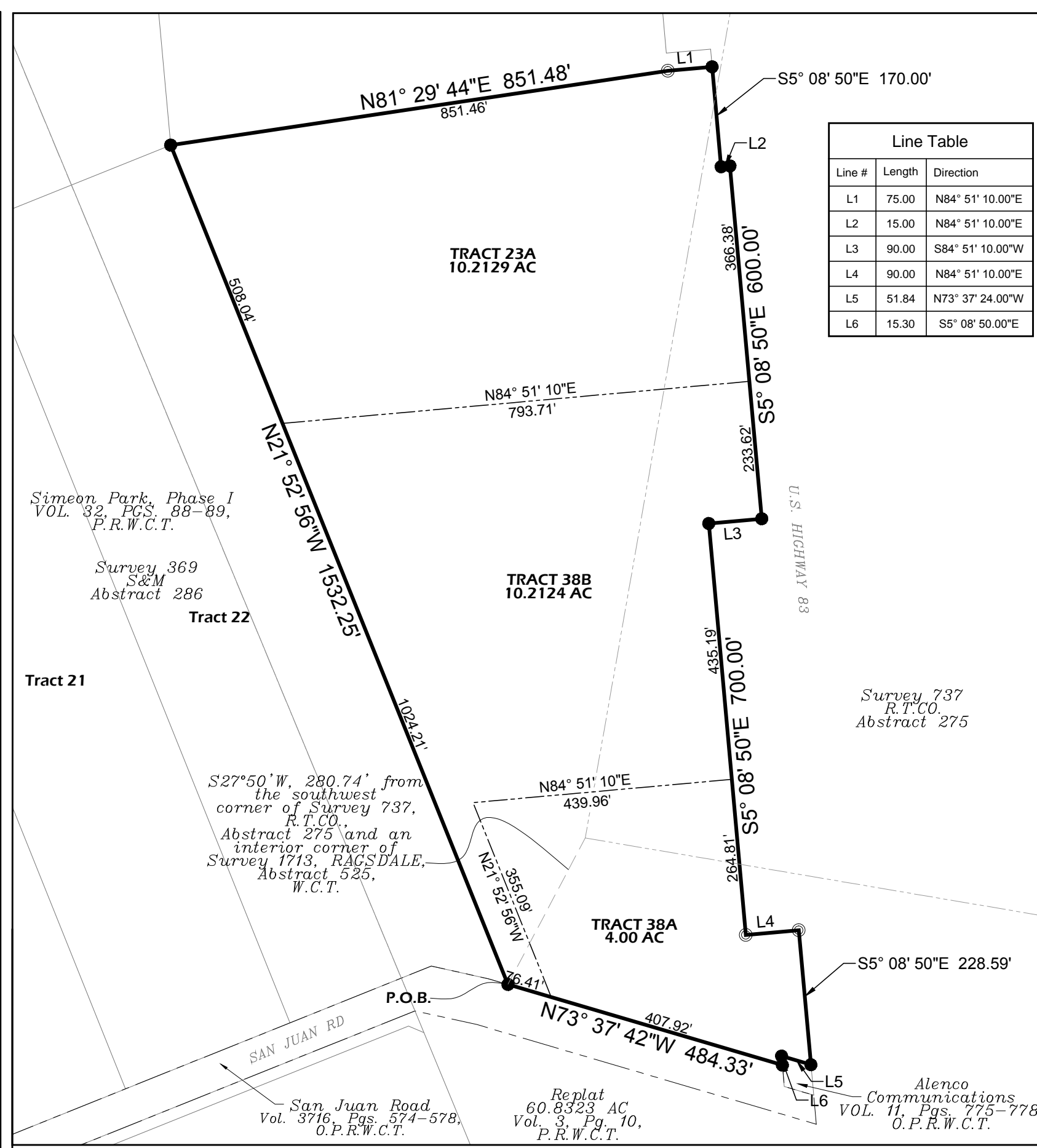


AS PLATTED

A 24.43 ACRE TRACT OF LAND, BEING TRACT 23 AND TRACT 38 OUT OF SIMEON PARK, PHASE II, RECORDED IN VOLUME 32, PAGES 88-89, PLAT RECORDS



RE-PLAT OF TRACT 23 AND 38 PLAT OF SIMEON PARK WEBB COUNTY, TEXAS. VOL 32 PAGES 88-89 P.R.W.C.T. FEBRUARY 12, 2015 INTO TRACTS 23A, 38A AND 38B OF PLAT OF SIMEON PARK, WEBB COUNTY, TEXAS

LEGAL DESCRIPTION JS SIMEON PARK REPLAT A 24.43 acre tract of land, being Tract 23 and Tract 38 out of Simeon Park, Phase II, recorded in Volume 32, Pages 88-89, Plat Records, Webb County, Texas, situated in Survey 1713, E.B. Ragsdale, Abstract 525 and Survey 737, R.T.CO., Abstract 275 and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" iron rod found at the southwest corner of said Tract 38, which bears *South 27 degrees 50 minutes 54 seconds West, 280.74 feet* from the southwest corner of Survey 737, R.T.CO., Abstract 275, and an interior corner of Survey 1713, E.B. RAGSDALE, Abstract 525, Webb County, Texas, the southeast corner of Tract 22 out of Simeon Park, Phase I, recorded in Volume 32, Pages 88-89, Plat Records, Webb County, Texas, for the southwest corner hereof;

Thence, along the east boundary line of said Tract 22, *North 21 degrees 52 minutes 56 seconds West, 1,532.25 feet*, to a 1/2" iron rod found at the southeast corner of Tract 37, Simeon Park, Phase I and the Southwest corner of Tract 24, Simeon Park, Phase II, P.R.W.C.T., for the northwest corner hereof;

Thence, along the south boundary line of said Tract 24, *North 81 degrees 29 minutes 44 seconds East, 851.48 feet*, to a 1/2" iron rod set, for a point of deflection hereof;

Thence, along the west right-of-way line of U.S. Highway 83, the following courses and distances:

North 84 degrees 51 minutes 10 seconds East, 75.00 feet, to a 1/2" iron rod found at the southeast corner of said Tract 24, for the northeast corner hereof;

South 05 degrees 08 minutes 50 seconds East, 170.00 feet, to a 1/2" iron rod found, for an interior corner hereof;

North 84 degrees 51 minutes 10 seconds East, 15.00 feet, to a 1/2" iron rod found, for an exterior corner hereof;

South 05 degrees 08 minutes 50 seconds East, 600.00 feet, to a 1/2" iron rod found, for an exterior corner hereof;

South 84 degrees 51 minutes 10 seconds West, 90.00 feet, to a 1/2" iron rod found, for an interior corner hereof;

South 05 degrees 08 minutes 50 seconds East, 700.00 feet, to a 1/2" iron rod set, for an interior corner hereof;

North 84 degrees 51 minutes 10 seconds East, 90.00 feet, to a 1/2" iron rod set, for an exterior corner hereof;

South 05 degrees 08 minutes 50 seconds East, 228.59 feet, to a PK Nail found at the northeast corner of a tract of land conveyed to Alenco Communications, recorded in Volume 11, Pages 775-778, Official Public Records, Webb County, Texas, for an exterior corner hereof;

Thence, along the north boundary line of said Alenco Communications tract of land, *North 73 degrees 37 minutes 24 seconds West, 51.84 feet*, to a 1/2" iron rod found at the northwest corner of said Alenco Communications tract of land, for an interior corner hereof;

Thence, along the west boundary line of said Alenco Communications tract of land, *South 05 degrees 08 minutes 50 seconds East, 15.30 feet*, to a 1/2" iron rod found at the north right-of-way line of San Juan Road, recorded in Volume 3716, Pages 574-578, O.P.R.W.C.T., for an exterior corner hereof;

Thence, along the north right-of-way line of said San Juan Road, *North 73 degrees 37 minutes 42 seconds West, 484.33 feet* to return and close to the **Point of Beginning** and containing **24.43 acres** of land, more or less.

Basis of Bearings: State Plane Coordinates, Texas South Zone, NAD 1983

LEGAL DESCRIPTION TRACT 38A A 24.43 acre tract of land, being Tract 23 and Tract 38 out of Simeon Park, Phase II, recorded in Volume 32, Pages 88-89, Plat Records, Webb County, Texas, situated in Survey 1713, E.B. Ragsdale, Abstract 525 and Survey 737, R.T.CO., Abstract 275 and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" iron rod found at the southeast corner of said Tract 38, which bears *South 27 degrees 50 minutes 54 seconds West, 280.74 feet* from the southwest corner of Survey 737, R.T.CO., Abstract 275, and an interior corner of Survey 1713, E.B. RAGSDALE, Abstract 525, Webb County, Texas, the southeast corner of Tract 22 out of Simeon Park, Phase I, recorded in Volume 32, Pages 88-89, Plat Records, Webb County, Texas, for the southwest corner hereof;

Thence, along the north right-of-way line of said San Juan Road, *North 73 degrees 37 minutes 42 seconds West, 407.92 feet*, to a 1/2" iron rod found at the

southeast corner of Tract 38B, Simeon Park, for the northwest corner hereof;

North 84 degrees 51 minutes 10 seconds East, 264.81 feet, to a 1/2" iron rod set, for an interior corner hereof;

South 05 degrees 08 minutes 50 seconds East, 439.96 feet, to a 1/2" iron rod set, for an interior corner hereof;

North 84 degrees 51 minutes 10 seconds East, 90.00 feet, to a 1/2" iron rod set, for an exterior corner hereof;

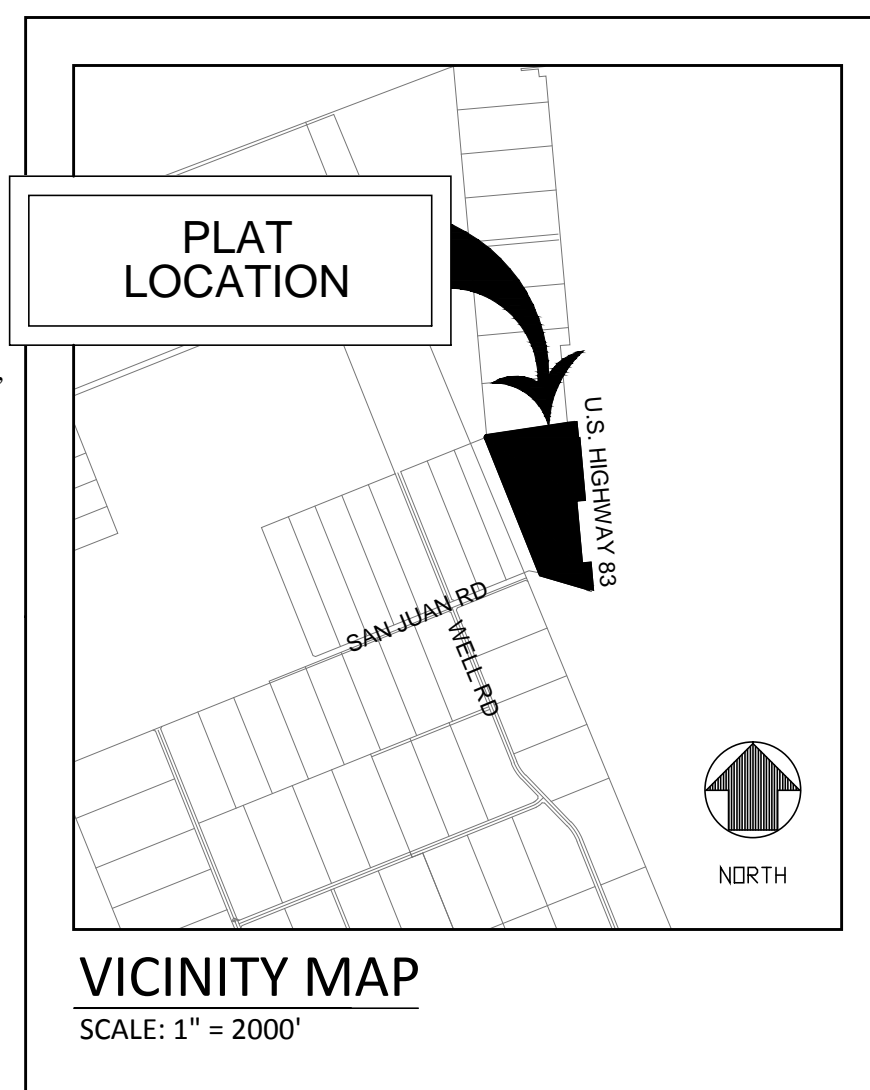
South 05 degrees 08 minutes 50 seconds East, 228.59 feet, to a PK Nail found at the northeast corner of a tract of land conveyed to Alenco Communications, recorded in Volume 11, Pages 775-778, Official Public Records, Webb County, Texas, for an exterior corner hereof;

Thence, along the north boundary line of said Alenco Communications tract of land, *North 73 degrees 37 minutes 24 seconds West, 51.84 feet*, to a 1/2" iron rod found at the northwest corner of said Alenco Communications tract of land, for an interior corner hereof;

Thence, along the west boundary line of said Alenco Communications tract of land, *South 05 degrees 08 minutes 50 seconds East, 15.30 feet*, to a 1/2" iron rod found at the north right-of-way line of San Juan Road, recorded in Volume 3716, Pages 574-578, O.P.R.W.C.T., for an exterior corner hereof;

Thence, along the east boundary line of said Tract 22, *North 21 degrees 52 minutes 56 seconds West, 355.09 feet* to return and close to the **Point of Beginning** and containing **24.43 acres** of land, more or less.

Basis of Bearings: State Plane Coordinates, Texas South Zone, NAD 1983



PLAT RESTRICTIONS/LIMITATIONS/NOTES:

- THIS RE-PLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS AS RECORDED IN VOL. 3748, PG. 798 W.C.D.R. AS MAY BE AMENDED.
- THE TRACTS RESULTING FROM THIS PLAT ARE NOT SERVICED BY THE PUBLIC POTABLE WATER SYSTEM NOR ARE THEY ENTITLED TO BE SERVICED BY A PUBLIC POTABLE WATER SYSTEM AS A RESULT OF THIS PLAT.
- IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO APPLY FOR AND OBTAIN A LICENSED ON-SITE SEWER FACILITY (OSSF) THROUGH THE WEBB COUNTY SANITARIAN.
- NO SIDEWALKS ARE PROPOSED WITH THIS SUBDIVISION.
- TRACT 38A IS RESTRICTED TO NON RESIDENTIAL USES.
- ACCESS TO TRACTS 38A AND 38B IS RESTRICTED TO SAN JUAN RD.

CERTIFICATE OF OWNER

STATE OF TEXAS
COUNTY OF WEBB

I, _____, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, DESIGNATED HEREIN AS _____, WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE THE USE TO THE PUBLIC FOREVER ALL STREETS, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN, FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED

DATE _____

STATE OF TEXAS
COUNTY OF WEBB

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

WITNESS MY HAND AND SEAL THIS _____ OF _____, 2016.

NOTARY PUBLIC IN AND FOR WEBB COUNTY, TEXAS

MY COMMISSION EXPIRES _____

LIEN HOLDER CERTIFICATE

THIS SUBDIVISION MAP IS HEREBY APPROVED AND ADOPTED BY THE UNDERSIGNED LIEN HOLDER THIS _____ DAY OF _____, 2016.

BY: _____

TITLE: _____, AS AN ACT AND DEED OF _____

STATE OF TEXAS
COUNTY OF WEBB

BEFORE ME, THE UNDERSIGNED AUTHORITY PERSONALLY APPEARED, _____

(NAME) _____

(TITLE) _____

(FINANCIAL INSTITUTION) _____

KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2016.

NOTARY PUBLIC IN AND FOR WEBB COUNTY, TEXAS

MY COMMISSION EXPIRES _____

ON-SITE SEWAGE FACILITY CERTIFICATION

THIS PLAT, DESIGNATED AS RE-PLAT OF TRACTS 23A, 38A AND 38B OF SIMEON PARK, WEBB COUNTY, TEXAS, SUBMITTED BY ON BEHALF OF THE OWNER(S) HAS BEEN CONSIDERED BY THE WEBB COUNTY TCEQ DESIGNATED REPRESENTATIVE WHICH HEREBY CERTIFIES THAT SOIL CHARACTERISTICS AND LOT SIZES GENERALLY MEET THE REQUIREMENTS OF THE WEBB COUNTY PRIVATE SEWAGE FACILITY ORDER. THIS FINDING DOES NOT INDICATE NOR IMPLY THAT THIS SUBDIVISION IS SUITABLE FOR THE CONSTRUCTION OF AN ON-SITE SEWAGE FACILITY. IN THE EVENT THAT AN OWNER, LICENSEE OR RENTER DESIRES TO CONSTRUCT AND OPERATE A PRIVATE SEWAGE FACILITY, THEN A PERMIT TO CONSTRUCT SAID FACILITY MUST BE OBTAINED, AND A LICENSE TO OPERATE SAID FACILITY MUST BE SECURED, IN ACCORDANCE TO THE ORDER OF WEBB COUNTY. THIS REVIEW DOES NOT INDICATE THAT POTABLE WATER IS OBTAINABLE ON-SITE OR IN THE VICINITY. THE TRACTS RESULTING FROM THIS PLAT ARE NOT SERVICED BY A PUBLIC SEWER SYSTEM NOR ARE THEY ENTITLED TO BE SERVICED BY A PUBLIC SEWER SYSTEM AS A RESULT OF THIS PLAT. NO SEWER EFFLUENT SHALL BE GENERATED ON ANY PART OF THIS PLAT EXCEPT IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS. IF GENERATED, IT SHALL BE TREATED IN ACCORDANCE WITH ALL OF SAID REQUIREMENTS, BY THE OWNER OF THE PROPERTY WHERE THE SEWER EFFLUENT IS GENERATED.

DAVID GARZA
WEBB COUNTY TCEQ
REPRESENTATIVE LIC. NO. 080029922

DATE _____

PLAT APPROVAL - COUNTY PLANNING DEPARTMENT

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING DATA OF RE-PLAT OF TRACTS 23A, 38A AND 38B OF SIMEON PARK, DATED THE _____ DAY OF _____, 2016 WITH THE LAST REVISED DATE ON _____, EXCEPT FOR ANY WAIVER SPECIFICALLY AUTHORIZED BY THE WEBB COUNTY COMMISSIONERS COURT, I HAVE FOUND THEM TO BE IN COMPLIANCE WITH THE WEBB COUNTY SUBDIVISION REGULATIONS, THE WEBB COUNTY MODEL SUBDIVISION RULES FOR RESIDENTIAL DEVELOPMENTS, AND THE WEBB COUNTY FLOOD DAMAGE PREVENTION ORDER. THIS PLAT WAS RECOMMENDED FOR APPROVAL BY THE WEBB COUNTY PLANNING ADVISORY BOARD ON THE 19th DAY OF MAY, 2016.

RHONDA M. TIFFIN, CFM
COUNTY PLANNING DIRECTOR & FLOODPLAIN ADMINISTRATOR

DATE _____

PLAT APPROVAL - COUNTY ENGINEER

I HAVE REVIEWED THE PLAT OF RE-PLAT OF TRACTS 23A, 38A AND 38B OF SIMEON PARK, AS PREPARED BY OSCAR CASTILLO, P.E., REGISTERED PROFESSIONAL ENGINEER NO. 95620 AND SURVEYED BY ENRIQUE A. MEJIA III R.P.L.S., REGISTERED PUBLIC LAND SURVEYOR NO. 5653, DATED THE _____ DAY OF _____, 2016 WITH THE LAST REVISED DATE ON _____, EXCEPT FOR ANY WAIVER SPECIFICALLY AUTHORIZED BY THE WEBB COUNTY COMMISSIONERS COURT, I HAVE FOUND THEM IN COMPLIANCE WITH THE WEBB COUNTY SUBDIVISION REGULATIONS.

LUIS PEREZ-GARCIA
COUNTY ENGINEER

DATE _____

PLAT APPROVAL - ROAD & BRIDGE SUPERINTENDENT

I HAVE REVIEWED THE PLAT AND ACCOMPANYING CONSTRUCTION PLANS OF RE-PLAT OF TRACTS 23A, 38A AND 38B AS PREPARED BY OSCAR CASTILLO, P.E., REGISTERED PROFESSIONAL ENGINEER NO. 95620 AND SURVEYED BY ENRIQUE A. MEJIA III R.P.L.S., REGISTERED PUBLIC LAND SURVEYOR NO. 5653 DATED THE _____ DAY OF _____, 2016 WITH THE LAST REVISED DATE ON _____, EXCEPT FOR ANY WAIVER SPECIFICALLY AUTHORIZED BY THE WEBB COUNTY COMMISSIONERS COURT, I HAVE FOUND THEM IN COMPLIANCE WITH THE WEBB COUNTY SUBDIVISION REGULATIONS.

JOSE LUIS RODRIGUEZ
ROAD & BRIDGE SUPERINTENDENT

DATE _____

CERTIFICATE OF ENGINEER

STATE OF TEXAS
COUNTY OF WEBB

I, OSCAR CASTILLO, P.E., A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, WATER, SEWER AND APPURTENANCES AND DRAINAGE LAYOUT; AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THIS SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE WEBB COUNTY COMMISSIONERS COURT.

OSCAR CASTILLO, P.E. #95620

DATE _____

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF WEBB

I, ENRIQUE A. MEJIA III R.P.L.S., A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED BY AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, ON THE GROUND, THAT THE CORNER MONUMENTS SHOWN THEREON WILL BE PROPERLY PLACED UNDER MY SUPERVISION.

ENRIQUE A. MEJIA III R.P.L.S.

DATE _____

COMMISSIONERS COURT APPROVAL

STATE OF TEXAS
COUNTY OF WEBB

§ _____

WE HEREBY CERTIFY THAT THIS PLAT, DESIGNATED AS THE RE-PLAT OF TRACTS 23A, 38A AND 38B OF SIMEON PARK, WAS APPROVED BY THE WEBB COUNTY COMMISSIONERS COURT ON THE _____ DAY OF _____, 20____, AND MAY BE FILED IN THE PLAT RECORDS OF WEBB COUNTY BY THE WEBB COUNTY CLERK.

NOTICE IS HEREBY GIVEN THAT THE COUNTY OF WEBB DOES NOT ASSUME ANY OBLIGATIONS, NOW OR IN THE FUTURE, TO FURNISH ANY SERVICE OR FACILITIES TO ANY LAND SITUATED WITHIN THIS SUBDIVISION IN CONNECTION WITH WATER, SANITARY SEWER, STREET LIGHTS, FIRE PROTECTION, GARBAGE COLLECTION, OR OTHER FACILITIES OR SERVICES. THE ONLY SERVICE TO BE FURNISHED BY WEBB COUNTY, WHILE SUCH AREA IS OUTSIDE THE LIMITS OF ANY INCORPORATED CITY OR NOT OTHERWISE SUBJECT TO CITY CONTROL AS AUTHORIZED BY STATE LAW, IS POLICE PROTECTION IN AREAS WITHIN THE JURISDICTION OF THE SHERIFF'S DEPARTMENT AND ROAD MAINTENANCE AND REPAIR OF COUNTY ROADS.

NOTICE IS FURTHER GIVEN THAT NO NEW ROADS ARE DEDICATED FOR PUBLIC USE OR FOR THE USE OF OWNERS, PURCHASERS, OR OTHER PERSONS DESIRING TO USE THIS PROPERTY. ACCESS TO TRACT 23A FROM U.S. HIGHWAY 83 NORTH IS A MATTER BETWEEN THE INDIVIDUAL OWNER, OR PURCHASER, AND THE STATE DEPARTMENT OF HIGHWAYS AND PUBLIC TRANSPORTATION UNDER ITS RULES AND REGULATIONS AS TO PERMITS, CONSTRUCTION COST, AND THE AVAILABILITY OF ACCESS ACCESS TO TRACTS 38A AND 38B FROM SAN JUAN RD MUST BE SECURED THROUGH A COUNTY PERMIT FROM THE WEBB COUNTY ROAD AND BRIDGE DEPARTMENT

HON. FRANK SCIARAFFA
COMMISSIONER PRECINCT 1

HON. ROSAURA "WAWI" TIJERINA
COMMISSIONER PRECINCT 2

HON. TANO E. TIJERINA
WEBB COUNTY JUDGE

HON. JOHN C. GALO
COMMISSIONER PRECINCT 3

HON. JAIME CANALES
COMMISSIONER PRECINCT 4

ATTESTED BY:

HON. MARGIE RAMIREZ IBARRA
WEBB COUNTY CLERK

CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS
COUNTY OF WEBB

I, _____, CLERK OF THE COUNTY COURT IN AND FOR WEBB COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE _____ DAY OF _____, 2016 WITH THE CERTIFICATE OF AUTHENTICATION WAS FILED OF RECORD IN MY OFFICE ON THE _____ DAY OF _____, 2016 AT _____ O'CLOCK ____M. IN VOLUME _____, PAGE(S) _____ OF THE MAP RECORDS OF SAID COUNTY.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2016.

DEPUTY COUNTY CLERK
WEBB COUNTY, TEXAS

OWNER/SUBDIVIDER:
SIMEON DEVELOPMENT LTD.

LIEN HOLDER:
HUISACHE LAND AND MINERALS LTD.

ISSUED:
DATE DESCRIPTION
1 04/04/2016 FOR PLAT APPROVAL
2 05/31/2016 FOR PLAT APPROVAL

peuci consulting llc
Registration Number F-14954
600 San Bernardino Ave, Suite 902
Laredo, Texas 78041
(956) 433-2305 tel.

RE-PLAT of
A 24.43 ACRE TRACT OF LAND, BEING TRACT 23 AND TRACT 38 OUT OF SIMEON PARK, PHASE II, RECORDED IN VOLUME 32, PAGES 88-89, P.R.W.C.T. INTO TRACTS 23A, 38A AND 38B OF PLAT OF SIMEON PARK, WEBB COUNTY, TEXAS

LEGEND	
●	FOUND 1/2" IRON ROD
○	SET 1/2" IRON ROD
---	EXISTING PROPERTY BOUNDARY
---	EXISTING RIGHT-OF-WAY LINE
---	EXISTING RIGHT-OF-WAY CENTER LINE
---	EXISTING PROPERTY LOT LINE
---	EXISTING BUILDING SETBACK LINE
---	EXISTING UTILITY EASEMENT LINE
---	EXISTING DRAINAGE EASEMENT LINE
---	PROPOSED PROPERTY BOUNDARY
---	PROPOSED RIGHT-OF-WAY LINE
---	PROPOSED RIGHT-OF-WAY CENTERLINE
---	PROPOSED PROPERTY LOT LINE
---	PROPOSED UTILITY EASEMENT LINE
---	PROPOSED DRAINAGE EASEMENT LINE
---	PROPOSED BUILDING SETBACK LINE
DE	UTILITY DRAINAGE EASEMENT DESIGNATION
UE	UTILITY EASEMENT DESIGNATION
BS	BUILDING SETBACK DESIGNATION