

**LEGAL DESCRIPTION OF  
A 50.00' WIDE ACCESS EASEMENT  
OUT OF A 469.61 ACRE TRACT  
CALLED 469.729 ACRES  
RECORDED IN  
VOLUME 5586, PAGE 306 W.C.O.P.R.  
WEBB COUNTY - TEXAS**

BEING A 50.00' WIDE ACCESS EASEMENT, BEING OUT OF A 469.61 ACRE TRACT, CALLED 469.729 ACRES, RECORDED IN VOLUME 5586, PAGE 306, WEBB COUNTY OFFICIAL PUBLIC RECORDS, WEBB COUNTY, TEXAS, BEING PARTIALLY SITUATED IN SURVEY 295, H. & G.N.R.R. CO., ABSTRACT 1426, ORIGINAL GRANTEE, AND SURVEY 296, E. CANO, ABSTRACT 958, ORIGINAL GRANTEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A FOUND IRON ROD BEING THE NORTHEAST CORNER OF THE REMAINING 25.00 ACRES OF A CALLED 494.729 ACRE TRACT, RECORDED IN VOLUME 3107, PAGE 501, WEBB COUNTY OFFICIAL PUBLIC RECORDS, AND A POINT ON THE WEST BOUNDARY LINE OF A 6,525.49 ACRE TRACT RECORDED IN VOLUME 1251, PAGE 450, WEBB COUNTY REAL PROPERTY RECORDS, WEBB COUNTY, TEXAS, AND ALSO BEING THE EASTERN MOST SOUTHEAST CORNER OF A CALLED 469.729 ACRES, RECORDED IN VOLUME 5586, PAGE 306, WEBB COUNTY OFFICIAL PUBLIC RECORDS, WEBB COUNTY, TEXAS, AND BEING THE **POINT OF BEGINNING** AND THE EASTERN MOST SOUTHEAST CORNER HEREOF;

THENCE **S 89° 07' 33" W** A DISTANCE OF **1,034.14'**, ALONG COMMON PROPERTY LINE OF SAID REMAINING 25.00 ACRES, AND THE SOUTH BOUNDARY LINE IF SAID CALLED 469.729 ACRE TRACT, TO A FENCE CORNER POST BEING THE NORTHWEST CORNER OF SAID 25.00 ACRE TRACT, AND AN INTERIOR CORNER OF SAID CALLED 469.729 ACRE TRACT, AND BEING AN INTERIOR CORNER AND POINT OF DEFLECTION HEREOF;

THENCE **S 00° 52' 27" E** A DISTANCE OF **908.19'**, ALONG COMMON PROPERTY LINE OF SAID REMAINING 25.00 ACRES, AND THE SOUTH BOUNDARY LINE IF SAID CALLED 469.729 ACRE TRACT, TO A FENCE CORNER POST BEING THE SOUTHWEST CORNER OF SAID 25.00 ACRE TRACT, AND THE SOUTHERN MOST SOUTHEAST CORNER OF SAID CALLED 469.729 ACRE TRACT, AND ALSO BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 359, AND BEING THE SOUTHERN MOST SOUTHEAST CORNER HEREOF;

THENCE **N 75° 13' 43" W** A DISTANCE OF **51.92'**, ALONG THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 359, AND THE SOUTH BOUNDARY LINE OF SAID CALLED 469.729 ACRE TRACT, TO A POINT BEGIN THE SOUTHERN MOST SOUTHWEST CORNER HEREOF;

THENCE OVER AND ACROSS SAID CALLED 469.729 ACRE TRACT ALONG THE FOLLOWING BEARING AND DISTANCES:

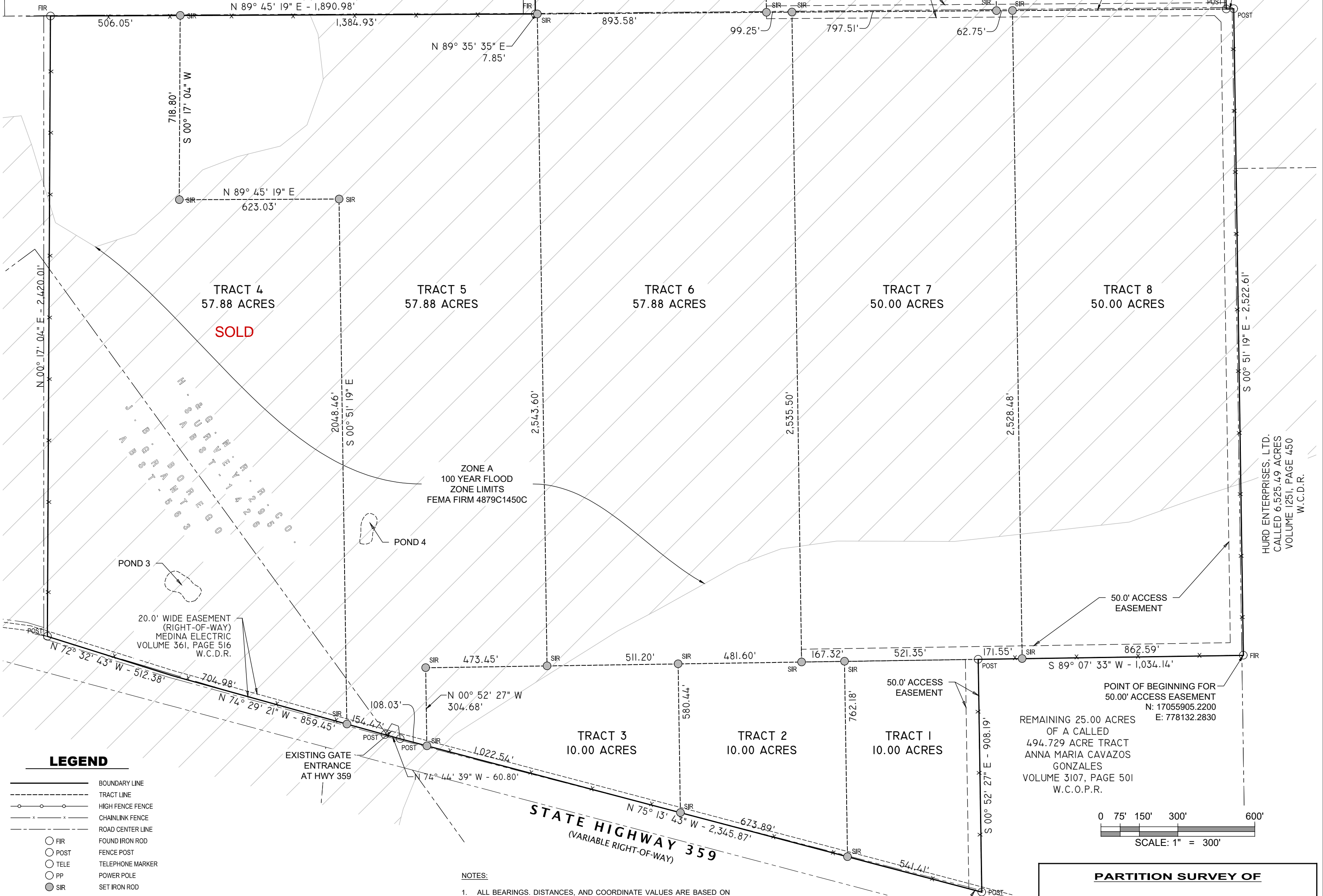
- N 00° 52' 27" W A DISTANCE OF 894.19'
- S 89° 07' 33" W A DISTANCE OF 638.68'
- N 00° 51' 19" W A DISTANCE OF 50.00'
- N 89° 07' 33" E A DISTANCE OF 1,672.82'
- N 00° 51' 19" W DISTANCE OF 2,421.63'
- N 45° 37' 52" W DISTANCE OF 35.81'
- S 89° 35' 35" W DISTANCE OF 1,746.94'
- N 00° 45' 26" W DISTANCE OF 50.00'

THENCE **N 89° 35' 35" E** A DISTANCE OF **1,792.88'**, TO A POINT ON THE EAST BOUNDARY LINE OF SAID CALLED 469.729 ACRE TRACT, AND A POINT ON THE WEST BOUNDARY LINE OF SAID CALLED 6,525.49 ACRE TRACT, BEING THE NORTHERN MOST NORTHEAST CORNER HEREOF;

THENCE **S 00° 45' 26" E** A DISTANCE OF **25.00'**, TO A FENCE CORNER POST, BEING A POINT OF DEFLECTION ON THE EAST BOUNDARY LINE OF SAID CALLED 469.729 ACRE TRACT, AND THE WEST BOUNDARY LINE OF SAID CALLED 6,525.49 ACRE TRACT, BEING AN INTERIOR CORNER HEREOF;

THENCE **N 87° 19' 09" E** A DISTANCE OF **29.25'**, TO A FENCE CORNER POST, BEING A POINT OF DEFLECTION ON THE EAST BOUNDARY LINE OF SAID CALLED 469.729 ACRE TRACT, AND THE WEST BOUNDARY LINE OF SAID CALLED 6,525.49 ACRE TRACT, BEING THE EASTERNMOST NORTHEAST CORNER HEREOF;

THENCE **S 00° 51' 19" E** A DISTANCE OF **2,522.61'**, ALONG THE COMMON BOUNDARY LINE OF SAID 6,525.49 ACRE TRACT AND SAID CALLED 469.729 ACRE TRACT TO THE **POINT OF BEGINNING** OF THIS 50.00' WIDE ACCESS EASEMENT.



- LEGEND**
- BOUNDARY LINE
  - - - TRACT LINE
  - HIGH FENCE FENCE
  - - - CHAINLINK FENCE
  - - - ROAD CENTER LINE
  - FIR
  - POST
  - TELE
  - PP
  - SIR

I, THE UNDERSIGNED, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE FOREGOING PLAT OF SURVEY WAS PREPARED FROM AN ACTUAL SURVEY OF THE STATED PROPERTY ON THE GROUND AND UNDER MY SUPERVISION, AND THAT THIS SKETCH REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.

FRANCISCO RAMOS, R.P.L.S. No. 6573 DATE



- NOTES:**
- ALL BEARINGS, DISTANCES, AND COORDINATE VALUES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM NORTH AMERICAN DATUM 1983, TEXAS SOUTH ZONE, US SURVEY FEET.
  - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT; THEREFORE, EASEMENTS, RIGHT-OF-WAYS, AND OTHER FEATURES AFFECTING THIS PROPERTY MAY NOT BE SHOWN.
  - THIS WORK DOES NOT REPRESENT A CHAIN OF TITLE EXAMINATION, SURFACE MINERAL FEE IN EITHER SUBJECT AND/OR ADJACENT TRACTS MAY NOT BE CURRENT AND/OR HISTORICALLY CORRECT AND IS SHOWN FOR INFORMATIONAL PURPOSE ONLY.
  - PROPERTY APPEARS TO BE PARTIALLY LOCATED IN A FLOOD ZONE AS PER MAP 48479C1450C, PUBLISHED DATE APRIL 2, 2019
  - ORIGINAL SURVEY LINES ARE FOR GRAPHICAL USE ONLY AND DO NOT REPRESENT RESOLVED BOUNDARIES.

**BASIS OF BEARINGS:**  
BASIS OF BEARING FOR THIS PLAT IS THE TEXAS COORDINATE SYSTEM, NAD 83, TEXAS SOUTH ZONE, 4205, BASED ON MEASUREMENTS ACCORDING TO A GPS OBSERVATION SESSION AND COMPUTED BY THE NATIONAL GEODETIC SURVEY (NGS) ON BASE LOCATION:  
LATITUDE : 027° 34' 55.94"  
LONGITUDE : 099° 31' 36.09"  
NORTHING : 17101808.4200'  
EASTING : 651680.1900'

**PARTITION SURVEY OF**  
**A 469.61 ACRE TRACT**  
**CALLED 469.729 ACRE TRACT**  
**RECORDED IN**  
**VOLUME 5586, PAGE 306, W.C.O.P.R.**  
WEBB COUNTY, TEXAS

**RAMOS ENGINEERING, PLLC**  
4820 MIMS AVE., STE. #2 LAREDO, TX 78041  
C: 956.326.9420

APPROVED BY: F.R.  
DRAWN BY: F.R.  
SHEET 1 OF 1  
CHECKED BY: F.R.  
ENG: F-23568  
SUR: 10194771  
DATE: 04.08.24  
REV:

FILE:24-303-BASE.DWG