

CURVE DATA						
CURVE	DELTA	RADIUS	ARC	TANG	CHORD	CHD BEARING
C-1	0°48'26"	2356.68'	33.20'	16.60'	33.20'	N 65°31'47" W
C-2	0°35'39"	3074.79'	31.89'	15.94'	31.89'	N 04°08'07" E
C-3	0°20'51"	2386.68'	14.47'	7.24'	14.47'	S 66°01'14" E

NOTES:

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
2. THIS PROPERTY IS LOCATED IN ZONE "AE" AREA WHICH IS WITHIN THE 100-YR FLOOD PLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 48479C 1215C, DATED: APRIL 2, 2008.
3. BASIS OF BEARINGS: GPS NAD 83 (2011 ADJ.) TEXAS STATE PLANE, 4205 SOUTH ZONE.

LEGEND:

- SET 1/2" IRON ROD
- FOUND 1/2" IRON ROD/MONUMENT
- P.O.B. POINT OF BEGINNING
- B.W.F. BARB WIRE FENCE
- R.O.W. RIGHT-OF-WAY
- W.C.D.R. WEBB COUNTY DEED RECORDS
- W.C.P.R. WEBB COUNTY PLAT RECORDS

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND THIS 12TH DAY OF JUNE, 2024.

WAYNE NANCE, R.P.L.S.
TEXAS REG. NO. 6235

PARCEL 1A

30' TEMPORARY CONSTRUCTION EASEMENT
0.0162 ACRE TRACT OUT OF
KILLAM RANCH PROPERTIES, LTD., "K - 4" TRACT,
AS RECORDED IN VOL. 1385, PAGES 300-301,
OF WEBB COUNTY DEED RECORDS
CITY OF LAREDO, WEBB COUNTY, TEXAS



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PARCEL 1A
30' TEMPORARY CONSTRUCTION EASEMENT
0.0162 ACRE TRACT

being a part of
Porcion 30 ~ Abstract 469 ~ Jose Francisco Cordova Moreno, Original Grantee
Within the limits of the
City of Laredo and Webb County, Texas

Being a tract of land found to contain 0.0162 acres (704 sq. ft), more or less, situated in Porcion 30, Abstract 469, Jose Francisco Cordova Moreno, Original Grantee, within the City Limits of Laredo and Webb County, Texas, out and part of Tract K-4, conveyed to Killam Ranch Properties, a Texas Limited Partnership, as recorded in Volume 1385, Pages 300-301, of the Webb County Deed Records, same being part of Share No. 7 of the Moreno Partition, as recorded in Volume 1, Page 81 of the Webb County Plat Records; this 0.0162 acre tract being more particularly described by metes and bounds as follows:

COMMENCING from a ½" iron rod found on a curve in the southerly right-of-way line of the Kansas City Southern Railway (formerly the Texas Mexican Railway), for the northwest corner of the 9G Investments, LTD. Tract, recorded in Volume 5088, Page 780, Webb County Deed Records, **THENCE** S 17°43'33" E, 26.77 Feet along common boundary of said Killam Tract and same 9G Investment Tract to a ½" iron rod set for the northeast corner of the herein described tract, and the **POINT OF BEGINNING**;

THENCE South 17°43'33" East, 10.22 Feet along the common boundary of said Killam Tract and said 9G Investment Tract to a 6" wooden fence post found for a deflection corner to the left of the herein described tract;

THENCE South 21°09'08" East, 32.10 Feet continuing along the common boundary of said Killam Tract and said 9G Investment Tract to the southeast corner of the herein described tract;

THENCE along a curve to the left, a curvilinear distance of 33.20 Feet, with said curve having the following characteristics: Central Angle = 00°48'26", R = 2356.68 Feet, CL = 33.20 Feet, TAN = 16.60 Feet, CHD = 33.20 Feet, CHD Bearing = North 65°31'47" West to a point on a curve to the left in said easterly right-of-way line of Bob Bullock Loop (Loop 20) for the southwest corner of this tract;

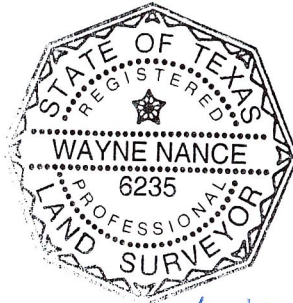
THENCE along said curve to the left in the easterly right-of-way of Loop 20, a curvilinear distance of 31.89 Feet, with said curve having the following characteristics: Central Angle = 00°35'39", R = 3074.79 Feet, CL = 31.89 Feet, TAN = 15.94 Feet, CHD = 31.89 Feet, CHD Bearing = North 04°08'07" East to a ½" iron rod set for the northwest corner of the herein described tract,

THENCE along a curve to the right, a curvilinear distance of 14.47 Feet, with said curve having the following characteristics: Central Angle = 00°20'51", R = 2386.68 Feet, CL = 14.47 Feet, TAN = 7.24 Feet, CHD = 14.47 Feet, CHD Bearing = South 66°01'14" East to a ½" iron rod set for the northeast corner of the herein described tract and the **POINT OF BEGINNING**.

Basis of Bearings:

GPS, NAD 83 (2011 Adj.), Texas State Plane, 4205 South Zone

I, Wayne Nance, the undersigned Registered Professional Land Surveyor, Number 6235, do hereby certify that the metes and bounds description shown hereon is true and correct to my best knowledge and belief and that it was prepared from an actual survey made on the ground and from office records available without the benefit of a complete title examination report.



Witness my Hand and Seal


Wayne Nance, R.P.L.S.

6.12.24