## UTILITY POLE |--| WROUGHT IRON \$33°29'20"W AS MEASURED IN FIELD 11 LIGHT POST 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED) / WOOD FENCE NB9'27'41"E RECORD 65.00' INFORMATION CONCRETE MONUMENT X BARBE WIRE FENCE 0 1/2" IRON ROD SET Exhibit A SUBJECT TO RECORDED RESTRICTIVE COVENANTS AND/OR EASEMENTS AS FOLLOWS: P.R.W.C.T VOL. \_\_\_\_\_,PAGE\_\_\_\_\_15\_ P.R.W.C.T. 4793 .PAGE 602 O.P.R.W.C.T 668-670 2174 O.P.R.W.C.T VOL. \_\_\_\_\_20\_\_ \_\_,PAGE\_ P.R.W.C.T. VOL. PAGE 72 ASH ST. 50.0' R.O.W -N 89°32'09" E - 31.68' 3 5 6 14 **BLOCK 1992** BLOCK 3 13 10 NORTH HEIGHTS SUBDIVISION 10 8 VOL.11, PAGE 25, P.R.W.C.T. ELM ST. North 100 50 DUST. WALL PAUL H. YOUNG, JR. trustee of ELLEN B. YOUNG by-pass the trust VOL4793, PAGE 602, P.R.W.C.T. 1 Inch = 100 Ft LEGEND 6 IRON ROD FOUND IRON ROD SET CONCRETE MONUMENT CONC. MON PORCION 28 FNC COR U.E. U.A.E. FENCE CORNER UTILITY EASEMENT UTILITY AND ACCESS EASEMENT **BLOCK 1993** EUGENIO MARTINEZ ORIGINAL GRANTEE R.O.W. RIGHT-OF-WAY CITY OF LAREDO 858.35 ABSTRACT 241 BUILDING SETBACK EASTERN DIVISION VOL.7, PAGE 15, P.R.W.C.T. O.P.R.W.C.T. OFFICIAL PUBLIC RECORD WEBB COUNTY TEXAS P.R.W.C.T. PLAT RECORD WEBB COUNTY TEXAS Š 00°27'51" 20' UTILITY EASEMENT ( SEE NOTE 3) NOTES: THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY NOT SHOW ALL EASEMENTS OR OTHER MATTERS AFFECTING THIS PROPERTY **FOCUST ST** ENSI-EXIST -BI.OCK FENCE AFFECTING THIS PROPERTY 2. SET IRON RODS SHOWN HEREON ARE CAPPED WITH ORANGE PLASTIC CAPS MARKED\* SECA ENG TX# 5783." 3. NO RECORDED EVIDENCE OF THE EXISTING 20\* UTILITY EASEMENT HAVE BEEN FOUND OR PROVIDED. HOWEVER PER CITY OF LAREDO RECORD INFORMATION, AN EXISTING FORCEMAIN IS LOCATED WITHIN THE EASEMENT. ALSO, SEVERAL RECORDED PLATS SHOWN ITS EXISTENCE: YOUNG-ZUNICA SUBDIVISION, VOL. 3, PAGE 18; NORTH HEIGHTS PHASE II SUBDIVISION, VOL.14,PG.34; PAUL YOUNG AUTO MALL, VOL.15,PG.46; 5 \$ 56°1757" E - 131.71 **BLOCK 1994** 3.7479 ACRE TRACT, more or less, LANDA INVESTMENT, L.L.C. VOLUME 3809, PAGES 111-116, 0.P.R.W.C.T out of a 4.5085 ACRE TRACT conveyed to OSCAR J. ZUŇIGA and ARTHUR ZUŇIGA VOLUME 2194, PAGES 668–670, 0.P.R.W.C.T. 10 9 7 × 00°39'28" POINT OF BEGINNING COMMENCING POINT AT A FOUND 1 INCH IRON ROD W/CAI N:17080485.16 E:672674.04 AT A SET ½ INCH IRON ROD FOR AN 3.7479 ACRE TRACT N:17080486.82 E:672517.00 PLUM ST. N 89°21'07" W - 343.15' 6 PAUL YOUNG RANCH SUBDIVISION VOL.20, PAGE 72, P.R.W.C.T. BLOCK 1 **BLOCK 1995** CONTROLLING MONUMENTS: SURVEY SHOWING A TRACT OF LAND OF TELS I\* IRON RODS FOUND AT THE NORTHWEST AND NORTHEAST CORNER OF LOT 3.ELOCK 1, PAUL YOUNG RANCH SUBDIVISION, AS RECORDED IN VOL.20, PG. 72, P.R.W.C.T. I, HUGO SECA, A REGISTERED AINING, 3.7479 ACRES, MORE OR LESS, INING, 3.7 47 A CATALD, MORE OF STUATED IN PORCION 28, ABSTRACT 241, EUGENIO MARTINEZ, ORIGINAL GRANTEE WEBS COUNTY, EXXAS OUT OF 45085 ACRE TRACT CONVEYED TO OSCAR J. ZUÑIGA AND ARTHUR ZUÑIGA VOLUME 2104, PAGES 668-670 O.P.R.W.C.T. PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT OF SURVEY IS TRUE AND CORRECT TO MY BEST KNOWLEDGE **HUGO SECA** AND BELIEF AND THAT IT WAS PREPARED FROM OFFICE RECORD INFORMATION AVAILABLE AND FROM AN ACTUAL SURVEY ON THE GROUND MADE UNDER MY DIRECTION AND SUPERVISION. NO SURV 1701 JACAMAN RD., LAREDO, TEXAS 78041 E-mail:hseca@seca-engineering.com TXLS Firm Registration # 100138-00 ENGINEERING, L.L.C. OFFICE: (956) 753-3014 FAX: (855) 316-2265 Executed this 22th day of March, 2024 SCALE 1" = 100 J.L.B. FIELD DATE 03-11-24 SURVEYED BY

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Legal Description for a Tract of Land containing 3.7479 acres, more or less, situated in Porcion 28, Eugenio Martinez, Original Grantee, Abstract 241, Webb County, Texas

A tract of land containing 3.7479 acres, more or less, situated in Porcion 28, Eugenio Martinez, Original Grantee, Abstract 241, Webb County, Texas, said 3.7479 acres, more or less, being out of a tract of land called to contain 4.5085 acres, conveyed to Oscar J. Zuniga and Arthur Zuniga, as recorded in Volume 2194, Pages 668-670, Official Public Records of Webb County, Texas, and said 4.5085-acre tract, originally out of tract called to contain 180.06 acres, described as Tract III, conveyed to Paul Young., as recorded in Volume 262, Pages 236-240, Deed Records of Webb County, Texas, this tract of land containing 3.7479 acres, more or less, being more particularly described by metes and bounds as follows:

COMMENCING at a ½" iron rod with cap (GPS N:17080485.16; E:672674.04) found on the common boundary line between Paul Young Ranch Subdivision, as recorded in Volume 20, Page 72, Plat Records of Webb County, Texas, and a tract of land called to contain 0.5783 acres, conveyed to Yolanda Perez Landa, as recorded in Volume 3895, Page 121, Official Public Records of Webb County, Texas, same iron rod being the northeast corner of Lot 3, Block1, the northwest corner of Lot 4, Block 1, of said Paul Young Ranch Subdivision; THENCE, N 89° 21' 07" W, along the common boundary line between Paul Young Ranch Subdivision and the Yolanda Perez Landa Tract, a distance of 157.12 feet to a found ½" iron rod (GPS N:17080486.82; E:672517.00), same being the northeast corner of Lot 2, Block1, the northwest corner of Lot 3, Block 1, Paul Young Ranch Subdivision, and the POINT-OF-BEGINNNING of this tract of land containing 3.7479 acres, more or less, the southeast corner hereof;

THENCE, N 89° 21' 07" W, along the common boundary line between this tract and Paul Young Ranch Subdivision, at 78.30 feet past a found ½" iron rod, a total distance of 343.15 feet to a set ½" iron rod, same being the northwest corner of Paul Young Ranch Subdivision and on the easterly limits of the Eastern Division, City of Laredo, Webb County, Texas, the southwest corner hereof;

**THENCE,** N 00° 27′ 51″ W, along the common boundary line between this tract and the Eastern Division, City of Laredo, Webb County, Texas, a distance of 858.35 feet to a found ½" iron rod with cap, same being on the common boundary between this tract and a tract of land conveyed to Paul H. Young, Jr., Trustee of the Ellen B. Young By-Pass Trust, as recorded in Volume 4793, Page 602, Official Public Records of Webb County, Texas, the northwest corner hereof;

**THENCE**, along the common boundary line between this tract and the Paul H. Young, Jr., Trustee of the Ellen B. Young By-Pass Trust, tract the following calls and distances:

**THENCE,** N 89° 32 '09" E, a distance of 31.68 feet to a set ½" iron rod, the northeast corner hereof;

**THENCE**, S 18° 52' 45" E, a distance of 651.52 feet to a found ½" iron rod, an interior corner hereof;

**THENCE**, S 56° 17′ 51″ E, a distance of 131.71 feet to a set ½" iron rod, same being the northwest corner of the said Yolanda Perez Landa Tract, an exterior corner hereof;

**THENCE,** S 00° 39' 28" W, along the common boundary line between this tract and the Yolanda Perez Landa Tract, a distance of 172.92 feet to the **POINT OF BEGINNING** of this tract of land containing 3.7479 acres, more or less.

Basis of Bearings: Texas Coordinate System of 1983, South Zone 4205.

STATE OF TEXAS COUNTY OF WEBB

I, Hugo Seca, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this Legal Description and the Plat of Survey attached are true and correct and were prepared from record information and from an actual survey on the ground made under my supervision.

Executed this 22<sup>nd</sup> day of March, 2024.

Hugo Seca, RPLS No. 5783 – Texas