



WINDROSE
LAND SURVEYING | PLATTING

DESCRIPTION OF 1.324 ACRES OR 57,672 SQ. FT.

A TRACT OR PARCEL CONTAINING 1.324 ACRES OR 57,672 SQUARE FEET OF LAND, SITUATED IN THE JOSE DIONISIO TREVINO SURVEY NO. 33, ABSTRACT NO. 3084, WEBB COUNTY, TEXAS, BEING ALL OF A CALLED 1.35 ACRE TRACT (TRACT 2) OF LAND DESCRIBED TO AV HOMES, L.C., AS RECORDED IN DOCUMENT (DOC.) NUMBER (NO.) 1463799, OF THE OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS (O.P.R.W.C.T.), WITH SAID 1.324 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 83):

BEGINNING AT AN X CUT FOUND ON THE SOUTH RIGHT-OF-WAY (R.O.W.) LINE OF AVENIDA LOS PRESIDENTES (100 FOOT WIDE), AS RECORDED IN VOLUME (VOL.) 39, PAGE (PG.) 88 OF THE PLAT RECORDS OF WEBB COUNTY, TEXAS (P.R.W.C.T.), BEING THE NORTHEAST CORNER OF LOT 8, BLOCK 22 OF THE LAGO DEL VALLE PHASE X SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOL. 43, PG. 73, P.R.W.C.T., AND BEING THE NORTHWEST CORNER OF SAID 1.35 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 89 DEG. 12 MIN. 24 SEC. EAST, WITH THE SOUTH R.O.W. LINE OF SAID AVENIDA LOS PRESIDENTES, A DISTANCE OF 252.01 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE NORTHERLY CUTBACK CORNER AT THE INTERSECTION OF THE SOUTH R.O.W. LINE OF SAID AVENIDA LOS PRESIDENTES AND THE WEST R.O.W. LINE OF CONCORD HILLS BOULEVARD (80 FOOT WIDE), AS RECORDED IN SAID VOL. 43, PG. 73, BEING AN ANGLE POINT OF SAID 1.35 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 45 DEG. 49 MIN. 53 SEC. EAST (CALLED SOUTH 46 DEG. 40 MIN. 21 SEC. EAST), WITH SAID CUTBACK, A DISTANCE OF 28.30 FEET (CALLED 28.83 FEET) TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE SOUTHWEST CORNER OF SAID CONCORD HILLS BOULEVARD, BEING THE NORTHWEST CORNER OF A CALLED 16.31 ACRE TRACT DESCRIBED TO ARIVA, LTD., AS RECORDED IN DOC. NO. 1530906, O.P.R.W.C.T., AND BEING THE MOST EASTERLY NORTHEAST CORNER OF SAID 1.35 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 16.31 ACRE TRACT BEARS, NORTH 89 DEG. 12 MIN. 26 SEC. EAST, A DISTANCE OF 80.00 FEET;

THENCE, WITH THE COMMON LINE OF SAID 1.35 ACRE TRACT AND OF SAID 16.31 ACRE TRACT THE FOLLOWING THREE (3) COURSES AND DISTANCES;

1. SOUTH 02 DEG. 41 MIN. 14 SEC. EAST (CALLED SOUTH 02 DEG. 41 MIN. 06 SEC. EAST), A DISTANCE OF 12.89 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "WINDROSE" SET FOR AN ANGLE POINT OF SAID 1.35 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT, BEING THE BEGINNING OF A CURVE TO THE LEFT;
2. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 534.37 FEET, A CENTRAL ANGLE OF 18 DEG. 50 MIN. 51 SEC., AN ARC LENGTH OF 175.78 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 12 DEG. 01 MIN. 45 SEC. EAST, - 174.99 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE SOUTHEAST CORNER OF SAID 1.35 ACRE TRACT, AND THE HEREIN DESCRIBED TRACT, ALSO BEING AN INTERIOR CORNER OF SAID 16.31 ACRE TRACT;
3. SOUTH 89 DEG. 11 MIN. 26 SEC. WEST (CALLED SOUTH 89 DEG. 11 MIN. 34 SEC. WEST), A DISTANCE OF 307.18 FEET (CALLED 312.32 FEET) TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE EAST LINE OF LOT 10 OF AFORESAID LAGO DEL VALLE PHASE X SUBDIVISION, BEING A NORTHWESTERLY CORNER OF SAID 16.31 ACRE TRACT, AND BEING THE SOUTHWEST CORNER OF SAID 1.35 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF LOT 11 OF SAID LAGO DEL VALLE PHASE X SUBDIVISION BEARS SOUTH 00 DEG. 37 MIN. 10 SEC. EAST, A DISTANCE OF 64.31 FEET;

THENCE, NORTH 00 DEG. 37 MIN. 10 SEC. WEST, WITH THE COMMON LINE OF SAID 1.35 ACRE TRACT AND OF SAID LAGO DEL VALLE PHASE X SUBDIVISION A DISTANCE OF 204.60 FEET (CALLED 204.79 FEET) TO THE **POINT OF BEGINNING** AND CONTAINING 1.324 ACRES OR 57,672 SQUARE FEET OF LAND, AS SHOWN ON JOB NO. 60601 PREPARED BY WINDROSE.

C. PAUL JONES, SR.
R.P.L.S. NO. 5480
STATE OF TEXAS
FIRM REGISTRATION NO. 10108800



11/14/2025
DATE