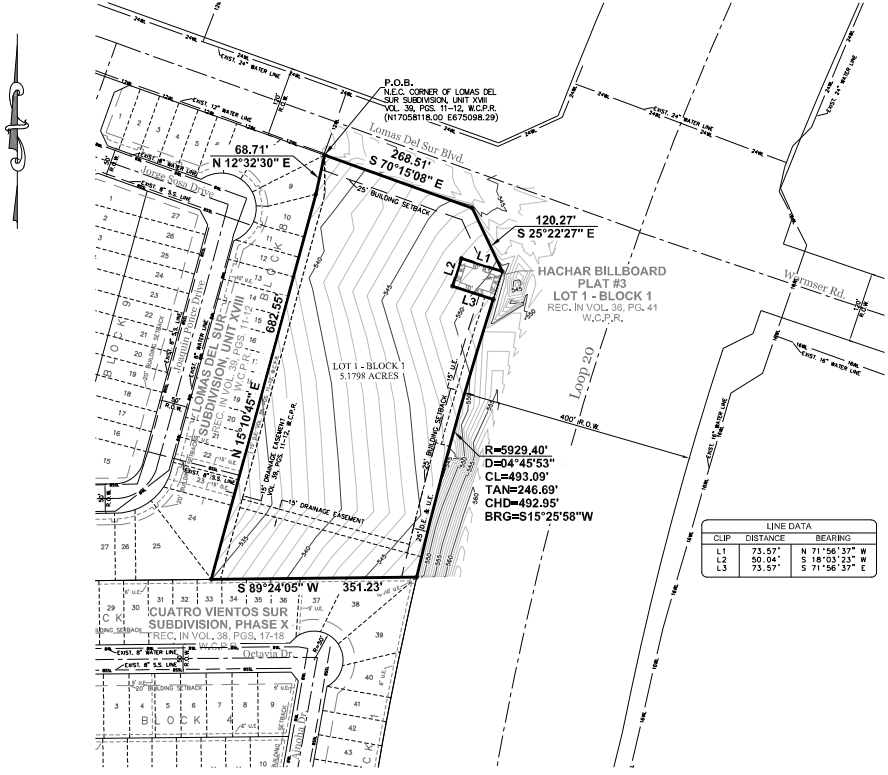




METES AND BOUNDS DESCRIPTION

5.1798 ACRE TRACT
Being out and part of
Parcel 35 ~ Abstract 546 ~ Jose Miguel Diaz, Original Grantee
Within the limits of the
City of Laredo, Webb County, Texas

Being a 5.1798 Acre tract of land, more or less, situated in Parcel 35, Abstract 546, Jose Miguel Diaz, Original Grantee, within the limits of the City of Laredo, in Webb County, Texas, said 5.1798 Acre tract being out and part of 4V Holdings, Ltd. Tract IV (117.78 Acres), as recorded in Volume 3702, Pages 643-646 of the Webb County Deed Records, 4V Holdings, Ltd. (1,600 Acres), as recorded in Volume 6076, Pages 755-758 of the Webb County Deed Records, and out and part of Laredo Four Winds II, Inc. Tract, as recorded in Volume 5002, Pages 36-41 of the Webb County Deed Records, Webb County, Texas, and more particularly described by metes and bounds as follows, to wit:

BEGINNING at a found 3/4" iron rod for the Northeast corner of Lomas Del Sur Subdivision, Unit XVIII, as Recorded in Volume 39, Pages 11-12 of the Webb County Plat Records, a point on the Southerly right-of-way line of Lomas Del Sur Blvd., the Northeast corner of the herein described tract and the POINT OF BEGINNING.

THENCE South 70°15'06" East, 268.51' feet along said Southerly right-of-way line of Lomas Del Sur Blvd., being the Northerly boundary line of the herein described tract, to a found 3/4" iron rod for the most Northerly Northeast corner of this tract;

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

South 29°22'27" East, 120.27' feet, to a found 3/4" iron rod for the Northeast corner of Hachar Billboard Plat #3, as recorded in Volume 36, Page 41 of the Webb County Plat Records, and an exterior deflection corner to the right of this tract;

North 71°56'37" West, 73.57' feet, along the Northerly boundary line of said Hachar Billboard Plat #3, to a found 3/4" iron rod for the Northeast corner of some Plat, and an interior deflection corner to the left of this tract;

South 18°03'23" West, 50.04' feet, along the Westerly boundary line of said Hachar Billboard Plat #3, to a found 3/4" iron rod for the Southeast corner of some Plat, and an interior deflection corner to the left of this tract;

South 71°56'37" East, 73.57' feet, along the Southerly boundary line of said Hachar Billboard Plat #3, to a found 3/4" iron rod for the Southeast corner of some Plat, a point on the Westerly right-of-way line of Loop 20 and a point on a curve to the left of this tract;

A circular distance of 493.09' feet, with said curve having the following characteristics: Central Angles=04°45'53", R=5929.40', D=04°45'53", CL=493.09', TAN=246.69', CHD=492.95', CHD Bearing = S15°25'58"W, to a set 3/4" iron rod for the end of this curve, the Northeast corner of Cuatro Vientos Sur Subdivision, Phase X, as recorded in Volume 38, Pages 17-18 of the Webb County Plat Records and the Southeast corner of this tract;

THENCE South 89°24'05" West, 351.23' feet along the North boundary line of said Cuatro Vientos Sur Subdivision, Phase X and South boundary line of the herein described tract, to a set 3/4" iron rod, for the Southeast corner of aforesaid Lomas Del Sur Subdivision, Unit XVIII and Southwest corner of this tract;

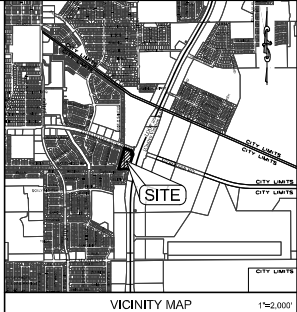
THENCE along the Easterly boundary line of said Lomas Del Sur Subdivision, Unit XVIII and Westerly boundary line of the herein described tract, as follows:

North 16°10'45" East, 682.55' feet, to a set 3/4" iron rod for an interior deflection corner to the left of this tract;

North 12°32'30" East, 68.71' feet, to a point on the Southerly right-of-way line of Lomas Del Sur Blvd., the Northeast corner of said Lomas Del Sur Subdivision, Unit XVIII, the Northeast corner of this tract and the POINT OF BEGINNING.

Basis of Bearings:
GPS NAD 83 (2011 ADJ.) Texas State Plane, 4205 South Zone.

LINE DATA		
CLIP	DISTANCE	BEARING
L1	73.57'	N 71°56'37" W
L2	50.04'	S 18°03'23" W
L3	73.57'	S 71°56'37" E



- NOTES:**
- 1.-MAINTENANCE OF THE LANDSCAPING SHALL COMPLY WITH THE PROVISIONS OF APPENDIX 1-2 OF SECTION 24-83 OF THE LAREDO LAND DEVELOPMENT CODE.
 - 2.-THE SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.7.1 OF THE LAREDO LAND DEVELOPMENT CODE.
 - 3.-DRIVEWAYS, SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
 - 4.-ALL CLOSURE CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
 - 5.-BASES OF BEARINGS & DISTANCES: GPS NAD 83 (2011 ADJ.) TEXAS STATE PLANE, 4205 SOUTH ZONE GRID COORDINATES.
 - 6.-U.S.G.S. COORDINATES REFERENCED TO NAD 83 (2011 ADJ.) TEXAS STATE PLANE, 4205 SOUTH ZONE ARE PROVIDED FOR GENERAL LOCATIVE PURPOSES.
 - 7.-ACCESS TO LOOP 20 IS SUBJECT TO TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) REVIEW AND APPROVAL.

CERTIFICATE OF OWNER

STATE OF TEXAS §
COUNTY OF WEBB §

I, **RICHARD M. HACHAR**, MANAGER OF 4V ADMINISTRATION, LLC, GENERAL MANAGER FOR 4V HOLDINGS, LTD., OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS LOMAS COMMERCIAL, SUBDIVISION IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS AND WHOSE NAME IS SUBSCRIBED HEREIN, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, DRAINS, EASEMENTS AND PUBLIC UTILITIES THEREIN SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

4V HOLDINGS, LTD. - OWNER
BY: 4V ADMINISTRATION, LLC - GENERAL MANAGER

CERTIFICATE OF NOTARY PUBLIC

STATE OF TEXAS §
COUNTY OF WEBB §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **RICHARD M. HACHAR**, 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 OWNER

STATE OF TEXAS §
COUNTY OF WEBB §

I, **RICHARD M. HACHAR**, PRESIDENT OF LAREDO FOUR WINDS II, INC., OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS LOMAS COMMERCIAL, PLAT IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS AND WHOSE NAME IS SUBSCRIBED HEREIN, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, DRAINS, EASEMENTS AND PUBLIC UTILITIES THEREIN SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

LAREDO FOUR WINDS II, INC. - CO-OWNER

CERTIFICATE OF NOTARY PUBLIC

STATE OF TEXAS §
COUNTY OF WEBB §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **RICHARD M. HACHAR**, 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 LIENHOLDER

THIS SUBDIVISION MAP IS HEREBY APPROVED AND ADDED BY THE UNDERSIGNED LIEN HOLDER THIS ____ DAY OF _____, 20____.

BY: _____

AS AN ACT AND DEED OF _____

CERTIFICATE OF NOTARY PUBLIC

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.

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, **ROGELIO BALDADO**, THE UNDERSIGNED LICENSED 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.

DATE: _____

ROGELIO BALDADO
LICENSED PROFESSIONAL ENGINEER
TEXAS REG. NO. 92652

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 ACTUAL SURVEY OF THE PROPERTY WASE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS SHOWN THEREIN WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

DATE: _____

WAYNE NANCE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REG. NO. 1225

CERTIFICATE OF CITY ENGINEER

STATE OF TEXAS §
COUNTY OF WEBB §

I, **ELIUD DE LOS SANTOS, P.E.**, CITY ENGINEER, HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS LOMAS COMMERCIAL PLAT, PREPARED BY **ROGELIO BALDADO**, LICENSED PROFESSIONAL ENGINEER NO. 92652, AND DATED THE ____ DAY OF _____, 20____, WITH THE LAST REVIEW DATE ON _____, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

DATE: _____

ELIUD DE LOS SANTOS, P.E.
CITY ENGINEER

ATTESTMENT OF PLANNING COMMISSION APPROVAL

STATE OF TEXAS §
COUNTY OF WEBB §

THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILING OF THIS PLAT AT A PUBLIC MEETING HELD ON THE ____ DAY OF _____, 20____, AT _____ O'CLOCK ____ M IN VOLUME ____ OF THE MAP RECORDS OF SAID COUNTY.

SATD APPROVAL: _____

DATE: _____

VANESSA GUERRA, AICP
PLANNING DIRECTOR

CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS §
COUNTY OF WEBB §

I, **WANDIE SHAWNEE BARRA**, CLERK OF THE COUNTY CLERK 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 ____ O'CLOCK ____ M IN VOLUME ____ OF THE MAP RECORDS OF SAID COUNTY.

DATE: _____

WANDIE SHAWNEE BARRA
COUNTY CLERK
WEBB COUNTY, TEXAS

PLANNING COMMISSION APPROVAL

STATE OF TEXAS §
COUNTY OF WEBB §

THIS PLAT: LOMAS COMMERCIAL 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 ____ DAY OF _____, 20____.

DATE: _____

DANIELLA SADA PAZ
COMMISSION CHAIR

PRELIMINARY

GRAPHIC SCALE IN FEET 20 0 50 100 200	VERTICAL SCALE : --- HORIZONTAL SCALE : 1"=100' DRAWN : R.B. CHECKED : T.P.N./W.N. APPROVED : R.B./W.N. FIELD BOOK : ---	LEGEND: POINT OF BEGINNING P.O.B. W.C.R. WEBB COUNTY DEED RECORDS W.C.R. WEBB COUNTY DEED RECORDS U.E. UTILITY EASEMENT S.E.L. SPECIAL EASEMENT S.S.L. SANITARY SEWER LINE 1/2" IRON ROD	304 E. CALTON RD. LAREDO, TEXAS 78041 TBP# F-6205 TBP# F-10888 OFFICE (956) 724-3067 WWW.PORRASNANCE.COM	OWNER: 4V HOLDINGS, LTD. 3302 CUATRO VIENTOS DR. SUITE 238 LAREDO, TEXAS 78048 (956) 718-2892 OFF. (956) 718-2057 FAX	ENGINEER/SURVEYOR: PORRASNANCE ENGINEERING 1 LOTS P.O. BOX 1670 LAREDO, TEXAS 78044 (956) 724-3097 PH (956) 724-9208 FX	PROJECT DATA: ACRES : 5.1798 ACRES R.O.W. : N/A B/B : N/A	PLAT OF: 5.1798 ACRE TRACT OUT OF 4V HOLDINGS, LTD. TRACT IV (117.78 ACRES) AS RECORDED IN VOL. 3702, PGS. 643-646 W.C.D.R., OUT OF 4V HOLDINGS, LTD. TRACT IV (1,600 ACRES), AS RECORDED IN VOLUME 6076, PAGES 755-758, W.C.D.R., AND OUT OF LAREDO FOUR WINDS II, INC. TRACT, AS RECORDED IN VOLUME 5002, PORCION 35 ~ ABSTRACT 546, JOSE MIGUEL DIAZ, ORIGINAL GRANTEE CITY OF LAREDO, WEBB COUNTY, TEXAS	SHEET: 1 OF 1
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