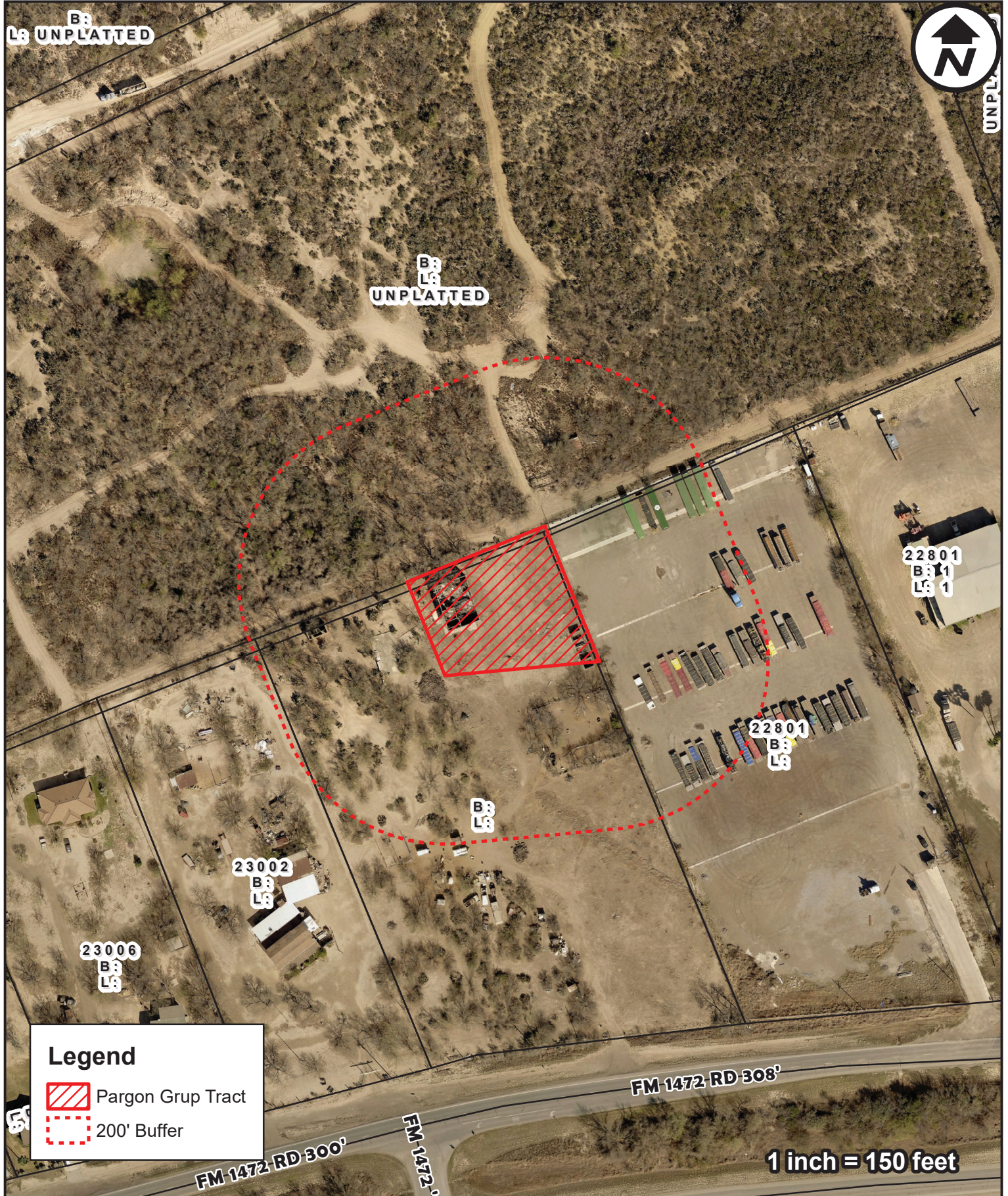


AERIAL MAP

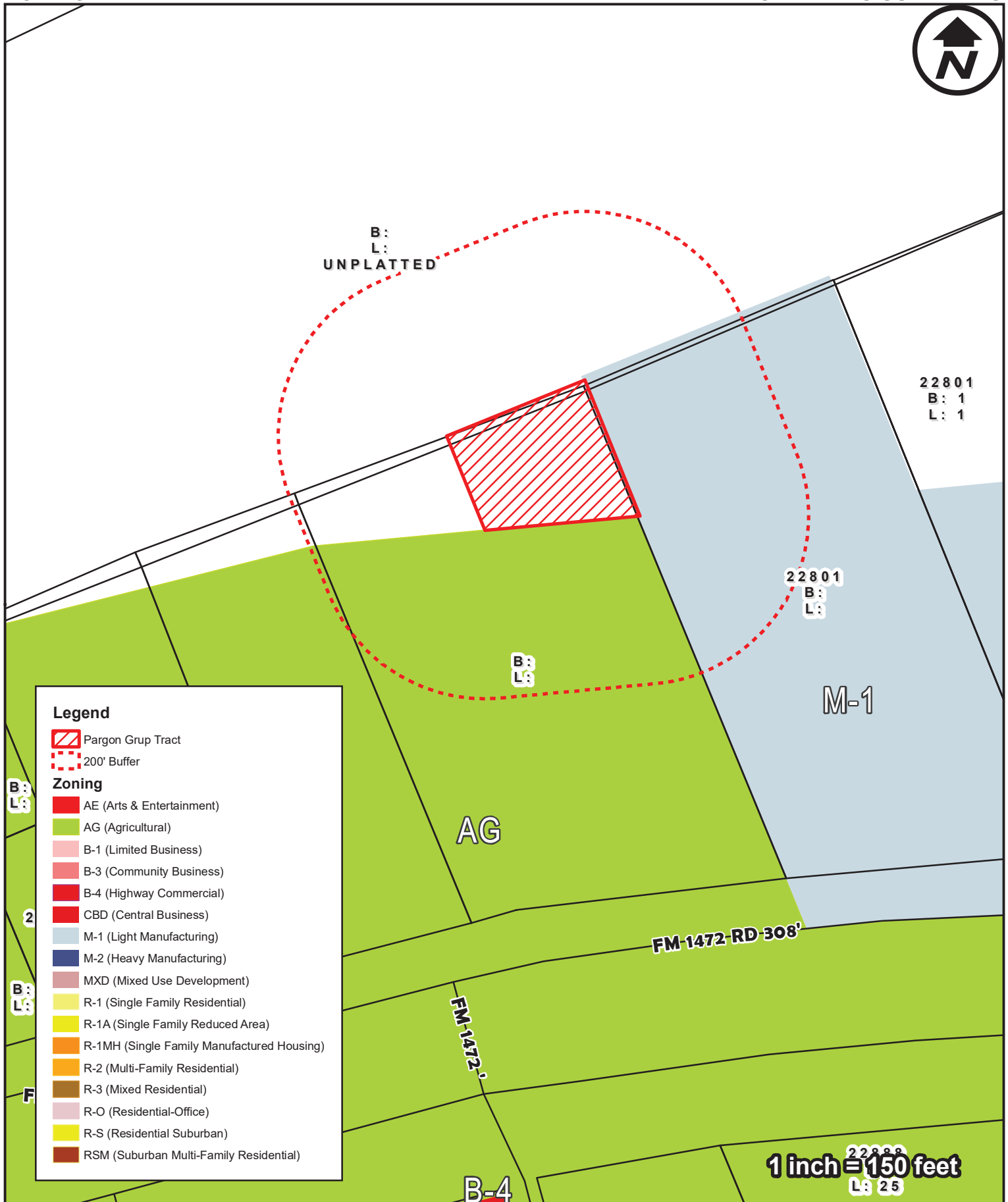
PREMIER ENGINEERING SURVEYING



City of Laredo Planning Department
1413 Houston Street
Laredo, Texas 78040

DISCLAIMER

The information provided in this map submitted to, gathered by and/or developed by the City of Laredo from various sources. Geographic Information has a high probability of becoming outdated from the time it is collected and therefore, at-present ground conditions should be assessed to determine the accuracy of provided information. The city of Laredo assumes no liability for any decisions made or actions taken or no taken by the user of this data in reliance upon any data furnished herewith. The use of this data indicates your unconditional acceptance of all risks associated with the use of this data.

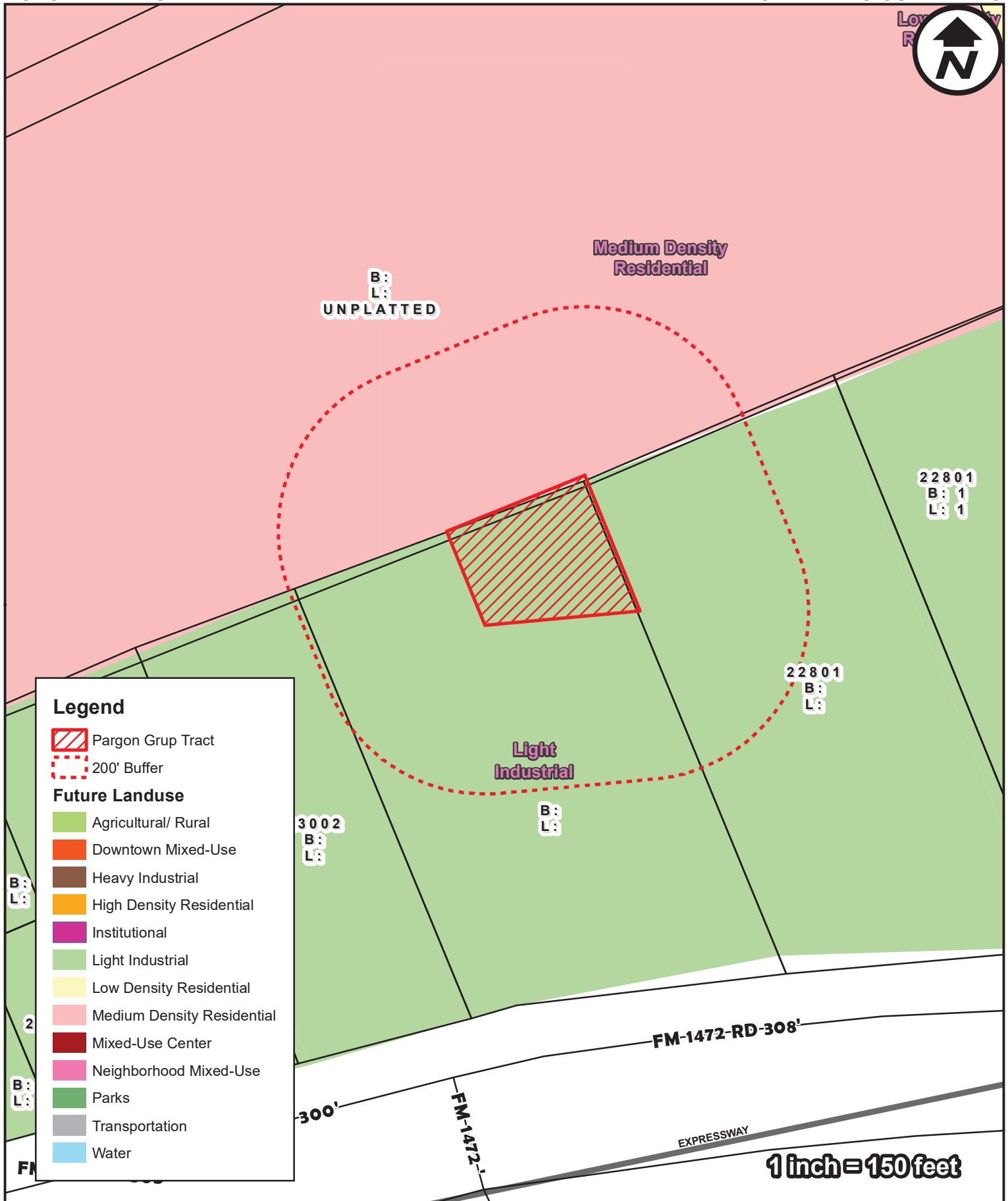


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FUTURE LANDUSE

PREMIER ENGINEERING SURVEYING



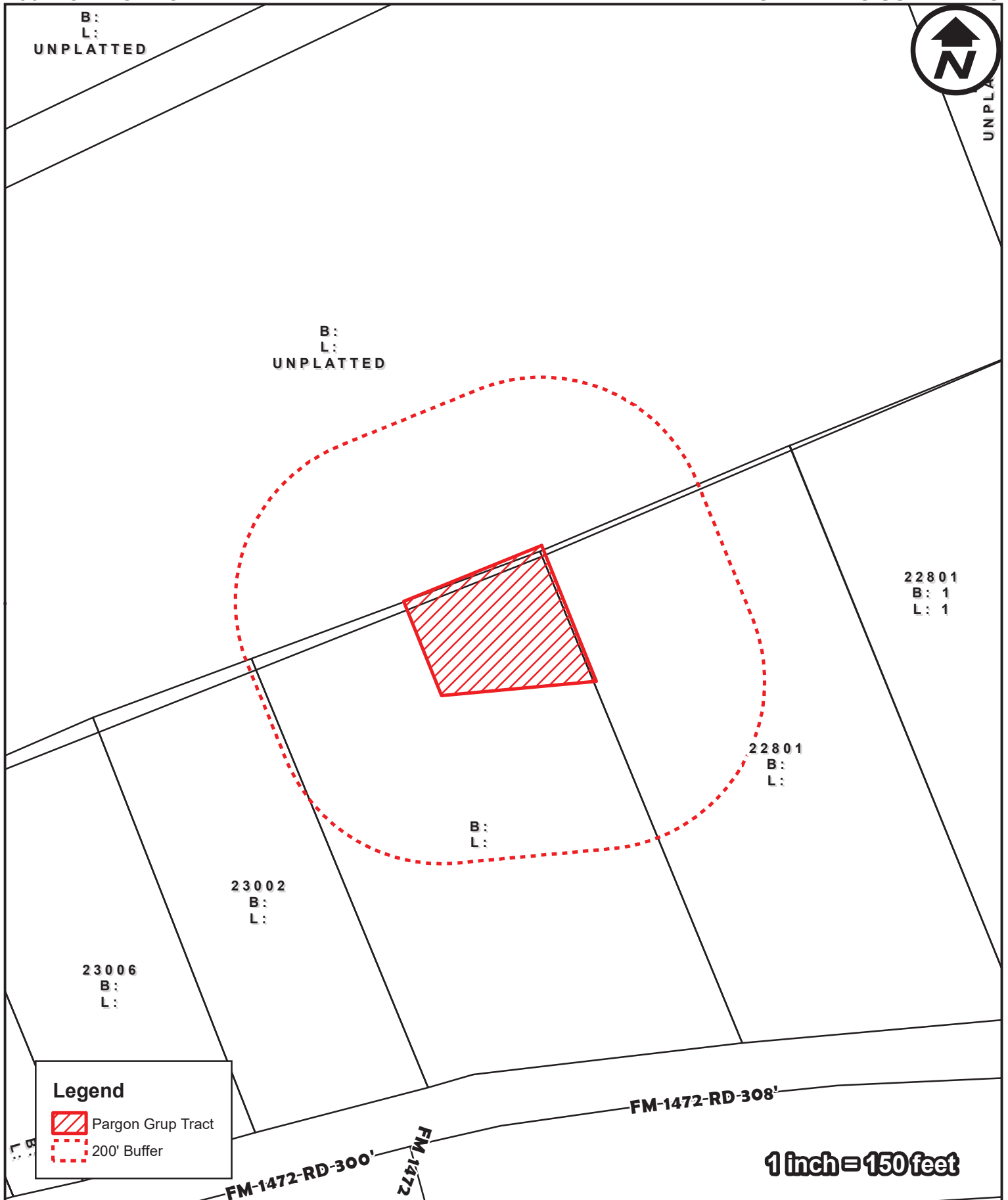
City of Laredo Planning Department
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200' NOTIFICATION

PREMIER ENGINEERING SURVEYING

**Legend**

-  Pargon Grup Tract
-  200' Buffer



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FIELD NOTES

PORCION 10, ABSTRACT 280, WEBB COUNTY, TEXAS

A 0.598 ACRE TRACT OF LAND, MORE OR LESS, BEING OUT OF THE NORTHEASTERN HALF OF TRACT 11-4 OF RANCHITOS N LOS MINERALES REPAT, AS CONVEYED TO JUAN A. RAMIREZ & CHRISTOPHER RAMIREZ, RECORDED VOLUME 601, PAGE 720, DEED RECORDS WEBB COUNTY, TEXAS, SUBSEQUENTLY CONVEYED TO PARAGON GROUP LLC, RECORDED VOLUME 5167, PAGE 441, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, SAID TRACT BEING SITUATED IN PORCION 10, ABSTRACT 280, TOMAS SANCHEZ ORIGINAL GRANTE, WEBB COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A 1/2" FOUND IRON ROD AT THE SOUTH LINE OF PORCION 9 AND THE NORTHWEST CORNER OF CORPORA LAREDO, LLC, VOLUME 8917, PAGE 762, OFFICIAL PUBLIC RECORDS WEBB COUNTY, TEXAS, NORTH LINE OF PORCION 10, THE NORTHEAST CORNER HEREOF;

THENCE 52° 03' 44"W A DISTANCE OF **374.02'** WITH THE WEST LINE OF AGOREMENTIONED CORPORA LAREDO, LLC TRACT TO A SET 1/2" IRON ROD WITH BLUE PLASTIC CAP LABELED "PCE 100097-00", ON THE NORTH LINE OF LAREDO CITY LIMITS, SOUTHEAST CORNER HEREOF;

THENCE 58° 42' 16"W OVER AND ACROSS AGOREMENTIONED EASTERN HALF OF TRACT 11-4, A DISTANCE OF **184.85'**, WITH THE LINE OF LAREDO CITY LIMITS, TO A SET 1/2" IRON ROD W/ A BLUE PLASTIC CAP LABELED "PCE 100097-00", ALONG THE EAST LINE OF TRACT 11-4-2, JUAN A. RAMIREZ, VOLUME 4438, PAGE 895, OFFICIAL PUBLIC RECORDS WEBB COUNTY, TEXAS, THE SOUTHWEST CORNER HEREOF;

THENCE 92° 03' 44"W A DISTANCE OF **120.67'** WITH THE EAST LINE OF SAID TRACT 11-4-2 TO A SET 1/2" IRON ROD W/ A BLUE PLASTIC CAP LABELED "PCE 100097-00", ON THE SOUTH LINE OF PORCION 9 AND JESUS M. SANCHEZ, ET AL, VOLUME 5355, PAGE 222, INSTRUMENT #230780, OFFICIAL PUBLIC RECORDS WEBB COUNTY, TEXAS, NORTH LINE OF PORCION 10, THE NORTHWEST CORNER HEREOF;

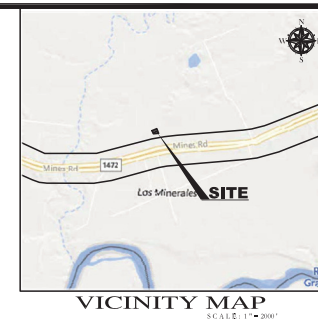
THENCE 167° 56' 16"E A DISTANCE OF **376.88'** WITH THE COMMON LINE OF PORCION 9 AND 10, AND THE SOUTH LINE OF SAID JESUS M. SANCHEZ TRACT TO THE POINT OF BEGINNING, AND CONTAINING 0.598 ACRES OF LAND, MORE OR LESS.

CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE FOREGOING PLAT OF SURVEY WAS PREPARED FROM AN ACTUAL SURVEY OF THE SUBJECT PROPERTY ON THE GROUND UNDER MY SUPERVISION.

EDUARDO J. GUTIERREZ, R.P.L.S., No. 5839

6-14-23



Owner:
PARAGON GROUP, LLC
3007 GEORGE MARTIN DR
LAREDO, TEXAS 78041
PHONE: (361) 200-1029

PREMIER ENGINEERING & SURVEYING
ENGINEERING FIRM # F-06019
SUNSHINE FIRM # F-100407
Phone: (361) 271-1159
Email: jgutierrez@premier-engineering.com
Laredo, Texas 78041

ANNEXATION
A 0.598 ACRE TRACT OF LAND, MORE OR LESS, BEING OUT OF THE NORTHEASTERN HALF OF TRACT 11-4 OF RANCHITOS N LOS MINERALES REPAT, AS CONVEYED TO JUAN A. RAMIREZ & CHRISTOPHER RAMIREZ, RECORDED VOLUME 601, PAGE 720, DEED RECORDS WEBB COUNTY, TEXAS, SUBSEQUENTLY CONVEYED TO PARAGON GROUP LLC, RECORDED VOLUME 5167, PAGE 441, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

DRAWN BY: K.D.
CHECKED BY: E.J.G.
APPROVED BY: E.J.G.
DATE: 6/12/23
REVISED DATE:
SCALE: 1/4"=1'
SCALE: 1/4"=1'
JOB #: 18329-23
FILE NAME: 18329-23_Annexation.dwg
SHEET
1 OF 1

LEGAL DESCRIPTION**0.598 ACRE TRACT OUT OF TRACT 11-F-1**

A **0.598 ACRE TRACT** of land, more or less, being out of the northeastern half of Tract 11-F of Ranchitos IV Los Minerales Replat, as conveyed to Juan A. Ramirez & Christopher Ramirez, recorded volume 601, page 720, Deed Records Webb County, Texas, subsequently conveyed to Pargon Group LLC, recorded volume 5167, page 441, Official Public Records Of Webb County, Texas, said tract being situated in Porcion 10, Abstract 280, Tomas Sanchez Original Grantee, Webb County, Texas, said tract being more particularly described as follows, to wit:

BEGINNING At A ½" Found Iron Rod At the south line of Porcion 9 and the Northwest Corner of Ospeca Laredo, LLC, volume 3917, page 762, Official Public Records Webb County, Texas, north line of Porcion 10, the Northeast Corner hereof;

THENCE S22° 03' 44"W a distance of **174.02'** with the west line of aforementioned Ospeca Laredo, LLC tract to A Set ½" Iron Rod with blue plastic cap labeled "PCE 100097-00", on the north line of Laredo City Limits, Southeast Corner Hereof;

THENCE S84° 42' 51"W over and across aforementioned eastern half of Tract 11-F, a distance of **184.85'**, with the line of Laredo City Limits, to a set ½" Iron Rod w/ a blue plastic cap labeled "PCE 100097-00", along the east line of Tract 11-F-2, Juan I. Ramirez, Volume 4438, Page 865, Official Public Records Webb County, Texas, The Southwest corner hereof;

THENCE N22° 03' 44"W a distance of **120.67'** with the east line of said Tract 11-F-2 to a set ½" Iron Rod w/ a blue plastic cap labeled "PCE 100097-00", on the south line of Porcion 9 and Jesus M. Sanchez, ET AL, Volume 5355, Page 222, Instrument #230780, Official Public records Webb County, Texas, North line of Porcion 10, The Northwest Corner Hereof;

THENCE N67° 56' 16"E a distance of **176.98'** with the common line of Porcion 9 and 10, and the south line of said Jesus M. Sanchez tract to the **POINT OF BEGINNING**, and containing **0.598 ACRES** of land, more or less.

BASIS OF BEARING:

THIS SURVEY IS DERIVED FROM GPS KINEMATIC OBSERVATIONS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH ZONE, NAD-83.

I, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE FOREGOING "FIELD NOTES" AND ATTACHED "PLAT OF SURVEY" WERE PREPARED FROM AN ACTUAL SURVEY OF THE SUBJECT PROPERTY ON THE GROUND UNDER MY SUPERVISION.


EDUARDO J. GUTIERREZ, R.L.S. NO. 5839



6-14-2023
DATE:

CLOSURE TABULATION**0.598 ACRES****OUT OF PORCION 10****WEBB COUNTY, TEXAS**

POINT OF BEGINNING : EASTING: 622349.16' NORTHING: 17128666.03'

SEGMENT # 1: LINEDIRECTION: S22° 03' 44"E
DISTANCE: 174.02'
EASTING: 622414.52'
NORTHING: 17128504.75'**SEGMENT # 2: LINE**DIRECTION: S84° 42' 51"W
DISTANCE: 184.85'
EASTING: 622230.46'
NORTHING: 17128487.72'**SEGMENT # 3: LINE**DIRECTION: N22° 03' 44"W
DISTANCE: 120.67'
EASTING: 622185.13'
NORTHING: 17128599.56'**SEGMENT # 4: LINE**DIRECTION: N67° 56' 16"E
DISTANCE: 176.98'
EASTING: 622349.15'
NORTHING: 17128666.03'

PRECISION 1: 125288.52'

ERROR DISTANCE: 0.01' ERROR DIRECTION: N50° 41' 47"W

AREA: 26077.90 SQ. FT. PERIMETER: 656.52'

I, EDUARDO J. GUTIERREZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY STATE THE ABOVE CLOSURE TABULATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.


EDUARDO J. GUTIERREZ, R.P.L.S. NO. 58396-14-2023
DATE: