



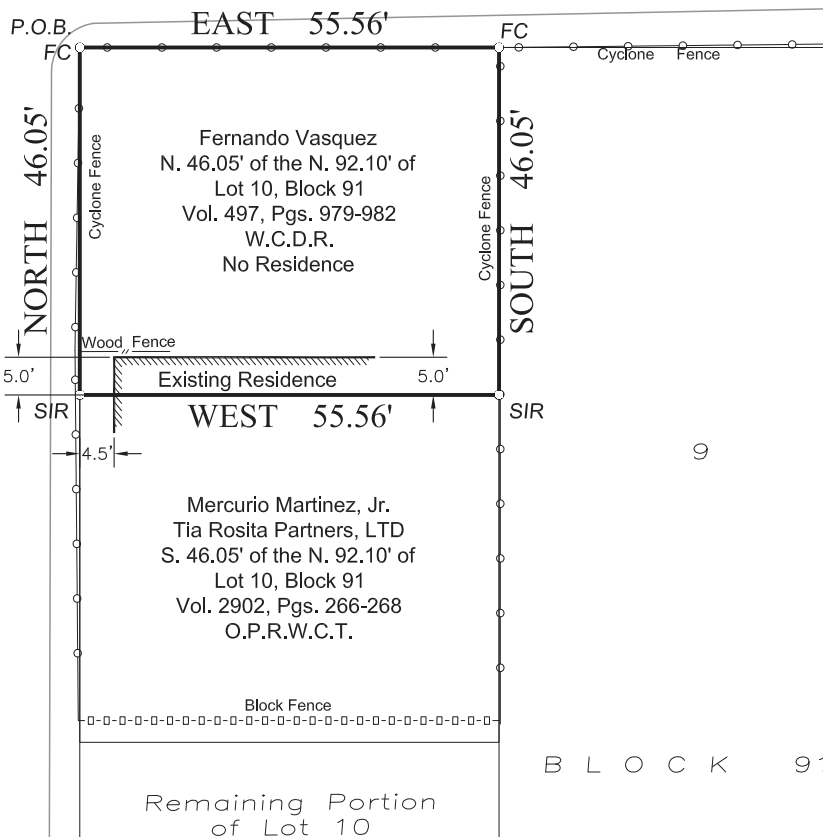
B L O C K 97

1

2

HIDALGO ST.

SAN FRANCISCO AVE.



Subject property does not appear to be located in Flood Plain according to FEMA Map 48479C1195C. Effective Date: April 2, 2008.

1A

SIR Set Iron Rod
FIR Found Iron Rod
FC Fence Corner

LEGAL DESCRIPTION

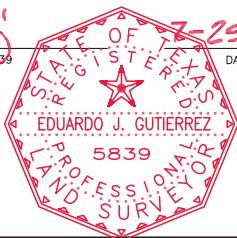
419 HIDALGO ST.
N. 46.05' OF THE N. 92.10' OF LOT 10, BLOCK 91
WESTERN DIVISION
CITY OF LAREDO, WEBB COUNTY, TEXAS

CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE FOREGOING PLAT OF SURVEY WAS 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



THIS SURVEY IS VALID ONLY WITH ORIGINAL SEAL IN RED INK.

MONUMENTS HELD:

A Fence Corner at the Southwest corner of Lot 1, Block 91 and a Fence Corner at the Northwest corner of Lot 10, Block 91.

Plot Call: NORTH 222.22'
Field Measure: NORTH 222.00'

(CALLS IN PARENTHESIS TO/FROM RECORDED PLAT CORNERS)



P R E M I E R
CIVIL ENGINEERING L.L.C.

Land Development Planning Water Wastewater
Transportation Surveying

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1302 Calle Del Norte, Ste. 2
Laredo, Texas 78041

Phone (956) 717-1199
Fax (956) 717-1196
E-mail: ac@premier-ce.com

DRAWN BY:	A.G.N.	SCALE:	1"=20'
CHECKED BY:	A.X.C.	JOB #:	5253-11
APPROVED BY:	E.J.G.	FILE NAME:	5253-11
FIELD DATE:	08/23/11	SHEET:	1 OF 2



PREMIER CIVIL ENGINEERING

Land Development • Planning • Water • Wastewater
Transportation • Surveying

FIELD NOTES

0.059 ACRES

A TRACT OF LAND CONTAINING A TOTAL OF 0.059 ACRES, more or less, being the North 46.05 feet of the North 92.10 feet of Lot Number Ten (10), in Block Number Ninety-One (91), situated in the Western Division of the City of Laredo, Webb County, Texas, such property fronting 55.56 feet on Hidalgo Street and extending South for a depth along San Francisco Avenue 46.05 feet as described in Gift Deed dated October 2, 1975 recorded in Volume 497, Pages 979-982, Webb County Deed Records Texas and being more particularly described as follows:

BEGINNING at a cyclone fence corner post, the northwest corner of said Lot 10, Block 91, the northwest corner hereof;

Thence, **EAST 55.56 feet** with the south right of way line of Hidalgo Street to a cyclone fence corner post, the northwest corner of Lot 9, Block 91, the northeast corner of said Lot 10, Block 91, the northeast corner hereof;

Thence, **SOUTH 46.05 feet** with the west line of said Lot 9, Block 91 to a set ½" iron rod, the northeast corner of the South 46.05 feet of the North 92.10 feet of said Lot 10, Block 91 conveyed to Mercurio Martinez, Jr. Tia Rosita Partners, LTD recorded in Volume 2902, Pages 266-268, Official Public Records Webb County Texas, the southeast corner hereof;

Thence, **WEST 55.56 feet** with the north line of said North 92.10 feet of said Lot 10, Block 91 to a set ½" iron rod on the east right of way line of San Francisco Avenue, the northwest corner of the said North 92.10 feet of said Lot 10, Block 91, the southwest corner hereof;

Thence, **NORTH 46.05 feet** with the east right of way line of said San Francisco Avenue to the **POINT OF BEGINNING** and containing **0.059 acres**, more or less.

MONUMENTS HELD:

A cyclone fence corner post at the Southwest corner of Lot 1, Block 91 and a cyclone fence corner post at the Northwest corner of Lot 10, Block 91.

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


Eduardo J. Gutierrez, R.P.L.S. #5839



7-25-23

Date