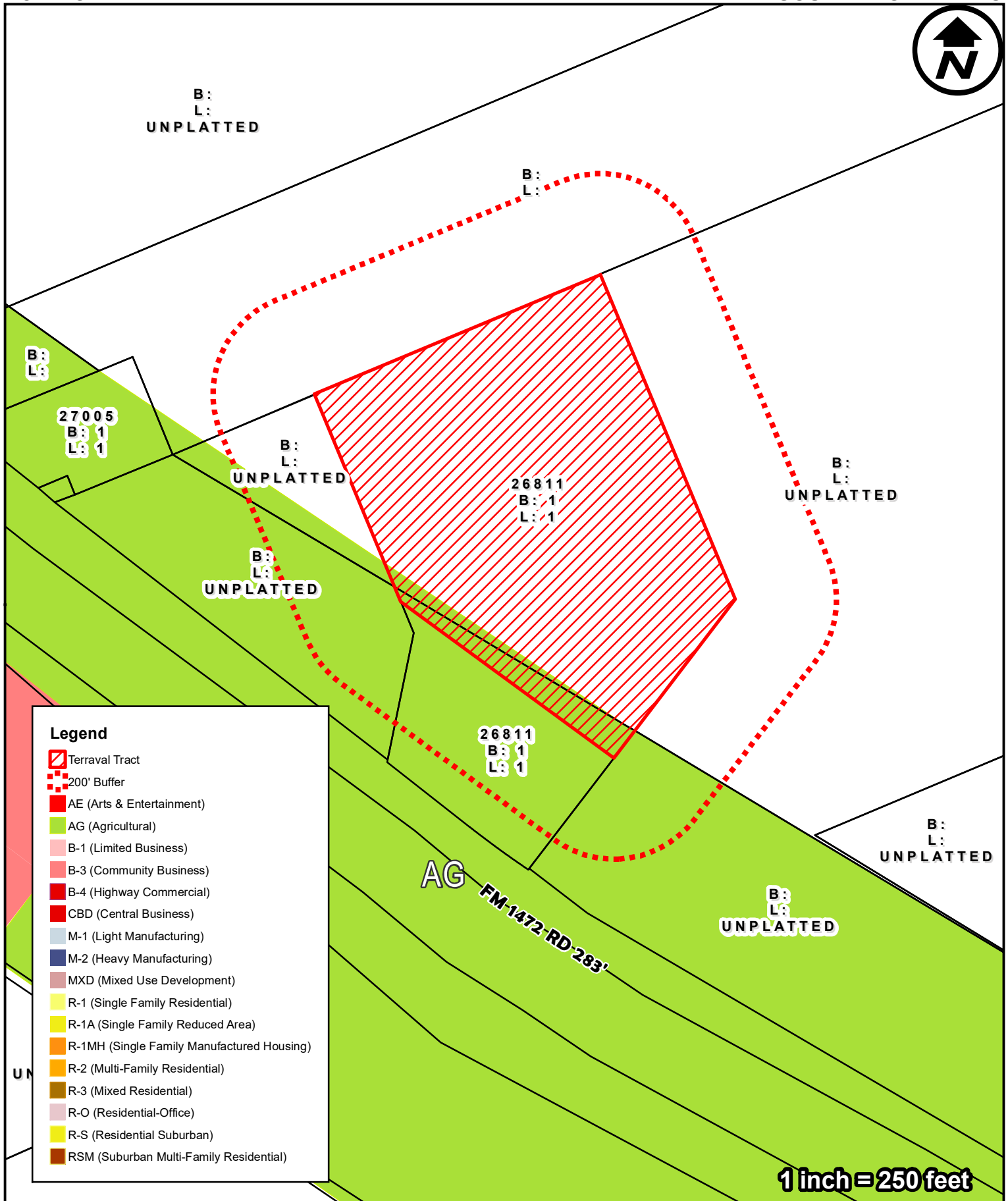




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1413 Houston Street
Laredo, Texas 78040

DISCLAIMER

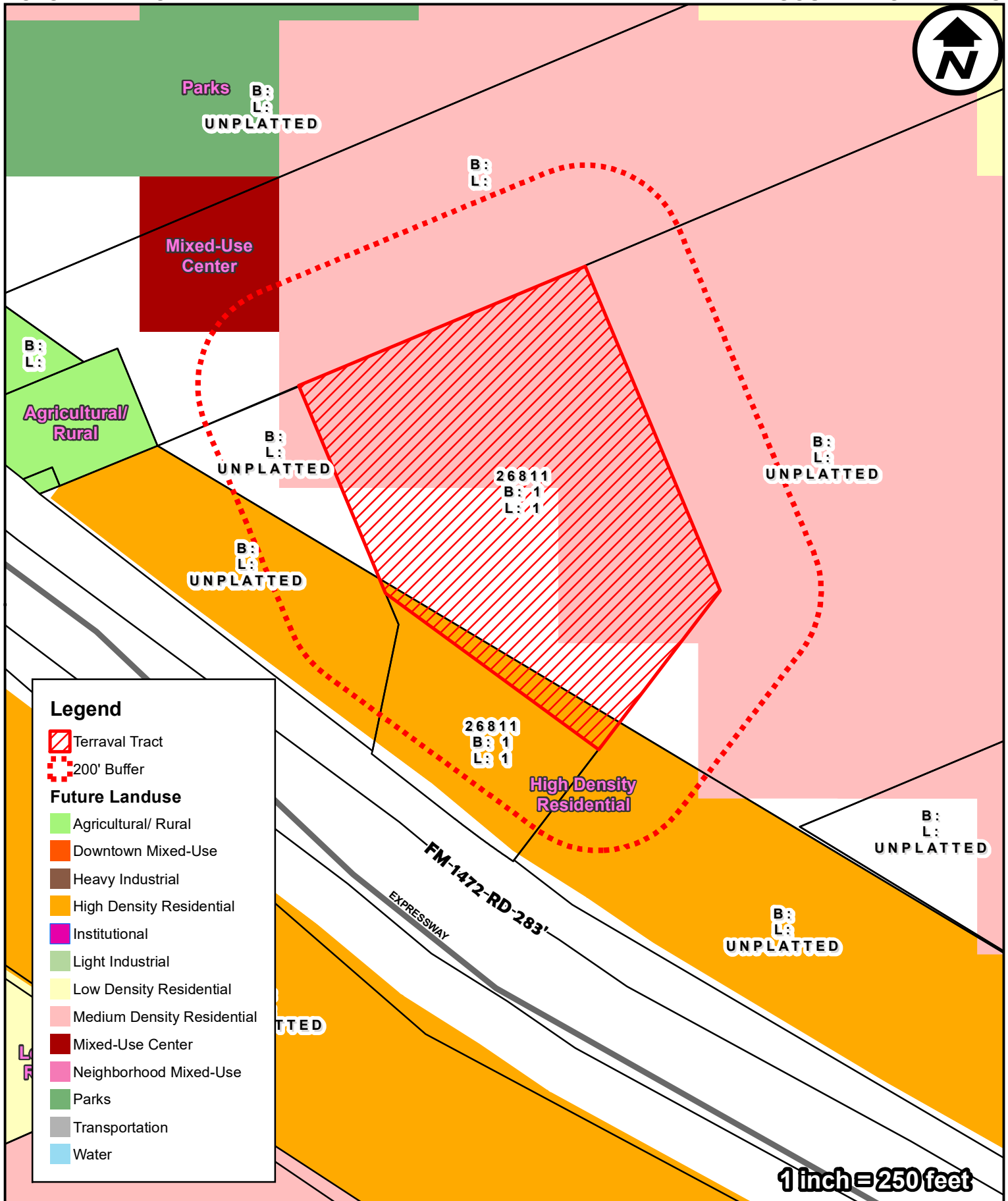
The information provided in this map submitted to, gathered by and/or developed by the City of Laredo from various sources. Geographic Information has a high probability of becoming outdated from the time it is collected and therefore, at-present ground conditions should be assessed to determine the accuracy of provided information.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.



DISCLAIMER

FUTURE LANDUSE

TERRA SOUTH ENGINEERING



Legend

TerraVal Tract

200' Buffer

Future Landuse

Agricultural/ Rural

Downtown Mixed-Use

Heavy Industrial

High Density Residential

Institutional

Light Industrial

Low Density Residential

Medium Density Residential

Mixed-Use Center

Neighborhood Mixed-Use

Parks

Transportation

Water



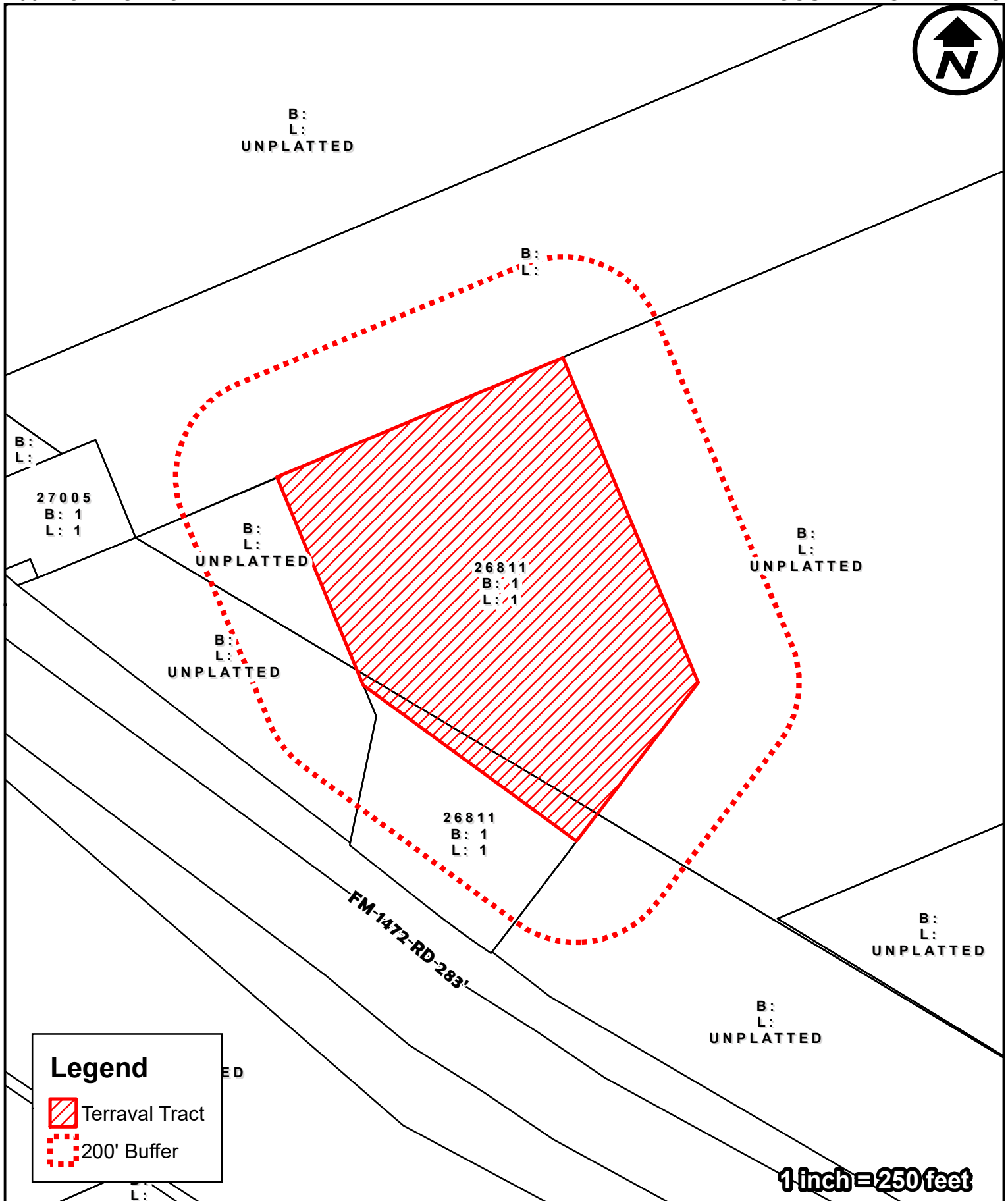
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200' NOTIFICATION

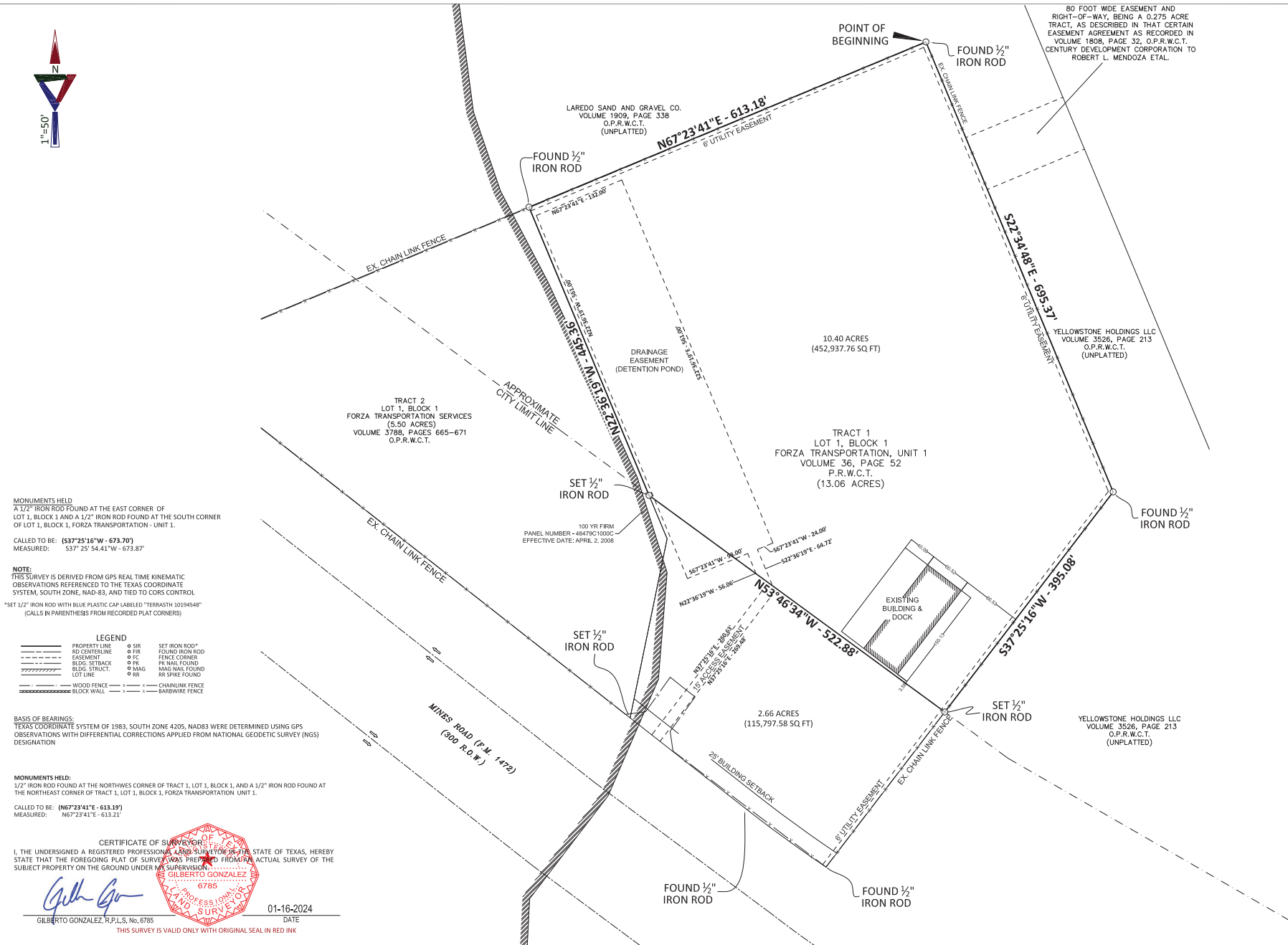
TERRA SOUTH ENGINEERING



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10.40 ACRES OUT OF LOT 1 BLOCK 1,
FORZA TRANSPORTATION (13.06 ACRES) - UNIT 1
VOLUME 36, PAGE 52, P.R.W.C.T.

1.0

METES AND BOUNDS DESCRIPTION

**10.40 acres out of Lot 1 Block 1, Forza Transportation Unit
Webb County, Texas**

A tract of land containing 10.40 acres, more or less, partitioned out of Tract 1 Lot 1 Block 1, Forza Transportation Unit 1, Recorded in Volume 36, Page 52, Webb County Map Records, being more particularly described by metes & bounds as follows, to wit:

BEGINNING at a 1/2" iron rod found at a fence on the occupied and recognized southeasterly line of a tract of land that conveyed to LAREDO SAND AND GRAVEL CO., as recorded in Volume 1909, Pag 338, O.P.R.W.C.T., this 1/2" iron rod is the most northerly northwest corner of that certain tract of land that was conveyed to YELLOWSTONE HOLDINGS LLC as recorded in Volume 3526, Pag 213, Official Public Records of Webb County, Texas, the northeast corner hereof;

THENCE, **S 22°34'48" E**, along the common boundary between this Tract 1 and said YELLOWSTONE HOLDINGS LLC tract, **a distance of 695.37 feet** to a found 1/2" iron rod, for the southeasterly corner hereof;

THENCE, **S 37°25' 16" W**, along the common boundary of this Tract 1 and said YELLOWSTONE HOLDINGS LLC tract, **a distance of 395.08 feet** to a set 1/2" iron rod, to a point on the existing City of Laredo City Limits line, for the southeasterly corner hereof;

THENCE, **N 53°46'34" W**, over and across said Tract 1 Lot 1 Block 1 and along said City of Laredo City Limits line, **a distance of 522.88 feet** to a set 1/2" iron rod set, being a point on the northeast line of Tract 2 Lot 1, Block 1, Forza Transportation Services (5.50 acres), recorded in Volume 3788, Pages 665-671, Official Public Records of Webb County, Texas, for a deflection corner hereof;

THENCE, **N 22°36'19" W**, along the common boundary line of this Tract 1 and said Tract 2, **a distance of 445.36 feet** to a 1/2" iron rod set, same rod being on the common boundary between this Tract 1 and said Tract 2 FORZA TRANSPORTATION SERVICES, also being on the southeast line of aforementioned Laredo Sand and Gravel Co. the northwesterly corner hereof,

THENCE, **N 67°23'41" E**, along an existing fence on the occupied and recognized northwesterly line of this tract and southeasterly line of the aforementioned LAREDO SAND AND GRAVEL CO. Tract, **a distance of 613.18 feet** to the POINT OF BEGINNING of this tract of land containing 10.40 acres, more or less.

Basis of Bearings:

NAD83 / NAV83 STATE PLANE TEXAS SOUTH GRID COORDINATES SYSTEM RTK BASE COORDINATES WERE DETERMINED USING GPS OBSERVATIONS WITH DIFFERENTIAL CORRECTIONS APPLIED FROM NATIONAL GEODETIC SURVEY (NGS) DESIGNATION.

Monuments Held:

1/2" IRON ROD FOUND AT THE NORTHWES CORNER OF TRACT 1, LOT 1, BLOCK 1, AND A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF TRACT 1, LOT 1, BLOCK 1, FORZA TRANSPORTATION UNIT 1.

CALLED TO BE: **(N67°23'41"E – 613.19')**

MEASURED: **N67°23'41"E – 613.21'**

STATE OF TEXAS:

COUNTY OF WEBB:

I, **Gilberto Gonzalez**, a Registered Professional Land Surveyor in the State of Texas, do hereby state that the above captioned "Field Notes" and attached "Drawings" was prepared from an actual Survey performed on the ground under my supervision.



RPLS No. 6785 - Texas

01-16-2024
Current Date

BOUNDARY CLOSURE
for 10.40 acres out of Lot 1 Block 1, Forza Transportation – Unit 1

Closure Summary

Precision, 1 part in: 481979.563'
Error distance: 0.006'
Error direction: S50° 14' 37.11"W
Area: 452937.76 Sq. Ft.
Square area: 452937.762
Perimeter: 2671.870'

Side 4: Line
Direction: N22° 36' 19.00"W
Angle: [-148.8292 (d)]
Deflection angle: [031.1708 (d)]
Distance: 445.360'
Easting: 606413.3263'
Northing: 17135509.2767'

Point of Beginning

Easting: 606979.4028'
Northing: 17135744.9746'

Side 5: Line
Direction: N67° 23' 41.00"E
Angle: [-090.0000 (d)]
Deflection angle: [090.0000 (d)]
Distance: 613.180'
Easting: 606979.3986'
Northing: 17135744.9710'

Side 1: Line

Direction: S22° 34' 48.00"E
Angle: [-022.5800 (d)]
Deflection angle: [157.4200 (d)]
Distance: 695.370'
Easting: 607246.4062'
Northing: 17135102.9086'

Side 2: Line

Direction: S37° 25' 16.00"W
Angle: [-119.9989 (d)]
Deflection angle: [060.0011 (d)]
Distance: 395.080'
Easting: 607006.3285'
Northing: 17134789.1397'

Side 3: Line

Direction: N53° 46' 34.00"W
Angle: [-091.1972 (d)]
Deflection angle: [088.8028 (d)]
Distance: 522.880'
Easting: 606584.5139'
Northing: 17135098.1315'

