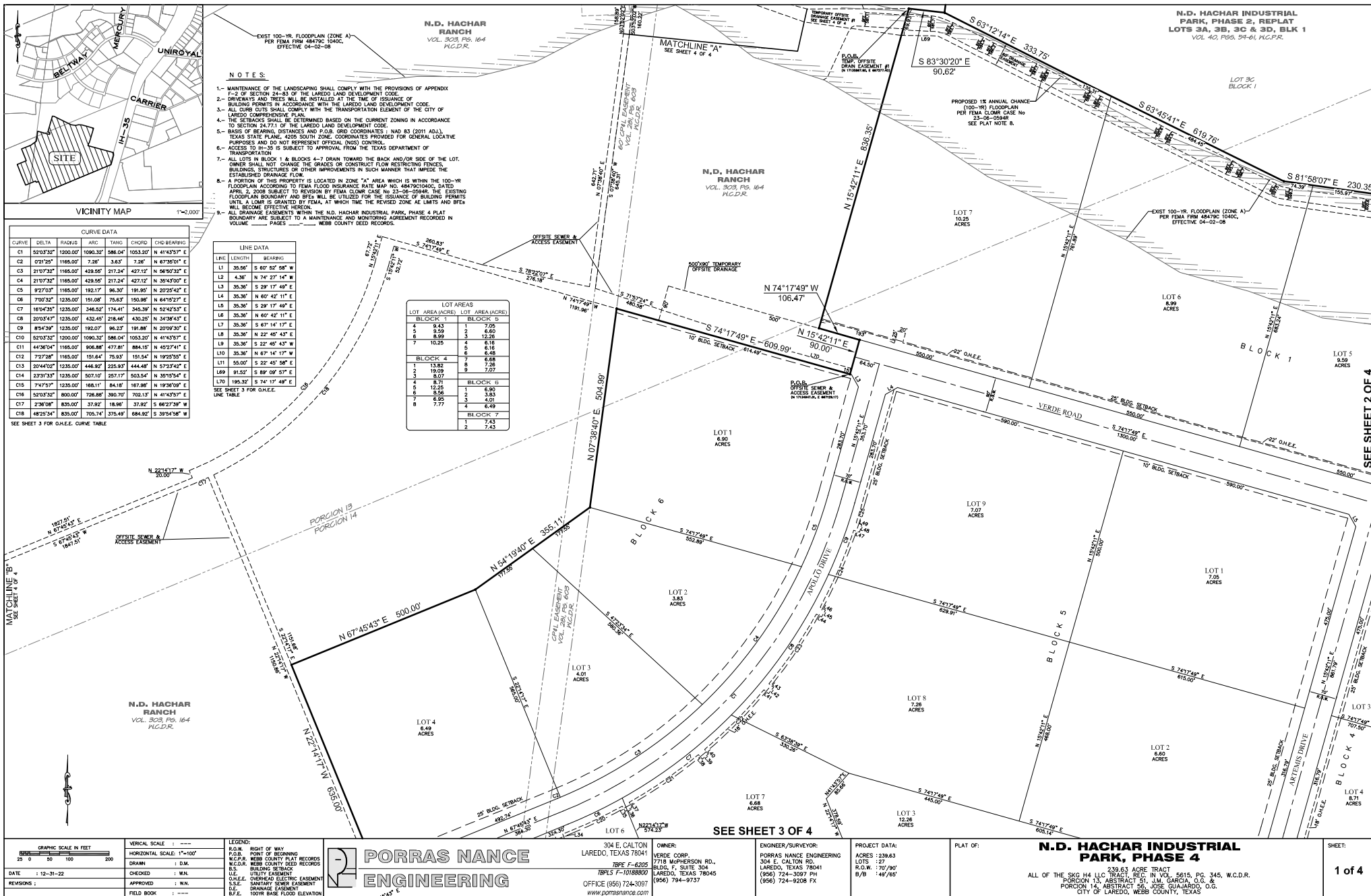
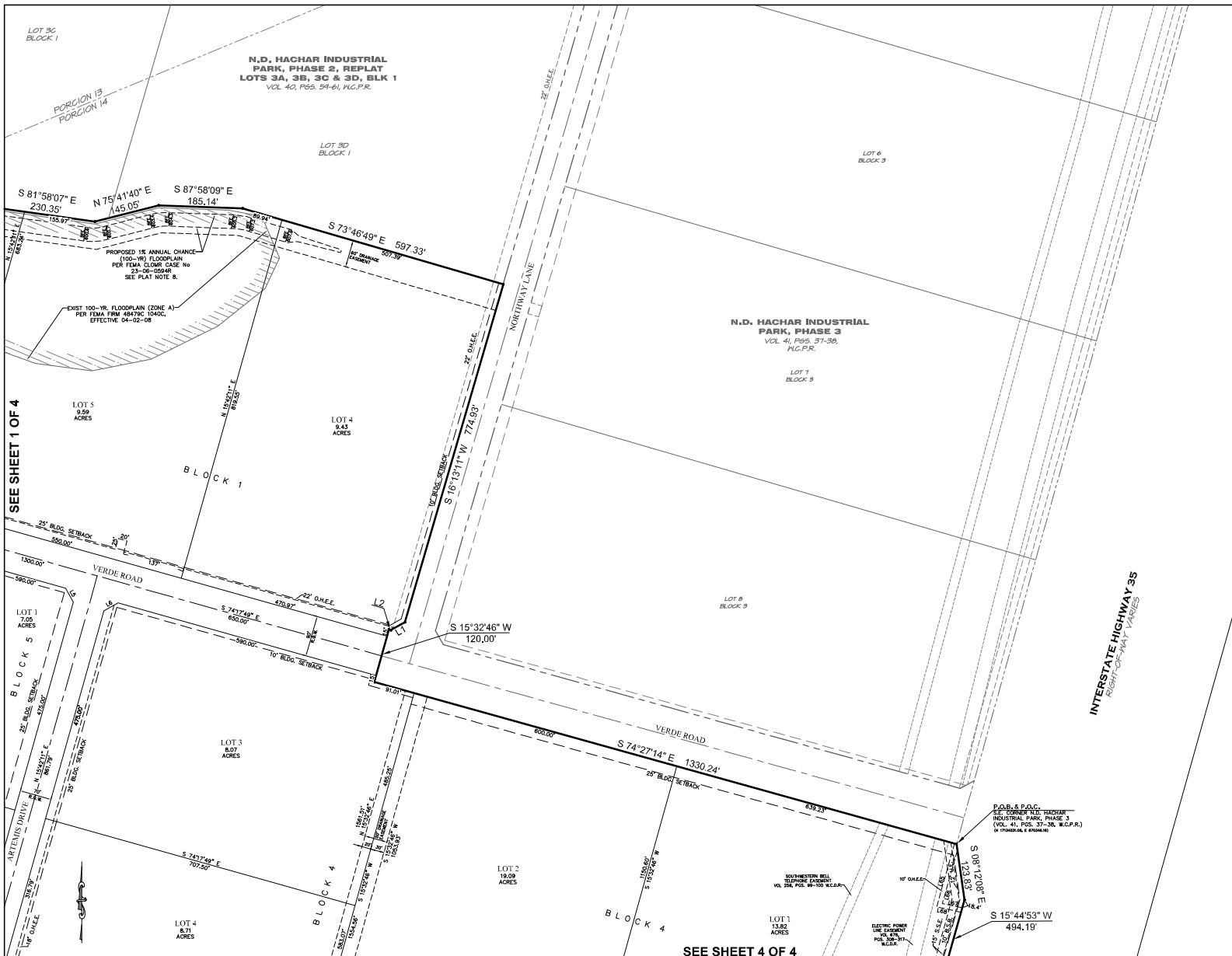






CERTIFICATE OF OWNER

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 2, REPLAT, IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, AND HAVE MADE THIS SUBDIVISION PLAT FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

NICHOLAS VAN STEENBERG
PRESIDENT

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, WAYNE NANCE, 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.

WAYNE NANCE
LICENSED PROFESSIONAL ENGINEER
TEXAS REG. NO. 87008

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 HEREIN SHOWN, AND THAT THE CORNER MONUMENTS SHOWN WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

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

CERTIFICATE OF CITY ENGINEER

STATE OF TEXAS :
COUNTY OF WEBB :
I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS N.D.
HACHAR INDUSTRIAL PARK, PHASE 2, REPLAT, PREPARED BY: WAYNE NANCE, LICENSED PROFESSIONAL ENGINEER
NO. 87008, AND DATED THE ____ DAY OF _____, 2022, WITH THE LAST REVIEWED DATE ON ____
2022, AND HAVE FOUND THEM IN THE COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF
LAREDO, TEXAS.

RAMON E. CHAVEZ, P.E.
CITY ENGINEER

PLANNING COMMISSION APPROVAL

STATE OF TEXAS :
COUNTY OF WEBB :
THIS PLAT: N.D. HACHAR INDUSTRIAL PARK, PHASE 2, 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.

JUAN M. NARVAEZ, JR.
CHAIRMAN

ATTESTMENT OF PLANNING COMMISSION APPROVAL

STATE OF TEXAS :
COUNTY OF WEBB :
THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILING FOR RECORD OF THIS PLAT AT
A PUBLIC MEETING HELD ON THE ____ DAY OF _____, 2022. THE MINUTES OF SAID MEETING REFLECT
SAID APPROVAL.

ORLANDO D. NAVARRO
DIRECTOR OF PLANNING

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 DATES THE ____ DAY OF _____, 2022, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____
DAY OF _____, 2022, 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 25 50 100 200	VERBAL SCALE : --- HORIZONTAL SCALE: 1"=100'	LEGEND: R.O.W. RIGHT OF WAY P.O.B. POINT OF BEGINNING W.C.P.R. WEBB COUNTY PLAT RECORDS W.C.S.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 B.F.E. 100% BASE FLOOD ELEVATION
DATE : 12-31-22	CHECKED : D.M. APPROVED : W.N. FIELD BOOK : ---	

PORRAS NANCE ENGINEERING

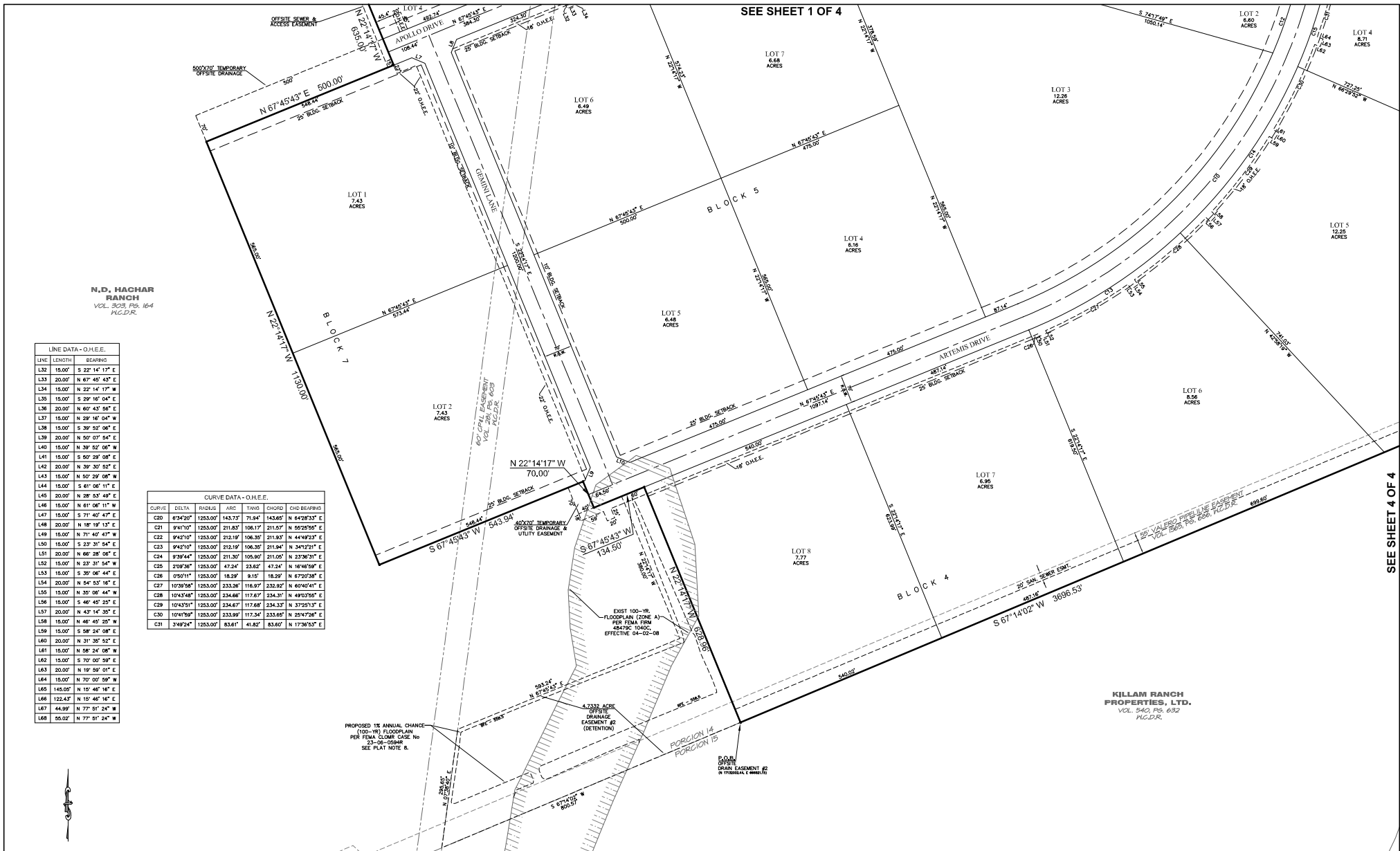
304 E. CALTON
LAREDO, TEXAS 78041
TEL: 781-6200
FAX: 781-6200
WWW.PORRASNANCE.COM

OWNER:
VERGE CORP.
7718 McPHERSON RD.,
BLDG. F, SUITE 304
LAREDO, TEXAS 78045
(956) 724-3097 PH
(956) 724-9208 FX

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

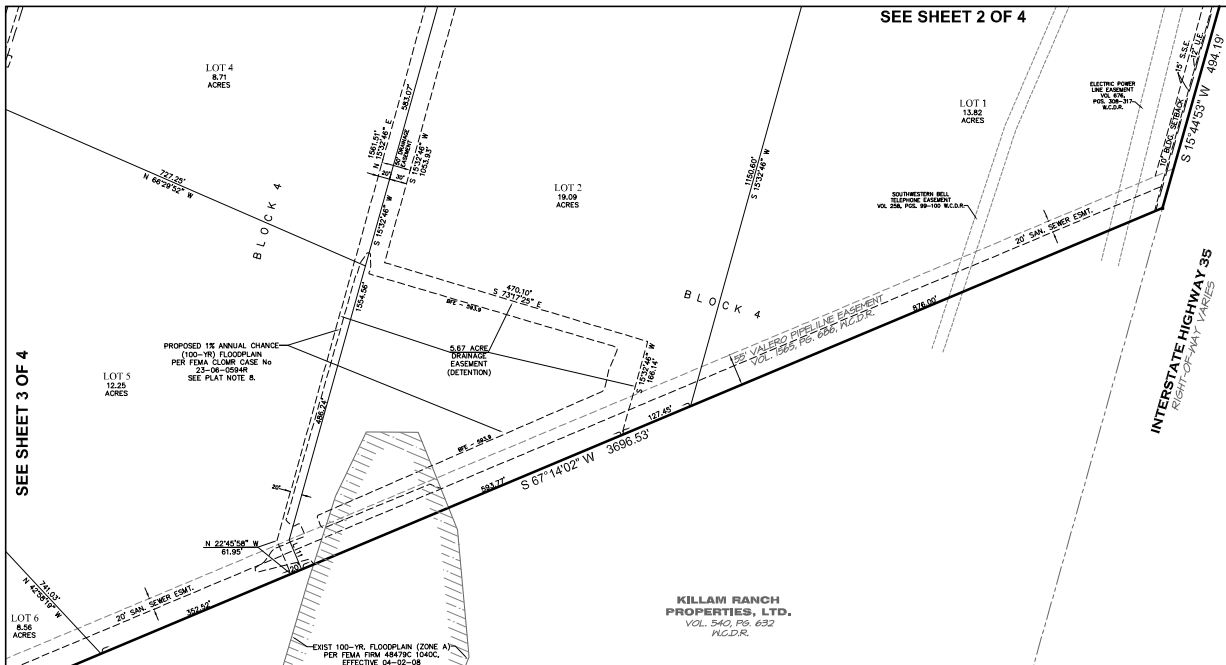
PROJECT DATA:
ACRES : 239.63
LOTS : 127
R.O.W. : 107'90"
B/S : 49'60"

PLAT OF:
N.D. HACHAR INDUSTRIAL PARK, PHASE 4
239.63 ACRE TRACT
ALL OF THE SKG H4 LLC TRACT, REC. IN VOL. 5615, PG. 345, 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



LINE	LENGTH	BEARING
L32	15.00'	S 22° 14' 17" E
L33	20.00'	N 67° 45' 43" E
L34	15.00'	N 22° 14' 17" W
L35	15.00'	S 29° 16' 04" E
L36	20.00'	N 60° 43' 56" E
L37	15.00'	N 29° 16' 04" W
L38	15.00'	S 39° 52' 06" E
L39	20.00'	N 50° 07' 54" E
L40	15.00'	N 39° 52' 06" W
L41	15.00'	S 50° 29' 08" E
L42	20.00'	N 39° 30' 52" E
L43	15.00'	N 50° 29' 08" W
L44	15.00'	S 61° 08' 11" E
L45	20.00'	N 28° 53' 49" E
L46	15.00'	N 61° 06' 17" W
L47	15.00'	S 71° 40' 47" E
L48	20.00'	N 18° 10' 13" E
L49	15.00'	N 71° 40' 47" W
L50	15.00'	S 23° 31' 54" E
L51	20.00'	N 66° 28' 06" E
L52	15.00'	N 23° 31' 54" W
L53	15.00'	S 30° 06' 44" E
L54	20.00'	N 54° 53' 16" E
L55	15.00'	N 35° 08' 44" W
L56	15.00'	S 46° 40' 29" E
L57	20.00'	N 43° 14' 30" E
L58	15.00'	N 46° 40' 25" W
L59	15.00'	S 58° 24' 08" E
L60	20.00'	N 31° 35' 52" E
L61	15.00'	N 58° 24' 08" W
L62	15.00'	S 70° 00' 59" E
L63	20.00'	N 19° 59' 01" E
L64	15.00'	N 70° 00' 59" W
L65	145.00'	N 10° 46' 16" E
L66	122.43'	N 15° 46' 16" E
L67	44.99'	N 77° 51' 24" W
L68	50.02'	N 77° 51' 24" W

CURVE	DELTA	RADIUS	ARC	TANG	CHORD	CHD BEARING
C20	67°34'20"	1253.00'	143.73'	71.64'	143.66'	N 64°28'33" E
C21	94°1'10"	1253.00'	211.83'	106.17'	211.57'	N 55°25'59" E
C22	94°1'10"	1253.00'	212.19'	106.36'	211.98'	N 44°49'23" E
C23	94°1'10"	1253.00'	212.18'	106.36'	211.94'	N 34°22'21" E
C24	93°38'44"	1253.00'	211.30'	105.90'	211.05'	N 23°30'31" E
C25	270°38'34"	1253.00'	47.24'	23.62'	47.24'	N 16°48'59" E
C26	0°50'11"	1253.00'	16.29'	9.15'	16.29'	N 67°20'38" E
C27	107°39'58"	1253.00'	233.26'	116.97'	232.92'	N 60°40'41" E
C28	104°43'48"	1253.00'	234.66'	117.67'	234.31'	N 49°03'55" E
C29	104°43'51"	1253.00'	234.67'	117.68'	234.32'	N 37°25'13" E
C30	107°41'59"	1253.00'	233.99'	117.54'	233.65'	N 29°47'59" E
C31	349°24'	1253.00'	83.61'	41.82'	83.60'	N 17°36'53" E



SEE SHEET 2 OF 4

INTERSTATE HIGHWAY 35
RIGHT-OF-WAY VARIATION

KILLAM RANCH
PROPERTIES, LTD.
VOL. 540, PG. 632
N.C.D.R.

METES AND BOUNDS DESCRIPTION

METES AND BOUNDS DESCRIPTION

METES AND BOUNDS DESCRIPTION
TEMPORARY OFFSITE DRAINAGE EASEMENT #1

METES AND BOUNDS DESCRIPTION
OFFSITE DRAINAGE EASEMENT #2

Being a tract of land found to contain 238.83 acres, more or less, situated in Parcel 13, Abstract 51, J.M. Garcia, 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:

COMMENCING from a 1/4 iron rod found on westerly right-of-way line of H-35 for the southeast corner of the N.D. Hachar Industrial Park, Phase 3, recorded in Volume 41, Page 37-38, Webb County Plat Records; THENCE N 89°05'10" E, 1,067.07 to a 1/4 iron rod set for the northeast corner of the herein described tract and the POINT OF BEGINNING;

THENCE North 82°07'28" East, 248.83 Feet, to a 1/4 iron rod set for a deflection corner to the right of this tract;

THENCE North 77°01'4" East, 8.00 Feet, to a 1/4 iron rod set for the northeast corner of this tract;

THENCE South 74°48'01" East, 348.00 Feet, to a 1/4 iron rod set for a deflection corner to the left of this tract;

THENCE South 89°05'10" East, 256.05 Feet, to a 1/4 iron rod set for the northeast corner of the herein described tract and the POINT OF BEGINNING;

THENCE South 15°42'11" West, 69.83 Feet, to a 1/4 iron rod set for the southeast corner of this tract;

THENCE North 82°07'28" East, 248.83 Feet, to a 1/4 iron rod set for a deflection corner to the right of this tract;

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