



**Texas Geo Tech**  
LAND SURVEYING, INC.

**EXHIBIT "A"**

Being a 12.70 Acre tract of land, out of a called 154.22-acre tract of land deeded to **CONNALLY FAMILY, LTD., PARTNERSHIP**, recorded in Document number 468134 of the Deed Records of San Patricio County, Texas, and being all out of the **VICTORIA JUAREZ SURVEY, ABSTRACT 11**, San Patricio County, Texas, and being more particularly described as follows:

**BEGINNING** at a Texas Department of Transportation concrete monument found for the south corner of said 154.22-acre tract, same being on the north right of way line of Texas Highway 359, and being the south corner of this tract;

**THENCE** N 80° 22' 28" W a distance of 106.34 feet, with the south property line of this tract, same being the north right of way intersection of said Texas Highway 359 and Interstate Highway 37, to a Texas Department of Transportation concrete monument found for the southwest corner of this tract;

**THENCE** N 35° 33' 38" W with the east right of way line of said Interstate Highway 37, a distance of 297.90 feet to a Texas Department of Transportation concrete monument found, same being an interior corner of this tract;

**THENCE** N 48° 28' 35" W with the east right of way line of said Interstate Highway 37, a distance of 196.15 feet to a 5/8inch iron rod set for the northwest corner of this tract;

**THENCE** N 68° 07' 10" E a distance of 792.30 feet to a 5/8inch iron rod set for the most northerly corner of this tract;

**THENCE** S 20° 42' 58" E a distance of 242.76 feet to a 5/8inch iron rod set for an interior corner of this tract and being a point of beginning for a curve to the right;

**THENCE** with said curve to the right, having a radius of 2996.64 feet, an arc distance of 462.27 feet, a chord distance 461.82 feet, a chord bearing N 79° 55' 30" E and a delta angle of 8° 49' 50", to a 5/8inch iron rod set for a corner of this tract;

**THENCE** N 84° 29' 25" E a distance of 227.40 feet to a 5/8inch iron rod set for the northeast corner of this tract;

**THENCE** S 05° 30' 35" E a distance of 303.00 feet to 5/8inch iron rod set on the north right of way line of said Texas Highway 359, same being the most southeasterly corner of this tract;

**THENCE** S 84° 29' 25" W with the north right of way line of said Texas Highway 359, a distance of 232.05 feet to a Texas Department of Transportation concrete monument found, for a corner of this tract, and being a point of curvature to the left;

**THENCE** with said curve to the left, having a radius of 2696.64 feet, an arc distance of 911.20 feet, a chord distance 906.87 feet, a chord bearing S 74° 50' 38" W and a delta angle of 19° 21' 40", to the **POINT OF BEGINNING** and containing 12.70-acre, more or less.

*This field notes description constitutes a legal document unless it appears in its entirety, in its original form, seal and signature; surveyor assumes no responsibility or liability a distance of its correctness. It is strongly recommended, a distance of the continuity of future surveys, that this document be incorporate in all future conveyances, without any revisions or deletions. September 19, 2025*

**NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN TO ALL INTERESTED PERSONS, THAT:

The City of Mathis, Texas proposes to institute annexation proceedings to enlarge and extend the boundary limits of the City of Mathis to include the following described territory, pursuant to a request by the landowner to be annexed, to-wit:

Being a 12.70 Acre tract of land, out of a called 154.22-acre tract of land deeded to **CONNALLY FAMILY, LTD., PARTNERSHIP**, recorded in Document number 468134 of the Deed Records of San Patricio County, Texas, and being all out of the **VICTORIA JUAREZ SURVEY, ABSTRACT 11**, San Patricio County, Texas, and being more particularly described in the Exhibit A.

A public hearing will be held by and before the City Council of the City of Mathis, Texas on the 10<sup>th</sup> day of November, 2025 at 7:00 p.m. in the City Council Chamber of the City Hall Annex of the City of Mathis, Texas, for all persons interested in the above proposed annexation. At said time and place all such persons shall have the right to appear and be heard. Of all said matters and things, all persons interested in the things and matters herein mentioned, will take notice.

By order of the City Council of the City of Mathis, Texas this the 14<sup>th</sup> day of October, 2025.

*Cinco Villarreal*  
Mayor

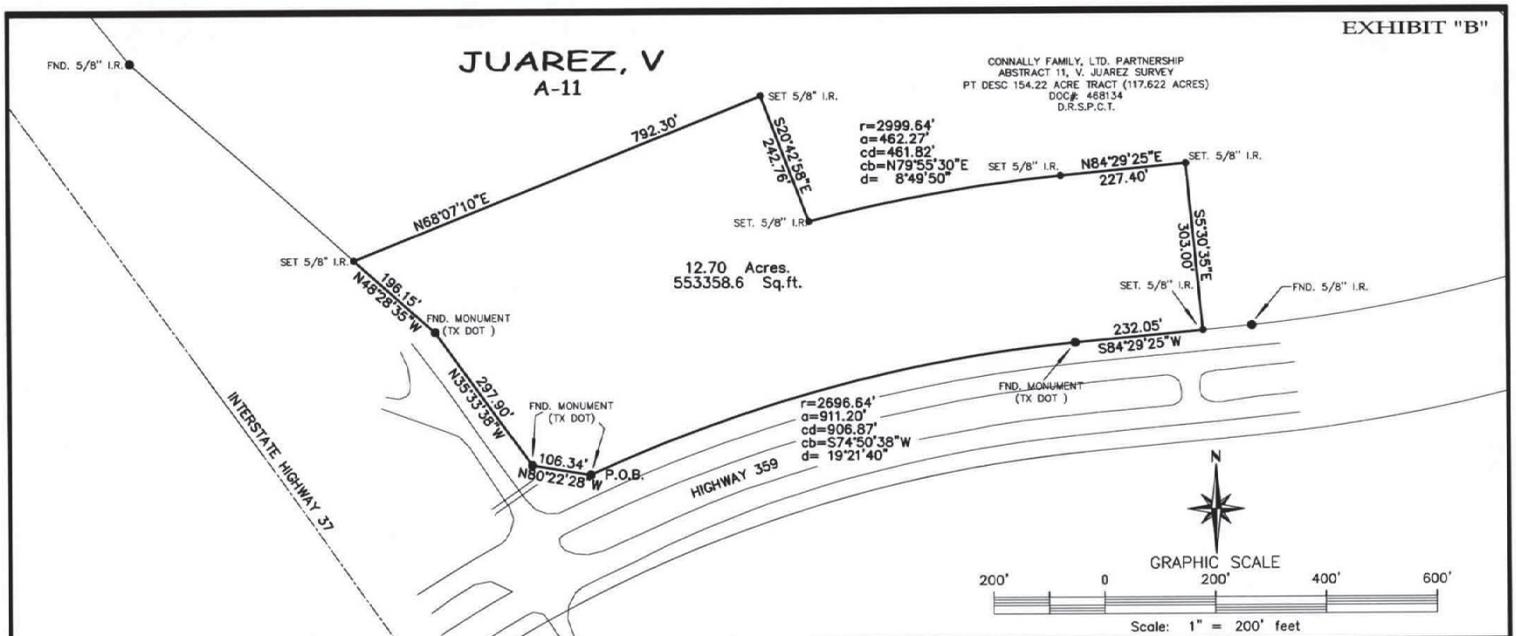
ATTEST:

*Stephanie*  
City Secretary



*Jarrel L. Moore*  
Jarrel L. Moore  
Registered Professional Land Surveyor  
License Number 4854

September 19, 2025  
250213-R



I, JARREL L. MOORE, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THIS PLAT REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND SUBSTANTIALLY COMPLIES WITH THE MINIMUM STANDARDS FOR LAND SURVEYING IN TEXAS AS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS. JULY 28, 2025

*Jarrel L. Moore*  
JARREL L. MOORE  
REGISTERED PROFESSIONAL LAND SURVEYOR  
LICENSE No. 4854



**SURVEY OF:**  
Being a 12.70 Acre tract of land, out of a called 154.22-acre tract of land deeded to **CONNALLY FAMILY, LTD., PARTNERSHIP**, recorded in Document number 468134 of the Deed Records of San Patricio County, Texas, and being all out of the **VICTORIA JUAREZ SURVEY, ABSTRACT 11**, San Patricio County, Texas

**TITLE NOTE:**  
ACCORDING TO THE TITLE COMMITMENT PROVIDED BY MCKNIGHT TITLE, GF#: CB-13815-JS, HAVING AN EFFECTIVE DATE OF: FEBRUARY 10, 2025 AND HAVING AN ISSUED DATE OF: FEBRUARY 19, 2025, ALL ITEMS ARE OUTSIDE THE PURVIEW OF THIS SURVEY.

ALL BEARINGS AND DISTANCE REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE.

**TEXAS GEO TECH**  
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www.texasgeotech.com

DATE: 09/18/2025	DRAWN: EF
SCALE: 1" = 200'	JOB NUMBER: 250213-R
APPROVED: JLM	SURVEY: JT & MC