





LEGAL DESCRIPTION
OFFSITE ACCESS EASEMENT
3.54 ACRE TRACT

RICARDO M. VILLARREAL, R.P.L.S. No. 6242 TBPLS FIRM REG. NO. 10194686

A TRACT OF LAND CONTAINING 3.54 ACRES, MORE OR LESS, SITUATED IN PORCION 10, 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 SOUTHEAST CORNER ALONG THE NORTH LAREDO INDUSTRIAL PARK, PHASE WII, OUT OF A CERTAIN TRACT OF LAND CONVEYED TO REUTHINGER LIVING TRUST DESIGNATED AS TRACT "THREE", ECCORDED IN VOLUME 336, PAGES 01, WEBS COUNTY DEED RECORDS, AND ALONG THEFUTURE HACHAR/REUTHINGER ROADWAY RIGHT-OF-WAY HEREOF

THENCE, N 60° 34° 31" W AT 1067.26 FEET ALONG THE COMMON BOUNDARY LINE OF SAID NORTH LAREDO INDUSTRIAL PARK, PHASE VII, TO A NON-TANGENTIAL POINT OF CREVATURE, HEREOF;

THENCE, CONTINUING WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2469.01°, ALONG CHORD DIRECTION OF N 69° 23° 55° W, A CHORD LENGTH OF 32.54°, ALONG AN ARC LENGTH OF 32.54°, ALONG MINT OF NON-TANGENCY HEREOF;

THENCE N 28: 42' 31" F. AT 145.00 FFFT TO A POINT OF DEFI FCTION. HEREOF

THENCE, S 60' 34' 31" E. AT 1101.23 FEET TO A POINT OF DEFLECTION, HEREOF

THENCE, S 29' 37' 33" W AT 140.00 FEET TO THE POINT OF BEGINNING OF THIS TRACT OF LAND CONTAINING 3.54 ACRES (154.129.7375 S.F.). MORE OR LESS.

REMAINING PORTION OF REUTHINGER LIVING TRUST TRACT "THREE" V. 336, P. 01 W.C.D.R.

PLAT-APPROVAL CITY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED THAVE REVIEWED THIS YEAR AND ALCOMPANYING CONSTRUCTION DRAWNINGS IDENTIFIED

AS NORTH LAREDO INDUSTRIAL PARK PREPARED BY RICARDO M. VILLARREAL, REGISTREED

PROFESSIONAL ENGINEER No. 101308, AND DATED THE DAY OF AND HAVE

FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF

AREDO, TEXAS.

__/__{DATE}/___ RAMON E. CHAVEZ, P.E. CITY ENGINEER

PLANNING COMMISSION APPROVAL

THIS PLAT OF <u>NORTH LAREDO INDUSTRIAL PARK</u> HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS

ATTESTMENT OF PLANNING COMMISSION APPROVAL

VANESSA GUERRA, AICP DIRECTOR OF PLANNING DEPARTMENT CITY OF LAREDO, TEXAS

CERTIFICATE OF COUNTY CLERK

I, MARCIE RAMBEZ BARBA, CLER OF THE COUNTY COURT OF WEB COUNTY, TEMA, ON WEBS TO THE COUNTY STATE OF THE C

HON. MARGIE RAMIREZ IBARRA COUNTY CLERK, WEBB COUNTY, TEXAS DATE LEGAL DESCRIPTION NORTH LAREDO INDUSTRIAL PARK, PHASE VII 301.66 ACRE TRACT

A TRACT OF LAND CONTAINING 301.66 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, WEBS COUNTY OED RECORDS, STUATED IN PORTIONES 9, 10 AND 11, WEBS COUNTY, TEAST 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 106.10 FEET FOR A DEFLECTION CORNER, AT NON-TANGENTIAL POINT OF CURVATURE, HEREOF;

THENCE, CONTINUING WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 9,592.00°, ALONG CHORD DIRECTION OF 5.27°.21° 46° W, A CHORD LENGTH OF 736.24°, ALONG AN ARC LENGTH OF 736.06 FEET TO A POINT OF NON-TANGENCY HEREOF;

THENCE, \$ 28' 57' 40" W AT 1.738.05 FEET FOR A POINT OF DEFLECTION. HEREOF

THENCE, S 29' 37' 33" W AT 70.01 FEET FOR A POINT OF DEFLECTION, HEREOF;

THENCE, S 29' 37' 33" W AT 916.67 FEET FOR A DEFLECTION CORNER HEREOF:

THENCE, S 35' 15' 05" W AT 459.07 FEET FOR A DEFLECTION CORNER HEREOF;

THENCE, S 29' 37' 33" W AT 1,200.18 FEET FOR A DEFLECTION CORNER HEREOF;

THENCE, N 67' 42" 29" F AT 32 97 FEFT FOR A DEFLECTION CORNER HEREOF.

THENCE, S 29' 49' 11" W AT 146.56 FEET FOR A DEFLECTION CORNER HEREOF; THENCE S 67' 30' 36" W AT 1 115 02 EFFT TO A DOINT ON AN EENCE HEREOE-

THENCE, N 04' 53' 29" E AT 3,115.17 FEET CONTINUING ALONG SAID FENCE, A FENCE CORNER POST FOR A

THENCE, N 67' 35' 43" E AT 805.01 FEET CONTINUING ALONG SAID FENCE, TO A FENCE CORNER POST, HEREOF:

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

THENCE, N 36' 16' 05" E AT 492.59 FEET CONTINUING ALONG SAID FENCE, TO A FENCE CORNER POST, HEREOF:

THENCE, N 04' 09' 17" E AT 2965.81 FEET CONTINUING ALONG SAID FENCE, A FENCE CORNER POST AT

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° 34' 31" E AT 1067.26 FEET TO THE POINT OF BEGINNING OF THIS TRACT OF LAND CONTAINING 301.66 ACRES (13,140,383.7390 S.F.), MORE OR LESS.

LOT 1 **50.01 ACRES**

MATCHLINE - SHEET 1.2



PORCION 9





PORCION 11, LAREDO PRELIMINARY PLAT OF

NORTH LAREDO
PHASE VII
PORCION 9, PORCION 10 & P

1.3

275.67 ACRES TRACT I OUT OF REUTHINGER LIVING TRUST TRACT "THREE"

V. 336, P. 1

W.C.D.R.

LOT 2

MATCHLINE - SHEET 1.1

PORCION 10

20.77 ACRES