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Legal Description for a Tract of Land containing 3.7479 acres, more or less, situated in Porcion 28, Eugenio Martinez, Original Grantee, Abstract 241, Webb County, Texas

A tract of land containing 3.7479 acres, more or less, situated in Porcion 28, Eugenio Martinez, Original Grantee, Abstract 241, Webb County, Texas, said 3.7479 acres, more or less, being out of a tract of land called to contain 4.5085 acres, conveyed to Oscar J. Zuniga and Arthur Zuniga, as recorded in Volume 2194, Pages 668-670, Official Public Records of Webb County, Texas, and said 4.5085-acre tract, originally out of tract called to contain 180.06 acres, described as Tract III, conveyed to Paul Young., as recorded in Volume 262, Pages 236-240, Deed Records of Webb County, Texas, this tract of land containing 3.7479 acres, more or less, being more particularly described by metes and bounds as follows:

COMMENCING at a ½" iron rod with cap (GPS N:17080485.16; E:672674.04) found on the common boundary line between Paul Young Ranch Subdivision, as recorded in Volume 20, Page 72, Plat Records of Webb County, Texas, and a tract of land called to contain 0.5783 acres, conveyed to Yolanda Perez Landa, as recorded in Volume 3895, Page 121, Official Public Records of Webb County, Texas, same iron rod being the northeast corner of Lot 3, Block1, the northwest corner of Lot 4, Block 1, of said Paul Young Ranch Subdivision; **THENCE**, N 89° 21' 07" W, along the common boundary line between Paul Young Ranch Subdivision and the Yolanda Perez Landa Tract, a distance of 157.12 feet to a found ½" iron rod (GPS N:17080486.82; E:672517.00), same being the northeast corner of Lot 2, Block1, the northwest corner of Lot 3, Block 1, Paul Young Ranch Subdivision, and the **POINT-OF-BEGINNING** of this tract of land containing 3.7479 acres, more or less, the southeast corner hereof;

THENCE, N 89° 21' 07" W, along the common boundary line between this tract and Paul Young Ranch Subdivision, at 78.30 feet past a found ½" iron rod, a total distance of 343.15 feet to a set ½" iron rod, same being the northwest corner of Paul Young Ranch Subdivision and on the easterly limits of the Eastern Division, City of Laredo, Webb County, Texas, the southwest corner hereof;

THENCE, N 00° 27' 51" W, along the common boundary line between this tract and the Eastern Division, City of Laredo, Webb County, Texas, a distance of 858.35 feet to a found ½" iron rod with cap, same being on the common boundary between this tract and a tract of land conveyed to Paul H. Young, Jr., Trustee of the Ellen B. Young By-Pass Trust, as recorded in Volume 4793, Page 602, Official Public Records of Webb County, Texas, the northwest corner hereof;

THENCE, along the common boundary line between this tract and the Paul H. Young, Jr., Trustee of the Ellen B. Young By-Pass Trust, tract the following calls and distances:

THENCE, N 89° 32' 09" E, a distance of 31.68 feet to a set ½" iron rod, the northeast corner hereof;

THENCE, S 18° 52' 45" E, a distance of 651.52 feet to a found ½" iron rod, an interior corner hereof;

THENCE, S 56° 17' 51" E, a distance of 131.71 feet to a set ½" iron rod, same being the northwest corner of the said Yolanda Perez Landa Tract, an exterior corner hereof;


THENCE, S 00° 39' 28" W, along the common boundary line between this tract and the Yolanda Perez Landa Tract, a distance of 172.92 feet to the **POINT OF BEGINNING** of this tract of land containing 3.7479 acres, more or less.

Basis of Bearings: Texas Coordinate System of 1983, South Zone 4205.

STATE OF TEXAS
COUNTY OF WEBB

I, Hugo Seca, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this Legal Description and the Plat of Survey attached are true and correct and were prepared from record information and from an actual survey on the ground made under my supervision.

Executed this 22nd day of March, 2024.


Hugo Seca, RPLS No. 5783 – Texas

