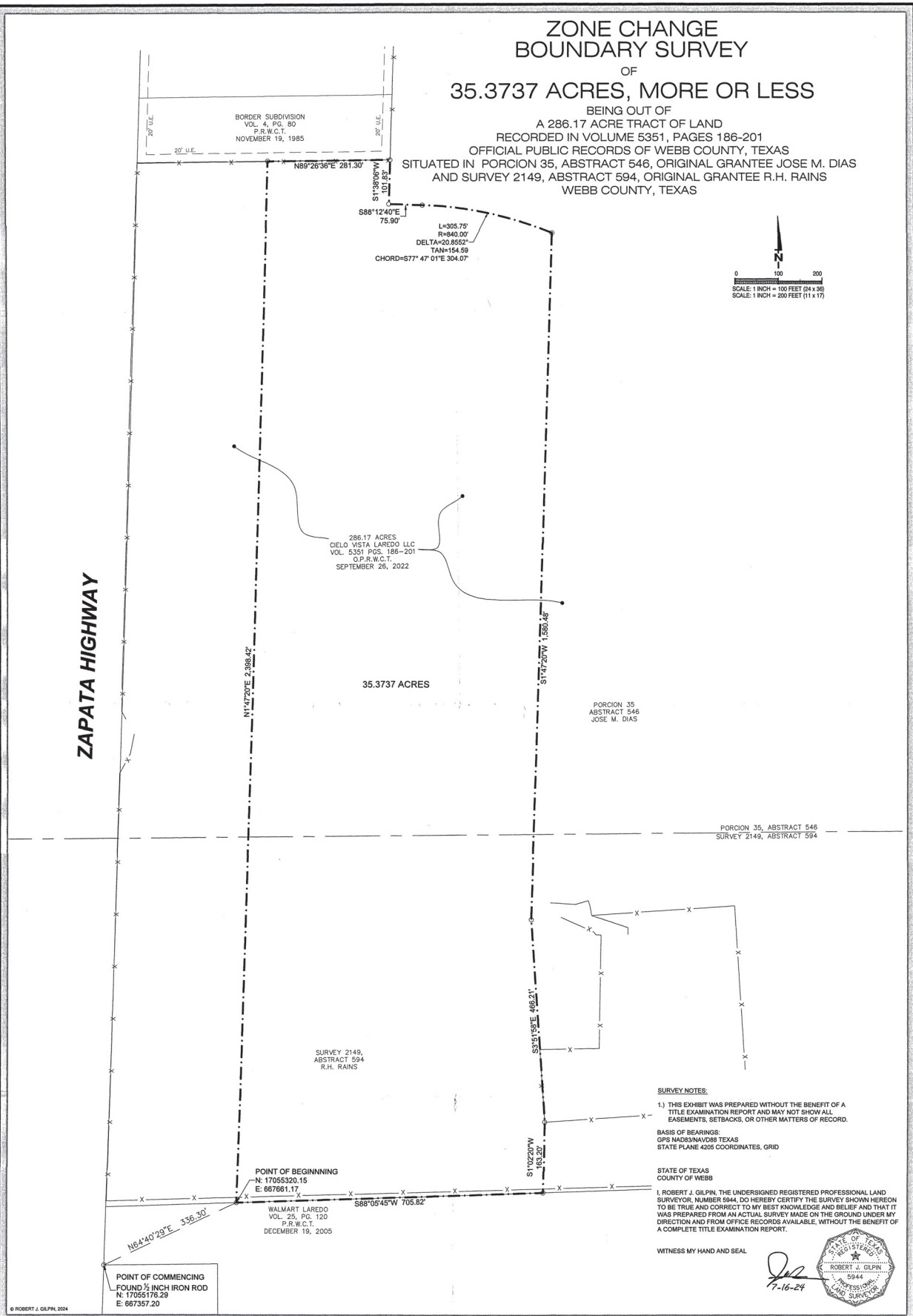


ZONE CHANGE BOUNDARY SURVEY

OF
35.3737 ACRES, MORE OR LESS

BEING OUT OF
A 286.17 ACRE TRACT OF LAND
RECORDED IN VOLUME 5351, PAGES 186-201
OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS
SITUATED IN PORCION 35, ABSTRACT 546, ORIGINAL GRANTEE JOSE M. DIAS
AND SURVEY 2149, ABSTRACT 594, ORIGINAL GRANTEE R.H. RAINS
WEBB COUNTY, TEXAS

ZAPATA HIGHWAY



SURVEY NOTES:
1.) THIS EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF A
TITLE EXAMINATION REPORT AND MAY NOT SHOW ALL
EASEMENTS, SETBACKS, OR OTHER MATTERS OF RECORD.

BASIS OF BEARINGS:
GPS NAD83/NAVD83 TEXAS
STATE PLANE 4205 COORDINATES, GRID

STATE OF TEXAS
COUNTY OF WEBB
I, ROBERT J. GILPIN, THE UNDERSIGNED REGISTERED PROFESSIONAL LAND
SURVEYOR, NUMBER 5944, DO HEREBY CERTIFY THE SURVEY SHOWN HEREON
TO BE TRUE AND CORRECT TO MY BEST KNOWLEDGE AND BELIEF AND THAT IT
WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY
DIRECTION AND FROM OFFICE RECORDS AVAILABLE, WITHOUT THE BENEFIT OF
A COMPLETE TITLE EXAMINATION REPORT.

WITNESS MY HAND AND SEAL



GILPIN VISTA-PA-1-MASTER.dwg
GILPIN-RLK.sbf
DRAWN BY: K.V.
CHECKED BY: R.J.G.
SHEET NO.
1 OF 1

35.3737 ACRES
LAREDO, TEXAS
ZONE CHANGE
BOUNDARY SURVEY

DATE: 7-16-2024
REVISION:
AS-BUILT:



T.S.P.L.S. Firm Registration # 10192770
T.S.P.E. Firm Registration # F-5086
11201 McPHERSON RD., STE. 100
LAREDO, TEXAS 77905
PH: 361.753.2210
FAX: 361.753.2213

STATE OF TEXAS*
COUNTY OF WEBB*
35.3737 ACRES

FIELD NOTES DESCRIBING A 35.3737 ACRE PARCEL, MORE OR LESS, BEING OUT OF A 286.17 ACRE TRACT, RECORDED IN VOLUME 5351, PAGES 186-201, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS. HEREIN DESCRIBED PARCEL SITUATED IN PORCION 35, ABSTRACT 546, ORIGINAL GRANTEE JOSE M. DIAS AND SURVEY 2149, ABSTRACT 594, ORIGINAL GRANTEE R.H. RAINS, WEBB COUNTY, TEXAS. BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Commencing at a found ½ inch iron rod, being the northwesterly corner of Lot 1 of Block 1, Walmart – Laredo, recorded in Volume 25, Page 120, Plat Records Webb County, Texas, situated on the easterly right-of-way line of Zapata Highway;

Thence, N64°40'29"E, a distance of 336.30 feet, to a set ½ inch iron rod, for the **POINT OF BEGINNING** of this 35.3737 Acre Parcel and the **southwesterly corner** hereof;

Thence, N1°47'20"E, with the westerly line of herein described parcel, a distance of 2,398.42 feet, to a set ½ inch iron rod, for the **northwesterly corner** hereof;

Thence, N89°26'36"E, with the northerly line of herein described parcel, a distance of 281.30 feet, to a set ½ inch iron rod, for the **most northerly northeast corner** hereof;

Thence, S1°38'06"W, with the northerly line of herein described parcel, a distance of 101.83 feet, to a set ½ inch iron rod, for an interior corner hereof;

Thence, S88°12'40"E, with the northerly line of herein described parcel, a distance of 75.90 feet, to a set ½ inch iron rod, for a point of curvature hereof;

Thence, along a curve to the right, with a chord bearing S77°47'01"E, 304.07 feet, subtended by an arc having a radius of 840.00 feet, with the northerly line of herein described parcel, a distance of 305.75 feet, to a set ½ inch iron rod, for the **most easterly northeast corner** hereof;

Thence, S1°47'20"W, with the easterly line of herein described parcel, a distance of 1,580.48 feet, for a point of deflection hereof;

Thence, S3°51'58"E, with the easterly line of herein described parcel, a distance of 466.21 feet, for a point of deflection hereof;

Thence, S1°02'20"W, with the easterly line of herein described parcel, a distance of 163.20 feet, to a set ½ inch iron rod, for the **southeasterly corner** hereof;

Thence, S88°05'45"W, with the southerly line of herein described parcel, a distance of 705.82 feet, to said **POINT OF BEGINNING**, containing within these metes and bounds 35.3737 Acres, more or less

BASIS OF BEARINGS:

GPS NAD83/NAVD88 TEXAS STATE PLANE 4205 COORDINATES, GRID

STATE OF TEXAS
COUNTY OF WEBB

I, ROBERT J. GILPIN, THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR, NUMBER 5944, DO HEREBY CERTIFY THE FOREGOING METES AND BOUNDS DESCRIPTION TO BE TRUE AND CORRECT TO MY BEST KNOWLEDGE AND BELIEF, AND THAT IT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND FROM OFFICE RECORDS AVAILABLE, WITHOUT THE BENEFIT OF A COMPLETE TITLE EXAMINATION REPORT.

WITNESS MY HAND AND SEAL


7-16-24

