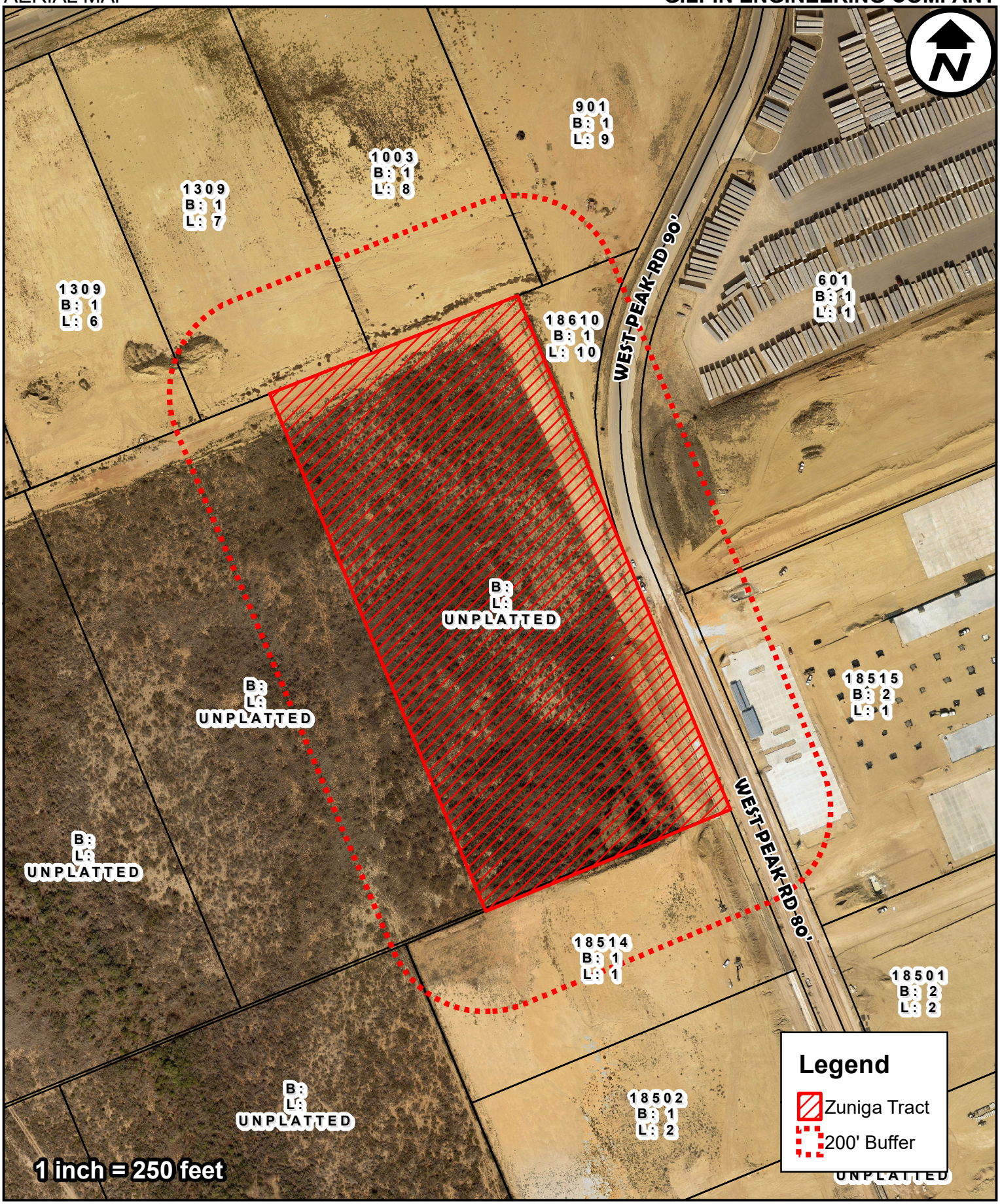
TRACT 6 | **ZUNIGA TRACT** | **13.4940 ACRES**

AERIAL MAP

GILPIN ENGINEERING COMPANY



City of Laredo Planning Department
1413 Houston Street
Laredo, Texas 78040

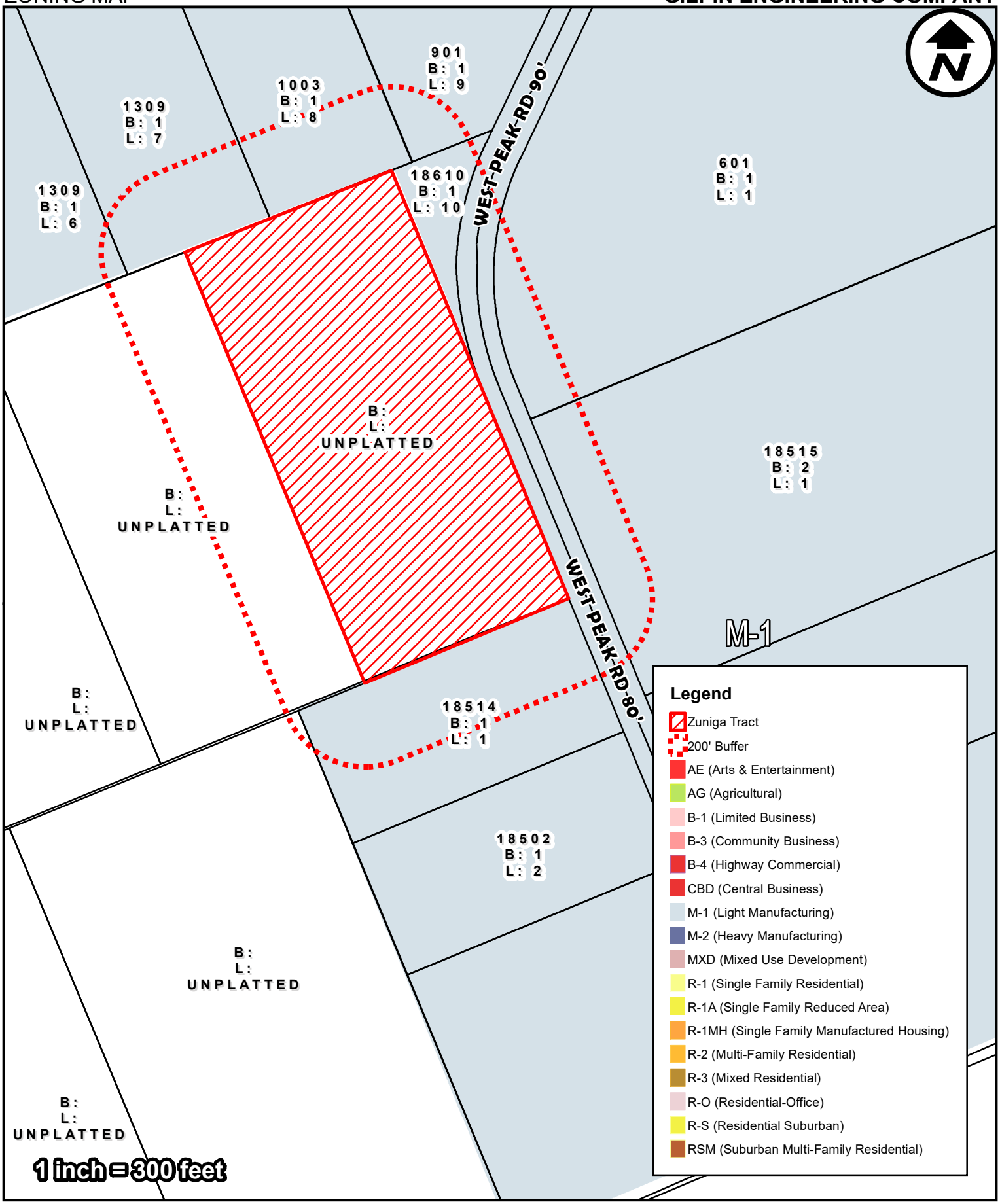
DISCLAIMER

The information provided in this map submited to, gathered by and/or developed by the City of Laredo from various sources. Geographic Information has a high probability of becoming outdated from the time it is collected and therefore, at-presentground conditions should be assessed to determine the accuracy of provided information. The city of Laredo assumes no liability for any decisions made or actions taken or no taken by the user of this data in reliance upon any data furnished herewith. The use of this data indicates your unconditional acceptance of all risks associated with the use of this data.

TRACT 6 | **ZUNIGA TRACT** | **13.4940 ACRES**

ZONING MAP

GILPIN ENGINEERING COMPANY



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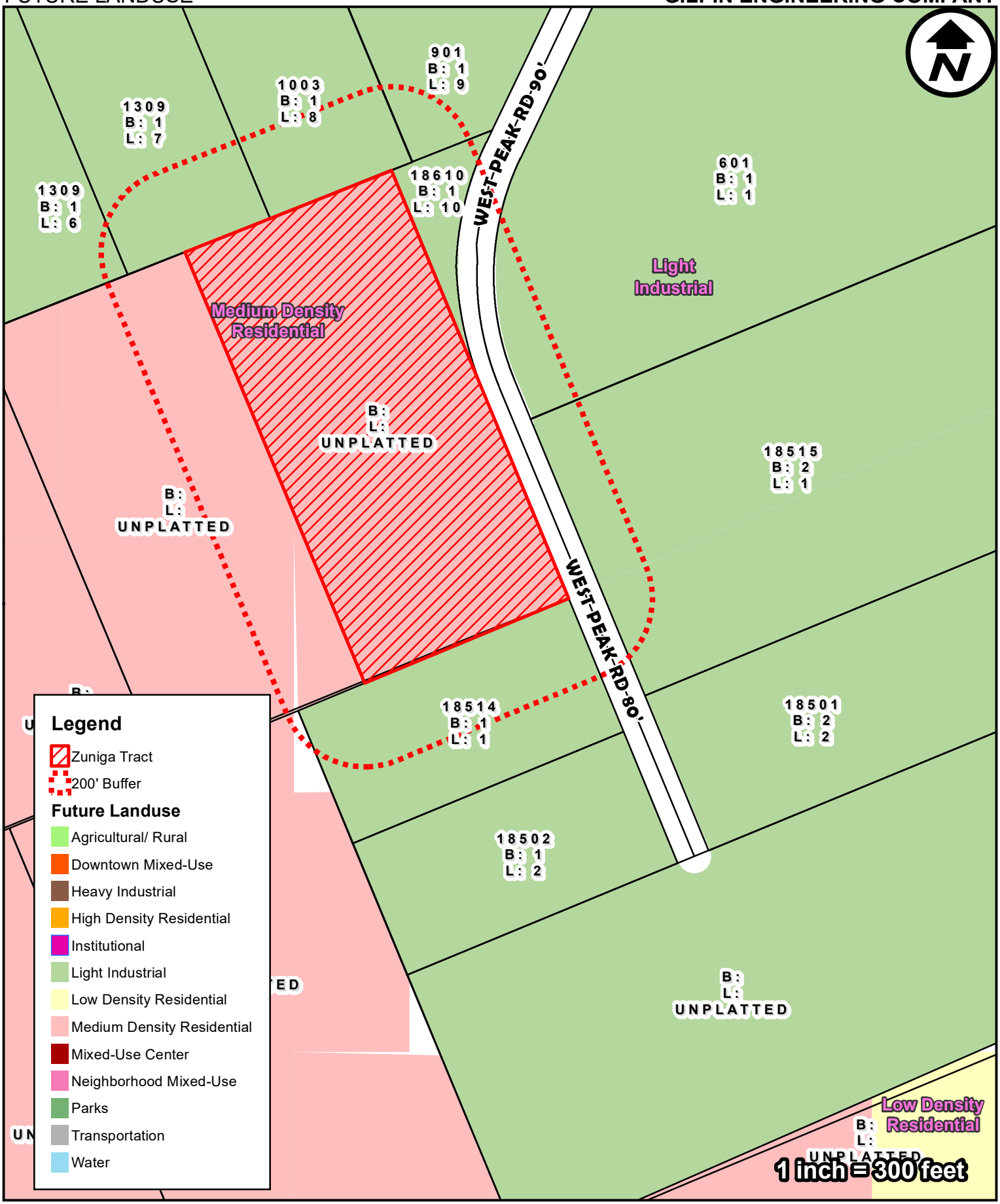
TRACT 6 | **ZUNIGA TRACT** | **13.4940 ACRES**

FUTURE LANDUSE

GILPIN ENGINEERING COMPANY



City of Laredo Planning Department
1413 Houston Street
Laredo, Texas 78040

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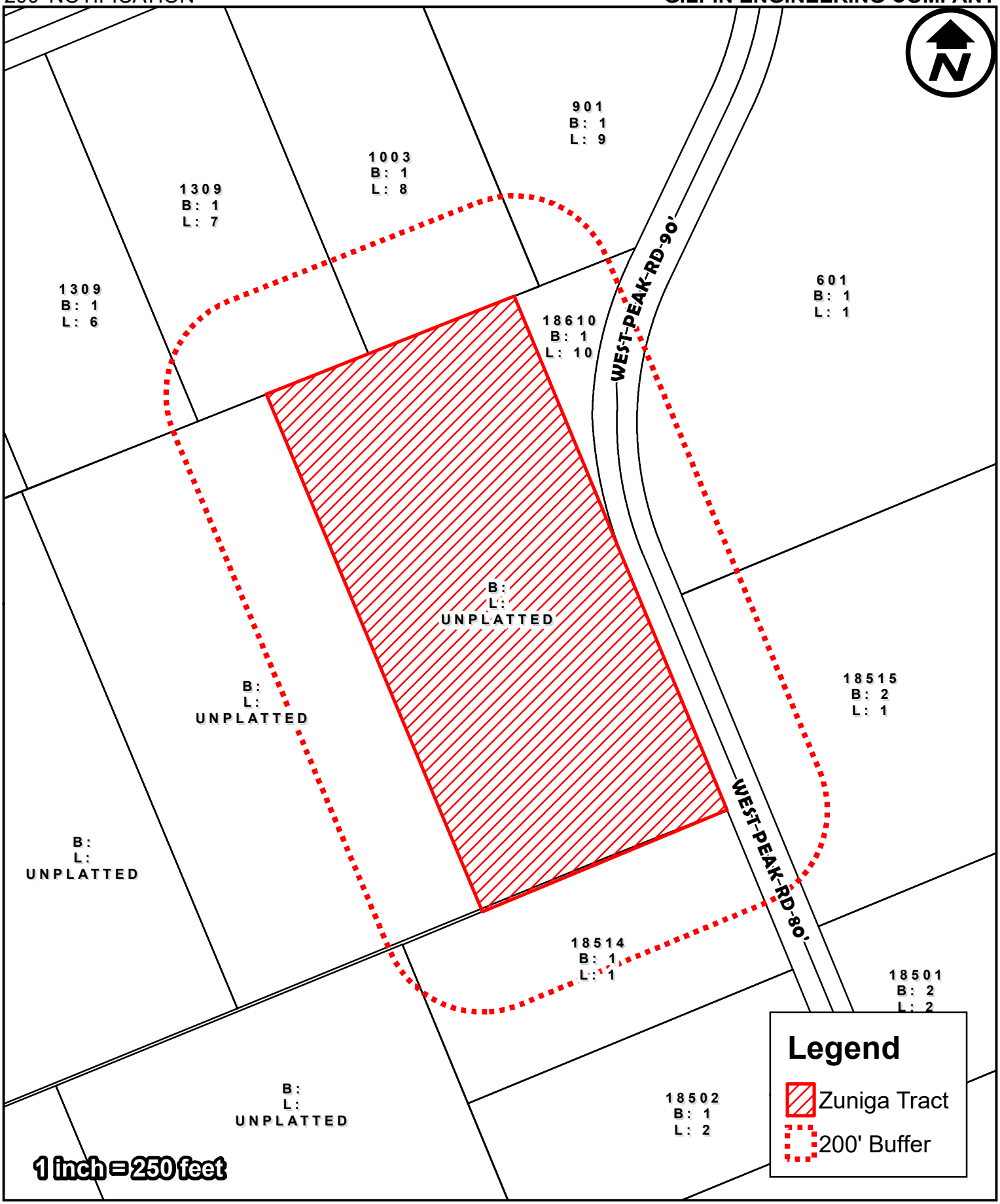
TRACT 6 | **ZUNIGA TRACT** | **13.4940 ACRES**

200' NOTIFICATION | **GILPIN ENGINEERING COMPANY**



City of Laredo Planning Department
1413 Houston Street
Laredo, Texas 78040

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2024 ANNEXATION SURVEY

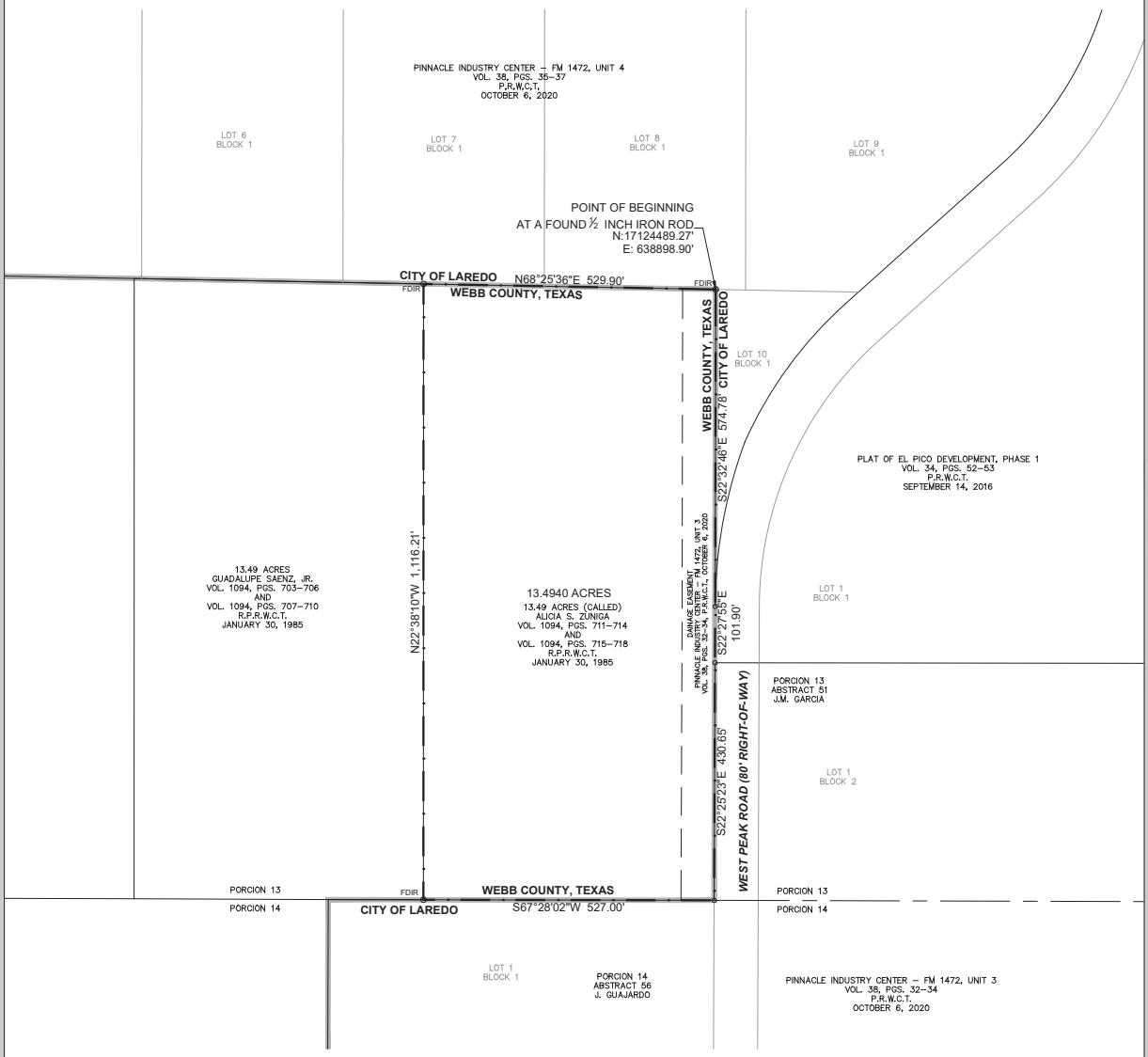
OF

13.4940 ACRES, MORE OR LESS

BEING
A 13.49 ACRE (CALLED) TRACT OF LAND,
RECORDED IN VOLUME 1094, PAGES 711-714 AND VOLUME 1094, PAGES 715-718
REAL PROPERTY RECORDS OF WEBB COUNTY, TEXAS
SITUATED IN PORCION 13, ABSTRACT 51, ORIGINAL GRANTEE J.M. GARCIA
WEBB COUNTY, TEXAS

N

0 100 200
SCALE: 1 INCH = 100 FEET (24X36)
SCALE: 1 INCH = 200 FEET (11x17)



O	SET ½ INCH IRON ROD
O FDIR	FOUND ½ INCH IRON ROD
— · — · —	PROPERTY LINE
——— — ———	PORCION LINE
▒▒▒▒▒▒	CITY LIMIT

LEGEND

SURVEY NOTES:

1.) THIS EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION REPORT AND MAY NOT SHOW ALL EASEMENTS, SETBACKS, OR OTHER MATTERS OF RECORD.

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 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

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

7-18-24

PIC-LUPE-SAENZ-MASTER.dwg
GILP-BLK.ctb
DRAWN BY: K.V.
CHECKED BY: R.J.G.

SHEET NO.
01 OF 01

13.4940 ACRES
WEBB COUNTY, TEXAS

BOUNDARY SURVEY

DATE: 7-18-2024
REVISION:
AS-BUILT:

GILPIN ENGINEERING COMPANY
T.B.P.L.S. Firm Registration # 10193770
T.B.P.E. Firm Registration # F-9286
11204 MCPHERSON RD, STE 109
Laredo, Texas 78045
PH: 956.753.2210
FAX: 956.753.2213

STATE OF TEXAS*
COUNTY OF WEBB*
13.4940 ACRES

FIELD NOTES DESCRIBING A 13.4940 ACRE PARCEL, BEING A 13.49 ACRE TRACT (CALLED), PROPERTY OF ALICIA S. ZUNIGA, RECORDED IN VOLUME 1094, PAGES 711-714 AND VOLUME 1094, PAGES 715-718, REAL PROPERTY RECORDS OF WEBB COUNTY, TEXAS. HEREIN DESCRIBED PARCEL SITUATED IN PORCION 13, ABSTRACT 51, ORIGINAL GRANTEE J.M. GARCIA, WEBB COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Beginning at a found ½ inch iron rod, being an interior corner of Pinnacle Industry Center – FM 1472, Unit 4, recorded in Volume 38, Pages 35-37, Plat Records of Webb County, Texas, same being the most northerly corner of said 13.49 Acre Tract of Alicia S. Zuniga, for the **POINT OF BEGINNING** of this 13.4940 Acre Parcel and the **most northerly corner** hereof;

Thence, S22°32'46"E, with the common boundary between said Pinnacle Industry Center – FM 1472, Unit 4 and said 13.49 Acre Tract of Alicia S. Zuniga, same being the northeasterly line of herein described parcel, a distance of 574.78 feet, to a set ½ inch iron rod being an exterior corner of said Pinnacle Industry Center – FM 1472, Unit 4, situated on the southwesterly right-of-way line of West Peak Road of Plat of El Pico Development, Phase 1, recorded in Page 34, Pages 52-53, Plat Records of Webb County, Texas, for a point of deflection hereof;

Thence, S22°27'55"E, with the common boundary between said West Peak Road of El Pico Development, Phase 1 and said 13.49 Acre Tract of Alicia S. Zuniga, same being the northeasterly line of herein described parcel, a distance of 101.90 feet, to a set ½ inch iron rod being the most southerly corner of said Plat of El Pico Development, Phase 1, same being an exterior corner of Pinnacle Industry Center – FM 1472, Unit 3, recorded in Volume 38, Pages 32-34, Plat Records of Webb County, Texas, for a point of deflection hereof;

Thence, S22°25'23"E, with the common boundary between West Peak Road right-of-way of said Pinnacle Industry Center – FM 1472, Unit 3 and said 13.49 Acre Tract of Alicia S. Zuniga, same being the northeasterly line of herein described parcel, a distance of 430.65 feet, to set ½ inch iron rod, being an interior corner of said Pinnacle Industry Center – FM 1472, Unit 3, same being the most easterly corner of said 13.49 Acre Tract of Alicia S. Zuniga, for the **most easterly corner** hereof;

Thence, S67°28'02"W, with the common boundary between said Pinnacle Industry Center – FM 1472, Unit 3 and said 13.49 Acre Tract of Alicia S. Zuniga, same being the southeasterly line of herein described parcel, a distance of 527.00 feet, to a found ½ inch iron rod being the most easterly corner of a 13.49 Acre Tract of Guadalupe Saenz, Jr., recorded in Volume 1094, Pages 703-706 and Volume 1094, Pages 707- 710, Real Property Records of Webb County, Texas, same being the most southerly corner of said 13.49 Acre Tract of Alicia S. Zuniga, for the **most southerly corner** hereof;

Thence, N22°38’10”W, with the common boundary between said 13.49 Acre Tract of Guadalupe Saenz, Jr. and said 13.49 Acre Tract of Alicia S. Zuniga, same being the southwesterly line of herein described parcel, a distance of 1,116.21 feet, to a found ½ inch iron rod being the most northerly corner of said 13.49 Acre Tract of Guadalupe Saenz, Jr. and the most westerly corner of said 13.49 Acre Tract of Alicia S. Zuniga, situated on the southeasterly line of said Pinnacle Industry Center – FM 1472, Unit 4, for the **most westerly corner** hereof;

Thence, N68°25’36”E, with the common boundary between said Pinnacle Industry Center – FM 1472, Unit 4 and said 13.49 Acre Tract of Alicia S. Zuniga, same being the northwesterly line of herein described parcel, a distance of 529.90 feet, to said **POINT OF BEGINNING**, containing within these metes and bounds 13.4940 acres, more or less.

BASIS OF BEARINGS:
GPS NAD83/NAVD88 TEXAS STATE PLANE 4205 – 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

7-18-24

ANNEXATION 2024
13.4940 ACRES

Parcel name: CLO-13.4940 ACS

Point of Beginning : North: 17124489.27' East: 638898.90'

Line Course: S22° 32' 46"E Length: 574.78'
North: 17123958.42' East: 639119.28'
Line Course: S22° 27' 55"E Length: 101.90'
North: 17123864.26' East: 639158.22'
Line Course: S22° 25' 23"E Length: 430.65'
North: 17123466.17' East: 639322.49'
Line Course: S67° 28' 02"W Length: 527.00'
North: 17123264.21' East: 638835.72'
Line Course: N22° 38' 10"W Length: 1116.21'
North: 17124294.44' East: 638406.12'
Line Course: N68° 25' 36"E Length: 529.90'
North: 17124489.28' East: 638898.90'

Closure Course: S07° 30' 37"E Length: 0.01'
North: 17124489.27' East: 638898.90'

Error North: 0.01 East : -0.01

Perimeter: 3280.446' Area: 13.4940 Acres

7-18-24