Doc # 033784

LINE TABLE		
LINE	LENGTH	BEARING
L1	29.31	N49°51'59"W
L2	29.31	N35°53'16"E
L3	28.28	N82°54'07"W
L4	28.28	N07°05'49"E
L5	28.28	N82°54'16"W
L6	28.28	N07°05'44"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	398.89	540.00	42°19'23"	389.88	N73°15'25"E
C2	433.95	1860.00	13°22'03"	432.96	N14°22'49"E
C3	37.84	25.00	86°43'20"	34.33	N51°03'27"E
C4	204.98	1855.13	6°19'51"	204.88	N17°54'21"E
C5	228.97	1859.44	7°03'19"	228.82	N11°13'26"E
C6	57.50	540.00	6°06'04"	57.47	S88°37'55"E
C7	86.32	160.00	30°54'45"	85.28	S22°26'44"E
C8	65.74	70.00	53°48'32"	63.35	S00°11'00"E
C9	129.36	70.00	105°53'07"	111.72	S80°01'50"E
C10	72.76	70.00	59°33'06"	69.53	N17°15'04"E
C11	109.95	70.00	89°59'50"	98.99	N71°43'21"E
C12	66.79	70.00	54°39'53"	64.28	N00°36'30"W
C13	91.13	70.00	74°35'13"	84.83	N65°14'03"W
C14	53.95	100.00	30°54'45"	53.30	S22°26'44"E
C15	158.90	540.00	16°51'36"	158.33	N69°16'25"E
C16	82.45	540.00	8°44'53"	82.37	N56°28'11"E
C17	70.14	130.00	30°54'45"	69.29	S22°26'44"E

LEGAL DESCRIPTION
20.69 ACRES

A tract of land containing 20.69 acres, more or less, situated in Porcion 21 and Survey 2415 S.F. 14283, City of Laredo, Webb County, Texas, being out of a 2,307.1165 acre (called 2,389.5 acres) known as the San Isidro Ranch, being the same property conveyed to San Isidro Monarch, Ltd. by deed recorded in Volume 817, Page 693 of the Deed Records of Webb County, said 20.69 acre tract being more particularly described by metes and bounds as follows:

Beginning at a set 1/2 inch iron rod at the most northeasterly corner of Lot 1, Block 1, San Isidro Monarch Unit 3 as recorded in Volume 21, Page 75 of the Webb County Plat Records, an interior corner of the herein described tract;

Thence, along the north line of said San Isidro Monarch Subdivision Unit 3, N 58°11'42 W, a distance of 257.14 feet to a set 1/2 inch iron rod on the east right-of-way of McPherson Road (a 120 foot wide right-of-way) as recorded in Volume 16, Pages 100-102, Webb County Plat Records, same being a non-tangent point of curvature to the left, the most westerly corner of the herein described tract;

Thence, continuing along the east right-of-way of said McPherson Road and said curve to the left a distance of 433.95 feet, said curve with a radius of 1860.00 feet, a delta of 13°22'03" and a chord and chord bearing of 432.96 feet and N 14°22'49" E, to a set 1/2 inch iron rod, a non-tangent point of curvature right;

Thence, leaving the east right-of-way line of said McPherson Road along said arc to the right a distance of 37.84 feet, said curve with a radius of 25.00 feet, a delta of 86°43'20", a chord and chord bearing of 34.33 feet and N 51°03'27" E, to a set 1/2 inch iron rod being on the south right-of-way of Monarch Drive (a 70 foot wide right-of-way) recorded in San Isidro Monarch Subdivision Unit 1, Volume 21, Pages 02-03, Webb County Plat Records, a tangent point;

Thence, continuing along the south right-of-way of said Monarch Drive, S 85°34'53" E, a distance of 333.78 feet to a set 1/2 inch iron rod, a tangent point;

Thence, continuing along the south right-of-way of said Monarch Drive and arc to the left a distance of 398.89 feet, said curve with a radius of 540.00 feet, a delta of 42°19'23", a chord and chord bearing of 389.88 feet and N 73°15'25" E, to a set 1/2 inch iron rod, a tangent point;

Thence, continuing along the south right-of-way of said Monarch Drive, N 52°05'44" E, a distance of 429.05 feet to a set 1/2 inch iron rod, the most westerly corner of San Isidro Monarch Subdivision Unit 1 as recorded in Vol. 21, Pgs. 02-03 of the Webb County Plat Records and the most northerly corner of the herein described tract;

Thence, leaving the south right-of-way of said Monarch Drive, S 37°54'16" E, a distance of 499.99 feet to a set 1/2 inch iron rod, same being the most southerly corner of said San Isidro Monarch Subdivision Unit 1, the most easterly corner of the herein described tract;

Thence, along the common line between a 12 foot utility easement recorded in Volume 1027, Page 756, Webb County Official Public Records, and a 20 foot wastewater easement as recorded in Volume 923, Pages 404-408, Webb County Official Public Records, S 52°05'44" E, a distance of 1492.94 feet to a set 1/2 inch iron rod the north right-of-way of San Isidro Parkway, the most southerly corner of the herein described tract;

Thence, along the north right-of-way of San Isidro Parkway (a 170 foot wide right-of-way) recorded in Volume 20, Pages 91-92, Webb County Plat Records, N 58°11'42" W, a distance of 279.03 feet to a set 1/2 inch iron rod, an exterior corner of the herein described tract;

Thence, leaving the north right-of-way of said San Isidro Parkway, N 31°48'18" E, a distance of 280.00 feet to return to and close at the Point of Beginning, containing 20.69 acres of land.

GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 inch = 100 ft.

NORTH
Scale: 1" = 100'-0"

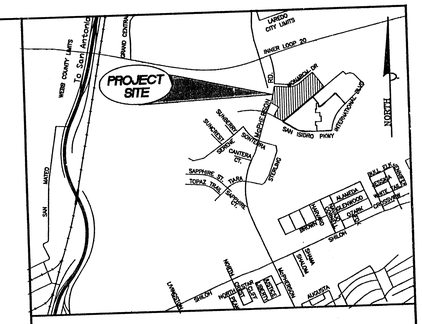
GENERAL NOTES

N1. Limited access to Lots 3 & 4, Block 1 to one shared curb cut off of McPherson Road.

N2. Sidewalks and trees will be installed at the issuance of the building permits in accordance with the Laredo land development code.

LEGEND:

- ○ SIR. = SET 1/2" IRON ROD
- ○ F.I.R. = FOUND 1/2" IRON ROD
- B.S. = BUILDING SETBACK



CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF WEBB

I, the undersigned, a 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 made under my supervision, on the ground, that the corner monuments shown thereon will be properly placed under my supervision.

STATE OF TEXAS · ENRIQUE A. MEJIA III · 5653 · REGISTERED PROFESSIONAL LAND SURVEYOR

Enrique A. Mejia III, R.P.L.S. No. 5653 — 6-18-03 Date

CERTIFICATE OF ENGINEER

STATE OF TEXAS
COUNTY OF WEBB

I 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 of Laredo, Texas.

STATE OF TEXAS · JOEMMA P. SHERFEY · 68028 · REGISTERED PROFESSIONAL ENGINEER

JoEmma P. Sherfey, P.E. No. 68028 — 6-18-03 Date

PLAT APPROVAL – CITY ENGINEER

STATE OF TEXAS
COUNTY OF WEBB

I have reviewed this Plat identified as: San Isidro Monarch Subdivision Unit V, prepared by JoEmma P. Sherfey, P.E. No. 68028, and dated the 5th of June 2003, with the last revised date on _____, and have found them in compliance with the Subdivision Ordinance of the City of Laredo, Texas.

Rogelio Rivera, P.E. – City Engineer — 4/26/04 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 the 5th of June 2003. The minutes of meeting reflect such approval.

Keith Selman, Planning Director — 5/11/04 Date

PLANNING COMMISSION APPROVAL

This Plat San Isidro Monarch Subdivision Unit V has been submitted to and considered by the Planning Commission of the City of Laredo, Texas, and is hereby approved by such Commission on the 5th of JUNE 2003.

Leroy Marin, Chairman — 4-29-04 Date

CERTIFICATE OF OWNER

STATE OF TEXAS
COUNTY OF WEBB

I, Blackstone Dilworth, as President of San Isidro Management, L.C. General Partner for San Isidro Monarch, Ltd., the Owner of the land shown on this Plat, and designated herein as: San Isidro Monarch Subdivision Unit V, in the City of Laredo, County of Webb, Texas, and whose name is subscribed hereto, hereby dedicate the use to the public forever all streets, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

Signature of Owner/Title — 06-19-03 Date

STATE OF TEXAS
COUNTY OF WEBB

Before me, the Undersigned authority, on this day personally appeared Blackstone Dilworth, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that (s)he executed the same for the purpose and considerations therein stated.
WITNESS MY HAND AND SEAL OF OFFICE THIS 19th DAY OF June, 2003.

ESTELLA SOLIS-ROBERTS · MY COMMISSION EXPIRES January 11, 2004

NOTARY PUBLIC — 06-19-03 DATE

LIEN HOLDER'S CERTIFICATE

This subdivision map is hereby approved and adopted by the undersigned Lien Holder this 18 day of March, 2004
By: _____ Title: _____, as an act and deed of _____.

Signature of Bank Officer — 3-18-04 Date

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 (s)he executed the same for the purpose and considerations therein stated.
WITNESS MY HAND AND SEAL OF OFFICE THIS 18 DAY OF March, 2004.

PRISCILLA IRENE ATWELL · NOTARY PUBLIC · STATE OF TEXAS · My Commission Expires 11-19-2005

NOTARY PUBLIC — 3-18-04 DATE

CERTIFICATE COUNTY CLERK

Filed and recorded at 2:54 o'clock PM on the 12th day of MAY, 2004.

Deputy — Margie Ramirez Ibarra, County Clerk – WEBB COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF WEBB

I Margie R. Ibarra, Clerk of the County Court in and for Webb County, do hereby certify that the foregoing instrument dated the 6th day of June, 2003, with it's certificate of authentication was filed for record in my office on the 12th day of May, 2004, at 2:54 o'clock PM in Volume 24 Page 21 of the Map Records of said County.

Deputy — Margie R. Ibarra, COUNTY CLERK WEBB COUNTY, TEXAS — 05/12/04 DATE

ENGINEER/SURVEYOR:
SHERFEY ENGINEERING CO.
104 Del Court
Suite 400
Laredo, Texas
(956) 791-3511

DEVELOPER/OWNER:
SAN ISIDRO MONARCH, LTD.
BY SAN ISIDRO MANAGEMENT, L.C. ITS GENERAL PARTNER
BLACKSTONE DILWORTH, JR., PRESIDENT
HCR #1, BOX 2000
Sandia, Texas 78383
(361) 547-9111

DATE: 05-8-03
REV:
SCALE: 1" = 100'
FILE: 7068.01.dwg
PROJECT: 7068.01

SHERFEY ENGINEERING COMPANY, L.L.C. — 104 Del Court, Suite 400, Laredo, Texas 78041, (956) 791-3511

SAN ISIDRO MONARCH SUBDIVISION UNIT V

A tract of land containing 20.69 acres, more or less, situated in Porcion 22, City of Laredo, Webb County, Texas, being out of a 2,307.1165 acre (called 2,389.5 acres) known as the San Isidro Ranch, being the same property conveyed to San Isidro Monarch, Ltd. by deed recorded in Volume 817, Page 693 of the Deed Records of Webb County.

SHEET NO. 1 OF 1