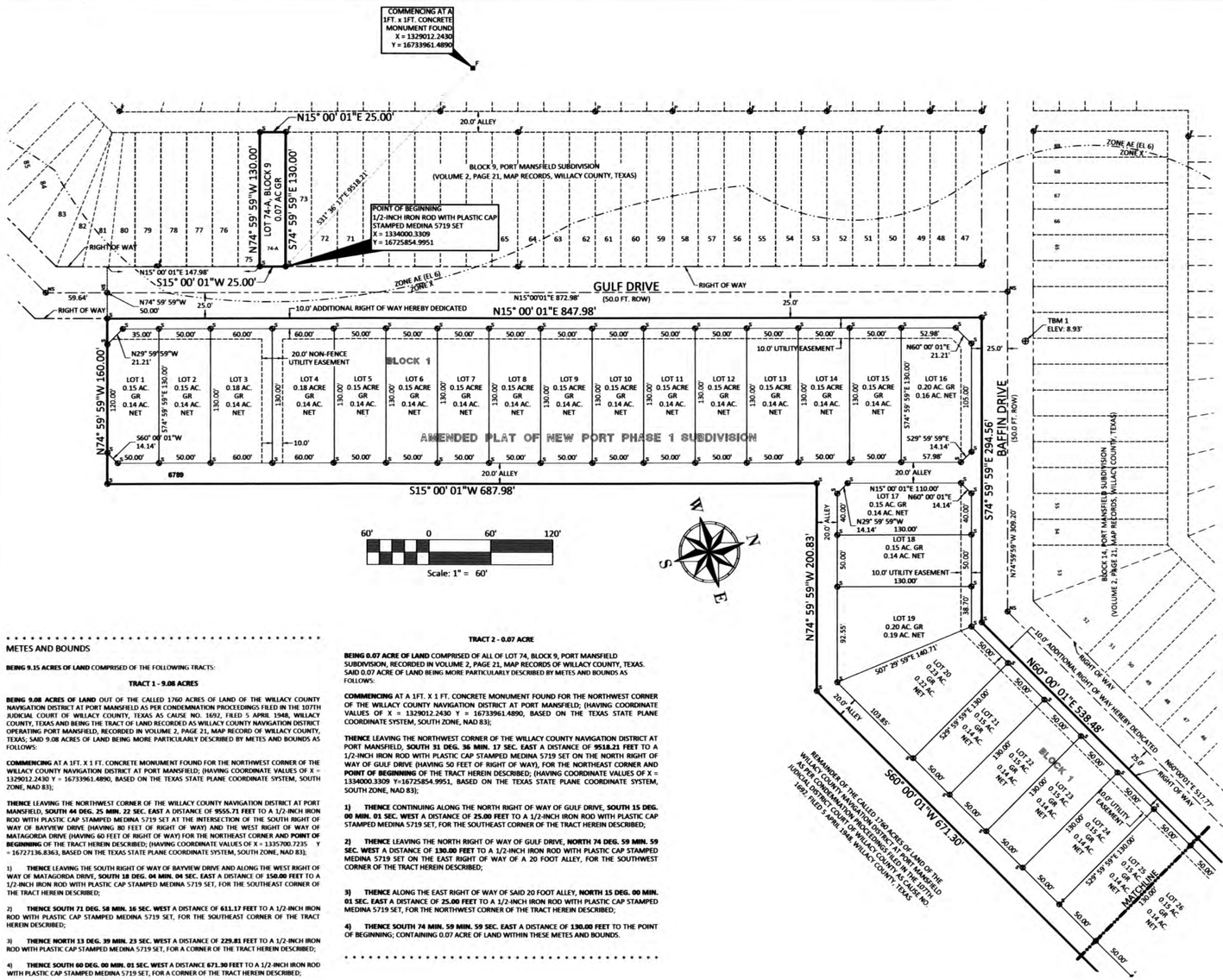


METES AND BOUNDS

BEING 9.15 ACRES OF LAND COMPRISED OF THE FOLLOWING TRACTS:

TRACT 1 - 9.08 ACRES

BEING 9.08 ACRES OF LAND OUT OF THE CALLED 1760 ACRES OF LAND OF THE WILLACY COUNTY NAVIGATION DISTRICT AT PORT MANSFIELD AS PER CONDEMNATION PROCEEDINGS FILED IN THE 107TH JUDICIAL COURT OF WILLACY COUNTY, TEXAS AS CAUSE NO. 1692, FILED 5 APRIL 1948, WILLACY COUNTY, TEXAS AND BEING THE TRACT OF LAND RECORDED AS WILLACY COUNTY NAVIGATION DISTRICT OPERATING PORT MANSFIELD, RECORDED IN VOLUME 2, PAGE 21, MAP RECORD OF WILLACY COUNTY, TEXAS; SAID 9.08 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1FT. X 1 FT. CONCRETE MONUMENT FOUND FOR THE NORTHWEST CORNER OF THE WILLACY COUNTY NAVIGATION DISTRICT AT PORT MANSFIELD; (HAVING COORDINATE VALUES OF X = 1329012.2430 Y = 16733961.4890, BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83);

THENCE LEAVING THE NORTHWEST CORNER OF THE WILLACY COUNTY NAVIGATION DISTRICT AT PORT MANSFIELD, **SOUTH 44 DEG. 25 MIN. 22 SEC. EAST** A DISTANCE OF **9555.71 FEET** TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED MEDINA 5719 SET AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY OF BAYVIEW DRIVE (HAVING 80 FEET OF RIGHT OF WAY) AND THE WEST RIGHT OF WAY OF MATAGORDA DRIVE (HAVING 80 FEET OF RIGHT OF WAY) FOR THE NORTHEAST CORNER AND **POINT OF BEGINNING** OF THE TRACT HEREIN DESCRIBED; (HAVING COORDINATE VALUES OF X = 1335700.7235 Y = 16727136.8363, BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83);

1) **THENCE** LEAVING THE SOUTH RIGHT OF WAY OF BAYVIEW DRIVE AND ALONG THE WEST RIGHT OF WAY OF MATAGORDA DRIVE, **SOUTH 18 DEG. 04 MIN. 04 SEC. EAST** A DISTANCE OF **150.00 FEET** TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED MEDINA 5719 SET, FOR THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

2) **THENCE SOUTH 71 DEG. 58 MIN. 16 SEC. WEST** A DISTANCE OF **611.17 FEET** TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED MEDINA 5719 SET, FOR THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

3) **THENCE NORTH 13 DEG. 39 MIN. 23 SEC. WEST** A DISTANCE OF **229.81 FEET** TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED MEDINA 5719 SET, FOR A CORNER OF THE TRACT HEREIN DESCRIBED;

4) **THENCE SOUTH 60 DEG. 00 MIN. 01 SEC. WEST** A DISTANCE **671.30 FEET** TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED MEDINA 5719 SET, FOR A CORNER OF THE TRACT HEREIN DESCRIBED;

5) **THENCE NORTH 74 DEG. 59 MIN. 59 SEC. WEST** A DISTANCE OF **200.83 FEET** TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED MEDINA 5719 SET, FOR A CORNER OF THE TRACT HEREIN DESCRIBED;

6) **THENCE SOUTH 15 DEG. 00 MIN. 01 SEC. WEST** A DISTANCE OF **687.98 FEET** TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED MEDINA 5719 SET, FOR THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

7) **THENCE NORTH 74 DEG. 59 MIN. 59 SEC. WEST** A DISTANCE OF **160.00 FEET** TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED MEDINA 5719 SET ON THE SOUTH RIGHT OF WAY OF GULF DRIVE (HAVING 50 FEET OF RIGHT OF WAY), FOR THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

8) **THENCE** ALONG THE SOUTH RIGHT OF WAY OF GULF DRIVE, **NORTH 15 DEG. 00 MIN. 01 SEC. EAST,** A DISTANCE **847.98 FEET** TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED MEDINA 5719 SET ON THE SOUTH RIGHT OF WAY OF BAFFIN DRIVE (HAVING 50 FEET OF RIGHT OF WAY), FOR A CORNER OF THE TRACT HEREIN DESCRIBED;

9) **THENCE** ALONG THE SOUTH RIGHT OF WAY OF BAFFIN DRIVE, **SOUTH 74 DEG. 59 MIN. 59 SEC. EAST** A DISTANCE OF **294.56 FEET** TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED MEDINA 5719 SET, FOR A CORNER OF THE TRACT HEREIN DESCRIBED;

10) **THENCE** CONTINUING ALONG THE SOUTH RIGHT OF WAY OF BAFFIN DRIVE, **NORTH 60 DEG. 00 MIN. 01 SEC. EAST** A DISTANCE OF **538.48 FEET** TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED MEDINA 5719 SET, FOR A CORNER OF THE TRACT HEREIN DESCRIBED;

11) **THENCE** CONTINUING ALONG THE SOUTH RIGHT OF WAY OF BAFFIN DRIVE, **NORTH 15 DEG. 00 MIN. 01 SEC. EAST** A DISTANCE OF **279.24 FEET** TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED MEDINA 5719 SET ON THE SOUTH RIGHT OF WAY OF BAYVIEW DRIVE, FOR A CORNER OF THE TRACT HEREIN DESCRIBED;

12) **THENCE** ALONG THE SOUTH RIGHT OF WAY OF BAYVIEW DRIVE, **SOUTH 74 DEG. 59 MIN. 59 SEC. EAST** A DISTANCE OF **57.38 FEET** TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED MEDINA 5719 SET, FOR A CORNER OF THE TRACT HEREIN DESCRIBED;

13) **THENCE** CONTINUING ALONG THE SOUTH RIGHT OF WAY OF BAYVIEW DRIVE, **NORTH 71 DEG. 58 MIN. 16 SEC. EAST** A DISTANCE OF **629.76 FEET** TO THE **POINT OF BEGINNING**; CONTAINING 9.08 ACRES OF LAND WITHIN THESE METES AND BOUNDS WITHIN THESE METES AND BOUNDS.

TRACT 2 - 0.07 ACRE

BEING 0.07 ACRE OF LAND COMPRISED OF ALL OF LOT 74, BLOCK 9, PORT MANSFIELD SUBDIVISION, RECORDED IN VOLUME 2, PAGE 21, MAP RECORDS OF WILLACY COUNTY, TEXAS. SAID 0.07 ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1FT. X 1 FT. CONCRETE MONUMENT FOUND FOR THE NORTHWEST CORNER OF THE WILLACY COUNTY NAVIGATION DISTRICT AT PORT MANSFIELD; (HAVING COORDINATE VALUES OF X = 1329012.2430 Y = 16733961.4890, BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83);

THENCE LEAVING THE NORTHWEST CORNER OF THE WILLACY COUNTY NAVIGATION DISTRICT AT PORT MANSFIELD, **SOUTH 31 DEG. 36 MIN. 17 SEC. EAST** A DISTANCE OF **9518.21 FEET** TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED MEDINA 5719 SET ON THE NORTH RIGHT OF WAY OF GULF DRIVE (HAVING 50 FEET OF RIGHT OF WAY), FOR THE NORTHEAST CORNER AND **POINT OF BEGINNING** OF THE TRACT HEREIN DESCRIBED; (HAVING COORDINATE VALUES OF X = 1334000.3309 Y=16725854.9951, BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83);

1) **THENCE** CONTINUING ALONG THE NORTH RIGHT OF WAY OF GULF DRIVE, **SOUTH 15 DEG. 00 MIN. 01 SEC. WEST** A DISTANCE OF **25.00 FEET** TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED MEDINA 5719 SET, FOR THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

2) **THENCE** LEAVING THE NORTH RIGHT OF WAY OF GULF DRIVE, **NORTH 74 DEG. 59 MIN. 59 SEC. WEST** A DISTANCE OF **130.00 FEET** TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED MEDINA 5719 SET ON THE EAST RIGHT OF WAY OF A 20 FOOT ALLEY, FOR THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

3) **THENCE** ALONG THE EAST RIGHT OF WAY OF SAID 20 FOOT ALLEY, **NORTH 15 DEG. 00 MIN. 01 SEC. EAST** A DISTANCE OF **25.00 FEET** TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED MEDINA 5719 SET, FOR THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

4) **THENCE SOUTH 74 MIN. 59 MIN. 59 SEC. EAST** A DISTANCE OF **130.00 FEET** TO THE POINT OF BEGINNING; CONTAINING 0.07 ACRE OF LAND WITHIN THESE METES AND BOUNDS.

LEGEND	
● NS	SET PK NAIL WITH WASHER STAMPED MEDINA 5719
● S	SET 1/2 INCH IRON ROD WITH WASHER STAMPED MEDINA 5719
■ S	SET CONCRETE MONUMENT WITH PLASTIC CAP STAMPED MEDINA 5719
●	IRON ROD FOUND
■ F	CONCRETE MONUMENT FOUND
AC. GR.	ACRES GROSS

GENERAL NOTES

1. BASIS OF BEARINGS AS PER THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83.

2. ALL INTERIOR LOT CORNERS AND STREET CENTERLINES ARE MARKED BY A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED MEDINA-5719 OR BY A PK NAIL WITH WASHER STAMPED MEDINA 5719.

3. THIS PROPERTY LIES WITHIN FLOOD ZONE X; FLOOD ZONE X (0.2%) AND FLOOD ZONE AE (EL 5), AS PER THE NATIONAL FLOOD INSURANCE PROGRAM OF COMMUNITY NO. 480664, PANEL NO. 0125 SUFFIX E EFFECTIVE APRIL 5, 2017.

4. VERTICAL DATUM IS BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988, NAVD88.

NATIONAL GEODETIC SURVEY BENCHMARK

THE BENCHMARK IS LOCATED APPROXIMATELY 584 FEET SOUTHWEST OF THE PORT MANSFIELD WATER TOWER; 159 FEET NORTHEAST OF THE CENTERLINE OF THE ENTRANCE TO THE PORT MANSFIELD MARINA; 79 FEET SOUTHEAST OF THE CENTERLINE OF STATE HIGHWAY 186; 24 FEET NORTHWEST OF A POWER POLE. THE BENCHMARK IS AN ENCASED BRASS DISK WITH STAINLESS STEEL ROD EVEN WITH THE SURROUNDING GROUND.
ELEVATION: 11.4 FEET (3.48 METERS) (X=1334301.0970 Y=16729349.0300)

TEMPORARY BENCHMARK (TBM)

TBM 1: SQUARE CUT ON CONCRETE DRIVE
THE TBM IS LOCATED 47 FEET EAST FROM THE INTERSECTION OF GULF DRIVE AND BAFFIN DRIVE; 15 FEET NORTH OF THE CENTERLINE OF BAFFIN DRIVE; 10.5 FEET WEST FROM A PIPE CROSSING AT 505 BAFFIN DRIVE; A SQUARE CUT AT THE SOUTHEAST CORNER OF THE EXISTING DRIVEWAY
ELEVATION: 8.93 FEET (X = 1334256.2603 Y = 16726528.9896)

TBM 2: SQUARE CUT ON HEADWALL
THE TBM IS LOCATED 32 FEET SOUTH FROM THE INTERSECTION OF BAYVIEW DRIVE AND BAFFIN DRIVE; 15.5 FEET EAST OF BAFFIN DRIVE; A SQUARE CUT ON TOP OF A CONCRETE HEADWALL ON THE EAST SIDE OF BAFFIN DRIVE.
ELEVATION: 6.63 FEET (X = 1335039.1594 Y = 16726967.7618)

TBM 3: BOLT ON FIRE HYDRANT
THE TBM IS LOCATED 32.5 FEET EAST OF THE INTERSECTION OF BAYVIEW DRIVE AND COPANO DRIVE; 37 FEET NORTH OF THE CENTERLINE OF BAYVIEW DRIVE AND 6 FEET EAST OF AN EXISTING STREET LIGHT POLE. A BOLT ON TOP OF THE FIRE HYDRANT FLANGE BETWEEN THE WORD "MUELLER"
ELEVATION: 8.10 FEET (X = 1335482.2720 Y = 16727147.3000)

5. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 9.0 FEET NAVD 88 OR 24 INCHES ABOVE THE CENTERLINE OF THE STREET AT FRONT AND CENTER OF THE LOT, WHICHEVER IS GREATER.

6. BUILDING SET BACKS

FRONT: 20.0 FEET SIDE: 5.0 FEET REAR: 5.0 FEET

7. ALL LOTS MUST CONNECT TO PUBLIC SANITARY SEWER FACILITIES WHEN AVAILABLE AND LOT OWNERS SHALL PAY ANY REQUIRED FEES.

8. PROPERTY SHALL BE GRADED TO DRAIN TO THE STREET AND SHALL NOT DRAIN TO THE NEIGHBORS PROPERTY.

9. MINIMUM DRIVEWAY CULVERT PIPE SIZE SHALL BE 18-INCH DIAMETER REINFORCED CONCRETE PIPE WITH SAFETY END TREATMENTS WITH MAXIMUM SLOPE OF 4:1.

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

11. LOT 74-A, BLOCK 9 IS A UTILITY LOT COMPRISED OF 0.07 ACRE GROSS. THIS A NON-BUILDABLE LOT.

ASSESSOR-COLLECTOR

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL AD VALOREM TAXES OWED TO ALL OF THE TAXING UNITS REPRESENTED BY THE UNDERSIGNED ARE CURRENTLY PAID IN FULL FOR THE AREA INSIDE THE BOUNDARIES OF THE AMENDED PLAT OF NEW PORT PHASE 1 SUBDIVISION.

WITNESS MY HAND ON THIS THE ____ DAY OF _____, 2024.

ASSESSOR-COLLECTOR OF TAXES,
WILLACY COUNTY, TEXAS

PUBLIC UTILITY DISTRICT
PORT MANSFIELD

THIS PLAT OF THE AMENDED PLAT OF NEW PORT PHASE 1 SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PORT MANSFIELD PUBLIC UTILITY DISTRICT, AND IS HEREBY APPROVED BY SUCH SYSTEM, AND WE HEREBY CERTIFY THAT POTABLE WATER AND PUBLIC SANITARY SEWER IS AVAILABLE UPON REQUEST.

DATED THIS ____ DAY OF _____, 2024

ERIC KENNEDY, PRESIDENT — DATE 06 AUG 24

RONALD MILLS — DATE 06 AUG 24

STATE OF TEXAS
COUNTY OF WILLACY

KNOW ALL MEN BY THESE PRESENTS: THAT WILLACY COUNTY NAVIGATION DISTRICT, OWNER OF THE PROPERTY HEREON DESCRIBED AS THE AMENDED PLAT OF NEW PORT PHASE 1 SUBDIVISION, DO HEREBY ADOPT THE FOREGOING PLAT FOR SUBDIVIDING THE ABOVE DESCRIBED PROPERTY AS SHOWN HEREIN FOR THE PURPOSE AND CONSIDERATION THEREIN STATED. I ALSO CERTIFY THAT THE WATER QUALITY AND WATER CONNECTIONS MEET MINIMUM STATE STANDARDS AND PUBLIC SANITARY SEWER AND SEWER CONNECTIONS WILL MEET MINIMUM STATE STANDARDS AND THAT ELECTRICAL CONNECTIONS TO THE LOTS WILL MEET MINIMUM STATE STANDARDS AND DO HEREBY CERTIFY THAT WE ARE IN COMPLIANCE WITH THE REQUIREMENTS OF SECTION 232.032 OF THE LOCAL GOVERNMENT CODE.

CHAD KINNEY, CHAIRMAN — DATE 06 AUG 24

STACEY REYES, SECRETARY — DATE 06 AUG 24

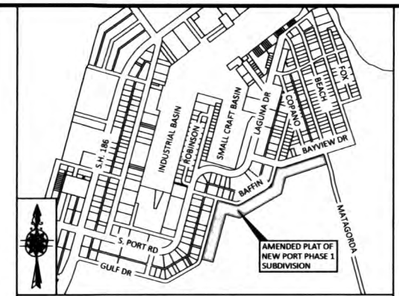
STATE OF TEXAS
COUNTY OF WILLACY

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHAD KINNEY AND STACEY REYES. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 06 DAY OF August 2024

NOTARY PUBLIC

LETICIA D MARTINEZ NOTARY PUBLIC STATE OF TEXAS ID# 12467410 EXP. 09-09-2027



VICINITY MAP 1"=1000'

STATE OF TEXAS
COUNTY OF CAMERON

I, CARLOS A. LUNA RIOS, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY STATE THAT PROPER ENGINEERING CONSIDERATION WAS GIVEN TO THIS PLAT AND DO HEREBY CERTIFY TO THE CORRECTNESS AND VALIDITY OF THE INFORMATION DEPICTED HEREON, TO WHICH MY CERTIFICATION IS REQUIRED BY CHAPTER 232 OF THE LOCAL GOVERNMENT CODE.

CARLOS A. LUNA RIOS, P.E.
REGISTERED PROFESSIONAL
ENGINEER NO. 142162
05-23-2024
DATE

STATE OF TEXAS · CARLOS A. LUNA RIOS · 142162 · LICENSED · PROFESSIONAL ENGINEER

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 BOUNDARY CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

JOSE D. MEDINA, R.P.L.S.
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5719
23 May 2024
DATE

STATE OF TEXAS · REGISTERED · JOSE D. MEDINA · 5719 · PROFESSIONAL · LAND SURVEYOR

COUNTY CLERK

FILED FOR RECORD AT 4:34 O'CLOCK PM. ON THE 4 DAY OF April 2025 IN VOLUME 4 PAGE 42 OF THE MAP RECORDS OF WILLACY COUNTY, TEXAS.

Susana R. Garza
WILLACY COUNTY CLERK

Cheryl Vasquez
DEPUTY

COUNTY COURT OF WILLACY COUNTY, TEXAS · OFFICIAL SEAL

COMMISSIONER'S COURT

APPROVED BY THE COMMISSIONER'S COURT OF WILLACY COUNTY, TEXAS AT THEIR REGULAR MEETING ON THE 13 DAY OF JUNE 2024.

AURELIO GUERRA, WILLACY COUNTY JUDGE

DEVELOPER: WILLACY COUNTY NAVIGATION DISTRICT
400 W. HIDALGO AVENUE, SUITE 200
RAYMONDVILLE, TEXAS 78580
(956) 689-3332

NUMBER OF LOTS: 47

AMENDED PLAT OF
NEW PORT PHASE I
SUBDIVISION

BEING AN AMENDMENT TO
NEW PORT PHASE I SUBDIVISION
RECORDED IN VOLUME 4, PAGE 47, MAP RECORDS,
WILLACY COUNTY, TEXAS

FERRIS, FLINN & MEDINA, LLC
ENGINEERS SURVEYORS
1405 N. STUART PLACE ROAD
PALM VALLEY, TEXAS 78552
PHONE (956) 364-2236 FAX (956) 364-1023
TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS
FIRM REGISTRATION NO.: 10037000 FIRM REGISTRATION NO.: F-897

SCALE: 1"= 60'
DRAWN BY: S. MENDIOLA
FILE: 134-027
PLOT DATE: 23 MAY 2024

PLAT PAGE: 1 OF 2 SHEETS

FERRIS, FLINN & MEDINA, LLC
ENGINEERS SURVEYORS
1405 N. STUART PLACE ROAD
HARLINGEN, TEXAS 78552
Phone (956) 364-2236 Fax (956) 364-1023
TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS
FIRM REGISTRATION NO.: 10037000 FIRM REGISTRATION NO.: F-897

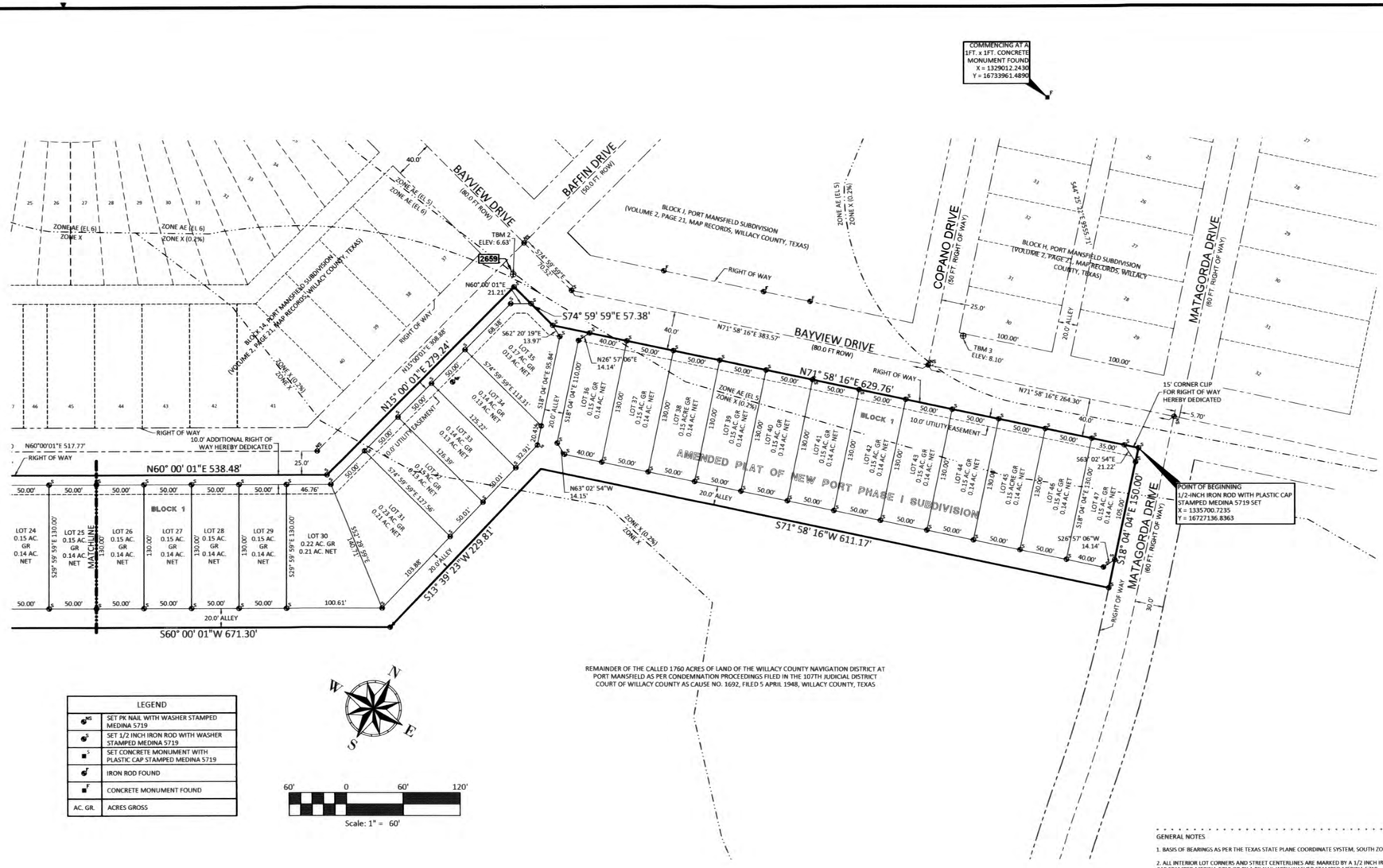
PLAT FOR RECORD

WILLACY COUNTY NAVIGATION DISTRICT

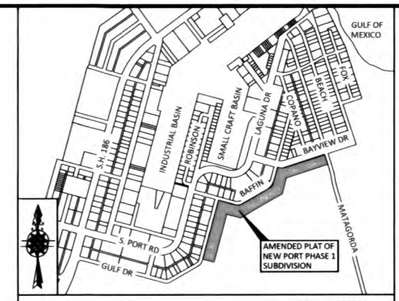
AMENDED PLAT OF
NEW PORT PHASE I SUBDIVISION

F:\0134 Port Mansfield\134-027 New Port I\Dwg\134-027.dwg, Final Plat, 5/23/2024 9:59:23 AM

SURVEYOR'S COPY



LEGEND	
● PK	SET PK NAIL WITH WASHER STAMPED MEDINA 5719
● S	SET 1/2 INCH IRON ROD WITH WASHER STAMPED MEDINA 5719
■ C	SET CONCRETE MONUMENT WITH PLASTIC CAP STAMPED MEDINA 5719
●	IRON ROD FOUND
■ F	CONCRETE MONUMENT FOUND
AC. GR.	ACRES GROSS



VICINITY MAP 1"=1000'

GENERAL NOTES

1. BASIS OF BEARINGS AS PER THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83.

2. ALL INTERIOR LOT CORNERS AND STREET CENTERLINES ARE MARKED BY A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED MEDINA 5719 OR BY A PK NAIL WITH WASHER STAMPED MEDINA 5719.

3. THIS PROPERTY LIES WITHIN FLOOD ZONE X; FLOOD ZONE X (0.2%) AND FLOOD ZONE AE (EL 5), AS PER THE NATIONAL FLOOD INSURANCE PROGRAM OF COMMUNITY NO. 480664, PANEL NO. 0125 SUFFIX E EFFECTIVE APRIL 5, 2017.

4. VERTICAL DATUM IS BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988, NAVD88.

NATIONAL GEODETIC SURVEY BENCHMARK

THE BENCHMARK IS LOCATED APPROXIMATELY 584 FEET SOUTHWEST OF THE PORT MANSFIELD WATER TOWER; 159 FEET NORTHEAST OF THE CENTERLINE OF THE ENTRANCE TO THE PORT MANSFIELD MARINA; 79 FEET SOUTHEAST OF THE CENTERLINE OF STATE HIGHWAY 186; 24 FEET NORTHWEST OF A POWER POLE. THE BENCHMARK IS AN ENCASED BRASS DISK WITH STAINLESS STEEL ROD EVEN WITH THE SURROUNDING GROUND.
ELEVATION: 11.4 FEET (3.48 METERS) (X=1334301.0970 Y=16729349.0300)

TEMPORARY BENCHMARK (TBM)

TBM 1: SQUARE CUT ON CONCRETE DRIVE
THE TBM IS LOCATED 47 FEET EAST FROM THE INTERSECTION OF GULF DRIVE AND BAFFIN DRIVE; 15 FEET NORTH OF THE CENTERLINE OF BAFFIN DRIVE; 10.5 FEET WEST FROM A PIPE CROSSING AT 505 BAFFIN DRIVE; A SQUARE CUT AT THE SOUTHEAST CORNER OF THE EXISTING DRIVEWAY
ELEVATION: 8.93 FEET (X = 1334256.2603 Y = 16726528.9896)

TBM 2: SQUARE CUT ON HEADWALL
THE TBM IS LOCATED 32 FEET SOUTH FROM THE INTERSECTION OF BAYVIEW DRIVE AND BAFFIN DRIVE; 15.5 FEET EAST OF BAFFIN DRIVE; A SQUARE CUT ON TOP OF A CONCRETE HEADWALL ON THE EAST SIDE OF BAFFIN DRIVE.
ELEVATION: 6.63 FEET (X = 1335039.1594 Y = 16726967.7618)

TBM 3: BOLT ON FIRE HYDRANT
THE TBM IS LOCATED 32.5 FEET EAST OF THE INTERSECTION OF BAYVIEW DRIVE AND COPANO DRIVE; 37 FEET NORTH OF THE CENTERLINE OF BAYVIEW DRIVE AND 6 FEET EAST OF AN EXISTING STREET LIGHT POLE. A BOLT ON TOP OF THE FIRE HYDRANT FLANGE BETWEEN THE WORD "MUELLER"
ELEVATION: 8.10 FEET (X = 1335482.2720 Y = 16727147.3000)

5. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 9.0 FEET NAVD 88 OR 24 INCHES ABOVE THE CENTERLINE OF THE STREET AT FRONT AND CENTER OF THE LOT, WHICHEVER IS GREATER.

6. BUILDING SET BACKS

FRONT: 20.0 FEET SIDE: 5.0 FEET REAR: 5.0 FEET

7. ALL LOTS MUST CONNECT TO PUBLIC SANITARY SEWER FACILITIES WHEN AVAILABLE AND LOT OWNERS SHALL PAY ANY REQUIRED FEES.

8. PROPERTY SHALL BE GRADED TO DRAIN TO THE STREET AND SHALL NOT DRAIN TO THE NEIGHBORS PROPERTY.

9. MINIMUM DRIVEWAY CULVERT PIPE SIZE SHALL BE 18-INCH DIAMETER REINFORCED CONCRETE PIPE WITH SAFETY END TREATMENTS WITH MAXIMUM SLOPE OF 4:1.

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

11. LOT 74-A, BLOCK 9 IS A UTILITY LOT COMPRISED OF 0.07 ACRE GROSS. THIS A NON-BUILDABLE LOT.

STATE OF TEXAS
COUNTY OF CAMERON

I, CARLOS A. LUNA RIOS, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY STATE THAT PROPER ENGINEERING CONSIDERATION WAS GIVEN TO THIS PLAT AND DO HEREBY CERTIFY TO THE CORRECTNESS AND VALIDITY OF THE INFORMATION DEPICTED HEREON, TO WHICH MY CERTIFICATION IS REQUIRED BY CHAPTER 232 OF THE LOCAL GOVERNMENT CODE.

CARLOS A. LUNA RIOS, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 142162
05-23-2024
DATE

STATE OF TEXAS · CARLOS A. LUNA RIOS · 142162 · LICENSED · PROFESSIONAL ENGINEER

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 BOUNDARY CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

JOSE D. MEDINA, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5719
23 May 2024
DATE

STATE OF TEXAS · JOSE D. MEDINA · 5719 · REGISTERED · PROFESSIONAL LAND SURVEYOR

COUNTY CLERK

FILED FOR RECORD AT 4:44 O'CLOCK P M. ON THE 4 DAY OF April 2024. IN VOLUME 4, PAGE 68 OF THE MAP RECORDS OF WILLACY COUNTY, TEXAS.

Susana R. Garza
WILLACY COUNTY CLERK

Cheryl Vasquez
DEPUTY

COUNTY COURT OF WILLACY COUNTY, TEXAS · OFFICIAL SEAL

DEVELOPER: WILLACY COUNTY NAVIGATION DISTRICT
400 W. HIDALGO AVENUE, SUITE 200
RAYMONDVILLE, TEXAS 78580

(956) 689-3332

NUMBER OF LOTS: 47

AMENDED PLAT OF
NEW PORT PHASE I
SUBDIVISION

BEING AN AMENDMENT TO
NEW PORT PHASE I SUBDIVISION
RECORDED IN VOLUME 4, PAGE 47, MAP RECORDS,
WILLACY COUNTY, TEXAS

FERRIS, FLINN & MEDINA, LLC
ENGINEERS SURVEYORS
1405 N. STUART PLACE ROAD
PALM VALLEY, TEXAS 78552
PHONE (956) 364-2236 FAX (956) 364-1023
TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS
FIRM REGISTRATION NO.: 10037000 FIRM REGISTRATION NO.: F-897

FERRIS, FLINN & MEDINA, LLC
ENGINEERS SURVEYORS
1405 N. STUART PLACE ROAD
HARLINGEN, TEXAS 78552
PHONE (956) 364-2236 FAX (956) 364-1023
TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS
FIRM REGISTRATION NO.: 10037000 FIRM REGISTRATION NO.: F-897

PLAT FOR RECORD

WILLACY COUNTY NAVIGATION DISTRICT

AMENDED PLAT OF
NEW PORT PHASE I SUBDIVISION

SCALE:	1" = 60'
DRAWN BY:	S. MENDIOLA
FILE:	134-027
PLOT DATE:	23 MAY 2024

PLAT PAGE: 2 OF 2 SHEETS

F:\0134 Port Mansfield\134-027 New Port 1\Dwg\134-027.dwg, Final Plat, 5/23/2024 9:59:00 AM

SURVEYOR'S COPY