

I, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS SURVEY 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.

Julian Javier Ruiz
JULIAN JAVIER RUIZ, R.P.L.S. No. 5304

09/27/2024
DATE

Survey of a variable width construction easement being a 0.2899 acre tract out of Lot 1, Block 1, Port Grande Subdivision, Phase 1 recorded in Volume 34, Pages 47-49, P.R.W.C.T., Laredo, Webb County, Texas



CRANE ENGINEERING CORP.
1310 JUNCTION DRIVE
LAREDO, TX 78041
FIRM REGISTRATION NO. F-3353
IN ASSOCIATION WITH
JJ RUIZ LAND SURVEYING
2724 WILDWOOD DRIVE
WESLACO, TX 78596
956-568-4470

SUITE B
956-712-1996



Field Notes
for a proposed variable width Construction Easement
being a 0.2899 acre tract of land over and across
Lot 1, Block 1, Port Grande Subdivision, Phase 1
Webb County, Texas

Being a variable width tract of land over and across Lot 1, Block 1, Port Grande Subdivision, Phase 1, recorded in Volume 34, Pages 47-49, Plat Records, Webb County, Texas, conveyed to Majestic Port Grande 1, LLC, described in deed recorded in Volume 4543, Pages 65-67, Official Public Records, Webb County, Texas, and being situated in Porcion 13, J.M. Garcia, Abstract 51 and Porcion 14, J. Guajardo, Abstract 56, Webb County, Texas, and being more particularly described by metes and bounds as follows to wit:

COMMENCING at a ½" iron rod found at the most westerly northwest corner of Lot 1, Block 1, Port Grande Subdivision, Phase 1, the most easterly northeast corner of Lot 8, Block 9, Unitec Industrial Center, Phase 2, recorded in Volume 8, Page 18, Plat Records, Webb County, Texas, at the southerly Right-of-Way line of Uniroyal Drive;

THENCE, South 60 degrees 15 minutes 57 seconds East, 34.41 feet to a ½" iron rod set for the POINT OF BEGINNING;

THENCE, the following courses and distances:

North 05 degrees 04 minutes 43 seconds East, 60.35 feet to a ½" iron rod set for the most northerly corner hereof;

South 24 degrees 43 minutes 49 seconds East, 440.45 feet to a ½" iron rod set for the most easterly corner hereof;

South 65 degrees 16 minutes 11 seconds West, 50.00 feet to a ½" iron rod set at the at the easterly line of aforementioned Lot 8, Block 9, for the most southerly corner hereof;

THENCE, with the easterly line of said Lot 8, Block 9, **North 24 degrees 43 minutes 49 seconds West, 10.00 feet to a ½" iron rod set** for an exterior corner hereof;

THENCE, the following courses and distances:

North 65 degrees 16 minutes 11 seconds East, 20.00 feet to a ½" iron rod set for an interior corner hereof;

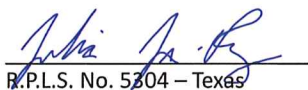
North 24 degrees 43 minutes 49 seconds West, 378.08 feet to the POINT OF BEGINNING and containing 0.2899 acres of land, more or less.

Basis of Bearings: Texas South Zone – 4205 – NAD83

State of Texas:

County of Hidalgo:

I, **Julian Javier Ruiz**, a Registered Professional Land Surveyor in the State of Texas, do hereby state that the above captioned "Field Notes" and attached "Drawing" was prepared from an actual Survey performed on the ground under my supervision.


R.P.L.S. No. 5304 – Texas

09/27/2024
Current Date

