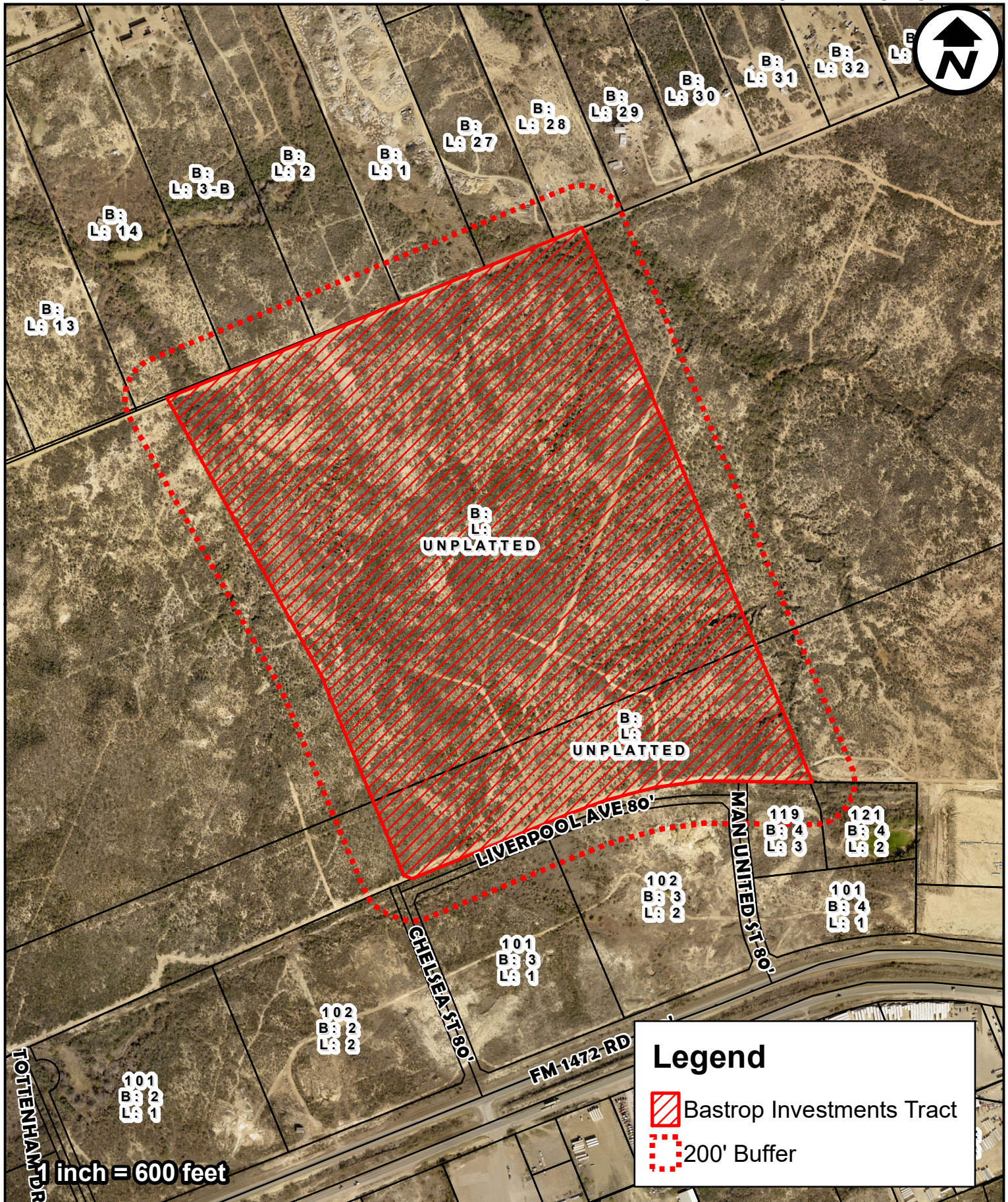


AERIAL MAP

SHERFEY ENGINEERING COMPANY



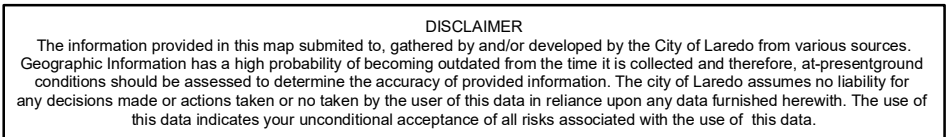
City of Laredo Planning Department  
1413 Houston Street  
Laredo, Texas 78040

## DISCLAIMER

The information provided in this map submitted to, gathered by and/or developed by the City of Laredo from various sources. Geographic Information has a high probability of becoming outdated from the time it is collected and therefore, at-present ground conditions should be assessed to determine the accuracy of provided information. The city of Laredo assumes no liability for any decisions made or actions taken or no taken by the user of this data in reliance upon any data furnished herewith. The use of this data indicates your unconditional acceptance of all risks associated with the use of this data.

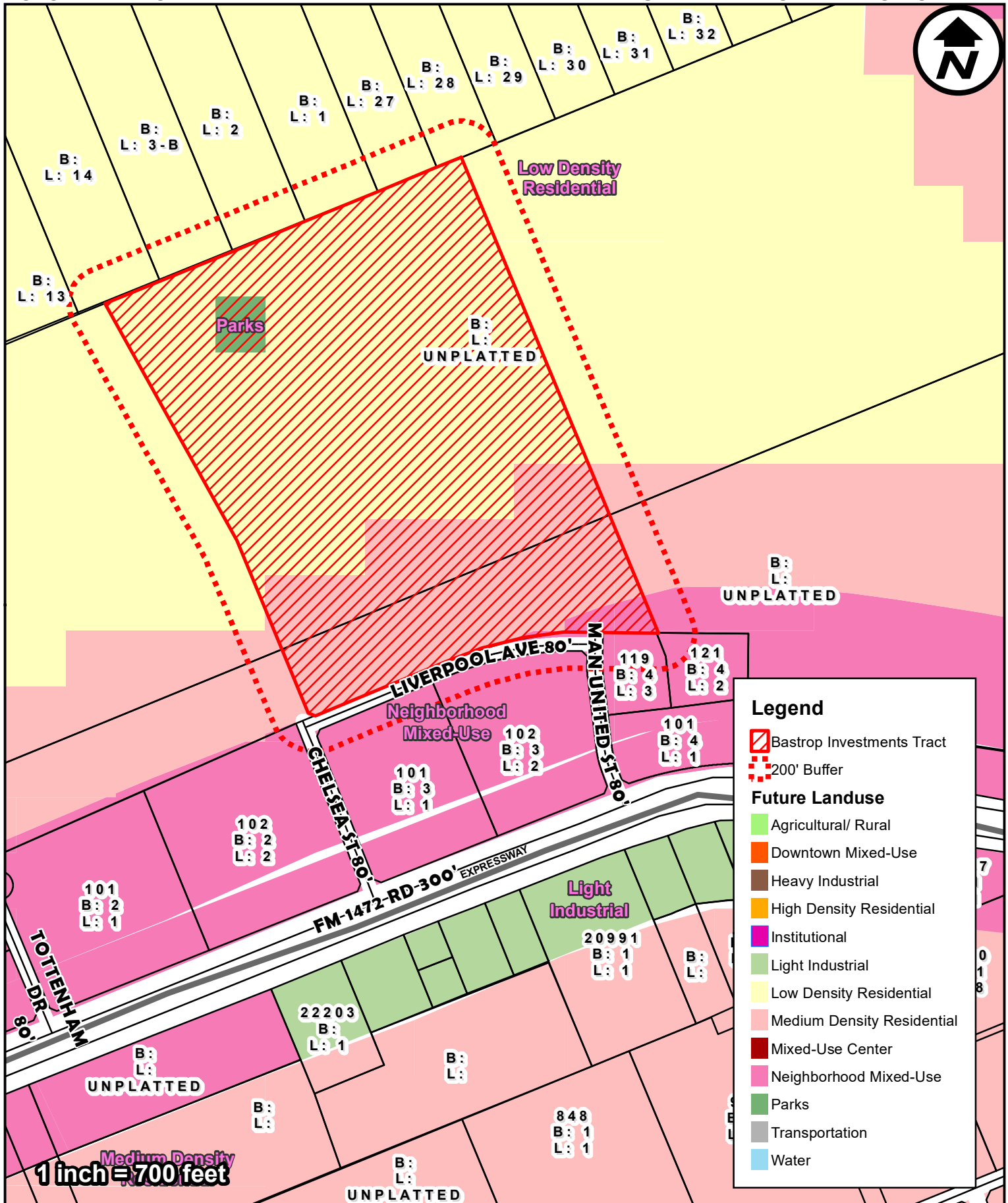


**SHERFEY ENGINEERING COMPANY**



FUTURE LANDUSE

SHERFEY ENGINEERING COMPANY



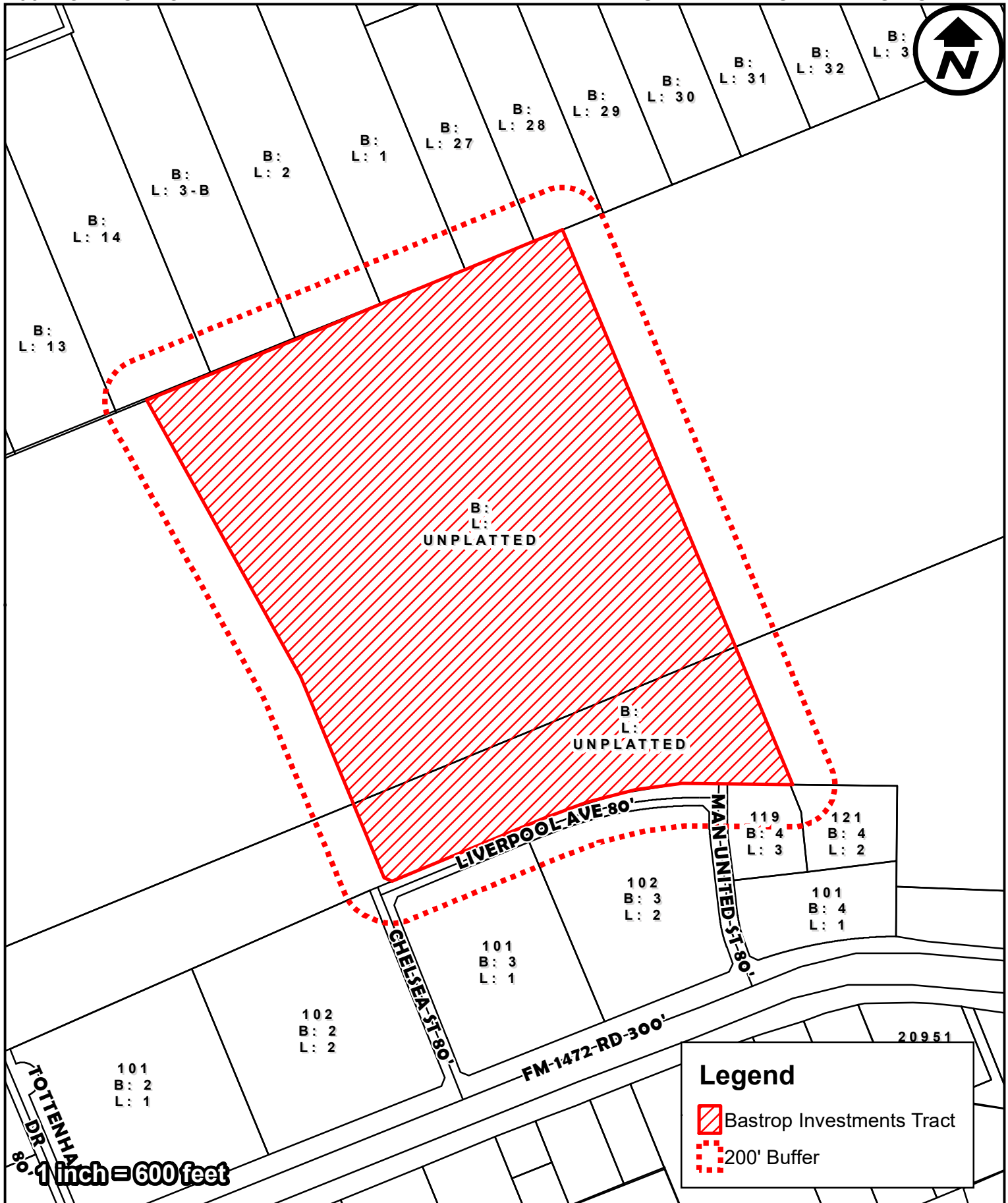
City of Laredo Planning Department  
1413 Houston Street  
Laredo, Texas 78040

## DISCLAIMER

The information provided in this map submitted to, gathered by and/or developed by the City of Laredo from various sources. Geographic Information has a high probability of becoming outdated from the time it is collected and therefore, at-present ground conditions should be assessed to determine the accuracy of provided information. The City of Laredo assumes no liability for any decisions made or actions taken or no taken by the user of this data in reliance upon any data furnished herewith. The use of this data indicates your unconditional acceptance of all risks associated with the use of this data.

200' NOTIFICATION

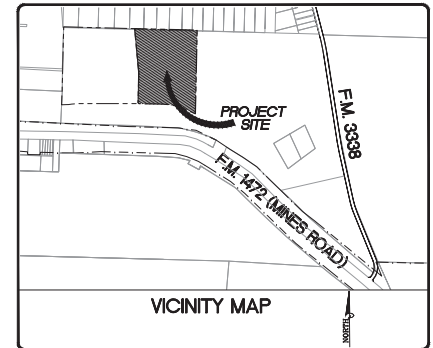
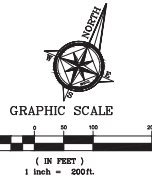
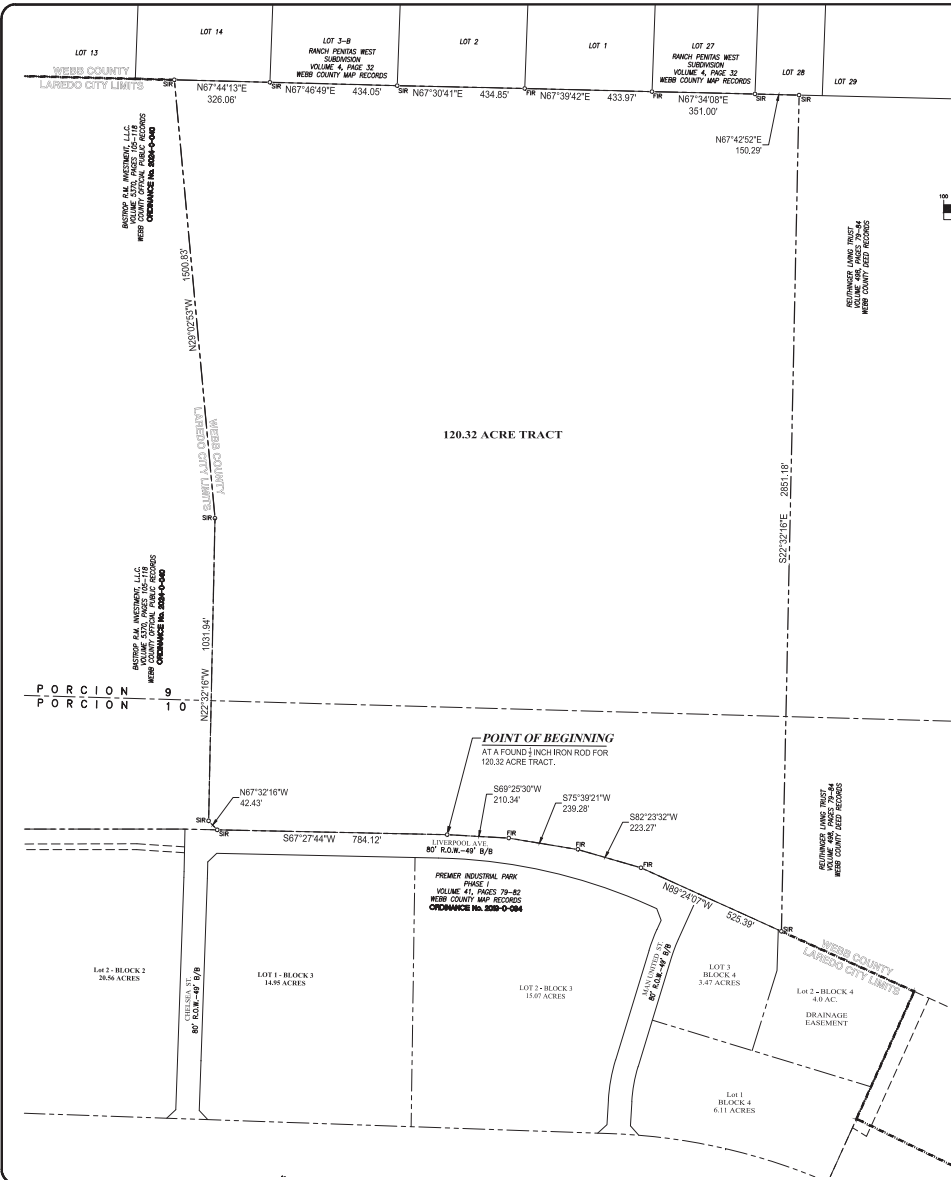
SHERFEY ENGINEERING COMPANY



City of Laredo Planning Department  
1413 Houston Street  
Laredo, Texas 78040

## DISCLAIMER

The information provided in this map submitted to, gathered by and/or developed by the City of Laredo from various sources. Geographic Information has a high probability of becoming outdated from the time it is collected and therefore, at-present ground conditions should be assessed to determine the accuracy of provided information. The city of Laredo assumes no liability for any decisions made or actions taken or no taken by the user of this data in reliance upon any data furnished herewith. The use of this data indicates your unconditional acceptance of all risks associated with the use of this data.



Designed By: FE  
 Drawn By: FE  
 Checked By: FE  
 Approved By: JPS  
 File: X:\8302.01\SURV\120.32AC

**FLOOD NOTE:**  
 BY GRAPHIC PLOTTING ONLY (AREAS OF MINIMAL FLOODING) OF THE FLOOD INSURANCE RATE MAP.  
 SUBJECT IS NOT LOCATED IN A FLOOD PLAIN "ZONE A" ACCORDING TO FIRM MAP COMMUNITY-PANEL NUMBER 58422C-1015C, DATED APRIL 2, 2008.

**SHERFEY ENGINEERING COMPANY, L.L.C.**  
 104 Del Court Suite 400 Laredo, Texas 78041  
 (956) 791-3511 (956) 791-3144  
 TX ENG FIRM No. 3132 TX SURV FIRM No. 10089800

**CERTIFICATE OF SURVEYOR**  
 I HEREBY CERTIFY TO ABOUT V INVESTMENTS, L.L.C. A TEXAS LIMITED LIABILITY COMPANY AND OR ASSIGNS AND SHASHI VASWANI, NEEL TITLE CORPORATION THAT I AM REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF TEXAS. IN MY PROFESSIONAL OPINION THAT THE SURVEY IS TRUE AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, ON THE GROUND, THAT THE CORNER MONUMENTS SHOWN WERE PROPERLY PLACED OR LOCATED UNDER MY SUPERVISION.  
 07/18/2024  
 DATE



**BOUNDARY SURVEY**  
 A tract of land containing 151.19 acres of land, more or less, situated in Porcion 10, Abstract 280, Tomas Sanchez original grantee and out of Porcion 9, Abstract 41, Blas Maria Diaz original grantee same being out of the Bastrap FM Investments, L.L.C. Tract as recorded in Volume 5630, Pages 306-320, Webb County Official Public Records.  
 Scale: 1"=200'  
 Date: 07/18/2024  
 Rev: 0  
 SHEET 1 OF 1



# Sherfey Engineering Company, L.L.C.

TBPE Firm No: F-3132 / TBPLS No. 10099800

104 Del Court Suite 400 Laredo, Texas 78041 PH: (956) 791-3511

## ***METES AND BOUNDS DESCRIPTION***

### ***120.32 ACRE TRACT***

### ***PORCION 10, ABSTRACT 280***

### ***PORCION 9, ABSTRACT 41***

### ***WEBB COUNTY, TEXAS***

A tract of land containing 120.32 acres of land, more or less, situated in Porcion 10, Abstract 280, Tomas Sanchez original grantee and out of Porcion 9, Abstract 41, Blas Maria Diaz original grantee same being out of the Bastrop RM Investments, L.L.C. Tract as recorded in Volume 5630, Pages 308-320, Webb County Official Public Records and being more particularly described by metes and bounds as follows:

**BEGINNING** at a found 1/2 inch iron rod on the northerly right-of-way line of Liverpool Avenue (an 80 foot wide right-of-way) as recorded in Premier Industrial Park Phase I, Volume 41, Pages 79-82, Webb County Map Records;

**THENCE**, S 67°27'44" W, along the northerly right-of-way line of said Liverpool Avenue a distance of 784.12 feet to a set 1/2 inch iron rod, the southwest corner of the herein described tract;

**THENCE**, N 67°32'16" W, a distance of 42.43 feet to a set 1/2 inch iron rod, a deflection right;

**THENCE**, N 22°32'16" W, a distance of 1,031.94 feet to a set 1/2 inch iron rod, a deflection left;

**THENCE**, N 29°02'53" W, a distance of 1,500.83 feet to a set 1/2 inch iron rod, the northwest corner of the herein described tract;

**THENCE**, N 67°44'13" E, along the common property line with Lot 14 Rancho Penitas West Subdivision and along a fence in places, recorded in Volume 4, Page 32, Webb County Map Records, a distance of 326.06 feet to a set 1/2 inch iron rod, a deflection right;

**THENCE**, N 67°46'49" E, along the common property line with Lot 3-B, as recorded in said Rancho Penitas West Subdivision and along a fence in places, a distance of 434.05 feet to a set 1/2 inch iron rod, a deflection left;

**THENCE**, N 67°30'41" E, along the common property line with Lot 2, as recorded in said Rancho Penitas West Subdivision and along a fence in places, a distance of 434.85 feet to a found 1/2 inch iron rod, a deflection right;

**THENCE**, N 67°39'42" E, along the common property line with Lot 1, as recorded in said Rancho Penitas West Subdivision and along a fence in places, a distance of 433.97 feet to a found 1/2 inch iron rod, a deflection left;

**THENCE**, N 67°34'08" E, along the common property line with Lot 27, as recorded in said Rancho Penitas West Subdivision and along a fence in places, a distance of 351.00 feet to a set 1/2 inch iron rod, a deflection right;

**THENCE**, N 67°42'52" E, along the common property line with Lot 28, as recorded in said Rancho Penitas West Subdivision and along a fence in places, a distance of 150.29 feet to a set 1/2 inch iron rod, the northeast corner of the herein described tract;



# Sherfey Engineering Company, L.L.C.

TBPE Firm No: F-3132 / TBPLS No. 10099800

104 Del Court Suite 400 Laredo, Texas 78041 PH: (956) 791-3511

**THENCE**, S 22°32'16" E, a distance of 2,851.18 feet to a set 1/2 inch iron rod, the southeast corner of the herein described tract;

**THENCE**, along the common property line with the said Premier Industrial Park Phase I, along a fence in places, the following bearings and distance:

N 89°24'07" W, 525.39 feet to a found 1/2 inch iron rod;

S 82°23'32" W, 223.27 feet to a found 1/2 inch iron rod;

S 75°39'21" W, 239.28 feet to a set 1/2 inch iron rod;

**THENCE**, S 69°25'30" W, along the common property line with the said Premier Industrial Park Phase I a distance of 210.34 feet to return to and close at the **POINT OF BEGINNING**, containing 120.32 acres of land.

State of Texas §  
County of Webb §

I, Francisco Estrada IV, a Registered Professional Land Surveyor, do hereby state that the above captioned "Metes and Bounds Description" was prepared from available office records and on the ground survey of the property made under my supervision.

R.P.L.S. No. 5862-Texas

07/18/2024

Current Date





Name: **120.32 ACRE TRACT**

Segment #1	: Line	
Course:	N67°46'49"E	Length: 434.05'
Segment #2	: Line	
Course:	N67°30'41"E	Length: 434.85'
Segment #3	: Line	
Course:	N67°39'42"E	Length: 433.97'
Segment #4	: Line	
Course:	N67°34'08"E	Length: 351.00'
Segment #5	: Line	
Course:	N67°42'52"E	Length: 150.29'
Segment #6	: Line	
Course:	S22°32'16"E	Length: 2851.18'
Segment #7	: Line	
Course:	N89°24'07"W	Length: 525.39'
Segment #8	: Line	
Course:	S82°23'32"W	Length: 223.27'
Segment #9	: Line	
Course:	S75°39'21"W	Length: 239.28'
Segment #10	: Line	
Course:	S69°25'30"W	Length: 210.34'
Segment #11	: Line	
Course:	S67°27'44"W	Length: 784.12'
Segment #12	: Line	
Course:	N67°32'16"W	Length: 42.43'
Segment #13	: Line	
Course:	N22°32'16"W	Length: 1031.94'
Segment #14	: Line	
Course:	N29°02'53"W	Length: 1500.83'
Segment #15	: Line	
Course:	N67°44'13"E	Length: 326.06'

Perimeter: 9538.98'      Area: 5241119.18 Sq. Ft. - **120.32 ACRES**  
Error Closure:                      0.01      Course: N78°30'44"W

Precision 1: 953900.00



*Francisco Estrada IV*  
07/18/2024