



NOTE:
THIS SURVEY IS DERIVED FROM GPS REAL TIME KINEMATIC
OBSERVATIONS REFERENCED TO THE TEXAS COORDINATE
SYSTEM, SOUTH ZONE, NAD-83, AND TIED TO CORN CONTROL
POINTS.
*SET 1/2" IRON ROD WITH BLUE PLASTIC CAP LABELED "TERRASOUTH 10194548"
(CALLS IN PARENTHESIS FROM RECORDED PLAT CORNERS)

LEGEND	
--- PROPERTY LINE	○ S/R SET IRON ROD*
--- RD CENTERLINE	○ F/R FOUND IRON ROD
--- EASEMENT	○ F/C FENCE CORNER
--- BLDG SETBACK	○ PK PK NAIL FOUND
--- BLDG STRUCT.	○ MAG MAG NAIL FOUND
--- LOT LINE	○ RR RR SPIKE FOUND
--- WOOD FENCE	--- CHAINLINK FENCE
--- BLOCK WALL	--- BARDWARE FENCE

BASIS OF BEARINGS:
TEXAS COORDINATE SYSTEM OF 1983, SOUTH ZONE 4205, NAD83 WERE DETERMINED USING GPS
OBSERVATIONS WITH DIFFERENTIAL CORRECTIONS APPLIED FROM NATIONAL GEODETIC SURVEY (NGS)
DESIGNATION:
Y: 17067061.54
X: 691232.58
LAT: 27° 29' 14.85"
LONG: 99° 24' 13.76"

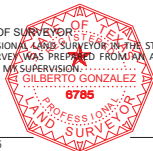
MONUMENTS HELD:
1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF TRACT 1, LOT 1, BLOCK 1, AND A 1/2" IRON ROD FOUND AT
THE NORTHEAST CORNER OF TRACT 1, LOT 1, BLOCK 1, FORZA TRANSPORTATION UNIT 1.

CALLED TO BE: (N67°23'41"E - 613.19')
MEASURED: N67°23'41"E - 613.21'

CERTIFICATE OF SURVEY

I, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY
STATE THAT THE FOREGOING PLAT OF SURVEY WAS PREPARED FROM AN ACTUAL SURVEY OF THE
SUBJECT PROPERTY ON THE GROUND UNDER MY SUPERVISION.

Gilberto Gonzalez
GILBERTO GONZALEZ, R.P.L.S. No. 6785



07-11-2024
DATE

THIS SURVEY IS VALID ONLY WITH ORIGINAL SEAL IN RED INK

LAREDO SAND AND GRAVEL CO.
VOLUME 1909, PAGE 338
O.P.R.W.C.T.
(UNPLATTED)

FOUND 1/2" IRON ROD

100 YR FIRM
PANEL NUMBER: 4847951000C
EFFECTIVE DATE: APRIL 2, 2008

TRACT 2
FORZA TRANSPORTATION SERVICES
(5.50 ACRES)
VOLUME 3788, PAGES 665-671
O.P.R.W.C.T.
(UNPLATTED)

APPROXIMATE
CITY LIMIT LINE

DRAINAGE
EASEMENT
(DETENTION POND)

10.40 ACRES
(452,937.76 SQ. FT.)

TRACT 1
LOT 1, BLOCK 1
FORZA TRANSPORTATION, UNIT 1
VOLUME 36, PAGE 52
P.R.W.C.T.
(13.06 ACRES)

80 FOOT WIDE EASEMENT AND
RIGHT-OF-WAY, BEING A 0.275 ACRE
TRACT, AS DESCRIBED IN THAT CERTAIN
EASEMENT AGREEMENT AS RECORDED IN
VOLUME 1808, PAGE 32, O.P.R.W.C.T.
CENTURY DEVELOPMENT CORPORATION TO
ROBERT L. MENDOZA ETAL.

YELLOWSTONE HOLDINGS LLC
VOLUME 3526, PAGE 213
O.P.R.W.C.T.
(UNPLATTED)

FOUND 1/2" IRON ROD

FOUND 1/2" IRON ROD

EXISTING
BUILDING &
DOCK

YELLOWSTONE HOLDINGS LLC
VOLUME 3526, PAGE 213
O.P.R.W.C.T.
(UNPLATTED)

2.66 ACRES
(115,797.58 SQ. FT.)

POINT OF
BEGINNING

Plat Call Curve Table				
Curve #	Length	Radius	Bearing	Chord
(C1)	143.37'	1975.00'	N53°56'03"W	143.34'

TERRASOUTH
ENGINEERING
218 West Village Boulevard
Lubbock, Texas 79401
P 806-701-3483
www.terrasouth.com

LEGAL DESCRIPTION

LOT 1, BLOCK 1
FORZA TRANSPORTATION - UNIT 1
AS RECORDED IN VOL. 36, PG. 52, P.R.W.C.T.
26811 FM 1472 (MINES ROAD)

REVISION NOTES:

PROJECT NO. TSE438-24

TITLE:
BOUNDARY
SURVEY

ISSUE DATE: JULY 11, 2024
SUBMISSION

SCALE: 1" = 60'
DRAWN BY: J.T.
CHECKED BY: G.G.
SHEET:

1.0

METES AND BOUNDS DESCRIPTION
2.66 acres out of Lot 1 Block 1, Forza Transportation - Unit 1 (13.06 acres)
Webb County, Texas

A tract of land containing 2.66 acres, more or less, partitioned out of Lot 1, Block 1, Forza Transportation - Unit 1 (13.06 acres), Recorded in Volume 36, Page 52, Webb County Map Records, being more particularly described by metes & bounds as follows, to wit:

BEGINNING at a 1/2" iron road found on the south corner of said Forza Transportation – Unit 1, same being on the northeasterly right-of-way line of Farm to Market Road No. 1472, locally known as "Mines Road", same being the southwest corner of Yellowstone Holdings LLC, as Recorded in Volume 3526, Page 213, Official Public Records of Webb County, Texas, for the true **Point of Beginning**;

THENCE, along common line of said right-of-way and said Lot 1, Block 1, having an **arc length right of 143.37 feet, radius of 1975.00 feet, a chord of N 53°56'03" W – 143.34 feet**, for a point of tangency hereof;

Thence, continuing along said common line **N 51°52'02" W, a distance of 208.04 feet** to a 1/2" iron rod set, same being on the southeast corner of Tract 2 Forza Transportation Services (5.50 acres) Recorded in Volume 3788, Pages 665-671 Official Public Records, Webb County, Texas, an exterior corner hereof;

THENCE, continuing along common line of said Tract 2 and said Lot 1 Block 1, **N 11°40'18" E, a distance of 260.91 feet** to a 1/2" iron rod set, for an interior deflection hereof;

THENCE, continuing along common line of said Tract 2 and said Lot 1 Block 1, **N 22°36'19" W, a distance of 67.06 feet** to a set 1/2" iron rod, same being to a point on the existing City of Laredo City Limits line, for the northwesterly corner hereof;

THENCE, **S 53°46'34" E**, over and across said Lot 1, Block 1 and along City of Laredo City Limits line, a **distance of 522.88 feet** to a set 1/2" iron rod set, same being a point on the westerly line of said Yellowstone Holdings LLC, for east corner hereof;

THENCE, continuing along the common line of said Lot 1, Block 1 and Yellowstone Holdings LLC, **S 37°25'16" W, a distance of 278.63 feet** to the **POINT OF BEGINNING** and containing 2.66 acres of land, more or less;

Monuments Held:

1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF LOT 1, BLOCK 1, AND A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF LOT 1, BLOCK 1, FORZA TRANSPORTATION UNIT 1.

CALLED TO BE: (N67°23'41"E – 613.19')

MEASURED: N67°23'41"E – 613.21'

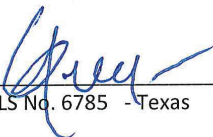
BASIS OF BEARINGS:

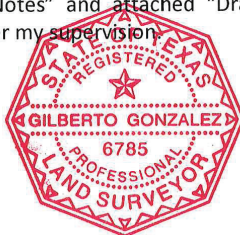
NAD83 / NAV83 STATE PLANE TEXAS SOUTH GRID COORDINATES SYSTEM RTK BASE COORDINATES WERE DETERMINED USING GPS OBSERVATIONS WITH DIFFERENTIAL CORRECTIONS APPLIED FROM NATIONAL GEODETIC SURVEY (NGS) DESIGNATION

STATE OF TEXAS:

COUNTY OF WEBB:

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


RPLS No. 6785 - Texas




Current Date

BOUNDARY CLOSURE
for 2.66 acres out of Lot 1 Block 1, Forza Transportation – Unit 1

Name: 2.66 ACRES - REZONE

North: 17135098.1321'
East: 606584.5188'

Segment #1 : Line
Course: S53° 46' 34.48"E
Length: 522.876'
North: 17134789.1436'
East: 607006.3309'

Segment #2 : Line
Course: S37° 25' 16.00"W
Length: 278.625'
North: 17134567.8622'
East: 606837.0193'

Segment #3 : Curve
Length: 143.371'
Radius: 1975.000'
Delta: 004.1593 (d)
Tangent: 71.717'
Chord: 143.340'
Course: N53° 56' 03.00"W
Course In: N33° 59' 10.29"E
Course Out: S38° 08' 43.71"W
RP North: 17136205.4775'
East: 607941.0306'
End North: 17134652.2485'
East: 606721.1517'

Segment #4 : Line
Course: N51° 52' 02.00"W
Length: 208.040'
North: 17134780.7103'
East: 606557.5112'

Segment #5 : Line
Course: N11° 40' 18.00"E
Length: 260.910'
North: 17135036.2255'
East: 606610.2941'

Segment #6 : Line
Course: N22° 36' 19.00"W
Length: 67.058'
North: 17135098.1317'
East: 606584.5183'

Perimeter: 1480.881'
Area: 115797.58 Sq. Ft.
Error Closure: 0.0006
Course: S58° 26' 18.41"W
Error North: -0.00033
East: -0.00054

Precision 1: 2468081.667

