



**LEGAL DESCRIPTION:**  
**EASEMENT 3 - EXHIBIT B**  
**20' UTILITY EASEMENT**  
**20,307.19 SQ. FT.**  
**OUT OF TRACT IV**  
**V. 2252, PGS. 813-822 W.C.O.P.R.**  
**W.C.O.P.R.**

DECEMBER 30, 2021

BEING A TRACT OF LAND CONTAINING 20,307.19 SQ. FT., MORE OR LESS, OUT OF TRACT IV, 4V HOLDINGS, LTD., RECORDED IN VOLUME 3702, PAGE 643, W.C.O.P.R., AND VOLUME 2252, PAGES 813-822, W.C.O.P.R., ALSO BEING OUT OF PORCION 35, JM DIAZ, ORIGINAL GRANTEE, CITY OF LAREDO, WEBB COUNTY TEXAS. SAID 20,307.19 SQ. FT. TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

**BEGINNING** AT A FOUND TxDOT R.O.W. MONUMENT BEING THE SOUTHEAST CORNER OF A DEED TO THE TEXAS DEPARTMENT OF TRANSPORTATION CONVEYED TO THEM FOR HIGHWAY ROW USE, AND RECORDED IN VOLUME 2755, PAGE 278, AND ALSO BEING THE NORTHWEST CORNER OF TRACT 5, BEING THE REMAINED OF A 490.78 ACRE TRACT OF LAND RECORDED IN VOLUME 4225, PAGE 242, FOR A POINT OF BEGINNING HEREOF;

**THENCE** NORTH A DISTANCE OF 108.77 FEET ALONG THE COMMON LINE BETWEEN SAID HIGHWAY RIGHT-OF-WAY AND TRACT IV, A TRACT OF LAND DEEDED TO 4V HOLDINGS, LTD., VOLUME 3702, PAGE 643, W.C.O.P.R. TO A 1/2-INCH IRON ROD FOUND ON SAID COMMON BOUNDARY LINE BEING A POINT OF CURVATURE TO THE RIGHT WITH A RADIUS OF 5622.58 FEET AND A CHORD OF N 02° 04' 55" E ~ 407.87' FOR A CURVE LENGTH OF 407.96 FEET TO A FOUND 1/2-INCH IRON ROD BEING A POINT OF DEFLECTION HEREOF;

**THENCE** N 13° 56' 44" E A DISTANCE OF 501.49' TO FOUND TxDOT R.O.W. MONUMENT BEING THE NORTHEAST CORNER OF SAID TEXAS DEPARTMENT OF TRANSPORTATION DEED ALSO BEING ALONG THE SOUTHERN BOUNDARY OF TRACT 3, BEING THE REMAINED OF A 61.90 ACRE TRACT OF LAND RECORDED IN VOLUME 4225, PAGE 242 W.C.O.P.R. SAID POINT BEING THE NORTHWEST CORNER AND A POINT OF DEFLECTION HEREOF;

**THENCE** S 72° 29' 19" E ALONG THE SOUTHERN BOUNDARY LINE OF SAID TRACT 3 A DISTANCE OF 20.04 FEET TO THE NORTHEAST CORNER AND A POINT OF DEFLECTION HEREOF;

**THENCE** S 13° 56' 44" W A DISTANCE OF 498.31 FEET THROUGH TRACT IV A POINT OF CURVATURE TO THE LEFT WITH A RADIUS OF 5,574.61 FEET AND A CHORD OF S 02° 04' 46" W ~ 404.92 FEET FOR A CURVE LENGTH OF 405.00 TO A 1/2-INCH IRON ROD BEING A POINT OF DEFLECTION HEREOF;

**THENCE** SOUTH THROUGH TRACT IV A DISTANCE OF 108.94 FEET TO THE SOUTHWEST CORNER AND A POINT OF DEFLECTION HEREOF;

**THENCE** S 89° 30' 16" E ALONG THE NORTHERN BOUNDARY OF TRACT 5 A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING OF THIS 20,307.19 SQ. FT., MORE OR LESS.

6262 McPHERSON RD., SUITE 206, LAREDO, TEXAS 78041  
ENG. REG # F-22574  
SURVEYING REG # 10194868

