

A SURVEY OF AN 16.7 ACRE TRACT OF LAND, BEING OUT OF A CUATRO VIENTOS TRACT, CONVEYED BY DEED VOL. 4225, PAGE 242, W.C.O.P.R., ALSO BEING OUT OF PORCION 35, ABSTRACT 546, J.M. DIAZ ORIGINAL GRANTEE, ALSO BEING OUT OF SURVEY 2149, ABSTRACT 594 R.H. RAINS ORIGINAL GRANTEE, CITY OF LAREDO WEBB COUNTY TEXAS

TOPSITE

Civil Group

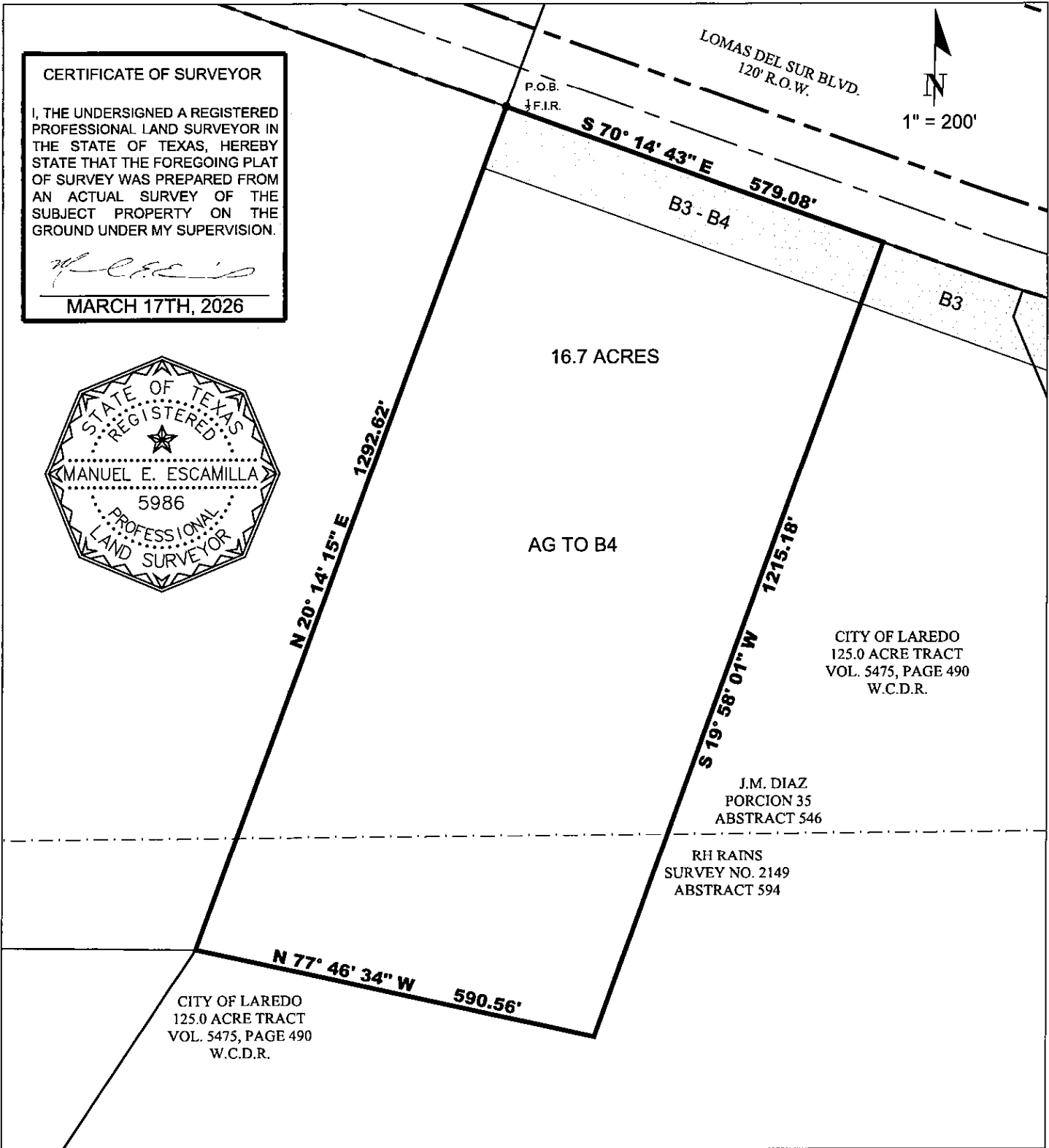
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 TBPELS ENGINEERING FIRM REG. F-22574
 TBPELS SURVEY REG. 10194686

CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY STATE THAT THE FOREGOING PLAT OF SURVEY WAS PREPARED FROM AN ACTUAL SURVEY OF THE SUBJECT PROPERTY ON THE GROUND UNDER MY SUPERVISION.

Manuel E. Escamilla

MARCH 17TH, 2026



16.7 ACRE TRACT

OUT OF PORCION 35, J.M. DIAZ A-546 ALSO OUT
 OF SURVEY NO. 2149, ABSTRACT 594 RH RAINS
 ORIGINAL GRANTEE,
 WEBB COUNTY, TEXAS

DATE: MARCH 17TH, 2026
 SHEET: 1 OF 2

BEING A TRACT OF LAND CONTAINING 16.7 ACRES, MORE OR LESS, BEING OUT OF TRACT OF LAND, BEING RECORDED IN VOLUME 4225, PAGE 242, W.C.O.P.R., ALSO BEING OUT OF ABSTRACT 546, PORCION 35, J.M. DIAZ ORIGINAL GRANTEE, ALSO OUT OF SURVEY 2149 R.H. RAINS ORIGINAL GRANTEE, CITY OF LAREDO, WEBB COUNTY, TEXAS. SAID 16.73 ACRE TRACT OF LAND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND $\frac{1}{2}$ " IRON ROD BEING THE NORTH MOST CORNER OF A TRACT OF LAND CONVEYED IN VOLUME 4225, PG. 242, W.C.O.P.R. ALSO BEING ON THE SOUTH ROW LINE OF LOMAS DEL SUR, A 120' ROW

THENCE ALONG SAID CURVE AN ARC LENGTH OF 433.77' TO A POINT OF TANGENCY

THENCE S 70° 14' 43" E ALONG SAID ROW A DISTANCE OF 579.08' TO A DEFLECTION AND THE NORTHWESTERN MOST CORNER OF A 125 ACRE TRACT CONVEYED TO THE CITY OF LAREDO IN VOLUME 5475, PAGE 490, W.C.O.P.R.

THENCE S 19° 58' 01" W ALONG SAID 125 ACRE TRACT A DISTANCE OF 1215.18' AND A POINT OF DEFLECTION HEREOF

THENCE N 77° 46' 34" W ALONG SAID 125 ACRE TRACT A DISTANCE OF 590.58' AND A POINT OF DEFLECTION HEREOF

THENCE N 20° 14' 15" E A DISTANCE OF 1292.62' TO THE POINT OF BEGINNING OF THIS 16.7 ACRE TRACT OF LAND



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PROJECT #:	--
FIELD DATE:	--
DRAWN BY:	K.J.E.
APPROVED:	M.E.E.
DATE:	03/17/2026
SHEET:	1 of 2
FILE PATH:	

CERTIFICATE OF SURVEYOR

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March 17th, 2026

