

LEGAL DESCRIPTION for a TRACT OF LAND containing 13.06 acres, more or less

A tract of land containing 13.06 acres, more or less, situated in Porcion 5, Abstract 58, Manuel Gonzalez, Original Grantee, partly within the limits of the City of Laredo in Webb County, Texas, this 13.06 acres, more or less, being out of the tract of land that is called to contain 18.56 acres, more or less, that was conveyed to Forza Transportation Services, Inc. by Everardo Hurtado and Alicia Hurtado, as recorded in Volume 3788, Pages 665-671, Official Public Records of Webb County, Texas, the 18.56 acres are partially out of a certain tract of land called to contain 39,989 acres, more or less, conveyed to Octavio L. Mendoza by the Veteran's Land Board of the State of Texas, as recorded in Volume 347, Pages 251-253, Deed records of Webb County Deed, Texas, and entirely out of tract of land said to contain not less than 295 acres that was conveyed to Octavio L. Mendoza by the Veteran's Land Board of the State of Texas (save and except the above mentioned 39,989 acre tract) by Instrument dated May 1, 1970 and recorded in Volume 393, Pages 393-395 of the Webb County Deed Records, this tract of land containing 13.06 acres, more or less, being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found at a fence on the occupied and recognized northwesterly line of the aforementioned Octavio L. Mendoza 295 acre tract and a southeasterly line of a tract of land that is called to contain 7,520.71 acres, more or less, and conveyed to Servando Benavides, Jr., by A. F. Muller and wife, Julie Muller, as recorded in Volume 184, Pages 110-112, Deed records of Webb County, Texas, this 1/2" iron rod is the most northerly northwest corner of that certain tract of land that is called to contain 11,475 acres, more or less, that was conveyed to Century Development Corporation, d/b/a KINGS Laredo, Inc. by Warranty Deed as recorded in Volume 727, Pages 683-689, Official Public Records of Webb County, Texas, the northeast corner hereof;

THENCE, S 22°34'48" E, along the common boundary between this tract and the aforementioned 11,475 acre tract, at 147.97 feet passing a 1/2" iron rod that was set for the northwesterly corner of a tract of land that is called to contain 0.275 acre, more or less, and that is identified as an eighty (80) foot wide Easement and Right-of-Way, that was conveyed to Roberto Luis Mendoza and Terry M. Gonzalez, Kirk H. Mendoza, and Linda Marie Mendoza, each individually, by Century Development Corporation d/b/a KINGS Laredo, Inc. by that certain Easement Agreement that is dated January 22, 1999, and bears Webb County File No. 873805, at 227.97 feet passing a 1/2" iron rod marking an interior corner of said 11,475 acre tract, a total distance of 695.37 feet to a found 1/2" iron rod, same being on the common boundary of this tract and the aforementioned 11,475 acre tract, the southeasterly corner hereof;

THENCE, S 37°25'16" W, along the common boundary of this tract and the 11,475 acre tract, a distance of 673.70 feet to a found 1/2" iron rod, same being on the northeasterly right-of-way line of Farm to Market Road No. 1472, locally known as "Mines Road", same 1/2" iron rod being on the northeasterly line of a tract of land that is called to contain 5,764.7 acres, more or less, conveyed to the City of Laredo by Warranty Deed, as recorded in Volume 133, Pages 826-827, Official Public Records of Webb County, Texas, same iron rod being on a 1,975.00 foot radius curve to the right, having a Delta of 04°09'34", a Tangent of 71.72 ft., and a Chord of N 53°56'03" W - 143.34 feet, the southeasterly corner hereof;

THENCE, along said right-of-way line and the arc of said 1,975.00 foot radius curve to the right, a distance of 143.37 feet to a found 1/2" iron rod;

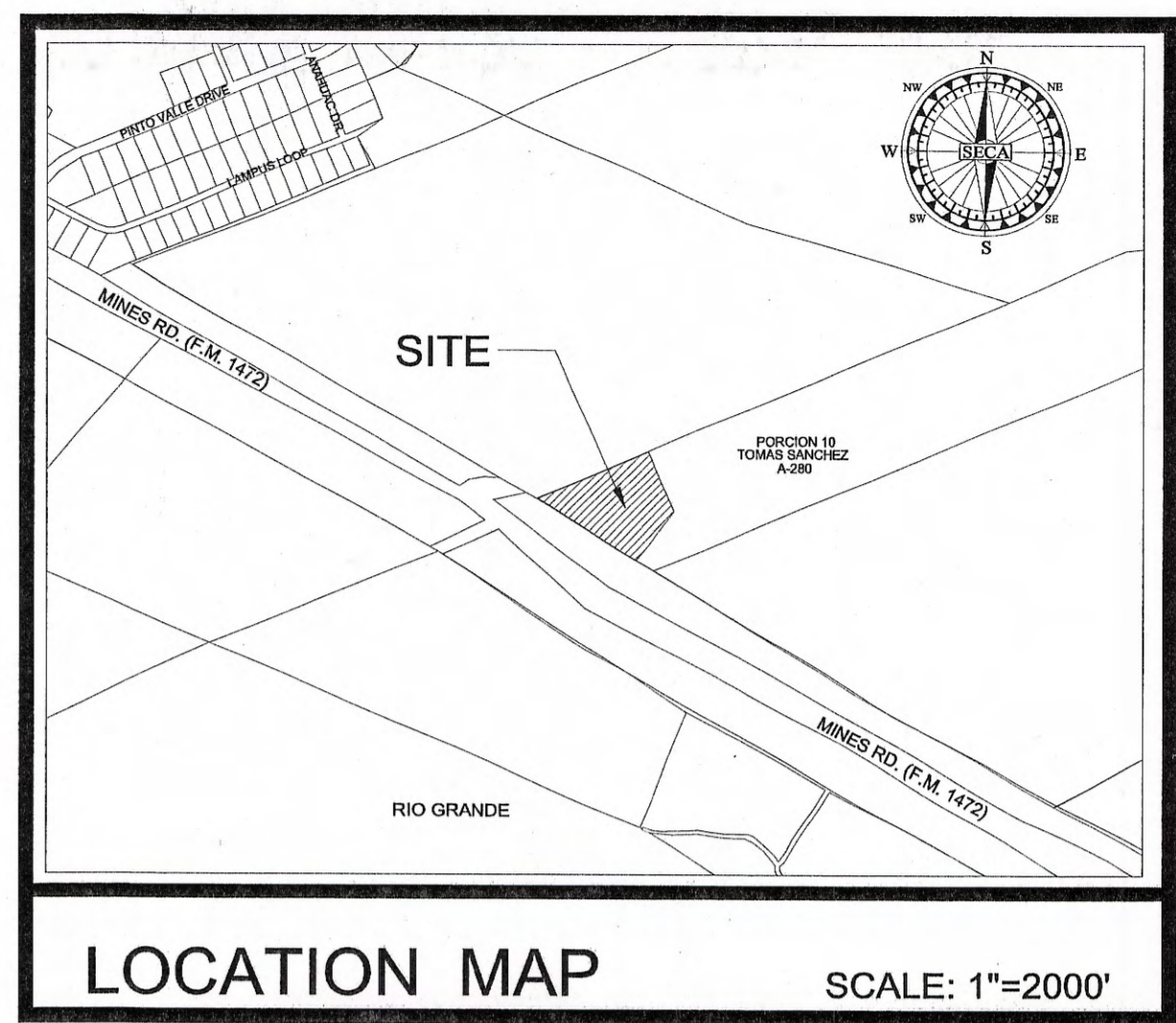
THENCE, N 51°52'02" W, continuing along said right-of-way, a distance of 208.04 feet to a 1/2" iron rod set, an exterior corner hereof;

THENCE, N 11°40'18" E, a distance of 260.91 feet to a 1/2" iron rod set, an interior corner hereof;

THENCE, N 22°36'19" W, a distance of 512.42 feet to a 1/2" iron rod set, same rod being on the common boundary between this tract and the said Servando Benavides, Jr. Tract, the northwesterly corner hereof;

THENCE, N 67°23'41" E, generally along an existing fence on the occupied and recognized northwesterly line of this tract and southeasterly line of the aforementioned Servando Benavides, Jr. Tract, a distance of 613.19 feet to the POINT OF BEGINNING of this tract of land containing 13.06 acres, more or less.

Basis of Bearings: Texas Coordinate System of 1983, South Zone 4205, NAD83



- RESTRICTIONS, CONDITIONS AND NOTES:**
- FORZA TRANSPORTATION, UNIT 1 PLAT IS BEING PLATTED AS NON-RESIDENTIAL PROPERTY. THEREFORE THIS TRACT IS PROHIBITED AGAINST ANY RESIDENTIAL USE UNLESS SUCH TIME AS IT IS REPLACED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 232, SUBCHAPTER B, TEXAS LOCAL GOVERNMENT CODE, THE MODEL RULES ADOPTED UNDER SECTION 16.343 OF THE TEXAS CODE, THE MODEL RULES ADOPTED UNDER SECTION 16.343 OF THE TEXAS WATER CODE, AND AMENDED THEREO. NO RESIDENTIAL STRUCTURE MAY BE PLACED OR ERRECTED ON THIS TRACT UNLESS REPLACED AS REQUIRED BY THIS RESTRICTION / LIMITATION AND APPROVED BY THE GOVERNING BODY OR BODIES HAVING JURISDICTION OVER THE TRACT.
 - SIDEWALKS, DRIVEWAYS AND TREES WILL BE INSTALLED AT THE ISSUANCE OF THE BUILDING PERMIT IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
 - ACCESS TO MINES ROAD (F.M. HIGHWAY 1472) IS SUBJECT TO REVIEW AND APPROVAL BY THE TEXAS DEPARTMENT OF TRANSPORTATION.
 - THE SETBACK LINES INDICATED ON THE PLAT SHALL BE FOR REFERENCED ONLY. THE OFFICIAL SETBACK LINE SHALL BE DETERMINED BASED ON THE CURRENT ZONING DISTRICT IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
 - THIS PARCEL WAS DETERMINED NOT TO BE WITHIN A 100 YEAR FREQUENCY FLOOD ZONE AS PER FLOOD INSURANCE RATE MAPS FOR WEBB COUNTY, TEXAS COMMUNITY PANEL NO. 48479C1000C WITH AN EFFECTIVE DATE OF APRIL 02, 2009.
 - SEWAGE FROM THE FORZA TRANSPORTATION, UNIT 1 PLAT WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES (SEPTIC SYSTEMS). THE SEPTIC SYSTEM FOR THIS LOT HAS BEEN INSTALLED. THE CITY OF LAREDO HEALTH DEPARTMENT APPROVED THE CONSTRUCTION OF THE SEPTIC SYSTEM ON THROUGH PERMIT LICENSE: _____ AND PERMIT LICENCE: _____ DATED _____.

CERTIFICATE OF OWNER

STATE OF TEXAS
COUNTY OF WEBB

I, ROBERTO PEREZ, the undersigned owners of the land shown on this PLAT, and designated herein as FORZA TRANSPORTATION, UNIT 1, in the City of Laredo, Webb County, Texas, and whose name is subscribed hereto, hereby dedicate the use for the purposes and easements, thereon shown for the purpose and consideration therein expressed.

By: Roberto Perez
Owner

Date: 5-10-18

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF WEBB

I, the undersigned 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 supervision on the ground that the corner monuments shown thereon will be properly placed under my supervision.

Hugo Seica
Hugo Seica
Registered Professional Land Surveyor
Texas No. 5783

Date: 05/09/2018

ATTESTMENT OF PLANNING COMMISSION APPROVAL

The City of Laredo Planning Commission approved the filing for record of this PLAT of FORZA TRANSPORTATION, UNIT 1, at a public meeting held on the day 03 of December, 2015. The minutes of said meeting reflect such approval.

NATHAN BRATTON, Director
Planning & Zoning Dept.

Date: _____

PLAT APPROVAL - COUNTY PLANNING DEPARTMENT

STATE OF TEXAS
COUNTY OF WEBB

For those areas located outside the corporate limits of Laredo and subject to Webb County's jurisdiction and control, I have reviewed this Plat and accompanying data of FORZA TRANSPORTATION, UNIT 1 dated the _____ day of _____ 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 and the Webb County Flood Damage prevention order. This Plat was recommended for approval by the Webb County Planning Advisory Board on the _____ day of _____, 201____.

RHONDA M. TIFFIN, CFM
County Planning Director &
Floodplain Administrator

Date: _____

CERTIFICATE OF OWNER

STATE OF TEXAS
COUNTY OF WEBB

Before me, the undersigned authority, on this day personally appeared ROBERTO PEREZ, known to me to be the person(s) 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 OF OFFICE THIS 10th DAY OF May, 2018.

NOTARY PUBLIC

JOAQUIM VIOLETA
Notary ID #10679553
My Commission Expires
Jan 24, 2021

PLAT APPROVAL - CITY ENGINEER

I have reviewed this PLAT and accompanying construction drawings identified as FORZA TRANSPORTATION, UNIT 1, prepared by SECA Engineering L.L.C., Registered Professional Engineer No. F-10071, and dated the 31 day of AUGUST, 2015 with the last revised date on 11/9/2015, 2015, and have found them in compliance with the Subdivision Ordinance of the City of Laredo, Texas.

Rogelio Rivera
ROGELIO RIVERA, P.E., R.P.L.S.
City Engineer

Date: 5/15/18

PLAT APPROVAL - ROAD & BRIDGE SUPERINTENDENT

STATE OF TEXAS
COUNTY OF WEBB

For those areas located outside the Corporate limits of Laredo and subject to Webb County's jurisdiction and control, I have reviewed the Plat and accompanying data of FORZA TRANSPORTATION, UNIT 1 as prepared by HUGO SEICA Registered Professional Engineer No. F-10071 and Surveyed by HUGO SEICA Registered Public Land Surveyor No. 100138-00 dated the _____ day of _____, 201____ 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.

Road & Bridge Superintendent

Date: _____

CERTIFICATE OF TCEQ DESIGNATED REPRESENTATIVE

STATE OF TEXAS
COUNTY OF WEBB

This Plat of FORZA TRANSPORTATION, UNIT 1 submitted by or behalf of the owner has been submitted to and considered by the Webb County TCEQ Designated Representative which hereby certifies the construction and operation of private sewage disposal facilities (Septic Tank System) meets all requirements for on-site sewage disposal. The owner of this Plat for FORZA TRANSPORTATION, UNIT 1 has obtained a permit / license to operate such facility. Permit No. _____ dated _____, issued by the Webb County TCEQ Designated Representative and License No. _____ dated _____, issued by the Webb County TCEQ Designated Representative.

In the event that an approved organized sewage disposal system is extended to within 300 feet on any lot, the buyer, owner, purchaser, lessee or renter will be required to connect to that system.

DAVID GARZA
Webb County TCEQ Designated Representative
License No. 29922

Date: _____

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, drainage, water, sewer and appurtenances, except for those to the best of my knowledge this PLAT conforms to all requirements of the Subdivision Ordinance, except for those variances that may have been granted by the Planning Commission of the City.

Hugo Seica
Hugo Seica
Registered Professional Engineer
Texas No. 82079

Date: 05/09/2018

PLANNING COMMISSION APPROVAL

This PLAT of FORZA TRANSPORTATION, UNIT 1, has been submitted to and considered by the Planning Commission of the City of Laredo, Texas, and is hereby approved by such Commission on the 03 day of December, 2015.

ERASMO A. VILLARREAL
CHAIRMAN

Date: _____

LUIS PEREZ-GARCIA, III, PE
County Engineer

Date: _____

STATE OF TEXAS > COUNTY OF WEBB >

I, Margie R. Ibarra, Clerk of the County Court in and for Webb County do hereby certify that the foregoing instrument dated the _____ day of _____ with its certificate of authentication was filed for record in my office on the _____ day of _____, 2018, at _____ o'clock _____ m. in volume _____, page(s) _____ of the MAP records of said County.

DEPUTY: _____
COUNTY CLERK
WEBB COUNTY, TEXAS

CERTIFICATE OF COUNTY CLERK

Filed and Recorded at _____ o'clock _____ m. on the _____ day of _____, 2018.

DEPUTY: _____
COUNTY CLERK
WEBB COUNTY, TEXAS

COMMISSIONERS COURT APPROVAL

STATE OF TEXAS
COUNTY OF WEBB

We hereby certify that this Plat, designated as the FORZA TRANSPORTATION, UNIT 1 was approved by the Webb County Commissioners Court on the _____ day of _____, 2018, and may be filed in the Plat Records of Webb County by the Webb County Clerk.

Notice is further given that the approval of this Plat is limited to those areas located outside the corporate limits of Laredo and subject to Webb County's jurisdiction and control.

Notice is further given that no roads are dedicated for public use or for the use of owners, purchasers, or other persons desiring to use this property. Access to this Tract from F.M. 1472 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. 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 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.

HON. TANO E. TIJERINA
Webb County Judge

HON. JESSE GONZALEZ
Commissioner Precinct 1

HON. ROSAURA "WAWI" TIJERINA
Commissioner Precinct 2

The seal appearing on this document was authorized by HUGO SEICA

Sign: _____

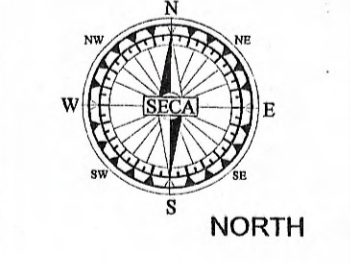
Date: _____



FORZA TRANSPORTATION - UNIT 1

A TRACT OF LAND CONTAINING 13.06 ACRES, MORE OR LESS, SITUATED IN PORTION 5, ABSTRACT 58, MANUEL GONZALEZ AND SITUATED PARTLY WITHIN THE LIMITS OF THE CITY OF LAREDO IN WEBB COUNTY, TEXAS

SHEET NAME:
FINAL PLAT



REVISED DATE:
11 - 04 - 2015

DRAWN BY:	J.L.B.
CHECKED BY:	H.S.
APPROVED BY:	H.S.
FILE NAME:	SECA - 201510
DATE:	10 - 21 - 2015
SCALE:	1" = 100'
SIZE:	24 X 36
DATE:	11 X 17