

16.5161 ACRES, MORE OR LESS

286.17 ACRES
CIELO VISTA LAREDO LLC
VOL. 5351 PGS. 186-201
O.P.R.W.C.T.
SEPTEMBER 26, 2022

ZAPATA HIGHWAY

16.5161 ACRES

SURVEY 2149,
ABSTRACT 594
R.H. RAINS

POINT OF BEGINNING
N: 17055310.16
E: 667360.92
X X

POINT OF COMMENCING
FOUND 1/2 INCH IRON ROD
N: 17055178.29
E: 667357.20

WALMART - LAREDO
VOL. 25, PG. 120
P.R.W.C.T.
DECEMBER 19, 2005

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/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 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



CBL 0.5MSTL-BALMASTER 4-

Ca-P-84 km

CLP-ELK (3)
FRANBY

DRAWN BY:

CHECKED BY: R.J.G.

SHEET NO.

1	α	1
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16.5161 ACRES

LAREDO, TEXAS

ZONE CHANGE
BOUNDARY SURVEY

DATE: 7-15-2004

DATE: _____
REVISION: _____

REVISION

1	2
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[illegible]

T.B.P.L.S. Firm Registration # 10183770
T.B.P.E. Firm Registration # F-8286
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Laredo, Texas 78045
Ph: 956.753.2210
FAX: 956.753.2213

STATE OF TEXAS*
COUNTY OF WEBB*
16.5161 ACRES

FIELD NOTES DESCRIBING A 16.5161 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, N1°35'25"E, a distance of 133.93 feet, to a set ½ inch iron rod, for the **POINT OF BEGINNING** of this 16.5161 Acre Parcel and the **southwesterly corner** hereof;;

Thence, N1°48'07"E, with the westerly line of herein described parcel, a distance of 2,405.51 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 299.50 feet, to a set ½ inch iron rod, for the **northeasterly corner** hereof;

Thence, S1°47'20"W, with the easterly line of herein described parcel, a distance of 2,398.42 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 300.42 feet, to said **POINT OF BEGINNING**, containing within these metes and bounds 16.5161 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

