

METES & BOUNDS

**10-FT. WIDE UTILITY EASEMENT  
0.36-ACRE STRIP OF LAND**

OUT OF 125.0 ACRES  
SURVEY No. 35 & SURVEY No. 2149  
WEBB COUNTY, TEXAS

DATE: DECEMBER 10, 2024  
SHEET: 1 OF 3

BEING A STRIP OF LAND FOR THE PURPOSE OF A UTILITY EASEMENT, CONTAINING 0.36 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, 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 80° 51' 39" E, A DISTANCE OF 81.39 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 01° 16' 29" W, 43.16 FEET TO A POINT OF NON-TANGENCY HEREOF HEREOF;
- S 08° 31' 57" W, 150.36 FEET TO A POINT OF NON-TANGENCY HEREOF HEREOF;
- S 09° 34' 55" W, 150.37 FEET TO A POINT OF NON-TANGENCY HEREOF HEREOF;
- S 08° 20' 03" W, 149.95 FEET TO A POINT OF NON-TANGENCY HEREOF HEREOF;
- S 08° 32' 57" W, 260.31 FEET TO A POINT OF NON-TANGENCY HEREOF HEREOF;
- S 03° 58' 56" W, 49.38 FEET TO A POINT OF DEFLECTION HEREOF;
- S 06° 33' 41" E, 53.20 FEET TO A POINT OF DEFLECTION HEREOF;
- S 17° 01' 18" E, 51.54 FEET TO A POINT OF DEFLECTION HEREOF;
- S 24° 20' 22" E, 43.13 FEET TO AN EXTERIOR CORNER HEREOF;
- S 35° 21' 55" W, 38.92 FEET TO AN INTERIOR CORNER HEREOF;
- S 25° 33' 46" E, 128.59 FEET TO AN EXTERIOR CORNER HEREOF;
- S 10° 15' 21" W, 382.94 FEET TO AN INTERIOR CORNER HEREOF;
- S 59° 50' 46" E, 56.06 FEET TO AN INTERIOR CORNER HEREOF;
- N 30° 09' 14" E, 2.50 FEET TO AN EXTERIOR CORNER HEREOF;
- S 59° 50' 46" E, 15.00 FEET TO AN EXTERIOR CORNER HEREOF;
- S 30° 09' 14" W, 15.00 FEET TO AN EXTERIOR CORNER HEREOF;
- N 59° 50' 46" W, 15.00 FEET TO AN EXTERIOR CORNER HEREOF;
- N 30° 09' 14" E, 2.50 FEET TO AN INTERIOR CORNER HEREOF;

-CONT.-



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 3
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.

*[Handwritten Signature]*  
FEBRUARY 24, 2025



METES & BOUNDS

**10-FT. WIDE UTILITY EASEMENT  
0.36-ACRE STRIP OF LAND**

OUT OF 125.0 ACRES  
SURVEY No. 35 & SURVEY No. 2149  
WEBB COUNTY, TEXAS

DATE: DECEMBER 10, 2024  
SHEET: 2 OF 3

N 59° 50' 46" W, 63.07 FEET TO AN EXTERIOR CORNER HEREOF;  
 N 10° 15' 21" E, 386.72 FEET TO A DEFLECTION CORNER HEREOF;  
 N 25° 33' 46" W, 133.16 FEET TO AN EXTERIOR CORNER HEREOF;  
 N 63° 19' 40" E, 3.57 FEET TO A DEFLECTION CORNER HEREOF;  
 N 35° 21' 55" E, 34.98 FEET TO AN INTERIOR CORNER HEREOF;  
 N24° 20' 22" W, 38.03 FEET TO A POINT OF DEFLECTION HEREOF;  
 N 17° 01' 18" W, 53.10 FEET TO A POINT OF DEFLECTION HEREOF;  
 N 06° 33' 41" W, 55.04 FEET TO A POINT OF DEFLECTION HEREOF;  
 N 03° 58' 56" E, 50.68 FEET TO A POINT OF DEFLECTION HEREOF;  
 N 08° 32' 55" E, 260.74 FEET TO A POINT OF NON-TANGENCY HEREOF;  
 N 08° 20' 03" E, 150.02 FEET TO A POINT OF NON-TANGENCY HEREOF;  
 N 09° 34' 55" E, 150.38 FEET TO A POINT OF NON-TANGENCY HEREOF;  
 N 08° 31' 57" E, 149.64 FEET TO A POINT OF NON-TANGENCY HEREOF;  
 N 01° 16' 29" E, 44.06 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE  
 OF SAID LOMAS DEL SUR BLVD., FOR THE NORTHWEST CORNER HEREOF;

**THENCE S 80° 00' 15" E CONTINUING WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID  
 LOMAS DEL SUR BLVD., AT 10.12 FEET THE POINT OF BEGINNING AND  
 CONTAINING 0.36 ACRES (15876.58 S.F.), MORE OR LESS.**

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



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FIELD DATE:	-
DRAWN BY:	R.V.G.
APPROVED:	J.A.M.
DATE:	02/24/2025
SHEET:	2 of 3
FILE PATH:	COL Sports-AEP.dwg

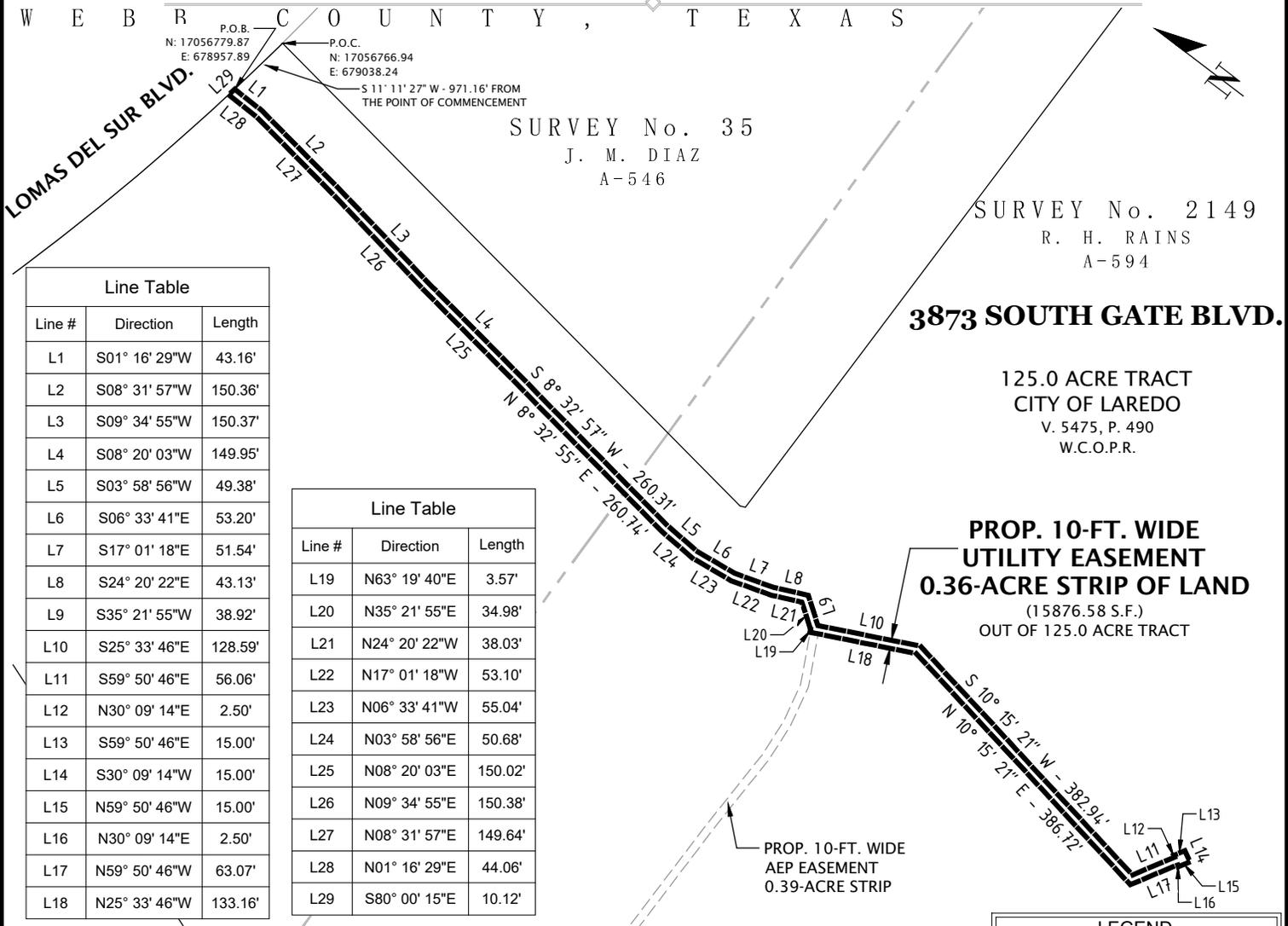
CERTIFICATE OF SURVEYOR

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.

*[Handwritten Signature]*  
 FEBRUARY 24, 2025



EXHIBIT OF  
**10-FT. WIDE UTILITY EASEMENT**  
**0.36-ACRE STRIP OF LAND**  
 OUT OF 125.0 ACRES  
 SURVEY No. 35 & SURVEY No. 2149  
 WEBB COUNTY, TEXAS



Line #	Direction	Length
L1	S01° 16' 29"W	43.16'
L2	S08° 31' 57"W	150.36'
L3	S09° 34' 55"W	150.37'
L4	S08° 20' 03"W	149.95'
L5	S03° 58' 56"W	49.38'
L6	S06° 33' 41"E	53.20'
L7	S17° 01' 18"E	51.54'
L8	S24° 20' 22"E	43.13'
L9	S35° 21' 55"W	38.92'
L10	S25° 33' 46"E	128.59'
L11	S59° 50' 46"E	56.06'
L12	N30° 09' 14"E	2.50'
L13	S59° 50' 46"E	15.00'
L14	S30° 09' 14"W	15.00'
L15	N59° 50' 46"W	15.00'
L16	N30° 09' 14"E	2.50'
L17	N59° 50' 46"W	63.07'
L18	N25° 33' 46"W	133.16'

Line #	Direction	Length
L19	N63° 19' 40"E	3.57'
L20	N35° 21' 55"E	34.98'
L21	N24° 20' 22"W	38.03'
L22	N17° 01' 18"W	53.10'
L23	N06° 33' 41"W	55.04'
L24	N03° 58' 56"E	50.68'
L25	N08° 20' 03"E	150.02'
L26	N09° 34' 55"E	150.38'
L27	N08° 31' 57"E	149.64'
L28	N01° 16' 29"E	44.06'
L29	S80° 00' 15"E	10.12'

- 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.

LEGEND	
	PROP. EASEMENT
	LOT LINE
	EX. FENCE LINE
	SURVEY LINE
	EX. POWER POLE
	FOUND IRON ROD
	SET IRON ROD
	FOUND RAILROAD TIE
	P.O.B.

**TOPSITE**  
Civil Group

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

PROJECT #: PR-  
 FIELD DATE: 07/21/2023  
 DRAWN BY: R.V.G.  
 APPROVED: J.A.M.  
 DATE: 02/24/2025  
 SHEET: 3 of 3  
 FILE PATH:COL Sports-AEP.dwg  
 SCALE: 1"=200'  
  
 GRAPHIC SCALE IN FEET

**CERTIFICATE OF SURVEYOR**

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FEBRUARY 24, 2025