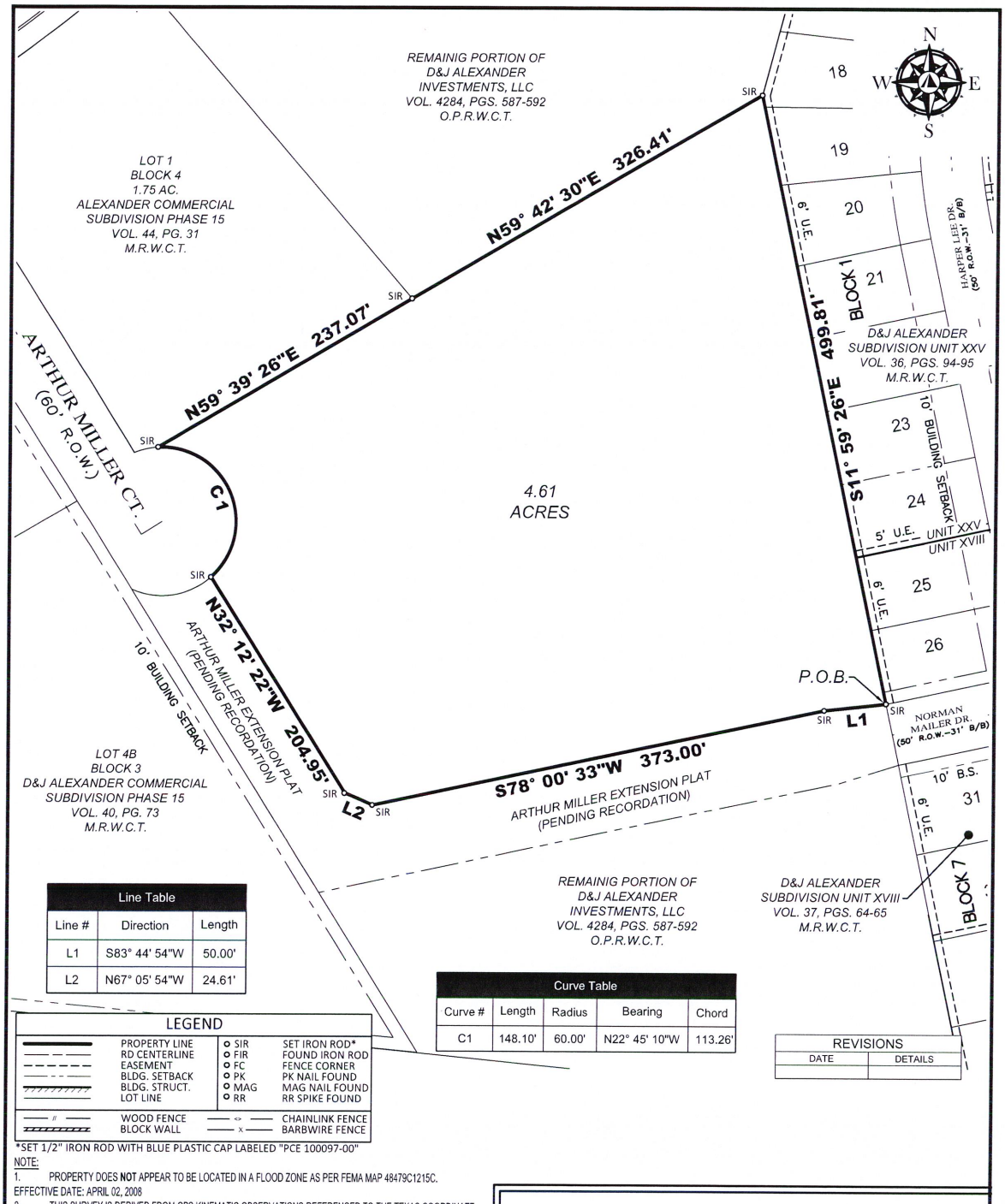

Line Table		
Line #	Direction	Length
L1	S83° 44' 54"W	50.00'
L2	N67° 05' 54"W	24.61'

Curve Table				
Curve #	Length	Radius	Bearing	Chord
C1	148.10'	60.00'	N22° 45' 10"W	113.26'

REVISIONS	
DATE	DETAILS

LEGEND

	PROPERTY LINE	SIR	SET IRON ROD*
	RD CENTERLINE	FIR	FOUND IRON ROD
	EASEMENT	FC	FENCE CORNER
	BLDG. SETBACK	PK	PK NAIL FOUND
	BLDG. STRUCT.	MAG	MAG NAIL FOUND
	LOT LINE	RR	RR SPIKE FOUND
	WOOD FENCE		CHAINLINK FENCE
	BLOCK WALL		BARBWIRE FENCE

*SET 1/2" IRON ROD WITH BLUE PLASTIC CAP LABELED "PCE 100097-00"

NOTE:

1. PROPERTY DOES **NOT** APPEAR TO BE LOCATED IN A FLOOD ZONE AS PER FEMA MAP 48479C1215C. EFFECTIVE DATE: APRIL 02, 2008
2. THIS SURVEY IS DERIVED FROM GPS KINEMATIC OBSERVATIONS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH ZONE, NAD-83, AND TIED TO WDS AT: X=665805.806, Y=17092557.087
3. THIS WORK DOES NOT REPRESENT A CHAIN OF TITLE EXAMINATION. SURFACE/MINERAL FEE IN EITHER SUBJECT AND/OR ADJACENT TRACTS MAY NOT BE CURRENT AND/OR HISTORICALLY CORRECT AND IS SHOWN FOR INFORMATIONAL PURPOSES ONLY.

BASIS OF BEARING

A FOUND 1/2" IRON ROD, A POINT OF CURVATURE (PC) ON THE WESTERLY RIGHT-OF-WAY LINE OF BOB BULLOCK LOOP (LOOP 20) RECORDED IN VOLUME 160, PAGE 134, OFFICIAL PUBLIC RECORDS WEBB COUNTY TEXAS, THE EASTERLY LINE OF RADCLIFFE & SUE SPIVEY KILLAM, RECORDED IN VOLUME 1349, PAGES 790-793, OFFICIAL PUBLIC RECORDS WEBB COUNTY TEXAS AND A FOUND 1/2" IRON ROD A POINT OF TANGENCY (PT) ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID BOB BULLOCK LOOP (LOOP 20), THE EASTERLY LINE OF ORALIA C. GARZA, 71.0 ACRES, RECORDED IN VOLUME 1487, PAGES 784-787, DEED RECORDS WEBB COUNTY TEXAS.

STATE OF TEXAS
REGISTERED
EDUARDO J. GUTIERREZ
5839
PROFESSIONAL
LAND SURVEYOR

CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY STATE THAT THE FOREGOING PLAT OF SURVEY AND ATTACHED FIELD NOTES WERE PREPARED FROM AN ACTUAL SURVEY OF THE SUBJECT PROPERTY ON THE GROUND UNDER MY SUPERVISION.

EDUARDO J. GUTIERREZ, R.P.L.S. No 5839 — DATE 8-18-25

THIS SURVEY IS VALID ONLY WITH ORIGINAL SEAL IN RED INK

ENGINEERING REGISTRATION No. F-8019 — SURVEY REGISTRATION No. 100097-00

LEGAL DESCRIPTION

A TRACT OF LAND CONTAINING 4.61 ACRES, MORE OR LESS, OUT OF THE REMAINING PORTION OF THE D & J ALEXANDER INVESTMENTS, L.L.C. TRACT, RECORDED IN VOLUME 4284, PAGES 587-592 OF THE OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, SITUATED IN PORCION 26, AGUSTIN SANCHEZ ORIGINAL GRANTEE, ABSTRACT 282, LOCATED WITHIN THE CITY OF LAREDO WEBB COUNTY, TEXAS

DRAWN BY:	A.X.C.	SCALE:	1"=20'
CHECKED BY:	E.J.G	JOB #:	17176-22
APPROVED BY:	E.J.G.	FILE NAME:	4.61 Acre M&B.dwg
FIELD DATE:	08/16/2025 G.R.	SHEET:	1 OF 3

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