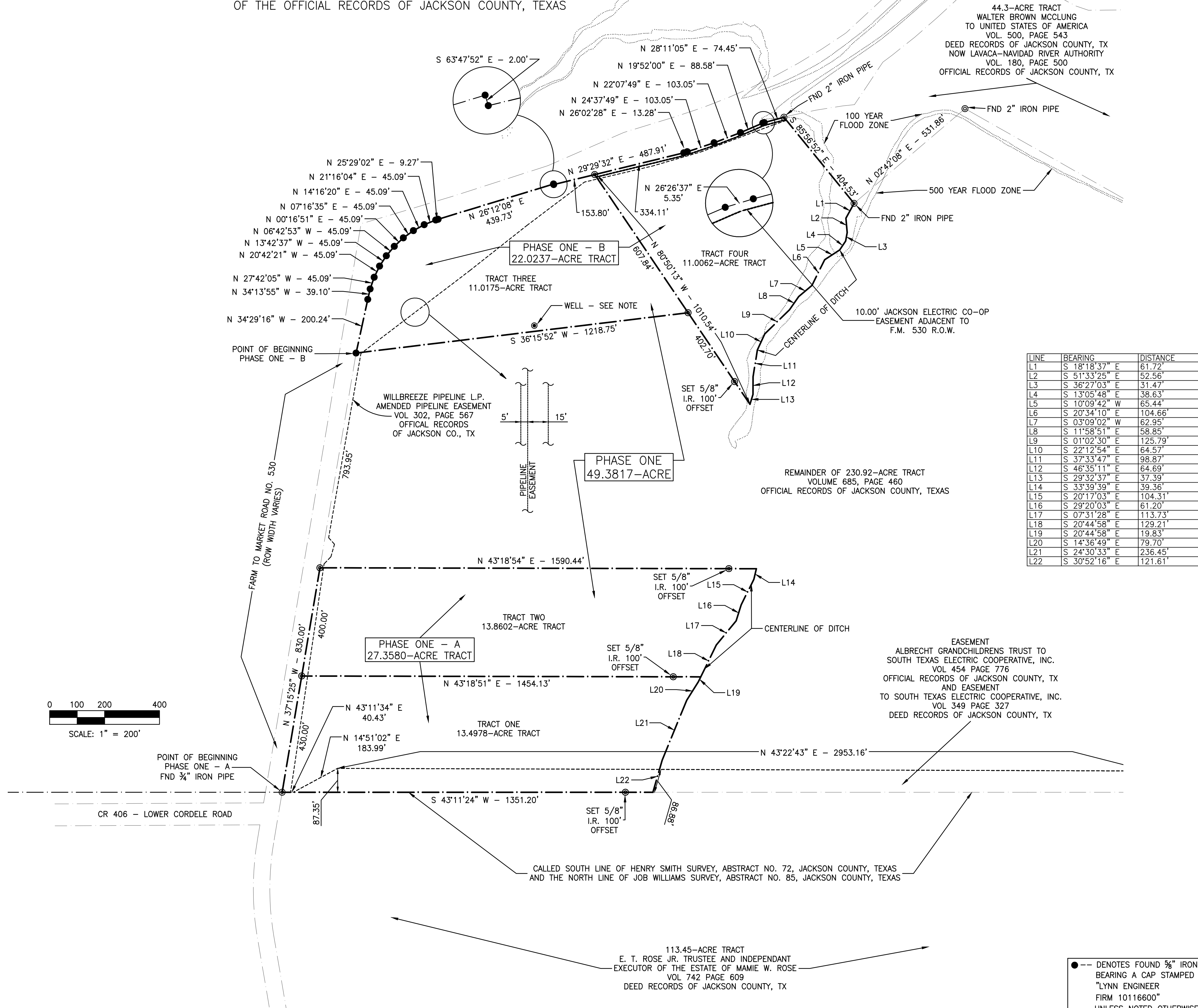
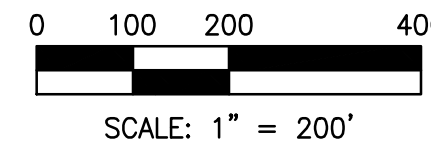


NAVIDAD RIVER ESTATES
 PHASE ONE
 SHOWING THE SUBDIVISION OF 49.3817 ACRES
 BEING OUT OF AND A PART OF A CALLED 230.92 ACRE TRACT
 CONVEYED TO MERCER FAMILY LIMITED PARTNERSHIP, L.T.D. NO. 2
 AS RECORDED IN VOLUME 685, PAGE 460
 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, TEXAS



LINE	BEARING	DISTANCE
L1	S 18°18'37" E	61.72'
L2	S 51°33'25" E	52.56'
L3	S 36°27'03" E	31.47'
L4	S 13°05'48" E	38.63'
L5	S 10°09'42" W	65.44'
L6	S 20°34'10" E	104.66'
L7	S 03°09'02" W	62.95'
L8	S 11°58'51" E	58.85'
L9	S 01°02'30" E	125.79'
L10	S 22°12'54" E	64.57'
L11	S 37°33'47" E	98.87'
L12	S 46°35'11" E	64.69'
L13	S 29°32'37" E	37.39'
L14	S 33°39'39" E	39.36'
L15	S 20°17'03" E	104.31'
L16	S 29°20'03" E	61.20'
L17	S 07°31'28" E	113.73'
L18	S 20°44'58" E	129.21'
L19	S 20°44'58" E	19.83'
L20	S 14°36'49" E	79.70'
L21	S 24°30'33" E	236.45'
L22	S 30°52'16" E	121.61'

KNOW ALL MEN BY THESE PRESENTS, THAT I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PLAT AND SURVEY OF THIS SUBDIVISION COMPLIES WITH THE PLAT AND SURVEY RELATED REQUIREMENTS OF THE JACKSON COUNTY SUBDIVISION REGULATIONS, AND I FURTHER 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 THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.



JOHN D. MERCER RPLS NO 1924
 JOHN D. MERCER & ASSOCIATES
 118 EAST MAIN ST., EDNA TEXAS

DATE

NOTES

- LAND USE SHALL BE SINGLE FAMILY RESIDENTIAL/AGRICULTURAL
- FLOOD ZONES ARE AS SHOWN ON THE F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER 48239C0225D
- BUILDING SETBACKS ARE TO BE FIFTY FEET (50') FROM THE FARM-TO-MARKET ROAD NO. 530 RIGHT-OF-WAY
- BEARINGS AND DISTANCES SHOWN HEREON REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AS DETERMINED BY GPS MEASUREMENTS.
- GAS WELL NOTE INDICATES THE APPROXIMATE LOCATION OF A GAS WELL ACCORDING TO THE TEXAS RAILROAD COMMISSION API NO. 23931453

CALLED SOUTH LINE OF HENRY SMITH SURVEY, ABSTRACT NO. 72, JACKSON COUNTY, TEXAS AND THE NORTH LINE OF JOB WILLIAMS SURVEY, ABSTRACT NO. 85, JACKSON COUNTY, TEXAS

113.45-ACRE TRACT
 E. T. ROSE JR. TRUSTEE AND INDEPENDANT
 EXECUTOR OF THE ESTATE OF MAMIE W. ROSE
 VOL 742 PAGE 609
 DEED RECORDS OF JACKSON COUNTY, TX

EASEMENT
 ALBRECHT GRANDCHILDRENS TRUST TO
 SOUTH TEXAS ELECTRIC COOPERATIVE, INC.
 VOL 454 PAGE 776
 OFFICIAL RECORDS OF JACKSON COUNTY, TX
 AND EASEMENT
 TO SOUTH TEXAS ELECTRIC COOPERATIVE, INC.
 VOL 349 PAGE 327
 DEED RECORDS OF JACKSON COUNTY, TX

44.3-ACRE TRACT
 WALTER BROWN MCCLUNG
 TO UNITED STATES OF AMERICA
 VOL. 500, PAGE 543
 DEED RECORDS OF JACKSON COUNTY, TX
 NOW LAVACA-NAVIDAD RIVER AUTHORITY
 VOL. 180, PAGE 500
 OFFICIAL RECORDS OF JACKSON COUNTY, TX

--- DENOTES FOUND 5/8" IRON ROD BEARING A CAP STAMPED "LYNN ENGINEER FIRM 10116600" UNLESS NOTED OTHERWISE
 ⊙ -- DENOTES SET 5/8" IRON ROD BEARING A CAP STAMPED "LYNN ENGINEER FIRM 10116600"

DRAWN BY: APB
 CHECKED BY: JDM
 SCALE: 1 : 200
 20.100147.002

JOHN D. MERCER & ASSOCIATES
 CONSULTING ENGINEERS
 TEXAS REGISTERED ENGINEERING FIRM F-324
 TEXAS REGISTERED SURVEYING FIRM 10116600
 118 EAST MAIN STREET
 EDNA, TX 77957
 361-782-7121