

Revised July 14, 2023
February 6, 2023
P00076866.001
Page 1 of 11

EXHIBIT "A"

County: Webb
Highway: SH 84
Limits: From FM 1472,
To IH 35 West Frontage Road
CCSJ: 3483-02-002
ROW CSJ: 3483-02-003
ROW Project ID: R00013938

Property Description for Parcel P00076866.001

Being a 2.643-acre (115,116 square feet) parcel of land located in the Santiago Sanchez Porcion Number 12, Abstract 278, Webb County, Texas, being all out of a called 2.610-acre tract of land, also known as Tract "A," conveyed from Verde Corp. to The N. D. Hachar Trusts, Falcon International Bank Trustee, Lilia Hachar, The Estate of Daniel Dexter Hachar, David A. Hachar, George L. Hachar Jr. and Louis A. Lavaude, Co-Trustees of The N. David Hachar Estate Trust, described in Special Warranty Deed executed February 21, 2008, recorded in Document Number 1005619, of The Official Public Records of Webb County, Texas (O.P.R.W.C.T.), said 2.643-acre (115,116 square feet) parcel of land being more particularly described by metes and bounds as follows:

COMMENCING at a Texas Department of Transportation (TxDOT) Type II marker found marking the south corner of a called 22.4543-acre tract, also known as Tract 1, conveyed from Nixon Ranch Partnership to FM 1472 Investments, Inc., described in a Warranty Deed with Vendor's Lien executed August 17, 2018, recorded in Document Number 1337924, O.P.R.W.C.T., being the northwest corner of the Amended Plat of Millenium Park subdivision, filed for record August 30, 2000, recorded in Volume 20, Page 87 of the Map Records of Webb County, Texas (M.R.W.C.T.), same being on the existing east right-of-way line of FM 1472, a 300 feet wide right-of-way, as shown on TxDOT CSJ 2150-04-018, thence as follows:

North 34° 49' 34" West, along the common southwest line of, said called 22.4543-acre tract with the existing northeast right-of-way line of said FM 1472, a distance of 661.82 feet to a calculated point for the beginning of a tangent curve to the left;

Revised July 14, 2023

February 6, 2023

P00076866.001

Page 2 of 11

EXHIBIT "A"

Continuing along the common southwest line of said called 22.4543-acre tract with the existing northeast right-of-way line of said FM 1472, along said curve to the left, having a central angle of $02^{\circ} 08' 38''$, a radius of 3,014.79 feet, an arc length of 112.81 feet, a chord bearing of North $35^{\circ} 53' 52''$ West, a chord distance of 112.80 feet to a 5/8-inch iron rod with TxDOT aluminum disk set for the **POINT OF BEGINNING** of the herein described parcel, having surface coordinates values of N= 17,128,251.55 and E= 641,022.92, marking the most westerly corner of said called 22.4543-acre tract, being the south corner of said called 2.610-acre tract, same being on the proposed south right-of-way line and Access Denial Line of SH 84, a variable width right-of-way, located 428.21 feet right of Proposed Baseline Station 12+78.51;**

1. **THENCE**, along the common southwest line of said called 2.610-acre tract with the existing northeast right-of-way line of said FM 1472, having a **central angle of $16^{\circ} 05' 01''$, a radius of 3,014.79 feet, an arc length of 846.28 feet, a chord bearing of North $45^{\circ} 00' 42''$ West, a chord distance of 843.51 feet** to a 5/8-inch iron rod with TxDOT aluminum disk set on the proposed north right-of-way line and Access Denial Line of said SH 84, located 415.29 feet left of Proposed Baseline Station 12+76.06, marking the northwest corner of the herein described parcel, being the northwest corner of said called 2.610-acre tract, a southwest corner of the residue of a called 6,132.06-acre tract, conveyed to Louis P. Lavaude, Yvonne Lavaude, David A. Hachar, Lilia Ethel Hachar, Lilia Jeanenette Hachar, Falcon International Bank, as Trustee of all the trusts created under the Last Will and Testament of Nicholas D. Hachar Estate Trust, also known as N.D. Hachar Estate Trust, as described in deeds recorded in Volume 166, Page 594 (executed March 13, 1941), Volume 303, Page 164 (executed January 12, 1963), all of the Deed Records of Webb County, Texas (D.R.W.C.T.), and Volume 2081, Page 198 (executed November 2, 2005), Volume 2634, Page 364 (executed August 5, 2008), Volume 2640, Page 543 (executed August 29, 2008), Volume 2787, Page 39 (executed July 15, 2009), Volume 2955, Page 84 (executed July 7, 2010), Volume 3135, Page 333 (January 29, 2007), Volume 3135, Page 338 (August 19, 2011), Volume 3360, Page 205 (executed February 21, 2012), Volume 3655, Page 838 (executed July 29, 2014) and Volume 4724, Page 350 (executed January 12, 1963), O.P.R.W.C.T., from which a 1/2-inch iron rod with cap found bears North $76^{\circ} 08' 45''$ West, a distance of 3.05 feet;**
2. **THENCE, South $76^{\circ} 08' 45''$ East**, along the common north line of said called 2.610-acre tract with the southwest line of the residue of said called 6,132.06-acre tract, with the proposed north right-of-way line of said SH 84, a distance of **16.79 feet** to a 1/2-inch iron rod found for angle, located 400.95 feet left of Proposed Baseline Station 12+84.78;

EXHIBIT "A"

3. **THENCE, South 74° 23' 16" East**, departing the proposed north right-of-way line of said SH 84, continuing along the common north line of said called 2.610-acre tract with the southwest line of the residue of said called 6,132.06-acre tract, a distance of **688.71 feet** to a calculated point for the most easterly corner of the herein described parcel and said called 2.610-acre tract, being on the northwest line of said called 22.4543-acre tract and the proposed south right-of-way line and Access Denial Line of said SH 84, located 198.22 feet right of Proposed Baseline Station 16+24.37, from which a 1/2-inch iron rod found bears South 74° 23' 16" East, a distance of 0.26 feet;
4. **THENCE, South 44° 50' 17" West**, along the common southeast line of said called 2.610-acre tract with the northwest line of said called 22.4543-acre tract, and along the proposed south right-of-way and Access Denial Line of said SH 84, a distance of **127.33 feet** to a 1/2-inch iron rod with blue cap found marking the northwest corner of said called 22.4543-acre tract and an internal angle point of said called 2.610-acre tract, located 200.00 feet right of Proposed Baseline Station 14+97.50;
5. **THENCE, South 01° 13' 15" East**, continuing along the common southeast line of said called 2.610-acre tract with the northwest line of said called 22.4543-acre tract, and along the proposed south right-of-way and Access Denial Line of said SH 84, a distance of **316.74 feet** to the **POINT OF BEGINNING** and containing 2.643-acre (115,116 square feet) parcel of land.

Notes:

All bearings and coordinates shown hereon are based on the Texas Coordinate System, South Zone (4205), North American Datum of 1983 (2011 Adj.).

Coordinates and distances are U.S. Survey Feet, displayed in surface values, and may be converted to NAD83 (Grid) values by applying the Surface Adjustment Factor (SAF) for Webb County, SAF = 1.00003, using the formula: Surface / SAF = Grid.

Horizontal coordinates are based on redundant GPS RTN Observations measured from TXDOT CORS TXLR, TXL2, and TXTR during February and May 2022.

Access is prohibited across the Access Denial Line to the highway facility from the abutting remainder property.

** The monument described and set in this call may be replaced with a Texas Department of Transportation Type II right-of-way marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by the Texas Department of Transportation.

Revised July 14, 2023
February 6, 2023
P00076866.001
Page 4 of 11

EXHIBIT "A"


This description was prepared in conjunction with and accompanied by a plat of even date herewith.

Revised February 22, 2023, by RODS Surveying, Inc. to update parent tract owner information.

Revised March 29, 2023, by RODS Surveying, Inc. to update the proposed right-of-way line and access denial line.

Revised July 14, 2023, by RODS Surveying, Inc. to update Highway Name, Limits, Project CSJ, ROW CSJ, and Parcel ID No.

I do hereby certify that this property description and accompanying parcel plat conform to the current General Rules of Procedures and Practices as promulgated by the Texas Board of Professional Engineers and Land Surveyors.


Roberto Obregon, RPLS #2098
RODS Surveying, Inc.
6810 Lee Road
Spring, Texas 77379
Phone (281)-257-4020
TBPELS Surveying Firm # 10030700
RODS Reference No. 278-21948-002



07-14-2023
Date

LEGEND

- FOUND 1/2" IRON ROD
(UNLESS OTHERWISE NOTED)
- SET 5/8" IRON ROD WITH CAP
"RODS SURVEYING, INC."
(UNLESS OTHERWISE NOTED)
- SET 5/8" IR W/TXDOT ALUM DISK
(UNLESS OTHERWISE NOTED)
- 5/8" IRON ROD W/TXDOT
ALUM DISK FOUND (UNLESS NOTED)
- I.R. IRON ROD
I.R.C. IRON ROD WITH CAP "STAMPED"
- I.P. IRON PIPE
- () CALCULATED POINT
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- N.T.S. POINT OF REVERSE CURVATURE
NOT TO SCALE
- R.O.W. RIGHT OF WAY

- D.R.W.C.T. DEED RECORDS OF WEBB COUNTY, TEXAS
- M.R.W.C.T. MAP RECORDS OF WEBB COUNTY, TEXAS
- P.R.W.C.T. PLAT RECORDS OF WEBB COUNTY, TEXAS
- O.R.W.C.T. OFFICIAL RECORDS OF WEBB COUNTY, TEXAS
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS

DOC. NO. DOCUMENT NUMBER

—II— EXISTING ACCESS DENIAL LINE (A.D.L.)

—II— PROPOSED ACCESS DENIAL LINE (A.D.L.)

—II— EXISTING R.O.W. LINE

—II— PROPOSED R.O.W. LINE

—II— DISTANCE NOT TO SCALE

—II— DEED LINE (COMMON OWNERSHIP)

—II— EXISTING EASEMENT LINE

—II— SURVEY LINE

—II— PROPERTY LINE

O/S BASELINE OFFSET

STA. BASELINE STATION

P.C. POINT OF CURVATURE

250+00 BASELINE STATION

○ PARCEL NUMBER

B.L. BUILDING LINE (SETBACK LINE)

D.E. DRAINAGE EASEMENT

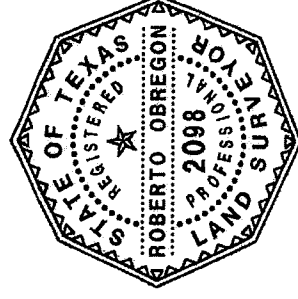
ELEC. ESMT. ELECTRIC EASEMENT

S.S. SANITARY SEWER EASEMENT

U.E. UTILITY EASEMENT

NOTES:

1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH ZONE (4205), NORTH AMERICAN DATUM OF 1983 (2011 ADJ.).
2. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (GEOID 12B).
3. COORDINATES AND DISTANCES ARE U.S. SURVEY FEET, DISPLAYED IN SURFACE VALUES, AND MAY BE CONVERTED TO NAD83 (GRID) VALUES BY APPLYING THE SURFACE ADJUSTMENT FACTOR (CAF) FOR WEBB COUNTY, SAF = 1.00003, USING THE FORMULA: SURFACE / SAF = GRID
4. HORIZONTAL COORDINATES ARE BASED ON REDUNDANT GPS RTN OBSERVATIONS MEASURED FROM TXDOT CORS TXLR, TXL2 AND TXTR DURING FEBRUARY AND MAY 2022.
5. ELEVATIONS ARE BASED ON REDUNDANT GPS RTN OBSERVATIONS, ADJUSTED WITH DIGITAL LEVELING, CONSTRAINED TO THE PROVIDED ELEVATION FOR AERIAL TARGET T-3 (535.69') AND THE PUBLISHED ELEVATION FOR BM-291 (663.08').
6. ABSTRACTING PERFORMED BY COURTHOUSE DIRECT.COM (COURTHOUSE SPECIALIST) DURING APRIL, 2022.
7. FIELD SURVEYS PERFORMED DURING THE MONTHS OF MAY, 2022 THROUGH DECEMBER, 2022.
8. LOCATION OF SURVEY LINES AND PORCION LINES ARE APPROXIMATE.
9. PROPOSED RIGHT-OF-WAY BASELINE MAY NOT MATCH PROPOSED CONSTRUCTION BASELINE OR AS-BUILT BASELINE DUE TO DESIGN CHANGES.



I, ROBERTO OBREGON, HEREBY CERTIFY THAT THE HEREON MAP OR PLAT IS TRUE AND CORRECT AND DEPICTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION DURING THE MONTHS OF MAY, 2022 THROUGH FEBRUARY 2023

[Signature]

07/14/2023

ROBERTO OBREGON, RELS NO. 2098

DATE

RELEASE DATE FEBRUARY 2023

REVISED JULY 14, 2023, BY RODS SURVEYING, INC. TO UPDATE HIGHWAY NAME, LIMITS, PROJECT CSJ, ROW CSJ, AND PARCEL ID NO.

REVISED MARCH 29, 2023, BY RODS SURVEYING, INC. TO UPDATE PROPOSED RIGHT-OF-WAY LINE AND ACCESS DENIAL LINE

REVISED FEBRUARY 22 2023, TO UPDATE PARENT TRACT OWNER INFORMATION

EXISTING	TAKING	REMAINING
CALLED	2.643 AC.	
2.610 AC.	115,116 SF	0 AC. RT

RODS SURVEYING, INC.

6810 LEE ROAD SPRING, TEXAS 77379
TEL (281) 257-4020 FAX (281) 257-4021
TBPLS FIRM REGISTRATION # 10030700

PARCEL PLAT
SHOWING

PARCEL P00076866.001

SH 84

RCSJ 3483-02-003

PROJECT NO. R00013938

MARCH 2023

CONTINUING NOTES:

10. **= THE MONUMENT DESCRIBED AND SET MAY BE REPLACED WITH A TXDOT TYPE II RIGHT-OF-WAY MARKER UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TXDOT.

11. ACCESS IS PROHIBITED ACROSS THE ACCESS DENIAL LINE TO THE HIGHWAY FACILITY FROM THE ABUTTING REMAINDER PROPERTY.

12. THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH A LIMITED TITLE CERTIFICATED PROVIDED BY COURTHOUSE DIRECT.COM(COURTHOUSE SPECIALISTS) GF# 2238797A-1 NOVEMBER 29, 2022 EFFECTIVE DATE MARCH 24, 2022

SUBJECT TO FOLLOWING EASEMENTS:

-EASEMENT DATED JANUARY 31, BY AND BETWEEN DAVID A. HACHAR, LILLIA JEANETTE HACHAR, LILIA ETHEL HACHAR, LOUIS P. LAVAUDE, YVONNE LAVAUDE. AND RECORDED IN VOLUME 4967, PAGE 715 OF THE OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS.
(SUBJECT TO BUT NOT APPLICABLE)

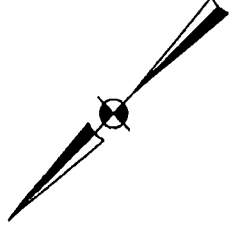
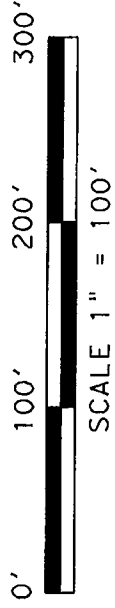
-EASEMENTS DATED FEBRUARY 24, 2016, BY AND BETWEEN DAVID A. HACHAR, LILLIA JEANETTE HACHAR, LILIA ETHEL HACHAR, LOUIS P. LAVAUDE, YVONNE LAVAUDE, FALCON INTERNATIONAL BANK AS TRUSTEE OF ALL THE TRUSTS CREATED UNDER THE LAST WILL AND TESTAMENT OF NICHOLAS D. HACHAR ESTATE TRUST A/K/A N.D. HACHAR ESTATE TRUST AND WEBB COMMERCIAL DEVELOPMENT, INC. AND RECORDED IN VOLUME 3934, PAGE 237 OF THE OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS.

-PARTIAL DELINEATION OF EASEMENT AND RESTRICTIVE COVENANT DATED DECEMBER 16, 1994, FROM CENTRAL POWER AND LIGHT COMPANY DATED DECEMBER 16, 1994, AND RECORDED IN VOLUME 281, PAGE 603 OF THE DEED RECORDS OF WEBB COUNTY, TEXAS.
(SHOW HEREON).

-RIGHT OF WAY AGREEMENT DATED AUGUST 28, 1968 TO DEHLI GAS PIPELINE CORPORATION AND RECORDED IN VOLUME 371, PAGE 472 OF DEED RECORDS OF WEBB COUNTY, TEXAS.

RODS SURVEYING, INC.	
6810 LEE ROAD TEL (281) 257-4020 IBPLS FIRM REGISTRATION # 10030700	SPRING, TEXAS 77379 FAX (281) 257-4021
PARCEL PLAT SHOWING	
PARCEL P00076866.001	
SH 84 RCSJ 3483-02-003 PROJECT NO. R00013938 MARCH 2023	

SANTIAGO SANCHEZ
PORCION NO. 12,
ABSTRACT NO. 278



1
2.643 AC.
115,116 SF

O-1

TRACT 1
CALLED 22.4543 AC.
FM 1472 INVESTMENTS, INC.
DOC. NO. 1337924
AUGUST 17, 2018
O.P.R.W.C.T.

PROPOSED
R.O.W. LINE

O-3

FM 1472
300' WIDE R.O.W.

POB PARCEL 1
FND TXDOT TYPE II

C1

L1

POB PARCEL 1
N=17,128.251.55
E= 641,022.92
STA=12+78.51
O/S=428.21' RT
SET

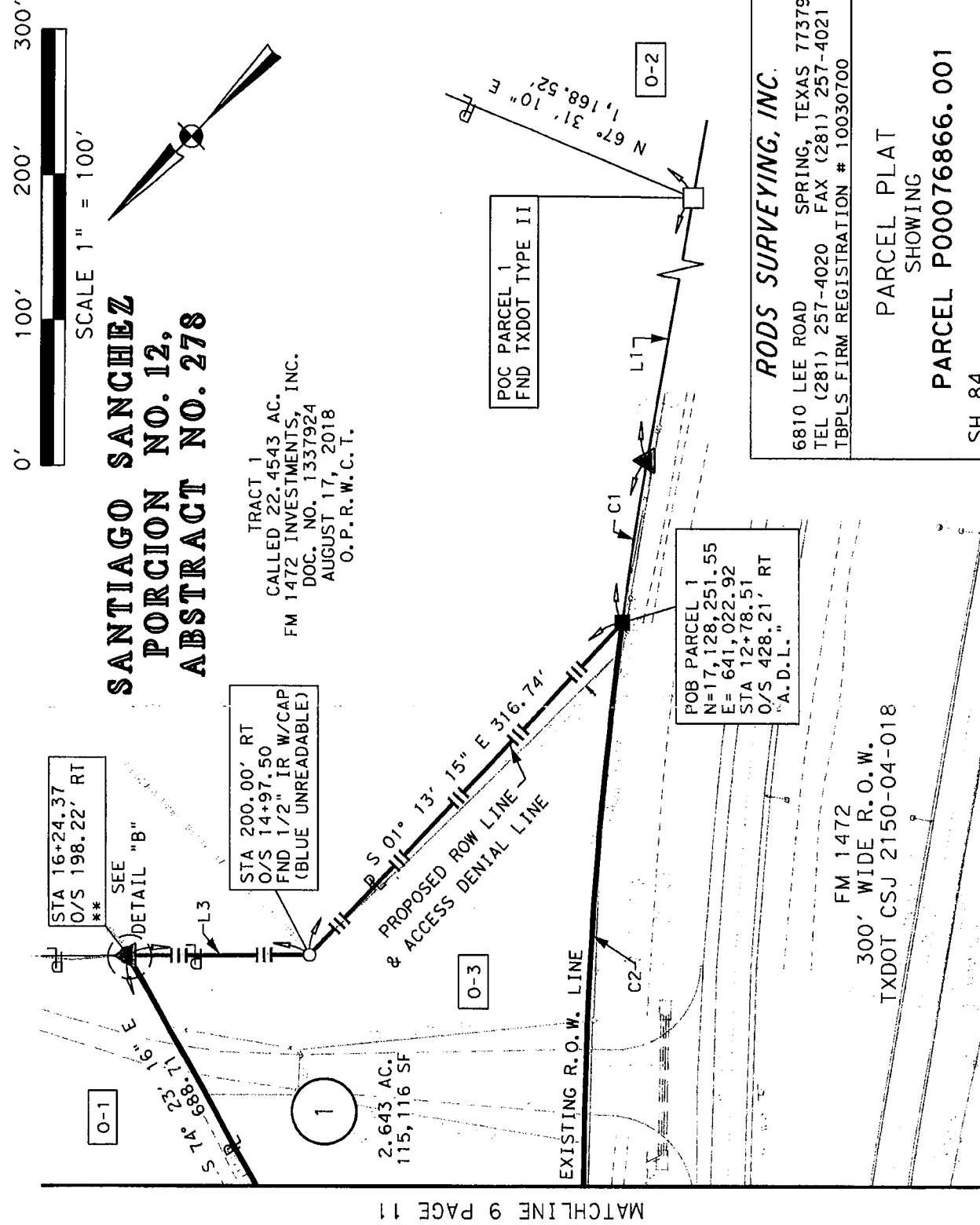
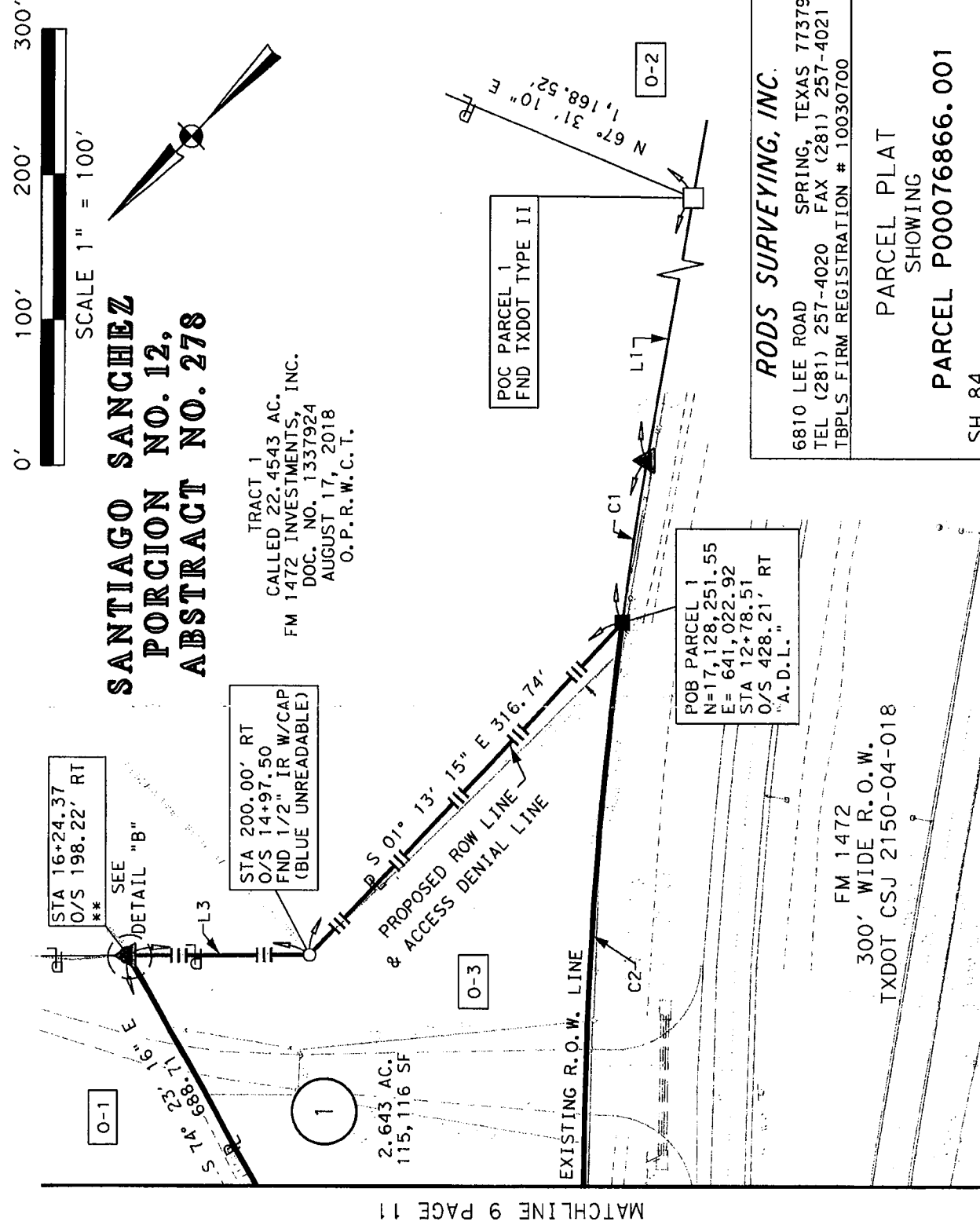
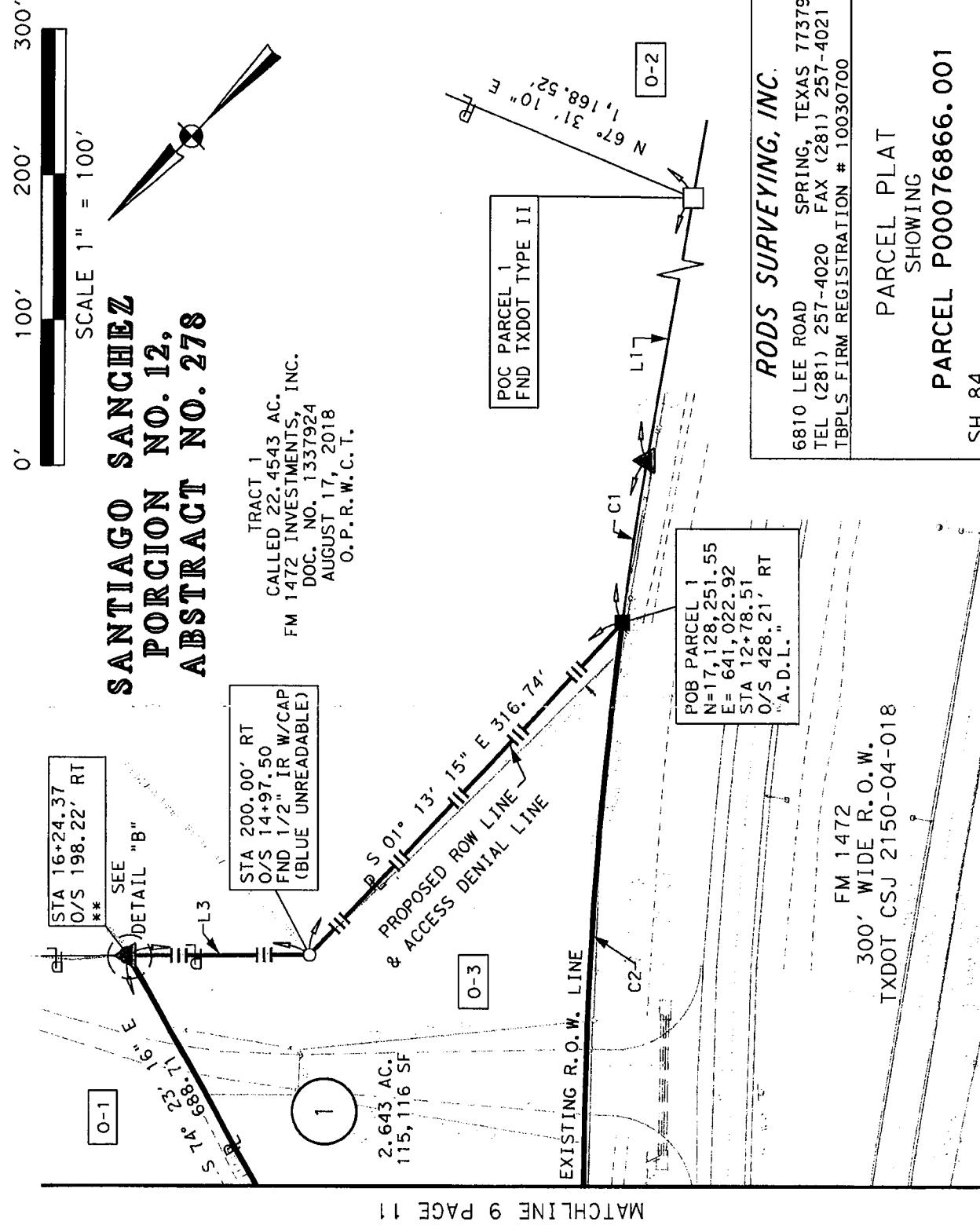
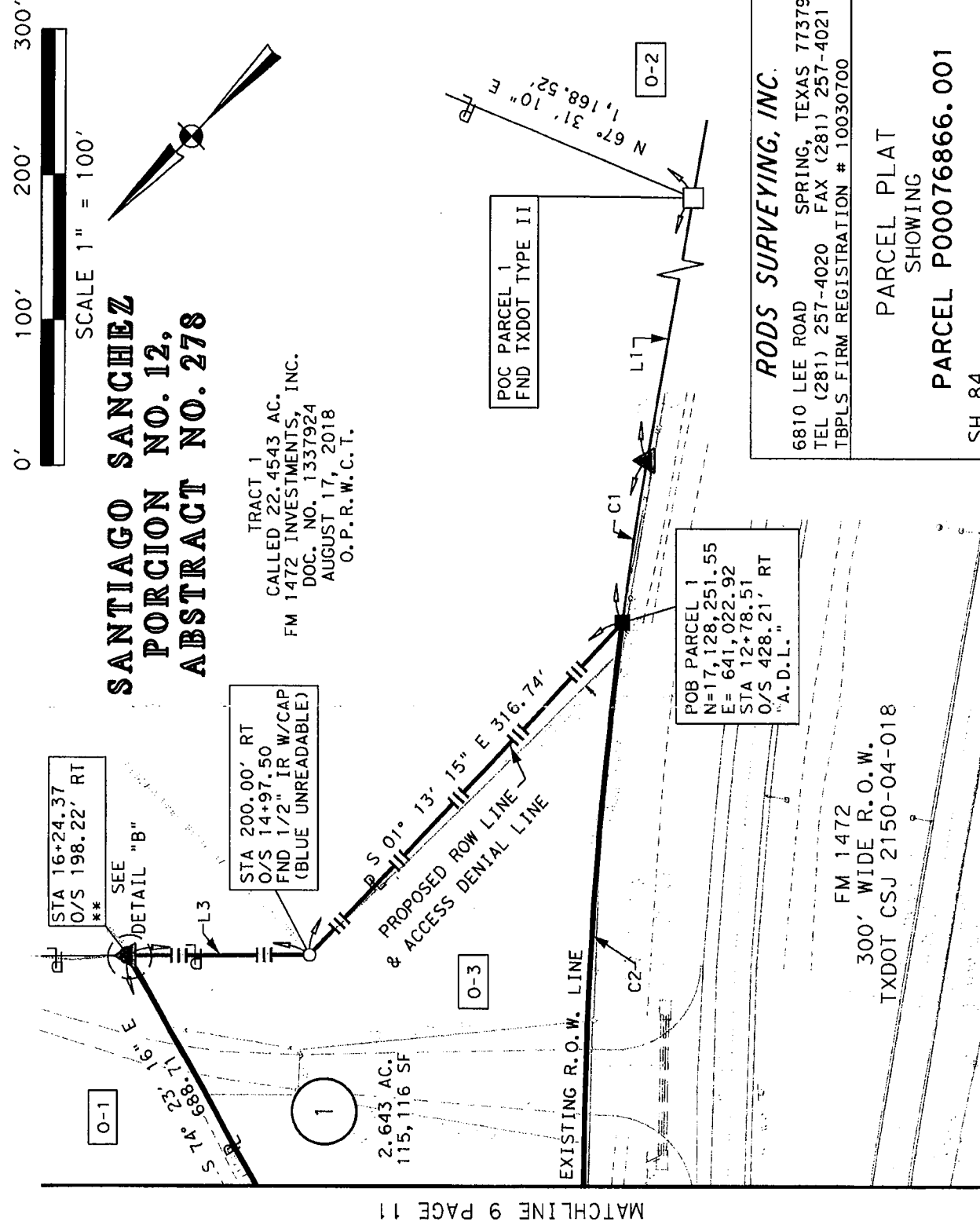
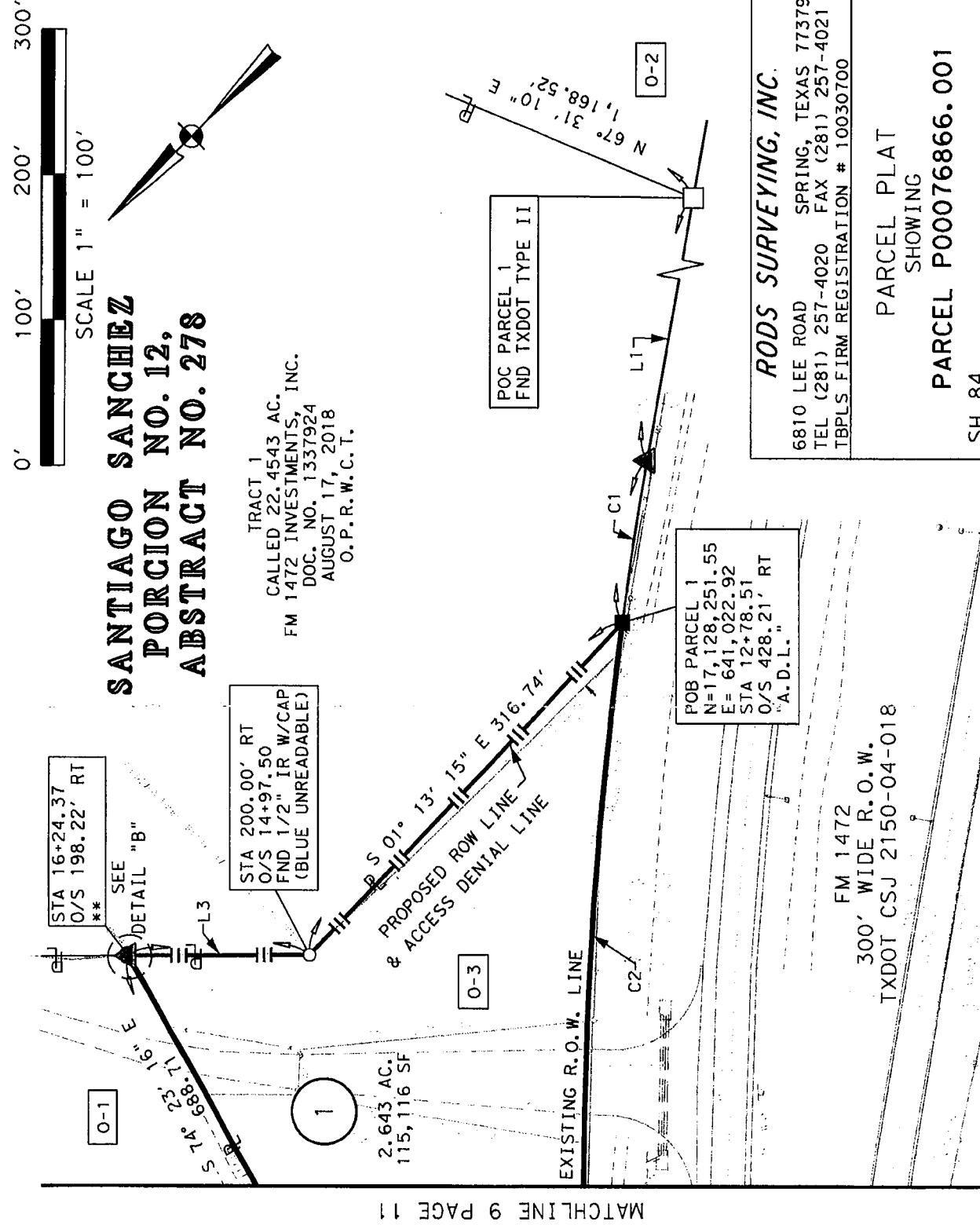
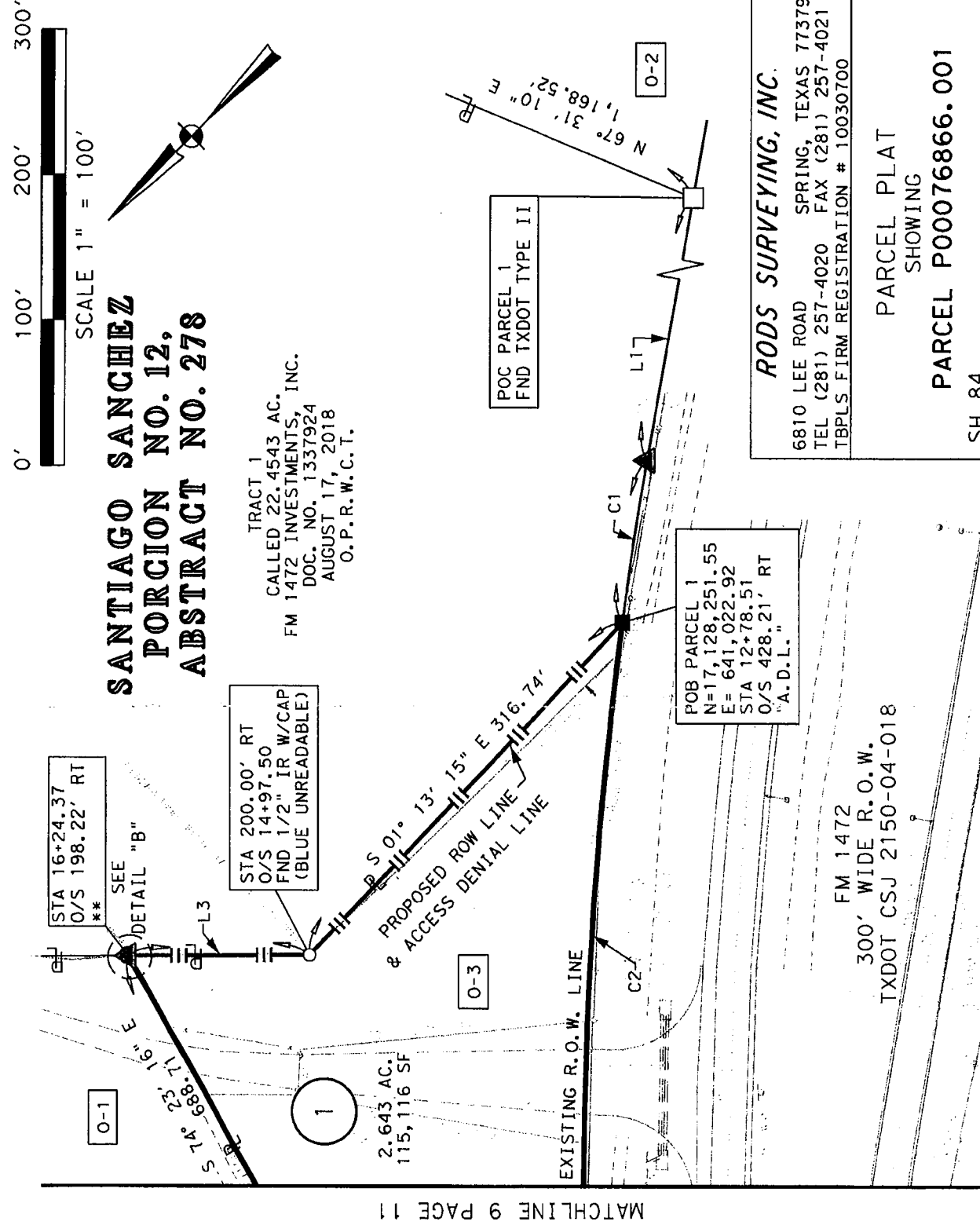
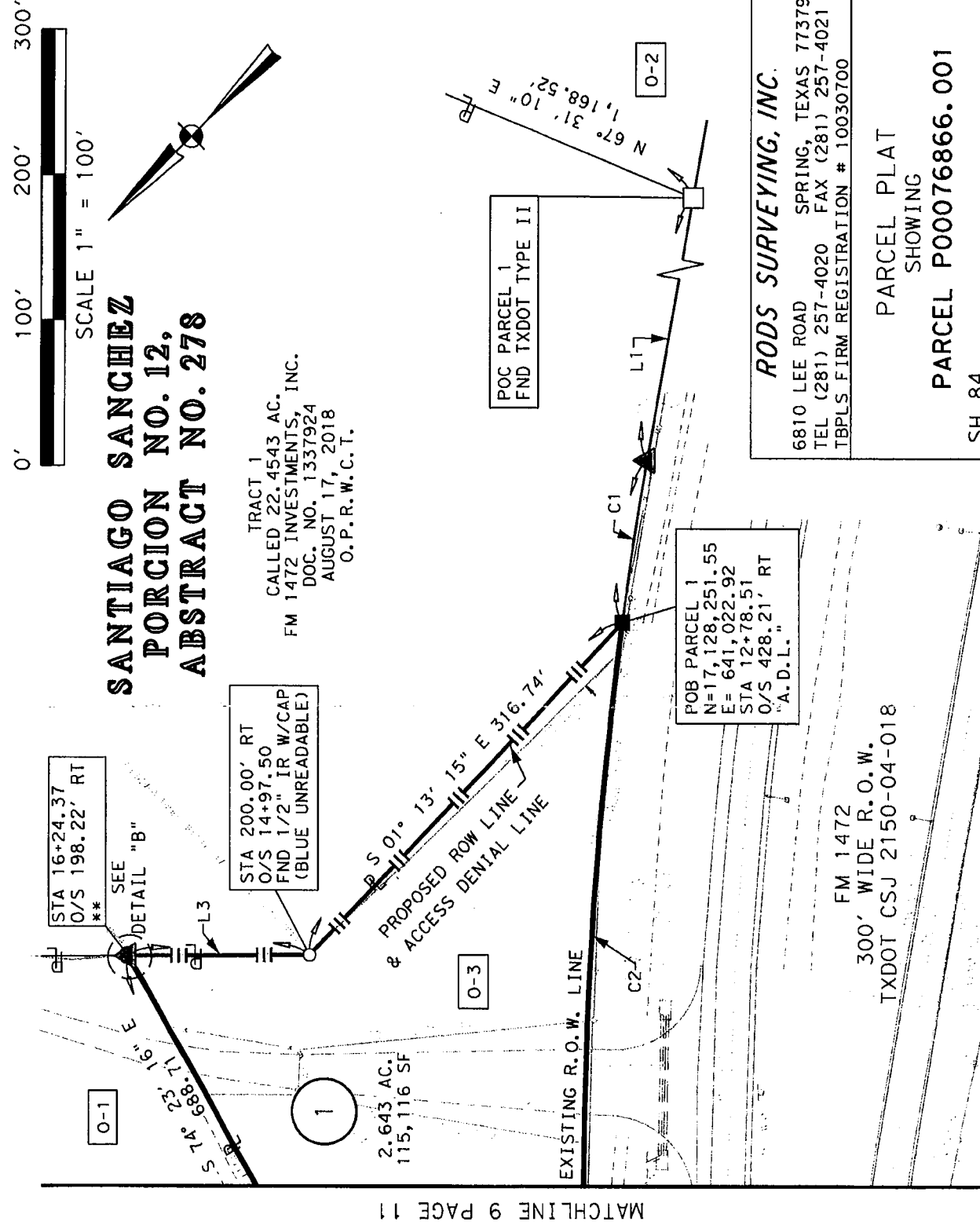
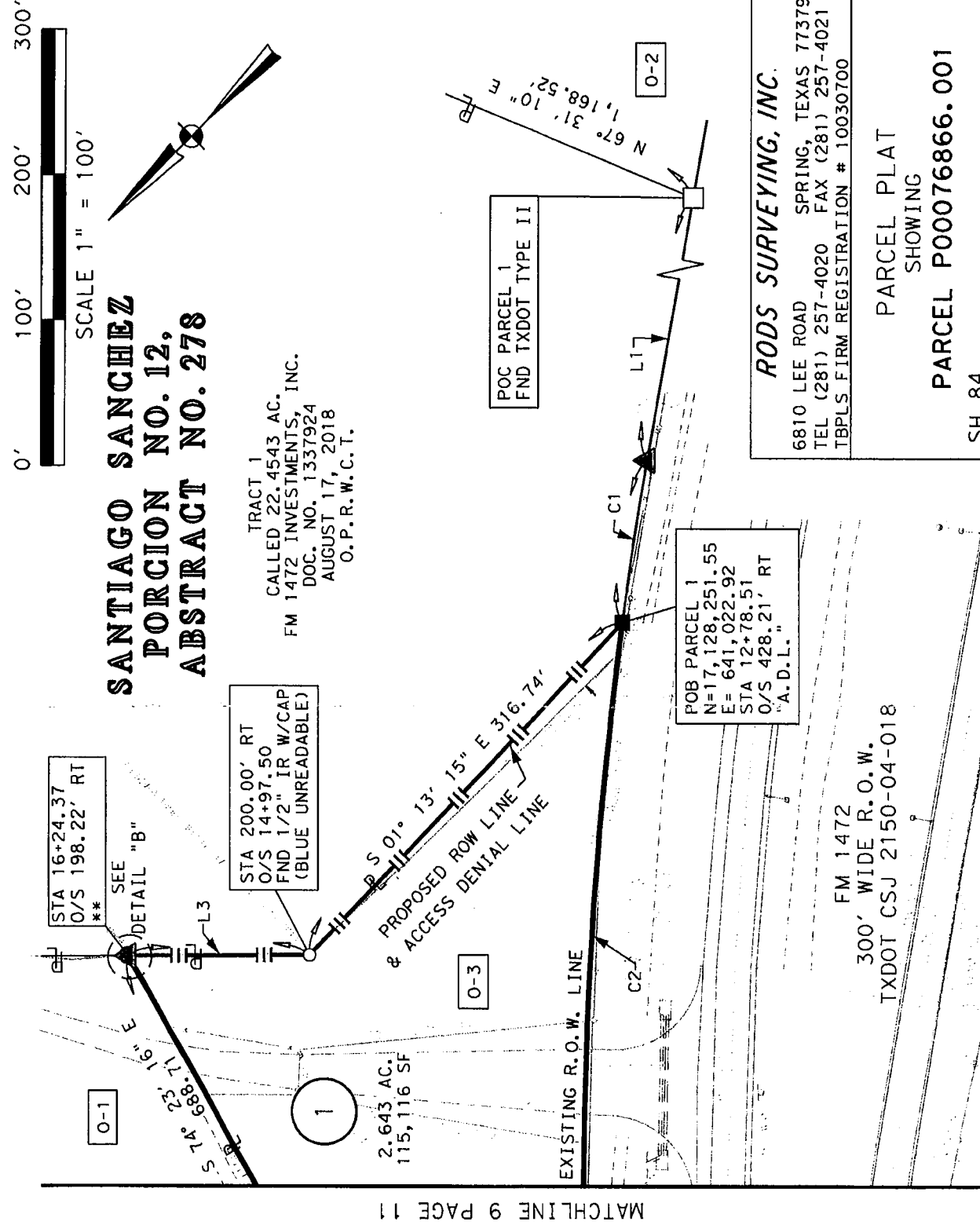
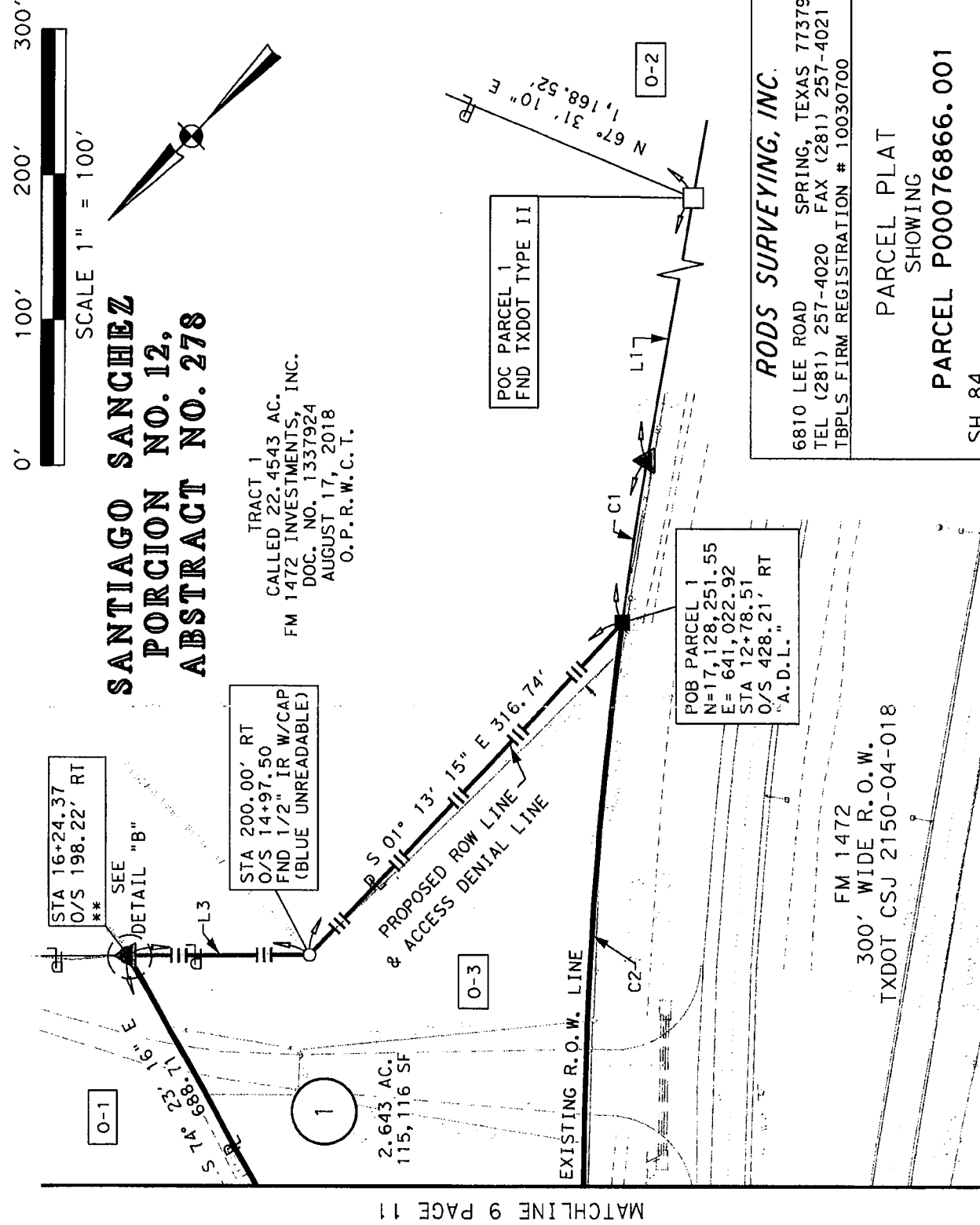
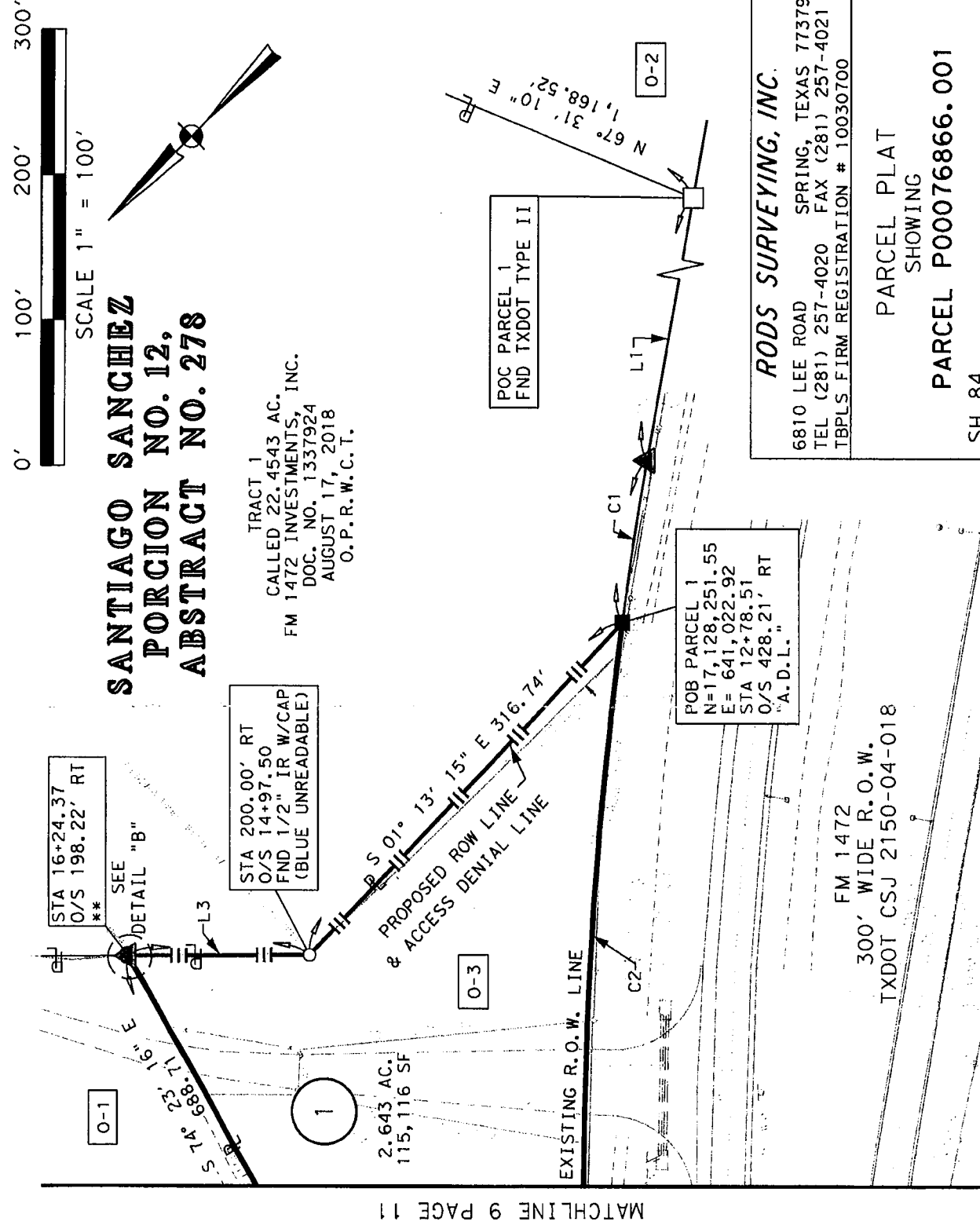
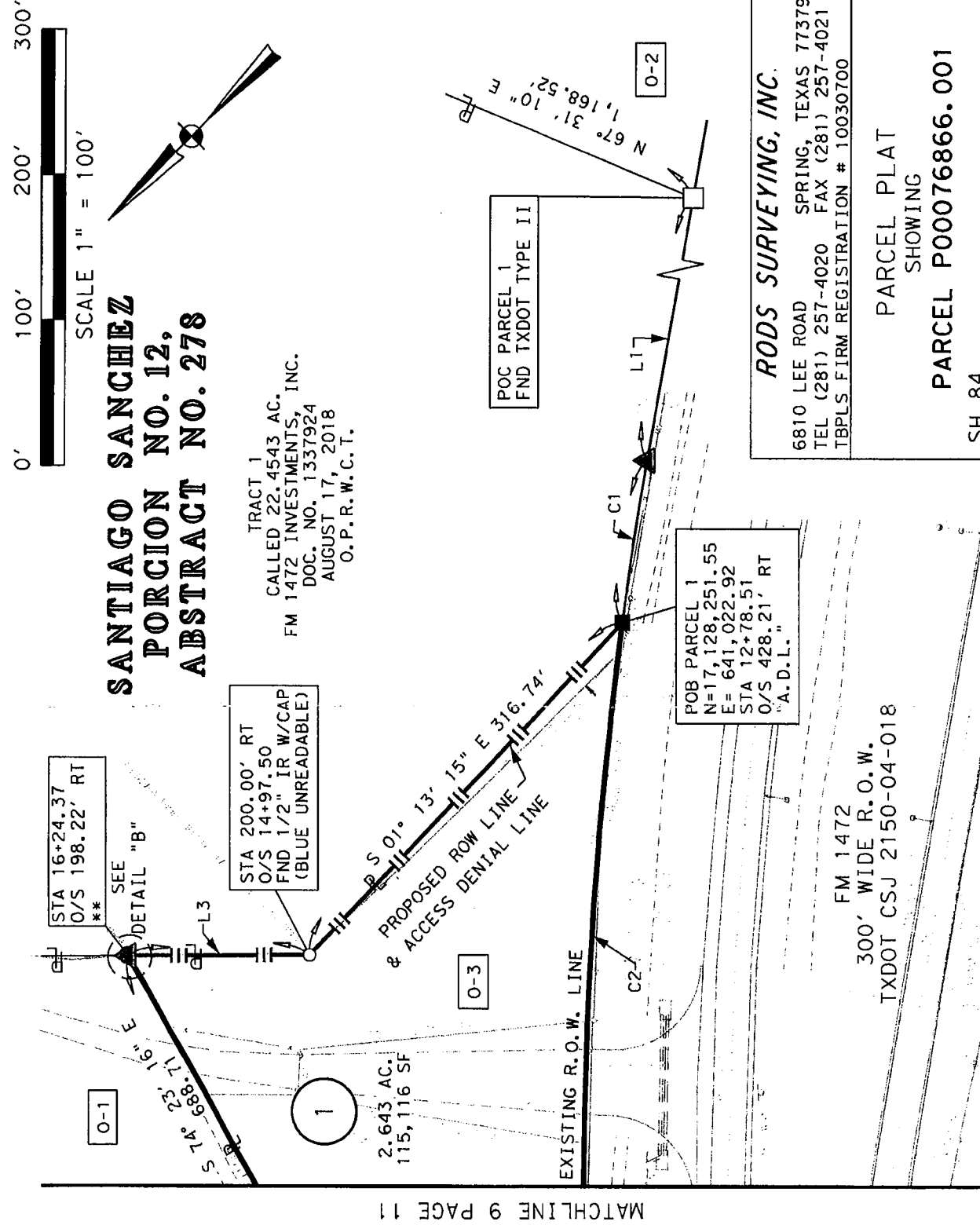
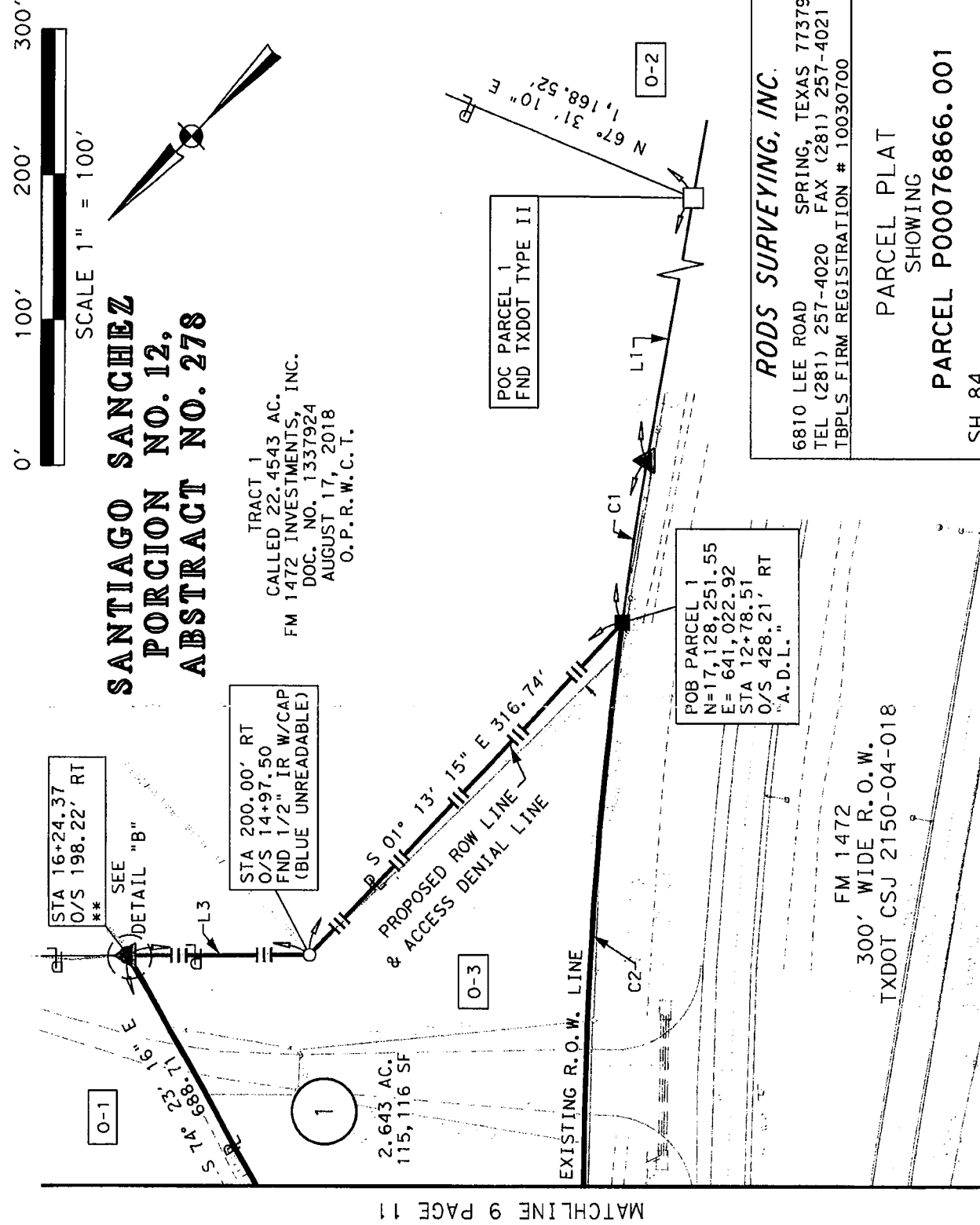
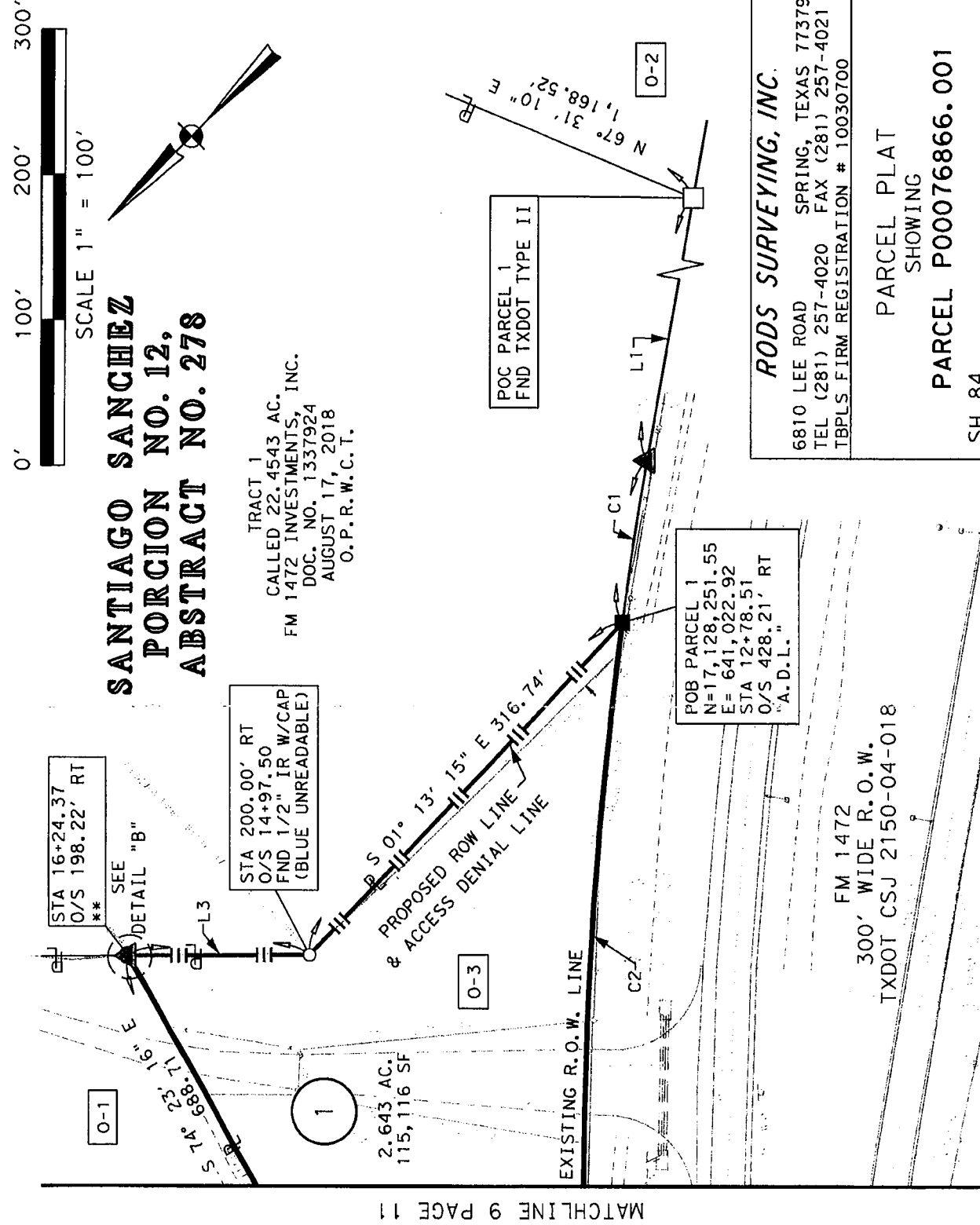
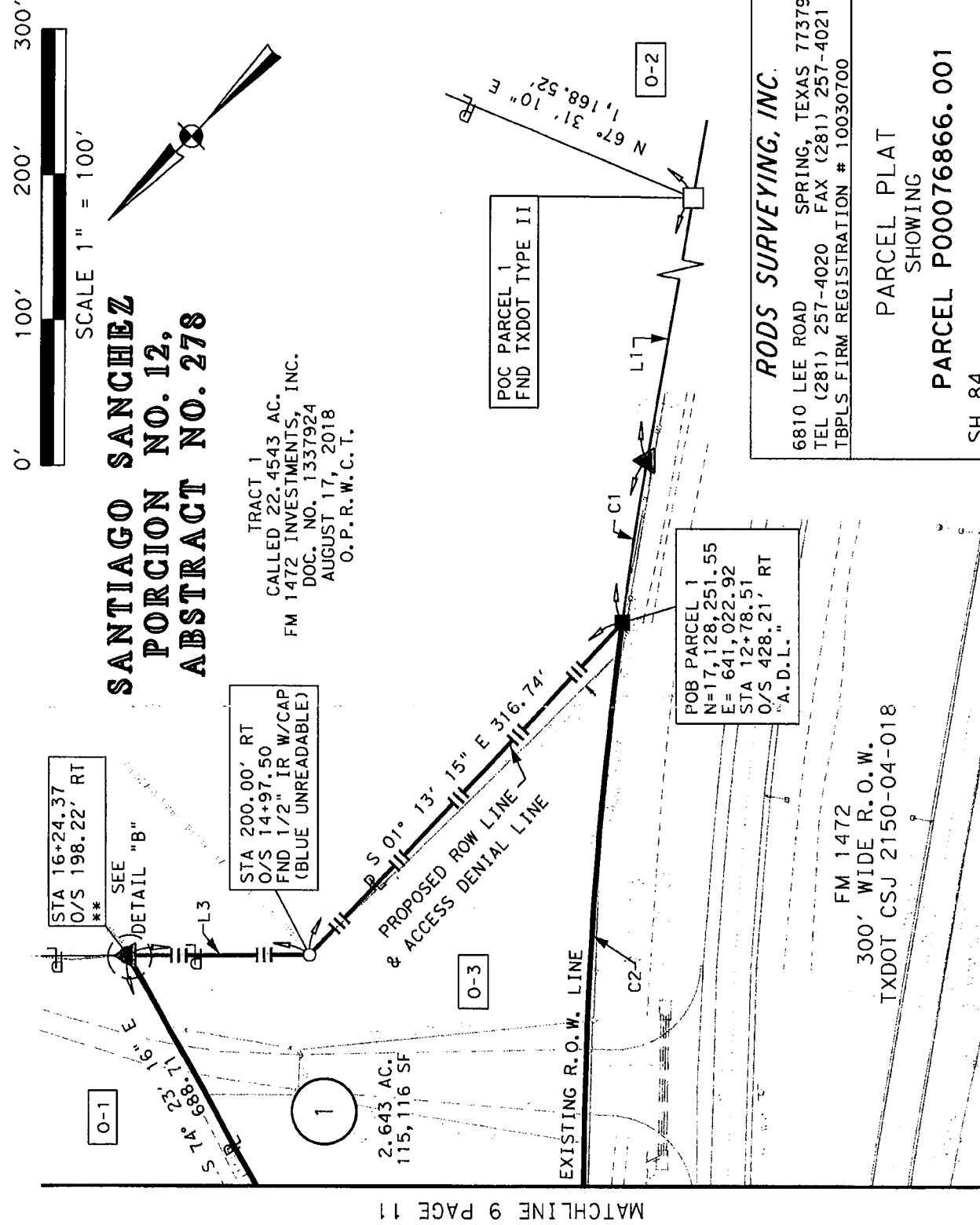
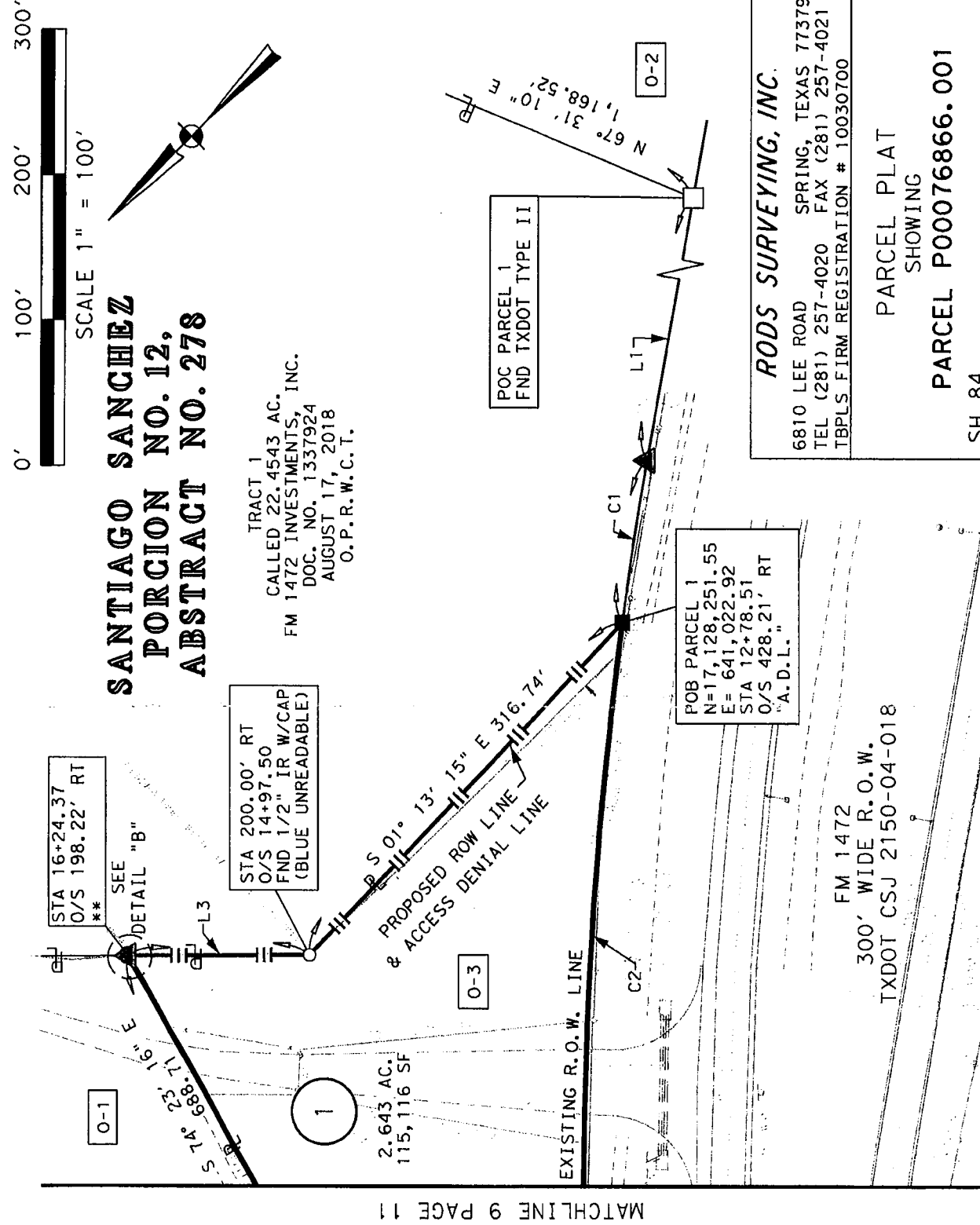
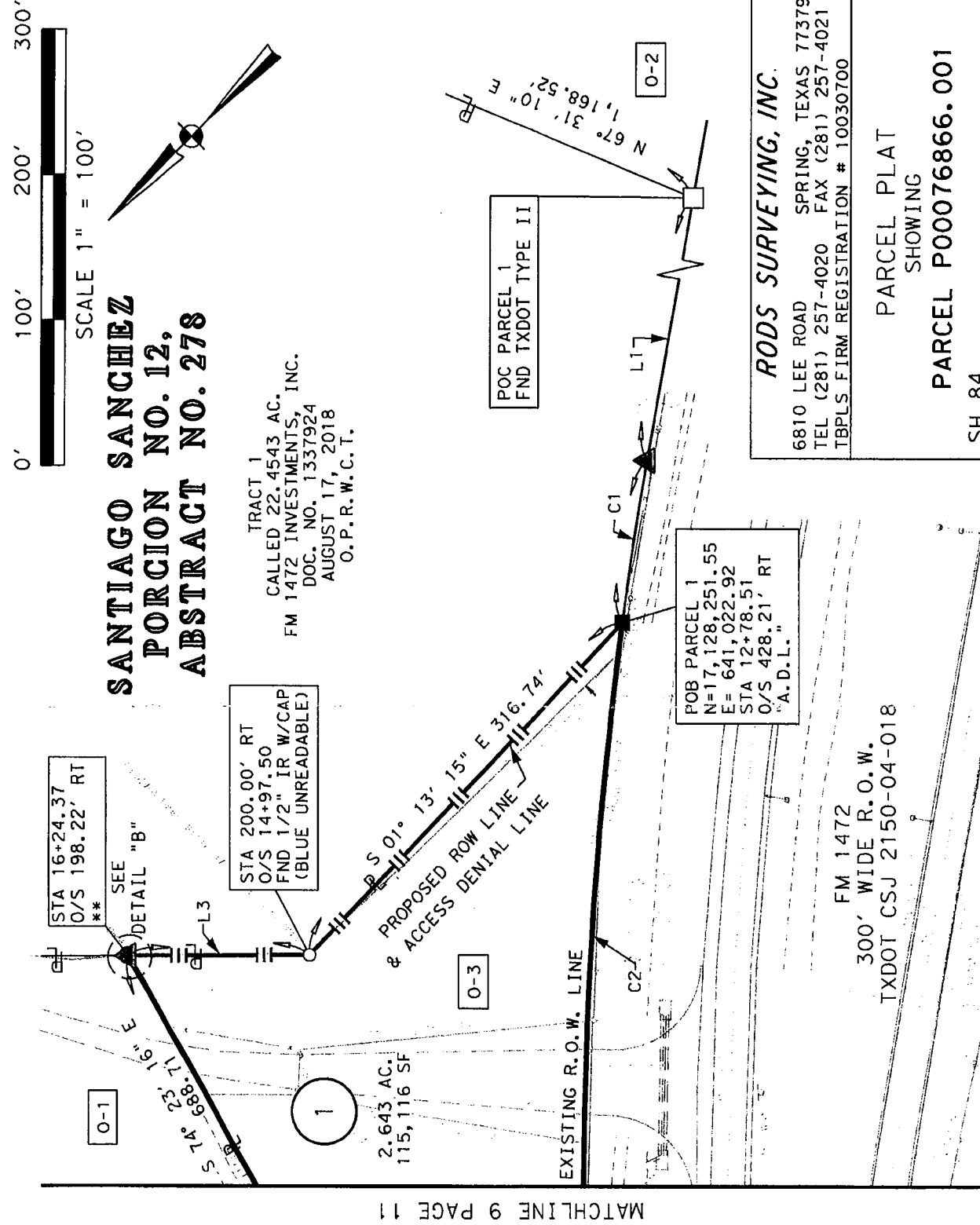
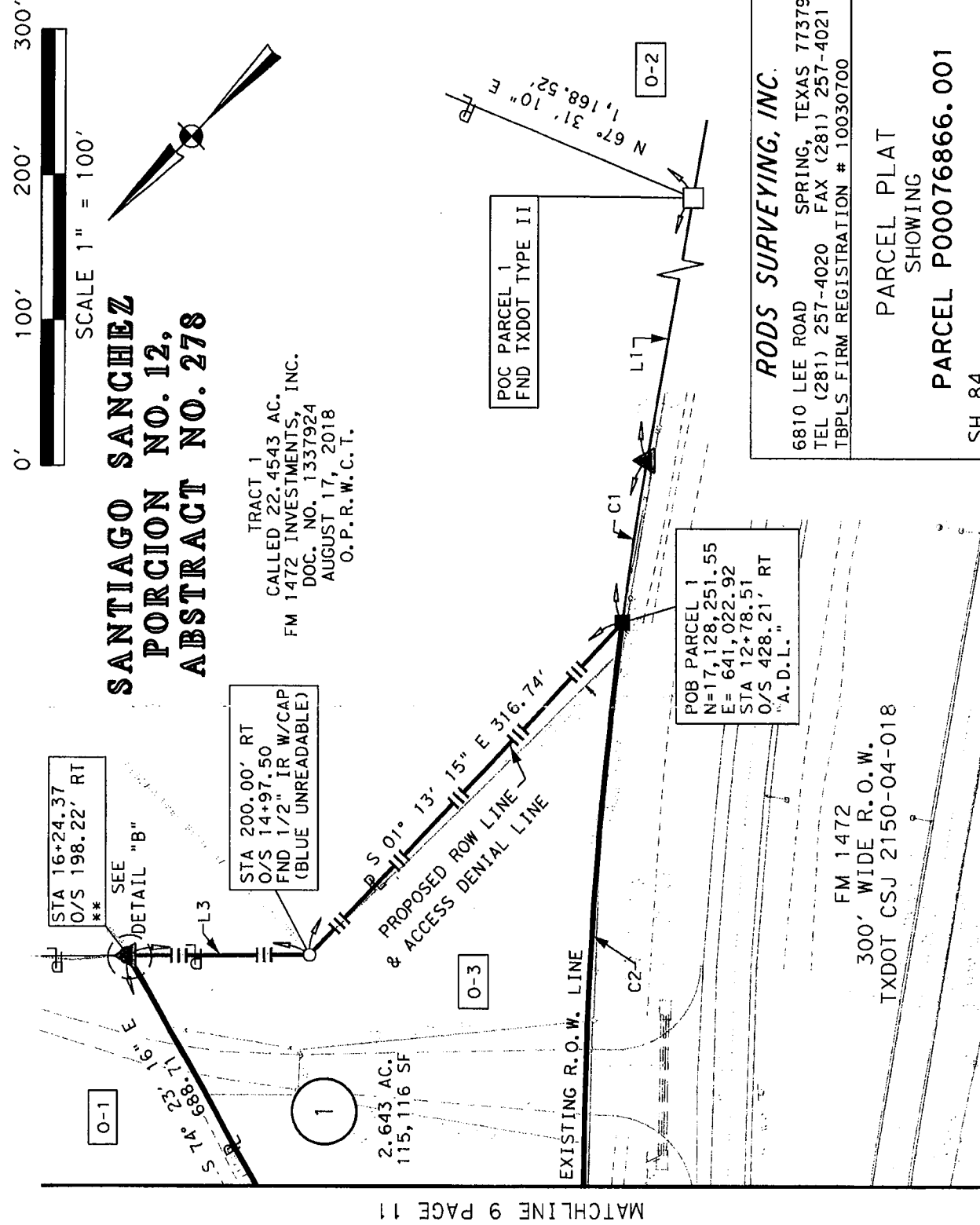
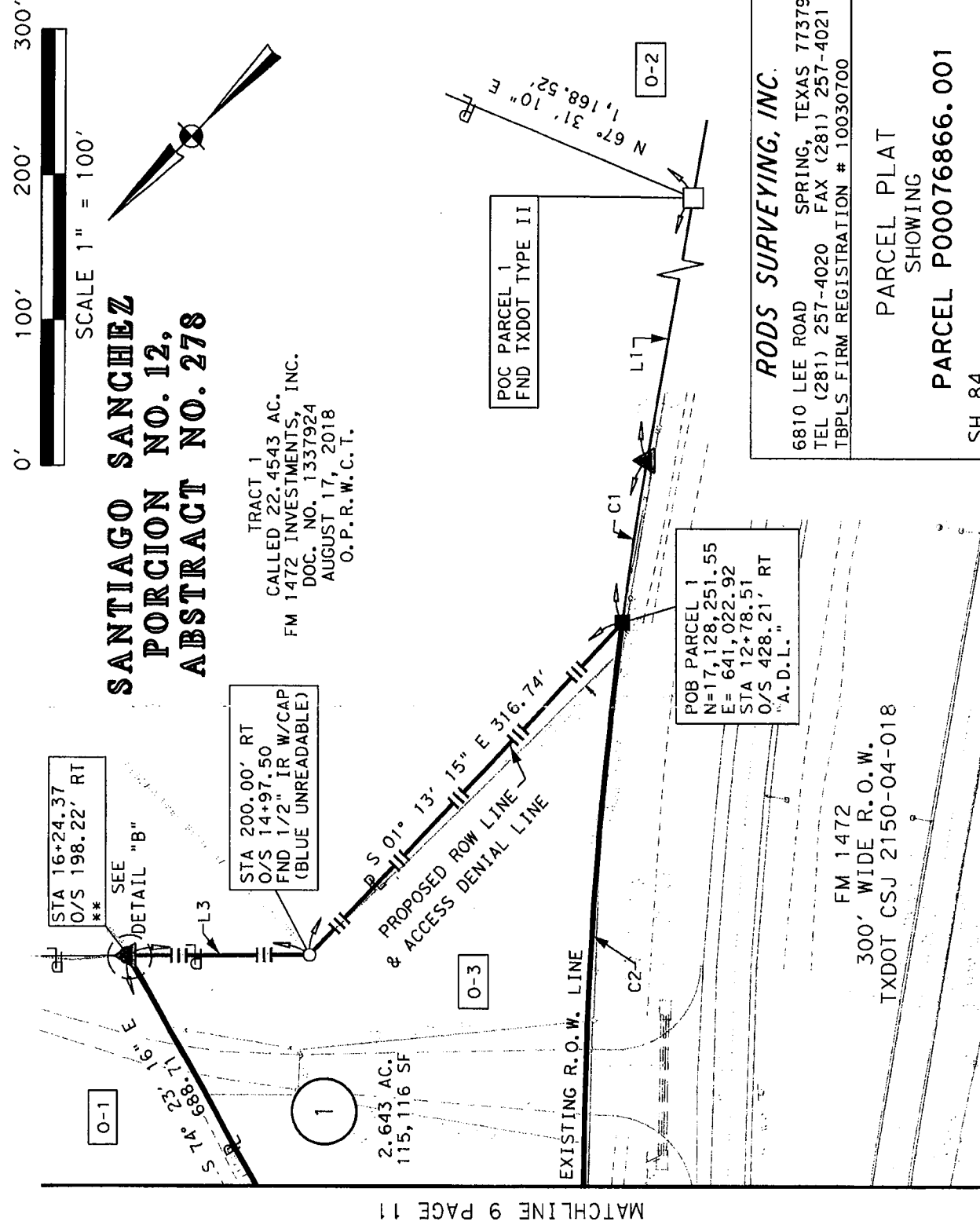
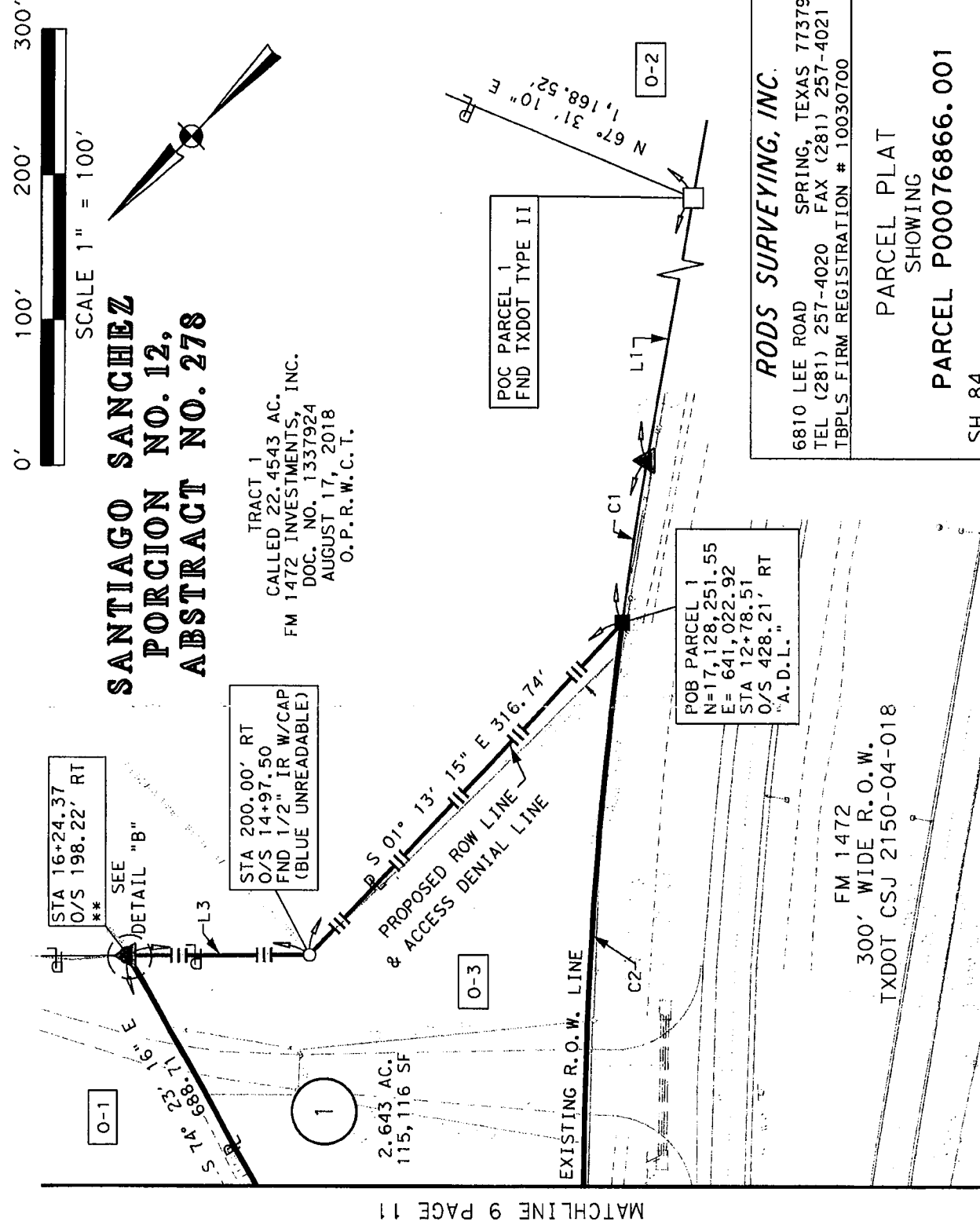
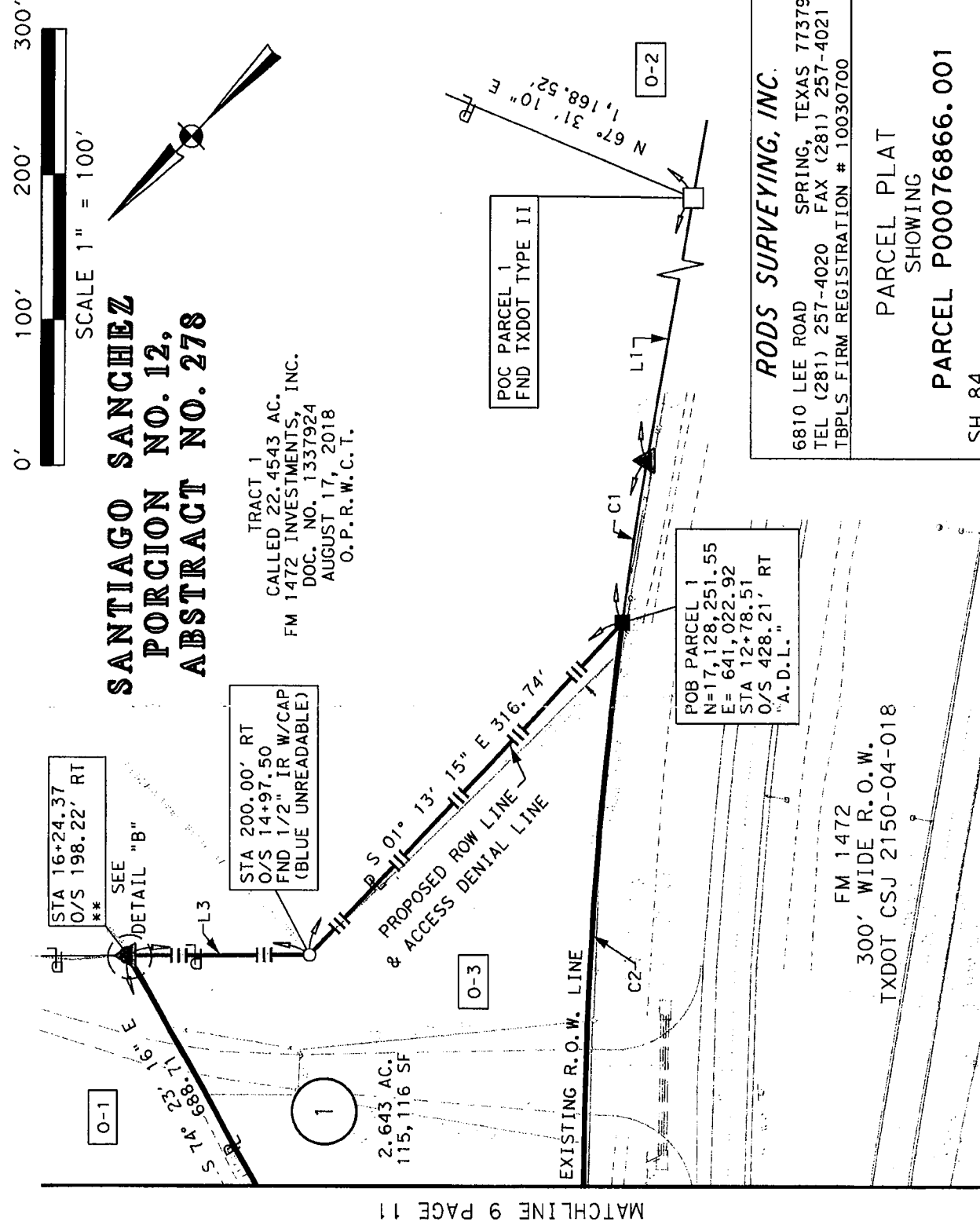
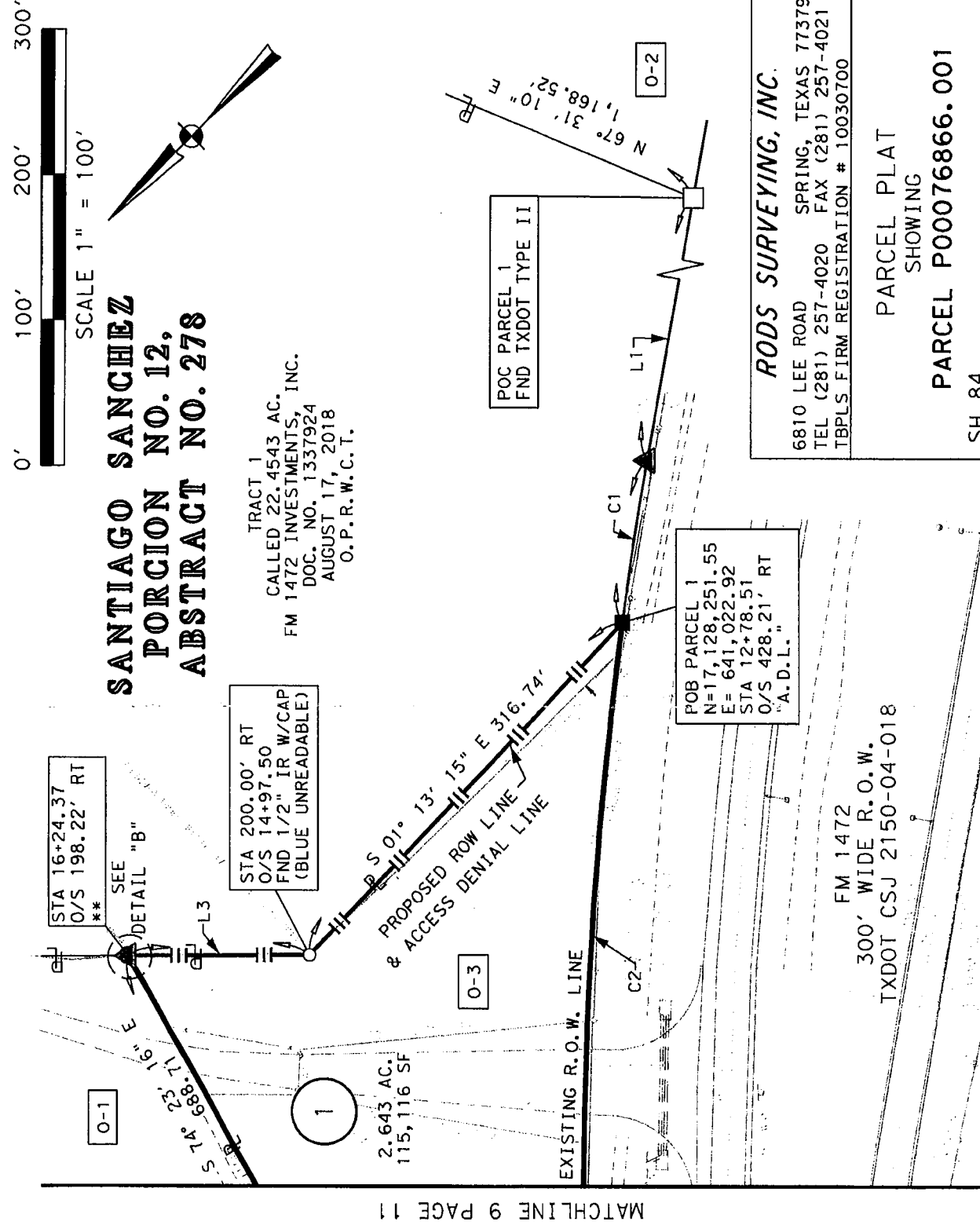
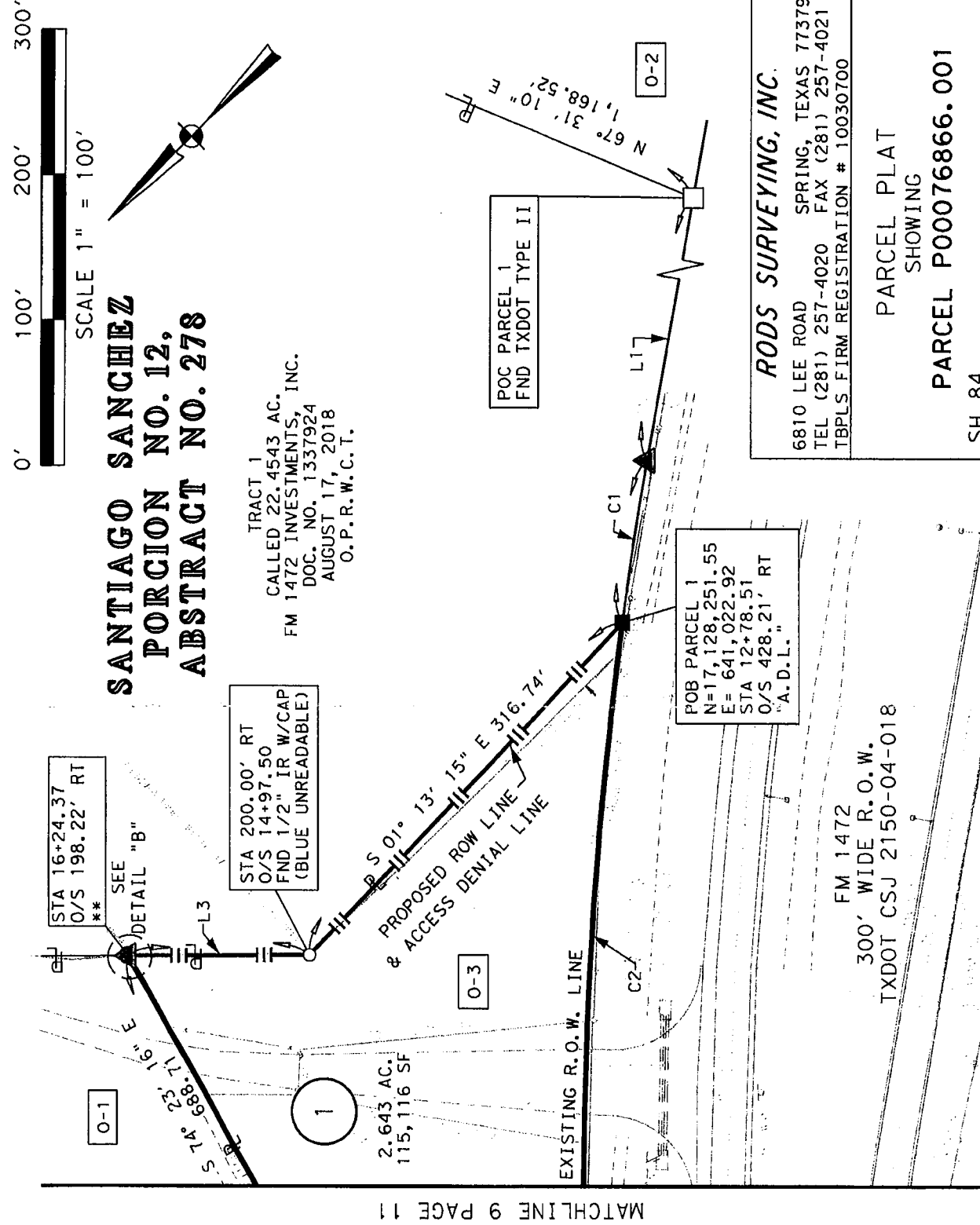
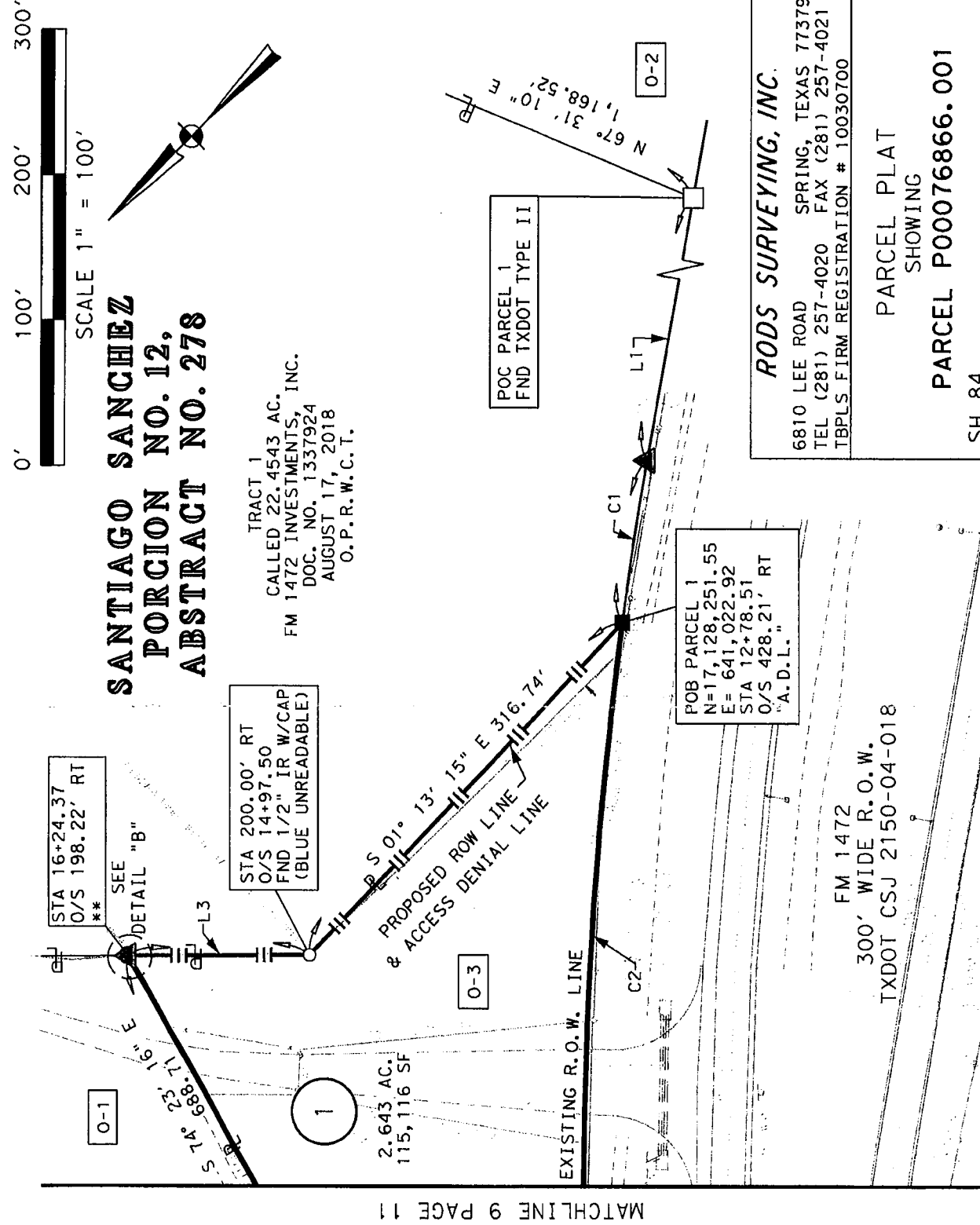
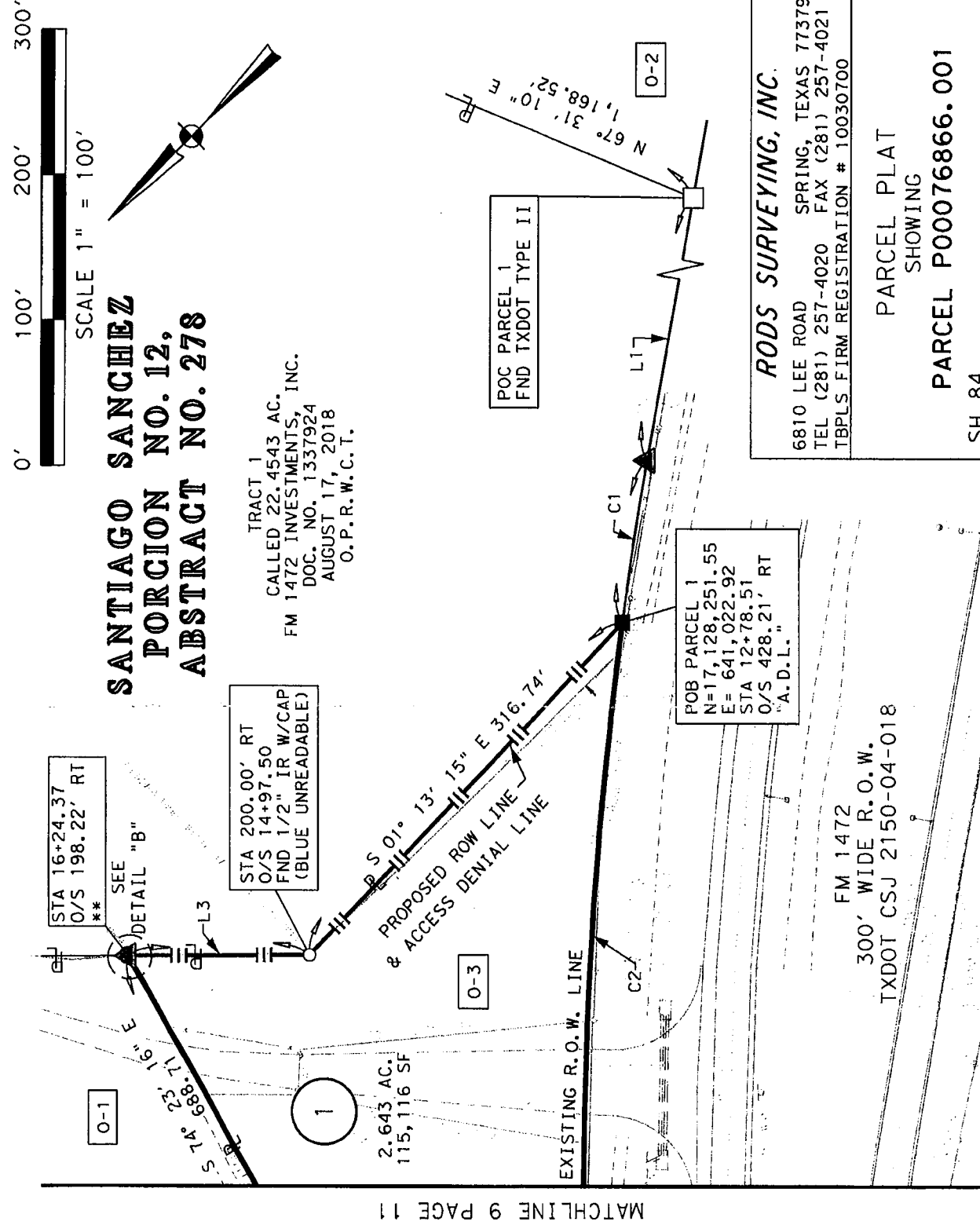
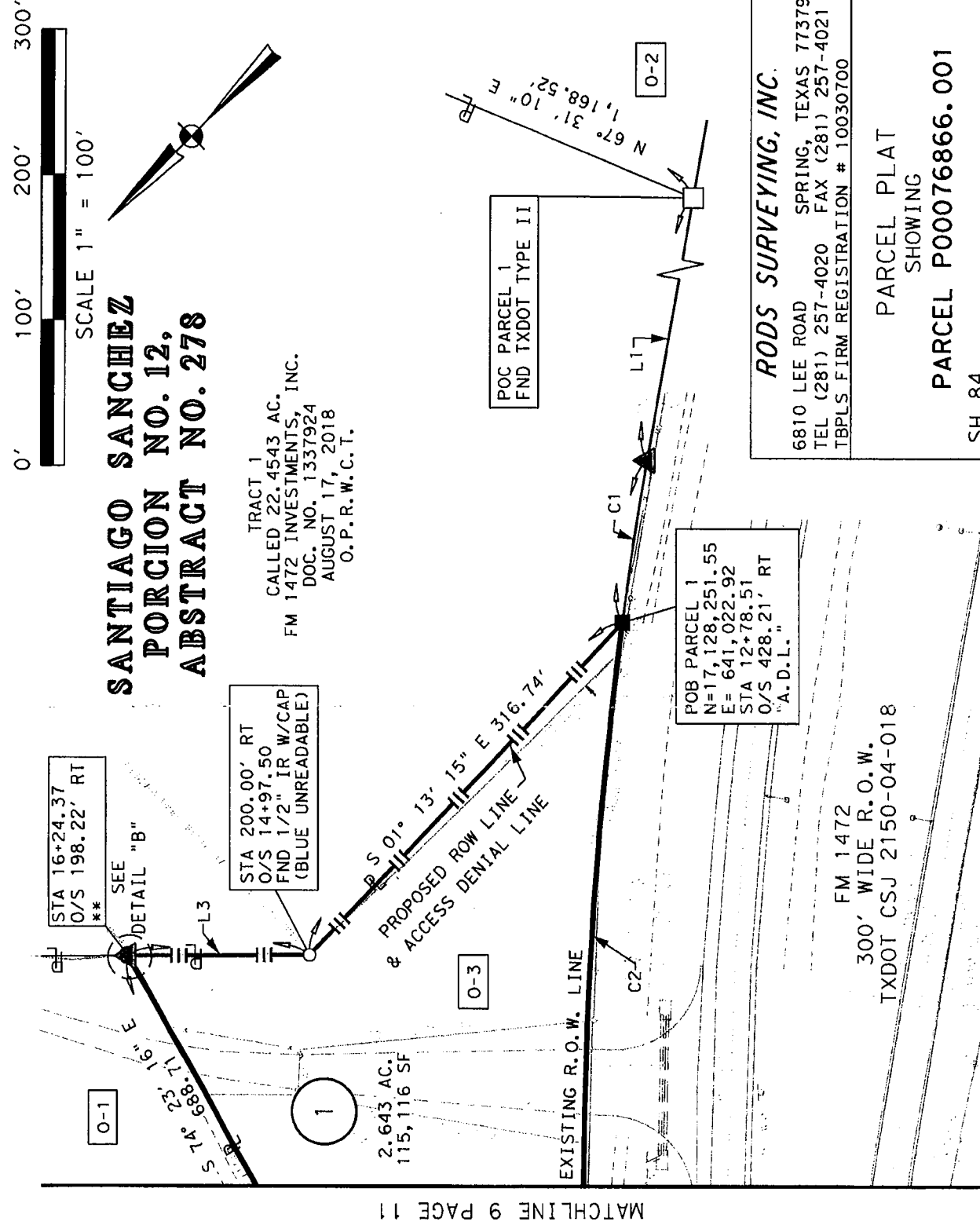
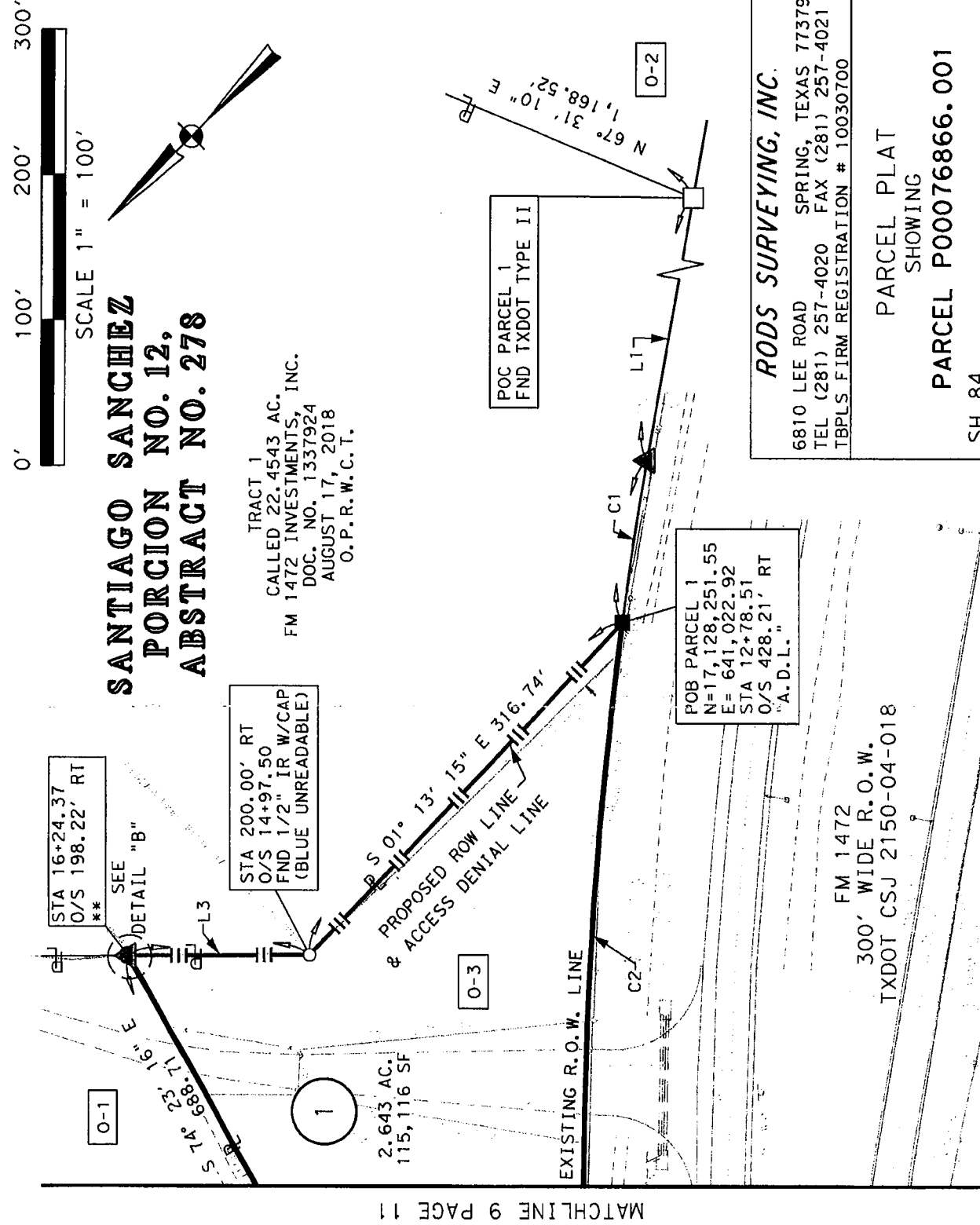
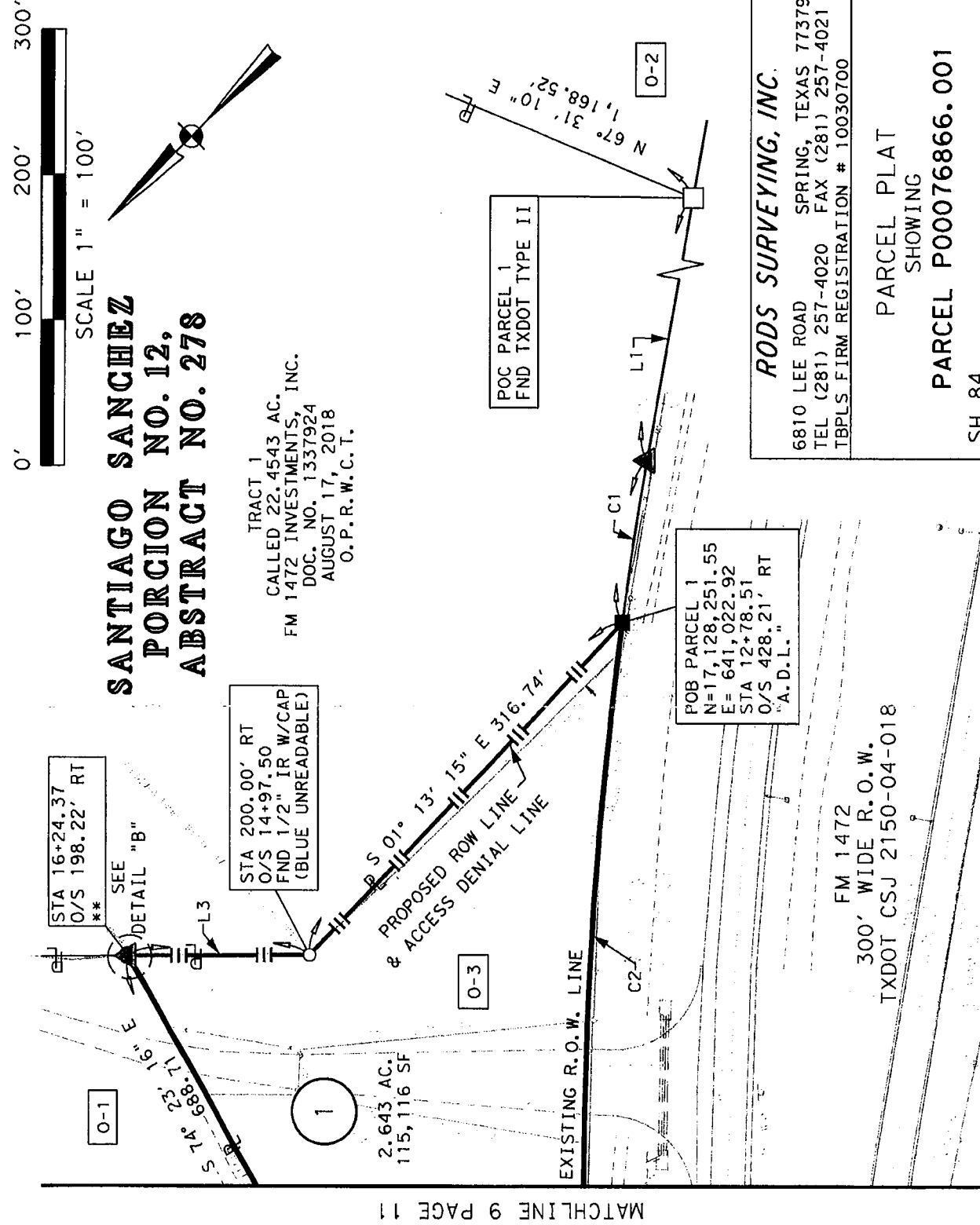
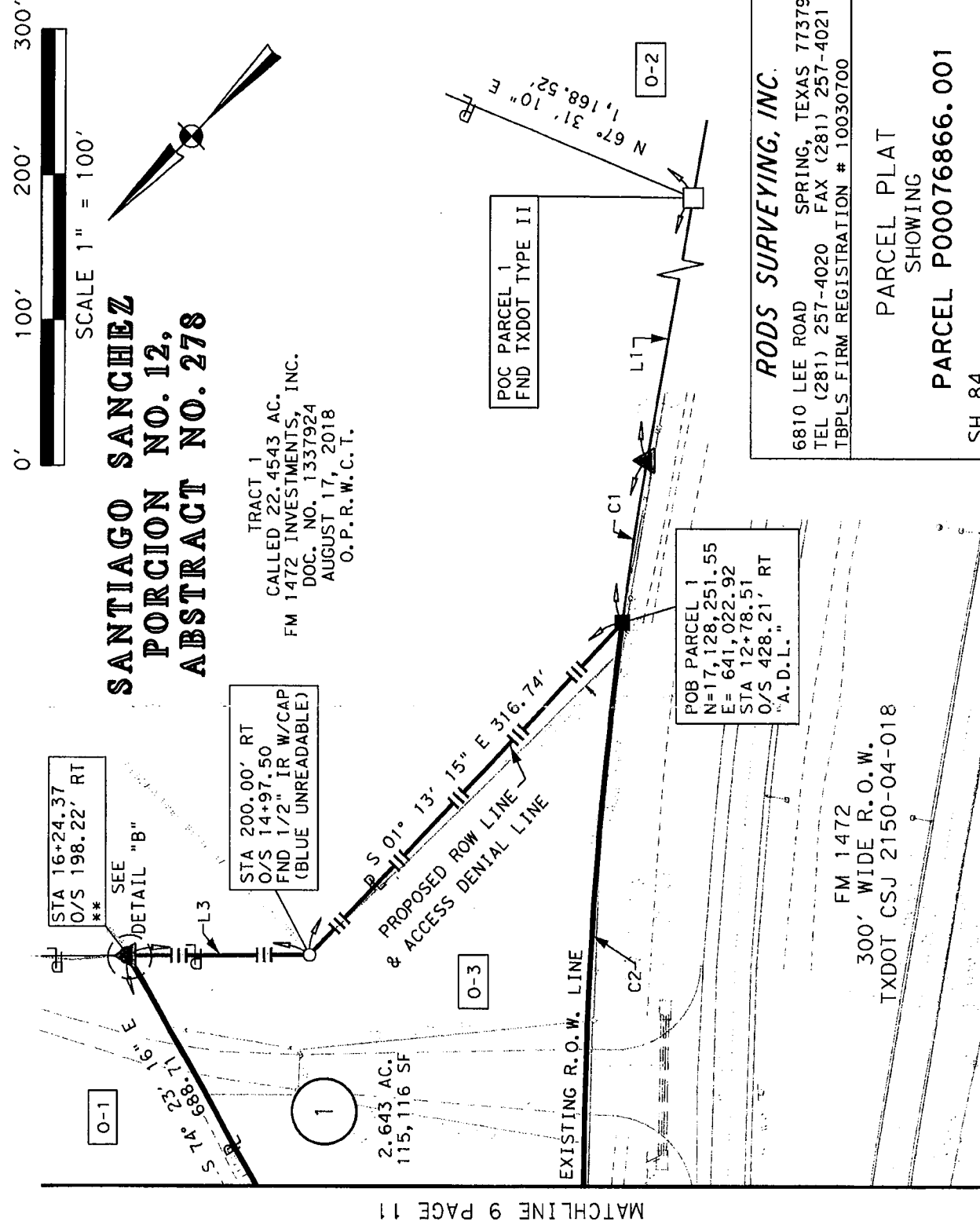
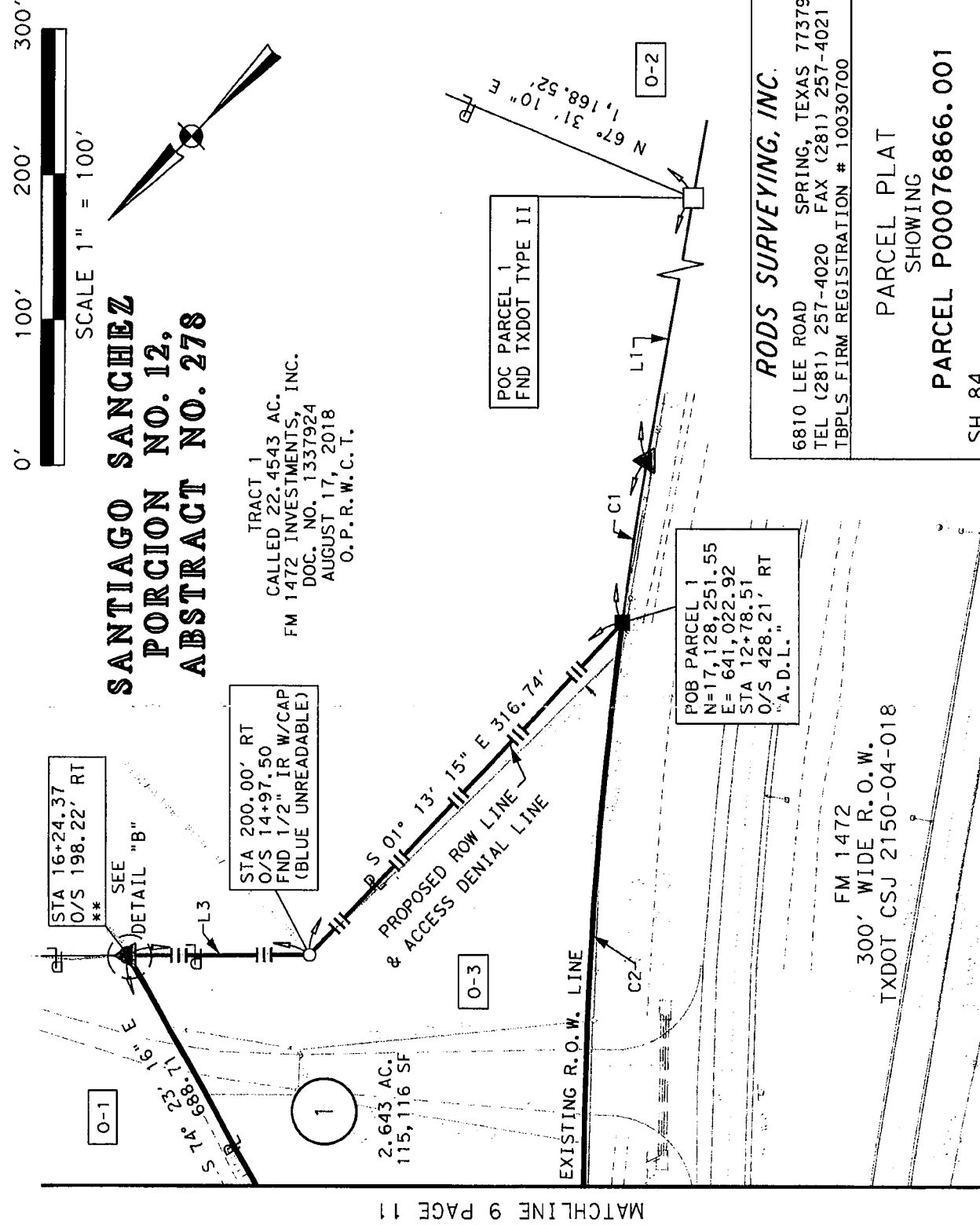
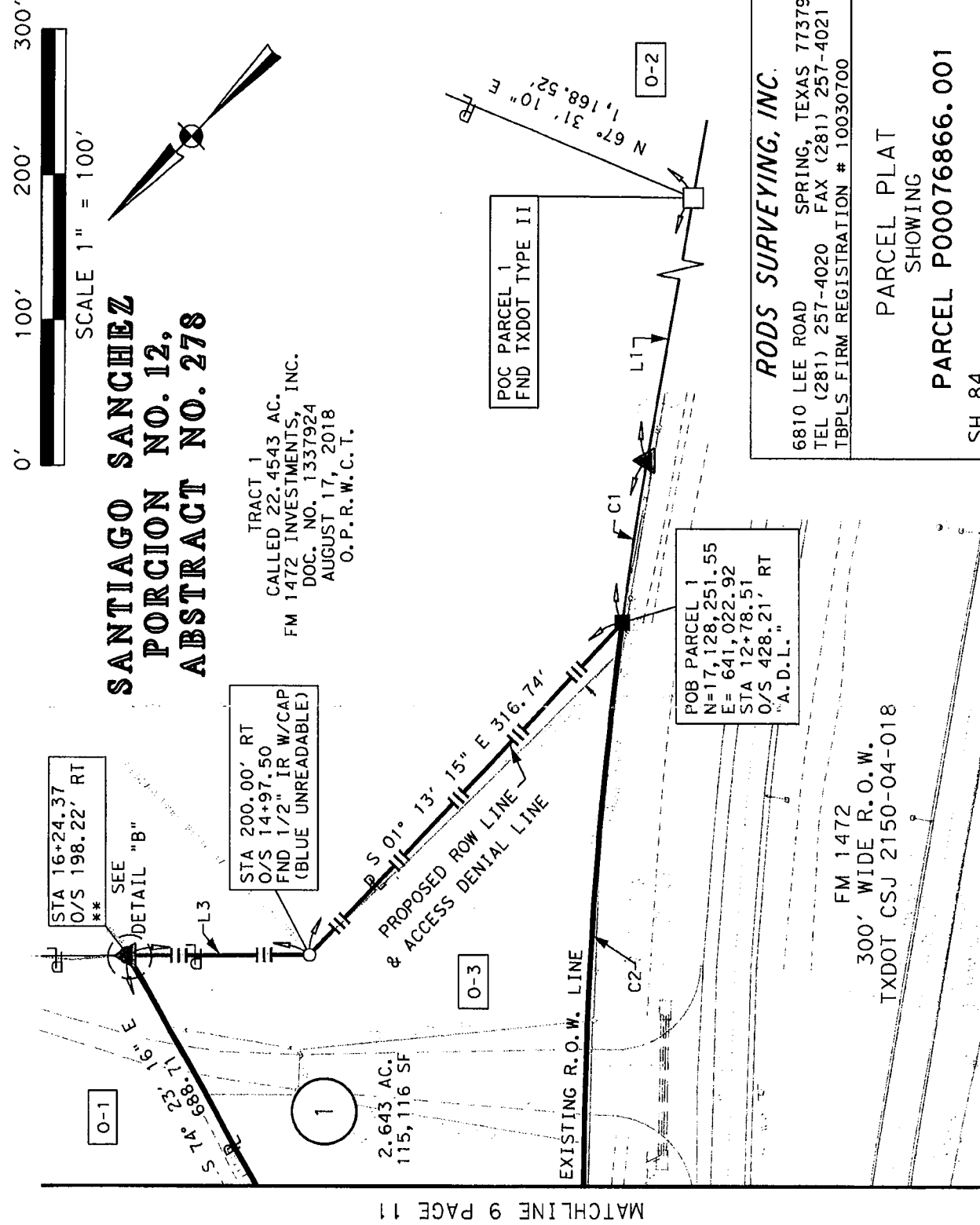
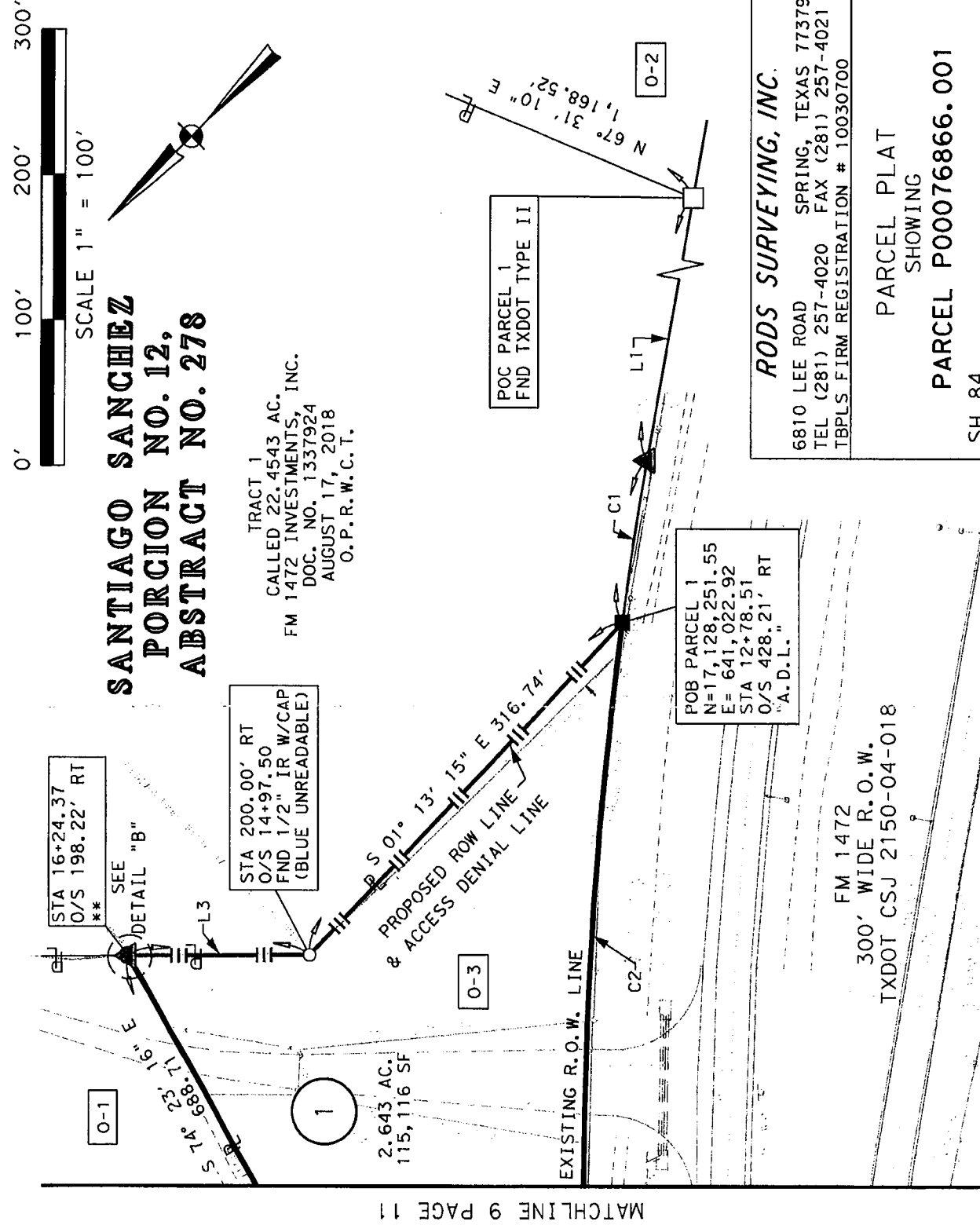
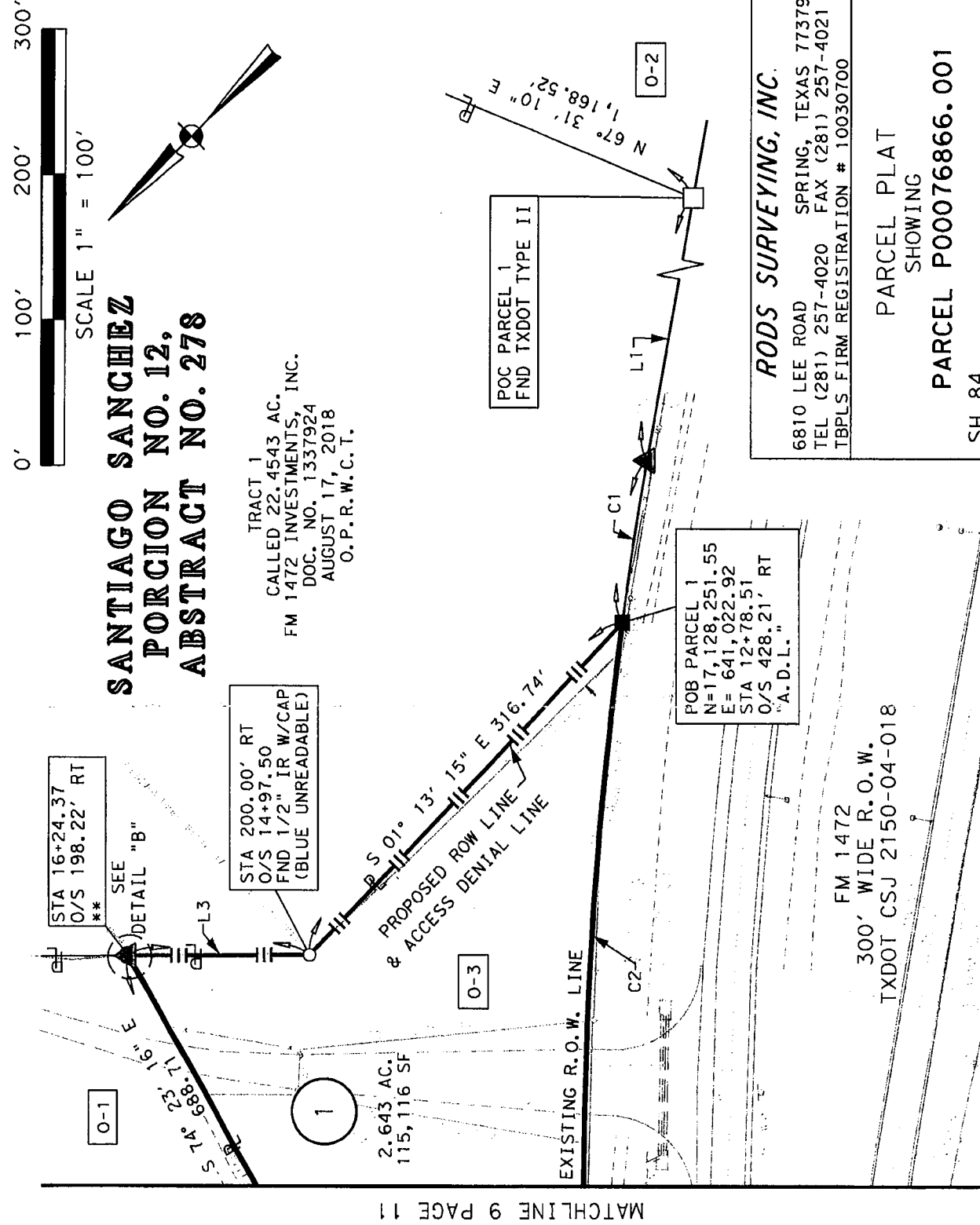
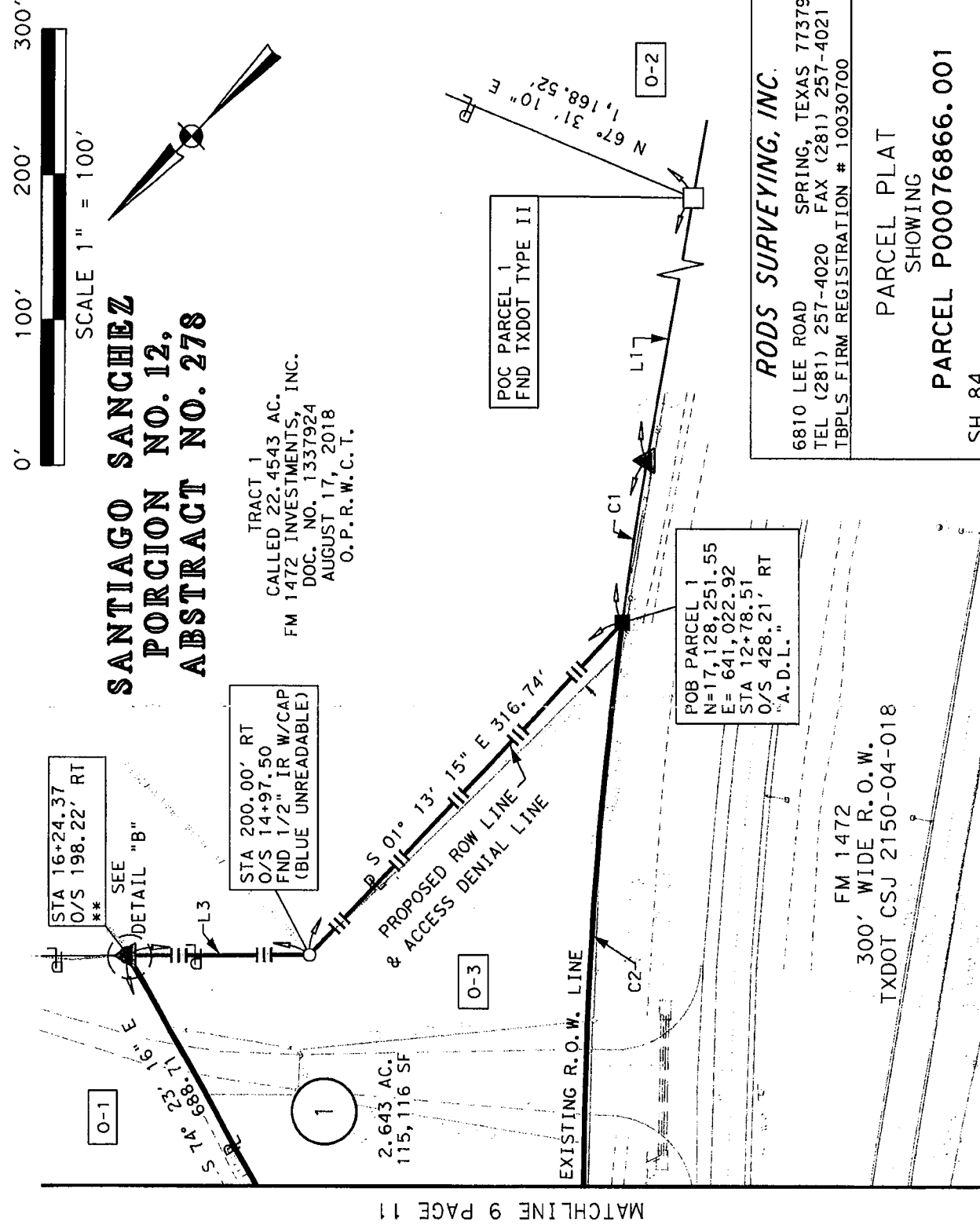
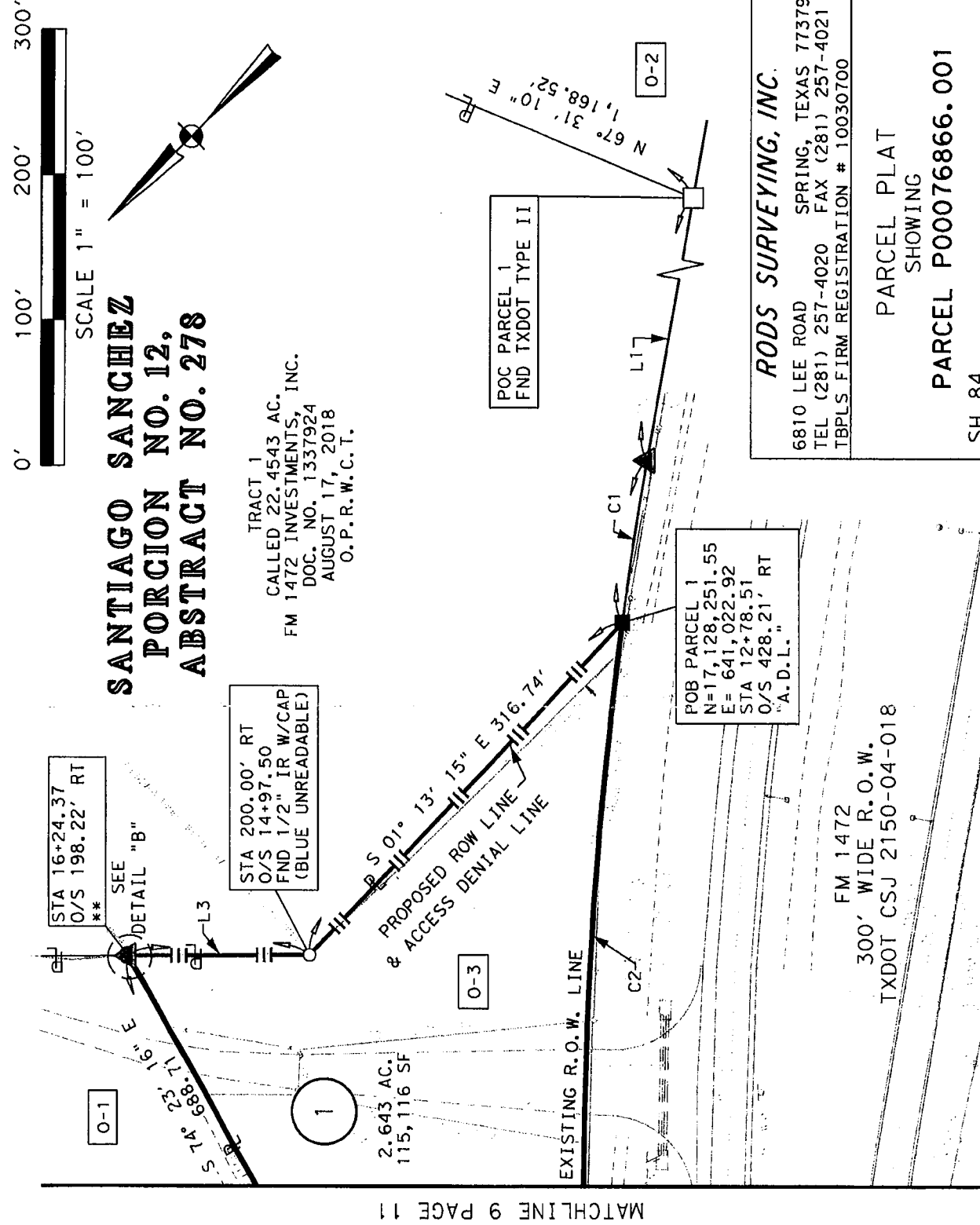
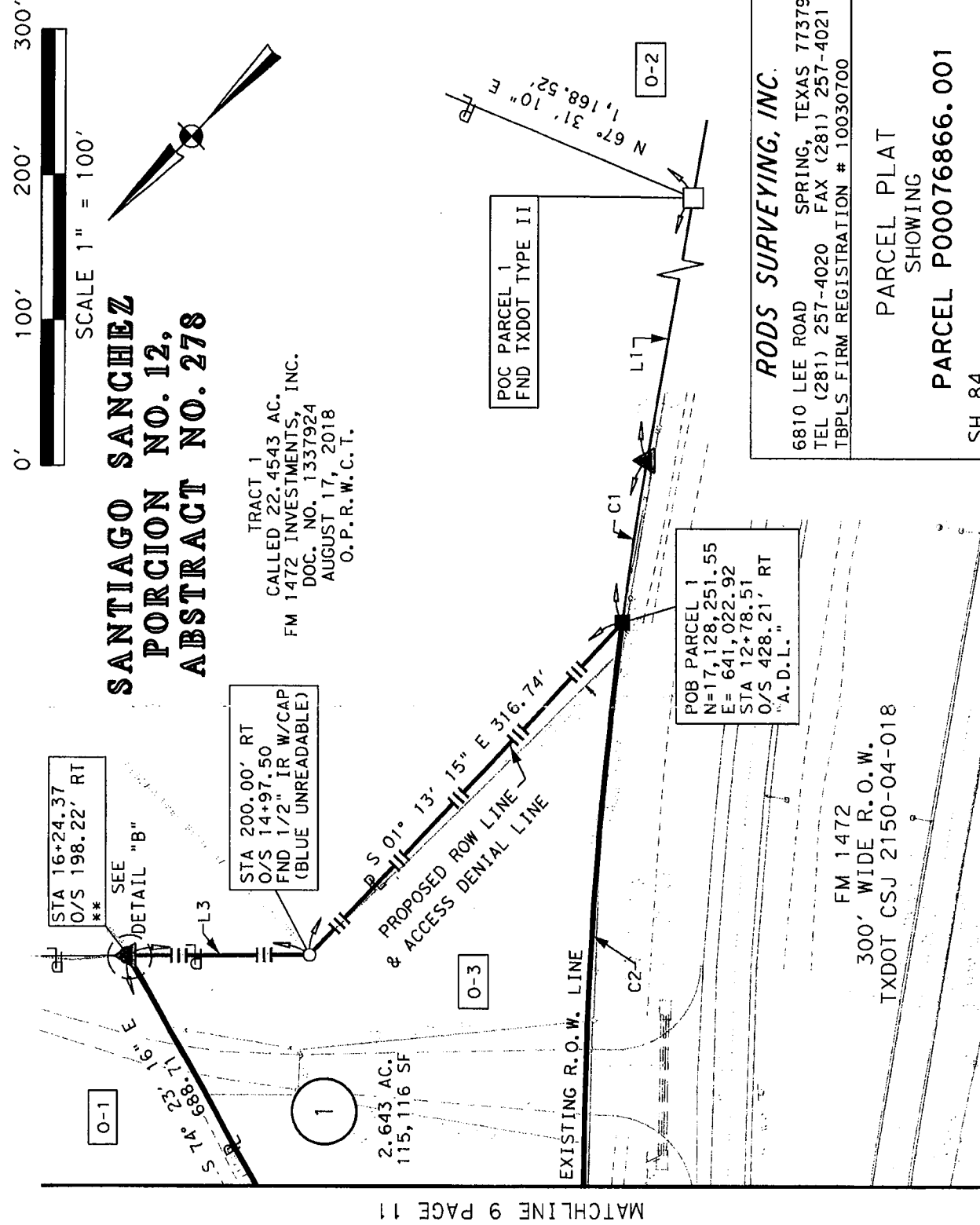
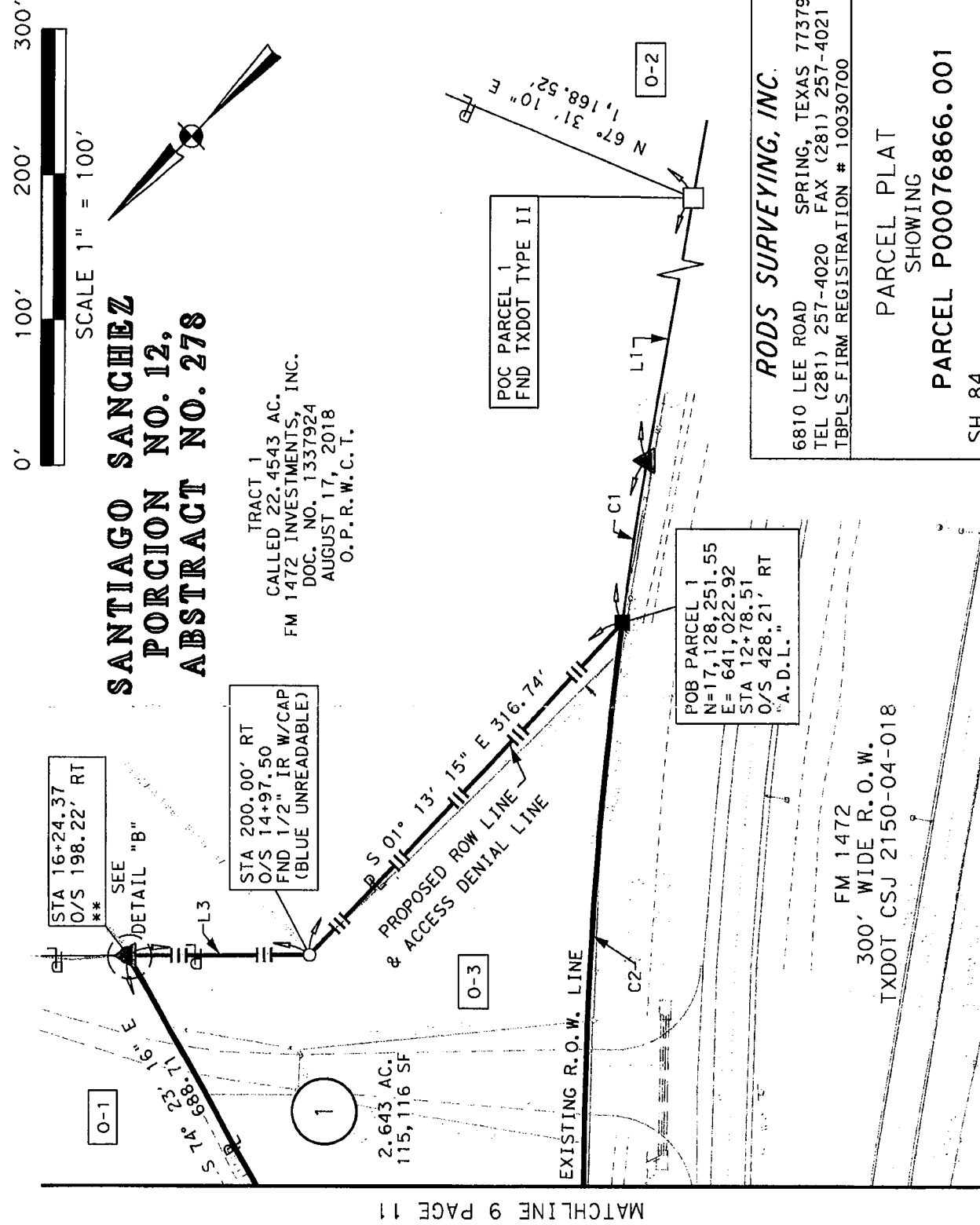
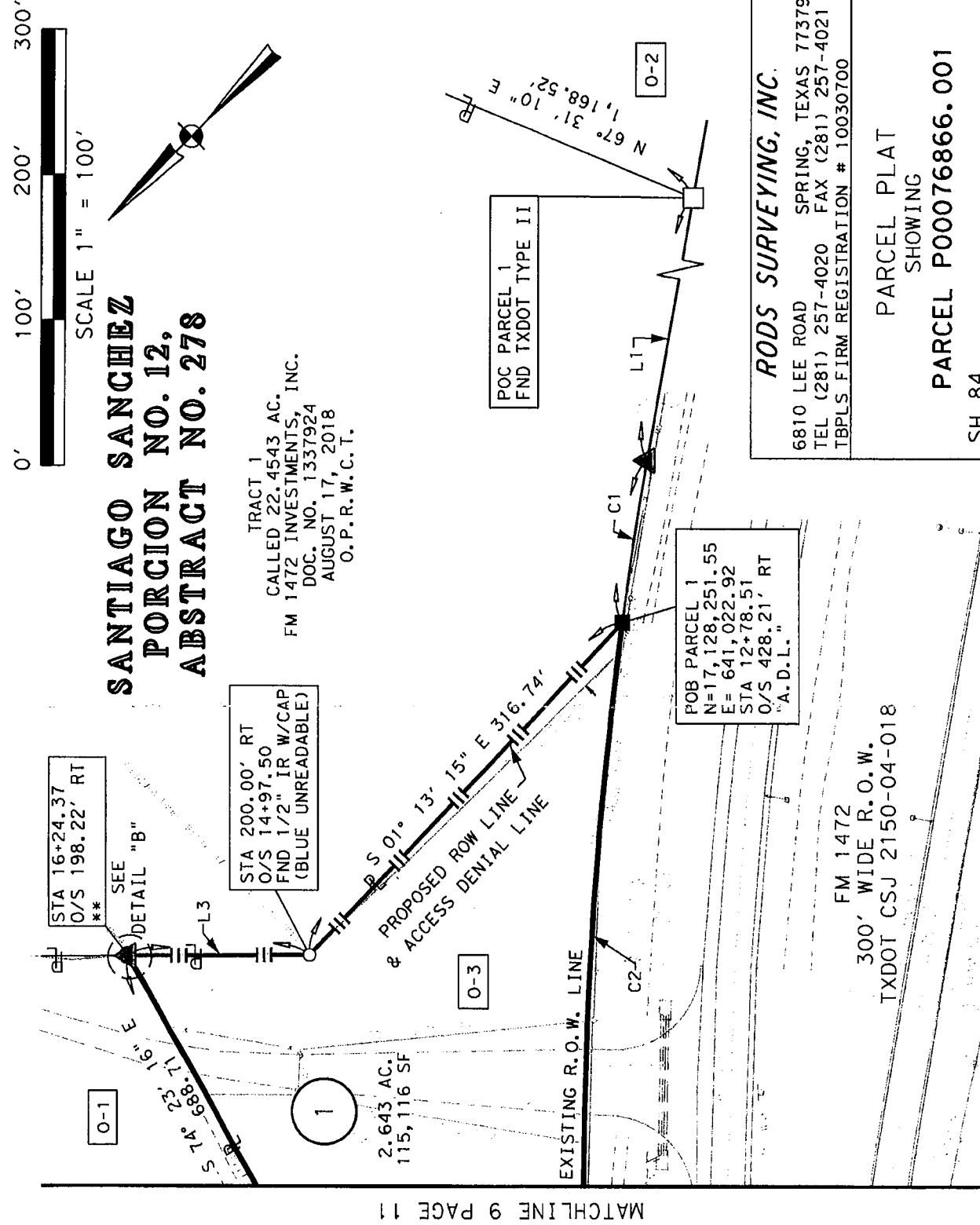
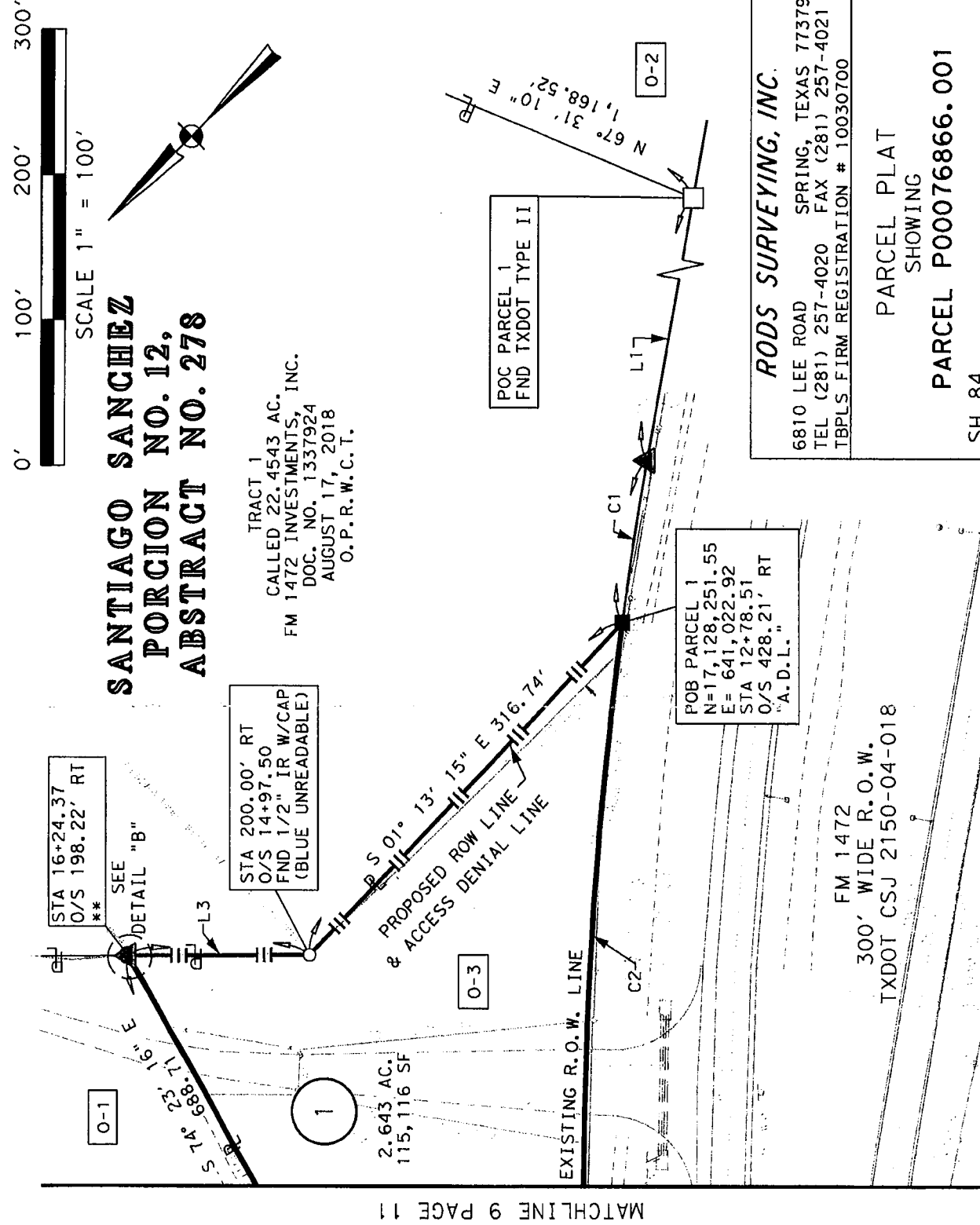
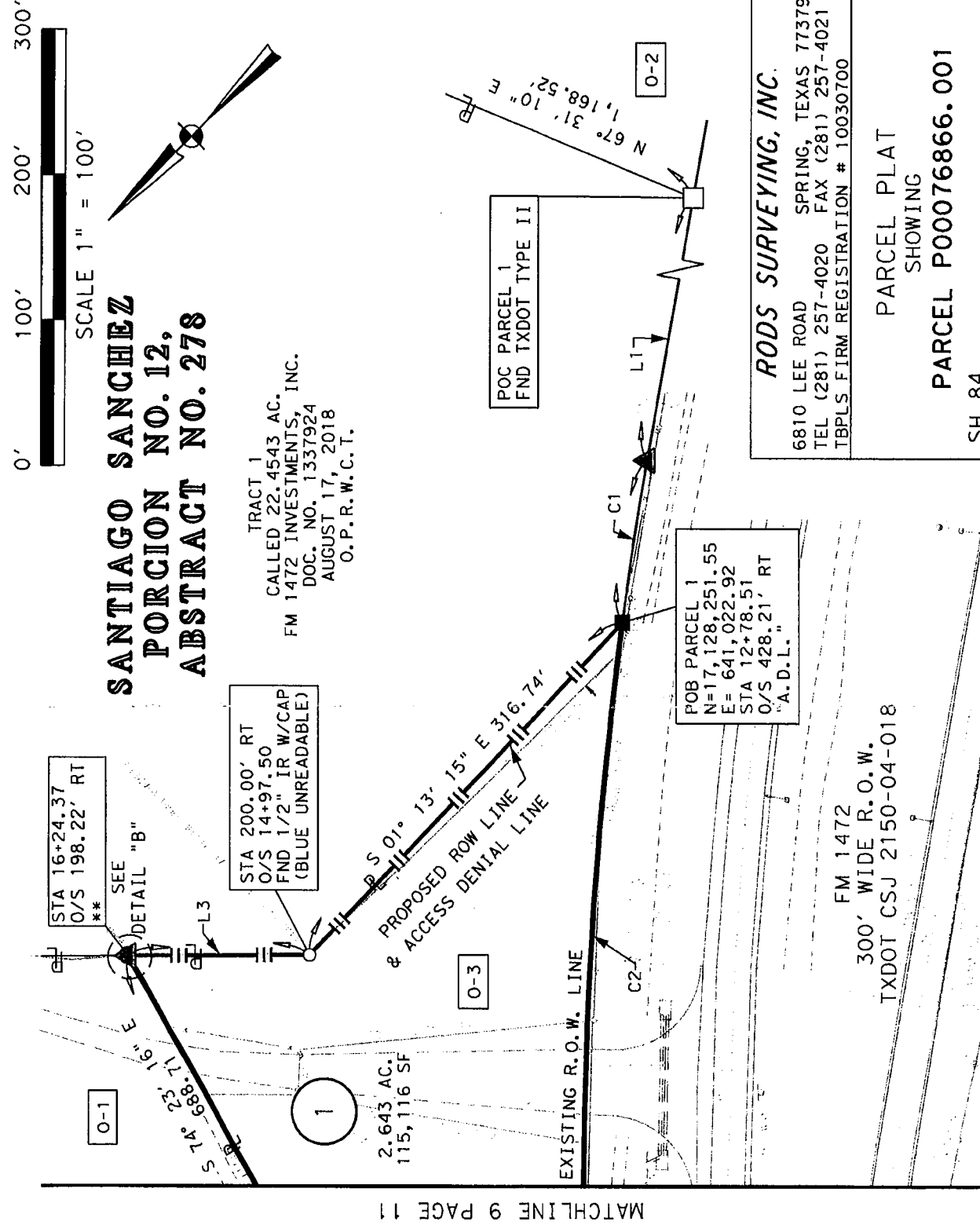
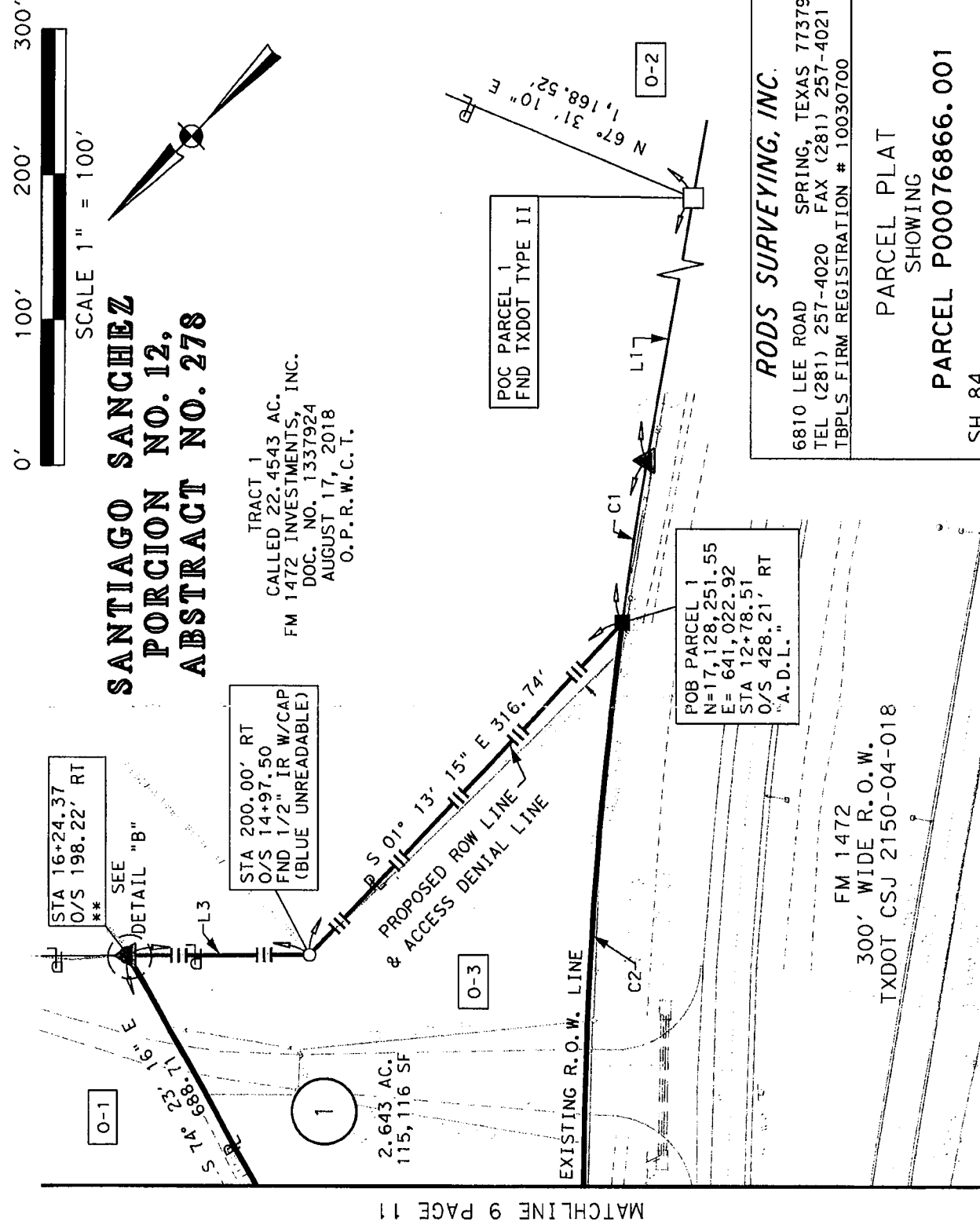
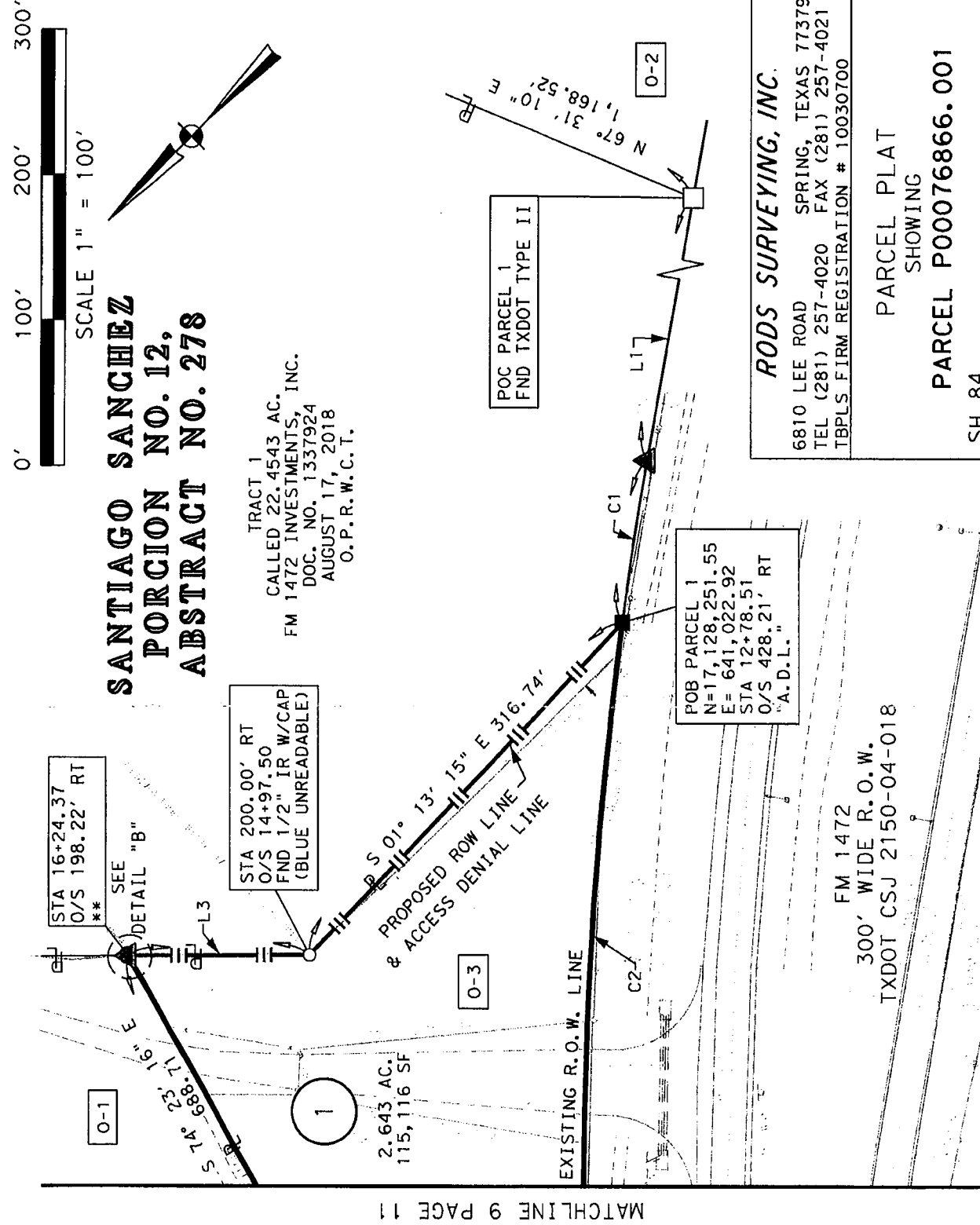
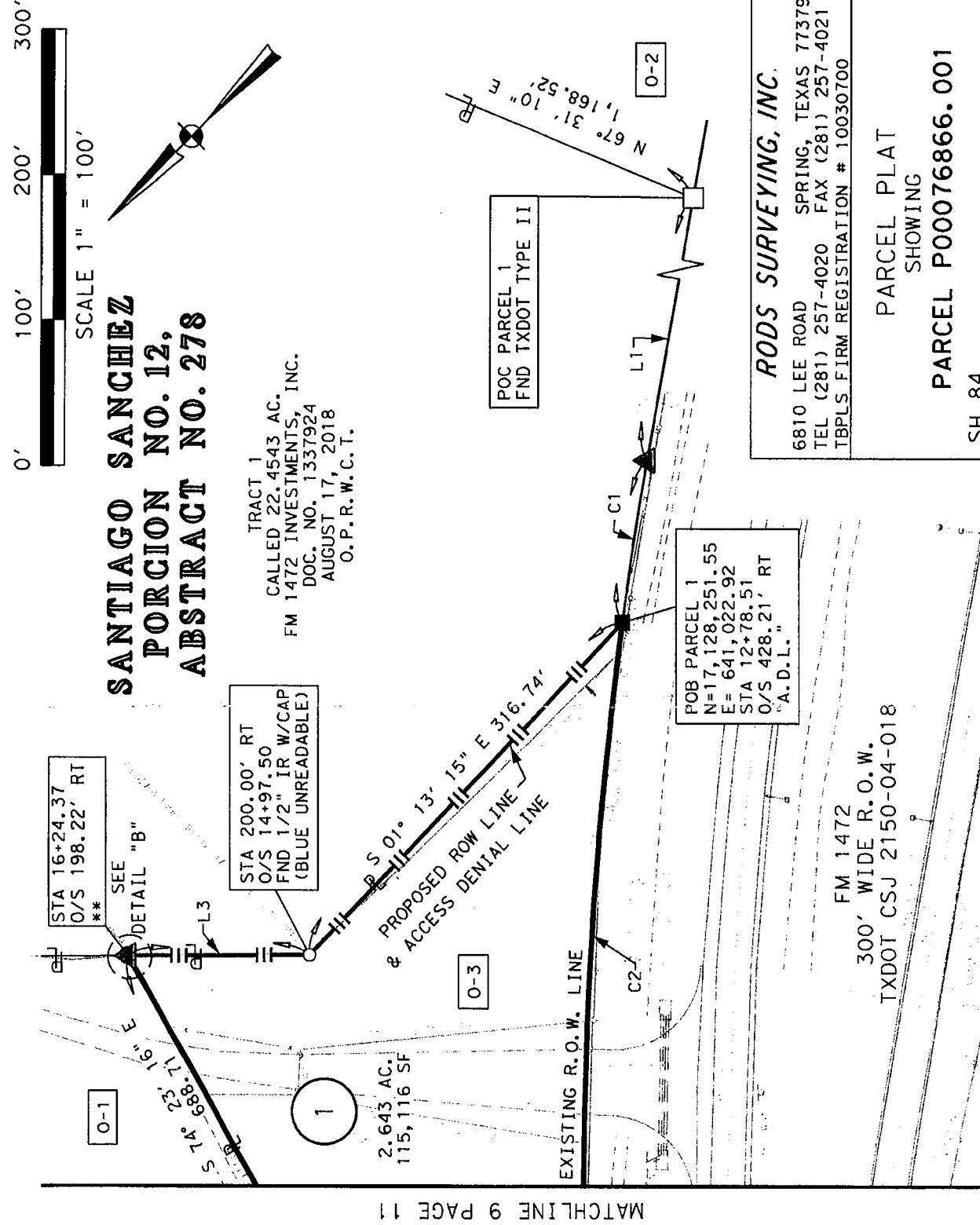
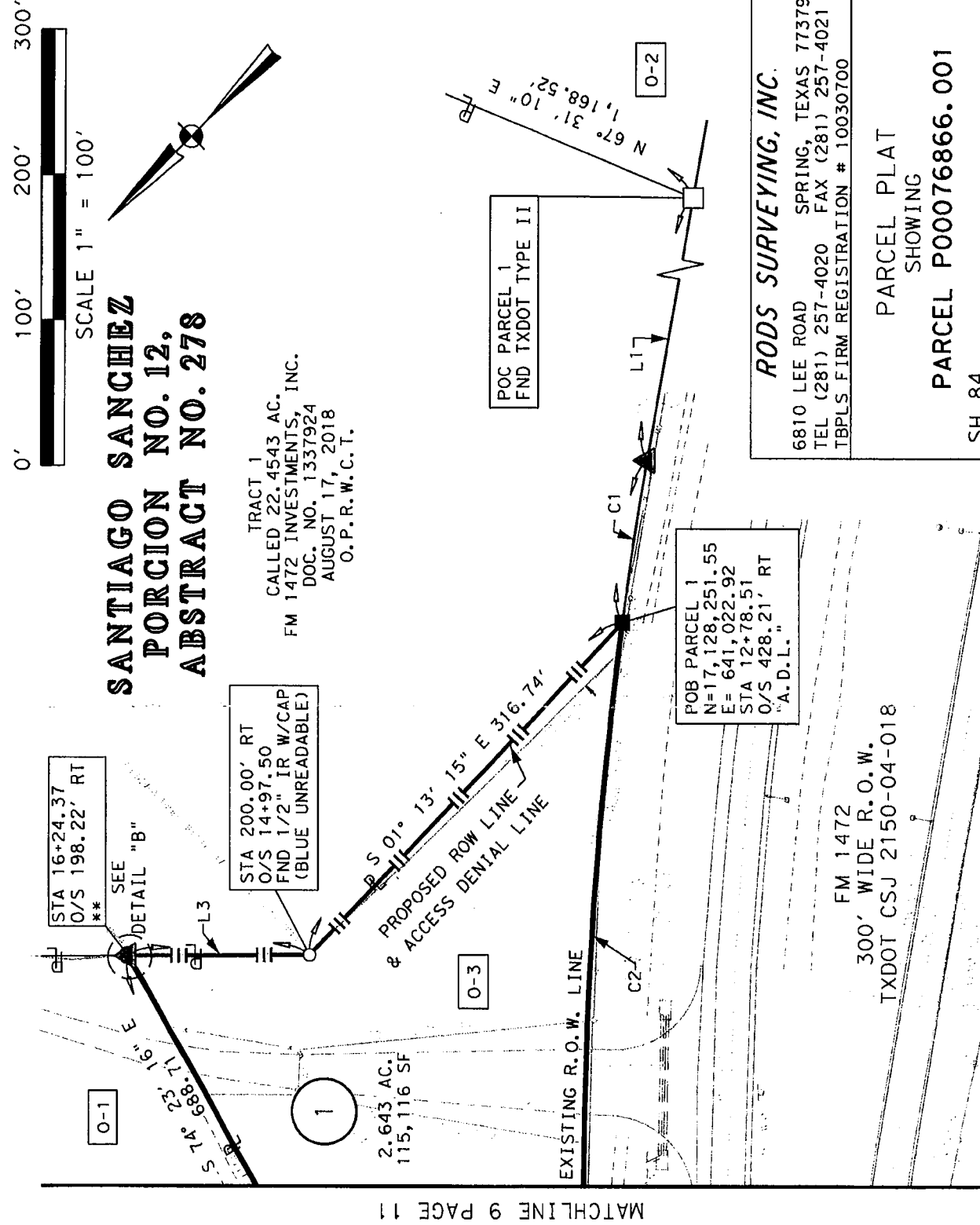
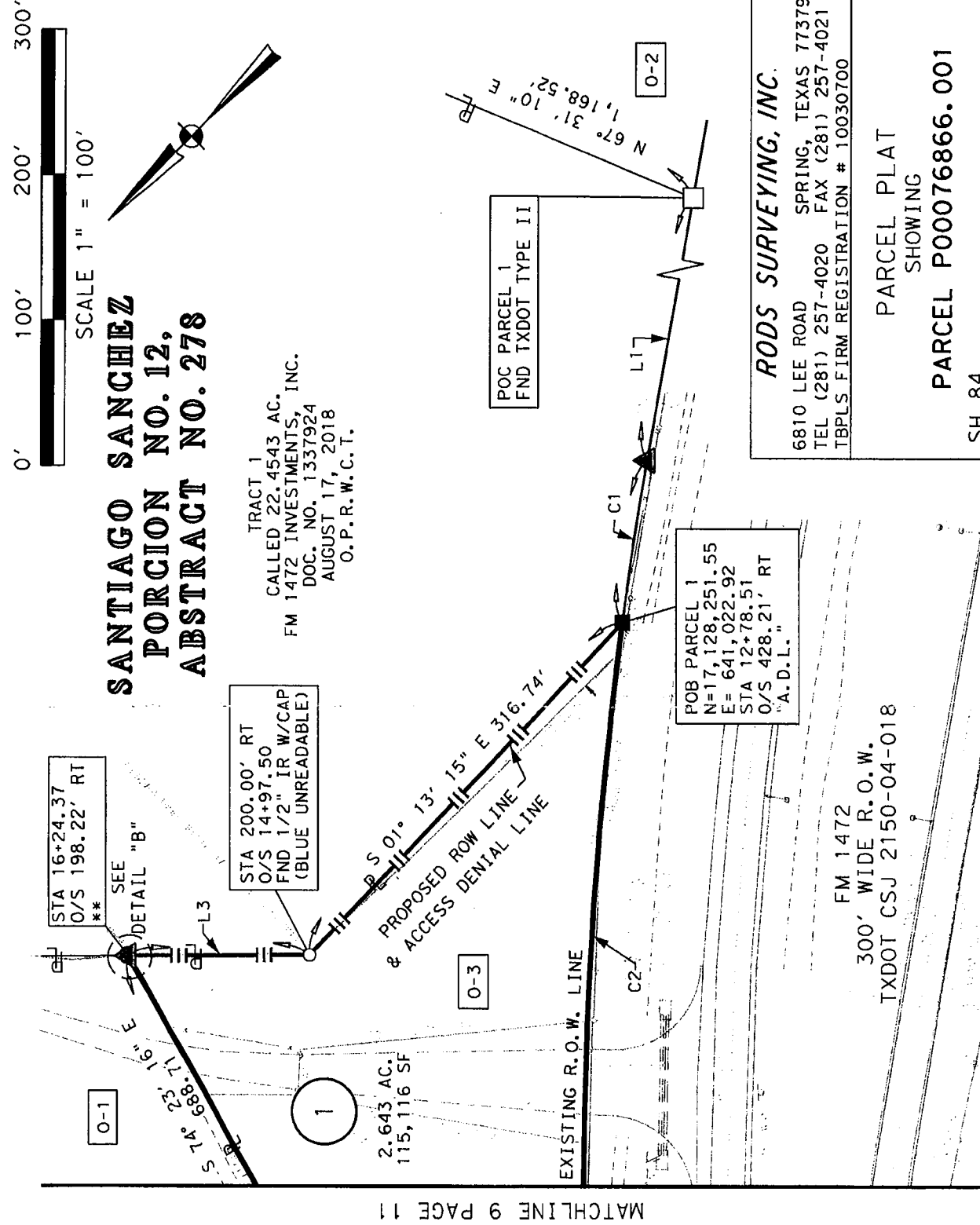
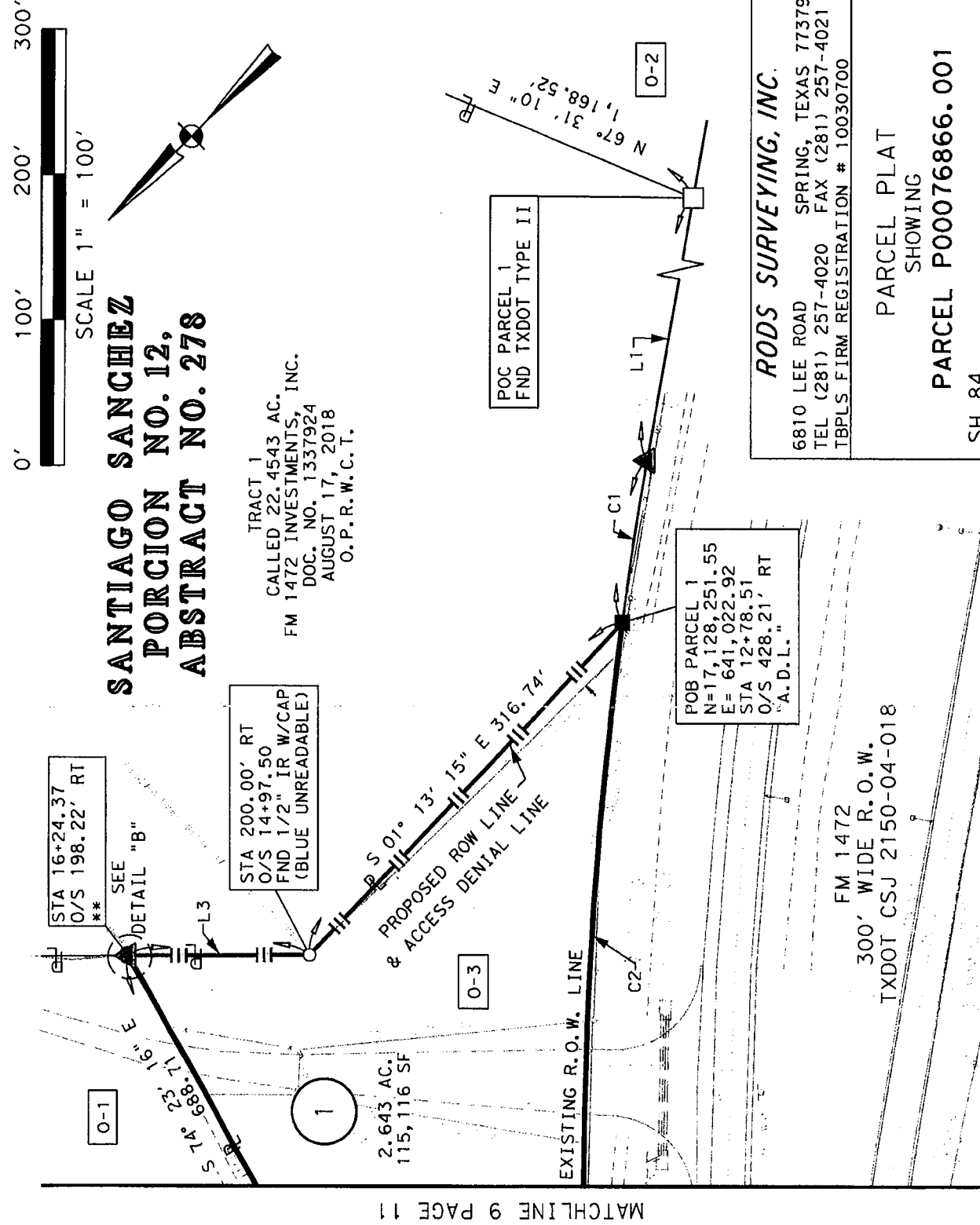
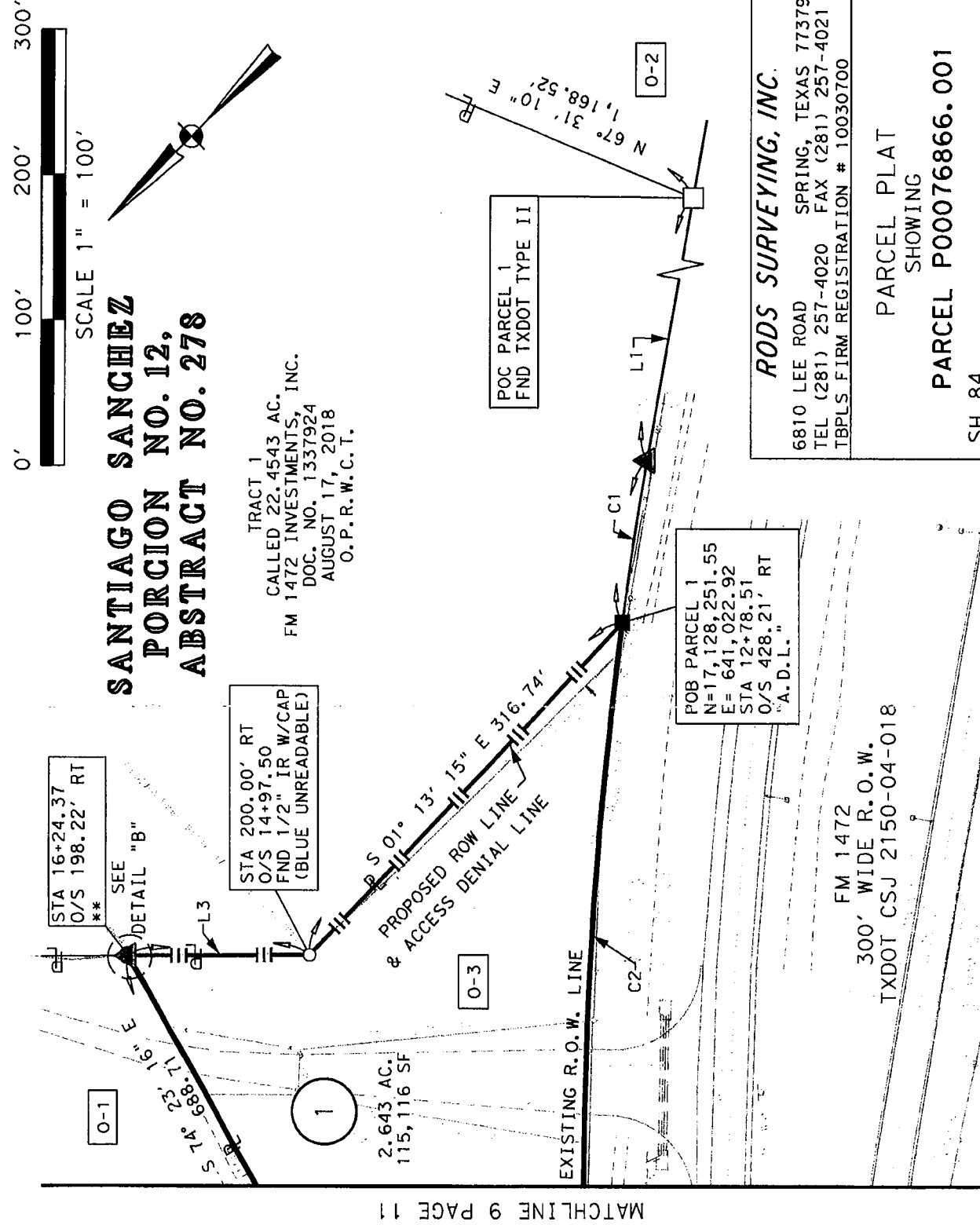
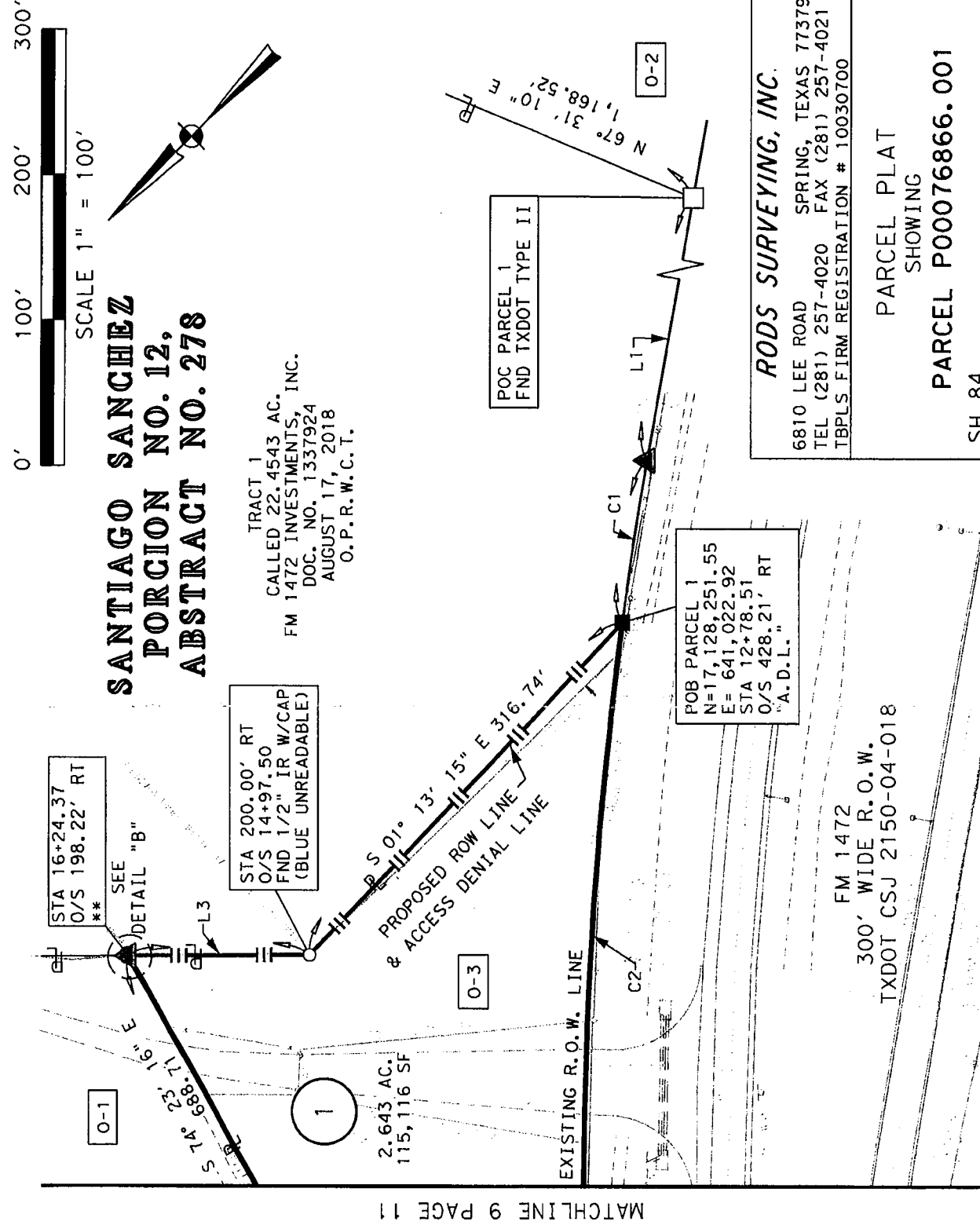
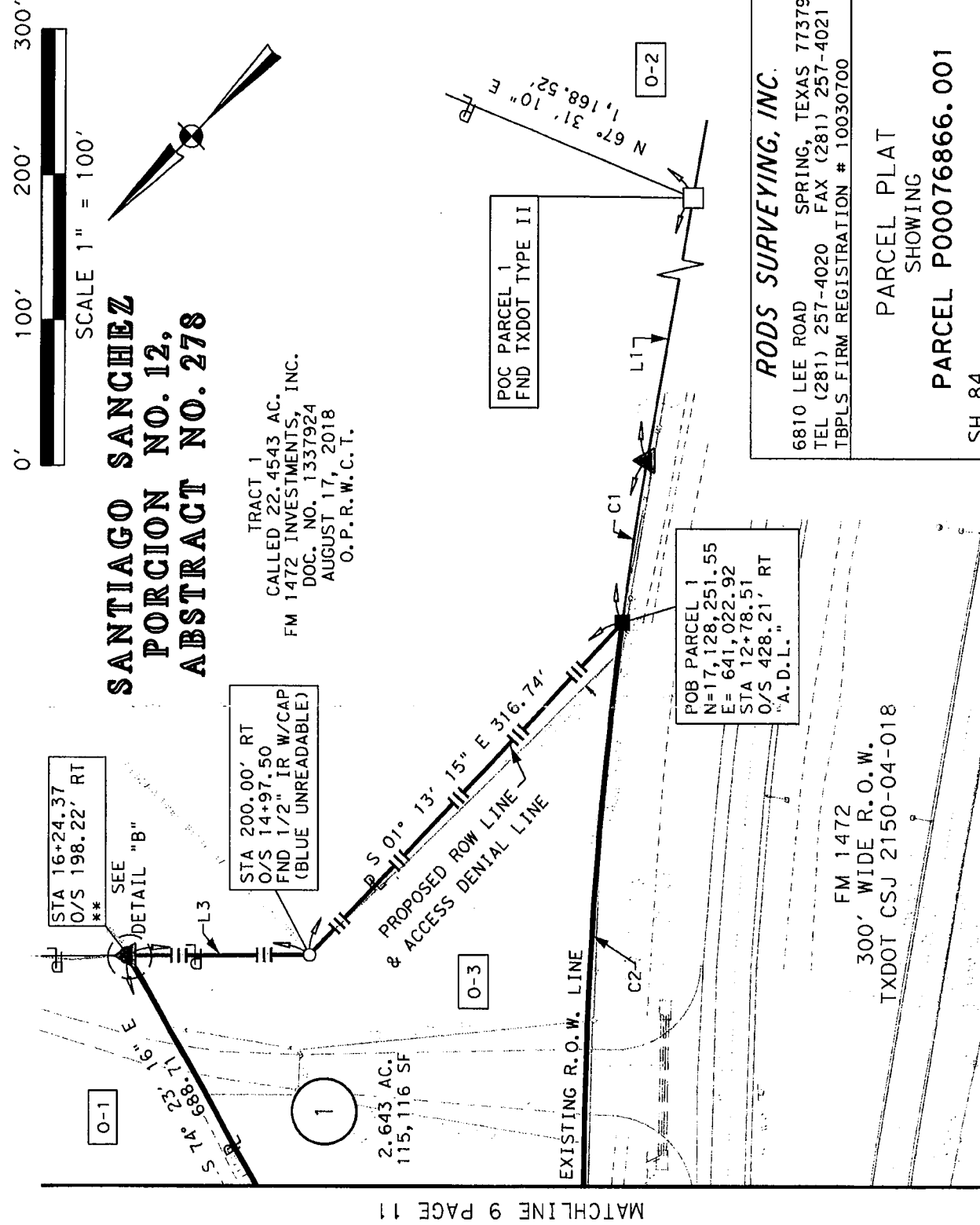
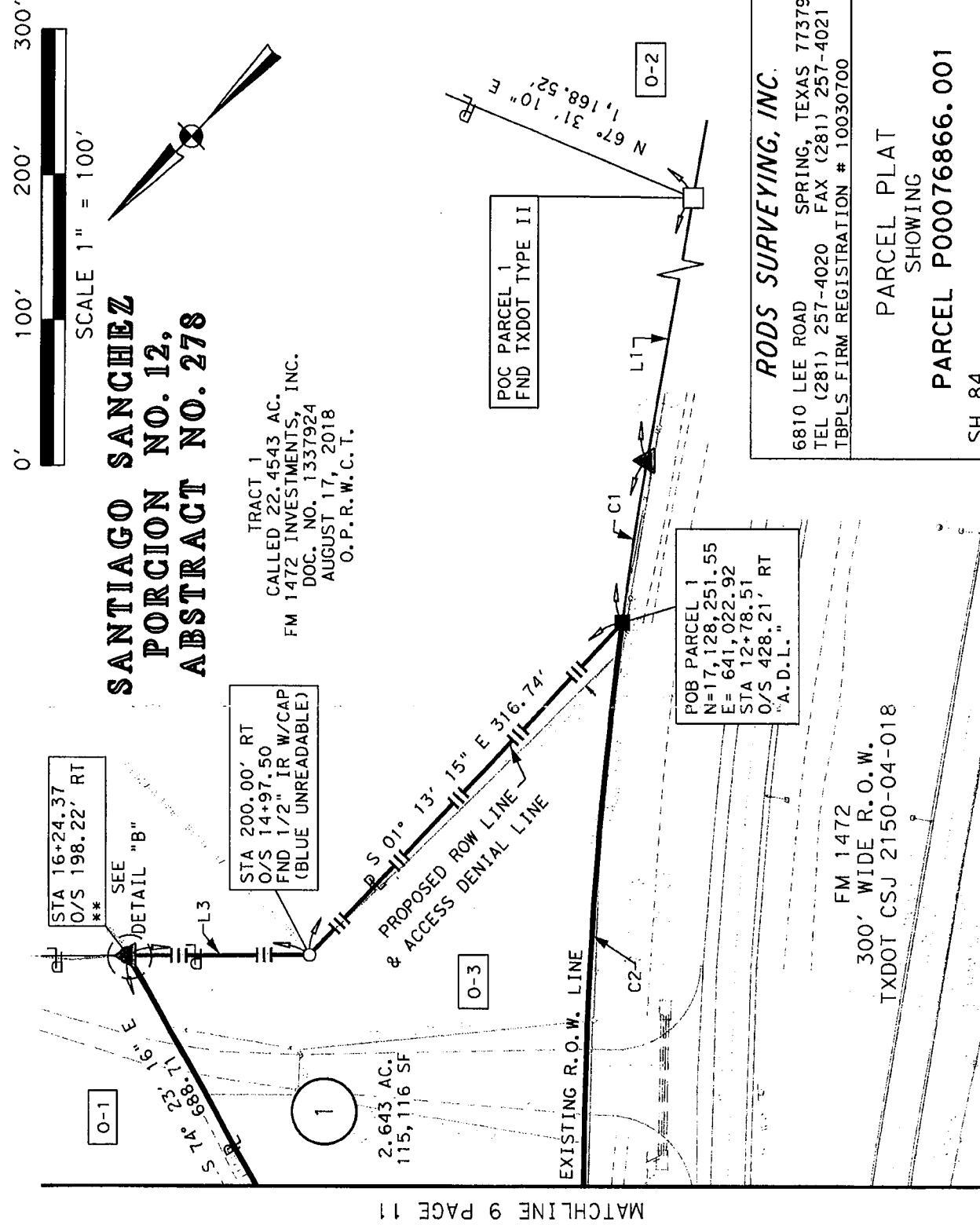
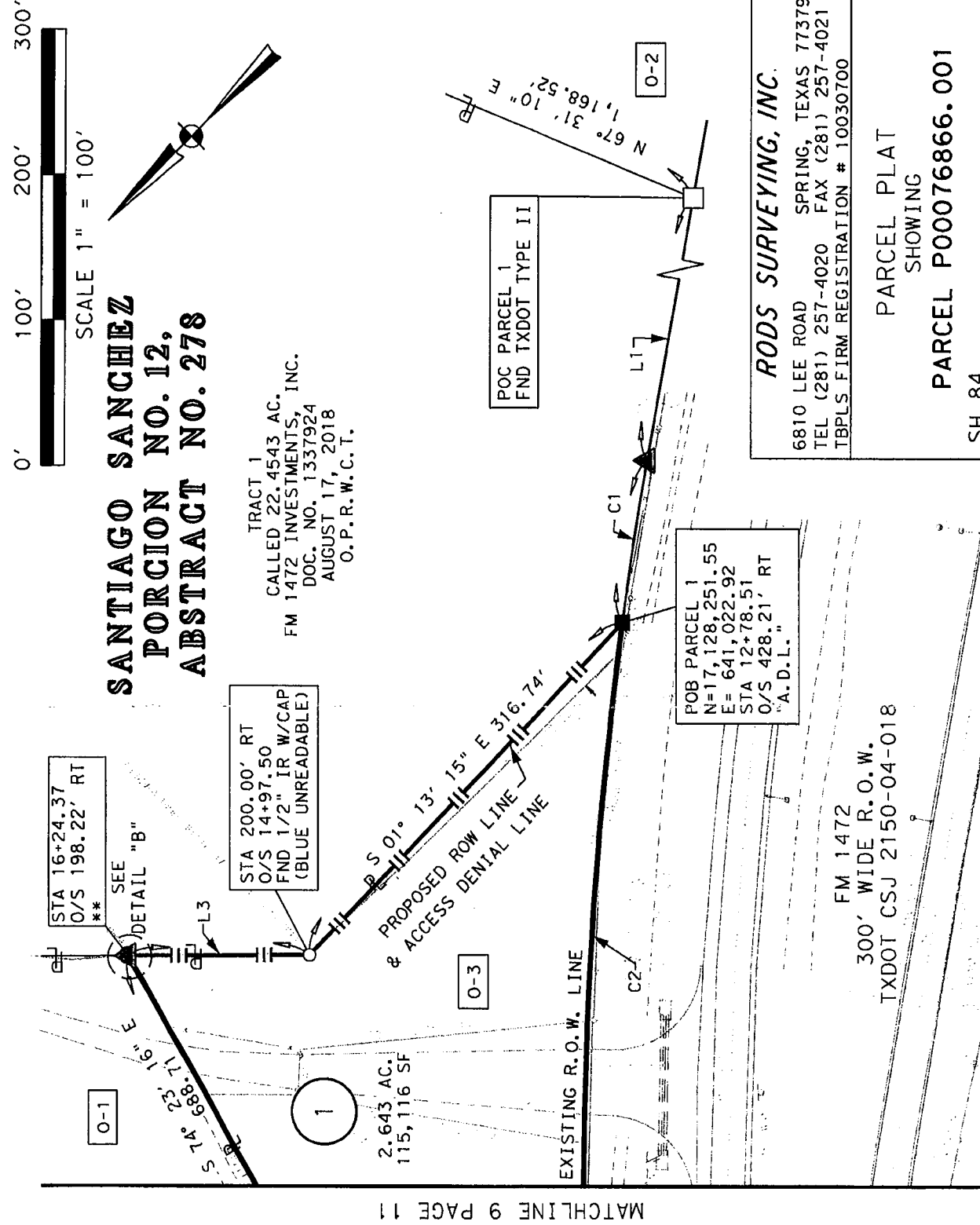
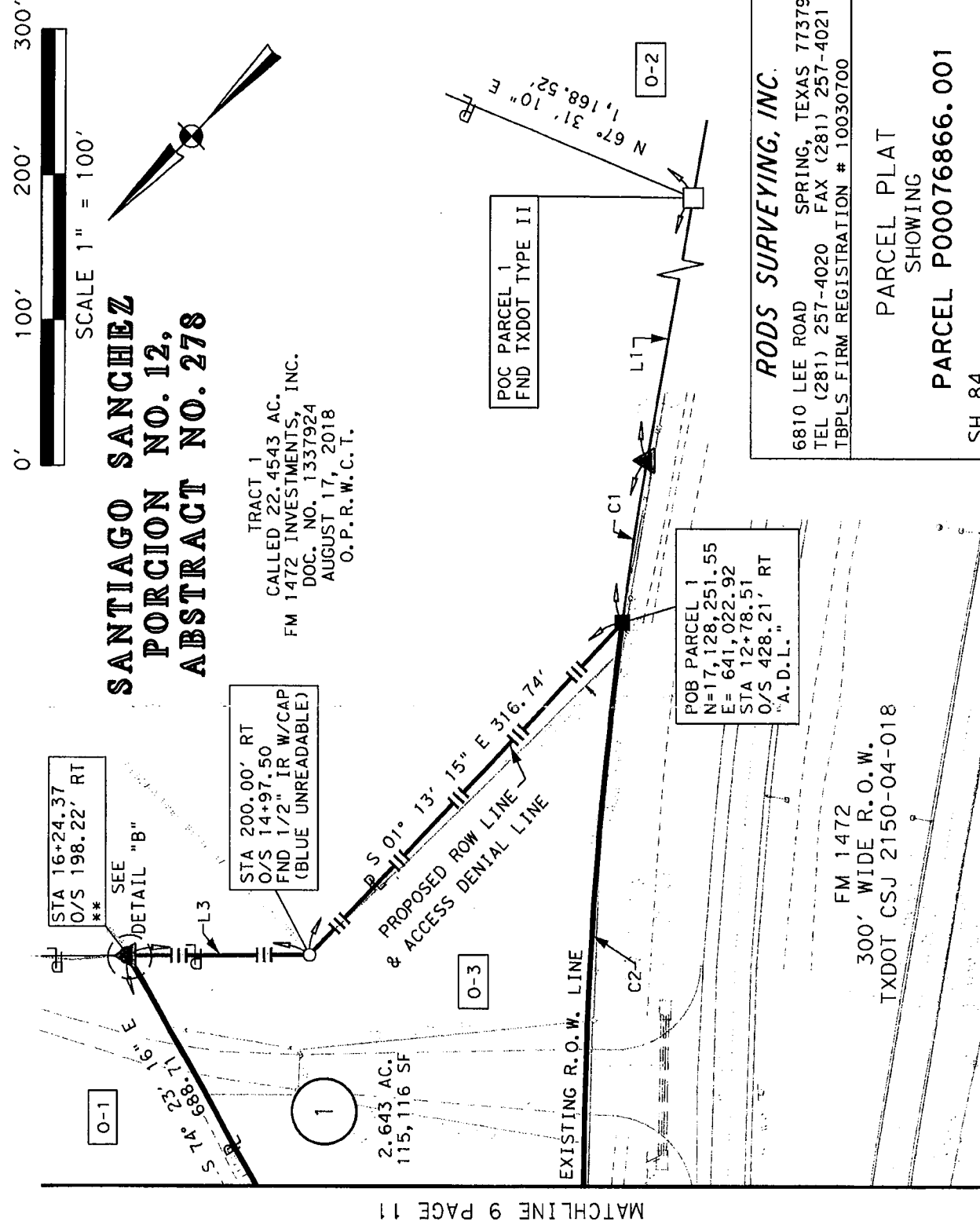
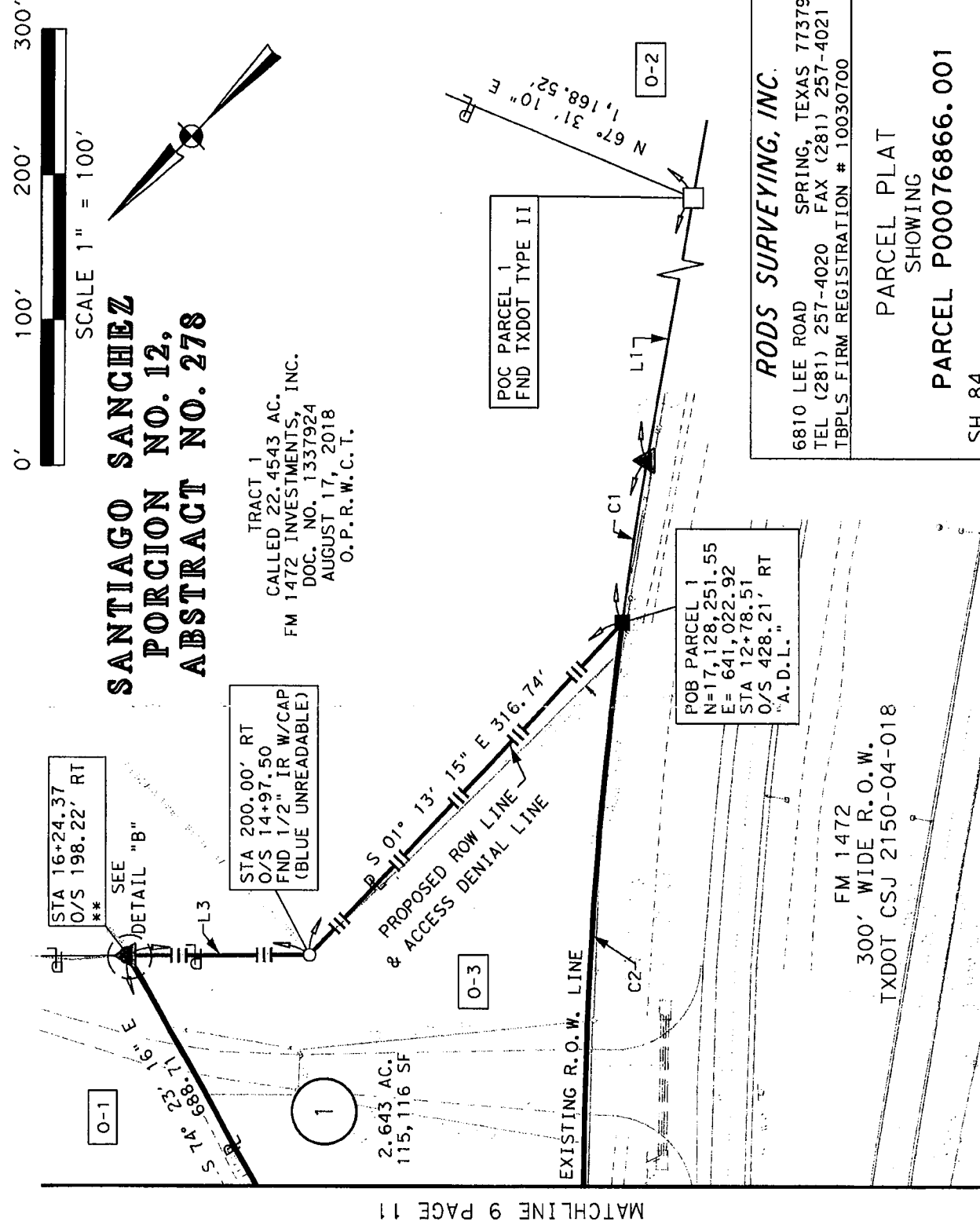
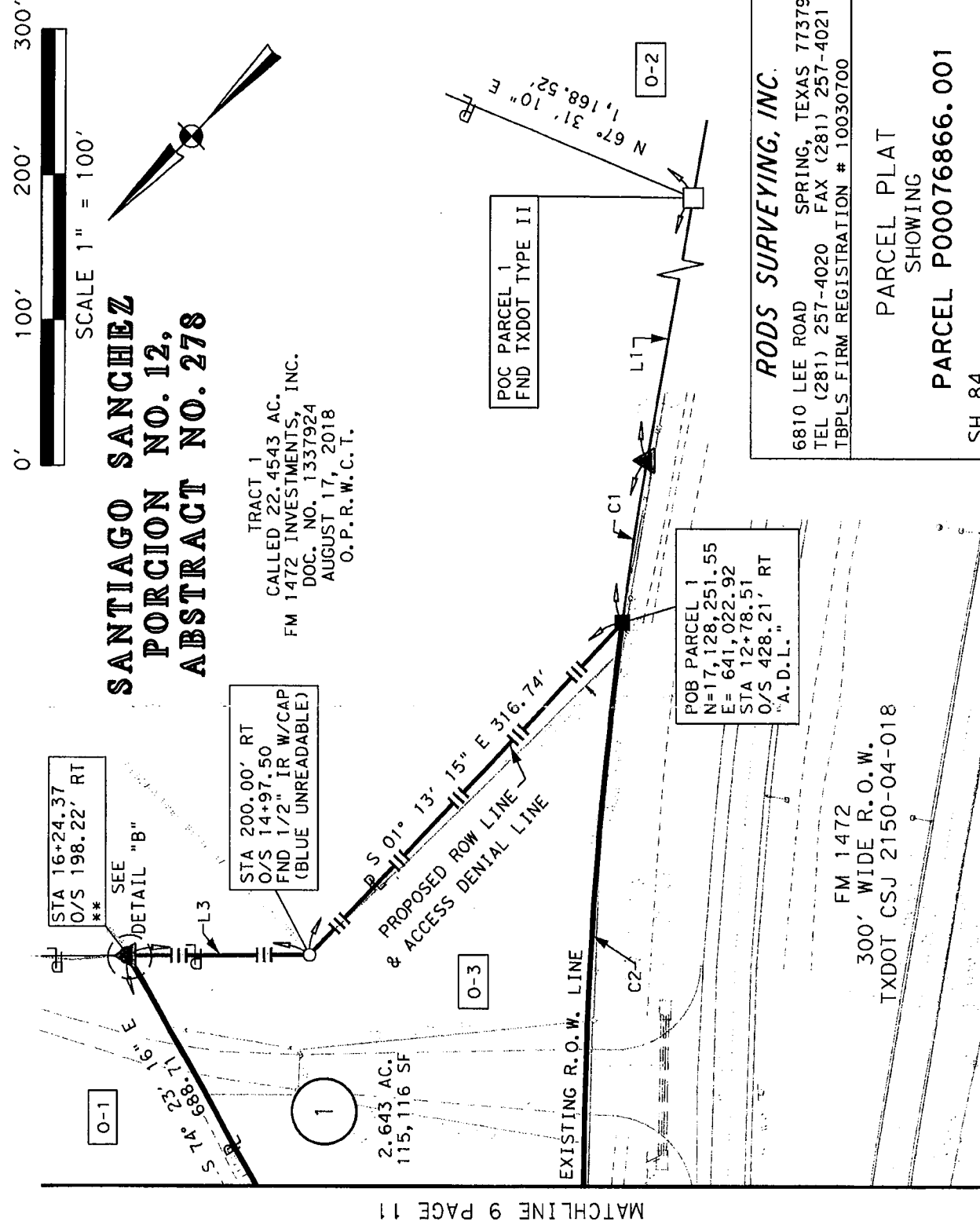
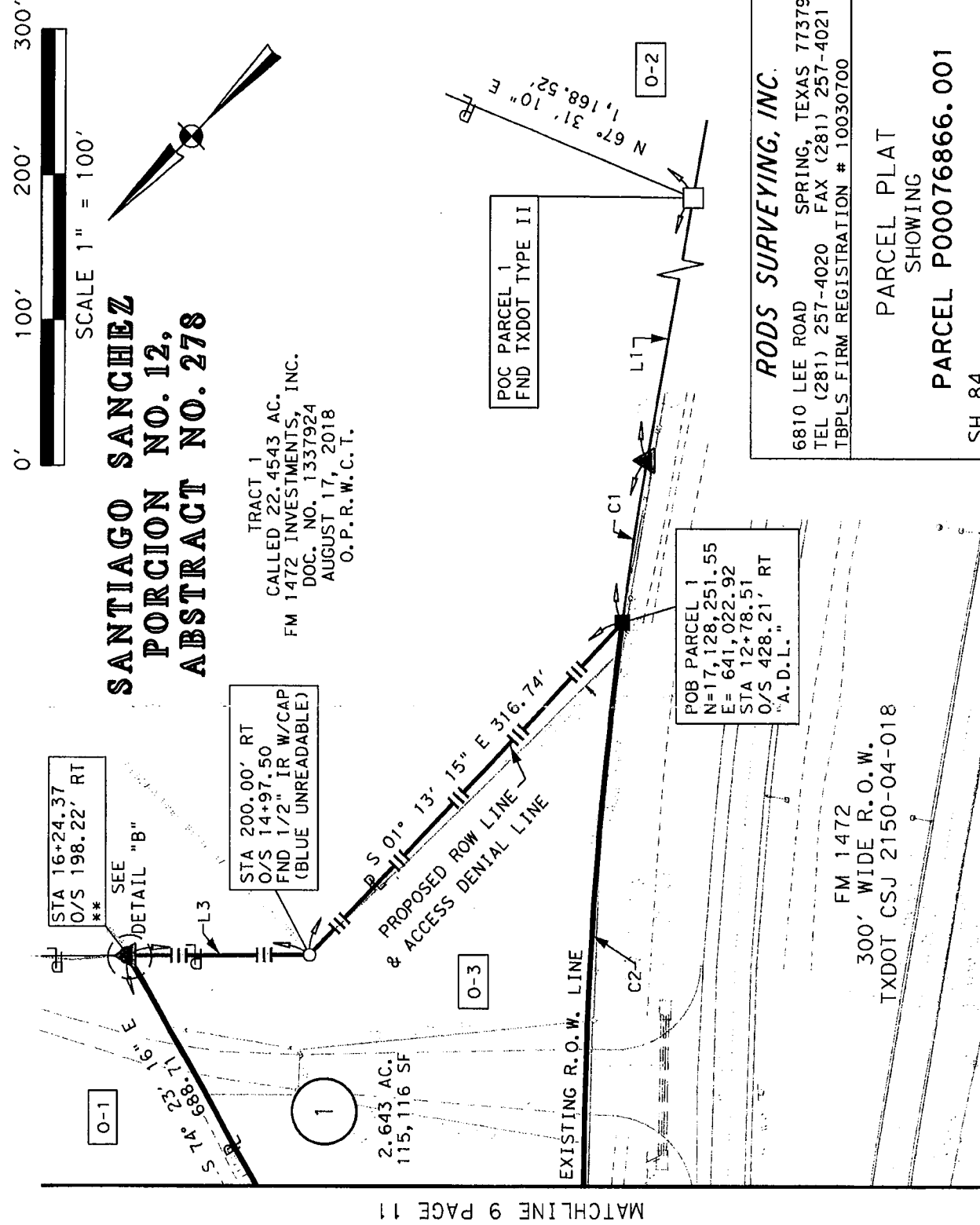
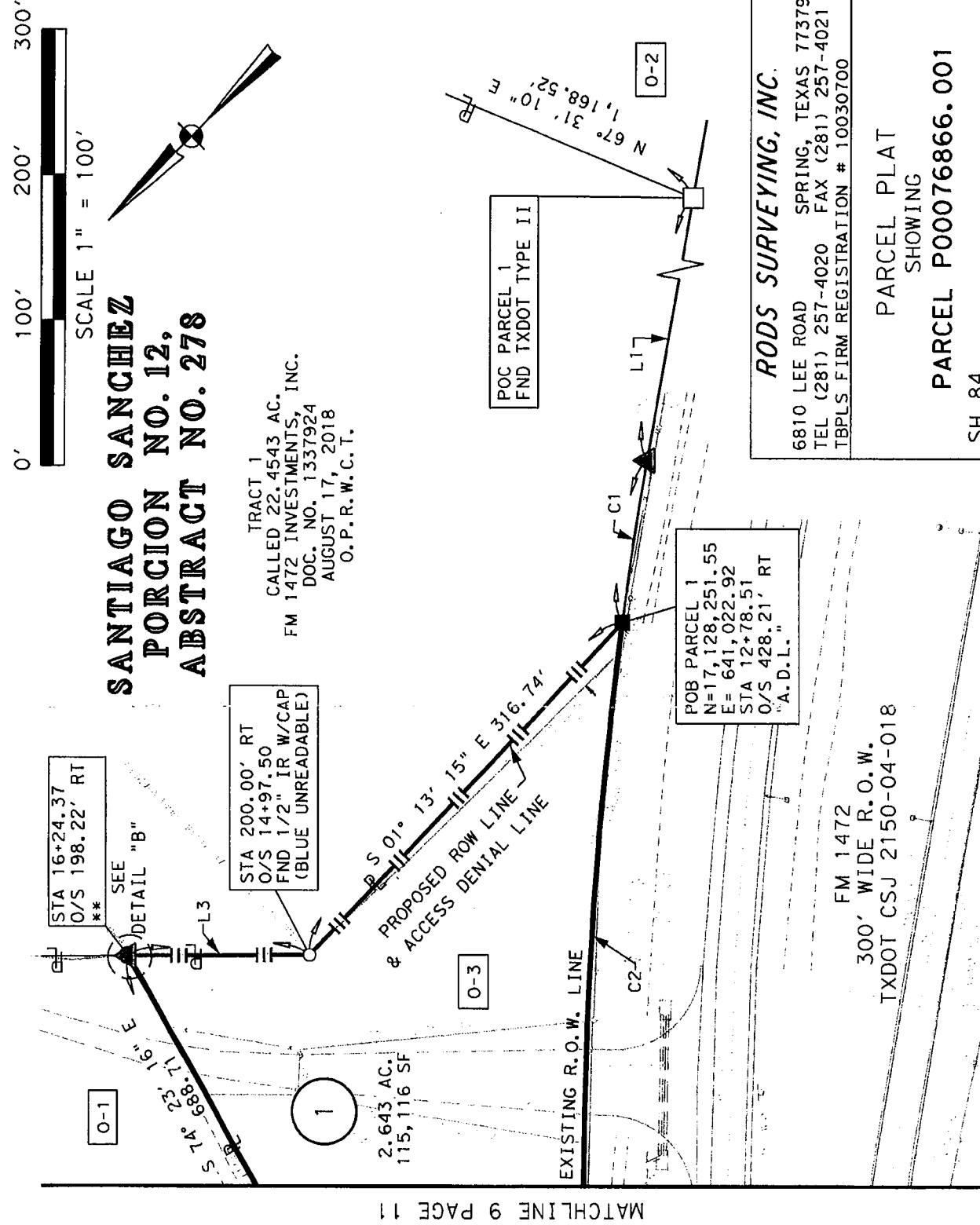
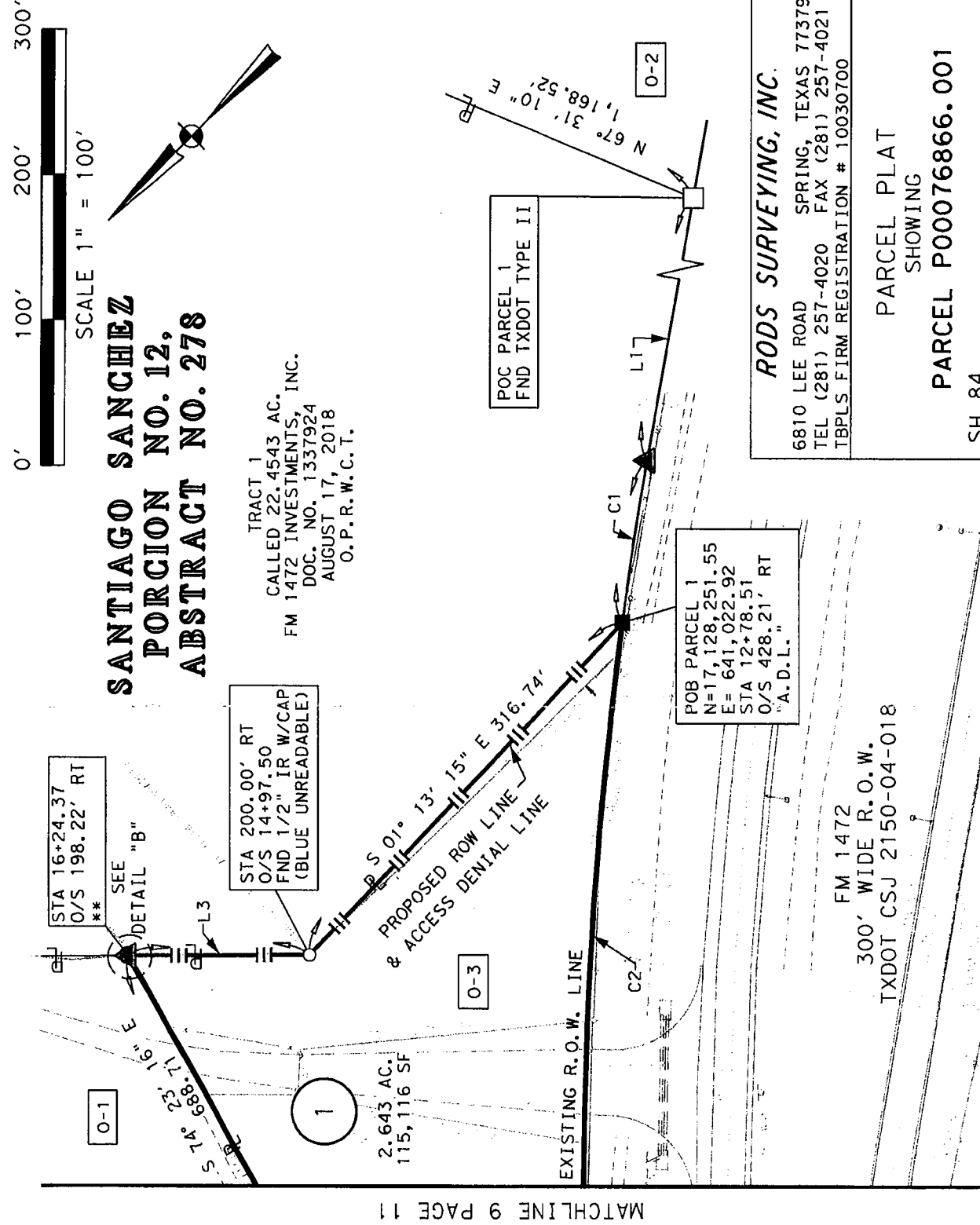
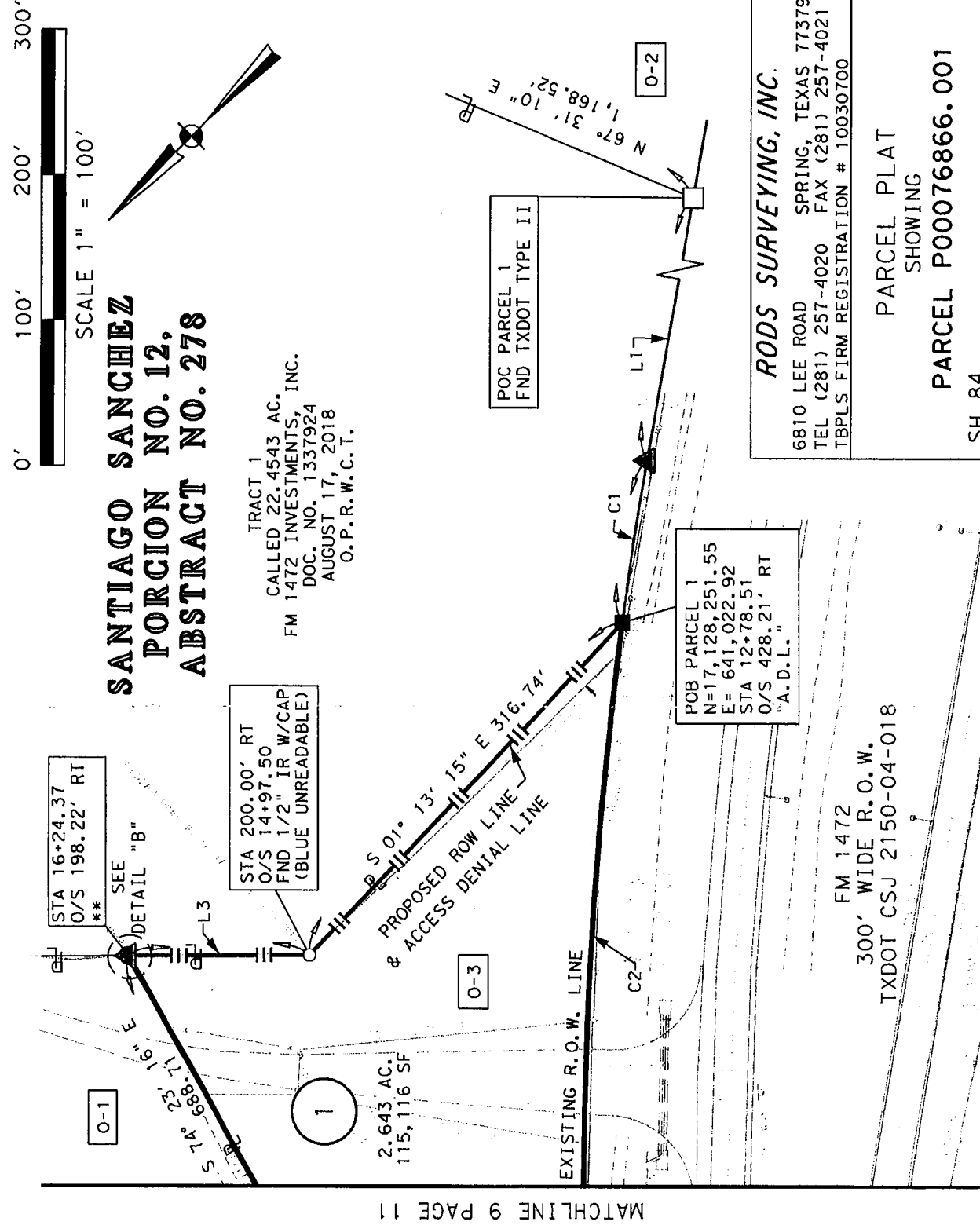
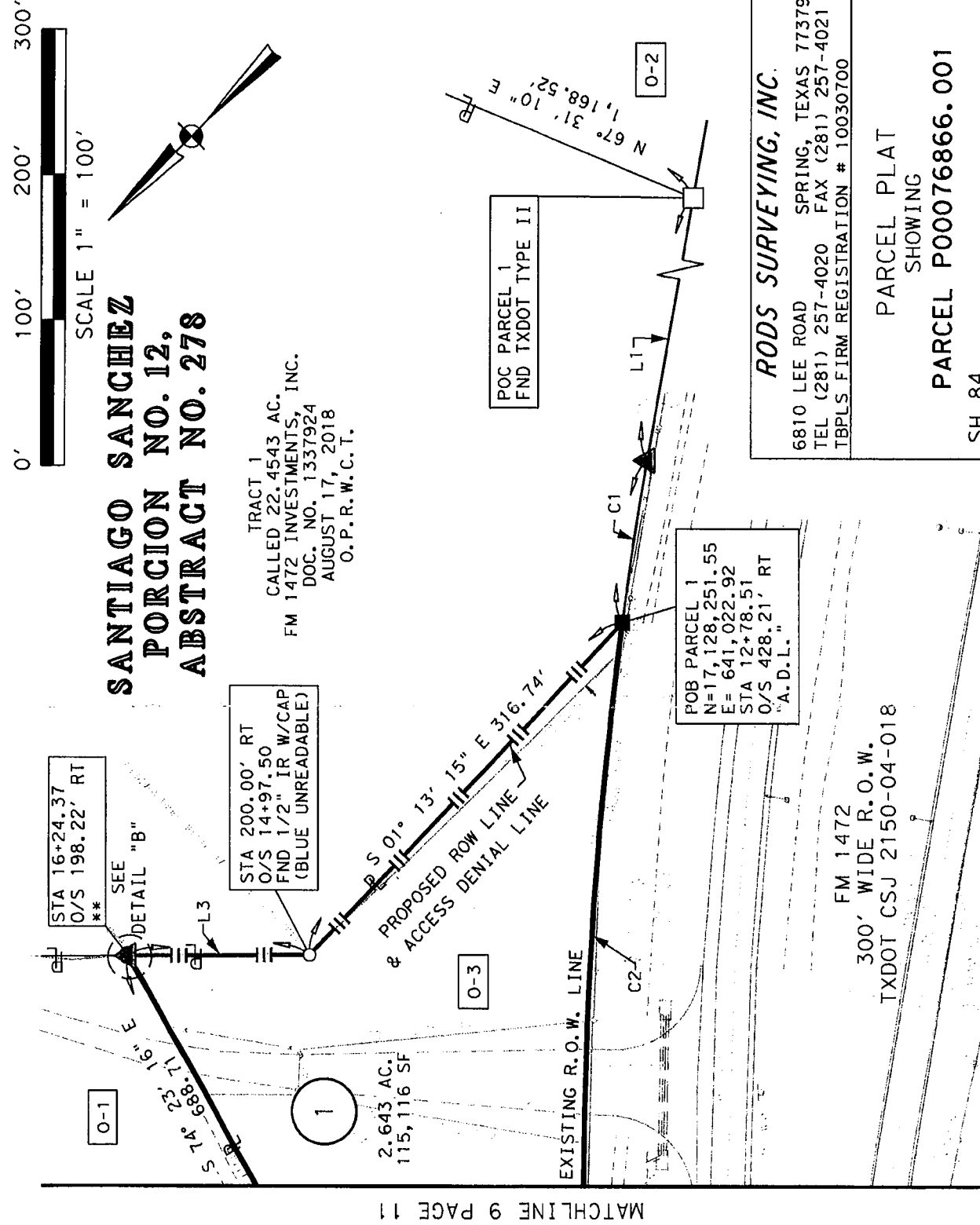
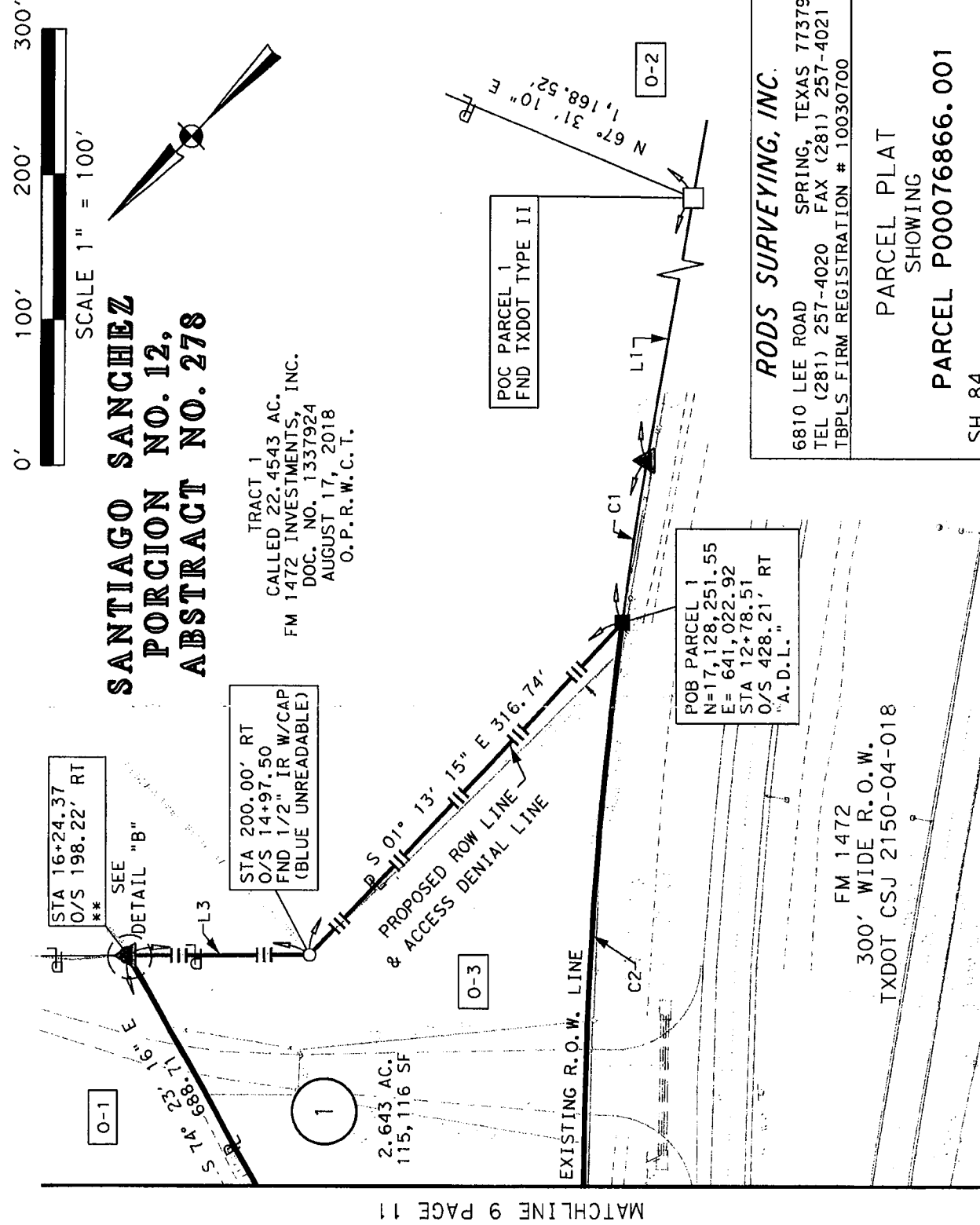
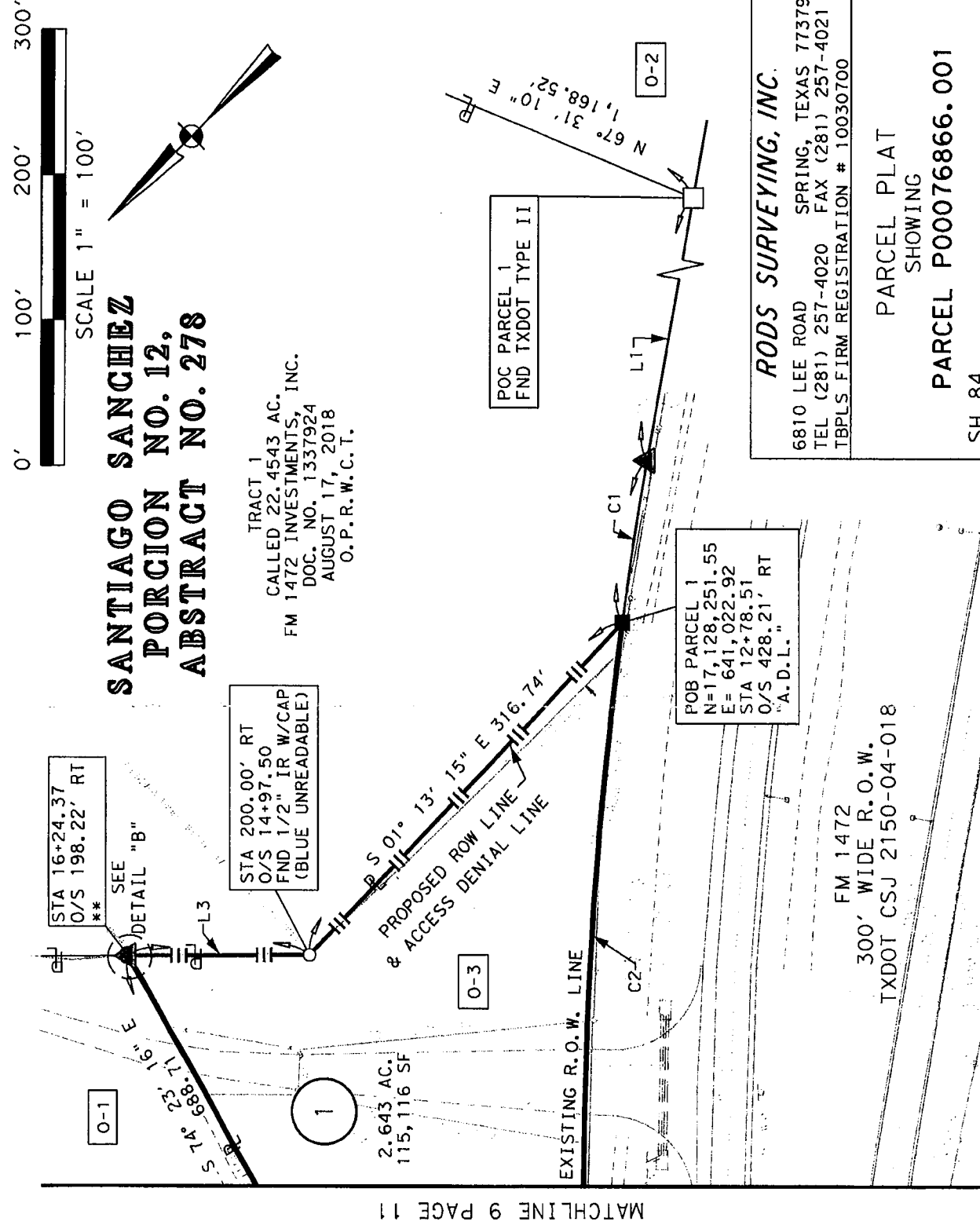
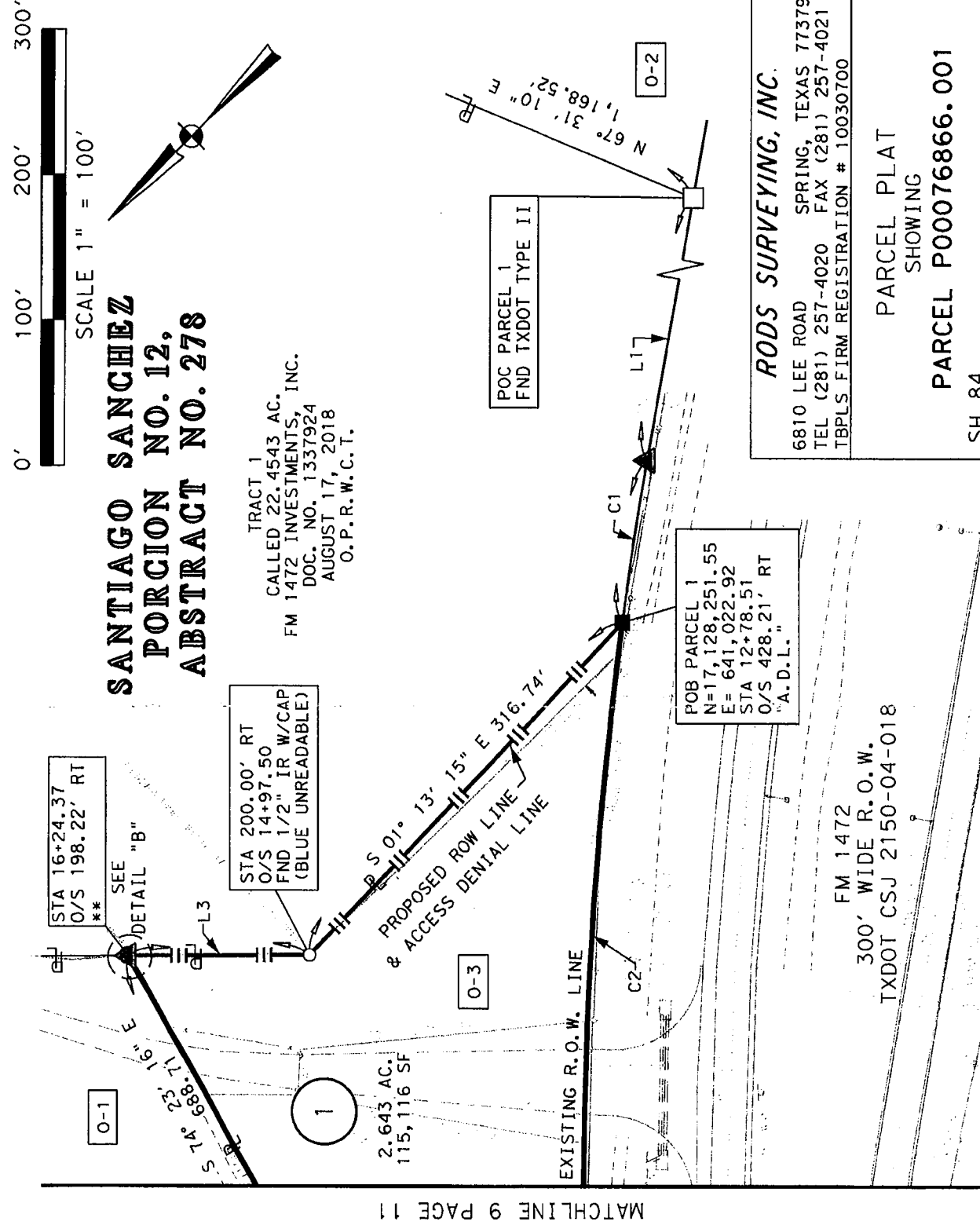
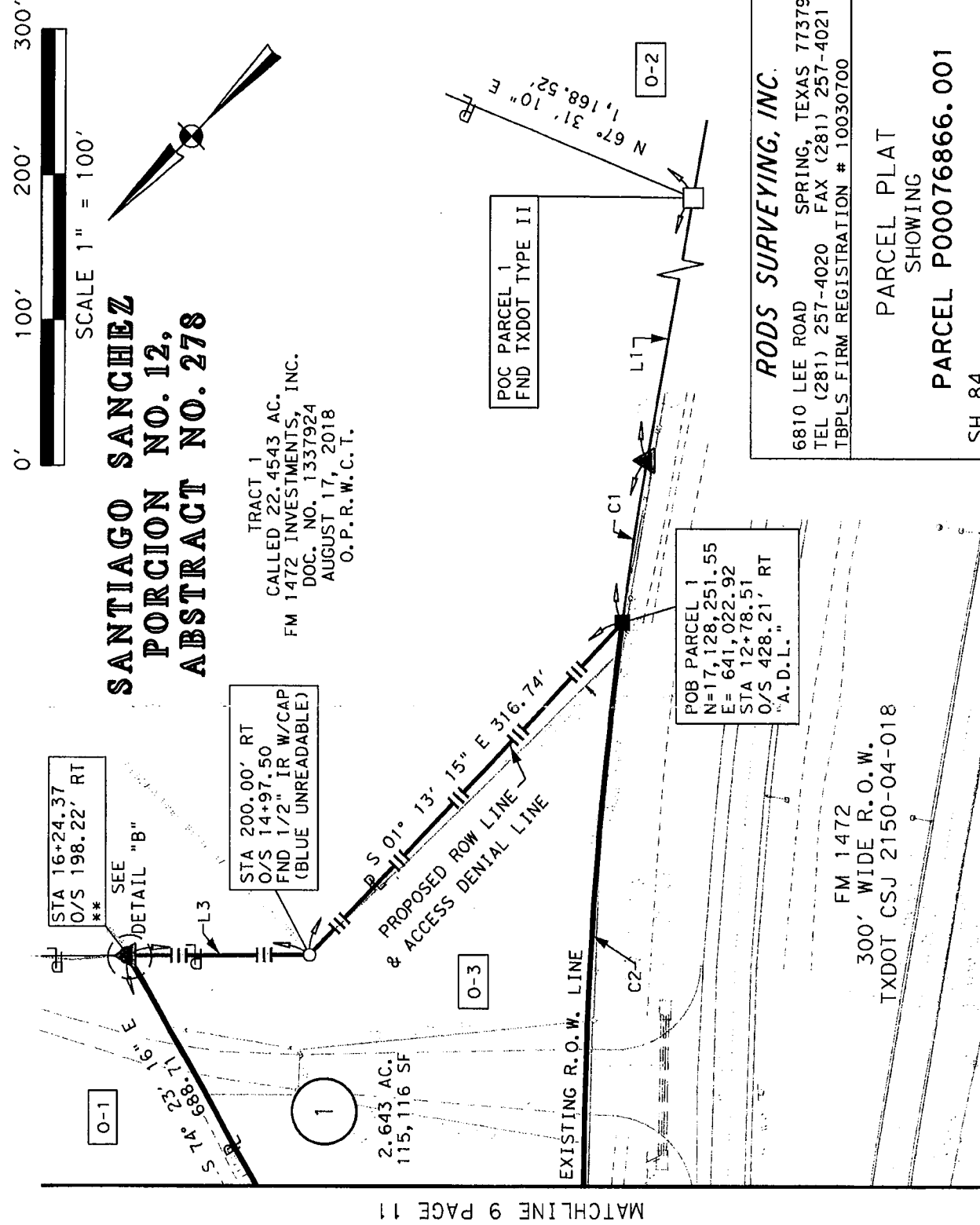
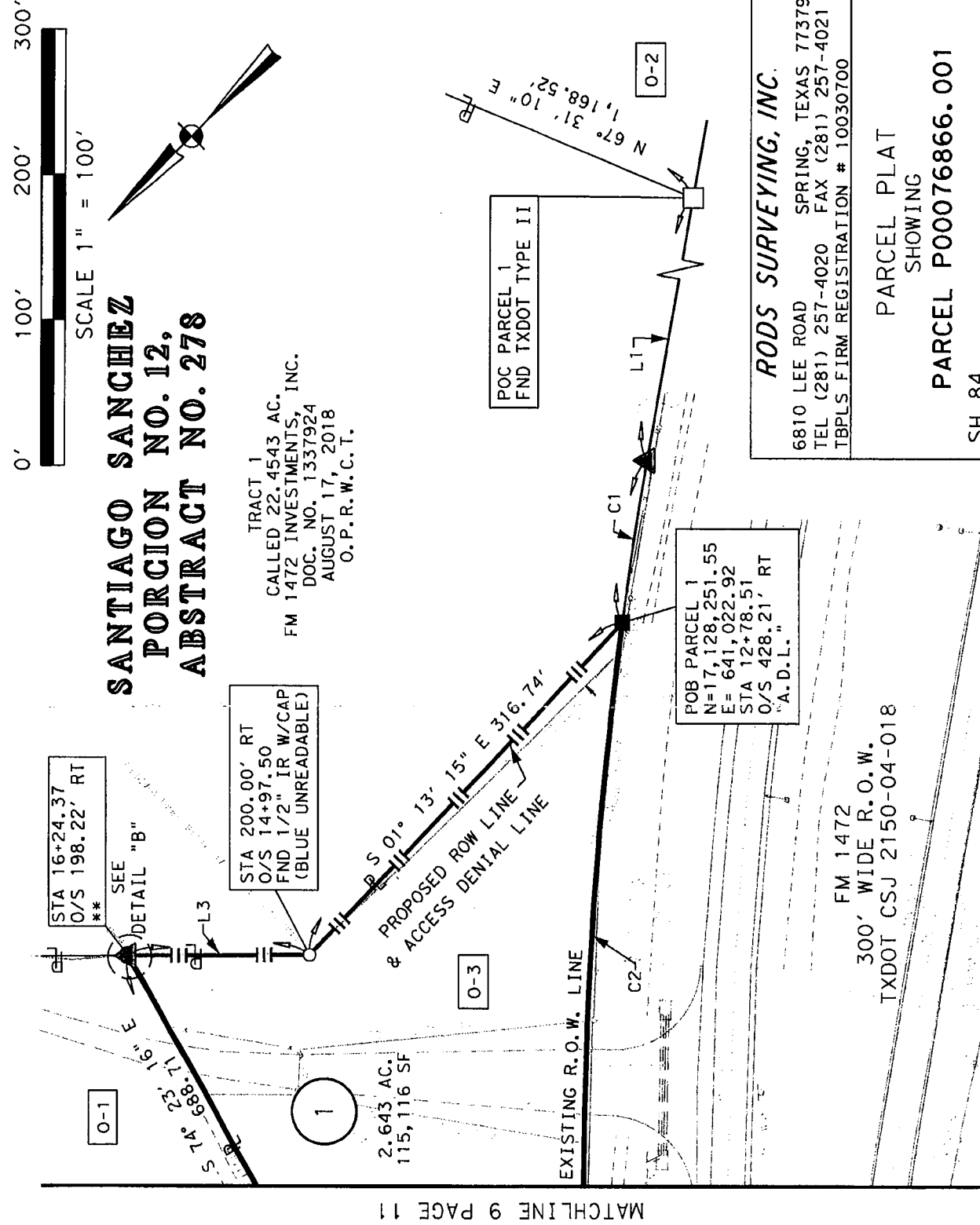
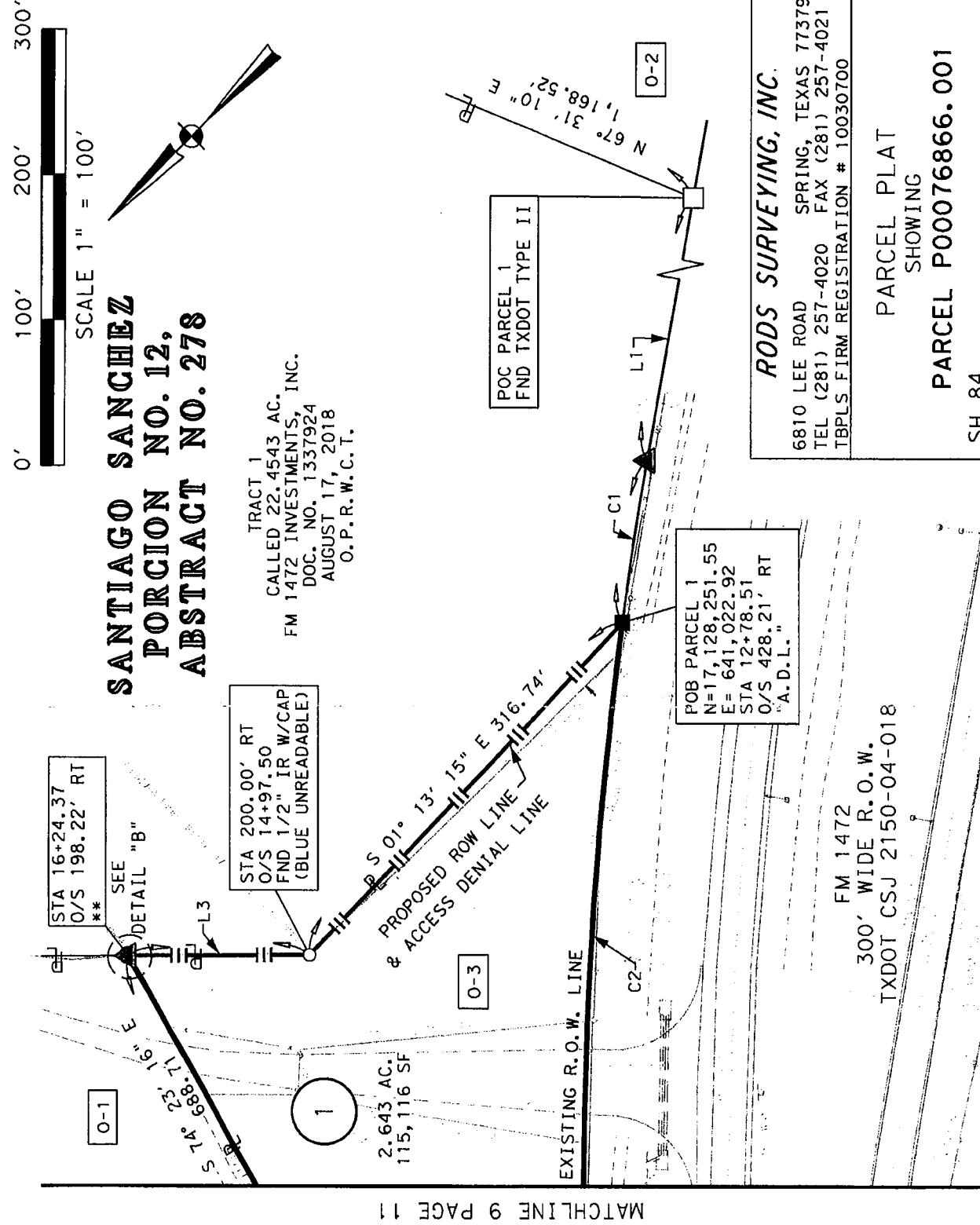
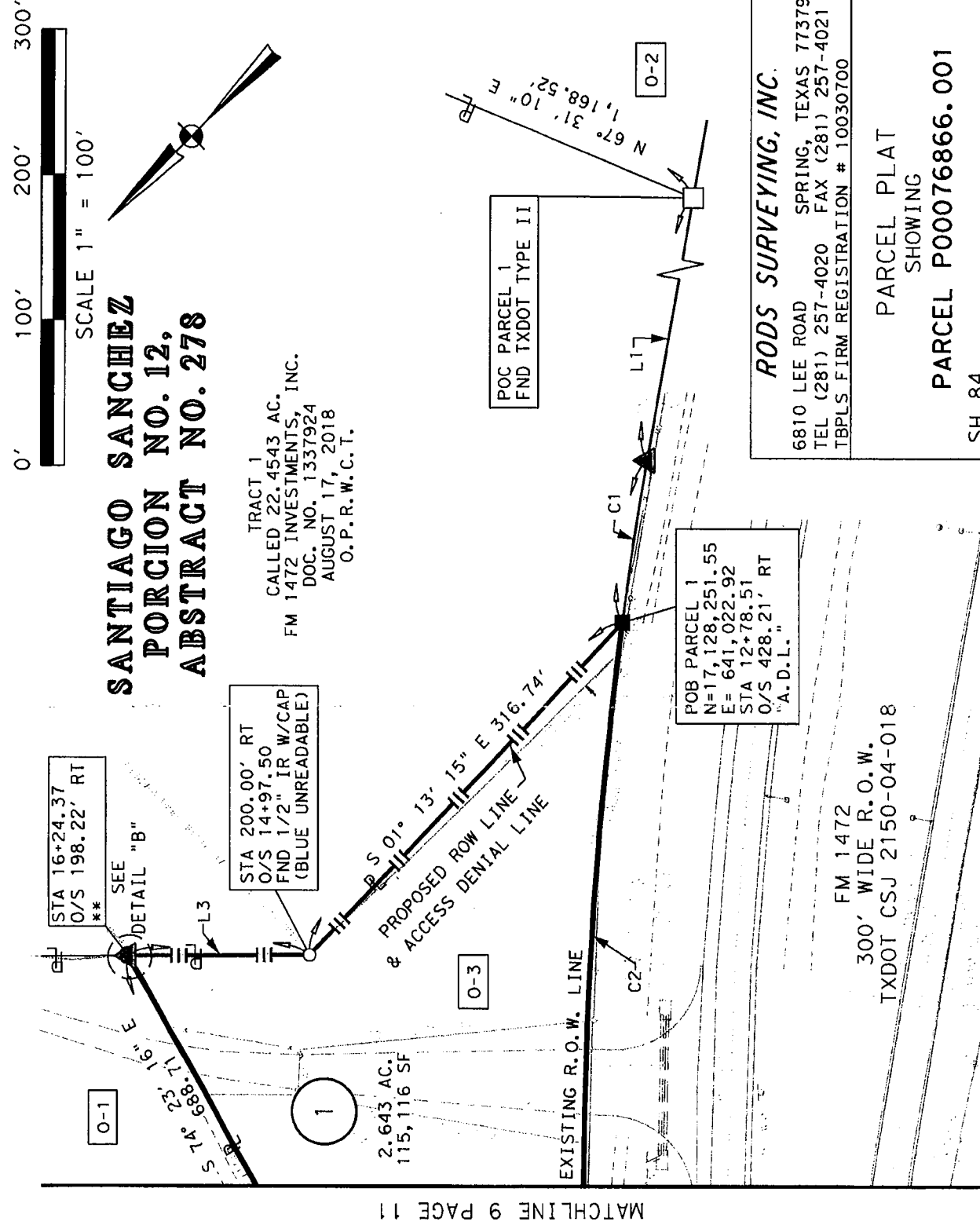
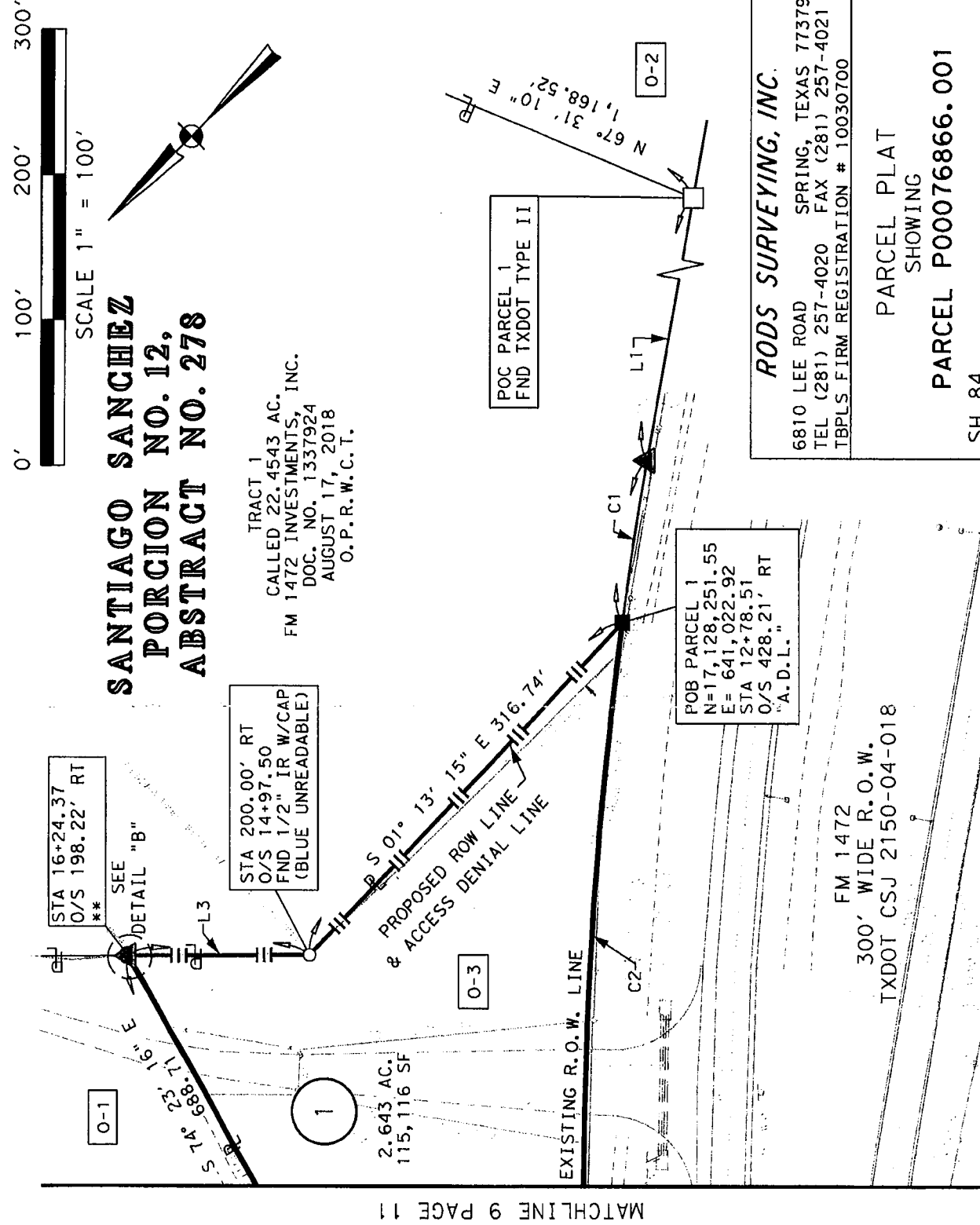
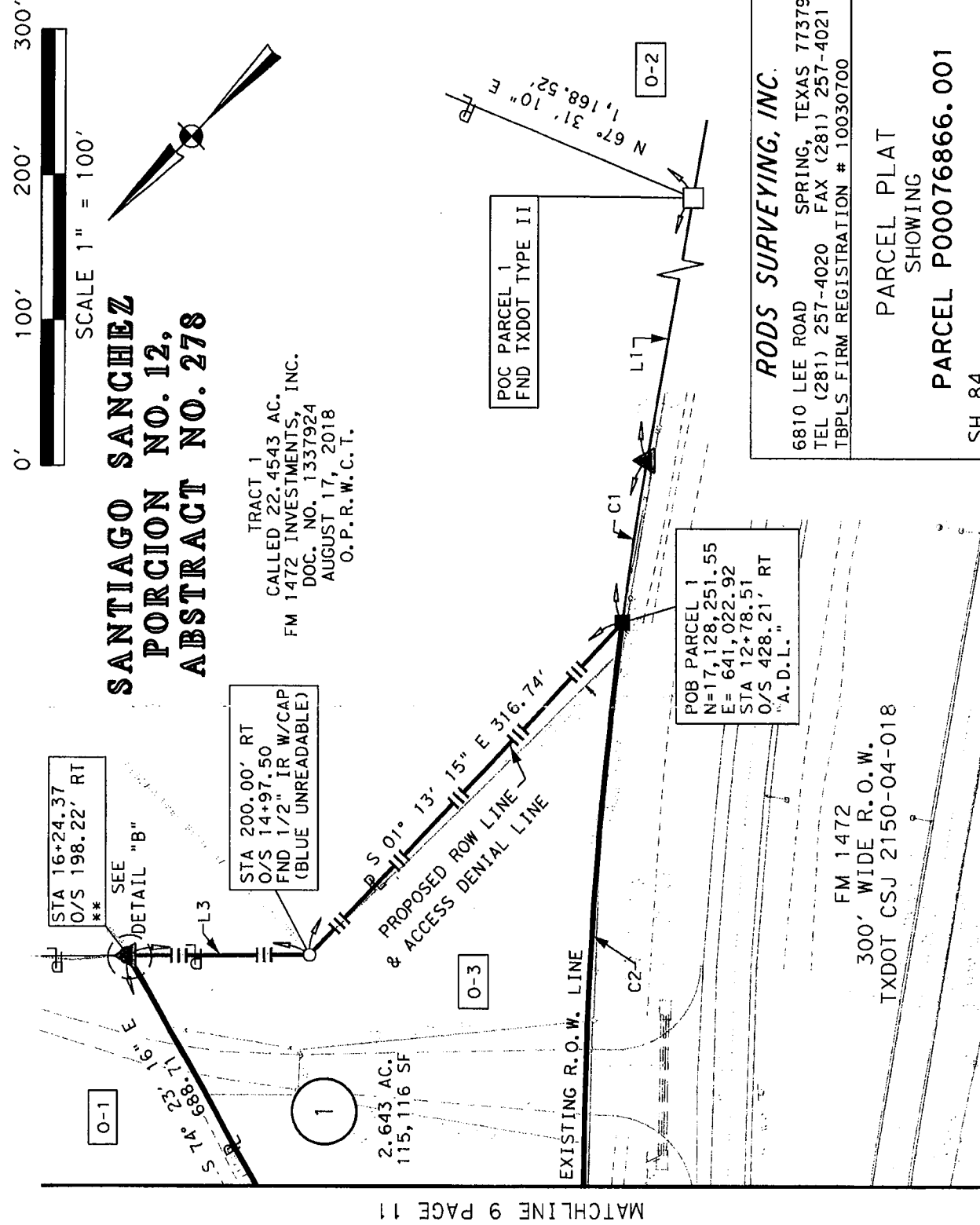
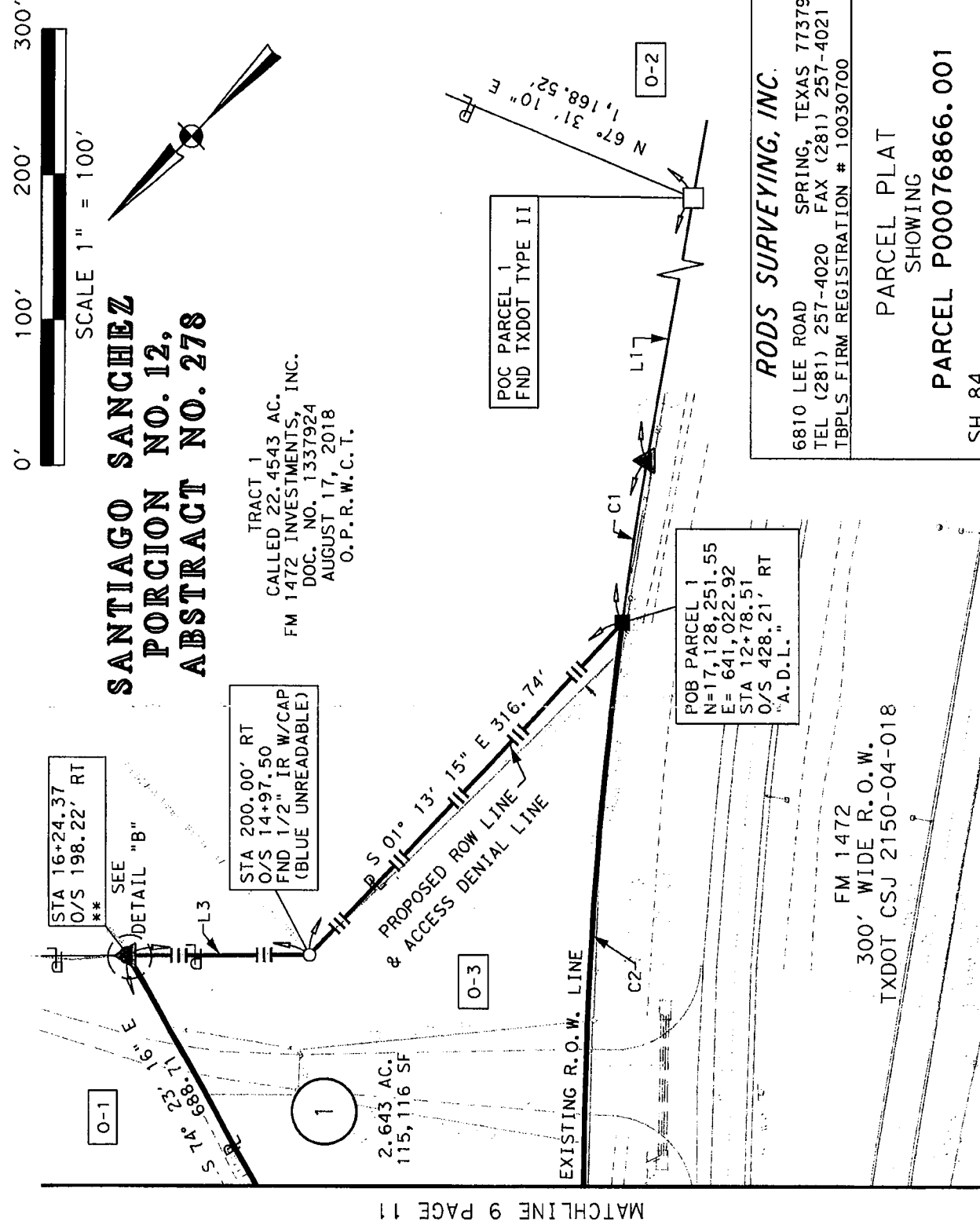
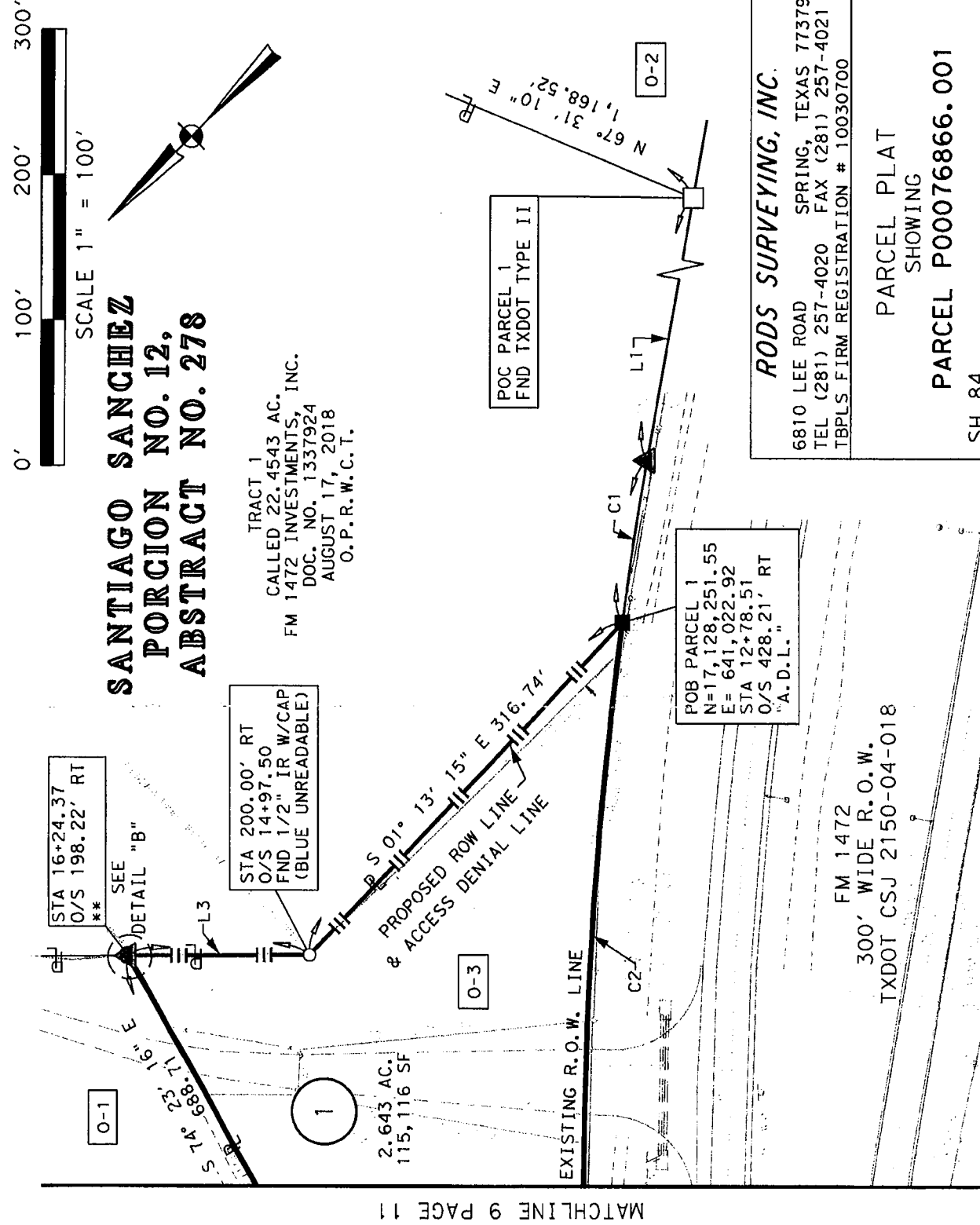
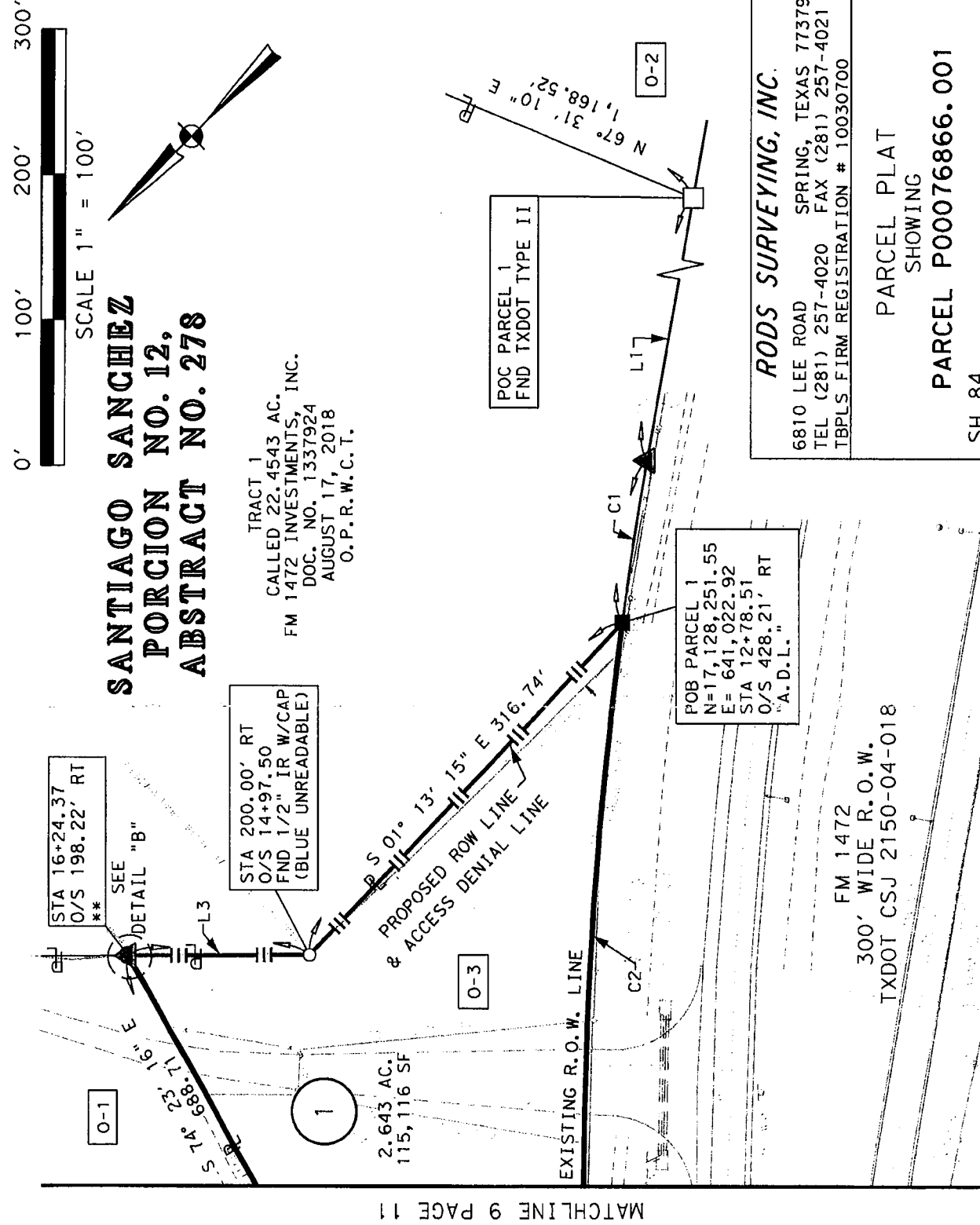
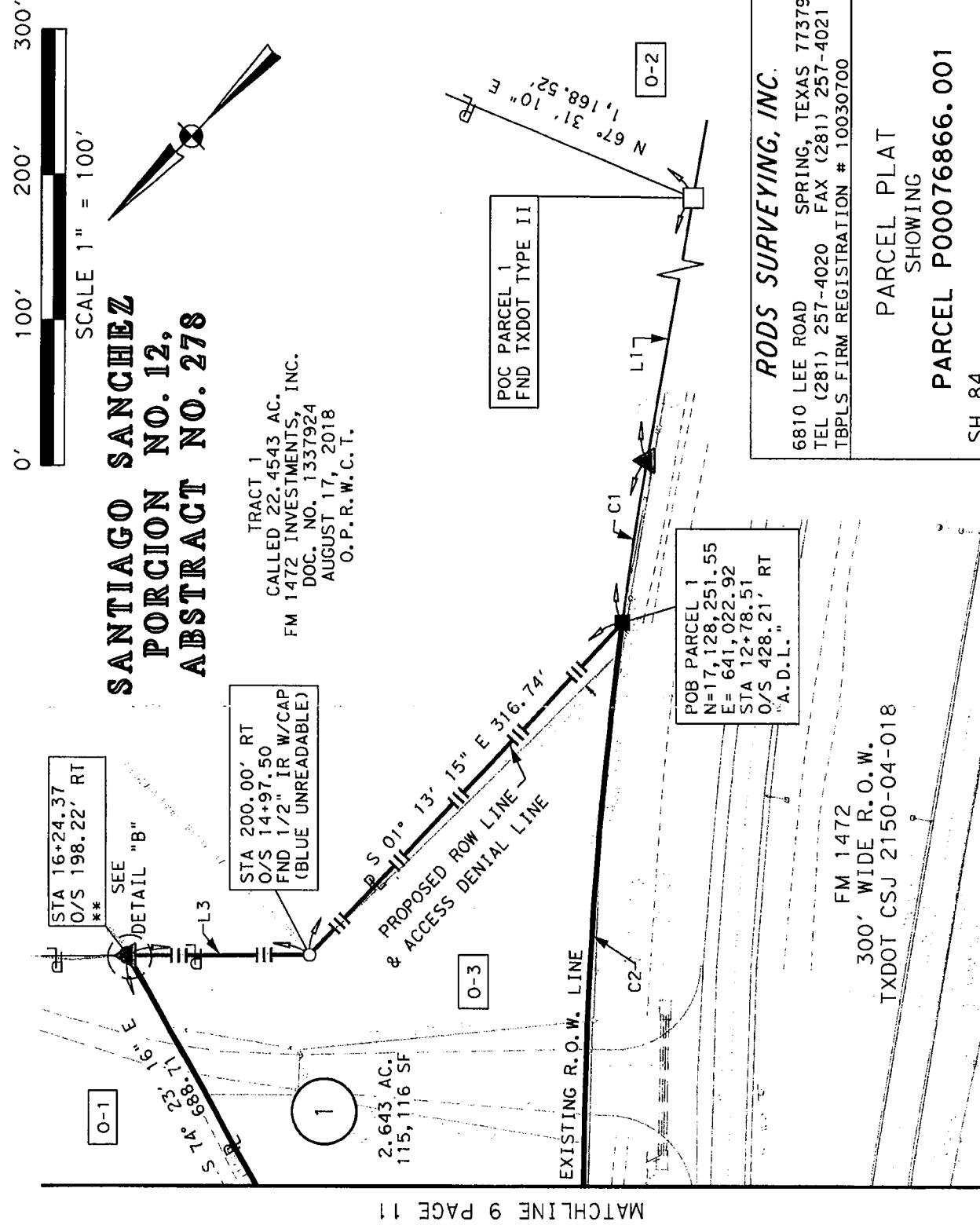
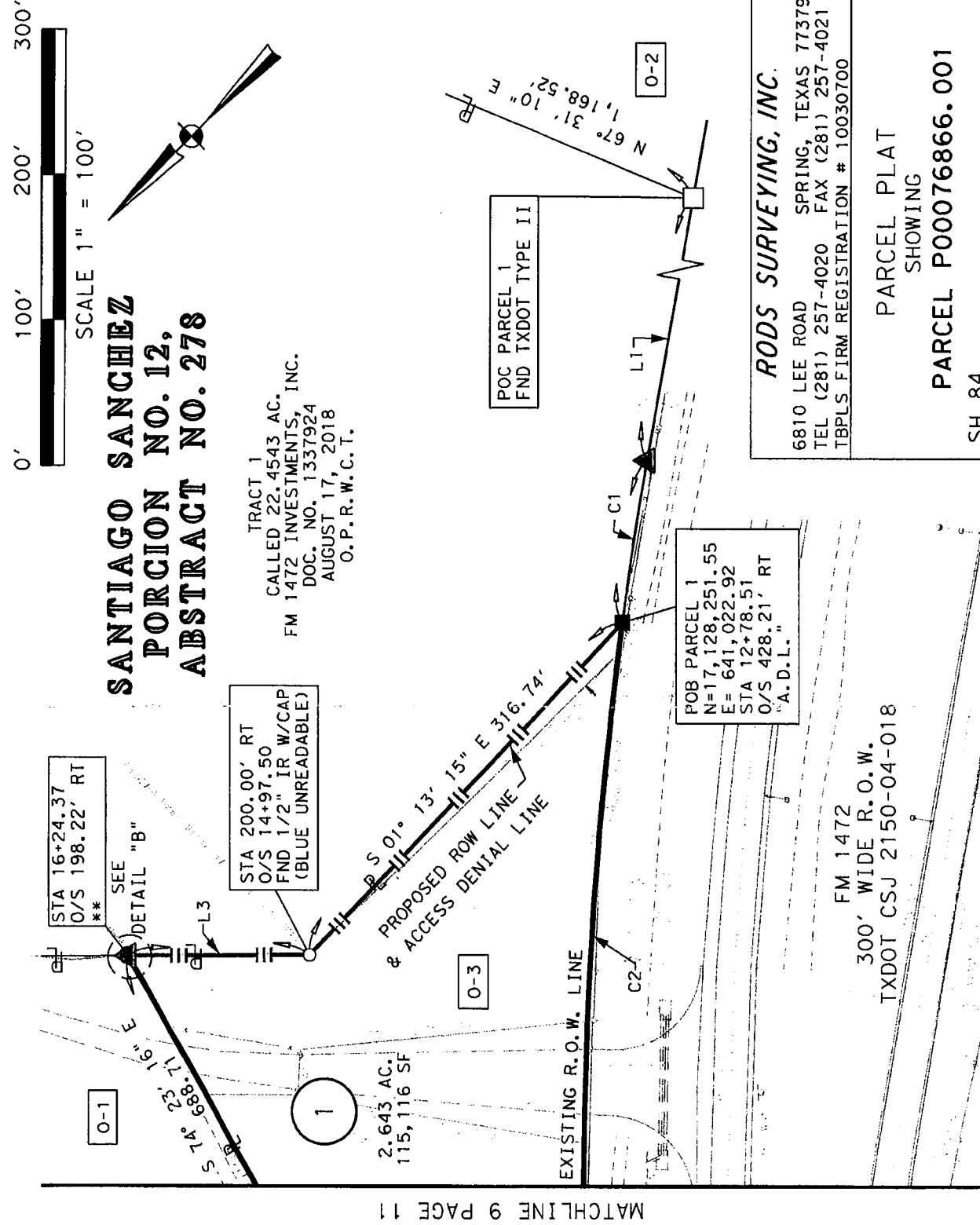
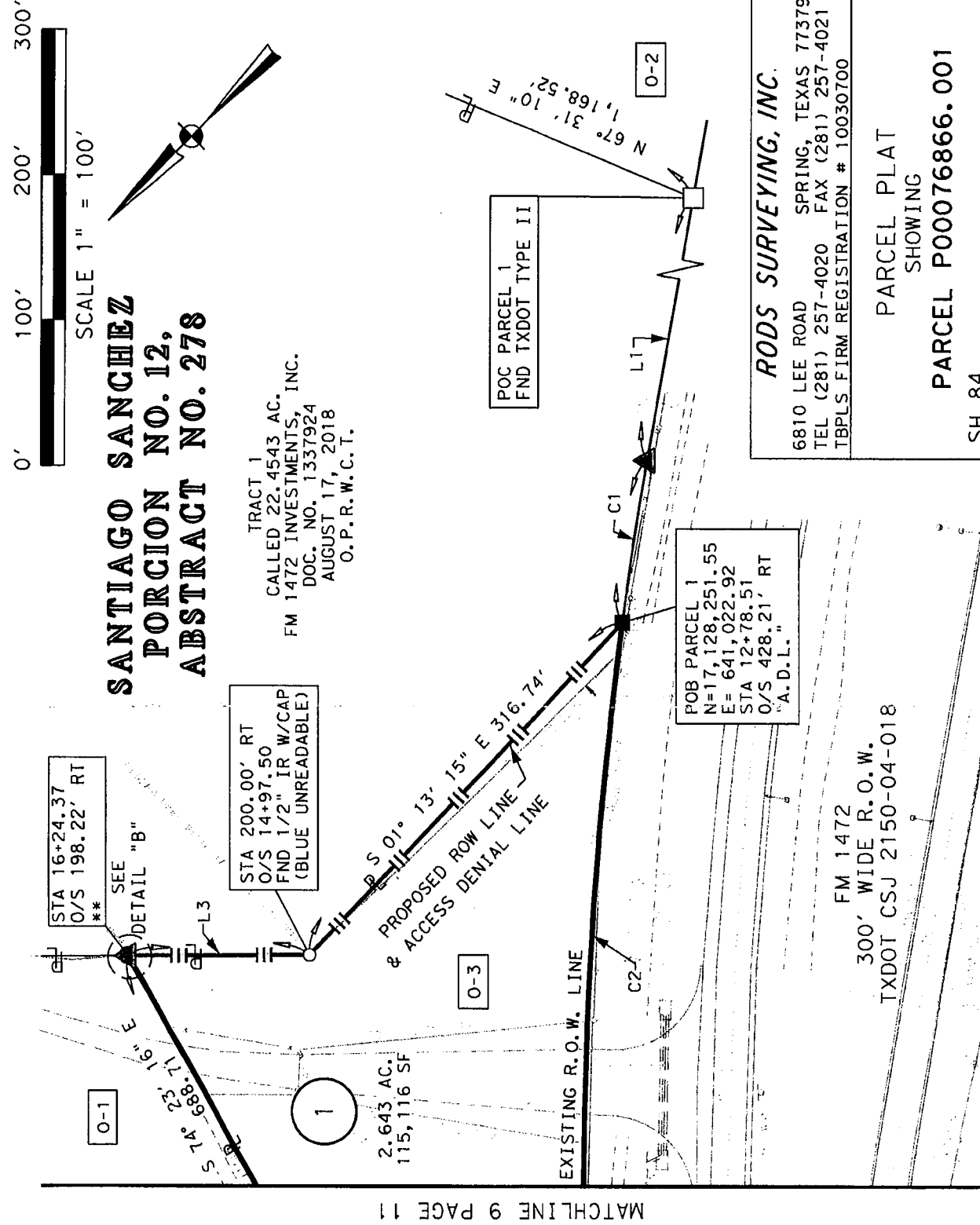
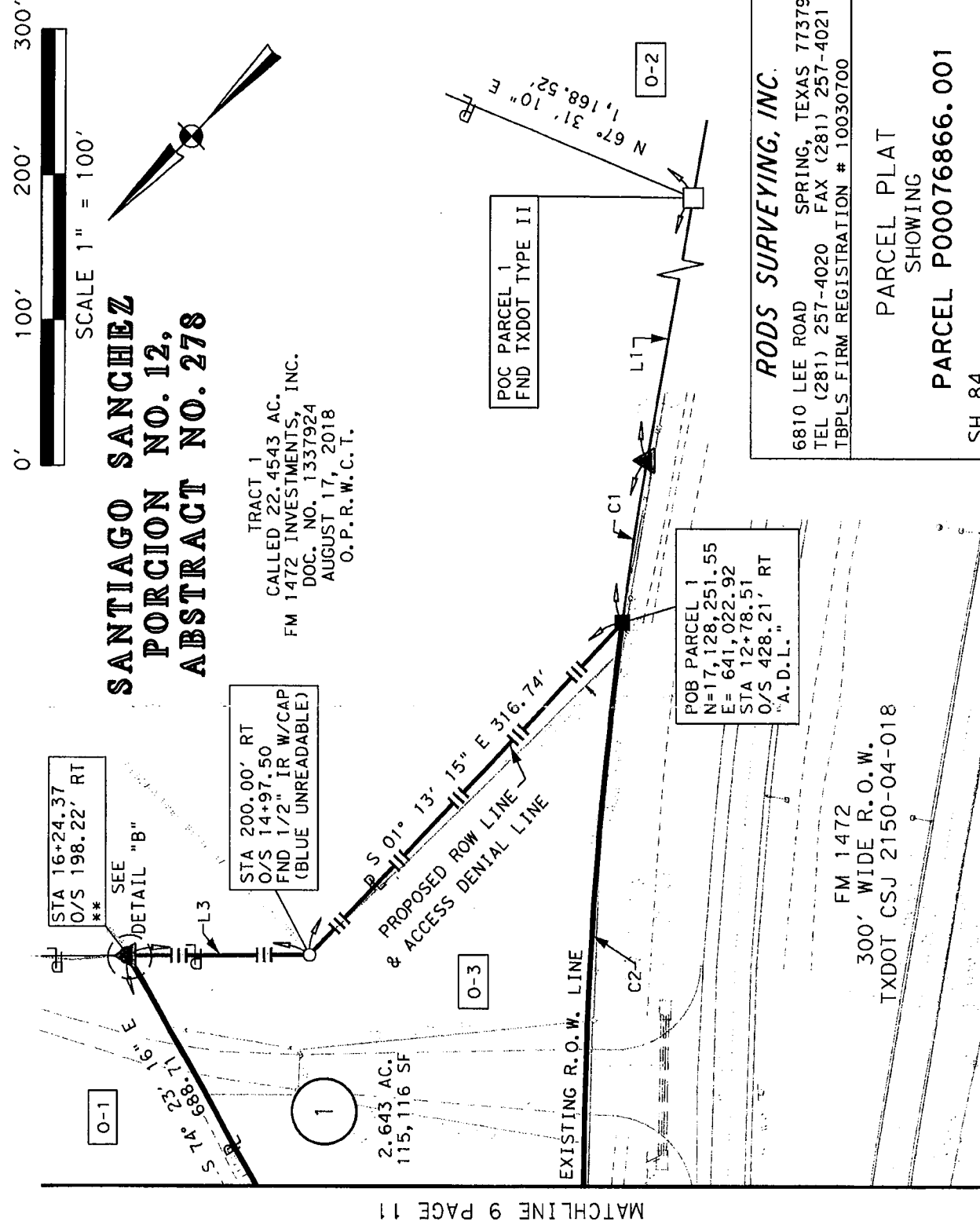
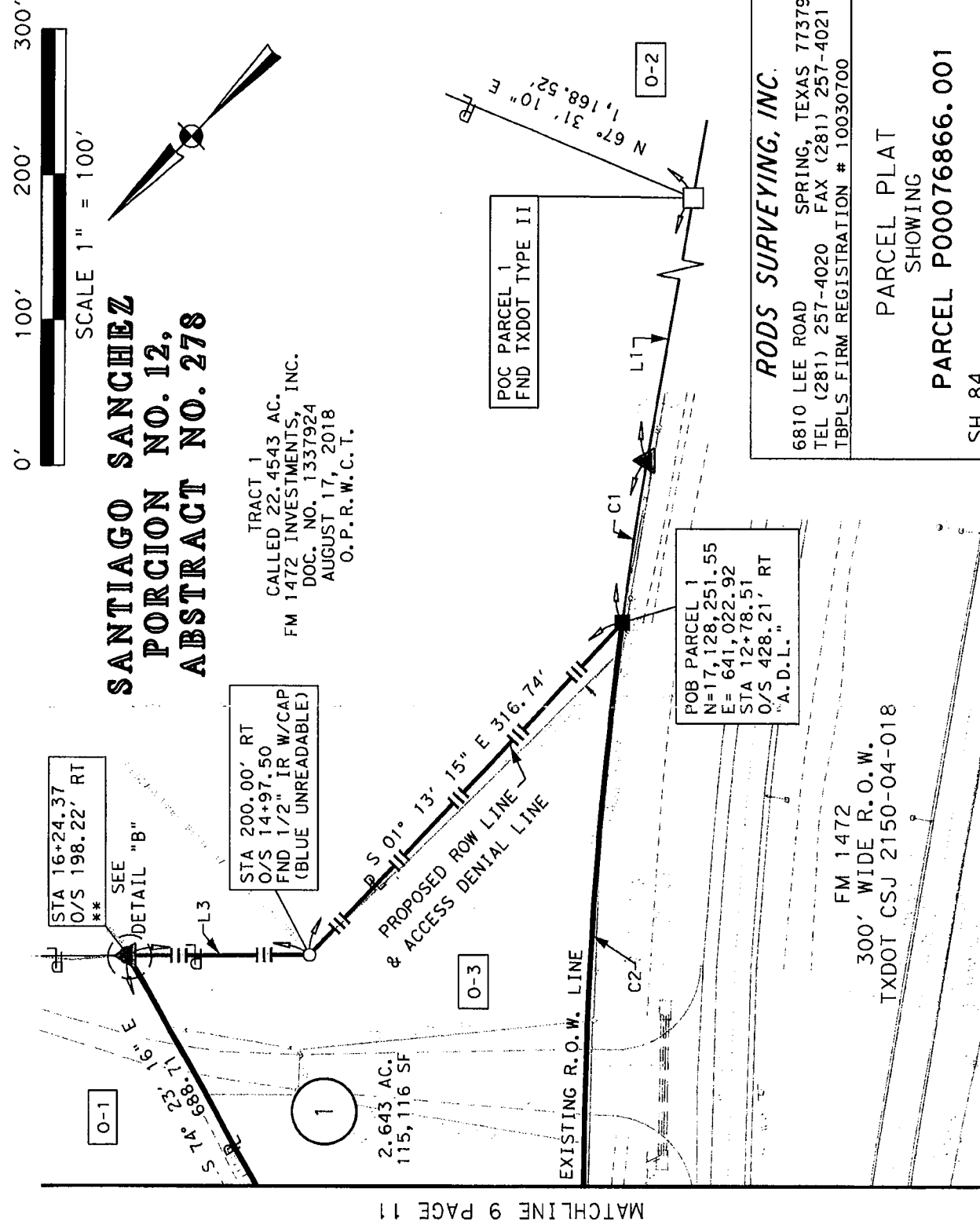
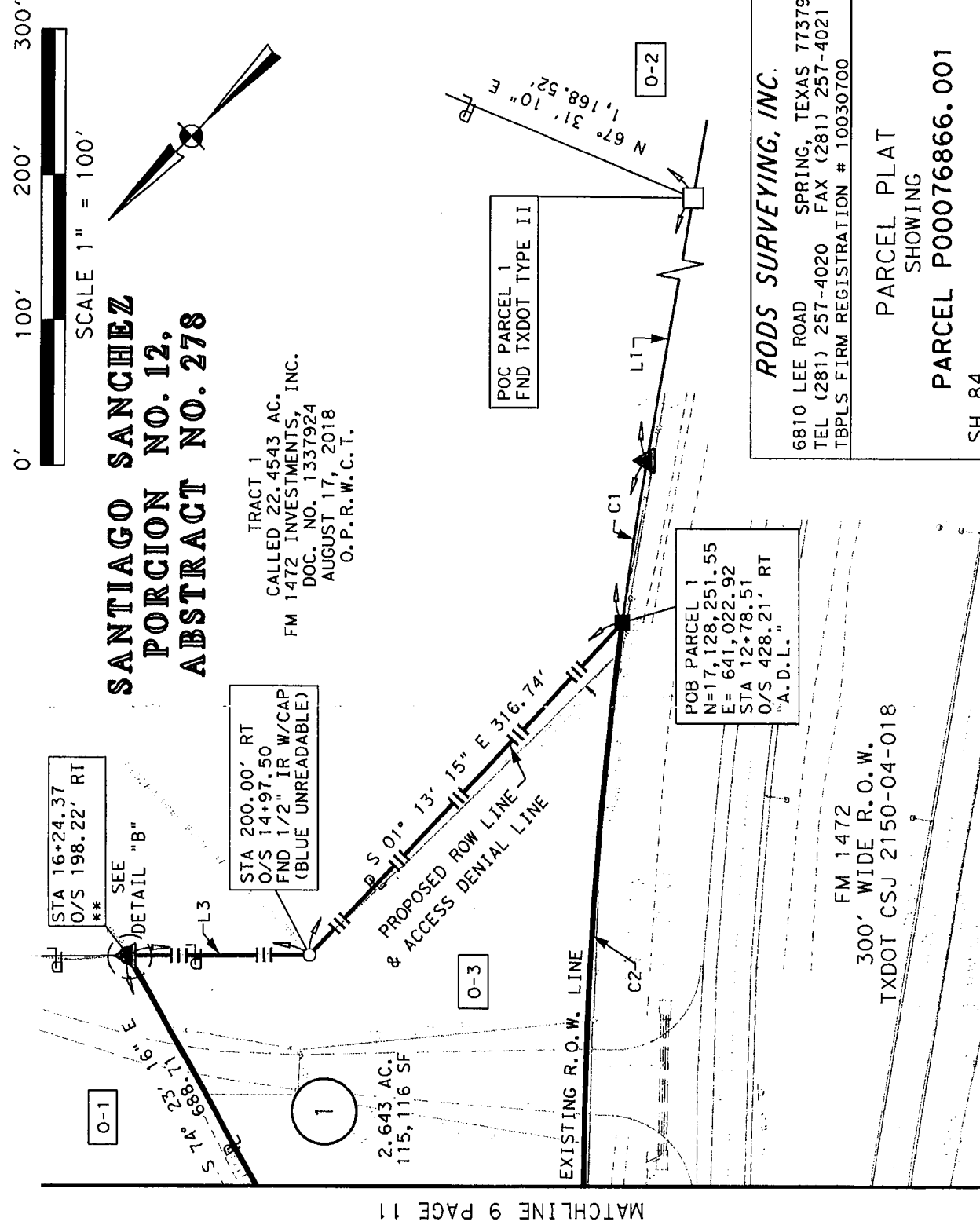
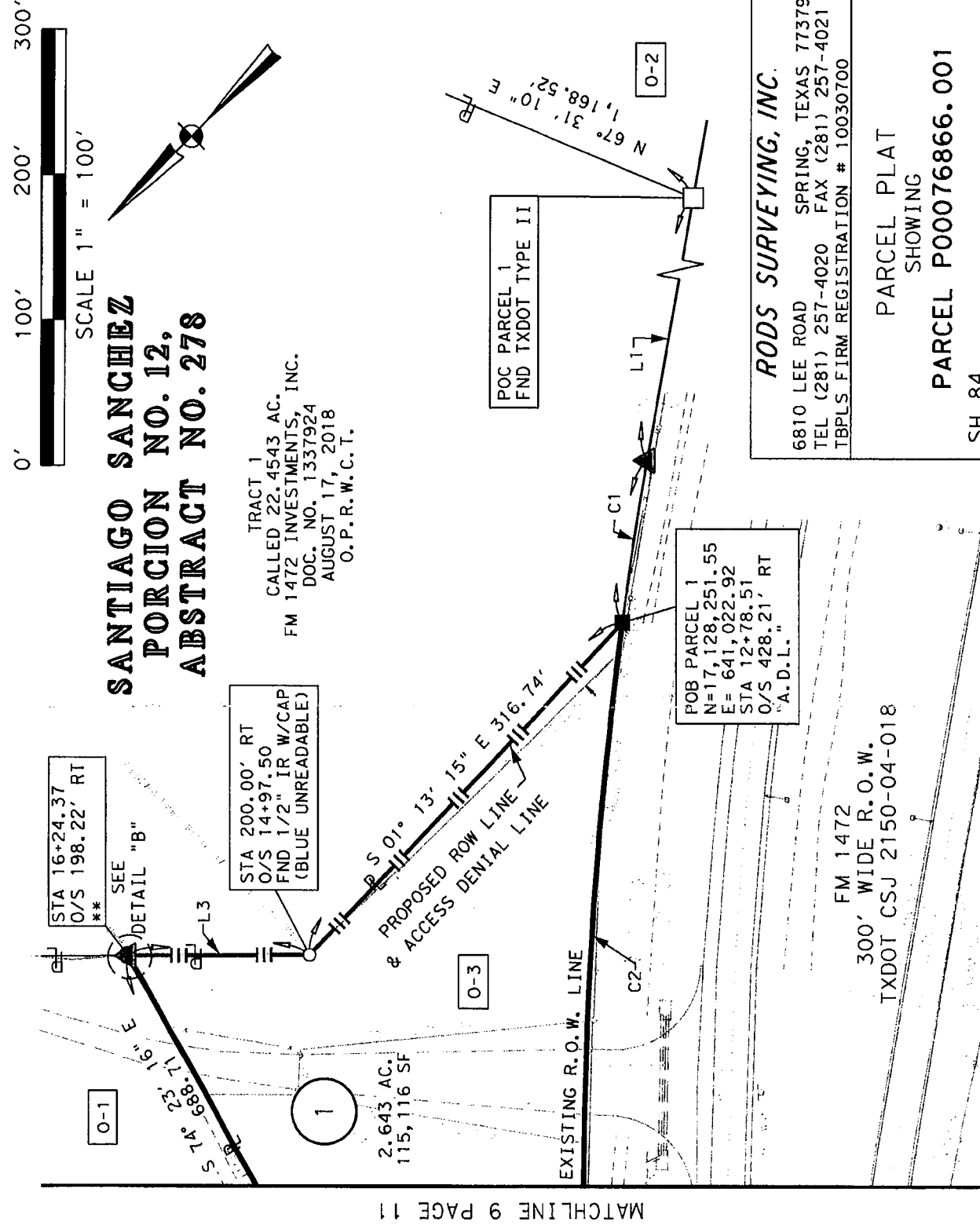
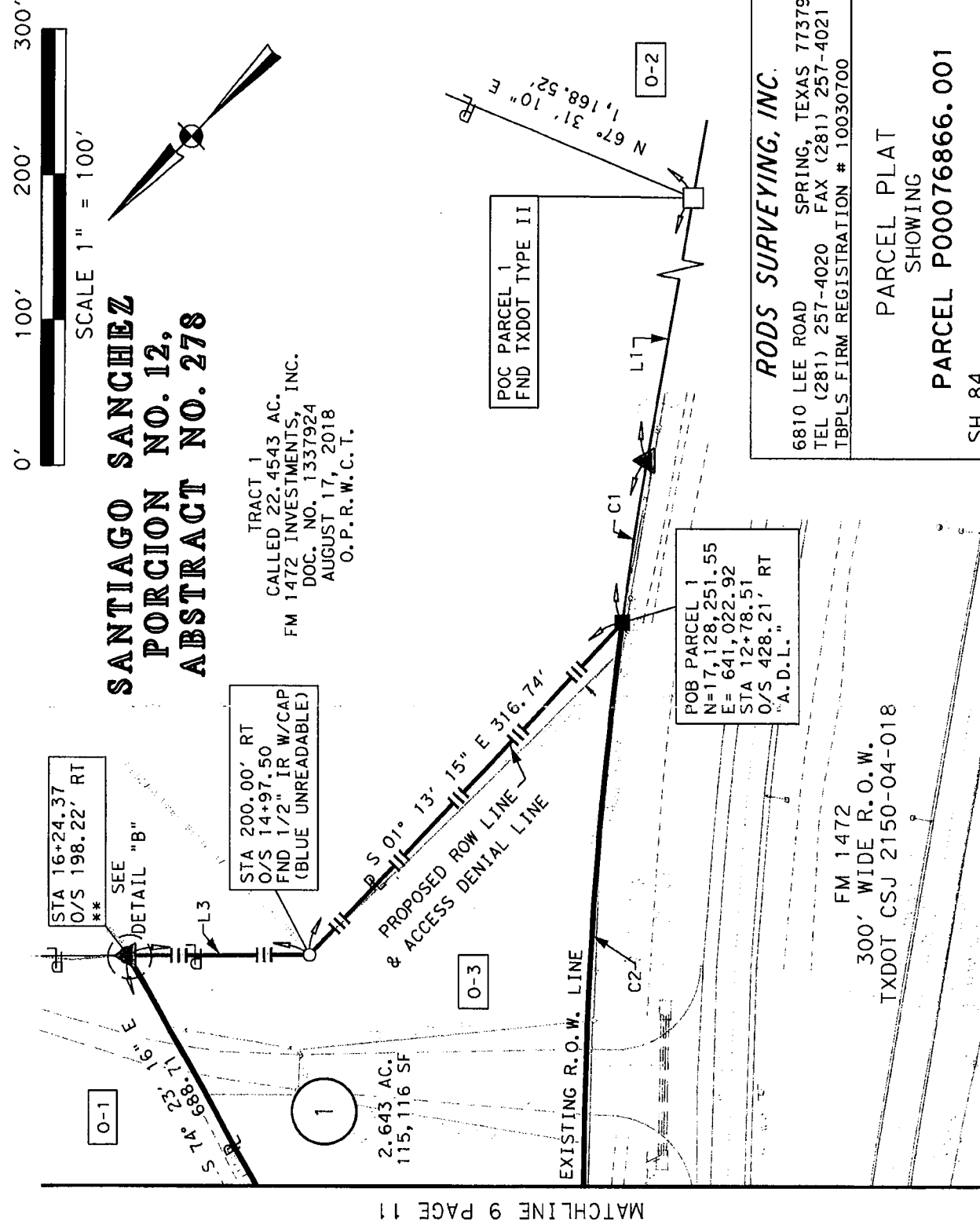
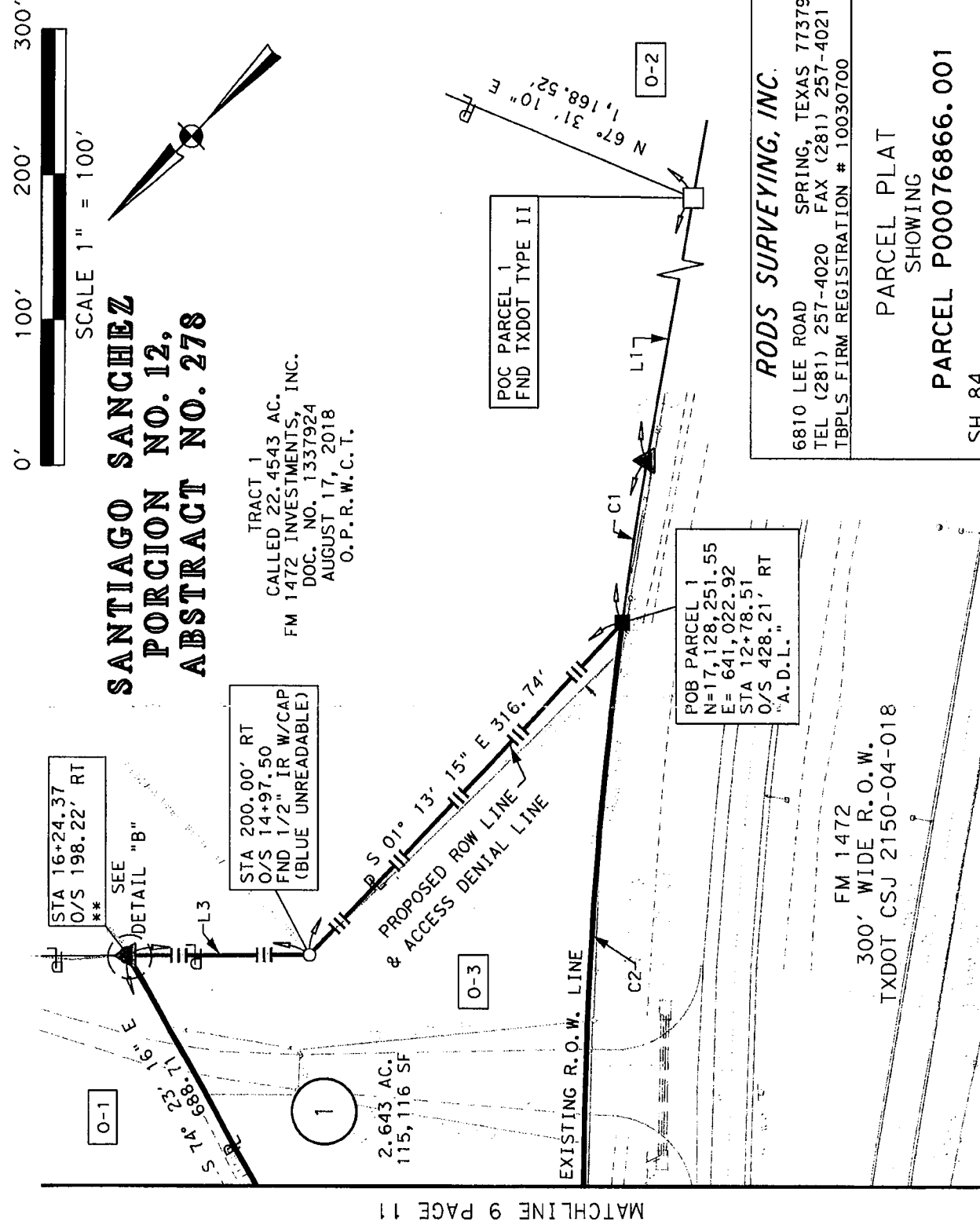
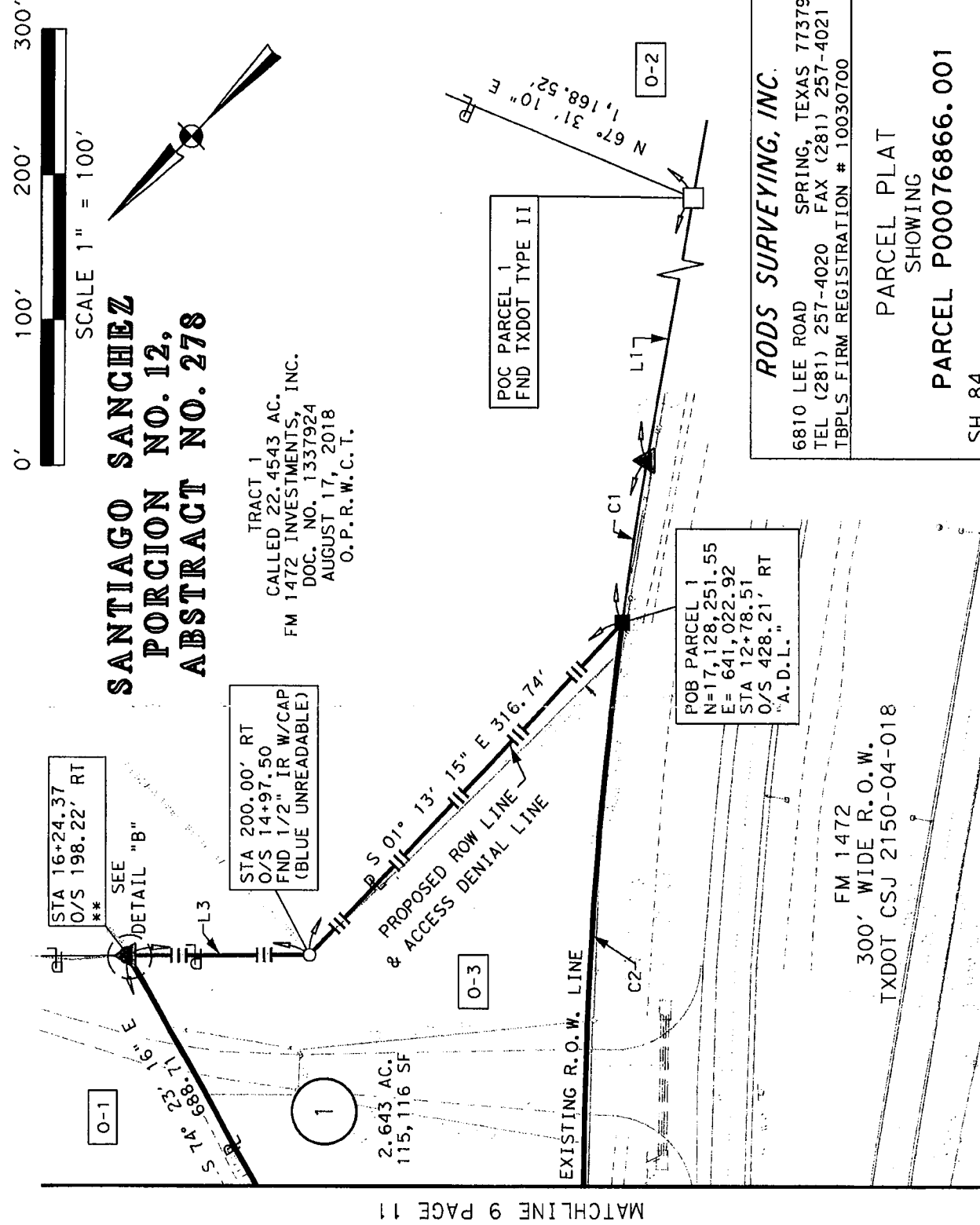
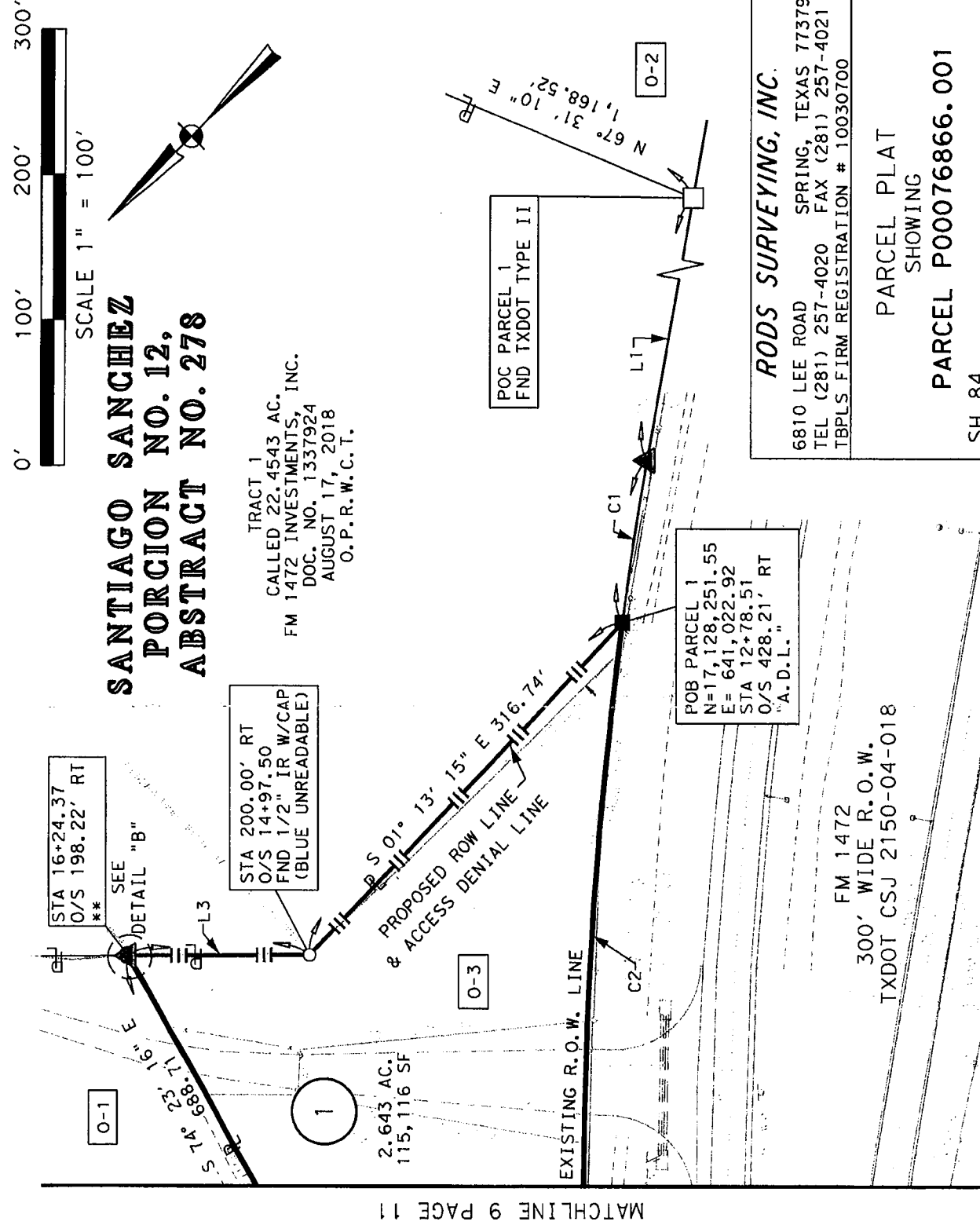
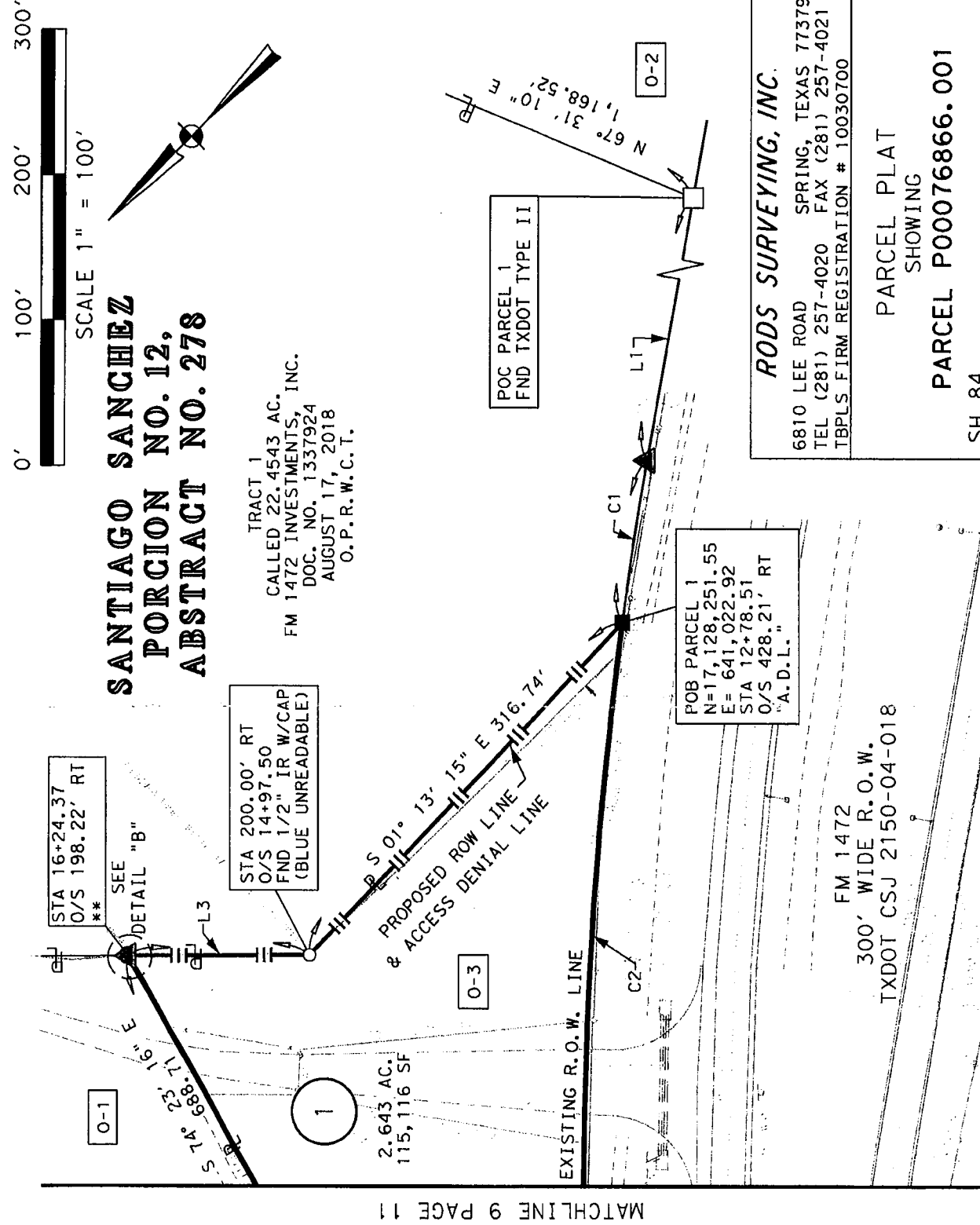
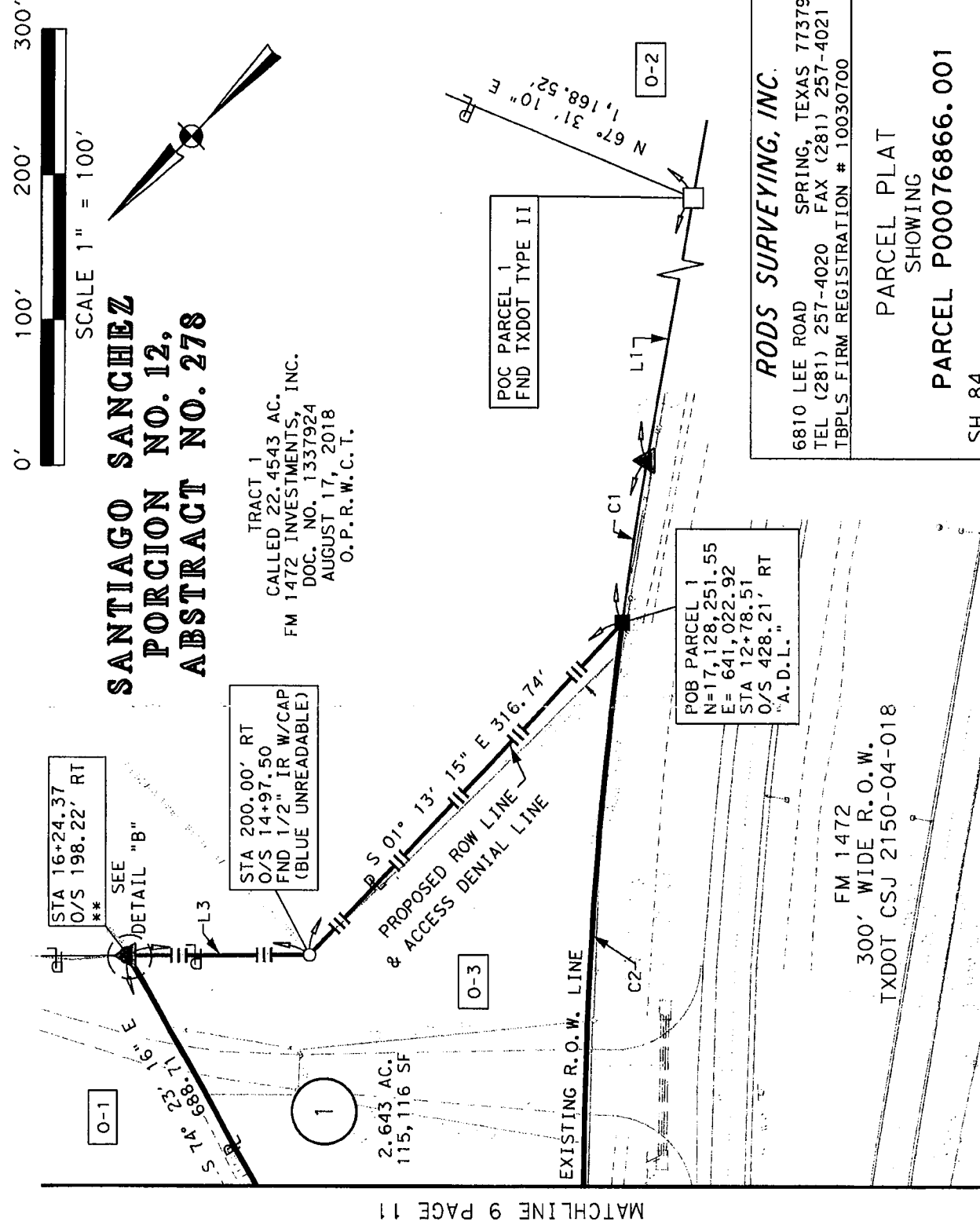
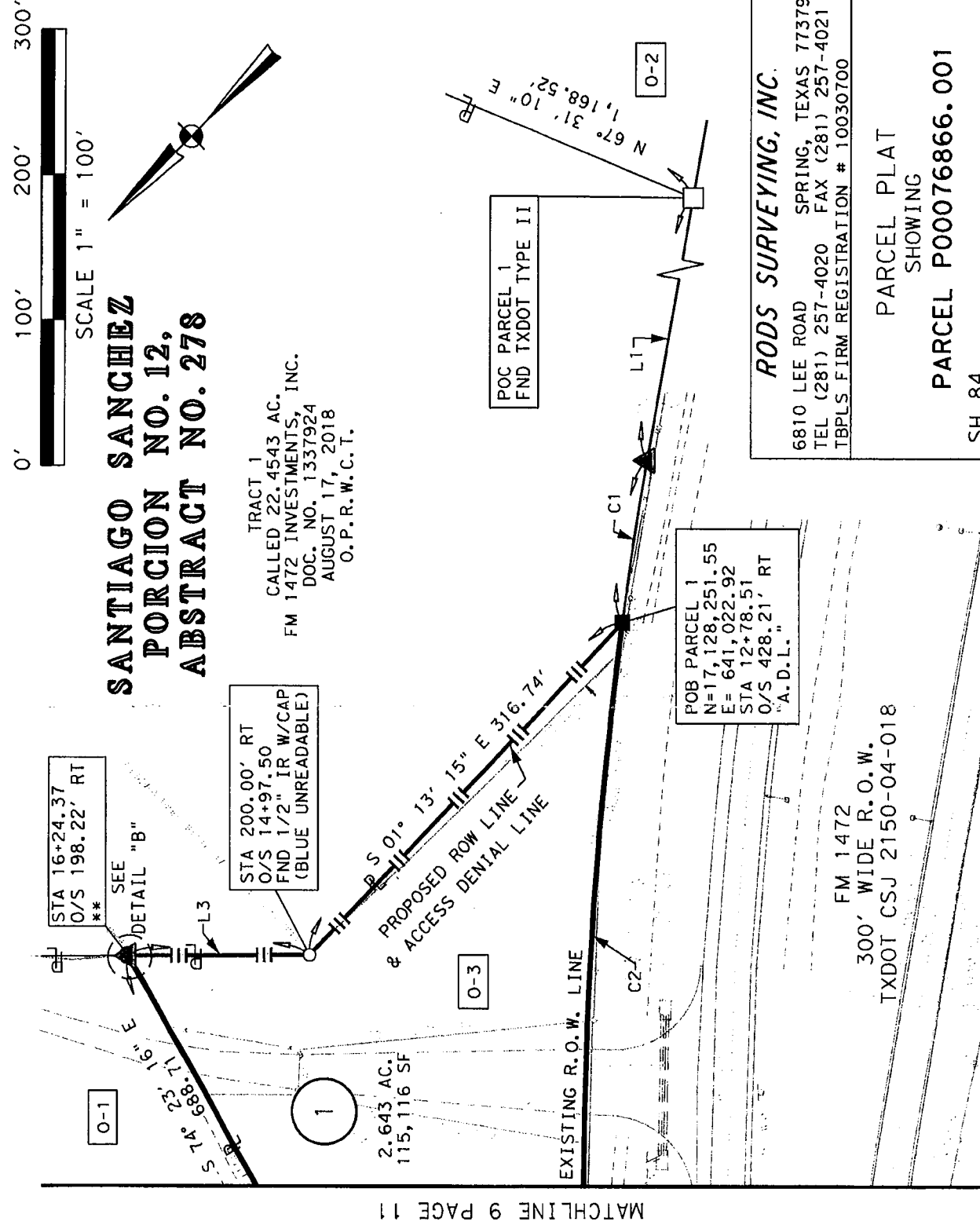
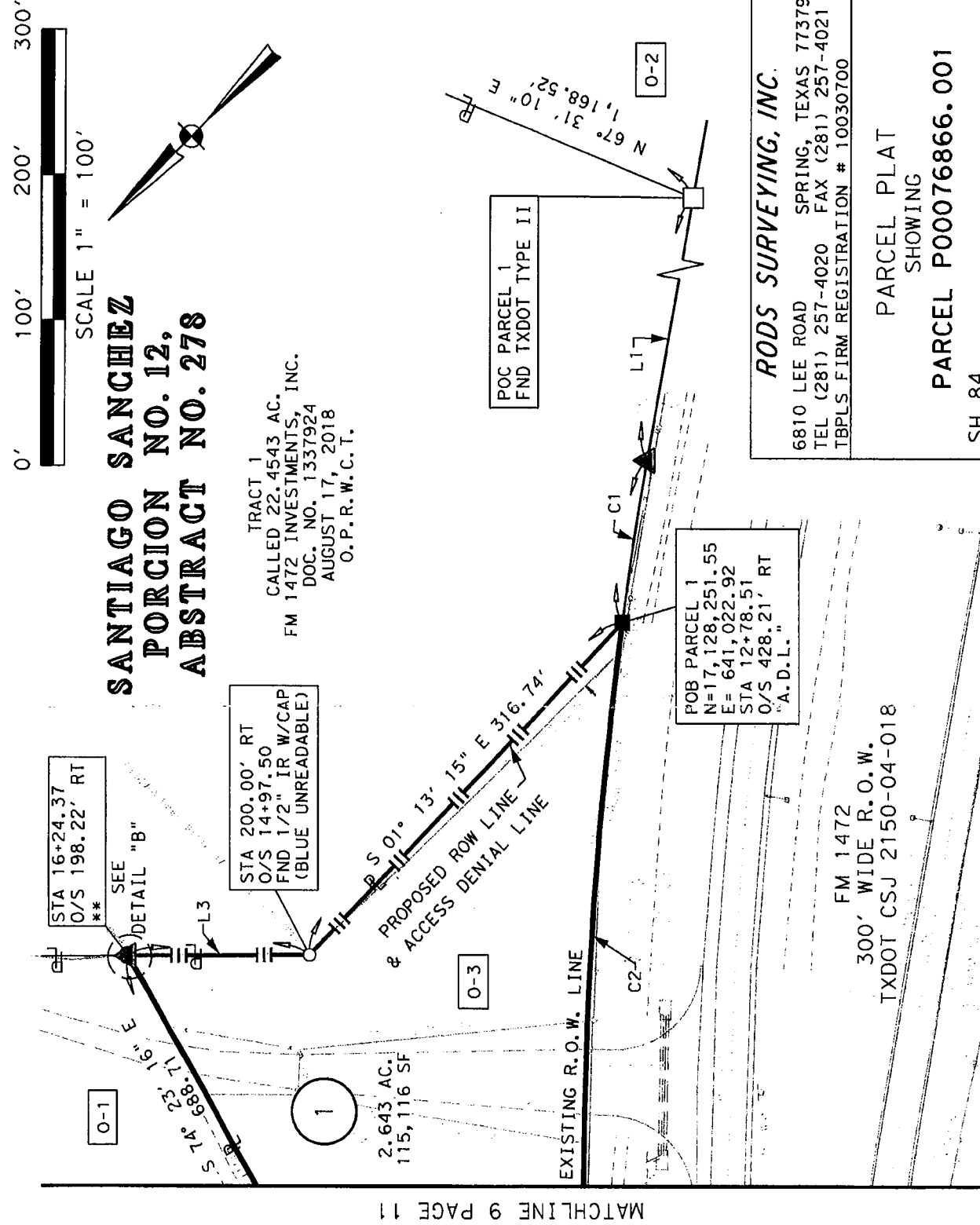
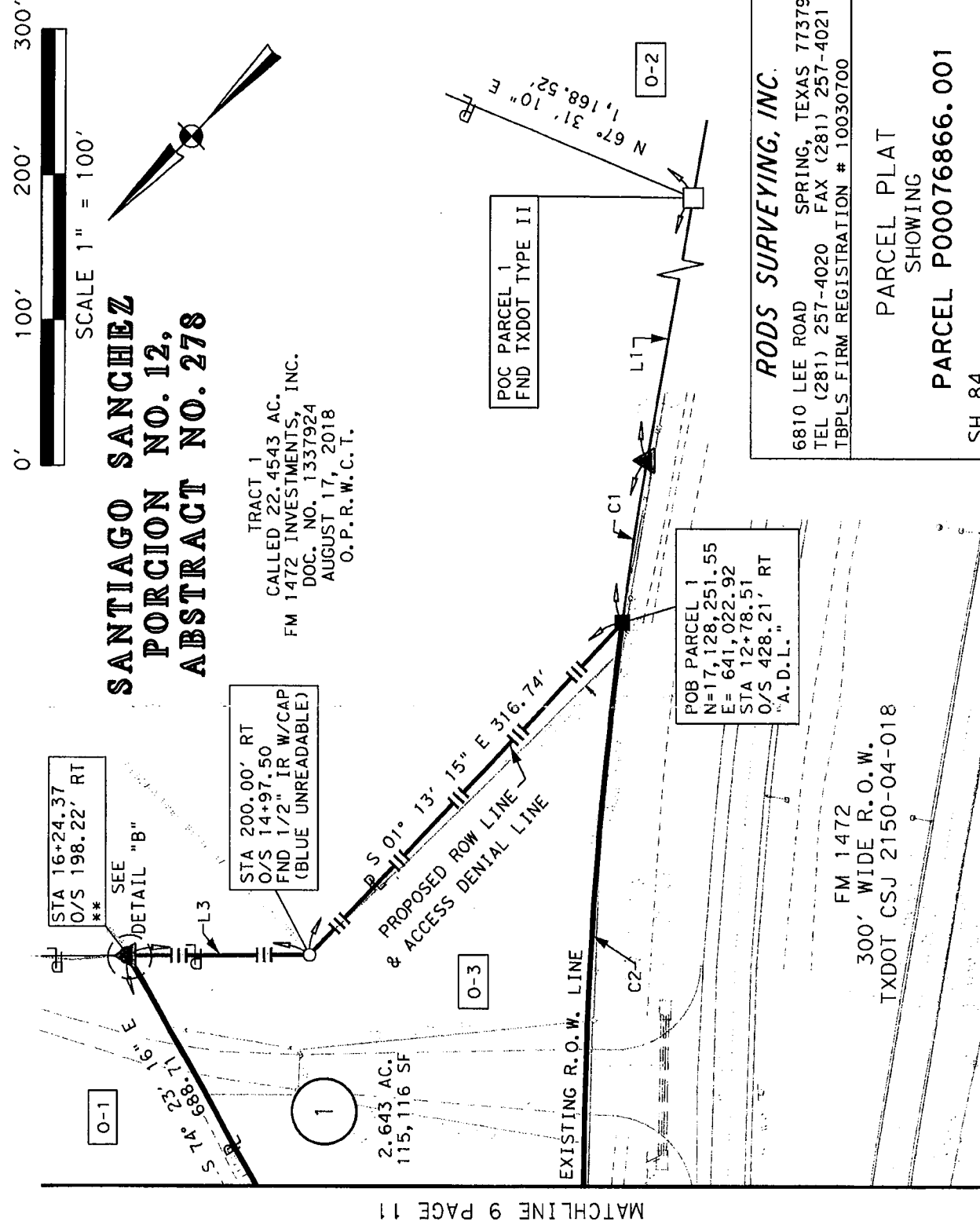
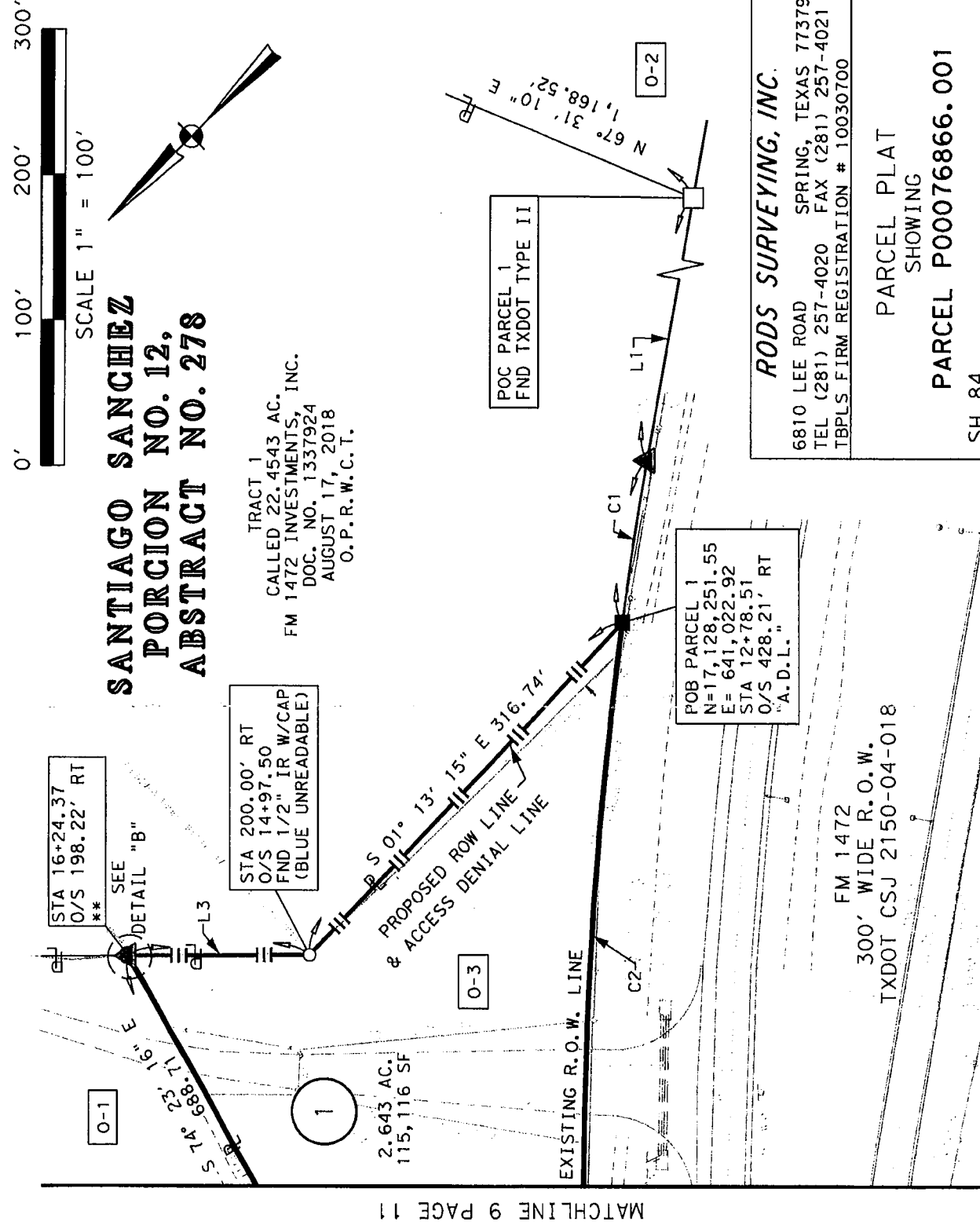
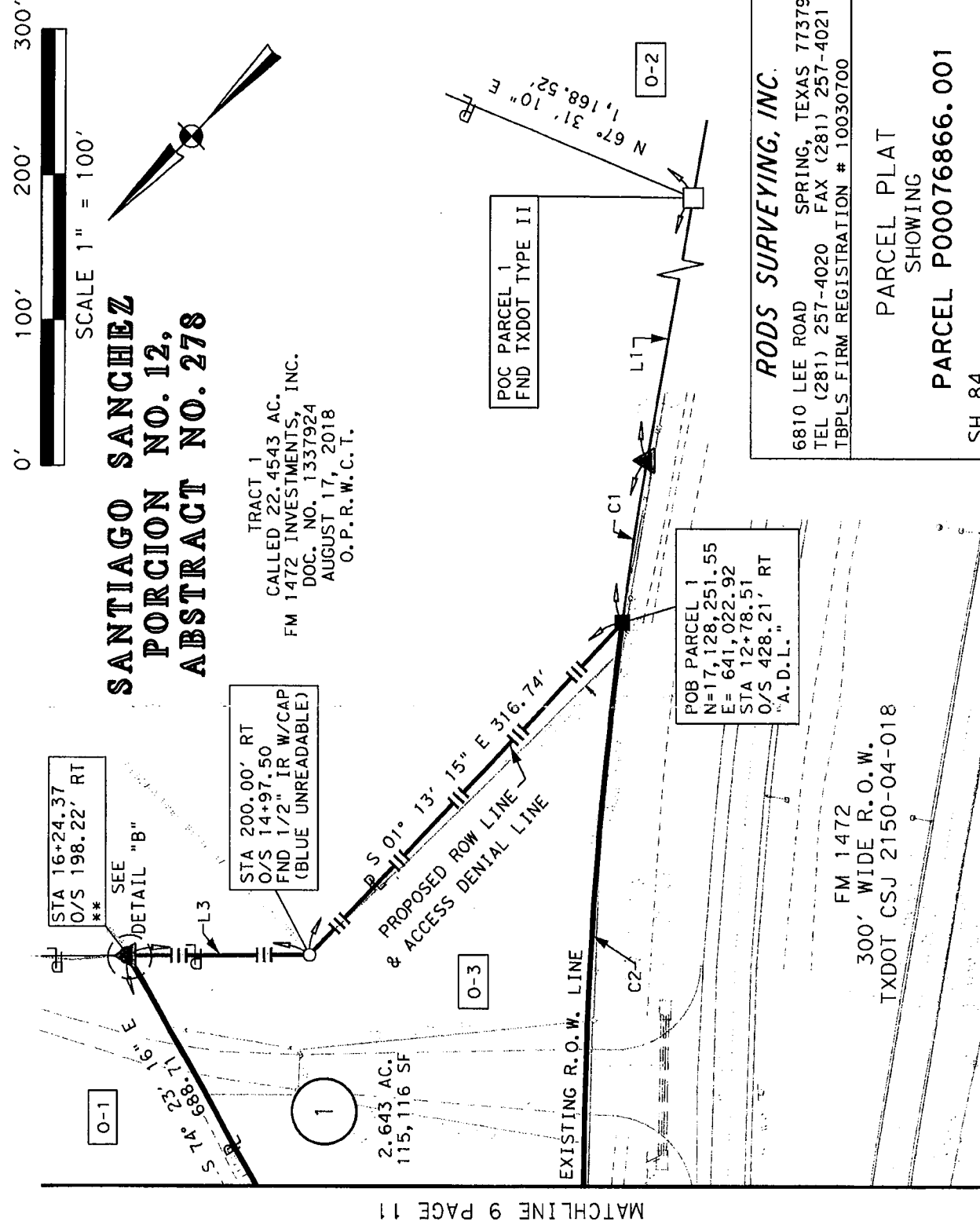
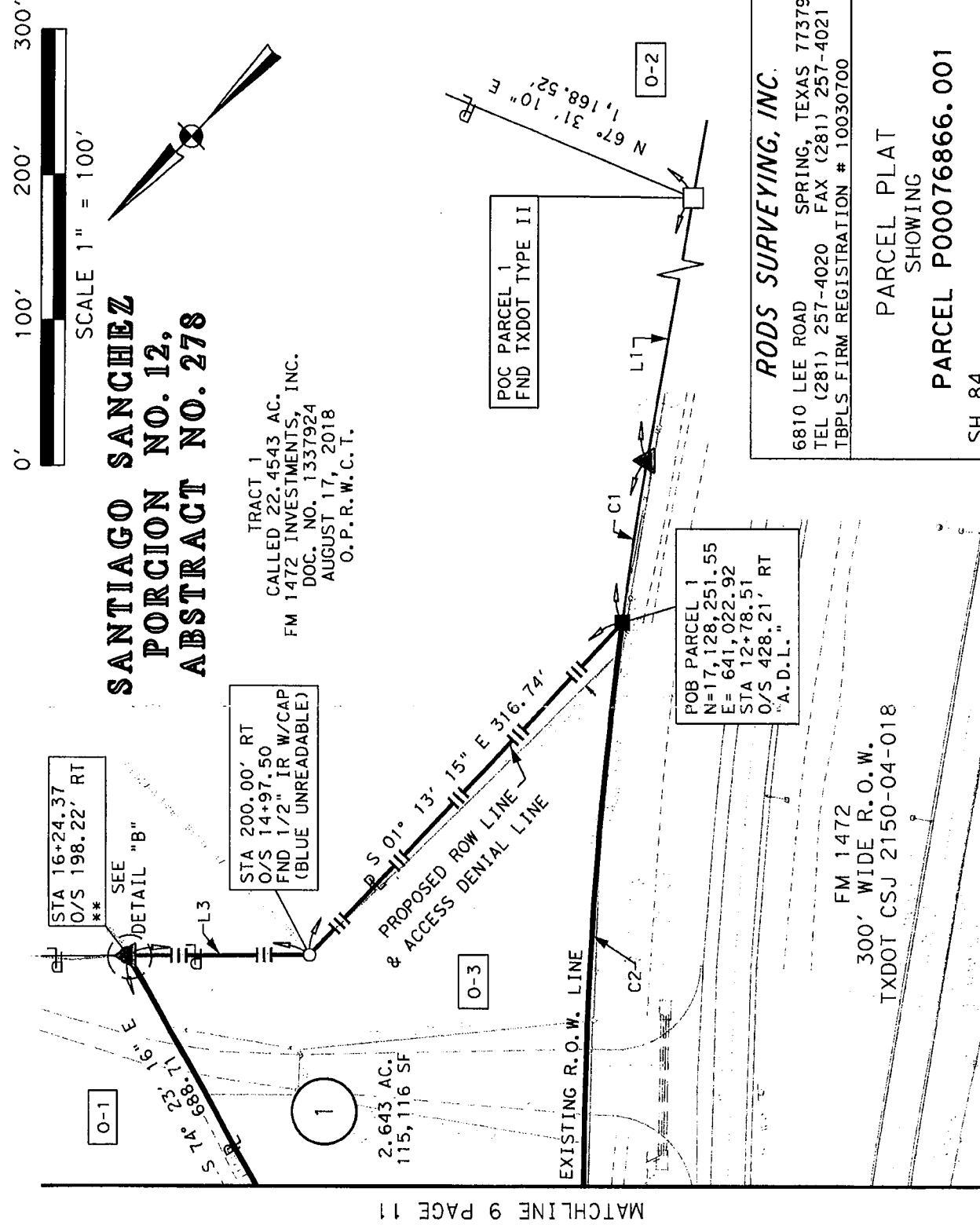
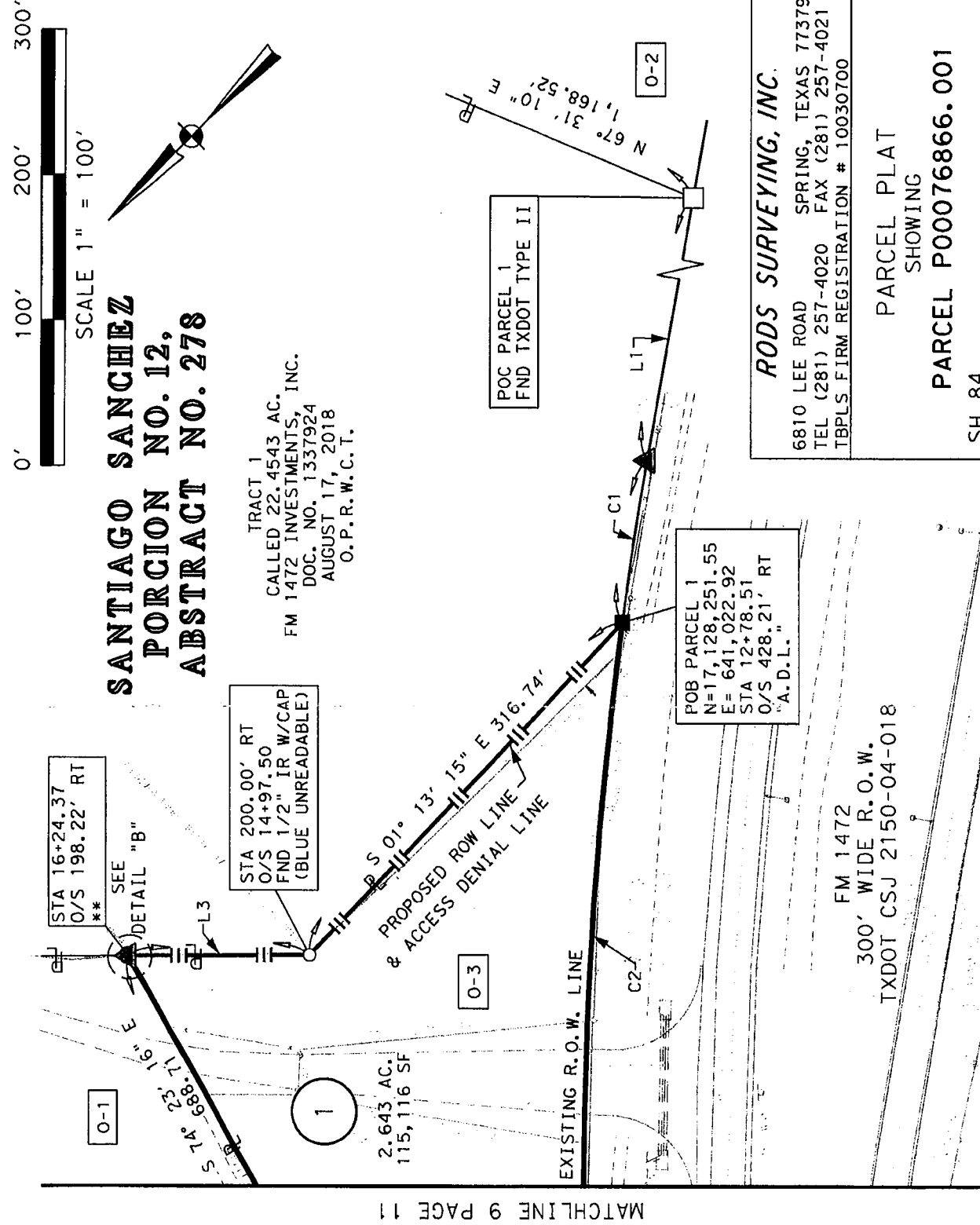
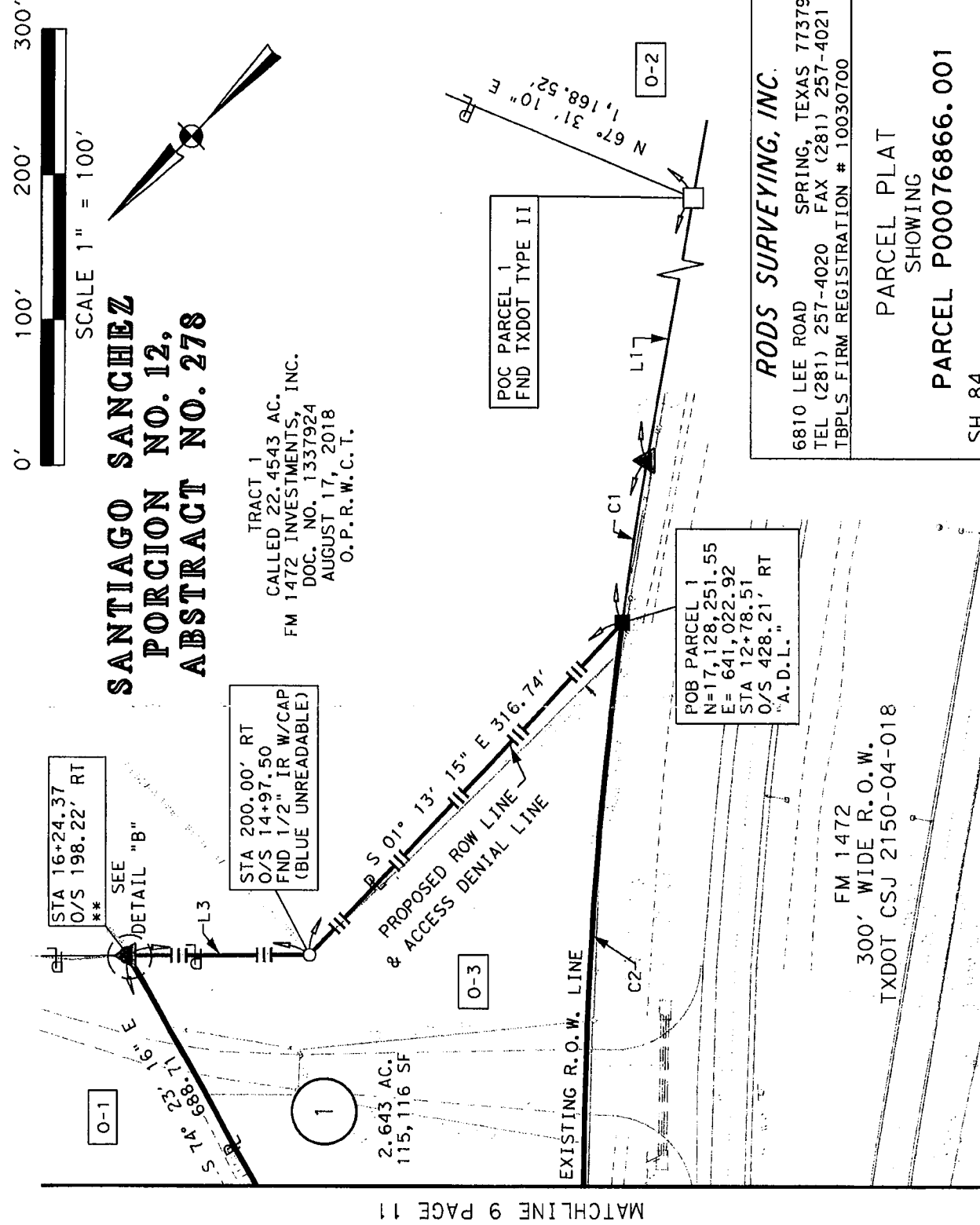
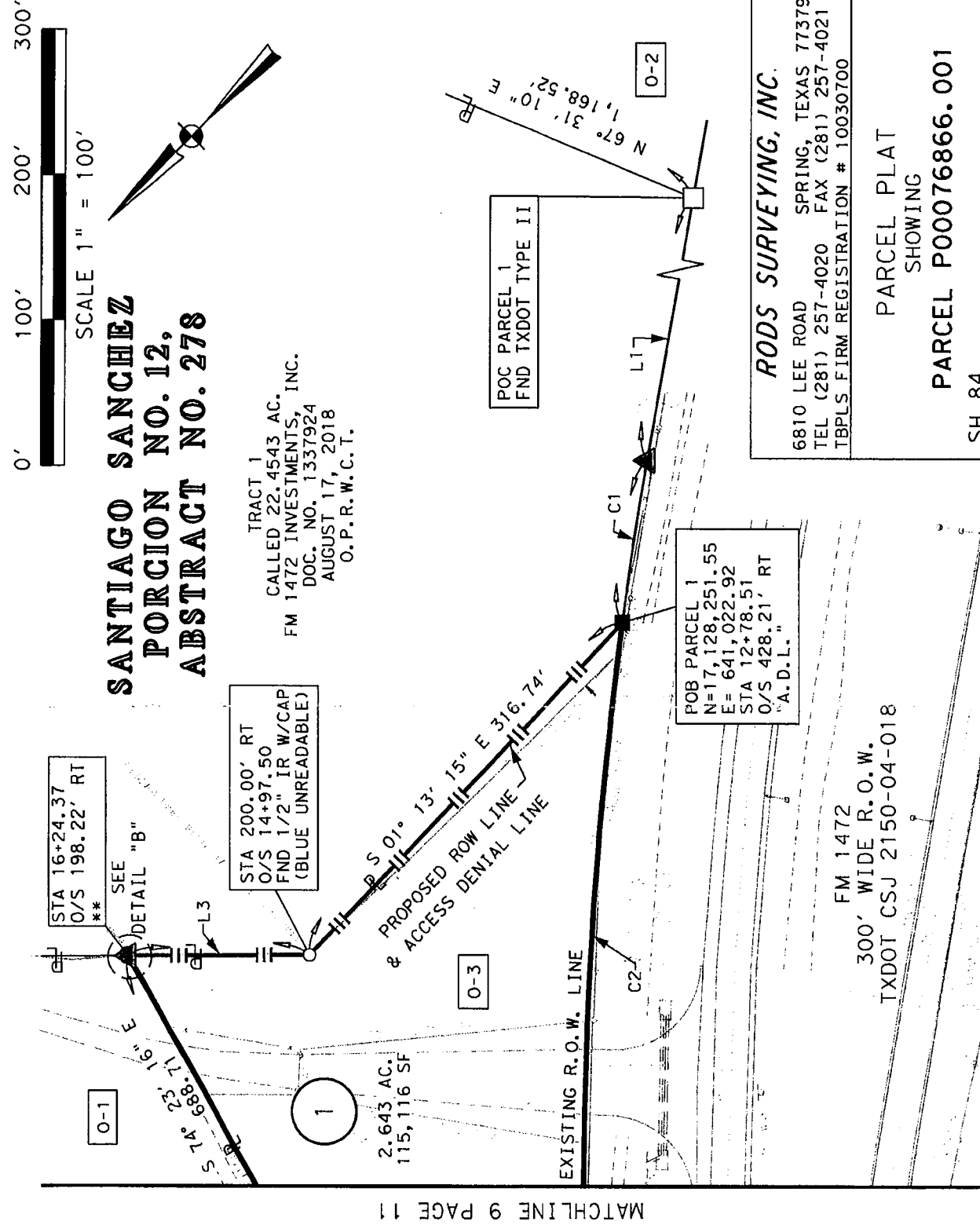
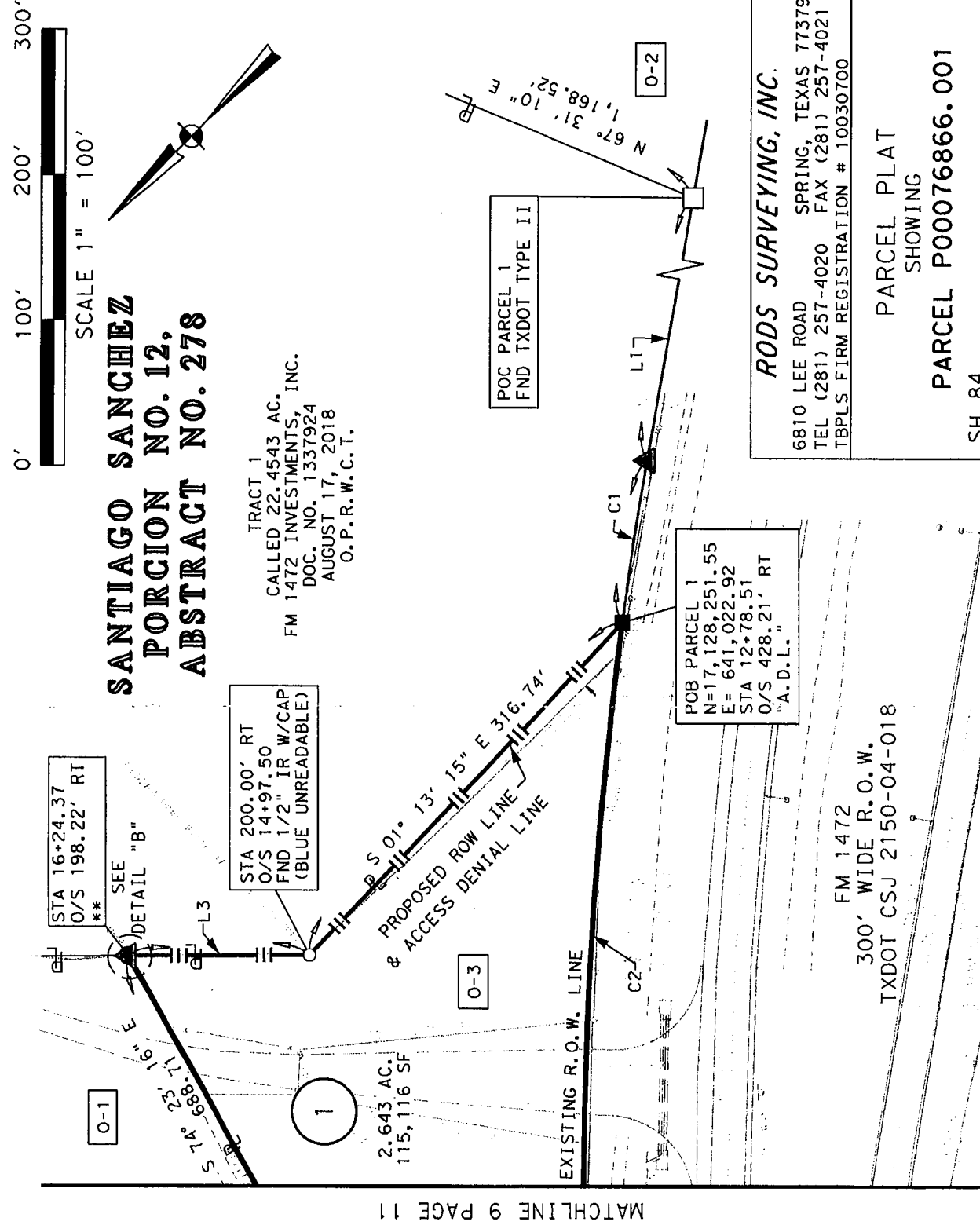
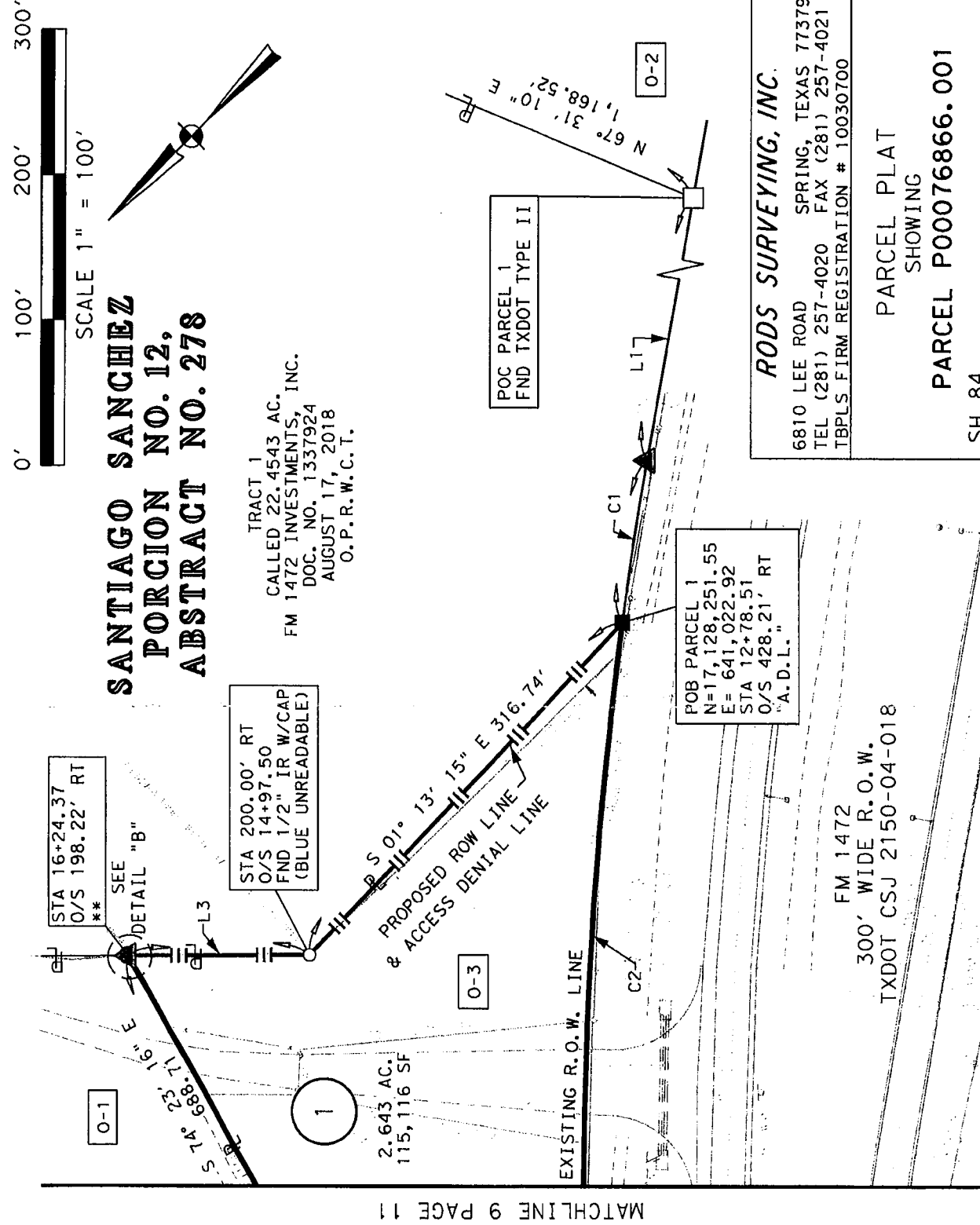
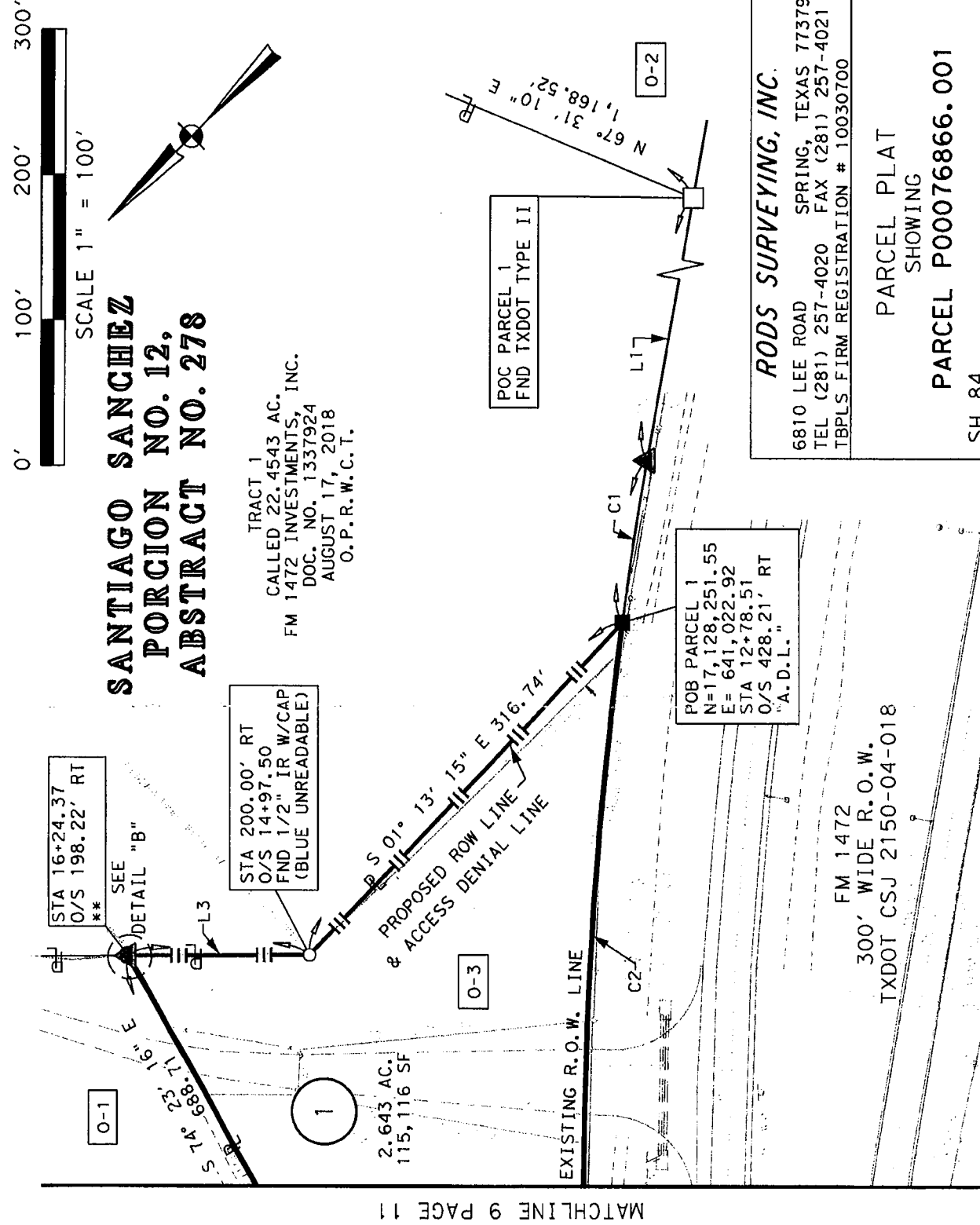
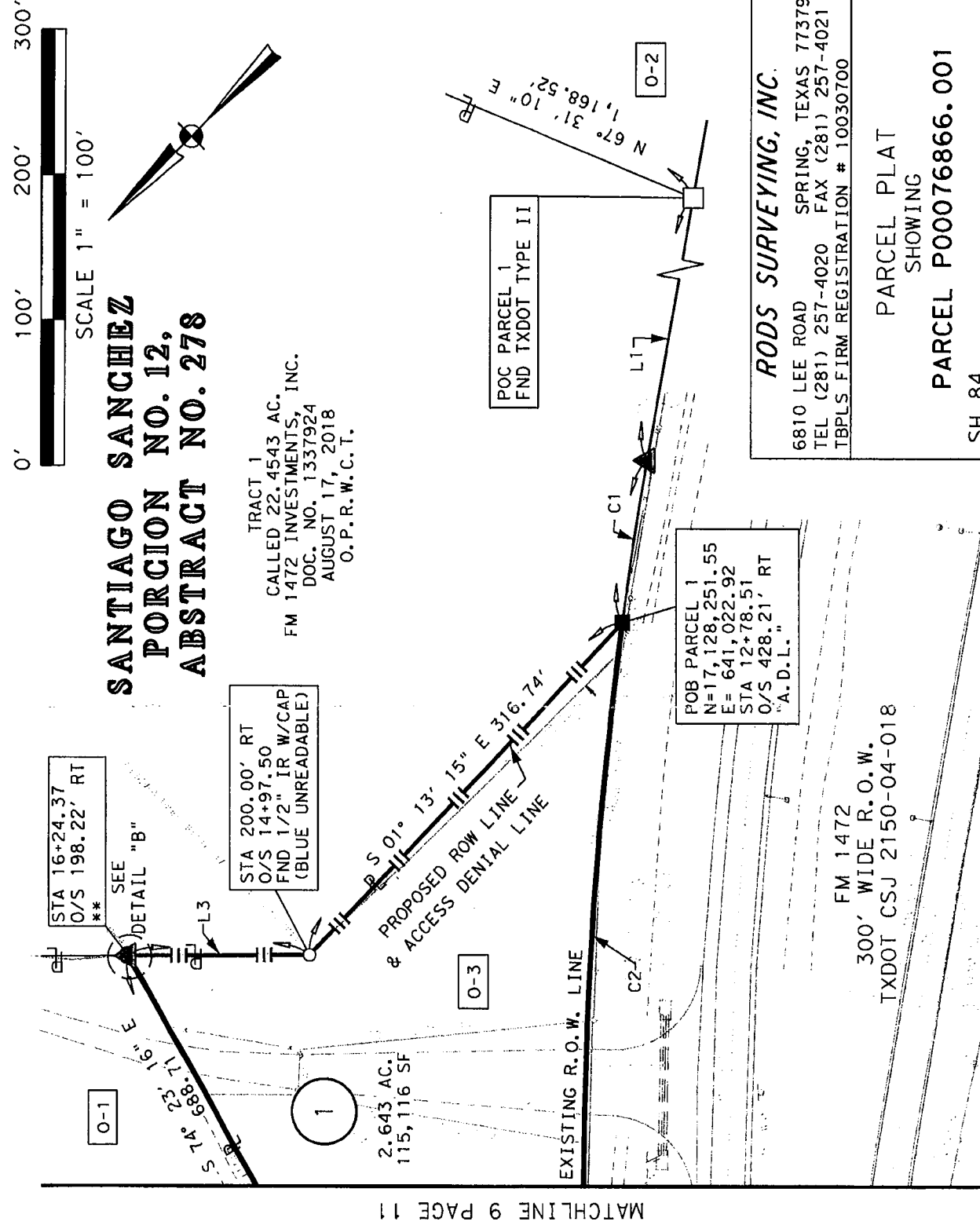
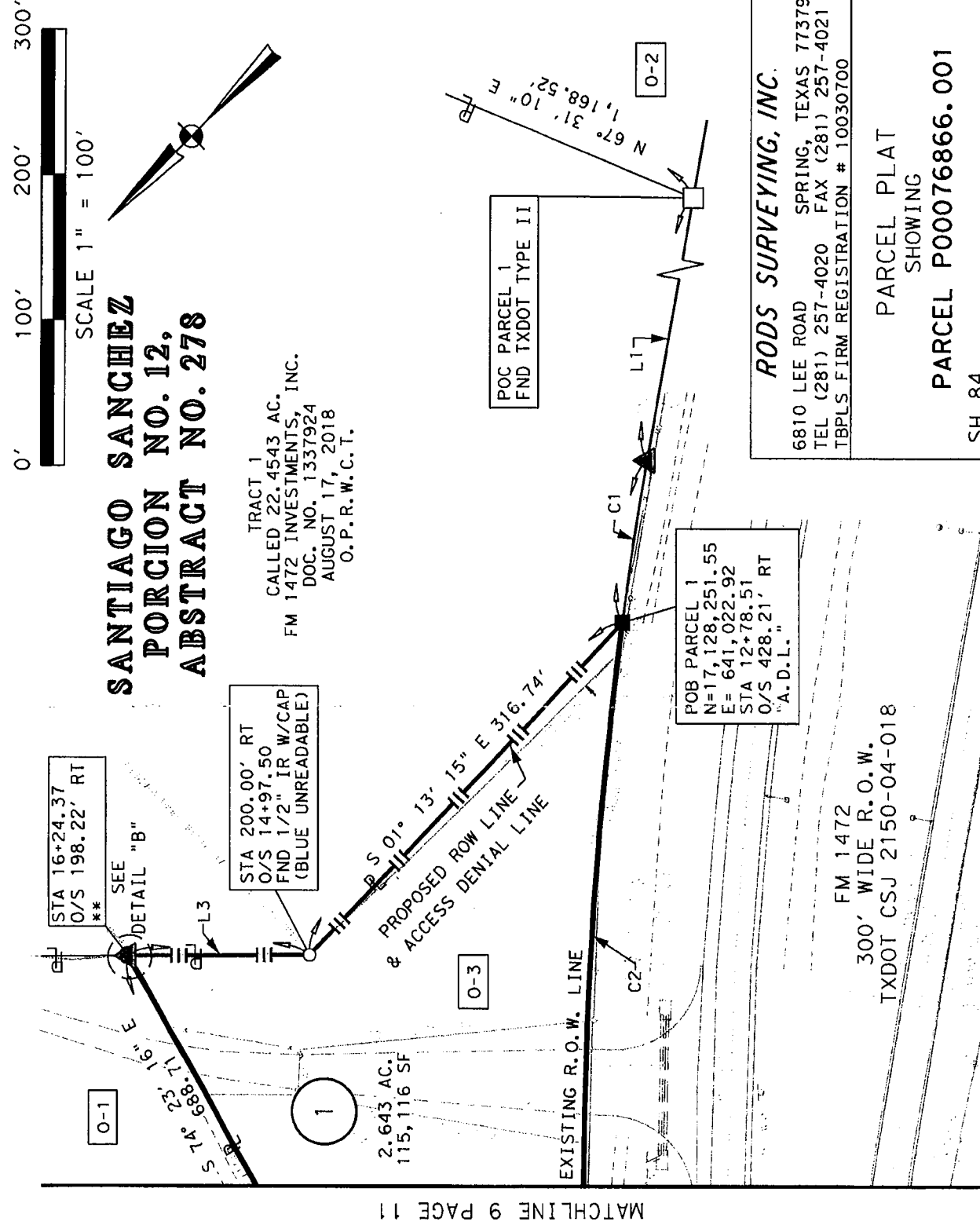
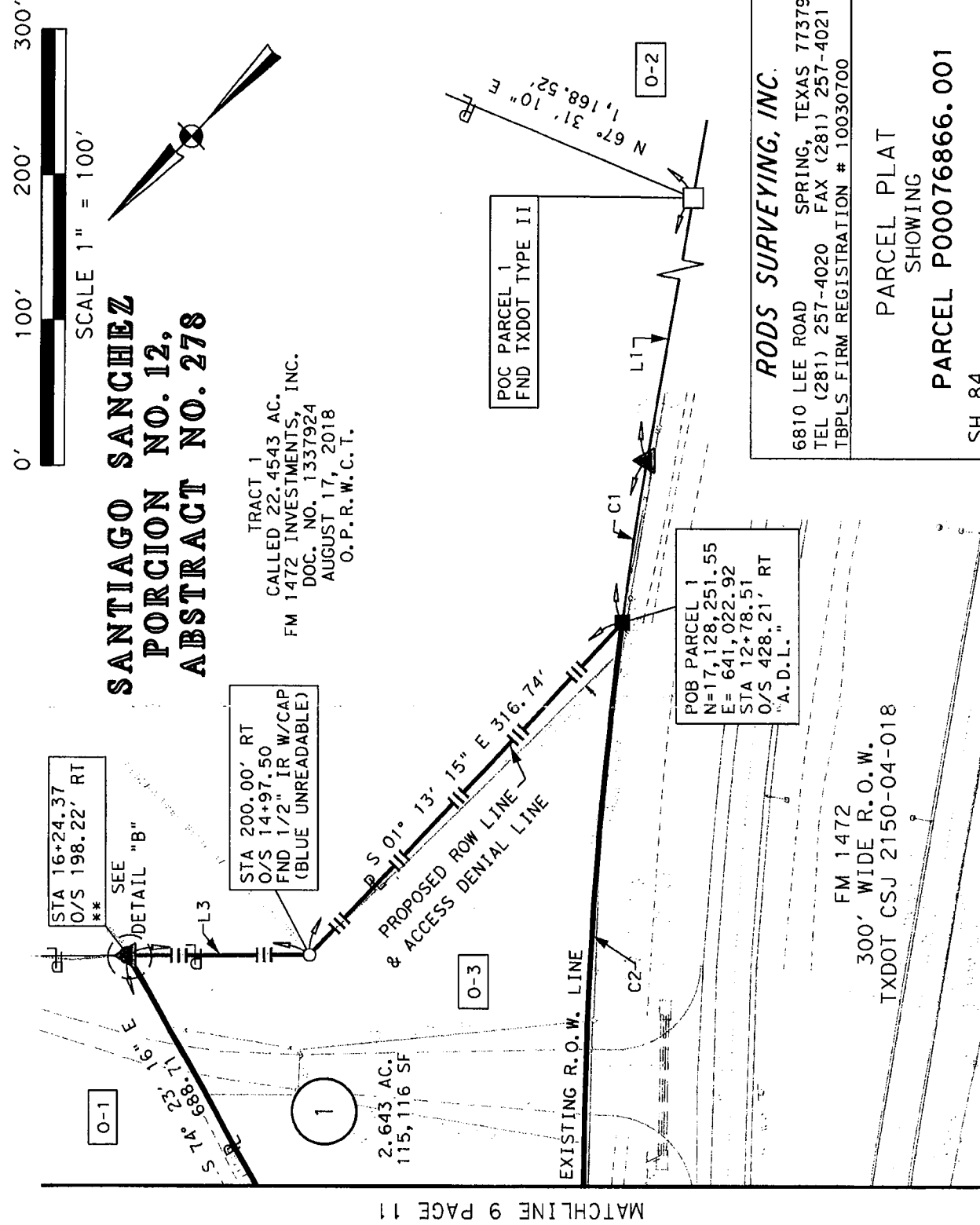
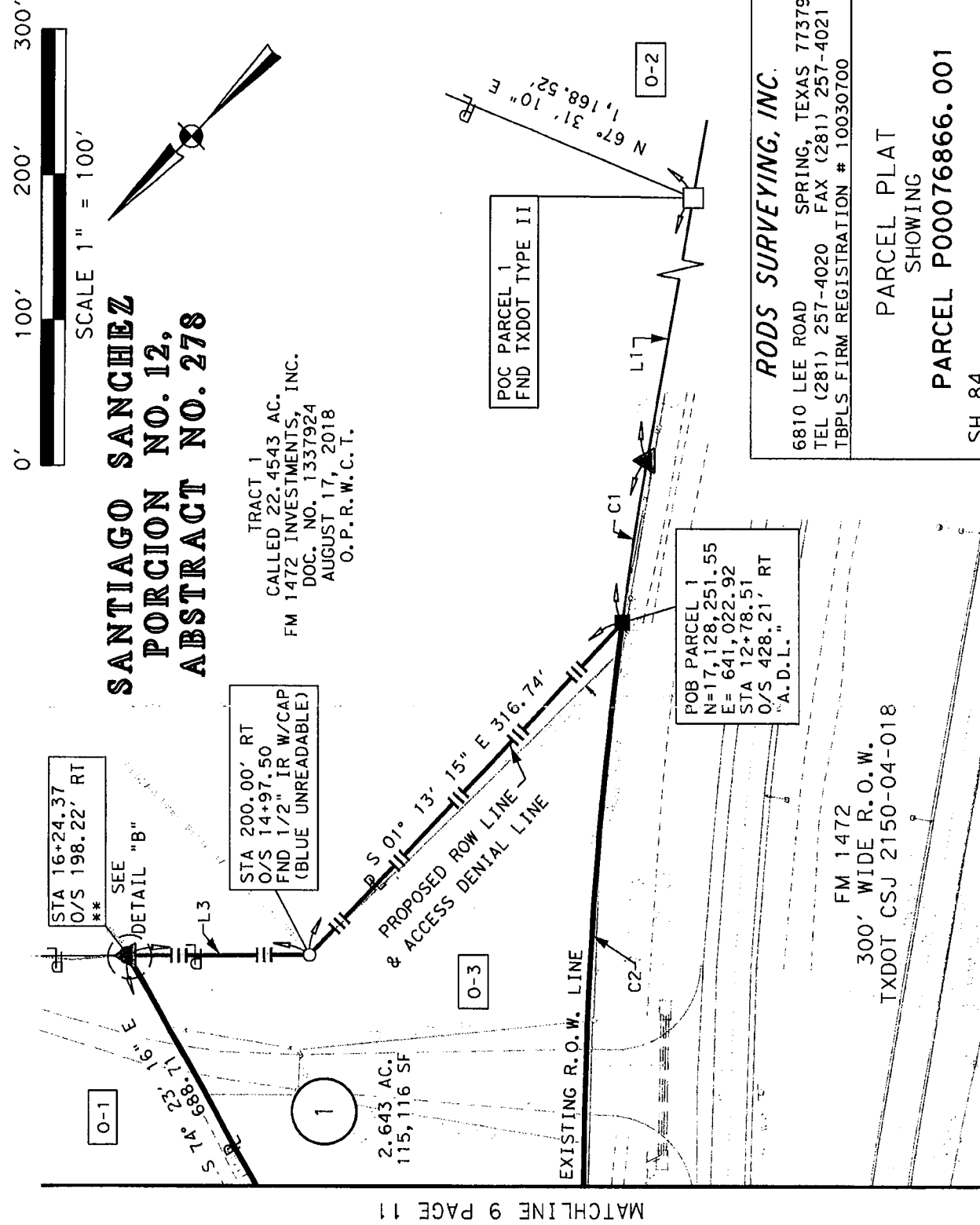
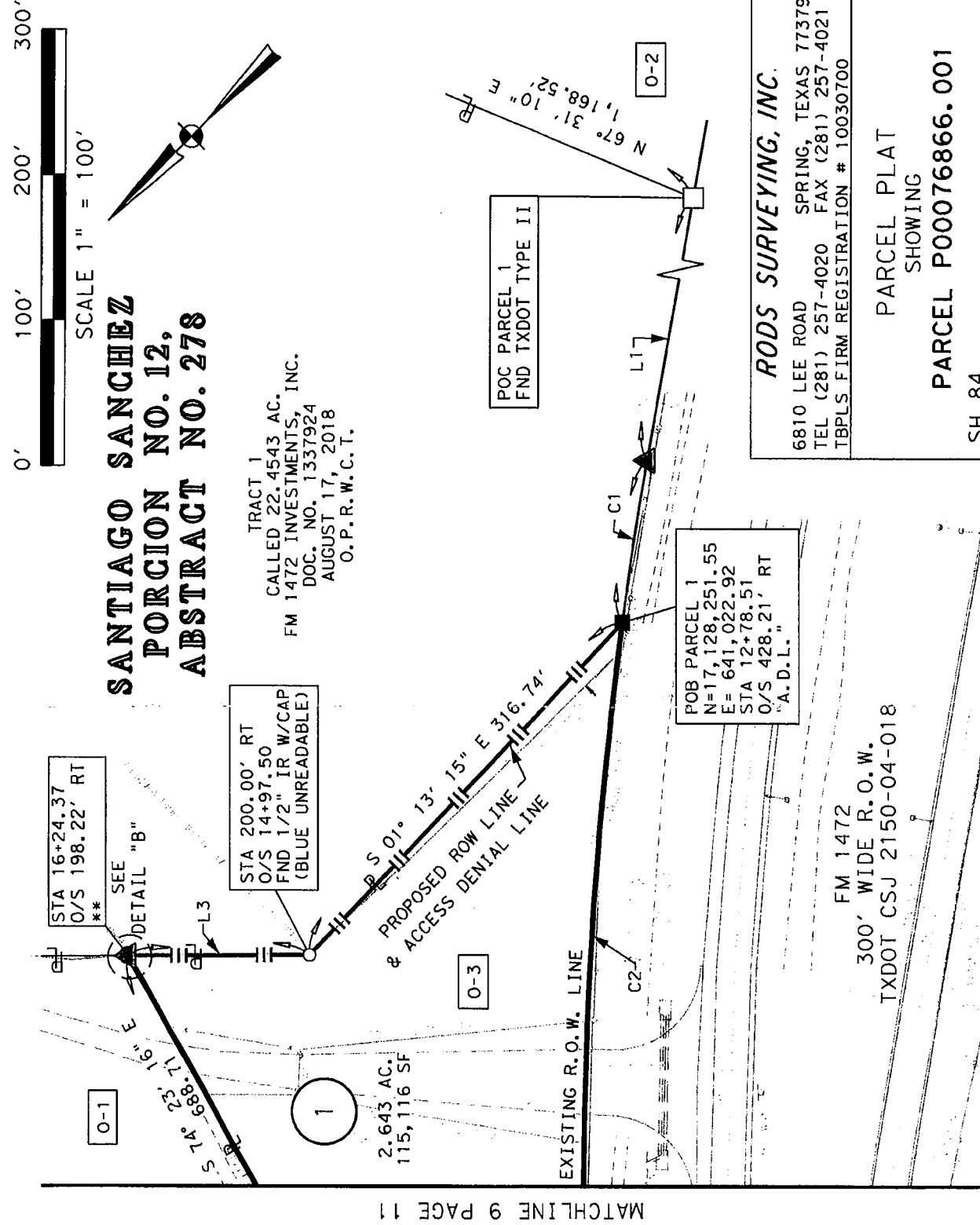
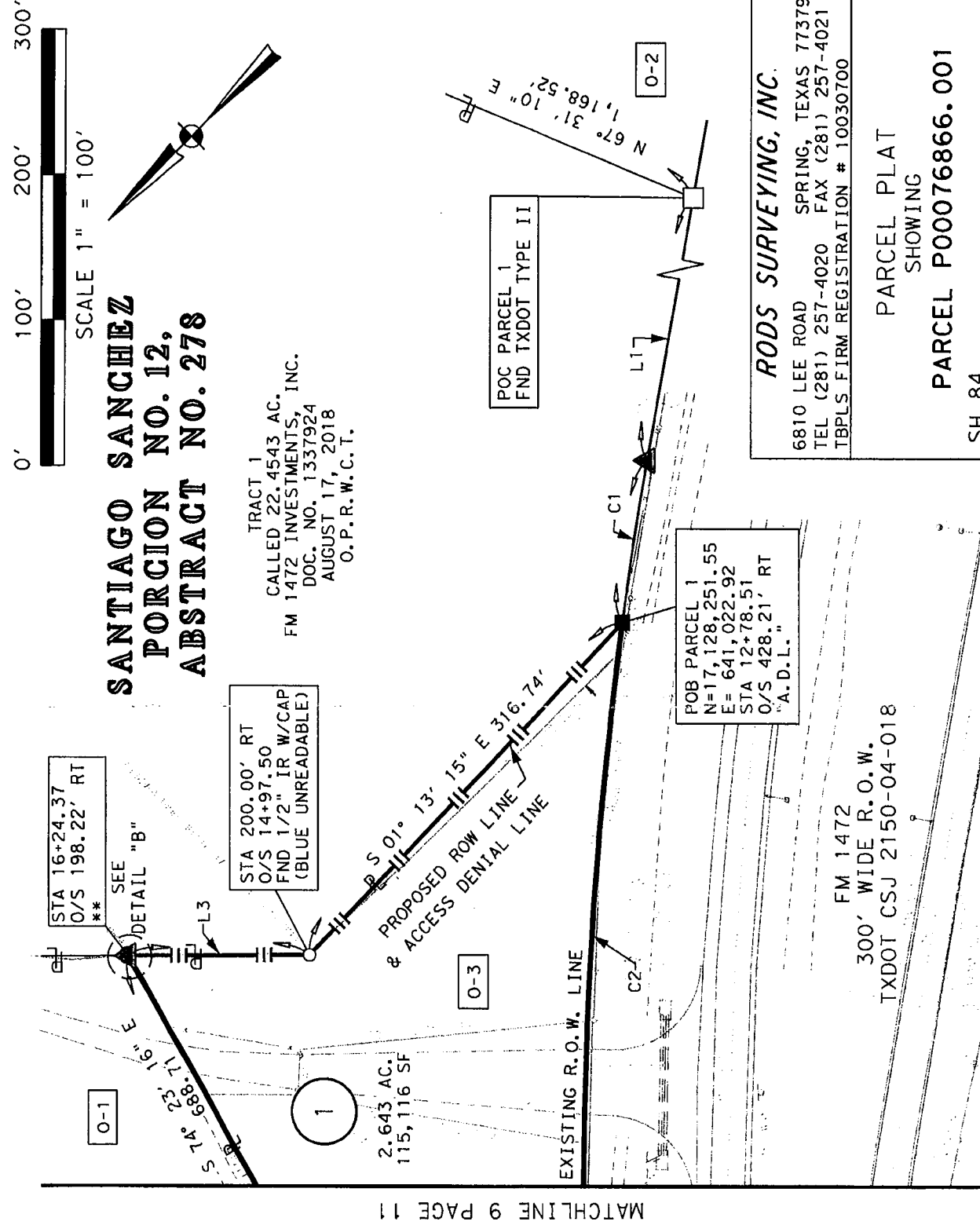
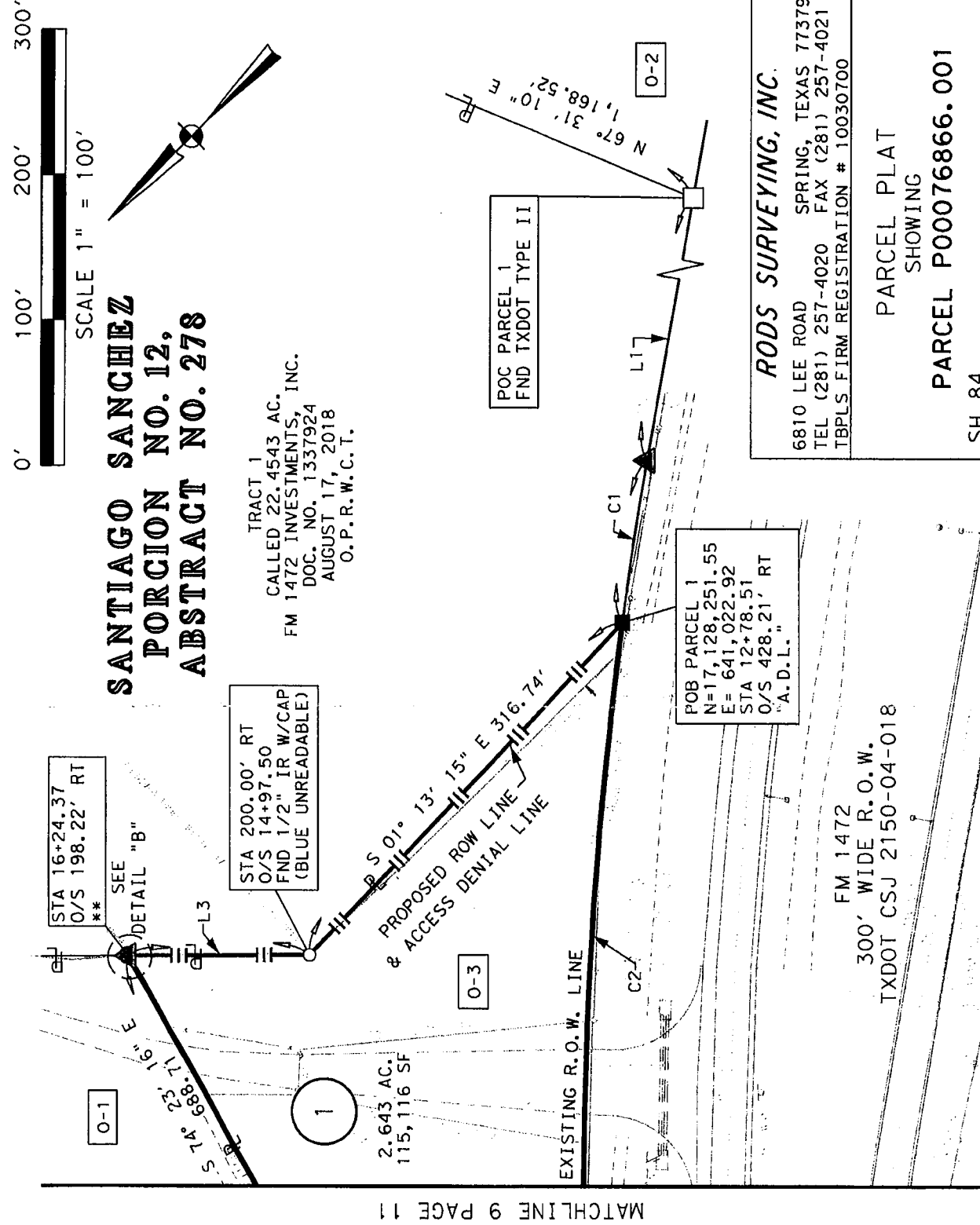
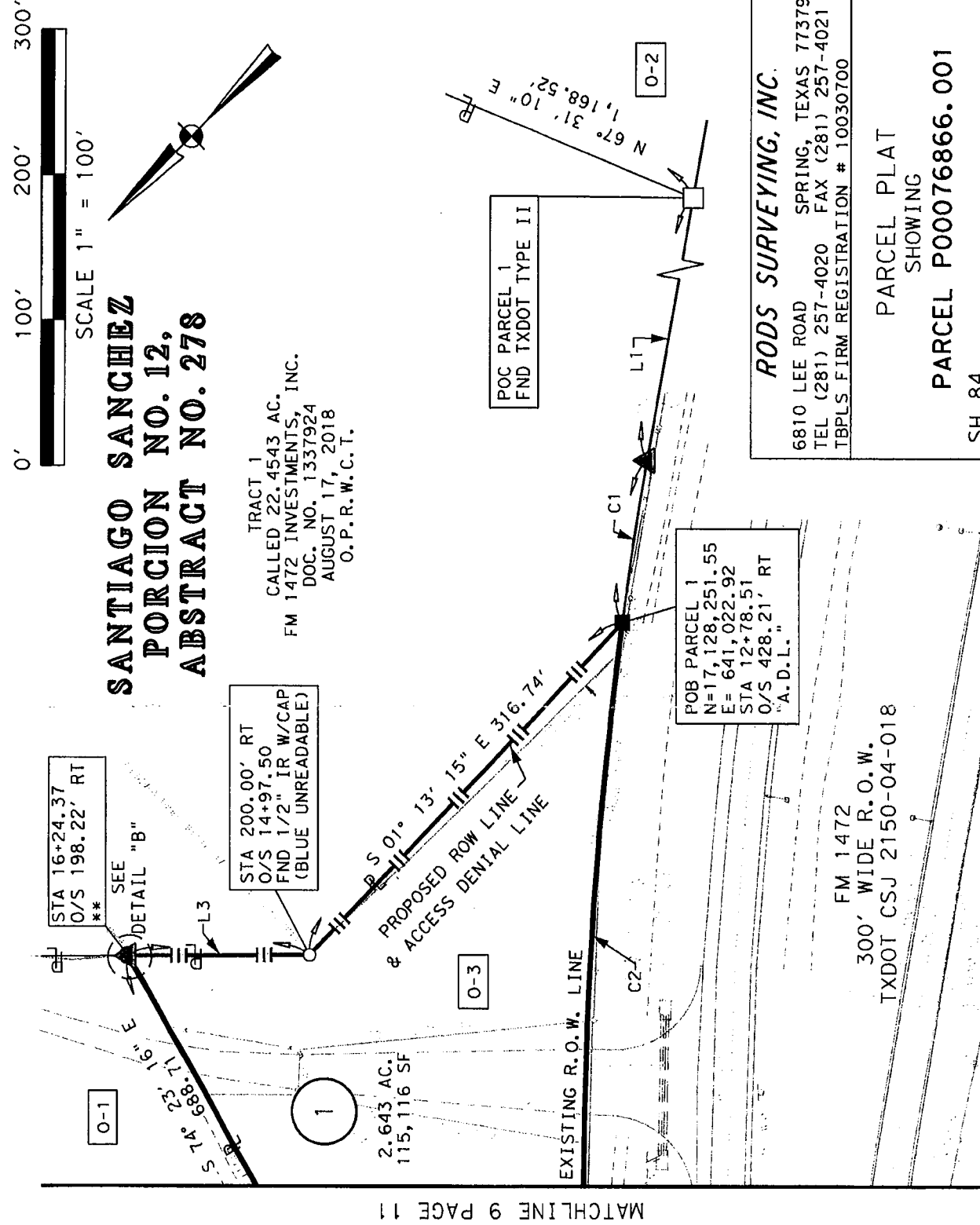
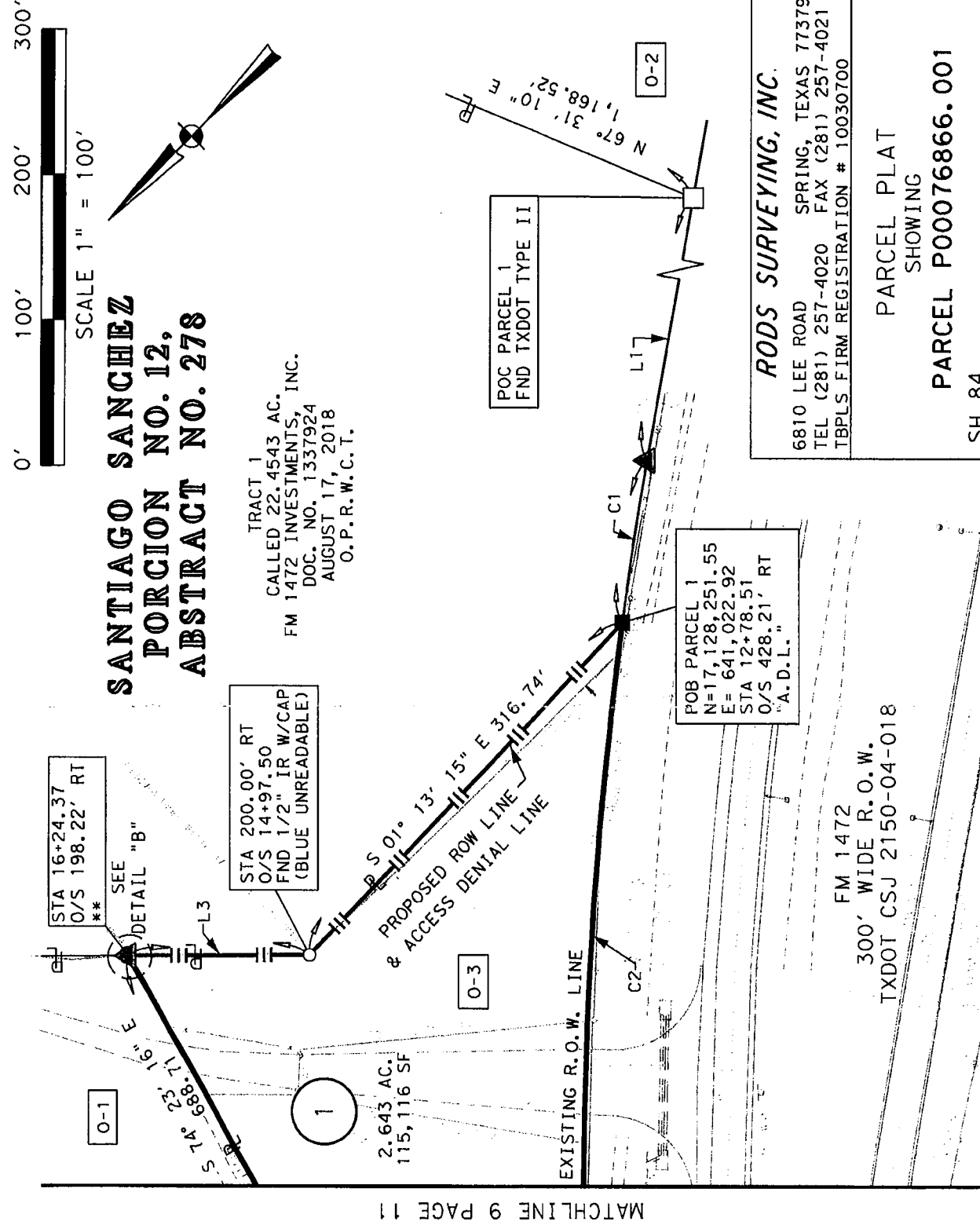
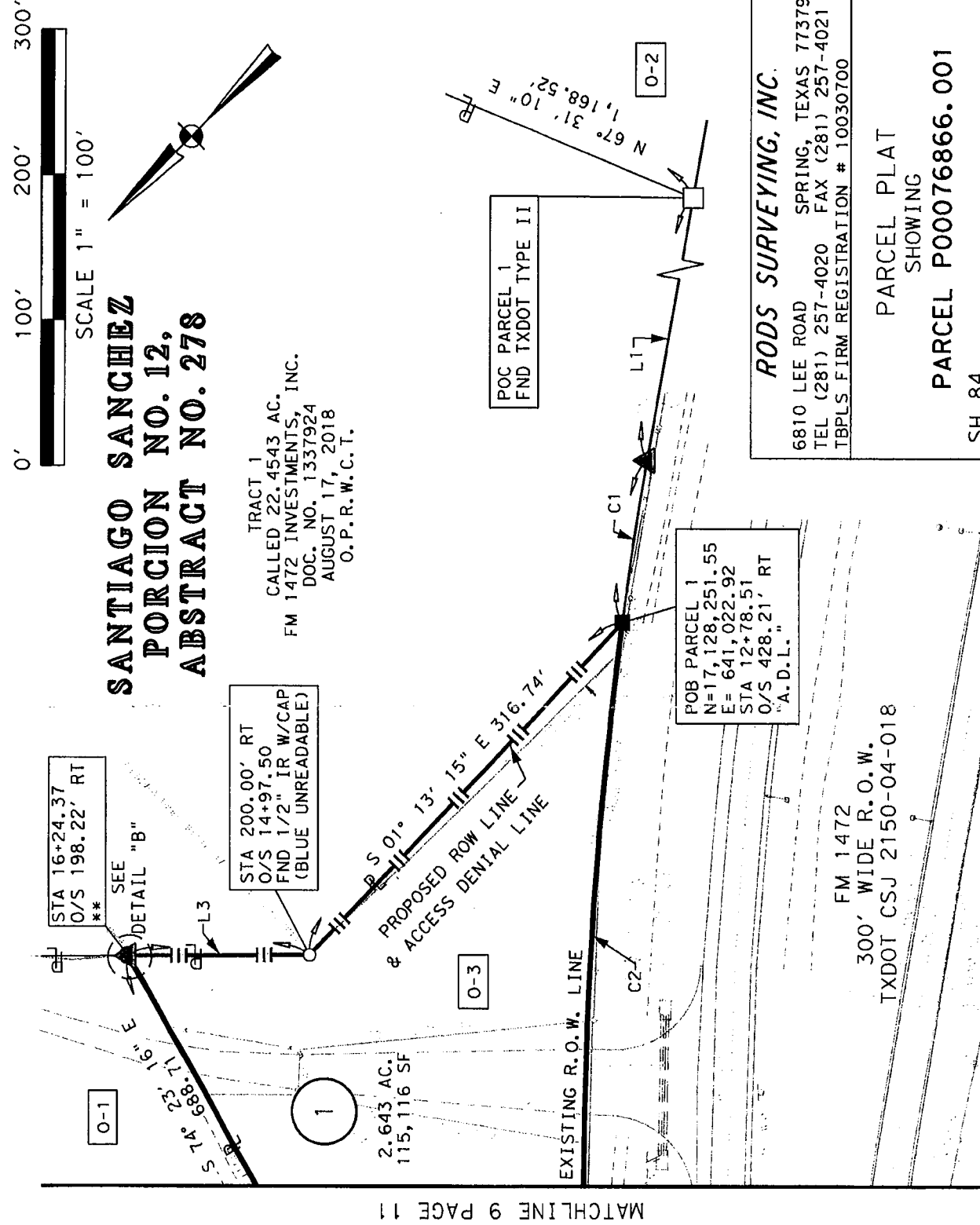
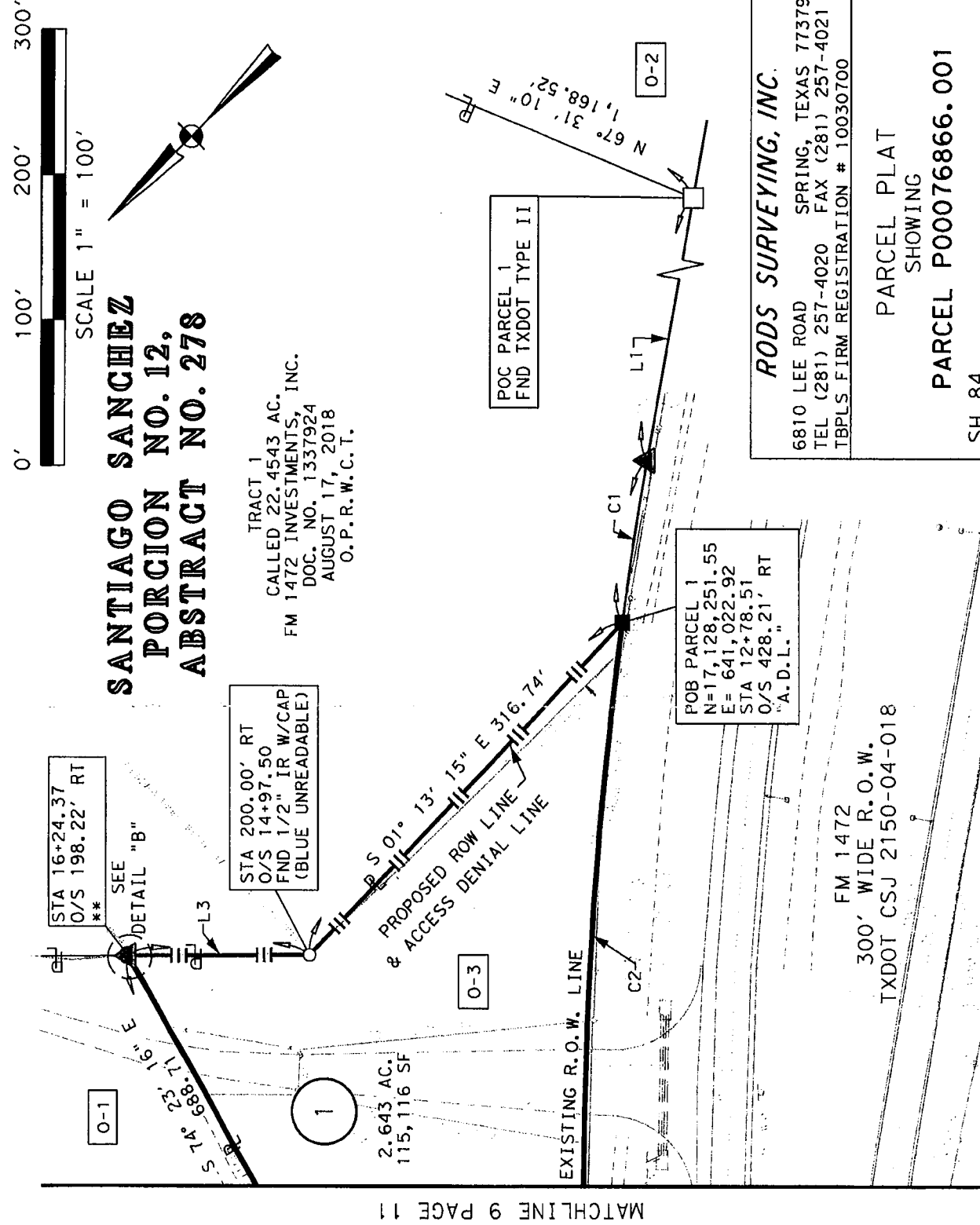
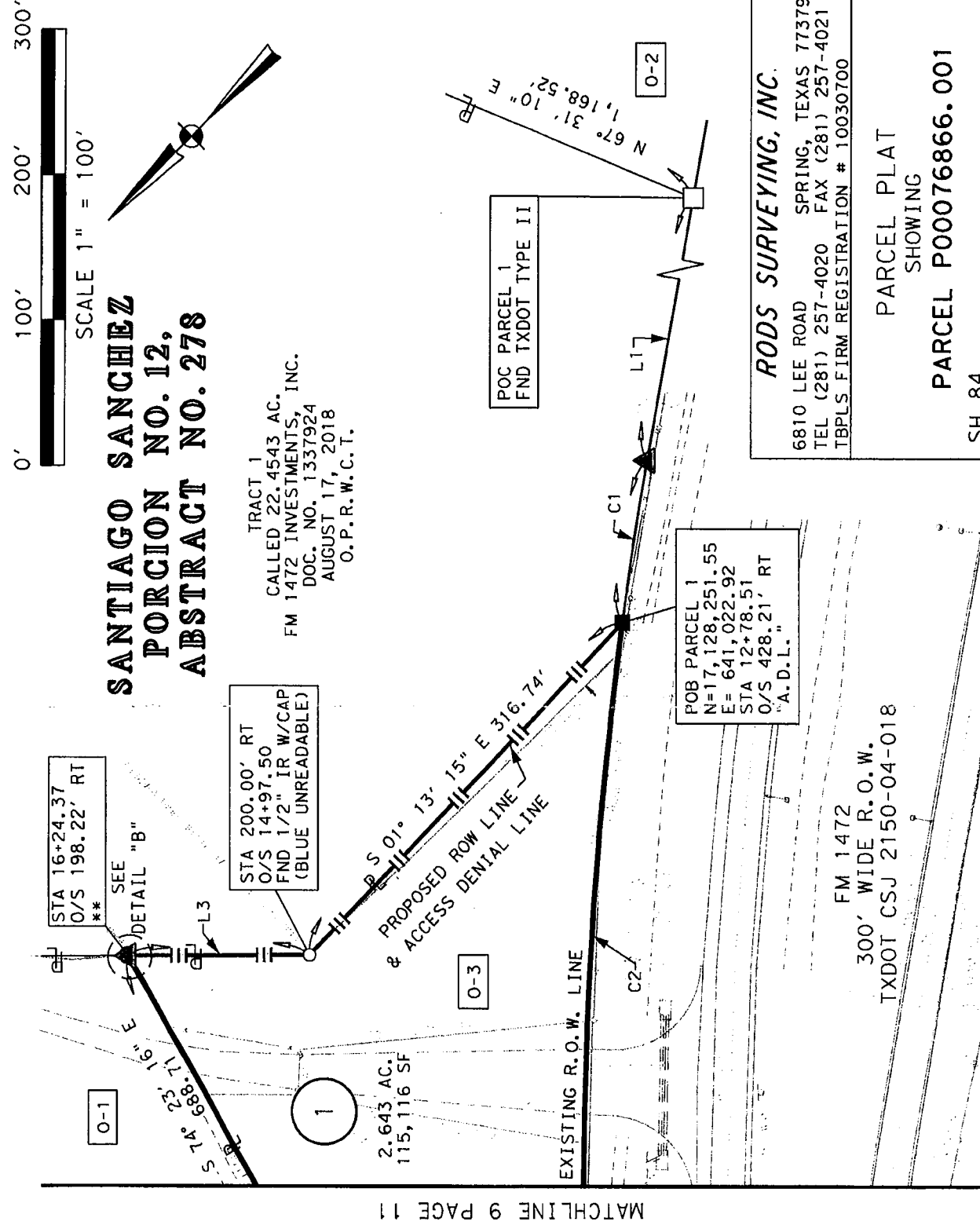
RODS SURVEYING, INC.

6810 LEE ROAD SPRING, TEXAS 77379
TEL (281) 257-4020 FAX (281) 257-4021
TBPLS FIRM REGISTRATION # 10030700

PARCEL PLAT
SHOWING

PARCEL P00076866.001

SH 84
RCSJ 3483-02-003
PROJECT NO. R00013938
MARCH 2023



**SANTIAGO SANCHEZ
PORCION NO. 12,
ABSTRACT NO. 278**

**PROPOSED STATE HIGHWAY 84
VARIABLE WIDTH R.O.W.**

O-1

STA 12+88.97
O/S 393.55' LT
**

1

2.643 AC.
115,116 SF

O-3

SEE
DETAIL A
P6. 11 OF 11

EXISTING R.O.W. LINE

STA 12+76.06
O/S 415.29' LT
**

FM 1472
300' WIDE R.O.W.
TXDOT CSJ 2150-04-018

PROPOSED
BASELINE

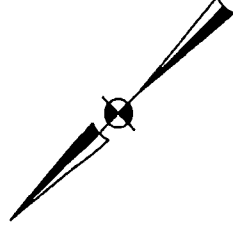
S 74° 23' 16" E 688.71

N 45° 09' 18.93" E
818.91'

MATCHLINE 8 PAGE 11

0' 100' 200' 300'

SCALE 1" = 100'



RODS SURVEYING, INC.

6810 LEE ROAD SPRING, TEXAS 77379
TEL (281) 257-4020 FAX (281) 257-4021
TBPLS FIRM REGISTRATION # 10030700

PARCEL PLAT
SHOWING

PARCEL P00076866.001

SH 84
RCSJ 3483-02-003
PROJECT NO. R00013938
MARCH 2023

SEE PAGE 10 OF 11 FOR LINE TABLE AND CURVE TABLE
SEE PAGE 11 OF 11 FOR DETAILS

PAGE 9 OF 11

#FILE#

O-1

RESIDUE OF CALLED 6,132.06 AC.
LOUIS P. LAVAUDE
YVONNE LAVAUDE
DAVID A. HACHAR
LILIA ETHEL HACHAR
LILIA JEANETTE HACHAR
FALCON INTERNATIONAL BANK, AS
TRUSTEE OF ALL THE TRUSTS
CREATED UNDER THE LAST WILL AND
TESTAMENT OF NICHOLAS D.
HACHAR ESTATE TRUST A.K.A. N.D.
HACHAR ESTATE TRUST
VOL. 166, PG. 594
MARCH 13, 1941
VOL. 303, PG. 164
JANUARY 12, 1963
D.R.W.C.T.
VOL. 2081, PG. 198
NOVEMBER 22, 2005
VOL. 2634, PG. 364
AUGUST 5, 2008
VOL. 2640, PG. 543
AUGUST 29, 2008
VOL. 2787, PG. 39
JULY 15, 2009
VOL. 2955, PG. 84
JULY 7, 2010
VOL. 3135, PG. 333
JANUARY 29, 2007
VOL. 3135, PG. 338
AUGUST 19, 2011
VOL. 3360, PG. 205
FEBRUARY 21, 2012
VOL. 3655, PG. 838
JULY 29, 2014
VOL. 4724, PG. 350
JANUARY 12, 1963
O.P.R.W.C.T.

O-2

AMENDED PLAT OF MILLENIUM
PARK SUBDIVISION
RECORDED VOL. 20, PAGE 87
FILED AUGUST 30, 2000
M.R.W.C.T.

O-3

TRACT "A"
CALLED 2.610 AC.
THE N.D. HACHAR TRUSTS,
FALCON INTERNATIONAL BANK TRUSTEE,
LILIA HACHAR,
THE ESTATE OF DANIEL DEXTER HACHAR,
DAVID A. HACHAR, AND
GEORGE L. HACHAR JR.
AND LOUIS A. LAVAUDE, CO-TRUSTEES OF
THE N.DAVID HACHAR ESTATE TRUST
DOC. NO. 1005619
EXECUTED FEBRUARY 21, 2008
O.P.R.W.C.T.

LINE TABLE			
L1	N 34°49'34" W	661.82'	
L2	S 76°08'45" E	16.79'	
L3	S 44°50'17" W	127.33'	

CURVE TABLE				
NO.	DELTA	RADIUS	ARC	CHD BRG
C1	02° 08' 38"	3,014.79'	112.81' N 35°53'52" W	112.80'
C2	16° 05' 01"	3,014.79'	846.28' N 45°00'42" W	843.51'

RODS SURVEYING, INC.

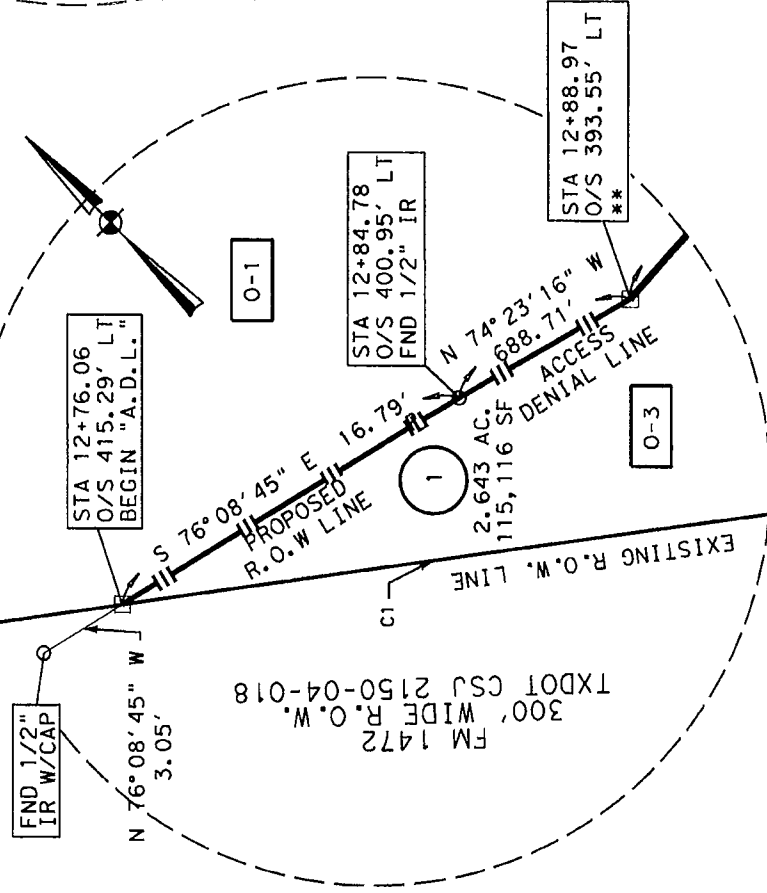
6810 LEE ROAD SPRING, TEXAS 77379
TEL (281) 257-4020 FAX (281) 257-4021
TBPLS FIRM REGISTRATION # 10030700

PARCEL PLAT
SHOWING

PARCEL P00076866.001

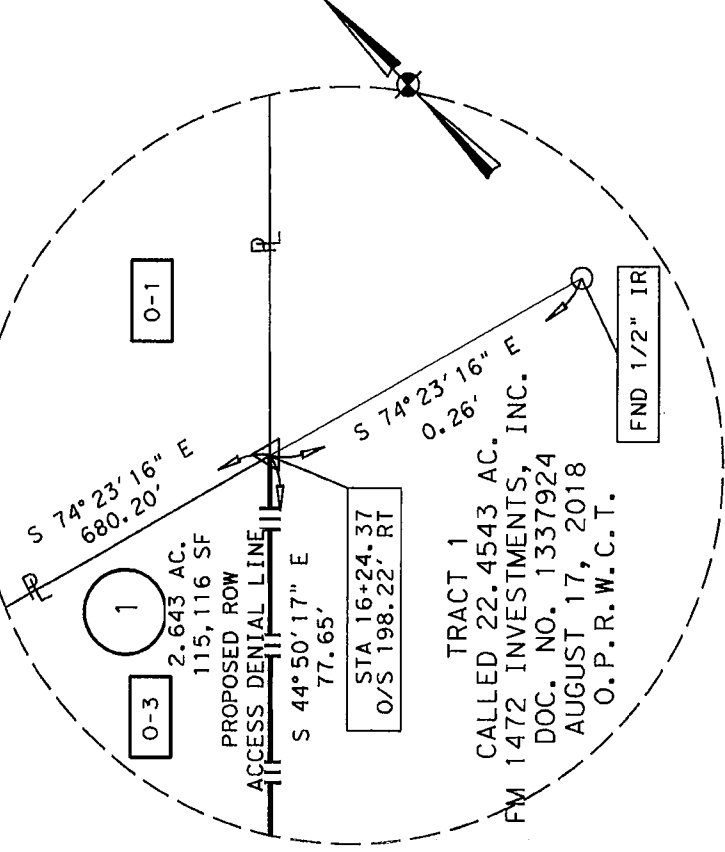
SH 84
RCSJ 3483-02-003
PROJECT NO. R00013938
MARCH 2023

SANTIAGO SANCHEZ
PORCION NO. 12,
ABSTRACT NO. 278



DETAIL A
N.T.S.

SANTIAGO SANCHEZ
PORCION NO. 12,
ABSTRACT NO. 278



DETAIL B
N.T.S.

RODS SURVEYING, INC.

6810 LEE ROAD SPRING, TEXAS 77379
TEL (281) 257-4020 FAX (281) 257-4021
TBPLS FIRM REGISTRATION # 10030700

PARCEL PLAT
SHOWING

PARCEL P00076866.001

SH 84
RCSJ 3483-02-003
PROJECT NO. R00013938
MARCH 2023

July 10, 2023

County: Webb
Highway: State Highway 84
Limits: From FM 1472 to IH 35 West Frontage Rd
RCSJ Number: 3483-02-003

PARCEL 1

POC TO POB
<* 4 Inverse P5008 P5157

Inverse P5008 to P5157 N 34° 49' 34" W Distance 661.82

<* 5 Print Curve PC26

Curve Data				

Curve PC26				
P.I. Station	0+56.41	N	17,128,206.48	E 641,056.84
Delta	= 2° 08' 38"	(LT)		
Degree	= 1° 54' 02"			
Tangent	= 56.41			
Length	= 112.81			
Radius	= 3,014.79			
External	= 0.53			
Long Chord	= 112.80			
Mid. Ord.	= 0.53			
P.C. Station	0+00.00	N	17,128,160.17	E 641,089.06
P.T. Station	1+12.81	N	17,128,251.55	E 641,022.92
C.C.		N	17,126,438.47	E 638,614.25
Back	= N 34° 49' 33" W			
Ahead	= N 36° 58' 11" W			
Chord Bear	= N 35° 53' 52" W			

<* 6 Describe Parcel 1

Parcel 1 : CUR PC1 861 P5002 13422 P5004

Total parcel taking area = 115,116 ft² = 2.643 ac.

Description of parcel: 1

Beginning parcel description
=====

Curve Data				

Curve PC1				
P.I. Station	4+25.94	N	17,128,591.86	E 640,766.76
Delta	= 16° 05' 01"	(LT)		
Degree	= 1° 54' 02"			
Tangent	= 425.94			
Length	= 846.28			
Radius	= 3,014.79			
External	= 29.94			

Long Chord = 843.51
Mid. Ord. = 29.65
P.C. Station 0+00.00 N 17,128,251.55 E 641,022.92
P.T. Station 8+46.28 N 17,128,847.88 E 640,426.35
C.C. N 17,126,438.47 E 638,614.25
Back = N 36° 58' 11" W
Ahead = N 53° 03' 12" W
Chord Bear = N 45° 00' 42" W

Course from PT PC1 to 861 S 76° 08' 45" E Dist 16.79

Point 861 N 17,128,843.86 E 640,442.65 Sta 8+63.07

Course from 861 to P5002 S 74° 23' 16" E Dist 688.71

Point P5002 N 17,128,658.51 E 641,105.95 Sta 15+51.78

Course from P5002 to 13422 S 44° 50' 17" W Dist 127.33

Point 13422 N 17,128,568.22 E 641,016.17 Sta 16+79.11

Course from 13422 to P5004 S 1° 13' 15" E Dist 316.74

Point P5004 N 17,128,251.55 E 641,022.92 Sta 19+95.85

=====
Ending parcel description
=====

End of parcel 1 description

Revised October 30, 2023
February 6, 2023
P00076867.001 - .002
Page 1 of 41

EXHIBIT “A”

County: Webb
Highway: SH 84
Limits: From FM 1472,
To IH 35 West Frontage Road
CCSJ: 3483-02-002
ROW CSJ: 3483-02-003
ROW Project ID: R00013938

Property Description for Parcel P00076867.001 and P00076867.002

Being a 241.81-acre (10,533,370 square feet) parcel of land, comprised of two parts, both located in the Santiago Sanchez Porcion Number 12, Abstract 278, Webb County, Texas, being out of the residue of a called 6,132.06-acre tract, conveyed to Louis P. Lavaude, Yvonne Lavaude, David A. Hachar, Lilia Ethel Hachar, Lilia Jeanenette Hachar, Falcon International Bank, as Trustee of all the Trusts created under the Last Will and Testament of Nicholas D. Hachar Estate Trust, also known as N.D. Hachar Estate Trust, said residue of a called 6,132.06-acre tract, as conveyed from Lone Star Construction Company to N. D. Hachar, as described in deed, executed March 13, 1941, recorded in Volume 166, Page 594 of the Deed Records of Webb County, Texas (D.R.W.C.T.), further described in deed executed January 12, 1963, conveyed from Felisa M. Hachar, N. David Hachar, Isaura Hachar Gonzalez, George Hachar, The Laredo National Bank and ED Mann, as executors and Trustees under the Last Will and of the Estate of Nicolas D. Hachar (deceased), and Felisa M. Hachar (individually) to the Executors and Trustees under the Last Will and of the Estate of Nicolas D. Hachar, deceased and Felisa M. Hachar (individually), recorded in Volume 303, Page 164, D.R.W.C.T., further described in Special Warranty Deed executed November 22, 2005, conveyed from David A. Hachar to George L. Hachar, Jr. and Louis P. LaVaude, Co-trustees of the N. David Hachar Estate Trust, recorded in Volume 2081, Page 198 of the Official Public Records of Webb County, Texas (O.P.R.W.C.T.), further described in Warranty Deed executed August 5, 2008, conveyed from David A. Hachar and wife Teresa Morales Munoz to Nicolas D. Hachar Trust, recorded in Volume 2634, Page 364, O.P.R.W.C.T., further described in Warranty Deed executed August 29, 2008, conveyed from Lilia Jeanette Hachar to Nicolas D. Hachar Trust, recorded in Volume 2640, Page 543, O.P.R.W.C.T., further described in Warranty Deed executed July 15, 2009, conveyed from David A. Hachar to Guadalupe Hachar Didieu Trust, Olga Hachar Lavaude Trust, George Hachar, Sr. Trust, Guadalupe de la Fuente Trust (N. David Hachar, Jr. Trust under Will), recorded in Volume 2787, Page 39, O.P.R.W.C.T., further described in Warranty Deed executed July 7, 2010, conveyed from David A. Hachar to Guadalupe Hachar Didieu Trust, Olga Hachar Lavaude Trust, George Hachar, Sr. Trust, Guadalupe de la Fuente Trust (N. David Hachar, Jr. Trust under Will), recorded in Volume 2955, Page 84, O.P.R.W.C.T., further described in Special Warranty Deed executed January 29, 2007, conveyed from David Hachar to N.D. Hachar Estate Trust, recorded in Volume 3135, Page 333, O.P.R.W.C.T., further described in Warranty Deed executed August 19, 2011, conveyed from David. A. Hachar to the N. David

EXHIBIT "A"

Hachar Estate Trust, recorded in Volume 3135, Page 338, O.P.R.W.C.T., further described in Administrator's Deed executed February 21, 2012, conveyed from Louis P. Lavaude, Lilia J. Hachar and George L. Hachar, Jr., Co-administrators of the Estate of Daniel Dexter Hachar (deceased) to Lilia Ethel Jasso, Lilia J. Hachar and David A. Hachar, recorded in Volume 3360, Page 205, O.P.R.W.C.T., further described in Warranty Deed executed July 29, 2014, conveyed from David A. Hachar to N. David Hachar Estate Trust and Nicolas D. Hachar Trusts, recorded in Volume 3655, Page 838, O.P.R.W.C.T., further described in Trust Distribution Deed executed January 14, 2020, conveyed from Falcon International Bank, Trustee of the Olga Hachar LaVaude Trust to Louis P. LaVaude and Yvonne LaVaude, recorded in Volume 4724, Page 350, O.P.R.W.C.T., said 241.81-acre (10,533,370 square feet) parcel of land being more particularly described in two parts by metes and bounds as follows:

Part 1 (241.62-acre) P00076867.001

COMMENCING at a found concrete monument marking the north corner of Millenium Park subdivision, filed for record August 30, 2000, recorded in Volume 20, Page 87 of the Map Records of Webb County, Texas (M.R.W.C.T.), being the most easterly corner of a called 3.380-acre tract, also known as Tract "B", conveyed from Nixon Ranch Partnership to Verde Corp, described in a Special Warranty Deed, executed August 25, 2004, Volume 1670, Page 633, O.P.R.W.C.T., same being a southwest corner of the residue of said called 6,132.06-acre tract, thence as follows

North 70° 34' 33" West, along the common north line of said called 3.380-acre tract with a southwest line of the residue of said called 6,132.06-acre tract, a distance of 681.55 feet to the northwest corner of said called 3.380-acre tract, being on the northeast line of a called 22.4543-acre tract conveyed from Nixon Ranch Partnership to FM 1472 Investments, Inc., described in a Warranty Deed with Vendor's Lien, executed August 17, 2018, recorded in Document Number 1337924, O.P.R.W.C.T.;

North 22° 34' 52" West, along the common southwest line of the residue of said called 6,132.06-acre tract with the northeast line of said called 22.4543-acre tract, a distance of 751.01 feet to a 5/8-inch iron rod with Texas Department of Transportation (TxDOT) aluminum disk set for the **POINT OF BEGINNING** of the herein described parcel, having surface coordinate values of N= 17,129,075.38 and E= 641,659.76, being on the proposed south right-of-way and Access Denial Line of SH 84, a variable width right-of-way, located 223.67 feet right of Proposed Baseline Station 23+80.31;

Revised October 30, 2023

February 6, 2023

P00076867.001 - .002

Page 3 of 41

EXHIBIT "A"

1. **THENCE, North 22° 34' 52" West**, continuing along the common southwest line of the residue of said called 6,132.06-acre tract with the northeast line of said called 22.4543-acre tract a distance of **0.92 feet** to a 1/2-inch iron rod found marking the north corner of said called 22.4543-acre tract, being an internal corner of the residue of said called 6,132.06-acre tract, same being the beginning of a non-tangent curve to the left;
2. **THENCE**, along the common northwest line of said called 22.4543-acre tract with a south line of the residue of said called 6,132.06-acre tract, along said curve to the left, having a **central angle of 17° 52' 39"**, a **radius of 2,000.00 feet**, an **arc length of 624.05 feet**, a **chord bearing of South 53° 54' 11" West**, a **chord distance of 621.52 feet** to a 1/2-inch iron rod found for end of curve and beginning of non-tangent line;
3. **THENCE, South 44° 50' 17" West**, continuing along the common northwest line of said called 22.4543-acre tract with a south line of the residue of said called 6,132.06-acre tract, a distance of **72.70 feet** to a point, located 198.22 feet right of Proposed Baseline Station 16+24.37, for the east corner of a called 2.610-acre tract of land, also Tract II, conveyed from Verde Corp. to The N.D. Hachar Trusts, Falcon International Bank Trustee, Lilia Hachar, The Estate of Daniel Dexter Hachar, David A. Hachar, George L. Hachar Jr. and Louis A. Lavaude, Co-Trustees of The N. David Hachar Estate Trust, described in Special Warranty Deed executed February 21, 2008, recorded in Document Number 1005619 O.P.R.W.C.T, from which a 1/2-inch iron rod found bears South 74° 23' 16" East, a distance of 0.26 feet;
4. **THENCE, North 74° 23' 16" West**, along the common north line of said called 2.610-acre tract with a south line of the residue of said called 6,132.06-acre tract, a distance of **680.20 feet** to a 5/8-inch iron rod with TxDOT aluminum disk set on the proposed north right-of-way and Access Denial Line of said SH 84, located 393.55 feet left of Proposed Baseline Station 12+88.97, from which a 1/2-inch iron rod found (bears North 74° 23' 16" West, a distance of 8.51 feet);**

THENCE, across the residue of said called 6,132.06-acre tract with the proposed north right-of-way and Access Denial Line of said SH 84, the following twenty-six (26) courses and distances;

5. **North 87° 25' 37" East**, a distance of **317.47 feet** to a 5/8-inch iron rod with TxDOT aluminum disk set, located 180.00 feet left of Proposed Baseline Station 15+23.89;**

EXHIBIT "A"

6. **North 45° 09' 19" East**, passing at a distance of 295.02 feet a TXDOT Type II marker set, located 180.00 feet left of Proposed Baseline P.C. Station 18+18.91, continuing for a total distance of **321.37 feet** to a 5/8-inch iron rod with TxDOT aluminum disk set marking the beginning of a tangent curve to the right, located 180.16 feet left of Proposed Baseline Station 18+43.09;**
7. Along said curve to the right, having a **central angle of 31° 00' 05"**, a **radius of 2,190.00 feet**, a **chord bearing of North 60° 39' 21" East**, a **chord distance of 1,170.56 feet**, passing at an arc length of 786.24 feet a 5/8-inch iron rod with TxDOT aluminum disk stamped "A.D.L." set marking the end of said Access Denial Line, located 190.08 feet left of Proposed Baseline Station 25+62.68, passing at an arc length of 1,157.22 feet a TxDOT Type II marker set, located 194.82 feet left of Proposed Baseline P.T. Station 29+01.07, continuing for a total arc length of **1,184.96 feet** to a 5/8-inch iron rod with TxDOT aluminum disk set for tangency, located 195.00 feet left of Proposed Baseline Station 29+28.80;**
8. **North 76° 09' 24" East**, passing at a distance of 272.69 feet a 5/8-inch iron rod with TxDOT aluminum disk stamped "A.D.L." set marking the beginning of an Access Denial Line, located 195.00 feet left of Proposed Baseline Station 32+01.49, continuing for a total distance of **1,034.48 feet** to a 5/8-inch iron rod with TxDOT aluminum disk set, located 195.00 feet left of Proposed Baseline Station 39+63.28;**
9. **North 83° 53' 16" East**, a distance of **66.90 feet** to a 5/8-inch iron rod with TxDOT aluminum disk stamped "A.D.L." set marking the end of said Access Denial Line, located 186.00 feet left of Proposed Baseline Station 40+29.58;**
10. **North 76° 09' 24" East**, passing at a distance of 1,470.42 feet a 5/8-inch iron rod with TxDOT aluminum disk set, located 186.00 feet left of Proposed Baseline Station 55+00.00, passing at a distance of 1,746.05 feet a 5/8-inch iron rod with TxDOT aluminum disk stamped "A.D.L." set marking the beginning of Access Denial, located 186.00 feet left of Proposed Baseline Station 57+75.63, continuing for a total distance of **2,052.67 feet** to a 5/8-inch iron rod with TxDOT aluminum disk set, located 186.00 feet left of Proposed Baseline Station 60+82.25;**
11. **North 68° 46' 37" East**, a distance of **309.89 feet** to a 5/8-inch iron rod with TxDOT aluminum disk set marking the beginning of a non-tangent curve to the left, located 225.80 feet left of Proposed Baseline Station 63+89.57;**

EXHIBIT "A"

12. Along said curve to the left, having a **central angle of 03° 42' 34"**, a **radius of 13,875.00 feet**, a **chord bearing of North 74° 55' 06" East**, a **chord distance of 898.13 feet**, passing at an arc length of 149.29 feet a TxDOT Type II marker set, located 225.00 feet left of Proposed Baseline P.C. Station 65+38.86, continuing for a total arc length of **898.28 feet** to a 5/8-inch iron rod with TxDOT aluminum disk set, located 225.00 feet left of Proposed Baseline Station 73+00.00;**
13. **North 78° 45' 26" East**, a distance of **357.38 feet** to a 5/8-inch iron rod with TxDOT aluminum disk set marking the beginning of a non-tangent curve to the left, located 185.00 feet left of Proposed Baseline Station 76+60.39;**
14. Along said curve to the left, having a **central angle of 03° 24' 18"**, a **radius of 13,915.00 feet**, a **chord bearing of North 69° 53' 48" East**, a **chord distance of 826.85 feet**, passing at an arc length of 221.03 feet a 5/8-inch iron rod with TxDOT aluminum disk stamped "A.D.L." marking the end of said Access Denial Line, located 185.00 feet left of Proposed Baseline Station 78+84.35, continuing for a total **arc length of 826.97 feet** to a 5/8-inch iron rod with TxDOT aluminum disk set, located 185.00 feet left of Proposed Baseline Station 84+98.35;**
15. **North 67° 30' 26" East**, passing at distance of 166.82 feet a TxDOT Type II marker set, located 186.00 feet left of Proposed Baseline P.T. Station 86+67.39, passing at distance of 1,399.43 feet a 5/8-inch iron rod with TxDOT aluminum disk set, located 186.00 feet left of Proposed Baseline Station 99+00.00, passing at a distance of 2,456.37 feet a 5/8-inch iron rod with TxDOT aluminum disk stamped "A.D.L." marking the beginning of Access Denial Line, located 186.00 feet left of Proposed Baseline Station 109+56.95, passing at distance of 2,499.43 feet a 5/8-inch iron rod with TxDOT aluminum disk set, located 186.00 feet left of Proposed Baseline Station 110+00.00, passing at a distance of 2,697.72 feet a 5/8-inch iron rod with TxDOT aluminum disk stamped "A.D.L." marking the end of said Access Denial Line, located 186.00 feet left of Proposed Baseline Station 111+98.29, passing at a distance of 3,005.50 feet a 5/8-inch iron rod with TxDOT aluminum disk stamped "A.D.L." set marking the beginning of Access Denial Line, located 186.00 feet left of Proposed Baseline Station 115+06.07, continuing for a total distance of **3,085.14 feet** to a 5/8-inch iron rod with TxDOT aluminum disk set, located 186.00 feet left of Proposed Baseline Station 115+85.71;**
16. **North 63° 30' 11" East**, passing at a distance of 507.87 feet to a 5/8-inch iron rod with TxDOT aluminum disk stamped "A.D.L." set marking the end of said Access Denial Line, located 221.46 feet left of Proposed Baseline Station 120+92.35, continuing for a total distance of **1,274.54 feet** to a 5/8-inch iron rod with TxDOT aluminum disk set, located 275.00 feet left of Proposed Baseline Station 128+57.14;**

Revised October 30, 2023

February 6, 2023

P00076867.001 - .002

Page 6 of 41

EXHIBIT "A"

17. **North 67° 30' 26" East**, passing at a distance of 713.67 feet a 5/8-inch iron rod with TxDOT aluminum disk stamped "A.D.L." set, marking the beginning of Access Denial Line, located 275.00 feet left of Proposed Baseline Station 135+70.81, continuing for a total distance of **1,106.53 feet** to a 5/8-inch iron rod with TxDOT aluminum disk set, located 275.00 feet left of Proposed Baseline Station 139+63.67;**
18. **North 39° 05' 37" East**, a distance of **52.54 feet** to a 5/8-inch iron rod with TxDOT aluminum disk stamped "A.D.L." set, marking the end of said Access Denial Line, located 300.00 feet left of Proposed Baseline Station 140+09.88;**
19. **North 67° 30' 26" East**, a distance of **149.84 feet** to a 5/8-inch iron rod with TxDOT aluminum disk stamped "A.D.L." set, marking the beginning of Access Denial Line, located 300.00 feet left of Proposed Baseline Station 141+59.72;**
20. **South 81° 35' 29" East**, a distance of **81.78 feet** to a 5/8-inch iron rod with TxDOT aluminum disk set, located 258.00 feet left of Proposed Baseline Station 142+29.90;**
21. **North 67° 30' 26" East**, passing at a distance of 330.40 feet a 5/8-inch iron rod with TxDOT aluminum disk stamped "A.D.L." set, marking the end of said Access Denial Line, located 258.00 feet left of Proposed Baseline Station 145+60.30, passing at a distance of 890.35 feet a 5/8-inch iron rod with TxDOT aluminum disk stamped "A.D.L." set, marking the beginning of Access Denial Line, located 258.00 feet left of Proposed Baseline Station 151+20.25, passing at a distance of 1,159.85 feet a 5/8-inch iron rod with TxDOT aluminum disk stamped "A.D.L." set, marking the end of said Access Denial Line, located 258.00 feet left of Proposed Baseline Station 153+89.75, continuing for a total distance of **1,267.25 feet** to a 5/8-inch iron rod with TxDOT aluminum disk set, located 258.00 feet left of Proposed Baseline Station 154+97.14;**
22. **North 71° 57' 17" East**, passing a distance of 541.76 feet a 5/8-inch iron rod with TxDOT aluminum disk stamped "A.D.L." set, marking the beginning of Access Denial Line, located 214.94 feet left of Proposed Baseline Station 160+37.35, continuing a total distance of **902.72 feet** to a 5/8-inch iron rod with TxDOT aluminum disk set, located 188.00 feet left of Proposed Baseline Station 163+97.14;**

Revised October 30, 2023

February 6, 2023

P00076867.001 - .002

Page 7 of 41

EXHIBIT "A"

23. **North 67° 30' 26" East**, passing at a distance of 338.85 feet a 5/8-inch iron rod with TxDOT aluminum disk stamped "A.D.L." set, marking the end of said Access Denial Line, located 188.00 feet left of Proposed Baseline Station 167+35.99, passing at a distance of 1,402.86 feet a 5/8-inch iron rod with TxDOT aluminum disk set, located 188.00 feet left of Proposed Baseline Station 178+00.00, passing at a distance of 1,892.24 feet a 5/8-inch iron rod with TxDOT aluminum disk stamped "A.D.L." set, marking the beginning of Access Denial Line, located 188.00 feet left of Proposed Baseline Station 182+89.38, passing at a distance of 2,130.72 feet a 5/8-inch iron rod with TxDOT aluminum disk stamped "A.D.L." set, marking the end of said Access Denial Line, located 188.00 feet left of Proposed Baseline Station 185+27.86, continuing for a total distance of **2,269.33 feet** to a 5/8-inch iron rod with TxDOT aluminum disk set, located 188.00 feet left of Proposed Baseline Station 186+66.47;**
24. **North 57° 56' 52" East**, a distance of **222.79 feet** to a 5/8-inch iron rod with TxDOT aluminum disk set, located 225.00 feet left of Proposed Baseline Station 188+86.17;**
25. **North 67° 30' 26" East**, passing at a distance of 206.00 feet a 5/8-inch iron rod with TxDOT aluminum disk stamped "A.D.L." set, marking the beginning of Access Denial Line, located 225.00 feet left of Proposed Baseline Station 190+92.17, passing at a distance of 1,113.83 feet a 5/8-inch iron rod with TxDOT aluminum disk set, located 225.00 feet left of Proposed Baseline Station 200+00.00, continuing for a total distance of **2,143.83 feet** to a 5/8-inch iron rod with TxDOT aluminum disk set, located 225.00 feet left of Proposed Baseline Station 210+30.00;**
26. **North 71° 14' 48" East**, a distance of **345.21 feet** to a 5/8-inch iron rod with TxDOT aluminum disk set marking the beginning of a non-tangent curve to the left, located 202.49 feet left of Proposed Baseline Station 213+74.48;**
27. Along said curve to the left, having a **central angle of 12° 45' 46"**, a **radius of 7,420.00 feet**, a **chord bearing of North 59° 38' 37" East**, a **chord distance of 1,649.40 feet**, passing at an arc length of 82.50 feet a TxDOT Type II marker set, located 205.08 feet left of Proposed Baseline P.C. Station 214+56.94, passing at an arc length of 138.68 feet a 5/8-inch iron rod with TxDOT aluminum disk stamped "A.D.L." set, marking the end of said Access Denial Line, located 207.14 feet left of Proposed Baseline Station 215+14.77, passing at an arc length of 1,093.24 feet a 5/8-inch iron rod with TxDOT aluminum disk set, located 236.59 feet left of Proposed Baseline Station 225+00.00, continuing for a total arc length of **1,652.82 feet** to a 5/8-inch iron rod with TxDOT aluminum disk set for non-tangency, located 248.84 feet left of Proposed Baseline Station 230+79.42;**

Revised October 30, 2023

February 6, 2023

P00076867.001 - .002

Page 8 of 41

EXHIBIT "A"

28. **North 53° 06' 21" East**, a distance of **73.33 feet** to a 5/8-inch iron rod with TxDOT aluminum disk set marking the beginning of a non-tangent curve to the left, located 250.00 feet left of Proposed Baseline Station 231+55.42;**
29. Along said curve to the left, having a **central angle of 17° 51' 25"**, a **radius of 6,800.00 feet**, a **chord bearing of North 44° 46' 30" East**, a **chord distance of 2,110.75 feet**, passing at an arc length of 325.67 feet a 5/8-inch iron rod with TxDOT aluminum disk stamped "A.D.L." set, marking the beginning of Access Denial Line, located 250.00 feet left of Proposed Baseline Station 234+93.07, passing at an arc length of 1,015.94 feet a 5/8-inch iron rod with TxDOT aluminum disk stamped "A.D.L.", marking the end of said Access Denial Line, located 250.00 feet left of Proposed Baseline Station 242+08.72, passing at an arc length of 1,296.90 feet a 5/8-inch iron rod with TxDOT aluminum disk set, located 250.00 feet left of Proposed Baseline Station 245+00.00, continuing for a total **arc length of 2,119.32 feet** to a 5/8-inch iron rod with TxDOT aluminum disk set, located 250.00 feet left of Proposed Baseline Station 253+52.66;**
30. **North 32° 10' 19" East**, passing at a distance of 198.05 feet a 5/8-inch iron rod with TxDOT aluminum disk stamped "A.D.L." set, marking the beginning of Access Denial Line, located 259.82 feet left of Proposed Baseline Station 255+57.90, continuing for a total distance of **486.09 feet** to a 5/8-inch iron rod with TxDOT aluminum disk set on the common north line of the residue of said called 6,132.06-acre tract with the southwest line of the residue of a called 185.43-acre tract, also known as Tract 1, conveyed from Webb Commercial Development, Inc. to Itara, Inc., described in Special Warranty Deed executed November 21, 2019, recorded in Document Number 1378083, Volume 4700, Page 541, O.P.R.W.C.T., located 263.79 feet left of Proposed Baseline Station 258+57.12;
31. **THENCE, South 56° 17' 41" East**, along the common line of the residue of said called 6,132.06-acre tract with the southwest line of the residue of said called 185.43-acre tract, a distance **514.15 feet** to a calculated point on the northwest line of a called 101.23-acre tract, conveyed from Itara, Inc. to Indra, Inc., described in Special Warranty Deed, executed January 6, 2022, recorded in Document Number 1456773, Volume 5204, Page 509, O.P.R.W.C.T., same being the southeast line of the residue of said called 6,132.06-acre tract, for the beginning of a non-tangent curve to the right;
32. **THENCE**, along the common line of the residue of said called 6,132.06-acre tract with the northwest line of said called 101.23-acre tract, along said curve to the right, having a **central angle of 06° 13' 04"**, a **radius of 7,300.00 feet**, an **arc length of 792.21 feet**, a **chord bearing of South 34° 59' 00" West**, a **chord distance of 791.82 feet** to a calculated point for the beginning of a non-tangent curve to the right;

EXHIBIT "A"

33. **THENCE**, continuing along the common line of the residue of said called 6,132.06-acre tract with the northwest line of said called 101.23-acre tract, along said curve to the right, having a **central angle of 02° 08' 22"**, a **radius of 495.44 feet**, an **arc length of 18.50 feet**, a **chord bearing of South 38° 28' 51" West**, a **chord distance of 18.50 feet** to a calculated point for the most westerly corner of said called 101.23-acre tract and an interior "ell" corner of the residue of said called 6,132.06-acre tract;

34. **THENCE, South 51° 45' 12" East**, along the common line of the residue of said called 6,132.06-acre tract with the southwest line of said called 101.23-acre tract, a distance of **9.87 feet** to a 5/8-inch iron rod with TxDOT aluminum disk set on the proposed southeast right-of-way line of said SH 84 for the beginning of a non-tangent curve to the right, located 260.00 feet right of Proposed Baseline Station 250+57.15;

THENCE, across the residue of, said called 6,132.06-acre tract with the proposed southeast right-of-way line of said SH 84, the following twenty-six (26) courses and distances;

35. Along said curve to the right, having a **central angle of 10° 10' 10"**, a **radius of 7,310.00 feet**, a **chord bearing of South 43° 19' 59" West**, a **chord distance of 1,295.77 feet**, passing at an arc length of 577.69 feet a 5/8-inch iron rod with TxDOT aluminum disk set, located 260.00 feet right of Proposed Baseline Station 245+00.00, passing at an arc length of 977.24 feet to a 5/8-inch iron rod with TxDOT aluminum disk stamped "A.D.L." set, marking the beginning of Access Denial Line, located 260.00 feet right of Proposed Baseline Station 241+14.66, continuing for a total arc length of **1,297.47 feet** to a 5/8-inch iron rod with TxDOT aluminum disk set for non-tangency, located 260.00 feet right of Proposed Baseline Station 238+05.83;**

36. **South 51° 34' 31" West**, passing at a distance of 248.70 feet a 5/8-inch iron rod with TxDOT aluminum disk stamped "A.D.L." set, marking the end of said Access Denial Line, located 250.53 feet right of Proposed Baseline Station 235+65.98, continuing for a total distance of **276.10 feet** to a 5/8-inch iron rod with TxDOT aluminum disk set marking the beginning of a tangent curve to the right, located 250.00 feet right of Proposed Baseline Station 235+39.53;**

37. Along said curve to the right, having a **central angle of 15° 55' 56"**, a **radius of 6,930.00 feet**, a **chord bearing of South 59° 32' 29" West**, a **chord distance of 1,920.81 feet**, passing at an arc length of 1,075.05 feet a 5/8-inch iron rod with TxDOT aluminum disk set, located 227.20 feet right of Proposed Baseline Station 225+00.00, continuing for a total arc length of **1,927.01 feet** to a 5/8-inch iron rod with TxDOT aluminum disk set for tangency, located 203.43 feet right of Proposed Baseline Station 216+73.66;**

EXHIBIT "A"

38. **South 67° 30' 26" West**, passing at a distance of 222.93 feet a TXDOT Type II marker set, located 200.00 feet right of Proposed Baseline P.C. Station 214+56.94, passing at a distance of 278.60 feet to a 5/8-inch iron rod with TxDOT aluminum disk stamped "A.D.L." set, located 200.00 feet right of Proposed Baseline Station 214+01.28, marking the beginning of Access Denial Line, continuing for a total distance of **479.88 feet** to a 5/8-inch iron rod with TxDOT aluminum disk set, located 200.00 feet right of Proposed Baseline Station 212+00.00;**
39. **South 63° 55' 52" West**, a distance of **400.78 feet** to a 5/8-inch iron rod with TxDOT aluminum disk set, located 225.00 feet right of Proposed Baseline Station 208+00.00;**
40. **South 67° 30' 26" West**, passing at a distance of 800.00 feet a 5/8-inch iron rod with TxDOT aluminum disk set, located 225.00 feet right of Proposed Baseline Station 200+00.00, continuing for a total distance of **1,800.00 feet** to a 5/8-inch iron rod with TxDOT aluminum disk set, located 225.00 feet right of Proposed Baseline Station 190+00.00;**
41. **South 70° 55' 43" West**, passing at a distance of 531.60 feet a 5/8-inch iron rod with TxDOT aluminum disk stamped "A.D.L." set, marking the end of said Access Denial Line, located 193.28 feet right of Proposed Baseline Station 184+69.35, continuing for a total distance of **586.48 feet** to a 5/8-inch iron rod with TxDOT aluminum disk set, located 190.00 feet right of Proposed Baseline Station 184+14.56;**
42. **South 67° 30' 26" West**, passing at a distance of 614.56 feet a 5/8-inch iron rod with TxDOT aluminum disk set, located 190.00 feet right of Proposed Baseline Station 178+00.00, continuing for a total distance of **1,414.56 feet** to a 5/8-inch iron rod with TxDOT aluminum disk set, located 190.00 feet right of Proposed Baseline Station 170+00.00;**
43. **South 65° 04' 15" West**, passing at a distance of 107.81 feet a 5/8-inch iron rod with TxDOT aluminum disk stamped "A.D.L." set, marking the beginning of Access Denial Line, located 194.58 feet right of Proposed Baseline Station 168+92.29, passing at a distance of 805.93 feet a 5/8-inch iron rod with TxDOT aluminum disk stamped "A.D.L." set, marking the end of said Access Denial Line, located 224.26 feet right of Proposed Baseline Station 161+94.79, passing at a distance of 1,454.25 feet a 5/8-inch iron rod with TxDOT aluminum disk stamped "A.D.L." set, marking the beginning of Access Denial Line, located 251.82 feet right of Proposed Baseline Station 155+47.06, continuing for a total distance of **1,599.58 feet** to a 5/8-inch iron rod with TxDOT aluminum disk set, located 258.00 feet right of Proposed Baseline Station 154+01.87;**

EXHIBIT "A"

44. **South 67° 30' 26" West**, passing at a distance of 112.93 feet to a 5/8-inch iron rod with TxDOT aluminum disk stamped "A.D.L." set, marking the end of said Access Denial Line, located 258.00 feet right of Proposed Baseline Station 152+88.94, passing at a distance of 803.07 feet to a 5/8-inch iron rod with TxDOT aluminum disk stamped "A.D.L." set, marking the beginning of Access Denial Line, located 258.00 feet right of Proposed Baseline Station 145+98.80, continuing for a total distance of **1,199.94 feet** to a 5/8-inch iron rod with TxDOT aluminum disk set, located 258.00 feet right of Proposed Baseline Station 142+01.93;**
45. **South 22° 30' 01" West**, a distance of **59.39 feet** to a 5/8-inch iron rod with TxDOT aluminum disk stamped "A.D.L." set, marking the end of said Access Denial Line, located 300.00 feet right of Proposed Baseline Station 141+59.94;**
46. **South 67° 30' 26" West**, a distance of **150.00 feet** to a 5/8-inch iron rod with TxDOT aluminum disk stamped "A.D.L." set, marking the beginning of Access Denial Line, located 300.00 feet right of Proposed Baseline Station 140+09.94;**
47. **North 67° 29' 57" West**, a distance of **56.57 feet** to a 5/8-inch iron rod with TxDOT aluminum disk set, located 260.00 feet right of Proposed Baseline Station 139+69.93;**
48. **South 67° 30' 26" West**, passing at a distance of 360.51 feet a 5/8-inch iron rod with TxDOT aluminum disk stamped "A.D.L." set, marking the end of said Access Denial Line, located 260.00 feet right of Proposed Baseline Station 136+09.42, continuing for a total distance of **1,327.07 feet** to a 5/8-inch iron rod with TxDOT aluminum disk set, located 260.00 feet right of Proposed Baseline Station 126+42.86;**
49. **South 71° 30' 41" West**, passing at a distance of 518.76 feet a 5/8-inch iron rod with TxDOT aluminum disk stamped "A.D.L." set, marking the beginning of Access Denial Line, located 223.78 feet right of Proposed Baseline Station 121+25.36, passing at a distance of 937.39 feet to a 5/8-inch iron rod with TxDOT aluminum disk stamped "A.D.L." set, located 194.54 feet right of Proposed Baseline Station 117+07.76, marking the end of said Access Denial Line, continuing for a total distance of **1,145.65 feet** to a 5/8-inch iron rod with TxDOT aluminum disk set, located 180.00 feet right of Proposed Baseline Station 115+00.00;**

Revised October 30, 2023

February 6, 2023

P00076867.001 - .002

Page 12 of 41

EXHIBIT "A"

50. **South 67° 30' 26" West**, passing at a distance of 453.21 feet a 5/8-inch iron rod with TxDOT aluminum disk stamped "A.D.L." set, marking the beginning of Access Denial Line, located 180.00 feet right of Proposed Baseline Station 110+46.79, passing a distance of 500.00 feet a 5/8-inch iron rod with TxDOT aluminum disk set, located 180.00 feet right of Proposed Baseline Station 110+00.00, passing at a distance of 728.95 feet to a 5/8-inch iron rod with TxDOT aluminum disk stamped "A.D.L.", marking the end of said Access Denial Line, located 180.00 feet right of Proposed Baseline Station 107+71.04, continuing for a total distance of **1,300.00 feet** to a 5/8-inch iron rod with TxDOT aluminum disk set, located 180.00 feet right of Proposed Baseline Station 102+00.00 ;**
51. **South 63° 41' 36" West**, a distance of **300.67 feet** to a 5/8-inch iron rod with TxDOT aluminum disk set, located 200.00 feet right of Proposed Baseline Station 99+00.00;**
52. **South 67° 30' 26" West**, a distance of **1,232.61 feet** to a TxDOT Type II marker set marking the beginning of a non-tangent curve to the right, located 200.00 feet right of Proposed Baseline P.T. Station 86+67.39;**
53. Along said curve to the right, having a **central angle of 03° 56' 18"**, a **radius of 14,273.31 feet**, an **arc length of 981.11 feet**, a **chord bearing of South 69° 28' 22" West**, a **chord distance of 980.92 feet** to a 5/8-inch iron rod with TxDOT aluminum disk set for the end of said curve to the right, located 200.00 feet right of Proposed Baseline Station 77+00.00;**
54. **South 69° 38' 04" West**, passing at a distance of 79.04 feet to a 5/8-inch iron rod with TxDOT aluminum disk stamped "A.D.L." set, marking the beginning of Access Denial Line, located 202.71 feet right of Proposed Baseline Station 76+22.12, continuing for a total distance of **508.12 feet** to a 5/8-inch iron rod with TxDOT aluminum disk set marking the beginning of a non-tangent curve to the right, located 225.00 feet right of Proposed Baseline Station 72+00.00;**
55. Along said curve to the right, having a **central angle of 02° 26' 17"**, a **radius of 14,325.00 feet**, an **arc length of 609.57 feet**, a **chord bearing of South 74° 41' 21" West**, a **chord distance of 609.53 feet** to a 5/8-inch iron rod with TxDOT aluminum disk set for the end of said curve to the right, located 225.00 feet right of Proposed Baseline Station 66+00.00;**

Revised October 30, 2023

February 6, 2023

P00076867.001 - .002

Page 13 of 41

EXHIBIT "A"

56. **South 82° 40' 16" West**, passing at a distance of 62.52 feet a Type II marker set, located 217.77 feet right of Proposed Baseline P.C. Station 65+38.86, continuing for a total distance of **360.20 feet** to a 5/8-inch iron rod with TxDOT aluminum disk stamped "A.D.L." set, marking the end of said Access Denial Line, located 184.00 feet right of Proposed Baseline Station 62+43.11;**
57. **South 76° 09' 24" West**, passing at a distance of 743.11 feet a 5/8-inch iron rod with TxDOT aluminum disk set, located 184.00 feet right of Proposed Baseline Station 55+00.00, continuing for a total distance of **1,943.11 feet** to a 5/8-inch iron rod with TxDOT aluminum disk set, located 184.00 feet right of Proposed Baseline Station 43+00.00;**
58. **South 80° 28' 46" West**, a distance of **53.07 feet** to a 5/8-inch iron rod with TxDOT aluminum disk stamped "A.D.L." set, marking the beginning of Access Denial Line, located 180.00 feet right of Proposed Baseline Station 42+47.08;**
59. **South 76° 09' 24" West**, passing at a distance of 1,077.15 feet a 5/8-inch iron rod with TxDOT aluminum disk stamped "A.D.L." set, marking the end of said Access Denial Line, located 180.00 feet right of Proposed Baseline Station 31+69.94, passing at a distance of 1,346.02 feet a TxDOT Type II marker set, located 180.00 feet right of Proposed Baseline P.T. Station 29+01.07, continuing for a total distance of **1,356.41 feet** to a 5/8-inch iron rod with TxDOT aluminum disk set, located 179.97 feet right of Proposed Baseline Station 28+89.65;**
60. **South 63° 06' 44" West**, passing at a distance of 284.85 feet a 5/8-inch iron rod with TxDOT aluminum disk stamped "A.D.L." set, marking the beginning of Access Denial Line, located 220.85 feet right of Proposed Baseline Station 25+76.02, a distance of **458.76 feet** to the **POINT OF BEGINNING** and containing 241.62-acre (10,524,752 square feet) parcel of land in Part 1.

EXHIBIT "A"

Part 2 (0.1978 of one-acre) P00076867.002

COMMENCING at a 1/2-inch iron rod found marking the most westerly corner of the residue of said called 185.43-acre tract, same being an "ell" corner of the residue of said called 6,132.06-acre tract, thence as follows

North 67° 50' 21" East, along the common north line of the residue of said called 185.43-acre tract with a south line of the residue of said called 6,132.06-acre tract, a distance of 1,479.09 feet to a 5/8-inch iron rod with Texas Department of Transportation (TxDOT) aluminum disk set for the **POINT OF BEGINNING** of the herein described parcel, having surface coordinate values of N= 17,139,890.49 and E= 663,094.39, being on the proposed west right-of-way and Access Denial Line of SH 84, a variable width right-of-way, located 258.00 feet left of Proposed Baseline Station 270+93.51;

1. **THENCE, North 29° 37' 33" East**, across the residue of said called 6,132.06-acre tract and along the proposed west right-of-way line of said SH 84, a distance of **2.10** feet to a 5/8-inch iron rod with TxDOT aluminum disk set for corner, located 258.00 feet left of Proposed Baseline Station 270+95.61;**
2. **THENCE, North 67° 43' 35" East**, continuing across the residue of said called 6,132.06-acre tract and along the proposed west right-of-way line of said SH 84, a distance of **85.89** feet to a 5/8-inch iron rod with TxDOT aluminum disk set for corner, located 205.00 feet left of Proposed Baseline Station 271+63.20;**
3. **THENCE, North 29° 37' 33" East**, continuing across the residue of said called 6,132.06-acre tract and along the proposed west right-of-way line of said SH 84, a distance of **17.49** feet to a 5/8-inch iron rod with TxDOT aluminum disk set on the south line of the residue of all of Porcion 11, a called 5,313.60-acre tract, also known as Tract Three, conveyed to the Reuthinger Living Trust and the Reuthinger Residue Trust, as described in Warranty Deed executed July 23, 1957, recorded in Volume 256, Page 89, D.R.W.C.T., further described in deed executed May 25, 1966, recorded in Volume 335, Page 593, D.R.W.C.T., further described in deed executed May 25, 1966, recorded in Volume 336, Page 1, D.R.W.C.T., further described in deed executed October 2, 1975, recorded in Volume 498, Page 79, D.R.W.C.T., located 205.00 feet left of Proposed Baseline Station 271+80.70;
4. **THENCE, North 67° 32' 12" East**, along the common north line of the residue of said called 6,132.06-acre tract with the south line of the residue of said Tract Three, a distance of 33.92 feet to a barb wire fence post found for angle;

EXHIBIT "A"

5. **THENCE, North 67° 46' 29" East**, continuing along the common north line of the residue of said called 6,132.06-acre tract with the south line of the residue of said Tract Three, passing at a distance of 621.91 feet a 5/8-inch iron rod with TxDOT aluminum disk set on the proposed east right-of-way line of said SH 84, located 200.00 feet right of Proposed Baseline Station 276+96.53, continuing for a total distance of **630.91** feet to a 5/8-inch iron rod with TxDOT aluminum disk set for a northeast corner of the residue of said called 6,132.06-acre tract, marking the northwest corner of said called 101.23-acre tract, same being on the proposed east right-of-way line of said SH 84, located 205.56 feet right of Proposed Baseline Station 277+03.61;**
6. **THENCE, South 28° 32' 38" West**, along the common east line of the residue of said called 6,132.06-acre tract with the northwest line of said called 101.23-acre tract and along the proposed east right-of-way line of said SH 84, passing at a distance of 16.10 feet a 5/8-inch iron rod with TxDOT aluminum disk set, located 205.86 feet right of Proposed Baseline Station 276+87.51, departing the proposed right-of-way continuing for a total distance of **20.81** feet to a calculated point for a southeast corner of the residue of said called 6,132.06-acre tract, same being the northeast corner of the residue of said called 185.43-acre tract;
7. **THENCE, South 67° 50' 21" West**, along the common north line of the residue of said called 185.43-acre tract with a south line of the residue of said called 6,132.06-acre tract, a distance of **750.01** feet to the **POINT OF BEGINNING** and containing 0.1978 of one-acre (8,618 square feet) parcel of land in Part 2 and a total of 0.1978-acre (8,618 square feet) parcel of land.

Area Summary

P00076867.001 = 241.62 ac. (10,524,752 square feet)

P00076867.002 = 0.1978 ac. (8,618 square feet)

Total = 241.81-acre (10,533,370 square feet)

EXHIBIT “A”

Notes:

All bearings and coordinates shown hereon are based on the Texas Coordinate System, South Zone (4205), North American Datum of 1983 (2011 Adj.).

Coordinates and distances are U.S. Survey Feet, displayed in surface values, and may be converted to NAD83 (Grid) values by applying the Surface Adjustment Factor (SAF) for Webb County, SAF = 1.00003, using the formula: Surface / SAF = Grid.

Horizontal coordinates are based on redundant GPS RTN Observations measured from TXDOT CORS TXLR, TXL2, and TXTR during February and May 2022.

Access is prohibited across the Access Denial Line to the highway facility from the abutting remainder property.

** The monument described and set in this call may be replaced with a Texas Department of Transportation Type II right-of-way marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by the Texas Department of Transportation.

This description was prepared in conjunction with and accompanied by a plat of even date herewith.

Revised February 22, 2023, to update adjoiner information.

Revised July 14, 2023, by RODS Surveying, Inc. to update Highway Name, Limits, Project CSJ, ROW CSJ, and Parcel ID No.

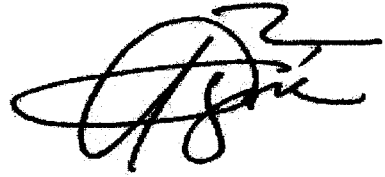
Revised October 06, 2023, to add Easement information.

Revised October 25, 2023, to update title commitment.

Revised October 30, 2023
February 6, 2023
P00076867.001 - .002
Page 17 of 41

EXHIBIT "A"

I do hereby certify that this property description and accompanying parcel plat conform to the current General Rules of Procedures and Practices as promulgated by the Texas Board of Professional Engineers and Land Surveyors.



Roberto Obregon, RPLS #2098
RODS Surveying, Inc.
6810 Lee Road
Spring, Texas 77379
Phone (281)-257-4020
TBPELS Surveying Firm # 10030700
RODS Reference No. 278-21948-002

10-30-2023
Date



N:\Entech\278\21948002\CAD\Parcel Plots\WRF092233165*PARCEL 2*18.dgn

LEGEND

○	FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)	D.R.W.C.T. DEED RECORDS OF WEBB COUNTY, TEXAS
●	SET 5/8" IRON ROD WITH CAP "RODS SURVEYING, INC." (UNLESS OTHERWISE NOTED)	M.R.W.C.T. MAP RECORDS OF WEBB COUNTY, TEXAS
■	SET 5/8" IR W/TXDOT ALUM DISK (UNLESS OTHERWISE NOTED)	P.R.W.C.T. PLAT RECORDS OF WEBB COUNTY, TEXAS
□	5/8" IRON ROD W/TXDOT ALUM DISK FOUND (UNLESS NOTED)	O.R.W.C.T. OFFICIAL RECORDS OF WEBB COUNTY, TEXAS
I.R.	IRON ROD	O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS
I.R.C.	IRON ROD WITH CAP "STAMPED"	DOC. NO. DOCUMENT NUMBER
I.P.	IRON PIPE	— — EXISTING ACCESS DENIAL LINE (A.D.L.)
▲	CALCULATED POINT	— — PROPOSED ACCESS DENIAL LINE (A.D.L.)
()	RECORD INFORMATION	— — EXISTING R.O.W. LINE
P.O.B.	POINT OF BEGINNING	— — PROPOSED R.O.W. LINE
P.O.C.	POINT OF COMMENCING	— — DISTANCE NOT TO SCALE
P.R.C.	POINT OF REVERSE CURVATURE	— — DEED LINE (COMMON OWNERSHIP)
N.T.S.	NOT TO SCALE	— — EXISTING EASEMENT LINE
R.O.W.	RIGHT OF WAY	—S— SURVEY LINE
		—P— PROPERTY LINE
		0/5 BASELINE OFFSET
		STA. BASELINE STATION
		P.C. POINT OF CURVATURE
		250+00 BASELINE STATION
		○ PARCEL NUMBER
		B.L. BUILDING LINE (SETBACK LINE)
		D.E. DRAINAGE EASEMENT
		ELEC.ESMT. ELECTRIC EASEMENT
		S.S. SANITARY SEWER EASEMENT
		U.E. UTILITY EASEMENT



I, ROBERTO OBREGON, HEREBY
CERTIFY THAT THE HEREON MAP OR
PLAT IS TRUE AND CORRECT AND
DEPICTS A SURVEY MADE ON THE
GROUND UNDER MY SUPERVISION
DURING THE MONTHS OF MAY, 2022
THROUGH FEBRUARY 2023

ROBERTO OBREGON, RPLS NO. 2098
RELEASE DATE FEBRUARY 2023

10/30/2023
DATE

NOTES:

1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH ZONE (4205), NORTH AMERICAN DATUM OF 1983 (2011 ADJ.).
2. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (GEOID 12B).
3. COORDINATES AND DISTANCES ARE U.S. SURVEY FEET. DISPLAYED IN SURFACE VALUES, AND MAY BE CONVERTED TO NAD83 (GRID) VALUES BY APPLYING THE SURFACE ADJUSTMENT FACTOR (SAF) FOR WEBB COUNTY, SAF = 1.00003, USING THE FORMULA: SURFACE / SAF = GRID
4. HORIZONTAL COORDINATES ARE BASED ON REDUNDANT GPS RTN OBSERVATIONS MEASURED FROM TXDOT CORS TXLR, TXL2 AND TXTR DURING FEBRUARY AND MAY 2022.
5. ELEVATIONS ARE BASED ON REDUNDANT GPS RTN OBSERVATIONS, ADJUSTED WITH DIGITAL LEVELING, CONSTRAINED TO THE PROVIDED ELEVATION FOR AERIAL TARGET T-3 (535.69') AND THE PUBLISHED ELEVATION FOR BM-291 (663.08').
6. ABSTRACTING PERFORMED BY COURTHOUSE DIRECT.COM (COURTHOUSE SPECIALIST) DURING APRIL, 2022.
7. FIELD SURVEYS PERFORMED DURING THE MONTHS OF MAY, 2022 THROUGH DECEMBER, 2022.
8. LOCATION OF SURVEY LINES AND PORCION LINES ARE APPROXIMATE.
9. PROPOSED RIGHT-OF-WAY BASELINE MAY NOT MATCH PROPOSED CONSTRUCTION BASELINE OR AS-BUILT BASELINE DUE TO DESIGN CHANGES.

PAGE 18 OF 41

REVISED OCTOBER 30, 2023, TO UPDATE TITLE COMMITMENT.
REVISED OCTOBER 06, 2023, TO ADD ENTERPRISE SOUTH TEXAS
GATHERING, L.P., STA 75+00, AEP TEXAS CENTRAL COMPANY
EASEMENT, AND LAREDO ENERGY IV, L.P. STA 165+00.
REVISED JULY 14, 2023, BY RODS SURVEYING, INC. TO UPDATE
HIGHWAY NAME, LIMITS, PROJECT CSJ, ROW CSJ, AND PARCEL ID NO.
REVISED FEBRUARY 22 2023, TO UPDATE ADJOINER INFORMATION

EXISTING		TAKING	REMAINING
PART 1	RESIDUE OF CALLED	241.62 AC	5,890.24 AC RT
PART 2	6,132.06	10,524,752 SF	
		0.1978 AC	
		8,618 SF	

RODS SURVEYING, INC.

6810 LEE ROAD SPRING, TEXAS 77379
TEL (281) 257-4020 FAX (281) 257-4021
TBPLS FIRM REGISTRATION # 10030700

PARCEL PLAT

SHOWING

PARCEL P00076867.001 AND
P00076867.002

SH 84
RCSJ 3483-02-003
PROJECT NO. R00013938
FEBRUARY 2023

N:\VERTechn 278\21948002\CAD\Parcel Plots\MRF09223165*PARCEL 2*19.ggn

CONTINUING NOTES:

10.*** THE MONUMENT DESCRIBED AND SET MAY BE REPLACED WITH A TXDOT TYPE II RIGHT-OF-WAY MARKER UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TXDOT.

11. ACCESS IS PROHIBITED ACROSS THE ACCESS DENIAL LINE TO THE HIGHWAY FACILITY FROM THE ABUTTING REMAINDER PROPERTY.

12.THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH A TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY GF#21177-23 OCTOBER 12, 2023 EFFECTIVE DATE OCTOBER 3, 2023.

SUBJECT TO FOLLOWING EASEMENTS:

10A. DEDICATION OF RIGHT OF WAY DATED APRIL 16, 1992, EXECUTED BY N. DAVID HACHAR,ISAURA HACHAR TREVINO, GEORGE L. HACHAR AND INTERNATIONAL BANK OF COMMERCE TO CITY OF LAREDO, RECORDED IN VOLUME 113, PAGE 787, WEBB COUNTY OFFICIAL PUBLIC RECORDS (DOES NOT AFFECT PARCEL TAKING).

10B. RIGHT OF WAY DATED MARCH 16, 1931, EXECUTED BY LONE STAR CONSTRUCTION TO INTERNATIONAL GREAT NORTHERN RAILROAD COMPANY, RECORDED IN VOLUME 120, PAGE 181, WEBB COUNTY DEED RECORDS. (DOES NOT AFFECT PARCEL TAKING).

10C. EASEMENT AND RIGHT OF WAY DATED AUGUST 25, 1955, EXECUTED BY N.D. HACHAR TO CENTRAL POWER AND LIGHT COMPANY, RECORDED IN VOLUME 242, PAGE 429, WEBB COUNTY DEED RECORDS. DELINEATION OF EASEMENT AND RESTRICTIVE COVENANT DATED NOVEMBER 19, 2003, BY AND BETWEEN THE N.D. HACHAR TRUST, THE ESTATE OF DANIEL DEXTER HACHAR, LILIA H. SALAZAR AND DAVID A. HACHAR AND AEP TEXAS CENTRAL COMPANY, RECORDED IN VOLUME 1507, PAGE 814, WEBB COUNTY OFFICIAL PUBLIC RECORDS. (SHOWN HEREON).

10D. CONTROLLED ACCESS EASEMENT DATED NOVEMBER 19, 1956, EXECUTED BY N.D. HACHAR TO STATE OF TEXAS, RECORDED IN VOLUME 248, PAGE 269, WEBB COUNTY DEED RECORDS. (DOES NOT AFFECT PARCEL TAKING).

10E. RIGHT OF WAY EASEMENT DATED NOVEMBER 19, 1956, EXECUTED BY N.D. HACHAR TO STATE OF TEXAS, RECORDED IN VOLUME 248, PAGE 270, WEBB COUNTY DEED RECORDS. (DOES NOT AFFECT PARCEL TAKING).

10F. RIGHT OF WAY EASEMENT DATED SEPTEMBER 24, 1957, EXECUTED BY N.D. HACHAR TO STATE OF TEXAS, RECORDED IN VOLUME 255, PAGE 505, WEBB COUNTY DEED RECORDS. (DOES NOT AFFECT PARCEL TAKING).

10G. EASEMENT DATED NOVEMBER 25, 1957, EXECUTED BY N.D. HACHAR TO SOUTHWESTERN BELL TELEPHONE, RECORDED IN VOLUME 258, PAGE 99, WEBB COUNTY DEED RECORDS. (DOES NOT AFFECT PARCEL TAKING).

10H. EASEMENT DATED AUGUST 23, 1968, EXECUTED BY FELISHA M. HACHAR, ISAURA HACHAR,DAVID HACHAR, GEORGE L. HACHAR, ED MANN AND THE LAREDO NATIONAL BANK,RECORDED IN VOLUME 372, PAGE 86, WEBB COUNTY DEED RECORDS. (SHOW HEREON)

10I. AFFIDAVIT OF RESIGNATION OF TRUSTEE AND APPOINTMENT OF SUCCESSOR TRUSTEE DATED JANUARY 22, 2002, EXECUTED BY INTERNATIONAL BANK OF COMMERCE, RECORDED IN VOLUME 1165, PAGE 776, WEBB COUNTY OFFICIAL PUBLIC RECORDS.

10J. EASEMENT DATED MARCH 3, 1961, EXECUTED BY N. DAVID HACHAR, JR. TO MEDINA ELECTRIC COOPERATIVE INC. RECORDED IN VOLUME 1182, PAGE 210, WEBB COUNTY OFFICIAL PUBLIC RECORDS(BLANKET EASEMENT, NOT PLOTTABLE.)

10K. EASEMENT AND RIGHT OF WAY DATED SEPTEMBER 12, 1989, EXECUTED BY N. DAVID HACHAR, ISAURA HACHAR TREVINO, GEORGE L. HACHAR, ED MANN AND THE LAREDO NATIONAL BANK, RECORDED IN VOLUME 1428, PAGE 827, WEBB COUNTY REAL PROPERTY RECORDS (CANNOT CONFIRM LOCATION).

10L. MEMORANDUM OF THREE-YEAR PAID-UP OIL AND GAS LEASE WITHOUT POOLING WITH DRILLING COMMITMENT DATED AUGUST 18, 2008, EXECUTED BY GEORGE L. HACHAR, JR., NICOLAS D. HACHAR, DECEASED LILIA HACHAR, DAVID A. HACHAR, DANIEL DEXTER HACHAR, DECEASED, LOUIS P. LAVAUDE AND FALCON INTERNATIONAL BANK TRUSTEE TO LAREDO ENERGY IV, L.P., RECORDED IN VOLUME 2634, PAGE 568, WEBB COUNTY OFFICIAL PUBLIC RECORDS(BLANKET LEASE FOR ENTIRE PROPERTY, CANNOT LOCATE).

10M. MEMORANDUM OF THREE-YEAR PAID-UP OIL AND GAS LEASE WITHOUT POOLING WITH DRILLING COMMITMENT DATED AUGUST 18, 2008, EXECUTED BY GEORGE L. HACHAR, JR., NICOLAS D. HACHAR, DECEASED LILIA HACHAR, DAVID A. HACHAR, DANIEL DEXTER HACHAR,DECEASED, LOUS P. LAVAUDE AND FALCON INTERNATIONAL BANK TRUSTEE TO LAREDO ENERGY IV, L.P., RECORDED IN VOLUME 2634, PAGE 572, WEBB COUNTY OFFICIAL PUBLIC RECORDS (BLANKET LEASE FOR ENTIRE PROPERTY, CANNOT LOCATE).

10N. NON-EXCLUSIVE EASEMENT AGREEMENT DATED AUGUST 14, 2008, EXECUTED BY N.D. HACHAR TRUST TO SOUTH TEXAS ELECTRIC COOPERATIVE, INC., RECORDED IN VOLUME 2677, PAGE 774, WEBB COUNTY OFFICIAL PUBLIC RECORDS (DOES NOT AFFECT PARCEL TAKING).

10O. AMENDMENT OF THREE-YEAR PAID-UP OIL AND GAS LEASE WITHOUT POOLING WITH DRILLING COMMITMENT DATED AUGUST 2, 2010, EXECUTED BY GEORGE L. HACHAR,NICOLAS D. HACHAR, DECEASED, LILIA HACHAR, DAVID A. HACHAR, DANIEL DEXTER HACHAR, DECEASED, LOUIS P. LAVAUDE AND FALCON INTERNATIONAL BANK TRUSTEE TO LAREDO ENERGY IV, L.P., RECORDED IN VOLUME 2971, PAGE 892, WEBB COUNTY OFFICIAL PUBLIC RECORDS (BLANKET LEASE FOR ENTIRE PROPERTY, CANNOT LOCATE).

10P. AMENDMENT OF THREE-YEAR PAID-UP OIL AND GAS LEASE WITHOUT POOLING WITH DRILLING COMMITMENT DATED AUGUST 2, 2010, EXECUTED BY GEORGE L. HACHAR,NICOLAS D. HACHAR, DECEASED, LILIA HACHAR, DAVID A. HACHAR, DANIEL DEXTER HACHAR, DECEASED LOUIS P. LAVAUDE AND FALCON INTERNATIONAL BANK TRUSTEE TO LAREDO ENERGY IV, L.P., RECORDED IN VOLUME 2971, PAGE 896, WEBB COUNTY OFFICIAL PUBLIC RECORDS (BLANKET LEASE FOR ENTIRE PROPERTY, CANNOT LOCATE).

RODS SURVEYING, INC.

6810 LEE ROAD SPRING, TEXAS 77379
TEL (281) 257-4020 FAX (281) 257-4021
TBPLS FIRM REGISTRATION # 10030700

PARCEL PLAT

SHOWING

PARCEL P00076867.001 AND
P00076867.002

SH 84

RCSJ 3483-02-003

PROJECT NO. R00013938

FEBRUARY 2023

N:\Entech_278\21948002\CAD\Parcel Plots\WRF092233165*PARCEL 2*20.dgn

CONTINUING NOTES:

10Q. MEMORANDUM OF NON-EXCLUSIVE PIPELINE RIGHT OF WAY EASEMENT DATED NOVEMBER 29, 2010, EXECUTED BY NICOLAS D. HACHAR, DECEASED, LILIA HACHAR, DAVID A. HACHAR, DANIEL DEXTER HACHAR, DECEASED, LOUIS P. LAVAUDE, GEORGE L. HACHAR, JR. AND FALCON INTERNATIONAL BANK TO EAGLE FORD ESCONDIDO GATHERING, LLC, RECORDED IN VOLUME 3047, PAGE 109, WEBB COUNTY OFFICIAL PUBLIC RECORDS (OUTSIDE PROJECT LIMITS).

10R. SPECIAL WARRANTY DEED DATED JANUARY 29, 2007, EXECUTED BY DAVID HACHAR TO N.D. HACHAR ESTATE TRUST, RECORDED IN VOLUME 3135, PAGE 333, WEBB COUNTY OFFICIAL PUBLIC RECORDS.

10S. RIGHT OF WAY EASEMENT DATED AUGUST 19, 2010, EXECUTED BY HACHAR TRUST AND STEENBERG NICHOLAS VAN TO MEDINA ELECTRIC COOPERATIVE INC., RECORDED IN VOLUME 3141, PAGE 397, WEBB COUNTY OFFICIAL PUBLIC RECORDS (NO ATTACHMENT, CANNOT LOCATE).

11T. EASEMENTS DATED FEBRUARY 24, 2016, EXECUTED BY DAVID A. HACHAR, LILIA JEANETTE HACHAR, LILIA ETHEL JASSO, FALCON INTERNATIONAL BANK, AS TRUSTEE OF ALL THE TRUSTS CREATED UNDER THE LAST WILL AND TESTAMENT OF NICOLAS D. HACHAR, LOUIS P. LAVAUDE AND GEORGE L. "BUDDY" HACHAR, JR. AS CO-TRUSTEES OF THE NICOLAS DAVID HACHAR ESTATE TRUST AKA N.D. HACHAR ESTATE TRUST TO WEBB COMMERCIAL DEVELOPMENT, INC., RECORDED IN VOLUME 3934, PAGE 237, WEBB COUNTY OFFICIAL PUBLIC RECORDS (OUTSIDE PROJECT LIMITS).

10U. MEMORANDUM OF OIL AND GAS (WEST LEASE) DATED MARCH 1, 2018, EXECUTED BY FALCON INTERNATIONAL BANK AND NICOLAS D. HACHAR, DECEASED, TO EOG RESOURCES, INC. RECORDED IN VOLUME 4454, PAGE 585, WEBB COUNTY OFFICIAL PUBLIC RECORDS (NO ATTACHMENT, CANNOT LOCATE).

10V. MEMORANDUM OF OIL AND GAS LEASE DATED MARCH 17, 1997, EXECUTED BY GEORGE L. HACHAR, ISaura HACHAR, N. DAVID HACHAR, JR. AND INTERNATIONAL BANK OF COMMERCE AS TRUSTEE, RECORDED IN VOLUME 487, PAGE 827, WEBB COUNTY OFFICIAL PUBLIC RECORDS (NO ATTACHMENT, CANNOT LOCATE).

10W. AGREEMENT TO ACCEPT RUN OFF, DISCHARGE AND EXCESS WATER DATED JANUARY 31, 2021, EXECUTED BY ITARA, INC., ET AL, TO DAVID A. HACHAR, TRUSTEE, LILIA JEANETTE TRUSTEE, LILIA ETHEL HACHAR, TRUSTEE, LOUIS P. LAVAUDE, TRUSTEE, FALCON INTERNATIONAL BANK, TRUSTEE, NICOLAS D. HACHAR, TRUSTEE, GEORGE L. HACHAR, JR., TRUSTEE, NICOLAS DAVID HACHAR, TRUSTEE, N.D. HACHAR ESTATE TRUST AND YVONNE LAVAUDE, RECORDED IN VOLUME 4967, PAGE 633, WEBB COUNTY OFFICIAL PUBLIC RECORDS (OUTSIDE PROJECT LIMITS).

10X. EASEMENTS DATED JANUARY 31, 2021, EXECUTED BY DAVID A. HACHAR, LILIA JEANNETTE HACHAR, LILIA ETHEL HACHAR, LOUIS P. LAVAUDE, YVONNE LAVAUDE, FALCON INTERNATIONAL BANK, AS TRUSTEE AND THE NICOLAS DAVID HACHAR ESTATE A/K/A N.D. HACHAR ESTATE TRUST, TO ITARA, INC., RECORDED IN VOLUME 4967, PAGE 714, WEBB COUNTY OFFICIAL PUBLIC RECORDS (OUTSIDE PROJECT LIMITS).

10Y. EASEMENT DATED JANUARY 31, 2021, EXECUTED BY DAVID A. HACHAR, LILIA JEANETTE HACHAR, LILIA ETHEL HACHAR, LOUIS P. LAVAUDE, YVONNE LAVAUDE, FALCON INTERNATIONAL BANK, AS TRUSTEE OF ALL THE TRUSTS CREATED UNDER THE LAST WILL AND TESTAMENT OF NICOLAS D. HACHAR, AND THE NICOLAS DAVID HACHAR ESTATE TRUST A/K/A N.D. HACHAR ESTATE TRUST TO ITARA, INC., RECORDED IN VOLUME 4969, PAGE 793, WEBB COUNTY OFFICIAL PUBLIC RECORDS (OUTSIDE PROJECT LIMITS).

10Z. AFFIDAVIT OF ABANDONMENT AND TERMINATION OF PIPELINE RIGHT OF WAY DATED JULY 8, 2021, EXECUTED BY NICHOLAS VAN STEENBERG, RECORDED IN VOLUME 5061, PAGE 795, WEBB COUNTY OFFICIAL PUBLIC RECORDS (AFFECTS PORCIONES 9 TO 11, SEE VOL. 516, PG. 126).

10AA. MEMORANDUM GIVING NOTICE OF SURFACE SITE AND ROAD USE AGREEMENT DATED NOVEMBER 11, 2021, EXECUTED BY FALCON INTERNATIONAL BANK, DANIEL DEXTER HACHAR, LOUIS P. LAVAUDE, GEORGE L. HACHAR, JR., LILIA HACHAR, NICOLAS D. HACHAR, DAVID A. HACHAR, TO TEXAS PIPELINE WEBB COUNTY LEAN SYSTEM, LLC, RECORDED IN VOLUME 5158, PAGE 113, WEBB COUNTY OFFICIAL PUBLIC RECORDS (OUTSIDE PROJECT LIMITS).

RODS SURVEYING, INC.

6810 LEE ROAD SPRING, TEXAS 77379
TEL (281) 257-4020 FAX (281) 257-4021
TBPLS FIRM REGISTRATION # 10030700

PARCEL PLAT

SHOWING

PARCEL P00076867.001 AND
P00076867.002

SH 84
RCSJ 3483-02-003
PROJECT NO. R00013938
FEBRUARY 2023

**TOMAS SANCHEZ
PORCION NO. 11,
ABSTRACT NO. 279**

**SANTIAGO SANCHEZ
PORCION NO. 12,
ABSTRACT NO. 278**

POB PARCEL 2 PT. 2
N=17,139,890.49
E= 653,054.39
STA=270+53.51
O/S=258.00' LT
SET

POB PARCEL 2 PT. 2
END 1/2" IR

N 67° 50' 21" E
1,479.09'

POB PARCEL 2 PT. 1
N=17,129,075.38
E= 641,659.76
STA=231+00.31
O/S=223.67' RT
SET

PART 1
241.62 AC.
10,524,752 SF

PART 2
0.1978 AC.
8,618 SF

POB PARCEL 2 PT. 1
END CONCRETE MONUMENT

PARENT TRACT INSET
PARCEL 2 PART 1 & 2
(N.T.S.)

TRACT II
CALLED 2.610 AC.
THE N.D. HACHAR TRUSTS,
FALCON INTERNATIONAL BANK TRUSTEE,
LILIA HACHAR,
THE ESTATE OF DANIEL DEXTER HACHAR,
DAVID A. HACHAR, AND
GEORGE L. HACHAR JR.
AND LOUIS A. LAVAUDE, CO-TRUSTEES OF
THE N. DAVID HACHAR ESTATE TRUST
DOC. NO. 1005619
EXECUTED FEBRUARY 21, 2008
O.P.R.W.C.T.

TRACT I
CALLED 272.54 AC.
NORTH LAREDO INDUSTRIAL PARK, LTD.
VOL. 5160, PG. 756
DOC. NO. 1449927
O.P.R.W.C.T.

TRACT I
REMAINDER OF A CALLED
185.43 AC.
ITARA INC
VOL. 4700 PG. 0541
DOC. NO. 1378083
NOVEMBER 21, 2019
O.P.R.W.C.T.

TRACT I
D.R.W.C.T.
VOL. 2081, PG. 198
NOVEMBER 22, 2005
VOL. 2634, PG. 364
AUGUST 5, 2008
VOL. 2640, PG. 543
AUGUST 29, 2008
VOL. 2787, PG. 39
JULY 15, 2009
VOL. 2955, PG. 84
JULY 7, 2010
VOL. 3135, PG. 333
JANUARY 29, 2007
VOL. 3135, PG. 338
AUGUST 19, 2011
VOL. 3360, PG. 205
FEBRUARY 21, 2012
VOL. 3855, PG. 838
JULY 29, 2014
VOL. 4724, PG. 350
JANUARY 12, 1963
O.P.R.W.C.T.

RESIDUE OF CALLED 6,132.06
AC.
LOUIS P. LAVAUDE
YVONNE LAVAUDE
DAVID A. HACHAR
LILIA ETHEL HACHAR
LILIA JEANETTE HACHAR
FALCON INTERNATIONAL BANK,
AS TRUSTEE OF ALL THE
TRUSTS
CREATED UNDER THE LAST
WILL AND TESTAMENT OF
NICHOLAS D.
HACHAR ESTATE TRUST A.K.A.
N.D. HACHAR ESTATE TRUST
VOL. 166, PG. 594
MARCH 13, 1941
VOL. 303, PG. 164
JANUARY 12, 1963
D.R.W.C.T.

POB PARCEL 2 PT. 1
END CONCRETE MONUMENT

PART 1
241.62 AC.
10,524,752 SF

PART 2
0.1978 AC.
8,618 SF

POB PARCEL 2 PT. 1
END CONCRETE MONUMENT

PARENT TRACT INSET
PARCEL 2 PART 1 & 2
(N.T.S.)

TRACT II
CALLED 2.610 AC.
THE N.D. HACHAR TRUSTS,
FALCON INTERNATIONAL BANK TRUSTEE,
LILIA HACHAR,
THE ESTATE OF DANIEL DEXTER HACHAR,
DAVID A. HACHAR, AND
GEORGE L. HACHAR JR.
AND LOUIS A. LAVAUDE, CO-TRUSTEES OF
THE N. DAVID HACHAR ESTATE TRUST
DOC. NO. 1005619
EXECUTED FEBRUARY 21, 2008
O.P.R.W.C.T.

TRACT I
CALLED 272.54 AC.
NORTH LAREDO INDUSTRIAL PARK, LTD.
VOL. 5160, PG. 756
DOC. NO. 1449927
O.P.R.W.C.T.

TRACT I
REMAINDER OF A CALLED
185.43 AC.
ITARA INC
VOL. 4700 PG. 0541
DOC. NO. 1378083
NOVEMBER 21, 2019
O.P.R.W.C.T.

TRACT I
D.R.W.C.T.
VOL. 2081, PG. 198
NOVEMBER 22, 2005
VOL. 2634, PG. 364
AUGUST 5, 2008
VOL. 2640, PG. 543
AUGUST 29, 2008
VOL. 2787, PG. 39
JULY 15, 2009
VOL. 2955, PG. 84
JULY 7, 2010
VOL. 3135, PG. 333
JANUARY 29, 2007
VOL. 3135, PG. 338
AUGUST 19, 2011
VOL. 3360, PG. 205
FEBRUARY 21, 2012
VOL. 3855, PG. 838
JULY 29, 2014
VOL. 4724, PG. 350
JANUARY 12, 1963
O.P.R.W.C.T.

RESIDUE OF CALLED 6,132.06
AC.
LOUIS P. LAVAUDE
YVONNE LAVAUDE
DAVID A. HACHAR
LILIA ETHEL HACHAR
LILIA JEANETTE HACHAR
FALCON INTERNATIONAL BANK,
AS TRUSTEE OF ALL THE
TRUSTS
CREATED UNDER THE LAST
WILL AND TESTAMENT OF
NICHOLAS D.
HACHAR ESTATE TRUST A.K.A.
N.D. HACHAR ESTATE TRUST
VOL. 166, PG. 594
MARCH 13, 1941
VOL. 303, PG. 164
JANUARY 12, 1963
D.R.W.C.T.

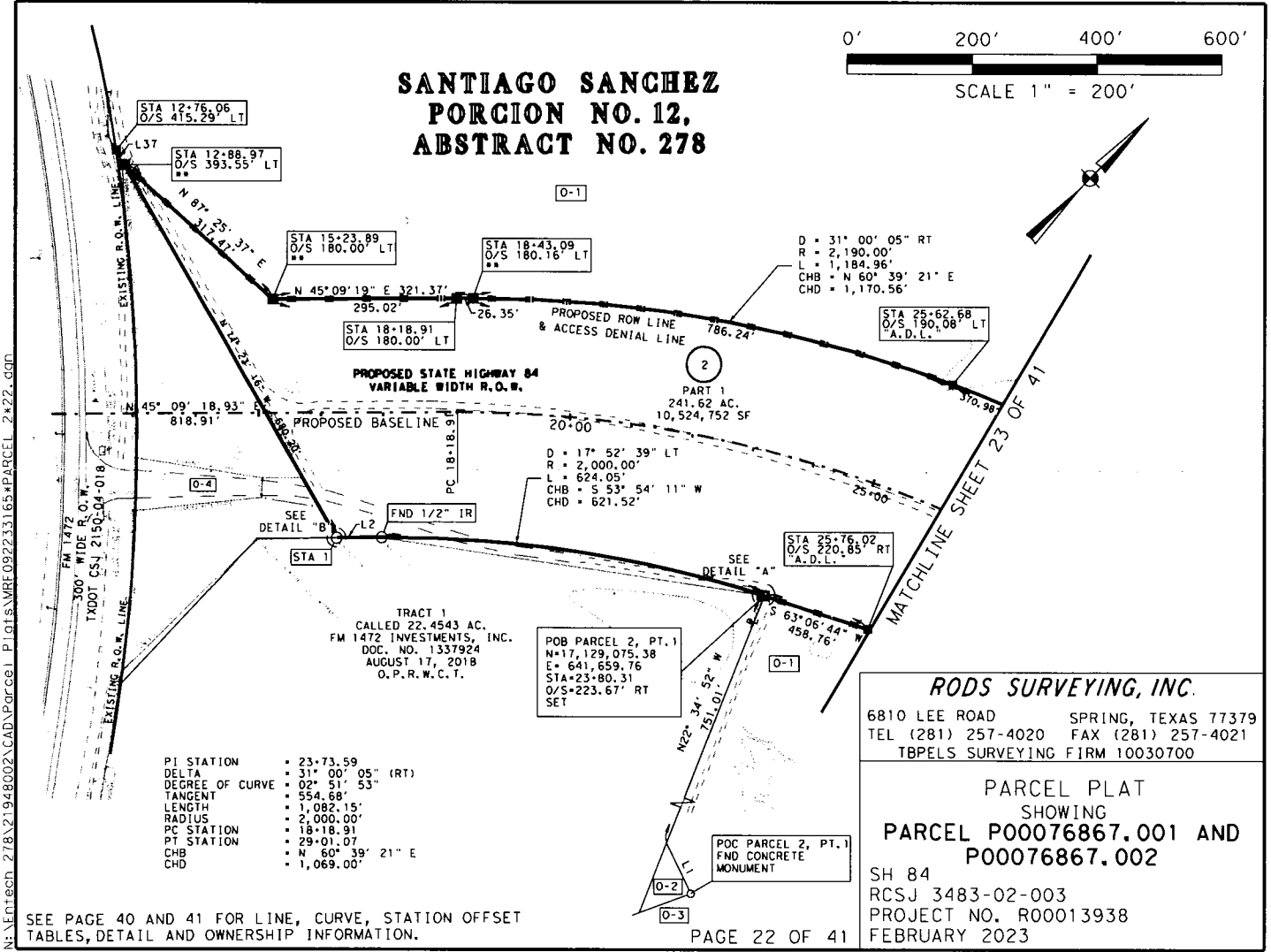
**JOSE MIGUEL GARCIA
HEIRS OF JOSE MIGUEL GARCIA
(PATENTEE)
PORCION NO. 13,
ABSTRACT NO. 51**

RODS SURVEYING, INC.

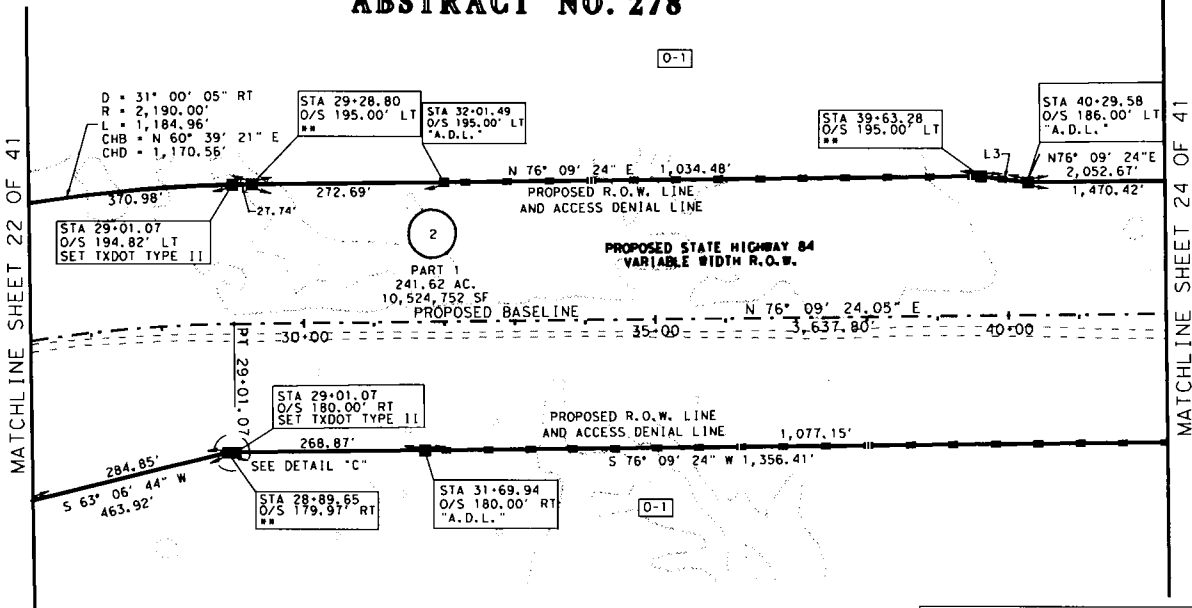
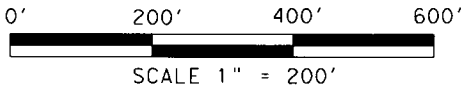
6810 LEE ROAD SPRING, TEXAS 77379
TEL (281) 257-4020 FAX (281) 257-4021
TBPLS FIRM REGISTRATION # 10030700

**PARCEL PLAT
SHOWING
PARCEL P00076867.001 AND
P00076867.002**

SH 84
RCSJ 3483-02-003
PROJECT NO. R00013938
FEBRUARY 2023



**SANTIAGO SANCHEZ
PORCION NO. 12,
ABSTRACT NO. 278**



PI STATION • 23+73.59
DELTA • 31° 00' 05" (RT)
DEGREE OF CURVE • 02° 51' 53"
TANGENT • 554.68'
LENGTH • 1,082.15'
RADIUS • 2,000.00'
PC STATION • 18+18.91
PT STATION • 29+01.07
CHB • N 60° 39' 21" E
CHD • 1,069.00'

RODS SURVEYING, INC.
6810 LEE ROAD SPRING, TEXAS 77379
TEL (281) 257-4020 FAX (281) 257-4021
TBPELS SURVEYING FIRM 10030700

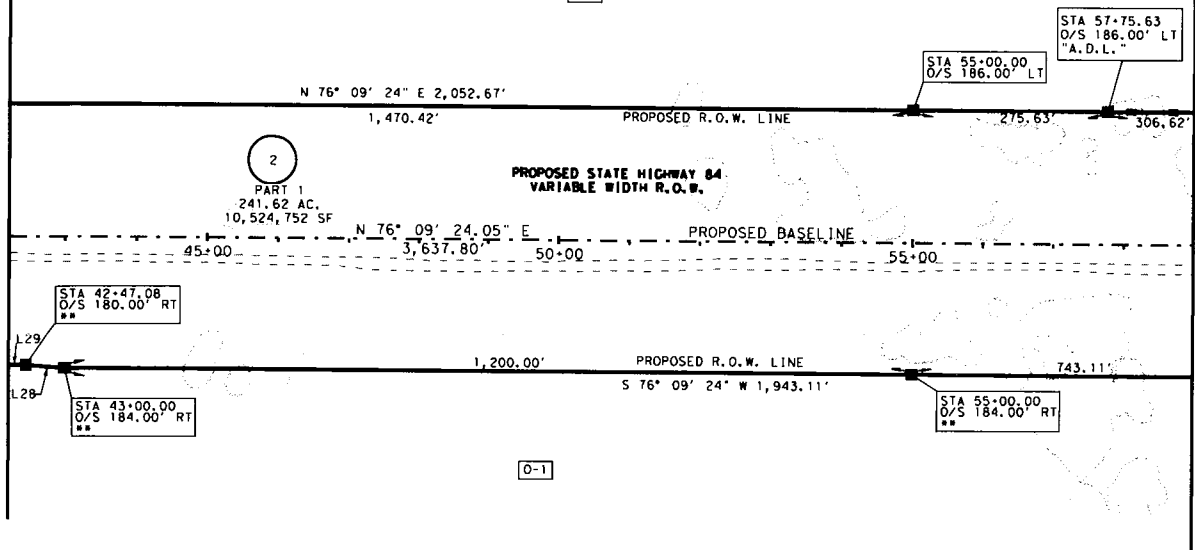
**PARCEL PLAT
SHOWING
PARCEL P00076867.001 AND
P00076867.002**
SH 84
RCSJ 3483-02-003
PROJECT NO. R00013938
FEBRUARY 2023

0-1



MATCHLINE SHEET 23 OF 41

MATCHLINE SHEET 25 OF 41



0-1

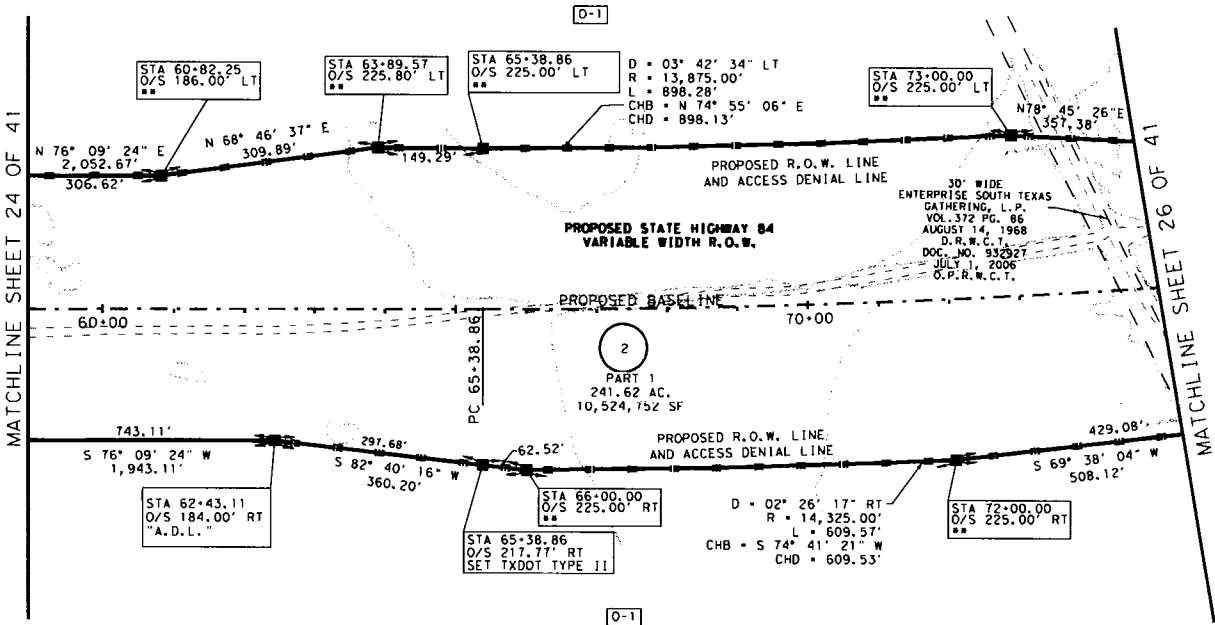
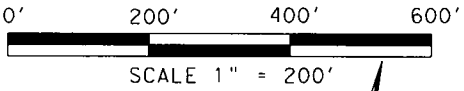
6810 LEE ROAD SPRING, TEXAS 77379
TEL (281) 257-4020 FAX (281) 257-4021
TBPELS SURVEYING FIRM 10030700

SH 84
RCSJ 3483-02-003
PROJECT NO. R00013938
FEBRUARY 2023

SEE PAGE 40 AND 41 FOR LINE, CURVE, STATION OFFSET
TABLES, DETAIL AND OWNERSHIP INFORMATION.

PAGE 24 OF 41

**SANTIAGO SANCHEZ
PORCION NO. 12,
ABSTRACT NO. 278**



PI STATION: 76+05.15
DELTA: 08° 38' 58" (LT)
DEGREE OF CURVE: 00° 24' 23"
TANGENT: 1,066.29
LENGTH: 2,128.53
RADIUS: 14,100.00
PC STATION: 65+38.86
PT STATION: 86+67.39
CHB: N 71° 49' 55" E
CHD: 2,126.51'

RODS SURVEYING, INC.

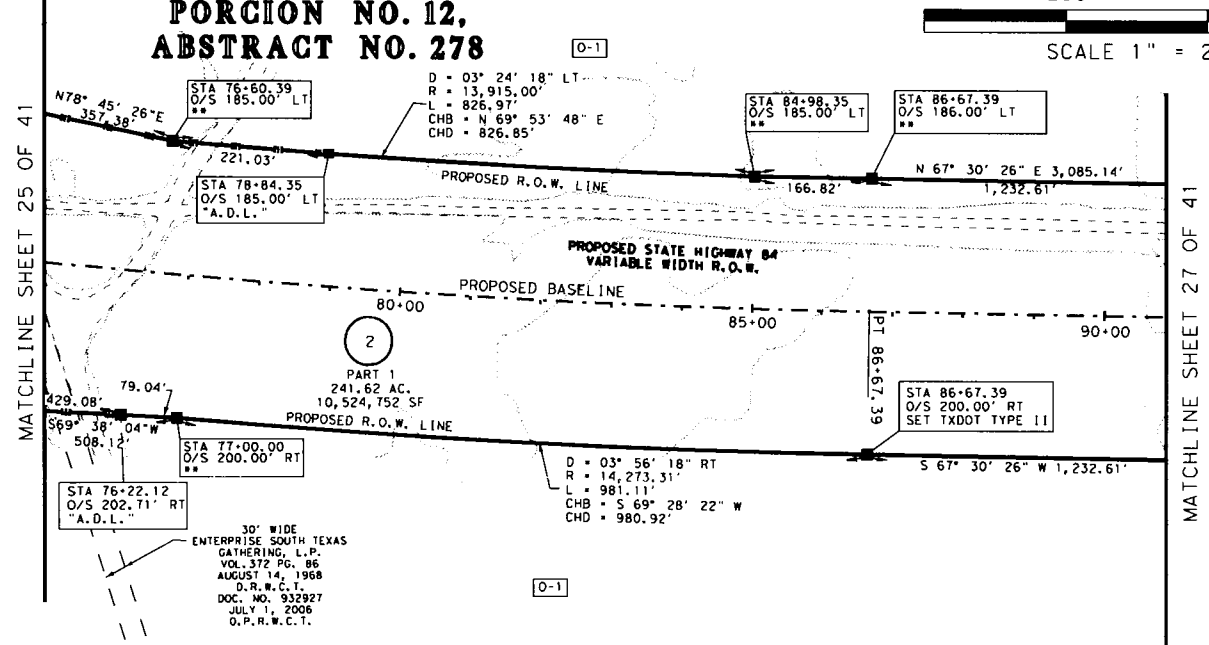
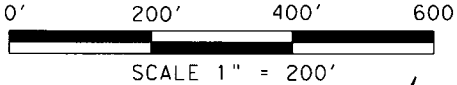
6810 LEE ROAD SPRING, TEXAS 77379
TEL (281) 257-4020 FAX (281) 257-4021
TBPELS SURVEYING FIRM 10030700

PARCEL PLAT
SHOWING
PARCEL P00076867.001 AND
P00076867.002

SH 84
RCSJ 3483-02-003
PROJECT NO. R00013938
FEBRUARY 2023

SEE PAGE 40 AND 41 FOR LINE, CURVE, STATION OFFSET
TABLES, DETAIL AND OWNERSHIP INFORMATION.

**SANTIAGO SANCHEZ
PORCION NO. 12,
ABSTRACT NO. 278**



PI STATION	= 76+05.15
DELTA	= 08° 38' 58" (LT)
DEGREE OF CURVE	= 00° 24' 23"
TANGENT	= 1,066.29
LENGTH	= 2,128.53
RADIUS	= 14,100.00
PC STATION	= 65+38.86
PT STATION	= 86+67.39
CHB	= N 71° 49' 55" E
CHD	= 2,126.51'

RODS SURVEYING, INC.
6810 LEE ROAD SPRING, TEXAS 77379
TEL (281) 257-4020 FAX (281) 257-4021
TBPELS SURVEYING FIRM 10030700

PARCEL PLAT
SHOWING
**PARCEL P00076867.001 AND
P00076867.002**
SH 84
RCSJ 3483-02-003
PROJECT NO. R00013938
FEBRUARY 2023

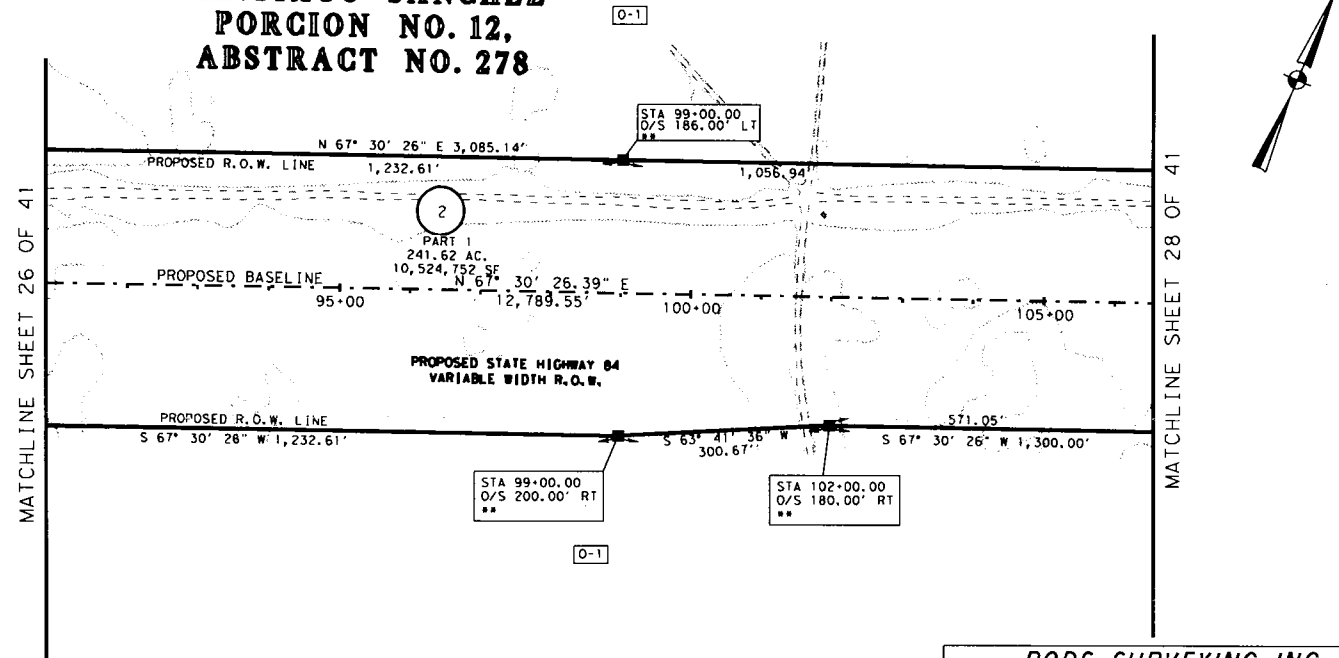
SEE PAGE 40 AND 41 FOR LINE, CURVE, STATION OFFSET
TABLES, DETAIL AND OWNERSHIP INFORMATION.

N:\ENTRCD_278\21948002\CAD\Parcel Plots\MRF092233165*PARCEL_2*26.dgn

N:\Entech 278\2194800\2\CAD\Parcel Plots\WRF092233165\PARCEL 2*27.dgn

**SANTIAGO SANCHEZ
PORCION NO. 12,
ABSTRACT NO. 278**

0' 200' 400' 600'
SCALE 1" = 200'



RODS SURVEYING, INC.

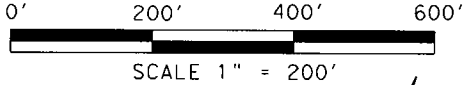
6810 LEE ROAD SPRING, TEXAS 77379
TEL (281) 257-4020 FAX (281) 257-4021
TBPELS SURVEYING FIRM 10030700

PARCEL PLAT
SHOWING
**PARCEL P00076867.001 AND
P00076867.002**

SH 84
RCSJ 3483-02-003
PROJECT NO. R00013938
FEBRUARY 2023

SEE PAGE 40 AND 41 FOR LINE, CURVE, STATION OFFSET
TABLES, DETAIL AND OWNERSHIP INFORMATION.

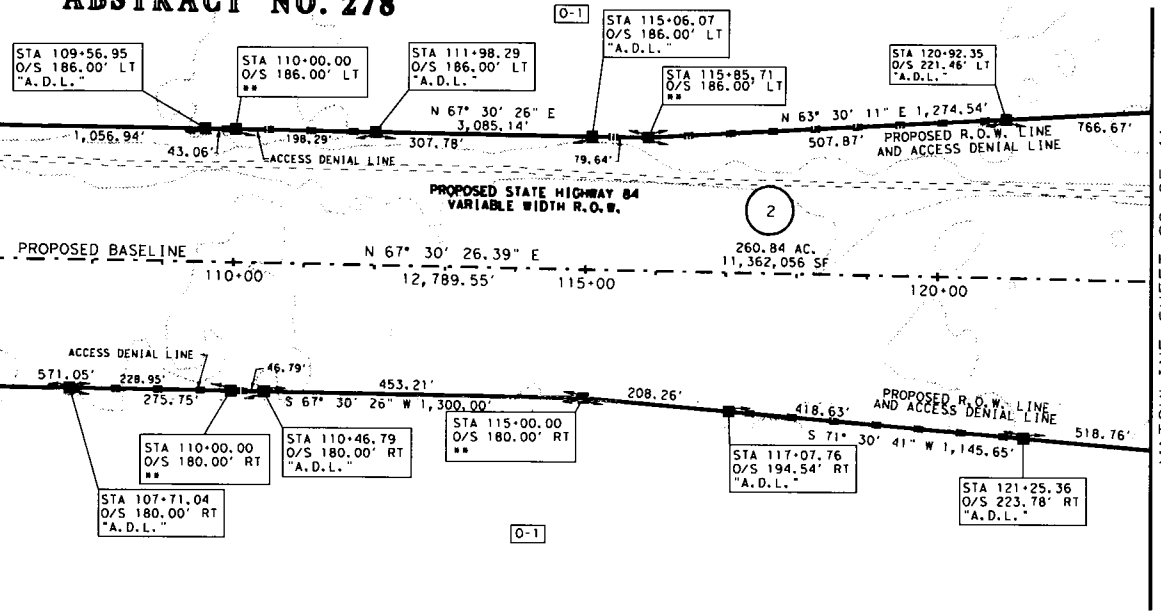
**SANTIAGO SANCHEZ
PORCION NO. 12,
ABSTRACT NO. 278**



MATCHLINE SHEET 27 OF 41

MATCHLINE SHEET 29 OF 41

N:\Vetech 278\21948002\CAD\Parcel Plots\WRF092233165\Parcel 2*28.dgn

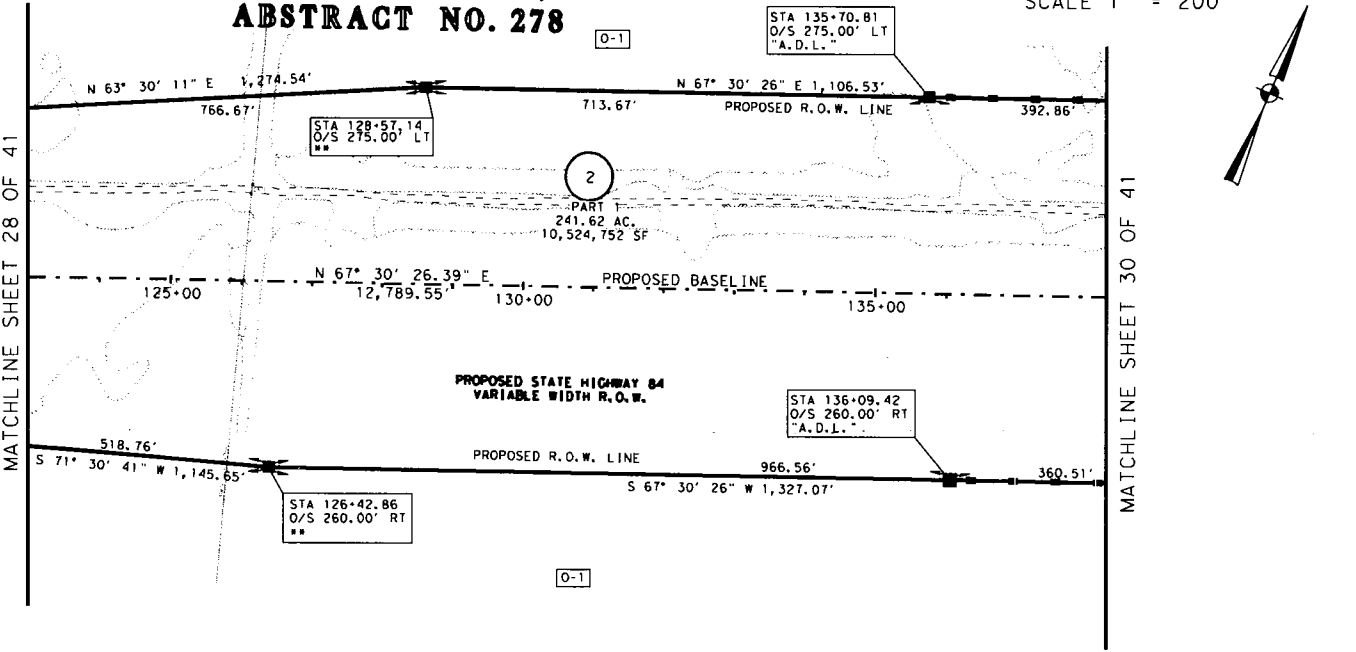
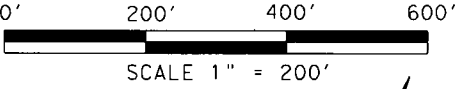


RODS SURVEYING, INC.
6810 LEE ROAD SPRING, TEXAS 77379
TEL (281) 257-4020 FAX (281) 257-4021
TBPELS SURVEYING FIRM 10030700

PARCEL PLAT
SHOWING
PARCEL P00076867.001 AND
P00076867.002
SH 84
RCSJ 3483-02-003
PROJECT NO. R00013938
FEBRUARY 2023

SEE PAGE 40 AND 41 FOR LINE, CURVE, STATION OFFSET
TABLES, DETAIL AND OWNERSHIP INFORMATION.

**SANTIAGO SANCHEZ
PORCION NO. 12,
ABSTRACT NO. 278**



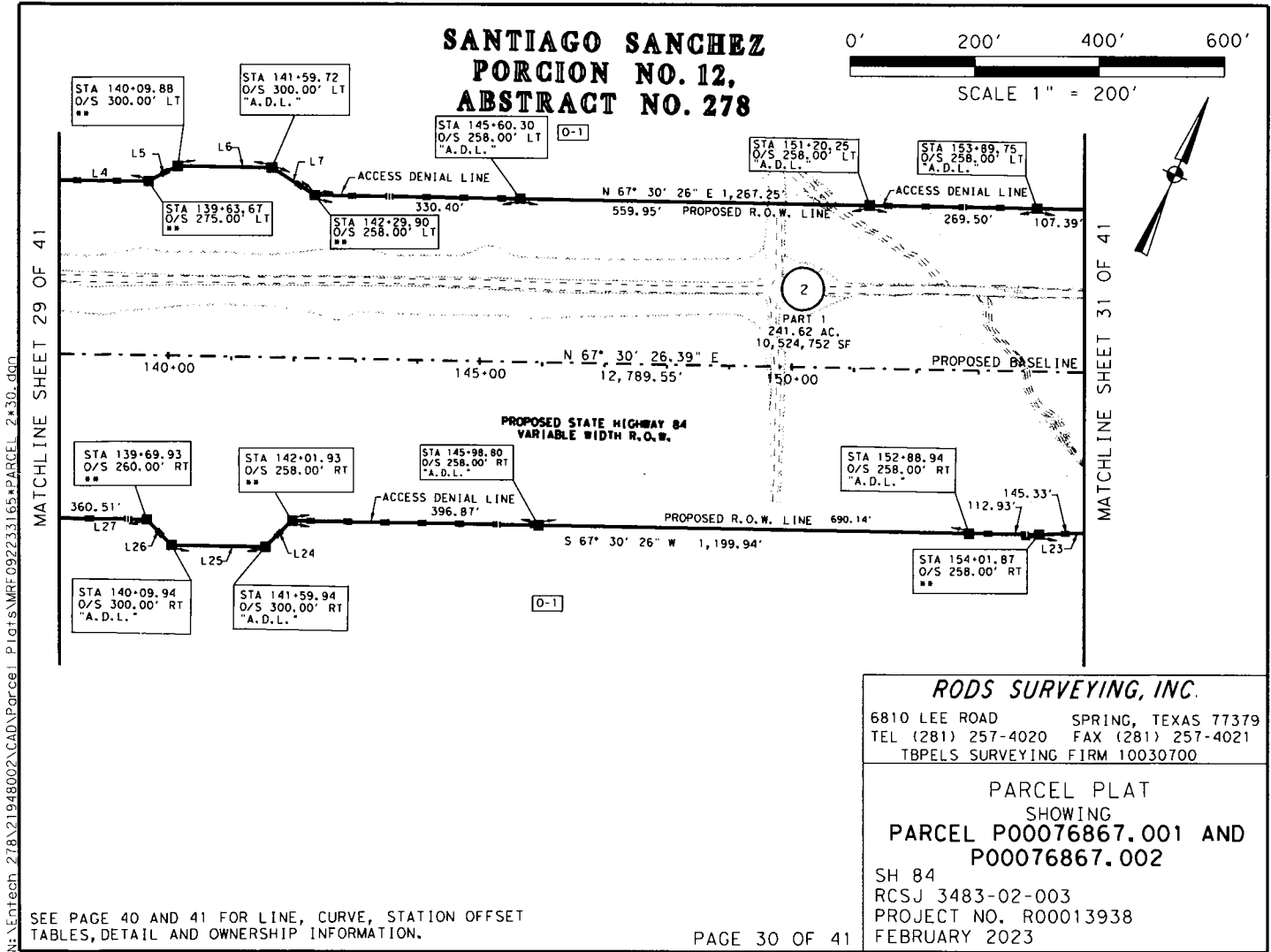
RODS SURVEYING, INC.
6810 LEE ROAD SPRING, TEXAS 77379
TEL (281) 257-4020 FAX (281) 257-4021
TBPELS SURVEYING FIRM 10030700

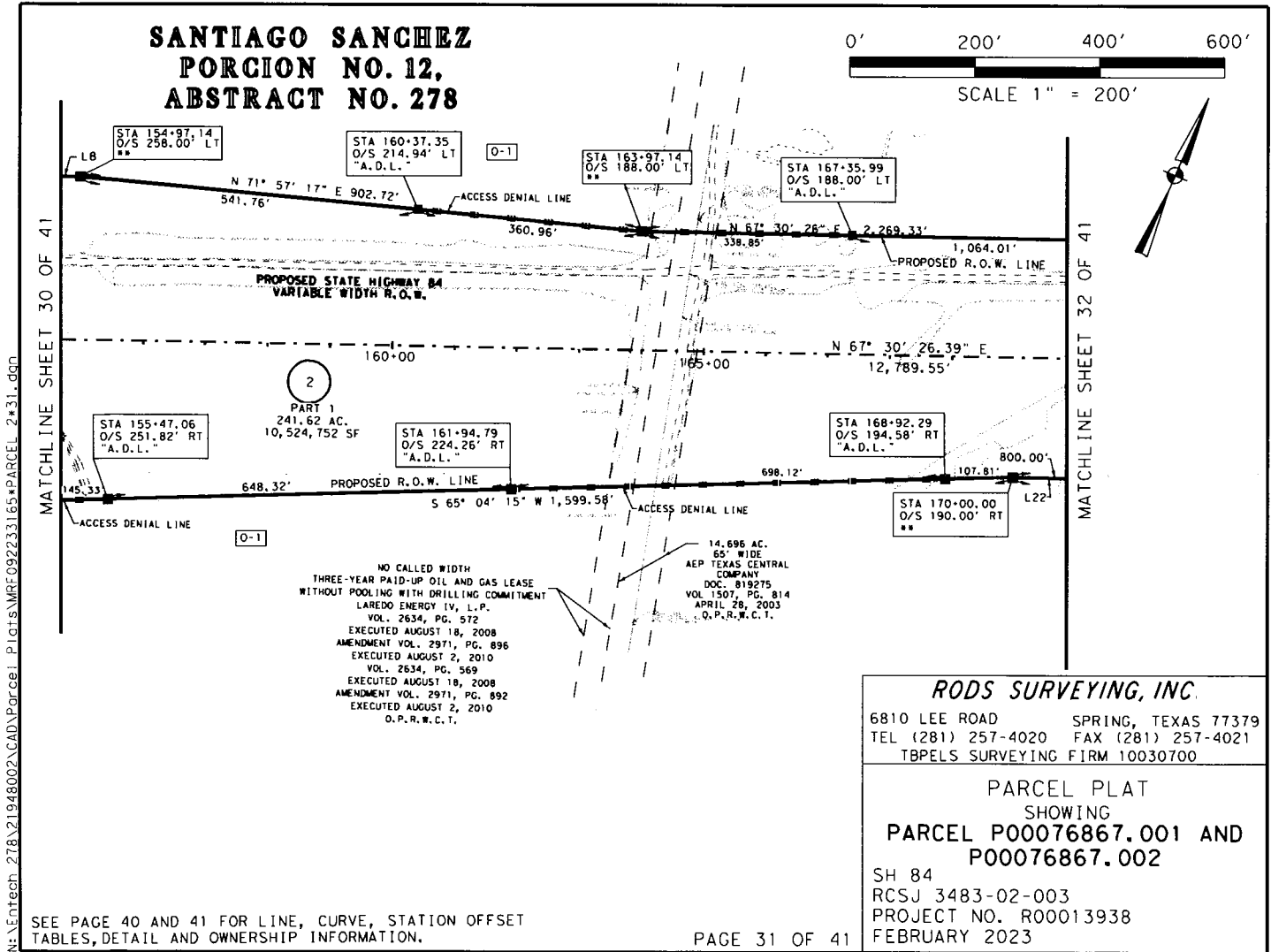
PARCEL PLAT
SHOWING
**PARCEL P00076867.001 AND
P00076867.002**

SH 84
RCSJ 3483-02-003
PROJECT NO. R00013938
FEBRUARY 2023

SEE PAGE 40 AND 41 FOR LINE, CURVE, STATION OFFSET
TABLES, DETAIL AND OWNERSHIP INFORMATION.

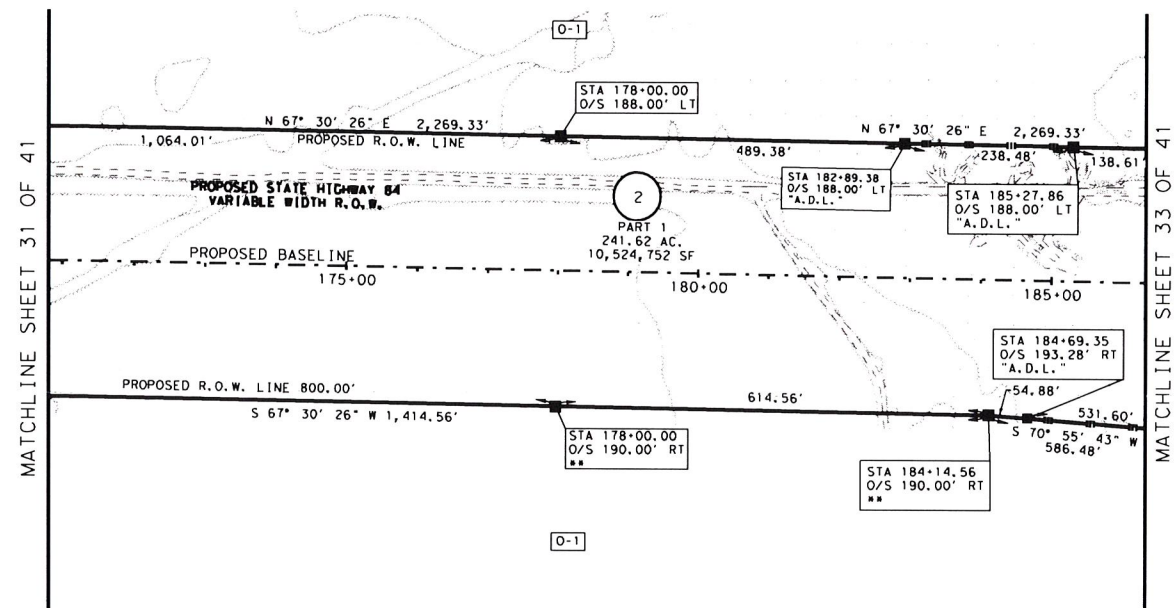
N:\Entech 278\21948002\CAD\Parcel Plots\MRF092233165*Parcel 2*29.dgn





**SANTIAGO SANCHEZ
PORCION NO. 12,
ABSTRACT NO. 278**

0' 200' 400' 600'
SCALE 1" = 200'



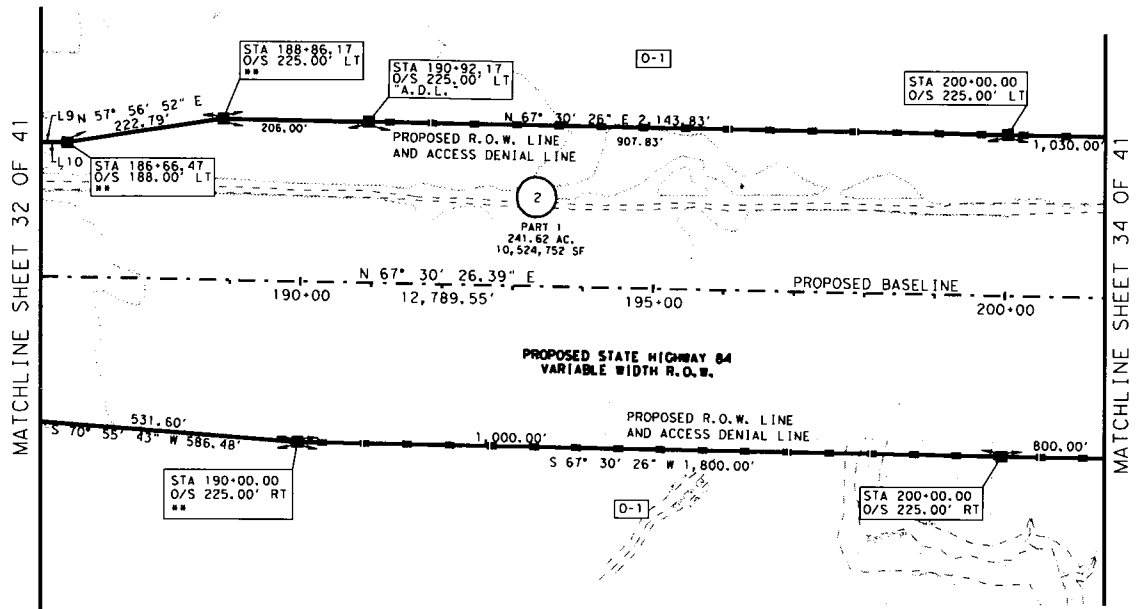
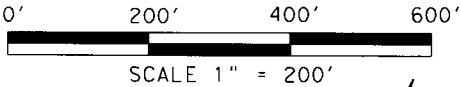
RODS SURVEYING, INC.

6810 LEE ROAD SPRING, TEXAS 77379
TEL (281) 257-4020 FAX (281) 257-4021
TBPELS SURVEYING FIRM 10030700

PARCEL PLAT
SHOWING
PARCEL P00076867.001 AND
P00076867.002

SH 84
RCSJ 3483-02-003
PROJECT NO. R00013938
FEBRUARY 2023

**SANTIAGO SANCHEZ
PORCION NO. 12,
ABSTRACT NO. 278**



RODS SURVEYING, INC.

6810 LEE ROAD SPRING, TEXAS 77379
TEL (281) 257-4020 FAX (281) 257-4021
TBPELS SURVEYING FIRM 10030700

PARCEL PLAT
SHOWING
PARCEL P00076867.001 AND
P00076867.002

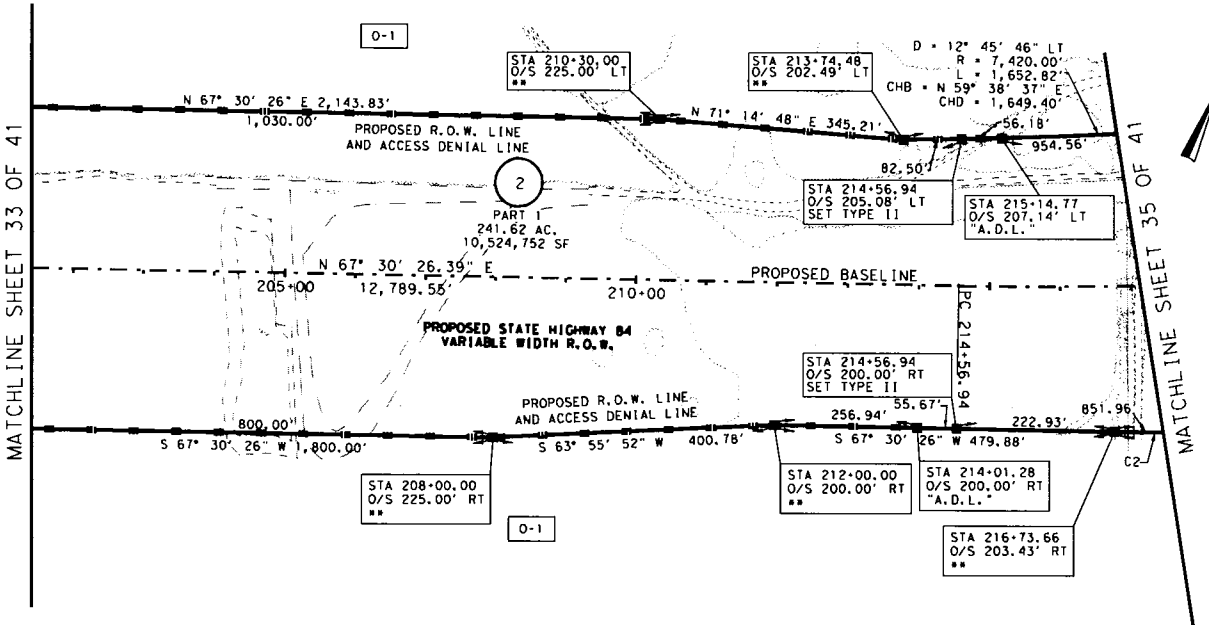
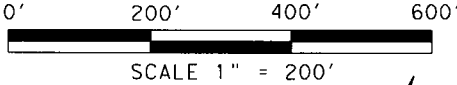
SH 84
RCSJ 3483-02-003
PROJECT NO. R00013938
FEBRUARY 2023

SEE PAGE 40 AND 41 FOR LINE, CURVE, STATION OFFSET
TABLES, DETAIL AND OWNERSHIP INFORMATION.

N:\Entech 278\21948002\CAD\Parcel Plots\WRF09223165*PARCEL 2*33.dgn

N:\Entech 278\21948002\CAD\Parcel Plots\MRF09223165+PARCEL 2+34.dgn

**SANTIAGO SANCHEZ
PORCION NO. 12, ABSTRACT NO. 278**



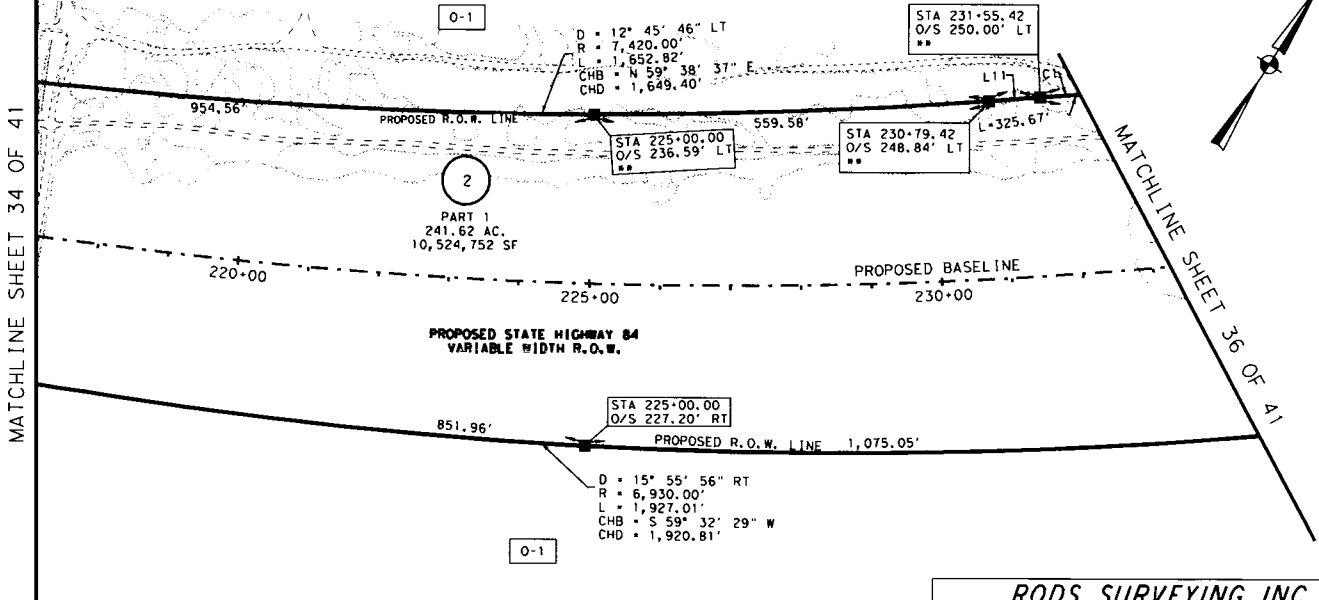
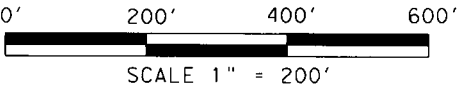
P1 STATION	• 238+76.30
DELTA	• 37° 52' 53" (LT)
DEGREE OF CURVE	• 00° 48' 46"
TANGENT	• 2,419.36
LENGTH	• 4,661.15
RADIUS	• 7,050.00
PC STATION	• 214+56.94
PT STATION	• 261+18.10
CHB	• N 48° 34' 00" E
CHD	• 4,576.72'

RODS SURVEYING, INC.
6810 LEE ROAD SPRING, TEXAS 77379
TEL (281) 257-4020 FAX (281) 257-4021
TBPELS SURVEYING FIRM 10030700

PARCEL PLAT
SHOWING
**PARCEL P00076867.001 AND
P00076867.002**
SH 84
RCSJ 3483-02-003
PROJECT NO. R00013938
FEBRUARY 2023

SEE PAGE 40 AND 41 FOR LINE, CURVE, STATION OFFSET
TABLES, DETAIL AND OWNERSHIP INFORMATION.

**SANTIAGO SANCHEZ
PORCION NO. 12,
ABSTRACT NO. 278**



P1 STATION	• 238+76.30
DELTA	• 37° 52' 53" (LT)
DEGREE OF CURVE	• 00° 48' 46"
TANGENT	• 2,419.36
LENGTH	• 4,661.15
RADIUS	• 7,050.00
PC STATION	• 214+56.94
PT STATION	• 261+18.10
CHB	• N 48° 34' 00" E
CHD	• 4,576.72'

RODS SURVEYING, INC.
6810 LEE ROAD SPRING, TEXAS 77379
TEL (281) 257-4020 FAX (281) 257-4021
TBPELS SURVEYING FIRM 10030700

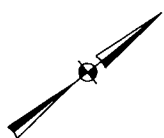
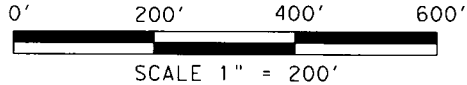
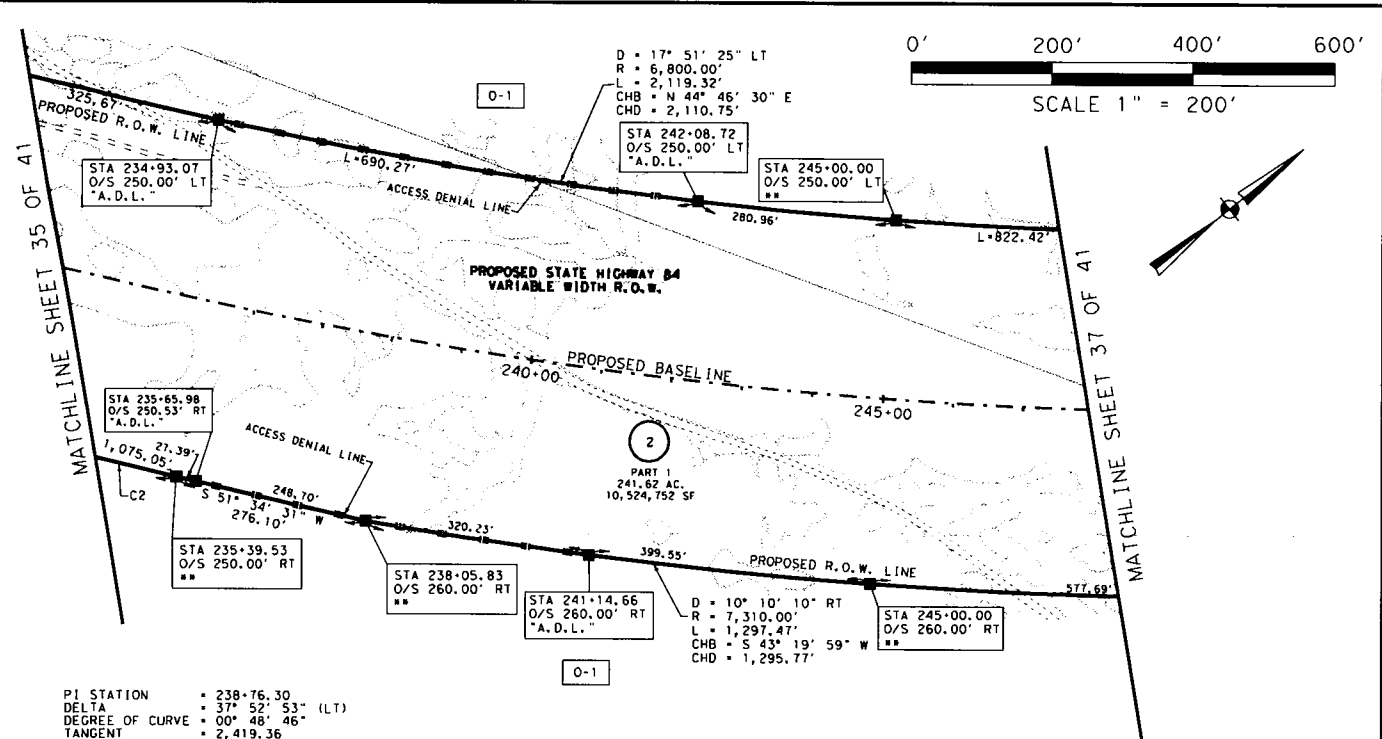
**PARCEL PLAT
SHOWING
PARCEL P00076867.001 AND
P00076867.002**

SH 84
RCSJ 3483-02-003
PROJECT NO. R00013938
FEBRUARY 2023

SEE PAGE 40 AND 41 FOR LINE, CURVE, STATION OFFSET
TABLES, DETAIL AND OWNERSHIP INFORMATION.

N:\Entech\218\21848002\CAD\Parcel Plots\MRF09223165*PARCEL 2*35.dgn

N:\Entech 278\21948002 CAD\Parcel Plots\MRF092231.65\PARCEL 2-36.dgn



PI STATION • 238+76.30
DELTA • 37° 52' 53" (LT)
DEGREE OF CURVE • 00° 48' 46"
TANGENT • 2,419.36
LENGTH • 4,661.15
RADIUS • 7,050.00
PC STATION • 214+56.94
PT STATION • 261+18.10
CHB • N 48° 34' 00" E
CHD • 4,576.72'

**SANTIAGO SANCHEZ
PORCION NO. 12,
ABSTRACT NO. 278**

RODS SURVEYING, INC.

6810 LEE ROAD SPRING, TEXAS 77379
TEL (281) 257-4020 FAX (281) 257-4021
TBPELS SURVEYING FIRM 10030700

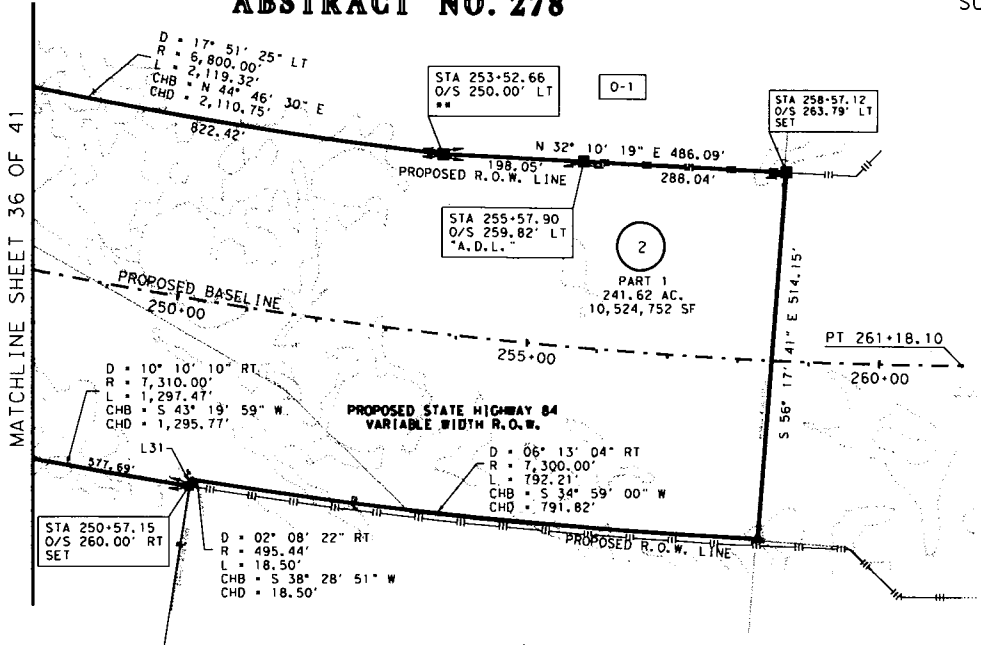
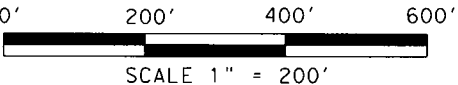
**PARCEL PLAT
SHOWING**

**PARCEL P00076867.001 AND
P00076867.002**

SH 84
RCSJ 3483-02-003
PROJECT NO. R00013938
FEBRUARY 2023

SEE PAGE 40 AND 41 FOR LINE, CURVE, STATION OFFSET
TABLES, DETAIL AND OWNERSHIP INFORMATION.

**SANTIAGO SANCHEZ
PORCION NO. 12,
ABSTRACT NO. 278**



TRACT 1
REMAINDER OF A CALLED
185.43 AC
ITARA INC
VOL. 4700 PG. 0541
DOC. NO. 1378083
NOVEMBER 21, 2019
O.P.R.W.C.T.

CALLED 101.23 AC.
INDRA, INC.
VOL. 5204, PG. 509
DOC. NO. 1456773
JANUARY 6, 2022
O.P.R.W.C.T.

PI STATION + 238+76.30
DELTA + 37° 52' 53" (LT)
DEGREE OF CURVE + 00° 48' 46"
TANGENT + 2,419.36
LENGTH + 4,661.15
RADIUS + 7,050.00
PC STATION + 214+56.94
PT STATION + 261+18.10
CHB + N 48° 34' 00" E
CHD + 4,576.72

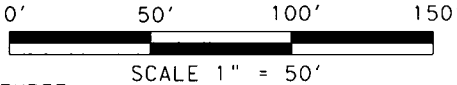
RODS SURVEYING, INC.
6810 LEE ROAD SPRING, TEXAS 77379
TEL (281) 257-4020 FAX (281) 257-4021
TBPELS SURVEYING FIRM 10030700

PARCEL PLAT
SHOWING
**PARCEL P00076867.001 AND
P00076867.002**
SH 84
RCSJ 3483-02-003
PROJECT NO. R00013938
FEBRUARY 2023

SEE PAGE 40 AND 41 FOR LINE, CURVE, STATION OFFSET
TABLES, DETAIL AND OWNERSHIP INFORMATION.

N:\Etech\278\21948002\CAD\Parcel Plots\MRF09223165*PARCEL 2*37.dgn

**TOMAS SANCHEZ
PORCION NO. 11,
ABSTRACT NO. 279**



80' WIDE EASEMENT
CALLED 26.41 AC.
CENTRAL POWER &
LIGHT COMPANY
VOL. 918 PG. 835
APRIL 28, 2000
O.P.R.W.C.T.

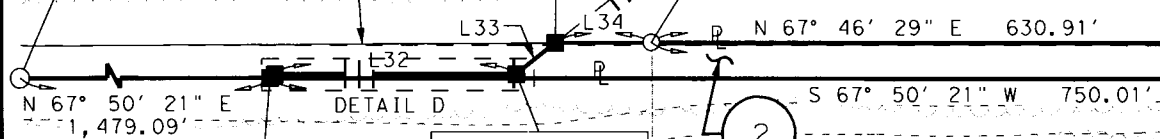
TRACT THREE
RESIDUE OF ALL OF PORCION 11
(CALLED 5,313.60 AC.)
THE REUTHINGER LIVING TRUST
& THE REUTHINGER RESIDUE TRUST
VOL. 256, PG. 89
JULY 23, 1957
VOL. 335, PG. 593
MAY 25, 1966
VOL. 336, PG. 1
MAY 25, 1966
VOL. 498, PG. 79
OCTOBER 2, 1975
D.R.W.C.T.

MATCHLINE SHEET 39 OF 41

POC PARCEL 2 PT. 2
FND 1/2" IR

STA 271+80.70
O/S 205.00' LT
**

FND BARBWARE
FNC POST



POB PARCEL 2 PT. 2
N=17,139,890.49
E= 663,094.39
STA=270+93.51
O/S=258.00' LT
SET

STA 271+63.20
O/S 205.00' LT
**

PART 2
0.1978 AC.
8,618 SF
PROPOSED BASELINE
273+00

**PROPOSED STATE HIGHWAY 84
VARIABLE WIDTH R.O.W.**

RODS SURVEYING, INC.
6810 LEE ROAD SPRING, TEXAS 77379
TEL (281) 257-4020 FAX (281) 257-4021
TBPELS SURVEYING FIRM 10030700

PARCEL PLAT
SHOWING
**PARCEL P00076867.001 AND
P00076867.002**

SH 84
RCSJ 3483-02-003
PROJECT NO. R00013938
FEBRUARY 2023

N:\Entech\278\21948002\CAD\Parcel Plots\MRF092233165*PARCEL 2*38.dgn

SEE PAGE 40 AND 41 FOR LINE, CURVE, STATION OFFSET
TABLES, DETAIL AND OWNERSHIP INFORMATION.

N:\EITech\278\21948002\CAD\Parcel Plots\MREF092233165+PARCEL 2+39.dgn

MATCHLINE SHEET 38 OF 41

**TOMAS SANCHEZ
PORCION NO. 11,
ABSTRACT NO. 279**

TRACT THREE
RESIDUE OF ALL OF PORCION 11
(CALLED 5,313.60 AC.)
THE REUTHINGER LIVING TRUST
& THE REUTHINGER RESIDUE TRUST
VOL. 256, PG. 89
JULY 23, 1957
VOL. 335, PG. 593
MAY 25, 1966
VOL. 336, PG. 1
MAY 25, 1966
VOL. 498, PG. 79
OCTOBER 2, 1975
D.R.W.C.T.

80' WIDE EASEMENT
CALLED 26.41 AC.
CENTRAL POWER &
LIGHT COMPANY
VOL. 918 PG. 835
APRIL 28, 2000
O.P.R.W.C.T.

PROPOSED BASELINE
275+00

N 67° 46' 29" E 630.91'

621.41'

S 67° 50' 21" W 750.01'

PART 2
0.1978 AC.
8,618 SF

2

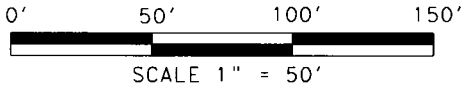
STA 276+96.53
O/S 200.00' RT
**

STA 277+03.61
O/S 205.56' RT
**

STA 276+87.51
205.86' RT
**

L35

PROPOSED STATE HIGHWAY 84
VARIABLE WIDTH R.O.W.



RODS SURVEYING, INC.

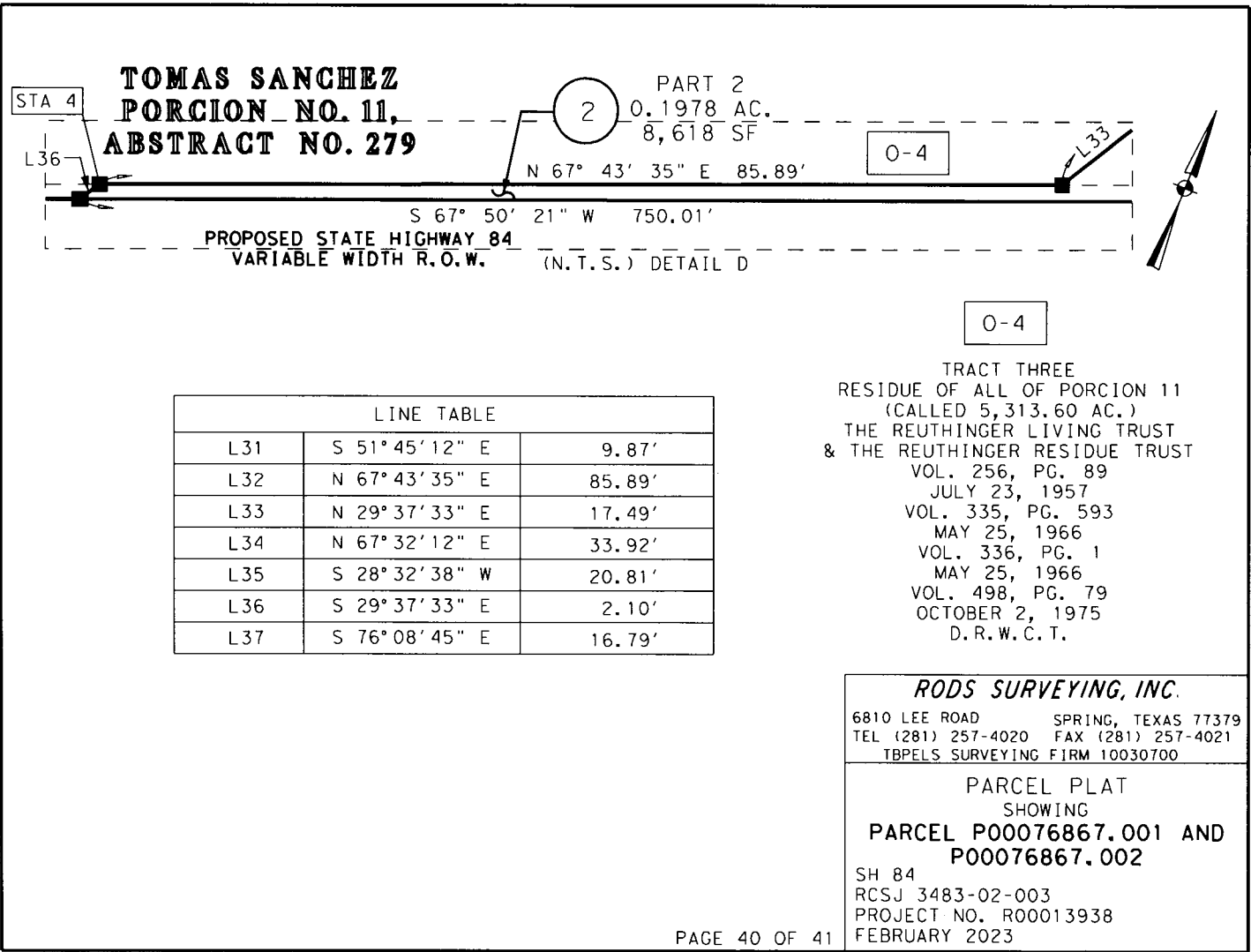
6810 LEE ROAD SPRING, TEXAS 77379
TEL (281) 257-4020 FAX (281) 257-4021
TBPELS SURVEYING FIRM 10030700

PARCEL PLAT
SHOWING
**PARCEL P00076867.001 AND
P00076867.002**

SH 84
RCSJ 3483-02-003
PROJECT NO. R00013938
FEBRUARY 2023

SEE PAGE 40 AND 41 FOR LINE, CURVE, STATION OFFSET
TABLES, DETAIL AND OWNERSHIP INFORMATION.

N:\ENTECH\278\21948002\CAD\Parcel Plots\MRF09223165*PARCEL 2*40.dgn



N:\Entech 278\21948002\CAD\Parcel Plots\MRF09223165xPARCEL 2x41.dgn

LINE TABLE		
L1	N 70° 34' 33" W	681.55'
L2	S 44° 50' 17" W	72.70'
L3	N 83° 53' 16" E	66.90'
L4	N 67° 30' 26" E	1,106.53'
L5	N 39° 05' 37" E	52.54'
L6	N 67° 30' 26" E	149.84'
L7	S 81° 35' 29" E	81.78'
L8	N 67° 30' 26" E	1,267.25'
L9	N 67° 30' 26" E	2,269.33'
L10	N 67° 30' 26" E	866.47'
L11	N 53° 06' 21" E	73.33'
L12	N 15° 46' 37" W	50.48'
L13	N 29° 37' 33" E	150.28'
L14	N 73° 01' 45" E	61.12'
L15	N 67° 43' 35" E	85.89'
L16	N 29° 37' 33" E	17.49'
L17	N 67° 32' 12" E	33.92'
L18	S 29° 37' 33" W	16.50'
L19	N 67° 42' 28" E	40.53'
L20	S 29° 37' 33" W	150.23'
L21	S 72° 01' 30" W	91.27'
L22	S 67° 30' 26" W	1,414.56'
L23	S 65° 04' 15" W	1,599.58'
L24	S 22° 30' 01" W	59.39'
L25	S 67° 30' 26" W	150.00'
L26	N 67° 29' 57" W	56.57'
L27	S 67° 30' 26" W	1,327.07'
L28	S 80° 28' 46" W	53.07'
L29	S 76° 09' 24" W	1,356.41'
L30	N 67° 46' 29" E	134.81'

RESIDUE OF CALLED 6,132.06 AC.
LOUIS P. LAVAUDE
YVONNE LAVAUDE
DAVID A. HACHAR
LILIA ETHEL HACHAR
LILIA JEANETTE HACHAR
FALCON INTERNATIONAL BANK, AS
TRUSTEE OF ALL THE TRUSTS
CREATED UNDER THE LAST WILL
AND TESTAMENT OF NICHOLAS D.
HACHAR ESTATE TRUST A.K.A. N.D.
HACHAR ESTATE TRUST
VOL. 166, PG. 594
MARCH 13, 1941
VOL. 303, PG. 164
JANUARY 12, 1963
D.R.W.C.T.
VOL. 2081, PG. 198
NOVEMBER 22, 2005
VOL. 2634, PG. 364
AUGUST 5, 2008
VOL. 2640, PG. 543
AUGUST 29, 2008
VOL. 2787, PG. 39
JULY 15, 2009
VOL. 2955, PG. 84
JULY 1, 2010
VOL. 3135, PG. 333
JANUARY 29, 2007
VOL. 3135, PG. 338
AUGUST 19, 2011
VOL. 3360, PG. 205
FEBRUARY 21, 2012
VOL. 3655, PG. 838
JULY 29, 2014
VOL. 4724, PG. 350
JANUARY 14, 2020
O.P.R.W.C.T.

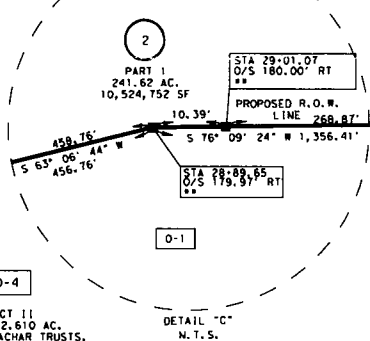
TRACT II
CALLED 2,610 AC.
THE N.D. HACHAR TRUSTS,
FALCON INTERNATIONAL BANK TRUSTEE,
LILIA HACHAR,
THE ESTATE OF DANIEL DEXTER HACHAR,
DAVID A. HACHAR, AND
GEORGE L. HACHAR JR.
AND LOUIS A. LAVAUDE, CO-TRUSTEES OF
THE N.D. HACHAR ESTATE TRUST
DOC. NO. 1005619
EXECUTED FEBRUARY 21, 2008
O.P.R.W.C.T.

AMENDED PLAT OF MILLENIUM
PARK SUBDIVISION
RECORDED VOL. 20, PAGE 87
FILED AUGUST 30, 2000
M.R.W.C.T.

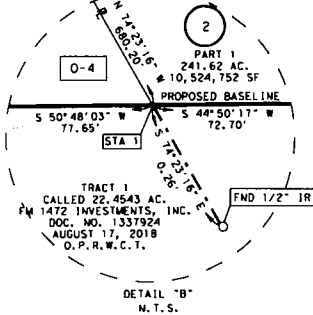
CURVE TABLE					
NO.	DELTA	RADIUS	ARC	CHD BRG	CHD DIST
C1	17° 51' 25" LT	6,800.00	2,119.32'	N 44° 46' 30" E	2,110.75'
C2	15° 55' 56" RT	6,930.00	1,927.01'	S 59° 32' 29" W	1,920.81'

STATION OFFSET TABLE		
STATION NO.	STATION	OFFSET
1	16+24.37	198.22' RT
2	261+18.10	300.00' LT
3	261+51.35	300.00' LT
4	270+95.61	248.00' LT

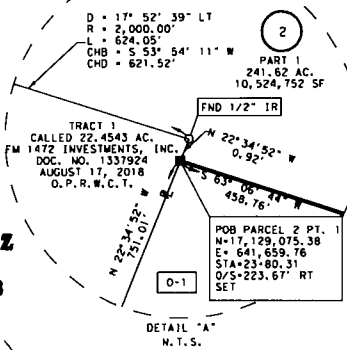
**SANTIAGO SANCHEZ
PORCION NO. 12,
ABSTRACT NO. 278**



**SANTIAGO SANCHEZ
PORCION NO. 12,
ABSTRACT NO. 278**



**SANTIAGO SANCHEZ
PORCION NO. 12,
ABSTRACT NO. 278**



RODS SURVEYING, INC.

6810 LEE ROAD SPRING, TEXAS 77379
TEL (281) 257-4020 FAX (281) 257-4021
TBPELS SURVEYING FIRM 10030700

PARCEL PLAT
SHOWING
PARCEL P00076867.001 AND
P00076867.002

SH 84
RCSJ 3483-02-003
PROJECT NO. R00013938
FEBRUARY 2023

Revised July 14, 2023
 February 6, 2023
 P00076870.001
 Page 1 of 10

EXHIBIT "A"

County: Webb
 Highway: SH 84
 Limits: From .1 Mile E of Beltway Parkway to IH 35 West Frontage Road
 RCSJ: 0922-33-219
 Project No.: R00011099

Property Description for Parcel P00076870.001

Being an 18.49-acre (805,225 square feet) parcel of land located in the Santiago Sanchez Porcion Number 12, Abstract 278, Webb County, Texas, being a part of a called 31.16-acre tract, also known as Tract A, conveyed from Itara, Inc. to David A. Hachar, Lilia Jeannette Hachar, Lilia Ethel Hachar, Louis P. LaVaude, Yvonne LaVaude, Falcon International Bank, as Trustee of all the Trusts created under the Last Will and Testament of Nicolas D. Hachar, and the Nicolas David Hachar Estate Trust, also known as N.D. Hachar Estate Trust, described in Special Warranty Deed executed January 26, 2021, recorded in Document Number 1420238, Volume 4967, Page 627, of the Official Public Records of Webb County, Texas (O.P.R.W.C.T.), said 18.49-acre (805,225 square feet) parcel of land being more particularly described in three parts by metes and bounds as follows:

COMMENCING at a 1/2-inch iron rod found marking the most westerly corner of said called 31.16-acre tract, same being an "ell" corner of the residue of a called 6,132.06-acre tract, conveyed to Louis P. Lavaude, Yvonne Lavaude, David A. Hachar, Lilia Ethel Hachar, Lilia Jeanenette Hachar, Falcon International Bank, as Trustee of all the trusts created under the Last Will and Testament of Nicholas D. Hachar Estate Trust, also known as N.D. Hachar Estate Trust, as described in deeds recorded in Volume 166, Page 594 (executed March 13, 1941), Volume 303, Page 164 (executed January 12, 1963), all of the Deed Records of Webb County, Texas (D.R.W.C.T.), and Volume 2081, Page 198 (executed November 2, 2005), Volume 2634, Page 364 (executed August 5, 2008), Volume 2640, Page 543 (executed August 29, 2008), Volume 2787, Page 39 (executed July 15, 2009), Volume 2955, Page 84 (executed July 7, 2010), Volume 3135, Page 333 (January 29, 2007), Volume 3135, Page 338 (August 19, 2011), Volume 3360, Page 205 (executed February 21, 2012), Volume 3655, Page 838 (executed July 29, 2014) and Volume 4724, Page 350 (executed January 12, 1963), O.P.R.W.C.T., thence as follows

North 67° 50' 21" East, along the common north line of, said called 31.16-acre tract with a south line of the residue of said called 6,132.06-acre tract, a distance of 1,479.09 feet to a 5/8-inch iron rod with TxDOT aluminum disk set for the **POINT OF BEGINNING** of the herein described parcel, having surface coordinate values of N= 17,139,890.49 and E= 663,094.39, being on the proposed northwest right-of-way and Access Denial Line of SH 84, a variable width right-of-way, located 258.00 feet left of Proposed Baseline Station 270+93.51;

EXHIBIT "A"

1. **THENCE, North 67° 50' 21" East**, continuing along the common north line of said called 31.16-acre tract with a south line of the residue of said called 6,132.06-acre tract, a distance of **750.01 feet** to a calculated point from which a 60d nail bears S 67° 50' 28" W a distance of 0.27 feet, for the northeast corner of said called 31.16-acre tract, being a southeast corner of the residue of said called 6,132.06-acre tract, same being on the northwest line of a called 101.23-acre tract, conveyed from Itara, Inc. to Indra, Inc., described in a Special Warranty Deed, executed January 6, 2022, recorded in Document Number 1456773, Volume 5204, Page 509, O.P.R.W.C.T., same being the beginning of a non-tangent curve to the right;
2. **THENCE**, along the common northwest line of said called 101.23-acre tract with the southeast line of said called 31.16-acre tract and along said curve to the right, having a **central angle of 02° 03' 27"**, a **radius of 6,908.00 feet**, an **arc length of 248.08 feet**, a **chord bearing of South 26° 11' 15" West**, a **chord distance of 248.07 feet** to a calculated point for the beginning of a non-tangent curve to the right;
3. **THENCE**, continuing along the common northwest line of said called 101.23-acre tract with the southeast line of said called 31.16-acre tract and along said curve to the right, having a **central angle of 04° 27' 42"**, a **radius of 9,592.00 feet**, a **chord bearing of South 27° 23' 22" West**, a **chord distance of 746.74 feet**, passing at an arc length of 55.63 feet to a 5/8-inch iron rod with TxDOT aluminum disk set on the proposed southeast right-of-way and Access Denial Line of said SH 84, located 225.00 feet right of Proposed Baseline Station 273+79.71, passing at an arc length of 394.74 feet to a 5/8-inch iron rod with TxDOT aluminum disk set for the end of said proposed southeast right-of-way and Access Denial Line of said SH 84 for this description, located 243.47 feet right of Proposed Baseline Station 270+41.13, continuing for a total arc length of **746.93 feet** to a calculated point for tangency;**
4. **THENCE, South 29° 37' 13" West**, continuing along the common northwest line of said called 101.23-acre tract with the southeast line of said called 31.16-acre tract, a distance of **427.95 feet** to a calculated point for angle;
5. **THENCE, South 16° 57' 10" East**, continuing along the common northwest line of said called 101.23-acre tract with the southeast line of said called 31.16-acre tract, passing at a distance of 34.41 feet a 5/8-inch iron rod with TxDOT aluminum disk set on the proposed southeast right-of-way and Access Denial Line of said SH 84, located 275.00 feet right of Proposed Baseline Station 262+37.41, continuing for a total distance of **103.28 feet** to a 5/8-inch iron rod with TxDOT aluminum disk stamped "A.D.L." set, marking the end of said Access Denial Line, located 325.02 feet right of Proposed Baseline Station 261+90.07;**

EXHIBIT "A"

6. **THENCE, South 29° 48' 23" West**, continuing along the common northwest line of said called 101.23-acre tract with the southeast line of said called 31.16-acre tract and along the proposed southeast right-of-way line, passing at a distance of 71.98 feet a TxDOT Type II marker set, located 324.79 feet right of Proposed Baseline P.T. Station 261+18.10, continuing for a total distance of **160.27 feet** to a 5/8-inch iron rod with TxDOT aluminum disk stamped "A.D.L." set, marking the beginning of Access Denial Line, located 325.05 feet right of Proposed Baseline Station 260+33.69;**
 7. **THENCE, South 73° 32' 40" West**, continuing along the common northwest line of said called 101.23-acre tract with the southeast line of said called 31.16-acre tract and along the proposed southeast right-of-way and Access Denial Line, passing at a distance of 95.44 feet a 5/8-inch iron rod with TxDOT aluminum disk set, marking the end of the proposed southeast right-of-way and Access Denial Line of said SH 84 for this description, located 260.00 feet right of Proposed Baseline Station 259+66.62, continuing for a total distance of **110.12 feet** to a calculated point for angle and the beginning of a non-tangent curve to the right;**
 8. **THENCE**, continuing along the common northwest line of said called 101.23-acre tract with the southeast line of said called 31.16-acre tract and along said curve to the right, having a **central angle of 00° 56' 38"**, a **radius of 7,300.00 feet**, an **arc length of 120.25 feet**, a **chord bearing of South 31° 24' 09" West**, a **chord distance of 120.25 feet** to a calculated point for the south corner of said called 31.16-acre tract, being an east corner of the residue of said called 6,132.06-acre tract;
 9. **THENCE, North 56° 17' 41" West**, along the southwest line of said called 31.16-acre tract with a northeast line of the residue of said called 6,132.06-acre tract, a distance of **514.15 feet** to a 5/8-inch iron rod with TxDOT aluminum disk set on the proposed northwest right-of-way and Access Denial Line of said SH 84, located 263.79 feet left of Proposed Baseline Station 258+57.04;
- THENCE**, across said called 31.16-acre tract and along the proposed northwest right-of-way and Access Denial Line of said SH 84, the following five (5) courses and distances:
10. **THENCE, North 32° 10' 19" East**, a distance of **98.86 feet** to a 5/8-inch iron rod with TxDOT aluminum disk set, located 262.34 feet left of Proposed Baseline Station 259+59.72;**
 11. **THENCE, North 15° 46' 37" West**, a distance of **50.48 feet** to a 5/8-inch iron rod with TxDOT aluminum disk stamped "A.D.L." set, marking the end of said Access Denial Line, located 298.99 feet left of Proposed Baseline Station 259+95.88;**

EXHIBIT "A"

12. **THENCE, North 29° 37' 33" East**, passing at a distance of 117.02 feet a TxDOT Type II marker set, located 300.00 feet left of Proposed Baseline P.T. Station 261+18.10, continuing for a total distance of **150.28 feet** to a 5/8-inch iron rod with TxDOT aluminum disk stamped "A.D.L." set, marking the beginning of Access Denial Line, located 300.00 feet left of Proposed Baseline Station 261+51.35;**
13. **THENCE, North 73° 01' 45" East**, a distance of **61.12 feet** to a 5/8-inch iron rod with TxDOT aluminum disk set, located 258.00 feet left of Proposed Baseline Station 261+95.76;**
14. **THENCE, North 29° 37' 33" East**, passing at a distance of 359.04 feet a 5/8-inch iron rod with TxDOT aluminum disk stamped "A.D.L." set, marking the end of said Access Denial Line, located 258.00 feet left of Proposed Baseline Station 265+54.80, passing at a distance of 547.54 feet a 5/8-inch iron rod with TxDOT aluminum disk stamped "A.D.L.," marking the beginning of Access Denial Line, located 258.00 feet left of Proposed Baseline Station 267+43.30, continuing for a total distance of **897.76 feet** to the **POINT OF BEGINNING** and containing 18.49-acre (805,225 square feet) parcel of land.

Notes:

All bearings and coordinates shown hereon are based on the Texas Coordinate System, South Zone (4205), North American Datum of 1983 (2011 Adj.).

Coordinates and distances are U.S. Survey Feet, displayed in surface values, and may be converted to NAD83 (Grid) values by applying the Surface Adjustment Factor (SAF) for Webb County, SAF = 1.00003, using the formula: Surface / SAF = Grid.

Horizontal coordinates are based on redundant GPS RTN Observations measured from TXDOT CORS TXLR, TXL2, and TXTR during February and May 2022.

Access is prohibited across the Access Denial Line to the highway facility from the abutting remainder property.

** The monument described and set in this call may be replaced with a Texas Department of Transportation Type II right-of-way marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by the Texas Department of Transportation.

Revised July 14, 2023
February 6, 2023
P00076870.001
Page 5 of 10

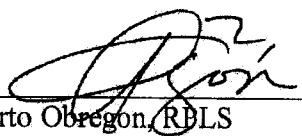
EXHIBIT "A"

This description was prepared in conjunction with and accompanied by a plat of even date herewith.

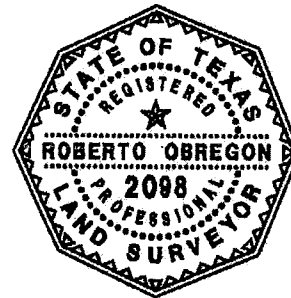
Revised March 2, 2023, by RODS Surveying, Inc. to update parent tract owner information.

Revised July 14, 2023, by RODS Surveying, Inc. to update Highway Name, Limits, Project CSJ, ROW CSJ, and Parcel ID No.

I do hereby certify that this property description and accompanying parcel plat conform to the current General Rules of Procedures and Practices as promulgated by the Texas Board of Professional Engineers and Land Surveyors.


Roberto Obregon, RPLS

Date
RODS Surveying, Inc.
6810 Lee Road
Spring, Texas 77379
Phone (281)-257-4020
TBPELS Surveying Firm # 10030700
RODS Reference No. 278-21948-002



07-14-2023
#2098

LEGEND

- FOUND 1/2" IRON ROD
(UNLESS OTHERWISE NOTED)
- SET 5/8" IRON ROD WITH CAP
"RODS SURVEYING, INC."
(UNLESS OTHERWISE NOTED)
- SET 5/8" IR W/TXDOT ALUM DISK
(UNLESS OTHERWISE NOTED)
- 5/8" IRON ROD W/TXDOT
ALUM DISK FOUND (UNLESS NOTED)
- I.R. IRON ROD
I.R.C. IRON ROD WITH CAP "STAMPED"
- I.P. IRON PIPE
- (▲) CALCULATED POINT
- () RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- P.R.C. POINT OF REVERSE CURVATURE
- N.T.S. NOT TO SCALE
- R.O.W. RIGHT OF WAY

- D.R.W.C.T. DEED RECORDS OF WEBB COUNTY, TEXAS
- M.R.W.C.T. MAP RECORDS OF WEBB COUNTY, TEXAS
- P.R.W.C.T. PLAT RECORDS OF WEBB COUNTY, TEXAS
- O.R.W.C.T. OFFICIAL RECORDS OF WEBB COUNTY, TEXAS
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS

DOC. NO. DOCUMENT NUMBER

—H— EXISTING ACCESS DENIAL LINE (A.D.L.)

—H— PROPOSED ACCESS DENIAL LINE (A.D.L.)

—H— EXISTING R.O.W. LINE

—H— PROPOSED R.O.W. LINE

—H— DISTANCE NOT TO SCALE

—H— DEED LINE (COMMON OWNERSHIP)

—H— EXISTING EASEMENT LINE

—H— SURVEY LINE

—H— PROPERTY LINE

—H— BASELINE OFFSET

—H— STA. BASELINE STATION

—H— P.C. POINT OF CURVATURE

—H— BASELINE STATION

—H— PARCEL NUMBER

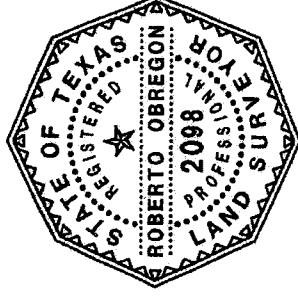
—H— BUILDING LINE (SETBACK LINE)

—H— DRAINAGE EASEMENT

—H— ELEC. ESMT. ELECTRIC EASEMENT

—H— S.S. SANITARY SEWER EASEMENT

—H— U.E. UTILITY EASEMENT



I, ROBERTO OBREGON, HEREBY
CERTIFY THAT THE HEREON MAP OR
PLAT IS TRUE AND CORRECT AND
DEPicts A SURVEY MADE ON THE
GROUND UNDER MY SUPERVISION
DURING THE MONTHS OF MAY, 2022
THROUGH MARCH 2023

[Signature]

ROBERTO OBREGON, SPS NO. 2098
RELEASE DATE FEBRUARY 2023

07/14/2023
DATE

NOTES:

- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH ZONE (4205), NORTH AMERICAN DATUM OF 1983 (2011 ADJ.).
- ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (GEOID 12B).
- COORDINATES AND DISTANCES ARE U.S. SURVEY FEET, DISPLAYED IN SURFACE VALUES, AND MAY BE CONVERTED TO NAD83 (GRID) VALUES BY APPLYING THE SURFACE ADJUSTMENT FACTOR (CAF) FOR WEBB COUNTY, SAF = 1.00003, USING THE FORMULA: SURFACE / SAF = GRID
- HORIZONTAL COORDINATES ARE BASED ON REDUNDANT GPS RTN OBSERVATIONS MEASURED FROM TXDOT CORS TXLR, TXL2 AND TXTR DURING FEBRUARY AND MAY 2022.
- ELEVATIONS ARE BASED ON REDUNDANT GPS RTN OBSERVATIONS, ADJUSTED WITH DIGITAL LEVELING, CONSTRAINED TO THE PROVIDED ELEVATION FOR AERIAL TARGET T-3 (535.69') AND THE PUBLISHED ELEVATION FOR BM-291 (663.08').
- ABSTRACTING PERFORMED BY COURTHOUSE DIRECT.COM (COURTHOUSE SPECIALIST) DURING APRIL, 2022.
- FIELD SURVEYS PERFORMED DURING THE MONTHS OF MAY, 2022 THROUGH DECEMBER, 2022.
- LOCATION OF SURVEY LINES AND PORCION LINES ARE APPROXIMATE.
- PROPOSED RIGHT-OF-WAY BASELINE MAY NOT MATCH PROPOSED CONSTRUCTION BASELINE OR AS-BUILT BASELINE DUE TO DESIGN CHANGES.

REVISED JULY 14, 2023, BY RODS SURVEYING, INC.
TO UPDATE HIGHWAY NAME, LIMITS, PROJECT CSJ,
ROW CSJ, AND PARCEL ID NO.

REVISED MARCH 2, 2023 BY RODS SURVEYING INC.
TO UPDATE PARENT TRACT OWNER INFORMATION.

EXISTING	TAKING	REMAINING
31.16 AC.	18.49 AC.	12.67
	805,225 SF	AC. LT

RODS SURVEYING, INC.

6810 LEE ROAD SPRING, TEXAS 77379
TEL (281) 257-4020 FAX (281) 257-4021
TBPLS FIRM REGISTRATION # 10030700

ABSTRACTING PERFORMED BY COURTHOUSE DIRECT.COM (COURTHOUSE SPECIALIST) DURING APRIL, 2022.

FIELD SURVEYS PERFORMED DURING THE MONTHS OF MAY, 2022 THROUGH DECEMBER, 2022.

LOCATION OF SURVEY LINES AND PORCION LINES ARE APPROXIMATE.

PROPOSED RIGHT-OF-WAY BASELINE MAY NOT MATCH PROPOSED CONSTRUCTION BASELINE OR AS-BUILT BASELINE DUE TO DESIGN CHANGES.

PARCEL PLAT
SHOWING

PARCEL P00076870.001

SH 84
RCSJ 3483-02-003
PROJECT NO. R00013938
MARCH 2023

CONTINUING NOTES:

10.**= THE MONUMENT DESCRIBED AND SET MAY BE REPLACED WITH A TXDOT TYPE II RIGHT-OF-WAY MARKER UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TXDOT.

11.THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH A LIMITED TITLE CERTIFICATED PROVIDED BY COURTHOUSE DIRECT.COM(COURTHOUSE SPECIALISTS) GF# 2238797A-1 NOVEMBER 29, 2022 EFFECTIVE DATE MARCH 24, 2022

12. ACCESS IS PROHIBITED ACROSS THE ACCESS DENIAL LINE TO THE HIGHWAY FACILITY FROM THE ABUTTING REMAINDER PROPERTY.

SUBJECT TO FOLLOWING EASEMENTS:

-EASEMENT DATED JANUARY 31, BY AND BETWEEN DAVID A. HACHAR, LILLIA JEANETTE HACHAR, LILIA ETHEL HACHAR, LOUIS P. LAVAUDE, YVONNE LAVAUDE. AND RECORDED IN VOLUME 4967, PAGE 715 OF THE OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS.
(SUBJECT TO BUT NOT APPLICABLE)

-PARTIAL DELINEATION OF EASEMENT AND RESTRICTIIVE COVENANT DATED DECEMBER 16, 1994, FROM CENTRAL POWER AND LIGHT COMPANY DATED DECEMBER 16, 1994, AND RECORDED IN VOLUME 281, PAGE 603 OF THE DEED RECORDS OF WEBB COUNTY, TEXAS.
(SHOW HEREON).

-RIGHT OF WAY AGREEMENT DATED AUGUST 28, 1968 TO DEHLI GAS PIPELINE CORPORATION AND RECORDED IN VOLUME 371, PAGE 472 OF DEED RECORDS OF WEBB COUNTY, TEXAS.

RODS SURVEYING, INC.

6810 LEE ROAD SPRING, TEXAS 77379
TEL (281) 257-4020 FAX (281) 257-4021
TBPLS FIRM REGISTRATION # 10030700

PARCEL PLAT
SHOWING

PARCEL P00076870.001

SH 84
RCSJ 3483-02-003
PROJECT NO. R00013938
MARCH 2023

POB PARCEL 5
FND 1/2" IR

SANTIAGO SANCHEZ
PORCION NO.12,
ABSTRACT NO.278

N 67° 50' 21" E 1,479.09'

TRACT A
CALLED 31.16 AC.
DAVID A. HACHAR, LILLIA
JEANETTE HACHAR, LILLIA
THE HACHAR LOUIS
LILLIA HACHAR ESTATE
FALCON INTERNATIONAL BANK,
AS TRUSTEE OF ALL THE
TRUSTS CREATED UNDER THE
LAST WILL AND TESTAMENT
OF NICOLAS D. HACHAR, AND
THE NICOLAS DAVID HACHAR
ESTATE TRUST ALSO KNOWN
AS N.D. HACHAR ESTATE
VOL. 4967, PG. 627
DOC. NO. 142038
JANUARY 26, 2021
O.P.R.W.C.T.

TRACT THREE
RESIDUE OF ALL OF PORCION 11
(CALLED 5,313.60 AC.)
THE REUTHINGER LIVING TRUST
& THE REUTHINGER RESIDUE TRUST
VOL. 256, PG. 89
JUL. 23, 1957
VOL. 335, PG. 593
MAY 25, 1966
VOL. 336, PG. 1
MAY 25, 1966
VOL. 498, PG. 79
OCTOBER 2, 1975
D.R.W.C.T.

POB PARCEL 5
N=17,139,890.49
E=165,084.31
STA=270.83+ ST
O/S=258.00' LT
SET

5
18.49 AC.
805,225 SF

PARENT TRACT INSET
PARCEL 5
(N.T.S.)

RODS SURVEYING, INC.

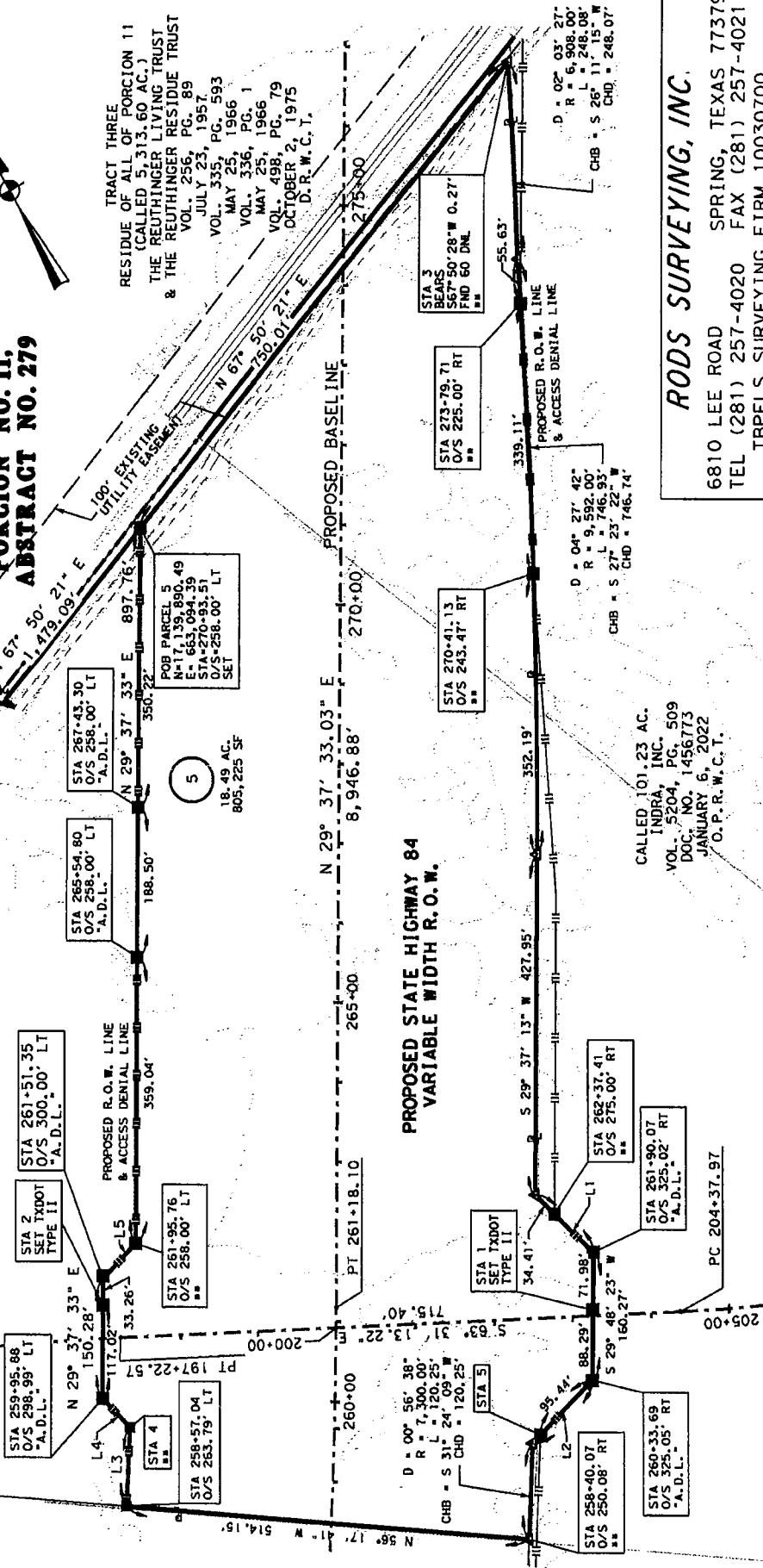
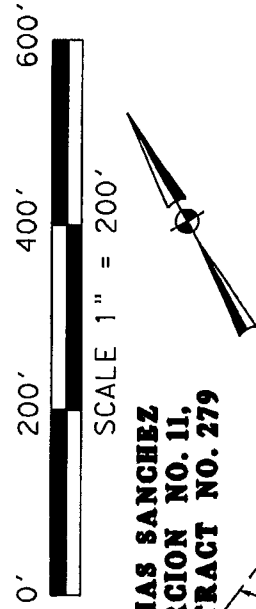
6810 LEE ROAD SPRING, TEXAS 77379
TEL (281) 257-4020 FAX (281) 257-4021
TBPLS FIRM REGISTRATION # 10030700

PARCEL PLAT
SHOWING
PARCEL P00076870.001

SH 84
RCSJ 3483-02-003
PROJECT NO. R00013938
MARCH 2023

SANTIAGO SANCHEZ
PORCION NO. 12,
ABSTRACT NO. 278

TOMAS SANCHEZ
PORCION NO. 11,
ABSTRACT NO. 279



STATION OFFSET TABLE		
STATION NO.	STATION	OFFSET
1	261+18.10	324.79' RT
2	261+18.10	300.00' LT
3	276+82.81	205.95' LT
4	259+59.72	262.34' LT
5	259+66.62	260.00' RT

SEE PAGE 10 OF 10 FOR LINE, CURVE, STATION OFFSET
TABLES, DETAIL AND OWNERSHIP INFORMATION.

CALLLED 101.23 AC.
INDRA, INC.
VOL. 5204, PG. 509
DOC. NO. 1456773
JANUARY 6, 2022
O.P.R.W.C.T.

RODS SURVEYING, INC.

6810 LEE ROAD SPRING, TEXAS 77379
TEL (281) 257-4020 FAX (281) 257-4021
TBPELS SURVEYING FIRM 10030700

PARCEL PLAT
SHOWING

PARCEL P00076870.001

SH 84
RCSJ 3483-02-003
PROJECT NO. R00013938
MARCH 2023

O-1

RESIDUE OF CALLED
6,132.06 AC.
LOUIS P. LAVAUDE
YVONNE LAVAUDE
DAVID A. HACHAR
LILLIA JEANETTE HACHAR
FALCON INTERNATIONAL BANK,
AS TRUSTEE OF ALL THE
TRUSTS
CREATED UNDER THE LAST
WILL AND TESTAMENT OF
HACHAR ESTATE TRUST A.K.A.
N.D. HACHAR ESTATE TRUST
VOL. 166, PG. 594
MARCH 13, 1941
VOL. 303, PG. 164
JANUARY 12, 1963
O.P.R.W.C.T.
VOL. 188, PG. 198
NOVEMBER 22, 2005
VOL. 2634, PG. 364
AUGUST 5, 2008
VOL. 2640, PG. 543
AUGUST 29, 2008
VOL. 2787, PG. 39
JULY 12, 2009
VOL. 2925, PG. 84
JULY 7, 2010
VOL. 3135, PG. 333
JANUARY 29, 2007
VOL. 3135, PG. 338
AUGUST 19, 2011
VOL. 3360, PG. 205
FEBRUARY 21, 2012
VOL. 3655, PG. 838
JULY 29, 2014
VOL. 4724, PG. 350
JANUARY 14, 2020
O.P.R.W.C.T.

O-2

TRACT A
CALLED 31.16 AC.
DAVID A. HACHAR, LILLIA
JEANNETTE HACHAR, LILLIA
ETHEL HACHAR, LOUIS P.
LAVAUDE, YVONNE LAVAUDE,
FALCON INTERNATIONAL BANK,
AS TRUSTEE OF ALL THE
TRUSTS CREATED UNDER THE
LAST WILL AND TESTAMENT
OF NICOLAS D. HACHAR, AND
THE NICOLAS DAVID HACHAR
ESTATE TRUST, ALSO KNOWN
AS N.D. HACHAR ESTATE
TRUST
VOL. 4967, PG. 627
DOC. NO. 1420238
JANUARY 26, 2021
O.P.R.W.C.T.

LINE TABLE			
L1	S 16°57'10" E	103.28'	
L2	S 73°32'40" W	110.12'	
L3	N 32°10'19" E	98.86'	
L4	N 15°46'37" W	50.48'	
L5	N 73°01'45" E	61.12'	

RODS SURVEYING, INC.

6810 LEE ROAD SPRING, TEXAS 77379
TEL (281) 257-4020 FAX (281) 257-4021
TBPELS SURVEYING FIRM 10030700

PARCEL PLAT
SHOWING

PARCEL P00076870.001

SH 84
RCSJ 3483-02-003
PROJECT NO. R00013938
MARCH 2023

July 10, 2023

County: Webb
Highway: State Highway 84
Limits: From FM 1472 to IH 35 West Frontage Rd
RCSJ Number: 3483-02-003

PARCEL 5

POC TO POB
<* 141 Inverse 5101 P5176

Inverse 5101 to P5176 N 67° 50' 21" E Distance 1,479.09

<* 142 DESCRIBE PARCEL 5

Parcel 5 : P5176 CUR PC33 CUR PC41 P5170 P5078 P5079 CUR PC34 P5183 P5137
P5138 P5139 P5140 P5176
Description: DAVID A. HACHAR, ET AL

Total parcel taking area = 805,225 ft² = 18.49 ac.

Description of parcel: 5

Beginning parcel description

Point P5176 N 17,139,890.49 E 663,094.39 Sta 0+00.00

Course from P5176 to PC PC33 N 67° 50' 21" E Dist 750.01

Curve Data				

Curve PC33				
P.I. Station	8+74.07	N	17,140,061.12	E 663,736.26
Delta =	2° 03' 27"	(RT)		
Degree =	0° 49' 46"			
Tangent =	124.05			
Length =	248.08			
Radius =	6,908.00			
External =	1.11			
Long Chord =	248.07			
Mid. Ord. =	1.11			
P.C. Station	7+50.01	N	17,140,173.40	E 663,789.00
P.T. Station	9+98.09	N	17,139,950.80	E 663,679.52
C.C.		N	17,143,110.19	E 657,536.34
Back = S	25° 09' 32"	W		
Ahead = S	27° 12' 59"	W		
Chord Bear = S	26° 11' 15"	W		

Curve Data				

Curve PC41				
P.I. Station	13+71.75	N	17,139,612.59	E 663,520.67
Delta =	4° 27' 42"	(RT)		
Degree =	0° 35' 50"			

Tangent	=	373.65			
Length	=	746.93			
Radius	=	9,592.00			
External	=	7.28			
Long Chord	=	746.74			
Mid. Ord.	=	7.27			
P.C. Station		9+98.09	N	17,139,950.80	E 663,679.52
P.T. Station		17+45.02	N	17,139,287.76	E 663,335.99
C.C.			N	17,144,028.62	E 654,997.48
Back	= S	25° 09' 31"	W		
Ahead	= S	29° 37' 13"	W		
Chord Bear	= S	27° 23' 22"	W		

Course from PT PC41 to P5170 S 29° 37' 13" W Dist 427.95

Point P5170	N	17,138,915.74	E	663,124.48	Sta 21+72.97
-------------	---	---------------	---	------------	--------------

Course from P5170 to P5078 S 16° 57' 10" E Dist 103.28

Point P5078	N	17,138,816.95	E	663,154.59	Sta 22+76.25
-------------	---	---------------	---	------------	--------------

Course from P5078 to P5079 S 29° 48' 23" W Dist 160.27

Point P5079	N	17,138,677.88	E	663,074.93	Sta 24+36.52
-------------	---	---------------	---	------------	--------------

Course from P5079 to PC PC34 S 73° 32' 40" W Dist 110.12

Curve Data

Curve PC34					
P.I. Station		26+06.77	N	17,138,595.11	E 662,938.41
Delta	=	0° 56' 38"	(RT)		
Degree	=	0° 47' 06"			
Tangent	=	60.13			
Length	=	120.25			
Radius	=	7,300.00			
External	=	0.25			
Long Chord	=	120.25			
Mid. Ord.	=	0.25			
P.C. Station		25+46.64	N	17,138,646.69	E 662,969.32
P.T. Station		26+66.89	N	17,138,544.05	E 662,906.66
C.C.			N	17,142,398.89	E 656,707.45
Back	= S	30° 55' 50"	W		
Ahead	= S	31° 52' 28"	W		
Chord Bear	= S	31° 24' 09"	W		

Course from PT PC34 to P5183 N 56° 17' 41" W Dist 514.15

Point P5183	N	17,138,829.36	E	662,478.94	Sta 31+81.05
-------------	---	---------------	---	------------	--------------

Course from P5183 to P5137 N 32° 10' 19" E Dist 98.86

Point P5137	N	17,138,913.05	E	662,531.58	Sta 32+79.91
-------------	---	---------------	---	------------	--------------

Course from P5137 to P5138 N 15° 46' 37" W Dist 50.48

Point P5138	N	17,138,961.63	E	662,517.85	Sta 33+30.39
-------------	---	---------------	---	------------	--------------

Course from P5138 to P5139 N 29° 37' 33" E Dist 150.28

Point P5139	N	17,139,092.26 E	662,592.14 Sta	34+80.67
-------------	---	-----------------	----------------	----------

Course from P5139 to P5140 N 73° 01' 45" E Dist 61.12

Point P5140	N	17,139,110.10 E	662,650.60 Sta	35+41.79
-------------	---	-----------------	----------------	----------

Course from P5140 to P5176 N 29° 37' 33" E Dist 897.76

Point P5176	N	17,139,890.49 E	663,094.39 Sta	44+39.55
-------------	---	-----------------	----------------	----------

=====
Ending parcel description
=====

End of parcel 5 description