

• **GENERAL NOTES:**

1. FLOOD ZONE CLASSIFICATION: "ZONE X" – ZONE X IS AN AREA OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% CHANCE FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
- COMMUNITY–PANEL NUMBER: 48061 0475F
MAP REVISED: FEBRUARY 16, 2018.

2. BENCHMARK INFORMATION:

NGS ABO289 ELEV. 19.10' (NAVD 88) – STATION IS LOCATED ABOUT 22 KM (13.65 MI) NORTH OF BROWNSVILLE, 25 KM (15.55 MI) EAST–SOUTHEAST OF HARLINGEN, 14 KM (8.70 MI) WEST OF THE COAST LINE OF THE GULF OF MEXICO, AND 8 KM (4.95 MI) NORTH OF LOS FRESNOS, IN A SMALL CLEARING SURROUNDED BY BRUSH AND CACTUS IN A LINE OF TREES JUST WEST OF A NORTH–SOUTH POWERLINE OWNERSHIP—GEORGE COMBE, 7006 RIVERTON DRIVE, AUSTIN, TX 78729. PHONE 512–219 0228. TO REACH FROM THE JUNCTION OF STATE HIGHWAY 100 AND FARM ROAD 1847 IN LOS FRESNOS, GO NORTH ON FARM ROAD 1847 FOR 6.5 KM (4.05 MI) TO A PAVED CROSSROAD (FARM ROAD 510). CONTINUE NORTH ON FARM ROAD 1847 FOR 1.9 KM (1.20 MI) TO THE STATION ON THE RIGHT. STATION IS SET IN THE TOP OF A 25–CM EGG SHAPED CONCRETE POST PROJECTING 5 CM. IT IS ABOUT 23 M (75.5 FT) EAST FROM A FENCE LINE ON THE EAST SIDE OF FARM ROAD 1847. DUE TO THE LOW AND DENSE BRUSH SURROUNDING THE AREA, AN ELECTRONIC DISTANCE METER IS NEEDED TO MAKE ANY OTHER MEASUREMENTS.

TEMPORARY BENCHMARK: TOP OF SANITARY SEWER MANHOLE.
NORTHING:16552493.7800, EASTING: 1325555.1160, ELEVATION: 19.319.
APPROXIMATELY 2,331.50 FEET WEST OF LOS FRESNOS OAKS SUBDIVISION AND 85.20 FEET NORTH OF THE EXISTING STATE HIGHWAY 100.

3. BASIS OF BEARING AS PER THE TEXAS STATE PLANE COORDINATE SYSTEM SOUTH ZONE 4205, NAD83.

4. MINIMUM SETBACK LINES FOR SINGLE FAMILY LOTS SHALL BE AS FOLLOWS:

FRONT – 25.0'
SIDE – 6.0'
REAR – 25.0'
CORNER– 15.0'
OR EASEMENT WHICH EVER IS GREATER IN ALL CASES.
MAXIMUM BUILDING HEIGHT – 35.0'

5. MINIMUM SETBACK LINES FOR COMMERCIAL BUSINESS LOTS SHALL BE AS FOLLOWS:

FRONT – 50.0'
SIDE – 6.0'
REAR – 25.0'
CORNER– 50.0'
OR EASEMENT WHICH EVER IS GREATER IN ALL CASES.
MAXIMUM BUILDING HEIGHT – 35.0'

6. THIS SUBDIVISION IS A MIX USE OF SINGLE FAMILY LOTS OF BLOCK 1 – BLOCK 3, AND COMMERCIAL LOT BLOCK 4 FOR THIS SUBDIVISION DEVELOPMENT.

7. THIS SUBDIVISION IS WITHIN THE CITY OF LOS FRESNOS ETJ CAMERON COUNTY.

8. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:
NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEED. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR OCCUPYING THE LOT.

9. GENERAL NOTE FOR COMMERCIAL BUSINESS:
THE PURPOSE OF THE C-1 NEIGHBORHOOD COMMERCIAL DISTRICT IS TO PROVIDE FOR OFFICE AND LIMITED BUSINESS ACTIVITIES WHICH MAY BE LOCATED ABUTTING RESIDENTIAL NEIGHBORHOODS AND WHICH WILL FIT HARMONIOUSLY INTO AND WILL SERVICE PRIMARILY THE ADJACENT NEIGHBORHOODS.

10. ALL INTERIOR LOT CORNERS WILL BE MARKED BY A SET 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED SAMES.

11. MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE ADJACENT TOP OF CURB OR CENTER OF LOT, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR ALL LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR DEVELOPMENT PERMIT APPLICATION, OR ONE FOOT (1) ABOVE THE ESTIMATED BASE FLOOD ELEVATION, WHICHEVER IS GREATER, ESTIMATED BASE FLOOD ELEVATION OF 18.2'.

12. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT OR LOT LINE. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

13. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.

14. THIS SUBDIVISION IS SERVED BY CITY OF LOS FRESNOS MUNICIPAL UTILITY CCN.

15. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS AN ACCORDANCE WITH CAMERON COUNTY CONSTRUCTION SPECIFICATIONS.

16. THE PURCHASER OF EACH LOT SHALL BE RESPONSIBLE TO INSTALL CONCRETE DRIVEWAY, AND A 5 FOOT SIDEWALK ALONG THE FRONT OF LOT AND AT ABUTTING STREET, WITH WHEELCHAIR RAMPS AND LANDINGS AS PER ADA. AND CITY OF LOS FRESNOS AND OR COUNTY ORDINANCES REQUIREMENTS.

17. DEVELOPER IS REQUIRED TO PROVIDE A STREET LIGHT LAYOUT AT CONSTRUCTION PLAN SET PHASE.

18. DEVELOPER IS REQUIRED TO ESTABLISH AN HOA. AS PART OF THE SUBDIVISION PROCESS.

19. IN ACCORDANCE WITH THE CITY OF LOS FRESNOS AND CAMERON COUNTY REQUIREMENTS, MERIDIAN ESTATES SUBDIVISION WILL BE REQUIRED TO DETAIN A TOTAL OF 279,417 CUBIC-FEET (6.415 AC.-FT.) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO. 5 FOR STORM SEWER IMPROVEMENTS.)

20. THIS SUBDIVISION IS IN COMPLIANCE WITH REQUIREMENTS OF LOCAL GOVERNMENT CODE 232.032 AND WATER, AND ELECTRICAL CONNECTIONS TO THE LOTS WILL MEET ALL MINIMUM STATE STANDARDS.
WATER WILL BE PROVIDED BY: CITY OF LOS FRESNOS
ELECTRICAL WILL BE PROVIDED BY: AMERICAN ELECTRIC POWER (AEP)
WASTEWATER SERVICE WILL BE PROVIDED BY: ON–SITE SEWAGE FACILITY
GARBAGE WASTE WILL BE DISPOSED BY: EACH INDIVIDUAL LOT OWNER

21. A PERMIT IS REQUIRED BEFORE ANY CONSTRUCTION OR OTHER DEVELOPMENT BEGINS INCLUDING THE INITIAL DISTURBANCE OF SOILS ASSOCIATED WITH CLEARING, GRADING OR EXCAVATION ACTIVITIES. THE CONSTRUCTION OR OTHER DEVELOPMENT SHALL COMPLY WITH THE LATEST CAMERON COUNTY FLOODPLAIN MANAGEMENT REGULATIONS.

22. CAMERON COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTAINING ANY DRAINAGE IMPROVEMENTS WITHIN DRAINAGE EASEMENTS DEDICATED BY THIS PLAT.

23. THE FOLLOWING RESIDENCES WILL FACE IN THE DIRECTION AS INDICATED BELOW:
• BLOCK 2, LOT 18 WILL FACE SEATURTLE STREET.
• BLOCK 2, LOT 19 WILL FACE SEATURTLE STREET.
• BLOCK 3, LOT 1 WILL FACE SEATURTLE STREET.
• BLOCK 3, LOT 2 WILL FACE SEATURTLE STREET.
• BLOCK 3, LOT 3 WILL FACE SEATURTLE STREET.
• BLOCK 3, LOT 14–17 WILL FACE MOURNING DOVE STREET.
• BLOCK 2, LOT 28–29 WILL FACE MOURNING DOVE STREET.

24. THERE ARE NO WATER WELLS WITHIN A 100 FT. RADIUS FROM THE SUBDIVISION.

25. EMERALD ISLAND INVESTMENTS, LTD., THE OWNERS AND SUBDIVIDERS OF MERIDIAN ESTATES SUBDIVISION, RETAINS A BLANKET EASEMENT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF.

STATE OF TEXAS

COUNTY OF CAMERON
CAMERON COUNTY DRAINAGE DISTRICT NO. 1 APPROVAL

THIS PLAT OF "MERIDIAN ESTATES SUBDIVISION" HAS BEEN SUBMITTED TO CAMERON COUNTY DRAINAGE DISTRICT NO. 1 OF CAMERON COUNTY, TEXAS. APPROVAL IS HEREBY GIVEN TO THE SUBDIVISION AS IT RELATES TO AND MAY AFFECT FACILITIES OF THIS DISTRICT. NO CONSIDERATION HAS BEEN GIVEN TO ANY OTHER MATTER. ANY CHANGES IN THIS PLAT AFTER THIS DATE SHALL CAUSE APPROVAL TO BECOME VOID. FAILURE TO RECORD THIS PLAT IN THE MAP RECORDS OF CAMERON COUNTY WITHIN ONE YEAR AFTER THIS DATE SHALL CAUSE THIS APPROVAL TO BECOME VOID.

THIS _____ DAY OF _____, 20____

BY: _____
ALBERT BARREDA, GENERAL MANAGER

STATE OF TEXAS

COUNTY OF CAMERON

WE, THE UNDERSIGNED, JORGE ARANGO– PRESIDENT, OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS MERIDIAN ESTATES SUBDIVISION, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC (AS APPLICABLE) ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF LOS FRESNOS, ALL THE SAME, FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF LOS FRESNOS.

EMERALD ISLAND INVESTMENTS, LTD. _____ DATE
JORGE ARANGO – PRESIDENT
1103 N. RAUL LONGORIA ROAD
SAN JUAN, TX 78589

STATE OF TEXAS

COUNTY OF CAMERON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, JORGE ARANGO, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 20____

NOTARY PUBLIC, CAMERON COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF CAMERON

THE UNDERSIGNED HERBY CERTIFIES THAT ALL AD VALOREM TAXES OWED TO ALL OF THE TAXING UNITS REPRESENTED BY THE UNDERSIGNED ARE ARE CURRENTLY PAID IN FULL FOR THE YEAR 20____ FOR THE AREA INSIDE THE BOUNDARIES OF LOS FRESNOS OAKS SUBDIVISION.

WITNESS MY HAND ON THIS THE _____ DAY OF _____, 20____

TONY YZAGUIRRE, JR. _____ DATE
TAX ASSESSOR–COLLECTOR

BY: _____
DEPUTY.

STATE OF TEXAS

COUNTY OF CAMERON

I, SYLVIA GARZA–PEREZ, COUNTY CLERK OF CAMERON COUNTY, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED AND DULY RECORDED ON THE _____ DAY OF _____, 20____ AT _____ O'CLOCK ____M IN THE MAP RECORDS OF CAMERON COUNTY, TEXAS, DOCUMENT NO. _____

BY: _____ DEPUTY.

CITY COUNCIL OF
LOS FRESNOS, TEXAS

THIS PLAT IS HEREBY APPROVED BY THE CITY COUNCIL OF LOS FRESNOS, TEXAS.

THIS _____ DAY OF _____, 2026.

MAYOR

PLANNING & ZONING COMMISSION

I, THE UNDERSIGNED, PLANNING AND ZONING COMMISSION OF THE CITY OF LOS FRESNOS, TEXAS HAS APPROVED THIS _____, 2026 VERSION OF THE FINAL PLAT OF MERIDIAN ESTATES SUBDIVISION WITH SAID PLAT CONSISTING OF A TOTAL OF THREE (3) SHEETS AND HEREBY DECLARE THAT ANY TAMPERING WITH SAID PLAT AFTER THE FOREMENTIONED DATE SHALL CAUSE SUCH APPROVAL TO BECOME VOID.

WITNESS MY HAND ON THIS THE _____ DAY OF _____, 2026.

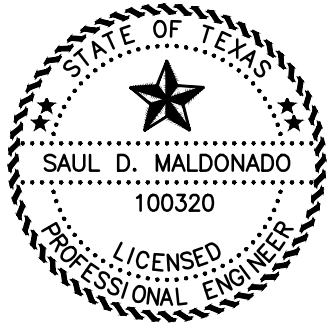
CHAIRMAN, PLANNING AND ZONING COMMISSION

JACQUELINE MOYA,
CITY SECRETARY

STATE OF TEXAS

COUNTY OF CAMERON

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAVE BEEN GIVEN TO THIS PLAT.



SAUL D. MALDONADO, PE _____ No. 100320 _____ DATE

STATE OF TEXAS

COUNTY OF CAMERON

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND FURTHER CERTIFY THAT PROPER CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.



SAMUEL D. MALDONADO, R.P.L.S. _____ No. 6027 _____ DATE

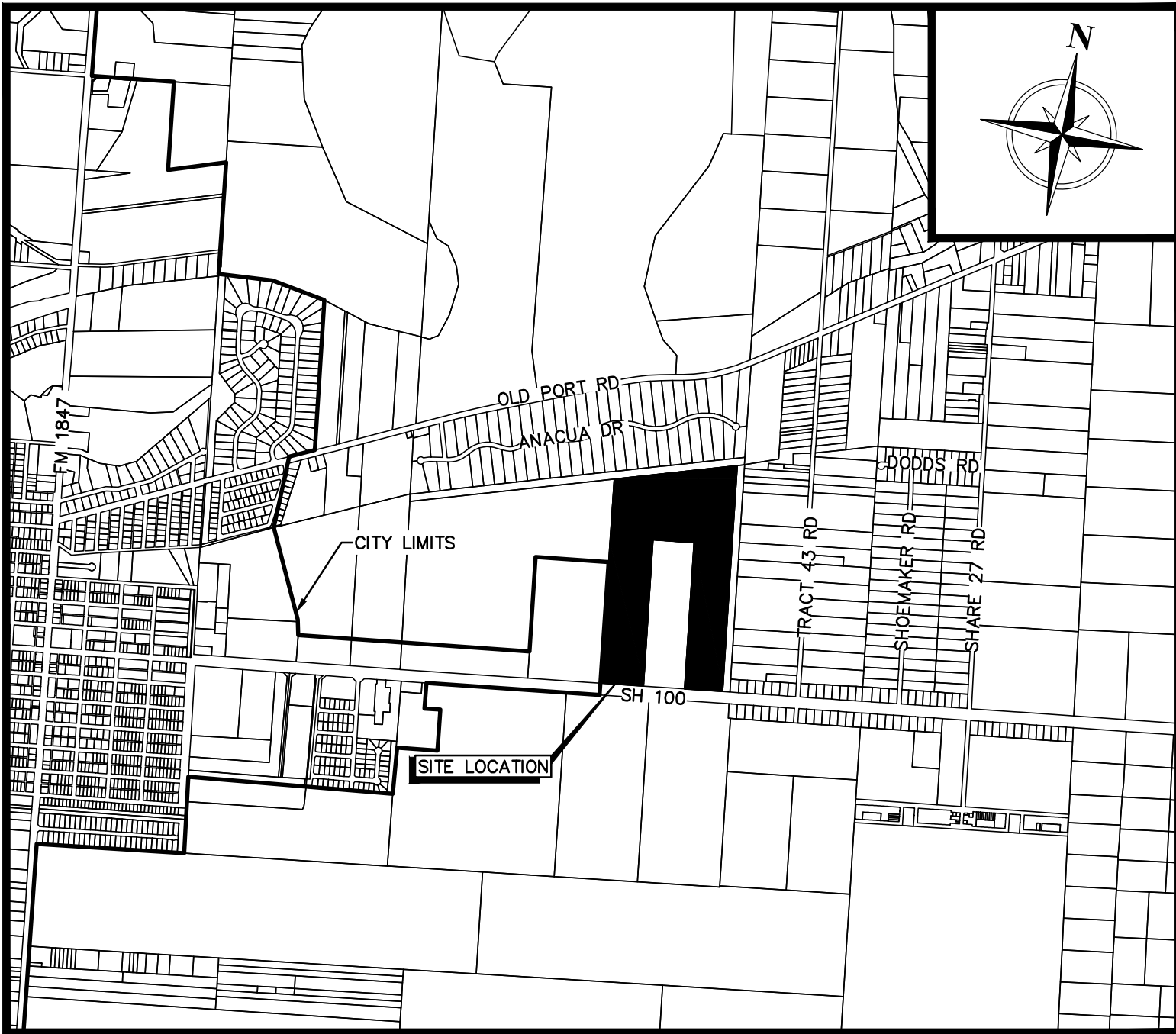
CITY ENGINEER'S APPROVAL

I HAVE REVIEWED THIS PLAT, IDENTIFIED AS MERIDIAN ESTATES SUBDIVISION PREPARED BY _____, REGISTERED PROFESSIONAL LAND SURVEYOR NO. _____ AND THE RELATED DOCUMENTS PREPARED BY _____, REGISTERED PROFESSIONAL ENGINEER NO. _____, DA TED _____, AND LAST REVISED ON _____ AND HAVE FOUND THEM AND THE INFORMATION FURNISHED THEREON IN GENERAL COMPLIANCE WITH THE APPLICABLE PORTIONS OF THE SUBDIVISION ORDINANCES, (PAVING AND DRAINAGE IMPROVEMENTS), OF THE CITY OF LOS FRESNOS, TEXAS.

RICHARD A. RIGGINS, P.E., R.P.L.S. _____ DATE

SURVEY NOTES:

1. BASIS OF BEARING THE NORTH RIGHT OF WAY LINE OF STATE HIGHWAY 100, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 27, MAP RECORDS OF CAMERON COUNTY, TEXAS.
2. ALL COORDINATES, BEARINGS, AND DISTANCES, ARE BASED ON THE TEXAS COORDINATE SYSTEM, (NAD 83) ADJUSTMENT (2011), TEXAS STATE PLANES, SOUTH ZONE (4205), US SURVEY FEET, GRID. CONVERSION FROM GRID TO SURFACE THE TxDOT SCALE ADJUSTMENT FACTOR OF 0.999960, BEARINGS AND DISTANCES SHOWN IN PARENTHESES ARE BASED ON RECORDED DOCUMENT.
3. ALL HORIZONTAL CONTROL ON THIS PROJECT WAS ESTABLISHED UTILIZING RTK GPS METHODS.
4. ELEVATIONS ON THIS PROJECT ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)



LOCATION MAP – SCALE: 1"=2000'

MERIDIAN ESTATES SUBDIVISION

BEING A 95.02 (4,139,178.11 SQ. FT.) ACRE GROSS; 93.21 (4,060,042.07 SQ. FT.) ACRE NET; TRACT OF LAND COMPRISED OF 35.71 (1,555,625.87 SQ. FT.) ACRES OUT OF TRACT I, 14.29 (622,513.10 SQ. FT.) ACRES, OUT OF TRACT II, AND 45.02 (1,961,039,138.0 SQ. FT.) ACRE BEING ALL OF TRACT III, CONVEYED TO EMERALD ISLAND INVESTMENTS, LTD., AS RECORDED IN DOCUMENT NUMBER 2007–45699, OFFICIAL RECORDS, CAMERON COUNTY, TEXAS, OUT OF TRACT 44, SUBDIVISION F, AS RECORDED IN VOLUME 11, PAGE 57, DEED RECORDS, CAMERON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS:

METES AND BOUNDS

BEING A 95.02 (4,139,178.11 SQ. FT.) ACRE GROSS; 93.21 (4,060,042.07 SQ. FT.) ACRE NET; TRACT OF LAND COMPRISED OF 35.71 (1,555,625.87 SQ. FT.) ACRES OUT OF TRACT I, 14.29 (622,513.10 SQ. FT.) ACRES, OUT OF TRACT II, AND 45.02 (1,961,039,138.0 SQ. FT.) ACRE BEING ALL OF TRACT III, CONVEYED TO EMERALD ISLAND INVESTMENTS, LTD., AS RECORDED IN DOCUMENT NUMBER 2007–45699, OFFICIAL RECORDS, CAMERON COUNTY, TEXAS, OUT OF TRACT 44, SUBDIVISION F, AS RECORDED IN VOLUME 11, PAGE 57, DEED RECORDS, CAMERON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS:

COMMENCING; AT A FOUND 1/2 INCH IRON ROD, FOR THE COMMON CORNER OF LOT 8 AND LOT 9, OF SHOEMAKER ACRES UNIT I, AS RECORDED IN CABINET 1, SLOT 1968, MAP RECORDS, CAMERON COUNTY, TEXAS; THENCE, SOUTH 03°36'19" WEST, ALONG THE EAST LINE OF LOT 8, OF SAID SHOEMAKER ACRES UNIT I, AND THE WEST RIGHT OF WAY LINE OF TRACT 43 ROAD (HAVING 60.00' R.O.W.) A DISTANCE OF 252.00 FEET, TO A POINT, BEING ON THE SOUTH LINE OF SAID SHOEMAKER ACRES UNIT I, THENCE, NORTH 85°58'41" WEST, ALONG THE SOUTH LINE OF SAID SHOEMAKER ACRES UNIT I, A DISTANCE OF 893.22 FEET, TO A POINT, FOR THE SOUTHEAST CORNER OF TRACT III, CONVEYED TO SAID EMERALD ISLAND INVESTMENTS, LTD., BEING ON THE EAST LINE OF TRACT 44, OF SAID SUBDIVISION F, FOR THE POINT OF BEGINNING AND SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND, HAVING A GRID COORDINATE OF N=16552122.1684', E=1329625.2078',

THENCE, NORTH 85°58'41" WEST, ALONG THE SOUTH LINE OF SAID TRACT III, CONVEYED TO EMERALD ISLAND INVESTMENTS, LTD., A DISTANCE OF 611.31 FEET, TO A POINT, FOR THE COMMON CORNER OF TRACT II AND TRACT III, CONVEYED TO SAID EMERALD ISLAND INVESTMENTS, LTD., AND A TRACT OF LAND CONVEYED TO DAN PATEL, AS RECORDED IN VOLUME 10818, PAGE 146, DEED RECORDS, CAMERON COUNTY, TEXAS, AND FOR THE EXTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE, NORTH 03°36'45" EAST, ALONG THE COMMON LINE OF TRACT II AND TRACT III, CONVEYED TO SAID EMERALD ISLAND INVESTMENTS, LTD., AND SAID TRACT OF LAND CONVEYED TO DAN PATEL, AT A DISTANCE OF 52.00 FEET, PASSING A SET CONCRETE MONUMENT, FOR THE NORTH CONDITIONAL RIGHT OF WAY LINE OF STATE HIGHWAY 100, CONTINUING TO A TOTAL DISTANCE OF 1,993.10 FEET, TO A SET CONCRETE MONUMENT, FOR THE NORTHEAST CORNER OF SAID TRACT OF LAND CONVEYED TO DAN PATEL, BEING ON THE COMMON LINE OF TRACT II AND TRACT III, CONVEYED TO SAID EMERALD INVESTMENTS, LTD., FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE, NORTH 85°58'41" WEST, ALONG THE NORTH LINE OF SAID TRACT OF LAND CONVEYED TO DAN PATEL, AT A DISTANCE OF 562.00 FEET, PASSING A POINT, FOR THE COMMON LINE OF TRACT I AND TRACT II, CONVEYED TO SAID EMERALD ISLAND INVESTMENTS, LTD., CONTINUING TO A TOTAL DISTANCE 655.67 FEET, TO A SET CONCRETE MONUMENT, FOR THE NORTHWEST CORNER OF SAID TRACT OF LAND CONVEYED TO DAN PATEL, AND FOR AN INTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE, SOUTH 03°36'45" WEST, ALONG THE WEST LINE OF SAID TRACT OF LAND CONVEYED TO DAN PATEL, AT A DISTANCE OF 1,941.10 FEET, PASSING A SET CONCRETE MONUMENT, FOR THE EXISTING NORTH RIGHT OF WAY LINE OF STATE HIGHWAY 100, CONTINUING TO A TOTAL DISTANCE OF 1,993.10 FEET, TO A POINT, FOR THE COMMON CORNER OF TRACT I AND TRACT II, CONVEYED TO SAID EMERALD ISLAND INVESTMENTS, LTD., AND SAID TRACT OF LAND CONVEYED TO DAN PATEL, FOR THE EXTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE, NORTH 85°58'41" WEST, ALONG THE SOUTH LINE OF TRACT I, OF SAID EMERALD ISLAND INVESTMENTS, LTD., A DISTANCE OF 487.83 FEET, TO A POINT, FOR THE COMMON CORNER OF A TRACT OF LAND CONVEYED TO LOS FRESNOS'S CONSOLIDATED SCHOOL DISTRICT, AS RECORDED IN VOLUME 119, PAGE 600, DEED RECORDS, CAMERON COUNTY, TEXAS, AND TRACT I, OF SAID EMERALD ISLAND INVESTMENTS, LTD., FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE, NORTH 03°36'45" EAST, ALONG THE COMMON LINE OF TRACT I, OF SAID EMERALD ISLAND INVESTMENTS, LTD., AND SAID TRACT OF LAND CONVEYED TO LOS FRESNO'S CONSOLIDATED SCHOOL DISTRICT, AT A DISTANCE OF 52.00 FEET, PASSING A SET CONCRETE MONUMENT, FOR THE EXISTING CONDITIONAL NORTH RIGHT OF WAY LINE OF STATE HIGHWAY 100, CONTINUING AT A DISTANCE OF 83.50 FEET, PASSING A FOUND HALF INCH IRON ROD, CONTINUING AT A DISTANCE OF 1,742.40 FEET, TO A POINT, FOR THE COMMON CORNER OF SAID TRACT OF LAND CONVEYED TO LOS FRESNOS CONSOLIDATED SCHOOL DISTRICT, AND OF A TRACT OF LAND CONVEYED TO JOE A. ZAYAS, AS RECORDED IN VOLUME 8345, PAGE 110, DEED RECORDS, CAMERON COUNTY, TEXAS, CONTINUING TO A TOTAL DISTANCE OF 2,943.19 FEET, TO A POINT, FOR THE NORTHEAST CORNER OF SAID TRACT OF LAND CONVEYED TO JOE A. ZAYAS, AND FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE, NORTH 83°39'09" EAST, ALONG THE CENTERLINE OF SAID CANAL, CONTINUING TO A TOTAL DISTANCE OF 1,781.62 FEET, TO A POINT, FOR THE NORTHEAST CORNER OF TRACT III, OF SAID EMERALD ISLAND INVESTMENTS, LTD., BEING ON THE WEST LINE OF CITRUS GARDENS SUBDIVISION NO. 4, FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE, SOUTH 03°36'45" WEST, ALONG THE COMMON LINE OF SAID CITRUS GARDENS SUBDIVISION NO. 4 AND TRACT III, OF SAID EMERALD ISLAND INVESTMENTS, LTD., AT A DISTANCE 181.23 FEET, TO THE SOUTH RIGHT OF WAY LINE OF SAID CANAL, CONTINUING AT A DISTANCE OF 3,211.87 FEET, PASSING A SET CONCRETE MONUMENT, FOR THE NORTH CONDITIONAL RIGHT OF WAY LINE OF SAID STATE HIGHWAY 100, CONTINUING TO A TOTAL DISTANCE OF 3,263.87 FEET, TO THE POINT OF BEGINNING, CONTAINING A 95.02 (4,139,178.11 SQ. FT.) ACRE GROSS; 93.21 (4,060,042.07 SQ. FT.) ACRE NET; TRACT OF LAND, MORE OR LESS.

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

DATE OF PREPARATION: October 2025

SHEET 02 OF 02

	2721 FOUNTAIN BLVD.	TEL. (956) 702–8880
	EDINBURG, TEXAS 78539	FAX: (956) 702–8883
	TEX. REG. ENGINEERING	FIRM F–10602
	TEX. REG. SURVEYING	FIRM No. 101416–00