



TRACT OF LAND OUT OF JOSE BARTOLO CHAPA SURVEY, PORTION 37, ABSTRACT NO. 410, OFFICIAL RECORDS, WEBB COUNTY, TEXAS, CONVEYED TO KEAS DEVELOPMENT, L.L.C. AS RECORDED IN DOCUMENT NUMBER 2004-152052, OFFICIAL RECORDS, WEBB COUNTY, TEXAS.

TRACT OF LAND OUT OF JOSE BARTOLO CHAPA SURVEY, PORTION 37, ABSTRACT NO. 410, OFFICIAL RECORDS, WEBB COUNTY, TEXAS, CONVEYED TO AEP TEXAS CENTRAL COMPANY, AS RECORDED IN DOCUMENT NUMBER 2005-937908, OFFICIAL RECORDS, WEBB COUNTY, TEXAS.

TRACT OF LAND CONVEYED TO GANTU FAMILY MANAGEMENT, L.L.C., WEBB COUNTY, TEXAS.

98.89 (4,307,622.88 SQ. FT.) ACRE TRACT OF LAND OUT OF SHARE 1-B AND SHARE 2-B, AS RECORDED IN VOLUME 598, PAGE 94, OFFICIAL RECORDS, WEBB COUNTY, TEXAS.

TRACT OF LAND CONVEYED TO CELETO LANDS, LTD. AS RECORDED IN VOLUME 650, PAGE 703, DEED RECORDS, WEBB COUNTY, TEXAS.



LEGEND

- = FND 1/2" IRON ROD
- = SET 1/2" IRON ROD W/PLASTIC CAP STAMPED "SAMES"
- = OVERHEAD ELECTRIC LINE
- = CHALKLINE FENCE LINE
- = EXISTING
- = CONCRETE
- = ASPHALT
- = CONCRETE
- = DIRT
- = WEBB COUNTY MAP RECORDS
- = WEBB COUNTY DEED RECORDS
- = OFFICIAL RECORDS OF WEBB COUNTY
- R.O.W. = RIGHT OF WAY
- FND = FUND

GENERAL NOTES:
 ADDRESS: CUATRO VIENTOS, LAREDO, TEXAS 78044
 SURVEYED: JULY 10, 2024
 REQUESTED BY: BRAD FRISEY
 PROPOSED BORROWER: RHODES DEVELOPMENT, INC.

FLOOD ZONE DESIGNATION: SPECIAL FLOOD HAZARD AREAS (SFSHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD.
 ZONE "A" - NO BASE FLOOD ELEVATIONS DETERMINED AND "ZONE X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

COMMUNITY-PANEL NUMBER: 48479C 1350 C
 MAP REVISED: APRIL 2, 2008

SURVEY NOTES:

1. BASIS OF BEARING AS PER THE EAST RIGHT OF WAY LINE OF CUATRO VIENTOS BLVD, AS RECORDED IN VOLUME 2741, PAGE 655, OFFICIAL RECORDS, WEBB COUNTY, TEXAS.
2. ALL COORDINATES, BEARINGS, AND DISTANCES, ARE BASED ON THE TEXAS COORDINATE SYSTEM (NAD 83), TEXAS STATE PLANES, SOUTH ZONE, US SURVEY FEET, DEED, BEARINGS AND DISTANCES SHOWN IN PARENTHESES ARE BASED ON RECORDED DOCUMENT.
3. ALL HORIZONTAL CONTROL ON THIS PROJECT WAS ESTABLISHED UTILIZING RTK GPS METHODS.
4. THE SURVEYOR DID NOT PREPARE AN ABSTRACT OF TITLE. TITLE WORK WAS FURNISHED BY STEWART TITLE GUARANTY COMPANY, UNDER NO. 234375, AND TITLE COMMITMENT DATED EFFECTIVE JUNE 20, 2024. SURVEYOR ASSUMES NO LIABILITY FOR THE ACCURACY OF THE TITLE WORK FURNISHED.

THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:

9. SUBJECT TO THE SUBDIVISION RULES AND REGULATIONS OF THE COUNTY OF WEBB AND ORDINANCES OR GOVERNMENTAL REGULATIONS OF THE CITY IN WHICH THE PROPERTY MAY BE LOCATED OR HOLDING EXTRA TERRITORIAL JURISDICTION OF SAID PROPERTY.
10. SCHEDULE "B" ITEMS
101. ANY MOBILE AND APPARENT ROADWAY OR EASEMENT OVER OR ACROSS SUBJECT PROPERTY, THE EXISTENCE OF WHICH DOES NOT APPEAR OF RECORD.
102. EASEMENT AND RIGHT OF WAY DATED JUNE 28, 1978 EXECUTED BY MICHAEL R. LINK AND WIFE, SHARON LINK TO CENTRAL POWER AND LIGHT COMPANY, FOR ELECTRIC TRANSMISSION LINE, RECORDED IN/UNDER VOLUME 598, PAGE 149 OF THE DEED RECORDS OF WEBB COUNTY, TEXAS.
103. EASEMENT AND RIGHT OF WAY DATED AUGUST 13, 1990, EXECUTED BY MICHAEL R. LINK ET AL. TO CENTRAL POWER AND LIGHT COMPANY RECORDED IN/UNDER VOLUME 1447, PAGE 386 OF THE REAL PROPERTY RECORDS OF WEBB COUNTY REAL PROPERTY RECORDS.
104. PIPELINE RIGHT OF WAY AND SURFACE EASEMENT DATED JUNE 24, 1997, EXECUTED BY JAMES W. LINK, ET AL. TO UNITED TEXAS TRANSMISSION COMPANY, RECORDED IN/UNDER VOLUME 1498, PAGE 897 OF THE REAL PROPERTY RECORDS OF WEBB COUNTY, TEXAS.
105. EASEMENT AND RIGHT OF WAY DATED APRIL 24, 1995, EXECUTED BY MICHAEL R. LINK ET AL. TO CENTRAL POWER AND LIGHT COMPANY RECORDED IN/UNDER VOLUME 323, PAGE 351 OF THE OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS.
106. EASEMENTS SET FORTH IN DEED DATED OCTOBER 3, 2000, EXECUTED BY MICHAEL R. LINK AKA MAE LINK TO VILLAGE 83 SOUTH, LTD. A TEXAS LIMITED PARTNERSHIP, RECORDED IN VOLUME 972 PAGE 714, WEBB COUNTY OFFICIAL.
107. EASEMENT AND RIGHT OF WAY DATED OCTOBER 20, 2016, GRANTED TO AEP TEXAS CENTRAL COMPANY, A TEXAS CORPORATION, RECORDED IN/UNDER VOLUME 4137, PAGE 756 OF THE OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS.

BOUNDARY PLAT SHOWING

98.89 (4,307,622.88 SQ. FT.) ACRE TRACT OF LAND OUT OF SHARE 1-B AND SHARE 2-B, AS RECORDED IN VOLUME 598, PAGE 94, OFFICIAL RECORDS, WEBB COUNTY, TEXAS.

I, LEO L. RODRIGUEZ, JR., CERTIFY THAT MY REAL ESTATE SURVEYING PRACTICE IS IN COMPLIANCE WITH THE APPLICABLE EASMENTS, DISCREPANCIES, CORRECTIONS OR MODIFICATIONS TO THE ORIGINAL SURVEY, AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF TEXAS. I HAVE REVIEWED THE ORIGINAL SURVEY AND THE REVISIONS AND HAVE DETERMINED THAT THE REVISIONS DO NOT AFFECT THE ACCURACY OF THE ORIGINAL SURVEY. I HAVE REVIEWED THE ORIGINAL SURVEY AND THE REVISIONS AND HAVE DETERMINED THAT THE REVISIONS DO NOT AFFECT THE ACCURACY OF THE ORIGINAL SURVEY. I HAVE REVIEWED THE ORIGINAL SURVEY AND THE REVISIONS AND HAVE DETERMINED THAT THE REVISIONS DO NOT AFFECT THE ACCURACY OF THE ORIGINAL SURVEY.

LEO L. RODRIGUEZ, JR.
 LICENSE NO. 2448
 7/16/24



200 S. 10TH ST. SUITE 1500 TEL: (956) 702-8880
 McALLEN, TEXAS 78501 FAX: (956) 702-8880
 TEL. REG. SURVEYING FIRM No. 101416-00

WEBB COUNTY, TEXAS
 SUR 24-000