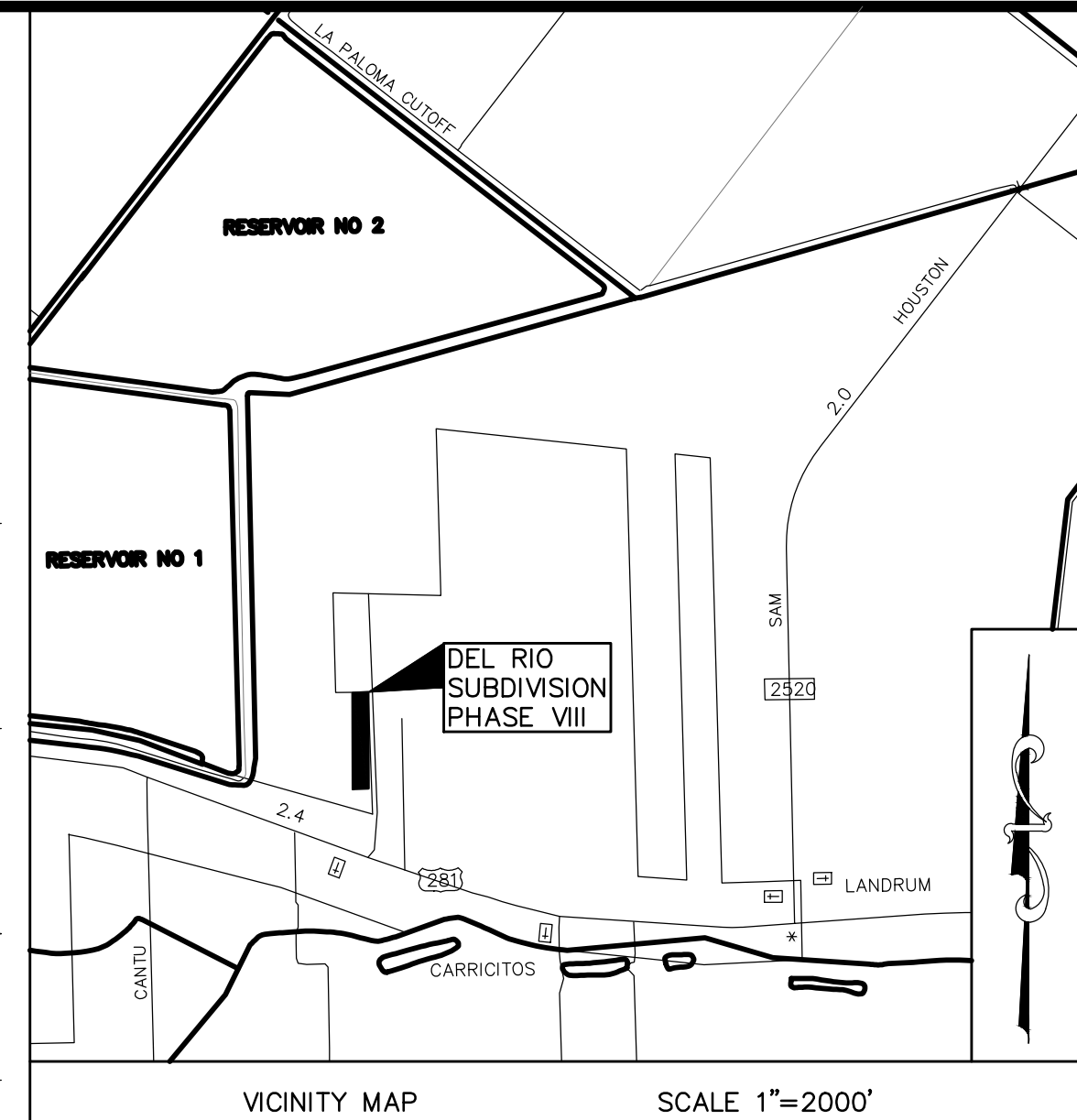
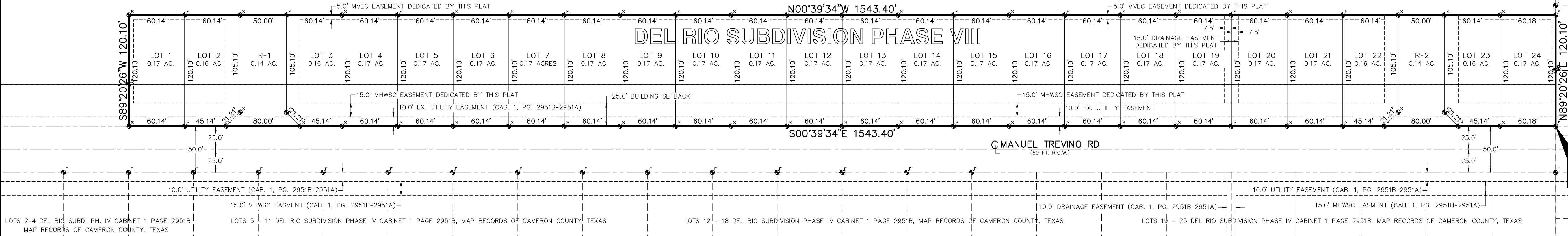


BLOCK E, JAMES DICKINSON SUBDIVISION NO. 1, VOL. 4, PG. 32, MRCCT

ROBERTO & CAMILA GARCIA
15.00 AC. OUT OF BLOCK E,
JAMES DICKINSON SUBDIVISION NO. 1,
VOL. 15832, PG. 154 MRCCT



NOTES
1. FLOOD ZONE CLASSIFICATION
THIS SUBDIVISION LIES IN ZONE "X" AS PER THE NATIONAL FLOOD INSURANCE RATE MAP OF COMMUNITY NUMBER 480105, PANEL NUMBER 0425, SUFFIX "F", REVISED FEBRUARY 16, 2018 (MAP: 48061C0425F)
2. MINIMUM FINISH FLOOR ELEVATION SHALL BE 47.25 FEET MSL OR 18 INCHES ABOVE NEAREST BACK OF CURB, WHICHEVER IS GREATER.
3. BASIS OF BEARINGS: AS PER TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83.
4. SETBACKS
A) FRONT = 25 FEET
B) SIDE = 5 FEET
C) REAR = 10 FEET
COMPLY WITH SETBACKS OR EASEMENTS 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: MHWSC
B) ELECTRICAL WILL BE PROVIDED BY: MVEC
C) WASTEWATER SERVICE WILL BE PROVIDED BY: MHWSC
D) GARBAGE WASTE WILL BE DISPOSED OF BY CITY OF LOS INDIOS.
6. ALL INTERIOR LOT CORNERS ARE MARKED BY A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED MOORE 6370
7. NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS SUBDIVISION IS INTENDED TO BE A SINGLE FAMILY RESIDENTIAL DEVELOPMENT THAT MAY INCLUDE, MOBILE HOMES, MANUFACTURED HOMES AND HOMES BUILT ON SITE.
8. A PERMIT IS REQUIRED BEFORE ANY CONSTRUCTION OR OTHER DEVELOPMENT BEGINS.
9. THIS TRACT LIES WITHIN THE CITY LIMITS OF TOWN OF LOS INDIOS.
10. ALL GARBAGE AND TRASH SHALL BE PLACED IN SUITABLE CONTAINERS AND DISPOSAL OF THE SAME SHALL BE IN A SANITARY MANNER BY A QUALIFIED WASTE DISPOSAL COMPANY. EACH LOT OWNER SHALL MAINTAIN A CONTRACT AND ENSURE PAYMENTS ARE CURRENT WITH A SOLID WASTE DISPOSAL COMPANY AT ALL TIMES.
11. 4' SIDEWALKS WILL BE REQUIRED TO BE INSTALLED ON ALL LOTS AT THE BUILDING STAGE AS REQUIRED BY CITY OF LOS INDIOS SUBDIVISION ORDINANCE.
12. LOTS R-1 & R-2 ARE NON BUILDABLE LOTS RESERVED FOR FUTURE ROAD RIGHT-OF-WAY.

CERTIFICATION OF THE MAYOR OF THE CITY OF LOS INDIOS

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

APPROVED BY: _____
CITY OF LOS INDIOS MAYOR

MILITARY HIGHWAY WATER SUPPLY CORPORATION

THIS PLAT OF "DEL RIO SUBDIVISION PHASE VIII" HAS BEEN SUBMITTED TO AND CONSIDERED BY MILITARY HIGHWAY WATER SUPPLY CORPORATION OF CAMERON COUNTY, AND IS HEREBY APPROVED BY SUCH WATER SUPPLY CORPORATION AND WE HEREBY CERTIFY THAT POTABLE WATER IS AVAILABLE UPON REQUEST TO "DEL RIO SUBDIVISION PHASE VIII".

DATED THIS _____ DAY OF _____, A.D. 2021

APPROVED BY: _____
RAMON ROSALES, JR.

**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.

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



DATE _____

ENGINEERS CERTIFICATE

I, DUSTIN MOORE, THE UNDERSIGNED, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT. THE DESIGN FOR WATER AND SANITARY SEWER MEETS MINIMUM STATE STANDARDS.



DUSTIN MOORE, P.E.
TEXAS REGISTRATION NO. 119107

DATE _____

CAMERON COUNTY DRAINAGE DISTRICT NO. 3

I/WE, THE UNDERSIGNED OWNER/OWNERS OF THE LAND SHOWN ON THIS PLAT FOR THE CONSIDERATION OF CAMERON COUNTY DRAINAGE DISTRICT NO. 3 APPROVING THIS PLAT, ASSUME ALL RESPONSIBILITY FOR THE DRAINAGE OF THE LAND COVERED HEREBY AND I/WE, AND MY/OUR ASSIGNS, ASSUME ANY COSTS IN CONNECTION WITH ANY DRAINAGE NEEDED NOW OR AT ANY TIME IN THE FUTURE.

NUEVA FRONTERA, L.P.
SCOT CAMPBELL

CAMERON COUNTY DRAINAGE DISTRICT NO. 3

CAMERON COUNTY DRAINAGE DISTRICT NO. 3, HEREBY APPROVES HIS SUBDIVISION ON THE CONDITION THAT THE DISTRICT DOES NOT WARRANT THE ADEQUACY OF ITS DRAINAGE SYSTEM IN CASE OF HEAVY RAINFALL, AND THAT IT WILL NOT BE CALLED UPON, BY PRESENT OR FUTURE OWNERS OF ANY LOT OR LOTS IN THIS SUBDIVISION, TO CORRECT ANY DRAINAGE OR FLOODING PROBLEMS ON ANY OF THE LOTS IN SAID SUBDIVISION. APPROVAL IS GIVEN ONLY AS IT RELATES TO AND MAY AFFECT THE FACILITIES OF THE DISTRICT. NO CONSIDERATIONS IS GIVEN TO ANY OTHER MATTERS. ANY FAILURE TO RECORD THIS PLAT IN THE OFFICE OF THE COUNTY CLERK OF CAMERON COUNTY WITHIN ONE YEAR AFTER THIS DATE SHALL CAUSE THIS APPROVAL TO BECOME VOID.

DATED THIS _____ DAY OF _____, 2021

APPROVED BY: _____
PRESIDENT

DATE _____

DRAINAGE STATEMENT

CAMERON COUNTY IRRIGATION DISTRICT NO. 2

I, THE UNDERSIGNED OWNER(S) OF LAND SHOWN ON THIS PLAT, ACKNOWLEDGE THAT THE CAMERON COUNTY IRRIGATION DISTRICT NO. 2 HAS NO RESPONSIBILITY FOR THE DRAINAGE OF THE LAND COVERED HEREBY OR FOR ANY COSTS IN CONNECTION WITH ANY DRAINAGE NEEDS NOW OR AT ANY TIME IN THE FUTURE.

NUEVA FRONTERA, L.P.
SCOT CAMPBELL

**THE STATE OF TEXAS
COUNTY OF CAMERON**

THIS PLAT, "DEL RIO SUBDIVISION PHASE VIII" HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CAMERON COUNTY IRRIGATION DISTRICT NO. 2 OF CAMERON COUNTY, TEXAS AND IS HEREBY APPROVED BY SUCH DISTRICT. 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 THE EXPENSE OF THE OWNER. NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON CAMERON COUNTY IRRIGATION DISTRICT NO. 2 RIGHT-OF-WAY OR EASEMENT. ANY FAILURE TO RECORD THIS PLAT IN THE OFFICE OF THE COUNTY CLERK'S OFFICE OF CAMERON 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 _____ A.D. 2021

APPROVED: _____
PRESIDENT

ATTEST BY: _____
SECRETARY

**STATE OF TEXAS
COUNTY OF CAMERON**

WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS "DEL RIO SUBDIVISION PHASE VIII" TO THE CITY OF LOS INDIOS, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC (AS APPLICABLE) ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATERLINES, 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 LOS INDIOS, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED EITHER ON THE PLAT OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF LOS INDIOS.

NUEVA FRONTERA, L.P.
SCOT CAMPBELL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MR. SCOT CAMPBELL FOR NUEVA FRONTERA, L.P., KNOWN TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2021.

NOTARY PUBLIC, CAMERON COUNTY, TEXAS.

**STATE OF TEXAS
COUNTY OF CAMERON**

I, SYLVIA GARZA-PEREZ, COUNTY CLERK OF CAMERON COUNTY, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED AND DULY RECORDED ON THE _____ DAY OF _____, 2021 AT _____ O'CLOCK _____ M IN THE MAP RECORDS OF CAMERON COUNTY, TEXAS, DOCUMENT NO. _____.

BY: _____ DEPUTY

**STATE OF TEXAS
COUNTY OF CAMERON**

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL AD VALOREM TAXES OWED TO ALL OF THE TAXING UNITS REPRESENTED BY THE UNDERSIGNED ARE CURRENTLY PAID IN FULL FOR THE YEAR 201____ FOR THE AREA INSIDE THE BOUNDARIES OF DEL RIO SUBDIVISION PHASE VIII

WITNESS MY HAND ON THIS THE _____ DAY OF _____, 2021

TONY YZAGUIRRE, JR.
TAX ASSESSOR-COLLECTOR

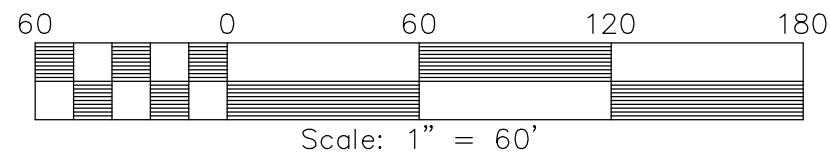
BY: _____ DEPUTY

METES AND BOUNDS DESCRIPTION

4.26 ACRES BEING 2.66 ACC OF LAND OUT OF BLOCK E, JAMES DICKINSON SUBDIVISION NO. 1, CAMERON COUNTY, TEXAS, RECORDED IN VOLUME 4, PAGE 32, MAP RECORDS OF CAMERON COUNTY, TEXAS, AND 1.60 AC. BEING LOT 29 DEL RIO SUBDIVISION PHASE IV, MAP RECORDS OF CAMERON COUNTY, TEXAS, BEING OUT OF THE TRACT OF LAND DESCRIBED IN VOLUME 15832, PAGE 154, OFFICIAL RECORDS OF CAMERON COUNTY, TEXAS. SAID 4.26 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF DEL RIO SUBDIVISION PHASE 3A, FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

- 1) THENCE SOUTH 00°39'34" EAST A DISTANCE OF 1543.40 FEET FOR A CORNER OF THE TRACT HEREIN DESCRIBED;
- 2) THENCE SOUTH 89°20'26" WEST A DISTANCE OF 120.10 FEET FOR A CORNER OF THE TRACT HEREIN DESCRIBED;
- 3) THENCE NORTH 00°39'34" WEST A DISTANCE OF 1543.40 FEET FOR A CORNER OF THE TRACT HEREIN DESCRIBED;
- 4) THENCE NORTH 89°20'26" EAST A DISTANCE OF 120.10 FEET TO THE POINT OF BEGINNING; CONTAINING 4.26 AC. FOR THE TRACT HEREIN DESCRIBED.



LEGEND

	IRON ROD FOUND
	CONC. MONUMENT SET
	NAIL FOUND
	NAIL SET
	IRON ROD SET WITH CAP STAMPED "MOORE-6370"

BENCHMARK

NATIONAL GEODETIC SURVEY BENCHMARK
DESIGNATION G1422/PID AB1305
ELEV. 52.49' (DATUM IS NAVD 88)
A STAINLESS STEEL ROD LOCATED APPROXIMATELY 1.85 MILE EAST OF LA FERIA AT THE NORTHEAST CORNER OF RESTLAWN CEMETERY, ON THE SOUTH SIDE OF U.S. BUSINESS 83.

FINAL PLAT OF:

DEL RIO SUBDIVISION PHASE VIII

4.26 ACRES BEING 2.66 ACC OF LAND OUT OF BLOCK E, JAMES DICKINSON SUBDIVISION NO. 1, CAMERON COUNTY, TEXAS, RECORDED IN VOLUME 4, PAGE 32, MAP RECORDS OF CAMERON COUNTY, TEXAS, AND 1.60 AC. BEING LOT 29

DEL RIO SUBDIVISION PHASE IV, MAP RECORDS OF CAMERON COUNTY, TEXAS, BEING OUT OF THE TRACT OF LAND DESCRIBED IN VOLUME 15832, PAGE 154, OFFICIAL RECORDS OF CAMERON COUNTY, TEXAS.

NUEVA FRONTERA L.P.
SUBDIVIDED FOR: 1210 E. TYLER AVE.
HARLINGEN, TX 78550
(956) 428-6607

PLAT DATE: 05 APRIL 2021 JOB NO: 260001

**Moore Land
Surveying, LLC**

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