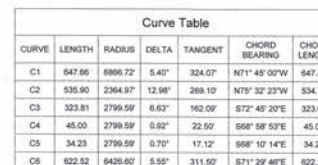


ZONE CHANGE  
BOUNDARY SURVEY  
OF

BEING PINNACLE FM - 1472 BILLBOARD #4 PLAT, RECORDED IN VOLUME 41, PAGE 90, PLAT RECORDS OF WEBB COUNTY, TEXAS  
PINNACLE FM- 1472 # 6, PLAT, VOLUME 41, PAGE 89, PLAT RECORDS OF WEBB COUNTY, TEXAS  
AND OUT OF A 953.0826 ACRE TRACT, RECORDED IN VOLUME 5357, PAGES 553-569, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS  
SITUATED IN PORCION 11, ABSTRACT 279, ORIGINAL GRANTEE T. SANCHES  
WEBB COUNTY, TEXAS



NOTE:  
1. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION REPORT AND MAY NOT SHOW ALL EASEMENTS, SETBACKS, OR OTHER MATTERS OF RECORD.  
BASIS OF BEARINGS:  
GCS: NAD83 / NAD83 TEXAS STATE PLANE 4205 COORDINATES, GRID  
STATE OF TEXAS  
COORDINATE OF WEBB  
I, ROBERT J. GILPIN, THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR, NUMBERED 4018, HEREBY CERTIFY THE SURVEY SHOWN HEREON TO BE TRUE AND CORRECT TO MY BEST KNOWLEDGE AND BELIEF AND THAT IT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE DATE OF THE SURVEY UNDER MY DIRECTION AND FROM OFFICE RECORDS AVAILABLE, WITHOUT THE BENEFIT OF A COMPLETE TITLE EXAMINATION REPORT.

11-21-23

STATE OF TEXAS  
REGISTERED  
★  
ROBERT J. GILPIN  
5944  
PROFESSIONAL  
LAND SURVEYOR

**T.B.P.L.R.** Firm Registration # 01033779  
**T.B.P.R.** Firm Registration # F-4296  
 11204 MCPHERSON RD. STE. 100  
 Laredo, Texas 78045  
 PH: 505.753.2210  
 FAX: 505.753.2213



**GILPIN**

1000

40.1622 ACRES

# ZONE CHANGE BOUNDARY SURVEY

SPINACLE SOUTHWEST MASTER COPY

|                 |      |
|-----------------|------|
| DR. P. B. K. CH | K.V. |
|-----------------|------|

SHEET NO.

18

STATE OF TEXAS\*  
COUNTY OF WEBB\*  
**40.1622 ACRES**

FIELD NOTES DESCRIBING A 40.1622 ACRE PARCEL OF LAND, BEING PINNACLE FM - 1472 BILLBOARD #4 PLAT, RECORDED IN VOLUME 41, PAGE 90, PLAT RECORDS OF WEBB COUNTY, TEXAS, PINNACLE FM - 1472 # 6 PLAT, VOLUME 41, PAGE 89 AND BEING OUT OF A 953.0826 ACRE TRACT, RECORDED IN VOLUME 5357, PAGES 553-569, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS. HEREIN DESCRIBED PARCEL SITUATED IN PORCION 11, ABSTRACT 279, ORIGINAL GRANTEE T. SANCHES WEBB COUNTY, TEXAS. BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**Commencing** at a found ½ inch iron rod being the most easterly corner of a 24.426 Acre Tract, recorded in Volume 2074, Page 382-385, Official Public Records of Webb County, Texas, same being an interior corner of said 953.0826 Acre Tract;

Thence, N67°28'00"E, with the common boundary between said 24.426 Acre Tract and said 953.0826 Acre Tract, a distance of 1,036.05 feet, for the **POINT OF BEGINNING** of this 40.1622 Acre Parcel and the **southerly corner** hereof;

Thence, along a curve to the right, with a chord bearing N71°45'00"W, 647.42 feet, subtended by an arc having a radius of 6,866.72 feet, with the southwesterly line of herein described parcel, a distance of 647.66 feet, for a point of tangency hereof;

Thence, N69°02'53"W, with the southwesterly line of herein described parcel, a distance of 1,954.50 feet, for a point of curvature hereof;

Thence, along a curve to the left, with a chord bearing N75°32'23"W, 534.75 feet, subtended by an arc having a radius of 2,364.97 feet, with the southwesterly line of herein described parcel, a distance of 535.90 feet, for a point of tangency hereof;

Thence, N82°01'53"W, with the southwesterly line of herein described parcel, a distance of 585.30 feet, to point situated on the southeasterly line of a 6.80 Acre Tract, recorded in Volume 4669, Pages 428-433, Official Public Records of Webb County, Texas, for the **westerly corner** hereof;

Thence, N67°42'24"E, along a fence occupied as the common boundary between said 6.80 Acre Tract and said 953.0826 Acre Tract, a distance of 156.61 feet, to a point being the southerly corner of a 4.50 Acre Tract, recorded in Volume 2233, Pages 888-892, Official Public Records of Webb County, Texas, same being the easterly corner of said 6.80 Acre Tract, continuing with the common boundary between said 4.50 Acre Tract and said 953.0826 Acre Tract, a distance of 792.44 feet, for a total distance of 949.05 feet, with the northwesterly line of herein described parcel, to a point being the easterly corner of said 4.50 Acre Tract, same being the northerly corner of said 953.0826 Acre Tract, situated on the westerly Right-of-Way of FM 1472, for the **northerly corner** hereof;



Thence, along a curve to the right, with a chord bearing  $S72^{\circ}45'20''E$ , 323.63 feet, subtended by an arc having a radius of 2,799.59 feet, with the common boundary between said FM 1472 Right-of-Way and said 953.0826 Acre Tract, same being the northeasterly line of herein described parcel, a distance of 323.81 feet, to a set  $\frac{1}{2}$  inch iron rod, being the northerly corner of Pinnacle FM – 1472 Billboard #6 Plat, recorded in Volume 41, Page 89, Plat Records of Webb County, Texas, for a point of compound curvature hereof;

Thence, along a curve to the right, with a chord bearing  $S68^{\circ}58'53''E$ , 45.00 feet, subtended by an arc having a radius of 2,799.59 feet, with the common boundary between said FM 1472 Right-of-Way and said Pinnacle FM – 1472 Billboard # 6 Plat, same being the northeasterly line of herein described parcel, a distance of 45.00 feet, to a set  $\frac{1}{2}$  inch iron rod being the easterly corner of said Pinnacle FM – 1472 Billboard #6 Plat, for a point of compound curvature hereof;

Thence, along a curve to the right, with a chord bearing  $S68^{\circ}10'14''E$ , 34.23 feet, subtended by an arc having a radius of 2,799.59 feet, with the common boundary between said FM 1472 Right-of-Way and said 953.0826 Acre Tract, same being the northeasterly line of herein described parcel, a distance of 34.23 feet, to a set  $\frac{1}{2}$  inch iron rod, for a point of deflection hereof;

Thence,  $S68^{\circ}43'16''E$ , with the common boundary between said FM 1472 Right-of-Way and said 953.0826 Acre Tract, same being the northeasterly line of herein described parcel, a distance of 378.80 feet, to a set  $\frac{1}{2}$  inch iron rod, for a point of deflection hereof;

Thence,  $S74^{\circ}25'54''E$ , with the common boundary between said FM 1472 Right-of-Way and said 953.0826 Acre Tract, same being the northeasterly line of herein described parcel, a distance of 100.50 feet, to a set  $\frac{1}{2}$  inch iron rod, for a point of deflection hereof;

Thence,  $S68^{\circ}43'16''E$ , with the common boundary between said FM 1472 Right-of-Way and said 953.0826 Acre Tract, same being the northeasterly line of herein described parcel, a distance of 1,475.70 feet, to a set  $\frac{1}{2}$  inch iron rod, for a point of curvature hereof;

Thence, with a curve to the left, with a chord bearing  $S71^{\circ}29'46''E$ , 622.27 feet, subtended by a curve with a radius of 6,426.60 feet, with the common boundary between said FM 1472 Right-of-Way and said 953.0826 Acre Tract, same being the northeasterly line of herein described parcel, a distance of 622.52 feet, to a set  $\frac{1}{2}$  inch iron rod, for a point of tangency hereof;

Thence,  $S74^{\circ}16'16''E$ , with the common boundary between said FM 1472 Right-of-Way and said 953.0826 Acre Tract, a distance of 404.04 feet, to a set  $\frac{1}{2}$  inch iron rod being the northerly corner of Pinnacle FM – 1472 Billboard #4 Plat, recorded in Volume 41, Page 90, Plat Recorded of Webb County, Texas, continuing with the same bearing and the common boundary between said FM 1472 Right-of-Way and said Pinnacle FM – 1472 Billboard # 4 Plat, a distance of 45.00 feet, to a set  $\frac{1}{2}$  inch iron rod being the easterly corner of said Pinnacle FM – 1472 Billboard # 4 Plat, continuing with the same bearing and the common boundary between said FM 1472 Right-of-Way and said 953.0826 Acre Tract, a distance of 142.57 feet, for a total distance of 591.61 feet, with the northeasterly line of herein described parcel, to a set  $\frac{1}{2}$  inch iron rod being the northerly corner of said 24.426 Acre Tract, same being the easterly corner of said 953.0826 Acre Tract, for the **westerly corner** hereof;

Thence, S67°28'00"W, with the common boundary between said 24.426 Acre Tract and said 953.0826 Acre Tract, same being the southeasterly line of herein described parcel, a distance of 766.34 feet, to said **POINT OF BEGINNING**, containing within these metes and bounds 40.1622 acres, more or less.

**BASIS OF BEARINGS:**

GPS NAD83/NAVD88 TEXAS STATE PLANE 4205 COORDINATES, GRID

STATE OF TEXAS

COUNTY OF WEBB

I, ROBERT J. GILPIN, THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR, NUMBER 5944, DO HEREBY CERTIFY THE FOREGOING METES AND BOUNDS DESCRIPTION TO BE TRUE AND CORRECT TO MY BEST KNOWLEDGE AND BELIEF, AND THAT IT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND FROM OFFICE RECORDS AVAILABLE, WITHOUT THE BENEFIT OF A COMPLETE TITLE EXAMINATION REPORT.

WITNESS MY HAND AND SEAL

  
11-21-23

