

PLAT OF:

LOT 1, BLOCK 1, SHILOH CROSSING SUBDIVISION PHASE 6, CITY OF LAREDO, WEBB COUNTY, TEXAS.

CERTIFICATE OF OWNER
 I, DAVID KILHAM, MANAGER/MEMBER FOR KILHAM DEVELOPMENT, LTD., THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS LOT 1, BLOCK 1, SHILOH CROSSING SUBDIVISION PHASE 6 IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DOES HEREBY DECLARE FOR THE USE OF THE PUBLIC FOREVER ALL STREETS, GRASS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

BY: DAVID KILHAM, MANAGER/MEMBER FOR KILHAM DEVELOPMENT, LTD. DATE: / /

STATE OF TEXAS: COUNTY OF WEBB: BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, DAVID KILHAM, MANAGER/MEMBER FOR KILHAM DEVELOPMENT, LTD. IN PERSON TO ME, THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN MY HAND AND SEAL OF OFFICE THIS DAY OF 2022.

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

CERTIFICATE OF ENGINEER

STATE OF TEXAS: WEBB COUNTY: I, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, WATER, SEWER AND APPEARANCES 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.

ARMANDO GUERRA, P.E. 104992 DATE: / /

CERTIFICATE OF SURVEYOR

STATE OF TEXAS: COUNTY OF WEBB: I, EDUARDO J. GUTIERREZ, REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY STATE THAT THIS PLAT CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND DIRECTION.

EDUARDO J. GUTIERREZ, R.P.L.S. 5839 DATE: / /

PLAT-APPROVAL CITY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS LOT 1, BLOCK 1, SHILOH CROSSING SUBDIVISION PHASE 6, PREPARED BY ARMANDO GUERRA LICENSED PROFESSIONAL ENGINEER NO. 104992, AND DATED THE DAY OF WITH THE LAST REVISED DATE ON AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

ELIUD DE LOS SANTOS, P.E. CITY ENGINEER DATE: / /

PLANNING COMMISSION APPROVAL

THIS PLAT LOT 1, BLOCK 1, SHILOH CROSSING SUBDIVISION PHASE 6, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON DAY OF 2022.

DANIELLA SADA PAZ PLANNING AND ZONING CHAIR DATE: / /

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 DAY OF 2022, THE MINUTES OF SAID MEETINGS REFLECT SUCH APPROVAL.

VANESSA GUERRA, AICP PLANNING DIRECTOR DATE: / /

CERTIFICATION OF COUNTY CLERK

FILED OF RECORD AT O'CLOCK, M. ON THE DAY OF 2022. DEPUTY: COUNTY CLERK WEBB COUNTY, TEXAS

STATE OF TEXAS: WEBB COUNTY: I, MARGIE R. IBARRA, CLERK OF THE COUNTY COURT IN AND FOR THE WEBB COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE DAY OF 2022 WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF 2022, AT O'CLOCK, M. IN VOLUME PAGE(S) OF THE PLAT RECORDS OF SAID COUNTY.

DEPUTY COUNTY CLERK DATE: / /

STATE OF TEXAS: WEBB COUNTY: I, EDUARDO J. GUTIERREZ, REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY STATE THAT THIS PLAT CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND DIRECTION.

EDUARDO J. GUTIERREZ, R.P.L.S. 5839 DATE: / /

LEGAL DESCRIPTION

A TRACT OF LAND CONTAINING 8.66 ACRES, MORE OR LESS, BEING PARTIALLY OUT OF THAT CERTAIN 72.84 ACRES TRACT CONVEYED TO KILHAM DEVELOPMENT, LTD. RECORDED IN VOLUME 3772, PAGES 203-206, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, PARTIALLY OUT OF THAT CERTAIN 284.378 ACRES TRACT OF LAND CONVEYED TO KILHAM INDUSTRIAL DEVELOPMENT PARTNERSHIP, LTD. RECORDED IN VOLUME 1366, PAGES 342-345, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, PARTIALLY OUT OF THAT CERTAIN 43,878.585 ACRES OF LAND CONVEYED TO KILHAM RANCH PROPERTIES, LTD. RECORDED IN VOLUME 540, PAGES 632-634, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, SITUATED IN PORCION 23, ABSTRACT 283 LEONARDO SANCHEZ ORIGINAL GRANTEE, CITY OF LAREDO, WEBB COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO WIT:

BEGINNING, AT A FOUND IRON ROD, THE SOUTHWESTERLY CORNER OF SHILOH CROSSING APARTMENTS RECORDED IN VOLUME 30, PAGE 47, PLAT RECORDS OF WEBB COUNTY, TEXAS, THE NORTHERLY RIGHT-OF-WAY LINE OF KIRBY DRIVE (60' R.O.W.), **THENCE**, **N63°24'54"E** A DISTANCE OF **750.13 FEET** ALONG THE SOUTHERLY BOUNDARY LINE SAID SHILOH CROSSING APARTMENTS, A BOUNDARY LINE OF AFOREMENTIONED 72.64 ACRES TRACT, TO A FOUND 1/2" IRON ROD, THE SOUTHEASTERLY CORNER OF SHILOH CROSSING APARTMENTS, THE NORTHEASTERLY CORNER HEREOF;

THENCE, **S20°45'16"E** A DISTANCE OF **514.73 FEET** OVER AND ACROSS SAID 72.64 ACRES TRACT INTO AFOREMENTIONED 43,878.585 ACRES TRACT, TO A FOUND 1/2" IRON ROD, A SOUTHEASTERLY CORNER HEREOF;

THENCE, **S45°10'06"W** A DISTANCE OF **248.85 FEET** OVER AND ACROSS SAID 43,878.585 ACRES TRACT INTO AFOREMENTIONED 284.378 ACRES TRACT, TO A FOUND 1/2" IRON ROD, A SOUTHERLY CORNER HEREOF;

THENCE, **S66°32'12"W** A DISTANCE OF **526.77 FEET** OVER AND ACROSS SAID 284.378 ACRES TRACT, TO A FOUND 1/2" IRON ROD ALONG THE EASTERLY RIGHT-OF-WAY LINE OF KIRBY DRIVE (60' R.O.W.), A SOUTHERLY CORNER HEREOF;

THENCE, **N28°34'41"E** A DISTANCE OF **536.38 FEET** OVER AND ACROSS SAID 284.378 ACRES TRACT INTO AFOREMENTIONED 72.64 ACRES TRACT, TO THE POINT OF BEGINNING, AND CONTAINING **8.66 ACRES** OF LAND, MORE OR LESS.

BASIS OF BEARING: THIS SURVEY IS DERIVED FROM GPS KINEMATIC OBSERVATIONS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH ZONE, NAD-83.

LEGAL DESCRIPTION

0.33 ACRES ACCESS, UTILITY, AND DRAINAGE EASEMENT

A TRACT OF LAND CONTAINING 0.33 ACRES, MORE OR LESS, BEING OUT OF THAT CERTAIN 43,878.585 ACRES OF LAND CONVEYED TO KILHAM RANCH PROPERTIES LTD RECORDED IN VOLUME 540, PAGES 632-634, OFFICIAL PUBLIC RECORDS WEBB COUNTY, TEXAS, SITUATED IN PORCION 23, ABSTRACT 283 LEONARDO SANCHEZ ORIGINAL GRANTEE, CITY OF LAREDO, WEBB COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO WIT:

BEGINNING, AT A FOUND IRON ROD, THE SOUTHEASTERLY CORNER OF LOTS 1, BLOCK 1, SHILOH CROSSING SUBDIVISION PHASE 6, **THENCE**, **S27°45'05"E** A DISTANCE OF **6.69 FEET** OVER AND ACROSS AFOREMENTIONED 43,878.585 ACRES TRACT, A SET 1/2" IRON ROD W/ A BLUE PLASTIC CAP LABELED "PCE 100097-00", A POINT OF TANGENCY HEREOF;

THENCE, THE FOLLOWING CALLS OVER AND ACROSS AFOREMENTIONED 43,878.585 ACRES TRACT:

ALONG A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 375.00 FEET, AN ARC LENGTH OF 90.85 FEET, AND A CHORD BEARING **S23°07'20"E** A DISTANCE OF **90.63 FEET**, TO A SET 1/2" IRON ROD W/ A BLUE PLASTIC CAP LABELED "PCE 100097-00", A POINT OF TANGENCY HEREOF;

ALONG A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 375.00 FEET, AN ARC LENGTH OF 89.97 FEET, AND A CHORD BEARING **S27°53'50"E** A DISTANCE OF **89.75 FEET**, TO A SET 1/2" IRON ROD W/ A BLUE PLASTIC CAP LABELED "PCE 100097-00", A POINT OF TANGENCY HEREOF;

S23°46'13"E A DISTANCE OF **293.82 FEET** TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED PCE 100097-00, A POINT OF TANGENCY HEREOF;

ALONG A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 75.00 FEET, AN ARC LENGTH OF 36.97 FEET, AND A CHORD BEARING **S43°53'25"E** A DISTANCE OF **36.59 FEET**, TO A SET 1/2" IRON ROD W/ A BLUE PLASTIC CAP LABELED "PCE 100097-00", A POINT OF TANGENCY HEREOF;

S58°00'36"E A DISTANCE OF **0.12 FEET** TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED PCE 100097-00, AN INTERIOR CORNER HEREOF;

N76°57'00"E A DISTANCE OF **28.26 FEET** TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED PCE 100097-00 ALONG THE WEST RIGHT-OF-WAY LINE OF SHILOH DRIVE (120' R.O.W.), A SOUTHEASTERLY CORNER HEREOF;

LEGAL DESCRIPTION

0.28 ACRES ACCESS, UTILITY, AND DRAINAGE EASEMENT

A TRACT OF LAND CONTAINING 0.28 ACRES, MORE OR LESS, BEING PARTIALLY OUT OF THAT CERTAIN 43,878.585 ACRES OF LAND CONVEYED TO KILHAM RANCH PROPERTIES LTD RECORDED IN VOLUME 540, PAGES 632-634, OFFICIAL PUBLIC RECORDS WEBB COUNTY, TEXAS, SITUATED IN PORCION 23, ABSTRACT 283 LEONARDO SANCHEZ ORIGINAL GRANTEE, CITY OF LAREDO, WEBB COUNTY, TEXAS, AND BEING PARTIALLY OUT OF A TRACT OF LAND CONTAINING 284.378 ACRES OF LAND CONVEYED TO KILHAM INDUSTRIAL DEVELOPMENT PARTNERSHIP, LTD RECORDED IN VOLUME 1366, PAGES 345-346, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO WIT:

BEGINNING, AT A FOUND IRON ROD, THE SOUTHEASTERLY CORNER OF LOTS 1, BLOCK 1, SHILOH CROSSING SUBDIVISION PHASE 6, **THENCE**, **N45°10'06"E** A DISTANCE OF **51.95 FEET** OVER AND ACROSS FROM AFOREMENTIONED 284.378 ACRES TRACT TO AFOREMENTIONED 43,878.585 ACRES TRACT, A SET 1/2" IRON ROD W/ A BLUE PLASTIC CAP LABELED "PCE 100097-00", A NORTHEASTERLY CORNER HEREOF;

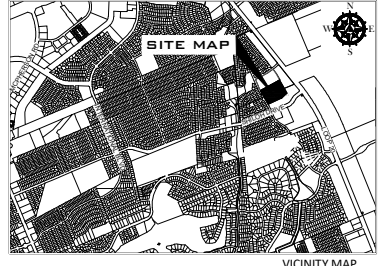
THENCE, **S21°50'17"E** A DISTANCE OF **254.76 FEET** OVER AND ACROSS FROM SAID 43,878.585 ACRES TRACT TO SAID 284.378 ACRES TRACT TO A SET IRON 1/2" ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00" ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SHILOH DRIVE (120' R.O.W.), THE SOUTHEASTERLY CORNER HEREOF;

THENCE, **S68°10'43"W** A DISTANCE OF **80.00 FEET** ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID SHILOH DRIVE (120' R.O.W.) A SOUTHWESTERLY CORNER HEREOF;

THENCE, **N21°50'17"W** A DISTANCE OF **234.39 FEET** OVER AND ACROSS SAID 284.378 ACRES TRACT, A NORTHEASTERLY CORNER HEREOF;

THENCE, **N66°32'12"E** A DISTANCE OF **2.18 FEET** ALONG THE SOUTHERLY BOUNDARY LINE OF SAID LOT 1, BLOCK 1, SHILOH CROSSING SUBDIVISION PHASE 6, TO THE POINT OF BEGINNING, AND CONTAINING **11.69 ACRES** OF LAND, MORE OR LESS.

BASIS OF BEARING: THIS SURVEY IS DERIVED FROM GPS KINEMATIC OBSERVATIONS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH ZONE, NAD-83.



LEGEND

SR	SET 1/2" IRON ROD
IR	FOUND 1/2" IRON ROD
B.S.	BUILDING SETBACK
U.E.	UTILITY EASEMENT
P.O.B.	POINT OF BEGINNING
F.F.Z.	FEMA FLOOD ZONE
PL	PLAT BOUNDARY LINE
LOT	LOT LINE
ST	SETBACK LINE
EL	EASEMENT LINE
CL	CENTER LINE
---	RIGHT-OF-WAY LINE

Line Feet	Curve Feet
L11 540' 10" 00" 0.00	C1 375.00'
L12 500' 49" 00" 6.40'	C2 375.00'
L13 500' 44" 15" 25.82'	C3 75.00'
L14 500' 00" 30" 0.12'	C4 316.44'
L15 100' 57" 00" 25.82'	C5 125.00'
L16 500' 54" 27" 25.81'	C6 365.00'
L17 100' 57" 21" 25.74'	
L18 102' 46" 13" 25.82'	
L19 100' 12" 06" 21.87'	
L20 100' 12" 06" 33.92'	
L21 500' 50" 17" 25.78'	
L22 500' 10' 43" 50.00'	
L23 100' 50" 17" 25.78'	
L24 100' 52' 12" 2.38'	

S31°54'37"W A DISTANCE OF **25.41 FEET** ALONG THE WEST RIGHT-OF-WAY OF SAID SHILOH DRIVE (120' R.O.W.), TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED PCE 100097-00, A POINT OF TANGENCY HEREOF;

ALONG A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 316.44 FEET, AN ARC LENGTH OF 64.74 FEET, AND A CHORD BEARING **S37°56'17"W** A DISTANCE OF **64.63 FEET**, TO A SET 1/2" IRON ROD W/ A BLUE PLASTIC CAP LABELED "PCE 100097-00", A SOUTHERLY CORNER HEREOF;

N07°52'21"W A DISTANCE OF **25.74 FEET** TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED PCE 100097-00, AN INTERIOR CORNER HEREOF;

ALONG A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 125.00 FEET, AN ARC LENGTH OF 58.51 FEET, AND A CHORD BEARING **N43°10'46"W** A DISTANCE OF **57.98 FEET**, TO A SET 1/2" IRON ROD W/ A BLUE PLASTIC CAP LABELED "PCE 100097-00", A POINT OF TANGENCY HEREOF;

N29°46'13"W A DISTANCE OF **29.82 FEET** TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED PCE 100097-00, A POINT OF TANGENCY HEREOF;

ALONG A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 425.00 FEET, AN ARC LENGTH OF 101.89 FEET, AND A CHORD BEARING **S27°54'08"W** A DISTANCE OF **101.65 FEET**, TO A SET 1/2" IRON ROD W/ A BLUE PLASTIC CAP LABELED "PCE 100097-00", A POINT OF TANGENCY HEREOF;

ALONG A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 325.45 FEET, AN ARC LENGTH OF 72.10 FEET, AND A CHORD BEARING **N23°32'52"W** A DISTANCE OF **71.95 FEET**, TO A SET 1/2" IRON ROD W/ A BLUE PLASTIC CAP LABELED "PCE 100097-00", A POINT OF TANGENCY HEREOF;

THENCE, **N45°10'06"E** A DISTANCE OF **51.95 FEET** ALONG THE SOUTHERLY BOUNDARY LINE OF SAID LOT 1, BLOCK 1, SHILOH CROSSING SUBDIVISION PHASE 6, TO THE POINT OF BEGINNING, AND CONTAINING **0.33 ACRES** OF LAND, MORE OR LESS.

BASIS OF BEARING: THIS SURVEY IS DERIVED FROM GPS KINEMATIC OBSERVATIONS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH ZONE, NAD-83.

LEGAL NOTES:

- THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND OR REMOVE ANY CONVEYANCE OR RESTRICTIONS.
- SIDEWALKS, DRIVEWAYS, AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMIT IN ACCORDANCE TO THE LAREDO LAND DEVELOPMENT CODE.
- ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
- THE SETBACK SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.71.1 OF THE CITY OF LAREDO LAND DEVELOPMENT CODE.
- DATUM BASED ON TEXAS STATE PLANNING COORDINATE SYSTEM MADEB TEXAS STATE PLANES, SOUTH ZONE, US FOOT. ELEVATIONS MEAN SEA LEVEL (MSL) DERIVED FROM GPS KINEMATIC OBSERVATIONS.
- PROPERTY DOES NOT APPEAR TO BE LOCATED IN A FLOOD ZONE AS PER FEMA MAP NO. 48478C1205C, EFFECTIVE DATE: APRIL 2, 2008.
- POINT OF BEGINNING HAS THE FOLLOWING COORDINATES: N 17108682.75 E 57723.99

PREMIER

PROJECT FILE: SHILOH CROSSING SUBDIVISION PHASE 6
 AT A TRACT OF LAND CONTAINING 8.66 ACRES, MORE OR LESS, BEING PARTIALLY OUT OF THAT CERTAIN 72.64 ACRES TRACT CONVEYED TO KILHAM DEVELOPMENT, LTD. RECORDED IN VOLUME 3772, PAGES 203-206, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, PARTIALLY OUT OF THAT CERTAIN 284.378 ACRES TRACT OF LAND CONVEYED TO KILHAM INDUSTRIAL DEVELOPMENT PARTNERSHIP, LTD. RECORDED IN VOLUME 1366, PAGES 342-345, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, PARTIALLY OUT OF THAT CERTAIN 43,878.585 ACRES OF LAND CONVEYED TO KILHAM RANCH PROPERTIES, LTD. RECORDED IN VOLUME 540, PAGES 632-634, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, SITUATED IN PORCION 23, ABSTRACT 283 LEONARDO SANCHEZ ORIGINAL GRANTEE, CITY OF LAREDO, WEBB COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO WIT:

PROJECT FILE: LOT 1, BLOCK 1, SHILOH CROSSING SUBDIVISION PHASE 6
 DRAWN BY: K.G.
 CHECKED BY: A.G.
 APPROVED BY: A.C.
 DATE: 6/3/24
 REVISION DATE: ---
 SCALE: 11 X 17 - 1"=100'
 PROJECT #: 18077-23
 FILE NAME: 18077-23-000-PLAT-01