

A:\2000s\42903\0205\SRV\CADD\ShelleySV\FP-52903.002.dwg

OWNERS ACKNOWLEDGMENT

BE IT KNOWN THAT GREATER BROWNSVILLE INCENTIVES CORPORATION, OWNER OF BEING A 86.96 ACRE (3,787,978 SQUARE FOOT) PARCEL OF LAND BEING LOCATED IN SHARE 22, ESPIRITU SANTO GRANT, SITUATED IN THE CITY BROWNSVILLE, CAMERON COUNTY, TEXAS, SAID TRACT BEING COMPRISED OF A PORTION OF A CALLED 193.80 ACRE TRACT OF LAND DESCRIBED IN DEEDS TO GREATER BROWNSVILLE INCENTIVES CORPORATION, AS RECORDED IN VOLUME 12132, PAGE 6 (1/7TH INTEREST), VOLUME 12132, PAGE 11 (1/7TH INTEREST), VOLUME 12132, PAGE 16 (1/7TH INTEREST), VOLUME 12132, PAGE 21 (1/7TH INTEREST), VOLUME 12132, PAGE 26 (1/7TH INTEREST), VOLUME 12132, PAGE 31 (1/14TH INTEREST), AND VOLUME 12132, PAGE 36 (3/14THS INTEREST), ALL OFFICIAL PUBLIC RECORDS OF CAMERON COUNTY, TEXAS (O.P.R.C.C.T.), SAID 193.80 ACRE TRACT BEING LOTS 21 THROUGH 40 OUT OF WHAT WAS FORMERLY KNOWN AS BAILY ACREAGE SUBDIVISION AS RECORDED IN VOLUME 13, PAGE 71 OF THE MAP RECORDS OF CAMERON COUNTY, TEXAS, (M.R.C.C.T.) [SAID BAILY ACREAGE SUBDIVISION VACATED BY INSTRUMENT RECORDED IN VOLUME 99, PAGE 770 DEED RECORDS OF CAMERON COUNTY, TEXAS (D.R.C.C.T.)], AND ALSO A PORTION OF A CALLED 268.58 ACRE TRACT OF LAND OUT OF A 477.00 ACRE TRACT RECORDED IN VOLUME 7082, PAGE 182 OF THE CAMERON COUNTY OFFICIAL RECORDS (C.C.O.R.) OUT OF THE LIEVEN J. VAN RIET 745.41 ACRE TRACT RECORDED IN VOLUME 947, PAGE 931 OF THE (C.C.O.R.), AS DESCRIBED IN DEED TO GREATER BROWNSVILLE INCENTIVES CORPORATION, AS RECORDED IN VOLUME 17233, PAGE 47 (O.P.R.C.C.T.), HAVE CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN HEREON AND HEREBY CONFIRM AND ADOPT THIS PLAT OF GREATER BROWNSVILLE TECH DISTRICT, PHASE I WEST AND FURTHER DEDICATE TO THE PUBLIC USE FOREVER STREETS, ALLEYS AND EASEMENTS FOR THE PURPOSE SHOWN HEREON.

GREATER BROWNSVILLE INCENTIVES CORPORATION

OWNER

THE STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, 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 THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2024.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

PLANNING AND ZONING COMMISSION CERTIFICATE

I, ELIZA VASQUEZ, CHAIR OF THE PLANNING AND ZONING COMMISSION TO THE CITY OF BROWNSVILLE, TEXAS, HEREBY CERTIFY THAT SAID COMMISSION HAS APPROVED THIS VERSION OF THE FINAL PLAT OF GREATER BROWNSVILLE TECH DISTRICT, PHASE I WEST, WITH SAID PLAT CONSISTING OF 3 SHEETS OF WHICH THIS IS SHEET NUMBER ONE, AND HEREBY DECLARE THAT ANY TAMPERING WITH SAID PLAT AFTER THE AFOREMENTIONED DATE SHALL CAUSE SUCH APPROVAL TO BECOME VOID.

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

ELIZA VASQUEZ, CHAIR OF THE PLANNING AND ZONING COMMISSION

ATTEST: ELIZA VASQUEZ
SECRETARY, PLANNING AND ZONING COMMISSION

DATE

CERTIFICATION FOR COUNTY CLERK

RECORDING INFORMATION

THE STATE OF TEXAS
COUNTY OF CAMERON

I, SYLVIA GARZA-PEREZ, COUNTY CLERK OF CAMERON COUNTY, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED AND DULY RECORDED ON THE ____ DAY OF _____, 2024 AT _____ O'CLOCK ____M IN THE MAP RECORDS OF CAMERON COUNTY, TEXAS, DOCUMENT NO. _____.

BY: _____ DEPUTY

TAX CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL TAXES OWED TO ALL OF THE TAXING UNITS REPRESENTED BY THE UNDERSIGNED ARE CURRENTLY PAID IN FULL FOR THE AREA INSIDE THE BOUNDARIES OF GREATER BROWNSVILLE TECH DISTRICT, PHASE I WEST.

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

TONY YZAGUIRRE, JR.
ASSESSOR AND COLLECTOR OF TAXES,
CAMERON COUNTY, TEXAS

CAMERON COUNTY DRAINAGE DISTRICT NO. 1

THIS FINAL PLAT OF "GREATER BROWNSVILLE TECH DISTRICT, PHASE I WEST" HAS BEEN SUBMITTED TO CAMERON COUNTY DRAINAGE DISTRICT NO. 1 (ONE) OF CAMERON COUNTY, TEXAS. APPROVAL IS HEREBY GIVEN TO THE SUBDIVISION AS IT RELATES TO AND MAY EFFECT FACILITIES OF THIS DISTRICT. NO CONSIDERATION HAS BEEN GIVEN TO ANY OTHER MATTER, ANY CHANGES IN THIS PLAT AFTER THIS DATE SHALL CAUSE THIS APPROVAL TO BECOME VOID. FAILURE TO RECORD THIS PLAT IN THE MAP RECORDS OF CAMERON COUNTY WITHIN ONE YEAR AFTER THIS DATE SHALL CAUSE THIS APPROVAL TO BECOME VOID.

CAMERON COUNTY DRAINAGE DISTRICT NO. 1 HEREBY DECLARES THAT PORTIONS OF DEVELOPMENTS WHICH ARE LOCATED WITHIN THE 100-YEAR FLOODPLAIN W/OUT BEING DURING HEAVY RAIN EVENTS. ALTHOUGH COMPLIANCE WITH THE DISTRICT'S MATER DRAINAGE PLAN IS REQUIRED FOR ALL SUBDIVISIONS WITHIN THE DISTRICT, THE DISTRICT MAKES NO CLAIMS THAT AREAS LOCATED WITHIN THE 100-YEAR FLOODPLAIN WILL NOT BE INUNDATED (POSSIBLY FOR EXTENDED PERIODS) AFTER MAJOR RAIN EVENTS. COMPLIANCE WITH THE DISTRICT'S MASTER DRAINAGE PLAN IS REQUIRED FOR THE OVERALL BENEFIT OF ALL OF THE TERRITORY LOCATED WITHIN THE DISTRICT. THE DISTRICT STRONGLY RECOMMENDS THAT THE DEVELOPER OR PURCHASERS OF PROPERTY WITHIN THE 100 YEAR FLOODPLAIN SUFFICIENTLY ELEVATE THEIR PROPERTIES IN ORDER TO REVISE OR AMEND THE FEMA NATIONAL FLOOD INSURANCE PROGRAM MAP, AND HAVE THEIR PROPERTIES REMOVED FROM THE FLOODPLAIN AND COMPLY WITH ALL CAMERON COUNTY BUILDING STANDARDS.

THIS ____ DAY OF _____, 2024

ALBERT BARREDA
GENERAL MANAGER

THE STATE OF TEXAS
COUNTY OF CAMERON

I, CESAR A. CORTINAS JR., P.E., THE UNDERSIGNED DIRECTOR OF SPECIAL TRANSMISSION AND DISTRIBUTION FOR THE BROWNSVILLE PUBLIC UTILITIES BOARD OF THE CITY OF BROWNSVILLE, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT HAS COMPLIED WITH ALL OF THE STREET LIGHT REQUIREMENTS OF THE SUBDIVISION ORDINANCES OF THE CITY OF BROWNSVILLE, TEXAS AS TO WHICH MY APPROVAL IS REQUIRED.

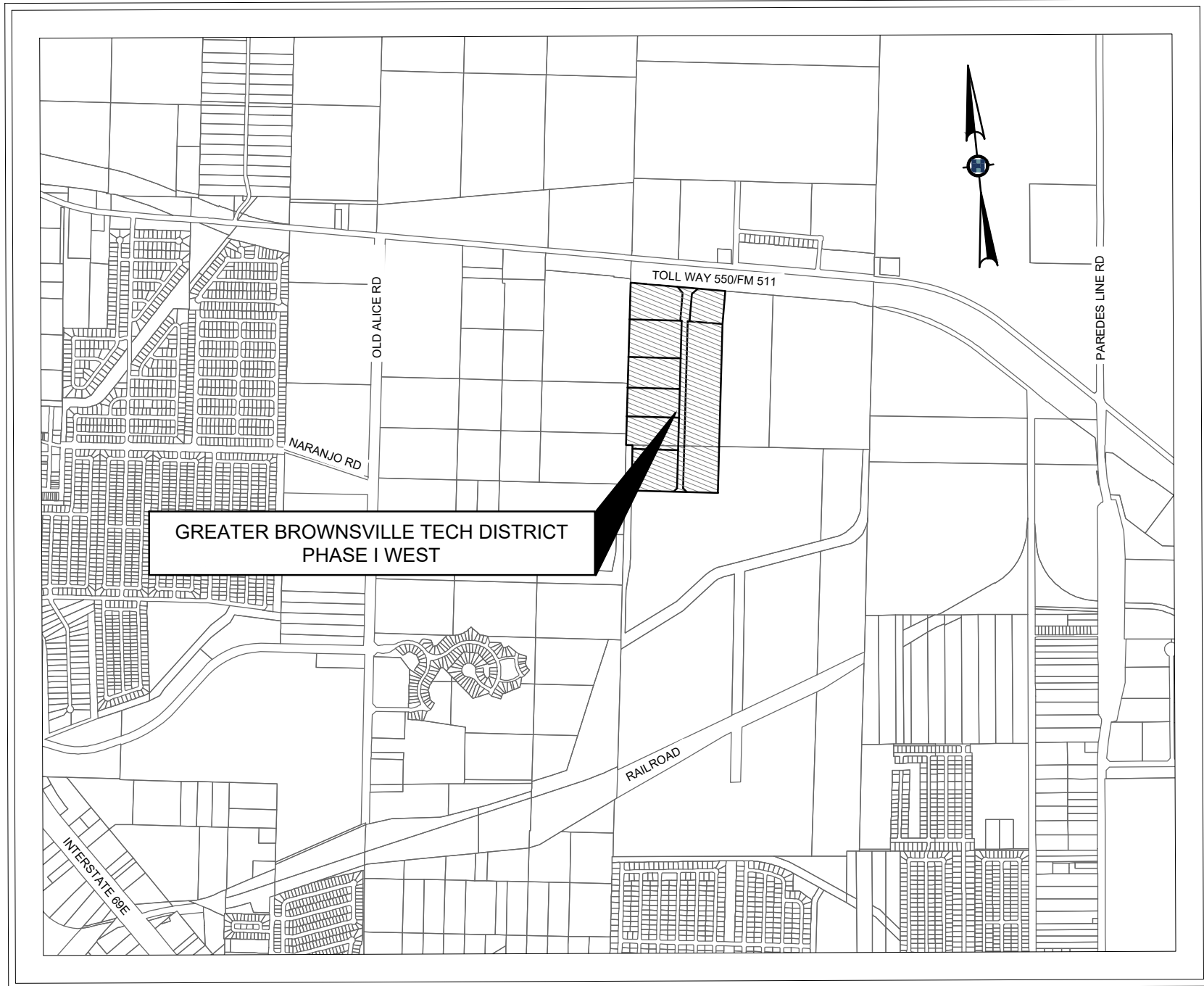
EXECUTED ON THIS ____ DAY OF _____, 2024.

SIGNATURE:
NAME: CESAR A. CORTINAS JR., P.E.
TITLE: DIRECTOR OF ELECTRIC TRANSMISSION AND DISTRIBUTION FOR THE BROWNSVILLE PUBLIC UTILITIES BOARD

PRELIMINARY PLAT OF
GREATER BROWNSVILLE TECH DISTRICT
PHASE I WEST

BEING A 86.96 ACRE (3,787,978 SQUARE FOOT) PARCEL OF LAND BEING LOCATED IN SHARE 22, ESPIRITU SANTO GRANT, SITUATED IN THE CITY BROWNSVILLE, CAMERON COUNTY, TEXAS, SAID TRACT BEING COMPRISED OF A PORTION OF A CALLED 193.80 ACRE TRACT OF LAND DESCRIBED IN DEEDS TO GREATER BROWNSVILLE INCENTIVES CORPORATION, AS RECORDED IN VOLUME 12132, PAGE 6 (1/7TH INTEREST), VOLUME 12132, PAGE 11 (1/7TH INTEREST), VOLUME 12132, PAGE 16 (1/7TH INTEREST), VOLUME 12132, PAGE 21 (1/7TH INTEREST), VOLUME 12132, PAGE 26 (1/7TH INTEREST), VOLUME 12132, PAGE 31 (1/14TH INTEREST), AND VOLUME 12132, PAGE 36 (3/14THS INTEREST), ALL OFFICIAL PUBLIC RECORDS OF CAMERON COUNTY, TEXAS (O.P.R.C.C.T.), SAID 193.80 ACRE TRACT BEING LOTS 21 THROUGH 40 OUT OF WHAT WAS FORMERLY KNOWN AS BAILY ACREAGE SUBDIVISION AS RECORDED IN VOLUME 13, PAGE 71 OF THE MAP RECORDS OF CAMERON COUNTY, TEXAS, (M.R.C.C.T.) [SAID BAILY ACREAGE SUBDIVISION VACATED BY INSTRUMENT RECORDED IN VOLUME 99, PAGE 770 DEED RECORDS OF CAMERON COUNTY, TEXAS (D.R.C.C.T.)], AND ALSO A PORTION OF A CALLED 268.58 ACRE TRACT OF LAND OUT OF A 477.00 ACRE TRACT RECORDED IN VOLUME 7082, PAGE 182 OF THE CAMERON COUNTY OFFICIAL RECORDS (C.C.O.R.) OUT OF THE LIEVEN J. VAN RIET 745.41 ACRE TRACT RECORDED IN VOLUME 947, PAGE 931 OF THE (C.C.O.R.), AS DESCRIBED IN DEED TO GREATER BROWNSVILLE INCENTIVES CORPORATION, AS RECORDED IN VOLUME 17233, PAGE 47 (O.P.R.C.C.T.).

PREPARED FOR:
GREATER BROWNSVILLE INCENTIVES CORPORATION
NOVEMBER 2024



LOCATION MAP
SCALE: 1"=2000'

PREPARED FOR:
GREATER BROWNSVILLE INCENTIVES CORPORATION

PREPARED BY:
HALFF ASSOCIATES, INC.

NOVEMBER 2024

LEGAL DESCRIPTION OF 86.96 ACRES

BEING A 86.96 ACRE (3,787,978 SQUARE FOOT) PARCEL OF LAND BEING LOCATED IN SHARE 22, ESPIRITU SANTO GRANT, SITUATED IN THE CITY BROWNSVILLE, CAMERON COUNTY, TEXAS, SAID TRACT BEING COMPRISED OF A PORTION OF A CALLED 193.80 ACRE TRACT OF LAND DESCRIBED IN DEEDS TO GREATER BROWNSVILLE INCENTIVES CORPORATION, AS RECORDED IN VOLUME 12132, PAGE 6 (1/7TH INTEREST), VOLUME 12132, PAGE 11 (1/7TH INTEREST), VOLUME 12132, PAGE 16 (1/7TH INTEREST), VOLUME 12132, PAGE 21 (1/7TH INTEREST), VOLUME 12132, PAGE 26 (1/7TH INTEREST), VOLUME 12132, PAGE 31 (1/14TH INTEREST), AND VOLUME 12132, PAGE 36 (3/14THS INTEREST), ALL OFFICIAL PUBLIC RECORDS OF CAMERON COUNTY, TEXAS (O.P.R.C.C.T.), SAID 193.80 ACRE TRACT BEING LOTS 21 THROUGH 40 OUT OF WHAT WAS FORMERLY KNOWN AS BAILY ACREAGE SUBDIVISION AS RECORDED IN VOLUME 13, PAGE 71 OF THE MAP RECORDS OF CAMERON COUNTY, TEXAS, (M.R.C.C.T.) [SAID BAILY ACREAGE SUBDIVISION VACATED BY INSTRUMENT RECORDED IN VOLUME 99, PAGE 770 DEED RECORDS OF CAMERON COUNTY, TEXAS (D.R.C.C.T.)], AND ALSO A PORTION OF A CALLED 268.58 ACRE TRACT OF LAND OUT OF A 477.00 ACRE TRACT RECORDED IN VOLUME 7082, PAGE 182 OF THE CAMERON COUNTY OFFICIAL RECORDS (C.C.O.R.) OUT OF THE LIEVEN J. VAN RIET 745.41 ACRE TRACT RECORDED IN VOLUME 947, PAGE 931 OF THE (C.C.O.R.), AS DESCRIBED IN DEED TO GREATER BROWNSVILLE INCENTIVES CORPORATION, AS RECORDED IN VOLUME 17233, PAGE 47 (O.P.R.C.C.T.); SAID 86.96 ACRE PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2-INCH IRON ROD FOUND IN CONCRETE ON THE NORTH RIGHT OF WAY LINE OF IH-169, ALSO KNOWN AS FARM TO MARKET ROAD 511 AND 550 TOLL ROAD (VARIABLE WIDTH ROW), SAID POINT BEING ON THE EAST LINE OF BLOCK 31 OF THE RINCON SUBDIVISION AND PALO ALTO GROVES SUBDIVISION NO. 1, IN SHARE 22 OF THE ESPIRITU SANTO GRANT AS RECORDED IN VOLUME 8, PAGE 8 OF THE MAP RECORDS OF CAMERON COUNTY, TX (M.R.C.C.T.), SAID POINT ALSO BEING THE SOUTHWEST CORNER OF A CALLED 91.343 ACRE TRACT OF LAND DESCRIBED IN DEED TO THE CITY OF BROWNSVILLE, AS RECORDED IN VOLUME 6605, PAGE 3, (O.P.R.C.C.T.), SAME BEING THE SOUTHWEST CORNER OF LOT 20 OF SAID VACATED BAILY ACREAGE SUBDIVISION;

THENCE SOUTH 05 DEGREES 54 MINUTES 20 SECONDS WEST, ACROSS SAID RIGHT OF WAY OF IH-169, PASSING AT A CALCULATED DISTANCE OF 100.80 FEET THE NORTHWEST CORNER OF A CALLED 20.83 ACRE TRACT OF LAND DESCRIBED IN DEED TO THE TEXAS DEPARTMENT OF TRANSPORTATION, AS RECORDED IN VOLUME 13808, PAGE 255 (O.P.R.C.C.T.), SAME BEING THE NORTHWEST CORNER OF SAID CALLED 193.80 ACRE TRACT, AND CONTINUING ACROSS SAID IH-169 AND ALONG THE WEST LINE OF SAID 20.83 ACRE TRACT AND THE WEST LINE OF SAID 193.80 ACRE TRACT, IN ALL A TOTAL DISTANCE OF 380.74 FEET TO A 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "M&R" FOUND ON THE SOUTH RIGHT OF WAY (ROW) LINE OF SAID IH-169 FOR THE SOUTHWEST CORNER OF SAID 20.83 ACRE TRACT AND THE POINT OF BEGINNING AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL.

THENCE ALONG THE SOUTH RIGHT OF WAY LINE OF IH-169, BEING THE SOUTH LINE OF SAID 20.83 ACRE TRACT OF LAND, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

- 1) SOUTH 08 DEGREES 50 MINUTES 22 SECONDS EAST, A DISTANCE OF 80.19 FEET TO A 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "M&R" FOUND;
- 2) SOUTH 85 DEGREES 48 MINUTES 05 SECONDS EAST, A DISTANCE OF 90.13 FEET TO A 5/8-INCH IRON ROD FOUND;
- 3) SOUTH 08 DEGREES 43 MINUTES 46 SECONDS EAST, A DISTANCE OF 99.94 FEET TO A 5/8 INCH IRON ROD FOUND;
- 4) NORTH 09 DEGREES 36 MINUTES 50 SECONDS EAST, A DISTANCE OF 12.06 FEET TO A 5/8 INCH IRON ROD FOUND;
- 5) SOUTH 08 DEGREES 46 MINUTES 10 SECONDS EAST, A DISTANCE OF 1,100.10 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "HALFF" SET IN CONCRETE, BEING THE NORTH-EAST CORNER OF THE HEREIN DESCRIBED TRACT.

ENGINEER'S CERTIFICATE

I, NADIA M. LOPEZ, THE UNDERSIGNED, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

NADIA M. LOPEZ, P.E.
TEXAS REGISTRATION NO. 111683

DATE

SURVEYOR'S CERTIFICATE

I, ANDREW JOHN SHAFER, A REGISTERED PROFESSIONAL LAND SURVEYOR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH SUITABLE PERMANENT MONUMENTS OF THE SIZE AND TYPE NOTED. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.

ANDREW JOHN, SHAFER R.P.L.S.
TEXAS REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5017

DATE

THENCE SOUTH 09 DEGREES 13 MINUTES 50 SECONDS WEST DEPARTING SAID SOUTH RIGHT OF WAY LINE OF IH-169, ACROSS SAID CALLED 193.80 ACRE TRACT OF LAND AND ALONG THE EAST LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 477.72 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "HALFF" SET IN CONCRETE;

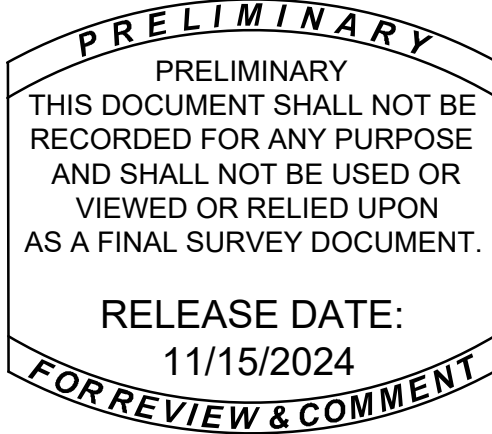
THENCE SOUTH 05 DEGREES 52 MINUTES 48 SECONDS WEST CONTINUING ACROSS SAID CALLED 193.80 ACRE TRACT, PASSING THE SOUTH LINE OF SAID 193.80 ACRES AND THE COMMON NORTH LINE OF SAID CALLED 268.58 ACRE TRACT, AND CONTINUING ACROSS SAID 268.58 ACRE TRACT, AND ALONG THE EAST LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 2,360.80 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "HALFF" SET IN CONCRETE FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 84 DEGREES 07 MINUTES 12 SECONDS WEST, CONTINUING ACROSS SAID 268.58 ACRE TRACT AND ALONG THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 1,217.15 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "HALFF" SET IN CONCRETE, BEING ON THE EAST LINE OF A MEASURED 30.03 ACRE TRACT OF LAND (29.31 ACRE TRACT - RECORDED) DESCRIBED TO THE CAMERON COUNTY DRAINAGE DISTRICT NO. ONE RECORDED IN VOLUME 13361, PAGE 302 OF THE (O.R.C.C.T.), AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2-INCH IRON ROD FOUND WITH PLASTIC CAP STAMPED "M&R" BEARS SOUTH 05 DEGREES 19 MINUTES 34 SECONDS WEST, A DISTANCE OF 5.47 FEET;

THENCE NORTH 05 DEGREES 19 MINUTES 34 SECONDS EAST ALONG THE EAST LINE OF SAID 30.03 ACRE TRACT OF LAND (29.31 ACRE TRACT - RECORDED) OF LAND AND THE WEST LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 615.76 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "M&R" FOUND, BEING ON THE SOUTH LINE OF SAID 193.80 ACRE TRACT OF LAND, SAME BEING THE NORTH LINE OF THE SAID 268.58 ACRE TRACT OF LAND, AND ALSO BEING THE NORTHEAST CORNER OF SAID 30.03 ACRE TRACT OF LAND (29.31 ACRE TRACT - RECORDED);

THENCE NORTH 84 DEGREES 11 MINUTES 16 SECONDS WEST ALONG THE SOUTH LINE OF SAID 193.80 ACRE TRACT OF LAND AND THE NORTH LINE OF SAID 30.03 ACRE TRACT OF LAND (29.31 ACRE TRACT - RECORDED), A DISTANCE OF 117.90 FEET TO A 1/2-INCH IRON ROD FOUND, SAME BEING THE NORTHWEST CORNER OF SAID 30.03 ACRE TRACT OF LAND (29.31 ACRE TRACT - RECORDED) AND THE SOUTHWEST CORNER OF SAID 193.80 ACRE TRACT OF LAND;

THENCE NORTH 05 DEGREES 52 MINUTES 48 SECONDS EAST ALONG THE WEST LINE OF SAID 193.80 ACRE TRACT OF LAND, SAME BEING THE WEST LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 2,282.22 FEET TO THE POINT OF BEGINNING AND CONTAINING 86.96 ACRES (3,787,978 SQUARE FEET) OF LAND.



PLAT NO. P-8129
BLOCK 1, LOTS 1 - 7
BLOCK 2, LOTS 1 - 6

PRELIMINARY PLAT OF
GREATER BROWNSVILLE TECH DISTRICT
PHASE I WEST

BEING A 86.96 ACRE (3,787,978 SQUARE FOOT) PARCEL OF LAND BEING LOCATED IN SHARE 22, ESPIRITU SANTO GRANT, SITUATED IN THE CITY BROWNSVILLE, CAMERON COUNTY, TEXAS, SAID TRACT BEING COMPRISED OF A PORTION OF A CALLED 193.80 ACRE TRACT OF LAND DESCRIBED IN DEEDS TO GREATER BROWNSVILLE INCENTIVES CORPORATION, AS RECORDED IN VOLUME 12132, PAGE 6 (1/7TH INTEREST), VOLUME 12132, PAGE 11 (1/7TH INTEREST), VOLUME 12132, PAGE 16 (1/7TH INTEREST), VOLUME 12132, PAGE 21 (1/7TH INTEREST), VOLUME 12132, PAGE 26 (1/7TH INTEREST), VOLUME 12132, PAGE 31 (1/14TH INTEREST), AND VOLUME 12132, PAGE 36 (3/14THS INTEREST), ALL OFFICIAL PUBLIC RECORDS OF CAMERON COUNTY, TEXAS (O.P.R.C.C.T.), SAID 193.80 ACRE TRACT BEING LOTS 21 THROUGH 40 OUT OF WHAT WAS FORMERLY KNOWN AS BAILY ACREAGE SUBDIVISION AS RECORDED IN VOLUME 13, PAGE 71 OF THE MAP RECORDS OF CAMERON COUNTY, TEXAS, (M.R.C.C.T.) [SAID BAILY ACREAGE SUBDIVISION VACATED BY INSTRUMENT RECORDED IN VOLUME 99, PAGE 770 DEED RECORDS OF CAMERON COUNTY, TEXAS (D.R.C.C.T.)], AND ALSO A PORTION OF A CALLED 268.58 ACRE TRACT OF LAND OUT OF A 477.00 ACRE TRACT RECORDED IN VOLUME 7082, PAGE 182 OF THE CAMERON COUNTY OFFICIAL RECORDS (C.C.O.R.) OUT OF THE LIEVEN J. VAN RIET 745.41 ACRE TRACT RECORDED IN VOLUME 947, PAGE 931 OF THE (C.C.O.R.), AS DESCRIBED IN DEED TO GREATER BROWNSVILLE INCENTIVES CORPORATION, AS RECORDED IN VOLUME 17233, PAGE 47 (O.P.R.C.C.T.).

PREPARED FOR:
GREATER BROWNSVILLE INCENTIVES CORPORATION
NOVEMBER 2024

OWNER: GREATER BROWNSVILLE INCENTIVES CORPORATION
ADDRESS: 500 E. ST. CHARLES STREET, BROWNSVILLE, TX 77820
PHONE#: (956) 561-4133

PREPARED BY:

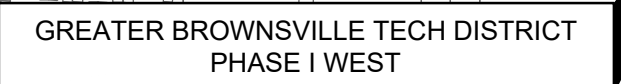


DRAWN BY: M.G.

JOB NO.: 52903.002

NOVEMBER 2024


SHEET 1 OF 3



SCALE: 1"=2000

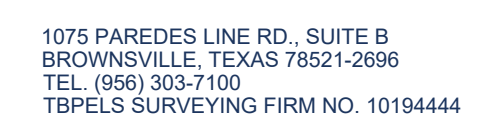
The map displays the Greater Brownsville Tech District Phase I West, with the proposed development area highlighted in yellow. The area is bounded by Old Alice Rd to the north, Naranjo Rd to the west, Toll Way 560/FM 511 to the east, and Railroad to the south. A north arrow is located in the upper right corner, and a scale bar is provided in the lower right corner. The map also shows existing buildings and infrastructure in the surrounding area.

LEGEND

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- A rectangular stamp with a double-line border. At the top, the word "PRELIMINARY" is written in a large, bold, sans-serif font, slanted upwards from left to right. Below this, the text "PRELIMINARY THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT." is printed in a smaller, bold, sans-serif font, centered. At the bottom, the text "RELEASE DATE: 11/15/2024" is printed in a bold, sans-serif font, centered. Below the date, the words "FOR REVIEW & COMMENT" are written in a large, bold, sans-serif font, slanted downwards from left to right.
- PRELIMINARY
- PRELIMINARY
THIS DOCUMENT SHALL NOT BE
RECORDED FOR ANY PURPOSE
AND SHALL NOT BE USED OR
VIEWED OR RELIED UPON
AS A FINAL SURVEY DOCUMENT.
- RELEASE DATE:
11/15/2024
- FOR REVIEW & COMMENT

BEING A 96.96 ACRES (3,787.978 SQUARE FOOT) PARCEL OF LAND BEING LOCATED IN SHARE 22, ESPRINTO SANTO GARDEN, SITUATED IN THE CITY BROWNSVILLE, CAMERON COUNTY, TEXAS, SAID TRACT BEING COMPRISED OF A PORTION OF A CALLED 1938.0 ACRE TRACT OF LAND DESCRIBED IN DEEDS TO GREATER BROWNSVILLE INCENTIVES CORPORATION, AS RECORDED IN VOLUME 12122, PAGE 6 (1/14TH INTEREST), VOLUME 12132, PAGE 11 (1/11TH INTEREST), VOLUME 12132, PAGE 12 (1/11TH INTEREST), VOLUME 12132, PAGE 13 (1/11TH INTEREST), VOLUME 12132, PAGE 14 (1/11TH INTEREST), VOLUME 12132, PAGE 26 (1/11TH INTEREST), VOLUME 12132, PAGE 31 (1/14TH INTEREST), AND VOLUME 12132, PAGE 36 (3/414TH INTEREST), ALL OFFICIAL PUBLIC RECORDS OF CAMERON COUNTY, TEXAS (P.O.C.C.T.), SAID 193.80 ACRE TRACT BEING LOTS 21 THROUGH 40 OUT OF WHAT WAS FORMERLY KNOWN AS BAILY ACREAGE (P.O.C.C.T.), SAID BAILY ACREAGE SUBDIVISION BEING RECORDED IN VOLUME 12132, PAGE 11 (1/11TH INTEREST), M.R.C.C.T.) [SAID BAILY ACREAGE SUBDIVISION VACATED BY INSTRUMENT RECORDED IN VOLUME 99, PAGE 70 DEED RECORDS OF CAMERON COUNTY, TEXAS (P.O.C.C.T.)], AND ALSO A PORTION OF A CALLED 268.58 ACRE TRACT OF LAND OUT OF A 477.00 ACRE TRACT RECORDED IN VOLUME 7082, PAGE 182 OF THE CAMERON COUNTY OFFICIAL RECORDS (C.O.C.R.) OUT OF THE LIEVEN J. VAN RENT 745.41 ACRE TRACT RECORDED IN VOLUME 947, PAGE 933 OF THE (C.O.C.R.) AND ALSO A PORTION OF A CALLED 1938.0 ACRE TRACT OF LAND INCENTIVES CORPORATION, AS RECORDED IN VOLUME 12123, PAGE 40 (P.O.C.C.T.).

PREPARED BY:



DRAWN BY: M.G.

JOB NO.: 52903.002

NOVEMBER 2024

SHEET 3 OF 3

PLANNING AND ZONING COMMISSION CERTIFICATE

I, ELIZA VASQUEZ, CHAIR OF THE PLANNING AND ZONING COMMISSION TO THE CITY OF BROWNSVILLE, TEXAS, HEREBY CERTIFY THAT SAID COMMISSION HAS APPROVED THIS VERSION OF THE FINAL PLAT OF GREATER BROWNSVILLE TECH DISTRICT, PHASE I WEST, WITH SAID PLAT CONSISTING OF 3 SHEETS OF WHICH THIS IS SHEET NUMBER ONE, AND HEREBY DECLARE THAT ANY TAMPERING WITH SAID PLAT AFTER THE FOREMENTIONED DATE SHALL CAUSE SUCH APPROVAL TO BECOME VOID.

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

ELIZA VASQUEZ, CHAIR OF THE PLANNING AND ZONING COMMISSION

ATTEST: ELIZA VASQUEZ
SECRETARY, PLANNING AND ZONING COMMISSION

CERTIFICATION FOR COUNTY CLERK

RECORDING INFORMATION

THE STATE OF TEXAS
COUNTY OF CAMERON

I, SYLVIA GARZA-PEREZ, COUNTY CLERK OF CAMERON COUNTY, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED AND DULY RECORDED ON THE ____ DAY OF _____, 2024 AT _____ O'CLOCK ____ M IN THE MAP RECORDS OF CAMERON COUNTY, TEXAS,
DOCUMENT NO. _____

BY: _____ DEPUTY