

WORMSER RD.

REMAINING PORTION OF
490.28 ACRE TRACT
TRACT 5
CUATRO VIENTOS SOUTH,
LTD.

V. 4225, P. 242-256, W.C.O.P.R.

10.00 ACRES
TRACT 7
CUATRO VIENTOS
SOUTH, LTD.
V. 4225, P. 242-256
W.C.O.P.R.

CURRENT NON-ZONED
PROP. ZONING B-4
9.53 ACRE TRACT
OUT OF THE REMAINING PORTION OF
478.22 ACRES (TRACT 4)
CUATRO VIENTOS SOUTH, LTD.
V. 4225, P. 242-256,
W.C.O.P.R.

REMAINING PORTION OF
478.22 ACRES (TRACT 4)
CUATRO VIENTOS
SOUTH, LTD.
V. 4225, P. 242-256,
W.C.O.P.R.

PORCION 35
JOSE M. DIAZ
A-516

RICARDO
ORTIZ
ET UX
V. 2221, P. 426
W.C.O.P.R.

LOMAS DEL SUR EXTENSION
WEBB COUNTY (OWNER)

REMAINING PORTION OF
490.28 ACRES
TRACT 5
CUATRO VIENTOS SOUTH, LTD.
V. 4225, P. 242-256
W.C.O.P.R.

NOTES:

1. ALL BEARINGS, DISTANCES, AND COORDINATE VALUES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM NORTH AMERICAN DATUM 1983, TEXAS SOUTH ZONE, US SURVEY FEET.
2. THIS SURVEY WAS DERIVED FROM GPS REAL TIME KINEMATIC OBSERVATIONS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH ZONE, NAD-83 AND TIED TO CUATRO VIENTOS CONTROL.
3. SET 1/2" IRON RODS HAVE CAPS.
4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT; THEREFORE, EASEMENTS, RIGHT-OF-WAYS, AND OTHER FEATURES AFFECTING THIS PROPERTY MAY NOT BE SHOWN.

LEGEND

●	BOUNDARY CORNER
—	PROP. REZONE. BOUND.
—	LOT LINE
---	ZONING DISTRICT
X	FENCE LINE
---	SURVEY LINE
FIR	FOUND IRON ROD
SIR	SET IRON ROD
FND. RR TIE	FOUND RAILROAD TIE
P.O.B.	POINT OF BEGINNING

Curve Table

#	Length	Direction	Ch. Len.	Radius	Delta
C1	1270.48'	N79°13'32"W	1263.36'	3460.00'	021.0219°

TOPSITE
CIVIL GROUP

ENGINEERING + SURVEYING
LAND DESIGN + URBAN PLANNING

6262 McPHERSON ROAD, STE. 206
LAREDO, TEXAS 78041

topsite civil group, llc
enr.# F-22574 surv.#10194686
topsitecivil.com
O (956) 725-5057 C (956) 269-1239
m.escamilla@topsitecivil.com
j.martinez@topsitecivil.com

PROJECT #: --

FIELD DATE: --

DRAWN BY: W.L.D.

APPROVED: M.E.E.

DATE: 07.15.2021

SHEET: 2 of 2

FILE NAME: 518_AC_TRACT_1_REZONE_SURVEY_rev2.dwg

SCALE: 1"=200'

100 0 100 200
GRAPHIC SCALE IN FEET

CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY STATE THAT THE FOREGOING PLAT OF SURVEY WAS PREPARED FROM AN ACTUAL SURVEY OF THE SUBJECT PROPERTY ON THE GROUND UNDER MY SUPERVISION.

Manuel E. Escamilla
JULY 15, 2021



EXHIBIT OF

PROPOSED ZONE CHANGE
OF 9.53 ACRE TRACT

OUT OF THE REMAINING PORTION OF
478.22 ACRES (TRACT 4)

PORCION 35
WEBB COUNTY, TEXAS

EXHIBIT A

METES & BOUNDS

PROPOSED ZONE CHANGE OF
9.53 ACRE TRACT
CURRENT NON-ZONED TO B-4 ZONING
OUT OF THE REMAINING PORTION OF 478.22 ACRES
(TRACT 4)
CUATRO VIENTOS SOUTH, LTD.
WEBB COUNTY, TEXAS

EXHIBIT A

DATE: JULY 15, 2021
SHEET: 1 OF 2

BEING THE PORTION OF LAND CONTAINING 9.53 ACRES, MORE OR LESS, OUT OF THE SOUTHEAST CORNER OF THE REMAINING 478.22 ACRES DESIGNATED AS TRACT 4, CONVEYED TO CUATRO VIENTOS SOUTH, LTD., RECORDED IN VOLUME 4225, PAGES 242-256, WEBB COUNTY OFFICIAL PUBLIC RECORDS, SITUATED IN PORCION 35, WEBB COUNTY, TEXAS, AND DESCRIBED AS FOLLOWS TO WIT:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT 4, BEING ON THE NORTH RIGHT-OF-WAY LINE OF WORMSER ROAD, ON THE WEST LINE OF A TRACT CONVEYED TO RICARDO ORTIZ AND ADRIANA ORTIZ, RECORDED IN VOLUME 2221, PAGE 426, WEBB COUNTY OFFICIAL PUBLIC RECORDS, FOR THE SOUTHEAST CORNER HEREOF;

THENCE, WITH THE NORTH RIGHT-OF-WAY OF SAID WORMSER ROAD, THE FOLLOWING COURSES AND DISTANCES:
N 66° 23' 15" W, AT 515.17 FEET A DEFLECTION CORNER HEREOF;
N 66° 16' 50" W, AT 805.93 FEET A DEFLECTION CORNER HEREOF;
N 66° 27' 51" W, AT 354.96 FEET THE WEST CORNER HEREOF;

THENCE, S 89° 44' 41" E OVER AND ACROSS SAID TRACT 4, AT 291.13 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 3460.00 FEET, FOR A POINT OF CURVATURE HEREOF;

THENCE, CONTINUING ALONG SAID CURVE TO THE RIGHT, A CHORD DIRECTION OF S 79° 13' 32" E, A CHORD LENGTH OF 1263.36 FEET, AT AN ARC LENGTH OF 1270.48 FEET TO A POINT ON THE EAST LINE OF SAID ORTIZ TRACT, THE WEST LINE OF SAID TRACT 4, FOR THE NORTHEAST CORNER HEREOF;

THENCE, S 00° 24' 35" E WITH THE WEST LINE OF SAID ORTIZ TRACT, THE EAST LINE OF SAID TRACT 4, AT 434.83 FEET THE POINT OF BEGINNING AND CONTAINING 9.53 ACRES (415,189 S.F.), MORE OR LESS.

A SKETCH PREPARED FOR THIS TRACT OF LAND ACCOMPANIES THIS LEGAL DESCRIPTION.



ENGINEERING + SURVEYING
LAND DESIGN + URBAN PLANNING

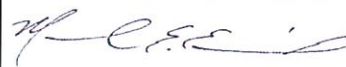
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JULY 15, 2021

