J Ruiz Land Surveying
2724 Wildwood Drive
Weslaco, Texas 78596
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Phone 956-568-4470
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Field Notes
for a 1.64 acre tract of land
being all of Block 1559
Eastern Division of the City of Laredo
Webb County, Texas

Being a 1.64 acre tract of land, and being all of Block 1559, Eastern Division of the City of Laredo, recorded in Volume 07, Page 15, Plat Records, Webb County, Texas, and being all that certain tract of land conveyed to Cabello Wrecker Services, Inc., described in deed recorded in Volume 939, Pages 687-689, Official Public Records, Webb County, Texas, and being more particularly described by metes and bounds, as follows to wit:

Beginning at a ***½" iron rod*** set at the intersection of the east Right of Way line of N. Texas Avenue and the south Right of Way line of Guadalupe Street, for the northwest corner hereof;

Thence, with the south Right of Way line of said Guadalupe Street, ***South 89 degrees 26 minutes 50 seconds East, 277.76 feet,*** to a ***½" iron rod*** set at the intersection of the south Right of Way line of Guadalupe Street, and the west Right of Way line of N. Louisiana Avenue, for northeast corner hereof;

Thence, with the west Right of Way line of said N. Louisiana Avenue, ***South 00 degrees 33 minutes 10 seconds West, 201.66 feet,*** to a ***½" iron rod*** set at the northwesterly Right of Way line of Texas-Mexican Railway, for the most easterly southeast corner hereof;

Thence, with the northwesterly Right of Way line of said Texas-Mexican Railway, ***South 63 degrees 17 minutes 00 seconds West, 166.18 feet,*** to a ***½" iron rod*** set at the north Right of Way line of Chihuahua Street, for the most southerly southeast corner hereof;

Thence, with the north Right of Way line of said Chihuahua Street, ***North 89 degrees 26 minutes 50 seconds West, 130.05 feet,*** to a ***½" iron rod*** set at the east Right of Way line of aforementioned N. Texas Avenue, for the southwest corner hereof;

Thence, with the east Right of Way line of said N. Texas Avenue, ***North 00 degrees 33 minutes 10 seconds East, 277.80 feet,*** to the Point of Beginning, and containing **1.64 acres** of land, more or less.

Basis of Bearings:
Texas South Zone – 4205 – NAD 83

State of Texas:
County of Hidalgo:

I, **Julian Javier Ruiz,** a Registered Professional Land Surveyor in the State of Texas, do hereby state that the above captioned "Field Notes" and attached "Drawing" was prepared from an actual Survey performed on the ground under my supervision.

JULIAN JAVIER RUIZ 5204 REGISTERED PROFESSIONAL LAND SURVEYOR

R.P.L.S. No. 5204 – Texas

12-04-23
Current Date