

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND THIS 19th DAY OF AUGUST, 2025

Wayne Nance
WAYNE NANCE, R.P.L.S.
TEXAS REG. NO. 6235

**BOUNDARY SURVEY OF A
3.8239 ACRE TRACT
OUT OF AQUERO LTD. TRACT
REC. IN VOLUME 4790, PGS. 192-198, W.C.D.R.
PORCION 19 ~ ABSTRACT 47, JOAQUIN GARCIA, O.G.**

CITY OF LAREDO, WEBB COUNTY, TEXAS



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3.8239 ACRE TRACT
Being out and part of
Survey 2143 ~ Abstract 591, Abel Morgan Original Grantee and
Within the limits of the
City of Laredo, Webb County, Texas

Being a 3.8239 Acre tract of land, more or less, situated in Survey 2143, Abstract 591, Abel Morgan Original Grantee, within the limits of the City of Laredo, in Webb County, Texas, said 3.8239 Acre tract being out and part of Aquero, Ltd. Tract, as recorded in Volume 4790, Pages 192-198 of the Webb County Deed Records, Webb County Texas; and more particularly described by metes and bounds as follows, to wit:

COMMENCING at the Southwest corner of Aquero Blvd. 90' ROW Dedication Plat, as recorded in Volume 43, Page 23 of the Webb County Plat Records THENCE South 61°46'08" East, 159.73 feet, to a found ½" iron rod for a point on South right-of-way of Aquero Blvd., the Northeast corner of the herein described tract and the **POINT OF BEGINNING**;

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

South 28°13'52" West, 327.71 Feet, to a found ½" iron rod for an interior deflection corner to the left of this tract;
South 05°49'21" East, 60.34 Feet, to a found ½" iron rod for the Southeast corner of this tract;

THENCE South 75°46'56" West, 326.67 feet, along the Southerly boundary line of the herein described tract, to a set ½" iron rod for the Southwest corner of this tract;

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

North 20°00'46" East, 248.52 Feet, to a set ½" iron rod for an interior deflection corner to the left of this tract;
North 07°06'45" West, 431.80 Feet, to a set ½" iron rod for the Northwest corner of this tract;

THENCE South 61°46'08" East, 492.57 feet, along the Northerly boundary line of the herein described tract, to a point on said South right-of-way line of Aquero Blvd., the Northeast corner of this tract and the **POINT OF BEGINNING**.


Basis of Bearings:

GPS NAD 83 (2011 ADJ.) Texas State Plane, 4205 South Zone.

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.

8.19.25