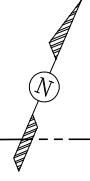
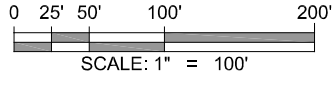


CROWN RIDGE SUBDIVISION PHASE 4
 VOLUME 19, PAGE 47
 W.C.P.R.
 N 66° 42' 38" E ~ 256.94'



SCALE 1" = 100'

THE ELIUD & ADRIA
 ACEVEDO FAMILY
 VOLUME 1617, PAGE 131
 W.C.O.P.R.

4.07 ACRE TRACT
 JUAN CARLOS CERDA
 SUSANA E. RIVERA
 VOLUME 3519, PAGE 761
 W.C.O.P.R.
 CALLED 2.0674 ACRE
 TRACT I

N 20° 03' 30" W ~ 666.28'

S 67° 53' 28" W ~ 274.86'

JUAN CARLOS CERDA
 SUSANA E. RIVERA
 VOLUME 3519, PAGE 761
 W.C.O.P.R.
 CALLED 2.0000 ACRE
 TRACT II

341.44'

S 23° 06' 22" E ~ 627.41'

PALM VIEW SUBDIVISION
 VOLUME 22, PAGE 30
 W.C.P.R.

MARTINIQUE DRIVE
 (50.00' WIDE RIGHT-OF-WAY)

LEGEND

- PROPERTY LINE
- - - LOT LINES
- (RR) IRON ROD FOUND
- (PP) POWER POLE

S 59° 20' 38" W ~ 294.92'

BASIS OF BEARINGS:
 BASIS OF BEARING FOR THIS PLAT IS THE TEXAS COORDINATE SYSTEM, NAD 83, TEXAS SOUTH ZONE, 4205, BASED ON MEASUREMENTS ACCORDING TO A GPS OBSERVATION SESSION AND COMPUTED BY THE NATIONAL GEODETIC SURVEY (NGS) ON BASE LOCATION:
 LATITUDE : 027° 34' 55.94"
 LONGITUDE : 099° 31' 36.09"
 NORTHING : 17101808.4200'
 EASTING : 651680.1900'

- NOTES:**
1. 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.
 2. 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.
 3. THIS WORK DOES NOT REPRESENT A CHAIN OF TITLE EXAMINATION, SURFACE MINERAL FEE IN EITHER SUBJECT AND/OR ADJACENT TRACTS MAY NOT BE CURRENT AND/OR HISTORICALLY CORRECT AND IS SHOWN FOR INFORMATIONAL PURPOSE ONLY.
 4. BY GRAPHICAL SCALING ONLY, THIS PROPERTY DOES APPEAR TO BE LOCATED IN A FLOOD ZONE AS PER MAP 48479C1205C, PUBLISHED DATE APRIL 2, 2008.



I, THE UNDERSIGNED, A PROFESSIONAL LAND SURVEYOR IN THE STATE 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 REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.

Francisco Ramos March 27, 2022
 FRANCISCO RAMOS, R.P.L.S. No. 6573 DATE

SURVEY OF	
A 4.07 ACRE TRACT TRACT I AND TRACT II VOLUME 3519, PAGE 761 WEBB COUNTY OFFICIAL PUBLIC RECORDS LAREDO, TX 78043	
RAMOS ENGINEERING, PLLC	APPROVED BY: F.R.
4820 MIMS AVE., STE. #2 LAREDO, TX 78041 O: 956.539.7003	DRAWN BY: F.R.
FIRM NUMBERS ENG: F-23568 SUR: 10194771	CHECKED BY: F.R.
	DATE: 03.27.2022

**SURVEY OF
A 4.07 ACRE TRACT
TRACT I AND TRACT II
VOLUME 3519, PAGE 761 W.C.O.P.R
WEBB COUNTY, TEXAS**

BEING A 4.07 ACRE TRACT OF LAND, MORE OR LESS, BEING ALL OF THE CALLED 2.0674 ACRE TRACT DESCRIBED AS TRACT I, IN A DEED RECORDED IN VOLUME 3519, PAGE 761, WEBB COUNTY OFFICIAL PUBLIC RECORDS, WEBB COUNTY, TEXAS, AND ALL OF THE CALLED 2.0000 ACRE TRACT DESCRIBED AS TRACT II, IN A DEED RECORDED IN VOLUME 3519, PAGE 761, WEBB COUNTY OFFICIAL PUBLIC RECORDS, WEBB COUNTY, TEXAS, BEING SITUATED IN PORCION 23, ABSTRACT 283, LEONARDO SANCHEZ, ORIGINAL GRANTEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND IRON ROD, BEING A POINT ON THE SOUTH BOUNDARY LINE OF THE CROWN RIDGE SUBDIVISION, PHASE 4, RECORDED IN VOLUME 19, PAGE 47, WEBB COUNTY PLAT RECORDS, WEBB COUNTY, TEXAS, AND THE NORTHEAST CORNER OF A 4.090 ACRE TRACT, RECORDED IN VOLUME 1617, PAGE 131, WEBB COUNTY OFFICIAL PUBLIC RECORDS, WEBB COUNTY, TEXAS, AND THE NORTHWEST CORNER OF A CALLED 2.0674 ACRE TRACT DESCRIBED AS TRACT I, IN A DEED RECORDED IN VOLUME 3519, PAGE 761, WEBB COUNTY OFFICIAL PUBLIC RECORDS, WEBB COUNTY, TEXAS, AND ALSO BEGIN THE NORTHWEST CORNER AND THE **POINT OF BEGINNING** HEREOF;

THENCE **N 66° 42' 38" W**, A DISTANCE OF **256.94'**, ALONG THE SOUTH BOUNDARY LINE OF SAID CROWN RIDGE SUBDIVISION, PHASE 4, AND THE NORTH PROPERTY LINE OF SAID CALLED 2.0674 ACRE TRACT, TO A POINT BEGIN THE NORTHWEST CORNER OF THE PALM VIEW SUBDIVISION, RECORDED IN VOLUME 22, PAGE 30, WEBB COUNTY PLAT RECORDS, WEBB COUNTY, TEXAS, AND ALSO BEGIN THE NORTHEAST CORNER OF SAID CALLED 2.0674 ACRE TRACT, AND THE NORTHEAST CORNER HEREOF;

THENCE **S 23° 06' 22" E**, A DISTANCE OF **627.41'**, ALONG THE WEST BOUNDARY LINE OF SAID PALM VIEW SUBDIVISION, AND THE EAST PROPERTY LINE OF SAID CALLED 2.0674 ACRE TRACT, AT 341.44', PASS THE SOUTHEAST CORNER OF SAID CALLED 2.0674 ACRE TRACT, AND THE NORTHEAST CORNER OF A CALLED 2.0000 ACRE TRACT DESCRIBED AS TRACT II, IN A DEED RECORDED IN VOLUME 3519, PAGE 761, WEBB COUNTY OFFICIAL PUBLIC RECORDS, WEBB COUNTY, TEXAS, CONTINUING ALONG THE SAME COURSE TO A POINT BEING THE SOUTHEAST CORNER OF SAID CALLED 2.0000 ACRE TRACT AND SOUTHEAST CORNER HEREOF;

THENCE **S 59° 20' 38" W** A DISTANCE OF **294.92'**, ALONG THE SOUTH PROPERTY LINE OF SAID CALLED 2.0000 ACRE TRACT, TO A POINT BEING THE SOUTHEAST CORNER OF SAID CALLED 4.090 ACRE TRACT , AND THE SOUTHWEST CORNER OF SAID CALLED 2.0000 ACRE TRACT, AND ALSO BEING THE SOUTHWEST CORNER HEREOF;

THENCE **N 20° 03' 30" W**, A DISTANCE OF **666.28'**, ALONG EAST PROPERTY LINE OF SAID CALLED 4.090 ACRE TRACT, AND ALONG THE WEST PROPERTY LINE OF SAID CALLED 2.0000 ACRE TRACT, AT A DISTANCE OF 329.97', PASS THE NORTHWEST CORNER OF SAID CALLED 2.0000 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID CALLED 2.0674 ACRE TRACT, CONTINUING ALONG THE SAME COURSE TO THE **POINT OF BEGINNING** OF THIS 4.07 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
FRANCISCO RAMOS, R.P.L.S. No. 6573

March 27, 2026
DATE