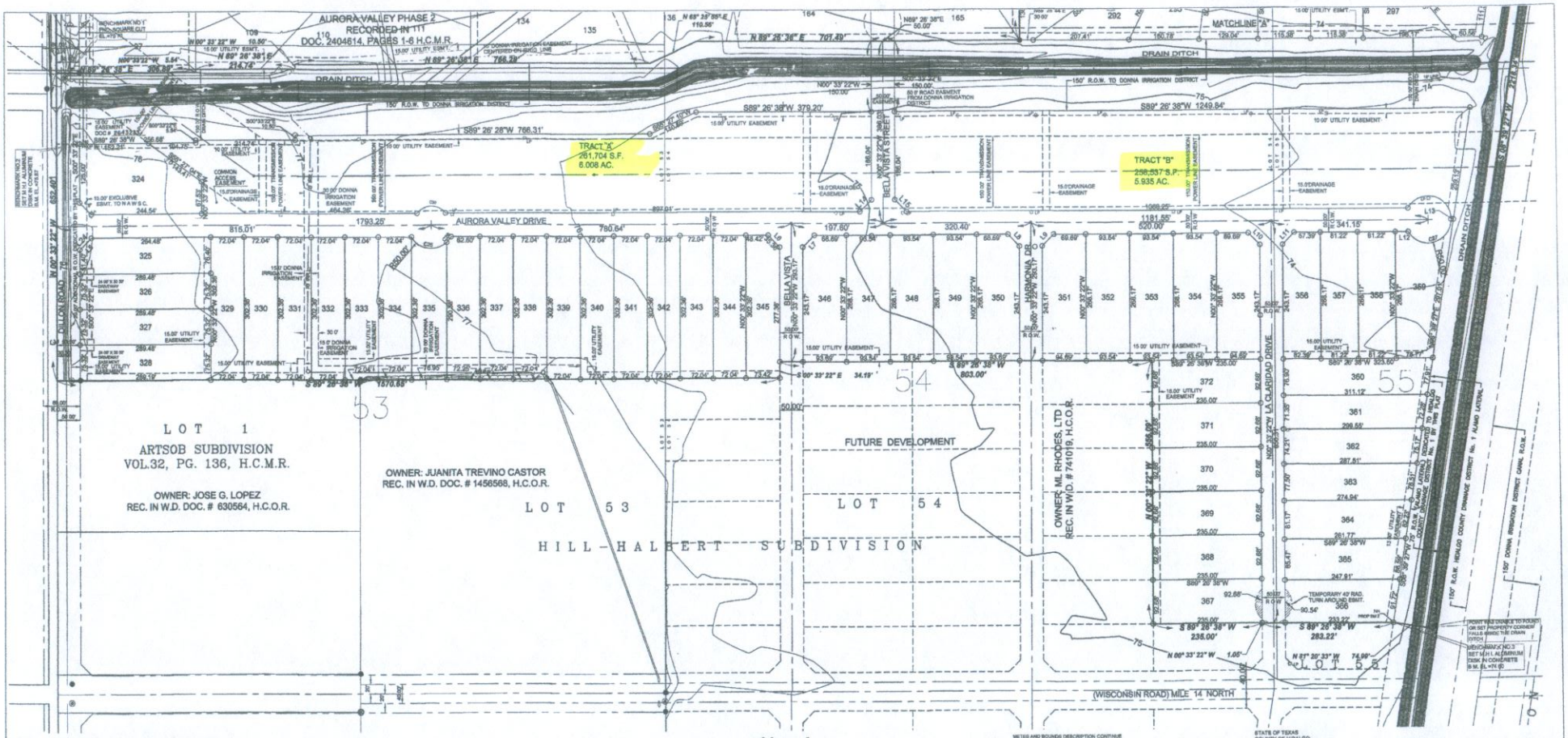

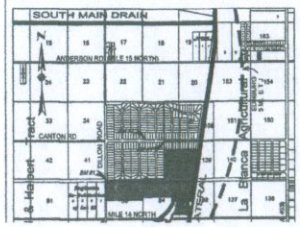

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY.

AURORA VALLEY PHASE 4 IS LOCATED IN THE SOUTHEAST PART OF HIDALGO COUNTY, EAST OF MISSION TEXAS, AND APPROXIMATELY 285 FEET SOUTH OF CANTON ROAD (MILE 14 U.S.R. 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

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, BENCHMARKS

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SCALE: 1" = 100'

SCALE NOTE
IF THIS BAR DOES NOT MEASURE 1" THE DRAWING IS NOT TO SCALE

Map of
AURORA VALLEY PHASE 4

BEING A RESUBDIVISION OF 82.378 ACRES,
CONSISTING OF
14.406 ACRES OUT OF LOT 38, 14.380 OUT OF LOT 39,
0.420 ACRES OUT OF LOT 40, 19.676 OUT OF LOT 53,
22.157 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 82.378 ACRES SITUATED IN HIDALGO COUNTY, TEXAS, CONSISTING OF 14.406 ACRES OUT OF LOT 38, 14.380 ACRES OUT OF LOT 39, 0.420 OF ONE ACRE OUT OF LOT 40, 19.676 ACRES OUT OF LOT 53, 22.157 ACRES OUT OF LOT 54, AND 11.339 ACRES OUT OF LOT 55, HILL-HALBERT SUBDIVISION.

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 EASTERNMOST SOUTHWEST CORNER OF THIS TRACT.
8. THENCE, N 00° 33' 22" W A DISTANCE OF 856.00 FEET TO A NO. 4 REBAR SET AN INSIDE CORNER OF THIS TRACT.
9. THENCE, S 89° 26' 38" W A DISTANCE OF 803.00 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT.
10. THENCE, S 00° 33' 22" E A DISTANCE OF 34.19 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT.
11. THENCE, S 89° 26' 38" W AT A DISTANCE OF 669.79 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 1520.57 FEET PASS A NO. 4 REBAR FOUND FOR THE NORTHWEST CORNER OF SAID LOT 1, ARTSOB SUBDIVISION, AT A DISTANCE OF 1646.51 FEET PASS A PIPE FOUND FOR THE EXISTING EAST RIGHT-OF-WAY LINE OF DILLON ROAD, CONTINUING A TOTAL DISTANCE OF 1670.68 FEET TO THE WESTERNMOST SOUTHWEST CORNER OF THIS TRACT.
12. 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 852.40 FEET TO THE WESTERNMOST NORTHWEST CORNER OF THIS TRACT,
13. 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 2026.59 FEET TO A NO. 4 REBAR FOUND FOR AN INSIDE CORNER OF THIS TRACT.
14. THENCE, N 00° 33' 22" W ALONG A SOUTHERN BOUNDARY LINE OF SAID AURORA VALLEY PHASE 2, A DISTANCE OF 5.96 FEET TO A NO. 4 REBAR FOUND FOR AN OUTSIDE CORNER OF THIS TRACT.

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 10-8-15
FRED L. KURTH, P.E. # 54161, R.P.L.S. # 4750
DATE SURVEYED: 08-05-14
DATE PREPARED: 08-18-2014
T-472, PG. 49-53
ENGINEERING JOB No: 14003.00
SURVEYING JOB No: 14003.00

STATE OF TEXAS REGISTERED FRED L. KURTH 54161 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS REGISTERED FRED L. KURTH 4750 PROFESSIONAL LAND SURVEYOR

THIS PLAT APPROVED BY THE DONNA IRRIGATION DISTRICT No. 1

ON THIS THE 9th DAY OF January 20 15