

HARLINGEN WATERWORKS SYSTEM  
THIS PLAT WAS APPROVED BY HARLINGEN WATERWORKS SYSTEM ON THIS DAY OF January 2024.

*Ramiro & Sylvia Resendez*  
RAMIRO & SYLVIA RESENDEZ  
HARLINGEN WATERWORKS SYSTEM  
GABRIEL E. TREVIÑO, PE  
UTILITY ENGINEER

CAMERON COUNTY DRAINAGE DISTRICT NO. 5  
I, WE, THE UNDERSIGNED OWNER/OWNERS OF THE LAND SHOWN ON THIS PLAT FOR THE CONSIDERATION OF CAMERON COUNTY DRAINAGE DISTRICT NO. 5 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.

*Ramiro & Sylvia Resendez*  
RAMIRO & SYLVIA RESENDEZ

CAMERON COUNTY DRAINAGE DISTRICT NO. 5  
CAMERON COUNTY DRAINAGE DISTRICT NO. 5, 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 14th DAY OF November, 2023.

APPROVED BY: *Steve Jennings*  
PRESIDENT  
DATE: 11/14/2023

DRAINAGE STATEMENT  
HARLINGEN IRRIGATION DISTRICT CAMERON COUNTY NO. 1

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

*Ramiro & Sylvia Resendez*  
RAMIRO & SYLVIA RESENDEZ

THE STATE OF TEXAS  
COUNTY OF CAMERON  
THIS PLAT, "BLACKJACK SUBDIVISION" HAS BEEN SUBMITTED TO AND CONSIDERED BY THE HARLINGEN IRRIGATION DISTRICT CAMERON COUNTY NUMBER ONE 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 HARLINGEN IRRIGATION DISTRICT CAMERON COUNTY NO. 1 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 20 DAY OF Dec A.D. 2023.

APPROVED: *Steve Jennings*  
PRESIDENT

ATTEST BY: *Jane Guerrero*  
SECRETARY

CITY OF HARLINGEN  
I, THE UNDERSIGNED, CITY ENGINEER, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

*Steve Jennings* 1/16/2024  
CITY OF HARLINGEN ENGINEER LUIS VARGAS, PE, CEM

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF HARLINGEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

*Steve Jennings* 1-16-2024  
CHAIRMAN, PLANNING AND ZONING

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

*Amanda C. Edwards*  
MAYOR

ATTEST: *Amanda C. Edwards*  
CITY SECRETARY

METES AND BOUNDS DESCRIPTION  
BEING 3.17 ACRES OF LAND, OUT OF LOT 2 & 3, BLOCK 16, THOMPSON SUBDIVISION, CAMERON COUNTY, TEXAS, RECORDED IN VOLUME 8, PAGE 84, MAP RECORDS OF CAMERON COUNTY, TEXAS; SAID 3.17 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

- COMMENCING AT THE SOUTHWEST CORNER OF WILDWOOD SUBDIVISION UNIT ONE, RECORDED IN CABINET 1, PAGE 1888-B, MAP RECORDS OF CAMERON COUNTY, TEXAS, FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;
- 1) THENCE NORTH 89°41'14" EAST 384.10 FEET, FOR A CORNER OF THE TRACT HEREIN DESCRIBED;
- 2) THENCE SOUTH 00°19'54" EAST 360.28 FEET, FOR A CORNER OF THE TRACT HEREIN DESCRIBED;
- 3) THENCE SOUTH 89°40'06" WEST 381.11 FEET, FOR A CORNER OF THE TRACT HEREIN DESCRIBED;
- 4) THENCE NORTH 00°48'25" WEST 360.42 FEET, TO THE POINT OF BEGINNING; CONTAINING 3.17 ACRES OF LAND WITHIN THESE METES AND BOUNDS.

STATE OF TEXAS  
COUNTY OF CAMERON

WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS BLACKJACK SUBDIVISION TO THE CITY OF HARLINGEN, 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 HARLINGEN, 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 HARLINGEN.

*Ramiro & Sylvia Resendez*  
RAMIRO & SYLVIA RESENDEZ

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MR. RAMIRO RESENDEZ AND MS. SYLVIA RESENDEZ, 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 14th DAY OF November, 2023.

*Shulba*  
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 14th DAY OF January, 2024, AT 2:41 O'CLOCK P.M. IN THE MAP RECORDS OF CAMERON COUNTY, TEXAS, DOCUMENT NO. 4742.

BY: *Samantha* DEPUTY

PURCHASE CONTRACT CERTIFICATE

I, MR. RAMIRO RESENDEZ AND MS. SYLVIA RESENDEZ, AS OWNER(S) OF THE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED "BLACKJACK SUBDIVISION", HEREBY BIND OURSELVES TO NOTIFY ALL PROSPECTIVE BUYERS OF LOTS IN SAID SUBDIVISION THAT WE WILL PROVIDE ALL WATER AND SEWER SERVICES, WHICH WE HAVE ALREADY INSTALLED AND HAVE INCLUDED THE COST OF THESE SERVICES IN THE TOTAL COST OF THE LOT AND; ELECTRICITY IS TO BE PROVIDED BY AEP AND WILL BE MADE AVAILABLE UPON REQUEST FROM THE LOT OWNER. GAS SERVICE: THERE IS NO GAS SERVICE AVAILABLE IN THIS AREA.

*Ramiro & Sylvia Resendez*  
RAMIRO & SYLVIA RESENDEZ

STATE OF TEXAS  
COUNTY OF CAMERON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 11-14-23 BY MR. RAMIRO RESENDEZ AND MS. SYLVIA RESENDEZ, WHO ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

*Shulba*  
NOTARY PUBLIC IN AND FOR CAMERON COUNTY, TEXAS

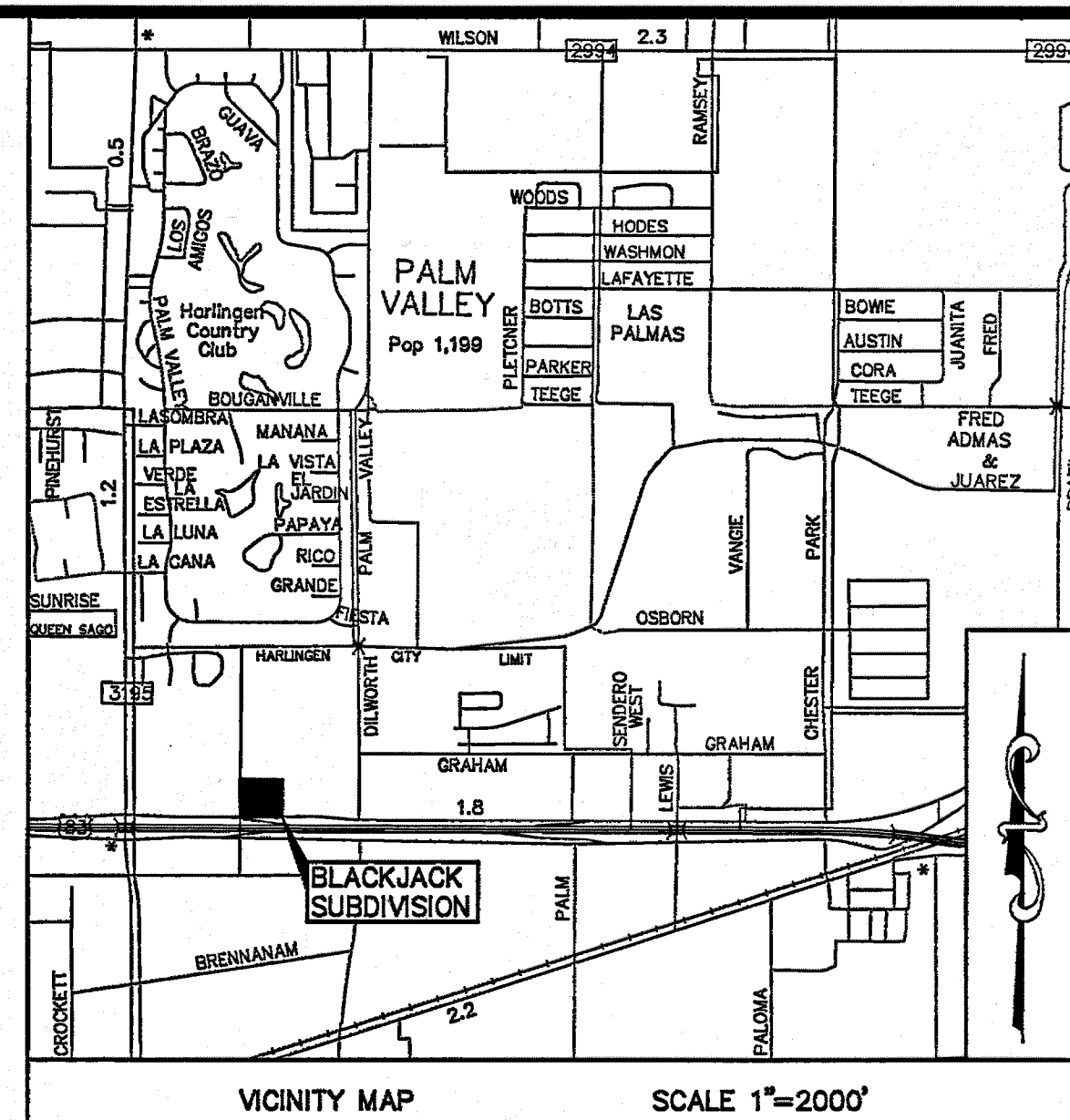
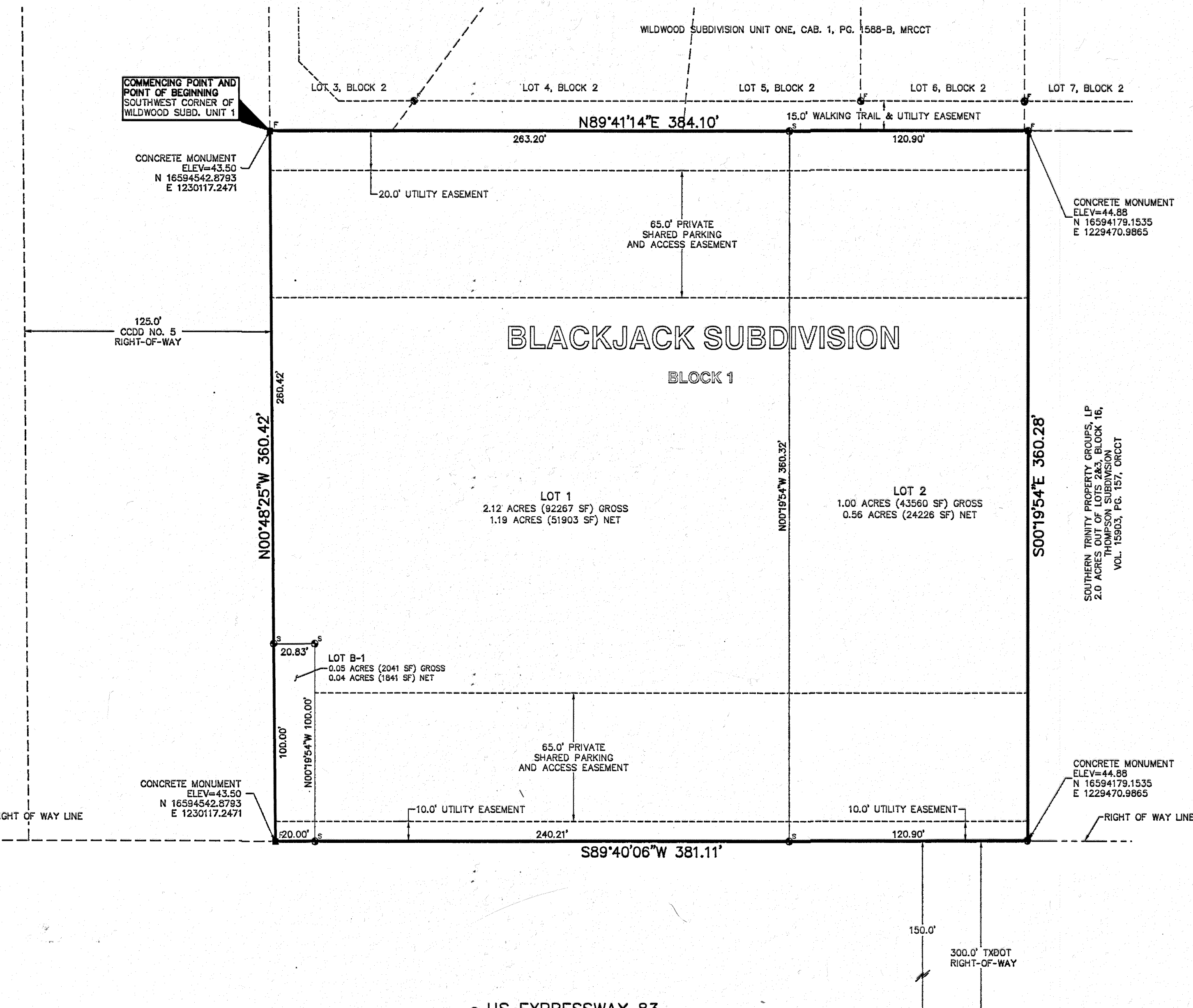
STATE OF TEXAS  
COUNTY OF CAMERON

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 2023, FOR THE AREA INSIDE THE BOUNDARIES OF "BLACKJACK SUBDIVISION"

WITNESS MY HAND ON THIS THE 20 DAY OF November, 2023

*Tony Yzaguirre Jr.*  
TONY YZAGUIRRE, JR.  
TAX ASSESSOR-COLLECTOR

BY: *R* DEPUTY



NOTES:  
1) SIDEWALKS WILL BE ARRANGED AT BUILDING PERMIT STAGE.  
2) PREPARED DRAWS MUST COMPLY WITH AND OBTAIN TxDOT APPROVAL PRIOR TO PERMIT ISSUANCE.

- NOTES
- 1. FLOOD ZONE CLASSIFICATION  
THIS SUBDIVISION LIES IN ZONE "X" AS PER THE NATIONAL FLOOD INSURANCE RATE MAP OF COUNTY NUMBER 485477, PANEL NUMBER 0250, SUFFIX "F", REVISED FEBRUARY 16, 2018.
- 2. MINIMUM FINISH FLOOR ELEVATION SHALL BE 46.50 FEET MSL OR 18 INCHES ABOVE CROWN OF ADJACENT ROAD, WHICHEVER IS GREATER.
- 3. BASIS OF BEARINGS: AS PER TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83. ALL DISTANCES SHOWN ARE SURFACE DISTANCES. (GRID X 0.99999 = SURFACE) UNITS ARE US SURVEY FEET.
- 4. SETBACKS  
AS PER ZONING, COMPLY WITH SETBACKS OR EASEMENTS WHICHEVER IS GREATER.
- 5. THIS SUBDIVISION IS IN COMPLIANCE WITH THE REQUIREMENTS OF LOCAL GOVERNMENT CODE 212.010 AND WATER, AND ELECTRICAL CONNECTIONS TO THE LOTS WILL MEET ALL MINIMUM STATE STANDARDS.
- A) WATER WILL BE PROVIDED BY: HARLINGEN WATERWORKS SYSTEM
- B) ELECTRICAL WILL BE PROVIDED BY: AEP
- C) WASTEWATER SERVICE WILL BE PROVIDED BY: HARLINGEN WATERWORKS SYSTEM
- D) GARBAGE WASTE WILL BE DISPOSED OF BY CITY OF HARLINGEN.
- 6. ALL INTERIOR LOT CORNERS ARE MARKED BY A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED MOORE 6370
- 7. THIS SUBDIVISION IS INTENDED TO BE A COMMERCIAL DEVELOPMENT.
- 8. A BUILDING PERMIT IS REQUIRED PRIOR TO CONSTRUCTION OF ANY IMPROVEMENT.
- 9. THIS TRACT LIES WITHIN THE CITY LIMITS OF THE CITY OF HARLINGEN.
- 10. ADDITIONAL FIRE HYDRANTS MAY BE REQUIRED DEPENDING ON SIZE AND TYPE OF CONSTRUCTION.
- 11. ADDITIONAL DETENTION MAY BE REQUIRED AT TIME OF CONSTRUCTION. DETENTION REQUIREMENTS FROM THE DATE ON WHICH THE PLAT WAS RECORDED WILL BE ENFORCED DURING THE BUILDING PERMIT PHASE.
- 12. ADDITIONAL WATER TAPS AND METERS MAY BE REQUIRED AT TIME OF CONSTRUCTION DEPENDING ON MEP REPORT AND BUILDING USE. ADDITIONAL IMPACT FEES AND TAP FEES WILL BE PAID AT THAT TIME AS WELL.
- 13. ALL NON-RESIDENTIAL DOMESTIC SERVICES REQUIRE BACKFLOW DEVICES.
- 14. ALL IRRIGATION/SPRINKLER SERVICES REQUIRE BACKFLOW DEVICES.
- 15. ALL FIRE HYDRANT INSTALLATIONS SHALL BE COMPLETED VIA A CUT IN TREE INSTALLATION. A MINIMUM OF 10' OF MAIN SHALL BE REMOVED AND REPLACED WITH PVC C-900 ON EACH SIDE OF THE NEW HYDRANT.
- 16. LOT B-1 IS INTENDED FOR USE AS A BILLBOARD LOT ONLY AND MAY NOT BE BUILT UPON FOR ANY OTHER PURPOSE.

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 Moore*  
CODY MICHAEL MOORE, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6370  
DATE: 11/14/23



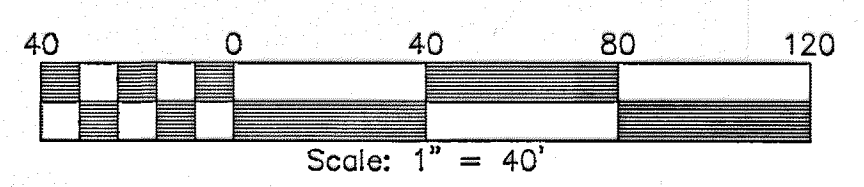
FINAL PLAT OF:  
**BLACKJACK SUBDIVISION**  
3.17 ACRES OF LAND OUT OF LOT 2 & LOT 3, BLOCK 16, THOMPSON SUBDIVISION, CAMERON COUNTY, TEXAS, RECORDED IN VOLUME 8, PAGE 84, MAP RECORDS OF CAMERON COUNTY, TEXAS.

RAMIRO & SYLVIA RESENDEZ 2799  
SUBDIVIDED FOR: 25205 N. DELWORTH RD  
HARLINGEN TX 78552  
(956) 245-4651  
PLOT DATE: 18 SEPTEMBER 2023 JOB NO: 332004

Moore Land  
Surveying, LLC

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

4742



LEGEND

1	CONC. MONUMENT FOUND
2	CONC. MONUMENT SET
3	IRON ROD FOUND
4	NAIL FOUND
5	NAIL SET
6	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.