



Blue Top Land Surveying

101 W. Hillside, Suite 10
Laredo, Texas 78041
956-724-8423 712-2580 fax
FIRM#10071800

Field Notes

**A 3.08 Acre Tract, more or less, out of a tract of land
conveyed to Deerfield Land Development, L.C.,
situated in Porcion 21, Leonardo Garcia, Abstract 49,
Webb County, Texas**

Being a 3.08 acre tract of land, more or less, out of a tract of land conveyed to Deerfield Land Development, L.C., recorded in Volume 499, Pages 271-276, Official Public Records, Webb County, Texas, situated in Porcion 21, Leonardo Garcia, Abstract 49, Webb County, Texas, said 3.08 acre tract being more particularly described by metes and bounds as follows:

Beginning at a ½" iron rod found along the west Right-of-Way of Riverbank Drive, the northwest corner of Deerfield Subdivision, Phase 2, recorded in Volume 17, Page 48, Plat Records, Webb County, Texas, the southeast corner of Lot 10, Block 4, Replat into Villas San Agustin, Unit 11, recorded in Volume 37, Pages 98-99, Plat Records, Webb County, Texas, the northeast corner of the herein described tract, for the beginning of a tangent curve to the left;

Thence, along said west Right-of-Way of Riverbank Drive, west boundary line of said Deerfield Subdivision, Phase 2, and along the arc of the curve left a distance of **363.93 feet**, said curve having a radius of **430.00 feet**, a delta of **48 degrees 29 minutes and 31 seconds**, with a chord and chord bearing of **353.16 feet** and **South 01 degrees 49 minutes and 18 seconds West** to a ½" iron rod found along said west Right-of-Way, a tangent point of said Deerfield Subdivision, Phase 2, for tangent point hereof;

Thence, along said west Right-of-Way of Riverbank Drive and west boundary lines of said Deerfield Subdivision, Phase 2 the following courses and distances;

S 22°25'27" E, a distance of **45.43 feet** to a ½" iron rod found for a point of deflection of the herein described tract;

S 22°34'33" W, a distance of **28.28 feet** to a ½" iron rod set for a point of deflection of the herein described tract;

S 22°25'27" E, a distance of **48.00 feet** to a ½" iron rod set on the north boundary line of Lot 1, Block 1, UISD Deerfield Subdivision, recorded in Volume 14, Page 74, Plat Records, Webb County, Texas, for the southeast corner of the herein described tract;

Thence, along the north boundary line of said Lot 1, Block 1, **S 67°37'12" W**, a distance of **104.38 feet** to a ½" iron rod set on a point of curvature of said Lot 1, Block 1, for the beginning of a tangent curve to the right;

Thence, along the north boundary line of said Lot 1, Block 1, and along the arc of the curve right a distance of **131.67 feet**, said curve having a radius of **225.00 feet**, a delta of **33 degrees 31 minutes and 44 seconds**, with a chord and chord bearing of **129.80 feet** and **South 84 degrees 23 minutes and 04 seconds West** to a ½" iron rod set at a tangent point of said Lot 1, Block 1, for a tangent point hereof;

Thence, along the north boundary line of said Lot 1, Block 1, **N 78°51'04" W**, a distance of **193.83 feet** to a ½" iron rod set on the east boundary line of Lot 1, Block 4, Amending Plat of Villas San Agustin Unit 3, recorded in Volume 30, Pages 13-14, Plat Records, Webb County, Texas, the most northerly corner of said Lot 1, Block 1, for the southwest corner of the herein described tract;

Thence, along the east boundary line of said Lot 1, Block 4, **N 00°00'20" W**, a distance of **119.82 feet** to a ½" iron rod set on a point of deflection of said Lot 1, Block 4, the most southerly corner of above aforementioned Lot 10, Block 4, of said Replat of Villas San Agustin, Unit 11, for the most westerly northwest corner of the herein described tract;

Thence, along the south boundary lines of said Lot 10, Block 4, the following courses and distances;

N 42°18'37" E, a distance of **212.86 feet** to a ½" iron rod set for a point of deflection of the herein described tract;

N 28°17'35" E, a distance of **143.55 feet** to a ½" iron rod set for a point of deflection of the herein described tract;



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Webb County, Texas
(continued)**

Thence, along the south boundary line of said Lot 10, Block 4, *N 68°05'40" E*, a distance of *205.86 feet* to return and close at the **POINT OF BEGINNING** of this 3.08 acre tract, more or less.

Basis of Bearings:

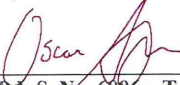
G.P.S., Texas State Plane Coordinate System,
Texas South Zone 4204, NAD83
Vertical Datum – NAVD88 US FT.



State of Texas:

County of Webb:

I, **Oscar Almaguer**, 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.



R.P.L.S. No. 6886 – Texas

02-12-26
Current Date