

Sergio E. Rivas, Jr., et ux,  
Vol. 1406, Pgs. 921-931  
D.R.W.C.T.

Point of Beginning  
Found 1/2"  
Iron Rod

Point of Beginning  
30' Access Easement  
Found 1" Pipe  
S21°50'08"E, 30.00'  
Found 3/4"  
Iron Rod

60' Access Easement  
Vol. 1408, Pgs. 73-84  
D.R.W.C.T.

N68°18'53" E - 1,735.84'  
Barb Wire Fence

N22°32'42"W  
30.00'

TRACT 2  
out of 300.21 acres  
Vol. 1408, Pgs. 75-84  
D.R.W.C.T.

TRACT 3  
out of 300.21 acres  
Vol. 1408, Pgs. 75-84  
D.R.W.C.T.

Survey 2142  
B.A. Pulg, et al  
Abstract 3247

TRACT 1  
100.07 Acres  
Vol. 1954, Pgs. 350-352  
D.R.W.C.T.

S22°32'42" E - 2,499.24'



SCALE: 1"=400'

Porcion 4  
Laredo City  
Abstract 234

Diana Benavides Solis  
Vol. 1214, Pgs. 259-267  
D.R.W.C.T.

Found 6"  
Cedar Post

Barb Wire Fence  
S67°30'20" W - 1,735.64'

Porcion 5  
Manuel Gonzales  
Abstract 58

Diana Benavides Solis  
Vol. 1214, Pgs. 259-267  
D.R.W.C.T.

#### BASIS OF BEARINGS:

A 6" Cedar post found at the most southerly corner of a 300.21 acre tract (called by deed to be 300.24 acres) as recorded in Volume 1408, Pages 73-84, Deed Records, Webb County, Texas, and a 3/4" Iron Rod found at the most westerly corner of said 300.21 acres, called to be North 23 degrees 00 minutes 51 seconds West, 2523.68 feet, but found by GPS observation to be Measured North 22 degrees 32 minutes 42 seconds West, 2523.75 feet.

STATE OF TEXAS:  
COUNTY OF WEBB:

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY STATE THAT THIS SURVEY IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THE CORNER MONUMENTS SHOWN WERE PROPERLY PLACED OR LOCATED.

Julian Javier Ruiz, R.P.L.S. (No. 5304)

DATE

Survey of  
the surface only of Tract 1: a 100.07 acre tract of land,  
recorded in Vol. 1954, Pgs. 350-352, D.R.W.C.T.,  
out of a 300.21 acre tract of land,  
Situating in Survey 2142, B.A. Pulg, et al, Abstract 3247  
Webb County, Texas

**J Ruiz**  
**Land Surveying**

405 E. Del Mar Blvd.  
Laredo, Texas 78041  
Phone: (956) 568-4470  
Fax: (956) 568-4471

SURVEY BASED ON  
GF# N/A

DRAWN BY: J.J.R.

CHECKED BY: J.J.R.

DATE: 03-29-12

JOB No. 12022

F.B. -- 1 of 3

FILE: 12022 100ac Las Botines.dwg

**Field Notes**

**For Tract 1: a 100.07 acre tract of land**  
**Out of a 300.21 acre tract of land**  
**Situated in Survey 2142, B.A. Puig, et al, Abstract 3247**  
**Webb County, Texas**

Being a 100.07 acre tract of land, as described in deed recorded in Volume 1954, Pages 350-352, Deed Records, Webb County, Texas, out of a 300.21 acre tract of land, described in deed recorded in Volume 1408, Pages 75-84, Deed Records, Webb County, Texas, situated in Survey 2142, B.A. Puig, et al, Abstract 3247, 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 a southeasterly line of a tract of land conveyed by deed Sergio E. Rivas, Jr., et ux, as recorded in Volume 1406, Pages 921-931, Deed Records, Webb County, Texas, at the most westerly corner of Tract 2, out of said 300.21 acre tract of land, for the most northerly corner hereof;

**Thence**, with the southwesterly line of said Tract 2, *South 22 degrees 32 minutes 42 seconds East, 2499.24 feet* to a  $\frac{1}{2}$ " *iron rod* found at a northwesterly line of a tract of land conveyed by deed to Diana Benavides Solis, as recorded in Volume 1214, Pages 259-267, Deed Records, Webb County, Texas, for the most easterly corner hereof;

**Thence**, with a northwesterly line of said Solis tract, *South 67 degrees 30 minutes 20 seconds West, 1735.64 feet* to a 6" *cedar post* found an interior corner of said Solis tract, for the most southerly corner hereof;

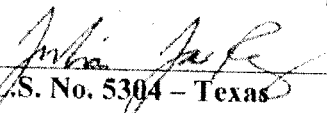
**Thence**, with the northeasterly line of said Solis tract, *North 22 degrees 32 minutes 42 seconds West, 2523.73 feet* to a  $\frac{3}{4}$ " *iron rod* found at a southerly corner of aforementioned Rivas tract, for the most westerly corner hereof;

**Thence**, with a southeasterly line of said Rivas tract, *North 68 degrees 18 minutes 53 seconds East, 1735.84 feet* to a to the **Point of Beginning** and containing **100.07 acres** of land, more or less.

**Basis of Bearings:** A 6" Cedar post found at the most southerly corner of a 300.21 acre tract (called by deed to be 300.24 acres) as recorded in Volume 1408, Pages 73-84, Deed Records, Webb County, Texas, and a  $\frac{3}{4}$ " Iron Rod found at the most westerly corner of said 300.21 acres, called to be North 23 degrees 00 minutes 51 seconds West, 2523.68 feet, but found by GPS observation to be Measured North 22 degrees 32 minutes 42 seconds West, 2523.75 feet.

**County of Webb**  
**State of Texas**

I, **Julian Javier Ruiz**, a Registered Professional Land Surveyor in the State of Texas, do hereby state that the above captioned legal description and attached "Plat of Survey" represent an actual survey performed on the ground under my supervision, and that the corner monuments shown were properly placed or located.

  
R.P.L.S. No. 5304 - Texas

  
Date

**Field Notes**  
**For a 30' Access Easement**  
**Over and across Tract 2 and Tract 3**  
**Out of a 300.21 acre tract of land**  
**Situated in Survey 2142, B.A. Puig, et al, Abstract 3247**  
**Webb County, Texas (continued)**

Being a 30 foot strip of land for the purpose of access over and across Tract 2 and Tract 3, out of a 300.21 acre tract of land, described in deed recorded in Volume 1408, Pages 75-84, Deed Records, Webb County, Texas, situated in Survey 2142, B.A. Puig, et al, Abstract 3247, Webb County, Texas, and being more particularly described by metes and bounds as follows, to wit:

**Beginning** at a *1" pipe* found at the center of a 60 foot access easement on the southwesterly end, at a southeasterly line of a tract of land conveyed by deed Sergio E. Rivas, Jr., et ux, as recorded in Volume 1406, Pages 921-931, Deed Records, Webb County, Texas, on the northwesterly line of a 300.21 acre tract of land (called be deed to be 300.24 acres), as recorded in Volume 1408, Pages 73-84, Deed Records, Webb County, Texas, also being on the northwesterly line of Tract 3, as created by this survey, for a point on line hereof;

**Thence, South 21 degrees 50 minutes 08 seconds East, 30.00 feet** to a *¾" iron rod* found for the most easterly corner hereof;

**Thence, South 68 degrees 18 minutes 53 seconds West, 1226.01 feet** to a point on the northeasterly line of Tract 1, for the most southerly corner hereof;

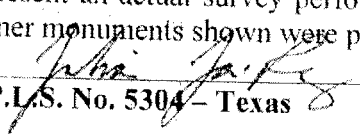
**Thence, with the northeasterly line of said Tract 1, North 22 degrees 32 minutes 42 seconds West, 30.00 feet** to a *½" iron rod* found at the most northerly corner of said Tract 1, on the southeasterly line of aforementioned Rivas tract, for the most westerly corner hereof;

**Thence, with the southeasterly line of said Rivas tract, North 68 degrees 18 minutes 53 seconds East, 1226.01 feet** to the **Point of Beginning** and containing 0.84 acres of land, more or less.

**Basis of Bearings:** A 6" Cedar post found at the most southerly corner of a 300.21 acre tract (called by deed to be 300.24 acres) as recorded in Volume 1408, Pages 73-84, Deed Records, Webb County, Texas, and a ¾" Iron Rod found at the most westerly corner of said 300.21 acres, called to be North 23 degrees 00 minutes 51 seconds West, 2523.68 feet, but found by GPS observation to be Measured North 22 degrees 32 minutes 42 seconds West, 2523.75 feet.

**State of Texas:**  
**County of Webb:**

I, **Julian Javier Ruiz**, a Registered Professional Land Surveyor in the State of Texas, do hereby state that the above captioned legal description and attached "Plat of Survey" represent an actual survey performed on the ground under my supervision, and that the corner monuments shown were properly placed or located

  
R.P.L.S. No. 5304 - Texas

  
Current Date

Exhibit "B"