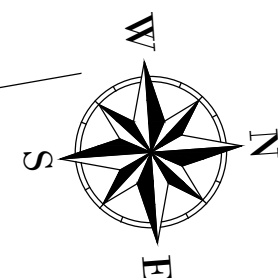


MERIDIAN ESTATES
SUBDIVISION



Boundary Line Table		
Line #	Length	Direction
L1	232.00'	S03°36'19"W

CURVE DATA TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	13.62'	15.00'	52°01'20"	S22°23'53"E	13.16'
C2	78.98'	50.00'	90°30'20"	S03°09'21"E	71.02'
C3	11.81'	50.00'	13°32'10"	S48°51'54"W	11.79'
C4	13.62'	15.00'	52°01'20"	S29°37'22"W	13.16'
C5	13.62'	15.00'	52°01'10"	S22°23'53"E	13.16'
C6	4.59'	50.00'	5°15'50"	S45°46'36"E	4.59'
C7	70.20'	50.00'	80°26'50"	S02°55'19"E	64.58'
C8	55.54'	50.00'	63°38'40"	S69°07'22"W	52.73'
C9	30.31'	50.00'	34°43'40"	N61°14'29"W	29.84'
C10	13.62'	15.00'	52°01'10"	N70°20'14"W	13.16'
C11	13.62'	15.00'	52°02'20"	S57°37'58"W	13.16'
C12	51.31'	50.00'	58°48'00"	S61°00'47"W	49.09'
C13	49.38'	50.00'	56°35'10"	N61°17'38"W	47.40'
C14	53.21'	50.00'	60°58'40"	N02°30'46"W	50.74'
C15	13.62'	15.00'	52°02'00"	N29°37'46"E	13.16'

Parcel Line Table		
Line #	Length	Direction
L1	71.90'	S47°40'10"W
L2	162.06'	S03°36'44"W
L3	105.09'	S06°20'24"W
L4	30.75'	S03°36'45"W
L5	20.62'	S83°39'09"W
L6	30.94'	N03°36'44"E
L7	70.96'	N41°10'58"W
L8	70.46'	N48°48'58"E
L9	35.59'	N03°36'45"E
L10	35.48'	N41°10'58"W
L11	35.23'	S48°49'02"W
L12	22.57'	S46°21'59"E
L13	22.97'	N43°37'57"E
L14	35.48'	N41°10'58"W
L15	35.23'	S48°49'02"W
L16	31.13'	S03°36'44"W
L17	105.14'	S00°53'12"W
L18	162.06'	S03°36'45"W
L19	72.42'	S40°03'07"E

PRELIMINARY PLAT SUBMITTAL
FOR
REVIEW ONLY 10/16/2026 THIS DOCUMENT
SHALL NOT BE RELIED ON FOR RECORDING
OR ANY OTHER INTENDED USE

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: EMERALD ISLAND INVESTMENTS, LTD JORGE ARANGO - PRESIDENT	1103 N. RAUL LONGORIA RD	SAN JUAN, TX 78589	(956) 227-8787
ENGINEER: SAUL D. MALDONADO, PE	2721 FOUNTAIN BLVD.	EDINBURG, TX 78539	(956) 702-8880
SURVEYOR: SAMUEL D. MALDONADO RPLS.	2721 FOUNTAIN BLVD.	EDINBURG, TX 78539	(956) 702-8880

LEGEND	
● - FND. 1/2" IRON ROD	C.O.L.F. - CITY OF LOS FRESNOS
○ - SET 1/2" IRON ROD W/CAP "SAMES"	E.U.E. - EXCLUSIVE EASEMENT
○ - FOUND 1" IRON PIPE	
■ - SET CONCRETE MONUMENT W/ 1/2" IRON ROD	
⊕ - ON-SITE BENCHMARK	
⊙ - RIGHT OF WAY	
FND. - FOUND	
M.R.C.C. - MAP RECORDS OF CAMERON COUNTY	
C.C.O.R. - CAMERON COUNTY OFFICIAL RECORDS	
P.O.B. - POINT OF COMMENCEMENT	
P.O.B. - POINT OF BEGINNING	
U.E. - UTILITY EASEMENT	
D.E. - DRAINAGE EASEMENT	
LL - LOT LINE	
CL - CENTER LINE	
M.B.S.L. - MINIMUM BUILDING SETBACK LINE	
B.V.D. NO. 11 - BAYVIEW IRRIGATION DISTRICT NO. 11	
C.C.I.D. - CAMERON COUNTY IRRIGATION DISTRICT	
NO. 10 - NO. 10	
B.T.P. - BY THIS PLAT	



2721 FOUNTAIN BLVD.
EDINBURG, TEXAS 78539
TEL. (956) 702-8880
FAX: (956) 702-8883

TEX. REG. ENGINEERING
FIRM F-10602
TEX. REG. SURVEYING
FIRM No. 101416-00

