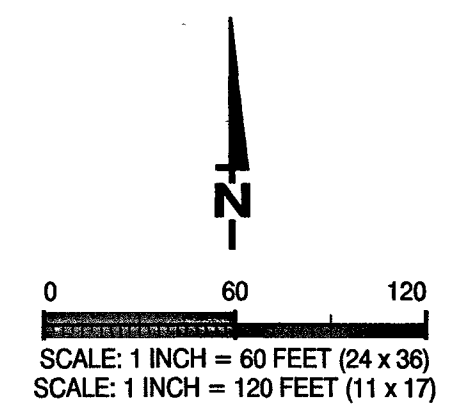


LOT 3,
BLOCK 1
EMBARCADERO SOUTHEAST QUADRANT - PHASE 2
VOL. 42, PG. 59, P.R.W.C.T.
MARCH 04, 2024

POINT OF BEGINNING
FOUND 1/2" IRON ROD
NW CORNER OF TRACT 1
VOL. 5335, PGS. 657-665,
O.P.R.W.C.T.
N: 17107696.57
E: 656277.10

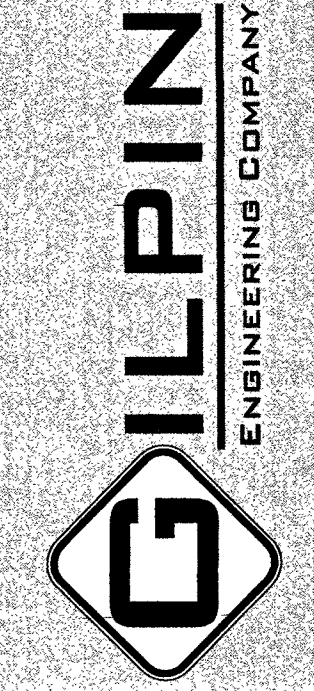
FASKEN BLVD.



SURVEY OF 11.9181 ACRES, MORE OR LESS

BEING OUT OF
A 201.0549 ACRE TRACT OF LAND, RECORDED IN VOLUME
5335, PAGES 657-665, OFFICIAL PUBLIC RECORDS OF
WEBB COUNTY, TEXAS
SITUATED IN PORCION 21, ABSTRACT 49, LEONARDO GARCIA,
ORIGINAL GRANTEE, WEBB COUNTY, TEXAS,

T.B.P.L.S. Firm Registration # 10183770
T.B.P.E. Firm Registration # F4886
11204 Laredo, Texas 78045
PH: 361.753.2210
FAX: 361.753.2213



FD	FOUND 1/2 INCH IRON ROD
O	SET 1/2 INCH IRON ROD
---	PROPERTY LINE

LEGEND

TRACT 1
(201.0549 ACRES)
SAN ISIDRO SOUTHWEST, LTD.
VOL. 5335, PGS. 657-665, O.P.R.W.C.T.
AUGUST 26, 2022

11.9181 ACRES
TRACT 1
(201.0549 ACRES)
SAN ISIDRO SOUTHWEST, LTD.
VOL. 5335, PGS. 657-665, O.P.R.W.C.T.
AUGUST 26, 2022

Curve Table						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	422.64'	600.00'	40.36°	220.51'	N87° 19' 21"E	413.95'
C2	571.09'	3030.00'	10.80°	286.39'	S28° 15' 23"E	570.25'
C3	331.33'	1970.00'	9.64°	166.06'	S62° 46' 28"W	330.94'
C4	166.08'	180.00'	52.86°	89.48'	N49° 12' 24"W	160.25'
C5	198.39'	160.00'	71.04°	114.22'	N40° 07' 01"W	185.92'

Line Table		
LINE	BEARING	LENGTH
L1	S72°29'53"E	5.66'
L2	N67°08'35"E	160.24'
L3	S67°51'25"E	28.28'
L4	S33°39'22"E	166.06'
L5	S11°55'55"W	41.99'
L6	S67°35'34"W	82.66'

FARIAS DEVELOPMENT, LTD.
VOL. 4890, PGS. 425-437, O.P.R.W.C.T.
OCTOBER 28, 2020

PALM LAKE SUBDIVISION PHASE 1
VOL. 43, PGS. 36-39, P.R.W.C.T.
AUGUST 28, 2024

PALM LAKE DR.
(60' R.O.W.)

SURVEY NOTES:

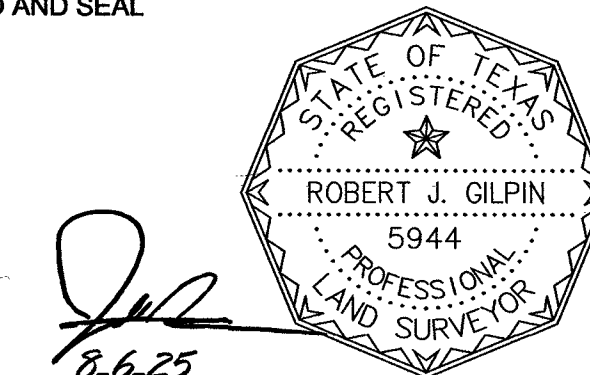
1.) THIS EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION REPORT AND MAY NOT SHOW ALL EASEMENTS, SETBACKS, OR OTHER MATTERS OF RECORD.

BASIS OF BEARINGS:
GPS NAD83/NAV88 TEXAS STATE PLANE 4205 COORDINATES, GRID

STATE OF TEXAS
COUNTY OF WEBB

I, ROBERT J. GILPIN, THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR, NUMBER 5944, DO HEREBY CERTIFY THE SURVEY SHOWN HEREON TO BE TRUE AND CORRECT TO MY BEST KNOWLEDGE AND BELIEF AND THAT IT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND FROM OFFICE RECORDS AVAILABLE, WITHOUT THE BENEFIT OF A COMPLETE TITLE EXAMINATION REPORT.

WITNESS MY HAND AND SEAL



© ROBERT J. GILPIN, 2025

SHEET NO. 01 of 01

11.9181 ACRES
LAREDO, TEXAS
BOUNDARY SURVEY