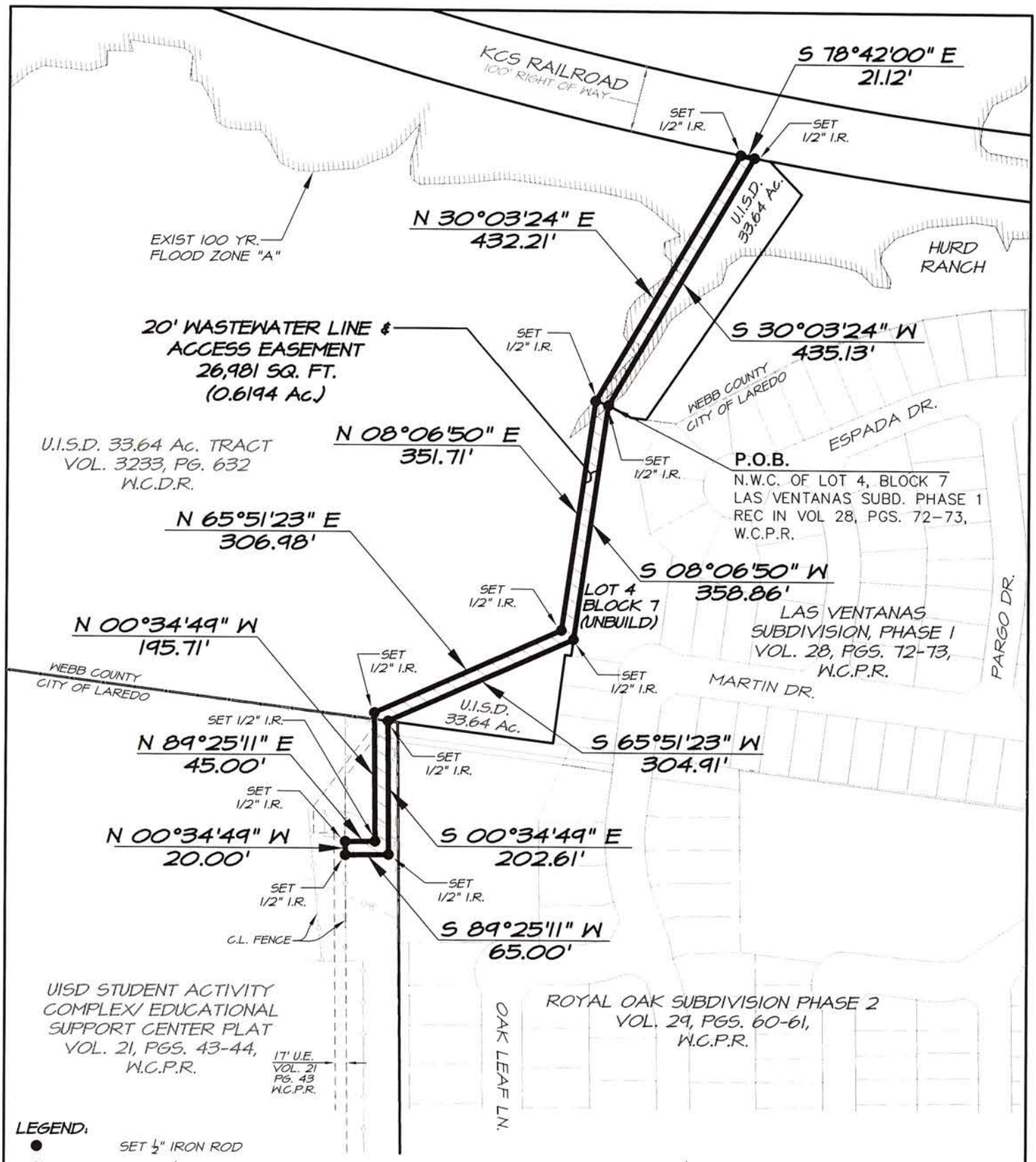


LEGEND:

●	SET ½" IRON ROD
⊙	FOUND ½" IRON ROD
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
W.C.D.R.	WEBB COUNTY DEED RECORDS
W.C.P.R.	WEBB COUNTY PLAT RECORDS
C.L. FENCE	CHAIN LINK FENCE
OHE	OVERHEAD ELECTRIC LINES

NOTES:

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
2. A PORTION OF THIS PROPERTY IS LOCATED IN ZONE "A" WHICH IS WITHIN THE 100-YR FLOOD PLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 48479C 1220C, DATED: APRIL 2, 2008. & LOMR CASE 12-06-3255P EFF 10/17/13.

BASIS OF BEARINGS, DISTANCES & COORDINATES:
GPS NAD 83, TEXAS STATE PLANE, 4205 SOUTH ZONE

GRAPHIC SCALE IN FEET
50 0 100 200

DATE: 11/08/2023 SCALE: 1"=200'

STATE OF TEXAS
REGISTERED
WAYNE NANCE
6235
PROFESSIONAL
LAND SURVEYOR

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 17TH DAY OF NOVEMBER, 2023

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

BOUNDARY SURVEY OF A:
20' WASTEWATER LINE & ACCESS EASEMENT,
OUT OF UISD STUDENT ACTIVITY COMPLEX/
EDUCATION SUPPORT CENTER PLAT
REC. IN VOL. 21, PGS. 43-44, W.C.P.R. AND
UISD 33.64 ACRE TRACT
REC. IN VOL. 3233, PGS. 632-638, W.C.D.R.
CITY OF LAREDO & WEBB COUNTY, TEXAS

PORRAS NANCE ENGINEERING
304 E. CALTON RD.
LAREDO, TEXAS 78041
TBPE F-6205
TBPLS F-10188800
OFFICE (956) 724-3097
www.porrasnance.com

20' WASTEWATER LINE & ACCESS EASEMENT

being out and part of

UISD Student Activity Complex/Education Support Center Plat
Recorded in Volume 21, Pages 43-44, Webb County Plat Records and
UISD 33.64 Acre Tract
Recorded in Volume 3233, Pages 632-638, Webb County Deed Records

Within the limits of the

City of Laredo and Webb County, Texas

Survey Date: November 8, 2023

Being a tract of land found to contain 0.6194 acres, more or less, situated in Porcion 30, Abstract 469, Cordova Moreno, Original Grantee, and Porcion 31, Abstract 3116, Jose Trevino, Original Grantee, within the City Limits of Laredo and Webb County, Texas, out and part of the UISD Student Activity Complex/Education Support Center Plat, recorded in Volume 21, Pages 43-44, Webb County Plat Records and the UISD 33.64 Acre Tract, recorded in Volume 3233, Pages 632-638, Webb County Deed Records; this tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod set for the northwest corner of Lot 4, Block 7, Las Ventanas Subdivision, Phase 1, recorded in Volume 28, Pages 72-73, Webb County Plat Records, for an interior corner in the easterly boundary of the herein described tract and **POINT OF BEGINNING;**

THENCE South 08°06'50" West, 358.86 Feet, along westerly boundary of said Lot 4, Block 7, to a ½" iron rod set for an exterior deflection corner to the right of this tract;

THENCE along the southeasterly boundary of the herein described tract as follows:

South 65°51'23" West, at 304.65 Feet passing the common boundary line of said UISD Student Activity Center Plat and said UISD 33.64 Acre Tract, continuing for a total distance of 304.91 Feet to a ½" iron rod set for an interior deflection corner to the left;

South 00°34'49" East, 202.61 Feet to a ½" iron rod set for the most southerly southeast corner of this tract;

THENCE South 89°25'11" West, 65.00 Feet, to a ½" iron rod set in the easterly line of a 17' Utility Easement in said UISD Student Activity Center Plat for the southwest corner of this tract;

THENCE along the westerly boundary of the herein described tract as follows:

North 00°34'49" West, 20.00 Feet along said easterly utility easement line to a ½" iron rod set for a point of deflection to the right;

North 89°25'11" East, 45.00 Feet to a ½" iron rod set for an interior deflection corner to the left;

North 00°34'49" West, at 185.56 Feet passing the common boundary line of said UISD Student Activity Center Plat and said UISD 33.64 Acre Tract, continuing for a total distance of 195.71 Feet to a ½" iron rod set for an exterior deflection corner to the right;

North 65°51'23" East, 306.98 Feet to a ½" iron rod set for an interior deflection corner to the left;

North 08°06'50" East, 351.71 Feet to a ½" iron rod set for an exterior deflection corner to the right;

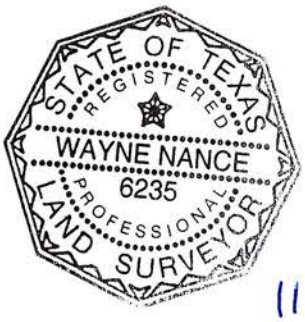
North 30°03'24" East, 432.21 Feet to a ½" iron rod set on the northerly boundary line of said UISD 33.64 Acre Tract for the northwest corner of this tract;

THENCE South 78°42'00" East, 21.12 Feet, along said northerly boundary line of the UISD 33.64 Acre Tract to a ½" iron rod set for the northeast corner of this tract;

THENCE South 30°03'24" West, 435.13 Feet, to a ½" iron rod set for the northwest corner of said Lot 4, Block 7, an interior corner in the easterly boundary of the herein described 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.

11.17.23