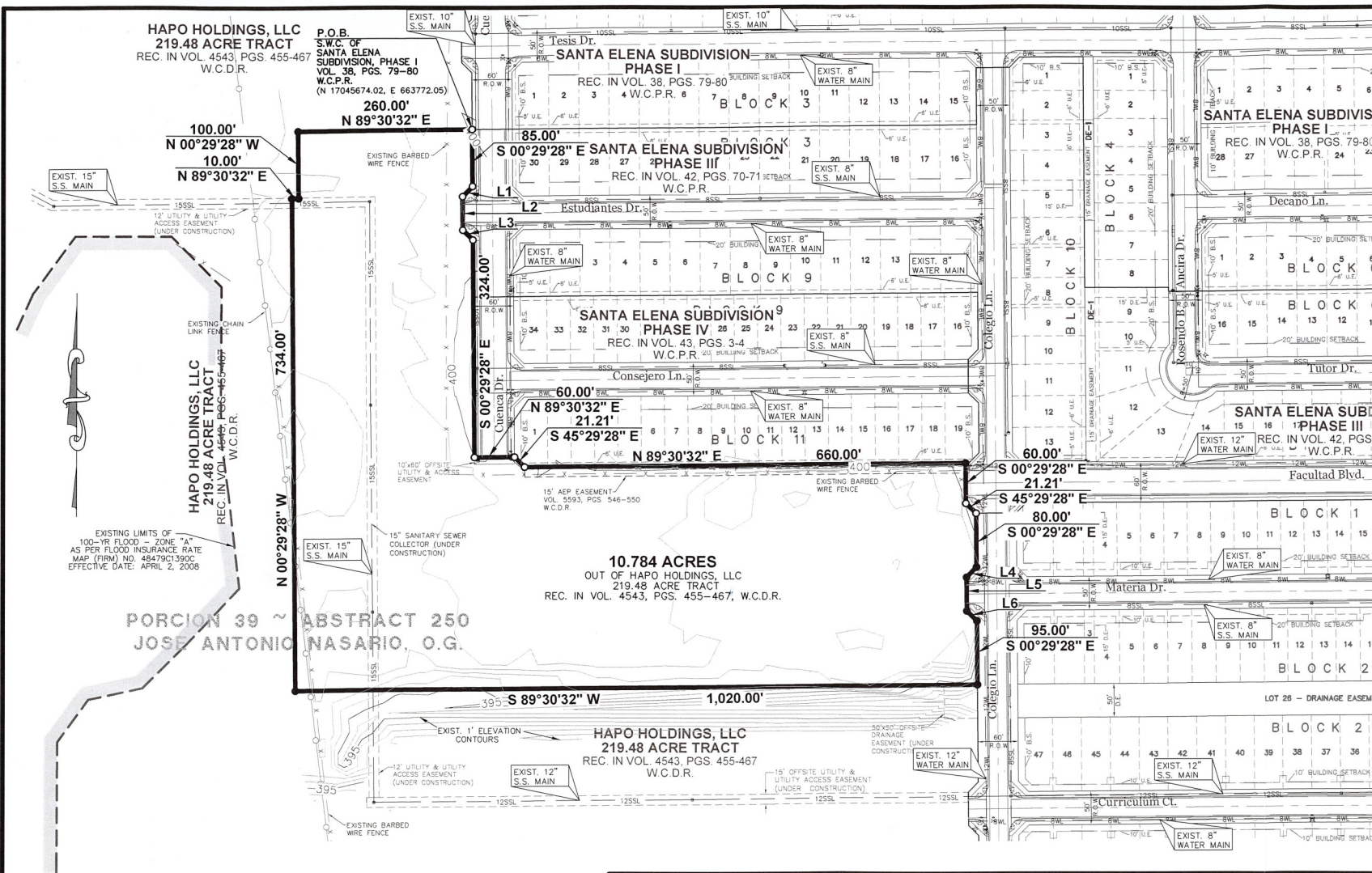
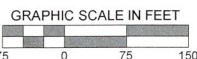




LEGEND (EXIST. IMPROVEMENTS)	
12WL	EXIST. 12" WATER LINE
8WL	EXIST. 8" WATER LINE
8SSL	EXIST. 8" SAN. SEWER LINE
10SSL	EXIST. 10" SAN. SEWER LINE
12SSL	EXIST. 12" SAN. SEWER LINE
15SSL	EXIST. 15" SAN. SEWER LINE
GAS	GAS LINE
OHE	OVERHEAD LINE
ATT	TELEPHONE BURIED CABLE
CLF	CHAIN LINK FENCE
X	4" BARBED WIRE FENCE
SM	SANITARY SEWER MANHOLE
WV	WATER VALVE
BOH	BLOW OFF HYDRANT
SC	SAN. SEWER CLEANOUT
SL	STREET LIGHT
PP	POWER POLE
FH	FIRE HYDRANT
FRD	FOUND 1/2" IRON ROD
IR	SET 1/2" IRON ROD

LINE DATA		
LINE	DISTANCE	BEARING
L1	21.21'	S 44°30'32" W
L2	50.00'	S 00°29'28" E
L3	21.21'	S 45°29'28" E
L4	21.21'	S 44°30'32" W
L5	50.00'	S 00°29'28" E
L6	21.21'	S 45°29'28" E



NOTES:

- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
- 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. 48479C1390C, DATED: APRIL 2, 2008.
- BASIS OF BEARINGS & DISTANCES: GPS NAD 83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE.
- EXISTING UNDERGROUND WATER, SANITARY SEWER AND STORM SEWER MAINS SHOWN ON THIS PLAN WERE BASED ON AVAILABLE "AS BUILT" PLANS.



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 18th DAY OF AUGUST, 2025

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

SURVEY OF A

10.784 ACRE TRACT
OUT OF HAPO HOLDINGS, LLC - 219.48 ACRE TRACT
AS RECORDED IN VOLUME 4543, PAGES 455-467
W.C.D.R.
PORCION 39 - ABSTRACT 250
JOSE ANTONIO NASARIO, ORIGINAL GRANTEE
CITY OF LAREDO, WEBB COUNTY, TEXAS

PORRAS NANCE
ENGINEERING

P.O. BOX 1670
LAREDO, TEXAS 78044
TEXAS SURVEYING
FIRM 1010889
OFFICE (956) 724-3091
FAX (956) 724-6208

10.784 ACRE TRACT
Being out and part of
Porcion 39 - Abstract 250 ~ Jose Antonio Nasario, Original Grantee
Within the limits of the
City of Laredo, Webb County, Texas

Being a tract of land found to contain 10.784 Acres more or less, situated in in Porcion 39, Abstract 250, Jose Antonio Nasario, Original Grantee, within the limits of the City of Laredo, in Webb County, Texas, said 10.784 Acre tract being out and part of HAPO Holdings, LLC (219.48 Acre tract), as recorded in Volume 4543, Pages 455-467 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 Southwest corner of Santa Elena Subdivision, Phase I, as recorded in Volume 38, Pages 79-80 of the Webb County Plat Records, the Northwest corner of Santa Elena Subdivision, Phase III, as recorded in Volume 42, Pages 70-71 of the Webb County Plat Records, the most Northerly Northeast corner of the herein described tract and the **POINT OF BEGINNING**;

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

South 00°29'28" East, 85.00 Feet, to a found ½" iron rod for an interior corner of said Phase III and an exterior deflection corner to the right of this tract;

South 44°30'32" West, 21.21 Feet, to a found ½" iron rod for an exterior corner of said Phase III and an interior deflection corner to the left of this tract;

South 00°29'28" East, 50.00 Feet, to a found ½" iron rod for an exterior corner of said Phase III and an interior deflection corner to the left of this tract;

South 45°29'28" East, 21.21 Feet, to a found ½" iron rod for an interior corner of said Phase III and an exterior deflection corner to the right of this tract;

South 00°29'28" East, 324.00 Feet, to a found ½" iron rod for the Southwest corner of Santa Elena Subdivision, Phase IV, as recorded in Volume 43, Pages 3-4 of the Webb County Plat Records and an interior deflection corner to the left of this tract;

North 89°30'32" East, 60.00 Feet, to a found ½" iron rod for an interior corner of said Phase IV and an exterior deflection corner to the right of this tract;

South 45°29'28" East, 21.21 Feet, to a found ½" iron rod for an exterior corner of said Phase IV and an interior deflection corner to the left of this tract;

North 89°30'32" East, 660.00 Feet, to a set ½" iron rod for an exterior deflection corner to the right of this tract;

South 00°29'28" East, 60.00 Feet, to a found ½" iron rod for an exterior corner of aforesaid Phase III and an interior deflection corner to the left of this tract;

South 45°29'28" East, 21.21 Feet, to a found ½" iron rod for an interior corner of said Phase III and an exterior deflection corner to the right of this tract;

South 00°29'28" East, 80.00 Feet, to a set ½" iron rod for an exterior deflection corner to the right of this tract;

South 44°30'32" West, 21.21 Feet, to a set ½" iron rod for an interior deflection corner to the left of this tract;
South 00°29'28" East, 50.00 Feet, to a set ½" iron rod for an interior deflection corner to the left of this tract;
South 45°29'28" East, 21.21 Feet, to a set ½" iron rod for an exterior deflection corner to the right of this tract;
South 00°29'28" East, 95.00 Feet, to a set ½" iron rod for the Southeast corner of this tract;

THENCE South 89°30'32" West, 1020.00 Feet, along the South boundary line of the herein described tract, to a set 1/2" iron rod for the Southwest corner of this tract;

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

North 00°29'28" West, 734.00 Feet, to a set ½" iron rod for an exterior deflection corner to the right of this tract;

North 89°30'32" East, 10.00 Feet, to a set ½" iron rod for an interior deflection corner to the left of this tract;

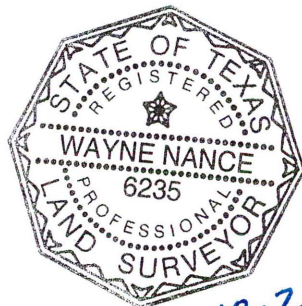
North 00°29'28" West, 100.00 Feet, to a set ½" iron rod for the Northwest corner of this tract;

THENCE North 89°30'32" East, 260.00 Feet, along the North boundary line of the herein described tract, to the Southwest corner of said Santa Elena Subdivision, Phase I, the Northwest corner of said Santa Elena Subdivision, Phase III, the most Northerly Northeast corner of this 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