

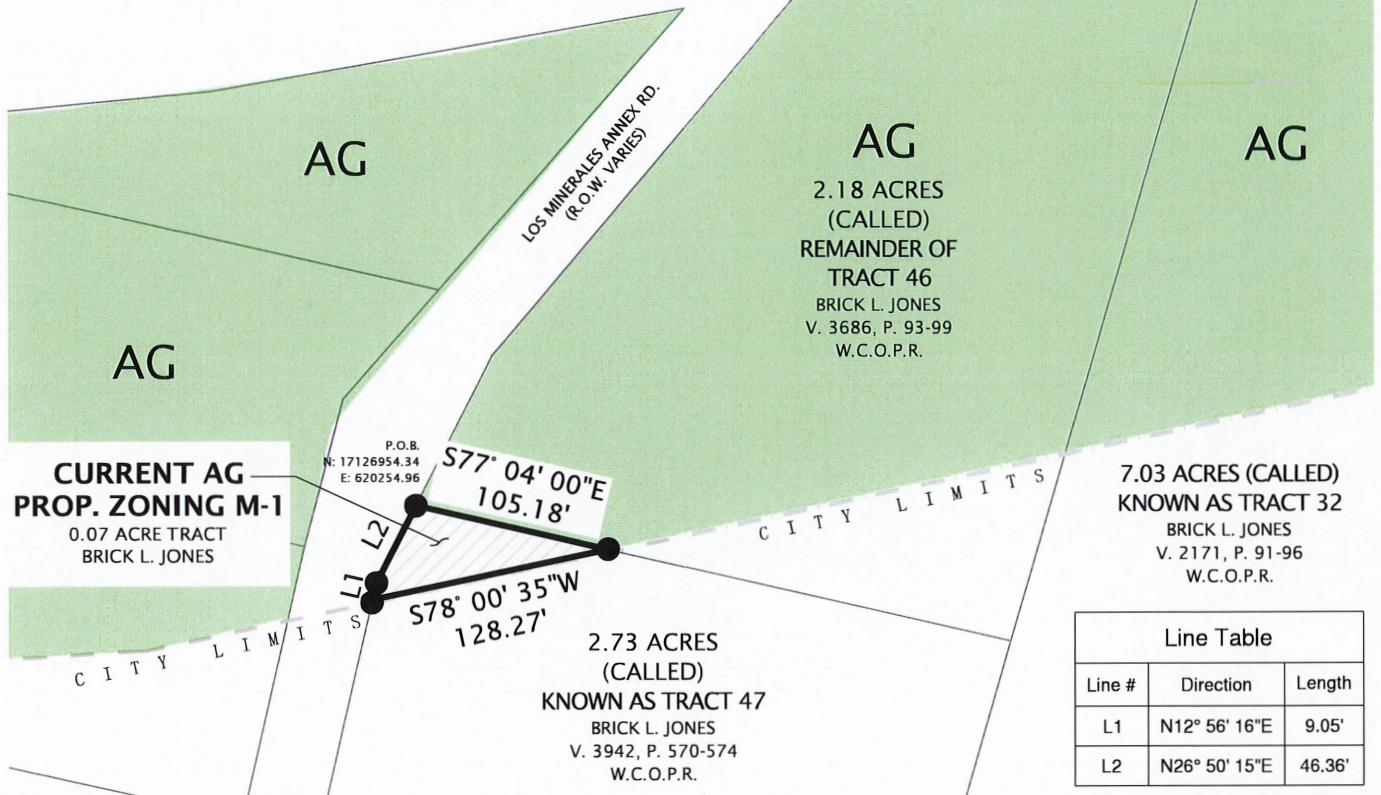
# Exhibit A

EXHIBIT OF  
PROPOSED ZONE CHANGE  
OF 0.07 ACRE TRACT  
PORCION 10, A-280  
WEBB COUNTY, TEXAS

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

PORCION 10  
TOMAS SANCHEZ  
A-280

F.M. 1472 (MINES RD.)  
(300' R.O.W.)



7.03 ACRES (CALLED)  
KNOWN AS TRACT 32  
BRICK L. JONES  
V. 2171, P. 91-96  
W.C.O.P.R.

Line Table

Line #	Direction	Length
L1	N12° 56' 16"E	9.05'
L2	N26° 50' 15"E	46.36'

LEGEND

●	BOUNDARY CORNER
—	PROP. ANNEX. BOUND
---	LOT LINE
---	ZONE BOUNDARY
-X-	FENCE LINE
---	SURVEY LINE
FIR	FOUND IRON ROD
SIR	SET IRON ROD
FND. RR TIE	FOUND RAILROAD TIE
P.O.B.	POINT OF BEGINNING

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 BRICKER CONTROL.
3. 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.

**TOPSITE**  
Civil Group

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

PROJECT #:	22.044
FIELD DATE:	12/18/2023
DRAWN BY:	R.V.G.
APPROVED:	J.A.M.
DATE:	01/16/2024
SHEET:	2 of 2
FILE PATH:	BRICKER_TRANSPORT_RE-ZONE.dwg
SCALE:	1"=100'
GRAPHIC SCALE IN FEET	

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.

January 16, 2024





EXHIBIT OF  
**PROPOSED ZONE CHANGE  
OF 0.07 ACRE TRACT**  
PORCION 10, A-280  
WEBB COUNTY, TEXAS

DATE: JANUARY 15, 2024  
SHEET: 1 OF 2

BEING A TRACT OF LAND CONTAINING 0.07 ACRES, MORE OR LESS, OUT OF A CALLED 2.73 ACRES, KNOWN AS TRACT 47, OF RANCHITOS IV - LOS MINERALES, AN UNRECORDED PLAT, CONVEYED TO BRICK L. JONES, RECORDED IN VOLUME 3942, PAGES 570-574, WEBB COUNTY OFFICIAL PUBLIC RECORDS, SITUATED IN PORCION 10, TOMAS SANCHEZ, ORIGINAL GRANTEE, ABSTRACT 280, WEBB COUNTY, TEXAS, AND DESCRIBED AS FOLLOWS TO WIT:

**BEGINNING** AT THE NORTH CORNER OF SAID 2.73 ACRES, BEING THE SOUTHEAST CORNER OF A CALLED 2.18 ACRES, KNOWN AS TRACT 46, CONVEYED TO BRICK L. JONES, RECORDED IN VOLUME 3686, PAGES 93-99, WEBB COUNTY OFFICIAL PUBLIC RECORDS FOR THE NORTH CORNER HEREOF;

**THENCE**, CONTINUING ALONG THE COMMON LINE OF SAID 2.73 ACRES AND 2.18 ACRES, **S 77° 04' 00" E, AT 105.18 FEET** FOR THE EAST CORNER HEREOF;

**THENCE**, OVER AND ACROSS SAID 2.73 ACRES, **S 78° 00' 35" W, 128.27 FEET** TO A POINT ON THE OSTENSIBLE EASTERLY RIGHT-OF-WAY LINE OF LOS MINERALES ANNEX ROAD, FOR THE SOUTHWEST CORNER HEREOF;

**THENCE**, CONTINUING WITH THE THE EASTERLY RIGHT-OF-WAY LINE OF SAID LOS MINERALES ANNEX ROAD, THE FOLLOWING CALLS AND DISTANCES:  
**N 12° 56' 16" E, AT 9.05 FEET** FOR A DEFLECTION CORNER HEREOF;  
**N 26° 50' 15" E, AT 46.36 FEET** FOR THE POINT OF BEGINNING AND CONTAINING 0.07 ACRES (2893.08 S.F.), MORE OR LESS.

**TOPSITE**  
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**CERTIFICATE OF SURVEYOR**

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January 15, 2024





# Exhibit A

EXHIBIT OF  
PROPOSED ZONE CHANGE  
OF 1.32 ACRE TRACT  
PORCION 10, A-280  
WEBB COUNTY, TEXAS

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

PORCION 10  
TOMAS SANCHEZ  
A-280

P.O.B.  
4-IN. DIA. FC  
N: 17127323.91  
E: 620802.13

F.M. 1472 (MINES RD.)  
(300' R.O.W.)

N75° 06' 16"E  
114.91'

2013-O-122  
B-4

LOS MINERALES ANNEX RD.  
(R.O.W. VARIES)

AG  
2.18 ACRES  
(CALLED)  
REMAINDER OF  
TRACT 46  
BRICK L. JONES  
V. 3686, P. 93-99  
W.C.O.P.R.

CURRENT AG  
PROP. ZONING M-1  
1.32 ACRE TRACT

AG

CITY LIMITS

REMAINING PORTION OF  
6.6799 ACRES (CALLED)  
KNOWN AS TRACT 31  
IGNACIO & MARIA DEL  
ROSARIO VALDEZ FAMILY LLC  
V. 4974, P. 61  
W.C.O.P.R.

REMAINING PORTION OF  
7.03 ACRES (CALLED)  
KNOWN AS TRACT 32  
BRICK L. JONES  
V. 2171, P. 91-96  
W.C.O.P.R.

S78° 00' 35"W  
180.97'

S72° 45' 14"W  
105.31'

N16° 08' 29"E - 325.97'

S15° 29' 49"E - 284.17'

2.73 ACRES  
(CALLED)  
KNOWN AS TRACT 47  
BRICK L. JONES  
V. 3942, P. 570-574  
W.C.O.P.R.

#### 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 BRICKER CONTROL.
3. 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.

#### LEGEND

- BOUNDARY CORNER
- PROP. ANNEX. BOUND
- LOT LINE
- ZONE BOUNDARY
- FENCE LINE
- SURVEY LINE
- FIR
- SIR
- FND. RR TIE
- P.O.B.
- FOUND IRON ROD
- SET IRON ROD
- FOUND RAILROAD TIE
- POINT OF BEGINNING

**TOPSITE**  
Civil Group

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SCALE:	1"=100'
50 0 50 100	
GRAPHIC SCALE IN FEET	

#### 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.

January 16, 2024





EXHIBIT OF  
**PROPOSED ZONE CHANGE  
OF 1.32 ACRE TRACT**  
PORCION 10, A-280  
WEBB COUNTY, TEXAS

DATE: JANUARY 15, 2024  
SHEET: 1 OF 2

BEING A TRACT OF LAND CONTAINING 1.32 ACRES, MORE OR LESS, OUT OF A CALLED 7.03 ACRES, KNOWN AS TRACT 32, OF RANCHITOS IV - LOS MINERALES, AN UNRECORDED PLAT, CONVEYED TO BRICK JONES, RECORDED IN VOLUME 2171, PAGES 91-96, WEBB COUNTY OFFICIAL PUBLIC RECORDS, SITUATED IN PORCION 10, TOMAS SANCHEZ, ORIGINAL GRANTEE, ABSTRACT 280, WEBB COUNTY, TEXAS, AND DESCRIBED AS FOLLOWS TO WIT:

**BEGINNING** AT A 4-IN. DIAMETER FENCE CORNER ON THE OSTENSIBLE SOUTHERLY LINE OF F.M. 1472 (MINES ROAD), A 300-FT. RIGHT-OF-WAY, THE WEST CORNER OF IGVAL SUBDIVISION, PHASE 1, RECORDED IN VOLUME 31, PAGE 68, WEBB COUNTY PLAT RECORDS, BEING THE NORTH CORNER HEREOF;

**THENCE**, CONTINUING WITH THE WEST LINE OF SAID IGVAL SUBDIVISION, GENERALLY ALONG EXISTING FENCE, THE EASTERLY LINE OF SAID 7.03 ACRES, **S 15° 29' 49" E, 284.17 FEET** FOR THE SOUTH CORNER HEREOF;

**THENCE**, OVER AND ACROSS SAID 7.03 ACRES, **S 72° 45' 14" W, 105.31 FEET** FOR A POINT OF DEFLECTION HEREOF;

**THENCE**, CONTINUING OVER AND ACROSS SAID 7.03 ACRES, **S 78° 00' 35" W, 180.97 FEET** TO A POINT ON THE WEST LINE OF SAID 7.03 ACRES, THE EAST LINE OF A CALLED 2.18 ACRES, THE REMAINDER OF A TRACT KNOWN AS TRACT 46, CONVEYED TO BRICK L. JONES, RECORDED IN VOLUME 3686, PAGES 93-99, WEBB COUNTY OFFICIAL PUBLIC RECORDS, FOR THE SOUTH CORNER HEREOF;

**THENCE**, CONTINUING THE WEST LINE OF SAID 7.03 ACRES, **N 16° 08' 29" E, 260.76 FEET** TO A POINT ON THE OSTENSIBLE SOUTHERLY LINE OF SAID F.M. 1472, THE NORTHEAST CORNER OF SAID 7.03 ACRES, THE EAST CORNER OF SAID 2.18 ACRES, FOR THE WEST CORNER HEREOF;

**THENCE**, **N 75° 06' 16" E, WITH THE SOUTHERLY LINE OF SAID F.M. 1472, THE NORTH LINE OF SAID 7.3 ACRES, AT 114.91 FEET THE POINT OF BEGINNING AND CONTAINING 1.32 ACRES (57542.05 S.F.), MORE OR LESS.**

**TOPSITE**  
Civil Group

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

PROJECT #:	22.044
FIELD DATE:	12/18/2023
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APPROVED:	J.A.M.
DATE:	01/16/2024
SHEET:	1 of 2
FILE PATH:	BRICKER_TRANSPORT_RE-ZONE.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.

January 15, 2024





# Exhibit A

EXHIBIT OF  
PROPOSED ZONE CHANGE  
OF 2.00 ACRE TRACT  
PORCION 10, A-280  
WEBB COUNTY, TEXAS

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

PORCION 10  
TOMAS SANCHEZ  
A-280

F.M. 1472 (MINES RD.)  
(300' R.O.W.)

**CURRENT AG  
PROP. ZONING M-1**

2.00 ACRE TRACT  
BRICK L. JONES  
V. 3686, P. 93-99  
W.C.O.P.R.

AG

7.03 ACRES (CALLED)  
KNOWN AS TRACT 32

BRICK L. JONES  
V. 2171, P. 91-96  
W.C.O.P.R.

2.73 ACRES  
(CALLED)  
KNOWN AS TRACT 47

BRICK L. JONES  
V. 3942, P. 570-574  
W.C.O.P.R.

**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 BRICKER CONTROL.
3. 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.

LEGEND	
	BOUNDARY CORNER
	PROP. ANNEX. BOUND
	LOT LINE
	ZONE BOUNDARY
	FENCE LINE
	SURVEY LINE
	FOUND IRON ROD
	SET IRON ROD
	FOUND RAILROAD TIE
	POINT OF BEGINNING

**TOPSITE**  
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SCALE:	1"=100'
GRAPHIC SCALE IN FEET	

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January 16, 2024





EXHIBIT OF  
**PROPOSED ZONE CHANGE  
OF 2.00 ACRE TRACT**  
PORCION 10, A-280  
WEBB COUNTY, TEXAS

DATE: JANUARY 15, 2024  
SHEET: 1 OF 2

BEING A TRACT OF LAND CONTAINING 2.00 ACRES, MORE OR LESS, OUT OF A CALLED 2.18 ACRES, KNOWN AS TRACT 46, OF RANCHITOS IV - LOS MINERALES, AN UNRECORDED PLAT, CONVEYED TO BRICK L. JONES, RECORDED IN VOLUME 3686, PAGES 93-99, WEBB COUNTY OFFICIAL PUBLIC RECORDS, SITUATED IN PORCION 10, TOMAS SANCHEZ, ORIGINAL GRANTEE, ABSTRACT 280, WEBB COUNTY, TEXAS, AND DESCRIBED AS FOLLOWS TO WIT:

**COMMENCING** AT A 4-IN. DIAMETER FENCE CORNER ON THE OSTENSIBLE SOUTHERLY LINE OF F.M. 1472 (MINES ROAD), A 300-FT. RIGHT-OF-WAY, THE OSTENSIBLE EAST CORNER OF A CALLED 7.03 ACRES, KNOWN AS TRACT 32, OF RANCHITOS IV - LOS MINERALES, AN UNRECORDED PLAT, CONVEYED TO BRICK JONES, RECORDED IN VOLUME 2171, PAGES 91-96, WEBB COUNTY OFFICIAL PUBLIC RECORDS, THE WEST CORNER OF IGVAL SUBDIVISION, PHASE 1, RECORDED IN VOLUME 31, PAGE 68, WEBB COUNTY PLAT RECORDS, BEING THE NORTH CORNER HEREOF; THENCE, S 75° 20' 59" E, AT 162.86 FEET TO THE POINT OF BEGINNING, BEING THE NORTHEAST CORNER HEREOF;

**THENCE**, CONTINUING ALONG THE COMMON LINE OF SAID 2.18 ACRES AND THE NORTHERLY LINE OF SAID 7.03 ACRES, **S 16° 08' 29" W, 325.97 FEET** FOR THE SOUTH CORNER HEREOF;

**THENCE**, OVER AND ACROSS SAID 2.18 ACRES, **S 78° 00' 35" W, 249.96 FEET** TO A POINT ON THE NORTHERLY LINE OF A CALLED 2.73 ACRES, KNOWN AS TRACT 47, CONVEYED TO BRICK L. JONES, RECORDED IN VOLUME 3942, PAGES 570-574, WEBB COUNTY OFFICIAL PLAT RECORDS, FOR A DEFLECTION CORNER HEREOF;

**THENCE**, CONTINUING WITH THE COMMON LINE OF SAID 2.18 ACRES AND 2.73 ACRES, **N 77° 04' 00" W, 105.18 FEET** TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF LOS MINERALES ANNEX ROAD, FOR THE SOUTHWEST CORNER CORNER HEREOF;

**THENCE**, CONTINUING WITH THE THE EASTERLY RIGHT-OF-WAY LINE OF SAID LOS MINERALES ANNEX ROAD, THE FOLLOWING CALLS AND DISTANCES:  
**N 26° 50' 15" E, AT 90.23 FEET** FOR A DEFLECTION CORNER HEREOF;  
**N 40° 06' 06" E, AT 264.51 FEET** FOR THE NORTHWEST CORNER HEREOF;

**THENCE**, CONTINUING WITH THE THE SOUTHERLY RIGHT-OF-WAY LINE OF F.M. 1472, THE FOLLOWING CALLS AND DISTANCES:  
**N 75° 46' 36" E, AT 71.13 FEET** FOR A DEFLECTION CORNER HEREOF;  
**N 75° 20' 59" E, AT 162.86 FEET** THE POINT OF BEGINNING AND CONTAINING 2.00 ACRES (87120.30 S.F.), MORE OR LESS.

**TOPSITE**  
Civil Group

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January 15, 2024

