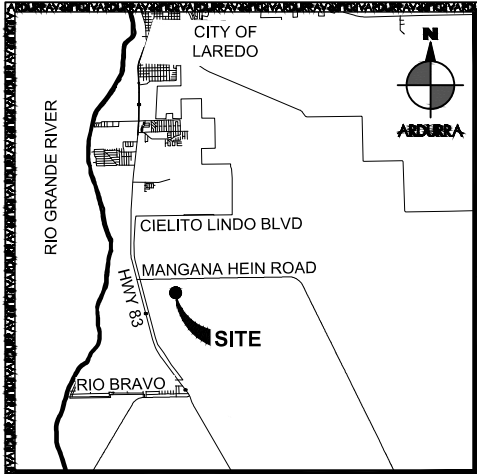
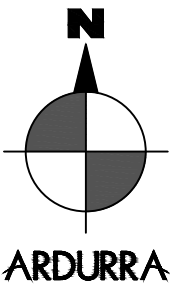




LOCATION MAP N.T.S.



NOTES:

1. ACCOMPANYING METES AND BOUNDS DESCRIPTION HAS BEEN PREPARED.
2. BASIS OF BEARING OF THIS SURVEY IS GRID NORTH AS OBSERVED BY GPS, TEXAS COORDINATE SYSTEM OF 1983 (NAD83), SOUTH ZONE 4205, WITH A COMBINED SCALE FACTOR OF 0.99989779
3. ● FOUND 5/8-INCH IRON ROD, UNLESS NOTED OTHERWISE.
○ SET 5/8-INCH IRON ROD WITH CAP STAMPED 6040.
4. PARENTHESIS INDICATE CALLED BEARING AND/OR DISTANCE.
5. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. NO EASEMENT RESEARCH WAS PERFORMED BY ARDURRA GROUP INC.
6. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE X, ACCORDING TO THE FLOOD INSURANCE RATE MAP OF WEBB COUNTY, TEXAS, PANEL NO. 48479C139OC, EFFECTIVE DATE: APRIL 2, 2008.

REFERENCES:

O.R.W.C.T. OFFICIAL RECORDS, WEBB COUNTY, TEXAS
P.O.B. POINT OF BEGINNING
R.O.W RIGHT OF WAY

30' 0 30' 60'

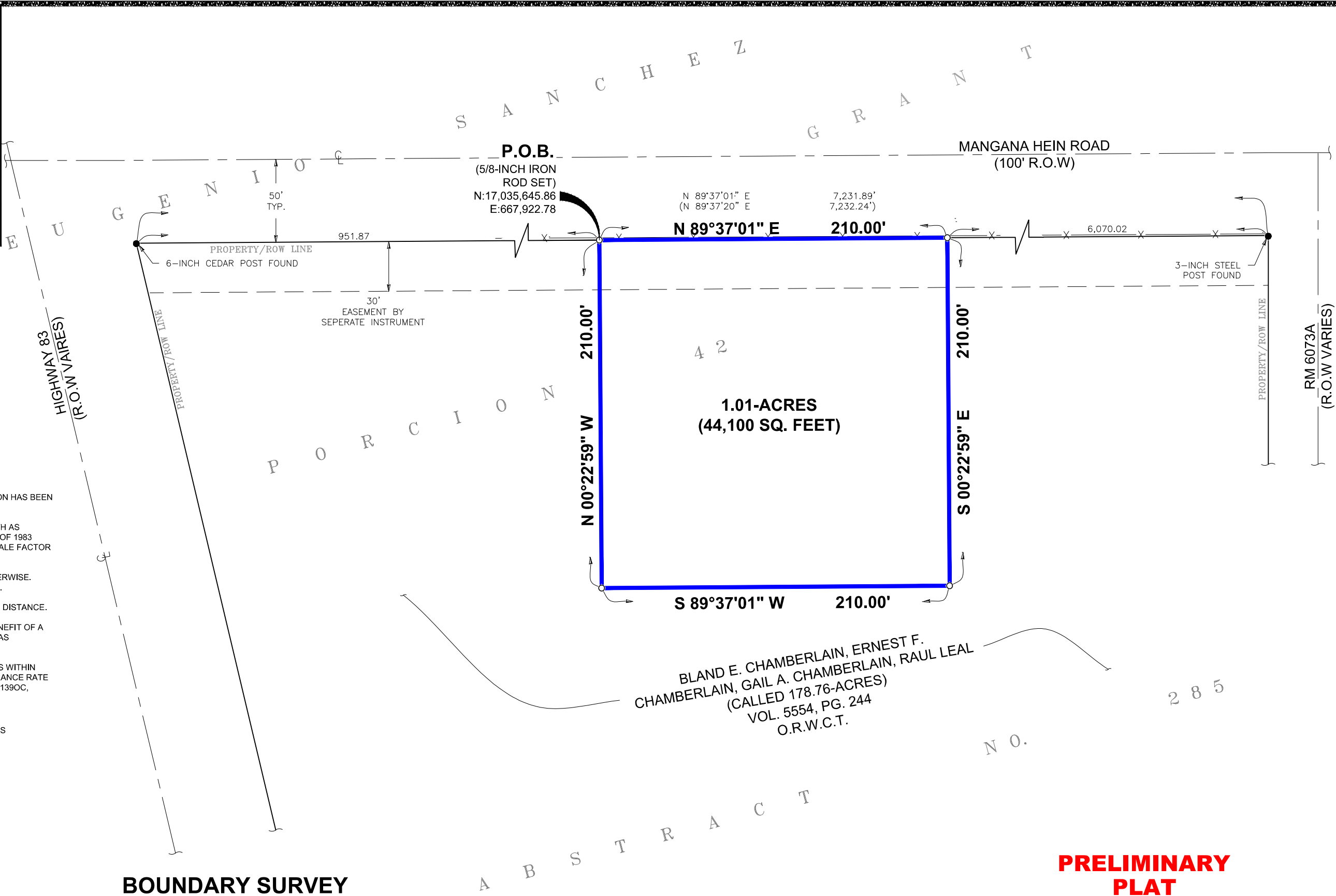
SCALE: 1" = 60'



2230 Saratoga Blvd
Corpus Christi, Texas 78417
Phone: (361) 883-1984
www.Ardurra.com
Engineering License #F-10053
Ardurra Group, Inc.
Surveying Firm 10194688
Architectural Firm BR4160

SHOWING THE BOUNDARY OF A 1.01-ACRE TRACT OF LAND (44,100 SQUARE FEET), BEING OUT OF A CALLED 178.76-ACRE TRACT DESCRIBED IN A DEED TO BLAND E. CHAMBERLAIN, ERNEST F. CHAMBERLAIN, GAIL A. CHAMBERLAIN, AND RAUL LEAL, AS RECORDED IN VOLUME 5554, PAGE 244, OFFICIAL RECORDS, WEBB COUNTY, TEXAS. ALL BEING OUT OF THE EUGENIO SANCHEZ GRANT, BEING PORCION 42, ABSTRACT NO. 285, IN WEBB COUNTY, TEXAS.

BOUNDARY SURVEY



BLAND E. CHAMBERLAIN, ERNEST F.
CHAMBERLAIN, GAIL A. CHAMBERLAIN, RAUL LEAL
(CALLED 178.76-ACRES)
VOL. 5554, PG. 244
O.R.W.C.T.

PRELIMINARY
PLAT

THIS DOCUMENT SHALL NOT BE
RECORDED FOR ANY PURPOSE AND
SHALL NOT BE USED OR VIEWED
OR RELIED UPON AS A FINAL
SURVEY DOCUMENT.

DRAWN BY:	JG
JOB NO:	2024-1714-00
SURVEYED:	04-29-2025
SHEET:	1 OF 1