



Field Notes
for a proposed Variable Width AEP Easement #1
being a 0.03-acre tract of land over and across
Lot 1, Block 1, Avanti Legacy Rosewood
Webb County, Texas

Being a 0.03-acre variable width AEP easement over and across Lot 1, Block 1, Avanti Legacy Rosewood recorded in Volume 42, Page 72, Plat Records, Webb County, Texas, and being more particularly described by metes and bounds as follows to wit:

COMMENCING at a ½" iron rod found at the northeast corner of said Lot 1, Block 1, at the northwest corner of Lot 1, Block 1, Springfield Crossing Subdivision, Unit 1 recorded in Volume 36, Page 43, Plat Records, Webb County, Texas, and at the southerly right-of-way line of International Boulevard;

THENCE, with the southerly right-of-way line of said International Boulevard, **South 66 degrees 55 minutes 44 seconds West, 84.93 feet** to a ½" iron rod set for the **POINT OF BEGINNING** and northeast corner hereof;

THENCE, the following courses and distances:

South 23 degrees 09 minutes 43 seconds East, 89.40 feet to a ½" iron rod set for an exterior corner hereof;

South 66 degrees 50 minutes 17 seconds West, 5.24 feet to a ½" iron rod set for an interior corner hereof;

South 07 degrees 18 minutes 51 seconds East, 11.63 feet to a ½" iron rod set for the most southerly southeast corner hereof;

South 67 degrees 33 minutes 20 seconds West, 18.51 feet to a ½" iron rod set for the southwest corner hereof;

North 22 degrees 07 minutes 56 seconds East, 16.79 feet to a ½" iron rod set for an interior corner hereof;

North 23 degrees 09 minutes 43 seconds West, 88.57 feet to a ½" iron rod set at the aforementioned southerly right-of-way line of said International Boulevard for the northwest corner hereof;

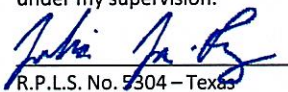
THENCE, with the southerly right-of-way line of said International Boulevard, **North 66 degrees 55 minutes 44 seconds East, 15.00 feet** to the **POINT OF BEGINNING** and containing 0.03 acres of land, more or less.

Basis of Bearings: Texas South Zone – 4205 – NAD83

State of Texas:

County of Hidalgo:

I, Julian Javier Ruiz, a Registered Professional Land Surveyor in the State of Texas, do hereby state that the above captioned "Field Notes" and attached "Drawing" were prepared from an actual Survey performed on the ground under my supervision.


 R.P.L.S. No. 5304 – Texas



05/30/25
 Current Date



Field Notes
for a proposed Variable Width AEP Easement #2
being a 0.34-acre tract of land over and across
Lot 1, Block 1, Avanti Legacy Rosewood
Webb County, Texas

Being a 0.34-acre variable width AEP easement over and across Lot 1, Block 1, Avanti Legacy Rosewood recorded in Volume 42, Page 72, Plat Records, Webb County, Texas, and being more particularly described by metes and bounds as follows to wit:

COMMENCING at a ½" iron rod found at the northeast corner of said Lot 1, Block 1, at the northwest corner of Lot 1, Block 1, Springfield Crossing Subdivision, Unit 1 recorded in Volume 36, Page 43, Plat Records, Webb County, Texas, and at the southerly right-of-way line of International Boulevard;

THENCE, with the southerly right-of-way line of said International Boulevard, *South 66 degrees 55 minutes 44 seconds West, 165.54 feet* to a ½" iron rod set for the **POINT OF BEGINNING** and northeast corner hereof;

THENCE, the following courses and distances:

South 25 degrees 14 minutes 43 seconds East, 93.60 feet to a ½" iron rod set for an exterior corner hereof;

South 03 degrees 25 minutes 16 seconds East, 8.83 feet to a ½" iron rod set for an interior corner hereof;

South 22 degrees 15 minutes 43 seconds East, 13.96 feet to a ½" iron rod set for an exterior corner hereof;

South 67 degrees 44 minutes 17 seconds West, 3.57 feet to a ½" iron rod set for an exterior corner hereof;

North 32 degrees 31 minutes 37 seconds West, 21.01 feet to a ½" iron rod set for an interior corner hereof;

South 58 degrees 30 minutes 50 seconds West, 157.52 feet to a ½" iron rod set for an interior corner hereof;

South 74 degrees 11 minutes 30 seconds East, 14.44 feet to a ½" iron rod set for an exterior corner hereof;

South 22 degrees 26 minutes 18 seconds East, 14.86 feet to a ½" iron rod set for an exterior corner hereof;

North 63 degrees 23 minutes 49 seconds West, 18.26 feet to a ½" iron rod set for an interior corner hereof;

South 22 degrees 43 minutes 18 seconds East, 196.69 feet to a ½" iron rod set for an interior corner hereof;

North 67 degrees 42 minutes 47 seconds East, 49.85 feet to a ½" iron rod set for an interior corner hereof;

North 52 degrees 05 minutes 41 seconds West, 11.37 feet to a ½" iron rod set for an exterior corner hereof;

North 68 degrees 00 minutes 21 seconds East, 14.26 feet to a ½" iron rod set for an exterior corner hereof;

South 21 degrees 15 minutes 02 seconds East, 7.29 feet to a ½" iron rod set for an interior corner hereof;

North 67 degrees 46 minutes 47 seconds East, 96.34 feet to a ½" iron rod set for an interior corner hereof;

North 33 degrees 59 minutes 19 seconds West, 10.22 feet to a ½" iron rod set for an exterior corner hereof;

Field Notes
for a proposed Variable Width AEP Easement #2
being a 0.34-acre tract of land over and across
Lot 1, Block 1, Avanti Legacy Rosewood
Webb County, Texas (continued)

North 67 degrees 41 minutes 01 seconds East, 13.84 feet to a ½" iron rod set for an exterior corner hereof;

South 06 degrees 00 minutes 22 seconds East, 10.44 feet to a ½" iron rod set for an interior corner hereof;

North 67 degrees 42 minutes 47 seconds East, 41.19 feet to a ½" iron rod set for an interior corner hereof;

North 17 degrees 24 minutes 38 seconds West, 164.28 feet to a ½" iron rod set for an exterior corner hereof;

North 67 degrees 19 minutes 09 seconds East, 6.30 feet to a ½" iron rod set for an exterior corner hereof;

South 42 degrees 49 minutes 25 seconds East, 4.12 feet to a ½" iron rod set for an interior corner hereof;

North 65 degrees 19 minutes 11 seconds East, 100.05 feet to a ½" iron rod set at the aforementioned westerly line of said Springfield Crossing Subdivision, Unit 1 for an exterior corner hereof;

THENCE, with the westerly line of said Springfield Crossing Subdivision, Unit 1, **South 22 degrees 36 minutes 20 seconds East, 15.01 feet to a ½" iron rod set** for an exterior corner hereof;

THENCE, the following courses and distances:

South 65 degrees 19 minutes 11 seconds West, 94.40 feet to a ½" iron rod set for an interior corner hereof;

South 17 degrees 24 minutes 38 seconds East, 160.68 feet to a ½" iron rod set for an exterior corner hereof;

South 67 degrees 42 minutes 47 seconds West, 233.38 feet to a ½" iron rod set for the southwest corner hereof;

North 22 degrees 43 minutes 18 seconds West, 231.84 feet to a ½" iron rod set for an exterior corner hereof;

North 58 degrees 30 minutes 50 seconds East, 167.92 feet to a ½" iron rod set for an interior corner hereof;

North 25 degrees 14 minutes 43 seconds West, 80.72 feet to a ½" iron rod set at the aforementioned southerly right-of-way line of said International Boulevard for an exterior corner hereof;

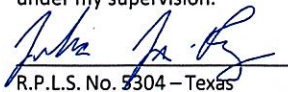
THENCE, with the southerly right-of-way line of said International Boulevard, **North 66 degrees 55 minutes 44 seconds East, 15.01 feet to the POINT OF BEGINNING** and containing 0.34 acres of land, more or less.

Basis of Bearings: Texas South Zone – 4205 – NAD83

State of Texas:

County of Hidalgo:

I, **Julian Javier Ruiz**, a Registered Professional Land Surveyor in the State of Texas, do hereby state that the above captioned "Field Notes" and attached "Drawing" were prepared from an actual Survey performed on the ground under my supervision.


R.P.L.S. No. 5304 – Texas



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