

**NOTES:**  
 1. BASIS OF BEARINGS:  
 CITRUS GARDENS SUBDIVISION UNIT 4  
 METRIC VOLUME 6, PAGE 27  
 2. FOR SCHEDULE "B" ITEMS  
 SEE COMMITMENT NO. 2072310  
 ISSUED 7/16/07

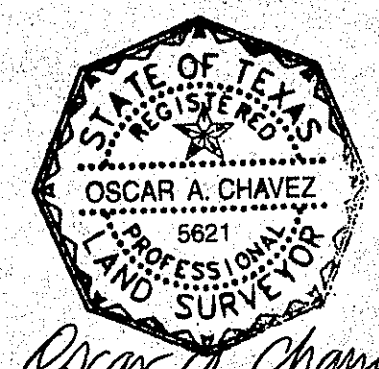
THIS PROPERTY IS SUBJECT TO THE FOLLOWING:

- 10. b. RIGHT OF WAY EASEMENT FOR PIPE LINE PURPOSES CONVEYED TO TAYLOR REFINING COMPANY AND MAYFAIR MINERALS, INC. BY DEED DATED 10 FEBRUARY 1951, RECORDED IN VOLUME 512, PAGE 107, DEED RECORDS, CAMERON COUNTY, TEXAS. (DOES NOT APPLY)
- 10. c. RIGHT OF WAY EASEMENT FOR TELEPHONE LINE AND RELATED PURPOSES CONVEYED TO SOUTHWESTERN BELL TELEPHONE COMPANY BY DEED DATED 29 AUGUST, 1955, RECORDED IN VOLUME 614, PAGE 449, DEED RECORDS OF CAMERON COUNTY, TEXAS. (APPLIES)
- 10. d. RIGHT OF WAY EASEMENT FOR CANALS, DITCHES AND CONDUITS FOR IRRIGATION AND DRAINAGE PURPOSES RESERVED IN DEDICATION OF SAID SUBDIVISION, RECORDED IN VOLUME 8, PAGE 27, MAP RECORDS, CAMERON COUNTY, TEXAS. (DOES NOT APPLY)
- 10. e. RIGHT OF WAY EASEMENT FOR NECESSARY DITCHES AND DRAINS FOR IRRIGATION AND DRAINAGE PURPOSES RESERVED IN A DEED DATED 14 APRIL 1928, RECORDED IN VOLUME 182, PAGE 486, DEED RECORDS, CAMERON COUNTY, TEXAS. (AS TO LOT 23) (DOES NOT APPLY)
- 10. g. EASEMENTS, RIGHTS, RULES AND REGULATIONS IN FAVOR OF CAMERON COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT No. 10. (DOES NOT APPLY)
- 10. h. EASEMENT AND RIGHT OF WAY DATED APRIL 15, 1996 FROM STEVE'S INTERNATIONAL TRADE CENTER, A GENERAL PARTNERSHIP OF GRANTOR, JERRY LITTLE AND DOROTHY LITTLE TO CENTRAL POWER AND LIGHT COMPANY, RECORDED IN VOLUME 13311, PAGE 15, OFFICIAL RECORDS, CAMERON COUNTY, TEXAS. (APPLIES AS BLANKET EASEMENT)
- 10. i. EASEMENTS, RIGHTS, RULES AND REGULATIONS IN FAVOR OF CAMERON COUNTY DRAINAGE DISTRICT #1. (APPLIES)
- 10. j. EASEMENT DATED JULY 23, 1947 FROM S.S. DODDS TO COASTAL REFINERIES, INC., RECORDED IN VOLUME 542, PAGE 586, DEED RECORDS, CAMERON COUNTY, TEXAS. (DOES NOT APPLY)
- 10. k. EASEMENT DATED OCTOBER 8, 1953 FROM H.H. WHIPPLE AND ROBIN M. PATE TO CENTRAL POWER AND LIGHT CO. RECORDED IN VOLUME 578, PAGE 293, DEED RECORDS, CAMERON COUNTY, TEXAS. (APPLIES)

| LEGEND |  |
|--------|--|
| —      | WOOD FENCE   |
| ⊗      | GAS METER  |
| ⊕      | CABLE SIGN   |
| ⊙      | GAS SIGN   |
| —      | CHAIN LINK FENCE   |
| —      | WIRE FENCE   |
| ⊕      | 1/2" IRON ROD FOUND  |
| ⊙      | CABLE RISER  |
| ⊕      | 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "CADCEN" SET |

**FLOOD ZONE**  
 BY GRAPHIC PLOTTING ONLY, THIS PROPERTY WAS SCALED TO BE IN ZONE "B" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480101-0275-B, WHICH BEARS AN EFFECTIVE DATE OF MARCH 18, 1991. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE FLOOD ZONE. AN ELEVATION CERTIFICATE MAY BE NEEDED TO DETERMINE THE FLOOD ZONE.

**SURVEYOR'S CERTIFICATE**  
 THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY, AS DESCRIBED HEREIN, WAS MADE ON THE GROUND ON 8/09/07; THAT THE ONLY VISIBLE IMPROVEMENTS ON THE GROUND ARE AS SHOWN; THAT THERE ARE NO VISIBLE ENCROACHMENTS, VISIBLE OVERLAPINGS, APPARENT CONFLICTS, OR VISIBLE EASEMENTS, EXCEPT AS SHOWN HEREIN. THIS SURVEY CONFORMS TO THE MINIMUM STANDARDS OF PRACTICE AS REQUIRED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING. THIS SURVEY IS NOT VALID WITHOUT ORIGINAL SEAL AND SIGNATURE.



Oscar A. Chavez, RPLS  
 8/9/07

BEING 50.455 ACRES OF LAND MORE OR LESS COMPRISED OF TWO TRACTS DESCRIBED AS FOLLOWS:

**TRACT I:**  
 LOTS THIRTEEN (13) AND FOURTEEN (14), SECTION FOUR (4), CITRUS GARDENS SUBDIVISION, UNIT FOUR (4), CAMERON COUNTY, TEXAS; ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 27 MAP RECORDS, CAMERON COUNTY, TEXAS.

**TRACT II:**  
 LOT TWENTY-TWO (22) AND THE WEST ONE-HALF OF LOT TWENTY-THREE (23), SECTION SEVEN (7), CITRUS GARDENS SUBDIVISION, PLAT NUMBER ONE (1), CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 5 MAP RECORDS, CAMERON COUNTY, TEXAS.

SAVE AND EXCEPT:  
 THE NORTH ONE-HALF (N1/2) OF THAT PORTION OF THE WEST ONE-HALF (W1/2) OF LOT TWENTY-THREE (23), SECTION SEVEN (7), CITRUS GARDENS SUBDIVISION, UNIT ONE (1), CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 5 MAP RECORDS, CAMERON COUNTY, TEXAS.

AND  
 TWENTY-TWO (22) ACRES OF LOTS THIRTEEN (13) AND FOURTEEN (14), SECTION FOUR (4), CITRUS GARDENS SUBDIVISION, UNIT FOUR (4), CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 27 MAP RECORDS, CAMERON COUNTY, TEXAS AND LOTS TWENTY-TWO (22) AND TWENTY-THREE (23), SECTION SEVEN (7), CITRUS GARDENS SUBDIVISION, UNIT ONE (1), CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 5 MAP RECORDS, CAMERON COUNTY, TEXAS NOW KNOWN AS STEVENSON'S ACRES, RECORDED IN CABINET, PAGES 299-A AND B, MAP RECORDS, CAMERON COUNTY, TEXAS.

For: TAE SUN LEE

**CADCon** Chávez Automated Design Consultants  
 Civil Engineers / Land Surveyors

1424 McKinley St., Brownsville, Texas 78521; 956/546-7146; Fax 956/546-7170  
 Scale: 1"=100' Date: 08/09/07 Job No.: FB-18847