

METES & BOUNDS

**10-FT. WIDE UTILITY EASEMENT
0.39-ACRE STRIP OF LAND**
OUT OF 125.0 ACRES AND 40 ACRES
SURVEY No. 35 AND SURVEY No. 2149
WEBB COUNTY, TEXAS

DATE: DECEMBER 10, 2024
SHEET: 1 OF 2

BEING A STRIP OF LAND FOR THE PURPOSE OF A UTILITY EASEMENT, CONTAINING 0.39 ACRES, MORE OR LESS, OUT OF 125.0 ACRES, CONVEYED TO CITY OF LAREDO, RECORDED IN VOLUME 5475, PAGE 490, WEBB COUNTY OFFICIAL PUBLIC RECORDS, AND 40 ACRES, CONVEYED TO CITY OF LAREDO, RECORDED IN VOLUME 5206, PAGE 411, WEBB COUNTY OFFICIAL PUBLIC RECORDS, SITUATED IN PORCION 35, J. M. DIAZ, ORIGINAL GRANTEE, ABSTRACT 546, AND SURVEY No. 2149, R. H. RAINS, ORIGINAL GRANTEE, ABSTRACT 594, WEBB COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT AN IRON ROD FOUND ON THE SOUTHERLY RIGHT-OF-WAY LINE OF LOMAS DEL SUR BLVD., BEING THE NORTHEAST CORNER OF SAID 125.0 ACRES; THENCE, S 11° 11' 27" W, A DISTANCE OF 971.16 FEET FOR THE **POINT OF BEGINNING** AND NORTHEAST CORNER HEREOF;

THENCE CONTINUING OVER AND ACROSS SAID 125.0 ACRES, THE FOLLOWING COURSES AND DISTANCES:

S 25° 33' 46" E, 10.00 FEET TO AN EXTERIOR CORNER HEREOF;
S 63° 19' 40" W, 66.52 FEET TO A POINT OF DEFLECTION HEREOF;
S 77° 45' 55" W, 51.50 FEET TO A POINT OF DEFLECTION HEREOF;
S 85° 32' 27" W, 49.85 FEET TO A POINT OF DEFLECTION HEREOF;
N 88° 23' 48" W, 110.11 FEET TO A POINT OF DEFLECTION HEREOF;
N 89° 41' 21" W, 251.00 FEET TO AN INTERIOR CORNER HEREOF;
S 0° 12' 04" W, 48.75 FEET TO A POINT OF NON-TANGENCY HEREOF HEREOF;
S 05° 26' 49" E, 249.47 FEET TO A POINT OF NON-TANGENCY HEREOF HEREOF;
S 0° 49' 58" E, 600.33 FEET TO AN INTERIOR CORNER HEREOF;
N 89° 04' 11" E, 2.50 FEET TO AN EXTERIOR CORNER HEREOF;
S 0° 55' 49" E, 15.00 FEET TO AN EXTERIOR CORNER HEREOF;
S 89° 04' 11" W, 15.00 FEET TO AN EXTERIOR CORNER HEREOF;
N 0° 55' 49" W, 15.00 FEET TO AN EXTERIOR CORNER HEREOF;
N 89° 04' 11" E, 2.50 FEET TO AN INTERIOR CORNER HEREOF;
N 0° 49' 59" W, 599.97 FEET TO A POINT OF NON-TANGENCY HEREOF HEREOF;
N 05° 26' 49" W, 249.54 FEET TO A POINT OF NON-TANGENCY HEREOF HEREOF;
N 0° 12' 04" E, 49.10 FEET TO AN INTERIOR CORNER HEREOF;
S 87° 57' 25" W, 169.02 FEET TO A POINT OF NON-TANGENCY HEREOF HEREOF;
N 89° 35' 04" W, 81.60 FEET TO AN EXTERIOR CORNER HEREOF;
N 0° 30' 29" W, 10.00 FEET TO AN EXTERIOR CORNER HEREOF;
S 89° 35' 04" E, 81.54 FEET TO A POINT OF NON-TANGENCY HEREOF HEREOF;
N 87° 57' 25" E, 174.13 FEET TO A POINT OF NON-TANGENCY HEREOF HEREOF;
S 89° 40' 43" E, 256.16 FEET TO A POINT OF NON-TANGENCY HEREOF HEREOF;
S 88° 23' 48" E, 109.74 FEET TO A POINT OF NON-TANGENCY HEREOF HEREOF;
N 85° 32' 27" E, 48.65 FEET TO A POINT OF DEFLECTION HEREOF;
N 77° 45' 55" E, 49.56 FEET TO A POINT OF DEFLECTION HEREOF;

THENCE N 63° 19' 40" E, AT 65.45 FEET THE POINT OF BEGINNING AND CONTAINING 0.39 ACRES (17092.06 S.F.), MORE OR LESS.

A SKETCH PREPARED FOR THIS TRACT OF LAND ACCOMPANIES THIS LEGAL DESCRIPTION.

TOPSITE
Civil Group

6262 McPherson Road, Ste. 206
Laredo, Texas 78041
enr.# F-22574 surv.#10194686
P (956) 725-5057
topsitecivil.com

PROJECT #:	-
FIELD DATE:	-
DRAWN BY:	R.V.G.
APPROVED:	J.A.M.
DATE:	02/24/2025
SHEET:	1 of 2
FILE PATH:	COL Sports-AEP.dwg

CERTIFICATE OF SURVEYOR

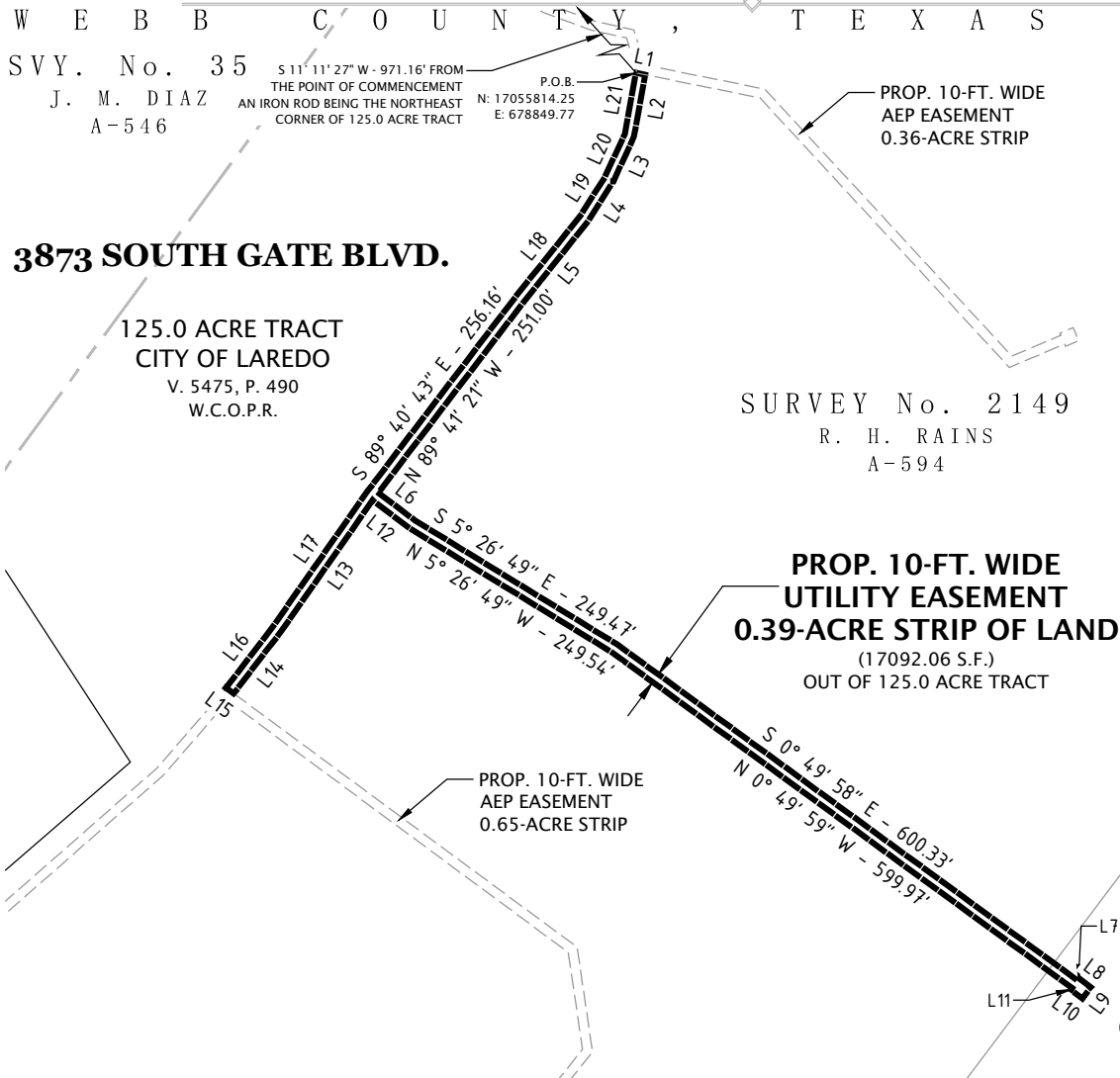
I, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY STATE THAT THE FOREGOING PLAT OF SURVEY WAS PREPARED FROM AN ACTUAL SURVEY OF THE SUBJECT PROPERTY ON THE GROUND UNDER MY SUPERVISION.

FEBRUARY 24, 2025



EXHIBIT OF

10-FT. WIDE UTILITY EASEMENT 0.39-ACRE STRIP OF LAND OUT OF 125.0 ACRES AND 40 ACRES SURVEY No. 35 AND SURVEY No. 2149 WEBB COUNTY, TEXAS



NOTES:

- ALL BEARINGS, DISTANCES, AND COORDINATE VALUES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM NORTH AMERICAN DATUM 1983, TEXAS SOUTH ZONE, US SURVEY FEET.
- THIS SURVEY WAS DERIVED FROM GPS REAL TIME KINEMATIC OBSERVATIONS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH ZONE, NAD-83 AND TIED TO CUATRO VIENTOS CONTROL.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT; THEREFORE, EASEMENTS, RIGHT-OF-WAYS, AND OTHER FEATURES AFFECTING THIS PROPERTY MAY NOT BE SHOWN.

ADJACENT PROPERTY OWNER RECORD INFO:

- 40 ACRES, CONVEYED TO CITY OF LAREDO, VOL. 5206, PG. 411, WEBB COUNTY OFFICIAL PUBLIC RECORDS.

LEGEND

---	PROP. EASEMENT
---	LOT LINE
---	EX. FENCE LINE
---	SURVEY LINE
PP	EX. POWER POLE
FIR	FOUND IRON ROD
SIR	SET IRON ROD
FND. RR TIE	FOUND RAILROAD TIE
P.O.B.	POINT OF BEGINNING

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FIELD DATE:	-
DRAWN BY:	R.V.G.
APPROVED:	J.A.M.
DATE:	02/24/2025
SHEET:	2 of 2
FILE PATH:	COL Sports-AEP.dwg
SCALE:	1"=200'
GRAPHIC SCALE IN FEET	

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.

FEBRUARY 24, 2025

