



P.O.B.  
25.20 ACRE TRACT  
N:17118615.11  
E:675345.90

AG REZONE TO R-1A  
25.200 ACRES

RODRIGUEZ-ZERTUCHE  
DEVELOPMENT LLC.,  
25.200 ACRES  
OUT OF A 47.448 ACRE TRACT  
VOL. 5854, PGS. 86-90  
D.R.W.C.T.

SPAN 1/4 SECTION 10, NORTH-EAST  
CORNER OF R.O.W. C-1,  
VOL. 5855, PGS. 17-18

N22°47'10\"/>

R1-A  
ZONING

AG  
ZONING

R1-A  
ZONING

JUAN ESCUTIA BLVD.  
-806 R.O.W.-49' B/B

BEATLES ROAD

R1-A  
ZONING

**NOTE:**

A FOUND 1/2" IRON ROD BEING THE NORTHWEST CORNER OF SAID 25.20 ACRE TRACT OWNED BY RODRIGUEZ-ZERTUCHE, LLC.  
(N:17118615.11, E:675345.90)

BASIS OF BEARING G.P.S., NAD-83 SOUTH TEXAS ZONE,

RODRIGUEZ-ZERTUCHE DEVELOPEMENT

25.200 ACRE TRACT  
REZONE FROM AG TO R-1A

MADE UP OF ONE TRACT LOCATED IN  
CITY OF LAREDO, WEBB COUNTY, TEXAS

EXHIBIT "A"



DRAWN BY: F.S.

JOB No. E-337-24

FILE NAME:  
SONATA HEIGHTS SUBD. REZONE

SCALE: 1"=200'

SHEET  
1 OF 2

**HOWLAND**  
ENGINEERING AND SURVEYING CO.

TBPE Firm Registration No. F-4097 / TBPLS Firm Registration No. 100464-00  
7615 N. Bartlett Avenue / P.O.Box 451128 (78045) Laredo, TX. 78041  
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02/17/26

**LEGAL DESCRIPTION  
FOR RE-ZONE AG TO R1-A  
25.200 ACRE TRACT**

**A TRACT OF LAND CONTAINING 25.200 ACRES** (1,097,727 SF), more or less, situated in Porcion 20, Bautista Garcia, Original Grantee, Abstract 48, City of Laredo, Webb County, Texas. Being out of a 47.448 tract of land known as TRACT A as per Volume 5654, Pages 86-90, Deed Records of Webb County, Texas. This 25.200-acre tract being more particularly described as follows:

**BEGINNING** at a found 1/2-inch iron rod being northeast corner of a 217.14 acre tract, as per deed recorded in Volume 3355, Page 170-178, O.P.R.W.C.T., also being on the north boundary line of 806.8789 acre tract, known as Share 1, as recorded in Volume 1315, Pages 180-191, W.C.D.R., for the northwest corner of this tract, and the **TRUE POINT OF BEGINNING**;

**THENCE, N 67°17'49" E**, along the northerly boundary line of said 806.8789 acre tract, also being the south boundary line of Killam "K-1 Tract, as per deed recorded in Volume 1219, Pages 773-777, W.C.D.R., a distance of **1,000.00 FEET** to a set 1/2-inch iron rod being a deflection right hereof;

**THENCE, N 87°05'04" E**, a distance of **110.19 FEET** to a set 1/2-inch iron rod, for a deflection right hereof;

**THENCE, S 50°41'47" E**, a distance of **131.12 FEET** to a set 1/2-inch iron rod, for a deflection right hereof;

**THENCE, S 22°47'10" E**, a distance of **795.00 FEET** to a set 1/2-inch iron rod, for the southeast corner hereof;

**THENCE, S 67°12'50" W**, a distance of **1,165.00 FEET** to a set 1/2-inch iron rod, being on the east boundary line of said 217.14 acre tract, for the southwest corner hereof;

**THENCE, N 22°47'10" W**, along the east boundary line of said 217.14 acre tract, a distance of **949.76 FEET** to the point of beginning of this 25.200-acre tract of land, more or less.