64'	38.13'	N30° 56' 26"E

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

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY DONNA IRRIGATION DISTRICT, DATED THIS 16th DAY OF October, 2015.

Attest: *Rosendo ...* DATE 10-16-15  
 PRESIDENT  
*Chalmer ...* DATE 10-16-15  
 SECRETARY

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

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF HUISACHE ACRES #11 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

ENVIRONMENTAL HEALTH DIVISION MANAGER DATE

STATE OF TEXAS  
 COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, RICK D. HARBISON, PRESIDENT OF RHTJ MANAGEMENT, L.L.C. GENERAL PARTNER OF RHTJ PROPERTIES, L.L.C., 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 STREET(S), PARK, AND EASEMENTS SHOWN HEREIN.

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

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

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

*Rick D. Harbison* 10/27/15  
 RICK D. HARBISON DATE:  
 PRESIDENT OF RHTJ MANAGEMENT L.L.C.  
 GENERAL PARTNER OF RHTJ PROPERTIES, L.L.C.  
 5012 BAL CON DRIVE  
 SAN ANTONIO, TX 78260

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 DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 27 DAY OF October, 2015.

*Rosendo ...*  
 NOTARY PUBLIC, STATE OF TEXAS  
 MY COMMISSION EXPIRES: March 31, 2017

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 31, 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* 10-30-15  
 FRED L. KURTH, PE # 54151 RPLS # 4750  
 DATE SURVEYED: 05/30/12 JOB NO. 14111.00  
 DATE PREPARED: 11-11-14 SURVEY JOB NO. 14111.08  
 T-984 PG. 32

MELDEN & HUNT, INC.  
 TEXAS REGISTRATION F-1435

STATE OF TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR  
 FRED L. KURTH  
 4750  
 STATE OF TEXAS LICENSED PROFESSIONAL ENGINEER  
 FRED L. KURTH  
 54151

**HIDALGO COUNTY  
 CERTIFICATE OF PLAT APPROVAL  
 UNDER LOCAL GOVERNMENT CODE § 232.028 (A)**

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF HUISACHE ACRES #11 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

HIDALGO COUNTY JUDGE DATE  
 ATTEST: HIDALGO COUNTY CLERK DATE

**HIDALGO COUNTY  
 CERTIFICATE OF PLAT APPROVAL  
 HIDALGO COUNTY DRAINAGE DISTRICT**

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 AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

RAUL E. SESIN, P.E., C.F.M.  
 GENERAL MANAGER DATE

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

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

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

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

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

PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHAS DE INICIO

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 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.

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 DERECHO DE VIA 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 DENTRO DE UNA CONCESION DE 15.00 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 ANTERIORMENTE MENCIONADA EN EL LADO SURESTE DE LOTE 1 Y CORRE AL NORTE POR EL LADO ESTE DEL DERECHO DE VIA DE LA CALLE ANACUA DRIVE TERMINANDO CON UNA VARVULA DE DOS PULGADAS EN EL LADO SURESTE DE LOTE 13.

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. AN OTHER 8" WATER LINE CONNECTS TO THE PREVIOUSLY MENTIONED 8" WATER LINE THEN RUNS NORTH ALONG THE EAST RIGHT-OF-WAY OF ANACUA DRIVE ENDING WITH A FLUSH VALVE AT THE SOUTHEAST CORNER OF LOT 13.

DEL CONDUCTO DE AGUA DE 8 PULGADAS SE PRODUCEN VENTRES DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIAMETRO PARA CADA DOS LOTES. ESTOS CONDUCTOS SE SEPARAN PARA PRODUCIR DOS CONDUCTOS DE AGUA DE 1/2 PULGADA DE DIAMETRO PARA CADA LOTE Y SEIS CONDUCTOS INDIVIDUALES DE AGUA DE 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, EL CONDUCTO DE 1/2 PULGADA DE DIAMETRO, Y LOS MEDIDORES MECANICOS DE AGUA A UN COSTO TOTAL DE \$41,149.00 O \$ 1,645.96 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPAÑIA N.A.W.S.C. \$ 19,225.00, QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE, \$ 769.00 COSTO POR LOTE AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO N.A.W.S.C. UPON REQUEST BY THE LOT OWNER, N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVIDER HAS INSTALLED 3 FIRE HYDRANTS AT A UNIT COST OF \$ 3,200.00 FOR A TOTAL COST OF \$ 9,600.00. 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.

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" LINE, THE DUAL SERVICES AND 1/2" SINGLE SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$ 41,149.00, OR \$ 1,645.96 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$ 19,225.00, WHICH COVERS THE \$ 769.00 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 METER FOR THAT LOT. THE SUBDIVIDER HAS INSTALLED 3 FIRE HYDRANTS AT A UNIT COST OF \$ 3,200.00 FOR A TOTAL COST OF \$ 9,600.00. 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.

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.

SEWAGE FACILITIES DESCRIPTION; COST AND OPERABILITY DATES  
SEWAGE FROM HUISACHE ACRES #11 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. 54151, 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.

CADA LOTE EN LA SUBDIVISION MIDE MEDIO ACRE. SE HICIERON DOS EXCAVACIONES DE EVALUACION EN LUGARES OPUESTOS EN LA SUBDIVISION (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICATIVAMENTE UNIFORME). EL TERRENO ES 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.

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.

EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON \$ 1,345.00 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 \$ 33,625.00. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODAS LAS FOSAS SEPTICAS Y AH APROBADO LA INSTALACION DE LAS FOSAS SEPTICAS DESDE (10-05-2015).

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS 1,345.00, 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 \$ 33,625.00. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON 10-05-2015.

CERTIFICACION:  
CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODOS Y CONEXIONES INCLUIDAS (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADOS 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:

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:

AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$ 60,374.00 O \$ 2,414.96 POR LOTE

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$ 60,374.00 WHICH EQUALS TO \$ 2,414.96 PER LOT.

DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$ 1,345.00 A UN COSTO TOTAL DE \$ 33,625.00 TODA LA SUBDIVISION.

SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$1,345.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$ 33,625.00 FOR THE ENTIRE SUBDIVISION.  
Fred L. Kurth 10-30-15  
ENGINEER'S SIGNATURE DATE

DATE: 10-30-15  
Fred L. Kurth  
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 D. HARRISON, 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.

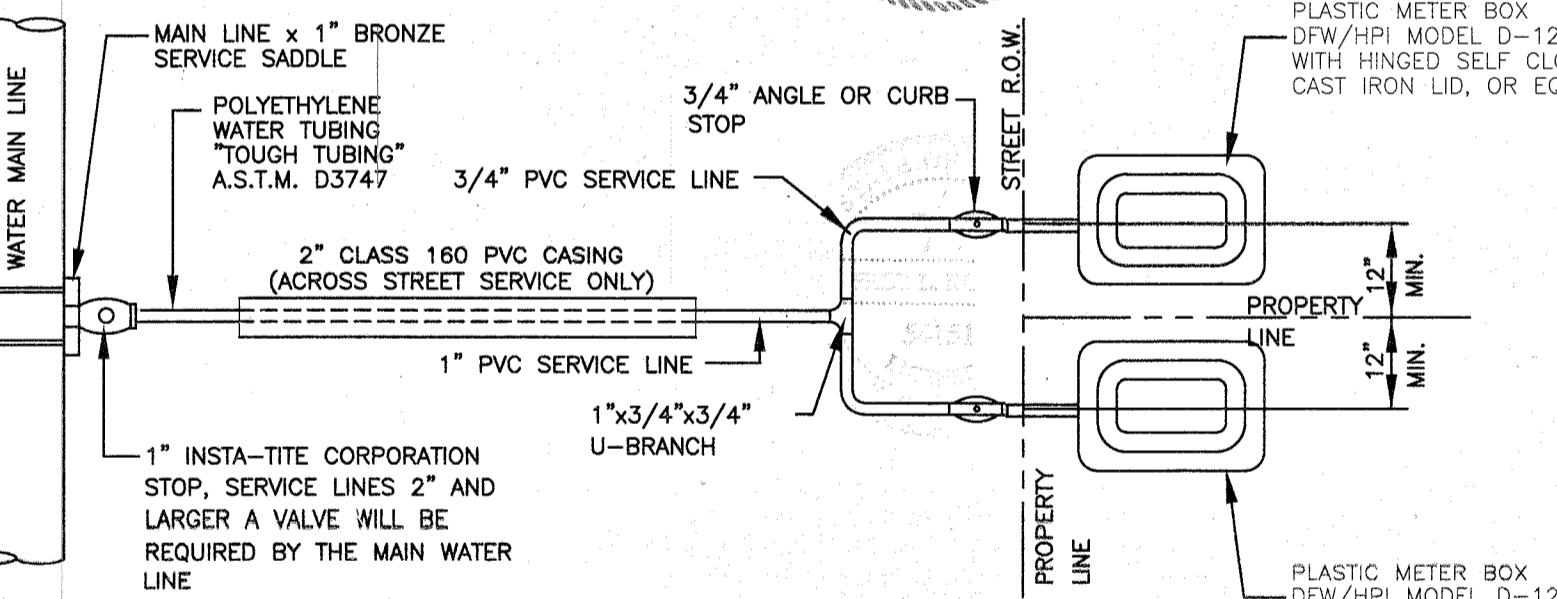
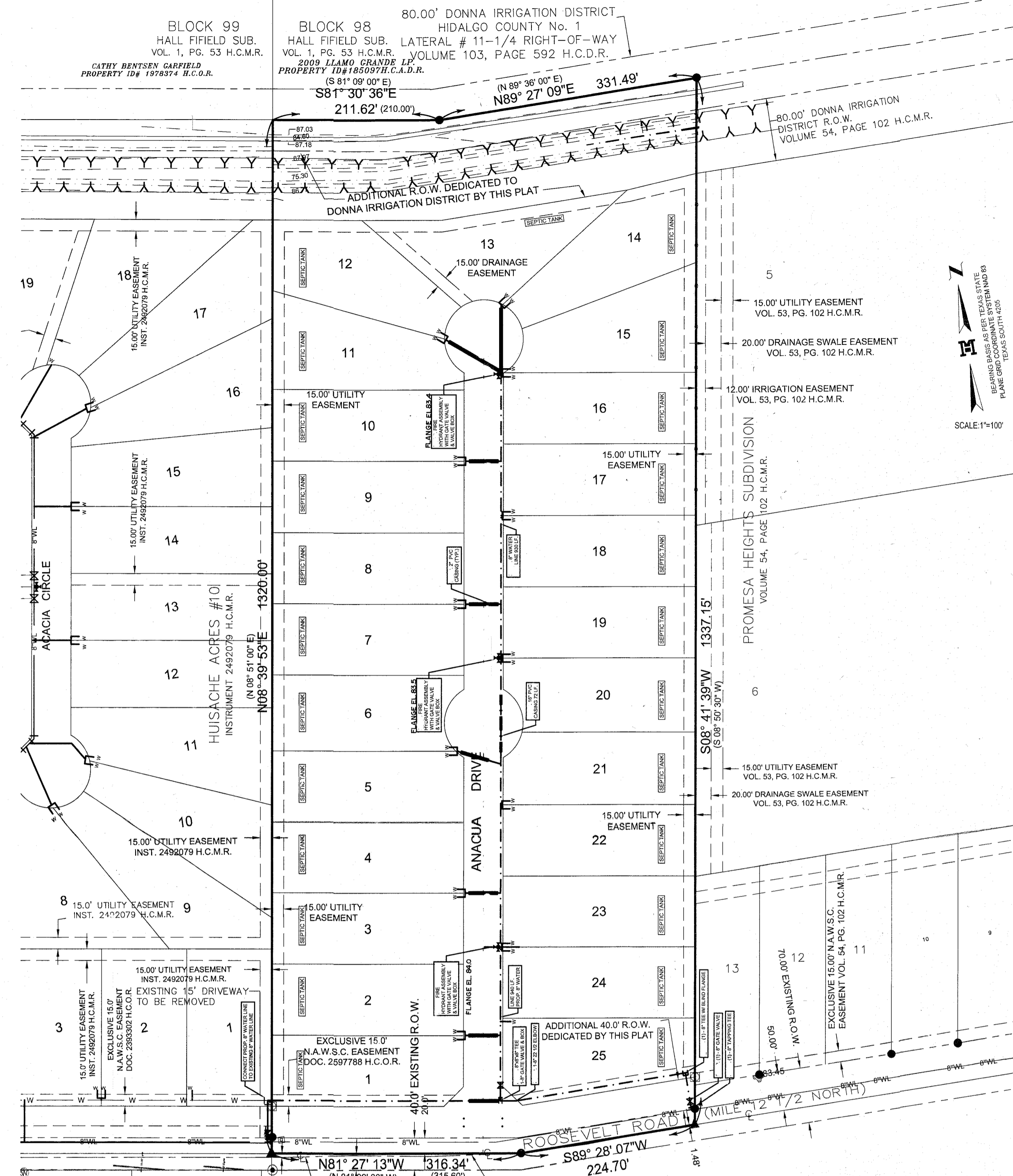
OWNER

STATE OF TEXAS  
COUNTY OF HIDALGO: Blanco

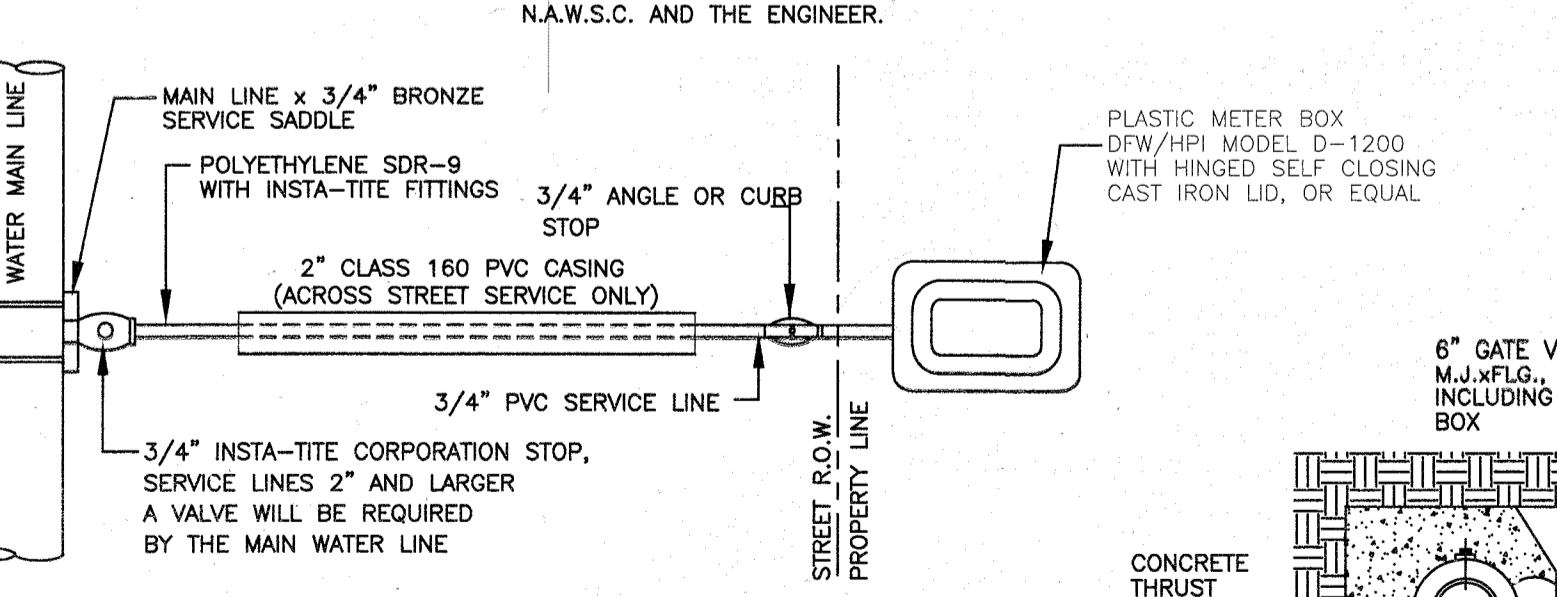
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICK D. HARRISON, KNOWN TO ME THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO BE THAT HE EXECUTED THE SAME FOR PURPOSED AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS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

27 DAY OF October 2015

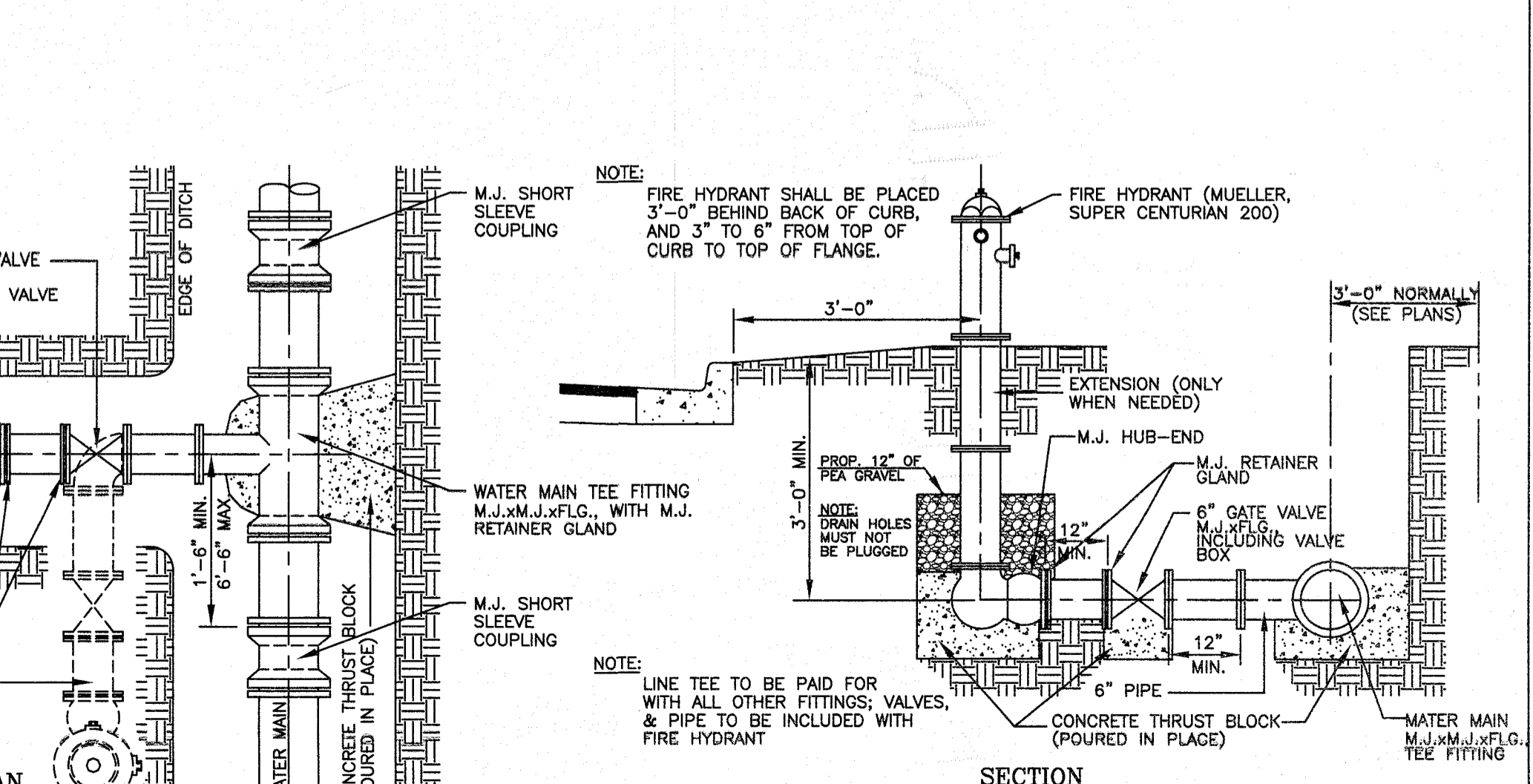
Notary Public  
My Commission Expires March 31, 2017



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.



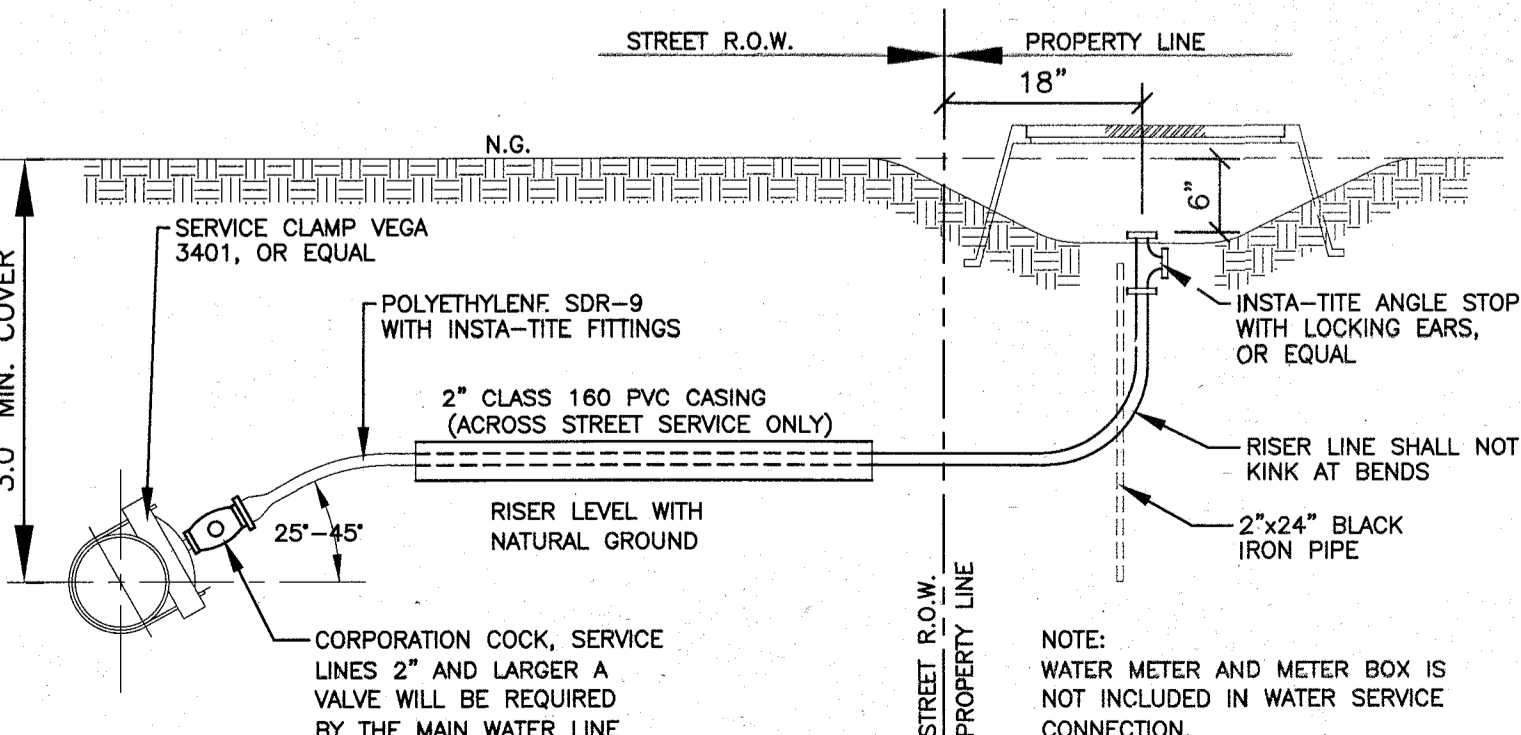
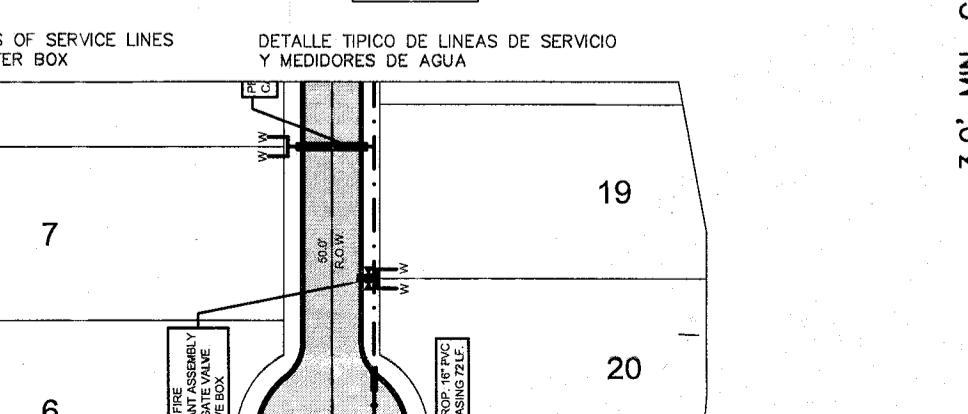
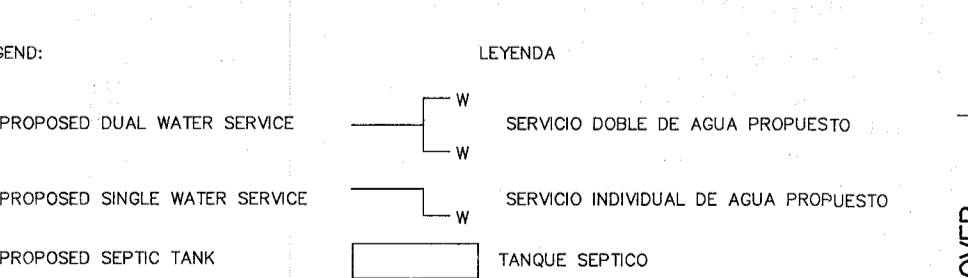
SINGLE WATER SERVICE CONNECTION  
N.T.S.



TYPICAL FIRE HYDRANT INSTALLATION  
N.T.S.

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

COST ESTIMATE:	ESTIMACION DE COSTOS:
PAVING IMPROVEMENTS: \$ 122,644.00	PAVIMENTACION DE CALLES: \$ 122,644.00
DRAINAGE IMPROVEMENTS: \$ 35,705.00	DRENAJE PLUVIAL: \$ 35,705.00
WATER DISTRIBUTION: \$ 41,149.00	SERVICIO DE AGUA POTABLE: \$ 41,149.00
SEPTIC TANK SEWER IMPROVEMENTS / OSSF: \$ 33,625.00	SERVICIO DE DRENAJE SANITARIO: \$ 33,625.00



TYPICAL WATER SERVICE CONNECTION ELEVATION  
N.T.S.

MELDEN & HUNT, INC.  
CONSULTANTS - ENGINEERS - SURVEYORS  
115 W. MONTROE  
EDINBURG, TX 78541  
227 N. FM. 3167  
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FAX: (956) 361-1638  
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FAX: (956) 488-9591  
ESTABLISHED 1947

