

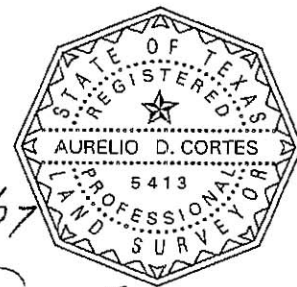
MARINA DRIVE
 (46' R.O.W.)
 CAB. 1, SLT. 2832B
 C.C.M.R.



SCALE: 1" = 30'
 0 15 30
 SCALE IN FEET

- LEGEND:**
- C.C.M.R. CAMERON COUNTY MAP RECORDS
 - C.C.O.R. CAMERON COUNTY OFFICIAL RECORDS
 - C.C.D.R. CAMERON COUNTY DEED RECORDS
 - U.E. UTILITY EASEMENT
 - R.O.W. RIGHT-OF-WAY
 - FND. FOUND
 - 1/2" SIR 1/2-INCH SET IRON ROD
 - 1/2" FIR 1/2-INCH FOUND IRON ROD
 - WICAP WITH CAP STAMPED "HALFF ASSOC."
 - CM CONTROL MONUMENT
 - CAB. CABINET
 - SLT. SLOT

LEGAL DESCRIPTION:
 Being all of Lot 31, Block 18 of
 THE SHORES SUBDIVISION MARINA
 VILLAGE PHASE SECTION 2 as recorded
 by Map in Cab. 1, Slit. 2832B, C.C.M.R.



Aurelio D. Cortes
 AURELIO D. CORTES
 REGISTERED PROFESSIONAL LAND SURVEYOR
 STATE OF TEXAS No. 5413

BOUNDARY SURVEY
 OF
 LOT 31, BLOCK 18
 OUT OF
 THE SHORES SUBDIVISION
 MARINA VILLAGE PHASE
 SECTION 2
 CAB.1, SLT. 2832B
 C.C.M.R.

 SOUTH PADRE ISLAND,
 CAMERON COUNTY, TEXAS

Halff Associates
 ENGINEERS ARCHITECTS SCIENTISTS PLANNERS SURVEYORS
 5000 WEST MILITARY HWY. STE.700 • McALLEN, TX. 78503 • (956)864-0286

- NOTES:**
1. BY PLAT, ALL BUILDING SETBACK LINES ARE ESTABLISHED BY THE PLANNED DEVELOPMENT DISTRICT (PDD) STANDARDS, SPECIFICATIONS, AND ZONING FOR THE SHORES SUBDIVISION OF SOUTH PADRE ISLAND.
 2. THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE SOUTH R.O.W. LINE OF SHORE DRIVE AS RECORDED IN CAB. 1, SLT. 2832B, C.C.M.R.
 3. THE SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT FROM RIO GRANDE VALLEY ABSTRACT CO., INC. No. T-2881. THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY, NOR MADE ANY INDEPENDENT INVESTIGATION OR SEARCH FOR EASEMENTS OF RECORD, RESTRICTIVE COVENANTS OR ANY OTHER ENCUMBRANCES.
 4. THE FRONT LOT CORNERS ALONG SHORE DRIVE, WEST OF MARINA DRIVE, ARE REFERENCED WITH A 1/2" IRON ROD OR "CROW'S FOOT" AT THE INTERSECTION OF THE 2' SIDEWALK EASEMENT AND THE LOT LINE.

SURVEYOR:
 I hereby certify that this survey was made on the ground and completed on July 2, 2007, and that this survey substantially conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B, Condition II Survey.