Revised July 14, 2023 March 20, 2023 P00076872.001 Page 1 of 12

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 48.18acre 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;

Revised July 14, 2023 March 20, 2023 P00076872.001 Page 2 of 12

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 6,132.06acre 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° 11' 25", a radius of 6,908.00 feet, an arc length of 143.52 feet, a chord bearing of North 28° 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° 58′ 15″, a radius of 6,908.00 feet, an arc length of 117.07 feet, a chord bearing of North 27° 52′ 32″ East, a chord distance of 117.07 feet
- 2. North 29° 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° 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° 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° 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.

Revised July 14, 2023 March 20, 2023 P00076872.001 Page 4 of 12

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

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	//0	DAIE
A STATE OF THE STA	C도도 4 승규님 / / / /	DATE FEBRUARY 2023
•	XAS NITY, TEXAS 1, ROBERTO CERTIFY TH PLAT IS TH DEPICTS A GROUND UNE DURING THE THROUGH FE	ASE DATE
ND	D.R.W.C.T. DEED RECORDS OF WEBB COUNTY, TEXAS M.R.W.C.T. MAP RECORDS OF WEBB COUNTY, TEXAS D.R.W.C.T. PLAT RECORDS OF WEBB COUNTY, TEXAS O.P.R.W.C.T. OFFICIAL RECORDS OFFICIAL RECORDS OFFICIAL RECORDS OFFICIAL RESEMENT O.P.R.W.C.T. OFFICIAL RESEMENT O.F. DITLITY EASEMENT O.F. UTILITY EASEMENT	ROBERIO C RELEASE D
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) IRON ROD WITH CAP "STAMPED" IRON ROD WITH CAP "STAMPED" IRON PIPE CALCULATED POINT RECORD INFORMATION POINT OF BEGINNING POINT OF COMMENCING POINT OF SCALE NOT TO SCALE RIGHT OF WAY CONTROLLING MONUMENT	
	O • II. R. R. II. R. R. II. R. R. II. R. R. C. O.	

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

	24,010 SF	10 01	24,0
	41.63 AC KI	24.078 SF	48.18 AC.
		0.5528 AC	CALLED
-	REMA IN ING	TAKING	EXISTING

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

4. HORIZONTAL COORDINATES ARE BASED ON REDUNDANT GPS RTN OBSERVATIONS MEASURED FROM TxDOT CORS TXLR, TXL2 AND TXTR DURING FEBRUARY AND MAY 2022.

3. COORDINATES AND DISTANCES ARE U.S. SURVEY FEET, DISPLAYED IN SURFACE VALUES, AND MAY BE CONVERTED TO NADB3 (GRID) VALUES BY APPLYING THE SURFACE ADJUSTMENT FACTOR (CAF)FOR WEBB COUNTY, SAF I.00003, USING THE FORMULA: SURFACE / SAF = GRID

1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH ZONE (4205), NORTH AMERICAN DATUM OF 1983 (2011 ADJ.).

2. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (GEOID 12B).

P00076872,001 PARCEL PLAT SHOWING SH 84 RCSJ 3483-02-003 PARCEL

PROJECT NO. RO0013938 MARCH 2023 12 P 2

PAGE

FIELD SURVEYS PERFORMED DURING THE MONTHS OF MAY, 2022 THROUGH DECEMBER, 2022.

ABSTRACTING PERFORMED BY COURTHOUSE DIRECT.COM (COURTHOUSE SPECIALIST) DURING APRIL, 2022.

5. ELEVATIONS ARE BASED ON REDUNDANT GPS RTN OBSERVATIONS, ADJUSTED WITH DIGITAL LEVELING, CONSTRAINED TO THE PROVIDED ELEVATION FOR AERAL TARGET T-3 (535.69') AND THE PUBLISHED ELEVATION FOR BM-291 (663.08').

8. LOCATION OF SURVEY LINES AND PORCION LINES ARE APPROXIMATE.

9. PROPOSED RIGHT-OF-WAY BASELINE MAY NOT MATCH PROPOSED CONSTRUCTION BASELINE OR AS-BUILT BASELINE DUE TO DESIGN CHANGES.

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. COMICOURTHOUSE 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, 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 RECORED 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.

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

PARCEL PLAT

SHOWING PARCEL PO0076872.001

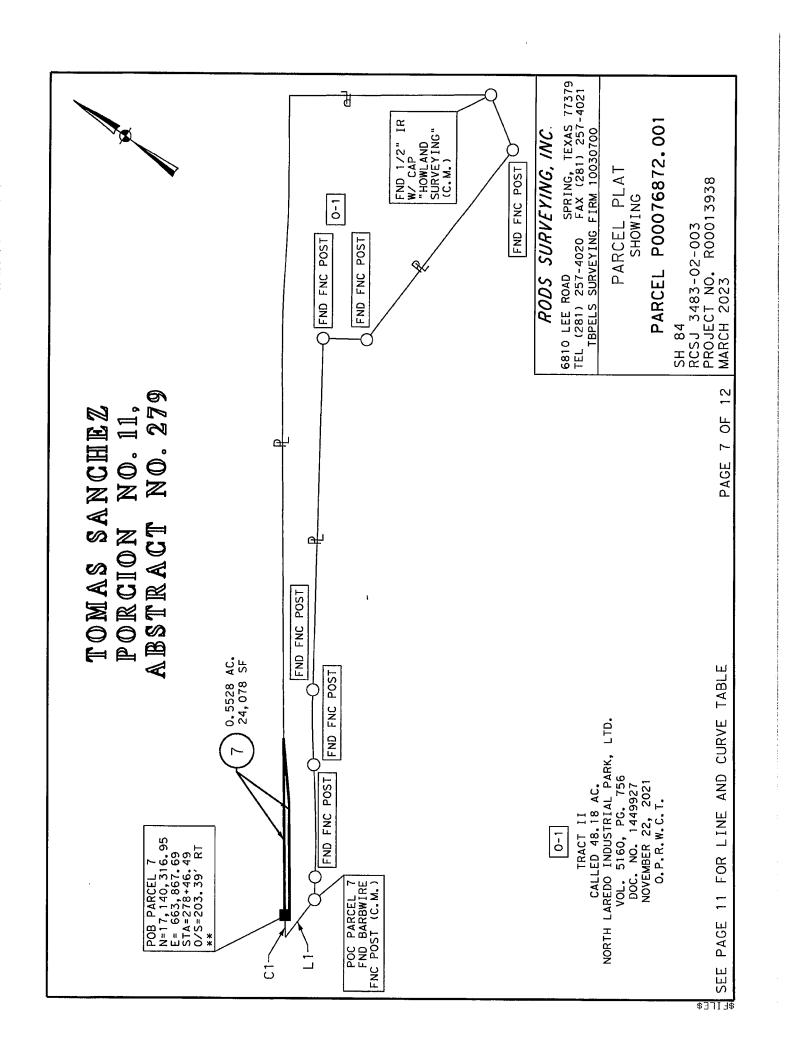
PAGE 6 OF 12

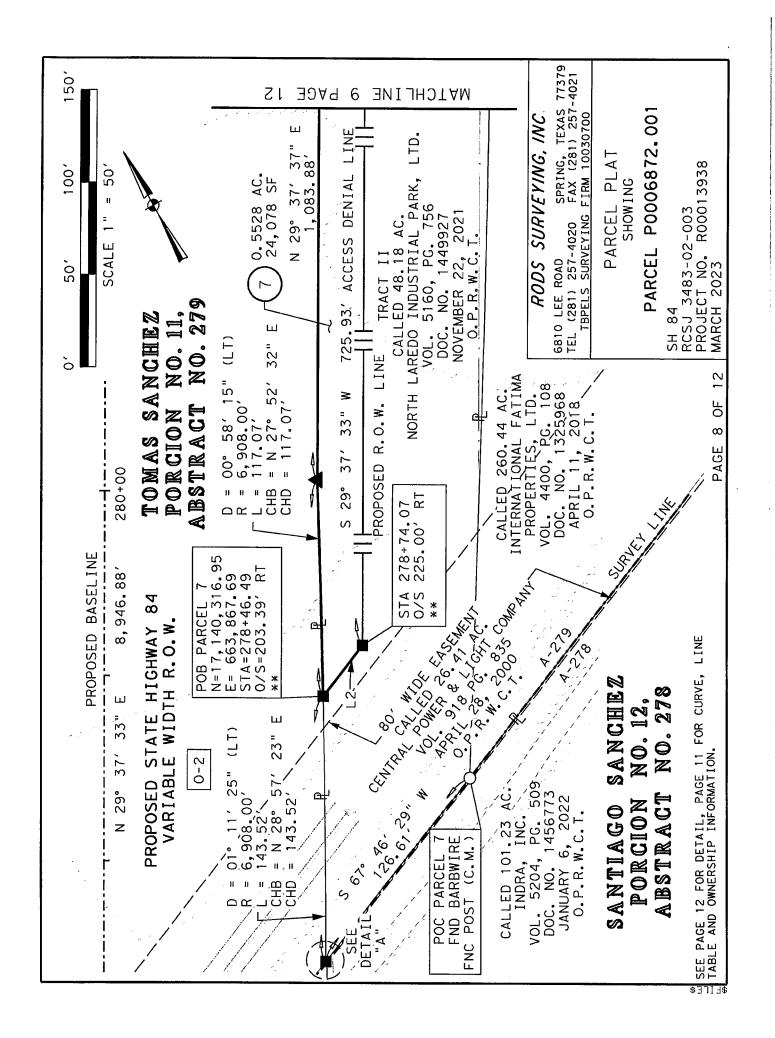
R00013938

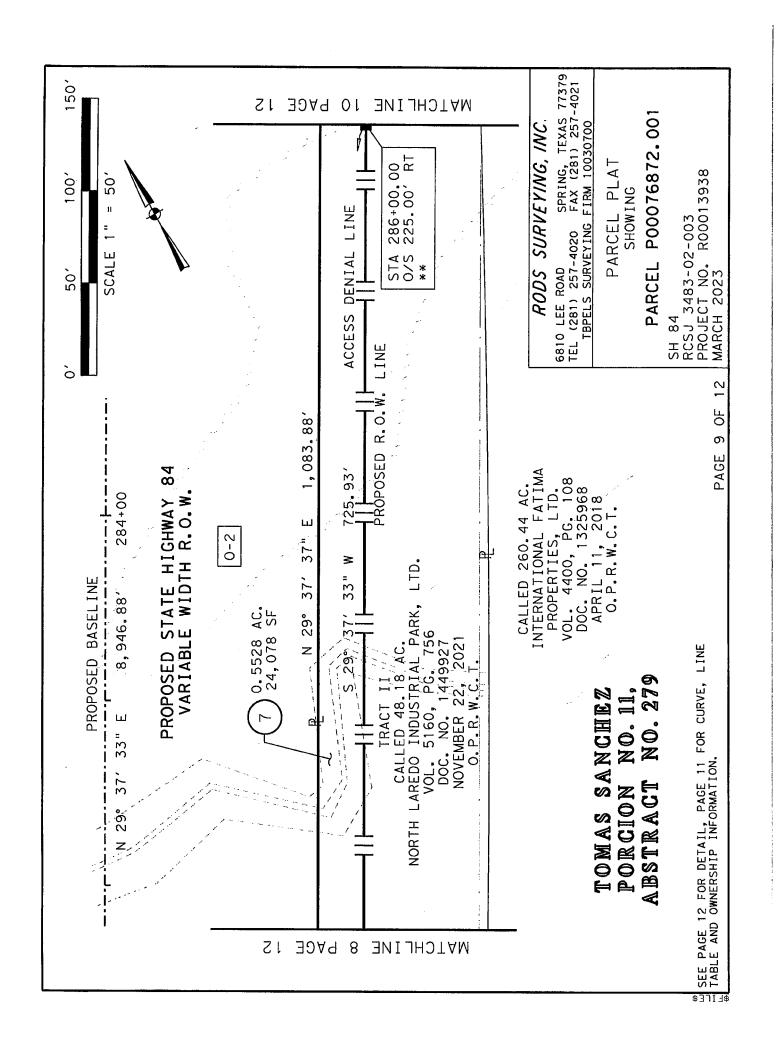
RCSJ 3483-02-003

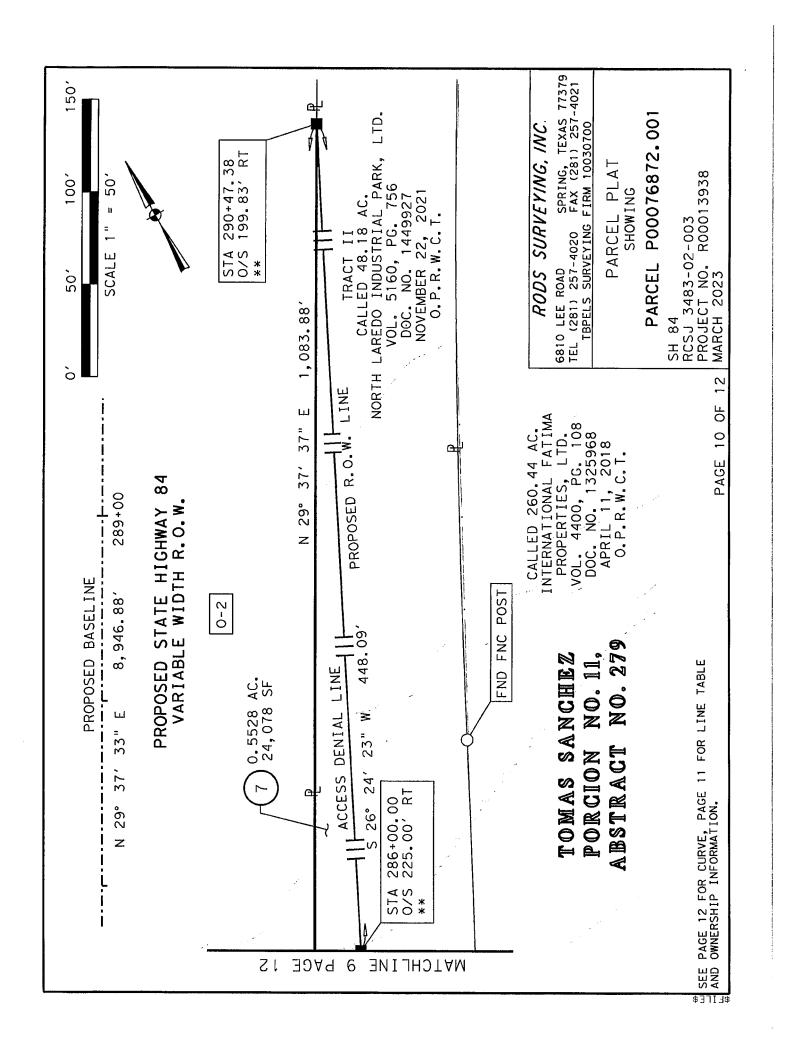
PROJECT NO.

MARCH 2023









LILIA ETHEL HACHAR LILIA JEANENETTE HACHAR FALCON INTERNATIONAL BANK, AS TRUSTEE OF ALL THE RESIDUE OF CALLED LOUIS P. LAVAUDE YVONNE LAVAUDE DAVID A. HACHAR 6,132,06 AC.

CREATED UNDER THE LAST WILL AND TESTAMENT OF TRUSTS

NICHOLAS D. HACHAR ESTATE TRUST A.K.A. N.D. HACHAR ESTATE TRUST VOL. 166, PG. 594 VOL. 303, PG. 164 JANUARY 12, 1963 D. R. W. C. T. MARCH 13, 1941

VOL. 2081, PG. 198 NOVEMBER 22, 2005 VOL. 2634, PG. 364 AUGUST 5, 2008 VOL. 2640, PG. 543

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

0-3

TRACT A

CALLED 31.16 AC.

DAVID A. HACHAR, LILIA JEANNETTE HACHAR,

LILIA ETHEL HACHAR, LOUIS P. LAVAUDE,

YVONNE LAVAUDE, 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

JANUARY 26, 2021

O.P.R.W.C.T.

0-2

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

CHD DIST 143, 52 ш 28° 57′ 23" CHD BRG z 143.52 TABLE ARC 6,908.00 RADIUS 01°11'25" LT ġ S

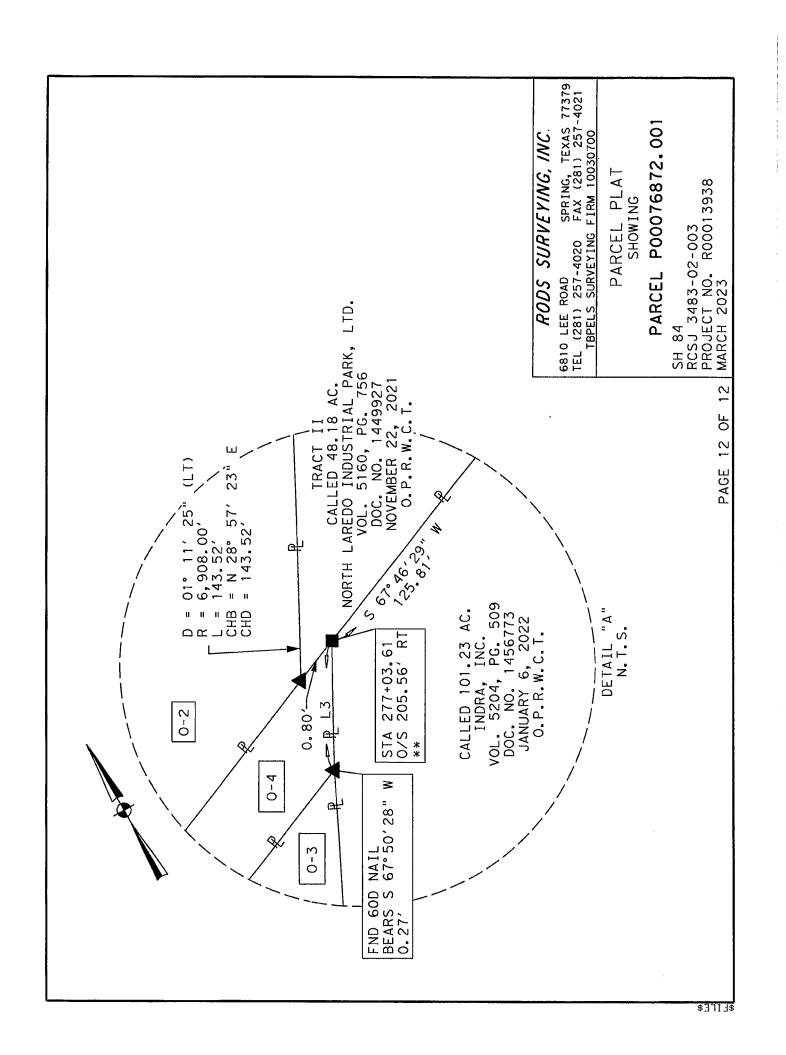
16, 10, 35.04 DIST. 126, 61 ш ≥ 27" 38 29" BEARING 46, 42, 32, 67° 28° 67° z S LINE ۳ 7

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

PARCEL PLAT SHOWING

PARCEL P00076872,001 R00013938 RCSJ 3483-02-003 PROJECT NO. R000

MARCH 2023 OF.



58.53

0.25

117,07 6,908.00

Degree

Tangent

Length Radius

External

===

Page: 1

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

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 = $N 28^{\circ}$ 2	21' 40" E				,
Ahead = $N 27^{\circ} 2$					
Chord Bear = $N 27^{\circ}$	52' 32" E				
Course from PT PC56 to	o P5309 N 29°	37 ' 37 "	E Dist 1,083.88		
Delet DECO					
Point P5309	N 17,141,3	362.61 E	664,458.24	Sta	12+00.95
Course from P5309 to E	DEA12 & AC0 A	7. O.O.U. F.T	D' - 1 440 00		
Course from P3309 to E	P3013 S 26 24	1' 23" W	Dist 448.09		
Point P5013	N 17.140.9)61 20 E	CCA 050 0C	05-	16.40.00
101nc 15015	11,140,5	901.20 E	664,258.96	Sta	16+49.03
Course from P5013 to E	P5012 S 29° 37	7	Dist 725 03		
		, 33 W	DISC 123.33		
Point P5012	N 17.140.3	330.25 E	663,900.11	Sta	23+74.96
			003/300.11	oca	23174.90
Course from P5012 to F	P5310 S 67° 42	2' 27" W	Dist 35.04		
Point P5310	N 17,140,3	316.95 E	663,867.69	Sta	24+10.00
	, ,		,		
=======================================	-=========	=======		===== == =	=======
Ending parcel descript	tion				

End of parcel 7 description

Revised July 14, 2023 March 20, 2023 P00076873.001-.003 Page 1 of 22

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:

March 20, 2023 March 20, 2023 P00076873.001-.003 Page 2 of 22

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 nontangent 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;

Revised July 14, 2023 March 20, 2023 P00076873.001-.003 Page 3 of 22

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 nontangent 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;**

Revised July 14, 2023 March 20, 2023 P00076873.001-.003 Page 4 of 22

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:

Revised July 14, 2023 March 20, 2023 P00076873.001-.003 Page 5 of 22

EXHIBIT "A"

North 30° 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° 03' 17", a radius of 6,800.00 feet, a chord bearing of North 85° 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° 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° 21' 02", a radius of 6,800.00 feet, an arc length of 872.38 feet, a chord bearing of North 83° 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 P00076873.001-.003 Page 7 of 22

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	ND			A A A A A A A A A A A A A A A A A A A
AP DISK	ORDS OF WEBB COUNTY, ARDS OF WEBB COUNTY, ARDS OF WEBB COUNTY, RECORDS OF WEBB COLPBUBLIC RECORDS OF WOUMBER	TEXAS TEXAS TEXAS JUTY, TEXAS	TEXAS	ROBERTO OBREGON
(UNLESS OTHERWISE NOTED) 5/8" IRON ROD W/TXDOT 1,1/4" IRON ROD W/TXDOT	——III—— EXISTING ACCESS DENIAL LINE ——III—— PROPOSED ACCESS DENIAL LINE EVICTING D. W. INF	(A. D. L.) (A. D. L.)		W OFESSIONS
r. IRON C. IRON		I, ROI CERTII PLAT	THAT THE HEREON MAP CATELY AND CORRECT AND CORRECT AND CORRECT AND CORRECT AND CORRECT AND CORRECT AND CATELY AND CATELY AND CATELY AND CORRECT AND CO	OR SURVEYOR
CALCUI RECORI POINT	EXISTING SURVEY L PROPERTY BASEL INE	GROUND U GROUND U DURING T	A SURVET MADE ON THE UNDER MY SUPERVISION THE MONTHS OF MAY, 2022 FEBRUARY, 2023	Ņ
	STA. BASELINE STATION P.C. POINT OF CURVATURE 250-00 BASELINE STATION		1 Sept	07/14/2023
C.M. CONTROLLING MONUMENT		ROBERTO	OBREGOM, RPLS) NO. 2098 DATE JULY 2023	DATE
	EASEMENT SEWER EASEMENT ASEMENT	REVISED JULY 14, 2023, BY TO UPDATE HIGHWAY NAME, L ROW CSJ, AND PARCEL ID NO.	RODS IMITS,	SURVEYING, INC. PROJECT CSJ,
NOTES:	REV	REVISED BY MARCH 16,	2023 BY RODS	SURVEYING INC. TO
1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE TEXAS COORDINATE SYSTEM, SOUTH ZONE (4205), NORTI	BASED ON THE	EXISTING	G TAK I NG	REMAINING
HEREON A	RE REFERENCED TO THE NORTH	_ -	PART 0.5664 AC	AC SF
AMERICAN VERTICAL DATUM OF 1988 (GEOID 126		ED	١.,	Τ
3. COORDINATES AND DISTANCES ARE U.S. SURVEY FEET, D SURFACE VALUES, AND MAY BE CONVERTED TO NADB3 (GRID)	ISPLAYED IN VALUES BY	ن	26, 799	F 271.17 AC RT
APPLYING THE SURFACE ADJUSTMENT FACTOR (CA 1.00003, USING THE FORMULA: SURFACE / SAF	AF)FOR WEBB COUNTY, SAF = = GRID		۲۲ 0.1866	AC
4. HORIZONTAL COORDINATES ARE BASED ON RED OBSERVATIONS MEASURED FROM TXDOT CORS TXL FEBRUARY AND MAY 2022.	REDUNDANT GPS RIN TXLR, TXL2 AND TXTR DURING		3 8,130 SF <i>RODS SURVE</i>	SURVEYING, INC.
5. ELEVATIONS ARE BASED ON REDUNDANT GPS RTN OBSERVATIONS, ADJUSTED WITH DIGITAL LEVELING, CONSTRAINED TO THE PROVIDED ELEVATION FOR ABAL TARGET T-3 (535.69') AND THE PUBLISHED FI FVATION FOR RM-291 (663.08').	RTN OBSERVATIONS, ED TO THE PROVIDED AND THE PUBLISHED		6810 LEE ROAD SPR TEL (281) 257-4020 FAX TBPLS FIRM REGISTRATION	SPRING, TEXAS 77379 FAX (281) 257-4021 ION # 10030700
6. ABSTRACTING PERFORMED BY COURTHOUSE DIR SPECIALIST) DURING APRIL, 2022.	DIRECT.COM (COURTHOUSE		PARCEL PLAT SHOWING	PLAT .NG
7. FIELD SURVEYS PERFORMED DURING THE MONTHS DECEMBER, 2022.	THS OF MAY, 2022 THROUGH		PARCEL PO00768	P00076873.001003
8. LOCATION OF SURVEY LINES AND PORCION LINES	INES ARE APPROXIMATE.		SH 84	
9. PROPOSED RICHT-OF-WAY BASELINE MAY NOT MATCH PROPOSED CONSTRUCTION BASELINE OR AS-BUILT BASELINE DUE TO DESIGN CHANGES.	MATCH PROPOSED ESIGN CHANGES. PAGE	E 8 OF 22		3938

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.

 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 JEANETIE 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 RECORED 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. TOWAS 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.

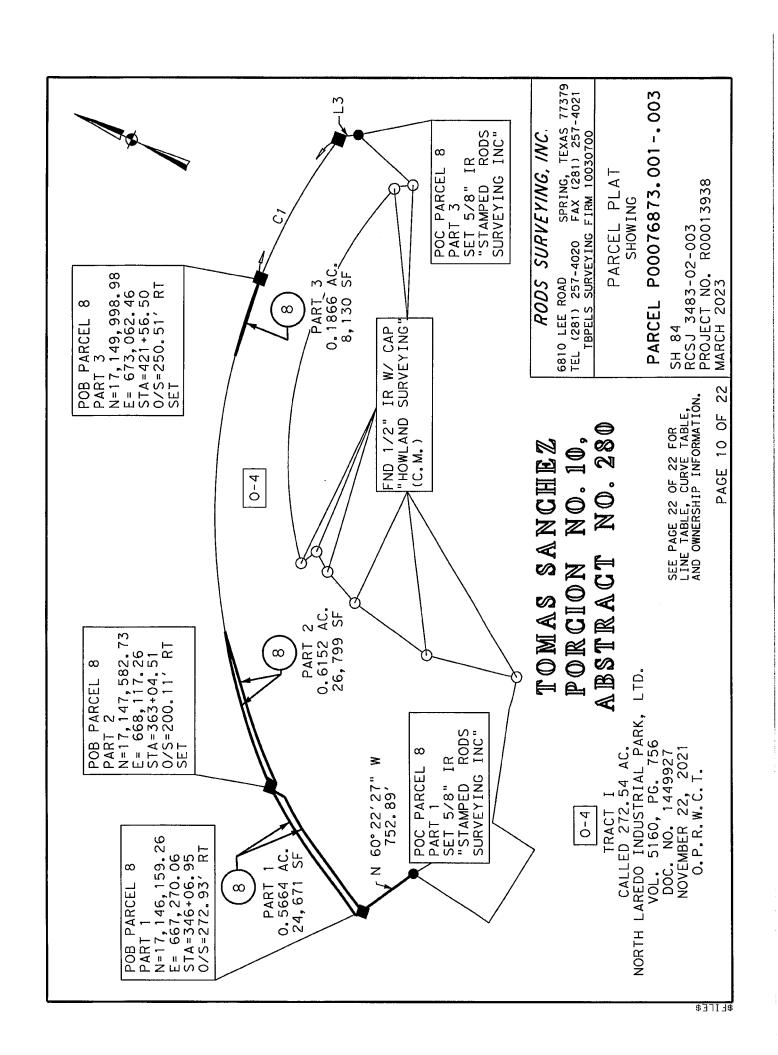
6810 LEE ROAD SPRING, TEXAS 77379 TEL (281) 257-4020 FAX (281) 257-4021 TBPLS FIRM REGISTRATION # 10030700

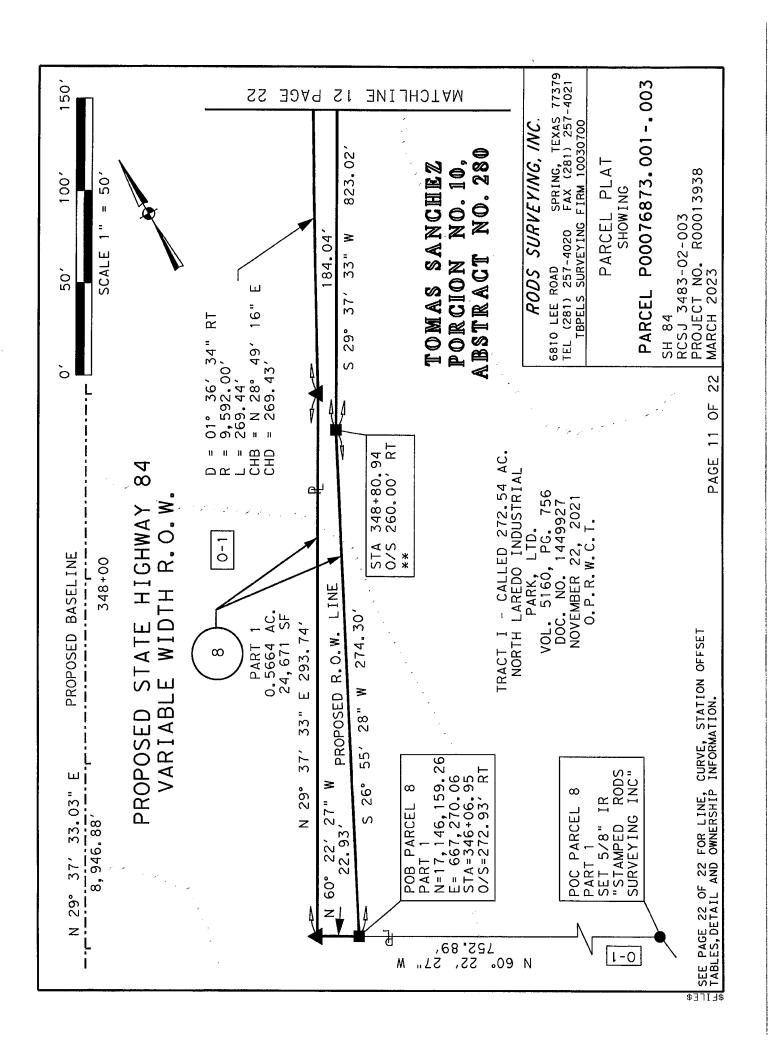
PARCEL PLAT SHOWING P00076873,001-,003

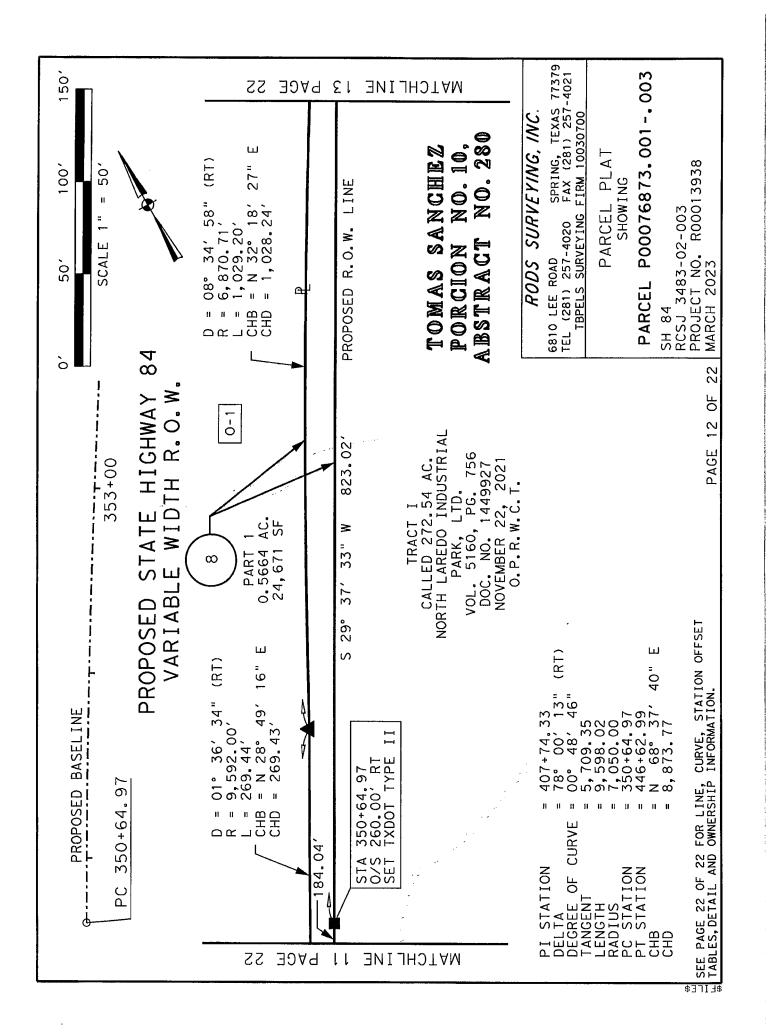
PARCEL

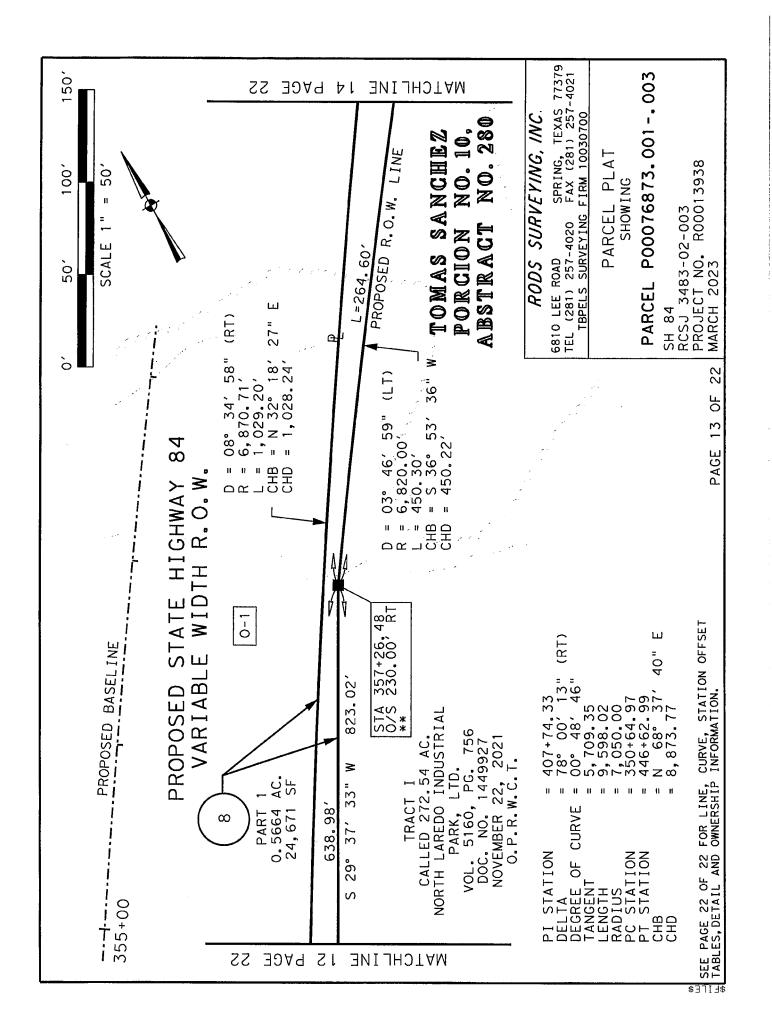
SH 84 RCSJ 3483-02-003 PROJECT NO. R00013938 MARCH 2023

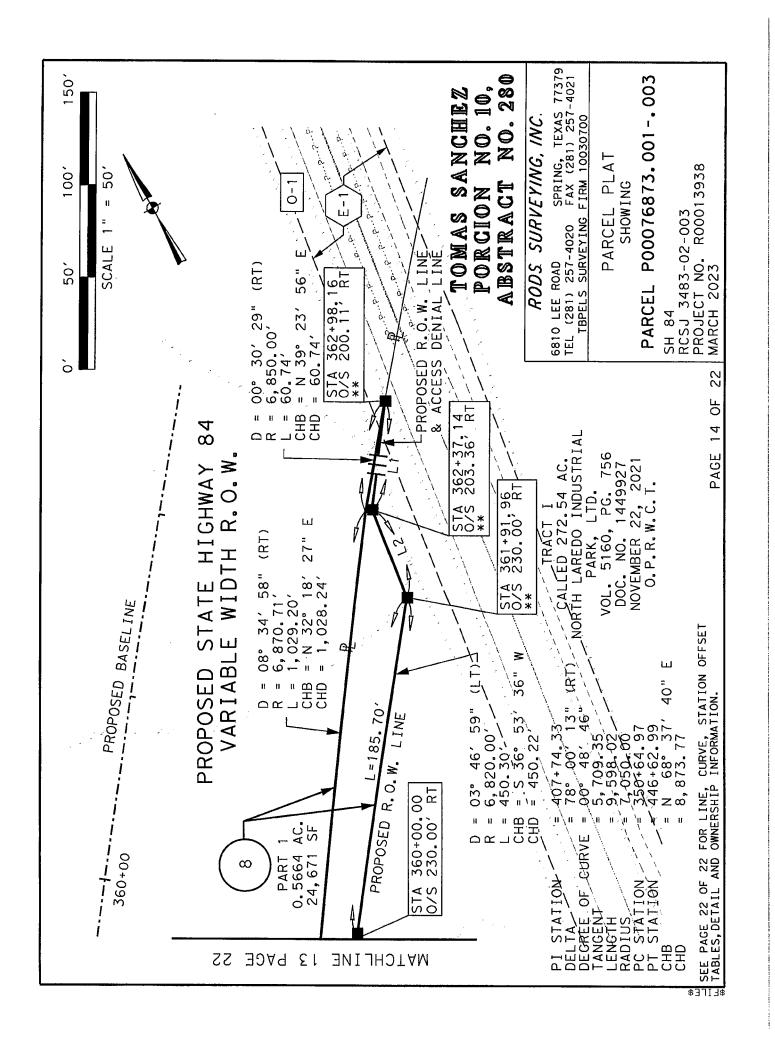
PAGE 9 OF 22

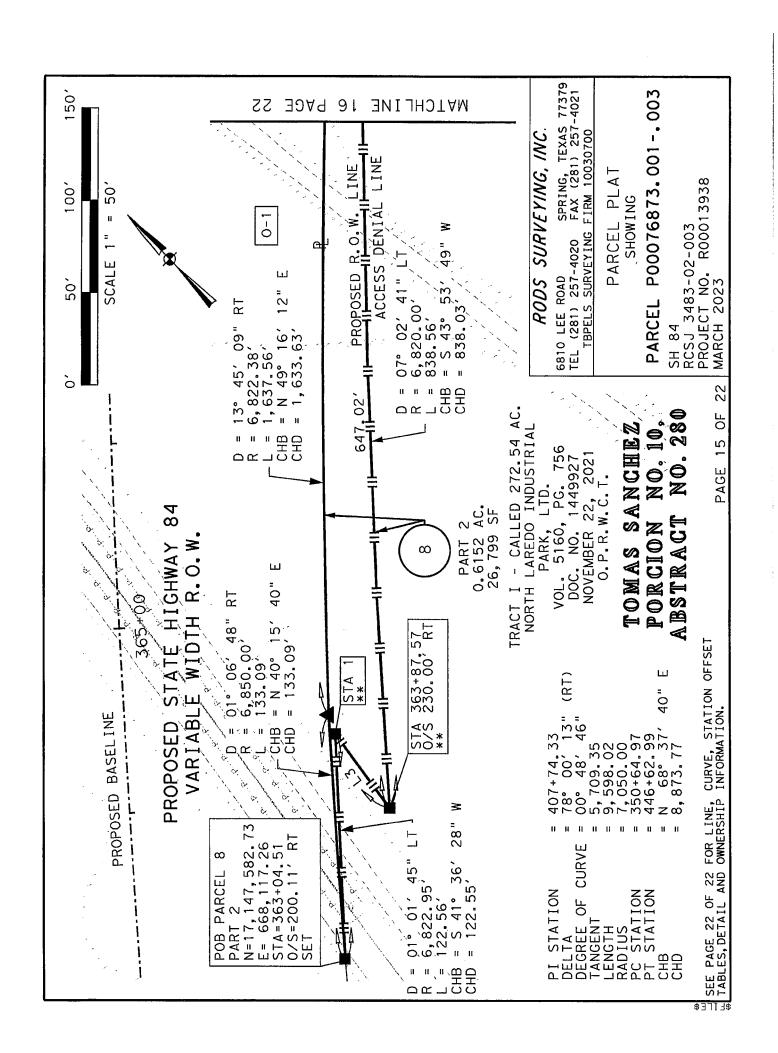


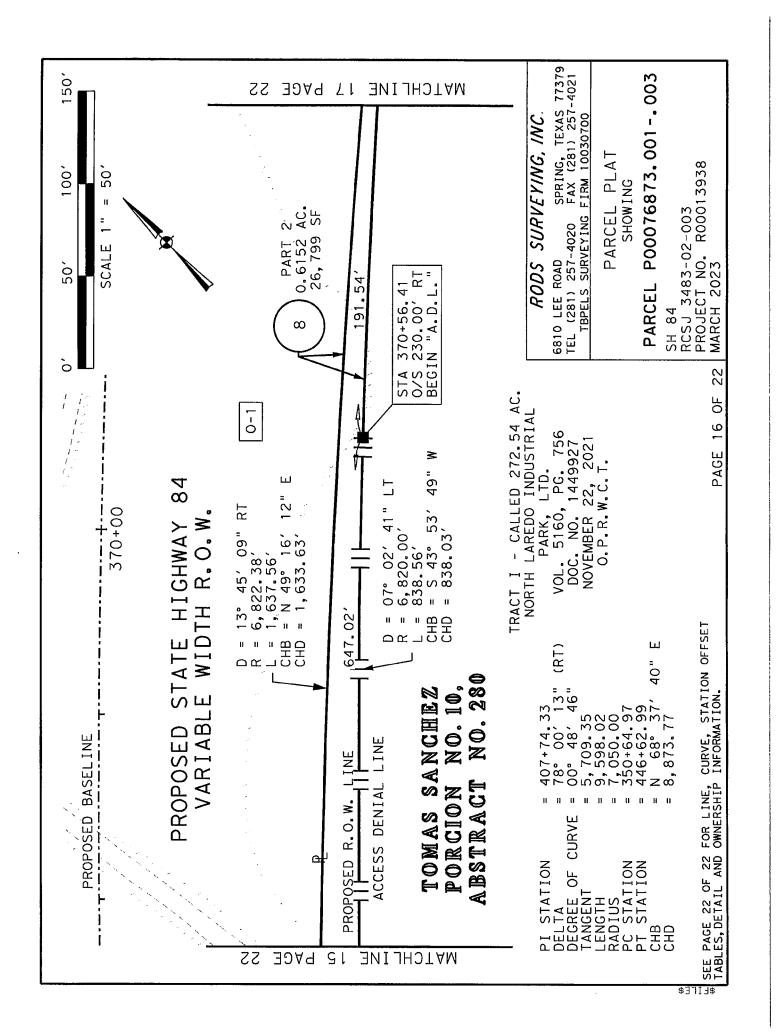


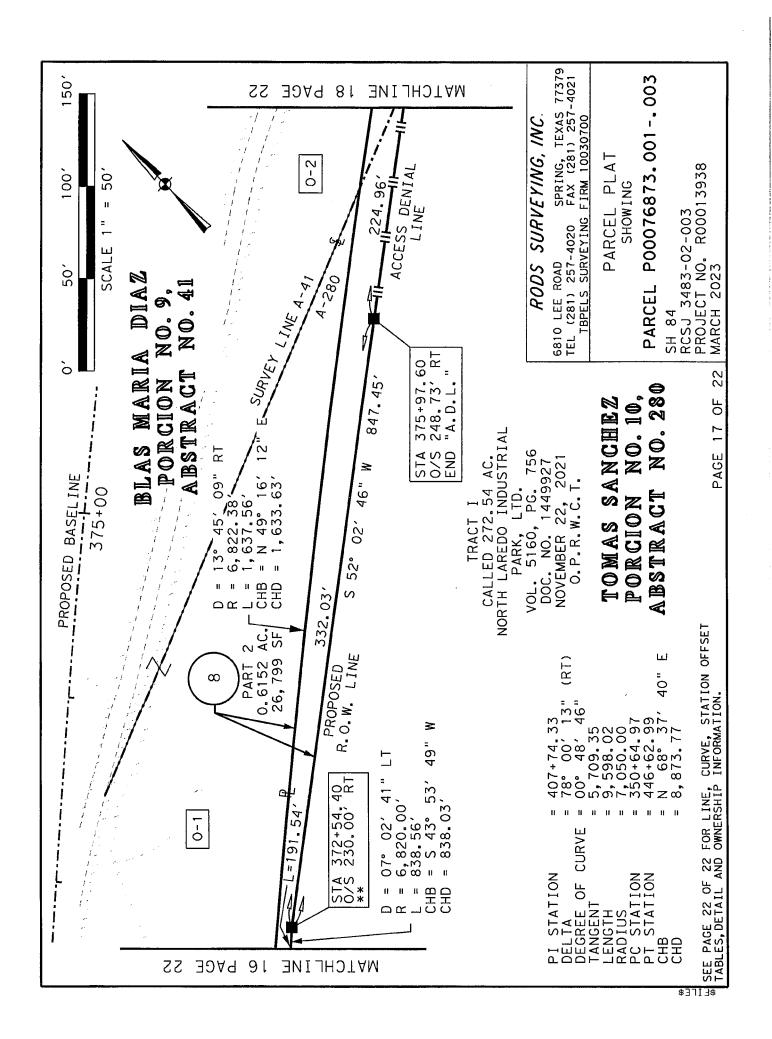


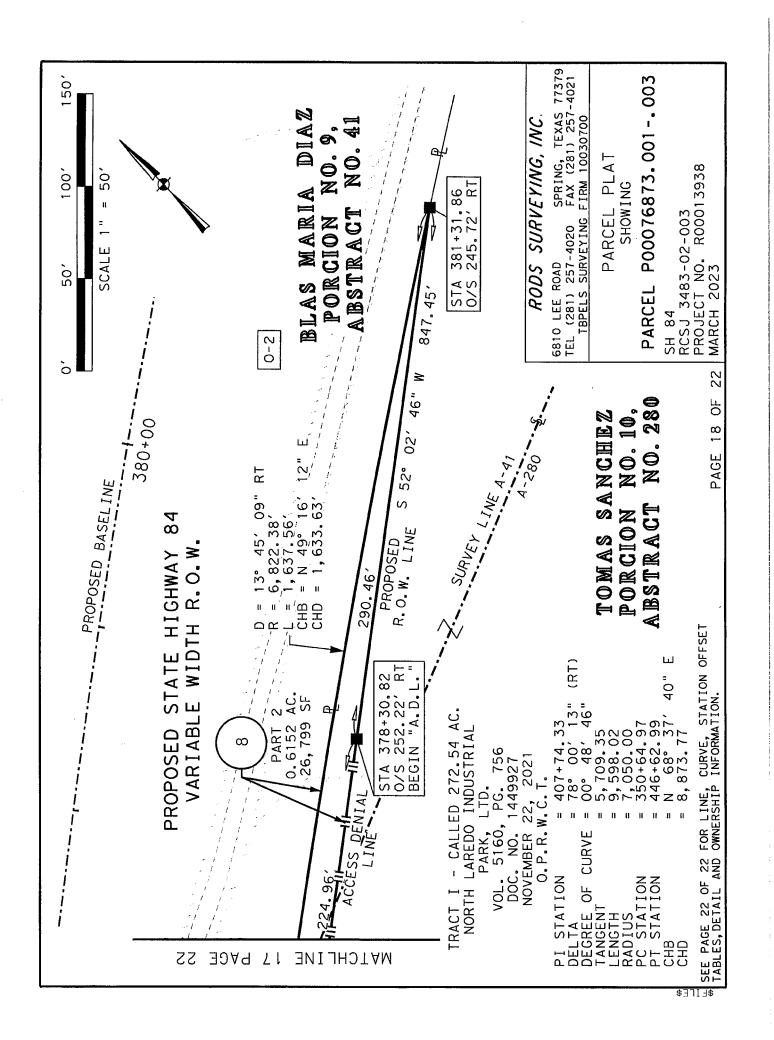


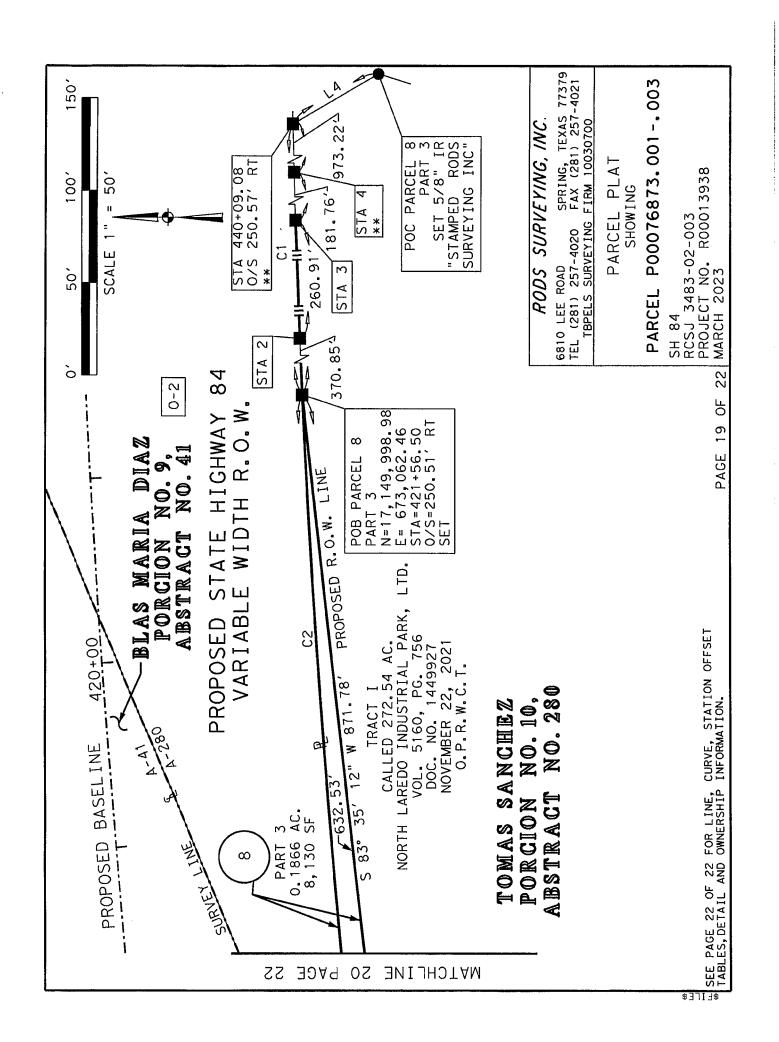


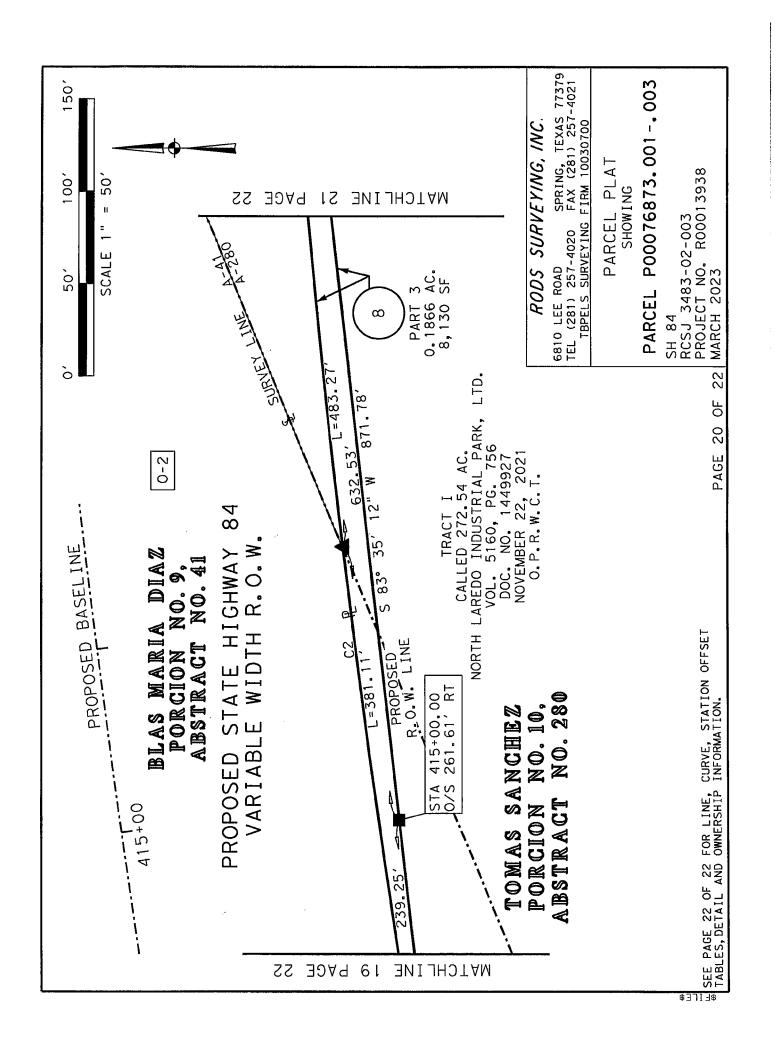


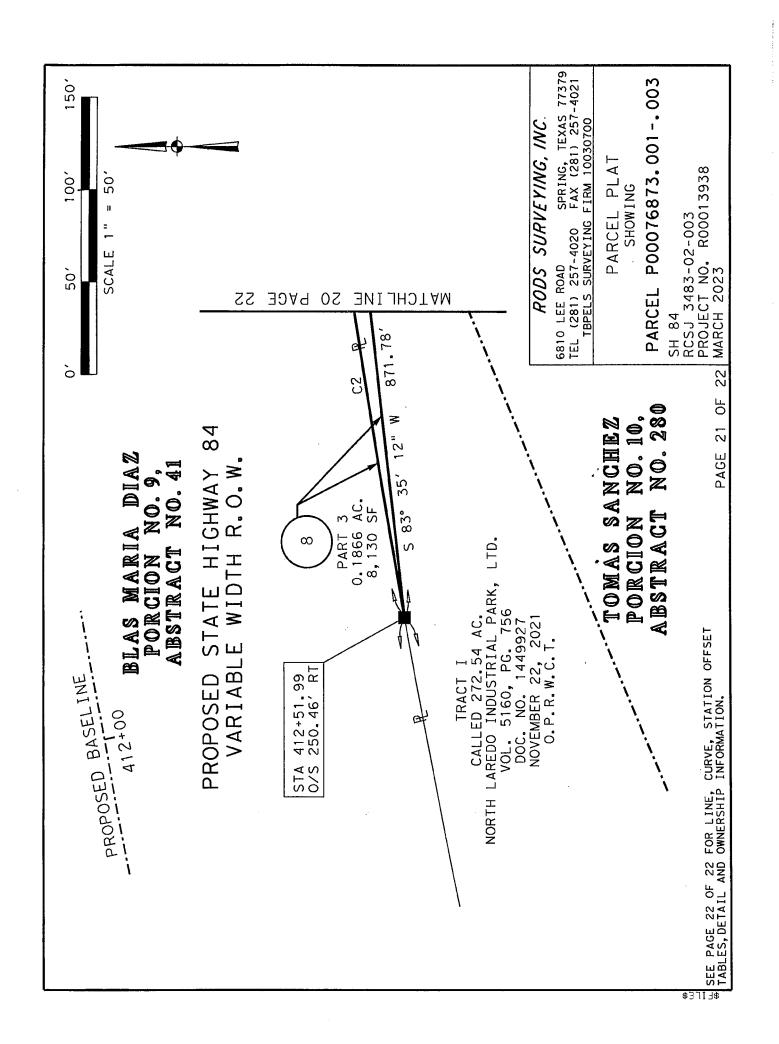












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& THE REUTHINGER RESIDUE TRUST
VOL. 130, PG. 87
JULY 17, 1933
VOL. 335, PG. 593
MAY 25, 1966
VOL. 336, PG. 1
MAY 25, 1966
VOL. 498, PG. 79 RESIDUE OF CALLED 4, 106.8 AC. THE REUTHINGER LIVING TRUST 1975 TRACT FIVE OCTOBER 2, 1 D.R.W.C.T

0-2

RESIDUE OF CALLED 3, 180 AC.
THE REUTHINGER LIVING 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 TRACT FOUR

δο

	LINE TABLE	
L1	S 36°15′16" W	59, 36′
L2	8 07°39′32″W	51.26′
L3	N 07°44'42" E	49.67
L 4	N 30°01'06" W	54,05′

STATIC	STATION OFFSET TABLE	ABLE
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

		CURV	CURVE TABLE		
NO.	DELTA	RADIUS	ARC	CHD BRG	CHD DIST
C1	15°03′17"LT	6, 800, 00	1,786.74′	C1 15°03'17"LT 6,800.00 1,786.74' N 85°12'38" W 1,781.60'	1,781.60′
C2	C2 07°21'02"RT 6,800.00	6,800.00	872,38	872,38 N 83°35'12" E 871,78'	871, 78'

RODS SURVEYING, INC.

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

PARCEL PLAT

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

22 9 P PAGE

File: N:\Entech 278\21948002\CAD\Microstation Closure Reports\PARCEL 8 PART 1.TX T 7/11/2023, 1:22:56 PM

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 = $24,671 \text{ ft}^2 =$ 0.5664 ac.

Description of parcel: 8 1

Beginning parcel description

Point P5184 N 17,146,159.26 E 667,270.06 Sta

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. Stati	on	4+51.4	10 N	N	17,146,544.87	E	667,458.62
Delta	<u></u> .	1° 36' 34	l" (R	RT)	• •		,
Degree	=	0° 35' 50) ''				
Tangent	=	134.7	' 3				
Length	=	269.4	4				
Radius	=	9,592.0	0				
External	=	0.9	5				
Long Chord	=	269.4	3				
Mid. Ord.	=	0.9	5				
P.C. Stati	on	3+16.6	57 N	V	17,146,425.93	E	667,395.33
P.T. Stati	on	5+86.1	.1 N	N.	17,146,661.99	E	667,525.22
C.C.			N	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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11 //11/2025, 1.	22.30 FF			
P.I. Station Delta = Degree = Tangent =	11+01.67 8° 34' 58" 0° 50' 02" 515.57	N (RT)	17,147,117.13 E	667,767.39
Length = Radius = External = Long Chord = Mid. Ord. = P.C. Station P.T. Station C.C. Back = N Ahead = N Chord Bear = N	1,029.20 6,870.71 19.32 1,028.24 19.26 5+86.11 16+15.31 28° 00' 58" E 36° 35' 56" E 32° 18' 27" E	N N N	17,146,661.99 E 17,147,531.05 E 17,143,434.67 E	667,525.22 668,074.78 673,590.79
		Curve D		
Curve PC44 P.I. Station Delta = Degree = Tangent = Length =	16+45.68 0° 30' 29" 0° 50' 11" 30.37 60.74	N (RT)	17,147,554.60 E	668,093.95
Radius = External = Long Chord = Mid. Ord. = P.C. Station P.T. Station C.C. Back = N	6,850.00 0.07 60.74 0.07 16+15.31 16+76.05	n n	17,147,531.05 E 17,147,577.98 E 17,143,206.75 E	668,074.78 668,113.33 673,387.30
Ahead $= N$ Chord Bear $= N$	39° 39' 11" E 39° 23' 56" E			
Course from PT PC	C44 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 P502	5 to PC PC21 S 7°	39' 32"	W Dist 51.26	
		Curve D		
Curve PC21 P.I. Station Delta = Degree = Tangent = Length = Radius = External = Long Chord =	20+11.90 3° 46' 59" 0° 50' 24" 225.23 450.30 6,820.00 3.72 450.22	N (LT)	17,147,303.74 E	667,930.30
Mid. Ord. = P.C. Station P.T. Station C.C. Back = S	3.72 17+86.67 22+36.97 38° 47' 06" W	N N N	17,147,479.31 E 17,147,119.25 E 17,143,207.27 E	668,071.39 667,801.11 673,387.60

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Ahead = $S = 35^{\circ} = 00' = 07'' = W$ Chord Bear = $S = 36^{\circ} = 53' = 36'' = W$

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

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</pre>

Parcel 7 2 : CUR PC46 CUR PC45 CUR PC18 CUR PC20

Description: NORTH LAREDO IND PARK

Total parcel taking area =

 $26,799 \text{ ft}^2 =$

0.6152 ac.

Description of parcel: 8 2

Beginning parcel description

				Curve			
Curve PC46 P.I. Stati	on		0+66.55	N	17,147,633.93	E	668,159.78
Delta Degree	=		1° 06' 48" 0° 50' 11"	(RT)			
Tangent Length	=		66.55 133.09				
Radius External	=		6,850.00 0.32				
Long Chord Mid. Ord.	=		133.09				
P.C. Static			0+00.00 1+33.09	N N	17,147,582.73 17,147,684.29	E E	668,117.26 668,203.28
C.C. Back	= N	39°	42' 16" E	N	17,143,206.75	E	673,387.30
Ahead Chord Bear	= N	40°	49' 04" E 15' 40" E				
onora bear	14	10	13 40 1	Curve	Data		
				*			
Curve PC45							
P.I. Station	on =		9+55.83 13° 45' 09"	N (RT)	17,148,291.90	E	668,757.98
Degree	=		0° 50' 23"				
Tangent	=		822.73				
Length	=		1,637.56				
Radius External	=		6,822.38 49.43				
Long Chord	=		1,633.63				
Mid. Ord.	=		49.07				
P.C. Stati	on		1+33.09	N	17,147,684.29	E	668,203.28
P.T. Station	on		17+70.65	N N	17,148,750.23 17,143,084.49	E E	669,441.23 673,241.81
					, ,		-,

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Back		=	N	42°	23'	37"	Ε
Ahead		=	N	56°	08'	47"	\mathbf{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. Statio	on	30+	37.91	N	17,147,944.97	E	668,463.89
Delta	=	7°02	' 41" ((LT)			
Degree	=	0°50	24"				
Tangent	=	4	19.81				
Length	=	8	38.56				
Radius	=	6,8	20.00	•			
External	=		12.91				
Long Chord	==	8	38.03				
Mid. Ord.	=		12.88				
P.C. Static	on	26+	18.11	N	17,148,229.02	E	668,773.01
P.T. Static	on	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

File: N:\Entech 278\21948002\CAD\Microstation Closure Reports\PARCEL 8 PART 3.T% 7/11/2023, 1:23:19 PM

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</pre>

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

<* 151 Print Curve PC48

Curve Data

					*	*		
Curve PC48								
P.I. Stati	on			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. Stati	on			0+00.00	N	17,149,850.23	E	674,837.84
P.T. Stati	on			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°4		00" W				
Ahead	= S	87° 1	.5 1	43" W				
Chord Bear	= N	85° 1	2' 3	38" W				

<* 152 DESCRIBE PARCEL 8_3 </pre>

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

Total parcel taking area = $8,130 \text{ ft}^2 = 0.1866 \text{ ac.}$

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)

Revised January 22, 2024 December 08, 2023 P00081802.001 Page 1 of 10

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 Oficial 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 5,313.60acre 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.

Revised January 22, 2024 December 08, 2023 P00081802.001 Page 3 of 10

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.

April

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

250.00

FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED) 0 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) IRON ROD I.R. IRON ROD WITH CAP "STAMPED" I.R.C. IRON PIPE I.P. CALCULATED POINT • RECORD INFORMATION POINT OF BEGINNING
POINT OF COMMENCING
POINT OF REVERSE CURVATURE
NOT TO SCALE
RIGHT OF WAY
SET TXDOT TYPE !!
STAMPED "A.D.L." P.O.B. P.O.C. P.R.C. N. T. S. R. O. W. "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. MAP 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

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
TO DEED LINE (COMMON DWNERSHIP) DEED LINE (COMMON OWNERSHIP) EXISTING EASEMENT LINE SURVEY LINE PROPERTY LINE
BASELINE OFFSET
BASELINE STATION
POINT OF CURVATURE O/S STA. P.C.

BASELINE STATION

PARCEL NUMBER

B.L. BUILDING LINE (SETBACK LINE)
D.E. DRAINAGE EASEMENT
ELEC.ESH, 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:

1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH ZONE (4205), NORTH AMERICAN DATUM OF 1983 (2011 ADJ.).

2. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (GEOID 12B).

3. COORDINATES AND DISTANCES ARE U.S. SURVEY FEET, DISPLAYED IN SURFACE VALUES, AND MAY BE CONVERTED TO NADB3 (GRID) VALUES BY APPLYING THE SURFACE ADJUSTMENT FACTOR (SAFFOR WEBB COUNTY, SAF = 1.00003, USING THE FORMULA: SURFACE / SAF = GRID

4. HORIZONTAL COORDINATES ARE BASED ON REDUNDANT GPS RTN
OBSERVATIONS MEASURED FROM TXDOT CORS TXLR, TXL2 AND TXTR DURING
FEBRUARY AND MAY 2022.

5. 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').

6. ABSTRACTING PERFORMED BY COURTHOUSE DIRECT.COM (COURTHOUSE SPECIALIST) DURING APRIL 2022.

7. FIELD SURVEYS PERFORMED DURING THE MONTHS OF MAY 2022 THROUGH DECEMBER, 2022.

8. LOCATION OF SURVEY LINES AND PORCION LINES ARE APPROXIMATE.

9. PROPOSED RIGHT-OF-WAY BASELINE MAY NOT MATCH PROPOSED CONSTRUCTION BASELINE OR AS-BUILT BASELINE DUE TO DESIGN CHANGES.

ROBERTO OBREGON, RPLS NO. RELEASE DATE DECEMBER 2023

12/08/2023 DATE

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

EXISTING	TAKING	REMAINING
CALLED 125.55 AC.	0.3935 AC.	125 16 46
	17,139 SF.	125.16 AC.

RODS SURVEYING, INC.

TE OF TATA

ROBERTO OBREGON

FESSIO

2098

NO

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. RO0013938 DECEMBER 2023

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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 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 WEBS 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 10 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. RICHT-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-TRUSTESS OF REUTHINGER LIVING TRUST AND RUD 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-TRUSTESS 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, TRUSTED 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

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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 CAS, LLC, TO TITAN ENERGY HOLDINGS L.P., FILED IN VOLUME 5491, PAGE 45, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS

RODS SURVEYING, INC.

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PARCEL PLAT SHOWING

PARCEL P00081802.001

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

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