



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: 09-30-2014

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: 92 *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: The Rural area of the County

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 06-24-14 PROPERTY LIES WITHIN FLOOD ZONE: "C" AS PER FEMA.

DRAINAGE DESIGN: Drainage 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

H.C.H.D APPROVAL DATE: 06-30-14 by: Elizardo "Chardo" Ramos, Environmental Health Division 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

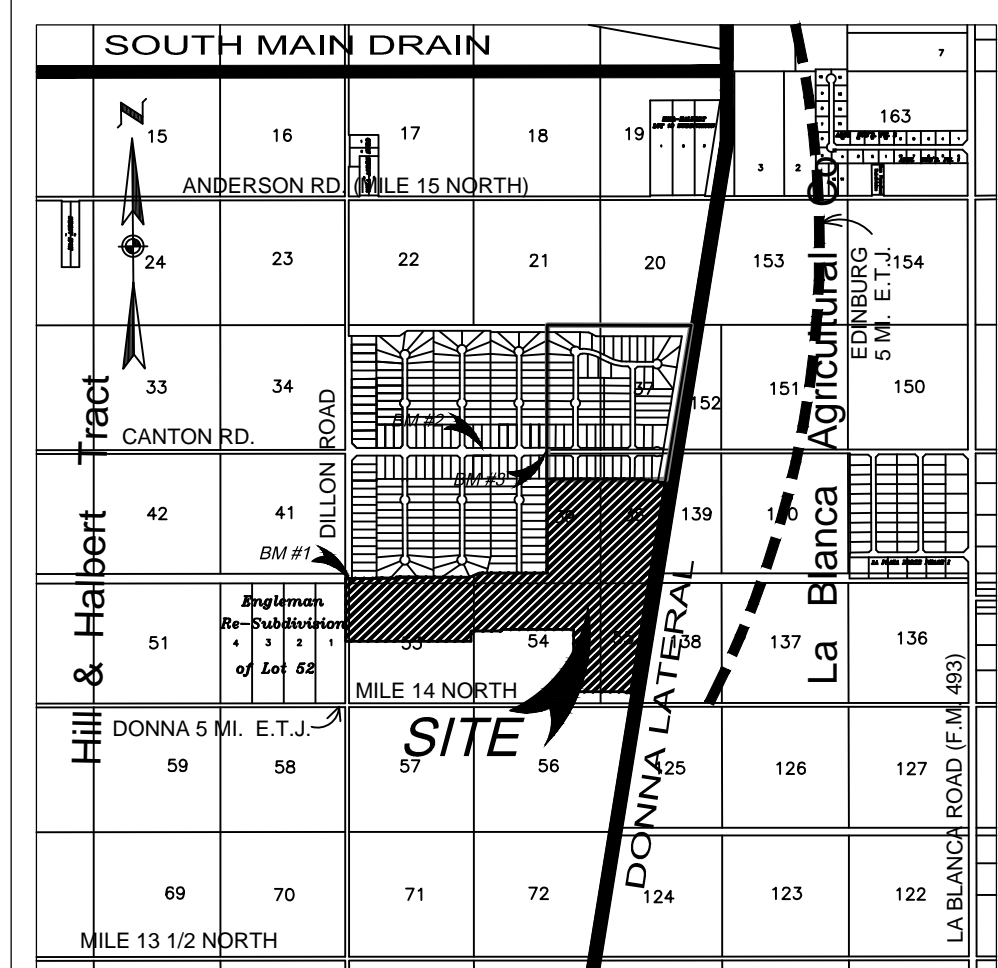
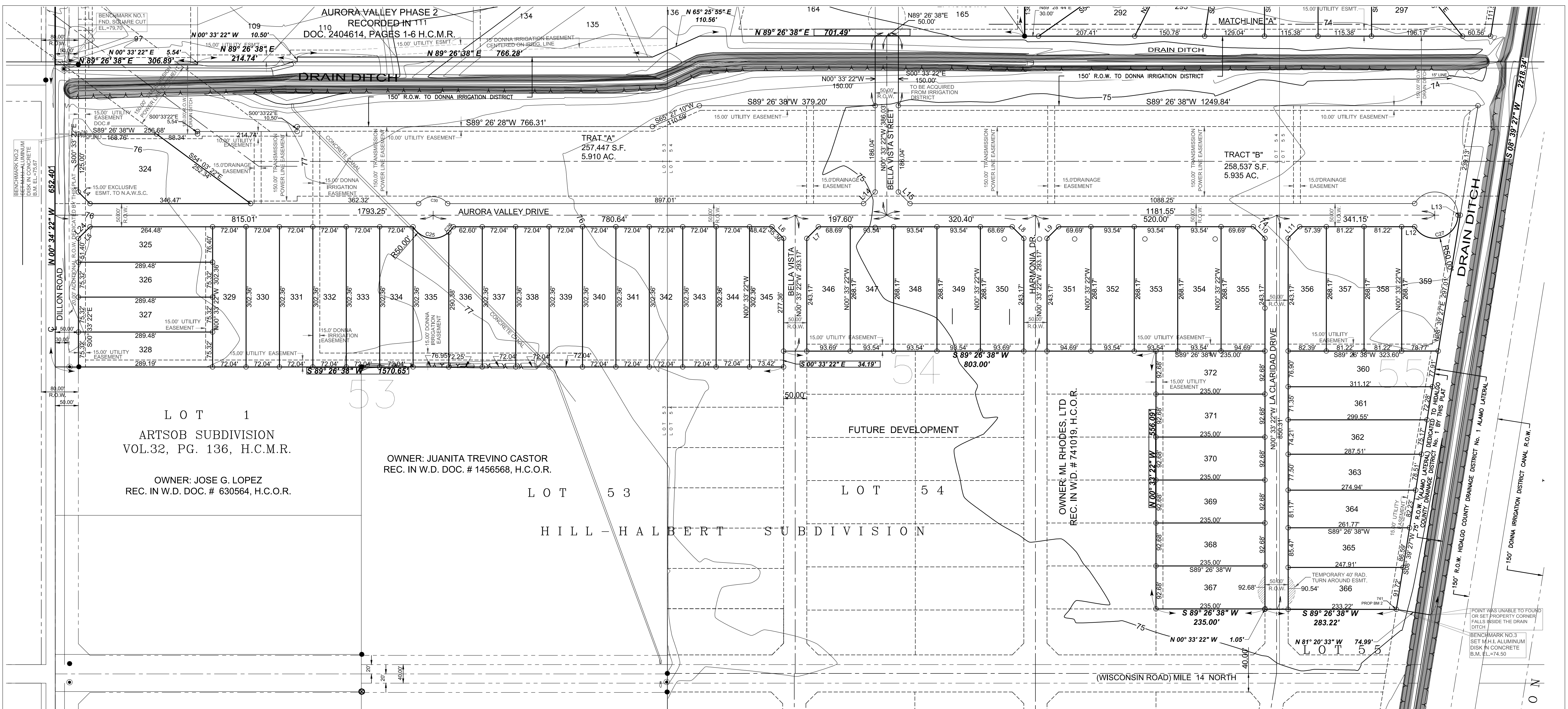
LARGE CONSTRUCTION

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:

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.



LOCATION MAP
SCALE: 1" = 2000'

CONSULTANTS • ENGINEERS • SURVEYORS

115 W. McINTYRE EDINBURG, TX 78541
PH: (956) 381-0981
FAX: (956) 381-1839
ESTABLISHED 1947

227 N. F.M. 3167 RIO GRANDE CITY, TX 78852
PH: (956) 487-8256
FAX: (956) 488-8591
www.meldenandhunt.com

INDEX TO SHEET OF AURORA VALLEY PHASE 4

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.J. PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION; IRRIGATION DISTRICT; H.C.D.D. No. 1, HIDALGO COUNTY R.O.W. DEPT., H.C. JUDGE AND H.C.H.D. CERTIFICATIONS; CLERK'S RECORDING CERTIFICATE; REVISION NOTES.

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

SHEET 4: S. WATER AND OSSF LAYOUT; REVISION NOTES.

SHEET 6: MAP OF TOPOGRAPHY, STREET AND STORM DRAINAGE PLAN; STREET CONSTRUCTION DETAILS; REVISION NOTES.

SHEET 7: DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE; STORM DRAINAGE CONSTRUCTION DETAILS; REVISION NOTES.

Map of AURORA VALLEY PHASE 4
BEING A RESUBDIVISION OF 80.029 ACRES,
CONSISTING OF
14.406 ACRES OUT OF LOT 38, 14.380 ACRES OUT OF LOT 39,
0.420 ACRES OUT OF LOT 40, 19.638 ACRES 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.

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 80.029 ACRES SITUATED IN HIDALGO COUNTY, TEXAS, CONSISTING OF 14.406 ACRES OUT OF LOT 38, 14.380 ACRES OUT OF LOT 39, 0.420 ACRES OUT OF LOT 40, 19.638 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 PLAT THEREOF RECORDED IN VOLUME 1, PAGE 35, HIDALGO COUNTY MAP RECORDS, SAID 80.029 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NO. 4 REBAR FOUND (NORTHING: 16621161.52; EASTING: 1131341.78), FOR THE EASTERMOST NORTHWEST CORNER OF THIS TRACT, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF LOT 175 AND THE SOUTHWEST CORNER OF LOT 176, AURORA VALLEY PHASE 2 ACCORDING TO THE PLAT THEREOF RECORDED UNDER DOCUMENT NO. 2404614 HIDALGO COUNTY MAP RECORDS, AND THE SOUTHWEST CORNER OF LOT 289 AURORA VALLEY PHASE 3 ACCORDING TO THE PLAT THEREOF RECORDED UNDER DOCUMENT NO. 2482168 HIDALGO COUNTY MAP RECORDS;

1. THENCE, N 89° 26' 38" E ALONG A SOUTHERN BOUNDARY LINE OF SAID AURORA VALLEY PHASE 3, A DISTANCE OF 982.98 FEET TO A NO. 4 REBAR FOUND FOR AN ANGLE POINT OF THIS TRACT;
2. THENCE, S 81° 20' 33" E ALONG A SOUTHERN BOUNDARY LINE OF SAID AURORA VALLEY PHASE 3, AT A DISTANCE OF 174.87 FEET TO A NO. 4 REBAR FOUND ON THE WEST RIGHT-OF-WAY LINE OF THE HIDALGO COUNTY DRAINAGE DISTRICT NO. ALAMO LATERAL, CONTINUING A TOTAL DISTANCE OF 290.96 FEET TO THE NORTHEAST CORNER OF THIS TRACT;
3. THENCE, S 09° 39' 27" E ALONG THE EAST LINES OF LOTS 38 AND 55 AND WITHIN SAID HIDALGO COUNTY DRAINAGE DISTRICT NO. ALAMO LATERAL, RIGHT-OF-WAY, AT A DISTANCE OF 1009.84 FEET PASS THE SOUTHEAST CORNER OF SAID LOT 38 AND THE NORTHEAST CORNER OF SAID LOT 55, CONTINUING A TOTAL DISTANCE OF 2218.34 FEET TO THE SOUTHEAST CORNER OF THIS TRACT;
4. THENCE, N 81° 20' 33" W ACROSS SAID HIDALGO COUNTY DRAINAGE DISTRICT NO. ALAMO LATERAL, RIGHT-OF-WAY, A DISTANCE OF 74.99 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
5. THENCE, S 89° 26' 38" W AT A DISTANCE OF 233.22 FEET PASS A NO. 4 REBAR SET, CONTINUING A TOTAL DISTANCE OF 283.22 FEET TO A NO. 4 REBAR FOUND ON AN OUTSIDE CORNER OF THIS TRACT;
6. THENCE, N 00° 33' 22" W A DISTANCE OF 1.05 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;

METES AND BOUNDS DESCRIPTION CONTINUE

7. THENCE, S 89° 26' 38" W A DISTANCE OF 235.00 FEET TO A NO. 4 REBAR SET FOR THE EASTERMOST SOUTHWEST CORNER OF THIS TRACT;
7. THENCE, N 00° 33' 22" W A DISTANCE OF 648.77 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
8. THENCE, S 89° 26' 38" W A DISTANCE OF 755.00 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
9. THENCE, S 00° 33' 22" E A DISTANCE OF 19.11 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
10. THENCE, S 89° 26' 38" W A DISTANCE OF 313.97 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
11. THENCE, S 00° 33' 22" E A DISTANCE OF 107.76 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
12. THENCE, S 89° 26' 38" W AT A DISTANCE OF 643.82 FEET PASS A NO. 4 REBAR FOUND FOR THE NORTHEAST CORNER OF LOT 1, ARTSOB SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 32, PAGE 136 HIDALGO COUNTY MAP RECORDS, AT A DISTANCE OF 153.63 FEET PASS A NO. 4 REBAR FOUND FOR THE NORTHEAST CORNER OF SAID LOT 1, ARTSOB SUBDIVISION, AT A DISTANCE OF 1273.57 FEET PASS A PIPE FOUND FOR THE EXISTING EAST RIGHT-OF-WAY LINE OF DILLON ROAD, CONTINUING A TOTAL DISTANCE OF 1304.69 FEET TO THE WESTERMOST SOUTHWEST CORNER OF THIS TRACT;
13. THENCE, N 00° 33' 22" W ALONG THE WEST LINE OF LOT 53 AND WITHIN THE RIGHT-OF-WAY OF DILLON ROAD, A DISTANCE OF 652.40 FEET TO THE WESTERMOST NORTHWEST CORNER OF THIS TRACT;
14. THENCE, N 89° 26' 38" E ALONG A SOUTHERN BOUNDARY LINE OF SAID AURORA VALLEY PHASE 2, AT A DISTANCE OF 30.00 FEET PASS THE OLD EAST RIGHT-OF-WAY LINE OF DILLON ROAD, AT A DISTANCE OF 50 FEET PASS A NO. 4 REBAR FOUND ON THE EXISTING EAST RIGHT-OF-WAY OF DILLON ROAD, CONTINUING A TOTAL DISTANCE OF 368.89 FEET TO A NO. 4 REBAR FOUND FOR AN INSIDE CORNER OF THIS TRACT;
15. THENCE, N 00° 33' 22" E ALONG A SOUTHERN BOUNDARY LINE OF SAID AURORA VALLEY PHASE 2, A DISTANCE OF 214.74 FEET TO A NO. 4 REBAR FOUND FOR AN INSIDE CORNER OF THIS TRACT;
16. THENCE, N 89° 26' 38" E ALONG A SOUTHERN BOUNDARY LINE OF SAID AURORA VALLEY PHASE 2, A DISTANCE OF 214.74 FEET TO A NO. 4 REBAR FOUND FOR AN INSIDE CORNER OF THIS TRACT;
17. THENCE, N 00° 33' 22" E ALONG A SOUTHERN BOUNDARY LINE OF SAID AURORA VALLEY PHASE 2, A DISTANCE OF 105.00 FEET TO A NO. 4 REBAR FOUND FOR AN OUTSIDE CORNER OF THIS TRACT;
18. THENCE, S 89° 26' 38" E ALONG A SOUTHERN BOUNDARY LINE OF SAID AURORA VALLEY PHASE 2, A DISTANCE OF 766.28 FEET TO A NO. 4 REBAR FOUND FOR AN ANGLE POINT OF THIS TRACT;
19. THENCE, N 69° 25' 56" E ALONG A SOUTHERN BOUNDARY LINE OF SAID AURORA VALLEY PHASE 2, A DISTANCE OF 110.56 FEET TO A NO. 4 REBAR FOUND FOR AN ANGLE POINT OF THIS TRACT;
20. THENCE, N 89° 26' 38" E ALONG A SOUTHERN BOUNDARY LINE OF SAID AURORA VALLEY PHASE 2, A DISTANCE OF 701.49 FEET TO A NO. 4 REBAR FOUND (NORTHING: 1662180.1560; EASTING: 1131351.1020), FOR AN INSIDE CORNER OF THIS TRACT;
21. THENCE, N 00° 33' 22" W ALONG THE EAST BOUNDARY LINE OF SAID AURORA VALLEY PHASE 2 ACCORDING TO THE PLAT THEREOF RECORDED UNDER DOCUMENT NO. 2404614 HIDALGO COUNTY MAP RECORDS, A DISTANCE OF 881.50 FEET TO THE POINT OF BEGINNING, AND CONTAINING 80.029 ACRES, OF WHICH 0.449 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF DILLON ROAD.

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: 05-07-14
DATE PREPARED: 06-16-2014
T-972, PG. 49-53
ENGINEERING JOB NO. 14053.00
SURVEYING JOB NO. 14053.08

LEGEND

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

REVISION NOTES

NO.	SHEET	REVISION	DATE	APPROVED
1				
2				

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

AURORA VALLEY PHASE 4 IS LOCATED IN THE SOUTHEAST PART OF HIDALGO COUNTY, EAST OF DILLON ROAD, AND APPROXIMATELY 283 FEET SOUTH OF CANTON ROAD (MILE 14 1/2 N. ROAD). THIS SUBDIVISION IS NOT WITHIN THE 5-MILE E.T.J. CITY OF EDINBURG UNDER LOCAL GOVERNMENT CODE § 212.001 AND FALLS WITHIN THE RURAL AREA OF THE COUNTY.

THIS SUBDIVISION FALLS WITHIN PRECINCT 1.
NOTE: THERE ARE 92 LOTS AND 2 TRACTS WITHIN THIS SUBDIVISION.

DATE: 06-16-2014

DATE: _____

DATE: _____

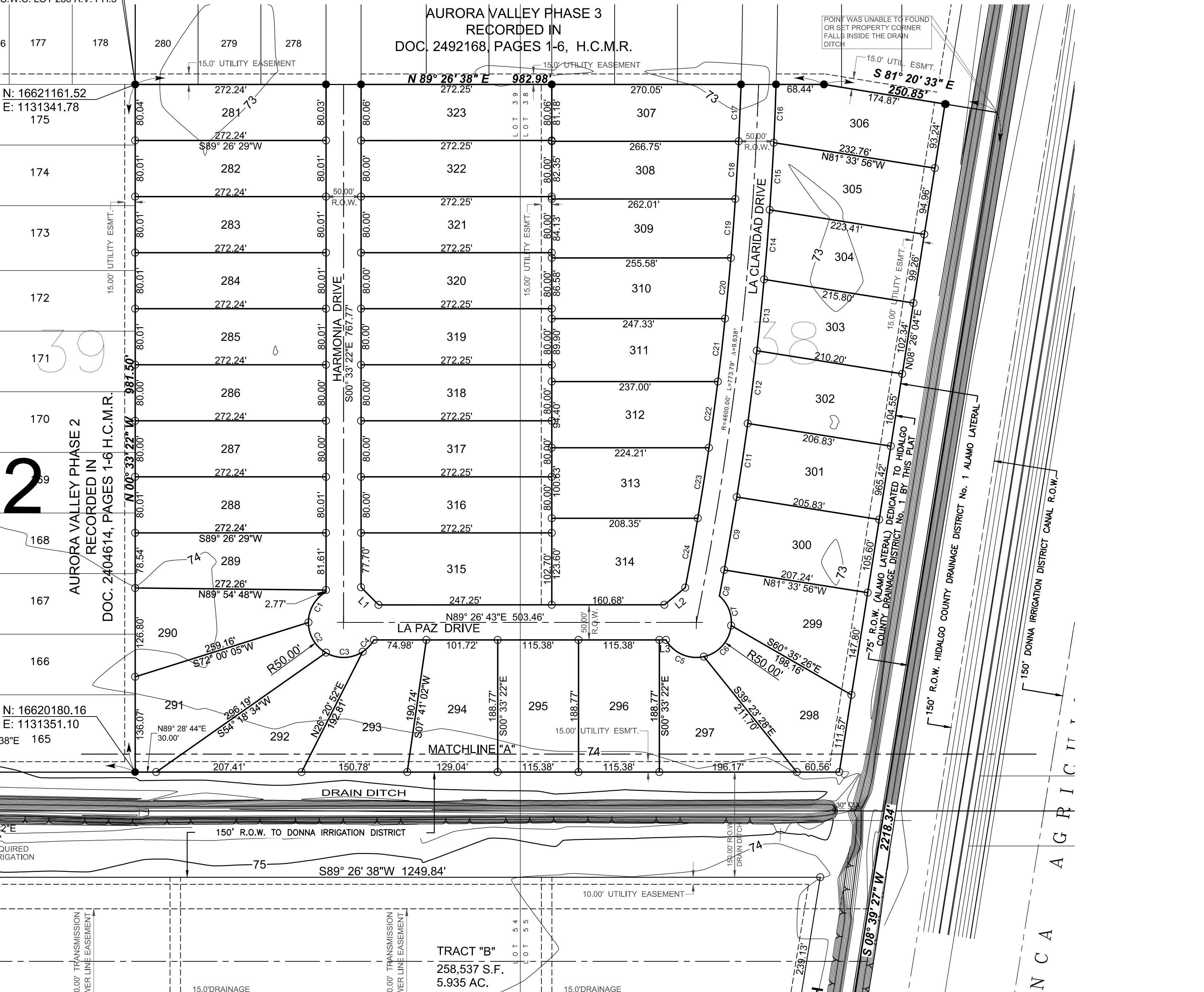
SHEET 1 OF 7

P.O.B.
N.E.C. LOT 175, A.V. PH. 2
S.E.C. LOT 178 A.V. PH. 2
S.W.C. LOT 280 A.V. PH. 3

AURORA VALLEY PHASE 3
RECORDED IN
DOC. 2492168, PAGES 1-6, H.C.M.R.

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.



Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area
281	21789.33	0.500	301	21862.90	0.502	322	21780.00	0.500	342	21782.32	0.500
282	21783.02	0.500	302	21780.00	0.500	323	21796.51	0.500	343	21782.32	0.500
283	21782.61	0.500	303	21780.00	0.500	324	40204.49	0.923	344	21782.32	0.500
284	21782.50	0.500	304	21780.00	0.500	325	21804.77	0.501	345	21885.75	0.502
285	21782.27	0.500	306	21794.69	0.500	326	21803.40	0.501	346	24612.68	0.570
286	21780.31	0.500	307	21799.35	0.500	327	21803.40	0.501	347	25084.95	0.576
287	21780.00	0.500	308	21783.02	0.500	328	21803.40	0.501	348	25084.95	0.576
288	21781.33	0.500	309	21783.09	0.500	329	21782.32	0.500	349	25084.95	0.576
289	21800.51	0.500	310	21783.18	0.500	330	21782.32	0.500	350	24612.68	0.570
290	21790.58	0.500	311	21783.30	0.500	331	21782.32	0.500	351	25080.85	0.576
291	21778.15	0.624	312	21783.46	0.500	332	21782.32	0.500	352	25084.95	0.576
292	21856.53	0.502	313	21783.69	0.500	333	21782.32	0.500	353	25084.95	0.576
293	21918.03	0.503	314	24081.08	0.553	334	21782.32	0.500	354	25084.95	0.576
294	21780.66	0.500	315	27646.83	0.635	335	21795.42	0.500	355	25080.85	0.576
295	21780.20	0.500	316	21780.00	0.500	336	21781.87	0.500	356	21782.32	0.500
296	21780.19	0.500	317	21780.00	0.500	337	21782.32	0.500	357	21781.05	0.500
297	21884.26	0.502	318	21780.00	0.500	338	21782.32	0.500	358	21781.05	0.500
298	22428.82	0.515	319	21780.00	0.500	339	21782.32	0.500	359	25548.58	0.587
299	21932.00	0.503	320	21780.00	0.500	340	21782.32	0.500	360	24405.18	0.560
300	21788.97	0.500	321	21780.00	0.500	341	21782.32	0.500	361	21785.64	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' 46"	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'	S68° 43' 38"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"	4.625.08'	105.61'	52.81'	N9° 12' 11"E	105.61'
C10	001° 14' 09"	4.917.54'	106.07'	53.03'	N7° 53' 31"E	106.06'
C11	001° 17' 45"	4.625.08'	104.61'	52.31'	N8° 35' 13"E	104.60'
C12	001° 16' 11"	4.625.08'	102.50'	51.25'	N5° 18' 15"E	102.50'
C13	001° 14' 00"	4.625.08'	99.55'	49.78'	N4° 03' 09"E	99.55'
C14	001° 10' 55"	4.654.40'	96.02'	48.01'	N2° 50' 28"E	96.02'
C15	001° 15' 36"	4.575.00'	100.62'	50.31'	S9° 39' 50"W	100.62'
C16	001° 02' 17"	4.591.53'	83.19'	41.60'	N1° 43' 52"E	112.92'
C17	001° 01' 03"	4.574.90'	81.24'	40.62'	N1° 44' 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° 15' 36"	4.575.00'	100.62'	50.31'	S9° 39' 50"W	100.62'
C25	102° 17' 49"	50.00'	89.27'	62.07'	S81° 42' 17"E	77.88'
C26	017° 42' 11"	50.00'	15.45'	7.79'	N38° 17' 43"E	15.39'
C27	149° 59' 59"	50.00'	130.90'	186.60'	N74° 26' 38"E	96.59'
C28	150° 00' 00"	50.00'	130.90'	186.60'	N75° 33' 22"W	96.59'
C30	102° 38' 08"	40.00'	71.65'	49.96'	S89° 26' 38"W	62.45'

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'	S44° 26' 38"W
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	28.02'	N89° 26' 38"E
L13	5.00'	N89° 26' 38"E

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 HEREBY GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND DESCRIBED ABOVE FOR THE PURPOSE OF LATERALLY LOCATING 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. 480334 0405-C, MAP REVISED NOVEMBER 16, 1992. 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).
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: 15 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 DEVELOPMENT 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 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= 1622089.5400 E= 1129280.3450 ELEV.=79.70
BM # 2: MELDEN AND HUNT INC. STAMPED ALUMINUM DISK SET IN CONCRETE BASE LOCATED 150 FEET SOUTH AND 50 FEET EAST 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 88 (GEOID 2003) N= 1681949.2400 E= 1229313.2313 ELEV.=75.67
BM # 3: MELDEN AND HUNT INC. STAMPED ALUMINUM DISK SET IN CONCRETE BASE LOCATED 74.99 FEET NORTHWEST FROM THE SOUTHER MOST SOUTHEAST CORNER OF THIS SUBDIVISION AND ON THE WEST SIDE OF ALAMO LATERAL. GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 2003) N= 1681951.5500 E= 1132164.6300 ELEV.=74.50
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 127,393 CUBIC FEET (2,925 ACRE-FeET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS INDICATED IN THE DRAINAGE REPORT.
6. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:
NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT OF THIS SUBDIVISION (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, HEALTH DEPARTMENT, OFFICE OF ENVIRONMENTAL AND COMPLIANCE, AND FIRE MARSHALL APPROVAL APPLICATIONS. FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT. NO COMMERCIAL USE WILL BE ALLOWED 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, GRASS, 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 BE CONSTRUCTED 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 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
11. 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 ABSORBING DRAIN FIELD SYSTEM.
E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY OF LOTS.
12. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.
13. 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.
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 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.

STATE OF TEXAS
COUNTY OF HIDALGO:
OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION
I, M.L. RHODES, OWNER OF THE 80.029-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.

MIKE RHODES, PRESIDENT
RHODES ENTERPRISES, INC.
2500 S. BENTSEN PALM DRIVE, STE. 267B
MISSION, TEXAS, 78675
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 49.211 (G). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
BY: _____
COUNTY OF HIDALGO §
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.

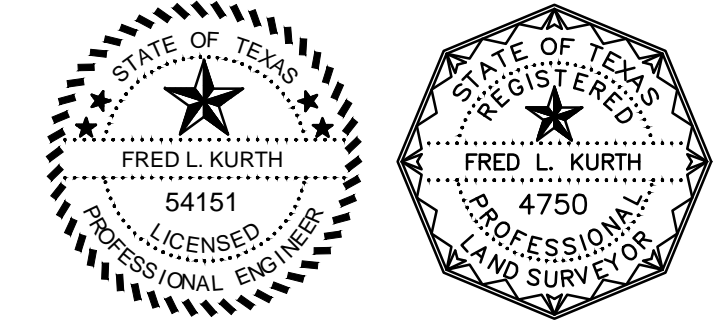
HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 232.028(A)
WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF "AURORA VALLEY PHASE 4" WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON: _____, 20____.

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: 05-07-14
DATE PREPARED: 06-16-2014
1-972, PG. 49-53
ENGINEERING JOB NO. 14053.00
SURVEYING JOB NO. 14053.08



GENERAL PLAT NOTES & RESTRICTIONS CONTINUE:
15. LOT 324, 326, 327, & 328 WILL HAVE ACCESS ONTO DILLON ROAD AND LOT 325, 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 DESIGNATED 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 OCCUPANCY OF THE LOT.
19. THE CROSS-HATCHED CUL-DE-SAC AREA IS A TEMPORARY EASEMENT FOR A TURNAROUND 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

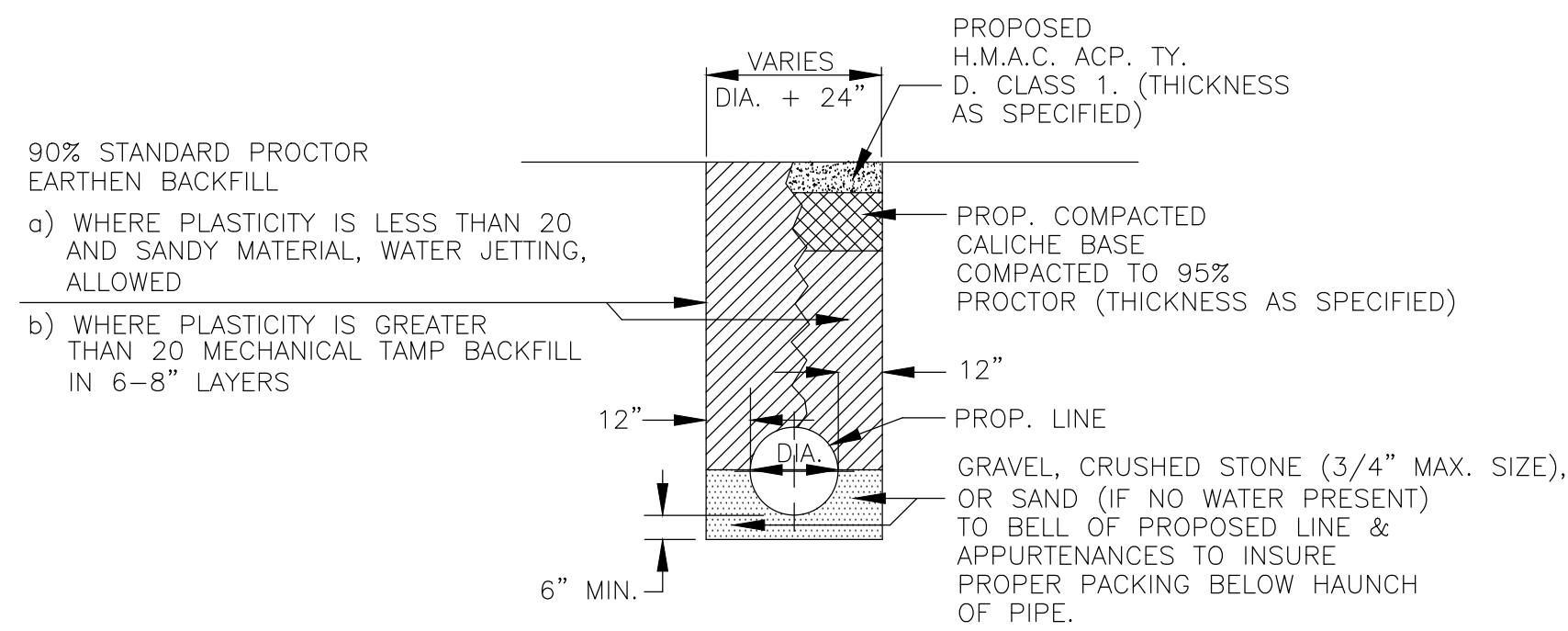
MBE FIRM # F-1435
MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE 227 N. F.M. 3167
EDINBURG, TX 78541 RIO GRANDE CITY, TX 78582
PH: (956) 381-0981 PH: (956) 487-8256
FAX: (956) 381-1839 FAX: (956) 488-8591
ESTABLISHED 1947 www.meldenandhunt.com

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.

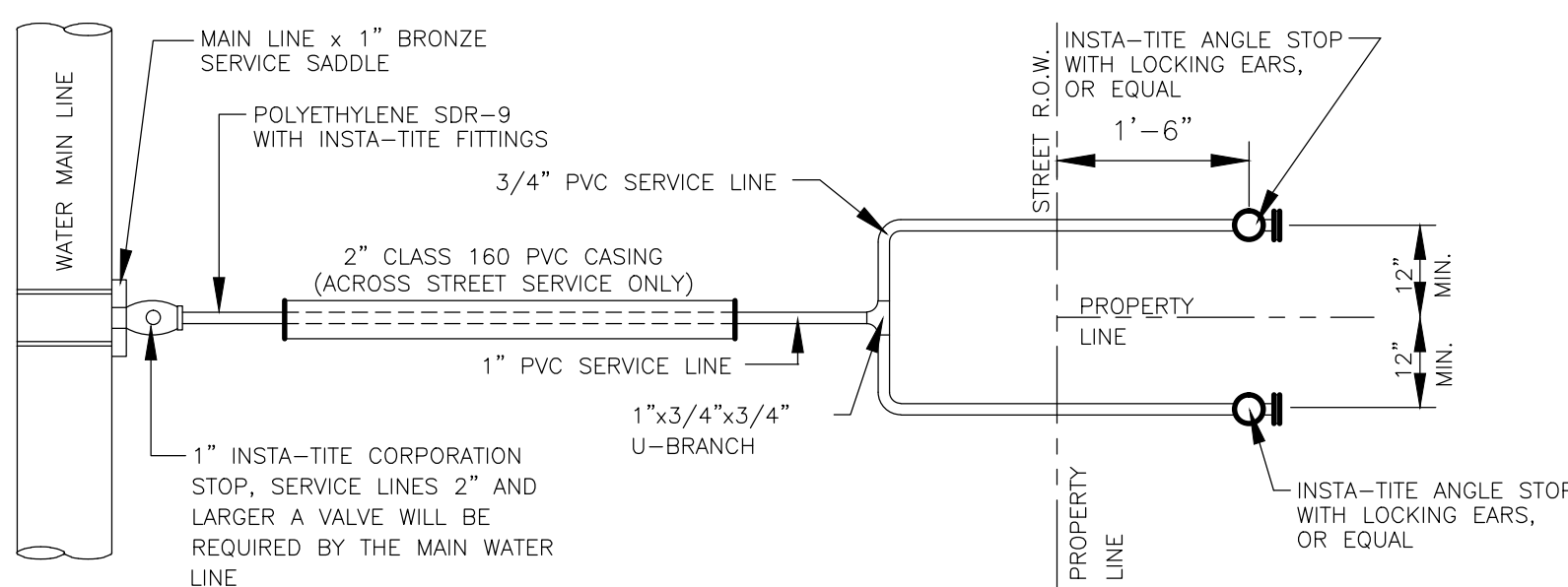
WATER DETAILS

UNPAVED BACKFILL PAVED BACKFILL

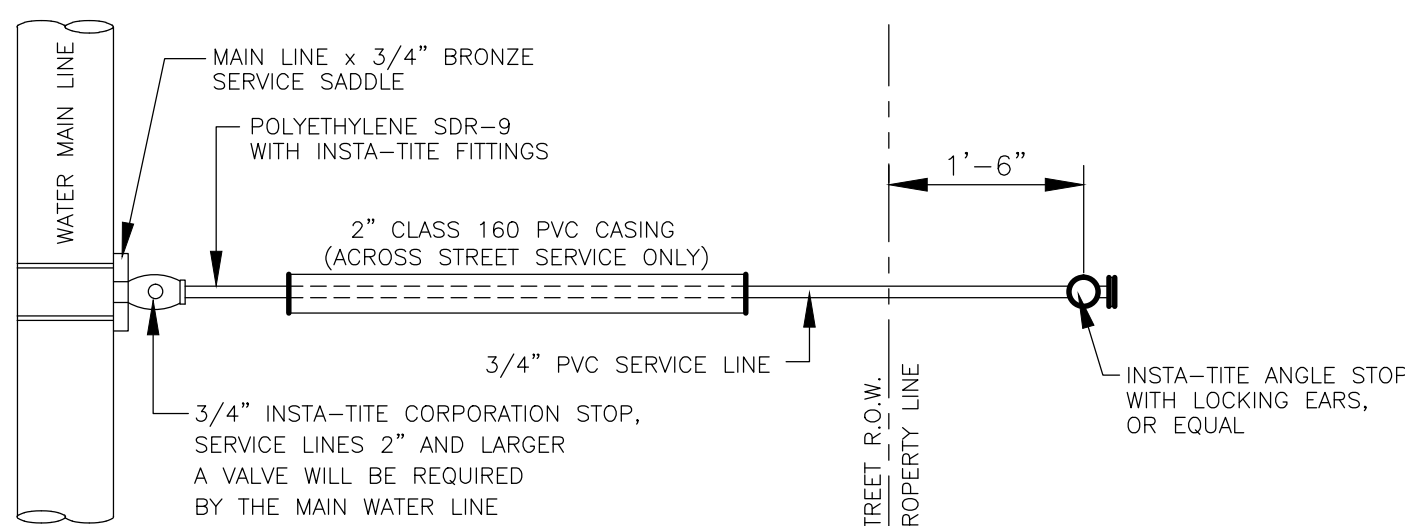


PIPE BEDDING DETAILS

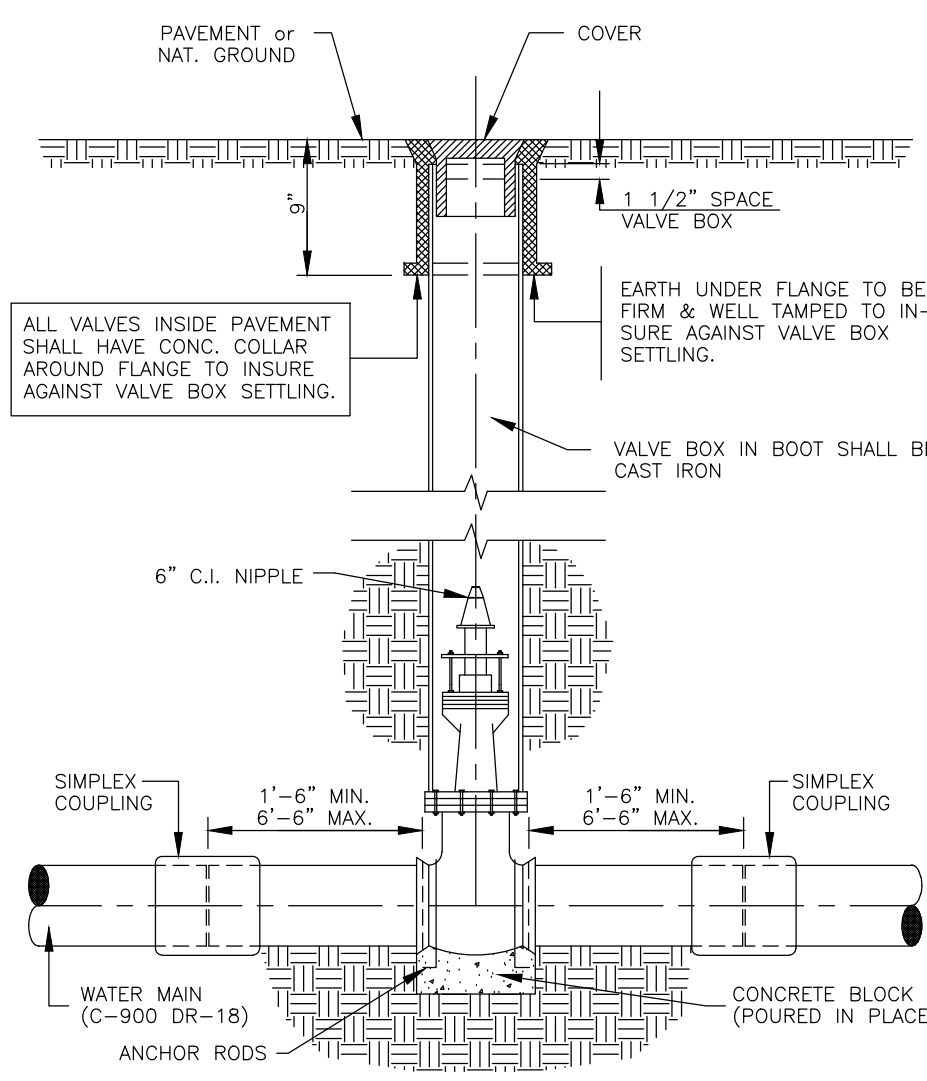
N.T.S.



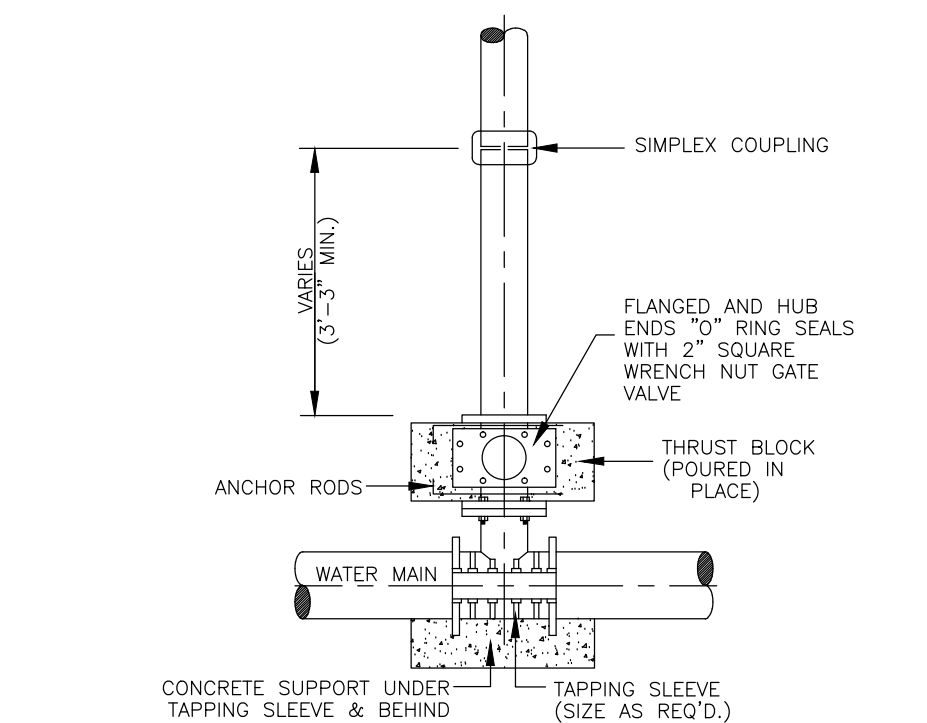
DUAL WATER SERVICE CONNECTION



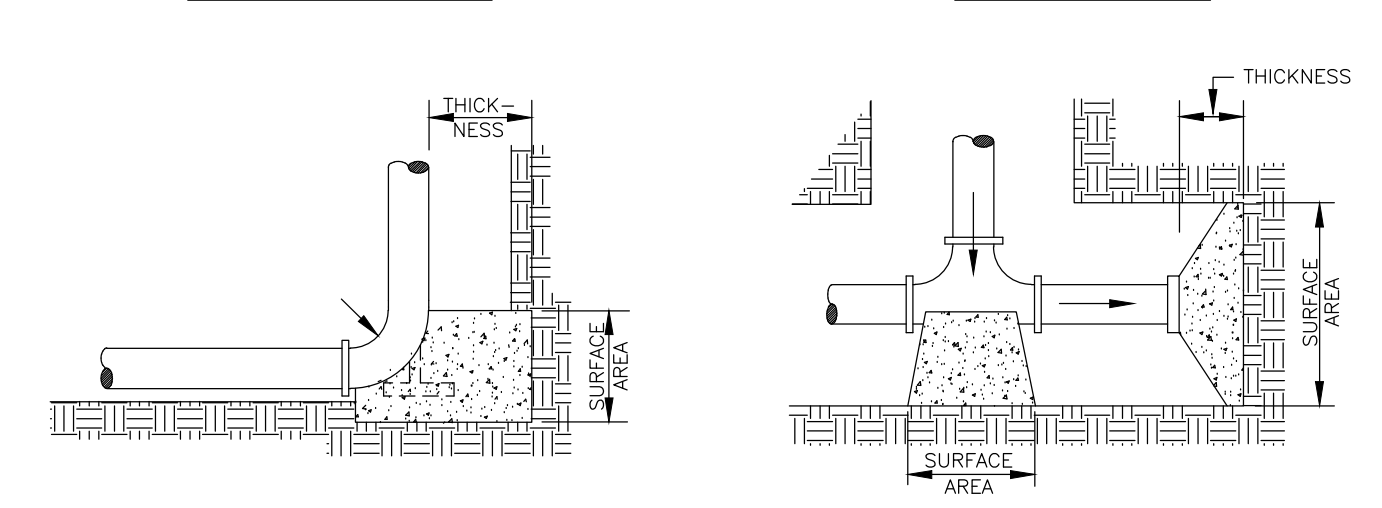
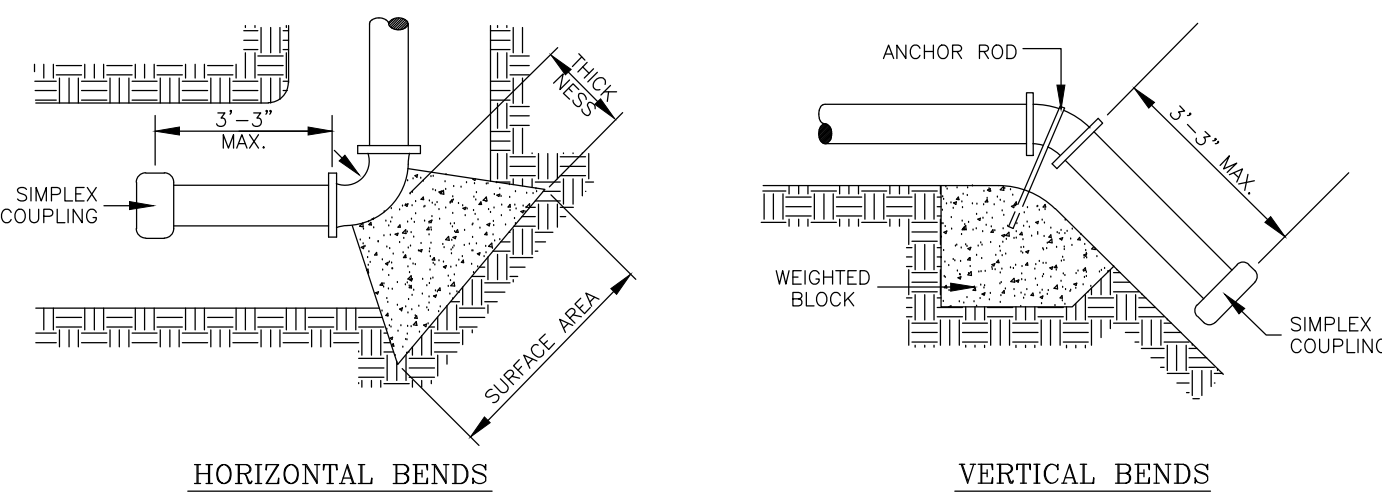
SINGLE WATER SERVICE CONNECTION



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



TAPPING SLEEVE and VALVE INSTALLATION
N.T.S.



HYDRANT BURYS TEES & DEAD ENDS
THRUST BLOCK DETAILS
N.T.S.

THRUST BLOCK SIZE			
DIAMETER OF PIPE INCHES	HORIZONTAL BEND SURFACE AREA SQ. FT.	THICKNESS INCHES	WEIGHT AT VERTICAL BENDS - lbs.
22 1/2 BENDS			
6 OR LESS	2	8	1,700
10	3.5	12	3,000
12	4	14	4,500
14	5	16	6,600
16	6	18	9,000
45° BENDS			
6 OR LESS	4	12	3,200
10	6	14	5,800
12	7	16	8,000
14	8	18	10,000
16	11.5	24	22,000
90° BENDS			
6 OR LESS	6	12	6,000
10	6	16	10,700
12	10	18	16,700
14	12	18	24,000
16	18	24	35,600
18	21	24	42,700
TEES & DEAD ENDS			
6 OR LESS	3	12	---
8	4	15	---
10	6	18	---
12	7	18	---
14	8.5	18	---
16	11.5	24	---
18	15	24	---

GENERAL NOTES:
1. 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.
2. 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.
3. 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 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 CONNECTS 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 STREET, HARMONIA DRIVE, AND LA CLARIDAD DRIVE. THE WATER SYSTEM FOR AURORA VALLEY PHASE 4 CONSISTS OF A 8" DIAMETER WATER LINE THAT CONNECTS 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 RIGHT-OF-WAY CONNECTING INTO THE EXISTING 8" LINE ON THE WEST SIDE OF BELLA VISTA 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, 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 3/4" 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 3/4" SINGLE SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$ 42,375.00, OR \$ PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$ 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:

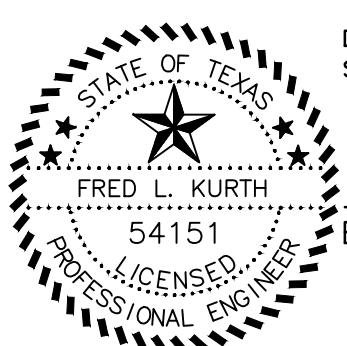
WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$ WHICH EQUALS TO \$ PER LOT.

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 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.

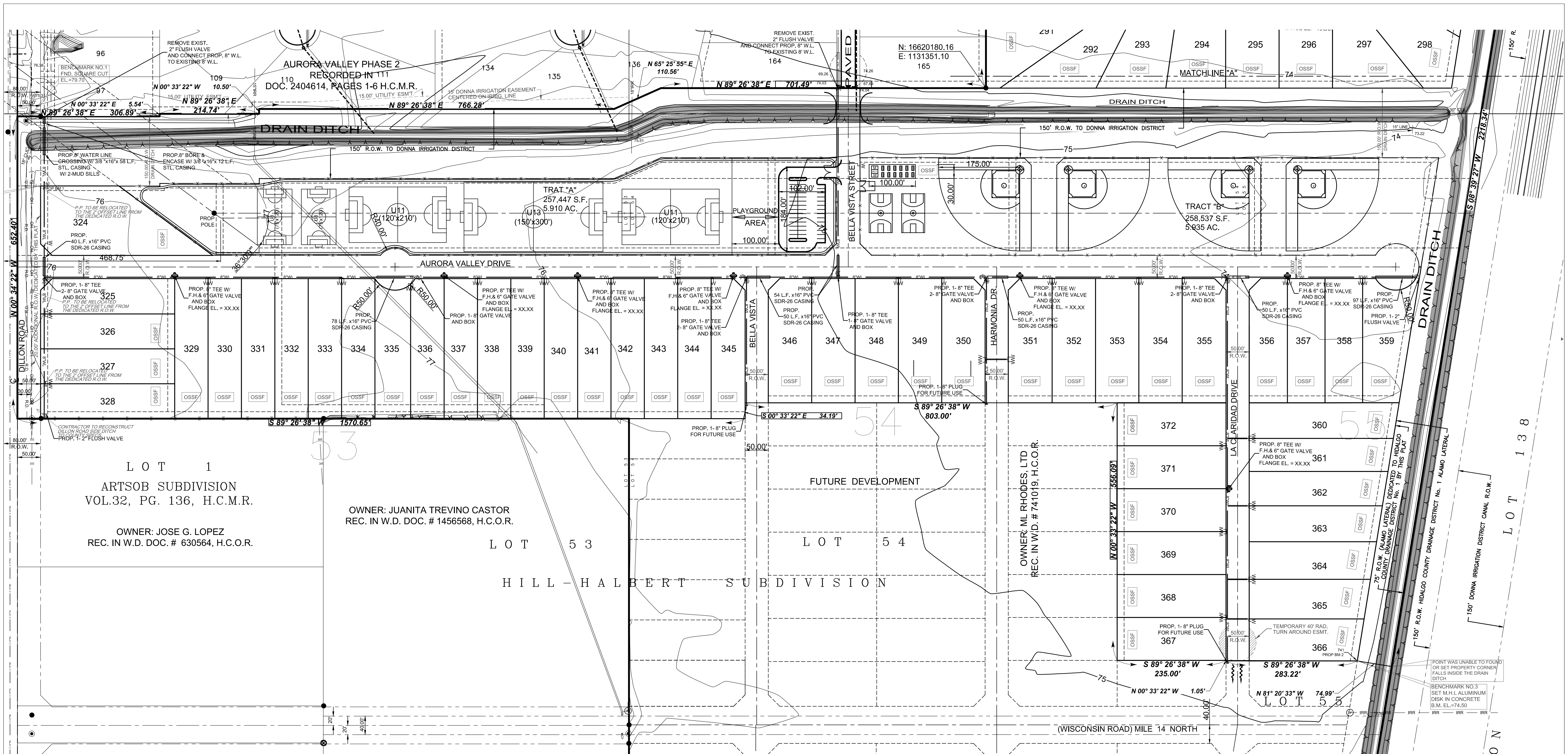
MIKE RHODES, PRESIDENT
RHODES ENTERPRISES, INC.

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 _____ DAY OF _____ 20____.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

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 _____ DAY OF _____ 20____.

BPFE FIRM # F-1435
MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE 227 N. F.M. 3167
EDINBURG, TX 78541 RD 600 BOX 7852
PH: (956) 381-0981 PH: (956) 487-8256
FAX: (956) 381-1839 FAX: (956) 488-8591
ESTABLISHED 1947 www.meldenandhunt.com



LEGEND

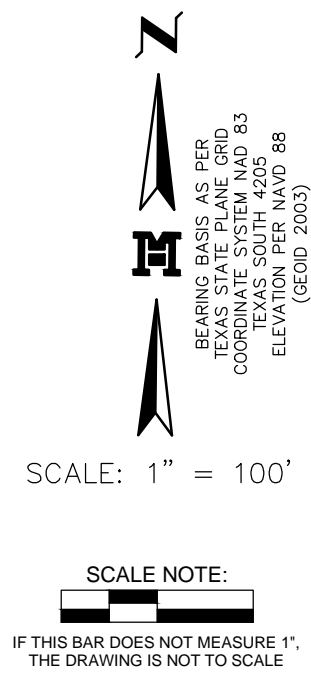
- SET REBAR WITH CAP STAMPED MELDEN AND HUNT INC.
- ▲ SET COTTON PICKER SPINDLE
- FOUND REBAR

LEGEND

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

LEYENDA

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



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.

-WATER AND OSSF LAYOUT-

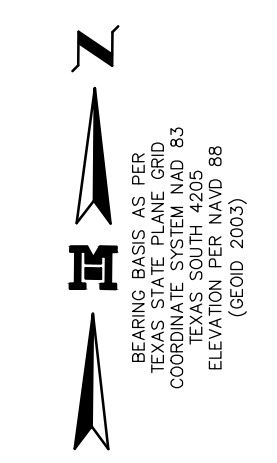
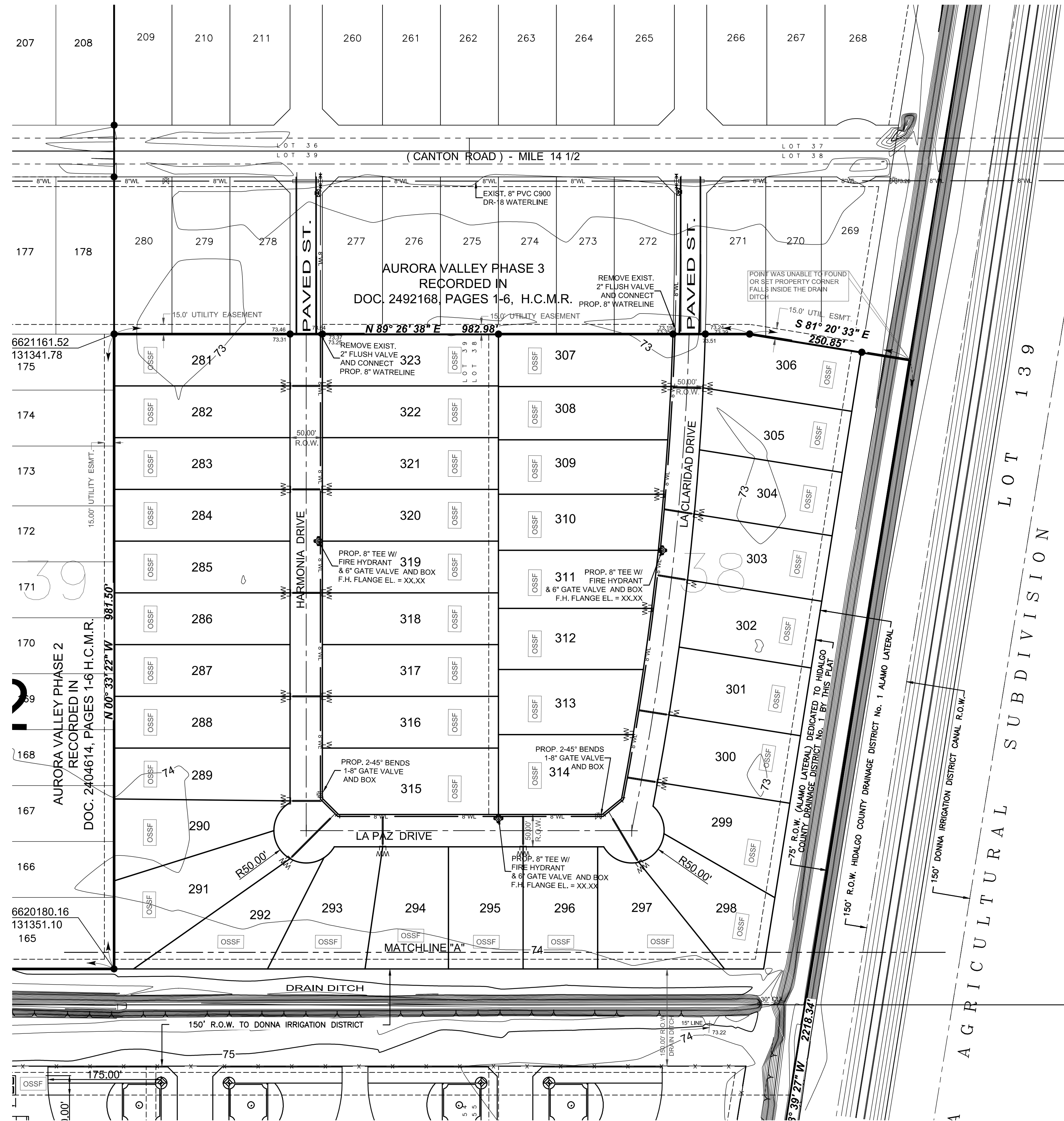
**-MAPA DEL SISTEMA DE DISTRIBUCION DEL AGUA Y
TANQUES SEPTICOS (OSSF)-**

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

Map of AURORA VALLEY PHASE 4

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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	
	DUAL WATER SERVICE (PROPOSED)
	SINGLE WATER SERVICE (PROPOSED)
	OSSF

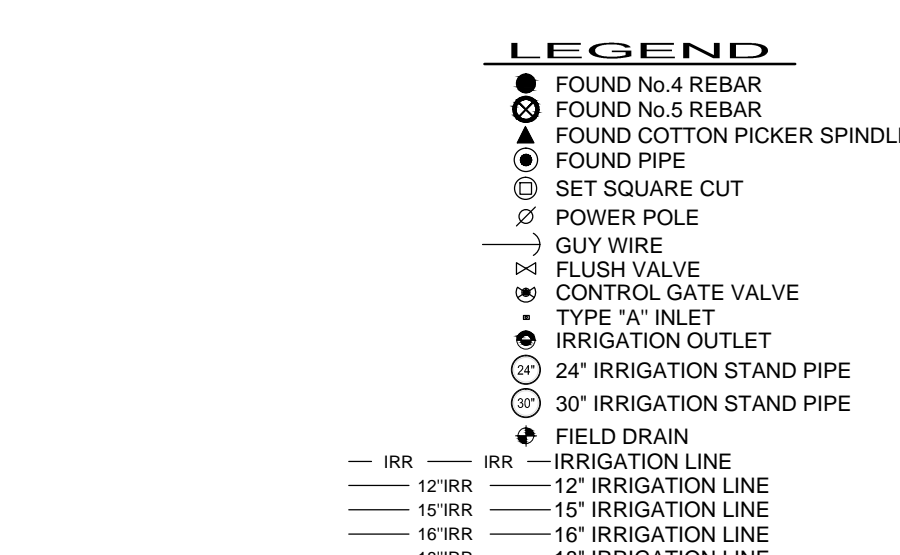
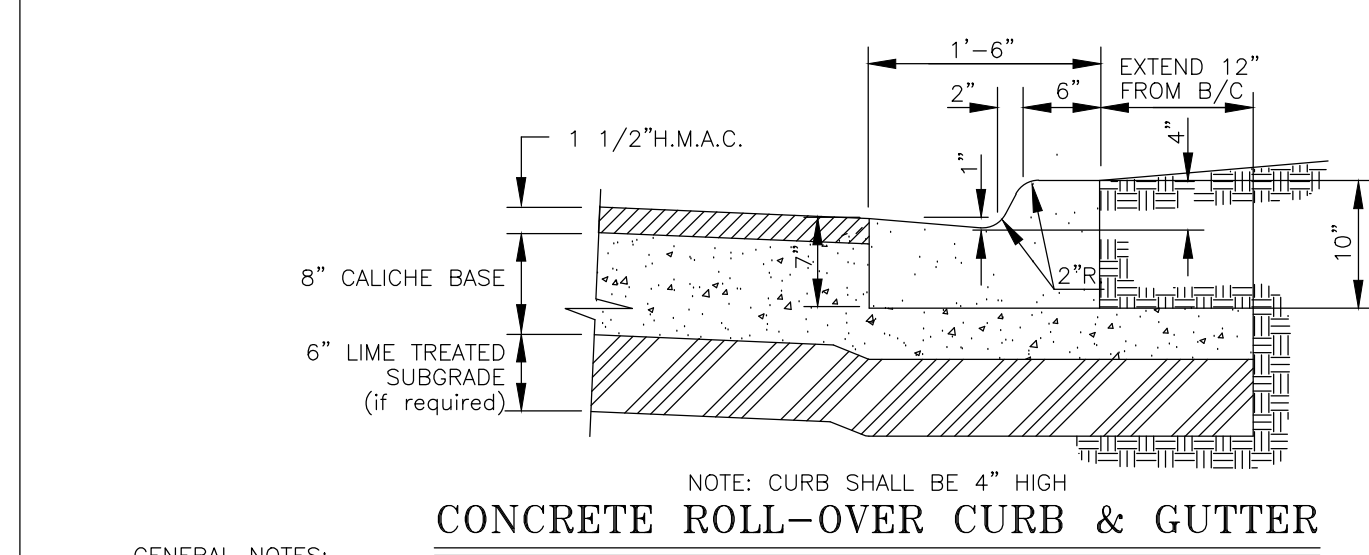
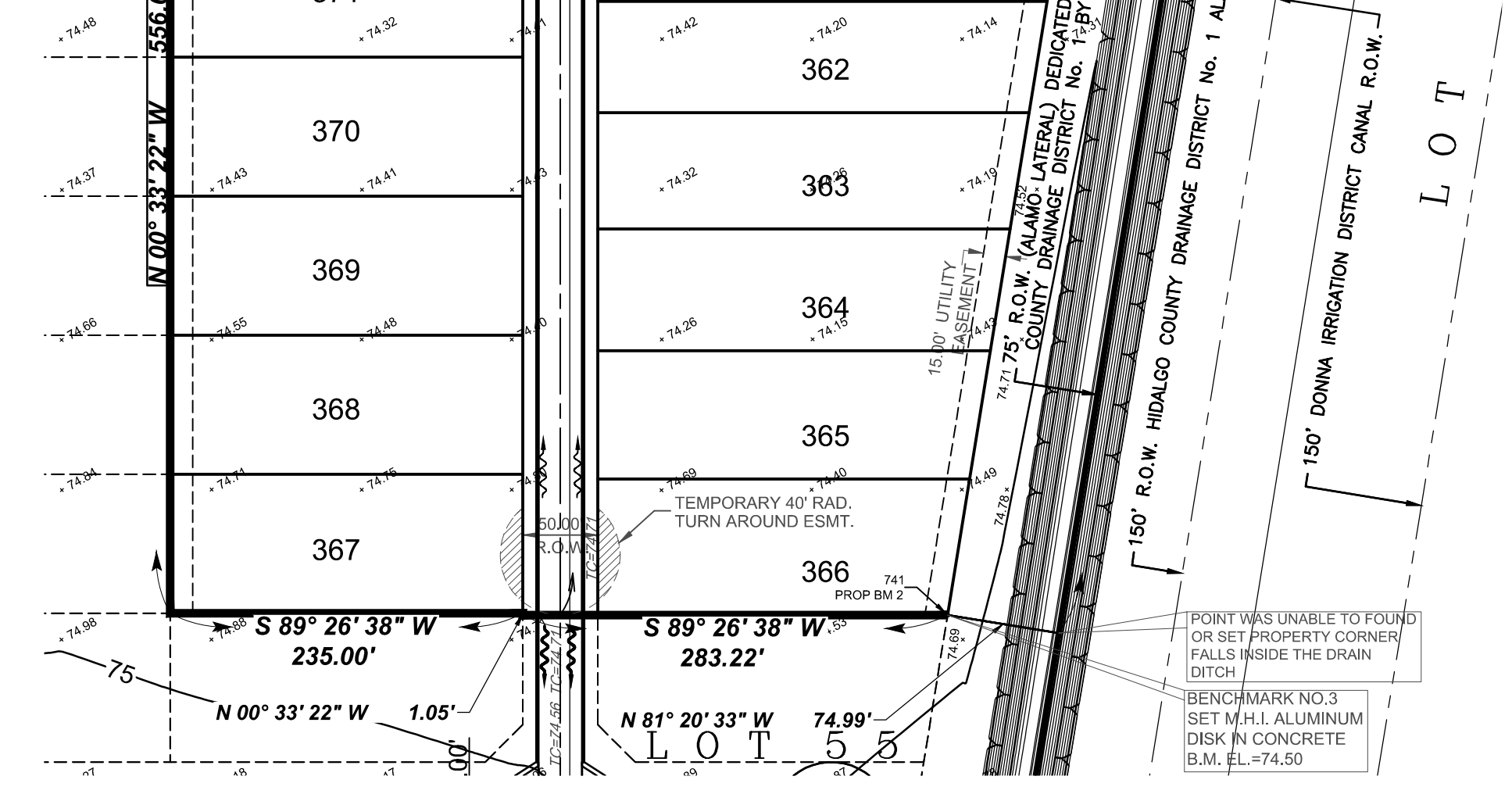
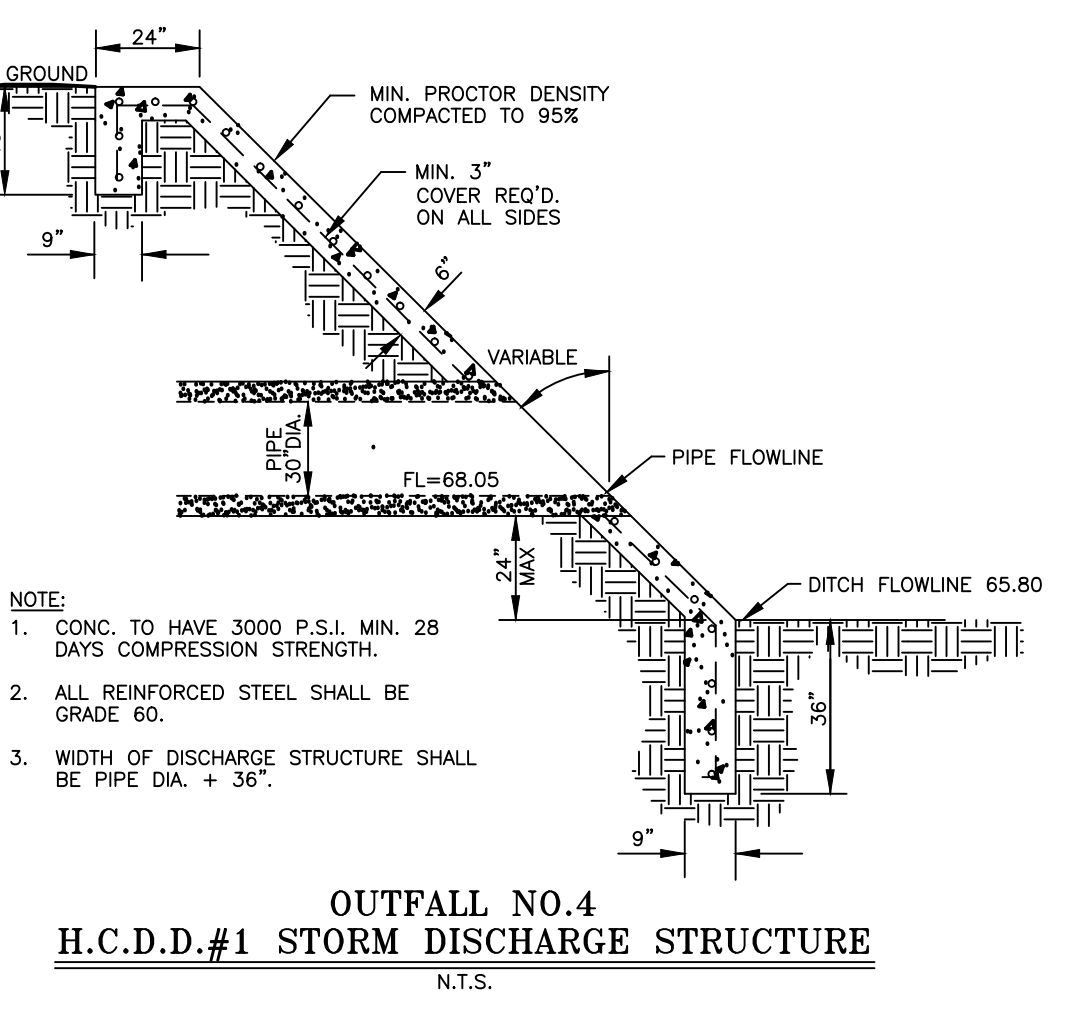
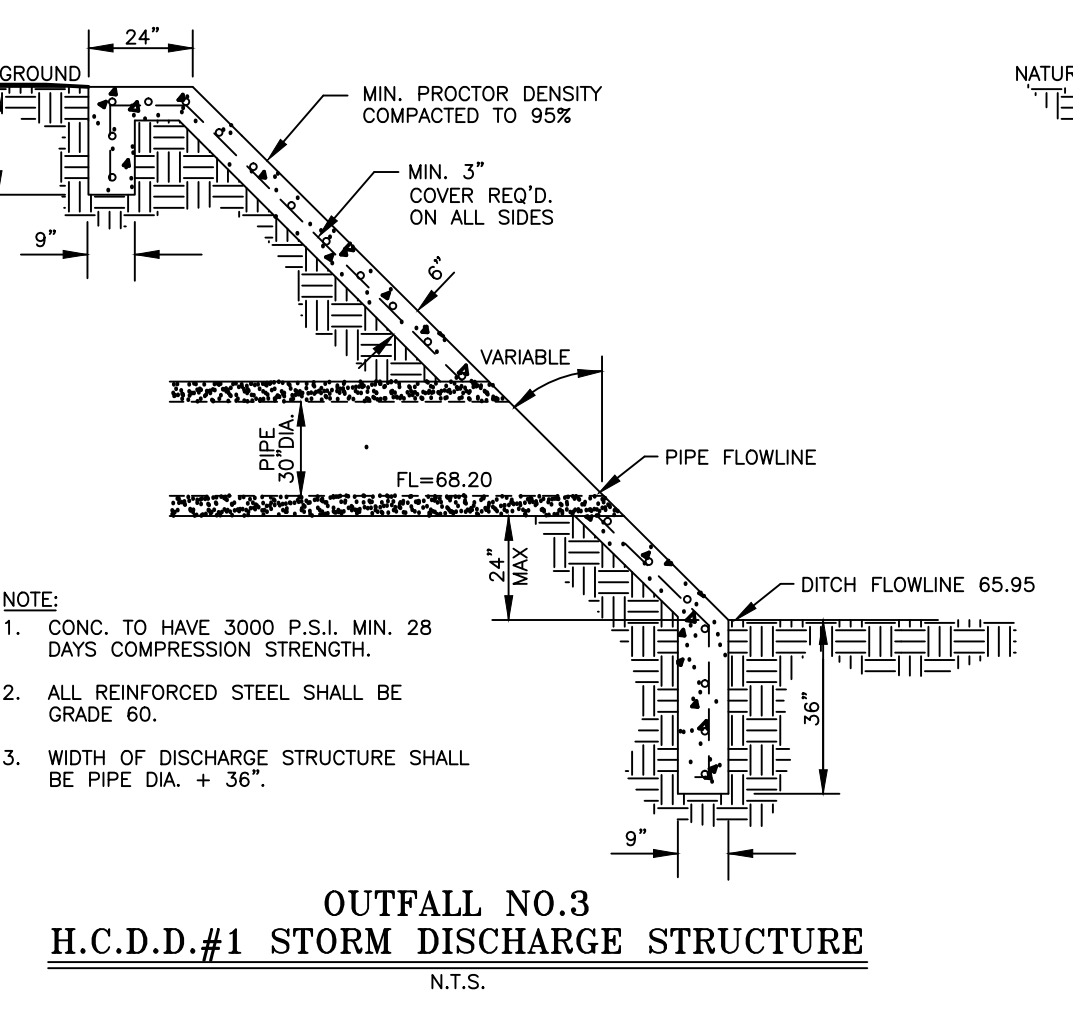
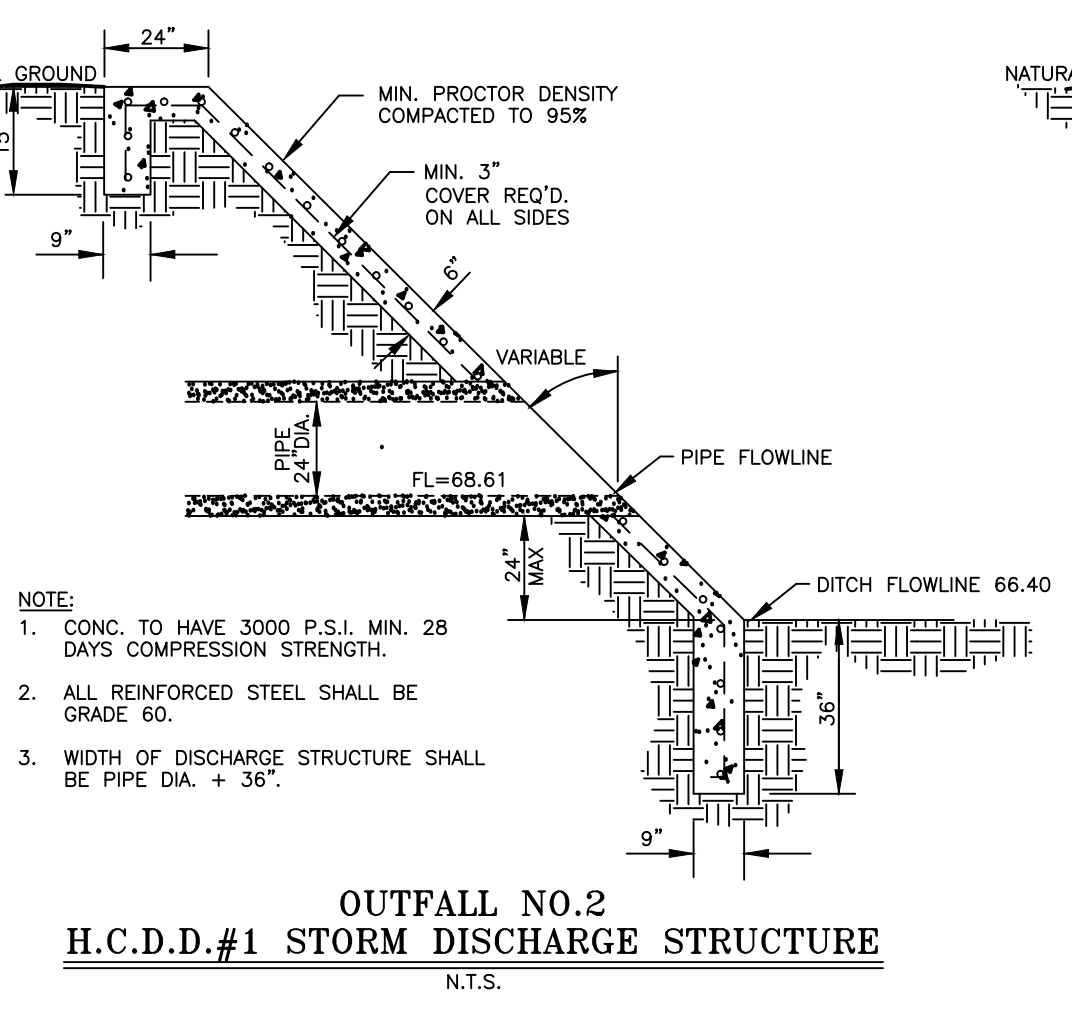
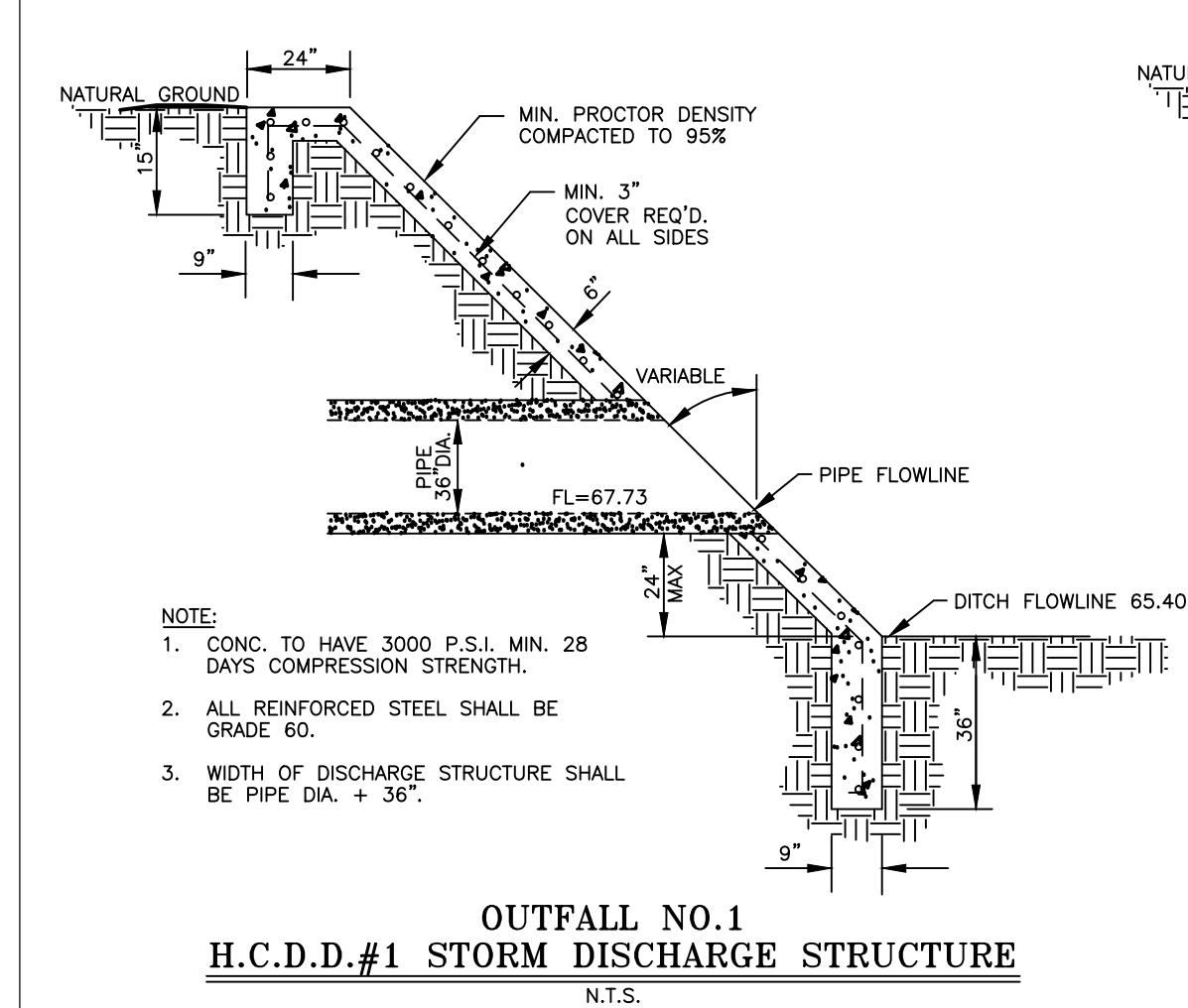
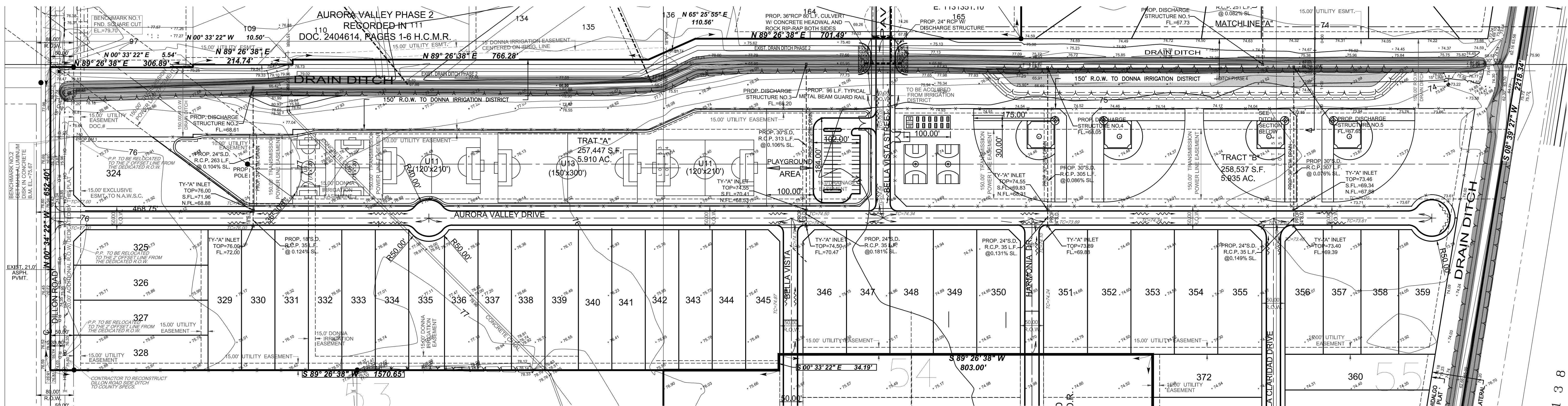
LEYENDA	
	SERVICIO DOBLE DE AGUA (PROPUESTO)
	SERVICIO INDIVIDUAL DE AGUA (PROPUESTO)
	TANQUE SEPTICO (OSSF)

-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 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
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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



GENERAL NOTES:
 1. ALL CONCRETE WORK SHALL BE TREATED WITH MEMBRANE CURING COMPOUND TYPE 2 WHITE PIGMENTED IN ACCORDANCE W/ THD 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 ROAD. CONTRACTION JOINTS SHALL NOT EXCEED 10' c.c.

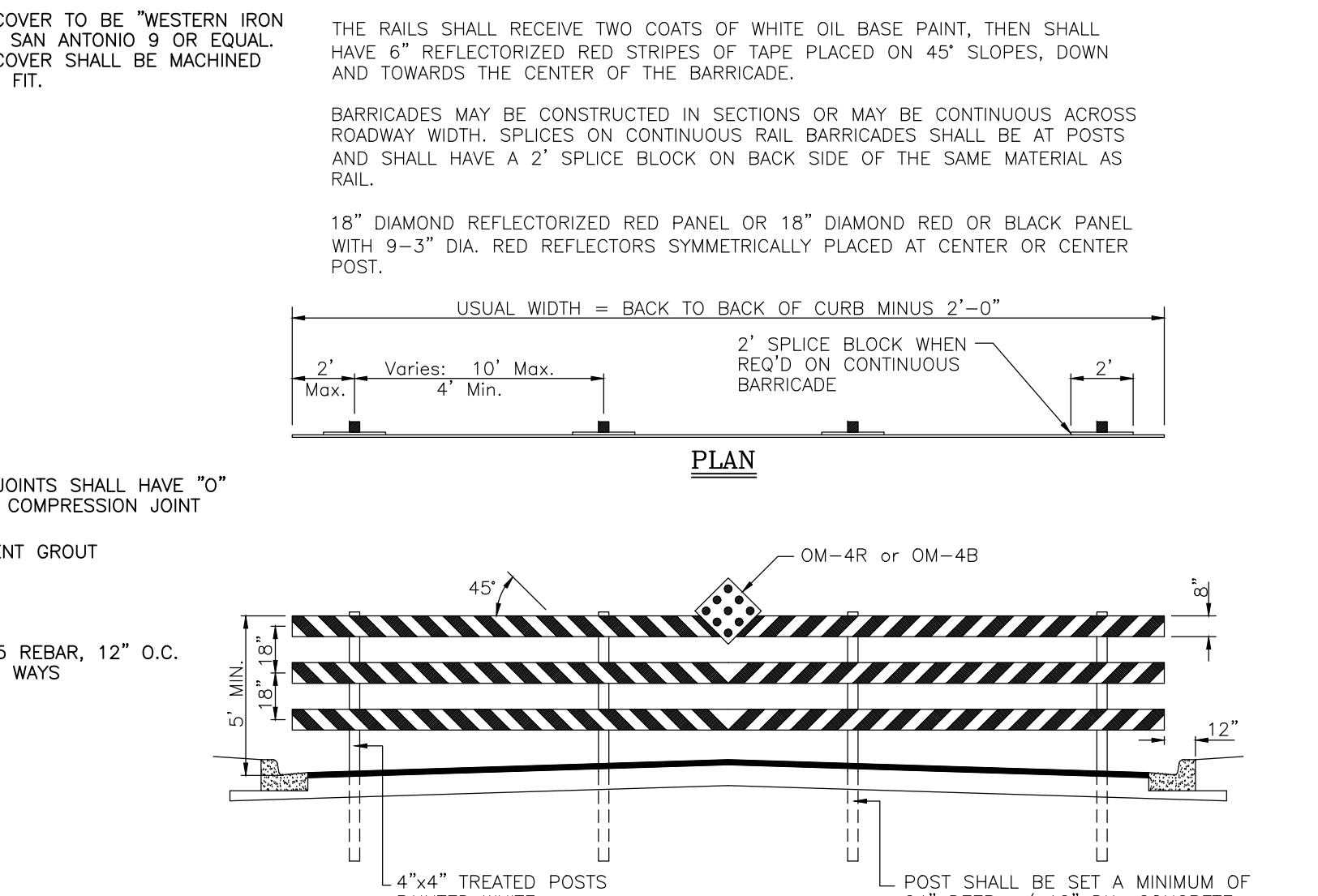
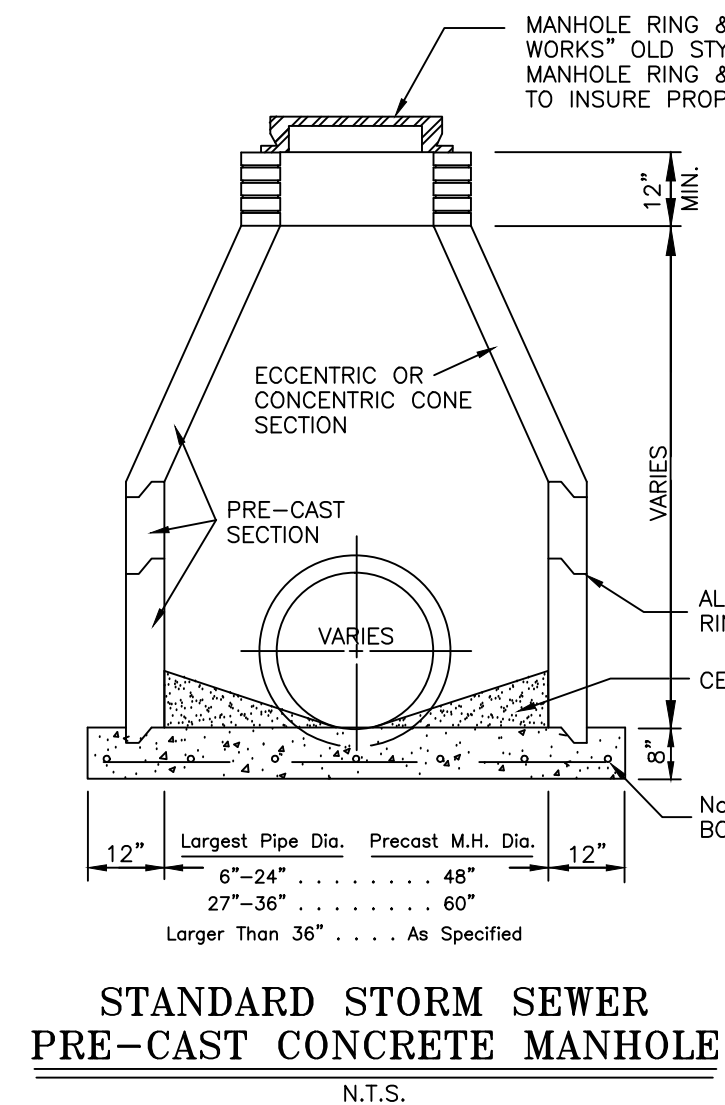
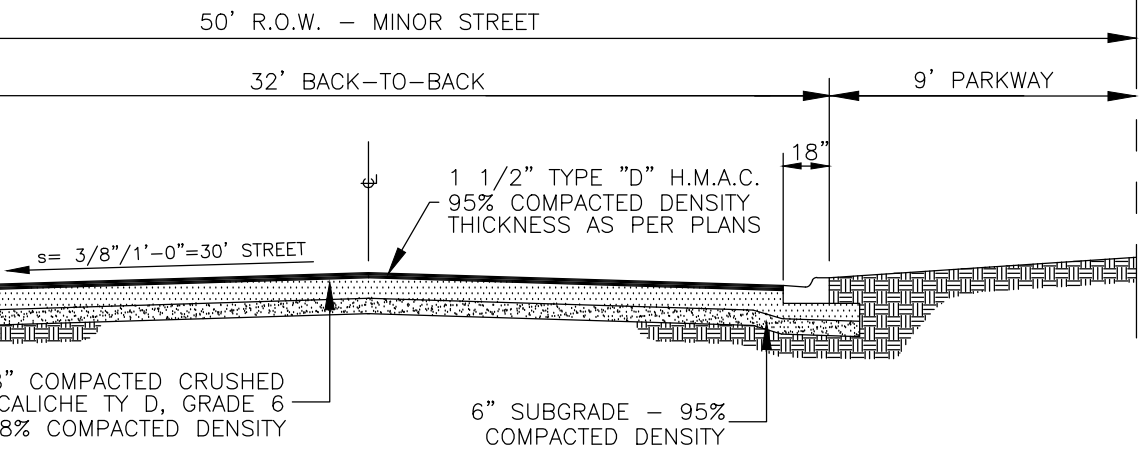
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PRINCIPAL CONTACTS

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: M.L. RHODES	2500 S. BENTSEN PALM DRIVE, STE. 765-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

PAVING DETAILS



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

