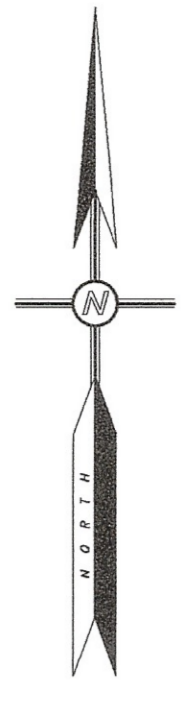


**LEGEND**

A.C.	Air Conditioning Unit
C.C.D.R.	Cameron County Deed Records
C.C.M.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
F.H.	Fire Hydrant
L.P.	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 857.47 ACRES OF LAND OUT OF SHARE THIRTY TWO (32) OF THE ESPIRITU SANTO GRANT, IN CAMERON COUNTY, TEXAS, AND FURTHER CONSISTING OF ALL OF A 480.34 ACRE (CALLED 480.3 ACRE) TRACT RECORDED IN VOLUME 11474, PAGE 103 OF THE OFFICIAL RECORDS OF CAMERON COUNTY, TEXAS, AND 377.13 ACRES OUT OF A 458.8 ACRE TRACT RECORDED IN VOLUME 11471, PAGE 96 OF THE OFFICIAL RECORDS OF CAMERON COUNTY, TEXAS.

- NOTES:**
1. THIS AREA LIES IN PARTIALLY IN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD), AND FLOOD ZONE "X" (0.2% ANNUAL CHANCE FLOOD HAZARD) AS SCALED PER FIRM COMMUNITY PANEL NUMBER: 480610475F; EFFECTIVE DATE: FEBRUARY 16, 2019.
  2. ALL BEARINGS ARE BASED ON THE MAP OF RIO GRANDE ADDITION, AS RECORDED IN CABINET 1, SLOTS 329-A THRU 337-B OF THE MAP RECORDS OF CAMERON COUNTY, TEXAS.
  3. EASEMENT AND RIGHT OF WAY FOR CANALS, DRAIN DITCHES, CONDUITS FOR IRRIGATION OF LAND, AS RECORDED IN VOLUME 417, PAGE 398 OF THE DEED RECORDS OF CAMERON COUNTY, TEXAS.
  4. EASEMENT AND RIGHT OF WAY TO CENTRAL POWER AND LIGHT COMPANY, A TEXAS CORPORATION, AS RECORDED IN VOLUME 1062, PAGE 993 OF THE DEED RECORDS OF CAMERON COUNTY, TEXAS (AREAL EASEMENT ONLY, EXACT LOCATION UNKNOWN).
  5. UNRECORDED EASEMENTS, AS DESCRIBED IN VOLUME 11471, PAGES 96 AND 103, OF THE OFFICIAL RECORDS OF CAMERON COUNTY, TEXAS.
  6. COMPREHENSIVE UTILITY EASEMENT TO SHARYLAND UTILITIES, LP., A TEXAS LIMITED PARTNERSHIP, AS RECORDED IN VOLUME 21008, PAGES 127 AND 135, OF THE OFFICIAL RECORDS OF CAMERON COUNTY, TEXAS.
  7. EASEMENT FOR PIPE LINES GRANTED TO THE VALLEY PIPE LINE COMPANY, AS RECORDED IN VOLUME 267, PAGE 317 OF THE DEED RECORDS, CAMERON COUNTY, TEXAS.
  8. EASEMENT GRANTED TO CENTRAL POWER AND LIGHT COMPANY, A TEXAS CORPORATION, AS RECORDED IN VOLUME 578, PAGE 212 OF THE DEED RECORDS, CAMERON COUNTY, TEXAS (BLANKET).
  9. RIGHT OF WAY EASEMENT TO STATE OF TEXAS, AS RECORDED IN VOLUME 615, PAGES 283 AND 285 OF THE DEED RECORDS, CAMERON COUNTY, TEXAS.
  10. RIGHT OF WAY EASEMENT TO COASTAL STATES GAS PRODUCING COMPANY, AS RECORDED IN VOLUME 955, PAGE 815 AND VOLUME 980, PAGE 480 OF THE DEED RECORDS OF CAMERON COUNTY, TEXAS, AND ASSIGNMENT AND CONVEYANCE OF SYSTEM, EASEMENTS AND COMPONENTS TO TEXAS GAS SERVICE COMPANY, A DIVISION OF ONEOK, INC., AN OKLAHOMA CORPORATION, AS RECORDED IN VOLUME 20375, PAGE 54 OF THE OFFICIAL RECORDS OF CAMERON COUNTY, TEXAS.
  11. EASEMENT TO CENTRAL POWER AND LIGHT COMPANY, A TEXAS CORPORATION, AS RECORDED IN VOLUME 1198, PAGE 508 OF THE DEED RECORDS, CAMERON COUNTY, TEXAS.
  12. EASEMENT GRANTED TO R.F. ROLOFF, TRUSTEE, AS RECORDED IN VOLUME 312, PAGE 56 OF THE DEED RECORDS, CAMERON COUNTY, TEXAS (DOESN'T AFFECT PROPERTY).



I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND ON 03-07-2019 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  
 PHONE (956) 361-9179, FAX (956) 361-9254  
 EMAIL: RIOS\_SURVEYING@SBGLOBAL.NET

Date: 03-07-2019 Job No.: 2019\_0090