

Survey, Metes, & Bounds



TEMPORARY BENCHMARK "A" ELEVATION - 519.60
TEMPORARY BENCHMARK "A" IS A BOX OUT SET ON THE BACK OF A CURB 844 FEET SOUTH FROM THE CENTERLINE OF AVENIDA LOS PRESIDENTES ROAD, 8503 FEET SOUTHWEST FROM THE INTERSECTION OF AVENIDA LOS PRESIDENTES ROAD AND CONCORD HILLS BOULEVARD.

TEMPORARY BENCHMARK "B" ELEVATION - 517.75
TEMPORARY BENCHMARK "B" IS A BOX OUT SET ON THE BACK OF A CURB 843 FEET SOUTH FROM THE CENTERLINE OF AVENIDA LOS PRESIDENTES ROAD, 8503 FEET SOUTHWEST FROM THE INTERSECTION OF AVENIDA LOS PRESIDENTES ROAD AND CONCORD HILLS BOULEVARD.

SITUATED IN THE
JOSE DIONISIO TREVIÑO SURVEY NO. 33,
ABSTRACT NO. 3084
WEBB COUNTY, TEXAS

CURVE CHART				
CURVE	RADIUS	DELTA	LENGTH	BEARING
CT	534.37	185°01'	175.78	S 12°10'45" E 174.99'

TABLE		
LINE	BEARING	DISTANCE
L1	S 45°49'55" E	28.30'
L2	S 02°41'14" E	12.89'

SECONDARY TABLE		
ROLL	45°00'00"	28.30'
ROLL	02°41'00"	12.89'



DESCRIPTION

A TRACT OR PARCEL CONTAINING 1.324 ACRES OR 57,672 SQUARE FEET OF LAND, SITUATED IN THE JOSE DIONISIO TREVIÑO SURVEY NO. 33, ABSTRACT NO. 3084, WEBB COUNTY, TEXAS, BEING ALL OF A CALLED 1.35 ACRE TRACT (TRACT 1) OF LAND DESCRIBED TO AV HOMES, L.L.C. AS RECORDED IN DOCUMENT (DOC) NUMBER (NO.) 145789 OF THE OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS (O.P.R.W.C.T.), WITH SAID 1.324 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 83):

BEGINNING AT AN X CUT FOUND ON THE SOUTH RIGHT-OF-WAY (R.O.W.) LINE OF AVENIDA LOS PRESIDENTES (100 FOOT WIDE), AS RECORDED IN VOLUME (VOL.) 30, PAGE (PG.) 86 OF THE PLAT RECORDS OF WEBB COUNTY, TEXAS (P.R.W.C.T.), BEING THE NORTHWEST CORNER OF THE SAID R.O.W. 27 FEET OF THE MODELS VALLEY PHASE 3 SUBDIVISION, ACCORDING TO THE DEED THEREIN RECORDED IN VOLUME 43, PG. 73, P.R.W.C.T., AND BEING THE NORTHWEST CORNER OF SAID 1.35 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 89 DEG. 12 MIN. 24 SEC. EAST, WITH THE SOUTH R.O.W. LINE OF SAID AVENIDA LOS PRESIDENTES, A DISTANCE OF 252.01 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE SET FOR THE NORTHERLY OUTCROP CORNER AT THE INTERSECTION OF THE SOUTH R.O.W. LINE OF SAID AVENIDA LOS PRESIDENTES AND THE WEST R.O.W. LINE OF CONCORD HILLS BOULEVARD (50 FOOT WIDE) AS RECORDED IN SAID VOL. 43, PG. 73, P.R.W.C.T., BEING AN ANGLE POINT OF SAID 1.35 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 45 DEG. 49 MIN. 53 SEC. EAST (CALLED SOUTH 45 DEG. 49 MIN. 53 SEC. EAST), WITH SAID OUTCROP CORNER AT THE INTERSECTION OF SAID AVENIDA LOS PRESIDENTES AND THE WEST R.O.W. LINE OF CONCORD HILLS BOULEVARD, BEING THE NORTHWEST CORNER OF A CALLED 16.31 ACRE TRACT DESCRIBED TO ARIVA, LTD., AS RECORDED IN DOC. NO. 153096, O.P.R.W.C.T., AND BEING THE MOST EASTERLY NORTHEAST CORNER OF SAID 1.35 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 16.31 ACRE TRACT BEARS, NORTH 89 DEG. 12 MIN. 26 SEC. EAST, A DISTANCE OF 80.00 FEET;

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

1. SOUTH 02 DEG. 41 MIN. 14 SEC. EAST (CALLED SOUTH 02 DEG. 41 MIN. 06 SEC. EAST), A DISTANCE OF 12.89 FEET TO AN ANGLE POINT OF SAID 1.35 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT, BEING THE BEGINNING OF A CURVE TO THE LEFT;

2. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 534.37 FEET, A CENTRAL ANGLE OF 185 DEG. 01 MIN. 51 SEC., AN ARC LENGTH OF 175.78 FEET, AND A CHORD BEARING AND DISTANCE SOUTH 12 DEG. 10' 45" E 174.99 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE SET FOR THE SOUTHWEST CORNER OF SAID CONCORD HILLS BOULEVARD, BEING AN INTERIOR CORNER OF SAID 16.31 ACRE TRACT;

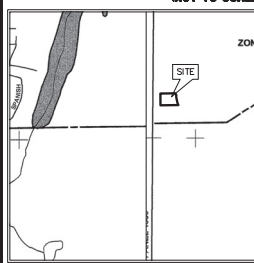
3. SOUTH 89 DEG. 11 MIN. 26 SEC. WEST (CALLED SOUTH 89 DEG. 11 MIN. 26 SEC. WEST), WITH SAID OUTCROP CORNER AT THE INTERSECTION OF SAID AVENIDA LOS PRESIDENTES AND THE WEST R.O.W. LINE OF CONCORD HILLS BOULEVARD, BEING THE NORTHWEST CORNER OF SAID 16.31 ACRE TRACT AND BEING THE SOUTHWEST CORNER OF SAID 1.35 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF LOT 11 OF SAID LAGO DEL VALLE PHASE 3 SUBDIVISION BEARS SOUTH 02 DEG. 37 MIN. TO SEC. EAST, A DISTANCE OF 64.31 FEET;

THENCE, NORTH 02 DEG. 37 MIN. TO SEC. WEST, WITH THE COMMON LINE OF SAID 1.35 ACRE TRACT AND OF SAID LAGO DEL VALLE PHASE 3 SUBDIVISION A DISTANCE OF 204.60 FEET (CALLED 204.79 FEET) TO THE POINT OF BEGINNING AND CONTAINING 1.324 ACRES OR 57,672 SQUARE FEET OF LAND, AS SHOWN ON JOB 60601 PREPARED BY WINDROSE.

SCHEDULE 'B' NOTES

- GRANTED TO: CENTRAL POWER AND LIGHT COMPANY
PURPOSE: AS PROVIDED IN SAID DOCUMENT
RECORDING DATE: DECEMBER 12, 1995
RECORDING NO. IN VOLUME 366, PAGE 769, DEED RECORDS, WEBB COUNTY, TEXAS (DOES NOT AFFECT SUBJECT TRACT)
- GRANTED TO: SOUTHWESTERN BELL TELEPHONE COMPANY
PURPOSE: AS PROVIDED IN SAID DOCUMENT
RECORDING NO. IN VOLUME 1779, PAGE 529, DEED RECORDS, WEBB COUNTY, TEXAS (DOES NOT AFFECT SUBJECT TRACT)
- GRANTED TO: CITY OF LAREDO
PURPOSE: AS PROVIDED IN SAID DOCUMENT
RECORDING DATE: OCTOBER 17, 2005
RECORDING NO. IN VOLUME 1943, PAGE 121, DEED RECORDS, WEBB COUNTY, TEXAS (DOES NOT AFFECT SUBJECT TRACT)
- GRANTED TO: AEP TEXAS CENTRAL COMPANY, A TEXAS CORPORATION
PURPOSE: AS PROVIDED IN SAID DOCUMENT
RECORDING DATE: JULY 27, 2009
RECORDING NO. IN VOLUME 2143, PAGE 713, DEED RECORDS, WEBB COUNTY, TEXAS (DOES NOT AFFECT SUBJECT TRACT)
- AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT ENTITLED: LEASE
LESSOR: E.C. RANCH, LTD.
RECORDING DATE: FEBRUARY 20, 2001
RECORDING NO. IN VOLUME 1053, PAGE 91, DEED RECORDS, WEBB COUNTY, TEXAS (DOES NOT AFFECT SUBJECT TRACT)
- AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT ENTITLED: LEASE
LESSOR: E.C. RANCH, LTD.
RECORDING DATE: NOVEMBER 2, 1986
RECORDING NO. IN VOLUME 1206, PAGE 528, DEED RECORDS, WEBB COUNTY, TEXAS (DOES NOT AFFECT SUBJECT TRACT)
- MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: WARRANTY DEED WITH VENDOR'S LIES
EXECUTED BY: E.C. RANCH, LTD., A TEXAS LIMITED PARTNERSHIP
RECORDING DATE: FEBRUARY 6, 2002
RECORDING NO. IN VOLUME 1169, PAGE 311, DEED RECORDS, WEBB COUNTY, TEXAS (DOES NOT AFFECT SUBJECT TRACT)
- MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: AGREEMENT WITH RESPECT TO DEVELOPMENT OBLIGATIONS AND COSTS DATED: JANUARY 16, 2002
EXECUTED BY: E.C. RANCH, LTD., A TEXAS LIMITED PARTNERSHIP AND VAQUILLAS DEVELOPMENT, L.L.C.
RECORDING DATE: FEBRUARY 6, 2002
RECORDING NO. IN VOLUME 1169, PAGE 271, DEED RECORDS, WEBB COUNTY, TEXAS (DOES NOT AFFECT SUBJECT TRACT)
- MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: DRAINAGE EASEMENT AND DRAINAGE IMPROVEMENTS AGREEMENT
EXECUTED BY: E.C. RANCH, LTD., A TEXAS LIMITED PARTNERSHIP AND VAQUILLAS DEVELOPMENT, L.L.C.
RECORDING DATE: FEBRUARY 6, 2002
RECORDING NO. IN VOLUME 1169, PAGE 294, DEED RECORDS, WEBB COUNTY, TEXAS (DOES NOT AFFECT SUBJECT TRACT)
- MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: AGREEMENT
EXECUTED BY: SANTA FE WEBB, L.L.C., A TEXAS CORPORATION AND CITY OF LAREDO
RECORDING DATE: JULY 27, 2009
RECORDING NO. IN VOLUME 5074, PAGE 377, REAL PROPERTY RECORDS, WEBB COUNTY, TEXAS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (AFFECTS SUBJECT TRACT, SHOWN HEREON)
- TERMS AND CONDITIONS OF AMENDMENT TO SALE AND PURCHASED AGREEMENT AS FURNISHED BY DEED DATED FEBRUARY 11, 2005, FILED FOR RECORD IN VOLUME 22, 2005, RECORDED IN VOLUME 1776, PAGE 114, DEED RECORDS, WEBB COUNTY, TEXAS (DOES NOT AFFECT SUBJECT TRACT)

FLOOD INFORMATION (NOT TO SCALE)



FIRM FLOOD INSURANCE RATE MAP
WEBB COUNTY, TEXAS
AND INCORPORATED AREAS

PANEL 1305 OF 1100
2008 MAP REED FOR FIRM FLOOD LAYOUTS
SUBMARKET: 1305
EFFECTIVE DATE: 08/01/2008

MAP NUMBER: 1305
EFFECTIVE DATE: 08/01/2008

LEGEND

- * SOME OF THESE ELEMENTS MAY NOT BE USED ON THIS SURVEY
- | | | | | | |
|---|--------------------------|---|--------------------------|---|--------------------------|
| ● | BOLLARD | ⚡ | POWER POLE | ⚡ | UNDERGROUND CABLE SIGN |
| ○ | HANDCAP | ⚡ | POWER POLE W/TRANSFORMER | ⚡ | CANDID TEST LEAD |
| ○ | GAS METER | ⚡ | POWER POLE W/OUT | ⚡ | MONITORING WELL |
| ○ | GAS VALVE | ⚡ | POWER POLE W/OUT | ⚡ | FIN FLAG/PAIN MARK |
| ○ | FIRE HYDRANT | ⚡ | METER POLE | ⚡ | TOP OF CURB |
| ○ | WATER METER | ⚡ | SERVICE POLE | ⚡ | GUTTER |
| ○ | WATER VALVE | ⚡ | GUY ANCHOR | ⚡ | TOP OF GRATE |
| ○ | IRRIGATION CONTROL VALVE | ⚡ | OVERHEAD POWER LINE | ⚡ | FLOW LINE |
| ○ | GRAVE INLET | ⚡ | GRAVE INLET | ⚡ | PAVE |
| ○ | GRAVE INLET | ⚡ | WROUGHT IRON FENCE | ⚡ | SANITARY SEWER |
| ○ | WOOD FENCE | ⚡ | WOOD FENCE | ⚡ | STORM SEWER |
| ○ | CLEANOUT | ⚡ | CHALKING FENCE | ⚡ | CONCREGATED METE PIPE |
| ○ | TELEPHONE PEDESTAL | ⚡ | GATE POST | ⚡ | CONCREGATED PLASTIC PIPE |
| ○ | ELECTRIC BOX | ⚡ | PER PLANS | ⚡ | REINFORCED CONCRETE PIPE |
| ○ | ELECTRIC METER | ⚡ | APPROX. | ⚡ | TELEPHONE |
| ○ | TRAFFIC SIGNAL BOX | ⚡ | ELECTRIC | ⚡ | POINT OF BEGINNING |
| ○ | TRAFFIC LIGHT POLE | ⚡ | LIGHT POLE | ⚡ | NOT TO SCALE |
| ○ | TRAFFIC LIGHT POLE | ⚡ | PIPELINE MARKER | ⚡ | UNDERGROUND |
| ○ | TRAFFIC LIGHT POLE | ⚡ | PIPELINE MARKER | ⚡ | UNDERGROUND |

GENERAL NOTES

- SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITH A INFORMATION CONTAINED IN THE INTENSIVE COMMENTARY AND OF DECEMBER 22, 2024, ISSUED DATE OF JANUARY 22, 2025, AND IS SUBJECT TO THE LIMITATIONS OF THE COMMENTARY.
- BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 83). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR: 0.999999010.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR WEBB COUNTY, TEXAS, MAP NO. 484790350C, REVISION DATED APRIL 2005, THE PROJECT SITE APPEARS TO BE UNFLOODED. UNFLOODED ZONE. THIS DETERMINATION MAY ONLY BE MADE BY THE FLOOD INSURANCE RATE MAP (FIRM) AND HAS NOT BEEN THE BASIS FOR THIS FLOOD STATEMENT. FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE WORKED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES.
- READILY VISIBLE IMPROVEMENTS AND UTILITIES WERE LOCATED WITH THIS SURVEY. NO SURVEILLANCE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED BY WINDROSE LAND SERVICES.
- ENVIRONMENTAL AND DRAINAGE ISSUES ARE BEYOND THE SCOPE OF THIS SURVEY.
- THE SQUARE FOOTAGE TOTALS SHOWN HEREON ARE BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES REFLECTED ON THE SURVEY. IT DOES NOT INCLUDE THE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
- FENCES SHOWN HEREON WITH DIMENSIONAL TIES ARE SHOWN WHERE THEY ARE PHYSICALLY MEASURED. THE FENCE MAY MEANER BETWEEN MEASURED LOCATIONS.
- THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EXPRESSED OR IMPLIED.
- ELEVATIONS SHOWN TO THE NEAREST TENTH ARE NATURAL GROUND SURFACE ELEVATIONS. FOR ELEVATIONS SHOWN TO THE NEAREST HUNDREDTH ARE SOLID SURFACE ELEVATIONS.
- WATER LINES SHOWN HEREON ARE BASED ON UTILITY PLANS ACQUIRED FROM CITY OF LAREDO AND WERE FIELD VERIFIED WHERE POSSIBLE. OTHER UTILITY PLANS OR INFORMATION MAY EXIST NOT KNOWN TO THIS COMPANY.
- SURVEYOR DID NOT PHYSICALLY ENTER MANHOLES. UNDERGROUND PIPE SIZES WERE DETERMINED BY A MEASURE COUNT DERIVED FROM TOP OF MANHOLE RIM OR TOP OF CURB. UNDERGROUND PIPE SIZES WERE DETERMINED BY A MEASURE COUNT DERIVED FROM TOP OF CURB. UNDERGROUND PIPE SIZES WERE DETERMINED BY A MEASURE COUNT DERIVED FROM TOP OF CURB.
- SURVEYOR HAS CONTACTED DISTRICT FOR LOCATION OF BURIED UTILITY AND FIBER OPTIC LINES PRIOR TO THE SURVEY. SURVEYOR CANNOT CERTIFY OR GUARANTEE THE ACCURACY OR COMPLETENESS OF THIS INFORMATION. SURVEYOR'S RESPONSIBILITY MAY EXIST NOT KNOWN TO THIS COMPANY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT DISTRICT OR OTHER UTILITY INFORMATION SERVICE FOR LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- ELEVATIONS HEREON WERE OBTAINED FROM GPS SOUNDED DERIVED FROM ON-SITE STATIC GPS OBSERVATIONS CONDUCTED AT THE TIME OF SURVEY. THE FOLLOWING OBSERVATIONS WERE USED: DYNOLITE, DYNOLITE, ENGINEER, THE NEAREST NGS PUBLISHED CONTROL POINT IS A44141. (NAD83, COMPUTED USING GEOWISE)
- WITH REGARD TO ITEM 2 OF THE ALTA TABLE A OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, THERE WAS NO OBSERVED EVIDENCE OF A PHYSICAL ADDRESS ON THE SUBJECT PROPERTY AT THE TIME OF SURVEY.
- ACCORDING TO THE CITY OF LAREDO WEBSITE (DATE OF 07-11-25), THE SUBJECT TRACT IS ZONED "RESIDENTIAL A-1A".
- WITH REGARD TO ITEM 8 OF THE ALTA TABLE A OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, THERE WERE NO OBSERVED CLEARLY IDENTIFIABLE PARKING SPACES, PARKING LOTS OR STRUCTURES ON THE SUBJECT TRACT AT THE TIME OF SURVEY.
- WITH REGARD TO ITEM 10 OF THE ALTA TABLE A OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, THERE WERE NO OBSERVED CLEARLY IDENTIFIABLE PARKING SPACES, PARKING LOTS OR STRUCTURES ON THE SUBJECT TRACT AT THE TIME OF SURVEY.
- WITH REGARD TO ITEM 17 OF THE ALTA TABLE A OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, THERE WERE NO OBSERVED CLEARLY IDENTIFIABLE SIDEWALK CONSTRUCTION OR REPAIRS ON THE SUBJECT TRACT AT THE TIME OF SURVEY.

SURVEYOR'S CERTIFICATION

TO: CIRCLE K STORES INC.
AN HOKU
CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, & 19 OF A FINAL SURVEY. THE FINAL WORK WAS COMPLETED ON JULY 2, 2025.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

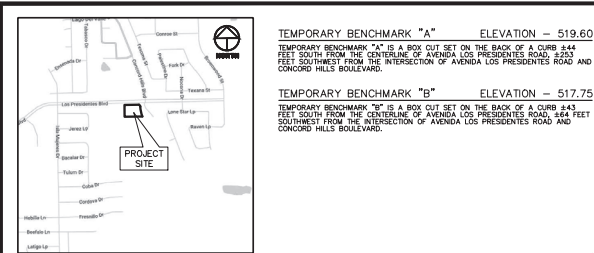
C. PAUL JONES, SR.
Registered Professional Land Surveyor
State Registration No. 1480

WINDROSE
LAND SURVEYING & PLATTING
1940 CORPORATE DRIVE, SUITE 100, LAREDO, TEXAS 77904
PHONE: (361) 888-1100
WWW.WINDROSELANDSURVEYING.COM

ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY OF
1.324 ACRES / 57,672 SQ. FT.
SITUATED IN THE
JOSE DIONISIO TREVIÑO SURVEY NO. 33,
ABSTRACT NO. 3084
WEBB COUNTY, TEXAS

REVISIONS		
DATE	REASON	BY

FILED BY: TB
CHECKED BY: CJ
DATE: JULY 2025
JOB NO. 60601
DRAWN BY: CRP
SHEET NO. 1 OF 2



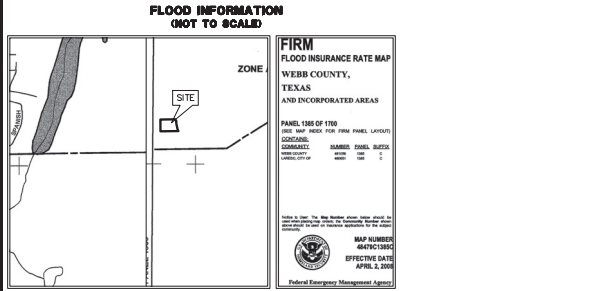
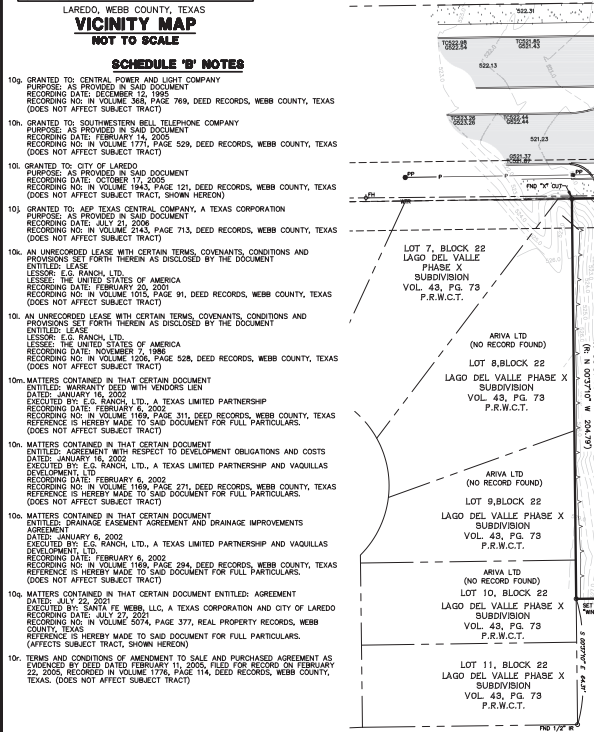
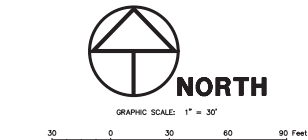
SITUATED IN THE
JOSE DIONISIO TREVIÑO SURVEY NO. 33,
ABSTRACT NO. 3084
WEBB COUNTY, TEXAS

100.0 R.O.W.

CURVE CHART				
CURVE	RADIUS	DELTA	LENGTH	BEARING
CT	534.37	185°01'	175.78	S 12°01'45" E 174.99'

RECORD LINE TABLE				
LINE	BEARING	LENGTH	DISTANCE	
L1	S 45°49'52" E	28.30		
L2	S 02°41'14" E	12.89		

RECORD CURVE TABLE				
LINE	BEARING	LENGTH	DISTANCE	
COL1	S 45°49'52" E	28.30		
COL2	S 02°41'14" E	12.89		



GENERAL NOTES

1. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITH A RECONSTRUCTION CONTINUED IN THE WINDROSE COMMENTARY (DOC) OF DECEMBER 22, 2024, ISSUED DATE OF JANUARY 22, 2025, AND IS SUBJECT TO THE LIMITATIONS OF THE FORMATION COMMENTARY.

2. BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 83). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR: 0.999998010.

3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR WEBB COUNTY, TEXAS, MAP NO. 48479C1305C, REVISION DATED APRIL 2005, THE SUBJECT PROPERTY APPEARS TO BE WITHIN UNSHADED ZONE. THIS DETERMINATION WAS DONE BY THE SURVEYOR'S VISUAL APPROXIMATION ONLY, AND HAS NOT BEEN FIELD MEASURED. THIS FLOOD STATEMENT OF FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE WORKED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES.

4. READILY VISIBLE IMPROVEMENTS AND UTILITIES WERE LOCATED WITH THIS SURVEY. NO SURVEILLANCE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED BY WINDROSE LAND SERVICES.

5. ENVIRONMENTAL AND DRAINAGE ISSUES ARE BEYOND THE SCOPE OF THIS SURVEY.

6. THE SQUARE FOOTAGE TOTALS SHOWN HEREON ARE BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES REFLECTED ON THE SURVEY. IT DOES NOT INCLUDE THE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.

7. FENCES SHOWN HEREON WITH DIMENSIONAL TIES ARE SHOWN WHERE THEY ARE PHYSICALLY MEASURED. THE FENCE MAY MEANER BETWEEN MEASURED LOCATIONS.

8. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EXPRESSED OR IMPLIED.

9. ELEVATIONS SHOWN TO THE NEAREST TENTH ARE NATURAL GROUND SURFACE ELEVATIONS AND ELEVATIONS SHOWN TO THE NEAREST HUNDREDTH ARE SOLID SURFACE ELEVATIONS.

10. WATER LINES SHOWN HEREON ARE BASED ON UTILITY PLANS ACQUIRED FROM CITY OF LAREDO AND WERE FIELD VERIFIED WHERE POSSIBLE. OTHER UTILITY PLANS OR INFORMATION MAY EXIST NOT KNOWN TO THIS COMPANY.

11. SURVEYOR DID NOT PHYSICALLY ENTER MANHOLES, UNDERGROUND PIPE SIZES WERE DETERMINED BY A MEASURE COUNT DERIVED FROM TOP OF MANHOLE RIM OR TOP OF CURB AND WERE COMPARED WITH RECORD INFORMATION WHERE POSSIBLE.

12. SURVEYOR HAS CONTACTED DISTRICT FOR LOCATION OF BURIED UTILITY AND FIBER OPTIC LINES PRIOR TO THIS SURVEY. SURVEYOR CANNOT CERTIFY OR GUARANTEE THE ACCURACY OR COMPLETENESS OF THIS REQUEST. OTHER UNDERGROUND UTILITY LINES MAY EXIST NOT KNOWN TO THIS COMPANY. IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT DISTRICT OR OTHER INFORMATION SERVICE PROVIDER FOR BURIED UNDERGROUND UTILITIES, PRIOR TO CONSTRUCTION.

13. ELEVATIONS HEREON ARE BASED UPON THE NGS OPUS SOLUTION DERIVED FROM ON-SITE STATIC GPS OBSERVATIONS CONDUCTED AT THE TIME OF SURVEY. ACCORDING TO THE NGS REPORT THE FOLLOWING OPUS STATIONS WERE USED: DW2706, DW4381, DW2896. THE NEAREST NGS PUBLISHED CONTROL POINT IS A41411. (HAVING COMPUTED USING GEOWIDE)

14. WITH REGARD TO ITEM 2 OF THE ALTA TABLE A OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, THERE WAS NO OBSERVED EVIDENCE OF A PHYSICAL ADDRESS ON THE SUBJECT PROPERTY AT THE TIME OF SURVEY.

15. ACCORDING TO THE CITY OF LAREDO WEBSITE (DATE OF 07-11-25), THE SUBJECT TRACT IS ZONED "RESIDENTIAL R-1-A".

16. WITH REGARD TO ITEM 8 OF THE ALTA TABLE A OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, THERE WERE NO OBSERVED CLEARLY IDENTIFIABLE PARKING SPACES, PARKING LOTS OR STRUCTURES ON THE SUBJECT TRACT AT THE TIME OF SURVEY.

17. WITH REGARD TO ITEM 16 OF THE ALTA TABLE A OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, THERE WERE NO OBSERVED CLEARLY IDENTIFIABLE SIDEWALK CONSTRUCTION OR REPAIRS ON THE SUBJECT TRACT AT THE TIME OF SURVEY.

18. WITH REGARD TO ITEM 17 OF THE ALTA TABLE A OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS, THERE WERE NO OBSERVED CLEARLY IDENTIFIABLE SIDEWALK CONSTRUCTION OR REPAIRS ON THE SUBJECT TRACT AT THE TIME OF SURVEY.

REVISIONS

DATE	REASON	BY

WINDROSE

LAND SURVEYING & PLATTING

1940 CORPORATE DRIVE, SUITE 100 | SELMA, TX 75154 | 214.684.1545

FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

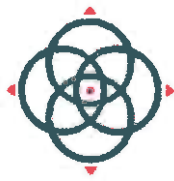
ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY OF
1.324 ACRES / 57,672 SQ. FT.

SITUATED IN THE
JOSE DIONISIO TREVIÑO SURVEY NO. 33,
ABSTRACT NO. 3084
WEBB COUNTY, TEXAS

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FILED BY: TB CHECKED BY: CJ JOB NO. 60601

DRAWN BY: CRP DATE: JULY 2025 SHEET NO. 2 OF 2



WINDROSE
LAND SURVEYING | PLATTING

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

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

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

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

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

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

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

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

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



11/14/2025
DATE