

LOT 3

LOT 4

LOT 5

BLOCK 34

Cuahtemoc Peres - owner
Portion of Lot 7
(Vol. 5260, Pg. 609, W.C.O.P.R.)

REMAINDER OF LOT 7

Cuahtemoc Perez- owner
Portion of Lots 6 and 7
(Vol. 3326, Page S70, W.C.O.P.R.)

REMAINDER OF LOT 6

LOT 8
State of Texas- owner
(Vol. 2284, Pg. 596, W.C.O.P.R.)



LEGEND
1 Iron Pin D.E.- Drainage easement
P.L- Property Line B.L- Building Una
U.E.-Utility Easement

NOTES:
1) Utilities In easements are not shown. 2) this survey has been prepared with the reasonable expectation that H.W.B. has paid within 30 days of date below. 3) This survey is copyrighted material and may not be reproduced without the written permission of the undersigned surveyor; except as necessary for the transaction for which it is intended. 4) This survey shall consist entirely of this document with the original 'wet' seal and blue ink signature. 5) Properties not described as complete lots or described by Metes & Bounds may need to be platted or replatted in order to obtain utility & building permits.

Subject to recorded restrictive covenants and/or easements as follows: Per Title Commitment Dated: QPU not provided

Vol. 7 Pfl. 18 Webb County Plat Records
Vol. Pg. Records
Vol. Pg. Rasorts
Vrtl. Pg. Rasorts

Bearing basis: Chihuahua St. R.O.W. per subd. Plat N 90° 00' 00" E.

CHIHUAHUA ST. (55.56' R.O.W.)

CLIENT: FRANCISCO GARCIA
PROFESSION CLEAN SERVICE, INC.

SURVEY OF

A TRACT OF LAND CONTAINING 8,286.4 SQUARE FEET (0.1902 ACRE), MORE OR LESS, OUT OF LOTS 6 AND 7, BLOCK 34, SITUATED IN THE EASTERN DIVISION OF THE CITY OF LAREDO, PER THE J.A. ORTIZ RE-PLAT RECORDED IN VOLUME 2, PAGE 18, OF THE WEBB COUNTY, TEXAS, PLAT RECORDS. (METES AND BOUNDS ATTACHED)

ADDRESS: 1102 CEDAR AVE.

SURVEY NO. 15602

Scale: 1" = 20'

This property is not located within a flood hazard area and is within
Zona X according to Flood Insurance Rate
Map NO. 48479C1215C FIRM Date: APRIL 2, 2008

SURVEYOR'S CERTIFICATION

I hereby certify that this survey is true and correct and was prepared from an actual survey of the property made on the ground under my supervision, this 24th day of November, 2025



Signed: J. Ricardo Sanchez
R.P.L.S. #4232

SANCHEZ ENGINEERING, INC.
P.O. BOX 2654
LAREDO, TEXAS 78044
(056)723-5578

Texas Land Surveying Firm No. 10111000

SANCHEZ ENGINEERING, INC.

CIVIL ENGINEERS & LAND SURVEYORS

P.O. BOX 2654 LAREDO, TEXAS 78044

TELEPHONE: (956) 723-5578 E-Mail: sanchezengineering@att.net

Texas Land Surveying Firm No. 10111000 Texas Engineering Firm No. F-005681

8,286.4 Square Feet (0.1902 Acre)
Out of Lots 6 & 7, Block 34, Eastern Division
City of Laredo, Webb County, Texas

Field notes for a tract of land containing 8,286.4 square feet (0.1902 acre), more or less, out of Lots 6 and 7, Block 34, situated in the Eastern Division of the City of Laredo, per the J.A. Ortiz Replat recorded in Volume 2, page 18, of the Webb County, Texas, plat records; said 8,286.4 square feet tract of land, more or less, is herein more particularly described by metes and bounds as follows:

BEGINNING at "X" set in concrete slab being the southeast corner of Lot 6 and Block 34, Eastern Division, for the PLACE OF BEGINNING and southeast corner hereof;

Thence, North 00° 00' 00" West, with the west right of way line of Cedar Ave. (64.72 ft. R.O.W.) and east line of Lot 6 and Block 34, a distance of 87.44 ft. to "X" Mark set in concrete, for the northeast corner hereof;

Thence, with the northerly line of this tract and southerly line of a portion of Lots 6 and 7 conveyed to the Institute Of Psychorientology, Ltd., by deed dated Feb. 14, 1974, and recorded in volume 450, page 258, of the Webb County Deed Records and also deed recorded in volume 5260, Page 609, Webb County Official Public Records and volume 3326, page 570, Webb County Official Public Records, along the following courses and distances:

North 89° 26' 23" West, a distance of 30.36 ft. to a point, for an exterior corner;
South 00° 13' 27" West, a distance of 1.65 ft. to a point, for an interior corner;
North 89° 09' 25" West, a distance of 45.75 ft. to "X" set in concrete, for an exterior corner;
South 00° 00' 00" West, a distance of 38.95 ft. to old fence post base, for an interior corner;
North 90° 00' 00" West, a distance of 35.00 ft. to "x" set in concrete, for the most westerly northwest corner hereof;

Thence, South 00° 00' 00" East, with the west line of Lot 7 and this tract, a distance of 47.81 ft. to "X" Set in concrete, the southwest corner of Lot 7 , for the southwest corner hereof;

Thence, North 90° 00' 00" East, with the north right of way line of Chihuahua St. (55.56' R.O.W.) and the south line of Lot 6 and 7, being the south line of Block 34 and this tract, at 55.55 ft. pass the common line of Lots 6 and 7, and a total distance of 111.11 ft. to the PLACE OF BEGINNING, and containing within these metes and bounds 8,286.4 square feet (0.1902 acre), of land, more or less.

Bearing basis: Chihuahua St. R.O.W. per subd. Plat N 90° 00' 00" E.

I hereby certify that these field notes are true and correct and were prepared from an actual survey of the property, made on the ground under my supervision, this 24 th day of November, 2025.

Signed: _____

J. Ricardo Sanchez, R.P.L.S. No. 4232

Survey plat attached:

