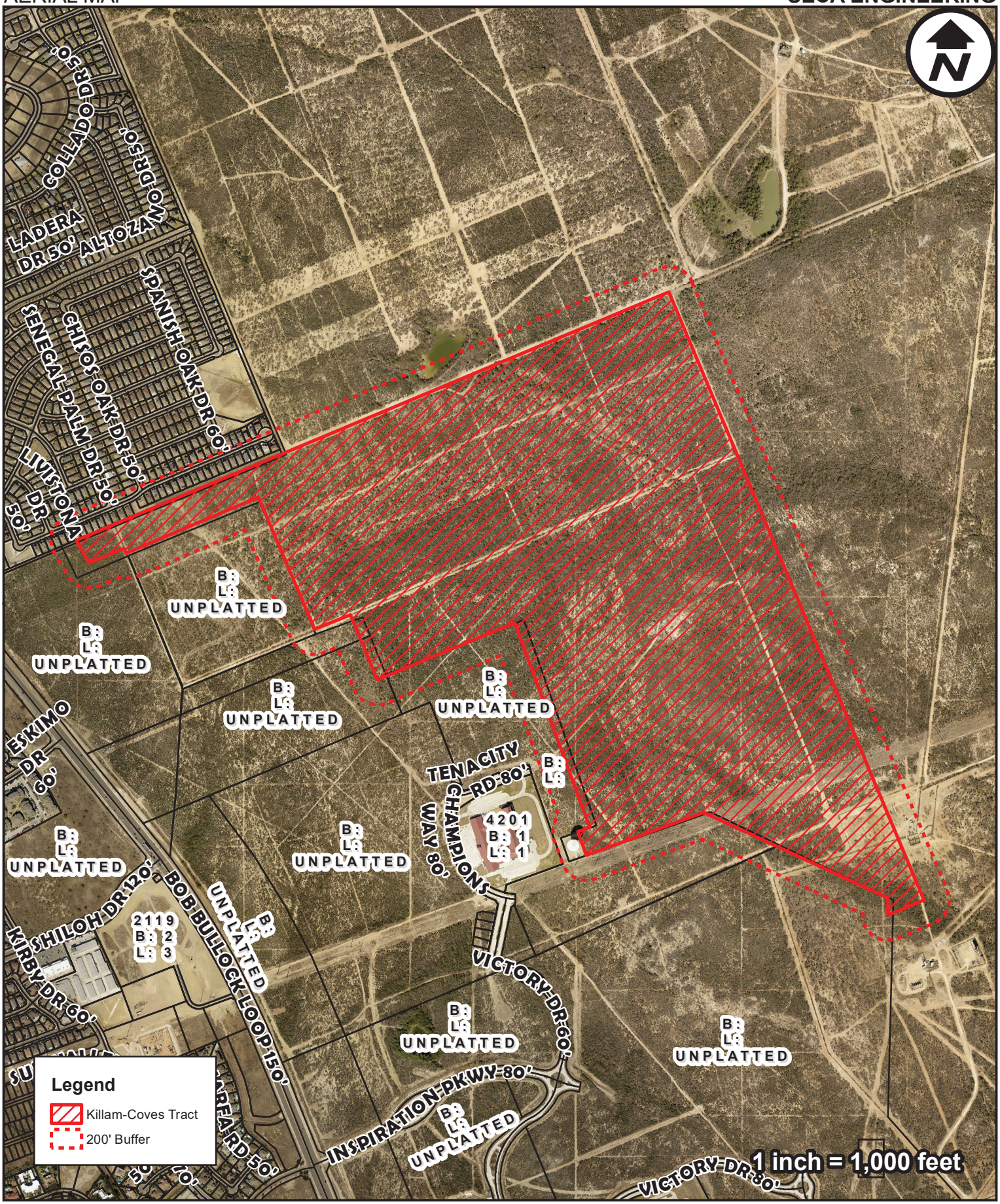
TRACT 4 | **KILLAM - COVES TRACT** | **289.72 ACRES**

AERIAL MAP

SECA ENGINEERING



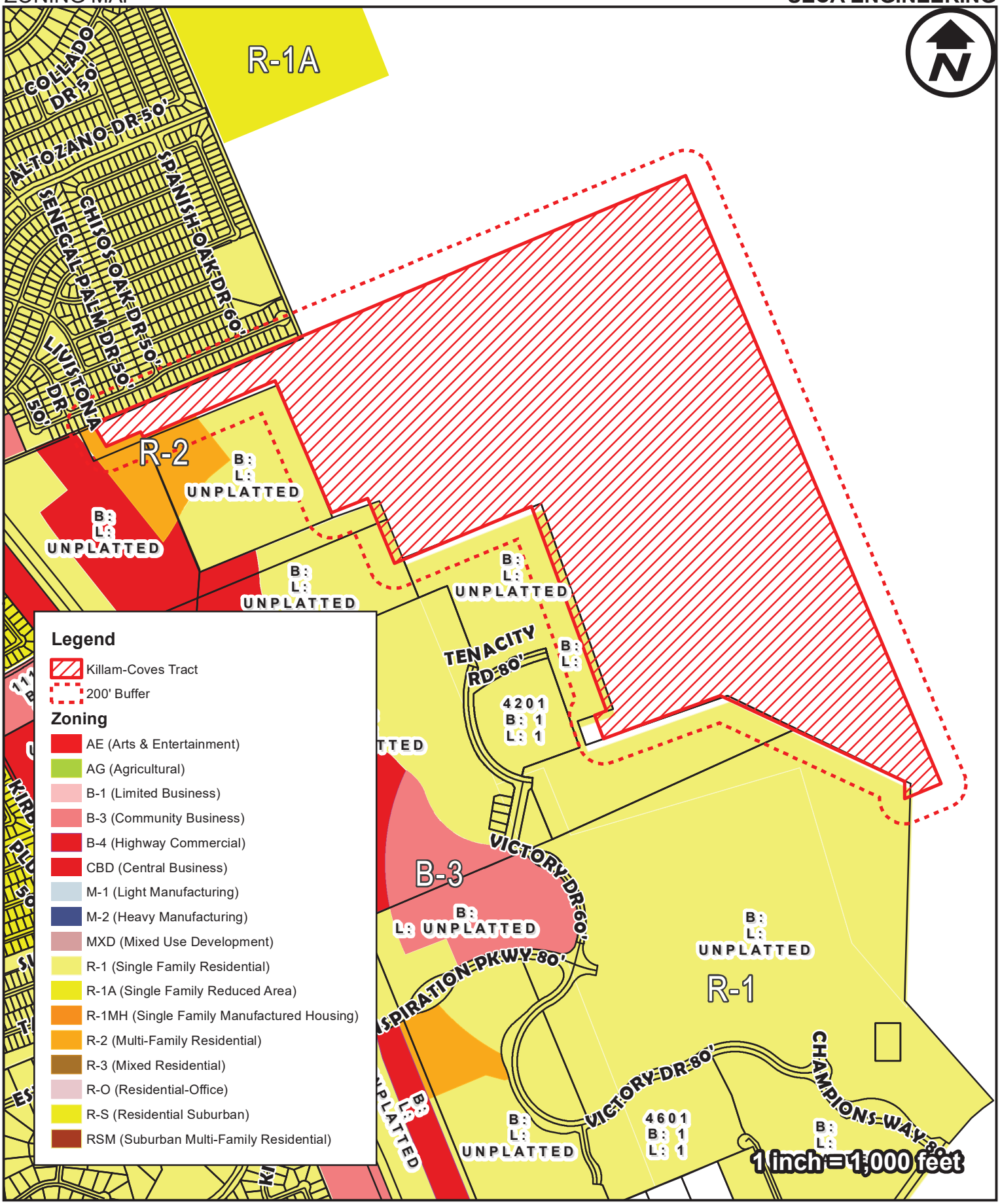
City of Laredo Planning Department
1413 Houston Street
Laredo, Texas 78040

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 Geographic Information has a high probability of becoming outdated from the time it is collected and therefore, at-presentground conditions should be assessed to determine the accuracy of provided information.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 4 | **KILLAM - COVES TRACT** | **289.72 ACRES**

ZONING MAP

SECA ENGINEERING



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

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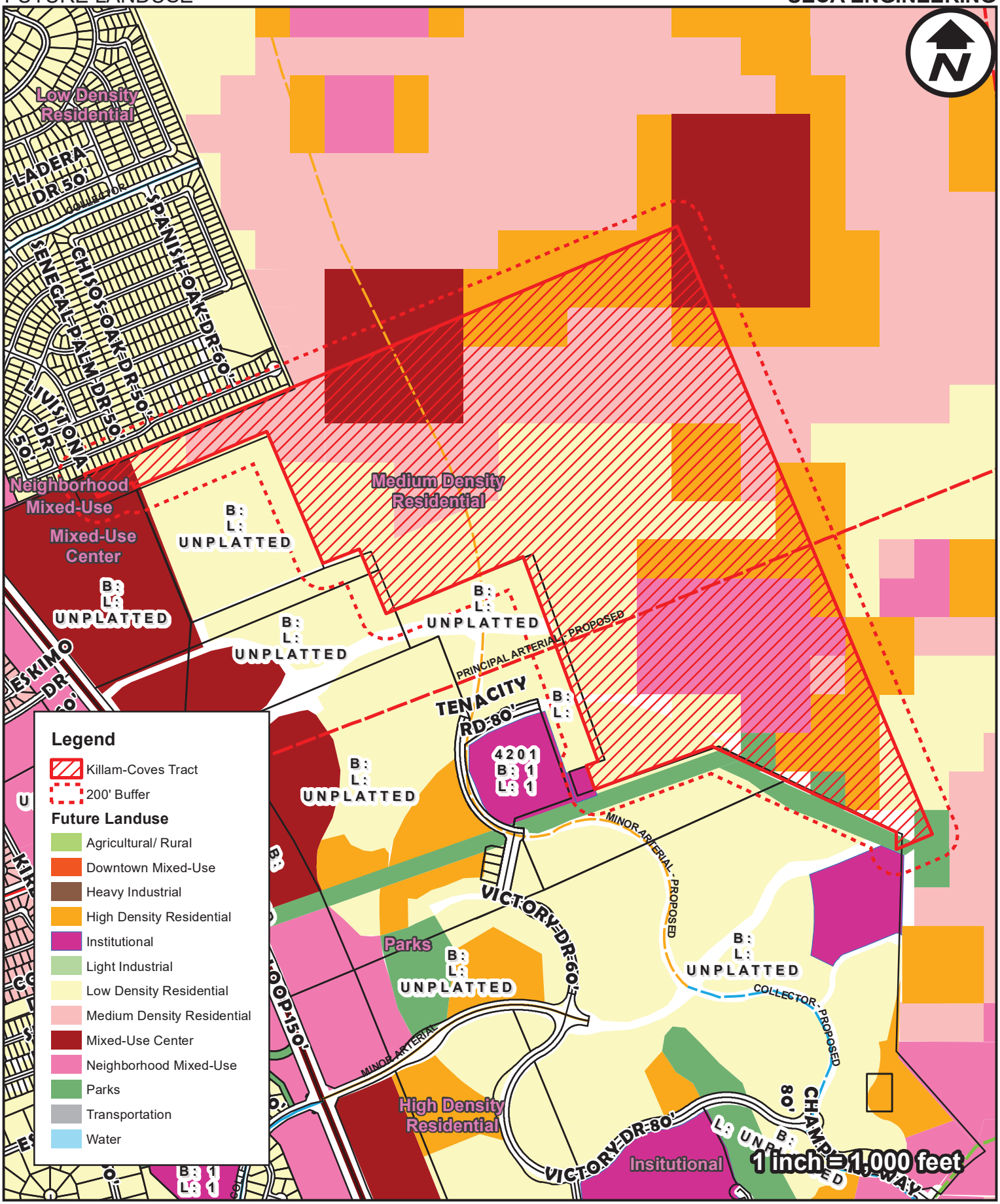
TRACT 4

KILLAM - COVES TRACT

289.72 ACRES

FUTURE LANDUSE

SECA ENGINEERING



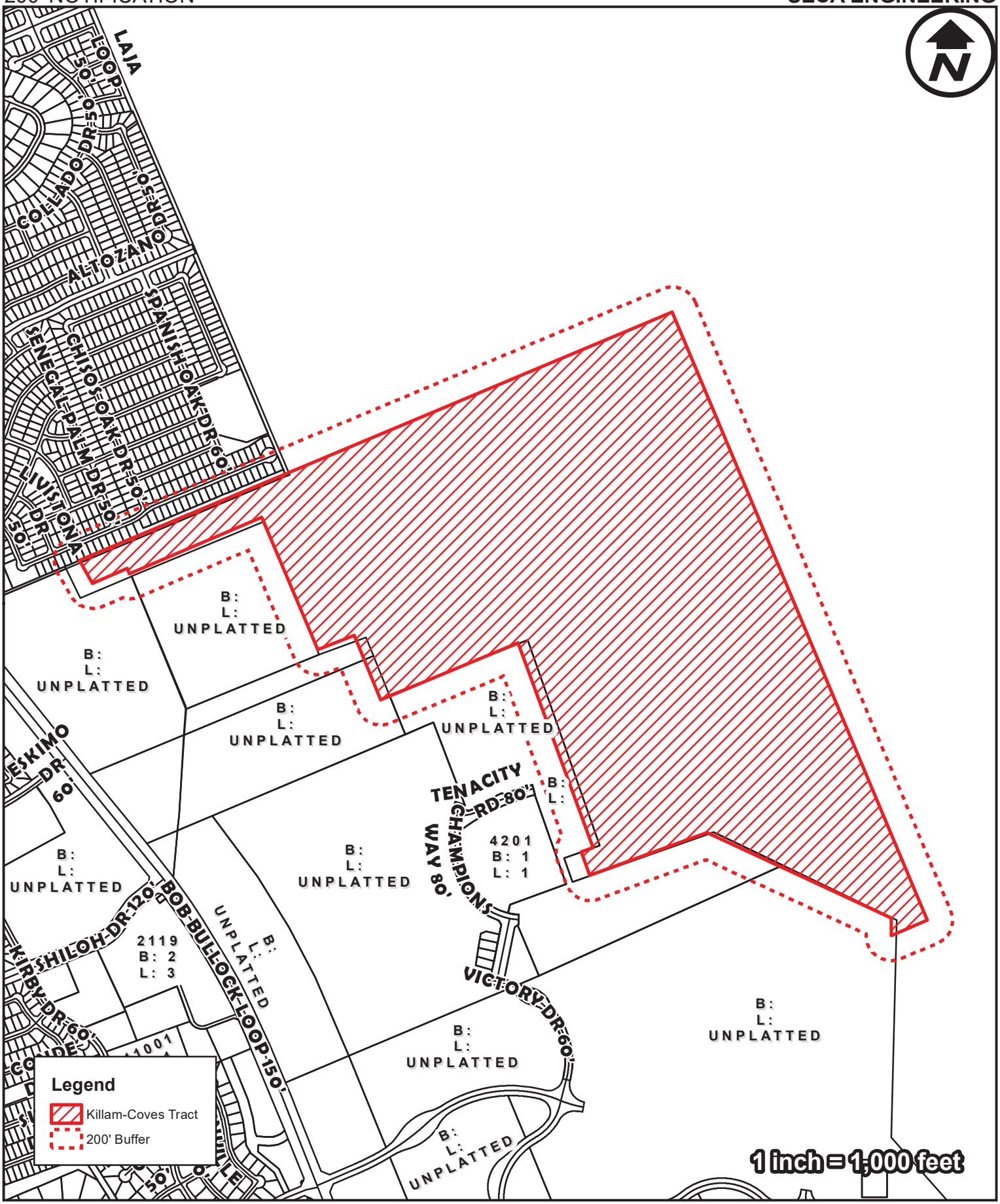
City of Laredo Planning Department
1413 Houston Street
Laredo, Texas 78040

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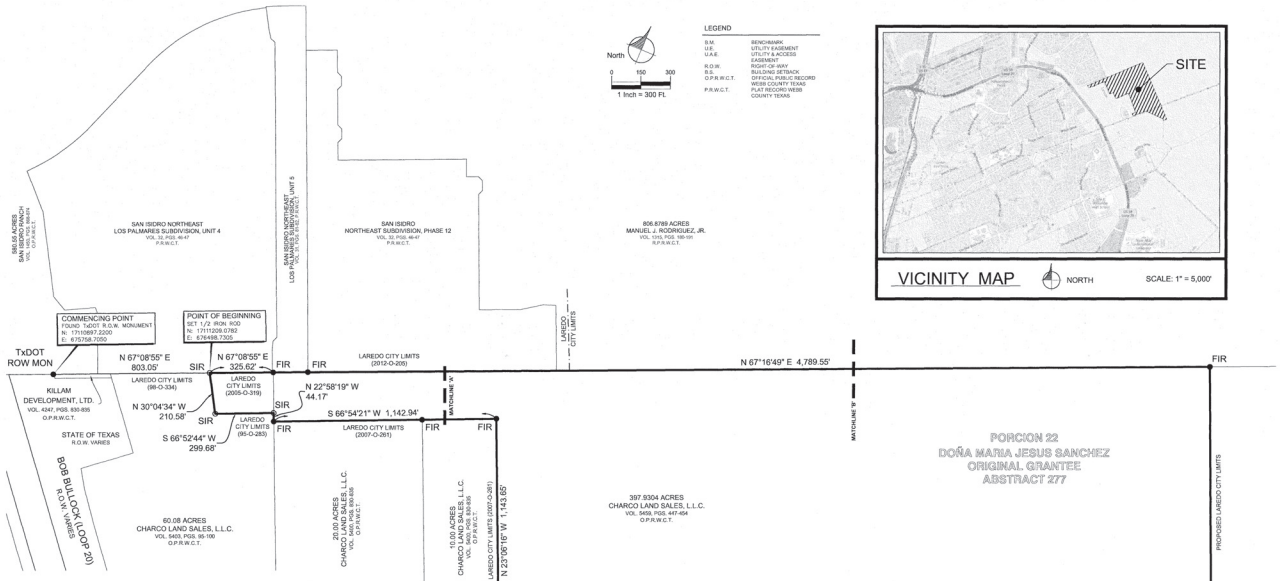
TRACT 4 | **KILLAM - COVES TRACT** | **289.72 ACRES**

200' NOTIFICATION | **SECA ENGINEERING**



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

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2023 ANNEXATION
KILLAM – THE COVES TRACT

LEGAL DESCRIPTION for a TRACT OF LAND containing 289.72 acres, more or less, situated in Porcion 22, Doña Maria Jesus Sanchez, Original Grantee, Abstract 277, Porcion 23, Leonardo Sanchez, Original Grantee, Abstract 283, and Porcion 24, Toribio Rodriguez, Abstract 268, Webb County, Texas

A tract of land containing 289.72 acres, more or less, situated in Porcion 22, Doña Maria Jesus Sanchez, Original Grantee, Abstract 277, Porcion 23, Leonardo Sanchez, Original Grantee, Abstract 283, and Porcion 24, Toribio Rodriguez, Original Grantee, Abstract 268, Webb County, Texas, with 288.22 acres, more or less, out of a tract of land called to contain 397.9304 acres, conveyed to Charco Land Sales, L.L.C., as recorded in Volume 5459, Pages 447-454, Official Public Records, Webb County, Texas, and 1.50 acres, more or less, out of a tract of land called to contain 60.08 acres, conveyed to Charco Land Sales, L.L.C., as recorded in Volume 5403, Pages 95-100, Official Public Records, Webb County, Texas, said tract of land containing 289.72 acres, more or less, being more particularly described by metes and bounds as follows:

COMMENCING at a TxDOT Right-of-Way Monument (GPS Coordinates: N:17110897.2200, E:675758.7050) found on the common boundary line between a tract of land, conveyed to the State of Texas, a tract of land called to contain 92.79 acres conveyed to Killam Development, Ltd., as recorded in Volume 4247, Pages 830-835, Official Public Records of Webb County, Texas, and a tract of land called to contain 580.55 acres, conveyed to San Isidro Ranch, as recorded in Volume 1450, Pages 868-874, Official Public Records of Webb County, Texas; **THENCE,** N 67° 08' 55" E, along said common boundary line, thence, along the common boundary line between a tract of land called to contain 60.08 acres, conveyed to Charco Land sales, L.L.C., as recorded in Volume 5403, Pages 95-100, Official Public Records of Webb County, Texas and San Isidro Northeast Los Palmares Subdivision, Unit 4, as recorded in Volume 31, Pages 23-26, Plat Records of Webb County, Texas, a distance of 803.05 feet to a set ½" iron rod set, same iron rod being on the present City of Laredo City Limits (1998-O-334 and 2005-O-319), and the **POINT OF BEGINNING** of this tract of land containing 289.72 acres, more or less, the northwest corner hereof;

THENCE, N 67° 08' 55" E, continuing along said common boundary line between the 60.08-acre tract and San Isidro Northeast Los Palmares Subdivision, Unit 4 and along the present City of Laredo city limits (2005-O-319 and 2012-O-2205), a distance of 325.62 feet to a found ½" iron rod, same being the southwest corner of San Isidro Northeast Los Palmares Subdivision, Unit 5, as recorded in Volume 31, Pages 81-82, Plat Records of Webb County, Texas, and the northwest corner of a tract of land called to contain 397.9304 acres, conveyed to Charco Land Sales, L.L.C., as recorded in Volume 5459, Pages 447-454, Official Public Records, Webb County, Texas, a deflection hereof;

THENCE, N 67° 16' 49" E, along the common boundary line between this tract and said San Isidro Northeast Los Palmares Subdivision, Unit 5, and San Isidro Northeast Subdivision, Phase 12, as recorded in Volume 32, Pages 46-47, Plat Records, Webb County, Texas, and with the present City of Laredo city limits (2005-O-319 and 2012-O-2205), at 1,516.16 feet past a corner of the present City of Laredo city limits (2012-O-2205), thence along the common boundary line between this tract and a tract of land called to contain 806.8789 acres, conveyed to Manuel J. Rodriguez, Jr., as recorded in Volume 1315, Pages 180-191, Real Property Records, Webb County, Texas, a total distance of 4,789.55 feet to a found ½" iron rod, same being the northeast corner of said tract of land called to contain 397.9304 acres, conveyed to Charco Land Sales, L.L.C., the northeast corner hereof;

THENCE, S 22° 45' 15" E, a distance of 5,249.50 feet to a set ½" iron rod, an exterior corner hereof;

THENCE, S 67° 20' 34" W, a distance of 312.55 feet to a found ½" iron rod, same iron rod being on the present City of Laredo city limits (2008-O-261), an exterior corner hereof;

THENCE, along the present City of Laredo city limits (2008-O-261, 95-O-283, 2007-O261, 95-O-283, and 98-O-334) the following bearings and distances:

THENCE, N 00° 23' 15" E, a distance of 138.22 feet to a found ½" iron rod, an interior corner hereof;

THENCE, N 65° 05' 48" W, a distance of 1,616.43 feet to a found ½" iron rod, an interior corner hereof;

THENCE, S 69° 53' 41" W, a distance of 993.38 feet to a set ½" iron rod, same being the southeast corner a tract of land called to contain 0.9183 acres, conveyed to the City of Laredo, as recorded in Volume 1977, Page 530, Official Public Record, Webb County, Texas, an exterior corner hereof;

THENCE, N 20° 01' 50" W, a distance of 199.90 feet to a set ½" iron rod, same being the northeast corner of said 0.9183-acre tract, an exterior corner hereof;

THENCE, N 69° 55' 09" E, a distance of 99.55 feet to a found ½" iron rod, an interior corner hereof;

THENCE, N 20° 05' 05" W, a distance of 1,734.63 feet to a found ½" iron rod, an interior corner hereof;

THENCE, S 67° 27' 23" W, a distance of 1,182.62 feet to a found ½" iron rod, an exterior corner hereof;

THENCE, N 22° 31' 45" W, a distance of 556.44 feet to a found ½" iron rod, an interior corner hereof;

THENCE, S 68° 32' 39" W, a distance of 308.60 feet to a found ½" iron rod, same being the southeast corner of a tract of land called to contain 10.00 acres, conveyed to Charco Land Sales, L.L.C., as recorded in Volume 5400, Pages 830-835, Official Public Records of Webb County, Texas, an exterior corner hereof;

THENCE, N 23° 06' 16" W, a distance of 1,143.65 feet to a found ½" iron rod, same being the northeast corner of said 10.00-acre tract, an interior corner hereof;

THENCE, S 66° 54' 21" W, at 380.85 feet past the northwest corner of said 10.00-acre tract, same being the northeast corner of a tract of land called to contain 20.00 acres, conveyed to Charco Land Sales, L.L.C., as recorded in Volume 5400, Pages 830-835, Official Public Records of Webb County, Texas, a total distance of 1,142.94 feet to a found ½" iron rod, same being the northwest corner of said 20.00-acre tract and on the common boundary line between this tract and said 60.08-acre tract conveyed to Charco Land Sales, L.L.C., an exterior corner hereof;

THENCE, N 22° 58' 19" W, along the common boundary line between this tract and said 60.08-acre tract, a distance of 44.17 feet to a set ½" iron rod, an interior corner hereof;

THENCE, S 66° 52' 44" W, continuing along the common boundary line between this tract and said 60.08-acre tract, a distance of 299.68 feet to a set ½" iron rod, an exterior corner hereof;

THENCE, N 30° 04' 34" W, continuing along the common boundary line between this tract and said 60.08-acre tract, a distance of 210.58 feet to the **POINT OF BEGINNING** of this tract of land containing 289.72 acres, more or less.

Basis of Bearings: Texas Coordinate System of 1983, South Zone 4205.

NOTES:
1. Basis of Bearings: Texas Coordinate System of 1983, South Zone 4205.
2. This sketch of a 289.72-acre tract was prepared by SECA Engineering, L.L.C. on July 18, 2023 from office records and field information available and NOT from an actual survey made on the ground. Reference is hereby made to a description of this 289.72-acre tract prepared by SECA Engineering, LLC on the same day as this sketch and herewith being attached.

DRAWN BY:	M.C.
CHECKED BY:	V.M.
APPROVED BY:	H.S.
JOB No.:	KILLAM - 2023 - COVES
FILENAME:	
DATE:	07 - 18 - 2023
SCALE: HOR.	1" = 300'
VERT.	N.T.S.
24 X 36	

REVISED DATE:

1 of 1

KILLAM

SURVEY
SHOWING A TRACT OF LAND
CONTAINING, 289.72 ACRES, MORE OR LESS,
OUT OF A 397.9304 ACRE TRACT OF LAND, RECORDED IN VOLUME 5459, PAGES 447-454, O.P.R.W.C.T., AND A 60.08 ACRE TRACT OF LAND, AS RECORDED IN VOLUME 5403, PAGES 95-100, O.P.R.W.C.T., SITUATED IN PORCION 22, DOÑA MARIA JESUS SANCHEZ, ABSTRACT 277, PORCION 23, LEONARDO SANCHEZ, ABSTRACT 283, AND PORCION 24, TORIBIO RODRIGUEZ, ABSTRACT 268
CITY OF LAREDO, WEBB COUNTY, TEXAS

SECA ENGINEERING, L.L.C.
CIVIL ENGINEERS • LAND SURVEYORS
1701 JACAMAN ROAD, STE. 11 - LAREDO, TEXAS 78041
CELL (956) 235-1594
TBPE FIRM REGISTRATION No. F-10071
TBPLS FIRM REGISTRATION No. 100138-00

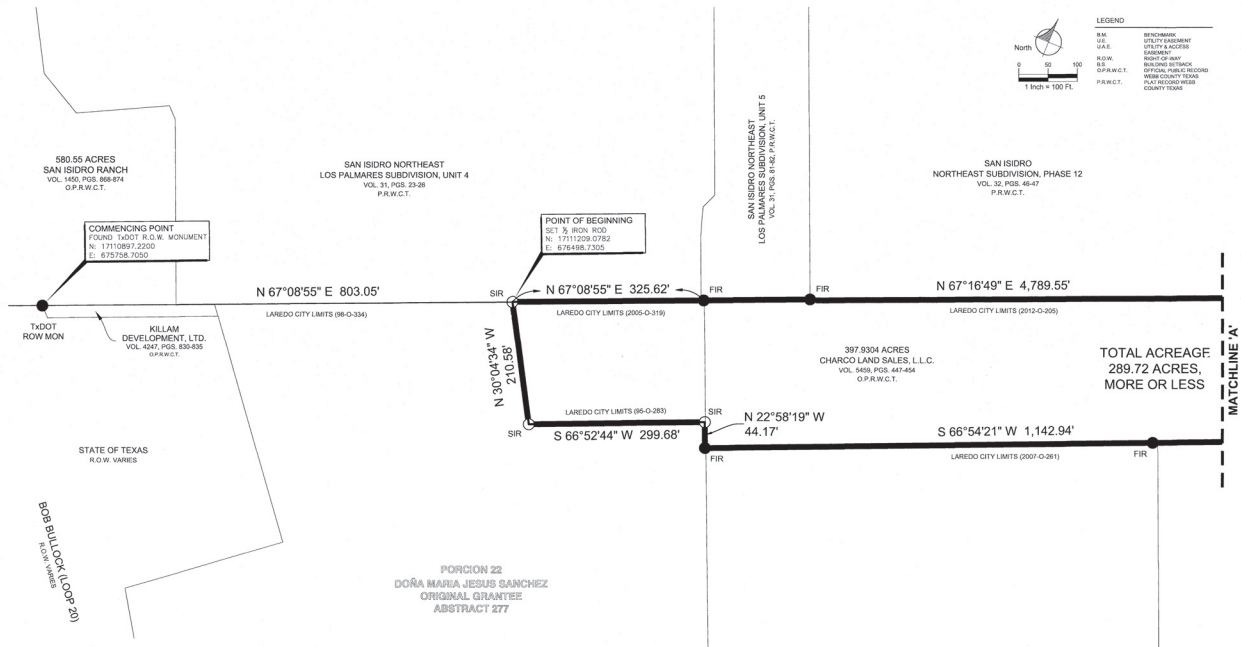
CERTIFICATE OF SURVEYOR:

STATE OF TEXAS
COUNTY OF WEBB:

I, **HUGO SECA**, REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND DIRECTION.

HUGO SECA
R.P.L.S. No. 5783

07-18-2023
DATE



2023 ANNEXATION
KILLAM – THE COVES TRACT

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Basis of Bearings: Texas Coordinate System of 1983, South Zone 4205.

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DRAWN BY:	M.C.
CHECKED BY:	V.M.
APPROVED BY:	H.S.
JOB No.:	KILLAM - 2021 - 12 - COVES
FILENAME:	KILLAM - 2021 - 12 - COVES
DATE:	07 - 18 - 2023
SCALE:	24 X 36

REVISED DATE:

1 of 5

KILLAM

SURVEY

SHOWING A TRACT OF LAND
CONTAINING, 289.72 ACRES, MORE OR LESS,
OUT OF A 397.9304 ACRE TRACT OF LAND, RECORDED IN VOLUME 5459, PAGES 447-454, O.P.R.W.C.T., AND A 60.08 ACRE TRACT OF LAND, AS RECORDED IN VOLUME 5403, PAGES 95-100, O.P.R.W.C.T., SITUATED IN PORCION 22, DOÑA MARIA JESUS SANCHEZ, ABSTRACT 277, PORCION 23, LEONARDO SANCHEZ, ABSTRACT 283, AND PORCION 24, TORIBIO RODRIGUEZ, ABSTRACT 268

CITY OF LAREDO, WEBB COUNTY, TEXAS

SECA ENGINEERING, L.L.C.
CIVIL ENGINEERS • LAND SURVEYORS
1701 JACAMAN ROAD, STE. 11 - LAREDO, TEXAS 78041
CELL (956) 235-1084
TBPE FIRM REGISTRATION No. F-10071
TBPLS FIRM REGISTRATION No. 100138-00

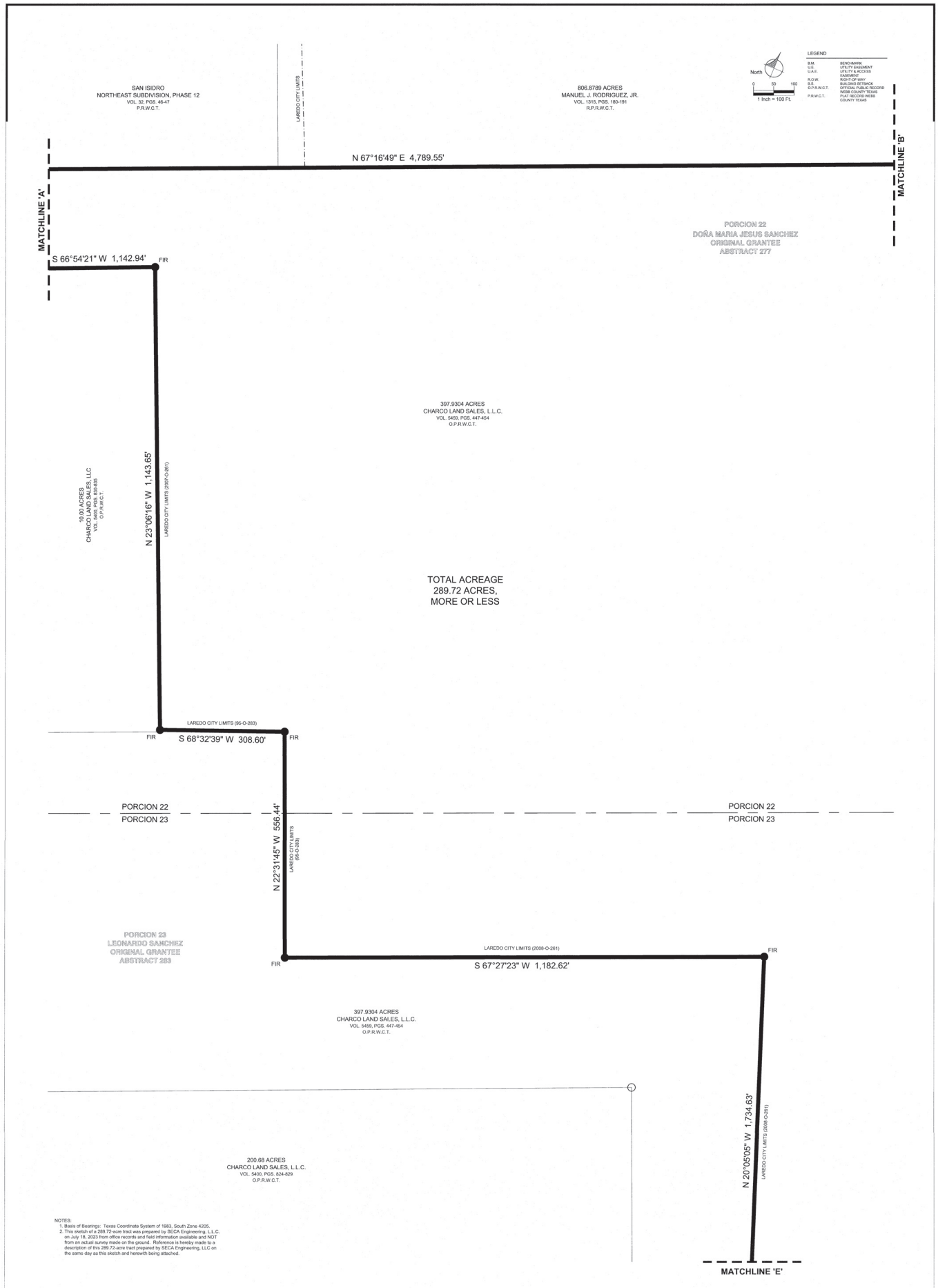
CERTIFICATE OF SURVEYOR:

STATE OF TEXAS
COUNTY OF WEBB

I, **HUGO SECA**, REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY STATE THAT THIS PLAT CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND DIRECTION.

HUGO SECA,
R.P.L.S. No. 6765

07-19-2023
DATE



NOTES:
1. Basis of Bearings: Texas Coordinate System of 1983, South Zone 4205.
2. This sketch of a 289.72-acre tract was prepared by SECA Engineering, L.L.C. on July 18, 2023 from office records and field information available and NOT from an actual survey made on the ground. Reference is hereby made to a description of this 289.72-acre tract prepared by SECA Engineering, LLC on the same day as this sketch and herewith being attached.

DRAWN BY:	M.C.
CHECKED BY:	V.M.
APPROVED BY:	H.S.
JOB No:	KILLAM - 2022 - CO-CS
FILE NAME:	xx-CO-CS-xxxx
DATE:	07 - 18 - 2023
SCALE:	GRID
24 X 36	1"=100'

REVISED DATE:

KILLAM

SURVEY

SHOWING A TRACT OF LAND
CONTAINING, 289.72 ACRES MORE OR LESS,
OUT OF A 397.9304 ACRE TRACT OF LAND, RECORDED IN VOLUME 5459, PAGES 447-454, O.P.R.W.C.T., AND A 60.08 ACRE TRACT OF LAND, AS RECORDED IN VOLUME 5403, PAGES 95-100, O.P.R.W.C.T., SITUATED IN PORCION 22, DOÑA MARIA JESUS SANCHEZ, ABSTRACT 277, PORCION 23, LEONARDO SANCHEZ, ABSTRACT 283, AND PORCION 24, TORIBIO RODRIGUEZ, ABSTRACT 268

CITY OF LAREDO, WEBB COUNTY, TEXAS

SECA ENGINEERING, L.L.C.
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1701 JACAMAN ROAD, STE. 11 - LAREDO, TEXAS 78041
CELL: (956) 235-1594
TBPE FIRM REGISTRATION No. F-10071
TBPLS FIRM REGISTRATION No. 100138-00

CERTIFICATE OF SURVEYOR:

STATE OF TEXAS
COUNTY OF WEBB

I, HUGO SECA, REGISTERED PROFESSIONAL LAND SURVEYOR OF HEREBY STATE, THAT THIS PLAT CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND DIRECTION.

HUGO SECA
R.P.L.S. No. 5783

DATE



NOTES:
1. Basis of Bearings: Texas Coordinate System of 1983, South Zone 4205.
2. This sketch of a 289.72 acre tract was prepared by SECA Engineering, L.L.C. on July 18, 2023 from office records and field information available and NOT from an actual survey made on the ground. Reference is hereby made to a description of this 289.72-acre tract prepared by SECA Engineering, L.L.C. on the same day as this sketch and herewith being attached.

DRAWN BY:	M.C.
CHECKED BY:	V.M.
APPROVED BY:	H.S.
JOB No.	KILLAM - 2023 - EDWDS
FILENAME	KILLAM - 2023 - EDWDS
DATE:	07 - 18 - 2023
SHEET SIZE:	24 X 36

REVISED DATE:

3 of 5

KILLAM

SURVEY

SHOWING A TRACT OF LAND
CONTAINING 289.72 ACRES, MORE OR LESS,
OUT OF A 397.9304 ACRE TRACT OF LAND, RECORDED IN VOLUME 5459, PAGES 447-454, O.P.R.W.C.T., AND A 60.08 ACRE TRACT OF LAND, AS RECORDED IN VOLUME 5403, PAGES 95-100, O.P.R.W.C.T.,
SITUATED IN PORCION 22, DOÑA MARIA JESUS SANCHEZ, ABSTRACT 277,
PORCION 23, LEONARDO SANCHEZ, ABSTRACT 283, AND PORCION 24, TORIBIO RODRIGUEZ, ABSTRACT 268

CITY OF LAREDO, WEBB COUNTY, TEXAS

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1701 JACAMAN ROAD, STE. 11 - LAREDO, TEXAS 78041
CELL:(956) 235-1594
TBPE FIRM REGISTRATION No. F-10071
TBPLS FIRM REGISTRATION No. 100136-00

CERTIFICATE OF SURVEYOR:

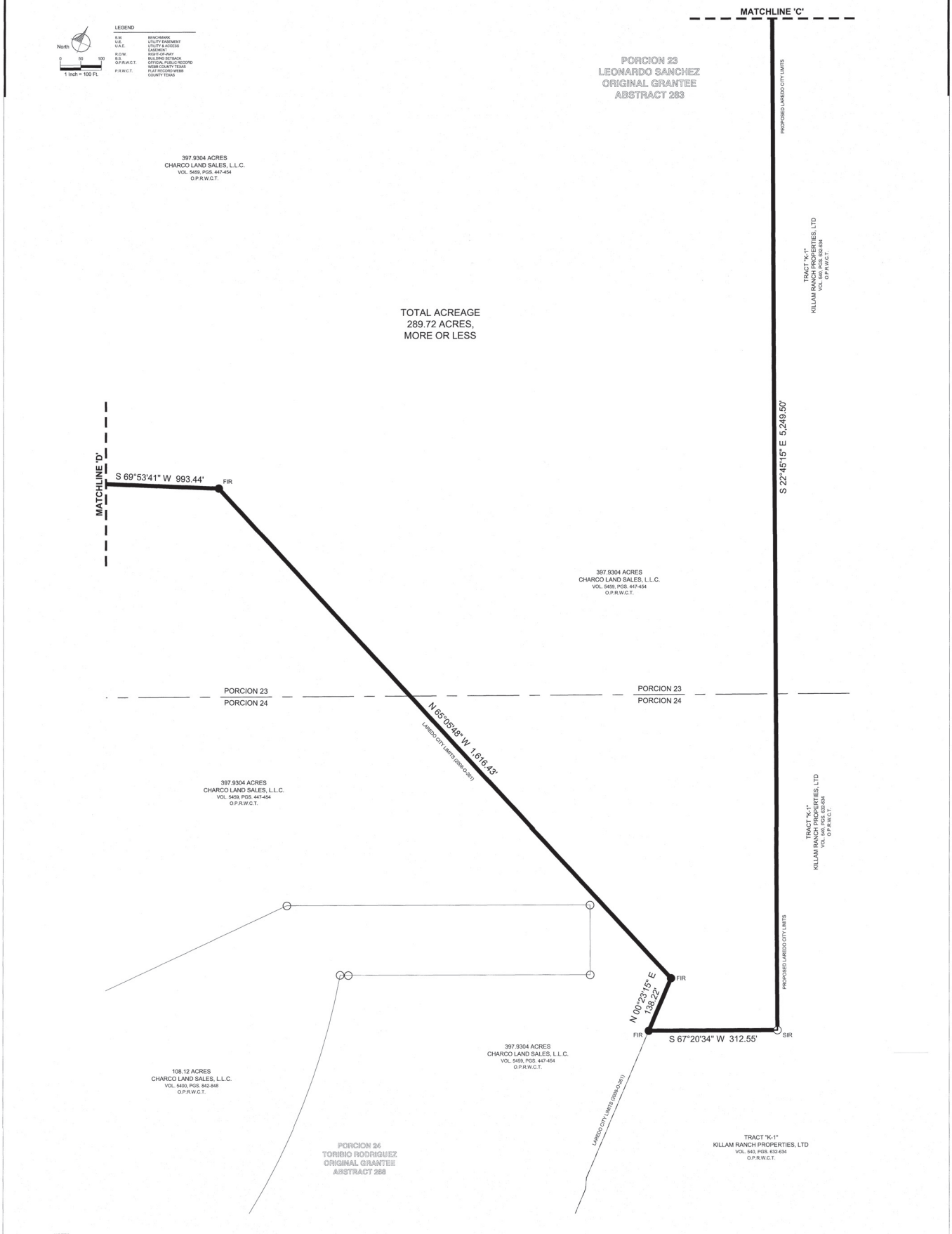
STATE OF TEXAS
COUNTY OF WEBB:

I, **HUGO SECA**, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE THAT THIS PLAT CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND DIRECTION.

HUGO SECA,
R.P.L.S. No. 5783

DATE

STATE OF TEXAS
HUGO SECA
5783
REGISTERED
PROFESSIONAL
LAND SURVEYOR



NOTES:
1. Basis of Bearings: Texas Coordinate System of 1983, South Zone 4205.
2. This sketch of a 289.72-acre tract was prepared by SECA Engineering, L.L.C. on July 18, 2023 from office records and field information available and NOT from an actual survey made on the ground. Reference is hereby made to a description of this 289.72-acre tract prepared by SECA Engineering, LLC on the same day as this sketch and herewith being attached.

DRAWN BY:	M.C.
CHECKED BY:	V.M.
APPROVED BY:	H.S.
JOB No:	KILLAM - JOD - COVES
FILENAME:	SURVEY PLAT - KILLAM RANCH PROPERTIES, LTD
DATE:	07 - 18 - 2023
SCALE:	1" = 100'
SIZE:	24 X 36

REVISED DATE:

4 of 5

KILLAM

SURVEY

SHOWING A TRACT OF LAND

CONTAINING, 289.72 ACRES, MORE OR LESS,

OUT OF A 397.9304 ACRE TRACT OF LAND, RECORDED IN VOLUME 5459, PAGES 447-454, O.P.R.W.C.T., AND A 60.08 ACRE TRACT OF LAND, AS RECORDED IN VOLUME 5403, PAGES 95-100, O.P.R.W.C.T., SITUATED IN PORCION 22, DOÑA MARIA JESUS SANCHEZ, ABSTRACT 277, PORCION 23, LEONARDO SANCHEZ, ABSTRACT 283, AND PORCION 24, TORIBIO RODRIGUEZ, ABSTRACT 268

CITY OF LAREDO, WEBB COUNTY, TEXAS

SECA ENGINEERING, L.L.C.
CIVIL ENGINEERS • LAND SURVEYORS
1701 JACAMAN ROAD, STE. 11 - LAREDO, TEXAS 78041
CELL:(956) 235-1594
TBPE FIRM REGISTRATION No. F-10071
TBPLS FIRM REGISTRATION No. 100138-00

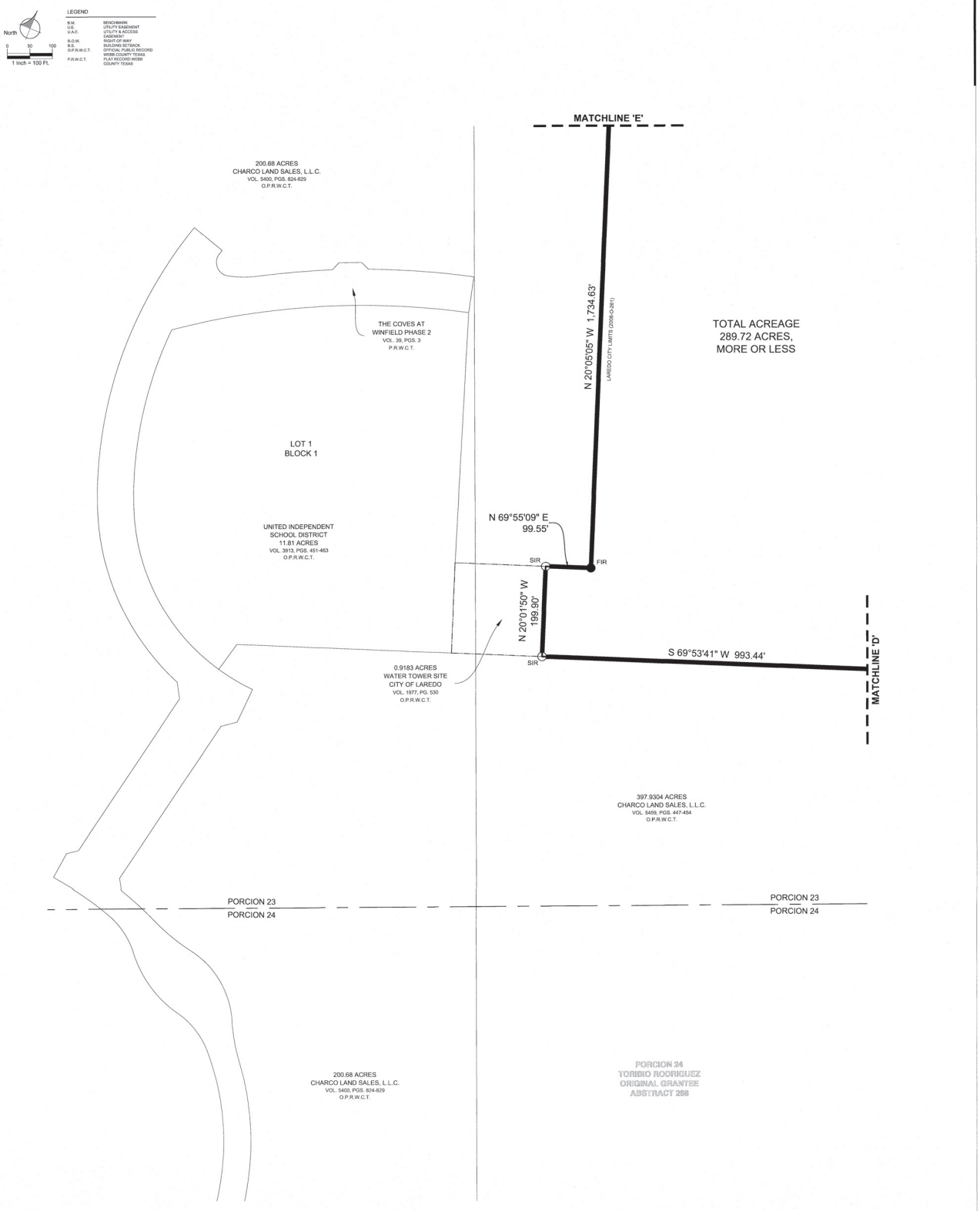
CERTIFICATE OF SURVEYOR:

STATE OF TEXAS:
COUNTY OF WEBB:

I, **HUGO SECA**, REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY STATE THAT THIS PLAT CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND DIRECTION.

HUGO SECA, R.P.L.S. No. 5783

07.18.2023
DATE



NOTES:
1. Basis of Bearings: Texas Coordinate System of 1983, South Zone 4205.
2. This sketch of a 289.72-acre tract was prepared by SECA Engineering, L.L.C. on July 18, 2023 from office records and field information available and NOT from an actual survey made on the ground. Reference is hereby made to a description of this 289.72-acre tract prepared by SECA Engineering, LLC on the same day as this sketch and herewith being attached.

DRAWN BY	M.C.
CHECKED BY	V.M.
APPROVED BY	H.S.
JOB No.	KILLAM - 2023 - COVES
FILENAME	COVES PH 2 SURVEY
DATE	07 - 18 - 2023
PLAT SCALE	NTS
24 X 36	

REVISED DATE:

5 of 5

KILLAM

SURVEY

SHOWING A TRACT OF LAND
CONTAINING 289.72 ACRES, MORE OR LESS,
OUT OF A 397.9304 ACRE TRACT OF LAND, RECORDED IN VOLUME 5459, PAGES 447-454, O.P.R.W.C.T., AND A 60.08 ACRE TRACT OF LAND, AS RECORDED IN VOLUME 5403, PAGES 95-100, O.P.R.W.C.T., SITUATED IN PORCION 22, DOÑA MARIA JESUS SANCHEZ, ABSTRACT 277, PORCION 23, LEONARDO SANCHEZ, ABSTRACT 283, AND PORCION 24, TORIBIO RODRIGUEZ, ABSTRACT 268

CITY OF LAREDO, WEBB COUNTY, TEXAS

SECA ENGINEERING, L.L.C.
CIVIL ENGINEERS • LAND SURVEYORS
1701 JACAMAN ROAD, STE. 11 - LAREDO, TEXAS 78041
CELL (956) 235-1554
TBPE FIRM REGISTRATION No. F-10071
TBPLS FIRM REGISTRATION No. 100138-00

CERTIFICATE OF SURVEYOR:

STATE OF TEXAS
COUNTY OF WEBB

I, **HUGO SECA**, REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY STATE THAT THIS PLAT CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND DIRECTION.

HUGO SECA,
R.P.L.S. No. 5783

07-19-2023
DATE

SECA ENGINEERING, L.L.C.
CIVIL ENGINEERS • LAND SURVEYORS

1701 Jacaman Rd., Suite #11
Laredo, TX 78041
(956) 235-1594
TXLS Firm Registration # 100138-00

2023 ANNEXATION
KILLAM – THE COVES TRACT

LEGAL DESCRIPTION for a TRACT OF LAND containing 289.72 acres, more or less, situated in Porcion 22, Doña Maria Jesus Sanchez, Original Grantee, Abstract 277, Porcion 23, Leonardo Sanchez, Original Grantee, Abstract 283, and Porcion 24, Toribio Rodriguez, Abstract 268, Webb County, Texas

A tract of land containing 289.72 acres, more or less, situated in Porcion 22, Doña Maria Jesus Sanchez, Original Grantee, Abstract 277, Porcion 23, Leonardo Sanchez, Original Grantee, Abstract 283, and Porcion 24, Toribio Rodriguez, Original Grantee, Abstract 268, Webb County, Texas, with 288.22 acres, more or less, out of a tract of land called to contain 397.9304 acres, conveyed to Charco Land Sales, L.L.C., as recorded in Volume 5459, Pages 447-454, Official Public Records, Webb County, Texas, and 1.50 acres, more or less, out of a tract of land called to contain 60.08 acres, conveyed to Charco Land Sales, L.L.C., as recorded in Volume 5403, Pages 95-100, Official Public Records, Webb County, Texas, said tract of land containing 289.72 acres, more or less, being more particularly described by metes and bounds as follows:

COMMENCING at a TxDOT Right-of-Way Monument (GPS Coordinates: N:17110897.2200, E:675758.7050) found on the common boundary line between a tract of land, conveyed to the State of Texas, a tract of land called to contain 92.79 acres conveyed to Killam Development, Ltd., as recorded in Volume 4247, Pages 830-835, Official Public Records of Webb County, Texas, and a tract of land called to contain 580.55 acres, conveyed to San Isidro Ranch, as recorded in Volume 1450, Pages 868-874, Official Public Records of Webb County, Texas; **THENCE,** N 67° 08' 55" E, along said common boundary line, thence, along the common boundary line between a tract of land called to contain 60.08 acres, conveyed to Charco Land sales, L.L.C., as recorded in Volume 5403, Pages 95-100, Official Public Records of Webb County, Texas and San Isidro Northeast Los Palmares Subdivision, Unit 4, as recorded in Volume 31, Pages 23-26, Plat Records of Webb County, Texas, a distance of 803.05 feet to a set ½" iron rod (GPS Coordinates: N:17111209.0782, E:676498.7305), same iron rod being on the present City of Laredo City Limits (1998-O-334 and 2005-O-319), and the **POINT OF BEGINNING** of this tract of land containing 289.72 acres, more or less, the northwest corner hereof;

THENCE, N 67° 08' 55" E, continuing along said common boundary line between the 60.08-acre tract and San Isidro Northeast Los Palmares Subdivision, Unit 4 and along the present City of Laredo city limits (2005-O-319 and 2012-O-2205), a distance of 325.62 feet to a found ½" iron rod, same being the southwest corner of San Isidro Northeast Los Palmares Subdivision, Unit 5, as recorded in Volume 31, Pages 81-82, Plat Records of Webb County, Texas, and the northwest corner of a tract of land called to contain 397.9304 acres, conveyed to Charco Land Sales, L.L.C., as recorded in Volume 5459, Pages 447-454, Official Public Records, Webb County, Texas, a deflection hereof;

THENCE, N 67° 16' 49" E, along the common boundary line between this tract and said San Isidro Northeast Los Palmares Subdivision, Unit 5, and San Isidro Northeast Subdivision, Phase 12, as recorded in Volume 32, Pages 46-47, Plat Records, Webb County, Texas, and with the present City of Laredo city limits (2005-O-319 and 2012-O-2205), at 1,516.16 feet past a corner of the present City of Laredo city limits (2012-O-2205), thence along the common boundary line between this tract and a tract of land called to contain 806.8789 acres, conveyed to Manuel J. Rodriguez, Jr., as recorded in Volume 1315, Pages 180-191, Real Property Records, Webb County, Texas, a total distance of 4,789.55 feet to a found ½" iron rod, same being the northeast corner of said tract of land called to contain 397.9304 acres, conveyed to Charco Land Sales, L.L.C., the northeast corner hereof;

THENCE, S 22° 45' 15" E, a distance of 5,249.50 feet to a set ½" iron rod, an exterior corner hereof;

THENCE, S 67° 20' 34" W, a distance of 312.55 feet to a found ½" iron rod, same iron rod being on the present City of Laredo city limits (2008-O-261), an exterior corner hereof;

THENCE, along the present City of Laredo city limits (2008-O-261, 95-O-283, 2007-O261, 95-O-283, and 98-O-334) the following bearings and distances:

> **THENCE,** N 00° 23' 15" E, a distance of 138.22 feet to a found ½" iron rod, an interior corner hereof;

THENCE, N 65° 05' 48" W, a distance of 1,616.43 feet to a found ½" iron rod, an interior corner hereof;

THENCE, S 69° 53' 41" W, a distance of 993.38 feet to a set ½" iron rod, same being the southeast corner a tract of land called to contain 0.9183 acres, conveyed to the City of Laredo, as recorded in Volume 1977, Page 530, Official Public Record, Webb County, Texas, an exterior corner hereof;

THENCE, N 20° 01' 50" W, a distance of 199.90 feet to a set ½" iron rod, same being the northeast corner of said 0.9183-acre tract, an exterior corner hereof;

THENCE, N 69° 55' 09" E, a distance of 99.55 feet to a found ½" iron rod, an interior corner hereof;

THENCE, N 20° 05' 05" W, a distance of 1,734.63 feet to a found ½" iron rod, an interior corner hereof;

THENCE, S 67° 27' 23" W, a distance of 1,182.62 feet to a found ½" iron rod, an exterior corner hereof;

THENCE, N 22° 31' 45" W, a distance of 556.44 feet to a found ½" iron rod, an interior corner hereof;

THENCE, S 68° 32' 39" W, a distance of 308.60 feet to a found ½" iron rod, same being the southeast corner of a tract of land called to contain 10.00 acres, conveyed to Charco Land Sales, L.L.C., as recorded in Volume 5400, Pages 830-835, Official Public Records of Webb County, Texas, an exterior corner hereof;

THENCE, N 23° 06' 16" W, a distance of 1,143.65 feet to a found ½" iron rod, same being the northeast corner of said 10.00-acre tract, an interior corner hereof;

THENCE, S 66° 54' 21" W, at 380.85 feet past the northwest corner of said 10.00-acre tract, same being the northeast corner of a tract of land called to contain 20.00 acres, conveyed to Charco Land Sales, L.L.C., as recorded in Volume 5400, Pages 830-835, Official Public Records of Webb County, Texas, a total distance of 1,142.94 feet to a found ½" iron rod, same being the northwest corner of said 20.00-acre tract and on the common boundary line between this tract and said 60.08-acre tract conveyed to Charco Land Sales, L.L.C., an exterior corner hereof;

THENCE, N 22° 58' 19" W, along the common boundary line between this tract and said 60.08-acre tract, a distance of 44.17 feet to a set ½" iron rod, an interior corner hereof;

THENCE, S 66° 52' 44" W, continuing along the common boundary line between this tract and said 60.08-acre tract, a distance of 299.68 feet to a set ½" iron rod, an exterior corner hereof;

THENCE, N 30° 04' 34" W, continuing along the common boundary line between this tract and said 60.08-acre tract, a distance of 210.58 feet to the **POINT OF BEGINNING** of this tract of land containing 289.72 acres, more or less.

Basis of Bearings: Texas Coordinate System of 1983, South Zone 4205.

STATE OF TEXAS
COUNTY OF WEBB

I, Hugo Seca, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this Legal Description and the Plat of Survey attached are true and correct and were prepared from record information and from an actual survey on the ground made under my supervision.

Executed this 18th day of July, 2023.

Hugo Seca, RPLS No. 5783 – Texas



The Coves At Winfield

Annexation - 289.72 Acres

Closure Summary

North:17,110,552.5500' East:679,989.9000'

Segment# 1: Line
Course: S67° 27' 22.99"W Length: 1,182.618'
North: 17,110,099.1501' East: 678,897.6482'

Segment# 2: Line
Course: N22° 31' 44.63"W Length: 556.445'
North: 17,110,613.1302' East: 678,684.4452'

Segment# 3: Line
Course: S68° 32' 38.84"W Length: 308.597'
North: 17,110,500.2502' East: 678,397.2341'

Segment# 4: Line
Course: N23° 06' 15.78"W Length: 1,143.651'
North: 17,111,552.1706' East: 677,948.4569'

Segment# 5: Line
Course: S66° 54' 21.02"W Length: 1,142.938'
North: 17,111,103.8607' East: 676,897.1123'

Segment# 6: Line
Course: N22° 58' 18.75"W Length: 44.171'
North: 17,111,144.5288' East: 676,879.8733'

Segment# 7: Line
Course: S66° 52' 44.47"W Length: 299.681'
North: 17,111,026.8519' East: 676,604.2633'

Segment# 8: Line
Course: N30° 04' 34.11"W Length: 210.580'

North: 17,111,209.0795' East: 676,498.7311'

Segment# 9: Line
Course: N67° 08' 55.29"E Length: 325.621'
North: 17,111,335.5314' East: 676,798.7959'

Segment# 10: Line
Course: N67° 16' 48.50"E Length: 4,789.545'
North: 17,113,185.3773' East: 681,216.6927'

Segment# 11: Line
Course: S22° 45' 15.21"E Length: 5,249.503'
North: 17,108,344.4303' East: 683,247.0900'

Segment# 12: Line
Course: S67° 20' 33.85"W Length: 312.549'
North: 17,108,224.0308' East: 682,958.6618'

Segment# 13: Line
Course: N0° 23' 15.27"E Length: 138.223'
North: 17,108,362.2507' East: 682,959.5967'

Segment# 14: Line
Course: N65° 05' 48.00"W Length: 1,616.429'
North: 17,109,042.9105' East: 681,493.4641'

Segment# 15: Line
Course: S69° 53' 41.24"W Length: 993.437'
North: 17,108,701.4213' East: 680,560.5642'

Segment# 16: Line
Course: N20° 01' 50.00"W Length: 199.901'
North: 17,108,889.2304' East: 680,492.0938'

Segment# 17: Line
Course: N69° 55' 08.66"E Length: 99.549'
North: 17,108,923.4102' East: 680,585.5911'

Segment# 18: Line
Course: N20° 05' 05.22"W
North: 17,110,552.5505'

Length: 1,734.631'
East: 679,989.9010'

Perimeter: 20,348.068'
Error Closure: 0.0011
Error North : 0.00047

Area: 12,620,158.66Sq.Ft.
Course: N64° 43' 03.28"E
East: 0.00100

Precision 1: 18,498,244.545

