

STATE OF TEXAS
COUNTY OF CAMERON

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND FURTHER CERTIFY THAT PROPER CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

CODY MICHAEL MOORE, R.P.L.S.
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6370



DATE _____

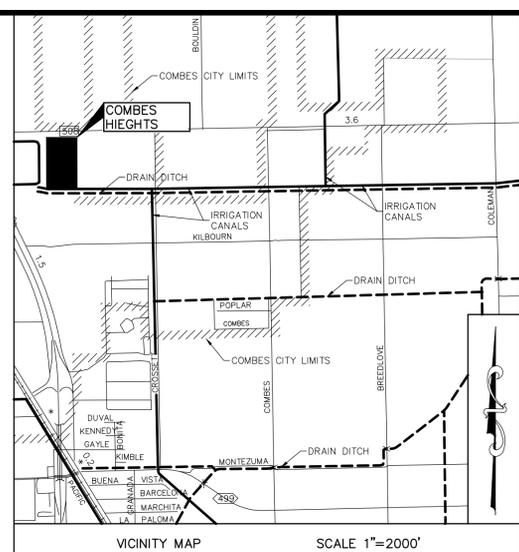
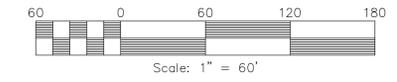
METES AND BOUNDS DESCRIPTION

BEING 13.46 ACRE OF LAND OUT OF BLOCK 8, DAVID AND STEPHENSON SUBDIVISION, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OF PLAT THEREOF RECORDED IN CABINET 1, PAGE 2, MAP RECORDS OF CAMERON COUNTY, TEXAS, BEING THE TRACT OF LAND DESCRIBED IN DOCUMENT NO. 2021-23453, OFFICIAL RECORDS OF CAMERON COUNTY, TEXAS, SAID 0.30 ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID BLOCK 8, BEING WITHIN THE RIGHT OF WAY OF F.M. 508 (HAVING 80 FEET OF RIGHT OF WAY)

THENCE ALONG THE NORTH BOUNDARY OF BLOCK 8, SOUTH 89 DEG. 49 MIN. 34 SEC. WEST A DISTANCE OF 50.00 FEET TO A POINT, FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

- 1) THENCE SOUTH 89 DEG. 49 MIN. 34 SEC., A DISTANCE OF 488.61 FEET TO A NAIL FOUND, FOR THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;
- 2) THENCE LEAVING THE NORTH BOUNDARY OF BLOCK 8, SOUTH 00 DEG. 10 MIN. 26 SEC. EAST AT A DISTANCE OF 25.50 FEET PASS AN IRON ROD FOUND ON THE SOUTH RIGHT OF WAY OF F.M. 508; A TOTAL DISTANCE OF 1200.00 FEET TO AN IRON ROD FOUND ON THE NORTH RIGHT OF WAY OF CAMERON COUNTY DRAINAGE DISTRICT NO. 5 DITCH RECORDED IN VOLUME 13917, PAGE 111, CAMERON COUNTY OFFICIAL RECORDS, FOR THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;
- 3) THENCE ALONG THE NORTH RIGHT OF WAY OF CAMERON COUNTY DRAINAGE DISTRICT NO. 5 DITCH, NORTH 89 DEG. 49 MIN. 34 SEC. A DISTANCE OF 488.61 FEET TO AN IRON ROD FOUND, FOR THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;
- 4) THENCE LEAVING THE NORTH RIGHT OF WAY OF CAMERON COUNTY DRAINAGE DISTRICT NO. 5 DITCH, NORTH 00 DEG. 10 MIN. 26 SEC. WEST AT A DISTANCE OF 1174.50 FEET PASS AN IRON ROD FOUND OF THE SOUTH RIGHT OF WAY OF F.M. 508, A TOTAL DISTANCE OF 1200.00 FEET TO THE POINT OF BEGINNING, CONTAINING 13.46 ACRES OF LAND WITHIN THESE METES AND BOUNDS.



NOTES

1. FLOOD ZONE CLASSIFICATION
THIS SUBDIVISION LIES IN ZONE "X" AS PER THE NATIONAL FLOOD INSURANCE RATE MAP OF COMMUNITY NUMBER 480104, PANEL NUMBER 0255, SUFFIX "T", REVISED FEBRUARY 16, 2018 (MAP: 480610255F)
2. MINIMUM FINISH FLOOR ELEVATION SHALL BE 37.50 FEET MSL OR 24 INCHES ABOVE TOP OF CURB, WHICHEVER IS GREATER.
3. BASIS OF BEARINGS: AS PER TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.
4. SETBACKS
A) FRONT = 25 FEET
B) SIDE = 5 FEET
C) REAR = 10 FEET
COMPLY WITH SETBACKS OR EASEMENT WIDTH WHICHEVER IS GREATER.
5. THIS SUBDIVISION IS IN COMPLIANCE WITH THE REQUIREMENTS OF LOCAL GOVERNMENT CODE 232.032 AND WATER, AND ELECTRICAL CONNECTIONS TO THE LOTS WILL MEET ALL MINIMUM STATE STANDARDS.
- A) WATER WILL BE PROVIDED BY: ERHWSC
- B) ELECTRICAL WILL BE PROVIDED BY: AEP
- C) WASTEWATER SERVICE WILL BE PROVIDED BY: TOWN OF COMBES
- D) ALL GARBAGE AND TRASH SHALL BE PLACED IN SUITABLE CONTAINERS AND DISPOSAL OF THE SAME SHALL BE IN A SANITARY MANNER BY THE TOWN OF COMBES.
6. ALL INTERIOR LOT CORNERS ARE MARKED BY A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED MOORE 6370
7. SUBDIVISION IS INTENDED TO BE A MULTIFAMILY SUBDIVISION.
8. A BUILDING PERMIT IS REQUIRED PRIOR TO CONSTRUCTION OF ANY IMPROVEMENT.
9. THIS TRACT LIES WITHIN THE CITY LIMITS OF THE TOWN OF COMBES.
10. ADDITIONAL FIRE HYDRANTS MAY BE REQUIRED DEPENDING ON SIZE AND TYPE OF CONSTRUCTION.
11. INDIVIDUAL LOT OWNERS SHALL INSTALL A DRIVEWAY CULVERT THAT COMPLIES WITH ALL TOWN OF COMBES REQUIREMENTS AT THE CONSTRUCTION STAGE OF ANY NEW CONSTRUCTION.
12. ALL NEW CONSTRUCTION MUST COMPLY WITH THE TOWN OF COMBES ZONING ORDINANCES.
13. ALL NEW CONSTRUCTION MUST COMPLY WITH THE TOWN OF COMBES SWPPP REQUIREMENTS.
14. THE EAST RIO HONDO WATER SUPPLY CORPORATION (ERHWSC) UTILITY EASEMENTS ARE EXCLUSIVE AND SHALL NOT BE FENCED, BUILDINGS, PLANTINGS, AND ANY TYPE OF OBSTRUCTION THAT INTERFERES WITH THE OPERATION AND MAINTENANCE OF THE ERHWSC UTILITIES WILL BE REMOVED BY ERHWSC AT COST TO THE LANDOWNER WITH NO LIABILITY TO ERHWSC.

LEGEND

⊕	IRON ROD FOUND	⊕	FIRE HYDRANT
■	CONC. MONUMENT FOUND	⊕	WATER VALVE
⊕	NAIL FOUND	⊕	GAS METER
⊕	"X" MARK FOUND	⊕	GAS VALVE
⊕	IRON ROD SET WITH CAP STAMPED "MOORE-6370"	⊕	ELECTRIC JUNCTION BOX
⊕	TREE	⊕	TELEPHONE PEDESTAL
⊕	WATER METER	⊕	STORM INLET
⊕	TRANSFORMER	⊕	SIGN
⊕	CABLE PEDESTAL	⊕	LIGHT POST
⊕	A/C UNIT	⊕	MANHOLE
⊕	MAILBOX	⊕	IRRIGATION VALVE
⊕	CLEANOUT	⊕	IRRIGATION STANDPIPE
⊕	POWER POLE	⊕	SEPTIC TANK
⊕	GUY WIRE ANCHOR	⊕	POST
		⊕	BUTANE TANK

PRELIMINARY PLAT OF:

COMBES HEIGHTS

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SNARELY VENTURES INC.
429 E. WOODLAND DRIVE
HARLINGEN, TX 78550
(956) 873-3133

SUBDIVIDED FOR: PLOT DATE: 10AUG22 JOB NO: 52008

Moore Land Surveying, LLC

14216 Palis Drive, La Feria, TX 78559
(956)245-0988 TBPIS Firm No. 10194186
(956)245-4651 TBPIS Firm No. 19190