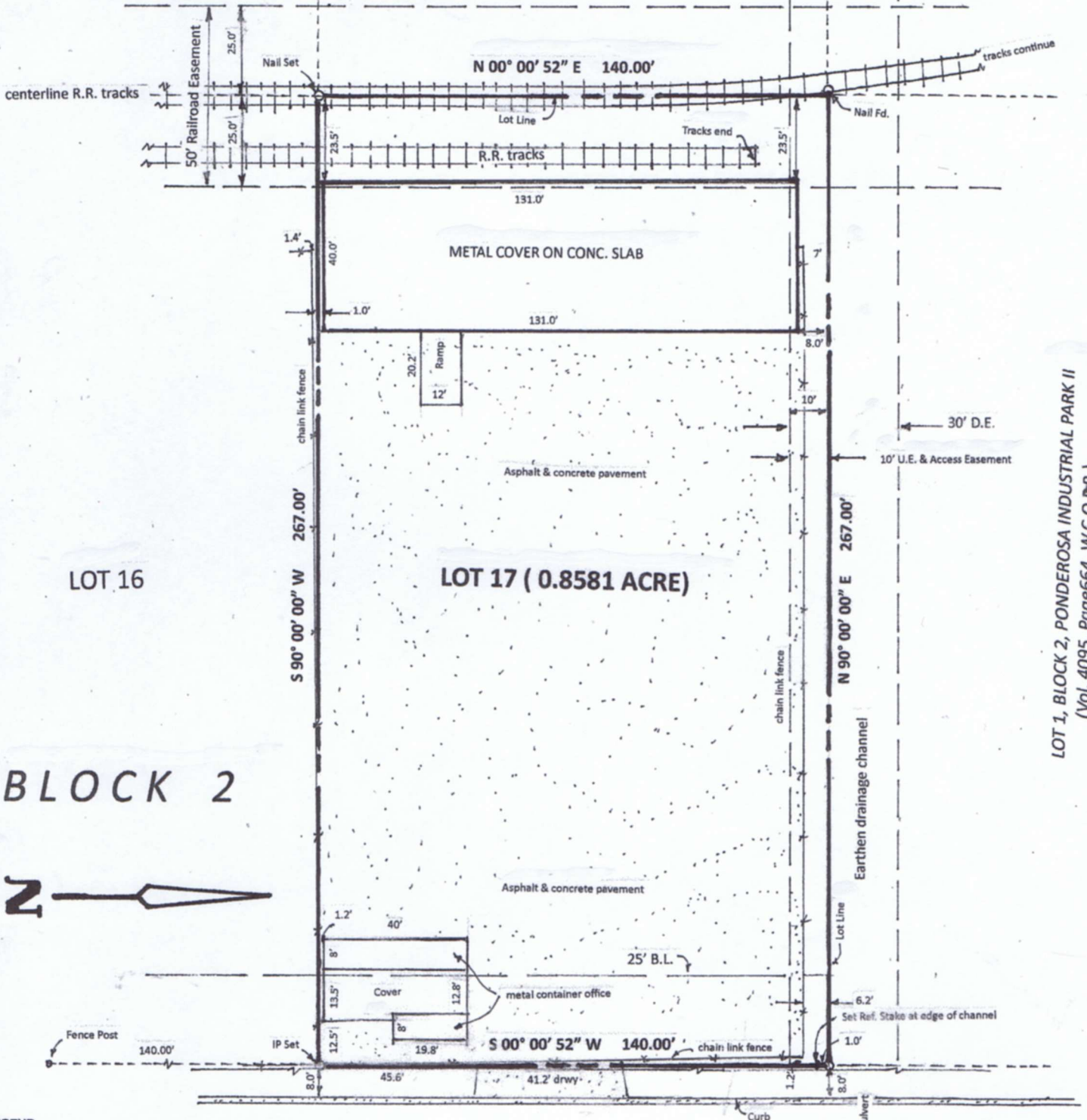


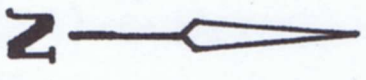
LOT 19

LOT 18



LOT 1, BLOCK 2, PONDEROSA INDUSTRIAL PARK II
(Vol. 4095, Page 664, W.C.O.P.R.)

BLOCK 2



LEGEND
 I.P.- Iron Pin D.E.- Drainage easement
 P.L.- Property Line B.L.- Building Line
 U.E. - Utility Easement

AGUILA AZTECA DR. (60' R.O.W.)

NOTES:
 1) Utilities in easements are not shown. 2) This survey has been prepared with the reasonable expectation that it will be paid within 30 days of date below. 3) This survey is copyrighted material and may not be reproduced without the written permission of the undersigned surveyor; except as necessary for the transaction for which it is intended. 4) This survey shall consist entirely of this document with the original "wet" seal and blue ink signature. 5) Properties not described as complete lots or described by Metes & Bounds may need to be platted or replatted in order to obtain utility & building permits.

CLIENT: MICHAEL MCBAIN

SURVEY OF

LOT 17, BLOCK 2, TEX-MEX INDUSTRIAL PARK,
 UNIT I, CITY OF LAREDO, PER PLAT RECORDED
 IN VOLUME 3, PAGE 27-A, OF THE WEBB
 COUNTY, TEXAS, PLAT RECORDS.

ADDRESS: 1710 AGUILA AZTECA DR.

Subject to recorded restrictive covenants and/or easements
 as follows: Per Title Commitment Dated :
 GF# Not provided

Vol. _____ Pg. _____ Records
 Vol. _____ Pg. _____ Records
 Vol. _____ Pg. _____ Records
 Vol. _____ Pg. _____ Records

Bearing basis: Aguila Azteca DR. R.O.W. per sub. plat N 00° 00' 52" E.

SURVEY NO. 22060

Scale: 1" = 40'

This property is is not located within a flood hazard area and is within
 Zone AE according to Flood Insurance Rate
 Map No. 48479C1215C F.I.R.M. Date: APRIL 2, 2008

SURVEYOR'S CERTIFICATION

I hereby certify that this survey is true and correct and was prepared from an actual survey of the property
 made on the ground under my supervision, this 29 TH day of OCTOBER, 2025.

Signed:
 J. Ricardo Sanchez
 R.P.L.S. # 4232

SANCHEZ ENGINEERING, INC.
 P.O. BOX 2654
 LAREDO, TEXAS 78044
 (956) 723-5578
 Texas Land Surveying Firm No. 10111000

