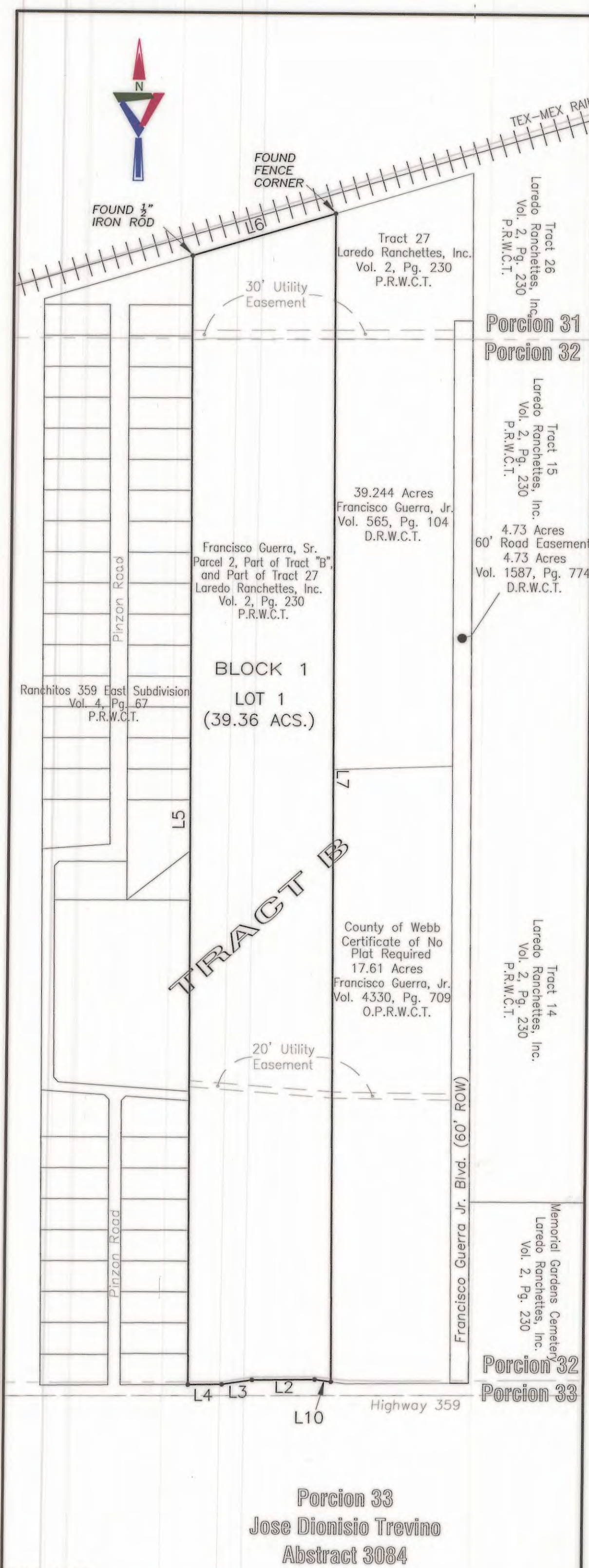


SCALE: 1"=300'

A 39.36 ACRE TRACT OF LAND OUT OF PARCEL 2, PART OF TRACT "B" AND PART OF TRACT 27, LAREDO RANCHETTES, INC., RANCHITOS 359 EAST SUBDIVISION, CONVEYED BY DEED TO FRANCISCO GUERRA, SITUATED IN PORCION 31, JOSE TREVINO, ABSTRACT 3116 AND PORCION 32, ANTONIO TREVINO, ABSTRACT 296 WEBB COUNTY, TEXAS



SCALE: 1"=300'

EL VAGON SUBDIVISION, PHASE 2, LOT 1, BLOCK 1, BEING A RE-PLAT OF TRACT B, AND TRACT 27 OF THE LAREDO RANCHETTES SUBDIVISION PLAT A 39.36 ACRE TRACT OF LAND OUT OF PARCEL 2, PART OF TRACT "B" AND PART OF TRACT 27, LAREDO RANCHETTES, INC., RANCHITOS 359 EAST SUBDIVISION, CONVEYED BY DEED TO FRANCISCO GUERRA, 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 39.36 acre tract of land out of Parcel 2, Part of Tract "B" and part of Tract 27, Laredo Ranchettes, Inc., Ranchitos 359 East Subdivision, conveyed by deed to Francisco Guerra, situated in Porcion 31, Jose Trevino, Abstract 3116 and Porcion 32, Antonio Trevino, Abstract 296 Webb County, Texas

Being a 39.36 tract of land out of Parcel 2, Part of Tract "B", and part of Tract 27, Laredo Ranchettes, Inc., recorded in Volume 02, Page 230, Plat Records, Webb County, Texas, conveyed by deed to Francisco Guerra, as recorded in, Volume 958, Pages 131-134, Deed Records, Webb County, Texas, Ranchitos 359 East Subdivision, recorded in Volume 04, Page 67, Plat Records, Webb County, Texas, conveyed by deed to Francisco Guerra, as recorded in Volume 1140, Pages 639-640, Deed Records, Webb County, Texas, and Lot 45, Ranchitos 359 East Subdivision, conveyed by deed to Francisco Guerra, as recorded in Volume 1358, Pages 36-37, Deed Records, Webb County, Texas, situated in Porcion 31, Jose Trevino, Abstract 3116, and Porcion 32, Antonio Trevino, Abstract 296, Webb County, Texas, and being more particularly described by metes and bounds as follows, to wit:

Beginning at a 1/2" iron rod found at the southwest corner of a 39.244 acre tract of land conveyed by deed to Francisco Guerra, Jr., recorded in Volume 565, Page 104, Deed Records, Webb County, Texas, at the north Right-of-Way line of Highway 359, for the southeast corner hereof;

Thence, with the north Right-of-Way line of said Highway 359, **North 82 degrees 16 minutes 12 seconds West, 53.07 feet** to a 1/2" iron rod set for a point of deflection hereof;

Thence, continuing with the north Right-of-Way line of said Highway 359, **South 89 degrees 10 minutes 18 seconds West, 202.63 feet** to a fence corner post found for a point of deflection hereof;

Thence, continuing with the north Right-of-Way line of said Highway 359, **South 80 degrees 52 minutes 13 seconds West, 99.04 feet** to a 1/2" iron rod set for a point of deflection hereof;

Thence, continuing with the north Right-of-Way line of said Highway 359, **South 89 degrees 10 minutes 18 seconds West, 109.29 feet** to a 1/2" iron rod found at the southeast corner of Lot 56, Ranchitos 359 East Subdivision, for the southwest corner hereof;

Thence, with the east line of said Ranchitos 359 East Subdivision, and fence, **North 00 degrees 18 minutes 40 seconds West, 3,650.64 feet** to a 1/2" iron rod found at the southeasterly line of Tex-Mex Railroad, for the northwest corner hereof;

Thence, with the southeasterly line of said Tex-Mex Railroad, and fence, **North 73 degrees 08 minutes 20 seconds East, 482.26 feet** to a fence corner post found at the northwest corner of aforementioned 39.244 acre tract, for the northeast corner hereof;

Thence, with the west line of a said 39.244 acre tract, and fence, **South 00 degrees 18 minutes 42 seconds East, 3,777.43 feet** to the Point of Beginning and containing 39.36 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 by GPS observation to be North 73 degrees 08 minutes 20 seconds East, 946.72 feet.

CERTIFICATE OF OWNER:
 STATE OF TEXAS §
 WEBB COUNTY §

I, LUIS P. GUERRA, AS MANAGER OF EL VAGON RANCH, LTD., THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS REPLAT, AND DESIGNATED HEREIN AS: EL VAGON SUBDIVISION, PHASE 2, 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

LUIS P. GUERRA, MANAGER, EL VAGON RANCH, LTD. 12/18/17 DATE

STATE OF TEXAS §
 WEBB COUNTY §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LUIS P. GUERRA, 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.

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, P.E. No. 99985-TEXAS 12/18/2017 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.

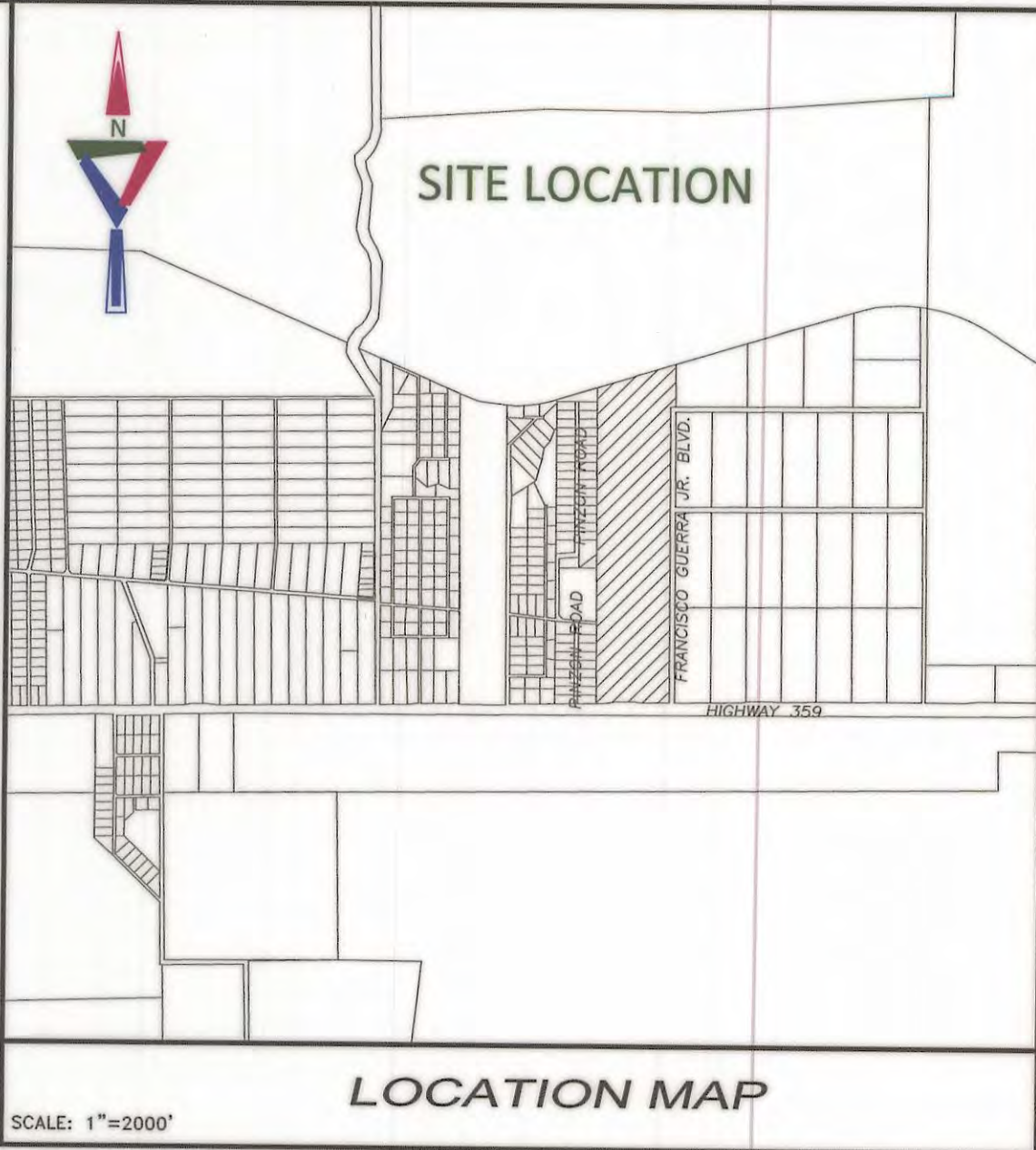
JULIAN JAVIER RUIZ, R.P.L.S. No. 5304
 TBP/LS FIRM REG. NO. 10141800 12/18/2017 DATE

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 18 DAY OF December, 2017, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 18 DAY OF December, 2017, AT 09 O'CLOCK AM, IN VOLUME 2017-12-18, PAGE 1 OF THE PLAT RECORDS OF SAID COUNTY.

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

Parcel Line Table			Parcel Line Table		
Line #	Direction	Length	Line #	Direction	Length
L1	N 82°16'12" W	53.07'	L6	N 73°08'20" E	482.26'
L2	S 89°10'18" W	202.63'	L7	S 00°18'42" E	3,777.43'
L3	S 80°52'13" W	99.04'			
L4	S 89°10'18" W	109.29'			
L5	N 00°18'40" W	3,650.64'			



LOCATION MAP
 SCALE: 1"=2000'

PLAT NOTES

- 1.- 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.
- 2.- ACCESS TO TRACT IS RESTRICTED TO FRANCISCO GUERRA JR. BLVD.
- 3.- 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.
- 4.- NO SIDEWALKS ARE PROPOSED WITH THE SUBDIVISION OF THIS PLAT.
- 5.- 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 SEWER SYSTEM AS A RESULT OF THIS TRACT.
- 6.- 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.
- 7.- 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.
- 8.- IT IS THE OWNER'S RESPONSIBILITY TO APPLY AND OBTAIN A LICENSED ON-SITE SEWER FACILITY THROUGH WEBB COUNTY SANITARIAN.
- 9.- THIS PROPERTY KNOWN AS THE PLAT OF EL VAGON SUBDIVISION, PHASE 2, IS NOT IN THE REGULATED SPECIAL FLOOD HAZARD AREA BASED ON FEMA FLOOD INSURANCE RATE MAP PANEL NO. 48479C1405C, EFFECTIVE DATE APRIL 2, 2008.

COUNTY OF WEBB CERTIFICATE OF NO PLAT REQUIRED
 LEGAL DESCRIPTION OF PROPERTY: LOT 1, BLOCK 1, EL VAGON SUBDIVISION, PHASE 2, 39.36 ACRE TRACT OF LAND AS FURTHER DESCRIBED HEREON.

PROPERTY OWNER: EL VAGON RANCH, LTD.

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 18 DAY OF December, 2017.

HONORABLE TANO E. TIERINA
 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 18 DAY OF December, 2017, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 18 DAY OF December, 2017, AT 09 O'CLOCK AM, IN VOLUME 2017-12-18, PAGE 1 OF THE PLAT RECORDS OF SAID COUNTY.

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

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 18 DAY OF December, 2017, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 18 DAY OF December, 2017, AT 09 O'CLOCK AM, IN VOLUME 2017-12-18, PAGE 1 OF THE PLAT RECORDS OF SAID COUNTY.

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

OWNER:
 EL VAGON RANCH, LTD.
 201 WEST HILLSIDE ROAD, STE. 9
 LAREDO TEXAS 78041
 PH.: (956) 727-4194

TERRA SOUTH ENGINEERING
 213 West Village Boulevard, Suite 6, Laredo, Texas 78041
 P 956-701-3483 TBP Firm Registration No. F-15433
 www.terrasouth.com

RE-PLAT OF EL VAGON SUBDIVISION, PHASE 2
 LOT 1, BLOCK 1
 FOR RE-PLAT OF TRACT B, AND TRACT 27 OF THE LAREDO RANCHETTES SUBDIVISION PLAT A 39.36 ACRE TRACT OF LAND OUT OF PARCEL 2, PART OF TRACT "B" AND PART OF TRACT 27, LAREDO RANCHETTES, INC., RANCHITOS 359 EAST SUBDIVISION, CONVEYED BY DEED TO FRANCISCO GUERRA, 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:
 REVISED DATE:
 JOB No. TSE1268-17
 SCALE: (11x17) 1" = 200'
 SCALE: (24x36) 1" = 100'
 SHEET TOTAL:
 1 OF 1