

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.-

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 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.

FEBRUARY 24, 2025



METES & BOUNDS

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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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DRAWN BY:	R.V.G.
APPROVED:	J.A.M.
DATE:	02/24/2025
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FEBRUARY 24, 2025



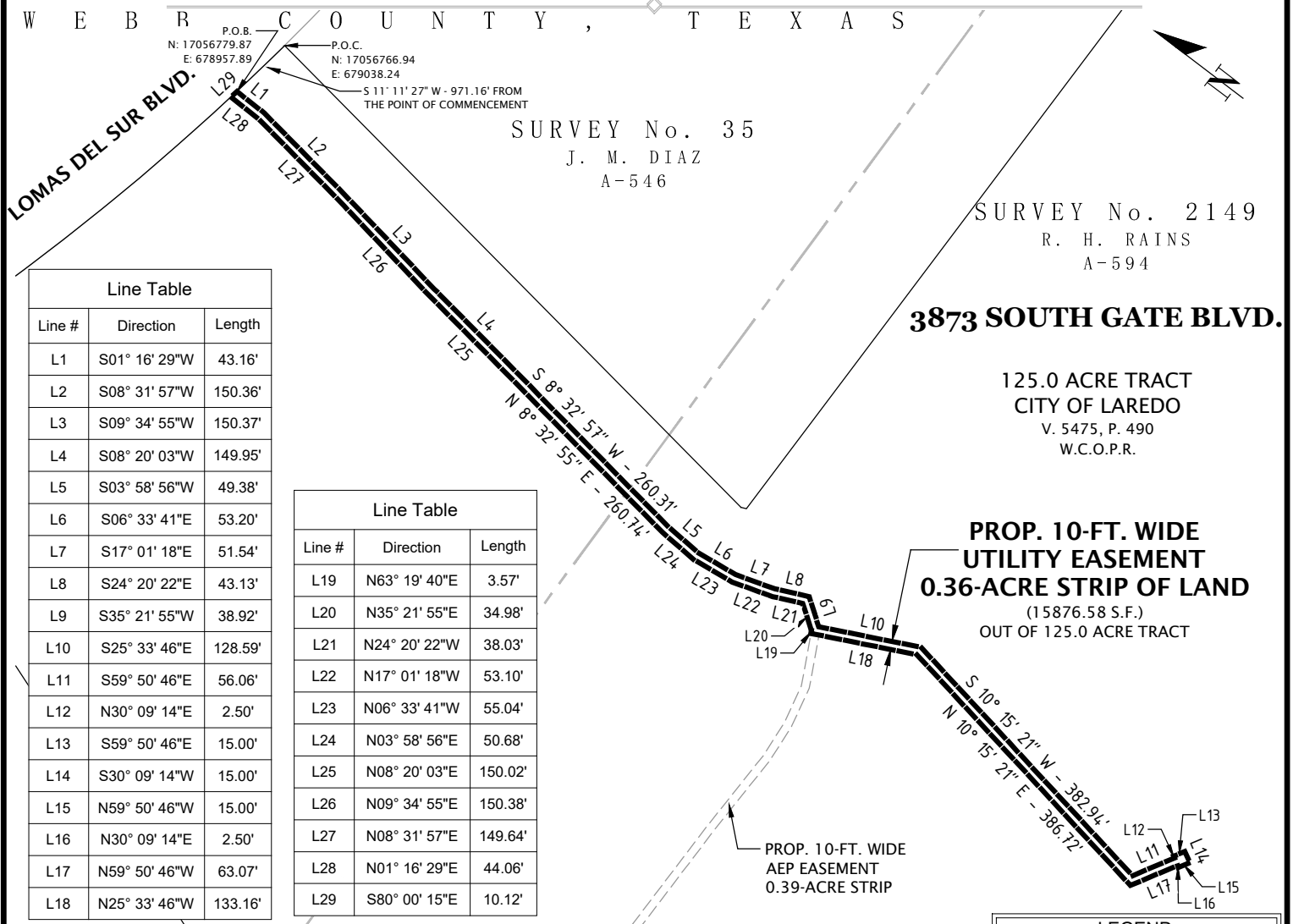
EXHIBIT OF

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



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.

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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'

100 0 100 200

GRAPHIC SCALE IN FEET

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FEBRUARY 24, 2025

