

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	561.69	570.00	50°27'39"	306.02	N 52°13'14" W	530.24
C2	64.77	570.00	6°30'40"	32.42	N 20°44'05" W	64.74
C3	225.93	350.00	36°59'08"	117.08	N 35°18'20" W	222.03
C4	9.91	350.00	1°37'20"	4.96	N 55°16'35" W	9.91
C5	20.54	350.00	3°21'47"	10.27	N 64°24'20" W	20.54
C6	61.18	350.00	10°14'49"	30.83	N 40°10'09" W	59.88
C7	143.87	350.00	23°34'07"	73.02	N 46°10'33" W	142.96
C8	926.94	1,500.00	30°28'06"	479.69	N 43°18'33" W	915.80
C9	87.79	700.00	7°10'57"	43.93	S 67°51'33" W	87.89
C10	96.74	411.00	1°32'21"	48.02	N 28°08'41" E	96.52
C11	98.09	300.00	18°43'38"	49.47	N 30°48'12" E	97.82
C12	25.09	25.00	57°17'33"	13.68	N 11°29'31" E	23.97
C13	40.23	1,760.00	1°18'35"	20.12	N 16°28'04" W	40.23
C14	73.29	190.00	22°05'24"	37.09	S 27°41'54" E	72.89
C15	1,038.23	1,580.00	38°10'08"	530.72	N 70°53'14" E	1,025.12
C16	251.09	940.00	20°10'51"	127.29	S 10°10'29" W	250.38
C17	45.39	480.00	3°01'19"	22.61	S 15°18'53" W	45.34
C18	670.02	940.00	40°50'24"	349.98	S 53°15'33" E	655.93
C19	437.48	540.00	40°29'08"	231.53	S 48°53'44" E	425.82
C20	488.49	510.00	54°52'08"	264.79	N 53°01'00" W	480.99
C21	10.02	610.00	1°07'31"	5.01	N 20°10'10" W	10.02
C22	115.99	510.00	13°01'38"	58.23	N 17°16'38" W	115.71
C23	248.69	300.00	38°17'47"	128.71	N 29°14'41" W	244.40
C24	134.90	360.00	18°20'58"	69.89	N 57°08'01" W	134.39
C25	75.52	1,440.00	5°08'18"	37.77	N 64°49'09" W	75.31
C26	32.09	20.00	91°48'58"	20.64	N 17°22'47" W	30.73
C27	68.92	375.00	10°31'57"	34.56	N 37°48'42" E	68.83
C28	68.23	375.00	10°07'11"	33.20	N 44°08'12" E	68.15
C29	57.19	375.00	8°43'28"	28.80	N 53°13'31" E	57.04
C30	32.47	375.00	4°57'39"	16.24	N 60°22'04" E	32.46
C31	21.91	225.00	5°34'44"	10.96	N 60°10'31" E	21.90
C32	52.01	225.00	1°14'38"	26.12	N 50°38'50" E	51.89
C33	51.19	225.00	13°01'38"	25.69	N 37°30'42" E	51.05
C34	41.90	225.00	10°10'19"	20.71	N 25°14'42" E	41.20
C35	38.49	225.00	8°43'38"	19.37	N 15°34'56" E	38.41
C36	36.13	225.00	9°12'09"	18.10	N 56°03'09" E	36.09
C37	37.09	225.00	9°20'20"	18.54	N 60°13'31" W	36.86
C38	48.93	225.00	12°27'38"	24.58	N 14°09'59" W	48.83
C39	34.39	225.00	8°44'08"	17.19	N 24°46'51" W	34.27
C40	51.34	225.00	13°04'20"	25.78	N 35°40'08" W	51.23
C41	45.15	225.00	11°28'47"	22.65	N 47°57'14" W	45.07
C42	42.08	225.00	10°42'38"	21.09	N 58°18'25" W	42.00
C43	51.48	225.00	5°59'17"	25.81	N 70°57'42" W	51.29
C44	23.19	225.00	5°54'19"	11.61	N 80°27'10" W	23.16
C45	51.59	215.00	13°45'40"	25.92	S 78°31'54" W	51.48
C46	73.43	215.00	10°34'09"	37.08	N 59°18'23" W	73.07
C47	85.38	215.00	22°45'07"	43.26	N 38°42'51" W	84.82
C48	83.82	215.00	22°20'13"	42.45	N 16°10'11" W	83.29
C49	85.33	215.00	22°44'20"	43.23	N 08°22'02" E	84.77
C50	85.29	215.00	22°43'49"	43.11	N 29°18'08" E	84.73
C51	58.78	215.00	10°39'15"	29.57	N 48°17'08" E	58.60
C52	20.30	215.00	5°24'29"	9.19	N 68°16'09" E	20.29
C53	107.82	215.00	38°45'39"	55.12	N 75°19'11" E	106.79
C54	83.99	215.00	22°21'35"	42.49	S 78°31'22" E	83.37
C55	86.98	215.00	23°10'48"	44.09	S 55°45'01" E	86.39
C56	73.48	215.00	19°34'57"	37.10	S 34°22'10" E	73.13
C57	30.82	215.00	8°12'51"	15.44	S 20°28'16" E	30.80
C58	41.78	275.00	8°42'20"	20.93	S 20°43'01" E	41.74
C59	51.94	275.00	10°49'20"	26.05	S 30°28'51" E	51.87
C60	42.99	275.00	8°52'27"	21.34	S 45°19'44" E	42.55
C61	41.88	275.00	8°41'09"	20.88	S 40°16'02" E	41.68
C62	54.39	275.00	11°18'47"	27.24	S 50°09'02" E	54.21
C63	44.94	275.00	9°21'47"	22.52	S 69°26'47" E	44.89
C64	32.04	20.00	91°47'38"	20.64	N 28°19'33" W	28.72
C65	31.09	20.00	88°57'47"	19.84	S 61°23'28" W	28.03
C66	103.43	225.00	26°20'18"	52.65	N 60°15'31" W	102.52
C67	90.29	225.00	22°59'28"	45.78	N 36°17'38" W	89.68
C68	84.01	225.00	21°23'34"	42.50	N 14°10'00" W	83.52
C69	0.56	170.00	1°01'59"	0.27	N 63°28'49" W	0.56
C70	42.13	170.00	14°11'57"	21.17	N 16°14'11" W	42.02
C71	41.68	170.00	14°02'52"	20.92	N 34°46'44" W	41.58
C72	36.14	170.00	13°11'28"	19.88	N 38°25'59" W	36.05
C73	37.11	170.00	12°30'31"	18.83	N 51°16'50" W	37.04
C74	41.69	170.00	14°01'08"	20.90	N 64°32'44" W	41.49
C75	49.99	170.00	16°49'09"	25.13	N 79°12'48" W	49.72
C76	45.18	170.00	15°13'37"	22.72	S 84°10'33" W	45.05
C77	14.88	170.00	4°58'51"	7.34	S 73°16'39" W	14.68
C78	39.87	360.00	8°20'48"	19.88	S 74°46'07" W	39.69
C79	24.27	360.00	4°32'36"	12.12	S 80°11'09" W	24.20
C80	23.78	265.00	5°06'17"	11.89	S 79°16'59" W	23.76
C81	45.39	265.00	9°48'48"	22.75	S 72°27'58" W	45.33
C82	38.79	265.00	8°22'48"	19.41	S 63°22'12" W	38.72
C83	20.19	265.00	4°21'57"	10.10	S 58°16'50" W	20.19
C84	68.52	265.00	14°48'51"	34.45	S 47°24'28" W	68.33
C85	37.09	265.00	8°00'00"	18.53	S 58°10'00" W	36.97

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C86	41.43	265.00	6°57'29"	20.76	S 27°51'19" W	41.39
C87	29.98	265.00	6°28'53"	15.00	S 19°48'54" W	29.96
C88	34.97	265.00	7°33'38"	17.51	S 12°48'49" W	34.94
C89	36.34	265.00	7°51'29"	18.20	S 05°14'17" W	36.31
C90	51.24	265.00	11°04'47"	25.70	S 04°23'49" E	51.17
C91	24.82	265.00	10°44'14"	12.48	S 10°19'19" E	24.78
C92	52.74	265.00	11°24'13"	26.46	S 26°24'32" E	52.66
C93	36.10	265.00	8°14'19"	19.08	S 36°13'47" E	36.07
C94	53.17	265.00	11°29'49"	26.87	S 48°16'41" E	53.08
C95	22.87	265.00	4°54'02"	11.34	S 54°17'40" E	22.86
C96	30.33	265.00	6°33'29"	15.18	S 60°10'54" E	30.31
C97	51.48	265.00	11°07'49"	25.82	S 68°32'01" E	51.40
C98	41.50	265.00	8°58'24"	20.79	S 78°30'51" E	41.46
C99	15.88	175.00	5°11'59"	7.95	S 85°48'21" E	15.87
C100	91.50	175.00	20°19'58"	41.42	S 94°12'02" E	90.91
C101	98.41	175.00	32°13'16"	50.92	S 92°27'42" E	97.12
C102	90.91	175.00	32°42'35"	51.38	S 92°18'52" E	98.59
C103	91.77	175.00	30°12'40"	46.97	S 82°22'49" W	90.72
C104	59.39	175.00	19°28'42"	29.98	S 53°07'32" W	59.11
C105	18.57	425.00	2°36'11"	9.29	S 61°16'48" W	18.57
C106	51.04	425.00	8°52'51"	25.59	S 68°14'18" W	51.01
C107	49.23	425.00	6°38'12"	24.64	S 50°18'40" W	49.20
C108	49.89	425.00	6°45'59"	24.87	S 43°28'11" W	49.89
C109	47.81	425.00	6°28'44"	23.98	S 36°14'21" W	47.79
C110	56.30	425.00	5°10'13"	19.19	S 31°05'02" W	56.34
C111	32.02	20.00	91°48'58"	20.64	S 74°25'19" W	28.73
C112	868.93	1,440.00	34°03'40"	441.57	N 42°37'33" W	844.34
C113	17.62	1,530.00	0°38'36"	8.81	N 25°54'18" W	17.62
C114	886.48	1,440.00	35°13'52"	457.23	N 69°25'08" E	871.57
C115	73.88	1,440.00	2°56'54"	36.86	N 88°30'21" E	73.87
C116	253.80	880.00	16°54'33"	127.83	S 08°27'18" W	252.88
C117	20.87	470.00	2°32'39"	10.44	S 58°13'40" W	20.87
C118	45.28	470.00	5°31'12"	22.86	S 54°11'49" W	45.28
C119	894.83	1,470.00	29°39'20"	393.52	S 45°26'08" E	888.83
C120	36.87	1,670.00	2°11'52"	13.48	S 58°49'12" E	36.87
C121	86.84	1,670.00	3°18'56"	48.33	S 54°10'46" E	86.52
C122	167.77	930.00	10°13'36"	84.11	S 12°53'40" W	167.55
C123	90.90	940.00	5°28'10"	45.04	S 04°11'30" W	89.87
C124	59.31	940.00	2°23'46"	19.68	S 00°18'02" W	59.31
C125	372.96	940.00	22°43'53"	188.99	S 12°19'12" E	370.52
C126	231.12	539.00	25°09'48"	120.59	S 36°10'05" E	229.21
C127	53.12	540.00	5°19'09"	25.98	S 51°30'54" E	50.10
C128	40.12	540.00	4°15'24"	20.07	S 58°17'19" E	40.11
C129	19.14	539.00	3°01'13"	9.58	S 64°15'40" E	18.99
C130	4.87	1,660.00	0°20'08"	2.44	S 20°12'22" E	4.87
C131	847.20	1,700.00	21°46'41"	327.57	S 78°10'16" E	843.39
C132	62.94	1,715.00	2°06'22"	31.02	N 31°40'06" E	62.94
C133	41.22	1,715.00	1°22'37"	20.61	N 33°29'07" E	41.22
C134	47.86	1,715.00	1°38'08"	23.98	N 34°18'08" E	47.86
C135	51.09	1,715.00	1°42'29"	25.95	N 36°13'44" E	51.09
C136	51.02	1,715.00	1°42'17"	25.51	N 38°20'00" E	51.02
C137	51.00	1,715.00	1°42'14"	25.50	N 40°10'20" E	51.00
C138	77.80	1,715.00	2°30'13"	38.80	N 42°11'29" E	77.84
C139	49.45	1,715.00	1°39'07"	24.72	N 44°19'03" E	49.44
C140	596.34	1,685.00	18°50'33"	280.72	S 40°16'48" W	593.81
C141	592.17	1,670.00	20°10'00"	299.23	S 77°28'17" E	589.07
C142	68.21	165.00	20°02'30"	34.46	N 65°25'42" W	67.89
C143	77.95	165.00	22°42'35"	39.19	N 59°12'57" W	76.84
C144	76.14	165.00	22°12'18"	38.59	N 16°28'47" W	75.80
C145	77.30	165.00	22°42'43"	39.16	N 06°12'47" E	76.79
C146	77.28	165.00	22°42'48"	39.14	N 28°46'12" E	76.76
C147	56.36	165.00	16°43'39"	28.70	N 48°28'34" E	56.78
C148	94.64	165.00	27°49'49"	48.87	N 78°40'03" E	93.74
C149	79.29	165.00	27°49'49"	48.87	N 78°40'03" E	78.72
C150	80.82	165.00	27°49'49"	48.87	N 78°40'03" E	80.30
C151	80.82	165.00	27°49'49"	48.87	N 78°40'03" E	80.30
C152	80.82	165.00	27°49'49"	48.87	N 78°40'03" E	80.30
C153	80.82	165.00	27°49'49"	48.87	N 78°40'03" E	80.30
C154	80.82	165.00	27°49'49"	48.87	N 78°40'03" E	80.30
C155	80.82	165.00	27°49'49"	48.87	N 78°40'03" E	80.30
C156	80.82	165.00	27°49'49"	48.87	N 78°40'03" E	80.30
C157	80.82	165.00	27°49'49"	48.87	N 78°40'03" E	80.30
C158	80.82	165.00	27°49'49"	48.87	N 78°40'03" E	80.30
C159	80.82	165.00	27°49'49"	48.87	N 78°40'03" E	80.30
C160	80.82	165.00	27°49'49"	48.87	N 78°40'03" E	80.30
C161	80.82	165.00	27°49'49"	48.87	N 78°40'03" E	80.30
C162	80.82	165.00	27°49'49"	48.87	N 78°40'03" E	80.30
C163	80.82	165.00	27°49'49"	48.87	N 78°40'03" E	80.30
C164	80.82	165.00	27°49'49"	48.87	N 78°40'03" E	80.30
C165	80.82	165.00	27°49'49"	48.87	N 78°40'03" E	80.30
C166	80.82	165.00	27°49'49"	48.87	N 78°40'03" E	80.30
C167	80.82	165.00	27°49'49"	48.87	N 78°40'03" E	80.30
C168	80.82	165.00	27°49'49"	48.87	N 78°40'03" E	80.30
C169	80.82	165.00	27°49'49"	48.87	N 78°40'03" E	80.30
C170	239.71	400.00	34°20'01"	69.58	S 45°40'59" W	238.19

DESCRIPTION for a TRACT OF LAND containing 49.80 acres of land, more or less, situated in Porcion 23, Leonardo Sanchez, Original Grantee, Abstract 283, and Porcion 24, Toribio Rodriguez, Original Grantee, Abstract 268, Webb County, Texas

TRACT OF LAND containing 49.80 acres of land, more or less, situated in Porcion 23, Leonardo Sanchez, Original Grantee, Abstract 283, and Porcion 24, Toribio Rodriguez, Original Grantee, Abstract 268, Webb County, Texas, said 49.80 acres, more or less, being partially out of a tract of land containing 397.9304 acres, conveyed to Charco Land Sales, L.L.C., as recorded in Volume 5459, Pages 447-454, Official Public Records, Webb County, Texas, and partially out of a tract of land containing 200.68 acres, conveyed to Charco Land Sales, L.L.C., as recorded in Volume 5605, Pages 213-214 (Volume 5577, Pages 691-707), Official Public Records, Webb County, Texas, said 49.80 acres, more or less, being more particularly described by metes and bounds as follows:

BEGINNING at a found $\frac{1}{2}$ " iron rod (GPS Coordinates: N 17107838.3900, E 679746.3870) on the south right-of-way line of Victory Drive (60' ROW), also being a point of curvature having a radius of 770.00 feet, as per the plat of The Coves At Winfield Phase 2, as recorded in Volume 39, Page 3, Map Records of Webb County, Texas, same being the **POINT OF BEGINNING** of this tract of land containing 49.80 acres, more or less, for a point of deflection hereof; (GPS Coordinates: N 17107838.3900, E 679746.3870)

THENCE, N 80° 28' 43" W, a distance 152.63 feet to a set $\frac{1}{2}$ " iron rod at a point of curvature of a 561.69-foot curve to the right, having a radius of 570.00 feet, delta of 56° 27' 39", and a chord of N 52° 13' 14" W - 539.24 feet, a point of deflection hereof;

THENCE, along said curve, an arc length of 561.69-feet to a set $\frac{1}{2}$ " iron rod at a point of curvature of a 64.77-foot curve to the right, having a radius of 570.00 feet, delta of 06° 30' 40", and a chord of N 50° 44' 05" W - 64.74 feet, a point of deflection hereof;

THENCE, along said curve, an arc length of 64.77 feet to a set $\frac{1}{2}$ " iron rod at a point of curvature of a 225.93-foot curve to the left, having a radius of 350.00 feet, delta of 36° 59' 08", and a chord of N 35° 58' 20" W - 222.03 feet, a point of deflection hereof;

THENCE, along said curve, an arc length of 225.93 feet to a set $\frac{1}{2}$ " iron rod at a point of curvature of a 9.91-foot curve to the left, having a radius of 350.00 feet, delta of 01° 37' 20", and a chord of N 55° 16' 35" W - 9.91 feet, a point of deflection hereof;

THENCE, along said curve, an arc length of 9.91 feet to a set $\frac{1}{2}$ " iron rod at a point of curvature of a 20.54-foot curve to the right, having a radius of 350.00 feet, delta of 03° 21' 47", and a chord of N 54° 24' 20" W - 20.54 feet, a point of deflection hereof;

THENCE, along said curve, an arc length of 20.54 feet to a set $\frac{1}{2}$ " iron rod at a point of curvature of a 93.15-foot curve to the right, having a radius of 350.00 feet, delta of 15° 14' 39", and a chord of N 45° 05' 58" W - 92.88 feet, a point of deflection hereof;

THENCE, along said curve, an arc length of 93.15 feet to a set $\frac{1}{2}$ " iron rod at a point of curvature of a 143.97-foot curve to the left, having a radius of 350.00 feet, delta of 23° 34' 07", and a chord of N 49° 15' 33" W - 142.96 feet, a point of deflection hereof;

THENCE, along said curve, an arc length of 143.97 feet to a set $\frac{1}{2}$ " iron rod at a point of curvature of a 928.56-foot curve to the right, having a radius of 1,500.00 feet, delta of 35° 28' 06", and a chord of N 43° 18' 33" W - 913.80 feet, a point of deflection hereof;

THENCE, along said curve, an arc length of 928.56 feet to a set $\frac{1}{2}$ " iron rod, an interior corner hereof;

THENCE, N 58° 51' 55" W, a distance of 68.91 feet to a set $\frac{1}{2}$ " iron rod at a point of curvature of an 87.75-foot curve to the left, having a radius of 700.00 feet, delta of 07° 10' 58", and a chord of S 67° 52' 03" W - 87.69 feet, being a corner clip hereof;

THENCE, along said curve, an arc length of 87.69 feet to a set $\frac{1}{2}$ " iron rod, an exterior corner hereof;

THENCE, N 38° 36' 03" W, a distance of 156.78 feet to a set $\frac{1}{2}$ " iron rod at a point of curvature of a 96.74-foot curve to the left, having a radius of 411.00 feet, delta of 13° 29' 11", and a chord of N 28° 06' 41" E - 96.52 feet, for an exterior corner hereof;

THENCE, along said curve, an arc length of 96.74 feet to a set $\frac{1}{2}$ " iron rod at a point of curvature of a 98.06-foot curve to the right, having a radius of 300.00 feet, delta of 18° 43' 39", and a chord of N 30° 46' 13" E - 97.62 feet, a point of deflection hereof;

THENCE, along said curve, an arc length of 98.06 feet to a set $\frac{1}{2}$ " iron rod at a point of curvature of a 25-foot curve to the left, having a radius of 25 feet, delta of 57° 17' 33", and a chord of N 11° 29' 31" E - 23.97 feet, a point of deflection hereof;

THENCE, along said curve, an arc length of 25 feet to a set $\frac{1}{2}$ " iron rod at a point of curvature of a 40.23-foot curve to the right, having a radius of 1,760.00 feet, delta of 1° 18' 35", and a chord of N 16° 29' 44" W - 40.23 feet, a point of deflection hereof;

THENCE, along said curve, an arc length of 40.23 feet to a set $\frac{1}{2}$ " iron rod, for an exterior corner hereof;

THENCE, N 74° 09' 34" E, a distance of 60.00 feet to a set $\frac{1}{2}$ " iron rod at a point of curvature of a 73.25-foot curve to the left, having a radius of 190.00 feet, delta of 22° 05' 24", and a chord of S 27° 41' 14" E - 72.80 feet, for an exterior corner hereof;

THENCE, along said curve, an arc length of 73.25 feet to a set $\frac{1}{2}$ " iron rod, an interior corner hereof;

THENCE, S 88° 13' 16" E, a distance of 79.08 feet to a set $\frac{1}{2}$ " iron rod, being a corner clip hereof;

THENCE, N 51° 38' 50" E, a distance of 247.18 feet to a set $\frac{1}{2}$ " iron rod at a point of curvature of a 1,039.23-foot curve to the right, having a radius of 1,560 feet, delta of 38° 10' 08", and a chord of N 70° 53' 14" E - 1,020.12 feet, a point of deflection hereof;

THENCE, along said curve, an arc length of 1,039.24 feet to a set $\frac{1}{2}$ " iron rod, a point of deflection hereof;

THENCE, N 89° 58' 18" E, a distance of 80.89 feet to a set $\frac{1}{2}$ " iron rod, an interior corner hereof;

THENCE, N 47° 55' 27" E, a distance of 136.27 feet to a set $\frac{1}{2}$ " iron rod, being a corner clip hereof;

THENCE, N 00° 00' 00" W, a distance of 15.71 feet to a set $\frac{1}{2}$ " iron rod, an exterior corner hereof;

THENCE, N 90° 00' 00" E, a distance of 90.00 feet to a set $\frac{1}{2}$ " iron rod, an exterior corner hereof;

THENCE, S 00° 00' 00" E, a distance of 6.89 feet to a set $\frac{1}{2}$ " iron rod, an interior corner hereof;

THENCE, S 45° 00' 51" E, a distance of 141.46 feet to a set $\frac{1}{2}$ " iron rod, being a corner clip hereof;

THENCE, N 89° 58' 18" E, a distance of 268.15 feet to a set $\frac{1}{2}$ " iron rod, an exterior corner hereof;

THENCE, S 00° 01' 42" E, a distance of 120.00 feet to a set $\frac{1}{2}$ " iron rod, an exterior corner hereof;

THENCE, S 89° 58' 18" W, a distance of 246.59 feet to a set $\frac{1}{2}$ " iron rod, an interior corner hereof;

THENCE, S 53° 46' 04" W, a distance of 157.03 feet to a set $\frac{1}{2}$ " iron rod, being a corner clip hereof;

THENCE, S 00° 00' 00" W, a distance of 224.17 feet to a set $\frac{1}{2}$ " iron rod at a point of curvature of a 331.09-foot curve to the right, having a radius of 940.00 feet, delta of 20° 10' 51", and a chord of S 10° 05' 26" W - 329.38 feet, a point of deflection hereof;

THENCE, along said curve, an arc length of 331.09 feet to a set $\frac{1}{2}$ " iron rod at a point of curvature of a 45.34-foot curve to the right, having a radius of 860.30 feet, delta of 3° 01' 16", and a chord of S 18° 38' 51" W - 45.34 feet, a point of deflection hereof;

THENCE, along said curve, an arc length of 45.34 feet to a found $\frac{1}{2}$ " iron rod, on the east right-of-way line of Champion's Way (80' ROW), also being a point of curvature having a radius of 860.00 feet, as per the plat of The Coves At Winfield Phase 2, as recorded in Volume 39, Page 3, Map Records of Webb County, Texas, an exterior corner hereof;

THENCE, N 72° 49' 44" W, a distance of 79.97 feet to a found $\frac{1}{2}$ " iron rod, on the west right-of-way line of said Champion's Way (80' ROW), also being a point of curvature having a radius of 940.00 feet, delta of 40° 50' 24", and a chord of S 03° 15' 37" E - 655.93 feet, an interior corner hereof;

THENCE, continuing along the west right-of-way of said Champion's Way (80' ROW), also being along said curve having a radius of 940.00 feet, an arc length of 670.02 feet to a set $\frac{1}{2}$ " iron rod at a point of curvature of a 437.48-foot curve to the left, having a radius of 540.00 feet, delta of 46° 25' 06", and a chord of S 46° 53' 14" E - 425.62 feet, a point of deflection hereof;

THENCE, along said curve, an arc length of 437.48 feet to a set $\frac{1}{2}$ " iron rod, being a corner clip hereof;

THENCE, S 30° 24' 09" E, a distance of 37.04 feet to a found $\frac{1}{2}$ " iron rod, being a corner clip hereof;

THENCE, S 11° 25' 07" W, a distance of 77.80 feet to a found $\frac{1}{2}$ " iron rod at the northeast corner of The Coves At Winfield Phase 10A, as recorded in Volume 5400, Pages 824-829, of the Official Public Records of Webb County, Texas, said corner being on the west right-of-way line of Persistence Road, as per the plat of The Coves At Winfield Phase 2, as recorded in Volume 39, Page 3, Map Records of Webb County, for an exterior corner hereof;

THENCE, N 78° 22' 17" W, a distance of 107.81 feet to a found $\frac{1}{2}$ " iron rod, said iron rod being on the south line of a 60-foot CPL easement, as recorded in Volume 241, Page 500, Official Public Records of Webb County, Texas, same being an exterior corner of said The Coves At Winfield Phase 10A, an interior corner hereof;

THENCE, S 69° 58' 04" W, along with the south line of said 60-foot CPL easement, a distance of 45.84 feet to a found $\frac{1}{2}$ " iron rod, said iron rod being on the south line of said 60-foot CPL easement and same being on the east line of a 30-foot drainage easement, as recorded in Volume 39, Page 03, Map Records of Webb County, Texas, also being an exterior corner of said The Coves At Winfield Phase 10A, an interior corner hereof;

THENCE, S 08° 47' 26" W, along with the common boundary line of said 30-foot drainage easement, and with the east boundary line of said The Coves At Winfield Phase 10A, of a distance of 257.12 feet to a found $\frac{1}{2}$ " iron rod, also being the southwest corner of said The Coves At Winfield Phase 10A, for an interior corner hereof;

THENCE, S 74° 41' 20" E, leaving the east line of said 30-foot drainage easement, and continuing with the common boundary line between this tract and said The Coves At Winfield Phase 10A, a distance of 135.55 feet to a found $\frac{1}{2}$ " iron rod, being on the west right-of-way line of said Persistence Road, also being the southeast corner of said The Coves At Winfield Phase 10A, for an exterior corner hereof;

THENCE, S 11° 20' 08" W, along said right-of-way line of said Persistence Road, a distance of 37.33 feet to a found $\frac{1}{2}$ " iron rod, being a corner clip hereof;

THENCE, S 54° 05' 37" W, a distance of 26.91 feet to a found $\frac{1}{2}$ " iron rod, being a corner clip hereof;

THENCE, S 06° 22' 29" W, a distance of 59.99 feet to the **POINT OF BEGINNING** of this tract of land containing 49.80 acres, more or less.

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

CERTIFICATE OF OWNER:

STATE OF TEXAS,
COUNTY OF WEBB

I, **RADCLIFFE KILLAM II**, AS PRESIDENT AND CEO OF **KILLAM MANAGEMENT L.P.**, THE SOLE VOTING MEMBER OF **CHARCO LAND SALES, L.L.C.**, A TEXAS LIMITED PARTNERSHIP COMPANY, THE UNDERSIGNED OWNER OF THE LAND, SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE **COVES AT WINFIELD, PHASE 10B** IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERE TO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL EASEMENTS AND PUBLIC PLACES THEREIN SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

RADCLIFFE KILLAM II
PRESIDENT AND CEO

STATE OF TEXAS,
COUNTY OF WEBB

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **RADCLIFFE KILLAM II**, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN BY HAND AND SEAL OF OFFICE THIS ____ DAY OF 2026.

NOTARY PUBLIC AND FOR THE WEBB COUNTY, TEXAS

MY COMMISSION EXPIRES _____

CERTIFICATE OF ENGINEER:

STATE OF TEXAS,
COUNTY OF WEBB

I, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, DRAINAGE, WATER, SEWER, AND APPURTENANCES LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

HUGO BECA, P.E., R.P.L.S.
REGISTERED PROFESSIONAL ENGINEER
TEXAS NO. 62079

CERTIFICATE OF SURVEYOR:

STATE OF TEXAS,
COUNTY OF WEBB

I, THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND THAT THE CORNER MONUMENTS SHOWN THEREON WILL BE PROPERLY PLACED UNDER MY SUPERVISION.

HUGO BECA, P.E., R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 5783

PLAT APPROVAL - CITY ENGINEER:

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS PLAT OF THE **COVES AT WINFIELD, PHASE 10B**, PREPARED BY **HUGO BECA**, REGISTERED PROFESSIONAL ENGINEER NO. 62079, AND DATED THE ____ DAY OF 2026, WITH THE LAST REVISED DATE ON ____ 2026, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

ELIUD DE LOS SANTOS, P.E.
CITY ENGINEER

PLANNING COMMISSION APPROVAL:

THIS PLAT OF THE **COVES AT WINFIELD, PHASE 10B**, HAS BEEN SUBMITTED AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, AND IS HEREBY APPROVED BY SUCH COMMISSION ON THE ____ DAY OF ____ 2026.

DANIELA SADA PAZ
PLANNING & ZONING COMMISSION CHAIR

ATTESTMENT OF PLANNING COMMISSION APPROVAL:

THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILING FOR RECORD OF THIS PLAT OF THE **COVES AT WINFIELD, PHASE 10B**, AT A PUBLIC MEETING HELD ON THE DAY OF ____ 2026. THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

VANESSA GUERRA, AICP
PLANNING DIRECTOR

CERTIFICATION OF COUNTY CLERK:

I, **MARGIE R. IBARRA**, CLERK OF THE COUNTY COURT IN AND FOR THE WEBB COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE ____ DAY OF 2026, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF 2026, AT ____ O'CLOCK ____ M. IN VOLUME ____ PAGE(S) ____ OF THE PLAT RECORDS OF SAID COUNTY.

DEPUTY COUNTY CLERK
WEBB COUNTY, TEXAS

CERTIFICATION OF COUNTY CLERK:

FILED FOR RECORD AT ____ O'CLOCK ____ M. ON THE ____ DAY OF ____ 2026.

DEPUTY: _____

COUNTY CLERK
WEBB COUNTY, TEXAS



RELEASED UNDER THE AUTHORITY OF THE ENGINEER'S CERTIFICATE OF AUTHENTICATION FOR INTERNAL REVIEW ONLY NOT FOR CONSTRUCTION MAY 13, 2026

PRELIMINARY PLAT SHOWING THE COVES AT WINFIELD, PHASE 10B
THIS PLAT OF THE COVES AT WINFIELD, PHASE 10B, PREPARED BY HUGO BECA, REGISTERED PROFESSIONAL ENGINEER NO. 62079, AND DATED THE ____ DAY OF 2026, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF 2026, AT ____ O'CLOCK ____ M. IN VOLUME ____ PAGE(S) ____ OF THE PLAT RECORDS OF SAID COUNTY.



DESIGNED BY	M.C.
DRAWN BY	C.B.
APPROVED BY	C.B.
DATE	
PLANNED	
DATE	
24 X 36	
11 X 17	

C-2.3