



HIDALGO COUNTY PLANNING DEPARTMENT

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

Raul E. Sesin, P.E., CFM
Planning Administrator

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 07-30-2013

PROPOSED EVERGREEN VALLEY ESTATES PHASE 5 SUBDIVISION, PRECINCT No. 4.

ENGINEER: QUINTANILLA, HEADLEY & ASSOC. DEVELOPER: TILLMIN WELCH

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE
NUMBER OF LOTS: 19 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: Southwest corner of Davis Road and Skinner Road.

SUBDIVISION LIES WITHIN THE: The rural area of the County.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 06-25-2013 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

Detention will be accomplished by widening the existing drain ditch along the West property line.

DRAINAGE DESIGN: West property line.

ROAD R.O.W. DEDICATION: 20 feet on Skinner Road

PCT #4 H.C.R.O.W. FINAL APPROVAL DATE: 06-21-2013 By, Jesse Ozuna R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 06-17-2013 By, Chardo Ramos

OSSF & SOIL ANALYSIS WERE CONDUCTED BY: Jose Angel Gonzalez

SEWER SYSTEM: OSSF HAVE BEEN INSTALLED AND INSPECTED BY HCHD ON: 06-17-13

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 8" LOCATION: Davis Rd & Skinner Rd

H.C.O.E.C. FINAL APPROVAL DATE: 06-21-2013 : By Martin Ramirez

Notice Of Termination (NOT) has been submitted. Final stabilization has been achieved on site.

PRELIMINARY APPROVAL FROM
THE HIDALGO COUNTY COMMISSIONERS COURT
ON: 04-02-2013

STAFF RECOMMENDS: Preliminary Approval subject to comments and future recommendations by planning, other departments and the approval of the City of _____.
 Preliminary Approval subject comments and future recommendations by planning and other Departments, However, we are recommending **denial** of the variance request to eliminate the filling stations
 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.

SUBDIVISION PLAT OF:
EVERGREEN VALLEY ESTATES PHASE V

A 39.404 ACRE TRACT OF LAND BEING THE SOUTH 39.404 ACRES OF LOT 11, BLOCK 89, MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT 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 2402208, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS
A 39.404 ACRE TRACT OF LAND BEING THE SOUTH 39.404 ACRES OF LOT 11, BLOCK 89, MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT 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 2402208, 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 COTTON PICKER SPINDLE SET ON THE EAST LINE OF LOT 11 AND AT THE INTERSECTION OF THE CENTERLINE OF SKINNER ROAD AND THE SOUTH RIGHT OF WAY LINE OF DAVIS ROAD FOR AN INTERIOR CORNER OF EVERGREEN VALLEY ESTATES PHASE III (RECORDED IN VOLUME 52, PAGES 135-144, MAP RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHEAST CORNER OF THIS TRACT, SAID SPINDLE BEARS S 09°20'19" W, 20.00 FEET FROM THE NORTHEAST CORNER OF LOT 11.

THENCE, S 09°20'19" W (MAP RECORD: S 09°20' W), ALONG THE EAST LINE OF LOT 11 AND THE CENTERLINE OF SKINNER ROAD, A DISTANCE OF 1,300.12 FEET (MAP RECORD: 1,300.14 FEET) TO A COTTON PICKER SPINDLE SET FOR AN INTERIOR CORNER OF EVERGREEN VALLEY ESTATES PHASE III, THE SOUTHEAST CORNER OF LOT 11 AND THE SOUTHEAST CORNER OF THIS TRACT.

THENCE, N 80°40'34" W (MAP RECORD: N 80°40' W), ALONG THE SOUTH LINE OF LOT 11 AND AN INTERIOR LINE OF EVERGREEN VALLEY ESTATES PHASE III, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 20.00 FEET FOR THE WEST RIGHT OF WAY LINE OF SKINNER ROAD, PASSING A 1/2" IRON ROD FOUND AT 1,255.05 FEET FOR THE EAST LINE OF AN EASEMENT TO WILLACY COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO. 1, RECORDED IN VOLUME 448, PAGE 852, DEED RECORDS, HIDALGO COUNTY, TEXAS), A TOTAL DISTANCE OF 1,320.05 FEET (MAP RECORD: 1,320.25 FEET) TO A POINT FOR THE SOUTHWEST CORNER OF LOT 11, AN EXTERIOR CORNER OF EVERGREEN VALLEY ESTATES PHASE III AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE, N 09°19'57" E (MAP RECORD: N 09°20' E), ALONG THE WEST LINE OF LOT 11, A DISTANCE OF 1,300.34 FEET (MAP RECORD: 1,300.14 FEET) TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF DAVIS ROAD FOR AN EXTERIOR CORNER OF EVERGREEN VALLEY ESTATES PHASE III AND THE NORTHWEST CORNER OF THIS TRACT.

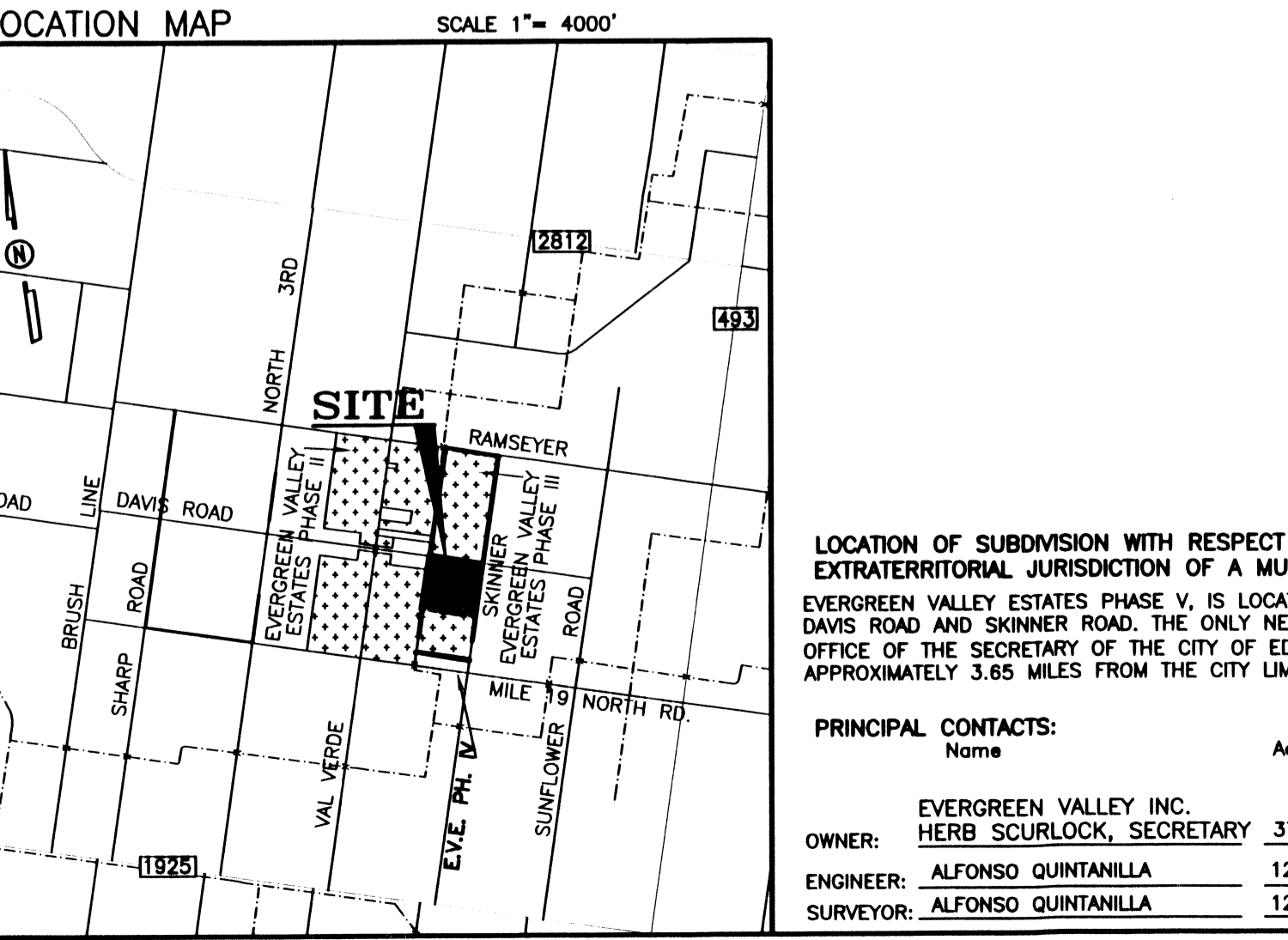
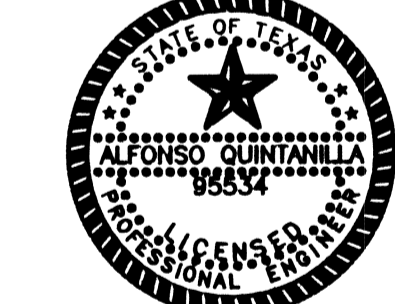
THENCE, S 80°40' E, ALONG AN EXTERIOR LINE OF EVERGREEN VALLEY ESTATES PHASE III AND THE SOUTH RIGHT OF WAY LINE OF DAVIS ROAD, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 1,300.19 FEET FOR THE WEST RIGHT OF WAY LINE OF SKINNER ROAD, A TOTAL DISTANCE OF 1,320.19 FEET (MAP RECORD: 1,320.25 FEET) TO THE POINT OF BEGINNING AND CONTAINING 39.404 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH EVERGREEN VALLEY ESTATES PHASE III, RECORDED IN VOLUME 52, PAGES 135-144, MAP RECORDS, HIDALGO COUNTY, TEXAS.
THE PROPERTY DESCRIBED IN THIS METES AND BOUNDS MAY BE SUBJECT TO THE SUBDIVISION REGULATIONS OF THE COUNTY OF HIDALGO AND/OR ORDINANCES OR GOVERNMENTAL REGULATIONS OF THE CITY IN WHICH THE PROPERTY MAY BE LOCATED OR HOLDING EXTRA TERRITORIAL JURISDICTION.

STATE OF TEXAS
COUNTY OF HIDALGO
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.
Signature: [Signature] 10-17-11
ALFONSO QUINTANILLA, R.P.L.S. No. 4856



STATE OF TEXAS
COUNTY OF HIDALGO
I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.
Signature: [Signature] 5-22-13
ALFONSO QUINTANILLA, P.E. No. 95534



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
EVERGREEN VALLEY ESTATES PHASE V, IS LOCATED IN EASTERN HIDALGO COUNTY ON THE SOUTHWEST CORNER OF THE INTERSECTION OF DAVIS ROAD AND SKINNER ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 77,100). EVERGREEN VALLEY ESTATES PHASE V, LIES APPROXIMATELY 3.65 MILES FROM THE CITY LIMITS AND FALLS IN THE RURAL AREA OF THE COUNTY, IT LIES IN PRECINCT No. 4.

Table with columns: Name, Address, City & Zip, Phone, Fax. Lists contact information for Evergreen Valley Inc. and Alfonso Quintanilla.

PLAT NOTES AND RESTRICTIONS:

- 1.- FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "X" (SHADED) AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE AND AREAS PROTECTED BY DEVICES FROM 100-YEAR FLOOD...
2.- LEGEND: DENOTES 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.
3.- SETBACKS: MINIMUM REQUIREMENTS-OWNER MAY DESIGNATE STRICTER REQUIREMENTS. FRONT: 40.00 FEET, REAR: 15.00 FEET, SIDE: 75.00 FEET, CORNER LOT WHERE R.O.W. IS GREATER THAN 50.00' (LOT 13) OR EASEMENT WHICHEVER IS GREATER IN ALL CASES: 8.00 FEET, 30.00 FEET.
4.- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
5.- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTERLINE OF ROAD 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.
6.- BENCHMARK NOTE: THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS. B.M. No. 1: ELEV. -69.97 FND. C.P.S. AT THE NORTHEAST CORNER OF THIS PROP. SUBD. NAVD 88 DATUM.
7.- 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 99,498.80 CUBIC FEET (2.28 ACRE FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: SEE DRAINAGE REPORT ON SHEET No. 2.
8.- 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 SYSTEM 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 EXCERPT MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE SOIL EVALUATOR 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.
9.- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
10.- HERB SCURLOCK, SECRETARY, THE OWNER & SUBDIVIDER OF EVERGREEN VALLEY ESTATES PHASE V, RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET No. 2 OF THIS PLAT.
11.- 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 OPERATION AND MAINTENANCE OF THE EASEMENT.
12.- 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.
13.- 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. BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
14.- AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT AND THE OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR SCHOOLS, COMMERCIAL, INDUSTRIAL, & MULTIFAMILY USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
15.- THERE IS A 30.00 FOOT IRRIGATION EASEMENT ALONG THE SOUTH SIDE OF LOT 19. NO STRUCTURES SHALL BE ALLOWED WITHIN THE EASEMENT. DELTA LAKE IRRIGATION DISTRICT HAS THE RIGHT TO REMOVE FENCES AND CLEAR THE EASEMENT AREA OF ANY OBSTRUCTIONS IN ORDER TO REPAIR OR REPLACE IRRIGATION LINE.

RIGHT OF WAY EASEMENT
KNOW 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 thereafter use, operate, inspect, repair, maintain, replace, and remove water distribution lines and appurtenances over and across the lands shown on this plat, together with the right of ingress and egress over Grantor's adjacent lands of 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 city, 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 shown on this plat for the purpose of laterally relocate 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 installation, maintenance, repair, replacement and relocation of the structures referred to herein. This agreement together with other provisions of this grant shall constitute an easement for the benefit of the Grantee, its successors, and assigns. The Grantor covenants that it 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 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 executed this instrument this 22nd day of May 2013.

Signature: [Signature]
EVERGREEN VALLEY INC.
HERB SCURLOCK, SECRETARY
3714 S. EXPRESSWAY 281
EDINBURG TX, 78539

HIDALGO COUNTY DRAINAGE DISTRICT No. 1
I HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER THE CODE No. 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 OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF EVERGREEN VALLEY ESTATES PHASE V WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON

HIDALGO COUNTY RIGHT OF WAY DIRECTOR DATE

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF EVERGREEN VALLEY ESTATES PHASE V WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON

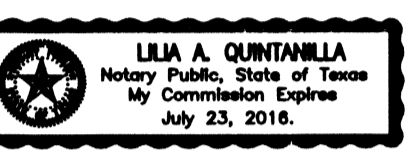
ENVIRONMENTAL HEALTH DIVISION MANAGER DATE

INDEX OF SHEETS
SHEET 1.- HEADING INDEX, LOCATION MAP AND ETJ, PRINCIPAL CONTACTS, DESCRIPTION (METES AND BOUNDS), ENGINEER'S & SURVEYOR'S CERTIFICATION, PLAT NOTES AND RESTRICTIONS, OWNER'S DEDICATION, CERTIFICATION, ATTESTATION, COUNTY JUDGE CERTIFICATE, COUNTY CLERK'S RECORDING CERTIFICATE, H.C.D.D. No. 1 CERTIFICATION, N.A.W.S.C. CERTIFICATE, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE, HIDALGO COUNTY RIGHT OF WAY DEPARTMENT CERTIFICATE, DELTA LAKE IRRIGATION DISTRICT CERTIFICATION: REVISION NOTES
SHEET 2.- MAP: LOT, STREETS, AND EASEMENT LAYOUT, HEADING INDEX: LOCATION MAP AND ETJ; PRINCIPAL CONTACTS: ENGINEER'S & SURVEYOR'S CERTIFICATION: REVISION NOTES, COUNTY CLERK'S RECORDING CERTIFICATE.
SHEET 3.- MAP OF WATER DISTRIBUTION SYSTEM, MAP OF TOPOGRAPHY AND DRAINAGE, COUNTY CLERK'S RECORDING CERTIFICATE, ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER/OSSF AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION) SUBDIVIDER CERTIFICATE & STATEMENT, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE WITH ENGINEER'S CERTIFICATION, CONSTRUCTION DETAILS, REVISION NOTES.

STATE OF TEXAS
COUNTY OF HIDALGO
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION
I, HERB SCURLOCK-SECRETARY OF EVERGREEN VALLEY INC., AS OWNER OF THE 39.404 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED EVERGREEN VALLEY ESTATES PHASE V SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, 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 THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.
I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

Signature: [Signature] 5/22/13
EVERGREEN VALLEY INC.
HERB SCURLOCK, SECRETARY
3714 S. EXPRESSWAY 281
EDINBURG TX, 78539

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, the undersigned authority, on this day personally appeared HERB SCURLOCK, SECRETARY OF EVERGREEN VALLEY INC., 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 purposes and considerations therein stated.
Given under my hand and seal of office this 22nd day of May, 2013.



Signature: [Signature]
LILA A. QUINTANILLA - NOTARY PUBLIC

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 V, was reviewed and approved by the Hidalgo County Commissioners Court on

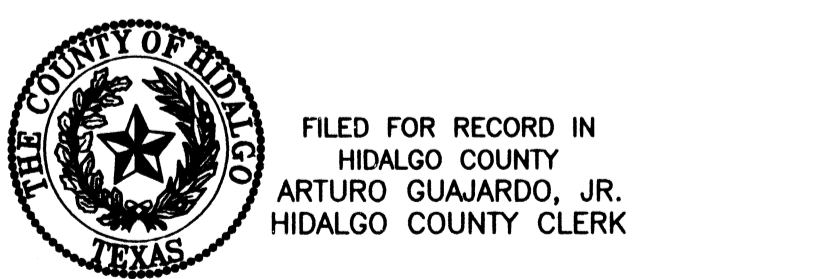
Hidalgo County Judge DATE
ATTEST:
Hidalgo County Clerk DATE

DRAINAGE STATEMENT
(I/WE, the undersigned owner(s) of land shown on this plat for the consideration of Delta Lake Irrigation District (Willacy and Hidalgo County, Texas) approving this plat, assume all responsibility for the drainage of the land covered hereby and we, our heirs and assigns, assume any cost in connection with any drainage needed now or at any time in the future.

Signature: [Signature]
EVERGREEN VALLEY INC.
HERB SCURLOCK, SECRETARY
3714 S. EXPRESSWAY 281
EDINBURG TX, 78539

STATE OF TEXAS
COUNTY OF HIDALGO
COUNTY OF WILLACY
This plat, EVERGREEN VALLEY ESTATES PH V, has been submitted to and considered by the Delta Lake Irrigation District of Willacy and Hidalgo County, Texas and is hereby approved by such district. "All rights, rules and regulations of Delta Lake Irrigation District existing prior to the submission of this plat are not abridged by the subsequent approval of this plat by the said District, notwithstanding any provision or notation otherwise in this plat." (This requirement will be inapplicable if any rights, rules or regulations of the District are intended by the District to be abridged.) Delta Lake Irrigation District will not allow any structures 15' from the centerline of a pipeline or 25' from the inside toe of any main or lateral canal or drainage ditch, and that no fencing will be installed or remain on any Districts easements or right of way unless approved by the District management. All approved fencing will be required to have gates providing a minimum opening of 18 feet. Subject to notice that irrigation water is available only at existing irrigation outlets. Any modification, change, or additional outlets must be approved by the district, and be at expense of the owner.
Any failure to record this plat in the office of the County Clerk's Office of Willacy or Hidalgo County within one year after this date, shall cause this approval to become VOID.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 20____.

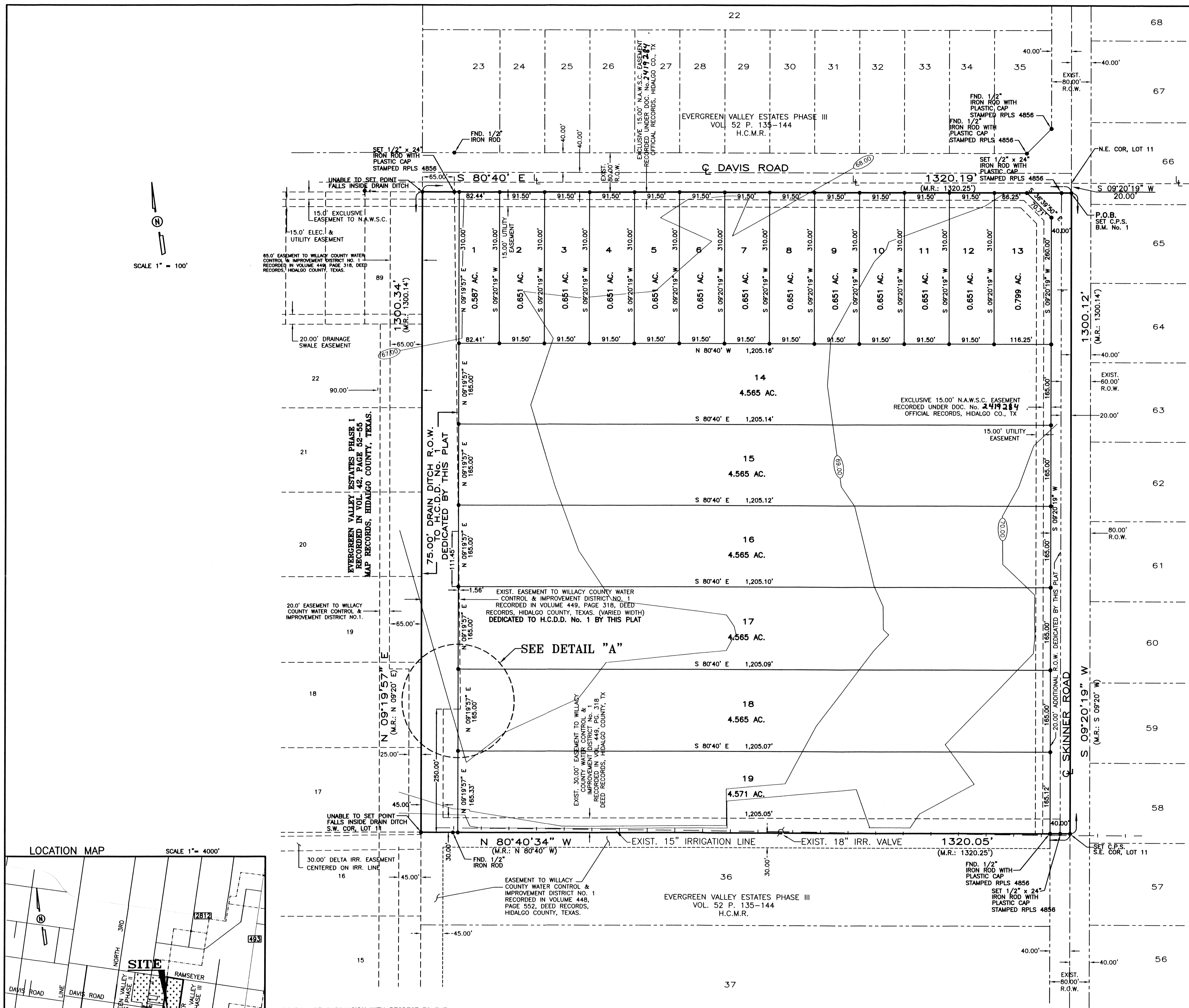
APPROVED BY: PRESIDENT: Dale Murden
ATTEST BY: SECRETARY: Neal Galloway



FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK
ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY

Table with columns: SHEET NO. 1 OF 3 SHEETS, FILENAME: F:\DATA\SUBDIVISIONS\HIDALGO CO.\EVERGREEN VALLEY PHASE V\PLAT, DATE PREPARED, PREPARED BY, CHECKED BY, APPROVED BY.

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS LAND SURVEYORS
124 E. STUBBS ST. PHONE 956-381-6480
EDINBURG, TEXAS 78539 FAX 956-381-0527
REGISTRATION NUMBER F-1513 OFFICE@QHAENGINEERING.COM



SUBDIVISION PLAT OF:
EVERGREEN VALLEY ESTATES PHASE V

A 39.404 ACRE TRACT OF LAND BEING THE SOUTH 39.404 ACRES OF LOT 11, BLOCK 89, MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT 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 2402208, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
 COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.



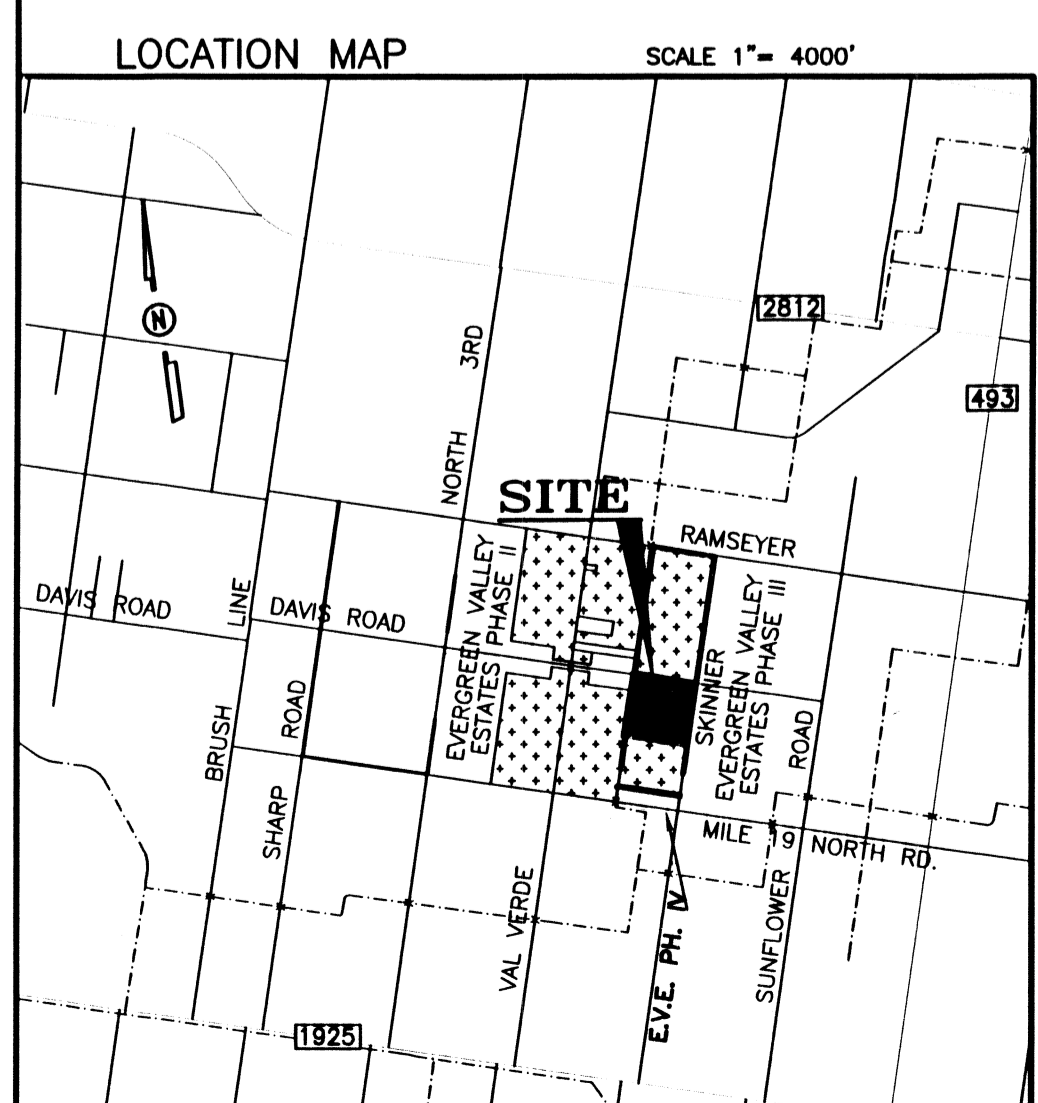
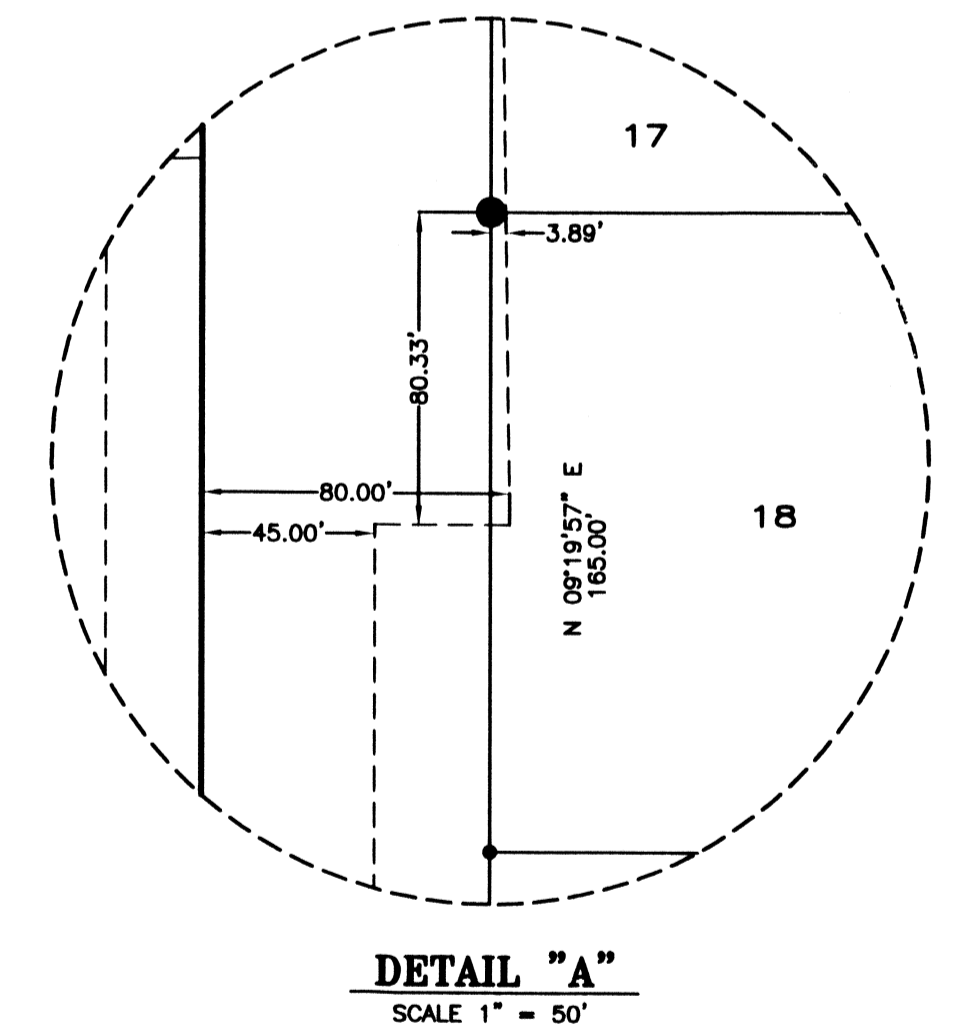
Alfonso Quintanilla
 ALFONSO QUINTANILLA
 P.E. No. 4856
 DATE 10-17-11

STATE OF TEXAS
 COUNTY OF HIDALGO

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



Alfonso Quintanilla
 ALFONSO QUINTANILLA
 P.E. No. 95534
 DATE 5-22-13



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
 EVERGREEN VALLEY ESTATES PHASE V, IS LOCATED IN EASTERN HIDALGO COUNTY ON THE SOUTHWEST CORNER OF THE INTERSECTION OF DAVIS ROAD AND SKINNER ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 77,100). EVERGREEN VALLEY ESTATES PHASE V, LIES APPROXIMATELY 3.85 MILES FROM THE CITY LIMITS AND FALLS IN THE RURAL AREA OF THE COUNTY, IT LIES IN PRECINCT NO. 4.

PRINCIPAL CONTACTS:	Name	Address	City & Zip	Phone	Fax
OWNER:	EVERGREEN VALLEY INC.	HERB SCURLOCK, SECRETARY	3714 S. EXPRESSWAY 281	EDINBURG, TX 78539	(956)386-0726 (956)380-4395
ENGINEER:	ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	(956)381-0527
SURVEYOR:	ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	(956)381-0527

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
 CONSULTING ENGINEERS LAND SURVEYORS
 124 E. STUBBS ST. PHONE 956-381-6480
 EDINBURG, TEXAS 78539 FAX 956-381-0527
 REGISTRATION NUMBER F-1513 OFFICE@QHAENGINEERING.COM

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

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

SHEET NO. 2	FILENAME : F:\DATA\SUBDIVISIONS\HIDALGO CO\EVERGREEN VALLEY PHASE V\PLAT		
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
OCT 17, 2011	M. SOGALE		
DATE REVISION	REVISION BY	CHECKED BY	APPROVED BY
MAY 21, 2013	M. SOGALE	A.G.	

