

HIDALGO COUNTY PLANNING DEPARTMENT

1304 SOUTH 25TH 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: 10-01-2013

PROPOSED AURORA VALLEY PHASE 3 SUBDIVISION, PRECINCT No. 1

ENGINEER: Melden & Hunt, Inc. DEVELOPER: Mike Rhodes

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

72 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL

NUMBER OF LOTS: INSTITUTION

LOCATION DESCRIPTION: North & South of Canton Rd approx. 1/2 mile East of Dillon Rd

SUBDIVISION LIES WITHIN THE: The rural area of the County

DRAINAGE REPORT WAS APPROVED BY HCDD#1: 08-28-2013 PROPERTY LIES WITHIN FLOOD ZONE: "C" AS PER FEMA.

DRAINAGE DESIGN: Drainage will be accomplished by storm drainage pipe system and detention by widening of the Drain Ditch along the North side of the subdivision development.

ROAD R.O.W. DEDICATION: 20 feet on the North and South side of Canton Rd.

H.C.R.O.W. PRELIMINARY APPROVED DATE: 08-09-2013 By Roy Gonzalez R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 08-07-13 By, Elizardo "Chardo" Ramos Environmental Health Division Manager

SEWER SYSTEM: OSSF & SOIL ANALYSIS WERE CONDUCTED BY: Jose A. Gonzalez
 OSSF HAVE BEEN INSTALLED AND INSPECTED BY HCHD ON: _____

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 8" LOCATION: on the south side of Canton Rd

H.C.O.E.C. PRELIMINARY APPROVED DATE: 05-01-2013 By Martin Ramirez, Environmental Compliance Coordinator

LARGE CONSTRUCTION

The applicant has submitted the required NOI as per Part II, Section E of the TPDES General Permit for Construction Activities (TXR150000) along with a copy of the Erosion Control Plan for the proposed project.

REQUEST FOR FINAL APPROVAL WITH: **Cash Deposit:** Amount: \$ _____ For: OSSF(S) PAVING DRAINAGE STREET SIGNS

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

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

PRELIMINARY APPROVAL FROM
THE HIDALGO COUNTY ADVISORY BOARD ON: _____, 20____.

STAFF RECOMMENDS: **Preliminary Approval with Variance Request** *subject to comments and future recommendations by planning and other departments.*

Final Approval *subject to recommendations other departments*

VARIANCE REQUEST: **The Variance Request is to base the 1/3 escrow for Canton Road on a 24'/28' County Road section vs the subdivision rules requirement on a collector road of 36'/40'.**

* **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.**



MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
FRED L. KURTH • ALLAN F. BOOE • KELLEY A. HELLER-VELA

September 9, 2013

Raul Sesin, P.E., C.F.M.
Planning Director
Hidalgo County Planning Dept.
1304 S. 25th St.
Edinburg, TX 78539

Re: Aurora Valley Phase III Subdivision – Variance Request

Dear Mr. Sesin:

On behalf of the developer, Rhodes Enterprises, we are requesting a variance for the paving width of Canton Road for the proposed Aurora Valley Phase III. Canton Road pavement fronting Aurora Valley Phase I and Phase II was constructed with an edge-to-edge width of 24'. Hidalgo County requires 38' of paving edge-to-edge. We would like to continue with the same width of 24' HMA for Aurora Valley Phase I and Phase II for Aurora Valley Phase III.

Please consider this request and advise us as soon as possible on your decision. If you have any questions or comments, please contact our office. Thank you.

Sincerely,
MELDEN & HUNT, INC.



Fred L. Kurth, P.E., R.P.L.S.
President

cc: Mike Rhodes {Rhodes Enterprises}

HILL - HALBERT SUBDIVISION

Map of AURORA VALLEY PHASE 3

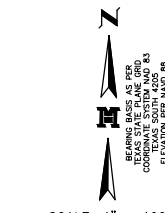
BEING A RESUBDIVISION OF 50.427 ACRES, CONSISTING OF 16.651 ACRES OUT OF LOT 36, 25.472 OUT OF LOT 37, 4.734 ACRES OUT OF LOT 38, AND 3.570 ACRES OUT OF LOT 39 HILL-HALBERT SUBDIVISION, REC. IN VOL. 1, PAGE 35, H.C.M.R., HIDALGO COUNTY, TEXAS.

INDEX TO SHEET OF AURORA VALLEY PHASE 3

- SHEET 1: HEADING, INDEX, LOCATION MAP, MAP, LOT, STREETS AND EASEMENT LAYOUT, DESCRIPTION (METES AND BOUNDS), ENGINEER'S AND SURVEYOR'S CERTIFICATION, PRINCIPAL CONTACTS; REVISION NOTES.
- SHEET 2: E.T. PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION; IRRIGATION DISTRICT, H.C.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, STREET AND STORM DRAINAGE PLAN; STREET CONSTRUCTION DETAILS; REVISION NOTES.
- SHEET 6: DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE; STORM DRAINAGE CONSTRUCTION DETAILS; REVISION NOTES.

METES AND BOUNDS DESCRIPTION
A TRACT OF LAND CONTAINING 50.427 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, CONSISTING OF 16.651 ACRES OUT OF LOT 36, 25.472 ACRES OUT OF LOT 37, 4.734 ACRES OUT OF LOT 38, AND 3.570 ACRES OUT OF LOT 39, HILL-HALBERT SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 35, HIDALGO COUNTY MAP RECORDS, SAID 49.91 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- BEGINNING AT THE NORTHEAST CORNER OF LOT 37, HILL-HALBERT SUBDIVISION FOR THE NORTHEAST CORNER OF THIS TRACT:
- THENCE, SOUTH 08 DEGREES, 39 MINUTES, 27 SECONDS WEST, ALONG THE EAST LINES OF SAID LOTS 37 AND 38, AT A DISTANCE OF 1337.22 FEET TO THE SOUTHWEST CORNER OF LOT 37, THE NORTHEAST CORNER OF LOT 38 AND THE CENTERLINE OF CANTON ROAD (PROPOSED), CONTINUING A TOTAL DISTANCE OF 1664.67 FEET TO THE SOUTHWEST CORNER OF THIS TRACT;
 - THENCE, NORTH 81 DEGREES, 20 MINUTES, 33 SECONDS WEST, AT A DISTANCE OF 75.00 FEET PASS A No. 4 REBAR SET FOR THE WEST LINE OF HIDALGO COUNTY DRAINAGE DISTRICT No. 1 RIGHT-OF-WAY, CONTINUING A TOTAL DISTANCE OF 250.85 FEET TO AN INTERIOR CORNER OF THIS TRACT;
 - THENCE, SOUTH 89 DEGREES, 26 MINUTES, 38 SECONDS WEST, AT A DISTANCE OF 433.48 FEET TO THE WEST LINE OF SAID LOT 38 AND THE EAST LINE OF SAID LOT 39, CONTINUING A TOTAL DISTANCE OF 982.98 FEET TO A No. 4 REBAR FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT;
 - THENCE, NORTH 00 DEGREES, 33 MINUTES, 22 SECONDS WEST, ACROSS SAID LOTS 36 AND 39, ALONG THE EASTERN BOUNDARY LINE OF AURORA VALLEY PHASE 2 ACCORDING TO THE PLAT THEREOF RECORDED UNDER DOCUMENT 2404614, AT A DISTANCE OF 2403.03 FEET TO A No. 4 REBAR FOUND FOR THE PROPOSED SOUTH RIGHT-OF-WAY LINE OF CANTON ROAD (MILE 14 1/2), AT A DISTANCE OF 323.03 FEET TO THE PROPOSED NORTH RIGHT-OF-WAY LINE, AT A DISTANCE OF 1528.03 FEET TO A No. 4 REBAR FOUND FOR THE SOUTH LINE OF A DONNA IRRIGATION DISTRICT RIGHT-OF-WAY, CONTINUING A TOTAL DISTANCE OF 1803.03 TO THE NORTHWEST CORNER OF THIS TRACT;
 - THENCE, NORTH 89 DEGREES, 26 MINUTES, 38 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOTS 36 AND 37, AT A DISTANCE OF 549.50 FEET TO THE NORTHEAST CORNER OF LOT 36 AND THE NORTHWEST CORNER OF LOT 37, CONTINUING A TOTAL DISTANCE OF 1497.13 FEET TO THE POINT OF BEGINNING, AND CONTAINING 50.427 ACRES OF LAND, MORE OR LESS.



SCALE: 1" = 100'
IF THIS SCALE DOES NOT MEASURE 1", THE DRAWING IS NOT TO SCALE.

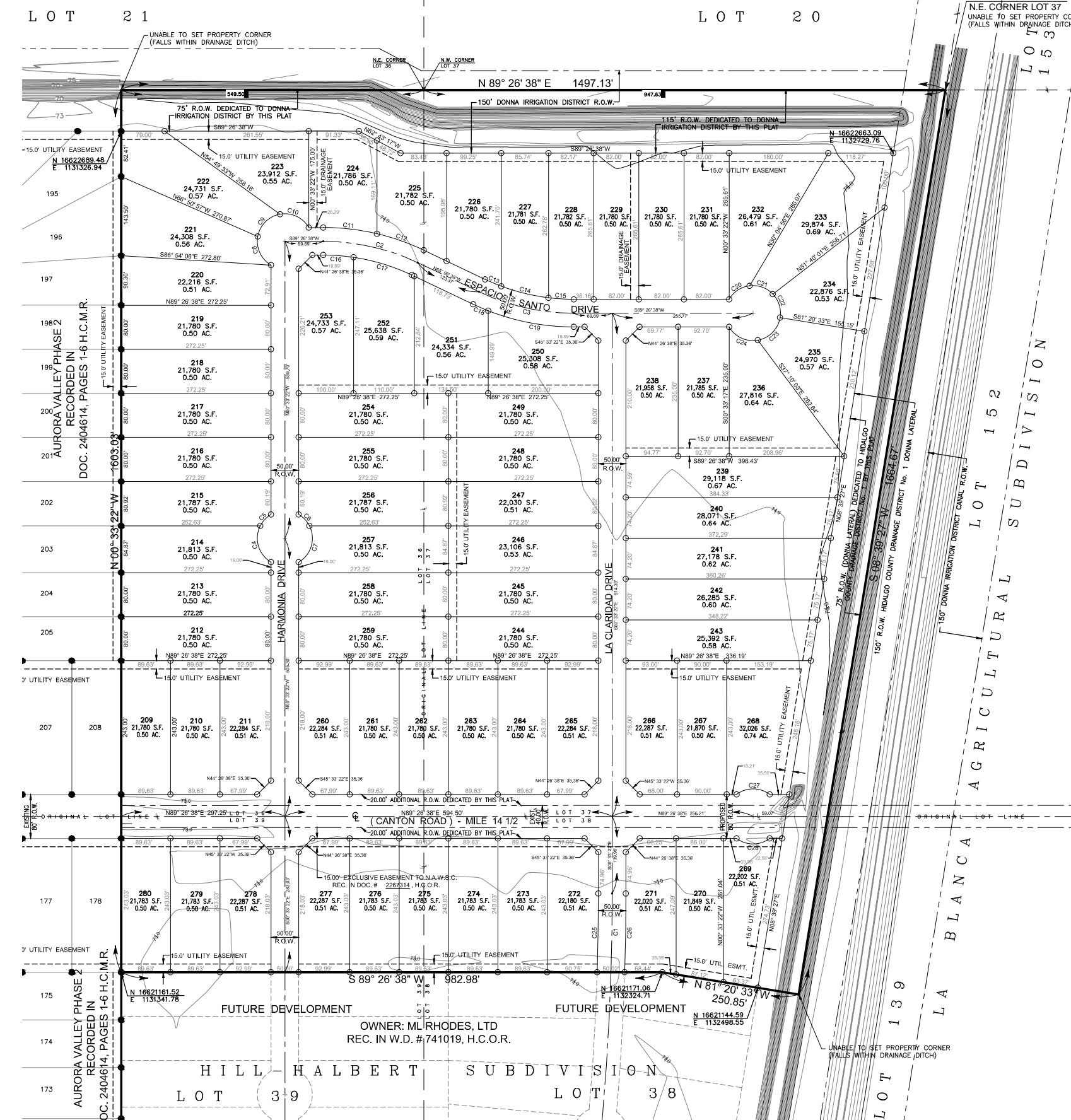
LEGEND

- SET REBAR WITH CAP STAMPED MELDEN AND HUNT INC.
- △ SET COTTON PICKER SPINDLE
- FOUND REBAR
- ⊕ BENCH MARK-SQUARE CUT IN CONCRETE

THERE ARE 72 LOTS IN THIS SUBDIVISION.

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	143.09	4600.00	001° 46' 56"	N0° 20' 06"E	143.09	71.55
C2	177.64	400.00	025° 26' 44"	N77° 50' 00"W	176.19	90.31
C3	177.65	400.00	025° 26' 45"	S77° 50' 00"E	176.19	90.31
C4	75.77	50.00	086° 49' 53"	S17° 08' 25"E	68.73	47.31
C5	28.95	50.00	033° 10' 07"	S42° 51' 35"W	28.54	14.89
C6	28.95	50.00	033° 10' 07"	N43° 58' 19"W	28.54	14.89
C7	75.77	50.00	086° 49' 53"	N16° 01' 41"E	68.73	47.31
C8	61.09	50.00	070° 00' 00"	S25° 33' 22"E	57.36	35.01
C9	61.09	50.00	070° 00' 00"	S44° 26' 38"W	57.36	35.01
C10	61.09	50.00	070° 00' 00"	N65° 33' 22"W	57.36	35.01
C11	98.49	425.00	013° 16' 41"	N83° 55' 02"W	98.27	49.47
C12	90.25	425.00	012° 10' 03"	N71° 11' 39"W	90.09	45.30
C13	31.92	375.00	004° 52' 36"	S67° 32' 56"E	31.91	15.97
C14	88.50	375.00	013° 31' 17"	S76° 44' 52"E	88.29	44.45
C15	46.13	375.00	007° 02' 51"	S87° 01' 56"E	46.10	23.09
C16	55.51	375.00	008° 28' 55"	N86° 18' 55"W	55.46	27.81
C17	111.03	375.00	016° 57' 49"	N73° 35' 33"W	110.62	55.92
C18	29.75	425.00	004° 00' 40"	S67° 06' 58"E	29.75	14.88
C19	158.99	425.00	021° 26' 04"	S79° 50' 20"E	158.07	80.44
C20	46.31	50.00	053° 04' 16"	S55° 58' 46"W	44.68	24.97
C21	46.31	50.00	053° 04' 16"	N70° 56' 58"W	44.68	24.97
C22	46.31	50.00	053° 04' 17"	N17° 52' 42"W	44.68	24.97
C23	61.43	50.00	070° 23' 36"	N43° 51' 14"E	57.64	35.27
C24	61.43	50.00	070° 23' 36"	S65° 45' 10"E	57.64	35.27
C25	143.09	4575.00	001° 47' 31"	N0° 20' 24"E	143.09	71.55
C26	143.09	4625.00	001° 46' 22"	N0° 19' 49"E	143.09	71.55
C27	64.35	50.00	073° 44' 23"	S89° 26' 38"W	60.00	37.50
C28	64.35	50.00	073° 44' 23"	N89° 26' 38"E	60.00	37.50



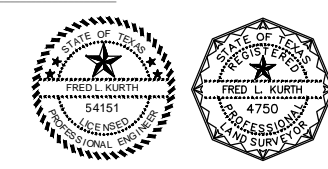
MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. MCINTYRE 227 N. F.M. 3167
EDINBURG, TX 78541 RD GRANGE CITY, TX 78862
PH: (956) 381-0981 PH: (956) 487-8256
FAX: (956) 381-1839 FAX: (956) 488-8591
ESTABLISHED 1947 www.meldenandhunt.com

PRINCIPAL CONTACTS

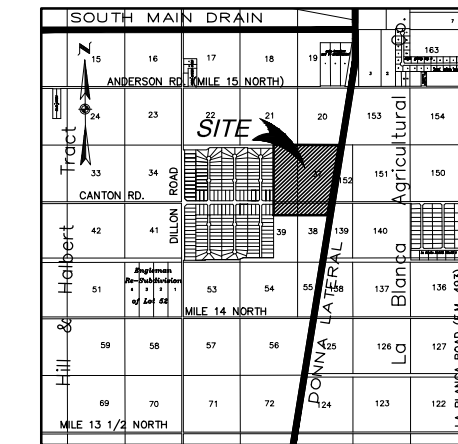
NAME	ADDRESS	CITY & ZIP	PHONE	FAX
M.L. RHODES	2500 S. BENTSEN PALM DRIVE, STE. 267-B	MISSION, TX 78572	(956) 287-2800	(956) 287-2804
OWNER:	RHODES ENTERPRISES, LTD.			
ENGINEER:	FRED L. KURTH	115 W. MCINTYRE	EDINBURG, TX 78539	(956) 381-0981 (956) 381-1839
SURVEYOR:	FRED L. KURTH	115 W. MCINTYRE	EDINBURG, TX 78539	(956) 381-0981 (956) 381-1839

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, L.P.E. # 54151, R.P.L.S. # 4750
DATE SURVEYED: 07-09-12
DATE PREPARED: 06-10-2013
T-501, PG. 28 AND 32
REF. T-508, PG. 1-8
ENGINEERING JOB NO. 13080.00
SURVEYING JOB NO. 13080.08

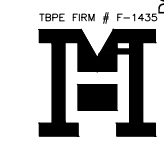


LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
AURORA VALLEY PHASE 3 IS LOCATED IN THE SOUTHWEST PART OF HIDALGO COUNTY, APPROXIMATELY 2100 FEET EAST OF DILLON ROAD, AND ON THE NORTH AND SOUTH SIDES OF CANTON ROAD (MILE 14 1/2 N. ROAD). THIS SUBDIVISION IS NOT WITHIN THE 3 OR THE 5-MILE E.T.J. OF ANY CITY UNDER LOCAL GOVERNMENT CODE § 212.001 AND FALLS WITHIN THE RURAL AREA OF THE COUNTY.
THIS SUBDIVISION FALLS WITHIN PRECINCT 1.
NOTE: THERE ARE 72 LOTS WITHIN THIS SUBDIVISION.



LOCATION MAP
SCALE: 1" = 2000'

REVISION NOTES				SHEET 1 OF 6	
NO.	SHEET	REVISION	DATE	APPROVED	
1	1-6	COUNTY COMMENTS	08/21/13		
DRAWN BY: G.A.T. DATE: 06-10-2013					
SURVEY, CHECKED BY: DATE:					
FINAL CHECK: DATE:					



GENERAL PLAT NOTES & RESTRICTIONS:

- FLOOD ZONE STATEMENT:**
FLOOD ZONE DESIGNATION: ZONE "C" (NO SHADING), ZONE "C" 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 PLAIN ADMINISTRATOR IDENTIFIES NO OTHER AREA WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN. CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THIS SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
- SETBACKS:**
FRONT: 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: 6.00 FEET, OR GREATER FOR EASEMENT.
CUL-DE-SAC: 15.00 FEET, OR GREATER FOR EASEMENT.
CORNER SIDE: 20.00 FEET, OR GREATER FOR EASEMENT.
GARAGE FRONT SETBACK: 18 FEET, OR GREATER IF EASEMENT.
- 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.
- BENCHMARK NOTE:**
BM # 1: SQUARE CUT ON SET TOP OF CONCRETE HEADWALL LOCATED 9.5 FEET SOUTH FROM THE SOUTHWEST 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= 1129280.3450 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= 1130855.2860 ELEV.=74.04
BM # 3: SET COTTON PICKER SPINDLE WITHIN ASPHALT OF CANTON ROAD LOCATED APPROXIMATELY 31.5 FEET SOUTH AND 8.9 FEET WEST OF THE SOUTHWEST CORNER OF LOT 209, AURORA VALLEY PHASE 3. GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 2003) N= 16621452.911 E= 1131330.003 ELEV.=74.23
- 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 103,007 CUBIC FEET (2.365 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS INDICATED IN THE DRAINAGE REPORT.
- 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 OCCUPYING THE LOT. NO COMMERCIAL USE WILL BE ALLOWED FOR LOTS 212 THROUGH 243 AND LOTS 244 THROUGH 259.
- 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.**
- EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.**
- CULVERT PIPES REQUIRED FOR EACH DRIVEWAY ON LOTS 209 THROUGH 211, AND 260 THROUGH 280, AS REQUIRED BY HIDALGO COUNTY. THE PURCHASER OF EACH LOT SHALL BE RESPONSIBLE TO INSTALL DRIVEWAY CULVERTS OF REINFORCED CONCRETE OF NO LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH.**
- RHODES ENTERPRISES, LTD, OWNER AND SUBDIVIDER OF AURORA VALLEY PHASE 3, RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOTS AS INDICATED ON SHEET No. 4 OF THIS PLAT.**
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH T.C.E.D. AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.**
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.**
- 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.**
- 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 SCHOOLS, COMMERCIAL INDUSTRIAL USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO ISSUANCE OF 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 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 GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREBY CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED.

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTOR FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND 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 GRANTOR 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 GRANTOR 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 GRANTOR HAS EXECUTED THIS INSTRUMENT THE _____ DAY OF _____, 20____.

(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 _____ 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 _____ DAY OF _____, 20____.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

Map of AURORA VALLEY PHASE 3

BEING A RESUBDIVISION OF 50.427 ACRES,
CONSISTING OF
16.651 ACRES OUT OF LOT 36, 25.472 OUT OF LOT 37,
4.734 ACRES OUT OF LOT 38,
AND 3.570 ACRES OUT OF LOT 39
HILL-HALBERT SUBDIVISION,
REC. IN VOL. 1, PAGE 35, H.C.M.R.,
HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO:

OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION

I, M.L. RHODES, OWNER OF THE 49.51-ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED "AURORA VALLEY PHASE 3", 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 RHODES, PRESIDENT
RHODES ENTERPRISES, INC.
2500 S. BENTSEN PALM DRIVE, STE. 267B
MISSION, TEXAS, 78575

STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED "M.L. 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 _____, DAY OF _____, 20____.

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES:

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF AURORA VALLEY PHASE 3, 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 (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 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 _____ DAY OF _____, 20____.

ATTEST: _____
PRESIDENT

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 3 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 3 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT-OF-WAY DEPARTMENT ON: _____, 20____.

HIDALGO COUNTY RIGHT-OF-WAY DIRECTOR DATE

TBPE FIRM # F-1435



MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE 227 N. F.M. 3167
EDINBURG, TX 78541 RIO GRANDE CITY, TX 78582
PH: (956) 381-0981 PH: (956) 487-8256
FAX: (956) 381-1839 FAX: (956) 488-8591
ESTABLISHED 1947 www.meldenandhunt.com



FILE FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO JR.
HIDALGO COUNTY CLERK

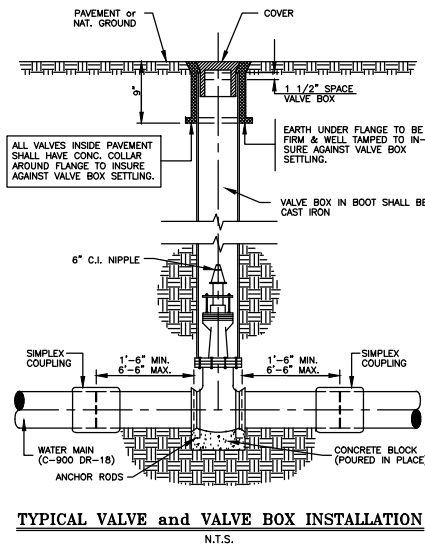
ON: _____ AT _____ AM/PM
DOCUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY

REVISION NOTES			SHEET 2 OF 6	
NO.	SHEET	REVISION	DATE	APPROVED
1	1-6	COUNTY COMMENTS	08/21/13	

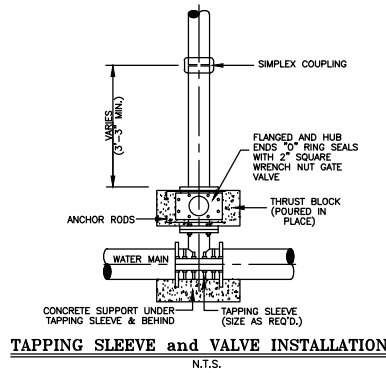
DRAWN BY: G.A.T. DATE: 06-10-2013
SURVEY, CHECKED BY: _____ DATE: _____
FINAL CHECK: _____ DATE: _____

AURORA VALLEY PHASE 3

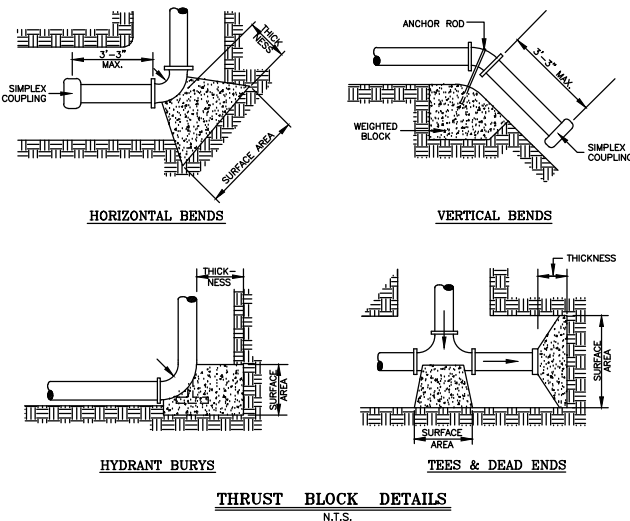
BEING A RESUBDIVISION OF 50.427 ACRES,
CONSISTING OF
16.651 ACRES OUT OF LOT 36, 25.472 OUT OF LOT 37,
4.734 ACRES OUT OF LOT 38,
AND 3.570 ACRES OUT OF LOT 39
HILL-HALBERT SUBDIVISION,
REC. IN VOL. 1, PAGE 35, H.C.M.R.,
HIDALGO COUNTY, TEXAS.



TYPICAL VALVE and VALVE BOX INSTALLATION
N.T.S.

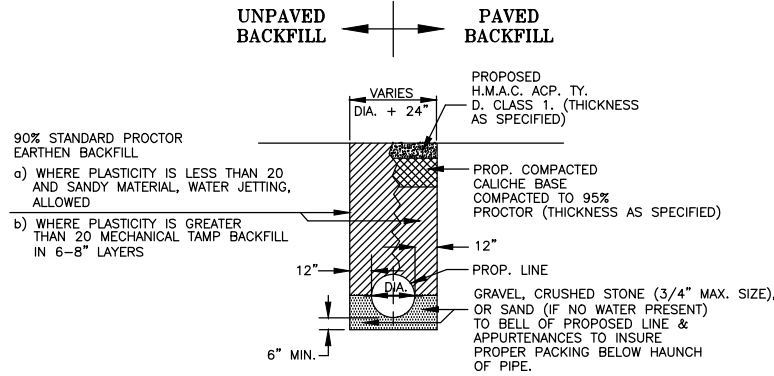


TAPPING SLEEVE and VALVE INSTALLATION
N.T.S.

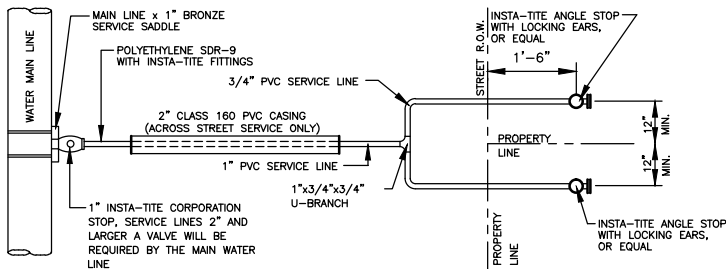


THRUST BLOCK DETAILS
N.T.S.

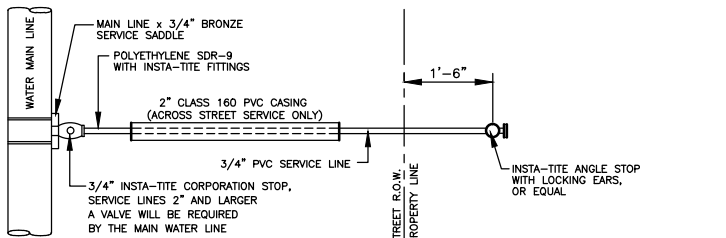
WATER DETAILS



PIPE BEDDING DETAILS
N.T.S.



DUAL WATER SERVICE CONNECTION
N.T.S.



SINGLE WATER SERVICE CONNECTION
N.T.S.

THRUST BLOCK SIZE			
DIAMETER OF PIPE INCHES	HORIZONTAL BEND SURFACE AREA SQ. FT.	THICKNESS INCHES	WEIGHT AT BENDS LBS.
22 1/2 BENDS			
6 OR LESS	3	8	1,700
8	3.5	12	2,600
10	4	12	3,600
12	4	14	6,800
14	6	18	11,800
45° BENDS			
6 OR LESS	4	12	3,200
8	4	14	6,800
10	6	18	13,000
12	9	24	23,200
14	11.5	24	33,200
90° BENDS			
6 OR LESS	6	12	6,800
8	10	12	10,700
10	10	14	15,700
12	18	18	31,800
14	21	24	42,700
TEES & DEAD ENDS			
6 OR LESS	3	12	---
8	4	12	---
10	4	14	---
12	6	18	---
14	8.5	24	---
16	11.5	24	---

- GENERAL NOTES:
- ALL VALVES SHOWN ARE MINIMUM FOR A HYDROSTATIC PRESSURE OF 150 P.S.I. AND A SOIL RESISTANCE OF 2,000 LBS./SQ.FT WITH PIPELINE HAVING A MINIMUM OF 30" OF COVER.
 - THE CONTRACTOR SHALL CONSIDER REDUCTIONS OF THRUST BLOCK SURFACE AREA UPON SUBMITTAL OF APPROVED SOIL RESISTANT TEST RESULTS GREATER THAN 2000 LBS./SQ.FT.
 - THE LOCATION OF THRUST BLOCKS DEPENDS UPON THE DIRECTION OF THRUST AND TYPE OF FITTINGS.

TYPICAL WATER SERVICE CONNECTIONS
N.T.S.

FINAL WATER AND SEWER ENGINEERING REPORT FOR AURORA VALLEY PHASE 3
BY: FRED L. KURTH, P.E. #54151
WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:

AURORA VALLEY PHASE 3 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 8" DIAMETER WATER LINE RUNNING ALONG THE SOUTH SIDE OF CANTON ROAD. THE WATER SYSTEM FOR AURORA VALLEY PHASE 3 CONSISTS OF A 8" DIAMETER WATER LINE THAT TAPS INTO THE EXISTING 8" LINE. THIS 8" LINE THEN RUNS NORTH AND SOUTH ALONG THE WEST SIDE OF HARMONIA DRIVE RIGHT-OF-WAY. ANOTHER 8" LINE RUNS NORTH AND SOUTH ALONG THE WEST SIDE OF LA CLARIDAD DRIVE RIGHT-OF-WAY TAPPING INTO THE EXISTING 8" LINE ON THE SOUTH SIDE OF CANTON ROAD. THIS SYSTEM IS LOOPED BY AN 8" LINE THAT RUNS EAST AND WEST ALONG THE NORTH SIDE OF ESPACIO SANTO DRIVE TIE-ING INTO THE LINES ALONG HARMONIA DRIVE AND LA CLARIDAD DRIVE.

WATER DISTRIBUTION FOR THE AURORA VALLEY PHASE 3 CONSISTS OF TWENTY-EIGHT (28) 1" DIAMETER DUAL SERVICE LINES RUN TO PAIRS OF LOTS BEFORE SPLITTING INTO 1/2" DIAMETER SERVICE LINES AND SIXTEEN (16) 1/2" DIAMETER SINGLE SERVICE LINES. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE 8" LINE, THE DUAL SERVICES AND 1/2" SINGLE SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$176,480.00, OR \$2,451.11 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$27,000.00, WHICH COVERS THE \$375.00 COST 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 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 6 FIRE HYDRANTS AT A UNIT COST OF \$2,500.00 FOR A TOTAL COST OF \$15,000.00. 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 AURORA VALLEY PHASE 3 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 UNDERSIGNED PROFESSIONAL ENGINEER 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 1,145.00, 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 \$82,440.00. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON DATE GO HERE.

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 CONSTRUCTED 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 \$218,480.00 WHICH EQUALS TO \$3,034.44 PER LOT.

SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$1,145.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$82,440.00 FOR THE ENTIRE SUBDIVISION.

ENGINEER'S SIGNATURE DATE



COST ESTIMATES:

PAVING IMPROVEMENTS:	\$ 402,087.55
DRAINAGE IMPROVEMENTS:	\$ 114,478.42
WATER DISTRIBUTION:	\$ 191,480.00
O.S.S.F.:	\$ 82,440.00
TOTAL:	\$ 789,485.97

FINAL WATER AND SEWER ENGINEERING REPORT IN SPANISH
PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHAS DE INICIO

LA SUBDIVISION AURORA VALLEY PHASE 3 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.

NAWSC TIENE UNA LINEA DE AGUA EXISTENTE CON UN DIAMETRO DE 8 PULGADAS Y QUE PASA POR EL LADO SUR DE CANTON ROAD. EL SISTEMA DE AGUA PARA AURORA VALLEY PHASE 3 CONSISTE DE UNA LINEA DE AGUA CON UN DIAMETRO DE 8 PULGADAS QUE CONECTA A LA LINEA DE 8 PULGADAS QUE YA EXISTE POR EL LADO SUR DE CANTON ROAD Y DESPUES CORRE DE NORTE A SUR SOBRE EL LADO OESTE DEL DERECHO DE VIA (RIGHT-OF-WAY) DE HARMONIA DRIVE. HAY OTRA LINEA DE AGUA TAMBIEN CON UN DIAMETRO DE 8 PULGADAS QUE CORRE DE NORTE A SUR SOBRE EL LADO OESTE DEL DERECHO DE VIA (RIGHT-OF-WAY) DE LA CLARIDAD DRIVE Y TAMBIEN CONECTARA A LA LINEA DE 8 PULGADAS QUE YA EXISTE POR EL LADO SUR DE CANTON ROAD. LA LINEA DE 8 PULGADAS QUE CORRE DE ESTE A OESTE SOBRE LA PARTE NORTE DE ESPACIO SANTO DRIVE SERVIRA COMO UN LAZO PARA EL SISTEMA DE AGUA Y SE AMARARA A LAS LINEAS DE AGUA QUE EXISTIRAN SOBRE HARMONIA DRIVE Y LA CLARIDAD DRIVE.

LA DISTRIBUCION PARA AURORA VALLEY PHASE II CONSISTE DE VEINTY-OCHO (28) SERVICIOS DE 1" PULGADA DE DIAMETRO DE SERVICIOS DUALES LOS CUALES CORREN A PARES DE LOTES ANTES DE DIVIDIRSE EN LINEAS DE SERVICIO DE 1/2" PULGADA EN DIAMETRO Y DIEZ (10) SERVICIOS DE SERVICIO SINGULARES CON UN DIAMETRO DE 1/2" PULGADA Y QUE TERMINAN EN LOS MEDIDORES DE AGUA PARA CADA LOTE. LA LINEA DE 8 PULGADAS, LOS SERVICIOS DUALES, LOS SERVICIOS SINGULARES DE 1/2" PULGADA DE DIAMETRO, Y LOS MEDIDORES DE AGUA YA ESTAN INSTALADOS. EL COSTO TOTAL DE ESTA INSTALACION ES DE \$176,480.00 O \$2,451.11 POR LOTE. ADICIONALMENTE, EL DUEÑO A PAGADO A NAWSC LA CANTIDAD DE \$27,000.00 (\$375.00 POR LOTE) QUE CUBREN LOS MEDIDORES, CAJAS, CUOTA DE ABASTECIMIENTO DEL AGUA Y OTRAS CUOTAS ASOCIADAS DE ACUERDO A LO ESTABLECIDO EN EL CONTRATO DE SERVICIO A TREINTA AÑOS. DE ACUERDO AL PEDIDO DE MEDIDORES POR PARTE DE LOS DUEÑOS DE CADA UNO DE LOS LOTES, NAWSC INSTALARA TAN PRONTO POSIBLE Y SIN CARGO ALGUNO EL MEDIDOR RESPECTIVO. EL DUEÑO HA INSTALADO (6) HIDRANTES DE AGUA (\$2,500.00 CADA UNO) SUMANDOSE A UN COSTO TOTAL DE \$15,000.00. TODO EL SISTEMA DE DISTRIBUCION DEL AGUA HA SIDO APROBADO Y ACEPTADO POR NAWSC Y ESTARA OPERABLE AL TIEMPO DE LA FECHA EN LA CUAL TODOS LOS PLANOS DE ESTA SUBDIVISION SEAN ARCHIVADOS EN LAS OFICINAS DE HIDALGO COUNTY CLERK.

DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR. ESTA FOSA SEPTICA 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 POR LOS MENOS DOS (2) EXCAVACIONES DE EVALUACION 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 ES 1,145.00 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 \$ 82,440.00. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODOS LAS FOSAS SEPTICAS Y HA APROBADO LA INSTALACION DE LAS FOSAS SEPTICAS DESDE (FECHA DE INSPECCION).

CERTIFICACION:
CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES, ADOPTADAS EN LA SECCION 16.343 DEL CODIGO DE AGUA DE TEXAS. CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

AGUA: ESTAS SERVICIOS DE AGUA COMPLETAMENTE CONSTRUINDO INCLUYENDO LA INSTALACION DE EL MEDIDOR MECANICO DE AGUA COSTARA UN TOTAL DE \$ 218,480.00 O \$ 3,034.44 POR LOTE

DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$1,145.00 A UN COSTO TOTAL DE \$82,440.00 TODA LA SUBDIVISION.

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 MEET OR WILL MEET SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:

1. WE, RHODES ENTERPRISES, INC., SUBDIVIDER OF AURORA VALLEY PHASE 3, 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 HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

MIKE RHODES, PRESIDENT
RHODES ENTERPRISES, INC.

STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MIKE RHODES, 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 THE _____ DAY OF _____ 20____

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

REVISION NOTES				SHEET 3 OF 6	
NO.	SHEET	REVISION	DATE	APPROVED	
1	1-6	COUNTY COMMENTS	08/21/13		

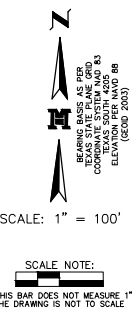
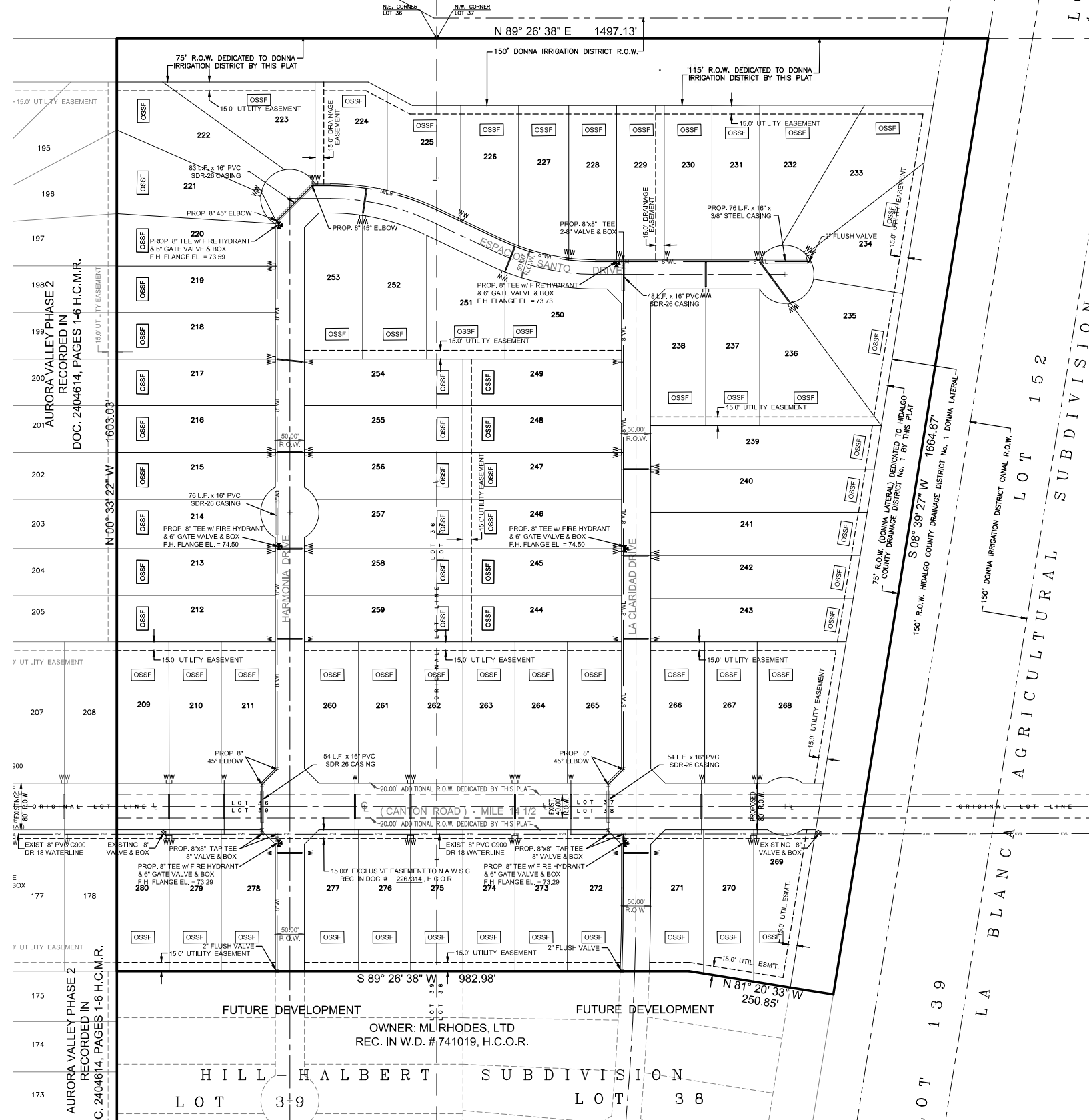
DRAWN BY: G.A.T. DATE: 06-10-2013
SURVEY, CHECKED BY: DATE:
FINAL CHECK: DATE:



MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE 227 N. F.M. 3167
EDINBURG, TX 78541 80 GRANDE CITY, TX 78852
PH: (956) 381-0981 PH: (956) 487-8256
FAX: (956) 381-1839 FAX: (956) 488-8591
ESTABLISHED 1947 www.meldenandhunt.com

Map of
AURORA VALLEY PHASE 3

BEING A RESUBDIVISION OF 50.427 ACRES,
 CONSISTING OF
 16.651 ACRES OUT OF LOT 36, 25.472 OUT OF LOT 37,
 4.734 ACRES OUT OF LOT 38,
 AND 3.570 ACRES OUT OF LOT 39
 HILL-HALBERT SUBDIVISION,
 REC. IN VOL. 1, PAGE 35, H.C.M.R.,
 HIDALGO COUNTY, TEXAS.



LEGEND

- SET REBAR WITH CAP STAMPED MELDEN AND HUNT INC.
- △ SET COTTON PICKER SPINDLE
- FOUND REBAR

LEGEND

- 2" CASING → DUAL WATER SERVICE (PROPOSED)
- 2" CASING → SINGLE WATER SERVICE (PROPOSED)
- OSSF → OSSF

LEYENDA

- 2" FORNO → SERVICIO DOBLE DE AGUA (PROPUESTO)
- 2" FORNO → SERVICIO INDIVIDUAL DE AGUA (PROPUESTO)
- OSSF → TANQUE SEPTICO (OSSF)

-WATER AND OSSF LAYOUT-

-MAPA DEL SISTEMA DE DISTRIBUCION DEL AGUA Y TANQUES SEPTICOS (OSSF)-

M MELDEN & HUNT INC.
 CONSULTANTS • ENGINEERS • SURVEYORS
 115 W. MCINTYRE 227 N. F.M. 3167
 EDINBURG, TX 78541 RD GRANDE CITY, TX 78862
 PH: (956) 381-0981 PH: (956) 487-8256
 FAX: (956) 381-1839 FAX: (956) 488-8591
 ESTABLISHED 1947 www.meldenandhunt.com

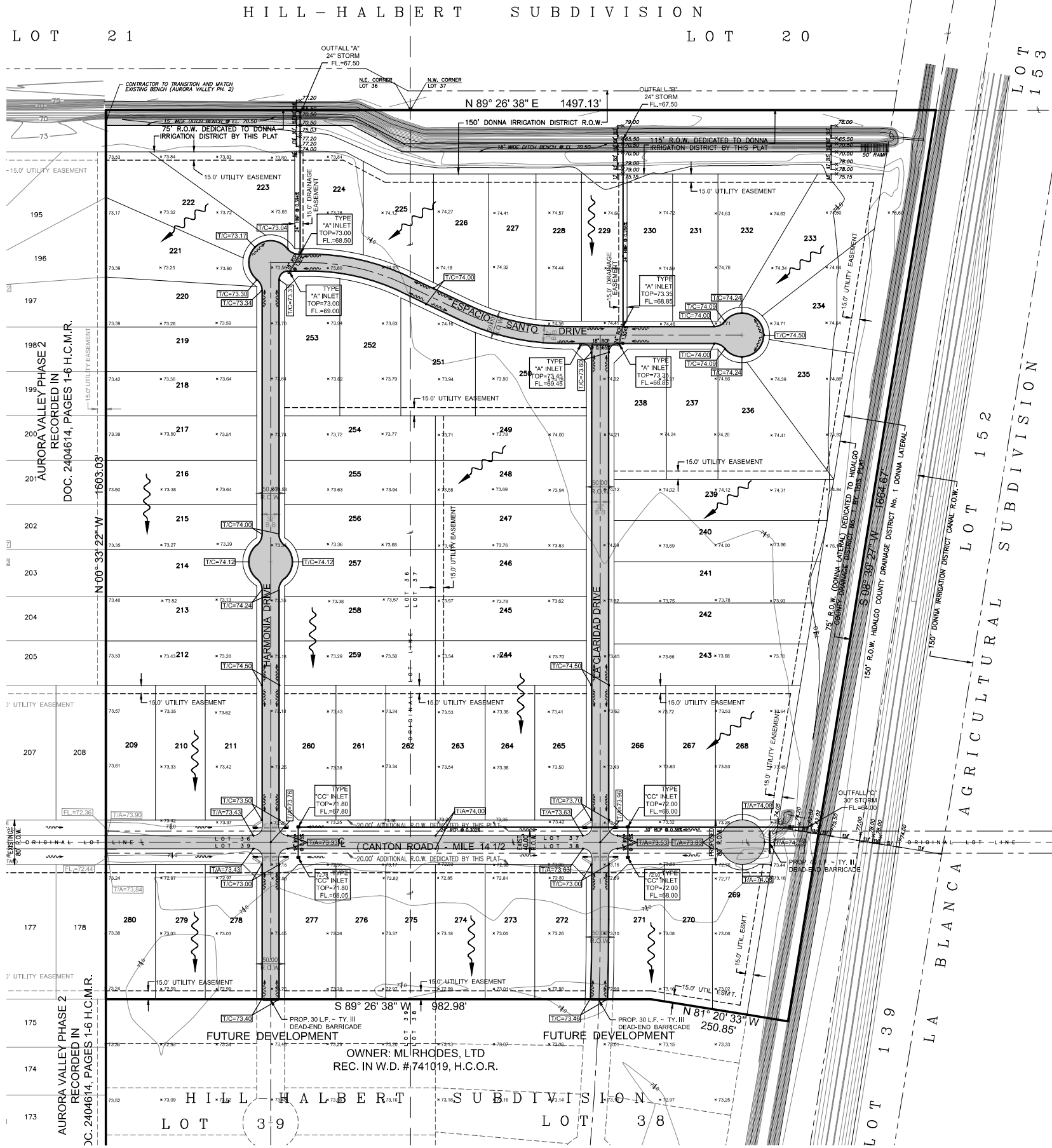
PRINCIPAL CONTACTS

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: M.L. RHODES	2500 S. BENTSEN PALM DRIVE, STE. 267-B	MISSION, TX 78572	(956) 287-2800	(956) 287-2804
ENGINEER: FRED L. KURTH	115 W. MCINTYRE	EDINBURG, TX 78539	(956) 381-0981	(956) 381-1839
SURVEYOR: FRED L. KURTH	115 W. MCINTYRE	EDINBURG, TX 78539	(956) 381-0981	(956) 381-1839

REVISION NOTES SHEET 4 OF 6

NO.	SHEET	REVISION	DATE	APPROVED
1	1-6	COUNTY COMMENTS	9/8/21/13	

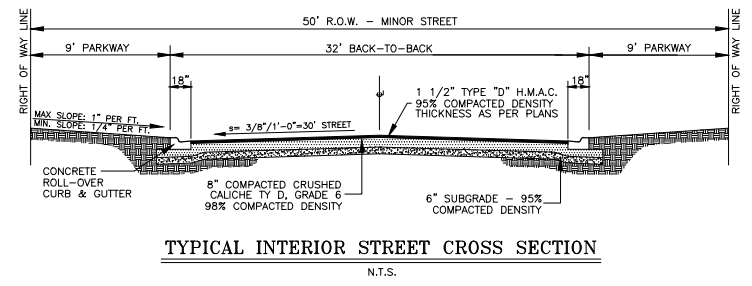
DRAWN BY: G.A.T. DATE: 06-10-2013
 SURVEY, CHECKED BY: DATE:
 FINAL CHECK: DATE:



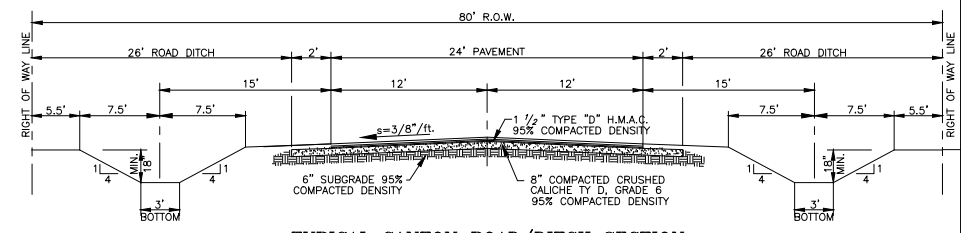
AURORA VALLEY PHASE 3

BEING A RESUBDIVISION OF 50.427 ACRES,
 CONSISTING OF
 16.651 ACRES OUT OF LOT 36, 25.472 OUT OF LOT 37,
 4.734 ACRES OUT OF LOT 38,
 AND 3.570 ACRES OUT OF LOT 39
 HILL-HALBERT SUBDIVISION,
 REC. IN VOL. 1, PAGE 35, H.C.M.R.,
 HIDALGO COUNTY, TEXAS.

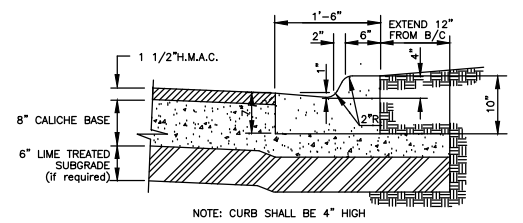
PAVING DETAILS



TYPICAL INTERIOR STREET CROSS SECTION
 N.T.S.

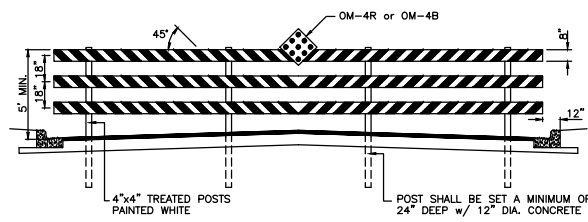
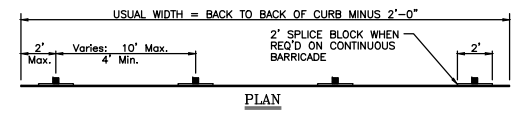


TYPICAL CANTON ROAD/DITCH SECTION
 N.T.S.



CONCRETE ROLL-OVER CURB & GUTTER
 N.T.S.

- GENERAL NOTES:
1. ALL CONCRETE WORK SHALL BE TREATED WITH MEMBRANE CURING COMPOUND TYPE 2 WHITE PIGMENTED IN ACCORDANCE W/ THE 1972 SPECIFICATIONS ITEM 531. CONSIDERED INCIDENTAL TO CONCRETE WORK.
 2. 1/2" EXPANSION JOINTS REQUIRED AT 70' c.c. AND AT THE BEGINNING AND END OF ALL RADII. CONTRACTION JOINTS SHALL NOT EXCEED 10' c.c.



TYPICAL TYPE III DEAD-END STREET BARRICADE

- GENERAL NOTES:
- WIDTH OF RAIL SHALL BE A MINIMUM OF 8", 2" NOMINAL SMOOTH LUMBER.
 - RAILS SHALL BE FASTENED TO EACH POST WITH 1/4" STEEL BOLTS W/ WASHER ON EA. SIDE. BOLT THREADS SHALL BE PEENED.
 - THE RAILS SHALL RECEIVE TWO COATS OF WHITE OIL BASE PAINT, THEN SHALL HAVE 6" REFLECTORIZED RED STRIPES OF TAPE PLACED ON 45° SLOPES, DOWN AND TOWARDS THE CENTER OF THE BARRICADE.
 - BARRICADES MAY BE CONSTRUCTED IN SECTIONS OR MAY BE CONTINUOUS ACROSS ROADWAY WIDTH. SPLICES ON CONTINUOUS RAIL BARRICADES SHALL BE AT POSTS AND SHALL HAVE A 2" SPLICE BLOCK ON BACK SIDE OF THE SAME MATERIAL AS RAIL.
 - 18" DIAMOND REFLECTORIZED RED PANEL OR 18" DIAMOND RED OR BLACK PANEL WITH 9-3" DIA. RED REFLECTORS SYMMETRICALLY PLACED AT CENTER OR CENTER POST.

LOT 21

LOT 20

LOT 153

LOT 152
 AGRICULTURAL SUBDIVISION

LOT 139
 LA BLANCA

HILL - HALBERT SUBDIVISION

HILL - HALBERT SUBDIVISION

MELDEN & HUNT INC.
 CONSULTANTS • ENGINEERS • SURVEYORS
 115 W. MCINTYRE
 EDINBURG, TX 78541
 PH: (956) 381-0981
 FAX: (956) 381-1839
 ESTABLISHED 1947

PRINCIPAL CONTACTS

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: M.L. RHODES	2500 S. BENTSEN PALM DRIVE, STE. 267-B	MISSION, TX 78572	(956) 287-2800	(956) 287-2804
ENGINEER: FRED L. KURTH	115 W. MCINTYRE	EDINBURG, TX 78539	(956) 381-0981	(956) 381-1839
SURVEYOR: FRED L. KURTH	115 W. MCINTYRE	EDINBURG, TX 78539	(956) 381-0981	(956) 381-1839

-MAP OF TOPOGRAPHY AND STORM DRAINAGE SYSTEM- -TOPOGRAFIA Y SISTEMA DE DRENAJE PLUVIAL-

REVISION NOTES		SHEET 5 OF 6	
NO.	SHEET	REVISION	DATE
1	1-6	COUNTY COMMENTS	98/2/13
DRAWN BY: G.A.T.		DATE: 06-10-2013	
SURVEY, CHECKED BY:		DATE:	
FINAL CHECK:		DATE:	



AURORA VALLEY PHASE 3

BEING A RESUBDIVISION OF 50.427 ACRES,
CONSISTING OF
16.651 ACRES OUT OF LOT 36, 25.472 OUT OF LOT 37,
4.734 ACRES OUT OF LOT 38,
AND 3.570 ACRES OUT OF LOT 39
HILL-HALBERT SUBDIVISION,
REC. IN VOL. 1, PAGE 35, H.C.M.R.,
HIDALGO COUNTY, TEXAS.

DRAINAGE STATEMENT
AURORA VALLEY PHASE 3
Job No. 13080 Date: August 19, 2013

AURORA VALLEY PHASE 3 is a 50.427 acre tract of land, consisting of 16.651 acres out of Lot 36, 25.472 acres out of Lot 37, 4.734 acres out of Lot 38 and 3.570 acres out of Lot 39, HILL & HALBERT TRACT, according to the map or plat thereof recorded in Volume 2, Page 60, Hidalgo County, Map Records. The property is located 2100 feet east of Dillon Road and at the north and south sides of Canton Road (Mile 14 1/2 North). Said property is currently open land, with a proposed residential use that includes 72 lots. This subdivision lies in Zone 'C' (no shading) on FEMA's Flood Insurance Rate Map Community Panel No. 480334 0425 C, map revised November 16, 1982. Zone 'C' (no shading) is defined as areas of minimal flooding.

The soils are Fine Sandy Loam, Sandy Clay Loam and Clay Loam, which are in Hydrologic Groups 'B' and 'C' respectively. Approximately 95% of this property lies in Hydrologic Group 'B'; the remaining 5% lies in Hydrologic Group 'C'. Soils in Hydrologic Group 'B' have a moderate perviousness, and a relatively low plasticity index, soils in Hydrologic Group 'C' are not very pervious and have a moderate plasticity index. (See excerpts from "Soil Survey of Hidalgo County, Texas"). Existing runoff is in a northeasterly direction, and is of 7.89 c.f.s. during the 10-year storm frequency as per attached calculations.

In accordance with the Hidalgo County Drainage District policies, the peak post construction rate of runoff will not be increased due to the construction of this subdivision. Therefore as per attached calculations, 103,007 total cubic feet of detention (2.365 Ac-Feet) are required. Detention will be accomplished within the existing Donna Irrigation District drain ditch located along the north side of this subdivision. The north side drain ditch will be re-excavated along the south side of the drain ditch and will net 198,613 cubic feet of detention (see attached cross section). Runoff from the proposed streets and excess runoff from the lots will surface flow into three proposed storm drainage systems for this subdivision. System 'A' located in the northwest quadrant of the subdivision consists of two (2) Type 'A' inlets, 240 linear feet of 24-inch pipe and 38 linear feet of 18-inch pipe. System 'B' located in the northeast quadrant of the subdivision consists of three (3) Type 'A' inlets, 325 linear feet of 24-inch pipe and 100 linear feet of 18-inch pipe. System 'C' takes in the runoff from the lots along Canton Road (Mile 14 1/2 North) and flows easterly and discharges into the Donna Lateral and consists of four (4) Type 'C' inlets, 323 linear feet of 30-inch pipe, 595 linear feet of 24-inch pipe and 100 linear feet of 18-inch pipe. The ultimate outfall is the Donna Lateral drain ditch located adjacent to the east side of this development.

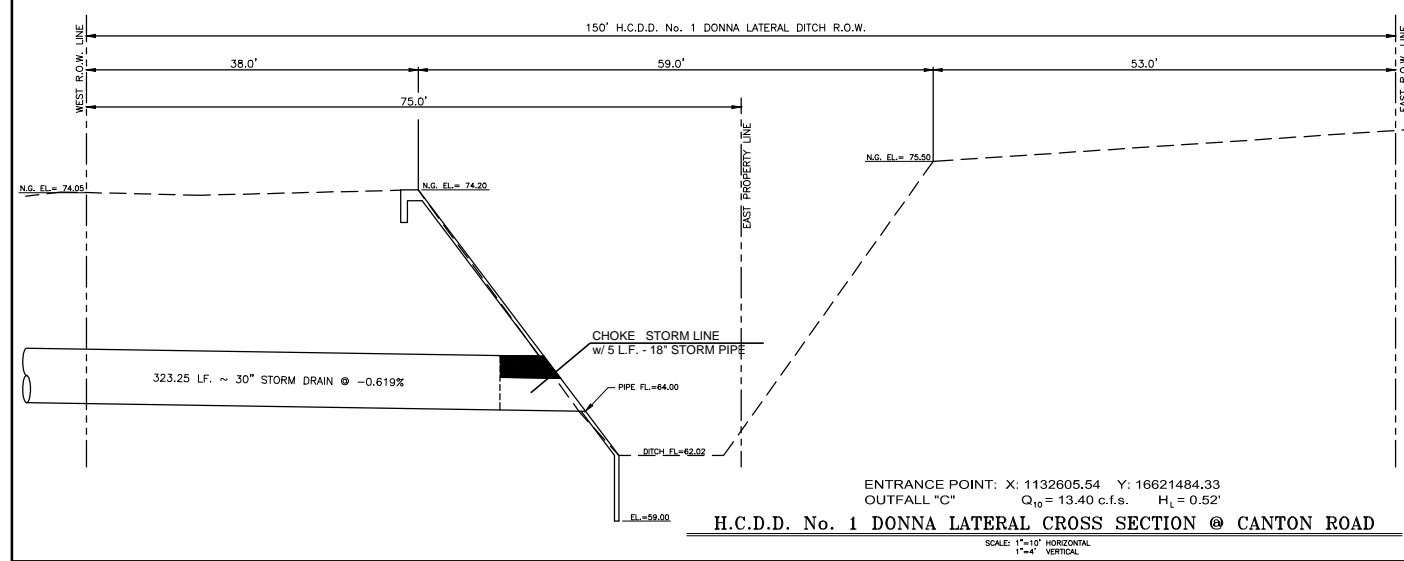
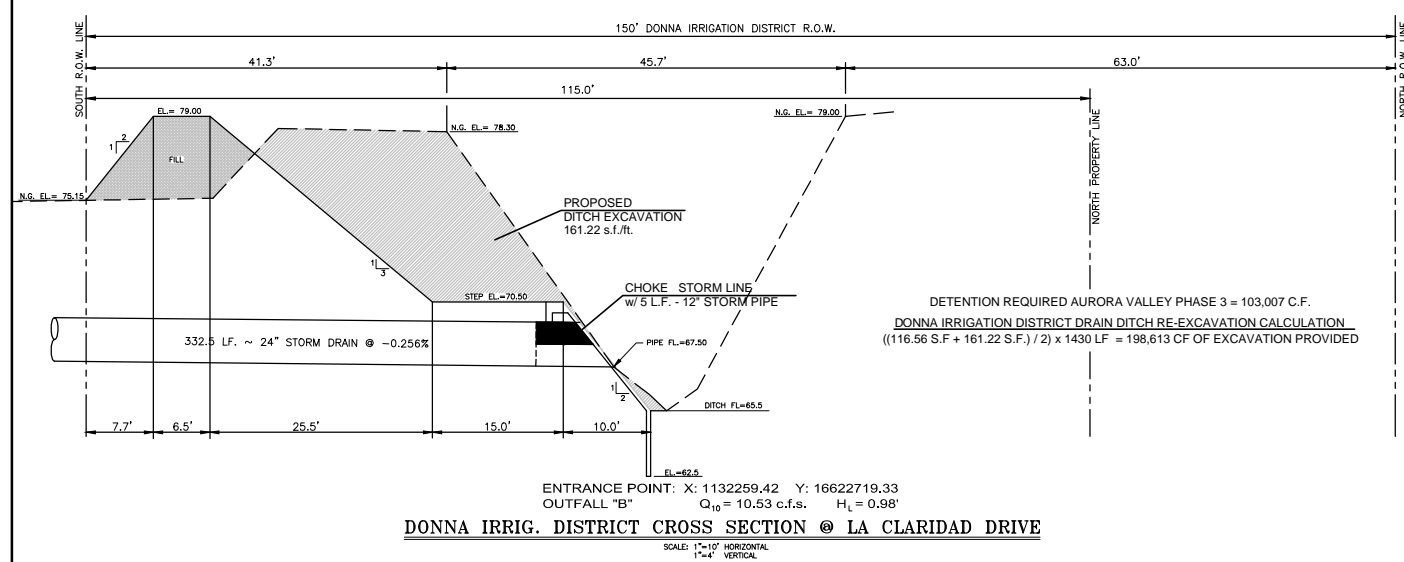
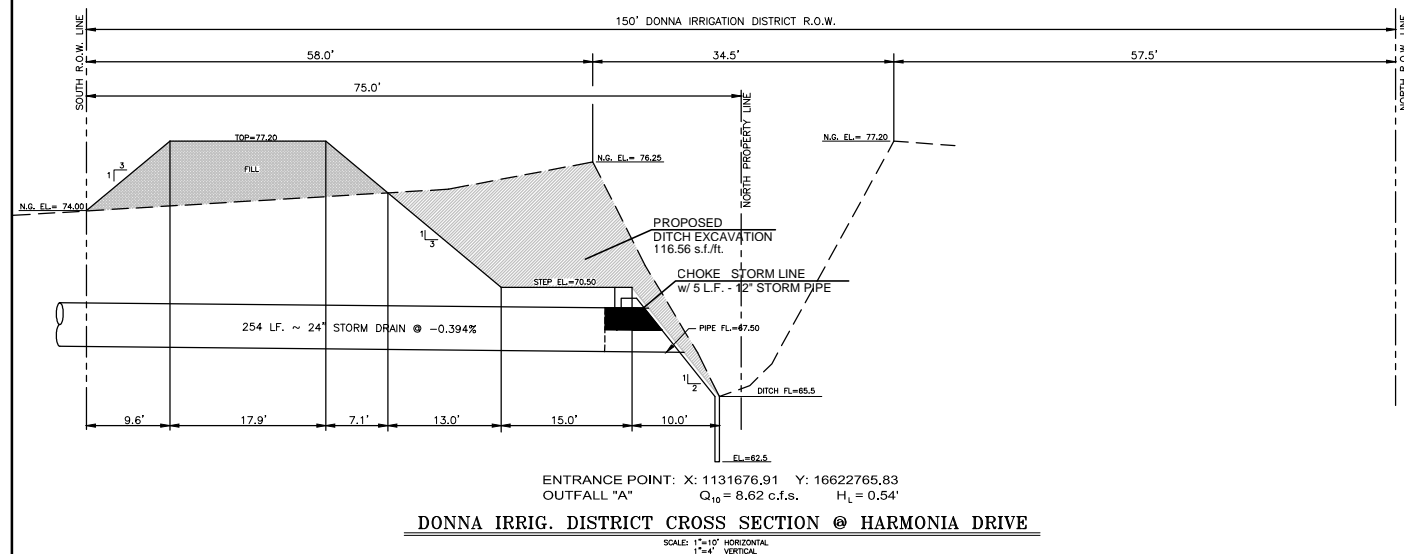
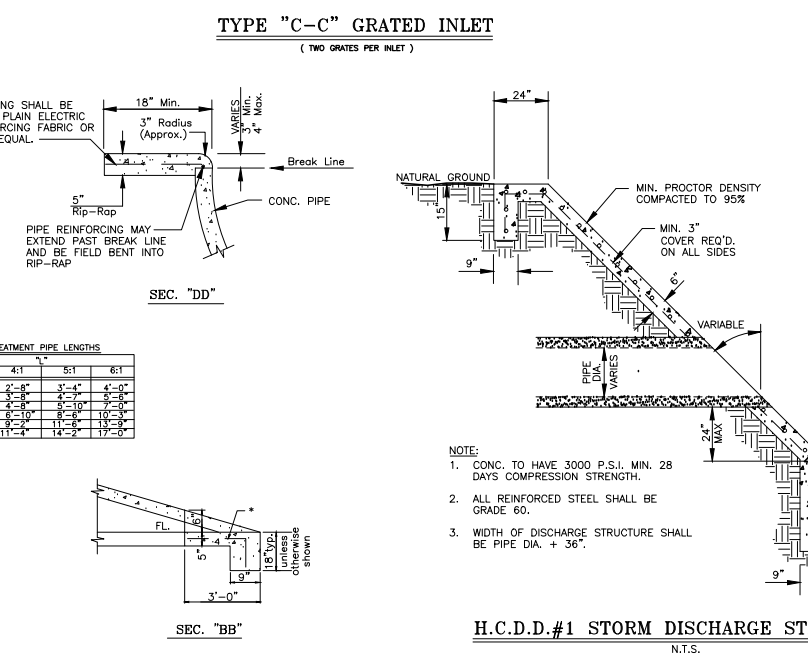
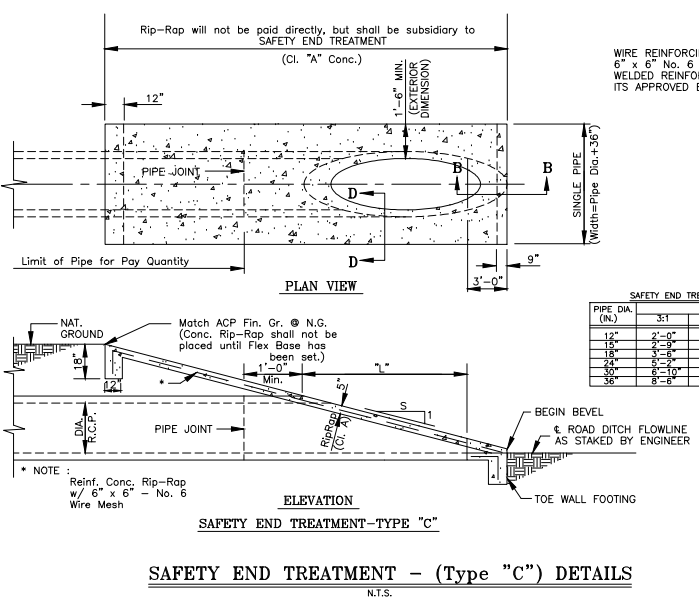
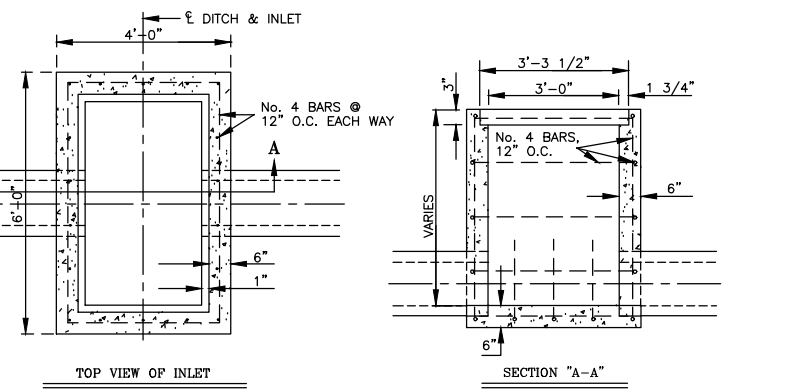
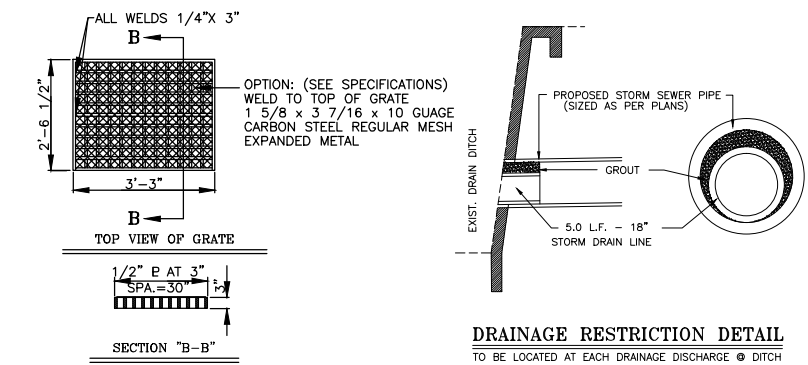
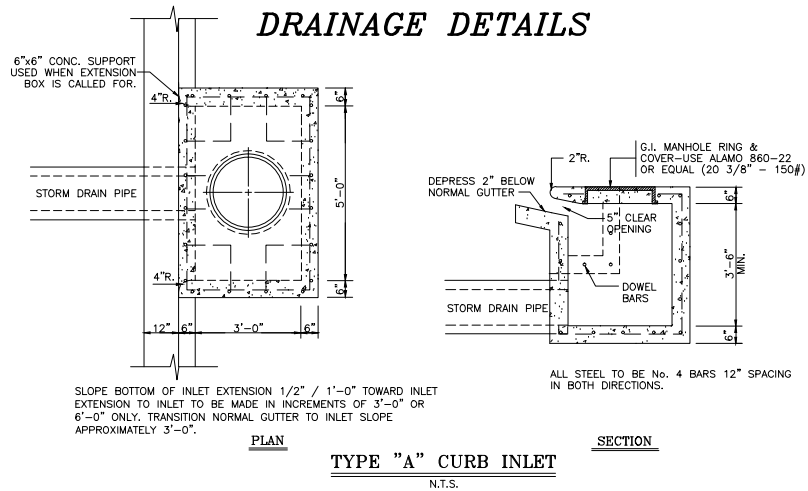
The finished floor elevation for the proposed buildings shall be 18 inches above the front top of curb, measured from the center of the lot. Natural ground shall be graded in such manner that it will allow runoff to drain away from the buildings, as well as avoid the concentration of runoff onto other lots within the subdivision.

CERTIFICATION:
BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100-YEAR FLOODPLAIN AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0425 C, MAP REVISED NOVEMBER 16 1982, PERTAINING TO THIS SUBDIVISION, IS CONTAINED WITHIN THE SECTION OF DRAIN DITCH (SOUTH SIDE) LOCATED AT THE NORTH SIDE OF THIS SUBDIVISION, AND ALONG THE ROAD DITCHES ON THE EAST SIDE OF DILLON ROAD AND NORTH AND SOUTH SIDES OF CANTON ROAD (MILE 14 1/2 NORTH RD.).



FRED L. KURTH #54151

NOTES TO CONTRACTOR:
PROPOSED ROAD DITCH ALONG NORTH AND SOUTH SIDES OF CANTON ROAD (MILE 14 1/2) TO BE GRADED ACCORDING TO COUNTY SPECIFICATIONS.
CULVERTS AT ALL STREET INTERSECTIONS SHALL BE INSTALLED WITH SAFETY ENDS TREATMENT.



- NOTE:
1. CONC. TO HAVE 3000 P.S.I. MIN. 28 DAYS COMPRESSION STRENGTH.
2. ALL REINFORCED STEEL SHALL BE GRADE 60.
3. WIDTH OF DISCHARGE STRUCTURE SHALL BE PIPE DIA. + 36".



REVISION NOTES		SHEET 6 OF 6	
NO.	SHEET	REVISION	DATE
1	1-6	COUNTY COMMENTS	08/21/13
DRAWN BY: G.A.T.		DATE: 06-10-2013	
SURVEY, CHECKED BY:		DATE:	
FINAL CHECK:		DATE:	