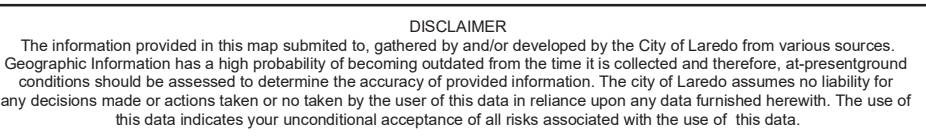
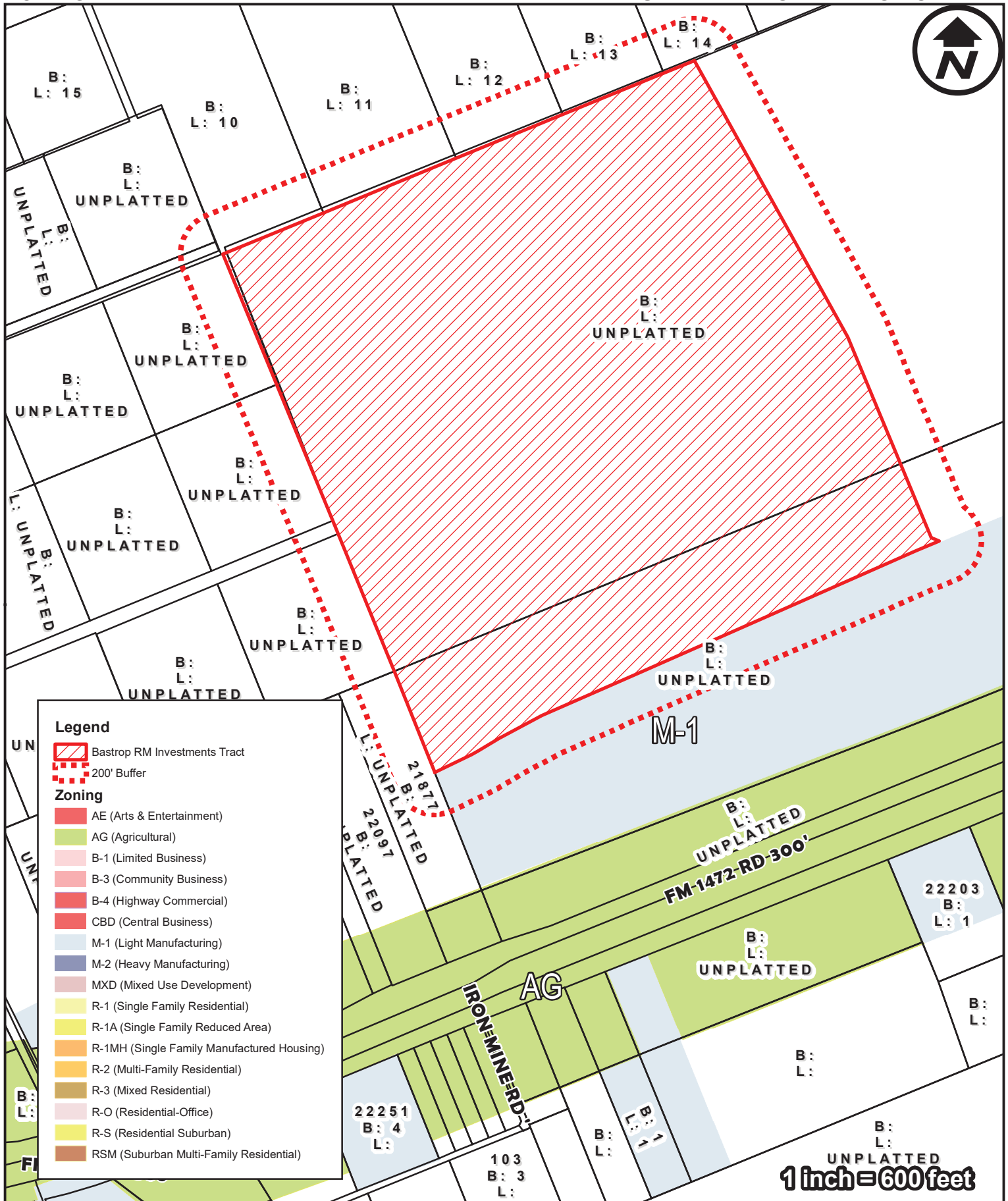


SHERFEY ENGINEERING COMPANY



ZONING MAP

SHERFEY ENGINEERING COMPANY



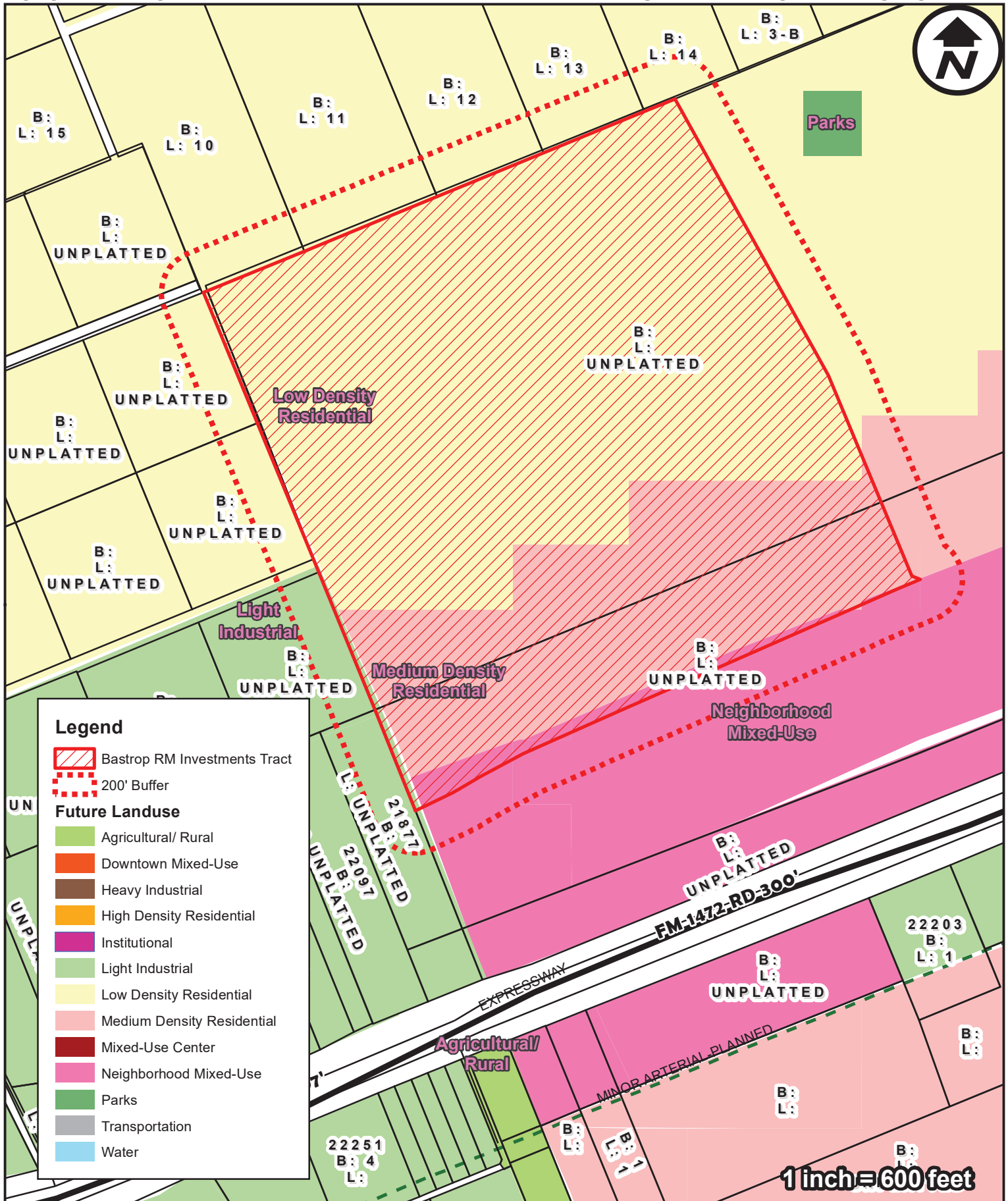
City of Laredo Planning Department
1413 Houston Street
Laredo, Texas 78040

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 Geographic Information has a high probability of becoming outdated from the time it is collected and therefore, at-present ground conditions should be assessed to determine the accuracy of provided information.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.

FUTURE LANDUSE

SHERFEY ENGINEERING COMPANY

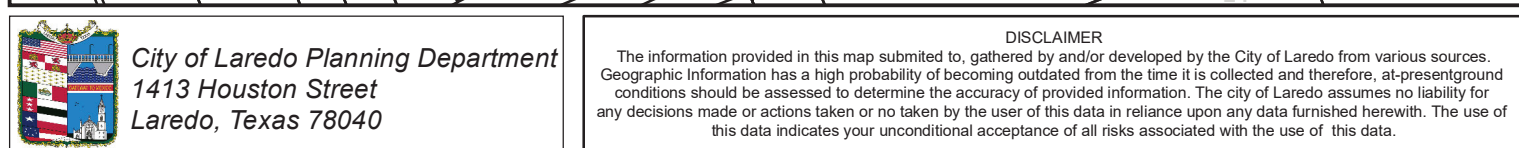


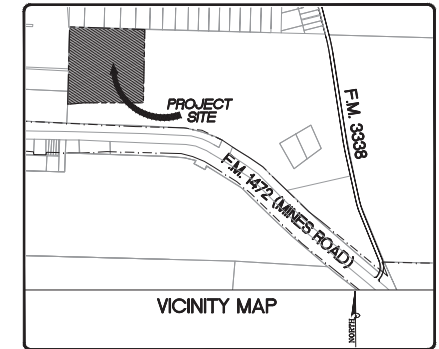
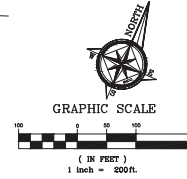
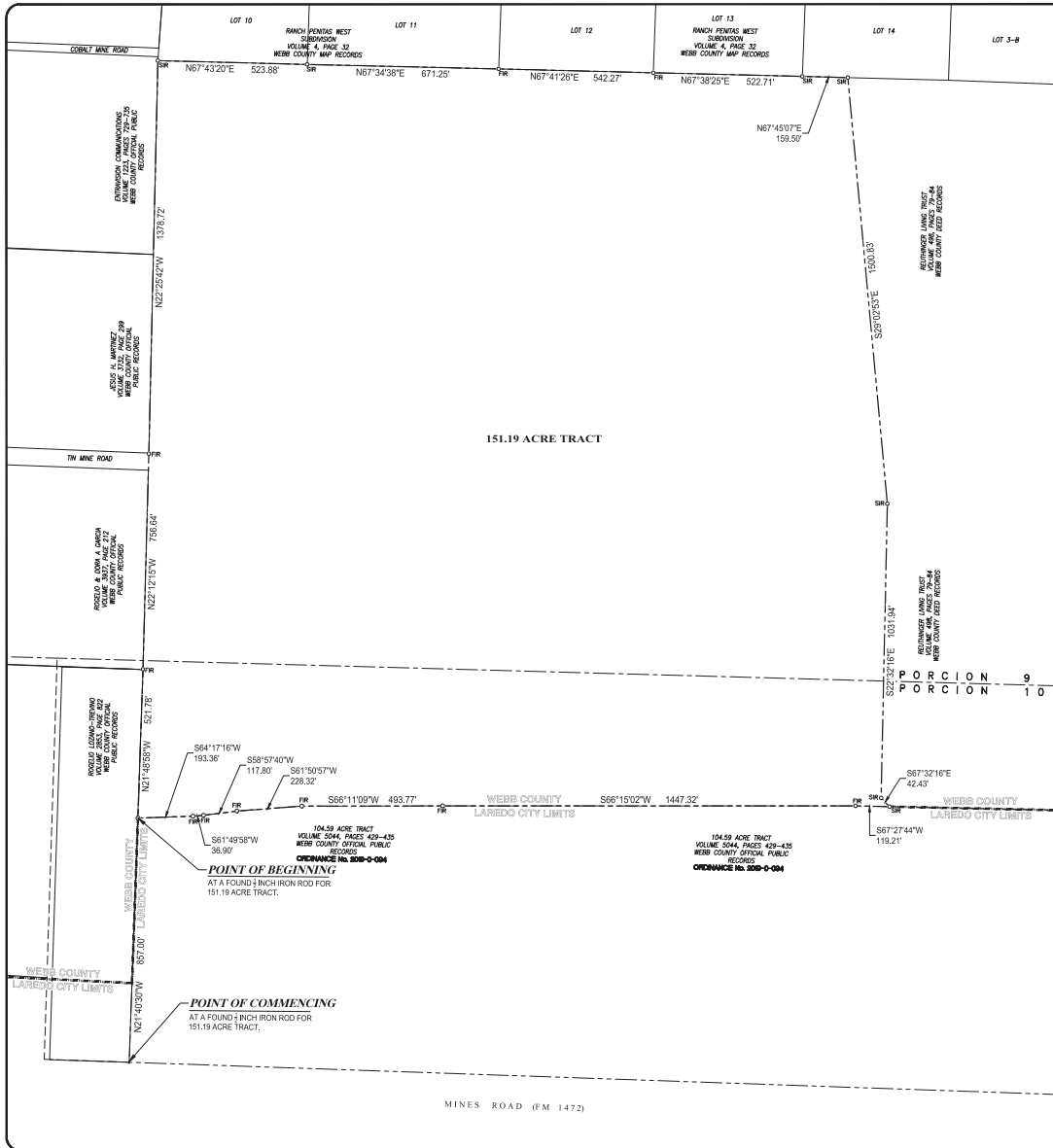
City of Laredo Planning Department
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SHERFEY ENGINEERING COMPANY





Designed By: FE
Drawn By: FE
Checked By: FE
Approved By: JPS
File: X:\8302\SURVEYS\151.19AC

FLOOD NOTE:
BY GRAPHIC PLOTTING ONLY (AREAS OF MINIMAL FLOODING) OF THE FLOOD INSURANCE RATE MAP.
SUBJECT IS NOT LOCATED IN A FLOOD PLAIN "ZONE A" ACCORDING TO FIRM MAP COMMUNITY-PANEL NUMBER 58422C-1015C, DATED APRIL 2, 2008



**SHERFEY
ENGINEERING
COMPANY, L.L.C.**
TX ENG FIRM No. 3132 TX SURV FIRM No. 10089800

104 Del Court
Suite 400
Laredo, Texas 78041
(956) 791-3511
(956) 791-3144

CERTIFICATE OF SURVEYOR
I HEREBY CERTIFY TO ABOUT V INVESTMENTS, L.L.C. A TEXAS LIMITED LIABILITY COMPANY AND OR ASSIGNS AND SHASHI VASIMAN, NEEL TITLE CORPORATION THAT I AM REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF TEXAS. IN MY PROFESSIONAL OPINION THAT THE SURVEY IS TRUE AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, ON THE GROUND, THAT THE CORNER MONUMENTS SHOWN WERE PROPERLY PLACED OR LOCATED UNDER MY SUPERVISION.
FORWARDED EXTRAORDINARY, TEXAS NOTARY, No. 5862
DATE: 01/19/2023



BOUNDARY SURVEY
A tract of land containing 151.19 acres of land, more or less, situated in Porcion 10, Abstract 280, Tomas Sanchez original grantee and out of Porcion 9, Abstract 41, Blas Maria Diaz original grantee same being out of the Reuthinger Family Trust as recorded in Volume 498, Pages 73-84, Webb County Deed Records.
Scale: 1"=200'
Date: 01/19/2023
Rev: 0

PROJ. NO.8302.00
1
SHEET 1 OF 1



Sherfey Engineering Company, L.L.C.

TBPE Firm No: F-3132 / TBPLS No. 10099800

104 Del Court Suite 400 Laredo, Texas 78041 PH: (956) 791-3511

METES AND BOUNDS DESCRIPTION

151.19 ACRE TRACT

PORCION 10, ABSTRACT 280

PORCION 9, ABSTRACT 41

WEBB COUNTY, TEXAS

A tract of land containing 151.19 acres of land, more or less, situated in Porcion 10, Abstract 280, Tomas Sanchez original grantee and out of Porcion 9, Abstract 41, Blas Maria Diaz original grantee same being out of the Reuthinger Family Trust as recorded in Volume 498, Pages 79-84, Webb County Deed Records and being more particularly described by metes and bounds as follows:

COMMENCING at a found 1/2 inch iron rod on the southeast corner of a tract of land as conveyed to Rogelio Lozano Trevino as recorded in Volume 2853, Page 822, Webb County Official Public Records same being the southwest corner of a 104.59 acre tract as recorded in Volume 5044, Pages 429-435, Webb County Official Public Records, a point on the northerly right-of-way line of F.M. 1472(Mines Road)(Right-of-way width varies);

THENCE, N 21°40'30" W, leaving the northerly right-of-way of said F.M. 1472 and along the common property line with said 104.59 acre tract and said Rafael Lozano Trevino Tract a distance of 857.00 feet to a found 1/2 inch iron rod, the **POINT of BEGINNING** and the southwest corner of the herein described tract;

THENCE, N 21°48'58" W, along the common property line with said Rogelio Lozano Trevino Tract and along a fence in places a distance of 521.78 feet to a found 1/2 inch iron rod, a deflection left;

THENCE, N 22°12'15" W, along the common property line with the Rogelio and Dora A. Garcia Tract as recorded in Volume 3937, Page 212, Webb County Official Public Records and passing the Tin Mine Road (a 60 foot wide right-of-way) and along a fence in places a distance of 756.64 feet to a found 1/2 inch iron rod, a deflection left;

THENCE, N 22°25'42" W, along the common property line with the Jesus Martinez Tract, recorded in Volume 3732, Page 299 and the Entravision Communications Tract, recorded in Volume 1223, Pages 729-735 and along a fence in places a distance of 1,378.72 feet to a set 1/2 inch iron rod, the northwest corner of the herein described tract;

THENCE, N 67°43'20" E, along the common property line with Lot 10, Rancho Penitas West Subdivision and along a fence in places, recorded in Volume 4, Page 32, Webb County Map Records, a distance of 523.88 feet to a set 1/2 inch iron rod, a deflection left;

THENCE, N 67°34'38" E, along the common property line with Lot 11, as recorded in said Rancho Penitas West Subdivision and along a fence in places, a distance of 671.25 feet to a found 1/2 inch iron rod, a deflection right;

THENCE, N 67°41'26" E, along the common property line with Lot 12, as recorded in said Rancho Penitas West Subdivision and along a fence in places, a distance of 542.27 feet to a set 1/2 inch iron rod, a deflection left;



Sherfey Engineering Company, L.L.C.

TBPE Firm No: F-3132 / TBPLS No. 10099800

104 Del Court Suite 400 Laredo, Texas 78041 PH: (956) 791-3511

THENCE, N 67°38'25" E, along the common property line with Lot 13, as recorded in said Rancho Penitas West Subdivision and along a fence in places, a distance of 522.71 feet to a set 1/2 inch iron rod, a deflection right;

THENCE, N 67°45'07" E, along the common property line with Lot 14, as recorded in said Rancho Penitas West Subdivision and along a fence in places, a distance of 159.50 feet to a set 1/2 inch iron rod, the northeast corner of the herein described tract;

THENCE, S 29°02'53" E, a distance of 1,500.83 feet to a set 1/2 inch iron rod, a deflection right;

THENCE, S 22°32'16" E, a distance of 1,031.94 feet to a set 1/2 inch iron rod, a deflection left;

THENCE, S 67°32'16" E, a distance of 42.43 feet to a set 1/2 inch iron rod, the southeast corner of the herein described tract;

THENCE, along the common property line with the 104.59 Acre Tract as recorded in Volume 5044, Pages 429-435, Webb County Official Records, along a fence in places, the following bearings and distance:

S 67°27'44" W, 119.21 feet to a found 1/2 inch iron rod;
S 66°15'02" W, 1,447.32 feet to a found 1/2 inch iron rod;
S 66°11'09" W, 493.77 feet to a found 1/2 inch iron rod;
S 61°50'57" W, 228.32 feet to a found 1/2 inch iron rod;
S 58°57'40" W, 117.80 feet to a found 1/2 inch iron rod;
S 61°49'58" W, 36.90 feet to a found 1/2 inch iron rod;

THENCE, S 64°17'16" W, along the common property line with the said 104.59 Acre Tract a distance of 193.36 feet to return to and close at the **POINT OF BEGINNING**, containing 151.19 acres of land.

State of Texas §
County of Webb §

I, Francisco Estrada IV, a Registered Professional Land Surveyor, do hereby state that the above captioned "Metes and Bounds Description" was prepared from available office records and on the ground survey of the property made under my supervision.

R.P.L.S. No. 5862-Texas

07/14/2022

Current Date



Name: **151.19 ACRE ANNEXATION**

Segment #1 : Line
Course: S29°02'53"E Length: 1500.83'

Segment #2 : Line
Course: S22°32'16"E Length: 1031.94'

Segment #3 : Line
Course: S67°32'16"E Length: 42.43'

Segment #4 : Line
Course: S67°27'44"W Length: 119.21'

Segment #5 : Line
Course: S66°15'02"W Length: 1447.32'

Segment #6 : Line
Course: S66°11'09"W Length: 493.77'

Segment #7 : Line
Course: S61°50'57"W Length: 228.32'

Segment #8 : Line
Course: S58°57'40"W Length: 117.80'

Segment #9 : Line
Course: S61°49'58"W Length: 36.90'

Segment #10 : Line
Course: S64°17'16"W Length: 193.36'

Segment #11 : Line
Course: N21°48'58"W Length: 521.78'

Segment #12 : Line
Course: N22°12'15"W Length: 756.64'

Segment #13 : Line
Course: N22°25'42"W Length: 1378.72'

Segment #14 : Line
Course: N67°43'20"E Length: 523.88'

Segment #15 : Line
Course: N67°34'38"E Length: 671.25'

Segment #16 : Line
Course: N67°41'26"E Length: 542.27'

Segment #17 : Line
Course: N67°38'25"E Length: 522.71'

Segment #18 : Line
Course: N67°45'07"E Length: 159.50'

Perimeter: 10288.63' Area: 6586032.48 Sq. Ft.
Error Closure: 0.01 Course: S22°48'50"E
Error North: -0.005 East: 0.002

Precision 1: 1028863.00



Francisco Estrada IV
01/19/2023