

EXHIBIT

0.95-ACRE R.O.W. DEDICATION STRIP

CITY OF LAREDO

PORCION 33, A-3084, WEBB COUNTY, TEXAS

W E B B C O U N T Y , T E X A S

PORCION 33
J. TREVIÑO
A - 3084

LAGO PATZCUARO
(50' R.O.W.)
N68° 51' 29"E
80.00'

FIR CAPPED PCE
P.O.B.
N: 17062960.53
E: 681457.96

LAGO DEL VALLE
PHASE VII
V. 41, P. 84-85
W.C.P.R.

LONESTAR LOOP
(50' R.O.W.)

BLOCK 4

S21° 08' 31"E 534.57'

0.95-ACRE STRIP OF LAND
PROP. 80-FT. WIDE R.O.W.
OUT OF 75.61 ACRES, TRACT 4
AGAVE INVESTMENTS, LLC
V. 5227, P. 41-54
W.C.O.P.R.

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

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

N21° 08' 31"W 505.41'

S88° 53' 15"W
85.15'

PORCION 34
J. A. DIAZ
A - 762

NOTES:

1. ALL BEARINGS, DISTANCES, AND COORDINATE VALUES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM NORTH AMERICAN DATUM 1983, TEXAS SOUTH ZONE, US SURVEY FEET.
2. THIS SURVEY WAS DERIVED FROM GPS REAL TIME KINEMATIC OBSERVATIONS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH ZONE, NAD-83 AND TIED TO CUATRO VIENTOS CONTROL.
3. CALLS MADE IN PARENTHESIS ARE PER RECORDED PLAT.
4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT; THEREFORE, EASEMENTS, RIGHT-OF-WAYS, AND OTHER FEATURES AFFECTING THIS PROPERTY MAY NOT BE SHOWN.

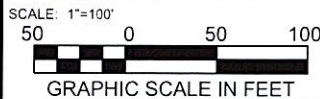
REMAINING PORTION OF
487.31 ACRES (CALLED)
TRACT 4
CUATRO VIENTOS SOUTH LTD.
V. 4225, P. 242
W.C.O.P.R.

LEGEND	
	PROPERTY CORNER
	PROPERTY LINE
	LOT LINE
	EASEMENT LINE
	ABSTRACT LINE
	CONTOUR LINE
	FOUND IRON ROD
	POWER POLE

TOPSITE
Civil Group

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

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



CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY STATE THAT THE FOREGOING PLAT OF SURVEY WAS PREPARED FROM AN ACTUAL SURVEY OF THE SUBJECT PROPERTY ON THE GROUND UNDER MY SUPERVISION.

Manuel E. Escamilla

JULY 31, 2025



METES & BOUNDS
0.95-ACRE R.O.W. DEDICATION STRIP
 CITY OF LAREDO
 PORCION 33, A-3084, WEBB COUNTY, TEXAS

SHEET: 1 OF 2

BEING A TRACT OF LAND CONTAINING 0.95 ACRES, MORE OR LESS, OUT OF A 75.61 ACRES, DESIGNATED AS TRACT 4, CONVEYED TO AGAVE INVESTMENTS, LLC, RECORDED IN VOLUME 5227, PAGES 41-54, WEBB COUNTY OFFICIAL PUBLIC RECORDS, SITUATED IN PORCION 33, A-3084, J. TREVINO, ORIGINAL GRANTEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT AN IRON ROD CAPPED PCE FOUND (GRID COORDINATES, N: 17062960.53, E:681457.96) BEING THE WEST CORNER OF BLOCK 4, LAGO DEL VALLE PHASE VII, RECORDED IN VOLUME 41, PAGES 84-85, WEBB COUNTY PLAT RECORDS, THE NORTH CORNER HEREOF;

THENCE S 21° 08' 31" E, CONTINUING WITH THE WEST LINE OF SAID LAGO DEL VALLE PHASE VII, AT 303.44 FEET PASS THE THE SOUTHWEST CORNER OF SAID LAGO DEL VALLE PHASE VII, AN INTERIOR CORNER OF SAID 75.61 ACRES, CONTINUING A TOTAL OF 534.57 FEET TO A POINT ON THE OSTENSIBLE COMMON LINE OF PORCIONES 33 AND 34, THE NORTH LINE OF THE REMAINING PORTION OF A CALLED 487.31ACRES, DESIGNATED AS TRACT 4, CONVEYED TO CUATRO VIENTOS SOUTH LTD., RECORDED IN VOLUME 4225, PAGE 242, THE SOUTHEAST CORNER HEREOF;

THENCE S 88° 53' 15" W, CONTINUING WITH THE NORTH LINE OF SAID CUATRO VIENTOS SOUTH TRACT, AT 85.15 FEET FOR THE SOUTHWEST CORNER HEREOF;

THENCE N 21° 08' 31" W, AT 505.41 FEET FOR THE NORTHWEST CORNER HEREOF;

THENCE N 68° 51' 29" E CONTINUING THE RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 359, AT 80.00 FEET THE POINT OF BEGINNING AND CONTAINING 0.95 ACRES (41599.36 S.F.), MORE OR LESS.

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

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Manuel E. Escamilla

August 1, 2025

