



# HIDALGO COUNTY PLANNING DEPARTMENT

1304 SOUTH 25<sup>TH</sup> STREET  
EDINBURG TEXAS 78539  
Tel. 956-318-2840 Fax. 956-318-2844

Raul E. Sesin, P.E., CFM  
Planning Administrator

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 04-16-2013

PROPOSED AURORA VALLEY PHASE II SUBDIVISION, PRECINCT No. 1.

ENGINEER FIRM: MELDEN & HUNT ENGINEERING DEVELOPER: MIKE RHODES

PRELIMINARY APPROVAL  FINAL APPROVAL  FINAL APPROVAL WITH FINANCIAL GUARANTEE  WITH VARIANCE

NUMBER OF LOTS: 123  \*SINGLE FAMILY  \*MULTI-FAMILY  COMMERCIAL  INSTITUTIONAL

LOCATION DESCRIPTION: North and South side of Canton Road, East of Dillon Road

The rural area of the County.

SUBDIVISION LIES WITHIN THE:  ETJ of \_\_\_\_\_ and was approved administratively by said City.

ETJ of \_\_\_\_\_ and was approved by the P & Z and City Commission of said City

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 11-29-12 PROPERTY LIES WITHIN FLOOD ZONE: "C" AS PER FEMA.

DRAINAGE DESIGN:

Storm Drainage Pipe System. Detention will be accomplished by the widening of the drain ditch adjacent to the south and north property line.

DISTANCE TO A DRAIN DITCH:

Drainage ditch is located along the north and south property line.

ROAD R.O.W. DEDICATION:

20 feet on the North and South of Canton Rd and 20 feet on Dillon Rd by this plat.

H.C.R.O.W. FINAL APPROVAL DATE:

03-27-2013; By, Joe Ochoa R.O.W. AGENT

SEWER SYSTEM:

OSSF & SOIL ANALYSIS WERE CONDUCTED BY: Jose Angel Gonzalez

OSSF HAVE BEEN INSTALLED AND INSPECTED BY HCHD ON: 03-25-13

SANITARY SEWER BY: \_\_\_\_\_ LINE SIZE: \_\_\_\_\_ LOCATION: \_\_\_\_\_.

WATER SERVICE PROVIDER:

N.A.W.S.C. LINE SIZE: 8" LOCATION: Canton Rd.

H.C.O.E.C. FINAL APPROVAL DATE:

03-27-13 .: By Martin Ramirez, Director of Office of Environmental Compliance

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.

**Notice Of Termination (NOT) has been submitted. Final stabilization has been achieved on site.**

REQUEST FOR FINAL APPROVAL WITH:

Cash Deposit: Amount: \$ \_\_\_\_\_ For:  OSSF(S)  PAVING  DRAINAGE  STREET SIGNS

A Letter of Credit Financial Institution: \_\_\_\_\_ L.O.C No. \_\_\_\_\_

Amount: \$ \_\_\_\_\_ For:  OSSF(S)  PAVING  DRAINAGE  STREET SIGNS

PRELIMINARY APPROVAL FROM THE

HIDALGO COUNTY COMMISSIONERS' COURT ON:

NOVEMBER 13, 2012

STAFF RECOMMENDS:

Preliminary Approval subject to comments and future recommendations by planning, other departments and the approval of the City of \_\_\_\_\_.

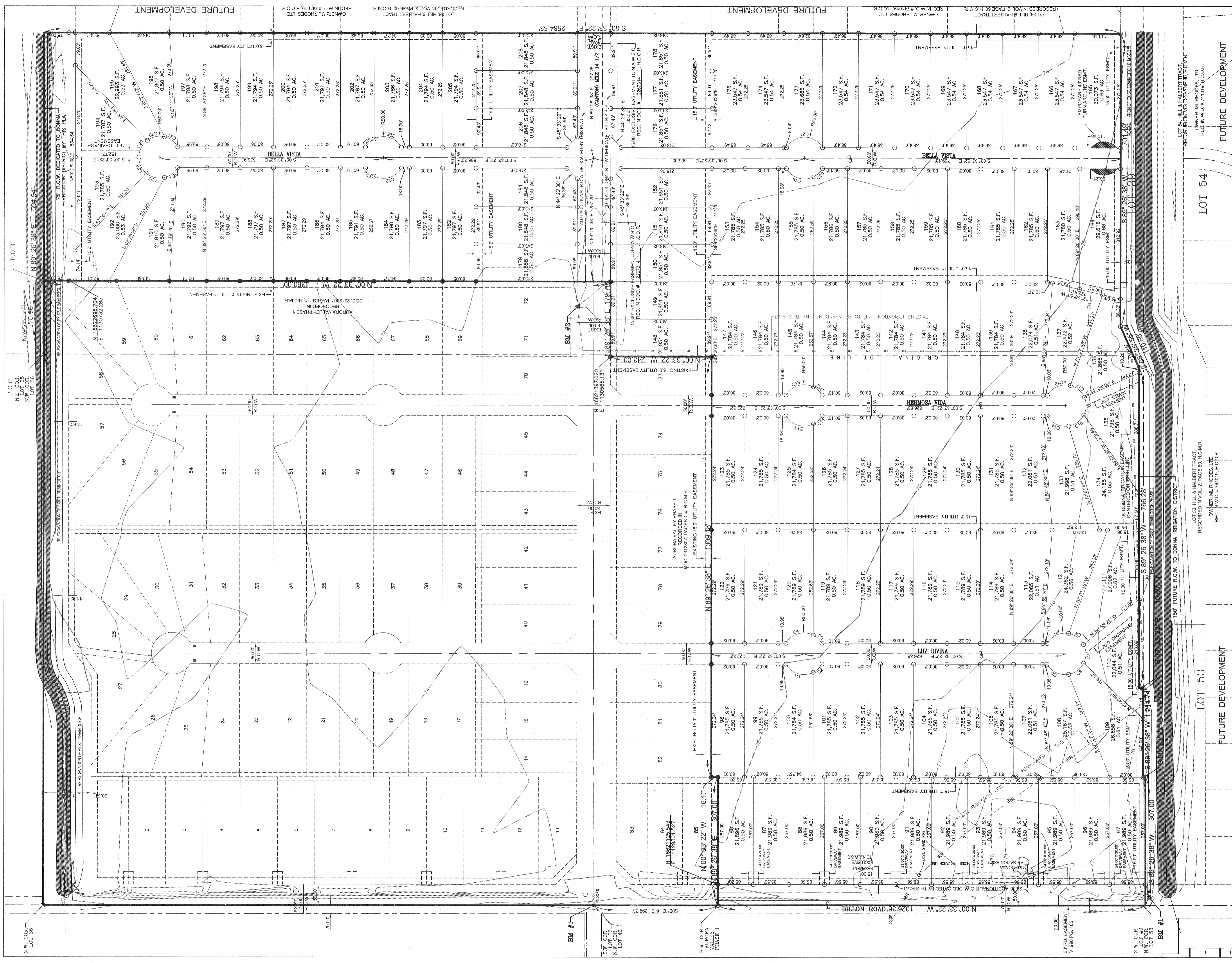
Preliminary Approval subject comments and future recommendations by planning and other Departments

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.



INDEX TO SHEET OF AURORA VALLEY PHASE II

SHEET 1: HEADING; INDEX; LOCATION MAP; MAP; LOT, STREETS AND EASEMENT LAYOUT

SHEET 2: E.T.; PRINCIPAL CONTACTS; DESCRIPTION (METES AND BOUNDS); ENGINEER'S CERTIFICATION, SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION; IRRIGATION DISTRICT, H.C.D.D. No. 1, HIDALGO COUNTY R.O.W. DEPT., H.C. JUDGE AND H.C.H.D. CERTIFICATIONS; CLERK'S RECORDING CERTIFICATE; REVISION NOTES.

SHEET 3: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND OSSF; ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH); WATER DETAILS; REVISION NOTES.

SHEET 4: WATER AND OSSF LAYOUT; REVISION NOTES.

SHEET 5: MAP OF TOPOGRAPHY AND STORM DRAINAGE PLAN.

SHEET 6: DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE; CONSTRUCTION DETAILS; REVISION NOTES.

GENERAL PLAT NOTES & RESTRICTIONS:

1. FLOOD ZONE STATEMENT:  
FLOOD ZONE DESIGNATION: ZONE "CC" (NO SHADING). ZONE "CC" IS DEFINED AS AREA OF MINIMAL FLOODING. PANEL NO. 480334 0425 C. MAP REVISED: NOVEMBER 16, 1982. THE AREAS WITHIN THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN. THE LOCAL FLOOD PLAN ADMINISTRATOR IDENTIFIES NO OTHER AREA WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN.

2. SETBACKS:  
FRONT: 50.00 FEET ALONG DILLON ROAD AND 40.00 FEET ALONG CANTON ROAD; MILE 14 1/2 N. RD.).  
FRONT: 25.00 FEET (INTERNAL LOTS)  
REAR: 15.00 FEET, OR GREATER FOR EASEMENT.  
SIDE: 8.00 FEET, OR GREATER FOR EASEMENT.  
CUL-DE-SAC: 15.00 FEET.  
CORNER SIDE: 20.00 FEET, OR GREATER FOR EASEMENT.  
GARAGE FRONT SETBACK: 18 FEET

3. MINIMUM FINISH FLOOR NOTE:  
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTER OF STREET MEASURED AT THE CENTER OF EACH LOT, 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 SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.

4. BENCHMARK NOTE:  
BM #1: SQUARE CUT ON SET TOP OF CONCRETE HEADWALL LOCATED 9.5 FEET SOUTH FROM THE SOUTH-WEST CORNER OF THIS SUBDIVISION AND ON THE EAST SIDE OF DILLON ROAD. GEODETIC G.P.S. TEXAS STATE PLANE GRID. COORDINATE SYSTEM NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 2003) N= 16620089.5400 E= 1192200.3450 ELEV = 79.70  
BM #2: SET 2" DIA. ALUM. DISK AT BASE OF GUY WIRE LOCATED 1388 FEET EAST FROM DILLON ROAD AND ALONG CANTON ROAD (MILE 14 1/2), GEODETIC G.P.S. TEXAS STATE PLANE GRID. COORDINATE SYSTEM NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 2003) N= 16621476.2700 E= 1130685.2860 ELEV = 74.04

5. 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 208,241 CUBIC FEET (4.795 ACRE FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS INDICATED IN THE DRAINAGE REPORT.

6. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:  
NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT OF THIS SUBDIVISION (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, HEALTH DEPARTMENT, OFFICE OF ENVIRONMENTAL AND COMPLIANCE, AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT. NO COMMERCIAL USE WILL BE ALLOWED IN ALL INTERNAL LOTS 86 THROUGH 147, 153 THROUGH 175, AND LOTS 182 THROUGH 205.  
7. 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, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

8. EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THE RESIDENTIAL SECTION OF THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.

9. CULVERT PIPES REQUIRED FOR EACH DRIVEWAY ON LOTS 148 THROUGH 152, 176 THROUGH 181, AND 206 THROUGH 208, AS REQUIRED BY HIDALGO COUNTY. THE DEVELOPER SHALL INSTALL CULVERTS AND DRIVEWAYS ON AFOREMENTIONED LOTS.

10. RHODES ENTERPRISES, LTD. OWNER AND SUBDIVIDER OF AURORA VALLEY PHASE 2, RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOTS AS INDICATED ON SHEET NO. 3 OF THIS PLAT.

11. THIS SUBDIVISION SHALL UTILIZE SEPTIC TANKS FOR SEWAGE DISPOSAL.

12. SEWAGE SYSTEM:  
A. OSSF SYSTEM IS BEING DESIGNED OR DISPOSAL OF DOMESTIC SEWERAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.  
B. EACH LOT ON THIS PLAT COMPLIES WITH THE REQUIRED MINIMUM OF 21,780 SQ. FT. OF LOT AREA WITH A POTABLE WATER SUPPLY.  
C. TCEQ DEVELOPMENT AND APPROVAL OF WASTEWATER COLLECTION AND TREATMENT SYSTEM IS NOT REQUIRED.  
D. WRITTEN AGREEMENT TO CONNECT TO EXISTING WASTEWATER TREATMENT SYSTEM NOT REQUIRED.  
E. SOIL ANALYSIS HAVE BEEN SUBMITTED TO HIDALGO COUNTY HEALTH DEPARTMENT AND MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT.

13. LOTS 88 THROUGH 97, WILL HAVE SHARED DUAL ACCESS ONTO DILLON ROAD. THE DEVELOPER SHALL INSTALL CULVERTS AND DRIVEWAYS ON AFOREMENTIONED LOTS.

14. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.

15. ALL PUBLIC UTILITY EASEMENTS DEDICATED BY THIS PLAT SHALL HAVE A MINIMUM WIDTH OF 15.00 FEET, AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES.

16. THE CROSS-HATCHED CUL-DE-SAC AREA IS A TEMPORARY EASEMENT FOR A TURN-AROUND UNTIL STREET IS EXTENDED SOUTH IN A RECORDED PLAT. SAID TEMPORARY EASEMENT SHALL BE AUTOMATICALLY ABANDONED UPON THE CONSTRUCTION OF A DEDICATED STREET TO THE SOUTH.

17. AN OFF-STREET PARKING LOT SITE PLAN AND DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT AND THE OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR COMMERCIAL USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCE SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.

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 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 DESIGNATED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DEDICATE 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 AS INSTALLED.

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

THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTEE BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN. THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE A COVENANT RUNNING WITH THE LAND FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANTEE COVENANTS THAT HE/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 GRANTEE HAS EXECUTED THIS INSTRUMENT THE 20th DAY OF February, 2013

*Mike Rhoads*  
MIKE RHODES, PRESIDENT  
RHODES ENTERPRISES, INC.  
2500 S. BENTSEN PALM DRIVE, STE. 287B  
MISSION, TEXAS, 78575

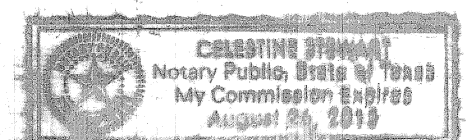
ACKNOWLEDGMENT

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 *Fred L. Kurth*, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (SHE) (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 20th DAY OF February, 2013

*Celestine Stewart*  
NOTARY PUBLIC, STATE OF TEXAS  
MY COMMISSION EXPIRES: 8-26-2013



Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	75.68	50.00	086° 43' 05"	S16° 05' 06"W	66.66	47.21
C2	29.04	50.00	033° 16' 55"	S43° 54' 54"E	28.64	14.94
C3	29.04	50.00	033° 16' 55"	N42° 48' 10"E	28.64	14.94
C4	75.68	50.00	086° 43' 05"	N17° 11' 50"W	68.66	47.21
C5	60.89	50.00	069° 46' 28"	S24° 33' 24"W	57.20	34.86
C6	46.68	50.00	053° 29' 15"	S37° 04' 27"E	45.00	25.20
C7	46.74	50.00	053° 33' 17"	N89° 24' 17"E	45.05	25.23
C8	46.67	50.00	053° 29' 00"	N35° 53' 09"E	45.00	25.19
C9	60.83	50.00	069° 42' 01"	N25° 42' 21"W	57.14	34.82
C10	75.68	50.00	086° 43' 05"	S16° 05' 06"W	68.66	47.21
C11	29.04	50.00	033° 16' 55"	S43° 54' 54"E	28.64	14.94
C12	29.04	50.00	033° 16' 55"	N42° 48' 10"E	28.64	14.94
C13	75.68	50.00	086° 43' 05"	N17° 11' 50"W	68.66	47.21
C14	60.84	50.00	069° 43' 15"	S24° 35' 00"W	57.16	24.83
C15	46.69	50.00	053° 30' 29"	S37° 01' 52"E	45.02	25.21
C16	44.32	50.00	050° 46' 59"	S89° 10' 36"E	42.88	23.73
C17	45.62	50.00	052° 16' 36"	N39° 17' 37"E	44.05	24.54
C18	64.33	50.00	073° 42' 41"	N23° 42' 01"W	59.98	37.48
C19	75.68	50.00	086° 43' 05"	S16° 05' 06"W	68.66	47.21
C20	29.04	50.00	033° 16' 55"	S43° 54' 54"E	28.64	14.94
C21	104.72	50.00	120° 00' 00"	N0° 33' 22"W	86.60	86.60
C22	75.78	50.00	086° 49' 55"	S17° 08' 25"E	68.73	47.31
C23	28.94	50.00	033° 10' 05"	S42° 51' 35"W	28.54	14.89
C24	28.94	50.00	033° 10' 05"	N43° 58' 19"W	28.54	14.89
C25	75.78	50.00	086° 49' 55"	N16° 01' 41"E	68.73	47.31
C26	40.65	50.00	046° 35' 12"	S37° 15' 48"E	39.54	21.53
C27	46.97	50.00	053° 49' 23"	S12° 56' 32"W	45.26	25.38
C28	43.28	50.00	049° 35' 25"	S64° 38' 56"W	41.94	23.10
C29	46.67	50.00	053° 28' 34"	N63° 49' 05"W	44.99	25.19
C30	43.58	50.00	049° 56' 14"	N12° 06' 41"W	42.21	23.28
C31	40.65	50.00	046° 35' 12"	N36° 09' 02"E	39.54	21.53

Map of  
**AURORA VALLEY PHASE 2**

BEING A RESUBDIVISION OF 71.419 ACRES,  
18.016 ACRES OUT OF LOT 36, 22.230 OUT OF LOT 39,  
31.134 ACRES OUT OF LOT 40,  
AND 0.039 ACRES OUT OF LOT 53  
HILL-HALBERT SUBDIVISION,  
REC. IN VOL. 1, PAGE 35, H.C.M.R.,  
HIDALGO COUNTY, TEXAS.

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 71.419 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, CONSISTING OF 18.016 ACRES OUT OF LOT 36, 22.230 ACRES OUT OF LOT 39, 31.134 ACRES OUT OF LOT 40, AND 0.039 OF ONE ACRE OUT OF LOT 53, HILL-HALBERT SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 35, HIDALGO COUNTY MAP RECORDS, SAID 71.419 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 36, HILL-HALBERT SUBDIVISION;

THENCE, NORTH 89 DEGREES, 26 MINUTES, 38 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 36 AND ALONG THE NORTH BOUNDARY LINE OF AURORA VALLEY SUBDIVISION PHASE 1 ACCORDING TO THE PLAT THEREOF RECORDED UNDER DOCUMENT NUMBER 2312807, HIDALGO COUNTY MAP RECORDS, A DISTANCE OF 176.96 FEET TO THE EASTERMOST NORTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, NORTH 89 DEGREES, 26 MINUTES, 38 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 36, A DISTANCE OF 984.54 FEET TO THE NORTHEAST CORNER OF THIS TRACT;
2. THENCE, SOUTH 00 DEGREES, 33 MINUTES, 22 SECONDS EAST, ACROSS SAID LOTS 36 AND 39, AT A DISTANCE OF 60.00 FEET PASS A No. 4 REBAR SET FOR THE SOUTH LINE OF A DONNA IRRIGATION DISTRICT RIGHT-OF-WAY, AT A DISTANCE OF 1280.00 FEET PASS A No. 4 REBAR FOR THE NEW NORTH RIGHT-OF-WAY LINE OF CANTON ROAD/MILE 14 1/2, AT A DISTANCE OF 1300.00 FEET PASS THE CURRENT NORTH RIGHT-OF-WAY LINE, AT A DISTANCE OF 1300.00 FEET PASS THE CURRENT SOUTH RIGHT-OF-WAY LINE, AT A DISTANCE OF 1340.00 FEET PASS A No. 4 REBAR SET FOR THE NEW SOUTH RIGHT-OF-WAY LINE OF SAID CANTON ROAD/MILE 14 1/2, CONTINUING A TOTAL DISTANCE OF 2564.53 FEET TO A No. 4 REBAR SET FOR THE SOUTHEAST CORNER OF THIS TRACT;
3. THENCE, SOUTH 89 DEGREES, 26 MINUTES, 38 SECONDS WEST, ACROSS SAID LOT 39, ALONG THE NORTH LINE OF A DRAIN DITCH RIGHT-OF-WAY, A DISTANCE OF 701.49 FEET TO A No. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
4. THENCE, SOUTH 85 DEGREES, 25 MINUTES, 55 SECONDS WEST, ACROSS SAID LOTS 39 AND 40, ALONG THE NORTH LINE OF A DRAIN DITCH RIGHT-OF-WAY, A DISTANCE OF 110.56 FEET TO A No. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
5. THENCE, SOUTH 89 DEGREES, 26 MINUTES, 38 SECONDS WEST, ACROSS SAID LOT 40 AND ALONG THE NORTH LINE OF A DRAIN DITCH RIGHT-OF-WAY, A DISTANCE OF 795.29 FEET TO A No. 4 REBAR SET FOR AN INTERIOR CORNER OF THIS TRACT;
6. THENCE, SOUTH 00 DEGREES, 33 MINUTES, 22 SECONDS EAST, ACROSS SAID LOT 40 AND ALONG THE NORTH LINE OF A DRAIN DITCH RIGHT-OF-WAY, A DISTANCE OF 15.90 FEET TO A No. 4 REBAR SET FOR AN EXTERIOR CORNER OF THIS TRACT;
7. THENCE, SOUTH 89 DEGREES, 26 MINUTES, 38 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 40, ALONG THE NORTH LINE OF A DRAIN DITCH RIGHT-OF-WAY, A DISTANCE OF 214.74 FEET TO A No. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
8. THENCE, SOUTH 00 DEGREES, 33 MINUTES, 22 SECONDS EAST, ACROSS SAID LOT 53, A DISTANCE OF 9.54 FEET TO A No. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
9. THENCE, SOUTH 89 DEGREES, 23 MINUTES, 39 SECONDS WEST, ACROSS SAID LOT 53, ALONG THE NORTH LINE OF A DRAIN DITCH RIGHT-OF-WAY, AT A DISTANCE OF 257.00 FEET PASS A No. 4 REBAR SET FOR THE NEW EAST RIGHT-OF-WAY LINE OF DILLON ROAD, AT A DISTANCE OF 277.00 FEET PASS THE CURRENT EAST RIGHT-OF-WAY LINE OF DILLON ROAD, CONTINUING A TOTAL DISTANCE OF 307.00 FEET TO THE SOUTHWEST CORNER OF THIS TRACT;
10. THENCE, NORTH 00 DEGREES, 33 MINUTES, 22 SECONDS WEST, ALONG THE WEST LINE OF SAID LOTS 53 AND 40 AND WITHIN THE RIGHT-OF-WAY OF DILLON ROAD, A DISTANCE OF 1026.36 FEET TO THE WESTERMOST NORTHWEST CORNER OF THIS TRACT;
11. THENCE, NORTH 89 DEGREES, 26 MINUTES, 38 SECONDS EAST, ACROSS SAID LOT 40 AND ALONG A SOUTHERN BOUNDARY LINE OF SAID AURORA VALLEY SUBDIVISION PHASE 1, AT A DISTANCE OF 30.00 FEET PASS THE CURRENT EAST RIGHT-OF-WAY LINE OF DILLON ROAD, AT A DISTANCE OF 243.00 FEET TO A No. 4 REBAR FOUND FOR AN OUTSIDE CORNER OF THIS TRACT;
12. THENCE, NORTH 00 DEGREES, 33 MINUTES, 22 SECONDS WEST, ALONG AN EASTERN BOUNDARY LINE OF SAID AURORA VALLEY SUBDIVISION PHASE 1, A DISTANCE OF 16.17 FEET TO A No. 4 REBAR FOUND FOR AN OUTSIDE CORNER OF THIS TRACT;
13. THENCE, NORTH 89 DEGREES, 26 MINUTES, 38 SECONDS EAST, ACROSS SAID LOT 40 AND ALONG A SOUTHERN BOUNDARY LINE OF SAID AURORA VALLEY SUBDIVISION PHASE 1, A DISTANCE OF 1009.18 FEET TO A No. 4 REBAR FOUND FOR AN INSIDE CORNER OF THIS TRACT;
14. THENCE, NORTH 00 DEGREES, 33 MINUTES, 22 SECONDS WEST, ALONG AN EASTERN BOUNDARY LINE OF SAID AURORA VALLEY SUBDIVISION PHASE 1, A DISTANCE OF 243.00 FEET TO A No. 4 REBAR FOUND FOR AN OUTSIDE CORNER OF THIS TRACT;
15. THENCE, NORTH 89 DEGREES, 26 MINUTES, 38 SECONDS EAST, ACROSS SAID LOT 39 AND ALONG A SOUTHERN BOUNDARY LINE OF SAID AURORA VALLEY SUBDIVISION PHASE 1, A DISTANCE OF 178.78 FEET TO A No. 4 REBAR FOUND FOR AN INSIDE CORNER OF THIS TRACT;
16. THENCE, NORTH 00 DEGREES, 33 MINUTES, 22 SECONDS WEST, ACROSS SAID LOTS 39 AND 36, ALONG THE MOST EASTERN BOUNDARY LINE OF SAID AURORA VALLEY SUBDIVISION PHASE 1, AT A DISTANCE OF 1360.00 FEET PASS A No. 4 REBAR FOUND FOR THE SOUTH LINE OF A DONNA IRRIGATION DISTRICT RIGHT-OF-WAY, CONTINUING A TOTAL DISTANCE OF 1360.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 71.419 ACRES OF LAND, MORE OR LESS.

STATE OF TEXAS  
COUNTY OF HIDALGO:

OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION

I, MIKE RHODES, OWNER OF THE 71.419-ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED "AURORA VALLEY PHASE 2," HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO THE PUBLIC USE THE STREETS, 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) SANITARY SEWER CONNECTIONS TO THE LOTS MEET, OR WILL MEET THE MINIMUM REQUIREMENTS OF THE 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.

*Mike Rhoads*  
MIKE RHODES, PRESIDENT  
RHODES ENTERPRISES, INC.  
2500 S. BENTSEN PALM DRIVE, STE. 287B  
MISSION, TEXAS, 78575

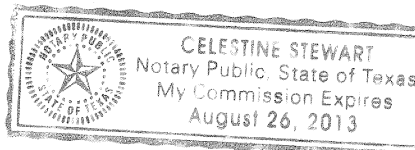
2/20/13  
DATE:

STATE OF TEXAS  
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED "MIKE RHODES" PROVED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVERS LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME, FIRST DULY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 20 DAY OF February, 2013

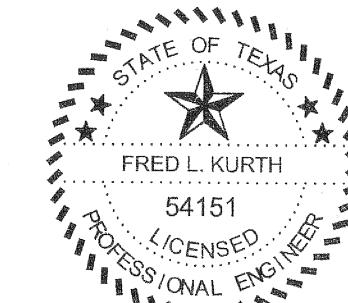
*Celestine Stewart*  
NOTARY PUBLIC, HIDALGO COUNTY, TEXAS  
MY COMMISSION EXPIRES: 8-26-2013



STATE OF TEXAS  
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, FRED L. KURTH, A REGISTERED PROFESSIONAL ENGINEER AND REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT, AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

*Fred L. Kurth*  
FRED L. KURTH, L.P.E. # 54151, R.P.L.S. # 4750  
DATE SURVEYED: 07-09-12  
DATE PREPARED: 08-13-12  
T-937, PG. 28 AND 32  
REF. T-508, PG. 1-8  
ENGINEERING JOB NO. 12076.00  
SURVEYING JOB NO. 12076.08



HIDALGO COUNTY  
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF AURORA VALLEY PHASE 2 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON: \_\_\_\_\_, 20\_\_\_\_

ENVIRONMENTAL HEALTH DIVISION MANAGER DATE

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 TEX. WATER CODE 49.211 (G). 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 OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

THIS PLAT APPROVED BY THE DONNA IRRIGATION DISTRICT NO. 1

ON THIS THE 20th DAY OF February, 2013

ATTEST: *Rosendo Arguon*  
PRESIDENT  
*Aurora Valley*  
SECRETARY

NOTE: DONNA IRRIGATION DISTRICT NO. 1 WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION.

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

WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF AURORA VALLEY PHASE 2 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON: \_\_\_\_\_, 20\_\_\_\_

HIDALGO COUNTY JUDGE DATE

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

HIDALGO COUNTY  
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF AURORA VALLEY PHASE 2 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT-OF-WAY DEPARTMENT ON: \_\_\_\_\_, 20\_\_\_\_

HIDALGO COUNTY RIGHT-