



NOTES:

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
2. THIS PROPERTY IS LOCATED IN ZONE "X" AREA WHICH IS NOT WITHIN THE 100-YR FLOOD PLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 48479C-1380C, DATED: APRIL 2, 2008.
3. BASIS OF BEARINGS: GPS NAD 83 (2011 ADJ.) TEXAS STATE PLANE, 4205 SOUTH ZONE.

**LEGEND:**

- FOUND MONUMENT  
 ● SET 1/2" IRON ROD  
 P.O.B. POINT OF BEGINNING  
 R.O.W. RIGHT-OF-WAY  
 W.C.D.R. WEBB COUNTY DEED RECORD  
 W.C.P.R. WEBB COUNTY PLAT RECORD  
 O.G. ORIGINAL GRANTEE



### 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 11<sup>TH</sup>  
DAY OF FEBRUARY 2025

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

**BOUNDARY SURVEY OF  
2.6378 ACRES**

OUT OF 4V HOLDINGS, LTD. TRACT 1 (148.91 ACRES)  
AS REC IN VOL. 3702, PGS. 643-646 W.C.D.R.  
PORCION 34 ~ ABS. 762, JOSE ANTONIO DIAZ, O.G.  
CITY OF LAREDO, WEBB COUNTY, TEXAS



# PORRAS NANCE ENGINEERING

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**2.6378 ACRE TRACT**  
Being out and part of  
**Porcion 34 ~ Abstract 762 ~ Jose Antonio Diaz, Original Grantee**  
Within the limits of the  
**City of Laredo, Webb County, Texas**

Being an 2.6378 Acre tract of land, more or less, situated in Porcion 34, Abstract 762, Jose Antonio Diaz, Original Grantee, within the limits of the City of Laredo, in Webb County, Texas, said 2.6378 Acre tract being out and part of 4V Holdings, Ltd. Tract I (148.91 Acres), as recorded in Volume 3702, Pages 643-646 of the Webb County Deed Records, Webb County Texas; and more particularly described by metes and bounds as follows, to wit:

**BEGINNING** at a found ½" iron rod for the Northwest corner of Cuatro Vientos East ~Wright Ranch Subdivision, Phase IV~, as Recorded in Volume 36, Pages 63-64 of the Webb County Plat Records, a point on the Easterly right-of-way of Loop 20, the most Westerly Southwest corner of the herein described tract and the **POINT OF BEGINNING**;

**THENCE** North 30°11'50" East, 642.85 feet, along said Easterly right-of-way line of Loop 20 and Westerly boundary line of the herein described tract, to a set ½" iron rod for the Northwest corner of this tract;

**THENCE** South 59°48'10" East, 100.00 feet, along the Northerly boundary line of the herein described tract, to a set ½" iron rod for the most Northerly Northeast corner of this tract;

**THENCE** along the Easterly boundary line of the herein described tract, as follows:

South 30°11'50" West, 308.97 feet, to a set ½" iron rod for an interior deflection corner to the left of this tract;

South 59°48'10" East, 140.00 feet, to a set ½" iron rod for a point on the Westerly boundary of said Wright Ranch Subdivision, Phase IV and an exterior deflection corner to the right of this tract;

South 30°11'50" West, 356.88 feet, to a found ½" iron rod for a point on the Northerly right-of-way line of Wright Ranch Blvd. and the Southeast corner of this tract;

**THENCE** along said Northerly right-of-way line of Wright Ranch Blvd. and Southerly boundary line of the herein described tract, as follows:

North 66°01'16" West, 11.09 feet, to a found ½" iron rod for an exterior deflection corner to the right of this tract;

North 41°01'16" West, 47.32 feet, to a found ½" iron rod for an interior deflection corner to the left of this tract;



North 66°01'16" West, 50.00 feet, to found ½" iron rod for a point of curvature to the right of this tract;

A curvilinear distance of 99.47 feet, with said curve having the following characteristics: Central Angle=06°03'48", R=940.00 feet, CL=99.47 feet, TAN=49.78 feet, CHD=99.43 feet, CHD. Bearing = N 62°59'22" W, to a found ½" iron rod for a point of tangency and the end of this curve;

North 59°57'28" West, 15.19 feet, to a found ½" iron rod for an exterior deflection corner to the right of this tract;

North 14°52'49" West, 28.25 feet, to the Northwest corner of aforesaid Wright Ranch Subdivision, Phase IV, a point on the Easterly right-of-way line of Loop 20, the most Westerly Southwest of this tract and the **POINT OF BEGINNING**.

*Basis of Bearings & Distances:*

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

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.

2.11.25