

NOTE:

MONUMENTS HELD:
A FOUND 1/2" IRON ROD WITH HOWLAND CAP BEING THE NORTHERN MOST CORNER OF SAID 9.56 ACRE TRACT OWNED BY HILL TOP FARM, LTD. AND A FOUND 1/2" IRON ROD BEING A POINT OF TANGENCY ALONG THE NORTHERN RIGHT-OF-WAY OF LOS PRESIDENTES AVE.
(CALLED): S61°21'15"W-272.74'
(MEASURED): S61°21'15"W-272.74'
BASIS OF BEARING G.P.S., NAD-83 SOUTH TEXAS ZONE.

EXHIBIT "A"

09/16/24

HILL TOP FARM, LTD.

**9.56 ACRE TRACT
REZONE FROM AG TO R-1A**

MADE UP OF ONE TRACT LOCATED IN
CITY OF LAREDO, WEBB COUNTY, TEXAS

DRAWN BY: D.V.

JOB No. E-324-24

FILE NAME:
LOS PRES PH 4 REZONE

SCALE: 1"=200'

SHEET
1 OF **2**

HOWLAND

ENGINEERING AND SURVEYING CO.

TBPE Firm Registration No. F-4097 / TBPLS Firm Registration No. 100464-00
7615 N. Bartlett Avenue / P.O.Box 451128 (78045) | Laredo, TX. 78041
P. 956.722.4411 | F. 956.722.5414
www.howlandcompanies.com

**Legal Description
9.587 Acre Tract**

A 9.587 acre tract (417,592 SF) of land, more or less, situated in Porcion 33, Jose Dionicio Trevino, Original Grantee, Abstract 3084, City of Laredo, Webb County, Texas; Being 9.587 acres out of Hill Top Farm, LTD. A 559.11 acre tract as per Vol.431, Pages 107-112, Deed records of Webb County Texas. This 9.587 acre tract being more particularly described as follows:

BEGINNING at the west deflection point of Zone R-1A, a 53.65 acre tract of land as per ordinance 2005-O-122 for a deflection point of this Re-Zone and the TRUE POINT OF BEGINNING;

THENCE, S30° 44' 35"E, along the west R-1A Zone of said 2005-O-122 ordinance, a distance of 755.28 FEET for the southeast corner being on the north boundary Right of Way of Avenida Los Presidentes being on a curve with a radius of 650.00 FEET, a chord of S61° 45' 28"W- 265.93';

THENCE, along said north Right of Way line of Avenida Los Presidentes, an arc length of 267.82 FEET to a ½" found iron rod hereof;

THENCE, S49° 15' 24"W, continuing along said north Right of Way line, a distance of 114.59 FEET to a ½" found iron rod being on a curve having a radius of 550.00 FEET, a chord of S67° 47' 28"W- 349.67';


THENCE, along the same north boundary line of Avenida Los Presidentes, an arc length of 355.84 FEET to a non-tangent point being the southwesterly corner hereof;

THENCE, N02° 20' 40"E, a distance of 746.00 FEET to a deflection hereof;

THENCE, N11° 03' 53"E, a distance of 374.00 FEET to a deflection hereof;

THENCE, N41° 36' 41 "E, a distance of 168.00 FEET to the north corner hereof;

THENCE, S09° 56' 18"E, a distance of 260.00 FEET to a deflection hereof and the POINT OF BEGINNING.


R.P.L.S. No. 5328 – Texas



09/16/2024

Date

www.howlandcompanies.com

7615 N. Bartlett Avenue | P.O. Box 451128 (78045) | Laredo, TX 78041 | P. 956.722.4411 | F. 956.441.0180
4902 Sinclair Road | San Antonio, TX 78222 | P. 210.648.1600 | F. 210.648.1605
16225 Park Ten Place, Suite 500 | Houston, TX 77048 | P. 956.251.3890
TBPE Firm Registration No. F-4097 | TBPLS Firm Registration No. 10046400 | TBPLS Firm Registration No. 10194361