

----- PROPOSED UTILITY EASEMENT LINE

---- PROPOSED BUILDING SETRACK LINE

UTILITY CONDUITS DESIGNATION

UTILITY DRAINAGE EASEMENT DEIGNAT TEN

LITLITY BRAINAGE EASEMENT DEIGNATTON

GAS EASEMENT DEISGNATTON

BULLING SETBACK DESIGNATION

EXISTING SANTARY SEWER LINE

EXISTING VATER LINE

EXISTING VATER LINE

EXISTING OAS LINE

EXISTING OWERHEAD LINE

EXISTING LINE

EXISTING

EXISTING

EXISTING

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LITH ITY DRAINAGE FASEMENT DESIGN

2. ACCESS ONTO FM 1472 SHALL REQUIRE APPROVAL FROM TEXAS DEPARTMENT OF TRANSPORTATION.

3. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.

4. THE SETBACK SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.

5. THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS

6. THE PURPOSE OF THIS REPLAT IS TO ADD 0.41 ACRES OF UNPLATTED LAND AND TO REMOVE THE 50 ACCESS EASEMENT.

7. STORM WATER DETENTION IMPROVEMENTS SHALL BE REVIEWED BY THE ENGINEERING DEPARTMENT AS PART OF THE BUILDING PERMIT APPROVAL AND SHALL BE THE RESPONSIBILITY OF THE LAND OWNER TO COMPLY WITH THE STORM WATER MANAGEMENT ORDINANCE.

REQUIRED DETENTION VOLUME: 13,721.4 (CF) AT A DISCHARGE RATE OF 10.3 (CFS).

IN ADDITION TO THE REQUIRED STORAGE VOLUME, ALLOWANCES MUST BE MADE TO ACCOUNT FOR FREEBOARD, ONCE THE LOCATION OF DETENTION HAS BEEN DETERMINED.

VANESSA GUERRA, AICP, PLANNING DIRECTOR

CERTIFICATE OF COUNTY CLERK

WITNESS MY HAND AND SEAL THIS ____ DAY OF ___

sion approved the filing for record of this plat at a public meeting held on the

DEPUTY COUNTY CLERK WEBB COUNTY, TEXAS

DATE

DANIELLA SADA PAZ - PLANNING COMMISSION CHAIRMAN

Being a tract of land containing 1.74 acre tract of land more or less out of Lot 1, Block 1, Nava Ranchino Plat, Volume 37, Page 07, Map Records, Webb Commy, Texus, and Lot 4, 0.0.4 zero tract of land conveyed by deed to Rent A. Nava, recorded in Johnsen 5123, Page 194, Official Public Records, Webb Commy, Texus, situated in Provision 10, Original Carattee, Tomas Sanchez, Abstract 28th, being once particularly described by more as and bounds as follows:

BEGINNING at a 15° iron rod found on the South Right-of-Way line of Highway F.M. 1472 (Mines Road), the most southerly corner of a tract of land conveyed by deed to the City of Lareds, recorded in Volume 3. Pages 244-283. Official Bubble Records, Web County, Texas, also being the point of curvature for a curve turning left, for the northwest corner of the herein described tract:

Thence, along the are of the curve left a distance of 340.02 feet, said curve having a radius of 3014.79 feet, a delta of 06 degrees 27 minutes and 43 seconds, with a chord and chord bearing of 3014.87 feet and North 81 degrees 07 minutes and 12 seconds feats to a 1%" iron rod set, at a non-tangent point, for the northeast corner of the herein described tract;

Thence, along the most westerly line of Coal Mine Road of Ranchitos IV – Los Minerales, South 22° 54' 17" East, a distance of 95.16 feet to a ½" iron rod set, to a point of deflection right of the herein described tract;

Thence, along the most westerly line of said Coal Mine Road, South 20° 34' 40" East, a distance

Thence, along the north lines of said Lot 5, South 67° 18' 19" West, a distance of 122.83 feet to a point at the northeast corner of a tract conveyed by deed to Rene A. Nava recorded in Volume 5125, Page 194, Official Public Records, Webb County, Texas, for an interior corner of the herein described tract.

Thence, along the east line of said Nava tract, South 22° 41° 41° West, a distance of 89.65 feet to a point at the northeast corner of Lot 2, conveyed by deed to Maria Limon recorded in Volume 4440, Pages 846-848, Official Public Records, Webb County, Texas, for the southeast comer of the herein described tract;

Thence, along the north line of said Limon tract, South 67°18′19° West, a distance of 205.00 feet to a point at the orthoses control of Lot 3, a tract conveyed by deed to Doug Stanley for the control of Lot 3, a tract conveyed by deed to Doug Stanley and the control of Lot 200.00 feet to Doug Stanley and Lot 200.00 feet to Lot 200.00

Thence, along the east line of said Cueva Stanley Tract, North 22° 41' 41" West, a distance o 367.06 feet to return and close at the POINT OF BEGINNING of this 1.74 Acre tract of land, more or less.

Basis of Bearings: A found 12 inon not at the northwest corner of Tract 11 and 1/2 iron rod at the northwest corner of Tract 7.1 allel at be: N 67 $^{\circ}$ 16'00° E, 1320.00° Measured by GPS observation to be: N 67 $^{\circ}$ 18'19° E, 1,320.24°

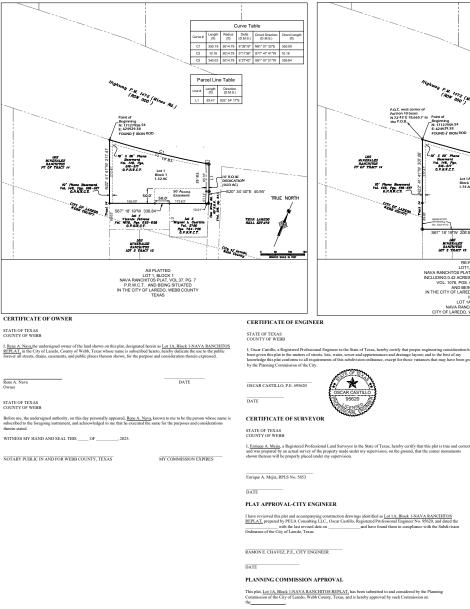
LEGAL DESCRIPTION NAVA RANCHITOS REPLAT

RE-PLAT OF
NAVA RANCHTOSP AT, VOL. 37, PG. 7 P.R.W.C.T.
INCLUDING OF A ACRES OF COPPETION DENNE ANVA
VOL. 125, FGS. 154, OP.R.W.C.T.
THE CITY OF LARED AT ACRES OF CONTROL AND ACRES OF CONTROL ACRES OF CONTROL ACRES OF CONTROL ACRES OF AC

348 Della Falls Dr Laredo, Tx 78045

Consulting IIC
Representation Number F-14954
R218 Creas Verde Rd, Ste. 1001
Lardeb, Texas 7894
Creas Sed-1006 etc.

1.10



Re-Plat