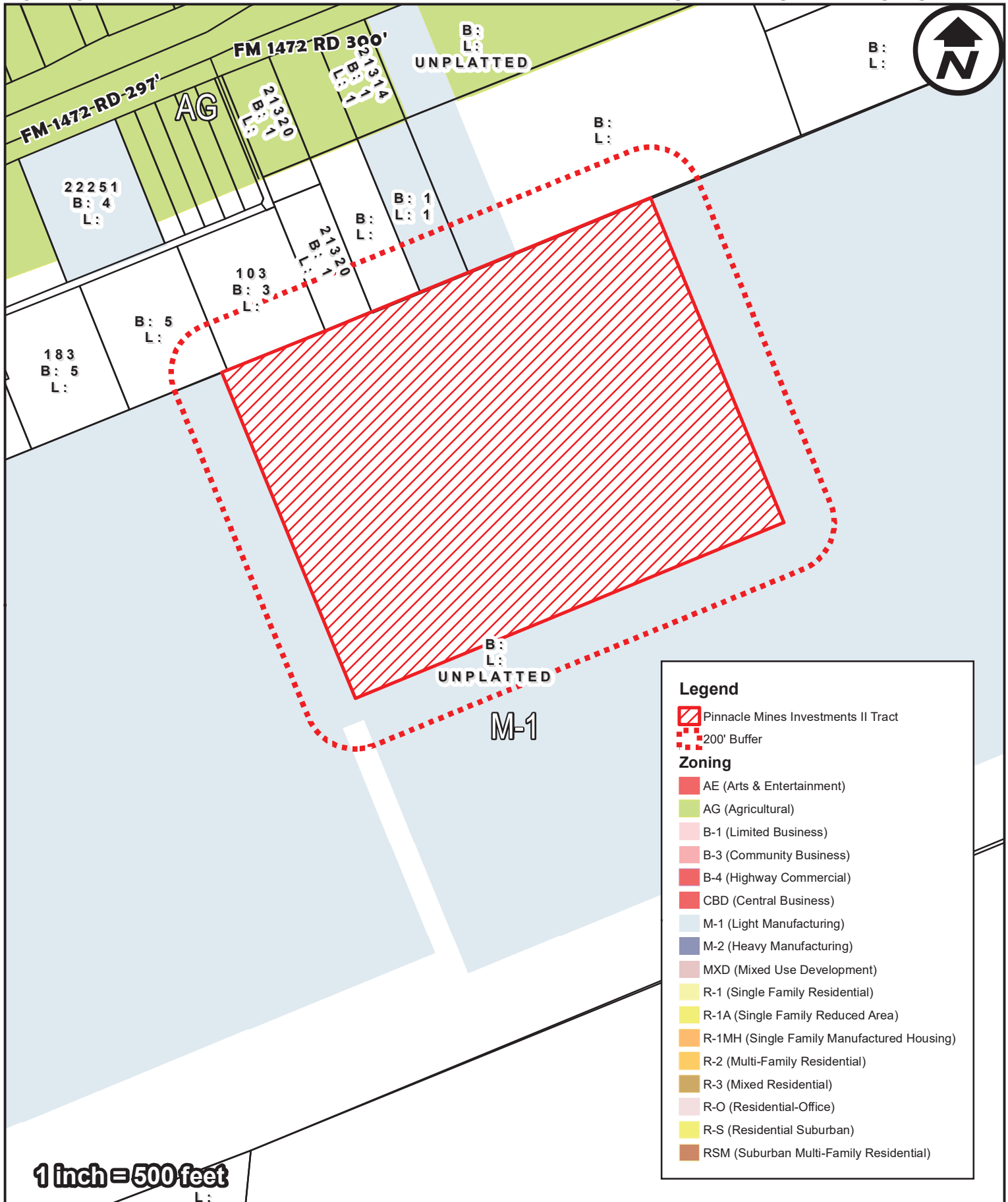




## ZONING MAP

GILPIN ENGINEERING COMPANY



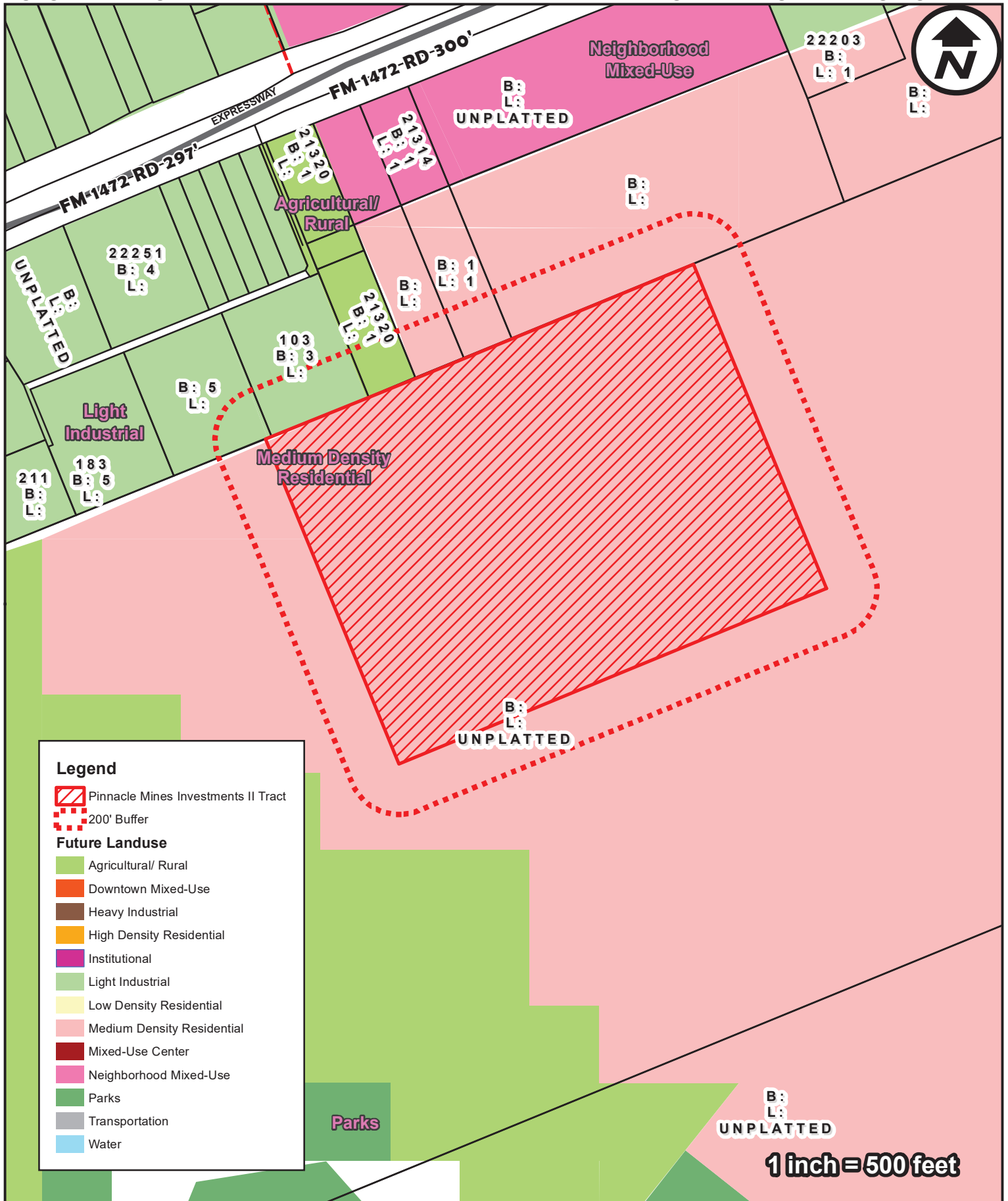
City of Laredo Planning Department  
1413 Houston Street  
Laredo, Texas 78040

## DISCLAIMER

The information provided in this map submitted to, gathered by and/or developed by the City of Laredo from various sources. Geographic Information has a high probability of becoming outdated from the time it is collected and therefore, at-present ground conditions should be assessed to determine the accuracy of provided information. The city of Laredo assumes no liability for any decisions made or actions taken or no taken by the user of this data in reliance upon any data furnished herewith. The use of this data indicates your unconditional acceptance of all risks associated with the use of this data.

FUTURE LANDUSE

GILPIN ENGINEERING COMPANY



**Legend**

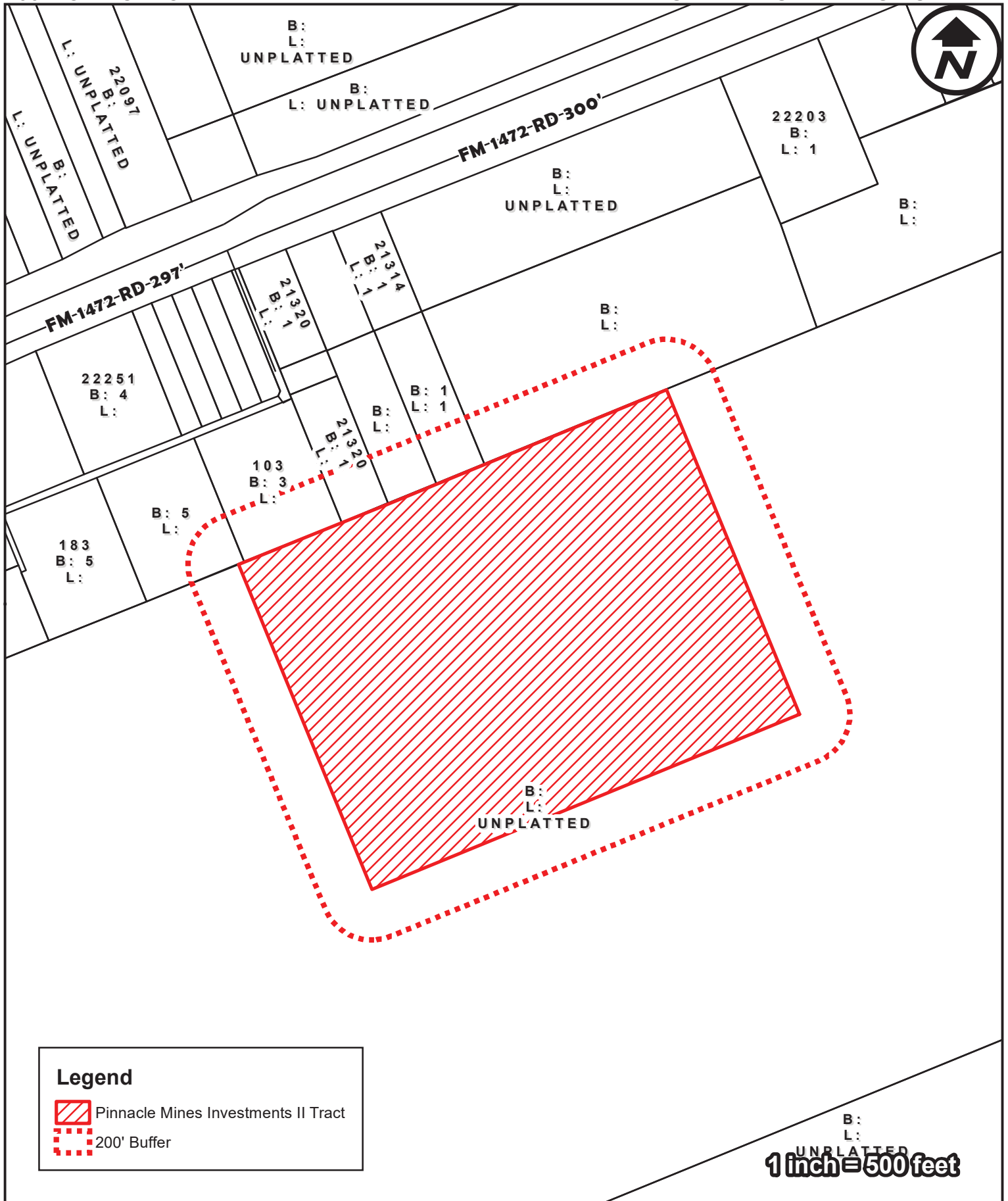
- Pinnacle Mines Investments II Tract
- 200' Buffer

**Future Landuse**

- Agricultural/ Rural
- Downtown Mixed-Use
- Heavy Industrial
- High Density Residential
- Institutional
- Light Industrial
- Low Density Residential
- Medium Density Residential
- Mixed-Use Center
- Neighborhood Mixed-Use
- Parks
- Transportation
- Water

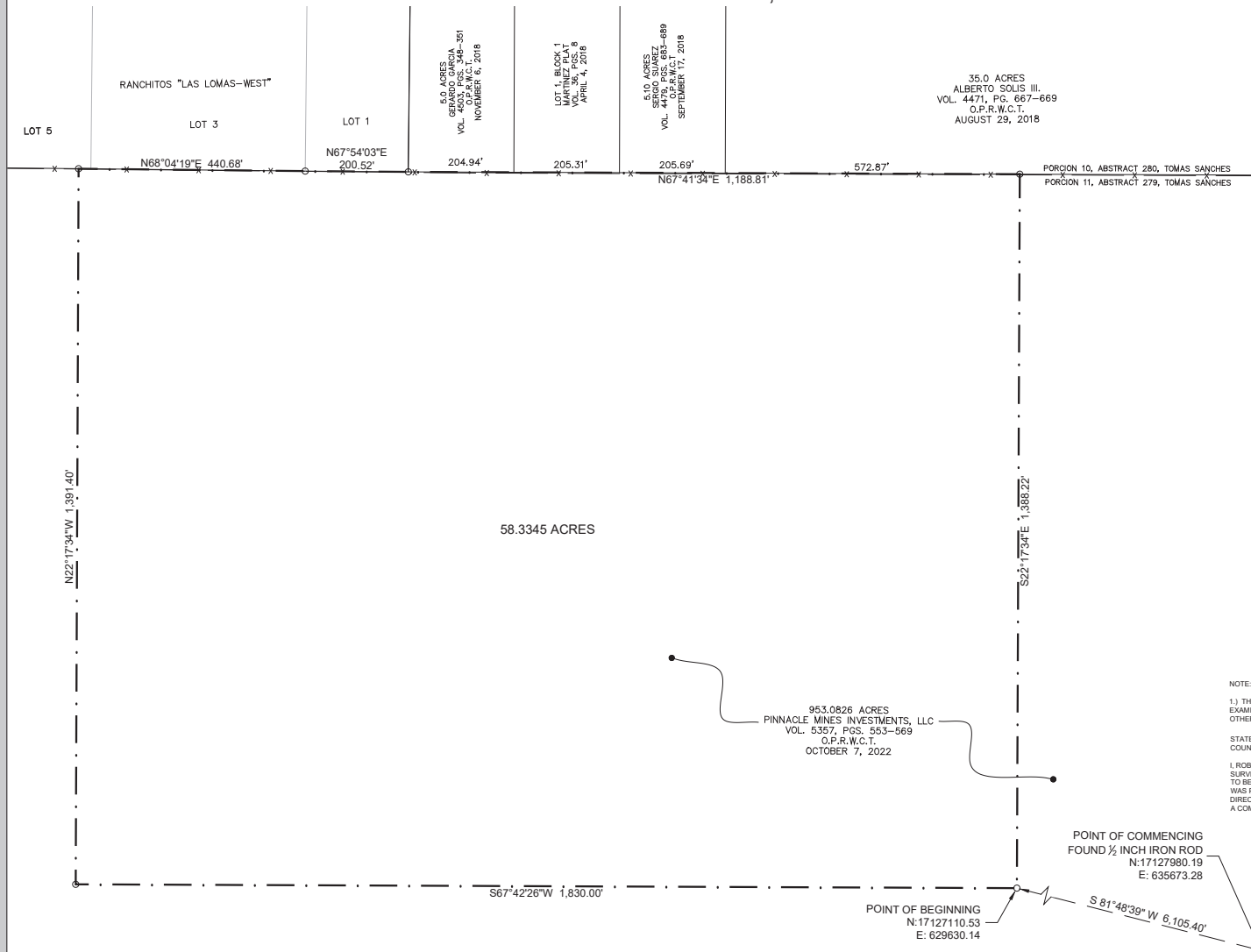
200' NOTIFICATION

GILPIN ENGINEERING COMPANY





2023 ANNEXATION SURVEY  
OF  
58.3345 ACRES, MORE OR LESS



○	SET 1/2 INCH IRON ROD
○ FDIR	FOUND 1/2 INCH IRON ROD
—	PROPERTY BOUNDARY LINE
— X —	FENCE LINE

LEGEND

NOTE:

1.) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION REPORT AND MAY NOT SHOW ALL EASEMENTS, SETBACKS, OR OTHER MATTERS OF RECORD.

STATE OF TEXAS  
COUNTY OF WEBB

I, ROBERT J. GILPIN, THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR, NUMBER 5844, 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.

**T.B.P.L.S. Firm Registration # 10-693770**  
**T.B.P.E. Firm Registration # F-9246**  
 1204 MCPHERSON RD., STE 100  
 Laredo, Texas 78045  
 PH: 956.753.2210  
 FAX: 956.753.2213



**GILPIN**  
ENGINEERING COMPANY

DATE:	7-20-2023
REVISION:	
AS-BUILT:	

58.3345 ACRES  
WEBB COUNTY, TEXAS  
2023 ANNEXATION SURVEY

PG-REU-ANNEX-MASTER.dwg
3LPLBLK.dwg
DRAWN BY: KV.
CHECKED BY: J.G.
SHEET NO.
1 of 1

STATE OF TEXAS\*  
COUNTY OF WEBB\*  
**58.3345 ACRES**

FIELD NOTES DESCRIBING A 58.3345 ACRE PARCEL OF LAND, BEING OUT OF A 953.0826 ACRE TRACT, RECORDED IN VOLUME 5357, PAGES 553-569, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS. HEREIN DESCRIBED PARCEL, SITUATED IN PORCION 11, ABSTRACT 279, ORIGINAL GRANTEE THOMAS SANCHES, WEBB COUNTY, TEXAS. BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Commencing at a found ½ inch iron rod being the most southerly corner of a 24.426 Acre Tract, recorded in Volume 2074, Page 382-385, Official Public Records of Webb County, Texas, situated on the common boundary between Pinnacle Industry Center – FM 1472, Unit 12, recorded in Volume 39, Pages 53-57, Plat Records of Webb County, Texas and said 953.0826 Acre Tract;

Thence, S81°48'39"W, a distance of 6,105.40 feet, to a set ½ inch iron rod, for the **POINT OF BEGINNING** of this 58.3345 Acre Parcel and the **easterly corner** hereof;

Thence, S67°42'26"W, with the southeasterly line of herein described parcel, a distance of 1,830.00 feet, to a set ½ inch iron rod, for the **southerly corner** hereof;

Thence, N22°17'34"W, with the southwesterly line of herein described parcel, a distance of 1,391.40 feet, to a set ½ inch iron rod situated on the common boundary between Ranchitos "Las Lomas - West" and said 953.0826 Acre Tract, for the **westerly corner** hereof;

Thence, N68°04'19"E, along a fence occupied as the common boundary line between said Ranchitos "Las Lomas – West" and said 953.0826 Acre Tract, same being the northwesterly line of herein described parcel, a distance of 440.68 feet, to a set ½ inch iron rod, for a point of deflection hereof;

Thence, N67°54'03"E, along a fence occupied as the common boundary between said Ranchitos "Las Lomas – West" and said 953.0826 Acre Tract, same being the northwesterly line of herein described parcel, a distance of 200.52 feet, to a set ½ inch iron rod being the southerly corner of a 5.0 Acres Tract, recorded in Volume 4503, Pages 348-351, Official Public Records of Webb County, Texas, same being the easterly corner of said Ranchitos "Las Lomas – West", for a point of deflection hereof;



Thence, N67°41'34"E, along a fence occupied as the common boundary between said 5.0 Acre Tract and said 953.0826 Acre Tract, a distance of 204.94 feet, to a point being the southerly corner of Lot 1, Block 1 of Martinez Plat, recorded in Volume 36, Page 8, Plat Records of Webb County, Texas, same being the easterly corner of said 5.0 Acre Tract, continuing along a fence occupied as the common boundary between said Lot 1 and said 953.0826 Acre Tract, a distance of 205.31 feet, to a point being the southerly corner of a 5.10 Acre Tract, recorded in Volume 4479, Pages 683-689, Official Public Records of Webb County, Texas, same being the easterly corner of said Lot 1, continuing along a fence occupied as the common boundary between said 5.10 Acre Tract and said 953.0826 Acre Tract a distance of 205.69 feet, to a point being the southerly corner of a 35.0 Acre Tract, recorded in Volume 4471, Pages 667-669, Official Public Records of Webb County, Texas, same being the easterly corner of said 5.10 Acre Tract, continuing along a fence occupied as the common boundary between said 35.0 Acre Tract and said 953.0826 Acre Tract, a distance of 572.87 feet, for a total distance of 1,188.81 feet, with the northwesterly line of herein described parcel, for the **northerly corner** hereof;

Thence, S22°17'34"E, with the northeasterly line of herein described parcel, a distance of 1,388.22 feet, to a set ½ inch iron rod, to said **POINT OF BEGINNING**, containing within these metes and bounds 58.3345 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



7-21-23



ANNEXATION 2023  
58.3345 ACRES

-----  
Parcel name: CLO-58.3345ACS

North: 17126542.6808      East : 631343.6017  
North: 17127110.53'      East: 629630.14'

Line Course: N22°17'34"W	Length: 1388.22'
North: 17128394.99'	East: 629103.53'
Line Course: S67°41'34"W	Length: 1188.81'
North: 17127943.75'	East: 628003.69'
Line Course: S67°54'03"W	Length: 200.52'
North: 17127868.32'	East: 627817.90'
Line Course: S68°04'19"W	Length: 440.68'
North: 17127703.75'	East: 627409.10'
Line Course: S22°17'34"E	Length: 1391.40'
North: 17126416.34'	East: 627936.92'
Line Course: N67°42'26"E	Length: 1830.00'
North: 17127110.54'	East: 629630.14'

Closure Course: N 54-03-52 W    Length: 0.01

Error North: 0.00      East : -0.01

Perimeter: 6439.63'      Area: 58.3345 acres

