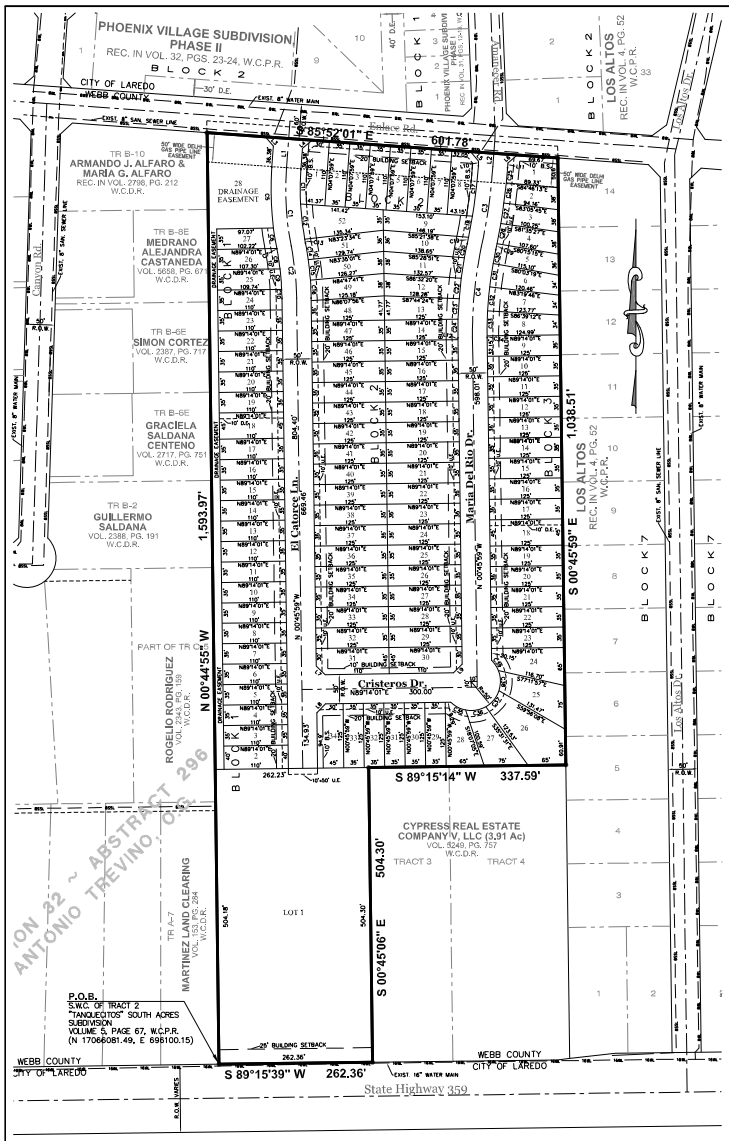


METES AND BOUNDS DESCRIPTION

17.688 ACRE TRACT
Being out and part of
Tracts 2, 3 & 4, "Tanquecitos" South Acres Subdivision
Recorded in Volume 5, Page 67, Webb County Plat Records
Within the limits of the
Webb County, Texas

Being a tract of land found to contain 17.688 acres, more or less, situated in Porcion 32, Abstract 296, Antonio Trevino, Original Grantee, within Webb County, Texas, out and part of Tracts 2, 3 & 4, Tanquecitos' South Acres Subdivision, recorded in Volume 5, Page 67, Webb County Plat Records; this tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod set on the north right-of-way line of State Highway 359, for the southwest corner of said Tract 2, the southwest corner of the herein described tract and POINT OF BEGINNING;

THENCE North 00°44'55" West, 1,539.97 Feet, along the west boundary line of some Tract 2 to a ½" iron rod set on the south right-of-way line of Enrique Road for the northwest corner of this tract;

THENCE South 85°52'01" East, 601.78 Feet, along the same southerly right-of-way line of Enrique Road to a ½" iron rod set on the westerly boundary line of the Los Altos Subdivision, recorded in Volume 4, Page 52, Webb County Plat Records, for the northeast corner of this tract;

THENCE South 00°45'59" East, 1038.51 Feet, along the westerly boundary line of said Los Altos Subdivision to a ½" iron rod set for the northeast corner of the Cypress Real Estate Company V, LLC, 3.91 Acre Tract, recorded in Volume 5249, Pages 757-763, Webb County Deed Records, for the most easterly southeast corner of this tract;

THENCE South 89°15'14" West, 337.59 Feet, to a ½" iron rod found for the northwest corner of said Cypress Real Estate Tract and an interior deflection corner to the left of this tract;

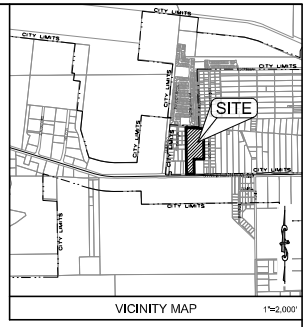
THENCE South 00°45'06" East, 504.30 Feet (called 503.88'), to a ½" iron rod set on the north right-of-way line of State Highway 359 for the southwest corner of the same Cypress Real Estate Tract and the most southerly southeast corner of this tract;

THENCE South 89°15'39" West, 262.36 Feet, along the north right-of-way line of State Highway 359 to the southwest corner said Tract 2, the southwest corner of the herein described tract and the POINT OF BEGINNING.

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

NOTES:

1.-MAINTENANCE OF THE LANDSCAPING SHALL COMPLY WITH THE PROVISIONS OF APPENDIX F-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 24.77.1 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 CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
5.-BASIS OF BEARINGS & DISTANCES:GPS NAD 83 (2011 ADJ.) TEXAS STATE PLANE, 4205 SOUTH ZONE GRID COORDINATES.
6.-P.O.B. COORDINATES REFERENCED TO NAD 83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE ARE PROVIDED FOR GENERAL LOCATIVE PURPOSES.
7.-ACCESS TO STATE HIGHWAY 359 IS SUBJECT TO TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) REVIEW AND APPROVAL.
8.-NO MORE THAN ONE SINGLE FAMILY DETACH DWELLING UNIT SHALL BE LOCATED ON AN INDIVIDUAL RESIDENTIAL LOT



LINE DATA

CLIP	DISTANCE	BEARING
L1	51.38'	N 04°07'59" E
L2	22.85'	N 04°07'59" E
L3	21.21'	S 40°52'01" E
L4	21.21'	N 49°07'59" E
L5	21.21'	S 40°52'01" E
L6	21.21'	N 49°07'59" E
L7	21.21'	S 40°45'59" E
L8	21.21'	N 44°14'01" E
L9	21.21'	N 44°14'01" E
L10	7.85'	N 04°07'59" E
L11	7.85'	N 04°07'59" E
L12	3.01'	N 00°45'59" W

CURVE DATA

CURVE	DELTA ANGLE	RADIUS	ARC	TANG	CHORD	CHORD BEARING
C1	15°14'31"	500.00'	133.01'	66.90'	132.62'	S 03°29'17" E
C2	10°20'33"	500.00'	90.26'	45.25'	90.13'	N 05°56'16" W
C3	07°55'45"	1000.00'	138.39'	69.31'	138.28'	N 08°05'51" E
C4	12°49'43"	700.00'	156.73'	78.69'	156.40'	S 05°36'53" W
C5	11°20'40"	525.00'	103.95'	52.14'	103.78'	S 01°32'21" E
C6	03°51'42"	525.00'	35.38'	17.70'	35.38'	S 09°08'13" E
C7	00°02'09"	525.00'	0.33'	0.16'	0.33'	S 08°05'28" E
C8	04°13'38"	475.00'	35.04'	17.53'	35.04'	N 08°59'43" W
C9	04°13'59"	475.00'	35.09'	17.55'	35.09'	N 04°45'55" W
C10	01°52'56"	475.00'	15.60'	7.80'	15.60'	N 01°42'27" W
C11	07°05'20"	475.00'	58.77'	29.42'	58.73'	S 00°35'19" W
C12	07°23'09"	475.00'	61.21'	30.65'	61.17'	S 06°38'52" E
C13	00°46'09"	475.00'	6.38'	3.19'	6.38'	S 10°43'28" E
C14	03°10'18"	525.00'	29.06'	14.53'	29.06'	N 09°31'23" W
C15	03°50'12"	525.00	35.15'	17.58'	35.15'	N 06°01'09" E
C16	03°20'04"	525.00'	30.95'	15.28'	30.95'	N 02°26'01" W
C17	05°07'13"	975.00'	87.27'	43.66'	87.24'	N 01°41'50" E
C18	02°08'16"	975.00'	36.38'	18.19'	36.38'	N 10°19'50" E
C19	00°39'45"	975.00'	11.28'	5.64'	11.28'	N 11°43'51" E
C20	01°56'13"	725.00'	24.51'	12.26'	24.51'	S 11°05'37" W
C21	02°48'17"	725.00'	35.49'	17.75'	35.49'	S 08°43'22" W
C22	02°47'03"	725.00'	35.24'	17.63'	35.24'	S 05°56'40" W
C23	02°46'20"	725.00'	35.09'	17.55'	35.08'	S 03°08'56" W
C24	02°31'44"	725.00'	32.00'	16.00'	32.00'	S 00°29'53" W
C25	01°26'45"	1025.00'	25.87'	12.93'	25.86'	N 04°51'21" E
C26	01°57'34"	1025.00'	35.05'	17.53'	35.05'	N 06°33'33" E
C27	01°57'32"	1025.00'	35.04'	17.52'	35.04'	N 08°31'03" E
C28	01°57'29"	1025.00'	35.03'	17.52'	35.03'	N 10°28'34" E
C29	00°36'26"	1025.00'	10.86'	5.43'	10.86'	N 11°45'31" E
C30	02°02'59"	675.00'	24.15'	12.08'	24.15'	S 11°02'14" W
C31	03°25'18"	675.00'	40.31'	20.16'	40.30'	S 08°18'06" W
C32	03°28'23"	675.00'	40.92'	20.46'	40.91'	S 04°51'15" W
C33	03°38'33"	675.00'	42.91'	21.46'	42.91'	S 01°17'47" W
C34	00°14'30"	675.00'	2.85'	1.42'	2.85'	S 00°38'44" E
C35	34°02'10"	50.00'	29.70'	15.30'	29.27'	S 62°12'41" E
C36	40°58'29"	50.00'	35.76'	18.68'	35.00'	N 80°17'00" E
C37	40°58'29"	50.00'	35.76'	18.68'	35.00'	N 39°18'31" E
C38	40°58'29"	50.00'	35.76'	18.68'	35.00'	N 01°39'58" W
C39	24°11'10"	50.00'	21.11'	10.71'	20.95'	N 34°14'47" W

LOT AREAS

LOT	AREA (S.F.)	LOT	AREA (S.F.)	LOT	AREA (S.F.)	LOT	AREA (S.F.)
BLOCK 1		BLOCK 2		BLOCK 2		BLOCK 3	
1	132,283	1	4,767	28	4,375	1	4,192
2	4,400	2	3,850	29	4,375	2	3,535
3	3,850	3	3,850	30	5,513	3	3,526
4	3,850	4	3,850	31	5,513	4	3,761
5	3,850	5	3,850	32	4,375	5	3,922
6	3,850	6	3,850	33	4,375	6	4,357
7	3,850	7	3,850	34	4,375	7	4,570
8	3,850	8	4,950	35	4,375	8	4,788
9	3,850	9	5,319	36	4,375	9	4,375
10	3,850	10	5,080	37	4,375	10	4,375
11	3,850	11	4,060	38	4,375	11	4,375
12	3,850	12	4,763	39	4,375	12	4,375
13	3,850	13	4,870	40	4,375	13	4,375
14	3,850	14	4,383	41	4,375	14	4,375
15	3,850	15	4,375	42	4,375	15	4,375
16	3,850	16	4,375	43	4,375	16	4,375
17	3,850	17	4,375	44	4,375	17	4,375
18	4,950	18	4,375	45	4,375	18	5,625
19	3,850	19	4,375	46	4,375	19	4,375
20	3,850	20	4,375	47	4,375	20	4,375
21	3,850	21	4,375	48	4,798	21	4,375
22	3,850	22	4,375	49	4,576	22	4,375
23	3,850	23	4,375	50	4,665	23	4,375
24	3,849	24	4,375	51	4,712	24	6,139
25	3,806	25	4,375	52	6,645	25	6,137
26	3,674	26	4,375			26	9,619
27	3,481	27	4,375			27	5,472
28	31,212*					28	5,067
						29	3,849
						30	3,849
						31	3,848
						32	3,848
						33	3,848
						34	4,834

TOTAL RESIDENTIAL LOTS : 112
TOTAL COMMERCIAL LOTS : 1
* DRAINAGE EASEMENT : 1

CERTIFICATE OF OWNER

STATE OF TEXAS §
COUNTY OF WEBB §

I, JOSE EDMUNDO RAMIREZ, JR., MANAGER FOR CONSOLIDATED TOWNE EAST HOLDINGS, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS SAN JOSE DEL RIO SUBDIVISION, IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.
CONSOLIDATED TOWNE EAST HOLDINGS - OWNER

JOSE EDMUNDO RAMIREZ — DATE
MANAGER

CERTIFICATE OF NOTARY PUBLIC

STATE OF TEXAS §
COUNTY OF WEBB §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOSE EDMUNDO RAMIREZ, 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.

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 ADOPTED BY THE UNDERSIGNED LIEN HOLDER THIS _____ DAY OF _____ 2026

BY: _____

TITLE _____ 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

NAME: _____

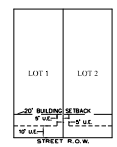
TITLE: _____

FINANCIAL INSTITUTION: _____

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___



TYPICAL UTILITY EASEMENT LAYOUT

CERTIFICATE OF ENGINEER

STATE OF TEXAS §
COUNTY OF WEBB §

I, ROGELIO BALDAZO, 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.

ROGELIO BALDAZO
LICENSED PROFESSIONAL ENGINEER
TEXAS REG. NO. 92652

DATE

CERTIFICATE OF CITY ENGINEER

STATE OF TEXAS §
COUNTY OF WEBB §

I, HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS SAN JOSE DEL RIO SUBDIVISION, PREPARED BY: ROGELIO BALDAZO, LICENSED PROFESSIONAL ENGINEER No. 92652, AND DATED THE _____ DAY OF _____ 20_____ WITH THE LAST REVISED DATE ON _____ AND HAVE FOUND THEM IN THE COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

ELIUD DE LOS SANTOS, P.E. — DATE
CITY ENGINEER

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 _____ 20_____. THE MINUTES OF SAID MEETING REFLECT SAID APPROVAL.

VANESSA GUERRA, AICP — DATE
PLANNING DIRECTOR

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 MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

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

DATE

PLANNING COMMISSION APPROVAL

STATE OF TEXAS §
COUNTY OF WEBB §

THIS PLAT: SAN JOSE DEL RIO SUBDIVISION, 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_____.

DANIELLA SADA PAZ — DATE
COMMISSION CHAIR

CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS §
COUNTY OF WEBB §

I, MARGE RAMIREZ IBARRA, CLERK OF THE COUNTY COURT 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 THE _____ DAY OF _____ 20_____ AT _____O'CLOCK _____M 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

PRELIMINARY

GRAPHIC SCALE IN FEET
25 0 50 100 200

DATE	: 07-22-2026
REVISIONS	:
VERICAL SCALE	: ---
HORIZONTAL SCALE	: 1"=100'
DRAWN	: R.B.
CHECKED	: T.P.N./W.N.
APPROVED	: R.B./W.N.
FIELD BOOK	: ---

LEGEND:
R.O.W. RIGHT OF WAY
P.O.B. POINT OF BEGINNING
W.C.P.R. WEBB COUNTY PLAT RECORDS
W.C.D.R. WEBB COUNTY DEED RECORDS
B.S. BUILDING SETBACK
U.E. UTILITY EASEMENT
W.L. WATER LINE
S.S.L. SANITARY SEWER LINE
⊗ 1/2" IRON ROD

PORRAS NANCE ENGINEERING
304 E. CALTON RD.
LAREDO, TEXAS 78041
TBPE F-6205
TBPLS F-101888
OFFICE (956) 724-3097
www.porrasnance.com

OWNER:
CONSOLIDATED TOWNE EAST HOLDINGS
1219 VICTORIA ST.
LAREDO, TEXAS 78040
(956)237-7980

ENGINEER/SURVEYOR:
PORRAS NANCE ENGINEERING
304 E. CALTON RD.
P.O. BOX 1670
LAREDO, TEXAS 78044
(956) 724-3097 PH
(956) 724-9208 FX

PROJECT DATA:
ACRES : 17.688 ACRES
LOTS : 113 LOTS
R.O.W. : 50'
B/B : 31'

PLAT OF:
SAN JOSE DEL RIO SUBDIVISION
17.688 ACRE TRACT
OUT OF TRACTS 2, 3 & 4, "TANQUECITOS" SOUTH ACRES SUBDIVISION
AS RECORDED IN VOL. 5, PG. 67 W.C.P.R.
PORCION 32 ~ ABSTRACT 296, ANTONIO TREVIÑO, ORIGINAL GRANTEE
WEBB COUNTY, TEXAS

SHEET:
1 OF 1