



GRAPHIC SCALE IN FEET
PLEASE REFER TO BAR SCALE. DRAWING
MAY HAVE BEEN REDUCED OR ENLARGED.

Tract 10
Gustavo Flores
Vol. 3550, Pgs. 125-128
O.P.R.W.C.T.

$N69^{\circ}38'31''E \sim 1487.60'$
Existing Fence

2" Fence
Corner Post

2" Fence
Corner Post
4"x4"
Valve
Site

TRACT "11-B"
35.00 Acres
Out of 70.06 Acres

La Moca Ranch Subdivision
Vol. 2, Pg. 153 & Vol. 2, Pg. 172
W.C.P.R.

20' Wide Easement Vega
Petroleum Corporation
Vol. 511, Pgs. 208-212
D.R.W.C.T.

73.00 Acres
Out of Tract 11
Maria E. Vasquez
Vol. 1445, Pgs. 59-60
R.P.R.W.C.T.

43.01 Acres
Out of Tract 8
CRG Properties LLC
Vol. 3737, Pgs. 664-676
O.P.R.W.C.T.

$S69^{\circ}37'48''W \sim 1437.65'$

70.06 Acres (Called)
70.04 Acres (Measured)
Out of Tract 11
Margarito Lara and Irma A. Reyna
Vol. 1369, Pgs. 488-492
R.P.R.W.C.T.

TRACT "11-A"
35.04 Acres
Out of 70.06 Acres

JOAQUIN GALAN GRANT
A-3226

40' Perpetual Roadway Easement 20' Each Side of R
Vol. 1369, Pgs. 488-492
143.96 Acres
Being all of Tract 12
RAN-ESP Management L.L.C.
Vol. 2605, Pgs. 562-563
O.P.R.W.C.T.

P.O.B.
Found 1/2"
Iron Rod
X: 649808.74
Y: 17222572.48

10' Wide AEP Easement
Vol. 2713, Pgs. 813-816
O.P.R.W.C.T.

Power Pole

Power Pole

Power Pole

43.71 Acres
Out of Tract 9
Luis Rubalcaba Jr.
Vol. 291, Pgs. 294-297
D.R.W.C.T.

NOTES

- 1) THE SCHEDULE "B" ITEMS SHOWN HEREON THAT DIRECTLY OR INDIRECTLY AFFECT SUBJECT PROPERTY WERE BASED ON TITLE COMMITMENT PROVIDED BY STEWART TITLE GUARANTY COMPANY (FILE No. 01402-11204 EFFECTIVE DATE: AUGUST 19, 2015)
- 2) RESOLUTION AND ORDER OF THE COMMISSIONER'S COURT OF WEBB COUNTY, TEXAS. AMENDING THE WEBB COUNTY SUBDIVISION REGULATIONS. WHEREAS, THE WEBB COUNTY COMMISSIONERS COURT ON JULY 25, 1994 AMENDED THE WEBB COUNTY SUBDIVISION REGULATIONS, PREVIOUSLY ADOPTED ON DECEMBER 13, 1982, BY ADDING SECTION XVI; EXEMPTIONS THEREBY DEFINING AND CLASSIFYING EXEMPTIONS TO PLATTING PURSUANT TO THE PROVISIONS OF CHAPTER 232, LOCAL GOVERNMENT CODE. RECORDED IN VOLUME 295, PAGES 32-37, OFFICIAL PUBLIC RECORDS WEBB COUNTY TEXAS.

SECTION XVI: EXEMPTIONS

B(2) THE SUBDIVISION OF PROPERTY INTO TRACTS OF LAND IN WHICH THE SMALLEST SUBDIVIDED TRACT CONSISTS OF AT LEAST TWENTY-FIVE (25) ACRES AND EACH TRACT WITHIN THE SUBDIVISION HAS AT LEAST FIFTY (50) FEET OF FRONTAGE ALONG A PUBLIC RIGHT-OF-WAY AS DEFINED UNDER SUBSECTION C(4).

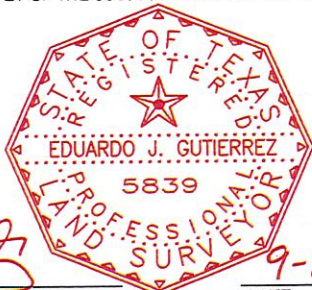
C(4) THE SUBDIVISION OF PROPERTY DOES NOT CREATE, NOR PURPORT TO CREATE, ANY NEW STREETS, ROADS OR ACCESS EASEMENTS - WHETHER PUBLIC OR PRIVATE - TO PROVIDE ACCESS TO ANY OF THE SUBDIVIDED TRACTS AND EACH TRACT WITHIN THE SUBDIVISION HAS ADEQUATE FRONTAGE ALONG AN EXISTING PUBLIC RIGHT-OF-WAY. UNDER THIS SECTION, A PUBLIC RIGHT-OF-WAY IS DEFINED AS A PUBLIC HIGHWAY, STREET OR ROAD WHICH IS MAINTAINED WITH PUBLIC FUNDS OR, ANY PRIVATELY OWNED HIGHWAY, STREET OR ROAD WHICH HAS BEEN PROPERLY PLATTED, CONSTRUCTED, APPROVED AND ACCEPTED BY ALL APPROPRIATE AUTHORITIES HAVING JURISDICTION OVER THE SAME AND FOR WHICH A PERPETUAL MAINTENANCE AGREEMENT HAS BEEN EXECUTED AND PROPERLY RECORDED. PUBLIC ROADS RECORDED IN VOLUME 233, PAGES 630-632B, DEED RECORDS WEBB COUNTY TEXAS.

LEGEND		
	PROPERTY LINE	
	TRACT LINES	
	EASEMENT	
	POWER LINE	
	EXISTING FENCE	
	WATER LINE	
	SIR	SET 1/2" IRON ROD WITH BLUE CAP LABELED "PCE 100097-00"
	FIR	FOUND 1/2" ROD
	FC	FENCE CORNER
	P	POWER POLE

BASIS OF BEARING
DATUM BASED ON TEXAS STATE PLANE COORDINATES SYSTEM. NAD83 4205 SOUTH ZONE, NAVD88, ELEVATIONS MSL (MEAN SEA LEVEL), DERIVED FROM GPS OBSERVATIONS.

CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY STATE THAT THE FOREGOING "PLAT OF SURVEY" AND ATTACHED "FIELD NOTES" WERE PREPARED FROM AN ACTUAL SURVEY OF THE SUBJECT PROPERTY ON THE GROUND UNDER MY SUPERVISION.



EDUARDO J. GUTIERREZ, R.P.L.S. No. 5839

DATE

THIS SURVEY IS VALID ONLY WITH ORIGINAL SEAL IN RED INK
ENGINEERING REGISTRATION No. F-8019 SURVEY REGISTRATION No. 100097-00

LEGAL DESCRIPTION

A TRACT OF LAND CONTAINING 35.00 ACRES (DESIGNATED AS TRACT "11-B"), MORE OR LESS, OUT OF THE MOST WESTERLY 70.06 ACRES (CALLED), 70.04 ACRES (MEASURED) OUT OF TRACT No. 11 OF LA MOCA RANCH SUBDIVISION AS PER PLAT RECORDED IN VOLUME 2, PAGE 153 OF THE WEBB COUNTY PLAT RECORDS AND AMENDED PLAT RECORDED IN VOLUME 2, PAGE 172 OF THE WEBB COUNTY PLAT RECORDS. SUBSEQUENTLY DEEDED TO MARGARITO LARA AND IRMA A. REYNA, RECORDED IN VOLUME 1369, PAGES 488-492, REAL PROPERTY RECORDS WEBB COUNTY TEXAS. SITUATED IN JOAQUIN GALAN GRANT, ABSTRACT 3226, WEBB COUNTY, TEXAS.

DRAWN BY:	A.X.C. / A.G.N.	SCALE:	1"=300'
CHECKED BY:	A.X.C.	JOB #:	8551-15
APPROVED BY:	E.J.G.	FILE NAME:	8551-15 - Gume Garza - La Mocco Ranch - Linda Flores.dwg
FIELD DATE:	06/05/12	SHEET:	1 OF 2



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**SURVEY OF
TRACT "11-B" 35.00 ACRE PARTITION**

A TRACT OF LAND CONTAINING 35.00 ACRES (DESIGNATED AS TRACT "11-B"), MORE OR LESS, OUT OF THE MOST WESTERLY 70.06 ACRES (CALLED), 70.04 ACRES (MEASURED) OUT OF TRACT No. 11 OF LA MOCA RANCH SUBDIVISION AS PER PLAT RECORDED IN VOLUME 2, PAGE 153 OF THE WEBB COUNTY PLAT RECORDS AND AMENDED PLAT RECORDED IN VOLUME 2, PAGE 172 OF THE WEBB COUNTY PLAT RECORDS. SUBSEQUENTLY DEEDED TO MARGARITO LARA AND IRMA A. REYNA, RECORDED IN VOLUME 1369, PAGES 488-492, REAL PROPERTY RECORDS WEBB COUNTY TEXAS. SITUATED IN JOAQUIN GALAN GRANT, ABSTRACT 3226, WEBB COUNTY, TEXAS, THIS 35.00 ACRE PARTITION BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING, AT A FOUND ½" IRON ROD (X: 649808.74 Y: 17222572.48) IN THE CENTERLINE OF A 40' WIDE PERPETUAL ROADWAY EASEMENT 20' EACH SIDE OF PROPERTY LINE, ON THE NORTHWEST LINE OF TRACT 12, 143.96 ACRES DEEDED TO RAN-ESP MANAGEMENT L.L.C. RECORDED IN VOLUME 2605, PAGES 562-563, OFFICIAL PUBLIC RECORDS WEBB COUNTY TEXAS, THE SOUTHWEST CORNER OF 73.0 ACRES OUT OF TRACT 11 DEEDED TO MARIA E. VASQUEZ RECORDED IN VOLUME 1445, PAGES 59-60, REAL PROPERTY RECORDS WEBB COUNTY TEXAS, THENCE WITH THE SOUTHEAST LINE OF SAID 70.04 ACRE TRACT, THE NORTHWEST LINE OF SAID 143.96 ACRE TRACT, **S 69°37'48" W ~ 50.00 FEET TO A SET ½" IRON ROD ON THE SOUTHEAST CORNER OF TRACT "11-A" 35.04 ACRES OF THIS PARTITION AND FOR THE SOUTHWEST CORNER HEREOF;**

THENCE, WITH THE NORTHEAST LINE OF SAID TRACT "11-A" 35.04 ACRES OF THIS PARTITION, **N 20°19'52" W, A DISTANCE OF **1,061.68 FEET** TO A SET ½" IRON ROD ON THE NORTHEAST CORNER OF SAID TRACT "11-A" AND FOR AN INTERIOR CORNER HEREOF;**

THENCE, WITH THE NORTHWEST LINE OF SAID TRACT "11-A" THE SOUTHEAST LINE HEREOF, **S 69°37'48" W, A DISTANCE OF **1,437.65 FEET** TO A SET ½" IRON ROD ON THE NORTHEAST LINE OF 43.01 ACRES OUT OF TRACT 8, DEEDED TO CRG PROPERTIES LLC RECORDED IN VOLUME 3737, PAGES 664-676, OFFICIAL PUBLIC RECORDS WEBB COUNTY TEXAS, THE SOUTHWEST LINE OF 70.04 ACRE TRACT, THE NORTHWEST CORNER OF SAID TRACT "11-A" 35.04 ACRES OF THIS PARTITION, AND FOR THE SOUTHWEST CORNER HEREOF;**

THENCE, WITH THE NORTHEAST LINE OF SAID 43.01 ACRE TRACT, THE SOUTHWEST LINE OF SAID 70.04 ACRE TRACT, **N 20°19'44" W, A DISTANCE OF **989.32 FEET** TO 2" FENCE CORNER POST THE NORTHEAST CORNER OF SAID 43.01 ACRE TRACT, THE SOUTHWEST LINE OF TRACT 10 DEEDED TO GUSTAVO FLORES RECORDED IN VOLUME 3550, PAGES 125-128, OFFICIAL PUBLIC RECORDS WEBB COUNTY TEXAS, THE NORTHWEST CORNER OF SAID 70.04 ACRE TRACT, THE NORTHWEST CORNER HEREOF;**

THENCE, WITH THE SOUTHEAST LINE OF SAID TRACT 10, THE NORTHWEST LINE OF SAID 70.04 ACRE TRACT, **N 69°38'31" E, A DISTANCE OF **1,487.60 FEET** TO A 2" FENCE CORNER POST THE NORTHEAST CORNER OF SAID 70.04 ACRE TRACT, THE NORTHWEST CORNER OF SAID 73.00 ACRE TRACT, THE NORTHEAST CORNER HEREOF;**

THENCE, WITH THE SOUTHWEST LINE OF SAID 73.00 ACRE TRACT, THE NORTHEAST LINE OF SAID 70.04 ACRE TRACT, **S 20°19'52" E, A DISTANCE OF **2,050.70 FEET** TO THE **POINT OF BEGINNING** AND CONTAINING **35.00 ACRES** OF LAND, MORE OR LESS**

BASIS OF BEARING:

DATUM BASED ON TEXAS STATE PLANE COORDINATES SYSTEM. NAD83 4205 SOUTH ZONE, NAVD 88, ELEVATIONS MSL (MEAN SEA LEVEL), DERIVED FROM GPS OBSERVATIONS.

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EDUARDO J. GUTIERREZ, R.P.L.S. NO. 5839



9-24-15
DATE:



GRAPHIC SCALE IN FEET
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Vol. 3550, Pgs. 125-128
O.P.R.W.C.T.

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35.00 Acres
Out of 70.06 Acres

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43.01 Acres
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70.06 Acres (Called)
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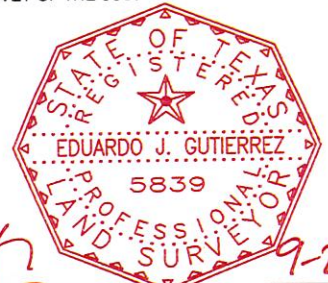
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LEGEND	
	PROPERTY LINE
	TRACT LINES
	EASEMENT
	POWER LINE
	EXISTING FENCE
	WATER LINE
	SIR SET 1/2" IRON ROD WITH BLUE CAP LABELED "PCE 100097-00"
	FIR FOUND 1/2" ROD
	FC FENCE CORNER
	P POWER POLE

BASIS OF BEARING
DATUM BASED ON TEXAS STATE PLANE COORDINATES SYSTEM. NAD83 4205 SOUTH ZONE, NAVD88, ELEVATIONS MSL (MEAN SEA LEVEL), DERIVED FROM GPS OBSERVATIONS.

CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY STATE THAT THE FOREGOING "PLAT OF SURVEY" AND ATTACHED "FIELD NOTES" WERE PREPARED FROM AN ACTUAL SURVEY OF THE SUBJECT PROPERTY ON THE GROUND UNDER MY SUPERVISION.



Eduardo J. Gutierrez
EDUARDO J. GUTIERREZ, R.P.L.S. No. 5839

DATE

THIS SURVEY IS VALID ONLY WITH ORIGINAL SEAL IN RED INK
ENGINEERING REGISTRATION No. F-8019 SURVEY REGISTRATION No. 100097-00

LEGAL DESCRIPTION

A TRACT OF LAND CONTAINING 35.04 ACRES (DESIGNATED AS TRACT "11-A"), MORE OR LESS, OUT OF THE MOST WESTERLY 70.06 ACRES (CALLED), 70.04 ACRES (MEASURED) OUT OF TRACT No. 11 OF LA MOCA RANCH SUBDIVISION AS PER PLAT RECORDED IN VOLUME 2, PAGE 153 OF THE WEBB COUNTY PLAT RECORDS AND AMENDED PLAT RECORDED IN VOLUME 2, PAGE 172 OF THE WEBB COUNTY PLAT RECORDS. SUBSEQUENTLY DEEDED TO MARGARITO LARA AND IRMA A. REYNA, RECORDED IN VOLUME 1369, PAGES 488-492, REAL PROPERTY RECORDS WEBB COUNTY TEXAS. SITUATED IN JOAQUIN GALAN GRANT, ABSTRACT 3226, WEBB COUNTY, TEXAS.

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CHECKED BY:	A.X.C.	JOB #:	8551-15
APPROVED BY:	E.J.G.	FILE NAME:	8551-15 - Gume Garza - La Moca Ranch - Linda Flores-B.dwg
FIELD DATE:	06/05/12	SHEET:	1 OF 2



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**SURVEY OF
TRACT "11-A" 35.04 ACRE PARTITION**

A TRACT OF LAND CONTAINING 35.04 ACRES (DESIGNATED AS TRACT "11-A"), MORE OR LESS, OUT OF THE MOST WESTERLY 70.06 ACRES (CALLED), 70.04 ACRES (MEASURED) OUT OF TRACT No. 11 OF LA MOCA RANCH SUBDIVISION AS PER PLAT RECORDED IN VOLUME 2, PAGE 153 OF THE WEBB COUNTY PLAT RECORDS AND AMENDED PLAT RECORDED IN VOLUME 2, PAGE 172 OF THE WEBB COUNTY PLAT RECORDS. SUBSEQUENTLY DEEDED TO MARGARITO LARA AND IRMA A. REYNA, RECORDED IN VOLUME 1369, PAGES 488-492, REAL PROPERTY RECORDS WEBB COUNTY TEXAS. SITUATED IN JOAQUIN GALAN GRANT, ABSTRACT 3226, WEBB COUNTY, TEXAS, THIS 35.04 ACRE PARTITION BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

COMMENCING, AT FOUND ½" IRON ROD (X: 649808.74 Y: 17222572.48) IN THE CENTERLINE OF A 40' WIDE PERPETUAL ROADWAY EASEMENT 20' EACH SIDE OF PROPERTY LINE, ON THE NORTHWEST LINE OF TRACT 12 143.96 ACRES DEEDED TO RAN-ESP MANAGEMENT L.L.C. RECORDED IN VOLUME 2605, PAGES 562-563, OFFICIAL PUBLIC RECORDS WEBB COUNTY TEXAS, THE SOUTHWEST CORNER OF 73.0 ACRES OUT OF TRACT 11 DEEDED TO MARIA E. VASQUEZ RECORDED IN VOLUME 1445, PAGES 59-60, REAL PROPERTY RECORDS WEBB COUNTY TEXAS THE SOUTHEAST CORNER OF SAID 70.04 ACRE TRACT, THENCE S 69°37'48" W, A DISTANCE OF 50.00 FEET TO A SET IRON ROD AND THE SOUTHEAST CORNER HEREOF;

THENCE, ALONG THE CENTERLINE OF SAID 40' WIDE PERPETUAL ROADWAY EASEMENT, THE NORTHWEST LINE OF SAID 143.96 ACRE TRACT, S 69°37'48" W, A DISTANCE OF 1,437.69 FEET TO A SET ½" IRON ROD THE NORTHWEST CORNER OF SAID 143.96 ACRE TRACT, THE NORTHEAST CORNER OF 43.71 ACRES OUT OF TRACT 9 DEEDED TO LUIS RUBALCABA JR. RECORDED IN VOLUME 291, PAGES 294-297, DEED RECORDS WEBB COUNTY TEXAS, THE SOUTHEAST CORNER OF 43.01 ACRES OUT OF TRACT 8 DEEDED TO CRG PROPERTIES LLC RECORDED IN VOLUME 3737, PAGES 664-676, OFFICIAL PUBLIC RECORDS WEBB COUNTY TEXAS, THE SOUTHWEST CORNER OF SAID 70.04 ACRE TRACT, THE SOUTHWEST CORNER HEREOF;

THENCE, WITH THE NORTHEAST LINE OF SAID 43.01 ACRE TRACT, THE SOUTHWEST LINE OF SAID 70.04 ACRE TRACT, N 20°19'44" W, A DISTANCE OF 1,061.68 FEET TO A SET ½" IRON ROD THE SOUTHWEST CORNER OF TRACT "11-B" 35.00 ACRES OF THIS PARTITION, THE NORTHWEST CORNER HEREOF;

THENCE, WITH THE SOUTHEAST LINE OF SAID TRACT "11-B" 35.00 ACRES OF THIS PARTITION, N 69°37'48" E, A DISTANCE OF 1,437.65 FEET TO A SET ½" IRON ROD ON A INTERIOR CORNER OF SAID TRACT "11-B" AND FOR THE NORTHEAST CORNER HEREOF;

THENCE, WITH THE SOUTHWEST LINE OF SAID TRACT "11-B", THE NORTHEAST LINE OF THIS TRACT, S 20°19'52" E, A DISTANCE OF 1,061.68 FEET TO THE POINT OF BEGINNING AND CONTAINING 35.04 ACRES OF LAND, MORE OF LESS.

BASIS OF BEARING:

DATUM BASED ON TEXAS STATE PLANE COORDINATES SYSTEM. NAD83 4205 SOUTH ZONE, NAVD 88, ELEVATIONS MSL (MEAN SEA LEVEL), DERIVED FROM GPS OBSERVATIONS.

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