



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: 08-25-2014

PROPOSED AURORA VALLEY PHASE 4 SUBDIVISION, PRECINCT No. 1.

ENGINEER: MELDEN & HUNT, INC. DEVELOPER: M.L. RHODES

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE
NUMBER OF LOTS: 113 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: East side of Dillon Rd, ¼ mile North of Mile 14 North Rd (Wisconsin Rd)
SUBDIVISION LIES WITHIN THE: ETJ of Edinburg and was approved administratively by said City.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 06-24-14 PROPERTY LIES WITHIN FLOOD ZONE: "C" AS PER FEMA.
DRAINAGE DESIGN: Will be provided by a storm drainage pipe system discharging into existing drain ditch running between Aurora Valley Phas 2 & Phase 4

ROAD R.O.W. DEDICATION: 20 feet to Dillon Rd

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 07-25-14 : By, Roy Gonzalez PCT 1 R.O.W. AGENT
06-30-14 by: Elizardo "Chardo" Ramos, Environmental Health Division

H.C.H.D APPROVAL DATE: Manager

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

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 8" LOCATION: Dillon Rd & Canton Rd

H.C.O.E.C. PRELIMINARY APPROVAL DATE: 06-30-14 : 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.

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON:
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. _____

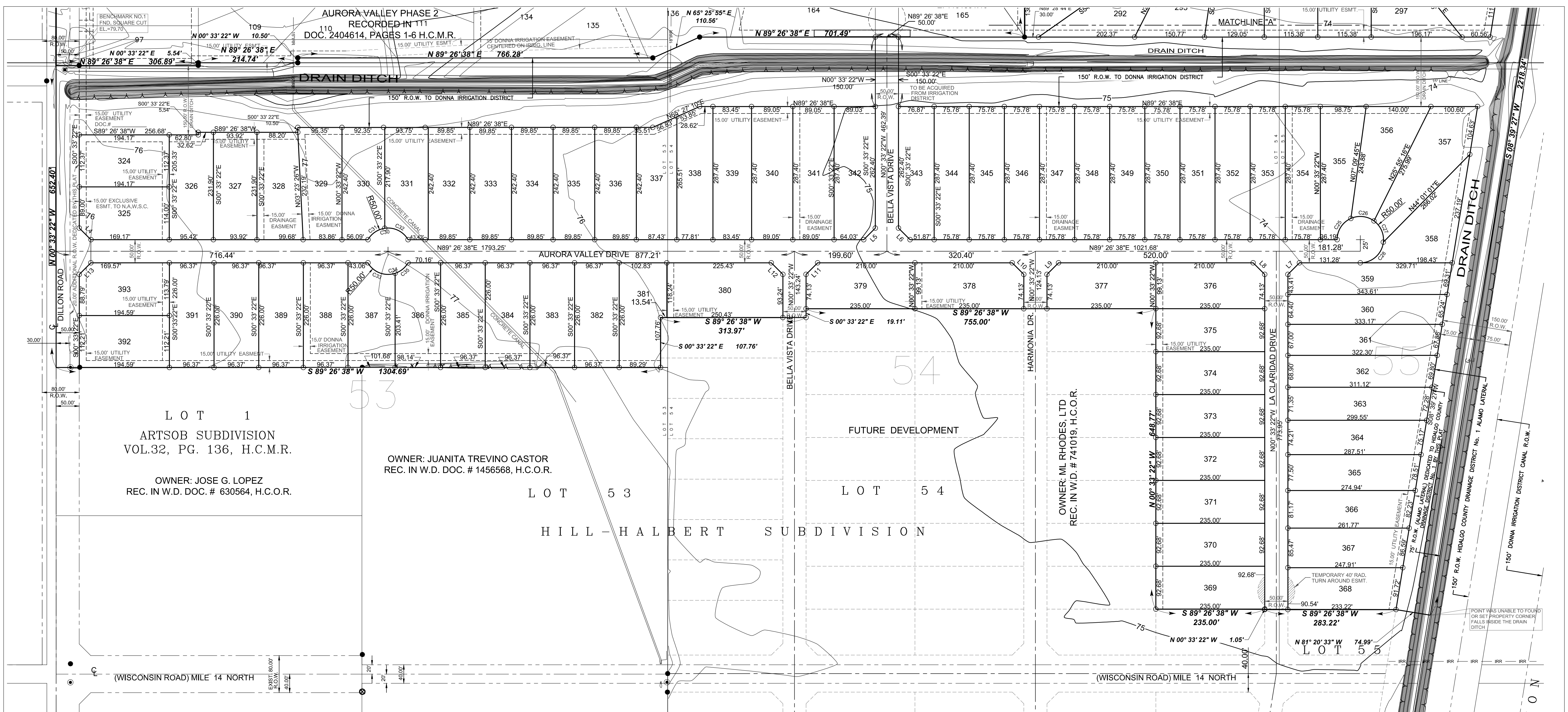
Amount: \$ _____ For: OSSF(S) _____ PAVING DRAINAGE STREET SIGNS

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

Final Approval subject to recommendations other departments

Final Approval with financial guarantee.

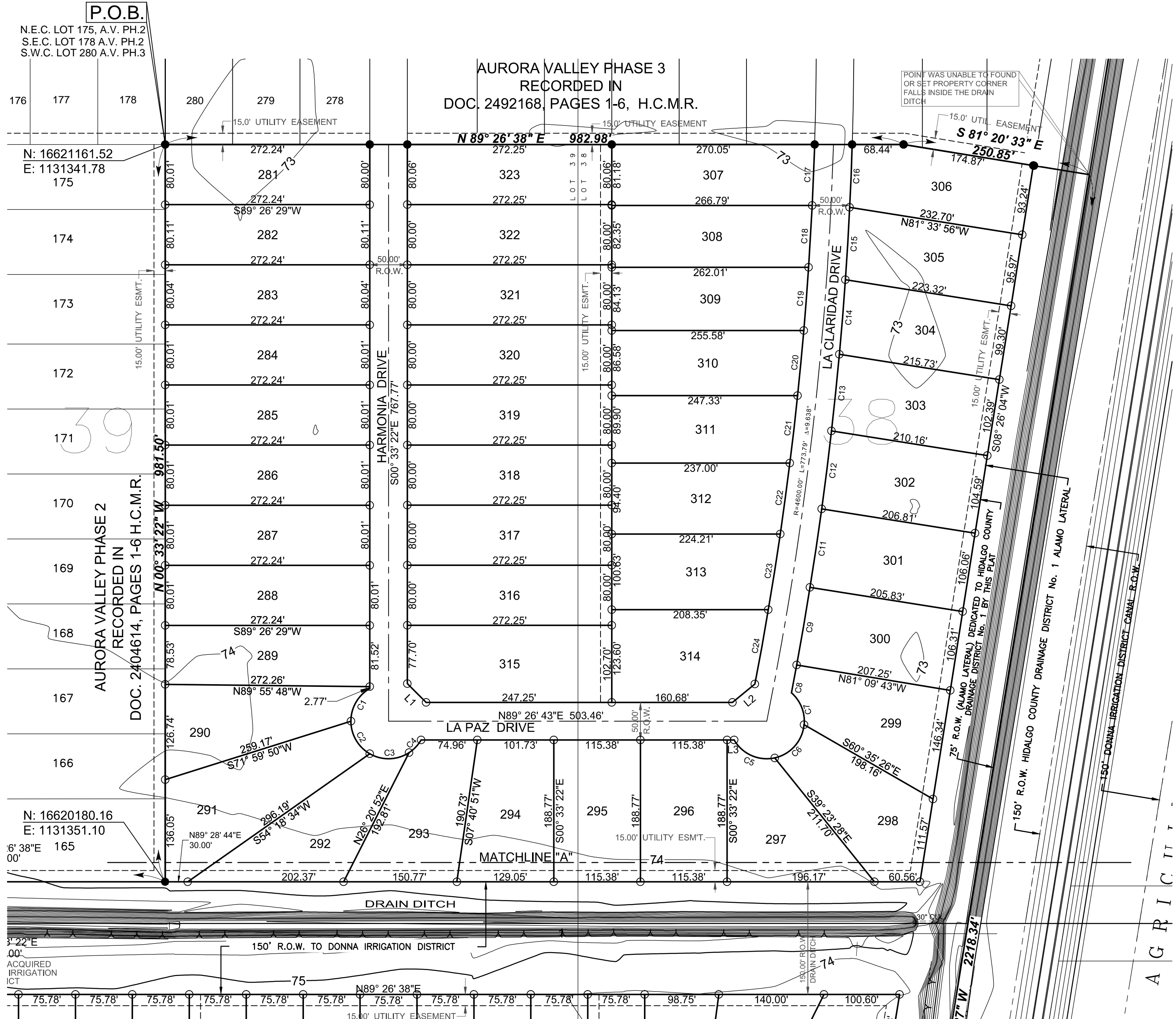
This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules, Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.



Map of AURORA VALLEY PHASE 4

BEING A RESUBDIVISION OF 80.029 ACRES,
 CONSISTING OF
 14.406 ACRES OUT OF LOT 38, 14.380 OUT OF LOT 39,
 0.420 ACRES OUT OF LOT 40, 19.634 OUT OF LOT 53,
 19.850 ACRES OUT OF LOT 54, AND 11.339 ACRES OUT OF LOT 55
 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 80.033-ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED "AURORA VALLEY PHASE 4," 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.



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 HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED.

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE 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 _____ 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: _____



GENERAL PLAT NOTES & RESTRICTIONS:
 1. FLOOD ZONE STATEMENT:
 FLOOD ZONE DESIGNATION: ZONE "C" (NO SHADING). ZONE "C" IS DEFINED AS AREA OF MINIMAL FLOODING. PANEL NO. 48034 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 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 HEADWATER PERMIT APPLICATION.
 2. SETBACKS:
 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: 10 FEET, OR GREATER IF EASEMENT.

3. MINIMUM FINISH FLOOR NOTE:
 MINIMUM FINISH FLOOR ELEVATION SHALL BE 1' ABOVE TOP OF CURB MEASURED AT THE CENTER OF EACH LOT, OR 1' 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 HEADWATER PERMIT APPLICATION.
 4. BENCHMARK NOTE:
 BM # 1: SQUARE CUT ON SET TOP OF CONCRETE HEADWALL, LOCATED 9.5 FEET SOUTH FROM THE WESTERLY MOST NORTHWEST 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 83 (GEOID 2003) N = 11622089.5400 E = 1129280.3450 ELEV. = 79.70
 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 127,383 CUBIC FEET (2.926 ACRES-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 COMPLIANCE, AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT. NO COMMERCIAL USE WILL BE ALLOWED FOR LOTS 281 - 323 AND 326-391.
 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 THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
 9. RHODES ENTERPRISES, LTD. OWNER AND SUBDIVIDER OF AURORA VALLEY PHASE 4, 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.
 10. 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.
 A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
 B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 2,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
 C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
 D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAIN FIELD SYSTEM.
 E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY OF A LOT.

11. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.
 12. 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.
 13. 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 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.

MIKE RHODES, PRESIDENT
 RHODES ENTERPRISES, INC.
 2500 S. BENTSEN PALM DRIVE, STE. 267B
 MISSION, TEXAS, 78755
 DATE: _____
 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 4" 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 48.211 (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 _____ 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 4" WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON: _____, 20____.
 HIDALGO COUNTY JUDGE DATE
 ATTEST: _____ HIDALGO COUNTY CLERK DATE

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, P.E. # 54151, R.P.L.S. # 4750
 DATE SURVEYED: 06-17-14
 DATE PREPARED: 06-16-2014
 T-972, PG. 49-53
 ENGINEERING JOB NO. 14053.00
 SURVEYING JOB NO. 14053.08



GENERAL PLAT NOTES & RESTRICTIONS CONTINUE:
 14. 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.
 15. LOTS 324 & 392, WILL HAVE ACCESS ONTO DILLON ROAD AND LOTS 325 & 393, WILL HAVE ACCESS ONTO AURORA VALLEY DRIVE.
 16. CULVERT PIPES REQUIRED FOR EACH DRIVEWAY ON LOTS 324, 325, 392 & 393.
 17. MIKE RHODES, OWNER IS RESPONSIBLE FOR THE INSTALLATION OF ALL CULVERTS.
 18. LOTS 324, 325, 392 & 393, SHALL BE DESIGNED FOR COMMERCIAL OR RESIDENTIAL USE. LOTS 281 THROUGH 323 AND LOTS 326 THROUGH 391, SHALL BE DESIGNED FOR RESIDENTIAL USE ONLY. APPLICATION FOR CONSTRUCTION APPROVED BY THE PLANNING DEPT., OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL IS REQUIRED PRIOR TO OCCUPYING THE LOT.
 19. 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.

FILE FOR RECORD IN
 HIDALGO COUNTY
 ARTURO GUAJARDO JR.
 HIDALGO COUNTY CLERK
 ON: _____ AT _____ AMPM
 INSTRUMENT NUMBER _____
 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
 BY: _____ DEPUTY
 SHEET 2 OF 7

Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area
1	3486226.82	80.033	300	21785.74	0.500	320	21780.00	0.500	342	25276.15	0.580	362	21780.24	0.500			
281	21781.16	0.500	301	21781.46	0.500	321	21780.00	0.500	343	21781.32	0.500	363	21785.64	0.500			
282	21808.89	0.501	302	21784.64	0.500	322	21780.00	0.500	344	21780.31	0.500	364	21781.39	0.500			
283	21789.42	0.500	303	21784.67	0.500	323	21786.51	0.500	345	21780.31	0.500	365	21795.03	0.500			
284	21781.13	0.500	304	21780.98	0.500	324	21817.76	0.501	346	21780.31	0.500	366	21782.58	0.500			
285	21780.91	0.500	305	21865.42	0.502	325	21821.85	0.501	347	21780.31	0.500	367	21781.39	0.500			
286	21781.67	0.500	306	21935.10	0.504	326	21780.70	0.500	348	21780.31	0.500	368	21780.99	0.500			
287	21781.36	0.500	307	21799.35	0.500	327	21780.28	0.500	349	21780.31	0.500	369	21780.04	0.500			
288	21782.69	0.500	308	21783.02	0.500	328	21785.21	0.500	350	21780.31	0.500	370	21780.04	0.500			
289	21785.54	0.500	309	21783.09	0.500	329	21780.99	0.500	351	21780.31	0.500	371	21780.04	0.500			
290	21782.17	0.500	310	21783.18	0.500	332	21780.35	0.500	352	21780.31	0.500	372	21780.03	0.500			
291	2175.68	0.624	311	21783.30	0.500	333	21780.35	0.500	353	21780.31	0.500	373	21780.03	0.500			
292	21856.53	0.502	312	21783.46	0.500	334	21780.35	0.500	354	21780.31	0.500	374	21780.04	0.500			
293	21917.04	0.503	313	21783.69	0.500	335	21780.35	0.500	355	21942.57	0.504	375	21780.03	0.500			
294	21781.65	0.500	314	24081.08	0.553	336	21780.35	0.500	356	23161.43	0.532	376	22983.05	0.528			
295	21780.20	0.500	315	27646.63	0.635	337	21792.78	0.500	357	27863.45	0.640	377	22983.05	0.528			
296	21780.19	0.500	316	21780.00	0.500	338	21825.68	0.501	358	22098.52	0.507	378	22983.05	0.528			
297	21884.26	0.502	317	21780.00	0.500	339	23984.41	0.551	359	23574.23	0.541	379	22983.05	0.528			
298	22428.82	0.515	318	21780.00	0.500	340	25593.30	0.588	360	21792.22	0.500	380	2297.83	0.673			
299	21780.71	0.500	319	21780.00	0.500	341	25593.30	0.588	361	21998.01	0.504	381	21780.12	0.500			

Curve #	Delta	Radius	Length	Tangent	Chord Direction	Chord Length
C1	059° 59' 00"	50.00'	52.35'	28.86	S29° 27' 08"W	49.99'
C2	060° 00' 02"	50.00'	52.36'	28.87	S30° 32' 23"E	50.00'
C3	063° 15' 48"	50.00'	55.21'	30.80	N87° 49' 43"E	52.45'
C4	026° 46' 01"	50.00'	23.36'	11.90	N42° 48' 49"E	23.15'
C5	072° 24' 00"	50.00'	63.18'	36.59	S66° 43' 36"E	59.06'
C6	072° 24' 00"	49.99'	63.17'	36.59	N40° 52' 46"E	96.52'
C7	054° 07' 11"	50.01'	47.24'	25.55	N22° 22' 50"W	88.88'
C8	000° 32' 48"	3.963.35'	37.81'	18.90	N10° 05' 29"E	37.81'
C9	001° 18' 30"	4.592.24'	104.86'	52.43	N9° 12' 28"E	104.86'
C11	001° 14' 08"	4.899.45'	105.68'	52.84	N7° 54' 11"E	105.67'
C12	001° 17' 45"	4.626.73'	104.65'	52.33	N6° 36' 04"E	104.64'
C13	001° 16' 11"	4.627.20'	102.55'	51.28	N5° 19' 03"E	102.55'
C14	001° 14' 00"	4.626.78'	99.59'	48.80	N4° 03' 55"E	99.59'
C15	001° 10' 55"	4.674.14'	96.43'	48.21	N2° 51' 05"E	96.42'
C16	001° 02' 17"	4.625.00'	83.80'	41.90	N1° 44' 05"E	113.36'
C17	001° 01' 03"	4.574.90'	81.24'	40.62	N1° 14' 38"E	111.49'
C18	001° 01' 59"	4.575.10'	82.49'	41.25	N2° 46' 09"E	82.49'
C19	001° 03' 24"	4.575.00'	84.38'	42.19	N3° 48' 51"E	84.38'
C20	001° 05' 21"	4.575.00'	86.98'	43.49	N4° 53' 13"E	86.97'
C21	001° 08' 00"	4.575.00'	90.49'	45.25	N5° 59' 54"E	90.49'
C22	001° 11' 35"	4.575.00'	95.26'	47.63	N7° 09' 41"E	95.26'
C23	001° 16' 33"	4.575.00'	101.87'	50.94	N8° 23' 45"E	101.87'
C24	001° 19' 38"	4.575.00'	100.62'	50.31	S9° 39' 50"W	100.62'
C25	066° 10' 14"	50.00'	57.74'	32.58	S32° 31' 45"W	54.59'
C26	060° 00' 00"	50.00'	52.36'	28.87	N84° 23' 08"W	50.00'
C27	060° 00' 00"	50.00'	52.36'	28.87	N24° 23' 08"W	50.00'
C28	083° 49' 48"	50.00'	73.15'	44.89	N47° 31' 45"E	66.80'
C30	051° 55' 37"	50.00'	45.30'	24.34	S55° 23' 59"W	43.77'
C31	051° 55' 37"	50.00'	45.30'	24.34	S55° 23' 59"W	43.77'
C32	068° 04' 23"	50.00'	59.42'	33.78	N64° 36' 01"W	55.98'
C33	077° 50' 40"	50.00'	67.93'	40.38	S69° 28' 42"E	62.83'
C34	077° 50' 40"	50.00'	67.93'	40.38	S69° 28' 42"E	62.83'
C35	042° 09' 20"	50.00'	38.79'	19.27	N50° 31' 18"E	35.96'

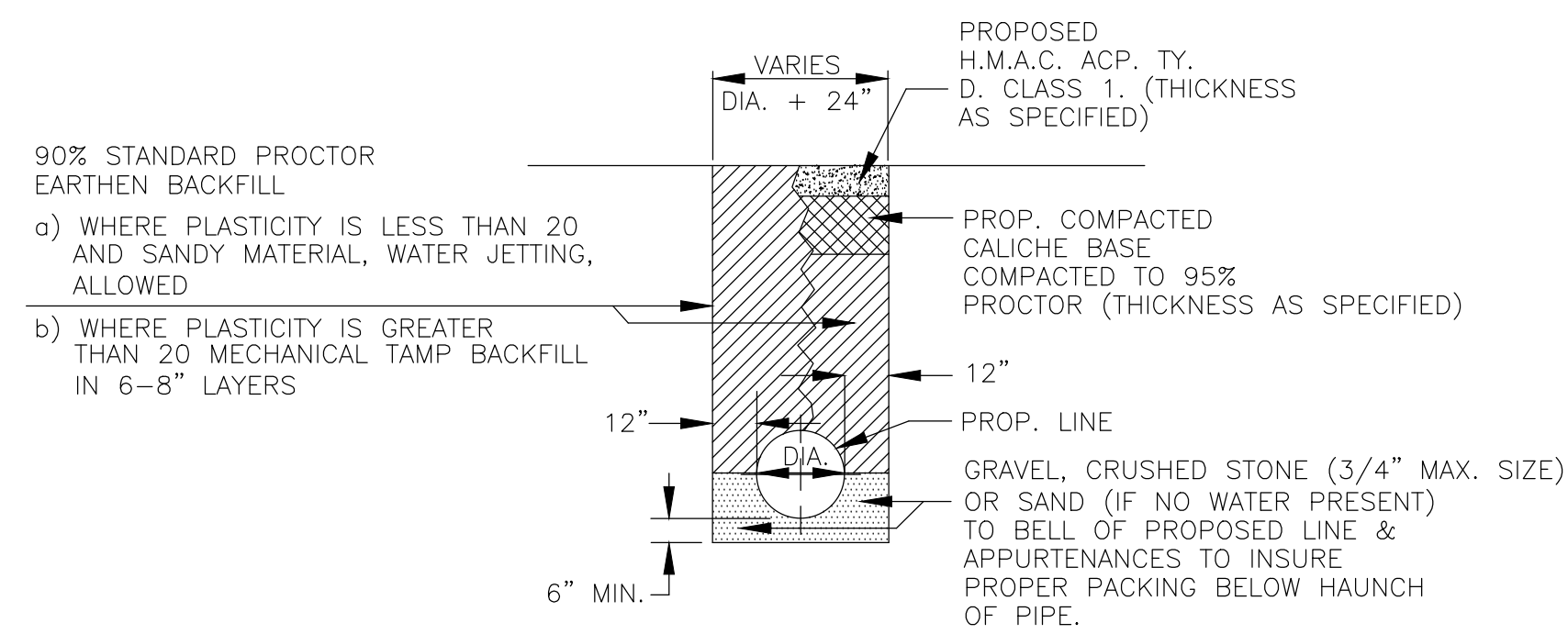
Line #	Length	Direction
L1	35.36'	S45° 33' 22"E
L2	38.64'	S49° 56' 51"W
L3	9.39'	S89° 26' 38"W
L4	35.36'	S45° 33' 22"E
L5	35.36'	N44° 26' 38"E
L6	35.36'	S45° 33' 22"E
L7	35.36'	N44° 26' 38"E
L8	35.36'	S45° 33' 22"E
L9	35.36'	N44° 26' 38"E
L10	35.36'	S45° 33' 22"E
L11	35.36'	N44° 26' 38"E
L12	35.	

AURORA VALLEY PHASE 4

BEING A RESUBDIVISION OF 80.029 ACRES,
CONSISTING OF
14.406 ACRES OUT OF LOT 38, 14.380 OUT OF LOT 39,
0.420 ACRES OUT OF LOT 40, 19.634 OUT OF LOT 53,
19.850 ACRES OUT OF LOT 54, AND 11.339 ACRES OUT OF LOT 55
HILL-HALBERT SUBDIVISION,
REC. IN VOL. 1, PAGE 35, H.C.M.R.,
HIDALGO COUNTY, TEXAS.

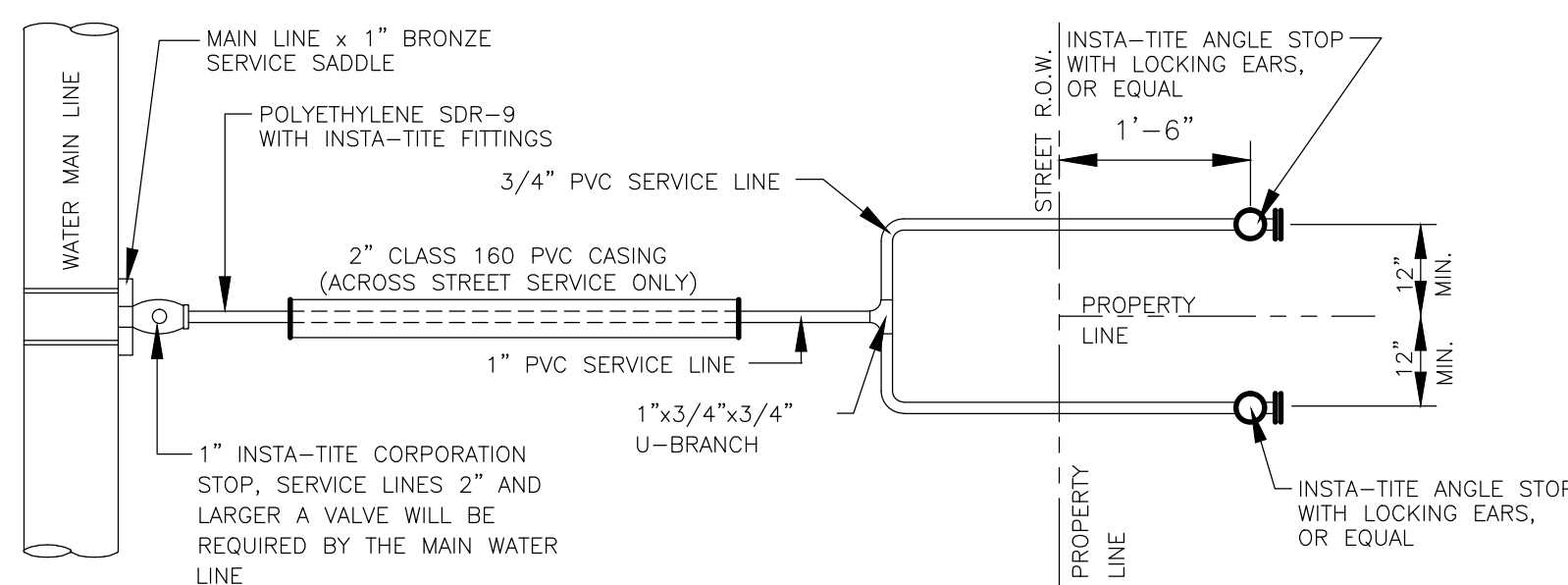
WATER DETAILS

UNPAVED BACKFILL PAVED BACKFILL

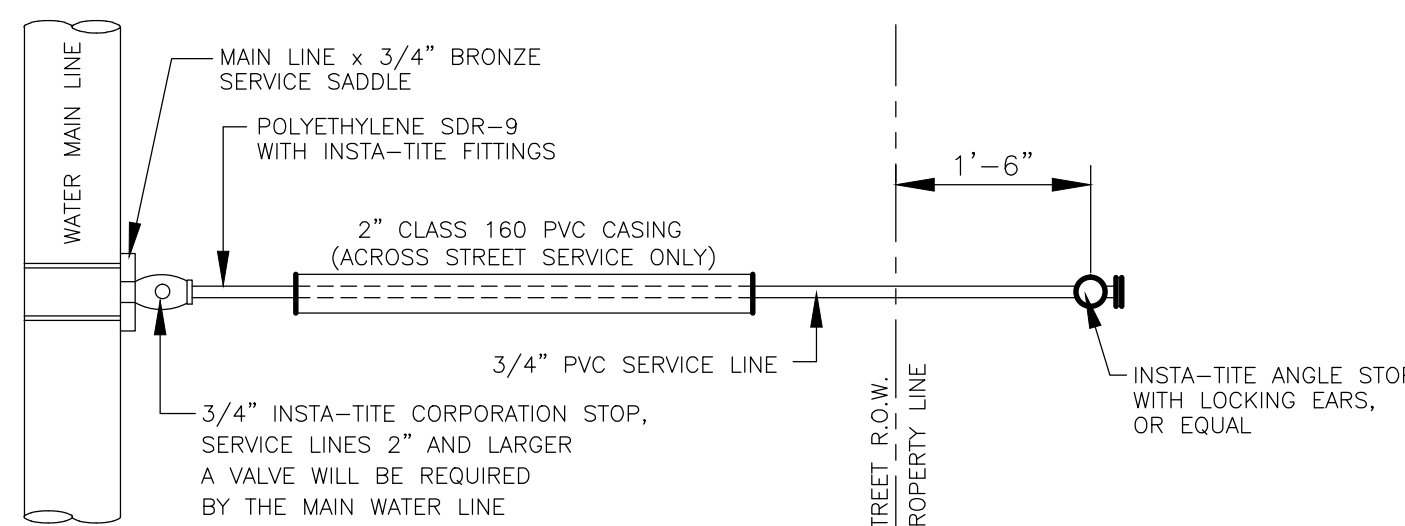


PIPE BEDDING DETAILS

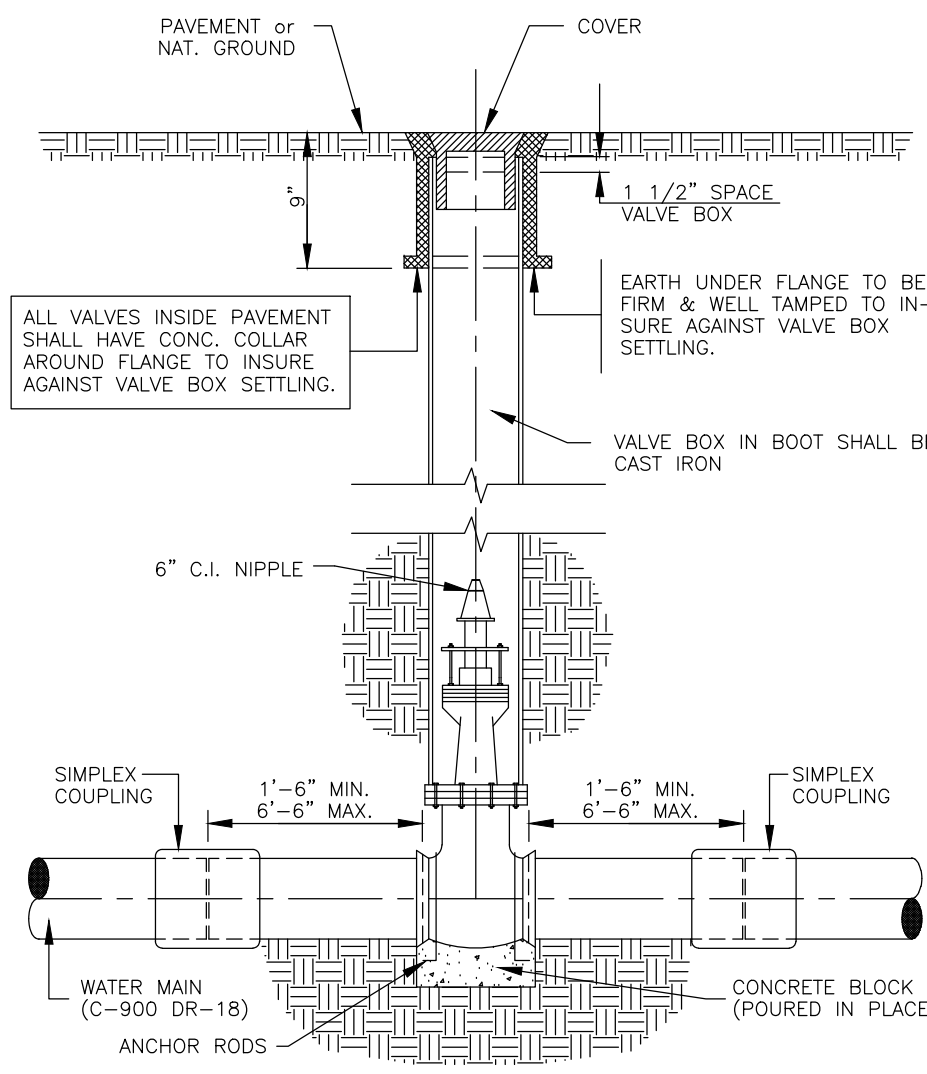
N.T.S.



DUAL WATER SERVICE CONNECTION

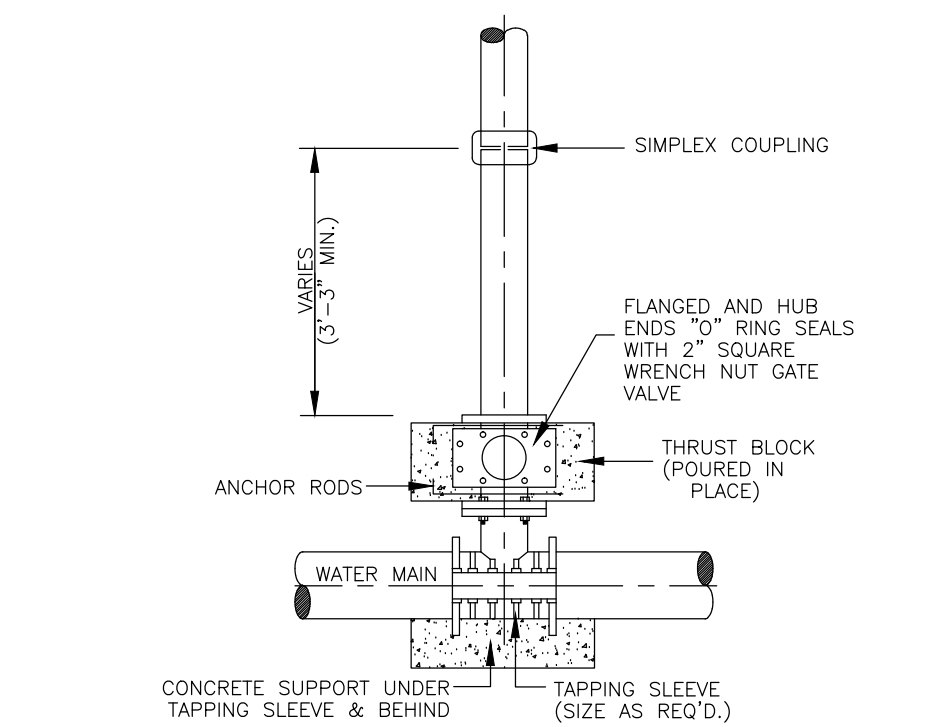


SINGLE WATER SERVICE CONNECTION



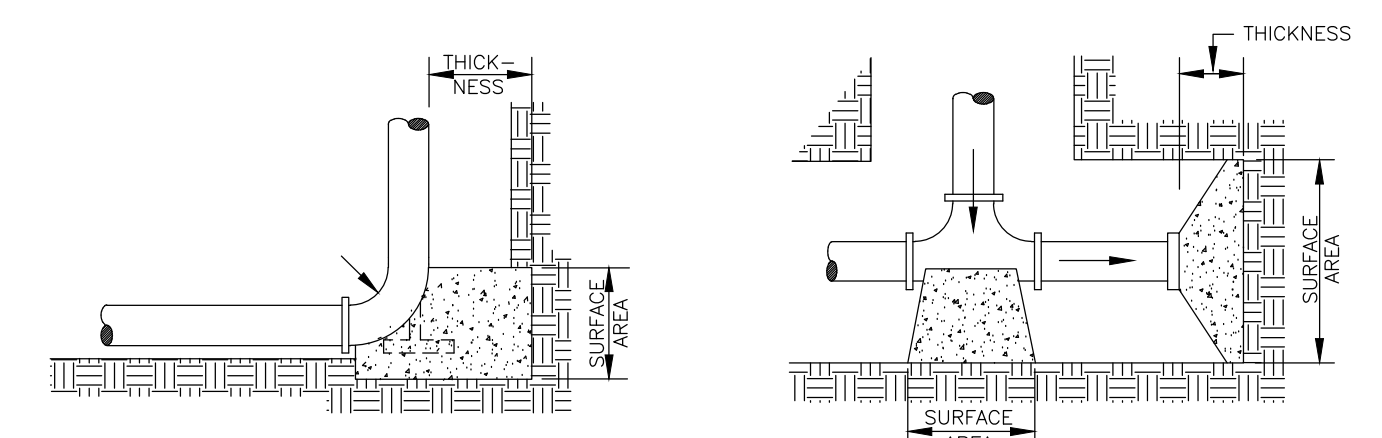
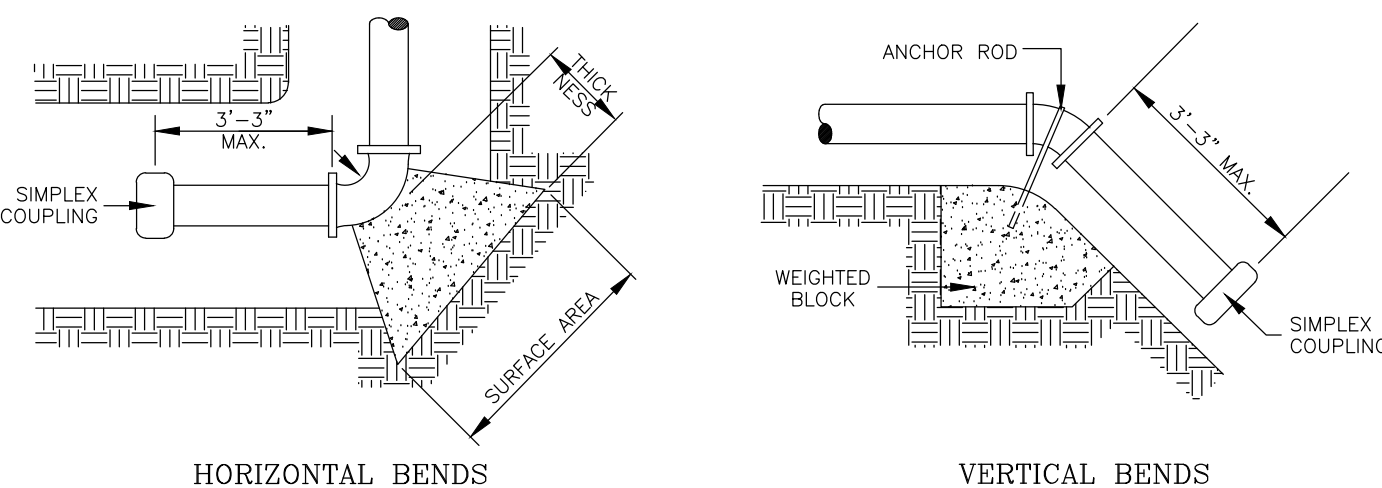
TYPICAL VALVE and VALVE BOX INSTALLATION

N.T.S.



TAPPING SLEEVE and VALVE INSTALLATION

N.T.S.



THRUST BLOCK DETAILS

N.T.S.

DIAMETER OF PIPE INCHES	HORIZONTAL BEND		WEIGHT AT VERTICAL BENDS - lbs.
	AREA SQ. FT.	THICKNESS INCHES	
22 1/2 BENDS			
6 OR LESS	2	8	1,700
8	3	12	3,000
10	3.5	14	4,500
12	4	14	6,600
14	5	18	9,000
16	6	18	11,800
45° BENDS			
6 OR LESS	4	12	3,200
8	5	14	5,800
10	6	18	9,000
12	7	18	13,000
14	8	24	17,000
16	11.5	24	23,200
90° BENDS			
6 OR LESS	6	12	6,000
8	6	15	10,700
10	10	18	16,700
12	12	18	24,000
14	18	24	35,600
16	21	24	42,700
TEES & DEAD ENDS			
6 OR LESS	3	12	---
8	4	15	---
10	6	18	---
12	8	18	---
14	11.5	24	---
16	15	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 2,000 LBS./SQ.FT.
- THE LOCATION OF THRUST BLOCKS DEPENDS UPON THE DIRECTION OF THRUST AND TYPE OF FITTINGS.

FINAL WATER AND SEWER ENGINEERING REPORT FOR AURORA VALLEY PHASE 4
BY: FRED L. KURTH, P.E. #54151
WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:

AURORA VALLEY PHASE 4 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.

AREA NORTH OF DRAIN DITCH: N.A.W.S.C. HAS EXISTING 8" DIAMETER WATER LINES RUNNING ALONG HARMONIA DRIVE AND LA CLARIDAD DRIVE. THE WATER SYSTEM FOR AURORA VALLEY PHASE 4 CONSISTS OF A 8" DIAMETER WATER LINE THAT CONNECT INTO THE EXISTING 8" WATER LINES. THIS 8" LINE THEN RUNS NORTH AND SOUTH ALONG THE EAST 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 CONNECTING INTO A PROPOSED 8" WATER LINE ON THE NORTH SIDE OF LA PAZ DRIVE RIGHT-OF-WAY LOOPING THIS SYSTEM.

AREA SOUTH OF DRAIN DITCH: N.A.W.S.C. HAS EXISTING 8" DIAMETER WATER LINES RUNNING ALONG DILLON ROAD, BELLA VISTA DRIVE STREET, HARMONIA DRIVE, AND LA CLARIDAD DRIVE. THE WATER SYSTEM FOR AURORA VALLEY PHASE 4 CONSISTS OF A 8" DIAMETER WATER LINE THAT CONNECT INTO THE EXISTING 8" WATER LINES. THIS 8" LINE THEN RUNS NORTH AND SOUTH ALONG THE EAST SIDE OF DILLON ROAD INSIDE 15' EXCLUSIVE N.A.W.S.C. EASEMENT. ANOTHER 8" LINE RUNS NORTH AND SOUTH ALONG THE WEST SIDE OF BELLA VISTA DRIVE DRIVE RIGHT-OF-WAY CONNECTING INTO THE EXISTING 8" LINE ON THE WEST SIDE OF BELLA VISTA DRIVE DRIVE RIGHT-OF-WAY. THIS SYSTEM IS LOOPED BY AN 8" LINE THAT RUNS EAST AND WEST ALONG THE NORTH SIDE OF AURORA VALLEY DRIVE WITH EXTENSIONS TO THE SOUTH ALONG BELLA VISTA DRIVE DRIVE, HARMONIA DRIVE AND, LA CLARIDAD DRIVE END WITH PLUGS FOR FUTURE CONNECTIONS.

WATER DISTRIBUTION FOR THE AURORA VALLEY PHASE 4 CONSISTS OF FIFTY-FIVE (55) DIAMETER DUAL SERVICE LINES RUN TO PAIRS OF LOTS BEFORE SPLITTING INTO 1/2" DIAMETER SERVICE LINES AND SEVEN (7) 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 \$, OR \$ PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$ 42,375.00 , 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 10 FIRE HYDRANTS AT A UNIT COST OF \$ 3,725.00 FOR A TOTAL COST OF \$37,250.00 . 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 4 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.

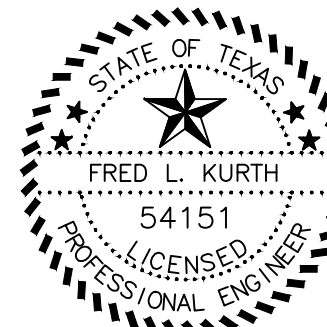
SOIL EVALUATION REPORT:
EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A SANDY LOAM SOIL FOR THE AREA. AT LEAST 20 SOIL EXCAVATIONS WERE PERFORMED ON THE SITE, AT OPPOSITE ENDS OF THE PROPOSED DISPOSAL AREA. (ADDITIONAL 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 \$129,385.00. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON

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 \$ WHICH EQUALS TO \$ PER LOT.

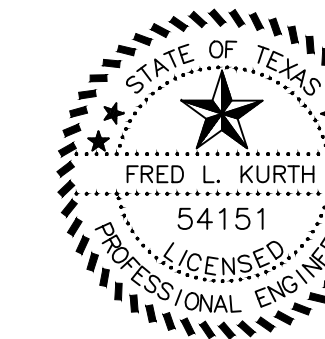
SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$1,145.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$129,385.00 FOR THE ENTIRE SUBDIVISION.



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:	\$ 780,485.97



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 4, HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND COPIES OF THEM 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.

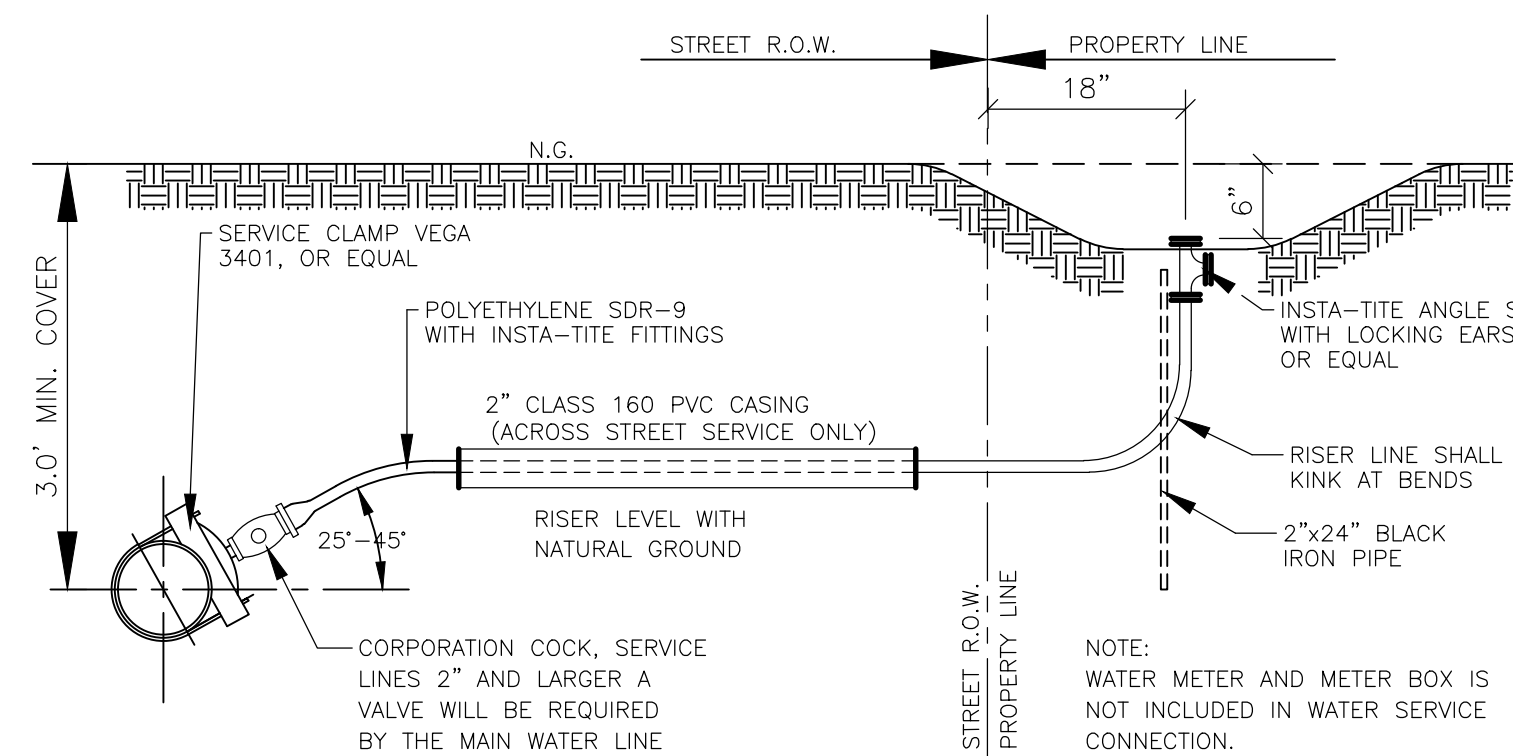
STATE OF TEXAS
COUNTY OF HIDALGO:

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 _____

TYPICAL WATER SERVICE CONNECTION ELEVATION



GENERAL NOTES:

- DRAWINGS INDICATE COPPER SERVICE LINES.
- FOR P.V.C. SERVICE LINES REFER TO SMALLER TYPE NOTES.
- ALL COMPRESSION OR PACK TYPE FITTINGS & JOINTS REQUIRE STAINLESS STEEL INSERTS OF REQUIRED SIZE.
- WATER SERVICE CONNECTIONS CROSSING A STREET SHALL BE ENCASED IN A 2" P.V.C. SH400 CASING. LENGTH OF CASING SHALL BE WIDTH OF STREET PLUS 10.0 FEET.

TYPICAL WATER SERVICE CONNECTIONS

N.T.S.

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 COMPAÑIA 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.

ZONA SITUADA AL NORTE DE ZANJA DE DRENAJE: N.A.W.S.C. YA TIENE TUBERIAS DE AGUA-8" DE DIAMETRO QUE EN LAS CALLES DE HARMONIA Y LA CLARIDAD. EL SISTEMA DE ABASTECIMIENTO DE AGUA PARA AURORA VALLE FASE 4 CONSISTE EN TUBERIAS DE AGUA DE 8" EN DIAMETRO QUE SE CONECTAN LAS LINEAS DE AGUA DE 8" PRESENTE EN EL LADO ESTE. LAS TUBERIAS DE 8" LUEGO SE DIRIGE AL NORTE Y AL SUR A LO LARGO DEL LADO ESTE DE HARMONIA. OTRO 8" LINEA CORRE HACIA EL NORTE Y AL SUR A LO LARGO DE LA PARTE OESTE DE LA CALLE LA UNIDAD REPORTO DEL DERECHO DE VIA EN UNA PROPUESA DE 8" LINEA DE AGUA EN LA PARTE NORTE DE LA CALLE LA PAZ UNIDAD DE DERECHO-DE-PASO EN BUCLE ESTE SISTEMA.

ZONA SUR DE ZANJA DE DRENAJE: N.A.W.S.C. YA TIENE 8" DE DIAMETRO LAS TUBERIAS DE AGUA QUE DISCORRE POR DILLON ROAD, CALLE BELLA VISTA DRIVE, HARMONIA, Y LA CLARIDAD DRIVE. EL SISTEMA DE AGUA DE AURORA VALLE FASE 4 CONSISTE EN UNA 8" DE DIAMETRO LINEA DE AGUA QUE SE CONECTAN A LAS 8" LAS LINEAS DE AGUA. ESTE 8" LINEA, A CONTINUACION, SE EXTIENDE HACIA EL NORTE Y AL SUR A LO LARGO DE LA PARTE ORIENTAL DE DILLON CAMINO INTERIOR 15' EXCLUSIVE N.A.W.S.C. SERVIDUMBRE. OTRO 8" LINEA CORRE HACIA EL NORTE Y AL SUR A LO LARGO DE LA PARTE OESTE DE BELLA VISTA DRIVE DRIVE DEL DERECHO DE VIA EXISTENTE CONECTA A LA LINEA 8" EN EL LADO OESTE DE BELLA VISTA DRIVE DRIVE DEL DERECHO DE VIA. ESTE SISTEMA ES UN BUCLE POR UN 8" LINEA QUE CORRE DE ESTE Y OESTE, A LO LARGO DEL LADO NORTE DE AURORA VALLE UNIDAD CON EXTENSIONES

LA DISTRIBUCION PARA AURORA VALLEY PHASE 4 CONSISTE DE CINCUENTA-CINCO (55) 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" DE PULGADA EN DIAMETRO Y SIETS (7) LINEAS DE SERVICIO SINGULARES CON UN DIAMETRO DE 3/4" DE PULGADA Y QUE TERMINAN EN LOS MEDIDORES DE AGUA PARA CADA LOTE. LA LINEA DE 8 PULGADAS, LOS SERVICIOS DUALES, LOS SERVICIOS SINGULARES DE 3/4" DE PULGADA DE DIAMETRO, Y LOS MEDIDORES DE AGUA YA ESTAN INSTALADOS. EL COSTO TOTAL DE ESTA INSTALACION ES DE \$ 0

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 (10) HYDRANTES DE AGUA (\$2,350 CADA UNO) SUMANDO A UN COSTO TOTAL DE \$23,500. 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 ES 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 \$ 129,385.00. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODOS LAS FOSAS SEPTICAS Y HA APROBADO LA INSTALACION DE LAS FOSAS SEPTICAS DESDE ().

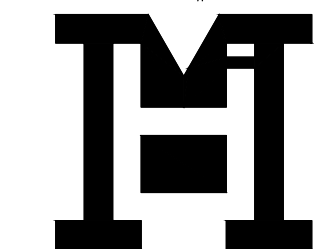
CERTIFICACION:

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 \$ 0 \$ POR LOTE

DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$1,145.00 A UN COSTO TOTAL DE \$129,385.00 TODA LA SUBDIVISION.

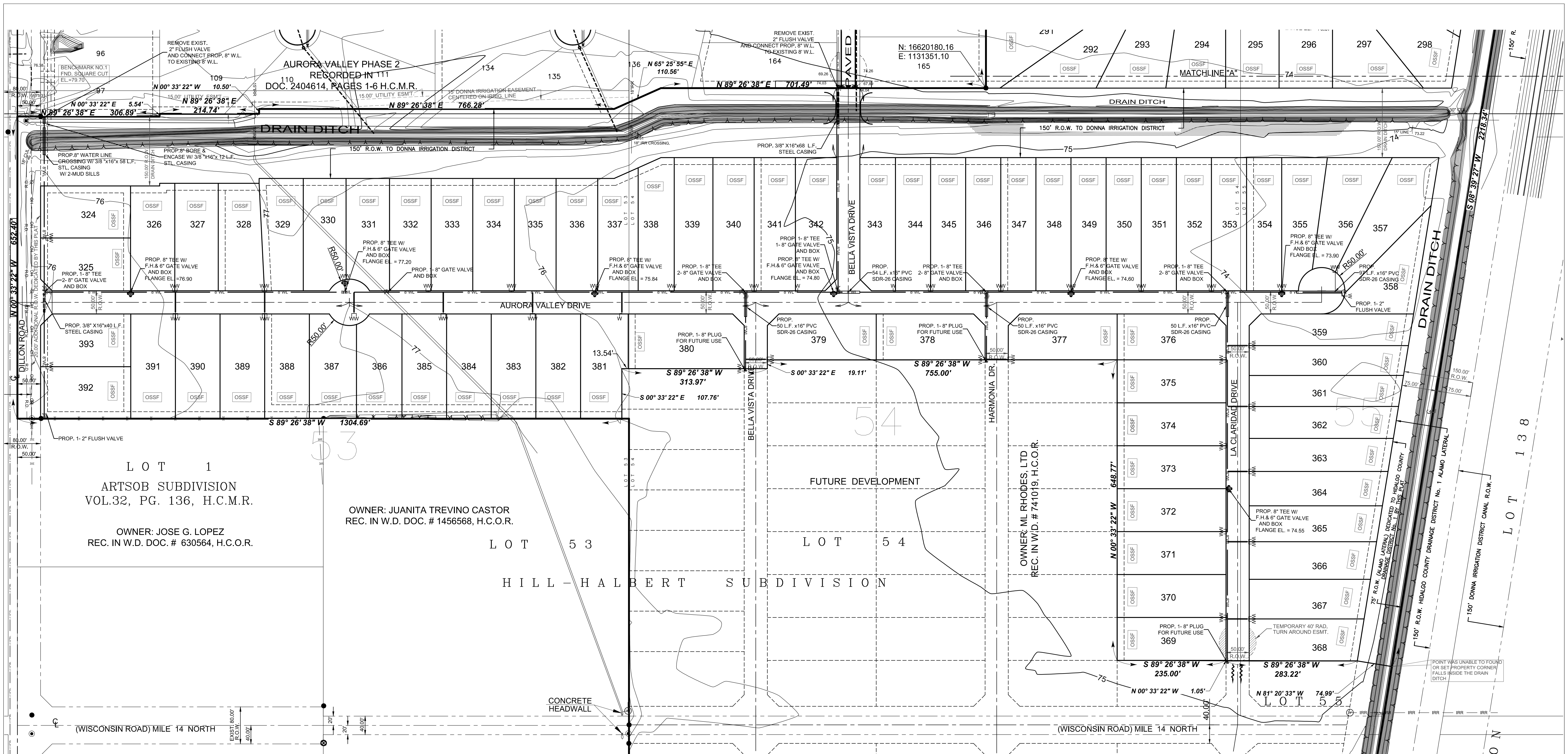
BPFE FIRM # F-1435



MELDEN & HUNT INC.

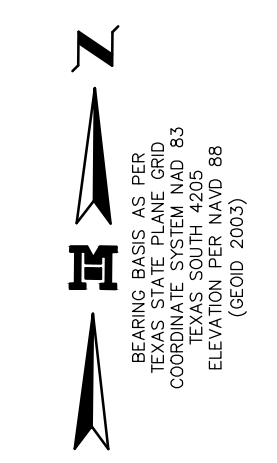
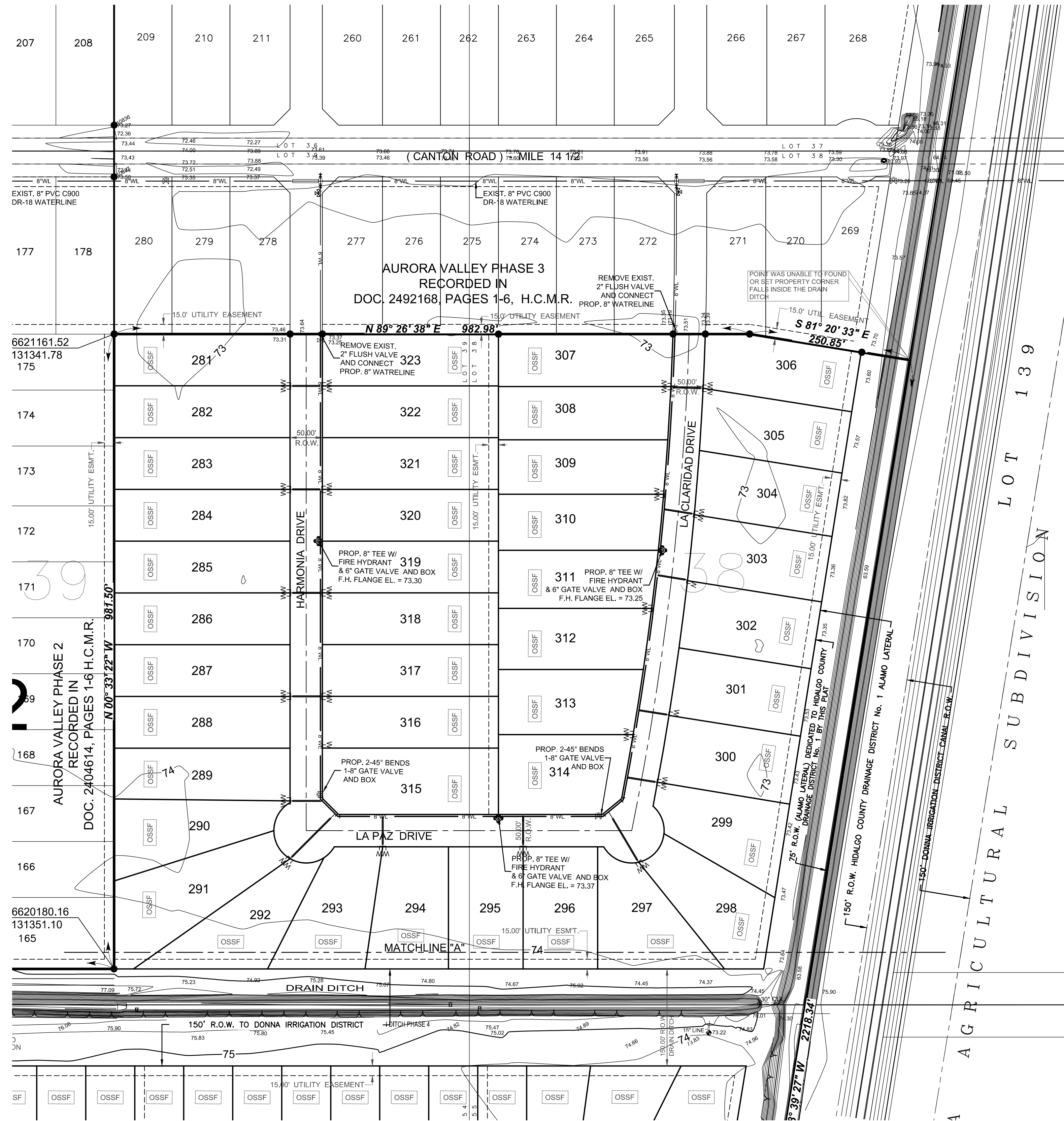
CONSULTANTS • ENGINEERS • SURVEYORS

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ESTABLISHED 1947 WWW.MELDENANDHUNT.COM



Map of AURORA VALLEY PHASE 4

BEING A RESUBDIVISION OF 80.029 ACRES,
CONSISTING OF
14.406 ACRES OUT OF LOT 38, 14.380 OUT OF LOT 39,
0.420 ACRES OUT OF LOT 40, 19.634 OUT OF LOT 53,
19.850 ACRES OUT OF LOT 54, AND 11.339 ACRES OUT OF LOT 55
HILL-HALBERT SUBDIVISION,
REC. IN VOL. 1, PAGE 35, H.C.M.R.,
HIDALGO COUNTY, TEXAS.



SCALE: 1" = 100'
SCALE NOTE:
IF THIS BAR 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

LEGEND

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

LEVENDA

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

LEGEND

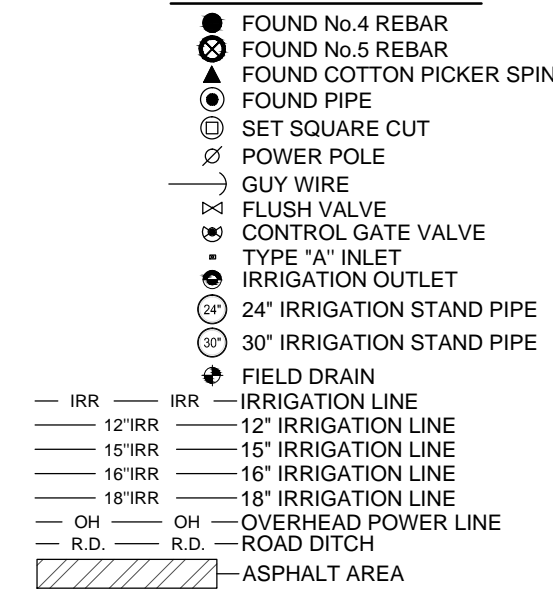
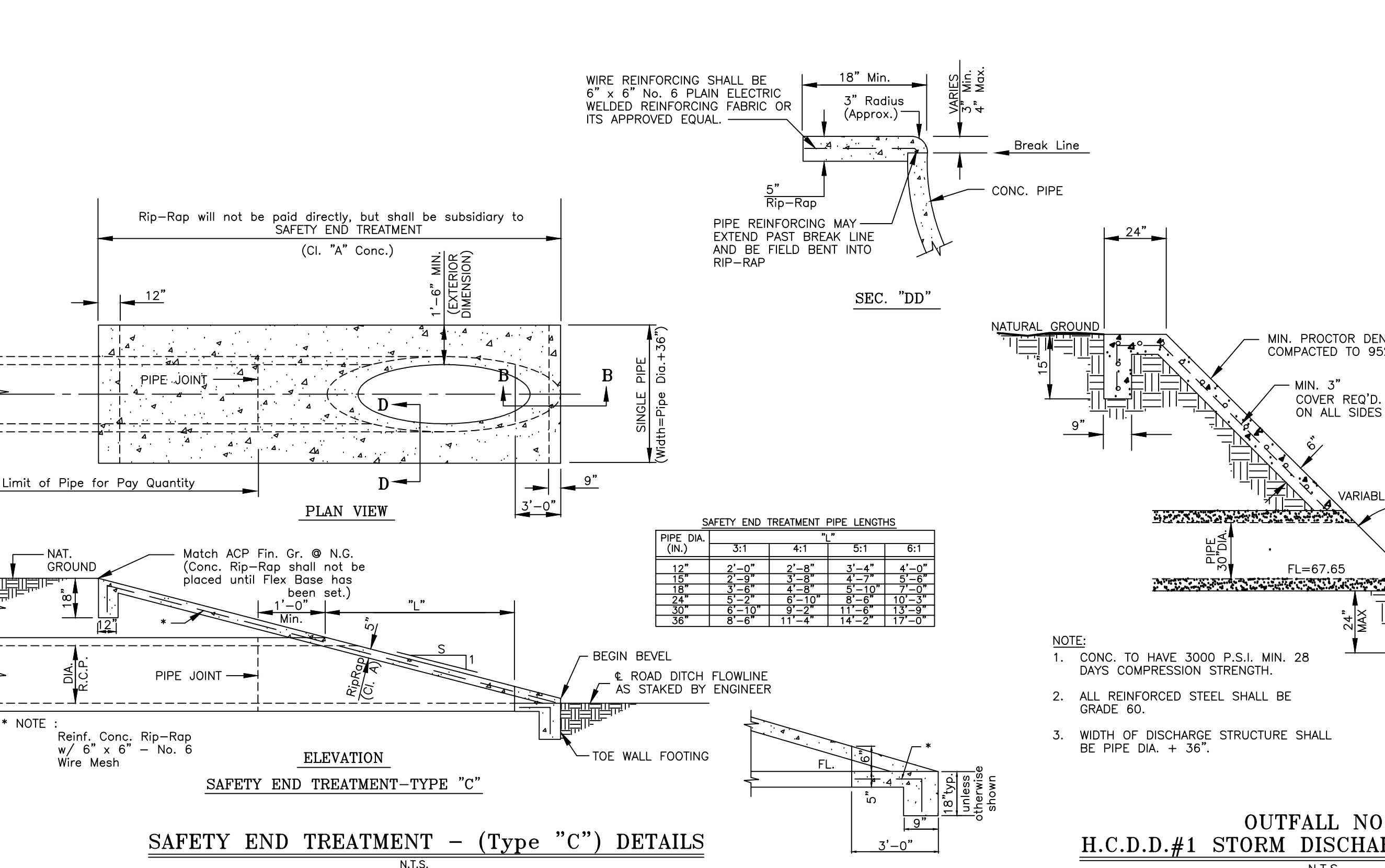
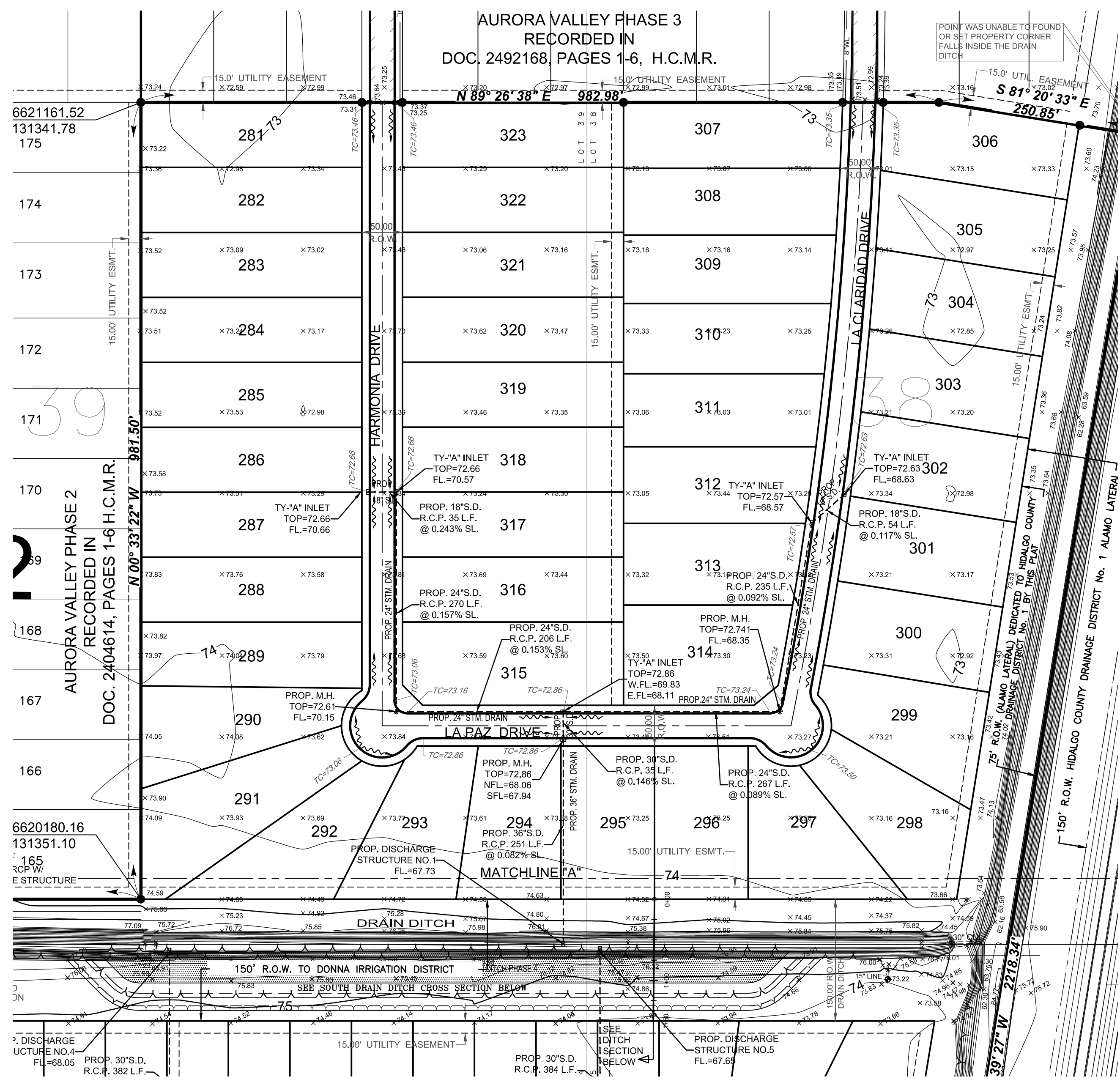
- FOUND No.4 REBAR
- FOUND No.5 REBAR
- FOUND COTTON PICKER SPINDLE
- FOUND PIPE
- SET SQUARE CUT
- ⊗ POWER POLE
- GUY WIRE
- ⊕ FLUSH VALVE
- ⊕ CONTROL GATE VALVE
- ⊕ TYPE "A" INLET
- ⊕ IRRIGATION OUTLET
- ⊕ 24" IRRIGATION STAND PIPE
- ⊕ 30" IRRIGATION STAND PIPE
- FIELD DRAIN
- IRR IRR IRRIGATION LINE
- 12" IRR 12" IRRIGATION LINE
- 15" IRR 15" IRRIGATION LINE
- 16" IRR 16" IRRIGATION LINE
- 18" IRR 18" IRRIGATION LINE
- OH OH OVERHEAD POWER LINE
- R.D. R.D. ROAD DITCH
- ▨ ASPHALT AREA

—WATER AND OSSF LAYOUT—

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

TBPE FIRM # F-1435
M
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



AURORA VALLEY PHASE 4

BEING A RESUBDIVISION OF 80.029 ACRES,
 CONSISTING OF
 14.406 ACRES OUT OF LOT 38, 14.380 OUT OF LOT 39,
 0.420 ACRES OUT OF LOT 40, 19.634 OUT OF LOT 53,
 19.850 ACRES OUT OF LOT 54, AND 11.339 ACRES OUT OF LOT 55
 HILL-HALBERT SUBDIVISION,
 REC. IN VOL. 1, PAGE 35, H.C.M.R.,
 HIDALGO COUNTY, TEXAS.

AURORA VALLEY PHASE 4
 DRAINAGE STATEMENT
 JOB NO. 14043 DATE: JUNE 20, 2014

AURORA VALLEY PHASE 4 IS A 80.033 ACRE TRACT OF LAND, CONSISTING OF 14.406 ACRES OUT OF LOT 38, 14.380 ACRES OUT OF LOT 39, 0.420 ACRES OUT OF LOT 40 AND 19.634 ACRES OUT OF LOT 53, 19.850 ACRES OUT OF LOT 54, AND 11.339 ACRES OUT OF LOT 55, HILL-HALBERT SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 35, HIDALGO COUNTY, MAP RECORDS. THE PROPERTY IS LOCATED ON THE EAST SIDE OF DILLON ROAD AND AT THE SOUTH SIDES OF CANTON ROAD (MILE 14 1/2 NORTH). SAID PROPERTY IS CURRENTLY OPEN LAND, WITH A PROPOSED RESIDENTIAL USE THAT INCLUDES 113 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.

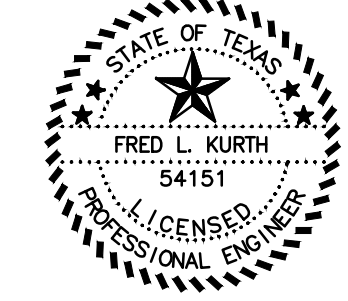
THE SOILS ARE SANDY CLAY LOAM AND CLAY LOAM, WHICH ARE IN HYDROLOGIC GROUPS "B" AND "C" RESPECTIVELY. APPROXIMATELY 77.8% OF THIS PROPERTY LIES IN HYDROLOGIC GROUP "B", THE REMAINDER 22.2% LIES IN HYDROLOGIC GROUP "C". SOILS IN HYDROLOGIC GROUP "B" HAVE A MODERATE PERVIOUSNESS, AND A RELATIVELY LOW PLASTICITY 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 19.41 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, 127,393 TOTAL CUBIC FEET OF DETENTION (2,925 AC-FT) ARE REQUIRED. DETENTION WILL BE ACCOMPLISHED WITHIN THE EXISTING DRAIN DITCH LOCATED ALONG THE SOUTH SIDE OF THIS SUBDIVISION, THE SOUTH SIDE DRAIN DITCH WILL BE RE-EXCAVATED ALONG THE SOUTH SIDE FOR APPROXIMATELY 775 FEET THAT COVER A PORTION OF THE WIDTH OF THE CENTRAL PART OF THIS SUBDIVISION EAST OF THE SOUTHEAST CORNER OF AURORA VALLEY PHASE 2, WITH A NEWLY EXCAVATED DEPTH STAIR STEPPING DOWN TO THE EXISTING 11-FOOT DEEP DITCH (SEE ATTACHED SECTION ALONG THE SOUTH DITCH). THE SOUTH DITCH RE-EXCAVATION WILL NET 128,325 CUBIC FEET OF DETENTION PROVIDED BY THIS SUBDIVISION. RUNOFF FROM THE PROPOSED STREET AND EXCESS RUNOFF FROM THE LOTS WILL SURFACE FLOW INTO THE PROPOSED STORM DRAINAGE SYSTEM FOR THIS SUBDIVISION. THE NORTH SIDE SYSTEM CONSISTS OF SIX (6) TYPE "A" INLETS WITH TWO (2) STORM MANHOLES AND APPROXIMATELY 286 LINEAR FEET OF 24-INCH STORM PIPE AND 1867 LINEAR FEET OF 18-INCH CONCRETE CULVERTS. THE SOUTH SIDE SYSTEM CONSISTS OF EIGHT (8) TYPE "A" INLETS AND APPROXIMATELY 1155 LINEAR FEET OF 24-INCH STORM PIPE AND 506 LINEAR FEET OF 18-INCH CONCRETE CULVERTS. THE ULTIMATE OUTFALL IS IN THE DONNA LATERAL DRAIN DITCH LOCATED EAST OF THIS DEVELOPMENT. (SEE MAP OF TOPOGRAPHY AND STORM DRAINAGE SYSTEM).

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.

FRED L. KURTH #54151

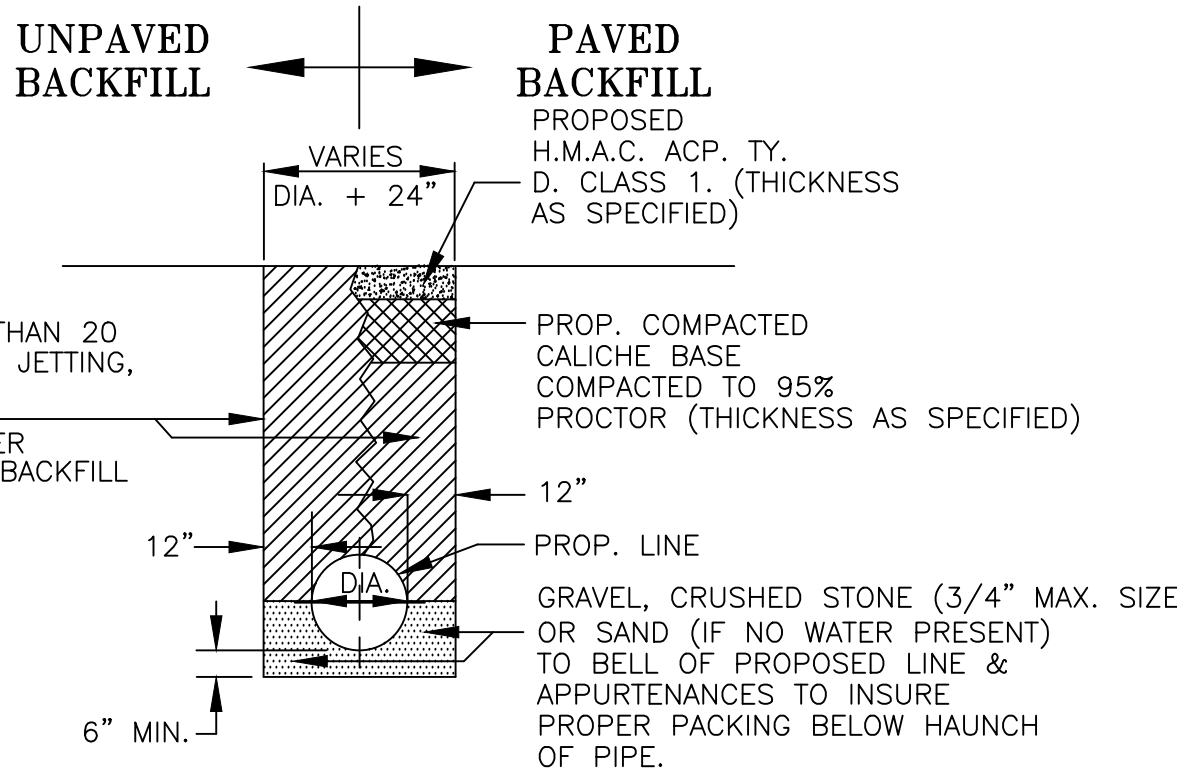
CERTIFICATION:
 BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100-YEAR FLOODPLAIN AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0425 C, MAP REVISED NOVEMBER 16 1982, PERTAINING TO THIS SUBDIVISION, IS CONTAINED WITHIN THE SECTION OF DRAIN DITCH (SOUTH SIDE) LOCATED AT THE NORTH SIDE OF THIS SUBDIVISION, 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

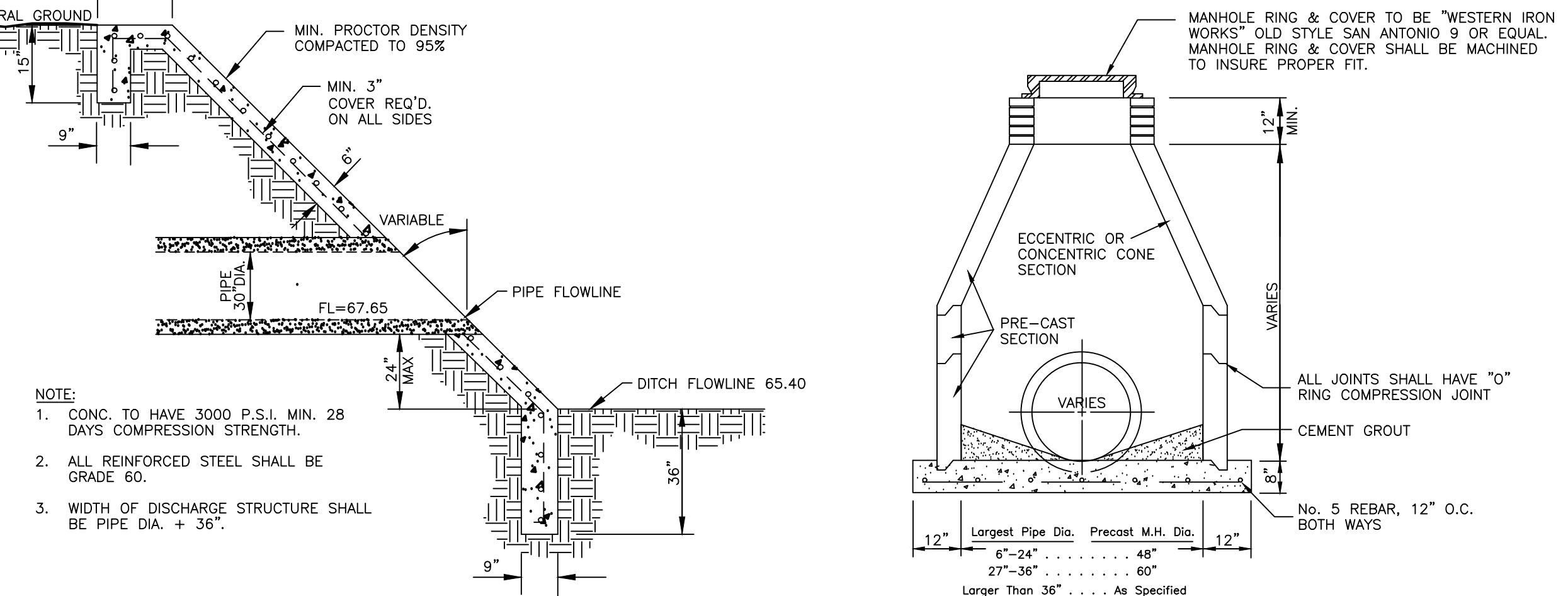
90% STANDARD PROCTOR EARTHEN BACKFILL

- WHERE PLASTICITY IS LESS THAN 20 AND SANDY MATERIAL, WATER JETTING, ALLOWED
- WHERE PLASTICITY IS GREATER THAN 20 MECHANICAL TAMP BACKFILL IN 6-8" LAYERS



PIPE BEDDING DETAILS

N.T.S.

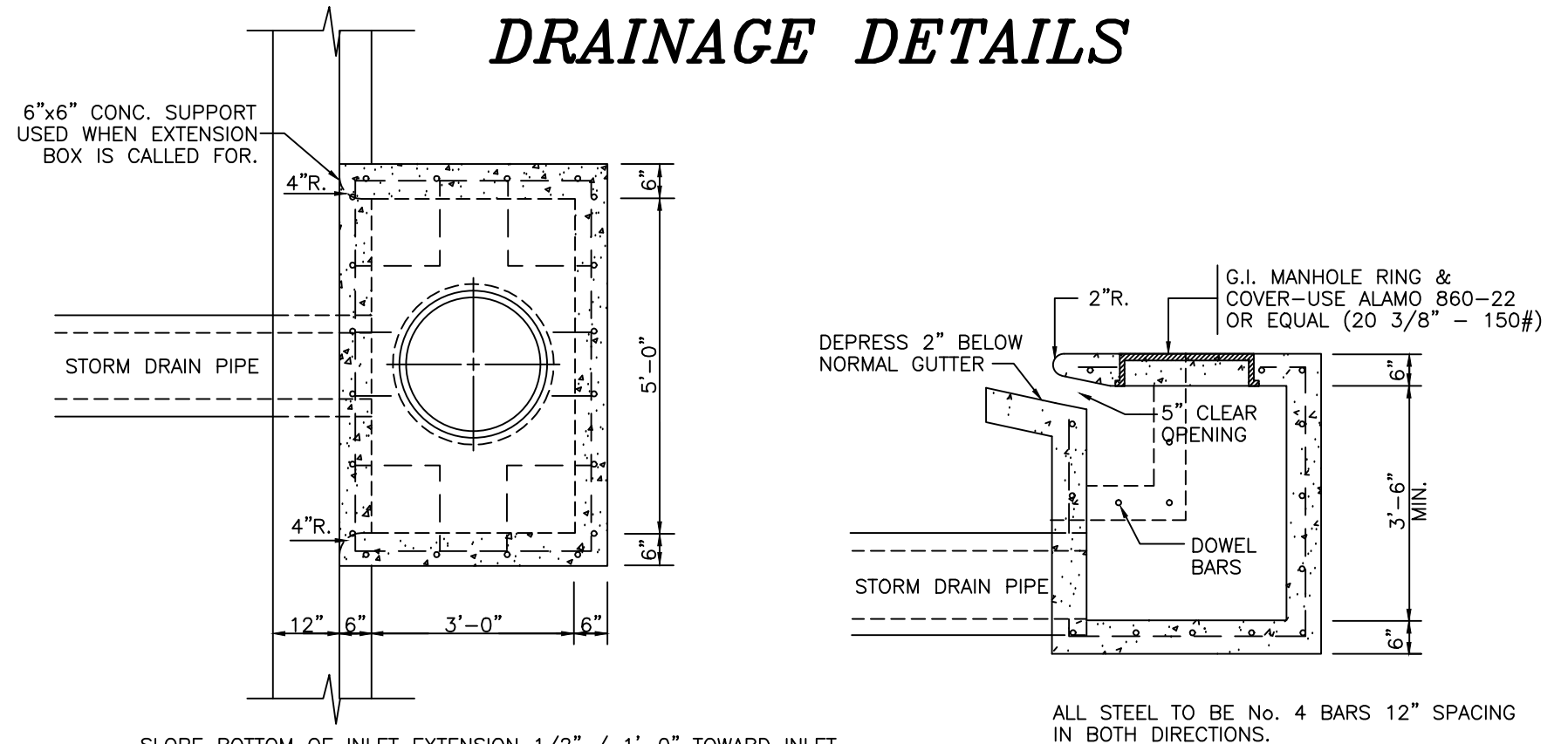


OUTFALL NO.5 H.C.D.#1 STORM DISCHARGE STRUCTURE

N.T.S.

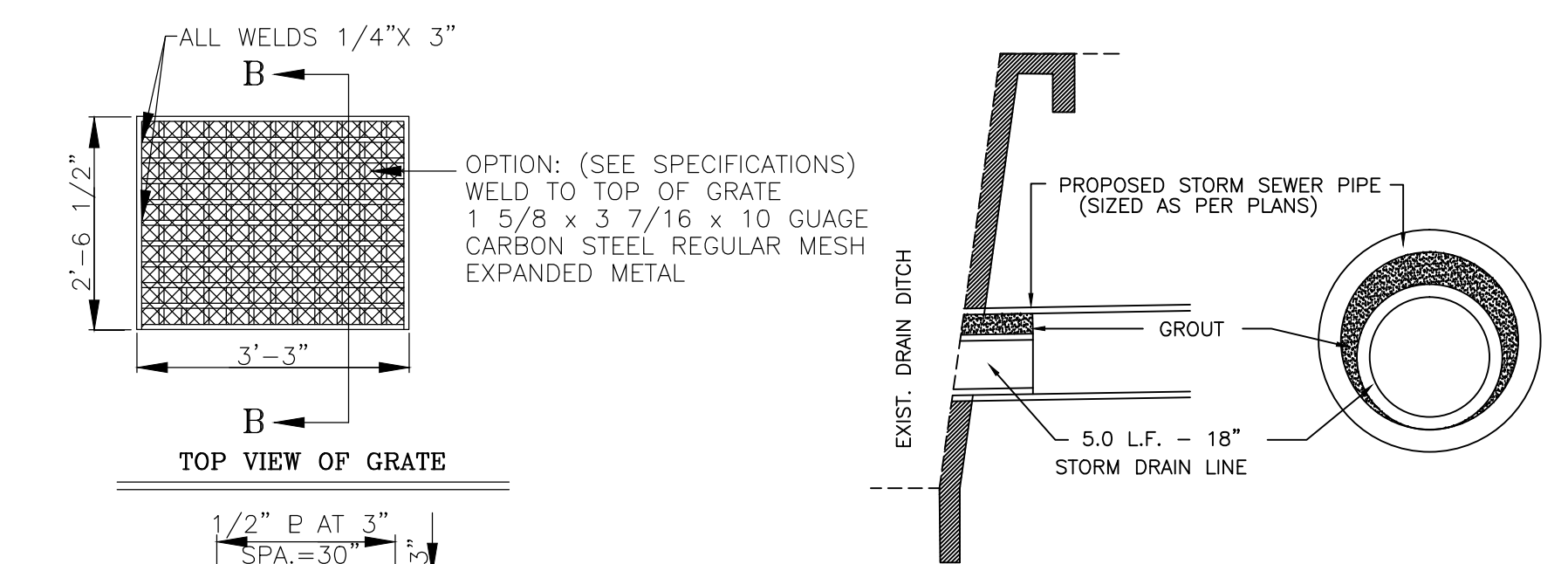
STANDARD STORM SEWER PRE-CAST CONCRETE MANHOLE

N.T.S.



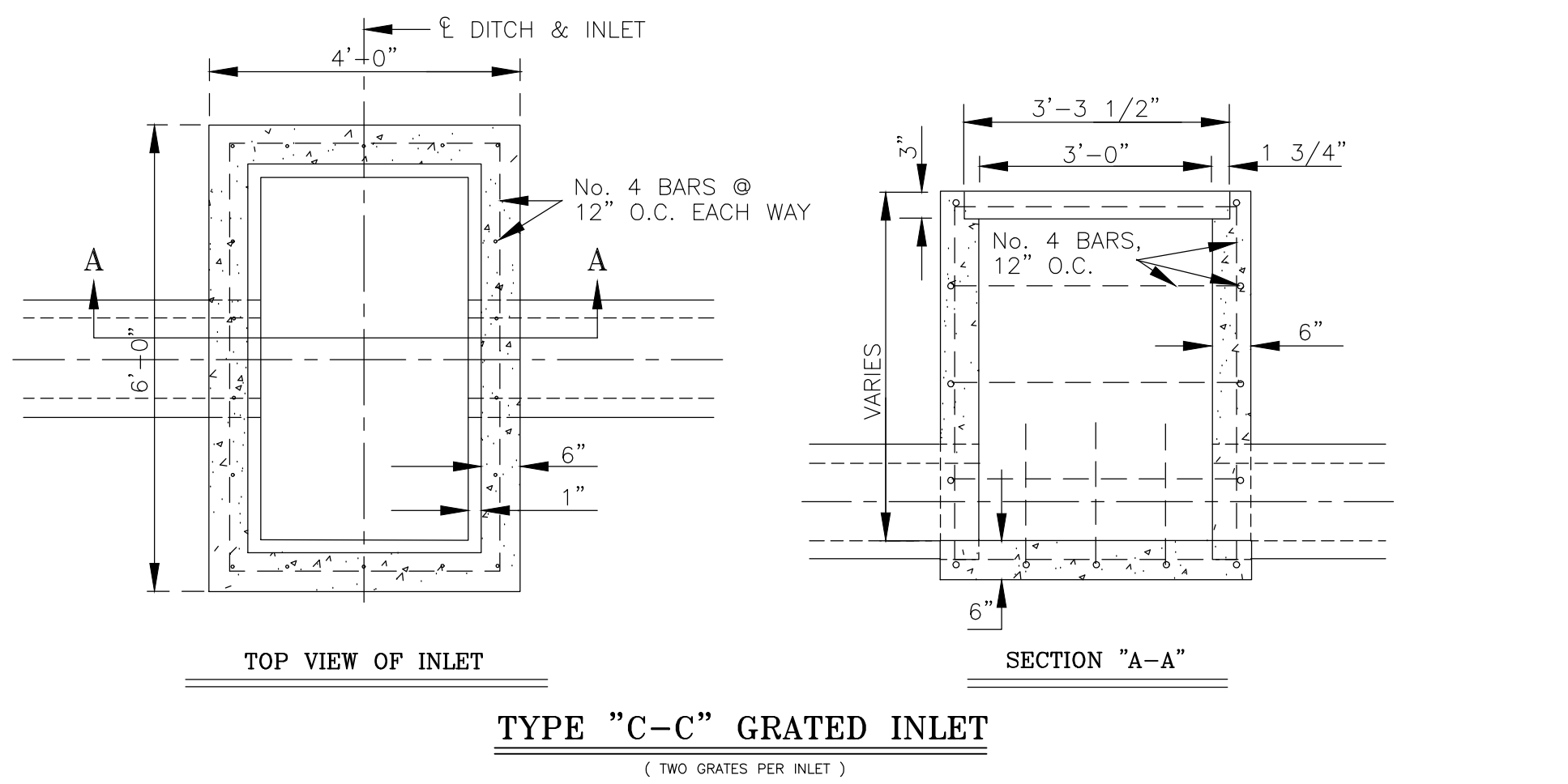
TYPE "A" CURB INLET

N.T.S.



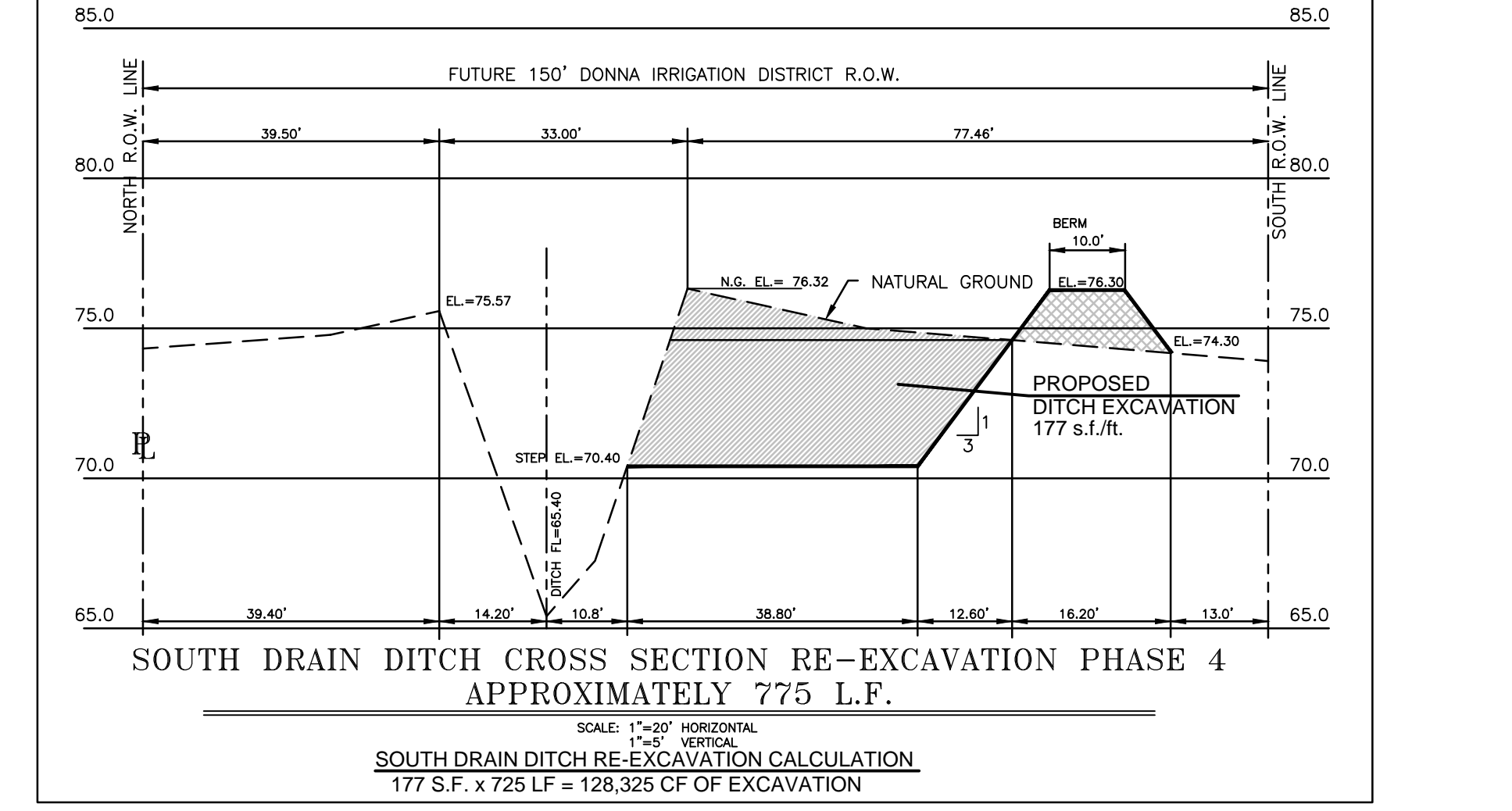
DRAINAGE RESTRICTION DETAIL

TO BE LOCATED AT EACH DRAINAGE DISCHARGE @ DITCH



TYPE "C-C" GRATED INLET

(TWO GRATES PER INLET)



SOUTH DRAIN DITCH CROSS SECTION RE-EXCAVATION PHASE 4 APPROXIMATELY 775 L.F.

SCALE: 1"=20' HORIZONTAL
 1"=2' VERTICAL

SOUTH DRAIN DITCH RE-EXCAVATION CALCULATION
 177 S.F. X 725 L.F. = 128,325 CF OF EXCAVATION

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 115 W. McINTYRE EDINBURG, TX 78541
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 227 N. F.M. 3167 RIO GRANDE CITY, TX 7882
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 ESTABLISHED 1947 www.meldenandhunt.com