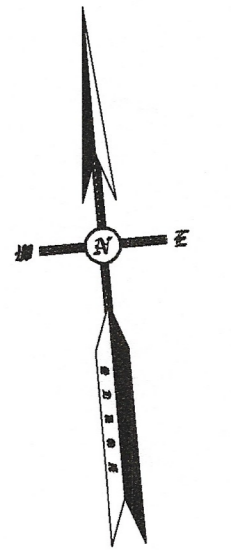


LEGEND

| | |
|----------|---------------------------------|
| 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 |
| ⊙ | Telephone Pedestal |
| □ | Electrical Meter |
| □ | Electrical Junction Box |
| ⊙ | Water Meter |
| ⊙ | Water Valve |



MAP OF SURVEY

BEING THE NORTH 20.00 ACRES OF LAND OUT OF BLOCK ELEVEN (11) OF THE COLE TRACT SUBDIVISION, AS RECORDED IN VOLUME 4, PAGE 20 OF THE MAP RECORDS OF CAMERON COUNTY, TEXAS; AND FURTHER BEING THAT SAME PROPERTY DESCRIBED IN VOLUME 1085, PAGE 695 OF THE DEED RECORDS, CAMERON COUNTY, TEXAS.

- 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 COLE TRACT SUBDIVISION, AS RECORDED IN VOLUME 4, PAGE 20 OF THE MAP RECORDS, CAMERON COUNTY, TEXAS.
 3. EASEMENT, RECORDED IN VOLUME 1073, PAGE 603 OF THE DEED RECORDS OF CAMERON COUNTY, TEXAS.
 4. RIGHT OF WAY EASEMENT, AS RECORDED IN VOLUME 1165, PAGE 327 OF THE DEED RECORDS OF CAMERON COUNTY, TEXAS (BLANKET).
 5. RIGHT OF WAY EASEMENT, RECORDED IN VOLUME 1182, PAGE 432 OF THE DEED RECORDS, CAMERON COUNTY, TEXAS (BLANKET).
 6. COMPREHENSIVE UTILITY EASEMENT AND RIGHT OF WAY AGREEMENT, AS RECORDED IN VOLUME 22174, PAGE 285 OF THE OFFICIAL RECORDS, CAMERON COUNTY, TEXAS.
 7. RIGHT OF WAY EASEMENT, RECORDED UNDER CLERK'S FILE NO. 2021-19081, OFFICIAL RECORDS, CAMERON COUNTY, TEXAS (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.
 FIRM NUMBER: 10117600
 221 S. OSCAR WILLIAMS ROAD
 SAN BENITO, TEXAS 78586
 PHONE: (956) 361-9179 * FAX: (956) 361-9254
 EMAIL: RIOS_SURVEYING@SBCGLOBAL.NET

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

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

Date: 11-08-2021 Job No.: 2020_0317
 Scale: 1"=100' DRAWN BY: E D U A R D O