



LINE DATA

LINE	LENGTH	BEARING
L1	31.61'	S 21° 09' 08" E
L2	38.98'	S 25° 26' 05" E
L3	99.23'	S 13° 15' 17" E
L4	74.82'	S 12° 21' 20" E
L5	144.20'	S 02° 28' 18" E
L6	77.62'	S 09° 46' 42" W
L7	150.54'	S 19° 57' 44" W
L8	163.62'	S 22° 12' 11" W
L9	30.37'	N 83° 52' 09" W
L10	21.92'	N 18° 18' 00" E
L11	168.75'	N 22° 12' 11" E
L12	147.28'	N 19° 57' 44" E
L13	71.73'	N 09° 46' 42" E
L14	138.39'	N 02° 28' 18" W
L15	71.99'	N 12° 21' 20" W
L16	95.79'	N 13° 15' 17" W
L17	36.90'	N 25° 26' 05" W
L18	44.17'	N 21° 09' 08" W
L19	18.53'	N 17° 43' 33" W



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 12TH DAY OF JUNE, 2024.

Wayne Nance

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

PARCEL 2A
30' TEMPORARY CONSTRUCTION EASEMENT
2.0799 ACRE TRACT OUT OF
9G INVESTMENTS, LTD
AS RECORDED IN VOLUME 5088, PAGES 780-785
OF WEBB COUNTY DEED RECORDS
CITY OF LAREDO & WEBB COUNTY, TEXAS

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PARCEL 2A
30' TEMPORARY CONSTRUCTION EASEMENT
2.0799 ACRE TRACT

being a part of
Porcion 30 ~ Abstract 469 ~ Jose Francisco Cordova Moreno, Original Grantee
Porcion 31 ~ Abstract 3116 ~ Jose Trevino, Original Grantee
Within the limits of the
City of Laredo and Webb County, Texas

Being a tract of land found to contain 2.0799 acres more or less, situated in Porcion 30, Abstract 469, Jose Francisco Cordova Moreno, Original Grantee and Porcion 31, Abstract 3116, Jose Trevino, Original Grantee, within Webb County, Texas, partially within the City Limits of Laredo, out and part of the 9G Investments, LTD. Tract, as recorded in Volume 5088, Page 780-785, of the Webb County Deed Records; this tract being more particularly described by metes and bounds as follows:

COMMENCING from a ½" iron rod found on a curve to the right in the southerly right-of-way of the Kansas City Southern Railway (formerly the Texas Mexican Railway), for a northeast corner of a remainder of Share No. 7 of the Moreno Partition, recorded in Volume 1, Page 81, Webb County Plat Records and the northwest corner of the said 9G Investments, LTD. Tract; **THENCH** S 65°57'11" E, 26.82 Feet to an iron rod set on the same southerly right-of-way of Kansas City Southern Railway for the northwest corner of the herein described tract and the **POINT OF BEGINNING**;

THENCE along said curve to the right on the southerly right-of-way line of Kansas City Southern Railway, a curvilinear distance of 41.60 Feet, with said curve having the following characteristics: Central Angle = 00°59'26", R = 2406.68 Feet, CL = 41.60 Feet, TAN = 20.80 Feet, CHD = 41.60 Feet, CHD Bearing = South 65°08'19" East to the northeast corner of this tract;

THENCE along the easterly boundary of the herein described tract as follows:

South 21°09'08" East, 31.61 Feet, to a deflection corner to the right;

South 25°26'05" East, 38.98 Feet, to a deflection corner to the right;

South 13°15'17" East, 99.23 Feet, to a deflection corner to the right;

South 12°21'20" East, 74.82 Feet, to a deflection corner to the right;

South 02°28'18" East, 144.20 Feet, to a deflection corner to the right;

South 09°46'42" West, 77.62 Feet, to a deflection corner to the right;

South 19°57'44" West, 150.54 Feet, to a deflection corner to the right;

South 22°12'11" West, 163.62 Feet, to a deflection corner to the left;

South 62°42'32" East, 786.84 Feet, to a deflection corner to the right;

South 02°50'32" East, 1441.36 Feet, to a point on the northerly right-of-way of Bencha Road for the southeast corner of the herein described tract;

THENCE North 83°52'09" West, 30.37 Feet, along the northerly right-of-way of Bencha Road to a ½" iron rod set for the southwest corner of the herein described tract;

THENCE along the westerly boundary of the herein described tract as follows:

North 02°50'32" West, 1419.35 Feet, to a ½" iron rod set for a deflection corner to the left;

North 62°42'32" West, 795.52 Feet, to a ½" iron rod set for a deflection corner to the right;

North 18°18'00" East, 21.92 Feet, to a ½" iron rod set for a deflection corner to the right;

North 22°12'11" East, 168.75 Feet, to a ½" iron rod set for a deflection corner to the left;

North 19°57'44" East, 147.28 Feet, to a ½" iron rod set for a deflection corner to the left;

North 09°46'42" East, 71.73 Feet, to a ½" iron rod set for a deflection corner to the left;

North 02°28'18" West, 138.39 Feet, to a ½" iron rod set for a deflection corner to the left;

North 12°21'20" West, 71.99 Feet, to a ½" iron rod set for a deflection corner to the left;

North 13°15'17" West, 95.79 Feet, to a ½" iron rod set for a deflection corner to the left;

North 25°26'05" West, 36.90 Feet, to a ½" iron rod set for a deflection corner to the right;

North 21°09'08" West, 44.17 Feet, to a ½" iron rod set for a deflection corner to the right;

North 17°43'33" West, 18.53 Feet, to a ½" iron rod set on the southerly right-of-way of said Kansas City Southern Railway, for the northwest corner of the herein described tract and the **POINT OF BEGINNING.**

Basis of Bearings:

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.

6.12.24