



HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM
Director of Planning

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

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 6-06-2019

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 SEWER 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. FINAL APPROVAL DATE: 5-16-2019 BY, DANNY GUZMAN, PCT. 1 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 5-09-2019 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: OSSF's HAVE BEEN INSTALLED.

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. FINAL APPROVAL DATE: 5-21-2019 : 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: AUGUST 28, 2018

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

This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules,

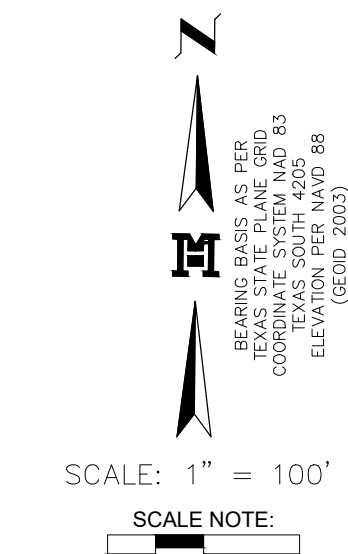
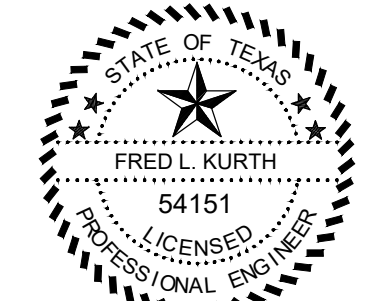
** Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.*

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



- ### LEGEND
- SET REBAR WITH CAP STAMPED MELDEN AND HUNT INC.
 - FOUND REBAR
 - ② 24" IRRIGATION STAND PIPE
 - ③ 30" IRRIGATION STAND PIPE
 - B.M. - BENCHMARK
 - E.L. - ELEVATION
 - G.W.D. - GENERAL WARRANTY DEED
 - H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
 - H.C.M.R. - HIDALGO COUNTY MAP RECORDS
 - LTD. - LIMITED
 - N.E. COR. - NEIGHEN & HUNT, INCORPORATED
 - 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
KNOWN 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, 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(S) IS, ED, THE EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH THE CENTER LINE THEREOF BEING THE PIPELINE, ED.

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, ED, 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 GRANTOR BY REASON OF THE AION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN. THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE A COVENANT RUNNING WITH THE LAND FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANTOR COVENANTS THAT HE/SHE IS THE OWNER OF THE ABOVE-DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS, EXCEPT THE FOLLOWING:

THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF THE TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF, THE SAID GRANTOR HAS EXECUTED THIS INSTRUMENT THE DAY OF _____, 20____.

(GRANTOR'S SIGNATURE)

ACKNOWLEDGMENT
THE STATE OF TEXAS \$
COUNTY OF HIDALGO \$

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (SHE) (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

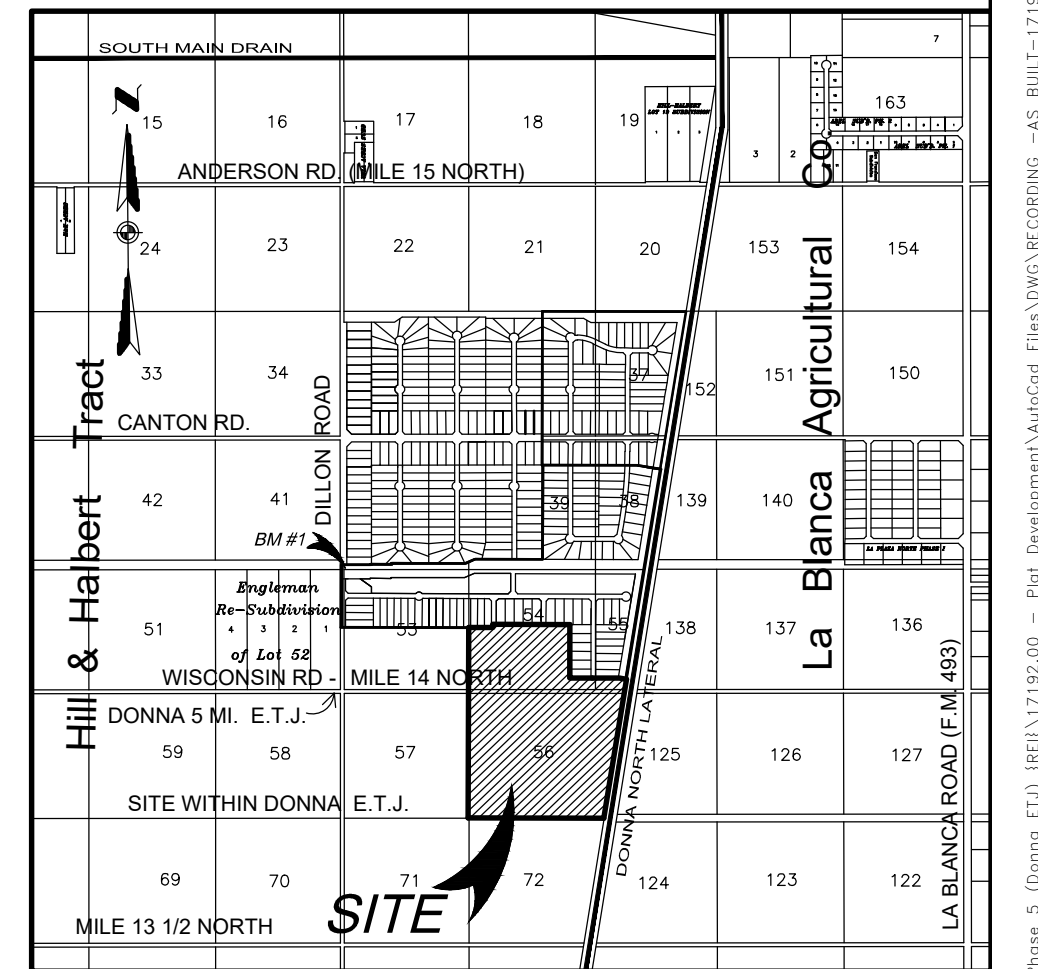
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____



PRINCIPAL CONTACTS

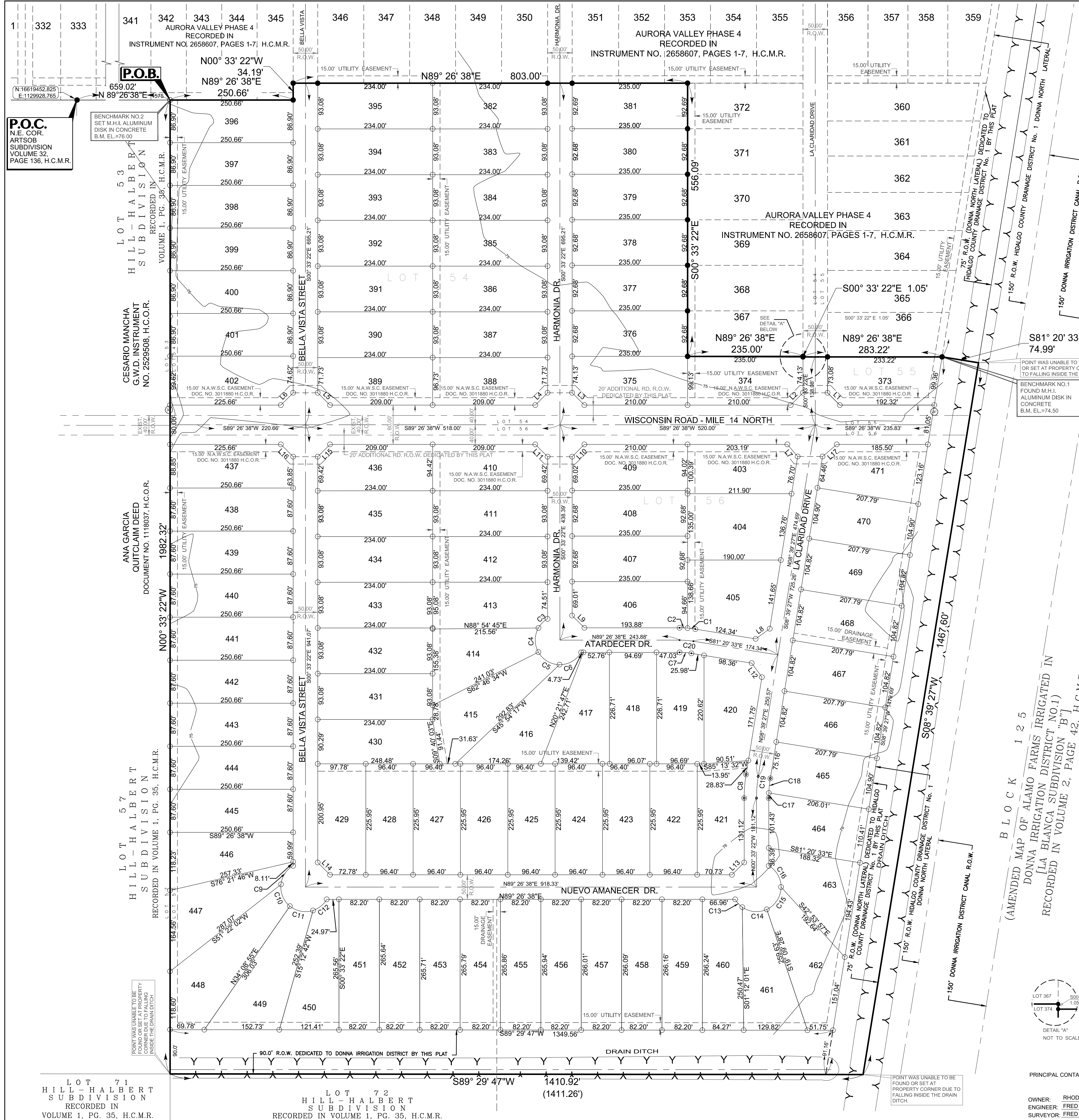
NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: RHODES ENTERPRISES, INC.	200 S. 10TH STREET, SUITE 1400	McALLEN, TX 78501	(956) 287-2800	(956) 287-2804
ENGINEER: FRED L. KURTH	115 W. MCINTYRE	EDINBURG, TX 78539	(956) 381-0981	(956) 381-1839
SURVEYOR: FRED L. KURTH	115 W. MCINTYRE	EDINBURG, TX 78539	(956) 381-0981	(956) 381-1839



LOCATION MAP
SCALE: 1" = 200'

REVISION NOTES			
NO.	SHEET	REVISION	DATE
1			
2			

DRAWN BY: R.D.E. JESUS DATE: 09-18-2018
SURVEY, CHECKED BY: _____ DATE: _____
FINAL CHECK: _____ DATE: _____



P.O.C.
N.E. COR.
ARTSOB
SUBDIVISION
VOLUME 32,
PAGE 136, H.C.M.R.

LOT 53
HILL-HALBERT
SUBDIVISION
RECORDED IN
VOLUME 1, PG. 36, H.C.M.R.

ANA GARCIA
QUITCLAIM DEED
DOCUMENT NO. 1118037, H.C.O.R.

LOT 57
HILL-HALBERT
SUBDIVISION
RECORDED IN VOLUME 1, PG. 35, H.C.M.R.

LOT 71
HILL-HALBERT
SUBDIVISION
RECORDED IN
VOLUME 1, PG. 35, H.C.M.R.

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

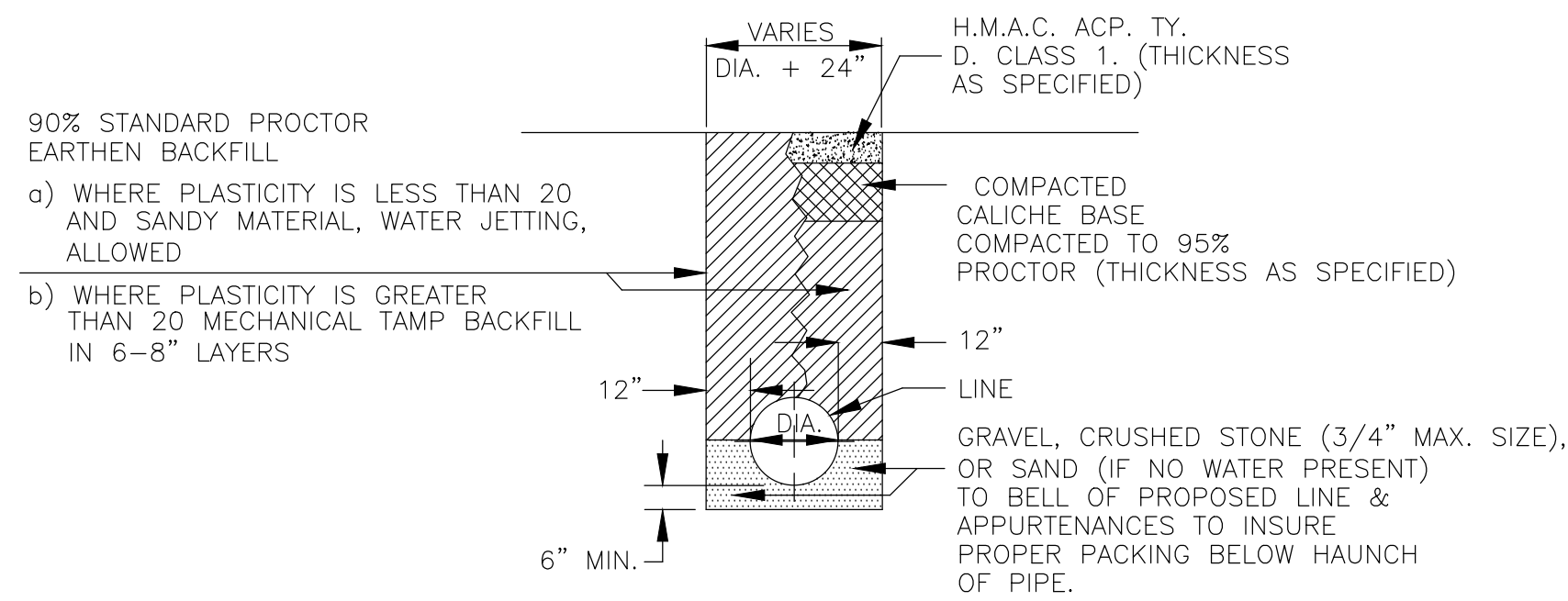
I:\Users\Development\Projects\Aurora Valley Phase 5 (Donna E.T.J.)\17192.00 - Aurora Valley Phase 5 (Donna E.T.J.)\17192.00 - Plan Development\Aurora Valley Phase 5 (Donna E.T.J.)\17192.00 - 45 BLDG-17192-PLAN AURORA VALLEY PHASE 5 (DONNA E.T.J.) SHEETS 1 - 5/17/2018 11:05:58 AM. R0000

Map of AURORA VALLEY PHASE 5

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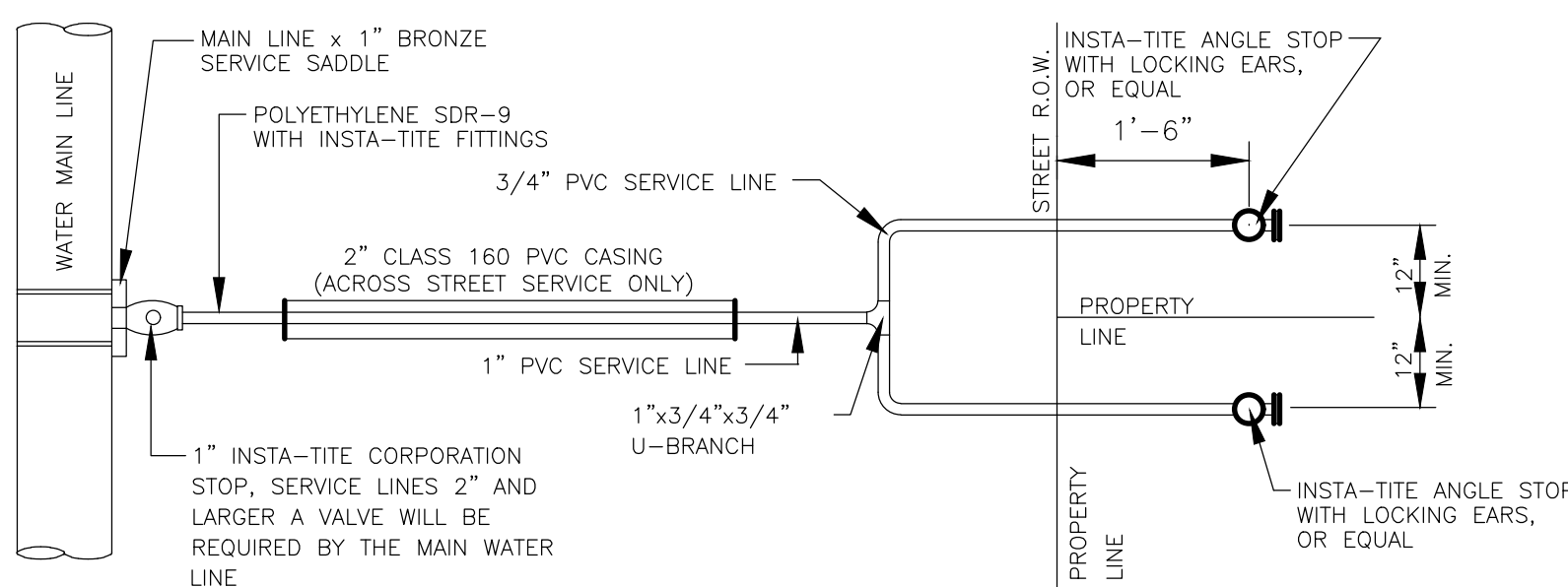
WATER DETAILS

UNPAVED BACKFILL PAVED BACKFILL

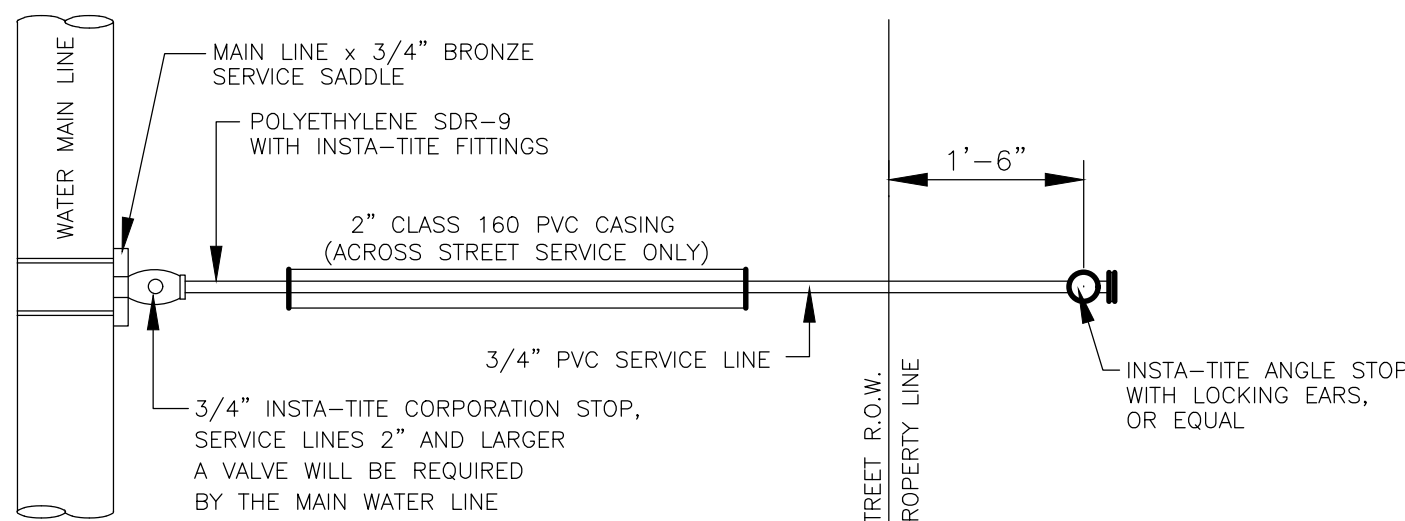


PIPE BEDDING DETAILS

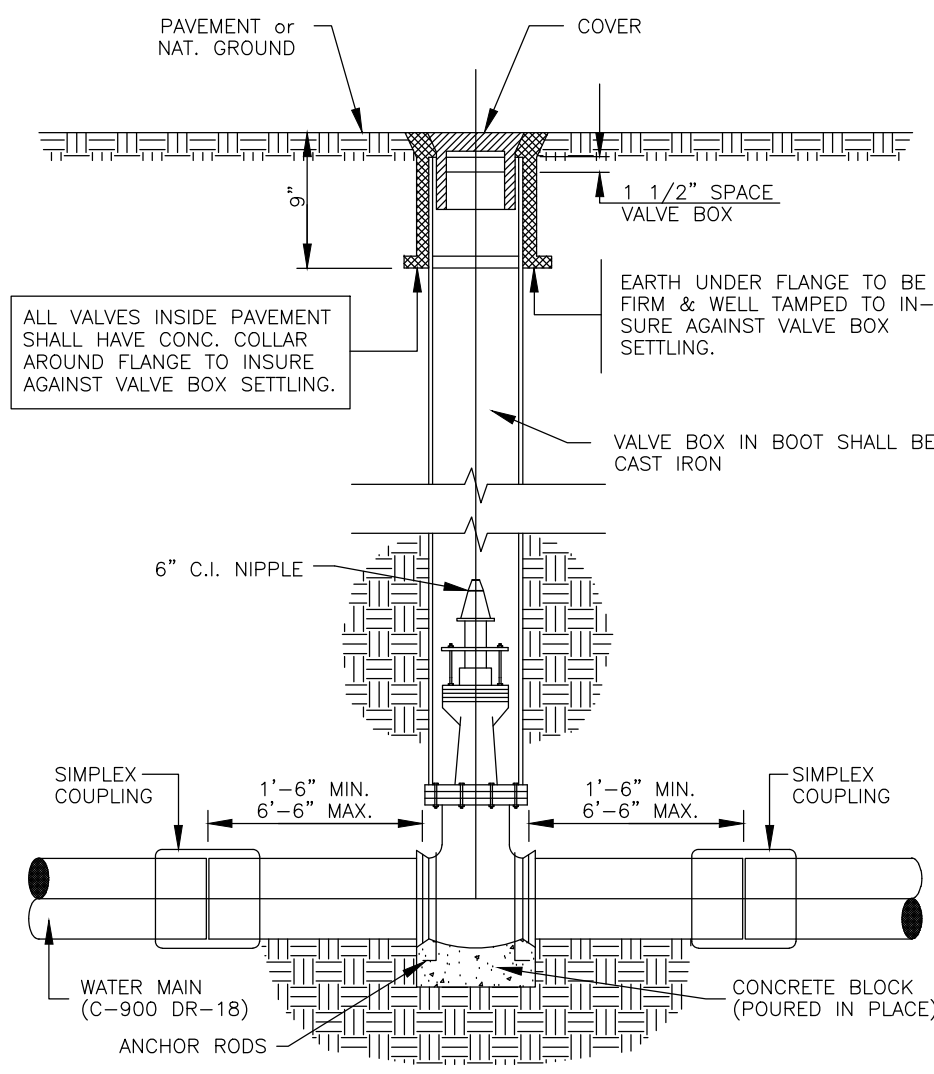
N.T.S.



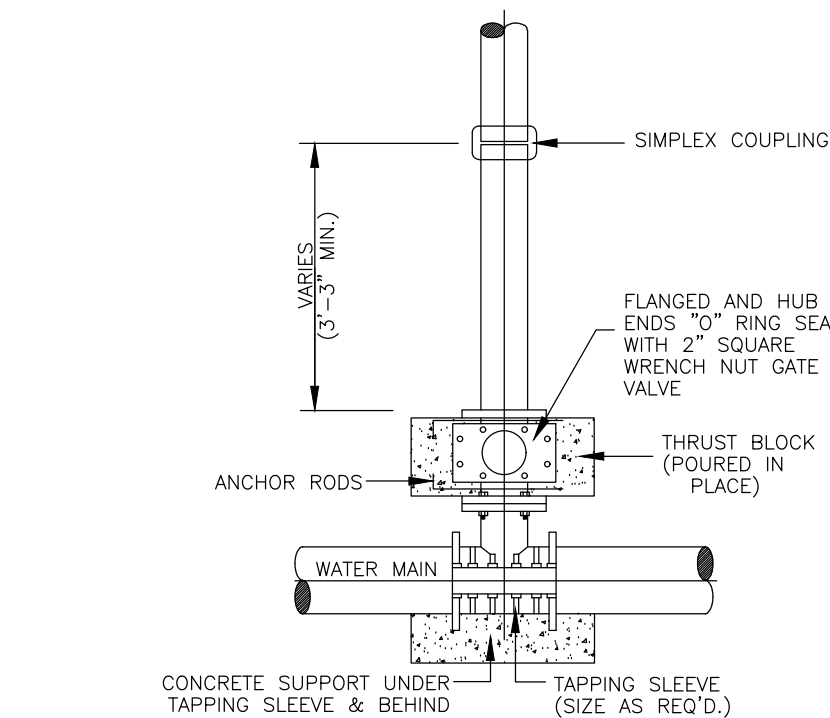
DUAL WATER SERVICE CONNECTION



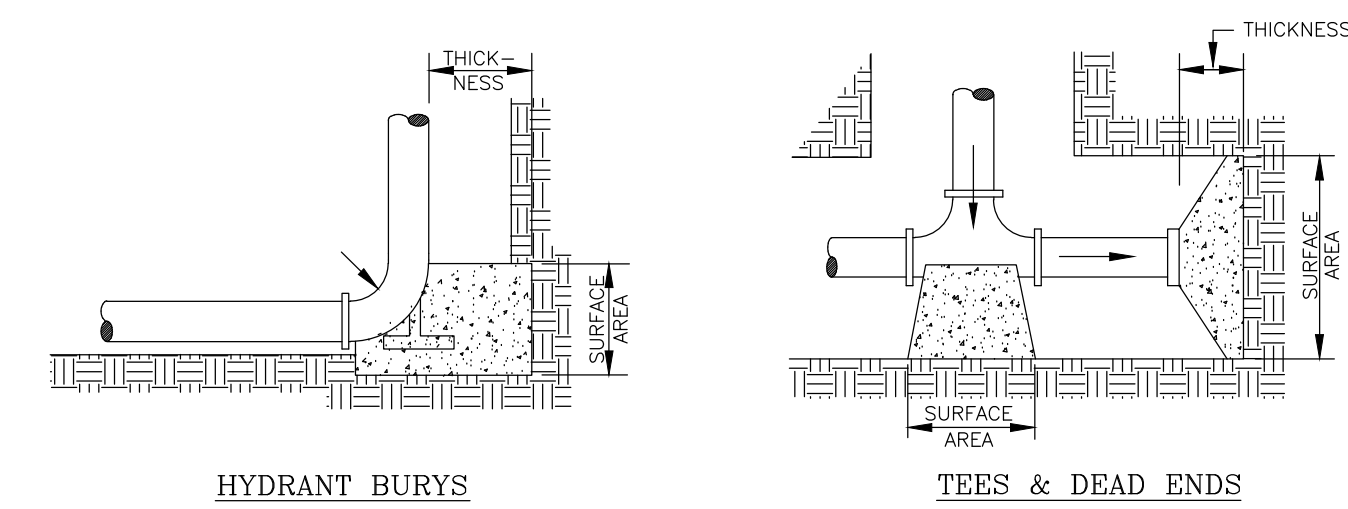
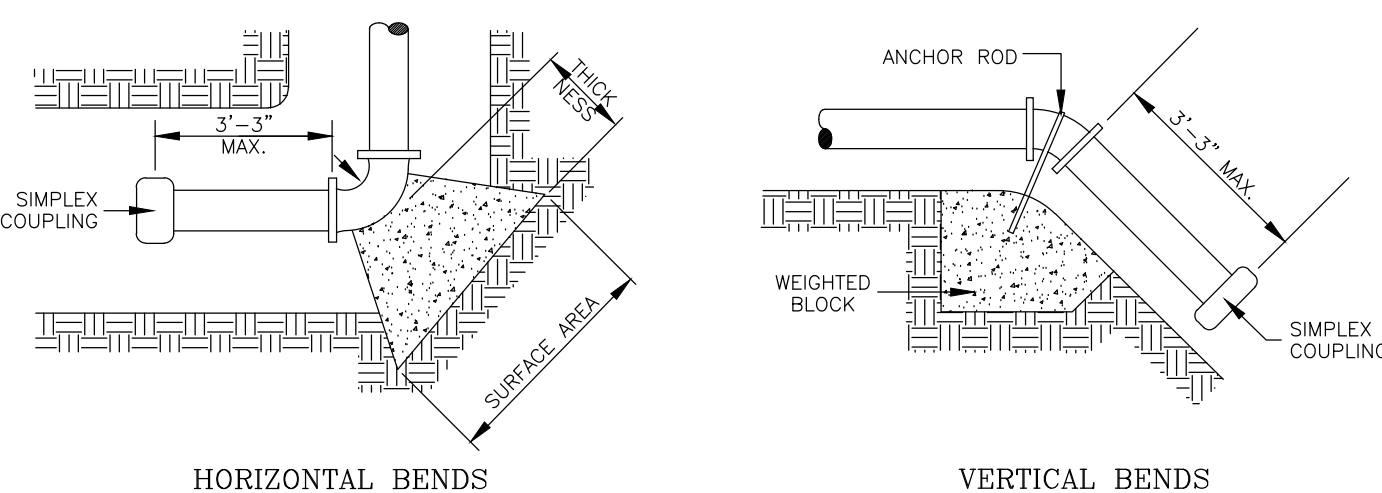
SINGLE WATER SERVICE CONNECTION



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



TAPPING SLEEVE and VALVE INSTALLATION
N.T.S.



THRUST BLOCK DETAILS
N.T.S.

DIAMETER OF PIPE INCHES	HORIZONTAL BEND		WEIGHT AT VERTICAL BENDS - lbs.
	AREA SQ. FT.	THICKNESS INCHES	
22 1/2 BENDS			
8 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
8	5	14	5,800
10	6	16	9,000
12	7	18	13,000
14	8	20	17,000
16	11.5	24	23,200
90° BENDS			
6 OR LESS	6	12	6,000
8	8	15	10,700
10	10	18	16,700
12	12	18	24,000
14	18	24	35,600
16	21	24	42,700
TEES & DEAD BENDS			
6 OR LESS	3	12	---
8	4	15	---
10	6	18	---
12	8.5	18	---
14	11.5	24	---
16	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 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 1" DIAMETER DUAL SERVICE LINES RUN TO PAIRS OF LOTS BEFORE SPLITTING INTO 3/4" DIAMETER SERVICE LINES AND ELEVEN 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 \$ 63,975.00, WHICH COVERS THE \$646.21 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 TOTAL COST OF \$ 3,500.00 FOR A TOTAL COST OF \$42,000.00. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT

SEWAGE FACILITIES DESCRIPTION; COST AND OPERABILITY DATES
SEWAGE FROM AURORA VALLEY PHASE 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 1,500.00, 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 \$148,500.00. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON MAY 07, 2019.

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 \$227,870.00 WHICH EQUALS TO \$ 2301.72 PER LOT.

SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$1,500.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$148,500.00 FOR THE ENTIRE SUBDIVISION.

ENGINEER'S SIGNATURE _____ DATE _____



COST ESTIMATES:

PAVING IMPROVEMENTS :	\$ 569,392.40
DRAINAGE IMPROVEMENTS :	\$ 227,378.50
WATER DISTRIBUTION :	\$ 227,870.00
O.S.S.F. :	\$ 148,500.00
TOTAL :	\$ 1,173,138.90

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

LA SUBDIVISION AURORA VALLEY PHASE 5 RECIBIRÁ SU PROVISION DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (LA COMPAÑIA DE AGUA (N.A.W.S.C.)). EL DUEÑO DE LA SUBDIVISION Y N.A.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRÁ SU PROVISION DE AGUA POR LOS PRÓXIMOS 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 DIÁMETRO 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 DIÁMETRO 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 DIÁMETRO DE SERVICIOS DUALES LOS CUALES CORREN A PARES DE LOTES ANTES DE DIVIDIRSE EN LINEAS DE SERVICIO DE 3/4 DE PULGADA EN DIÁMETRO Y ONCE (11) LINEAS DE SERVICIO SINGULARES CON UN DIÁMETRO 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 DIÁMETRO, Y LOS MEDIDORES DE AGUA YA ESTAN INSTALADOS. EL COSTO TOTAL DE ESTA INSTALACION ES DE \$ 213,044.04 0

\$21,151.96 POR LOTE. ADICIONALMENTE, EL DUEÑO A PAGADO A NAWSC LA CANTIDAD DE \$63,975.00 (\$646.21 POR LOTE) QUE DIERON 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) HIDRANTES DE AGUA (\$3,500.00 CADA UNO) SUMANDOSE A UN COSTO TOTAL DE \$42,000.00. TODO EL SISTEMA DE DISTRIBUCION DEL AGUA HA SIDO APROBADO Y ACEPTADO POR NAWSC Y ESTARA OPERABLE AL TIEMPO DE LA FECHA EN LA CUAL TODOS LOS PLANOS DE ESTA SUBDIVISION SEAN ARCHIVADOS EN LAS OFICINAS DE HIDALGO COUNTY CLERK.

DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. EL INGENIERO AUTOR DE ESTE DOCUMENTO HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS FOSAS SEPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.

CADA LOTE EN LA SUBDIVISION MIDE MEDIO ACRE. SE HICIERON POR LOS MENOS DOS (2) EXCAVACIONES DE EVALUACION EN LA SUBDIVISION (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICATIVAMENTE UNIFORME). EL TERRENO ES UNIFORME (TERRENO ARCILLOSO Y SUELO FRANCO) Y SE EXTIENDE A 36 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MAS ARRIBA DE LO MAS BAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA AREA FLUYE BIEN.

EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR ES 1,500.00 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 \$ 148,500.00. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODOS LAS FOSAS SEPTICAS Y HA APROBADO LA INSTALACION DE LAS FOSAS SEPTICAS DESDE (MAY 07, 2019).

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 CONSTRUIDO INCLUYENDO LA INSTALACION DE EL MEDIDOR MECANICO DE AGUA COSTARA UN TOTAL DE \$227,870.00 0 \$2,301.72 POR LOTE

DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$1,500.00 A UN COSTO TOTAL DE \$148,500.00 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, HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

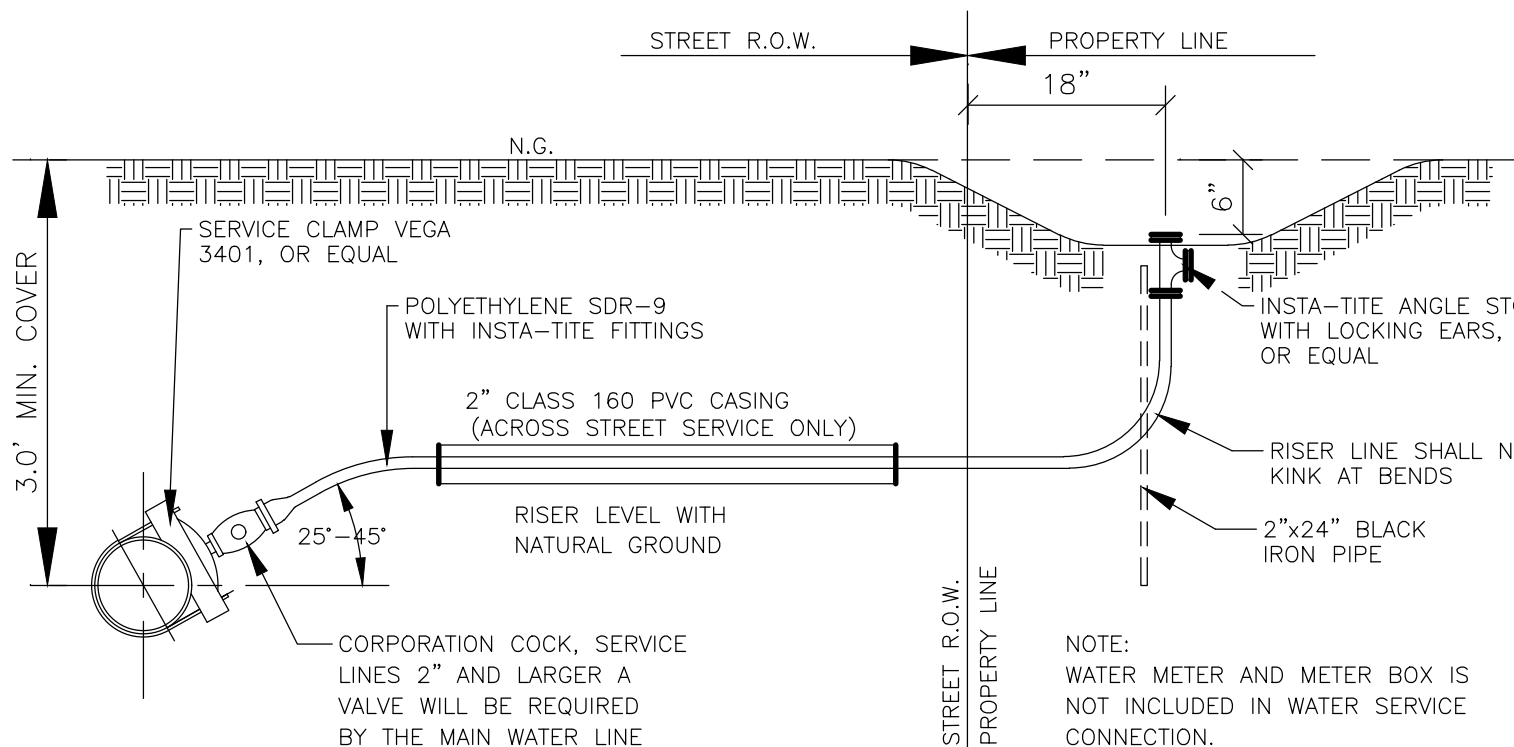
NICK RHODES, PRESIDENT
RHODES ENTERPRISES, INC.

STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NICK 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 _____



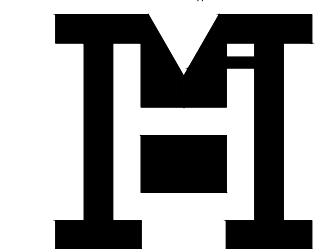
TYPICAL WATER SERVICE CONNECTION ELEVATION

- 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. SH440 CASING. LENGTH OF CASING SHALL BE WIDTH OF STREET PLUS 10.0 FEET.

TYPICAL WATER SERVICE CONNECTIONS

N.T.S.

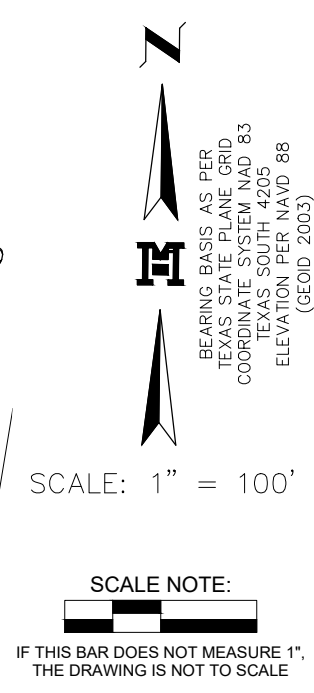
BPFE FIRM # F-1435



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

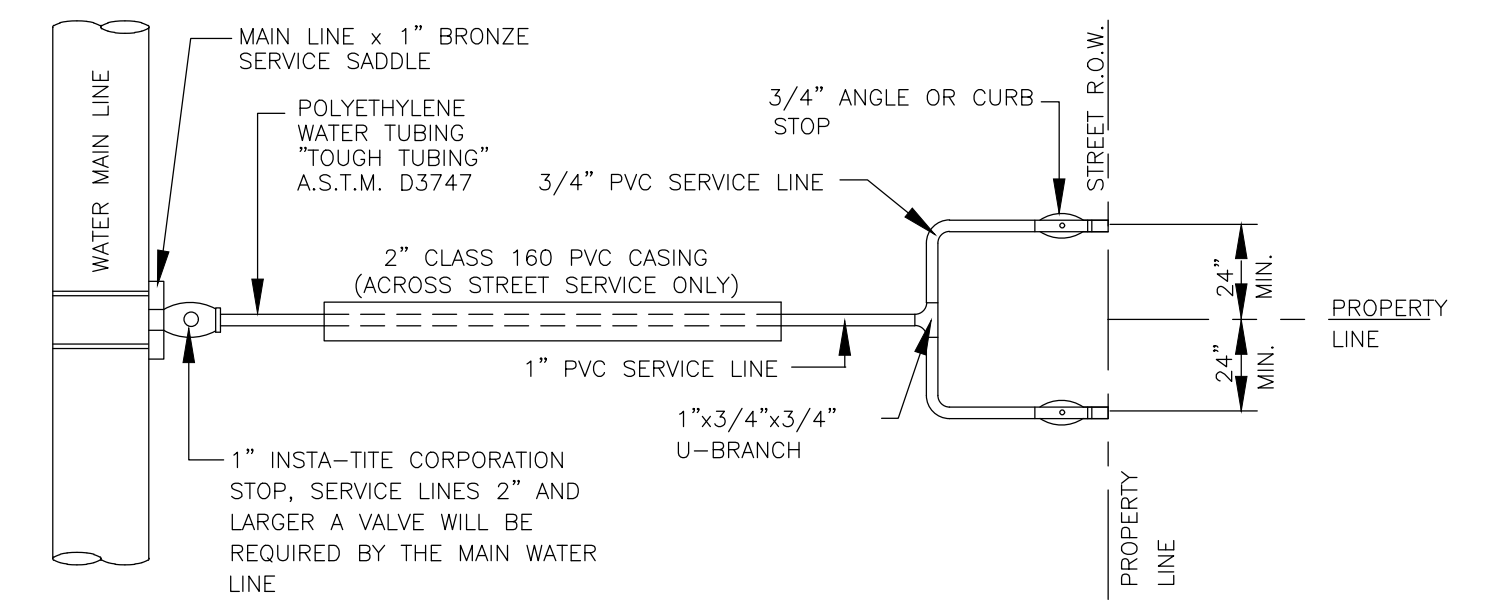
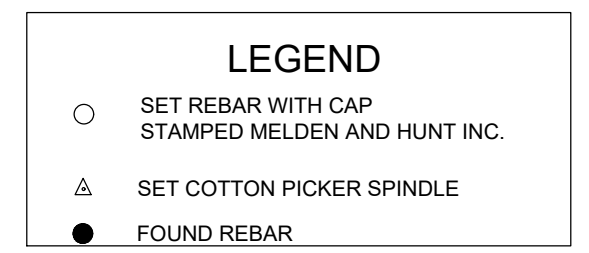
Map of AURORA VALLEY PHASE 5

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.



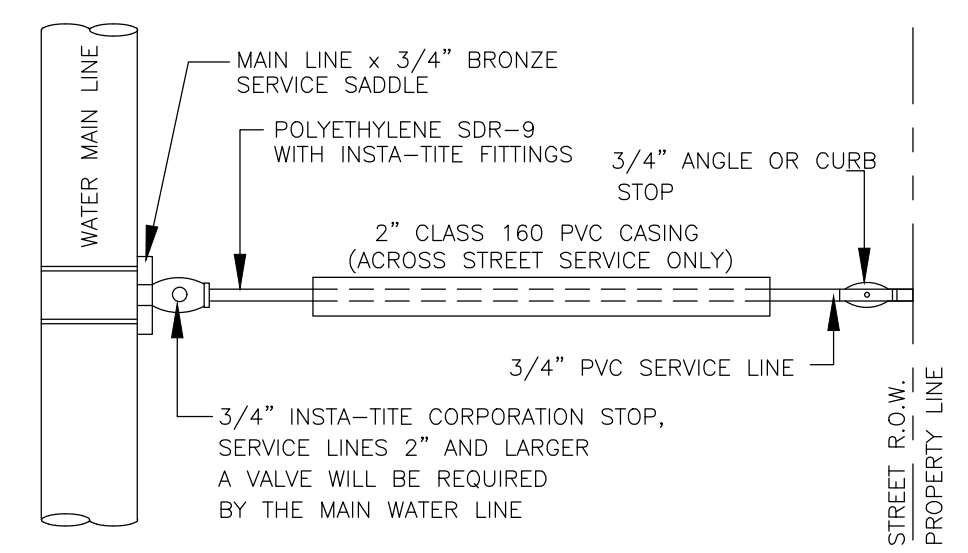
-WATER AND OSSF LAYOUT-

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

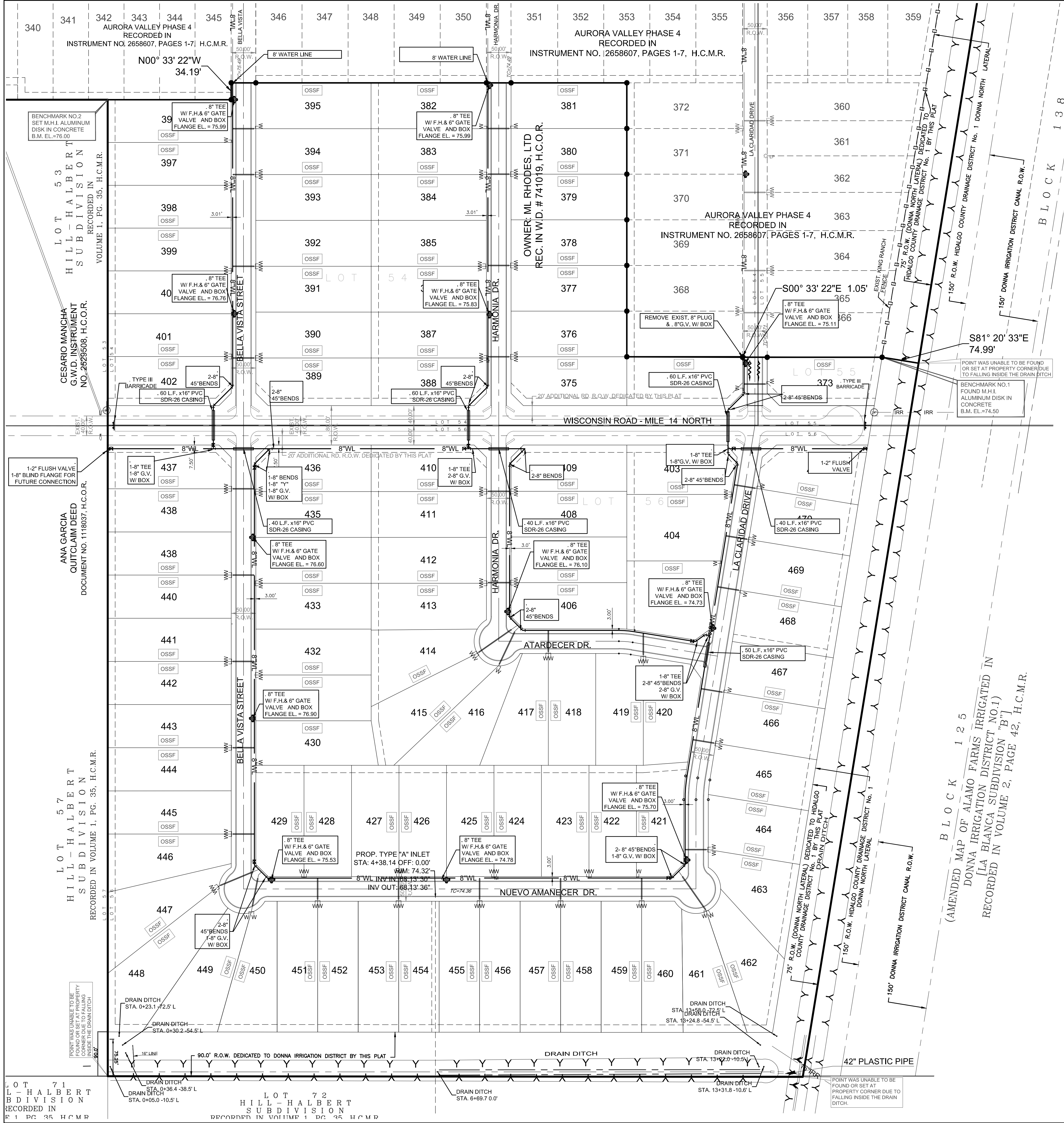


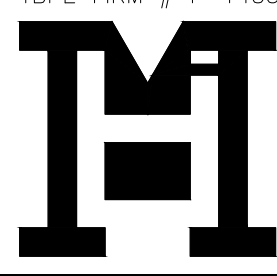
DUAL WATER SERVICE CONNECTION
N.T.S.

NOTE: IF UTILITY EASEMENT IS DEDICATED AT THE FRONT OF THE LOT, THE LOCATION OF THE ANGLE STOP IS TO BE DETERMINED BY N.A.W.S.C. AND THE ENGINEER.

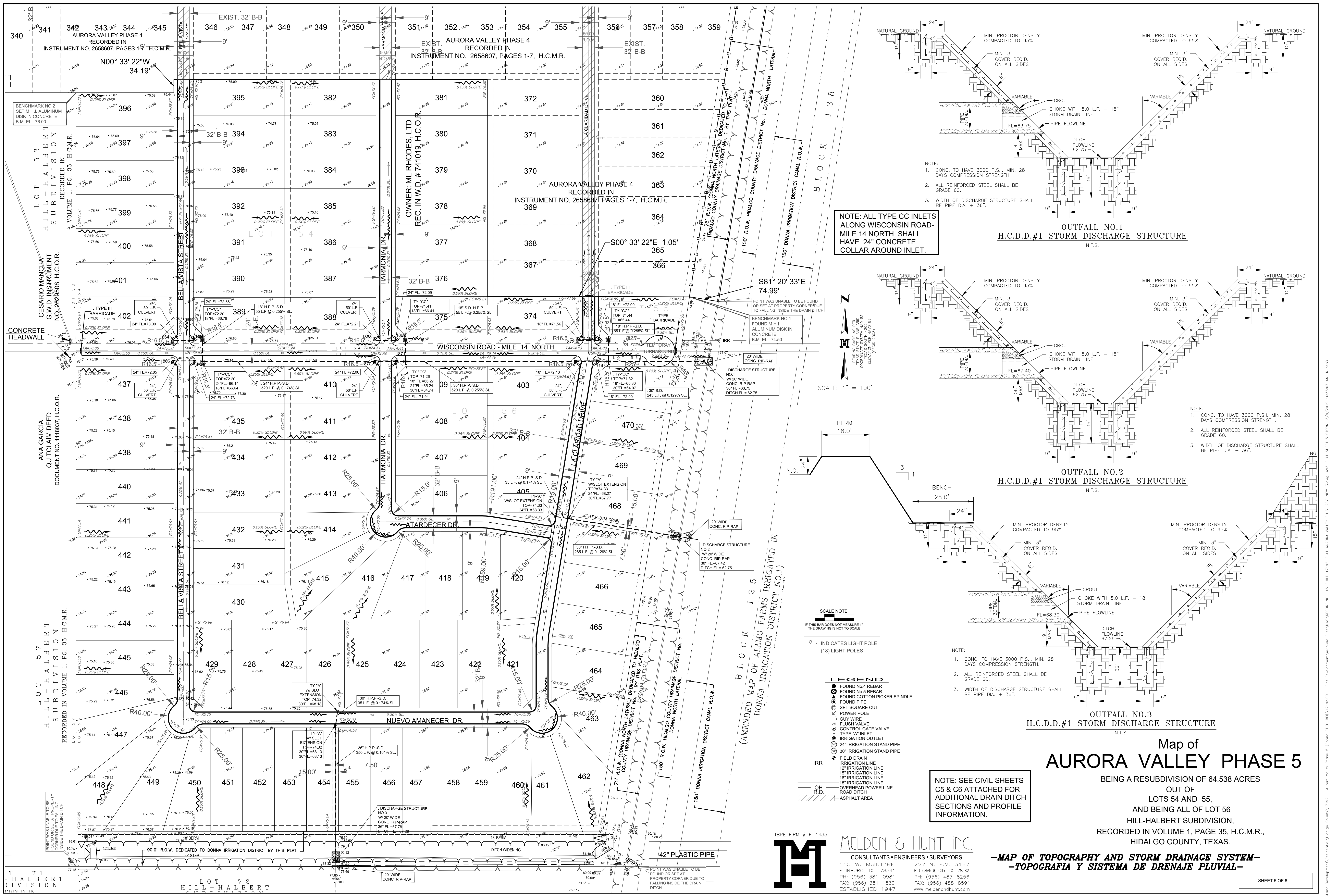


SINGLE WATER SERVICE CONNECTION
N.T.S.




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Y:\land Development\Kendall\Aurora Valley Phase 5 (Donna ETJ) (RE\17192.00 - Plat Development\Aurora Valley\Drawings\Aurora Valley PH 5-REV-NEW-3.dwg - A5-PLAT SHEET 4 WATER, 5/9/2019 10:20:21 AM, Ruben



NOTE: ALL TYPE CC INLETS ALONG WISCONSIN ROAD-MILE 14 NORTH, SHALL HAVE 24" CONCRETE COLLAR AROUND INLET.

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.

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—

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

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

TPPE FIRM # F-1435

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227 N. F.M. 3167 RIO GRANDE CITY, TX 78162
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