

EXHIBIT OF

10-FT. WIDE UTILITY EASEMENT 0.19-ACRE STRIP OF LAND

OUT OF TRACT 5
SURVEY No. 2149, R. H. RAINS, A-594
WEBB COUNTY, TEXAS

W E B B C O U N T Y , T E X A S

SURVEY No. 2149
R. H. RAINS
A-594

CUATRO VIENTOS RD. BOB BULLOCK LOOP 20

(R.O.W. VARIES)
V. 2755, P. 278
W.C.O.P.R.

PORCION
No. 35
J. M.
DIAZ
A-546

N42° 52' 16" W
14.71'

EX. FENCE

N00° 01' 35" W 809.89'

EX. 20.00'
UTILITY
EASEMENT

S00° 01' 35" E 820.57'

PROP. 30'
TEMPORARY
WORKSPACE
EASEMENT

S89° 23' 55" E
10.00'

**PROP. 10-FT. WIDE
UTILITY EASEMENT
0.19-ACRE STRIP OF LAND**
OUT OF TRACT 5
CUATRO VIENTOS SOUTH, LTD.

REMAINING PORTION OF
490.78 ACRES
TRACT 5
CUATRO VIENTOS SOUTH, LTD.
V. 4225, P. 242
W.C.O.P.R.

125 ACRES
CITY OF LAREDO
V. 5475, P. 490, W.C.O.P.R.

REMAINING PORTION OF
490.78 ACRES
TRACT 5
CUATRO VIENTOS SOUTH, LTD.
V. 4225, P. 242
W.C.O.P.R.

117.78 ACRES
(CALLED)
TRACT IV
4V HOLDINGS, LTD.
V. 3702, P. 643
W.C.O.P.R.

NOTES:

1. ALL BEARINGS, DISTANCES, AND COORDINATE VALUES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM NORTH AMERICAN DATUM 1983, TEXAS SOUTH ZONE, US SURVEY FEET.
2. THIS SURVEY WAS DERIVED FROM GPS REAL TIME KINEMATIC OBSERVATIONS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH ZONE, NAD-83 AND TIED TO CUATRO VIENTOS CONTROL.
3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT; THEREFORE, EASEMENTS, RIGHT-OF-WAYS, AND OTHER FEATURES AFFECTING THIS PROPERTY MAY NOT BE SHOWN.

LEGEND

	ESMT. CORNER
	PROP. EASEMENT
	LOT LINE
	EX. FENCE LINE
	SURVEY LINE
	EX. POWER POLE
	FOUND IRON ROD
	SET IRON ROD
	FOUND RAILROAD TIE
	POINT OF BEGINNING

TOPSITE
Civil Group

6262 McPherson Road, Ste. 206
Laredo, Texas 78041
enr.# F-22574 surv.#10194686
P (956) 725-5057
topsitecivil.com

PROJECT #:	PR-
FIELD DATE:	07/21/2023
DRAWN BY:	R.V.G.
APPROVED:	J.A.M.
DATE:	03/14/2024
SHEET:	2 of 2
FILE PATH:	10_FT_FM_ESMT_CUATRO_VIENTOS.dwg
SCALE: 1"=200'	
100 0 100 200	
GRAPHIC SCALE IN FEET	

CERTIFICATE OF SURVEYOR

PRELIMINARY
NOT TO BE RECORDED
FOR ANY PURPOSE

EXHIBIT OF

10-FT. WIDE UTILITY EASEMENT 0.22-ACRE STRIP OF LAND

OUT OF 22.28 ACRES

PORCION No. 35, J. M. DIAZ, A-546
WEBB COUNTY, TEXAS

W E B B C O U N T Y , T E X A S

PORCION No. 35

J. M. DIAZ

A-546

CUATRO VIENTOS RD. BOB BULLOCK LOOP 20

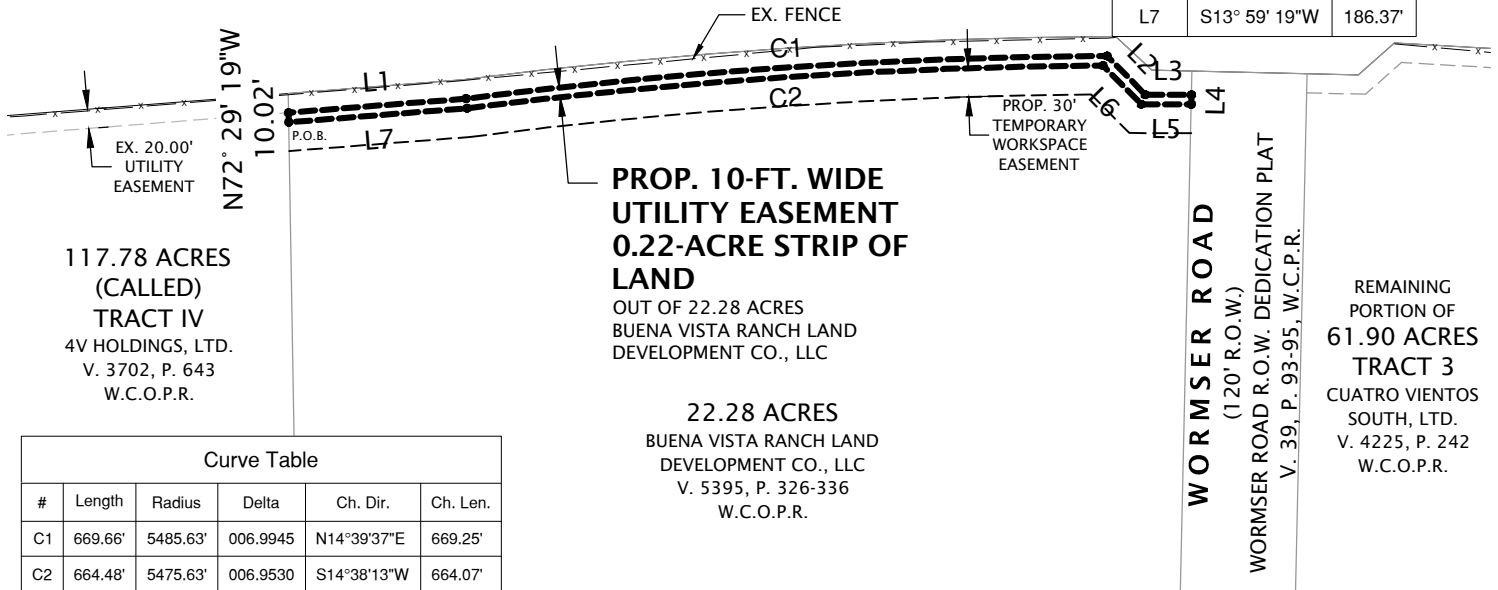
(R.O.W. VARIES)

V. 2755, P. 278

W.C.O.P.R.

Line Table

Line #	Direction	Length
L1	N13° 59' 19"E	185.50'
L2	N63° 51' 49"E	56.65'
L3	N18° 43' 22"E	48.12'
L4	S70° 14' 43"E	10.00'
L5	S18° 43' 22"W	52.10'
L6	S63° 51' 49"W	56.59'
L7	S13° 59' 19"W	186.37'



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LEGEND

	ESMT. CORNER
	PROP. EASEMENT
	LOT LINE
	EX. FENCE LINE
	SURVEY LINE
	EX. POWER POLE
	FOUND IRON ROD
	SET IRON ROD
	FOUND RAILROAD TIE
	POINT OF BEGINNING

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EXHIBIT OF

10-FT. WIDE UTILITY EASEMENT 0.36-ACRE STRIP OF LAND

OUT OF TRACT 3

PORCION No. 35, A-594 SURVEY No. 2386, A-3264, & PORCION No. 34
WEBB COUNTY, TEXAS

W E B B C O U N T Y , T E X A S

SURVEY No. 2386
J. & H. WORMSER
A-3264

PORCION
No. 34
J. A. DIAZ
A-762

CUATRO VIENTOS
EAST WRIGHT RANCH
SUBDIVISION PHASE I
V. 34, P. 10
W.C.O.P.R.

Line Table

Line #	Direction	Length
L1	N70° 14' 43"W	10.00'
L2	N19° 45' 17"E	61.22'
L3	N23° 06' 02"W	49.93'
L4	S23° 06' 02"E	49.77'
L5	S19° 45' 17"W	65.15'

CUATRO VIENTOS RD.
BOB BULLOCK LOOP 20
(R.O.W. VARIES)
V. 2755, P. 278
W.C.O.P.R.

EX. 20.00'
UTILITY
EASEMENT

PROF. 30'
TEMPORARY
WORKSPACE
EASEMENT

REMAINING PORTION OF
61.90 ACRES
TRACT 3
CUATRO VIENTOS SOUTH, LTD.
V. 4225, P. 242
W.C.O.P.R.

PORCION No. 35
J. M. DIAZ
A-546

PROP. 10-FT. WIDE
UTILITY EASEMENT
0.36-ACRE STRIP OF LAND
OUT OF TRACT 3
CUATRO VIENTOS SOUTH, LTD.

22.28 ACRES
BUENA VISTA RANCH LAND
DEVELOPMENT CO., LLC
V. 5395, P. 326-336
W.C.O.P.R.

WORMSER ROAD
(120' R.O.W.)
WORMSER ROAD R.O.W.
DEDICATION PLAT
V. 39, P. 93-95, W.C.P.R.

Curve Table					
#	Length	Radius	Delta	Ch. Dir.	Ch. Len.
C1	254.38'	5509.58'	002.6454	N22°39'30"E	254.36'
C2	249.84'	5499.58'	002.6029	S22°40'46"W	249.82'

LEGEND

●	ESMT. CORNER
---	PROP. EASEMENT
---	LOT LINE
- - - - -	EX. FENCE LINE
- - - - -	SURVEY LINE
pp	EX. POWER POLE
FIR	FOUND IRON ROD
SIR	SET IRON ROD
FND. RR TIE	FOUND RAILROAD TIE
P.O.B.	POINT OF BEGINNING

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