

**LINE DATA**

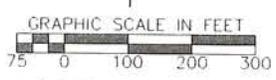
| LINE | LENGTH  | BEARING         |
|------|---------|-----------------|
| L1   | 18.53'  | S 17° 43' 33" E |
| L2   | 44.17'  | S 21° 09' 08" E |
| L3   | 36.90'  | S 25° 26' 05" E |
| L4   | 95.79'  | S 13° 15' 17" E |
| L5   | 71.99'  | S 12° 21' 20" E |
| L6   | 138.39' | S 02° 28' 18" E |
| L7   | 71.73'  | S 09° 46' 42" W |
| L8   | 147.28' | S 19° 57' 44" W |
| L9   | 168.75' | S 22° 12' 11" W |
| L10  | 21.92'  | S 18° 18' 00" W |
| L11  | 20.25'  | N 83° 52' 09" W |
| L12  | 39.68'  | N 18° 18' 00" E |
| L13  | 169.04' | N 22° 12' 11" E |
| L14  | 145.11' | N 19° 57' 44" E |
| L15  | 67.80'  | N 09° 46' 42" E |
| L16  | 134.51' | N 02° 28' 18" W |
| L17  | 70.10'  | N 12° 21' 20" W |
| L18  | 93.50'  | N 13° 15' 17" W |
| L19  | 35.51'  | N 25° 26' 05" W |
| L20  | 45.52'  | N 21° 09' 08" W |
| L21  | 36.99'  | N 17° 43' 33" W |

- LEGEND:**
- SET 1/2" IRON ROD
  - FOUND 1/2" IRON ROD/MONUMENT
  - P.O.B. POINT OF BEGINNING
  - W.C.D.R. WEBB COUNTY DEED RECORDS
  - W.C.P.R. WEBB COUNTY PLAT RECORDS
  - B.W.F. BARB WIRE FENCE
  - R.O.W. RIGHT-OF WAY

- NOTES:**
1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
  2. A PORTION OF THIS PROPERTY IS LOCATED IN ZONE "AE" AREA WHICH IS WITHIN THE 100-YR FLOOD PLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 48479C 1215C, DATED: APRIL 2, 2008.
  3. BASIS OF BEARINGS: GPS NAD 83 (2011 ADJ.) TEXAS STATE PLANE, 4205 SOUTH ZONE.

**CURVE DATA**

| CURVE | DELTA    | RADIUS   | ARC    | TANG   | CHORD  | CHD BEARING   |
|-------|----------|----------|--------|--------|--------|---------------|
| C1    | 0°38'18" | 2406.68' | 26.82' | 13.41' | 26.82' | S 65°57'11" E |



SURVEY DATE: 06/03/24 SCALE: 1"=300'



**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 12<sup>TH</sup> DAY OF JUNE, 2024.

*Wayne Nance*

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

**PARCEL 2**  
**20' WATER LINE & ACCESS EASEMENT**  
 1.3944 ACRE TRACT OUT OF  
 9G INVESTMENTS, LTD  
 AS RECORDED IN VOLUME 5088, PAGES 780-785  
 OF WEBB COUNTY DEED RECORDS  
 CITY OF LAREDO & WEBB COUNTY, TEXAS

**PORRAS NANCE ENGINEERING**

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**PARCEL 2**  
**20' WATER LINE & ACCESS EASEMENT**  
**1.3944 ACRE TRACT**

being a part of  
**Porcion 30 ~ Abstract 469 ~ Jose Francisco Cordova Moreno, Original Grantee**  
**Porcion 31 ~ Abstract 3116 ~ Jose Trevino, Original Grantee**  
Within the limits of the  
**City of Laredo and Webb County, Texas**

Being a tract of land found to contain 1.3944 acres more or less, situated in Porcion 30, Abstract 469, Jose Francisco Cordova Moreno, Original Grantee and Porcion 31, Abstract 3116, Jose Trevino, Original Grantee, within Webb County, Texas, partially within the City Limits of Laredo, out and part of the 9G Investments, LTD. Tract, as recorded in Volume 5088, Pages 780-785, of the Webb County Deed Records; this tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a ½" iron rod found on a curve to the right in the southerly right-of-way line of the Kansas City Southern Railway (formerly the Texas Mexican Railway), for a northeast corner of a remainder of Share No. 7 of the Moreno Partition, recorded in Volume 1, Page 81, Webb County Plat Records, the northwest corner of the said 9G Investments, LTD. Tract, the northwest corner of the herein described tract and the **POINT OF BEGINNING**;

**THENCE** along said curve to the right on the southerly right-of-way line of Kansas City Southern Railway, a curvilinear distance of 26.82 Feet, with said curve having the following characteristics: Central Angle = 00°38'18", R = 2406.68 Feet, CL = 26.82 Feet, TAN = 13.41 Feet, CHD = 26.82 Feet, CHD Bearing = South 65°57'11" East to a ½" iron rod set for the northeast corner of this tract;

**THENCE** along the easterly boundary of the herein described tract as follows:

South 17°43'33" East, 18.53 Feet, to a ½" iron rod set for a deflection corner to the left;

South 21°09'08" East, 44.17 Feet, to a ½" iron rod set for a deflection corner to the left;

South 25°26'05" East, 36.90 Feet, to a ½" iron rod set for a deflection corner to the right;

South 13°15'17" East, 95.79 Feet, to a ½" iron rod set for a deflection corner to the right;

South 12°21'20" East, 71.99 Feet, to a ½" iron rod set for a deflection corner to the right;

South 02°28'18" East, 138.39 Feet, to a ½" iron rod set for a deflection corner to the right;

South 09°46'42" West, 71.73 Feet, to a ½" iron rod set for a deflection corner to the right;

South 19°57'44" West, 147.28 Feet, to a ½" iron rod set for a deflection corner to the right;

South 22°12'11" West, 168.75 Feet, to a ½" iron rod set for a deflection corner to the left;

South 18°18'00" West, 21.92 Feet, to a ½" iron rod set for a deflection corner to the left;

South 62°42'32" East, 795.52 Feet, to a ½" iron rod set for a deflection corner to the right;

South 02°50'32" East, 1419.35 Feet, to a ½" iron rod set on the northerly right-of-way of Bencha Road for the southeast corner of the herein described tract;

**THENCE** North 83°52'09" West, 20.25 Feet, along the northerly right-of-way of Bencha Road to a ½" iron rod found for the southeast corner of Lot 1B, Block 1A, Emerald Valley Subdivision, Phase 1, Replat, recorded in Volume 26, Page 4, Webb County Plat Records, for the southwest corner of the herein described tract;

**THENCE** along the westerly boundary of the said 9G Investments, LTD. Tract and the westerly boundary of the herein described tract as follows:

North 02°50'32" West, 1404.68 Feet, to a ½" iron rod found for a deflection corner to the left;

North 62°42'32" West, 801.08 Feet, to a ½" iron rod found for a deflection corner to the right;

North 18°18'00" East, 39.68 Feet, to a ½" iron rod found for a deflection corner to the right;

North 22°12'11" East, 169.04 Feet, to a ½" iron rod found for a deflection corner to the left;

North 19°57'44" East, 145.11 Feet, to a ½" iron rod found for a deflection corner to the left;

North 09°46'42" East, 67.80 Feet, to a ½" iron rod found for a deflection corner to the left;

North 02°28'18" West, 134.51 Feet, to a ½" iron rod found for a deflection corner to the left;

North 12°21'20" West, 70.10 Feet, to a ½" iron rod found for a deflection corner to the left;

North 13°15'17" West, 93.50 Feet, to a railroad tie found for a deflection corner to the left;

North 25°26'05" West, 35.51 Feet, to a ½" iron rod found for a deflection corner to the right;

North 21°09'08" West, 45.52 Feet, to a 6" wooden fence post found for a deflection corner to the right;

North 17°43'33" West, 36.99 Feet, to a ½" iron rod found on the southerly right-of-way of said Kansas City Southern Railway, for the northwest corner of the said 9G Investment, LTD. Tract, the northwest corner of the herein described 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.

6.12.24