

RIO-DELTA SURVEYING
24593 FM 88
Monte Alto, Texas 78538
956-380-5154 956-380-5156 fax
T.B.P.L.S. FIRM # 10013900
Metes and Bounds Description

A 11.69 ACRE TRACT OF LAND CONSISTING OF 5.72 ACRES OUT OF LOT 2, BLOCK B, **JARDIN TERRACE SUBDIVISION**, AS RECORDED IN VOLUME 5, PAGE 38, DEED RECORDS, CAMERON COUNTY, TEXAS, 5.09 ACRES OUT OF ALL OF LOT 1 AND LOT 7, **C.B. CARPENTER SUBDIVISION**, AS RECORDED IN CABINET 1, SLOT 876-A, MAP RECORDS, CAMERON COUNTY, TEXAS AND 0.88 ACRE TRACT OUT ALL OF LOT 1, **DAVICO SUBDIVISION**, AS RECORDED IN CABINET 1, SLOT 1710-B, MAP RECORDS, CAMERON COUNTY, TEXAS AND SAID 11.69 ACRE TRACT IS BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2, FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE N 71°04'16" W, WITH THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 96.17' ON THE NORTHEAST CORNER OF SERVICE INDUSTRIAL PARK SUBDIVISION, AS RECORDED IN CABINET 1, SLOT 369-A, MAP RECORDS, CAMERON COUNTY, TEXAS, FOR AN OUTSIDE CORNER OF THIS TRACT OF LAND;

THENCE N 70°01'32" W, WITH THE COMMON LINE OF SAID LOT 2 AND SERVICE INDUSTRIAL PARK SUBDIVISION, A DISTANCE OF 35.56' ON AN INSIDE CORNER OF SAID SERVICE INDUSTRIAL PARK SUBDIVISION AND AN OUTSIDE CORNER OF SAID LOT 2, FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE N 33°44'57" W, CONTINUING WITH THE COMMON LINE OF SAID LOT 2 AND SERVICE INDUSTRIAL PARK SUBDIVISION, A DISTANCE OF 1008.02' TO AN "X" CUT IN CONCRETE SET ON THE SOUTH LINE OF C.B. CARPENTER SUBDIVISION, AS RECORDED IN CABINET 1, SLOT 876-A, MAP RECORDS, CAMERON COUNTY, TEXAS AND THE EAST RIGHT OF WAY OF 14TH STREET, AS RECORDED IN VOLUME 280, PAGE 159, DEED RECORDS, CAMERON COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE N 56°15'03" E, WITH THE EAST RIGHT OF WAY LINE OF SAID 14TH STREET, A DISTANCE OF 131.99' TO AN "X" CUT IN CONCRETE SET ON THE NORTHEAST CORNER OF LOT 1 OF SAID C.B. CARPENTER SUBDIVISION, FOR AN OUTSIDE CORNER OF THIS TRACT OF LAND;

THENCE S 33°44'57" E, WITH THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 230.00' TO A 1/2" IRON ROD FOUND ON THE SOUTHEAST CORNER OF SAID LOT 1 AND THE WEST LINE OF LOT 7 OF SAID C.B. CARPENTER SUBDIVISION, FOR AN INSIDE CORNER OF THIS TRACT OF LAND;

THENCE N 56°15'03" E, WITH THE WEST LINE OF SAID LOT 7, A DISTANCE OF 341.05' TO A 1/2" IRON ROD FOUND ON THE NORTHWEST CORNER OF SAID LOT 7, FOR AN OUTSIDE CORNER OF THIS TRACT OF LAND;

THENCE S 70°58'29" E, WITH THE NORTH LINE OF SAID LOT 7, AT A DISTANCE OF 161.67' PASS A 1/2" IRON ROD FOUND ON THE NORTHEAST CORNER OF SAID LOT 7, CONTINUING A TOTAL DISTANCE OF 224.17' TO A 1/2" IRON ROD FOUND ON AN INSIDE CORNER OF LOT 1, OF DAVICO SUBDIVISION, AS RECORDED IN CABINET 1, SLOT 1710-B, MAP RECORDS, CAMERON COUNTY, TEXAS, FOR AN INSIDE CORNER OF THIS TRACT OF LAND;

THENCE N 18°58'03" E, WITH THE WEST LINE OF SAID LOT 1, A DISTANCE OF 152.00' TO A 1/2" IRON ROD FOUND ON THE NORTHWEST CORNER OF SAID LOT 1 AND THE SOUTH RIGHT OF WAY LINE OF BOCA CHICA BOULEVARD, AS RECORDED IN VOLUME 756, PAGE 625, DEED RECORDS, CAMERON COUNTY, TEXAS, FOR AN OUTSIDE CORNER OF THIS TRACT OF LAND;

THENCE S 71°01'57" E, WITH THE NORTH LINE OF SAID LOT 1 AND THE SOUTH RIGHT OF WAY LINE OF SAID BOCA CHICA BOULEVARD, A DISTANCE OF 115.54' TO A 1/2" IRON ROD W/ A RED CAP STAMPED "RIO DELTA SURVEYING" SET ON THE NORTHEAST CORNER OF SAID LOT 1, FOR AN INSIDE CORNER OF THIS TRACT OF LAND;

THENCE N 18°58'03" E, A DISTANCE OF 50.00' TO THE NORTH LINE OF SAID LOT 2, BLOCK B, FOR AN OUTSIDE CORNER OF THIS TRACT OF LAND;

THENCE S 71°01'57" E, WITH THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 124.50' TO THE NORTHEAST CORNER OF SAID LOT 2, FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE S 18°58'03" W, WITH THE EAST LINE OF SAID LOT 2, AT A DISTANCE OF 50.00' PASS A 1/2" IRON ROD W/ A RED CAP STAMPED "RIO DELTA SURVEYING" SET ON THE SOUTH RIGHT OF WAY LINE OF SAID BOCA CHICA BOULEVARD, CONTINUING A TOTAL DISTANCE OF 1050.00' TO THE POINT OF BEGINNING, CONTAINING 11.69 ACRES OF LAND MORE OR LESS.

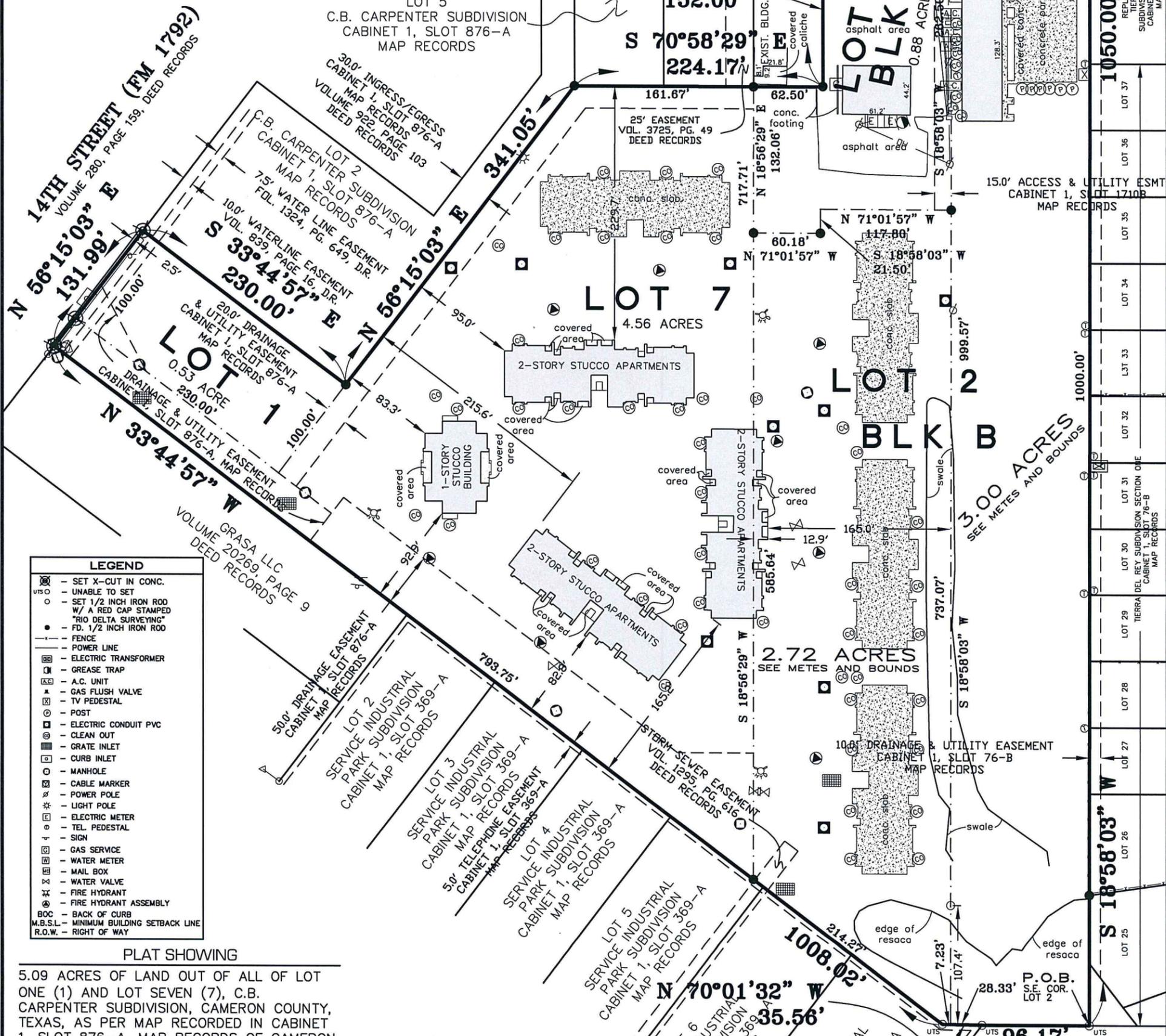
A plat of even survey date herewith accompanies this metes and bounds description.
Basis of Bearing: T.S.P.C. South Zone NAD 1983



LINE TABLE		
NO.	LENGTH	BEARING
L1	115.54'	S 71°01'57" E
L2	50.00'	N 18°58'03" E
L3	124.50'	S 71°01'57" E

LOT 2, BLOCK 1
DAVICO SUBDIVISION
CABINET 1, SLOT 1710-B
MAP RECORDS

BOCA CHICA BOULEVARD
VOLUME 756, PAGE 625, DEED RECORDS



LEGEND	
	SET X-CUT IN CONC.
	UNABLE TO SET
	SET 1/2 INCH IRON ROD W/ A RED CAP STAMPED
	"RIO DELTA SURVEYING"
	FD. 1/2 INCH IRON ROD
	FENCE
	POWER LINE
	ELECTRIC TRANSFORMER
	GREASE TRAP
	A.C. UNIT
	GAS FLUSH VALVE
	TV PEDESTAL
	POST
	ELECTRIC CONDUIT PVC
	CLEAN OUT
	GRATE INLET
	CURB INLET
	MANHOLE
	CABLE MARKER
	POWER POLE
	LIGHT POLE
	ELECTRIC METER
	TEL. PEDESTAL
	SIGN
	GAS SERVICE
	WATER METER
	MAIL BOX
	WATER VALVE
	FIRE HYDRANT
	FIRE HYDRANT ASSEMBLY
	BOC - BACK OF CURB
	M.B.S.L. - MINIMUM BUILDING SETBACK LINE
	R.O.W. - RIGHT OF WAY

PLAT SHOWING

5.09 ACRES OF LAND OUT OF ALL OF LOT ONE (1) AND LOT SEVEN (7), C.B. CARPENTER SUBDIVISION, CAMERON COUNTY, TEXAS, AS PER MAP RECORDED IN CABINET 1, SLOT 876-A, MAP RECORDS OF CAMERON COUNTY, TEXAS.

0.88 ACRE OF LAND OUT OF ALL OF LOT ONE (1) BLOCK ONE (1), DAVICO SUBDIVISION, CAMERON COUNTY, TEXAS, AS PER MAP RECORDED IN CABINET 1, SLOT 1710-B MAP RECORDS OF CAMERON COUNTY, TEXAS.

3.00 ACRES OF LAND, OUT OF LOT TWO (2) BLOCK (B), THE JARDIN TERRACE SUBDIVISION, TRACT 25, SHARE 19, OF THE ESPIRITU SANTO GRANT, CAMERON COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 5, PAGE 38, MAP RECORDS OF CAMERON COUNTY, TEXAS. (SEE METES AND BOUNDS)

2.72 ACRE TRACT OF LAND OUT OF LOT TWO (2) BLOCK (B), THE JARDIN TERRACE SUBDIVISION, TRACT 25, SHARE 19, OF THE ESPIRITU SANTO GRANT, CAMERON COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 5, PAGE 38, MAP RECORDS OF CAMERON COUNTY, TEXAS. (SEE METES AND BOUNDS)

GF#: 2016040792

ADDRESS: 3454 BOCA CHICA BOULEVARD
3480 BOCA CHICA BOULEVARD
BROWNSVILLE, TEXAS

SURVEYED: SEPTEMBER 1, 2016

REQUESTED BY: UNITED STATES GOVERNMENT

FLOOD ZONE DESIGNATION: ZONE "C"
COMMUNITY-PANEL NUMBER: 480103 0010 B
MAP REVISED: DECEMBER 1, 1978

SCHEDULE B ITEMS:

G.F. No. 2016040792

10a. Rights of parties in possession. (All tracts)

10f. Any and all zoning laws, regulations and ordinances of municipal and/or governmental authorities affecting subject property, including those by the City of Brownsville, Texas. (All tracts)

10h. Any and all easement and/or right of way rights granted to Southwestern Bell Telephone Company, together with all rights incident thereto. (All tracts)

10k. Property is located within the Brownsville Irrigation and Drainage District, together with all rights incident thereto. (All tracts)

10m. Subject to all visible and apparent easements a current survey will reveal. (All tracts)

10n. Easements, or claims of easements, which are not recorded in the public records. (All tracts)

G.F. No. 2016040799

10e. Easement and/or right of way as set out in instrument dated October 16, 1962, executed by Juanita B. Fragoso to Public Utilities Board of the City of Brownsville, Texas, recorded in Volume 735, Page 159 of the Deed Records of Cameron County, Texas, together with all rights incident thereto. (Blanket)

10g. Right of way easement dated December 11, 1923 granted to Cameron County Water Improvement District No. 5, recorded in Volume 123, Pages 1-6 of the Deed Records of Cameron County, Texas, together with all rights incident thereto. (Blanket)

10k. Property is located within the Cameron County Water Control and Improvement District No. 5, together with all rights incident thereto.

10m. Any property which lies within the bounds of a public roadway, whether such roadway is dedicated or not. (All tracts)

G.F. No. 2016040794

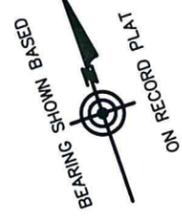
10f. Rights of the owner of Lot 7 as set out and defined on Plat, recorded in Cabinet 1, Slot 876-A of the Map Records of Cameron County, Texas.

10q. Easement and easements rights described in deed dated October 15, 1974, executed by Aurora G. Davila to John H. Davila, filed for record on October 15, 1974, recorded in Volume 1005, Page 74 of the Deed Records of Cameron County, Texas, together with all rights incident thereto. (Blanket)

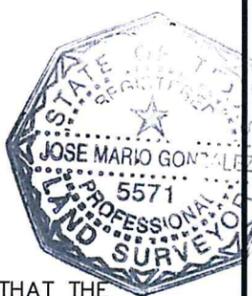
10z. Property is located within the Cameron County Water Control and Improvement District No. 5.

10cc. Any encroachment, encumbrance, violation, variation, or adverse circumstance that would be disclosed by an accurate and complete land survey of the land.

10dd. Easements, or claims of easements, which are not recorded in the public records.



SCALE: 1" = 100'



I, JOSE MARIO GONZALEZ, CERTIFY THAT THE ABOVE PLAT IS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED.

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5571



RIO DELTA SURVEYING

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T.B.P.L.S. FIRM # 10013900

JOB NUMBER

RIO 16 255

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