



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: 3-23-2021

PROPOSED AURORA VALLEY PHASE 6 SUBDIVISION PRECINCT No. 1.

ENGINEER: MELDEN & HUNT, INC. DEVELOPER: RHODES DEVELOPMENT, INC.

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 61 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INDUSTRIAL

ESTIMATED NUMBER OF STREETLIGHTS: 8

FILLING STATIONS: 6

LOCATION DESCRIPTION: SOUTHEAST CORNER OF DILLON ROAD & ANDERSON 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 3-5-2021 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 ONTO ANDERSON ROAD AND 20.00 FEET ONTO DILLON ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 2-10-2021 BY, DANNY GUZMAN, PCT. 1 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 2-9-2021 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: OSSP'S

WATER SERVICE PROVIDER: NAWSC EXISTING LINE SIZE: 8" LOCATION: DILLON ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 2-10-2021: BY 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

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 6

BEING A RESUBDIVISION OF 40.000 ACRES
OUT OF BLOCK 22
HILL-HALBERT SUBDIVISION,
RECORDED IN VOLUME 1, PAGE 35, H.C.M.R.,
HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

WE, RHODES DEVELOPMENT, INC., AS OWNER OF THE 40.000 ACRES ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED AURORA VALLEY PHASE 6 HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO 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) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET THE MINIMUM REQUIREMENTS OF 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.

RHODES DEVELOPMENTS, INC.
NICK RHODES, PRESIDENT
200 S. 10TH STREET SUITE 1700
MCALLEN, TEXAS 78501

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, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2021.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

MARIO A. REYNA P.E. # 117368
DATE PREPARED: 11-11-2019
ENGINEERING JOB NO. 19223.00

STATE OF TEXAS
COUNTY OF HIDALGO:

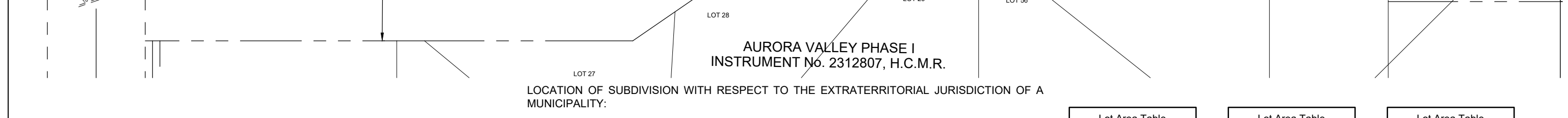
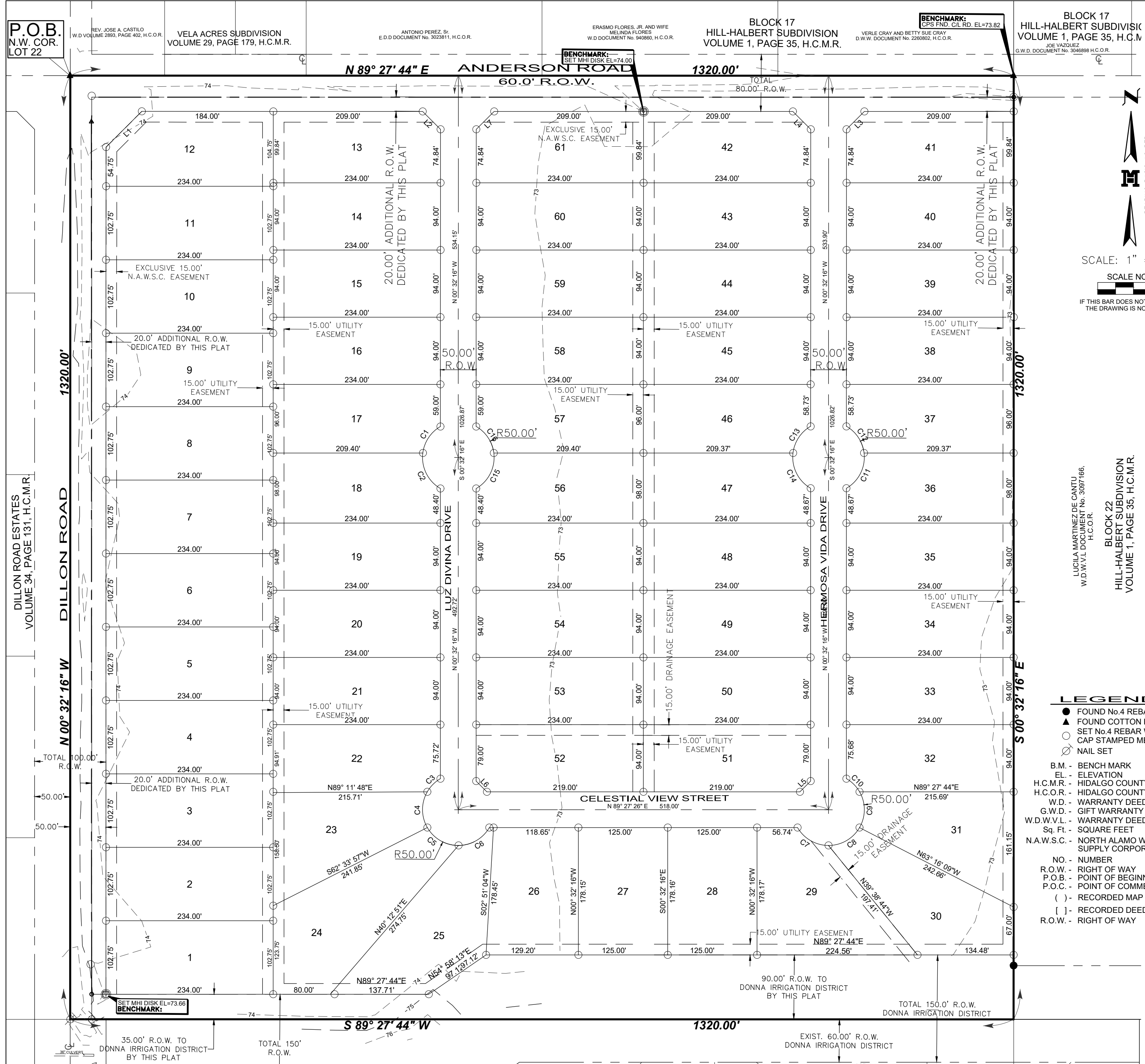
I, THE UNDERSIGNED, FRED L. KURTH, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF AURORA VALLEY PHASE 6 WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 11/03/2020, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

FRED L. KURTH, R.P.L.S. # 4750
DATE SURVEYED: 11-03-2020
1-1010, PAGE 39
SURVEYING JOB NO. 20204.08

Lot Line Table			Curve Table						
Line #	Length	Direction	Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
L1	70.71'	N44° 27' 44"E	C1	46.04'	50.00'	052° 45' 32"	S33° 04' 56"W	44.43'	24.80'
L2	35.36'	N45° 32' 16"W	C2	58.68'	50.00'	067° 14' 28"	S26° 55' 02"E	55.37'	33.25'
L3	35.36'	S44° 27' 44"W	C3	26.15'	50.00'	029° 58' 12"	S44° 28' 38"W	25.86'	13.38'
L4	35.36'	N45° 32' 16"W	C4	52.36'	50.00'	060° 00' 00"	S0° 30' 29"E	50.00'	26.87'
L5	21.21'	N44° 27' 44"E	C5	52.74'	50.00'	060° 28' 04"	S60° 43' 31"E	50.33'	29.12'
L6	21.21'	S45° 32' 16"E	C6	52.01'	50.00'	059° 36' 01"	N59° 16' 26"E	49.70'	26.64'
L7	35.36'	S44° 27' 44"W	C7	52.36'	50.00'	060° 00' 00"	S60° 32' 34"E	50.00'	26.87'
			C8	52.36'	50.00'	060° 00' 00"	N59° 27' 26"E	50.00'	26.87'
			C9	52.33'	50.00'	059° 57' 54"	N0° 31' 31"W	49.97'	26.85'
			C10	26.21'	50.00'	030° 01' 48"	N45° 31' 22"W	25.91'	13.41'
			C11	58.41'	50.00'	066° 55' 44"	N25° 59' 52"E	55.14'	33.05'
			C12	46.31'	50.00'	053° 04' 16"	N34° 00' 08"W	44.68'	24.97'
			C13	46.31'	50.00'	053° 04' 16"	S32° 55' 36"W	44.68'	24.97'
			C14	58.41'	50.00'	066° 55' 44"	S27° 04' 24"E	55.14'	33.05'
			C15	58.68'	50.00'	067° 14' 28"	N25° 50' 30"E	55.37'	33.25'
			C16	46.04'	50.00'	052° 45' 32"	N34° 09' 30"W	44.43'	24.80'

- GENERAL PLAT NOTES & RESTRICTIONS:
- FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "C" (NO SHADING), ZONE "C" IS DEFINED AS AREA OF MINIMAL FLOODING.
PANEL NO. 480334 0425 C. MAP REVISED: NOVEMBER 16, 1982.
 - SETBACKS:
FRONT: 50.00 FEET; ALL LOTS ON DILLON ROAD
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: 18 FEET, OR GREATER IF EASEMENT.
 - MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB MEASURED AT THE CENTER OF EACH LOT, OR 18" 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.
 - BENCHMARK NOTE:
BM # 1: MELDEN AND HUNT INC. STAMPED ALUMINUM DISK SET IN CONCRETE BASE LOCATED AT SOUTHWEST CORNER OF LOT 1 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= 16624043.1940 E= 1129898.1850 ELEV = 73.25
BM # 2: MELDEN AND HUNT INC. STAMPED ALUMINUM DISK SET IN CONCRETE BASE LOCATED AT THE NORTHEAST CORNER OF LOT 61 OF THIS SUBDIVISION. GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 2003) N= 16622779.4642 E= 1129285.2141 ELEV = 74.00
BM # 3: COTTON PICKER SPINDLE FOUND CENTERLINE OF ANDERSON ROAD LOCATED AT THE NORTHEAST CORNER OF THIS SUBDIVISION. 1320.00 FEET NORTH EAST FROM POINT OF BEGINNING AND 50.00 FEET NORTH FROM NORTHEAST CORNER OF LOT 41. GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 2003) N= 16624076.3290 E= 1130543.0990 ELEV = 73.82
 - 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 94,559 CUBIC FEET (2.172 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS INDICATED IN THE DRAINAGE REPORT.
THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED AT THE DEVELOPMENT STAGE, AT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS OF THIS SUBDIVISION.
 - GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:
ALL LOTS SHALL BE DESIGNED FOR RESIDENTIAL USE ONLY. APPLICATION FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT. ALL APPLICATIONS MUST BE APPROVED BY THE PLANNING DEPARTMENT OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL. PRIOR TO OCCUPYING THE LOT, NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT OF THIS SUBDIVISION. NO COMMERCIAL USE WILL BE ALLOWED.
 - NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
 - 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.
 - RHODES ENTERPRISES, LTD. OWNER AND SUBDIVIDER OF AURORA VALLEY PHASE 6, 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.
 - ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH T.C.E.Q. 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.
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.
D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAIN FIELD SYSTEM.
E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
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
R.O.W. - RIGHT OF WAY
 - THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.
 - 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.
 - LOTS 1 - 12 SHALL HAVE ACCESS/DRIVEWAY ONTO DILLON ROAD.
 - NO ACCESS SHALL BE PERMITTED ONTO ANDERSON ROAD FROM LOTS 12, 13, 41, 42 AND 61.
 - ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO CONSTRUCTION SPECIFICATIONS 3.1.4
 - THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED AT THE DEVELOPMENT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
 - THE PURCHASER OF EACH LOT SHALL BE RESPONSIBLE TO INSTALLED DRIVEWAY CULVERT REINFORCED CONCRETE PIPE OF NO LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH.

- LEGEND
- FOUND NO. 4 REBAR
 - ▲ FOUND COTTON PICKER SPINDLE
 - SET NO. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
 - NAIL SET
 - B.M. - BENCHMARK
 - E.L. - ELEVATION
 - H.C.M.R. - HIDALGO COUNTY MAP RECORDS
 - H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
 - W.D. - WARRANTY DEED
 - G.W.D. - GIFT WARRANTY DEED
 - W.D.V.L. - WARRANTY DEED WITH VENDOR'S LIEN
 - Sq. Ft. - SQUARE FEET
 - 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
 - R.O.W. - RIGHT OF WAY

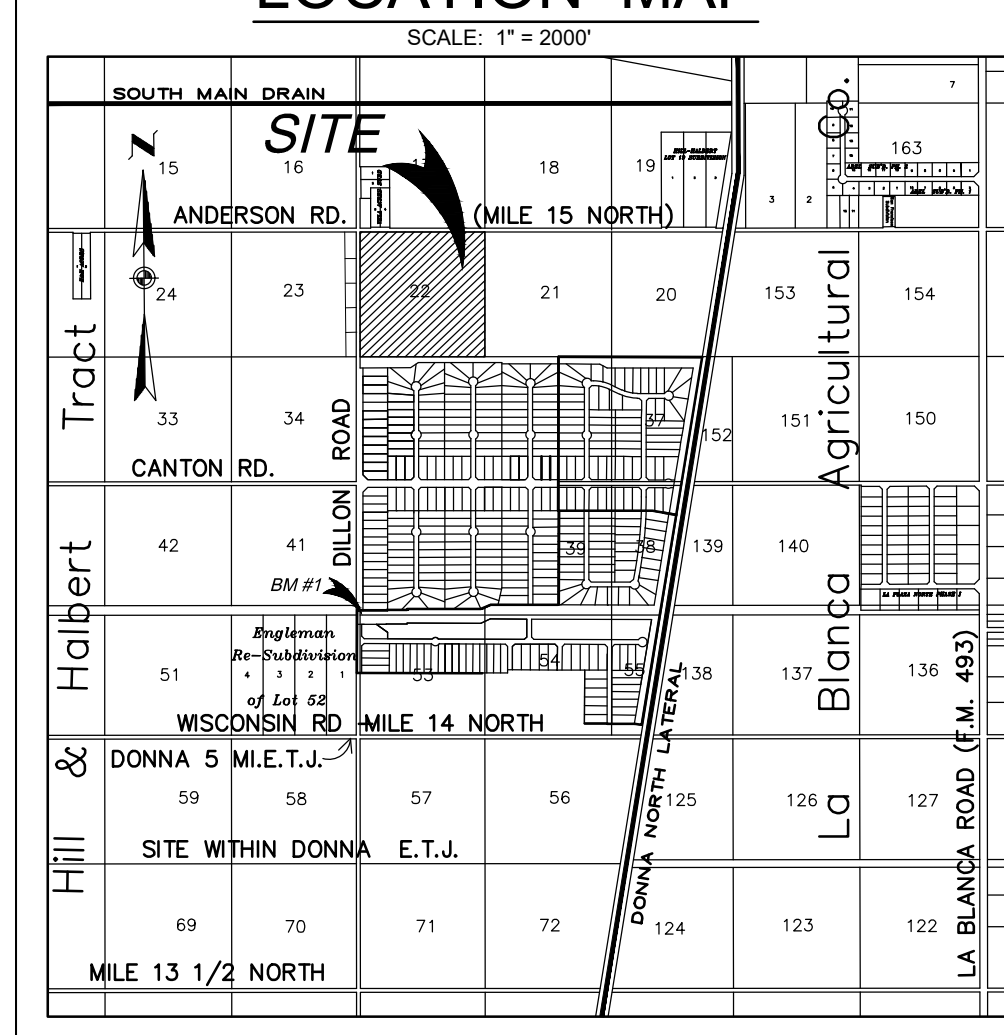


LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY.

AURORA VALLEY PHASE 6 IS LOCATED IN THE SOUTHEAST PART OF HIDALGO COUNTY, AT THE SOUTHEAST CORNER OF DILLON ROAD & ANDERSON ROAD, THE ONLY NEARBY MUNICIPALITY IS THE CITY OF DONNA. ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF DONNA (POPULATION 17,429), AURORA VALLEY PHASE 6 LIES APPROXIMATELY 1.25 MILES FROM THE CITY LIMITS AND IS WITHIN THE 2.1 MILE EXTRATERRITORIAL JURISDICTION (E.T.J.) UNDER LOCAL GOVERNMENT CODE § 212.001 AND 42.021. THIS SUBDIVISION FALLS WITHIN PRECINCT 1.

NOTE: THERE ARE 62 LOTS WITHIN THIS SUBDIVISION.

Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area
1	24,043.50	0.552	22	21,907.30	0.503	43	21,996.00	0.505
2	24,043.50	0.552	23	22,249.34	0.511	44	21,996.00	0.505
3	24,043.50	0.552	24	29,228.69	0.671	45	21,996.00	0.505
4	24,043.50	0.552	25	25,596.79	0.588	46	21,846.33	0.502
5	24,043.50	0.552	26	22,076.90	0.507	47	22,014.21	0.505
6	24,043.50	0.552	27	22,289.87	0.511	48	21,996.00	0.505
7	24,043.50	0.552	28	22,271.06	0.511	49	21,996.00	0.505
8	24,043.50	0.552	29	26,594.12	0.611	50	21,996.00	0.505
9	24,043.50	0.552	30	23,853.42	0.548	51	21,883.50	0.502
10	24,043.50	0.552	31	22,543.31	0.518	52	21,883.50	0.502
11	24,043.50	0.552	32	21,798.62	0.500	53	21,996.00	0.505
12	23,261.50	0.534	33	21,996.00	0.505	54	21,996.00	0.505
13	23,050.98	0.529	34	21,996.00	0.505	55	21,996.00	0.505
14	21,996.00	0.505	35	21,996.00	0.505	56	22,007.55	0.505
15	21,996.00	0.505	36	22,014.21	0.505	57	21,852.99	0.502
16	21,996.00	0.505	37	21,846.33	0.502	58	21,996.00	0.505
17	21,852.99	0.502	38	21,996.00	0.505	59	21,996.00	0.505
18	22,007.55	0.505	39	21,996.00	0.505	60	21,996.00	0.505
19	21,996.00	0.505	40	21,996.00	0.505	61	23,050.98	0.529
20	21,996.00	0.505	41	23,050.98	0.529			
21	21,996.00	0.505	42	23,050.98	0.529			



INDEX TO SHEET OF AURORA VALLEY PHASE 6

SHEET 1: HEADING, INDEX, E.T.J., LOCATION MAP, LOTS, STREETS AND EASEMENT LAYOUT, N.A.W.S.C., R.O.W., EASEMENT, GENERAL NOTES, RIGHT OF WAY EASEMENTS, CURVE DATA, LOT LINE TABLE, OWNERS DEDICATION, NOTARY STATEMENT, ENGINEERS AND SURVEYORS CERTIFICATION, COUNTY CLERK STATEMENT.

SHEET 2: DESCRIPTION (METES AND BOUNDS), ENGINEERS AND SURVEYORS CERTIFICATION, DONNA IRRIGATION DISTRICT, H.C.D. NO. 1, H.C. JUDGE AND H.C.H.D. CERTIFICATIONS, CLERK'S RECORDING CERTIFICATE, MAYORS CERTIFICATE AND ATTESTATION.

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

SHEET 4: MAP OF TOPOGRAPHY, STORM DRAINAGE PLAN, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE; CONSTRUCTION DETAILS.

SHEET 5: STREET LAYOUT AND CONSTRUCTION DETAILS.

DRAWN BY: CIRO, H.J. DATE: 03-05-21
FINAL CHECK DATE: _____

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

PRINCIPAL CONTACTS

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: RHODES DEVELOPMENT, INC.	200 S. 10TH STREET, SUITE 1700	MCALLEN, TX 78501	(956) 287-2800	(956) 287-2804
ENGINEER: MARIO A. REYNA P.E.	115 W. McINTYRE	EDINBURG, TX 78539	(956) 381-0981	(956) 381-1839
SURVEYOR: FRED L. KURTH R.P.L.S.	115 W. McINTYRE	EDINBURG, TX 78539	(956) 381-0981	(956) 381-1839

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, AN EXCLUSIVE PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE FOR WHICH THE ABOVE-MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED.

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTEE FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND DESCRIBED ABOVE FOR THE PURPOSE OF LATERALLY RELOCATING SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED.

THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTEE BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN. THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE A COMPLETE 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____.

RHODES DEVELOPMENT INC.
NICK RHODES, PRESIDENT

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 NICK RHODES, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

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

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUJARDO, JR.
HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

SHEET 1 OF 5 SHEET

Map of AURORA VALLEY PHASE 6

BEING A RESUBDIVISION OF 40.000 ACRES
OUT OF BLOCK 22
HILL-HALBERT SUBDIVISION,
RECORDED IN VOLUME 1, PAGE 35, H.C.M.R.,
HIDALGO COUNTY, TEXAS.

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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 THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

RAUL E. SESIN P.E., C.F.M.
GENERAL MANAGER

DATE:

DESCRIPTION OF AURORA VALLEY PHASE 6 METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 40.000 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF BLOCK 22, HILL-HALBERT SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 35, HIDALGO COUNTY MAP RECORDS, SAID 40.000 ACRES WERE CONVEYED TO VERLE CRAY AND BETTY SUE CRAY, TRUSTEES OF THE VERLE CRAY AND BETTY SUE CRAY GRANTOR TRUST, BY VIRTUE OF A DEED WITHOUT WARRANTY RECORDED UNDER DOCUMENT NUMBER 2269802, HIDALGO COUNTY OFFICIAL RECORDS, SAID 40.000 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A COTTON PICKER SPINDLE FOUND ON THE NORTHWEST CORNER OF SAID BLOCK 22, FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

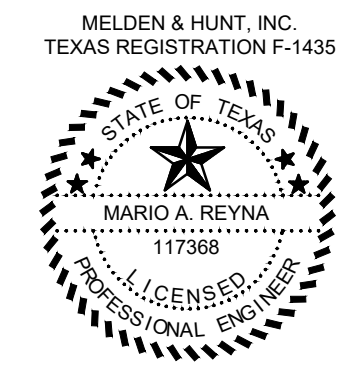
1. THENCE, N 89° 27' 44" E ALONG THE NORTH LINE OF SAID BLOCK 22 AND WITHIN THE EXISTING RIGHT-OF-WAY OF ANDERSON ROAD, A DISTANCE OF 1,320.00 FEET TO A COTTON PICKER SPINDLE FOUND ON THE NORTHEAST CORNER OF SAID BLOCK 22, FOR THE NORTHEAST CORNER OF THIS TRACT;
2. THENCE, S 00° 32' 16" E ALONG THE EAST LINE OF SAID LOT 22, AT A DISTANCE OF 30.00 FEET PASS A NO. 4 REBAR SET ON THE SOUTH RIGHT-OF-WAY LINE OF ANDERSON ROAD, CONTINUING A TOTAL DISTANCE OF 1,320.00 FEET TO A NO. 4 REBAR SET FOR THE SOUTHEAST CORNER OF THIS TRACT;
3. THENCE, S 89° 27' 44" W AT A DISTANCE OF 1,290.00 FEET PASS A NO. 4 REBAR SET ON THE EAST RIGHT-OF-WAY LINE OF DILLON ROAD, CONTINUING A TOTAL DISTANCE OF 1,320.00 FEET TO A NAIL SET ON THE WEST LINE OF SAID BLOCK 22, FOR THE SOUTHWEST CORNER OF THIS TRACT;
4. THENCE, N 00° 32' 16" W ALONG THE WEST LINE OF SAID BLOCK 22 AND WITHIN THE EXISTING RIGHT-OF-WAY OF DILLON ROAD, A DISTANCE OF 1,320.00 FEET THE POINT OF BEGINNING AND CONTAINING 40.00 ACRES, OF WHICH 0.909 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF ANDERSON ROAD, 0.888 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF DILLON ROAD AND 0.378 OF ONE ACRE LIES WITHIN A CANAL RIGHT-OF-WAY TO DONNA IRRIGATION DISTRICT, LEAVING A NET OF 37.825 ACRES OF LAND, MORE OR LESS.

STATE OF TEXAS
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

MARIO A. REYNA P.E. # 117368
DATE PREPARED: 11-11-2019
ENGINEERING JOB No. 19223.00

DATE:

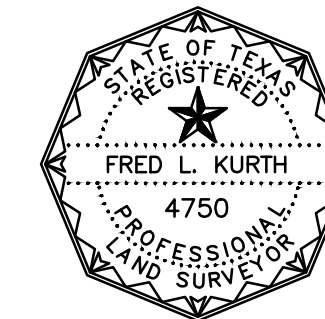


STATE OF TEXAS
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, FRED L. KURTH, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF AURORA VALLEY PHASE 6, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 11/03/2020, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

FRED L. KURTH, R.P.L.S. # 4750
DATE SURVEYED: 11-03-2020
T-1010, PAGE 39
SURVEYING JOB No. 20204.08

DATE:



HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 232.028 (A)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF AURORA VALLEY PHASE 6 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____ DAY OF _____, 20__.

HIDALGO COUNTY JUDGE

ATTEST: HIDALGO COUNTY CLERK

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 HIDALGO COUNTY HEALTH DEPARTMENT

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF AURORA VALLEY PHASE 6 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT

ON _____ DAY OF _____, 20__.

ENVIRONMENTAL HEALTH DIVISION MANAGER

CITY OF DONNA CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 212.009(C) AND § 212.0115 (B)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF AURORA VALLEY PHASE 6 WAS REVIEWED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF

DONNA ON _____ DAY OF _____, 20__.

P&Z CHAIRMAN OF THE CITY OF DONNA

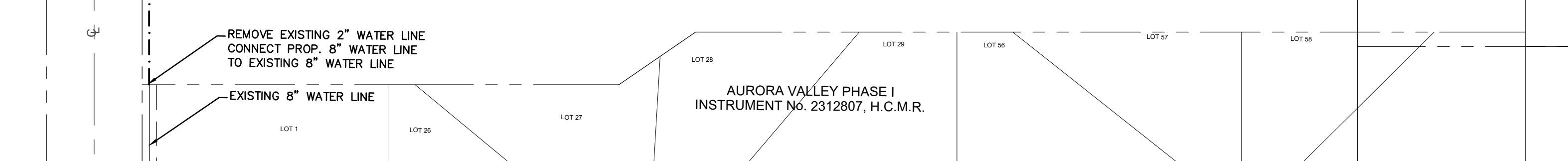
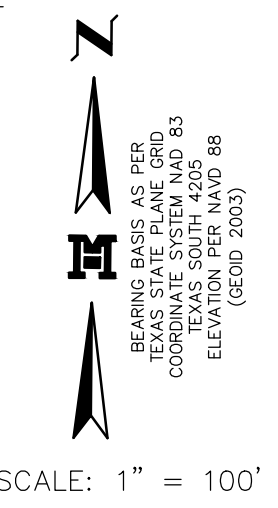
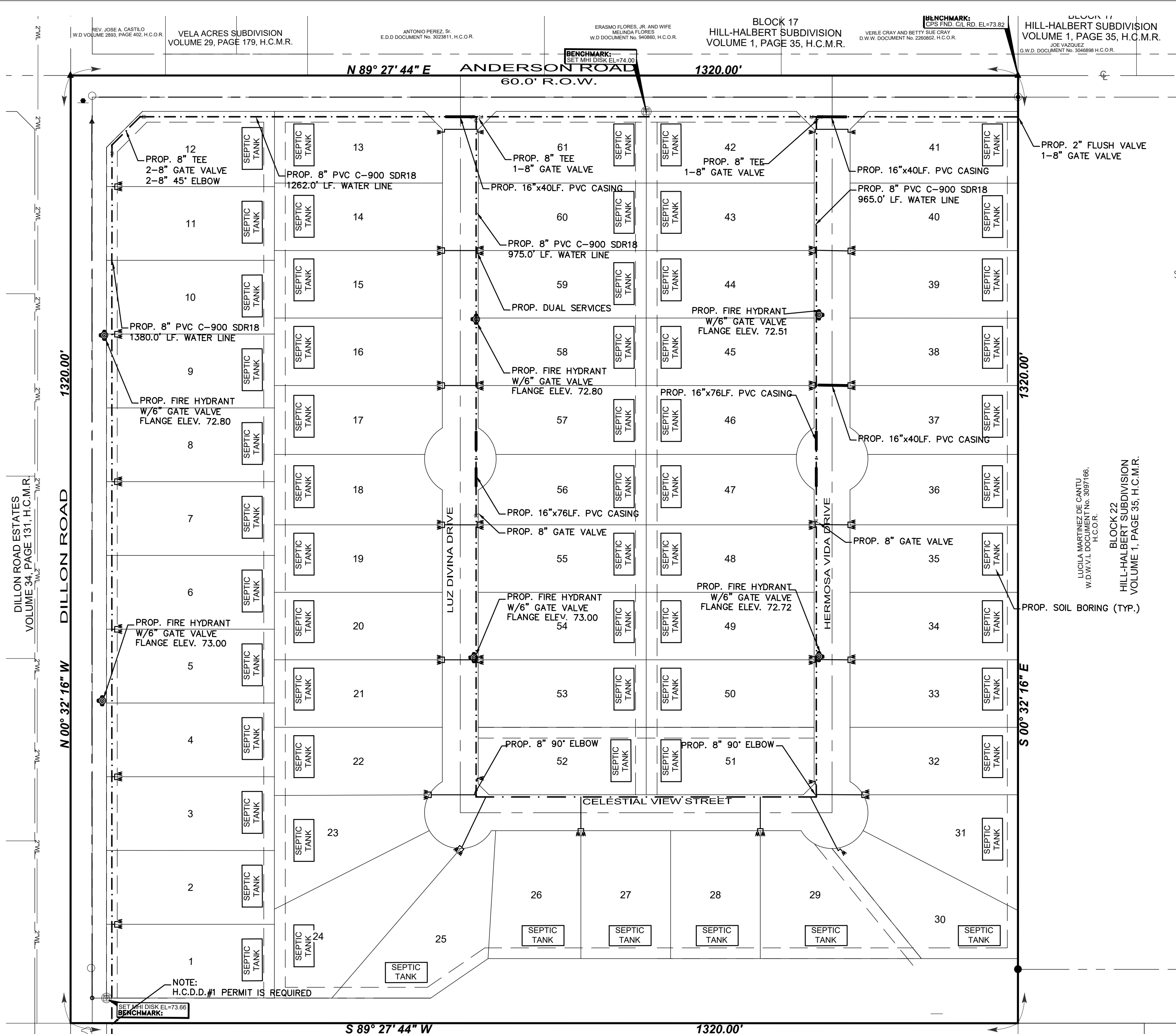
CITY OF DONNA CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 212.009(C) AND § 212.0115(B)

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF AURORA VALLEY PHASE 6 WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF DONNA

ON _____ DAY OF _____, 20__.

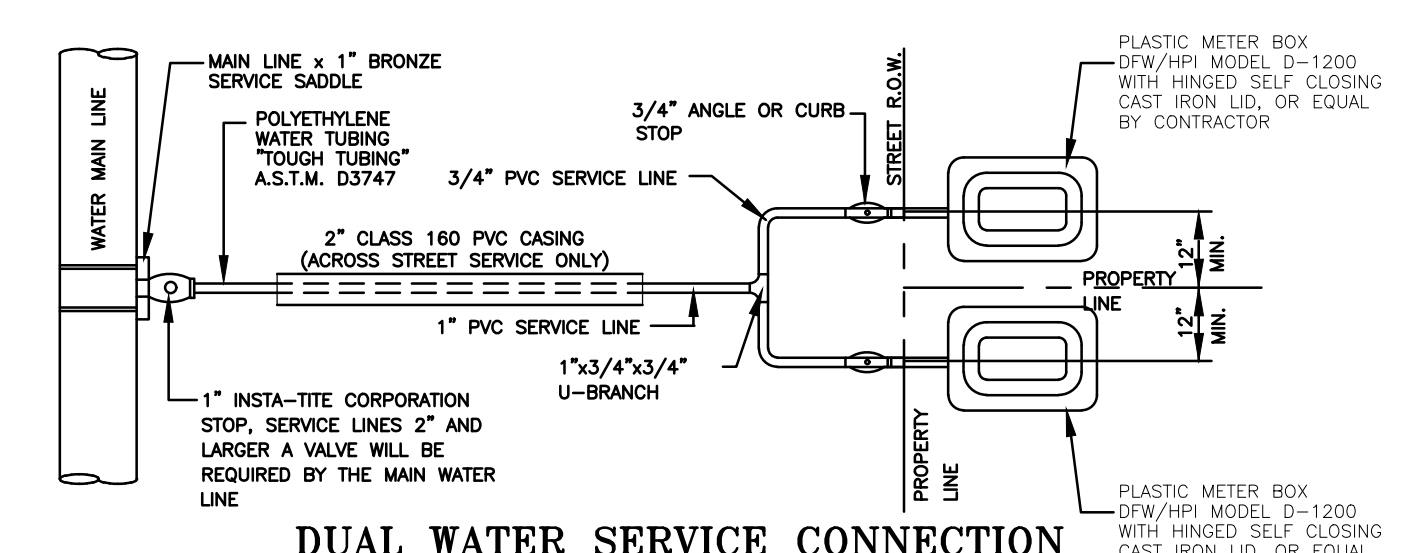
MAYOR OF THE CITY DONNA

ATTEST: SECRETARY OF THE CITY OF DONNA



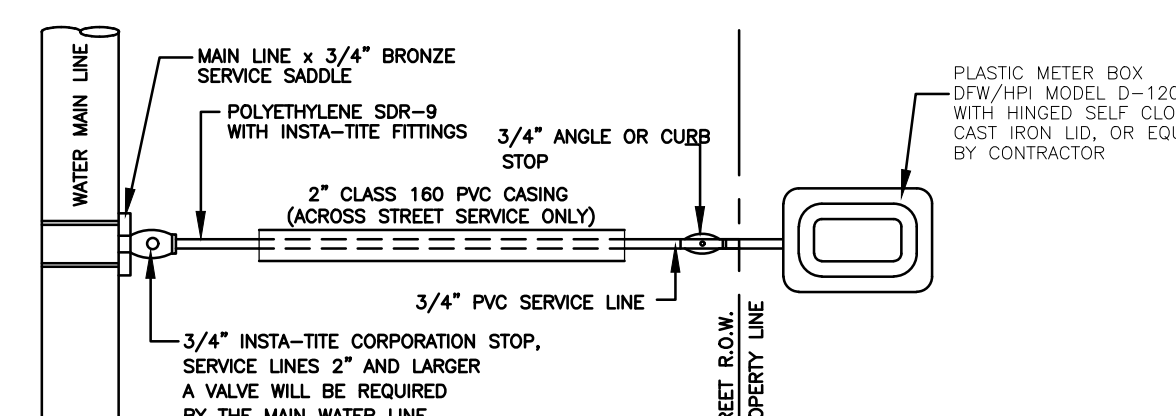
MAP OF WATER DISTRIBUTION SYSTEM MAPA DE SISTEMA DE DISTRIBUCION DE AGUA AURORA VALLEY PHASE 6

BEING A RESUBDIVISION OF 40.000 ACRES
OUT OF BLOCK 22
HILL-HALBERT SUBDIVISION,
RECORDED IN VOLUME 1, PAGE 35, H.C.M.R.,
HIDALGO COUNTY, TEXAS.



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.

FINAL WATER ENGINEERING REPORT FORMAT WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:

AURORA VALLEY PHASE 6 SUBDIVISION 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 AN EXISTING 8" WATER LINE ALONG THE EAST RIGHT-OF-WAY OF DILLON ROAD AT THE NORTHWEST CORNER OF LOT 1 OF AURORA VALLEY PHASE 1 AND THE SOUTHWEST CORNER OF THIS SUBDIVISION. THE WATER SYSTEM FOR AURORA VALLEY PHASE 6 CONSISTS OF A 8" WATER LINE THAT CONNECTS ONTO THE EXISTING 8" LINE PREVIOUSLY MENTIONED. AN 8" WATER LINE RUNS NORTH ALONG THE EAST RIGHT-OF-WAY OF DILLON ROAD AND WITHIN AN EXCLUSIVE 15.00 FOOT N.A.W.S.C. EASEMENT THEN RUNS EAST ALONG THE SOUTH RIGHT-OF-WAY OF ANDERSON ROAD AND WITHIN AN EXCLUSIVE 15.00 FOOT N.A.W.S.C. EASEMENT ENDING WITH A 2" FLUSH VALVE. AT THE EAST BOUNDARY OF THIS SUBDIVISION, AN OTHER 8" WATER LINE CONNECTS TO THE PREVIOUSLY MENTIONED 8" WATER LINE ALONG AND RUNS SOUTH ALONG THE EAST RIGHT-OF-WAY OF LUZ DIVINA DRIVE THEN RUNS EAST ALONG THE NORTH RIGHT-OF-WAY OF CELESTIAL VIEW STREET THEN RUNS NORTH ALONG THE WEST RIGHT-OF-WAY OF HERMOSA VIDA DRIVE CONNECTING TO THE 8" WATER LINE ALONG ANDERSON ROAD IN ORDER TO SERVE THIS SUBDIVISION.

WATER DISTRIBUTION FOR THE AURORA VALLEY PHASE 6 SUBDIVISION CONSISTS OF TWENTY-SEVEN (27) 1" DIAMETER DUAL SERVICE LINES SERVING 54 LOTS AND 7-3/4" SINGLE SERVING 6 LOTS. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE 8" LINE AND 3/4" SINGLE SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$145,080.00, OR \$2,378.36 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$61,000.00, WHICH COVERS THE \$1,000.00 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 6 FIRE HYDRANTS AT A UNIT COST OF \$4,660.00 FOR A TOTAL COST OF \$27,960.00. 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
AURORA VALLEY PHASE 6 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 FINE SANDY LOAM & SANDY CLAY 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 FINE SANDY LOAM EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

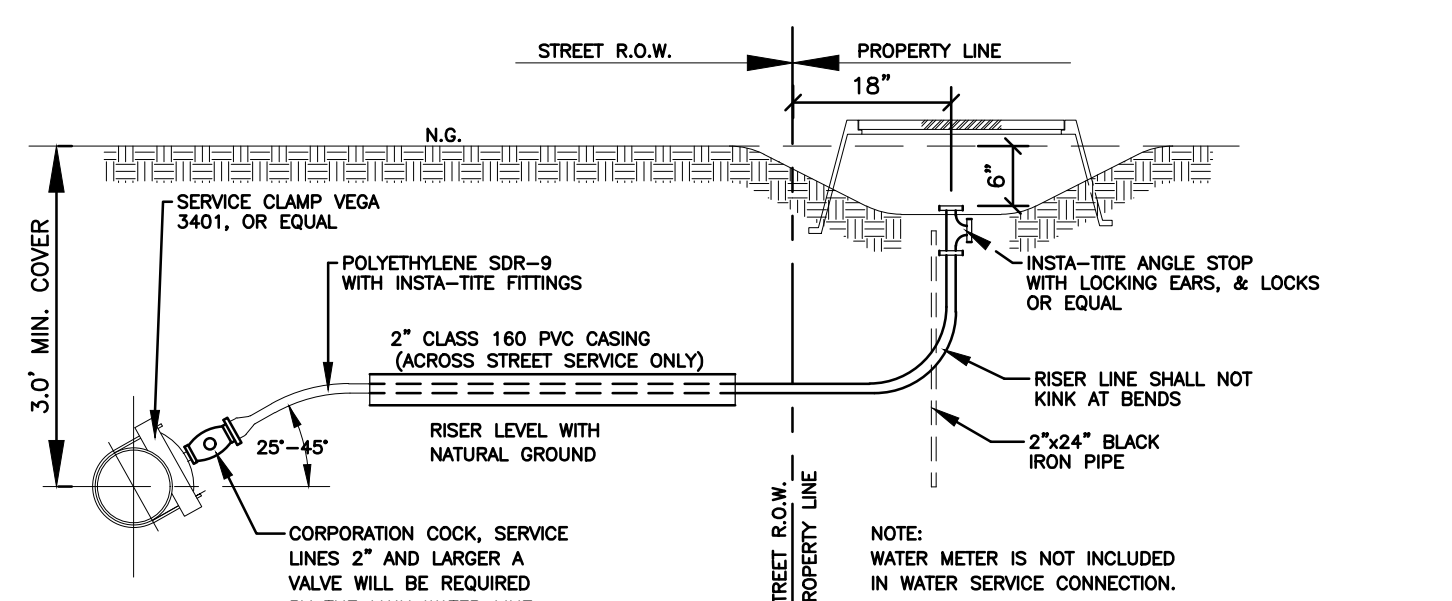
THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS 1,500.00, INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSFS HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF \$93,000.00. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON 00-00-0000.

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 WATER AND SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

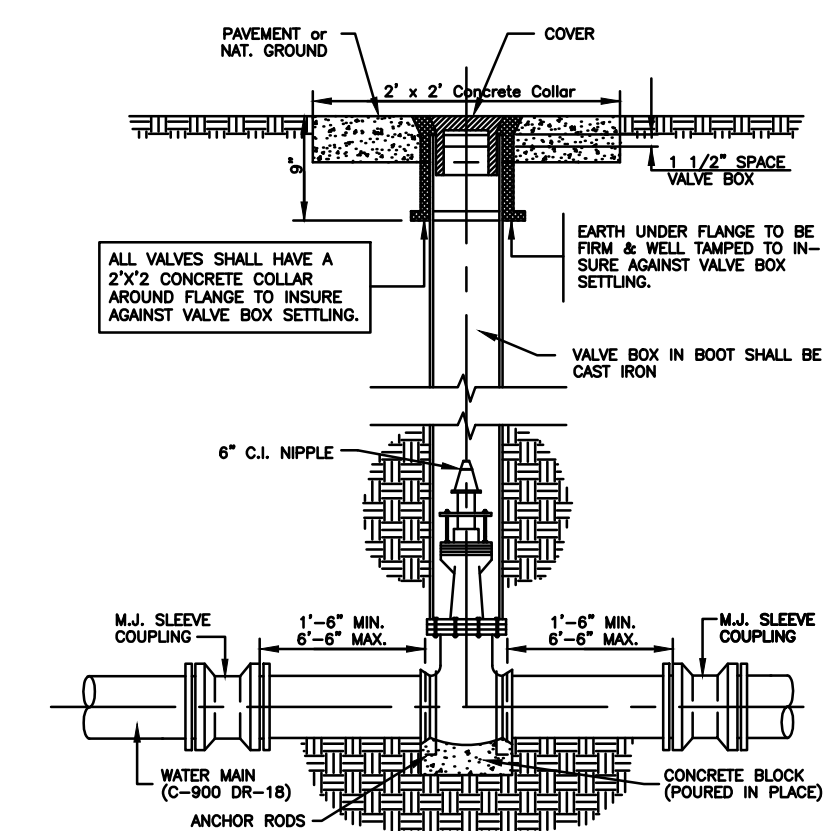
WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$206,080.00 WHICH EQUALS TO \$3,387.36 PER LOT.

SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$1,500.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$91,500.00 FOR THE ENTIRE SUBDIVISION.

ENGINEER'S SIGNATURE _____ DATE _____



TYPICAL WATER SERVICE CONNECTION ELEVATION
N.T.S.



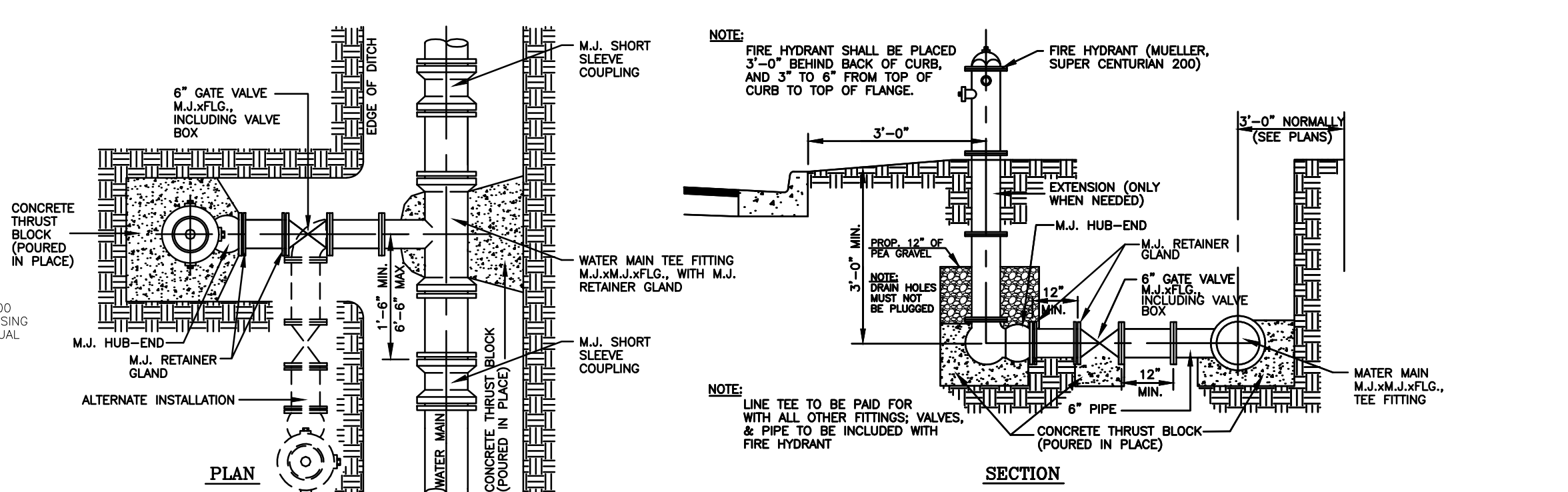
TYPICAL VALVE and VALVE BOX INSTALLATION
N.T.S.

COST ESTIMATE:

PAVING IMPROVEMENTS:	\$ 339,392.00
DRAINAGE IMPROVEMENTS:	\$ 155,769.00
WATER DISTRIBUTION:	\$ 145,080.00
SANITARY SEWER IMPROVEMENTS / OSSF:	\$ 93,000.00

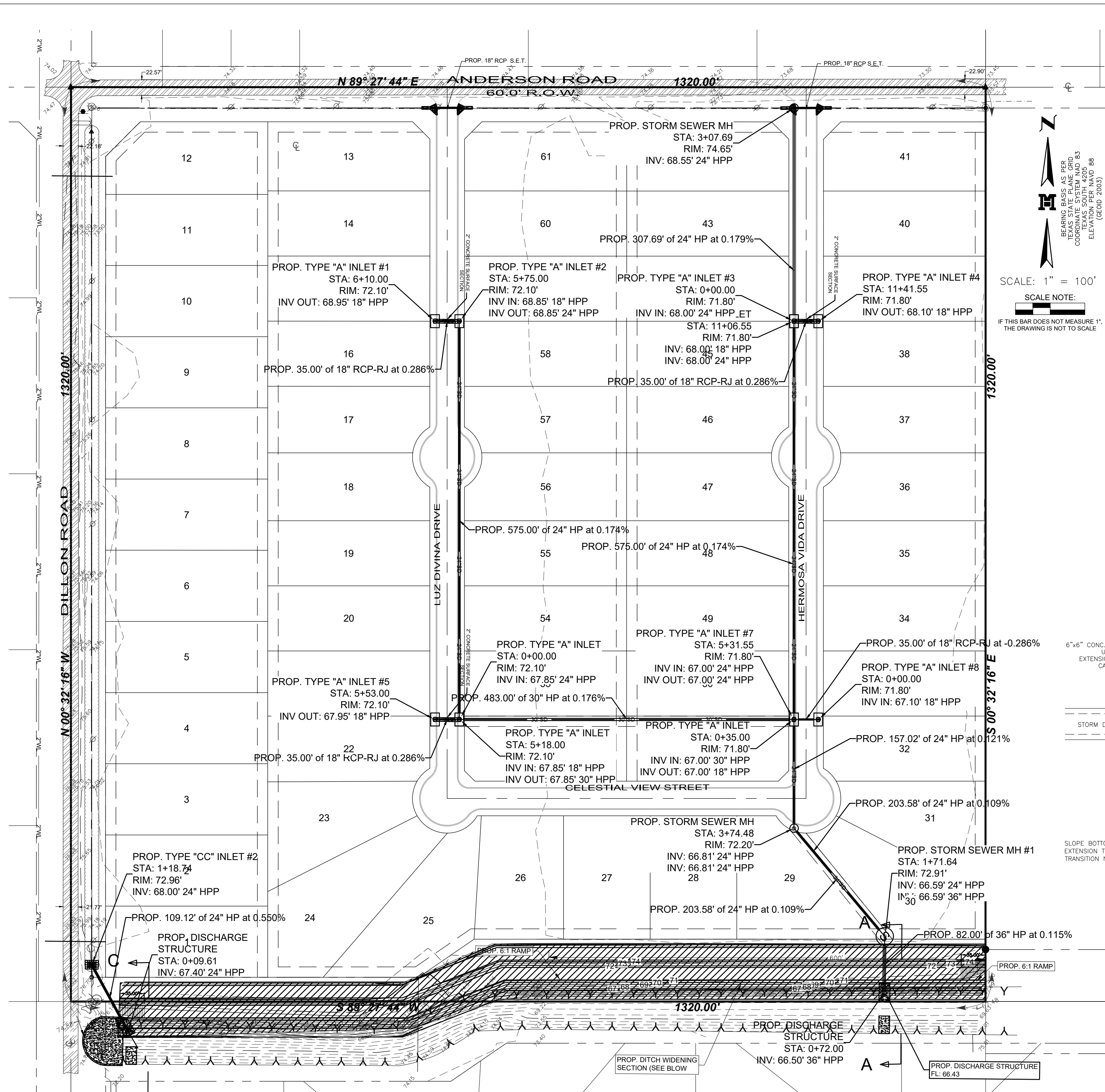
ESTIMACION DE COSTOS:

PAVIMENTACION DE CALLES:	\$ 339,392.00
DREAJE PLUVIAL:	\$ 155,769.00
SERVICIO DE AGUA POTABLE:	\$ 145,080.00
SERVICIO DE DREAJE SANITARIO	\$ 93,000.00



TYPICAL FIRE HYDRANT INSTALLATION
N.T.S.

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



DRAINAGE STATEMENT
AURORA VALLEY PHASE 6

AURORA VALLEY PHASE 6 IS A TRACT OF LAND CONTAINING 40,000 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF BLOCK 22, HILL-HALBERT SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 35, HIDALGO COUNTY MAP RECORDS, SAID 40,000 ACRES WERE CONVEYED TO VERLE CRAY AND BETTY SUE CRAY, TRUSTEES OF THE VERLE CRAY AND BETTY SUE CRAY GRANTOR TRUST, BY VIRTUE OF A DEED WITHOUT WARRANTY RECORDED UNDER DOCUMENT NUMBER 2268002, HIDALGO COUNTY OFFICIAL RECORDS. THIS SUBDIVISION LIES IN ZONE "C", WHICH IS DEFINED AS AREAS OF MINIMAL FLOODING. COMMUNITY PANEL NO. 480334 OAGS C, MAP REVISED NOVEMBER 16, 1992. THE PROPERTY IS LOCATED ON THE SOUTHEAST CORNER OF DILLON ROAD & ANDERSON ROAD. THE PROPERTY IS CURRENTLY OPEN WITH A PROPOSED USE OF 62 RESIDENTIAL LOTS IN THE ETJ OF CITY OF DONNA, TEXAS.

THE SOILS IN THIS AREA (25) HIDALGO FINE SANDY LOAM AND (28) HIDALGO SANDY CLAY, WHICH ARE IN HYDROLOGIC GROUP "B". THESE SOILS ARE MODERATELY PERVIOUS AND HAVE A RELATIVELY LOW PLASTICITY INDEX. (SEE EXCERPTS FROM "SOIL SURVEY OF HIDALGO COUNTY, TEXAS".)

EXISTING RUNOFF IS IN A NORTHEASTERLY DIRECTION, WITH A RUNOFF OF 25.31 C.F.S. DURING THE 10-YEAR STORM FREQUENCY AS PER THE ATTACHED CALCULATIONS. PROPOSED RUNOFF AFTER DEVELOPMENT IS 56.46 C.F.S., DURING THE 50-YEAR STORM FREQUENCY, PER THE ATTACHED CALCULATION, WHICH IS AN INCREASE OF 31.15 C.F.S.

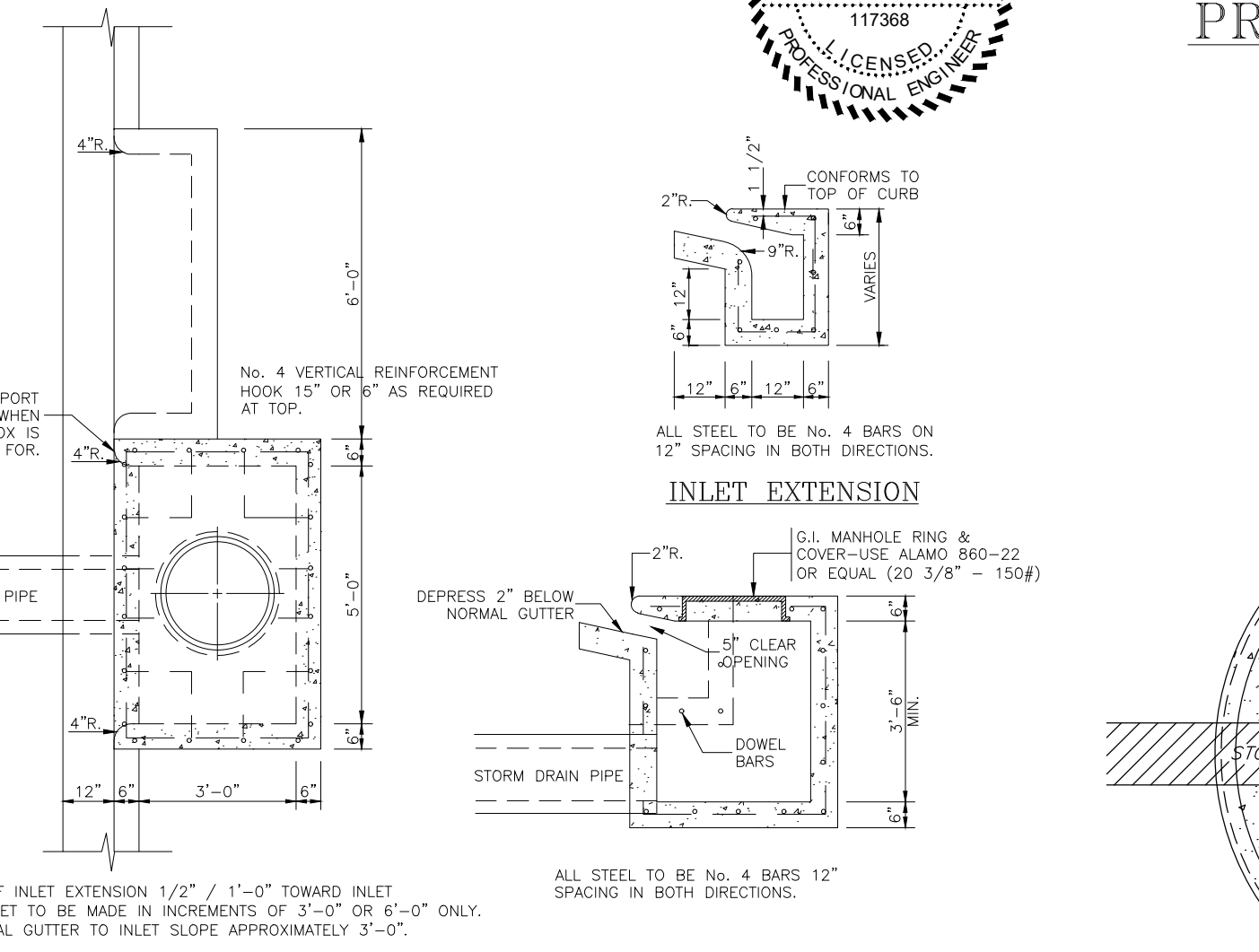
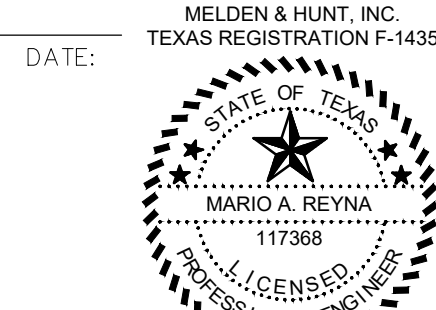
THE PROPOSED DRAINAGE FOR THIS SUBDIVISION SHALL CONSIST OF SURFACE RUNOFF FROM THE LOTS INTO THE PROPOSED STREETS AND COLLECTED BY TYPE "A" INLETS LOCATED AT KEY POINTS WITHIN THE SUBDIVISION. THE PIPE SIZE DIAMETERS SHALL RANGE FROM 24" TO 36". THE PROPOSED STORM SYSTEM SHALL DISCHARGE INTO AN EXISTING DONNA IRRIGATION DISTRICT DRAIN DITCH, WHICH WILL BE WIDENED TO ACCOMMODATE REQUIRED DETENTION. THE DONNA IRRIGATION DISTRICT DRAIN DITCH DISCHARGES INTO THE DONNA NORTH LATERAL OF THE H.C.D. NO. 1 SYSTEM.

IN ACCORDANCE WITH THE CITY OF DONNA DRAINAGE POLICY, THE PEAK RATE OF RUNOFF IN THIS SUBDIVISION WILL NOT BE INCREASED DURING THE 50-YEAR RAINFALL EVENT DUE TO THE BUILDING OF THIS SUBDIVISION. THEREFORE, AS PER ATTACHED CALCULATIONS THE REQUIRED 84,988 CUBIC FEET OF DETENTION WILL BE PROVIDED WITHIN THE PROPOSED WIDENING OF THE DONNA IRRIGATION DISTRICT DRAIN DITCH.

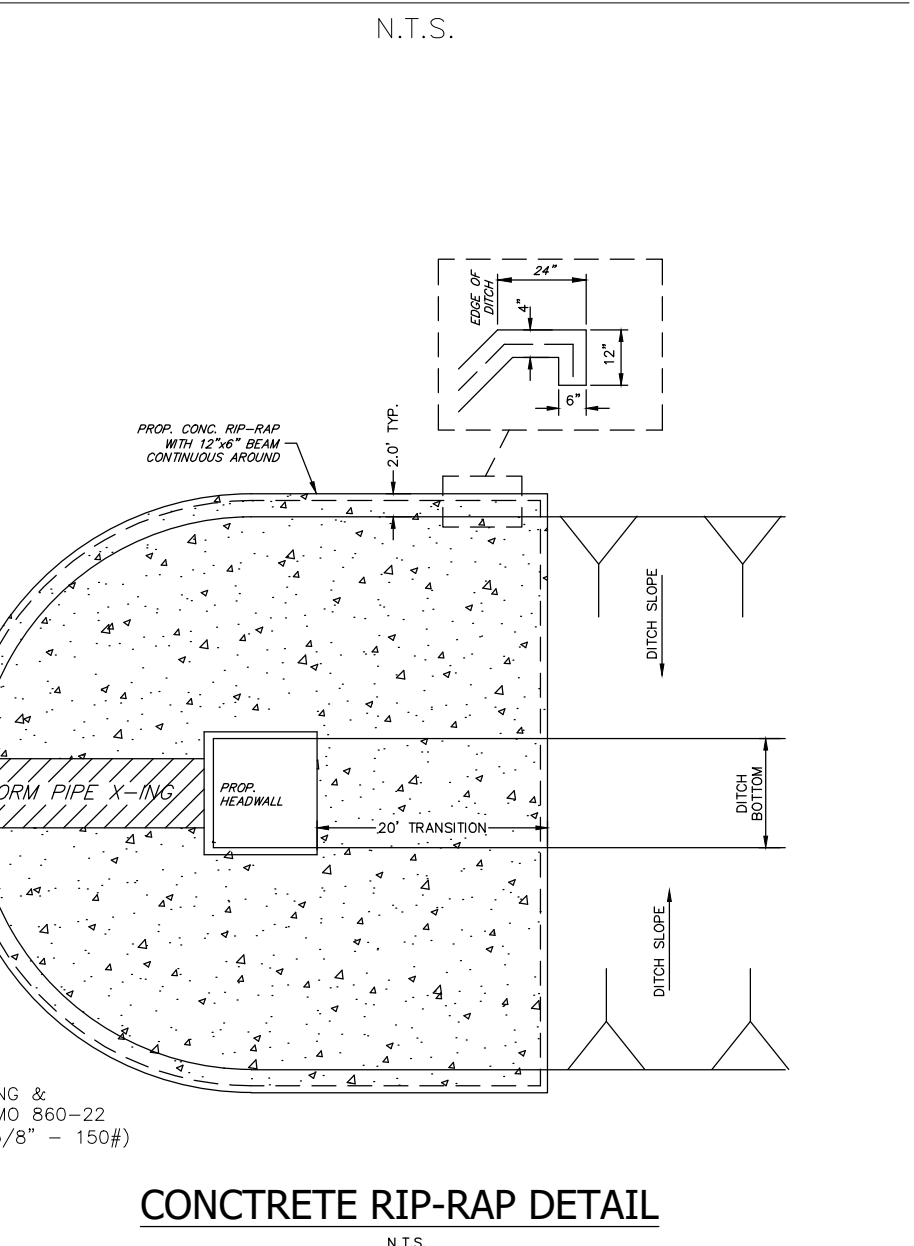
CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100 YEAR FLOODPLAIN AS DESCRIBED IN COMMUNITY PANEL NO. 480334 0325 D, MAP REVISED JUNE 6, 2000 FURTHER REVISED TO REFLECT LOMR DATE MAY 17, 2001, IS CONTAINED WITHIN THE PROPOSED DITCH LOCATED ALONG THE SOUTH BOUNDARY LINE OF PUEBLO DE PALMAS PHASE 22.

MARIO A. REYNA, PE # 117368

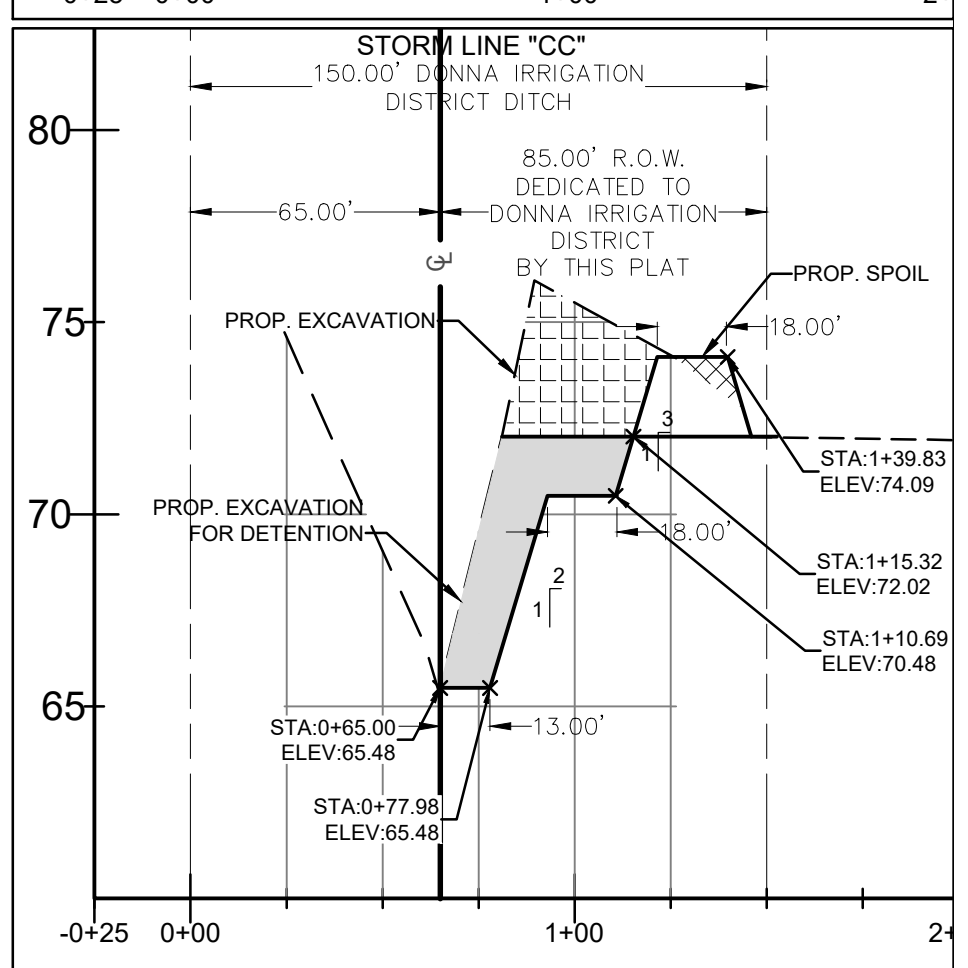
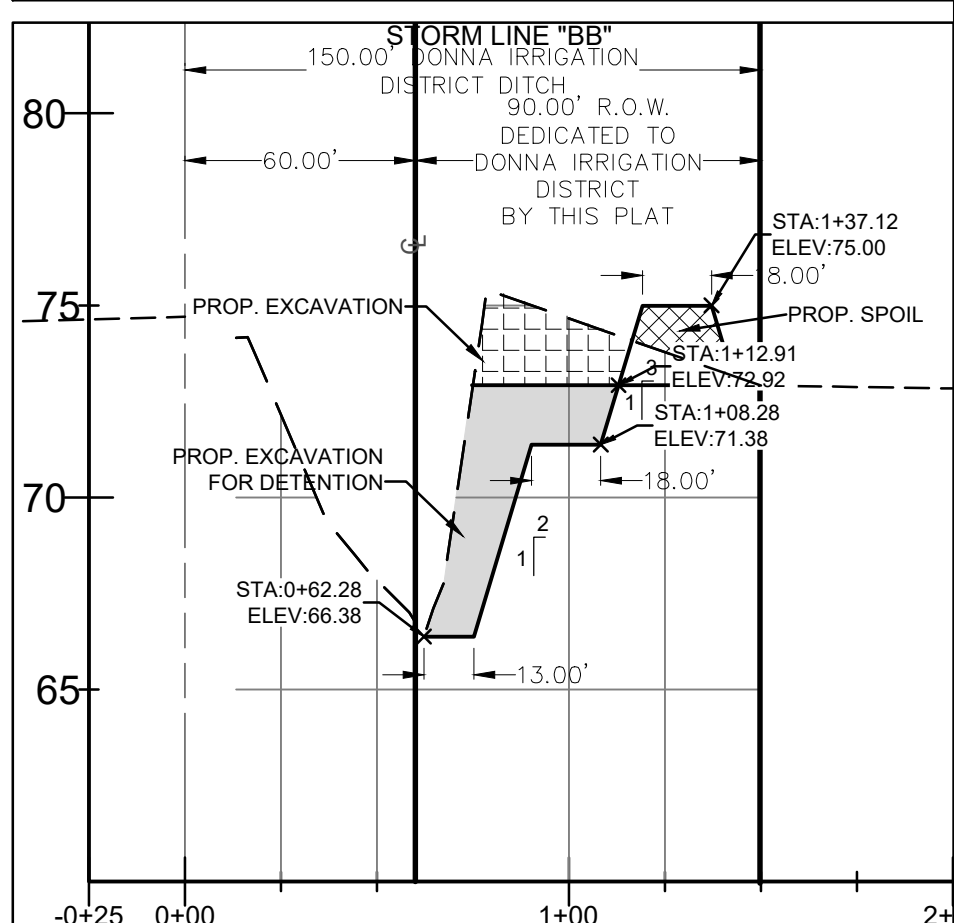
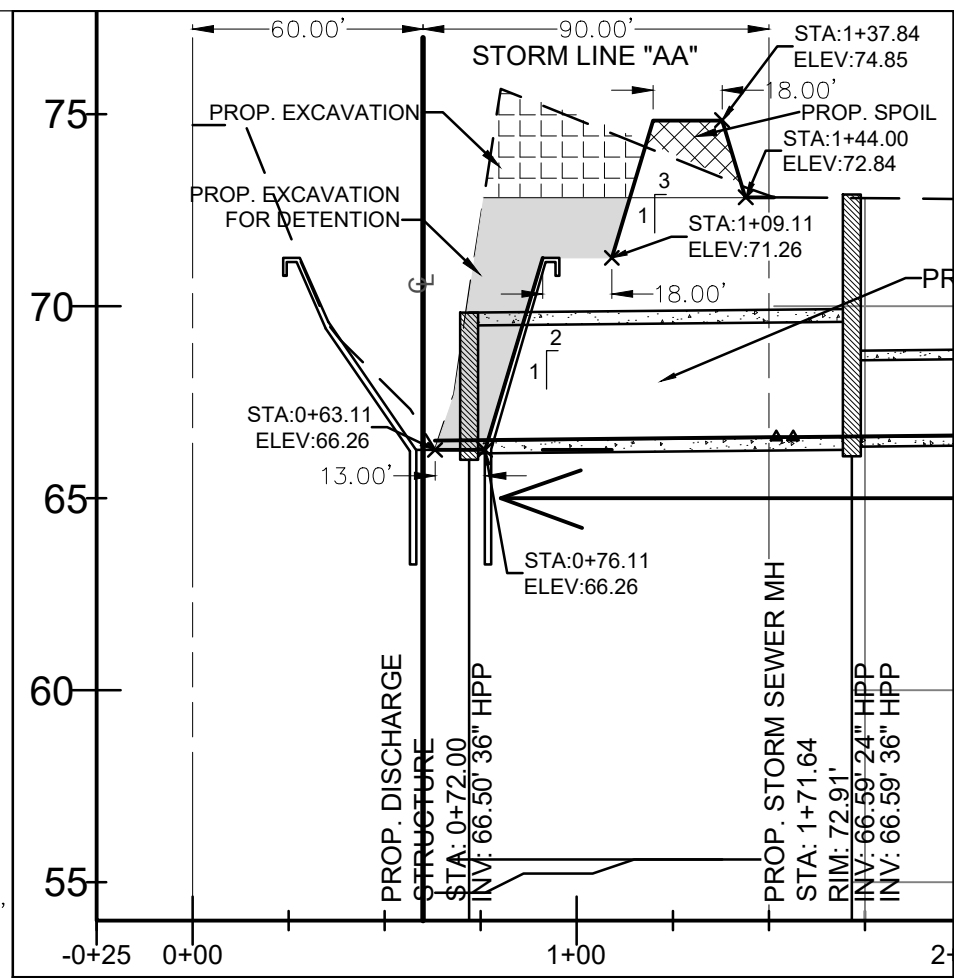
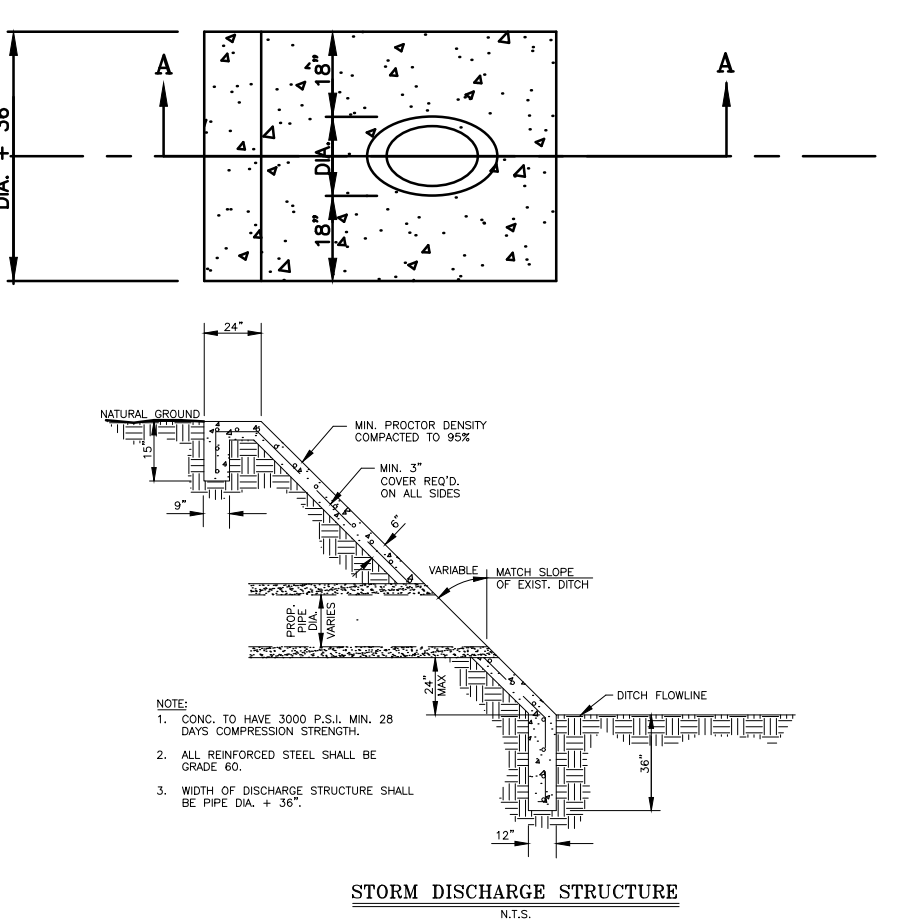
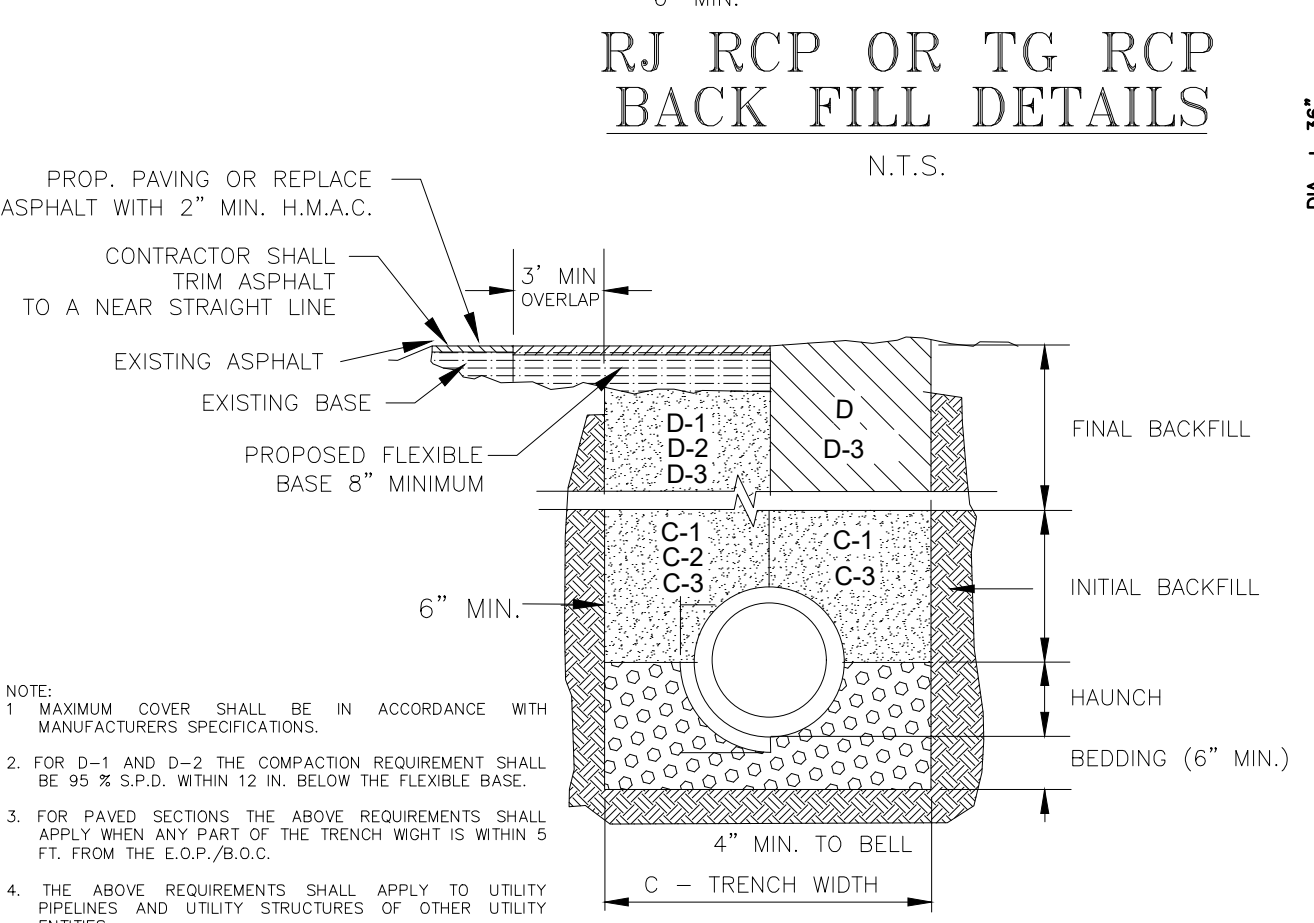
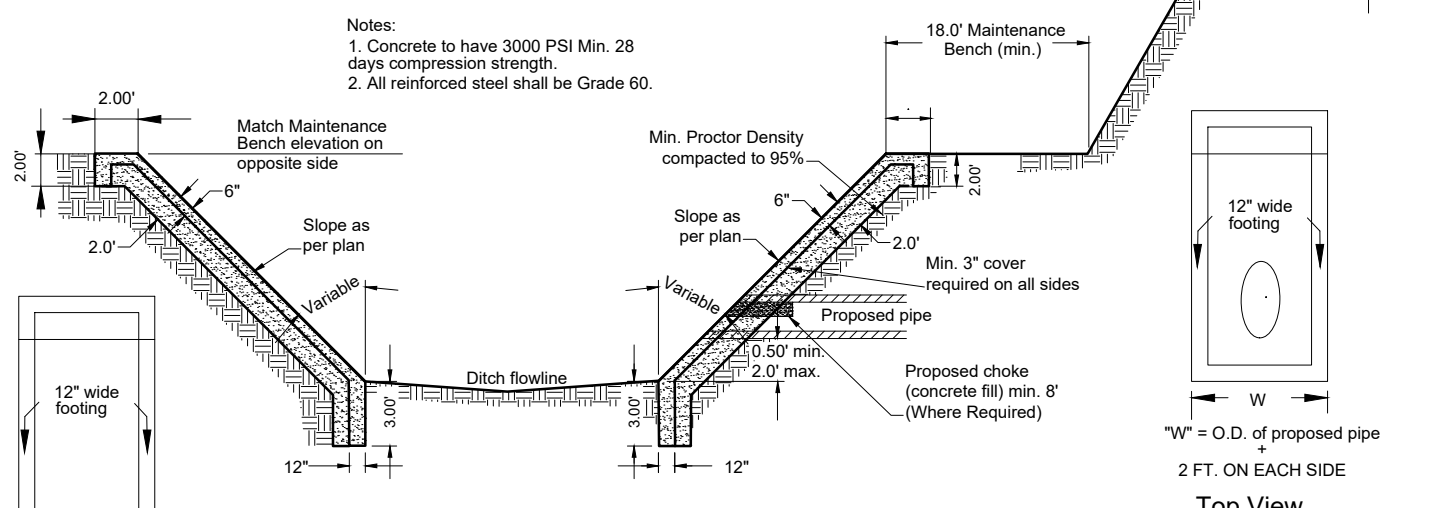
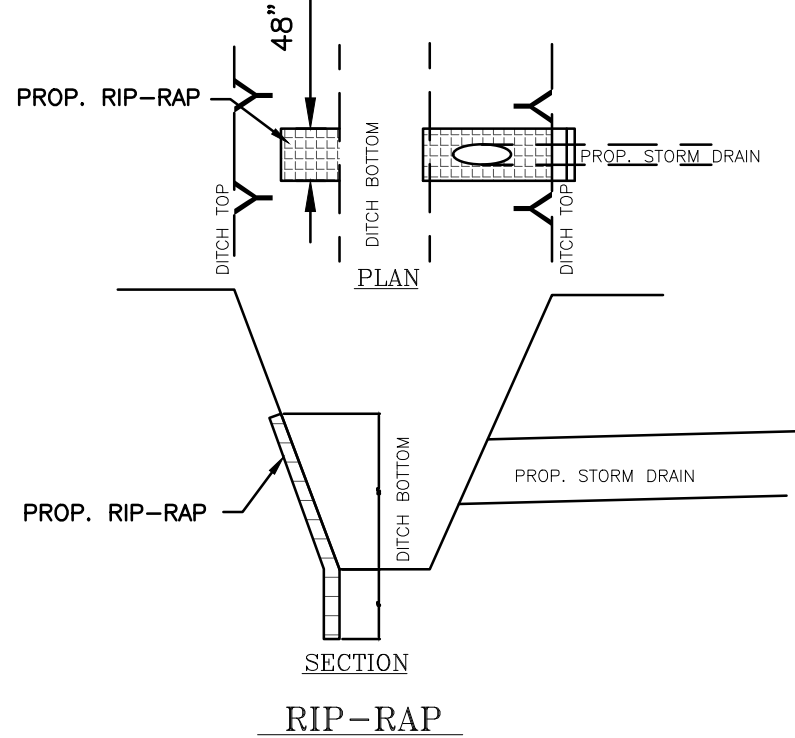


STANDARD STORM SEWER PRE-CAST CONCRETE MANHOLE
N.T.S.



MAP OF TOPOGRAPHY AND DRAINAGE:
MAPA DE TOPOGRAFIA Y DESAGUE:
AURORA VALLEY PHASE 6

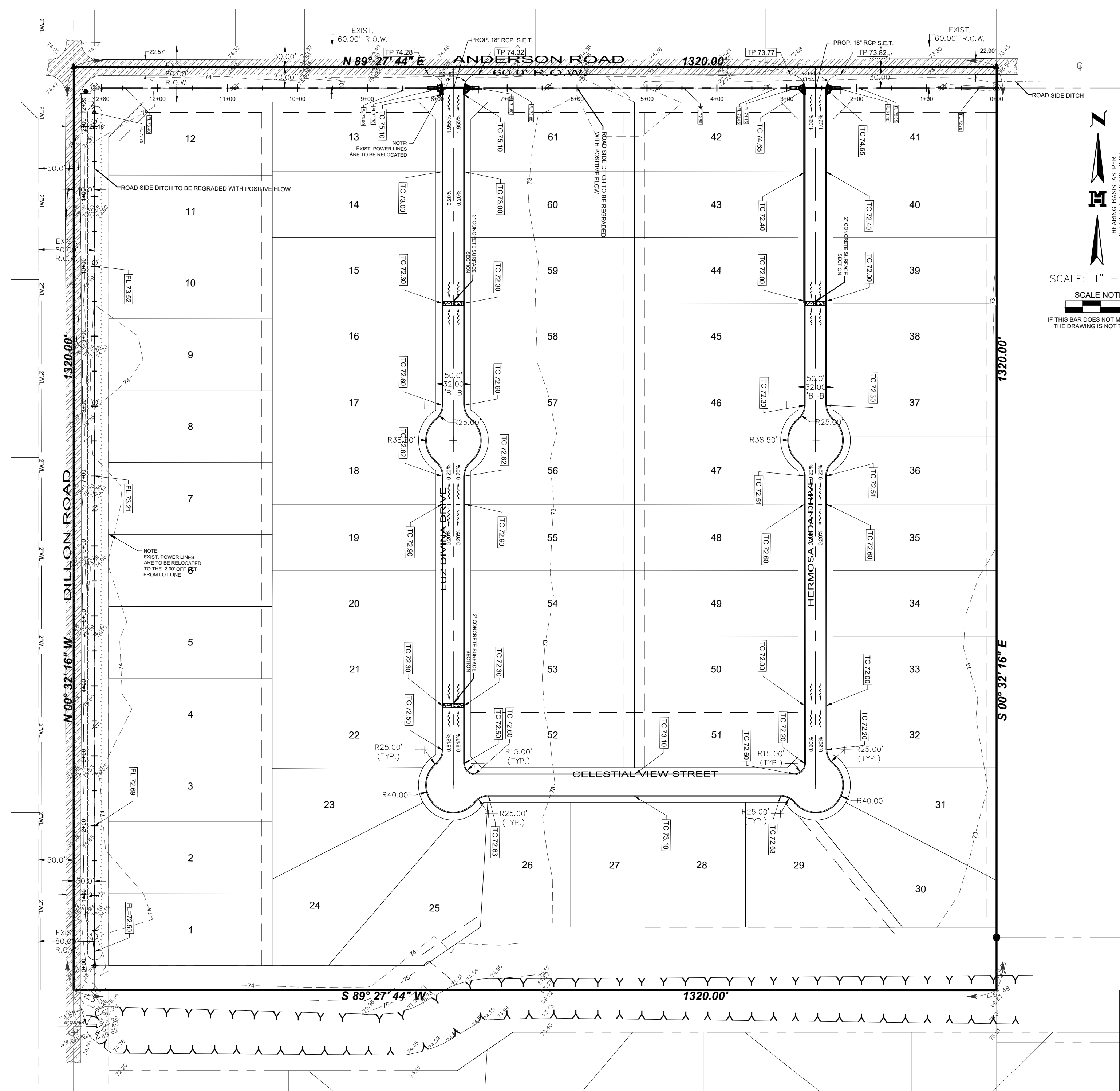
BEING A RESUBDIVISION OF 40,000 ACRES
OUT OF BLOCK 22
HILL-HALBERT SUBDIVISION,
RECORDED IN VOLUME 1, PAGE 35, H.C.M.R.,
HIDALGO COUNTY, TEXAS.



TOTAL EXCAVATION	= 108,600.00 C.F.
DRAINAGE REQUIRED	= 86,400.00 CF
DRAINAGE PROVIDED	= 86,400.00 CF

DITCH WIDENING SECTION
144 S.F. X 600 LINEAR FEET = 86,400.00 C.F.
181 S.F. X 600 LINEAR FEET = 108,600.00 C.F.

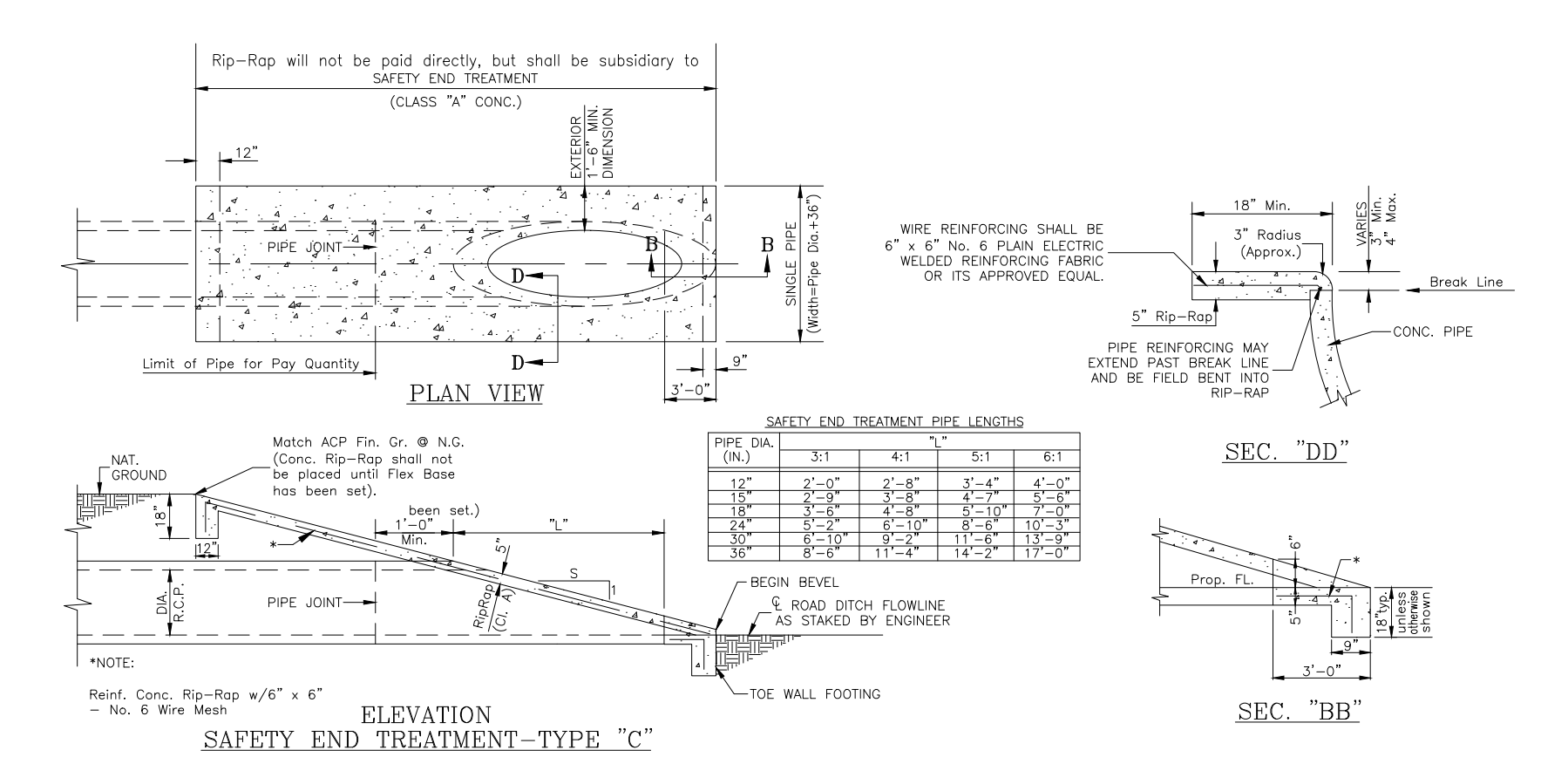
- BEDDING FOR RCP CLASS III HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SAND AND/OR GRAVEL MIX BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW OF PIPE (MIN. COMPACTED THICKNESS = 6") - FIT RUN GRAVEL 2" MIX SIZE.
- HAUNCH FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- TRENCH WIDTH - SHALL BE BELL O.D. X 1.5 + 12". MINIMUM TRENCH WIDTH SHALL EQUAL STRUCTURE WIDTH + 4FT. THROUGHOUT THE HEIGHT OF THE STRUCTURE.
- INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON CITY STREET, PARKING AREAS, DRIVEWAYS, COUNTY ROADS & UNPAVED AREAS - SHALL BE SOIL TYPE A1, A2, A3 WITH A MAXIMUM P.I. OF 19 (AASHTO M145) COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON STATE MAINTAINED ROADWAY - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D., AS PER ASTM D4253 AND ASTM D698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- FINAL BACKFILL FOR HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II WITH A MAXIMUM P.I. OF 19 (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON CITY STREETS, PARKING AREAS, DRIVEWAYS AND COUNTY ROADS - SHALL BE SOIL TYPE A1, A2, A3 WITH A MAXIMUM P.I. OF 19 (AASHTO M145) COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON STATE MAINTAINED ROADWAY - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D., AS PER ASTM D4253 AND ASTM D698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- FINAL BACKFILL OR STRUCTURES (INLETS, MANHOLES, ETC.) - STRUCTURES UNDER THE ROADWAY AND UP TO 5 FT BEYOND THE EDGE OF PAVEMENT/BACK OF CURB SHALL HAVE CLASS I OR CLASS II (ASTM D2321 OR SOIL TYPE 1A, A2, OR A3 (AASHTO M145) WITH A MAXIMUM P.I. OF 19 BACKFILL MATERIAL. STRUCTURES BEYOND 5 FT FROM THE E.O.P./B.O.C. SHALL HAVE CLASS I, II, III OR IV (ASTM D2321) BACKFILL MATERIAL. FOUNDATION PREPARATION (W/POINTS, MINIMUM 4" GRAVEL OR CEMENTS 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% S.P.D. (USE RELATIVE DENSITY TEST PER ASTM D4253 & ASTM D698), THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 8".



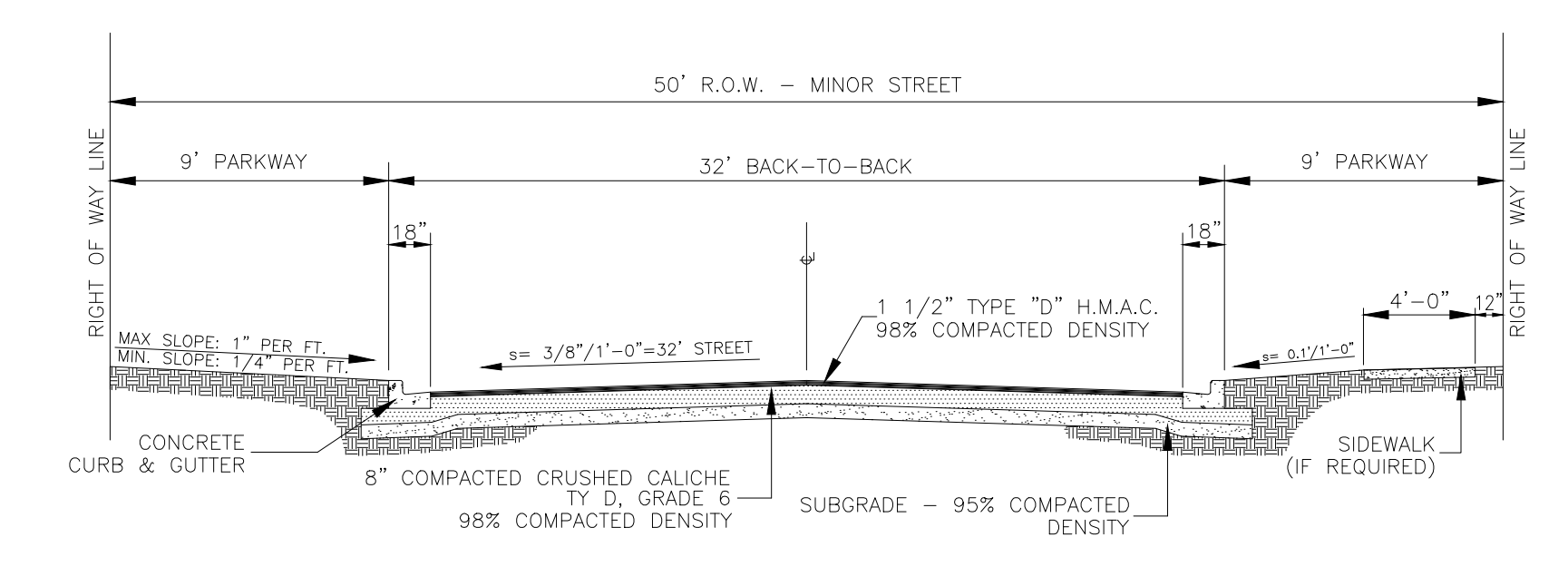
BEARING BASES AS PER
 COORDINATE SYSTEM (NAD 83)
 ELEVATION POINT (NAVD 88)
 (SECTION 2803)

SCALE: 1" = 100'

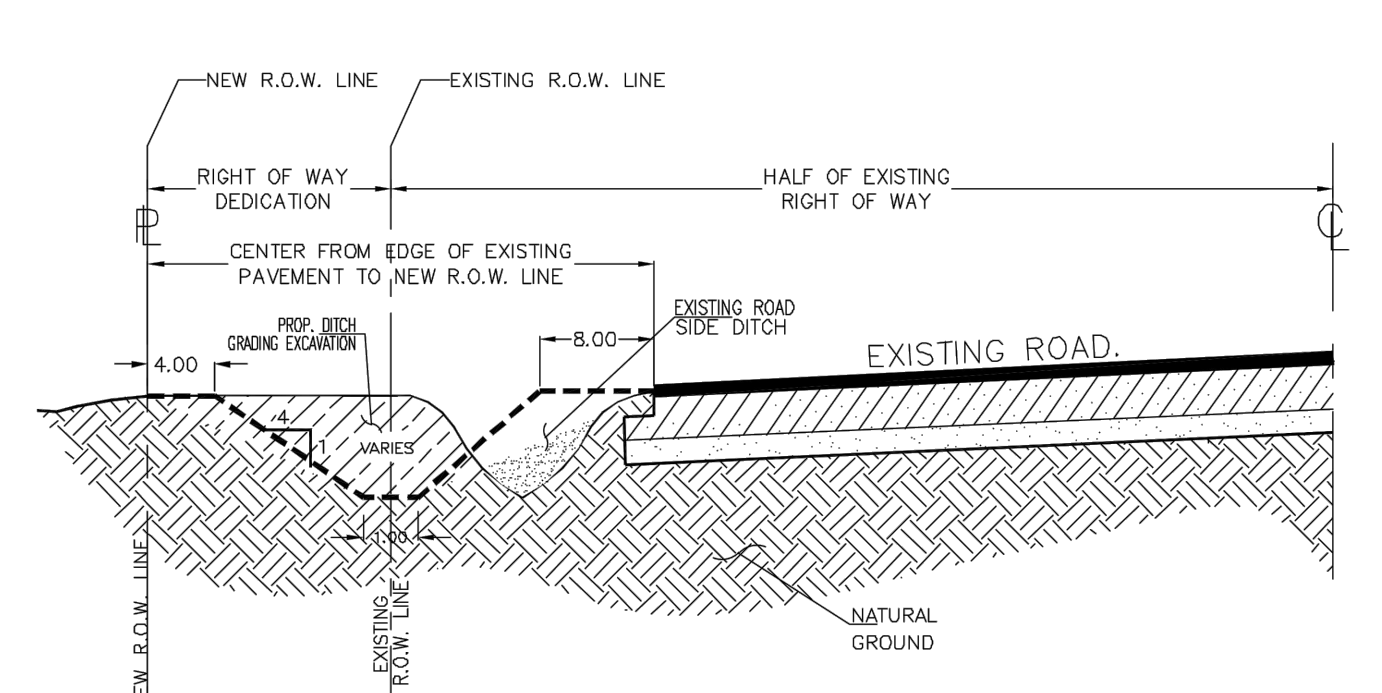
SCALE NOTE:
 IF THIS BAR DOES NOT MEASURE 1"
 THE DRAWING IS NOT TO SCALE



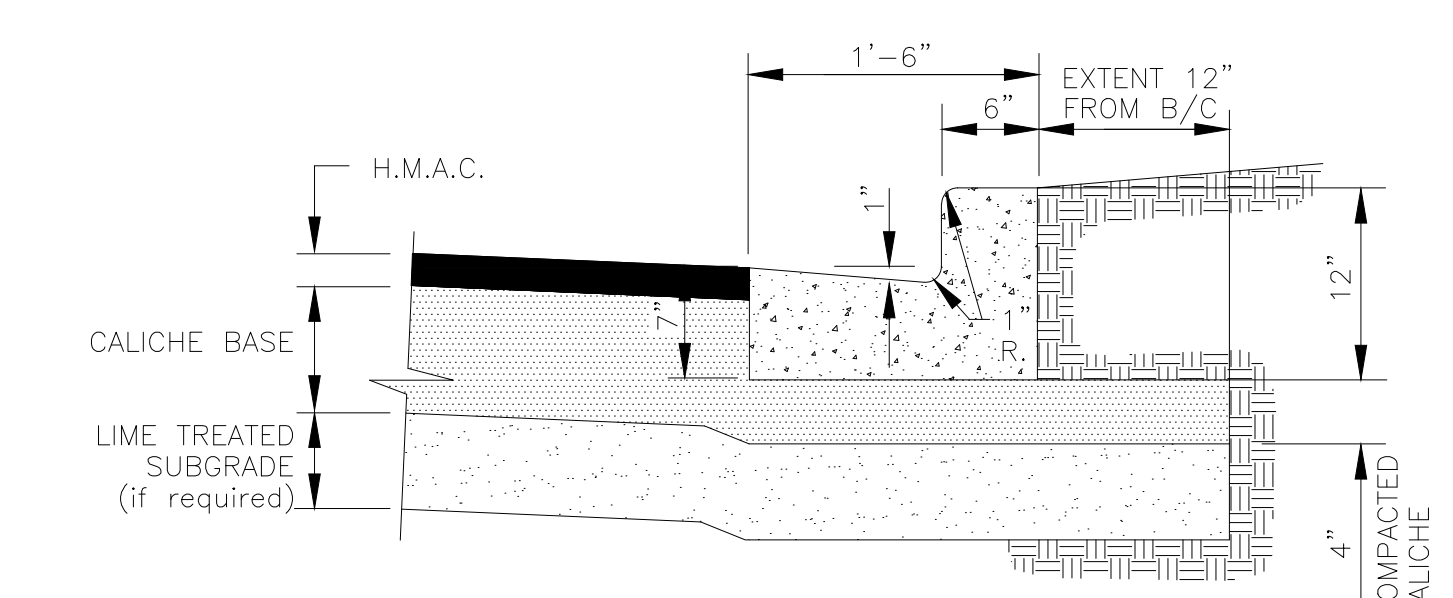
SAFETY END TREATMENT - (Type "C") DETAILS
 N.T.S.



TYPICAL STREET CROSS SECTION
 N.T.S.



RECONSTRUCTION OF ROAD SIDE DITCH



SECTION "AA" - CONCRETE CURB & GUTTER
 N.T.S.