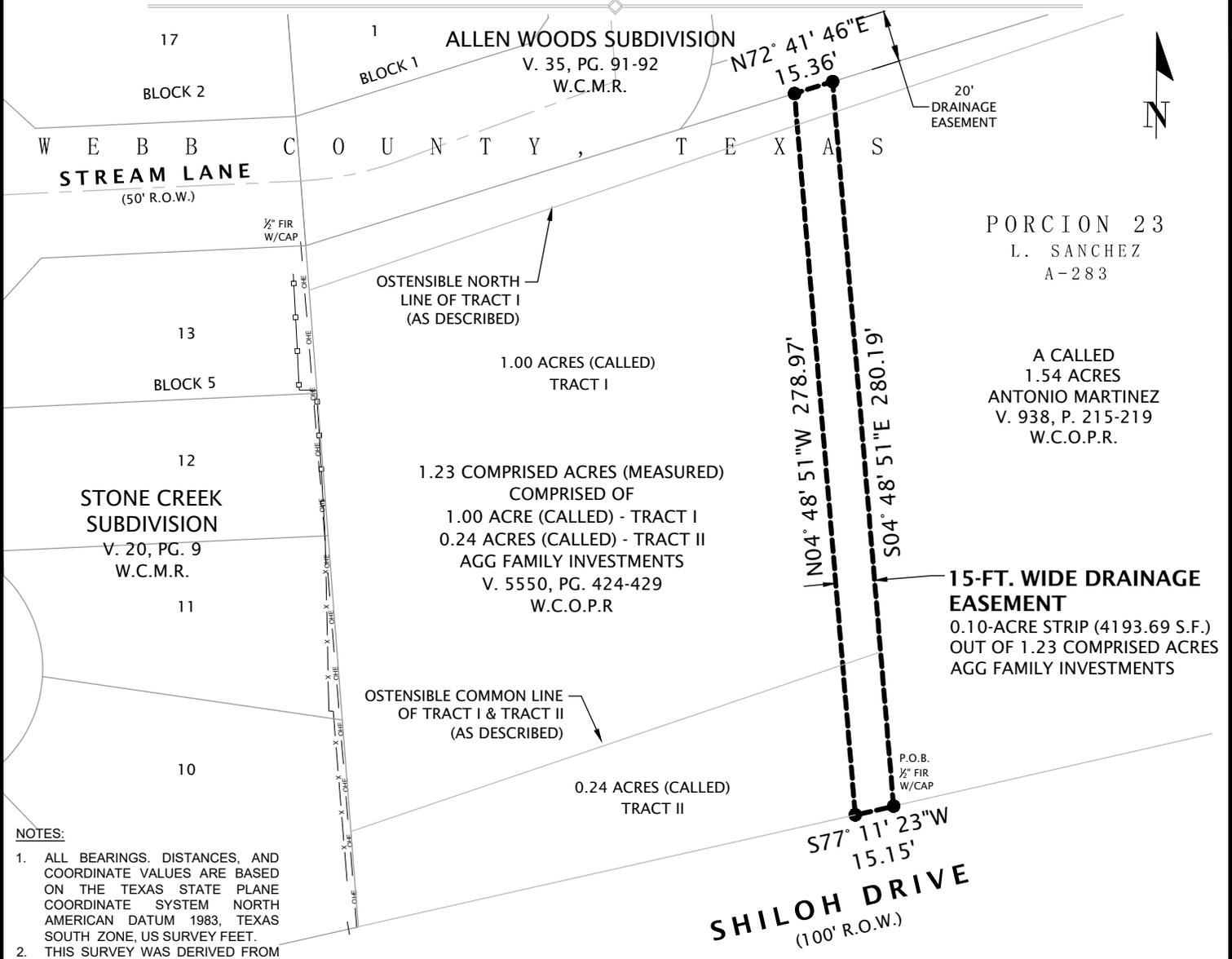


Exhibit A

EXHIBIT OF 15-FT. WIDE DRAINAGE EASEMENT PORCION 23, A-283 WEBB COUNTY, TEXAS



PORCION 23
L. SANCHEZ
A-283

A CALLED
1.54 ACRES
ANTONIO MARTINEZ
V. 938, P. 215-219
W.C.O.P.R.

15-FT. WIDE DRAINAGE EASEMENT
0.10-ACRE STRIP (4193.69 S.F.)
OUT OF 1.23 COMPRISED ACRES
AGG FAMILY INVESTMENTS

- NOTES:**
- 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.
 - THIS SURVEY WAS DERIVED FROM GPS REAL TIME KINEMATIC OBSERVATIONS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH ZONE, NAD-83 AND TIED TO SHILOH CONTROL.
 - 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.

BASIS OF BEARINGS:
AN IRON ROD FOUND AT THE NORTH LINE OF SHILOH DRIVE, A 100-FT. WIDE R.O.W., BEING THE SOUTHEAST CORNER AND IRON ROD FOUND AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, DANNY LOPEZ PLAT, RECORDED IN VOL. 30, PG. 91, WEBB COUNTY MAP RECORDS.

AS PLATTED: S 78° 39' 49" W - 140.07'
MEASURED: S 78° 27' 26" W - 140.30'

LEGEND	
	PROPERTY CORNER
	PROPERTY LINE
	LOT LINE
	EASEMENT LINE
	BUILDING SETBACK
	GAS LINE
	FOUND IRON ROD
	SET IRON ROD

TOPSITE
Civil Group

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

PROJECT #:	SHILOH SURVEY
FIELD DATE:	05/10/2023
DRAWN BY:	R.V.G.
APPROVED:	R.M.V.
DATE:	07/30/2024
SHEET:	2 of 2
FILE PATH:	shiloh survey.dwg
SCALE:	1"=60'
<p>GRAPHIC SCALE IN FEET</p>	

PRELIMINARY
NOT TO BE RECORDED
FOR ANY PURPOSE

Exhibit B

15-FT. WIDE DRAINAGE EASEMENT

PORCION 23, A-283
WEBB COUNTY, TEXAS

DATE: JULY 30, 2023
SHEET: 1 OF 2

BEING A STRIP OF LAND CONTAINING 0.10 ACRES, MORE OR LESS, OUT OF THAT CERTAIN TRACT COMPRISING 1.23 MEASURED ACRES, MORE OR LESS, BEING COMPRISED OF A CALLED 1.00 ACRE TRACT DESIGNATED AS TRACT I, AND A CALLED 0.24 ACRE (CALLED) DESIGNATED AS TRACT II, CONVEYED TO AGG FAMILY INVESTMENTS, RECORDED IN VOLUME 5550, PAGES 424-429, WEBB COUNTY OFFICIAL PUBLIC RECORDS, SITUATED IN PORCION 23, L. SANCHEZ, ORIGINAL GRANTEE, A-283, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A 1/2-INCH IRON ROD CAPPED HOWLAND SURVEYING WAS FOUND ON NORTH LINE OF SHILOH DRIVE, A 100-FT. WIDE RIGHT-OF-WAY, BEING THE SOUTHEAST CORNER OF SAID TRACT II AND 1.23 ACRES, THE SOUTHWEST CORNER OF A CALLED 1.54 ACRES, CONVEYED TO ANTONIO MARTINEZ, RECORDED IN VOLUME 938, PAGES 215-519, WEBB COUNTY OFFICIAL PUBLIC RECORDS, THE SOUTHEAST CORNER HEREOF;

ON THE EAST LINE OF STONE CREEK SUBDIVISION, RECORDED IN VOLUME 20, PAGE 9, WEBB COUNTY MAP RECORDS, BEING THE SOUTH CORNER OF ALLEN WOODS SUBDIVISION, RECORDED IN VOLUME 35, PAGES 91-92, WEBB COUNTY MAP RECORDS,; THENCE, S 04° 24' 01" W, AT 17.21 FEET **THE POINT OF BEGINNING** AND THE NORTHWEST CORNER HEREOF;

THENCE S 77° 11' 23" W AT 15.15 FEET WITH THE SOUTH LINE OF SAID TRACT II AND 1.23 ACRES, AND THE NORTH RIGHT-OF-WAY LINE OF SAID SHILOH DRIVE, THE SOUTHWEST CORNER HEREOF;

THENCE N 04° 48' 51" W OVER AND ACROSS SAID 1.23 ACRES, BEING TRACT I AND TRACT II, AT 278.97 FEET TO THE OSTENSIBLE SOUTH LINE OF STREAM LANE, A 50-FT. WIDE RIGHT-OF-WAY, BEING THE SOUTH LINE OF ALLEN WOODS SUBDIVISION, RECORDED IN VOLUME 35, PAGES 91-92, WEBB COUNTY MAP RECORDS, FOR THE NORTHWEST CORNER HEREOF;

THENCE N 72° 41' 46" E CONTINUING WITH THE SOUTH RIGHT-OF-WAY OF SAID STREAM LANE, THE SOUTH LINE OF SAID ALLEN WOODS SUBDIVISION, AT 15.36 FEET THE NORTHEAST CORNER HEREOF;

THENCE S 04° 48' 51" E ALONG THE COMMON LINE OF SAID 1.23 ACRES AND CALLED 1.54 ACRES, AT 220.56 FEET PASS THE OSTENSIBLE COMMON LINE OF SAID TRACT I & TRACT II, CONTINUING A TOTAL OF 280.19 FEET **THE POINT OF BEGINNING AND CONTAINING 0.10 ACRES (4,93.69 S.F.), MORE OR LESS.**

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



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SHEET:	1 of 2
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