

MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION FOR BUILDING IMPROVEMENTS SHALL BE 18" ABOVE TOP OF CURB AS MEASURED AT THE FRONT CENTER OF EACH LOT. FINISH FLOOR FOR ANY LOT WITHIN 100 FEET OF A DRAINAGE INLET SHALL BE 24" ABOVE TOP OF CURB AS MEASURED AT THE FRONT CENTER OF EACH LOT. SETBACKS AS PER CITY OF HARLINGEN FRONT: (LOTS 1 to 14 & 50 to 80) FRONT: (LOTS 15 to 49) REAR: THIS SUBDIVISION IS LOCATED IN FLOOD ZONE CHANCE FLOOD; AREAS OF 1% ANNUAL FLOOD LESS THAN 1 SQUARE MILE. COMMUNITY 25 FEET
20 FEET
10 FEET
5 FEET
10 FEET "X" (SHADED). ZONE "X" (SHADED) ARE "AREAS OF 0.2% ANNUAL WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS PANEL No. 485477 0265 F, EFFECTIVE DATE: FEBRUARY 16, 2018

A 15.76 ACRE TRACT OF LAND, BEING ALL OF BLOCK 4, AND A PART OR PORTION OF BLOCKS 3, 5 AND BLOCK 17, STUART PLACE SUBDIVISION, SURVEY 42, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGE 6, MAP RECORDS, CAMERON COUNTY, TEXAS

AGAVE

ESTATES

SUBDIVISION

SUBDIVISION PLAT

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OF CURB INLET LOCATED SOUTH PROPERTY LINE. ALONG SIDE OF PALM BOULEVARD

LOT CORNERS MUST ADHERE TO SEC. OF THE APPLICABLE TEXAS LOCAL

STATE OF COUNTY O

OF TEXAS
OF CAMERON

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS AGAVE ESTATES SUBDIVISION TO THE CITY OF HARLINGEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC (AS APPLICABLE) ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF HARLINGEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF HARLINGEN.

SUBDIVISION IS WITHIN THE HARLINGEN CITY LIMITS. SUBDIVISION IS ZONED PDD (PLANNED

LOT "A" (DETENTION AREA) IS A NON-BUILDABLE LOT AND CANNOT BE RE-SUBDIVIDED FOR "A" IS HEREBY DEDICATED TO THE CITY OF HARLINGEN BY THIS PLAT. A TOTAL OF 2.515 ACRE FEET (109,555 CUBIC FEET) OF STORM WATER DETENTION THIS DETENTION WILL BE PROVIDED WITHIN DETENTION AREA LOT "A". THE DETENTION AREA IS TO BE MAINTAINED BY THE CITY OF HARLINGEN. IS REQUIRED FUTURE DEVELOPMENT. LOT

BASIS AS PER TEXAS PLANE GRID COORDINATE SYSTEM NAD 83 TEXAS SOUTH ZONE (4205).

STATE OF COUNTY O

OF CAMERON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JASON E. GARZA KNOWN 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 CONSIDERATIONS THEREIN STATED.

AND SEAL OF

NOTARY PUBLIC FOR THE MY COMMISSION EXPIRES

STATE

JASON E. GARZA P.O. BOX 6105 MCALLEN, TEXAS

BUILDING PERMIT. A PERMIT IS REQUIRED LOCAL GOVERNMENT CODE

HARLINGEN IRRIGATION DISTRICT No.

TOPARTYTA **Q**

DAY

COUNTY DRAINAGE DISTRICT No.

BY THE HARLINGEN IRRIGATION DISTRICT SUBJECT TO NOTICE THAT IRRIGATION HANGE, OR ADDITIONAL OUTLETS MUST BE IS OF ANY KIND (INCLUDING WITHOUT RIGATION DISTRICT CAMERON COUNTY No. 1 OF THE COUNTY CLERKS OFFICE OF L TO BECOME VOID.

STATE OF TEXAS COUNTY OF CAMERON

HARLINGEN WATERWORKS; ΒΥ

2024.

SIFL

HARLINGEN WATER WORKS SYTEM GABRIEL E. TREVINO, JR. P.E. UTILITY ENGINEER CITY OF HARLINGEN, PLANNING AND

FEET, PASS A NAIL SET, AT THE EAST RIGHT—OF—WAY LINE OF SAID PALM BOULEVARD, A $\frac{1}{2}$ "IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET, ON THE COMMON LINE OF

) 17, AT A DISTANCE OF 364.04 FEET PASS THE SOUTH LINE A TRACT OF LAND DEEDED TO JOHN H. DIEGEL, RECORDED IN A TOTAL DISTANCE OF 374.04 FEET, TO A ½"IRON ROD FOUND

BLOCK 3, WITHIN PALM BOULEVARD, THENCE S 00° 31' 31"E ALONG THE WEST LINE FOR THE NORTHWEST CORNER OF THIS TRACT AND THE POINT OF BEGINNING;

, SITUATED IN CAMERON COUNTY, TEXAS, BEING ALL OF BLOCK 4, AND ALSO BEING A PART ACE SUBDIVISION, SURVEY 42, CAMERON COUNTY, TEXAS, MAP REFERENCE: VOLUME 5 PAGE ACRES ALSO BEING A PART OF A TRACT OF LAND DEEDED TO PANKAJ PATEL, RECORDED COUNTY, TEXAS, SAID 15.76 ACRES OF LAND, BEING MORE PARTICULARLY AS FOLLOWS;

PLANNING AND ZONING TO ALL REQUIREMENTS COMMISSION OF THE OF THE SUBDIVISION

ELANDS

SCALE:

JAVIE

刀

HINOJOS

ENGINE

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RING

P.GONZALEZ

· 31' 31" W, ALONG 1 31NNING, CONTAINING

29" 17,

CONSULTING

DOVE AVENUE MA
PHONE (956)

ENGINEERS

(956)

000

ATION -

MAP

SUNWEST MOBILE HOME PARK

42V

PALOMA BLVD.

32

HENCE N 89°31'29"E, A DISTANCE OF 747.31 FEET OCK 17, FOR THE MOST EASTERLY NORTHEAST CORN

IER HEREOF;

A PLASTIC

STAMPED "CVQ LS" SET,

9

THE EAST LINE OF SAID

CITY OF

'31"E, ALONG THE EAST LINE OF SAID BLOCK 17, A DISTANCE OF 258.95 FEET, TO A ½"IRON ROD WITH A THE NORTHEAST CORNER OF A TRACT OF LAND DEEDED TO HARLINGEN CONSOLIDATED INDEPENDENT SCHOOL GE 154, DEED RECORDS, CAMERON COUNTY TEXAS, FOR THE SOUTHEAST CORNER HEREOF;

SAID SCHOOL TRACT, AT A DISTANCE OF 747.44 FEET, PASS THE WEST COMMON LINE FEET, PASS A ½" IRON ROD WITH A PLASTIC CAP STAMPED "CVQ LS" SET, AT TA DISTANCE OF 1496.40 FEET, PASS A ½" IRON ROD WITH A PLASTIC CAP STAMPED FEET, TO NAIL SET, ON THE WEST LINE OF BLOCK 5, WITHIN SAID PALM BOULEVARD,

AT THE E MPED 'M &

WITHIN SAID PALM BOULEVARD,

70

RUH ESTATES

ROJECT SITE

BOUNDS

DESCRIPTION

AINING 15.76 ACRES
5 AND BLOCK 17,
1 COUNTY, TEXAS,
5, DEED RECORDS,

IGNED, MAYOR OF THE CITY OF HARLINGEN, OF THE SUBDIVISION REGULATIONS OF THIS HEREBY CERTIFY THAT THIS CITY WHEREIN BY APPROVAL

390	#		
	I, THE UNDERSIGNED, CITY ENGINEER, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONI SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.	CITY ENGINEER;	CITY SECRETARY
	THIS SUBDIVISION PLAT CONFORMS TO ALL REQUII /AL IS REQUIRED.		DATE
	Ĭ		

TONY YZAGUIRRE
ASSESSOR & COLLECTOR OF
CAMERON COUNTY, TEXAS WITNESS MY HAND ON THIS THE THE UNDERSIGNED HEREBY CERTIFIES THAT ALL AD VALOREM TAXES OWED TO ALL REPRESENTED BY THE UNDERSIGNED ARE CURRENTLY PAID IN FULL FOR THE YEAR AREA INSIDE THE BOUNDARIES OF THE "AGAVE ESTATES SUBDIVISION"

STATE OF TEXAS COUNTY OF CAMERON

CAMERON COUNTY, TEXAS, DOCUMENT NO. COUNTY COURT SEAL CERTIFICATE WAS FILED AND DULY RECORDED ON THE SYLVIA GARZA-PEREZ, COUNTY OF CAMERON COUNTY, CERTIFY THAT THE PLAT BEARING THIS O'CLOCK DEPUTY

STATE OF TEXAS COUNTY OF CAMERON I, THE UNDERSIGNED, JAVIER HINOJOSA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

<u>N</u>0.

STATE OF TEXAS COUNTY OF CAMERON THE UNDERSIGNED, A REGISTERED PROFESSIONAL PUBLIC SURVEYOR IN THE STATE OF

DIOS (/ASSIEZ D.D.) S	NSIDERATION HAS BEEN GIVEN TO THIS PLAT.	I THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND FURTHER CERTIFY THAT	THE YEAR THAT THE TRAIN TO THE AND CORRECTED MADE AND TO TRETAKED FROM AN ACTUAL VI
7		ON THE GROUND,	MADE AND IS T
		AND FURTHER	ALTAXED FXCM
		CERTIFY THAT	AN ACTUAL SE

CARLOS VASQUEZ, R.P.L.S.
REGISTERED PROFESSIONAL LAND S
C.V.Q. LAND SURVEYORS, LLC
517 BEAUMONT AVE.
McALLEN, TEXAS 78501
TEL. (956) 618—1551
TBPELS FIRM No. 10119600 SURVEYOR NO.