



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 SURVEYING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

JOSE D. MEDINA, R.P.L.S.
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5719



27 October 2022
DATE

STATE OF TEXAS
COUNTY OF CAMERON

CERTIFICATION BY THE CHAIRMAN OF THE BOARD. I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING BOARD OF THE CITY OF PORT ISABEL, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

Maria Jesus De Leon
CHAIRMAN, PLANNING AND ZONING BOARD

STATE OF TEXAS
COUNTY OF CAMERON

THE UNDERSIGNED HEREBY CERTIFY THAT ALL AD VALOREM TAXES OWED TO ALL OF THE TAXING UNITS REPRESENTED BY THE UNDERSIGNED ARE CURRENTLY PAID IN FULL FOR THE YEAR 2022, FOR THE AREA INSIDE THE BOUNDARIES OF "BAHIA POINT SUBDIVISION PHASE II".

WITNESS MY HAND ON THIS
4th DAY OF November, 2022

Tony Yzaguirre Jr.
TONY YZAGUIRRE, JR.
TAX ASSESSOR-COLLECTOR



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 2nd DAY OF December, 2022 AT 11:21 O'CLOCK A.M. IN THE MAP RECORDS OF CAMERON COUNTY, TEXAS, DOCUMENT NO. 14517.

BY: [Signature]
DEPUTY

STATE OF TEXAS
COUNTY OF CAMERON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 28 October 22 BY LEE REED, PRESIDENT OF INTERNATIONAL BANK OF COMMERCE, WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN EXPRESSED. IN THE CAPACITY THEREIN STATED.

DEVELOPER: LA CUESTA SOL DEVELOPMENT, LTD.,
5701 W EXPRESSWAY 83
HARLINGEN TEXAS 78552
(956) 428-6607

NUMBER OF LOTS: 72

FINAL PLAT
BAHIA POINT SUBDIVISION PHASE II

BEING 16.60 ACRES OF LAND OUT OF AN 83.50 ACRE TRACT CONVEYED TO LA CUESTA SOL DEVELOPMENT, LTD. RECORDED IN DOCUMENT NUMBER 2020-1953, OFFICIAL RECORDS, CAMERON COUNTY, TEXAS.

FERRIS, FLINN & MEDINA, LLC
ENGINEERS SURVEYORS
1405 N. STUART PLACE ROAD
PALM VALLEY, TEXAS 78552

TEXAS BOARD OF PROFESSIONAL LAND SURVEYING
PHONE (956) 364-2236 FAX (956) 364-1023
FIRM REGISTRATION NO. 10027000 TEXAS BOARD OF PROFESSIONAL ENGINEERS
FIRM REGISTRATION NO. 10027000

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PLAT FOR RECORD

LA CUESTA SOL DEVELOPMENT, LTD.,

BAHIA POINT SUBDIVISION
PHASE II

SCALE: 1"=100'
DRAWN BY: J. MEDINA
FILE: 068-097

PLOT DATE: 27 OCTOBER 2022

PLAT PAGE:

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OF 2 SHEET

SURVEYOR'S COPY