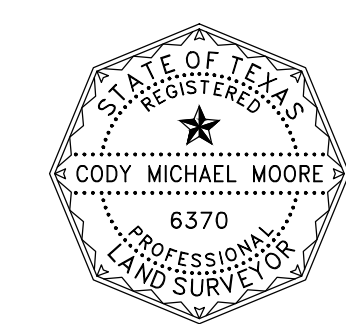


STATE OF TEXAS
COUNTY OF CAMERON

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 _____

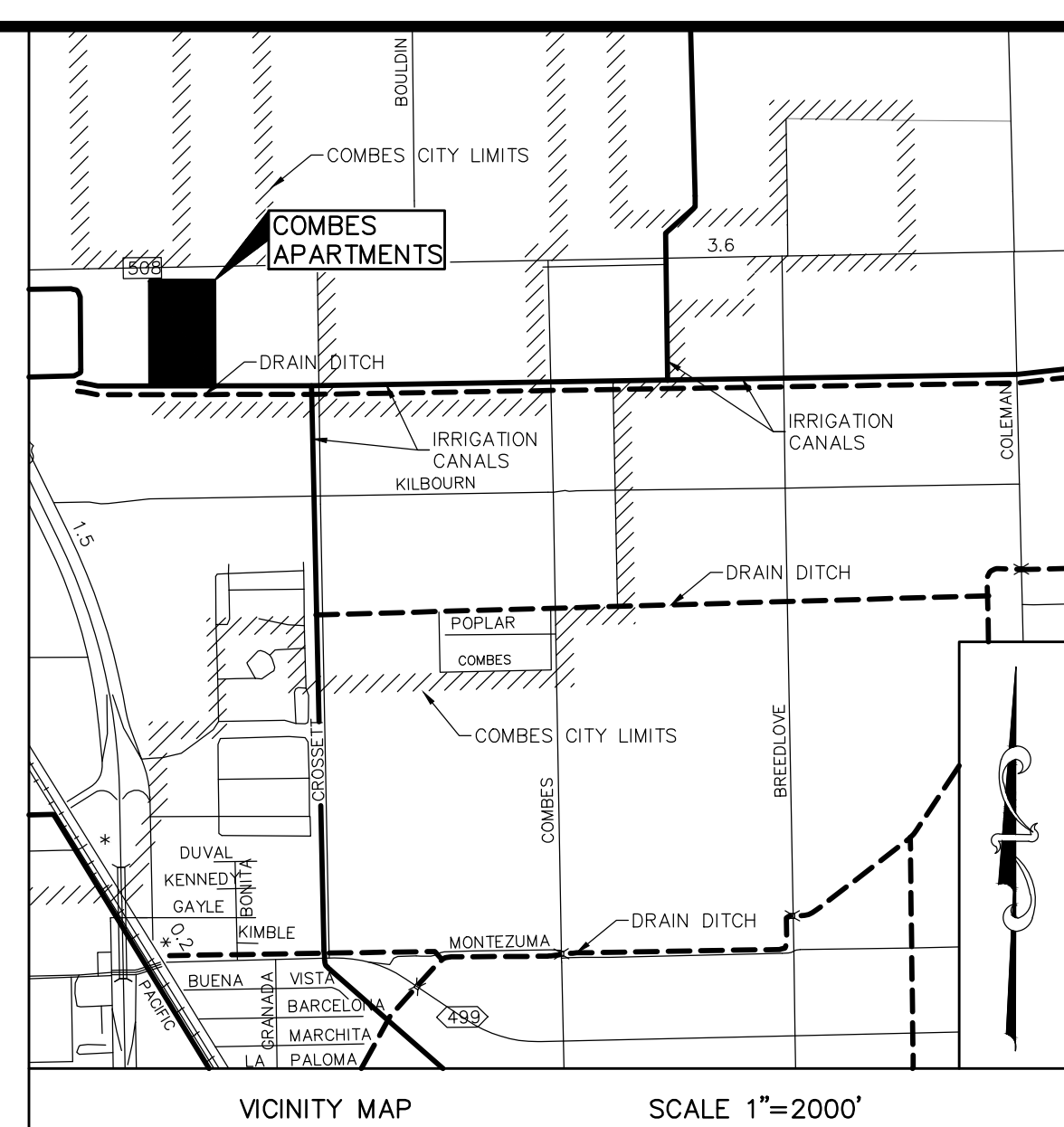
METES AND BOUNDS DESCRIPTION

BEING 20.002 ACRES OF LAND OUT OF BLOCK 8 DAVID AND STEPHENSON SUBDIVISION, CAMERON COUNTY, TEXAS RECORDED IN VOLUME 1, PAGE 2 MAP RECORDS OF CAMERON COUNTY TEXAS, BEING THE TRACT OF LAND DESCRIBED IN VOL. 22436, PG. 246, OFFICIAL RECORDS OF CAMERON COUNTY TEXAS, SAID 20.002 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING THE NORTHEAST CORNER OF BLOCK 8 DAVID AND STEPHENSON SUBDIVISION, THENCE SOUTH 89 DEG. 49 MIN. 34 SEC. WEST A DISTANCE OF 55.40 FEET FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

- 1) THENCE SOUTH 00 DEG. 10 MIN. 26 SEC. EAST A DISTANCE OF 1205.62 FEET FOR THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;
- 2) THENCE NORTH 81 DEG. 34 MIN. 05 SEC. WEST, A DISTANCE OF 37.54 FEET FOR THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;
- 3) THENCE SOUTH 89 DEG. 49 MIN. 34 SEC. WEST A DISTANCE OF 688.87 FEET FOR THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;
- 4) THENCE NORTH 00 DEG. 10 MIN. 26 SEC. WEST A DISTANCE OF 1200.00 FEET FOR THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;
- 5) NORTH 89 DEG. 49 MIN. 34 SEC. EAST A DISTANCE OF 725.99 FEET TO THE POINT OF BEGINNING; CONTAINING 20.002 ACRES OF LAND WITHIN THESE METES AND BOUNDS;

DATE OF BEARINGS AS PER THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83.



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: ERHWS
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 (ERHWS) 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 ERHWS UTILITIES WILL BE REMOVED BY ERHWS AT COST TO THE LANDOWNER WITH NO LIABILITY TO ERHWS.

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 APARTMENTS
20.00 ACRES OF LAND OUT OF BLOCK 8, DAVID AND STEPHENSON SUBDIVISION, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET 1, PAGE 2, MAP RECORDS OF CAMERON COUNTY, TEXAS, BEING THE TRACT OF LAND DESCRIBED IN VOL. 22436 PG. 246 ORCCT

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

PLOT DATE: 10JULY22 JOB NO: 52008

Moore Land Surveying, LLC

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