

## SANCHEZ ENGINEERING, INC.

P.O. BOX 2654, LAREDO, TEXAS 78044 TELEPHONE: (956) 723-5578 Texas Land Surveying Firm No. 10111000 Email: <a href="mailto:sanchezengineering@att.net">sanchezengineering@att.net</a>

## Field Notes For a 2.66-acre tract of land out of Lot 3A, Block 3, Cielito Lindo Commercial Plat Webb County, Texas

Being a 2.66-acre tract of land out of Lot 3A, Block 3, Cielito Lindo Commercial Plat recorded in Volume 41, page 20, Webb County Plat Records and fronting the northerly Cielito Lindo Boulevard Right-of-Way line.

Beginning at a ½" rod found, being the southwest corner of mentioned Lot 3A, same being the southeast corner of Lot 2, Block 3, Cielito Lindo Commercial Plat recorded in Volume 23, page 56, Webb County Plat Records, same being a point along the north Cielito Lindo Boulevard Right-of-Way and going North 00°30'43" West, 392.06 feet to a ½" iron rod found being the northwest of mentioned Lot 3A, and the northeast corner of mentioned Lot 2 and a point along the southerly line of a tract of land conveyed to Cayetano Development, LLC described in deed recorded in Volume 5134, page 230, Public Records, Webb County, Texas, for the northwest corner hereof;

**Thence**, with the southerly line of said Cayetano Development, LLC tract and northerly line of said Lot 3A, *North 89° 43' 02" East, 296.47 feet* to a point along said Cayetano Development, LLC tract and point along said Lot 3A, for the northeast corner hereof;

**Thence**, through said Lot 3A, *South 00° 30' 43" East, 390.88 feet* to a point along the northerly Cielito Lindo Boulevard Right-of-Way line and point along said Lot 3A, for the southeast corner hereof;

Thence with the northly Right-of-Way line of Cielito Lind Boulevard, South 89° 29' 17" West, 296.47 feet to the Point of Beginning and containing 2.66-acres of land, more or less.

**Basis of Bearings:** 

Texas South Zone - 4205 - NAD 83

State of Texas County of Webb

I, J. Ricardo Sanchez, a Registered Professional Land Surveyor in the State of Texas, do hereby state that the above captioned "Field Notes" and attached "Drawing" was prepared from an actual Survey performed on the ground under my supervision.

This survey was prepared to be used only as part of an application for a Special Use Permit.

R.P.L.S. No. 4232-Texas

Survey plat attached:

11-20-2023

Current Date