



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: 10-25-2016

PROPOSED HUISACHE ACRES NO. 14 SUBDIVISION, PRECINCT No. 1.

ENGINEER: QUINTANILLA, HEADLEY & ASSOC. DEVELOPER: RICK HARBISON, PRESIDENT, RHTJ PROPERTIES, LTD.

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 68 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: NORTH EAST CORNER OF WHALEN ROAD AND RIDGE 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 3-22-2016 PROPERTY LIES WITHIN FLOOD ZONE: "B" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY STORM DRAINAGE PIPE SYSTEM AND DETENTION WILL BE PROVIDED BY WIDENING THE EXISTING DRAIN DITCH.

DISTANCE TO A DRAIN DITCH: THE NEAREST DRAIN DITCH IS APPROXIMATELY ¼ MILE WEST OF PROPOSED DEVELOPMENT SOUTH OF RIDGE ROAD.

ROAD R.O.W. DEDICATION: 30.00 FEET ONTO RIDGE ROAD AND 10 FEET ONTO WHALEN ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 4-07-2016 By, ROY GONZALEZ, PCT. 1 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 8-23-2016 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: WHALEN ROAD.

H.C.O.E.C. PRELIMINARY APPROVAL DATE: 4-11-2016 : 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.

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.

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SUBDIVISION PLAT OF:
HUISACHE ACRES No. 14

A 40.87 ACRE TRACT OF LAND OUT OF BLOCKS 224 AND 225, HALL-FIELD TRACT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 53, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 234886, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS
A 40.87 ACRE TRACT OF LAND OUT OF BLOCKS 224 AND 225, HALL-FIELD TRACT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 53, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 234886, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

BEGINNING AT A COTTON PICKER SPINDLE SET AT THE INTERSECTION OF THE CENTERLINES OF WHALEN ROAD AND RIDGE ROAD FOR THE SOUTHWEST CORNER OF BLOCK 225 AND THE SOUTHWEST CORNER OF THIS TRACT.
THENCE, N 08°11' E, ALONG THE WEST LINE OF BLOCK 224 AND 225 AND THE CENTERLINE OF WHALEN ROAD, A DISTANCE OF 1,485.00 FEET TO A COTTON PICKER SPINDLE SET FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE, S 81°08'21" E, (DEED RECORD: S 81°09' E) ALONG THE SOUTH LINE OF THE JOSEFINA GARZA TRACT (THE WEST 1.0 ACRE OF A 4.0 ACRE TRACT OUT OF BLOCK 224, HALL-FIELD TRACT, ACCORDING TO GIFT WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2313605, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), THE RAFAEL NATIVIDAD QUINTERO TRACT (REMAINDER OF THE EAST 1.0 ACRES OF THE WEST 2.00 ACRES OF A 4.00 ACRE TRACT OUT OF BLOCK 224, HALL-FIELD TRACT, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2313611, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), THE LINDA MALDONADO TRACT (A 0.50 ACRE TRACT OUT OF THE EAST 1.0 ACRES OF THE WEST 2.00 ACRES OF A 4.00 ACRE TRACT OUT OF BLOCK 224, HALL-FIELD TRACT, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2313614, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), THE MARIA CELIA HERNANDEZ TRACT (A 0.74 ACRE TRACT OUT OF BLOCK 224, HALL-FIELD TRACT, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2313614, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), PASSING A 1/2" IRON ROD FOUND AT 20.00 FEET FOR THE EAST RIDGE OF WAY LINE OF WHALEN ROAD, A TOTAL DISTANCE OF 1,199.52 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE MARIA CELIA HERNANDEZ TRACT AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE, S 09°00'41" W (DEED RECORD: S 08°52'29" W) ALONG THE EAST LINE OF BLOCK 224 AND 225, A DISTANCE OF 227.40 FEET TO A 1/2" IRON ROD FOUND FOR THE ANTERIOR CORNER OF THIS TRACT.
THENCE, S 08°51' W (DEED RECORD: S 08°52'29" W) ALONG THE EAST LINE OF BLOCK 225, PASSING A 1/2" IRON ROD FOUND AT 1,237.37 FEET FOR THE NORTH FOOT OF THE NORTH FOOT OF RIDGE ROAD, A TOTAL DISTANCE OF 1,237.37 FEET TO A COTTON PICKER SPINDLE SET IN THE CENTERLINE OF RIDGE ROAD FOR THE SOUTHWEST CORNER OF LOT 23 AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE, N 81°09' W, ALONG THE SOUTH LINE OF BLOCK 225 AND THE CENTERLINE OF RIDGE ROAD, A DISTANCE OF 1,198.88 FEET TO THE POINT OF BEGINNING AND CONTAINING 40.87 ACRES OF LAND MORE OR LESS.

CITY OF DONNA, TX
COUNTY OF HIDALGO
UNDER LOCAL GOVERNMENT CODE § 212.006(a) AND § 212.0115(b)

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.

ALFONSO QUINTANILLA
R.P.L.S. No. 4856
DATE 12-2-15

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, an exclusive perpetual easement with the right to erect, construct, install and thereafter use, operate, inspect, repair, maintain, replace, and remove water distribution lines and appurtenances over and across the lands shown on this plat, together with the right of ingress and egress over Grantor's adjacent lands of 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 city, county or state hereafter widens or relocates the public road so as to require the relocation of this water line as installed, Grantor further grants to Grantee an additional easement over and across the land shown on this plat for the purpose of laterally relocate 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 Grantor by reason of the installation, maintenance, repair, replacement and relocation of the structures referred to herein. This agreement together with the rights Act of 1954 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 Grantor owns it, whichever is longer.

IN WITNESS WHEREOF the said Grantor executed this instrument this ____ day of _____, 20____.

RICK HARRISON, PRESIDENT:
RHU PROPERTIES LTD. BY ITS
GENERAL PARTNER RHU MANAGEMENT LLC.
PO BOX 989
BLANCO, TX 78606

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF HUISACHE ACRES No. 14 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____, 20____.

ENVIRONMENTAL HEALTH DIVISION MANAGER DATE _____

SHEET 1 - HEADING INDEX: LOCATION MAP AND ETJ: PRINCIPAL CONTACTS: MAP: LOT, STREETS, AND EASEMENT LAYOUT: DESCRIPTION (METES AND BOUNDS); ENGINEER'S & SURVEYOR'S CERTIFICATION; NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, PLAT ATTESTATION; CITY OF DONNA'S RECORDING CERTIFICATION; CITY OF DONNA MAJOR CERTIFICATION, CITY OF DONNA PLANNING DEPT. CERTIFICATION, HCCD NO. 1 CERTIFICATION, NORTH ALAMO WSC STATEMENT, HEALTH DEPARTMENT CERTIFICATION, DONNA IRRIGATION DISTRICT CERTIFICATION AND COUNTY JUDGE'S CERTIFICATION, REVISION NOTES.

SHEET 2 - ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER DISTRIBUTION SYSTEM, OSSF OR WASTE WATER COLLECTION SYSTEM AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION) SUBMITTER CERTIFICATE & STATEMENT, REVISION NOTES.

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

ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
ENGINEERING REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00

STATE OF TEXAS
COUNTY OF HIDALGO
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION
I, RICK HARRISON, PRESIDENT: RHU PROPERTIES LTD. BY ITS GENERAL PARTNER RHU MANAGEMENT LLC, AS OWNER OF THE 40.87 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED HUISACHE ACRES No. 14, HEREBY SUBDUCE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, 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 HARRISON, PRESIDENT:
RHU PROPERTIES LTD. BY ITS
GENERAL PARTNER RHU MANAGEMENT LLC.
PO BOX 989
BLANCO, TX 78606

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, the undersigned notary public, on this day personally appeared
RICK HARRISON, PRESIDENT:
RHU PROPERTIES LTD. BY ITS
GENERAL PARTNER RHU MANAGEMENT LLC.
proved to me through his Texas Department of Public Safety Driver 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 ____ day of _____, 20____.

NEYDA S. RAMIREZ
Notary Public, State of Texas
My Commission Expires
March 17, 2017
NEYDA S. RAMIREZ - NOTARY PUBLIC

CITY OF DONNA, TX
COUNTY OF HIDALGO
UNDER LOCAL GOVERNMENT CODE § 212.006(a) AND § 212.0115(b)

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE HUISACHE ACRES No. 14 was received and approved by the City Council of the City of DONNA on _____.

Mayor of the City of DONNA Date _____
Secretary of the City of DONNA Date _____

APPROVAL OF THE PLANNING COMMISSION OF THE CITY:
THIS PLAT HUISACHE ACRES No. 14 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION ON THE CITY OF DONNA, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS ____ DAY OF _____, 20____.

ATTEST: _____ SECRETARY
_____ CHAIRMAN PLANNING COMMISSION

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

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE HUISACHE ACRES No. 14 was reviewed and approved by the Hidalgo County Commissioners Court on _____.

ATTEST: _____ Hidalgo County Clerk
_____ Hidalgo County Judge

THIS PLAT APPROVED BY DONNA IRRIGATION DISTRICT ON THIS ____ DAY OF _____, 20____.

SECRETARY PRESIDENT

APPROVED BY 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 THE 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 THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
RAUL SESIN, P.E., C.F.M. DATE _____
GENERAL MANAGER

STATE OF TEXAS
COUNTY OF HIDALGO
I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.

ALFONSO QUINTANILLA
P.E. No. 98534
DATE 8-31-16

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

ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

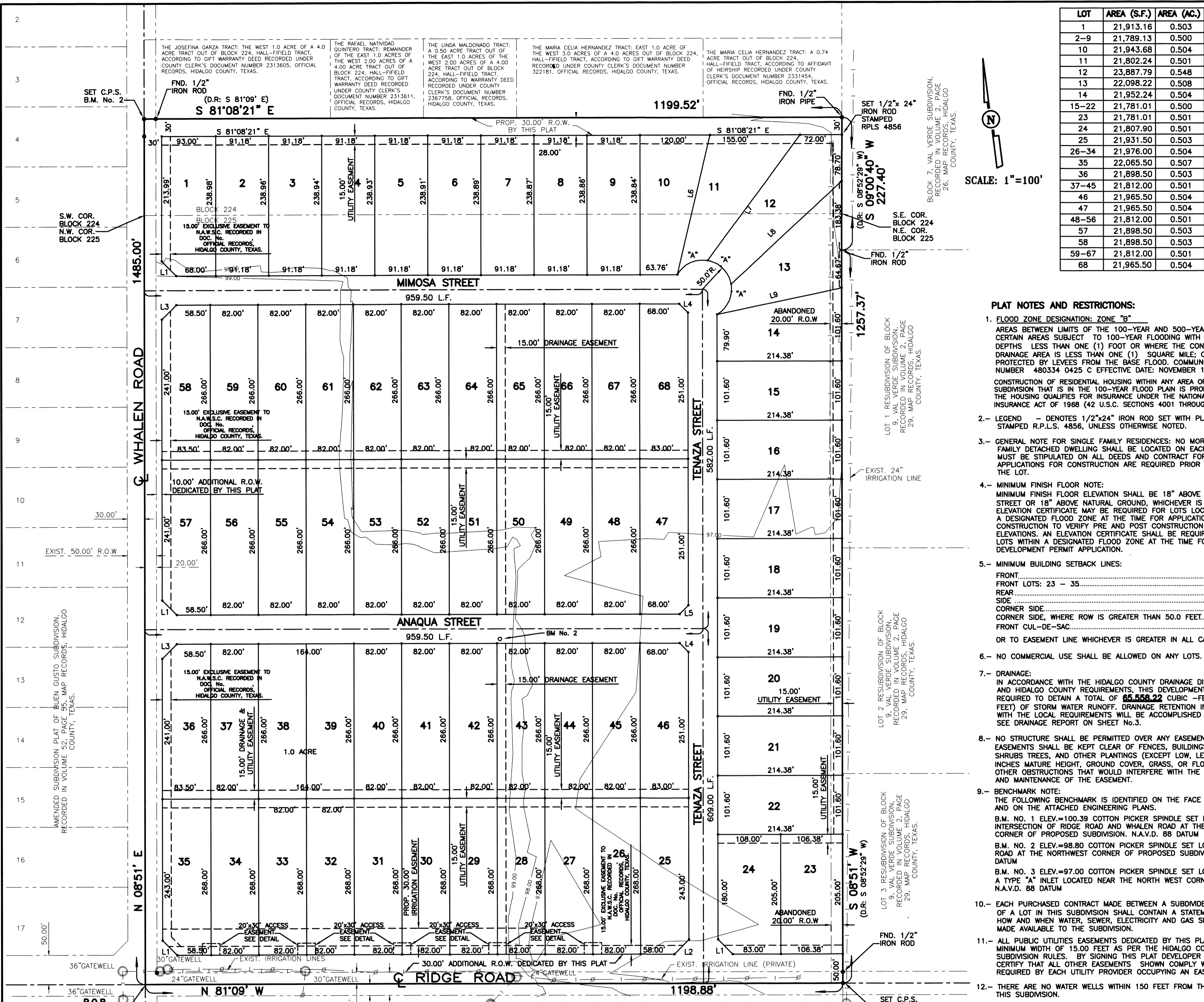
BY: _____ DEPUTY

FILENAME : F:\DATA\SUBD\H.C.HUISACHE ACRES No. 14\PLAT
DATE PREPARED 12-2-2015 PREPARED BY JLUIS CVZS
DATE REVISION 08-23-2016 REVISION BY JLUIS CVZS

SHEET NO. 1
OF 3 SHEETS

DATE PREPARED 12-2-2015 PREPARED BY JLUIS CVZS
DATE REVISION 08-23-2016 REVISION BY JLUIS CVZS

DATE PREPARED 12-2-2015 PREPARED BY JLUIS CVZS
DATE REVISION 08-23-2016 REVISION BY JLUIS CVZS

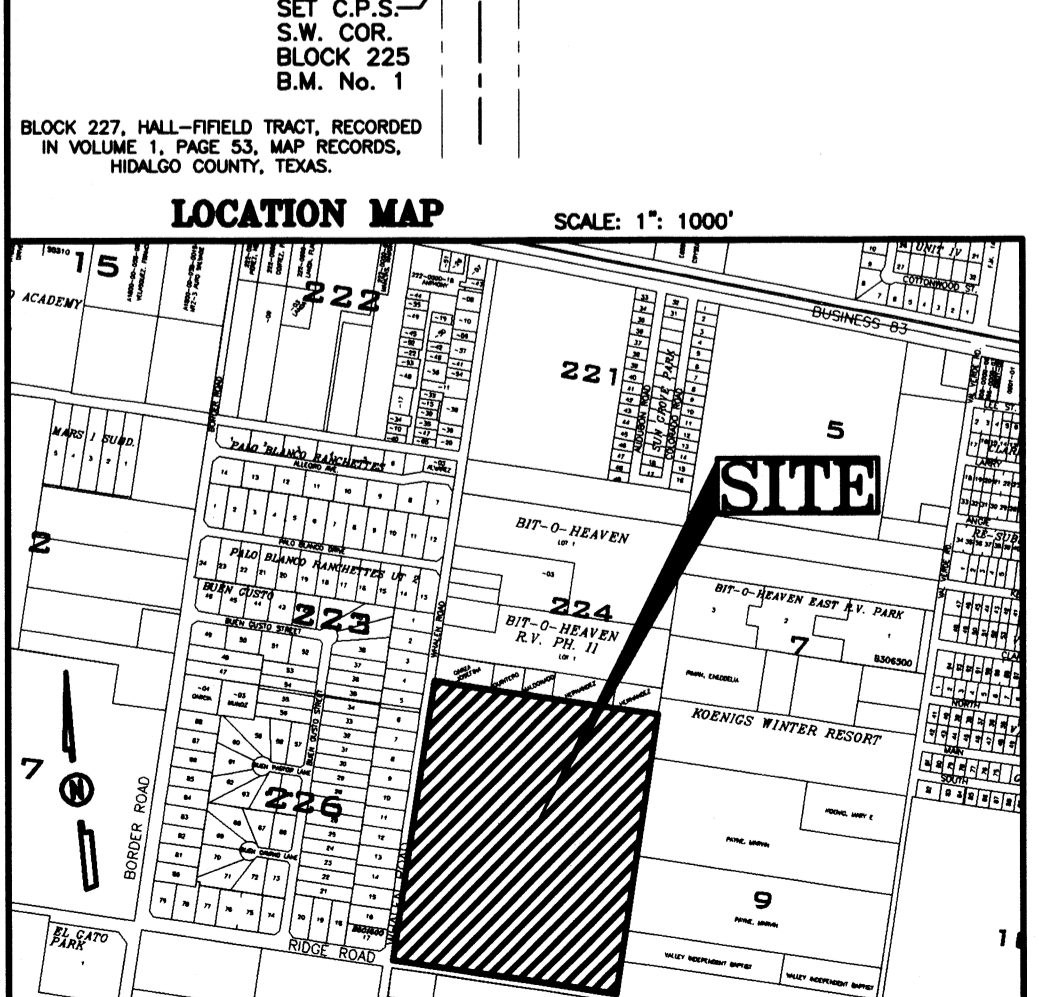


LOT	AREA (S.F.)	AREA (AC.)
1	21,913.16	0.503
2-9	21,789.13	0.500
10	21,943.68	0.504
11	21,802.24	0.501
12	23,887.79	0.548
13	22,098.22	0.508
14	21,952.24	0.504
15-22	21,781.01	0.500
23	21,781.01	0.501
24	21,807.90	0.501
25	21,931.50	0.504
26-34	21,976.00	0.503
35	22,065.50	0.507
36	21,998.50	0.503
37-45	21,812.00	0.501
46	21,965.50	0.504
47	21,965.50	0.504
48-56	21,812.00	0.501
57	21,998.50	0.503
58	21,998.50	0.503
59-67	21,812.00	0.501
68	21,965.50	0.504

SCALE: 1"=100'

PLAT NOTES AND RESTRICTIONS:

- FLOOD ZONE DESIGNATION: ZONE "B"
AREAS BETWEEN LIMITS OF THE 100-YEAR AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE (1) SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. COMMUNITY-PANEL NUMBER 480334 DATES C EFFECTIVE DATE: NOVEMBER 16, 1992
CONSTRUCTION OF RESIDENTIAL HOUSING IN 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).
- LEGEND - DENOTES 1/2"x24" IRON ROD SET WITH PLASTIC CAP STAMPED R.P.L.S. 4856, UNLESS OTHERWISE NOTED.
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR CONSTRUCTION APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB 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 FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE MAY BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- MINIMUM BUILDING SETBACK LIMITS:
FRONT 25.00'
FRONT LOTS: 23 - 35 50.00'
REAR 15.00'
SIDE 10.00'
CORNER SIDE 10.00'
CORNER SIDE, WHERE ROW IS GREATER THAN 50.0 FEET 20.00'
FRONT CUL-DE-SAC 15.00'
OR TO EASEMENT LINE WHICHEVER IS GREATER IN ALL CASES
- NO COMMERCIAL USE SHALL BE ALLOWED ON ANY LOTS.
- DRAINAGE:
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 68,582.22 CUBIC FEET (1.83 AC FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: SEE DRAINAGE REPORT ON SHEET No. 3.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- BENCHMARK NOTE:
THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
B.M. NO. 1 ELEV.=100.39 COTTON PICKER SPINDLE SET LOCATED ON THE INTERSECTION OF RIDGE ROAD AND WHALEN ROAD AT THE SOUTHWEST CORNER OF PROPOSED SUBDIVISION. N.A.V.D. 88 DATUM
B.M. NO. 2 ELEV.=88.80 COTTON PICKER SPINDLE SET LOCATED ON WHALEN ROAD AT THE NORTHWEST CORNER OF PROPOSED SUBDIVISION. N.A.V.D. 88 DATUM
B.M. NO. 3 ELEV.=97.00 COTTON PICKER SPINDLE SET LOCATED ON TOP OF A TYPE "A" INLET LOCATED NEAR THE NORTH WEST CORNER OF LOT 43. N.A.V.D. 88 DATUM
- EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, 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.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- THE OWNER & SUBDIVIDER OF HUISACHE ACRES No. 14 RETAINS AN EASEMENT UPON EACH LOT AND IS PURSUING THE OBTAINING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET No. 2 OF THIS PLAT.
- 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 SEWERAGE ONLY.
B-EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
C-OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT AND RESTRICTIONS OWNER'S DEDICATION, CERTIFICATION, PLAT ATTESTATION; CITY OF DONNA'S RECORDING CERTIFICATION; CITY OF DONNA MAJOR CERTIFICATION, CITY OF DONNA PLANNING DEPT. CERTIFICATION, HCCD NO. 1 CERTIFICATION, NORTH ALAMO WSC STATEMENT, HEALTH DEPARTMENT CERTIFICATION, DONNA IRRIGATION DISTRICT CERTIFICATION AND COUNTY JUDGE'S CERTIFICATION, REVISION NOTES.
E-APPROVED OSSF PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.
- NO DRIVEWAY ACCESS ON LOTS 1, 35, 36, 57 AND 58 FROM WHALEN ROAD AND LOTS 24 THROUGH 25 FROM RIDGE ROAD. NO DRIVEWAY ACCESS ON TO LOTS 1 THROUGH 12 FROM THE PROPOSED 30 FOOT R.O.W. DEDICATED BY THIS PLAT.
- THE PURCHASER OF LOTS 23 SHALL BE RESPONSIBLE TO INSTALL DRIVEWAY CULVERT REINFORCED CONCRETE PIPE OF NO LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH AT BUILDING PERMIT TIME.
- NO INDIVIDUAL LOT DRIVEWAY ACCESS WILL BE ALLOWED FROM RIDGE ROAD ON TO LOTS 24 THROUGH 35. A 24 FOOT SHARED DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED BY DEVELOPER BETWEEN LOTS 26 & 27, LOTS 28 & 29, LOTS 30 & 31, 32 & 33 AND 34 & 35 TO PROVIDE INGRESS AND EGRESS FROM RIDGE ROAD.



REVISION NOTES

No.	Sheet	REVISION	Date	Approved

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
HUISACHE ACRES No. 14 IS LOCATED IN MIDDLE HIDALGO COUNTY ON THE NORTH EAST CORNER OF WHALEN ROAD AND RIDGE ROAD INTERSECTION. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF DONNA. ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF DONNA (POPULATION 16,448), HUISACHE ACRES No. 14 LIES APPROXIMATELY 0.25 OF A MILE FROM THE CITY LIMITS AND IT IS WITHIN THE CITY'S TWO-MILE EXTRA-TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021. LIES IN PCT. 1.

PRINCIPAL CONTACTS:

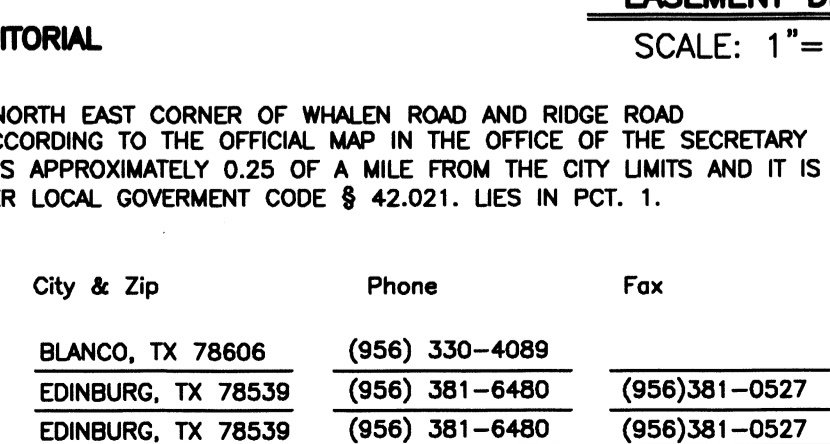
Name	Address	City & Zip	Phone	Fax
OWNER: RICK HARRISON, PRESIDENT: RHU PROPERTIES LTD. BY ITS GENERAL PARTNER RHU MANAGEMENT LLC.	PO BOX 989	BLANCO, TX 78606	(956) 330-4089	
ENGINEER: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956) 381-6480	(956)381-0527
SURVEYOR: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956) 381-6480	(956)381-0527

CURVE DATA CHART

CURVE	DELTA	RADIUS	LENGTH	CHORD
"A"	70°00'00"	50.00'	61.09'	57.36'

LINE DATA TABLE

DATA	BEARING	LENGTH
L1	N 36°09' W	35.36'
L2	S 53°51' E	35.36'
L3	N 53°51' E	35.36'
L4	S 36°09' E	21.21'
L5	S 53°51' W	21.21'
L6	N 22°6'8"	245.45'
L7	N 45°26'08"	267.19'
L8	N 56°2'52"	259.61'
L9	N 86°59'43" E	219.05'



HUISACHE ACRES No. 14

A 40.87 ACRE TRACT OF LAND OUT OF BLOCKS 224 AND 225, HALL-FIELD TRACT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 53, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2648886, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

FINAL ENGINEERING REPORT FOR HUISACHE ACRES No. 14:
BY ALFONSO QUINTANILLA, P.E.

WATER SUPPLY: Description and Costs.

HUISACHE ACRES No. 14 WILL BE PROVIDED WITH POTABLE WATER BY THE 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 WATERLINE ON THE WEST SIDE OF WHALEN ROAD. THE WATER SYSTEM FOR HUISACHE ACRES No. 14 CONSISTS OF A PROPOSED 8" DIAMETER WATERLINE THAT TAPS INTO THE EXISTING 8" DIAMETER WATERLINE ON THE WEST SIDE OF WHALEN ROAD. NEAR THE NORTHWEST CORNER OF LOT 58, A PROPOSED 8" WATERLINE RUNS EAST ALONG THE SOUTH SIDE OF 50.0 FOOT STREET 2, TURNS SOUTH ALONG THE WEST SIDE OF STREET 3 CONNECTING TO THE PROPOSED 8" WATERLINE ON THE NORTH SIDE OF RIDGE ROAD. AT THE SOUTHWEST CORNER OF LOT 57, A PROPOSED 8" WATERLINE RUNS EAST ALONG THE SOUTH SIDE OF 50.0 FOOT STREET 2 AND CONNECTS TO THE PREVIOUS PROPOSED 8" DIAMETER WATERLINE ON WEST SIDE OF 50.0 FEET STREET 3. AT THE SOUTHWEST CORNER OF LOT 35, A PROPOSED 8" DIAMETER WATERLINE RUNS EAST ON THE NORTH SIDE OF RIDGE ROAD ENDING AT A FLUSH VALVE AT THE SOUTHEAST CORNER OF LOT 23.

FROM THE 8" DIAMETER WATERLINE, THERE ARE THIRTY-TWO (32) 1" DUAL SERVICE LINES RUNNING TO PAIR OF LOTS BEFORE SPLITTING INTO TWO 3/4" DIAMETER SINGLE SERVICE LINES THAT RUN INTO THE WATER METER BOXES FOR EACH LOT. THERE ARE FOUR (4) 3/4" SINGLE SERVICE LINES THAT RUN TO THE METER BOXES OF THE LOTS.

THE 8" WATERLINE, THE 1" DUAL SERVICE LINES, THE 3/4" SINGLE SERVICE LINES AND THE METER BOXES WILL BE INSTALLED, AT A TOTAL COST OF \$ _____ OR \$ _____ PER LOT. THE SUBDIVIDER HAS IN ADDITION PAID N.A.W.S.C. THE SUM OF \$ _____ OR \$ _____ PER LOT, WHICH REPRESENTS THE TOTAL COST OF WATER METERS AND ALL MEMBERSHIPS OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO THE N.A.W.S.C. SYSTEM. THE SUBDIVIDER WILL BE INSTALLED SIX (6) FIRE HYDRANTS AT A UNIT COST OF \$ _____ FOR A TOTAL COST OF \$ _____ PER LOT. THE ENTIRE WATER FACILITIES WILL BE APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THIS PLAT.

SEWAGE FACILITIES: Description and Costs.

SEWAGE FROM THE HUISACHE ACRES No. 14, IS TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAINFIELD ON EACH LOT. THE SITE EVALUATOR (LICENSE NUMBER OS 12258) HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE SITE EVALUATOR'S REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENT DRAIN FIELD.

EACH LOT IN THE EXISTING SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A FINE SANDY LOAM, SANDY CLAY LOAM AND CLAY LOAM SOILS. THE TWO (2) TEST BORINGS MADE AT THE CENTERS OF LOTS 58 AND 23, SHOWED THAT THE SOILS ARE VERY UNIFORM WITHIN THIS LIMITED AREA. THE SOIL IS A UNIFORM SANDY LOAM (CLASS II) EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY EXISTING EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE EXISTING EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

THE ESTIMATED COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$ _____ INCLUDING THE COSTS FOR THE REQUIRED PERMIT AND LICENSE. NO OSSF'S HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL. WITH THE FILING OF THIS FINAL PLAT, THE SUBDIVIDER IS PROVIDING ADEQUATE FINANCIAL GUARANTEES OF PERFORMANCE IN THE FORM OF A PERSONAL CHECK REPRESENTING A "CASH DEPOSIT" TO BE HELD BY THE COUNTY OF HIDALGO IN ESCROW IN THE AMOUNT OF \$ _____ WHICH IS THE ESTIMATED TOTAL COST TO INSTALL A SEPTIC TANK SYSTEM ON EACH LOT. THE SUBDIVIDER WILL INCLUDE THE COST OF A SEPTIC TANK SYSTEM IN THE SALE PRICE OF THE LOT.

AT ANY TIME AFTER THE LOT IS SOLD, THE PURCHASER MAY INITIATE INSTALLATION OF AN OSSF SYSTEM BY WRITING OR CALLING THE SUBDIVIDER. SUBDIVIDERS SHALL BE RESPONSIBLE TO FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AN APPLICATION FOR A PERMIT TO INSTALL AN OSSF. THE OSSF SYSTEM SHALL BE INSTALLED ON THE LOT PRIOR TO THE COUNTY ISSUING A FINAL LIGHT AND WATER CLEARANCE.

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 CONSTRUCTED WATER AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES— THESE FACILITIES WILL BE CONSTRUCTED, WITH THE INSTALLATION OF WATER METER BOXES, HAVE COST A GRAND TOTAL OF \$ _____ WHICH EQUALS TO \$ _____ PER LOT.

SEWAGE FACILITIES— SEPTIC SYSTEM IS ESTIMATED TO COST \$ _____ PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$ _____ FOR THE ENTIRE SUBDIVISION.



Alfonso Quintanilla
ALFONSO QUINTANILLA
P.E. 95534

8-31-16
DATE

REPORTE FINAL DE INGENIERIA PARA LA SUBDIVISION HUISACHE ACRES No. 14: POR ALFONSO QUINTANILLA, P.E.

PROVISION DE AGUA: Descripción y Gastos.

LA SUBDIVISION HUISACHE ACRES No. 14 HA SIDO PROVISTA DE AGUA POTABLE POR LA COMPANIA DE AGUA DE NORTH ALAMO (N.A.W.S.C.). EL DUEÑO DE LA SUBDIVISION Y LA COMPANIA DE AGUA N.A.W.S.C. SE HA COMPROMETIDO A PROVEER DE AGUA SUFICIENTE A LA SUBDIVISION POR UN PERIODO DE 30 AÑOS. LA COMPANIA DE AGUA N.A.W.S.C. HA PRESENTADO LA DOCUMENTACION DEMOSTRANDO LA DISPONIBILIDAD DE CANTIDAD Y CALIDAD DE AGUA A LARGO PLAZO QUE SERVIRIA PARA EL FUTURO DESARROLLO DE LA SUBDIVISION.

N.A.W.S.C. TIENE UNA LINEA DE AGUA DE 8" DE DIAMETRO EXISTENTE SE EN EL LADO OESTE DE LA CALLE WHALEN ROAD. EL SISTEMA DE AGUA PARA HUISACHE ACRES No. 14 CONSISTE DE UNA LINEA DE AGUA DE 8" DE DIAMETRO QUE SE CONECTA A UNA LINEA DE AGUA EXISTENTE DE 8" DIAMETRO EN EL LADO OESTE DE LA CALLE WHALEN ROAD. DE LA ESQUINA NOROESTE DE LOTE 58, LA LINEA DE AGUA DE 8" DE DIAMETRO CORRE ESTE POR EL LADO SUR DE LA CALLE 1, Y DA VUELTA SUR EN EL LADO OESTE DE LA CALLE 3 Y SE CONECTA CON UNA LINEA DE AGUA DE 8" DIAMETRO EN EL LADO NORTE DE LA CALLE RIDGE ROAD. DE LA ESQUINA SUROESTE DE LOTE 57, LA LINEA DE AGUA DE 8" DE DIAMETRO CORRE ESTE EN EL LADO SUR DE LA CALLE STREET 2 Y SE CONECTA CON UNA LINEA DE AGUA DE 8" DE DIAMETRO EN EL LADO OESTE DE LA CALLE STREET 3. DE LA ESQUINA SUROESTE DE LOTE 35, LA LINEA DE AGUA DE 8" DIAMETRO CORRE ESTE EN EL LADO NORTE DE LA CALLE RIDGE ROAD Y TERMINA EN LA ESQUINA DE LOTE 23.

DEL CONDUCTO DE AGUA DE 8 PULGADAS SE PRODUCEN TREINTA Y DOS (32) DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIAMETRO PARA CADA DOS LOTES. ESTOS CONDUCTOS SE SEPARAN PARA PRODUCIR DOS CONDUCTOS DE AGUA DE 3/4" DE PULGADA DE DIAMETRO PARA CADA LOTE. ADICIONALMENTE HAY CUATRO (4) CONDUCTOS INDIVIDUALES DE AGUA DE 3/4" DE PULGADA DE DIAMETRO PARA CADA LOTE.

LOS DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIAMETRO, EL CONDUCTO DE 3/4" DE PULGADAS DE DIAMETRO, Y LOS MEDIDORES MECANICOS DE AGUA A UN COSTO TOTAL DE US\$ _____ POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA N.A.W.S.C. US\$ _____ QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE. US\$ _____ 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 SIEN (6) BOCAS DE RIEGO (FIRE HYDRANT) A UN COSTO DE \$ _____ POR CADA UNO CUAL CADA UNIDAD TOTAL \$ _____. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONADO DE HIDALGO.

DRENAJE: Descripción y Gastos.
SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR DE LA SUBDIVISION HUISACHE ACRES No. 14. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. EL EVALUADOR (LIC# OS 12258) 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. EL EVALUADOR (LIC# OS 12258) HIZO DOS (2) PRUEBAS CON AGUJEROS EN EL CENTRO DE LOS LOTES Y (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICANTEMENTE UNIFORME). EL TERRENO ES UNIFORME FRANCO ARENOSO (CLASS II) Y SE EXTIENDE A 36 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPOSTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MAS ARRIBA DE LO MAS BAJO DE LAS EXCAVACIONES PROPOSTAS. EL AGUA EN ESTA AREA FLUYE BIEN.

EL COSTO ESTIMADO PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON US\$ _____ INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS NINGUNA FOSA SEPTICA HA SIDO INSTALADA EN EL PROCESO DE LA APROBACION FINAL. CON EL ARCHIVAMIENTO DEL PLAN FINAL, EL DUEÑO DE LA SUBDIVISION PROPORCIONARA UNA GARANTIA FINANCIERA ADECUADA CON DESPHERO EN FORMA DE UN CHEQUE PERSONAL REPRESENTANDO UN "DEPOSITO EN EFECTIVO" OBTENIDO POR EL CONDADO DE HIDALGO EN LA CANTIDAD DE US\$ _____ QUE ES EL COSTO TOTAL ESTIMADO PARA INSTALAR UN SISTEMA DE FOSA SEPTICAS EN CADA TERRENO. EL DUEÑO DE LA SUBDIVISION INCLUIRA EL COSTO DE UN SISTEMA DE FOSA SEPTICAS EN EL PRECIO DE VENTA DEL TERRENO.

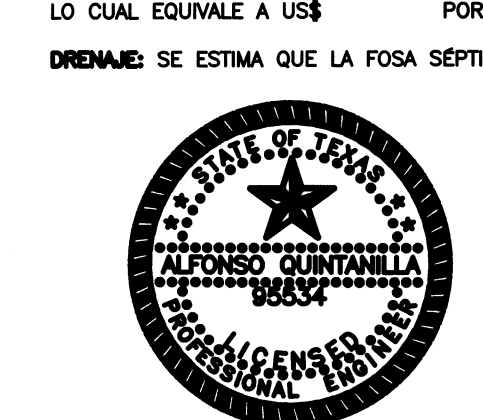
EN CUALQUIER MOMENTO DESPUES DE QUE EL TERRENO SEA VENDIDO, EL COMPRADOR PUEDE INICIAR LA INSTALACION DE UN SISTEMA SEPTICO ESCRIBIENDO O LLAMANDO AL DUEÑO DE LA SUBDIVISION Y ENTONCES ARCHIVANDO EN EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO UNA APLICACION PARA UN PERMISO DE CONSTRUIR PARA UN SISTEMA SEPTICA. LAS FOSAS SEPTICAS DEBEN DE ESTAR INSTALADAS ANTES QUE EL CONDADO DE HIDALGO PUEDA APROBAR LA AUTORIZACION DE LUZ Y AGUA.

CERTIFICACION

CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO, CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBIERNANDO 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:

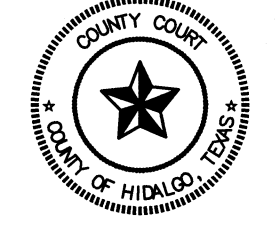
AGUA: EL SISTEMA/SERVICIO DE AGUA ESTA TOTALMENTE CONSTRUIDO, CON LA INSTALACION DE LOS MEDIDORES DE AGUA. EL GRAN COSTO TOTAL ES DE US\$ _____ LO CUAL EQUIVALE A US\$ _____ POR LOTE.

DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$ _____ A UN COSTO TOTAL DE \$ _____ TODA LA SUBDIVISION.



Alfonso Quintanilla
ALFONSO QUINTANILLA
P.E. 95534

8-31-16
DATE



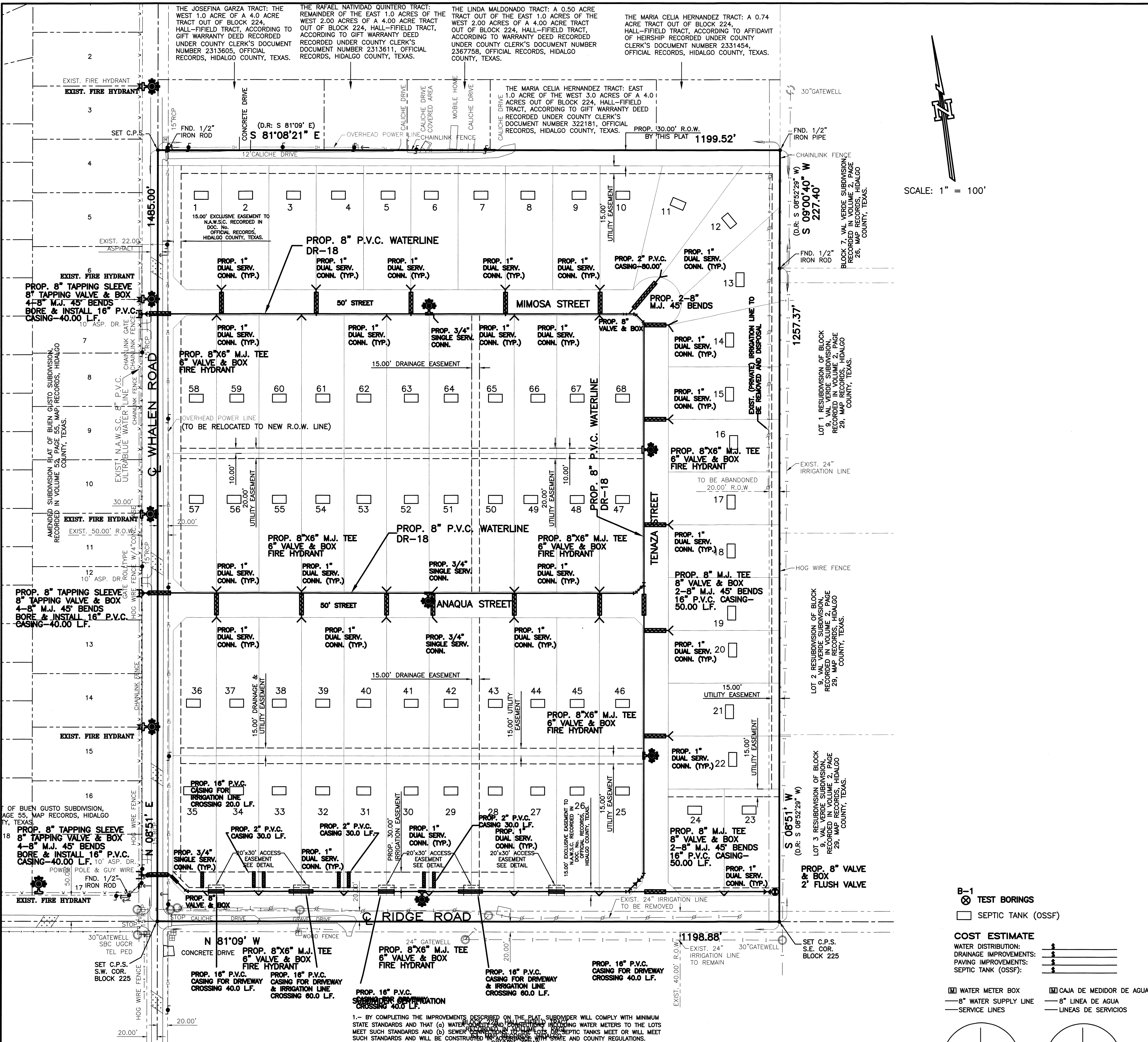
FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

No.	Sheet	REVISION	Date	Approved

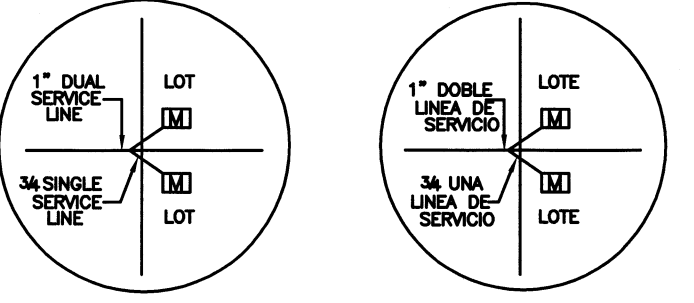
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SCALE: 1" = 100'

- B-1 TEST BORINGS
- SEPTIC TANK (OSSF)

- COST ESTIMATE**
- | | |
|------------------------|----------|
| WATER DISTRIBUTION: | \$ _____ |
| DRAINAGE IMPROVEMENTS: | \$ _____ |
| PAVING IMPROVEMENTS: | \$ _____ |
| SEPTIC TANK (OSSF): | \$ _____ |
- WATER METER BOX
 - 8" WATER SUPPLY LINE
 - SERVICE LINES
 - CAJA DE MEDIDOR DE AGUA
 - 8" LINEA DE AGUA
 - LINEAS DE SERVICIOS



STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, the undersigned notary public, on this day personally appeared
RICK HARBISON, PRESIDENT;
RHTJ PROPERTIES LTD. BY ITS
GENERAL PARTNER RHTJ MANAGEMENT LLC.
I proved to me through his Texas Department of Public Safety Driver 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.

SUBDIVIDER STATEMENT:
RICK HARBISON, PRESIDENT;
RHTJ PROPERTIES LTD. BY ITS
GENERAL PARTNER RHTJ MANAGEMENT LLC.
I, _____ (WE), SUBDIVIDERS OF HUISACHE ACRES No. 14 HEREBY
CERTIFY SEWER PERMITS, AS APPLICABLE, HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE
HIDALGO COUNTY HEALTH DEPARTMENT AND THAT AN 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.

RICK HARBISON, PRESIDENT;
RHTJ PROPERTIES LTD. BY ITS
GENERAL PARTNER RHTJ MANAGEMENT LLC.
PO BOX 916
BLANCO, TX 78606

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
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124 E. STUBBS ST. PHONE 956-381-6480
EDINBURG, TEXAS 78539 FAX 956-381-0527
REGISTRATION NUMBER F-1513 OFFICE@QHAENGINEERING.COM
SURVEYING REGISTRATION NUMBER 100411-00

NEIDA S. RAMIREZ
Notary Public, State of Texas
My Commission Expires
March 17, 2017
NEIDA S. RAMIREZ - NOTARY PUBLIC

