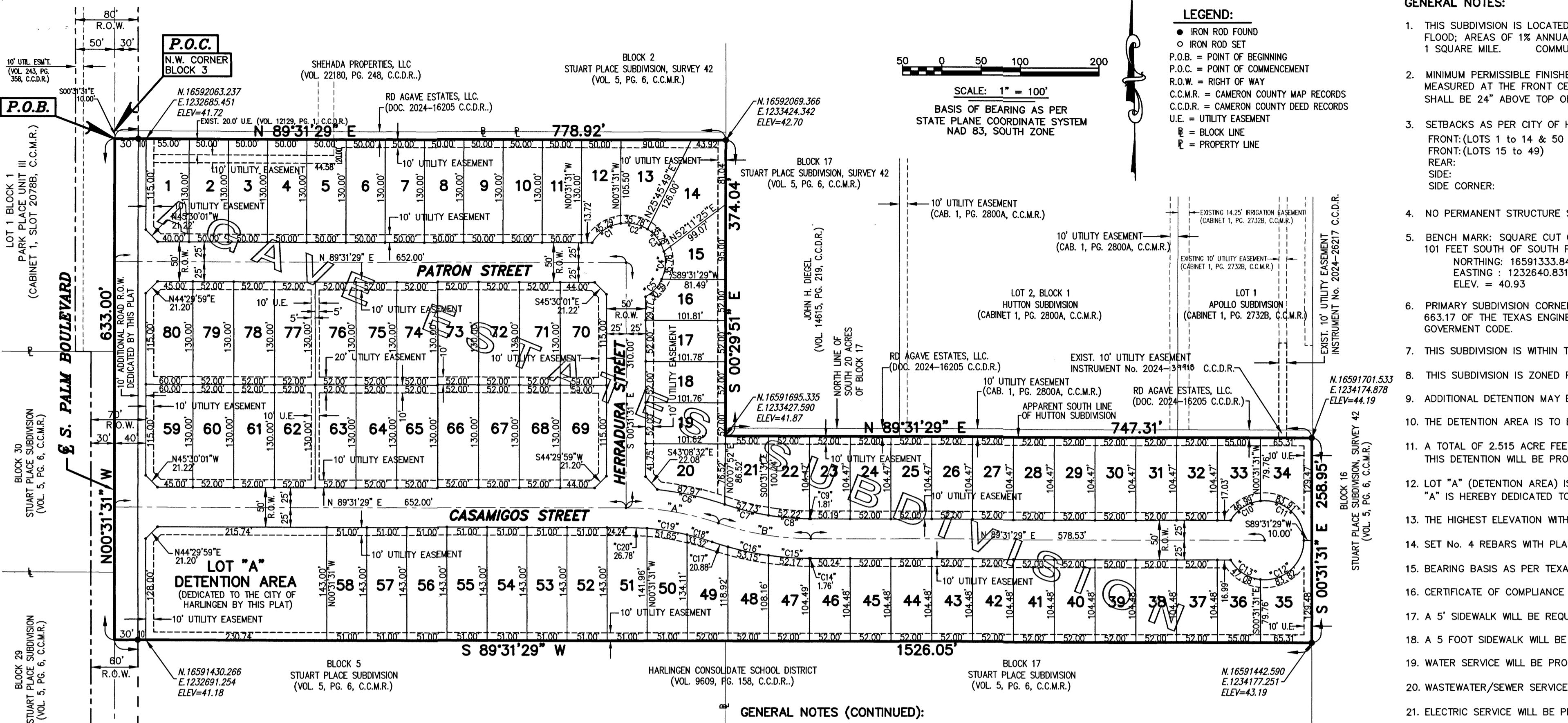


SUBDIVISION PLAT OF

AGAVE ESTATES SUBDIVISION

A 15.76 ACRE TRACT OF LAND, BEING ALL OF BLOCK 4, AND 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

5061



GENERAL NOTES:

1. THIS SUBDIVISION IS LOCATED IN FLOOD ZONE "X" (SHADeD). ZONE "X" (SHADeD) ARE "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE." COMMUNITY PANEL NO. 485477 0265 F, EFFECTIVE DATE: FEBRUARY 16, 2018.
2. 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.
3. SETBACKS AS PER CITY OF HARLINGEN SUBDIVISION ORDINANCE:

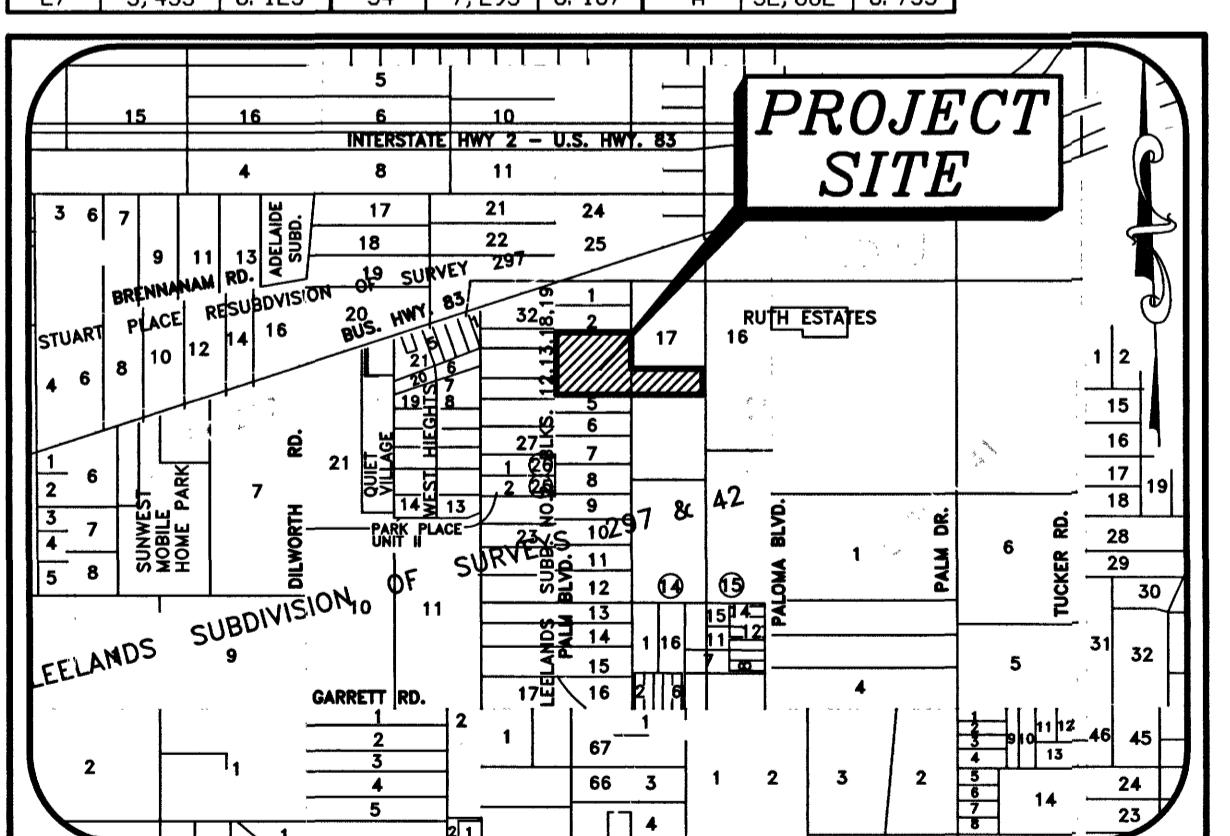
FRONT: (LOTS 1 to 14 & 50 to 80)	25 FEET OR GREATER FOR EASEMENT
FRONT: (LOTS 15 to 49)	20 FEET OR GREATER FOR EASEMENT
REAR:	10 FEET OR GREATER FOR EASEMENT
SIDE:	5 FEET OR GREATER FOR EASEMENT
SIDE CORNER:	10 FEET OR GREATER FOR EASEMENT
4. NO PERMANENT STRUCTURE SHALL BE BUILT OVER ANY EASEMENT.
5. BENCH MARK: SQUARE CUT ON TOP OF CURB INLET LOCATED ALONG THE WEST SIDE OF PALM BOULEVARD APPROXIMATELY 101 FEET SOUTH OF SOUTH PROPERTY LINE. NORTHING: 1659133.842 EASTING: 1232640.831 ELEV. = 40.93
6. PRIMARY SUBDIVISION CORNERS MUST BE SET CONCRETE MONUMENTS. ALL OTHERS LOT CORNERS MUST ADHERE TO SEC. 663.17 OF THE TEXAS ENGINEERING AND LAND SURVEYING PRACTICE ACTS RULES OF THE APPLICABLE TEXAS LOCAL GOVERNMENT CODE.
7. THIS SUBDIVISION IS WITHIN THE HARLINGEN CITY LIMITS.
8. THIS SUBDIVISION IS ZONED PLANNED DEVELOPED DISTRICT (PDD) FOR SINGLE-FAMILY RESIDENTIAL.
9. ADDITIONAL DETENTION MAY BE REQUIRED AT TIME OF CONSTRUCTION.
10. THE DETENTION AREA IS TO BE MAINTAINED BY THE CITY OF HARLINGEN.
11. A TOTAL OF 2.515 ACRE FEET (109,555 CUBIC FEET) OF STORM WATER DETENTION IS REQUIRED FOR THIS SUBDIVISION. THIS DETENTION WILL BE PROVIDED WITHIN DETENTION AREA LOT "A".
12. LOT "A" (DETENTION AREA) IS A NON-BUILDABLE LOT AND CANNOT BE RE-SUBDIVIDED FOR FUTURE DEVELOPMENT. LOT "A" IS HEREBY DEDICATED TO THE CITY OF HARLINGEN BY THIS PLAT.
13. THE HIGHEST ELEVATION WITHIN THIS SUBDIVISION IS 44.21 AND THE LOWEST IS 40.17.
14. SET NO. 4 REBARS WITH PLASTIC CAP STAMPED "CVO LS" ON ALL LOT CORNERS.
15. BEARING BASIS AS PER TEXAS PLANE GRID COORDINATE SYSTEM NAD 83 TEXAS SOUTH ZONE (4205).
16. CERTIFICATE OF COMPLIANCE WITH THE REQUIREMENTS OF THE APPLICABLE TEXAS LOCAL GOVERNMENT CODE.
17. A 5' SIDEWALK WILL BE REQUIRED ALONG ALL INTERIOR STREETS AT TIME OF BUILDING PERMIT.
18. A 5 FOOT SIDEWALK WILL BE REQUIRED FRONTING SOUTH PALM BOULEVARD AND TO BE CONSTRUCTED BY THE DEVELOPER.
19. WATER SERVICE WILL BE PROVIDED BY: HARLINGEN WATERWORKS SYSTEM.
20. WASTEWATER/SEWER SERVICE WILL BE PROVIDED BY: HARLINGEN WATERWORKS SYSTEM.
21. ELECTRIC SERVICE WILL BE PROVIDED BY: MAGIC VALLEY ELECTRIC CORP.
22. A PERMIT IS REQUIRED BEFORE ANY CONSTRUCTION.

GENERAL NOTES (CONTINUED):

23. LOTS 1, 59 AND 80 SHALL NOT HAVE A DRIVEWAY ACCESS TO PALM BOULEVARD.
24. BUILDING PERMITS TO BE LIMITED TO FOUNDATIONS ONLY UNLESS THE INFRASTRUCTURE IS SUBSTANTIALLY COMPLETE AS DETERMINED BY THE CITY ENGINEER AND THE HARLINGEN WATERWORKS SYSTEMS GENERAL MANAGER.

LOT AREAS						
LOT #	SQ. FT.	ACRES	LOT #	SQ. FT.	ACRES	LOT #
1	7,038	0.162	28	5,433	0.125	57
2	6,500	0.149	29	5,433	0.125	56
3	6,500	0.149	30	5,433	0.125	57
4	6,500	0.149	31	5,433	0.125	58
5	6,500	0.149	32	5,433	0.125	59
6	6,500	0.149	33	5,111	0.117	60
7	6,500	0.149	34	6,226	0.143	61
8	6,500	0.149	35	6,220	0.143	62
9	6,500	0.149	36	5,110	0.117	63
10	6,500	0.149	37	5,433	0.125	64
11	6,500	0.149	38	5,433	0.125	65
12	5,907	0.136	39	5,433	0.125	66
13	6,815	0.156	40	5,433	0.125	67
14	8,181	0.188	41	5,433	0.125	68
15	5,091	0.117	42	5,433	0.125	69
16	5,021	0.115	43	5,433	0.125	70
17	5,293	0.122	44	5,433	0.125	71
18	5,292	0.121	45	5,433	0.125	72
19	5,290	0.121	46	5,433	0.125	73
20	6,405	0.147	47	5,499	0.126	74
21	5,232	0.120	48	5,872	0.130	75
22	5,357	0.123	49	6,593	0.151	76
23	5,432	0.125	50	7,073	0.161	77
24	5,433	0.125	51	7,284	0.167	78
25	5,433	0.125	52	7,293	0.167	79
26	5,433	0.125	53	7,293	0.167	80
27	5,433	0.125	54	7,293	0.167	*A

PROJECT SITE

LOCATION MAP
SCALE: 1" = 2000'UPDATED: NOVEMBER 6, 2024
UPDATED: AUGUST 19, 2024
DATE OF PREPARATION: MAY 13, 2024

DRAWN BY: P.GONZALEZ

J H

JAVIER HINOJOSA ENGINEERING
CONSULTING ENGINEERS

416 E. DOVE AVENUE MCALLEN, TEXAS 78504

PHONE (956) 668-1588

javier@javierhinojosa.com

TBPELS FIRM NUMBER F-1295

PRINCIPAL CONTACTS:			
NAME	ADDRESS	CITY & ZIP	PHONE #
OWNER: RD AGAVE ESTATES, LLC	P.O. BOX 6105	McALLEN, TX 78502	(956) 451-6390
ENGINEER: JAVIER HINOJOSA	416 E. DOVE AVENUE	McALLEN, TX 78504	(956) 668-1588
SURVEYOR: CARLOS VASQUEZ	517 BEAUMONT AVE.	McALLEN, TX 78501	(956) 618-1551

I, THE UNDERSIGNED, CITY ENGINEER, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

Javier Hinojosa, PE, CFM

03-10-2025

CARLOS VASQUEZ, R.PLS.

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4608

C.V.Q. AND SURVEYORS, LLC

517 BEAUMONT AVE.

MCALLEN, TEXAS 78501

TEL: (956) 618-1551

TBPELS FIRM NO. 1019600

DATE SURVEYED: 01-30-2024

DATE

DATE