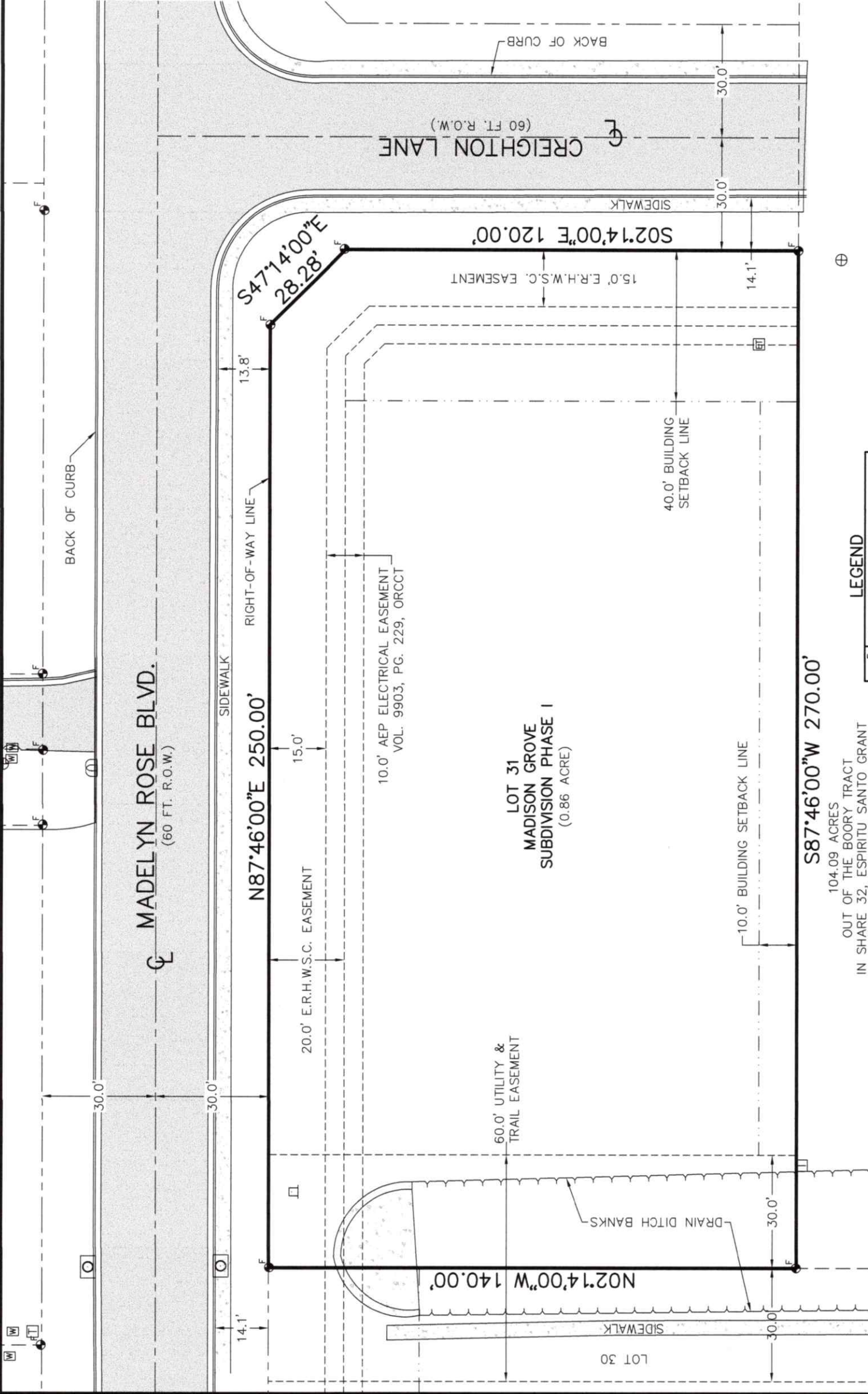




NOTES

- 1. BASIS OF BEARINGS AS PER MADISON GROVE SUBDIVISION PHASE I RECORDED IN CABINET 1, SLOT 2294-A, MAP RECORDS OF CAMERON COUNTY, TEXAS.
- 2. ADDRESS: MADELYN ROSE BLVD. BAYVIEW, TEXAS 78566
- 3. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
- 4. AS PER RESTRICTIONS RECORDED IN VOLUME 15592, PAGE 158, OFFICIAL RECORDS OF CAMERON COUNTY, TEXAS, BUILDING SETBACKS ARE AS FOLLOWS:
FRONT-40' SIDE-10' REAR-15' ON NON-RESACA LOT AND 60' ON RESACA LOTS

SURVEYOR CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY AS DESCRIBED HEREIN WAS MONUMENTED ON THE GROUND ON 01/21/2020, THAT THE ONLY VISIBLE IMPROVEMENTS ARE AS SHOWN; THAT THERE ARE NO VISIBLE ENCROACHMENTS, VISIBLE OVERLAPINGS, 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 Michael Moore

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



2/25/2020

DATE

BOUNDARY SURVEY OF:

LOT THIRTY-ONE (31),
MADISON GROVE SUBDIVISION PHASE I,
CAMERON COUNTY, TEXAS, ACCORDING TO
THE MAP THEREOF RECORDED IN CABINET 1,
SLOT 2294-A, MAP RECORDS, CAMERON
COUNTY, TEXAS.

FOR: BARBARA CREIGHTON

DATE: 25 FEBRUARY 2020

JOB NO: 345001

Moore Land
Surveying, LLC

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

LEGEND

	IRON ROD FOUND
	IRON ROD SET WITH CAP STAMPED "MOORE-6370"
	TELEPHONE PEDESTAL
	WATER METER
	TRANSFORMER
	SIGN
	WATER VALVE
	MAILBOX
	CLEANOUT
	ELECTRIC JUNCTION BOX
	CABLE PEDESTAL
	STORM INLET

FLOOD ZONE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES IN ZONE "X", AS PER THE NATIONAL FLOOD INSURANCE PROGRAM OF COMMUNITY NO. 480102, PANEL NO. 0325, SUFFIX "F", EFFECTIVE FEBRUARY 16, 2018.

