

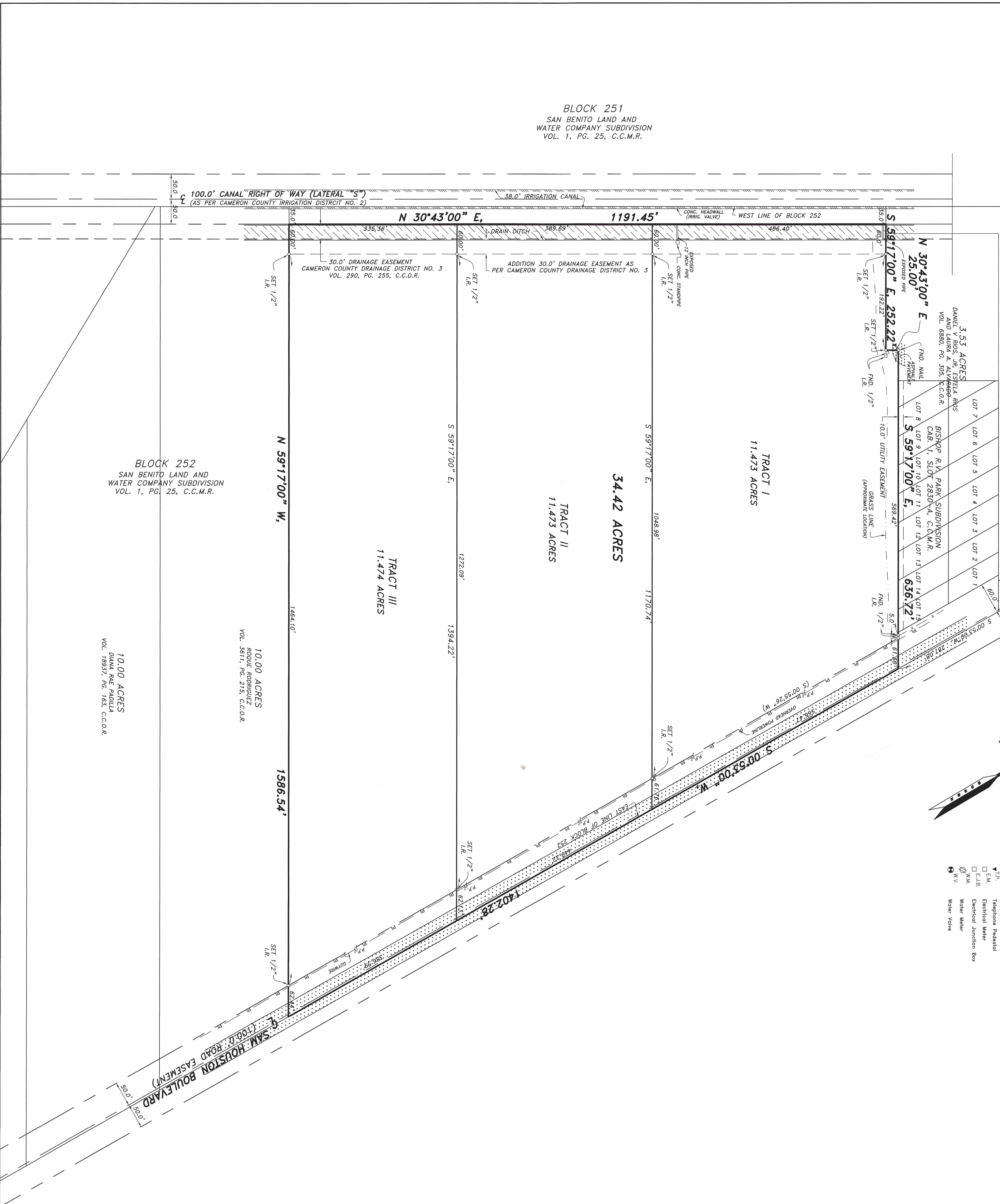
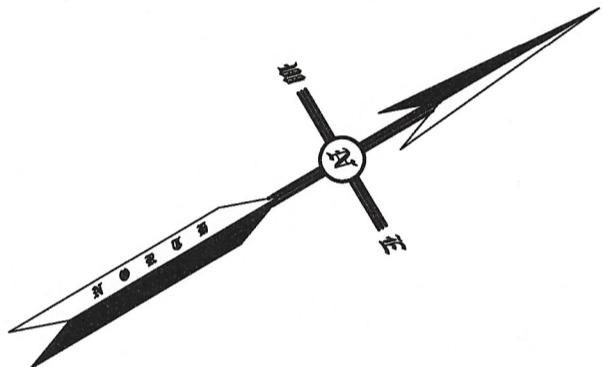
MAP OF SURVEY

A 34.42 ACRE TRACT OF LAND OUT OF BLOCK NUMBER TWO HUNDRED FIFTY-TWO (252), SAN BENITO LAND AND WATER COMPANY SUBDIVISION IN CAMERON COUNTY, TEXAS, AS RECORDED IN VOLUME 1, PAGE 25 OF THE MAP RECORDS OF CAMERON COUNTY, TEXAS, AND FURTHER BEING OUT OF A CERTAIN 35.38 ACRE TRACT RECORDED IN VOLUME 18592, PAGE 50 OF THE OFFICIAL RECORDS OF CAMERON COUNTY, TEXAS.

- NOTES:
1. THIS AREA LIES IN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS SCALED PER FIRM COMMUNITY PANEL NUMBER: 486010300P, EFFECTIVE DATE: FEBRUARY 16, 2018.
  2. ALL BEARINGS ARE BASED ON THE MAP OF SAN BENITO LAND AND WATER COMPANY SUBDIVISION, AS RECORDED IN VOLUME 1, PAGE 25 OF THE MAP RECORDS, CAMERON COUNTY, TEXAS.
  3. THIS SURVEY WAS PERFORMED WITH OUT THE BENEFIT OF A SURVEYED EDR.

SUBMITTED FOR:  
JOHN CURTIS JAMES AND  
WIFE, INA LYN JAMES

- LEGEND
- A.C.G.R. Air Conditioning Unit, Records
  - C.C.O.R. Cameron County Official Records
  - C.C.M.R. Cameron County Map Records
  - IR. Iron
  - Mon. Monument
  - N.P. North Point
  - Vol. Volume
  - O-P.P. Power Pole
  - Fire Hydrant
  - Light Pole
  - Telephone Pedestal
  - E.M. Electrical Meter
  - E.J.B. Electrical Junction Box
  - W.M. Water Meter
  - W.V. Water Valve



I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM THE SURVEY DATA AND MADE ON THE GROUND ON 05-20-2024 BY MEN WORKING UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE ENCROACHMENTS OR VISIBLE EASEMENTS ON SAID PROPERTY EXCEPT AS SHOWN HEREON. THIS SURVEY SUBSTANTIALLY COMPLETES THE DUTY OF A PROFESSIONAL LAND SURVEYOR IN ACCORDANCE WITH THE SPECIFICATIONS FOR A CATEGORY 1B CONDITION IV SURVEY.

FRANCISCO RIOS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
REGISTRATION NO. 1642

**RIOS SURVEYING, L.L.C.**  
FIRM NUMBER: 10117600  
281 S. OSCAR WILLIAMS ROAD  
SAN BENITO, TEXAS, 76586  
PHONE (956) 361-9179, FAX (956) 361-9234  
EMAIL: RIOS.SURVEYING@SBGEOBAL.NET

Date: 05-20-2024 Job No.: 2024-0332 Scale: 1"=100' DRAWN BY: E D U A R D O.