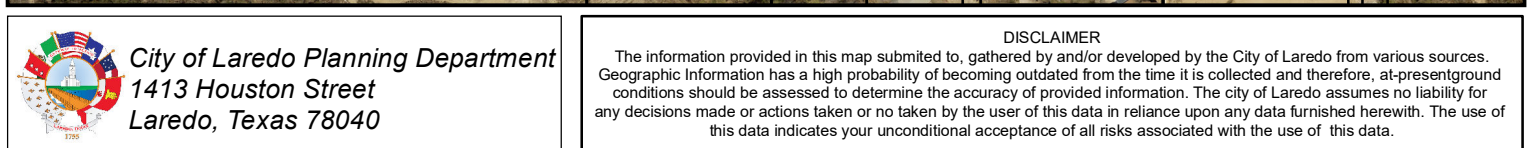


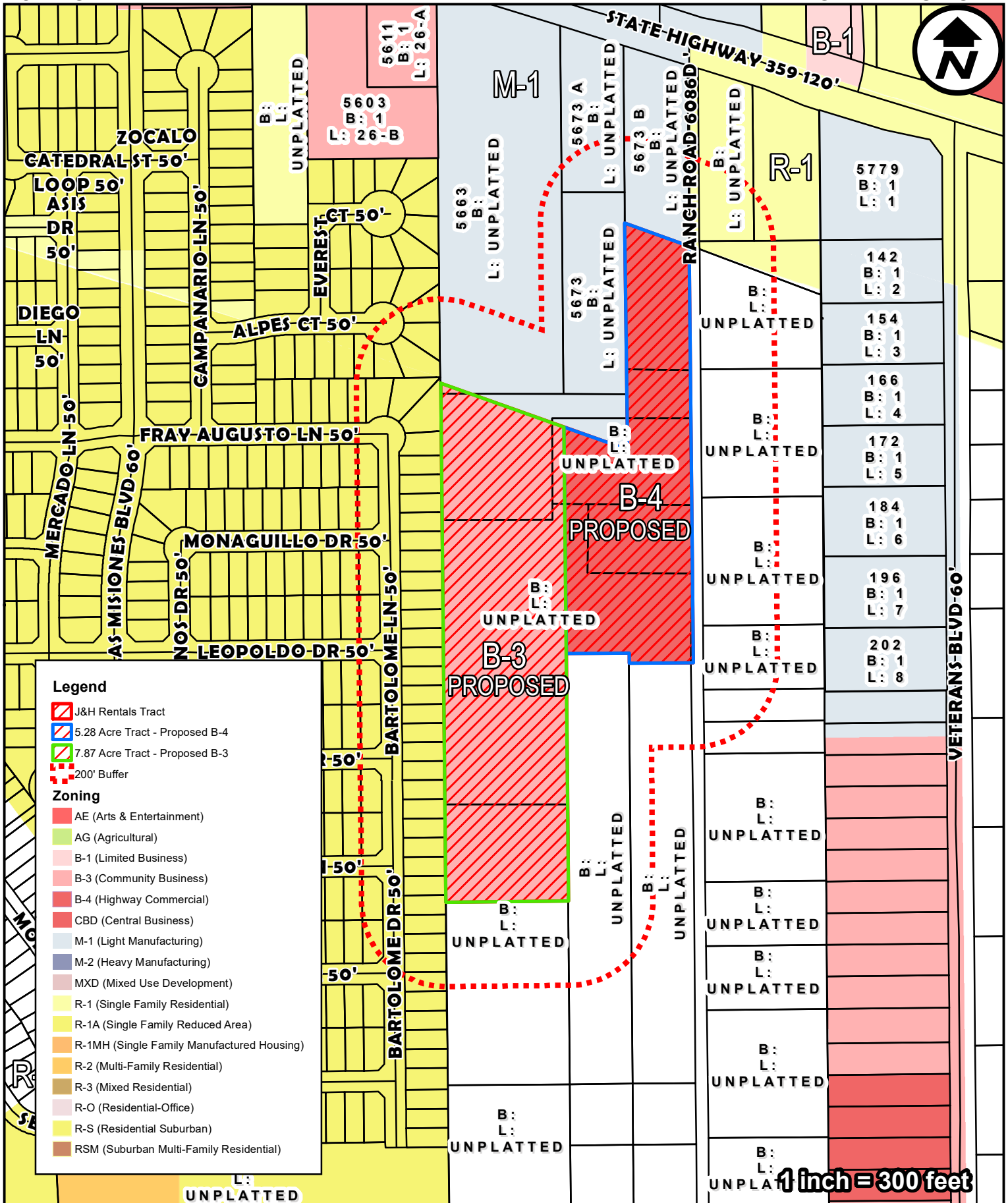
**CRANE ENGINEERING CORP.**





## ZONING MAP

CRANE ENGINEERING CORP.



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

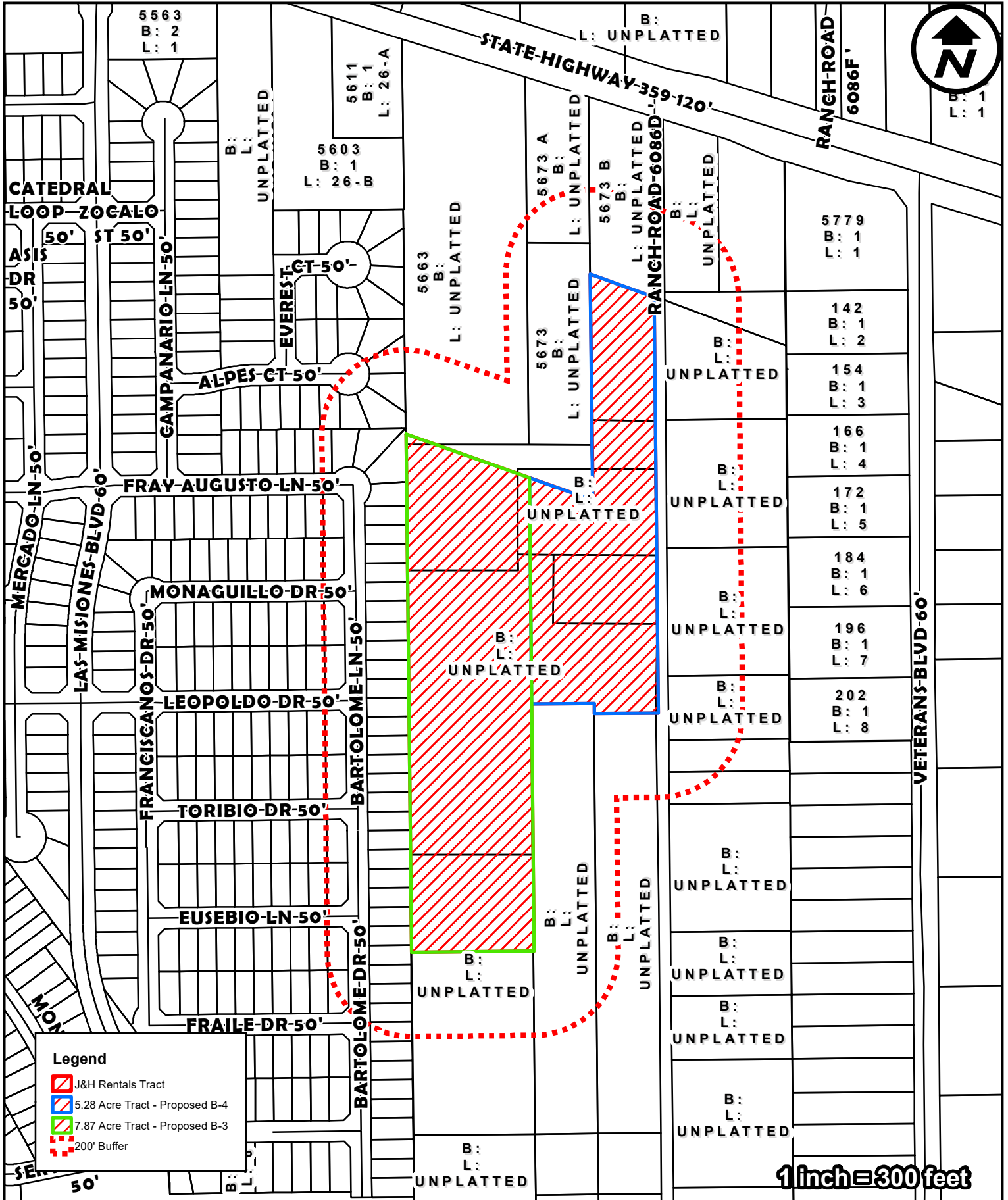
## DISCLAIMER

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 Geographic Information has a high probability of becoming outdated from the time it is collected and therefore, at-present ground conditions should be assessed to determine the accuracy of provided information.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.

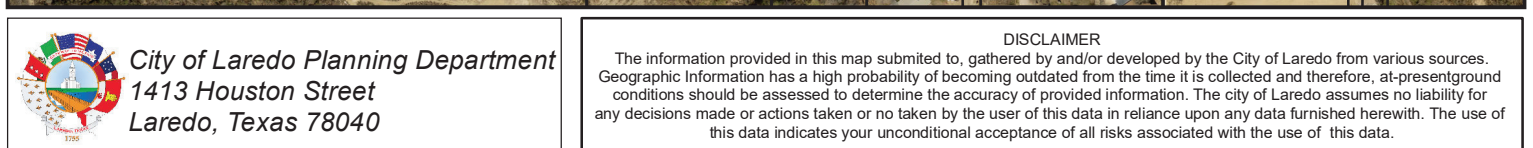


200' NOTIFICATION

CRANE ENGINEERING CORP.



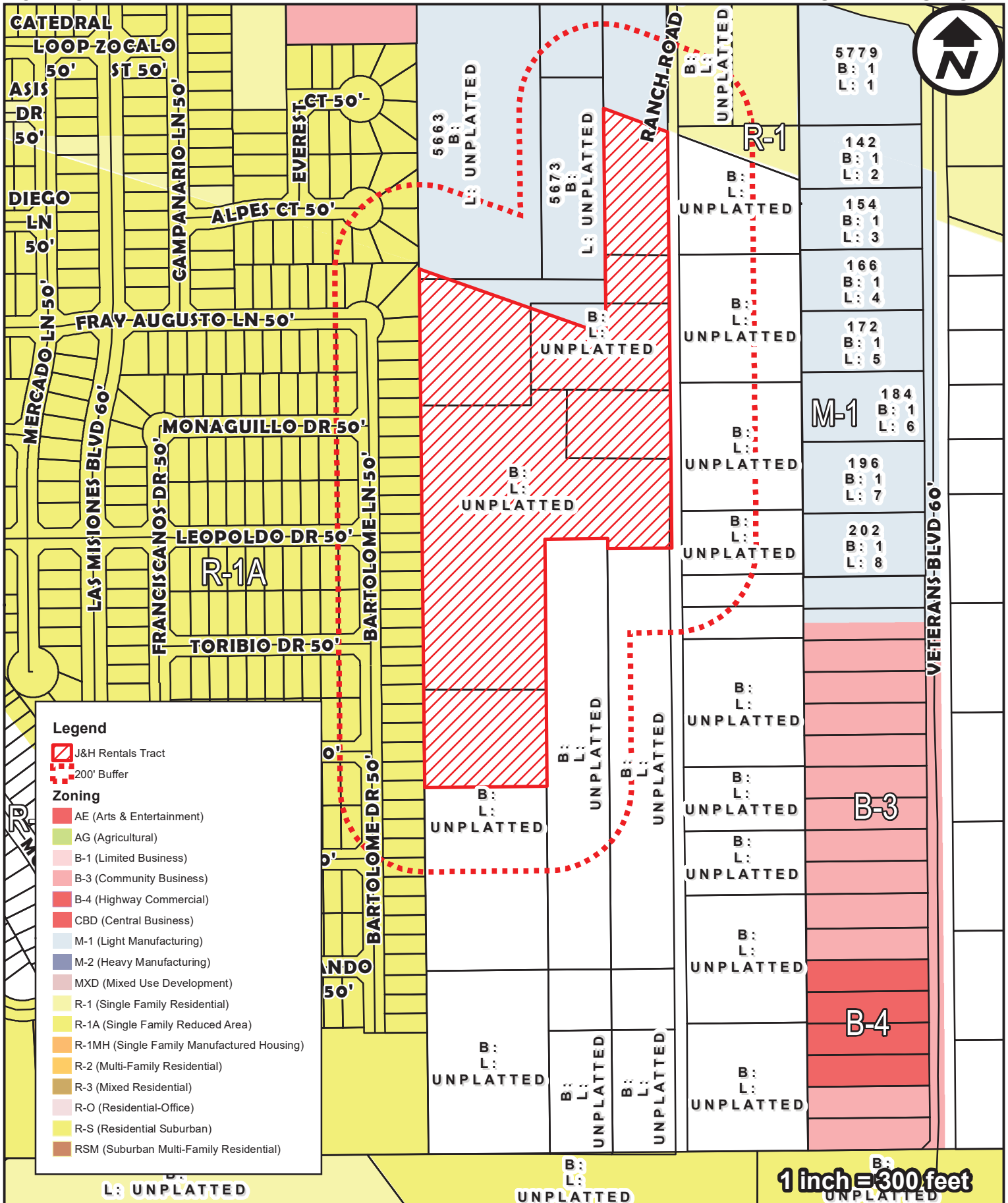


**CRANE ENGINEERING CORP.**



## ZONING MAP

CRANE ENGINEERING CORP.



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

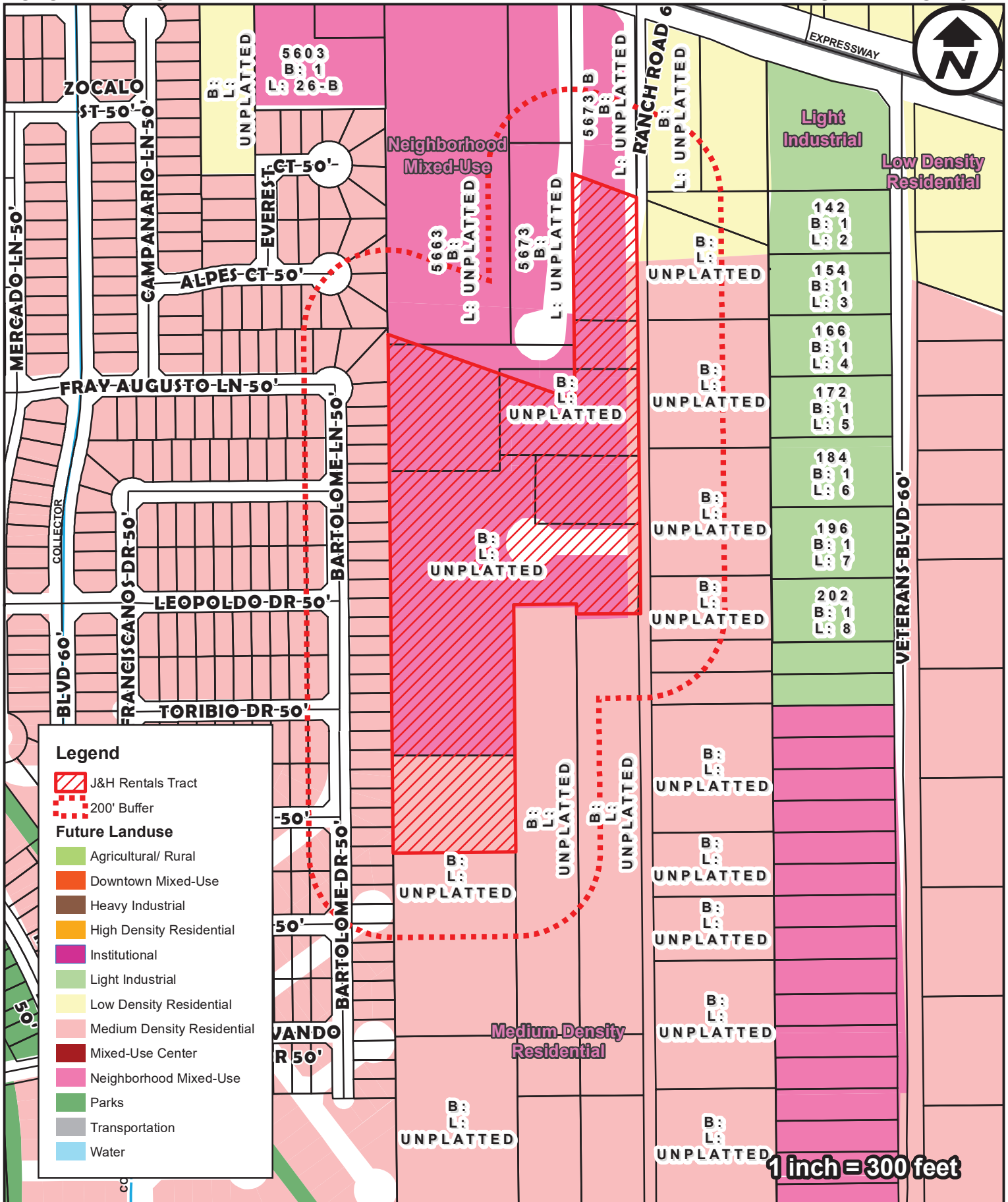
## DISCLAIMER

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 Geographic Information has a high probability of becoming outdated from the time it is collected and therefore, at-present ground conditions should be assessed to determine the accuracy of provided information.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

CRANE ENGINEERING CORP.



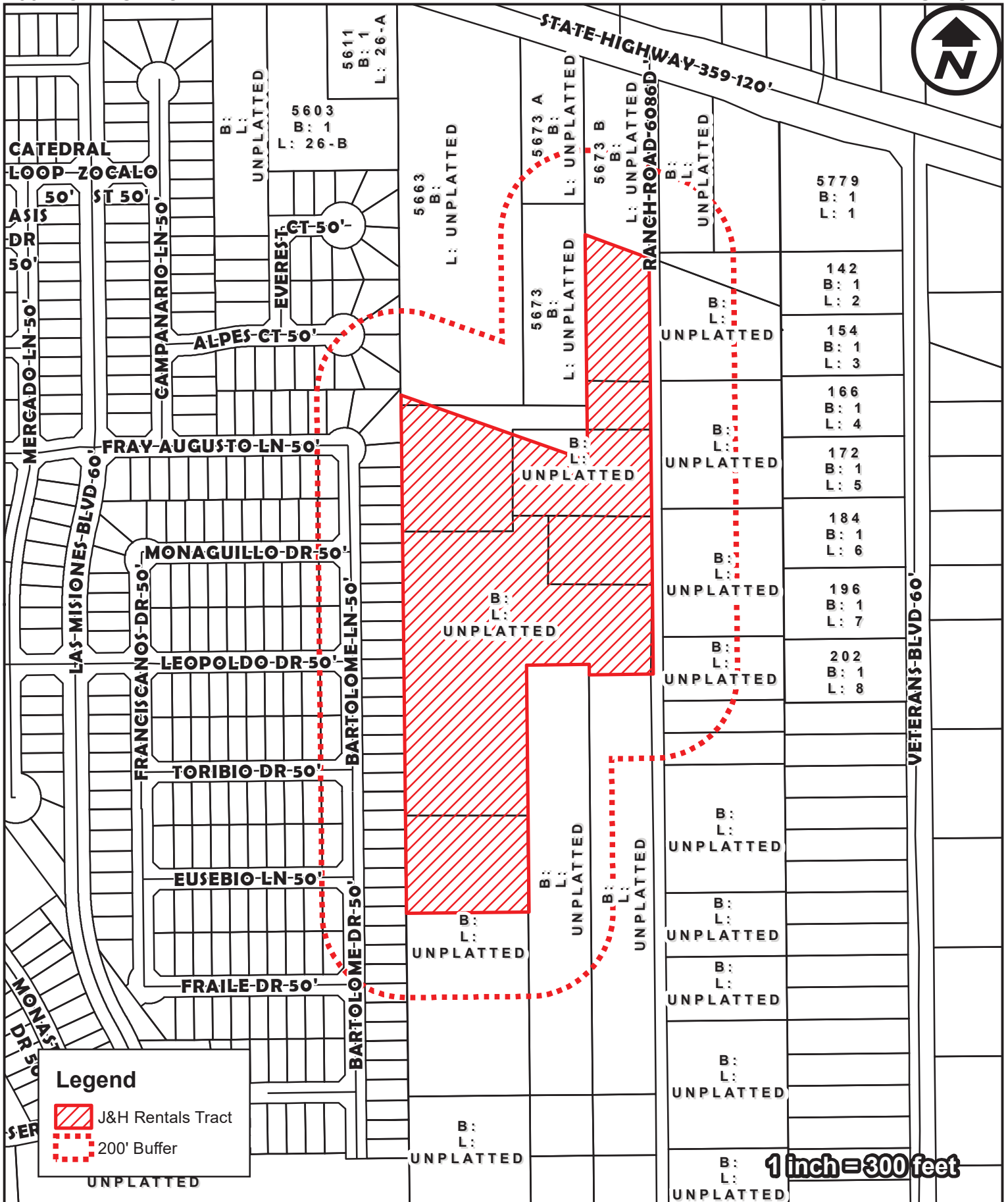
City of Laredo Planning Department  
1413 Houston Street  
Laredo, Texas 78040

## 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.

200' NOTIFICATION

CRANE ENGINEERING CORP.

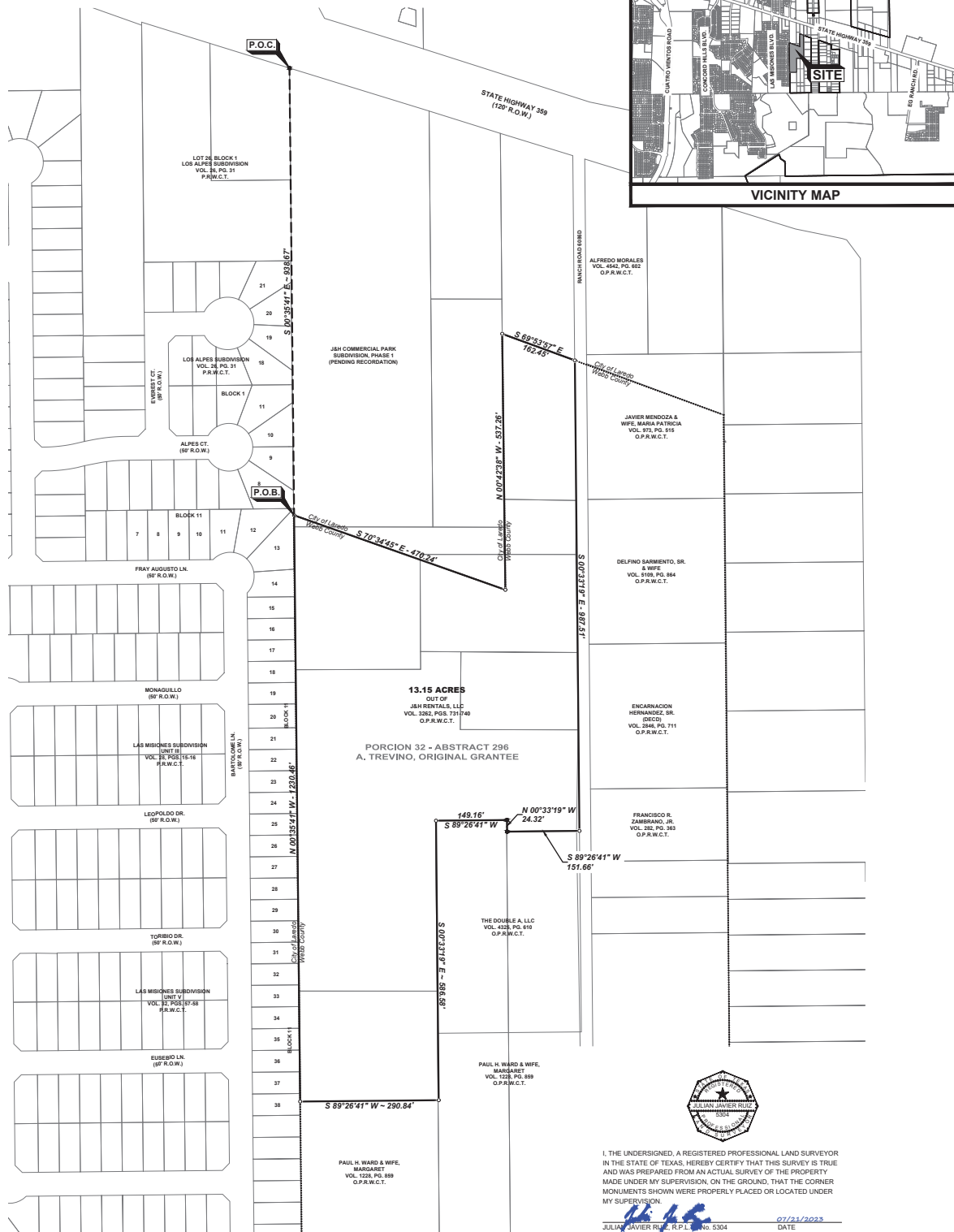


City of Laredo Planning Department  
1413 Houston Street  
Laredo, Texas 78040

## 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.





I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR  
IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS SURVEY 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.

JULIAN JAVIER RUIZ, R.P.L. No. 5304

07/21/2023  
DATE

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**Field Notes  
for a 13.15 acre tract of land  
out of tracts of land conveyed to J&H Rentals, LLC  
situated in Porcion 32, A. Trevino, Abstract 296  
Webb County, Texas**

Being a 13.15 acre tract of land, out of a tract of land conveyed to J&H Rentals, LLC, a Texas Limited Liability Company, as described in deed recorded in Volume 3262, Pages 731-740, Official Public Records, Webb County, Texas, listed as Additional Commercial Tracts situated in Porcion No. 32, Webb County, Texas, being out of Tracts 1 – 4 and more fully described by metes and bounds in that certain copy of said agreement, recorded in Volume 574, Pages 569-573, Deed Records, Webb County, Texas, Volume 1051, Page 611, Real Property Records, Webb County, Texas, and Volume 1051, Page 622, Real Property Records, Webb County, Texas, and being more particularly described by metes and bounds as follows, to wit:

**Commencing** at a  $\frac{1}{2}$ " **iron rod found** at the northeast corner of Lot 26, Block 1, Los Alpes Subdivision, recorded in Volume 26, Page 31, Plat Records, Webb County, Texas, same point being the northwest corner of Tract 1 of the original 20 acres J&H Rentals, LLC tract;

**Thence**, with the easterly line of said Los Alpes Subdivision, **South 00 degrees 35 minutes 41 seconds East**, passing the northeast corner of Las Misiones Subdivision, Unit III recorded in Volume 28, Pages 15-16, Plat Records, Webb County, Texas, in all a total distance of **938.67 feet** to a  $\frac{1}{2}$ " **iron rod set**, for the **Point of Beginning** and the most westerly northwest corner hereof;

**Thence**, the following courses and distances:

**South 70 degrees 34 minutes 45 seconds East, 470.24 feet** to a  $\frac{1}{2}$ " **iron rod set**, for an interior corner hereof;

**North 00 degrees 42 minutes 38 seconds West, 537.26 feet** to a  $\frac{1}{2}$ " **iron rod set**, for the most northerly northwest corner hereof;

**Thence, South 69 degrees 53 minutes 57 seconds East, 162.45 feet** to a  $\frac{1}{2}$ " **iron rod set**, at the westerly right of way of Ranch Road 6086D, for the northeast corner hereof;

**Thence**, along the westerly right of way line of said Ranch Road 6086D, **South 00 degrees 33 minutes 19 seconds East, 987.51 feet** to a  $\frac{1}{2}$ " **iron rod set**, for the northeast corner of the Double A, LLC tract, recorded in Volume 4325, Page 610, Official Public Records, Webb County, Texas, for the most easterly southeast corner hereof;

**Thence**, along the northerly line of the said Double A, LLC tract, the following courses and distances:

**South 89 degrees 26 minutes 41 seconds West, 151.66 feet** to a  $\frac{1}{2}$ " **iron rod found**, for an exterior corner hereof;

**North 00 degrees 33 minutes 19 seconds West, 24.32 feet** to a  $\frac{1}{2}$ " **iron rod found**, for an interior corner hereof;

**South 89 degrees 26 minutes 41 seconds West, 149.16 feet** to a  $\frac{1}{2}$ " **iron rod set**, for an interior corner hereof;

**South 00 degrees 33 minutes 19 seconds East**, passing the southwest corner of aforementioned Double A, LLC tract, same point being the northwest corner of the Paul H. Ward & wife, Margaret tract, recorded in Volume 1228, Page 859, Official Public Records, Webb County, Texas, in all a total distance of **586.58 feet** to a  $\frac{1}{2}$ " **iron rod set**, for the most southerly southeast corner hereof;



**Field Notes**  
**for a 13.15 acre tract of land**  
**out of tracts of land conveyed to J&H Rentals, LLC**  
**situated in Porcion 32, A. Trevino, Abstract 296**  
**Webb County, Texas (continued)**


**Thence**, along the northerly line of the said Paul H. Ward & wife, Margaret tract, **South 89 degrees 26 minutes 41 seconds West, 290.84 feet** to a **½" iron rod set**, at the easterly line of Las Misiones Subdivision Unit V, recorded in Volume 32, Pages 57-58, Plat Records, Webb County, Texas, and the most westerly southwest corner hereof;

**Thence**, with the easterly line of said Las Misiones Subdivision, Unit V, **North 00 degrees 35 minutes 41 seconds West**, passing the southeast corner of aforementioned Las Misiones Subdivision, Unit III, in all a total distance of **1230.46 feet** to the **Point of Beginning** and containing 13.15 acres of land, more or less.

**Basis of Bearings:** Texas South Zone – 4205 – NAD83

**State of Texas:**  
**County of Maverick:**

I, **Julian Javier Ruiz**, a Registered Professional Land Surveyor in the State of Texas, do hereby state that the above captioned "Field Notes" and attached "Drawing" was prepared from an actual Survey performed on the ground under my supervision.

  
R.L.S. No. 5304 – Texas

07/21/2023  
Current Date



Mapcheck 1: J&H P2 Annexation boundary

Closure Summary

Precision, 1 part in: 473587.87'  
 Error distance: 0.01'  
 Error direction: S57° 28' 30"W  
 Area: 573007.24 Sq. Ft.  
 Square area: 573007.238  
 Perimeter: 4590.48'

Point of Beginning

Easting: 683408.9969'  
 Northing: 17068052.4673'

Side 1: Line

Direction: S70° 34' 45"E  
 Angle: [-70°34'45"]  
 Deflection angle: [109°25'15"]  
 Distance: 470.24'  
 Easting: 683852.4811'  
 Northing: 17067896.1105'

Side 2: Line

Direction: N0° 42' 38"W  
 Angle: [69°52'07"]  
 Deflection angle: [-110°07'53"]  
 Distance: 537.26'  
 Easting: 683845.8184'  
 Northing: 17068433.3292'

Side 3: Line

Direction: S69° 53' 57"E  
 Angle: [-69°11'19"]  
 Deflection angle: [110°48'41"]  
 Distance: 162.45'  
 Easting: 683998.3735'  
 Northing: 17068377.4995'

Side 4: Line

Direction: S0° 33' 19"E  
 Angle: [-110°39'22"]  
 Deflection angle: [69°20'38"]  
 Distance: 987.51'  
 Easting: 684007.9437'  
 Northing: 17067390.0359'

Side 5: Line

Direction: S89° 26' 41"W  
 Angle: [-90°00'00"]  
 Deflection angle: [90°00'00"]  
 Distance: 151.66'  
 Easting: 683856.2908'  
 Northing: 17067388.5661'

Side 6: Line

Direction: N0° 33' 19"W  
 Angle: [-90°00'00"]  
 Deflection angle: [90°00'00"]  
 Distance: 24.32'  
 Easting: 683856.0552'  
 Northing: 17067412.8849'

Side 7: Line

Direction: S89° 26' 41"W  
 Angle: [90°00'00"]  
 Deflection angle: [-90°00'00"]  
 Distance: 149.16'  
 Easting: 683706.9022'  
 Northing: 17067411.4394'

Side 8: Line


Direction: S0° 33' 19"E  
 Angle: [90°00'00"]  
 Deflection angle: [-90°00'00"]  
 Distance: 586.58'  
 Easting: 683712.5869'  
 Northing: 17066824.8869'

Side 9: Line

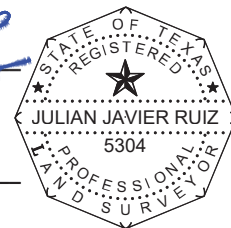
Direction: S89° 26' 41"W  
 Angle: [-90°00'00"]  
 Deflection angle: [90°00'00"]  
 Distance: 290.84'  
 Easting: 683421.7605'  
 Northing: 17066822.0683'

Side 10: Line

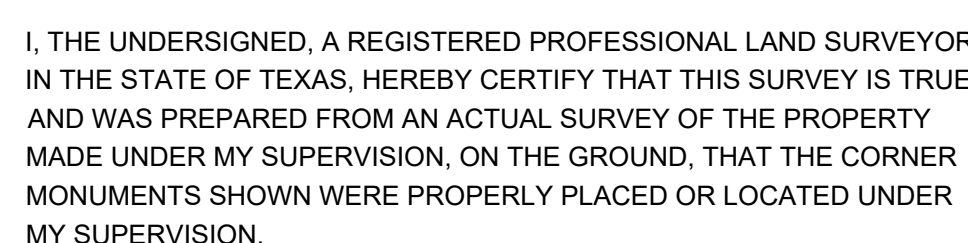
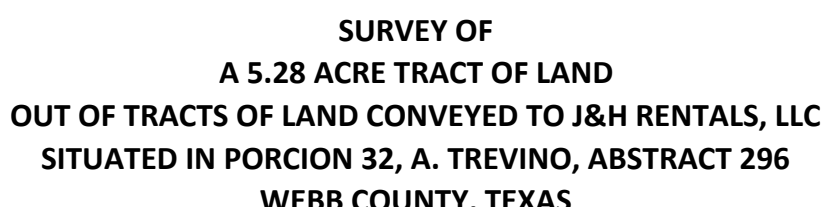
Direction: N0° 35' 41"W  
 Angle: [-90°02'22"]  
 Deflection angle: [89°57'38"]  
 Distance: 1230.46'  
 Easting: 683408.9887'  
 Northing: 17068052.4620'

  
 Julian Javier Ruiz, R.P.L.S.  
 TX #5304

07/21/2023  
 Current Date







*Javier Ruiz R.P.*  
JULIAN JAVIER RUIZ R.P. No. 5304

\_\_\_\_\_

**BASIS OF BEARINGS**  
NAD83, TEXAS STATE  
PLANE, 4205 SOUTH ZONE,  
US FOOT



Sheet Title  
PROPOSED ZONE B4 SURVEY

Scale

As Noted

She

**Field Notes  
for a 5.28 acre tract of land  
out of tracts of land conveyed to J&H Rentals, LLC  
situated in Porcion 32, A. Trevino, Abstract 296  
Webb County, Texas**

Being a 5.28 acre tract of land, out of a tract of land conveyed to J&H Rentals, LLC, a Texas Limited Liability Company, as described in deed recorded in Volume 3262, Pages 731-740, Official Public Records, Webb County, Texas, listed as Additional Commercial Tracts situated in Porcion No. 32, Webb County, Texas, being out of Tracts 3 & 4 and more fully described by metes and bounds in that certain copy of said agreement, recorded in Volume 1051, Page 611, Real Property Records, Webb County, Texas, and Volume 1051, Page 622, Real Property Records, Webb County, Texas, and being more particularly described by metes and bounds as follows, to wit:

**Commencing** at a  $\frac{1}{2}$ " **iron rod found** at the northeast corner of Lot 26, Block 1, Los Alpes Subdivision, recorded in Volume 26, Page 31, Plat Records, Webb County, Texas, same point being the northwest corner of Tract 1 of the original 20 acres J&H Rentals, LLC tract;

**Thence, South 38 degrees 40 minutes 56 seconds East, 714.50 feet** to a  $\frac{1}{2}$ " **iron rod set**, for the **Point of Beginning** and the most northerly northwest corner hereof;

**Thence, South 69 degrees 53 minutes 57 seconds East, 162.45 feet** to a  $\frac{1}{2}$ " **iron rod set**, at the west line of the Rene Cantu 25 foot easement tract, recorded in Volume 1020, Pages 235 – 238, Official Public Records, Webb County, Texas, also known as Ranch Road 6086D, for the most northerly northeast corner hereof;

**Thence, along the west line of said Rene Cantu 25 foot easement tract, South 00 degrees 33 minutes 19 seconds East, 987.51 feet** to a  $\frac{1}{2}$ " **iron rod set**, for the northeast corner of the Double A, LLC tract, recorded in Volume 4325, Page 610, Official Public Records, Webb County, Texas, for the most easterly southeast corner hereof;

**Thence, along the northerly line of the said Double A, LLC tract, the following courses and distances:**

**South 89 degrees 26 minutes 41 seconds West, 151.66 feet** to a  $\frac{1}{2}$ " **iron rod found**, for an exterior corner hereof;

**North 00 degrees 33 minutes 19 seconds West, 24.32 feet** to a  $\frac{1}{2}$ " **iron rod found**, for an interior corner hereof;

**South 89 degrees 26 minutes 41 seconds West, 149.16 feet** to a  $\frac{1}{2}$ " **iron rod set**, same point being the northwest corner of the aforementioned Double A, LLC tract, for the most westerly southwest corner hereof;

**Thence, the following courses and distances:**

**North 00 degrees 33 minutes 19 seconds West, 537.86 feet** to a  $\frac{1}{2}$ " **iron rod set**, for the most westerly northwest corner hereof;

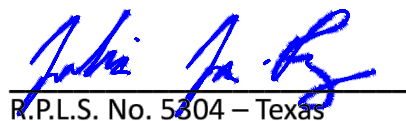
**South 70 degrees 34 minutes 45 seconds East, 159.88 feet** to a  $\frac{1}{2}$ " **iron rod set**, for an interior corner hereof;

**Thence, North 00 degrees 42 minutes 38 seconds West, 537.26 feet** to the **Point of Beginning** and containing 5.28 acres of land, more or less.

**Basis of Bearings:** Texas South Zone – 4205 – NAD83

**State of Texas:**  
**County of Hidalgo:**

I, **Julian Javier Ruiz**, a Registered Professional Land Surveyor in the State of Texas, do hereby state that the above captioned "Field Notes" and attached "Drawing" were prepared from an actual Survey performed on the ground under my supervision.

  
R.P.L.S. No. 5304 – Texas

12/18/2023  
Current Date







## Mapcheck 1: Zone B4 Boundary

### Closure Summary

Precision, 1 part in: 343003.08'  
Error distance: 0.01'  
Error direction: N66° 09' 06"W  
Area: 230084.56 Sq. Ft.  
Square area: 230084.563  
Perimeter: 2710.10'

### Point of Beginning

Easting: 683845.8192'  
Northing: 17068433.3266'

### Side 1: Line

Direction: S69° 53' 57"E  
Angle: [-69°53'57"]  
Deflection angle: [110°06'03"]  
Distance: 162.45'  
Easting: 683998.3743'  
Northing: 17068377.4969'

### Side 2: Line

Direction: S0° 33' 19"E  
Angle: [-110°39'22"]  
Deflection angle: [69°20'38"]  
Distance: 987.51'  
Easting: 684007.9452'  
Northing: 17067390.0333'

### Side 3: Line

Direction: S89° 26' 41"W  
Angle: [-90°00'00"]  
Deflection angle: [90°00'00"]  
Distance: 151.66'  
Easting: 683856.2923'  
Northing: 17067388.5638'

### Side 4: Line

Direction: N0° 33' 19"W  
Angle: [-90°00'00"]  
Deflection angle: [90°00'00"]  
Distance: 24.32'  
Easting: 683856.0567'  
Northing: 17067412.8827'

### Side 5: Line

Direction: S89° 26' 41"W  
Angle: [90°00'00"]  
Deflection angle: [-90°00'00"]  
Distance: 149.16'  
Easting: 683706.9037'  
Northing: 17067411.4374'

### Side 6: Line

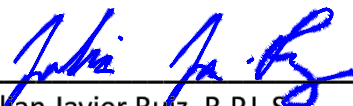
Direction: N0° 33' 19"W  
Angle: [-90°00'01"]  
Deflection angle: [89°59'59"]  
Distance: 537.86'  
Easting: 683701.6904'  
Northing: 17067949.2721'

### Side 7: Line

Direction: S70° 34' 45"E  
Angle: [-70°01'25"]  
Deflection angle: [109°58'35"]  
Distance: 159.88'  
Easting: 683852.4734'  
Northing: 17067896.1111'

### Side 8: Line

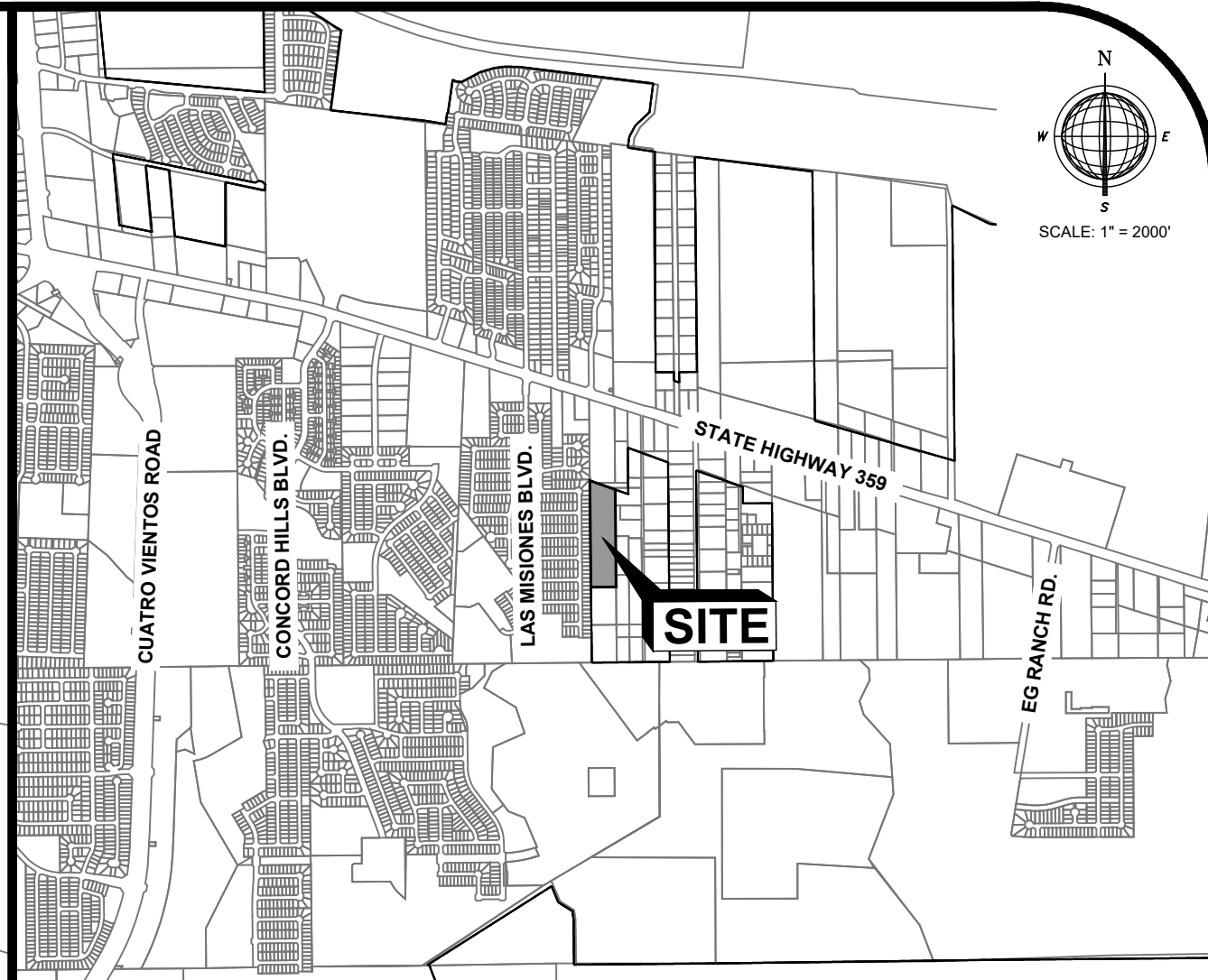
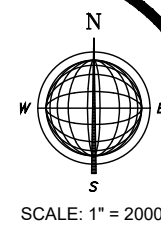
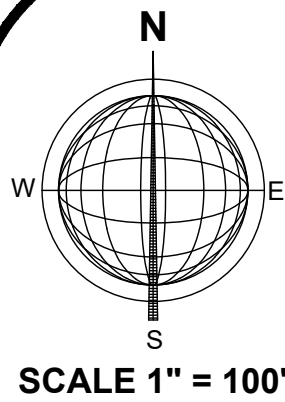
Direction: N0° 42' 38"W  
Angle: [69°52'07"]  
Deflection angle: [-110°07'53"]  
Distance: 537.26'  
Easting: 683845.8120'  
Northing: 17068433.3298'

  
Julian Javier Ruiz, R.P.L.S.  
TX #5304

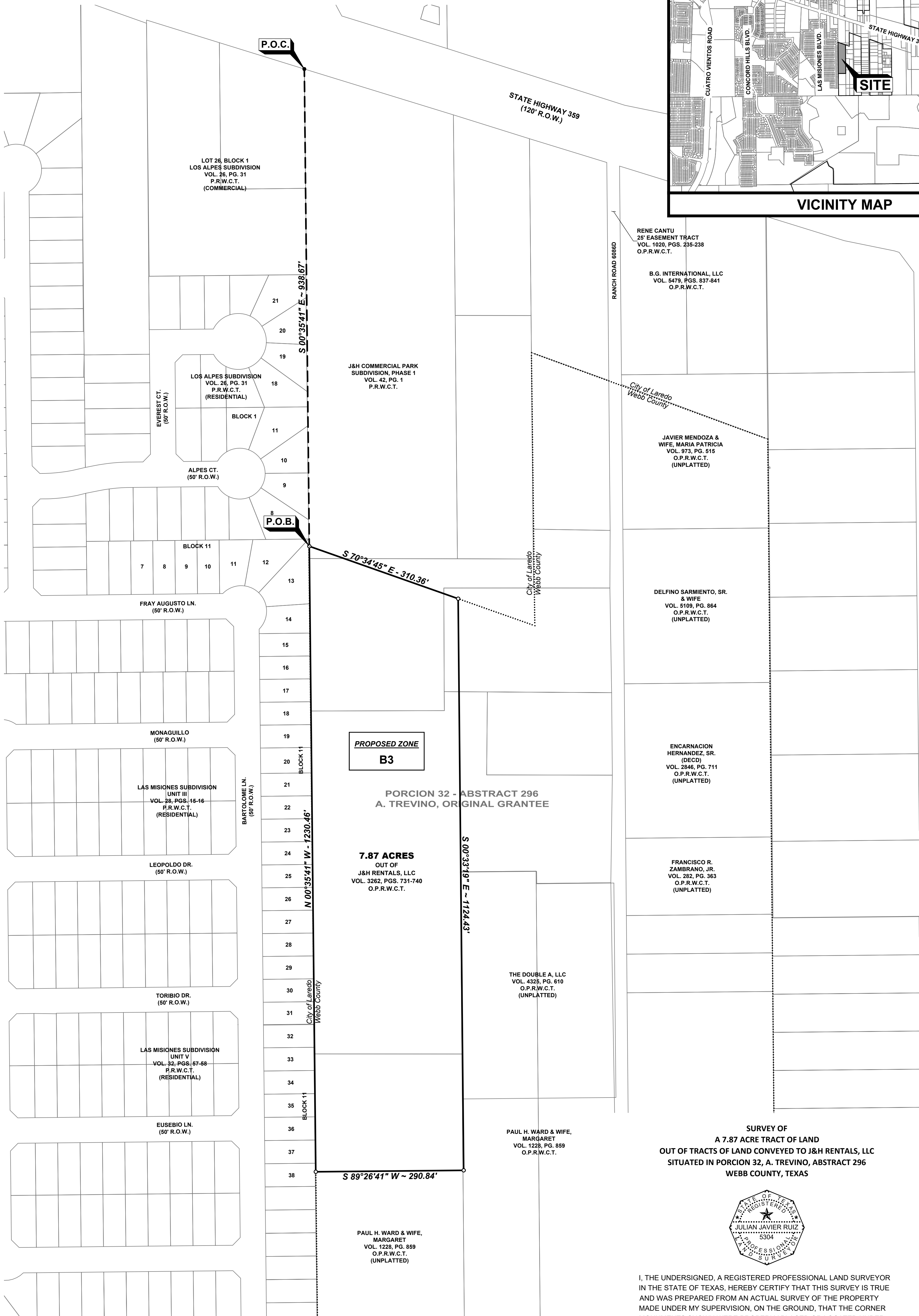
12/18/2023

Current Date





VICINITY MAP



SURVEY OF  
A 7.87 ACRE TRACT OF LAND  
OUT OF TRACTS OF LAND CONVEYED TO J&H RENTALS, LLC  
SITUATED IN PORCION 32, A. TREVINO, ABSTRACT 296  
WEBB COUNTY, TEXAS



I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR  
IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS SURVEY 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.

*Julian A. Ruiz*  
JULIAN JAVIER RUIZ, R.P.L.S., No. 5304

12/18/2023  
DATE

| No. | Revision/Issue | Date |
|-----|----------------|------|
|     |                |      |
|     |                |      |

GENERAL NOTES

LEGEND

- - 1/2" Ø I.R. FOUND
- - 1/2" Ø I.R. SET

**BASIS OF BEARINGS**  
NAD83, TEXAS STATE  
PLANE, 4205 SOUTH ZONE,  
US FOOT

FIRM NAME AND ADDRESS

**CRANE ENGINEERING CORP.**  
1310 JUNCTION DRIVE SUITE B  
LAREDO, TX 78041 956-712-1996  
FIRM REGISTRATION NO. F-3353

IN ASSOCIATION WITH

**JJ RUIZ LAND SURVEYING**  
2724 WILDWOOD DRIVE  
WESLACO, TX 78596  
956-568-4470



Project Name and Address  
**J&H COMMERCIAL PARK  
SUBDIVISION, PHASE 2**

Sheet Title  
**PROPOSED ZONE B3 SURVEY**

Date  
12/18/2023

Scale  
As Noted

**01**

Sheet

**Field Notes  
for a 7.87 acre tract of land  
out of tracts of land conveyed to J&H Rentals, LLC  
situated in Porcion 32, A. Trevino, Abstract 296  
Webb County, Texas**

Being a 7.87 acre tract of land, out of a tract of land conveyed to J&H Rentals, LLC, a Texas Limited Liability Company, as described in deed recorded in Volume 3262, Pages 731-740, Official Public Records, Webb County, Texas, listed as Additional Commercial Tracts situated in Porcion No. 32, Webb County, Texas, being out of Tracts 1 & 2 and more fully described by metes and bounds in that certain copy of said agreement, recorded in Volume 574, Pages 569-573, Deed Records, Webb County, Texas, and being more particularly described by metes and bounds as follows, to wit:

**Commencing** at a  $\frac{1}{2}$ " **iron rod found** at the northeast corner of Lot 26, Block 1, Los Alpes Subdivision, recorded in Volume 26, Page 31, Plat Records, Webb County, Texas, same point being the northwest corner of Tract 1 of the original 20 acres J&H Rentals, LLC tract;

**Thence**, with the easterly line of said Los Alpes Subdivision, **South 00 degrees 35 minutes 41 seconds East**, passing the northeast corner of Las Misiones Subdivision, Unit III recorded in Volume 28, Pages 15-16, Plat Records, Webb County, Texas, in all a total distance of **938.67 feet** to a  $\frac{1}{2}$ " **iron rod set**, for the **Point of Beginning** and the northwest corner hereof;

**Thence**, **South 70 degrees 34 minutes 45 seconds East, 310.36 feet** to a  $\frac{1}{2}$ " **iron rod set**, for the northeast corner hereof;

**Thence**, **South 00 degrees 33 minutes 19 seconds East**, passing both the northwest and southwest corners of the Double A, LLC tract, recorded in Volume 4325, Page 610, Official Public Records, Webb County, Texas, the northwest corner of the Paul H. Ward & wife, Margaret tract, recorded in Volume 1228, Page 859, Official Public Records, Webb County, Texas, in all a total distance of **1124.43 feet** to a  $\frac{1}{2}$ " **iron rod set**, for the southeast corner hereof;

**Thence**, along the northerly line of the said Paul H. Ward & wife, Margaret tract, **South 89 degrees 26 minutes 41 seconds West, 290.84 feet** to a  $\frac{1}{2}$ " **iron rod set**, at the easterly line of Las Misiones Subdivision Unit V, recorded in Volume 32, Pages 57-58, Plat Records, Webb County, Texas, and the southwest corner hereof;

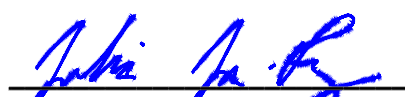
**Thence**, with the easterly line of said Las Misiones Subdivision, Unit V, **North 00 degrees 35 minutes 41 seconds West**, passing the southeast corner of aforementioned Las Misiones Subdivision, Unit III, in all a total distance of **1230.46 feet** to the **Point of Beginning** and containing 7.87 acres of land, more or less.

**Basis of Bearings:** Texas South Zone – 4205 – NAD83

**State of Texas:**

**County of Hidalgo:**

I, **Julian Javier Ruiz**, a Registered Professional Land Surveyor in the State of Texas, do hereby state that the above captioned "Field Notes" and attached "Drawing" were prepared from an actual Survey performed on the ground under my supervision.

  
R.P.L.S. No. 5304 – Texas

12/18/2023  
Current Date







## Mapcheck 1: Zone B3 Boundary

### Closure Summary

Precision, 1 part in: 1516946.26'  
Error distance: 0.00'  
Error direction: N3° 37' 40"E  
Area: 342924.02 Sq. Ft.  
Square area: 342924.018  
Perimeter: 2956.09'

### Point of Beginning

Easting: 683408.9969'  
Northing: 17068052.4673'

### Side 1: Line

Direction: S70° 34' 45"E  
Angle: [-70°34'45"]  
Deflection angle: [109°25'15"]  
Distance: 310.36'  
Easting: 683701.6980'  
Northing: 17067949.2713'

### Side 2: Line

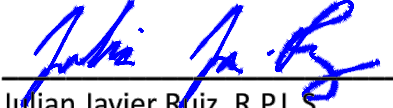
Direction: S0° 33' 19"E  
Angle: [-109°58'34"]  
Deflection angle: [70°01'26"]  
Distance: 1124.43'  
Easting: 683712.5952'  
Northing: 17066824.8941'

### Side 3: Line

Direction: S89° 26' 41"W  
Angle: [-90°00'00"]  
Deflection angle: [90°00'00"]  
Distance: 290.84'  
Easting: 683421.7688'  
Northing: 17066822.0755'

### Side 4: Line

Direction: N0° 35' 41"W  
Angle: [-90°02'22"]  
Deflection angle: [89°57'38"]  
Distance: 1230.46'  
Easting: 683408.9970'  
Northing: 17068052.4692'

  
Julian Javier Ruiz, R.P.L.S.  
TX #5304

12/18/2023

Current Date

