



## 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 21<sup>st</sup> DAY OF July, 2025.

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



**BOUNDARY SURVEY OF**  
34.821 ACRES  
OUT OF N.D. HACHAR RANCH  
AS RECORDED IN VOLUME 303, PAGES 164-172  
OF WEBB COUNTY DEED RECORDS  
CITY OF LAREDO, WEBB COUNTY, TEXAS

**PORRAS NANCE**  
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### **34.821 ACRE TRACT**

Being out and part of

**N.D. Hachar Ranch**

**Recorded in Volume 303, Page 164, Webb County Deed Records**

Within the limits of the

**City of Laredo and Webb County, Texas**

Being a tract of land found to contain 34.821 acres, more or less, situated in Porcion 12, Abstract 278, Santiago Sanchez, Original Grantee and Porcion 13, Abstract 51, J.M. Garcia, Original Grantee, within the City Limits of Laredo and Webb County, Texas, out and part of the N.D. Hachar Ranch, recorded in Volume 303, Page 164, Webb County Deed Records; this tract being more particularly described by metes and bounds as follows:

**COMMENCING** from a ½" iron rod found for the southwest corner of the North Webb Industrial Park, Phase III - Part B, recorded in Volume 42, Pages 97-98, Webb County Plat Records, **THENCE** S 45°46'16" W, 1,545.83 Feet, to a ½" iron rod set for the southeast corner of the herein described tract and the **POINT OF BEGINNING**;

**THENCE** North 67°14'17" West, 35.36 Feet, to a ½" iron rod set for a deflection corner to the left;

**THENCE** South 67°45'43" West, 876.61 Feet, to a ½" iron rod set for the southwest corner of this tract;

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

North 00°43'59" East, 465.13 Feet, to a ½" iron rod set for a deflection corner to the left;  
North 07°18'02" West, 491.77 Feet, to a ½" iron rod set for a deflection corner to the left;  
North 18°22'40" West, 685.67 Feet, to a ½" iron rod set for a deflection corner to the right;  
North 03°38'06" East, 504.24 Feet, to a ½" iron rod set for a deflection corner to the left;  
North 43°24'54" West, 60.85 Feet, to a ½" iron rod set on a curve to the left in the southerly boundary line of the City of Laredo, Tract I (241.81 Acres) (proposed State Highway 84 right-of-way), recorded in Volume 5625, Pages 240-316, Webb County Deed Records, for the northwest corner of this tract;

**THENCE** along said curve to the left in the southerly boundary line of said City of Laredo, Tract I, a total curvilinear distance of 532.72 Feet, with said curve having the following characteristics: Central Angle = 04°10'32", R = 7309.78 Feet, TAN = 266.48 Feet, CHD = 532.61 Feet, CHD Bearing = N 44°29'49" E, to a ½" iron rod set for the northeast corner of this tract;

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

Along a curve to the right a total curvilinear distance of 625.08 Feet, with said curve having the following characteristics: Central Angle = 38°06'02", R = 940.00 Feet, TAN = 324.59 Feet, CHD = 613.63 Feet, CHD Bearing = S 28°46'59" E, to a ½" iron rod set for a point of tangency;  
South 09°43'58" East, 744.75 Feet, to a ½" iron rod set for a point of curvature to the left;  
Along said curve to the left a total curvilinear distance of 449.62 Feet, with said curve having the following characteristics: Central Angle = 12°30'19", R = 2060.00 Feet, TAN = 225.70 Feet, CHD = 448.72 Feet, CHD Bearing = S 15°59'07" E, to a ½" iron rod set for a point of tangency;  
South 22°14'17" East, 550.56 Feet, to the southeast corner of the herein described tract and the **POINT OF BEGINNING**.

*Basis of Bearings and Distances:*

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.



7.21.25

Witness my Hand and Seal

  
Wayne Nance, R.P.L.S.