



### 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 12<sup>TH</sup>

DAY OF JUNE, 2024.

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

### PARCEL 9 20' WATER LINE & ACCESS EASEMENT 0.4232 ACRE TRACT OUT OF

HILL TOP FARM, LTD.  
AS REC. IN VOL. 431, PGS. 107-112, W.C.D.R.  
& CHRISTIAN BILLBOARD PLAT  
AS REC. IN VOL. 31, PG. 64, W.C.P.R.  
CITY OF LAREDO, WEBB COUNTY, TEXAS



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**PARCEL 9**  
**20' WATER LINE & ACCESS EASEMENT**  
**0.4232 ACRE TRACT**  
being a part of  
**Porcion 33 ~ Abstract 3084 ~ Jose Dionisio Treviño, Original Grantee**  
**Porcion 34 ~ Abstract 762 ~ Jose Antonio Diaz, Original Grantee**  
Within the limits of the  
**City of Laredo and Webb County, Texas**

Being a tract of land found to contain 0.4232 acres, more or less, situated in Porcion 33, Abstract 3084, Jose Dionisio Treviño, Original Grantee and Porcion 34, Abstract 762, Jose Antonio Diaz, Original Grantee, within the City Limits of Laredo and Webb County, Texas, out and part of the Hilltop Farm, LTD. Tract, recorded in Volume 431, Pages 107-112, Webb County Deed Records, and the Christian Billboard Plat, recorded in Volume 31, Page 64, Webb County Plat Records; this tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a ½" rod set on the easterly right-of-way of Cuatro Vientos Road (Loop 20) for the southwest corner of said Christian Billboard Plat, the southwest corner of the herein described tract, and the **POINT OF BEGINNING**;

**THENCE** North 30°11'50" East, 4.99 Feet, along said easterly right-of-way line of Loop 20 and westerly boundary line of said Christian Billboard Plat to a ½" iron rod found for a point of curvature to the left of this tract;

**THENCE** along said curve in the easterly right-of-way of Loop 20, at 34.88 Feet passing the northwest corner of said Billboard Plat, continuing for a total curvilinear distance of 910.34 Feet, with said curve having the following characteristics: Central Angle = 17°26'46", R = 2989.71 Feet, CL = 910.34 Feet, TAN = 458.72 Feet, CHD = 906.83 Feet, CHD Bearing = North 21°28'27" East to a ½" iron rod set on a clip corner in the southerly right-of-way line of Avenida Los Presidentes for the northwest corner of the herein described tract;

**THENCE** North 59°41'58" East, 27.29 Feet, along the southerly right-of-way of Avenida Los Presidentes to a ½" iron rod set on a curve to the right for the northeast corner of the herein described tract;

**THENCE** along said curve to the right, a curvilinear distance of 928.21 Feet, with said curve having the following characteristics: Central Angle = 17°40'13", R = 3009.71 Feet, CL = 928.21 Feet, TAN = 467.82 Feet, CHD = 924.54 Feet, CHD Bearing = South 21°13'54" West, to a ½" iron rod set on the southerly boundary line of said Christian Billboard Plat for the southeast corner of the herein described tract;

**THENCE** South 89°34'48" West, 23.23 Feet, along the southerly boundary line of said Billboard Plat to a ½" iron rod set for the southwest corner of the herein described 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.

6.12.24