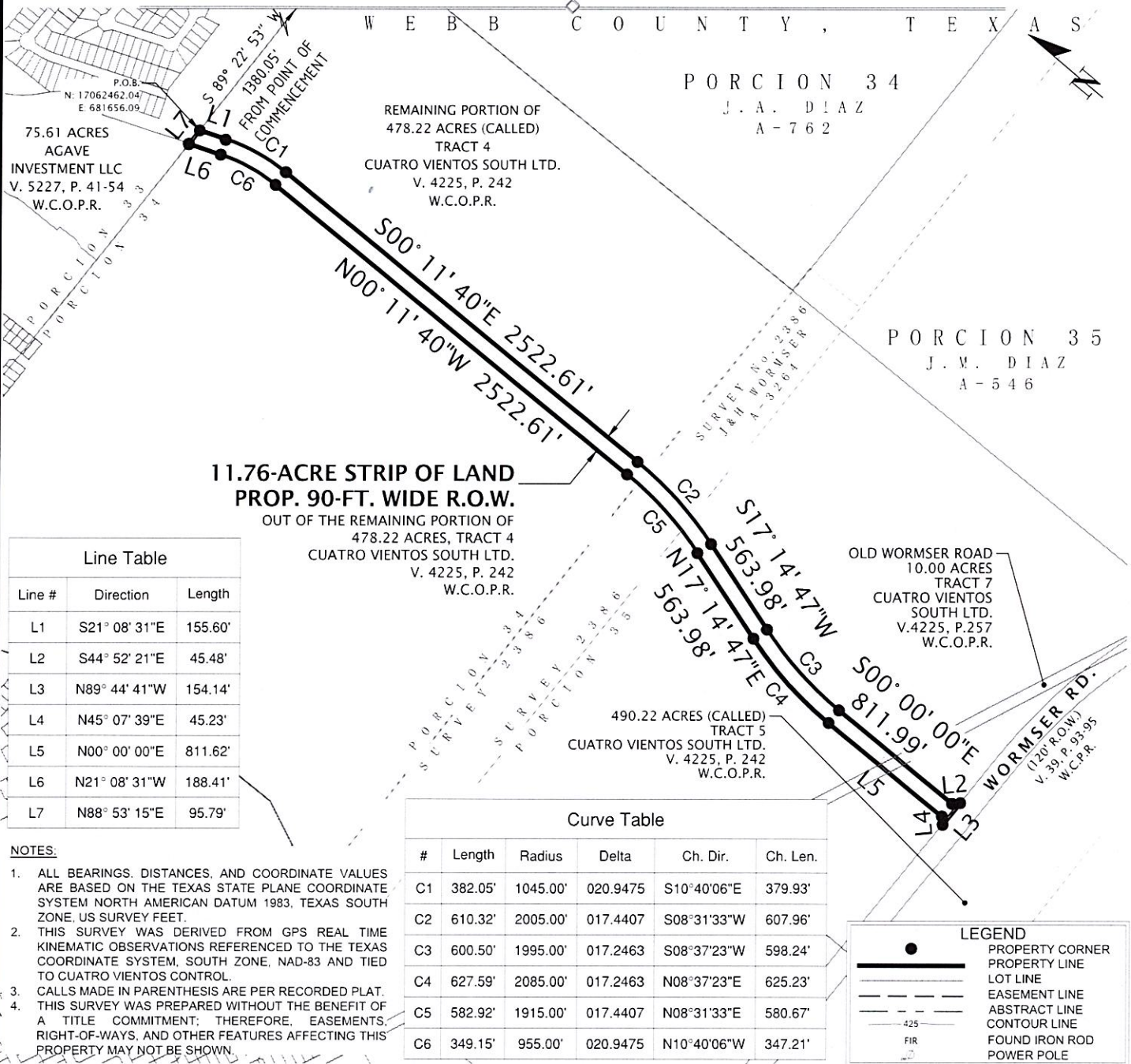


EXHIBIT

11.76-ACRE R.O.W. DEDICATION STRIP

CITY OF LAREDO

WEBB COUNTY, TEXAS



TOPSITE

Civil Group

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

SCALE: 1"=800'

40 0 40 800

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.

Manuel E. Escamilla

August 1, 2025



11.76-ACRE R.O.W. DEDICATION STRIP

CITY OF LAREDO
WEBB COUNTY, TEXAS

SHEET: 1 OF 2

BEING A TRACT OF LAND CONTAINING 11.76 ACRES, MORE OR LESS, OUT OF THE REMAINING PORTION OF A CALLED 478.22 ACRES, DESIGNATED AS TRACT 4, OUT OF A CALLED 490.22 ACRES DESIGNATED AS TRACT 5, CONVEYED TO CUATRO VIENTOS SOUTH LTD., RECORDED IN VOLUME 4225, PAGES 253-254, WEBB COUNTY OFFICIAL PUBLIC RECORDS, AND ALSO OUT OF A CALLED 10.00 ACRE LOT DESIGNATED AS TRACT 7, RECORDED IN VOLUME 4225, PAGE 257, WEBB COUNTY OFFICIAL PUBLIC RECORDS, SITUATED IN PORCION 34, A-762, ABSTRACT No. 3264, AND PORCION 35, A-546, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON ROD FOUND BEING THE NORTHEAST CORNER OF SAID CUATRO VIENTOS TRACT 4; THENCE, S 89° 22' 53" W, AT 1380.05 FEET TO A POINT ON THE SOUTH LINE OF A 75.61 ACRES, DESIGNATED AS TRACT 4, CONVEYED TO AGAVE INVESTMETS, LLC, RECORDED IN VOLUME 5227, PAGES 41-54, WEBB COUNTY OFFICIAL PUBLIC RECORDS, THE POINT OF BEGINNING AT (GRID COORDINATES, N: 17062462.04, E:681656.09) AND THE MOST NORTHWEST CORNER HEREOF;

THENCE CONTINUING OVER AND ACROSS SAID CUATRO VIENTOS SOUTH TRACT, THE FOLLOWING COURSES AND DISTANCES:

S 21° 08' 31" E, AT 155.60 FEET TO A POINT OF CURVATURE TO THE RIGHT HEREOF;
CONTINUING ALONG SAID CURVE, HAVING A RADIUS OF 1045.00 FEET, ALONG CHORD DIRECTION OF S 10° 40' 06" E, WITH CHORD OF 379.93 FEET, ALONG AN ARC LENGTH OF 382.05 FEET TO A POINT OF TANGENCY HEREOF;
S 00° 11' 40" E, AT 2522.61 FEET TO A POINT OF CURVATURE TO THE RIGHT HEREOF;
CONTINUING ALONG SAID CURVE, HAVING A RADIUS OF 2005.00 FEET, ALONG CHORD DIRECTION OF S 08° 31' 33" W, WITH CHORD OF 607.96 FEET, ALONG AN ARC LENGTH OF 610.32 FEET TO A POINT OF TANGENCY HEREOF;
S 17° 14' 47" W, AT 563.98 FEET TO A POINT OF CURVATURE TO THE LEFT HEREOF;
CONTINUING ALONG SAID CURVE, HAVING A RADIUS OF 1995.00 FEET, ALONG CHORD DIRECTION OF S 08° 37' 23" W, WITH CHORD OF 598.24 FEET, ALONG AN ARC LENGTH OF 600.50 FEET TO A POINT OF TANGENCY HEREOF;
S 00° 00' 00" E, AT 811.99 FEET TO A DEFLECTION CORNER HEREOF;
S 44° 52' 21" E, AT 45.48 FEET TO A POINT ON NORTH LINE OF WORMSER ROAD, A 120-FT. RIGHT-OF-WAY, AS RECORDED IN VOLUME 39, PAGES 93-95, WEBB COUNTY PLAT RECORDS, FOR THE MOST SOUTHEAST CORNER HEREOF;
N 89° 44' 41" W, AT 154.14 FEET TO A THE MOST SOUTHWEST CORNER HEREOF;
N 45° 07' 39" E, AT 45.23 FEET TO A DEFLECTION CORNER HEREOF;
N 00° 00' 00" E, AT 811.62 FEET TO A POINT OF CURVATURE TO THE RIGHT HEREOF;
CONTINUING ALONG SAID CURVE, HAVING A RADIUS OF 2085.00 FEET, ALONG CHORD DIRECTION OF N 08° 37' 23" E, WITH CHORD OF 625.23 FEET, ALONG AN ARC LENGTH OF 627.59 FEET TO A POINT OF TANGENCY HEREOF;
N 17° 14' 47" E, AT 563.98 FEET TO A POINT OF CURVATURE TO THE LEFT HEREOF;
CONTINUING ALONG SAID CURVE, HAVING A RADIUS OF 1915.00 FEET, ALONG CHORD DIRECTION OF N 08° 31' 33" E, WITH CHORD OF 580.67 FEET, ALONG AN ARC LENGTH OF 582.92 FEET TO A POINT OF TANGENCY HEREOF;
N 00° 11' 40" W, AT 2522.61 FEET TO A POINT OF CURVATURE TO THE LEFT HEREOF;
CONTINUING ALONG SAID CURVE, HAVING A RADIUS OF 955.00 FEET, ALONG CHORD DIRECTION OF N 10° 40' 06" W, WITH CHORD OF 347.21 FEET, ALONG AN ARC LENGTH OF 349.15 FEET TO A POINT OF TANGENCY HEREOF;
N 21° 08' 31" E, AT 188.41 FEET TO A POINT ON THE NORTH LINE OF SAID CUATRO VIENTOS SOUTH TRACT, THE SOUTH LINE OF SAID 75.61 ACRES, THE OSTENSIBLE COMMON LINES OF PORCIONES 33 AND 34, THE MOST NORTHWEST CORNER HEREOF;

THENCE N 88° 53' 51" E CONTINUING THE COMMON LINES OF SAID CUATRO VIENTOS SOUTH TRACT AND 75.61 ACRES, AT 95.79 FEET THE POINT OF BEGINNING AND CONTAINING 11.76 ACRES (512115.30 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

