

GENERAL NOTES

- FLOOD ZONE CLASSIFICATION
THIS PROPERTY LIES IN ZONE "X" AND ZONE AE (ELEV. 8 FEET), AS PER THE NATIONAL FLOOD INSURANCE PROGRAM OF COMMUNITY NO 48001, PANEL NO. 0500 SUFFIX "F", REVISED FEBRUARY 16, 2018.
- MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE FINISHED GRADE OR ELEVATION _____ NORTH AMERICAN VERTICAL DATUM OF (NAVD) 1988, WHICHEVER IS GREATER.
- BASIS OF BEARINGS AS PER THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83.
- SUBDIVISION SETBACKS SHALL BE MODIFIED AS PER THIS PLANNED DEVELOPMENT.
SETBACKS SHALL BE:
FRONT: 15.00 FT.
SIDE 5.00 FT.
REAR 20.00 FT.
- THIS SUBDIVISION IS IN COMPLIANCE WITH THE REQUIREMENTS OF LOCAL GOVERNMENT CODE 232.032 AND WATER, AND ELECTRICAL CONNECTIONS TO THE LOTS WILL MEET MINIMUM STATE STANDARDS.
- WATER & SANITARY SEWER WILL BE PROVIDED BY:
B) ELECTRICAL WILL BE PROVIDED BY:
C) SOLID WASTE DISPOSAL WILL BE PROVIDED BY: PRIVATE CONTRACTORS

GENERAL NOTES CONTINUED

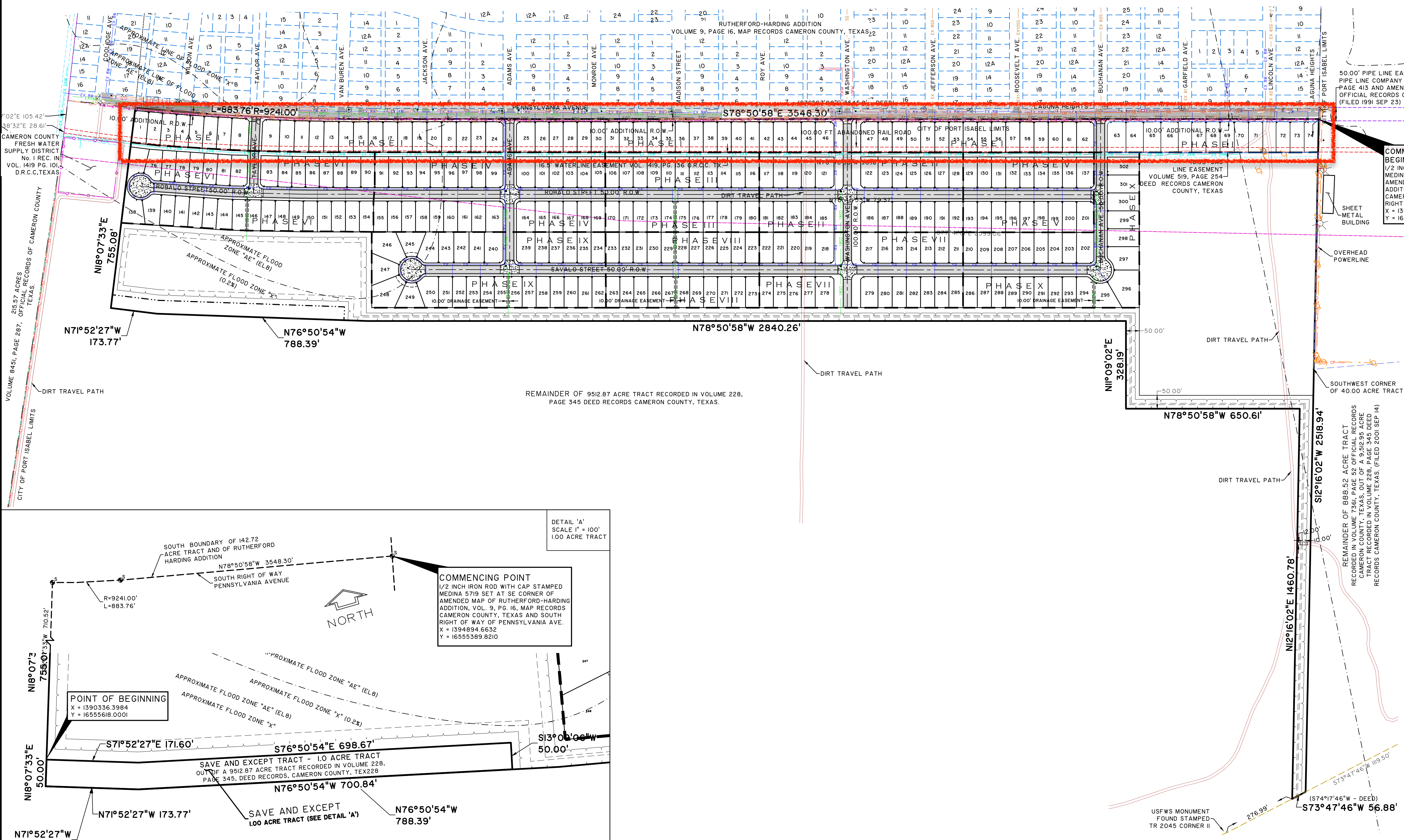
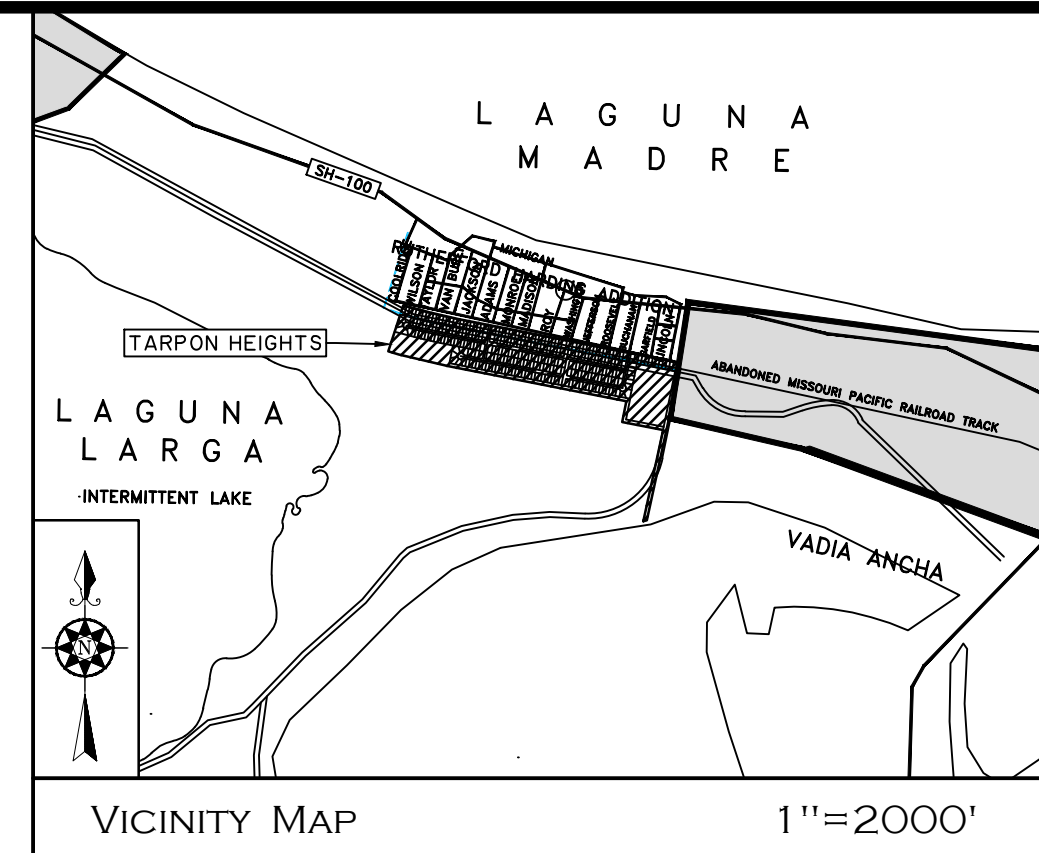
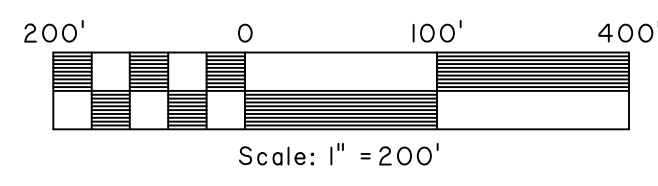
- ALL INTERIOR LOT CORNERS ARE MARKED BY A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED MEDINA 5719.
- STREET CENTERLINE POINTS OF CURVATURE AND POINTS OF TANGENCY ARE MARKED WITH A PK NAIL WITH WASHER STAMPED MEDINA 5719.
- NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT.
- THIS SUBDIVISION IS A SINGLE FAMILY RESIDENTIAL DEVELOPMENT.
- THIS SUBDIVISION IS WITHIN THE CITY LIMITS OF PORT ISABEL.

LEGEND

IRON ROD FOUND
NAIL FOUND
IRON ROD SET WITH CAP STAMPED MEDINA 5719
SIGN
SANITARY SEWER MANHOLE
GRATE INLET
POWER POLE

LEGEND

1800 - 1800	PROP. 18" STORM SEWER
2400 - 2400	PROP. 24" STORM SEWER
3000 - 3000	PROP. 36" STORM SEWER
3600 - 3600	PROP. 48" STORM SEWER
4200 - 4200	PROP. 60" STORM SEWER
4800 - 4800	PROP. 8" WATERLINE
5400 - 5400	PROP. 8" SANITARY SEWER
6000 - 6000	PROP. 10" SANITARY SEWER
6600 - 6600	PROP. 12" SANITARY SEWER
7200 - 7200	PROP. FIRE HYDRANT ASSEMBLY
7800 - 7800	PROP. PAVEMENT
8400 - 8400	EXISTING FENCE
9000 - 9000	EXISTING OVERHEAD ELECTRICAL
9600 - 9600	EXISTING POWER POLE
10200 - 10200	EXISTING 8" WATERLINE
10800 - 10800	EXISTING 24" WATERLINE
11400 - 11400	EXISTING 6" SANITARY SEWER
12000 - 12000	EXISTING 10" SANITARY SEWER
12600 - 12600	EXISTING 12" SANITARY SEWER
13200 - 13200	EXISTING MANHOLE
13800 - 13800	EXISTING TOP OF BANK
14400 - 14400	EXISTING TOE OF CANAL
15000 - 15000	EXISTING PAVEMENT
15600 - 15600	EXISTING EBONY TREE
16200 - 16200	EXISTING HACKBERRY TREE
16800 - 16800	EXISTING MESQUITE TREE
17400 - 17400	EXISTING PALM TREE
18000 - 18000	EXISTING TREE



50.00' PIPE LINE EASEMENT TO PAN AMERICAN PIPE LINE COMPANY RECORDED IN VOLUME 332, PAGE 413 AND AMENDED IN VOLUME 1705, PAGE 59 OFFICIAL RECORDS CAMERON COUNTY, TEXAS (FILED 1991 SEP 23)

COMMENCING POINT AND POINT OF BEGINNING
1/2" IRON ROD WITH CAP STAMPED MEDINA 5719 SET AT SE CORNER OF AMENDED MAP OF RUTHERFORD-HARDING ADDITION, VOL. 9, PG. 16, MAP RECORDS CAMERON COUNTY, TEXAS AND SOUTH RIGHT OF WAY OF PENNSYLVANIA AVE.
X = 1394894.6632
Y = 16555389.8210

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

JOSE D. MEDINA, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5719

DATE

DEVELOPER: LA CUESTA SOL DEVELOPMENT, LTD., AND OR ASSIGNS
DEVELOPER ADDRESS: HARLINGEN, TEXAS 78550 (956) 000-0000

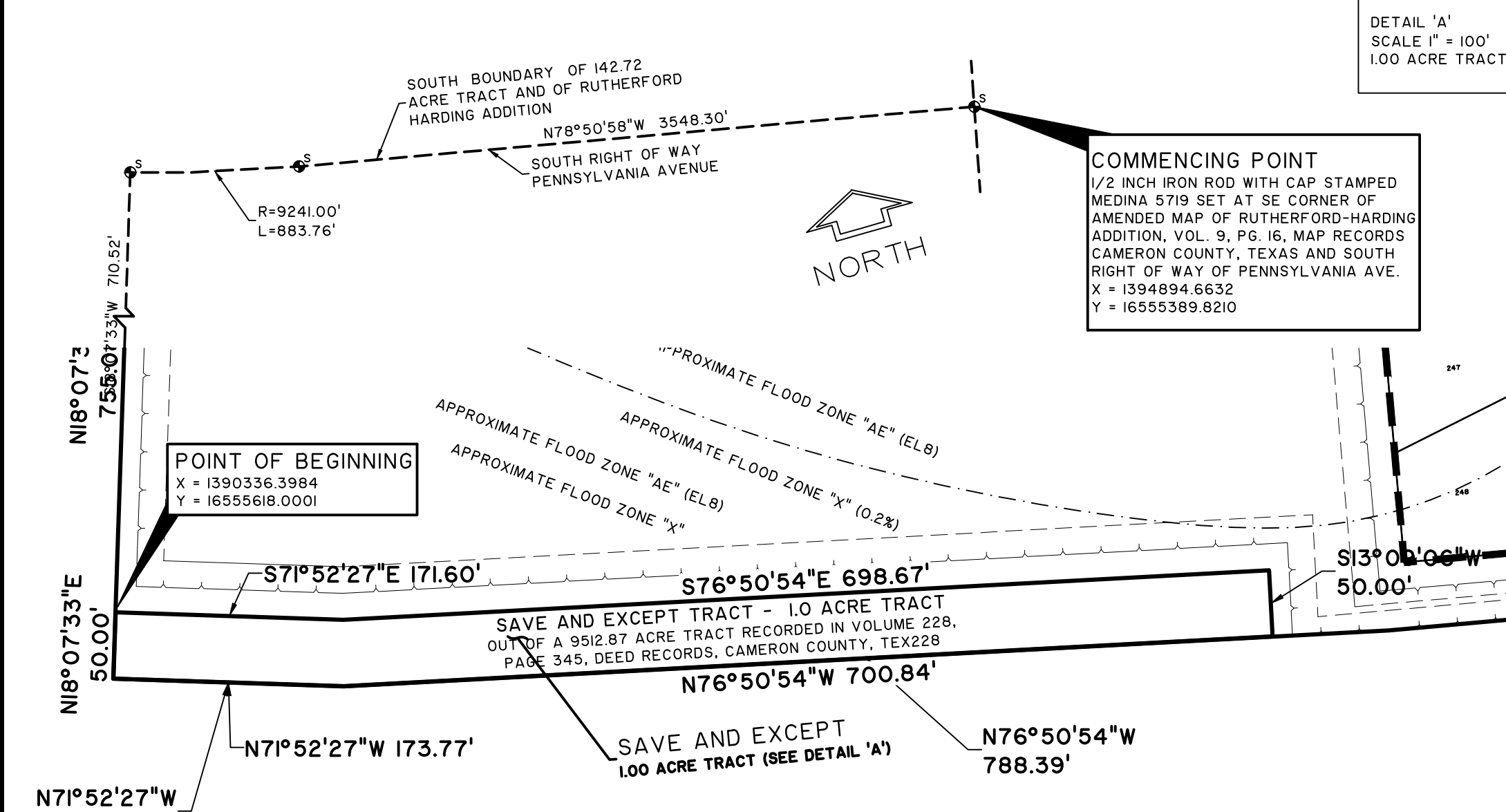
PRELIMINARY PLAT
TARPON HEIGHTS

84.50 ACRES OF LAND COMPRISED OF THE FOLLOWING:

TRACT 1: 36.25 ACRES OUT OF A 320 ACRE TRACT DESCRIBED AS THE EASTERN ONE-HALF OF THE TRACT OF EXACTLY 640 ACRES OUT OF SANTA YSABEL TRACT AND CONVEYED TO GARCIA LAND & LIVE STOCK CO. IN DEED RECORDED IN VOLUME 141, PAGE 519, DEED RECORDS OF CAMERON COUNTY, TEXAS FILED 7 DECEMBER 1925 AND RATIFIED 4 MAY 1931 AS A 320 ACRE TRACT IN VOLUME 228, PAGE 345, DEED RECORDS OF CAMERON COUNTY, TEXAS AND SAID 320 ACRES AND BETTER DESCRIBED AS THIRD TRACT IN VOLUME 1, PAGE 527, OIL & GAS RECORDS OF CAMERON COUNTY, TEXAS FILED 1938 DECEMBER 5;

TRACT 2: 48.25 ACRES OUT OF A 9512.87 ACRE TRACT RECORDED AS FIRST TRACT AND FILED 4 MAY 1931, RECORDED IN VOLUME 228, PAGE 345, DEED RECORDS OF CAMERON COUNTY, TEXAS; SAVE AND EXCEPT A 1.00 ACRE TRACT OUT OF SAID 84.50 ACRE TRACT.

FERRIS, FLINN & MEDINA, LLC
ENGINEERS SURVEYORS
1405 N. STUART PLACE ROAD
PALM VALLEY, TEXAS 78552
Phone (956) 364-2236 Fax (956) 364-1023
Texas Board of Professional Land Surveying Firm Registration No. 100370-00 Texas Board of Professional Engineers Firm Registration No. F-897



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PRELIMINARY PLAT

LA CUESTA SOL DEVELOPMENT, LTD., AND OR ASSIGNS
TARPON HEIGHTS

SCALE: 1" = 200'
DRAWN BY: G.F.
FILE: 063-053
PLOT DATE: 9 JANUARY 2020

PLAT PAGE:
1
OF 3 SHEET

- GENERAL NOTES**
- FLOOD ZONE CLASSIFICATION
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REAR 20.00 FT.
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B) ELECTRICAL WILL BE PROVIDED BY:
C) SOLID WASTE DISPOSAL WILL BE PROVIDED BY: PRIVATE CONTRACTORS
- *****

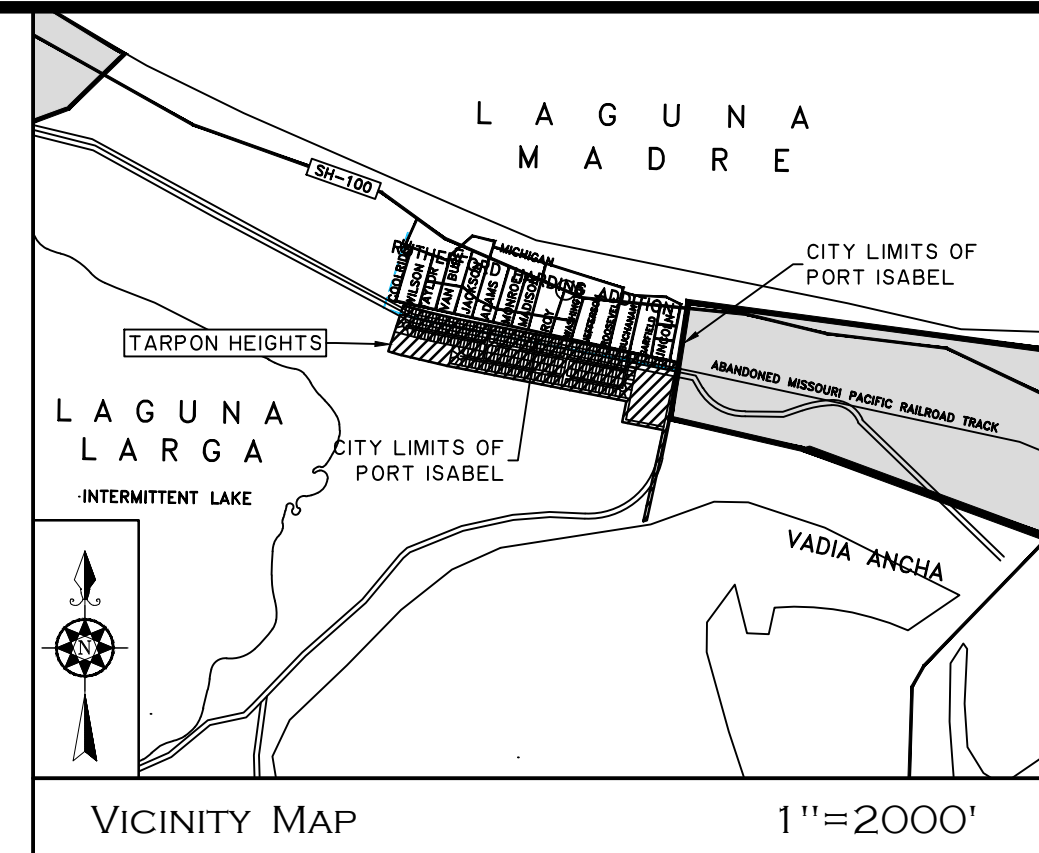
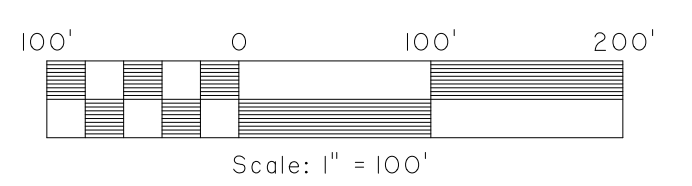
- GENERAL NOTES CONTINUED**
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 - THIS SUBDIVISION IS WITHIN THE CITY LIMITS OF PORT ISABEL.

LEGEND

⊙	IRON ROD FOUND
⊙	NAIL FOUND
⊙	IRON ROD SET WITH CAP STAMPED MEDINA 5719
⊙	SIGN
⊙	SANITARY SEWER MANHOLE
⊙	GRATE INLET
⊙	POWER POLE
⊙	SCHEDULE B ITEM

LEGEND

---	PROF. 18" STORM SEWER	---	EXISTING FENCE
---	PROF. 24" STORM SEWER	---	EXISTING OVERHEAD ELECTRICAL
---	PROF. 8" WATERLINE	---	EXISTING POWER POLE
---	PROF. 8" SANITARY SEWER	---	EXISTING 8" WATERLINE
---	PROF. 10" SANITARY SEWER	---	EXISTING 12" SANITARY SEWER
---	PROF. 12" SANITARY SEWER	---	EXISTING MANHOLE
---	PROF. FIRE HYDRANT ASSEMBLY	---	EXISTING TOP OF BANK
---	PROF. PAVEMENT	---	EXISTING TOE OF CANAL
---		---	EXISTING PAVEMENT
---		---	EXISTING EBONY TREE
---		---	EXISTING HACKBERRY TREE
---		---	EXISTING MESQUITE TREE
---		---	EXISTING PALM TREE
---		---	EXISTING TREE



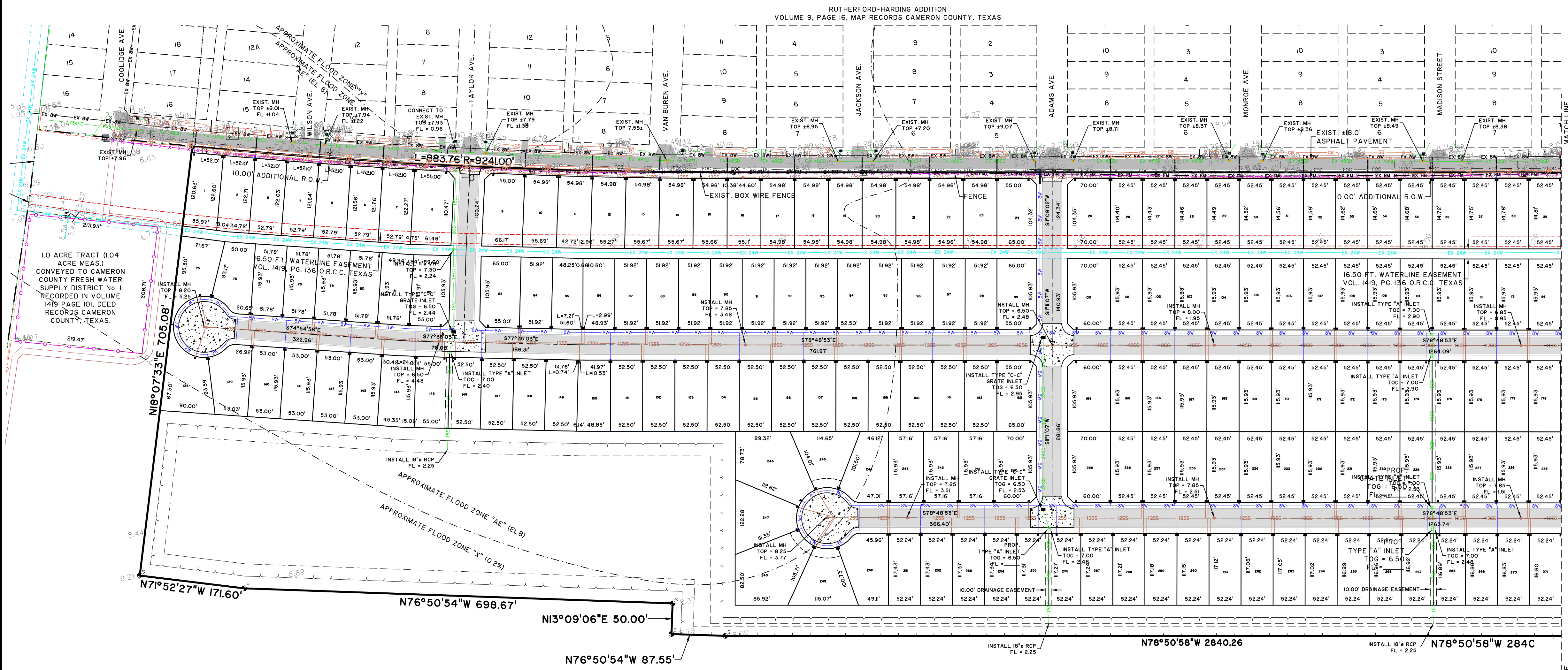
STATE OF TEXAS
COUNTY OF CAMERON

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JOSE D. MEDINA, R.P.L.S.
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5719

DATE



REMAINDER OF 9512.87 ACRE TRACT RECORDED IN VOLUME 228, PAGE 345 DEED RECORDS CAMERON COUNTY, TEXAS

DEVELOPER: LA CUESTA SOL DEVELOPMENT, LTD., AND OR ASSIGNS
DEVELOPER NAME
DEVELOPER ADDRESS
HARLINGEN TEXAS 78550
(956) 000-0000
NUMBER OF LOTS: 302

**PRELIMINARY PLAT
TARPON HEIGHTS**

84.50 ACRES OF LAND COMPRISED OF THE FOLLOWING:

TRACT 1: 36.25 ACRES OUT OF A 320 ACRE TRACT DESCRIBED AS THE EASTERN ONE-HALF OF THE TRACT OF EXACTLY 640 ACRES OUT OF SANTA YSABEL TRACT AND CONVEYED TO GARCIA LAND & LIVE STOCK CO. IN DEED RECORDED IN VOLUME 141, PAGE 519, DEED RECORDS OF CAMERON COUNTY, TEXAS FILED 7 DECEMBER 1925 AND RATIFIED 4 MAY 1931 AS A 320 ACRE TRACT IN VOLUME 228, PAGE 345, DEED RECORDS OF CAMERON COUNTY, TEXAS AND SAID 320 ACRES AND BETTER DESCRIBED AS THIRD TRACT IN VOLUME 1, PAGE 527, OIL & GAS RECORDS OF CAMERON COUNTY, TEXAS FILED 1938 DECEMBER 5;

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PALM VALLEY, TEXAS 78552
Phone (956) 364-2236 Fax (956) 364-1023
FIRM REGISTRATION NO. 100370-00 TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION NO. F-697

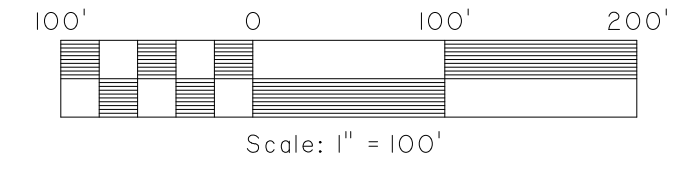
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PRELIMINARY PLAT

LA CUESTA SOL DEVELOPMENT, LTD., AND OR ASSIGNS
TARPON HEIGHTS

SCALE: 1"=100'
DRAWN BY: G.F.
FILE: 063-053
PLOT DATE: 9 JANUARY 2020

PLAT PAGE:
2
OF 3 SHEET



LEGEND

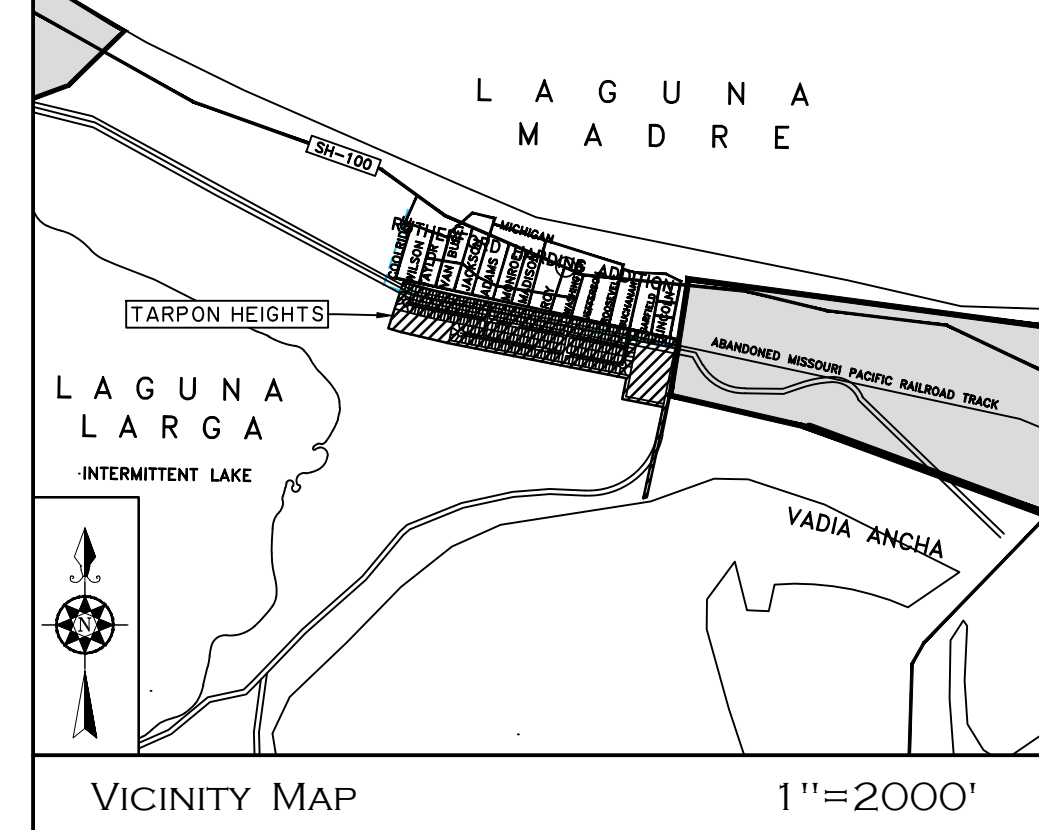
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⊙	SIGN
⊙	SANITARY SEWER MANHOLE
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LEGEND

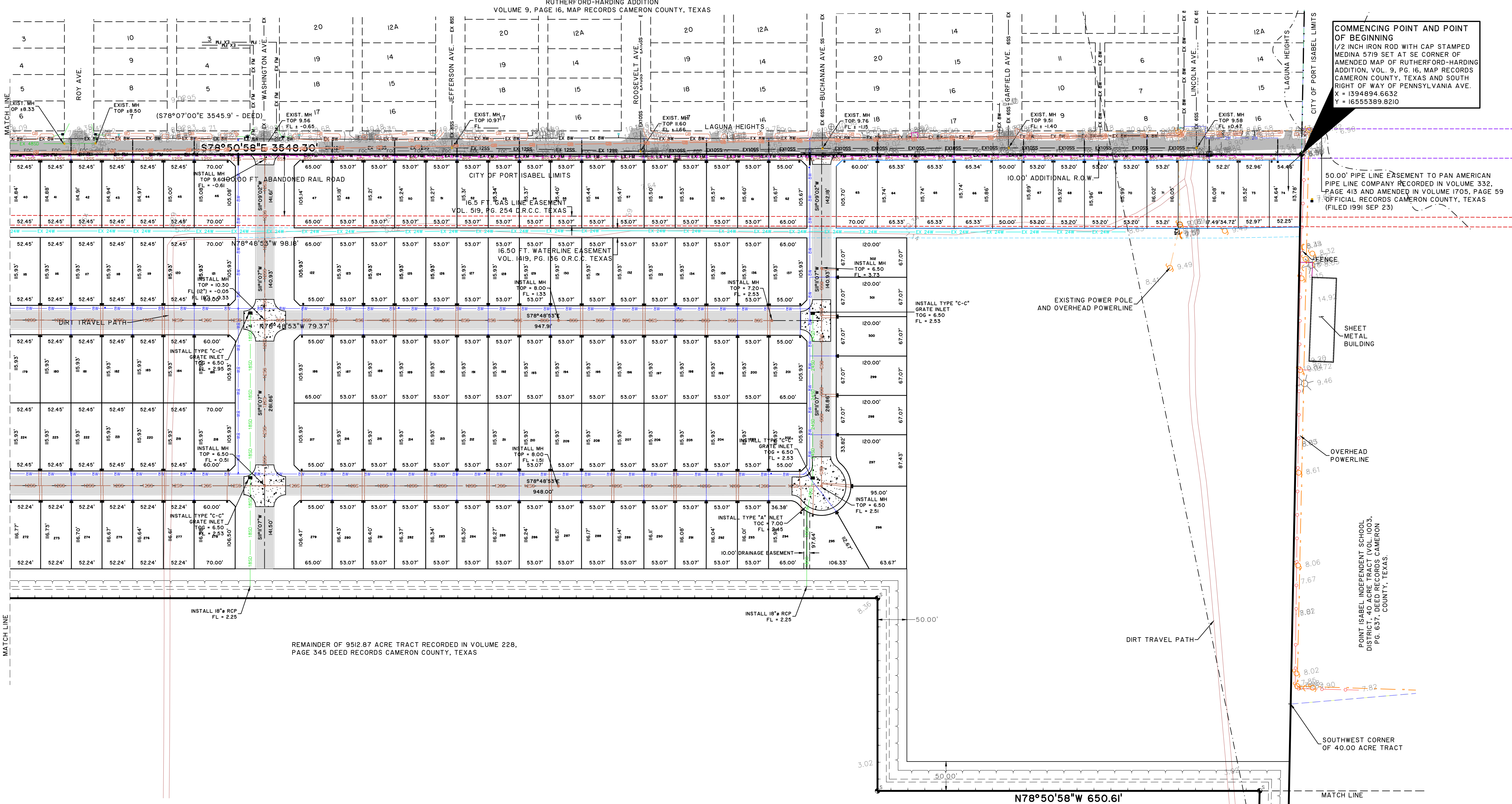
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---	PROP. FIRE HYDRANT ASSEMBLY
---	PROP. PAVEMENT

LEGEND

---	EXISTING FENCE
---	EXISTING OVERHEAD ELECTRICAL
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 TEXAS BOARD OF PROFESSIONAL ENGINEERS
 FIRM REGISTRATION NO. F-89730
 TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS
 FIRM REGISTRATION NO. L-10070-00



COMMENCING POINT AND POINT OF BEGINNING
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 COUNTY OF CAMERON

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JOSE D. MEDINA, R.P.L.S.
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 5719

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 DEVELOPER NAME
 DEVELOPER ADDRESS
 HARLINGEN TEXAS 78550
 (956) 000-0000

NUMBER OF LOTS: 302

PRELIMINARY PLAT
TARPON HEIGHTS

84.50 ACRES OF LAND COMPRISED OF THE FOLLOWING:

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 TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS
 FIRM REGISTRATION NO. L-10070-00

PRELIMINARY PLAT

LA CUESTA SOL DEVELOPMENT, LTD., AND OR ASSIGNS
TARPON HEIGHTS

SCALE: 1"=100'
 DRAWN BY: G.F.
 FILE: 063-053
 PLOT DATE: 9 JANUARY 2020
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 OF 3 SHEET

