

EXHIBIT

1.47-ACRE R.O.W. DEDICATION STRIP

CITY OF LAREDO

PORCION 33, A-3084, WEBB COUNTY, TEXAS

AVENDIA LOS PRESIDENTES
(100' R.O.W.)

S 85° 11' 05" W
286.30'
FROM
POINT OF COMMENCEMENT

P.O.B.
N: 17063611.60
E: 681008.04

1.34 ACRE TRACT
GRACIELA GUEVARA FLORES
V. 5327, P. 468
W.C.O.P.R.

2.32 ACRES
AV HOMES LC
V. 5248, P. 407
W.C.O.P.R.

1.47-ACRE STRIP OF LAND
PROP. 80-FT. WIDE R.O.W.
OUT OF 16.31 ACRES,
ARIVA, LTD.
V. 5660, P. 621
W.C.O.P.R.

Line #	Direction	Length
L1	N89° 16' 30"E	80.00'
L2	S02° 37' 10"E	10.33'
L3	S66° 13' 18"E	27.80'
L4	S21° 08' 28"E	50.00'
L5	S24° 49' 05"W	27.46'
L6	N21° 06' 30"W	88.24'
L7	N02° 28' 44"W	12.88'

16.31 ACRES (CALLED)
ARIVA, LTD.
V. 5660, P. 621
W.C.O.P.R.

#	Length	Radius	Delta	Ch. Dir.	Ch. Len.
C1	388.86'	454.78'	048.9910	S27°06'54"E	377.12'
C2	281.27'	534.54'	030.1489	S36°33'34"E	278.04'
C3	239.32'	443.72'	030.9020	N36°33'34"W	236.43'
C4	457.41'	534.29'	049.0510	N27°06'37"W	443.57'

75.61 ACRES (CALLED)
AGAVE INVESTMENTS, LLC
V. 5227, P. 41-54
W.C.O.P.R.

LEGEND

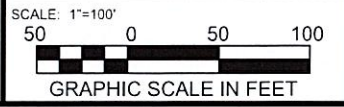
- PROPERTY CORNER
- PROPERTY LINE
- - - LOT LINE
- - - EASEMENT LINE
- - - BUILDING SETBACK
- - - CONTOUR LINE
- 425 - FOUND IRON ROD
- FIR - POWER POLE

- NOTES:**
- ALL BEARINGS, DISTANCES, AND COORDINATE VALUES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM NORTH AMERICAN DATUM 1983, TEXAS SOUTH ZONE, US SURVEY FEET.
 - THIS SURVEY WAS DERIVED FROM GPS REAL TIME KINEMATIC OBSERVATIONS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH ZONE, NAD-83 AND TIED TO CUATRO VIENTOS CONTROL.
 - CALLS MADE IN PARENTHESIS ARE PER RECORDED PLAT.

TOPSITE
Civil Group

6262 McPherson Road, Ste. 206
Laredo, Texas 78041
enr.# F-22574 surv.#10194686
P (956) 725-5057
topsitecivil.com

PROJECT #: -
FIELD DATE: -
DRAWN BY: R.V.G.
APPROVED: J.A.M.
DATE: 08/01/2025
SHEET: 2 of 2
FILE PATH: CONCORD_HILLS_DEDICATION_all_recove



CERTIFICATE OF SURVEYOR

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.

Manuel E. Escamilla
August 1, 2025



M E T E S & B O U N D S

1.47-ACRE R.O.W. DEDICATION STRIP

CITY OF LAREDO

PORCION 33, A-3084, WEBB COUNTY, TEXAS

DATE: AUGUST 1ST, 2024
SHEET: 1 OF 2

BEING A TRACT OF LAND CONTAINING 1.47 ACRES, MORE OR LESS, OUT OF A 75.61 ACRES, DESIGNATED AS TRACT 4, CONVEYED TO AGAVE INVESTMETS, LLC, RECORDED IN VOLUME 5227, PAGES 41-54, WEBB COUNTY OFFICIAL PUBLIC RECORDS. SITUATED IN PORCION 33, A-3084, J. TREVINO, ORIGINAL GRANTEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT A 1/2-INCH DIAMETER IRON ROD FOUND BEING THE NORTHWEST CORNER OF LAGO DEL VALLE PHASE VII, RECORDED IN VOLUME 41, PAGES 84-85, WEBB COUNTY PLAT RECORDS; THENCE, S 85° 11' 05" W, AT 286.30 FEET FOR THE NORTH CORNER CLIP OF A 2.32 ACRES, CONVEYED TO AV HOMES LC, RECORDED IN VOLUME 5248, PAGE 407, WEBB COUNTY OFFICIAL PUBLIC RECORDS, ON THE SOUTH LINE OF AVENIDA LOS PRESIDENTES, AS RECORDED IN LAGO DEL VALLE R.O.W. DEDICATION PLAT, RECORDED IN VOLUME 39, PAGE 88, WEBB COUNTY PLAT RECORDS, BEING THE POINT OF BEGINNING AT (GRID COORDINATES, N:17063611.60, E:681008.04) AND THE NORTHWEST CORNER HEREOF;

THENCE N 89° 16' 30" E, CONTINUING WITH THE SOUTH LINE OF SAID LOST PRESIDENTES AVE., AT 80.00 FEET TO THE WEST CORNER OF A 1.34 ACRE TRACT, CONVEYED TO GRACIELA GUEVARA FLORES, THE NORTHEAST CORNER HEREOF;


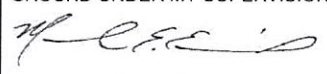

THENCE CONTINUING WITH THE WEST LINE OF SAID 1.34 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:
S 02° 37' 10" E AT 10.33 FEET FOR A POINT OF CURVATURE TO THE LEFT HEREOF;
CONTINUING ALONG CURVE, HAVING A RADIUS OF 454.78 FEET, ALONG CHORD BEARING S 27° 06' 54" E, WITH CHORD OF 377.12 FEET, ALONG ARC LENGTH OF 388.86 FEET FOR A POINT OF REVERSE COMPOUND CURVATURE HEREOF;
CONTINUING ALONG CURVE TO THE RIGHT, HAVING A RADIUS OF 534.54 FEET, S 36° 33' 34" E, WITH CHORD 278.04 FEET, AT 49.21 FEET PASS THE SOUTH CORNER OF SAID 1.34 ACRE TRACT, THE SOUTHWEST CORNER OF SAID LAGO DEL VALLE PHASE VII, CONTINUING A TOTAL ARC LENGTH OF 281.27 FEET FOR A DEFLECTION CORNER HEREOF;

THENCE CONTINUING WITH THE WEST LINE OF SAID LAGO DEL VALLE PHASE VII, THE FOLLOWING COURSES AND DISTANCES:
S 66° 13' 18" E, WITH THE CLIP CORNER OF LAGO PATZCUARO, A 50-FT. WIDE RIGHT-OF-WAY, AT 27.80 FEET FOR A DEFLECTION CORNER HEREOF;
S 21° 08' 28" E, AT 50.00 FEET TO A POINT ON THE EASTERLY LINE OF SAID LAGO PATZCUARO, AN IRON ROD CAPPED PCE FOUND FOR A DEFLECTION CORNER HEREOF;
S 24° 49' 05" W, AT 27.46 FEET AN IRON ROD CAPPED PCE FOUND FOR THE MOST SOUTHEASTERLY CORNER HEREOF;

THENCE CONTINUING OVER AND ACROSS SAID 75.61 ACRES, THE FOLLOWING COURSES AND DISTANCES:
S 68° 51' 29" W, AT 80.00 FEET FOR THE SOUTH CORNER HEREOF;
N 21° 06' 30" W, AT 88.24 FEET FOR A POINT OF CURVATURE TO THE LEFT HEREOF;
CONTINUING WITH SAID CURVE, HAVING A RADIUS OF 443.72', ALONG CHORD BEARING N 36° 33' 34" W, WITH CHORD 236.43', AN ARC LENGTH OF 239.32' TO A POINT OF REVERSE COMPOUND CURVATURE HEREOF;
CONTINUING WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 534.29 FEET, ALONG CHORD BEARING N 27° 06' 37" W, WITH CHORD OF 443.57 FEET, AN ARC LENGTH OF 457.41 FEET TO A POINT OF TANGENCY HEREOF;

THENCE N 02° 28' 44" W, CONTINUING ALONG THE EAST LINE OF SAID 2.32 ACRES, AT 12.88 FEET THE POINT OF BEGINNING AND CONTAINING 1.47 ACRES (63989.20 S.F.), MORE OR LESS.

A SKETCH PREPARED FOR THIS TRACT OF LAND ACCOMPANIES THIS LEGAL DESCRIPTION.

 <p>6262 McPherson Road, Ste. 206 Laredo, Texas 78041 enr.# F-22574 surv.#10194686 P (956) 725-5057 topsitecivil.com</p>	PROJECT #: -	CERTIFICATE OF SURVEYOR 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.  August 1, 2025	
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