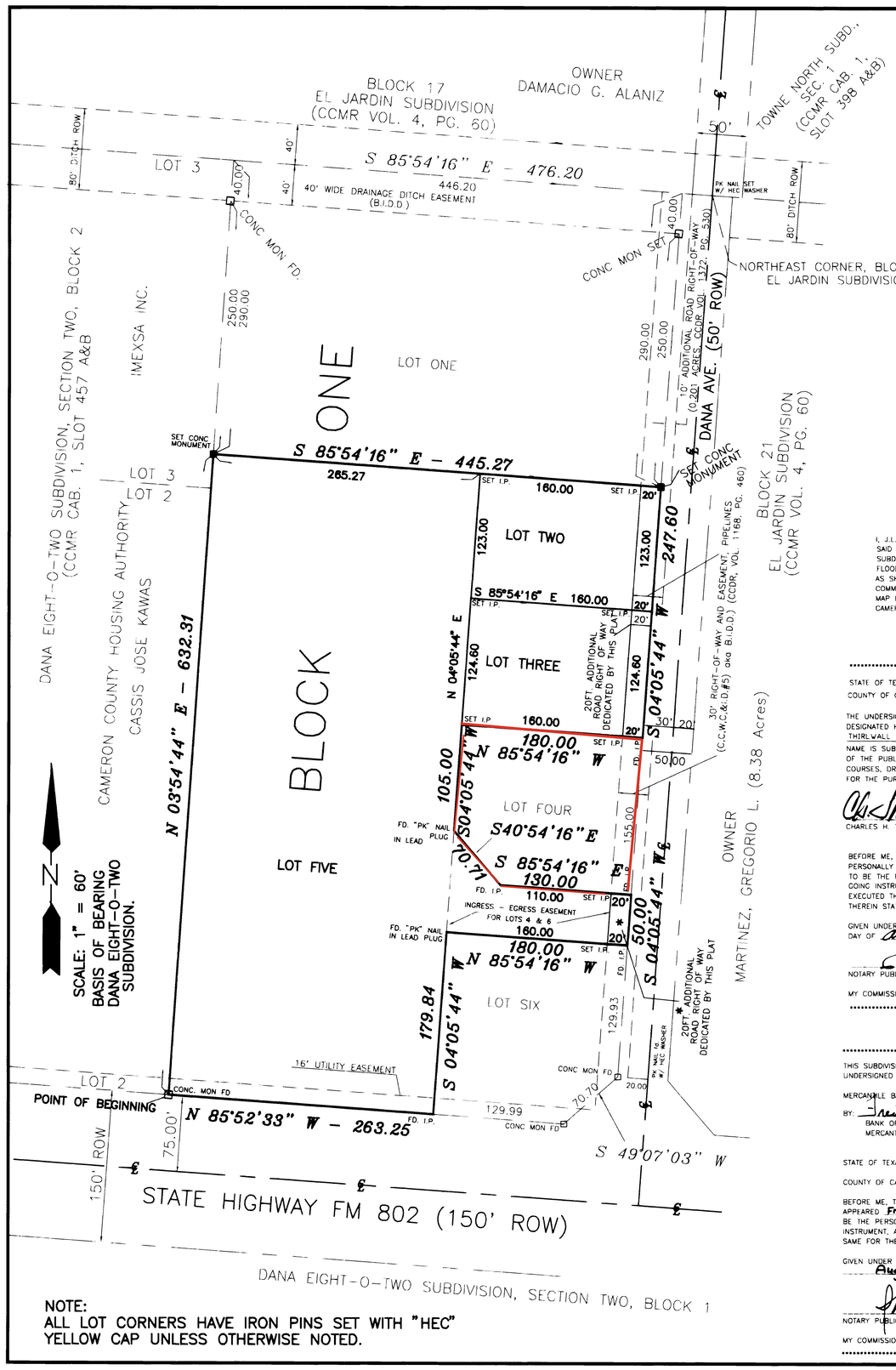
1450-A



NOTE:
ALL LOT CORNERS HAVE IRON PINS SET WITH "HEC" YELLOW CAP UNLESS OTHERWISE NOTED.

PUBLIC UTILITIES BOARD APPROVAL

THIS IS TO CERTIFY THAT ALL NECESSARY ARRANGEMENTS PRIOR TO FINAL PLAT APPROVAL, HAVE BEEN MADE BETWEEN CHARLES H. THIRLWALL, JR., AND THE PUBLIC UTILITIES BOARD (P.U.B.) FOR WATER AND SANITARY SEWER SERVICE TO "RE-PLAT OF LOTS 2, 3 & 5, BLOCK 1 OF THIRLWALL SUBDIVISION" TO BE PROVIDED IN CONFORMANCE WITH ALL RULES AND REGULATIONS AND POLICIES OF THE PUBLIC UTILITIES BOARD.

8/26/96
DATE

Kelvin S. Hinrichs
KELVIN S. HINRICHS, P.E.
ENGINEERING MANAGER
WATER AND WASTEWATER

CAMERON COUNTY DRAINAGE DISTRICT NUMBER ONE

THIS "RE-PLAT OF LOTS 2, 3, & 5, BLOCK 1 OF THIRLWALL SUBDIVISION", HAS BEEN SUBMITTED TO CAMERON COUNTY DRAINAGE DISTRICT NO. 1 OF CAMERON COUNTY, TEXAS. APPROVAL IS HEREBY GIVEN TO THE SUBDIVISION AS IT RELATES TO AND MAY AFFECT FACILITIES OF THIS DISTRICT. NO CONSIDERATION HAS BEEN GIVEN TO ANY OTHER MATTER. ANY CHANGES IN THIS PLAT AFTER THIS DATE SHALL CAUSE THIS APPROVAL TO BECOME VOID. FAILURE TO RECORD THIS PLAT IN THE MAP RECORDS OF CAMERON COUNTY WITHIN ONE YEAR AFTER THIS DATE SHALL CAUSE THIS APPROVAL TO BECOME VOID.

THIS 4th DAY OF Sept. 1996

BY: Sam Sato DATE: 9-4-96
MR. SAM SATO, "CHAIRMAN"

METES AND BOUNDS DESCRIPTION

Being 5.095 acres consisting of all of Lots 2, 3, and 5 of "Thirlwall Subdivision" as recorded in Cabinet 1, Slot 1251-B of the Map Records of Cameron County, Texas. Said 5.095 acre tract being more particularly described and located as follows:

Beginning at a concrete monument found for the southwest corner of said Thirlwall Subdivision, thence, North 3 degrees 54 minutes 44 seconds East, along the west line of Lots 5, 3, and 2, a distance of 632.31 feet to an iron pin found for the northwest corner of said Lot 2, said iron pin replaced with a concrete monument.

Thence, South 85 degrees 54 minutes 16 second East, along the south line of Lot 1, Block 1 of said Thirlwall Subdivision, a distance of 445.27 feet to an iron pin found for the northeast corner of said Lot 2, said iron pin replaced with a concrete monument.

Thence, South 4 degrees 05 minutes 44 seconds West, along the west right of way of Dana Ave. and the east line of said Lots 2 and 3, a distance of 247.60 feet to an iron pin found.

Thence, North 85 degrees 54 minutes 16 seconds West, a distance of 180.00 feet to an iron pin set for the northwest corner of Lot 4 of said Thirlwall Subdivision.

Thence, South 4 degrees 05 minutes 44 seconds West, a distance of 105.00 feet to a "PK" nail found in a lead plug for a corner of said Lot 4.

Thence, South 40 degrees 54 minutes 16 seconds East, a distance of 70.71 feet to an iron pin found for a corner of said Lot 4.

Thence, South 85 degrees 54 minutes 16 seconds **East**, a distance of 130.00 feet to an iron pin found for the southeast corner of said Lot 4. Said corner on the west right of way of Dana Ave.

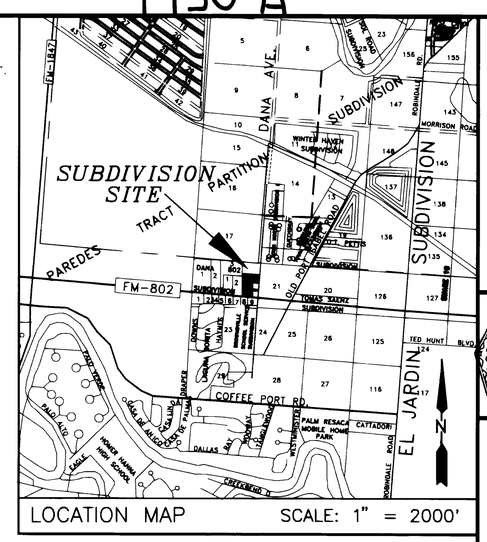
Thence, South 4 degrees 05 minutes **44** seconds West, along the west right of way of Dana Road and the east line of said Lot 5, a distance of 50.00 feet to an iron pin found for the northeast corner of Lot 6, Block 1, of the said Thirlwall Subdivision.

Thence, North 85 degrees 54 minutes 16 seconds West, a distance of 180.00 feet to an iron pin found for the northwest corner of Lot 6 of said Thirlwall Subdivision.

Thence, South 4 degrees 05 minutes 44 seconds West, a distance of 179.84 feet to an iron pin found for a southwest corner of said Lot 6

Thence, North 85 degrees 52 minutes 33 seconds West, along the north right of way of FM-802 a distance of 263.25 feet to the Place of Beginning. Said tract containing 5.095 acres, more or less.

J. L. Holdar, RPLS 2257



LOCATION MAP SCALE: 1" = 2000'

FLOOD ZONE CERTIFICATION

I, J.L. HOLDAR R.P.L.S. NO. 2257 CERTIFY THAT SAID LOTS 2, 3, & 5, BLOCK 1 OF THIRLWALL SUBDIVISION., ARE IN ZONE "C", (AREA OF MINIMAL FLOODING).
AS SHOWN ON FLOOD INSURANCE RATE MAP:
COMMUNITY PANEL NUMBER: 480101 0350 B
MAP EFFECTIVE DATE: SEPTEMBER 15, 1983
CAMERON COUNTY, TEXAS

BROWNSVILLE IRRIGATION AND DRAINAGE DISTRICT

THIS PLAT OF "RE-PLAT OF LOTS 2, 3 & 5, BLOCK 1, THIRLWALL SUBDIVISION" HAS BEEN SUBMITTED TO THE BROWNSVILLE IRRIGATION AND DRAINAGE DISTRICT OF CAMERON COUNTY, TEXAS. CONSIDERATION AND APPROVAL IS HEREBY GIVEN TO THE SUBDIVISION AS IT RELATES TO AND MAY AFFECT FACILITIES OF THIS DISTRICT. THIS DISTRICT HAS NOT DETERMINED THE SUFFICIENCY OF EXISTING DRAINAGE FACILITIES THAT MAY SERVE THIS TRACT OF LAND AND HEREBY MAKES NO WARRANTY IN THIS REGARD. THE ELEVATION OF THIS LAND IS BETWEEN 20.0 MSL AND 21.0 MSL. ANY CHANGES TO THIS PLAT AFTER THIS DATE SHALL CAUSE THIS APPROVAL TO BECOME VOID.

THIS 23rd DAY OF August 1996

BY: _____ DATE _____
CHAIRMAN

STATE OF TEXAS
COUNTY OF CAMERON

THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THE PLAT DESIGNATED HEREIN AS RE-PLAT OF LOTS 2, 3 & 5, BLOCK 1, THIRLWALL SUBDIVISION CAMERON COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATES FOR THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREON EXPRESSED.

Charles H. Thirlwall Jr. 8/26/96
CHARLES H. THIRLWALL, JR. DATE

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, CHARLES H. THIRLWALL, JR., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 26th DAY OF August 1996.

Robert Garcia Jr.
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

ROBERT GARCIA, JR. Notary Public STATE OF TEXAS My Comm. Exp. 3-8-99

MY COMMISSION EXPIRES 3-8-99

THIS SUBDIVISION MAP IS HEREBY APPROVED AND ADOPTED BY THE UNDERSIGNED LIENHOLDER, THIS 26th DAY OF August 1996.

MERCANTILE BANK, NATIONAL ASSOCIATION

BY: Fred V. Chavez Senior Vice President
BANK OFFICIAL TITLE
MERCANTILE BANK, NATIONAL ASSOCIATION

STATE OF TEXAS
COUNTY OF CAMERON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Fred V. Chavez, SVP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 26th DAY OF August 1996.

Irma Orive
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

IRMA ORIVE Notary Public STATE OF TEXAS My Comm. Exp. 3-16-98

MY COMMISSION EXPIRES 12/19/96

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL AD VALOREM TAXES OWED TO ALL THE TAXING UNITS REPRESENTED BY THE UNDERSIGNED ARE CURRENTLY PAID IN FULL FOR THE AREA INSIDE THE BOUNDARIES OF "RE-PLAT OF LOTS 2, 3 & 5, BLOCK 1 THIRLWALL SUBDIVISION".
WITNESS MY HAND ON THIS THE 26th DAY OF Aug 1996

Tony Yzaguirre Jr. by Irma Orive Deputy
TONY YZAGUIRRE, JR.
TAX ASSESSOR-COLLECTOR FOR THE CITY OF BROWNSVILLE, COUNTY OF CAMERON

THE UNDERSIGNED HEREBY CERTIFIES THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF BROWNSVILLE, TEXAS, HAS APPROVED THIS 5 DAY OF Sept. 1996.
THIS VERSION OF THE FINAL PLAT OF RE-PLAT OF LOTS 2, 3 & 5, BLOCK 1, THIRLWALL SUBDIVISION WITH SAID PLAT CONSISTING OF A TOTAL OF 1 SHEETS OF WHICH THIS IS SHEET NUMBER 1, AND HEREBY DECLARE THAT ANY TAMPERING WITH SAID PLAT AFTER THE AFOREMENTIONED DATE SHALL CAUSE SUCH APPROVAL TO BECOME VOID.

WITNESS MY HAND ON THIS THE 5th DAY OF Sept 1996

Robert L. Guerra 9-5-96
ROBERT L. GUERRA DATE
CHAIRMAN, PLANNING AND ZONING COMMISSION

ATTEST: Larry Holtzman 9-5-96
LARRY HOLTZMAN
SECRETARY, PLANNING AND ZONING COMMISSION

I, JOE G. RIVERA, CLERK OF THE COUNTY COURT IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT, DATED THE 26th DAY OF Aug 1996 WITH THE CERTIFICATE OF AUTHENTICATION, WAS DULY FILED FOR RECORD IN MY OFFICE THE 10th DAY OF Sept 1996, AT 1125 O'CLOCK A.M. AND DULY RECORDED THE 10th DAY OF Sept 1996, AT 1130 O'CLOCK A M., IN THE MAP RECORDS OF CAMERON COUNTY, TEXAS, CABINET 1, SLOT 1450-A

WITNESS MY HAND AND SEAL OF THE COUNTY COURT IN AND FOR SAID COUNTY, AT OFFICES IN BROWNSVILLE, TEXAS, THE DAY AND THE YEAR LAST ABOVE WRITTEN.

Joe G. Rivera
COUNTY CLERK, CAMERON COUNTY, TEXAS
BY: Irma Salinas
DEPUTY

CITY ENGINEER'S APPROVAL

I HAVE REVIEWED THIS PLAT, IDENTIFIED AS RE-PLAT OF LOTS 2, 3 & 5, BLOCK 1, THIRLWALL SUBDIVISION PREPARED BY J.L. HOLDAR, REGISTERED PROFESSIONAL SURVEYOR, No. 2257, AND THE RELATED CONSTRUCTION DOCUMENTS, PREPARED BY HOLDAR ENGINEERING CO., DATED N/A, LAST REVISED ON N/A, AND HAVE FOUND THEM AND THE INFORMATION FURNISHED THEREON, IN GENERAL COMPLIANCE WITH THE APPLICABLE PORTIONS OF THE SUBDIVISION ORDINANCES (PAVING AND DRAINAGE IMPROVEMENTS) OF THE CITY OF BROWNSVILLE, TEXAS.

Placido Garcia 9/4/96
PLACIDO J. GARCIA JR., P.E. DATE
CITY ENGINEER

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER AND A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

J. L. Holdar DATE 8/23/96
J.L. HOLDAR
REGISTERED PROFESSIONAL ENGINEER No. 36275
REGISTERED PROFESSIONAL LAND SURVEYOR No 2257

STATE OF TEXAS REGISTERED JAMES L. HOLDAR 2257 PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS JAMES L. HOLDAR 36275 REGISTERED PROFESSIONAL ENGINEER

FINAL "RE-PLAT OF LOTS 2, 3 & 5, BLOCK 1, THIRLWALL SUBDIVISION"

CAMERON COUNTY, TEXAS

SUBDIVIDED FOR:
CHARLES H. THIRLWALL, JR.

AUGUST, 1996

HOLDAR - GOMEZ & ASSOCIATES
765 LAND O' LAKES DRIVE
BROWNSVILLE, TEXAS 78521
(210) 541-3666, FAX 546-0403

STATE OF TEXAS REGISTERED JAMES L. HOLDAR 2257 PROFESSIONAL LAND SURVEYOR

RE-PLAT LOTS 2, 3, & 5, BLOCK 1, THIRLWALL SUBDIVISION

SCALE: AS SHOWN	DATE: AUGUST 26, 1996
DESIGNED BY: JLH	
DRAWN BY: DLB	
CHECKED BY: MLM	
APPROVED BY: JLH	
PROJECT No. 430-2	ACAD NAME: 430-1SUB

SHEET 1 OF 1

CC.