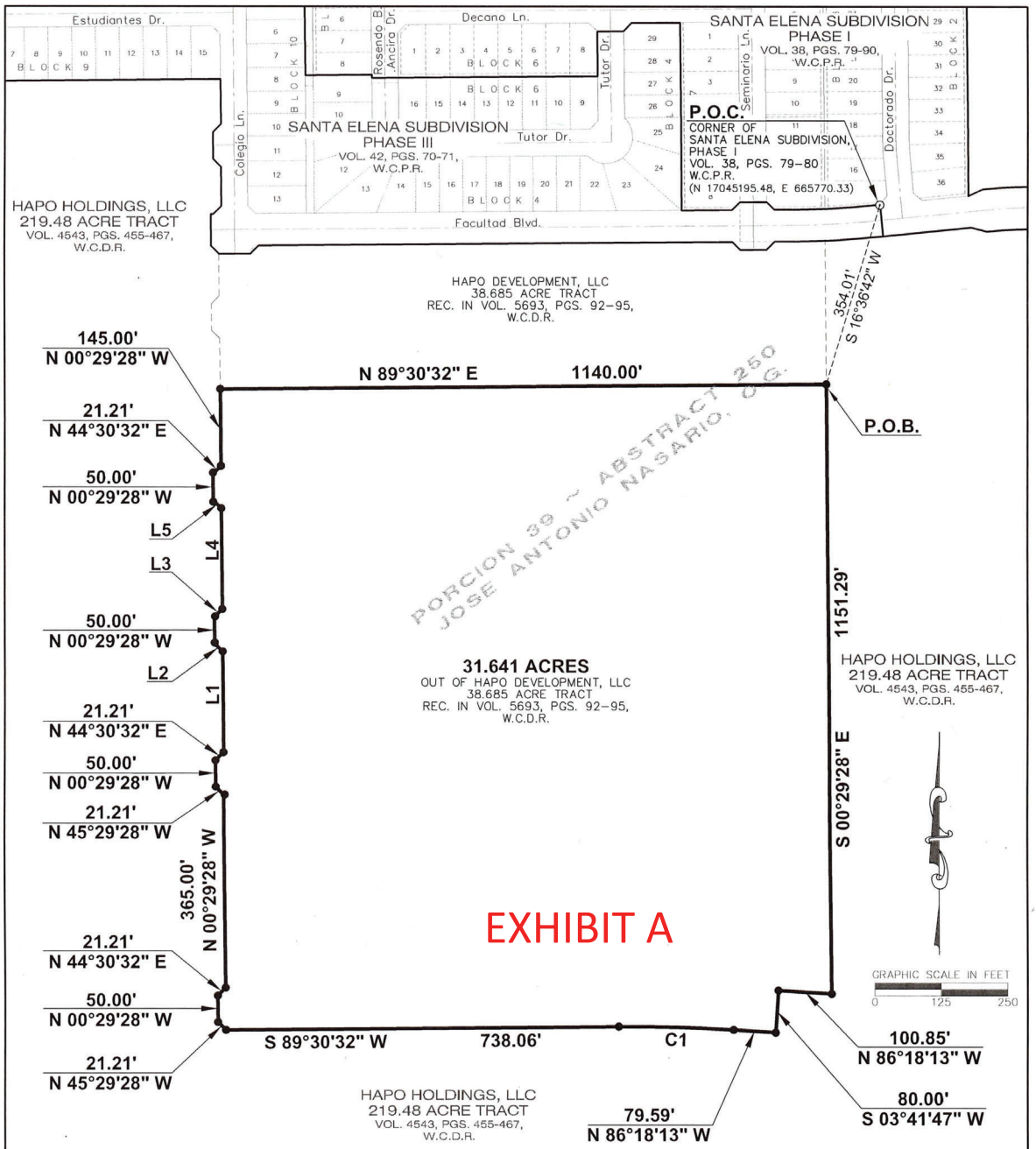


NOTES:

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
2. THIS PROPERTY IS LOCATED IN ZONE "X" AREA WHICH IS NOT WITHIN THE 100-YR FLOOD PLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 48479C1390C, DATED: APRIL 2, 2008.
3. BASIS OF BEARINGS & DISTANCES: GPS NAD 83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE.

LINE DATA

| CLIP | DISTANCE | BEARING |
|---|---|---|
| L1 | 190.00' | N 00°29'28" W |
| L2 | 21.21' | N 45°29'28" W |
| L3 | 21.21' | N 44°30'32" E |
| L4 | 190.00' | N 00°29'28" W |
| L5 | 21.21' | N 45°29'28" W |

LEGEND:

| | |
|---|---|
| ⊙ | FOUND 1/2" IRON ROD |
| ● | SET 1/2" IRON ROD |
| | POWER POLE |
| R.O.W. | RIGHT OF WAY |
| W.C.D.R. | WEBB COUNTY DEED RECORDS |
| W.C.P.R. | WEBB COUNTY PLAT RECORDS |

CURVE DATA

| CURVE | DELTA ANGLE | RADIUS | ARC | TANG | CHORD | CHORD BEARING |
|---|---|---|---|---|---|---|
| C1 | 04°11'15" | 2960.00' | 216.34' | 108.22' | 216.29' | N 88°23'50" W |

| | |
|---|---|
| SURVEY DATE: | 11-18-25 |
| SCALE | : 1"=250' |
| REVISION | : |
| DRAWN | : R.B. |
| CHECKED | : W.N. |
| APPROVED | : W.N. |

STATE OF TEXAS
REGISTERED
WAYNE NANCE
6235
PROFESSIONAL
LAND SURVEYOR

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 18TH DAY OF NOVEMBER, 2025.

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

**SURVEY OF A**

31.641 ACRE TRACT
OUT OF HAPO DEVELOPMENT, LLC - 38.685 ACRE TRACT
AS RECORDED IN VOLUME 5693, PAGES 92-95, W.C.D.R.
PORCION 39 ~ ABSTRACT 250
JOSE ANTONIO NASARIO, ORIGINAL GRANTEE
CITY OF LAREDO, WEBB COUNTY, TEXAS

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