

104 EASEMENTS AND RESERVATIONS AS SHOWN ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 6, MAP RECORDS, CAMERON COUNTY, TEXAS AFFECTS TRACT

104a RIGHT OF WAY FOR DRAIN DITCH, CANALS AND LATERALS, ROADWAYS, PIPELINES AND UTILITIES TO ALBA HEYWOOD RECORDED IN VOLUME "U", PAGE 127, SUPPLEMENTAL DEED RECORDS, CAMERON COUNTY, TEXAS BLANKET EASEMENT NOT PLOTTABLE

101 EASEMENT TO CENTRAL POWER AND LIGHT COMPANY, RECORDED IN VOLUME 207, PAGE 504, DEED RECORDS, CAMERON COUNTY, TEXAS BLANKET EASEMENT OVER 49.63 ACRES - AFFECTS TRACT

101a EASEMENT TO CENTRAL POWER AND LIGHT COMPANY RECORDED IN VOLUME 202, PAGE 420, DEED RECORDS, CAMERON COUNTY, TEXAS DOES NOT AFFECT TRACT

10M DRAINAGE EASEMENT TO SAN BENITO CAMERON COUNTY DRAINAGE DISTRICT NO. 3 RECORDED IN VOLUME 611, PAGE 415, DEED RECORDS, CAMERON COUNTY, TEXAS DOES NOT AFFECT TRACT

10n RIGHT OF WAY EASEMENT TO CAMERON COUNTY, TEXAS RECORDED IN VOLUME 675, PAGE 203, DEED RECORDS, CAMERON COUNTY, TEXAS DOES NOT AFFECT TRACT

10o RIGHT OF WAY EASEMENT FOR WATER PIPELINE PURPOSES TO MILITARY HIGHWAY WATER SUPPLY CORPORATION RECORDED IN VOLUME 1030, PAGE 609, DEED RECORDS, CAMERON COUNTY, TEXAS 15 FT EASEMENT OVER BLOCK 55, LOCATION NOT SPECIFIED WITHIN DEED AFFECTS THIS TRACT

10p RIGHT OF WAY EASEMENT FOR WATER PIPELINE PURPOSES TO MILITARY HIGHWAY WATER SUPPLY CORPORATION RECORDED IN VOLUME 1030, PAGE 607, DEED RECORDS, CAMERON COUNTY, TEXAS BLANKET EASEMENT DOES NOT AFFECT TRACT

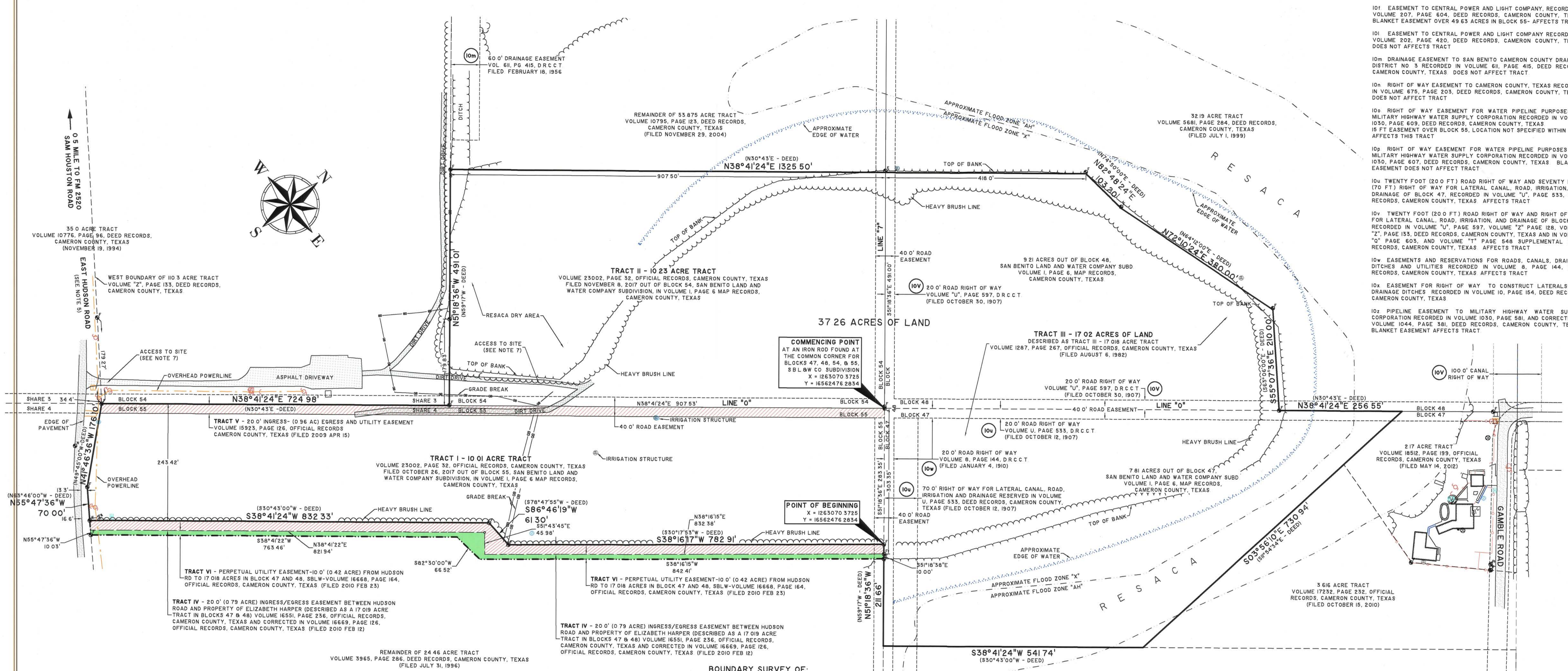
10v TWENTY FOOT (20 FT) ROAD RIGHT OF WAY AND SEVENTY FOOT (70 FT) RIGHT OF WAY FOR LATERAL CANAL, ROAD, IRRIGATION, AND DRAINAGE OF BLOCK 47, RECORDED IN VOLUME "U", PAGE 533, DEED RECORDS, CAMERON COUNTY, TEXAS AFFECTS TRACT

10v TWENTY FOOT (20 FT) ROAD RIGHT OF WAY AND RIGHT OF WAY FOR LATERAL CANAL, ROAD, IRRIGATION, AND DRAINAGE OF BLOCK 48, RECORDED IN VOLUME "U", PAGE 537, VOLUME "Z", PAGE 128, VOLUME "Z", PAGE 133, DEED RECORDS, CAMERON COUNTY, TEXAS AND IN VOLUME "Q", PAGE 603, AND VOLUME "T", PAGE 548 SUPPLEMENTAL DEED RECORDS, CAMERON COUNTY, TEXAS AFFECTS TRACT

10w EASEMENTS AND RESERVATIONS FOR ROADS, CANALS, DRAINAGE DITCHES AND UTILITIES RECORDED IN VOLUME 8, PAGE 144, DEED RECORDS, CAMERON COUNTY, TEXAS AFFECTS TRACT

10x EASEMENT FOR RIGHT OF WAY TO CONSTRUCT LATERALS AND DRAINAGE DITCHES RECORDED IN VOLUME 10, PAGE 154, DEED RECORDS CAMERON COUNTY, TEXAS

10z PIPELINE EASEMENT TO MILITARY HIGHWAY WATER SUPPLY CORPORATION RECORDED IN VOLUME 1030, PAGE 581, AND CORRECTED IN VOLUME 1044, PAGE 381, DEED RECORDS, CAMERON COUNTY, TEXAS BLANKET EASEMENT AFFECTS TRACT



COMMENCING POINT  
AT AN IRON ROD FOUND AT  
THE COMMON CORNER FOR  
BLOCKS 47, 48, 54, & 55,  
SBL & W COMPANY SUBDIVISION  
X = 1263070 3725  
Y = 16562476 2834

POINT OF BEGINNING  
X = 1263070 3725  
Y = 16562476 2834

**BOUNDARY SURVEY OF:**  
**37.26 ACRES OF LAND COMPRISED OF THE FOLLOWING:**

- TRACT I: 10.01 ACRE TRACT** DESCRIBED AS TRACT II RECORDED IN VOLUME 23002, PAGE 32, OFFICIAL RECORDS, CAMERON COUNTY, TEXAS OUT OF BLOCK 55, SAN BENITO LAND AND WATER COMPANY SUBDIVISION RECORDED IN VOLUME 1, PAGE 6, MAP RECORDS, CAMERON COUNTY, TEXAS;
- TRACT II: 10.23 ACRE TRACT** DESCRIBED AS TRACT I RECORDED IN VOLUME 23002, PAGE 32, OFFICIAL RECORDS, CAMERON COUNTY, TEXAS OUT OF BLOCK 54, SAN BENITO LAND AND WATER COMPANY SUBDIVISION RECORDED IN VOLUME 1, PAGE 6, MAP RECORDS, CAMERON COUNTY, TEXAS;
- TRACT III: 17.02 ACRE TRACT** DESCRIBED AS TRACT III - 17.02 ACRE TRACT RECORDED IN VOLUME 23002, PAGE 32, OFFICIAL RECORDS, CAMERON COUNTY, TEXAS OUT OF BLOCKS 47 & 48, SAN BENITO LAND AND WATER COMPANY SUBDIVISION RECORDED IN VOLUME 1, PAGE 6, MAP RECORDS, CAMERON COUNTY, TEXAS;
- TOGETHER WITH THE FOLLOWING EASEMENTS FOR INGRESS AND EGRESS AND UTILITIES OVER AND ACROSS THE HERE AFTER DESCRIBED TRACT:
- TRACT IV: 0.79 ACRE TRACT** DESCRIBED AS AN EASEMENT AGREEMENT IN VOLUME 16551, PAGE 236, OFFICIAL RECORDS, CAMERON COUNTY, TEXAS AND CORRECTED IN VOLUME 16669, PAGE 126, OFFICIAL RECORDS, CAMERON COUNTY, TEXAS
- TRACT V: 0.96 ACRE TRACT** DESCRIBED AS AN EASEMENT AGREEMENT IN VOLUME 15923, PAGE 126, OFFICIAL RECORDS, CAMERON COUNTY, TEXAS
- TRACT VI: 0.42 ACRE TRACT** DESCRIBED AS AN EASEMENT AGREEMENT IN VOLUME 16688, PAGE 164, OFFICIAL RECORDS, CAMERON COUNTY, TEXAS

LEGEND	
	IRON ROD SET WITH CAP STAMPED "MEDINA 5719"
	IRON ROD FOUND
	NAIL FOUND
	WATER VALVE
	WATER METER
	POWER POLE
	ANCHOR
	TELEPHONE PEDESTAL
	CABLE PEDESTAL
	IRRIGATION PIPE
	IRRIGATION VALVE
	IRRIGATION GATE
	SCHEDULE "B" ITEMS

**GENERAL NOTES**

- 1 BASIS OF BEARINGS AS PER THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83, ESTABLISHED FOR SAN BENITO LAND AND WATER COMPANY SUBDIVISION RECORDED IN VOLUME 1, PAGE 6, MAP RECORDS, CAMERON COUNTY, TEXAS
- 2 ADDRESS NO PHYSICAL ADDRESS
- 3 FLOOD ZONE - BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES IN ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AND IN ZONE A (WITHOUT BASE FLOOD ELEVATION (BFE), AS PER THE NATIONAL FLOOD INSURANCE PROGRAM OF COMMUNITY NO 48061C, PANEL NO 0410, SUFFIX "F", REVISED FEBRUARY 16, 2018
- 4 INGRESS/EGRESS EASEMENT GRANTED TO A 17.018 ACRE TRACT IN BLOCKS 47 & 48, SAN BENITO LAND & WATER COMPANY SUBDIVISION EASEMENT IS ALONG THE WEST 20 FEET OF THE 10.01 ACRE TRACT. A NOTICE OF PROTEST DEED WAS FOUND AGAINST THIS 20 FOOT EASEMENT RECORDED IN VOLUME 16017, PAGE 129, OFFICIAL RECORDS, CAMERON COUNTY, TEXAS
- 5 EAST HUDSON ROAD IS USED BY PUBLIC AS A PUBLIC ROAD CAMERON COUNTY HAS PREPARED AN AFFIDAVIT OF PUBLIC ACCESS RECORDED IN VOLUME 1772, PAGE 78, DEED RECORDS, CAMERON COUNTY, TEXAS FILED NOVEMBER 20, 1991 THAT THIS PORTION OF ROAD IS MAINTAINED BY CAMERON COUNTY AS PART OF THEIR ROADWAY SYSTEM
- 6 EXISTING IRRIGATION STRUCTURES ON SITE DIRECTION AND SIZE NOT DETERMINED WILL NEED TO CONTACT CAMERON COUNTY IRRIGATION NO. 2 TO DETERMINE LOCATION OF EASEMENTS THAT MAY AFFECT THESE TRACTS
- 7 CURRENT ACCESS TO SITE IS THROUGH AN EXISTING ASPHALT PAVED AREA ON THE ADJACENT TRACT ON THE WEST OF THIS PROPERTY. ASPHALT AREA TURNS INTO A DIRT DRIVE
- 8 SUBJECT TO EXCEPTIONS FROM COVERAGE IN COMMITMENT FOR TITLE INSURANCE WITH OF NO. 212207337, ISSUED 12 MARCH 2021 WHICH WAS USED TO PREPARE THIS SURVEY

**SURVEYOR CERTIFICATE**

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY AS DESCRIBED HEREIN WAS MONUMENTED ON THE GROUND ON APRIL 12, 2021, THAT THE ONLY VISIBLE IMPROVEMENTS ON THE GROUND ARE AS SHOWN, THAT THERE ARE NO VISIBLE ENCROACHMENTS, VISIBLE OVERLAPPIINGS, APPARENT CONFLICTS, OR VISIBLE EASEMENTS EXCEPT AS SHOWN HEREIN, THIS SURVEY CONFORMS TO THE MINIMUM STANDARDS OF PRACTICE PROMULGATED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS

JOSE D. MEDINA, R.P.L.S.  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 5719  
19 April 2021  
DATE



REVISED APRIL 19, 2021 TO SHOW DEED CALLS  
REVISED APRIL 15, 2021 TO SHOW METES AND BOUNDS  
INFORMATION

FOR EXETER PROPERTIES, LLC

**FERRIS, FLINN & MEDINA, LLC**  
ENGINEERS & SURVEYORS  
1405 N. STUART PLACE ROAD  
HOUSTON, TEXAS 77058  
Phone (281) 364-2236 Fax (281) 364-1038

THIS BOARD OF PROFESSIONAL LAND SURVEYORS HAS REVIEWED THIS SURVEY AND HAS DETERMINED THAT IT CONFORMS TO THE MINIMUM STANDARDS OF PRACTICE PROMULGATED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

F - 100' DRAWN BY ZEKI 15 APRIL 2021 JOB NO 1020-001  
CREW: MIGUEL GUTIERREZ / MARGARITO SALAZAR

LATITUDE: 26° 29' 43" LONGITUDE: -97° 38' 40"

Scale: 1" = 100'