

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 14TH

DAY OF DECEMBER, 2022

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



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0.2571 ACRE TRACT

Being out and part of

SKG Loop Del Mar, LLC, 39.32 Acre Tract

Recorded in Volume 5172, Pages 97-102, Webb County Official Public Records

Within the limits of the

City of Laredo and Webb County, Texas

Being a tract of land found to contain 0.2571 acres, more or less, situated in Porcion 25, Abstract 50, Juan Francisco Garcia, Original Grantee within the City Limits of Laredo and Webb County, Texas, out and part of the SKG Loop Del Mar, LLC, 39.32 Acre Tract, recorded in Volume 5172, Pages 97-102, Webb County Official Public Records; this tract being more particularly described by metes and bounds as follows:

BEGINNING at an aluminum disk monument found on the southerly right-of-way line of Del Mar Boulevard and the northerly boundary line of said SKG Tract, said point being the most northerly northeast clip-corner of the proposed US Highway 59 right-of-way (Parcel 13) for the northwest corner of the herein described tract and the **POINT OF BEGINNING**;

THENCE North 67°32'26" East, 367.58 Feet, along the southerly right-of-way line of Del Mar Boulevard to a ½" iron rod set for the northeast corner of this tract;

THENCE South 22°26'39" East, 24.23 Feet, to a ½" iron rod set for the southeast corner of this tract;

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

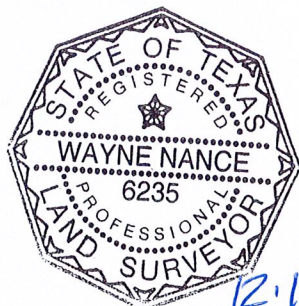
South 67°33'21" West, 95.08 Feet, to a ½" iron rod set for a deflection corner to the left;
South 66°02'16" West, 163.92 Feet, to a ½" iron rod set for a deflection corner to the left;
South 61°49'51" West, 95.02 Feet, to a ½" iron rod set for a deflection corner to the right;
South 63°18'01" West, 60.22 Feet, to a ½" iron rod set on said proposed US Highway 59 easterly right-of-way clip-corner (Parcel 13) for the southwest corner of this tract;

THENCE North 24°51'17" East, 62.55 Feet, along said proposed right-of-way clip-corner to an aluminum disk monument found on the southerly right-of-way line of Del Mar Boulevard for the northwest 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.