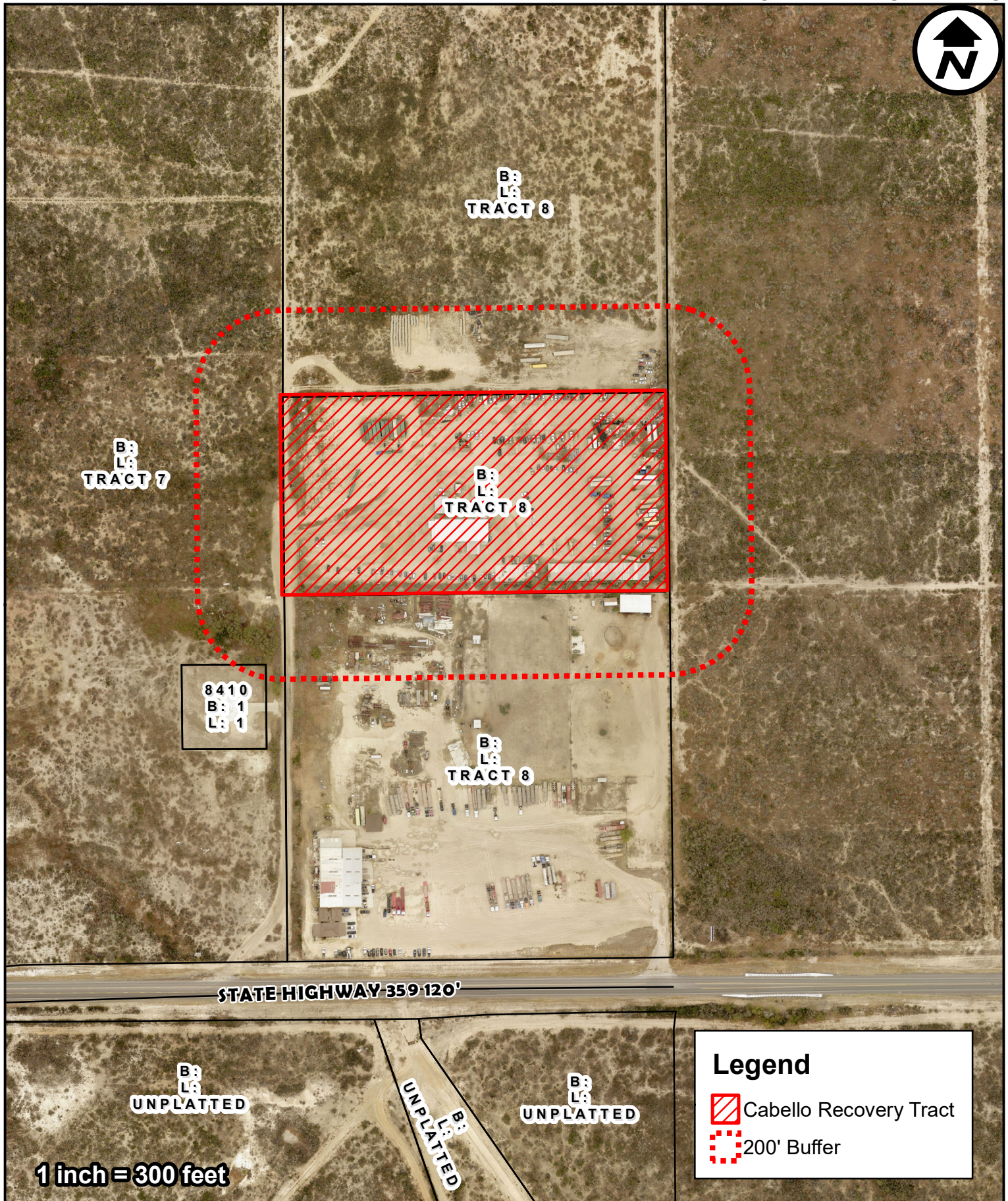


AERIAL MAP

HOWLAND ENGINEERING



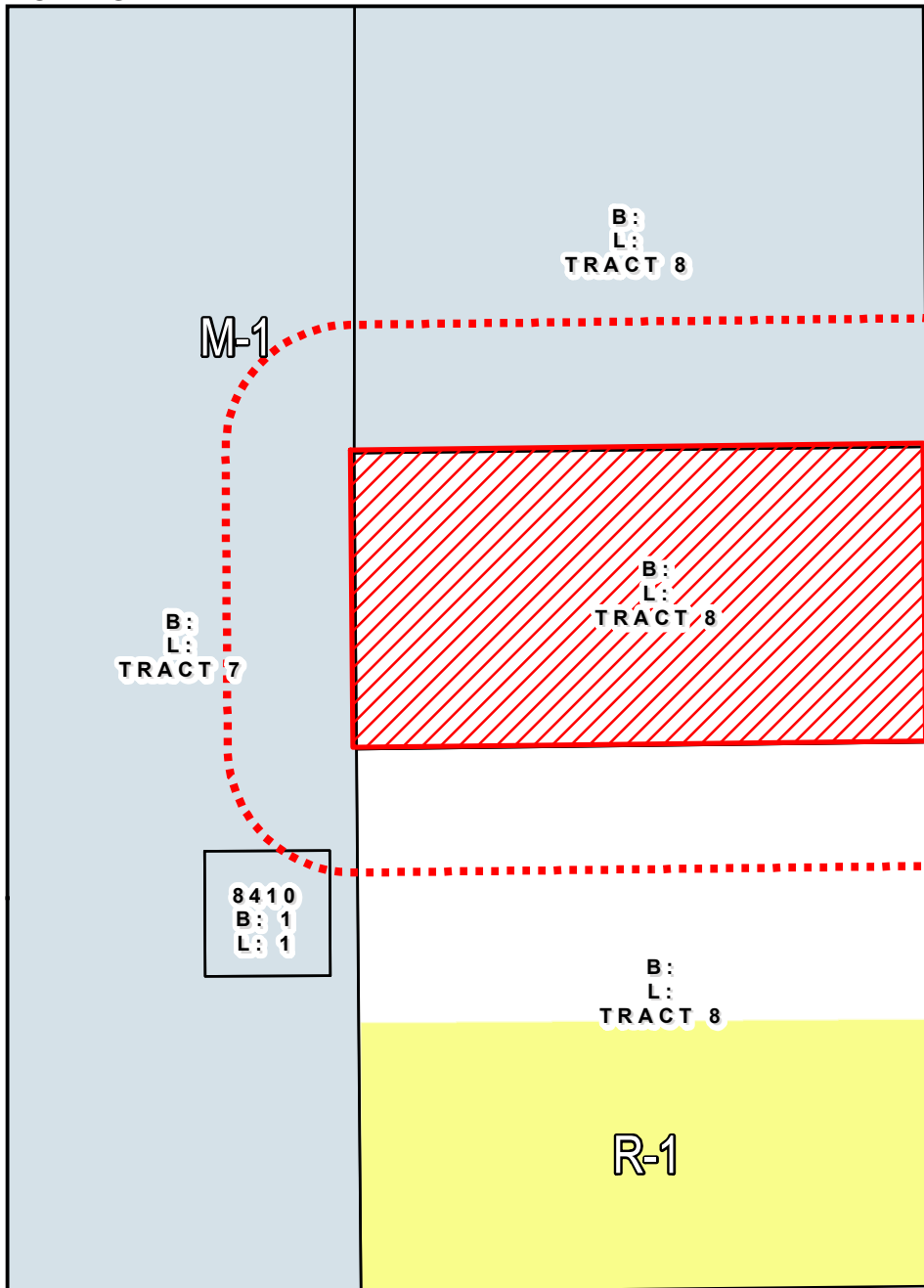
City of Laredo Planning Department
1413 Houston Street
Laredo, Texas 78040

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 Geographic Information has a high probability of becoming outdated from the time it is collected and therefore, at-present ground conditions should be assessed to determine the accuracy of provided information.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

ZONING MAP

HOWLAND ENGINEERING



Legend

- Cabello Recovery Tract
- 200' Buffer
- AE (Arts & Entertainment)
- AG (Agricultural)
- B-1 (Limited Business)
- B-3 (Community Business)
- B-4 (Highway Commercial)
- CBD (Central Business)
- M-1 (Light Manufacturing)
- M-2 (Heavy Manufacturing)
- MXD (Mixed Use Development)
- R-1 (Single Family Residential)
- R-1A (Single Family Reduced Area)
- R-1MH (Single Family Manufactured Housing)
- R-2 (Multi-Family Residential)
- R-3 (Mixed Residential)
- R-O (Residential-Office)
- R-S (Residential Suburban)
- RSM (Suburban Multi-Family Residential)

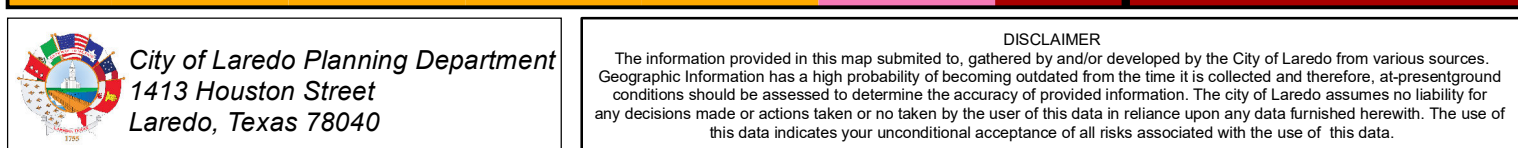


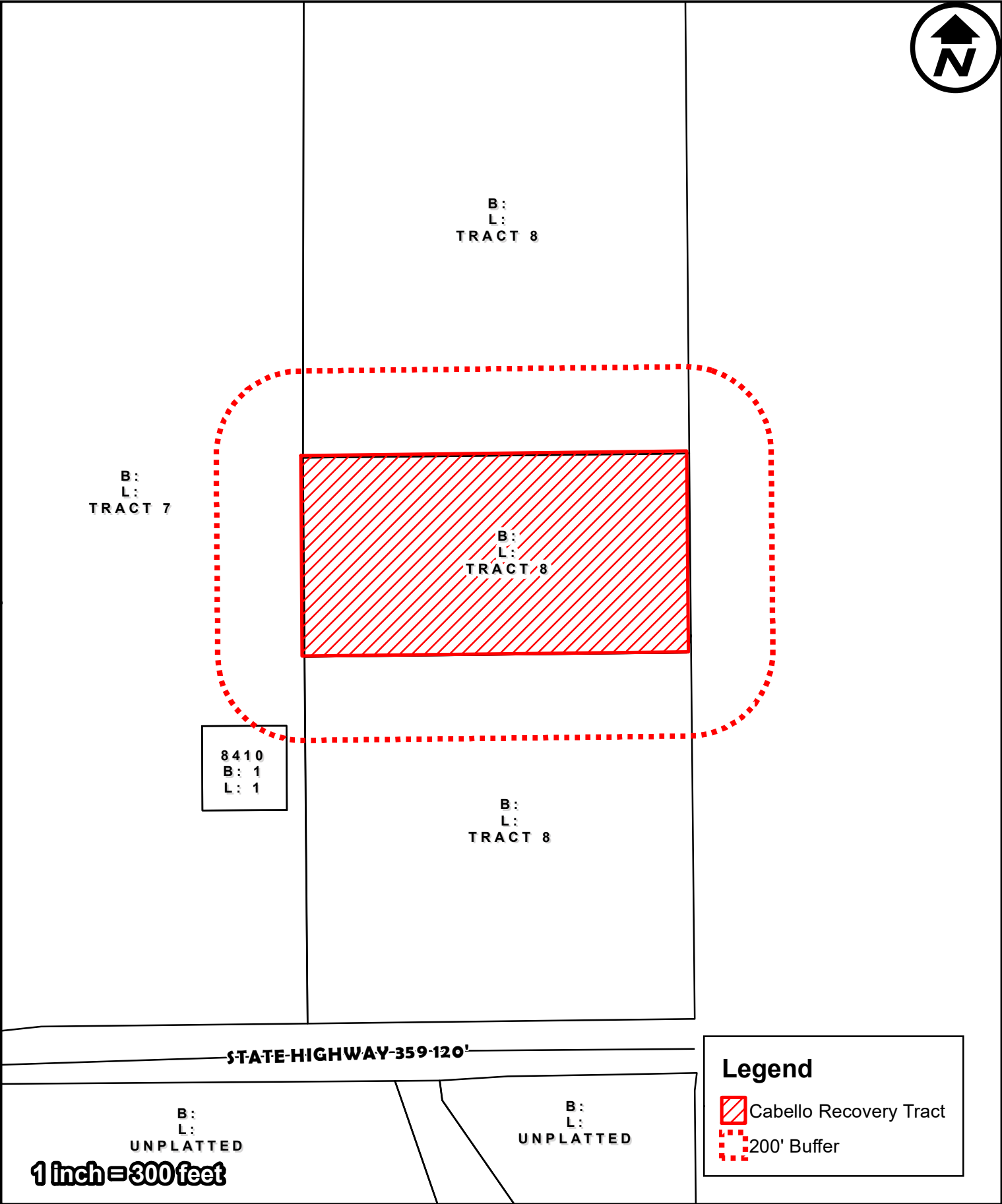
City of Laredo Planning Department
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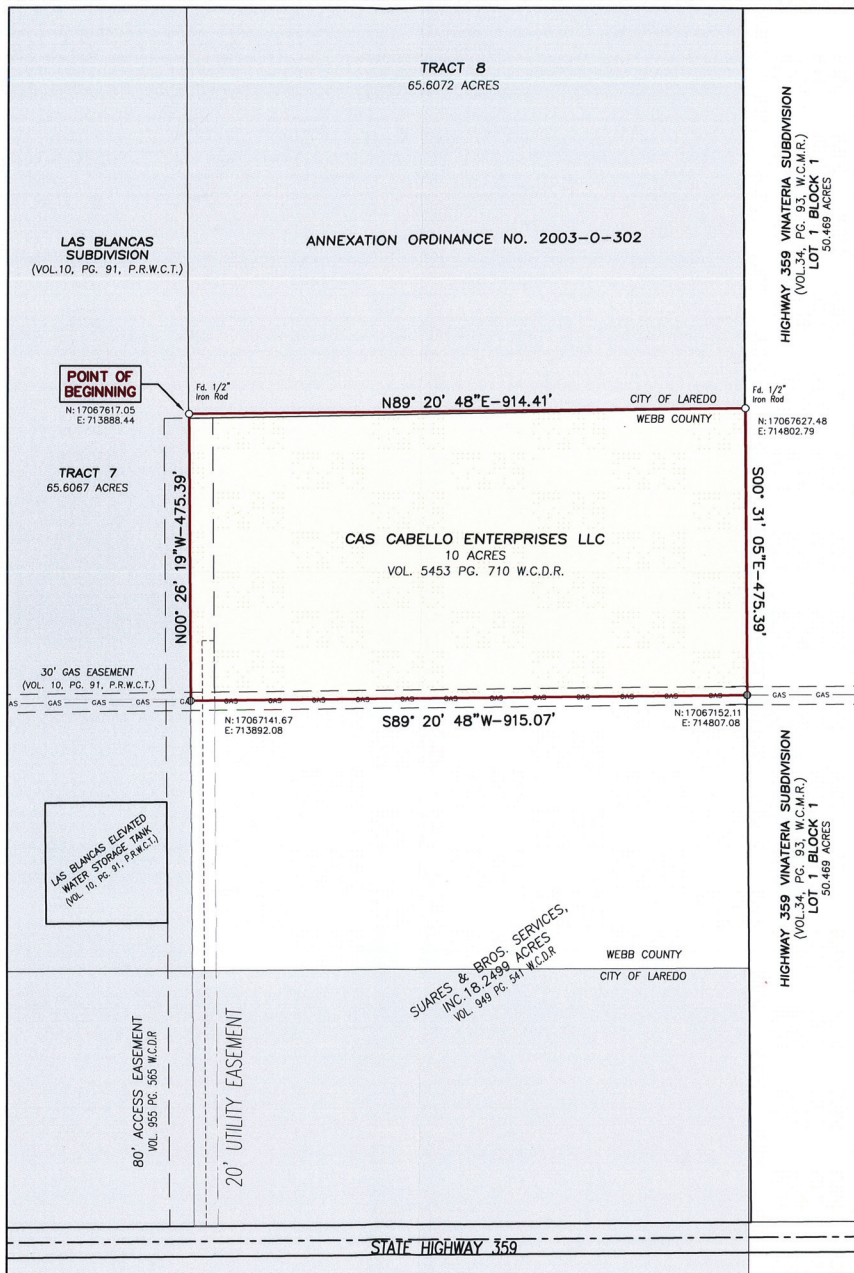
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HOWLAND ENGINEERING







HIGHWAY 359 VINATERIA SUBDIVISION
(VOL.34, PG.93, W.C.M.R.)
LOT 1 BLOCK 1
50.469 ACRES

HIGHWAY 359 VINATERIA SUBDIVISION
(VOL.34, PG.93, W.C.M.R.)
LOT 1 BLOCK 1
50.469 ACRES

LEGEND		
	=	ANNEXATION BOUNDARY
	=	EX. ANNEXATION LINE
	=	ANNEXATION AREA
	=	CITY OF LAREDO LIMITS
REVISION LOG		
REVISION 1:	DATE:	COMMENTS:
REVISION 2:	DATE:	COMMENTS:
REVISION 3:	DATE:	COMMENTS:

LEGAL DESCRIPTION

A TRACT OF LAND CONTAINING 9.983 ACRES,≈ (434,857 squared feet), Situated in Porcion 32, Abstract 296, Antonio Trevino Original Grantee, Webb County, Texas. Being out of Tract Eight(8), of the Las Blancas Subdivision, 576.5857 acre tract, recorded in volume 10, page 91 of the Plat Records of the Webb County Texas. This 9.98 acre tract owned by Cas Cabello Enterprises LLC. recorded in volume 5453. page 710 of w.c.d.r., This tract being more particularly described as follows:

BEGINNING, at a found $\frac{1}{2}$ " iron rod being the Northwest corner of said 9.983 acre tract also being an interior corner of the City of Laredo Annexation Limits for the **TRUE POINT OF BEGINNING**;

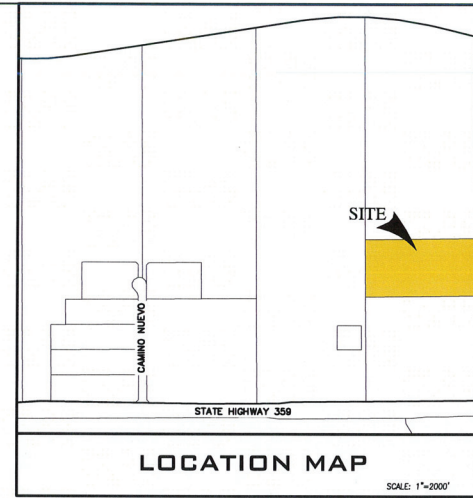
THENCE, N89° 20' 48"E, along the East boundary line of said 9.983 acre tract also being along the City of Laredo Annexation Limits, a distance of **914.41 FEET**, to a found $\frac{1}{2}$ " iron rod being the Northeast corner of said 9.98 acre tract also being an exterior corner of the City of Laredo Annexation Limits, for the Northeast corner of this tract hereof;

THENCE, S00° 31' 05"E, along the East boundary line of said 9.983 acre tract, also being the West boundary line of Lot 1, Block 1 Highway 359 Vinateria Subdivision as recorded in volume.34 page. 93 w.c.d.r., a distance **475.39 FEET** to the Southeast corner of said 9.98 acre tract also being the Northeast corner of a 18.2499 acre tract as per deed recorded in volume 949, page 541 w.c.d.r., for the Southeast corner of this tract hereof;

THENCE, S89° 20' 48"W, along the South boundary line of said 9.983 acre tract also being the North line of said 18.2499 acre tract, a distance of **915.07 FEET** to the Southwest corner of said 9.983 acre tract and the Northwest corner of said 18.2499 acre tract also being on the City of Laredo Annexation Limits, for the Southwest corner hereof;

THENCE, N00° 26' 19"W, along the West boundary line of said 9.983 acre tract also being along the City of Laredo Annexation Limits, a distance of **475.39 FEET**, to the Point of Beginning of this 9.983 acre tract, more or less.

Basis of Bearing South Zone (4205) Nad 83



BASIS OF BEARINGS: G.P.S. COORDINATES, N.A.D. 83, TEXAS STATE PLANE SOUTH ZONE (4205).

MONUMENTS HELD: A FOUND $\frac{3}{4}$ " IRON ROD BEING IN THE NORTHWEST CORNER OF SAID 10 ACRE TRACT RECORDED IN CAS CABELLO ENTERPRISES LLC, VOL. 5453 PAGE 710 W.C.D.R., SAME BEING THE NORTHEAST CORNER OF SAID 10 ACRE TRACT RECORDED IN CAS CABELLO ENTERPRISES LLC, VOL. 5453 PAGE 710 W.C.D.R. CALLED: N 89°57'07" E ~ 915.72' MEASURED: N 89°20'48" E ~ 914.41'

SURVEYOR'S CERTIFICATE

I, BERNAL F. SLIGHT, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT AND ITS ACCOMPANYING FIELD NOTE DESCRIPTION CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND DIRECTION.

B.F. Slight
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5328



01-18-2024
DATE

SURVEY OF

A TRACT OF LAND CONTAINING 9.983 ACRES, 434,856.86 SQUARED FEET, SITUATED IN PORCION 32, ABSTRACT 297, ANTONIO TREVINO ORIGINAL GRANTEE, WEBB COUNTY, TEXAS. BEING OUT OF THE 576.5857 ACRE TRACT RECORDED IN VOLUME 10, SUBDIVISION, 576.5857 ACRE TRACT RECORDED IN VOLUME 10, PAGE 91 OF THE PLAT RECORDS OF THE WEBB COUNTY TEXAS.

DRAWN BY: O.A.R.	1
CHECKED BY: B.F.S.	1
DRAWN DATE: 1.19.2023	
PLOTTED DATE:	
JOB No. E-308-24	
FILE NAME:	
STATUS: SURVEY	
AS-BUILT:	
REVISED DATE:	
SCALE: (24"x36") SHEET	
HOR: 1"=200' VER.	
SCALE: (11"x17") SHEET	
HOR: 1"=400' VER.	
SHEET TOTAL:	
1 OF 1	

HOWLAND
ENGINEERING AND SURVEYING CO.
TYPE Firm Registration No. E-409 / TBP&LS Firm Registration No. 10044-00
7000 Boca Road, Suite 100, Laredo, TX 78041
7615 N. Bartlett Avenue, Suite 100, Laredo, TX 78041
www.howlandcompanies.com

LEGAL DESCRIPTION FOR FOR A 9.983 ACRE TRACT

A TRACT OF LAND CONTAINING 9.983 ACRES (434,857 squared feet) situated in Porcion 32, Abstract 296, Antonio Trevino Original Grantee, Webb County, Texas. Being out of Tract Eight (8), of the Las Blancas Subdivision, 576.5857 acre tract, recorded in volume 10, page 91 of the Plat Records of the Webb County Texas. This 9.983 acre tract owned by Cas Cabello Enterprises LLC. recorded in volume 5453, page 710 of W.C.D.R., This tract being more particularly described as follows:

BEGINNING, at a found 1/2" iron rod being the Northwest Corner of said 9.983 acre tract also being an interior corner of the City of Laredo Annexation Limits for the **TRUE POINT OF BEGINNING**;

THENCE, N89° 20' 48"E, along the North line of said 9.983 acre tract also being along the City of Laredo Annexation Limits, a distance of **914.41 FEET**, to a found 1/2" iron rod being the Northeast corner of said 9.983 acre tract also being an exterior corner of the City of Laredo Annexation Limits, for the Northeast corner of this tract hereof;

THENCE, S00° 31' 05"E, along the East boundary line of said 9.983 acre tract, also being the West boundary line of Lot 1, Block 1 Highway 359 Vinateria Subdivision as recorded in volume 34, page 93 W.C.D.R., a distance of **475.39 FEET**, to the southeast corner of said 9.983 acre tract also being the north east corner of a 18.2499 acre tract as per deed recorded in volume 949, page 541 W.C.D.R, for the Southeast corner of this tract hereof;

THENCE, S89° 20' 48"W, along the South boundary line of said 9.983 acre tract also being the North line of said 18.2499 acre tract, a distance of **915.07 FEET** to the Southwest corner of said 9.983 acre tract and the Northwest corner of said 18.2499 acre tract also being on the City of Laredo Annexation Limits, for the Southwest corner hereof;

THENCE, N00° 26' 19"W, along the West boundary line of said 9.983 acre tract also being along the City of Laredo Annexation Limits, a distance of **475.39 FEET**, to the Point of Beginning of this 9.983 acre tract, more or less.

Basis of Bearing: G.P.S. Coordinates, N.A.D. 83, Texas State Planes, South Zone

R.P.L.S. No. 5328 – Texas



01/18/24

Date

www.howlandcompanies.com

7615 N. Bartlett Avenue | P.O. Box 451128 (78045) | Laredo, TX 78041 P. 956.722.4411 | F. 956.441.0180
4902 Sinclair Road | San Antonio, TX 78222 P. 210.648.1600 | F. 210.648.1605
TBPE Firm Registration No. F-4097 | TBPLS Firm Registration No. 100464-00 | TBPLS Firm Registration No. 10194361

**BOUNDARY CLOSURE FOR A
9.983 ACRE TRACT SURVEY**

Direction:	N89° 20' 48"E	Distance:	914.41'
Direction:	S00° 31' 05"E	Distance:	475.39'
Direction:	S89° 20' 48"W	Distance:	915.07'
Direction:	N00° 26' 19"E	Distance:	475.39'

Basis of Bearing: G.P.S. Coordinates, N.A.D. 83, Texas State Planes, South Zone

Area: 434859.24 Sq. Ft. – 9.983 Acres

Perimeter: 2780.26'

Error of Closure: 0.00'

Error direction: S22° 03' 58" W


R.P.L.S. No. 5328 – Texas



01/18/24

Date