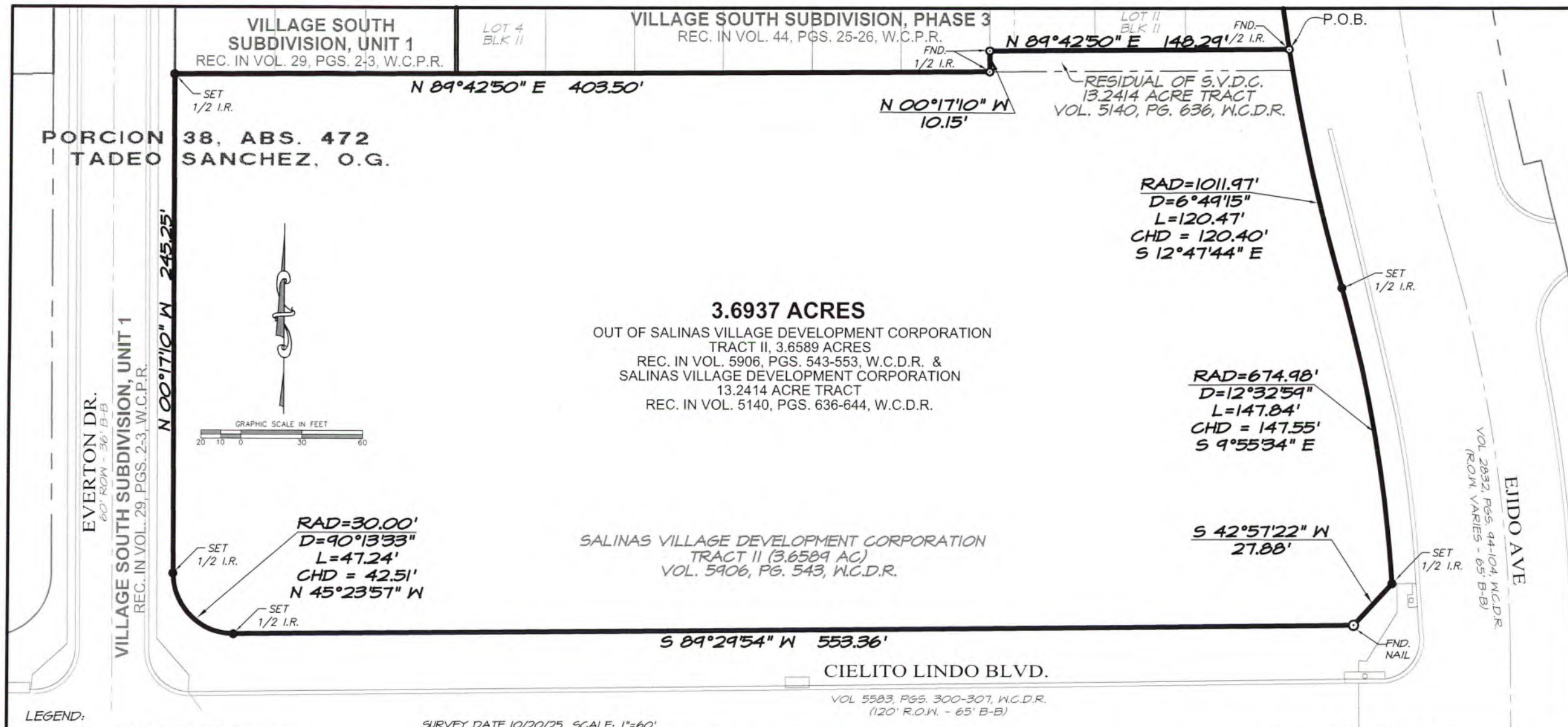




LEGEND:

- SET NAIL or SET 1/2" IRON ROD
- ⊙ FOUND 1/2" IRON ROD
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT-OF-WAY
- B-B CURB BACK TO BACK WIDTH
- W.C.P.R. WEBB COUNTY PLAT RECORDS
- W.C.D.R. WEBB COUNTY DEED RECORDS

NOTES:
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
THIS PROPERTY IS LOCATED IN ZONE "X" AREA WHICH IS NOT WITHIN THE 100-YR FLOOD ZONE ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS NO. 48479C1390C DATED: APRIL 2, 2008
BASIS OF BEARINGS:
GPS NAD 83 (2011 ADJ.) TEXAS STATE PLANE, 4205 SOUTH ZONE.

SURVEY DATE 10/20/25 SCALE: 1"=60'



SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND THIS 20TH DAY OF OCTOBER, 2025

Wayne Nance
WAYNE NANCE, P.P.L.S.
TEXAS REG. NO. 6235

3.6937 ACRE TRACT
OUT OF THE SALINAS VILLAGE DEVELOPMENT CORP.
TRACT II, 3.6589 ACRES
REC. IN VOL. 5906, PGS. 543-553, W.C.D.R. & SALINAS VILLAGE DEVELOPMENT CORPORATION 13.2414 ACRE TRACT
REC. IN VOL. 5140, PGS. 636-644, W.C.D.R.

PORRAS NANCE
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LAREDO, TEXAS 78041
TBP E-6205
TBP LSF-10188800
OFFICE (956) 724-3097
www.porrasnance.com

3.6937 ACRE TRACT

Being out and part of

Porcion 38 ~ Abstract 472 ~ Tadeo Sanchez, Original Grantee

Out and part of Salinas Village Development Corporation, Tract II (3.6589 Acres)

Recorded in Volume 5906, Pages 543-553, Webb County Deed Records and

Salinas Village Development Corporation, 13.2414 Acre Tract

Recorded in Volume 5140, Pages 636-644, Webb County Deed Records

Within the limits of the

City of Laredo and Webb County, Texas

Being a tract of land found to contain 3.6937 acres, more or less, situated in Porcion 38, Abstract 472, Tadeo Sanchez, Original Grantee within the City Limits of Laredo and Webb County, Texas, out and part of the Salinas Village Development Corporation, Tract II (3.6589 Acres), recorded in Volume 5906, Pages 543-553, of the Deed Records of Webb County, Texas and the Salinas Village Development Corporation, 13.2414 Acre Tract recorded in Volume 5140, Pages 636-644, of the Deed Records of Webb County, Texas; this tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod found on a curve in the westerly right-of-way line of Ejido Avenue, as recorded in Volume 2832, Page 94, of the Official Public Records of Webb County, Texas, for the southeast corner of the Village South Subdivision, Phase 3, as recorded Volume 44, Pages 25-26 of the Webb County Plat Records, the northeast corner of the herein described tract and the **POINT OF BEGINNING**;

THENCE along the westerly right-of-way line of Ejido Avenue and the easterly boundary of the herein described tract as follows:

A total curvilinear distance of 120.47 Feet, with said right-of-way curve to left having the following characteristics: Central Angle = 06°49'15", R = 1011.97 Feet, TAN = 60.31 Feet, CHD = 120.40 Feet, CHD Bearing = S 12°47'44" E, to a point of reverse curvature;

A total curvilinear distance of 147.84 Feet, with said curve having the following characteristics: Central Angle = 12°32'59", R = 674.98 Feet, TAN = 74.22 Feet, CHD = 147.55 Feet, CHD Bearing = S 09°55'34" E, to a right-of-way a clip corner to the right;

South 42°57'22" West, 27.88 Feet, to a ½" iron rod found on the northerly right-of-way line of Cielito Lindo Boulevard, recorded in Volume 5583, Pages 300 – 307, Webb County Deed Records, for the southeast corner of the herein described tract;

THENCE South 89°29'54" West, 553.36 Feet, along the northerly right-of-way of Cielito Lindo Boulevard to a point of curvature to the right in easterly right-of-way line of Everton Drive;

THENCE along the Everton Drive easterly right-of-way and the westerly boundary line of the herein described tract as follows:

A total curvilinear distance of 47.24 Feet, with said curve to right having the following characteristics: Central Angle = 90°13'33", R = 30.00 Feet, TAN = 30.12 Feet, CHD = 42.51 Feet, CHD Bearing = N 45°23'57" W, to a point of tangency;

North 00°17'10" West, 245.25 Feet, to the southwest corner of Lot 1, Block 11, Village South Subdivision, Unit 1, recorded in Volume 29, Pages 2 – 3, Webb County Plat Records and the

northwest corner of the herein described tract;

THENCE along the northerly boundary line of the herein described tract as follows:

North 89°42'50" East, at 139.50 Feet, passing a ½" iron rod found for the southeast corner of said Village South Subdivision, Unit 1, continuing for a total distance of 403.50 Feet to a ½" iron rod found for the southeast corner of Lot 9, Block 11, of said Village South Subdivision, Phase 3 for a deflection corner to the left;

North 00°17'10" West, 10.15 Feet to a ½" iron rod found for the southwest corner of Lot 10, Block 11, same Village South Subdivision, Phase 3 for a deflection corner to the right;

North 89°42'50" East, 148.29 Feet to a ½" iron rod found on the westerly right-of-way line of Ejido Avenue for the southeast corner of said Village South Subdivision, Phase 3, the northeast corner of the herein described tract and the **POINT OF BEGINNING**.

Basis of Bearings and Distances:

GPS NAD 83 (2011 Adj.), Texas State Plane, 4205 South Zone

I, Wayne Nance, the undersigned Registered Professional Land Surveyor, Number 6235, do hereby certify that the metes and bounds description shown hereon is true and correct to my best knowledge and belief and that it was prepared from an actual survey made on the ground and from office records available, without the benefit of a complete title examination report.



Witness my Hand and Seal


Wayne Nance, R.P.L.S.

10-20-25