

METES &amp; BOUNDS

# 10-FT. WIDE UTILITY EASEMENT 0.65-ACRE STRIP OF LAND

OUT OF 125.0 ACRES  
SURVEY No. 35, AND 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 0.65 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 0° 30' 29" E, 459.13 FEET TO A DEFLECTION CORNER HEREOF;  
S 44° 40' 31" W, 111.70 FEET TO A DEFLECTION CORNER HEREOF;  
N 88° 25' 06" W, 307.13 FEET TO AN INTERIOR CORNER HEREOF;  
S 01° 34' 54" W, 2.50 FEET TO AN EXTERIOR CORNER HEREOF;  
N 88° 25' 06" W, 15.00 FEET TO AN EXTERIOR CORNER HEREOF;  
N 01° 34' 54" E, 15.00 FEET TO AN EXTERIOR CORNER HEREOF;  
S 88° 25' 06" E, 15.00 FEET TO AN EXTERIOR CORNER HEREOF;  
S 01° 34' 54" W, 2.50 FEET TO AN INTERIOR CORNER HEREOF;  
S 88° 25' 06" E, 302.79 FEET TO A DEFLECTION CORNER HEREOF;  
N 44° 40' 31" E, 103.20 FEET TO A DEFLECTION CORNER HEREOF;  
N 0° 30' 29" W, 445.69 FEET TO AN INTERIOR CORNER HEREOF;  
N 86° 10' 43" W, 102.73 FEET TO A DEFLECTION CORNER HEREOF;  
N 78° 15' 22" W, 283.87 FEET TO A DEFLECTION CORNER HEREOF;  
N 89° 01' 48" W, 87.76 FEET TO A POINT OF DEFLECTION HEREOF;  
S 82° 41' 53" W, 89.65 FEET TO A POINT OF DEFLECTION HEREOF;  
S 72° 12' 23" W, 89.10 FEET TO A POINT OF DEFLECTION HEREOF;  
S 62° 37' 40" W, 87.34 FEET TO A POINT OF DEFLECTION HEREOF;  
S 52° 37' 45" W, 88.32 FEET TO A POINT OF DEFLECTION HEREOF;  
S 42° 35' 55" W, 89.30 FEET TO A POINT OF DEFLECTION HEREOF;  
S 33° 55' 48" W, 359.04 FEET TO A POINT OF NON-TANGENCY HEREOF;  
S 32° 00' 06" W, 121.53 FEET TO A POINT OF NON-TANGENCY 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 &amp; BOUNDS

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SHEET: 2 OF 3

S 34° 44' 47" W, 111.10 FEET TO A POINT OF DEFLECTION HEREOF;  
S 40° 46' 42" W, 61.87 FEET TO A POINT OF DEFLECTION HEREOF;  
S 62° 07' 15" W, 60.78 FEET TO A POINT OF DEFLECTION HEREOF;  
S 83° 01' 21" W, 60.31 FEET TO A POINT OF DEFLECTION HEREOF;  
S 89° 56' 52" W, 247.89 FEET TO AN EXTERIOR CORNER HEREOF;  
N 0° 03' 08" W, 10.00 FEET TO AN EXTERIOR CORNER HEREOF;  
N 89° 56' 52" E, 247.28 FEET TO A POINT OF DEFLECTION HEREOF;  
N 83° 01' 21" E, 57.86 FEET TO A POINT OF DEFLECTION HEREOF;  
N 62° 07' 15" E, 57.05 FEET TO A POINT OF DEFLECTION HEREOF;  
N 40° 46' 42" E, 59.46 FEET TO A POINT OF DEFLECTION HEREOF;  
N 34° 44' 47" E, 110.34 FEET TO A POINT OF DEFLECTION HEREOF;  
N 32° 00' 06" E, 121.40 FEET TO A POINT OF NON-TANGENCY HEREOF;  
N 33° 55' 53" E, 360.10 FEET TO A POINT OF NON-TANGENCY HEREOF;  
N 42° 35' 55" E, 90.88 FEET TO A POINT OF DEFLECTION HEREOF;  
N 52° 37' 45" E, 90.08 FEET TO A POINT OF DEFLECTION HEREOF;  
N 62° 37' 40" E, 89.05 FEET TO A POINT OF DEFLECTION HEREOF;  
N 72° 12' 23" E, 90.86 FEET TO A POINT OF DEFLECTION HEREOF;  
N 82° 41' 53" E, 91.29 FEET TO A POINT OF DEFLECTION HEREOF;  
S 89° 01' 48" E, 89.39 FEET TO A POINT OF DEFLECTION HEREOF;  
S 78° 15' 28" E, 284.17 FEET TO A POINT OF DEFLECTION HEREOF;

THENCE S 86° 10' 43" E, AT 111.29 FEET THE POINT OF BEGINNING AND  
CONTAINING 0.65 ACRES (28326.14 S.F.), MORE OR LESS.

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

**TOPSITE**  
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PROJECT #:	-
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

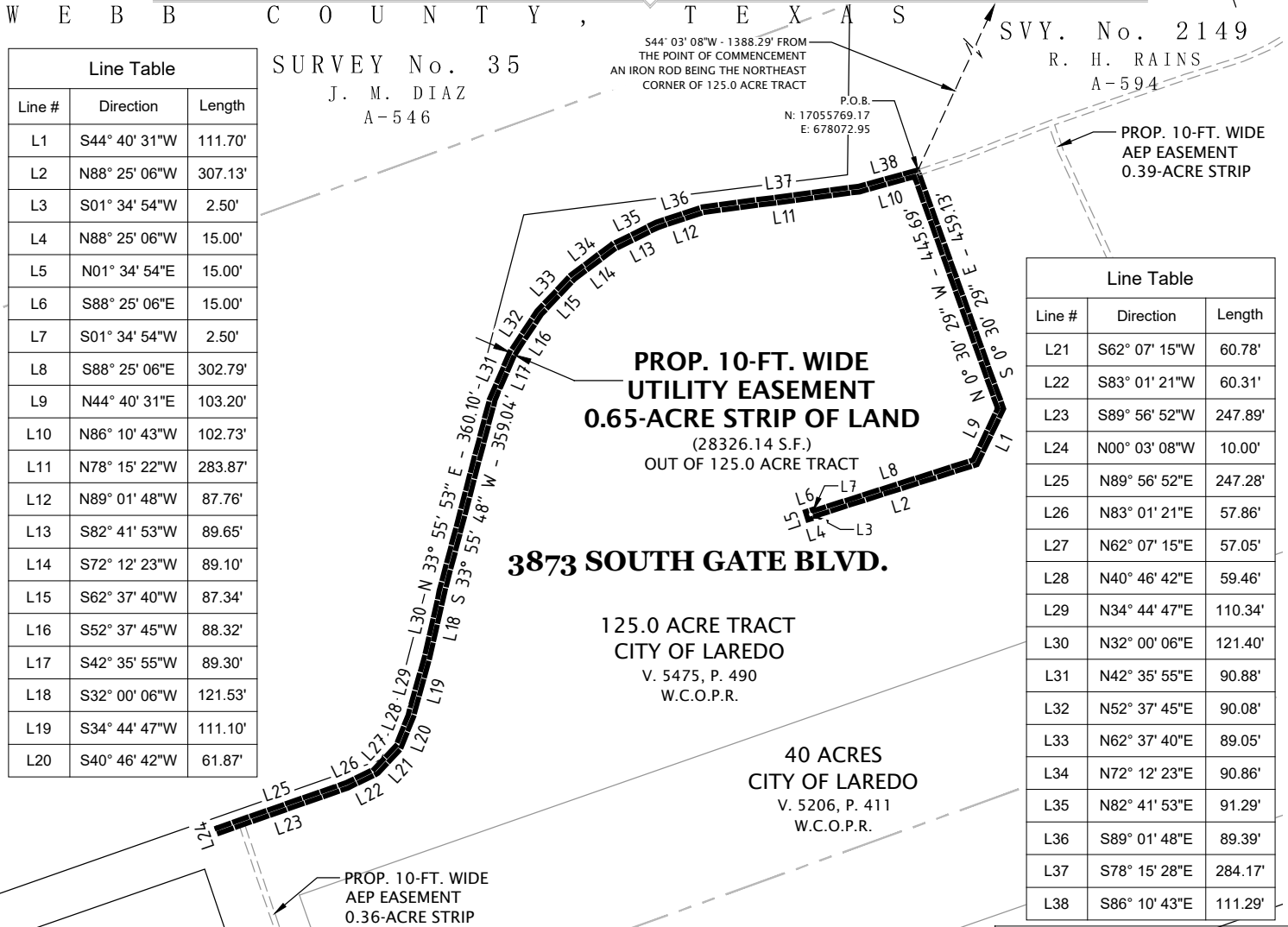
I, THE UNDERSIGNED A REGISTERED  
PROFESSIONAL LAND SURVEYOR IN  
THE STATE OF TEXAS, HEREBY  
STATE THAT THE FOREGOING PLAT  
OF SURVEY WAS PREPARED FROM  
AN ACTUAL SURVEY OF THE  
SUBJECT PROPERTY ON THE  
GROUND UNDER MY SUPERVISION.

FEBRUARY 24, 2025



EXHIBIT OF

# 10-FT. WIDE UTILITY EASEMENT 0.65-ACRE STRIP OF LAND OUT OF 125.0 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.

**LEGEND**

	ESMT. CORNER
	PROP. EASEMENT
	LOT LINE
	EX. FENCE LINE
	SURVEY LINE
	EX. POWER POLE
	FOUND IRON ROD
	SET IRON ROD
	FOUND RAILROAD TIE
	POINT OF BEGINNING

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P (956) 725-5057  
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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"=300'
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

