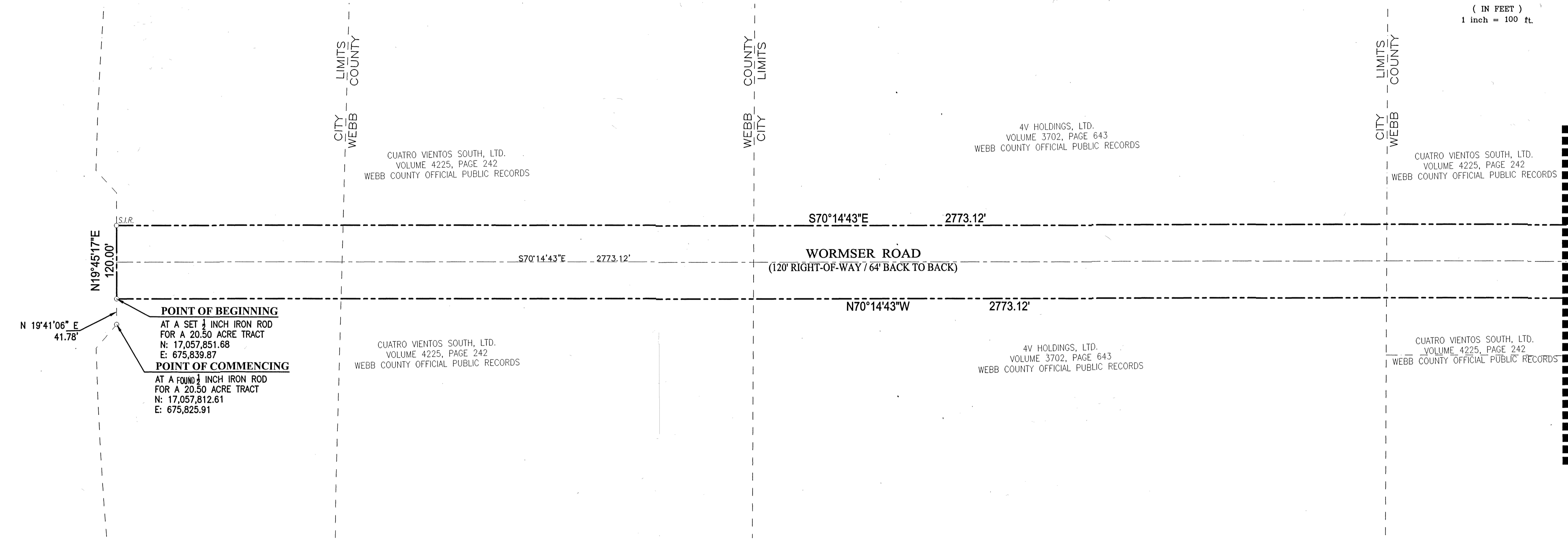


DOC# 148747, PLAT 0031, 10/25/2020, 10:44:30 AM
 Record Date: 05/12/2022, 10:44:30 AM
 Fees: \$0.00, Recorded By: CR
 Merge: Ramirez Barron, Webb County Clerk



CUATRO VIENTOS ROAD
 (400' RIGHT-OF-WAY)



POINT OF BEGINNING
 AT A SET 1/2 INCH IRON ROD
 FOR A 20.50 ACRE TRACT
 N: 17,057,851.68
 E: 675,839.87

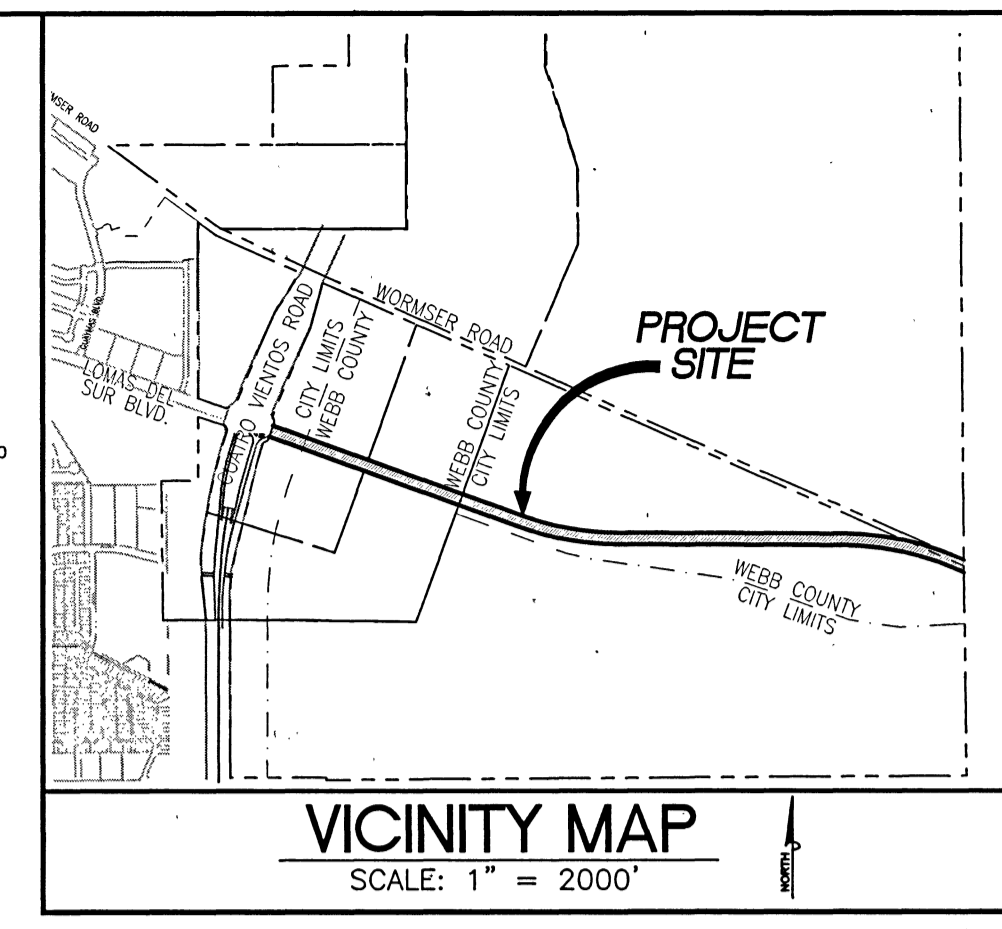
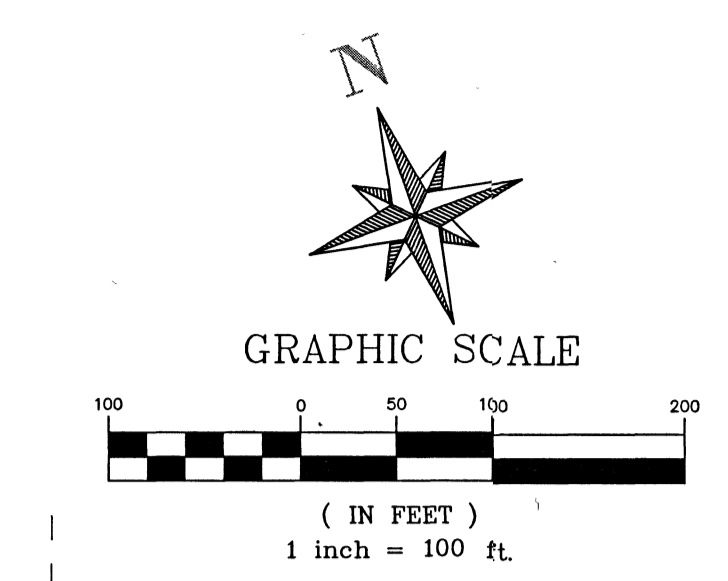
POINT OF COMMENCING
 AT A FOUND 1/2 INCH IRON ROD
 FOR A 20.50 ACRE TRACT
 N: 17,057,812.61
 E: 675,825.91

CUATRO VIENTOS SOUTH, LTD.
 VOLUME 4225, PAGE 242
 WEBB COUNTY OFFICIAL PUBLIC RECORDS

4V HOLDINGS, LTD.
 VOLUME 3702, PAGE 643
 WEBB COUNTY OFFICIAL PUBLIC RECORDS

CUATRO VIENTOS SOUTH, LTD.
 VOLUME 4225, PAGE 242
 WEBB COUNTY OFFICIAL PUBLIC RECORDS

4V HOLDINGS, LTD.
 VOLUME 3702, PAGE 643
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- ABBREVIATIONS:**
- B.S. = BUILDING SETBACK
 - R.O.W. = RIGHT OF WAY
 - B/B = BACK TO BACK
 - VOL. = VOLUME
 - PGS. = PAGES
 - U.E. = UTILITY EASEMENT
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 - N = NORTH
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- LEGEND:**
- MON. = SET CONCRETE MONUMENT
 - SIR = SET 1/2" IRON ROD
 - FIR = FOUND 1/2" IRON ROD

MATCHLINE - SHEET 2 OF 3

**METES AND BOUNDS DESCRIPTION
 20.50 ACRE TRACT**

A tract of land containing 20.50 acres of land, more or less, situated in Porcion 35, Abstract 546, Jose M. Dias original grantee same being out of Tract 3 as conveyed to Webb County, Texas, A Political Subdivision of the State of Texas recorded in Volume 4917, Pages 416-425 and in Volume 4917, Pages 431-437, Webb County Official Public Records and being more particularly described by metes and bounds as follows:

COMMENCING at a found 1/2 inch iron rod on the eastern right-of-way line of Cuatro Vientos Road (a 400 foot wide right-of-way) as recorded in Volume 2755, Pages 378-393, Webb County Official Public Records;

THENCE, N 19°41'06" E, along the eastern right-of-way line of said Cuatro Vientos Road a distance of 41.78 feet to a set 1/2 inch iron rod, the POINT of BEGINNING and southwest corner of the herein described tract;

THENCE, N 19°45'17" E, continuing along the eastern right-of-way line of said Cuatro Vientos Road a distance of 120.00 feet to a set 1/2 inch iron rod, the northwest corner of the herein described tract;

THENCE, S 70°14'43" E, leaving the eastern right-of-way line of said Cuatro Vientos Road a distance 2,773.12 feet to a set 1/2 inch iron rod, a point of curvature to the left;

THENCE, along said arc to the left with a radius of 2,940.00 feet, a delta of 19°29'59", a chord and chord bearing of 995.76 feet and S 79°59'42" E a distance of 1,000.58 feet to a set 1/2 inch iron rod, a tangent point;

THENCE, S 89°44'41" E, a distance of 2,361.44 feet to a set 1/2 inch iron rod, a point of curvature to the right;

THENCE, along said arc to the right with a radius 3,060.00 feet, a delta of 23°21'26", a chord and chord bearing of 1,238.82 feet and S 78°03'58" E a distance of 1,247.44 feet to a set 1/2 inch iron rod, a tangent point;

THENCE, S 66°23'15" E, along the north right-of-way line of Wormser Road (a 60 foot wide right-of-way) a distance of 37.03 feet to a found pk nail on a fence post, the northeast corner of the herein described tract;

THENCE, S 00°08'26" W, a distance of 66.06 feet to set 1/2 inch iron rod same being a point on the south right-of-way line of said Wormser Road, a deflection left;

THENCE, S 00°43'46" E, along the common line with the Olivia E. Esquivel, Et Al Tract as recorded in Volume 2314, Page 572, Webb County Official Public Records a distance of 65.21 feet to a set 1/2 inch iron rod, the southeast corner of the herein described tract;

THENCE, N 66°23'15" W, a distance of 90.21 feet to a set 1/2 inch iron rod, a point of curvature to the left;

THENCE, along said arc to the left with a radius of 2,940.00 feet, a delta of 23°21'26", a chord and chord bearing of 1,190.24 feet and N 78°03'58" W a distance of 1,198.52 feet to a set 1/2 inch iron rod, a tangent point;

THENCE, N 89°44'41" W, a distance of 2,361.44 feet to a set 1/2 inch iron rod, a point of curvature to the right;

THENCE, along said arc to the right with a radius of 3,060.00 feet, a delta of 19°29'59", a chord and chord bearing of 1,036.40 feet and N 79°59'42" W a distance of 1,041.42 feet to a set 1/2 inch iron rod, a tangent point;

THENCE, N 70°14'43" W, a distance of 2,773.12 feet to return to and close at the POINT OF BEGINNING, containing 20.50 acres of land.

DEVELOPER/OWNER:
 WEBB COUNTY, TEXAS
 a political subdivision of the STATE OF TEXAS
 By: TANO E. TIJERINA, WEBB COUNTY JUDGE
 1000 HOUSTON STREET
 LAREDO, TEXAS 78040

ENGINEER/SURVEYOR:
DATE: 02/05/2020
REV: 12/23/2020
SCALE: 1"=100'
PROJECT: 8285.00
X:\Open Projects\8285.00 WebbCo -
FILE: Wormser Road\8.0 Coord\8.3 Plats

SHERFEY ENGINEERING COMPANY, L.L.C.
 104 Del Court
 Suite 400
 Laredo, Texas 78041
 (956) 791-3511

T.B.P.E. FIRM REGISTRATION No. F-3132
 T.B.P.L.S. FIRM REGISTRATION No. 10099800

WORMSER ROAD RIGHT-OF-WAY DEDICATION PLAT

A TRACT OF LAND CONTAINING 20.50 ACRES OF LAND, MORE OR LESS, SITUATED IN PORCION 35, ABSTRACT 546, JOSE M. DIAS ORIGINAL GRANTEE SAME BEING OUT OF TRACT 3 AS CONVEYED TO WEBB COUNTY, TEXAS, A POLITICAL SUBDIVISION OF THE STATE OF TEXAS RECORDED IN VOLUME 4917, PAGES 416-425, WEBB COUNTY OFFICIAL PUBLIC RECORDS AND IN VOLUME 4917, PAGES 431-437, WEBB COUNTY OFFICIAL PUBLIC RECORDS.

DOC: 1445424 PLAT 0000 1008 - 0085
 Doc Type: PLAT
 Record Date: 05/12/2022 10:44:30 AM
 Fees: \$0.00
 Recorder: B. OR
 Registrar: Patricia Barron, Webb County Clerk

MATCHLINE - SHEET 1 OF 3

MATCHLINE - SHEET 3 OF 3

CUATRO VIENTOS SOUTH, LTD.
 VOLUME 4225, PAGE 242
 WEBB COUNTY OFFICIAL PUBLIC RECORDS

CUATRO VIENTOS SOUTH, LTD.
 VOLUME 4225, PAGE 242
 WEBB COUNTY OFFICIAL PUBLIC RECORDS

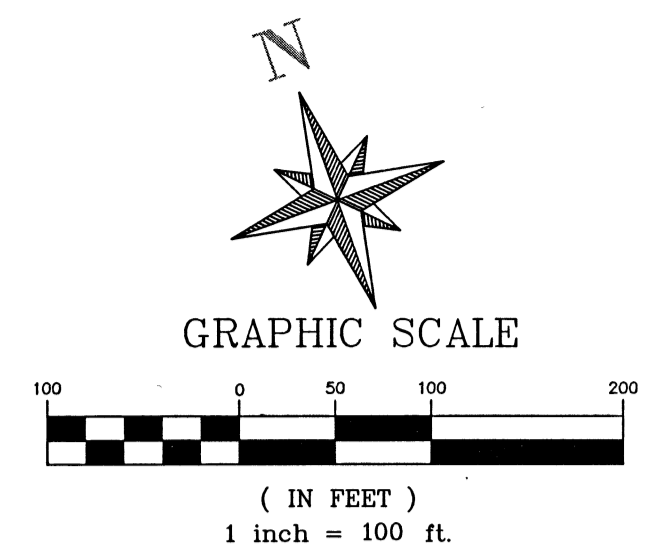
CUATRO VIENTOS SOUTH, LTD.
 VOLUME 4225, PAGE 242
 WEBB COUNTY OFFICIAL PUBLIC RECORDS

CUATRO VIENTOS SOUTH, LTD.
 VOLUME 4225, PAGE 242
 WEBB COUNTY OFFICIAL PUBLIC RECORDS

S70°14'43"E 2773.12'
 S70°14'43"E 2773.12'
 N70°14'43"W 2773.12'

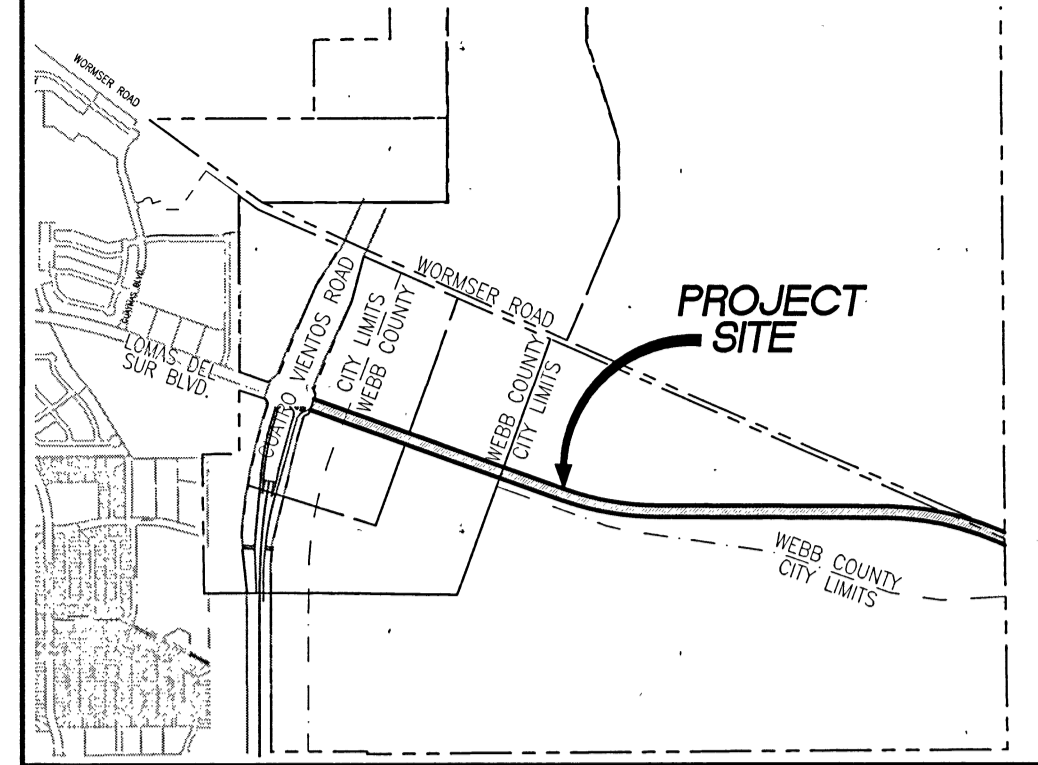
WORMSER ROAD
 (120' RIGHT-OF-WAY / 64' BACK TO BACK)

WEBB CITY
 COUNTY LIMITS



LEGEND:
 ○ MON. = SET CONCRETE MONUMENT
 ○ SIR = SET 1/2" IRON ROD
 ○ FIR = FOUND 1/2" IRON ROD

ABBREVIATIONS:
 B.S. = BUILDING SETBACK
 R.O.W. = RIGHT OF WAY
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 VOL. = VOLUME
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 D.E. = DRAINAGE EASEMENT
 R60 = RADIUS
 N = NORTH
 S = SOUTH
 E = EAST
 W = WEST



VICINITY MAP
 SCALE: 1" = 200'

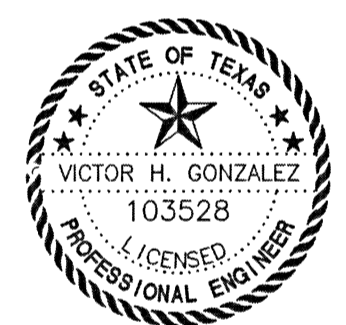
Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	1000.58	2940.00	19°29'59"	S79° 59' 42"E	995.76
C2	1247.44	3060.00	23°21'26"	S78° 03' 58"E	1238.82
C3	1198.52	2940.00	23°21'26"	N78° 03' 58"E	1190.24
C4	1041.42	3060.00	19°29'59"	N79° 59' 42"W	1036.40
C5	1021.00	3000.00	19°29'59"	S79° 59' 42"E	1016.08
C6	1222.98	3000.00	23°21'26"	N78° 03' 58"W	1214.53

CERTIFICATE OF OWNER

STATE OF TEXAS
 COUNTY OF WEBB
 I, Tano Tijerina as Judge Webb County,
 the Owner of the land shown on this Plat, and designated herein as:
WORMSER ROAD RIGHT-OF-WAY DEDICATION PLAT, in the City of Laredo, County
 of Webb, Texas, and whose name is subscribed hereto, hereby dedicate the
 use to the public forever all my interest in the streets, drains, easements and
 public places thereon shown for the purpose and consideration therein expressed.
 Signature of Owner/Title: [Signature]
 DATE: 11/18/2022

STATE OF TEXAS
 COUNTY OF WEBB
 Before me, the Undersigned authority, on this day personally appeared Judge
Tano Tijerina, known to me to be the person whose name is subscribed
 to the foregoing instrument, and acknowledged to me that (s)he executed
 the same for the purpose and considerations therein stated.
 WITNESS MY HAND AND SEAL OF OFFICE THIS 18th DAY OF November, 2022.
 Signature of Notary: [Signature]
 DATE: 11/18/22
 NOTARY PUBLIC

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, 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 of Laredo, Texas.
 Signature of Engineer: [Signature] P.E.
 DATE: 01-07-22
 Victor H. Gonzalez, P.E. No. 103528

CERTIFICATE OF SURVEYOR



STATE OF TEXAS
 COUNTY OF WEBB
 I, the undersigned, 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 supervision, on the ground, that the
 corner monuments shown thereon will be properly placed under my supervision.
 Signature of Surveyor: [Signature]
 DATE: 04-07-2022
 Francisco Estrada IV, R.P.L.S. No. 5862

DEVELOPER/OWNER:
 WEBB COUNTY, TEXAS
 a political subdivision of the STATE OF TEXAS
 By: TANO E. TIJERINA, WEBB COUNTY JUDGE
 1000 HOUSTON STREET
 LAREDO, TEXAS 78040

WORMSER ROAD RIGHT-OF-WAY
 DEDICATION PLAT

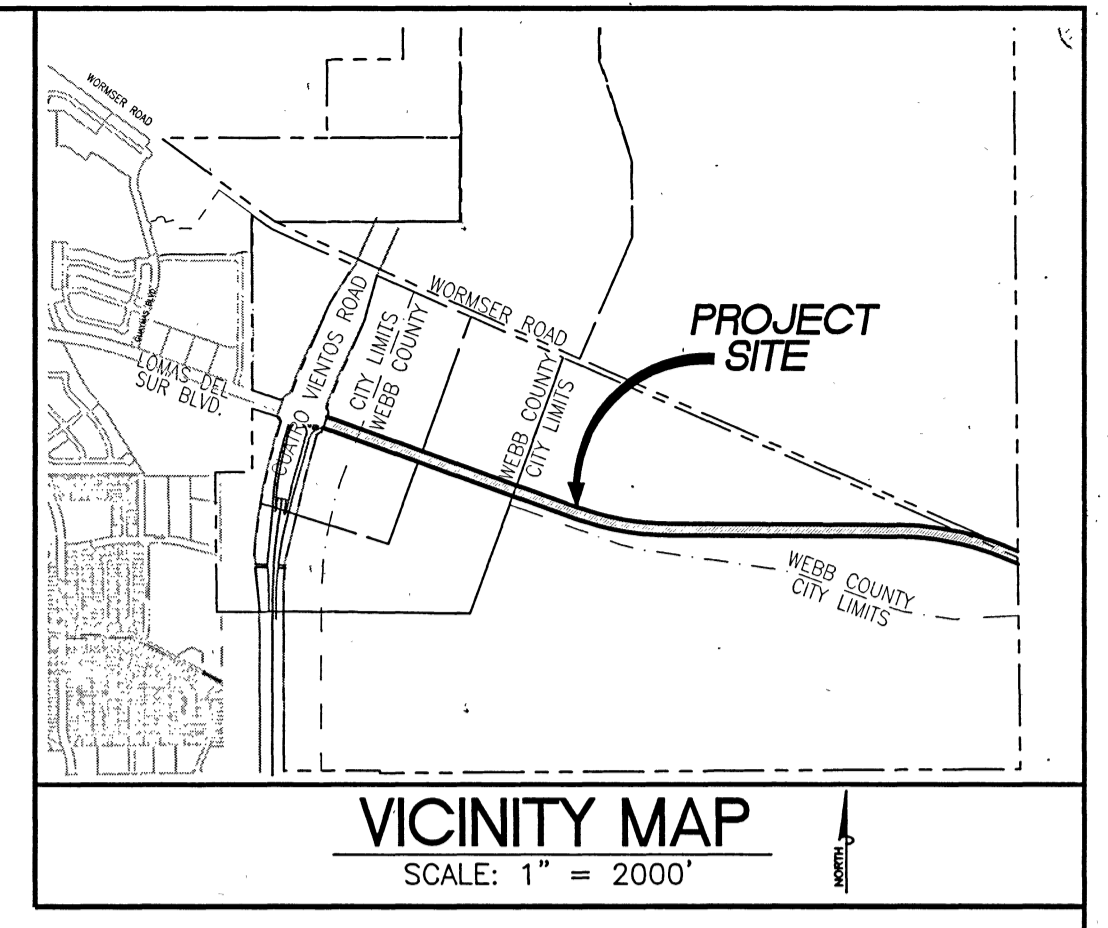
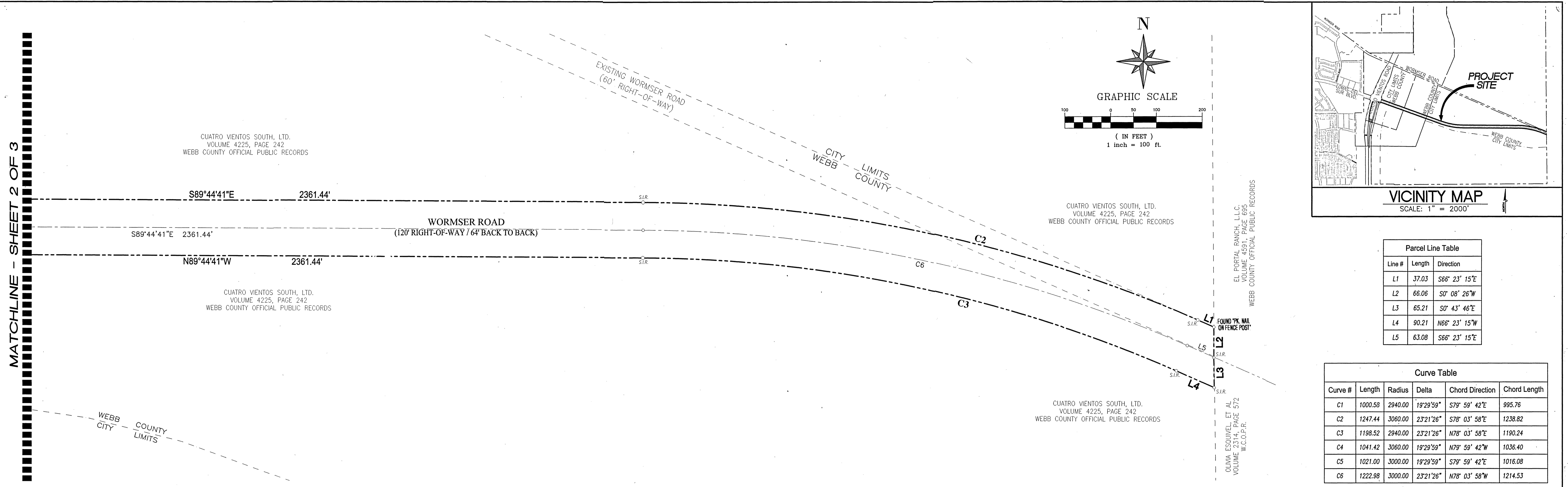
A TRACT OF LAND CONTAINING 20.50 ACRES OF LAND, MORE OR LESS, SITUATED
 IN PORCION 35, ABSTRACT 546, JOSE M. DIAS ORIGINAL GRANTEE SAME BEING OUT
 OF TRACT 3 AS CONVEYED TO WEBB COUNTY, TEXAS, A POLITICAL SUBDIVISION
 OF THE STATE OF TEXAS RECORDED IN VOLUME 4917, PAGES 416-425, WEBB
 COUNTY OFFICIAL PUBLIC RECORDS AND IN VOLUME 4917, PAGES 431-437, WEBB
 COUNTY OFFICIAL PUBLIC RECORDS.

ENGINEER/SURVEYOR:
 DATE: 02/05/2020
 REV: 12/23/2020
 SCALE: 1"=100'
 PROJECT: 8285.00
 X:\Open Projects\8285.00 WebbCo -
 FILE: Wormser Road R.O.W. Cadd\8.3 Plats

SHERFEY ENGINEERING COMPANY, L.L.C.
 104 Del Court
 Suite 400
 Laredo, Texas 78041
 (956) 791-3511
 T.B.P.E. FIRM REGISTRATION No. F-3132
 T.B.P.L.S. FIRM REGISTRATION No. 10099800

DOC #4458757, PLAT 0039 / 0039 - 0039
 Record Date: 05/12/2022 10:44:30 AM
 Fees: \$0.00, Recorded By: CR
 Margie Ramirez Barrera, Webb County Clerk

MATCHLINE - SHEET 2 OF 3



Parcel Line Table

Line #	Length	Direction
L1	37.03	S66° 23' 15"E
L2	66.06	S0° 08' 26"W
L3	65.21	S0° 43' 46"E
L4	90.21	N66° 23' 15"W
L5	63.08	S66° 23' 15"E

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	1000.58	2940.00	19°29'59"	S79° 59' 42"E	995.76
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 ◊ MON. = SET CONCRETE MONUMENT
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 R60 = RADIUS
 N = NORTH
 S = SOUTH
 E = EAST
 W = WEST

PLAT APPROVAL - CITY ENGINEER
 STATE OF TEXAS
 COUNTY OF WEBB
 I have reviewed this Plat identified as: WORMSER ROAD RIGHT-OF-WAY DEDICATION PLAT, prepared by Victor H. Gonzalez, P.E. No. 103528, and dated the 5th of February, 2020, with the last revised date on 12/23/2020, and have found them in compliance with the Subdivision Ordinance of the City of Laredo, Texas.
Ramon E. Chavez 04/22/2022
 Ramon Chavez, P.E. - City Engineer DATE

PUBLIC HEALTH REQUIREMENTS
 STATE OF TEXAS
 COUNTY OF WEBB
 As specified in this Plat WORMSER ROAD RIGHT-OF-WAY DEDICATION PLAT will receive water and sewer services from the City of Laredo Utilities. This approval is valid only as long as all premises are connected to these systems in compliance with existing laws and regulations.

CERTIFICATION OF COUNTY CLERK
 FILED FOR RECORD AT 10:44 O'CLOCK AM ON THE 12 DAY OF May, 2022.
 DEPUTY: [Signature] Margie R. Ibarra
 COUNTY CLERK
 WEBB COUNTY, TEXAS
 STATE OF TEXAS
 COUNTY OF WEBB
 I, Margie R. Ibarra, Clerk of the County Court in and for the Webb County, Do hereby certify that the foregoing instrument dated the 12th day of January, 2022 with its certificate of authentication was filed for record in my office, on the 12th day of May, 2022, at 10:44 o'clock AM in Volume 24, Page(s) 43-45 of the Plat Records of said County.
[Signature] Margie R. Ibarra 5-12-2022
 Deputy COUNTY CLERK WEBB COUNTY, TEXAS DATE

PLANNING COMMISSION APPROVAL
WORMSER ROAD RIGHT-OF-WAY DEDICATION PLAT 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 21st of January, 2022.
[Signature] 4-25-22
 Erasmo Villarreal, Chairman DATE

CERTIFICATION OF APPROVAL BY THE WEBB COUNTY COMMISSIONER'S COURT
 We hereby certify that this Plat WORMSER ROAD RIGHT-OF-WAY DEDICATION PLAT was approved on this 12th Day of January, 2022, by the Webb County Commissioner's Court, and may be filed for record in the Plat Records of the 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, storm drainage, or other facilities. The only services to be furnished by Webb County which such area is outside the limits of any incorporated city or not otherwise subject to city control as authorized by State Law are street limits of any incorporated city or not otherwise subject to city control as authorized by State Law are street and storm drainage maintenance and repairs after final acceptance of the street drainage constructed by the owner or developer and Police Protection in areas within the Jurisdiction of the Sheriff's Department.

ATTESTMENT OF PLANNING COMMISSION APPROVAL
 The City of Laredo Planning Commission approved the filing for record of this Plat at a public meeting held on the 21st of January, 2022. The minutes of meeting reflect such approval.
[Signature] 4-25-2022
 Orlando D. Navarro, Planning Director DATE

[Signature]
 TANO E. TIJERINA
 WEBB COUNTY JUDGE

PLAT APPROVAL - COUNTY ENGINEER
 STATE OF TEXAS
 COUNTY OF WEBB
 I have reviewed this Plat identified as: WORMSER ROAD RIGHT-OF-WAY DEDICATION PLAT, prepared by Victor H. Gonzalez, P.E. No. 103528, and dated the 5th of February, 2020, with the last revised date on 12/23/2020, and have found them in compliance with the Subdivision Regulations.
[Signature] 1/12/2022
 LUIS PEREZ GARCIA, P.E. COUNTY ENGINEER DATE

[Signature] JESSE GONZALEZ COMMISSIONER PCT. 1
[Signature] ROSAURA "WAWI" TIJERINA COMMISSIONER PCT. 2
[Signature] JOHN C. GALO COMMISSIONER PCT. 3
[Signature] CINDY LIENDO COMMISSIONER PCT. 4
 ATTESTED BY:
[Signature] Margie Ramirez Ibarra
 MARGIE RAMIREZ IBARRA
 WEBB COUNTY CLERK

DEVELOPER/OWNER:
 WEBB COUNTY, TEXAS
 a political subdivision of the STATE OF TEXAS
 By: TANO E. TIJERINA, WEBB COUNTY JUDGE
 1000 HOUSTON STREET
 LAREDO, TEXAS 78040

ENGINEER/SURVEYOR:
 DATE: 02/05/2020
 REV: 12/23/2020
 SCALE: 1"=100'
 PROJECT: 8285.00
 FILE: Wormser Road\8.0 Cadd\8.3 Plats

SHERFEY ENGINEERING COMPANY, L.L.C.
 104 Del Court Suite 400 Laredo, Texas 78041 (956) 791-3511
 T.B.P.E. FIRM REGISTRATION No. F-3132
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