



1302 CALLE DEL NORTE, SUITE 2 LAREDO, TX 78041 PH: 956-717-1199 FAX: 956-717-1196

premier-ce.com

**FIELD NOTES****AEP EASEMENT (1.93 AC.)**

**A TRACT OF LAND CONTAINING 1.93 ACRES**, MORE OR LESS, OUT OF THE REMAINING 63.6714 ACRES OF 70.6155 ACRES, CONVEYED TO THE CITY OF LAREDO, AS RECORDED IN VOLUME 3905, PAGES 442-454, WEBB COUNTY DEED RECORDS, SITUATED IN THE CITY OF LAREDO, TEXAS, AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

**BEGINNING** AT A FOUND 1/2" IRON AT GRID COORDINATES (X: 660509.8590, Y: 17102806.6500), ON THE SOUTHEASTERLY CORNER OF TEJAS INDUSTRIAL PARK – UNIT 1, AS RECORDED IN VOLUME 3, PAGE 16-A, WEBB COUNTY PLAT RECORDS, THE WESTERLY RIGHT-OF-WAY LINE OF A RAILROAD EASEMENT (100' R.O.W.), AS RECORDED IN VOLUME 174, PAGES 657-660, WEBB COUNTY DEED RECORDS, THE MOST NORTHEASTERLY CORNER HEREOF;

**THENCE S17° 28' 25"W**, WITH THE COMMON BOUNDARY LINE OF SAID 63.6714 ACRES TRACT AND AFOREMENTIONED RAILROAD EASEMENT, A DISTANCE OF **26.12 FEET**, TO A SET 1/2" IRON ROD W/BUE PLASTIC CAP LABELED "PCE-100097", A DEFLECTION TO THE RIGHT HEREOF;

**THENCE** OVER AND ACROSS THE SAID 63.6714 ACRES TRACT, THE FOLLOWING CALLS:

**S67° 25' 58"W**, A DISTANCE OF **3,168.02 FEET**, TO A SET 1/2" IRON ROD W/BUE PLASTIC CAP LABELED "PCE-100097", A DEFLECTION TO THE LEFT HEREOF;

**S14° 57' 38"E**, A DISTANCE OF **374.07 FEET**, TO A SET 1/2" IRON ROD W/BUE PLASTIC CAP LABELED "PCE-100097", A DEFLECTION TO THE RIGHT HEREOF;

**S11° 46' 59"E**, A DISTANCE OF **121.60 FEET**, TO A SET 1/2" IRON ROD W/BUE PLASTIC CAP LABELED "PCE-100097", ON THE NORTH BOUNDARY LINE OF A 6.9441 ACRES TRACT, CONVEYED TO AEP TEXAS, AS RECORDED IN VOLUME 4295, PAGES 646-654, WEBB COUNTY DEED RECORDS, A DEFLECTION TO THE RIGHT HEREOF;

**THENCE S74° 06' 58"W**, WITH THE COMMON BOUNDARY LINE OF SAID 63.6714 ACRES TRACT AND AFOREMENTIONED 6.9441 ACRES TRACT, A DISTANCE OF **40.10 FEET**, TO A CORNER, FROM WHICH A 4" STEEL POST BEARS S76° 26' 10"E A DISTANCE OF 0.52 FEET, THE NORTHWESTERLY CORNER OF AFOREMENTIONED 6.9441 ACRES TRACT, THE EASTERLY RIGHT-OF-WAY LINE OF FM – 1472 (200' R.O.W.), THE MOST SOUTHERLY CORNER HEREOF;

**THENCE** WITH THE COMMON BOUNDARY LINE OF SAID 63.6714 ACRES TRACT AND AFOREMENTIONED FM – 1472 (200' R.O.W.), THE FOLLOWING CALLS:

**N11° 46' 59"W**, A DISTANCE OF **123.36 FEET**, TO A SET 1/2" IRON ROD W/BUE PLASTIC CAP LABELED "PCE-100097", A DEFLECTION TO THE LEFT HEREOF;

**N14° 57' 38"W**, A DISTANCE OF **387.80 FEET**, TO A CORNER, FROM WHICH A FOUND 1/2" IRON ROD BEARS N67° 25' 58"E A DISTANCE OF 0.22 FEET, THE SOUTHWESTERLY CORNER OF L.O. RAMIREZ PLAT, AS RECORDED IN VOLUME 15, PAGE 5, WEBB COUNTY PLAT RECORDS, THE NORTHWESTERLY CORNER HEREOF;

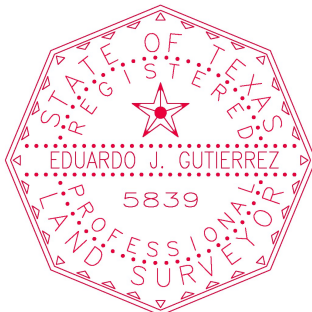
**THENCE N67° 25' 58"E**, WITH THE SOUTHERLY BOUNDARY LINE OF AFOREMENTIONED L.O. RAMIREZ PLAT, THE SOUTHERLY BOUNDARY LINE OF REFUGIO PLAT, AS RECORDED IN VOLUME 31, PAGE 33, WEBB COUNTY PLAT RECORDS, THE SOUTHERLY BOUNDARY LINE OF AFOREMENTIONED TEJAS INDUSTRIAL PARK – UNIT 1, A DISTANCE OF **3,222.52 FEET**, TO THE **POINT OF BEGINNING** AND CONTAINING **1.93 ACRES** OF LAND, MORE OR LESS.

**BASIS OF BEARING:**

DATUM BASED ON TEXAS COORDINATE SYSTEM NAD83 TEXAS STATE PLANES SOUTH CENTRAL ZONE, U.S FOOT, ELEVATIONS MEAN SEA LEVEL (MSL), DERIVED FROM GPS KINEMATIC OBSERVATIONS.

I, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE FOREGOING "FIELD NOTES" AND ATTACHED "PLAT OF SURVEY" WERE PREPARED FROM AN ACTUAL SURVEY OF THE SUBJECT PROPERTY ON THE GROUND UNDER MY SUPERVISION.

  
EDUARDO J. GUTIERREZ, R.P.L.S. NO. 5839

**12-19-24**

DATE:

Line Table		
Line #	Direction	Length
L1	S17° 28' 25"W	26.12'
L2	S67° 25' 58"W	3,168.02'
L3	S14° 57' 38"E	374.07'
L4	S11° 46' 59"E	121.60'
L5	S74° 06' 58"W	40.10'
L6	N11° 46' 59"W	123.36'
L7	N14° 57' 38"W	387.80'
L8	N67° 25' 58"E	3,222.52'

WR#88020443

EXHIBIT "B"

TX#241922



P.O.B.  
FIR  
X: 660509.8590  
Y: 17102806.6500



















TEJAS INDUSTRIAL  
PARK - UNIT I  
VOL. 3 - PG. 16-A  
W.C.P.R.

REFUGIO PLAT  
VOL. 31 - PG. 33  
W.C.P.R.

L.O. RAMIREZ PLAT  
VOL. 15 - PG. 5  
W.C.P.R.

REMAINING 63.6714 AC.  
OF 70.6155 AC.  
CITY OF LAREDO  
VOL. 3905 - PGS. 442-454  
W.C.D.R.

6.9441 OUT OF 70.6155 AC.  
AEP TEXAS  
VOL. 4295 - PGS. 646-654  
W.C.D.R.

LEGEND				
	PROPERTY LINE		SIR	SET IRON ROD*
	RD CENTERLINE		FIR	FOUND IRON ROD
	EASEMENT		FC	FENCE CORNER
	BLDG. SETBACK		PK	PK NAIL FOUND
	BLDG. STRUCT.		MAG	MAG NAIL FOUND
	LOT LINE		UTS	UNABLE TO SET
	WOOD FENCE			CHAINLINK FENCE
	BLOCK WALL			BARBWIRE FENCE

NOTES:

- DATUM BASED ON TEXAS COORDINATE SYSTEM NAD83 TEXAS STATE PLANES SOUTH ZONE, U.S FOOT, ELEVATIONS MEAN SEA LEVEL (MSL), DERIVED FROM GPS KINEMATIC OBSERVATIONS.
- THIS DOES NOT REPRESENT AN ALTA/NSPS SURVEY AND MAY NOT SHOW ALL UTILITY AND ROW EASEMENTS.



CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY STATE THAT THE FOREGOING PLAT OF SURVEY AND ATTACHED FIELD NOTES WERE PREPARED FROM AN ACTUAL SURVEY OF THE SUBJECT PROPERTY ON THE GROUND UNDER MY SUPERVISION.

*Eduardo J. Gutierrez*  
EDUARDO J. GUTIERREZ, F.P.L.S. No 5839

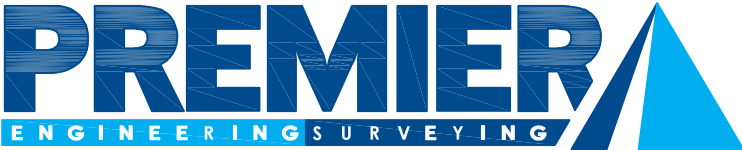
12-19-24  
DATE

THIS SURVEY IS VALID ONLY WITH ORIGINAL SEAL IN RED INK  
ENGINEERING REGISTRATION No. F-8019 SURVEY REGISTRATION No. 100097-00

SURVEY OF  
AEP EASEMENT - 1.93 ACRES

A TRACT OF LAND CONTAINING 1.93 ACRES, MORE OR LESS, OUT OF THE REMAINING 63.6714 ACRES OF 70.6155 ACRES, CONVEYED TO THE CITY OF LAREDO, AS RECORDED IN VOLUME 3905, PAGES 442-454, WEBB COUNTY DEED RECORDS, SITUATED IN THE CITY OF LAREDO, TEXAS

DRAWN BY:	J.L.H.	SCALE:	1"=400'
CHECKED BY:	E.J.G.	JOB #:	20165-24
APPROVED BY:	E.J.G.	FILE NAME:	AEP Easement.dwg
FIELD DATE:	10/18/24 G.R.	SHEET:	2 OF 2



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