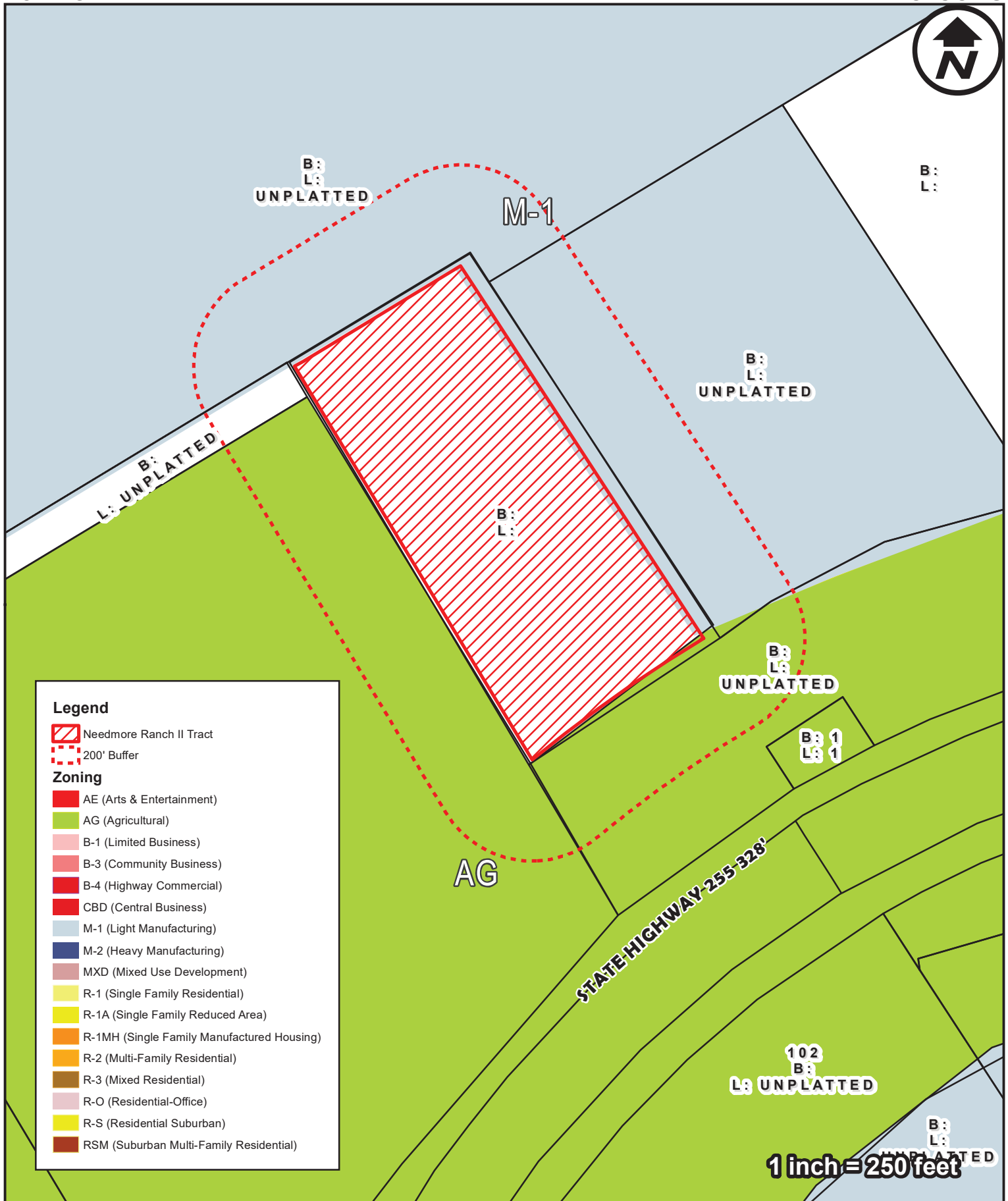


ZONING MAP

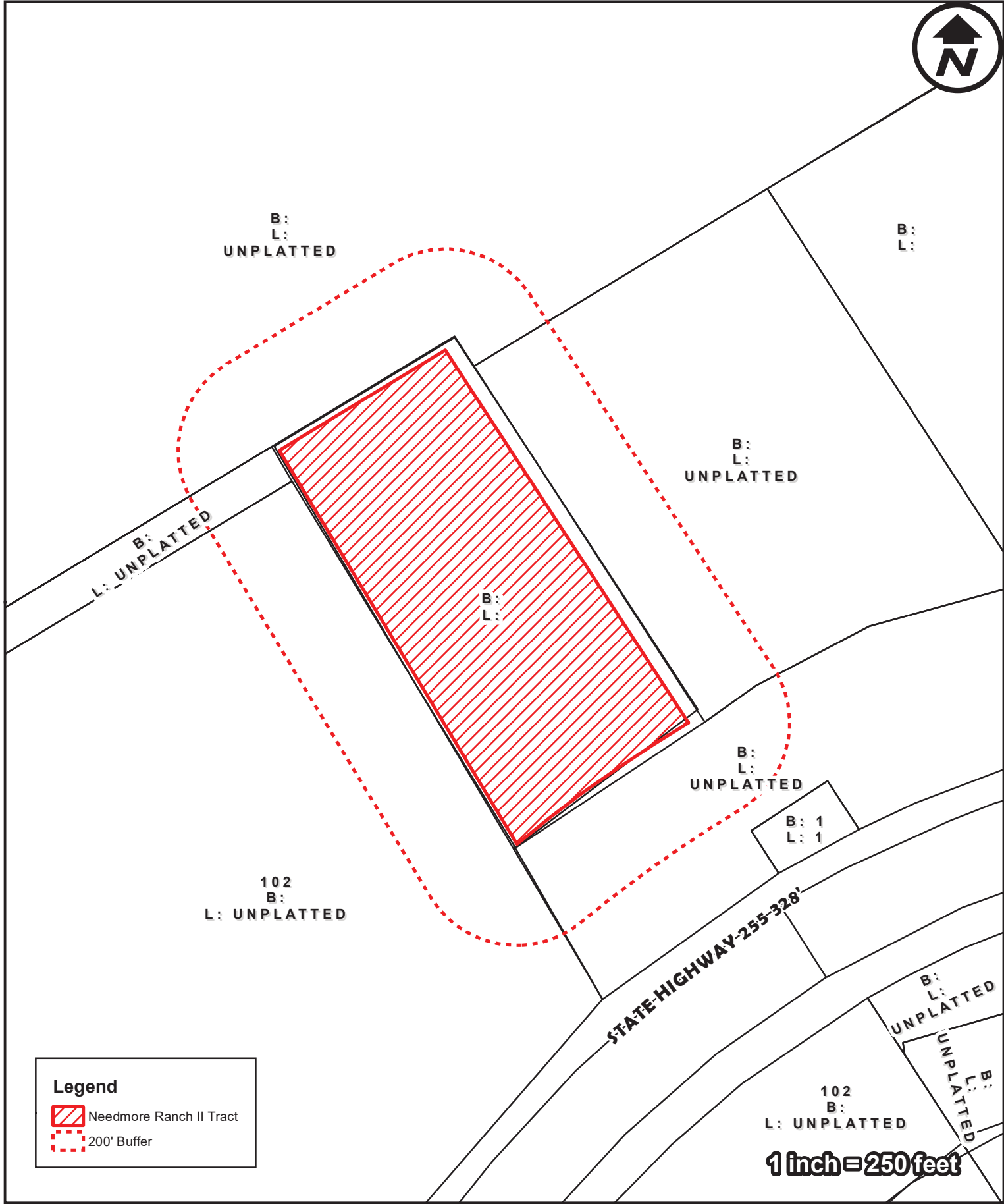
KCI TECHNOLOGIES

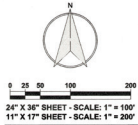


City of Laredo Planning Department
1413 Houston Street
Laredo, Texas 78040

DISCLAIMER

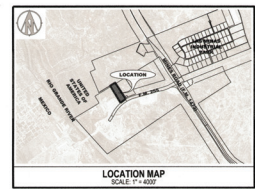
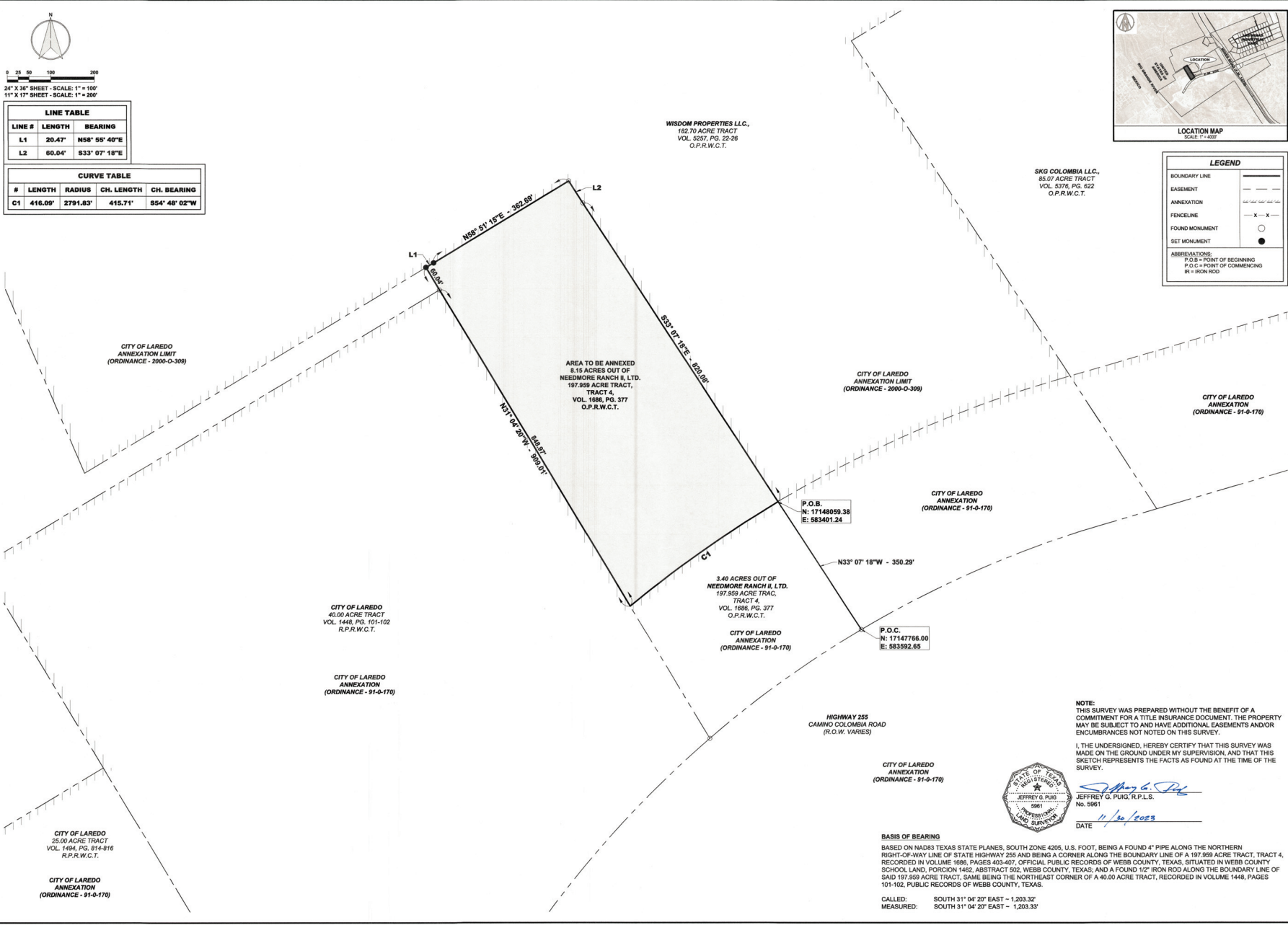
The information provided in this map submitted to, gathered by and/or developed by the City of Laredo from various sources. Geographic Information has a high probability of becoming outdated from the time it is collected and therefore, at-present ground conditions should be assessed to determine the accuracy of provided information.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.





LINE TABLE		
LINE #	LENGTH	BEARING
L1	20.47'	N58° 55' 40"E
L2	60.04'	S33° 07' 18"E

CURVE TABLE			
#	LENGTH	RADIUS	CH. BEARING
C1	416.09'	2791.83'	415.71' S54° 48' 02"W



LEGEND	
BOUNDARY LINE	---
EASEMENT	---
ANNEXATION	---
FENCELINE	X - X
FOUND MONUMENT	○
SET MONUMENT	●
ABBREVIATIONS:	
P.O.B. = POINT OF BEGINNING	
P.O.C. = POINT OF COMMENCING	
R = IRON ROD	

PROJECT
762305170
11/30/2023 11:19 AM
STATUS
FINAL
DRAWN BY
A.D.A.
CHECKED BY
J.G.P.

NO. DATE
REVISION DESCRIPTION
1 11/30/2023
2 12/12/2023

ENGINEER
Surveyor
KCI
7100 N. Burnet Avenue, Suite 201
Laredo, Texas 78401
Phone: (512) 228-7944
TBE Registration No. F-10073

NEEDMORE RANCH II, LTD.
8.15 ACRE TRACT
ANNEXATION SURVEY

1
1 SHEET 1



ISO 9001:2015 CERTIFIED

ENGINEERS • PLANNERS • SCIENTISTS • CONSTRUCTION MANAGERS

7109 N. Bartlett, Suite 201 • Laredo, Texas 78041 • Phone (956) 729-7844

METES & BOUNDS DESCRIPTION
8.15 ACRE TRACT

A tract of land containing 8.15 acres (354,809 sq.ft.), more or less, out of a 197.959 acre tract, Tract 4, recorded in Volume 1686, Page 377, Official Public Records of Webb County, Texas, situated in Webb County School Land, Porcion 1462, Abstract 502, Webb County, Texas; this 8.15 acre (354,809 sq.ft.) tract being more particularly described as follows:

COMMENCING at a found 1/2" iron rod being a point along the northern right-of-way line of F.M. 255, same being the southernmost corner of a 182.70 acre tract, conveyed to Wisdom Properties LLC., recorded in Volume 5227, Page 22-26, Official Public Records of Webb County, Texas; **THENCE, North 33° 07' 18" West**, for a distance of **350.29 feet** to a point being the **POINT OF BEGINNING** of this tract hereof;

THENCE along a curve to the left having a radius of **2,791.83 feet**, an arch length of **416.09 feet**, a chord bearing of **South 54° 48' 02" West**, and a chord distance of **415.71 feet**, to a non-tangent point of said curve, being the southwest corner and point of deflection to the right hereof;

THENCE North 31° 04' 20" West, for a distance of 848.97 feet to a found 1/2" iron rod and continuing 60.04 feet for a **total distance of 909.01 feet**, being the northwest corner and point of deflection to the right hereof;

THENCE North 58° 55' 40" East, for a distance of **20.47 feet** to a set 1/2" iron rod, being a point of deflection to the right hereof;

THENCE North 58° 51' 15" East, for a distance of **362.69 feet** to a found 4" pipe, being a point of deflection to the right hereof;

THENCE South 33° 07' 18" East, for a distance of **60.04 feet** to a found 1/2" iron rod, being a point of deflection to the right hereof;

THENCE South 33° 07' 18" East, along the common boundary line of said 182.70 acre tract, for a distance of **820.08 feet** to the **POINT OF BEGINNING**, and containing 8.15 acres (354,809 sq.ft.), more or less.

BASIS OF BEARING:

Based on NAD83 Texas State Planes, South Zone 4205, U.S. Foot, being a found 4" pipe along the northern right-of-way line of State Highway 255 and being a corner along the boundary line of a 197.959 acre tract, Tract 4, recorded in Volume 1686, Page 403-407, Official Public Records of Webb County, Texas, situated in Webb County School Land, Porcion 1462, Abstract 502, Webb County, Texas; and a found 1/2" iron rod along the boundary line of said 197.959 acre tract, same being the northeast corner of a 40.00 acre tract, recorded in Volume 1448, Pages 101-102, Public Records of Webb County, Texas.

Called: **South 31° 04' 20" East ~ 1,203.32'**
Measured: **South 31° 04' 20" East ~ 1,203.33'**



Jeffrey G. Puig
11/30/2023



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BOUNDARY CLOSURE CALCULATIONS

Needmore Ranch II, Ltd. – 8.15 Acre Tract

Being a tract of land containing 8.15 acres, more or less, being out of a 197.959 acre tract, Tract 4, recorded in Volume 1686, Page 377, Official Public Records of Webb County, Texas situated in Webb County School Land, Porcion 1462, Abstract 502, Webb County, Texas; this 8.15 acre tract being more particularly described as follows:

- | | |
|----------------------------------|-----------------|
| - Radius: 2,791.83' | Length: 416.09' |
| Course: South 54° 48' 02" West | Chord: 415.71' |
| - Course: North 31° 04' 20" West | Length: 909.01' |
| - Course: North 58° 55' 40" East | Length: 20.47' |
| - Course: North 58° 51' 15" East | Length: 362.69' |
| - Course: South 33° 07' 18" East | Length: 60.04' |
| - Course: South 33° 07' 18" East | Length: 820.08' |

Perimeter: 2,588'

Area: 356,961.32 Sq. Ft. 8.15 acres, more or less

Error of Closure: 0.002' Course: South 64° 41' 28" East



Jeffrey G. Puig
11/30/2023