

Field Notes
Being a 252.35 Acre Tract out of a tract conveyed by deed to Vinateria Ranch Co., Ltd., situated in Porcion 32, Antonio Trevino, Original Grantee, Abstract 296, Webb County, Texas.

Being a 252.35 acre tract of land out of a tract conveyed by deed to Vinateria Ranch Co., Ltd., recorded in Volume 1418, Pages 528-533, Real Property Records, Webb County, Texas, situated in Porcion 32, Antonio Trevino, Original Grantee, Abstract 296, Webb County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found at the southeast corner of a tract conveyed by deed to Suarez Bros. Services, Inc., recorded in Volume 1372, Pages 189-195, Official Public Records, Webb County, Texas, and the northerly right-of-way line of State Highway 359, which bears S 82 degrees 16 minutes W, 26.944' from the northeast corner of Porcion 32, A. Trevino, A-296, for the southwest corner of the herein described tract;

Thence, along the east boundary line of said Suarez Bros. Services, Inc. tract and a tract of land conveyed by deed to HMC Properties, LLC, recorded in Volume 3731, Pages 637-641, North 00 degrees 31 minutes 06 seconds West, a distance of 2,437.21', to a 1/2" iron rod found along the east boundary line of Tract 8, Las Blancas Subdivision, recorded in Volume 10, Page 91, Map Records, Webb County, Texas, for a point of deflection of the herein described tract;

Thence, along the east boundary line of said Tract 8, North 00 degrees 16 minutes 26 seconds West, a distance of 582.81 feet, to a 1/2" iron rod found at the south right-of-way line of the Texas Mexican Rail Road Company, the northeast corner of said Tract 8, for the northwest corner of the herein described tract;

Thence, along the south right-of-way line of the Texas Mexican Rail Road Company, South 76 degrees 03 minutes 23 seconds East, a distance of 276.18 feet, to a 1/2" iron rod set at a point of curvature to the left, for a point of deflection of the herein described tract;

Thence, along the south right-of-way line of the Texas Mexican Rail Road Company and along the arc of the curve to the right a distance of 804.63 feet, said curve having a radius of 2,825.46 feet, a delta of 16 degrees 19 minutes 00 seconds, with a chord and chord bearing of 801.92 feet and South 89 degrees 28 minutes 49 seconds East, to a 1/2" iron rod set at a point of tangency, for a point of deflection of the herein described tract;

Thence, along the south right-of-way line of the Texas Mexican Rail Road Company, South 60 degrees 01 minutes 27 seconds East, a distance of 1,021.23 feet, to a 1/2" iron rod set at a point of curvature to the left, for a point of deflection of the herein described tract;

Thence, along the south right-of-way line of the Texas Mexican Rail Road Company and along the arc of the curve to the left a distance of 703.17 feet, said curve having a radius of 2,034.66 feet, a delta of 19 degrees 48 minutes 04 seconds, with a chord and chord bearing of 699.68 feet and South 68 degrees 47 minutes 55 seconds East, to a 1/2" iron rod set at a point of tangency, for a point of deflection of the herein described tract;

Thence, along the south right-of-way line of the Texas Mexican Rail Road Company, South 77 degrees 56 minutes 03 seconds East, a distance of 3,058.51 feet, to a 1/2" iron rod found on the west Subdivision line of Pueblo Nuevo Subdivision, recorded in Volume 5, Page 19, Plat Records, Webb County, Texas, for the northeast corner of the herein described tract;

Thence, along the west boundary line of Lot 1, Block 8, of said Pueblo Nuevo Subdivision and the west subdivision line of said Pueblo Nuevo Subdivision, South 00 degrees 34 minutes 38 seconds East, a distance of 1,220.17 feet, to a 1/2" iron rod found on the North right-of-way line of State Highway 359, the southwest corner of said Lot 1, Block 8, for the southeast corner of the herein described tract;

Thence, along the north right-of-way line of said State Highway 359, the following courses and distances:

South 89 degrees 27 minutes 55 seconds West, a distance of 472.35 feet, to a 1/2" iron rod found, for a point of deflection of the herein described tract;

South 89 degrees 34 minutes 32 seconds West, a distance of 1,200.00 feet, to a 1/2" iron rod found, for a point of deflection of the herein described tract;

South 85 degrees 33 minutes 41 seconds West, a distance of 114.28 feet, to a 1/2" iron rod found, for a point of deflection of the herein described tract;

South 89 degrees 57 minutes 34 seconds West, a distance of 186.01 feet, to a 1/2" iron rod found, for a point of deflection of the herein described tract;

South 89 degrees 27 minutes 39 seconds West, a distance of 500.00 feet, to a 1/2" iron rod found, for a point of deflection of the herein described tract;

South 89 degrees 41 minutes 25 seconds West, a distance of 500.00 feet, to a 1/2" iron rod found, for a point of deflection of the herein described tract;

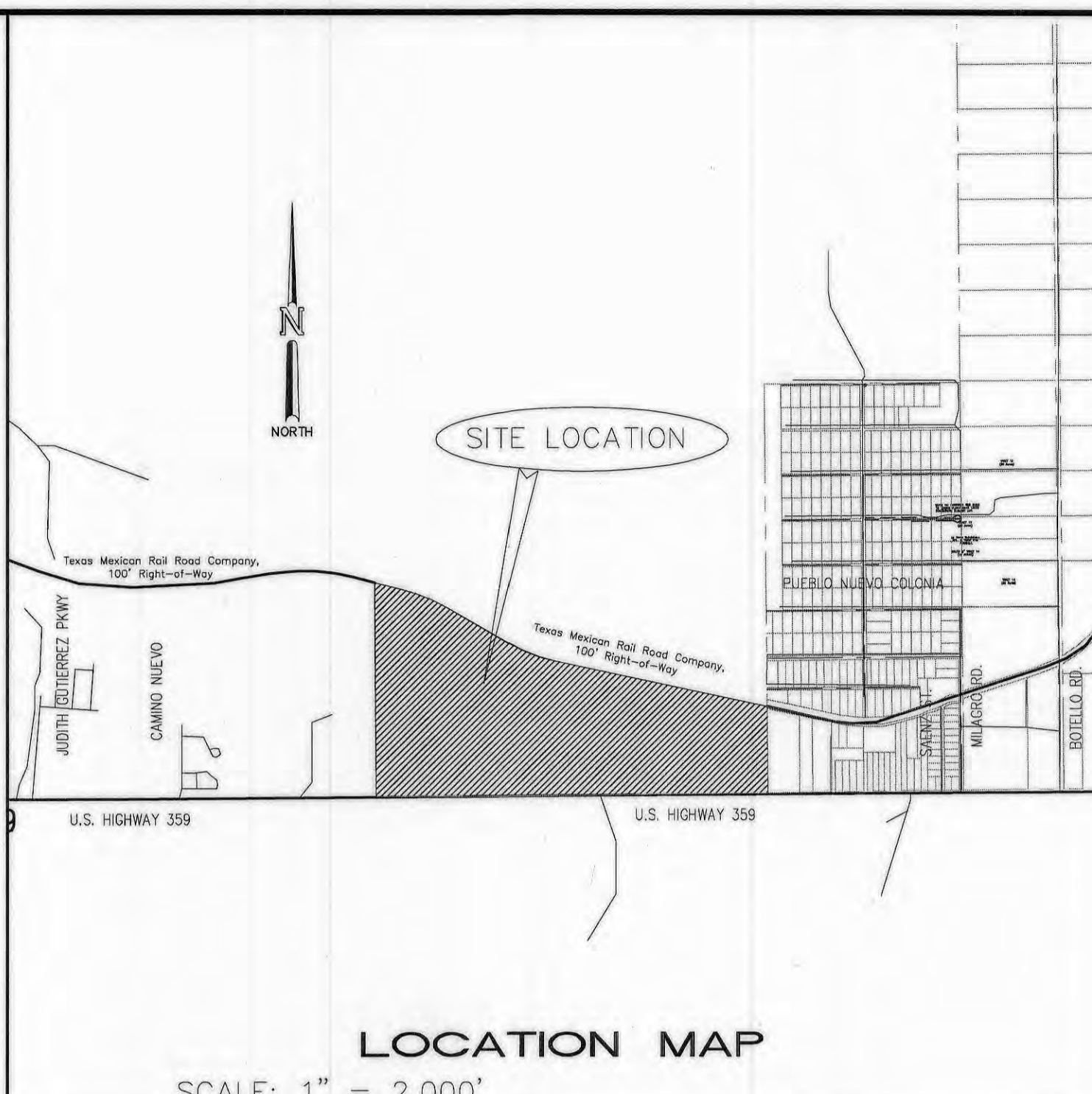
South 89 degrees 08 minutes 52 seconds West, a distance of 937.53 feet, to a 1/2" iron rod found, for a point of deflection of the herein described tract;

South 89 degrees 34 minutes 32 seconds West, a distance of 362.50 feet, to a 1/2" iron rod found, for a point of deflection of the herein described tract;

North 84 degrees 42 minutes 50 seconds West, a distance of 100.50 feet, to a 1/2" iron rod found, for a point of deflection of the herein described tract;

Thence, along the north right-of-way line of said State Highway 359, a distance of South 89 degrees 33 minutes 57 seconds West, a distance of 1,162.12 feet, to return and close at the POINT OF BEGINNING of this 252.35 Acre Tract, more or less.

Basis of Bearings: G.P.S., Texas Coordinate System, Texas South Zone, (NAD 1983)

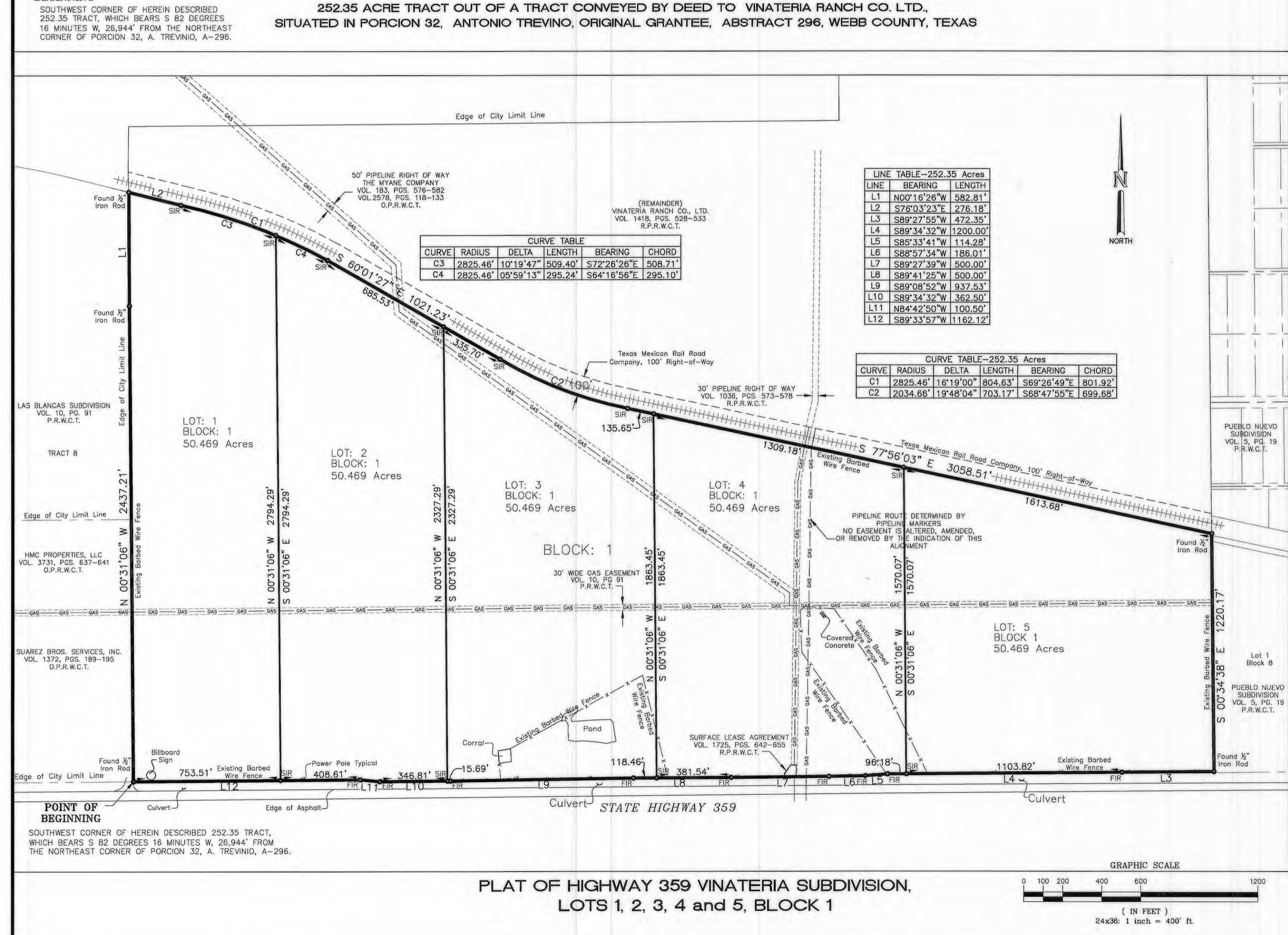


NOTES:

- THIS SUBDIVISION DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS RECORDED OR AS MAY BE AMENDED IN W.C.D.R.
- ACCESS TO TRACTS (1-5) IS RESTRICTED TO STATE HIGHWAY 359 R.O.W. ACCESS TO EXISTING PIPELINES AND TRANSMISSION UTILITIES AS INDICATED ON NOTES 1 AND 2.
- NO NEW ROADS ARE DEDICATED FOR PUBLIC USE OR FOR THE USE OF OWNERS, PURCHASERS, OR OTHER PERSONS DESIRING TO USE THIS PROPERTY. REQUIRED ACCESS PERMITS MUST BE SECURED FROM CORRESPONDING REGULATORY ENTITIES BY OWNERS, PURCHASERS, OR OTHER PERSONS DESIRING TO USE THIS PROPERTY.
- NO SIDEWALKS ARE PROPOSED WITH THE SUBDIVISION OF THIS PLAT.
- THE SUBDIVIDED TRACTS RESULTING FROM THIS PLAT ARE NOT SERVICED BY A PUBLIC POTABLE WATER SYSTEM AS A RESULT OF THIS PLAT. THESE TRACTS ARE NOT ENTITLED TO BE SERVICED BY A PORTABLE WATER SYSTEM AS A RESULT OF THIS PLAT.
- THE SUBDIVIDED TRACTS RESULTING FROM THIS PLAT ARE NOT SERVICED BY A PUBLIC SANITARY SEWER SYSTEM AS A RESULT OF THIS PLAT. THESE TRACTS ARE NOT ENTITLED TO BE SERVICED BY A PUBLIC SANITARY SEWER SYSTEM. NO SANITARY SEWER EFFLUENT SHALL BE GENERATED ON ANY PART OF THIS PLAT, EXCEPT WHERE OWNER GENERATES SANITARY SEWER IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS.
- THIS PLAT DOES NOT INDICATE OR IMPLY THAT THIS SUBDIVISION IS SUITABLE FOR THE CONSTRUCTION OF AN ON-SITE SANITARY SEWER FACILITY. IN THE EVENT THAT AN OWNER, RENTER OR LICENSEE DESIRES TO CONSTRUCT A PRIVATE ON-SITE SANITARY SEWER FACILITY, THEN A PERMIT TO CONSTRUCT THIS FACILITY MUST BE SECURED, IN ACCORDANCE WITH WEBB COUNTY PERMIT REQUIREMENTS. REVIEW OF THROUGH THIS PERMIT DOES NOT INDICATE THAT POTABLE WATER IS OBTAINABLE ON SITE OR IN THE VICINITY.
- IT IS THE OWNER'S RESPONSIBILITY TO APPLY AND OBTAIN A LICENCED ON-SITE SEWER FACILITY THROUGH WEBB COUNTY SANITARIAN.
- THIS PROPERTY KNOW AS THE PLAT OF HIGHWAY 359 VINATERIA SUBDIVISION, LOTS 1 THRU 5 IS NOT IN THE REGULATED SPECIAL FLOOD HAZARD AREA. BASED ON FEMA FLOOD INSURANCE RATE MAP PANEL NO. 48479C1405C, EFFECTIVE DATE APRIL 02, 2008.

PLAT OF HIGHWAY 359 VINATERIA SUBDIVISION, LOTS 1, 2, 3, 4 AND 5, BLOCK 1

Being a 252.35 Acre Tract out of a tract conveyed by deed to Vinateria Ranch Co., Ltd., recorded in Volume 1418, Pages 528-533, Real Property Records, Webb County, Texas, situated in Porcion 32, Antonio Trevino, Original Grantee, Abstract 296, Webb County, Texas.



CERTIFICATE OF OWNER

STATE OF TEXAS
COUNTY OF WEBB

I, GILBERT NARVAEZ JR., PRESIDENT AND CEO OF FALCON INTERNATIONAL BANK, A STATE BANKING ASSOCIATION, ON BEHALF OF SAID BANKING ASSOCIATION, UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS HIGHWAY 359 VINATERIA SUBDIVISION, LOTS 1, 2, 3, 4 AND 5, BLOCK 1 IN THE COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THIS PLAT CONFORMS TO ALL CURRENT APPLICABLE REQUIREMENTS WITHIN THE COUNTY OF WEBB, TEXAS EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE COUNTY OF WEBB

GILBERT NARVAEZ, PRESIDENT AND CEO OF FALCON INTERNATIONAL BANK
DATE: 2/28/17

STATE OF TEXAS
COUNTY OF WEBB

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 28th DAY OF February, 2017.

Natalie Hernandez
NOTARY PUBLIC
WEBB COUNTY, TEXAS
My Commission Expires 10/11/2018

CERTIFICATE OF ENGINEER

STATE OF TEXAS
COUNTY OF WEBB

I, RAMIRO JUAREZ, 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 REPLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

Ramiro Juarez
DATE: 2/27/17
REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF WEBB

HONORABLE MARCO A. MONTEMAYOR
WEBB COUNTY ATTORNEY

RHONDA M. TIFFIN, CFM
WEBB COUNTY PLANNING DIRECTOR

APPROVED BY THE WEBB COUNTY COMMISSIONERS COURT ON THIS THE ___ DAY OF _____

HONORABLE TANO E. TJERINA
WEBB COUNTY JUDGE

ATTESTED BY:

WEBB COUNTY CLERK
HON. MARGIE RAMIREZ IBARRA

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF WEBB

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

ENRIQUE A. MEJIA, III
R.P.L.S. No. 5653
DATE: 2-28-17

STATE OF TEXAS
COUNTY OF WEBB

HON. MARGIE RAMIREZ IBARRA
COUNTY CLERK, WEBB COUNTY, TEXAS

REVISIONS:

SURVEYOR: ENRIQUE A. MEJIA, III
BLUE TOP LAND SURVEYING
101 West Hillside, Suite 10
Laredo, Texas 78041
Phone: (956) 724-8423

OWNER: FALCON INTERNATIONAL BANK
7718 McPherson Rd. #A
Laredo, Texas 78045
Phone: (956) 723-2265

CONSULTING ENGINEER: JUAREZ ENGINEERING CO.
CONSULTING ENGINEER, REC. # 1-198
Phone: (956) 723-0406 Email: rjuarez@juarezeng.com
5419 Springfield Ave. Suite 10
Laredo, Texas 78041

DRAWING NO.: 1501
SHEET: 1 OF 1
DATE: 02/27/17

PLAT OF HIGHWAY 359 VINATERIA SUBDIVISION, LOTS 1, 2, 3, 4 AND 5, BLOCK 1

GRAPHIC SCALE
0 100 200 400 600 800 1000
(IN FEET)
24366: 1 inch = 400' ft.