

BLOCK 110
FRESNOS LAND AND IRRIGATION
COMPANY SUBDIVISION
VOL. 3, PGS. 9 & 9A, C.C.M.R.

FND. 1/2" I.R.
NW CORNER OF
6.00 AC. TRACT

FND. 1/2" I.R.

FND. 1/2" I.R.

P.O.C.
NE CORNER OF
BLOCK 111 &
6.00 AC. TRACT

S 84°55'00" E
413.00'

KRETZ ROAD (40.0' R.O.W.)

500.00'

N 04°55'00" E,
480.0'

5.26 ACRES

6.00 ACRES (PARCEL 8)
S.S. & P. PARTNERSHIP
VOL. 21017, PG. 298, C.C.O.R.

N 84°55'00" W,
463.00'

BLOCK 111
FRESNOS LAND AND IRRIGATION
COMPANY SUBDIVISION
VOL. 3, PGS. 9 & 9A, C.C.M.R.

11.46 ACRES (PARCEL 7)
S.S. & P. PARTNERSHIP
VOL. 21017, PG. 298, C.C.O.R.

1.00 ACRE TRACT
ELOY ATKINSON AT UX
VOL. 23906, PG. 249, C.C.O.R.

LOT 1, BLOCK 1
THOMAS SUBD., PHASE I
CAB. 1, PG. 2804B, C.C.M.R.

LOT 2, BLOCK 1
THOMAS SUBD., PHASE I
CAB. 1, PG. 2804B, C.C.M.R.

LOT 3, BLOCK 1
THOMAS SUBD., PHASE I
CAB. 1, PG. 2804B, C.C.M.R.

BLOCK 12
COLE TRACT SUBDIVISION
VOL. 4, PG. 20, C.C.M.R.

PAREDES LINE ROAD
(120.0' R.O.W.)

- LEGEND**
- A.C. Air Conditioning Unit
 - C.C.D.R. Cameron County Deed Records
 - C.C.O.R. Cameron County Official Records
 - C.C.M.R. Cameron County Map Records
 - Fnd. Iron Rod
 - Mon. Monument
 - Pg. Page
 - Vol. Volume
 - P.P. Power Pole
 - Fire Hydrant
 - Light Pole
 - T.P. Telephone Pedestal
 - E.M. Electrical Meter
 - E.J.B. Electrical Junction Box
 - W.M. Water Meter
 - W.V. Water Valve

SURVEYED FOR:
WAYCIND PROPERTIES, LLC
A TEXAS LIMITED LIABILITY COMPANY

- NOTES:**
1. THIS AREA LIES IN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS SCALED PER FIRM COMMUNITY PANEL NUMBER: 48061C0475F, EFFECTIVE DATE: FEBRUARY 16, 2018.
 2. ALL BEARINGS ARE BASED ON THE MAP OF FRESNOS LAND AND IRRIGATION COMPANY SUBDIVISION, AS RECORDED IN VOLUME 3, PAGES 9 AND 9A OF THE MAP RECORDS, CAMERON COUNTY, TEXAS.
 3. EASEMENT AND/OR OTHER RIGHTS, IF ANY, RECORDED IN VOLUME 74, PAGE 220 OF THE DEED RECORDS OF CAMERON COUNTY, TEXAS.
 4. RIGHT OF WAY EASEMENT, RECORDED IN VOLUME 539, PAGE 592 OF THE DEED RECORDS, CAMERON COUNTY, TEXAS.
 5. EASEMENT FOR HIGHWAY PURPOSES, AS RECORDED IN VOLUME 1075, PAGE 249, QUITCLAIMED IN VOLUME 1168, PAGE 857, AND CORRECTED IN VOLUME 1183, PAGE 267, ALL IN THE DEED RECORDS, CAMERON COUNTY, TEXAS.
 6. EASEMENT AND/OR OTHER RIGHTS, IF ANY, AS RECORDED IN VOLUME 1171, PAGE 342 OF THE DEED RECORDS, CAMERON COUNTY, TEXAS.
 7. EASEMENT AND RIGHT OF WAY, RECORDED IN VOLUME 1856, PAGE 290 OF THE DEED RECORDS, CAMERON COUNTY, TEXAS.
 8. RIGHT OF WAY EASEMENT, RECORDED IN VOLUME 8079, PAGE 210 OF THE OFFICIAL RECORDS, CAMERON COUNTY, TEXAS.
 9. RIGHT OF WAY EASEMENT, RECORDED IN VOLUME 8697, PAGE 210 OF THE OFFICIAL RECORDS, CAMERON COUNTY, TEXAS (BLANKET).
 10. RIGHT OF WAY EASEMENT, RECORDED UNDER DOCUMENT NO. 2020-8431 OF THE OFFICIAL RECORDS CAMERON COUNTY, TEXAS (BLANKET).
 11. EASEMENTS, RULES, REGULATIONS AND RIGHTS IN FAVOR OF CAMERON COUNTY IRRIGATION DISTRICT NO. 6 (BLANKET).



I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND ON 11-08-2021 BY MEN WORKING UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE ENCROACHMENTS, VISIBLE OVERLAPPING, APPARENT CONFLICTS OR VISIBLE EASEMENTS ON SAID PROPERTY EXCEPT AS SHOWN HEREON. THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A CONDITION IV SURVEY.

Francisco Rios
FRANCISCO RIOS
REGISTERED PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 4642

RIOS SURVEYING L.L.C.
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221 S. OSCAR WILLIAMS ROAD
SAN BENITO, TEXAS 78586
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EMAIL: RIOS_SURVEYING@SBCGLOBAL.NET

Date: 11-08-2021 Job No.: 2020_0315

Scale: 1"=60' DRAWN BY: E D U A R D O

MAP OF SURVEY
BEING 5.26 ACRES OF LAND OUT OF BLOCK ONE HUNDRED ELEVEN (111) OF THE FRESNOS LAND AND IRRIGATION COMPANY SUBDIVISION, AS RECORDED IN VOLUME 3, PAGES 9 AND 9A OF THE MAP RECORDS OF CAMERON COUNTY, TEXAS; AND FURTHER BEING OUT OF A CERTAIN 6.00 ACRE TRACT RECORDED AS PARCEL 8 IN VOLUME 21017, PAGE 298 OF THE OFFICIAL RECORDS, CAMERON COUNTY, TEXAS.

REVISED ON AUGUST 31, 2022 TO CORRECT EASEMENT LABEL

EDWARDS ABSTRACT AND TITLE CO. G.F. NO. 937042