

**ORDER OF ACCEPTANCE
OF
DEDICATIONS OF RIGHT-OF-WAY AND EASEMENTS
BY WEBB COUNTY**

The duly executed dedication of 1 Roadway Right of Way and Public Utility Easements out of Huisache Cattle Co. Ltd are presented to the Webb County Commissioners Court on this 14th day of October, 2014 for acceptance by Webb County prior to the recordation of each original in the Webb County Official Public Records;

The following dedication is out of the lot or tract listed below and from the owner or owners whose names are listed alongside each lot and reference to the specific dedication out of each lot is made to the actual documents, which are right-of-way/easement dedications, which will be recorded in the Webb County Official Public Records subsequent to the signing of this order.

Property

Huisache Cattle Co. Ltd
Surface Only of 14.89 acres

Grantor(s)

Simon Development, Ltd, A Texas
Limited Liability Partnership
By: Gene S. Walker Jr.

It is therefore **ORDERED** by the Commissioner Court of Webb County, acting in its duly authorized capacity for Webb County, a political subdivision of the State of Texas, that the dedication out of the above-listed properties, all of which have been executed by the owners prior to submission to the Court, (and for specific reference to each dedication granted by owners and accepted herein, reference is made to the original dedications which will be recorded in the Webb County Official Public Records hereinafter) **BE AND ARE HEREBY ACCEPTED BY WEBB COUNTY**; and

It is the further **ORDER** of the Commissioners Court that this order, and the originals of the dedications out of the above referenced lots be filed in the Webb County Official Public Records, Webb County, Texas.

The Honorable Danny Valdez
Webb County Judge

ATTEST:
Margie Ramirez Ibarra, Webb County Clerk

BY: _____

APPROVED AS TO FORM:

Marco A. Montemayor
Webb County Attorney*

***By law, the County Attorney's Office may only advise or approve contracts or legal documents on behalf of its clients. It may not advise or approve a contract or legal document on behalf of other parties. Our review of this document was conducted solely from the legal perspective of our client. Our approval of this document was offered for the benefit of our client. Other parties should not rely on this approval, and should seek review and approval of their own respective attorney(s).**



RHONDA M. TIFFIN
Planning Director

DEPARTMENT OF WEBB COUNTY, TEXAS

• 1110 Washington St., Suite 302 • Laredo, TX 78040 • Phone: (956) 523-4100 • Fax: (956) 523-5008 •

2014 SEP 30 PM 1 24

**WEBB COUNTY ATTORNEY
LETTER OF TRANSMITTAL**

To: Jeffrey Czar
County Attorney

Date:	September 30, 2014
RE:	Original Right-of-way Deed

From: Jorge Calderon
Assistant Planning Director

I/We am sending you the following:

Copy/Original	Date	Description
1	9/30/2011	Right-of-way Document Simeon Development, Ltd., "Grantor" to Webb County, "Grantee"

Comments:

Should you have any questions or require additional information, please do not hesitate to call our office.

**ROADWAY RIGHT-OF-WAY
AND PUBLIC UTILITY EASEMENT**

Date: August 15, 2014

Grantor: SIMEON DEVELOPMENT, LTD., a Texas limited partnership

Grantee: WEBB COUNTY, a political subdivision of the State of Texas

Grantee's Mailing Address: Webb County
c/o Hon. Danny Valdez
County Judge
1000 Houston St.
Laredo, Texas 78040

Reservations from Conveyance and Exceptions to Warranty: Any and all validly existing encumbrances, easements, mineral leases, conditions and restrictions, relating to the Easement Property now reflected by the records of the County Clerk of Webb County, Texas.

Easement Purpose: Formal dedication of county roads by prescription for public roadway right-of-way purposes, and for the construction, laying, installation and maintaining of drainage improvements and other public utilities (including, but not limited to, drainage structures of all types and sewer, telephone, gas water, cable and electric lines).

Easement Property:

SURFACE ONLY OF A TRACT OF LAND CONTAINING 14.89 ACRES, MORE OR LESS, BEING OUT OF A HUISACHE CATTLE CO. LTD PROPERTY CALLED TO CONTAIN 3,640.4083 ACRES, RECORDED IN VOLUME 3066, PAGES 434-503, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS. HEREIN DESCRIBED PARCEL, SITUATED IN SURVEY 369, ABSTRACT 286, ORIGINAL GRANTEE SEALE & MORRIS, SURVEY 1713, ABSTRACT 525, ORIGINAL GRANTEE EB RAGSDALE, CITY OF LAREDO, W EBB COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN, AND DEPICTED ON, THE ATTACHED EXHIBIT "A"

Consideration: The sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Grant of Easement: Grantor, for the Consideration and subject to the Reservations from Conveyance and Exceptions to Warranty, grants, sells, conveys, and dedicates to Grantee, an easement over, on, under, and across the Easement Property for the Easement Purpose, in perpetuity, together with all and singular rights and appurtenances thereto in any way belonging (collectively, the "Easement"), to have and hold to hold the Easement to Grantee. Grantor binds Grantor and Grantor's heirs, successors, and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof.

Multiple Counterparts: This instrument may be executed in multiple counterparts, all of which when taken together shall constitute but a single original. This instrument shall be binding upon each Grantor who actually executes same, irrespective of whether all of the named Grantors execute same.

GRANTOR:

SIMEON DEVELOPMENT, LTD., a Texas limited liability partnership

By: HUISACHE RANCH MANAGEMENT, LLC, a Texas limited liability company, Its General Partner,

By: *Gene S. Walker Jr*
Name: GENE S. WALKER, JR
Title: AUTHORIZED MEMBER, GP.

THE STATE OF TEXAS §
 §
COUNTY OF WEBB §

THIS INSTRUMENT was acknowledged before me on the 15th day of August, 2014, by Gene S. Walker Jr, Authorized Member of HUISACHE RANCH MANAGEMENT, LLC, a Texas limited liability company, the General Partner of SIMEON DEVELOPMENT, LTD., a Texas limited liability partnership, in the capacities stated herein.



Jessica DeHoyos
NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING PLEASE RETURN TO:
Attn: Chris Sisk
SIMEON DEVELOPMENT, LTD
5810 San Bernardo, Suite 101
Laredo, Texas 78041

STATE OF TEXAS *
 COUNTY OF WEBB *
14.89 ACRE
COUNTY ROADWAY TRACT

FIELD NOTES DESCRIBING A 14.89 ACRE COUNTY ROADWAY TRACT, MORE OR LESS, BEING OUT OF HUISACHE LAND AND MINERALS, LTD. PROPERTY CALLED TO CONTAIN 3,640.4083 ACRES, RECORDED IN VOLUME 3066, PAGES 434-503, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS. HEREIN DESCRIBED COUNTY ROADWAY TRACT, SITUATED IN SURVEY 369 (A-286), SEALE & MORRIS, ORIGINAL GRANTEE AND SURVEY 1713 (A-525), E B RAGSDALE, ORIGINAL GRANTEE, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Beginning at a found ½ inch iron rod, being the northwesterly corner of Bonanza Hills Subdivision, Phase 3, recorded in Volume 29, Pages 10-10A, Plat Records of Webb County, Texas, the northeasterly corner of Alza, Inc. Property called to contain 507.64 acres, recorded in Volume 1442, Pages 150-154, Real Property records of Webb County, Texas, the southeasterly corner of a John L. Chamberlain Property called to contain 985.4 acres, recorded in Volume 1117, Pages 675-676, Real Property Records of Webb County, Texas, and the southwesterly corner of said Huisache Land and Minerals, Ltd., Property, same being the southwesterly corner of the intersection of San Juan Road and Jefferies Road, for the **POINT OF BEGINNING** of this 14.89 acre County Roadway Tract and the **southwesterly corner** hereof;

Thence, N21°45'33"W, with the common boundary line between said John L. Chamberlain property and said Huisache Land and Minerals, Ltd., Property, same being the westerly line of herein described County Roadway Tract, a distance of 5,292.37 feet, to a found 4 inch steel post, situated on the southerly right-of-way line of Camino Colombia Toll Road, for the **northwesterly corner** hereof;

Thence, N68°51'32"E, with the common boundary line between the southerly right-of-way line of Camino Colombia Toll Road and said Huisache Land and Minerals, Ltd., Property, same being the northerly line of herein described County Roadway Tract, a distance of 42.73 feet, to a set ½ inch iron rod for a point of deflection hereof;

Thence, N65°30'08"E, with the common boundary line between the southerly right-of-way line of Camino Colombia Toll Road and said Huisache Land and Minerals, Ltd., Property, same being the northerly line of herein described County Roadway Tract, a distance of 7.28 feet, to a set ½ inch iron rod for the **most northerly northeast corner** hereof;

Thence, with the easterly line of herein described County Roadway Tract, for the following points of deflection each marked with a set ½ inch iron rod hereof:

- S21°45'33"E, a distance of 5,011.35 feet;
- S54°13'49"E, a distance of 261.35 feet;
- N68°06'59"E, a distance of 5,148.17 feet;
- S77°30'17"E, a distance of 99.52 feet;

Thence, S73°37'42"E, with the easterly line of herein described County Roadway Tract, a distance of 518.34 feet, to a set ½ inch iron rod, situated on the westerly line of an Alenco Communications Inc. Property, called to contain 2,500 square feet, recorded in Volume 11, Pages 775-778, Official Public Records of Webb County, Texas, for an exterior corner hereof;

Thence, S05°08'50"E, with the common boundary between said Alenco Communications Inc. Property and said Huisache Land and Minerals, Ltd., Property, same being the easterly line of herein described County Roadway Tract, a distance of 36.54 feet, to a set ½ inch iron rod for an interior corner hereof;

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Thence, S73°37'24"E, with the common boundary between said Alenco Communications Inc. Property and said Huisache Land and Minerals, Ltd., Property, same being the easterly line of herein described County Roadway Tract, a distance of 51.84 feet, to a set ½ inch iron rod, situated on westerly right-of-way line of U.S. Highway 83, for an exterior corner hereof;

Thence, S05°08'50"E, with the common boundary between the westerly right-of-way line of U.S. Highway 83 and said Huisache Land and Minerals, Ltd., Property, same being the easterly line of herein described County Roadway Tract, a distance of 49.45 feet, to a found ½ inch iron rod being the northeast corner of the Re-Plat of 60.8323 Acres recorded in Volume 3, Page 10, Plat Records of Webb County, Texas, for the southeasterly corner hereof;

Thence, N73°37'42"W, with the common boundary between said Re-Plat of 60.8323 Acres and said Huisache Land and Minerals, Ltd., Property, same being the southerly line of herein described County Roadway Tract, a distance of 599.01 feet, to a set ½ inch iron rod for a point of deflection hereof;

Thence, N77°30'17"W, with the common boundary between said Re-Plat of 60.8323 Acres and said Huisache Land and Minerals, Ltd., Property, same being the southerly line of herein described County Roadway Tract, a distance of 107.49 feet, to a set PK nail, being the northwesterly corner of said Re-Plat of 60.8323 and the northeasterly corner of Bonanza Hills Subdivision Phase 1, recorded in Volume 25, Pages 75-77, Plat Records of Webb County, Texas, for a point of deflection hereof;

Thence, S68°06'59"W, with the common boundary between said Bonanza Hills Subdivision Phase 1 and said Huisache Land and Minerals, Ltd., Property, same being the southerly line of herein described County Roadway Tract, a distance of 2,887.33 feet, to a point, being the northwesterly corner of said Bonanza Hills Subdivision Phase 1 and the northeasterly corner of said Bonanza Hills Subdivision, Phase 3, continuing along the same bearing, with the common boundary between said Bonanza Hills Subdivision, Phase 3 and said Huisache Land and Minerals, Ltd., Property, same being the southerly line of herein described County Roadway Tract, a distance of 2,397.30, for a total distance of 5,284.63 feet, to said POINT OF BEGINNING containing within these metes and bounds 14.89 acres, more or less.

BASIS OF BEARINGS:

GPS NAD83/NAVD88 TEXAS STATE PLANE 4205 COORDINATES, GRID

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

WITNESS MY HAND AND SEAL

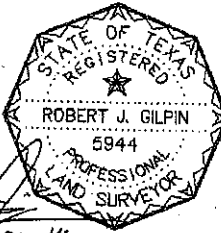
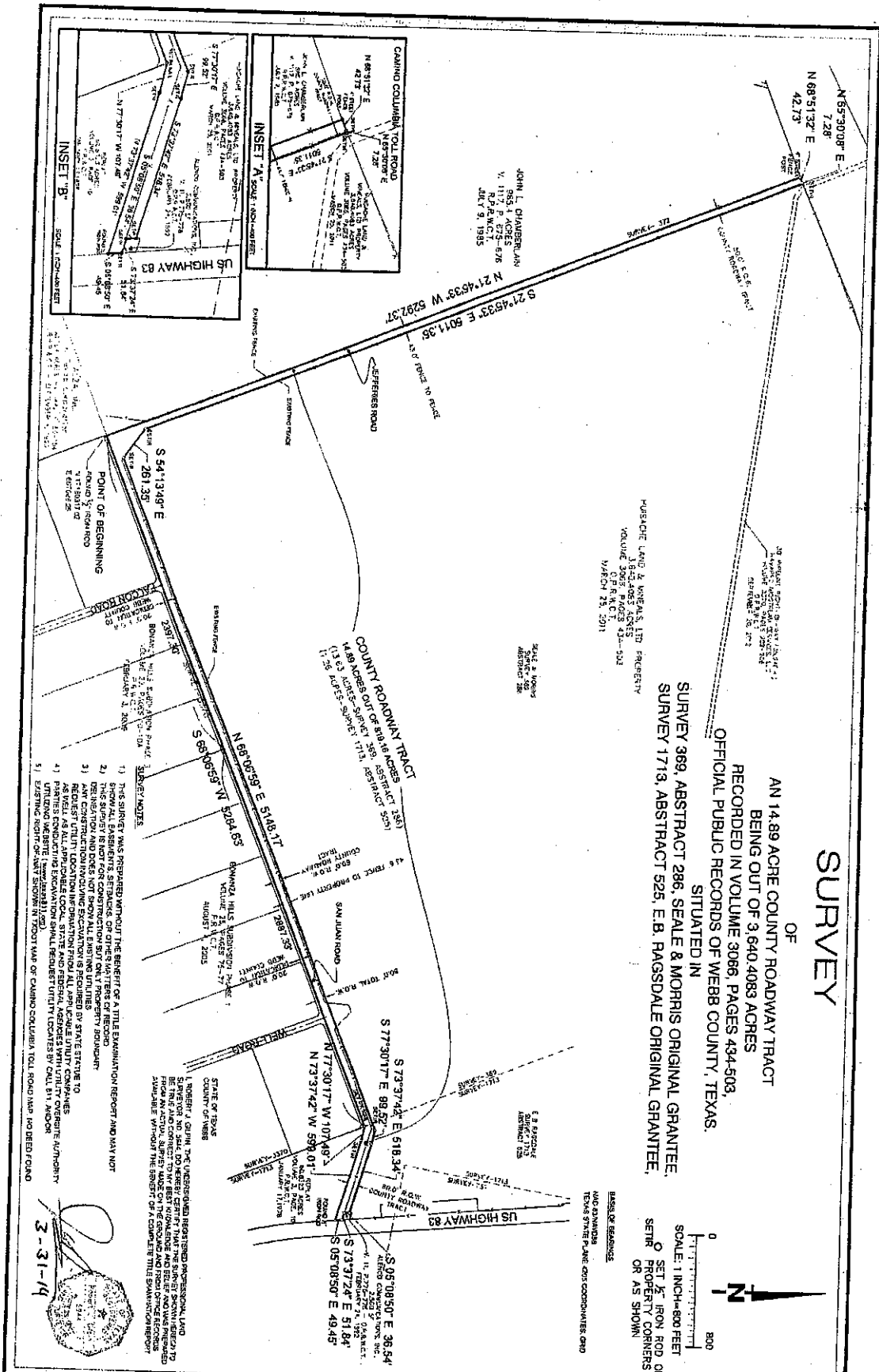
[Handwritten Signature]
3-31-14


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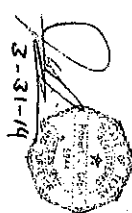
JOHN L. CHAMBERLAIN
 883.1 ACRES
 W. 117° 30' 17\"/>

MUSCHKE LAND & MORTGAGE LTD. PRESENTLY
 VOLUME 3086, PAGES 433-502
 OFF. RECD. 1/23/2011

SURVEY
 OF
 AN 14.89 ACRE COUNTY ROADWAY TRACT
 BEING OUT OF 3,640.4083 ACRES
 RECORDED IN VOLUME 3086, PAGES 434-503,
 OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS.
 SITUATED IN
 SURVEY 989, ABSTRACT 286, SEALE & MORRIS ORIGINAL GRANTEE,
 SURVEY 1713, ABSTRACT 525, E. B. BAGSDALE ORIGINAL GRANTEE.

SCALE: 1 INCH = 800 FEET
 SET 1/2\"/>

- 1) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION REPORT AND MAY NOT BE RELIED UPON AS A GUARANTEE OF ACCURACY.
- 2) THIS SURVEY IS NOT FOR CONVEYANCE OF INTERESTS IN REAL PROPERTY.
- 3) DELINEATION AND DOES NOT SHOW ALL EXISTING UTILITIES.
- 4) RECONSTRUCTION INVOLVING EXCAVATION IS REQUIRED BY STATE STATUTE TO AS WELL AS ALL APPLICABLE LOCAL ORDINANCES AND REGULATIONS.
- 5) PARTIES CONDUCTING EXCAVATION SHALL REQUEST UTILITY LOCATIONS BY CALL 811 (NATIONAL EXISTING UTILITIES LOCATIONS SERVICE).
- 6) EXISTING UTILITIES SHOWN IN THIS MAP OF CAMINO COLUMBIA TOLL ROAD MAP NO. DEED 0400.



WALKER-HUMANE CATTLE CO. INC.
DAVID H. BAKER
DRAWN BY R.P.
CHECKED BY: R.D. / C.D.
SHEET NO.
1 of 1

14.89 ACRES
 WEBB COUNTY, TEXAS
BOUNDARY SURVEY

DATE: 02-27-2014
REVISION:



GILPIN ENGINEERING COMPANY
 101 W. Hillside Road, Ste. 6
 Laredo, Texas 78041
 Texas Registered Firm F-9768
 Ph: (956) 783-2210
 Fax: (956) 783-2213

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