

0.2590 ACRE TRACT
Being out and part of
Survey 2149 ~ Abstract 594 ~ R.H. Rains, Original Grantee
Within the limits of the
City of Laredo, Webb County, Texas

Being a 0.2590 Acre tract of land, more or less, situated in Survey 2149, Abstract 594, R.H. Rains, Original Grantee, within the limits of the City of Laredo, in Webb County, Texas, said 0.2590 Acre tract being out and part Cuatro Vientos Sur Subdivision, Phase VIII, as recorded in Volume 35, Pages 14-15 of the Webb County Plat Records, Webb County Texas; and more particularly described by metes and bounds as follows, to wit:

BEGINNING at a found $\frac{1}{2}$ " iron rod for the Southeast corner of said Cuatro Vientos Sur Subdivision, Phase VIII, being a point on the West right-of-way line of Vientos Rd., the Southeast corner of the herein described tract and the **POINT OF BEGINNING**;

THENCE along the South boundary line of said Cuatro Vientos Sur Subdivision, Phase VIII and the South boundary line of the herein described tract, as follows:

North $62^{\circ}16'03''$ West, 100.67 feet, to a set $\frac{1}{2}$ " iron rod for an interior deflection corner to the left of this tract;

South $89^{\circ}43'57''$ West, 154.77 feet, to a set $\frac{1}{2}$ " iron rod for the Southwest corner of said Phase VIII and the Southwest corner of this tract;

THENCE N $00^{\circ}35'44''$ W, 42.80 feet, along the Westerly boundary line of said Phase VIII and the West boundary line of the herein described tract, to a set $\frac{1}{2}$ " iron rod for the Northwest corner of this tract;

THENCE along the North boundary line of the herein described tract, as follows:

North $89^{\circ}43'57''$ East, 165.68 feet, to a set $\frac{1}{2}$ " iron rod for an exterior deflection corner to the right of this tract;

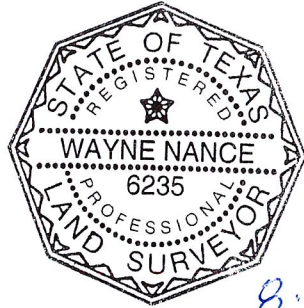
South $62^{\circ}16'03''$ East, 105.56 feet, to a found $\frac{1}{2}$ " iron rod for a point on the West right-of-way line of Vientos Rd., a point on a curve to the right and the Northeast corner of this tract;

THENCE along said curve, West right-of-way line of Vientos Rd. and Easterly boundary line of the herein described tract, a curvilinear distance of 43.20 feet, with said curve having the following characteristics: Central Angle= $04^{\circ}40'13''$, R=530.00 feet, CL=43.20 feet, TAN=21.61 feet, CHD=43.19 feet, CHD. Bearing = S $20^{\circ}02'16''$ W, to the Southeast corner of aforesaid Cuatro Vientos Sur Subdivision, Phase VIII, the Southeast corner of this tract and the **POINT OF BEGINNING**;

Basis of Bearings:

Cuatro Vientos Sur Subdivision, Phase VIII, as recorded in Volume 35, Pages 14-15 of the Webb County Plat Records.

I, Wayne Nance, the undersigned Registered Professional Land Surveyor, Number 6235, do hereby certify that the metes and bounds description shown hereon is true and correct to my best knowledge and belief and that it was prepared from an actual survey made on the ground and from office records available, without the benefit of a complete title examination report.



Witness my Hand and Seal

Wayne Nance, R.P.L.S

8.14.24