

PARCEL 8A
30' TEMPORARY CONSTRUCTION EASEMENT
1.7181 ACRE TRACT
being a part of
Porcion 33 ~ Abstract 3084 ~ Jose Dionisio Treviño, Original Grantee
Within the limits of the
City of Laredo and Webb County, Texas

Being a tract of land found to contain 1.7181 acres, more or less, situated in Porcion 33, Abstract 3084, Jose Dionisio Treviño, Original Grantee, within the City Limits of Laredo and Webb County, Texas, out and part of Hilltop Farm, LTD. Tract, recorded in Volume 431, Pages 107-112, Webb County Deed Records, and R.H. Billboard Plats 1 & 2, as recorded in Volume 32, Pages 61 & 62, respectively, Webb County Plat Records; this tract being more particularly described by metes and bounds as follows:

COMMENCING from a Texas Department of Transportation (TxDOT) monument found on the easterly right-of-way line of Cuatro Vientos Road (Loop 20), same point being on the north boundary line of said Hilltop Farms Tract, for the southwest corner of the L91 BC Properties, LC, Tract, recorded in Volume 4469, Page 328-335, Webb County Deed Records; **THENCE** N 89°07'21" E, 20.02', to a ½" iron rod set for the northwest corner of the herein described tract, and the **POINT OF BEGINNING**;

THENCE North 89°07'21" East, 30.04 Feet, along the common boundary line of said Hilltop Farms Tract and said L91 BC Tract, to the northeast corner of the herein described tract;

THENCE South 01°59'02" West, 2.48 Feet, to a deflection corner to the left;

THENCE South 01°57'05" West, 2074.25 Feet, to a point of curvature to the right;

THENCE along said curve to the right, a curvilinear distance of 426.40 Feet, with said curve having the following characteristics: Central Angle = 08°02'14", R = 3039.71 Feet, CL = 426.40 Feet, TAN = 213.56 Feet, CHD = 426.05 Feet, CHD Bearing = South 05°58'13" West, to a point on the northerly right-of-way line of Avenida Los Presidentes for the southeast corner of the herein described tract;

THENCE North 79°02'58" West, 11.17 Feet along the northerly right-of-way of Avenida Los Presidentes to a clip corner to the right in the northerly right-of-way of Avenida Los Presidentes;

THENCE North 37°37'33" West, 25.56 Feet along the clip corner in northerly right-of-way of Avenida Los Presidentes to a ½" iron rod set on a curve to the left for the southwest corner of the herein described tract;

THENCE along said curve to the left, a curvilinear distance of 404.77 Feet, with said curve having the following characteristics: Central Angle = 07°42'20", R = 3009.71 Feet, CL = 404.77 Feet, TAN = 202.69 Feet, CHD = 404.47 Feet, CHD Bearing = North 05°48'16" East to a ½" iron rod found for a point of tangency;

North 01°57'05" East, 2075.25 Feet, to a ½" iron rod set in the north line of said Hilltop Farms Tract for the northwest 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