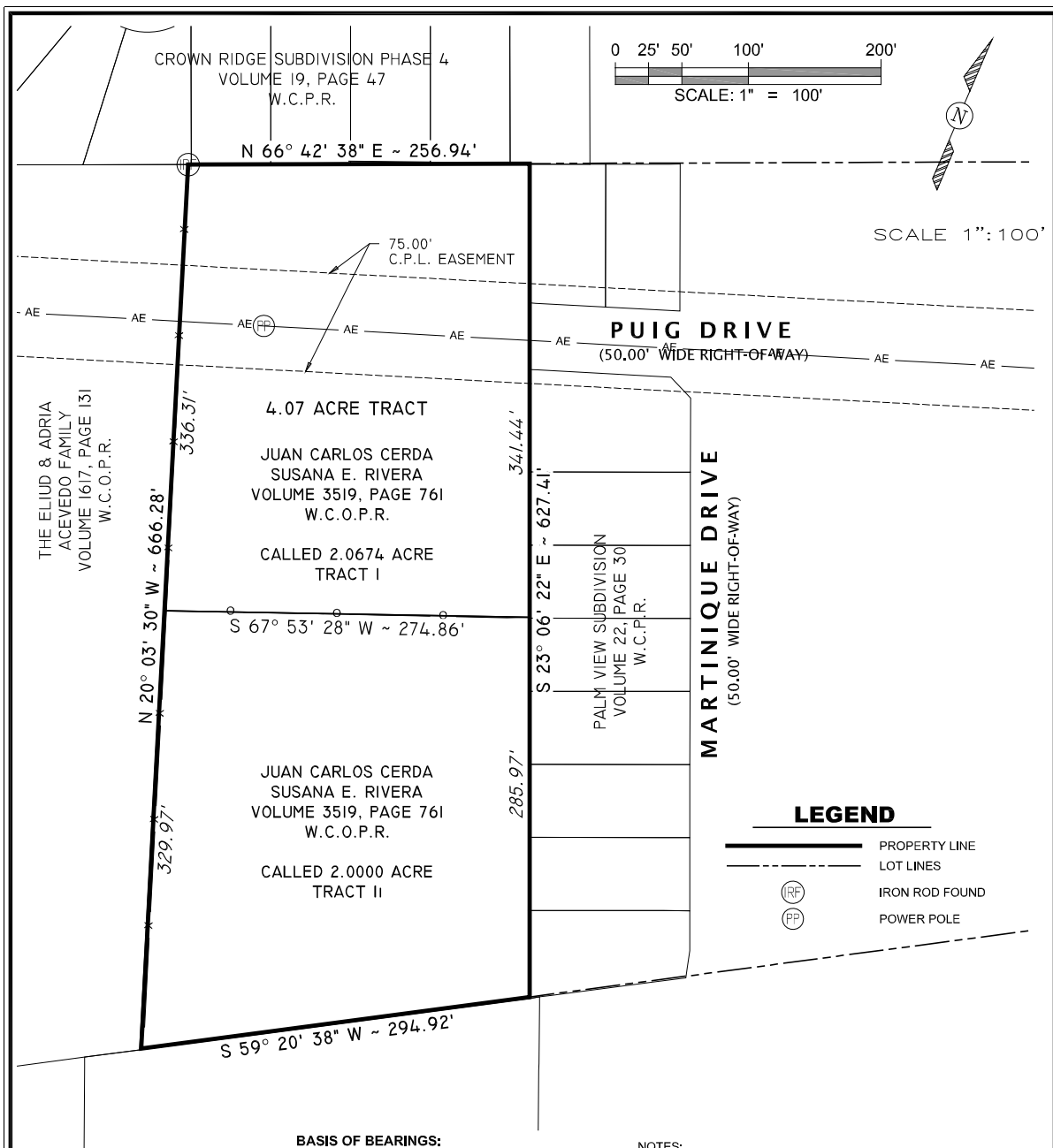




BASIS OF BEARINGS:

BASIS OF BEARING FOR THIS PLAT IS THE TEXAS COORDINATE SYSTEM, NAD 83, TEXAS SOUTH ZONE, 4205, BASED ON MEASUREMENTS ACCORDING TO A GPS OBSERVATION SESSION AND COMPUTED BY THE NATIONAL GEODETIC SURVEY (NGS) ON BASE LOCATION:

LATITUDE : 027° 34' 55.94"
LONGITUDE : 099° 31' 36.09"
NORTHING : 17101808.4200'
EASTING : 651680.1900'

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 PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT; THEREFORE, EASEMENTS, RIGHT-OF-WAYS, AND OTHER FEATURES AFFECTING THIS PROPERTY MAY NOT BE SHOWN.
- THIS WORK DOES NOT REPRESENT A CHAIN OF TITLE EXAMINATION. SURFACE MINERAL FEE IN EITHER SUBJECT AND/OR ADJACENT TRACTS MAY NOT BE CURRENT AND/OR HISTORICALLY CORRECT AND IS SHOWN FOR INFORMATIONAL PURPOSE ONLY.
- BY GRAPHICAL SCALING ONLY, THIS PROPERTY DOES APPEAR TO BE LOCATED IN A FLOOD ZONE AS PER MAP 48479C1205C, PUBLISHED DATE APRIL 2, 2008.



I, THE UNDERSIGNED, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE FOREGOING PLAT OF SURVEY WAS PREPARED FROM AN ACTUAL SURVEY OF THE STATED PROPERTY ON THE GROUND AND UNDER MY SUPERVISION, AND THAT THIS SKETCH REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.

Francisco Ramos
FRANCISCO RAMOS, R.P.L.S. No. 6573

March 27, 2022
DATE

SURVEY OF

A 4.07 ACRE TRACT
TRACT I AND TRACT II
VOLUME 3519, PAGE 761
WEBB COUNTY OFFICIAL PUBLIC RECORDS
LAREDO, TX 78043

RAMOS
ENGINEERING, PLLC

4820 MIMS AVE., STE. #2
LAREDO, TX 78041
O: 956.539.7003

FIRM NUMBERS
ENG: F-23568
SUR: 10194771

APPROVED BY: F.R.
DRAWN BY: F.R.
SHEET 1 OF 2
CHECKED BY: F.R.
DATE: 03.27.2022

FILE:26-640-BASE.DWG

REV: —

**SURVEY OF
A 4.07 ACRE TRACT
TRACT I AND TRACT II
VOLUME 3519, PAGE 761 W.C.O.P.R
WEBB COUNTY, TEXAS**

BEING A 4.07 ACRE TRACT OF LAND, MORE OR LESS, BEING ALL OF THE CALLED 2.0674 ACRE TRACT DESCRIBED AS TRACT I, IN A DEED RECORDED IN VOLUME 3519, PAGE 761, WEBB COUNTY OFFICIAL PUBLIC RECORDS, WEBB COUNTY, TEXAS, AND ALL OF THE CALLED 2.0000 ACRE TRACT DESCRIBED AS TRACT II, IN A DEED RECORDED IN VOLUME 3519, PAGE 761, WEBB COUNTY OFFICIAL PUBLIC RECORDS, WEBB COUNTY, TEXAS, BEING SITUATED IN PORCION 23, ABSTRACT 283, LEONARDO SANCHEZ, ORIGINAL GRANTEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND IRON ROD, BEING A POINT ON THE SOUTH BOUNDARY LINE OF THE CROWN RIDGE SUBDIVISION, PHASE 4, RECORDED IN VOLUME 19, PAGE 47, WEBB COUNTY PLAT RECORDS, WEBB COUNTY, TEXAS, AND THE NORTHEAST CORNER OF A 4.090 ACRE TRACT, RECORDED IN VOLUME 1617, PAGE 131, WEBB COUNTY OFFICIAL PUBLIC RECORDS, WEBB COUNTY, TEXAS, AND THE NORTHWEST CORNER OF A CALLED 2.0674 ACRE TRACT DESCRIBED AS TRACT I, IN A DEED RECORDED IN VOLUME 3519, PAGE 761, WEBB COUNTY OFFICIAL PUBLIC RECORDS, WEBB COUNTY, TEXAS, AND ALSO BEGIN THE NORTHWEST CORNER AND THE **POINT OF BEGINNING** HEREOF;

THENCE **N 66° 42' 38" W**, A DISTANCE OF **256.94'**, ALONG THE SOUTH BOUNDARY LINE OF SAID CROWN RIDGE SUBDIVISION, PHASE 4, AND THE NORTH PROPERTY LINE OF SAID CALLED 2.0674 ACRE TRACT, TO A POINT BEGIN THE NORTHWEST CORNER OF THE PALM VIEW SUBDIVISION, RECORDED IN VOLUME 22, PAGE 30, WEBB COUNTY PLAT RECORDS, WEBB COUNTY, TEXAS, AND ALSO BEGIN THE NORTHEAST CORNER OF SAID CALLED 2.0674 ACRE TRACT, AND THE NORTHEAST CORNER HEREOF;

THENCE **S 23° 06' 22" E**, A DISTANCE OF **627.41'**, ALONG THE WEST BOUNDARY LINE OF SAID PALM VIEW SUBDIVISION, AND THE EAST PROPERTY LINE OF SAID CALLED 2.0674 ACRE TRACT, AT 341.44', PASS THE SOUTHEAST CORNER OF SAID CALLED 2.0674 ACRE TRACT, AND THE NORTHEAST CORNER OF A CALLED 2.0000 ACRE TRACT DESCRIBED AS TRACT II, IN A DEED RECORDED IN VOLUME 3519, PAGE 761, WEBB COUNTY OFFICIAL PUBLIC RECORDS, WEBB COUNTY, TEXAS, CONTINUING ALONG THE SAME COURSE TO A POINT BEING THE SOUTHEAST CORNER OF SAID CALLED 2.0000 ACRE TRACT AND SOUTHEAST CORNER HEREOF;

THENCE **S 59° 20' 38" W** A DISTANCE OF **294.92'**, ALONG THE SOUTH PROPERTY LINE OF SAID CALLED 2.0000 ACRE TRACT, TO A POINT BEING THE SOUTHEAST CORNER OF SAID CALLED 4.090 ACRE TRACT , AND THE SOUTHWEST CORNER OF SAID CALLED 2.0000 ACRE TRACT, AND ALSO BEING THE SOUTHWEST CORNER HEREOF;

THENCE **N 20° 03' 30" W**, A DISTANCE OF **666.28'**, ALONG EAST PROPERTY LINE OF SAID CALLED 4.090 ACRE TRACT, AND ALONG THE WEST PROPERTY LINE OF SAID CALLED 2.0000 ACRE TRACT, AT A DISTANCE OF 329.97', PASS THE NORTHWEST CORNER OF SAID CALLED 2.0000 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID CALLED 2.0674 ACRE TRACT, CONTINUING ALONG THE SAME COURSE TO THE **POINT OF BEGINNING** OF THIS 4.07 ACRE TRACT OF LAND, MORE OR LESS.

STATE OF TEXAS
COUNTY OF WEBB:

I, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS SURVEY DESCRIPTION IS TRUE AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, ON THE GROUND, THAT THE CORNER MONUMENTS SHOWN WERE PROPERLY PLACED OR LOCATED UNDER MY SUPERVISION.


FRANCISCO RAMOS, R.P.L.S. No. 6573


DATE



SHEET: 2 OF 2