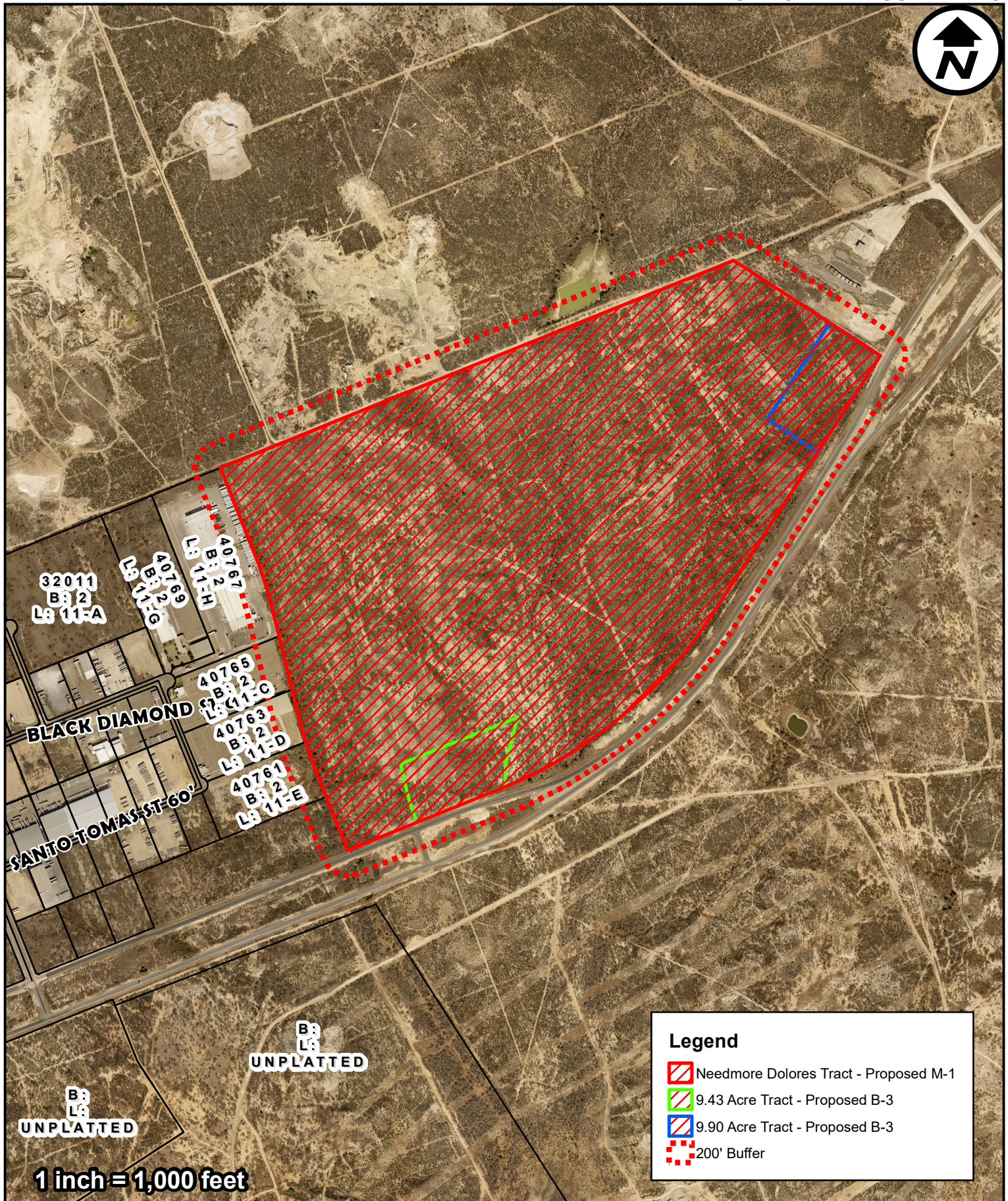




City of Laredo Planning Department
1413 Houston Street
Laredo, Texas 78040

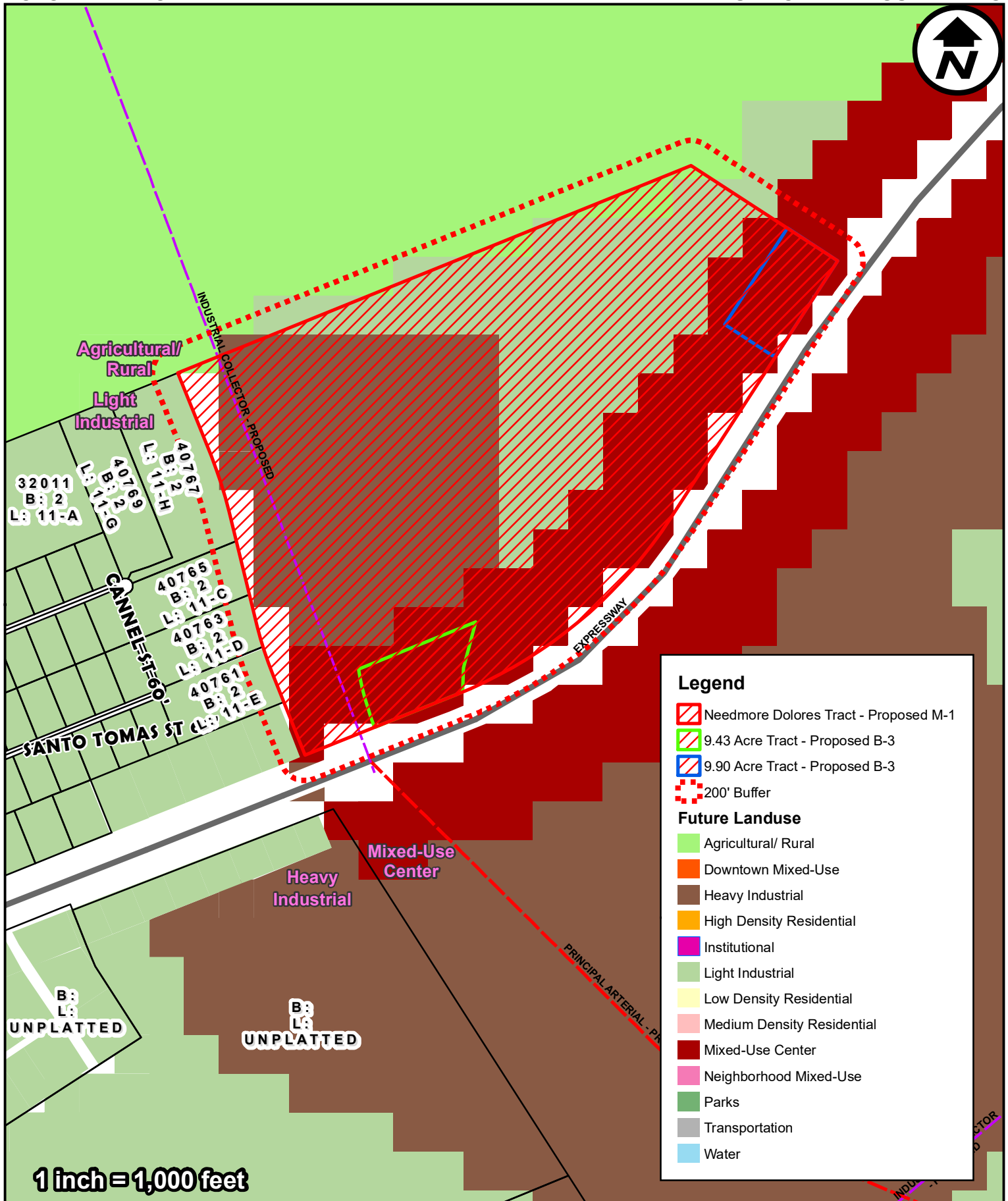
DISCLAIMER

The information provided in this map submitted to, gathered by and/or developed by the City of Laredo from various sources. Geographic Information has a high probability of becoming outdated from the time it is collected and therefore, at-present ground conditions should be assessed to determine the accuracy of provided information. The city of Laredo assumes no liability for any decisions made or actions taken or no taken by the user of this data in reliance upon any data furnished herewith. The use of this data indicates your unconditional acceptance of all risks associated with the use of this data.



FUTURE LANDUSE

BLUE TOP LAND SURVEYING



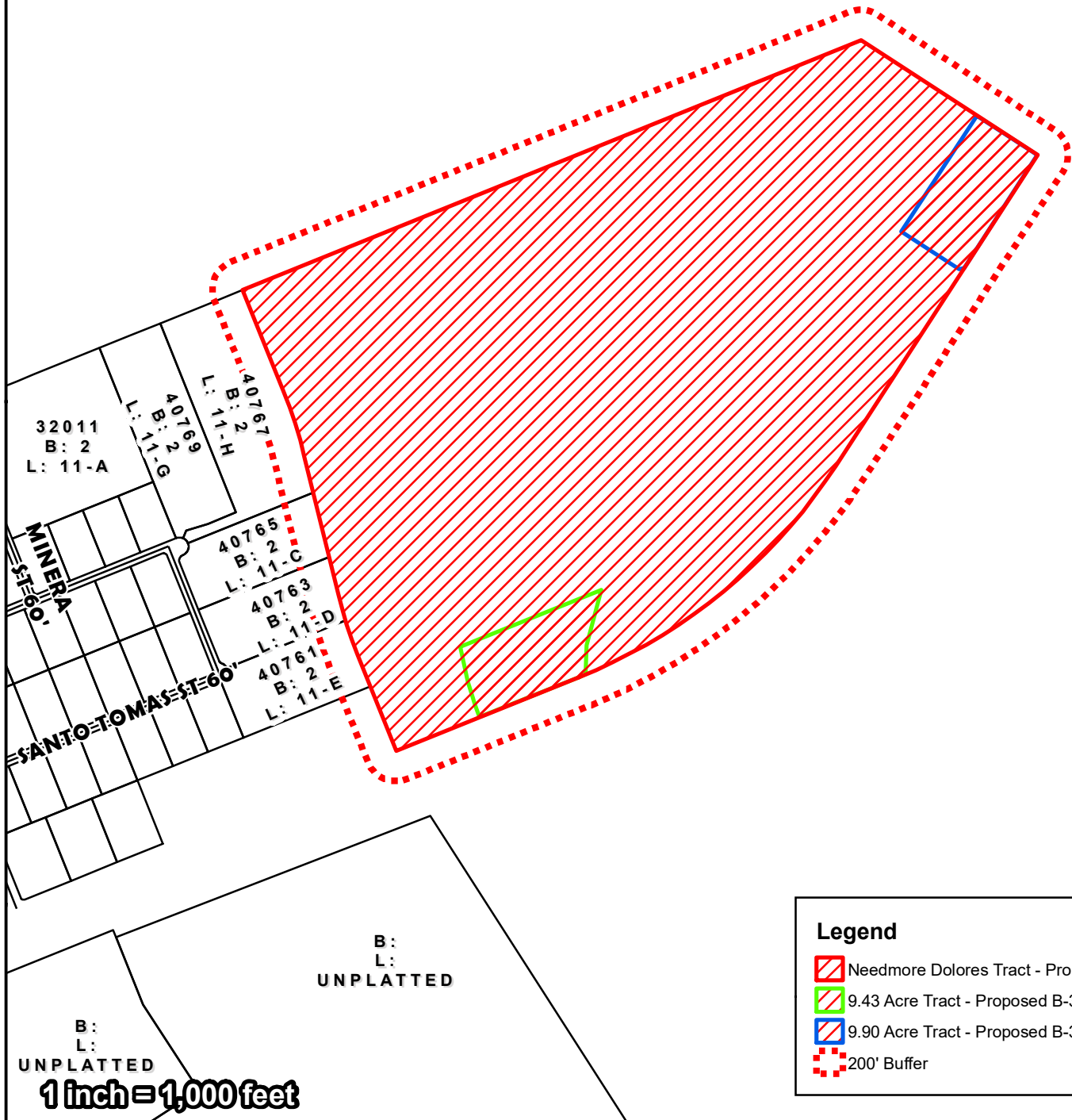
City of Laredo Planning Department
1413 Houston Street
Laredo, Texas 78040

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200' NOTIFICATION

BLUE TOP LAND SURVEYING

**Legend**

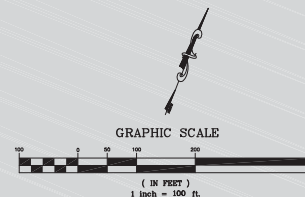
- Needmore Dolores Tract - Proposed M-1
- 9.43 Acre Tract - Proposed B-3
- 9.90 Acre Tract - Proposed B-3
- 200' Buffer



City of Laredo Planning Department
1413 Houston Street
Laredo, Texas 78040

DISCLAIMER

The information provided in this map submitted to, gathered by and/or developed by the City of Laredo from various sources. Geographic Information has a high probability of becoming outdated from the time it is collected and therefore, at-present ground conditions should be assessed to determine the accuracy of provided information. The city of Laredo assumes no liability for any decisions made or actions taken or no taken by the user of this data in reliance upon any data furnished herewith. The use of this data indicates your unconditional acceptance of all risks associated with the use of this data.



MATCH LINE "B"

Lot 11-C
Block 2

Lot 11-D
Block 2

International Commerce
Center Unit 2
Volume 18, Page 71
P.R.W.C.T.

~~Lot 11-E~~
~~Block 2~~

CITY LIMIT
LINE

Tract 6
17.15 Acres
Volume 1686
Page 377
R.P.R.W.C.T.

Point of Beginning

Parcel 3B
28.27 Acres
Volume 1520, Page
R.P.R.W.C.T.

TRACT 7
291.69 ACRES (CALLED)
303.02 ACRES (MEASURED)
NEEDMORE DOLORES, LLC
VOL. 3491, PGS. 492-538
O.P.R.W.C.T.

SURVEY 1462
WEBB CO. SCHOOL LAND
A-502

LEGEND

 = ORDINANCE NO.
2012-O-203

⚙ = LIGHT POLE

⊙ = POWER POLE

= BARBED WIRE FENCE

S 68°07'14" W 1292.83'

CAMINO COLOMBIA (TX-255) (400' R.O.W.)

FAST BOUND $\longrightarrow$

STATE OF TEXAS
COUNTY OF WEBB:

I, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY STATE THAT THIS SURVEY IS TRUE AND KING HAS BEEN AND IS AN ACTUAL SURVEY OF THE PROPERTY AND UNDER MY SUPERVISION, ON THE GROUND, THAT THE CORNER MONUMENTS SHOWN WERE PROPERLY PLACED OR LOCATED UNDER MY SUPERVISION.

E. A. Miller

01-06-23

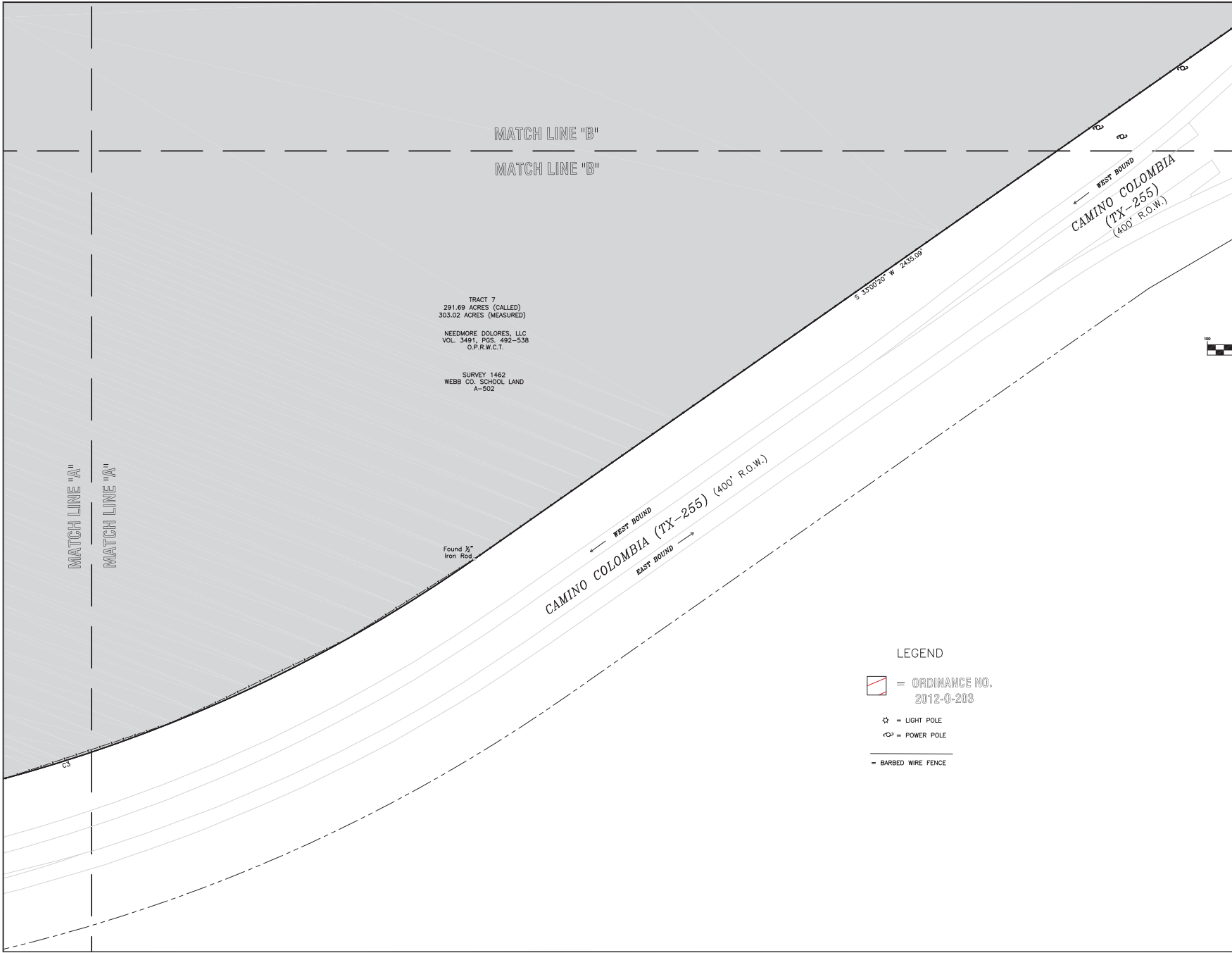
Ernie A. Miller III, R.P.S. No. 5653 DATE

ANNEXATION SURVEY
OF
TRACT 7, BEING A 303.02 (CALCULATED) 291.69 ACRE TRACT
OF LAND OUT OF A TRACT OF LAND CONVEYED BY DEED TO
NEEDMORE DOLORES, LLC, VOLUME 3491, PAGES 492-538,
O.P.R.W.C.T., SITUATED IN SURVEY 1462, WEBB CO. SCHOOL
LAND, A-502, WEBB COUNTY TEXAS.

**Blue Top
Land Surveying**
101 West Hilde, Suite 10
Laredo, Texas 78041
Phone: (956) 724-8423
Fax: (956) 712-2580
FIRM # 10071800

SURVEY BASED ON
REVISED DATE: 01-06-23
DATE: 12-06-22
DRAWN BY: E.L.
CHECKED BY: E.A.M.
JOB No. 220252

	JOE
FILE: 220252 280 ACRES NEEDMORE KCI REVISED 010623.DWG	



TRACT 7
291.69 ACRES (CALLED)
303.02 ACRES (MEASURED)
NEEDMORE DOLORES, LLC
VOL. 3491, PGS. 492-538
O.P.W.C.T.

SURVEY 1462
WEBB CO. SCHOOL LAND
A-502

Found 1/2"
Iron Rod

S 52°02'20" W 2435.09'

WEST BOUND
CAMINO COLOMBIA
(TX-255)
(400' R.O.W.)

WEST BOUND
CAMINO COLOMBIA (TX-255) (400' R.O.W.)
EAST BOUND

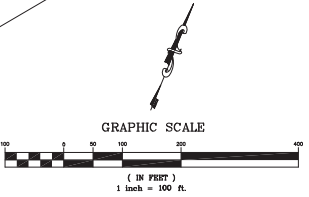
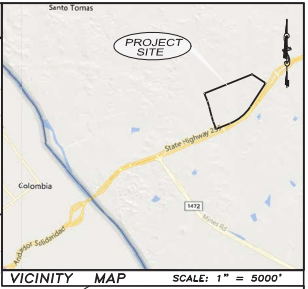
LEGEND

= ORDINANCE NO.
2012-0-203

☆ = LIGHT POLE

○ = POWER POLE

— = BARBED WIRE FENCE



BASIS OF BEARINGS:
A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF TRACT 7
291.69 ACRES (CALLED), 303.02 ACRES (MEASURED) CONVEYED BY DEED TO
NEEDMORE DOLORES, LLC, VOL. 3491, PGS. 492-538 AND A 1/2" IRON ROD
FOUND AT THE SOUTHWEST CORNER OF TRACT
O.P.S., TEXAS COORDINATE SYSTEM, TEXAS SOUTH ZONE, NAD 1983
NOTE: NOT ALL UTILITIES OR EASEMENTS SHOWN HEREON



STATE OF TEXAS
COUNTY OF WEBB
I, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE
STATE OF TEXAS, HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND WAS
PREPARED FROM AN ACCURATE SURVEY OF THE PROPERTY, MADE UNDER MY
SUPERVISION, ON THE GROUNDS, THAT THE CORNER MONUMENTS SHOWN
WERE PROPERLY PLACED OR LOCATED UNDER MY SUPERVISION.
Enrique A. Magis II
Enrique A. Magis II, R.P.L.S. No. 5653 DATE 01-06-23

ANNEXATION SURVEY OF TRACT 7, BEING A 303.02 (CALCULATED) 291.69 ACRE TRACT OF LAND OUT OF A TRACT OF LAND CONVEYED BY DEED TO NEEDMORE DOLORES, LLC, VOLUME 3491, PAGES 492-538, O.P.W.C.T., SITUATED IN SURVEY 1462, WEBB CO. SCHOOL LAND, A-502, WEBB COUNTY TEXAS.	
Blue Top Land Surveying 101 West 18th St., Suite 110 Lubbock, Texas 79401 Phone: (806) 724-8423 Fax: (806) 724-8423 FBI # 10271800	 SURVEY BASED ON REVISED DATE: 01-06-23 DATE: 12-06-22 DRAWN BY: E.L. CHECKED BY: E.A.M. JOB No. 220252
FILE: 220252 290 ACRES NEEDMORE KGI REVISED 010623.DWG	

[illegible]

BASIS OF BEARINGS:
A 5' IRON ROD FOUND AT THE SOUTHWEST CORNER OF TRACT 7
291.69 ACRES (CALCULATED) ADJACENT TO THE SOUTHWEST CORNER OF TRACT 7
NEEDMORE DOLORES, LLC, VOL. 3491, PGS. 492-538 AND A 5' IRON ROD
FOUND AT THE SOUTHWEST CORNER OF SAID TRACT.

D.P.S., TEXAS COORDINATE SYSTEM, TEXAS SOUTH ZONE, NAD 1983
NOTE: NOT ALL UTILITIES OR ENCUMBRANCES SHOWN HEREON

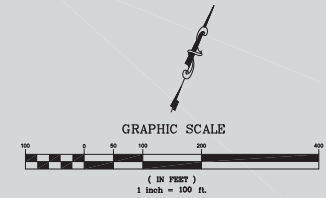
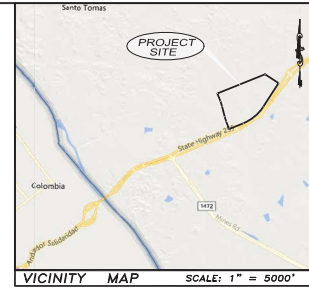
NEEDMORE DOLORES, LLC
VOL. 3491, PGS. 492-538
O.P.R.W.C.T.

CGAK RANCH CO. LTD
VOL. 4925, PG. 292
O.P.R.W.C.T.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	407.85'	2872.41'	8°08'07"	N 17°49'19" W	407.50'
C2	460.38'	3242.41'	8°08'07"	N 17°49'19" W	459.99'
C3	2218.56'	3619.93'	35°06'54"	S 50°33'47" W	2184.00'

LEGEND

-  = ORDINANCE NO. 2012-0-203
-  = LIGHT POLE
-  = POWER POLE
-  = BARBED WIRE FENCE



ORDINANCE NO.
2012-0-203

TRACT 7
291.69 ACRES (CALCULATED)
303.02 ACRES (MEASURED)
NEEDMORE DOLORES, LLC
VOL. 3491, PGS. 492-538
O.P.R.W.C.T.

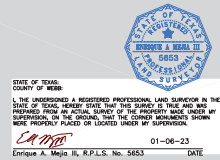
SURVEY 1462
WEBB CO. SCHOOL LAND
A-502

MATCH LINE "A"

MATCH LINE "A"

MATCH LINE "B"

MATCH LINE "B"



I, the undersigned a REGISTERED PROFESSIONAL LAND SURVEYOR in the
STATE OF TEXAS, HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND WAS
PREPARED FROM AN ACCURATE SURVEY OF THE PROPERTY MADE UNDER MY
SUPERVISION, OR THE OPINION THAT THE CORNER MEASUREMENTS SHOWN
WERE PROPERLY PLACED OR LOCATED UNDER MY SUPERVISION.

Enrique A. Mejia II, R.P.L.S. No. 5853 DATE

ANNEXATION SURVEY
OF
TRACT 7, BEING A 303.02 (CALCULATED) 291.69 ACRE TRACT
OF LAND OUT OF A TRACT OF LAND CONVEYED BY DEED TO
NEEDMORE DOLORES, LLC, VOLUME 3491, PAGES 492-538,
O.P.R.W.C.T., SITUATED IN SURVEY 1462, WEBB CO. SCHOOL
LAND, A-502, WEBB COUNTY TEXAS.

Blue Top
Land Surveying
101 West 11th Street, Suite 110
Lubbock, Texas 79401
Phone: (806) 724-8423
Fax: (806) 724-8423
FIRM # 10271800

SURVEY BASED ON
REVISED DATE: 01-06-23
DATE: 12-06-22
DRAWN BY: E.L.
CHECKED BY: E.A.M.
JOB No. 220252

FILE: 220252 290 ACRES NEEDMORE KGI REVISED 010623.DWG

BASIS OF BEARINGS:
A 6" IRON ROD FOUND AT THE SOUTHWEST CORNER OF TRACT 7
291.69 ACRES (CALLED, 303.02 ACRES (MEASURED) CONVEYED BY DEED TO
NEEDMORE DOLORES, LLC, VOL. 3491, PGS. 492-538, AND A 6" IRON ROD
FOUND AT THE SOUTHWEST CORNER OF SAID TRACT.

O.P.M., TEXAS CONFORMANCE SYSTEM, TEXAS SOUTH ZONE, MAY 1983

NOTE: NOT ALL UTILITIES OR EASEMENTS SHOWN HEREIN

EXCHANGE AGREEMENT AND
CROSS-CONVEYANCES
80 ACRES
CAMINO COLOMBIA, INC
VOL. 832, PG. 740
O.P.R.W.C.T.

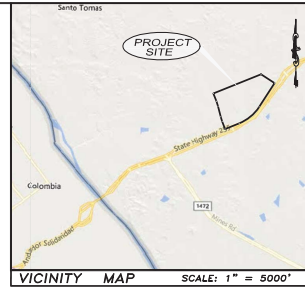
LEGEND

 = ORDINANCE NO.
2012-0-203

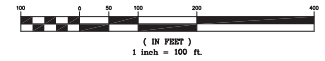
 = LIGHT POLE

 = POWER POLE

 = BARBED WIRE FENCE



GRAPHIC SCALE



TEXAS DEPARTMENT
OF TRANSPORTATION
VOL. 1624, PG. 440
O.P.R.W.C.T.

MATCH LINE "A"

MATCH LINE "A"

TRACT 7
291.69 ACRES (CALLED)
303.02 ACRES (MEASURED)
NEEDMORE DOLORES, LLC
VOL. 3491, PGS. 492-538
O.P.R.W.C.T.

SURVEY 1462
WEBB CO. SCHOOL LAND
A-502

MATCH LINE "B"

MATCH LINE "B"

WEST BOUND
CAMINO COLOMBIA
(TX-255)
(400' R.O.W.)



STATE OF TEXAS
COUNTY OF WEBB
I, the undersigned a REGISTERED PROFESSIONAL LAND SURVEYOR in the
STATE OF TEXAS, HEREBY CERTIFY THAT THIS SURVEY WAS MADE AND
PREPARED TRUTHFULLY AND ACCORDING TO THE BEST OF MY KNOWLEDGE AND
FAITH, AND THAT THE CORNER MARKERS SHOWN WERE PROPERLY PLACED OR LOCATED UNDER MY SUPERVISION.

Enrique A. Mejia II, R.P.L.S. No. 5853
DATE 01-06-23

ANNEXATION SURVEY
OF
TRACT 7, BEING A 303.02 (CALCULATED) 291.69 ACRE TRACT
OF LAND OUT OF A TRACT OF LAND CONVEYED BY DEED TO
NEEDMORE DOLORES, LLC, VOLUME 3491, PAGES 492-538,
O.P.R.W.C.T., SITUATED IN SURVEY 1462, WEBB CO. SCHOOL
LAND, A-502, WEBB COUNTY TEXAS.

Blue Top
Land Surveying
101 West 11th Street, Suite 10
Lubbock, Texas 79401
Phone: (806) 724-8423
Fax: (806) 724-8423
FIRM # 10271800



SURVEY BASED ON
REVISED DATE: 01-06-23
DATE: 12-06-22
DRAWN BY: E.L.
CHECKED BY: E.A.M.
JOB No. 220252

FILE: 220252 290 ACRES NEEDMORE KG1 REVISED 010623JWG



Blue Top Land Surveying

101 W. Hillside, Suite 10
Laredo, Texas 78041
956-724-8423 712-2580 fax
FIRM#10071800

Field Notes

**a 303.02 acre tract of land conveyed by deed to
Needmore Dolores, LLC, situated in Survey 1462,
Webb County School Land, Abstract 502, Webb County, Texas.**

Being a 303.02 acre tract of land conveyed by deed to Needmore Dolores, LLC, recorded in Volume 3491, Pages 492-538, Official Public Records, Webb County, Texas, situated in Survey 1462, Webb County School Land, Abstract 502, being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod found at the southeast corner of Tract 6, conveyed by deed to Needmore Dolores, LLC, recorded in Volume 3491, Page 377, Official Public Records, Webb County, Texas, the north right of way line of Camino Colombia, for the southwest corner of the herein described tract;

Thence, along the east line of said Tract 6, **North 21° 53' 22" West**, a distance of **685.02 feet** to a ½" iron rod found at a point of curvature to the right of the herein described tract;

Thence, along said curve to the right a distance of **407.85** feet, having a radius of **2872.41** feet a chord bearing **North 17° 49' 19" East**, a distance of **407.50 feet** to a ½" iron rod found at the east line of International Commerce Center Unit 2, recorded in Volume 18, Page 71, Plat records, Webb County, Texas, for a point of tangency of the herein described tract;

Thence, along the east line of International Commerce Center Unit 2, **North 13° 45' 15" West**, a distance of **928.88 feet** to a ½" iron rod found at a point of curvature to the left of the herein described tract;

Thence, along said curve to the left a distance of **460.38** feet, having a radius of **3242.41** feet a chord bearing **North 17° 49' 19" West**, a distance of **459.99 feet** to a ½" iron rod found at the east line of Re-plat International Commerce Center Unit 2, recorded in Volume 18, Page 71, Plat records, Webb County, Texas, for a point of tangency of the herein described tract;

Thence, along the east line of Re-plat of International Commerce Center Unit 2, recorded in Volume 29, Page 13, Plat records, Webb County, Texas, **North 21° 53' 22" West**, a distance of **712.92 feet** to a ½" iron rod found at the northwest corner of the herein described tract;

Thence, **North 68° 00' 33" East**, passing the southeast corner of a tract of land conveyed by deed to CGAK Ranch CO. LTD, recorded in Volume 4925, Page 292, Official Public Records Webb County, Texas, the southwest corner of a Tract of Land conveyed to Camino Colombia, Inc., recorded in Volume 832, Page 740, Official Public Records, Webb County, Texas, a total distance of **4378.69 feet** to a ½" iron rod found at the most westerly corner of a tract of land conveyed by deed to Texas Department of Transportation recorded in Volume 1624, Page 440, Official Public Records, Webb County, Texas, for the northeast corner of the herein described tract;

Thence, along the east line of said Texas Department of Transportation Tract, **South 56° 59' 40" East**, a distance of **1383.60 feet** to a ½" iron rod found at the north right of way line of aforementioned Camino Colombia, for the southeast corner of the herein described tract;

Thence, along said north right of way line of Camino Colombia, **South 33° 00' 20" West**, a distance of **2435.09 feet** to a ½" iron rod found, for a point of curvature to the right of the herein described tract;

Thence, along said curve to the right a distance of **2218.55** feet, having a radius of **3619.93** feet a chord bearing **South 50° 33' 47" West**, a distance of **2184.00 feet** to a ½" iron rod found, for a point of tangency of the herein described tract;

Thence, **South 68° 07' 14" West**, a distance of **1292.83 feet** to return and close at the **POINT OF BEGINNING** of this **303.02** Acre tract of land, more or less.

Basis of Bearings:

G.P.S., Texas Coordinate System, Texas South Central Zone, NAD 1983

State of Texas:

County of Webb:

I, **Enrique A. Mejia III**, a Registered Professional Land Surveyor in the State of Texas, do hereby state that the above captioned "Field Notes" and attached "Drawing" was prepared from an actual survey performed on the ground under my supervision.


R.P.L.S. No. 5653 – Texas

01-06-23
Current Date





Blue Top Land Surveying

101 W. Hillside, Suite 10
Laredo, Texas 78041
956-724-8423 712-2580 fax
FIRM#10071800

Closure

a 303.02 acre tract of land conveyed by deed to
Needmore Dolores, LLC, situated in Survey 1462,
Webb County School Land, Abstract 502, Webb County, Texas.

Course: N 21-53-22 W	Distance: 685.01	
Arc Length: 407.83	Radius: 2872.41	Delta: 8-08-06
Course: N 13-45-15 W	Distance: 928.88	
Arc Length: 460.38	Radius: 3242.41	Delta: -8-08-07
Course: N 21-53-22 W	Distance: 712.92	
Course: N 68-00-33 E	Distance: 4378.69	
Course: S 56-59-40 E	Distance: 1383.60	
Course: S 33-00-20 W	Distance: 2435.09	
Arc Length: 2218.54	Radius: 3619.93	Delta: 35-06-53
Course: S 68-07-14 W	Distance: 1292.83	

Perimeter: 14903.77

Area: 13199349.59 303.02 acres

Mapcheck Closure - (Uses listed courses & COGO Units)

Error of Closure: 0.021 Course: N 55-37-08 W

Precision 1: 719960.64

State of Texas:

County of Webb:

I, **Enrique A. Mejia III**, a Registered Professional Land Surveyor in the State of Texas, do hereby state that the above captioned "Closure" was prepared from an actual survey performed on the ground under my supervision.



R.P.L.S. No. 5653 – Texas

01-06-23

Current Date





ISO 9001:2015 CERTIFIED

ENGINEERS • PLANNERS • SCIENTISTS • CONSTRUCTION MANAGERS

7109 N. Bartlett, Suite 201 • Laredo, Texas 78041 • Phone (956) 729-7844

METES & BOUNDS
9.90 ACRE TRACT

A tract of land containing 9.90 acres (431,279 sq.ft.), more or less, out of a 291.688 acre tract, Tract 7, recorded in Volume 3491, Pages 492-538, Official Public Records of Webb County, Texas, situated in Webb County School Land, Porcion 1462, Abstract 502, Webb County, Texas; this 9.90 acre (431,279 sq.ft.) tract being more particularly described as follows:

BEGINNING at a found 1/2" iron rod being a point along the northern right-of-way line of F.M. 255, same being the southeast corner of said 291.688 acre tract, Tract 7, and being the southeast corner of this tract hereof;

THENCE **South 33° 00' 20" West**, along the northern right-of-way line of State Highway 255, for a distance of **884.79 feet** to a point, being a point of deflection to the right hereof.

THENCE **South 78° 50' 18" West**, for a distance of **34.14 feet** to a point, being a point of deflection to the right hereof;

THENCE **North 56° 59' 40" West**, for a distance of **450.51 feet** to a point, being a point of deflection to the right hereof;

THENCE **North 33° 00' 20" East**, for a distance of **908.57 feet** to a point, being a point of deflection to the left hereof;

THENCE **South 56° 59' 40" East**, for a distance of **475.00 feet** to the **POINT OF BEGINNING**, and containing 9.90 acres (431,279 sq.ft.), more or less.

BASIS OF BEARING:

Based on NAD83 Texas State Planes, South Zone 4205, U.S. Foot, being a found 1/2" iron rod along the northern right-of-way line of State Highway 255 and being the southwest corner of a 291.69 acre tract, Tract 7, recorded in Volume 3491, Page 492-538, Official Public Records of Webb County, Texas, situated in Webb County School Land, Porcion 1462, Abstract 502, Webb County, Texas; and a found 1/2" iron rod along the southern boundary line of said 291.69 acre tract.

Called: **South 68° 07' 01" West ~ 1,292.83'**

Measured: **South 68° 07' 14" West ~ 1,292.83'**



Jeffrey G. Puig
08/25/2023



ISO 9001:2015 CERTIFIED

ENGINEERS • PLANNERS • SCIENTISTS • CONSTRUCTION MANAGERS

7109 N. Bartlett, Suite 201 • Laredo, Texas 78041 • Phone (956) 729-7844

METES & BOUNDS
9.43 ACRE TRACT

A tract of land containing 9.43 acres (410,845 sq.ft.), more or less, out of a 291.688 acre tract, Tract 7, recorded in Volume 3491, Pages 492-538, Official Public Records of Webb County, Texas, situated in Webb County School Land, Porcion 1462, Abstract 502, Webb County, Texas; this 9.43 acre (410,845 sq.ft.) tract being more particularly described as follows:

COMMENCING at a found 1/2" iron rod being a point along the northern right-of-way line of F.M. 255, same being the southwest corner of said 291.688 acre tract, **THENCE, North 68° 07' 14" East**, for a distance of **605.85 feet** to a point being the **POINT OF BEGINNING** of this tract hereof;

THENCE North 66° 22' 11" West, for a distance of **12.82 feet** to a point, being a point of deflection to the right hereof;

THENCE along a curve to the right having a radius of **2,464.50 feet**, an arch length of **469.60 feet**, a chord bearing of **North 15° 21' 20" West**, and a chord distance of **468.89 feet**, to a non-tangent point of said curve, being the northwest corner and point of deflection to the right hereof;

THENCE North 68° 07' 14" East, for a distance of **998.42 feet** to a point, being a point of deflection to the right hereof;

THENCE South 14° 57' 38" West, for a distance of **374.73 feet** to a point, being a point of deflection to the left hereof;

THENCE South 01° 46' 26" West, for a distance of **190.79 feet** to point, being a point of deflection to the right hereof;

THENCE along a curve to the right having a radius of **3,619.93 feet**, an arch length of **49.42 feet**, a chord bearing of **South 67° 43' 46" West**, and a chord distance of **49.42 feet**, to a tangent point of said curve, being the southeast corner and point of deflection to the right hereof;

THENCE South 68° 07' 14" West, along the northern right-of-way line of State Highway 255, for a distance of **692.06 feet** to the **POINT OF BEGINNING**, and containing 9.43 acres (410,845 sq.ft.), more or less.

BASIS OF BEARING:

Based on NAD83 Texas State Planes, South Zone 4205, U.S. Foot, being a found 1/2" iron rod along the northern right-of-way line of State Highway 255 and being the southwest corner of a 291.69 acre tract, Tract 7, recorded in Volume 3491, Page 492-538, Official Public Records of Webb County, Texas, situated in Webb County School Land, Porcion 1462, Abstract 502, Webb County, Texas; and a found 1/2" iron rod along the southern boundary line of said 291.69 acre tract.

Called: **South 68° 07' 01" West ~ 1,292.83'**

Measured: **South 68° 07' 14" West ~ 1,292.83'**



Jeffrey G. Puig
08/25/2023