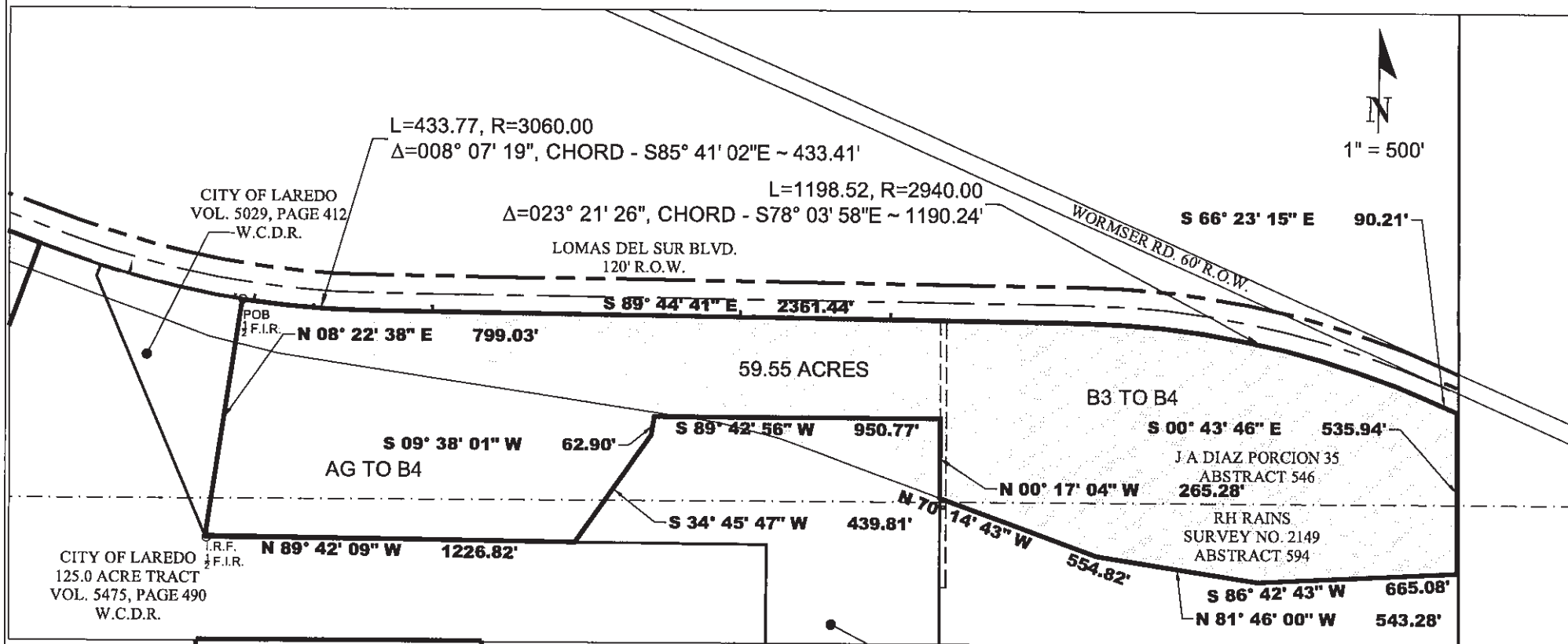


LEGEND	
	PROPERTY CORNER
	PROPERTY LINE
	LOT LINE
	FIR
	FC
	FOUND IRON ROD
	FENCE CORNER

A SURVEY OF AN 59.55 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

10901 INTERNATIONAL BLVD., SUITE 300
LAREDO, TEXAS, 78045
TEL. 956.725.5057
WEB. WWW.TOPSITECIVIL.COM
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



EXHIBIT OF
59.55 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 17, 2026
SHEET: 1 OF 2

BEING A TRACT OF LAND CONTAINING 59.55 ACRES, MORE OR LESS, BEING OUT OF A 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, SURVEY NO. 2149, ABSTRACT 594 RH RAINS ORIGINAL GRANTEE, CITY OF LAREDO, WEBB COUNTY, TEXAS. SAID 59.55 ACRE TRACT OF LAND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND $\frac{1}{2}$ " IRON ROD BEING THE NORTH MOST CORNER OF A CITY OF LAREDO TRACT, CONVEYED IN VOL. 5029, PG. 412, ALSO BEING ON THE SOUTH ROW LINE OF LOMAS DEL SUR, A 120' ROW, ALSO BEING A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 3,060.00' AND A CHORD OF S 85° 41' 02" E ~ 2361.44'

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

THENCE S 89° 44' 41" E A DISTANCE OF 2,361.44' TO A POINT OF CURVATURE HAVING A CHORD OF S 78° 03' 58" E ~ 1190.24' A RADIUS OF 2940.00' TO A POINT OF NON TANGENCY

THENCE S 66° 23' 15" E A DISTANCE OF 90.21'

THENCE S 00° 43' 46" E A DISTANCE OF 535.94'

THENCE ACROSS THE FOLLOWING BEARINGS AND DISTANCES

S 86° 42' 43" W ~ 665.08'
N 81° 46' 00" W ~ 543.28'
N 70° 14' 43" W ~ 554.82'
N 00° 17' 04" W ~ 265.28'
S 89° 42' 56" W ~ 950.77'
S 09° 38' 01" W ~ 62.90'
S 34° 45' 47" W ~ 439.81'
N 89° 42' 09" W ~ 1226.82'

THENCE N 08° 22' 38" E AT 799.03' TO A FOUND 1/2 - INCH DIAMETER IRON ROD BEING THE POINT OF BEGINNING AND CONTAINING 59.55 ACRES, MORE OR LESS.

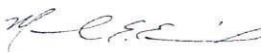
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6262 McPherson Road, Ste. 206
Laredo, Texas 78041
engr.# F-22574 surv.#10194686
P (956) 725-5057
topsitecivil.com

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

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.



AUGUST 28, 2023

