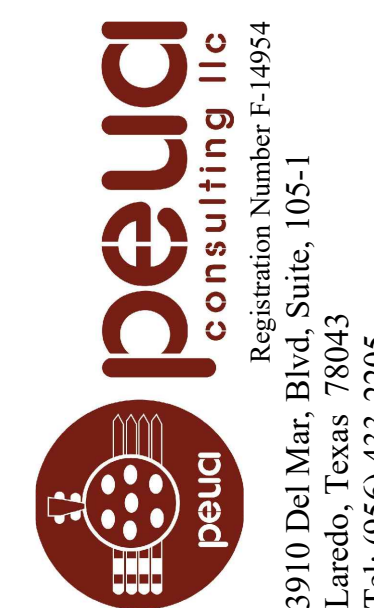


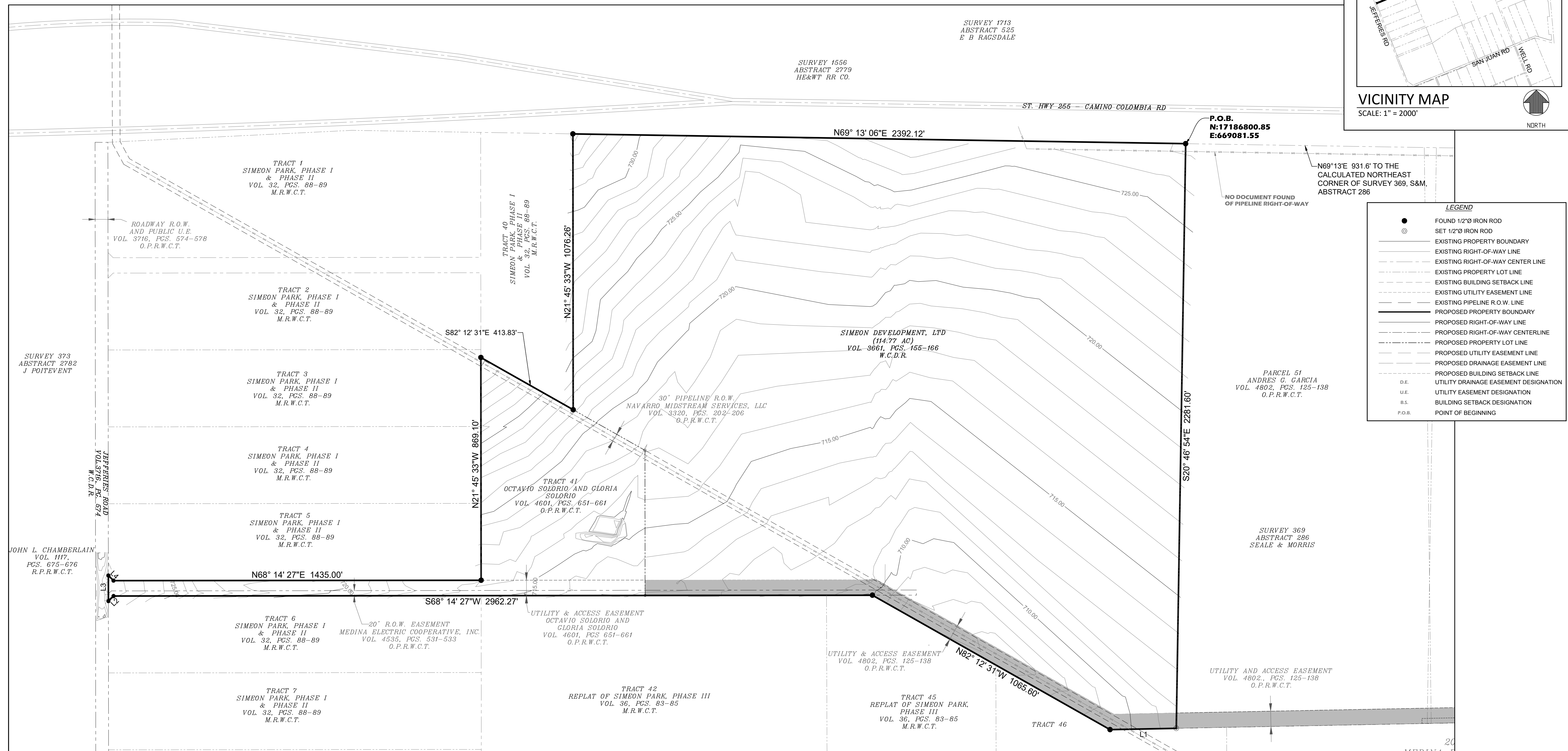
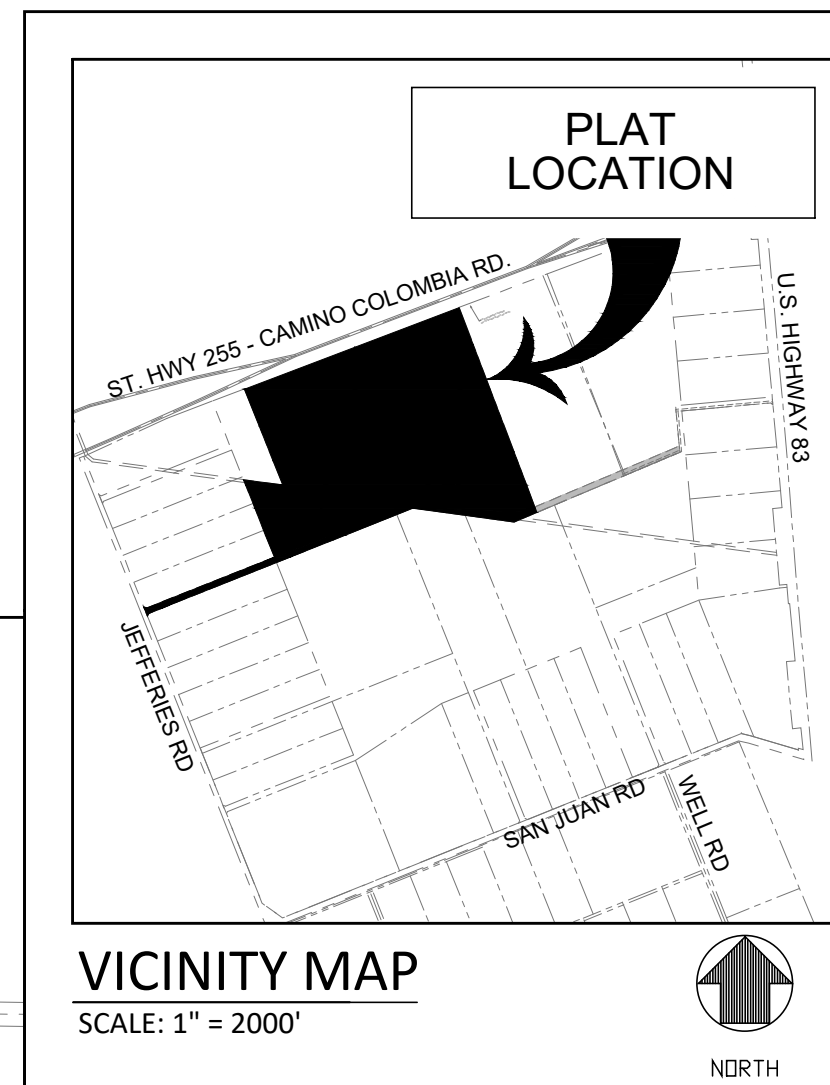
ISSUED: # 1 07/29/2020 FOR PLAT & CONSTRUCTION PLAN REVIEW
2 09/09/2020 CONSTRUCTION PLAN REVIEW



REPLAT OF
A 114.77 ACRE TRACT OF LAND, MORE OR LESS,
BEING ALL OF TRACT 41, REPLAT OF SIMEON PARK, PHASE III,
RECORDED IN VOLUME 36, PAGES 83-85,
MAP RECORDS, WEBB COUNTY, TEXAS,
AND OUT OF A TRACT OF LAND CONVEYED BY
DEED TO SIMEON DEVELOPMENT, LTD.,
RECORDED IN VOLUME 3661, PAGES 155-166, OFFICIAL PUBLIC
RECORDS, WEBB COUNTY, TEXAS
INTO
PLAT OF SIMEON PARK, PHASE IV (114.77 AC.)

PLAT

Line #	Length (ft)	Direction (D, M, S)
L1	258.63'	S67° 11' 38"W
L2	28.28'	S23° 14' 27"W
L3	100.00'	N21° 45' 33"W
L4	28.28'	S66° 45' 33"E



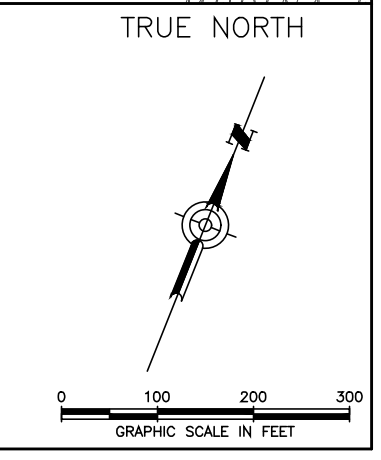
LEGEND

- FOUND 1/2" IRON ROD
- ⊙ SET 1/2" IRON ROD
- EXISTING PROPERTY BOUNDARY
- - - EXISTING RIGHT-OF-WAY LINE
- - - EXISTING RIGHT-OF-WAY CENTER LINE
- - - EXISTING PROPERTY LOT LINE
- - - EXISTING BUILDING SETBACK LINE
- - - EXISTING UTILITY EASEMENT LINE
- - - EXISTING PIPELINE R.O.W. LINE
- PROPOSED PROPERTY BOUNDARY
- - - PROPOSED RIGHT-OF-WAY LINE
- - - PROPOSED RIGHT-OF-WAY CENTER LINE
- - - PROPOSED PROPERTY LOT LINE
- - - PROPOSED UTILITY EASEMENT LINE
- - - PROPOSED DRAINAGE EASEMENT LINE
- - - PROPOSED BUILDING SETBACK LINE
- - - UTILITY DRAINAGE EASEMENT DESIGNATION
- - - UTILITY EASEMENT DESIGNATION
- - - BUILDING SETBACK DESIGNATION
- - - POINT OF BEGINNING

D.E. DRAINAGE EASEMENT DESIGNATION
U.E. UTILITY EASEMENT DESIGNATION
B.S. BUILDING SETBACK DESIGNATION
P.O.B. POINT OF BEGINNING

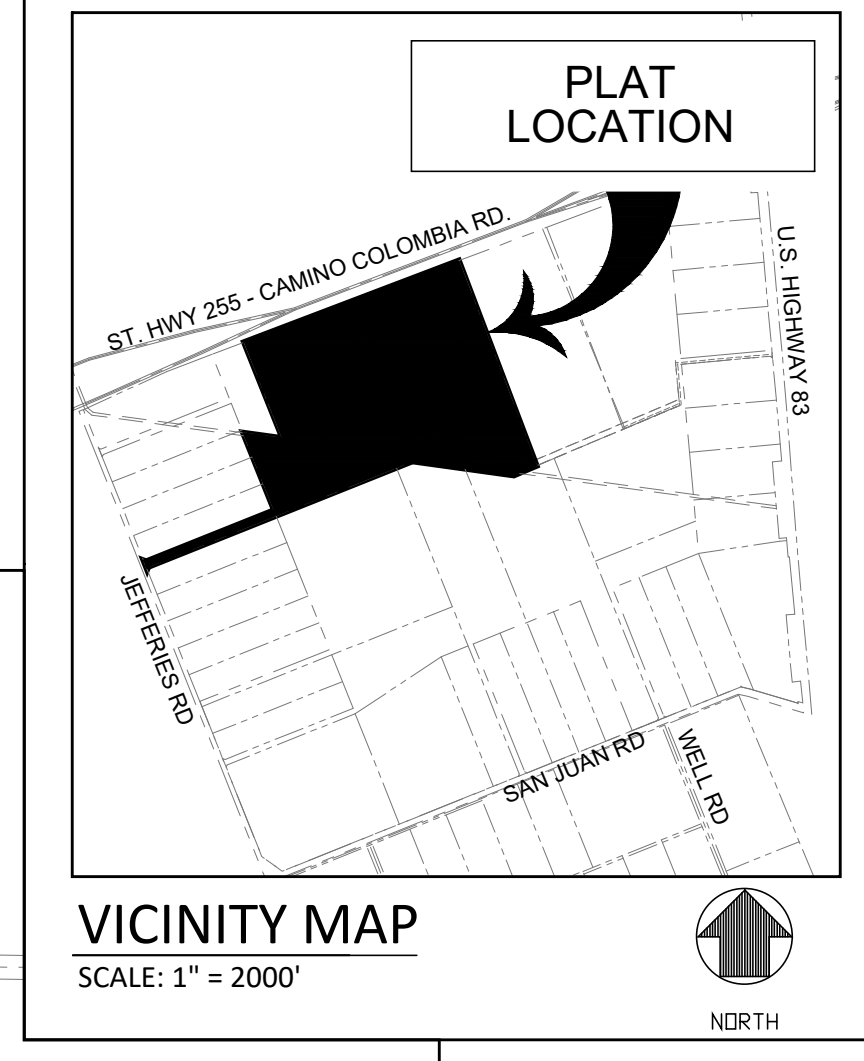
AS PLATTED

A 114.77 ACRE TRACT OF LAND, MORE OR LESS,
BEING ALL OF TRACT 41, REPLAT OF SIMEON PARK, PHASE III,
RECORDED IN VOLUME 36, PAGES 83-85, MAP RECORDS, WEBB COUNTY, TEXAS,
AND OUT OF A TRACT OF LAND CONVEYED BY DEED TO SIMEON DEVELOPMENT, LTD.,
RECORDED IN VOLUME 3661, PAGES 155-166, OFFICIAL PUBLIC RECORDS,
WEBB COUNTY, TEXAS

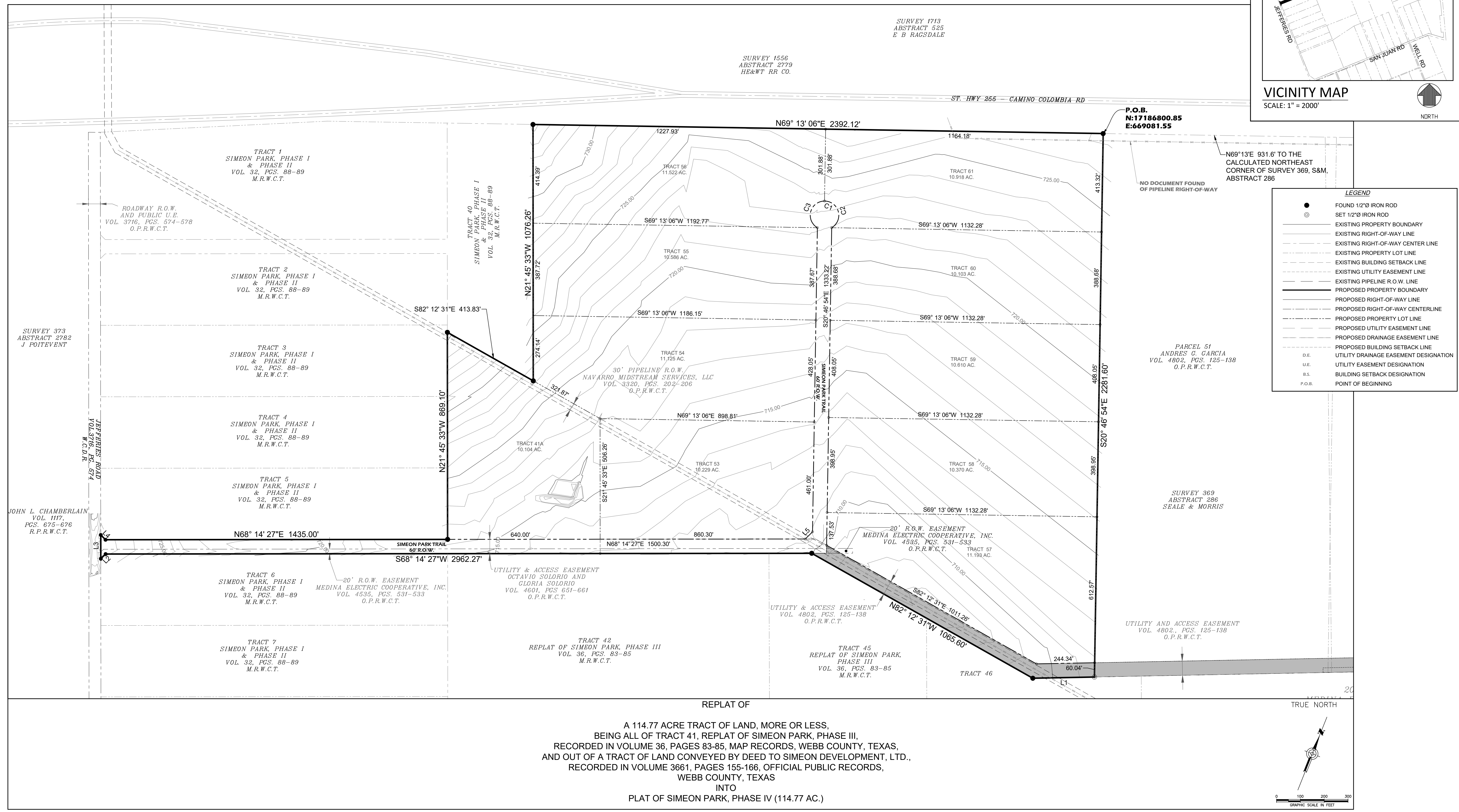


Line #	Length (ft)	Direction (D, M, S)
L1	258.63'	S67° 11' 38"W
L2	28.28'	S23° 14' 27"W
L3	100.00'	N21° 45' 33"W
L4	28.28'	S66° 45' 33"E
L5	42.78'	N23° 43' 34"E

Curve #	Length (ft)	Radius (ft)	Delta (ft)	Chord Direction (D, M, S)	Chord Length (ft)
C1	314.15	60.00	299.99	S68° 14' 44"W	60.01
C3	157.07	60.00	150.00	N6° 45' 07"W	115.91
C2	157.07	60.00	150.00	S36° 45' 24"E	115.91



VICINITY MAP
SCALE: 1" = 2000'



LEGEND	
●	FOUND 1/2" IRON ROD
⊙	SET 1/2" IRON ROD
---	EXISTING PROPERTY BOUNDARY
---	EXISTING RIGHT-OF-WAY LINE
---	EXISTING RIGHT-OF-WAY CENTER LINE
---	EXISTING PROPERTY LOT LINE
---	EXISTING BUILDING SETBACK LINE
---	EXISTING UTILITY EASEMENT LINE
---	EXISTING PIPELINE R.O.W. LINE
---	PROPOSED PROPERTY BOUNDARY
---	PROPOSED RIGHT-OF-WAY LINE
---	PROPOSED RIGHT-OF-WAY CENTERLINE
---	PROPOSED PROPERTY LOT LINE
---	PROPOSED UTILITY EASEMENT LINE
---	PROPOSED DRAINAGE EASEMENT LINE
---	PROPOSED BUILDING SETBACK LINE
---	UTILITY DRAINAGE EASEMENT DESIGNATION
---	UTILITY EASEMENT DESIGNATION
---	BUILDING SETBACK DESIGNATION
---	POINT OF BEGINNING

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

OCTAVIO SOLORIO &
GLORIA SOLORIO
LAREDO, TEXAS

ISSUED: # DATE DESCRIPTION
1 07/29/2020 FOR PLAT & CONSTRUCTION PLAN REVIEW
2 09/09/2020 CONSTRUCTION PLAN REVIEW

peuci
consulting llc
Registration Number F-14954
3910 Del Mar Blvd, Suite 105-1
Laredo, Texas 78043
Tel: (956) 433-2205

REPLAT OF
A 114.77 ACRE TRACT OF LAND, MORE OR LESS,
BEING ALL OF TRACT 41, REPLAT OF SIMEON PARK, PHASE III,
RECORDED IN VOLUME 36, PAGES 83-85,
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AND OUT OF A TRACT OF LAND CONVEYED BY
DEED TO SIMEON DEVELOPMENT, LTD.,
RECORDED IN VOLUME 3661, PAGES 155-166, OFFICIAL PUBLIC
RECORDS, WEBB COUNTY, TEXAS
INTO
PLAT OF SIMEON PARK, PHASE IV (114.77 AC.)

CERTIFICATE OF OWNER

STATE OF TEXAS
COUNTY OF WEBB

I, _____ THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT AS SIMEON DEVELOPMENT, LTD, DESIGNATED HEREIN AS PLAT OF SIMEON PARK, PHASE IV, IN THE COUNTY OF WEBB 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 BE GRANTED BY THE COUNTY OF WEBB, TEXAS.

BY: SIMEON DEVELOPMENT, LTD 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 FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

WITNESS MY HAND AND SEAL THIS ____ DAY OF _____, 2020.

NOTARY PUBLIC IN AND FOR WEBB COUNTY, TEXAS

MY COMMISSION EXPIRES

CERTIFICATE OF OWNER

STATE OF TEXAS
COUNTY OF WEBB

I, _____ THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT AS TRACT 41, DESIGNATED HEREIN AS PLAT OF SIMEON PARK, PHASE IV, IN THE COUNTY OF WEBB 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 BE GRANTED BY THE COUNTY OF WEBB, TEXAS.

BY: OCTAVIO SOLORIO AND GLORIA SOLORIO 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 FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

WITNESS MY HAND AND SEAL THIS ____ DAY OF _____, 2020.

NOTARY PUBLIC IN AND FOR WEBB COUNTY, TEXAS

MY COMMISSION EXPIRES

LIEN HOLDER CERTIFICATE

THIS SUBDIVISION MAP IS HEREBY APPROVED AND ADOPTED BY THE UNDERSIGNED LIEN HOLDER THIS ____ DAY OF _____, 2020.

BY: _____

TITLE: _____, AS AN ACT AND DEED OF _____

STATE OF TEXAS
COUNTY OF WEBB

BEFORE ME, THE UNDERSIGNED AUTHORITY PERSONALLY APPEARED.

(NAME)

(TITLE)

(FINANCIAL INSTITUTION)

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 PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2020.

NOTARY PUBLIC IN AND FOR WEBB COUNTY, TEXAS

MY COMMISSION EXPIRES

WEBB COUNTY DESIGNATED REPRESENTATIVE CERTIFICATE

STATE OF TEXAS:
COUNTY OF WEBB:

BY MY SIGNATURE BELOW, I HEREBY CERTIFY THAT I HAVE REVIEWED THIS SUBDIVISION PLAT OR REPLAT ENTITLED PLAT OF SIMEON PARK, PHASE IV AND HAVE MADE THE FOLLOWING DETERMINATION(S) AS IT RELATES TO THE WEBB COUNTY PRIVATE SEWAGE FACILITY ORDER ("OSSF ORDER") DATED APRIL 24, 2006, AS AMENDED:

- 1. THIS CERTIFICATION DOES NOT INDICATE THAT POTABLE WATER IS OBTAINABLE ON-SITE OR IN THE VICINITY. THE TRACT(S) RESULTING FROM THIS PLAT ARE NOT SERVICED BY AN EXISTING PUBLIC WATER OR ORGANIZED SEWER SYSTEM NOR ARE THEY ENTITLED TO BE SERVICED BY A PUBLIC WATER OR ORGANIZED SEWER SYSTEM AS A RESULT OF THIS PLAT.
2. NO SEWER EFFLUENT SHALL BE DISPOSED OF ON ANY PART OF THIS PLAT EXCEPT IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL LAWS AND REGULATIONS. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO ENSURE COMPLIANCE WITH ALL SEWER DISPOSAL LAWS AND REGULATIONS.
3. THE MINIMUM LOT SIZES DEPICTED ON THIS PLAT OR REPLAT GENERALLY MEET THE REQUIREMENTS OF THE OSSF ORDER;
4. THE SOIL CHARACTERISTICS OF THE PROPERTY DEPICTED ON THIS PLAT OR REPLAT APPEAR TO BE SUITABLE FOR THE INSTALLATION OF ON-SITE SEWAGE DISPOSAL FACILITIES PURSUANT TO THE SOIL SURVEY FOR WEBB COUNTY, TEXAS PREPARED BY THE USDA NATURAL RESOURCES CONSERVATION SERVICE. HOWEVER, SAID FINDING DOES NOT INDICATE OR IMPLY THAT THE ACTUAL ON-THE-GROUND SOIL CHARACTERISTICS AT A GIVEN SITE IS SUITABLE FOR SAID PURPOSE. AT THE TIME OF SITE DEVELOPMENT, A SOIL ANALYSIS MUST BE PERFORMED BY A LICENSED SITE EVALUATOR TO IDENTIFY OSSF SUITABILITY OR ANY SPECIAL PERMITTING CONSIDERATIONS FOR EACH SEWAGE DISPOSAL SITE;
5. AN APPROVED ON-SITE SEWAGE DISPOSAL SYSTEM (OSSF) SHALL BE INSTALLED BY THE PROPERTY OWNER ON EACH LOT OF THIS SUBDIVISION AT TIME OF SITE DEVELOPMENT, IN ACCORDANCE WITH THE REQUIREMENTS OF THE WEBB COUNTY OSSF ORDER. PURSUANT TO SAID ORDER, AN "AUTHORIZATION TO CONSTRUCT" MUST BE OBTAINED FROM THE WEBB COUNTY DESIGNATED REPRESENTATIVE ("D.R.") PRIOR TO INSTALLING AN ON-SITE SEWAGE DISPOSAL SYSTEM ON A LOT, AND A "LICENSE TO OPERATE" MUST BE OBTAINED PRIOR TO OPERATING ANY ON-SITE SEWAGE DISPOSAL SYSTEM;
6. IN THE EVENT THAT AN APPROVED MUNICIPAL OR ORGANIZED SEWAGE DISPOSAL SYSTEM IS EXTENDED TO WITHIN 300 FEET OF ANY PORTION OF A PRIVATE SEWAGE FACILITY, THE PROPERTY OWNER SHALL BE REQUIRED TO CONNECT TO THAT SYSTEM AT THEIR OWN EXPENSE.

DIANA CANTU, CFM, DR
WEBB COUNTY PRINCIPAL PLANNER/D.R.
TCEQ D.R. LICENSE NO. OS0035048

WEBB COUNTY COMMISSIONERS COURT APPROVAL

STATE OF TEXAS §
COUNTY OF WEBB §

WE HEREBY CERTIFY THAT THIS PLAT, DESIGNATED AS PLAT OF SIMEON PARK, PHASE IV, WAS APPROVED BY THE WEBB COUNTY COMMISSIONERS COURT ON THE ____ DAY OF _____, 20 ____ AND MAY BE FILED IN THE PLAT RECORDS OF WEBB COUNTY BY THE WEBB 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 OR FACILITIES TO ANY LAND SITUATED WITHIN THIS SUBDIVISION IN CONNECTION WITH WATER, SANITARY SEWER, STREET LIGHTS, FIRE PROTECTION, GARBAGE COLLECTION, OR OTHER FACILITIES OR SERVICES. THE ONLY SERVICES 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, ARE 1) POLICE PROTECTION IN AREAS WITHIN THE JURISDICTION OF THE WEBB COUNTY SHERIFF'S DEPARTMENT; AND 2) STREET AND DRAINAGE MAINTENANCE AND REPAIR AFTER THE ROAD AND BRIDGE SUPERINTENDENT'S AND THE COUNTY ENGINEER'S FINAL ACCEPTANCE OF THE STREET AND DRAINAGE IMPROVEMENTS CONSTRUCTED BY THE OWNER(S) OR DEVELOPER(S).

HONORABLE TANO E. TIJERINA
WEBB COUNTY JUDGE
HONORABLE ROSAURA "WAWI" TIJERINA
COUNTY COMMISSIONER PRECINCT 2
HONORABLE JESSE GONZALEZ
COUNTY COMMISSIONER PRECINCT 1
HONORABLE JOHN GALO
COUNTY COMMISSIONER PRECINCT 3
HONORABLE CINDY LIENDO
COUNTY COMMISSIONER PRECINCT 4

PLAT APPROVAL - COUNTY ENGINEER

I HAVE REVIEWED THE PLAT OF PLAT OF SIMEON PARK, PHASE IV AS PREPARED BY OSCAR CASTILLO, P.E., REGISTERED PROFESSIONAL ENGINEER NO. 95620 AND SURVEYED BY ENRIQUE A. MEJIA III R.P.L.S., REGISTERED PUBLIC LAND SURVEYOR NO. 5653, DATED THE ____ DAY OF _____, 2020 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.

LUIS PEREZ-GARCIA
COUNTY ENGINEER DATE

PLAT APPROVAL - ROAD & BRIDGE SUPERINTENDENT

I HAVE REVIEWED THE PLAT AND ACCOMPANYING CONSTRUCTION PLANS OF PLAT OF SIMEON PARK, PHASE IV AS PREPARED BY OSCAR CASTILLO, P.E., REGISTERED PROFESSIONAL ENGINEER NO. 95620 AND SURVEYED BY ENRIQUE A. MEJIA III R.P.L.S., REGISTERED PUBLIC LAND SURVEYOR NO. 5653 DATED THE ____ DAY OF _____, 2020 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.

JOSE LUIS NEIRA
INTERIM ROAD & BRIDGE SUPERINTENDENT DATE

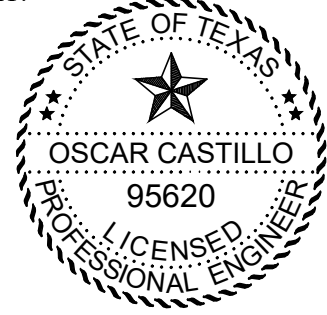
CERTIFICATE OF ENGINEER

STATE OF TEXAS
COUNTY OF WEBB

I, OSCAR CASTILLO, P.E., A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, 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 REQUIREMENTS OF THIS SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE WEBB COUNTY COMMISSIONERS COURT.

OSCAR CASTILLO, P.E. #95620

DATE



CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF WEBB

I, HENRY A. MEJIA III, R.P.L.S., A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED BY 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.

HENRY A. MEJIA III, R.P.L.S. NO. 5653

DATE



WEBB COUNTY FLOODPLAIN DETERMINATION CERTIFICATE

STATE OF TEXAS
COUNTY OF WEBB

I, OSCAR CASTILLO, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE PLAT OF SIMEON PARK, PHASE IV, IS BEING IMPACTED BY THE 100-YR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP WITH EFFECTIVE DATE APRIL 2, 2008, PANEL NUMBER 05750.

OSCAR CASTILLO, P.E. #95620

DATE

PLANNING DEPARTMENT

I HAVE REVIEWED THIS PLAT OF SIMEON PARK PHASE IV DATED ____ DAY OF _____, 2020 WITH THE LAST REVISION 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 AND THE WEBB COUNTY MODEL RULES, AND THE WEBB COUNTY FLOOD PREVENTION ORDER. THIS PLAT WAS RECOMMENDED FOR APPROVAL BY THE WEBB COUNTY PLANNING ADVISORY BOARD ON THE ____ DAY OF _____, 2020.

RHONDA M. TIFFIN
COUNTY PLANNING DIRECTOR

DATE

CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS
COUNTY OF WEBB

I, _____, CLERK OF THE COUNTY COURT IN AND FOR WEBB COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE ____ DAY OF _____, 2020 WITH THE CERTIFICATE OF AUTHENTICATION WAS FILED OF RECORD IN MY OFFICE ON THE ____ DAY OF _____, 2020 AT ____ O'CLOCK ____ M. IN VOLUME _____, PAGE(S) _____ OF THE MAP RECORDS OF SAID COUNTY.

WITNESS MY HAND AND SEAL THIS ____ DAY OF _____, 2020.

DEPUTY COUNTY CLERK
WEBB COUNTY, TEXAS

LEGAL DESCRIPTION PLAT OF SIMEON PARK PHASE IV

Field Notes of
A 114.77 Acre tract of land, more or less,
being all of Tract 41, Replat of Simeon Park, Phase III,
recorded in Volume 36, Pages 83-85, Map Records, Webb County, Texas,
and out of a tract of land conveyed by deed to Simeon Development, LTD.,
recorded in Volume 3661, Pages 155-166, Official Public Records,
Webb County, Texas, situated in Survey 369,
Abstract, 286, Seale & Morris, original grantee,
Webb County, Texas,
Abstract, 286, Seale & Morris, original grantee,
Webb County, Texas

Being a 114.77 Acre tract of land, more or less, being all of Tract 41, Replat of Simeon Park, Phase III, recorded in Volume 36, Pages 83-85, Map Records, Webb County, Texas, and out of a tract of land conveyed by deed to Simeon Development, LTD., recorded in Volume 3661, Pages 155-166, Official Public Records, Webb County, Texas, situated in Survey 369, Abstract, 286, Seale & Morris, original grantee, Webb County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found along on the south Right-of-Way line of State Highway 255 - Camino Colombia Road, the northwest corner of Parcel 51, a tract of land conveyed by deed to Andres G. Garcia, recorded in Volume 4802, Pages 125-138, Official Public Records, Webb County, Texas, for the northeast corner of the herein described tract;

Thence, along the west boundary line of said Parcel 51, South 20 degrees 46 minutes 54 seconds East, 2,281.60 feet, to a 1/2" iron rod set on the north boundary line of Tract 46, Replat of Simeon Park, Phase III, recorded in Volume 36, Pages 83-85, Map Records, Webb County, Texas, the southwest corner of said Parcel 51, for the southeast corner of the herein described tract;

Thence, along the north boundary line of said Tract 46, South 67 degrees 11 minutes 38 seconds West, 258.63 feet, to a fence corner found at a point of deflection of said Tract 46, for a point of deflection of the herein described tract;

Thence, along the north boundary line of said Tract 46 and Tract 45, Replat of Simeon Park, Phase III, recorded in Volume 36, Pages 83-85, Map Records, Webb County, Texas, North 82 degrees 12 minutes 31 seconds West, 1,065.60 feet, to a fence corner found at a point of deflection of said Tract 45, for a point of deflection of the herein described tract;

Thence, along the north boundary line of said Tract 45, the north boundary line of Tract 42, Replat of Simeon Park, Phase III, recorded in Volume 36, Pages 83-85, Map Records, Webb County, Texas, and the north boundary line of Tract 6, Simeon Park, Phase I and Phase II, recorded in Volume 32, Pages 88-89, Map Records, Webb County, Texas, South 68 degrees 14 minutes 27 seconds West, 2962.27 feet, to a 1/2" iron rod found at the most northerly northwest clip corner of said Tract 6, for a point of deflection of the herein described tract;

Thence, along the northwest boundary line of said Tract 6, South 23 degrees 14 minutes 27 seconds West, 28.28 feet, to a 1/2" iron rod found on the east Right-of-Way of Jefferies Road, recorded in Volume 3716, Pages 574-578, Official Public Records, Webb County, Texas, the most westerly northwest clip corner of said Tract 6, for the southwest corner of the herein described tract;

Thence, along said east Right-of-Way line, North 21 degrees 45 minutes 33 seconds West, 100.00 feet, to a 1/2" iron rod found at the most westerly southwest clip corner of Tract 5, Simeon Park, Phase I and Phase II, recorded in Volume 32, Pages 88-89, Map Records, Webb County, Texas, said east Right-of-Way line, for the most westerly northwest corner of the herein described tract;

Thence, along the southwest boundary line of said Tract 5, South 66 degrees 45 minutes 33 seconds East, 28.28 feet, to a 1/2" iron rod found at the most southerly southwest clip corner of said Tract 5, for a point of deflection of the herein described tract;

Thence, along the south boundary line of said Tract 5, North 68 degrees 14 minutes 27 seconds East, 1,435.00 feet, to a 1/2" iron rod found at the southeast corner of said Tract 5, for an interior corner of the herein described tract;

Thence, along the east boundary line of said Tract 5, and the east boundary lines of Tract 4 and Tract 3, Simeon Park, Phase I and Phase II, recorded in Volume 32, Pages 88-89, Map Records, Webb County, Texas, North 21 degrees 45 minutes 33 seconds West, 869.10 feet, to a 1/2" iron rod found at the southwest corner of Tract 40, Replat of Simeon Park, Phase III, recorded in Volume 36, Pages 83-85, Map Records, Webb County, Texas, the east boundary line of said Tract 3, for an exterior corner of the herein described tract;

Thence, along the south boundary line of said Tract 40, South 82 degrees 12 minutes 31 seconds East, 413.83 feet, to a 1/2" iron rod found at the southeast corner of said Tract 40, for an interior corner of the herein described tract;

Thence, along the east boundary line of said Tract 40, North 21 degrees 45 minutes 33 seconds West, 1,076.26 feet, to a 1/2" iron rod found on the south Right-of-Way of above aforementioned State Highway 255 - Camino Colombia Road, the northeast corner of said Tract 40, for the most northerly northwest corner of the herein described tract;

Thence, along said south Right-of-Way, North 69 degrees 13 minutes 06 seconds East, 2,392.12 feet, to return and close to the POINT OF BEGINNING of this 114.77 Acre Tract, more or less.

Basis of Bearings:
G.P.S., Texas Coordinate System, Texas South Zone, (NAD 1983)

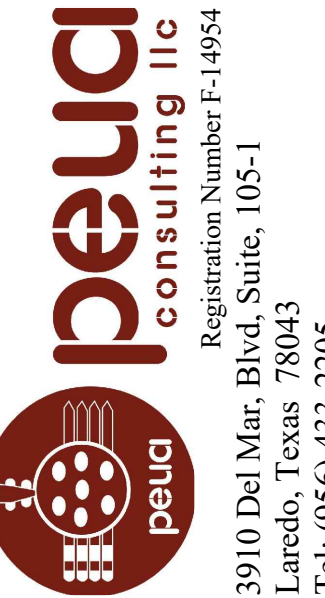
NOTES & RESTRICTIONS

- 1. EACH LOT SHALL ACCEPT THE ADJACENT LOTS STORM WATER RUNOFF AS IT NATURALLY DRAINS.

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

OCTAVIO SOLORIO &
GLORIA SOLORIO
LAREDO, TEXAS

ISSUED:
DATE DESCRIPTION
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INTO
PLAT OF SIMEON PARK, PHASE IV (114.77 AC.)

PLAT