

METES AND BOUNDS DESCRIPTION - REPLAT BOUNDARY

314.91 ACRE TRACT
Being out and part of
Simeon Park Plat, Phase I & Phase II (558.28 Acres)
Recorded in Volume 32, Pages 88-89, of Webb County Plat Records &
The Simeon Development, LTD (819.16 Acres)
Recorded in Volume 3661, Pages 155-166, of Webb County Deed Records
Within the limits of the
Webb County, Texas

Being a tract of land found to contain 314.91 acres, more or less, situated in Survey 369, Abstract 286, Seale & Morris, Original Grantee, and Survey 1713, Abstract 525, E. B. Ragdale, Original Grantee, within Webb County, Texas, out and part of the Simeon Park Plat, Phase I & Phase II (558.28 Acres), recorded in Volume 32, Pages 88-89, of Webb County Plat Records; and this 314.91 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 6" wooden fence corner post found for the southwest corner of said Simeon Park Plat for a point on the northerly property line of the herein described tract and the POINT OF BEGINNING;
THENCE North 84°51'10" East, 930.00 Feet, to a 1/2" iron rod found for a southeast corner of same Tract 28 and a clip corner to the left;
THENCE North 39°51'10" East, 28.28 Feet, to a 1/2" iron rod found on the westerly right-of-way line of U.S. Highway 83 for the northeast corner of the herein described tract;
THENCE along the easterly boundary line of the herein described tract as follows:
South 05°08'50" East, 100.00 Feet, along said U.S. Highway 83 westerly right-of-way line to a 1/2" iron rod found a northeast corner of Tract 27 of said Simeon Park Plat for a clip corner to the right;
North 50°08'50" West, 28.28 Feet, along northerly boundary line of the same Tract 27 to a 1/2" iron rod found for a deflection corner to the left;
South 84°51'10" East, 930.00 Feet, to a 1/2" iron rod found for the northwest corner of Tract 27 and a deflection corner to the left;
South 05°08'50" East, 1978.41 Feet, to a 1/2" iron rod found for the northeast corner of Tract 22 of said Simeon Park Plat and the southeast corner of this tract;
THENCE along the southerly boundary line of the herein described tract as follows:
South 68°06'59" West, 966.85 Feet, to a 1/2" iron rod found for the northwest corner of Tract 20 of said Simeon Park Plat and a deflection corner to the left;
South 21°53'01" East, 1435.00 Feet, to a 1/2" iron rod set for an interior clip corner to the left;
South 66°53'01" East, 28.28 Feet, to an 8" wooden fence corner post found on the northerly right-of-way line of San Juan Road, recorded in Volume 3716, Pages 574-578 of Webb County Deed Records, a southwest corner of said Tract 20 and for a deflection corner to the right;
South 68°06'59" West, 380.00 Feet, along said San Juan northerly right-of-way line to a 1/2" iron rod found for the southeast corner of Tract 18 of said Simeon Park Plat and a deflection corner to the right;
North 21°53'01" West, 1455.00 Feet, to a 1/2" iron rod found for the northeast corner of the same Tract 18 for a deflection corner to the left;
South 68°06'59" West, 1200.00 Feet, to a steel corner post found for the northwest corner of Tract 15 of said Simeon Park Plat and a deflection corner to the left;
South 21°53'01" East, 1435.00 Feet, to a steel corner post found for a southwest corner of same Tract 15 and clip corner to the left;
South 66°53'01" East, 28.28 Feet, to a 1/2" iron rod found on the northerly right-of-way line of said San Juan Road for a deflection corner to the right;
South 68°06'59" West, 2750.19 Feet, along the northerly right-of-way line of said San Juan Road to a 1/2" iron rod set for a southerly clip corner at the intersection of San Juan Road and Jefferies Road, also recorded in Volume 3716, Pages 574-578 of Webb County Deed Records and the southwest corner of this tract;
THENCE along the westerly boundary line of the herein described tract as follows:
North 54°13'49" West, 261.35 Feet, along the easterly right-of-way line of said Jefferies Road to a 1/2" iron rod found for an interior deflection corner to the right;
North 21°45'33" West, 1740.92 Feet, continuing along easterly right-of-way of Jefferies Road to a 1/2" iron rod found for the southwest corner of Tract 10 of said Simeon Park Plat and a deflection corner to the right;
North 68°14'27" East, 1455.00 Feet, to a 1/2" iron rod found for the southeast corner of same Tract 10 and a deflection corner to the left;
North 21°45'33" West, 1500.00 Feet, to a 1/2" iron rod found for the northeast corner of Tract 6 of said Simeon Park Plat for a deflection corner to the left;
South 68°14'27" West, 1435.00 Feet, to a 1/2" iron rod found for a northwest corner of the same Tract 6 and a clip corner to the left;
South 23°14'27" West, 28.28 Feet, to a 1/2" iron rod found on the easterly right-of-way line of said Jefferies Road for a deflection corner to the right;
North 21°45'33" West, 100.00 Feet, along the easterly right-of-way line of Jefferies Road to a 1/2" iron rod found for a clip corner to the right;
South 66°45'33" East, 28.28 Feet, to a 1/2" iron rod found for a southwest corner of Tract 5 of said Simeon Park Plat and a deflection corner to the left;
North 68°14'27" East, 1435.00 Feet, to a 1/2" iron rod found for the southeast corner of the same Tract 5 for an interior deflection corner to the left;
North 21°45'33" West, 1200.00 Feet, to a 1/2" iron rod found for the northeast corner of Tract 2 of said Simeon Park Plat for a deflection corner to the right;
South 68°14'27" West, 1435.00 Feet, to a 1/2" iron rod found for a northwest corner of the same Tract 2 and a clip corner to the left;
South 23°14'27" West, 28.28 Feet, to a 1/2" iron rod found on the easterly right-of-way line of said Jefferies Road and a deflection corner to the right;
North 21°45'33" West, 100.00 Feet, along the easterly right-of-way line of Jefferies Road to a 1/2" iron rod found for a corner clip to the right;
South 66°45'33" East, 28.28 Feet, to a 1/2" iron rod found for a southwest corner of Tract 1 of said Simeon Park Plat and a deflection corner to the left;
North 68°14'27" East, 1435.00 Feet, to a 1/2" iron rod set for the southeast corner of the same Tract 1 and a deflection corner to the left;
North 21°45'33" West, 487.40 Feet, to a 1/2" iron rod found in the southerly right-of-way line of State Highway 255 (Camino Colombia Road) for the northeast corner of Tract 1 and the northwest corner of this tract;
THENCE along the northerly property line of the herein described tract as follows:
North 69°13'06" East, 360.05 Feet, along the southerly right-of-way line of the same State Highway 255 to a 1/2" iron rod set for a deflection corner to the right;
South 21°45'33" East, 1076.26 Feet, to a 1/2" iron rod set for a deflection corner to the left;
South 82°12'31" East, 321.87 Feet, to a 1/2" iron rod set for a deflection corner to the right;
South 21°45'33" East, 566.25 Feet, to a 1/2" iron rod set for a deflection corner to the left;
North 68°14'27" East, 887.27 Feet, to a 1/2" iron rod set for a deflection corner to the right;
South 82°12'31" East, 1065.60 Feet, to a 1/2" iron rod set for a deflection corner to the left;
North 67°11'38" East, 1871.22 Feet, to a 1/2" iron rod set for a deflection corner to the left;
North 05°08'50" West, 487.18 Feet, to a 1/2" iron rod set for a deflection corner to the right;
North 84°51'10" East, 60.00 Feet, to a 6" wooden fence post found for the southwest corner of Tract 28 of said Simeon Park Plat and the POINT OF BEGINNING.

Basls of Bearings and Distances:
GPS NAD 83 (2011 Adj.), Texas State Plane, 4205 South Zone

METES AND BOUNDS DESCRIPTION - VACATE BOUNDARY

192.52 ACRE TRACT
Being out and part of
Phase I & Phase II Recorded in
Volume 32, Pages 88-89, of Webb County Plat Records
Within the limits of the
Webb County, Texas

Being a tract of land found to contain 192.52 acres, more or less, situated in Survey 369, Abstract 286, Seale & Morris, Original Grantee, and Survey 1713, Abstract 525, E. B. Ragdale, Original Grantee, within Webb County, Texas, out and part of the Simeon Park Plat, Phase I & Phase II (558.28 Acres), recorded in Volume 32, Pages 88-89, of Webb County Plat Records; and this 192.52 acre tract being more particularly described by metes and bounds as follows:

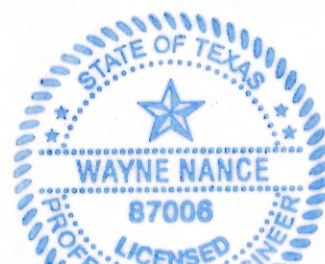
BEGINNING at a 6" wooden fence corner post found for the southwest corner of Tract 28 of said Simeon Park Plat for the southeast corner of the herein described tract and the POINT OF BEGINNING;
THENCE along the southerly boundary line of the herein described tract as follows:
South 84°51'10" West, 60.00 Feet, to a 1/2" iron rod set for a deflection corner to the left;
South 05°08'50" East, 487.18 Feet, to a 1/2" iron rod set for a deflection corner to the right;
South 67°11'38" West, 1416.29 Feet, to a 1/2" iron rod set for a deflection corner to the right;
North 21°53'01" West, 517.23 Feet, to a 1/2" iron rod set for a deflection corner to the left;
South 68°14'27" West, 2267.99 Feet, to a 1/2" iron rod set for the southwest corner of this tract;
THENCE along the westerly boundary line of the herein described tract as follows:
North 21°45'33" West, 566.25 Feet, to a 1/2" iron rod set for a deflection corner to the left;
North 82°12'31" West, 321.87 Feet, to a 1/2" iron rod set for a deflection corner to the right;
North 21°45'33" West, 1076.26 Feet, to a 1/2" iron rod set on the southerly right-of-way line of State Highway 255 (Camino Colombia Road) for the northwest corner of this tract;
THENCE along the northerly boundary line of the herein described tract and the southerly right-of-way line of said State Highway 255 as follows:
North 69°13'06" East, 4636.95 Feet, to a 1/2" iron rod found for a deflection corner to the right;
North 72°40'03" East, 50.85 Feet, to a 1/2" iron rod found for the northeast corner of this tract;
THENCE South 05°08'50" East, 1836.54 Feet, along the easterly boundary line of herein described tract to a 6" wooden fence corner post found on the southwest corner of said Tract 28 and the POINT OF BEGINNING.

Basls of Bearings and Distances:
GPS NAD 83 (2011 Adj.), Texas State Plane, 4205 South Zone

CERTIFICATE OF ENGINEER

STATE OF TEXAS §
COUNTY OF WEBB §

I, WAYNE NANCE, THE UNDERSIGNED LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAN AND TO THE BEST OF MY KNOWLEDGE THIS PLAN CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE COUNTY OF WEBB, TEXAS.

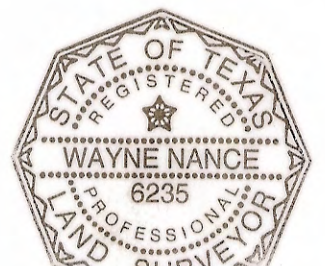


WAYNE NANCE
LICENSED PROFESSIONAL ENGINEER
TEXAS REG. NO. 87008
11-21-18
DATE

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF WEBB §

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



WAYNE NANCE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REG. NO. 8235
11-21-18
DATE

CERTIFICATE OF OWNER

STATE OF TEXAS §
COUNTY OF WEBB §

I, JAMES PATRICK WALKER, OWNER OF THE LAND SHOWN ON THIS PLAN AND DESIGNATED HEREIN AS PLAT OF SIMEON PARK, PHASE III, SAVE AND EXCEPT TRACT 19 OF THE PLAT OF SIMEON PARK, PHASE I & PHASE II, IN THE COUNTY OF WEBB, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THIS PLAN 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.

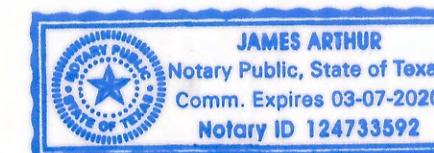
James Patrick Walker
11-16-18
DATE
JAMES PATRICK WALKER
Simeon Development, LP

CERTIFICATE OF NOTARY PUBLIC

STATE OF TEXAS §
COUNTY OF WEBB §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED James Patrick Walker 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 CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 16 DAY OF November, 2018.



JAMES ARTHUR
Notary Public, State of Texas
Comm. Expires 03-07-2020
Notary ID 124733992
My Commission Expires the 07 day of March, 2020

LIEN HOLDER CERTIFICATE

THIS SUBDIVISION MAP IS HEREBY APPROVED AND ADOPTED BY THE UNDERSIGNED LIEN HOLDER THIS 16th DAY OF November, 2018.

BY: James Patrick Walker

TITLE: MEMBER AS AN ACT AND DEED OF: HOISACHE LAND AND MINERALS, LTD.

(FINANCIAL INSTITUTION)

STATE OF TEXAS §
COUNTY OF WEBB §

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED: James Patrick Walker

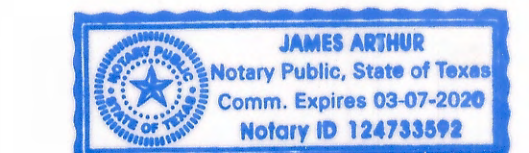
(NAME) Principle Member

(TITLE) Hoisache Land and Minerals, Ltd.

(FINANCIAL INSTITUTION)

KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THE HE/SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS 16 DAY OF November, 2018.



JAMES ARTHUR
Notary Public, State of Texas
Comm. Expires 03-07-2020
Notary ID 124733992
My Commission Expires the 07 day of March, 2020

CERTIFICATE OF OWNER

STATE OF TEXAS §
COUNTY OF WEBB §

I, JUAN JOSE FLORES, OWNER OF THE LAND SHOWN ON THIS PLAN AND DESIGNATED HEREIN AS TRACT 19 OF THE PLAT OF SIMEON PARK, PHASE I & PHASE II, IN THE COUNTY OF WEBB, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THIS PLAN 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.

JUAN JOSE FLORES

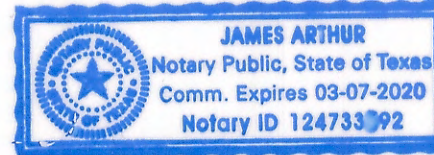
11-16-18
DATE

CERTIFICATE OF NOTARY PUBLIC

STATE OF TEXAS §
COUNTY OF WEBB §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Juan Jose Flores 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 CONSIDERATIONS THEREIN STATED.

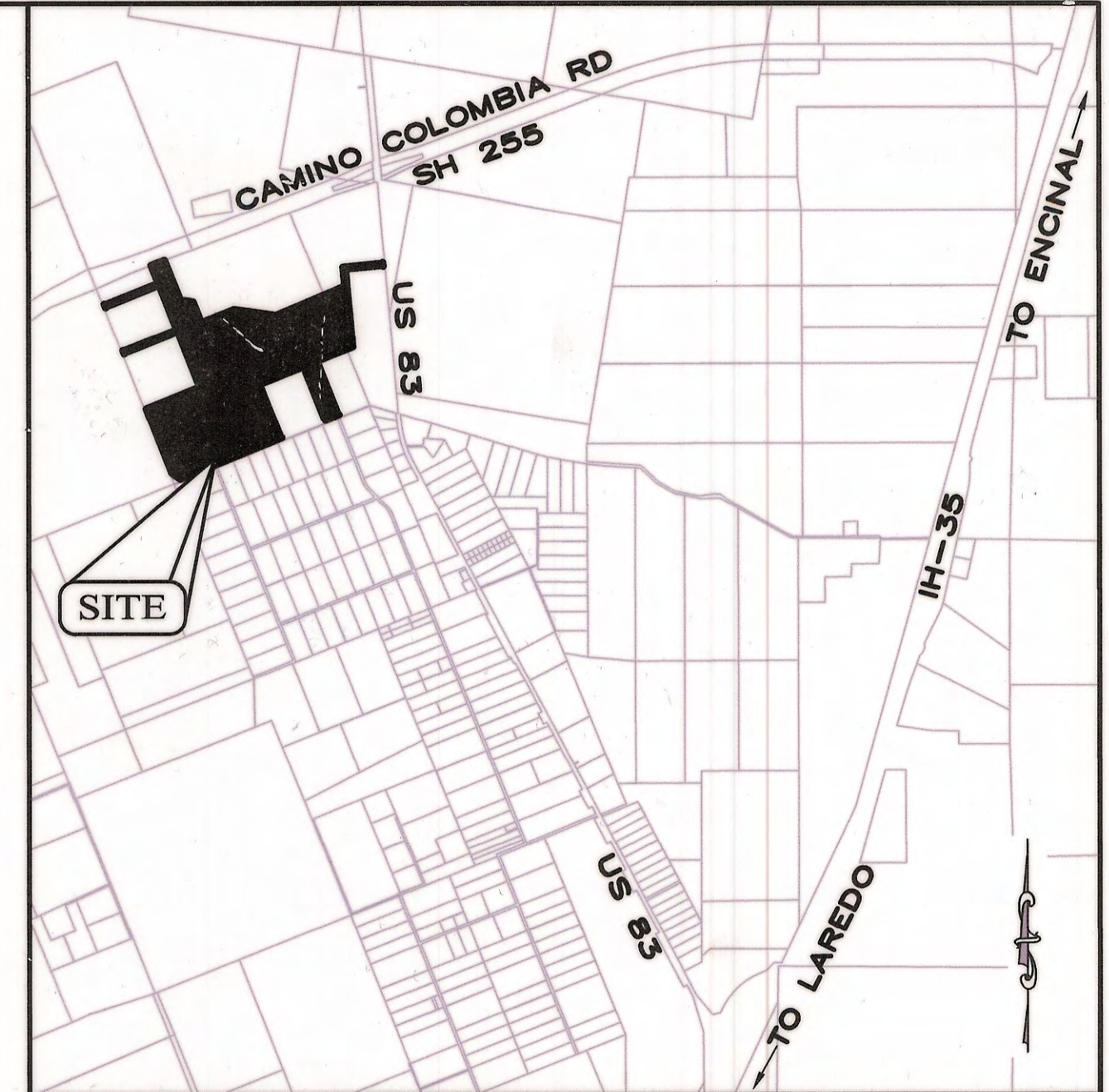
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 16 DAY OF November, 2018.



JAMES ARTHUR
Notary Public, State of Texas
Comm. Expires 03-07-2020
Notary ID 124733992
My Commission Expires the 07 day of March, 2020

PLAT NOTES:

- 1.- AS A RESULT OF THIS PLAN, THIS PROPERTY IS LEGALLY SUBDIVIDED INTO PLATTED TRACTS AND MEETS MINIMUM REQUIREMENTS FOR SUBDIVISION OF LAND WITHIN THE COUNTY OF WEBB, TEXAS.
2.- THE TRACTS RESULTING FROM THIS PLAN ARE NOT SERVICED BY A PUBLIC POTABLE WATER SYSTEM NOR ARE THEY ENTITLED TO BE SERVICED BY A PUBLIC POTABLE WATER SYSTEM AS A RESULT OF THIS PLAN.
3.- THE TRACTS RESULTING FROM THIS PLAN ARE NOT SERVICED BY A PUBLIC SEWER SYSTEM NOR ARE THEY ENTITLED TO BE SERVICED BY A PUBLIC SEWER SYSTEM AS A RESULT OF THIS PLAN. NO SEWER EFFLUENT SHALL BE GENERATED ON ANY PART OF THIS PLAN EXCEPT IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS. IF GENERATED, IT SHALL BE TREATED IN ACCORDANCE WITH ALL OF SAID REQUIREMENTS, BY THE OWNER OF THE PROPERTY WHERE THE SEWER EFFLUENT IS GENERATED.
4.- IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO APPLY FOR AND OBTAIN A LICENSED ON-SITE SEWAGE FACILITY (OSSF) THROUGH THE WEBB COUNTY SANITARIAN PRIOR TO ANY CONSTRUCTION.



LOCATION MAP
SCALE: 1" = 400'

CERTIFICATE OF NO PLAT REQUIRED

BASED ON THE APPLICATION SUBMITTED TO THE WEBB COUNTY PLANNING DEPARTMENT, THE WEBB COUNTY COMMISSIONERS COURT HEREBY CERTIFIES THAT THIS PLAT OF SIMEON PARK, PHASE III IS EXEMPT FROM THE PLATTING REQUIREMENTS PURSUANT TO THE PROVISIONS OF SECTION 232.0015(1), TEXAS LOCAL GOVERNMENT CODE AND THE PROVISIONS OF THE WEBB COUNTY SUBDIVISION REGULATIONS SECTION XX.18(2).

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

RHONDA M. TIFFIN, CFM
PLANNING DIRECTOR
DATE

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

HONORABLE TANO E. TIERRINA
WEBB COUNTY JUDGE
DATE

HONORABLE MARGIE RAMIREZ-IBARRA
WEBB COUNTY CLERK
DATE

CERTIFICATE OF COUNTY CLERK

I, MARGIE RAMIREZ IBARRA, CLERK OF THE COUNTY COURT IN AND FOR WEBB COUNTY, DO HEREBY CERTIFY THE FOREGOING INSTRUMENT DATED THE ___ DAY OF ___ 20___ WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ___ DAY OF ___ 20___ AT ___ O'CLOCK ___ M IN VOLUME ___ PAGE ___ OF THE MAP RECORD OF SAID COUNTY.

DEPUTY COUNTY CLERK
WEBB COUNTY, TEXAS

FILED FOR RECORD AT ___ O'CLOCK ___ M ON THE ___ DAY OF ___ 20___

DEPUTY COUNTY CLERK
WEBB COUNTY, TEXAS

ON-SITE SEWAGE FACILITY CERTIFICATION

THIS PLAT, DESIGNATED AS PLAT OF SIMEON PARK, PHASE III (314.95 ACRES), WEBB COUNTY, TEXAS, SUBMITTED BY OR ON BEHALF OF THE OWNER(S) HAS BEEN CONSIDERED BY THE WEBB COUNTY TSOO DESIGNATED REPRESENTATIVE WHICH HEREBY CERTIFIES THAT SOIL CHARACTERISTICS AND LOT SIZES GENERALLY MEET THE REQUIREMENTS OF THE WEBB COUNTY PRIVATE SEWAGE FACILITY ORDER. THIS FINDING DOES NOT INDICATE NOR IMPLY THAT THIS SUBDIVISION IS SUITABLE FOR THE CONSTRUCTION OF AN ON-SITE SEWAGE FACILITY. IN THE EVENT THAT AN OWNER, LICENSEE OR RENTER DESIRES TO CONSTRUCT AND OPERATE A PRIVATE SEWAGE FACILITY, THEN A PERMIT TO CONSTRUCT SAID FACILITY MUST BE OBTAINED, AND A LICENSE TO OPERATE SAID FACILITY MUST BE SECURED, IN ACCORDANCE TO THE ORDER OF WEBB COUNTY. THIS REVIEW DOES NOT INDICATE THAT POTABLE WATER IS OBTAINABLE ON-SITE OR IN THE VICINITY.

DAVID GARZA
WEBB COUNTY TSOO REPRESENTATIVE
LIC. NO. 050029922
DATE

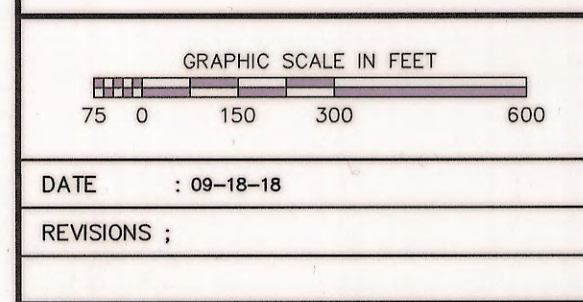


Table with 2 columns: Field Name and Value. Includes Vertical Scale, Horizontal Scale, Legend, Date, and Revisions.

PORRAS NANCE ENGINEERING logo and contact information: 304 E. CALTON LAREDO, TEXAS 78041. Phone: (956) 724-3097. Website: www.porrasnance.com

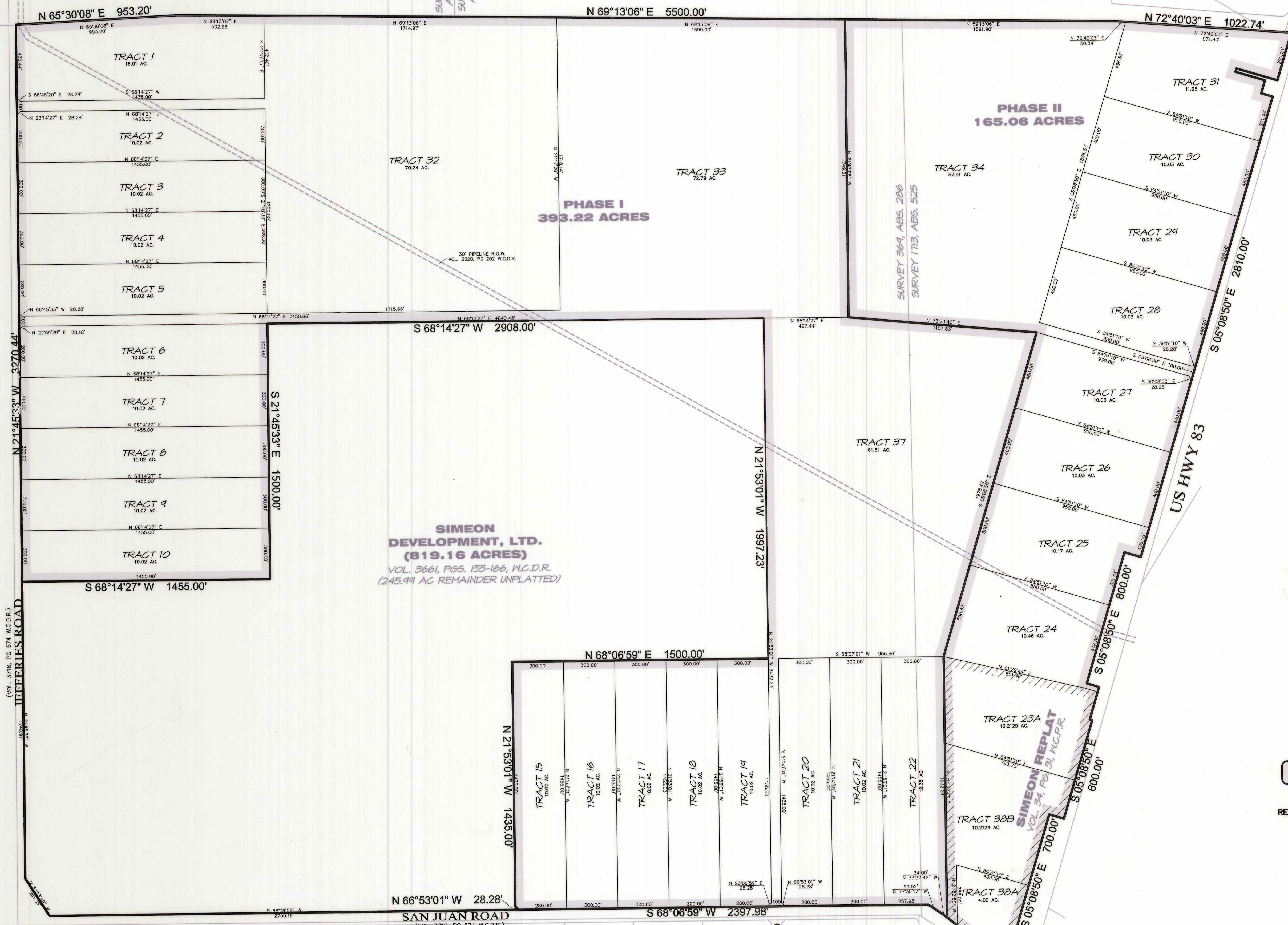
OWNERS: SIMEON DEVELOPMENT, LTD. 5810 SAN BERNARDO, SUITE 101 LAREDO, TEXAS 78041. JUAN JOSE FLORES 304 MICHOACAN LOOP LAREDO, TEXAS 78045

ENGINEER/SURVEYOR: PORRAS NANCE ENGINEERING 304 E. CALTON RD. LAREDO, TEXAS 78041 (956) 724-3097 PH (956) 724-9208 FX

PROJECT DATA: ACRES : 314.91 LOTS : 13 R.O.W. : B/B :

PLAT OF: TRACTS 19, 32, 33, 34 & 37, OUT OF THE PLAT OF SIMEON PARK, PHASE I & PHASE II (558.28 ACRES) REC. IN VOL. 32, PGS 88-89 W.C.P.R. AND THE SOUTHWEST 234.96 ACRES OUT OF THE SIMEON DEVELOPMENT, LTD (819.16 ACRES), REC. IN VOL. 3661, PGS. 155-166 W.C.D.R. INTO PLAT OF SIMEON PARK, PHASE III (314.91 ACRES)

ST. HWY 255 - CAMINO COLOMBIA ROAD



JOHN CHAMBERLAIN
VOL. 1117, PGS. 675-676, W.C.D.R.

JEFFERIES ROAD
VOL. 3716, PG. 574 W.C.D.R.

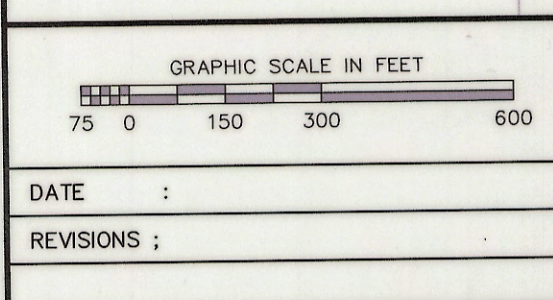
SIMEON DEVELOPMENT, LTD.
(819.16 ACRES)
VOL. 3661, PGS. 155-166, W.C.D.R.
(245.99 AC REMAINDER UNPLATTED)

BONANZA HILLS SUBDIVISION, PHASE 3
VOL. 29, PGS. 10-10A, W.C.P.R.

BONANZA HILLS SUBDIVISION, PHASE 1
VOL. 25, PGS. 75-77, W.C.P.R.

AS PLATTED

PLAT OF SIMEON PARK
PHASE I & PHASE II
558.28 ACRES
REC. IN VOL. 32, PGS. 88-89 W.C.P.R.
REFER TO RECORDED PLAT FOR
ADDITIONAL DETAIL AND INSETS



VERTICAL SCALE : ---
HORIZONTAL SCALE: 1"=300' (24x36)
DRAWN : D.M.
CHECKED : W.N.
APPROVED : W.N.
FIELD BOOK : ---

LEGEND:

R.O.W.	RIGHT OF WAY
P.O.B.	POINT OF BEGINNING
W.C.P.R.	WEBB COUNTY PLAT RECORDS
W.C.D.R.	WEBB COUNTY DEED RECORDS
B.S.	BUILDING SETBACK
U.E.	UTILITY EASEMENT
B.F.E.	BASE FLOOD ELEVATION
W.W.E.	WASTE WATER EASEMENT
D.E.	DRAINAGE EASEMENT

PORRAS NANCE ENGINEERING

304 E. CALTON LAREDO, TEXAS 78041
TELPE F-6205
TBPLS F-10188800
OFFICE (956) 724-3097
www.porrasnance.com

OWNERS:
SIMEON DEVELOPMENT, LTD.
5510 SAN BERNARDO, SUITE 101
LAREDO, TEXAS 78041

JUAN JOSE FLORES
304 MICHOCAN LOOP
LAREDO, TEXAS 78045

ENGINEER/SURVEYOR:
PORRAS NANCE ENGINEERING
304 E. CALTON RD.
LAREDO, TEXAS 78041
(956) 724-3097 PH
(956) 724-9208 FX

PROJECT DATA:
ACRES : 314.91
LOTS : 13
R.O.W. :
B/B :

PLAT OF:
REPLAT
TRACTS 19, 32, 33, 34 & 37, OUT OF THE PLAT OF SIMEON PARK, PHASE I & PHASE II (558.28 ACRES)
REC. IN VOL. 32, PGS. 88-89 W.C.P.R. AND THE SOUTHWEST 234.96 ACRES OUT OF THE
SIMEON DEVELOPMENT, LTD (819.16 ACRES), REC. IN VOL. 3661, PGS. 155-166 W.C.D.R.

INTO
PLAT OF SIMEON PARK, PHASE III (314.91 ACRES)

ST. HWY 255 - CAMINO COLOMBIA ROAD

REMAINING 192.52 ACRES
OUT OF TRACTS 32, 33, 34 & 37
TO BE VACATED WITH THIS REPLAT

SIMEON DEVELOPMENT, LTD.
VOL. 366, PGS. 155-166, W.C.D.R.

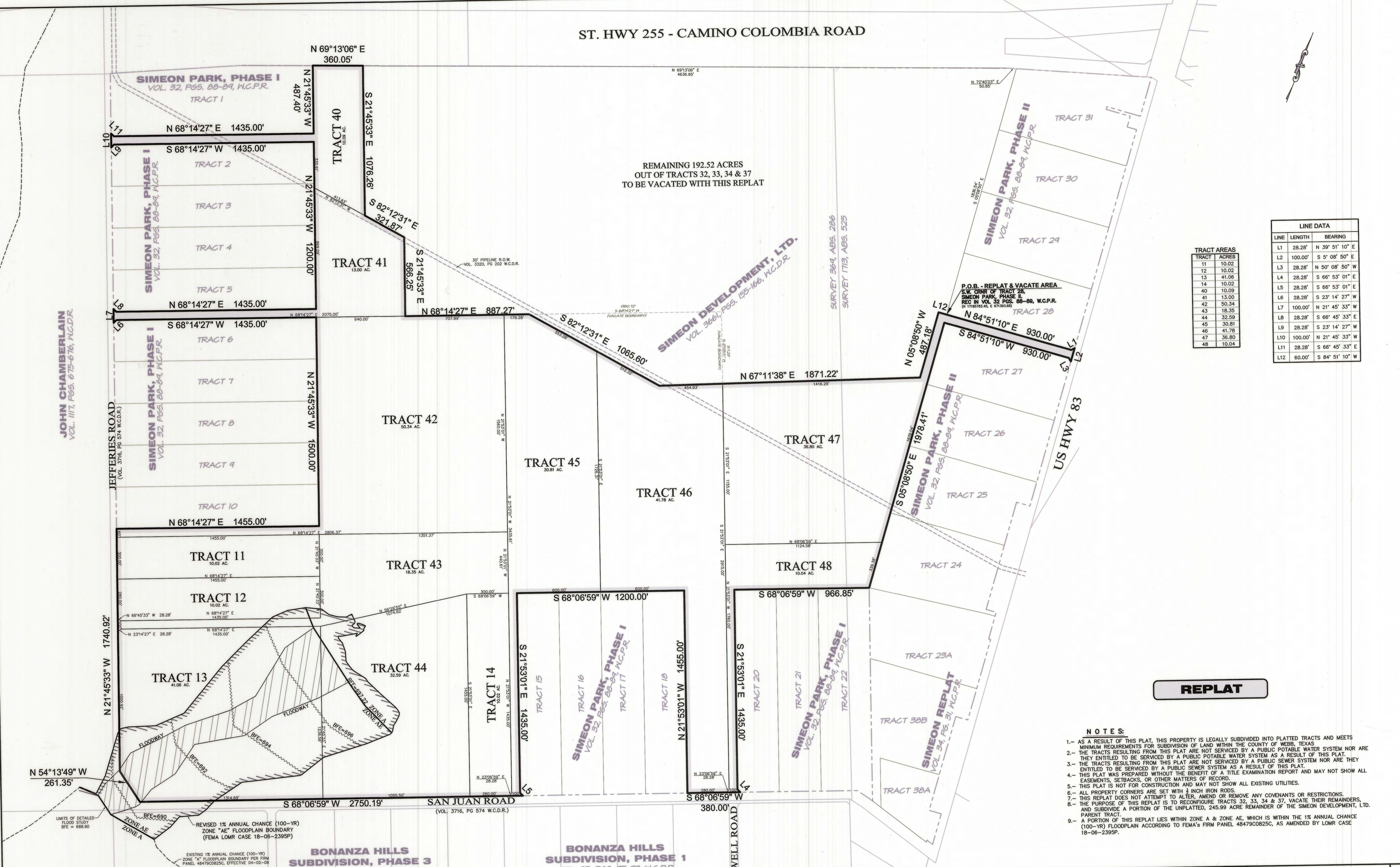
TRACT	ACRES
11	10.02
12	10.02
13	41.06
14	10.02
40	10.09
42	50.34
43	18.35
44	32.59
45	30.81
46	41.78
47	36.80
48	10.04

LINE	LENGTH	BEARING
L1	28.28'	N 39° 51' 10" E
L2	100.00'	S 5° 08' 50" E
L3	28.28'	N 50° 08' 50" W
L4	28.28'	S 66° 53' 01" E
L5	28.28'	S 66° 53' 01" E
L6	28.28'	S 23° 14' 27" W
L7	100.00'	N 21° 45' 33" W
L8	28.28'	S 66° 45' 33" E
L9	28.28'	S 23° 14' 27" W
L10	100.00'	N 21° 45' 33" W
L11	28.28'	S 66° 45' 33" E
L12	60.00'	S 84° 51' 10" W

REPLAT

NOTES:

- AS A RESULT OF THIS PLAT, THIS PROPERTY IS LEGALLY SUBDIVIDED INTO PLATTED TRACTS AND MEETS MINIMUM REQUIREMENTS FOR SUBDIVISION OF LAND WITHIN THE COUNTY OF WEBB, TEXAS.
- THE TRACTS RESULTING FROM THIS PLAT ARE NOT SERVICED BY A PUBLIC POTABLE WATER SYSTEM NOR ARE THEY ENTITLED TO BE SERVICED BY A PUBLIC POTABLE WATER SYSTEM AS A RESULT OF THIS PLAT.
- THE TRACTS RESULTING FROM THIS PLAT ARE NOT SERVICED BY A PUBLIC SEWER SYSTEM NOR ARE THEY ENTITLED TO BE SERVICED BY A PUBLIC SEWER SYSTEM AS A RESULT OF THIS PLAT.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION REPORT AND MAY NOT SHOW ALL EASEMENTS, SETBACKS, OR OTHER MATTERS OF RECORD.
- THIS PLAT IS NOT FOR CONSTRUCTION AND MAY NOT SHOW ALL EXISTING UTILITIES.
- ALL PROPERTY CORNERS ARE SET WITH 3/8" IRON RODS.
- THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.
- THE PURPOSE OF THIS REPLAT IS TO RECONFIGURE TRACTS 32, 33, 34 & 37, VACATE THEIR REMAINDERS, AND SUBDIVIDE A PORTION OF THE UNPLATTED, 245.99 ACRE REMAINDER OF THE SIMEON DEVELOPMENT, LTD. PARENT TRACT.
- A PORTION OF THIS REPLAT LIES WITHIN ZONE A & ZONE AE, WHICH IS WITHIN THE 1% ANNUAL CHANCE (100-YR) FLOODPLAIN ACCORDING TO FEMA'S FIRM PANEL 48479C0825C, AS AMENDED BY LOMR CASE 18-06-2395P.



GRAPHIC SCALE IN FEET
75 0 150 300 600

DATE : 09-18-18

REVISIONS :

VERTICAL SCALE : ---
HORIZONTAL SCALE: 1"=300' (24x36)
DRAWN : D.M.
CHECKED : W.N.
APPROVED : W.N.
FIELD BOOK : ---

LEGEND:
R.O.W. RIGHT OF WAY
P.O.B. POINT OF BEGINNING
W.C.P.R. WEBB COUNTY PLAT RECORDS
W.C.D.R. WEBB COUNTY DEED RECORDS
B.S. BUILDING SETBACK
U.E. UTILITY EASEMENT
BFE BASE FLOOD ELEVATION
W.W.E. WASTE WATER EASEMENT
D.E. DRAINAGE EASEMENT

PORRAS NANCE ENGINEERING

304 E. CALTON LAREDO, TEXAS 78041
TBPE F-6205
TBPLS F-10188800
OFFICE (956) 724-3097
www.porrasnance.com

OWNERS:
SIMEON DEVELOPMENT, LTD.
5810 SAN BERNARDO, SUITE 101
LAREDO, TEXAS 78041

ENGINEER/SURVEYOR:
PORRAS NANCE ENGINEERING
304 E. CALTON RD.
LAREDO, TEXAS 78041
(956) 724-3097 PH
(956) 724-9208 FX

PROJECT DATA:
ACRES : 334.95
LOTS : 13
R.O.W. : ---
B/B :

PLAT OF:
REPLAT
TRACTS 19, 32, 33, 34 & 37, OUT OF THE PLAT OF SIMEON PARK, PHASE I & PHASE II (558.28 ACRES)
REC. IN VOL. 32, PGS. 88-89, W.C.P.R. AND THE SOUTHWEST 234.96 ACRES OUT OF THE
SIMEON DEVELOPMENT, LTD (819.16 ACRES), REC. IN VOL. 366, PGS. 155-166 W.C.D.R.
INTO
PLAT OF SIMEON PARK, PHASE III (314.91 ACRES)