



# 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: 5-16-2017

PROPOSED HUISACHE ACRES NO. 12 SUBDIVISION, PRECINCT No. 4.

ENGINEER: MELDEN & HUNT, INC. DEVELOPER: RICK D. HARBISON

PRELIMINARY APPROVAL  FINAL APPROVAL  FINAL APPROVAL WITH FINANCIAL GUARANTEE  WITH VARIANCE

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

LOCATION DESCRIPTION: SOUTHWEST CORNER OF VAL VERDE (FM 1423) ROAD AND CANTON ROAD.

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

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

DRAINAGE DESIGN: STORM DRAINAGE SYSTEM AND BY WIDENING THE EXISTING DRAIN DITCH ALONG THE SOUTH PROPERTY LINE.

ROAD R.O.W. DEDICATION: 10.00 FEET ONTO CANTON ROAD AND 20.00 FEET ONTO VAL VERDE ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 10-28-2016 By, JOSE OCHOA, PCT. 4 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 10-27-2016 By, Environmental Health Division Manager

SEWER SYSTEM:  OSSF HAVE BEEN INSTALLED AND INSPECTED BY HCHD.

WATER SERVICE PROVIDER: NAWSC LINE SIZE: 8" LOCATION: VAL VERDE ROAD.

H.C.E.O.C. FINAL APPROVAL DATE: 11-1-2016 : 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.*

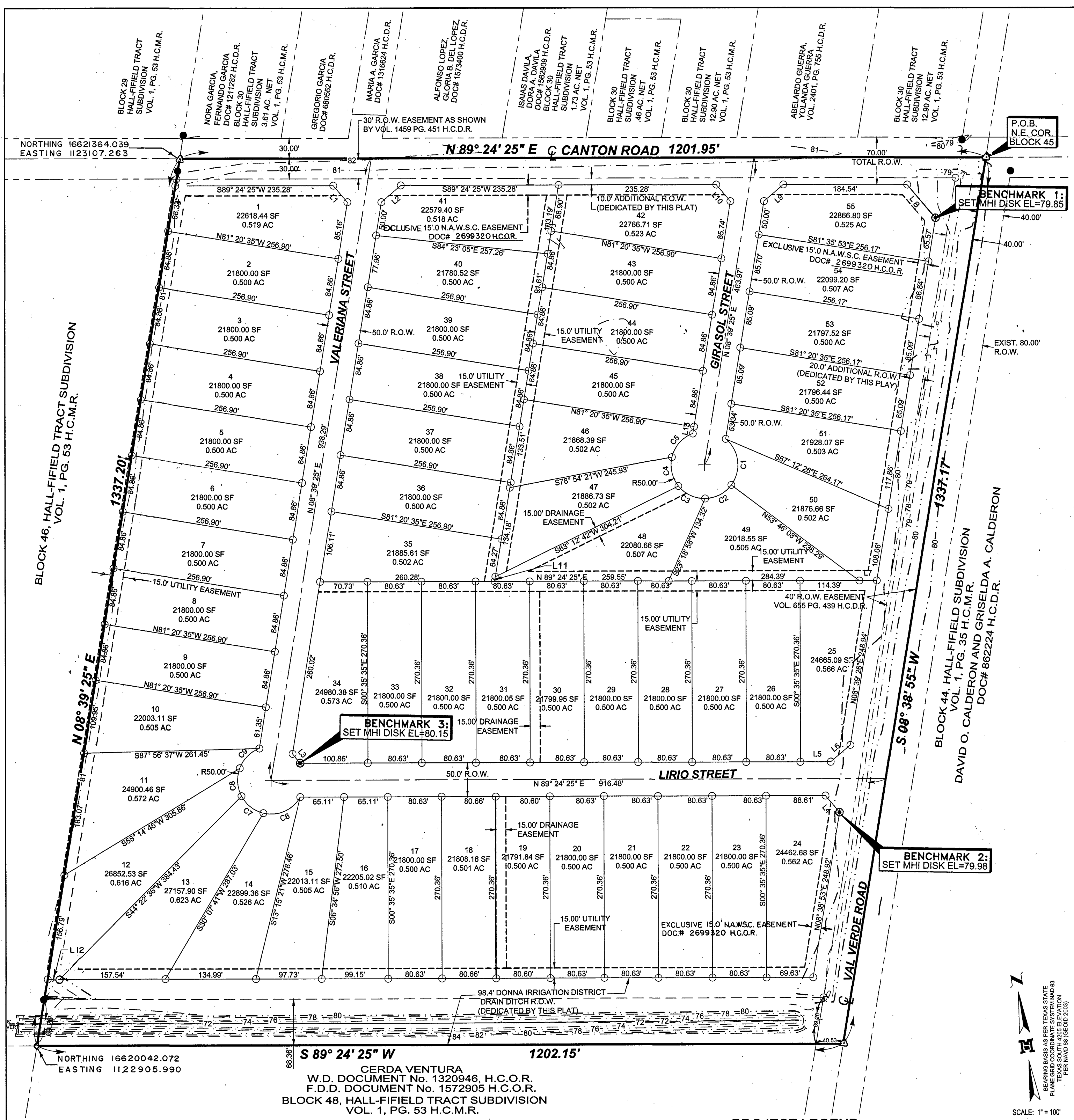
PRELIMINARY APPROVAL FROM THE  
HIDALGO COUNTY COMMISSIONERS COURT ON: DECEMBER 1, 2015

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

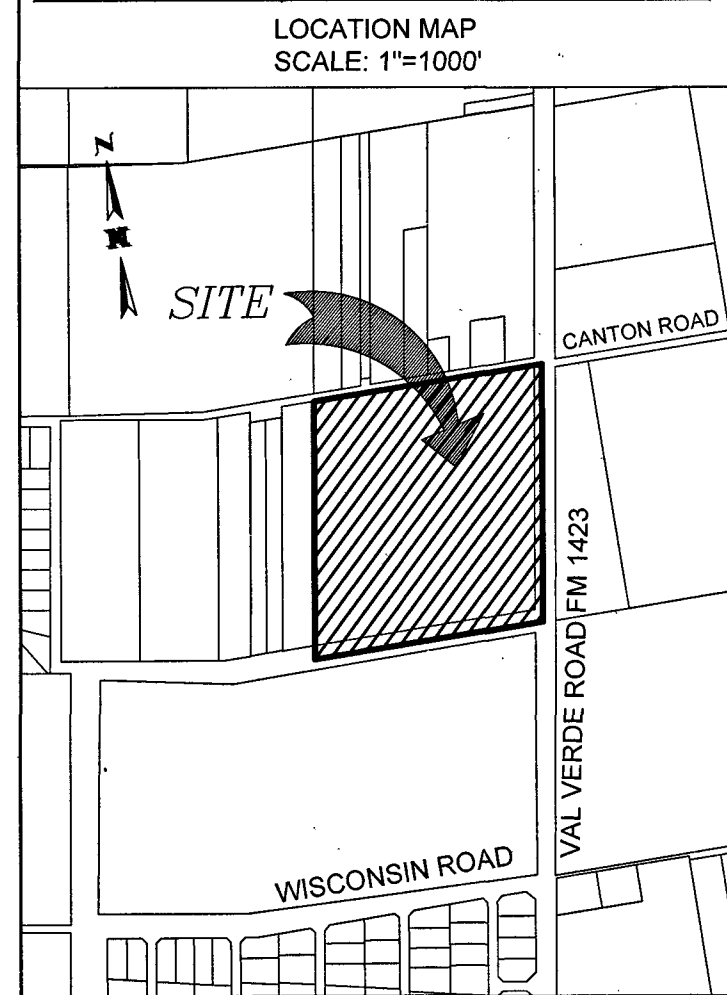
**Final Approval** subject to recommendations other departments

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

\*



DRAWN BY: CRO/EM DATE: 6/10/16  
 IRRIGATION, CHECKED: K.G. DATE: 6/10/16  
 SURVEYED, CHECKED: K.G. DATE: 6/10/16  
 FINAL CHECK: DATE: 6/10/16



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

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

MELDEN & HUNT, INC.  
 CONSULTANTS • ENGINEERS • SURVEYORS  
 115 W. MCINTYRE OFF: (956) 381-0981  
 EDINBURG, TX 78541 FAX: (956) 381-1839

227 N. FM 3167 OFF: (956) 487-8256  
 800 CUNNING CITY, TX 75522 FAX: (956) 488-8591  
 E-MAIL: www.meldenandhunt.com ESTABLISHED 1947

PRINCIPAL CONTACTS

OWNER/ENGINEER/SURVEYOR	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
RICK D. HARRISON	RICK D. HARRISON	P.O. BOX 989	BLANCO, TX 78606	(956) 702-1588	(956) 447-1424
RHTJ PROPERTIES, LTD.	FRED L. KURTH	115 W. MCINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
FRED L. KURTH	FRED L. KURTH	115 W. MCINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

**PROJECT LEGEND**

- FOUND NO. 4 REBAR
- SET MHI DISK
- SET NO. 4 REBAR WITH PLASTIC CAP STAMPED M & H
- SET COTTON PICKER SPINDLE
- SQUARE FEET
- OF ONE ACRE
- W.D. - WARRANTY DEED
- R.O.W. - RIGHT OF WAY
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- N.E. COR. - NORTHEAST CORNER
- P.O.B. - POINT OF BEGINNING
- F.D.D. - FINAL DECREE OF DIVORCE
- C - CENTER LINE

INDEX TO SHEET OF HUISACHE ACRES #12

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 ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION), CONSTRUCTION DETAILS.

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

**GENERAL PLAT NOTES & RESTRICTIONS:**

- FLOOD ZONE STATEMENT: ZONE "C" (UNSHADED) IS DEFINED AS: "AREA OF MINIMAL FLOODING". COMMUNITY-PANEL NUMBER: 480334 0425 C MAP REVISED: NOVEMBER 16, 1982.
- ZONE "C" (UNSHADED) COMMUNITY-PANEL NO. 480334 0425 C EFFECTIVE DATE: NOVEMBER 16, 1982. THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN.
- NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATION FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR "8" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED UNDER 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:
  - B.M. NO. 1 - SET MHI DISK ON THE SOUTH CLIP AT THE NORTHEAST CORNER OF LOT 5 OF THIS SUBDIVISION. NAVD 83 N: 16607873.07, E: 1296070.32, ELEV = 79.85.
  - B.M. NO. 2 - SET MHI DISK ON THE SOUTH CLIP AT THE NORTHEAST CORNER OF LOT 24 OF THIS SUBDIVISION. NAVD 83 N: 16620289.4060, E: 1124101.9490, ELEV = 79.98.
  - B.M. NO. 3 - SET MHI DISK ON THE SOUTH CLIP AT THE SOUTHWEST CORNER OF LOT 34 OF THIS SUBDIVISION. NAVD 83 N: 16607947.75, E: 1295266.07, ELEV = 80.15.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DRAIN A TOTAL OF 65,782 CUBIC FEET (1.51 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO. 3 FOR STORM SEWER IMPROVEMENTS) THE DEVELOPER SHALL BE RESPONSIBLE TO DRAIN 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.
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TEGE AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
  - A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY.
  - B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
  - C. THE OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
  - D. SOIL ANALYSIS HAS BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND 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.
  - E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY OF A LOT.
- THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- RICK D. HARRISON, PRESIDENT OF RHTJ MANAGEMENT, L.L.C., GENERAL PARTNER OF RHTJ PROPERTIES, LTD., THE OWNER OF HUISACHE ACRES #12, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISH GRAD FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.5% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION.
- NO ACCESS TO CANTON ROAD FROM LOTS 1, 41, 42, & 55 AND VAL VERDE ROAD (F.M. 1423) FROM LOTS 24, 25, & 50-55. BUFFER FENCE IS REQUIRED BY DEVELOPER.
- DEVELOPER SHALL PROVIDE STREET LIGHTS FOR SUBDIVISION AS REQUIRED BY THE COUNTY OF HIDALGO SUBDIVISION STREET LIGHT PROGRAM RULES.

**Curve Table**

Curve #	Delta	Radius	Length	Chord Length	Tangent	Chord Direction
C1	087° 34' 27"	50.00'	76.42'	69.20'	47.93'	N7° 33' 21"W
C2	052° 14' 18"	50.00'	45.59'	44.02'	24.52'	N62° 21' 01"E
C3	052° 14' 39"	50.00'	45.59'	44.03'	24.52'	S65° 24' 34"E
C4	052° 14' 39"	50.00'	45.59'	44.03'	24.52'	S13° 09' 57"E
C5	056° 27' 06"	50.00'	49.26'	47.29'	26.84'	S41° 10' 55"W
C6	073° 32' 45"	50.00'	64.18'	59.86'	37.37'	N66° 10' 48"E
C7	048° 34' 05"	50.00'	42.38'	41.13'	22.56'	S52° 45' 47"E
C8	048° 34' 05"	50.00'	42.38'	41.13'	22.56'	S4° 11' 42"E
C9	048° 34' 05"	50.00'	42.38'	41.13'	22.56'	S44° 22' 23"W

**Lot Line Table**

Line #	Length	Direction
L1	32.39'	S40° 58' 05"E
L2	38.09'	N49° 01' 55"E
L3	18.01'	S40° 58' 05"E
L4	32.39'	N40° 58' 29"W
L5	45.24'	N89° 24' 25"E
L6	38.17'	S49° 09' 53"W
L7	64.78'	S40° 58' 20"E
L8	38.09'	N49° 01' 55"E
L9	32.39'	S40° 58' 05"E
L10	32.39'	S40° 58' 05"E
L11	7.33'	N08° 39' 25"E
L12	17.83'	N89° 24' 25"E
L13	10.52'	N08° 39' 25"E
L7	25.96'	N89° 24' 25"E

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

A TRACT OF LAND CONTAINING 36.421 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING ALL OF BLOCK 45, HALL-FIELD TRACT SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 53, HIDALGO COUNTY MAP RECORDS, WHICH SAID 36.421 ACRES WAS CONVEYED TO RHTJ PROPERTIES, LTD. BY VIRTUE OF A WARRANTY DEED RECORDED IN DOCUMENT # 2594545, HIDALGO COUNTY OFFICIAL RECORDS, SAID 36.421 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

- THENCE, S 08° 38' 55" W ALONG THE EAST LINE OF SAID BLOCK 45 AND WITHIN THE RIGHT-OF-WAY OF VAL VERDE ROAD/FM 1423, A DISTANCE OF 1337.17 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 45 FOR THE SOUTHEAST CORNER OF THIS TRACT;
- THENCE, S 89° 24' 25" W ALONG THE SOUTH LINE OF SAID BLOCK 45, AT A DISTANCE OF 40.53 FEET PASS THE WEST RIGHT-OF-WAY OF VAL VERDE ROAD/FM 1423, CONTINUING A TOTAL DISTANCE OF 1202.15 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 45 FOR THE SOUTHWEST CORNER OF THIS TRACT;
- THENCE, N 08° 39' 25" E ALONG THE WEST LINE OF SAID BLOCK 45, AT A DISTANCE OF 69.26 FEET PASS A NO. 4 REBAR FOUND ON THE APPARENT NORTH LINE OF A DRAIN DITCH EASEMENT AT A DISTANCE OF 99.66 FEET PASS A NO. 4 REBAR SET FOR THE NORTH RIGHT-OF-WAY OF A DONNA IRRIGATION DISTRICT DRAIN DITCH DEDICATED BY THIS PLAT AT A DISTANCE OF 120.81 FEET PASS A NO. 4 REBAR SET FOR THE SOUTH RIGHT-OF-WAY LINE OF CANTON ROAD, AT A DISTANCE OF 1318.69 PASS A NO. 4 REBAR FOUND, CONTINUING A TOTAL DISTANCE OF 1337.20 FEET TO THE NORTHWEST CORNER OF SAID BLOCK 45 FOR THE NORTHWEST CORNER OF THIS TRACT;
- THENCE, N 89° 24' 25" E ALONG THE NORTH LINE OF SAID BLOCK 45 AND WITHIN THE RIGHT-OF-WAY OF CANTON ROAD, A DISTANCE OF 1201.95 FEET TO THE POINT OF BEGINNING AND CONTAINING 36.421 ACRES OF LAND, MORE OR LESS.

**RIGHT OF WAY EASEMENT**

KNOWN 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 THE ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, (HEREINAFTER CALLED "GRANTEE") THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE FOR WHICH THE ABOVE-MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN GRANTED 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 ADJUTS ON A PUBLIC ROAD AND THE COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTEE FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND DESCRIBED ABOVE FOR THE PURPOSE OF LATERALLY RELOCATING SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH THE CENTER LINE THEREOF BEING THE PIPELINE(S) AS RELOCATED.

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

THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF THE TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF, THE SAID GRANTOR HAS EXECUTED THIS INSTRUMENT

THIS 21st DAY OF October, 2016

*[Signature]*  
 (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 HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21st DAY OF October, 2016

*[Signature]*  
 NOTARY PUBLIC, STATE OF TEXAS  
 MY COMMISSION EXPIRES: 9-23-16

*[Signature]*  
 NOTARY PUBLIC, STATE OF TEXAS  
 MY COMMISSION EXPIRES: 5-3-15

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

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

ON THIS 20th DAY OF April, 2016

ENVIRONMENTAL HEALTH DIVISION MANAGER

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF HUISACHE ACRES #12 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THIS 20th DAY OF April, 2016

HIDALGO COUNTY JUDGE \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST: \_\_\_\_\_ DATE \_\_\_\_\_  
 HIDALGO COUNTY CLERK

**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. SESIN, P.E., C.F.M.  
 GENERAL MANAGER

DATE \_\_\_\_\_

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

BY: \_\_\_\_\_ DEPUTY

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

STATE OF TEXAS  
 COUNTY OF HIDALGO

1/1 OF 3 SHEETS

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

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

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

WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:  
 HUISACHE ACRES #12 SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH N.A.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND N.A.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

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

EL SISTEMA DE PROVISION DE AGUA PARA LA SUBDIVISION HUISACHE ACRES #12 CONSISTE DE UN CONDUCTO DE AGUA DE 12 PULGADAS DE DIAMETRO QUE PASA POR EL LADO NOROCCIDENTE DEL INTERSECCION DE DERECHO DE VIA DE (RIGHT OF WAY) DE VAL VERDE ROAD Y WISCONSIN ROAD APROXIMADAMENTE 1340.00 FEET SOUTH OF THIS SUBDIVISION & A 2" WATER LINE RUNNING ALONG THE SOUTH RIGHT-OF-WAY OF CANTON ROAD. THE WATER SYSTEM FOR HUISACHE ACRES #12 CONSISTS OF A 8" DIAMETER WATER LINE THAT TAPS INTO THE EXISTING 12" LINE THEN RUNNING NORTH ALONG THE WEST SIDE OF VAL VERDE RIGHT-OF-WAY WITHIN AN EXCLUSIVE 15.00 FOOT N.A.W.S.C. EASEMENT TURNING WEST ALONG THE SOUTH RIGHT-OF-WAY OF CANTON ROAD THEN RUNNING SOUTH ALONG THE EAST SIDE OF GIRASOL STREET ENDING WITH A 2" FLUSH VALVE. ANOTHER 8" LINE RUNS WEST ALONG THE NORTH RIGHT-OF-WAY OF LIRIO STREET THEN RUNS NORTH ALONG THE EAST SIDE OF VALERIANA STREET CONNECTING THE 2 INCH WATER LINE ALONG THE SOUTH SIDE OF CANTON ROAD.

DEL CONDUCTO DE AGUA DE 8 PULGADAS SE PRODUCEN VENTEOCHO DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIAMETRO PARA CADA DOS LOTES. ESTOS CONDUCTOS SE SEPARAN PARA PRODUCIR DOS CONDUCTOS DE AGUA DE 1/2 PULGADA DE DIAMETRO PARA CADA LOTE Y TRES (3) CONDUCTOS INDIVIDUALES DE AGUA DE 1/2 PULGADA DE DIAMETRO PARA CADA LOTE. YA SE HAN INSTALADO LOS CONDUCTOS DE AGUA DE 8 PULGADAS DE DIAMETRO, LOS SERVICIOS DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIAMETRO, SERVICIOS INDIVIDUALES DE 1/2" Y LOS MEDIDORES MECANICOS DE AGUA A UN COSTO TOTAL DE \$131,567.50 + \$ 2,392.14 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA N.A.W.S.C. \$39,275.00, QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE, \$695.91 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 COSTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION TAMBIEN HA INSTALADO 5 BOCAS DE RIEGO (FIRE HYDRANT) A UN COSTO DE \$ 3,120.00 POR CADA UNO CUAL GASTA UNA CANTIDAD TOTAL \$15,600.00. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION  
 SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR. ESTA FOSA SETICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. EL INGENIERO AUTOR DE ESTE DOCUMENTO HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS FOSAS SEPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.

CADA LOTE EN LA SUBDIVISION MIDE MEDIO ACRE. SE HICIERON DOS ES EXCAVACIONES DE EVALUACION EN LUGARES OPUESTOS EN LA SUBDIVISION (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICATIVAMENTE UNIFORME). EL TERRENO ES UNIFORME (TERRENO ARCILLOSO Y SUELO FRANCO) Y SE EXTIENDE A 36 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MAS ARRIBA DE LO MAS BAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA AREA FLUYE BIEN.

EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON \$1,345.00 DOLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS TODAS LAS FOSAS SEPTICAS HAN SIDO INSTALADAS EN EL PROCESO DE LA APROBACION FINAL A UN COSTO TOTAL DE \$ 73,975.00 EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODAS LAS FOSAS SEPTICAS Y AH APROBADO LA INSTALACION DE LAS FOSAS SEPTICAS DESDE (10-27-2016 ). LOTES 1 AL 5 & 38 AL 42 SE LE INSTALARA LAS FOSAS SEPTICAS EN EL TIEMPO DEL PERMISO DE CONSTRUCCION.

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 GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$169,842.50 + \$ 3,088.04 POR LOTE

DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$1,345.00 A UN COSTO TOTAL DE \$73,975.00 TODA LA SUBDIVISION

*Fred L. Kurth* 10-27-16  
 ENGINEER'S SIGNATURE DATE



SUBDIVIDER CERTIFICATION

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

SUBDIVIDER STATEMENT:

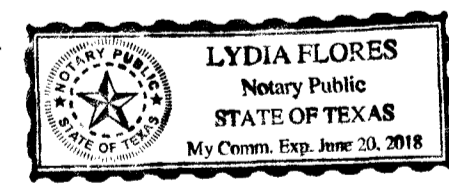
1. I, RICK HARRISON, SUBDIVIDER OF HUISACHE ACRES #12 HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVING 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 OF RHTJ MANAGEMENT LLC;  
 GENERAL PARTNER OF RHTJ PROPERTIES, LTD.

STATE OF TEXAS  
 COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICK 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, EVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE

21<sup>st</sup> DAY OF October 2016  
*Lydia Flores*  
 Notary Public  
 MY COMMISSION EXPIRES October 2018



WATER DISTRIBUTION FOR THE HUISACHE ACRES #12 CONSISTS OF TWENTY-EIGHT (26) 1" DIAMETER DUAL SERVICE LINES THAT RUN IN PAIRS TO LOTS BEFORE SPLITTING INTO 1/2" DIAMETER SERVICE LINES AND THREE (3) 1/2" DIAMETER SINGLE SERVICE LINES. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE 8" LINE, THE DUAL SERVICES, SINGLE SERVICES AND THE METER BOXES HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$131,567.50 OR \$2,392.14 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$39,275.00 WHICH COVERS THE \$ 695.91 PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS 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 5 FIRE HYDRANTS AT A UNIT COST OF \$3,120.00 FOR A TOTAL COST OF \$15,600.00. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES DESCRIPTION; COST AND OPERABILITY DATES  
 SEWAGE FROM HUISACHE ACRES #12 SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. THE PROFESSIONAL ENGINEER NO. 54151, HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENT DRAIN FIELD.

SOIL EVALUATION REPORT:  
 EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A SANDY LOAM SOIL FOR THE AREA. AT LEAST TWO SOIL EXCAVATIONS WERE PERFORMED ON THE SITE, AT OPPOSITE ENDS OF THE PROPOSED DISPOSAL AREA. (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMIT AREA). THE SOIL IS A UNIFORM SANDY LOAM EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUND WATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

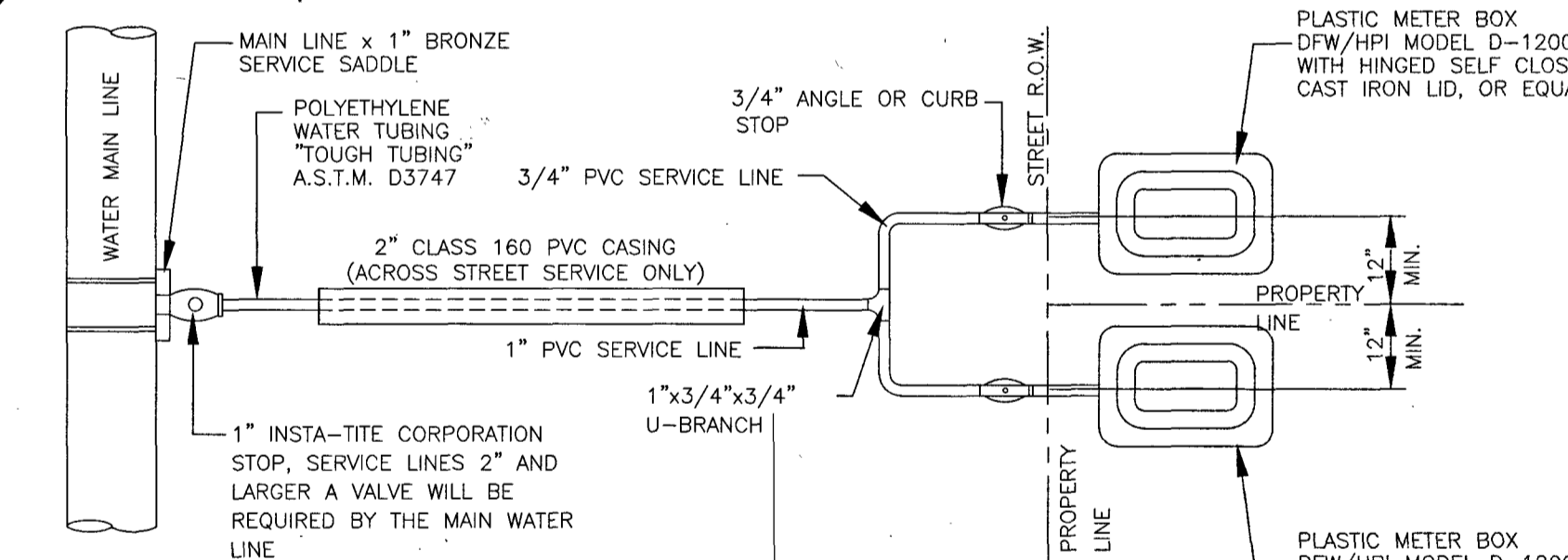
THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$1,345.00 INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSFS HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF \$ 73,975.00 THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON 10-27-2016

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 \$169,842.50 WHICH EQUALS TO \$ 3,088.04 PER LOT.

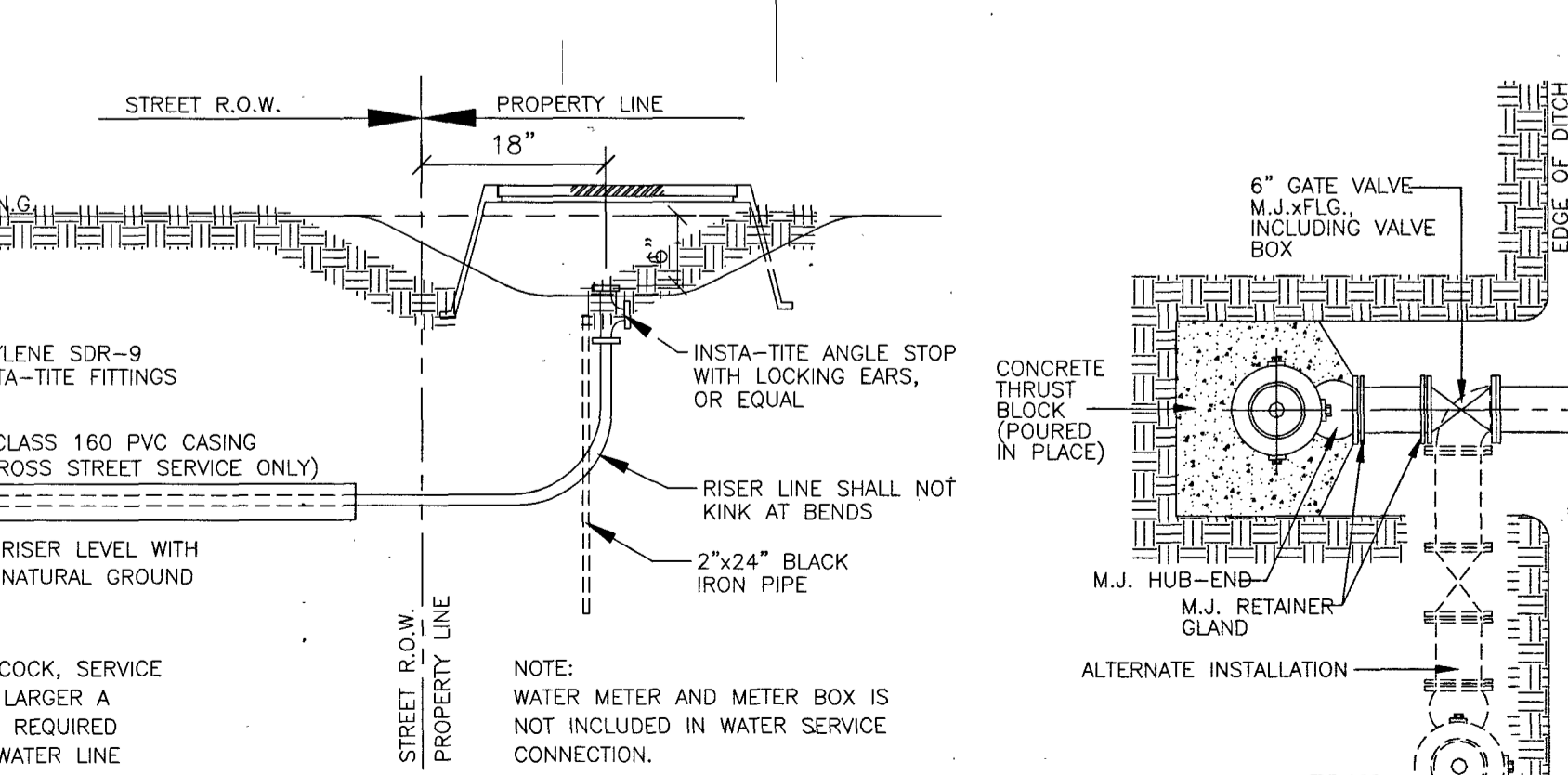
SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$1,345.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$ 73,975.00 FOR THE ENTIRE SUBDIVISION

*Fred L. Kurth* 10-27-16  
 ENGINEER'S SIGNATURE DATE

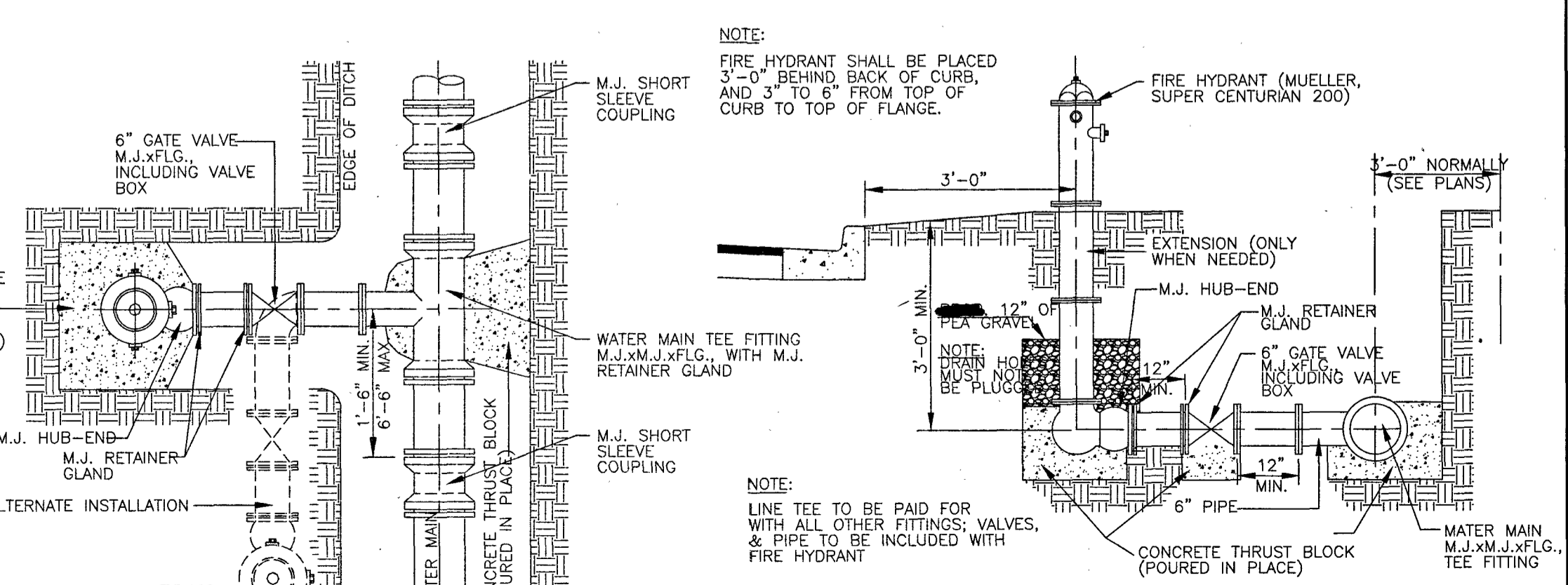


DUAL WATER SERVICE CONNECTION  
 N.T.S.

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

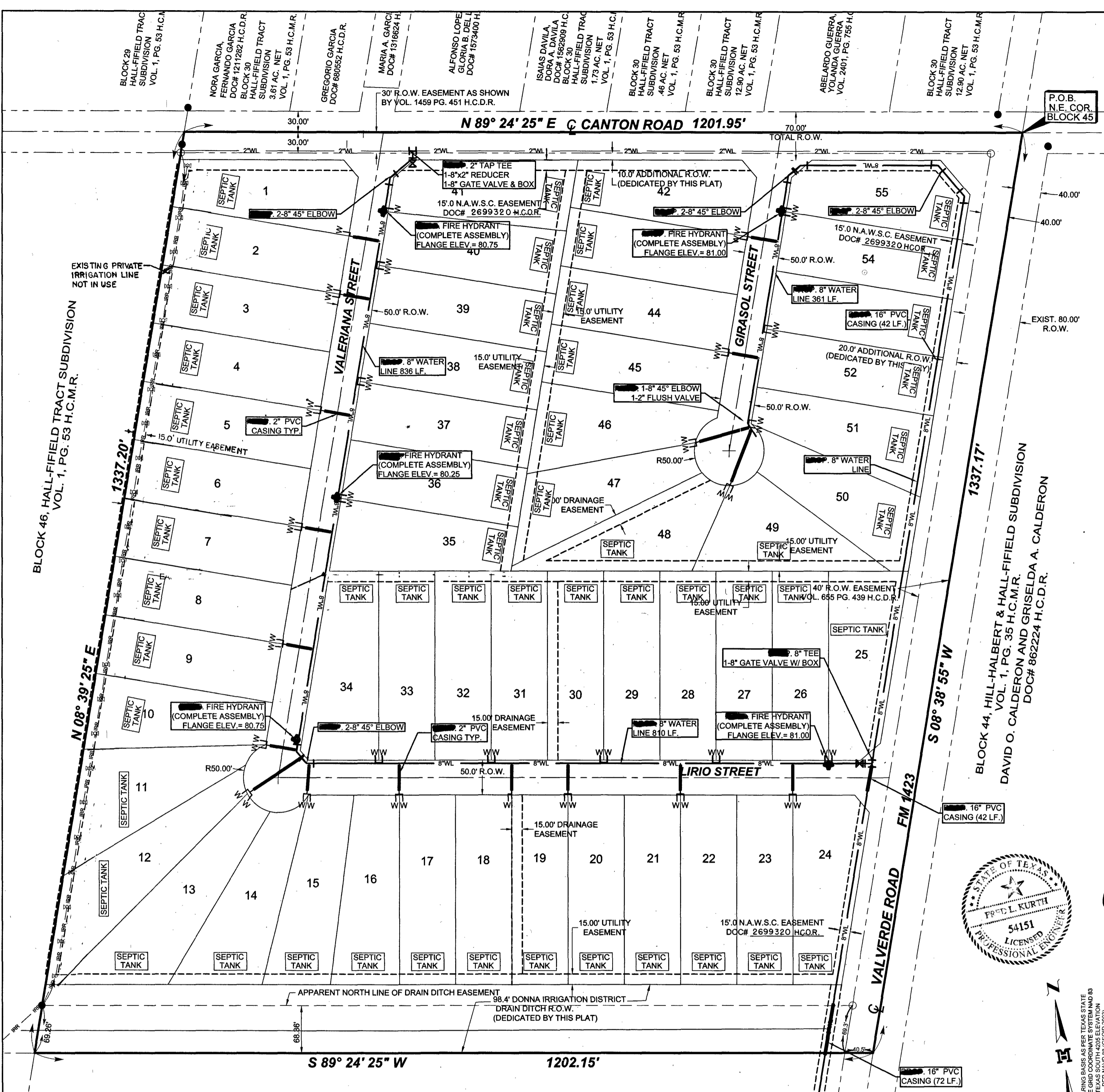


TYPICAL WATER SERVICE CONNECTION ELEVATION  
 N.T.S.



TYPICAL FIRE HYDRANT INSTALLATION  
 N.T.S.

SECTION  
 N.T.S.

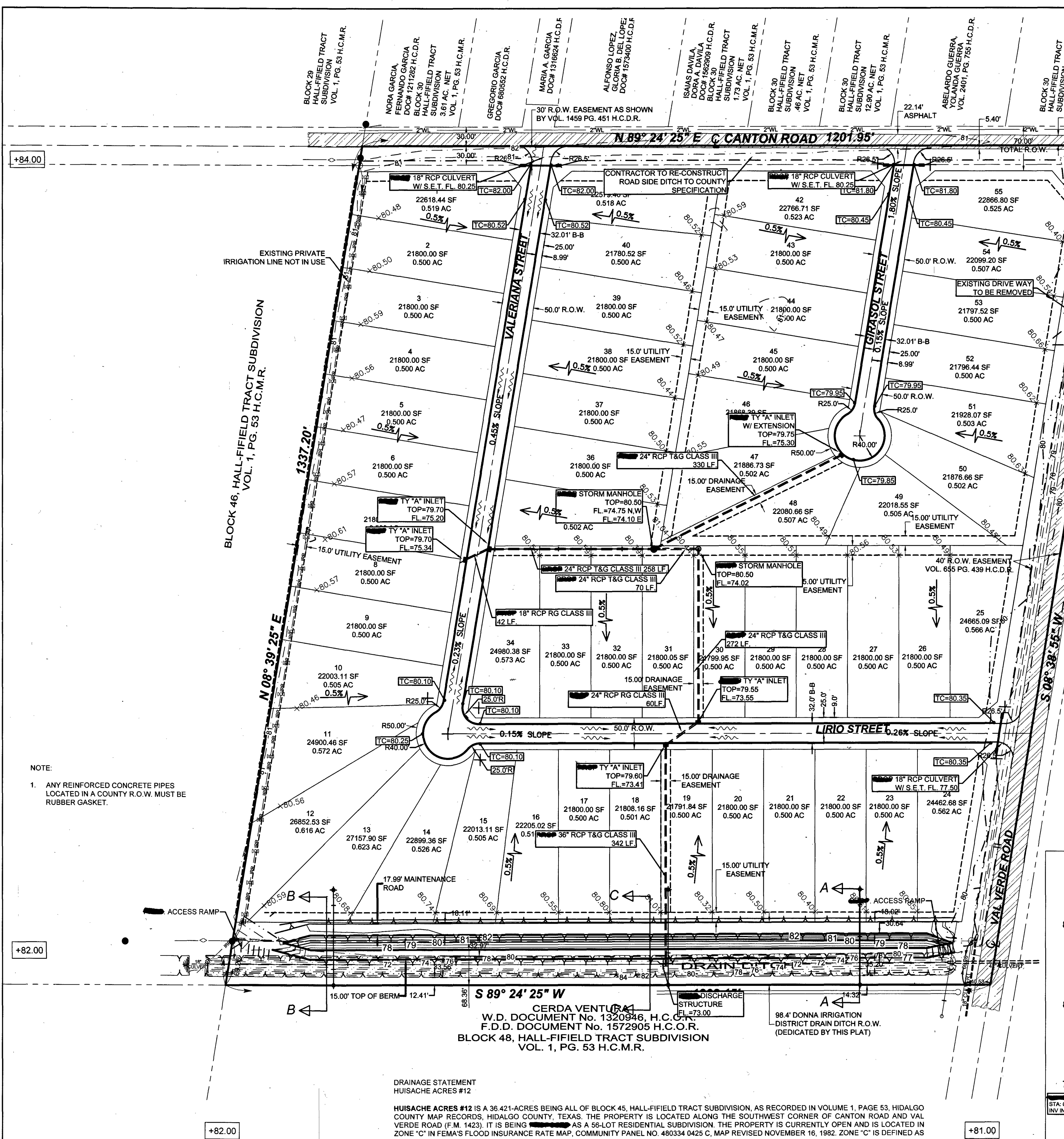


COST ESTIMATE:		ESTIMACION DE COSTOS:	
PAVING IMPROVEMENTS:	\$ 274,114.45	PAYMENTACION DE CALLES:	\$ 274,114.45
DRAINAGE IMPROVEMENTS:	\$ 107,250.62	DREAJE PLUVIAL:	\$ 107,250.62
WATER DISTRIBUTION:	\$ 131,567.50	SERVICIO DE AGUA POTABLE:	\$ 131,567.50
SEPTIC TANK SEWER IMPROVEMENTS / OSSF:	\$ 73,975.00	SERVICIO DE DRENAJE SANITARIO	\$ 73,975.00

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

LEGEND:	LEYENDA
● FOUND REBAR	● VARILLA ENCONTRADO
○ FOUND COTTON PICKER SPINDLE	○ E.E. ENCONTRADA
○ FOUND PIPE	○ TUBO DE VARILLA ENCONTRADO
○ SET REBAR	○ VARILLA ASENTADA
— DUAL WATER SERVICE	— SERVICIO DOBLE DE AGUA PROPUUESTO
— SINGLE WATER SERVICE	— SERVICIO INDIVIDUAL DE AGUA PROPUUESTO
— SEPTIC TANK	— TANQUE SEPTICO

**MELDEN & HUNT, INC.**  
 TEXAS REGIST. F-1435  
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 RIO GRANDE CITY, TX. 78852  
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 FAX: (936) 488-8591  
 E-MAIL: www.meldenandhunt.com  
 ESTABLISHED 1947



NOTE:  
1. ANY REINFORCED CONCRETE PIPES LOCATED IN A COUNTY R.O.W. MUST BE RUBBER GASKET.

**DRAINAGE STATEMENT**  
HUISACHE ACRES #12

HUISACHE ACRES #12 IS A 36.421-ACRES BEING ALL OF BLOCK 45, HALL-FIELD TRACT SUBDIVISION, AS RECORDED IN VOLUME 1, PAGE 53, HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED ALONG THE SOUTHWEST CORNER OF CANTON ROAD AND VAL VERDE ROAD (P.M. 1423). IT IS BEING SUBDIVIDED AS A 56-LOT RESIDENTIAL SUBDIVISION. THE PROPERTY IS CURRENTLY OPEN AND IS LOCATED IN ZONE "C" IN FEMA'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480334 0425 C, MAP REVISED NOVEMBER 16, 1982. ZONE "C" IS DEFINED AS "AREA OF MINIMAL FLOODING".

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

EXISTING RUNOFF IS BY SURFACE FLOW IN AN EASTERLY DIRECTION AND HAS A RUNOFF OF 8.00 C.F.S. DURING THE 10-YEAR STORM FREQUENCY AS PER THE ATTACHED CALCULATIONS.

THE DRAINAGE FOR HUISACHE ACRES #12 SHALL CONSIST OF SURFACE RUNOFF FROM THE LOTS INTO PROPOSED STREETS FLOWING TO THE SOUTH OF THIS SUBDIVISION. RUNOFF FROM STREETS SHALL FLOW INTO THE DONNA IRRIGATION DISTRICT DITCH VIA TYPE "A" INLETS AND AN 18" TO 36" STORM DRAINAGE SYSTEM. THE EXISTING DONNA IRRIGATION DISTRICT DITCH FLOWS EAST ULTIMATELY DISCHARGING INTO THE DONNA LATERAL.

IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE POLICY, THE PEAK RATE OF RUNOFF IN THE SUBDIVISION WILL NOT BE INCREASED DURING THE 10-YEAR RAINFALL EVENT DUE TO THE IMPROVEMENTS IN THIS SUBDIVISION. THEREFORE, AS PER ATTACHED CALCULATIONS, 65.782 CUBIC FEET OF DETENTION WILL BE PROVIDED BY WIDENING THE DONNA IRRIGATION DISTRICT DITCH ALONG THE SOUTH SIDE OF THIS SUBDIVISION.

**CERTIFICATION:**  
BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100 YEAR FLOODPLAIN AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0425 C, REVISED NOVEMBER 16, 1982 IS CONTAINED WITHIN THE WIDENING OF THE EXISTING DITCH ALONG THE NORTH SIDE OF THIS SUBDIVISION.

MELDEN & HUNT, INC.  
TEXAS REGISTRATION F-1435

*Fred L. Kurth* 3-5-17  
FRED L. KURTH, P.E. #54151

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

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

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