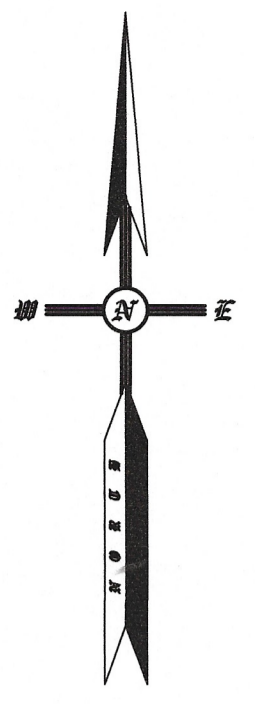


LEGEND

- 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. Found
- I.R. 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



MAP OF SURVEY

BEING 23.17 ACRES OF LAND CONSISTING OF 3.88 ACRES OUT OF THE SOUTH 4.00 ACRES OF BLOCK TWENTY SEVEN (27), AND 19.29 ACRES OUT OF BLOCK THIRTY (30), SECTION SIX (6), OF THE CITRUS GARDENS SUBDIVISION, AS RECORDED IN VOLUME 8, PAGE 5 OF THE MAP RECORDS, CAMERON COUNTY, TEXAS, AND FURTHER BEING THAT SAME PROPERTY RECORDED IN VOLUME 3017, PAGE 150 OF THE OFFICIAL RECORDS, CAMERON COUNTY, TEXAS.

- NOTES:**
- 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.
 - ALL BEARINGS ARE BASED ON THE MAP OF CITRUS GARDENS SUBDIVISION, AS RECORDED IN VOLUME 8, PAGE 5 OF THE MAP RECORDS, CAMERON COUNTY, TEXAS.
 - SUBJECT TO RESTRICTIONS RECORDED IN VOLUME 5657, PAGE 266 OF THE OFFICIAL RECORDS, CAMERON COUNTY, TEXAS.
 - EASEMENTS, RIGHTS, RULES AND REGULATIONS IN FAVOR OF CAMERON COUNTY DRAINAGE DISTRICT NO. 1 (BLANKET).
 - EASEMENT AND RIGHT OF WAY GRANTED TO CENTRAL POWER AND LIGHT COMPANY, A TEXAS CORPORATION, AS RECORDED IN VOLUME 892, PAGE 105 OF THE DEED RECORDS OF CAMERON COUNTY, TEXAS (BLANKET).
 - COMPREHENSIVE UTILITY EASEMENT AND RIGHT OF WAY AGREEMENT GRANTED TO SHARYLAND UTILITIES, L.P., A TEXAS LIMITED PARTNERSHIP, AS RECORDED IN VOLUME 20341, PAGE 309; VOLUME 20654, PAGE 199; AND VOLUME 21008, PAGE 238, ALL IN THE OFFICIAL RECORDS OF CAMERON COUNTY, TEXAS (BLANKET).



I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND ON 04-26-2024 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, P.L.S.
 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
 PHONE: (956) 361-9179 * FAX: (956) 361-9254
 EMAIL: RIOS_SURVEYING@SBCGLOBAL.NET

SURVEYED FOR:
 NADLA PROPERTIES LTD.
 SIERRA TITLE COMPANY G.F. NO. 2024-0831

Date: 04-26-2024 Job No.: 2024_0287
 Scale: 1"=100' DRAWN BY: E D U A R D O