

A SURVEY OF AN 32.00 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
WEB. WWW.TOPSITECIVIL.COM
TBPELS ENGINEERING FIRM REG. F-22574
TBPELS SURVEY REG. 10194686

EXHIBIT A

LEGEND	
	PROPERTY CORNER
	PROPERTY LINE
	LOT LINE
	FIR
	FC
	ABSTRACT DIVIDER
	FOUND IRON ROD
	FENCE CORNER
	ABSTRACT DIVIDER

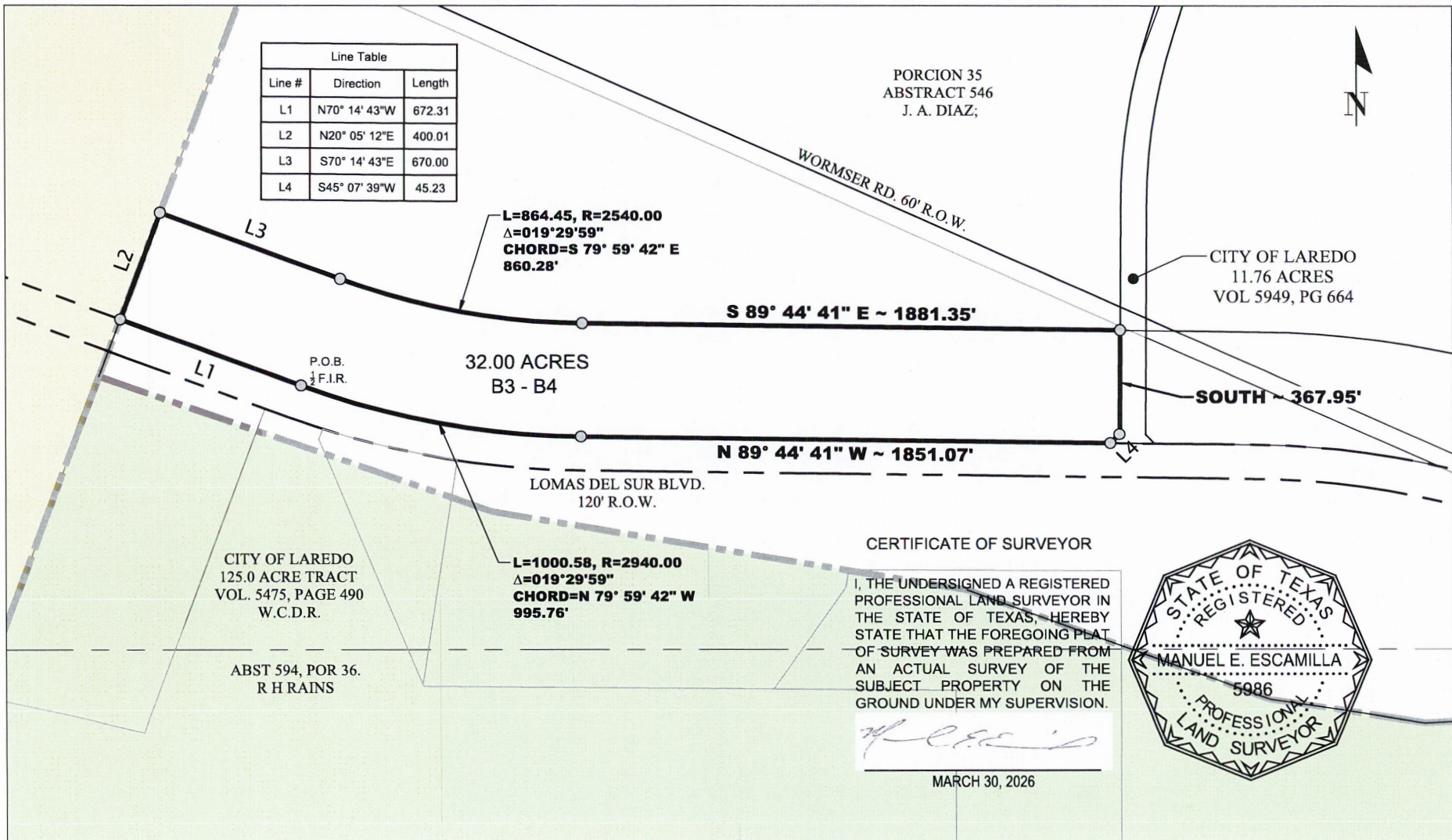


EXHIBIT OF
32.00 ACRE TRACT
PORCION 35, J.M. DIAZ A-546
WEBB COUNTY, TEXAS

EXHIBIT A

DATE: 03-30-26
SHEET: 1 OF 2

BEING A TRACT OF LAND CONTAINING 32.00 ACRES OUT OF A TRACT OF LAND COVEYED BY DEED RECORDED IN VOLUME 4225, PAGE 242, W.C.O.P.R. AND ALSO BEING OUT OF ABSTRACT 546, PORCION 35, J.A. DIAZ ORIGINAL GRANTEE, CITY OF LAREDO, WEBB COUNTY TEXAS. SAID 32.00 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A FOUND 1/2 " IRON ROD BEING AN INTERIOR TANGENT CORNER ON THE NORTH ROW LINE OF LOMAS DEL SUR,

THENCE N 70° 14' 43" W ALONG SAID ROW LINE A DISTANCE OF 672.31' TO A POINT ON THE EAST LINE OF A TRACT OF LAND CONVEYED TO 4V HOLDINGS, LTD., BY DEED IN VOLUME 2252, PAGE 813 AND A POINT OF DEFLECTION HEREOF;

THENCE N 20° 05' 12" E ALONG SAID 4V HOLDINGS, LTD TRACT A DISTANCE OF 400.01' TO A POINT OF DEFLECTION HEREOF;

THENCE, S 70° 14' 43" E A DISTANCE OF 670.00' TO A TANGENT POINT OF DEFLECTION OF A CURVE TO THE LEFT HAVING A RADIUS OF 2,540', A CHORD OF S 79° 59' 42" E ~ 860.28'

THENCE ALONG SAID CURVE TO THE LEFT AN ARCH LENGTH OF 864.45' TO A POINT OF TANGENCY

THENCE S 89° 44' 41" E A DISTANCE OF 1881.35' TO A POINT ON THE WEST BOUNDARY OF AN 11.76 ACRE TRACT OF LAND CONVEYED TO THE CITY OF LAREDO IN VOL. 5949, PAGE 664 W.C.O.P.R. AND A POINT OF DEFLECTION HEREOF;

THENCE SOUTH ALONG SAID 11.76 ACRE TRACT A DISTANCE OF 670.00'

THENCE S 45° 07' 39" W ALONG A CORNER CLIP OF SAID 11.76 ACRE TRACT A DISTANCE OF 45.23'

THENCE N 89° 44' 41" W ALONG SAID R.O.W. A DISTANCE OF 1851.07' TO A POINT OF CURVATURE TO THE RIGHT WITH A RADIUS OF 2940, A CHORD OF N 79° 59' 42" W ~ 995.76' TO A POINT OF TANGENCY

THENCE ALONG SAID CURVE TO THE RIGHT AN ARCH LENGTH OF 1000.58' TO THE POINT OF BEGINNING OF THIS 32.00 ACRE TRACT OF LAND

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:	K.J.E.
APPROVED:	M.E.E.
DATE:	03/30/2026
SHEET:	1 of 2
FILE PATH:	32.00 acre tract.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.

Manuel E. Escamilla

MARCH 30, 2026

