

PRIVATE ROADWAY

N 83°47'51" E

900.00'

NET

FOUND 1/2" IRON
ROD / YELLOW CAP
STAMPED M & R

CHAINLINK FENCE

CONCRETE CURB

OVERHEAD POWER LINE

NORTH BOUNDARY LINE OF ISLA BLANCA PARK

EASEMENT, FOR INGRESS & EGRESS (90 FT. WIDE)
(SEE NOTE NO. 3)

FOUND 1/2"
IRON ROD

97'

CONCRETE CURB

$\Delta = 27^{\circ}28'11''$ R = 1363.46' L = 653.69'

OVERHEAD POWER LINE

PARK ROAD 100

FOUND 1/2" IRON
ROD / ORANGE CAP
STAMPED RPLS 3229

S 81°38'40" W

FLOOD ZONE AS ELEV. 4'
FLOOD ZONE AS ELEV. 4'
(APPROXIMATE)

TRACT I:
6.176 ACRE TRACT

13.073 ACRE TRACT

TRACT II:
7.123 ACRE TRACT

FOUND CONCRETE
POST

582.84'

SCHLITTERBAHN BEACH WATERPARK

SURVEY OF

13.073 Acre Tract, out of the North Part of Cameron
County Park No. 1 Known as ISLA BLANCA PARK,
South Padre Island, Texas

SURVEYED FOR:

COUNTY OF CAMERON

FOUND 1/2" IRON
ROD / RED CAP
STAMPED C & A

S 85°58'26" W 264.21'

S 6°12'09" E

SCHLITTERBAHN BEACH WATERPARK

633.37'

MERIDIAN AS PER
DICKINSON 30 AC.
TRACT
VOL. 464, PG. 463
D.R.C.C.

SCALE: 1 in. = 100 ft.

NOTES:

1. Easement and right-of-way, for electric transmission line purposes, granted to Central Power and Light Company, Corpus Christi, Texas, and described in instrument dated April 3, 1989, filed May 12, 1989, recorded in Volume 809, Page 208, of the Official Public Records of Cameron County, Texas.
2. Non-exclusive easement, for cable television purposes, granted to Texas Cable Partners, L.P., d/b/a Time Warner Communications and described in instrument dated May 1, 2000, filed June 16, 2000, recorded in Volume 6558, Page 104, of the Official Public Records of Cameron County, Texas.
3. Easement, for ingress and egress purposes, eighty (80) feet wide, retained by Cameron County, Texas, and described in the afterclosed Amendment To Concession Agreement, dated as of June 1, 1999, not filed of record.

CASTILLO AND ASSOCIATES
LAND SURVEYORS

The undersigned hereby certifies that the survey described hereon was made on the ground on August 25, 2005; that the only improvements on the ground are as shown; that there are no visible encroachments, visible overlapping, apparent conflicts, or visible easements, except as shown hereon. THIS CERTIFICATION IS ONLY VALID WITH AN ORIGINAL SIGNATURE AND IF THE DRAWING CONTAINS NO ERASURES OR ADDITIONS.



REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4731

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