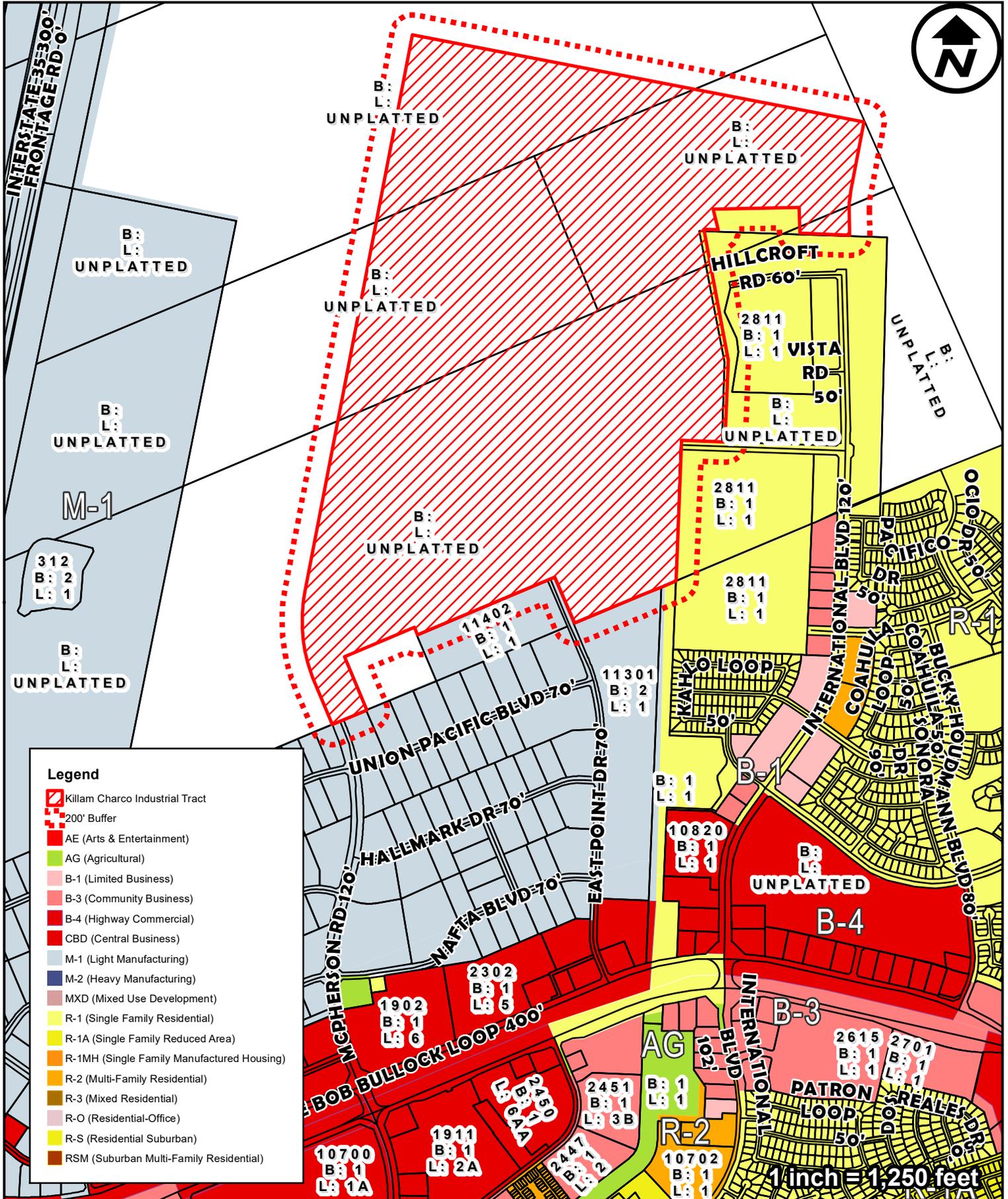


Legend

- Killam Charco Industrial Tract
- 200' Buffer

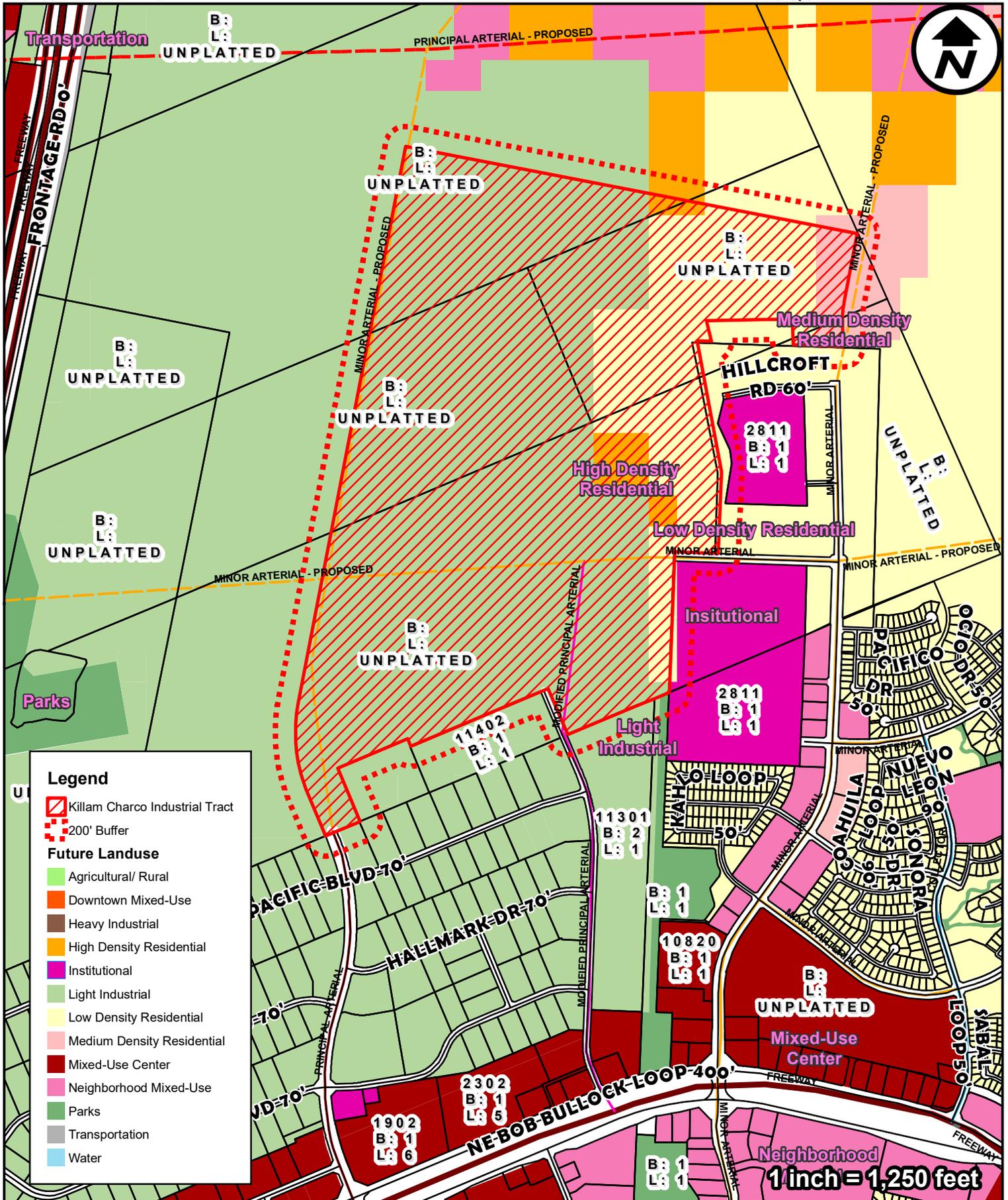
1 inch = 1,250 feet



Legend

- Killam Charco Industrial Tract
- 200' Buffer
- AE (Arts & Entertainment)
- AG (Agricultural)
- B-1 (Limited Business)
- B-3 (Community Business)
- B-4 (Highway Commercial)
- CBD (Central Business)
- M-1 (Light Manufacturing)
- M-2 (Heavy Manufacturing)
- MXD (Mixed Use Development)
- R-1 (Single Family Residential)
- R-1A (Single Family Reduced Area)
- R-1MH (Single Family Manufactured Housing)
- R-2 (Multi-Family Residential)
- R-3 (Mixed Residential)
- R-O (Residential-Office)
- R-S (Residential Suburban)
- RSM (Suburban Multi-Family Residential)

1 inch = 1,250 feet



Legend

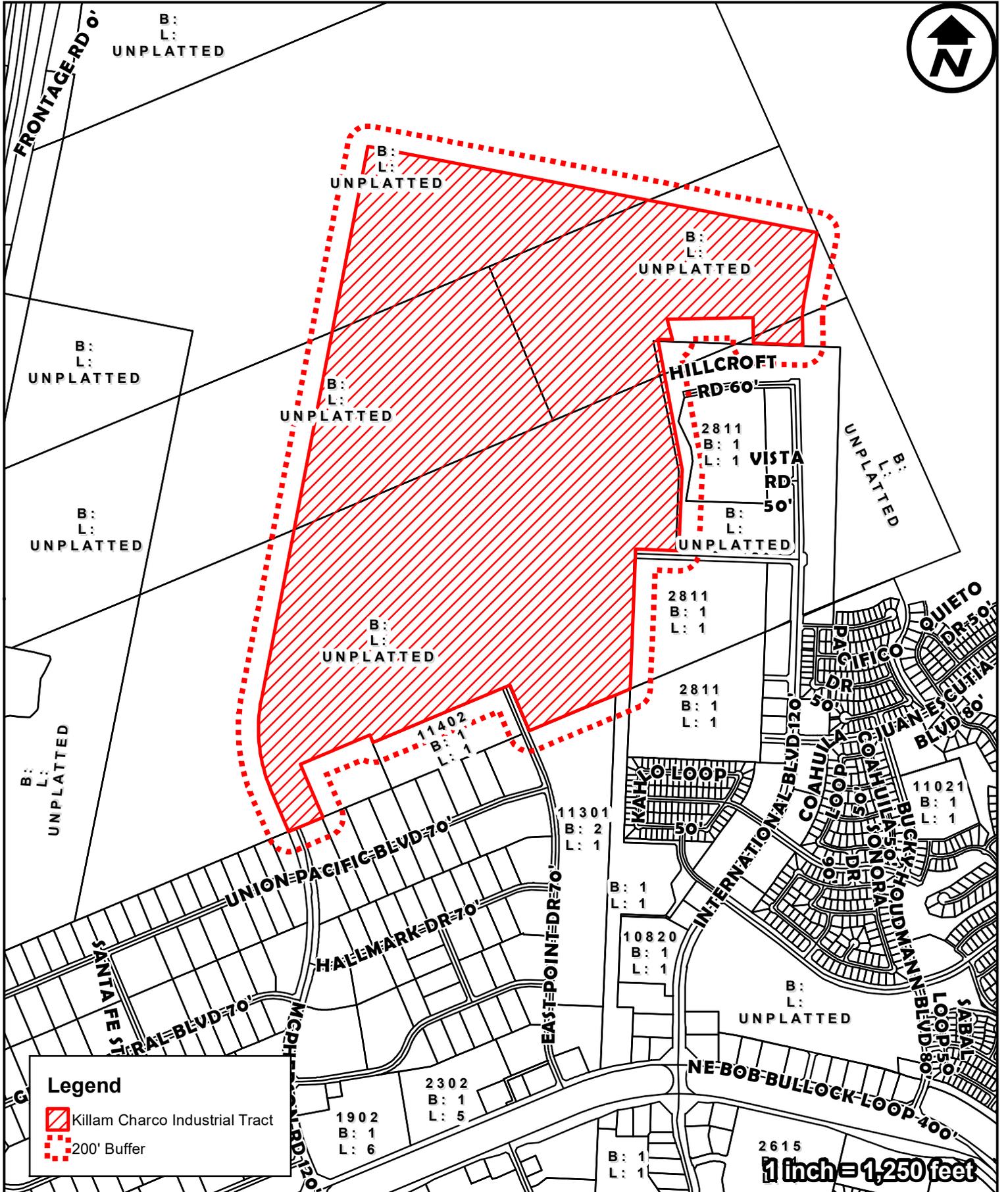
- Killam Charco Industrial Tract
- 200' Buffer
- Future Landuse**
- Agricultural/ Rural
- Downtown Mixed-Use
- Heavy Industrial
- High Density Residential
- Institutional
- Light Industrial
- Low Density Residential
- Medium Density Residential
- Mixed-Use Center
- Neighborhood Mixed-Use
- Parks
- Transportation
- Water

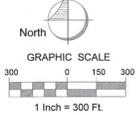
DISCLAIMER

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 Geographic Information has a high probability of becoming outdated from the time it is collected and therefore, at-presentground conditions should be assessed to determine the accuracy of provided information.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

200' NOTIFICATION

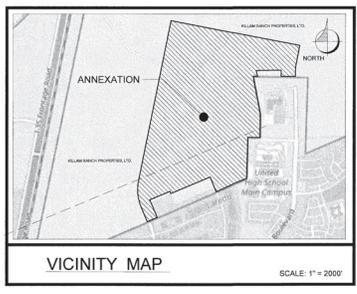
MESQUITE ENGINEERING





Curve Table					
Curve #	Length	Radius	Delta	Tangent	Chord
C1	503.62	1500.00	033°48'40"	474.15'	N50°02'09"W 907.32'
C2	156.62	540.00	011°59'05"	98.67'	S04°54'41"W 196.29'

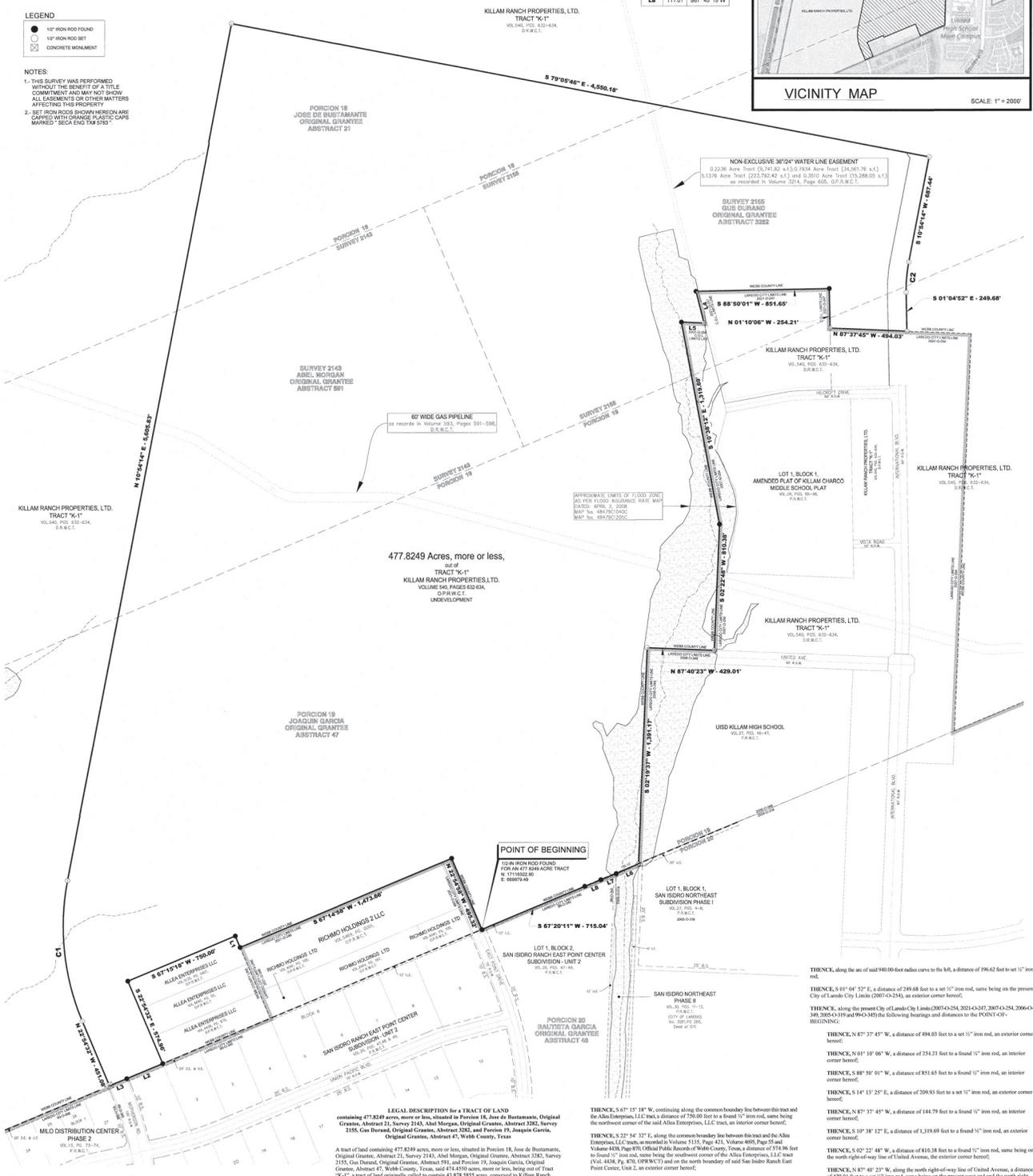
Line Table		
Line #	Length	Direction
L1	73.73	N22°54'32"W
L2	250.91	S67°14'47"W
L3	119.85	S67°50'20"W
L4	209.93	S14°13'25"E
L5	144.79	N87°37'45"W
L6	156.19	S67°31'55"W
L7	106.19	S67°43'15"W
L8	111.01	S67°43'15"W



- LEGEND**
- 1" IRON ROD FOUND
 - 1/2" IRON ROD SET
 - CONCRETE MONUMENT

NOTES

- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY NOT SHOW ALL EASEMENTS OR OTHER MATTERS AFFECTING THIS PROPERTY.
- SET IRON RODS SHOWN HEREON ARE CAPPED WITH ORANGE PLASTIC CAPS MARKED "SECA ENG TXR 2023".



CERTIFICATE OF SURVEYOR:

STATE OF TEXAS
COUNTY OF WEBB:

I, **HUGO SECA**, REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY STATE THAT THIS PLAT CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND DIRECTION.

HUGO SECA
R.P.L.S. No. 5783

DATE: 11/30/2023



1 of 1

KILLAM
OWNER:
KILLAM RANCH PROPERTIES, LTD
4320 UNIVERSITY BLVD
LAREDO, TEXAS 78041-1004
PHONE: (956) 724-7141

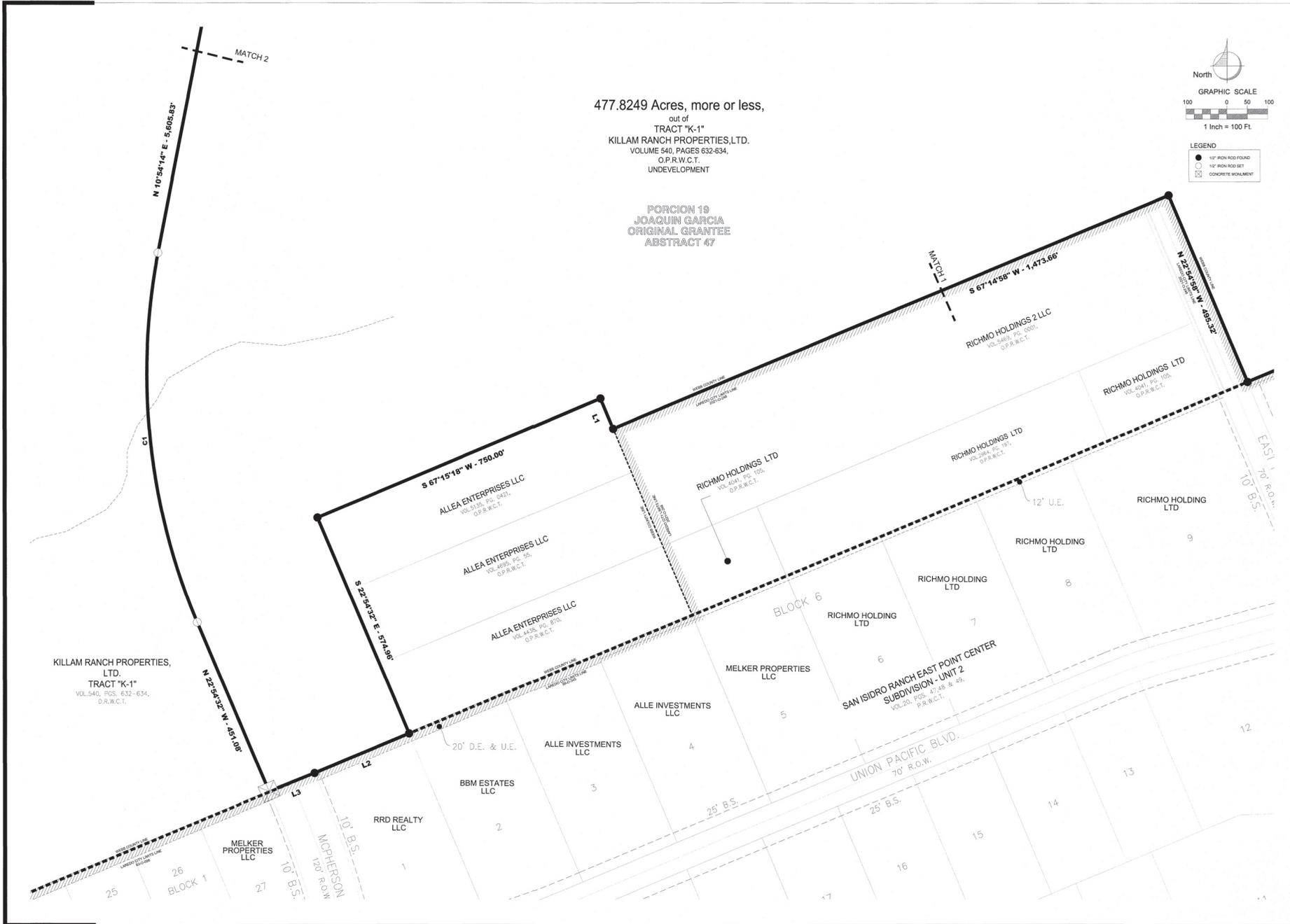
2024 ANNEXATION
KILLAM CHARCO TRACT III
SURVEY OF 477.8249 ACRES

MESQUITE
ENGINEERING

1601 MATAMOROS ST. LAREDO, TEXAS 78040
PHONE: (956) 724-7141 T89E F19M
REGISTRATION No. F-26506

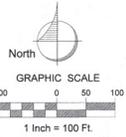
SECA
ENGINEERING, L.L.C.
CIVIL ENGINEERING - LAND SURVEYORS

1701 ALCANTARA ROAD, STE. 11 LAREDO, TEXAS 78041
OFFICE PHONE: (956) 724-7141 FAX: (956) 724-2288
TITLE FROM REGISTRATION No. F-10271
TITLE'S FIRM REGISTRATION No. 16019-00



477.8249 Acres, more or less,
 out of
 TRACT "K-1"
 KILLAM RANCH PROPERTIES, LTD.
 VOLUME 540, PAGES 632-634,
 O.P.R.W.C.T.
 UNDEVELOPMENT

PORCION 19
 JOAQUIN GARCIA
 ORIGINAL GRANTEE
 ABSTRACT 47



LEGEND
 ● 12" IRON ROD FOUND
 ○ 12" IRON ROD SET
 ⊠ CONCRETE MONUMENT



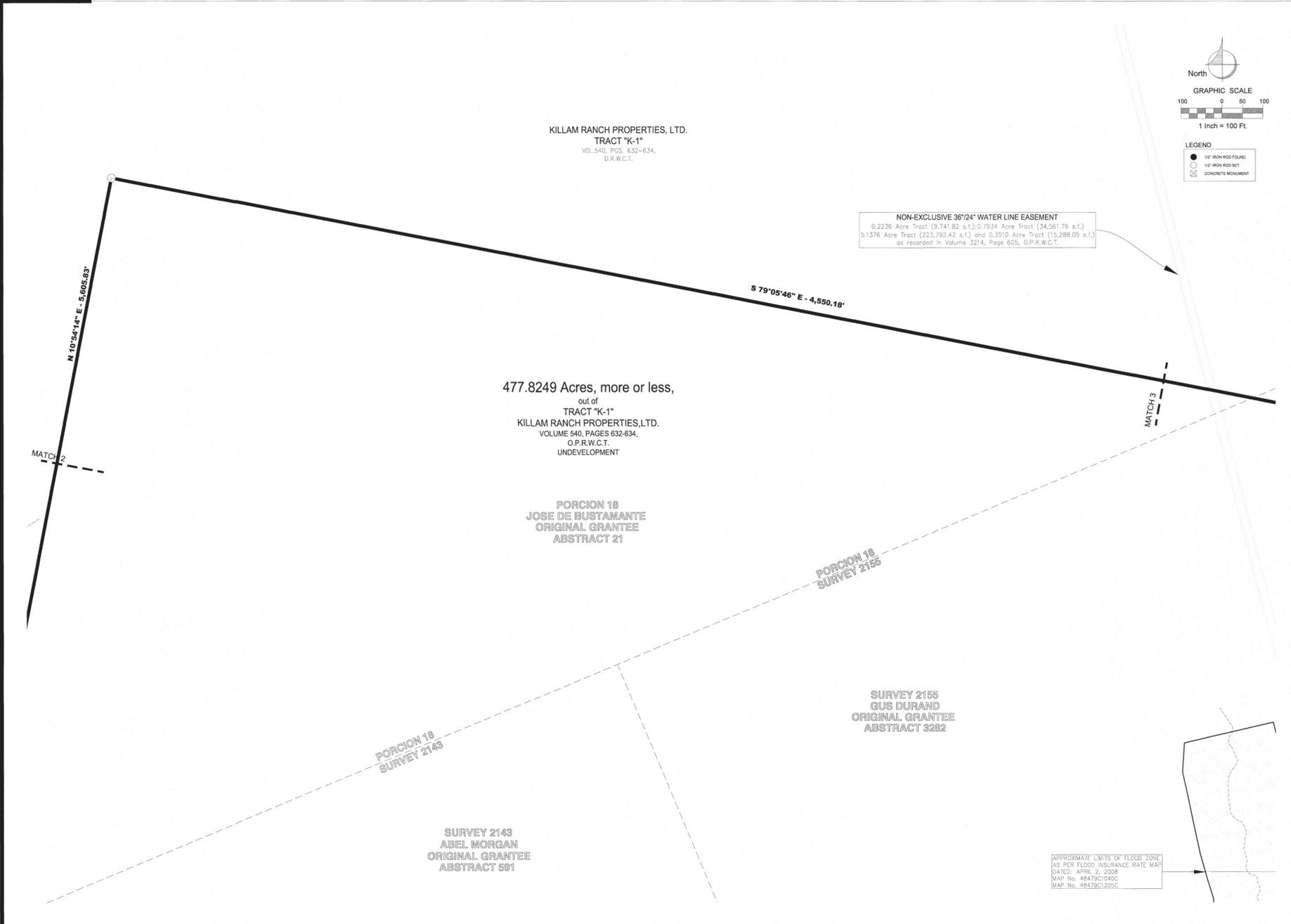
2024 ANNEXATION
 KILLAM CHARCO TRACT III
 SURVEY OF 477.8249 ACRES



SHEET NAME:
 ANNEXATION SURVEY

REVISED DATE:

DRAWN BY	J.L.B.
CHECKED BY	H.S.
APPROVED BY	H.S.
JOB NO.	KILLAM - 2023-407-01
PLANNAME	
DATE	11-29-2023
SHEET	17 of 102
SCALE	1" = 100'
DATE	
SCALE	



KILLAM RANCH PROPERTIES, LTD.
 TRACT "K-1"
 VOL. 540, PGS. 632-634,
 O.P.R.W.C.T.

477.8249 Acres, more or less,
 out of
 TRACT "K-1"
 KILLAM RANCH PROPERTIES, LTD.
 VOLUME 540, PAGES 632-634,
 O.P.R.W.C.T.
 UNDEVELOPMENT

PORCION 18
 JOSE DE BUSTAMANTE
 ORIGINAL GRANTEE
 ABSTRACT 21

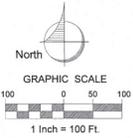
SURVEY 2155
 GUS DURAND
 ORIGINAL GRANTEE
 ABSTRACT 3282

SURVEY 2143
 ABEL MORGAN
 ORIGINAL GRANTEE
 ABSTRACT 591

PORCION 18
 SURVEY 2143

PORCION 18
 SURVEY 2155

NON-EXCLUSIVE 36"/24" WATER LINE EASEMENT
 0.2236 Acre Tract (3,741.82 s.f.); 0.7934 Acre Tract (34,561.76 s.f.)
 5.1376 Acre Tract (223,792.42 s.f.) and 0.3510 Acre Tract (15,288.05 s.f.)
 as recorded in Volume 3214, Page 605, O.P.R.W.C.T.



APPROXIMATE LIMITS OF FLOOD ZONE
 AS PER FLOOD INSURANCE RATE MAP
 DATED: APRIL 2, 2008
 MAP No. 48475C1040C
 MAP No. 48475C1025C



2024 ANNEXATION
 KILLAM CHARGO TRACT III
 SURVEY OF 477.8249 ACRES



SHEET NAME:
 ANNEXATION SURVEY

REVISED DATE:

DRAWN BY:	JLB
CHECKED BY:	RS
APPROVED BY:	RS
JOB No:	KILLAM - 2023-K01-S1
FILENAME:	
DATE:	11-29-2023
SHEET:	1 of 100
SCALE:	1" = 100'
DATE:	
SCALE:	
DATE:	

SURVEY 2155
OUS DURAND
ORIGINAL GRANTEE
ABSTRACT 3282

477.8249 Acres, more or less,
out of
TRACT "K-1"
KILLAM RANCH PROPERTIES, LTD.
VOL. 540, PAGES 632-634,
O.P.R.W.C.T.
UNDEVELOPMENT

PORCION 19
JOAQUIN GARCIA
ORIGINAL GRANTEE
ABSTRACT 47

APPROXIMATE LIMITS OF FLOOD ZONE
AS PER FLOOD INSURANCE RATE MAP
DATED: APRIL 2, 2008
MAP No. 48479C1040C
MAP No. 48479C1205C

60' WIDE GAS PIPELINE
as records in Volume 593, Pages 591-592,
D.R.W.C.T.

MATCH 5

N 87°40'23" W - 429.01'

MATCH 4

S 10°36'12" E - 1,319.69'

S 02°22'48" W - 810.38'

LOT 1, BLOCK 1,
AMENDED PLAT OF KILLAM CHARCO
MIDDLE SCHOOL PLAT
VOL. 28, PGS. 85-86,
P.R.W.C.T.

KILLAM RANCH
PROPERTIES, LTD.
TRACT "K-1"
VOL. 540, PGS. 632-634,
D.R.W.C.T.

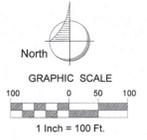
UNITED AVE.
90' R.O.W.

HILCROFT DRIVE
60' R.O.W.

VISTA ROAD
50' R.O.W.

INTERNATIONAL BLVD.
90' R.O.W.

KILLAM RANCH PROPERTIES, LTD.
TRACT "K-1"
VOL. 540, PGS. 632-634,
D.R.W.C.T.



- LEGEND
- 1" IRON ROD FOUND
 - 1" IRON ROD SET
 - ⊗ CONCRETE MONUMENT

UNDEVELOPMENT
2020 TO 2021
2022 TO 2021
2023 TO 2021
2024 TO 2021



2024 ANNEXATION
KILLAM CHARCO TRACT III
SURVEY OF 477.8249 ACRES



SHEET NAME:
ANNEXATION SURVEY

REVISED DATE:

DRAWN BY:	J.L.B.
CHECKED BY:	H.S.
APPROVED BY:	H.S.
JOB No.:	KILLAM - 2023 K21 01
FILENAME:	
DATE:	11-29-2023
SHEET:	24 X 36
SCALE:	1" = 100'
DATE:	11 X 17

LEGAL DESCRIPTION for a TRACT OF LAND

containing 477.8249 acres, more or less, situated in Porcion 18, Jose de Bustamante, Original Grantee, Abstract 21, Survey 2143, Abel Morgan, Original Grantee, Abstract 3282, Survey 2155, Gus Durand, Original Grantee, Abstract 3282, and Porcion 19, Joaquin Garcia, Original Grantee, Abstract 47, Webb County, Texas

A tract of land containing 477.8249 acres, more or less, situated in Porcion 18, Jose de Bustamante, Original Grantee, Abstract 21, Survey 2143, Abel Morgan, Original Grantee, Abstract 3282, Survey 2155, Gus Durand, Original Grantee, Abstract 591, and Porcion 19, Joaquin Garcia, Original Grantee, Abstract 47, Webb County, Texas, said 474.4550 acres, more or less, being out of Tract "K-1", a tract of land originally called to contain 43,878.5855 acres, conveyed to Killam Ranch Properties, Ltd., as recorded in Volume 540, Pages 632-634, Official Public Records, Webb County, Texas, said 477.8249 acres, more or less, being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod (GPS Coordinates: N:17116322.90, E:669879.49) found on the common boundary line between this tract and San Isidro Ranch East Point Center, Unit 2, as recorded in Volume 20, Pages 47-49, Plat Records of Webb County, Texas, same being on the present north end and east right-of-way line of East Point Drive and on the present City of Laredo City Limits (99-O-345 and 2021-O-248), an exterior corner hereof;

THENCE, along the present City of Laredo City Limits (2021-O-248 and 99-O-345) the following bearings and distances:

THENCE, N 22° 54' 58" W, a distance of 495.32 feet to a found ½" iron rod, and interior corner hereof;

THENCE, S 67° 14' 58" W, a distance of 1,473.66 feet to a found ½" iron rod, same being on the east boundary of a tract of land conveyed to Allea Enterprises, LLC, as recorded in Volume 5135, Page 421, Official Public Records of Webb County, Texas, an exterior corner hereof;

THENCE, N 22° 54' 32" W, along the common boundary line between this tract and the Allea Enterprises, LLC tract, as recorded in Volume 5135, Page 421, Official Public Records of Webb County, Texas, a distance of 79.73 feet to a found ½" iron rod, same being the northeast corner of the said Allea Enterprises, LLC tract, an interior corner hereof;

THENCE, S 67° 15' 18" W, continuing along the common boundary line between this tract and the Allea Enterprises, LLC tract, a distance of 750.00 feet to a found ½" iron rod, same being the northwest corner of the said Allea Enterprises, LLC tract, an interior corner hereof;

THENCE, S 22° 54' 32" E, along the common boundary line between this tract and the Allea Enterprises, LLC tracts, as recorded in Volume 5135, Page 421, Volume 4695, Page 55 and Volume 4438, Page 870, Official Public Records of Webb County, Texas, a distance of 574.96 feet to found ½" iron rod, same being the southwest corner of the Allea Enterprises, LLC tract (Vol. 4438, Pg. 870, OPRWCT) and on the north boundary of said San Isidro Ranch East Point Center, Unit 2, an exterior corner hereof;

THENCE, S 67° 14' 47" W, a distance of 250.91 feet to a found ½" iron rod, same being the northwest corner of Lot 1, Block 6, of said San Isidro Ranch East Point Center, Unit 2 and on the east right-of-way line of McPherson Road, a deflection point to the right;

THENCE, S 67° 50' 20" W, across the McPherson Road right-of-way, a distance of 119.85 feet to a found concrete monument, same being on the present north end and west right-of-way line of McPherson Road and being the northeast corner of Milo Distribution Center Phase 2, as recorded in Volume 13, Pages 73-74, Plat Records of Webb County, Texas, the southeast corner hereof;

THENCE, N 22° 54' 32" W, a distance of 451.08 feet to a set ½" iron rod, same being the point of curvature of a 1,560.00-foot radius curve to the right, having a delta 33° 48' 46", a tangent of 474.15 feet, and a chord of N 06° 00' 09" W – 907.32 feet:

THENCE, along the arc of said 1,560.00-foot radius curve to the right, a distance of 920.62 feet to set ½" iron rod,

THENCE, N 10° 54' 14" E, a distance of 5,605.83 feet to a set ½" iron rod, the northwest corner hereof;

THENCE, S 79° 05' 46" E, a distance of 4,550.18 feet to a set ½" iron rod, the northeast corner hereof;

THENCE, S 10° 54' 14" W, a distance of 687.44 feet to a set ½" iron rod, same being the point of curvature of a 940.00-foot radius curve to the left, having a delta 11° 59' 05", a tangent of 98.67 feet, and a chord of S 04° 54' 41" W – 196.26 feet:

THENCE, along the arc of said 940.00-foot radius curve to the left, a distance of 196.62 feet to set ½" iron rod;

THENCE, S 01° 04' 52" E, a distance of 249.68 feet to a set ½" iron rod, same being on the present City of Laredo City Limits (2007-O-254), an exterior corner hereof;

THENCE, along the present City of Laredo City Limits (2007-O-254, 2021-O-247, 2007-O-254, 2006-O-349, 2005-O-319 and 99-O-345) the following bearings and distances to the POINT-OF-BEGINING:

THENCE, N 87° 37' 45" W, a distance of 494.03 feet to a set ½" iron rod, an exterior corner hereof;

THENCE, N 01° 10' 06" W, a distance of 254.21 feet to a found ½" iron rod, an interior corner hereof;

THENCE, S 88° 50' 01" W, a distance of 851.65 feet to a found ½" iron rod, an interior corner hereof;

THENCE, S 14° 13' 25" E, a distance of 209.93 feet to a set ½" iron rod, an exterior corner hereof;

THENCE, N 87° 37' 45" W, a distance of 144.79 feet to a found ½" iron rod, an interior corner hereof;

THENCE, S 10° 38' 12" E, a distance of 1,319.69 feet to a found ½" iron rod, an exterior corner hereof;

THENCE, S 02° 22' 48" W, a distance of 810.38 feet to a found ½" iron rod, same being on the north right-of-way line of United Avenue, the exterior corner hereof;

THENCE, N 87° 40' 23" W, along the north right-of-way line of United Avenue, a distance of 429.01 feet to a set ½" iron rod, same being on the present west end and the north right-of-way line of United Avenue, an interior corner hereof;

THENCE, S 02° 19' 37" W, at 90.00 feet past the south right-of-way line of United Avenue and the northwest corner of the UISD Killam High School, as recorded in Volume 27, Page 46-47, Plat Records of Webb County, Texas, a total distance of 1,391.17 feet to a set ½" iron rod, same being the southwest corner of said UISD Killam High School, an exterior corner of San Isidro Northeast Subdivision, Phase I, as recorded in Volume 27, Pages 4-8, Plat Records of Webb County, Texas, and an northeast corner of San Isidro Northeast Subdivision, Phase II, as recorded in Volume 30, Pages 11-12, Plat Records of Webb County, Texas, an exterior corner hereof;

THENCE, S 66° 31' 55" W, a distance of 156.19 feet to a found ½" iron rod, same being the northwest corner of said San Isidro Northeast Subdivision, Phase II and the northeast corner of said San Isidro Ranch East Point Center, Unit 2, a point of deflection to the left;

THENCE, S 67° 45' 15" W, a distance of 106.19 feet to a found ½" iron rod, a point of deflection to the left;

THENCE, S 67° 45' 15" W, a distance of 111.01 feet to a found ½" iron rod, a point of deflection to the right;

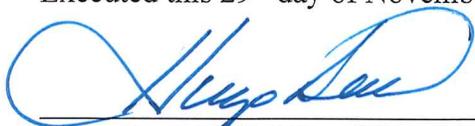
THENCE, S 67° 20' 11" W, a distance of 715.04 feet to the POINT OF BEGINNING of this tract of land containing 477.8249 acres, more or less.

Basis of Bearings: Texas Coordinate System of 1983, South Zone 4205.

STATE OF TEXAS
COUNTY OF WEBB

I, Hugo Seca, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this Legal Description and the Plat of Survey attached are true and correct and were prepared from record information and from an actual survey on the ground made under my supervision.

Executed this 29th day of November, 2023.



Hugo Seca, RPLS No. 5783 – Texas



KILLAM CHARCO TRACT III - ANNEXATION 2024

Prepared by:

Jose L Benavides

MESQUITE ENGINEERING

1501 Matamoros St.

Date: 11/28/2023

Parcel Name: KC-Tract III

North: 17,116,322.8962'

East: 669,879.4930'

Segment# 1: Line

Course: N22° 54' 57.93"W

Length: 495.320'

North: 17,116,779.1236'

East: 669,686.6240'

Segment# 2: Line

Course: S67° 14' 57.76"W

Length: 1,473.662'

North: 17,116,209.2276'

East: 668,327.6176'

Segment# 3: Line

Course: N22° 54' 31.96"W

Length: 79.729'

North: 17,116,282.6680'

East: 668,296.5818'

Segment# 4: Line

Course: S67° 15' 17.99"W

Length: 750.000'

North: 17,115,992.6951'

East: 667,604.9058'

Segment# 5: Line

Course: S22° 54' 32.00"E

Length: 574.961'

North: 17,115,463.0841'

East: 667,828.7190'

Segment# 6: Line

Course: S67° 14' 46.85"W

Length: 250.907'

North: 17,115,366.0406'

East: 667,597.3396'

Segment# 7: Line

Course: S67° 50' 20.34"W
North: 17,115,320.8323'

Length: 119.849'
East: 667,486.3442'

Segment# 8: Line

Course: N22° 54' 32.00"W
North: 17,115,736.3334'

Length: 451.080'
East: 667,310.7537'

Segment# 9: Curve

Length: 920.622'
Delta: 33.8127 (d)
Chord: 907.320'
Course In: N67° 05' 28.00"E
RP North: 17,116,343.5897'
End North: 17,116,638.6792'

Radius: 1,560.000'
Tangent: 474.152'
Course: N6° 00' 09.22"W
Course Out: N79° 05' 46.45"W
East: 668,747.7087'
East: 667,215.8725'

Segment# 10: Line

Course: N10° 54' 13.55"E
North: 17,122,143.3061'

Length: 5,605.833'
East: 668,276.2716'

Segment# 11: Line

Course: S79° 05' 46.45"E
North: 17,121,282.5949'

Length: 4,550.177'
East: 672,744.3010'

Segment# 12: Line

Course: S10° 54' 13.55"W
North: 17,120,607.5647'

Length: 687.441'
East: 672,614.2647'

Segment# 13: Curve

Length: 196.623'
Delta: 11.9848 (d)
Chord: 196.265'
Course In: S79° 05' 46.45"E
RP North: 17,120,429.7544'
End North: 17,120,412.0205'

Radius: 940.000'
Tangent: 98.672'
Course: S4° 54' 40.99"W
Course Out: S88° 55' 08.42"W
East: 673,537.2942'
East: 672,597.4615'

Segment# 14: Line
Course: S1° 04' 51.58"E Length: 249.685'
North: 17,120,162.3800' East: 672,602.1720'

Segment# 15: Line
Course: N87° 37' 45.08"W Length: 494.032'
North: 17,120,182.8164' East: 672,108.5629'

Segment# 16: Line
Course: N1° 10' 06.29"W Length: 254.214'
North: 17,120,436.9775' East: 672,103.3792'

Segment# 17: Line
Course: S88° 50' 01.06"W Length: 851.651'
North: 17,120,419.6417' East: 671,251.9046'

Segment# 18: Line
Course: S14° 13' 25.47"E Length: 209.929'
North: 17,120,216.1483' East: 671,303.4861'

Segment# 19: Line
Course: N87° 37' 45.08"W Length: 144.786'
North: 17,120,222.1376' East: 671,158.8240'

Segment# 20: Line
Course: S10° 38' 11.77"E Length: 1,319.693'
North: 17,118,925.1201' East: 671,402.4120'

Segment# 21: Line
Course: S2° 22' 47.79"W Length: 810.377'
North: 17,118,115.4421' East: 671,368.7604'

Segment# 22: Line
Course: N87° 40' 22.65"W Length: 429.010'
North: 17,118,132.8613' East: 670,940.1041'

Segment# 23: Line

Course: S2° 19' 37.13"W

North: 17,116,742.8405'

Length: 1,391.168'

East: 670,883.6195'

Segment# 24: Line

Course: S66° 31' 55.29"W

North: 17,116,680.6404'

Length: 156.189'

East: 670,740.3500'

Segment# 25: Line

Course: S67° 45' 15.20"W

North: 17,116,640.4393'

Length: 106.189'

East: 670,642.0648'

Segment# 26: Line

Course: S67° 45' 15.20"W

North: 17,116,598.4135'

Length: 111.009'

East: 670,539.3184'

Segment# 27: Line

Course: S67° 20' 11.38"W

North: 17,116,322.8962'

Length: 715.038'

East: 669,879.4930'

Perimeter: 23,399.174'

Error Closure: 0.0011

Error North : 0.00024

Area: 20,814,051.87Sq.Ft.

Course: N77° 20' 30.73"W

East: -0.00109

Precision 1: 21,271,976.364

