



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: 1-24-2017

PROPOSED HUISACHE ACRES NO. 13 SUBDIVISION, PRECINCT No. 1.

ENGINEER: MELDEN & HUNT, INC. DEVELOPER: RICK D. HARBISON (RHTJ MANAGEMENT, LTD.)

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE
NUMBER OF LOTS: 27 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: SOUTH EAST CORNER OF TRENTON ROAD AND 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 02-01-2016 PROPERTY LIES WITHIN FLOOD ZONE: " C " AS PER FEMA.

DRAINAGE DESIGN: WILL BE PROVIDED BY STORM DRAINAGE SYSTEM AND DETENTION BY WIDENING THE DRAIN DITCH LOCATED ON THE SOUTH SIDE OF THIS DEVELOPMENT.

ROAD R.O.W. DEDICATION: 40.00 FEET ADDITIONAL R.O.W. FOR TRENTON ROAD AND 20.00 FEET ON TO DILLON ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 11-01-2016 By, ROY GONZALES, PCT. 1 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 10-05-2016 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 WEST CORNER OF DILLON ROAD AND TRENTON ROAD.

H.C.O.E.C. FINAL APPROVAL DATE: 11-01-2016 : 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: \$37,409.27 For:** PAVING TRENTON ROAD CONSTRUCTION

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON:

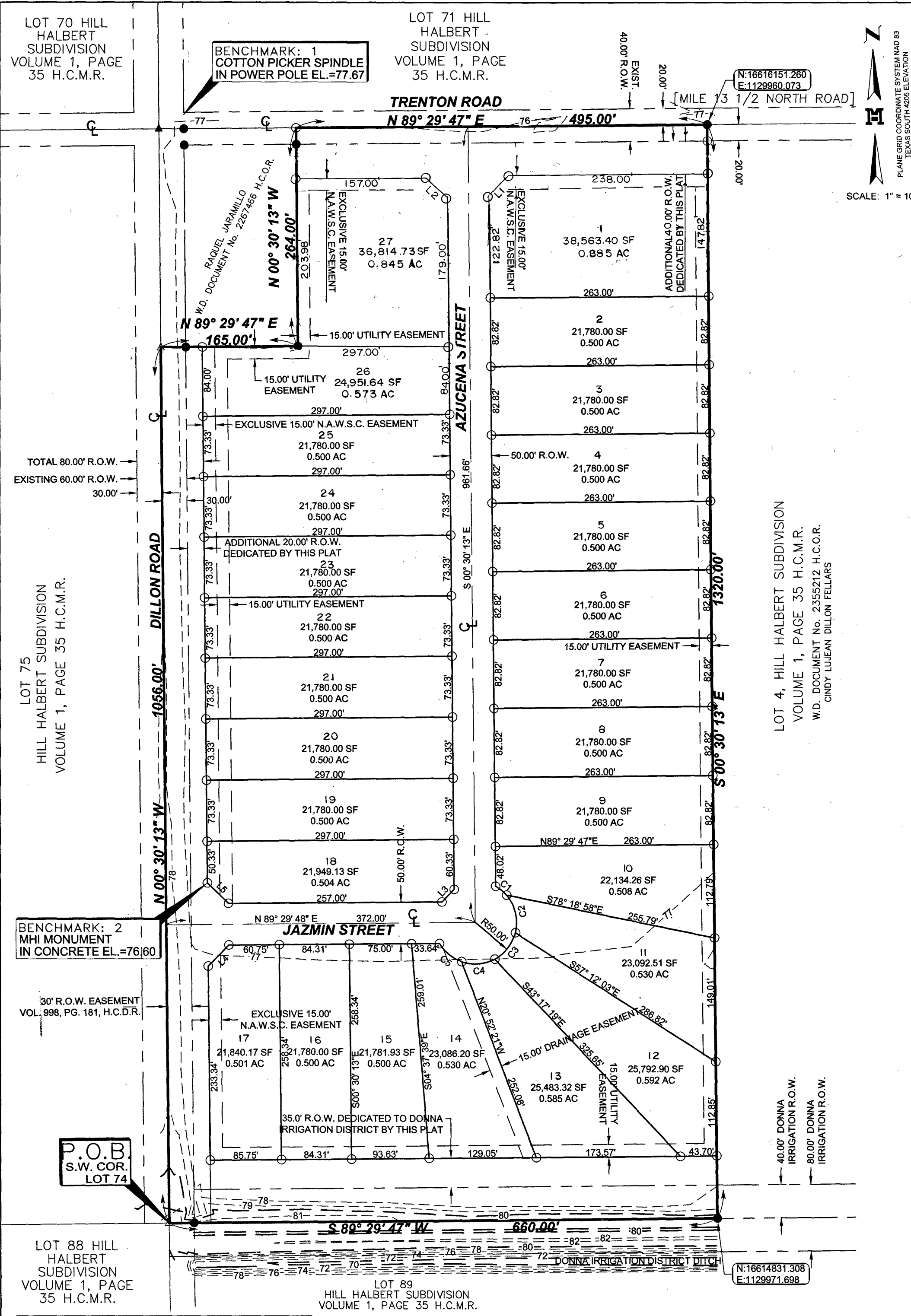
MARCH 22, 2016

STAFF RECOMMENDS: **Preliminary Approval** subject comments and future recommendations by planning and other Departments.

Final Approval with financial guarantee.

This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules, Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.

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- GENERAL PLAT NOTES & RESTRICTIONS:
- FLOOD ZONE STATEMENT: ZONE "C", AREAS OF MINIMAL FLOODING (NO SHADING) COMMUNITY-PANEL NUMBER: 480334 0425 C MAP REVISED: NOVEMBER 16, 1982
 - SETBACKS: 25.00 FEET FRONT; 15.00 FEET FOR RIGHT-OF-WAY GREATER THAN 50 FEET; 5.00 FEET FOR EASEMENT, WHICHEVER IS GREATER; 15.00 FEET OR EASEMENT, WHICHEVER IS GREATER REAR.
 - 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 OCCUPANCY OF THE LOT.
 - MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR CONSTRUCTION OF 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 ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
 - THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
 - BM No. 1 SET COTTON PICKER SPINDLE IN POWER POLE LOCATED ON THE NORTHEAST CORNER OF INTERSECTION DILLON ROAD AND TRENTON ROAD, N: 16616162.7020, E: 1129329.5830, ELEV= 77.67'
 - BM No. 2 1/2" ALUMINUM MONUMENT SET IN CONCRETE ON THE NORTH CORNER CLIP AT THE SOUTHWEST CORNER OF LOT 19, N: 16615234.26, E: 11293558.13, ELEV.= 76.60'
 - IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 28,020 CUBIC-Feet (0.643 ACRE-Feet) OF STORM WATER RUNOFF, DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS INDICATED ON SEE SHEET NO. 3 FOR STORM SEWER IMPROVEMENTS. THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT DETERMINES, AT THE DEVELOPMENT PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.
 - NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
 - EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
 - ALL PUBLIC 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.
 - 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 MULTIFAMILY USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSSF PLAN ARE APPROVED AND PROVED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
 - ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
 - AN OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR MULTIFAMILY USE.
 - EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA, WITH POTABLE WATER SUPPLY.
 - THE OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
 - SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAIN FIELD SYSTEM.
 - APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.
 - THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
 - RICK D. HARRISON, (PRESIDENT OF RHTJ MANAGEMENT, LTD. GENERAL PARTNER OF RHTJ PROPERTIES, LTD.) THE OWNER & SUBDIVIDER OF HUISACHE ACRES #13, BEING A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.
 - NO ACCESS/ENTRANCE SHALL BE ALLOWED FROM DILLON ROAD ONTO LOTS 17, 18 THROUGH 26 AND ONTO TRENTON ROAD FROM LOTS 1 AND 27. DEVELOPER SHALL INSTALL A CHAIN-LINK BUFFER FENCE ABUTTING DILLON ROAD.
 - ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISH GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.5% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION.
 - SIDEWALKS ARE REQUIRED AT BUILDING PERMIT STAGE ON ALL STREETS.

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 LAY AND MAINTAIN, REPAIR, REPLACE, 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 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/ARE INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE(S) INSTALLED.

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WORKS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTEE HEREBY GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT 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 AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANTEE COVENANTS THAT IT 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 48 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 GRANTOR HAS EXECUTED THIS INSTRUMENT THE 21st DAY OF October 20 16

(GRANTOR'S SIGNATURE)

ACKNOWLEDGMENT

THE STATE OF TEXAS & COUNTY OF Hidalgo &

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED RICK D. HARRISON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21st DAY OF October 20 16

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

ATTEST:

Lydia Flores
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

Lydia Flores
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

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 #13 WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF DONNA ON 21st DAY OF Nov. 20 16.

Attest: Sue Mingo
MAYOR OF THE CITY OF DONNA

Attest: Muelita Miranda
SECRETARY OF THE CITY OF DONNA

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 #13 WAS REVIEWED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF DONNA ON 31st DAY OF October 20 16.

Attest: P&Z Chairman of the City of Donna

STATE OF TEXAS
COUNTY OF _____

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, RICK D. HARRISON, PRESIDENT OF RHTJ MANAGEMENT, LLC, GENERAL PARTNER OF RHTJ PROPERTIES, LTD., AS OWNER OF THE 19.00 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED HUISACHE ACRES #13, 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

- THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS;
 - SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
 - ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS; AND
 - GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS.
- I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.
- Rick D. Harrison
DATE: 10/20/16

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED RICK D. HARRISON, PRESIDENT OF RHTJ MANAGEMENT LLC, GENERAL PARTNER OF RHTJ PROPERTIES, LTD., P. O. BOX 989, BLANCO, TX 78606

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: 21st DAY OF October 2016

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 #13 WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 3-5-15 AND THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION.

Attest: Fred L. Kurth
DATE: 9-1-16

FRED L. KURTH, PE # 54151 RPLS # 4750 DATE SURVEYED: 3-5-15 DATE PREPARED: 5-5-15 T-988 PG.31-32

JOB NO. 15024 SURVEY JOB NO. 15001.30

MELDEN & HUNT, INC. TEXAS REGISTRATION F-1435

Lydia Flores
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF HUISACHE ACRES #13 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THIS _____ DAY OF _____, 20____

HIDALGO COUNTY JUDGE _____ DATE _____
HIDALGO COUNTY CLERK _____ DATE _____

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 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. SEBEN P.E., C.F.M. GENERAL MANAGER DATE _____

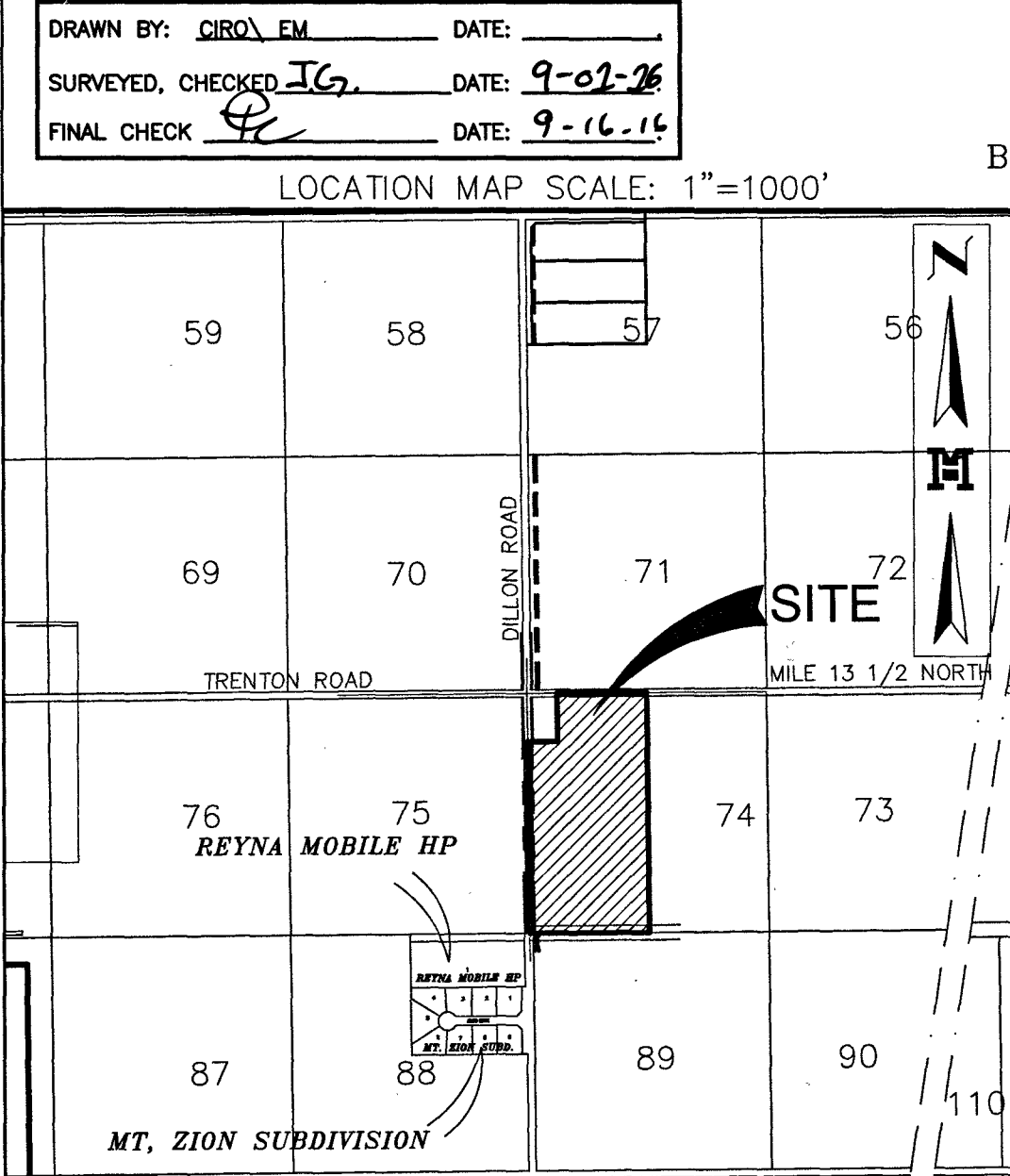
HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
HIDALGO COUNTY HEALTH DEPARTMENT

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF HUISACHE ACRES #13 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON THIS THE 9th DAY OF September 20 16

Attest: Muelita Miranda SECRETARY Rosendo Aguirre PRESIDENT

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

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



SUBDIVISION MAP OF
HUISACHE ACRES #13
BEING A RESUBDIVISION OF 19.00 ACRES [827,640.00 SQ. FT.] OUT OF LOT 74, HILL-HALBERT SUBDIVISION AS RECORDED IN VOLUME 1, PAGE 35, H.C.M.R. HIDALGO COUNTY, TEXAS

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

HUISACHE ACRES #13 IS LOCATED IN THE SOUTH EASTERN PART OF HIDALGO COUNTY, TEXAS, AT THE SOUTHWEST CORNER INTERSECTION OF TRENTON ROAD AND DILLON ROAD, THE ONLY NEARBY MUNICIPALITY IS THE CITY OF DONNA, HUISACHE ACRES #13, FALLS WITHIN THE 5 MILE ETJ OF THE CITY OF DONNA. THIS SUBDIVISION FALLS WITHIN PRECINCT 1. DONNA POPULATION: 15,798.

MELDEN & HUNT, INC. TEXAS REGIST. F-1435
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. MCINTYRE EDINBURG, TX 78541
227 N. F.W. 3167 RD. GRAND CANYON, TX 78552
E-MAIL: www.meldenhunt.com

OFF: (956) 381-0981 FAX: (956) 381-1839
OFF: (956) 467-6296 FAX: (956) 468-5981 ESTABLISHED 1947

PRINCIPAL CONTACTS

| OWNER: | NAME | ADDRESS | CITY & ZIP | PHONE | FAX |
|------------------|-----------------------|-----------------|--------------------|----------------|----------------|
| RICK D. HARRISON | RHTJ MANAGEMENT, LTD. | P.O. BOX 989 | BLANCO, TX 78606 | (956) 702-1586 | (956) 447-1424 |
| ENGINEER: | FRED L. KURTH | 115 W. MCINTYRE | EDINBURG, TX 78541 | (956) 381-0981 | (956) 381-1839 |
| SURVEYOR: | FRED L. KURTH | 115 W. MCINTYRE | EDINBURG, TX 78541 | (956) 381-0981 | (956) 381-1839 |

LEGEND

- FOUND NO. 4 REBAR
- ▲ FOUND COTTON PICKER SPINDLE
- SET SQUARE CUT
- SET NO. 4 REBAR
- ▲ SET COTTON PICKER SPINDLE
- R.O.W. - RIGHT OF WAY
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- S.W. COR. - SOUTHWEST CORNER
- N.A.W.S.C. - NORTH ALAMO WATER SUPPLY CORPORATION
- P.O.B. - POINT OF BEGINNING
- W.D. - WARRANTY DEED
- (-) - DEED CALLS
- VOL. - VOLUME
- PG. - PAGE
- CL - CENTERLINE

DESCRIPTION OF HUISACHE ACRES #13 METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 19.00 ACRES [827,640.00 SQ. FT.] SITUATED IN THE COUNTY OF HIDALGO, TEXAS, OUT OF BLOCK 74, HILL-HALBERT SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 35, HIDALGO COUNTY MAP RECORDS, WHICH SAID 19.00 ACRES [827,640.00 SQ. FT.] WERE CONVEYED TO RHTJ PROPERTIES, LTD. BY WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2894548, HIDALGO COUNTY OFFICIAL RECORDS, SAID 19.00 ACRES [827,640.00 SQ. FT.] ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A COTTON PICKER SPINDLE SET FOR THE SOUTHWEST CORNER OF BLOCK 74, HILL-HALBERT SUBDIVISION AND THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

- TENCE, N 0° 30' 13" W ALONG THE WEST LINE OF SAID BLOCK 74 AND WITHIN THE RIGHT-OF-WAY OF DILLON ROAD, A DISTANCE OF 1,056.00 FEET TO A COTTON PICKER SPINDLE SET FOR THE SOUTHERNMOST NORTHWEST CORNER OF THIS TRACT;
- TENCE, N 89° 29' 47" E ALONG THE SOUTH LINE OF A CERTAIN 1.00 ACRE TRACT CONVEYED TO RAQUEL JARAMILLO BY VIRTUE OF WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2267468, HIDALGO COUNTY OFFICIAL RECORDS, AT A DISTANCE OF 30.00 FEET PASS A NO. 4 REBAR FOUND ON THE EAST RIGHT-OF-WAY LINE OF DILLON ROAD, CONTINUING A TOTAL DISTANCE OF 165.00 FEET TO A NO. 4 REBAR FOUND FOR AN INSIDE CORNER OF THIS TRACT;
- TENCE, N 0° 30' 13" W ALONG THE EAST LINE OF SAID ONE ACRE TRACT CONVEYED TO RAQUEL JARAMILLO AT A DISTANCE OF 244.00 FEET PASS A NO. 4 REBAR FOUND ON THE SOUTH RIGHT-OF-WAY LINE OF TRENTON ROAD, CONTINUING A TOTAL DISTANCE OF 264.00 FEET TO A NO. 4 REBAR SET FOR THE NORTHERNMOST NORTHWEST CORNER OF THIS TRACT;
- TENCE, N 89° 29' 47" E ALONG THE NORTH LINE OF SAID BLOCK 74 AND WITHIN THE RIGHT-OF-WAY OF TRENTON ROAD, A DISTANCE OF 495.00 FEET TO A NO. 4 REBAR FOUND (NORTHINGS: 16616151.260, EASTING: 1129960.073) AT THE NORTHEAST CORNER OF THIS TRACT;
- TENCE, S 0° 30' 13" E, AT A DISTANCE OF 20.00 FEET PASS A NO. 4 REBAR SET ON THE SOUTH RIGHT-OF-WAY LINE OF TRENTON ROAD, CONTINUING A TOTAL DISTANCE OF 1,320.00 FEET TO A NO. 4 REBAR FOUND (NORTHINGS: 16614831.308, EASTING: 1129971.698) FOR THE SOUTHEAST CORNER OF THIS TRACT;
- TENCE, S 89° 29' 47" W ALONG THE SOUTH LINE OF SAID BLOCK 74, AT A DISTANCE OF 630.00 FEET PASS A NO. 4 REBAR FOUND ON THE EAST RIGHT-OF-WAY LINE OF DILLON ROAD, CONTINUING A TOTAL DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 19.00 ACRES [827,640.00 SQ. FT.] OF WHICH 0.727 OF ONE ACRE [31,680.00 SQ. FT.] LIES IN THE RIGHT-OF-WAY OF DILLON ROAD, AND 0.227 OF ONE ACRE [9,600.00 SQ. FT.] LIES WITHIN THE RIGHT-OF-WAY OF TRENTON ROAD, LEAVING A NET OF 18.046 ACRES [786,000.00 SQ. FT.] OF LAND, MORE OR LESS.

INDEX TO SHEET OF HUISACHE ACRES #13

SHEET 1: HEADING; 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.R. 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);

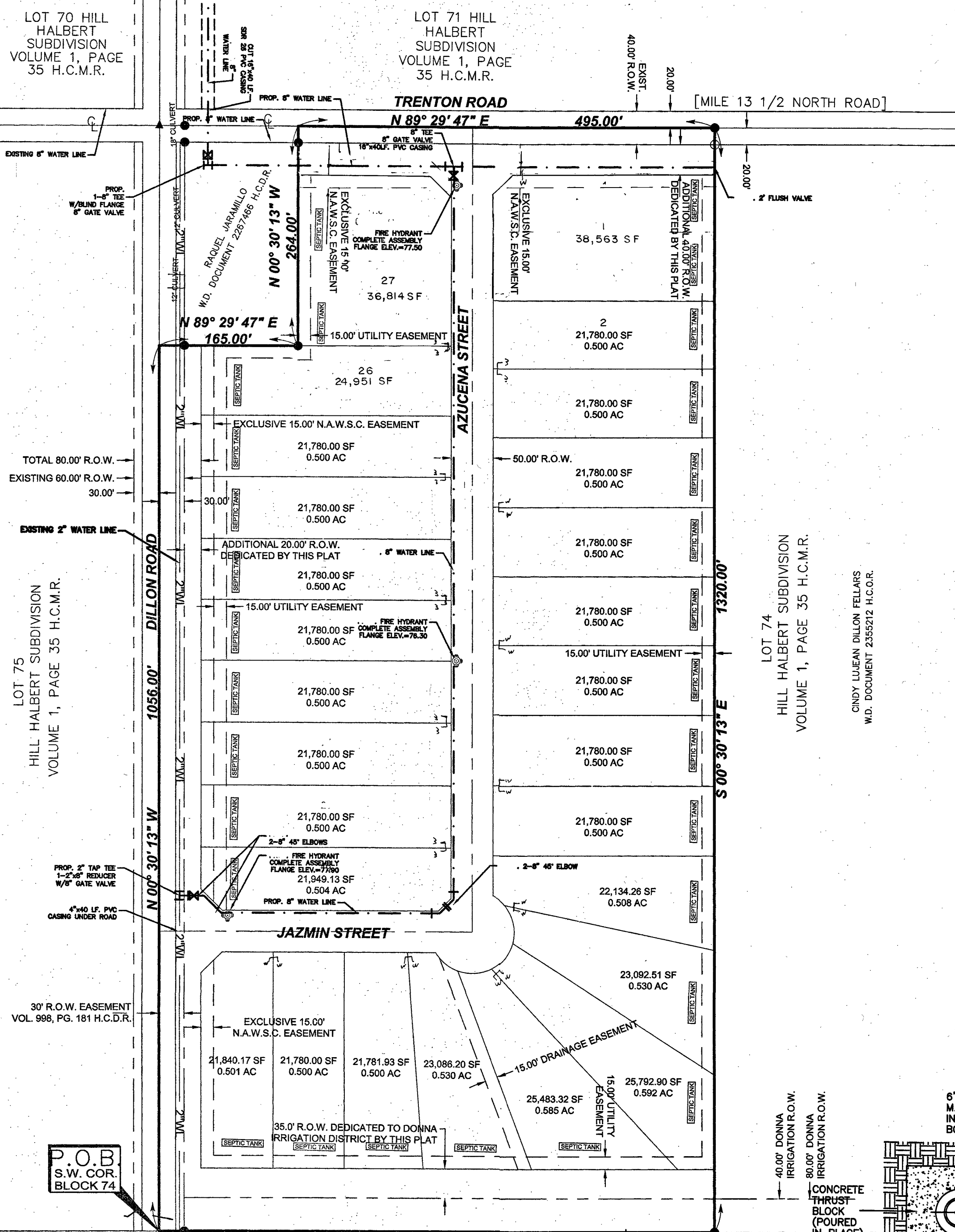
SHEET 3: MAP OF TOPOGRAPHY AND DRAINAGE; REGIONAL DETENTION POND, REVISION NOTES, DRAINAGE REPORT INCLUDING: DESCRIPTION OF DRAINAGE AND POND, ENGINEERING CERTIFICATION; CONSTRUCTION DETAILS.

Lot Line Table

| Line # | Length | Direction |
|--------|--------|----------------|
| L1 | 35.36' | N44° 29' 47" E |
| L2 | 35.36' | S45° 30' 13" E |
| L3 | 21.21' | S44° 29' 47" W |
| L4 | 35.36' | N44° 29' 47" E |
| L5 | 35.36' | N45° 30' 13" W |

Curve Table

| Curve # | Delta | Radius | Length | Tangent | Chord Direction | Chord Length |
|---------|--------------|--------|--------|---------|-----------------|--------------|
| C1 | 019° 24' 36" | 50.00' | 16.94' | 8.55' | S50° 47' 55" E | 16.80' |
| C2 | 055° 39' 51" | 50.00' | 48.58' | 26.40' | S13° 15' 42" E | 46.99' |
| C3 | 047° 24' 16" | 50.00' | 41.37' | 21.95' | S38° 16' 21" W | 40.20' |
| C4 | 047° 24' 16" | 50.00' | 41.37' | 21.95' | S85° 40' 37" W | 40.20' |
| C5 | 040° 07' 02" | 50.00' | 35.01' | 18.26' | S50° 33' 44" E | 34.30' |



COST ESTIMATE:
 PAVING IMPROVEMENTS: \$139,124.35
 DRAINAGE IMPROVEMENTS: \$50,312.00
 WATER DISTRIBUTION: \$111,764.00
 SANITARY SEWER IMPROVEMENTS / OSSF: \$39,005.00

ESTIMACION DE COSTOS:
 PAVIMENTACION DE CALLES: \$139,124.35
 DREAJE PLUVIAL: \$50,312.00
 SERVICIO DE AGUA POTABLE: \$111,764.00
 SERVICIO DE DRENAJE SANITARIO: \$39,005.00

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 CROSSES TRENTON ROAD TO THE SOUTH THEN CROSSING DILLON ROAD TO THE EAST ALONG THE SOUTH SIDE OF TRENTON ROAD AND WITHIN AN EXCLUSIVE 15.0 FOOT N.A.W.S.C. EASEMENT ENDING AT THE EAST BOUNDARY LINE OF THIS SUBDIVISION. ANOTHER 8" WATER LINE CONNECTS TO THE PREVIOUSLY MENTIONED 8" WATER LINE RUNS SOUTH ALONG THE WEST STREET RIGHT-OF-WAY OF AZUCENA STREET THEN WEST ALONG THE NORTH SIDE OF JAZMIN STREET CROSSING DILLON ROAD CONNECTING TO THE 2" WATER LINE.

WATER DISTRIBUTION FOR THE HUISACHE ACRES #13 CONSISTS OF (13) 1" DIAMETER DUAL SERVICE LINES THAT RUN IN PAIRS TO THE LOTS BEFORE SPLITTING INTO 3/4" DIAMETER SERVICE LINES. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT AND ONE 3/4" SINGLE SERVICE SERVING ONE LOT. THE 8" LINE, DUAL SERVICES, 3/4" SINGLE SERVICES AND THE METER BOXES HAVE ALREADY BEEN INSTALLED AT A TOTAL COST OF \$111,764.00, OR \$3,953.93 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$22,625.00 WHICH COVERS THE \$780.17 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. 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 THREE (3) FIRE HYDRANTS AT A UNIT COST OF \$3,800.00 FOR A TOTAL COST OF \$11,400.00. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES DESCRIPTION; COST AND OPERABILITY DATES

SEWAGE FROM HUISACHE ACRES #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.

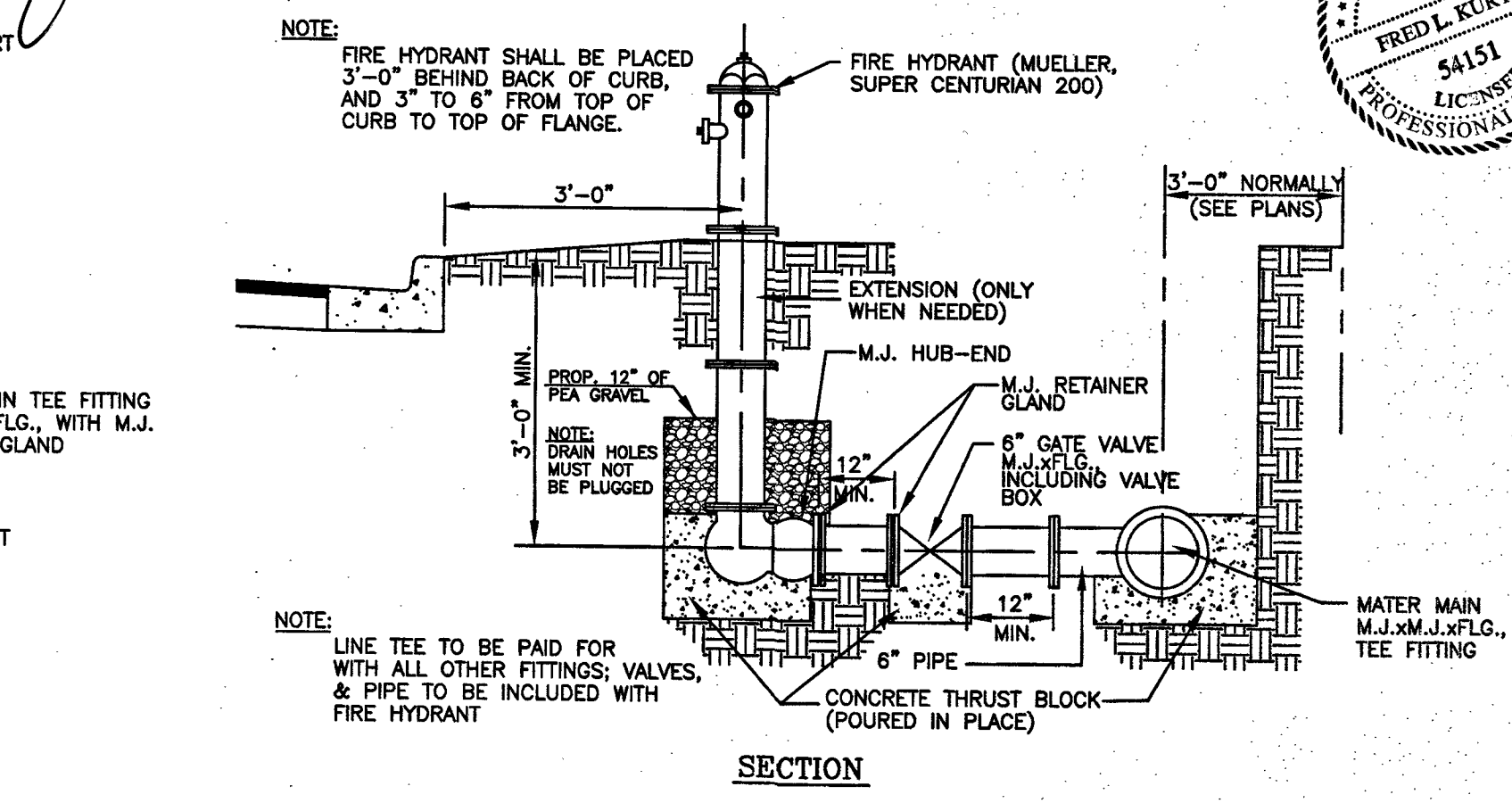
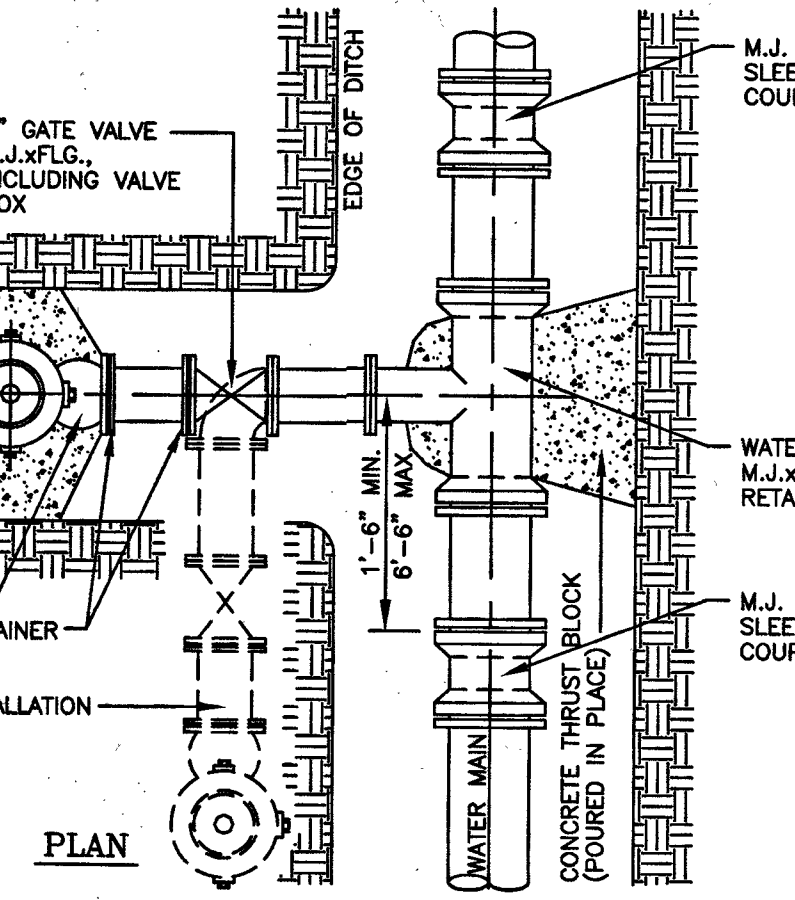
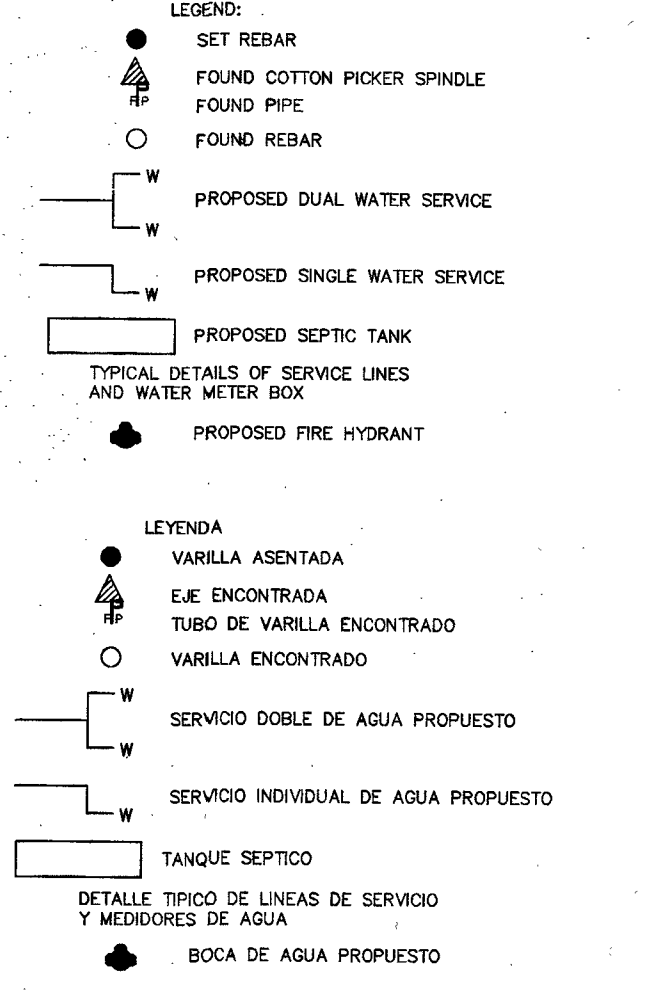
THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$1,345.00, INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSFS HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF \$39,005.00. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON OCT. 5, 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:

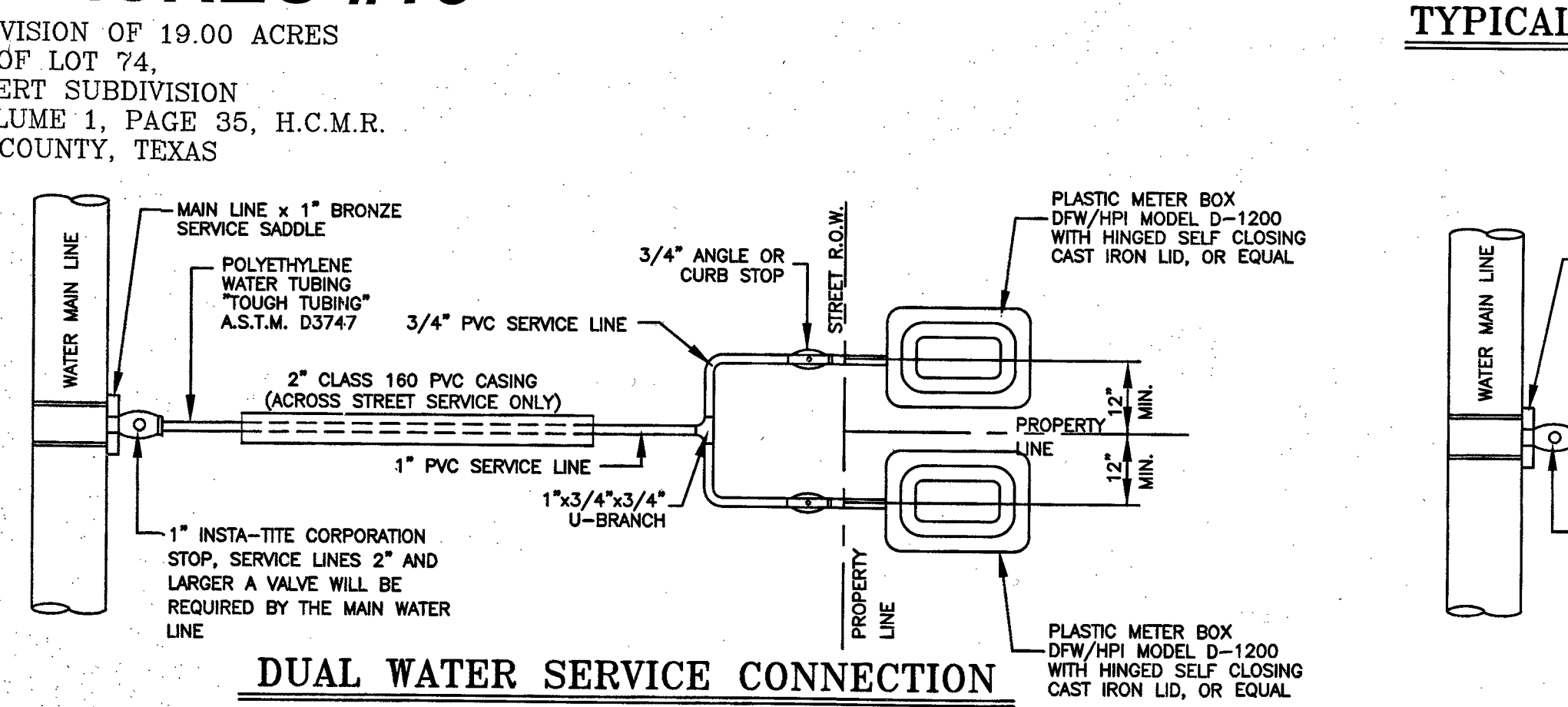
WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$134,389.00, WHICH EQUALS TO \$5,634.10 PER LOT.

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.

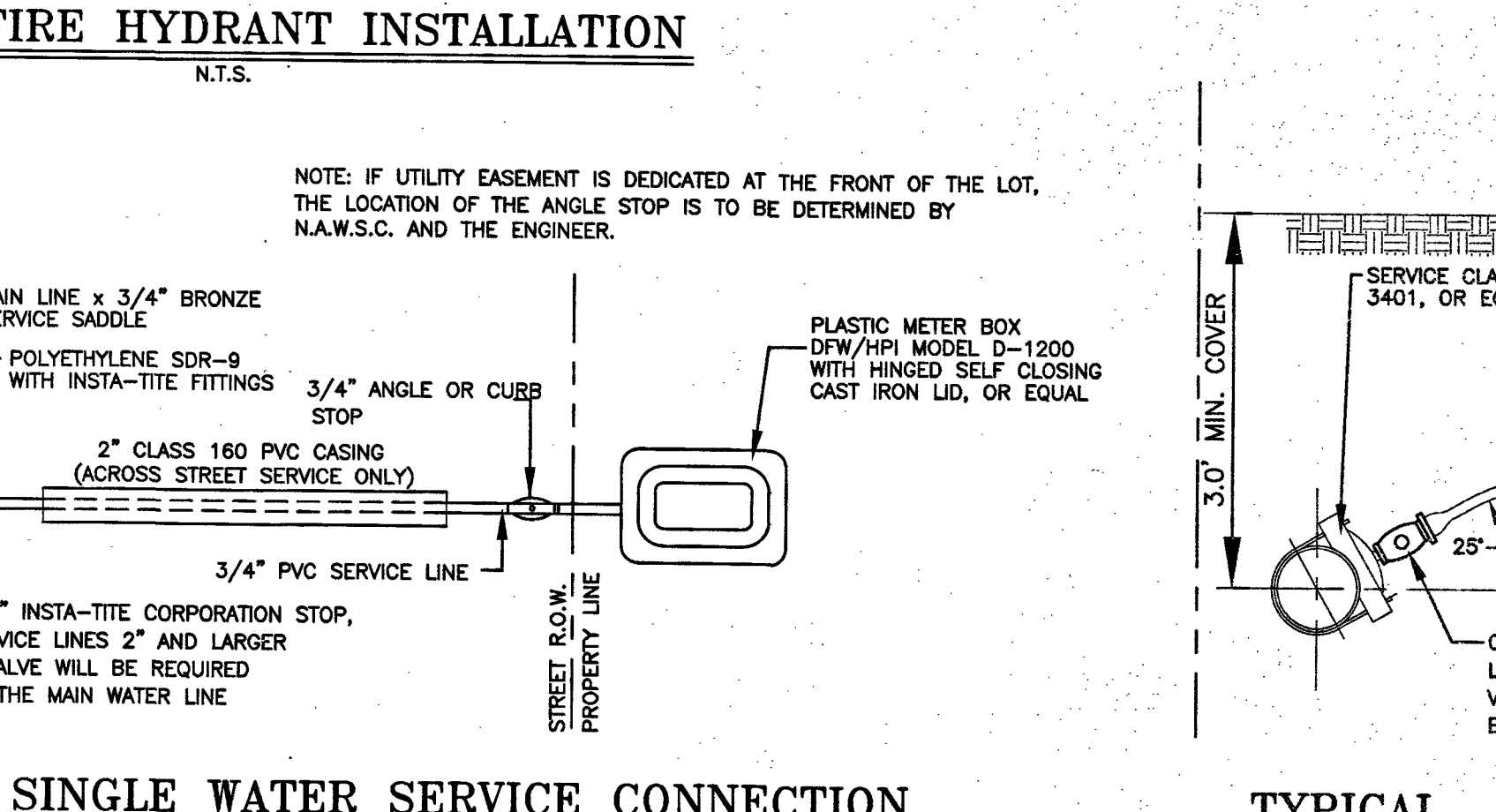
Frederick L. Kurth 10-25-16
 ENGINEER'S SIGNATURE DATE



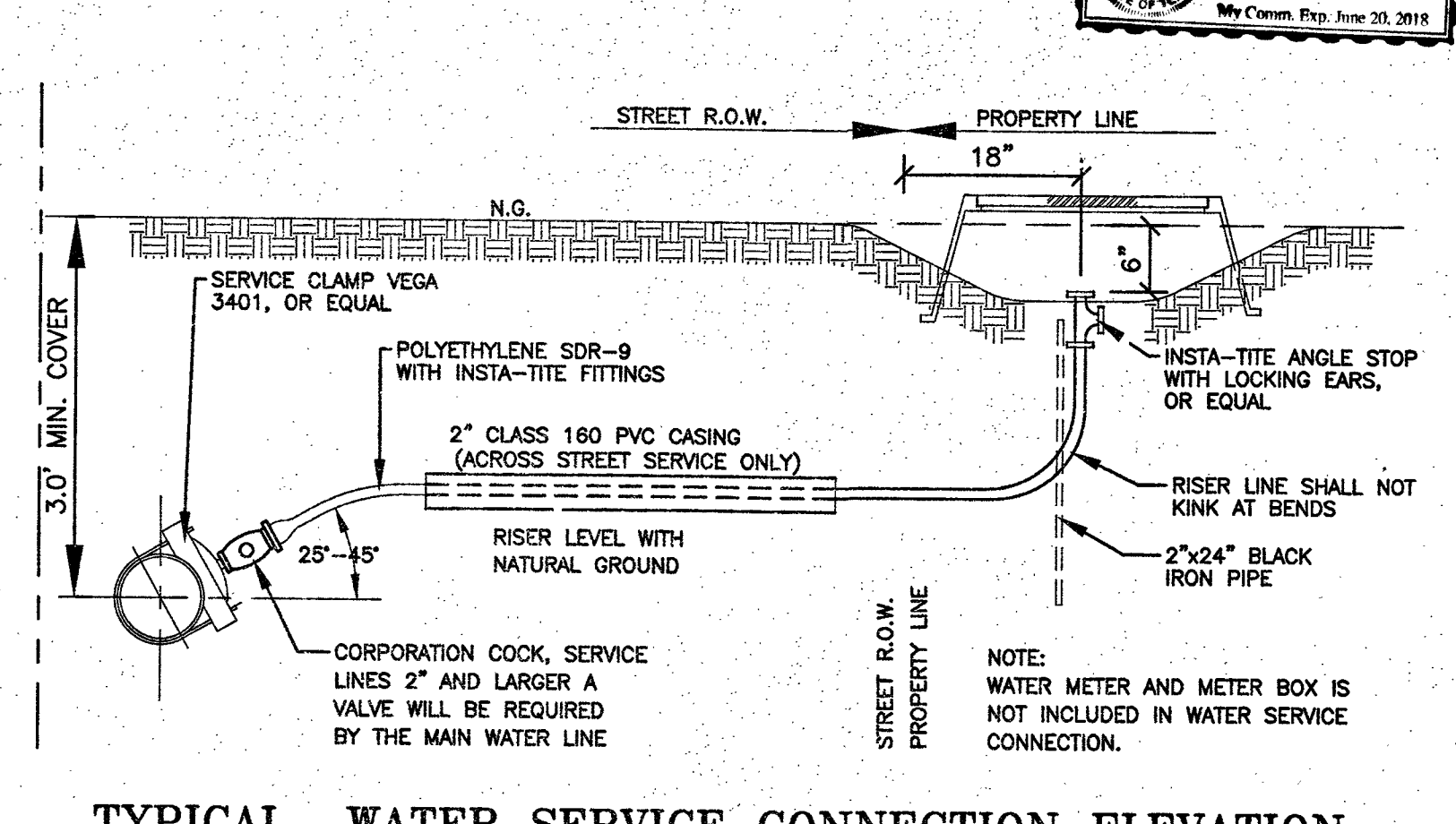
TYPICAL FIRE HYDRANT INSTALLATION
 N.T.S.



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 LAS LINEAS DE 2 PULGADAS Y DE 8 PULGADAS PREVIAMENTE MENCIONADA. LA LINEA DE 8 PULGADAS SE CONECTARA A LA UNA DE 8 PULGADAS CRUZANDO A TRENTON ROAD AL SUR LUEGO CRUZANDO A DILLON ROAD POR EL LADO SUR DE TRENTON ROAD Y DENTRO DE UNA CONSEJON EXCLUSIVA DE 15.0 PIES DE N.A.W.S.C. TERMINANDO EN LA LINEA ESTE DE ESTA SUBDIVISION. OTRA LINEA DE 8 PULGADAS SE CONECTA A LA LINEA DE 8 PULGADAS PREVIAMENTE MENCIONADA CORRIENDO AL SUR EN EL LADO OESTE DEL DERECHO DE VILLA DE AZUCENA STREET LUEGO CORRIENDO AL OESTE EN EL LADO NORTE DEL DERECHO DE VIA DE LA CALLE JAZMIN STREET, CRUZANDO A DILLON ROAD CONECTANDO A LA LINEA 2" PULGADAS PREVIAMENTE MENCIONADA.

EL SISTEMA DE DISTRIBUCION DEL AGUA PARA HUISACHE ACRES #13 SUBDIVISION CONSISTE DE 1. CATORSE SERVICIOS SENICILLOS DE AGUA DE 1 PULGADA DE DIAMETRO PARA CADA DOS LOTES SIRVIENDO 26 LOTES & UN SERVICIO DE 3/4" SERVINDO UN LOTE. ESTOS SERVICIOS SE SEPARAN FORMANDO UN SERVICIO DE AGUA DE 3/4" DE PULGADA DE DIAMETRO PARA CADA LOTE. SE HAN INSTALADO YA LA LINEA DE AGUA DE 8 PULGADAS DE DIAMETRO, LOS SERVICIOS SENICILLOS DE 1 PULGADA DE DIAMETRO, LOS SERVICIOS DOBLES DE 3/4" DE PULGADA DE DIAMETRO, Y LAS CAJAS DE LOS MEDIDORES A UN COSTO TOTAL DE \$11,764.00. (\$3,953.93 POR LOTE). EL DUEÑO/REPRESENTANTE DE LA SUBDIVISION LE HA PAGADO A N.A.W.S.C. LA CANTIDAD DE \$22,625.00 QUE COBRE EL COSTO DE LOS MEDIDORES (\$780.17 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 HIDRANTES CONTRA INCENDIO (FIRE HYDRANTS) A UN COSTO DE \$3,800.00 POR CADA UNO, LO CUAL REPRESENTA UNA CANTIDAD TOTAL DE \$11,400.00. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

DRENAJE 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 DRENAJO. 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 SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT). CADA LOTE CUENTA CON UNA AREA ADECUADA PARA REEMPLAZAR EL AREA DE DRENAJO.

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 ALGUNA CAPA RESTRICTIVA DENTRO DE 24" DEBAJO DEL FONDO DE CADA PERFORACION. ESTA PROPIEDAD CUENTA CON BUEN DRENAJO.

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: OCT. 5, 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 \$134,389.00, O \$5,634.10 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.

Frederick L. Kurth 10-25-16
 ENGINEER'S SIGNATURE DATE

SUBDIVIDER CERTIFICATION
 1. BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (g) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS AND OR WATER WELLS FOR EACH LOT(S) MEET SUCH STANDARDS, AND (h) 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.

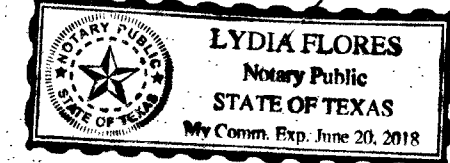
SUBDIVIDER STATEMENT:
 I, RICK D. HARRISON, SUBDIVIDER OF HUISACHE ACRES #13, HEREBY CERTIFY SANITARY SEWER PERMITS HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT, THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & 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. HARRISON PRESIDENT
 RHRW MANAGEMENT, LTD.
 GENERAL PARTNER OF RHRW PROPERTIES, LTD

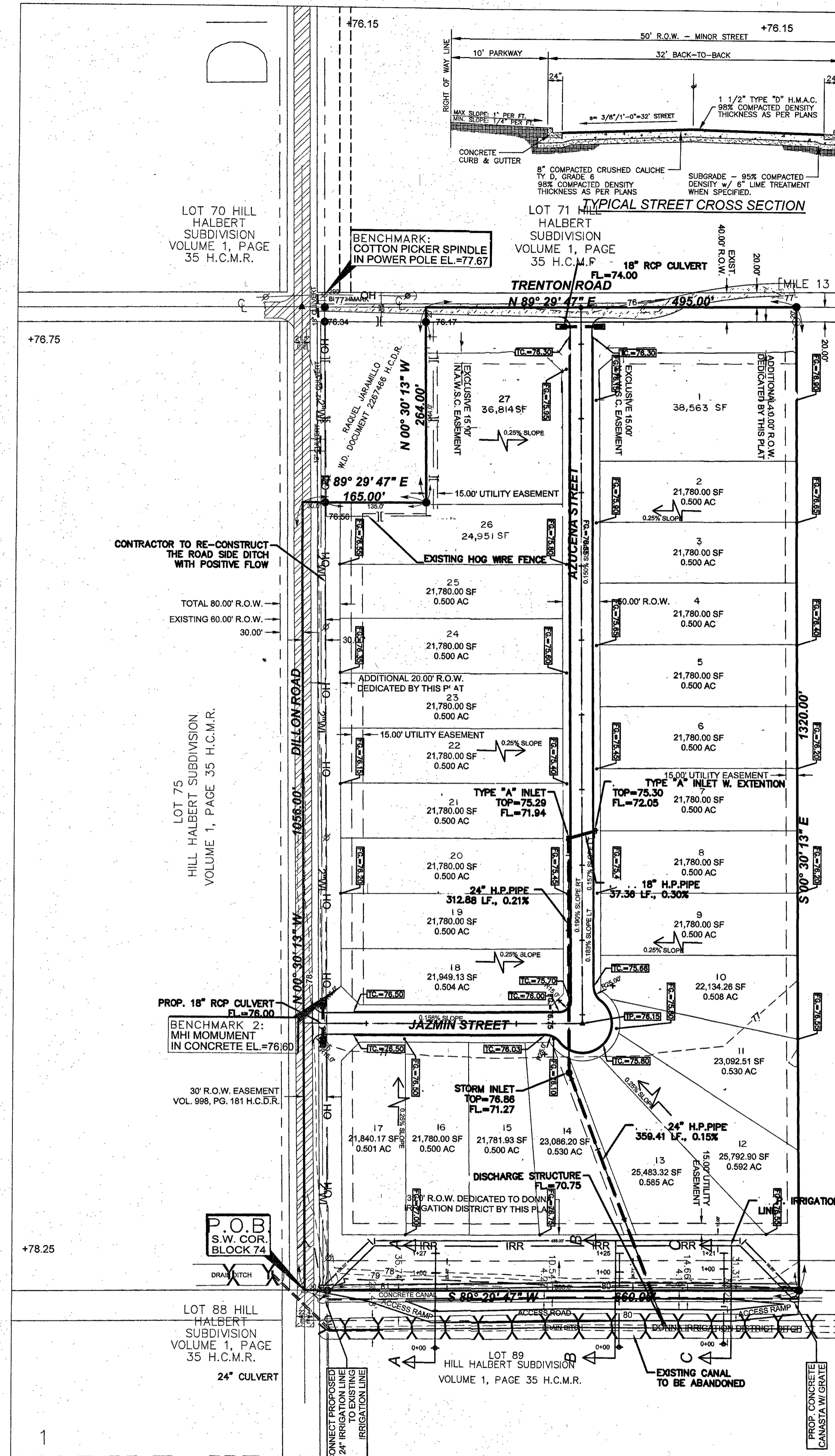
STATE OF TEXAS
 COUNTY OF HIDALGO:

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

21st DAY OF October 2016
 Lydia Flores
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 06/16/2018



MELDEN & HUNT, INC.
 CONSULTANTS - ENGINEERS - SURVEYORS
 115 W. McINTYRE OFF: (956) 381-0981
 EDINBURG, TX 78541 FAX: (956) 381-1839
 227 N. F.M. 3167 OFF: (956) 487-8256
 800 GRANDE CITY, TX 75826 FAX: (956) 488-8591
 E-MAIL: www.meldenandhunt.com ESTABLISHED 1947



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

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.

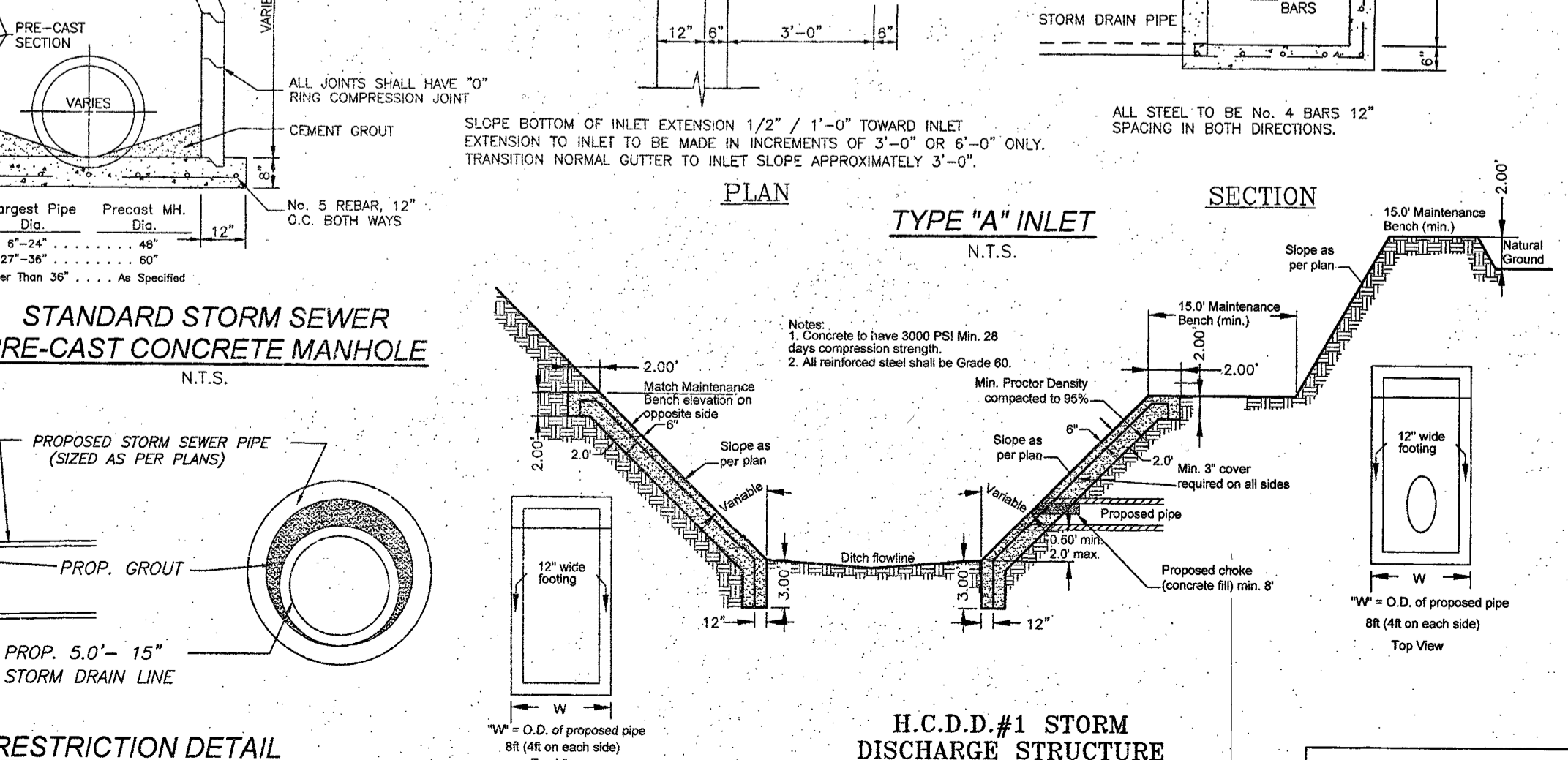
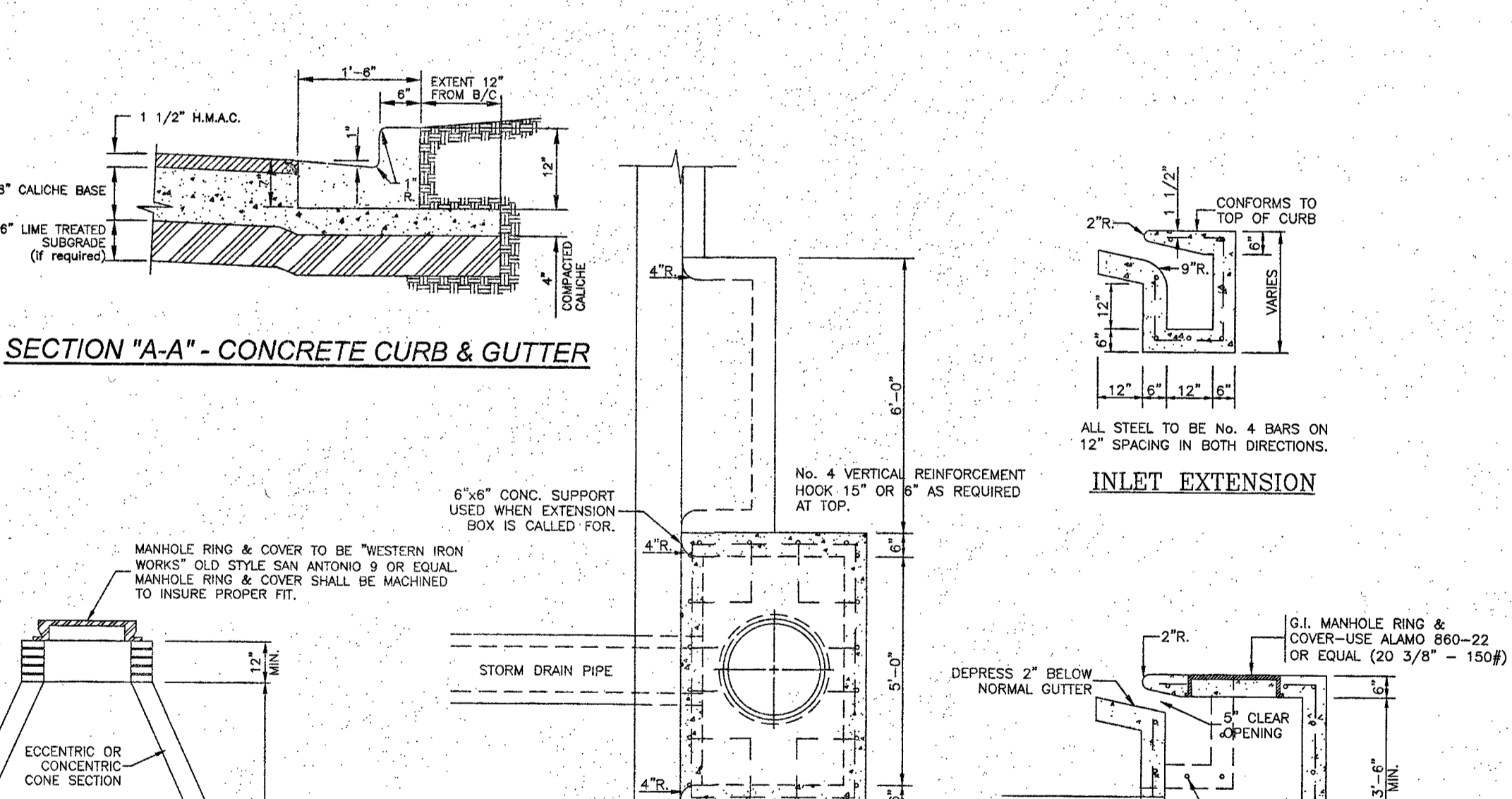
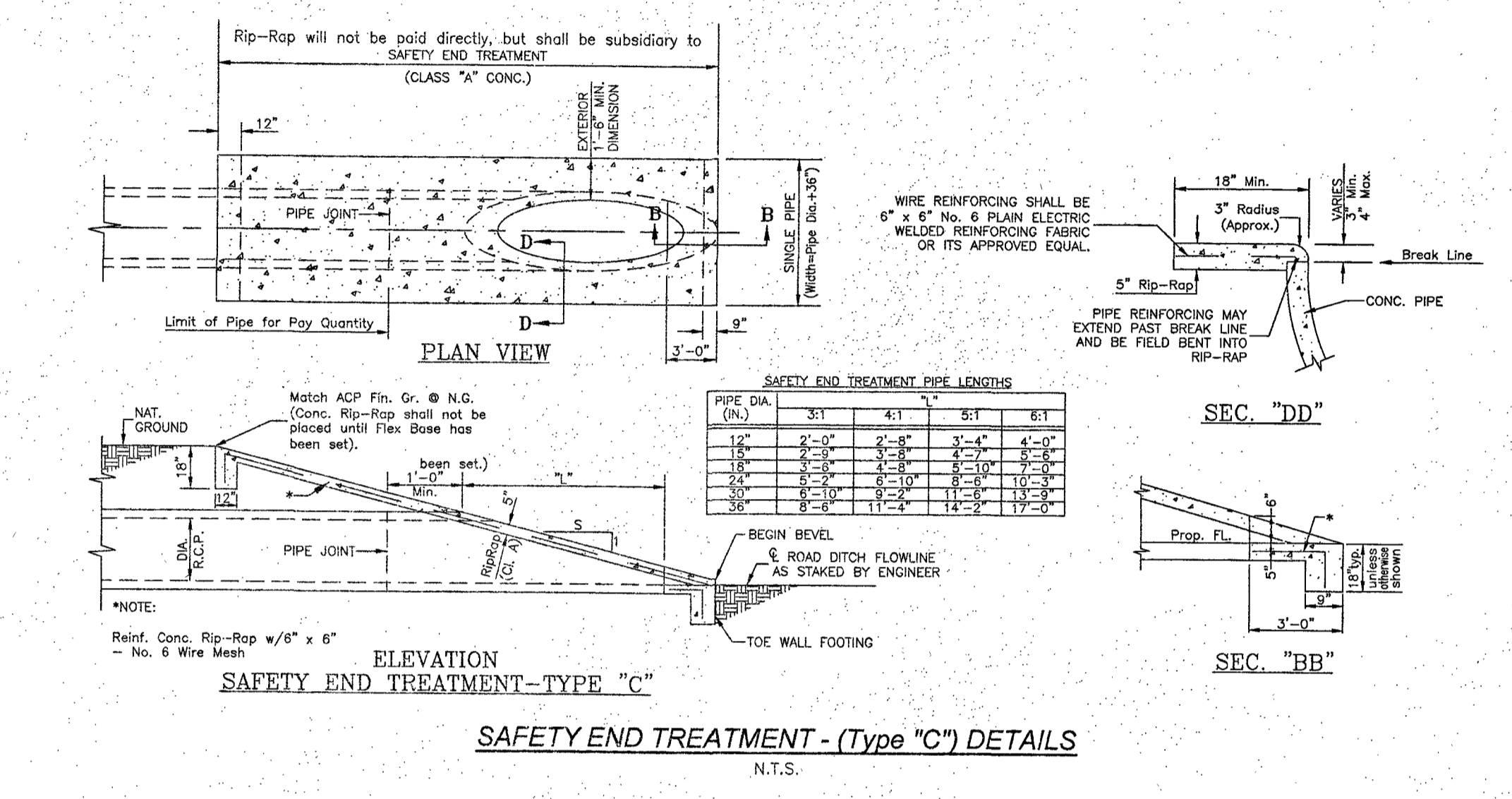
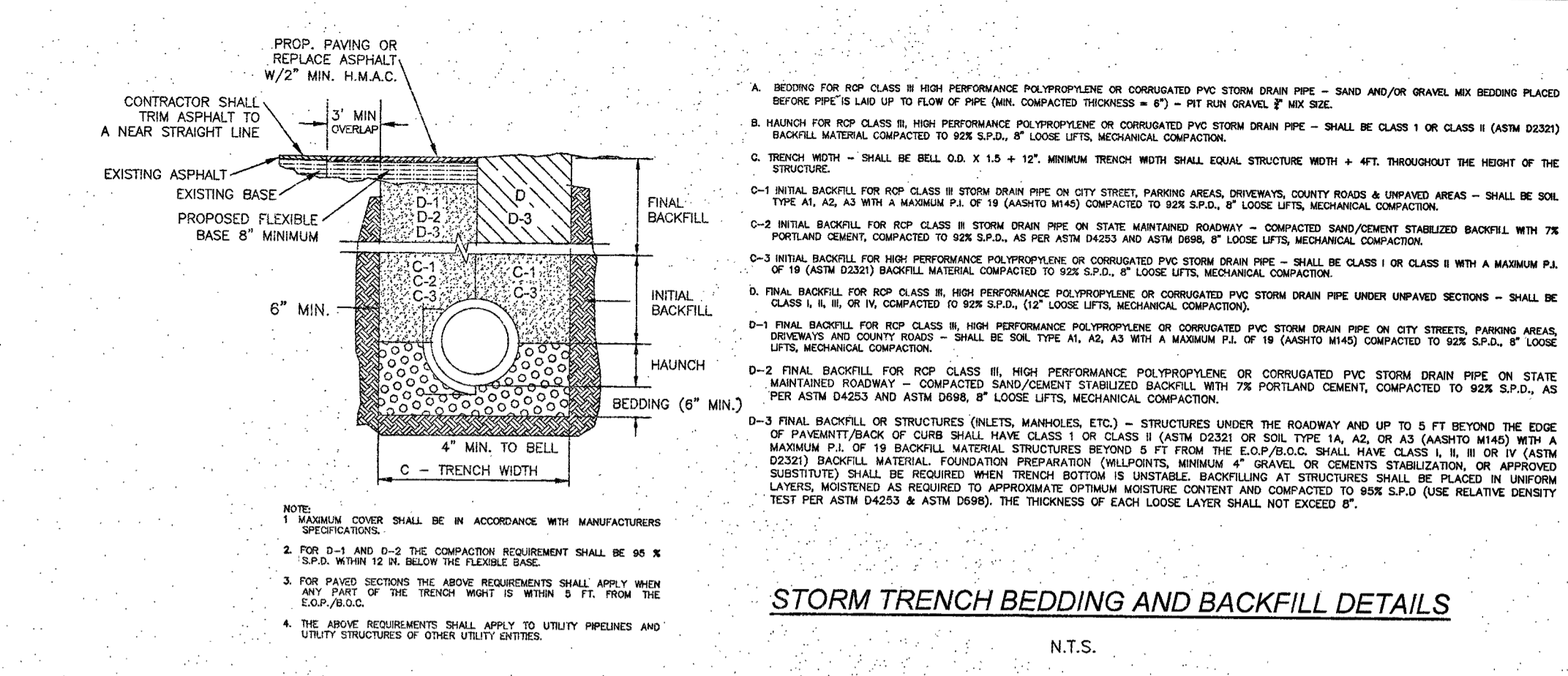
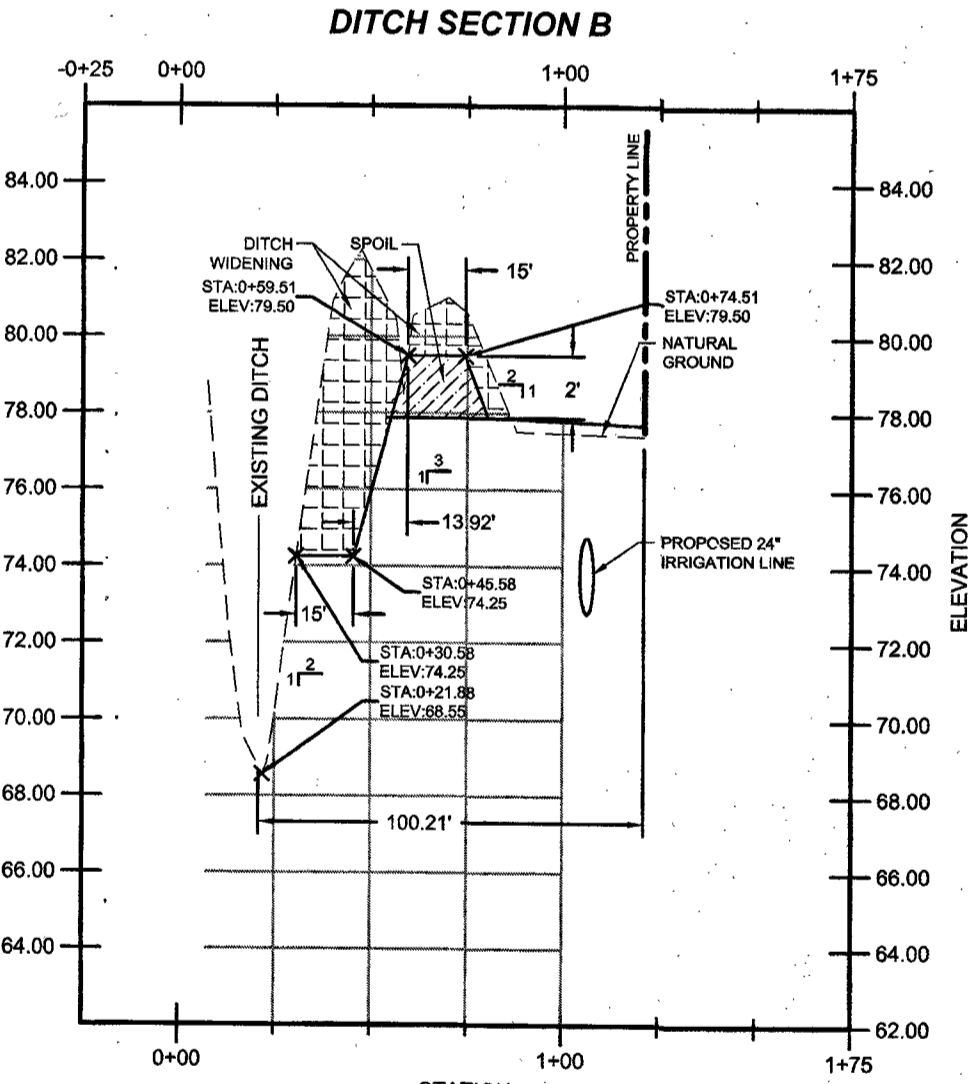
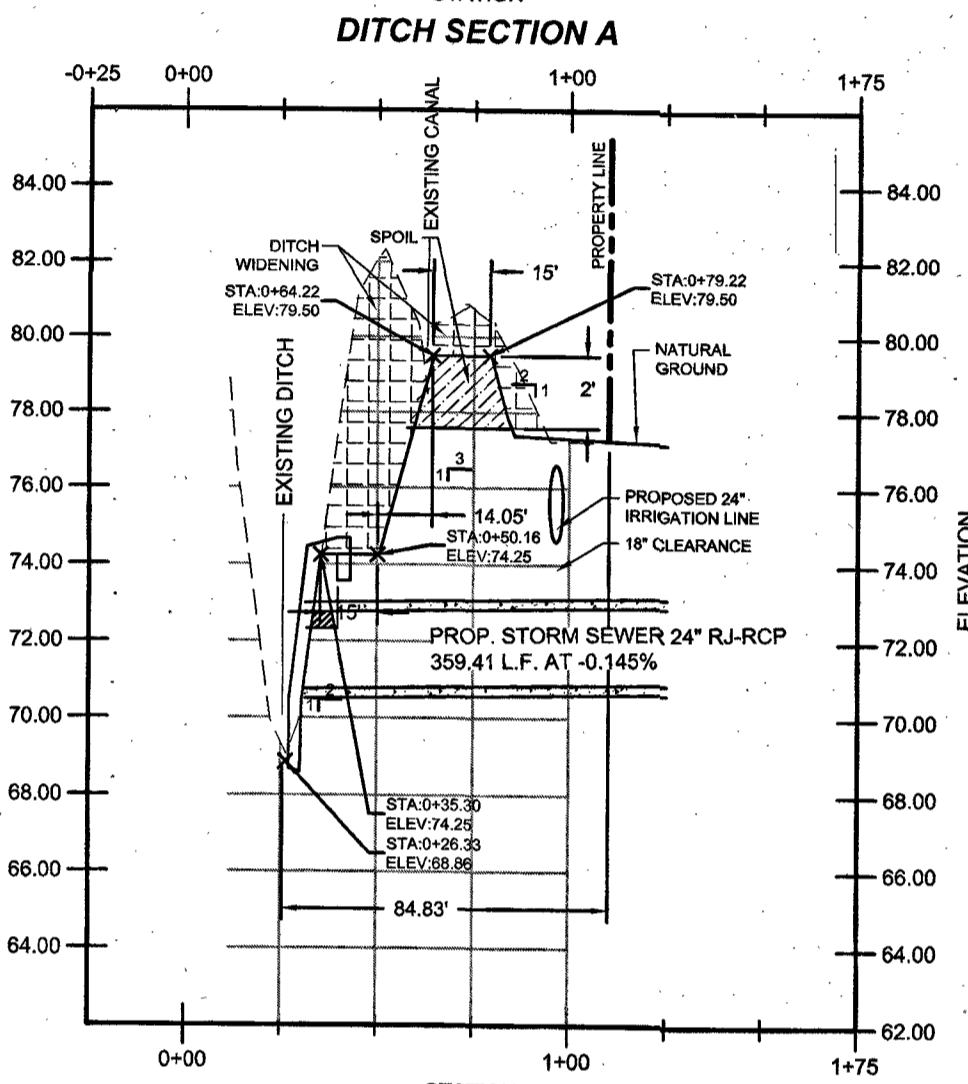
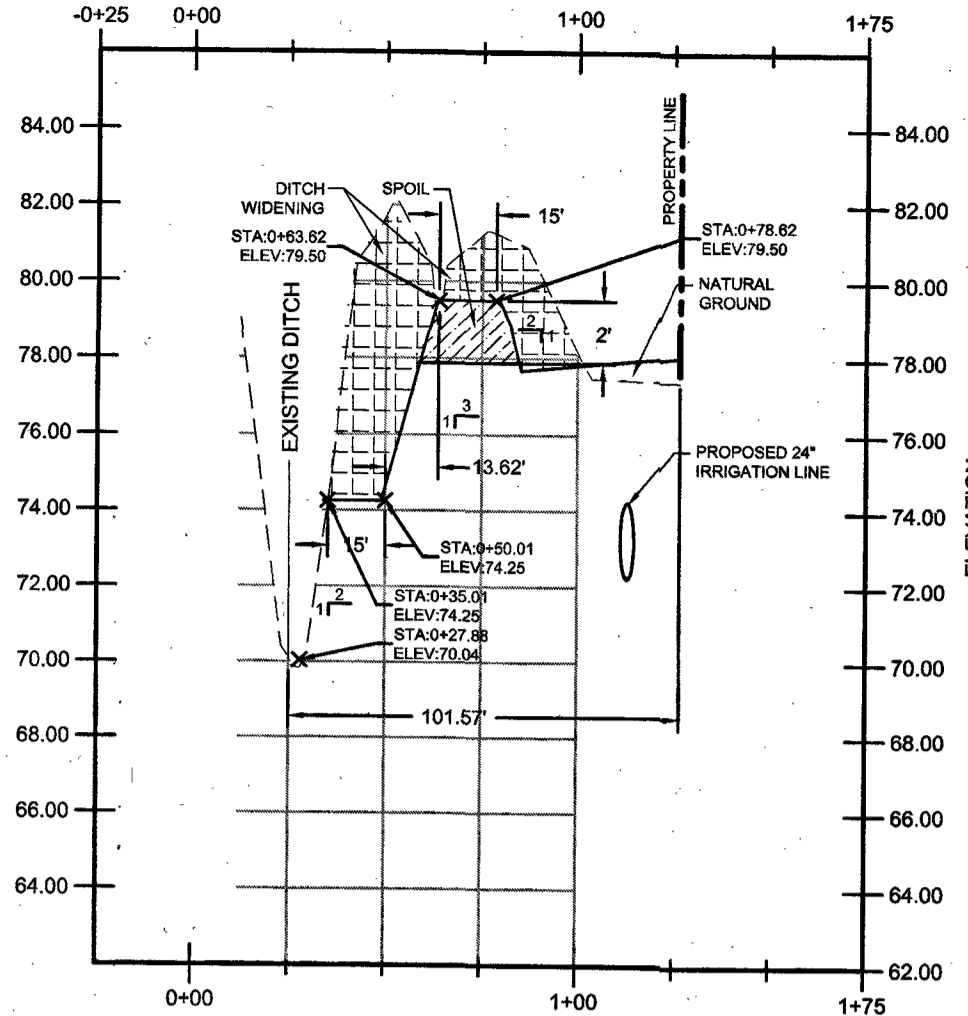
THE PROPOSED DRAINAGE FOR HUISACHE ACRES #13 CONSISTS OF SURFACE RUNOFF FROM THE LOTS INTO THE PROPOSED STREETS. THE RUNOFF SHALL FLOW SOUTH DRAINING INTO PROPOSED TYPE "A" INLETS, WHICH WILL DRAIN INTO AN PROPOSED 18" TO 24" STORM SEWER LINE FLOWING WEST THEN SOUTH INTO AN EXISTING DONNA IRRIGATION 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 10-25-16
 FRED L. KURTH, PE #54151



MOBILE HP

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

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