

A SURVEY OF AN 3.92 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
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TBPELS ENGINEERING FIRM REG. F-22574
TBPELS SURVEY REG. 10194686

EXHIBIT A

LEGEND

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

PORCION 35
ABSTRACT 546
J. A. DIAZ;



CITY OF LAREDO
11.76 ACRES
VOL. 5949, PG 664

L3

WORMSER RD. 60' R.O.W.

L4

3.92 ACRES
B3 - B4

CUATRO VIENTOS SOUTH, LTD.

V. 4225, P. 242-256
W.C.O.P.R.
(APRIL 25, 2017)

Line Table		
Line #	Direction	Length
L1	N89° 44' 41"W	356.23
L2	N44° 52' 21"W	45.48
L3	N00° 00' 00"E	342.93
L4	S66° 24' 14"E	1113.02

LOMAS DEL SUR BLVD.
120' R.O.W.

P.O.B.
1/2 F.I.R.

L1

L=636.53, R=3060.00
Δ=011°55'06"
CHORD=N 83° 47' 08" W
635.38'

CUATRO VIENTOS SOUTH, LTD.

V. 4225, P. 242-256
W.C.O.P.R.
(APRIL 25, 2017)

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



CITY OF LAREDO
125.0 ACRE TRACT
VOL. 5475, PAGE 490
W.C.D.R.

3.92 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 3.92 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 3.92 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A FOUND $\frac{1}{2}$ " IRON ROD BEING THE SOUTH EASTERN CORNER CLIP OF AN 11.76 ACRE TRACT OF LAND CONVEYED TO THE CITY OF LAREDO BY VOL. 5949, PAGE 664 W.C.O.P.R.

THENCE N 44° 52' 21" W ALONG SAID 11.76 ACRE TRACT A DISTANCE OF 45.48' TO A POINT OF DEFLECTION HEREOF;

THENCE NORTH ALONG SAID 11.76 ACRE TRACT OF LAND A DISTANCE OF 342.93' TO AN EXISTING FENCE BEING GENERALLY ALONG THE SOUTHERN ROW OF WORMSER RD. AND A POINT OF DEFLECTION HEREOF;

THENCE S 66° 24' 14" E GENERALLY ALONG SAID FENCE AND SOUTHERN WORMSER ROW A DISTANCE OF 1113.02' TO A NON-TANGENT POINT OF CURVATURE FOR A CURVE TO THE LEFT WITH A RADIUS OF 3060' AND A CHORD OF N 83° 47' 08" W ~ 635.28'

THENCE ALONG SAID ARC LENGTH A DISTANCE OF 636.53' TO A TANGENT POINT OF TANGENCY

THENCE N 89° 44' 41" W A DISTANCE OF 356.23' TO THE POINT OF BEGINNING OF THIS 3.92 ACRE TRACT OF LAND.

TOPSITE
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PROJECT #:	--
FIELD DATE:	--
DRAWN BY:	K.J.E.
APPROVED:	M.E.E.
DATE:	03/30/2026
SHEET:	1 of 2
FILE PATH:	3.92 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

