

EXHIBIT OF

# 10-FT. WIDE UTILITY EASEMENT 0.23-ACRE STRIP OF LAND

OUT OF TRACT IV

PORCION No. 35, J. M. DIAZ, A-546 & SURVEY No. 2149, R. H. RAINS, A-594  
WEBB COUNTY, TEXAS

W E B B C O U N T Y , T E X A S

PORCION No. 35

J. M. DIAZ  
A-546

SURVEY No. 2149

R. H. RAINS  
A-594

## CUATRO VIENTOS RD. BOB BULLOCK LOOP 20

(R.O.W. VARIES)  
V. 2755, P. 278  
W.C.O.P.R.

EX. 20.00'  
UTILITY  
EASEMENT

N89° 23' 55"W  
10.00'

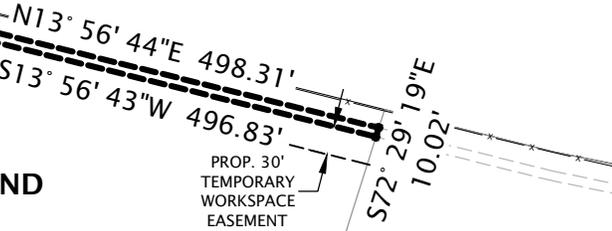
L1  
L2

S U R V E Y N O . 2 1 4 9  
P O R C I O N 3 5

**PROP. 10-FT. WIDE  
UTILITY EASEMENT  
0.23-ACRE STRIP OF LAND**  
OUT OF TRACT IV  
4V HOLDINGS, LTD.

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

117.78 ACRES  
(CALLED)  
TRACT IV  
4V HOLDINGS, LTD.  
V. 3702, P. 643  
W.C.O.P.R.



Line Table

Line #	Direction	Length
C1	N13°39'37"E	108.12'
C2	S14°38'13"W	108.22'

#	Length	Radius	Delta	Ch. Dir.	Ch. Len.
C1	405.87'	5485.63'	006.9945	N14°39'37"E	669.25'
C2	404.29'	5475.63'	006.9530	S14°38'13"W	664.07'

- NOTES:**
- 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.
  - 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.
  - 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**

- ESMT. CORNER
- PROP. EASEMENT
- LOT LINE
- EX. FENCE LINE
- SURVEY LINE
- EX. POWER POLE
- FOUND IRON ROD
- SET IRON ROD
- FOUND RAILROAD TIE
- P.O.B. POINT OF BEGINNING

6262 McPherson Road, Ste. 206  
Laredo, Texas 78041  
enr.# F-22574 surv.#10194686  
P (956) 725-5057  
topsitecivil.com

PROJECT #: PR-  
FIELD DATE: 07/21/2023  
DRAWN BY: R.V.G.  
APPROVED: J.A.M.  
DATE: 03/14/2024  
SHEET: 2 of 2  
FILE PATH: 10\_FT\_FM\_ESMT\_CUATRO\_VIENTOS.dwg  
SCALE: 1"=200'  
100 0 100 200  
GRAPHIC SCALE IN FEET

CERTIFICATE OF SURVEYOR

**PRELIMINARY**

**NOT TO BE RECORDED  
FOR ANY PURPOSE**

EXHIBIT OF  
**10-FT. WIDE UTILITY EASEMENT**  
**0.12-ACRE STRIP OF LAND**  
 OUT OF TRACT II  
 PORCION No. 34, J. A. DIAZ, A-762  
 WEBB COUNTY, TEXAS

W E B B C O U N T Y , T E X A S

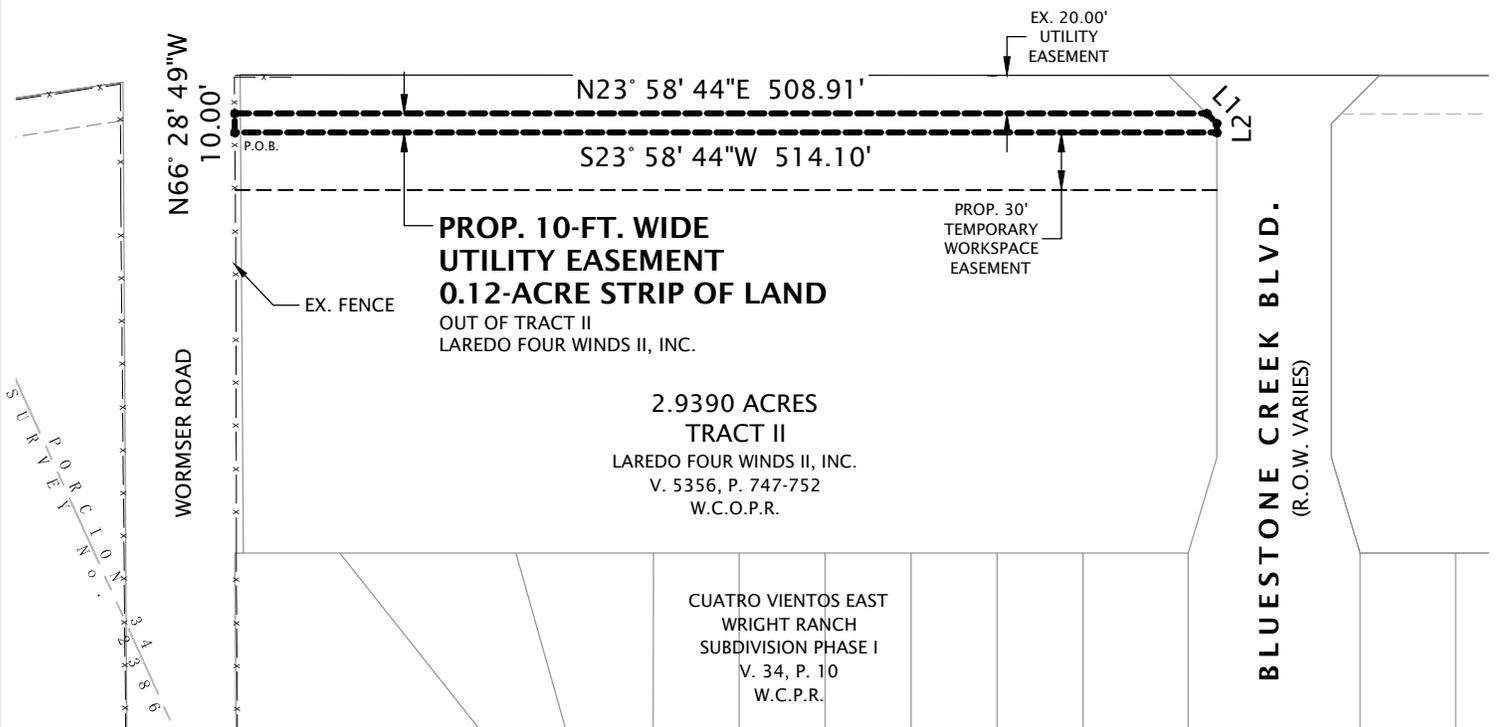


Line Table		
Line #	Direction	Length
L1	N68° 58' 44"E	7.45'
L2	S66° 01' 16"E	4.73'

**CUATRO VIENTOS RD.**  
**BOB BULLOCK LOOP 20**

PORCION No. 34  
 J. A. DIAZ  
 A-762

(R.O.W. VARIES)  
 V. 2755, P. 278  
 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. 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	
	ESMT. CORNER
	PROP. EASEMENT
	LOT LINE
	EX. FENCE LINE
	SURVEY LINE
	EX. POWER POLE
	FOUND IRON ROD
	SET IRON ROD
	FOUND RAILROAD TIE
	POINT OF BEGINNING

**TOPSITE**  
 Civil Group

6262 McPherson Road, Ste. 206  
 Laredo, Texas 78041  
 engr.# F-22574 surv.#10194686  
 P (956) 725-5057  
 topsitecivil.com

PROJECT #:	PR-
FIELD DATE:	07/21/2023
DRAWN BY:	R.V.G.
APPROVED:	J.A.M.
DATE:	03/14/2024
SHEET:	2 of 2
FILE PATH:	10_FT_FM_ESMT_CUATRO_VIENTOS.dwg
SCALE:	1"=100'
 GRAPHIC SCALE IN FEET	

CERTIFICATE OF SURVEYOR

PRELIMINARY

NOT TO BE RECORDED

FOR ANY PURPOSE