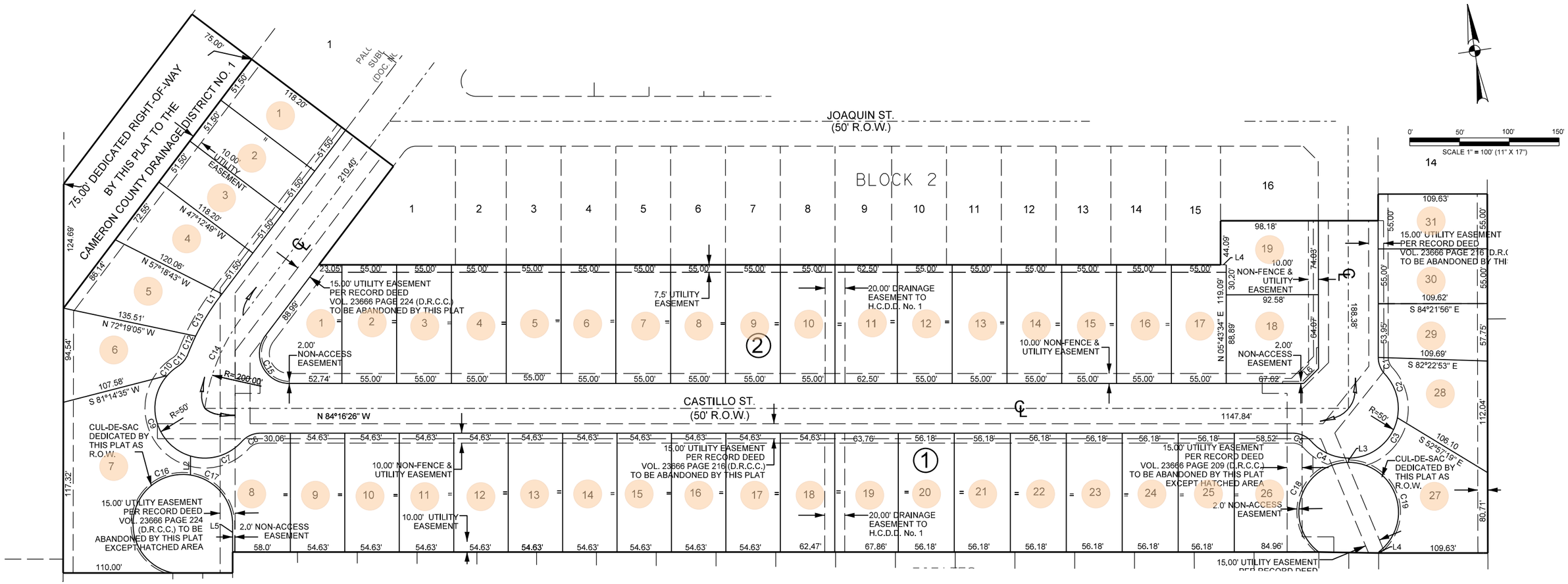

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	42°50'00"	25.00'	18.68'	S 15°46'57"' E	18.25'
C2	35°59'08"	50.00'	31.40'	S 19°12'23"'E	30.88
C3	96°50'26"	50.00'	84.50'	N 47°12'25"'E	74.80'
C4	48°17'19"	50.00'	42.13'	S 60°13'43"'E	40.90'
C5	48°11'23"	50.00'	21.02'	S 60°10'45" E	20.41'
C6	48°11'23"	25.00'	21.02'	N 71°37'52"'E	20.41'
C7	64°43'46"	50.00'	56.48'	N 79°54'04"'E	53.53'
C8	57°17'42"	50.00'	50.00'	S 39°05'13"'E	47.94'
C9	57°17'48"	50.00'	50.00'	S 18°12'32"'W	47.94'
C10	16°25'16"	50.00'	14.33'	N 55°04'04"'E	14.28'
C11	36°44'42"	25.00'	16.03'	N 44°54'21"'E	15.75'
C12	04°53'36"	230.00'	19.64'	N 28°58'48"'E	19.63'
C13	11°21'34"	230.00'	45.60'	N 37°36'24"'E	49.90'
C14	29°13'02"	200.00'	101.98'	S 28°10'39"'W	100.88'
C15	127°03'37"	30.00'	66.52'	S 20°44'38"'E	53.71'
C16	177°18'58"	50.00'	154.73'	S16°00'15"'W	99.97'
C17	81°08'50"	50.00'	70.81'	S 34°45'51"'E	65.04'
C18	143°07'46"	50.00'	124.90'	S 24°04'08"'W	94.86'
C19	145°16'42"	50.00'	126.77'	S 12°48'03"'E	94.86'

LOT AREA TABLE			
BLOCK	LOT	SQUARE FT.	ACRES
1	1--3	6087	0.14
1	4	7331	0.17
1	5	8226	0.19
1	6	7506	0.17
1	7	8568	0.20
1	8	8872	0.20
1	9	8031	0.18
1	10--19	6501	0.15
1	20	7587	0.17
1	21--26	6685	0.15
1	27	9156	0.21
1	28	13265	0.30
1	29	6087	0.14
1	30	6124	0.14
1	31--32	6029	0.14
2	1	7291	0.17
2	2--10	6550	0.15
2	11	7443	0.17
2	12--17	6550	0.15
2	18	7929	0.18
2	19	7126	0.16

LINE TABLE		
LINE	BEARING	DISTANCE (FT)
L1	N 50°43'34"E	4.40'
L2	N 05°43'34"E	19.03'
L3	N 05°43'34"E	4.28'
L4	S05°38'04"W	1.09'
L5	N05°48'34"E	27.90'
L6	N50°40'49"E	21.19'

SOLD

PLAT NOTES

1. THIS SUBDIVISION LIES IN ZONE "X" AREAS OF MINIMAL FLOODING.
C.P.N. 48061C0445F
EFFECTIVE DATE: 02/16/2018

2. SETBACKS SHALL COMPLY WITH CITY OF BROWNSVILLE ZONING ORDINANCE

3. NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON THE LOT.

4. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR DEVELOPMENT PERMIT APPLICATION.

5. LOTS ARE RESTRICTED TO SINGLE FAMILY USE ONLY.

F-6019
50 SINGLE FAMILY LOTS

FINAL PLAT OF PALO ALTO RESIDENCE PH II SUBDIVISION

BEING A 11.11 ACRE TRACT OF LAND, SITUATED IN CAMERON COUNTY, TEXAS, OUT OF SHARE TWELVE, OF THE ESPIRITU SANTO GRANT, AND BEING A CALLED 11.09 ACRE TRACT OF LAND CONVEYED FROM UNION DESIGN DEVELOPERS, L.P. TO PALO ALTO HOMES, INC. BY A "SPECIAL WARRANTY DEED WITH VENDOR'S LIEN", DATED APRIL 17, 2020 AND RECORDED ON APRIL 30, 2020, DOCUMENT NUMBER 2020-14658, OF THE OFFICIAL RECORDS, CAMERON COUNTY, TEXAS