

956-568-4470

NOTES

- 1. The Purpose of this Replat is to reconfigure Southern Development Industrial Park, Unit I and 20.71 acres of
- 2. GPS coordinate for Point of Beginning is: N: 17068440.2039 E: 680542.1910

LOT SUMMARY Lot # Block # Area (SF) Area (AC 1A 1 508,121.64 11.66

1 3 467,017.51 10.72

CURVE TABLE

14" 02' 10" 49.24' 97.99'

400.00' 14" 02' 10" 49.24' 97.99' N07" 36' 23"W

435.00' 17" 52' 21" 68.40' 135.69' N08" 20' 53" E

365.00' 17" 52' 21" 57.39' 113.86' N08" 20' 53" E 1718.25' 17" 50' 03" 269.60' 534.83' N08" 19' 43"W

550.50' 17" 00' 04" 82.28' 163.35' N07" 54' 44"E 162.75'

17" 52' 21" 62.90' 124.77' N08" 20' 53" E

370.00' 14" 02' 10" 45.55' 90.64' N07" 36' 23"W 90.42' 430.00' 14" 02' 10" 52.94' 105.34' N07" 36' 23"W

430.00' 14" 02' 10" 52.94' 105.34' N07" 36' 23"W 105.08' 370.00' 14" 02' 10" 45.55' 90.64' N07" 36' 23"W 90.42'

1753.25' 17" 50' 03" 275.09' 545.73' N08" 19' 43"W 543.53'

1683.25' 17" 50' 03" 264.11' 523.94' N08" 19' 43"W 521.83'

Delta Tangent Length Chord Direction Chord Length

N07" 36' 23"W

124.27

97.75

135.14"

532.68'

- The setback lines indicated on the plat shall be for reference only. The official setback line shall be determined based on the current zoning district in accordance to Section 24.77.1 of the City of Laredo Land Development Code.
- Driveways, sidewalks, trees, and irrigation will be installed at the time of issuance of building permits in accordance with the City of Laredo Land Development Code.
- 5. All curb cuts shall comply with the transportation element of City of Laredo Comprehensive Plan
- 6. This Replat does not attempt to alter, amend, or remove any covenants or restrictions.
- 7. Access to State Highway 359 subject to coordination with TxDOT on warranting additional driveways

SUMMARY TABLE

3 BLOCKS

BASIS OF BEARINGS NAD83 TEXAS STATE PLANE

LEGEND

- FENCE POST CORNER FOUND
- CONCRETE MONUMENT FOUND

LINE TABLE		
Line#	Length	Direction
L1	43.24"	N17" 17" 04"E
L2	4.59'	S14" 37" 28" E
L3	39.91'	S00" 35' 17"E
L4	39.91'	S00" 35' 17"E
L5	39.91'	S00" 35' 17"E
L6	4.59	S14" 37" 28" E
L7	4.59'	S14" 37" 28" E
L8	47.05	S00" 35' 17"E
L9	47.05'	S00" 35' 17"E
L10	23.26"	N17" 17" 04"E
L11	23.22	N17" 17" 04"E
L12	28.29"	N27* 41' 58*W
L13	28.28'	N62" 18' 02"W
L14	28.36"	N27° 55' 06"W
L15	28.20"	N62" 04' 30"E

CERTIFICATE OF OWNER

COUNTY OF WEBB

I, A.R. SANCHEZ, J.R., the undersigned Owner of the land shown on this PLAT, and designated herein as REPLAT OF SOUTHERN DEVELOPMENT INDUSTRIAL PARK, UNIT I & 20.71 ACRES OF UNPLATTED TRACT INTO SOUTHERN DEVELOPMENT LINIT I MIDTOWN COMMERCIAL PLAZA in the City of Laredo County of Webb. Texas, and whose name is subscribed hereto, hereby dedicate the use of the public forever street, drains, easements, and public places thereon shown for the purpose and consideration therein expressed

A.R. SANCHEZ, JR.

DATE

STATE OF TEXAS COUNTY OF WEBB

fore me, the undersigned Authority, on this day personally appeared A.R. SANCHEZ, JR., 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. WITNESS MY HAND AND SEAL OF OFFICE THIS DAY OF , 20____

NOTARY



VICINITY MAP

LEGAL DESCRIPTION

A tact of land containing 4.43 acres, more or less, comprised of the Southern Development Industrial Park, Unit I, as recorded in Volume 13, Page 18, W.C.P.R. and 20.71 acres out of a 119.48 Alze Triact conveyed it Appel 18, W.C.P.R. and 20.71 acres out of a 119.48 Alze Triact conveyed it W.C.D.R. being known as Share "A of the Partition of the Anthonic Caractos 28.88 98 are that in Prociories No.31 and No.32, Webb Country, Teass, being more fully described by metes and bounds in that certain copy of said agreement being of second in Volume 478, Pages 61-69, W.C.D.R.; this tract of land containing 4.5 as cere, more or less, being more particularly described by metes and bounds in these described by metes and bounds in the Second Volume 478.

BEGINNING at a found '/s" iron rod at the southwest corner of the Southern Development Industrial Park, Unit I, as recorded in Volume 13, Page 18,

THENCE N 00° 35 17" W, along the common boundary between the Southern Development Industrial Park and the Concord Hills Community Subdivision, a distance of 1443.72 Set let a found it 'iron rod in concrete, same point being the northeast corner of the Concord Hills Community, Phase XII plat, as recorded in Volume 21, Page 34, Muy CP, R., and a point the south right of way line of State Highway 359 and the northwest corner hereof.

THENCE S 72" 45" 17" W., along the common boundary between the Southern Development Industrial Park, Unit 1 and State Highway 359, a distance of 853.5 feet to a set 5" iron rod, same point being the northeast corner of the Southern Development Industrial Park, Unit 1 and on the south right of way like of State Highway 359 and a point of defection;

THENCE S 72" 40' 59" E, along the common boundary between the south right of way line of State Highway 359 and this tract, a distance of 650.93 fe Principle 312 40 92, abong uit common boundary between the gright of way line of State Highway 359 and this tract, a distance of 650.5 to a set ½" fron rod, same point being the northwest corner of a Juan Cavazos 6.00 acer tract, as recorded in Volume 3629, Pages 479-481, W.C.O.P.R., and the northeast corner hereof;

THENCE S 02° 21' 24' W, along the common boundary between the Juan Cawazoe 8.00 acre tract and this tract, a distance of 1655.64 feet to a found %" iron not, same point being the southwest corner of the Last Misiones Subdivision, Unit III, as recorded in Volume 25, Page 156, W.C.P.R. and the northwest corner of Last Misiones Subdivision, In VIII, as recorded in Volume 34, Pages 68 - 69, W.C.P.R., and a point of deflection;

THENCE S 02" 18" 19" W, along the common boundary between the Las Misiones Suddvision and Southern Development Subdvision, through the interior of a 40 bots gas pipeline assersamer, recorded in Volume 217, Page 550, W.C.D.R., a distance of 55.32 feet to a found 79" iron rod, same point being the northeast corner of Southern bevelopment Subdvision. Until 11, a record in Volume 30, Pages 89"-90, W.C.P.R., and a point on the south boundary of the 40 four gas essented and the southeast corner feet.

THENCE N 36* 43* 17* W, along the common boundary between the 40 foot gas easement and Southern Development Subdivision, Unit III, ad istance of 421.53 Set to 8 outh 47 kin on 40.415.53 feet to 8 outh 47 kin on 40.4 smap on the feet any fool on the east right of way of Cruzero Drive and a point on the north boundary of Southern Obevelopment Subdivision, Unit III, and a point on the south boundary of the 40 foot gas easternern, for a point of curvature left and exterior comer hereof;

Along said curve left, having a radius of 550.50 feet, delta angle of 17° 00' 04', tangent of 82.28 feet, chord bearing of N 07° 54' 44" E and chord distance of 162.75 feet, with a curve length of 163.346 feet to a found 5/3' diameter iron rod, same endpoint being a point on the east fight of way line Crucero Drive along the common boundary between Southern Developmen Crucero Drive along the common boundary between South Subdivision. Unit III and this tract, and a point of deflection:

THENCE N 00° 35' 17' W, along the common boundary between the Southern Development Subdivision, Until III, and this trad, a distance of 19.46 feet to a found "y' iron nod, same point being a point on the east right of way line of Cruzeno Drive and a point on the north boundary of Southern Development Subdivision, Until III, and an interior comer hereof.

THENCE S 89* 24' 43" W, crossing the Crucero Drive right of way, along the common boundary between the Southern Development Subdivision. Unit III. and this tract, a distance of 60.00 feet to a found '5' iron rod on the west rig of way line of Crucero Drive and a point on the north boundary of Southern Development Subdivision, Unit III, and an interior corner hereof;

THENCE S 44" 24" 43" W, along the common boundary between the Southern Development Subdivision, Unit III, and this tract, a distance of 28 28 Southern Development Subdivision, Unit III, and anis trab, a usuance or zoz. feet to a found 'X" iron rod, same point being a point on the north right of war line of Gage Avenue and a point on the north boundary of Southern Development Subdivision, Unit III, and an exterior corner hereof;

THENCE 5 86° 24' 45 °W., story the noth right of way lite of Cage Avenue and the common boundary behave the Southern Development Subdivision. Until III, and this tact, a distance of 250 62 best to a found 5' tron rod, see point being a point on the north flight of way; line of Cage Avenue and a point on the north boundary of Southern Development Subdivision, Until III, and an exterior corner to Perco.

THENCE N 00° 35′ 17° W, along the common boundary between the Southern Development Subdivision, Unit III, and this tract, a distance of 225.46 feet to a found '5' iron rod, same point being a point on the north boundary of Southern Development Subdivision, Unit III, and an interior

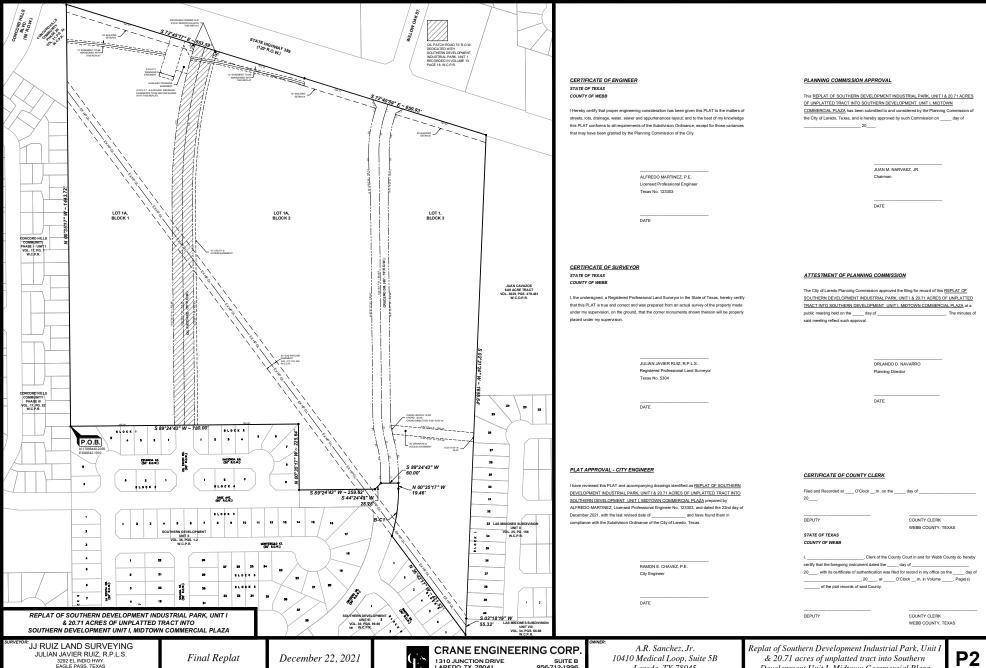
THENCE S 89" 24' 43" W, a distance of 780.00 feet to the POINT OF BEGINNING, containing within these metes and bounds, 44.34 acres, or less.

FIRM REGISTRATION NO. F-3353

SHITER 956-712-1996

A.R. Sanchez, Jr. 10410 Medical Loop, Suite 5B Laredo, TX 78045

Replat of Southern Development Industrial Park, Unit I & 20.71 acres of unplatted tract into Southern Development Unit I, Midtown Commercial Plaza



956-568-4470