

VICINITY MAP
(NTS)

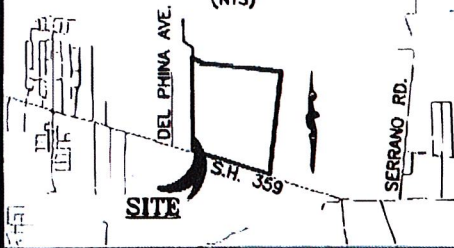


EXHIBIT "A"

AEP TEXAS INC.

EASEMENT ACROSS THE LANDS OF
THE CITY OF LAREDO
CONTAINING 4.818 ACRES

SITUATED IN THE JOSE TREVINO SURVEY 31, A-3116
AND THE ANTONIO TREVINO SURVEY 32, A-296
WEBB COUNTY, TEXAS

Pg. 1 of 1

CDS JOB NO. 124011

BEARING BASIS: GRID NORTH
COORDINATE SYSTEM: TEXAS STATE PLANE, NAD
1983(2011), EPOCH:2010
TEXAS SOUTH ZONE (4205)

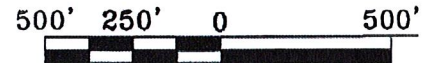
ALL DISTANCES SHOWN ARE SURFACE.
(GRID X 1.00009 = SURFACE)

THIS EXHIBIT REPRESENTS A BOUNDARY SURVEY
ONLY. EASEMENTS SHOWN HEREON ARE FOR
REFERENCE PURPOSES ONLY. NO ADDITIONAL
EASEMENTS WERE RESEARCHED BY CDSMUERY.

PROPERTY OWNER NAMES WERE OBTAINED FROM
THE WEBB COUNTY, TEXAS APPRAISAL DISTRICT
RECORDS FROM DEED RECORDS PROVIDED BY
RIGHT OF WAY SERVICE, INC.

LEGEND

- - 1/2" IRON ROD SET WITH PLASTIC CAP
STAMPED "CDS/MUERY S.A. TX."
- POB - PLACE OF BEGINNING
- PROPERTY LINES
- APPROXIMATE SURVEY LINES
- D.R.W.C. - DEED RECORDS OF WEBB COUNTY
- O.P.R.W.C. - OFFICIAL PUBLIC RECORDS OF WEBB COUNTY
- RECORD "1" - RECORD CALL TAKEN FROM VOLUME 227,
PAGE 165, D.R.W.C.



POB
N: 17,071,223.08
E: 887,604.43
1/2" IRON ROD FOUND WITH
PLASTIC CAP STAMPED
"CDS/MUERY S.A. TX." SET AT
LOCATION OF 4"x4" CONCRETE
MONUMENT FOUND DURING A
1994 SURVEY

HURD RANCH COMPANY, LTD.
REMAINING PORTION OF
2,855.039 ACRES "TRACT 5"
VOL. 1386, PG. 849
D.R.W.C.

FURTHER DESCRIBED IN
VOL. 240, PG 353
D.R.W.C.

N: 17,071,183.95
E: 887,884.19

LINE	BEARING	DISTANCE	RECORD BEARING	RECORD DISTANCE	RECORD SOURCE
L1	S63°52'12"E	88.85'	S63°02'13"E		"1"
L2	S00°13'56"E	2,295.23'			
L3	S03°25'43"E	520.68'			
L4	N75°41'02"W	96.30'			
L5	N00°32'40"W	2,830.40'	N00°14'24"E		"1"

MONUMENTATION SHOWN HEREON WILL
BE SET UPON ACCEPTANCE OF THIS
DOCUMENT AND RIGHT OF ENTRY HAS
BEEN GRANTED TO CDSMUERY.



JOHN T. KUBALA
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4505

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE ABOVE
PLAN IS A TRUE AND CORRECT REPRESENTATION OF AN ON THE
GROUND SURVEY PERFORMED UNDER MY DIRECTION AND SUPERVISION,
IN JULY 2022 THRU APRIL 2024.

EASEMENT AREA 4.818 ACRES
(EASEMENT LENGTH = 2,827.5' ±)

JOSE TREVINO
SURVEY 31,
ABSTRACT 3116

CITY OF LAREDO
251.2262 ACRES
VOL. 227, PG. 165
D.R.W.C.

ANTONIO TREVINO
SURVEY 32,
ABSTRACT 296

N: 17,068,888.95
E: 887,693.49

N: 17,068,393.05
E: 887,631.32

N: 17,068,369.24
E: 887,724.63

AEP TEXAS INC.
0.236 OF AN ACRE
VOL. 5586, PG. 335
O.P.R.W.C.

AEP TEXAS INC.
4.130 ACRES
VOL. 5397, PG. 809
O.P.R.W.C.

DRAWN BY:

R. Medina

DATE:

5/14/2024

SURVEY PROJECT #:

122182

SCALE:

1" = 500'

SHEET:

1 OF 1

LINE NAME:

FINCAS-UNIVERSITY

LINE NUMBER:

TLN 169:07111

EASEMENT NUMBER:

TRACT 2