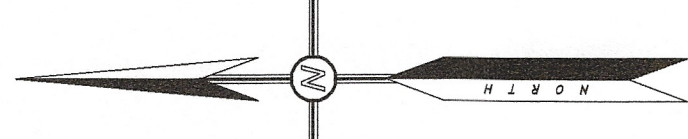


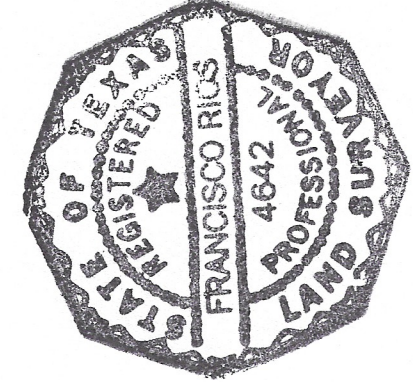
MAP OF SURVEY

BEING 81.65 ACRES OF LAND OUT OF SHARE THIRTY TWO (32) OF THE ESPIRITU SANTO GRANT, IN CAMERON COUNTY, TEXAS, AND FURTHER BEING OUT OF OUT OF A CERTAIN 458.80 ACRE TRACT RECORDED IN VOLUME 11471, PAGE 96 OF THE OFFICIAL RECORDS OF CAMERON COUNTY, TEXAS; AND FURTHER BEING THAT SAME PROPERTY RECORDED UNDER DOCUMENT NUMBER: 2021-55138 OF THE OFFICIAL RECORDS OF CAMERON COUNTY, TEXAS.



- LEGEND.**
- A.C.D.R. Cameron County Records
 - C.C.O.R. Cameron County Official Records
 - C.C.M.R. Cameron County Map Records
 - Fnd. Found
 - Mon. Monument
 - Pg. Page
 - Vol. Volume
 - P.P. Power Pole
 - ⊙ Fire Hydrant
 - ⊙ Light Pole
 - ⊙ Telephone Pedestal
 - ⊙ Electrical Meter
 - ⊙ E.J.B. Electrical Junction Box
 - ⊙ W.M. Water Meter
 - ⊙ W.V. Water Valve

- 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: 48061C0475F, 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. EASEMENTS, RIGHTS, RULES AND REGULATIONS IN FAVOR OF CAMERON COUNTY DRAINAGE DISTRICT NO. 1 (BLANKET).
 4. UNRECORDED EASEMENTS, AS DESCRIBED IN VOLUME 11471, PAGES 96 AND 103, OF THE OFFICIAL RECORDS OF CAMERON COUNTY, TEXAS.
 5. COMPREHENSIVE UTILITY EASEMENT TO SHARYLAND UTILITIES, LP., A TEXAS LIMITED PARTNERSHIP, AS RECORDED IN VOLUME 20341, PAGE 162, AND IN VOLUME 21008, PAGES 135, OF THE OFFICIAL RECORDS OF CAMERON COUNTY, TEXAS (DOESN'T AFFECT PROPERTY).
 6. COMPREHENSIVE UTILITY EASEMENT TO SHARYLAND UTILITIES, LP., A TEXAS LIMITED PARTNERSHIP, AS RECORDED IN VOLUME 21008, PAGES 127, 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 965, PAGE 813 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 07-15-2022 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. 4842

SIERRA TITLE COMPANY G.F. NO. 2022-1681
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@SBGLOBAL.NET

Date: 07-15-2022
 Job No.: 2022-0621
 Scale: 1"=300'

SURVEYED FOR:
 G & D RANCH, LLC

DRAWN BY: E D U A R D O