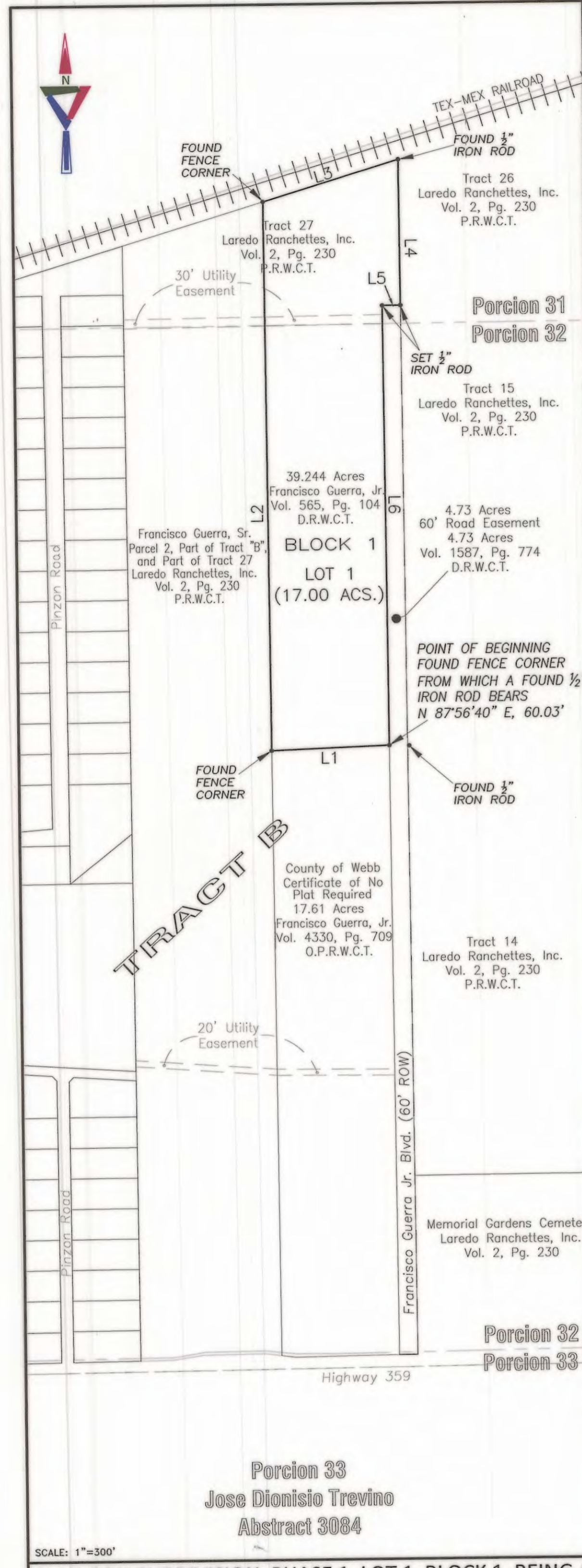


A 34.61 ACRE TRACT OF LAND, BEING THE EASTERN PORTION OF TRACT 27 AND SOUTHEASTERN PORTION OF TRACT B SITUATED IN PORCION 31, JOSE TREVINO, ABSTRACT 3116, AND PORCION 32, ANTONIO TREVINO, ABSTRACT 296, WEBB COUNTY, TEXAS

Parcel Line Table			Parcel Line Table		
Line #	Direction	Length	Line #	Direction	Length
L1	S 87°56'40" W	385.49'	L6	S 00°18'33" E	1,440.14'
L2	N 00°18'42" W	1,797.22'	L7	N 00°18'42" W	3,777.43'
L3	N 73°08'20" E	464.47'	L8	S 00°18'33" E	3,435.40'
L4	S 00°19'50" E	477.41'	L9	S 89°10'18" W	340.00'
L5	S 89°27'24" W	60.00'	L10	N 82°16'14" W	45.69'



EL VAGON SUBDIVISION, PHASE 1, LOT 1, BLOCK 1, BEING A REPLAT OF TRACT B OF LAREDO RANCHETTES SUBDIVISION PLAT SITUATED IN PORCION 31, JOSE TREVINO, ABSTRACT 3116, AND PORCION 32, ANTONIO TREVINO, ABSTRACT 296, WEBB COUNTY, TEXAS

Field Notes
 For Re-plat of Tract B, and Tract 27 of the Laredo Ranchettes Subdivision Plat a 17.00 acre tract of land Out of a 34.61 acre tract of land, being the eastern portion of Tract 27 and the southeastern portion of Tract B situated in Porcion 31, Jose Trevino, Abstract 3116 and Porcion 32, Antonio Trevino, Abstract 296, Webb County, Texas

Being a 17.00 tract of land out of a 34.61 acre tract of land, being the eastern portion of Tract 27 and southeastern portion of Tract B, conveyed by deed to Francisco Guerra, Jr., as recorded in Volume 565, Page 104, Deed Records, Webb County, Texas, and being more particularly described by metes and bounds as follows, to wit:

Beginning at a fence corner found at the northeast corner of a 17.61 acre tract of land, at the westerly Right of Way line of a 60 foot Road Easement, described in deed recorded in Volume 1587, Page 774, Deed Records, Webb County, Texas, from which a 1/2" iron rod found at the easterly Right of Way line of said 60 foot Road Easement bears North 87 degrees 56 minutes 40 seconds East, 60.03 feet, from which a 1/2" iron rod found at the southwest corner of Tract 1, Memorial Gardens Cemetery, Laredo Ranchettes, Inc., as recorded in Volume 2, Page 230, Plat Records, Webb County, Texas, bears South 00 degrees 18 minutes 33 seconds East, 1,996.55 feet, for the southeast corner hereof;

Thence, with the north line of said 17.61 acre tract, **South 87 degrees 56 minutes 40 seconds West, 385.49 feet** to a fence corner found at the easterly line of Parcel 2, Laredo Ranchettes, Inc., conveyed by deed to Francisco Guerra, Sr., as recorded in Volume 2, Page 230, Plat Records, Webb County, Texas, for the southwest corner hereof;

Thence, with the east line of said Parcel 2, **North 00 degrees 18 minutes 42 seconds West, 1,797.22 feet** to a point at the northeast corner of said Parcel 2, at the southeasterly Right of Way line of Tex-Mex Railroad, to a fence corner found, for the northwest corner hereof;

Thence, with the southeasterly Right of Way line of said Tex-Mex Railroad, **North 73 degrees 08 minutes 20 seconds East, 464.47 feet** to a 1/2" iron rod found at the northwesterly corner of Tract 26, Laredo Ranchettes, Inc., as recorded in Volume 2, Page 230, Plat Records, Webb County, Texas, for the northeast corner hereof;

Thence, with the west line of said Tract 26, **South 00 degrees 19 minutes 50 seconds East, 477.41 feet** to a 1/2" iron rod set at the northeast corner of aforementioned 60 foot Road Easement, for an exterior corner hereof;

Thence, with the north line of said 60 foot Road Easement, **South 89 degrees 27 minutes 24 seconds West, 60.00 feet** to a 1/2" iron rod set at the northwest corner of said 60 foot Road Easement, for an interior corner hereof;

Thence, with the west line of said 60 foot Road Easement, **South 00 degrees 18 minutes 33 seconds East, 1,440.14 feet** to the Point of Beginning and containing 17.00 acres of land, more or less.

Basis of Bearings: A 1/2" Iron Rod found at the northwest corner of Parcel 2 and a 1/2" Iron Rod found at the northeast corner of Parcel 3.
 Called North 73 degrees 25 minutes East, 946.58 feet, but found through GPS observation to be North 73 degrees 08 minutes 20 seconds East, 946.72 feet.

CERTIFICATE OF OWNER:

STATE OF TEXAS §
 WEBB COUNTY §

I, FRANCISCO GUERRA, JR., THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS: EL VAGON SUBDIVISION, PHASE 1, LOT 1, BLOCK 1 IN THE COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, 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

Francisco Guerra, Jr. 12/18/2017
 FRANCISCO GUERRA, JR., OWNER DATE

STATE OF TEXAS §
 WEBB COUNTY §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED FRANCISCO GUERRA, JR., 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 CONSIDERATION THEREIN STATED. GIVEN MY HAND AND SEAL OF OFFICE THIS 18 DAY OF December, 2017.

Luz M. Lopez
 NOTARY PUBLIC IN AND FOR THE WEBB COUNTY, TEXAS
 MY COMMISSION EXPIRES: 09-03-2018

CERTIFICATE OF ENGINEER

STATE OF TEXAS:
 COUNTY OF WEBB:

I, GILBERTO GONZALEZ, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND THAT THIS PLAT CONFORMS TO ALL CURRENT APPLICABLE REQUIREMENTS REQUIRED WITHIN THE COUNTY OF WEBB, TEXAS EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE COUNTY OF WEBB, TEXAS.

Gilberto Gonzalez 12/18/2017
 GILBERTO GONZALEZ, P.E. No. 99985-TEXAS DATE

CERTIFICATE OF SURVEYOR

STATE OF TEXAS:
 COUNTY OF WEBB:

I, JULIAN JAVIER RUIZ, 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 AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

Julian Javier Ruiz 12/18/2017
 JULIAN JAVIER RUIZ, R.E.L.S. No. 5304
 T&PLS FIRM REG. NO. 10141800 DATE

COUNTY OF WEBB CERTIFICATE OF NO PLAT REQUIRED

LEGAL DESCRIPTION OF PROPERTY: LOT 1, BLOCK 1, EL VAGON SUBDIVISION, 17.00 ACRE TRACT OF LAND BEING OUT OF A TRACT OF LAND CONTAINING 34.61 ACRES AS FURTHER DESCRIBED HEREON.

PROPERTY OWNER: FRANCISCO GUERRA, JR.

BASED UPON THE APPLICATION SUBMITTED TO THE WEBB COUNTY PLANNING DEPARTMENT, THE WEBB COUNTY COMMISSIONERS COURT HEREBY CERTIFIES THAT THE ABOVE DESCRIPTION PROPERTY IS EXEMPT FROM THE PLATTING REQUIREMENTS PURSUANT TO THE PROVISIONS SECTION 232.0015(F), TEXAS LOCAL GOVERNMENT CODE (TLGC) AND THE PROVISIONS OF THE WEBB COUNTY SUBDIVISION REGULATIONS SECTION XVI.1B(2). FURTHER, THIS PLAT IS NOT REQUIRED TO BE PLATTED PURSUANT TO THE PROVISIONS OF SUBCHAPTER B, SECTION 232 TLGC.

THIS "CERTIFICATE OF NO PLAT REQUIRED" HAS BEEN REVIEWED AND RECOMMENDED FOR APPROVAL BY:

HON. 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 _____, 2017.

HONORABLE TANO E. TIJERINA
 WEBB COUNTY JUDGE

ATTESTED BY:

WEBB COUNTY CLERK
 HON. MARGIE RAMIREZ IBARRA

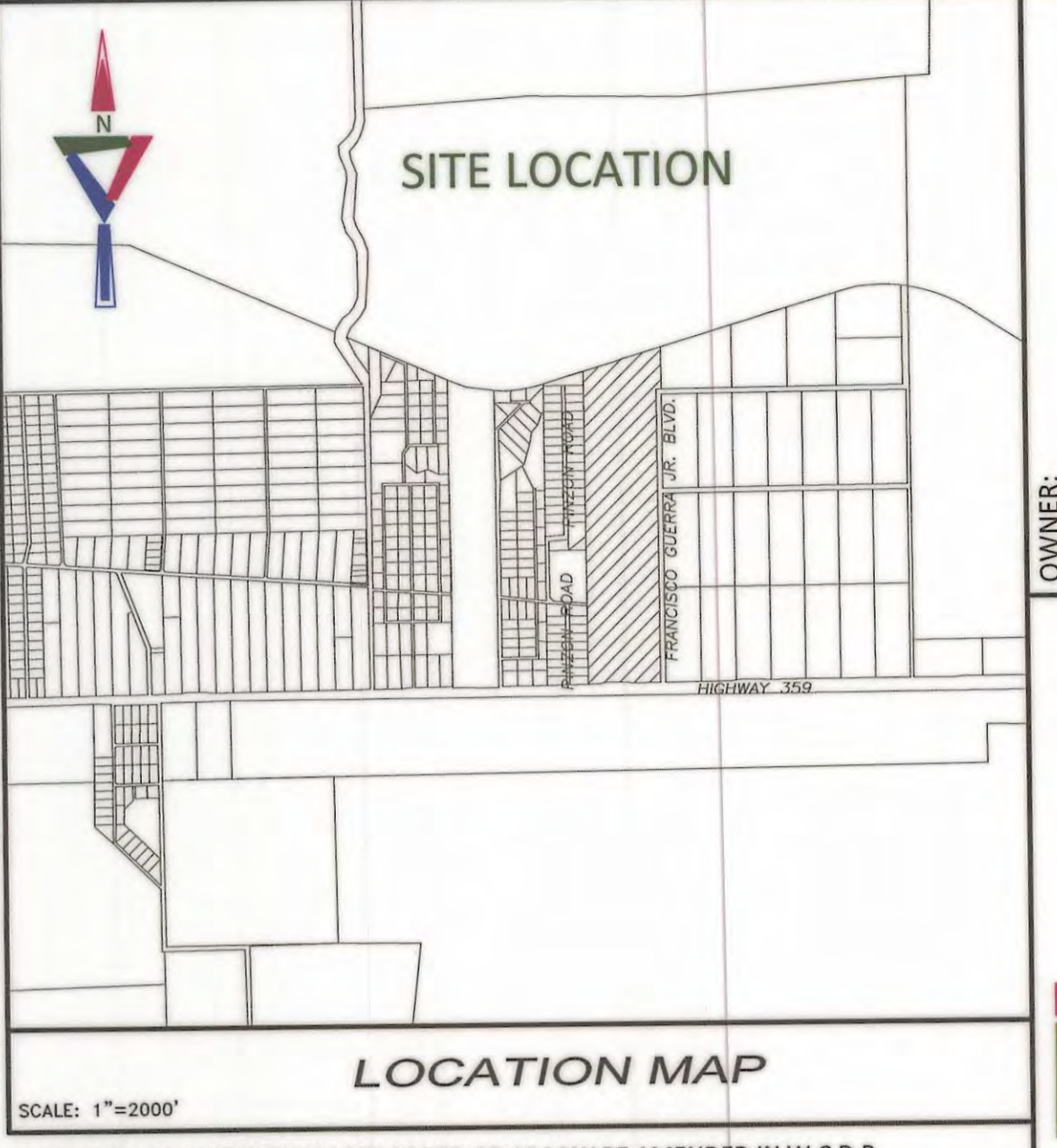
CERTIFICATE OF COUNTY CLERK

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 THE ____ DAY OF _____, 2017, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILLED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 2017, AT ____ O'CLOCK ____ M, IN VOLUME ____ PAGE ____ OF THE PLAT RECORDS OF SAID COUNTY.

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

DATE



OWNER:
 FRANCISCO GUERRA JR.
 7902 EAST COUNTRY DRIVE, APT. 1423
 LAREDO TEXAS 78045
 PH. (956) 724-5054

TERRA SOUTH ENGINEERING
 213 West Village Boulevard, Suite 6 Laredo, Texas 78041
 P 956-701-3483
 www.terrasouth.com

RE-PLAT OF EL VAGON SUBDIVISION, PHASE 1 LOT 1, BLOCK 1

FOR RE-PLAT OF TRACT B OF THE LAREDO RANCHETTES SUBDIVISION PLAT A 17.61 ACRE TRACT OF LAND OUT OF A 34.61 ACRE TRACT OF LAND, BEING THE EASTERN PORTION OF TRACT 27 AND SOUTHEASTERN PORTION OF TRACT B, DESCRIBED IN DEED RECORDED IN VOLUME 565, PAGE 104, DEED RECORDS, WEBB COUNTY, TEXAS, SITUATED IN PORCION 31, JOSE TREVINO, ABSTRACT 3116, AND PORCION 32, ANTONIO TREVINO, ABSTRACT 296, WEBB COUNTY, TEXAS.

DRAWN BY: G.G.
 CHECKED BY: G.G.
 FILE NAME:
 DRAWN DATE: 09/13/2017
 PLOTTED DATE:
 REVISED DATE:
 REVISED DATE:
 JOB No. TSE1267-17
 SCALE: (11x17) 1" = 200'
 SCALE: (24x36) 1" = 100'
 SHEET TOTAL:
 1 OF 1