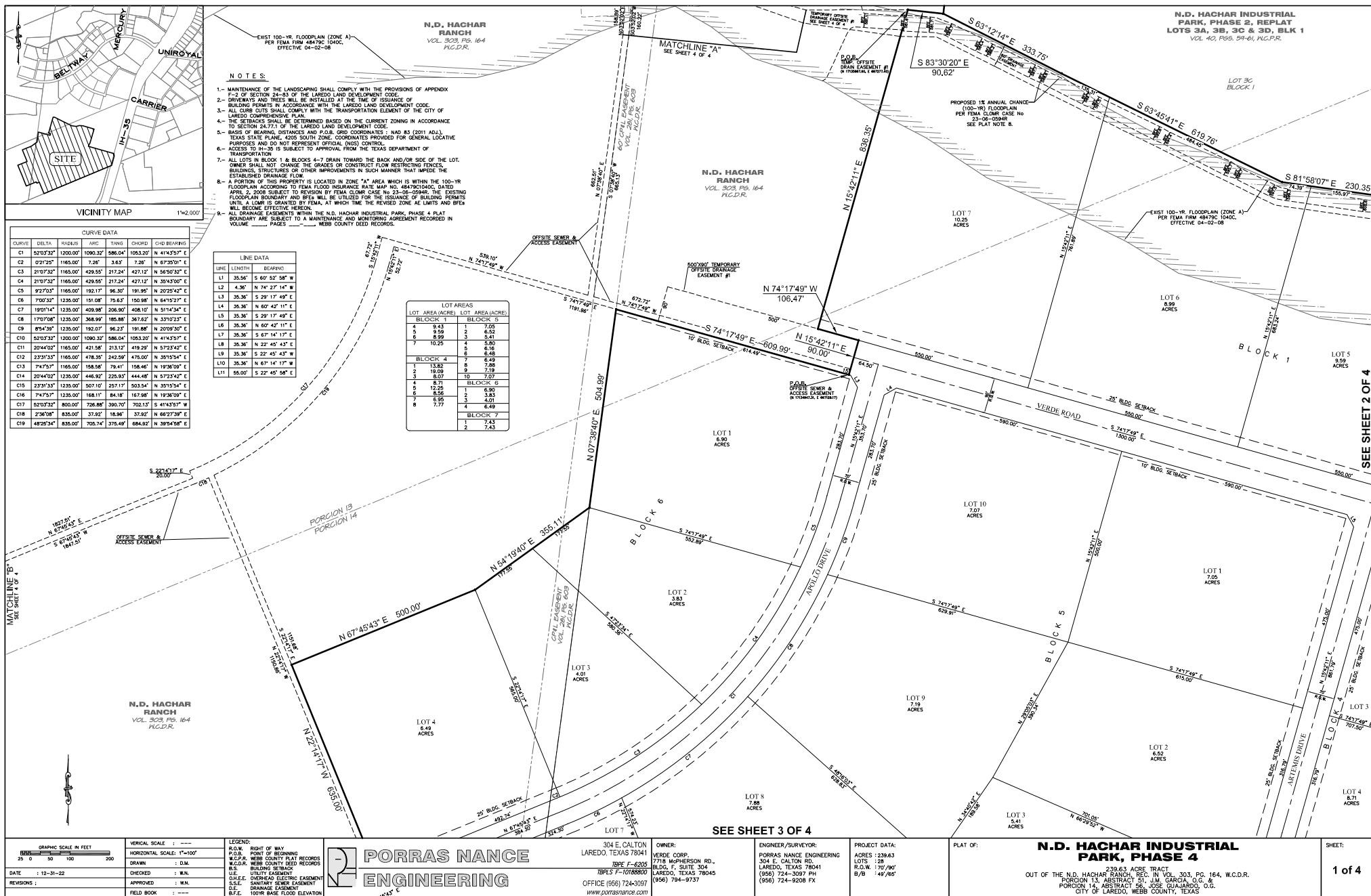
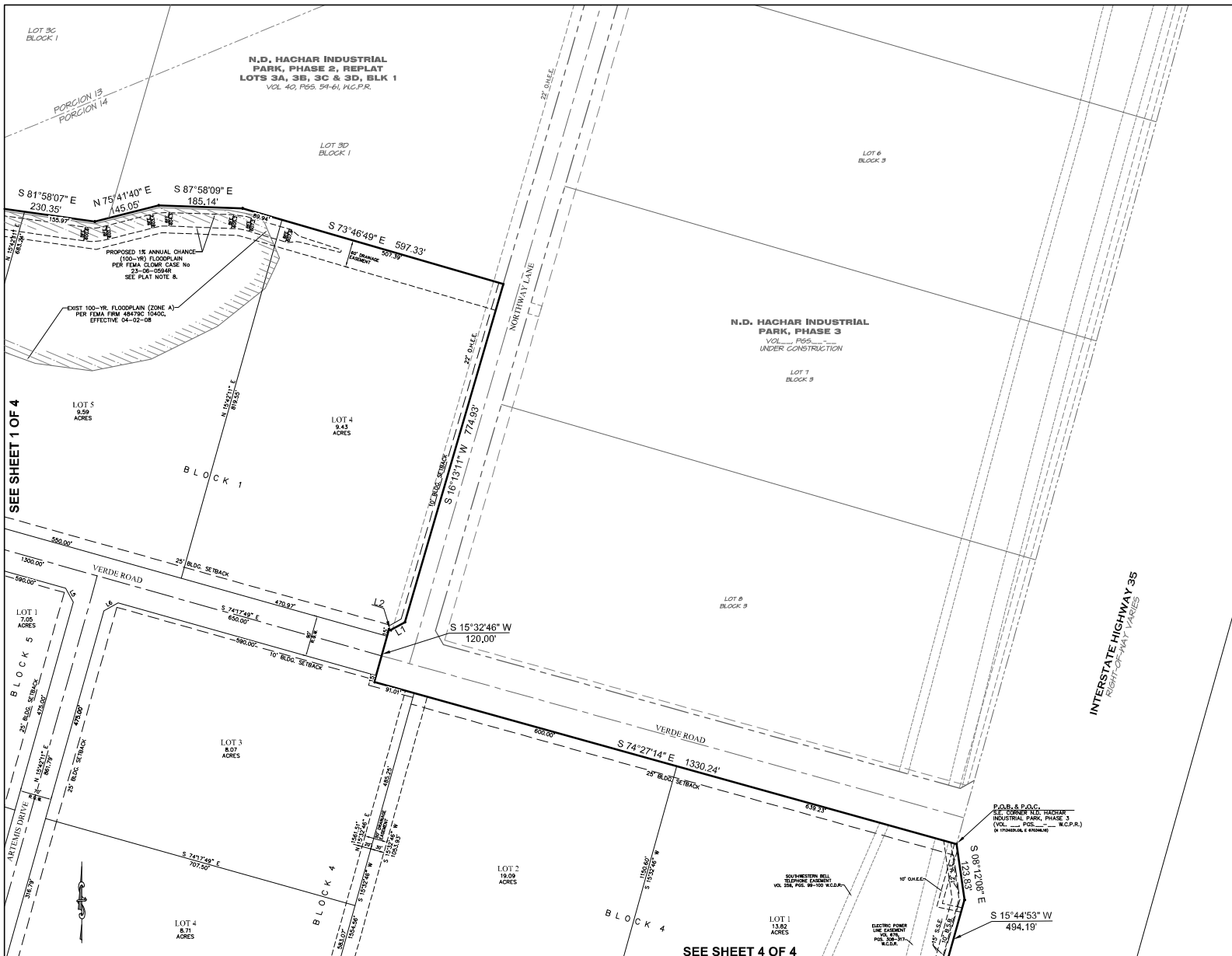






CERTIFICATE OF OWNER

STATE OF TEXAS, COUNTY OF WEBB, I, NICHOLAS VAN STEENBERG, PRESIDENT, VERGE CORP., OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS N.D. HACHAR INDUSTRIAL PARK, PHASE 3, IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, AND WHEREAS THE SAME IS SUBMITTED TO THE PUBLIC FOR THE PURPOSE OF THE PUBLIC RECORD, I HEREBY CERTIFY THAT THE SAME IS TRUE AND CORRECT AND WAS PREPARED FROM AN ORIGINAL SURVEY MADE BY ME OR BY A LICENSED PROFESSIONAL LAND SURVEYOR AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

NICHOLAS VAN STEENBERG, PRESIDENT DATE

CERTIFICATE OF NOTARY PUBLIC

STATE OF TEXAS, COUNTY OF WEBB, I, WAYNE NANCE, 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.

Given under my hand and seal of office, this ____ DAY OF _____, 20____.

NOTARY PUBLIC: WEBB COUNTY, TEXAS My Commission Expires the ____ day of _____, 20____.

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 THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ORIGINAL SURVEY MADE BY ME OR BY A LICENSED PROFESSIONAL LAND SURVEYOR AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

WAYNE NANCE, LICENSED PROFESSIONAL ENGINEER TEXAS REG. NO. 87008 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 PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ORIGINAL SURVEY MADE BY ME OR BY A LICENSED PROFESSIONAL LAND SURVEYOR AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

WAYNE NANCE, REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REG. NO. 6235 DATE

CERTIFICATE OF CITY ENGINEER

STATE OF TEXAS, COUNTY OF WEBB, I, RAMON E. CHAVEZ, P.E., CITY ENGINEER, HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS N.D. HACHAR INDUSTRIAL PARK, PHASE 3, PREPARED BY: WAYNE NANCE, LICENSED PROFESSIONAL ENGINEER NO. 87008, AND DATED THE 12TH DAY OF _____, 2022, WITH THE REVIEW DATED ON _____, 2022, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

RAMON E. CHAVEZ, P.E., CITY ENGINEER DATE

PLANNING COMMISSION APPROVAL

STATE OF TEXAS, COUNTY OF WEBB, I, JUAN M. NARVAEZ, JR., CHAIRMAN, HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS N.D. HACHAR INDUSTRIAL PARK, PHASE 3, PREPARED BY: WAYNE NANCE, LICENSED PROFESSIONAL ENGINEER NO. 87008, AND DATED THE 12TH DAY OF _____, 2022, WITH THE REVIEW DATED ON _____, 2022, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

JUAN M. NARVAEZ, JR., CHAIRMAN DATE

ATTESTMENT OF PLANNING COMMISSION APPROVAL

STATE OF TEXAS, COUNTY OF WEBB, I, ORLANDO D. NAVARRO, DIRECTOR OF PLANNING, HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS N.D. HACHAR INDUSTRIAL PARK, PHASE 3, PREPARED BY: WAYNE NANCE, LICENSED PROFESSIONAL ENGINEER NO. 87008, AND DATED THE 12TH DAY OF _____, 2022, WITH THE REVIEW DATED ON _____, 2022, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

ORLANDO D. NAVARRO, DIRECTOR OF PLANNING DATE

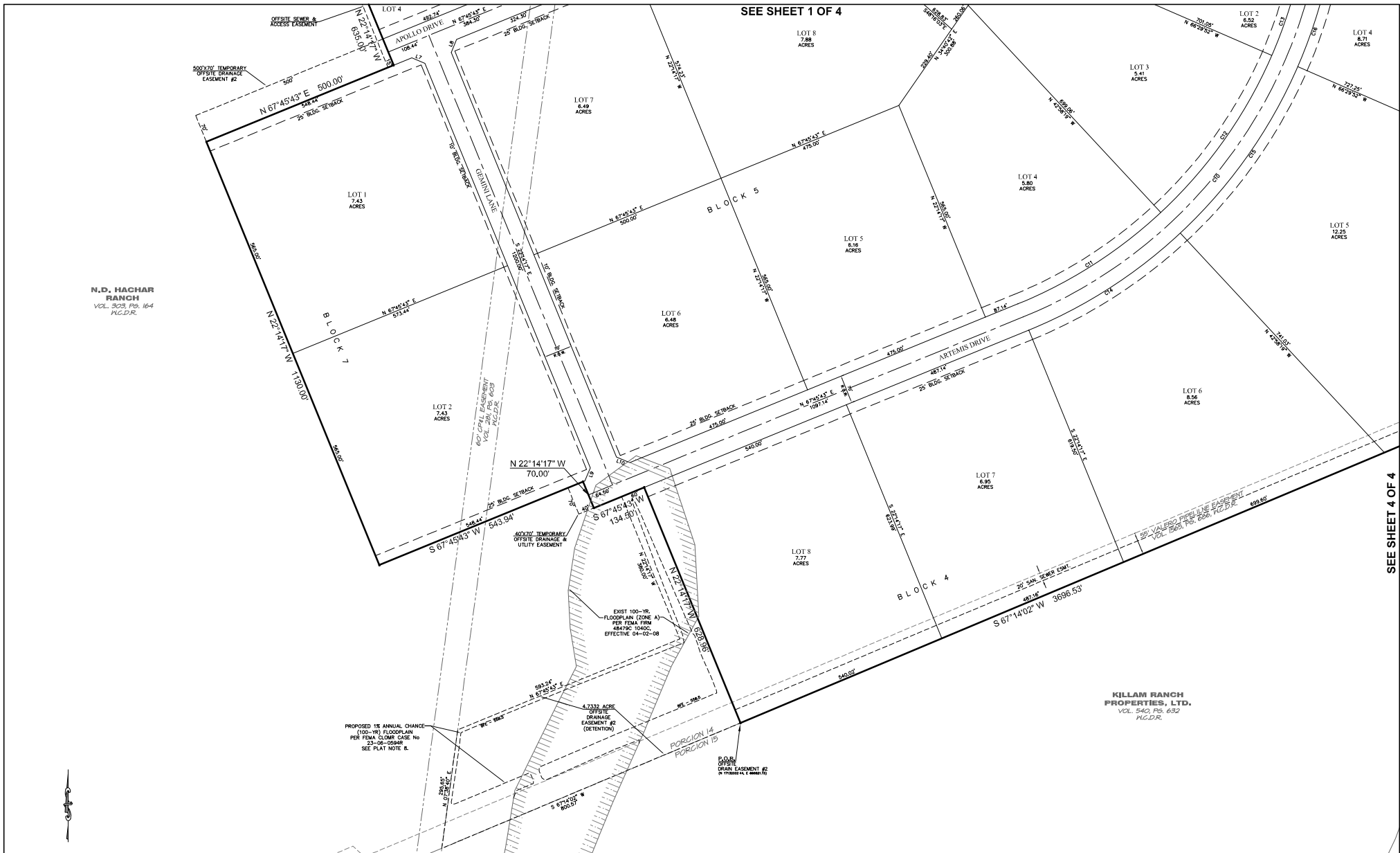
CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS, COUNTY OF WEBB, I, WARGIE RAMIREZ BARRA, 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____, IN VOLUME ____ PAGE ____ OF THE MAP RECORD OF SAID COUNTY.

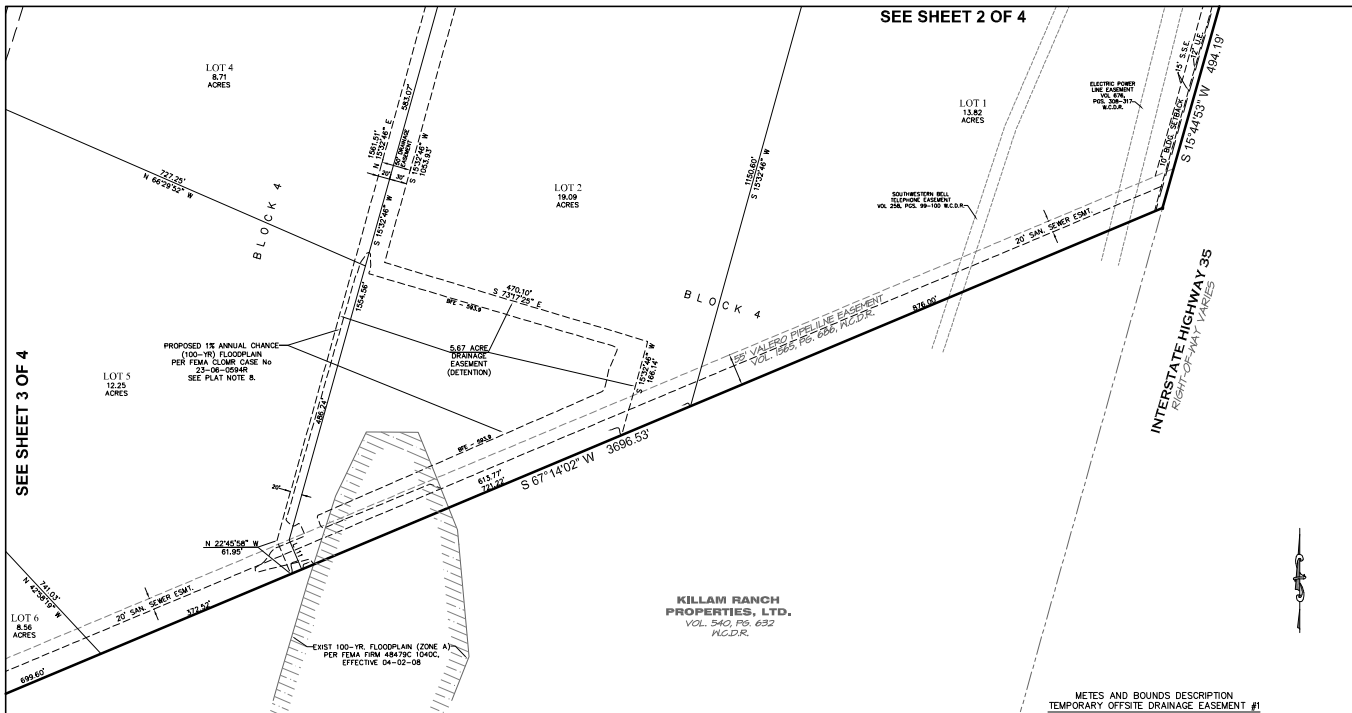
DEPUTY COUNTY CLERK WEBB COUNTY, TEXAS

FILED FOR RECORD AT ____ O'CLOCK ____ M ON THE ____ DAY OF _____, 20____.

DEPUTY COUNTY CLERK WEBB COUNTY, TEXAS



GRAPHIC SCALE IN FEET 0 25 50 100 200	VERTICAL SCALE : --- HORIZONTAL SCALE: 1"=100' 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 O.H.E. OVERHEAD ELECTRIC EASEMENT S.S.E. SANITARY SEWER EASEMENT D.E. DRAINAGE EASEMENT R.F.E. 100% BASE FLOOD ELEVATION	PORRAS NANCE ENGINEERING 304 E. CALTON LAREDO, TEXAS 78041 OWNER: VERDE CORP. 7718 McPHERSON RD., LAREDO, TEXAS 78041 (956) 794-3097 PH (956) 794-9737 ENGINEER/SURVEYOR: PORRAS NANCE ENGINEERING 304 E. CALTON RD., LAREDO, TEXAS 78041 (956) 724-3097 PH (956) 724-9208 FX PROJECT DATA: ACRES : 239.63 LOTS : 28 R.O.W. : 107'80" B/S : 49'60" PLAT OF: N.D. HACHAR INDUSTRIAL PARK, PHASE 4 239.63 ACRE TRACT OUT OF THE N.D. HACHAR RANCH, REC. IN VOL. 303, PG. 164, W.C.D.R. PORCION 13, ABSTRACT 51, J.M. GARCIA, O.G. & PORCION 14, ABSTRACT 56, JOSE GUJARDO, O.G. CITY OF LAREDO, WEBB COUNTY, TEXAS SHEET: 3 of 4
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METES AND BOUNDS DESCRIPTION

238.63 ACRE TRACT
Being out and part of
N.D. Hachar Ranch
Recorded in Volume 303, Page 164, Webb County Deed Records
City of Laredo and Webb County, Texas

Being a tract of land found to contain 238.63 acres, more or less, situated in Parcel 13, Abstract 51, J.M. Garcia, Original Grantee and Parcel 14, Abstract 56, Jose Guajardo, Original Grantee, within the City Limits of Laredo and Webb County, Texas, out and part of the N.D. Hachar Ranch, recorded in Volume 303, Page 164, Webb County Deed Records, this tract being more particularly described by metes and bounds as follows:

BEGINNING at a 3/4" iron rod found on western right-of-way line of H-35 for the southeast corner of the most easterly northeast corner of the herein described tract and the POINT OF BEGINNING;

THENCE South 087°20' East, 123.83 Feet, along said H-35 western right-of-way to a 3/4" iron rod set for a deflection corner to the right of this tract;

THENCE South 124°43' East, 494.19 Feet, continuing along said H-35 western right-of-way to a wooden fence post found on the northwesterly boundary of the Killam Ranch Properties, LTD. tract recorded in Volume 540, Page 632, Webb County Deed Records for the southeast corner of this tract;

THENCE South 67°14'02" West, 3.696 Feet, along the common boundary line of said N.D. Hachar Ranch and said Killam Ranch to a 3/4" iron rod set for the southeast corner of this tract;

THENCE along the westerly boundary line of the herein described tract as follows:

South 22°14'17" West, 628.96 Feet, to a 3/4" iron rod set for a deflection corner to the left;

South 67°45'43" West, 124.50 Feet, to a 3/4" iron rod set for a deflection corner to the right;

South 22°14'17" East, 70.00 Feet, to a 3/4" iron rod set for a deflection corner to the left;

South 67°45'43" West, 548.44 Feet, to a 3/4" iron rod set for a deflection corner to the right;

South 22°14'17" East, 1130.00 Feet, to a 3/4" iron rod set for a deflection corner to the right;

South 67°45'43" East, 500.00 Feet, to a 3/4" iron rod set for a deflection corner to the left;

South 22°14'17" East, 630.00 Feet, to a 3/4" iron rod set for a deflection corner to the right;

South 67°45'43" East, 500.00 Feet, to a 3/4" iron rod set for a deflection corner to the left;

South 07°36'40" East, 500.00 Feet, to a 3/4" iron rod set for a deflection corner to the right;

South 74°17'49" East, 600.99 Feet, to a 3/4" iron rod set for a deflection corner to the right;

South 124°21'11" East, 90.00 Feet, to a 3/4" iron rod set for a deflection corner to the left;

South 22°14'17" East, 106.47 Feet, to a 3/4" iron rod set for a deflection corner to the right;

South 124°21'11" East, 636.34 Feet, to a 3/4" iron rod set for the northwest corner of this tract;

THENCE along the northwesterly boundary line of the herein described tract as follows:

South 83°30'20" East, 90.62 Feet, to a 3/4" iron rod set for a deflection corner to the right;

South 83°17'14" East, 353.79 Feet, to a 3/4" iron rod set for a deflection corner to the left;

South 83°52'41" East, 615.76 Feet, to a 3/4" iron rod set for a deflection corner to the left;

South 87°50'07" East, 230.35 Feet, to a 3/4" iron rod set for a deflection corner to the left;

South 75°14'40" East, 145.05 Feet, to a 3/4" iron rod set for a deflection corner to the right;

South 87°50'07" East, 185.14 Feet, to a 3/4" iron rod set for a deflection corner to the right;

South 72°42'49" East, 597.33 Feet, to a 3/4" iron rod found on the westerly boundary line of said N.D. Hachar Industrial Park, Phase 3 for the most northerly northeast corner of this tract;

THENCE along the common boundary line of the same N.D. Hachar Industrial Park, Phase 3 and the herein described tract as follows:

South 161°51'11" West, 774.93 Feet, to a 3/4" iron rod set for a clip corner to the right;

South 60°52'58" West, 35.56 Feet, to a 3/4" iron rod set for a deflection corner to the right;

South 74°27'14" West, 4.38 Feet, to a 3/4" iron rod set for a deflection corner to the left;

South 10°55'48" West, 120.00 Feet, to a 3/4" iron rod set for a deflection corner to the left;

South 74°27'14" West, 1,330.24 Feet, to a 3/4" iron rod set on the western right-of-way line of H-35 for the most easterly northeast corner of the herein described tract and the POINT OF BEGINNING.

GRAPHIC SCALE IN FEET		VERTICAL SCALE : ---		LEGEND:
		HORIZONTAL SCALE: 1"=100'		
DATE : 12-31-22		DRAWN : D.M.		
REVISIONS:		CHECKED : W.N.		
APPROVED : W.N.		FIELD BOOK : ---		
				R.O.B. RIGHT OF WAY
				P.O.B. POINT OF BEGINNING
				W.C.P.R. WEBB COUNTY PLAT RECORDS
				W.C.B. WEBB COUNTY RECORDS
				B.S. BUILDING SETBACK
				UTILITY EASEMENT
				O.U.E.E. OVERHEAD ELECTRIC EASEMENT
				S.S.E. SANITARY SEWER EASEMENT
				D.E. DRAINAGE EASEMENT
				100% BASE FLOOD ELEVATION



PORRAS NANCE
ENGINEERING

304 E. CALTON
LAREDO, TEXAS 78041

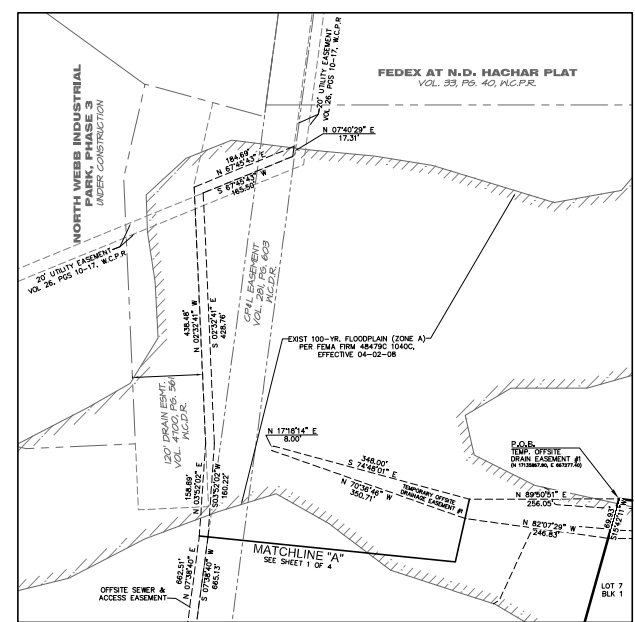
OWNER:
VERDE CORP.
7718 McPHERSON RD.,
BLDG. F, SUITE 304
LAREDO, TEXAS 78045
(956) 794-9737

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

PROJECT DATA:
ACRES: 239.63
LOTS: 128
R.O.W.: 170'80"
B/B: 49'60"

PLAT OF:
N.D. HACHAR INDUSTRIAL PARK, PHASE 4
239.63 ACRE TRACT
OUT OF THE N.D. HACHAR INDUSTRIAL PARK, VOL. 303, PG. 164, W.C.D.R.
PORCION 13, ABSTRACT 51, J.M. GARCIA, O.G. &
PORCION 14, ABSTRACT 56, JOSE GUAYARDO, O.G.
CITY OF LAREDO, WEBB COUNTY, TEXAS

SHEET:
4 of 4



METES AND BOUNDS DESCRIPTION

239.63 ACRE TRACT
Being out and part of
N.D. Hachar Ranch
Recorded in Volume 303, Page 164, Webb County Deed Records
City of Laredo and Webb County, Texas

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THENCE South 087°20' East, 123.83 Feet, along said H-35 western right-of-way to a 3/4" iron rod set for a deflection corner to the right of this tract;

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MATCHLINE "B"
SEE SHEET "A"