



# 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. 13 SUBDIVISION, PRECINCT No. 1.

ENGINEER: MELDEN & HUNT, INC. DEVELOPER: RHTJ PROPERTIES

PRELIMINARY APPROVAL  FINAL APPROVAL  FINAL APPROVAL WITH FINANCIAL GUARANTEE  WITH VARIANCE

NUMBER OF LOTS: 29  \*SINGLE FAMILY  \*MULTI-FAMILY  COMMERCIAL  INSTITUTIONAL

LOCATION DESCRIPTION: SOUTH EAST CORNER OF TRENTON ROAD & DILLON ROAD.

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 2-01-2016 PROPERTY LIES WITHIN FLOOD ZONE: " C " AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE ACCOMPLISHED BY STORM DRAINAGE SYSTEM AND  
DETENTION BY WIDENING THE EXISTING DRAIN DITCH ALONG SOUTH OF  
SUBDIVISION.

ROAD R.O.W. DEDICATION: 20.00 FT. ADDITIONAL R.O.W. FOR TRENTON ROAD & 20.00 FT. ADDITIONAL  
R.O.W. FOR DILLON ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 1-27-2016 By, ROY GONZALEZ, PCT. 1 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 2-03-2016 By, ELIZARDO "CHARDO" RAMOS Environmental Health Division Manager

SEWER SYSTEM:  OSSF & SOIL ANALYSIS WERE CONDUCTED BY: JOSE ANGEL GONZALEZ

WATER SERVICE PROVIDER: NAWSC LINE SIZE: 8" LOCATION: NORTH WEST CORNER OF DILLON ROAD AND  
TRENTON ROAD.

H.C.O.E.C. PRELIMINARY APPROVAL DATE: 1-16-2016 : 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: \_\_\_\_\_

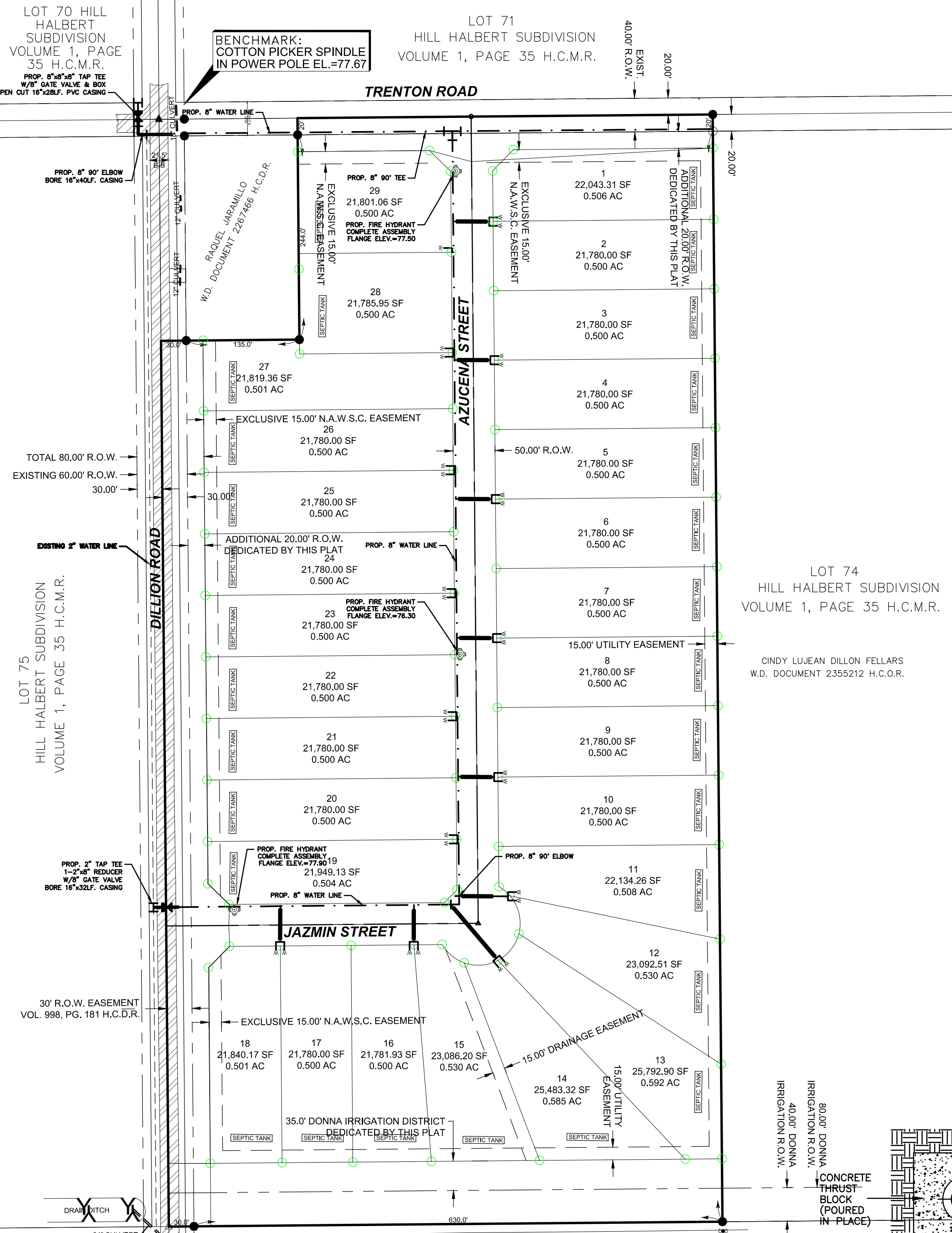
STAFF RECOMMENDS:  **Preliminary Approval** subject to comments and future recommendations by planning,  
other departments and the approval of the City of DONNA.

**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.*





LOT 70 HILL HALBERT SUBDIVISION VOLUME 1, PAGE 35 H.C.M.R.  
 LOT 71 HILL HALBERT SUBDIVISION VOLUME 1, PAGE 35 H.C.M.R.  
 LOT 74 HILL HALBERT SUBDIVISION VOLUME 1, PAGE 35 H.C.M.R.  
 LOT 75 HILL HALBERT SUBDIVISION VOLUME 1, PAGE 35 H.C.M.R.  
 LOT 77 HILL HALBERT SUBDIVISION VOLUME 1, PAGE 35 H.C.M.R.  
 LOT 78 HILL HALBERT SUBDIVISION VOLUME 1, PAGE 35 H.C.M.R.  
 LOT 79 HILL HALBERT SUBDIVISION VOLUME 1, PAGE 35 H.C.M.R.  
 LOT 80 HILL HALBERT SUBDIVISION VOLUME 1, PAGE 35 H.C.M.R.  
 LOT 81 HILL HALBERT SUBDIVISION VOLUME 1, PAGE 35 H.C.M.R.  
 LOT 82 HILL HALBERT SUBDIVISION VOLUME 1, PAGE 35 H.C.M.R.  
 LOT 83 HILL HALBERT SUBDIVISION VOLUME 1, PAGE 35 H.C.M.R.  
 LOT 84 HILL HALBERT SUBDIVISION VOLUME 1, PAGE 35 H.C.M.R.  
 LOT 85 HILL HALBERT SUBDIVISION VOLUME 1, PAGE 35 H.C.M.R.  
 LOT 86 HILL HALBERT SUBDIVISION VOLUME 1, PAGE 35 H.C.M.R.  
 LOT 87 HILL HALBERT SUBDIVISION VOLUME 1, PAGE 35 H.C.M.R.  
 LOT 88 HILL HALBERT SUBDIVISION VOLUME 1, PAGE 35 H.C.M.R.  
 LOT 89 HILL HALBERT SUBDIVISION VOLUME 1, PAGE 35 H.C.M.R.

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

**HUISACHE ACRES #13**

BEING A RESUBDIVISION OF 19.00 ACRES  
 OUT OF LOT 74.  
 HILL-HALBERT SUBDIVISION  
 AS RECORDED IN VOLUME 1, PAGE 35, H.C.M.R.  
 HIDALGO COUNTY, TEXAS

COST ESTIMATE:  
 PAVING IMPROVEMENTS:  
 DRAINAGE IMPROVEMENTS:  
 WATER DISTRIBUTION:  
 SANITARY SEWER IMPROVEMENTS / OSSF:

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

ENGINEERING REPORT FOR HUISACHE ACRES #13  
 BY: FRED L. KURTH

WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:  
 HUISACHE ACRES #13 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 2" DIAMETER WATER LINE RUNNING ALONG THE WEST RIGHT-OF-WAY OF DILLON ROAD AND AN 8" WATER LINE ALONG THE NORTHWEST INTERSECTION OF TRENTON ROAD AND DILLON ROAD. THE WATER SYSTEM FOR HUISACHE ACRES #13 CONSIST OF AN 8" DIAMETER WATER LINE THAT TAPS INTO THE PREVIOUSLY MENTIONED 2" WATER LINE AND 8" WATER LINE. A PROPOSED 8" LINE SHALL CONNECT AT THE NORTHWEST INTERSECTION OF TRENTON ROAD AND DILLON ROAD CROSSING TRENTON ROAD TO THE SOUTH THEN CROSSING DILLON ROAD TO THE EAST ALONG THE SOUTH SIDE OF TRENTON ROAD THEN RUNS SOUTH ALONG THE WEST STREET RIGHT-OF-WAY OF ONE STREET THEN WEST ALONG THE NORTH SIDE OF TWO STREET CROSSING DILLON ROAD CONNECTING TO THE 2" WATER LINE.

WATER DISTRIBUTION FOR THE HUISACHE ACRES #13 CONSISTS OF TEN (10) -1" DIAMETER DUAL SERVICE LINES THAT RUN IN PAIRS TO THE LOTS BEFORE SPLITTING INTO 1/2" DIAMETER SERVICE LINES. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT AND ONE 3/4" SINGLE SERVICE SERVING TWO LOTS. THE 8" LINE, DUAL SERVICES, 1/2" SINGLE 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, SAID SUM REPRESENTS THE TOTAL COST OF WATER METERS, RIGHTS ACQUISITION FEES AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO N.A.W.S.C. UNDER 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 THREE (3) 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 DATES

SEWAGE FROM HUISACHE ACRES #13 WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. JOSE A. GONZALEZ PROFESSIONAL ENGINEER NO. 12258, HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENT DRAIN FIELD.

SOIL EVALUATION REPORT:

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCES CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A SANDY CLAY LOAM SOIL FOR THE AREA. AT LEAST TWO SOIL EXCAVATIONS WERE PERFORMED ON THE SITE, AT OPPOSITE ENDS OF THE PROPOSED DISPOSAL AREA. (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMIT AREA). THE SOIL IS A UNIFORM SANDY CLAY 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 \$1,345.00, 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 \$39,005.00. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON XXXXXXXXXX, 2016.

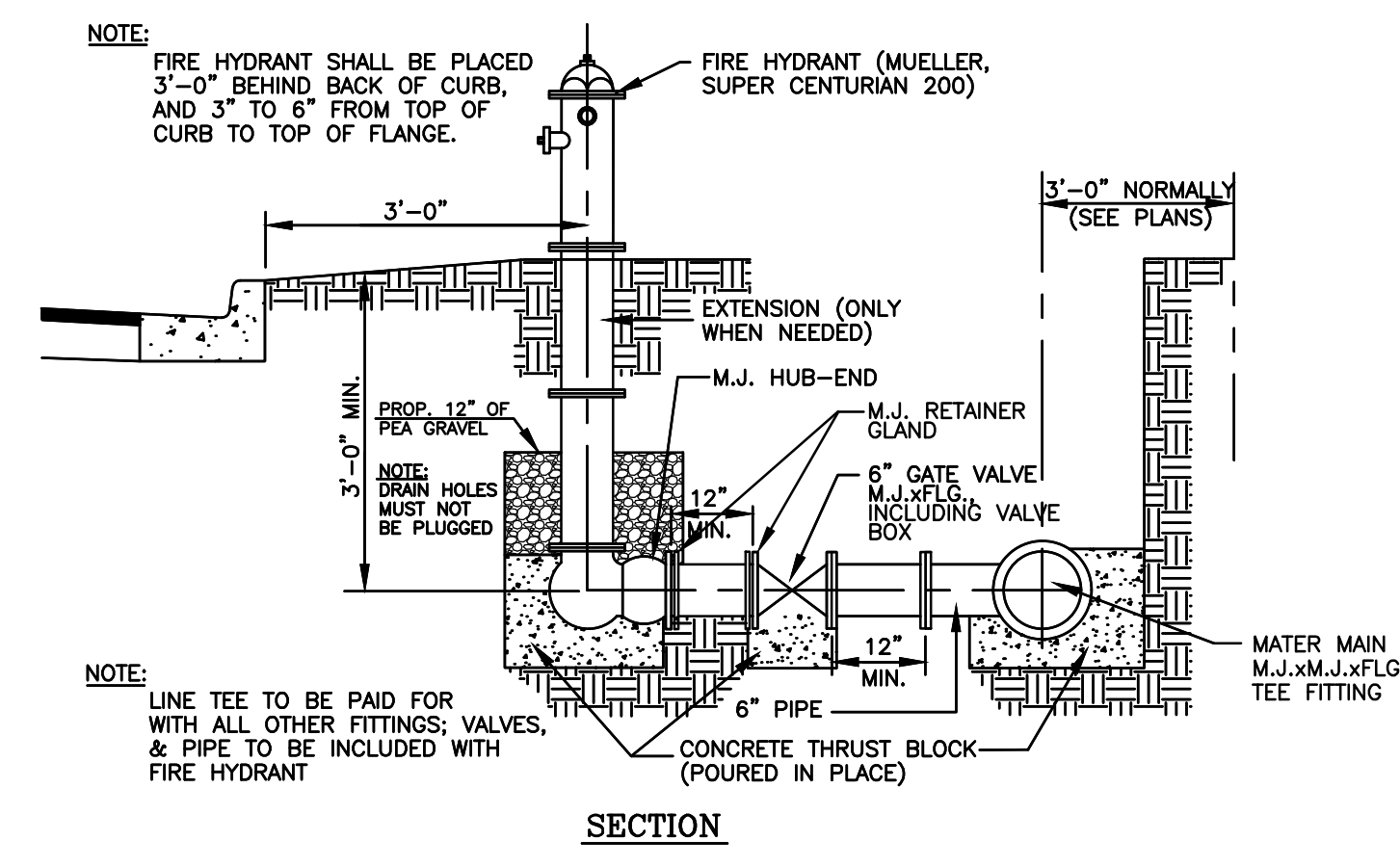
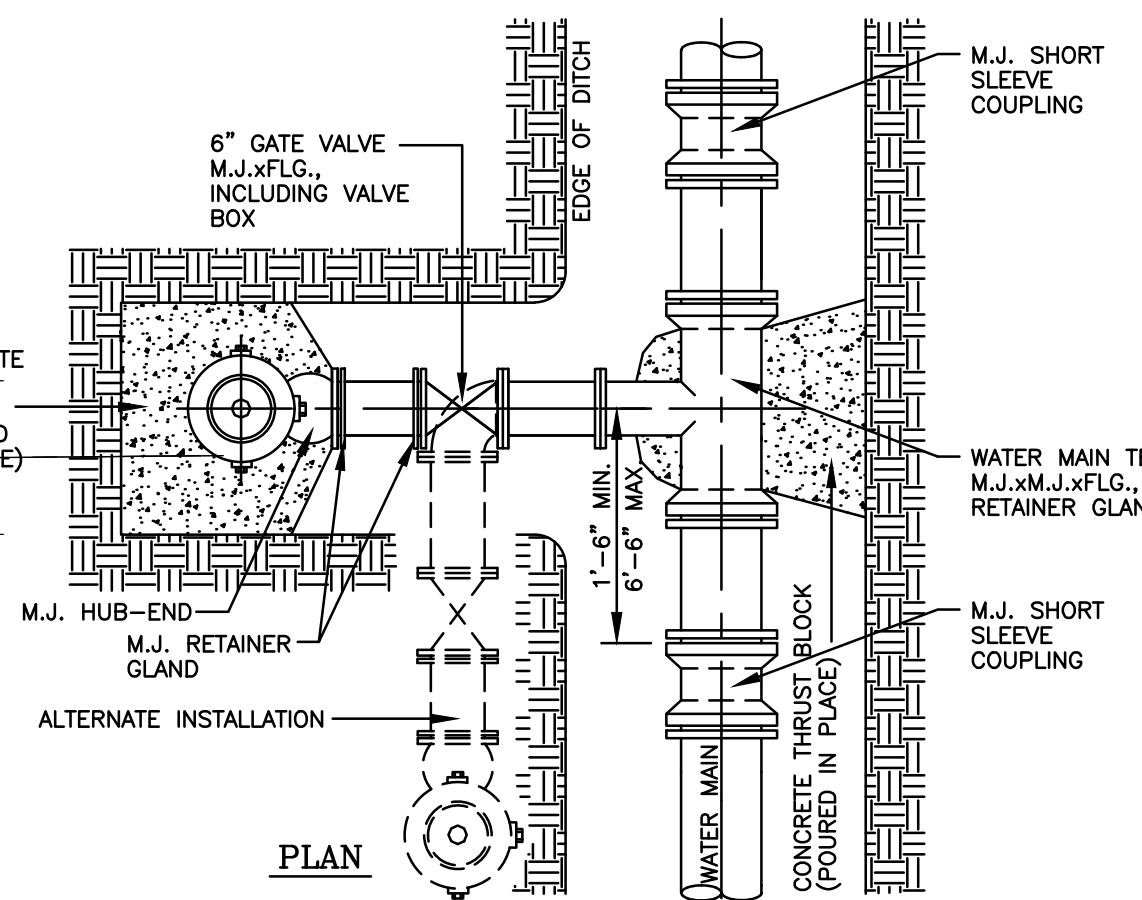
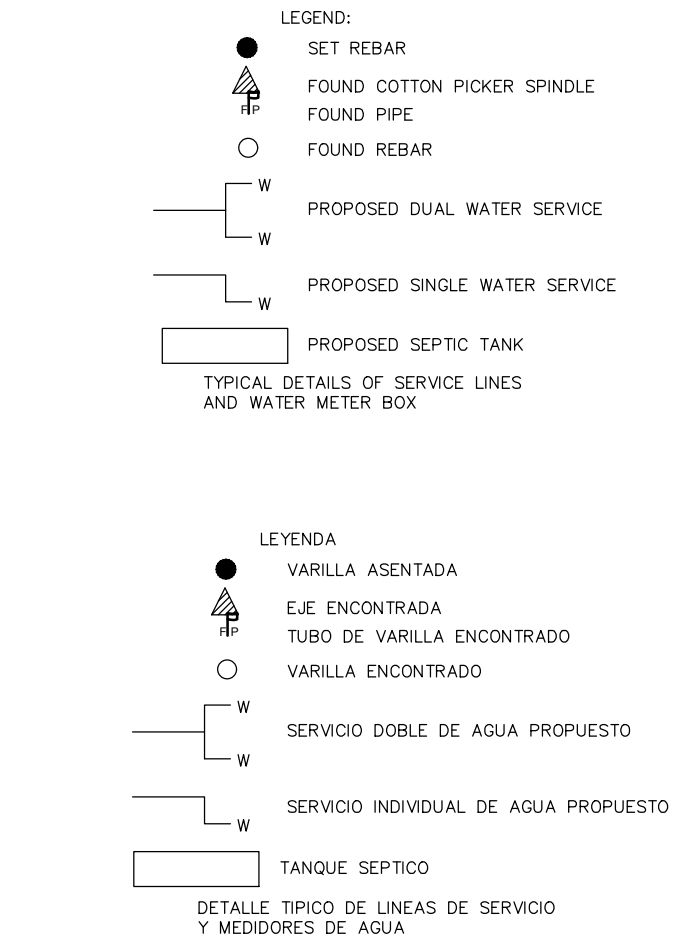
ENGINEER CERTIFICATION:

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:

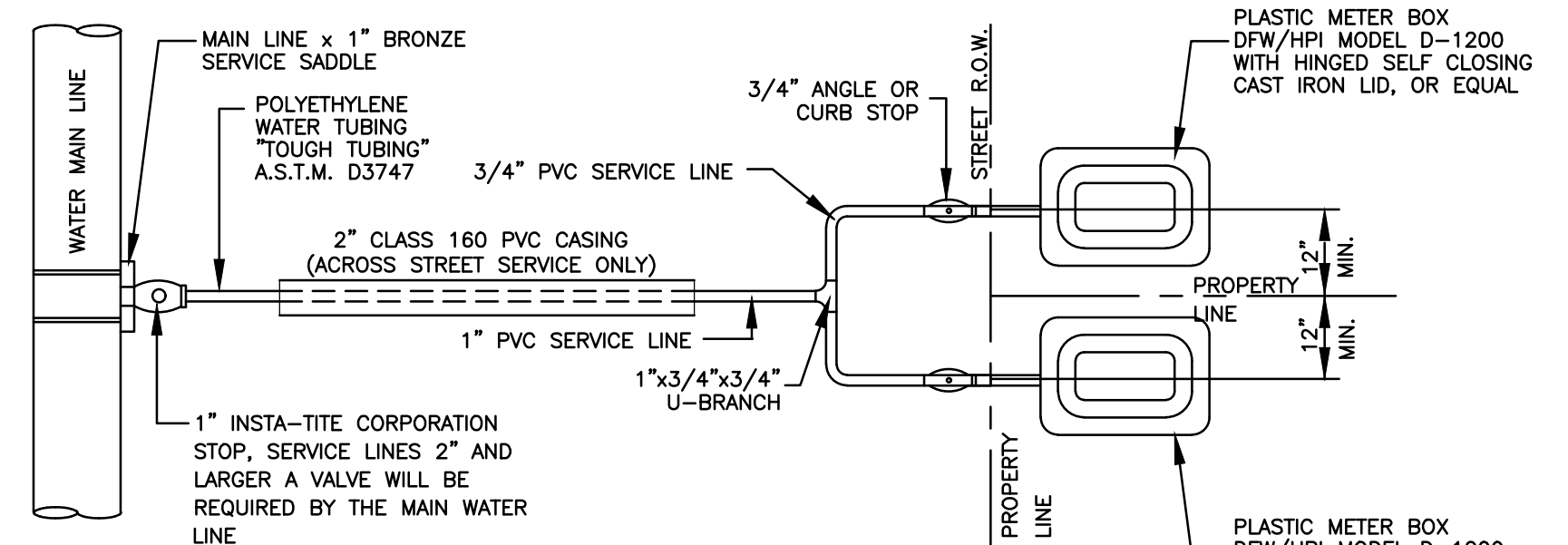
WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$\_\_\_\_\_ WHICH EQUALS TO \$\_\_\_\_\_ PER LOT.

SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$1,345.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$39,005.00 FOR THE ENTIRE SUBDIVISION.

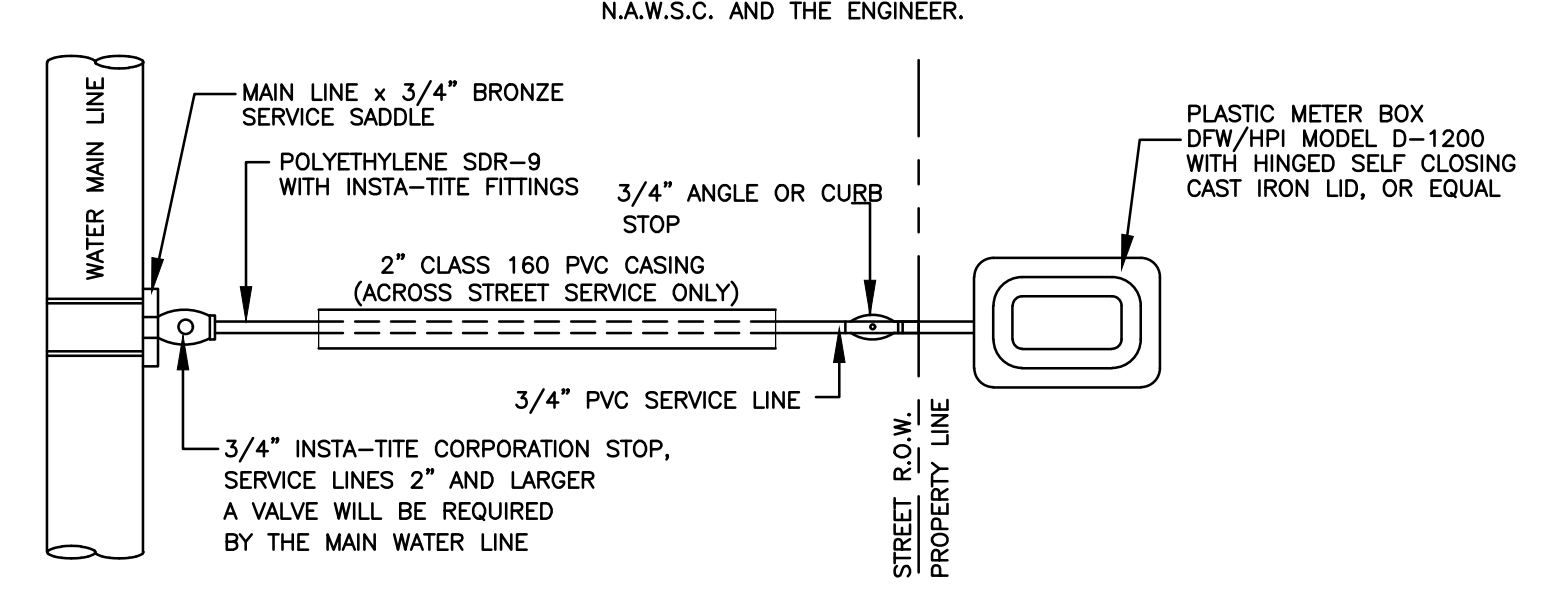
ENGINEER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_



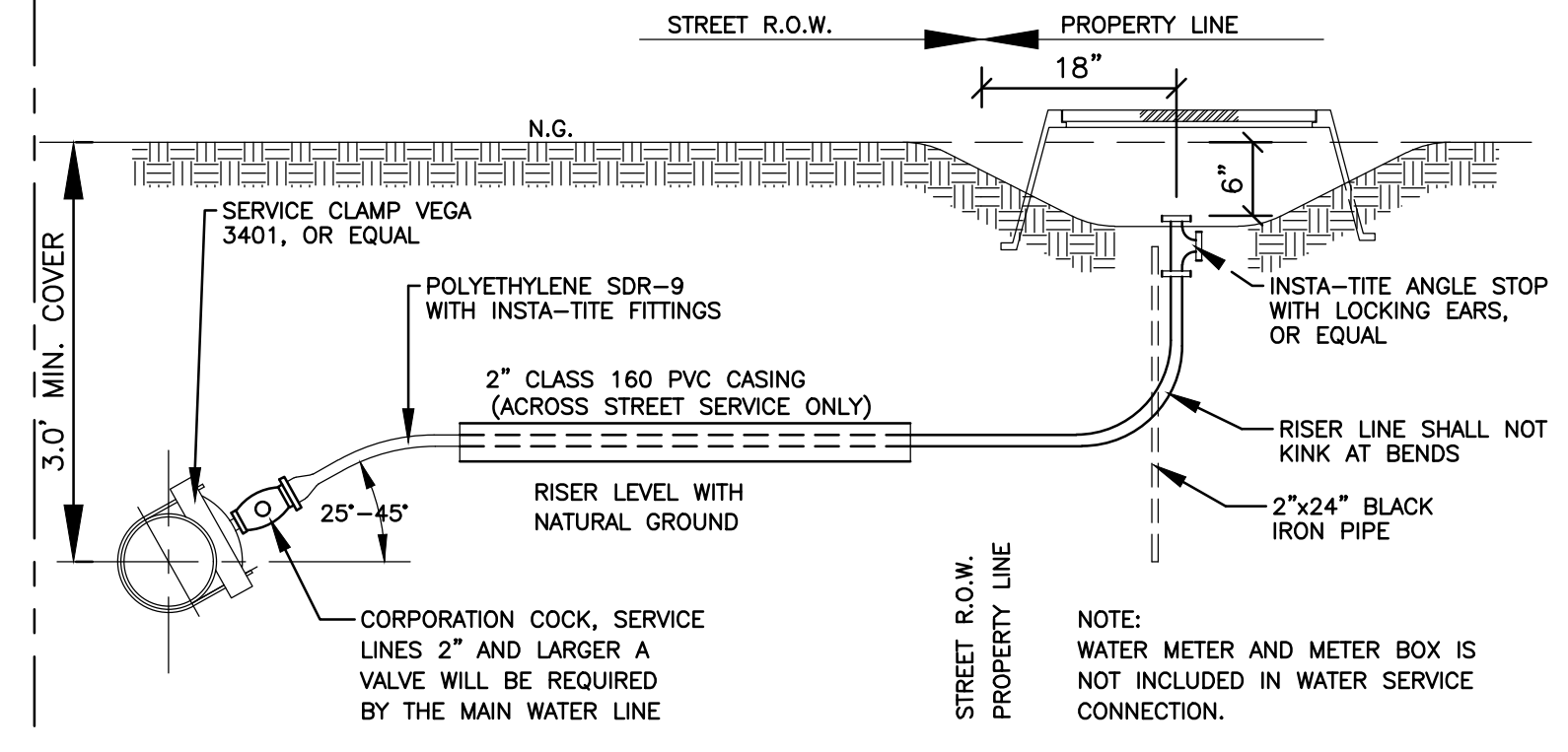
TYPICAL FIRE HYDRANT INSTALLATION  
 N.T.S.



DUAL WATER SERVICE CONNECTION  
 N.T.S.



SINGLE WATER SERVICE CONNECTION  
 N.T.S.



TYPICAL WATER SERVICE CONNECTION ELEVATION  
 N.T.S.

REPORT DE INGENIERIA DE HUISACHE ACRES #13  
 POR: FRED L. KURTH

PROVISION DE AGUA: DESCRIPCION, COSTOS Y FECHA DE OPERABILIDAD  
 HUISACHE ACRES #13 SUBDIVISION SERA ABASTECIDA CON AGUA POTABLE POR MEDIO DE NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). N.A.W.S.C. Y EL DUEÑO/REPRESENTANTE DE LA SUBDIVISION HAN FIRMADO UN CONTRATO EN EL CUAL SE ESTIPULA QUE LA SUBDIVISION SERA ABASTECIDA CON AGUA POTABLE POR LOS PROXIMOS 30 AÑOS. N.A.W.S.C. HA PRESENTADO DOCUMENTACION QUE INDICA LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL DESARROLLO DE LA SUBDIVISION A LARGO PLAZO.

N.A.W.S.C. CUENTA CON UNA LINEA DE AGUA DE 2 PULGADAS DE DIAMETRO QUE PASA POR EL LADO OESTE DEL DEL DERECHO DE VIA DE DILLON ROAD Y UNA LINEA DE 8 PULGADAS EN EL LADO NOROESTE DE TRENTON ROAD Y DILLON ROAD. EL SISTEMA DE DISTRIBUCION DEL AGUA SE COMPONE DE UNA LINEA DE 8 PULGADAS QUE SE CONECTA CON LA LINEAS DE 2 PULGADAS Y DE 8 PULGADAS PREVIAMENTE MENCIONADA. LA LINEA DE 8 PULGADAS SE CONECTARÁ A LA LINA DE 8 PULGADAS CRUSADO A TRENTON ROAD LUEGO CRUSANDO A DILLON ROAD POR EL LADO SUR DE TRENTON ROAD LUEGO CORRIENDO AL SUR EN EL LADO OESTE DEL DERECHO DE VILLA DE ONE STREET LUEGO CORRIENDO AL OESTE EN EL LADO NORTE DEL DERECHO DE VIA DE LA CALLE TWO STREET, CRUSADO A DILLON ROAD CONECTANDO A LA LINEA 2" PULGADAS PREVIAMENTE MENSIONADA.

EL SISTEMA DE DISTRIBUCION DEL AGUA PARA HUISACHE ACRES #13 SUBDIVISION CONSISTE DE DIEZ SERVICIOS SENCILLOS DE AGUA DE 1 PULGADA DE DIAMETRO PARA CADA DOS LOTES SIRVIENDO 20 LOTES & UN SERVICIO DE 7/8" SERVINDO DOS LOTES. ESTOS SERVICIOS SE SEPARAN FORMANDO DOS SERVICIOS DE AGUA DE 1/2" DE PULGADA DE DIAMETRO PARA CADA LOTE. SE HAN INSTALADO YA LA LINEA DE AGUA DE 8 PULGADAS DE DIAMETRO, LOS SERVICIOS SENCILLOS DE 1 PULGADA DE DIAMETRO, LOS SERVICIOS DOBLES DE 1/2" DE PULGADA DE DIAMETRO, Y LAS CAJAS DE LOS MEDIDORES A UN COSTO TOTAL DE \$\_\_\_\_\_ (\$\_\_\_\_\_ POR LOTE). EL DUEÑO/REPRESENTANTE DE LA SUBDIVISION LE HA PAGADO A N.A.W.S.C. LA CANTIDAD DE \$\_\_\_\_\_ QUE CUBRE EL COSTO DE LOS MEDIDORES (\$\_\_\_\_\_ PARA CADA LOTE). ESTE PRECIO INCLUYE TAMBIEN EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONECCION CUANDO EL DUEÑO DE ALGUNO DE LOS LOTES SOLICITE UN MEDIDOR DE AGUA. N.A.W.S.C. LO INSTALARA SIN COSTO ALGUNO. EL DUEÑO/REPRESENTANTE DE LA SUBDIVISION HA INSTALADO 2 HIRANTES CONTRA INCENDIO (FIRE HYDRANTS) A UN COSTO DE \$\_\_\_\_\_ POR CADA UNO, LO CUAL REPRESENTA UNA CANTIDAD TOTAL DE \$\_\_\_\_\_. 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 SANITARIO: DESCRIPCION, COSTOS Y FECHA DE OPERABILIDAD

EL DRENAJE SANITARIO DE HUISACHE ACRES #13 SUBDIVISION SE TRATARA DE FORMA INDIVIDUAL POR MEDIO DE UN TANQUE/FOSA SEPTICA PARA CADA SOLAR. DICHO TANQUE/FOSA SEPTICA SERA DE DISEÑO STANDARD DE DOBLE COMPARTIMIENTO, INCLUIDA TAMBIEN EL AREA DE DRENADO. EL INGENIERO JOSE A. GONZALEZ CON LICENCIA No. 12258, HA EVALUADO EL LUGAR DONDE SE ENCUENTRA ESTA SUBDIVISION PARA Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA LA INSTALACION DE UNA TANQUE/FOSA SEPTICA (OSSF). EL REPORTE FUE REVISADO Y APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT). CADA LOTE CUENTA CON UNA AREA ADECUADA PARA REEMPLAZAR EL AREA DE DRENADO.

CADA LOTE EN ESTA SUBDIVISION CUENTA CON UNA AREA DE AL MENOS 1/2 ACRE. EN LA BASE DE DATOS DE "THE NATURAL RESOURCES CONSERVATION SERVICE" INDICA QUE EL SUELO EN ESTA PROPIEDAD ES DEL TIPO "ARENOSA-ARCILLOSA", AL MENOS DOS PERFORACIONES SE EXCAVARON EN ESTE LUGAR EN DOS PUNTOS OPUESTOS EN EL AREA DONDE EL TANQUE/FOSA SEPTICA SE INSTALARA (PERFORACIONES ADICIONALES FUERON NECESARIAS DEBIDO A QUE EL TIPO DE SUELO ES BASTANTE UNIFORME EN ESTA AREA). EL SUELO EN ESTA PROPIEDAD ES DEL TIPO "ARENOSA-ARCILLOSA" EXTENDIENDOSE HASTA 36" DEBAJO DEL FONDO DE CADA PERFORACION. NO HAY NINGUNA INDICACION DE AGUA EN LA SUPERFICIE, O ALGUNIA CAPA RESTRICTIVA DENTRO DE 24" DEBAJO DEL FONDO DE CADA PERFORACION. ESTA PROPIEDAD CUENTA CON BUEN DRENADO.

EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE TANQUES/FOSAS SEPTICAS POR LOTE ES DE: \$1,345.00 DOLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. TODOS LOS TANQUES/FOSAS SEPTICAS HAN SIDO INSTALADOS AL TIEMPO DE LA APLICACION PARA LA APROBACION FINAL DE ESTA SUBDIVISION A UN COSTO TOTAL DE \$39,005.00. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODAS LAS FOSAS SEPTICAS Y HA APROBADO SU INSTALACION DESDE LA FECHA DE: XXXXX XX, 2016.

CERTIFICACION:

CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA POTABLE Y DE DRENAJE SANITARIO DESCRITOS EN ESTE DOCUMENTO, CUMPLEN CON LAS REGLAS MODELO (MODEL SUBDIVISION RULES) ADOPTADAS EN LA SECCION 16.343 DEL CODIGO DEL AGUA (WATER CODE). CERTIFICO QUE LOS COSTOS PARA INSTALAR LOS SISTEMAS DE AGUA POTABLE Y DE DRENAJE SANITARIO SON DE LA SIGUIENTE MANERA:

AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO INCLUYENDO EL MEDIDOR DE AGUA CON UN COSTO TOTAL DE \$\_\_\_\_\_ O \$\_\_\_\_\_ POR LOTE.

DRENAJE SANITARIO: SE ESTIMA QUE LOS TANQUES/FOSAS SEPTICAS COSTARAN \$1,345.00 POR LOTE, TENIENDO UN COSTO TOTAL DE \$39,005.00 POR 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 CONNECTIONS INCLUDING WATER METERS AND OR WATER WELLS FOR EACH LOT(S) MEET SUCH STANDARDS, AND (b) SANITARY 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, RICK D. HARBISON, SUBDIVIDER OF HUISACHE ACRES #13, HEREBY CERTIFY SANITARY 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 TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

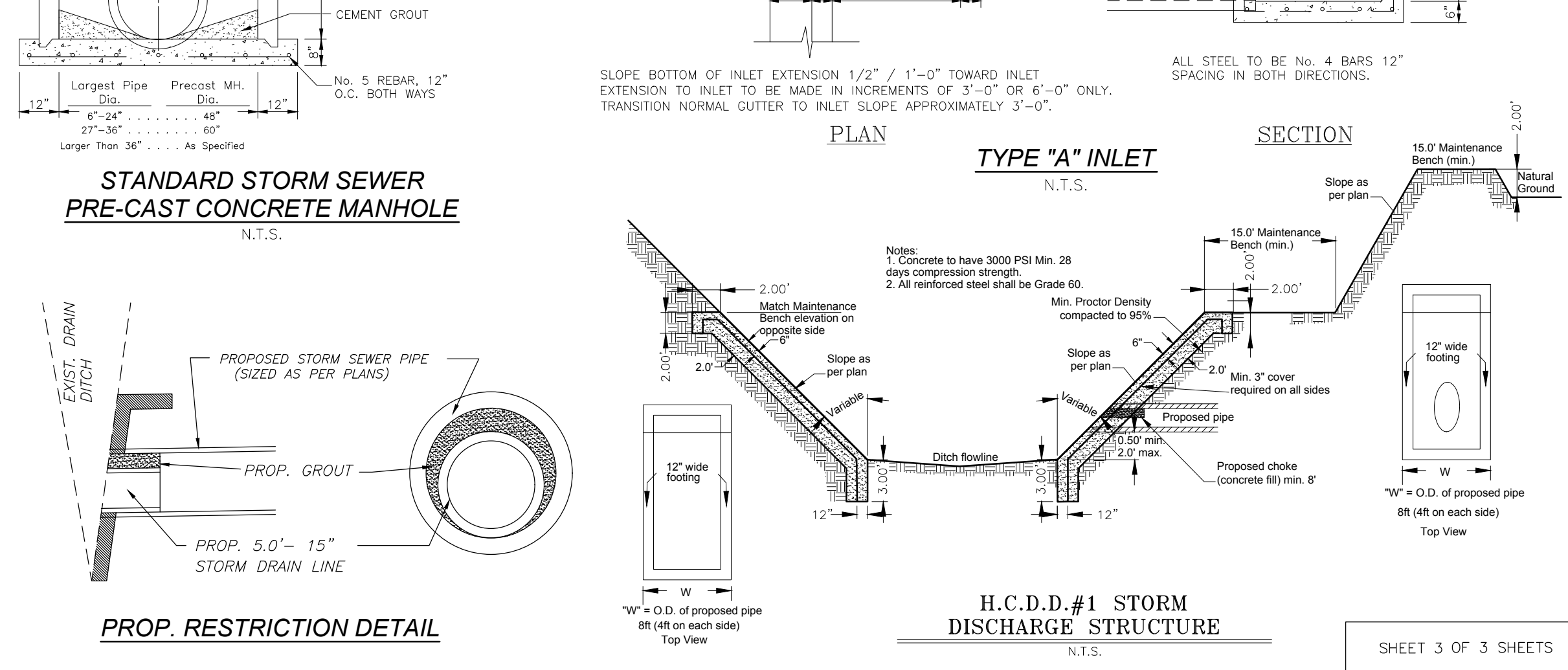
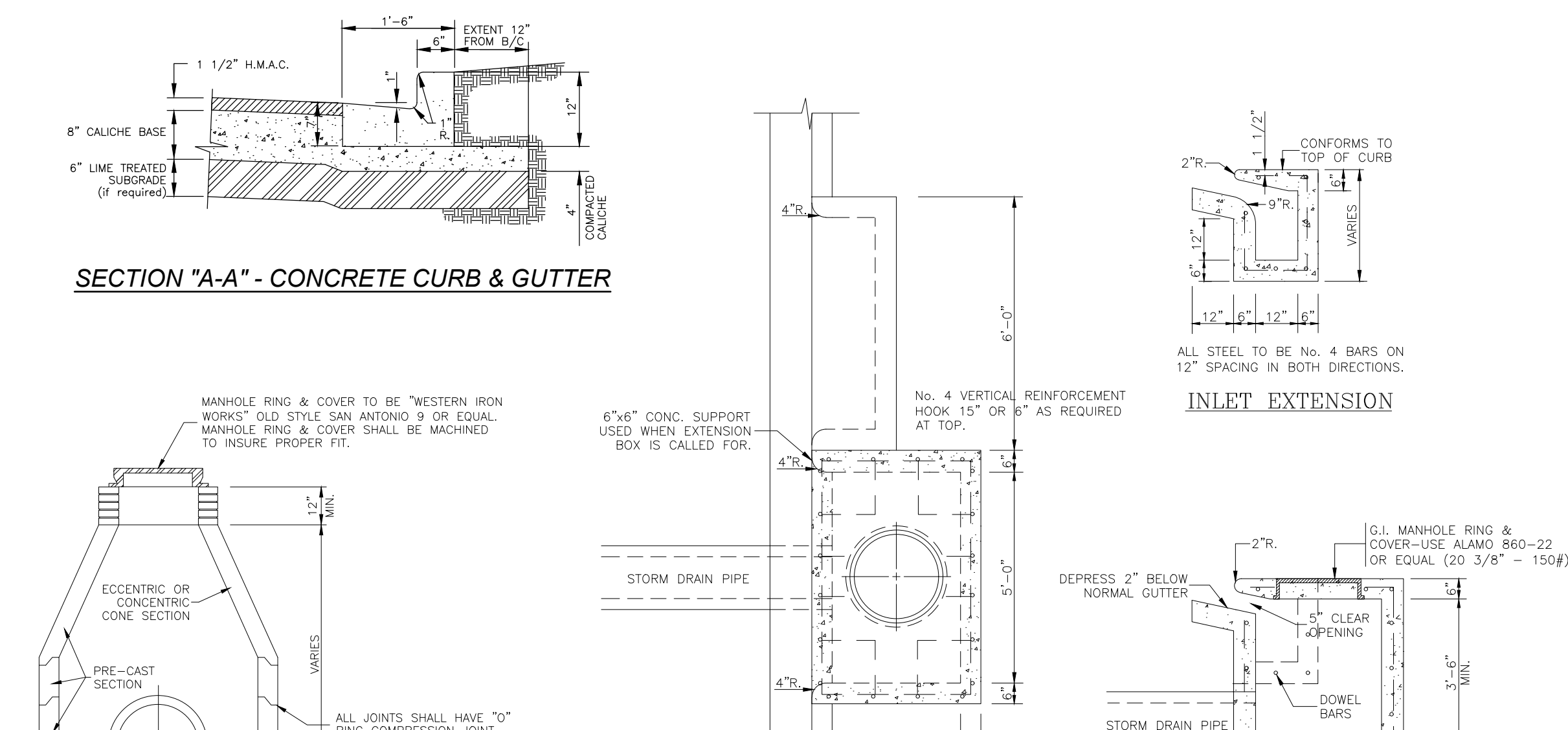
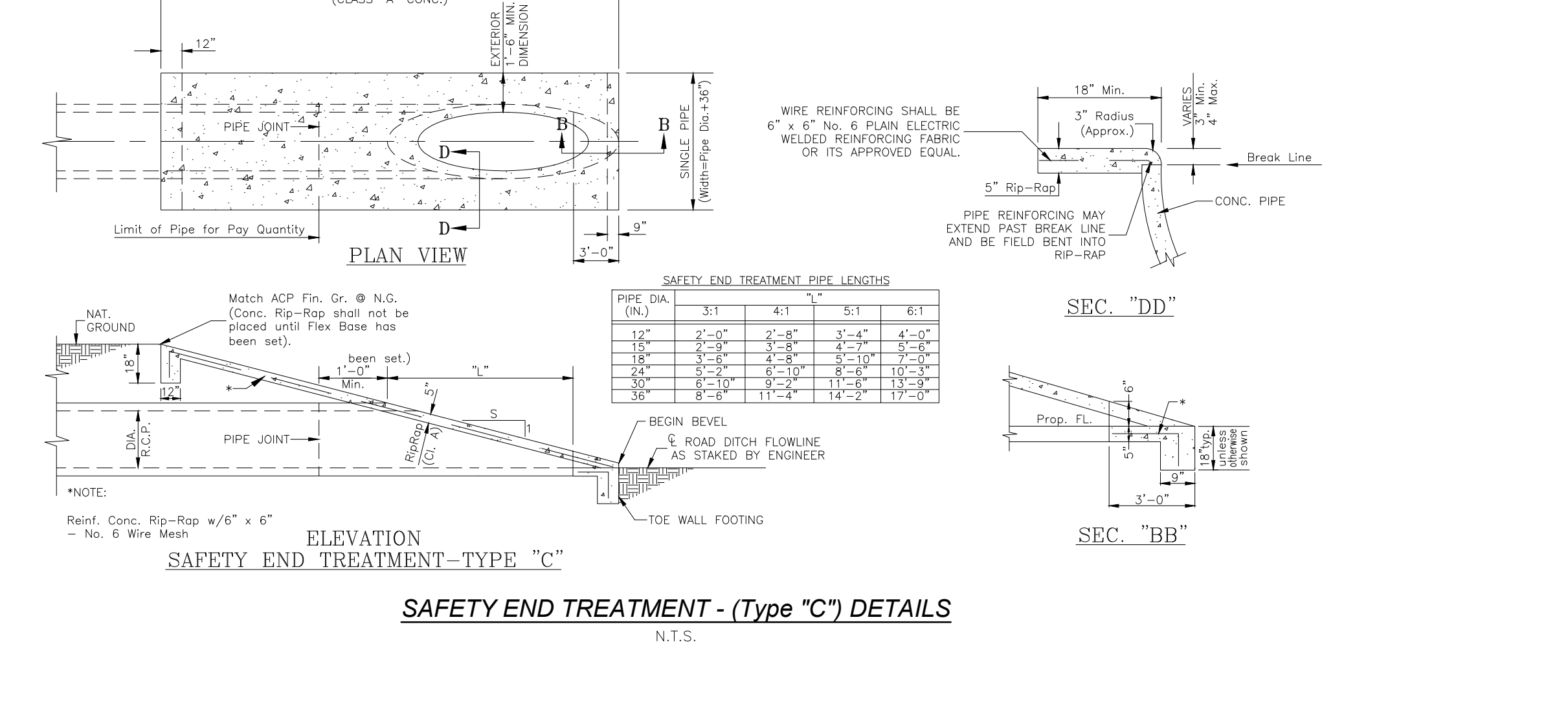
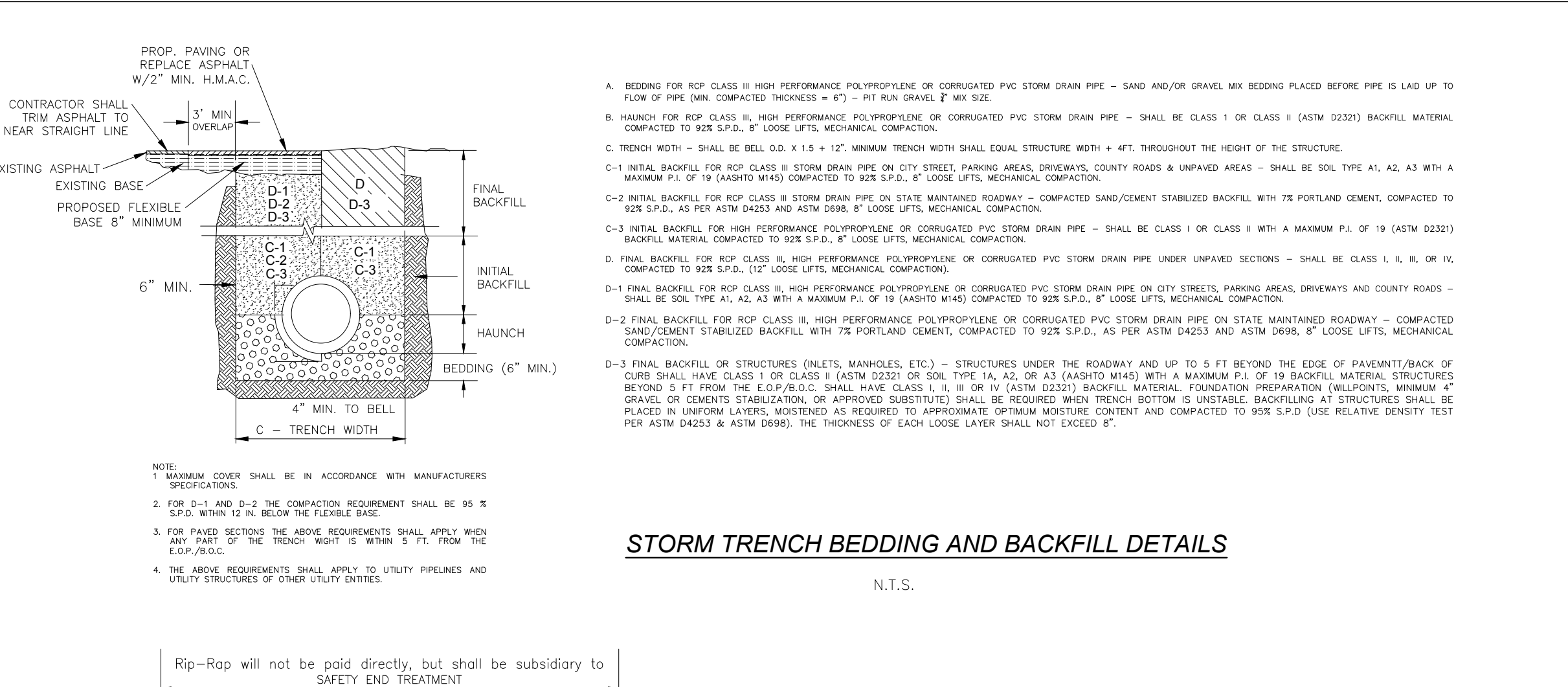
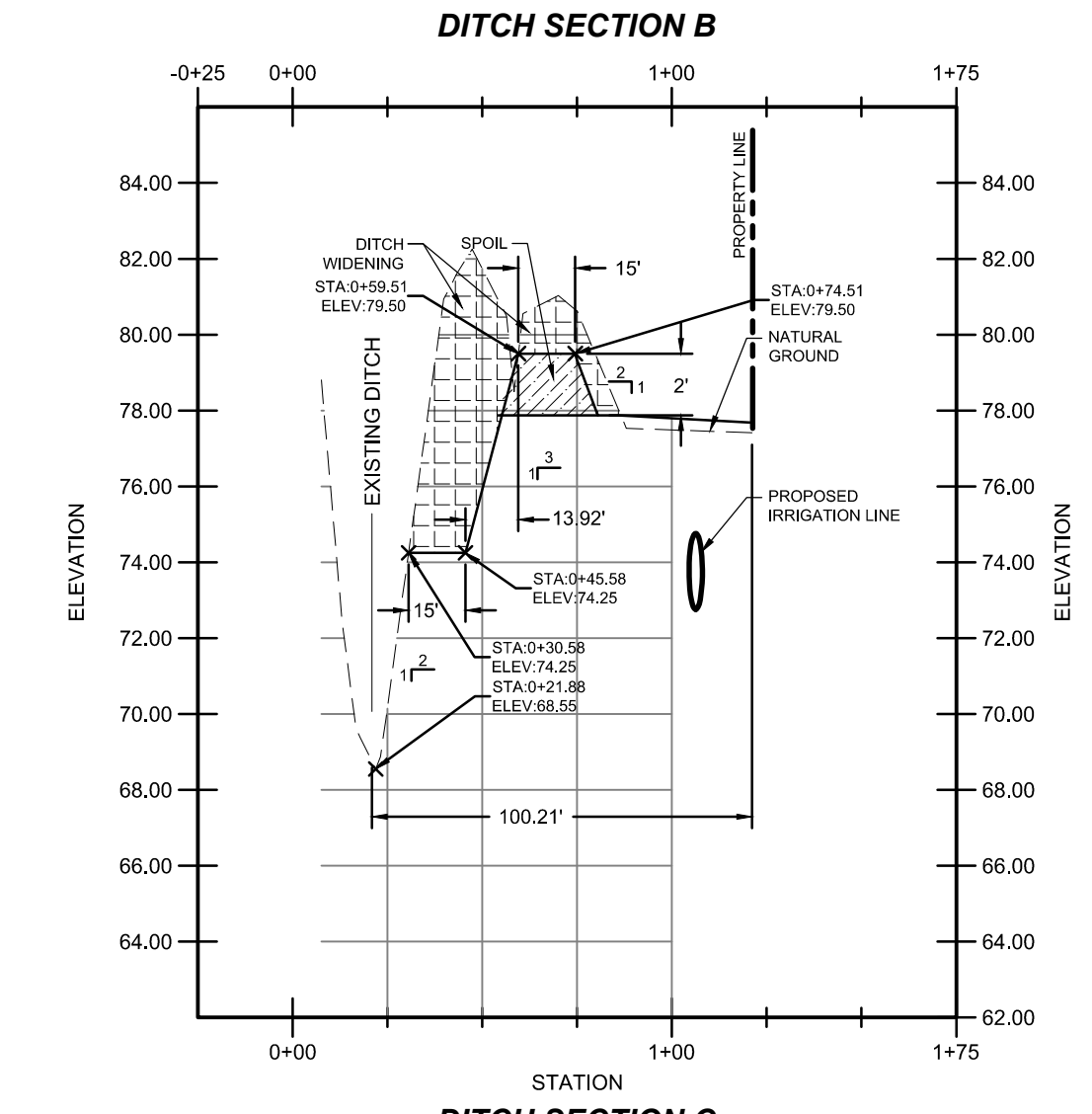
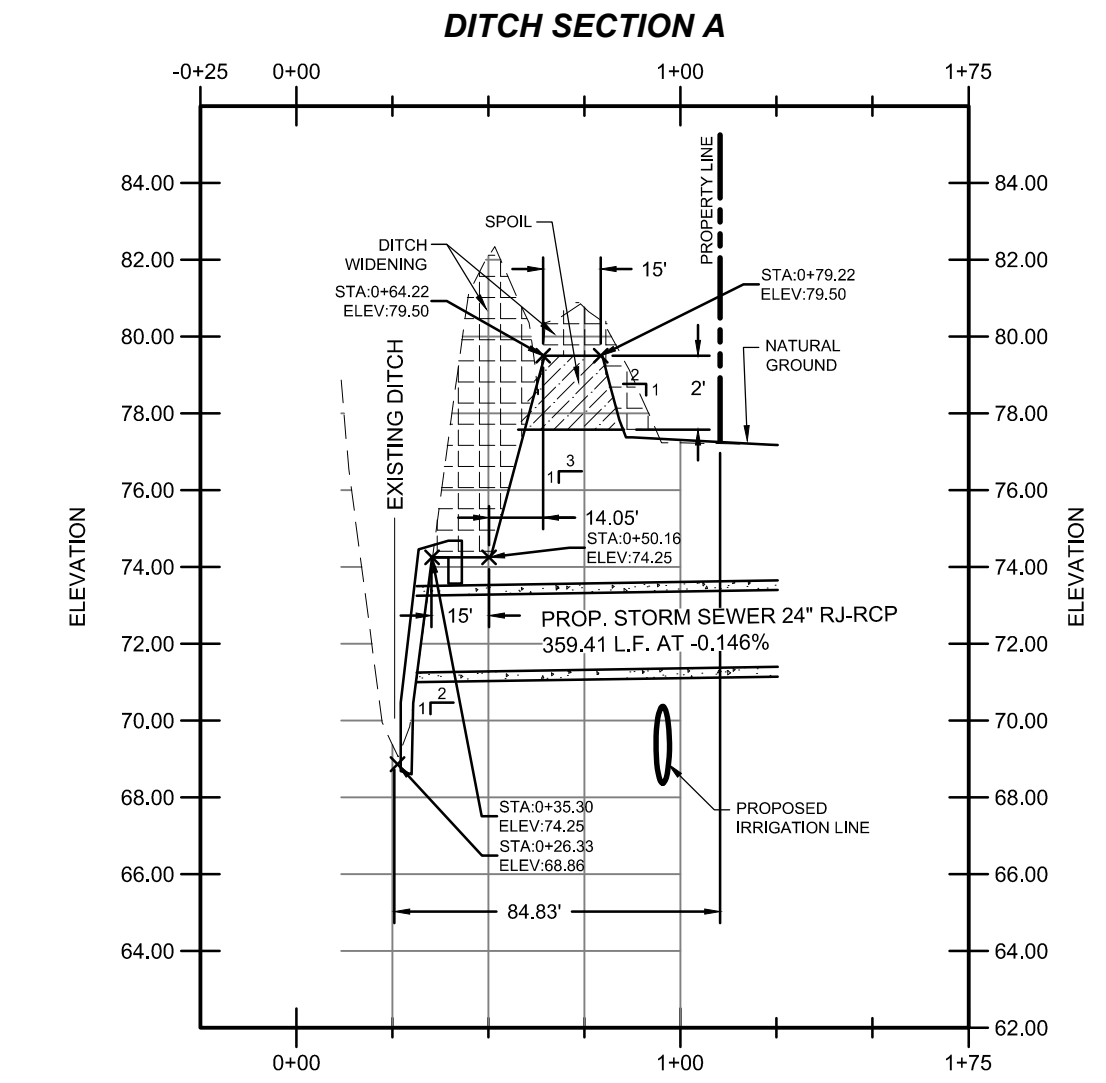
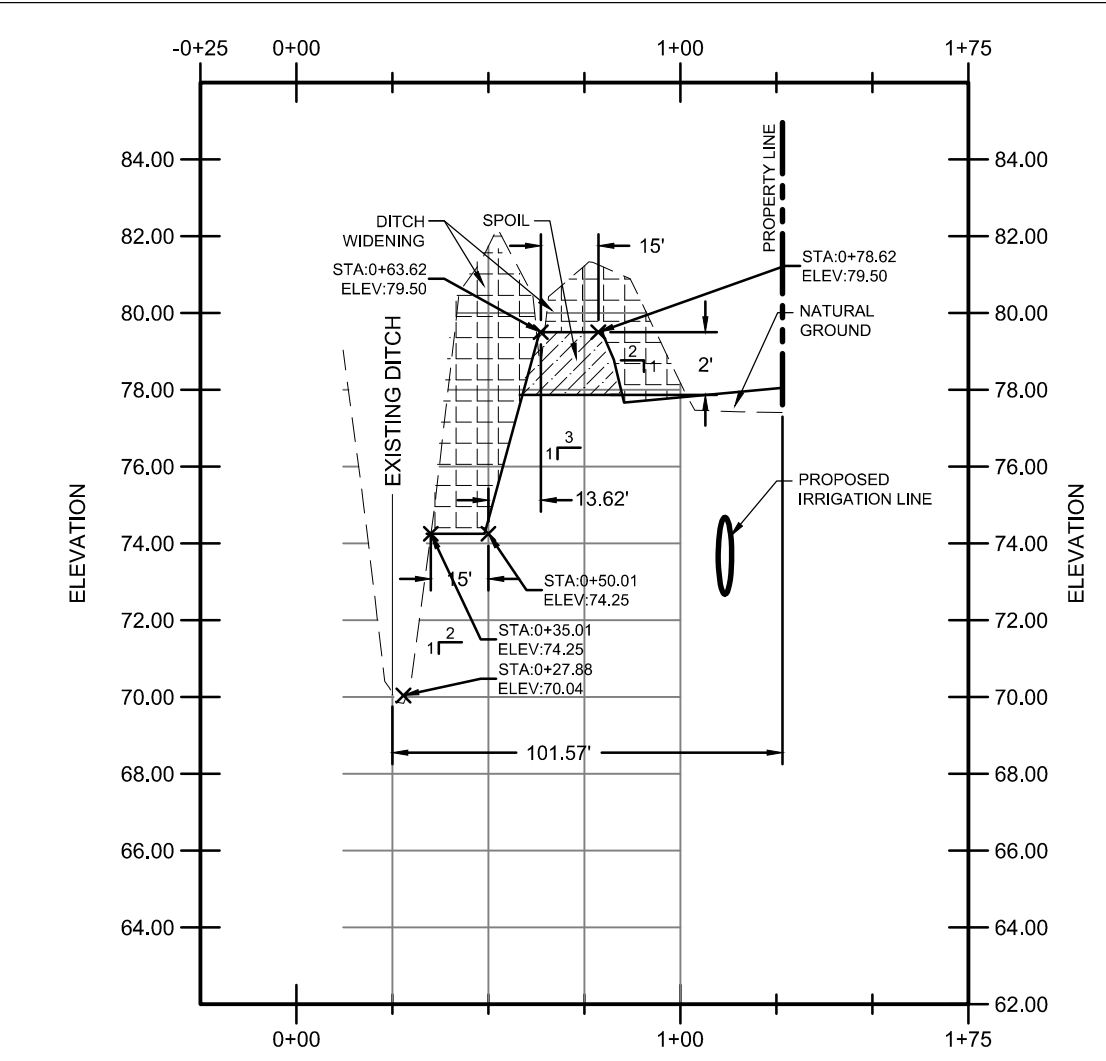
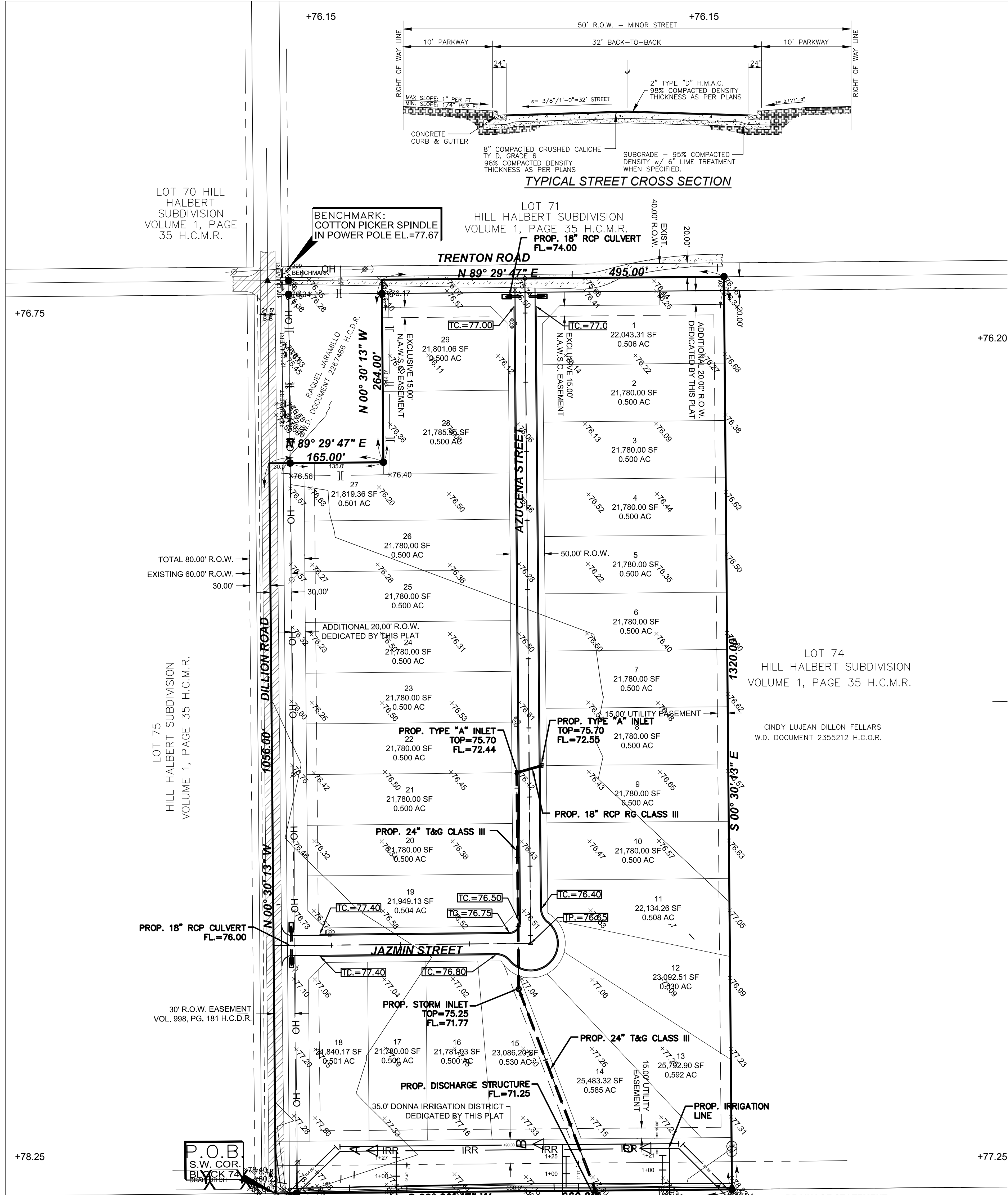
OWNER: RICK D. HARBISON PRESIDENT  
 RHRW MANAGEMENT, LLC  
 GENERAL PARTNER OF RHRW PROPERTIES, LTD

STATE OF TEXAS  
 COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICK D. HARBISON, KNOWN TO ME THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO BE THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC  
 MY COMMISSION EXPIRES \_\_\_\_\_

MELDEN & HUNT, INC.  
 TEXAS REGIST. F-1438  
 CONSULTANTS • ENGINEERS • SURVEYORS  
 115 W. McINTYRE, ENDRING, TX 78541  
 227 N. FM. 3167, RIO GRANDE CITY, TX 78852  
 OFF: (956) 381-0861  
 FAX: (956) 381-1838  
 OFF: (956) 467-6256  
 FAX: (956) 468-8591  
 ESTABLISHED 1947



**DRAINAGE STATEMENT HUISACHE ACRES #13**

HUISACHE ACRES #13 IS A 19.00 ACRES TRACT OF LAND OUT OF LOT 74, HILL-HALBERT SUBDIVISION, HIDALGO COUNTY, TEXAS AS RECORDED IN VOLUME 1, PAGE 35, HIDALGO COUNTY MAP RECORDS. THE PROPERTY IS LOCATED AT THE SOUTHEAST INTERSECTION OF TRENTON ROAD & DILLON ROAD. THE PROPERTY IS CURRENTLY AGRICULTURAL WITH A FUTURE 21 LOT RESIDENTIAL USE. THE PROPERTY IS CURRENTLY OPEN AND IS LOCATED IN ZONE "C" SHADDED IN FEMA'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480334 0425 C, MAP REVISED NOVEMBER 16, 1982. ZONE "C" SHADDED IS AN "AREA OF MINIMAL FLOODING."

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

EXISTING RUNOFF IS BY SURFACE FLOW IN A NORTHEASTERLY DIRECTION AND HAS A RUNOFF OF 4.39 C.F.S. DURING THE 10-YEAR STORM FREQUENCY AS PER THE ATTACHED CALCULATIONS.

THE PROPOSED DRAINAGE FOR HUISACHE ACRES #13 CONSISTS OF SURFACE RUNOFF FROM THE LOTS INTO THE PROPOSED STREETS. THE RUNOFF SHALL FLOW SOUTH DRAINING INTO PROPOSED TYPE "A" INLETS, WHICH WILL DRAIN INTO AN PROPOSED 18" TO 24" STORM SEWER LINE FLOWING WEST THEN SOUTH INTO AN EXISTING DONNA IRRIGATION DISTRICT DITCH. 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, 28,020 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 TO THE SOUTH OF THE SUBDIVISION.

FRED L. KURTH, PE # 54151

MAP OF TOPOGRAPHY AND DRAINAGE:  
MAPA DE TOPOGRAFIA Y DESAGUE:  
SUBDIVISION MAP OF  
**HUISACHE ACRES #13**  
BEING A RESUBDIVISION OF 19.00 ACRES  
OUT OF LOT 74,  
HILL-HALBERT SUBDIVISION  
AS RECORDED IN VOLUME 1, PAGE 35, H.C.M.R.  
HIDALGO COUNTY, TEXAS

**MOBILE HP**

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