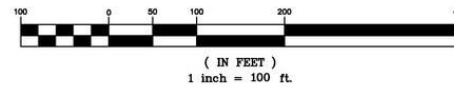
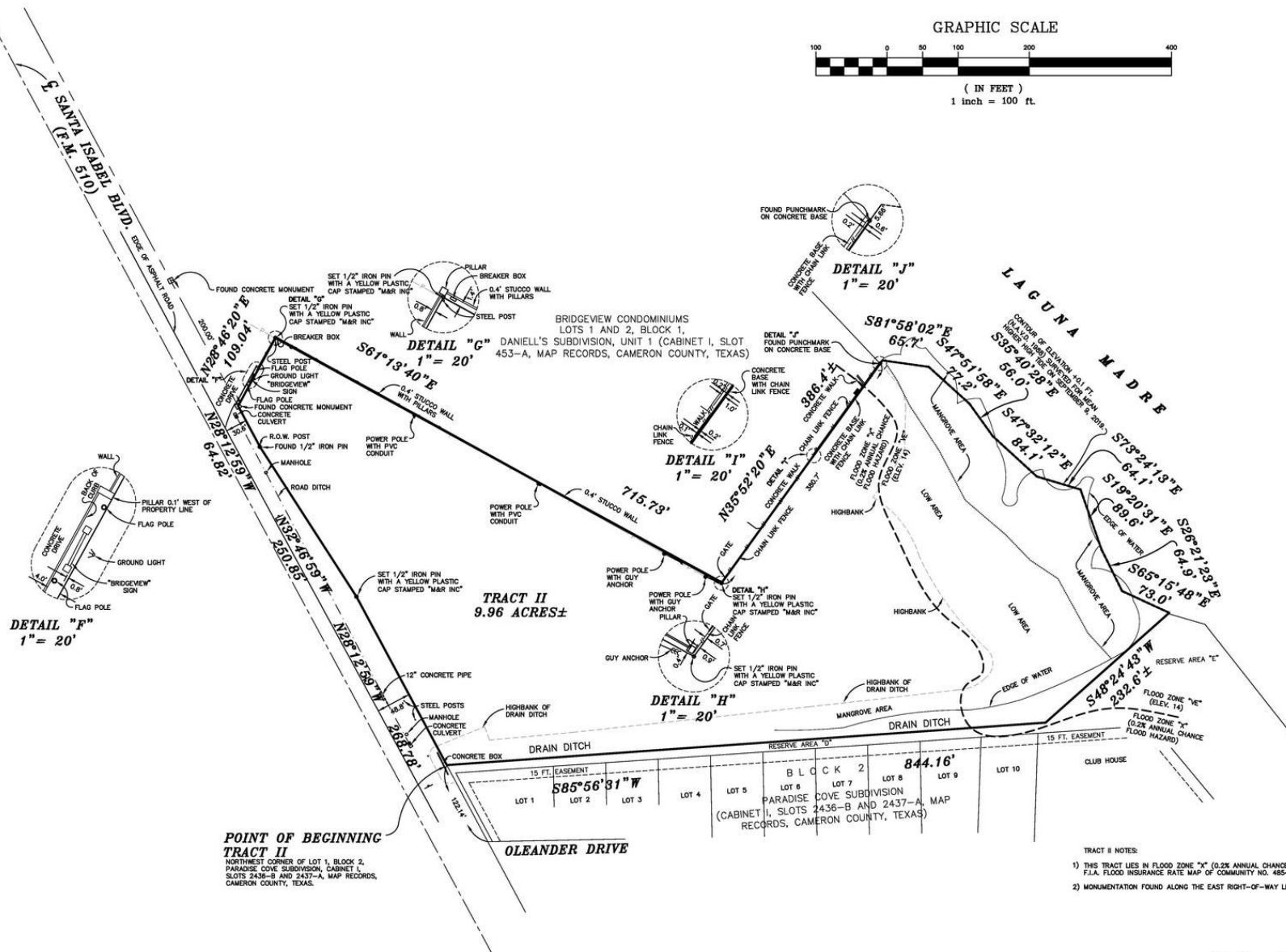


GRAPHIC SCALE



MERIDIAN OF TEXAS
STATE PLANE
COORDINATE SYSTEM
SOUTH ZONE 4205
"NAD 83"



DETAIL "F"
1" = 20'

TRACT II
9.96 ACRES±

DETAIL "H"
1" = 20'

DETAIL "J"
1" = 20'

POINT OF BEGINNING
TRACT II
NORTHWEST CORNER OF LOT 1, BLOCK 2,
PARADISE COVE SUBDIVISION, CABINET I,
SLOTS 2436-B AND 2437-A, MAP RECORDS,
CAMERON COUNTY, TEXAS.

OLEANDER DRIVE

TRACT II NOTES:

- 1) THIS TRACT LIES IN FLOOD ZONE "X" (0.2% ANNUAL CHANCE FLOOD HAZARD) AND "VE" (ELEV. 14) PER THE F.I.A. FLOOD INSURANCE RATE MAP OF COMMUNITY NO. 485483, PANEL NO. 0500 F, EFFECTIVE FEBRUARY 16, 2018.
- 2) MONUMENTATION FOUND ALONG THE EAST RIGHT-OF-WAY LINE OF F.M. 510 WAS USED AS THE BASIS OF BEARING.

The undersigned hereby certifies that the survey described hereon was made on the ground on 09-06-19; that the only improvements on the ground are as shown; that there are no visible encroachments, visible overlappings, apparent conflicts, or visible easements, except as shown hereon. THIS CERTIFICATION IS ONLY VALID WITH AN ORIGINAL SIGNATURE AND IF THE DRAWING CONTAINS NO ERASURES OR ADDITIONS.

Unsigned
See file for signed and stamped original

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3900

SURVEY OF

9.96 ACRE TRACT, PLUS OR MINUS, OUT OF A 10.167 ACRE TRACT (RECORDED 8.31 ACRES) CONVEYED TO LLOYD M. BENTSEN AND RECORDED IN VOLUME 974, PAGE 303, DEED RECORDS OF CAMERON COUNTY, TEXAS; AND SAID 9.96 ACRE TRACT ALSO BEING OUT OF THE YTURRIA 9,512.87 ACRE TRACT AND A 315.88 ACRE TRACT IN THE SANTA ISABEL GRANT, CAMERON COUNTY, TEXAS, CONVEYED TO THE YTURRIA BROTHERS LAND AND CATTLE COMPANY BY DEED RECORDED IN VOLUME 228, PAGE 354, DEED RECORDS OF CAMERON COUNTY, TEXAS

SCALE: 1" = 100'

PREPARED FOR:

DIXIE SOUTH TEXAS HOLDINGS, LTD

Mejia & Rose, Incorporated

Engineering

Surveying

T.B.P.E. Reg. No. F-002670

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