

NOTES:

- DRIVERS, SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS, IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
- ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
- THE SETBACK SHALL BE DETERMINED BASED ON THIS PLAT DIMENSION ON THE SET BACK TABLE (SEE PAGE 2).
- TO AVOID PLACING CORNER LOT DRIVEWAYS ON THE SIDE OF THE CORNER CLIP, SUCH DRIVEWAYS SHOULD BE ON THE SIDE OF, AND ADJACENT TO THE 5'X5' UTILITY EASEMENT DESIGNATED FOR FUTURE ELECTRICAL PEDESTAL LOCATION.
- 6. OWNER SHALL NOT CHANGE THE GRADES NOR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES, OR OTHER IMPROVEMENTS IN SUCH A MANNER THAT IMPEDES THE ESTABLISHED DRANINGE FLOW, FENCE/MULL WHICH HAS THE POTENTIAL TO BLOCK DRANIAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZE OF OPENING TO ALLOW SUPFACE WATER RUNOFF TO CONTINUE.
- THE RESPONSIBILITY FOR THE MAINTENANCE AND UPKEEP OF THE RETAINING WALLS IN A SAFE AND PROPER CONDITION SHALL REST SOLELY WITH THE PROPERTY OWNERS, THE HOMEOWNERS ASSOCIATION, OR THEIR SUCCESSORS. THE CITY OF LAREDO SHALL BEAR NO RESPONSIBILITY OR LIABILITY FOR SUCH MAINTENANCE.
- 8. THIS DEVELOPMENT HAS A CERTIFICATE OF ADJOINING LANDOWNER FOR RUNOFF DISCHARGE RECORDED IN VOLUME _____, PAGES OF THE WEBB COUNTY DEED RECORDS, TEXAS.
- LOTS 22 & 30, BLOCK 1 & LOT 17, BLOCK 3 ARE UNINHABITABLE LOTS (GREEN SPACE AREAS) AND DESIGNED AS A DRAINAGE & UTILITY EASEMENT, NO FENCE SHALL BE PLACE ON TOP OF THE EASEMENT.
- 10. EROSION, SEDMENT AND STORMWATER CONTROLS ARE REQUIRED FOR ALL LOT CONSTRUCTION, INCLUDING SINGLE-FAMILY, DUPLEX, MULIFRAMICY, AND COMMERCIAL STREET, AND COM
- RETAINING WALL WEEP HOLES WILL DRAIN TO LOWER LOTS. LOTS 1-9, BLOCK 3 AND LOTS 5-15, BLOCK 2. LOT OWNERS WILL NOT COVER. BLOCK OR RESTRICT WEEPS HOLES.

LEGAL DESCRIPTION FOR OFF-SITE DRAINAGE EASEMENT 0.3566 ACRE TRACT

A TRACT OF LAND CONTAINING 0.3566 ACRES (15.534 SF), more or less, situated in Survey 2143, Astroct 391, Aset Morgan, Original Grantes, City of Laredo, Webb County, Texas and Treass, Being all of the 20.29 acre tract, as recorded in Volume 3773, Page 742, Webb My. County Official Public Records, Webb County, Texas. Bring all of the 20.29 acre tract, as recorded in Volume 3773, Page 742, webb My. County Official Public Records, Webb County, Texas. This 0.3566 Acre tract being more particularly described as follows:

BEGINNING at a $\frac{1}{2}$ " found iron rod being the most northwest corner of said 20.29 acre tract, THENCE, N 32'03'28" E, a distance of 787.55 FEET, to a 1/2" iron rod, being the TRUE POINT OF BEGINNING.

THENCE, N 29°35'50" E, a distance of 16.26 FEET, to a point, for an exterior corner hereof;

THENCE, S 59°30'05" E, a distance of 171.48 FEET, to a point, for a deflection hereof;

THENCE, S 50°45'46" E, a distance of 98.49 FEET, to a point, for a deflection hereof; THENCE, S 50'21'00" E, a distance of 229.99 FEET, to a point, for an interior corner hereof;

THENCE, N 48°07'32" E, a distance of 125.80 FEET, to a point, for an exterior corner hereof;

THENCE, S 39'30'04" E, a distance of 156.27 FEET, to a point, being on a curve having a radius of 1,490.00 FEET, a chord of S50'40'04"W=20.00 feet, an exterior corner hereof;

THENCE, along said curve an arc length of 20.00 FEET, same being the north right-of-way boundary line of River Bank Drive, to a point, for an exterior corner hereof;

THENCE, N 39°30'04"W, a distance of 135.36 FEET, to a point, for an interior corner hereof;

THENCE, S 48°07'32"W, a distance of 122.20 FEET, to a point, for an exterior corner hereof;

THENCE, N 50°21'00"W, a distance of 247.16 FEET, to a point, for a deflection hereof;

THENCE, N 50°45'46" W, a distance of 96.89 FEET, to a point, for a deflection hereof; THENCE, N 59°30'05"W, a distance of 170.03 FEET, to a point, for an exterior corner hereof:

THENCE, N $35^{\circ}35^{\circ}52''W$, a distance of 3.76 FEET, to a found %'' iron rod, same being the POINT OF BEGINNING of this 0.3566 acre tract of land, more or less.



LEGAL DESCRIPTION 7.861 ACRE TRACT

A TRACT OF LAND CONTAINING 7.861 ACRES (342,428 SF), more or less, situated in Survey 2143, Abstract 391, Abel Morpan, Original Grantee, City of Loreds, Webb County, Webb County, Texas. Being oil of the 20,29 acre tract, as recorded in Volume 3773, Poge 426, Webb County, Official Public Records, Webb County, Texas. This 7.861 Acre tract being more particularly described as follows:

BEGINNING at a $\frac{1}{2}$ found iron rod being the most northwest corner of said 20.29 acre tract for the northwest corner of this tract and the TRUE POINT OF BEGINNING.

THENCE, N 32'35'52" E, a distance of 200.00 FEET, to a found ½" iron rod, for a

THENCE, N 24'35'52" E, a distance of 200.00 FEET, to a found ½" iron rod, for a deflection hereof; THENCE, N 35'35'52" E. a distance of 60.86 FEET, to a set 1/2" iron rod, for the

THENCE, S 54°23'02" E, a distance of 155.03 FEET, to a set 1/2" iron rod, for a

THENCE, S 35'21'13" W, a distance of 8.12 FEET, to a set 1/2" iron rod, for a

THENCE, S 45°00'00" E, a distance of 356.76 FEET, to a set 1/2" iron rod, for a

THENCE, S 59°00°00" E, a distance of 116.77 FEET, to a set 1/2" iron rod, being on a curve having a radius of 1,490.00 FEET, a chord of S22°50'47"W-231.77 feet;

THENCE, along said curve an arc length of 232.01 FEET, same being the north right-of-way boundary line of River Bank Drive, to a found 1/2" iron rod, being on a curve having a radius of 780.00 FEET, a chord of S20'34'57"W-76.29 feet;

THENCE, along said curve an arc length of 76.32 FEET, same being the north right-of-way boundary line of River Bank Drive, to a found ½" iron rod, for a deflection point, hereof;

THENCE, S $29^{\circ}17'52''W$, a distance of 257.02 FEET, to a found $\frac{1}{2}''$ iron rod, for the southwest corner of said 20.289 acre tract, for the southwest corner hereof

THENCE, N $30^{\circ}24'08''$ W, a distance of 465.00 FEET, to a found $\frac{1}{2}''$ iron rod, same being the POINT OF BEGINNING of this 7.861 acre tract of land, more or less.

PHASE 1 (342,428 SF), 1. Abel Morgan, Original ownion 18, Abstract 21, 50, Wolume 3773, Page 742, ET - PHA
ACRES (342,42
tract 591, Abel Mass and Porcion 18,
of Lorrado, Webb
orded in Volume 3
County, Texas. VILLAS AT SUNSET A TRACT OF LAND CONTAINING 7.881 ACRES
OFFOR OF Mark Labbard Inspired 7.841, acres of the acres of the acres of the 2.024 corned, by
week county official public Records, lab.
Week County, Official Public Records, lab.

DRAWN BY: B.F.S. CHECKED BY: B.F.S. DRAWN DATE: 06.18.2025 PLOTTED DATE:

JOB No. E-341-25 FILE NAME: RHODES STATUS: PRELIMINAR

AS-BUILT: REVISED DATE: 12.12.2025

SCALE: (24"x36") SHEET HOR: 1"=100" VER. N/A SCALE: (11"x17") SHEET HOR: 1"=200" VER. N/A SHEET TOTAL:

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BERNAL F. SLIGHT, P.E. NO.77981 DATE	À
2-	77981
STATE OF TEXAS:	BOO SERVER
COUNTY OF WEBB:	
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE HEREBY CERTIFY THAT HIS PLAT IS TRUE AND MAS PREPARED FROM AN ACTUAL SI PROPERTY MADE UNDER MY SUPPRISSON, ON THE GROUND, THAT THE CORNER MY SUPER SHOWN THEREON WHERE FOUND OR WILL BE PROPERLY PLACED UNDER MY SUPER	
BERNAL F. SLIGHT, R.P.L.S. No. 5328 DATE DATE	F TEXAS, RVEY OF THE UMENTS SION.

PLAT-APPROVAL CITY ENGINEER PLANNING COMMISSION APPROVAL 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 ____ DAY OF ____, 2025, THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL. CERTIFICATION OF COUNTY CLERK FILED OF RECORD AT ___O'CLOCK___M. ON THE___DAY OF_______ 2025 DEPUTY:_ STATE OF TEXAS: COUNTY OF WEBB: I, MARGE R. IBARRA, CLERK OF THE COUNTY COURT IN AND FOR THE WEBB COUNTY. DO HEREBY CERTIFY THAT THE POSCONNE INSTRUMENT DATED THE _____ DAY OF _____ DAY OF _____ DAY OF _____ DAY OF ______ OFFICE ON THE _____ DAY OF ______ OFFICE ON THE ______ DAY OF ______ OFFICE ON THE ______ DAY OF ______ OFFICE ON THE ______ DAY OF ______ OFFICE OWNTY. DEPUTY

PLOT (A)	PLOT 📵	CORNER LOTS				
PROPOSED HOUSE	PROPOSED HOUSE	PROPOSED NO CO				
B.S. FUTURE DRIVEWAY PLECT. U.E. PLECT.	B.S. FUTURE DRIVEWAY ELECT. PEDESTAL	B.S. B.S. O.E. PUTURE DRIVEWAY U.E.				
R,O,W						
NOTE: CORNER LOTS MAY BE PLOT TYPE A OR B AS LABELED ON SHEET 1 OF PLAT. TYPICAL LOT PLOT GRADING TYPES						

BOUNDARY LINE & CURVE TABLES

BUILDING	SETBACK	TABLES

1	SETBACK LINE TABLE LINE # DIRECTION LENGTH S140 M45'00'00'E 20.00' S161 M45'00'00'E 20.00' S142 M45'00'00'E 20.00'
1	\$160 M45'00'00"E 20.00" \$161 M45'00'00"E 20.00" \$142 M45'00'00"E 20.00"
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10 17/17 167 17 18 18 18 18 18 18 1	\$166 MEC'00'00'E 21.86"
11 1972/27 20.07 10 11 12 17 17 17 17 17 17	S167 M60'00'00"E 22.00"
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	S171 M60'00'00'E 20.00'
C13 3381 12330 327/13 #-3372 C46 8.38 19330 34242 (-6.38	\$172 M60'00'00'E 20.00'
017 1.000 1.	S173 M60'00'00'E 20.00'
CO 22.0 3.00 SIFS2 1-22.0 CO 27.24 HSSS 384/35 1-22.0	\$174 M60'00'00'E 23.00'
01 Skill VII.6 35337 F-6129	S175 M60'00'00'E 22.86'
	\$176 M60'00'00'E 34.00'
00 1/12 000 00 00 00 00 00 00 00 00 00 00 00 0	S177 S45'00'00'E 10.24'
CIT 27.00 AUGU MARSA NE 1-27.02 COM 1.552 45.00 SERIOS 2 (-3.5)	\$178 S45'00'00'W 20.00'
CO 4039 4000 S020/08/4039	S179 S45'00'00'W 20.00'
CSC 1627 S2500 S28 940 4-76.73	\$180 S45'00'00'W 20.00'
CV 2137 5330 NO 37 SE W 2132	S181 S45'00'00'W 20.00'
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11. July 200 11. 10. 10. 10. 10. 10. 10. 10. 10. 1	5183 S45'00'00'W 26.00'
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SE 25.14 25.05 MD 34.15 - 25.05 SE 25.44 1,490.05 N241706 E-25.44	S187 S45'00'00'W 35.63'
C29 27.01 85.00 N19736T7T=36.90 C68 X5.94 1,490.00 N2522755T=35.94 S128 S867070TW 28.00 S158 N457070TE 20.00 S158	
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C31 7.15 475.00 NSE 10'05'E-7.15' C70 55.04 1,490.00 NET 16'21'E-55.05'	
C32 42.86 475.00 R29709'05'E-42.86 C71 57.00 1,400.00 N3723'42'E-57.00	
C33 41.17 475.00 1046045712-41.15	
C34 16.37 475.00° N20736'44'E-16.37	
C35 19.89' 525.00' No0*41*39*[92.89'	

UITILITY EASEMENT LINE & CURVE TABLES

LINE TABLE					
LINE #	DIRECTION	LENGTH			
U200	M29735"50"E	16.26			
U201	S50°30'05"E	171.48			
0202	SS0"45"46"E	98.49"			
U203	S50"21"00"E	229.99			
U204	M48'07'32"E	125.80"			
U205	\$39°30'04'E	156.27*			
0206	N39'30'04'W	135.36*			
U207	S48 07 32 W	122.20*			
U208	N50'21'00'W	247.16			
U209	N50'45'46"W	96.89			
U210	N59'30'05'W	170.03			
U211	M35'35'52'E	3.76"			

CURVE TABLE						
URME #	LENGTH	RADIUS	CHORD			
UC200	20.00"	1,490,00	\$50740704"W-20.00"			

LOT AREA TABLES

	-		.01	AIN	LA IAD			
1	BLOCK	1 : LOT TABLE	1	BLOCK	2 : LOT TABLE	1	BLOCK	3 : LOT TABLE
	LOT #	AREA (SQ.FT.)	1	LOT #	AREA (SQ.FT.)	1	LOT #	APEA (SQ.FT.)
	LOT 1	4,748	1	LOT 1	4,479	1	LOT 1	5,544
	LOT 2	3,737	1	LOT 2	3,822	1	LOT 2	4,399
	LOT 3	3,499	1	LOT 3	4,514	1	LOT 3	4,363
	LOT 4	4,385	1	LOT 4	4,483	1	LOT 4	4,327
	LOT 5	6,330	1	LOT 5	6,591	1	LOT 5	4,291
	LOT 6	4,882	1	LOT 6	5,130	1	LOT 6	4,255
	LOT 7	4,145	1	LOT 7	3,061	1	LOT 7	4,218
	LOT 8	4,181	1	LOT 8	3,001	1	LOT 8	4,012
	FOL 8	4,506	1	LOT 9	3,000	1	LOT 9	4,663
	LOT 10	4,212	1	LOT 10	3,000	1	LOT 10	5,416
	LOT 11	3,853	1	LOT 11	3,000	1	LOT 11	3,744
	LOT 12	3,838	1	LOT 12	3,000	1	LOT 12	3,744
	LOT 13	3,780	1	LOT 13	3,000	1	LOT 13	3,894
	LOT 14	3,780	1	LOT 14	3,008	1	LOT 14	4,193
	LOT 15	3,780	1	LOT 15	4,925	1	LOT 15	4,492
	LOT 16	3,780	1			•	FOL 107	4,760
	LOT 17	3,780	1				LOT 17	6,080
	LOT 18	4,354	1					
	LOT 19	5,232	1					
	LOT 20	5,636	1					
	LOT 21	5,098	1					
	LOT 22	3,780	1					
	LOT 23	3,866	1					
	LOT 24	4,204	1					
	LOT 25	4,161	l					
	LOT 26	3,847	1					
	LOT 27	3,874	l					
	LOT 28	4,113	1					
	LOT 29	4,422	1					

DRAWN BY: B.F.S. CHECKED BY: B.F.S. DRAWN DATE: 06.18.2025 PLOTTED DATE:

FILE NAME: RHODES STATUS: PRELIMINARY AS-BUILT:

SCALE: (24"x36") SHEET HOR: 1"=100" VER. N/A SCALE: (11"x17") SHEET

Ft. (B. S (24×36): 1 1

VILLAS AT SUNSET - PHASE 1

A PACT OF LAUD CONTINUED 7.86 A CACES (342.428 S),
more of two, mander in Surger 247.4, America 73.4 A largery, Caces
are to Balancenta, Caces of Caces, Cac

JOB No. E-341-25

REVISED DATE: 12.12.2025

HOR: 1"=200" VER. N/A
SHEET TOTAL:
Z OF Z