



# HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM  
Director of Planning

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

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 8-28-2018

PROPOSED AURORA VALLEY PHASE 5 SUBDIVISION, PRECINCT No. 1.

ENGINEER: MELDEN & HUNT ENGINEERING DEVELOPER: RHODES ENTERPRISES INC.

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE

NUMBER OF LOTS: 99  \*SINGLE FAMILY     \*MULTI-FAMILY     COMMERCIAL     INSTITUTIONAL

LOCATION DESCRIPTION: WISCONSIN ROAD APPROXIMATELY ¼ MILE EAST OF DILLON ROAD.

SUBDIVISION LIES WITHIN THE:  ETJ OF DONNA AND WAS APPROVED BY THE P & Z AND CITY COMMISSION OF SAID CITY

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 6-08-2018 PROPERTY LIES WITHIN FLOOD ZONE: "C" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY STORM DRAINAGE PIPE SYSTEM AND DETENTION WILL BE PROVIDED BY WIDENING THE EXISTING DRAIN DITCH.

ROAD R.O.W. DEDICATION: 20.00 FEET NORTH AND SOUTH ONTO WISCONSIN ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 4-13-2018 BY, DANNY GUZMAN, PCT. 1 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 6-18-2018 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM:  OSSF

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 8" LOCATION: BELLA VISTA STREET, HARMONIA DRIVE AND LA CLARIDAD DRIVE.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 3-28-2018 : BY MARTIN RAMIREZ ENVIRONMENTAL COMPLIANCE COORDINATOR

**LARGE CONSTRUCTION**

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

PRELIMINARY APPROVAL FROM THE  
HIDALGO COUNTY COMMISSIONERS COURT ON: \_\_\_\_\_

STAFF RECOMMENDS:  **Preliminary Approval** subject to comments and future recommendations by planning, other departments and the approval of the City of DONNA.

**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.*

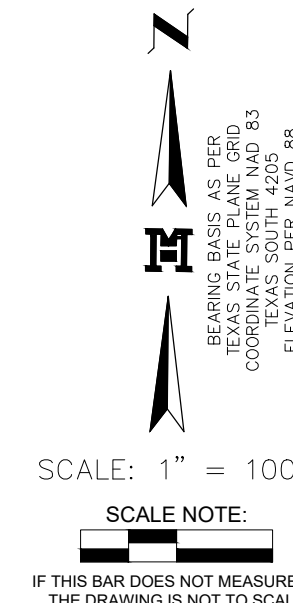
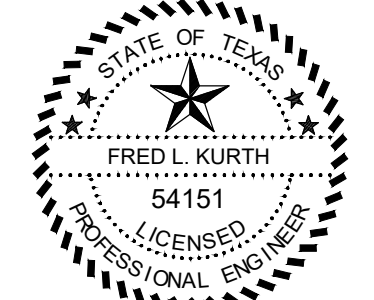
# Map of AURORA VALLEY PHASE 5

BEING A RESUBDIVISION OF 64.538 ACRES  
OUT OF  
LOTS 54 AND 55,  
AND BEING ALL OF LOT 56  
HILL-HALBERT SUBDIVISION,  
RECORDED IN VOLUME 1, PAGE 35, H.C.M.R.,  
HIDALGO COUNTY, TEXAS.

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 PLAN, 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: 11-28-17  
DATE PREPARED: 04-23-2018  
T-972, PG. 49-53  
ENGINEERING JOB NO. 17192.00  
SURVEYING JOB NO. 14053.00  
& JOB NO. 17192.08



(AMENDED MAP OF ALAMO FARMS IRRIGATED IN DONNA IRRIGATION DISTRICT NO. 1) [LA BLANCA SUBDIVISION "B"] RECORDED IN VOLUME 2, PAGE 42, H.C.M.R.

- LEGEND**
- SET REBAR WITH CAP STAMPED MELDEN AND HUNT INC.
  - FOUND REBAR
  - ④ 24" IRRIGATION STAND PIPE
  - ③ 30" IRRIGATION STAND PIPE
  - B.M. - BENCHMARK
  - EL. - ELEVATION
  - G.W.D. - GERALD WARRANTY DEED
  - H.C.M.R. - HIDALGO COUNTY OFFICIAL RECORDS
  - H.C.M.R. - HIDALGO COUNTY MAP RECORDS
  - LTD. - LIMITED
  - M.E.H. - MELDEN & HUNT, INCORPORATED
  - N.E. COR. - NORTHEAST CORNER
  - N.A.W.S.C. - NORTH ALAMO WATER SUPPLY CORPORATION
  - NO. - NUMBER
  - R.O.W. - RIGHT OF WAY
  - P.O.B. - POINT OF BEGINNING
  - P.O.C. - POINT OF COMMENCING
  - ( ) - RECORDED MAP CALLS
  - [ ] - RECORDED DEED CALLS

**RIGHT OF WAY EASEMENT**

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN ON THIS PLAN, 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 PLAN, 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 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, GRANTOR FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND DESCRIBED HEREIN 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 GRANTOR HAS EXECUTED THIS INSTRUMENT THE DAY OF \_\_\_\_\_ 20\_\_\_\_

(GRANTOR'S SIGNATURE)

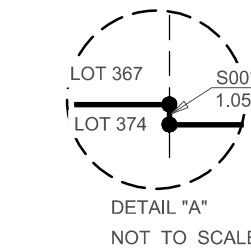
ACKNOWLEDGMENT

THE STATE OF TEXAS \$  
COUNTY OF HIDALGO \$

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ 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: \_\_\_\_\_



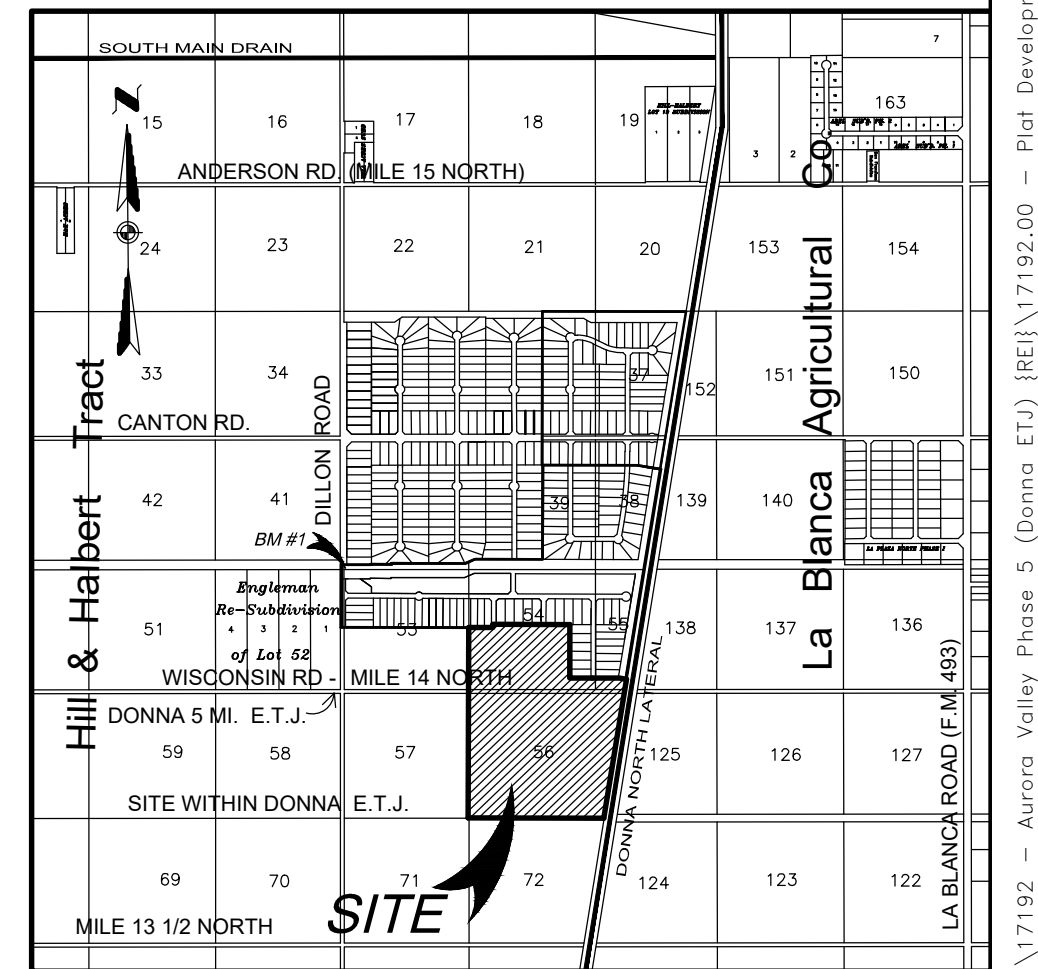
**PRINCIPAL CONTACTS**

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: RHODES ENTERPRISES, INC.	200 S. 10TH STREET, SUITE 1400	McALLEN, TX 78501	(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



**MELDEN & HUNT INC.**  
CONSULTANTS • ENGINEERS • SURVEYORS  
115 W. MCINTYRE, 227 N. F.M. 5167  
EDINBURG, TX 78541 RD 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

**LOCATION MAP**

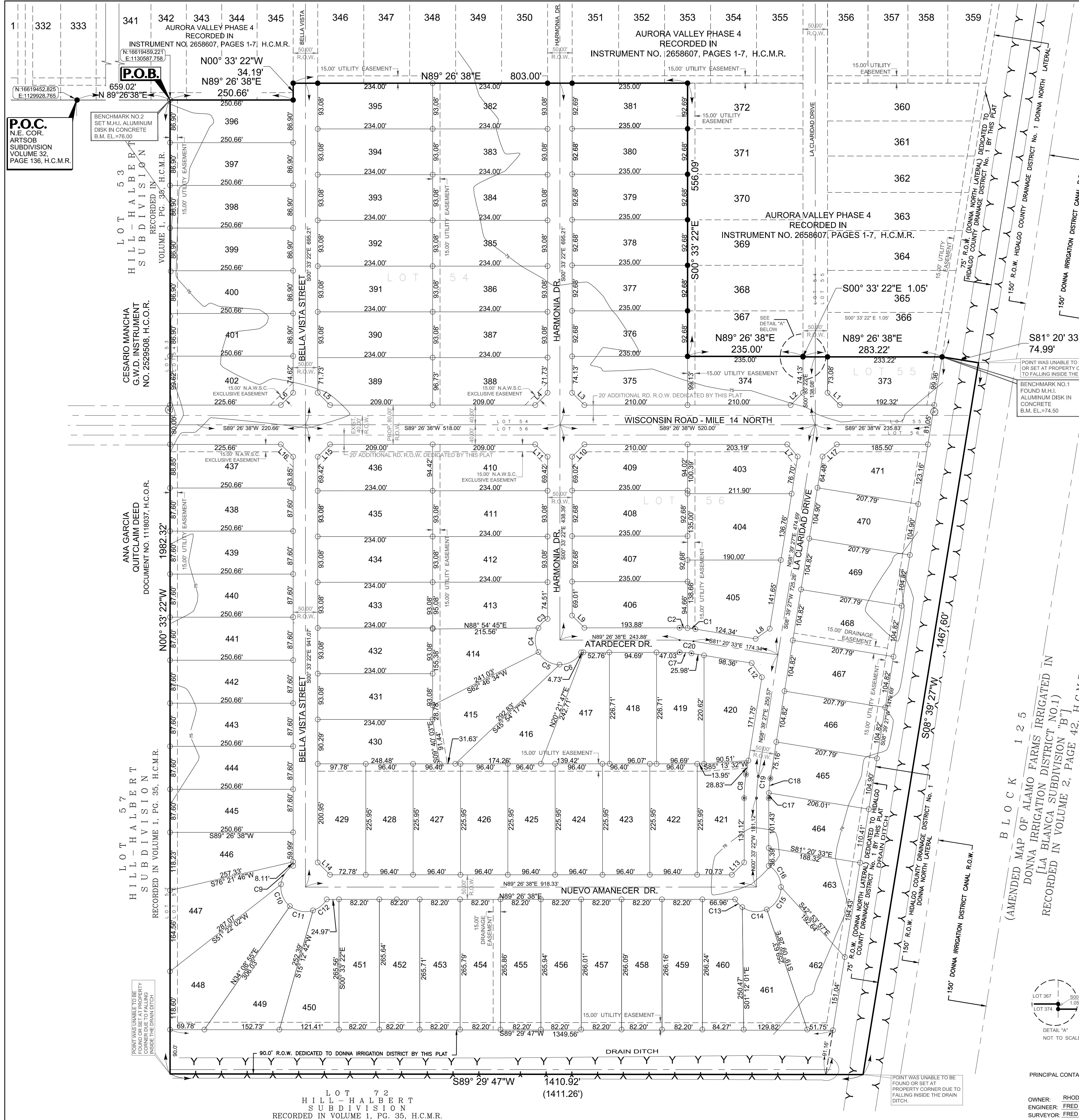


SCALE: 1" = 200'

**REVISION NOTES**

NO.	SHEET	REVISION	DATE	APPROVED
1				
2				

DRAWN BY: R.D.E. JESUS DATE: 07-02-2018  
SURVEY, CHECKED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
FINAL CHECK: \_\_\_\_\_ DATE: \_\_\_\_\_



LOT 72  
HILL-HALBERT  
SUBDIVISION  
RECORDED IN VOLUME 1, PG. 35, H.C.M.R.

Y:\Land Development\Residential\Hidalgo County\17192 - Aurora Valley Phase 5 (Donna E.T.J.) [RE]\17192.00 - Plat Development\AutoCad Files\DWG\17192-1-PLAT AURORA VALLEY PH 5-REV-NEW-2.dwg - AVE-PLAT SHEETS 1 - 8/1/2018 2:10:26 PM Ruben

LOT LINE - CURVE TABLE:

Curve Table with columns: Curve #, Delta, Radius, Length, Tangent, Chord Direction, Chord Length. Rows C1 through C17.

LOT LINE - TABLE:

Lot Line Table with columns: Line #, Length, Direction. Rows L1 through L17.

Map of AURORA VALLEY PHASE 5 BEING A RESUBDIVISION OF 64.538 ACRES OUT OF LOTS 54 AND 55, AND BEING ALL OF LOT 56 HILL-HALBERT SUBDIVISION, RECORDED IN VOLUME 1, PAGE 35, H.C.M.R., HIDALGO COUNTY, TEXAS.

LOT AREA - TABLE:

Three Lot Area Tables with columns: Lot #, SQ. FT., Area. Rows 373 through 392.

CENTERLINE - CURVE TABLE:

Curve Table with columns: Curve #, Delta, Radius, Length, Tangent, Chord Direction, Chord Length. Rows C19 through C20.

GENERAL PLAT NOTES & RESTRICTIONS:

- 1. FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "C" (NO SHADING). ZONE "C" IS DEFINED AS AREA OF MINIMAL FLOODING.
2. SETBACKS: FRONT: 25.00 FEET, REAR: 15.00 FEET, OR GREATER FOR EASEMENT.
3. MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB MEASURED AT THE CENTER OF EACH LOT.
4. BENCHMARK NOTE: BM # 1: MELDEN AND HUNT INC. STAMPED ALUMINUM DISK SET IN CONCRETE BASE.
5. DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS.
6. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: ALL LOTS, SHALL BE DESIGNED FOR RESIDENTIAL USE ONLY.
7. NO STRUCTURE SHALL BE PERMITTED OVER ANY 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 5, 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.C. AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL.

METES AND BOUNDS DESCRIPTION

AURORA VALLEY PHASE 5, BEING A RESUBDIVISION OF LAND CONTAINING 64.538 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOTS 54 AND 55, AND BEING ALL OF LOT 56, HILL-HALBERT SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 35, HIDALGO COUNTY MAP RECORDS, WHICH SAID 64.538 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NO. 4 REBAR FOUND [NORTHING: 16619492.825; EASTING: 1129929.765] AT THE NORTHEAST CORNER OF ARTISER SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 32, PAGE 136, HIDALGO COUNTY MAP RECORDS AND BEING ON A BOUNDARY LINE OF AURORA VALLEY PHASE 4, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 2658907, HIDALGO COUNTY MAP RECORDS.

THENCE, N 89° 26' 38" E ALONG A BOUNDARY LINE OF SAID AURORA VALLEY PHASE 4, A DISTANCE OF 659.02 FEET TO A NO. 4 REBAR SET [NORTHING: 16619459.221; EASTING: 1130587.758] FOR THE POINT OF BEGINNING AND THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

- 1. THENCE, N 89° 26' 38" E CONTINUING ALONG THE BOUNDARY LINE OF SAID AURORA VALLEY PHASE 4, A DISTANCE OF 250.48 FEET TO A NO. 4 REBAR FOUND AT THE SOUTHEAST CORNER OF LOT 345 OF SAID AURORA VALLEY PHASE 4, FOR AN INSIDE CORNER OF THIS TRACT;
2. THENCE, N 00° 33' 22" W ALONG THE EAST LINE OF SAID LOT 345, A DISTANCE OF 34.19 FEET TO A NO. 4 REBAR FOUND ON THE EXISTING WEST RIGHT-OF-WAY LINE OF BELLA VISTA, FOR AN OUTSIDE CORNER OF THIS TRACT;
3. THENCE, N 89° 26' 38" E ALONG A BOUNDARY LINE OF SAID AURORA VALLEY PHASE 4, AT A DISTANCE OF 518.00 FEET PASS THE EXISTING WEST RIGHT-OF-WAY LINE OF HARMONIA DRIVE, AT A DISTANCE OF 568.00 FEET PASS THE EXISTING EAST RIGHT-OF-WAY LINE OF HARMONIA DRIVE, CONTINUING A TOTAL DISTANCE OF 603.00 FEET TO A NO. 4 REBAR FOUND AT AN OUTSIDE CORNER OF SAID AURORA VALLEY PHASE 4, FOR THE NORTHERMOST NORTHEAST CORNER OF THIS TRACT;
4. THENCE, S 00° 33' 22" E ALONG A BOUNDARY LINE OF SAID AURORA VALLEY PHASE 4, A DISTANCE OF 556.09 FEET TO A NO. 4 REBAR FOUND AT THE SOUTHWEST CORNER OF LOT 367 OF SAID AURORA VALLEY PHASE 4, FOR AN INSIDE CORNER OF THIS TRACT;
5. THENCE, N 89° 26' 38" E ALONG A SOUTH LINE OF SAID AURORA VALLEY PHASE 4 AND THE SOUTH LINE OF LOT 367, A DISTANCE OF 235.80 FEET TO A NO. 4 REBAR FOUND AT THE SOUTHEAST CORNER OF SAID LOT 367, AND BEING ON THE EXISTING WEST RIGHT-OF-WAY LINE OF LA CLARIDAD DRIVE, FOR AN OUTSIDE CORNER OF THIS TRACT;
6. THENCE, S 00° 33' 22" E ALONG THE EXISTING WEST RIGHT-OF-WAY LINE OF LA CLARIDAD DRIVE, A DISTANCE OF 1.05 FEET TO A NO. 4 REBAR FOUND FOR AN INSIDE CORNER OF THIS TRACT;
7. THENCE, N 89° 26' 38" E ALONG A SOUTH LINE OF SAID AURORA VALLEY PHASE 4, AT A DISTANCE OF 50.00 FEET PASS THE SOUTHWEST CORNER OF LOT 369 OF SAID AURORA VALLEY PHASE 4 AND THE EXISTING EAST RIGHT-OF-WAY LINE OF LA CLARIDAD DRIVE, CONTINUING A TOTAL DISTANCE OF 263.22 FEET TO A NO. 4 REBAR FOUND ON AN ANGLE POINT OF SAID AURORA VALLEY PHASE 4 AND BEING ON THE WEST RIGHT-OF-WAY LINE OF THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 DONNA NORTH LATERAL, FOR AN ANGLE POINT OF THIS TRACT;
8. THENCE, S 81° 20' 33" E ALONG A SOUTH LINE OF SAID AURORA VALLEY PHASE 4 AND BEING WITHIN THE RIGHT-OF-WAY OF HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 DONNA NORTH LATERAL, A DISTANCE OF 74.99 FEET TO THE SOUTHEAST CORNER OF SAID AURORA VALLEY PHASE 4, FOR THE SOUTHERMOST NORTHEAST CORNER OF THIS TRACT;
9. THENCE, S 08° 39' 27" W A DISTANCE OF 1,467.60 FEET TO THE SOUTHEAST CORNER OF SAID LOT 56, FOR THE SOUTHEAST CORNER OF THIS TRACT;
10. THENCE, S 89° 29' 47" W ALONG THE SOUTH LINE OF SAID LOT 56, A DISTANCE OF 1,410.92 FEET, (1,411.26 FEET MAP CALL) TO THE SOUTHWEST CORNER OF SAID LOT 56, FOR THE SOUTHWEST CORNER OF THIS TRACT;
11. THENCE, N 00° 33' 22" W ALONG THE WEST LINE OF SAID LOT 56, AT A DISTANCE OF 90.00 FEET PASS A NO. 4 REBAR SET, AT A DISTANCE OF 1,262.32 FEET PASS THE HEREBY PROPOSED SOUTH RIGHT-OF-WAY LINE FOR WISCONSIN ROAD - MILE 14 NORTH ROAD, AT A DISTANCE OF 1,302.32 FEET PASS THE EXISTING SOUTH RIGHT-OF-WAY LINE OF WISCONSIN - MILE 14 NORTH ROAD, AT A DISTANCE OF 1,322.32 FEET PASS THE NORTHWEST CORNER OF SAID LOT 54, AT A DISTANCE OF 1,342.32 FEET PASS THE EXISTING NORTH RIGHT-OF-WAY LINE OF WISCONSIN ROAD - MILE 14 NORTH ROAD, AT A DISTANCE OF 1,362.32 FEET PASS THE HEREBY PROPOSED NORTH RIGHT-OF-WAY LINE FOR WISCONSIN ROAD - MILE 14 NORTH ROAD, CONTINUING A TOTAL DISTANCE OF 1,982.32 FEET TO THE POINT OF BEGINNING AND CONTAINING 64.538 ACRES OF LAND, MORE OR LESS.

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

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 232.028 (A). WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF AURORA VALLEY PHASE 5 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THIS DAY OF 20. HIDALGO COUNTY JUDGE, HIDALGO COUNTY CLERK, MAYOR OF THE CITY DONNA, SECRETARY OF THE CITY OF DONNA.

STATE OF TEXAS COUNTY OF HIDALGO. OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION. WE, RHODES ENTERPRISES, INC., OWNER OF THE 64.538-ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED "AURORA VALLEY PHASE 5", HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO THE PUBLIC USE THE STREET(S), 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.

NICK RHODES, PRESIDENT RHODES ENTERPRISES, INC. 200 S. 10TH STREET, SUITE 1400 McALLEN, TEXAS, 78501. DATE:

STATE OF TEXAS COUNTY OF HIDALGO. BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED "NICK 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. DAY OF 20.

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS MY COMMISSION EXPIRES: 20.

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL. I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF AURORA VALLEY PHASE 5, WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON: 20.

ENVIRONMENTAL HEALTH DIVISION MANAGER DATE

APPROVED BY DRAINAGE DISTRICT: 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 TEXAS WATER CODE §49.211 (c). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1. RAUL E. SESIN, P.E., C.F.M. GENERAL MANAGER DATE

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.



FILED FOR RECORD IN HIDALGO COUNTY AURORA VALLEY PHASE 5 INSTRUMENT NUMBER OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS. ON AT AM/PM. SHEET 2 OF 6. BY DEPUTY.

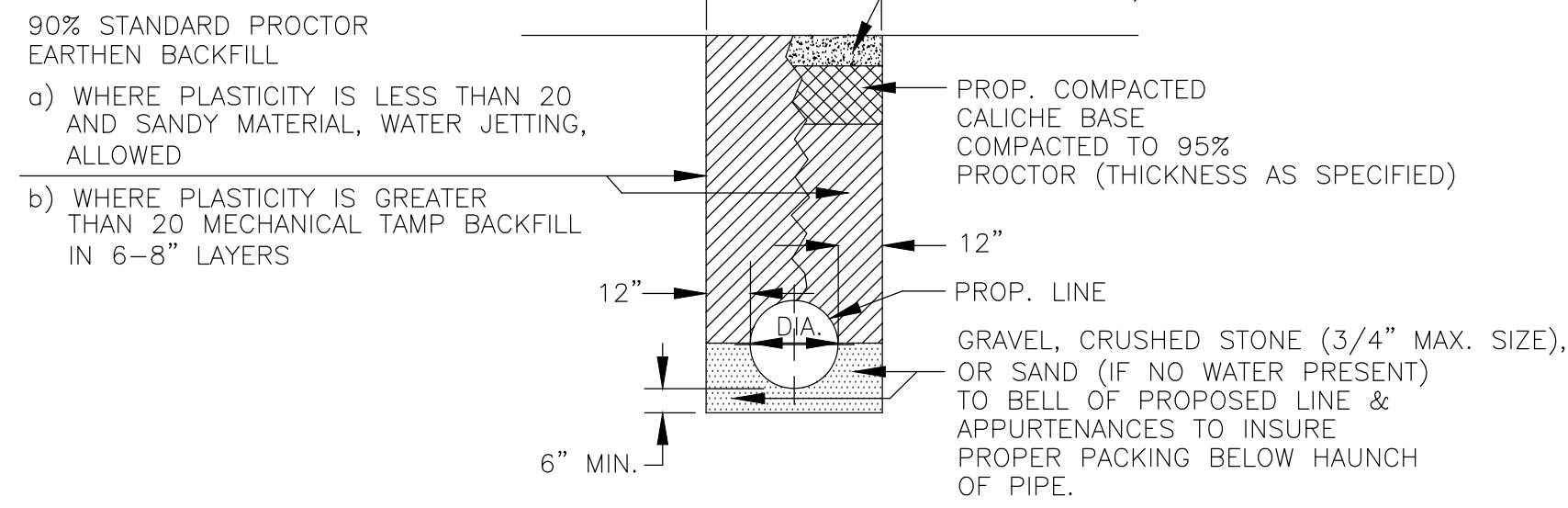
Y:\Lend Development\Residential\Hidalgo County\Aurora Valley Phase 5 (Donna ETL) [REDACTED] - Plat Development\AutoCad Files\DWG\17192-1-Plat Aurora Valley PH 5-REV-NEW-2.dwg - AVS-PLAT SHEET 2, 8/1/2018 2:51:35 PM - RubenD

# Map of AURORA VALLEY PHASE 5

BEING A RESUBDIVISION OF 64.538 ACRES  
OUT OF  
LOTS 54 AND 55,  
AND ALL OF LOT 56  
HILL-HALBERT SUBDIVISION,  
RECORDED IN VOLUME 1, PAGE 35, H.C.M.R.,  
HIDALGO COUNTY, TEXAS.

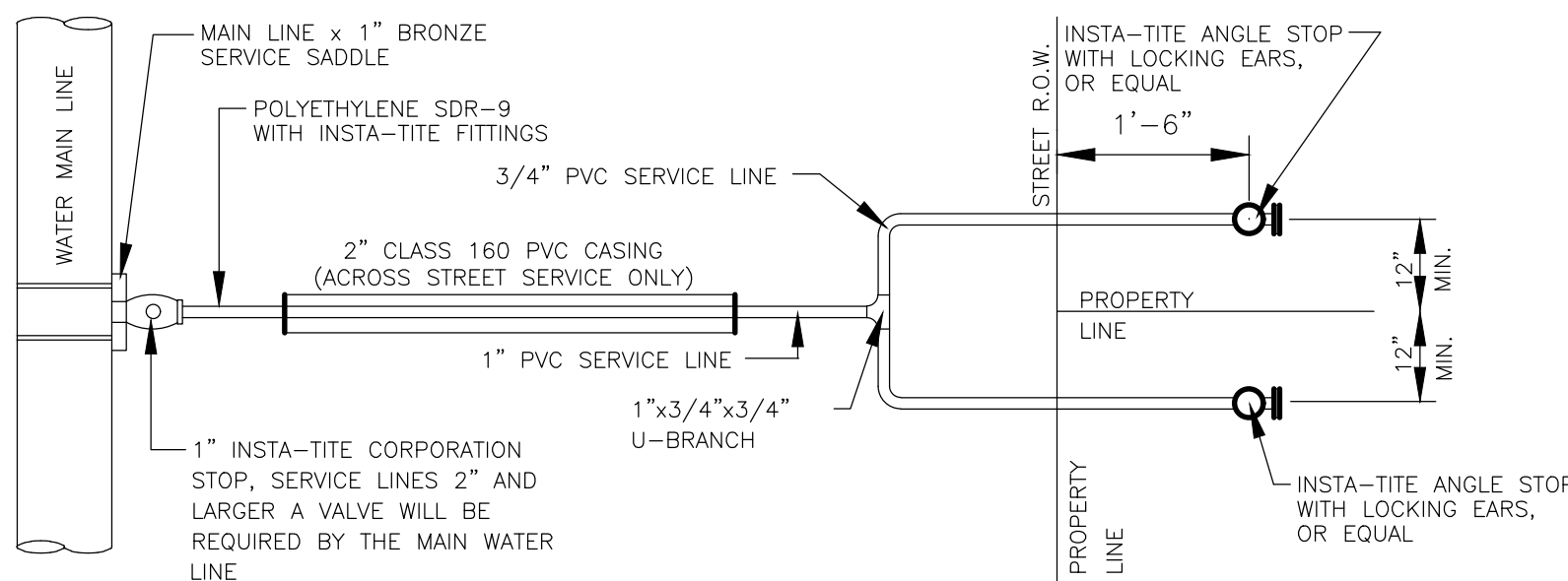
## WATER DETAILS

UNPAVED BACKFILL      PAVED BACKFILL

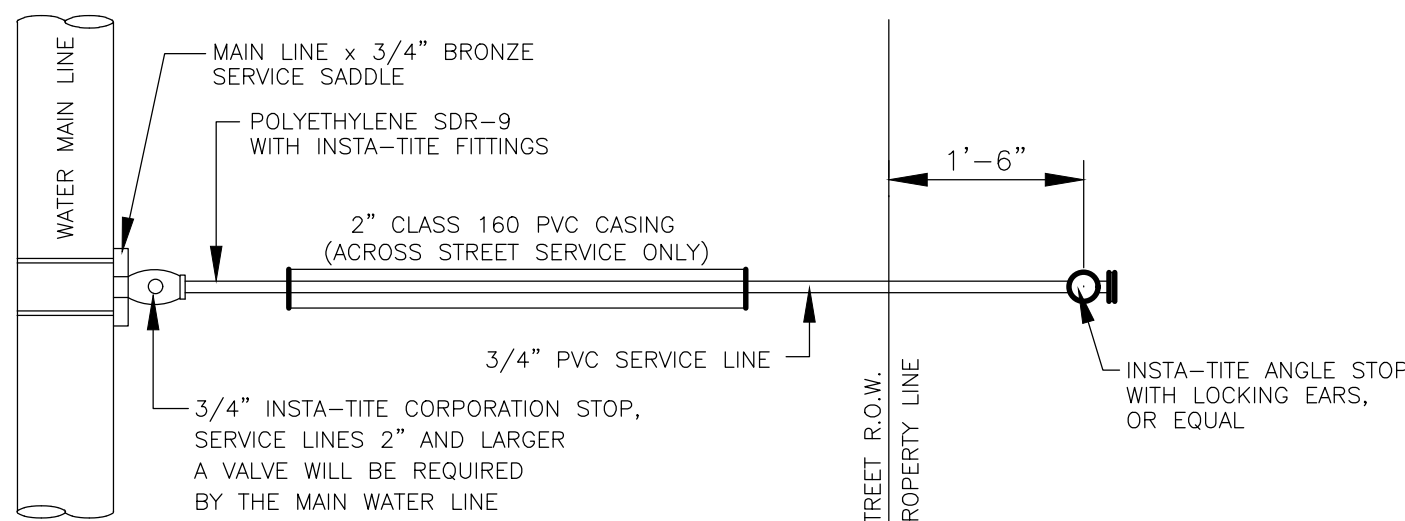


## PIPE BEDDING DETAILS

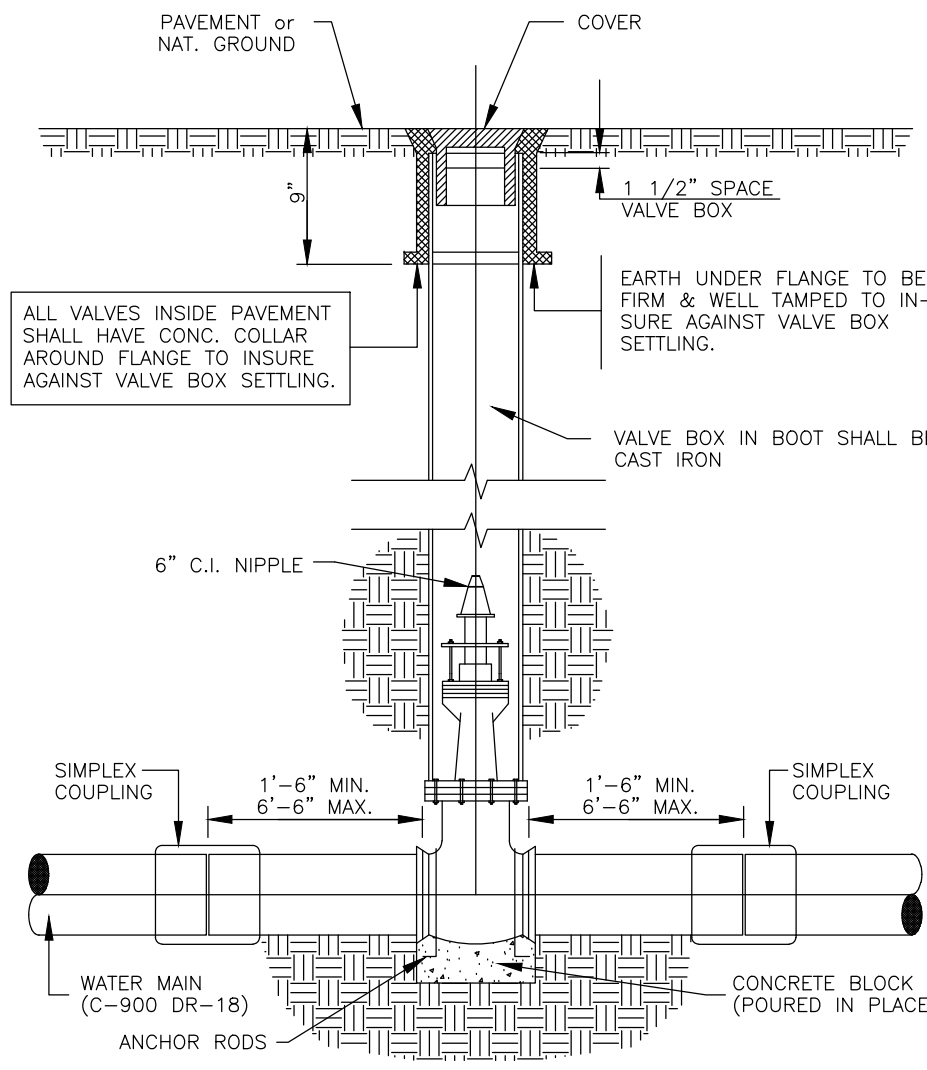
N.T.S.



## DUAL WATER SERVICE CONNECTION

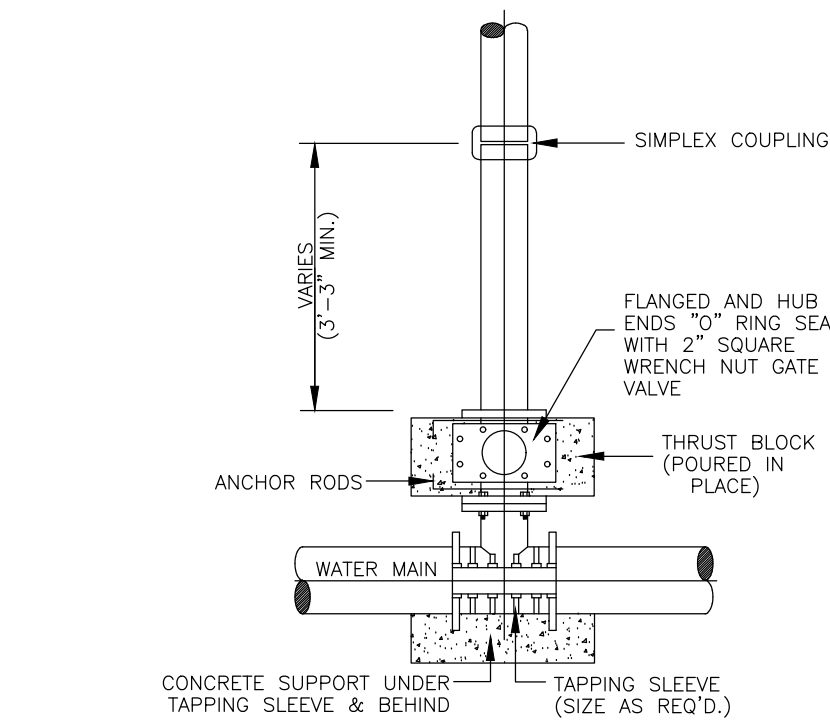


## SINGLE WATER SERVICE CONNECTION



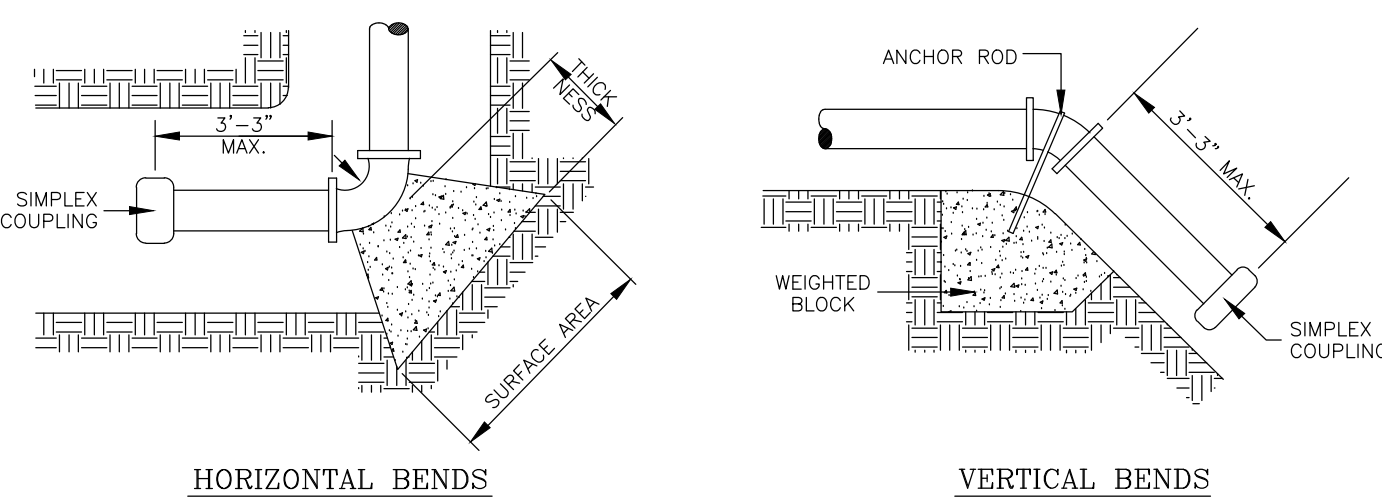
## TYPICAL VALVE and VALVE BOX INSTALLATION

N.T.S.



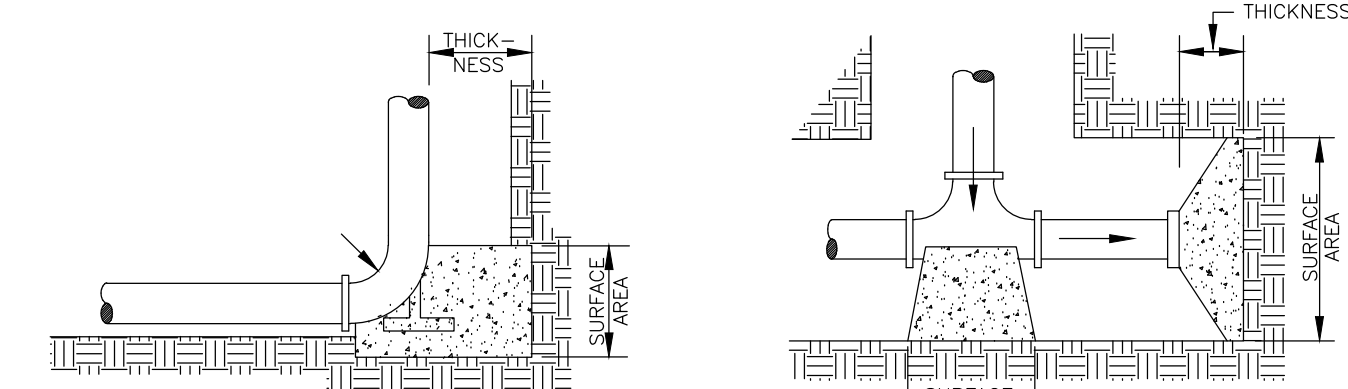
## TAPPING SLEEVE and VALVE INSTALLATION

N.T.S.



HORIZONTAL BENDS

VERTICAL BENDS



HYDRANT BURYS

TEES & DEAD ENDS

## THRUST BLOCK DETAILS

N.T.S.

DIAMETER OF PIPE INCHES	THRUST BLOCK SIZE		WEIGHT AT VERTICAL BENDS - lbs.
	HORIZONTAL BEND SURFACE AREA SQ. FT.	THICKNESS INCHES	
2 1/2 BENDS			
6 OR LESS	2	8	1,700
	3	12	3,000
	10	3.5	4,500
	12	4	6,600
	14	5	9,000
	16	6	11,800
45° BENDS			
6 OR LESS	4	12	3,200
	6	5	5,800
	10	6	9,000
	12	7	13,000
	14	8	17,000
	16	11.5	23,200
90° BENDS			
6 OR LESS	6	12	6,000
	8	6	10,700
	10	10	16,700
	12	12	24,000
	14	16	32,600
	16	21	42,700
TEES & DEAD ENDS			
6 OR LESS	3	12	---
	4	15	---
	6	18	---
	8	24	---
	10	30	---
	12	36	---
	14	42	---
	16	48	---

### GENERAL NOTES:

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

## TYPICAL WATER SERVICE CONNECTIONS

N.T.S.

FINAL WATER AND SEWER ENGINEERING REPORT FOR AURORA VALLEY PHASE 5  
BY: FRED L. KURTH, P.E. #54151  
WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:

AURORA VALLEY PHASE 5 WILL BE PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH N.A.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND N.A.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

N.A.W.S.C. HAS EXISTING 8" DIAMETER WATER LINES RUNNING ALONG BELLA VISTA, HARMONIA DRIVE AND, LA CLARIDAD DRIVE. THE WATER SYSTEM FOR AURORA VALLEY PHASE 5 CONSISTS OF THREE 8" DIAMETER WATER LINES THAT CONNECT INTO THE EXISTING 8" WATER LINES. THIS FIRST 8" WATER LINE THEN RUN SOUTH ALONG THE WEST SIDE OF BELLA VISTA DRIVE RIGHT-OF-WAY AND THE SECOND 8" WATERLINE RUNS SOUTH ALONG THE WEST SIDE OF HARMONIA DRIVE RIGHT-OF-WAY. THE THIRD 8" WATER LINE RUNS SOUTH ALONG THE WEST SIDE OF LA CLARIDAD DRIVE RIGHT-OF-WAY CONNECTING INTO A PROPOSED 8" WATER LINE ON THE NORTH SIDE OF CLARIDAD BELLA DRIVE RIGHT-OF-WAY LOOPING THIS SYSTEM.

WATER DISTRIBUTION FOR THE AURORA VALLEY PHASE 5 CONSISTS OF FORTY-FOUR (44) 1" DIAMETER DUAL SERVICE LINES RUN TO PAIRS OF LOTS BEFORE SPLITTING INTO 3/4" DIAMETER SERVICE LINES AND ELEVEN (11) 3/4" 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 \$ 213,044.04 . OR \$ 2,151.96 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$ 64,135.17 . WHICH COVERS THE \$647.83 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 12 FIRE HYDRANTS AT A UNIT COST OF \$ 4,095.00 FOR A TOTAL COST OF \$ 49,140.00 . 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 5 SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. THE UNDERSIGNED PROFESSIONAL ENGINEER HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENT DRAIN FIELD.

SOIL EVALUATION REPORT:  
EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A SANDY LOAM SOIL FOR THE AREA. AT LEAST TWO SOIL EXCAVATIONS WERE PERFORMED ON THE SITE, AT OPPOSITE ENDS OF THE PROPOSED DISPOSAL AREA. (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMIT AREA). THE SOIL IS A UNIFORM SANDY LOAM EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUND WATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

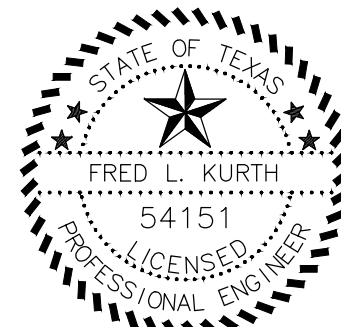
THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS 1,300.00, INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSFS HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF \$128,700.00 . THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED 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 \$112,355.00 FOR THE ENTIRE SUBDIVISION.

ENGINEER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_



### COST ESTIMATES:

PAVING IMPROVEMENTS:	\$ _____
DRAINAGE IMPROVEMENTS:	\$ _____
WATER DISTRIBUTION:	\$ _____
O.S.S.F.:	\$ 128,700.00
TOTAL:	\$ _____

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

LA SUBDIVISION AURORA VALLEY PHASE 5 RECIBIRA SU PROVISION DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (LA COMPANIA DE AGUA (N.A.W.S.C.)). EL DUEÑO DE LA SUBDIVISION Y N.A.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 AÑOS. N.A.W.S.C. HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

N.A.W.S.C. YA TIENE TUBERIAS DE AGUA 8" DE DIAMETRO QUE EN LAS CALLES BELLA VISTA, HARMONIA Y LA CLARIDAD EL SISTEMA DE ABASTECIMIENTO DE AGUA PARA AURORA VALLEY PHASE 5 CONSISTE EN TRES TUBERIAS DE AGUA DE 8" DE DIAMETRO QUE SE CONECTAN A LAS TRES EXISTENTES LINEAS DE AGUA DE 8" LA PRIMERA TUBERIA DE 8" SE DIRIGE AL SUR A LO LARGO EL LADO OESTE DE LA CALLE BELLA VISTA. LA SEGUNDA TUBERIA DE 8" SE DIRIGE AL SUR A LO LARGO EL LADO OESTE DE LA CALLE HARMONIA . LA TERCERA TUBERIA DE 8" SE DIRIGE AL SUR A LO LARGO EL LADO OESTE DE LA CALLE LA CLARIDAD REPORTO DEL DERECHO DE VIA EN UNA PROPUESTA DE 8" LINEA DE AGUA EN LA PARTE NORTE DE LA CALLE CLARIDAD BELLA UNIDAD DE DERECHO-DE-PASO EN BUCLE ESTE SISTEMA.

LA DISTRIBUCION PARA AURORA VALLEY PHASE 5 CONSISTE DE CUARENTA- CUATRO (44) SERVICIOS DE 1" PULGADA DE DIAMETRO DE SERVICIOS DUALES LOS CUALES CORREN A PARES DE LOTES ANTES DE DIVIDIRSE EN LINEAS DE SERVICIO DE 3/4 DE PULGADA EN DIAMETRO Y ONCE (11) 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 \$ 213,044.04 0

\$2,151.96 POR LOTE. ADICIONALMENTE, EL DUEÑO A PAGADO A NAWSC LA CANTIDAD DE \$64,125.17 (\$647.83 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 (12) HYDRANTS DE AGUA (\$4,095.00 CADA UNO) SUMANDOSE A UN COSTO TOTAL DE \$49,140.00. TODO EL SISTEMA DE DISTRIBUCION DEL AGUA HA SIDO APROBADO Y ACEPTADO POR NAWSC Y ESTARA OPERABLE AL TIEMPO DE LA FECHA EN LA CUAL TODOS LOS PLANOS DE ESTA SUBDIVISION SEAN ARCHIVADOS EN LAS OFICINAS DE HIDALGO COUNTY CLERK.

DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR. ESTA FOSA SETICA 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 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.

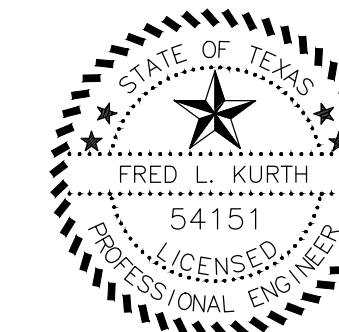
EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR ES 1,300.00 DOLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS TODAS LAS FOSAS SEPTICAS HAN SIDO INSTALADAS EN EL PROCESO DE LA APROBACION FINAL. A UN COSTO TOTAL DE \$ 128,700.00. EL 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 \$1,300.00 A UN COSTO TOTAL DE \$128,700.00 TODA LA SUBDIVISION.

ENGINEER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_



### SUBDIVIDER CERTIFICATION

1. BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS AND OR WATER WELLS FOR EACH LOT(S) MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

### SUBDIVIDER STATEMENT:

1- WE, RHODES ENTERPRISES, INC., SUBDIVIDER OF AURORA VALLEY PHASE 5, HERE BY CERTIFY SEWER PERMITS HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

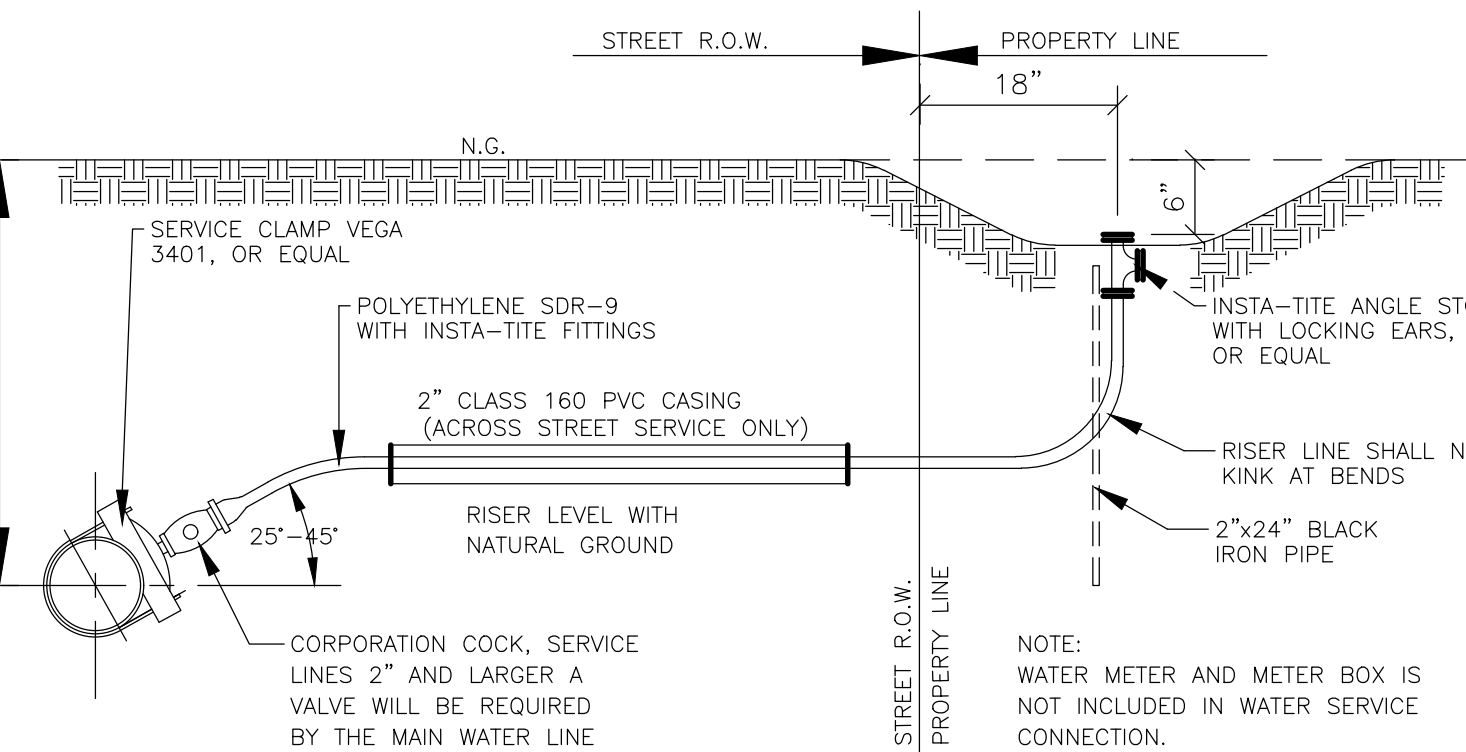
MIKE RHODES, PRESIDENT  
RHODES ENTERPRISES, INC.

STATE OF TEXAS  
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MIKE RHODES, KNOWN TO ME THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO BE THAT HE EXECUTED THE SAME FOR PURPOSED AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC  
MY COMMISSION EXPIRES \_\_\_\_\_



## TYPICAL WATER SERVICE CONNECTION ELEVATION

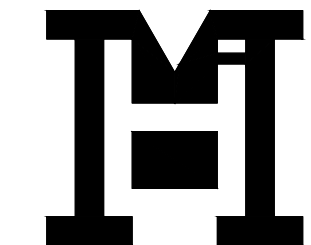
### GENERAL NOTES:

- 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. SH40 CASING. LENGTH OF CASING SHALL BE WIDTH OF STREET PLUS 10.0 FEET.

## TYPICAL WATER SERVICE CONNECTIONS

N.T.S.

BPFE FIRM # F-1435

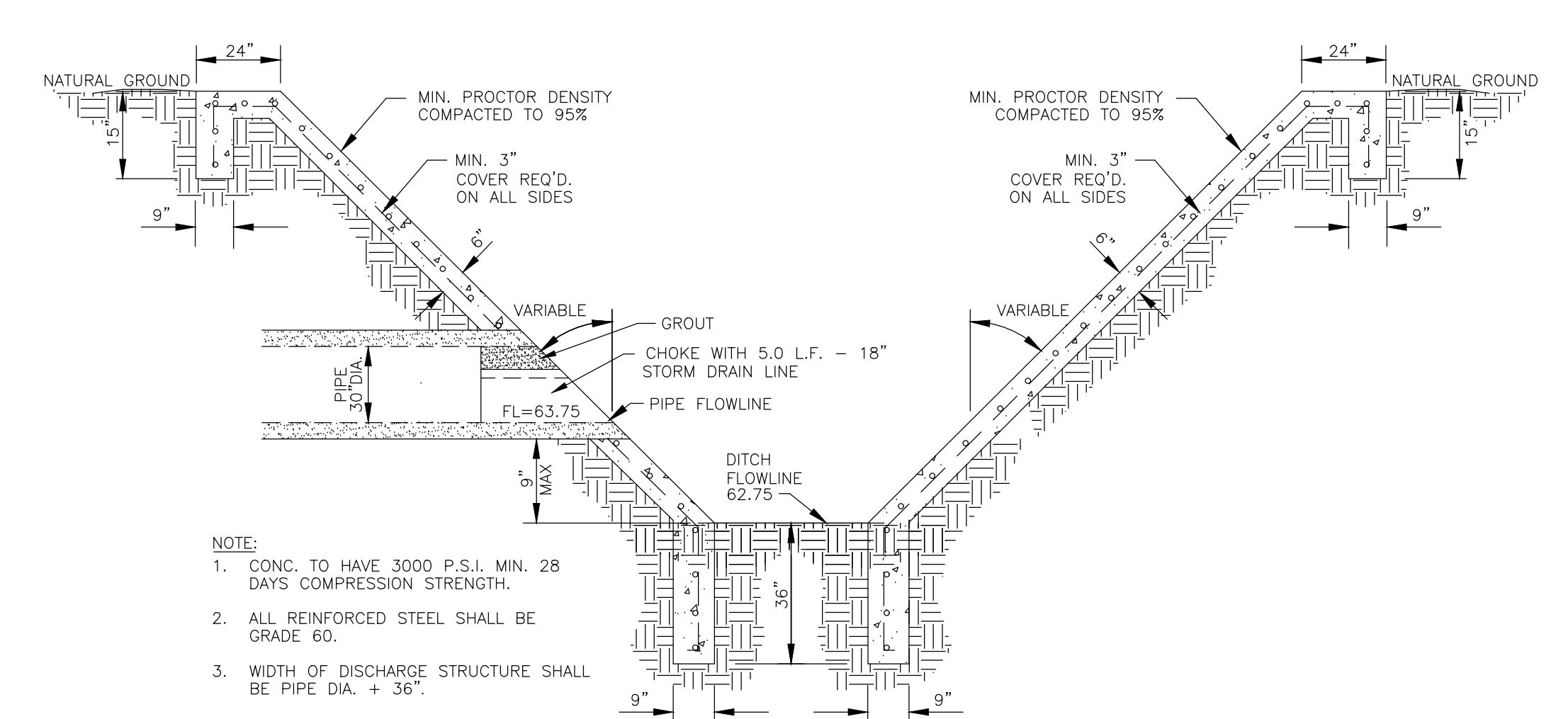
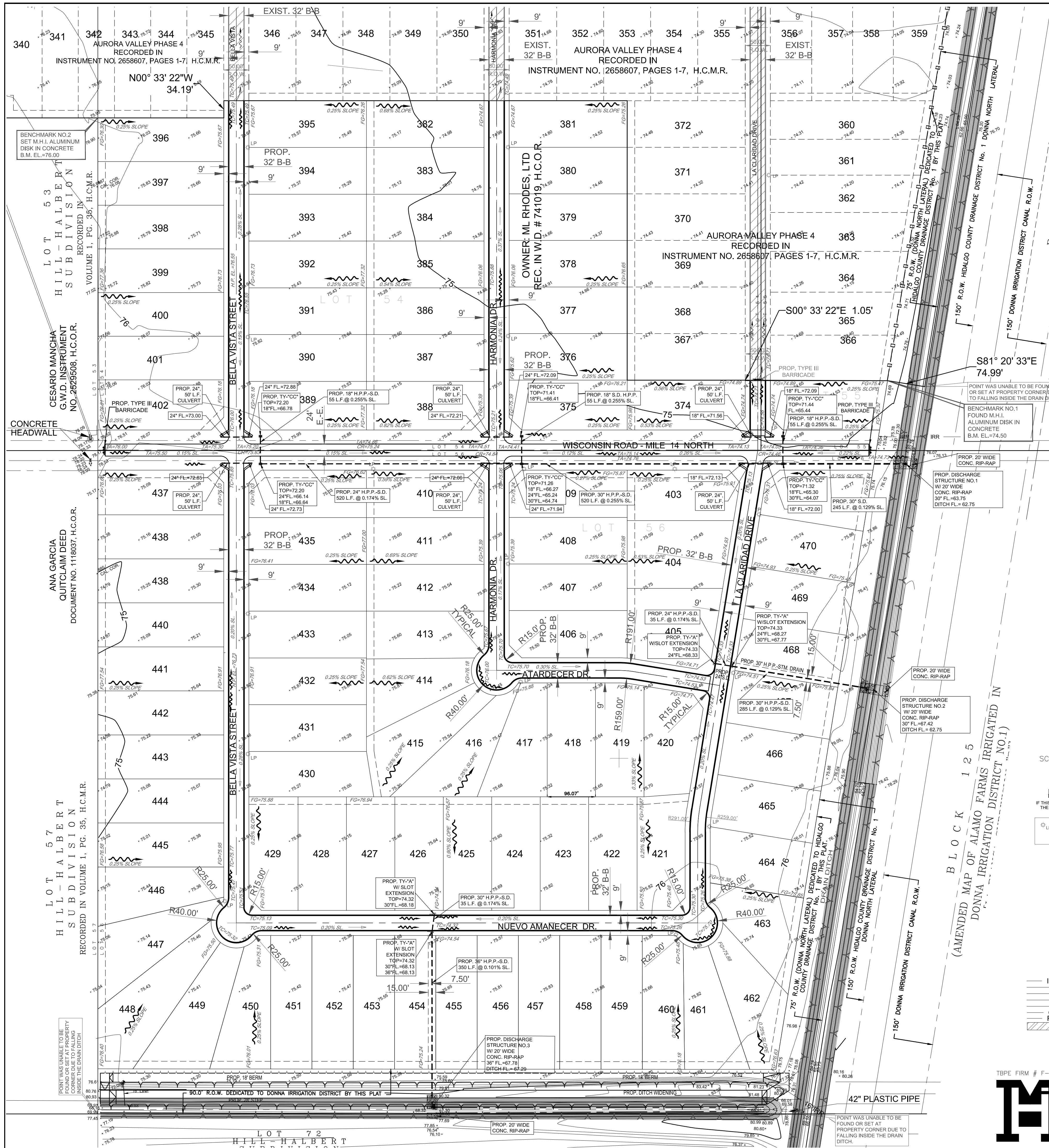


## MELDEN & HUNT INC.

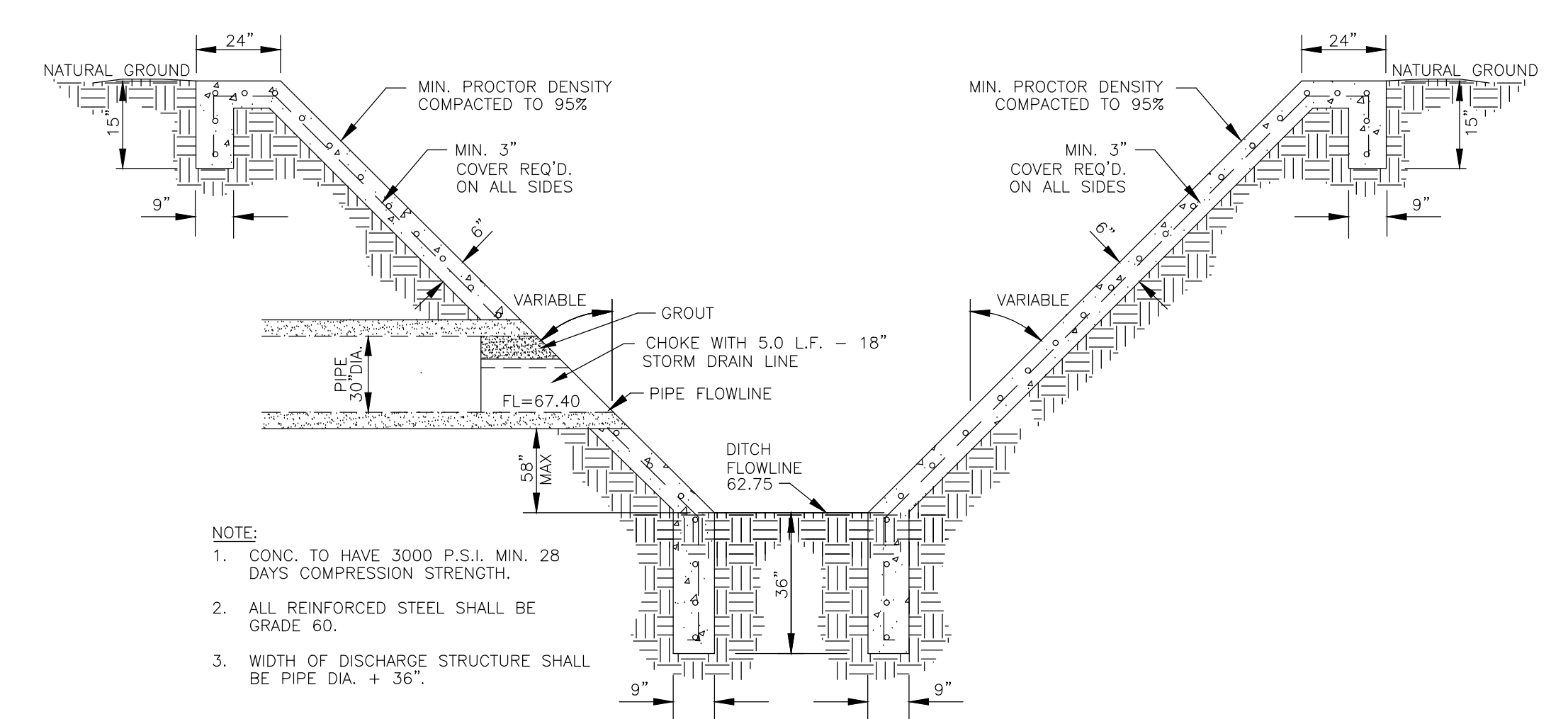
CONSULTANTS • ENGINEERS • SURVEYORS

115 W. McINTYRE      227 N. F.M. 3167  
EDINBURG, TX 78541      RD GRANK CRY, TX 78522  
PH: (956) 381-0981      PH: (956) 487-8256  
FAX: (956) 381-1839      FAX: (956) 488-8591  
ESTABLISHED 1947      www.meldenandhunt.com

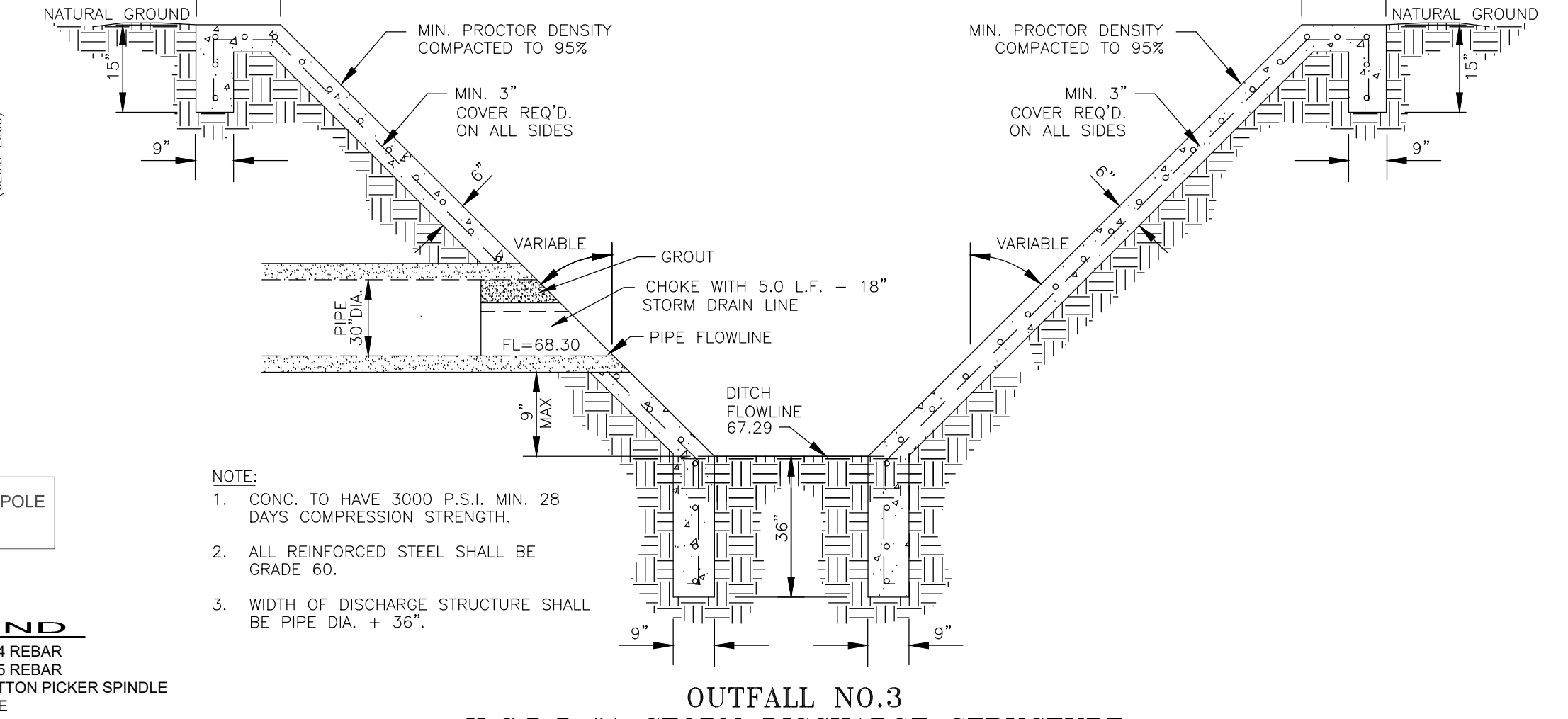




OUTFALL NO.1  
H.C.D.#1 STORM DISCHARGE STRUCTURE  
N.T.S.

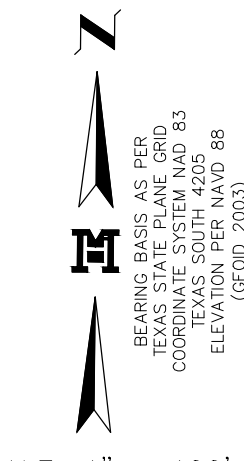


OUTFALL NO.2  
H.C.D.#1 STORM DISCHARGE STRUCTURE  
N.T.S.



OUTFALL NO.3  
H.C.D.#1 STORM DISCHARGE STRUCTURE  
N.T.S.

NOTE: SEE CIVIL SHEETS C5 & C6 ATTACHED FOR ADDITIONAL DRAIN DITCH SECTIONS AND PROFILE INFORMATION.



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

⊕ LP INDICATES LIGHT POLE (18) LIGHT POLES

- 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
  - IRRIGATION LINE
  - 12" IRRIGATION LINE
  - 15" IRRIGATION LINE
  - 18" IRRIGATION LINE
  - OVERHEAD POWER LINE
  - ASPHALT AREA

# Map of AURORA VALLEY PHASE 5

BEING A RESUBDIVISION OF 64.538 ACRES  
OUT OF  
LOTS 54 AND 55,  
AND BEING ALL OF LOT 56  
HILL-HALBERT SUBDIVISION,  
RECORDED IN VOLUME 1, PAGE 35, H.C.M.R.,  
HIDALGO COUNTY, TEXAS.

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

**MELDEN & HUNT INC.**  
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115 W. McINTYRE EDINBURG, TX 78541  
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227 N. F.M. 3167 RIO GRANDE CITY, TX 78582  
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**Map of AURORA VALLEY PHASE 5**  
BEING A RESUBDIVISION OF 64.538 ACRES  
OUT OF LOTS 54 AND 55,  
AND ALL OF LOT 56  
HILL-HALBERT SUBDIVISION,  
RECORDED IN VOLUME 1, PAGE 35, H.C.M.R.,  
HIDALGO COUNTY, TEXAS.

**AURORA VALLEY PHASE 5 DRAINAGE STATEMENT**  
JOB NO. 17192 DATE: MARCH 21, 2018, Rev. 4/30/18

AURORA VALLEY PHASE 5 IS A 64.538 ACRE TRACT OF LAND, CONSISTING OF 17,500 ACRES OUT OF LOT 54, 1,001 ACRES OUT OF LOT 55, AND ALL OF LOT 56, HILL-HALBERT SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 35, HIDALGO COUNTY, MAP RECORDS. THE PROPERTY IS CURRENTLY OPEN LAND, WITH A PROPOSED RESIDENTIAL USE THAT INCLUDES 99 LOTS. THIS SUBDIVISION LIES IN ZONE "C" (NO SHADING) ON FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48034 0425 C, MAP REVISED NOVEMBER 16, 1982 ZONE "C" (NO SHADING) IS DEFINED AS AREAS OF MODERATE FLOODING.

THE SOILS ARE MOSTLY (20)HIDALGO SANDY CLAY LOAM AND PARTIALLY (52)RAYMONDVILLE CLAY LOAM, WHICH ARE IN HYDROLOGIC GROUPS "B" AND "C" RESPECTIVELY. APPROXIMATELY 83.5% OF THIS PROPERTY LIES IN HYDROLOGIC GROUP "B", THE REMAINDER 16.5% LIES IN HYDROLOGIC GROUP "C". SOILS IN HYDROLOGIC GROUP "B" HAVE A MODERATE PERMEABILITY, AND A RELATIVELY LOW PLASTICITY INDEX. SOILS IN HYDROLOGIC GROUP "C" ARE NOT VERY PERMEABLE AND HAVE A MODERATE PLASTICITY INDEX. (SEE EXCERPTS FROM "SOIL SURVEY OF HIDALGO COUNTY, TEXAS", EXISTING RUNOFF IS IN AN EASTERLY DIRECTION, AND IS OF 26.53 C.F.S. DURING THE 10-YEAR STORM FREQUENCY AS PER ATTACHED CALCULATIONS.

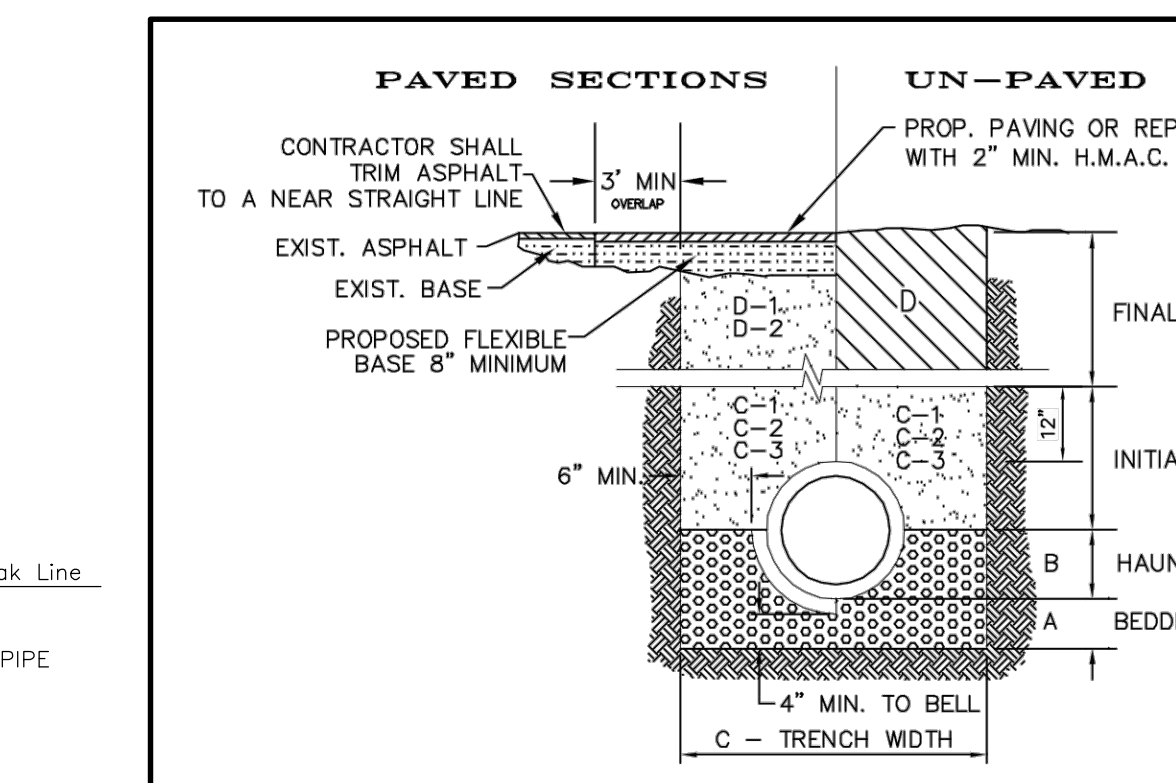
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT POLICIES, THE PEAK POST CONSTRUCTION RATE OF RUNOFF WILL NOT BE INCREASED DUE TO THE CONSTRUCTION OF THIS SUBDIVISION. THEREFORE AS PER ATTACHED CALCULATIONS, 153,120 TOTAL CUBIC FEET OF DETENTION (3471 ACFT) ARE REQUIRED. DETENTION WILL BE ACCOMPLISHED WITHIN THE EXISTING DRAIN DITCH LOCATED ALONG THE SOUTH SIDE (153,120 CUBIC FEET) OF THIS SUBDIVISION. THE SOUTH SIDE DRAIN DITCH WILL BE RE-EXCAVATED ALONG THE NORTH SIDE FOR APPROXIMATELY 1320 FEET, WITH A NEWLY EXCAVATED DEPTH STAIR STEPPING DOWN TO THE EXISTING 12-FOOT DEEP DITCH (SEE ATTACHED SECTION ALONG THE SOUTH DITCH). THE SOUTH DITCH RE-EXCAVATION WILL NET 153,120 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 FOR AREAS A01 AND A02 AS REFER TO ON THE AURORA VALLEY PHASE 5 DRAINAGE BASIN EXHIBIT, WILL SURFACE FLOW INTO TWO TYPE "A" INLETS AS INSTALLED BY AURORA VALLEY PHASE 4 FOR PHASE 5 ADDITION. THE SOUTH SIDE SYSTEM CONSISTS OF EIGHT (8) TYPE "A" INLETS AND APPROXIMATELY 550 LINEAR FEET OF 36-INCH STORM PIPE, 566 LINEAR FEET OF 30-INCH STORM PIPE 91 LINEAR FEET OF 24-INCH STORM PIPE 165 LINEAR FEET OF 18-INCH STORM PIPE AND 291 LINEAR FEET OF 18-INCH CONCRETE CULVERTS. THE ULTIMATE OUTFALL IS IN THE DONNA NORTH 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.

CERTIFICATION:  
BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100-YEAR FLOODPLAIN AS DESCRIBED IN COMMUNITY PANEL NUMBER 48034 0425 C, MAP REVISED NOVEMBER 16 1982, PERTAINING TO THIS SUBDIVISION IS CONTAINED WITHIN THE SECTION OF DRAIN DITCH (SOUTH SIDE & EAST SIDE) LOCATED AT THE SOUTH SIDE AND EAST SIDE OF THIS SUBDIVISION, AND ALONG THE ROAD DITCHES ON THE NORTH AND SOUTH SIDES OF WISCONSIN ROAD (MILE 14 NORTH) (NORTH RD.).

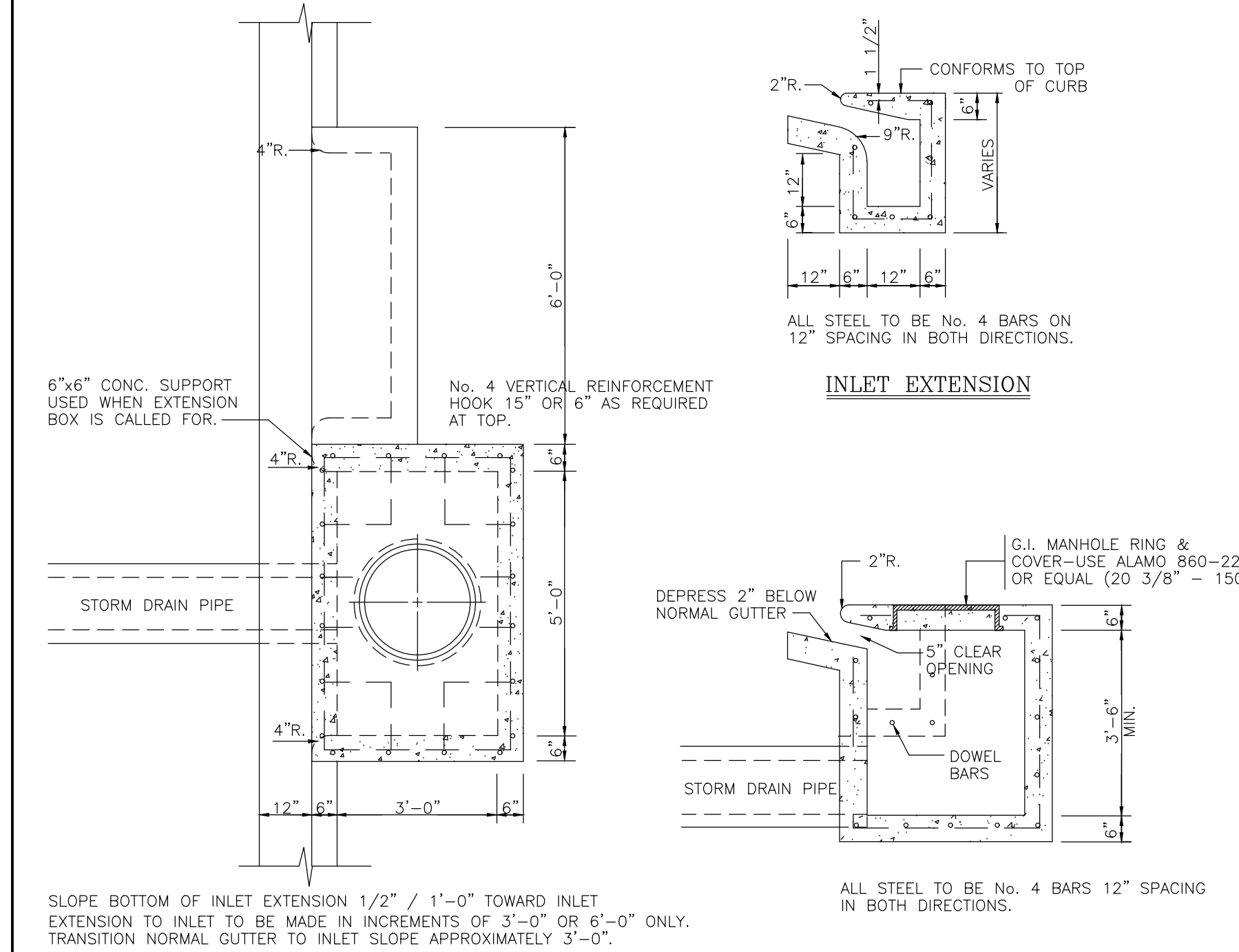
FRED L. KURTH #54151  
STATE OF TEXAS  
LICENSED PROFESSIONAL ENGINEER  
54151

FRED L. KURTH #54151

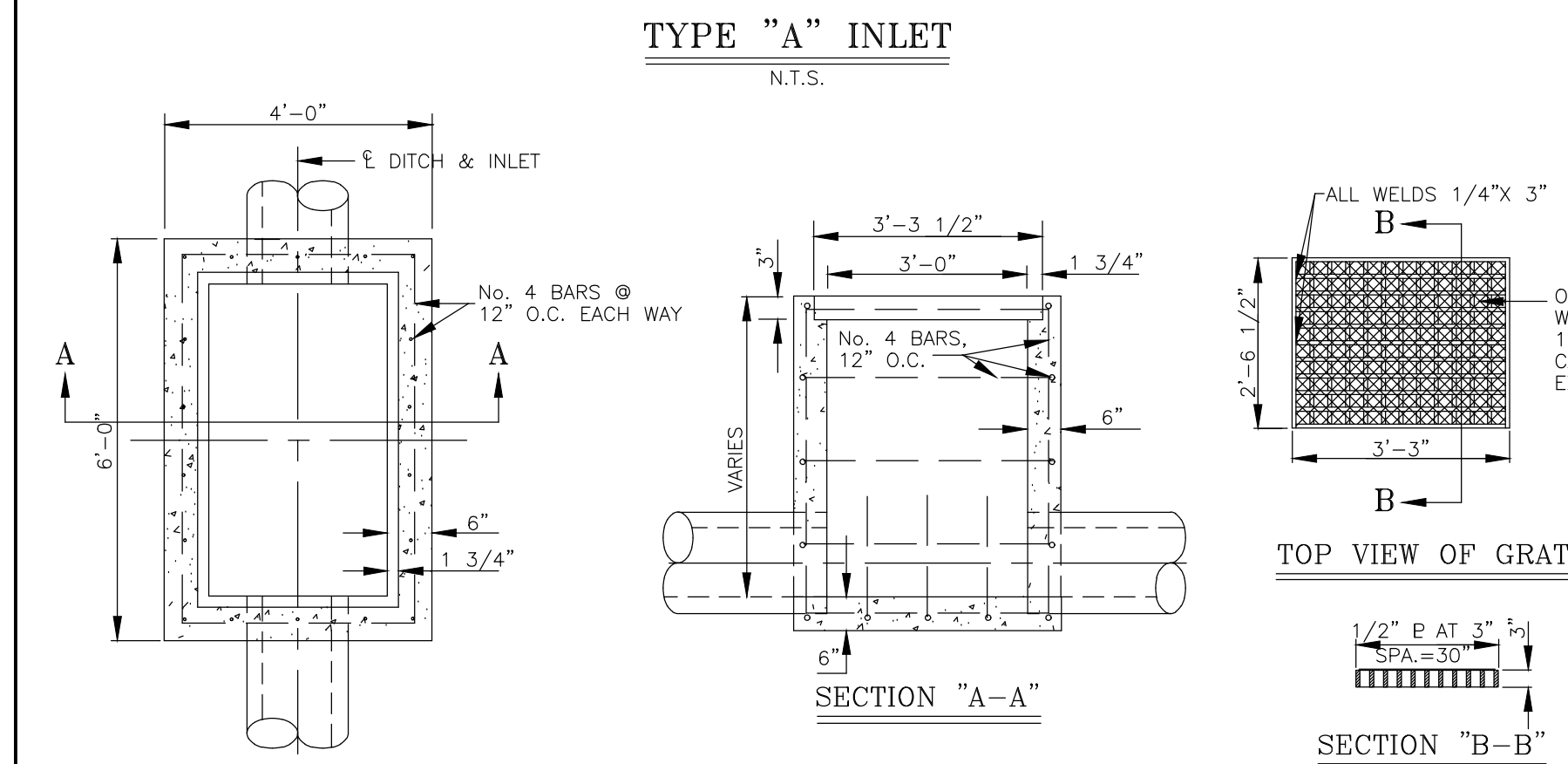


**STORM TRENCH BEDDING AND BACKFILL DETAILS**  
N.T.S.

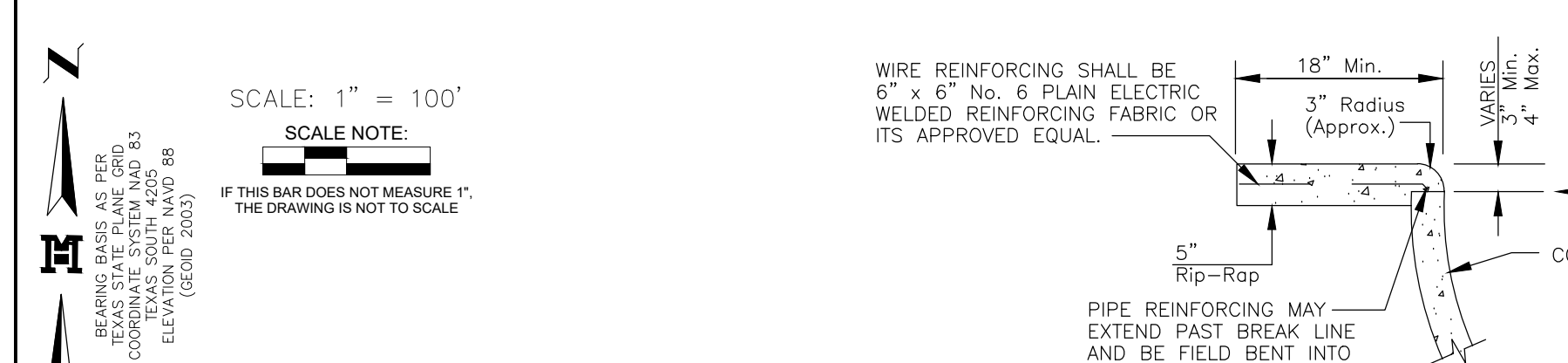
- A. BEDDING FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SAND GRAVEL MIX BEDDING PLACED BEFORE PIPE IS LAID OUT TO FLOW OF PIPE (MIN. THICKNESS = 6") - PIT RUN GRAVEL 3/4" MAX. SIZE.
  - B. HAUNCH FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 90% SPD, 8" LIFTS, MECHANICAL COMPACTION.
  - C. TRENCH WIDTH - SHALL BE BELL O.D. x 1.5 + 12".
  - C-1 INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON CITY STREETS, PARKING AREA, DRIVEWAYS, COUNTY ROAD & UNPAVED AREAS - SHALL BE SOIL TYPE A1, A2, A3, (AASHTO M145) COMPACTED TO 90% SPD, 8" LIFTS, MECHANICAL COMPACTION.
  - C-2 INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON STATE MAINTAINED ROADWAYS - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED AS PER ASTM D-4253 AND ASTM D-698.
  - C-3 INITIAL BACKFILL FOR HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE SHALL BE CLASS I OR CLASS II (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 90% SPD, 8" LIFTS, MECHANICAL COMPACTION.
  - D-1 FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON CITY STREETS, PARKING AREA, DRIVEWAYS, COUNTY ROAD & UNPAVED AREAS - SHALL BE SOIL TYPE A1, A2, A3, (AASHTO M145) COMPACTED TO 90% SPD, 8" LIFTS, MECHANICAL COMPACTION.
  - D-2 FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON STATE MAINTAINED ROADWAYS - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED AS PER ASTM D-4253 AND ASTM D-698.
  - D. FINAL BACKFILL - COMPACTED TO 90% STANDARD PROCTOR DENSITY (12" LIFT, MECHANICAL COMPACTION). FOUNDATION PREPARATION (SLOTTED, GRAVEL OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENT, AND COMPACTED TO 95% STANDARD PROCTOR DENSITY (USE RELATIVE DENSITY TEST PER ASTM D-4253 & ASTM D-698). THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 6". STRUCTURE BACKFILL MATERIAL SHALL BE SAND, APPROVED SITE SOIL, OR OTHER APPROVED SUBSTITUTE.
- NOTE: MAXIMUM COVER SHALL BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.



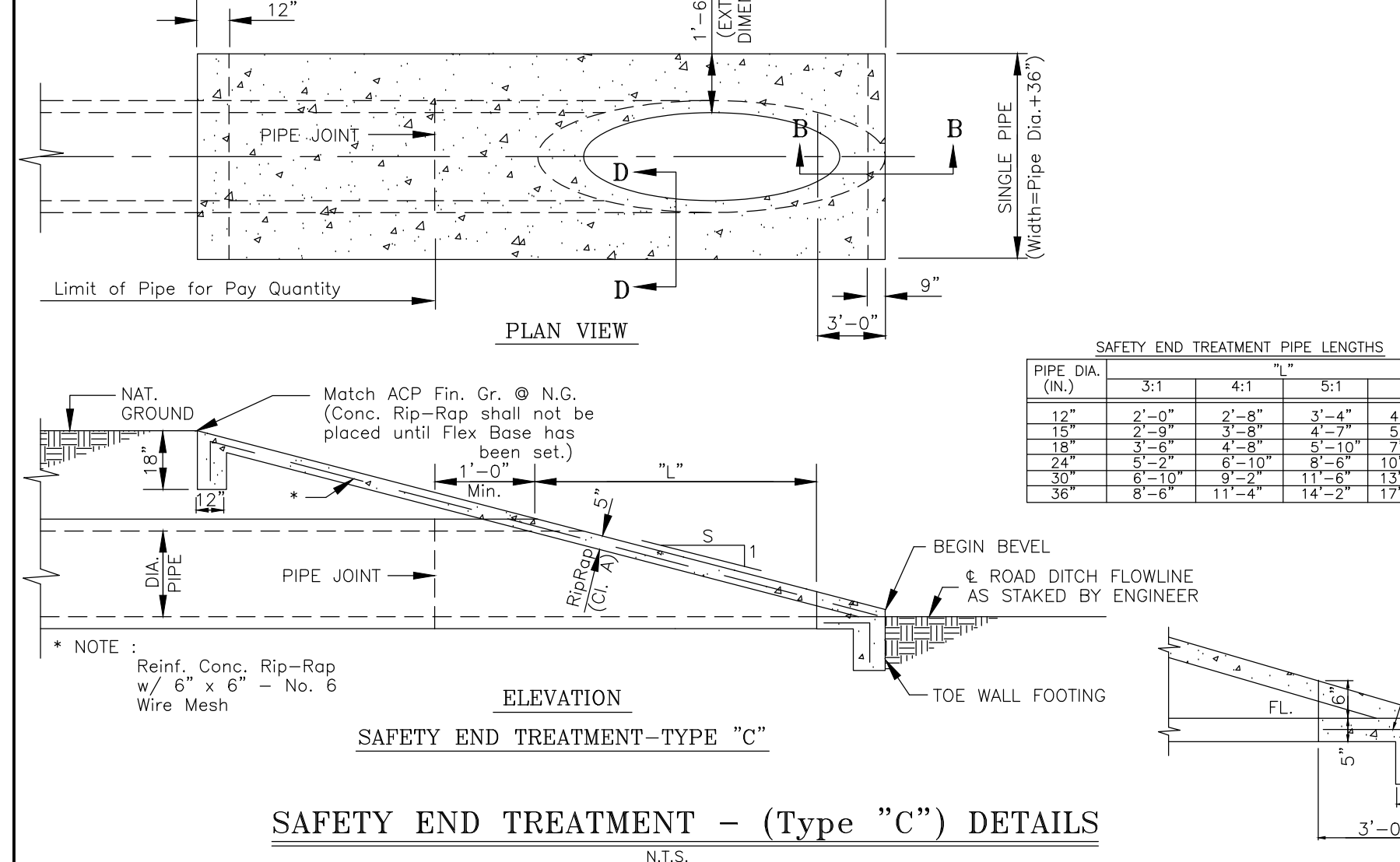
**INLET EXTENSION**  
**SECTION**



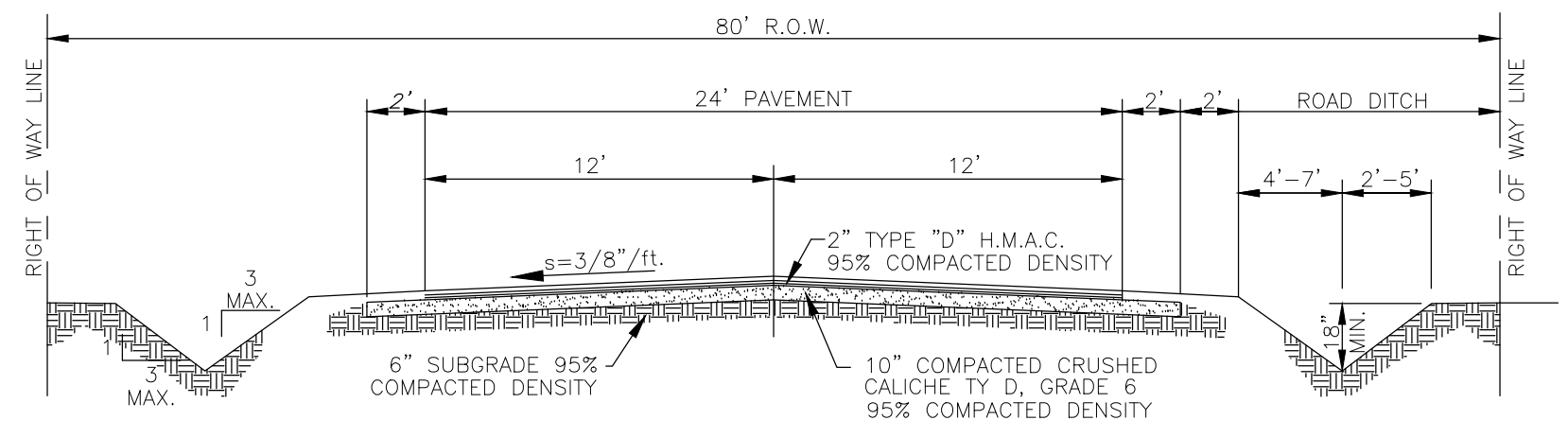
**TYPE "A" INLET**  
**TYPE "C-C" GRATED INLET**



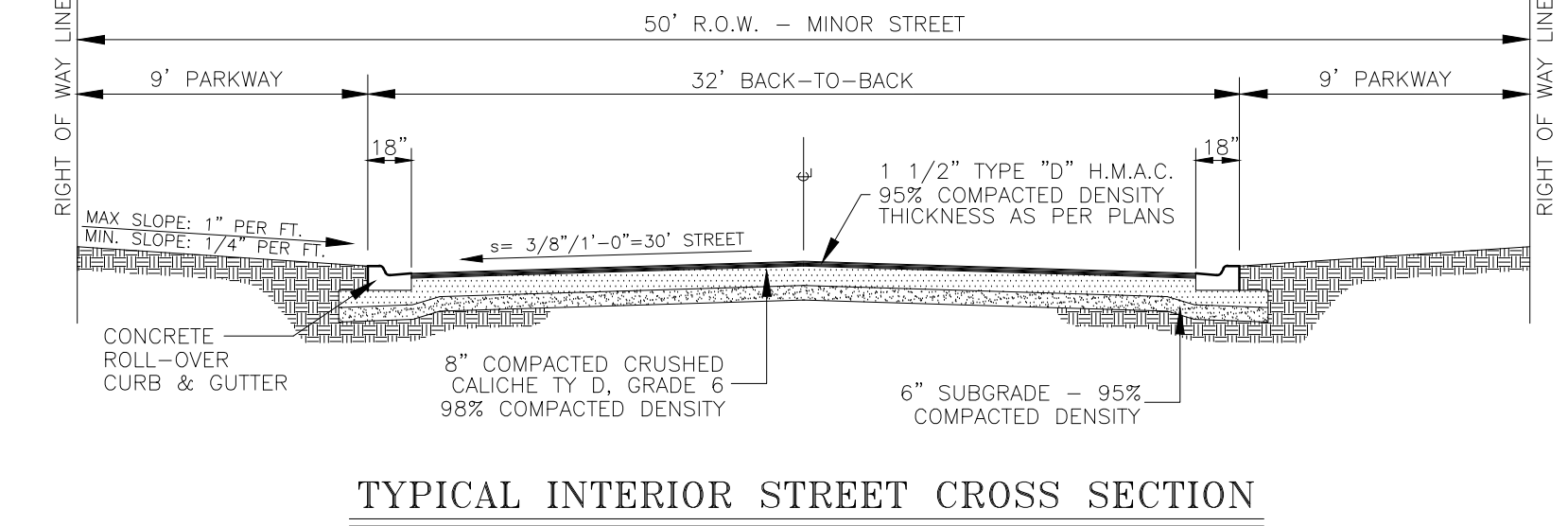
**SAFETY END TREATMENT - (Type "C") DETAILS**  
N.T.S.



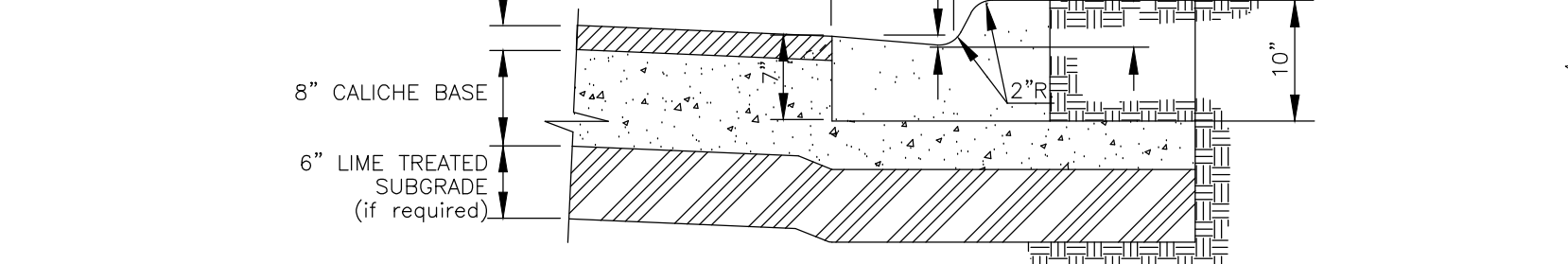
**SAFETY END TREATMENT - (Type "C") DETAILS**  
N.T.S.



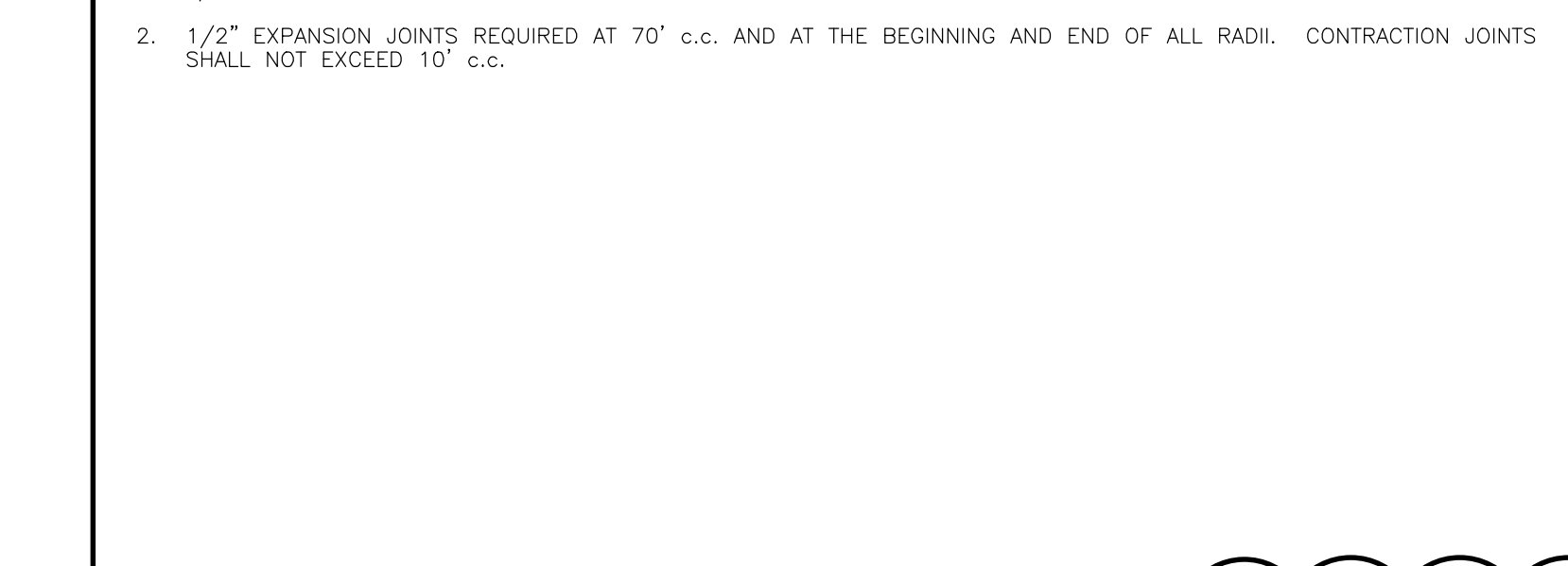
**WISCONSIN ROAD / DITCH SECTION**  
**PAVING DETAILS**



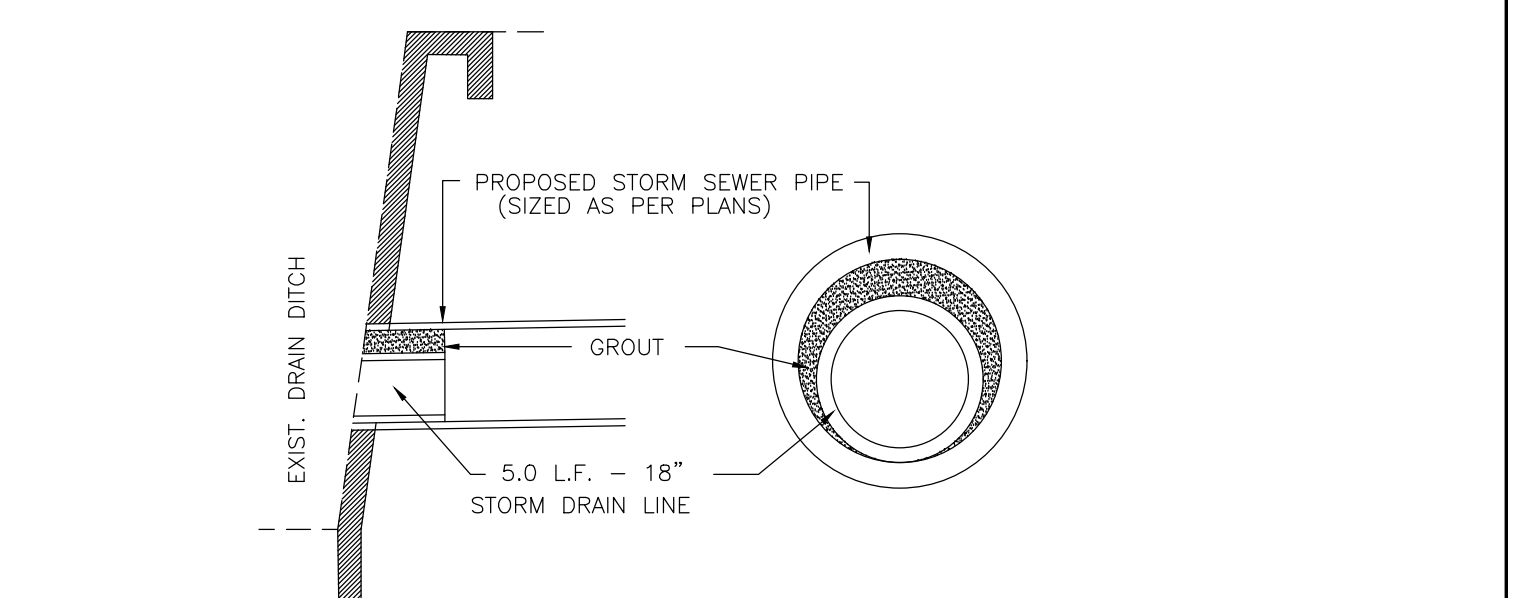
**TYPICAL INTERIOR STREET CROSS SECTION**  
**CONCRETE ROLL-OVER CURB & GUTTER**



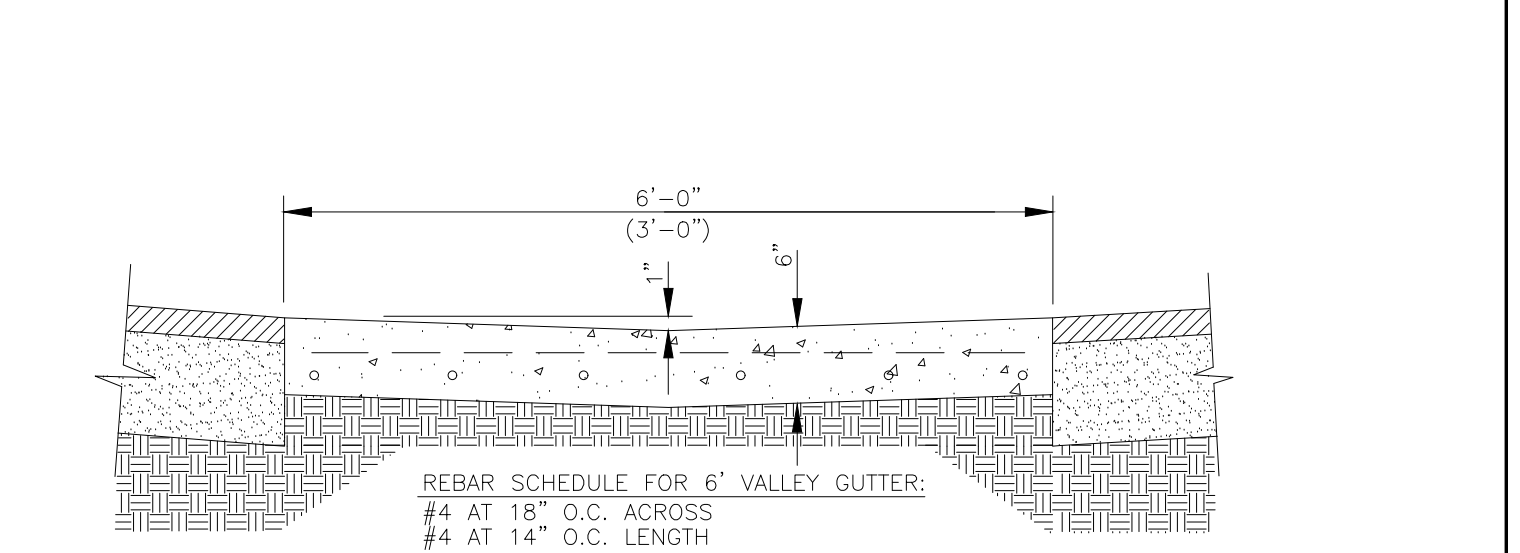
**EXPANSION JOINT DETAIL**



**6" CONCRETE CURB & GUTTER**

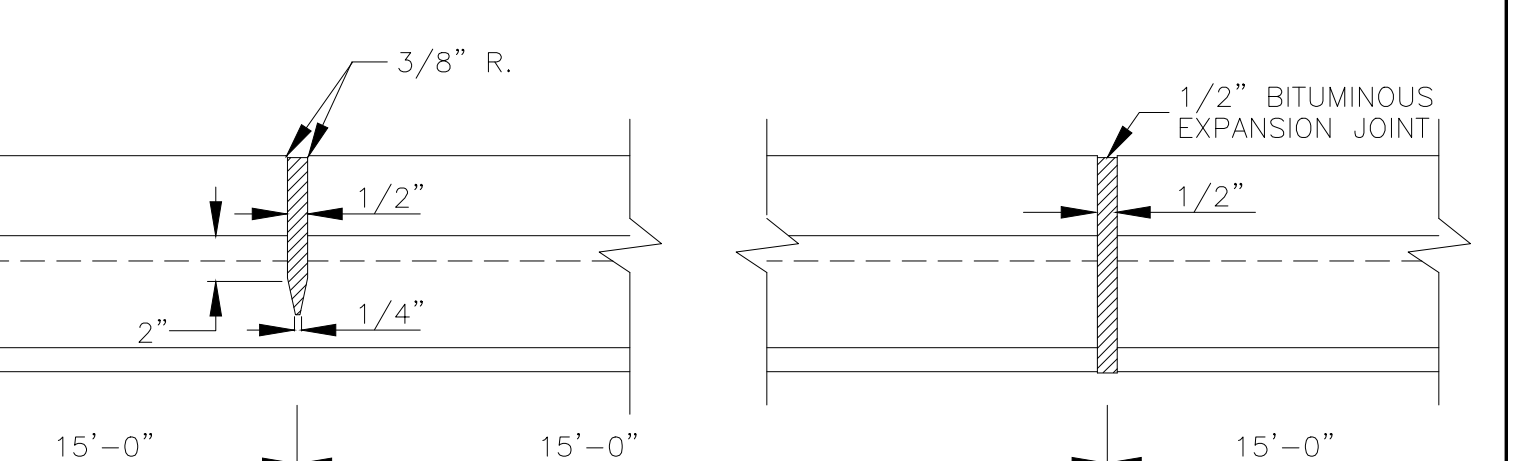


**DRAINAGE RESTRICTION DETAIL**  
TO BE LOCATED AT EACH DRAINAGE DISCHARGE @ DITCH

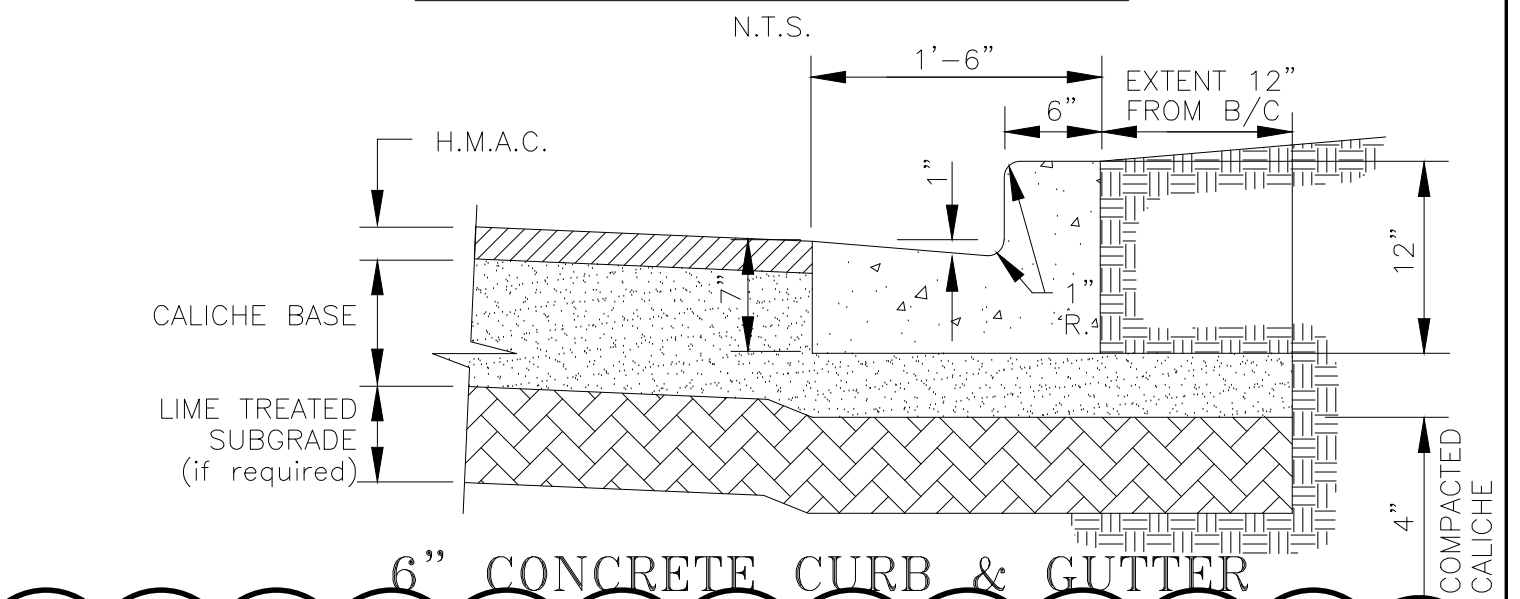


**SECTION "CC" - CONCRETE VALLEY GUTTER**

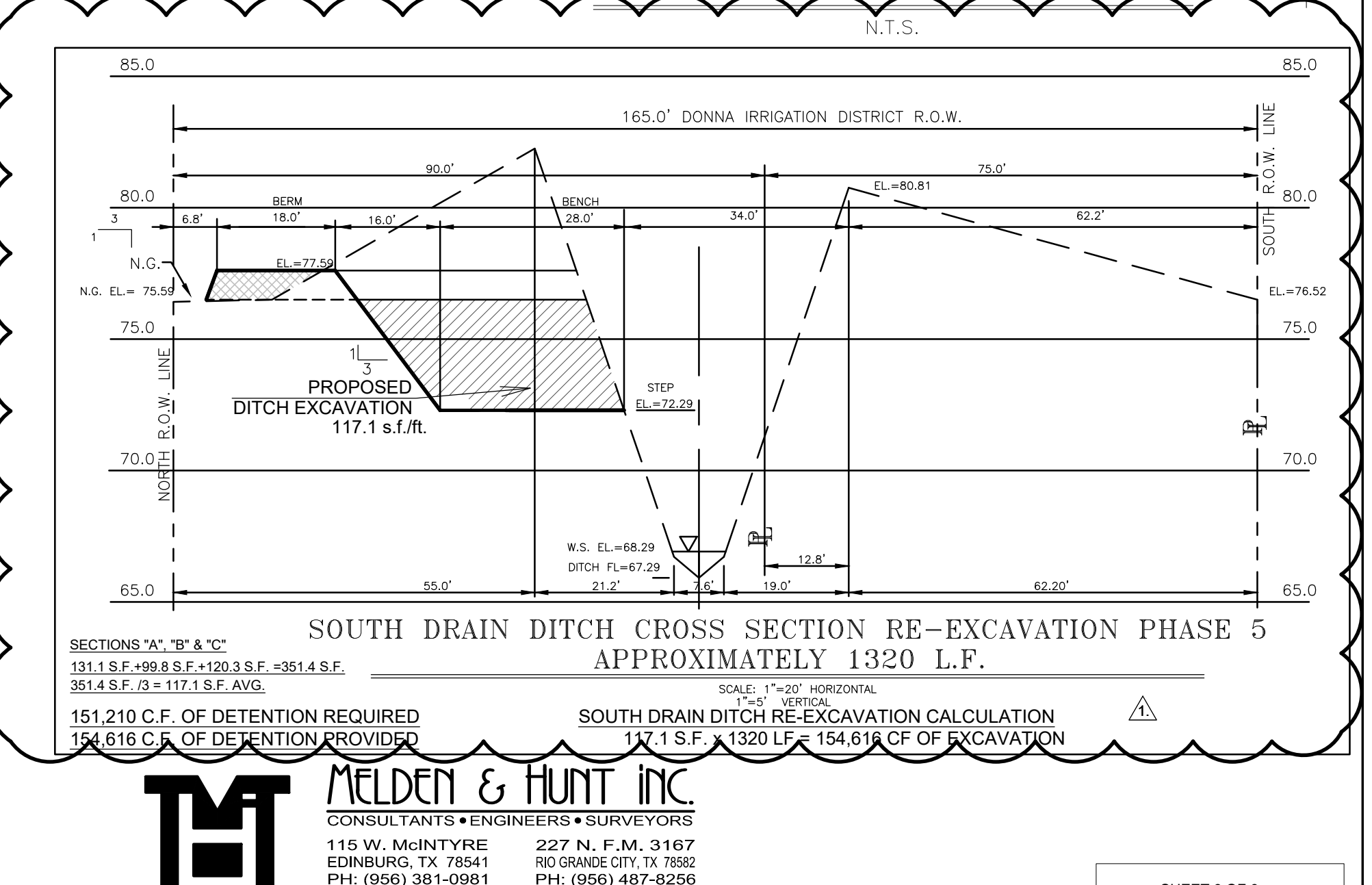
GENERAL NOTES:  
1. ALL CONCRETE WORK SHALL BE TREATED WITH MEMBRANE CURING COMPOUND TYPE 2 WHITE PIGMENTED IN ACCORDANCE W/ THD 1972 SPECIFICATIONS ITEM 531. CONSIDERED INCIDENTAL TO CONCRETE WORK.  
2. 1/2" EXPANSION JOINTS REQUIRED AT 70' c.c. AND AT THE BEGINNING AND END OF ALL RADII. CONTRACTION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



**EXPANSION JOINT DETAIL**



**6" CONCRETE CURB & GUTTER**



**SOUTH DRAIN DITCH CROSS SECTION RE-EXCAVATION PHASE 5**  
APPROXIMATELY 1320 L.F.

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