

BEING 16.60 ACRES OF LAND OUT OF AN 83.50 ACRE TRACT CONVEYED TO LA CUESTA SOL DEVELOPMENT, LTD. RECORDED IN DOCUMENT NUMBER 1953, OFFICIAL RECORDS, CAMERON COUNTY, TEXAS; SAID 16.60 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED MEDINA 5719 SET FOR THE SOUTHEAST CORNER OF THE AMENDED PLAT OF RUTHERFORD-HARDING ADDITION RECORDED IN VOLUME 9, PAGE 16 MAP RECORDS OF CAMERON COUNTY, TEXAS FROM WHICH A FOUND 1/2 INCH IRON ROD BEARS SOUTH 36 DEG. 51 MIN. 05 SEC. WEST A DISTANCE OF 2.36 FEET AND BEING THE NORTHEAST CORNER OF BAHIA POINT SUBDIVISION PHASE 1 RECORDED ON CABINET 1, PAGES 4137, 4138 AND 4139, MAP RECORDS OF CAMERON COUNTY, TEXAS AND BEING ALSO THE WEST BOUNDARY OF A 40 ACRE TRACT CONVEYED TO THE POINT ISABEL INDEPENDENT SCHOOL DISTRICT, RECORDED IN VOLUME 1003, PAGE 637, DEED RECORDS OF CAMERON COUNTY, TEXAS; SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF A 142.72 ACRE TRACT CONVEYED TO H.C. HARDING IN VOLUME 154, PAGE 206, DEED RECORDS OF CAMERON COUNTY, TEXAS, FILED 1925 SEPTEMBER 8; (HAVING GRID COORDINATE VALUES OF X = 1394894.6632 Y = 16555389.8210 BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83)

THENCE LEAVING THE SOUTH BOUNDARY OF RUTHERFORD-HARDING ADDITION AND LEAVING THE SOUTH BOUNDARY OF THE 142.72 ACRE TRACT; ALONG THE WEST BOUNDARY OF THE 40.0 ACRE TRACT, SOUTH 12 DEG. 16 MIN. 02 SEC. WEST A DISTANCE OF 10,00 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED MEDINA 5719 FOUND ON THE NORTHEAST CORNER OF LOT 74, BAHIA POINT SUBDIVISION PHASE 1 AND BEING ON THE SOUTH RIGHT OF WAY OF PENNSYLVANIA AVENUE (HAVING A 50.0 FT. OF RIGHT OF WAY);

THENCE LEAVING THE WEST BOUNDARY OF THE 40.0 ACRE TRACT, ALONG THE SOUTH RIGHT OF WAY OF PENNSYLVANIA AVENUE, NORTH 78 DEG. 50 MIN. 58 SEC. WEST A DISTANCE OF 781.63 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED MEDINA 5719 FOUND, FOR A CORNER AND POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; (HAVING GRID COORDINATE VALUES OF X = 1394125.6677 Y = 16555531.2031 BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83)

1. THENCE LEAVING THE SOUTH RIGHT OF WAY OF PENNSYLVANIA AVENUE, ALONG THE WEST BOUNDARY OF LOT 63, SOUTH 56 DEG. 09 MIN. 02 SEC. WEST A DISTANCE OF 14.14 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED MEDINA 5719 FOUND, FOR A CORNER OF THE TRACT HEREIN DESCRIBED;

2. THENCE CONTINUING ALONG THE WEST BOUNDARY OF LOT 63, SOUTH 11 DEG. 09 MIN. 02 SEC. WEST A DISTANCE OF 122.20 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED MEDINA 5719 SET ON THE SOUTH BOUNDARY OF BAHIA POINT SUBDIVISION PHASE I, FOR A CORNER OF THE TRACT HEREIN DESCRIBED;

3. THENCE ALONG THE SOUTH BOUNDARY OF BAHIA POINT SUBDIVISION PHASE I, SOUTH 78 DEG. 48 MIN. 53 SEC. EAST A DISTANCE OF 120:41 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED MEDINA 5719 SET FOR THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

4. THENCE LEAVING THE SOUTH BOUNDARY OF BAHIA POINT SUBDIVISION PHASE I, SOUTH 11 DEG. 11 MIN. 07 SEC. WEST A DISTANCE OF 613.63 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED MEDINA 5719 SET FOR THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

5. THENCE NORTH 78 DEG. 50 MIN. 58 SEC. WEST A DISTANCE OF 1143.41 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED MEDINA 5719 SET ON THE SOUTH BOUNDARY OF THE 83.50 ACRE TRACT FOR THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED:

6. THENCE LEAVING THE SOUTH BOUNDARY OF 83.50 ACRE TRACT, NORTH 11 DEG. 11 MIN. 07 SEC. EAST A DISTANCE OF 156.53 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED MEDINA 5719 SET FOR A CORNER OF THE TRACT HEREIN DESCRIBED;

7. THENCE NORTH 33 DEG. 48 MIN. 53 SEC. WEST A DISTANCE OF 14.14 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED MEDINA 5719 SET FOR A CORNER OF THE TRACT HEREIN DESCRIBED;

8. THENCE NORTH 11 DEG. 11 MIN. 07 SEC. EAST A DISTANCE OF 50.00 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED MEDINA 5719 SET FOR A CORNER OF THE TRACT HEREIN DESCRIBED;

9. THENCE NORTH 56 DEG. 11 MIN. 07 SEC. EAST A DISTANCE OF 14.14 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC

10. THENCE NORTH 11 DEG. 11 MIN. 07 SEC. EAST A DISTANCE OF 211.86 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED MEDINA 5719 SET FOR A CORNER OF THE TRACT HEREIN DESCRIBED;

CAP STAMPED MEDINA 5719 SET FOR A CORNER OF THE TRACT HEREIN DESCRIBED;

PLASTIC CAP STAMPED MEDINA 5719 SET FOR A CORNER OF THE TRACT HEREIN DESCRIBED;

CAP STAMPED MEDINA 5719 SET FOR A CORNER OF THE TRACT HEREIN DESCRIBED:

CAP STAMPED MEDINA 5719 SET FOR A CORNER OF THE TRACT HEREIN DESCRIBED;

14. THENCE NORTH 11 DEG. 10 MIN. 07 SEC. EAST A DISTANCE OF 105,93 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED MEDINA 5719 SET ON THE SOUTH BOUNDARY OF BAHIA POINT SUBDIVISION PHASE 1, FOR A CORNER OF THE TRACT HEREIN DESCRIBED;

15. THENCE LEAVING THE SOUTH BOUNDARY OF BAHIA POINT SUBDIVISION PHASE 1, ALONG THE EAST BOUNDARY OF LOT 46, NORTH 11 DEG. 09 MIN. 02 SEC. EAST A DISTANCE OF 121.58 FEET TO A 1/2 INCH IRON ROD FOUND, FOR A

16. THENCE CONTINUING ALONG THE EAST BOUNDARY OF LOT 46, NORTH 33 DEG. 50 MIN. 58 SEC. WEST A DISTANCE OF 14.14 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED MEDINA 5719 SET ON THE SOUTH

17. THENCE ALONG THE SOUTH RIGHT OF WAY OF PENNSYLVANIA AVENUE, SOUTH 78 DEG. 50 MIN. 58 SEC. EAST A DISTANCE OF 120.00 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED MEDINA 5719 FOUND ON THE WEST BOUNDARY OF LOT 47, BAHIA POINT SUBDIVISION PHASE 1, FOR A CORNER OF THE TRACT HEREIN DESCRIBED;

19. THENCE CONTINUING ALONG THE WEST BOUNDARY OF LOT 47, SOUTH 11 DEG. 09 MIN. 02 SEC. WEST A DISTANCE OF 121.64 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED MEDINA 5719 FOUND ON THE SOUTH BOUNDARY OF BAHIA POINT SUBDIVISION PHASE 1, FOR A CORNER OF THE TRACT HEREIN DESCRIBED;

20. THENCE ALONG THE SOUTH BOUNDARY OF BAHIA POINT SUBDIVISION PHASE I, SOUTH 78 DEG. 48 MIN. 53 SEC. EAST A DISTANCE OF 873.00 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED MEDINA 5719 SET FOR A

CORNER OF THE TRACT HEREIN DESCRIBED;

EAST A DISTANCE OF 122.17 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED MEDINA 5719 FOUND ON THE EAST BOUNDARY OF LOT 62, FOR A CORNER OF THE TRACT HEREIN DESCRIBED;

22. THENCE CONTINUING ALONG THE EAST BOUNDARY OF LOT 62, NORTH 33 DEG. 50 MIN. 58 SEC. WEST A DISTANCE OF 14.14 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED MEDINA 5719 FOUND ON THE SOUTH RIGHT OF WAY OF PENNSYLVANIA AVENUE FOR A CORNER OF THE TRACT HEREIN DESCRIBED;

METES AND BOUNDS.

12. THENCE NORTH 11 DEG. 11 MIN. 07 SEC. EAST A DISTANCE OF 50.00 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC

13. THENCE NORTH 56 DEG. 11 MIN. 07 SEC. EAST A DISTANCE OF 14.14 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC

CORNER OF THE TRACT HEREIN DESCRIBED;

RIGHT OF WAY OF PENNSYLVANIA AVENUE FOR THE NORTHWEST CORNER FOR A CORNER OF THE TRACT HEREIN

18. THENCE LEAVING THE SOUTH RIGHT OF WAY OF PENNSYLVANIA AVENUE ALONG THE WEST BOUNDARY OF LOT 47, SOUTH 56 DEG. 09 MIN. 02 SEC. WEST A DISTANCE OF 14.14 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED MEDINA 5719 FOUND, FOR A CORNER OF THE TRACT HEREIN DESCRIBED;

21. THENCE LEAVING THE SOUTH BOUNDARY OF BAHIA POINT SUBDIVISION PHASE I, NORTH 11 DEG. 09 MIN. 02 SEC.

23. THENCE CONTINUING ALONG THE SOUTH RIGHT OF WAY OF PENNSYLVANIA AVENUE, SOUTH 78 DEG. 50 MIN. 58 SEC. EAST A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING; CONTAINING 16.60 ACRES OF LAND WITHIN THESE

A COPPER BOLT SET IN THE NORTHWEST SIDE OF THE TOP CONCRETE STEP LEADING TO THE

ELEVATION: 27.11 FEET NAVD88

A SQUARE CUT ON GRATE INLET AT CORNER OF WASHINGTON AVENUE AND PENNSYLVANIA AVENUE. X = 1393139.8880 Y = 16555764.3320 ELEVATION: 8.62 FEET NAVD88

A SQUARE CUT ON GRATE INLET AT CORNER OF BUCHANAN AVENUE AND PENNSYLVANIA AVENUE. X = 1394118.3700 Y = 16555590.7730

GENERAL NOTES

ELEVATION: 10.38 FEET NAVD88

1. FLOOD ZONE CLASSIFICATION THIS PROPERTY LIES IN ZONE "X" 0.2% ANNUAL CHANCE FLOOD HAZARD AS PER THE NATIONAL FLOOD INSURANCE PROGRAM OF COMMUNITY NO 480101, PANEL NO. 0500 SUFFIX "F"

2. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE FINISHED GRADE OR A MINIMUM ELEVATION OF 9.50' NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

3. BASIS OF BEARINGS AS PER THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD

SUBDIVISION SETBACKS FOR THIS PLANNED DEVELOPMENT SHALL BE AS FOLLOWS:

FRONT = 15.00 FT SIDE = 5.00 FT REAR = 20.00 FT.

THIS SUBDIVISION IS IN COMPLIANCE WITH THE REQUIREMENTS OF LOCAL GOVERNMENT. CODE 232.032 AND WATER, AND ELECTRICAL CONNECTIONS TO THE LOTS WILL MEET MINIMUM STATE STANDARDS

A) WATER & SANITARY SEWER WILL BE PROVIDED BY: LAGUNA MADRE WATER DISTRICT

B) ELECTRICAL WILL BE PROVIDED BY: AEP

SOLID WASTE DISPOSAL WILL BE PROVIDED BY: PRIVATE CONTRACTORS

ALL INTERIOR LOT CORNERS ARE MARKED BY A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED MEDINA 5719.

NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH

8. THIS SUBDIVISION IS A SINGLE FAMILY RESIDENTIAL DEVELOPMENT. 9. THIS SUBDIVISION IS WITHIN THE CITY LIMITS OF PORT ISABEL.

10. A 5.0' SIDEWALK TO BE INSTALLED AT THE BUILDING PERMIT STAGE OF THE DEVELOPMENT.

11. BASIS OF BEARINGS ARE AS PER THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83. ALL DISTANCES ARE GRID.

BENCHMARK DESIGNATION - 877 9770 TIDAL 1 STATE/COUNTY- TX/CAMERON USGS QUAD - PORT ISABEL (2019) ENTRANCE TO THE OLD LIGHTHOUSE IN PORT ISABEL.

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KEVIN CAMPBELL, PARTNER, LA CUESTA SOL DEVELOPMENT, LTD., KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

50.00' PIPE LINE EASEMENT TO PAN AMERICAN PIP LINE COMPANY RECORDED IN VOLUME 332, PAGE

OFFICIAL RECORDS CAMERON COUNTY, TEXAS (FILED

THE SE CORNER OF AMENDED MAP OF

THERFORD-HARDING ADDITION, VOL.

5. 16 MAP RECORDS CAMERON COUNTY

EXAS. X=1394894.6632 Y=16555389.8210

POINT ISABEL INDEPENDENT SCHOOL DISTRICT, 40 ACRE TRACT (VOL.

1003, PG. 637, DEED RECORDS CAMERON

COUNTY, TEXAS.

OMMENCING POINT

THIS PLAT BAHIA POINT SUBDIVISION PHASE II. HAS BEEN CONSIDERED AND APPROVED BY

LAGUNA MADRE WATER DISTRICT OF CAMERON COUNTY, TEXAS ("LMWD"). LMWD HEREBY

CERTIFIES THAT POTABLE WATER AND SANITARY SEWER IS AVAILABLE TO THE SUBDIVISION IN

ACCORDANCE WITH LAGUNA MADRE WATER DISTRICT'S REGULATIONS, PAYMENT OF

APPROPRIATE FEES, AND ALL REQUIREMENTS CONTAINED IN LMWD'S ANNEXATION POLICY.

ANY MODIFICATION TO THIS PLAT AFTER THIS DATE SHALL CAUSE THIS APPROVAL TO BECOME

WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN

AS "BAHIA POINT SUBDIVISION PHASE II" TO THE CITY OF PORT ISABEL. TEXAS AND WHOSE NAME

IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC (AS APPLICABLE) ALL

STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED THEREON, SHOWN

OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE

SUBDIVISION APPROVAL PROCESS OF THE CITY OF PORT ISABEL, TEXAS, ALL THE SAME FOR THE

PURPOSES THEREIN EXPRESSED EITHER ON THE PLAT OR ON THE OFFICIAL MINUTES OF THE

TREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATERLINES, SEWER LINES,

LOT 16

F WAY _____ ... ___ ... N78°50′58″W 781.63′ . ___ . . __ . . __ .. _ . . _ . . _ . . _ . . _ . . _ . . _ . . _

16.5 FT. (1.68 AC.) RIGHT OF WAY TO LAGUNA

MADRE WATER DISTRICT DOC. NO. 43016 O.R.C.C.T.

BAHIA POINT SUBDIVISION PHASE I

SOUTH BOUNDARY OF BAHIA POINT SUBDIVISION PHASE 1

LEGEND

STAMPED MEDINA 5719

SET NAIL WITH WASHER STAMPED MEDINA 5719

FOUND 1/2 INCH IRON ROD

FOUND CONCRETE MONUMENT

STAMPED MEDINA 5719

SET 1/2 INCH IRON ROD WITH CAP

TEMPORARY BENCH MARK

COUNTY, TEXAS

COUNTY, TEXAS

RIGHT OF WAY

OFFICIAL RECORDS CAMERON

DEED RECORDS CAMERON

X MARK SET

NAIL FOUND

O.R.C.C.T.

D.R.C.C.T.

R.O.W.

X MARK FOUND

SET CONCRETE MONUMENT WITH CAP

____ 160.6' ____

STATE OF TEXAS COUNTY OF CAMERON

STATE OF TEXAS

COUNTY OF CAMERON

LAGUNA MADRE WATER DISTRICT CERTIFICATION

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 27 DAY OF OCTO DEV , 202

APPLICABLE AUTHORITIES OF THE CITY OF PORT ISABEL TEXAS.

STATE OF TEXAS COUNTY OF CAMERON

WE, INTERNATIONAL BANK OF COMMERCE, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOW AS "BAHIA POINT SUBDIVISION PHASE II" DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSE AND EFFECTS OF SAID PLAN AND DEDICATIONS AND RESTRICTIONS SHOWN HEREIN, AND WE DO HEREBY CONFIRM THAT WE ARE THE PRESENT OWNERS OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

IN TESTIMONY WHEREOF, WE, INTERNATIONAL BANK OF COMMERCE, HAVE CAUSED THIS PRESENTS TO BE EXECUTED BY MR. LEE REED ON BEHALF OF THIS CORPORATION.

INTERNATIONAL BANK OF COMMERCE

STATE OF TEXAS COUNTY OF CAMERON

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





STATE OF TEXAS COUNTY OF CAMERON

CERTIFICATION OF THE MAYOR OF THE CITY OF PORT ISABEL, TEXAS.

. THE UNDERSIGNED, MAYOR OF THE CITY OF PORT ISABEL, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF

THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

DEVELOPER:

> ENGINEERS SURVEYORS 1405 N. STUART PLACE ROAD PALM VALLEY, TEXAS 78552

XAS BOARD OF PROFESSIONAL LAND SURVEYING

PHONE (956) 364-2236 FAX (956) 364-1023