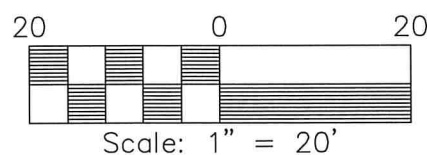
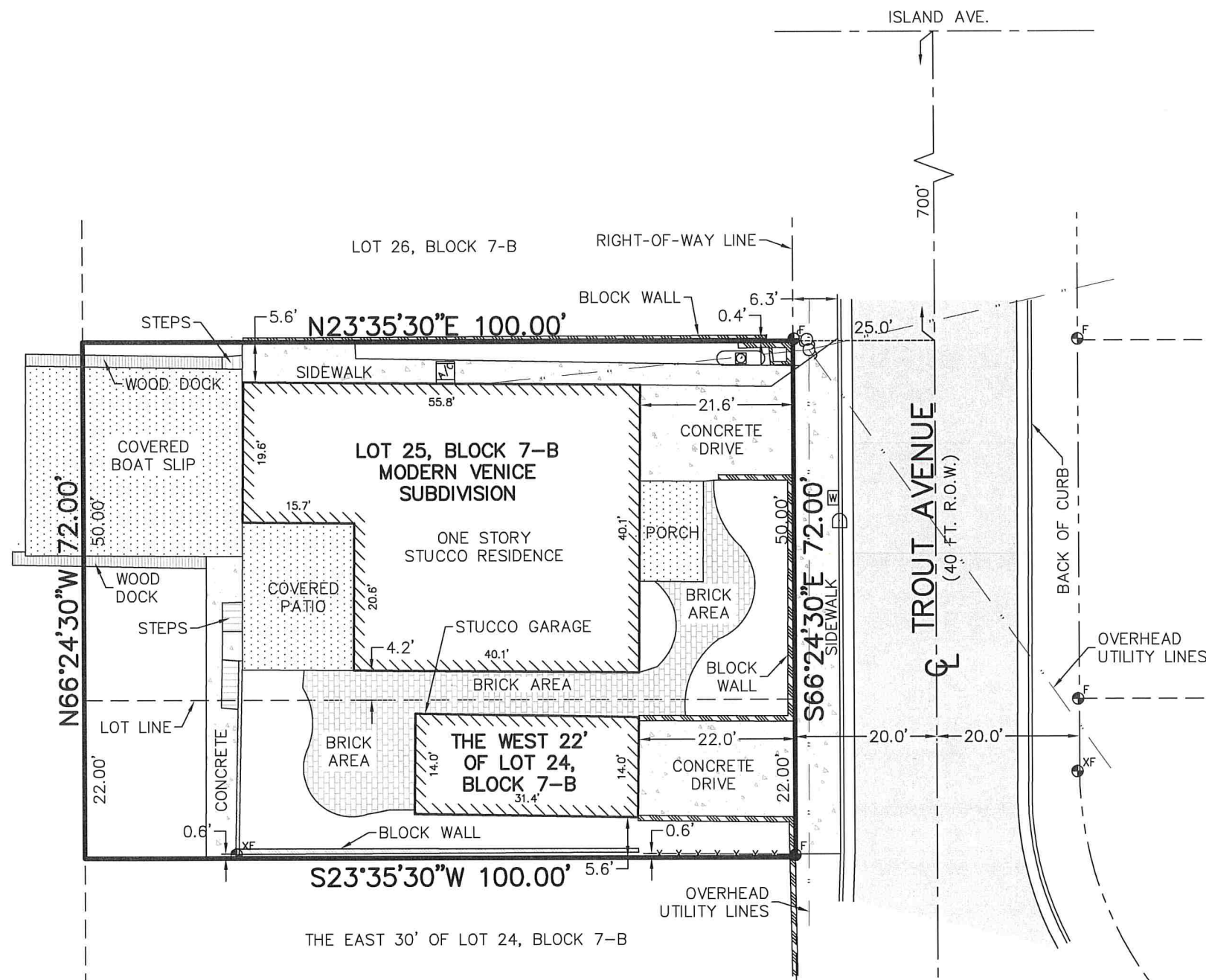


WATERWAY



SCALE 1"=20'

FLOOD ZONE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES IN ZONE "AE (EL 9)", AS PER THE NATIONAL FLOOD INSURANCE PROGRAM OF COMMUNITY NO. 480109, PANEL NO. 0505, SUFFIX "F", EFFECTIVE FEBRUARY 16, 2018.

LEGEND

	IRON ROD FOUND		PROPANE TANK
	IRON ROD SET WITH CAP STAMPED "MOORE-6370"		A/C UNIT
	"X" MARK FOUND		MAILBOX
	WATER METER		CLEANOUT
	POWER POLE		ELECTRIC JUNCTION BOX
			CABLE PEDESTAL

NOTES

1. BASIS OF BEARINGS AS PER MODERN VENICE SUBDIVISION RECORDED IN VOLUME 14, PAGE 36, MAP RECORDS OF CAMERON COUNTY, TEXAS.
2. ADDRESS: 921 TROUT AVENUE
PORT ISABEL, TEXAS 78578
3. COMMITMENT FOR TITLE INSURANCE WITH FILE NO. 1247782, ISSUED MAY 12, 2021 WAS USED TO PREPARE THIS SURVEY.

SURVEYOR CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY AS DESCRIBED HEREIN WAS MONUMENTED ON THE GROUND ON **06/16/2021**, THAT THE ONLY VISIBLE IMPROVEMENTS ARE AS SHOWN; THAT THERE ARE NO VISIBLE ENCROACHMENTS, VISIBLE OVERLAPPINGS, APPARENT CONFLICTS, OR VISIBLE EASEMENTS EXCEPT AS SHOWN HEREIN, THIS SURVEY CONFORMS TO THE MINIMUM STANDARDS OF PRACTICE PROMULGATED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

Cody Moore

CODY MICHAEL MOORE, R.P.L.S.
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6370

6/29/2021

DATE



BOUNDARY SURVEY OF:

LOT TWENTY-FIVE (25) AND THE WEST 22 FEET OF LOT TWENTY-FOUR (24), BLOCK SEVEN-B (7-B), MODERN VENICE SUBDIVISION, CITY OF PORT ISABEL, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 14, PAGE 36, MAP RECORDS OF CAMERON COUNTY, TEXAS.

FOR: JODI BATTEN	
DATE: 29 JUNE 2021	JOB NO: 7395



14216 Palis Drive, La Feria, TX 78559
(956)245-0988 TBPLS Firm No. 10194186