

W E B B C O U N T Y , T E X A S

P O R T I O N 3 4
A B S T R A C T 7 6 2
J A D I A Z



CUATRO VIENTOS ROAD
(LOOP 20 VARIABLE WIDTH R.O.W.)
VOLUME 2755, PAGE 278
D.R.W.C.T.

P.O.B.
N: 17060009.5485
E: 676672.7633

S 21° 09' 42" E
21.26'
FROM P.O.C.

FIR

N 21° 01' 16" W ~ 14.14'

N 23° 58' 43" E ~ 451.00'

S 23° 58' 42" W ~ 460.99'

20' TEMPORARY CONSTRUCTION EASEMENT

15' UTILITY EASEMENT &
UTILITY ACCESS EASEMENT
VOL. 3789, PGS 684-690 W.C.D.R.

S 65° 55' 32" E ~ 10.00'

**LOT 1
BLOCK 2**
CUATRO VIENTOS EAST
~WRIGHT RANCH SUBDIVISION, PHASE X-
COMMERCIAL
V. 41, P. 18 W.C.M.R.

25' SETBACK
5' U.E.

BLUESTONE CREEK BLVD.
60' R.O.W.

5' U.E.
20' SETBACK

**LOT 3
BLOCK 1**
CUATRO VIENTOS EAST
~WRIGHT RANCH SUBDIVISION, PHASE X-
COMMERCIAL
V. 41, P. 18 W.C.M.R.

15' UTILITY EASEMENT &
UTILITY ACCESS EASEMENT
VOL. 34, PGS 9-10, W.C.P.R.

**LOT 2
BLOCK 1**
CUATRO VIENTOS EAST
~WRIGHT RANCH SUBDIVISION, PHASE X-
COMMERCIAL
V. 41, P. 18 W.C.M.R.



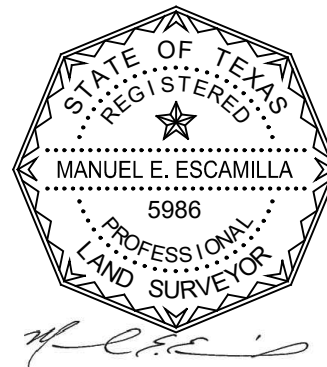
SCALE: 1" = 100'

LEGEND

	PROPOSED BOUNDARY
	PROPERTY LINE
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
	FOUND TX DOT MONUMENT
	FOUND IRON ROD
	SET 1/2" IRON ROD

NOTES:

- ALL BEARINGS, DISTANCES, AND COORDINATE VALUES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM NORTH AMERICAN DATUM 1983, TEXAS SOUTH ZONE, US SURVEY FEET.
- A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS SKETCH.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT; THEREFORE, EASEMENTS, RIGHT-OF-WAYS, AND OTHER FEATURES AFFECTING THIS PROPERTY MAY NOT BE SHOWN.



June 19, 2024

TOPSITE
Civil Group

6262 McPherson Road Ste 206
Laredo, TX 78041
enrg.# F-22574 surv.#10194686
P (956) 725-5057

EASEMENT 6 - EXHIBIT B
10' UTILITY EASEMENT
CITY OF LAREDO
WEBB COUNTY, TEXAS

DRAWN BY: J.A.M	DATE: 06.19.2024	PROJECT: 21-024
CHECKED BY: R.M.V.		SHEET: 2 OF 2
APPROVED BY: J.A.M		STATUS: FINAL
FILE: 21.024 PROPOSED SANITARY EASEMENT CV SOUTH-AERIAL EXHIBIT_RECOVER.DWG		