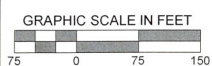


**LEGEND (EXIST. IMPROVEMENTS)**

- 12WL EXIST. 12" WATER LINE
- 8WL EXIST. 8" WATER LINE
- 8SSL EXIST. 8" SAN. SEWER LINE
- 10SSL EXIST. 10" SAN. SEWER LINE
- 12SSL EXIST. 12" SAN. SEWER LINE
- 15SSL EXIST. 15" SAN. SEWER LINE
- GAS EXIST. GAS LINE
- OHE OVERHEAD LINE
- ATT TELEPHONE BURIED CABLE
- CLF CHAIN LINK FENCE
- 4" 4" BARBED WIRE FENCE
- SM SANITARY SEWER MANHOLE
- WV WATER VALVE
- BOH BLOW OFF HYDRANT
- SC SAN. SEWER CLEANOUT
- SL STREET LIGHT
- PP POWER POLE
- FH FIRE HYDRANT
- FI FOUND 1/2" IRON ROD
- IR SET 1/2" IRON ROD

**LINE DATA**

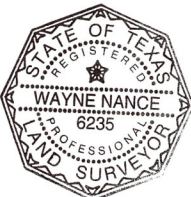
LINE	DISTANCE	BEARING
L1	21.21'	S 44°30'32" W
L2	50.00'	S 00°29'28" E
L3	21.21'	S 45°29'28" E
L4	21.21'	S 44°30'32" W
L5	50.00'	S 00°29'28" E
L6	21.21'	S 45°29'28" E



**NOTES:**

- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
- THIS PROPERTY IS LOCATED IN ZONE "X" AREA WHICH IS NOT WITHIN THE 100-YR FLOOD PLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 48479C1390C, DATED APRIL 2, 2008.
- BASIS OF BEARINGS & DISTANCES: GPS NAD 83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE.
- EXISTING UNDERGROUND WATER, SANITARY SEWER AND STORM SEWER MAINS SHOWN ON THIS PLAN WERE BASED ON AVAILABLE "AS BUILT" PLANS.

SURVEY DATE:	08-15-25
SCALE:	1"=150'
REVISION:	
DRAWN:	R.B.
CHECKED:	W.N.
APPROVED:	W.N.



**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 18th DAY OF AUGUST, 2025

*Wayne Nance*

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

**SURVEY OF A**

10.784 ACRE TRACT  
OUT OF HAPO HOLDINGS, LLC - 219.48 ACRE TRACT  
AS RECORDED IN VOLUME 4543, PAGES 455-467  
W.C.D.R.

PORCION 39 - ABSTRACT 250  
JOSE ANTONIO NASARIO, ORIGINAL GRANTEE  
CITY OF LAREDO, WEBB COUNTY, TEXAS

P.O. BOX 1670  
LAREDO, TEXAS 78044  
TEXAS SURVEYING  
FIRM 1010889  
OFFICE (956) 724-3091  
FAX (956) 724-6208

**PORRAS NANCE ENGINEERING**

**10.784 ACRE TRACT**  
Being out and part of  
**Porcion 39 - Abstract 250 ~ Jose Antonio Nasario, Original Grantee**  
Within the limits of the  
**City of Laredo, Webb County, Texas**

Being a tract of land found to contain 10.784 Acres more or less, situated in in Porcion 39, Abstract 250, Jose Antonio Nasario, Original Grantee, within the limits of the City of Laredo, in Webb County, Texas, said 10.784 Acre tract being out and part of HAPO Holdings, LLC (219.48 Acre tract), as recorded in Volume 4543, Pages 455-467 of the Webb County Deed Records, Webb County Texas; and more particularly described by metes and bounds as follows, to wit:

**BEGINNING** at a found ½" iron rod for the Southwest corner of Santa Elena Subdivision, Phase I, as recorded in Volume 38, Pages 79-80 of the Webb County Plat Records, the Northwest corner of Santa Elena Subdivision, Phase III, as recorded in Volume 42, Pages 70-71 of the Webb County Plat Records, the most Northerly Northeast corner of the herein described tract and the **POINT OF BEGINNING**;

**THENCE** along the Easterly boundary line of the herein described tract, as follows:

South 00°29'28" East, 85.00 Feet, to a found ½" iron rod for an interior corner of said Phase III and an exterior deflection corner to the right of this tract;

South 44°30'32" West, 21.21 Feet, to a found ½" iron rod for an exterior corner of said Phase III and an interior deflection corner to the left of this tract;

South 00°29'28" East, 50.00 Feet, to a found ½" iron rod for an exterior corner of said Phase III and an interior deflection corner to the left of this tract;

South 45°29'28" East, 21.21 Feet, to a found ½" iron rod for an interior corner of said Phase III and an exterior deflection corner to the right of this tract;

South 00°29'28" East, 324.00 Feet, to a found ½" iron rod for the Southwest corner of Santa Elena Subdivision, Phase IV, as recorded in Volume 43, Pages 3-4 of the Webb County Plat Records and an interior deflection corner to the left of this tract;

North 89°30'32" East, 60.00 Feet, to a found ½" iron rod for an interior corner of said Phase IV and an exterior deflection corner to the right of this tract;

South 45°29'28" East, 21.21 Feet, to a found ½" iron rod for an exterior corner of said Phase IV and an interior deflection corner to the left of this tract;

North 89°30'32" East, 660.00 Feet, to a set ½" iron rod for an exterior deflection corner to the right of this tract;

South 00°29'28" East, 60.00 Feet, to a found ½" iron rod for an exterior corner of aforesaid Phase III and an interior deflection corner to the left of this tract;

South 45°29'28" East, 21.21 Feet, to a found ½" iron rod for an interior corner of said Phase III and an exterior deflection corner to the right of this tract;

South 00°29'28" East, 80.00 Feet, to a set ½" iron rod for an exterior deflection corner to the right of this tract;



South 44°30'32" West, 21.21 Feet, to a set ½" iron rod for an interior deflection corner to the left of this tract;  
South 00°29'28" East, 50.00 Feet, to a set ½" iron rod for an interior deflection corner to the left of this tract;  
South 45°29'28" East, 21.21 Feet, to a set ½" iron rod for an exterior deflection corner to the right of this tract;  
South 00°29'28" East, 95.00 Feet, to a set ½" iron rod for the Southeast corner of this tract;

**THENCE** South 89°30'32" West, 1020.00 Feet, along the South boundary line of the herein described tract, to a set 1/2" iron rod for the Southwest corner of this tract;

**THENCE** along the Westerly boundary line of the herein described tract, as follows:

North 00°29'28" West, 734.00 Feet, to a set ½" iron rod for an exterior deflection corner to the right of this tract;

North 89°30'32" East, 10.00 Feet, to a set ½" iron rod for an interior deflection corner to the left of this tract;

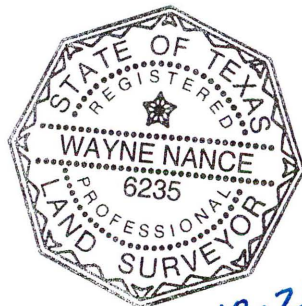
North 00°29'28" West, 100.00 Feet, to a set ½" iron rod for the Northwest corner of this tract;

**THENCE** North 89°30'32" East, 260.00 Feet, along the North boundary line of the herein described tract, to the Southwest corner of said Santa Elena Subdivision, Phase I, the Northwest corner of said Santa Elena Subdivision, Phase III, the most Northerly Northeast corner of this 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