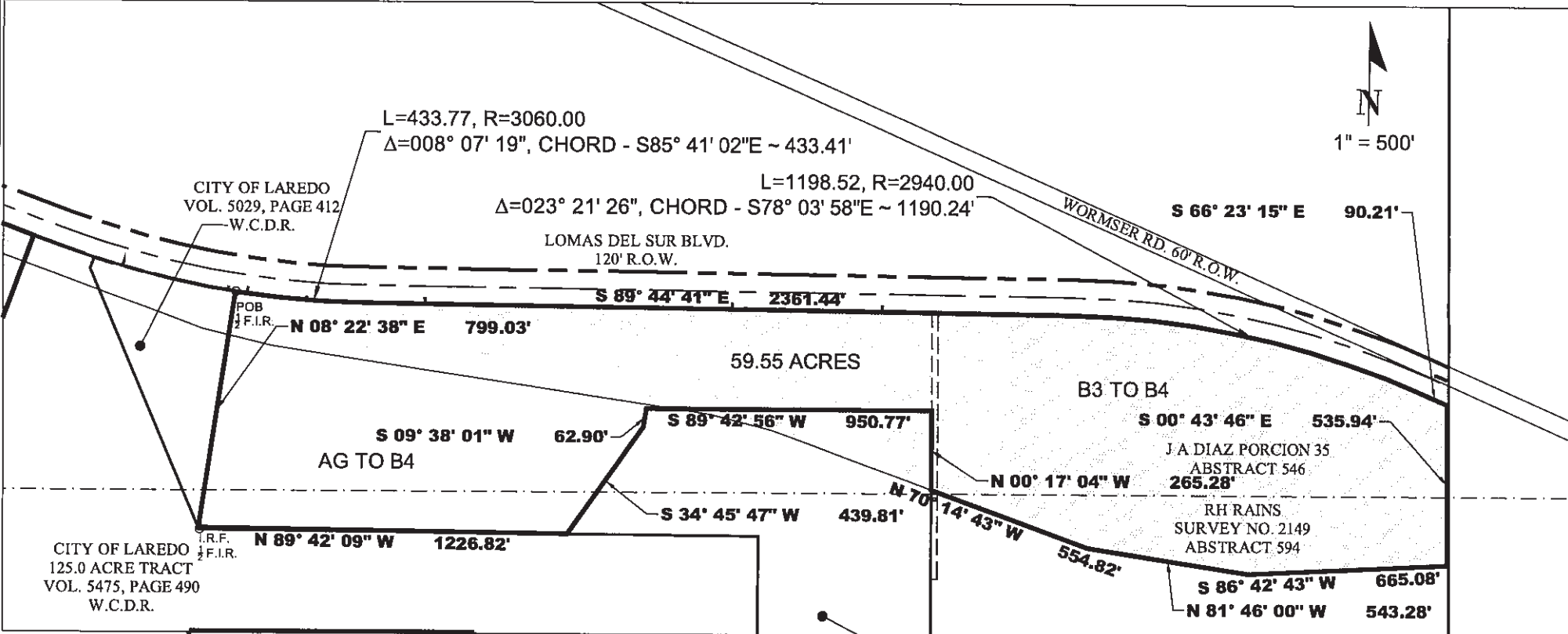


LEGEND	
○	PROPERTY CORNER
—	PROPERTY LINE
- - -	LOT LINE
FIR	FOUND IRON ROD
FC	FENCE CORNER

A SURVEY OF AN 59.55 ACRE TRACT OF LAND, BEING OUT OF A CUATRO VIENTOS TRACT, CONVEYED BY DEED VOL. 4225, PAGE 242, W.C.O.P.R., ALSO BEING OUT OF PORCION 35, ABSTRACT 546, J.M. DIAZ ORIGINAL GRANTEE, ALSO BEING OUT OF SURVEY 2149, ABSTRACT 594 R.H. RAINS ORIGINAL GRANTEE, CITY OF LAREDO WEBB COUNTY TEXAS

TOPSITE
Civil Group

10901 INTERNATIONAL BLVD., SUITE 300
LAREDO, TEXAS, 78045
TEL. 956.725.5057
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TBPELS ENGINEERING FIRM REG. F-22574
TBPELS SURVEY REG. 10194686



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.

Manuel E. Escamilla

MARCH 17TH, 2026



CITY OF LAREDO
VOL. 5029, PAGE 412
W.C.D.R.

EXHIBIT OF

59.55 ACRE TRACT

OUT OF PORCION 35, J.M. DIAZ A-546 ALSO OUT
OF SURVEY NO. 2149, ABSTRACT 594 RH RAINS
ORIGINAL GRANTEE,
WEBB COUNTY, TEXAS

DATE: MARCH 17, 2026
SHEET: 1 OF 2

BEING A TRACT OF LAND CONTAINING 59.55 ACRES, MORE OR LESS, BEING OUT OF A TRACT OF LAND, BEING RECORDED IN VOLUME 4225, PAGE 242, W.C.O.P.R., ALSO BEING OUT OF ABSTRACT 546, PORCION 35, J.M. DIAZ ORIGINAL GRANTEE, SURVEY NO. 2149, ABSTRACT 594 RH RAINS ORIGINAL GRANTEE, CITY OF LAREDO, WEBB COUNTY, TEXAS. SAID 59.55 ACRE TRACT OF LAND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON ROD BEING THE NORTH MOST CORNER OF A CITY OF LAREDO TRACT, CONVEYED IN VOL. 5029, PG. 412, ALSO BEING ON THE SOUTH ROW LINE OF LOMAS DEL SUR, A 120' ROW, ALSO BEING A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 3,060.00' AND A CHORD OF S 85° 41' 02" E ~ 2361.44'

THENCE ALONG SAID CURVE AN ARC LENGTH OF 433.77' TO A POINT OF TANGENCY

THENCE S 89° 44' 41" E A DISTANCE OF 2,361.44' TO A POINT OF CURVATURE HAVING A CHORD OF S 78° 03' 58" E ~ 1190.24' A RADIUS OF 2940.00' TO A POINT OF NON TANGENCY


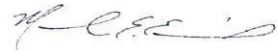

THENCE S 66° 23' 15" E A DISTANCE OF 90.21'

THENCE S 00° 43' 46" E A DISTANCE OF 535.94'

THENCE ACROSS THE FOLLOWING BEARINGS AND DISTANCES

- S 86° 42' 43" W ~ 665.08'
- N 81° 46' 00" W ~ 543.28'
- N 70° 14' 43" W ~ 554.82'
- N 00° 17' 04" W ~ 265.28'
- S 89° 42' 56" W ~ 950.77'
- S 09° 38' 01" W ~ 62.90'
- S 34° 45' 47" W ~ 439.81'
- N 89° 42' 09" W ~ 1226.82'

THENCE N 08° 22' 38" E AT 799.03' TO A FOUND 1/2 - INCH DIAMETER IRON ROD BEING THE POINT OF BEGINNING AND CONTAINING 59.55 ACRES, MORE OR LESS.

 <p>6262 McPherson Road, Ste. 206 Laredo, Texas 78041 enr.# F-22574 surv.#10194686 P (956) 725-5057 topsitecivil.com</p>	PROJECT #: --	<p>CERTIFICATE OF SURVEYOR</p> <p>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.</p>  <p>AUGUST 28, 2023</p>	
	FIELD DATE: --		
	DRAWN BY: K.J.E.		
	APPROVED: M.E.E.		
	DATE: 03/17/2026		
	SHEET: 1 of 2		
	FILE PATH: rezone survey 2.dwg		
SCALE: NTS			