

STATE OF TEXAS \*  
COUNTY OF WEBB\*  
**0.1817 ACRES**  
**(7,916 SF)**

METES AND BOUNDS DESCRIPTION OF A 0.1817 ACRE EASEMENT, BEING OUT OF A 70.6155 ACRE TRACT, RECORDED IN VOLUME 3095, PAGES 442-454, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS. HEREIN DESCRIBED EASEMENT, SITUATED IN PORCION 23, ABSTRACT 283, ORIGINAL GRANTEE LEONARDO SANCHEZ, WEBB COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Commencing at a found  $\frac{1}{2}$  inch iron rod being the northwesterly corner of said 70.6155 Acre Tract and situated on the easterly right-of-way line of FM 1472 (Mines Road),

Thence, N67°26'08"E, a distance of 828.49 feet, for the **POINT OF BEGINNING** of this 0.1817 Acre Easement and the **northwesterly corner** hereof;

Thence, N67°26'08"E, with the common boundary between said 70.6155 Acre Tract and the Refugio Plat, recorded in Volume 31, Page 33, Plat Records of Webb County, Texas, a distance of 18.54 feet, to a point being the southeasterly corner of said Refugio Plat and the southwesterly corner of Tejas Industrial Park I, recorded in Volume 3, Page 16A, Plat Records of Webb County, Texas, continuing along the same bearing, with the common boundary between said 70.6155 Acre Tract and said Tejas Industrial Park I, a distance of 15.47 feet, for a total distance of 34.01 feet, same being the northerly line of herein described easement, for the **northeasterly corner** hereof;

Thence, S23°42'48"E, with the easterly line of herein described easement, a distance of 211.46 feet, for a point of deflection hereof;

Thence, S12°32'59"E, with the easterly line of herein described easement, a distance of 24.36 feet, for the **southeasterly corner** hereof;

Thence, S77°27'01"W, with the southerly line of herein described easement, a distance of 34.00 feet, for the **southwesterly corner** hereof;

Thence, N12°32'59"W, with the westerly line of herein described easement, a distance of 21.05 feet, for a point of deflection hereof;

Thence, N23°42'48"W, with the westerly line of herein described easement, a distance of 208.80 feet, to said **POINT OF BEGINNING** containing within these metes and bounds 0.1817 acres, more or less.

BASIS OF BEARINGS:

GPS NAD83/NAVD88 TEXAS STATE PLANE 4205 COORDINATES, GRID

STATE OF TEXAS  
COUNTY OF WEBB

I, ROBERT J. GILPIN, THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR, NUMBER 5944, DO HEREBY CERTIFY THE FOREGOING METES AND BOUNDS DESCRIPTION TO BE TRUE AND CORRECT TO MY BEST KNOWLEDGE AND BELIEF, AND THAT IT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND FROM OFFICE RECORDS AVAILABLE, WITHOUT THE BENEFIT OF A COMPLETE TITLE EXAMINATION REPORT.

WITNESS MY HAND AND SEAL



10-7-24



STATE OF TEXAS  
REGISTERED  
ROBERT J. GILPIN  
5944  
PROFESSIONAL  
LAND SURVEYOR

## SURVEY

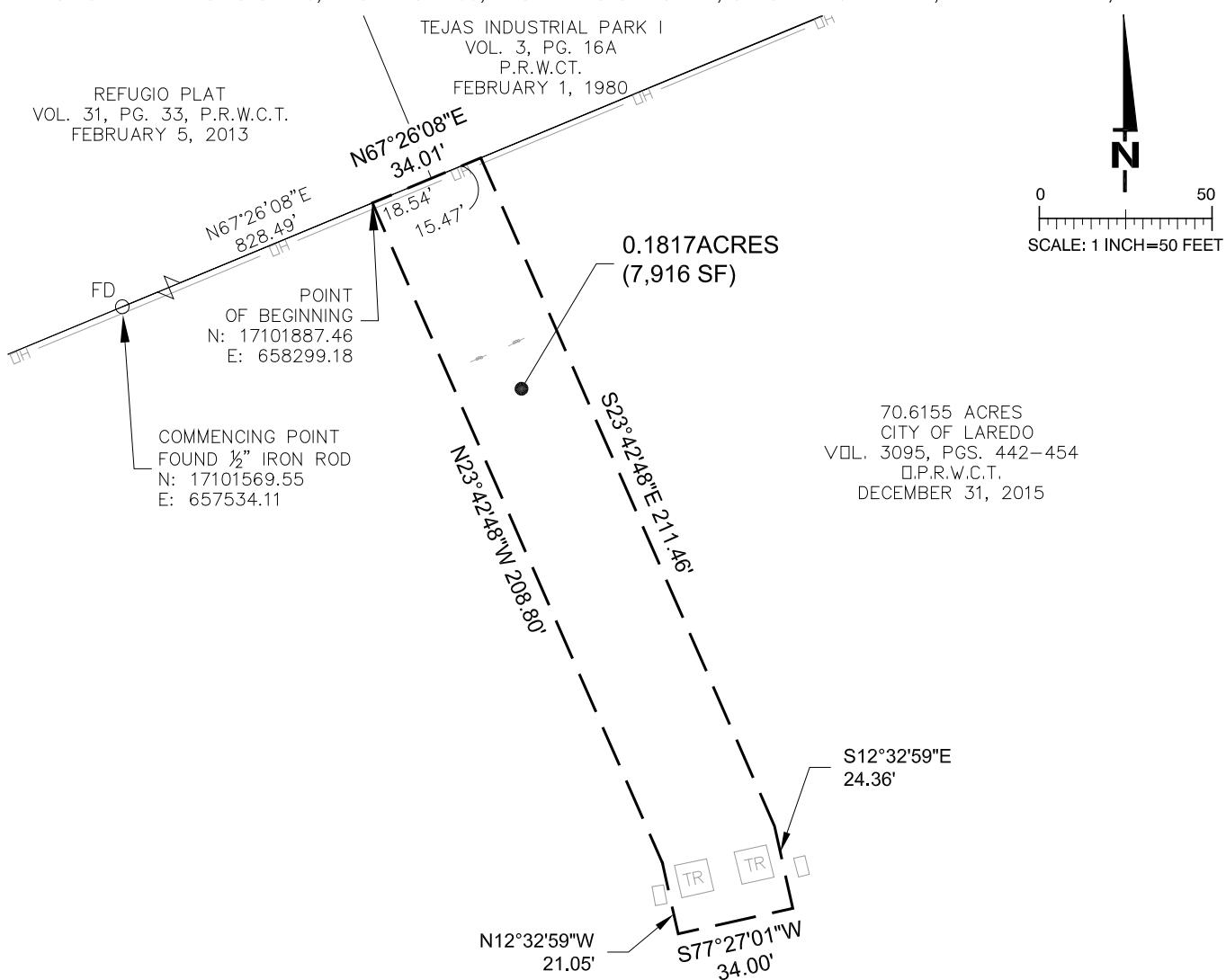
OF

A 0.1817 ACRE (7,916 SF) ELECTRICAL EASEMENT, MORE OR LESS

OUT OF A 70.6155 ACRE TRACT, RECORDED IN VOLUME 3095, PAGES 442-454,

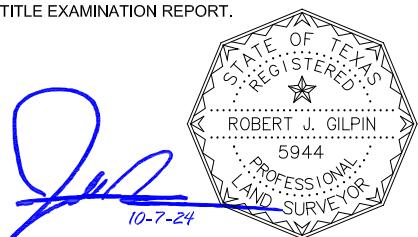
OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS

SITUATED IN PORCION 23, ABSTRACT 283, LEONARDO SANCHEZ, ORIGINAL GRANTEE, WEBB COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF WEBBBASIS OF BEARINGS: GPS NAD83/NAVD88  
TEXAS STATE PLANE 4205 COORDINATES, GRID

I, ROBERT J. GILPIN, THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR, NUMBER 5944, DO HEREBY CERTIFY THE SURVEY SHOWN HEREON TO BE TRUE AND CORRECT TO MY BEST KNOWLEDGE AND BELIEF AND THAT IT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND FROM OFFICE RECORDS AVAILABLE, WITHOUT THE BENEFIT OF A COMPLETE TITLE EXAMINATION REPORT.

WITNESS MY HAND AND SEAL



© ROBERT J. GILPIN, 2024

MANADAS-WWTP-AEP-ESMT.dwg
GILP-HALF-BLK.ctb
DRAWN BY: Y.O.
CHECKED BY: R.J.G.
SHEET NO.
1 OF 1

0.1817 ACRES  
LAREDO, TEXAS  
ELECTRICAL EASEMENT

DATE: 10-07-2024
REVISION:



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