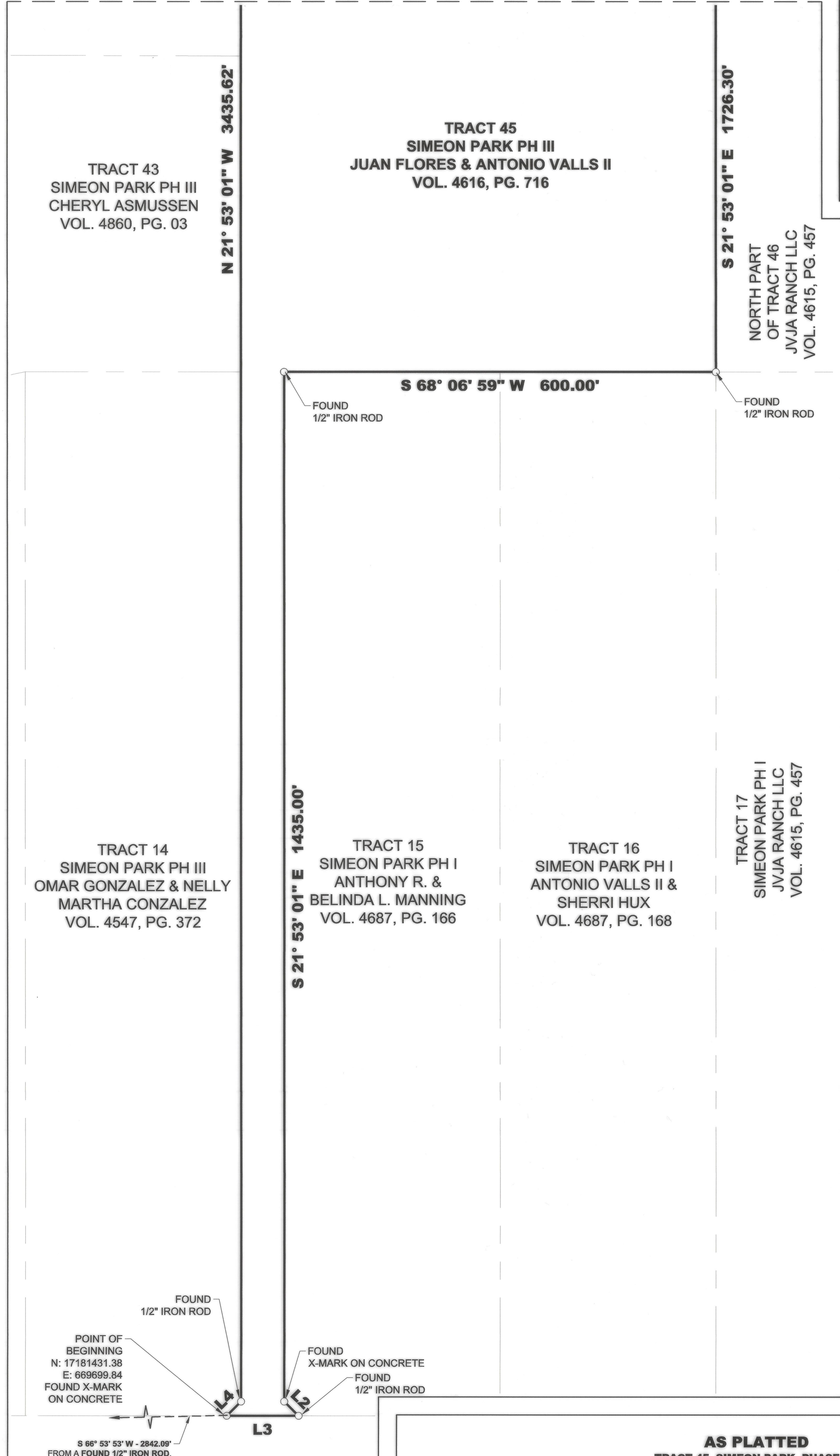
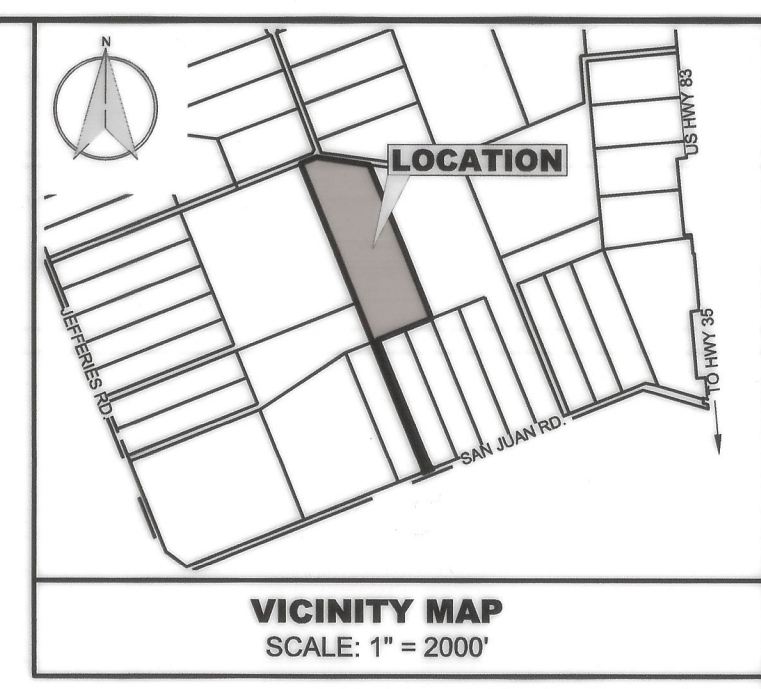


MATCHLINE (SEE THIS SHEET)

MATCHLINE (SEE THIS SHEET)



AS PLATTED
TRACT 45, SIMEON PARK, PHASE III,
VOLUME 36, PAGES 83-85, MAP RECORDS OF WEBB COUNTY, TEXAS



LEGEND

- BOUNDARY LINE
- EASEMENT LINE
- EXISTING LOT LINE
- FOUND MONUMENT
- SET MONUMENT

ABBREVIATIONS:

- R.O.W. = RIGHT-OF-WAY
- B.B. = BACK OF CURB TO BACK OF CURB
- B.S. = BUILDING SETBACK
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- O.H.E.E. = OVERHEAD ELECTRICAL EASEMENT

LINE TABLE

LINE #	LENGTH	BEARING
L1	179.27'	N 68° 14' 27" E
L2	28.28'	S 66° 53' 01" E
L3	100.00'	S 68° 06' 59" W
L4	28.28'	N 23° 06' 59" E

PROJECT: 762302308
PLOT DATE/TIME: 6/1/2023
STATUS: FINAL
DRAWN BY: R.H. CHECKED BY: J.G.P.

REVISION DESCRIPTION

NO.	DATE	DESCRIPTION

FILE: Plan.dwg
XREF: 1
XREF: 2

PLANNERS: SCIENTISTS CONSTRUCTION MANAGERS
7109 N. Bartlett Avenue, Suite 201
Laredo, Texas 79041
Phone: (860) 729-7844
TBE Registration No. F-10573

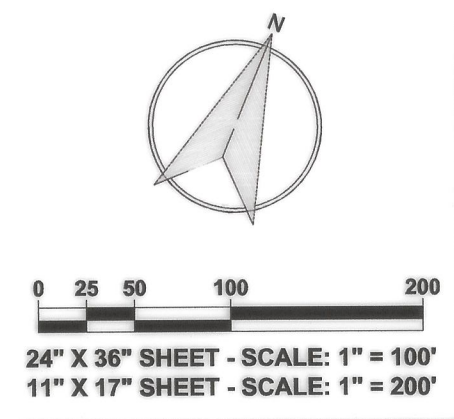
KCI
TECHNOLOGIES

REPLAT OF
TRACT 45, SIMEON PARK, PHASE III,
RECORDED IN VOLUME 36, PAGE 83-85,
MAP RECORDS OF WEBB COUNTY, TEXAS
INTO
TRACT 45A & TRACT 45B, SIMEON PARK, PHASE III

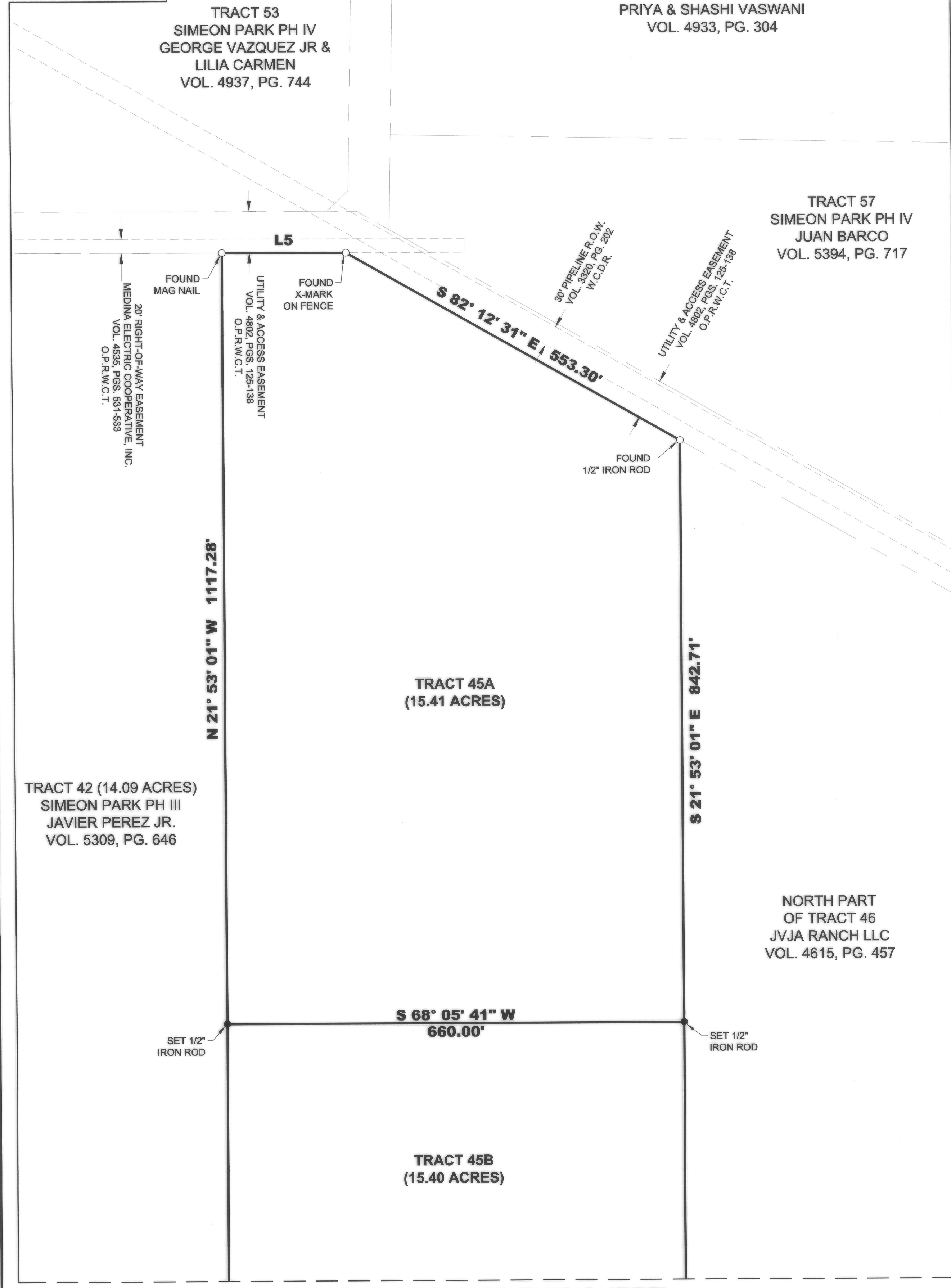
PROJECT NAME

1
SHEET
1 OF 3

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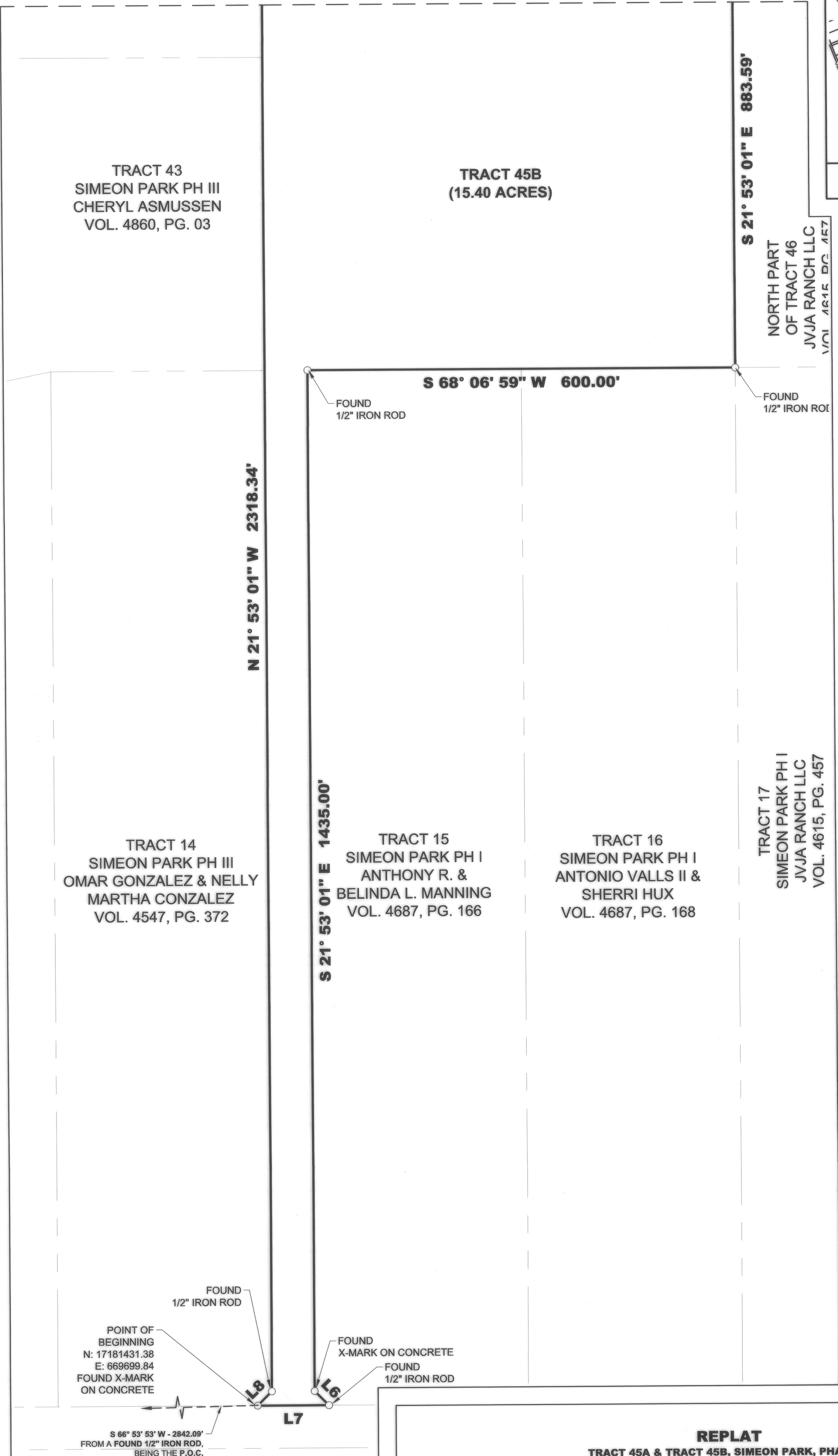


24" X 36" SHEET - SCALE: 1" = 100'
11" X 17" SHEET - SCALE: 1" = 200'

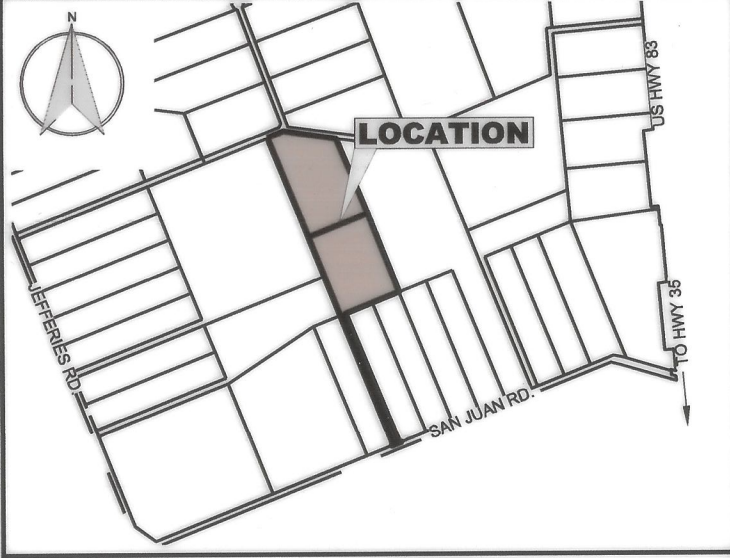


MATCHLINE (SEE THIS SHEET)

MATCHLINE (SEE THIS SHEET)



REPLAT
TRACT 45A & TRACT 45B, SIMEON PARK, PHASE III



LEGEND

- BOUNDARY LINE
- EASEMENT LINE
- EXISTING LOT LINE
- FOUND MONUMENT
- SET MONUMENT

ABBREVIATIONS:
 R.O.W. = RIGHT-OF-WAY
 B/B = BACK OF CURB TO BACK OF CURB
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 U.E. = UTILITY EASEMENT
 D.E. = DRAINAGE EASEMENT
 O.H.E.E. = OVERHEAD ELECTRICAL EASEMENT

LINE TABLE

LINE #	LENGTH	BEARING
L5	179.27'	N 68° 14' 27" E
L6	28.28'	S 66° 53' 01" E
L7	100.00'	S 68° 06' 59" W
L8	28.28'	N 23° 06' 59" E

PROJECT
762302308
PLOT DATE/TIME
6/1/2023
STATUS
FINAL
DRAWN BY
R.H.
CHECKED BY
J.G.P.

REVISION DESCRIPTION

NO.	DATE	REVISION DESCRIPTION

FILE
XREF: 1
XREF: 2

ENGINEERS
PLANNERS
SURVEYORS
CONSTRUCTION MANAGERS
KCI TECHNOLOGIES
7108 N. Bartlett Avenue, Suite 201
Lubbock, Texas 79041
Phone: (806) 729-7944
TBPE Registration No. F-10573

REPLAT OF
TRACT 45, SIMEON PARK, PHASE III,
RECORDED IN VOLUME 36, PAGE 63-85,
MAP RECORDS OF WEBB COUNTY, TEXAS
INTO
TRACT 45A & TRACT 45B, SIMEON PARK, PHASE III

PROJECT NAME

2

SHEET

2 OF 3

S:\data\Proj_2023_KCI\762302308_Vicinity-Repilat_Tract_45_Simeon_Park_Phase_3\roadPlan.dwg

CERTIFICATE OF OWNER

STATE OF TEXAS
COUNTY OF WEBB

I, ANTONIO VALLS II, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS REPLAT OF TRACT 45, SIMEON PARK PHASE III, INTO TRACT 45A AND TRACT 45B, SIMEON PARK PHASE III, IN THE COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS AND EASEMENTS THEREON SHOWN, FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Antonio Valls II
6/9/2023
DATE

STATE OF Texas
COUNTY OF Webb

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Antonio Valls II KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE PERSON EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

WITNESS MY HAND AND SEAL THIS 6th DAY OF June, 2023.

Notary Public signature and commission expiration date.

CERTIFICATE OF OWNER

STATE OF TEXAS
COUNTY OF WEBB

I, JOSE FLORES, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS REPLAT OF TRACT 45, SIMEON PARK PHASE III, INTO TRACT 45A AND TRACT 45B, SIMEON PARK PHASE III, IN THE COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL EASEMENTS THEREON SHOWN, FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Jose Flores
6/14/23
DATE

STATE OF Texas
COUNTY OF Webb

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jose Flores KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE PERSON EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

WITNESS MY HAND AND SEAL THIS 14th DAY OF June, 2023.

Notary Public signature and commission expiration date.

LEGAL DESCRIPTION
TRACT 45 SIMEON PARK PHASE IV
(30.81 ACRES)

A TRACT OF LAND CONTAINING 30.81 ACRES, MORE OR LESS, OUT OF A SIMEON PARK, PHASE III, RECORDED IN VOLUME 36, PAGES 83-85, PLAT RECORDS OF WEBB COUNTY, TEXAS; THIS 30.81 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- THENCE NORTH 23° 06' 59" EAST, FOR A DISTANCE OF 28.28 FEET, TO A POINT, BEING A POINT OF DEFLECTION TO THE LEFT HEREOF;
THENCE NORTH 21° 53' 01" EAST, FOR A DISTANCE OF 3435.62 FEET, TO A POINT, BEING A POINT OF DEFLECTION TO THE RIGHT HEREOF;
THENCE NORTH 68° 14' 27" EAST, FOR A DISTANCE OF 179.27 FEET, TO A POINT, BEING A POINT OF DEFLECTION TO THE LEFT HEREOF;
THENCE SOUTH 82° 12' 31" EAST, FOR A DISTANCE OF 553.30 FEET, TO A POINT, BEING A POINT OF DEFLECTION TO THE LEFT HEREOF;
THENCE SOUTH 21° 53' 01" EAST, FOR A DISTANCE OF 1726.30 FEET, TO A POINT, BEING A POINT OF DEFLECTION TO THE LEFT HEREOF;
THENCE SOUTH 68° 06' 59" WEST, FOR A DISTANCE OF 600.00 FEET, TO A POINT, BEING A POINT OF DEFLECTION TO THE LEFT HEREOF;
THENCE SOUTH 21° 53' 01" EAST, FOR A DISTANCE OF 1435.00 FEET, TO A POINT, BEING A POINT OF DEFLECTION TO THE LEFT HEREOF;
THENCE SOUTH 68° 53' 01" EAST, FOR A DISTANCE OF 28.28 FEET, TO A POINT, BEING A POINT OF DEFLECTION TO THE LEFT HEREOF;
THENCE SOUTH 68° 06' 59" WEST, FOR A DISTANCE OF 100.00 FEET, TO THE POINT OF BEGINNING, CONTAINING 30.81 ACRES, MORE OR LESS.

BASIS OF BEARING:
BASED ON NAD83, TEXAS STATE PLANES, SOUTH ZONE 4205, U.S. FOOT.

LIEN HOLDER CERTIFICATE

THIS PLAT IS HEREBY APPROVED AND ACCEPTED BY THE LIEN HOLDER ON THIS DAY OF 20.

BY: TITLE:

AS AN ACT AND DEED OF FINANCIAL INSTITUTION

OF OF

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE PERSON EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

WITNESS MY HAND AND SEAL THIS DAY OF 20.

NOTARY PUBLIC IN AND FOR COUNTY, TEXAS
MY COMMISSION EXPIRES:

CERTIFICATE OF NO PLAT REQUIRED
WEBB COUNTY

STATE OF TEXAS
COUNTY OF WEBB

BASED UPON THE APPLICATION SUBMITTED TO THE WEBB COUNTY PLANNING DEPARTMENT, THE WEBB COUNTY COMMISSIONER'S COURT HEREBY CERTIFIES THAT THIS REPLAT OF TRACT 45, SIMEON PARK PHASE III, INTO TRACT 45A AND TRACT 45B, SIMEON PARK PHASE III IS EXEMPT FROM THE PLATTING REQUIREMENTS PURSUANT TO THE PROVISIONS OF SECTION 232.0015(F), TEXAS LOCAL GOVERNMENT CODE AND THE PROVISIONS OF THE WEBB COUNTY SUBDIVISION REGULATIONS SECTION XVI.1B(2).

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

JORGE A CALDERON, CFM
PLANNING DIRECTOR/FLOODPLAIN ADMINISTRATOR
DATE

APPROVED BY THE WEBB COUNTY COMMISSIONER'S COURT ON THIS DAY OF 20.

HONORABLE TANO E. TIERINA
WEBB COUNTY JUDGE
DATE

ATTESTED BY:

HONORABLE MARGIE RAMIREZ IBARRA
COUNTY CLERK, WEBB COUNTY, TEXAS
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 20, WITH THE CERTIFICATE OF AUTHENTICATION WAS FILED OF RECORD IN MY OFFICE ON THE DAY OF 20 AT O'CLOCK M. IN VOLUME PAGE(S) OF THE PLAT RECORDS OF SAID COUNTY.

WITNESS MY HAND AND SEAL THIS DAY OF 20.

COUNTY CLERK DEPUTY
WEBB COUNTY, TEXAS

PLAT RESTRICTIONS/LIMITATIONS/NOTES:

- 1. THE PURPOSE OF THIS REPLAT IS TO CREATE TWO TRACTS FROM TRACT 45.
2. THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.
3. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION REPORT AND MAY NOT SHOW ALL EASEMENTS, SETBACKS, OR OTHER MATTERS OF RECORD.
4. THIS PLAT IS NOT FOR CONSTRUCTION AND MAY NOT SHOW ALL EXISTING UTILITIES.
5. THIS PROPERTY KNOWN AS TRACT 45A & TRACT 45B, SIMEON PARK, PHASE III IS NOT IN THE REGULATED SPECIAL FLOOD HAZARD AREA BASED ON FEMA FLOOD INSURANCE RATE MAP PANEL NO. 48479C0825C, EFFECTIVE DATE OF 02/12/2019. THIS TRACT WAS FOUND TO BE IN ZONE 'X', AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.
6. 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.
7. IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO APPLY FOR AND OBTAIN A LICENSED ON-SITE SEWER FACILITY (OSSF) THROUGH THE WEBB COUNTY DESIGNATED REPRESENTATIVE.
8. ACCESS TO TRACT 45A IS RESTRICTED TO SIMEON PARK TRAIL. ACCESS TO TRACT 45B IS RESTRICTED TO SAN JUAN ROAD.
9. NOTICE IS FURTHER GIVEN THAT NO NEW ROADS ARE DEDICATED FOR PUBLIC USE OR FOR THE USE OF OWNERS, PURCHASERS, OR OTHER PERSONS DESIRING TO USE THIS PROPERTY.
10. POINT OF COMMENCING IS A FOUND 1/2" IRON ROD FOR THE SOUTHWEST CORNER OF SIMEON PARK PHASE I AND II, RECORDED IN VOLUME 32, PAGES 88-89, MAP RECORDS OF WEBB COUNTY, TEXAS. SAID POINT OF COMMENCING BEARS S 66° 53' 53" W, 2,842.09' FROM THE POINT OF BEGINNING OF THIS REPLAT.

CERTIFICATE OF ENGINEER

STATE OF TEXAS
COUNTY OF WEBB

I, EDWARD L. OCHOA, 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 THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

Edward L. Ochoa
14 JUNE 2023
DATE



CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF WEBB

I, JEFFREY G. PUIG, 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 WERE FOUND OR WILL BE PROPERLY PLACED UNDER MY SUPERVISION.

Jeffrey G. Puig
06/22/2023
DATE



ENGINEER/SURVEYOR: KCI TECHNOLOGIES, INC.
OWNER: ANTONIO VALLS II
JOSE FLORES

Project information sidebar including Project Name (762302308), Date (6/1/2023), Status (FINAL), Drawn By (R.H.), Checked By (J.G.P.), and a vertical list of revision descriptions.

REPLAT OF TRACT 45, SIMEON PARK, PHASE III, RECORDED IN VOLUME 36, PAGE 83-85, MAP RECORDS OF WEBB COUNTY, TEXAS INTO TRACT 45A & TRACT 45B, SIMEON PARK, PHASE III