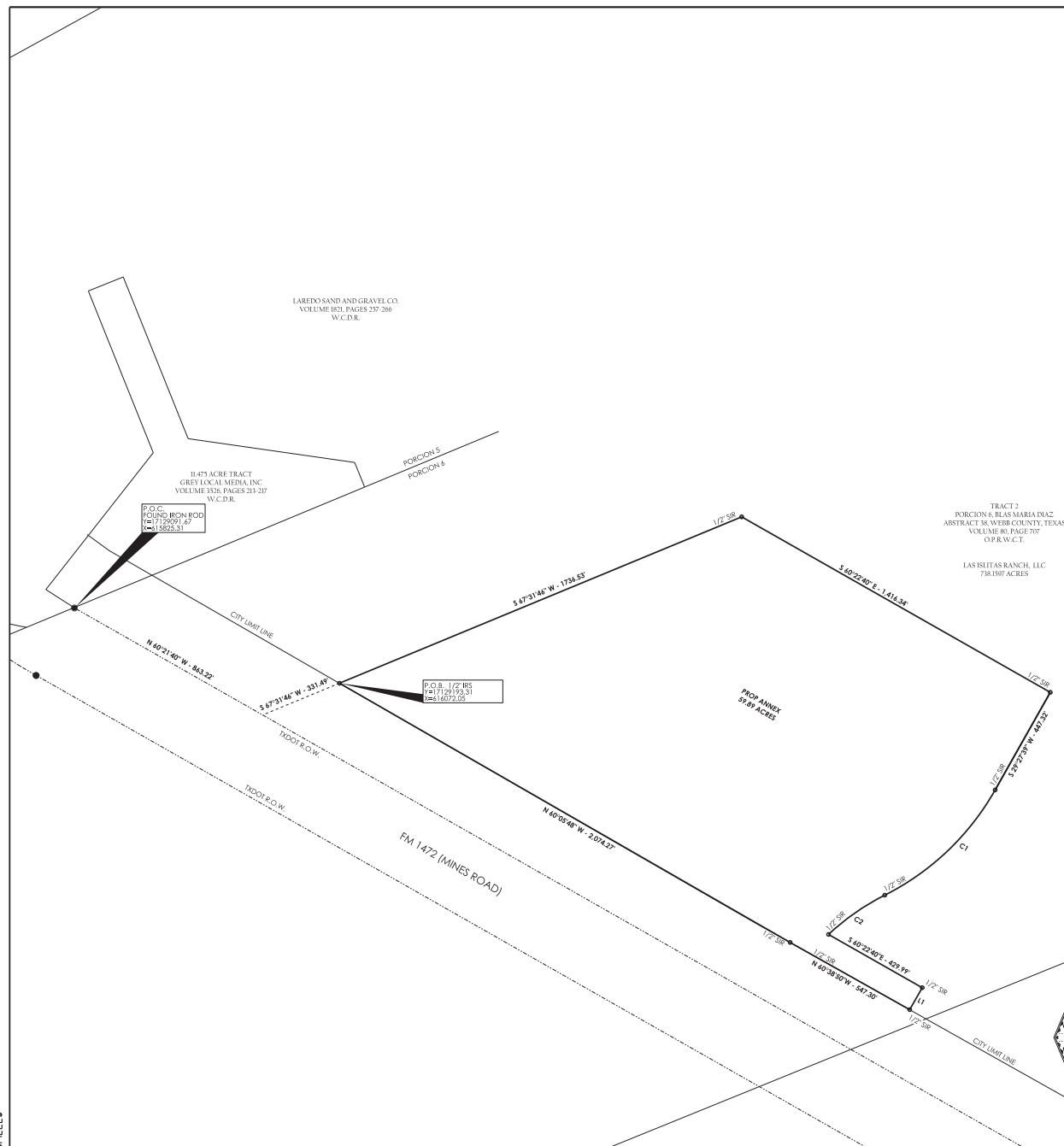
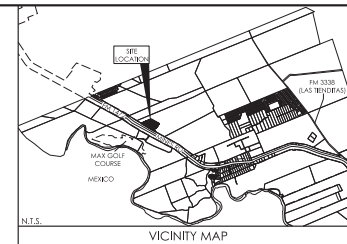




Field Notes
for a 59.89 acre tract of land out of Tract 2, an 738.1597 acre tract of land out of Mandell 1,468.2 acre tract of land situated in Parcel 6, Bjas Marks Diaz, Abstract 38, Webb County, Texas



SCALE: 1"=200'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 29°37'20" W	100.90'

CURVE TABLE			
#C	LENGTH	RADIUS	CHORD
C1	617.23'	1045.00'	S 46°22'55" W - 608.3
C2	274.54'	955.00'	S 55°04'02" W - 273.55

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY STATE THAT THE FOREGOING PLAT OF SURVEY WAS PREPARED FROM AN ACTUAL SURVEY OF THE SUBJECT PROPERTY ON THE GROUND UNDER MY SUPERVISION. THIS WORK IS PROTECTED BY COPYRIGHT LAW AND SHALL ONLY BE USED / DISTRIBUTED FOR ITS INTENDED PURPOSES.



ALFREDO T. GUERRA, R.P.L.S. No. 5702

**GUERRA ENGINEERING
& SURVEYING CO.**

LAREDO, TX 78041
956-718-2600
fred_ges@sbcglobal.net
ENGINEERING FIRM No. 9484
SURVEY FIRM No. 100173-00

07-8-25
DATE




DO-RITE
 ENGINEERING, LLC
 311 ITURBIDE
 LAREDO, TX 78040
 TEL (956)286-2496
www.dorite-engrs.com
 TEXAS FIRM REGISTRATION NO. 20695

OWNER:
LAS ISLITAS RANCH,
LLC

ANNEXATION
2025

DRAWN BY: R.M.G.

CHECKED BY: R.R.

APPROVED BY: R.R.

DATE: 07 / 8 / 25

REVISÉD DATE:

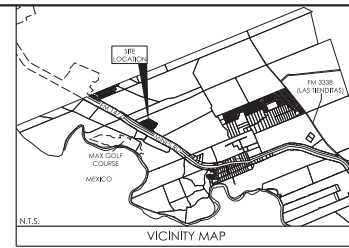
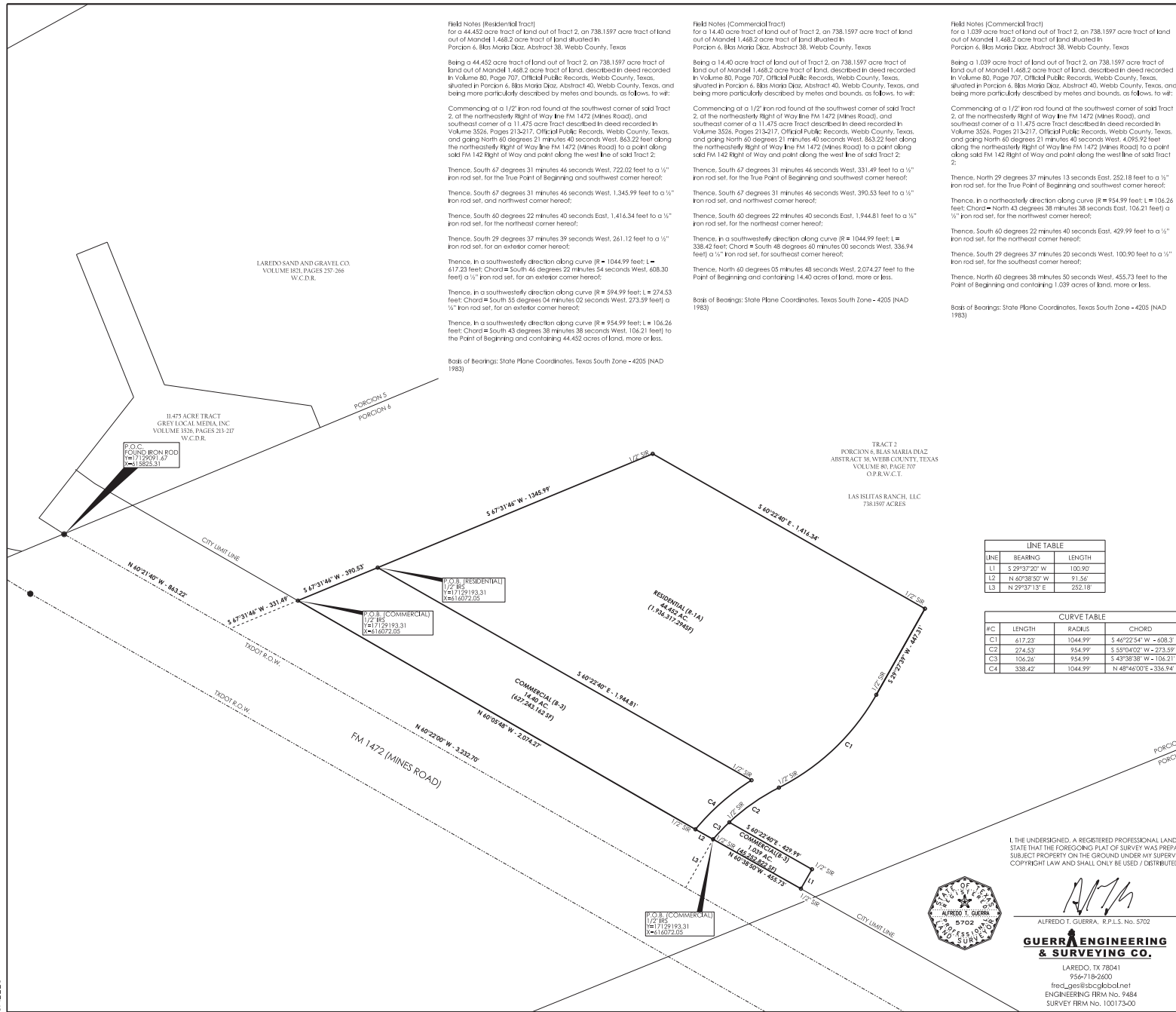
SCALE 11x17: 1"=400'

SCALE 24x36: 1"=200'

JOB #:

FILE NAME:

SHEET 1 OF 1



Field Notes (Residential Tract)
for a 44.452 acre tract of land out of Tract 2, on 738.1597 acre tract of land out of Mandal 1, 468.2 acre tract of land situated in
Parcel 6, Blas Maria Diaz, Abstract 38, Webb County, Texas

Being a 44.452 acre tract of land out of Tract 2, on 738.1597 acre tract of land out of Mandal 1, 468.2 acre tract of land, described in deed recorded in Volume 80, Page 707, Official Public Records, Webb County, Texas, and being more particularly described by metes and bounds, as follows, to wit:

Commencing at a 1/2" iron rod found at the southwest corner of said Tract 2, at the northeasterly Right of Way line FM 1472 (Mines Road), and southeast corner of a 11.475 acre tract described in deed recorded in Volume 3526, Pages 213-217, Official Public Records, Webb County, Texas, and going North 60 degrees 21 minutes 40 seconds West, 863.22 feet along the northeasterly Right of Way line FM 1472 (Mines Road) to a point along said FM 1472 Right of Way and point along the west line of said Tract 2;

Thence, South 67 degrees 31 minutes 46 seconds West, 722.02 feet to a 1/2" iron rod set, for the True Point of Beginning and southwest corner hereof;

Thence, South 67 degrees 31 minutes 46 seconds West, 1,345.99 feet to a 1/2" iron rod set, and northwest corner hereof;

Thence, South 60 degrees 22 minutes 40 seconds East, 1,416.34 feet to a 1/2" iron rod set, for the northeast corner hereof;

Thence, South 29 degrees 37 minutes 39 seconds West, 261.12 feet to a 1/2" iron rod set, for an exterior corner hereof;

Thence, in a southwestly direction along curve (R = 1044.99 feet; L = 617.23 feet; Chord = South 55 degrees 04 minutes 02 seconds West, 273.59 feet) a 1/2" iron rod set, for an exterior corner hereof;

Thence, in a southwestly direction along curve (R = 594.99 feet; L = 274.53 feet; Chord = South 55 degrees 04 minutes 02 seconds West, 273.59 feet) a 1/2" iron rod set, for an exterior corner hereof;

Thence, in a southwestly direction along curve (R = 594.99 feet; L = 106.26 feet; Chord = South 43 degrees 38 minutes 38 seconds West, 106.21 feet) to the Point of Beginning and containing 44.452 acres of land, more or less.

Base of Bearings: State Plane Coordinates, Texas South Zone - 4205 (NAD 1983)

Field Notes (Commercial Tract)
for a 14.40 acre tract of land out of Tract 2, on 738.1597 acre tract of land out of Mandal 1, 468.2 acre tract of land, described in deed recorded in Volume 80, Page 707, Official Public Records, Webb County, Texas, and being more particularly described by metes and bounds, as follows, to wit:

Commencing at a 1/2" iron rod found at the southwest corner of said Tract 2, at the northeasterly Right of Way line FM 1472 (Mines Road), and southeast corner of a 11.475 acre tract described in deed recorded in Volume 3526, Pages 213-217, Official Public Records, Webb County, Texas, and going North 60 degrees 21 minutes 40 seconds West, 863.22 feet along the northeasterly Right of Way line FM 1472 (Mines Road) to a point along said FM 1472 Right of Way and point along the west line of said Tract 2;

Thence, South 67 degrees 31 minutes 46 seconds West, 331.49 feet to a 1/2" iron rod set, for the True Point of Beginning and southwest corner hereof;

Thence, South 67 degrees 31 minutes 46 seconds West, 390.53 feet to a 1/2" iron rod set, and northwest corner hereof;

Thence, South 60 degrees 22 minutes 40 seconds East, 1,944.81 feet to a 1/2" iron rod set, for the northeast corner hereof;

Thence, in a southwestly direction along curve (R = 1044.99 feet; L = 338.42 feet; Chord = South 48 degrees 40 minutes 00 seconds West, 336.94 feet) a 1/2" iron rod set, for the southeast corner hereof;

Thence, North 60 degrees 05 minutes 40 seconds West, 2,074.27 feet to the Point of Beginning and containing 14.40 acres of land, more or less.

Base of Bearings: State Plane Coordinates, Texas South Zone - 4205 (NAD 1983)

Field Notes (Commercial tract)
for a 1.039 acre tract of land out of Tract 2, on 738.1597 acre tract of land out of Mandal 1, 468.2 acre tract of land, described in deed recorded in Volume 80, Page 707, Official Public Records, Webb County, Texas, and being more particularly described by metes and bounds, as follows, to wit:

Commencing at a 1/2" iron rod found at the southwest corner of said Tract 2, at the northeasterly Right of Way line FM 1472 (Mines Road), and southeast corner of a 11.475 acre tract described in deed recorded in Volume 3526, Pages 213-217, Official Public Records, Webb County, Texas, and going North 60 degrees 21 minutes 40 seconds West, 4,095.92 feet along the northeasterly Right of Way line FM 1472 (Mines Road) to a point along said FM 1472 Right of Way and point along the west line of said Tract 2;

Thence, North 29 degrees 37 minutes 13 seconds East, 252.18 feet to a 1/2" iron rod set, for the True Point of Beginning and southwest corner hereof;

Thence, in a northeasterly direction along curve (R = 954.99 feet; L = 106.26 feet; Chord = North 43 degrees 38 minutes 38 seconds East, 106.21 feet) a 1/2" iron rod set, for the northeast corner hereof;

Thence, South 60 degrees 22 minutes 40 seconds East, 429.99 feet to a 1/2" iron rod set, for the northeast corner hereof;

Thence, North 29 degrees 37 minutes 20 seconds West, 100.90 feet to a 1/2" iron rod set, for the northeast corner hereof;

Thence, North 60 degrees 38 minutes 50 seconds West, 453.73 feet to the Point of Beginning and containing 1.039 acres of land, more or less.

Base of Bearings: State Plane Coordinates, Texas South Zone - 4205 (NAD 1983)

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 29°37'20" W	100.90
L2	N 60°38'50" W	91.56
L3	N 29°37'13" E	252.18

CURVE TABLE			
#C	LENGTH	RADIUS	CHORD
C1	617.23	1044.99	S 46°22'54" W - 608.3
C2	274.53	954.99	S 53°04'02" W - 273.59
C3	106.26	954.99	S 43°38'38" W - 104.21
C4	338.42	1044.99	N 48°46'00" E - 336.94



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ALFREDO T. GUERRA, R.P.L.S. No. 5702

GUERRA ENGINEERING & SURVEYING CO.

LAREDO, TX 78041
956-718-2600
fred_ges@sbcbglobal.net
ENGINEERING FIRM NO. 7484
SURVEY FIRM NO. 100173-00

07-16-25
DATE

DO-RITE
ENGINEERING, LLC
3111 TURBIDE
LAREDO, TX 78040
TEL: (956) 286-2496
www.dorite-engrs.com
TEXAS FIRM REGISTRATION NO. 20695

OWNER:
LAS ISLITAS RANCH, LLC

ANNEXATION
2025

DRAWN BY: R.M.G.

CHECKED BY: R.R.

APPROVED BY: R.R.

DATE: 07 / 16 / 25

REVISED DATE:

SCALE 11x17: 1"=400'

SCALE 24x36: 1"=200'

JOB #:

FILE NAME:

SHEET

1 OF 1