



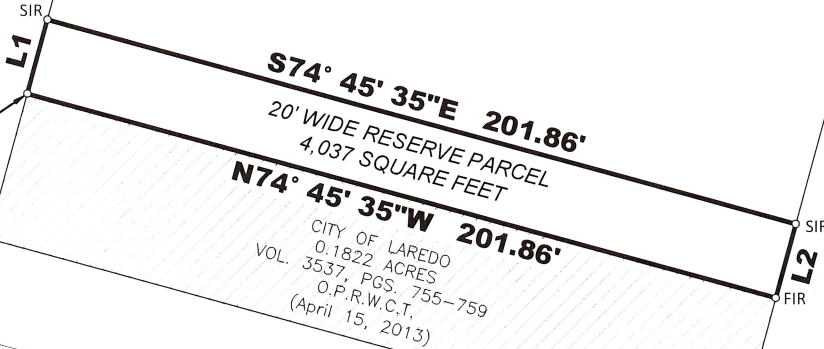
Line Table		
Line #	Direction	Length
L1	N15° 14' 25"E	20.00'
L2	S15° 15' 25"W	20.00'



**SURVEY 1238**  
**E. GARZA ORIGINAL GRANTEE**  
**A-425**

SHIN HOLDINGS LLC PLAT  
LOT 1, BLOCK 1  
VOL. 31, PG. 66  
P.R.W.C.T.

**P.O.B. - FIR**  
**X: 656612.08**  
**Y: 17088411.83**



50' WIDE ROW DEDICATION, 0.2891 ACRE TRACT, TRACT A  
VOL. 451, PGS. 253-268, W.C.D.R.  
50.00'

FERNANDO GARCIA  
EDUARDO GARCIA  
2.6865 ACRES  
VOL. 1255, PGS. 186-187  
W.C.D.R.  
(August 31, 1987)

LEGEND			
	PROPERTY LINE		SET IRON ROD*
	RD CENTERLINE		FOUND IRON ROD
	EASEMENT		FENCE CORNER
	BLDG. SETBACK		PK NAIL FOUND
	BLDG. STRUCT.		MAG NAIL FOUND
	LOT LINE		RR SPIKE FOUND
	WOOD FENCE		CHAINLINK FENCE
	BLOCK WALL		BARBWIRE FENCE

\*SET 1/2" IRON ROD WITH BLUE PLASTIC CAP LABELED "PCE 100097-00"

**NOTE:**

- PROPERTY DOES **NOT** APPEAR TO BE LOCATED IN A FLOOD ZONE AS PER FEMA MAP 48479C1195C. EFFECTIVE DATE: APRIL 02, 2008
- THIS SURVEY IS DERIVED FROM GPS KINEMATIC OBSERVATIONS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH ZONE, NAD-83, AND TIED "WDS" AT:  
X= 691232.576, Y= 17067061.537
- 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 PURPOSES ONLY.

**BASIS OF BEARING:**

DATUM BASED ON TEXAS SOUTH STATE PLANE  
COORDINATES SYSTEM NAD83/NAVD88, TEXAS SOUTH  
ZONE (4205). ELEVATIONS MEAN SEA LEVEL (MSL)  
DERIVED FROM GPS KINEMATIC OBSERVATIONS.



**CERTIFICATE OF SURVEYOR**

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.

EDUARDO J. GUTIERREZ, R.P.L.S. No 5839

**8-22-24**  
DATE

ENGINEERING REGISTRATION No. F-8019

SURVEY REGISTRATION No. 100097-00

REVISIONS	
DATE	DETAILS

o UTS: UNABLE TO SET

**LEGAL DESCRIPTION**

**A TRACT OF LAND CONTAINING 4,037 SQUARE FEET**  
**MORE OR LESS, OUT OF LOT 1, BLOCK 1, SHIN**  
**HOLDINGS LLC PLAT, RECORDED IN VOLUME 31,**  
**PAGE 66, OFFICIAL PLAT RECORDS WEBB COUNTY**  
**TEXAS. SITUATED IN SURVEY 1238, E. GARZA**  
**ORIGINAL GRANTEE, ABSTRACT 425, WITHIN THE**  
**CITY OF LAREDO, WEBB COUNTY TEXAS**

DRAWN BY:	A.X.C.	SCALE:	1"=50'
CHECKED BY:	E.J.G.	JOB #:	19942-24
APPROVED BY:	E.J.G.	FILE NAME:	20' Wide ROW Reserve Parcel.dwg
FIELD DATE:	08/15/2024 G.R.	SHEET:	2 OF 2



**1302 CALLE DEL NORTE, SUITE 2**  
**LAREDO, TEXAS 78041**

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