



Sherfey Engineering Company, L.L.C.

TBPE Firm No: F-3132 / TBPLS No. 10099800

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EXHIBIT

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METES AND BOUNDS DESCRIPTION 0.52 ACRE TRACT WEBB COUNTY, TEXAS

A tract of land containing 0.52 acres of land, more or less, being Lot Sixteen and Lot Seventeen, Block 2 as recorded in Laredo Town Center Phase 2, Volume 36, Pages 6-7, Webb County Map Records and being more particularly described by metes and bounds as follows:

COMMENCING, at found mag nail being a point on the exterior boundary of said Lot Sixteen, Block 2, Laredo Town Center Phase 2, a point of curvature to the right;

THENCE, along said arc to the right with a radius of 2,399.40 feet, a delta of $01^{\circ}34'55''$, a chord and chord bearing of 66.25 feet and $S 04^{\circ}53'19'' W$ a distance of 66.25 feet to a set 1/2 inch iron rod, the **POINT of BEGINNING** and northwest corner of the herein described tract;

THENCE, $S 86^{\circ}15'09'' E$, a distance of 228.25 feet to a set 1/2 inch iron rod, a deflection left;

THENCE, $S 87^{\circ}16'59'' E$, a distance of 223.22 feet to a set 1/2 inch iron rod, a deflection left;

THENCE, $N 90^{\circ}00'00'' E$, a distance of 669.54 feet to a set 1/2 inch iron rod, the northeast corner of the herein described tract;

THENCE, $S 00^{\circ}17'11'' E$, a distance of 20.00 feet to a set 1/2 inch iron rod, the southeast corner of the herein described tract;

THENCE, $S 90^{\circ}00'00'' W$, a distance of 670.11 feet to a set 1/2 inch iron rod, a deflection right;

THENCE, $N 87^{\circ}16'59'' W$, a distance of 223.87 feet to a set 1/2 inch iron rod, a deflection right;

THENCE, $N 86^{\circ}15'09'' W$, a distance of 229.18 feet to a set 1/2 inch iron rod, the southwest corner of the herein described tract same being a non-tangent point of curvature to the left;

THENCE, along said arc to the left with a radius of 2,399.40 feet, a delta of $00^{\circ}28'41''$, a chord and chord bearing of 20.01 and $N 05^{\circ}55'07'' E$ a distance of 20.01 feet to return to and close at the **POINT of BEGINNING**, containing 0.52 acre of land.

State of Texas §
County of Webb §

I, Francisco Estrada IV, a Registered Professional Land Surveyor, do hereby state that the above captioned "Metes and Bounds Description" was prepared from available office records and on the ground survey of the property made under my supervision.



R.P.L.S. No. 5862-Texas

04/18/2023

Current Date

