## NOTES: 1) THIS BOUNDARY SURVEY WAS PERFORMED WITH THE AID OF AN INDEPENDENT GLOBAL POSITIONING SYSTEM (GPS) OBSERVATION METHODS AND IN CONNECTION WITH THE "ALLTERRA" VIRTUAL REFERENCE SYSTEM (VRS) NETWORK. 2) DISTANCES SHOWN ARE GRID DISTANCES. 3) THIS LEASE TRACT IS SUBJECT TO RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY RECORDED IN VOLUME 1354, PAGE 271, OFFICIAL RECORDS OF CAMERON COUNTY, TEXAS. 4) NO EASEMENTS WERE RESEARCHED FOR THIS BOUNDARY SURVEY AT THIS TIME; THERE MAY BE EASEMENTS OR OTHER MATTERS NOT SHOWN. FOUND HEAVILY CORRODED LOT 1, BLOCK 1, ISLAND BAPTIST CHURCH SUBDIVISION (CABINET 1, SLOT 3006A, M.R.C.C.) 1/2"ø IRON ROD SET 1/2"ø IRON ROD WITH 12" BELOW NATURAL N89°24'00"E A ORANGE PLASTIC CAP GRADE AND ON PROPERTY LINE STAMPED "F RDZ PLS 5964" (N89°24'01"E REC.) FOR LINE OF REFERENCE POINT (N13°36'03"W 45.2' ± 45.82' PER (N13°00'W, 45.82' PER V0L. 1354, PG. 271, 0.R.C.C.) N75°36°03"W 397.2.± (N75°00'W, 143.0 vs. REC.) APPROXIMATE EDGE D .99 43.9± ACRE

POINT OF BEGINNING OF 43.9± ACRE LEASE FOUND 1/2" Ø IRON ROD WITH A YELLOW PLASTIC

RADIAL BEARING: S88'44'52"W

FOUND 1.2"Ø IRON ROD

WITH A YELLOW PLASTIC CAP STAMPED "M&R INC 0.1" NORTH OF PROPERTY

2,311.5'±

999.6

(\$89\*24'01"W, 1000.0' PER CAB. 1, SLOT 3006A, M.R.C.C.)

LEASE

APPROXIMATE EDGE

SET 1/2" Ø IRON RODS

A ORÂNGE PLASTIC CAP STAMPED "F RDZ PLS 5964" FOR LINE OF REFERENCE

 $1,808.1'\pm$ 

OF FLATS

1807.0

2090.0'

FOUND 1.2" & IRON ROD

WITH A YELLOW PLASTIC

CAP STAMPED "M&R INC 0.7' BELOW GRADE, 0.2' SOUTH OF PROPERTY LINE

W

CAP STAMPED "M&R INC" AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 1, "THE ISLAND BAPTIST CHURCH SUBDIVISION" (CAB. 1, SLOT 3006A, M.R.C.C.); & FOUND 1/2" Ø IRON ROD (BENT) S2\*54'E, 0.5' FROM SOUTHEAST CORNER OF SAID LOT 1

COMPUTED NAD 83 (2011) TEXAS STATE PLANE COORDINATÉ VALUES: N=16,580,740.29 sft. E=1,419,867.56 sft.

NORTH LINE OF 225.818-ACRE TRACT

N89°24'00"E 200.01' (N89'24'01"E REC.) FOUND 1/2"ø IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" N35'39'E, 0.1' FROM INTERSECTION

.591 MAPH IRON ROD SET W PR100 36 40"W PR100 5,32

100

R=1809.86, (CH: S01°32'4)S04°20'29"W ROAD PARK OF VEMENT SET 1/2"ø x 48" LONG IRON ROD WITH AN ORANGE PLASTIC CAP STAMPED "F RDZ PLS 5964" STATE WEST EDGE ASPHALT PA

CAMERON

COUNTY

ENGINEERING

455.0

**250.5** 

FOUND 1/2"ø IRON ROD \_ S05'41'E, 13.2' FROM

WIH AN ORANGE PLASTIC CAP STAMPED "F RDZ PLS 5964" \_

(S89\*24'01"W, 250.0' PER CAB. 1, SLOT 3006A, M.R.C.C.)

FOUND 3"Ø BRASS DISK STAMPED " THM SPICC1 -BLUCHER INSTITUTE CORPUS CHRISTI TEXAS 2009" IN A 6" PVC CASINO NGS PUBLISHED TEXAS SPC VALUES: N=16,579,075.51 sft. E=1,419,647.38 sft.

1°32'. PER

BOUNDARY SURVEY

B

S89°24'00"W

43.9± ACRE LEASE OUT OF A CERTAIN 225.818 ACRE TRACT (COMMONLY REFERRED TO AS ANDY BOWLE PARK) OUT OF A CERTAIN 1,470 ACRE TRACT IN SOUTH PADRE ISLAND, JUAN JOSÈ BALLI GRANT, CAMERON COUNTY, TEXAS; SAID 43.9± ACRES BEING OUT OF CAMERON COUNTY'S SURFACE ESTATE LYING WEST OF THE CENTERLINE OF STATE PARK ROAD 100 CONVEYED BY THE "TOWN OF SOUTH PADRE ISLAND" UNTO SAID CAMERON COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF TEXAS, PER SPECIAL WARRANTY DEED EXECUTED OCTOBER 31, 1990, RECORDED IN VOLUME 1354, PAGE 271, OFFICIAL RECORDS OF CAMERON COUNTY, TEXAS.

SURVEYED FOR:

CAMERON COUNTY PARKS SYSTEM (SURVEYED JANUARY 30, 2019)

S REGISTER TO FELIX RODRIGUEZ

"Building a Better Community"

1390 W. Expressway 83 San Benito, Texas 78586

(956) 247-3531 Fax (956) 361-8278

NO VISIBLE UTILITIES, NOR UNDERGROUND UTILITIES, ARE TIED IN FOR THIS BOUNDARY SURVEY AT THIS TIME

DRICUEZ III. REGISTERED PROFESSIONAL FELIX

COMBINED Fs=1.00000962

SCALE: 1"=200'

A THIS SURVEY IS BASED ON AN ON-THE-GROUND SURVEY PERFORMED BY THE UNDERSIGNED CAMERON COUNTY SURVEYOR ON JANUARY 28, 2019. FOFT

N12°36'03"W STAMPED "F RDZ PLS 5964" (N12°00'W, REC.) 88.5'± FOR LINE OF REFERENCE 1.1'±

1

,03

36,

NON

H

SET 1/2" Ø IRON ROD WITH

A ORÁNGE PLASTIC CAP