SAN LORENZO DRIVE (N)S 22° 26' 52" E 18.77 67° 29' 49" SCALE 1": 40' POB PEÑA PLAT LOT I, BLOCK I VOLUME 33, PAGE 82 W.C.M.R. N 22° 28' 30" W 38.13 JUAN ALFONSO PENA 0.4 ACRES CALLED 0.5 ACRES VOLUME 5089, PAGE 861 W.C.O.P.R. SIR VILORE SUBDIVISION 2 LOT I, BLOCK I VOLUME 17, PAGE 75 W.C.P.R. FIR ZONE A 100 YEAR FLOOD ZONE LIMITS FEMA FIRM 48479C1185C **LEGEND** 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. BASIS OF BEARINGS: BASIS OF BEARING FOR THIS PLAT IS THE TEXAS PROPERTY LINE COORDINATE SYSTEM, NAD 83, TEXAS SOUTH ZONE. LOT LINES 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. 4205, BASED ON MEASUREMENTS ACCORDING TO A **CURB & GUTTER** GPS OBSERVATION SESSION AND COMPUTED BY CHAINLINK FENCE THE NATIONAL GEODETIC SURVEY (NGS) ON BASE ROAD CENTER LINE LOCATION: WATER METER ⊠ wm LATITUDE: 027° 34' 55.94" O PP POWER POLE LONGITUDE: 099° 31' 36.09" THIS WORK DOES NOT REPRESENT A CHAIN OF O TPED PEDESTAL - TELEPHONE TITLE EXAMINATION, SURFACE MINERAL FEE IN EITHER SUBJECT AND/OR ADJACENT TRACTS MAY NOT BE CURRENT AND/OR HISTORICALLY NORTHING: 17101808.4200' SET IRON ROD O IRS EASTING: 651680.1900' CORRECT AND IS SHOWN FOR INFORMATIONAL PURPOSE ONLY. PROPERTY DOES NOT APPEAR TO BE LOCATED IN A FLOOD ZONE AS PER MAP 48479C1185C, PUBLISHED DATE APRIL 2, 2008. TETAS TE OF TEN 80' 0 10' 20' 40' \* SCALE: 1" = 40' FRANCISCO RAMOS SURVEY OF 6573 ALL OF LOT 1, BLOCK 1 POFESSIONE PEÑA PLAT AND SURVEY VOLUME 33, PAGE 82 W.C.M.R. AND ALL OF A 0.40 ACRE TRACT I, THE UNDERSIGNED, A PROFESSIONAL LAND SURVEYOR IN THE STATE VOLUME 5089, PAGE 861 W.C.O.P.R.

LAREDO, TX 78046 OF TEXAS, HEREBY CERTIFY THAT THE FOREGOING PLAT OF SURVEY WAS PREPARED FROM AN ACTUAL SURVEY OF THE STATED PROPERTY ON THE GROUND AND UNDER MY SUPERVISION, AND THAT THIS SKETCH APPROVED BY: F.R. REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY. DRAWN BY: F.R. ENGINEERING, PLLC SHEET 1 OF 1 4820 MIMS AVE., STE. #2 LAREDO, TX 78041 C: 956.326.9420 FIRM NUMBERS CHECKED BY: F.R.

ng, PLLC\Projects\Year 3 - 2024\2024-393-Pena Plat No 2 - Plaf\500 - Plan Production\dwg\E

RAMOS, R.P.L.S. No.

YSCC

FILE:24-393-BASE-REZONE.DWG

DATE

SUR: 10194771 DATE: 02.18.2025

REV: -

## LEGAL DESCRIPTION OF

## ALL OF LOT 1, BLOCK 1 PENA PLAT VOLUME 33, PAGE 82 W.C.M.R. AND ALL OF A 0.40 ACRE TRACT OF LAND VOLUME 5089, PAGE 861 W.C.O.P.R.

## LAREDO - WEBB COUNTY - TEXAS

BEING A 0.65 ACRE TRACT OF LAND, MORE OR LESS, BEING ALL OF LOT 1, BLOCK 1, OF THE PENA PLAT, RECORDED IN VOLUME 33, PAGE 82, WEBB COUNTY MAP RECORDS, WEBB COUNTY, TEXAS, AND ALL OF A CALLED 0.40 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED IN VOLUME 5089, PAGE 861, WEBB COUNTY OFFICIAL PUBLIC RECORDS, WEBB COUNTY, TEXAS, BEING SITUATED IN PORCION 22, ABSTRACT 277, M.J. SANCHEZ, ORIGINAL GRANTEE, WEBB COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A FOUND IRON ROD, BEGIN THE NORTHEAST CORNER OF LOT 1, BLOCK 1, OF THE PENA PLAT, RECORDED IN VOLUME 33, PAGE 82, WEBB COUNTY MAP RECORDS, WEBB COUNTY, TEXAS, AND ALSO BEING THE **POINT OF BEGINNING** AND THE NORTHEAST CORNER HEREOF;

- THENCE S 22° 30' 11" E, A DISTANCE OF 207.60, ALONG THE EAST PROPERTY LINE OF SAID LOT 1, BLOCK 1, TO A POINT BEING THE SOUTHEAST CORNER OF SAID LOT 1, AND THE SOUTHEAST CORNER HEREOF;
- THENCE S 67° 29' 49" W, A DISTANCE OF 52.50', ALONG THE SOUTH PROPERTY LINE OF SAID LOT 1, TO A POINT BEING THE SOUTHWEST CORNER OF SAID LOT 1, AND BEGIN THE SOUTHERN MOST SOUTHWEST CORNER HEREOF:
- THENCE N 22° 26' 52" W, A DISTANCE OF 66.93', ALONG THE WEST PROPERTY LINE OF SAID LOT1, TO A SET 1/2' IRON ROD BEING THE SOUTHEAST CORNER OF A CALLED 0.40 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED IN VOLUME 5089, PAGE 861, WEBB COUNTY OFFICIAL PUBLIC RECORDS, WEBB COUNTY, AND BEGIN AN INTERIOR CORNER AND POINT OF DEFLECTION HEREOF;
- THENCE S 67° 45' 01" W, A DISTANCE OF 110.33', ALONG THE SOUTH PROPERTY LINE OF SAID CALLED 0.40 ACRE TRACT TO A FOUND IRON ROD, BEING THE SOUTHEAST CORNER OF LOT 1, BLOCK 1, VILORE SUBDIVISION, RECORDED IN VOLUME 17, PAGE 75, WEBB COUNTY PLAT RECORDS, WEBB COUNTY, TEXAS, AND BEGIN THE SOUTHWEST CORNER OF SAID CALLED 0.40 ACRE TRACT, AND THE SOUTHWEST CORNER HEREOF:
- THENCE N 22° 01' 51" W, A DISTANCE OF 93.39', ALONG THE NORTHERN PROPERTY LINE OF SAID VILORE SUBDIVISION, AND THE SOUTHWESTERN PROPERTY LINE OF SAID 0.40 ACRE TRACT, TO A POINT OF DEFLECTION HEREOF;
- THENCE N 20° 42' 45" W, A DISTANCE OF 27.75', CONTINUING ALONG THE NORTHERN PROPERTY LINE OF SAID VILORE SUBDIVISION, AND THE SOUTHWESTERN PROPERTY LINE OF SAID 0.40 ACRE TRACT, TO A POINT OF DEFLECTION HEREOF;
- THENCE N 22° 28' 30" W, A DISTANCE OF 38.13', CONTINUING ALONG THE NORTHERN PROPERTY LINE OF SAID VILORE SUBDIVISION, TO A POINT BEING THE NORTHEAST CORNER OF SAID VILORE SUBDIVISION, AND BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAN LORENZO STREET, AND ALSO BEING THE NORTHWEST OF SAID 0.40 ACRE TRACT AND THE NORTHWEST CORNER HEREOF;
- THENCE N 67° 39' 11", E A DISTANCE OF 108.83', ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAN LORENZO STREET, AND THE NORTH PROPERTY LINE OF SAID 0.40 ACRE TRACT, TO A POINT BEING THE NORTHEAST CORNER OF SAID 0.40 ACRE TRACT, AND BEING THE NORTHEAST CORNER HEREOF;
- THENCE S 22° 26' 52" E, A DISTANCE OF 18.77', ALONG THE NORTHERN PROPERTY LINE OF SAID 0.40 ACRE TRACT, TO A SET 1/2" IRON ROD, BEING THE NORTHWEST CORNER OF SAID LOT 1, AND BEING AN INTERIOR CORNER AND POINT OF DEFLECTION HEREOF;
- THENCE THENCE N 67° 29' 49" E, A DISTANCE OF 52.30', ALONG THE NORTHERN PROPERTY LINE OF SAID LOT 1, TO THE POINT OF BEGINNING OF THIS 0.65 ACRE TRACT OF LAND, MORE OR LESS.

STATE OF TEXAS COUNTY OF WEBB

I, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS SURVEY DESCRIPTION IS TRUE AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, ON THE GROUND, THAT THE CORNER MONUMENTS SHOWN WERE PROPERLY PLACED OR LOCATED UNDER MY SUPERVISION.

FRANCISCO, RAMOS, R.P.L.S. No. 5573 DATE

FRANCISCO RAMOS

6573

OFESSION

SURVE

SHEET: 2 OF 2