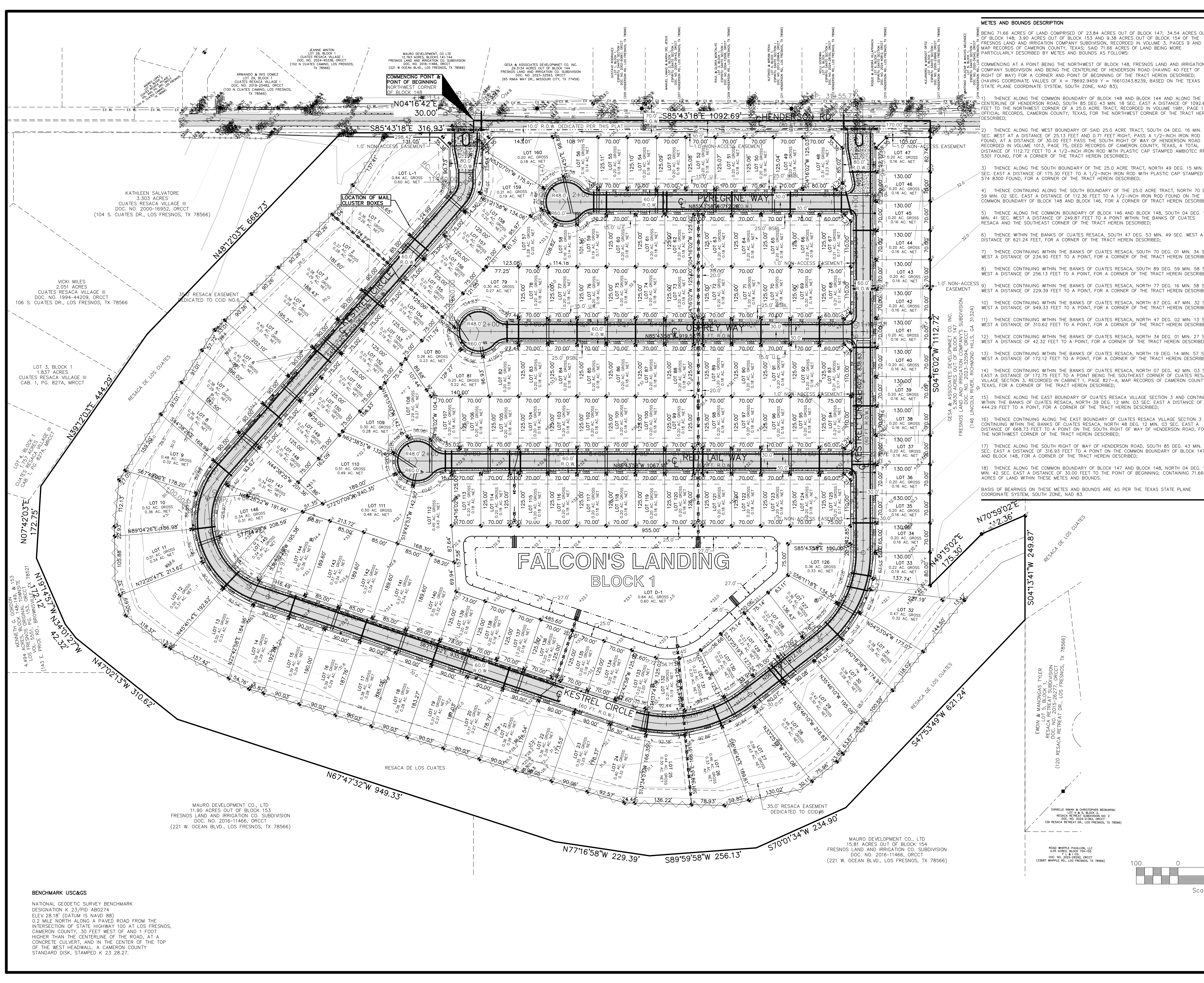




INDIAN LAKE
Pop 390

CITY LIMITS

FALCON'S LANDING

WHIPPLE

RESACA

JOYA

VICINITY MAP

SCALE 1"=2000'

NOTES

- FLOOD ZONE CLASSIFICATION
THIS SUBDIVISION LIES IN ZONE "X" AS PER THE NATIONAL FLOOD INSURANCE RATE MAP OF CAMERON COUNTY, TEXAS, REVISION 16, 2018 (MAP: 48061C0475).
- MINIMUM FINISH FLOOR ELEVATION SHALL BE 34.50 FEET MSL OR 30 INCHES ABOVE TOP OF CURB, WHICHEVER IS GREATER.
- BASIS OF BEARINGS: AS PER TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.
- SETBACKS
A) FRONT = 25 FEET
B) SIDE = 5 FEET
C) REAR = 25 FEET
D) CORNER = 15 FEET
COMPLY WITH SETBACKS OR EASEMENT WIDTH WHICHEVER IS GREATER.
- THIS SUBDIVISION IS IN COMPLIANCE WITH THE REQUIREMENTS OF LOCAL GOVERNMENT CODE 32.032 AND WATER, AND ELECTRICAL CONNECTIONS TO THE LOTS WILL MEET ALL MINIMUM STATE STANDARDS.
- A) WATER WILL BE PROVIDED BY: CITY OF LOS FRESNOS
B) ELECTRICAL WILL BE PROVIDED BY: AEP
C) WASTEWATER SERVICE WILL BE PROVIDED BY: CITY OF LOS FRESNOS
- ALL GARBAGE AND TRASH SHALL BE PLACED IN SUITABLE CONTAINERS AND DISPOSAL OF THE SAME SHALL BE IN A SANITARY MANNER BY SOLID WASTE COMPANY THE CITY OF LOS FRESNOS IS UNDER CONTRACT WITH.
- ALL INTERIOR LOT CORNERS ARE MARKED BY A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED MOORE 6370.
- SUBDIVISION IS INTENDED TO BE A SINGLE FAMILY RESIDENTIAL SUBDIVISION.
- A BUILDING PERMIT IS REQUIRED PRIOR TO CONSTRUCTION OF ANY IMPROVEMENT.
- THIS TRACT LIES WITHIN THE CITY LIMITS OF LOS FRESNOS.
- THE CITY OF LOS FRESNOS WILL ACCEPT FOR OWNERSHIP AND MAINTENANCE THE WATER, WASTEWATER COLLECTION SYSTEM, ALL STREET IMPROVEMENTS ONCE ALL SAID IMPROVEMENTS HAVE BEEN COMPLETED AND ARE FULLY OPERATIONAL WILL BE TURNED OVER TO THE HOA AND SHALL REMAIN PRIVATE.
- RESTRICTIONS IMPOSED BY CAMERON COUNTY IRRIGATION DISTRICT NO. 6;
OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT ADJACENT TO ANY IRRIGATION AND/OR DRAINAGE EASEMENT, DITCH, GULLY, CREEK, RESACA OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP ALL IRRIGATION AND DRAINAGE EASEMENTS AND/OR RIGHT OF WAY CLEAR OF ANY FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS THAT MAY INTERFERE WITH THE DISTRICT'S OPERATIONS AND MAINTENANCE OF ITS FACILITIES. ANY UNAUTHORIZED STRUCTURE OR OBSTRUCTION IN THE EASEMENT AREA IS SUBJECT TO REMOVAL. NO PART OF THIS PROPERTY SHALL BE PERMITTED TO DRAIN INTO ANY IRRIGATION OR DRAINAGE FACILITY OF CAMERON COUNTY IRRIGATION DISTRICT NO. 6.
- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO CAMERON COUNTY IRRIGATION DISTRICT NO. 6 AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR USE WITHOUT EXPRESSED APPROVAL.
- NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY DISTRICT EASEMENT OR RIGHT-OF-WAY WITH LINES, POLES, OPEN DITCHES, PIPELINES, OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM THE DISTRICT.
- NO MORE THAN ONE SINGLE FAMILY DWELLING SHALL BE LOCATED ON EACH LOT.
- THE SUBDIVISION IS INTENDED TO BE PRIVATE. LOT D-1 WILL BE OWNED AND MAINTAINED BY THE FALCON'S LANDING HOA. ALL ROADS, DRAINAGE, STORM DRAINS AND DETENTION SHALL BE OWNED AND MAINTAINED BY THE HOA.
- THE CITY OF LOS FRESNOS SHALL HAVE THE RIGHT OF ACCESS, INSPECTION, MAINTENANCE, REPAIR, AND REPLACEMENT OF ALL PUBLIC WATER AND SANITARY SEWER FACILITIES WITHIN THE PRIVATE RIGHT OF WAY.

LEGEND

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

PRELIMINARY PLAT OF:

FALCON'S LANDING SUBDIVISION

71.66 ACRES OF LAND COMPRISED OF 23.84 ACRES OUT OF BLOCK 147; 34.54 ACRES OUT OF BLOCK 148; 3.90 ACRES OUT OF BLOCK 153 AND 9.38 ACRES OUT OF BLOCK 154 OF THE FRESNOS LAND AND IRRIGATION COMPANY SUBDIVISION, RECORDED IN VOLUME 3, PAGES 9 AND 9A, MAP RECORDS OF CAMERON COUNTY, TEXAS.

SUBDIVIDED FOR: URB DEVELOPMENT, LLC (DAVID FLOODMAN)
4847 S. JACKSON, UNIT D
EDINBURG, TX 78539
(956) 739-4570

PLAT DATE: 14 MAY 2025 JOB NO: 434008

Moore Land Surveying, LLC

14216 Palis Drive, La Feria, TX 78559
(956)245-0888 TPLS Firm No. 10194186
(956)245-4651 TPBE Firm No. 19190

SHEET 1 OF 2