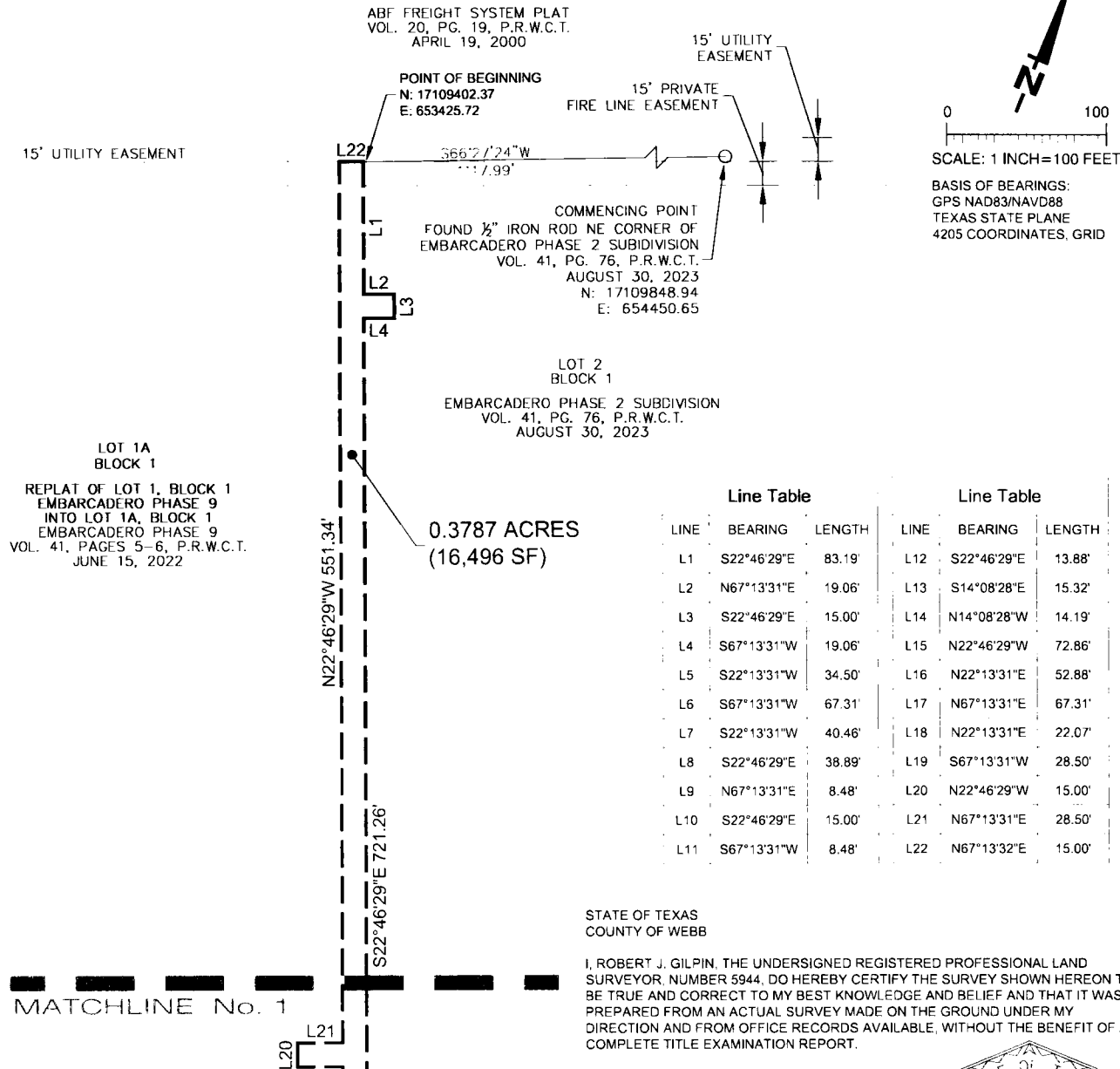


## Exhibit "A" (Sheet 1 of 10)

**SURVEY**  
OF  
**A 0.3787 ACRE (16,496 SF) UTILITY EASEMENT, MORE OR LESS**  
OUT OF LOT 2, BLOCK 1 OF EMBARCADERO PHASE 2 SUBDIVISION  
RECORDED IN VOLUME 41, PAGE 76, PLAT RECORDS OF WEBB COUNTY, TEXAS  
SITUATED IN PORCION 20, ABSTRACT 48, BAUTISTA GARCIA, ORIGINAL GRANTEE, WEBB COUNTY, TEXAS



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ECC12-13-MASTER.dwg  
GILP-HALF-BLK.cb  
DRAWN BY: Y.O.  
CHECKED BY: R.J.G.

SHEET NO.

1 OF 2

0.3787 ACRES

LAREDO, TEXAS


UTILITY EASEMENT

DATE: 08-26-2025  
REVISION:



T.S.P.L.S. Firm Registration # 10193770  
T.S.P.E. Firm Registration # F-4256  
11204 MCPHERSON RD. STE 105  
Laredo, Texas 78045  
PH: 956.753.2210  
FAX: 956.753.2213

## Exhibit "A" (Sheet 2 of 10)

  
 0 100  
 SCALE: 1 INCH=100 FEET  
 BASIS OF BEARINGS:  
 GPS NAD83/NAVD88  
 TEXAS STATE PLANE  
 4205 COORDINATES, GRID

MATCHLINE No. 1

LOT 1A  
 BLOCK 1  
 REPLAT OF LOT 1, BLOCK 1  
 EMBARCADERO PHASE 9  
 INTO LOT 1A,  
 BLOCK 1  
 EMBARCADERO PHASE 9  
 VOL. 41, PAGES 5-6,  
 P.R.W.C.T.  
 JUNE 15, 2022

LOT 2  
 BLOCK 1  
 EMBARCADERO PHASE 2 SUBDIVISION  
 VOL. 41, PG. 76, P.R.W.C.T.  
 AUGUST 30, 2023

15' OFFSITE  
 UTILITY EASEMENT  
 EMBARCADERO PHASE 9  
 VOL. 30 PGS. 80-81, P.R.W.C.T.  
 NOVEMBER 20, 2011

10' PRIVATE IRRIGATION EASEMENT  
 EMBARCADERO PHASE 2 SUBDIVISION  
 VOL. 41, PG. 76, P.R.W.C.T.

R=2591.86'  
 L=15.00'  
 Tan=7.50'  
 D=0°19'54"  
 CH=S75°51'33"W  
 15.00'

BOB BULLOCK LOOP  
 (400' R.O.W.)

10'X10' UTILITY  
 EASEMENT.

Line Table			Line Table		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S22°46'29"E	83.19'	L12	S22°46'29"E	13.88'
L2	N67°13'31"E	19.06'	L13	S14°08'28"E	15.32'
L3	S22°46'29"E	15.00'	L14	N14°08'28"W	14.19'
L4	S67°13'31"W	19.06'	L15	N22°46'29"W	72.86'
L5	S22°13'31"W	34.50'	L16	N22°13'31"E	52.88'
L6	S67°13'31"W	67.31'	L17	N67°13'31"E	67.31'
L7	S22°13'31"W	40.46'	L18	N22°13'31"E	22.07'
L8	S22°46'29"E	38.89'	L19	S67°13'31"W	28.50'
L9	N67°13'31"E	8.48'	L20	N22°46'29"W	15.00'
L10	S22°46'29"E	15.00'	L21	N67°13'31"E	28.50'
L11	S67°13'31"W	8.48'	L22	N67°13'32"E	15.00'

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GILP-HALF-BLK.dwg

DRAWN BY: Y.O.

CHECKED BY: R.J.G.

SHEET NO.

2 OF 2

0.3787 ACRES

LAREDO, TEXAS

UTILITY EASEMENT

DATE: 08-28-2025

REVISION:



T.B.P.L.S. Firm Registration # 10193770  
 T.B.P.E. Firm Registration # F-6286  
 11204 MCPHERSON RD. STE 109  
 Laredo, Texas 78045  
 PH: 956.753.2210  
 FAX: 956.753.2213

STATE OF TEXAS \*  
COUNTY OF WEBB\*  
**0.3787 ACRES**  
**(16,496 SF)**

METES AND BOUNDS DESCRIPTION OF A 0.3787 ACRE UTILITY EASEMENT, BEING OUT OF LOT 2, BLOCK 1, EMBARCADERO PHASE 2 SUBDIVISION, RECORDED IN VOLUME 41, PAGE 76, PLAT RECORDS OF WEBB COUNTY, TEXAS. HEREIN DESCRIBED EASEMENT, SITUATED IN PORCION 20, ABSTRACT 48, ORIGINAL GRANTEE BAUSTISTA GARCIA, WEBB COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Commencing at a found ½ inch iron rod being the northeasterly corner of said Embarcadero Phase 2 Subdivision and being situated on the westerly right-of-way line of F.M. 1472 (Mines Road),

Thence, S66°27'24"W, a distance of 1,117.99 feet, for the **POINT OF BEGINNING** of this 0.3787 Acre Easement and the **northeasterly corner** hereof;

Thence, S22°46'29"E, with the easterly line of herein described easement, a distance of 83.19 feet, for an interior corner hereof;

Thence, N67°13'31"E, with the easterly line of herein described easement, a distance of 19.06 feet, for an exterior corner hereof;

Thence, S22°46'29"E, with the easterly line of herein described easement, a distance of 15.00 feet, for an exterior corner hereof;

Thence, S67°13'31"W, with the easterly line of herein described easement, a distance of 19.06 feet, for an interior corner hereof;

Thence, with the easterly line of herein described easement, for the following points of deflection hereof;

S22°46'29"E, a distance of 721.26 feet,  
S22°13'31"W, a distance of 34.50 feet,  
S67°13'31"W, a distance of 67.31 feet,  
S22°13'31"W, a distance of 40.46 feet,

Thence, S22°46'29"E, with the easterly line of herein described easement, a distance of 38.89 feet, for an interior corner hereof;

Thence, N67°13'31"E, with the easterly line of herein described easement, a distance of 8.48 feet, for an exterior corner hereof;

Thence, S22°46'29"E, with the easterly line of herein described easement, a distance of 15.00 feet, for an exterior corner hereof;

## Exhibit "A" (Sheet 4 of 10)

August 28, 2025

Thence, S67°13'31"W, with the easterly line of herein described easement, a distance of 8.48 feet, for an interior corner hereof;

Thence, S22°46'29"E, with the easterly line of herein described easement, a distance of 13.88 feet, for a point of deflection hereof;

Thence, S14°08'28"E with the easterly line of herein described easement, a distance of 15.32 feet, to a point situated on the common boundary between said Lot 2 and the northerly right-of-way line of Bob Bullock Loop, for the **southeasterly corner** hereof;

Thence, along a curve to the right, with a chord bearing S75°51'33"W, 15.00 feet, subtended by an arc having a radius of 2591.86 feet, with the common boundary between said Lot 2 and said Bob Bullock Loop, same being the southerly line of herein described easement, a distance of 15.00 feet, for the **southwesterly corner** hereof;

Thence, with the westerly line of herein described easement, for the following points of deflection hereof;

N14°08'28"W, a distance of 14.19 feet,

N22°46'29"W, a distance of 72.86 feet,

N22°13'31"E, a distance of 52.88 feet,

N67°13'31"E, a distance of 67.31 feet,

N22°13'31"E, a distance of 22.07 feet,

Thence, N22°46'29"W, with the westerly line of herein described easement, a distance of 246.89 feet, for an interior corner hereof;

Thence, S67°13'31"W, with the westerly line of herein described easement, a distance of 28.50 feet, for an exterior corner hereof;

Thence, N22°46'29"W, with the westerly line of herein described easement, a distance of 15.00 feet, for an exterior corner hereof;

Thence, N67°13'31"E, with the westerly line of herein described easement, a distance of 28.50 feet, for an interior corner hereof;

Thence, N22°46'29"W, with the westerly line of herein described easement, a distance of 551.34 feet, for the **northwesterly corner** hereof;

## Exhibit "A" (Sheet 5 of 10)

August 28, 2025

Thence, N67°13'32"E, with the northerly line of herein described easement, a distance of 15.00 feet, to said **POINT OF BEGINNING** containing within these metes and bounds 0.3787 acres, more or less.

## BASIS OF BEARINGS:

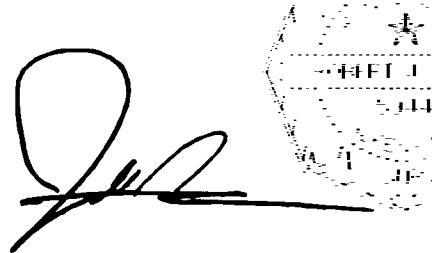
GPS NAD83/NAVD88 TEXAS STATE PLANE 4205 COORDINATES, GRID

STATE OF TEXAS

COUNTY OF WEBB

I, ROBERT J. GILPIN, THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR, NUMBER 5944, DO HEREBY CERTIFY THE FOREGOING METES AND BOUNDS DESCRIPTION TO BE TRUE AND CORRECT TO MY BEST KNOWLEDGE AND BELIEF, AND THAT IT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND FROM OFFICE RECORDS AVAILABLE, WITHOUT THE BENEFIT OF A COMPLETE TITLE EXAMINATION REPORT.

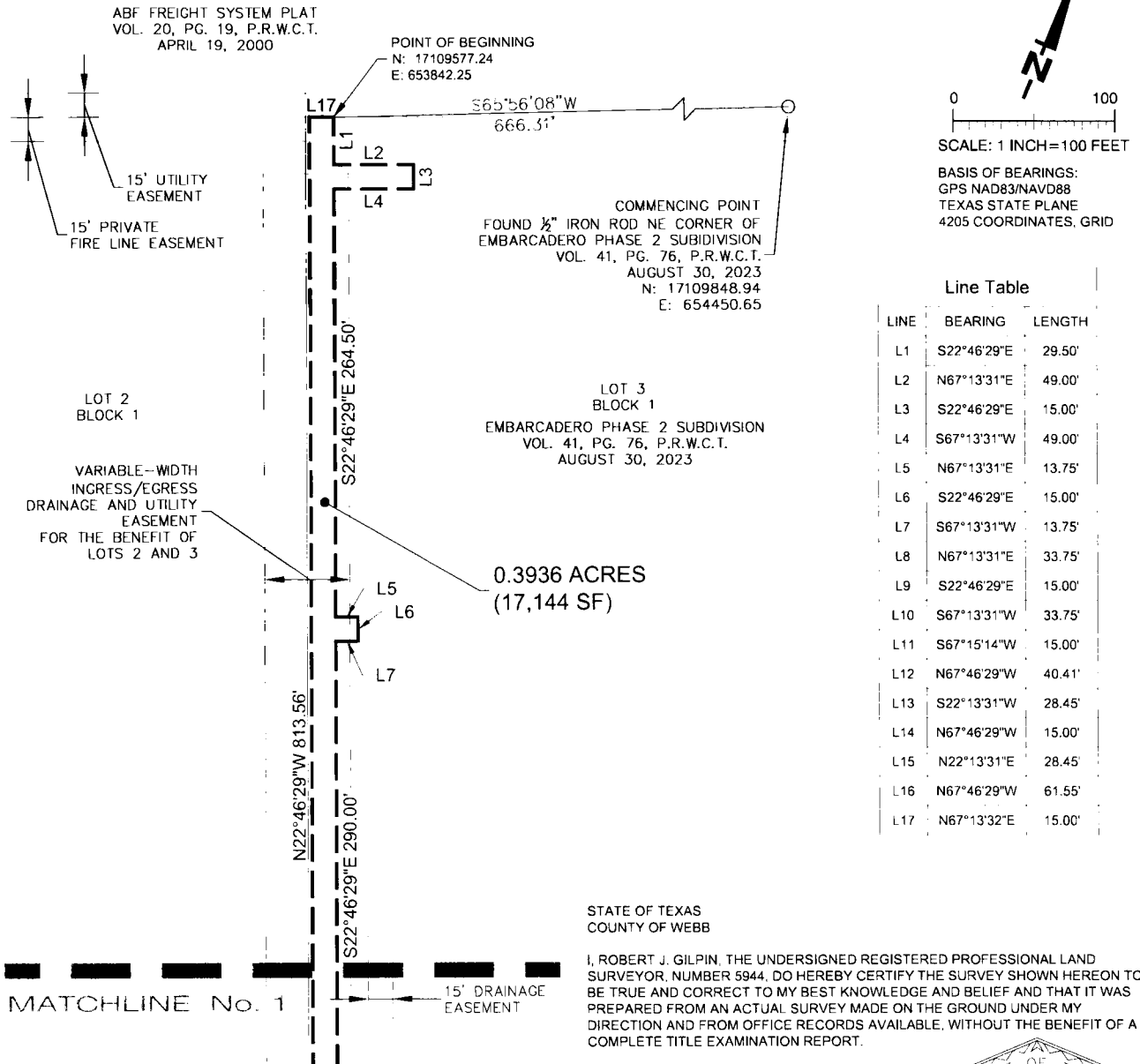
WITNESS MY HAND AND SEAL



8-28-25

## Exhibit "A" (Sheet 6 of 10)

**SURVEY**  
OF  
**A 0.3936 ACRE (17,144 SF) UTILITY EASEMENT, MORE OR LESS**  
OUT OF LOT 3, BLOCK 1 OF EMBARCADERO PHASE 2 SUBDIVISION  
RECORDED IN VOLUME 41, PAGE 76, PLAT RECORDS OF WEBB COUNTY, TEXAS  
SITUATED IN PORCION 20, ABSTRACT 48, BAUTISTA GARCIA, ORIGINAL GRANTEE, WEBB COUNTY, TEXAS



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ECC12-13-MASTER.dwg

GILP-HALF-BLK.cab

DRAWN BY: Y.O.

CHECKED BY: R.J.G.

SHEET NO.

1 OF 2

0.3936 ACRES

LAREDO, TEXAS

UTILITY EASEMENT

DATE: 08-28-2025

REVISION:



T.S.P.L.S. Firm Registration # 10183770  
T.B.P.E. Firm Registration # F-42566  
11204 MCPHERSON RD. STE 109  
Laredo, Texas 78045  
PH: 956.753.2210  
FAX: 956.753.2213

## Exhibit "A" (Sheet 7 of 10)

0 100  
SCALE: 1 INCH=100 FEET

BASIS OF BEARINGS:  
GPS NAD83/NAVD88  
TEXAS STATE PLANE  
4205 COORDINATES, GRID

MATCHLINE No. 1

LOT 2  
BLOCK 10.3936 ACRES  
(17,144 SF)LOT 3  
BLOCK 1EMBARCADERO PHASE 2 SUBDIVISION  
VOL. 41, PG. 76, P.R.W.C.T.  
AUGUST 30, 2023VARIABLE-WIDTH  
INGRESS/EGRESS  
DRAINAGE AND UTILITY  
EASEMENT  
FOR THE BENEFIT OF  
LOTS 2 AND 315' OFFSITE  
UTILITY EASEMENT  
EMBARCADERO PHASE 9  
VOL. 30 PGS. 80-81  
P.R.W.C.T.  
NOVEMBER 20, 201120' DRAINAGE EASEMENT  
EMBARCADERO PHASE 2  
SUBDIVISION  
VOL. 41, PG. 76, P.R.W.C.T.10' PRIVATE IRRIGATION EASEMENT  
EMBARCADERO PHASE 2 SUBDIVISION  
VOL. 41, PG. 76, P.R.W.C.T.10'X10' UTILITY  
EASEMENTPRIVATE DRAINAGE/  
DETENTION POND EASEMENTBOB BULLOCK LOOP  
(400' R.O.W.)

Line Table

LINE	BEARING	LENGTH
L1	S22°46'29"E	29.50'
L2	N67°13'31"E	49.00'
L3	S22°46'29"E	15.00'
L4	S67°13'31"W	49.00'
L5	N67°13'31"E	13.75'
L6	S22°46'29"E	15.00'
L7	S67°13'31"W	13.75'
L8	N67°13'31"E	33.75'
L9	S22°46'29"E	15.00'
L10	S67°13'31"W	33.75'
L11	S67°15'14"W	15.00'
L12	N67°46'29"W	40.41'
L13	S22°13'31"W	28.45'
L14	N67°46'29"W	15.00'
L15	N22°13'31"E	28.45'
L16	N67°46'29"W	61.55'
L17	N67°13'32"E	15.00'

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ECC12-13-MASTER.dwg

GILP-HALF-BLK.ctb

DRAWN BY: Y.O.

CHECKED BY: R.J.G.

SHEET NO.

2 OF 2

0.3936 ACRES

LAREDO, TEXAS

UTILITY EASEMENT

DATE: 08-28-2025

REVISION:



T.S.P.L.S. Firm Registration # 10183770  
T.S.P.E. Firm Registration # F-0288  
11204 MCPHERSON RD. STE 109  
Laredo, Texas 78045  
PH: 956.753.2210  
FAX: 956.753.2213

STATE OF TEXAS \*  
COUNTY OF WEBB\*  
**0.3936 ACRES**  
**(17,144 SF)**

METES AND BOUNDS DESCRIPTION OF A 0.3936 ACRE UTILITY EASEMENT, BEING OUT OF LOT 3, BLOCK 1, EMBARCADERO PHASE 2 SUBDIVISION, RECORDED IN VOLUME 41, PAGE 76, PLAT RECORDS OF WEBB COUNTY, TEXAS. HEREIN DESCRIBED EASEMENT, SITUATED IN PORCION 20, ABSTRACT 48, ORIGINAL GRANTEE BAUSTISTA GARCIA, WEBB COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Commencing at a found ½ inch iron rod being the northeasterly corner of said Embarcadero Phase 2 Subdivision and being situated on the westerly right-of-way line of F.M. 1472 (Mines Road),

Thence, S65°56'08"W, a distance of 666.31 feet, for the **POINT OF BEGINNING** of this 0.3936 Acre Easement and the **northeasterly corner** hereof;

Thence, S22°46'29"E, with the easterly line of herein described easement, a distance of 29.50 feet, for an interior corner hereof;

Thence, N67°13'31"E, with the easterly line of herein described easement, a distance of 49.00 feet, for an exterior corner hereof;

Thence, S22°46'29"E, with the easterly line of herein described easement, a distance of 15.00 feet, for an exterior corner hereof;

Thence, S67°13'31"W, with the easterly line of herein described easement, a distance of 49.00 feet, for an interior corner hereof;

Thence, S22°46'29"E, with the easterly line of herein described easement, a distance of 264.50 feet, for an interior corner hereof;

Thence, N67°13'31"E, with the easterly line of herein described easement, a distance of 13.75 feet, for an exterior corner hereof;

Thence, S22°46'29"E, with the easterly line of herein described easement, a distance of 15.00 feet, for an exterior corner hereof;

Thence, S67°13'31"W, with the easterly line of herein described easement, a distance of 13.75 feet, for an interior corner hereof;

Thence, S22°46'29"E, with the easterly line of herein described easement, a distance of 290.00 feet, for an interior corner hereof;



## Exhibit "A" (Sheet 9 of 10)

August 28, 2025

Thence, N67°13'31"E, with the easterly line of herein described easement, a distance of 33.75 feet, for an exterior corner hereof;

Thence, S22°46'29"E, with the easterly line of herein described easement, a distance of 15.00 feet, for an exterior corner hereof;

Thence, S67°13'31"W, with the easterly line of herein described easement, a distance of 33.75 feet, for an interior corner hereof;

Thence, S22°46'29"E, with the easterly line of herein described easement, a distance of 178.34 feet, for a point of deflection hereof;

Thence, S67°46'29"E, with the easterly line of herein described easement, a distance of 116.96 feet, for a point of deflection hereof;

Thence, S22°46'29"E, with the easterly line of herein described easement, a distance of 93.71 feet, to a point situated on the common boundary between said Lot 3 and the northerly right-of-way line of Bob Bullock Loop, for the **southeasterly corner** hereof;

Thence, S67°15'14"W, with the common boundary between said Lot 3 and said Bob Bullock Loop, same being the southerly line of herein described easement, a distance of 15.00 feet, for the **southwesterly corner** hereof;

Thence, N22°46'29"W, with the westerly line of herein described easement, a distance of 87.49 feet, for a point of deflection hereof;

Thence, N67°46'29"W, with the westerly line of herein described easement, a distance of 40.41 feet, for an interior corner hereof;

Thence, S22°13'31"W, with the westerly line of herein described easement, a distance of 28.45 feet, for an exterior corner hereof;

Thence, N67°46'29"W, with the westerly line of herein described easement, a distance of 15.00 feet, for an exterior corner hereof;

Thence, N22°13'31"E, with the westerly line of herein described easement, a distance of 28.45 feet, for an interior corner hereof;

Thence, N67°46'29"W, with the westerly line of herein described easement, a distance of 61.55 feet, for a point of deflection hereof;

Thence, N22°46'29"W, with the westerly line of herein described easement, a distance of 813.56 feet, for the **northwesterly corner** hereof;

## Exhibit "A" (Sheet 10 of 10)

August 28, 2025

Thence, N67°13'32"E, with the northerly line of herein described easement, a distance of 15.00 feet, to said **POINT OF BEGINNING** containing within these metes and bounds 0.3936 acres, more or less.

## BASIS OF BEARINGS:

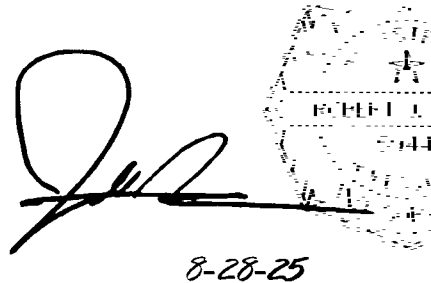
GPS NAD83/NAVD88 TEXAS STATE PLANE 4205 COORDINATES, GRID

STATE OF TEXAS

COUNTY OF WEBB

I, ROBERT J. GILPIN, THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR, NUMBER 5944, DO HEREBY CERTIFY THE FOREGOING METES AND BOUNDS DESCRIPTION TO BE TRUE AND CORRECT TO MY BEST KNOWLEDGE AND BELIEF, AND THAT IT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND FROM OFFICE RECORDS AVAILABLE, WITHOUT THE BENEFIT OF A COMPLETE TITLE EXAMINATION REPORT.

WITNESS MY HAND AND SEAL



8-28-25

DOC #1569795  
Recorded 10/08/2025 03:55:52 PM



By: HERLINDA FLORES, DEPUTY  
MARGIE RAMIREZ IBARRA, COUNTY CLERK  
Fees: \$73.00

STATE OF TEXAS  
COUNTY OF WEBB

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS  
FILED ON THE DATE AND AT THE TIME STAMPED  
HEREON BY ME AND WAS DULY RECORDED IN THE  
VOLUME AND PAGE OF THE OFFICIAL PUBLIC  
RECORDS OF WEBB COUNTY TEXAS AS STAMPED  
HEREON BY ME



  
COUNTY CLERK  
WEBB COUNTY, TEXAS