

EXHIBIT "A"

County: Webb  
Highway: SH 84  
Limits: From FM 1472,  
To IH 35 West Frontage Road  
CCSJ: 3483-02-002  
ROW CSJ: 3483-02-003  
ROW Project ID: R00013938

**Property Description for Parcel P00076872.001**

Being a 0.5528 of one-acre (24,078 square feet) parcel of land, located in the Tomas Sanchez Porcion Number 11, Abstract Number 279, being out of and part of a called 48.18-acre tract, also known as Tract II, conveyed from David, L. Reuthinger, Robert K. Wynn and Sandra Salway as Co-Trustees of the Reuthinger Living Trust and as Co-Trustees of the Reuthinger Residue Trust to North Laredo Industrial Park, Ltd., described in Special Warranty Deed executed November 22, 2021, recorded in Document Number 1449927, Volume 5160, Page 756 of the Official Public Records of Webb County, Texas (O.P.R.W.C.T.), said 0.5528 of one-acre (24,078 square feet) parcel of land being more particularly described by metes and bounds as follows:

**COMMENCING** at barbwire fence post found marking the southeast corner of said called 48.18-acre tract, same being the southwest corner of a called 260.44-acre tract, conveyed from Hortense R. Offerle, formerly known as Viola Hortense Reuthinger, Trustee of the Reuthinger Living Trust and Trustee of the Reuthinger Residue Trust to International Fatima Properties, Ltd., described in a Special Warranty Deed executed April 11, 2018, recorded in Document Number 1325968, Volume 4400, Page 108, O.P.R.W.C.T., same being on the north line of a called 101.23-acre tract conveyed from Itara, Inc. to Indra, Inc., described in a Special Warranty Deed executed January 6, 2022, recorded in Document Number 1456773, Volume 5204, Page 509, O.P.R.W.C.T., thence as follows;

EXHIBIT "A"

South 67° 46' 29" West, along the south line of said called 48.18-acre tract, passing at a distance of 125.81 feet to a 5/8-inch iron rod with TxDOT aluminum cap set, located 205.56 feet right of Proposed Baseline Station 277+03.61, for a northeast corner of the residue of a called 6,132.06-acre tract, conveyed to Louis P. Lavaude, Yvonne Lavaude, David A. Hachar, Lilia Ethel Hachar, Lilia Jeanenette Hachar, Falcon International Bank, as Trustee of all the trusts created under the Last Will and Testament of Nicholas D. Hachar Estate Trust, also known as N.D. Hachar Estate Trust, as described in deeds recorded in Volume 166, Page 594 (executed March 13, 1941), Volume 303, Page 164 (executed January 12, 1963), all of the Deed Records of Webb County, Texas (D.R.W.C.T.), and Volume 2081, Page 198 (executed November 2, 2005), Volume 2634, Page 364 (executed August 5, 2008), Volume 2640, Page 543 (executed August 29, 2008), Volume 2787, Page 39 (executed July 15, 2009), Volume 2955, Page 84 (executed July 7, 2010), Volume 3135, Page 333 (January 29, 2007), Volume 3135, Page 338 (August 19, 2011), Volume 3360, Page 205 (executed February 21, 2012), Volume 3655, Page 838 (executed July 29, 2014) and Volume 4724, Page 350 (executed January 12, 1963), O.P.R.W.C.T., same being the northwest corner of said called 101.23-acre tract, continuing for a total distance of 126.61 feet to a calculated point of an internal southeast corner of a tract of land owned by the Reuthinger Living Trust and the Reuthinger Residue Trust (Reuthinger Tract), comprised of the residue of a called 4,106.8-acre tract, also known as Tract Five, and the residue of a called 3,180-acre tract, also known as Tract Four (Reuthinger Tract), conveyed to the Reuthinger Living Trust and the Reuthinger Residue Trust, as conveyed from Mrs. Mattie Clifton, Ray Clifton and wife, and R. N. Clifton to George E. Reuthinger, described in a Warranty Deed executed July 17, 1933, recorded in Volume 130, Page 87 of the Deed Records of Webb County, Texas (D.R.W.C.T.), further described in Warranty Deed executed July 23, 1957, conveyed from Delia J. Salinas to George E. Reuthinger, recorded in Volume 256, Page 89, D.R.W.C.T., further described in deed executed May 25, 1966, conveyed from George Reuthinger and wife, Johnnie V. Reuthinger to George Ernest Reuthinger, Jr., Betty Jean Reuthinger Patterson, Virginia Lee Reuthinger Wynn, Viola Hortense Reuthinger, recorded in Volume 335, Page 593, D.R.W.C.T., further described in deed executed May 25, 1966, conveyed from George Reuthinger and wife, Johnnie V. Reuthinger to George Ernest Reuthinger, Jr., Betty Jean Reuthinger Patterson, Virginia Lee Reuthinger Wynn, Viola Hortense Reuthinger, recorded in Volume 336, Page 1, D.R.W.C.T., further described in deed executed October 2, 1975, conveyed from Johnnie V. Reuthinger to George Ernest Reuthinger, Jr. and Viola Hortense Reuthinger Offerle, Co-Trustees of the Reuthinger Living Trust, recorded in Volume 498, Page 79, D.R.W.C.T., same being the beginning of a non-tangent curve to the left;

Revised July 14, 2023

March 20, 2023

P00076872.001

Page 3 of 12

EXHIBIT "A"

Along the common internal southeast line of said Reuthinger Tract with the northwest line of said called 48.18-acre tract and along said curve to the left, having a central angle of  $01^{\circ} 11' 25''$ , a radius of 6,908.00 feet, an arc length of 143.52 feet, a chord bearing of North  $28^{\circ} 57' 23''$  East, a chord distance of 143.52 feet to a 5/8-inch iron rod with TxDOT aluminum disk set for the **POINT OF BEGINNING** of the herein described parcel, having surface coordinates of N= 17,140,316.95 and E= 663,867.69, being on the proposed southeast right-of-way and Access Denial Line of SH 84, a variable width right-of-way, located 203.39 feet right of Proposed Baseline Station 278+46.49;\*\*

1. Continuing along the common internal southeast line of said Reuthinger Tract with the northwest line of said called 48.18-acre tract and along said curve to the left, **having a central angle of  $00^{\circ} 58' 15''$ , a radius of 6,908.00 feet, an arc length of 117.07 feet, a chord bearing of North  $27^{\circ} 52' 32''$  East, a chord distance of 117.07 feet**
2. **North  $29^{\circ} 37' 37''$  East**, continuing along the common internal southeast line of said Reuthinger Tract with the northwest line of said called 48.18-acre tract, a distance of **1,083.88 feet** to a 5/8-inch iron rod with TxDOT aluminum disk set on the proposed southeast right-of-way and Access Denial Line, located 199.83 feet right of Proposed Baseline Station 290+47.38;\*\*
3. **South  $26^{\circ} 24' 23''$  West**, across said called 48.18-acre tract and along the proposed southeast right-of-way and Access Denial Line, a distance of **448.09 feet** to a 5/8-inch iron rod with TxDOT aluminum disk set, located 225.00 feet right of Proposed Baseline Station 286+00.00;\*\*
4. **South  $29^{\circ} 37' 33''$  West**, continuing across said called 48.18-acre tract and along the proposed southeast right-of-way and Access Denial Line, a distance of **725.93 feet** to a 5/8-inch iron rod with TxDOT aluminum disk set, located 225.00 feet right of Proposed Baseline Station 278+74.07;\*\*
5. **South  $67^{\circ} 42' 27''$  West**, continuing across said called 48.18-acre tract and along the proposed southeast right-of-way and Access Denial Line, a distance of **35.04 feet** to the **POINT OF BEGINNING** and containing 0.5528 of one-acre (24,078 square feet) parcel of land.

EXHIBIT "A"

Notes:

All bearings and coordinates shown hereon are based on the Texas Coordinate System, South Zone (4205), North American Datum of 1983 (2011 Adj.).

Coordinates and distances are U.S. Survey Feet, displayed in surface values, and may be converted to NAD83 (Grid) values by applying the Surface Adjustment Factor (SAF) for Webb County, SAF = 1.00003, using the formula: Surface / SAF = Grid.

Horizontal coordinates are based on redundant GPS RTN Observations measured from TXDOT CORS TXLR, TXL2, and TXTR during February and May 2022.

Access is prohibited across the Access Denial Line to the highway facility from the abutting remainder property.

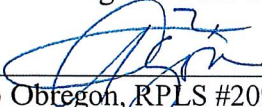
\*\* The monument described and set in this call may be replaced with a Texas Department of Transportation Type II right-of-way marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by the Texas Department of Transportation.

This description was prepared in conjunction with and accompanied by a plat of even date herewith.

Revised by March 16, 2023, by RODS Surveying Inc. to rename Parcel.

Revised July 14, 2023, by RODS Surveying, Inc. to update Highway Name, Limits, Project CSJ, ROW CSJ, and Parcel ID No.

I do hereby certify that this property description and accompanying parcel plat conform to the current General Rules of Procedures and Practices as promulgated by the Texas Board of Professional Engineers and Land Surveyors.

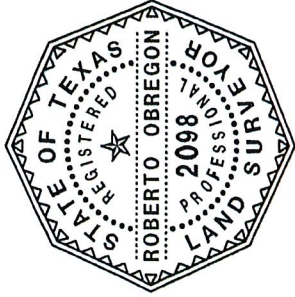
  
Roberto Obregon, RPLS #2098  
RODS Surveying, Inc.  
6810 Lee Road  
Spring, Texas 77379  
Phone (281)-257-4020  
TBPELS Surveying Firm # 10030700  
RODS Reference No. 278-21948-002



07-14-2023  
Date

LEGEND

- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)  
● SET 5/8" IRON ROD WITH CAP ("RODS SURVEYING, INC.") (UNLESS OTHERWISE NOTED)  
■ SET 5/8" IR W/TXDOT ALUM DISK (UNLESS OTHERWISE NOTED)  
□ 5/8" IRON ROD W/TXDOT ALUM DISK FOUND (UNLESS NOTED)  
I.R. IRON ROD  
I.R.C. IRON ROD WITH CAP "STAMPED"  
I.P. IRON PIPE  
▲ CALCULATED POINT  
( ) RECORD INFORMATION  
P.O.B. POINT OF BEGINNING  
P.O.C. POINT OF COMMENCING  
P.R.C. POINT OF REVERSE CURVATURE  
N.T.S. NOT TO SCALE  
R.O.W. RIGHT OF WAY  
C.M. CONTROLLING MONUMENT
- D.R.W.C.T. DEED RECORDS OF WEBB COUNTY, TEXAS  
M.R.W.C.T. MAP RECORDS OF WEBB COUNTY, TEXAS  
P.R.W.C.T. PLAT RECORDS OF WEBB COUNTY, TEXAS  
O.R.W.C.T. OFFICIAL RECORDS OF WEBB COUNTY, TEXAS  
O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS
- DOC. NO. DOCUMENT NUMBER  
— III — EXISTING ACCESS DENIAL LINE (A.D.L.)  
— III — PROPOSED ACCESS DENIAL LINE (A.D.L.)  
— — EXISTING R.O.W. LINE  
— — PROPOSED R.O.W. LINE  
— — DISTANCE NOT TO SCALE  
— — DEED LINE (COMMON OWNERSHIP)  
— — EXISTING EASEMENT LINE  
— — SURVEY LINE  
— — PROPERTY LINE  
— — BASELINE OFFSET  
— — STA. BASELINE STATION  
— — P.C. POINT OF CURVATURE  
— 250+00 — BASELINE STATION  
① PARCEL NUMBER  
B.L. BUILDING LINE (SETBACK LINE)  
D.E. DRAINAGE EASEMENT  
ELEC.ESMT. ELECTRIC EASEMENT  
S.S. SANITARY SEWER EASEMENT  
U.E. UTILITY EASEMENT



I, ROBERTO OBREGON, HEREBY CERTIFY THAT THE HEREON MAP OR PLAT IS TRUE AND CORRECT AND DEPICTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION DURING THE MONTHS OF MAY, 2022 THROUGH FEBRUARY 2023

*[Signature]*

ROBERTO OBREGON, RPLS NO. 2098  
RELEASE DATE FEBRUARY 2023  
07/14/2023  
DATE

NOTES:

- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH ZONE (4205), NORTH AMERICAN DATUM OF 1983 (2011 ADJ.).
- ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (GEOID 12B).
- COORDINATES AND DISTANCES ARE U.S. SURVEY FEET, DISPLAYED IN SURFACE VALUES, AND MAY BE CONVERTED TO NAD83 (GRID) VALUES BY APPLYING THE SURFACE ADJUSTMENT FACTOR (CAF) FOR WEBB COUNTY, SAF = 1.00003, USING THE FORMULA: SURFACE / SAF = GRID
- HORIZONTAL COORDINATES ARE BASED ON REDUNDANT GPS RTN OBSERVATIONS MEASURED FROM TXDOT CORRS TXLR, TXL2 AND TXTR DURING FEBRUARY AND MAY 2022.
- ELEVATIONS ARE BASED ON REDUNDANT GPS RTN OBSERVATIONS, ADJUSTED WITH DIGITAL LEVELING, CONSTRAINED TO THE PROVIDED ELEVATION FOR AERIAL TARGET T-3 (535.69') AND THE PUBLISHED ELEVATION FOR BM-291 (663.08').
- ABSTRACTING PERFORMED BY COURTHOUSE DIRECT.COM (COURTHOUSE SPECIALIST) DURING APRIL, 2022.
- FIELD SURVEYS PERFORMED DURING THE MONTHS OF MAY, 2022 THROUGH DECEMBER, 2022.
- LOCATION OF SURVEY LINES AND PORCION LINES ARE APPROXIMATE.
- PROPOSED RIGHT-OF-WAY BASELINE MAY NOT MATCH PROPOSED CONSTRUCTION BASELINE OR AS-BUILT BASELINE DUE TO DESIGN CHANGES.

REVISED JULY 14, 2023, BY RODS SURVEYING, INC.  
TO UPDATE HIGHWAY NAME, LIMITS, PROJECT CSJ,  
ROW CSJ, AND PARCEL ID NO.

| EXISTING  | TAKING    | REMAINING   |
|-----------|-----------|-------------|
| CALLED    | 0.5528 AC |             |
| 48.18 AC. | 24,078 SF | 47.63 AC RT |

RODS SURVEYING, INC.

6810 LEE ROAD SPRING, TEXAS 77379  
TEL (281) 257-4020 FAX (281) 257-4021  
TBPLS FIRM REGISTRATION # 10030700

PARCEL PLAT  
SHOWING

PARCEL P00076872.001

SH 84  
RCSJ 3483-02-003  
PROJECT NO. R00013938  
MARCH 2023

CONTINUING NOTES:

10. \*\*= THE MONUMENT DESCRIBED AND SET MAY BE REPLACED WITH A TXDOT TYPE II RIGHT-OF-WAY MARKER UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TXDOT.

11. ACCESS IS PROHIBITED ACROSS THE ACCESS DENIAL LINE TO THE HIGHWAY FACILITY FROM THE ABUTTING REMAINDER PROPERTY.

12. THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH A LIMITED TITLE CERTIFICATED PROVIDED BY COURTHOUSE DIRECT.COM(COURTHOUSE SPECIALISTS) GF# 2238910A-5 APRIL 18, 2022 EFFECTIVE DATE MARCH 31, 2022

SUBJECT TO FOLLOWING EASEMENTS:

-EASEMENT DATED JANUARY 31, BY AND BETWEEN DAVID A. HACHAR, LILLIA JEANETTE HACHAR, LILLIA ETHEL HACHAR, LOUIS P. LAVAUDE, YVONNE LAVAUDE. AND RECORDED IN VOLUME 4967, PAGE 715 OF THE OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS.  
(SUBJECT TO BUT NOT APPLICABLE)

-PARTIAL DELINEATION OF EASEMENT AND RESTRICTIVE COVENANT DATED DECEMBER 16, 1994, FROM CENTRAL POWER AND LIGHT COMPANY DATED DECEMBER 16, 1994, AND RECORDED IN VOLUME 281, PAGE 603 OF THE DEED RECORDS OF WEBB COUNTY, TEXAS.  
(SHOW HEREON).

-RIGHT OF WAY AGREEMENT DATED AUGUST 28, 1968 TO DEHLI GAS PIPELINE CORPORATION AND RECORDED IN VOLUME 371, PAGE 472 OF DEED RECORDS OF WEBB COUNTY, TEXAS.

13. THE PARENT TRACT RECORD DEED, DID NOT DESCRIBE CURVES DEFLECTION DIRECTION. THE PROPERTY WAS ESTABLISHED HOLDING THE TWO CONTROLLING MONUMENTS AS SHOWN ON SURVEY, HOLDING THE AREA AS DIGNITY OF CALL.

***RODS SURVEYING, INC.***

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TBPLS FIRM REGISTRATION # 10030700

PARCEL PLAT  
SHOWING

**PARCEL P00076872.001**

SH 84  
RCSJ 3483-02-003  
PROJECT NO. R00013938  
MARCH 2023

# TOMAS SANCHEZ PORCION NO. 11, ABSTRACT NO. 279

POB PARCEL 7  
N=17,140,316.95  
E= 663,867.69  
STA=278+46.49  
O/S=203.39' RT  
\*\*

7 0.5528 AC.  
24,078 SF

C1

L1

FND FNC POST

FND FNC POST

FND FNC POST

POC PARCEL 7  
FND BARBWARE  
FNC POST (C.M.)

FND FNC POST

FND FNC POST

O-1

FND 1/2" IR  
W/ CAP  
"HOWLAND  
SURVEYING"  
(C.M.)

FND FNC POST

RODS SURVEYING, INC.

6810 LEE ROAD SPRING, TEXAS 77379  
TEL (281) 257-4020 FAX (281) 257-4021  
TBPELS SURVEYING FIRM 10030700

TRACT II  
CALLED 48.18 AC.  
NORTH LAREDO INDUSTRIAL PARK, LTD.  
VOL. 5160, PG. 756  
DOC. NO. 1449927  
NOVEMBER 22, 2021  
O.P.R.W.C.T.

PARCEL PLAT  
SHOWING

PARCEL P00076872.001

SH 84  
RCSJ 3483-02-003  
PROJECT NO. R00013938  
MARCH 2023

PROPOSED BASELINE

N 29° 37' 33" E 8,946.88'

PROPOSED STATE HIGHWAY 84  
VARIABLE WIDTH R.O.W.

0-2

D = 01° 11' 25" (LT)  
R = 6,908.00'  
L = 143.52'  
CHB = N 28° 57' 23" E  
CHD = 143.52'

POB PARCEL 7  
N=17,140,316.95  
E= 663,867.69  
STA=278+46.49  
O/S=203.39' RT  
\*\*

D = 00° 58' 15" (LT)  
R = 6,908.00'  
L = 117.07'  
CHB = N 27° 52' 32" E  
CHD = 117.07'

7  
0.5528 AC.  
24,078 SF

N 29° 37' 37" E  
1,083.88'

S 29° 37' 33" W 725.93' ACCESS DENIAL LINE

80' WIDE EASEMENT  
CALLED 26.41 AC.  
CENTRAL POWER & LIGHT COMPANY  
VOL. 918 PG. 835  
APRIL 28, 2000  
O.P.R.W.C.T.

POC PARCEL 7  
FND BARBIRE  
FNC POST (C.M.)

CALLED 101.23 AC.  
INDRA, INC.  
VOL. 5204, PG. 509  
DOC. NO. 1456773  
JANUARY 6, 2022  
O.P.R.W.C.T.

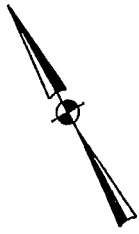
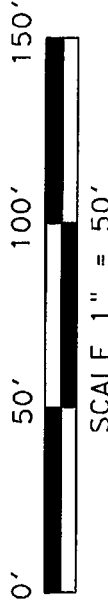
STA 278+74.07  
O/S 225.00' RT  
\*\*

CALLED 260.44 AC.  
INTERNATIONAL FATIMA  
PROPERTIES, LTD.  
VOL. 4400, PG. 108  
DOC. NO. 1325968  
APRIL 11, 2018  
O.P.R.W.C.T.

**SANTIAGO SANCHEZ**  
**PORCION NO. 12,**  
**ABSTRACT NO. 278**

SEE PAGE 12 FOR DETAIL, PAGE 11 FOR CURVE, LINE  
TABLE AND OWNERSHIP INFORMATION.

PAGE 8 OF 12



**TOMAS SANCHEZ**  
**PORCION NO. 11,**  
**ABSTRACT NO. 279**

MATCHLINE 9 PAGE 12

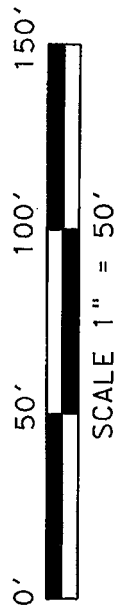
**RODS SURVEYING, INC.**

6810 LEE ROAD SPRING, TEXAS 77379  
TEL (281) 257-4020 FAX (281) 257-4021  
TBPELS SURVEYING FIRM 10030700

PARCEL PLAT  
SHOWING

PARCEL P0006872.001

SH 84  
RCSJ 3483-02-003  
PROJECT NO. R00013938  
MARCH 2023



PROPOSED BASELINE

N 29° 37' 33" E 8,946.88' 284+00

PROPOSED STATE HIGHWAY 84  
VARIABLE WIDTH R.O.W.

0-2

7 0.5528 AC.  
24,078 SF

N 29° 37' 37" E 1,083.88'

ACCESS DENIAL LINE  
PROPOSED R.O.W. LINE

TRACT II  
CALLED 48.18 AC.  
NORTH LAREDO INDUSTRIAL PARK, LTD.  
VOL. 5160, PG. 756  
DOC. NO. 1449927  
NOVEMBER 22, 2021  
O.P.R.W.C.T.

STA 286+00.00  
O/S 225.00' RT  
\*\*

MATCHLINE 8 PAGE 12

MATCHLINE 10 PAGE 12

CALLED 260.44 AC.  
INTERNATIONAL FATIMA  
PROPERTIES, LTD.  
VOL. 4400, PG. 108  
DOC. NO. 1325968  
APRIL 11, 2018  
O.P.R.W.C.T.

**TOMAS SANCHEZ  
PORCION NO. 11,  
ABSTRACT NO. 279**

**RODS SURVEYING, INC.**

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PARCEL PLAT  
SHOWING

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MARCH 2023

SEE PAGE 12 FOR DETAIL, PAGE 11 FOR CURVE, LINE  
TABLE AND OWNERSHIP INFORMATION.

PAGE 9 OF 12

PROPOSED BASELINE

N 29° 37' 33" E 8,946.88' 289+00

PROPOSED STATE HIGHWAY 84  
VARIABLE WIDTH R.O.W.

O-2

7 0.5528 AC.  
24,078 SF

ACCESS DENIAL LINE  
S 26° 24' 23" W 448.09'

STA 286+00.00  
O/S 225.00' RT  
\*\*

N 29° 37' 37" E 1,083.88'

PROPOSED R.O.W. LINE

TRACT II  
CALLED 48.18 AC.  
NORTH LAREDO INDUSTRIAL PARK, LTD.  
VOL. 5160, PG. 756  
DOC. NO. 1449927  
NOVEMBER 22, 2021  
O.P.R.W.C.T.

STA 290+47.38  
O/S 199.83' RT  
\*\*

FND FNC POST

CALLED 260.44 AC.  
INTERNATIONAL FATIMA  
PROPERTIES, LTD.  
VOL. 4400, PG. 108  
DOC. NO. 1325968  
APRIL 11, 2018  
O.P.R.W.C.T.

**TOMAS SANCHEZ**  
**PORCION NO. 11,**  
**ABSTRACT NO. 279**

**RODS SURVEYING, INC.**

6810 LEE ROAD SPRING, TEXAS 77379  
TEL (281) 257-4020 FAX (281) 257-4021  
TBPELS SURVEYING FIRM 10030700

PARCEL PLAT  
SHOWING

PARCEL P00076872.001

SH 84  
RCSJ 3483-02-003  
PROJECT NO. R00013938  
MARCH 2023

SEE PAGE 12 FOR CURVE, PAGE 11 FOR LINE TABLE  
AND OWNERSHIP INFORMATION.

PAGE 10 OF 12

MATCHLINE 9 PAGE 12

O-4

RESIDUE OF CALLED  
6,132.06 AC.  
LOUIS P. LAVAUE  
YVONNE LAVAUE  
DAVID A. HACHAR  
LILIA ETHEL HACHAR  
LILIA JEANETTE HACHAR  
FALCON INTERNATIONAL BANK,  
AS TRUSTEE OF ALL THE  
TRUSTS  
CREATED UNDER THE LAST  
WILL AND TESTAMENT OF  
NICHOLAS D.  
HACHAR ESTATE TRUST A.K.A.  
N.D. HACHAR ESTATE TRUST  
VOL. 166, PG. 594  
MARCH 13, 1941  
VOL. 303, PG. 164  
JANUARY 12, 1963  
D.R.W.C.T.  
VOL. 2081, PG. 198  
NOVEMBER 22, 2005  
VOL. 2634, PG. 364  
AUGUST 5, 2008  
VOL. 2640, PG. 543  
AUGUST 29, 2008  
VOL. 2787, PG. 39  
JULY 15, 2009  
VOL. 2955, PG. 84  
JULY 7, 2010  
VOL. 3135, PG. 333  
JANUARY 29, 2007  
VOL. 3135, PG. 338  
AUGUST 19, 2011  
VOL. 3360, PG. 205  
FEBRUARY 21, 2012  
VOL. 3655, PG. 838  
JULY 29, 2014  
VOL. 4724, PG. 350  
JANUARY 14, 2020  
O.P.R.W.C.T.

O-3

DAVID A. HACHAR, LILIA JEANETTE HACHAR,  
LILIA ETHEL HACHAR, LOUIS P. LAVAUE,  
YVONNE LAVAUE, FALCON INTERNATIONAL  
BANK, AS TRUSTEE OF ALL THE TRUSTS  
CREATED UNDER THE LAST WILL AND TESTAMENT  
OF NICOLAS D. HACHAR, AND THE NICOLAS  
DAVID HACHAR ESTATE TRUST (ALSO KNOWN AS  
N.D. HACHAR ESTATE TRUST)  
VOL. 4967, PG. 627  
DOC. NO. 1420238  
JANUARY 26, 2021  
O.P.R.W.C.T.

O-2

TRACT THREE  
RESIDUE OF ALL OF PORCION 11  
(CALLED 5,313.60 AC.)  
THE REUTHINGER LIVING TRUST  
& THE REUTHINGER RESIDUE TRUST  
VOL. 256, PG. 89  
JULY 23, 1957  
VOL. 335, PG. 593  
MAY 25, 1966  
VOL. 336, PG. 1  
MAY 25, 1966  
VOL. 498, PG. 79  
OCTOBER 2, 1975  
D.R.W.C.T.

CURVE TABLE

| NO. | DELTA          | RADIUS    | ARC     | CHD BRG         | CHD DIST |
|-----|----------------|-----------|---------|-----------------|----------|
| C1  | 01° 11' 25" LT | 6,908.00' | 143.52' | N 28° 57' 23" E | 143.52'  |

| LINE | BEARING         | DIST.   |
|------|-----------------|---------|
| L1   | S 67° 46' 29" W | 126.61' |
| L2   | S 67° 42' 27" W | 35.04'  |
| L3   | N 28° 32' 38" E | 16.10'  |

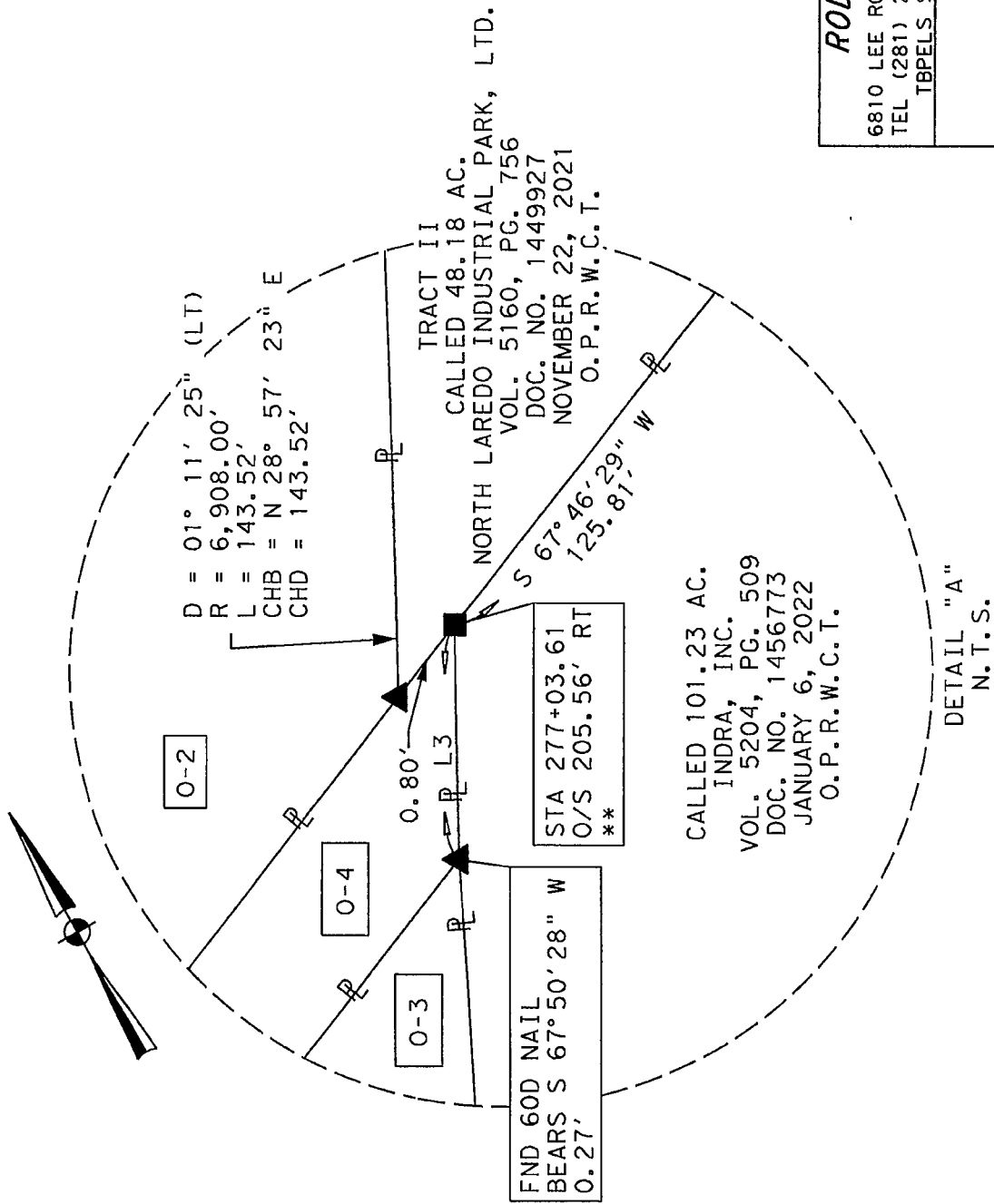
RODS SURVEYING, INC.

6810 LEE ROAD SPRING, TEXAS 77379  
TEL (281) 257-4020 FAX (281) 257-4021  
TBPELS SURVEYING FIRM 10030700

PARCEL PLAT  
SHOWING

PARCEL P00076872.001

SH 84  
RCSJ 3483-02-003  
PROJECT NO. R00013938  
MARCH 2023



**RODS SURVEYING, INC.**

6810 LEE ROAD SPRING, TEXAS 77379  
 TEL (281) 257-4020 FAX (281) 257-4021  
 TBPELS SURVEYING FIRM 10030700

PARCEL PLAT  
 SHOWING

**PARCEL P00076872.001**

SH 84  
 RCSJ 3483-02-003  
 PROJECT NO. R00013938  
 MARCH 2023

July 10, 2023

County: Webb  
Highway: State Highway 84  
Limits: From FM 1472 to IH 35 West Frontage Rd  
RCSJ Number: 3483-02-003

PARCEL 7

POC TO POB

<\* 8 Inverse P5143 P5311

Inverse P5143 to P5311 S 67° 46' 29" W Distance 126.61

<\* 9 Print Curve PC57

Curve Data  
\*-----\*

Curve PC57

|              |                   |                 |               |   |            |
|--------------|-------------------|-----------------|---------------|---|------------|
| P.I. Station | 0+71.76           | N               | 17,140,253.81 | E | 663,833.60 |
| Delta        | =                 | 1° 11' 25" (LT) |               |   |            |
| Degree       | =                 | 0° 49' 46"      |               |   |            |
| Tangent      | =                 | 71.76           |               |   |            |
| Length       | =                 | 143.52          |               |   |            |
| Radius       | =                 | 6,908.00        |               |   |            |
| External     | =                 | 0.37            |               |   |            |
| Long Chord   | =                 | 143.52          |               |   |            |
| Mid. Ord.    | =                 | 0.37            |               |   |            |
| P.C. Station | 0+00.00           | N               | 17,140,191.38 | E | 663,798.21 |
| P.T. Station | 1+43.52           | N               | 17,140,316.95 | E | 663,867.69 |
| C.C.         |                   | N               | 17,143,598.44 | E | 657,788.85 |
| Back         | = N 29° 33' 05" E |                 |               |   |            |
| Ahead        | = N 28° 21' 40" E |                 |               |   |            |
| Chord Bear   | = N 28° 57' 23" E |                 |               |   |            |

<\* 10 Describe Parcel 7

Parcel 7: CUR PC56 P5309 P5013 P5012 P5310

Total parcel taking area = 24,078 ft² = 0.5528 ac.

Description of parcel: 7

Beginning parcel description

Curve Data  
\*-----\*

Curve PC56

|              |         |                 |               |   |            |
|--------------|---------|-----------------|---------------|---|------------|
| P.I. Station | 0+58.53 | N               | 17,140,368.46 | E | 663,895.49 |
| Delta        | =       | 0° 58' 15" (LT) |               |   |            |
| Degree       | =       | 0° 49' 46"      |               |   |            |
| Tangent      | =       | 58.53           |               |   |            |
| Length       | =       | 117.07          |               |   |            |
| Radius       | =       | 6,908.00        |               |   |            |
| External     | =       | 0.25            |               |   |            |

File: N:\Entech 278\21948002\CAD\Microstation Closure Reports\PARCEL 7.TXT 7/11  
./2023, 1:22:44 PM

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|              |     |             |   |               |              |
|--------------|-----|-------------|---|---------------|--------------|
| Long Chord   | =   | 117.07      |   |               |              |
| Mid. Ord.    | =   | 0.25        |   |               |              |
| P.C. Station |     | 0+00.00     | N | 17,140,316.95 | E 663,867.69 |
| P.T. Station |     | 1+17.07     | N | 17,140,420.44 | E 663,922.42 |
| C.C.         |     |             | N | 17,143,598.44 | E 657,788.85 |
| Back         | = N | 28° 21' 40" | E |               |              |
| Ahead        | = N | 27° 23' 25" | E |               |              |
| Chord Bear   | = N | 27° 52' 32" | E |               |              |

Course from PT PC56 to P5309 N 29° 37' 37" E Dist 1,083.88

|             |   |               |   |            |              |
|-------------|---|---------------|---|------------|--------------|
| Point P5309 | N | 17,141,362.61 | E | 664,458.24 | Sta 12+00.95 |
|-------------|---|---------------|---|------------|--------------|

Course from P5309 to P5013 S 26° 24' 23" W Dist 448.09

|             |   |               |   |            |              |
|-------------|---|---------------|---|------------|--------------|
| Point P5013 | N | 17,140,961.28 | E | 664,258.96 | Sta 16+49.03 |
|-------------|---|---------------|---|------------|--------------|

Course from P5013 to P5012 S 29° 37' 33" W Dist 725.93

|             |   |               |   |            |              |
|-------------|---|---------------|---|------------|--------------|
| Point P5012 | N | 17,140,330.25 | E | 663,900.11 | Sta 23+74.96 |
|-------------|---|---------------|---|------------|--------------|

Course from P5012 to P5310 S 67° 42' 27" W Dist 35.04

|             |   |               |   |            |              |
|-------------|---|---------------|---|------------|--------------|
| Point P5310 | N | 17,140,316.95 | E | 663,867.69 | Sta 24+10.00 |
|-------------|---|---------------|---|------------|--------------|

=====  
Ending parcel description

=====  
End of parcel 7 description

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**EXHIBIT "A"**

County: Webb  
Highway: SH 84  
Limits: From FM 1472,  
To IH 35 West Frontage Road  
CCSJ: 3483-02-002  
ROW CSJ: 3483-02-003  
ROW Project ID: R00013938

**Property Description for Parcel P00076873.001 and P00076873.002 and P00076873.003**

Being a 1.368-acre (59,600 square feet) parcel of land, comprised of three parts, located in the Tomas Sanchez Porcion Number 10, Abstract Number 280, Blas Maria Diaz Porcion Number 9, Abstract Number 41, being out of and part of a called 272.54-acre tract, also known as Tract I, conveyed from David, L. Reuthinger, Robert K. Wynn and Sandra Salway as Co-Trustees of the Reuthinger Living Trust and as Co-Trustees of the Reuthinger Residue Trust to North Laredo Industrial Park, Ltd., described in Special Warranty Deed executed November 22, 2021, recorded in Document Number 1449927, Volume 5160, Page 756 of the Official Public Records of Webb County, Texas (O.P.R.W.C.T.), said 1.368-acre (59,600 square feet) parcel of land being more particularly described in three parts by metes and bounds as follows:

**Part 1 (0.5664-acre) P00076873.001**

**COMMENCING** at a 5/8-inch iron rod with plastic cap stamped "RODS Surveying, Inc." set marking an internal "ell" corner of said called 272.54-acre tract, same being an internal "ell" corner of a tract of land owned by the Reuthinger Living Trust and the Reuthinger Residue Trust (Reuthinger Tract), comprised of the residue of a called 4,106.8-acre tract, also known as Tract Five, and the residue of a called 3,180-acre tract, also known as Tract Four (Reuthinger Tract), conveyed to the Reuthinger Living Trust and the Reuthinger Residue Trust, as conveyed from Mrs. Mattie Clifton, Ray Clifton and wife, and R. N. Clifton to George E. Reuthinger, described in a Warranty Deed executed July 17, 1933, recorded in Volume 130, Page 87 of the Deed Records of Webb County, Texas (D.R.W.C.T.), further described in Warranty Deed executed July 23, 1957, conveyed from Delia J. Salinas to George E. Reuthinger, recorded in Volume 256, Page 89, D.R.W.C.T., further described in deed executed May 25, 1966, conveyed from George Reuthinger and wife, Johnnie V. Reuthinger to George Ernest Reuthinger, Jr., Betty Jean Reuthinger Patterson, Virginia Lee Reuthinger Wynn, Viola Hortense Reuthinger, recorded in Volume 335, Page 593, D.R.W.C.T., further described in deed executed May 25, 1966, conveyed from George Reuthinger and wife, Johnnie V. Reuthinger to George Ernest Reuthinger, Jr., Betty Jean Reuthinger Patterson, Virginia Lee Reuthinger Wynn, Viola Hortense Reuthinger, recorded in Volume 336, Page 1, D.R.W.C.T., further described in deed executed October 2, 1975, conveyed from Johnnie V. Reuthinger to George Ernest Reuthinger, Jr. and Viola Hortense Reuthinger Offerle, Co-Trustees of the Reuthinger Living Trust, recorded in Volume 498, Page 79, D.R.W.C.T., thence as follows:

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EXHIBIT "A"

North 60° 22' 27" West, along the common southwest line of, said called 272.54-acre tract with said Reuthinger Tract, a distance of 752.89 feet to a 5/8-inch iron rod with Texas Department of Transportation (TxDOT) aluminum disk set for the **POINT OF BEGINNING** of the herein described parcel, having surface coordinate values of N= 17,146,159.26 and E= 667,270.06, being on the proposed south right-of-way line of SH 84, a variable width right-of-way, located 272.93 feet right of Proposed Baseline Station 346+06.95;

**THENCE**, along the common northwest line of said called 272.54-acre tract with said Reuthinger Tract, the following five (5) courses and distances:

1. **North 60° 22' 27" West**, a distance of **22.93 feet** to a calculated point for the corner
2. **North 29° 37' 33" East**, a distance of **293.74 feet** to a calculated point for the beginning of a non-tangent curve to the right;
3. Along said curve to the right, having a **central angle of 01° 36' 34"**, a **radius of 9,592.00 feet**, an **arc length of 269.44 feet**, a **chord bearing of North 28° 49' 16" East**, a **chord distance of 269.43 feet** to a calculated point for the beginning of a non-tangent curve to the right;
4. Along said curve to the right, having a **central angle of 08° 34' 58"**, a **radius of 6,870.71 feet**, an **arc length of 1,029.20 feet**, a **chord bearing of North 32° 18' 27" East**, a **chord distance of 1,028.24 feet** to a calculated point for the beginning of a non-tangent curve to the right;
5. Along said curve to the right, having a **central angle of 00° 30' 29"**, a **radius of 6,850.00 feet**, an **arc length of 60.74 feet**, a **chord bearing of North 39° 23' 56" East**, a **chord distance of 60.74 feet** to a 5/8-inch iron rod with TxDOT aluminum disk set on the proposed southeast right-of-way line and Access Denial Line of said SH 84, located 200.11 feet right of Proposed Baseline Station 362+98.16;\*\*

**THENCE**, across said called 272.54-acre tract and along the proposed southeast right-of-way line and Access Denial Line of said SH 84, the following five (5) courses and distances:

6. **South 36° 15' 16" West**, a distance of **59.36 feet** to a 5/8-inch iron rod with TxDOT aluminum disk stamped "A.D.L." set, marking the end of said Access Denial Line, located 203.36 feet right of Proposed Baseline Station 362+37.14;

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EXHIBIT "A"

7. **South 07° 39' 32" West**, a distance of **51.26 feet** to a 5/8-inch iron rod with TxDOT aluminum disk set for the beginning of a non-tangent curve to the left, located 230.00 feet right of Proposed Baseline Station 361+91.96;\*\*
8. Along said curve to the left, having a **central angle of 03° 46' 59"**, a **radius of 6,820.00 feet**, a **chord bearing of South 36° 53' 36" West**, a **chord distance of 450.22 feet**, passing at an arc length of 185.70 feet a 5/8-inch iron rod with TxDOT aluminum disk set, located 230.00 feet right of Proposed Baseline Station 360+00.00, continuing for a **total arc length of 450.30 feet** to a 5/8-inch iron rod with TxDOT aluminum disk set 230.00 feet right of Proposed Baseline Station 357+26.48;\*\*
9. **South 29° 37' 33" West**, passing at a distance of 638.98 feet a TXDOT Type II marker set, located 260.00 feet right of Proposed Baseline P.C. Station 350+64.97, continuing for a total distance of **823.02 feet** to a 5/8-inch iron rod with TxDOT aluminum disk set, located 260.00 feet right of Proposed Baseline Station 348+80.94;\*\*
10. **South 26° 55' 28" West**, a distance of **274.30 feet** to the **POINT OF BEGINNING** and containing 0.5664 of one-acre (24,671 square feet) parcel of land in Part 1.

**Part 2 (0.6152-acre) P00076873002**

**BEGINNING** at a 5/8-inch iron rod with TxDOT aluminum disk set, having surface coordinate values of N= 17,147,582.73 and E= 668,117.26, on the common north line of said called 272.54-acre tract with said Reuthinger Tract, being on the proposed south right-of-way line and Access Denial Line, located 200.11 feet right of Proposed Baseline Station 363+04.51, same being the beginning of a curve to the right;

1. **THENCE**, along the common north line of said called 272.54-acre tract with said Reuthinger Tract and along said curve to the right, having a **central angle of 01° 06' 48"**, a **radius of 6,850.00 feet**, an **arc length of 133.09 feet**, a **chord bearing of North 40° 15' 40" East**, a **chord distance of 133.09 feet** to a calculated point for the beginning of a non-tangent curve to the right;
2. **THENCE**, continuing along the common north line of said called 272.54-acre tract with said Reuthinger Tract and along said curve to the right, having a **central angle of 13° 45' 09"**, a **radius of 6,822.38 feet**, an **arc length of 1,637.56 feet**, a **chord bearing of North 49° 16' 12" East**, a **chord distance 1,633.63 feet** to a 5/8-inch iron rod with TxDOT aluminum disk set on the proposed south right-of-way line of said SH 84, located 245.72 feet right of Proposed Baseline Station 381+31.86;\*\*

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EXHIBIT "A"

**THENCE**, across said called 272.54-acre tract and along the proposed south right-of-way line of said SH 84, the following four (4) courses and distances:

3. **South 52° 02' 46" West**, passing at a distance of 290.46 feet a 5/8-inch iron rod with TxDOT aluminum disk stamped "A.D.L." set, marking the beginning of Access Denial Line, located 252.22 feet right of Proposed Baseline Station 378+30.82, passing at a distance of 515.42 feet a 5/8-inch iron rod with TxDOT aluminum disk stamped "A.D.L." set, marking the end of said Access Denial Line, located 248.73 feet right of Proposed Baseline Station 375+97.60, continuing for a total distance of **847.45 feet** to a 5/8-inch iron rod with TxDOT aluminum disk set marking the beginning of a non-tangent curve to the left, located 230.00 feet right of Proposed Baseline Station 372+54.40;\*\*
4. Along said curve to the left, having a **central angle of 07° 02' 41"**, a **radius of 6,820.00 feet**, a **chord bearing of South 43° 53' 49" West**, a **chord distance 838.03 feet**, passing at an arc length of 191.54 feet a 5/8-inch iron rod with TxDOT aluminum disk stamped "A.D.L." set, marking the beginning of Access Denial Line, located 230.00 feet right of Proposed Baseline Station 370+56.41, continuing for a total arc length of **838.56 feet** to a 5/8-inch iron rod with TxDOT aluminum disk set, located 230.00 feet right of Proposed Baseline Station 363+87.57;\*\*
5. **North 07° 44' 42" East**, a distance of **49.67 feet** to a 5/8-inch iron rod with TxDOT aluminum disk set marking the beginning of a non-tangent curve to the left, located 203.09 feet right of Proposed Baseline Station 364+30.64;\*\*
6. Along said curve to the left, having a **central angle of 01° 01' 45"**, a **radius of 6,822.95 feet**, an **arc length of 122.56 feet**, a **chord bearing of South 41° 36' 28" West**, a **chord distance of 122.55 feet** to the **POINT OF BEGINNING** and containing 0.6152 of one-acre (26,799 square feet) parcel of land in Part 2.

**Part 3 (0.1866-acre) P00076873.003**

**COMMENCING** at a 5/8-inch iron rod with plastic cap stamped "RODS Surveying, Inc." set marking the northeast corner of said called 272.54-acre tract, same being an internal west line of said Reuthinger Tract, thence as follows:

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EXHIBIT "A"

North  $30^{\circ} 01' 06''$  West, along the common north line of, said called 272.54-acre tract with an internal south line of said Reuthinger Tract, a distance of 54.05 feet to a 5/8-inch iron rod with TxDOT aluminum disk set for the beginning of a non-tangent curve to the left, being on the proposed south right-of-way line of said SH 84, located 250.57 feet right of Proposed Baseline Station 440+09.08;\*\*

Continuing along the common north line of said called 272.54-acre tract with an internal south line of said Reuthinger Tract and along said curve to the left, having a central angle of  $15^{\circ} 03' 17''$ , a radius of 6,800.00 feet, a chord bearing of North  $85^{\circ} 12' 38''$  West, a chord distance of 1,781.60 feet, passing at an arc length of 973.22 feet a 5/8-inch iron rod with TxDOT aluminum disk set, located 250.54 feet right of Proposed Baseline Station 430+00.00, passing at an arc length of 1,154.98 feet to a 5/8-inch iron rod with TxDOT aluminum disk stamped "A.D.L." set, marking the beginning of Access Denial Line, located 250.53 feet right of Proposed Baseline Station 428+11.55, passing at an arc length of 1,415.89 feet to a 5/8-inch iron rod with TxDOT aluminum disk stamped "A.D.L." set, marking the end of said Access Denial Line, located 250.52 feet right of Proposed Baseline Station 425+41.02, continuing for a total arc length of 1,786.74 feet to a 5/8-inch iron rod with TxDOT aluminum disk set for the **POINT OF BEGINNING** of the herein described parcel, having surface coordinate value of N= 17,149,998.98 and E= 673,062.46, being on the proposed south right-of-way line of said SH 84, located 250.51 feet right of Proposed Baseline Station 421+56.50;\*\*

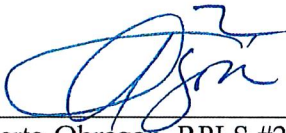
1. **THENCE, South  $83^{\circ} 35' 12''$  West**, across said called 272.54-acre tract and along the proposed south right-of-way line of said SH 84, passing at a distance of 632.53 feet a 5/8-inch iron rod with TxDOT aluminum disk set, located 261.61 feet right of Proposed Baseline Station 415+00.00, continuing for a total distance of **871.78 feet** to a 5/8-inch iron rod with TxDOT aluminum disk set for the beginning of a non-tangent curve to the right, on the common north line of said called 272.54-acre tract with an internal south line of said Reuthinger Tract, located 250.46 feet right of Proposed Baseline Station 412+51.99;\*\*
2. **THENCE**, along said curve to the right, having a **central angle of  $07^{\circ} 21' 02''$ , a radius of 6,800.00 feet, an arc length of 872.38 feet, a chord bearing of North  $83^{\circ} 35' 12''$  East, a chord distance of 871.78 feet** to the **POINT OF BEGINNING** and containing 0.1866 of one-acre (8,130 square feet) parcel of land in Part 3 and a total of 1.368-acre (59,600 square feet) parcel of land.

Revised July 14, 2023  
March 20, 2023  
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EXHIBIT "A"

Revised July 14, 2023, by RODS Surveying, Inc. to update Highway Name, Limits, Project CSJ, ROW CSJ, and Parcel ID No.

I do hereby certify that this property description and accompanying parcel plat conform to the current General Rules of Procedures and Practices as promulgated by the Texas Board of Professional Engineers and Land Surveyors.



Roberto Obregon, RPLS #2098  
RODS Surveying, Inc.  
6810 Lee Road  
Spring, Texas 77379  
Phone (281)-257-4020  
TBPELS Surveying Firm # 10030700  
RODS Reference No. 278-21948-002



07-14-2023

Date

LEGEND

- FOUND 1/2" IRON ROD  
(UNLESS OTHERWISE NOTED)
- SET 5/8" IRON ROD WITH CAP  
"RODS SURVEYING, INC."  
(UNLESS OTHERWISE NOTED)
- SET 5/8" IR W/TXDOT ALUM DISK  
(UNLESS OTHERWISE NOTED)
- 5/8" IRON ROD W/TXDOT  
ALUM DISK FOUND (UNLESS NOTED)
- I.R. IRON ROD  
I.R.C. IRON ROD WITH CAP "STAMPED"  
I.P. IRON PIPE  
CALCULATED POINT
- ( ) RECORD INFORMATION  
P.O.B. POINT OF BEGINNING  
P.O.C. POINT OF COMMENCING  
P.R.C. POINT OF REVERSE CURVATURE  
N.T.S. NOT TO SCALE  
R.O.W. RIGHT OF WAY  
C.M. CONTROLLING MONUMENT

D.R.W.C.T. DEED RECORDS OF WEBB COUNTY, TEXAS  
M.R.W.C.T. MAP RECORDS OF WEBB COUNTY, TEXAS  
P.R.W.C.T. PLAT RECORDS OF WEBB COUNTY, TEXAS  
O.R.W.C.T. OFFICIAL RECORDS OF WEBB COUNTY, TEXAS  
O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS

DOC. NO. DOCUMENT NUMBER

—II— EXISTING ACCESS DENIAL LINE (A.D.L.)  
—II— PROPOSED ACCESS DENIAL LINE (A.D.L.)  
—II— EXISTING R.O.W. LINE  
—II— PROPOSED R.O.W. LINE  
—II— DISTANCE NOT TO SCALE  
—II— DEED LINE (COMMON OWNERSHIP)  
—II— EXISTING EASEMENT LINE  
—II— SURVEY LINE  
—II— PROPERTY LINE  
—II— BASELINE OFFSET  
—II— BASELINE STATION  
—II— POINT OF CURVATURE  
—II— BASELINE STATION  
—II— 250'-00"

○ PARCEL NUMBER  
B.L. BUILDING LINE (SETBACK LINE)  
D.E. DRAINAGE EASEMENT  
ELEC.ESMT. ELECTRIC EASEMENT  
S.S. SANITARY SEWER EASEMENT  
U.E. UTILITY EASEMENT

I, ROBERTO OBREGON, HEREBY  
CERTIFY THAT THE HEREON MAP OR  
PLAT IS TRUE AND CORRECT AND  
DEPicts A SURVEY MADE ON THE  
GROUND UNDER MY SUPERVISION  
DURING THE MONTHS OF MAY, 2022  
THROUGH FEBRUARY 2023

*[Signature]*

ROBERTO OBREGON, RPLS NO. 2098  
RELEASE DATE JULY 2023  
DATE  
07/14/2023

REVISED JULY 14, 2023, BY RODS SURVEYING, INC.  
TO UPDATE HIGHWAY NAME, LIMITS, PROJECT CSJ,  
ROW CSJ, AND PARCEL ID NO.

REVISED BY MARCH 16, 2023 BY RODS SURVEYING INC. TO  
RENAME PARCEL.

NOTES:

- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH ZONE (4205), NORTH AMERICAN DATUM OF 1983 (2011 ADJ.).
- ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (GEOID 12B).
- COORDINATES AND DISTANCES ARE U.S. SURVEY FEET, DISPLAYED IN SURFACE VALUES, AND MAY BE CONVERTED TO NAD83 (GRID) VALUES BY APPLYING THE SURFACE ADJUSTMENT FACTOR (CAF) FOR WEBB COUNTY, SAF = 1.00003, USING THE FORMULA: SURFACE / SAF = GRID
- HORIZONTAL COORDINATES ARE BASED ON REDUNDANT GPS RTN OBSERVATIONS MEASURED FROM TXDOT CORS TXLR, TXL2 AND TXTR DURING FEBRUARY AND MAY 2022.
- ELEVATIONS ARE BASED ON REDUNDANT GPS RTN OBSERVATIONS, ADJUSTED WITH DIGITAL LEVELING, CONSTRAINED TO THE PROVIDED ELEVATION FOR AERIAL TARGET T-3 (535.69') AND THE PUBLISHED ELEVATION FOR BM-291 (663.08').
- ABSTRACTING PERFORMED BY COURTHOUSE DIRECT.COM (COURTHOUSE SPECIALIST) DURING APRIL, 2022.
- FIELD SURVEYS PERFORMED DURING THE MONTHS OF MAY, 2022 THROUGH DECEMBER, 2022.
- LOCATION OF SURVEY LINES AND PORCION LINES ARE APPROXIMATE.
- PROPOSED RIGHT-OF-WAY BASELINE MAY NOT MATCH PROPOSED CONSTRUCTION BASELINE OR AS-BUILT BASELINE DUE TO DESIGN CHANGES.

| EXISTING             | TAKING    | REMAINING |
|----------------------|-----------|-----------|
| CALLED<br>272.54 AC. | PART<br>1 | 0.5664 AC |
|                      | PART<br>2 | 24,671 SF |
|                      | PART<br>3 | 0.6152 AC |
|                      |           | 26,799 SF |
|                      |           | 0.1866 AC |
|                      |           | 8,130 SF  |

RODS SURVEYING, INC.

6810 LEE ROAD SPRING, TEXAS 77379  
TEL (281) 257-4020 FAX (281) 257-4021  
TBPLS FIRM REGISTRATION # 10030700

PARCEL PLAT  
SHOWING

PARCEL P00076873.001-.003

SH 84  
RCSJ 3483-02-003  
PROJECT NO. R00013938  
MARCH 2023

CONTINUING NOTES:

10.\*\*\* THE MONUMENT DESCRIBED AND SET MAY BE REPLACED WITH A TXDOT TYPE II RIGHT-OF-WAY MARKER UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TXDOT.

11. ACCESS IS PROHIBITED ACROSS THE ACCESS DENIAL LINE TO THE HIGHWAY FACILITY FROM THE ABUTTING REMAINDER PROPERTY.

12. THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH A LIMITED TITLE CERTIFICATED PROVIDED BY COURTHOUSE DIRECT.COM(COURTHOUSE SPECIALISTS) GF# 2238797A-1 NOVEMBER 29, 2022 EFFECTIVE DATE MARCH 24, 2022

SUBJECT TO FOLLOWING EASEMENTS:

-EASEMENT DATED JANUARY 31, BY AND BETWEEN DAVID A. HACHAR, LILLIA JEANETTE HACHAR, LILIA ETHEL HACHAR, LOUIS P. LAVAUDE, YVONNE LAVAUDE, AND RECORDED IN VOLUME 4967, PAGE 715 OF THE OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS.  
(SUBJECT TO BUT NOT APPLICABLE)

-PARTIAL DELINEATION OF EASEMENT AND RESTRICTIVE COVENANT DATED DECEMBER 16, 1994, FROM CENTRAL POWER AND LIGHT COMPANY DATED DECEMBER 16, 1994, AND RECORDED IN VOLUME 281, PAGE 603 OF THE DEED RECORDS OF WEBB COUNTY, TEXAS.  
(SHOW HEREON).

-RIGHT OF WAY AGREEMENT DATED AUGUST 28, 1968 TO DEHLI GAS PIPELINE CORPORATION AND RECORDED IN VOLUME 371, PAGE 472 OF DEED RECORDS OF WEBB COUNTY, TEXAS.

13. THE PARENT TRACT RECORD DEED, DID NOT DESCRIBE CURVES DEFLECTION DIRECTION. THE PROPERTY WAS ESTABLISHED HOLDING THE TWO CONTROLLING MONUMENTS AS SHOWN ON SURVEY, HOLDING THE AREA AS DIGNITY OF CALL.

APPROXIMATE SURVEY AREA SUMMARY PARCEL 8

1. TOMAS SANCHES, PORCION NO. 10, ABSTRACT NO. 280 = 1.081 AC.  
(47,072 SF).
2. BLAS MARIA DIAS, PORTION NO. 9, ABSTRACT NO. 41 = 0.2870 AC.  
(12,528 SF).

**RODS SURVEYING, INC.**

6810 LEE ROAD SPRING, TEXAS 77379  
TEL (281) 257-4020 FAX (281) 257-4021  
TBPLS FIRM REGISTRATION # 10030700

PARCEL PLAT  
SHOWING

**PARCEL P00076873.001-.003**

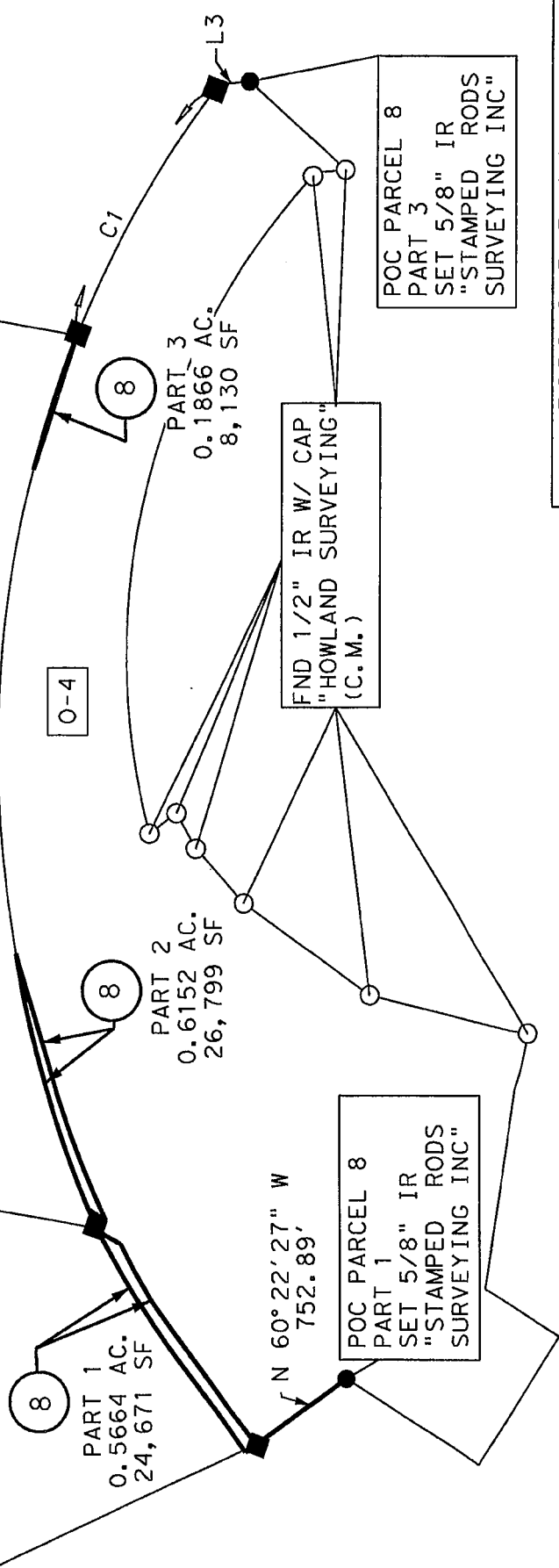
SH 84  
RCSJ 3483-02-003  
PROJECT NO. R00013938  
MARCH 2023



POB PARCEL 8  
PART 3  
N=17,149,998.98  
E= 673,062.46  
STA=421+56.50  
O/S=250.51' RT  
SET

POB PARCEL 8  
PART 2  
N=17,147,582.73  
E= 668,117.26  
STA=363+04.51  
O/S=200.11' RT  
SET

POB PARCEL 8  
PART 1  
N=17,146,159.26  
E= 667,270.06  
STA=346+06.95  
O/S=272.93' RT



POC PARCEL 8  
PART 3  
SET 5/8\" IR  
"STAMPED RODS  
SURVEYING INC"

POC PARCEL 8  
PART 1  
SET 5/8\" IR  
"STAMPED RODS  
SURVEYING INC"

# TOMAS SANCHEZ PORCION NO. 10, ABSTRACT NO. 280

O-4

TRACT I  
CALLED 272.54 AC.  
NORTH LAREDO INDUSTRIAL PARK, LTD.  
VOL. 5160, PG. 756  
DOC. NO. 1449927  
NOVEMBER 22, 2021  
O.P.R.W.C.T.

## RODS SURVEYING, INC.

6810 LEE ROAD SPRING, TEXAS 77379  
TEL (281) 257-4020 FAX (281) 257-4021  
TBPELS SURVEYING FIRM 10030700

PARCEL PLAT  
SHOWING

PARCEL P00076873.001-.003

SH 84  
RCSJ 3483-02-003  
PROJECT NO. R00013938  
MARCH 2023

SEE PAGE 22 OF 22 FOR  
LINE TABLE, CURVE TABLE,  
AND OWNERSHIP INFORMATION.

PROPOSED BASELINE

N 29° 37' 33.03" E  
8,946.88'

348+00

# PROPOSED STATE HIGHWAY 84 VARIABLE WIDTH R.O.W.

8

PART 1  
0.5664 AC.  
24,671 SF

D = 01° 36' 34" RT  
R = 9,592.00'  
L = 269.44'  
CHB = N 28° 49' 16" E  
CHD = 269.43'

N 29° 37' 33" E 293.74'  
N 60° 22' 27" W 22.93'  
S 26° 55' 28" W 274.30'

PROPOSED R.O.W. LINE

184.04'  
S 29° 37' 33" W 823.02'

STA 348+80.94  
O/S 260.00' RT  
\*\*

POB PARCEL 8  
PART 1  
N=17,146,159.26  
E= 667,270.06  
STA=346+06.95  
O/S=272.93' RT

POC PARCEL 8  
PART 1  
SET 5/8" IR  
"STAMPED RODS  
SURVEYING INC"

TRACT I - CALLED 272.54 AC.  
NORTH LAREDO INDUSTRIAL  
PARK, LTD.

VOL. 5160, PG. 756  
DOC. NO. 1449927  
NOVEMBER 22, 2021  
O.P.R.W.C.T.

**TOMAS SANCHEZ  
PORCION NO. 10,  
ABSTRACT NO. 280**

**RODS SURVEYING, INC.**

6810 LEE ROAD SPRING, TEXAS 77379  
TEL (281) 257-4020 FAX (281) 257-4021  
TBPELS SURVEYING FIRM 10030700

PARCEL PLAT  
SHOWING

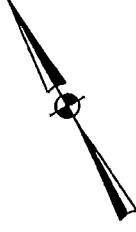
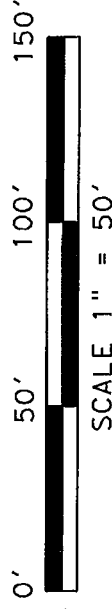
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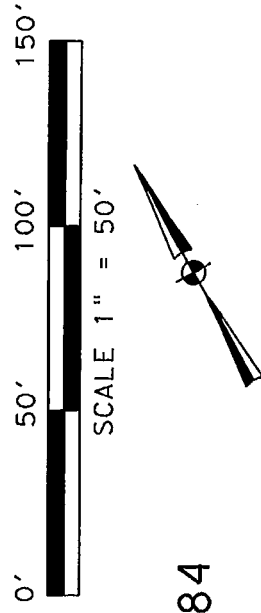
SH 84  
RCSJ 3483-02-003  
PROJECT NO. R00013938  
MARCH 2023

SEE PAGE 22 OF 22 FOR LINE, CURVE, STATION OFFSET  
TABLES, DETAIL AND OWNERSHIP INFORMATION.

PAGE 11 OF 22

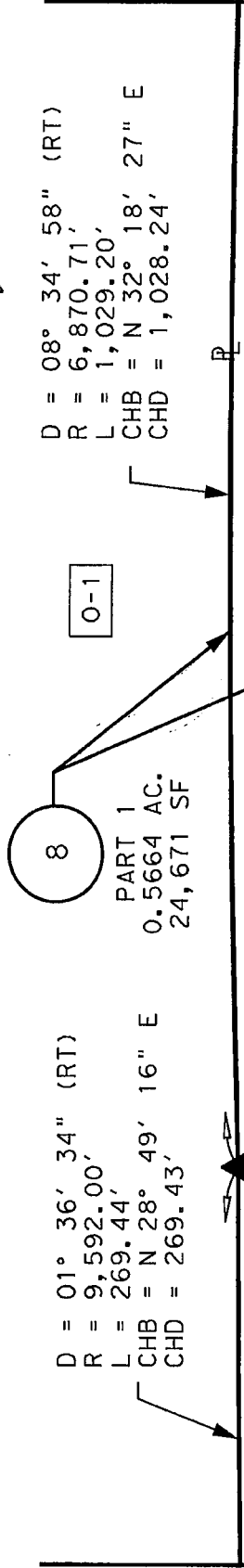
MATCHLINE 12 PAGE 22





PROPOSED STATE HIGHWAY 84  
VARIABLE WIDTH R.O.W.

PROPOSED BASELINE  
PC 350+64.97  
353+00



S 29° 37' 33" W 823.02'

STA 350+64.97  
O/S 260.00' RT  
SET TXDOT TYPE II

TRACT I  
CALLED 272.54 AC.  
NORTH LAREDO INDUSTRIAL  
PARK, LTD.  
VOL. 5160, PG. 756  
DOC. NO. 1449927  
NOVEMBER 22, 2021  
O.P.R.W.C.T.

**TOMAS SANCHEZ**  
**PORCION NO. 10,**  
**ABSTRACT NO. 280**

PI STATION = 407+74.33  
DELTA = 78° 00' 13" (RT)  
DEGREE OF CURVE = 00° 48' 46"  
TANGENT = 5,709.35  
LENGTH = 9,598.02  
RADIUS = 7,050.00  
PC STATION = 350+64.97  
PT STATION = 446+62.99  
CHB = N 68° 37' 40" E  
CHD = 8,873.77

SEE PAGE 22 OF 22 FOR LINE, CURVE, STATION OFFSET  
TABLES, DETAIL AND OWNERSHIP INFORMATION.

MATCHLINE 11 PAGE 22

PROPOSED R.O.W. LINE

MATCHLINE 13 PAGE 22

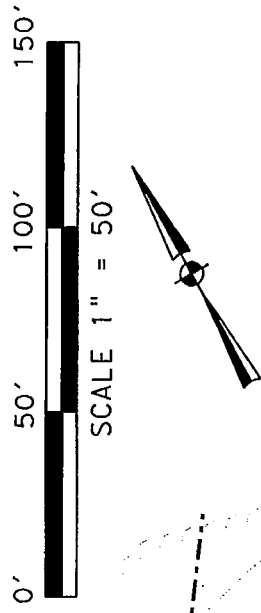
**RODS SURVEYING, INC.**

6810 LEE ROAD SPRING, TEXAS 77379  
TEL (281) 257-4020 FAX (281) 257-4021  
TBPELS SURVEYING FIRM 10030700

PARCEL PLAT  
SHOWING

**PARCEL P00076873.001-.003**

SH 84  
RCSJ 3483-02-003  
PROJECT NO. R00013938  
MARCH 2023



PROPOSED BASELINE

355+00

# PROPOSED STATE HIGHWAY 84 VARIABLE WIDTH R.O.W.

8  
PART 1  
0.5664 AC.  
24,671 SF

O-1

D = 08° 34' 58" (RT)  
R = 6,870.71'  
L = 1,029.20'  
CHB = N 32° 18' 27" E  
CHD = 1,028.24'

638.98'  
S 29° 37' 33" W 823.02'

STA 357+26.48  
O/S 230.00' RT  
\*\*

TRACT I  
CALLED 272.54 AC.  
NORTH LAREDO INDUSTRIAL  
PARK, LTD.  
VOL. 5160, PG. 756  
DOC. NO. 1449927  
NOVEMBER 22, 2021  
O.P.R.W.C.T.

L=264.60'  
PROPOSED R.O.W. LINE

D = 03° 46' 59" (LT)  
R = 6,820.00'  
L = 450.30'  
CHB = S 36° 53' 36" W  
CHD = 450.22'

**TOMAS SANCHEZ**  
**PORCION NO. 10,**  
**ABSTRACT NO. 280**

MATCHLINE 14 PAGE 22

MATCHLINE 12 PAGE 22

PI STATION = 407+74.33  
DELTA = 78° 00' 13" (RT)  
DEGREE OF CURVE = 00° 48' 46"  
TANGENT = 5,709.35  
LENGTH = 9,598.02  
RADIUS = 7,050.00  
PC STATION = 350+64.97  
PT STATION = 446+62.99  
CHB = N 68° 37' 40" E  
CHD = 8,873.77

**RODS SURVEYING, INC.**

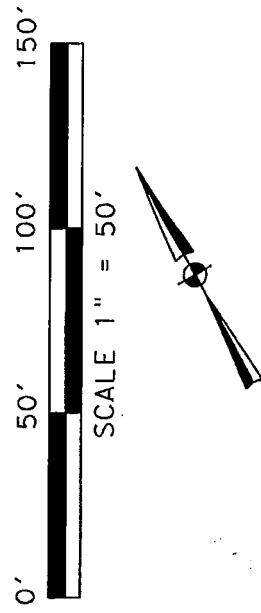
6810 LEE ROAD SPRING, TEXAS 77379  
TEL (281) 257-4020 FAX (281) 257-4021  
TBPELS SURVEYING FIRM 10030700

PARCEL PLAT  
SHOWING

**PARCEL P00076873.001-.003**

SH 84  
RCSJ 3483-02-003  
PROJECT NO. R00013938  
MARCH 2023

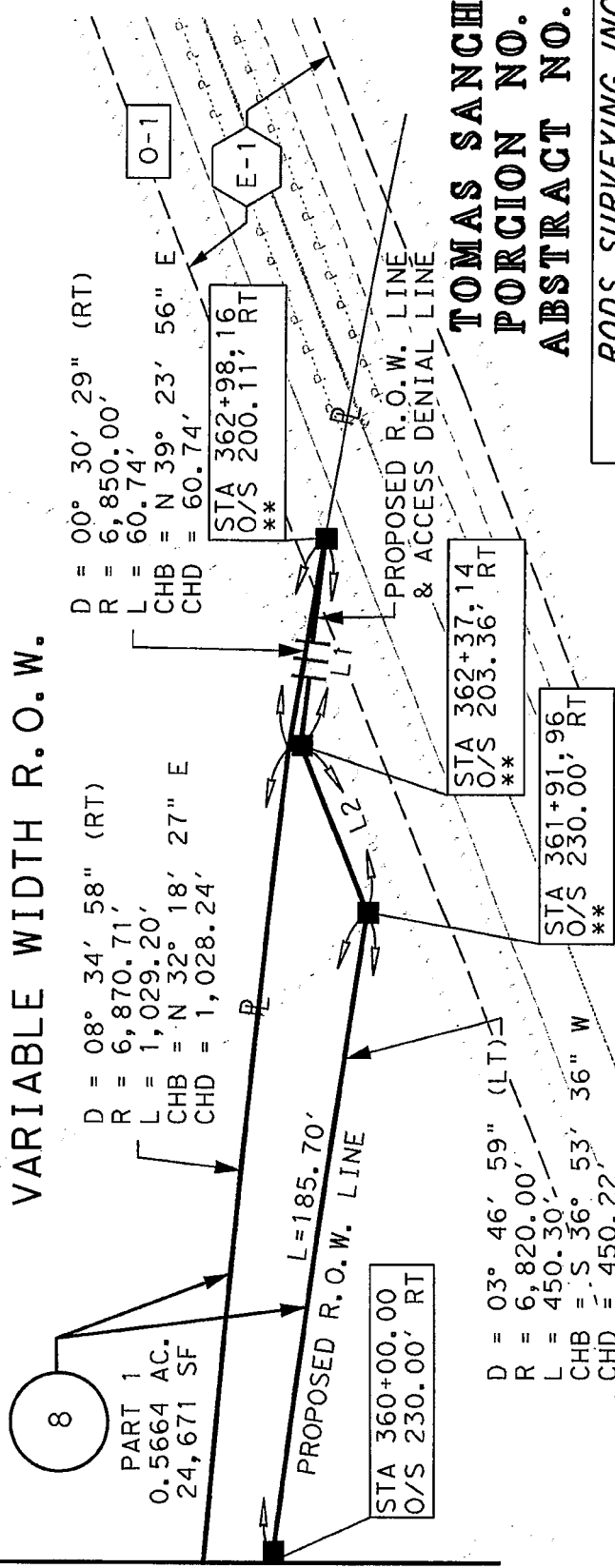
SEE PAGE 22 OF 22 FOR LINE, CURVE, STATION OFFSET  
TABLES, DETAIL AND OWNERSHIP INFORMATION.



PROPOSED BASELINE

# PROPOSED STATE HIGHWAY 84 VARIABLE WIDTH R.O.W.

MATCHLINE 13 PAGE 22



**TOMAS SANCHEZ**  
**PORCION NO. 10,**  
**ABSTRACT NO. 280**

**RODS SURVEYING, INC.**

6810 LEE ROAD SPRING, TEXAS 77379  
TEL (281) 257-4020 FAX (281) 257-4021  
TBPELS SURVEYING FIRM 10030700

PARCEL PLAT  
SHOWING

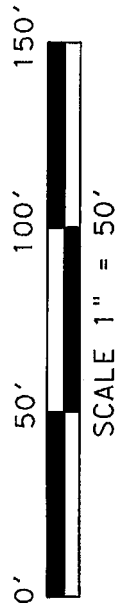
PARCEL P00076873.001-.003

SH 84  
RCSJ 3483-02-003  
PROJECT NO. R00013938  
MARCH 2023

PI STATION = 407+74.33  
DELTA = 78° 00' 13" (RT)  
DEGREE OF CURVE = 00° 48' 46"  
TANGENT = 5,709.35  
LENGTH = 9,598.02  
RADIUS = 7,050.00  
PC STATION = 350+64.97  
PT STATION = 446+62.99  
CHB = N 68° 37' 40" E  
CHD = 8,873.77

TRACT 1  
CALLED 272.54 AC.  
NORTH LAREDO INDUSTRIAL  
PARK, LTD.  
VOL. 5160, PG. 756  
DOC. NO. 1449927  
NOVEMBER 22, 2021  
O.P.R.W.C.T.

SEE PAGE 22 OF 22 FOR LINE, CURVE, STATION OFFSET  
TABLES, DETAIL AND OWNERSHIP INFORMATION.



PROPOSED BASELINE

# PROPOSED STATE HIGHWAY 84 VARIABLE WIDTH R.O.W.

POB PARCEL 8  
PART 2  
N=17,147,582.73  
E= 668,117.26  
STA=363+04.51  
O/S=200.11' RT  
SET

D = 01° 06' 48" RT  
R = 6,850.00'  
L = 133.09'  
CHB = N 40° 15' 40" E  
CHD = 133.09'

D = 13° 45' 09" RT  
R = 6,822.38'  
L = 1,637.56'  
CHB = N 49° 16' 12" E  
CHD = 1,633.63'

MATCHLINE 16 PAGE 22

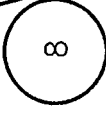
O-1

STA 1  
\*\*

D = 01° 01' 45" LT  
R = 6,822.95'  
L = 122.56'  
CHB = S 41° 36' 28" W  
CHD = 122.55'

STA 363+87.57  
O/S 230.00' RT  
\*\*

PART 2  
0.6152 AC.  
26,799 SF



PROPOSED R.O.W. LINE  
ACCESS DENIAL LINE

D = 07° 02' 41" LT  
R = 6,820.00'  
L = 838.56'  
CHB = S 43° 53' 49" W  
CHD = 838.03'

TRACT I - CALLED 272.54 AC.  
NORTH LAREDO INDUSTRIAL  
PARK, LTD.

PI STATION = 407+74.33  
DELTA = 78° 00' 13" (RT)  
DEGREE OF CURVE = 00° 48' 46"  
TANGENT = 5,709.35  
LENGTH = 9,598.02  
RADIUS = 7,050.00  
PC STATION = 350+64.97  
PT STATION = 446+62.99  
CHB = N 68° 37' 40" E  
CHD = 8,873.77

## RODS SURVEYING, INC.

6810 LEE ROAD SPRING, TEXAS 77379  
TEL (281) 257-4020 FAX (281) 257-4021  
TBPELS SURVEYING FIRM 10030700

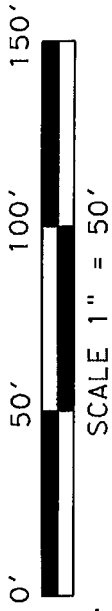
PARCEL PLAT  
SHOWING

PARCEL P00076873.001-.003

SH 84  
RCSJ 3483-02-003  
PROJECT NO. R00013938  
MARCH 2023

**TOMAS SANCHEZ**  
**PORCION NO. 10.**  
**ABSTRACT NO. 280**

SEE PAGE 22 OF 22 FOR LINE, CURVE, STATION OFFSET  
TABLES, DETAIL AND OWNERSHIP INFORMATION.



PROPOSED BASELINE

370+00

# PROPOSED STATE HIGHWAY 84 VARIABLE WIDTH R.O.W.

D = 13° 45' 09" RT  
R = 6,822.38'  
L = 1,637.56'  
CHB = N 49° 16' 12" E  
CHD = 1,633.63'

O-1

8  
PART 2  
0.6152 AC.  
26,799 SF

PROPOSED R.O.W. LINE

ACCESS DENIAL LINE

647.02'

D = 07° 02' 41" LT  
R = 6,820.00'  
L = 838.56'  
CHB = S 43° 53' 49" W  
CHD = 838.03'

STA 370+56.41  
O/S 230.00' RT  
BEGIN "A.D.L."

191.54'

## TOMAS SANCHEZ PORCION NO. 10, ABSTRACT NO. 280

TRACT I - CALLED 272.54 AC.  
NORTH LAREDO INDUSTRIAL  
PARK, LTD.

PI STATION = 407+74.33  
DELTA = 78° 00' 13" (RT)  
DEGREE OF CURVE = 00° 48' 46"  
TANGENT = 5,709.35  
LENGTH = 9,598.02  
RADIUS = 7,050.00  
PC STATION = 350+64.97  
PT STATION = 446+62.99  
CHB = N 68° 37' 40" E  
CHD = 8,873.77

VOL. 5160, PG. 756  
DOC. NO. 1449927  
NOVEMBER 22, 2021  
O.P.R.W.C.T.

**RODS SURVEYING, INC.**

6810 LEE ROAD SPRING, TEXAS 77379  
TEL (281) 257-4020 FAX (281) 257-4021  
TBPELS SURVEYING FIRM 10030700

PARCEL PLAT  
SHOWING

**PARCEL P00076873.001-.003**

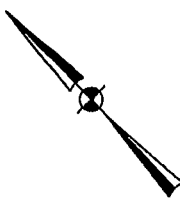
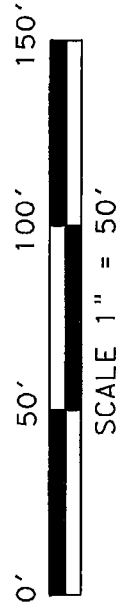
SH 84  
RCSJ 3483-02-003  
PROJECT NO. R00013938  
MARCH 2023

SEE PAGE 22 OF 22 FOR LINE, CURVE, STATION OFFSET  
TABLES, DETAIL AND OWNERSHIP INFORMATION.

PAGE 16 OF 22

MATCHLINE 15 PAGE 22

MATCHLINE 17 PAGE 22



PROPOSED BASELINE  
375+00

**BLAS MARIA DIAZ  
PORCION NO. 9,  
ABSTRACT NO. 41**

MATCHLINE 16 PAGE 22

MATCHLINE 18 PAGE 22

O-1

8

O-2

D = 13° 45' 09" RT  
R = 6,822.38'  
L = 1,637.56'  
CHB = N 49° 16' 12" E  
CHD = 1,633.63'

PART 2  
0.6152 AC.  
26,799 SF

332.03'

PROPOSED  
R.O.W. LINE

STA 372+54.40  
O/S 230.00' RT  
\*\*

D = 07° 02' 41" LT  
R = 6,820.00'  
L = 838.56'  
CHB = S 43° 53' 49" W  
CHD = 838.03'

847.45'

224.96'

ACCESS  
DENIAL  
LINE

STA 375+97.60  
O/S 248.73' RT  
END "A.D.L."

TRACT I  
CALLED 272.54 AC.  
NORTH LAREDO INDUSTRIAL  
PARK, LTD.

VOL. 5160, PG. 756  
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TBPELS SURVEYING FIRM 10030700

**TOMAS SANCHEZ  
PORCION NO. 10,  
ABSTRACT NO. 280**

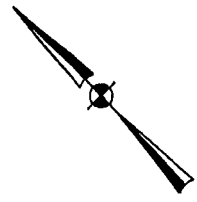
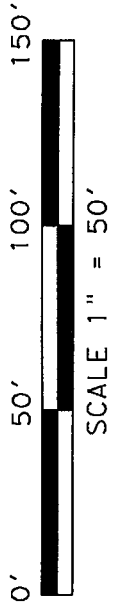
PARCEL PLAT  
SHOWING

PARCEL P00076873.001-.003

SH 84  
RCSJ 3483-02-003  
PROJECT NO. R00013938  
MARCH 2023

PI STATION = 407+74.33  
DELTA = 78° 00' 13" (RT)  
DEGREE OF CURVE = 00° 48' 46"  
TANGENT LENGTH = 5,709.35  
RADIUS = 9,598.02  
PC STATION = 350+64.97  
PT STATION = 446+62.99  
CHB = N 68° 37' 40" E  
CHD = 8,873.77

SEE PAGE 22 OF 22 FOR LINE, CURVE, STATION OFFSET  
TABLES, DETAIL AND OWNERSHIP INFORMATION.



PROPOSED BASELINE

380+00

PROPOSED STATE HIGHWAY 84  
VARIABLE WIDTH R.O.W.

MATCHLINE 17 PAGE 22

8

D = 13° 45' 09" RT  
R = 6,822.38'  
L = 1,637.56'  
CHB = N 49° 16' 12" E  
CHD = 1,633.63'

O-2

BLAS MARIA DIAZ  
PORCION NO. 9,  
ABSTRACT NO. 41

ACCESS DENIAL  
LINE

STA 378+30.82  
O/S 252.22' RT  
BEGIN "A.D.L."

290.46'

PROPOSED  
R.O.W. LINE S 52° 02' 46" W

847.45'

STA 381+31.86  
O/S 245.72' RT

TRACT I - CALLED 272.54 AC.  
NORTH LAREDO INDUSTRIAL  
PARK, LTD.  
VOL. 5160, PG. 756  
DOC. NO. 1449927  
NOVEMBER 22, 2021  
O.P.R.W.C.T.

PI STATION = 407+74.33  
DELTA = 78° 00' 13" (RT)  
DEGREE OF CURVE = 00° 48' 46"  
TANGENT = 5,709.35  
LENGTH = 9,598.02  
RADIUS = 7,050.00  
PC STATION = 350+64.97  
PT STATION = 446+62.99  
CHB = N 68° 37' 40" E  
CHD = 8,873.77

TOMAS SANCHEZ  
PORCION NO. 10,  
ABSTRACT NO. 280

SURVEY LINE A-41  
A-280

RODS SURVEYING, INC.

6810 LEE ROAD SPRING, TEXAS 77379  
TEL (281) 257-4020 FAX (281) 257-4021  
TBPELS SURVEYING FIRM 10030700

PARCEL PLAT  
SHOWING

PARCEL P00076873.001-.003

SH 84  
RCSJ 3483-02-003  
PROJECT NO. R00013938  
MARCH 2023

SEE PAGE 22 OF 22 FOR LINE, CURVE, STATION OFFSET  
TABLES, DETAIL AND OWNERSHIP INFORMATION.

\$FILE\$

MATCHLINE 20 PAGE 22

PROPOSED BASELINE 420+00

BLAS MARIA DIAZ  
PORCION NO. 9,  
ABSTRACT NO. 41

PROPOSED STATE HIGHWAY 84  
VARIABLE WIDTH R.O.W.

SURVEY LINE

8

PART 3  
0.1866 AC.  
8,130 SF

S 83° 35' 12" W 871.78' PROPOSED R.O.W. LINE

TRACT I  
CALLED 272.54 AC.  
NORTH LAREDO INDUSTRIAL PARK, LTD.  
VOL. 5160, PG. 756  
DOC. NO. 1449927  
NOVEMBER 22, 2021  
O.P.R.W.C.T.

POB PARCEL 8  
PART 3  
N=17,149,998.98  
E= 673,062.46  
STA=421+56.50  
O/S=250.51' RT  
SET

STA 2

370.85'

C1

STA 440+09.08  
O/S 250.57' RT  
\*\*

STA 3

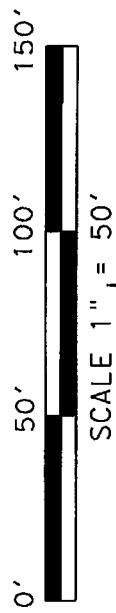
STA 4  
\*\*

POC PARCEL 8  
PART 3  
SET 5/8" IR  
"STAMPED RODS  
SURVEYING INC"

260.91'

181.76'

973.22'



TOMAS SANCHEZ  
PORCION NO. 10,  
ABSTRACT NO. 280

RODS SURVEYING, INC.

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TBPELS SURVEYING FIRM 10030700

PARCEL PLAT  
SHOWING

PARCEL P00076873.001-.003

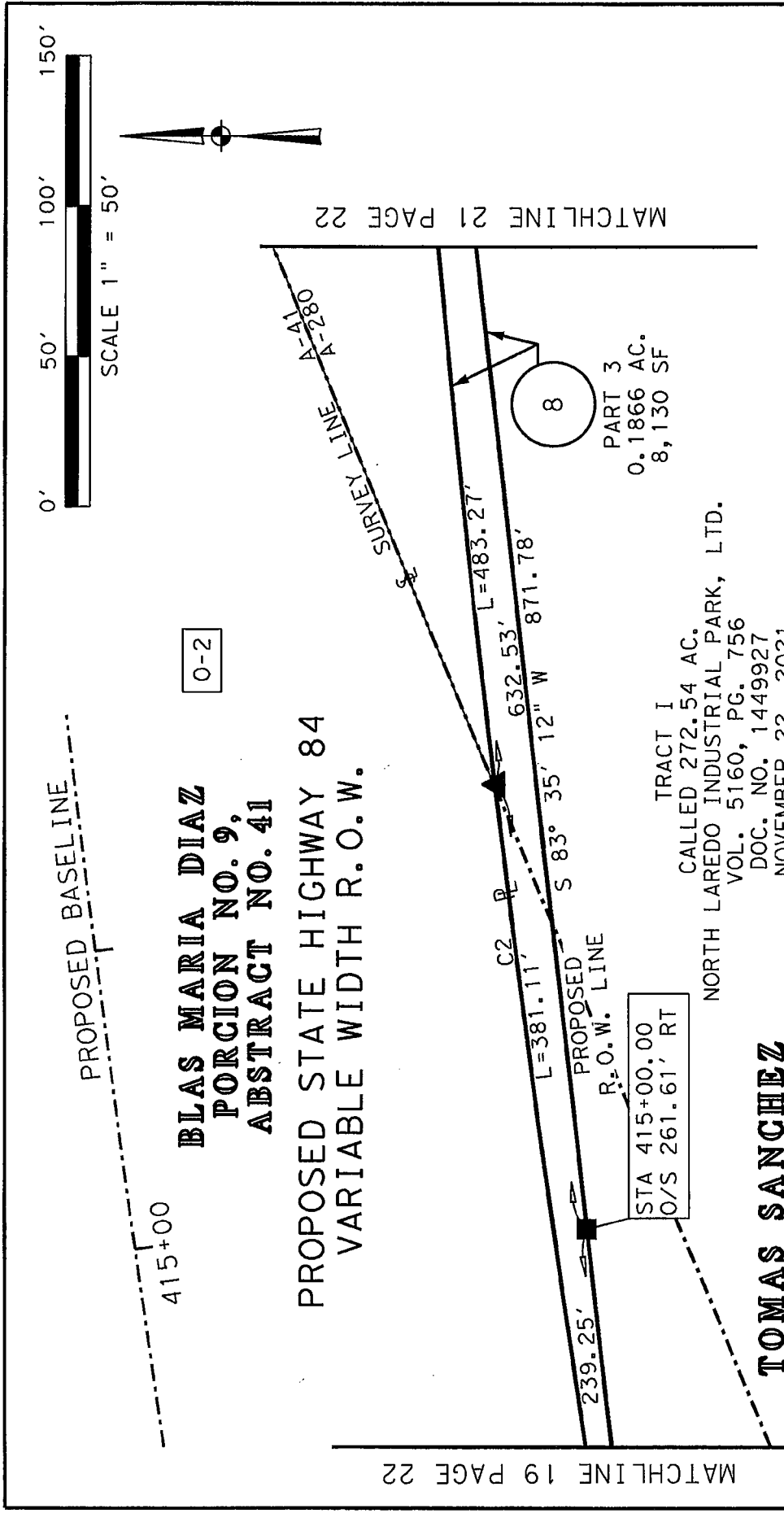
SH 84  
RCSJ 3483-02-003  
PROJECT NO. R00013938  
MARCH 2023

SEE PAGE 22 OF 22 FOR LINE, CURVE, STATION OFFSET  
TABLES, DETAIL AND OWNERSHIP INFORMATION.

PAGE 19 OF 22

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SEE PAGE 22 OF 22 FOR LINE, CURVE, STATION OFFSET  
TABLES, DETAIL AND OWNERSHIP INFORMATION.



**TOMAS SANCHEZ  
PORCION NO. 10,  
ABSTRACT NO. 280**

TRACT I  
CALLED 272.54 AC.  
NORTH LAREDO INDUSTRIAL PARK, LTD.  
VOL. 5160, PG. 756  
DOC. NO. 1449927  
NOVEMBER 22, 2021  
O.P.R.W.C.T.

**RODS SURVEYING, INC.**  
6810 LEE ROAD SPRING, TEXAS 77379  
TEL (281) 257-4020 FAX (281) 257-4021  
TBPELS SURVEYING FIRM 10030700

PARCEL PLAT  
SHOWING  
**PARCEL P00076873.001-.003**  
SH 84  
RCSJ 3483-02-003  
PROJECT NO. R00013938  
MARCH 2023

PROPOSED BASELINE  
412+00

**BLAS MARIA DIAZ  
PORCION NO. 9,  
ABSTRACT NO. 41**

**PROPOSED STATE HIGHWAY 84  
VARIABLE WIDTH R.O.W.**

STA 412+51.99  
O/S 250.46' RT

8  
PART 3  
0.1866 AC.  
8,130 SF

C2  
S 83° 35' 12" W  
871.78'

TRACT I  
CALLED 272.54 AC.  
NORTH LAREDO INDUSTRIAL PARK, LTD.  
VOL. 5160, PG. 756  
DOC. NO. 1449927  
NOVEMBER 22, 2021  
O.P.R.W.C.T.

MATCHLINE 20 PAGE 22



**RODS SURVEYING, INC.**

6810 LEE ROAD SPRING, TEXAS 77379  
TEL (281) 257-4020 FAX (281) 257-4021  
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PARCEL PLAT  
SHOWING

**PARCEL P00076873.001-.003**

SH 84  
RCSJ 3483-02-003  
PROJECT NO. R00013938  
MARCH 2023

**TOMÁS SANCHEZ  
PORCION NO. 10,  
ABSTRACT NO. 280**

SEE PAGE 22 OF 22 FOR LINE, CURVE, STATION OFFSET  
TABLES, DETAIL AND OWNERSHIP INFORMATION.

PAGE 21 OF 22

O-1

TRACT FIVE  
RESIDUE OF CALLED 4,106.8 AC.  
THE REUTHINGER LIVING TRUST  
& THE REUTHINGER RESIDUE TRUST  
VOL. 130, PG. 87  
JULY 17, 1933  
VOL. 335, PG. 593  
MAY 25, 1966  
VOL. 336, PG. 1  
MAY 25, 1966  
VOL. 498, PG. 79  
OCTOBER 2, 1975  
D.R.W.C.T.

O-2

TRACT FOUR  
RESIDUE OF CALLED 3,180 AC.  
THE REUTHINGER LIVING TRUST  
& THE REUTHINGER RESIDUE TRUST  
VOL. 130, PG. 87  
JULY 17, 1933  
VOL. 335, PG. 593  
MAY 25, 1966  
VOL. 336, PG. 1  
MAY 25, 1966  
VOL. 498, PG. 79  
OCTOBER 2, 1975  
D.R.W.C.T.

| LINE TABLE |                 |        |
|------------|-----------------|--------|
| L1         | S 36° 15' 16" W | 59.36' |
| L2         | S 07° 39' 32" W | 51.26' |
| L3         | N 07° 44' 42" E | 49.67' |
| L4         | N 30° 01' 06" W | 54.05' |

| STATION OFFSET TABLE |           |            |
|----------------------|-----------|------------|
| STATION NO.          | STATION   | OFFSET     |
| 1                    | 364+30.64 | 203.09' RT |
| 2                    | 425+41.02 | 250.52' RT |
| 3                    | 428+11.55 | 250.53' RT |
| 4                    | 430+00.00 | 250.54' RT |

| CURVE TABLE |                |          |           |                 |
|-------------|----------------|----------|-----------|-----------------|
| NO.         | DELTA          | RADIUS   | ARC       | CHD BRG         |
| C1          | 15° 03' 17" LT | 6,800.00 | 1,786.74' | N 85° 12' 38" W |
| C2          | 07° 21' 02" RT | 6,800.00 | 872.38    | N 83° 35' 12" E |

| CHD DIST  |
|-----------|
| 1,781.60' |
| 871.78'   |

**RODS SURVEYING, INC.**

6810 LEE ROAD SPRING, TEXAS 77379  
TEL (281) 257-4020 FAX (281) 257-4021  
TBPELS SURVEYING FIRM 10030700

PARCEL PLAT  
SHOWING

PARCEL P00076873.001-.003

SH 84  
RCSJ 3483-02-003  
PROJECT NO. R00013938  
MARCH 2023

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July 10, 2023

County: Webb  
Highway: State Highway 84  
Limits: From FM 1472 to IH 35 West Frontage Rd  
RCSJ Number: 3483-02-003

PARCEL 8 PART 1

POC TO POB

<\* 146 Inverse P5199 P5184

Inverse P5199 to P5184 N 60° 22' 27" W Distance 752.89

<\* 147 DESCRIBE PARCEL 8\_1

Parcel 8 1 : P5184 P5185 CUR PC42 CUR PC43 CUR PC44 P5025 CUR PC21 P5022 P5184  
Description: NORTH LAREDO IND PARK

Total parcel taking area = 24,671 ft² = 0.5664 ac.

Description of parcel: 8\_1

Beginning parcel description

Point P5184 N 17,146,159.26 E 667,270.06 Sta 0+00.00

Course from P5184 to P5185 N 60° 22' 27" W Dist 22.93

Point P5185 N 17,146,170.59 E 667,250.13 Sta 0+22.93

Course from P5185 to PC PC42 N 29° 37' 33" E Dist 293.74

Curve Data  
\*-----\*

Curve PC42

|              |                   |            |               |   |            |
|--------------|-------------------|------------|---------------|---|------------|
| P.I. Station | 4+51.40           | N          | 17,146,544.87 | E | 667,458.62 |
| Delta        | =                 | 1° 36' 34" | (RT)          |   |            |
| Degree       | =                 | 0° 35' 50" |               |   |            |
| Tangent      | =                 | 134.73     |               |   |            |
| Length       | =                 | 269.44     |               |   |            |
| Radius       | =                 | 9,592.00   |               |   |            |
| External     | =                 | 0.95       |               |   |            |
| Long Chord   | =                 | 269.43     |               |   |            |
| Mid. Ord.    | =                 | 0.95       |               |   |            |
| P.C. Station | 3+16.67           | N          | 17,146,425.93 | E | 667,395.33 |
| P.T. Station | 5+86.11           | N          | 17,146,661.99 | E | 667,525.22 |
| C.C.         |                   | N          | 17,141,920.34 | E | 675,863.28 |
| Back         | = N 28° 00' 59" E |            |               |   |            |
| Ahead        | = N 29° 37' 33" E |            |               |   |            |
| Chord Bear   | = N 28° 49' 16" E |            |               |   |            |

Curve Data  
\*-----\*

Curve PC43

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|              |          |                 |               |   |            |
|--------------|----------|-----------------|---------------|---|------------|
| P.I. Station | 11+01.67 | N               | 17,147,117.13 | E | 667,767.39 |
| Delta        | =        | 8° 34' 58" (RT) |               |   |            |
| Degree       | =        | 0° 50' 02"      |               |   |            |
| Tangent      | =        | 515.57          |               |   |            |
| Length       | =        | 1,029.20        |               |   |            |
| Radius       | =        | 6,870.71        |               |   |            |
| External     | =        | 19.32           |               |   |            |
| Long Chord   | =        | 1,028.24        |               |   |            |
| Mid. Ord.    | =        | 19.26           |               |   |            |
| P.C. Station | 5+86.11  | N               | 17,146,661.99 | E | 667,525.22 |
| P.T. Station | 16+15.31 | N               | 17,147,531.05 | E | 668,074.78 |
| C.C.         |          | N               | 17,143,434.67 | E | 673,590.79 |
| Back         | = N      | 28° 00' 58" E   |               |   |            |
| Ahead        | = N      | 36° 35' 56" E   |               |   |            |
| Chord Bear   | = N      | 32° 18' 27" E   |               |   |            |

Curve Data  
 \*-----\*

|              |          |                 |               |   |            |
|--------------|----------|-----------------|---------------|---|------------|
| Curve PC44   |          |                 |               |   |            |
| P.I. Station | 16+45.68 | N               | 17,147,554.60 | E | 668,093.95 |
| Delta        | =        | 0° 30' 29" (RT) |               |   |            |
| Degree       | =        | 0° 50' 11"      |               |   |            |
| Tangent      | =        | 30.37           |               |   |            |
| Length       | =        | 60.74           |               |   |            |
| Radius       | =        | 6,850.00        |               |   |            |
| External     | =        | 0.07            |               |   |            |
| Long Chord   | =        | 60.74           |               |   |            |
| Mid. Ord.    | =        | 0.07            |               |   |            |
| P.C. Station | 16+15.31 | N               | 17,147,531.05 | E | 668,074.78 |
| P.T. Station | 16+76.05 | N               | 17,147,577.98 | E | 668,113.33 |
| C.C.         |          | N               | 17,143,206.75 | E | 673,387.30 |
| Back         | = N      | 39° 08' 42" E   |               |   |            |
| Ahead        | = N      | 39° 39' 11" E   |               |   |            |
| Chord Bear   | = N      | 39° 23' 56" E   |               |   |            |

Course from PT PC44 to P5025 S 36° 15' 16" W Dist 59.36

|             |   |               |   |            |     |          |
|-------------|---|---------------|---|------------|-----|----------|
| Point P5025 | N | 17,147,530.11 | E | 668,078.22 | Sta | 17+35.41 |
|-------------|---|---------------|---|------------|-----|----------|

Course from P5025 to PC PC21 S 7° 39' 32" W Dist 51.26

Curve Data  
 \*-----\*

|              |          |                 |               |   |            |
|--------------|----------|-----------------|---------------|---|------------|
| Curve PC21   |          |                 |               |   |            |
| P.I. Station | 20+11.90 | N               | 17,147,303.74 | E | 667,930.30 |
| Delta        | =        | 3° 46' 59" (LT) |               |   |            |
| Degree       | =        | 0° 50' 24"      |               |   |            |
| Tangent      | =        | 225.23          |               |   |            |
| Length       | =        | 450.30          |               |   |            |
| Radius       | =        | 6,820.00        |               |   |            |
| External     | =        | 3.72            |               |   |            |
| Long Chord   | =        | 450.22          |               |   |            |
| Mid. Ord.    | =        | 3.72            |               |   |            |
| P.C. Station | 17+86.67 | N               | 17,147,479.31 | E | 668,071.39 |
| P.T. Station | 22+36.97 | N               | 17,147,119.25 | E | 667,801.11 |
| C.C.         |          | N               | 17,143,207.27 | E | 673,387.60 |
| Back         | = S      | 38° 47' 06" W   |               |   |            |

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Ahead = S 35° 00' 07" W  
Chord Bear = S 36° 53' 36" W

Course from PT PC21 to P5022 S 29° 37' 33" W Dist 823.02

|             |   |                 |                |          |
|-------------|---|-----------------|----------------|----------|
| Point P5022 | N | 17,146,403.82 E | 667,394.27 Sta | 30+59.98 |
|-------------|---|-----------------|----------------|----------|

Course from P5022 to P5184 S 26° 55' 28" W Dist 274.30

|             |   |                 |                |          |
|-------------|---|-----------------|----------------|----------|
| Point P5184 | N | 17,146,159.26 E | 667,270.06 Sta | 33+34.28 |
|-------------|---|-----------------|----------------|----------|

=====  
Ending parcel description

=====  
End of parcel 8\_1 description

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July 10, 2023

County: Webb  
Highway: State Highway 84  
Limits: From FM 1472 to IH 35 West Frontage Rd  
RCSJ Number: 3483-02-003

PARCEL 8 PART 2

POB  
<\* 148 DESCRIBE PARCEL 8\_2

Parcel 7\_2 : CUR PC46 CUR PC45 CUR PC18 CUR PC20  
Description: NORTH LAREDO IND PARK

Total parcel taking area = 26,799 ft<sup>2</sup> = 0.6152 ac.

Description of parcel: 8\_2

Beginning parcel description

=====

Curve Data  
\*-----\*

|                |             |      |               |              |
|----------------|-------------|------|---------------|--------------|
| Curve PC46     |             |      |               |              |
| P.I. Station   | 0+66.55     | N    | 17,147,633.93 | E 668,159.78 |
| Delta =        | 1° 06' 48"  | (RT) |               |              |
| Degree =       | 0° 50' 11"  |      |               |              |
| Tangent =      | 66.55       |      |               |              |
| Length =       | 133.09      |      |               |              |
| Radius =       | 6,850.00    |      |               |              |
| External =     | 0.32        |      |               |              |
| Long Chord =   | 133.09      |      |               |              |
| Mid. Ord. =    | 0.32        |      |               |              |
| P.C. Station   | 0+00.00     | N    | 17,147,582.73 | E 668,117.26 |
| P.T. Station   | 1+33.09     | N    | 17,147,684.29 | E 668,203.28 |
| C.C.           |             | N    | 17,143,206.75 | E 673,387.30 |
| Back = N       | 39° 42' 16" | E    |               |              |
| Ahead = N      | 40° 49' 04" | E    |               |              |
| Chord Bear = N | 40° 15' 40" | E    |               |              |

Curve Data  
\*-----\*

|              |             |      |               |              |
|--------------|-------------|------|---------------|--------------|
| Curve PC45   |             |      |               |              |
| P.I. Station | 9+55.83     | N    | 17,148,291.90 | E 668,757.98 |
| Delta =      | 13° 45' 09" | (RT) |               |              |
| Degree =     | 0° 50' 23"  |      |               |              |
| Tangent =    | 822.73      |      |               |              |
| Length =     | 1,637.56    |      |               |              |
| Radius =     | 6,822.38    |      |               |              |
| External =   | 49.43       |      |               |              |
| Long Chord = | 1,633.63    |      |               |              |
| Mid. Ord. =  | 49.07       |      |               |              |
| P.C. Station | 1+33.09     | N    | 17,147,684.29 | E 668,203.28 |
| P.T. Station | 17+70.65    | N    | 17,148,750.23 | E 669,441.23 |
| C.C.         |             | N    | 17,143,084.49 | E 673,241.81 |

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Back = N 42° 23' 37" E  
Ahead = N 56° 08' 47" E  
Chord Bear = N 49° 16' 12" E

Course from PT PC45 to PC PC18 S 52° 02' 46" W Dist 847.45

Curve Data  
\*-----\*

Curve PC18  
P.I. Station 30+37.91 N 17,147,944.97 E 668,463.89  
Delta = 7° 02' 41" (LT)  
Degree = 0° 50' 24"  
Tangent = 419.81  
Length = 838.56  
Radius = 6,820.00  
External = 12.91  
Long Chord = 838.03  
Mid. Ord. = 12.88  
P.C. Station 26+18.11 N 17,148,229.02 E 668,773.01  
P.T. Station 34+56.66 N 17,147,625.15 E 668,191.95  
C.C. N 17,143,207.27 E 673,387.60  
Back = S 47° 25' 10" W  
Ahead = S 40° 22' 29" W  
Chord Bear = S 43° 53' 49" W

Course from PT PC18 to PC PC20 N 7° 44' 42" E Dist 49.67

Curve Data  
\*-----\*

Curve PC20  
P.I. Station 35+67.61 N 17,147,628.91 E 668,157.54  
Delta = 1° 01' 45" (LT)  
Degree = 0° 50' 23"  
Tangent = 61.28  
Length = 122.56  
Radius = 6,822.95  
External = 0.28  
Long Chord = 122.55  
Mid. Ord. = 0.28  
P.C. Station 35+06.33 N 17,147,674.36 E 668,198.64  
P.T. Station 36+28.88 N 17,147,582.73 E 668,117.26  
C.C. N 17,143,098.11 E 673,259.33  
Back = S 42° 07' 20" W  
Ahead = S 41° 05' 35" W  
Chord Bear = S 41° 36' 28" W

=====  
Ending parcel description  
=====

End of parcel 8\_2 description

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July 10, 2023

County: Webb  
Highway: State Highway 84  
Limits: From FM 1472 to IH 35 West Frontage Rd  
RCSJ Number: 3483-02-003

PARCEL 8 PART 3

POC TO POB

<\* 150 Inverse P5200 P5030

Inverse P5200 to P5030 N 30° 01' 06" W Distance 54.05

<\* 151 Print Curve PC48

Curve Data  
\*-----\*

Curve PC48

|              |          |                  |               |   |            |
|--------------|----------|------------------|---------------|---|------------|
| P.I. Station | 8+98.55  | N                | 17,150,041.91 | E | 673,959.97 |
| Delta        | =        | 15° 03' 17" (LT) |               |   |            |
| Degree       | =        | 0° 50' 33"       |               |   |            |
| Tangent      | =        | 898.55           |               |   |            |
| Length       | =        | 1,786.74         |               |   |            |
| Radius       | =        | 6,800.00         |               |   |            |
| External     | =        | 59.11            |               |   |            |
| Long Chord   | =        | 1,781.60         |               |   |            |
| Mid. Ord.    | =        | 58.60            |               |   |            |
| P.C. Station | 0+00.00  | N                | 17,149,850.23 | E | 674,837.84 |
| P.T. Station | 17+86.74 | N                | 17,149,998.98 | E | 673,062.46 |
| C.C.         |          | N                | 17,143,206.75 | E | 673,387.29 |
| Back         | = N      | 77° 41' 00" W    |               |   |            |
| Ahead        | = S      | 87° 15' 43" W    |               |   |            |
| Chord Bear   | = N      | 85° 12' 38" W    |               |   |            |

<\* 152 DESCRIBE PARCEL 8\_3

Parcel 8\_3 : P5033 CUR PC49  
Description: NORTH LAREDO IND PARK

Total parcel taking area = 8,130 ft² = 0.1866 ac.

Description of parcel: 8\_3

Beginning parcel description

=====

|             |   |               |   |            |     |         |
|-------------|---|---------------|---|------------|-----|---------|
| Point P5033 | N | 17,149,998.98 | E | 673,062.46 | Sta | 0+00.00 |
|-------------|---|---------------|---|------------|-----|---------|

Course from P5033 to PC PC49 S 83° 35' 12" W Dist 871.78

Curve Data  
\*-----\*

Curve PC49

|              |          |                 |               |   |            |
|--------------|----------|-----------------|---------------|---|------------|
| P.I. Station | 13+08.57 | N               | 17,149,978.12 | E | 672,626.17 |
| Delta        | =        | 7° 21' 02" (RT) |               |   |            |

EXHIBIT "A"

County: Webb  
Highway: SH 84  
Limits: From FM 1472,  
To IH 35 West Frontage Road  
CCSJ: 3483-02-002  
ROW CSJ: 3483-02-003  
ROW Project ID: R00013938

**Property Description for Parcel P00081802.001**

Being a 0.3935 of an-acre (17,139 square feet) parcel of land, located in the Tomas Sanchez Porcion Number 11, Abstract Number 279, being part out of a called 125.55-acre tract, conveyed from David L. Reuthinger, et al to North Laredo Industrial Park, Ltd., described in a Special Warranty Deed with Vendor's Lien executed July 28, 2023, recorded in Document Number 2023-1506737, Volume 5508, Page 183, of the Official Public Records of Webb County, Texas (O.P.R.W.C.T.), said 0.3935 of an-acre (17,139 square feet) parcel of land being more particularly described by metes and bounds as follows:

**COMMENCING** at a Texas Department of Transportation (TxDOT) Type I marker found on the existing west right-of-way line of Interstate Highway 35, a variable width right-of-way, being a called 24.64-acre tract, also known as Tract 34, conveyed from Antonia Salinas to the State of Texas, described in a Right-of-Way Easement executed February 12, 1957, recorded in Volume 262, Page 141, D.R.W.C.T., same being the east line of said called 125.55-acre tract, thence as follows:

North 17° 49' 52" East, along the common existing west right-of-way line of, said Interstate Highway 35 with the east line of said called 125.55-acre tract, a distance of 25.33 feet to a Texas Department of Transportation (TxDOT) Type II marker set for the **POINT OF BEGINNING** of the herein described parcel, having surface coordinate values of N= 17,147,305.88 and E= 675,799.17, being on the proposed south right-of-way line of SH 84, a variable width right-of-way, located 2,413.50 feet right of Proposed Baseline Station 457+19.99;

1. **THENCE, North 72° 06' 18" West**, across said called 125.55-acre tract and along the proposed south right-of-way line of said SH 84, a distance of **22.51 feet** to a TxDOT Type II marker stamped "ADL" set, marking the beginning of an Access Denial Line, located 2,413.40 feet right of Proposed Baseline Station 456+97.48;

EXHIBIT "A"

2. **THENCE, North 17° 53' 42" East**, across said called 125.55-acre tract and along the proposed south right-of-way and Access Denial Line of said SH 84, a distance of **974.04 feet** to a TxDOT Type II marker set on the east line of said called 125.55-acre tract, same being a west line of the residue of a called all of Porcion 11 (called 5,313.60-acre tract), also known as Tract Three, conveyed to the Reuthinger Living Trust and the Reuthinger Residue Trust, as conveyed from Mrs. Mattie Clifton, Ray Clifton and wife, and R. N. Clifton to George E. Reuthinger, described in a Warranty Deed executed July 17, 1933, recorded in Volume 130, Page 87 of the Deed Records of Webb County, Texas (D.R.W.C.T.), further described in Warranty Deed executed July 23, 1957, conveyed from Delia J. Salinas to George E. Reuthinger, recorded in Volume 256, Page 89, D.R.W.C.T., further described in deed executed May 25, 1966, conveyed from George Reuthinger and wife, Johnnie V. Reuthinger to George Ernest Reuthinger, Jr., Betty Jean Reuthinger Patterson, Virginia Lee Reuthinger Wynn, Viola Hortense Reuthinger, recorded in Volume 335, Page 593, D.R.W.C.T., further described in deed executed May 25, 1966, conveyed from George Reuthinger and wife, Johnnie V. Reuthinger to George Ernest Reuthinger, Jr., Betty Jean Reuthinger Patterson, Virginia Lee Reuthinger Wynn, Viola Hortense Reuthinger, recorded in Volume 336, Page 1, D.R.W.C.T., further described in deed executed October 2, 1975, conveyed from Johnnie V. Reuthinger to George Ernest Reuthinger, Jr. and Viola Hortense Reuthinger Offerle, Co-Trustees of the Reuthinger Living Trust, recorded in Volume 498, Page 79, D.R.W.C.T., located 1,439.37 feet right of Proposed Baseline Station 457+01.99, from which a 1/2-inch iron rod found bears North 17° 53' 42" East, a distance of 8.50 feet;
3. **THENCE, South 14° 25' 43" West**, along the common east line of said called 125.55-acre tract with a west line of the residue of said Reuthinger Tract, a distance of **87.82 feet** to a 1/2-inch iron rod found;
4. **THENCE, South 14° 56' 49" West**, a distance of **322.26 feet** to a calculated point being on the east line of said called 125.55-acre tract, same being on the existing west right-of-way line of said Interstate Highway 35, from which a found TxDOT Type I marker found bears North 17° 49' 52" East, a distance of 2.23 feet;
5. **THENCE, South 17° 49' 52" West**, along the common east line of said called 125.55-acre tract with the existing west right-of-way of said Interstate Highway 35, a distance of **564.55 feet** to the **POINT OF BEGINNING** and containing 0.3935 of an-acre (17,139 square feet) parcel of land.

EXHIBIT "A"

Notes:

All bearings and coordinates shown hereon are based on the Texas Coordinate System, South Zone (4205), North American Datum of 1983 (2011 Adj.).

Coordinates and distances are U.S. Survey Feet, displayed in surface values, and may be converted to NAD83 (Grid) values by applying the Surface Adjustment Factor (SAF) for Webb County, SAF = 1.00003, using the formula: Surface / SAF = Grid.

Horizontal coordinates are based on redundant GPS RTN Observations measured from TXDOT CORS TXLR, TXL2, and TXTR during February and May 2022.

Access is prohibited across the Access Denial Line to the highway facility from the abutting remainder property.

\*\* The monument described and set in this call may be replaced with a Texas Department of Transportation Type II right-of-way marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by the Texas Department of Transportation.

This description was prepared in conjunction with and accompanied by a plat of even date herewith.

Revised January 22, 2024, by RODS Surveying, Inc. to update title commitment.

I do hereby certify that this property description and accompanying parcel plat conform to the current General Rules of Procedures and Practices as promulgated by the Texas Board of Professional Engineers and Land Surveyors.



Roberto Obregon, RPLS #2098  
RODS Surveying, Inc.  
6810 Lee Road  
Spring, Texas 77379  
Phone (281)-257-4020  
TBPELS Surveying Firm # 10030700  
RODS Reference No. 278-21948-002

12-08-2023

Date



# LEGEND

- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- SET 5/8" IRON ROD WITH CAP "RODS SURVEYING, INC." (UNLESS OTHERWISE NOTED)
- SET TXDOT TYPE II (UNLESS OTHERWISE NOTED)
- 5/8" IRON ROD W/TXDOT ALUM DISK FOUND (UNLESS NOTED)
- I.R. IRON ROD
- I.R.C. IRON ROD WITH CAP "STAMPED"
- I.P. IRON PIPE
- ▲ CALCULATED POINT
- ( ) RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- P.R.C. POINT OF REVERSE CURVATURE
- N.T.S. NOT TO SCALE
- R.O.W. RIGHT OF WAY
- "A.D.L." SET TXDOT TYPE II STAMPED "A.D.L."

- D.R.W.C.T. DEED RECORDS OF WEBB COUNTY, TEXAS
- M.R.W.C.T. MAP RECORDS OF WEBB COUNTY, TEXAS
- P.R.W.C.T. PLAT RECORDS OF WEBB COUNTY, TEXAS
- O.R.W.C.T. OFFICIAL RECORDS OF WEBB COUNTY, TEXAS
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS
- DOC. NO. DOCUMENT NUMBER
- ||— EXISTING ACCESS DENIAL LINE (A.D.L.)
- ||— PROPOSED ACCESS DENIAL LINE (A.D.L.)
- ||— EXISTING R.O.W. LINE
- ||— PROPOSED R.O.W. LINE
- ||— DISTANCE NOT TO SCALE
- ||— DEED LINE (COMMON OWNERSHIP)
- ||— EXISTING EASEMENT LINE
- ||— SURVEY LINE
- ||— PROPERTY LINE
- ||— BASELINE OFFSET
- ||— STA. BASELINE STATION
- ||— P.C. POINT OF CURVATURE
- ||— BASELINE STATION
- ||— PARCEL NUMBER
- ||— BUILDING LINE (SETBACK LINE)
- ||— B.L. DRAINAGE EASEMENT
- ||— D.E. ELECTRIC EASEMENT
- ||— S.S. SANITARY SEWER EASEMENT
- ||— U.E. UTILITY EASEMENT



I, ROBERTO OBREGON, HEREBY CERTIFY THAT THE HEREON MAP OR PLAT IS TRUE AND CORRECT AND DEPICTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION DURING THE MONTH OF NOVEMBER 2023

## NOTES:

- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH ZONE (4205), NORTH AMERICAN DATUM OF 1983 (2011 ADJ.).
- ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (GEOID 12B).
- COORDINATES AND DISTANCES ARE U.S. SURVEY FEET, DISPLAYED IN SURFACE VALUES, AND MAY BE CONVERTED TO NAD83 (GRID) VALUES BY APPLYING THE SURFACE ADJUSTMENT FACTOR (SAF) FOR WEBB COUNTY, SAF = 1.00003, USING THE FORMULA: SURFACE / SAF = GRID
- HORIZONTAL COORDINATES ARE BASED ON REDUNDANT GPS RTN OBSERVATIONS MEASURED FROM TXDOT CORS TXLR, TXL2 AND TXTR DURING FEBRUARY AND MAY 2022.
- ELEVATIONS ARE BASED ON REDUNDANT GPS RTN OBSERVATIONS, ADJUSTED WITH DIGITAL LEVELING, CONSTRAINED TO THE PROVIDED ELEVATION FOR AERIAL TARGET T-3 (535.69') AND THE PUBLISHED ELEVATION FOR BM-291 (663.08').
- ABSTRACTING PERFORMED BY COURTHOUSE DIRECT.COM (COURTHOUSE SPECIALIST) DURING APRIL 2022.
- FIELD SURVEYS PERFORMED DURING THE MONTHS OF MAY 2022 THROUGH DECEMBER, 2022.
- LOCATION OF SURVEY LINES AND PORCION LINES ARE APPROXIMATE.
- PROPOSED RIGHT-OF-WAY BASELINE MAY NOT MATCH PROPOSED CONSTRUCTION BASELINE OR AS-BUILT BASELINE DUE TO DESIGN CHANGES.

ROBERTO OBREGON, RPLS NO. 2098  
RELEASE DATE DECEMBER 2023

12/08/2023  
DATE

-REVISED JANUARY 22, 2024, TO UPDATE TITLE COMMITMENT.

| EXISTING   | TAKING     | REMAINING  |
|------------|------------|------------|
| CALLED     | 0.3935 AC. |            |
| 125.55 AC. | 17,139 SF. | 125.16 AC. |

## RODS SURVEYING, INC.

6810 LEE ROAD SPRING, TEXAS 77379  
TEL (281) 257-4020 FAX (281) 257-4021  
TBPLS FIRM REGISTRATION # 10030700

## PARCEL PLAT SHOWING PARCEL P00081802.001

SH 84  
RCSJ 3483-02-003  
PROJECT NO. R00013938  
DECEMBER 2023

CONTINUING NOTES:

10.\*\*\* THE MONUMENT DESCRIBED AND SET MAY BE REPLACED WITH A TXDOT TYPE 11 RIGHT-OF-WAY MARKER UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TXDOT.

11. ACCESS IS PROHIBITED ACROSS THE ACCESS DENIAL LINE TO THE HIGHWAY FACILITY FROM THE ABUTTING REMAINDER PROPERTY.

12.THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH A TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY GF#21478-23(3RU) EFFECTIVE DATE JANUARY 8, 2024.

SUBJECT TO FOLLOWING EASEMENTS:

12 E. RIGHT-OF-WAY DATED NOVEMBER 1, 1929, EXECUTED BY JESUS SALINAS ET AL TO CENTRAL POWER & LIGHT COMPANY, FILED IN VOLUME 115, PAGE 336, DEED RECORDS OF WEBB COUNTY, TEXAS; AND AMENDED BY INSTRUMENT DATED NOVEMBER 8, 1996, RECORDED IN VOLUME 462, PAGE 641, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS (SUBJECT TO BUT NOT APPLICABLE).

12 F. EASEMENT DATED AUGUST 21, 1946, EXECUTED BY PEDRO SALINAS ET AL, TO ROBERT R. CUNNINGHAM AND CONSTANCE C. CUNNINGHAM, FILED IN VOLUME 193, PAGE 135, DEED RECORDS OF WEBB COUNTY, TEXAS (SUBJECT TO BUT NOT APPLICABLE).

12 G. EASEMENT AND RIGHT OF WAY DATED NOVEMBER 2, 1955, EXECUTED BY G.E. REUTHINGER, TO CENTRAL POWER AND LIGHT COMPANY, FILED IN VOLUME 245, PAGE 30, DEED RECORDS OF WEBB COUNTY, TEXAS (SUBJECT TO BUT NOT APPLICABLE).

12 H. RIGHT-OF-WAY EASEMENT DATED FEBRUARY 12, 1957, EXECUTED BY GEORGE E. REUTHINGER TO STATE OF TEXAS, FILED IN VOLUME 262, PAGE 137, DEED RECORDS OF WEBB COUNTY, TEXAS (SUBJECT TO BUT NOT APPLICABLE).

12 I. RIGHT-OF-WAY EASEMENT DATED FEBRUARY 12, 1957, EXECUTED BY GEORGE E. REUTHINGER TO STATE OF TEXAS, FILED IN VOLUME 262, PAGE 139, DEED RECORDS OF WEBB COUNTY, TEXAS (SUBJECT TO BUT NOT APPLICABLE).

12 J. RIGHT OF WAY EASEMENT DATED FEBRUARY 12, 1957, EXECUTED BY ANTONIA SALINAS, ET AL TO STATE OF TEXAS, RECORDED IN VOLUME 262, PAGE 141, DEED RECORDS OF WEBB COUNTY, TEXAS (SUBJECT TO BUT NOT APPLICABLE).

12 K. RIGHT-OF-WAY AGREEMENT DATED FEBRUARY 12, 1957, EXECUTED BY GEORGE ERNEST REUTHINGER JR., TRUSTEE OF THE REUTHINGER LIVING TRUST, TO DELHI GAS PIPELINE CORPORATION, FILED IN VOLUME 371, PAGE 472, DEED RECORDS OF WEBB COUNTY, TEXAS (SUBJECT TO BUT NOT APPLICABLE).

12 L. RIGHT-OF-WAY AGREEMENT DATED FEBRUARY 5, 1976, EXECUTED BY REUTHINGER LIVING TRUST, TO GENERAL CRUDE OIL COMPANY, FILED IN VOLUME 516, PAGE 126, DEED RECORDS OF WEBB COUNTY, TEXAS (SUBJECT TO BUT NOT APPLICABLE).

12 M. PARTIAL DELINEATION OF EASEMENT AND RESTRICTIVE COVENANT DATED DECEMBER 16, 1994, EXECUTED BY CENTRAL POWER AND LIGHT COMPANY AND N. DAVID HACHAR, ET AL, RECORDED IN VOLUME 281, PAGE 603, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS (SUBJECT TO BUT NOT APPLICABLE).

12 N. EASEMENT AGREEMENT DATED JULY 31, 1998, EXECUTED BY VIOLA HORTENSE OFFERLE AND VIRGINIA R. WYNN, CO-TRUSTEES OF REUTHINGER LIVING TRUST AND REUTHINGER RESIDUE TRUST AND RIO GRANDE EXPLORATION, LLC, TO CERRITO GATHERING COMPANY, LTD., ATTACHED TO ASSIGNMENT EXECUTED BY RIO GRANDE EXPLORATION, L.L.C. TO CERRITO GATHERING CO., LTD., RECORDED IN VOLUME 667, PAGE 313, REAL PROPERTY RECORDS OF WEBB COUNTY, TEXAS (SUBJECT TO BUT NOT APPLICABLE).

12 O. EASEMENT AND RIGHT OF WAY DATED JUNE 26, 1984, EXECUTED BY VIOLA HORTENSE REUTHINGER, ET AL TO CENTRAL POWER AND LIGHT CO., RECORDED IN VOLUME 1070, PAGE 613, REAL PROPERTY RECORDS OF WEBB COUNTY, TEXAS (SUBJECT TO BUT NOT APPLICABLE).

12 P. EASEMENT ACKNOWLEDGED ON OCTOBER 4, 1954, EXECUTED BY G.E. REUTHINGER AND MRS. G.E. REUTHINGER TO MEDINA ELECTRIC COOPERATIVE, INC., RECORDED IN VOLUME 1182, PAGE 366, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS (SUBJECT TO BUT NOT APPLICABLE).

12 Q. AGREEMENT DATED APRIL 28, 1998, EXECUTED BY HORTENSE OFFERLE AND VIRGINIA R. WYNN, CO-TRUSTEES OF THE REUTHINGER LIVING TRUST AND REUTHINGER RESIDUE TRUST, TO CENTRAL POWER AND LIGHT COMPANY, FILED IN VOLUME 918, PAGE 835, REAL PROPERTY RECORDS OF WEBB COUNTY, TEXAS (SUBJECT TO BUT NOT APPLICABLE).

12 R. SUBJECT TO GRANTOR RESERVING A SIXTY (60') FOOT WIDE UTILITY EASEMENT AS THEREIN DESCRIBED IN DEED DATED APRIL 28, 2000, EXECUTED BY VIOLA HORTENSE OFFERLE AND VIRGINIA R. WYNN, CO-TRUSTEES OF THE REUTHINGER LIVING TRUST AND REUTHINGER RESIDUE TRUST, AND CENTRAL POWER AND LIGHT COMPANY, RECORDED IN VOLUME 918, PAGE 845, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS (SUBJECT TO BUT NOT APPLICABLE).

12 S. EASEMENT AGREEMENT DATED DECEMBER 21, 2007, EXECUTED BY AEP TEXAS CENTRAL COMPANY AND ELECTRIC TRANSMISSION TEXAS, LLC, RECORDED IN VOLUME 2526, PAGE 747, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS (SUBJECT TO BUT NOT APPLICABLE).

12 T. MEMORANDUM OF NON-EXCLUSIVE TERM PIPELINE RIGHT OF WAY AGREEMENT DATED JUNE 25, 2016, EXECUTED BY HORTENSE OFFERLE, TRUSTEE OF THE REUTHINGER LIVING TRUST AND REUTHINGER RESIDUE TRUST, TO TEXAS PIPELINE WEBB COUNTY LEAN SYSTEM LLC, FILED IN VOLUME 4076, PAGE 385, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS (SUBJECT TO BUT NOT APPLICABLE).

**RODS SURVEYING, INC.**

6810 LEE ROAD SPRING, TEXAS 77379  
TEL (281) 257-4020 FAX (281) 257-4021  
TBPLS FIRM REGISTRATION # 10030700

**PARCEL PLAT  
SHOWING  
PARCEL P00081802.001**

SH 84  
RCSJ 3483-02-003  
PROJECT NO. R00013938  
DECEMBER 2023

12 U. MEMORANDUM OF SURFACE SITE AGREEMENT DATED JUNE 25, 2016, EXECUTED BY HORTENSE OFFERLE, TRUSTEE OF THE REUTHINGER LIVING TRUST AND REUTHINGER RESIDUE TRUST, TO TEXAS PIPELINE WEBB COUNTY LEAN SYSTEM LLC, FILED IN VOLUME 4076, PAGE 391, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS (SUBJECT TO BUT NOT APPLICABLE).

12 V. MEMORANDUM OF POOLING CONSENT AGREEMENT DATED JULY 21, 2016, EXECUTED BY HORTENSE OFFERLE, TRUSTEE OF THE REUTHINGER LIVING TRUST AND REUTHINGER RESIDUE TRUST, TO LAREDO ENERGY VI, L.P., FILED IN VOLUME 4085, PAGE 843, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS.

12 W. MEMORANDUM OF SURFACE SITE AGREEMENT DATED APRIL 24, 2018, VIRGINIA R. WYNN AND EXECUTED BY HORTENSE OFFERLE, CO-TRUSTEES OF THE REUTHINGER LIVING TRUST AND REUTHINGER RESIDUE TRUST, TO LAREDO ENERGY VI, LP, ET AL, RECORDED IN VOLUME 4537, PAGE 593, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS.

12 X. RIGHT OF WAY EASEMENT DATED JULY 8, 2020, EXECUTED BY DAVID L. REUTHINGER, ROBERT K. WYNN, AND SANDRA SALWAY CO-TRUSTEES OF THE REUTHINGER LIVING TRUST AND REUTHINGER RESIDUE TRUST, TO MEDINA ELECTRIC COOPERATIVE, INC, FILED IN VOLUME 4846, PAGE 23, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS.

12 Y. SUBJECT TO OFF-SITE UTILITY EASEMENTS AS SHOWN ON PLAT OF NORTH LAREDO INDUSTRIAL PARK, PHASE VI, AS RECORDED IN VOLUME 40, PAGE 7, PLAT RECORDS OF WEBB COUNTY, TEXAS.

12 Z. SUBJECT TO CHARGES AND ASSESSMENTS OF THE LOT OWNERS WHICH SHALL CONSTITUTE A PERSONAL OBLIGATION OF THE LOT OWNERS AS WELL AS A CHARGE AND LIEN UPON THE LAND, SET OUT IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF NORTH LAREDO INDUSTRIAL PARK, LTD., RECORDED IN VOLUME 4662, PAGE 345, VOLUME 5262, PAGE 870, VOLUME 5297, PAGE 810, AND VOLUME 5299, PAGE 889, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS (SUBJECT TO BUT NOT APPLICABLE)

12Z(1). RIGHT OF WAY EASEMENT DATED JANUARY 12, 1958, EXECUTED BY GEORGE E. REUTHINGER TO SOUTHWESTERN BELL TELEPHONE COMPANY, RECORDED IN VOLUME 258, PAGE 571, DEED RECORDS OF WEBB COUNTY, TEXAS.

12Z(2). EASEMENT AND RIGHT OF WAY DATED NOVEMBER 17, 1955, EXECUTED BY ANTONIA SALINAS AND ENRIQUE SALINAS, TO CENTRAL POWER AND LIGHT COMPANY, RECORDED IN VOLUME 245, PAGE 182, DEED RECORDS OF WEBB COUNTY, TEXAS.

12Z(3). RIGHT OF WAY EASEMENT DATED JANUARY 29, 2020, EXECUTED BY NORTH LAREDO INDUSTRIAL PARK, LTD., TO MEDINA ELECTRIC COOPERATIVE, INC., RECORDED IN VOLUME 4754, PAGE 377, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS.

12 AA. MINERAL CONVEYANCE DATED OCTOBER 17, 1962, EXECUTED BY DELIA J. SALINAS, TO GEORGE E. REUTHINGER, FILED IN VOLUME 301, PAGE 494, DEED RECORDS OF WEBB COUNTY, TEXAS.

12 BB. MEMORANDUM OF OIL AND GAS LEASE DATED AUGUST 8, 2008, EXECUTED BY VIRGINIA R. WYNN AND HORTENSE R. OFFERLE, CO-TRUSTEES OF THE REUTHINGER LIVING TRUST AND REUTHINGER RESIDUE TRUST, TO JESSE E. HINES, FILED IN VOLUME 2630, PAGE 756, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS.

12 CC. ASSIGNMENT OF OIL AND GAS LEASE DATED AUGUST 6, 2008, EXECUTED BY JESSE E. HINES, TO LAREDO ENERGY IV, L.P., FILED IN VOLUME 2630, PAGE 761, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS.

12 DD. MEMORANDUM OF EXTENSION AND AMENDMENT TO OIL AND GAS LEASE DATED AUGUST 10, 2012, EXECUTED BY VIRGINIA R. WYNN AND HORTENSE R. OFFERLE, CO-TRUSTEES OF THE REUTHINGER LIVING TRUST AND REUTHINGER RESIDUE TRUST, TO LAREDO ENERGY, FILED IN VOLUME 3309, PAGE 377, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS.

12 EE. MEMORANDUM OF SECOND AMENDMENT TO OIL AND GAS LEASE, DATED JULY 16, 2015, EXECUTED BY VIRGINIA R. WYNN AND HORTENSE R. OFFERLE, CO-TRUSTEES OF THE REUTHINGER LIVING TRUST AND REUTHINGER RESIDUE TRUST, TO LAREDO ENERGY, FILED IN VOLUME 3868, PAGE 541, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS.

12 FF. MEMORANDUM OF THIRD AMENDMENT TO OIL AND GAS LEASE, DATED JUNE 27, 2017, EXECUTED BY VIRGINIA R. WYNN AND HORTENSE R. OFFERLE, CO-TRUSTEES OF THE REUTHINGER LIVING TRUST AND REUTHINGER RESIDUE TRUST, TO LAREDO ENERGY VI, LP, FILED IN VOLUME 5286, PAGE 157, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS.

12 GG. MEMORANDUM OF FOURTH AMENDMENT TO OIL AND GAS LEASE, DATED DECEMBER 14, 2018, EXECUTED BY VIRGINIA R. WYNN AND HORTENSE R. OFFERLE, CO-TRUSTEES OF THE REUTHINGER LIVING TRUST AND REUTHINGER RESIDUE TRUST, TO LAREDO ENERGY, FILED IN VOLUME 4543, PAGE 50, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS.

12 HH. MEMORANDUM OF FIFTH AMENDMENT TO OIL AND GAS LEASE, DATED DECEMBER 17, 2019, EXECUTED BY VIRGINIA R. WYNN AND HORTENSE R. OFFERLE, CO-TRUSTEES OF THE REUTHINGER LIVING TRUST AND REUTHINGER RESIDUE TRUST, TO LAREDO ENERGY, FILED IN VOLUME 4838, PAGE 572, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS.

12 II. RECORDING SUPPLEMENT TO AMENDED AND RESTATED OPERATING AGREEMENT AND FINANCING STATEMENT, DATED JUNE 22, 2023, EXECUTED BY KIMMERIDGE TEXAS GAS, LLC, TO TITAN ENERGY HOLDINGS L.P., FILED IN VOLUME 5491, PAGE 45, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS

**RODS SURVEYING, INC.**

6810 LEE ROAD SPRING, TEXAS 77379  
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TBPLS FIRM REGISTRATION # 10030700

PARCEL PLAT  
SHOWING  
**PARCEL P00081802.001**

SH 84  
RCSJ 3483-02-003  
PROJECT NO. R00013938  
DECEMBER 2023

**TOMAS SANCHEZ  
PORCION NO. 11,  
ABSTRACT NO. 279**



MERCURY DR. (80' R.O.W.)

CALLED 125.55 AC.  
NORTH LAREDO INDUSTRIAL PARK LTD  
DOC. NO. 2023-1506737  
VOL. 5508, PG. 183  
EXECUTED JULY 28, 2023  
O.P.R.W.C.T.

POC PARCEL 9  
END TXDOT TYPE I

0.3935 AC.  
17,139 SF

PROPOSED R.O.W. LINE  
& A.D.L.

N 17°49'52" E  
25.33'

IH-35  
VARIABLE WIDTH R.O.W.

24.64 AC.  
(TRACT 34)  
STATE OF TEXAS  
VOL. 262, PG. 141  
FEBRUARY 12, 1957  
D.R.W.C.T.

POB PARCEL 9  
N=17,147,305.88  
E= 675,799.17  
STA=457+19.99  
O/S=2,413.50' RT  
SET

***RODS SURVEYING, INC.***

6810 LEE ROAD SPRING, TEXAS 77379  
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TBPELS SURVEYING FIRM 10030700

PARCEL PLAT  
SHOWING

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***RODS SURVEYING, INC.***  
6810 LEE ROAD SPRING, TEXAS 77379  
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---

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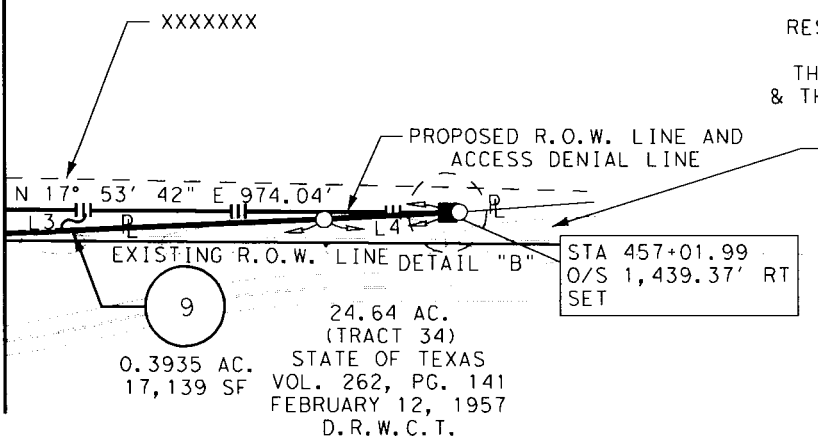
CALLED 125.55 AC.  
 NORTH LAREDO INDUSTRIAL PARK LTD  
 DOC. NO. 2023-1506737  
 VOL. 5508, PG. 183  
 EXECUTED JULY 28, 2023  
 O.P.R.W.C.T.

0' 100' 200' 300'

SCALE 1" = 100'



MATCHLINE SHEET 8 OF 10



TRACT THREE  
 RESIDUE OF ALL OF PORCION 11  
 (CALLED 5,313.60 AC.)  
 THE REUTHINGER LIVING TRUST  
 & THE REUTHINGER RESIDUE TRUST  
 VOL. 256, PG. 89  
 JULY 23, 1957  
 VOL. 335, PG. 593  
 MAY 25, 1966  
 VOL. 336, PG. 1  
 MAY 25, 1966  
 VOL. 498, PG. 79  
 OCTOBER 2, 1975  
 D.R.W.C.T.

IH-35  
 VARIABLE WIDTH R.O.W.

R.O.W. DEED LINE

**TOMAS SANCHEZ**  
**PORCION NO. 11,**  
**ABSTRACT NO. 279**

STATE OF TEXAS  
 VOL. 131, PG. 238  
 JULY 10, 1934  
 D.R.W.C.T.

**RODS SURVEYING, INC.**

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 TBPCLS SURVEYING FIRM 10030700

PARCEL PLAT  
 SHOWING

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 DECEMBER 2023

SEE PAGE 10 OF 10 FOR DETAIL, OWNER  
 AND LINE TABLE INFORMATION.

PAGE 9 OF 10

