

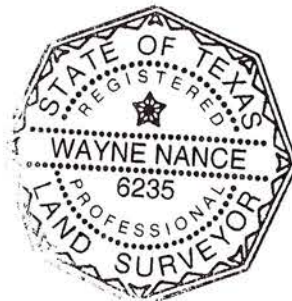
NOTES:

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
2. A PORTION OF THIS PROPERTY IS LOCATED IN ZONE "A" AREA WHICH IS WITHIN THE 100-YR FLOOD PLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 48479C 1380C, DATED: APRIL 2, 2008.
3. BASIS OF BEARINGS: GPS NAD 83 (2011 ADJ.) TEXAS STATE PLANE, 4205 SOUTH ZONE.

LEGEND:

- SET 1/2" IRON ROD
- FOUND 1/2" IRON ROD/MONUMENT
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- W.C.D.R. WEBB COUNTY DEED RECORDS
- W.C.P.R. WEBB COUNTY PLAT RECORDS
- R.O.W. RIGHT-OF-WAY
- B.W.F. BARB WIRE FENCE

SURVEY
DATE: 06/03/24 SCALE: 1"=300'



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

PARCEL 8
20' WATER LINE & ACCESS EASEMENT

1.1336 ACRE TRACT OUT OF
HILL TOP FARM, LTD.
REC. IN VOL. 431, PGS. 107-112, W.C.D.R.
& R.H. BILLBOARD PLATS 1 & 2
REC. IN VOL. 32, PGS. 61 & 62, W.C.P.R.
CITY OF LAREDO, WEBB COUNTY, TEXAS



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PARCEL 8
20' WATER LINE & ACCESS EASEMENT
1.1336 ACRE TRACT
being a part of
Porcion 33 ~ Abstract 3084 ~ Jose Dionisio Treviño, Original Grantee
Within the limits of the
City of Laredo and Webb County, Texas

Being a tract of land found to contain 1.1336 acres, more or less, situated in Porcion 33, Abstract 3084, Jose Dionisio Treviño, Original Grantee, within the City Limits of Laredo and Webb County, Texas, out and part of Hilltop Farm, LTD. Tract, recorded in Volume 431, Pages 107-112, Webb County Deed Records, and R.H. Billboard Plats 1 & 2, as recorded in Volume 32, Pages 61 & 62, respectively, Webb County Plat Records; this tract being more particularly described by metes and bounds as follows:

BEGINNING at a Texas Department of Transportation (TxDOT) monument found on the easterly right-of-way line of Cuatro Vientos Road (Loop 20), same point being on the north boundary line of said Hilltop Farms Tract, for the southwest corner of the L91 BC Properties, LC, Tract, recorded in Volume 4469, Page 328-335, Webb County Deed Records, for the northwest corner of the herein described tract, and the **POINT OF BEGINNING**;

THENCE North 89°07'21" East, 20.02 Feet, along the common boundary line of said Hilltop Farms Tract and said L91 BC Tract, to a ½" iron rod set for the northeast corner of the herein described tract;

THENCE South 01°57'05" West, 2075.25 Feet, to a ½" iron rod set for a point of curvature to the right;

THENCE along said curve to the right, a curvilinear distance of 404.77 Feet, with said curve having the following characteristics: Central Angle = 07°42'20", R = 3009.71 Feet, CL = 404.77 Feet, TAN = 202.69 Feet, CHD = 404.47 Feet, CHD Bearing = South 05°48'16" West, to a ½" iron rod set in the northerly right-of-way line of Avenida Los Presidentes for the southeast corner of the herein described tract;

THENCE North 37°37'33" West, 27.30 Feet along the northerly right-of-way of Avenida Los Presidentes to a ½" iron rod set on a curve to the left in the easterly right-of-way of Loop 20 for the southwest corner of the herein described tract;

THENCE along the easterly right-of-way line of Loop 20 and the westerly boundary line of the herein described tract as follows:

Along said curve to the left, a curvilinear distance of 383.56 Feet, with said curve having the following characteristics: Central Angle = 07°21'03", R = 2989.71 Feet, CL = 383.56 Feet, TAN = 192.04 Feet, CHD = 383.30 Feet, CHD Bearing = North 05°37'37" East to a ½" iron rod found for a point of tangency;

North 01°57'05" East, at 11.28 Feet, passing a ½" iron rod found for the southwest corner of said R.H. Billboard Plat #1, at 56.28 Feet, passing a ½" iron rod found for the northwest corner of said R.H. Billboard Plat #1, at 1462.89 Feet, passing a ½" iron rod found for the southwest corner of said R.H. Billboard Plat #2; at 1507.89 Feet, passing a ½" iron rod found for the northwest corner of said R.H. Billboard Plat #2, continuing for a total distance of 2074.26 Feet, to a TxDOT monument found in the north line of said Hilltop Farms Tract 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

A handwritten signature in blue ink, appearing to read "Wayne Nance", written over a horizontal line.

Wayne Nance, R.P.L.S.

6.12.24