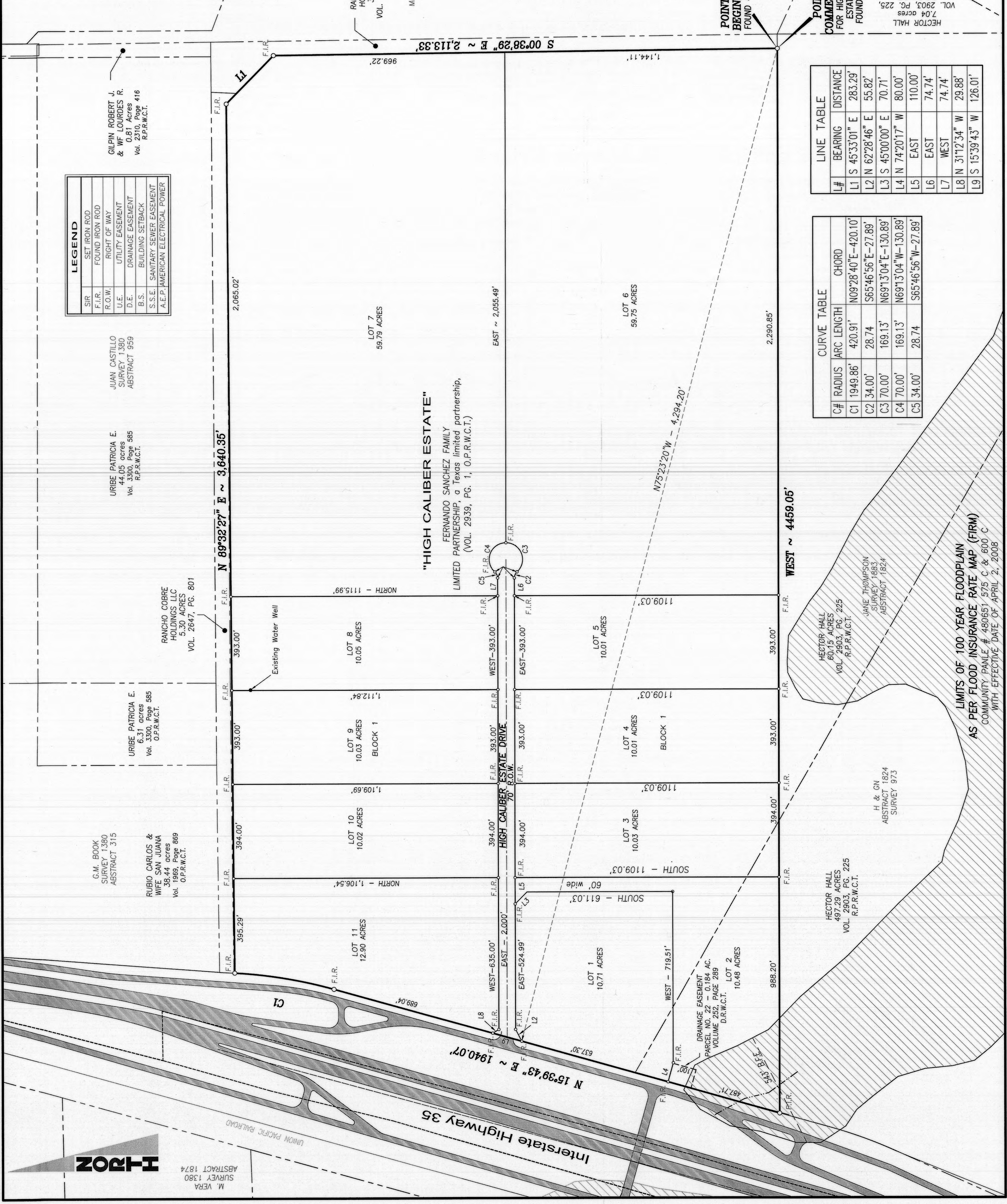
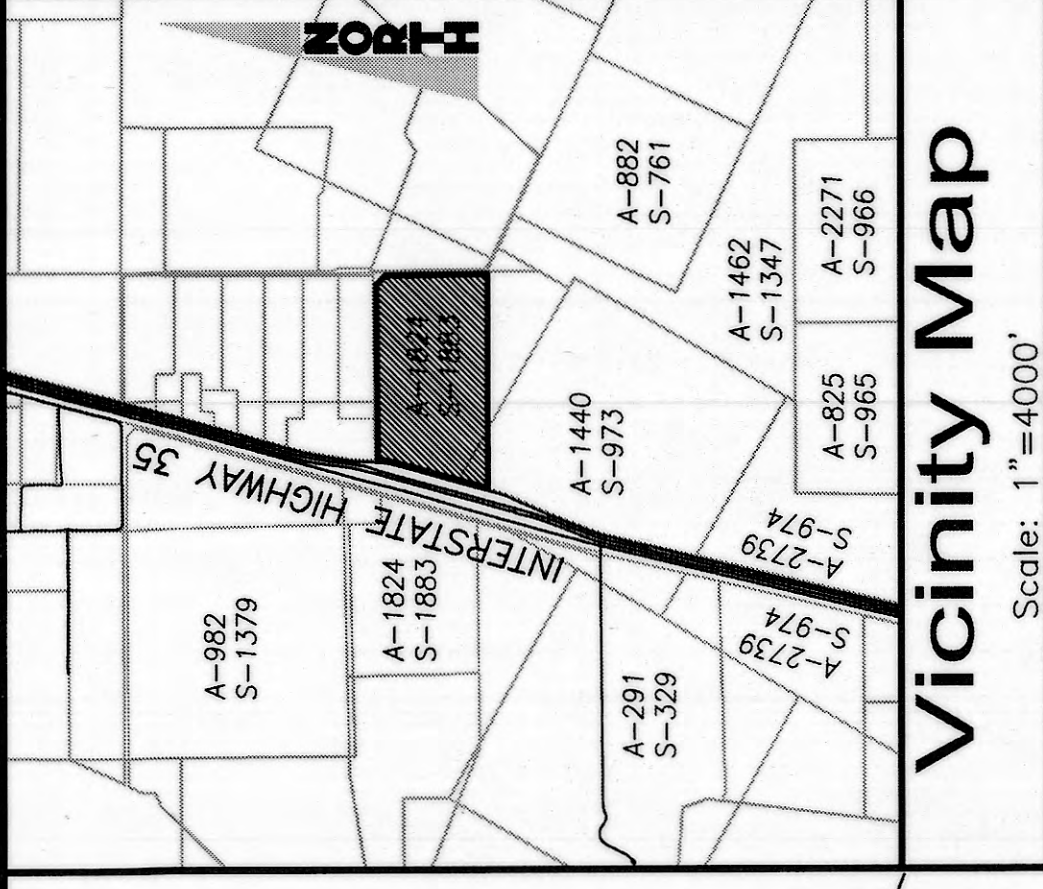


HIGH CALIBER ESTATE
A TRACT OF LAND CONTAINING 217.25 ACRES OF LAND, more or less situated in Survey 1883, Jane Thompson, Original Grantee, Abstract described in deed from San Roman Ranch Partners Inc. To Blockstone Dilworth Jr., filed for record on April 20, 2006 in Volume 2074, Page 533, Official Public Records of Webb County, Texas
DRAWN BY: J.C.R.
CHECKED BY: R.M.V.
DRAWN DATE: 4-18-2017
PLOTTED DATE:
JOB No. E-122-17
FILE NAME:
STATUS:
AS-BUILT:
REVISED DATE:
SCALE: (24"x36") SHEET
HOR: 1"=200' VER.
SCALE: (11"x17") SHEET
HOR: 1"=400' VER.
SHEET TOTAL:
1 OF 2



LEGEND

SIR	SET IRON ROD
F.I.R.	FOUND IRON ROD
R.O.W.	RIGHT OF WAY
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
B.S.	BUILDING SETBACK
S.S.E.	SANITARY SEWER EASEMENT
A.E.P.	A.MERICAN ELECTRICAL POWER

LINE TABLE

L#	BEARING	DISTANCE
L1	S 45°33'01" E	283.29'
L2	N 62°28'46" E	55.82'
L3	S 45°00'00" E	70.71'
L4	N 74°20'17" W	80.00'
L5	EAST	110.00'
L6	EAST	74.74'
L7	WEST	74.74'
L8	N 31°12'34" W	29.88'
L9	S 15°39'43" W	126.01'

CURVE TABLE

C#	RADIUS	ARC LENGTH	CHORD
C1	1949.86'	420.91'	N09°28'40"E-420.10'
C2	34.00'	28.74'	S65°46'56"E-27.89'
C3	70.00'	169.13'	N69°13'04"E-130.89'
C4	70.00'	169.13'	N69°13'04"W-130.89'
C5	34.00'	28.74'	S65°46'56"W-27.89'

LIMITS OF 100 YEAR FLOODPLAIN
AS PER FLOOD INSURANCE RATE MAP (FIRM)
COMMUNITY PANLE # 480651, 575 C & 600 C
WITH EFFECTIVE DATE OF APRIL 2, 2008

SURVEY OF A 217.25 ACRE TRACT SURVEY 1883, JANE THOMPSON, ABSTRACT 1824, WEBB COUNTY, TEXAS

A tract of land containing 217.25 acres of land, more or less situated in Survey 1883, Jane Thompson, Original Grantee, Abstract 1824, Webb County, Texas, being out of a 8,346.88 acre tract as described in deed from San Roman Ranch Partners Inc. To Blackstone Dilworth, Jr., filed for record on April 20, 2006 in Volume 2074, Page 533, Official Public Records of Webb County, Texas and being more particularly described as follows:

BEGINNING at a 4" Pipe situated on the southeast corner of this 217.25 acre tract being a point on the easterly boundary of of said 8,346.88 acre tract, also being a point from which S 09°58'11" W - 718.94 feet directs you to the most southeasterly corner of Original Survey 1883, Jane Thompson, Original Grantee, Abstract 1824, for the **POINT OF BEGINNING** hereof;

THENCE, WEST, along the north boundary line of said 60.15 acre tract, a distance of **4,459.05 FEET**, to a found 1/2" iron rod with Howland cap, being a point on the east right of way of Interstate Highway 35, for the southwest corner hereof;

THENCE, N15°39'43"E, along the east right of way of Interstate Highway 35, a distance of **1,940.07 FEET**, to a found 1/2" iron rod with Howland cap, and being a point on a curve having a radius of 1,949.86 feet and on a chord of N09°28'40"E - 420.10 feet;

THENCE, along said curve, an arc length of **420.91 FEET**, to a found 1/2" iron rod with Howland cap, for the northwest corner hereof;

THENCE, N89°32'27"E, along the south boundary of Rancho Cobre Holdings LLC, a 5.30 acre road, also being the north boundary of this tract, a distance of **3640.35 FEET**, to found 1/2" iron rod with Howland cap, for a corner clip hereof;

THENCE, S45°33'01"E, along said corner clip a distance of **283.29 FEET**, to a found 1/2" iron rod with Howland cap, for a corner clip hereof;

THENCE, S00°38'29"E, a distance of **2,113.33 FEET**, to the **POINT OF BEGINNING** and containing 217.25 acres of land, more or less.

SURVEY OF A RIGHT-OF-WAY DEDICATION FOR HIGH CALIBER ESTATES ROAD A 3.48 ACRE TRACT SURVEY 1883, JANE THOMPSON, ABSTRACT 1824, WEBB COUNTY, TEXAS

A strip of land containing 3.48 acres of land, more or less situated in Survey 1883, Jane Thompson, Original Grantee, Abstract 1824, Webb County, Texas, being out of a 8,346.88 acre tract as described in deed from San Roman Ranch Partners Inc. to Blackstone Dilworth, Jr., filed for record on April 20, 2006 in Volume 2074, Page 533, Official Public Records of Webb County, Texas and being more particularly described as follows:

COMMENCING at a 4" Pipe situated on the southeast corner of a 217.25 acre tract being a point on the easterly boundary of of said 8,346.88 acre tract, also being a point from which S 09°58'11" W - 718.94 feet directs you to the most southeasterly corner of Original Survey 1883, Jane Thompson, Original Grantee, Abstract 1824, Thence, N 75°23'20" W - 4,294.22' to a point on the east right of way line of Interstate Highway 35;

THENCE, N62°28'46"E, a distance of **55.82 FEET**, to a found 1/2" iron rod with Howland Cap, for a corner clip hereof;

THENCE, EAST, a distance of **1889.73 FEET**, to a found 1/2" iron rod with Howland Cap, for a point being on a curve having a radius of 34.00 feet and a Chord of S 65°46'56" E - 27.89 feet;

THENCE, along said curve, an arc length of **28.74 FEET**, to a found 1/2" iron rod with Howland Cap being on a curve having a radius of 70.00 feet and a Chord of N 69°13'04"E - 130.89 feet;

THENCE, along said curve, an arc length of **169.13 FEET**, to a found 1/2" iron rod with Howland Cap, being on a curve having a radius of 70.00 feet and a Chord of N 69°13'04" W - 130.89 feet to a found 1/2" iron rod with Howland Cap;

THENCE, along said curve, an arc length of **169.13 FEET**, to a found 1/2" iron rod with Howland Cap, being on a curve having a radius of 34.00 feet and a Chord of S 65°46'56" W - 27.89 feet;

THENCE, along said curve, an arc length of **28.74 FEET**, to a found 1/2" iron rod with Howland Cap for a point being the north right of way of High Caliber Estate Drive hereof;

THENCE, WEST, along the north right of way of High Caliber Estate Drive, a distance of **1,889.73 FEET**, to a found 1/2" iron rod with a Howland Cap on a corner clip, for a point of deflection hereof;

THENCE, N31°12'34"W, along corner clip, a distance of **29.88 FEET**, to a found 1/2" iron rod with Howland Cap, being a point on the east right of way of Interstate Highway 35, for a point of deflection hereof;

THENCE, S15°39'43"W along Interstate Highway 35, a distance of **126.01 FEET**, to the **POINT OF BEGINNING** and containing 3.48 acres of land, more or less.

NOTES & RESTRICTIONS:

- 1.- EACH LOT SHALL ACCEPT THE ADJACENT LOTS STORM WATER RUNOFF AS IT NATURALLY DRAINS
- 2.- ACCESS TO LOT 2, BLOCK 1 IS RESTRICTED TO HIGH CALIBER ESTATE DRIVE UNLESS AN APPROVED DRIVEWAY PERMIT IS SECURED FROM TxDOT AND COUNTY (with the required H&H study for flood plain).
- 3.- LOTS 1 & 11, BLOCK 1 RESTRICTED TO HIGH CALIBER ESTATE DRIVE UNLESS AN APPROVED DRIVEWAY PERMIT IS SECURED FROM TxDOT.
- 4.- BY GRAPHICALLY PLOTTING, THIS PARCEL WAS DETERMINED TO BE WITHIN A 100 YEAR FREQUENCY FLOOD ZONE AS PER FLOOD INSURANCE RATE MAP FOR WEBB COUNTY, TEXAS COMMUNITY PANEL 48479C 0575C AND 0600 C, EFFECTIVE DATE APRIL 2, 2008.

CERTIFICATE OF OWNER STATE OF TEXAS COUNTY OF WEBB

I, _____, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS "HIGH CALIBER ESTATES", IN THE COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE PUBLIC, FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, THE LAND SHOWN, FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

OWNER OF FERNANDO SANCHEZ FAMILY LIMITED PARTNERSHIP

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 FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2017.

NOTARY PUBLIC IN AND FOR THE WEBB COUNTY, TEXAS

MY COMMISSION EXPIRES: _____

LIEN HOLDER CERTIFICATE

THIS SUBDIVISION MAP IS HEREBY APPROVED AND ACCEPTED BY THE LIEN HOLDER, THIS _____ DAY OF _____, 2017.

BY: _____ TITLE: _____ AS AN ACT AND DEED OF _____ FINANCIAL INSTITUTION _____ 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 FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2017.

NOTARY PUBLIC IN AND FOR THE WEBB COUNTY, TEXAS

MY COMMISSION EXPIRES: _____

CERTIFICATE OF ENGINEER

STATE OF TEXAS: COUNTY OF WEBB:

I, 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 THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

Ricardo M. Villarreal
RICARDO M. VILLARREAL No. 101308
DATE 9/12/17

CERTIFICATE OF SURVEYOR

STATE OF TEXAS: COUNTY OF WEBB:

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT I HAVE PERSONALLY EXAMINED THE PLAT AND AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, THAT THE CORNER MONUMENTS SHOWN THEREON WHERE FOUND OR WILL BE PROPERLY PLACED UNDER MY SUPERVISION.

Ricardo M. Villarreal
RICARDO M. VILLARREAL, R.P.L.S. No. 6242
DATE 9/12/17

WATER AND SANITARY SEWER REQUIREMENTS

DRINKING WATER SERVICE FACILITIES ARE NOT REQUIRED FOR THIS SUBDIVISION UNDER MODEL RULES ADOPTED UNDER SECTION 16.343 OF THE WATER CODE. SANITARY SEWER FACILITIES WILL BE PRIVATE ON-SITE SEWER SYSTEMS.

Ricardo M. Villarreal
RICARDO M. VILLARREAL No. 101308
DATE 9/12/17

CERTIFICATE OF ENGINEER-100-YR FLOODPLAIN

STATE OF TEXAS: COUNTY OF WEBB:

I, RICARDO M. VILLARREAL, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT A PORTION OF LOT 2, BLOCK 1, HIGH CALIBER ESTATES, IS BEING IMPACTED BY THE 100-YR FLOOD PLAN AS PER FLOOD INSURANCE RATE MAP WITH EFFECTIVE DATE APRIL 2, 2008, PANEL NUMBER 0575C.

Ricardo M. Villarreal
RICARDO M. VILLARREAL No. 101308
DATE 9/12/17

PLANNING DEPARTMENT

I HAVE REVIEWED THIS PLAT OF HIGH CALIBER ESTATES DATED THE _____ DAY OF _____, 2017, WITH THE LAST REVISION DATE OF _____, 2017, AND I HAVE ACCEPTED FOR ANY WAIVER SPECIFICALLY AUTHORIZED BY THE WEBB COUNTY COMMISSIONERS COURT, AND HAVE FOUND THEM IN COMPLIANCE WITH THE WEBB COUNTY SUBDIVISION REGULATIONS AND THE WEBB COUNTY MODEL RULES, AND THE WEBB COUNTY FLOOD PREVENTION ORDER AND THIS PLAT WAS RECOMMENDED FOR APPROVAL BY THE WEBB COUNTY PLANNING ADVISORY BOARD ON THE _____ DAY OF _____, 2017.

RHONDA M. TIFRIN
COUNTY PLANNING DIRECTOR

PLAT APPROVAL - COUNTY ENGINEER

I HAVE REVIEWED THIS PLAT OF HIGH CALIBER ESTATE PREPARED BY HOWLAND ENGINEERING AND SURVEYING CO. AND DATED THE _____ DAY OF _____, 2017, WITH THE LAST REVISION DATE OF _____, 2017, AND I HAVE ACCEPTED FOR ANY WAIVER SPECIFICALLY AUTHORIZED BY THE WEBB COUNTY COMMISSIONERS COURT, AND HAVE FOUND THEM IN COMPLIANCE WITH THE WEBB COUNTY SUBDIVISION REGULATIONS AND THE WEBB COUNTY MODEL RULES, FURTHERMORE, UPON COMPLETION OF THE PROPOSED PUBLIC IMPROVEMENTS, I OR MY AUTHORIZED REPRESENTATIVE, WILL MAKE AN ON-SITE INSPECTION TO ENSURE COMPLIANCE.

LUIS PEREZ GARCIA III, P.E., CFM
COUNTY ENGINEER

DATE _____

PLAT APPROVAL - ROAD & BRIDGE SUPERINTENDENT

I HAVE REVIEWED THIS PLAT OF HIGH CALIBER ESTATE PREPARED BY HOWLAND ENGINEERING AND SURVEYING CO. AND DATED THE _____ DAY OF _____, 2017, WITH THE LAST REVISION DATE OF _____, 2017, AND I HAVE ACCEPTED FOR ANY WAIVER SPECIFICALLY AUTHORIZED BY THE WEBB COUNTY COMMISSIONERS COURT, AND HAVE FOUND THEM IN COMPLIANCE WITH THE WEBB COUNTY SUBDIVISION REGULATIONS AND THE WEBB COUNTY MODEL RULES, FURTHERMORE, UPON COMPLETION OF THE PROPOSED PUBLIC IMPROVEMENTS, I OR MY AUTHORIZED REPRESENTATIVE, WILL MAKE AN ON-SITE INSPECTION TO ENSURE COMPLIANCE.

ROAD & BRIDGE SUPERINTENDENT _____

DATE _____

CERTIFICATE OF TCEO DESIGNATED REPRESENTATIVE

STATE OF TEXAS: COUNTY OF WEBB:

THIS PLAT OF HIGH CALIBER ESTATE, SUBMITTED BY OR BEHALF OF THE OWNER HAS BEEN SUBMITTED TO AND CONSIDERED BY THE WEBB COUNTY TCEO DESIGNATED REPRESENTATIVE WHICH HEREBY CERTIFIES THAT SOIL CHARACTERISTICS AND LOT SIZES GENERALLY MEET THE REQUIREMENTS OF THIS DEPARTMENT. THIS CERTIFICATION IS BASED ON A GENERAL OVERVIEW OF THE PLAT AND DOES NOT CONSTITUTE A GUARANTEE OF ANY PARTICULAR LOT. THIS CERTIFICATE DOES NOT INDICATE NOR IMPLY THAT EVERY LOT IS CAPABLE OF ON-SITE SEWAGE DISPOSAL.

IN THE EVENT THAT A BUYER, OWNER, PURCHASER, LESSEE, OR RENTER DESIRES TO OBTAIN A PERMIT TO CONSTRUCT SAID FACILITY, FURTHER THAT A LICENSE TO OPERATE SHALL BE REQUIRED FOR THE OPERATION OF SUCH A PRIVATE SEWAGE DISPOSAL FACILITY. SUCH PERMIT AND LICENSE SHALL ONLY BE ISSUED AFTER CLOSE EXAMINATION OF SUBJECT LOT AS TO WHETHER IT MEETS ALL REQUIREMENTS FOR ON-SITE SEWAGE DISPOSAL. THIS IS NECESSARY TO COMPLY WITH ALL RULES APPLICABLE TO ON-SITE PRIVATE SEWAGE DISPOSAL FACILITIES.

IN THE EVENT THAT AN APPROVED MUNICIPAL SEWAGE DISPOSAL SYSTEM IS EXTENDED TO WITHIN 200 FEET OF ANY LOT, THE BUYER, OWNER, PURCHASER, LESSEE OR RENTER WILL BE REQUIRED TO CONNECT TO THAT SYSTEM.

DAVID GARZA, R.S., TCEO, DESIGNATED REPRESENTATIVE

WEBB COUNTY COMMISSIONERS COURT APPROVAL

WE HEREBY CERTIFY THAT THIS PLAT, DESIGNATED AS THE HIGH CALIBER ESTATE, WAS APPROVED BY THE WEBB COUNTY COMMISSIONERS COURT ON THE _____ DAY OF _____, 2017 AND MAY BE FILED IN THE PLAT RECORDS OF WEBB COUNTY BY THE 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 OF FACILITIES TO ANY LAND SITUATED UNDER THIS SUBDIVISION. THE COUNTY OF WEBB DOES NOT GUARANTEE THE PROTECTION OF PROPERTY RIGHTS IN CONNECTION WITH ANY SERVICE PROVIDED BY THE COUNTY. THE COUNTY OF WEBB DOES NOT GUARANTEE THE PROTECTION OF PROPERTY RIGHTS IN CONNECTION WITH ANY SERVICE PROVIDED BY THE COUNTY. THE COUNTY OF WEBB DOES NOT GUARANTEE THE PROTECTION OF PROPERTY RIGHTS IN CONNECTION WITH ANY SERVICE PROVIDED BY THE COUNTY. THE COUNTY OF WEBB DOES NOT GUARANTEE THE PROTECTION OF PROPERTY RIGHTS IN CONNECTION WITH ANY SERVICE PROVIDED BY THE COUNTY.

HONORABLE TAND E. TIERRINA
WEBB COUNTY JUDGE

HONORABLE JESSE GONZALEZ
COMMISSIONER PRECINCT 1

HONORABLE ROSAURA "WAMI" TUERRINA
COMMISSIONER PRECINCT 2

HONORABLE JOHN C. CALO
COMMISSIONER PRECINCT 3

HONORABLE JAIME CANALES
COMMISSIONER PRECINCT 4

ATTESTED BY:

HONORABLE MARGIE RAMIREZ IBARRA
COUNTY CLERK, WEBB COUNTY, TEXAS

APPROVED BY THE WEBB COUNTY COMMISSIONER'S COURT ON THIS _____ DAY OF _____, 20____.

CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS: COUNTY OF WEBB:

I, MARGIE RAMIREZ IBARRA, CLERK OF THE COUNTY COURT OF WEBB COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED _____ DAY OF _____, 2017, WITH THE CERTIFICATE OF AUTHENTICATION WAS FILED OF RECORD IN MY OFFICE ON THE _____ DAY OF _____, 2017, AT _____ O'CLOCK _____ M., IN VOLUME _____ PAGE _____ OF THE MAP RECORDS OF SAID COUNTY.

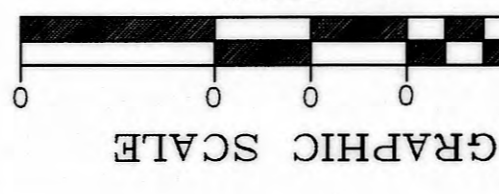
WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2017.

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

DATE _____

HIGH CALIBER ESTATE

A TRACT OF LAND CONTAINING 217.25 ACRES OF LAND, more or less situated in Survey 1883, Jane Thompson, Original Grantee, Abstract 1824, Webb County, Texas, being out of a 8,346.88 acre tract as described in deed from San Roman Ranch Partners Inc. To Blackstone Dilworth, Jr., filed for record on April 20, 2006 in Volume 2074, Page 533, Official Public Records of Webb County, Texas



(1"=177') 1 inch = 0 Ft.
(2"=354') 1 inch = 0 Ft.