

LEGAL DESCRIPTION

ANNEXATION TRACT

275.67 ACRE TRACT

A TRACT OF LAND CONTAINING 275.62 ACRES, MORE OR LESS, OUT OF THAT CERTAIN TRACT OF LAND CONVEYED TO REUTHINGER LIVING TRUST DESIGNATED AS TRACT "THREE", RECORDED IN VOLUME 336, PAGES 01, WEBB COUNTY DEED RECORDS, SITUATED IN PORCIONES 9, 10 AND 11, WEBB COUNTY, TEXAS AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH DIAMETER IRON ROD SET FOR THE NORTHEAST CORNER HEREOF;

THENCE, S 15° 21' 25" E, AT 95.49 FEET FOR A DEFLECTION CORNER HEREOF;

THENCE, S 31° 34' 26" W AT 7045.35 FEET FOR A POINT OF DEFLECTION, WITH THE COMMON BOUNDARY LINE OF ANNEXED TERRITORY 1743.53 ACRE TRACT, RECORDED IN ORDINANCE No. 2016-O-190, DATED DECEMBER 22, 2016, HEREOF;

THENCE, S 66° 11' 55" W, FOR A POINT ON AN EXISTING FENCE, WITH THE COMMON BOUNDARY BETWEEN SAID N.D. HACHAR RANCH AND SAID TRACT 3, AT A DISTANCE OF 662.94 FEET HEREOF;

THENCE, OVER AND ACROSS SAID TRACT "THREE", THE FOLLOWING CALLS AND DISTANCES:

THENCE, N 04° 53' 29" E AT 3115.17 FEET ALONG SAID FENCE, A FENCE CORNER POST FOR A DEFLECTION CORNER HEREOF;

THENCE, N 67° 35' 43" E AT 805.01 FEET FOR A DEFLECTION CORNER HEREOF;

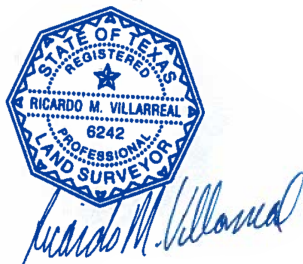
THENCE, N 00° 12' 11" E AT 98.18 FEET CONTINUING ALONG SAID FENCE, A FENCE CORNER POST FOR A DEFLECTION CORNER HEREOF;

THENCE, N 36° 16' 05" E AT 492.59 FEET CONTINUING ALONG SAID FENCE, A FENCE CORNER POST FOR A DEFLECTION CORNER HEREOF;

THENCE, N 04° 09' 17" E AT 2965.81 FEET CONTINUING ALONG SAID FENCE, A FENCE CORNER POST AT NON-TANGENTIAL POINT OF CURVATURE HEREOF;

THENCE, CONTINUING WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 2469.01', ALONG CHORD DIRECTION OF N 89° 17' 55" E, A CHORD LENGTH OF 1824.26', ALONG AN ARC LENGTH OF 1868.53 FEET TO A POINT OF NON-TANGENCY HEREOF;

THENCE, S 60° 19' 45" E AT 1082.41 FEET TO THE POINT OF BEGINNING OF THIS TRACT OF LAND CONTAINING 275.67 ACRES (12,008,293.0285 S.F.), MORE OR LESS.



8-19-25