

**EVERGREEN VALLEY ESTATES PHASE IV**

AN 11.398 ACRE TRACT OF LAND BEING THE SOUTH 11.398 ACRES OF LOT 14, BLOCK 89, MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAN THEREOF RECORDED IN VOLUME 1, PAGE 29, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1891760, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD ON TOP OF CONCRETE MONUMENT FOUND AT THE INTERSECTION OF THE CENTERLINES OF MILE 19 NORTH ROAD AND SKINNER ROAD FOR THE SOUTHEAST CORNER OF LOT 14 AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE N 80°40'W, ALONG THE SOUTH LINE OF LOT 14 AND THE CENTERLINE OF MILE 19 NORTH ROAD, A DISTANCE OF 1,320.25 FEET (MAP RECORD: 1,320.00 FEET) TO A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4858 SET FOR THE SOUTHWEST CORNER OF LOT 14 AND THE SOUTHWEST CORNER OF THIS TRACT.

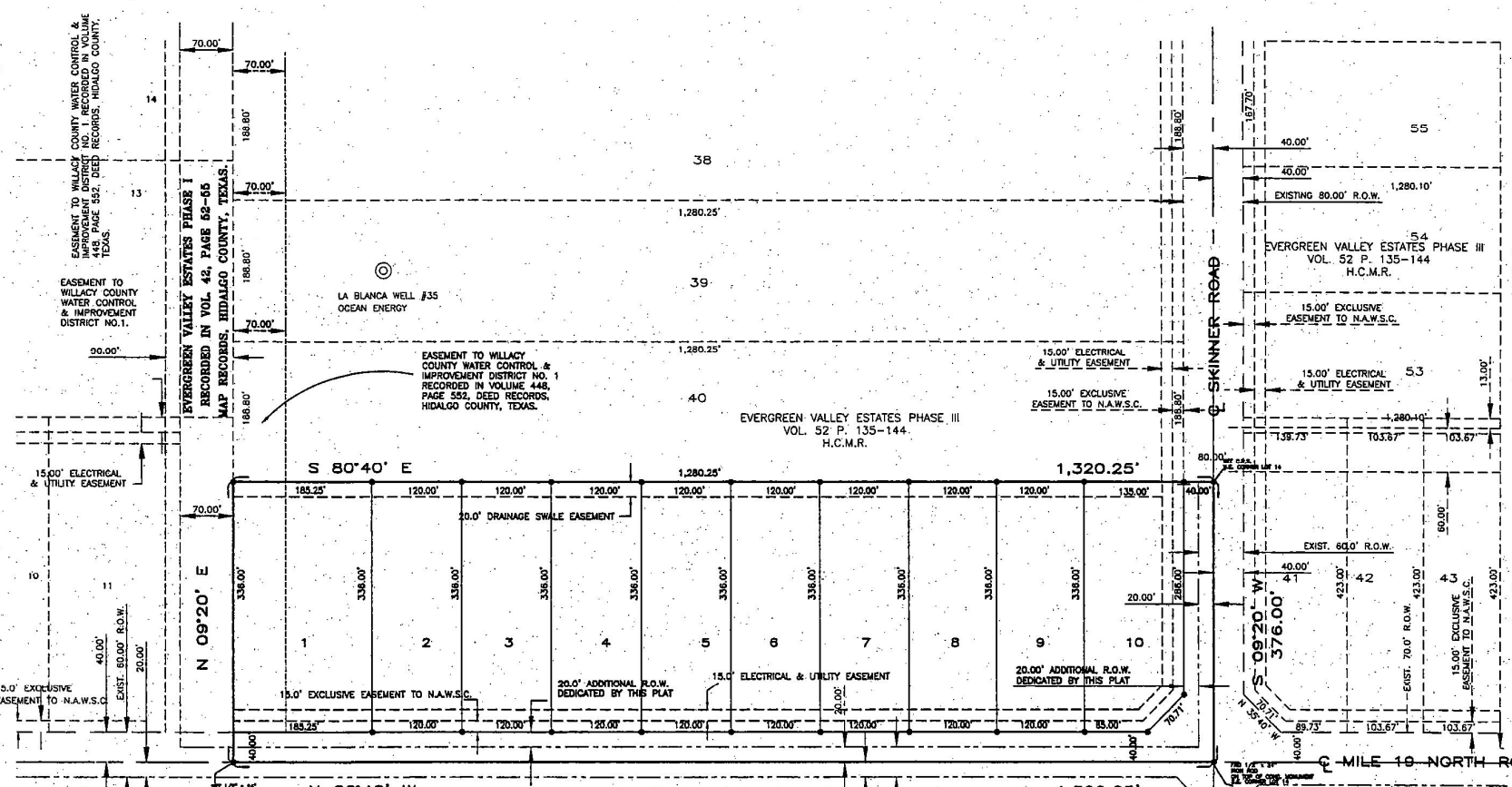
THENCE N 09°20'E, ALONG THE WEST LINE OF LOT 14, PASSING A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4855 SET AT 20.00 FEET FOR THE NORTH RIGHT OF WAY LINE OF MILE 19 NORTH ROAD, A TOTAL DISTANCE OF 376.00 FEET TO A POINT FOR THE WEST CORNER OF EVERGREEN VALLEY ESTATES PHASE III (RECORDED IN VOLUME 52, PAGES 135-144, MAP RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE S 80°40'E, ALONG THE SOUTH LINE OF EVERGREEN VALLEY ESTATES PHASE III, PASSING A 1/2" IRON ROD FOUND AT 1,280.25 FEET FOR THE WEST RIGHT OF WAY LINE OF SKINNER ROAD, A TOTAL DISTANCE OF 1,320.25 FEET (MAP RECORD: 1,320.00 FEET) TO A COTTON PICKER SPINDLE SET ON THE EAST LINE OF LOT 14 AND IN THE CENTERLINE OF SKINNER ROAD FOR AN INTERIOR CORNER OF EVERGREEN VALLEY ESTATES PHASE III AND THE NORTHEAST CORNER OF THIS TRACT.

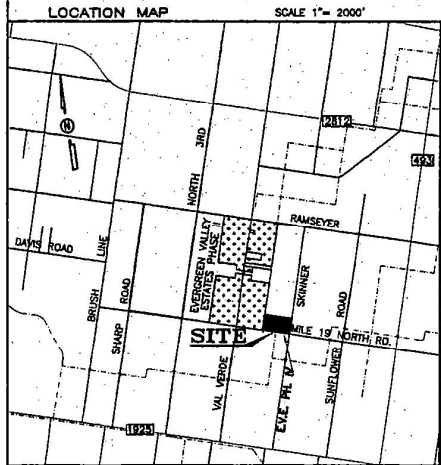
THENCE S 09°20'W, ALONG THE EAST LINE OF LOT 14 AND THE CENTERLINE OF SKINNER ROAD, A DISTANCE OF 376.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.398 OF AN ACRE OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH EVERGREEN VALLEY ESTATES PHASE II, RECORDED IN VOLUME 47, PAGES 85-97, MAP RECORDS, HIDALGO COUNTY, TEXAS.

SCALE: 1" = 100'



- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTERLINE OF THE STREET OR 12" 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 PRELIMINARY CONSTRUCTION FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- LEGEND: \* - DENOTES 1/2" IRON ROD SET UNLESS OTHERWISE NOTED.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.
- SETBACKS: FRONT 40.00 FEET, REAR 20.00 FEET, SIDE 5.00 FEET, OR EASEMENT WHICHEVER IS GREATER CORNER SIDE 15.00 FEET.
- OR TO EASEMENT LINE WHICHEVER IS GREATER ON ALL CASES.
- 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 THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 100 CUBIC FEET OF STORM WATER RUNOFF DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: SEE DRAINAGE REPORT ON SHEET NO. 4.
- BENCHMARK NOTE: THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS: B.M. No. 1 - CONCRETE MONUMENT FOUND AT SHARP ROAD AND MILE 20 NORTH ROAD INTERSECTION, ELEVATION 81.34, N.A.V.D. 88 DATUM.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES.
- DRAINAGE SWALE EASEMENTS NOTE: NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY SWALE OR UTILITY EASEMENT. EACH DRAINAGE SWALE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION AND MAINTENANCE OF THE DRAINAGE SWALE EASEMENT.
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND THE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
- FENCING WILL BE INSTALLED ALONG THE INSIDE LINES OF THE PROPOSED DELTA IRRIGATION EASEMENT BY LOT OWNERS.
- EACH PURCHASED 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.
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS. A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. A SEPARATED DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE. B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY. C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT. D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCEPT 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 DRAINFIELD SYSTEM. E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
- TILLMAN WELCH, THE OWNER AND SUBDIVIDER OF EVERGREEN VALLEY ESTATES PHASE IV, RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSES OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 4 OF THIS PLAT.
- AN OFF-STREET PARKING LOT SITEPLAN SHALL BE REQUIRED ON COMMERCIAL, INDUSTRIAL, & MULTIFAMILY USE AT THE TIME OF APPLICATION FOR CONSTRUCTION.



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY: EVERGREEN VALLEY ESTATES PHASE IV, IS LOCATED IN THE MIDDLE HIDALGO COUNTY ON THE SOUTH SIDE OF MILE 20 NORTH ROAD AND NORTH SIDE OF MILE 19 NORTH ROAD, AND APPROXIMATELY 2840.50 FEET TO THE EAST AND 1320.25 TO WEST SIDE OF 3RD STREET. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG (POPULATION 48,463), EVERGREEN VALLEY ESTATES PHASE II, LIES APPROXIMATELY 3 MILE FROM THE CITY LIMITS AND IT IS NOT WITHIN THE CITY'S TWO-MILE EXTRA TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42-021, LIES IN PRECINCT NO. 4.

PRINCIPAL CONTACTS:

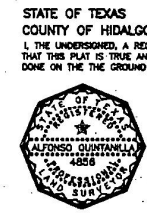
Name	Address	City & Zip	Phone	Fax
OWNERS: TILLMAN WELCH, PRESIDENT	3714 S. EXPRESSWAY 281	EDINBURG, TEXAS 78539	(956)381-8841	(956)381-0571
ENGINEER: EULALIO RAMIREZ	124 E. STUBBS	EDINBURG, TX 78538	(956)381-8480	(956)381-0527
SURVEYOR: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78538	(956)381-8480	(956)381-0527

**QUINTANILLA, HEADLEY AND ASSOCIATES, INC.**  
 CONSULTING ENGINEERS LAND SURVEYORS  
 124 E. STUBBS ST. EDINBURG, TEXAS 78538  
 PHONE: 956-381-8480 FAX: 956-381-0527

LOT	AREA (S.F.)	AC.
1	82,244	1.83
2-9	40,330	0.93
10	14,100	1.00

REVISION NOTES

No.	Sheet	REVISION	Date	Approved



ALFONSO QUINTANILLA  
 R.P. No. 4856

COUNTY OF HIDALGO  
 OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION  
 I, TILLMAN WELCH AS OWNER OF THE 11.398 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED EVERGREEN VALLEY ESTATES PHASE IV, HEREBY SUBMIT THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN. WE CERTIFY THAT WE 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.  
 WE ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

TILLMAN WELCH, PRESIDENT  
 EVERGREEN VALLEY, INC.  
 3714 S. EXPRESSWAY 281  
 EDINBURG, TEXAS 78539

STATE OF TEXAS  
 COUNTY OF HIDALGO  
 BEFORE ME, the undersigned notary public, on this day personally appeared TILLMAN WELCH proved to me through his Texas Department of Public Safety Driver 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 therein expressed.  
 Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.



LISA A. QUINTANILLA-Notary Public

THIS PLAT IS APPROVED BY DELTA LAKE IRRIGATION DISTRICT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

SECRETARY \_\_\_\_\_ PRESIDENT \_\_\_\_\_

HIDALGO COUNTY  
 CERTIFICATE OF PLAT APPROVAL  
 UNDER LOCAL GOVERNMENT CODE § 232.028(a)  
 WE THE UNDERSIGNED CERTIFY that this plat of the EVERGREEN VALLEY ESTATES PHASE IV was reviewed and approved by the Hidalgo County Commissioners Court on \_\_\_\_\_.

Hidalgo County Judge \_\_\_\_\_ Date \_\_\_\_\_  
 Attest: Hidalgo County Clerk \_\_\_\_\_ Date \_\_\_\_\_

COUNTY CLERK'S RECORDING CERTIFICATE  
 I, \_\_\_\_\_ COUNTY CLERK OF HIDALGO COUNTY, certify that the plat bearing this certificate was filed for record at \_\_\_\_\_ o'clock \_\_\_\_\_ M. on \_\_\_\_\_, and was recorded in Book \_\_\_\_\_, Sheet(s) \_\_\_\_\_ the Plat Records of Hidalgo County at \_\_\_\_\_ o'clock \_\_\_\_\_ M. on \_\_\_\_\_.

STATE OF TEXAS  
 COUNTY OF HIDALGO  
 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, §§ 48-211(a). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.  
 HIDALGO COUNTY DRAINAGE DISTRICT NO. 1  
 By: \_\_\_\_\_

STATE OF TEXAS  
 COUNTY OF HIDALGO  
 I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.



EULALIO RAMIREZ  
 P.E. No. 77082

INDEX TO SHEETS  
 SHEETS 1-7 - HEADINGS, LOCATION MAP AND ETC. PRINCIPAL CONTACTS: MAP, LOT, STREETS, AND EASEMENT LAYOUT DESCRIPTION (METES AND BOUNDS), SURVEYOR'S CERTIFICATION, PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, ENGINEER'S CERTIFICATION, ATTESTATION; COUNTY CLERK'S, COUNTY JUDGE, H.C.D.D.A.L., DELTA LAKE IRRIGATION DISTRICT RECORDING CERTIFICATE; REVISION NOTES.  
 SHEETS 8-13 - ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER/OSSF AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSIONS); DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DRAINAGE SWALES, MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEERING CERTIFICATION; REVISION NOTES.

8-1-07

SHEET 1 OF 3

FILENAME	PREPARED BY	CHECKED BY	APPROVED BY
PLAT.DWG	ALFONSO QUINTANILLA	ALFONSO QUINTANILLA	ALFONSO QUINTANILLA
DATE PREPARED	DATE CHECKED	DATE APPROVED	
JULY 30, 2007	JULY 30, 2007	JULY 30, 2007	