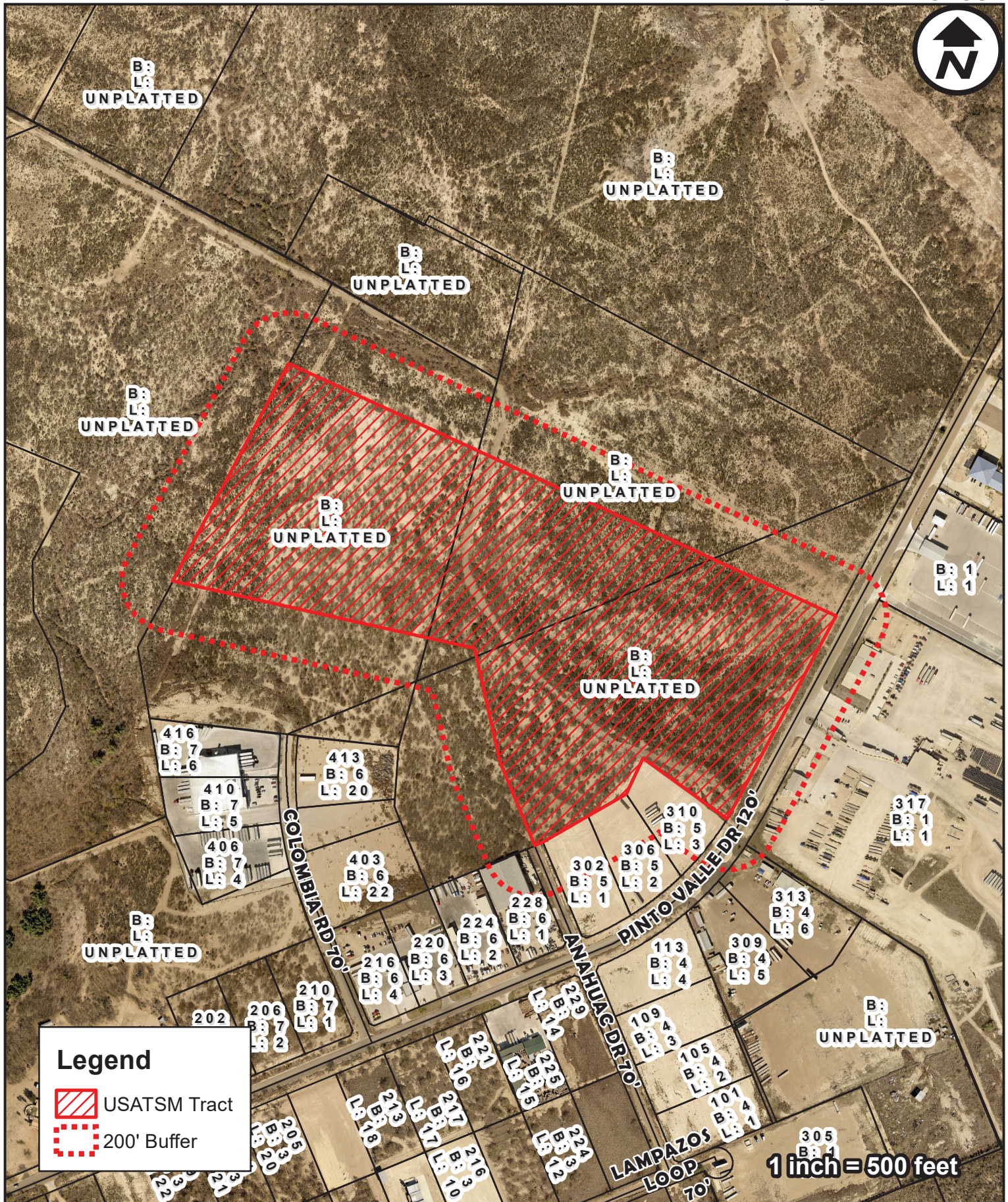


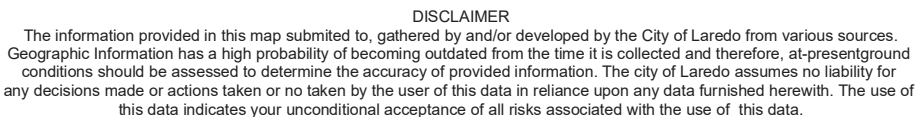


City of Laredo Planning Department
1413 Houston Street
Laredo, Texas 78040

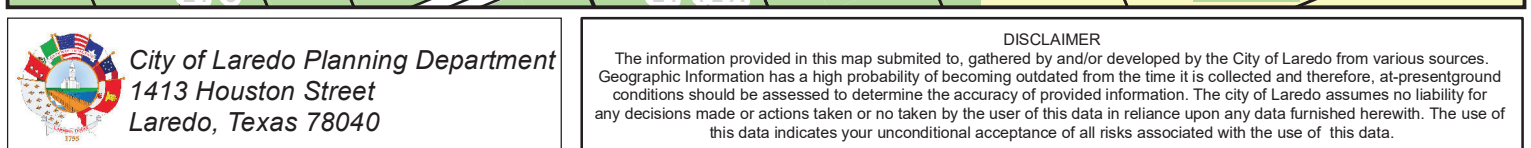
DISCLAIMER

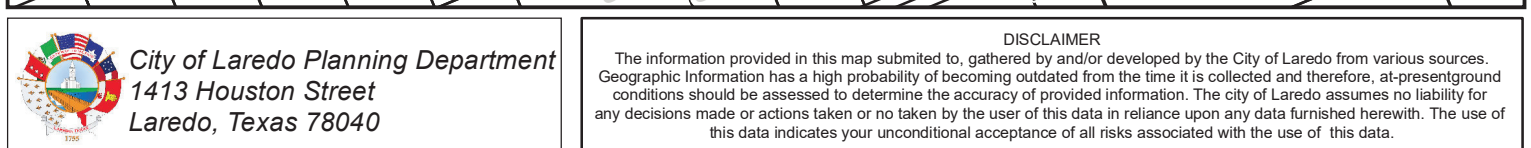
The information provided in this map submitted to, gathered by and/or developed by the City of Laredo from various sources. Geographic Information has a high probability of becoming outdated from the time it is collected and therefore, at-present ground conditions should be assessed to determine the accuracy of provided information. The city of Laredo assumes no liability for any decisions made or actions taken or no taken by the user of this data in reliance upon any data furnished herewith. The use of this data indicates your unconditional acceptance of all risks associated with the use of this data.

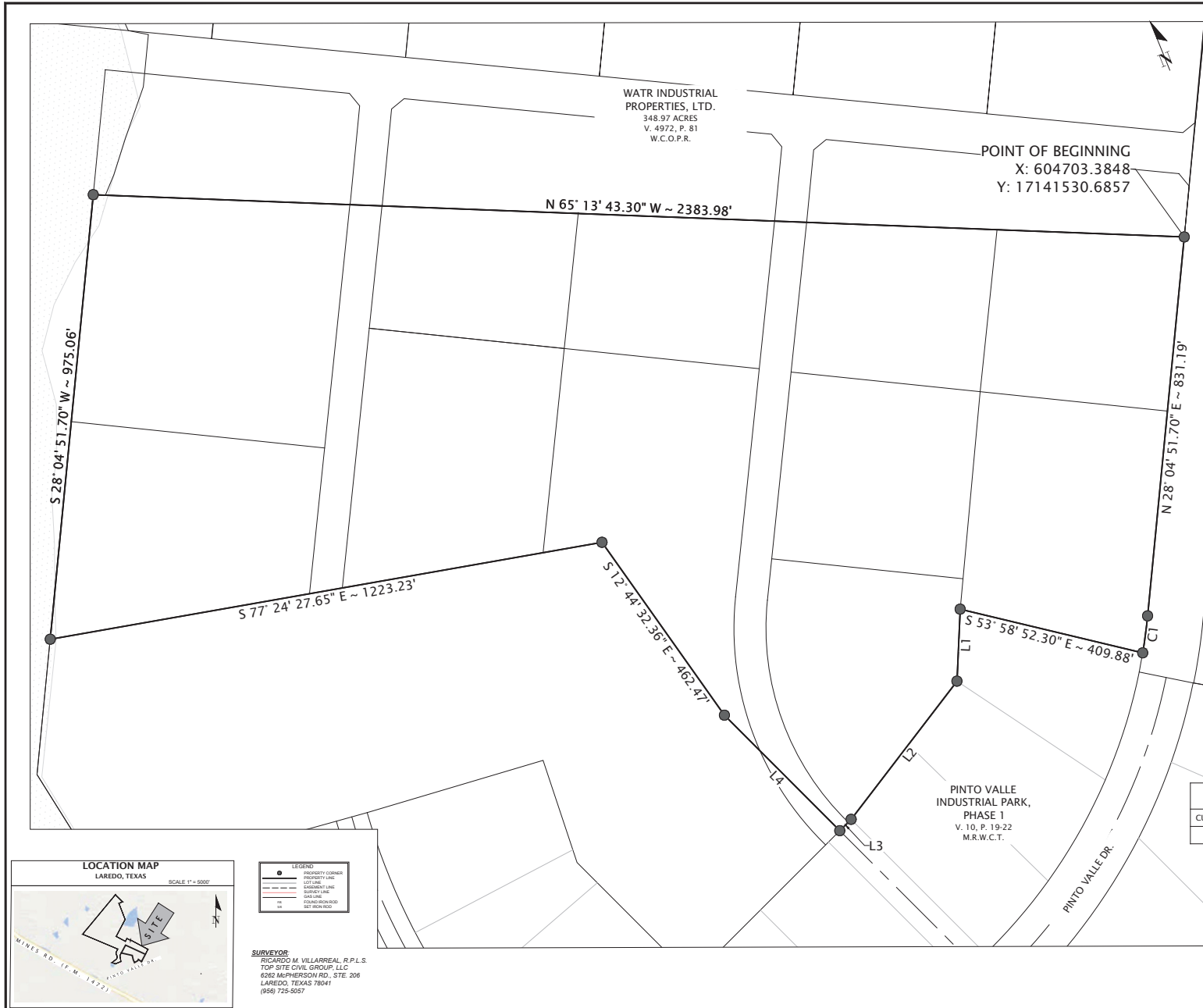
TOP SITE CIVIL GROUP



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A TRACT OF LAND CONTAINING 50.72 ACRES, MORE OR LESS, OUT OF PORCION 2, ABSTRACT 232, CITY OF LAREDO, ORIGINAL GRANTEE AND PORCION 3, ABSTRACT 233, CITY OF LAREDO, ORIGINAL GRANTEE, WEBB COUNTY, TEXAS, BEING OUT OF A 110.73 ACRE TRACT OF LAND CONVEYED TO JAVIER MIJARES, BY INSTRUMENT DATED JUNE 15, 1993, RECORDED IN VOLUME 127, PAGE 790, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN FOUND 1/2-INCH DIAMETER IRON ROD ALONG THE WESTERN RIGHT-OF-WAY OF PINTO VALLE DRIVE, ALSO BEING A POINT ALONG THE BOUNDARY OF BEING THE MOST SOUTHWEST CORNER OF THE END OF REUTHER PARKWAY RIGHT-OF-WAY AS RECORDED IN NORTH LAREDO INDUSTRIAL PARK, PHASE I, VOLUME 37, PAGES 36-38, O.P.M.W.C., ALSO BEING ON THE MOST EASTERLY SOUTHEAST CORNER OF SAID 9.42 ACRE TRACT AND BEING ON THE NORTH BOUNDARY LINE OF 268.80 ACRE TRACT, POINT BEING ON A CURVE HAVING A RADIUS OF 1940.00 FEET; A CHORD OF 5 85' 46' 59" W - 989.44 FEET THENCE N 34' 58' 43" W, A DISTANCE OF 1,851.49 FEET TO THE MOST SOUTHEASTERLY CORNER OF THIS TRACT AND THE POINT OF BEGINNING HEREOF;

THENCE N 28' 04' 52" E ALONG THE WESTERN RIGHT-OF-WAY LINE OF PINTO VALLE DRIVE, AT 831.19 FEET BEING ON A CURVE HAVING A RADIUS OF 1190.00 FEET, A CHORD OF N 30' 02' 23" W - 81.44 FEET;

THENCE ALONG SAID CURVE AN ARC LENGTH OF 81.46 FEET FOR A NON-TANGENT POINT HEREOF;

THENCE N 53' 58' 52" E AT 409.88 FEET FOR A DEFLECTION POINT HEREOF;

THENCE S 25' 06' 45" W AT 157.36 FEET FOR A DEFLECTION POINT HEREOF;

THENCE S 60' 00' 37" W AT 380.01 FEET FOR A DEFLECTION POINT HEREOF;

THENCE S 67' 34' 22" W AT 35.00 FEET FOR A DEFLECTION POINT HEREOF;

THENCE N 22' 25' 41" W AT 356.39 FEET FOR A DEFLECTION POINT HEREOF;

THENCE N 12' 44' 32" W AT 462.47 FEET FOR A DEFLECTION POINT HEREOF;

THENCE N 77' 24' 28" W AT 1223.23 FEET FOR A DEFLECTION POINT HEREOF;

THENCE S 28' 04' 52" E AT 975.06 FEET FOR THE NORTHERNMOST CORNER HEREOF;

THENCE S 65' 13' 43" W AT 2383.98 FEET TO THE POINT OF BEGINNING OF THIS TRACT OF LAND CONTAINING 50.72 ACRES, MORE OR LESS.

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

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N 25' 06' 45" E	157.36'
L2	N 60' 00' 37" E	380.01'
L3	S 67' 34' 22" W	35.01'
L4	S 22' 25' 38" E	356.39'

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CH. DIRECTION	CH. LENGTH
C1	81.46	1190.00	N 30' 02' 23" E	81.44

EXHIBIT
50.72 ACRE TRACT CONVEYED TO WATR INDUSTRIAL PROPERTIES, LTD
WEBB COUNTY, TEXAS



PROJECT #	---
FILE DATE	888
DRAWN BY	KAL
REVISED	---
DATE	05/11/2023
FILE NAME	047416_00001 (2023)0416
SCALE	1"=400'
DATE	7/21/2023
GRAPHIC SCALE IN FEET	0 50 100

TOPSITE
Civil Group

TOP SITE CIVIL GROUP, LLC
6282 MOPHERSON RD., STE. 206
LAREDO, TEXAS 78041
(956) 725-5057
www.topsitecivil.com
j.martinez@topsitecivil.com

C1.0

METES & BOUNDS

50.72 ACRE TRACT
OUT OF A 110.73 ACRE TRACT CONVEYED TO
JAVIER MIJARES, RECORDED IN
VOLUME 127, PAGE 790
POR. No. 2, A-232 & POR. No. 3, A-233
WEBB COUNTY, TEXAS

DATE: JULY 06, 2023
SHEET: 1 OF 2

A TRACT OF LAND CONTAINING 50.72 ACRES, MORE OR LESS, OUT OF PORCION 2, ABSTRACT 232, CITY OF LAREDO, ORIGINAL GRANTEE AND PORCION 3, ABSTRACT 233, CITY OF LAREDO, ORIGINAL GRANTEE, WEBB COUNTY, TEXAS, BEING OUT OF A 110.73 ACRE TRACT OF LAND CONVEYED TO JAVIER MIJARES, BY INSTRUMENT DATED JUNE 15, 1993, RECORDED IN VOLUME 127, PAGE 790, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT AN FOUND 1/2-INCH DIAMETER IRON ROD ALONG THE WESTERN RIGHT-OF-WAY OF PINTO VALLE DRIVE, ALSO BEING A POINT ALONG THE BOUNDARY OF BEING THE MOST SOUTHWEST CORNER OF THE END OF REUTHINGER PARKWAY RIGHT-OF-WAY AS RECORDED IN NORTH LAREDO INDUSTRIAL PARK, PHASE I, VOLUME 37, PAGES 36-38, O.P.M.W.C., ALSO BEING ON THE MOST EASTERLY SOUTHEAST CORNER OF SAID 9.42 ACRE TRACT AND BEING ON THE NORTH BOUNDARY LINE OF 268.80 ACRE TRACT, POINT BEING ON A CURVE HAVING A RADIUS OF 1940.00 FEET, A CHORD OF S 88° 46' 59" W ~ 989.44 FEET THENCE N 34° 58' 43" W, A DISTANCE OF 1,851.49 FEET TO THE MOST SOUTHEASTERLY CORNER OF THIS TRACT AND THE POINT OF BEGINNING HEREOF;

THENCE N 28° 04' 52" E ALONG THE WESTERN RIGHT-OF-WAY LINE OF PINTO VALLE DRIVE, AT 831.19 FEET BEING ON A CURVE HAVING A RADIUS OF 1190.00 FEET, A CHORD OF N 30° 02' 23" W ~ 81.44 FEET;

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

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

PROJECT #:	USATSM INC
FIELD DATE:	07/06/2022 & 07/07/2022
DRAWN BY:	K.M.L.
APPROVED:	R.M.V.
DATE:	07/06/2023
SHEET:	1 of 2
FILE PATH:	BOUNDARY SURVEY.dwg

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.

Ricardo M. Villarreal

July 6, 2023

