

METES &amp; BOUNDS

**10-FT. WIDE UTILITY EASEMENT****0.36-ACRE STRIP OF LAND**

OUT OF 125.0 ACRES AND 40 ACRES  
 SURVEY No. 35 AND SURVEY No. 2149  
 WEBB COUNTY, TEXAS

DATE: DECEMBER 10, 2024

SHEET: 1 OF 2

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, AND 40 ACRES, CONVEYED TO CITY OF LAREDO, RECORDED IN VOLUME 5206, PAGE 411, 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 55° 37' 36" W, A DISTANCE OF 3036.19 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° 45' 11" W, 87.22 FEET TO A POINT OF NON-TANGENCY HEREOF;  
 S 0° 11' 36" W, 296.33 FEET TO AN INTERIOR CORNER HEREOF;  
 N 90° 00' 00" E, 85.34 FEET TO AN EXTERIOR CORNER HEREOF;  
 S 0° 33' 37" W, 300.27 FEET TO AN INTERIOR CORNER HEREOF;  
 N 89° 54' 56" E, 615.39 FEET TO A DEFLECTION CORNER HEREOF;  
 N 54° 38' 12" E, 88.22 FEET TO AN EXTERIOR CORNER HEREOF;  
 S 35° 21' 48" E, 10.00 FEET TO AN EXTERIOR CORNER HEREOF;  
 S 54° 38' 12" W, 91.40 FEET TO A DEFLECTION CORNER HEREOF;  
 S 89° 54' 56" W, 618.60 FEET TO AN INTERIOR CORNER HEREOF;  
 S 0° 18' 37" E, 72.77 FEET TO AN EXTERIOR CORNER HEREOF;  
 S 89° 50' 26" W, 10.00 FEET TO AN EXTERIOR CORNER HEREOF;  
 N 0° 19' 29" W, 77.72 FEET TO A POINT OF NON-TANGENCY HEREOF;  
 N 0° 34' 55" E, 295.35 FEET TO AN INTERIOR CORNER HEREOF;  
 N 90° 00' 00" W, 85.34 FEET TO AN EXTERIOR CORNER HEREOF;  
 N 0° 11' 13" E, 306.41 FEET TO A POINT OF NON-TANGENCY HEREOF;  
 N 0° 45' 11" E, 87.12 FEET TO AN EXTERIOR CORNER HEREOF;

**THENCE** N 89° 56' 52" E, AT 10.00 FEET THE **POINT OF BEGINNING** AND CONTAINING 0.36 ACRES (15570.38 S.F.), MORE OR LESS.

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

**TOPSITE**  
 Civil Group

6262 McPherson Road, Ste. 206  
 Laredo, Texas 78041  
 engr.# 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 2
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****0.36-ACRE STRIP OF LAND**

OUT OF 125.0 ACRES AND 40 ACRES  
SURVEY No. 35 AND SURVEY No. 2149  
WEBB COUNTY, TEXAS

W E B B C O U N T Y , T E X A S

SURVEY No. 2149

R. H. RAINS

A-594

**3873 SOUTH GATE BLVD.**

125.0 ACRE TRACT  
CITY OF LAREDO

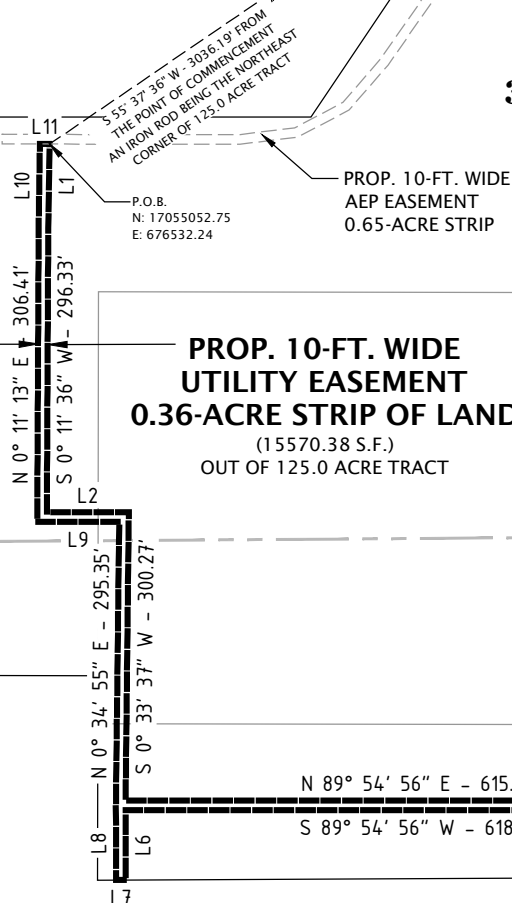
V. 5475, P. 490  
W.C.O.P.R.

REMAINING PORTION OF  
TRACT 5  
490.78 ACRE TRACT  
CUATRO VIENTOS SOUTH, LTD.  
V. 4225, P. 242  
W.C.O.P.R.

**PROP. 10-FT. WIDE  
UTILITY EASEMENT  
0.36-ACRE STRIP OF LAND**  
(15570.38 S.F.)  
OUT OF 125.0 ACRE TRACT

40 ACRES  
CITY OF LAREDO  
V. 5206, P. 411  
W.C.O.P.R.

Line Table		
Line #	Direction	Length
L1	S00° 45' 11"W	87.22'
L2	N90° 00' 00"E	85.34'
L3	N54° 38' 12"E	88.22'
L4	S35° 21' 48"E	10.00'
L5	S54° 38' 12"W	91.40'
L6	S00° 18' 37"E	72.77'
L7	S89° 50' 26"W	10.00'
L8	N00° 19' 29"W	77.72'
L9	N90° 00' 00"W	85.34'
L10	N00° 45' 11"E	87.12'
L11	N89° 56' 52"E	10.00'



295.63 ACRES  
CANTU FAMILY MANAGEMENT LLC

CAUSE No. 2011CVQ000736-D3

CAUSE No. 2018PB7000060L2

V. 4482, P. 211

W.C.O.P.R.

**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
PP	EX. POWER POLE
FIR	FOUND IRON ROD
SIR	SET IRON ROD
FND. RR TIE	FOUND RAILROAD TIE
P.O.B.	POINT OF BEGINNING

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PROJECT #:	-
FIELD DATE:	-
DRAWN BY:	R.V.G.
APPROVED:	J.A.M.
DATE:	02/24/2025
SHEET:	2 of 2
FILE PATH:	COL Sports-AEP.dwg
SCALE:	1"=200'
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

