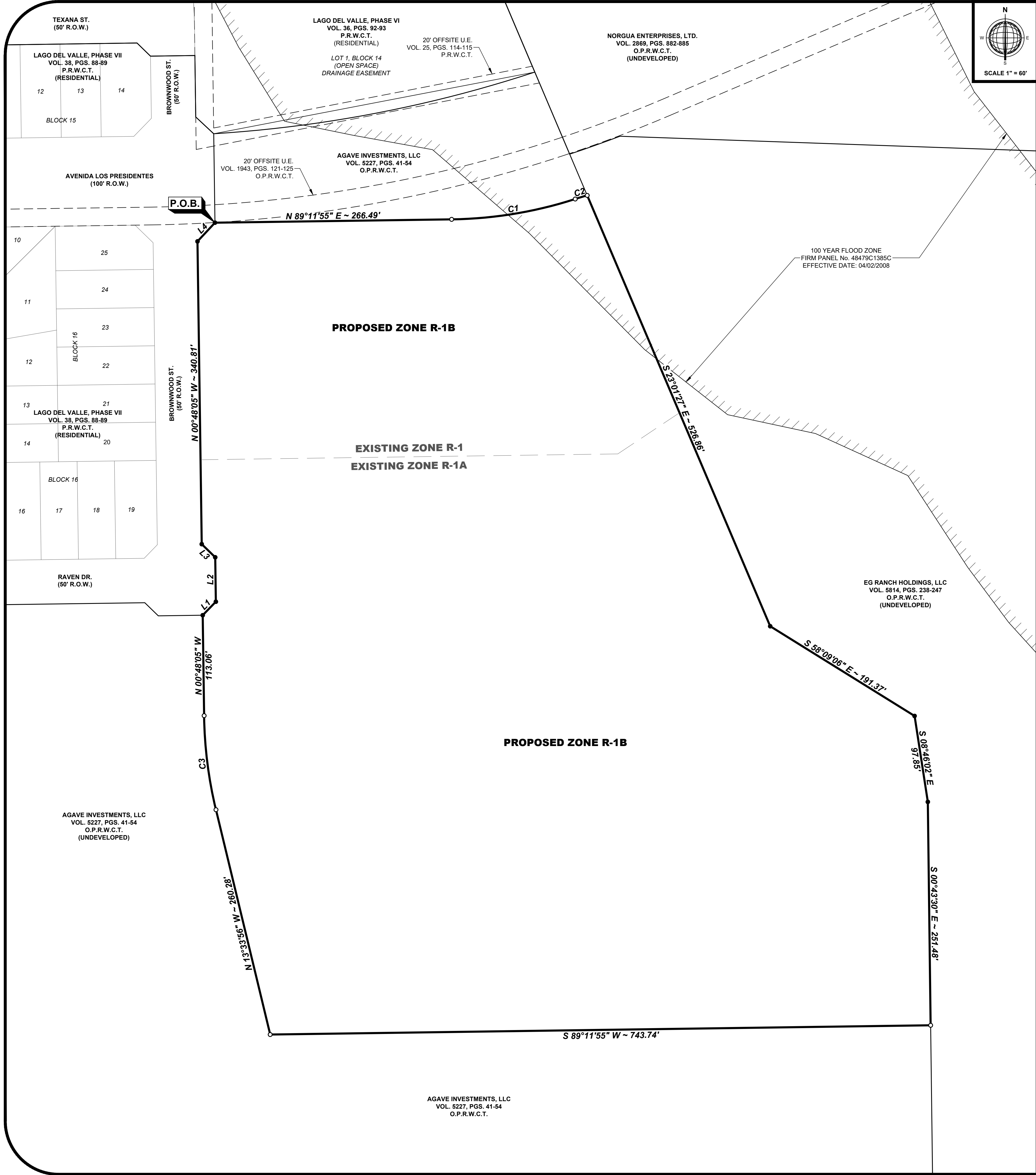




BASIS OF BEARINGS
NAD83, TEXAS STATE
PLANE, 4205 SOUTH ZONE,
US FOOT

LEGEND
○ ½" IRON ROD SET
● ½" IRON ROD FOUND

LINE DATA TABLE		
LINE#	LENGTH	BEARING
L1	21.21'	N 44°11'55" E
L2	50.00'	N 00°48'05" W
L3	21.21'	N 45°48'05" W
L4	28.83'	N 43°05'22" E

CURVE DATA TABLE						
CURVE#	RADIUS	ANGLE	TANGENT	ARC LENGTH	CHORD DISTANCE	CHORD DIRECTION
C1	475.00'	17°04'36"	71.31'	141.57'	141.05'	N 80°39'37" E
C2	375.00'	02°09'03"	7.04'	14.08'	14.08'	N 73°11'51" E
C3	480.00'	12°45'51"	53.69'	106.93'	106.71'	N 07°11'01" W



I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR
IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS SURVEY IS TRUE
AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY
MADE UNDER MY SUPERVISION, ON THE GROUND AND REVIEW OF
AVAILABLE RECORDS.

Julian J. Ruiz 01/13/2026
JULIAN JAVIER RUIZ, R.P.L.S. No. 5304 DATE

No.	Revision/Issue	Date

FIRM NAME AND ADDRESS
CRANE ENGINEERING CORP.
1310 JUNCTION DRIVE SUITE B
LAREDO, TX 78041 956-712-1996
FIRM REGISTRATION NO. F-3353

IN ASSOCIATION WITH
JJ RUIZ LAND SURVEYING
312 W. JONQUIL AVE.
MCALLEN, TX 78501 956-568-4470

**ZONE CHANGE SURVEY OF A
13.74 ACRE TRACT OUT OF
AGAVE INVESTMENTS, LLC TRACT
RECORDED IN
VOL. 5227, PGS. 41-54, O.P.R.W.C.T.,
LAREDO, WEBB COUNTY, TEXAS**

Date 1/8/2026	Sheet 01
Scale As Noted	

**Field Notes
for a 13.74 acre tract of land
out of a tract of land conveyed to
Agave Investments, LLC
Webb County, Texas**

Being a 13.74-acre tract of land out of a tract of land conveyed to Agave Investments, LLC, described in deed recorded in Volume 5227, Pages 41-54, Official Public Records, Webb County, Texas, and being more particularly described by metes and bounds as follows, to wit:

BEGINNING at a $\frac{1}{2}$ " **iron rod** found at the intersection of the southeasterly Right of Way line of Avenida Los Presidentes and the easterly Right of Way line of Brownwood Street, shown on plat recorded with Lago Del Valle Subdivision, Phase VII, in Volume 38, Pages 88-89, Plat Records, Webb County, Texas, for the northwest clip corner hereof;

THENCE, through the interior of the said Agave Investments, LLC tract, **North 89 degrees 11 minutes 55 seconds East, 266.49 feet** to a $\frac{1}{2}$ " **iron rod set** at the beginning of a curve to the left with a radius of **475.00 feet**, for a point of curvature hereof;

THENCE, with said curve to the left a distance of **141.57 feet** (Chord bearing **North 80 degrees 39 minutes 37 seconds East, 141.05 feet**) to a $\frac{1}{2}$ " **iron rod set** at the beginning of a curve to the right with a radius of **375.00 feet**, for a point of reverse curvature hereof;

THENCE, through with said curve to the right a distance of **14.08 feet** (Chord bearing **North 73 degrees 11 minutes 51 seconds East, 14.08 feet**) to a $\frac{1}{2}$ " **iron rod set** at the westerly line of the EG Ranch Holdings, LLC tract, described in deed recorded in Volume 5814, Pages 238-247, Official Public Records, Webb County, Texas, for the northeast corner hereof;

THENCE, with the westerly line of said EG Ranch Holdings, LLC tract, **South 23 degrees 01 minutes 27 seconds East, 526.86 feet** to a $\frac{1}{2}$ " **iron rod found** for a point of deflection hereof;

THENCE, **South 58 degrees 09 minutes 06 seconds East, 191.37 feet** to a $\frac{1}{2}$ " **iron rod found** for a point of deflection hereof;

THENCE, **South 08 degrees 46 minutes 02 seconds East, 97.85 feet** to a $\frac{1}{2}$ " **iron rod found** for a point of deflection hereof;

THENCE, **South 00 degrees 43 minutes 30 seconds East, 251.48 feet** to a $\frac{1}{2}$ " **iron rod set** for the southeast corner hereof;

THENCE, through the interior of said Agave Investments, LLC tract, **South 89 degrees 11 minutes 55 seconds West, 743.74 feet** to a $\frac{1}{2}$ " **iron rod set** for the southwest corner hereof;

THENCE, **North 13 degrees 33 minutes 56 seconds West, 260.28 feet** to a $\frac{1}{2}$ " **iron rod set** at the beginning of a curve to the right with a radius of **480.00 feet**, for a point of curvature hereof;

THENCE, through with said curve to the right a distance of **106.93 feet** (Chord bearing **North 07 degrees 11 minutes 01 seconds West, 106.71 feet**) to a $\frac{1}{2}$ " **iron rod set** for a point of tangency hereof;

THENCE, **North 00 degrees 48 minutes 05 seconds West, 113.06 feet** to a $\frac{1}{2}$ " **iron rod found** at the intersection of the southeasterly Right of Way line of Raven Dr. and the easterly Right of Way line of Brownwood Street, shown on aforementioned Lago Del Valle Subdivision, Phase VII, for a point of deflection hereof;

THENCE, with the easterly Right of Way line of Brownwood Street, the following courses and distances:

North 44 degrees 11 minutes 55 seconds East, 21.21 feet to a $\frac{1}{2}$ " **iron rod found** for a point of deflection hereof;

Field Notes
for a 13.74 acre tract of land
out of a tract of land conveyed to
Agave Investments, LLC
Webb County, Texas (continued)

North 00 degrees 48 minutes 05 seconds West, 50.00 feet to a ½" iron rod found for a point of deflection hereof;

North 45 degrees 48 minutes 05 seconds West, 21.21 feet to a ½" iron rod found for a point of deflection hereof;

North 00 degrees 48 minutes 05 seconds West, 340.81 feet to a ½" iron rod found for a point of deflection hereof;

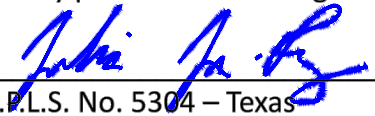
THENCE, continuing with the easterly Right of Way line of said Brownwood Street, *North 43 degrees 05 minutes 22 seconds East, 28.83 feet* to the POINT OF BEGINNING and containing 13.74 acres of land, more or less.

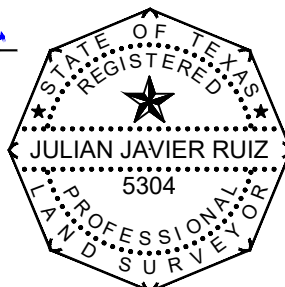
Basis of Bearings: Texas South Zone – 4205 – NAD83

State of Texas:

County of Hidalgo:

I, **Julian Javier Ruiz**, a Registered Professional Land Surveyor in the State of Texas, do hereby state that the above captioned "Field Notes" and attached "Drawing" were prepared from an actual Survey performed on the ground under my supervision.


R.P.L.S. No. 5304 – Texas



01/13/2026
Current Date