as a series of the contract of Vebb County Deed Record LOT 3 ( IN FEET ) PROJECT, SITE O S.I.R. = SET 1/2" IRON ROD DRAINAGE EASEMENT **3.59 ACRES** O F.I.R. = FOUND 1/2" IRON ROD NE-QUARTER MILE WEST OF LOOP 20 AND DEL MAR MON. - FOUND CONCRETE MONUMENT B.S. = BUILDING SETBACK LOT 41 - UTILITY EASEMENT LOCATION MAP D.E. - DRAINAGE EASEMENT N67'30'40"E \_\_\_\_\_\_\_ IVANA\_CT.\_\_\_\_\_\_ 562.06' 5'U.E. 29"E SCALE 7 - 2000' GENERAL NOTES . Sidewalks and trees will be installed at the issuance of the building \$6701'02"E N22'37'59"E \$67'22'01"E N22'30'40"E \$67'29'20"E \$22'30'40"W permits in accordance with the Laredo Land Development Code. N67'55'20"E N67'29'20'W 36 8 35 35 34 37 33 32 31 31 30 29 8 8 28 8 27 8 2 26 36 28 Lot 6 Block 1 \$22'30'40"W N2. All curb cuts shall comply with the Transportation Block 1 Element of the City of Laredo Comprehensive Plan. N67'29'20"W S67'29'20"E N3. Access is prohibited from Lots 11-21, Block 1 onto Sandhill Drive. N\$6'08'10"E N22'30'40" 567'14'23" S66'59'25" N22'04'40"W N4. Access to Lots 1 and 2, Block 2, shall be limited to . 42 8 43 44 45 one shared curb cut along Bob Bullock Loop. N80'38'58"E N23'00'35"E S30'35'44"E 20' BUILDING SETBACK. 40.00' 55.00' 40.00' N22'45'37"E N22"30'40" \$22'01'15"E \$56'23'54"W \$20'59'31"E N23'51'30"W \$23'55'10"E \$71°20′59″W \$67°30′40″W 2'58'58" 15.6 Block 1 N32'02'40"E N21'03'10"W S67'14'23"E S22'45'37"W N22'29'20"W from lots fronting on Aziz Street right-of-way. 20 feet from corner lots, 10 feet from adjoining property lines, 5 feet \$22'30'40"W LEGAL DESCRIPTION 181'33'29" 99.99 N6. No more than one single-family dwelling shall be located N67"17'00"W 를 **4** 수 42.01 Acre Tract on each residential lot. N44'32'35"E S89'35'06"W **日**。20 夏以19 18 17 16 夏以15 14 13 and other obstructions that would interfere with the flow of water or the 34'22'39" 29.55 \$50'47'26"E maintenance of the drainage swales.(If applicable) 44'24'53" 37.80 \$11'23'39"E ZO BUILDING SETBACK. N43'11'39"W S01'27'42"W S32'54'57"W N61'27'56"E LIEN HOLDER'S CERTIFICATE 34'22'39" 29.5 34'22'39" 29.5 354-361, Webb County Official Public Records, said 42.01 acre tract Holder this 27th day of 2007 itle: Assistant Vice Project as an This subdivision map is hereby approved and adopted by the undersigned Lien being more particularly described by metes and bounds as follows: N67'02'38"W 55.00' 55.00' 55.00' 55.00' 55.00' 55.00' 55.00' 55.00' 55.00' 55.00' 40.00' x 40.00' 55.00' 55.00' 55.00' 55.00' 50.28' BEGINNING at a found punch mark in concrete on the west right-of-way line of Bob Bullock Loop 20, an exterior corner of the By: Lucy Lucio Jitle: Assirant and deed of falcon John Ministrani Rank N79"14"52"E

N79"14"52"E

N33"51"00"E

N22"36"00"W

N42"01"02"W

N79"19"40"W

S55"47"22"W

S18"05"35"W

N39"25"51"W

S40"46"00"W

N85"31"11"E

N37"28"14"E

S75"25"49"E

S41"03"10"E herein described tract: 34'28'59" 29.64 THENCE, S 22°55'20" W, leaving the west right-of-way line of said Bob Q127107 Date Bullock Loop 20 a distance of 28.58 feet to a set 1/2 inch iron rod, Block an exterior corner of the herein described tract: 54'13'43" 45.58 STATE OF TEXAS \$67'30'40"W THENCE, S 67°55'20" W, along the north right-of-way line of Blue COUNTY OF WEBB N87'30'40 € Quail Road (60 foot, R.O.W.) recorded in Garza/Cantu Subdivision, Unit , Volume 24, Page 68 of the Webb County Map Records a distance 34'22'39" 29.55 34'22'39" 29.55 55'07'43" 46.27 Before me, the Undersigned authority, on this day personally appeared 738.24 feet to a found concrete monument, an interior corner of the 10' Utility Easement herein described tract; subscribed to the foregoing instrument, and acknowledged to me that (s)he 31'03'58" 26.76 THENCE, S 22'06'42" E, across Blue Quail Road, a distance of 59.90 executed the same for the purpose and considerations therein stated. 34'22'39" 29.55 feet to a found 1/2 inch iron rod with orange cap, a deflection left; WITNESS MY HAND AND SEAL OF OFFICE THIS \_2/ DAY OF SOAT, 200/. Khaledi Commercial Investments, Li 34'22'39" 29.55 \_ \_ \_ \_ \_ \_ by KCOM Managers, L.L.C. Volume 1982, Pages 354-361 BLOCK \$41'03'10"E \$00'11'03"E \$55'41'23"E THENCE, S 67°01'02" E, a distance of 28.33 feet to a found 1/2 inch 34'22'39" 29.5 iron rod with orange cap, a point on the west right-of-way line for Webb County Official Public Records 4721/34" 40.1 BLOCK 3 Khaledi Commercial Investments, Sandhill Drive (a 60 foot wide right-of-way), a deflection right; by KCOM Managers, L.L.C 9-27-0 DATE. Volume 1982, Pages 354-361 \$26'32'21"E \$07'50'18"W N42'12'57"W \$82'36'13"W THENCE, S 22°04'40" E, along the west right-of-way line for Sandhill 1 Webb County Official Public Records Drive, a distance of 639.29 feet to a set 1/2 inch iron rod, an OFFERE EASIDIENT
3782 SQUARE FOOT TRACT 0.3506 acre Block 1 exterior corner of the herein described tract: 20' Drainage Easement 46'23'53" 39.3 07'16'55" 6.3 PLANNING COMMISSION APPROVAL Vol.24, Pg. 68~ THENCE, S 67'30'40" W, leaving the west right-of-way line of said FOUND 1/2 INCH IRON ROD Webb County Map Records Sandhill Drive a distance of 251.50 feet to a set 1/2 inch iron rod, N1711'54"E 25' Building Setback 25' BUILDING SETBACK an interior corner of the herein described tract; 25' BUILDING SETBACK Khaledi Heights Subdivision Unit 2 has been submitted to and OFFSITE EASEMENT considered by the Planning Commission of the City of Laredo, Texas, and is 20' R.O.W. Dedication THENCE, S 22°22'01" E a distance of 317.37 feet to a set 1/2 inch iron rod, a point on the north right-of-way line of Del Mar Boulevard 3782 Square Foot Tract hereby approved by such Commission on the of Now 2007. S67'37'59 W 550.98 20' Right-of-Way Dedication Recorded in Volume 320, Page 404 (80 foot, R.O.W.), the most southeasterly corner of the herein A tract of land containing 3782 square feet of land, more or less, out Del Mar Boulevard CERTIFICATE OF OWNER of the Khaledi Development, LP. 47.47 acre tract situated in Porcion PLAT APPROVAL - CITY ENGINEER 25, Abstract 50, Juan F. Garcia, Original Grantee per Deed recorded in STATE OF TEXAS THENCE, S 67"37"59" W, along the north right-of-way line for Del Mar Volume 1978, Pages 705-714 of the Webb County Official Public STATE OF TEXAS COUNTY OF WEBB Boulevard, a distance of 550.98 feet to a set 1/2 inch iron rod, an Records, same being out of a 33.78 acre tract conveyed to H.K. exterior corner of the herein described tract; DESIGNS, INC., recorded in Volume 2303, Pages 268-274. Webb County Ross Khaladi, as <u>President</u> of <u>Khaladi Commercial Investments</u>, L.P. by KCOM Official Public Records and a 4.37 acre tract conveyed to Khaled I have reviewed this Plat identified as: Khaledi Heights Subdivision Unit 2, CERTIFICATE COUNTY CLERK THENCE, N 22°22'01" W a distance of 316.19 feet to a set 1/2 inch denogers L.L.C. and H.K. Designs, Inc. a Texas Corporation, the Owner of the Commercial Investments, L.P., recorded in Volume 1982, Pages iron rod, an interior corner of the herein described tract; prepared by JoEmma P. Sherfey, P.E. No. 68028, and dated the 4TH of January land shown on this Plat, and designated herein as: Khaladi Heights Subdivision 354-361, Webb County Official Public Records, said 3782 square foot 20<u>06,</u> with the last revised date on <u>Q4-Q5-Q6</u>, and have found them i Unit 2, in the City of Laredo, County of Webb, Texas, and whose name is tract being more particularly described by metes and bounds as follows: Filed and recorded at 2:17 give location the 20th day of November, 2007 THENCE, S 67'30'40" W a distance of 499.44 feet to a set 1/2 inch compliance with the Subdivision Ordinance of the City of Laredo, Texas. subscribed hereto, hereby dedicate the use to the public forever all streets, iron rod, the most southwesterly corner of the herein described tract; BEGINNING at a found 1/2 inch iron rod on the north right-of-way line drains, easements and public places thereon shown for the purpose and Margie R. I barra for Del Mar Boulevard (80' R.O.W.), being the southeast corner of East consideration therein expressed. THENCE, N 21'59'25" W, a distance of 1,072.04 feet to a found 1/2 Country Subdivision Phase II as recorded in Volume 23, Page 99 of the inch iron rod on the south line of Winfield Subdivision, Phase 5, as Rogelio Rivera, P.E. - City Engineer Webb County Map Records; U//6/07 recorded in Volume 21, Pages 84-85 of the Webb County Map Sounty Clerk - WEBB COUNTY. TEXAS Jobus Alberto Guillen Records, the northwest corner of the herein described tract; 9/27/0-THENCE, N 21'59'25" W, leaving the north right-of-way line said Del STATE OF TEXAS CERTIFICATE OF ENGINEER THENCE, N 67'30'40" E, along the south line of said Winfield COUNTY OF WEBB Mar Boulevard a distance of 315.14 feet to a set 1/2 inch iron rod, Signature of Owner/Title Subdivision, Phase 5, a distance of 2,038.13 feet to a found punch STATE OF TEXAS the northwest corner of the herein described tract: mark in concrete on the west right-of-way line of said Bob Bullock Loop 20, the northeast corner of the herein described tract; I Marsie R. Thurre, Clerk of the County Court in and for Webb County, COUNTY OF WEBB STATE OF TEXAS THENCE, N 67'30'40" E, a distance of 12.00 feet to a set 1/2 inch do hereby certify that the foregoing instrument dated the 23th day of COUNTY OF WEBB iron rod, the northeast corner of the herein described tract: THENCE, S 22°10'30" E, along the west right—of—way line of said Bob Bullock Loop 20 a distance of 337.88 feet to return to and close at I hereby certify that proper engineering consideration has been given this Plat to Seatember, 200 t, with it's certificate of authentication was filed for record in the matters of streets, lots, water, sewer and appurtenances and drainage my office on the 20th day of New 1200 to at 2:11 O'clock PM, in Volume 27 Page 17,76,78 of the Map Records of said County. Before me, the Undersigned authority, on this day personally appeared THENCE, S 21°59'25" E, a distance of 315.16 feet to a set 1/2 inch the POINT OF BEGINNING, containing 42.01 acres of land. ayout; and to the best of my knowledge, this Plat conforms to all requirements Ross Khaledi, known to me to be the person whose name is subscribed to the iron rod, a point on the north right-of-way line of said Del Mar of the Subdivision Ordinance, except for those variances that may have been foregoing instrument, and acknowledged to me that (s)he executed the same for Boulevard, the southeast corner of the herein described tract: 68028 SONAL ENGLISHED granted by the Planning Commission of the City of Laredo, Texas. Basis of Bearings: the purpose and considerations therein stated. Found 1/2 inch iron rods on the west line of Sandhill Drive. THENCE, S 67'37'59" W, a distance of 12.00 feet to return to and WITNESS MANUFACTURED, AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_\_\_, 200\_\_\_\_. close at the POINT OF BEGINNING of this 3782 square foot tract. Maraie R. T. DANY & COUNTY CLERK
WEBB COUNTY, TEXAS Called: S 22'04'49 W, 937.24' Measured: S 22'04'49 W. 937.15' 09.25.07 ENGINEER/SURVEYOR: DEVELOPER/OWNER: DEVELOPER/OWNER: CERTIFICATE OF SURVEYOR

STATE OF TEXAS

COUNTY OF WEBB

properly placed under my supervision.

FRANCISCO ESTRADA I'

5862 <sub>v</sub>

l, the undersigned, a Registered Professional Land Surveyor in the State of Texas,

correct and was prepared from an actual survey of the property made under my

09-25-07 Date

hereby certify that this Khaledi Heights Subdivision - Unit 2 Plat is true and

supervision, on the ground, that the corner monuments shown thereon will be

CENT OF PLANNING COMMISSION APPROVAL

11/20/07

The City of Laredo Planning Commission approved the filing for record of this

reflect such approval

Plat at a public meeting held on the 5th of November 2007 The minutes of meeting

ROSS KHALEDI, PRESIDEN

a TEXAS CORPORATION

SHERFEY
ENGINEERING

SHERFEY

H.K. DESIGNS, INC.,

P.O. BOX 451130

SHERFEY ENGINEERING CO.

DATE: 01-04-06 REV: 05-14-07

SCALE:1" = 100'

FILE:8066.02.dwg

PROJECT: 8066.02

104 Del Court

Laredo, Texas 78041

(956) 791-3511

Suite 400

ROSS KHALEDI, PRESIDENT

by KCOM MANAGERS, L.L.C.

104 Del Court

Suite 400

P.O. BOX 451130

Laredo, Texas 78045-0027 Laredo, Texas 78045-0027

COMPANY, L.L.C. (956) 791-3511

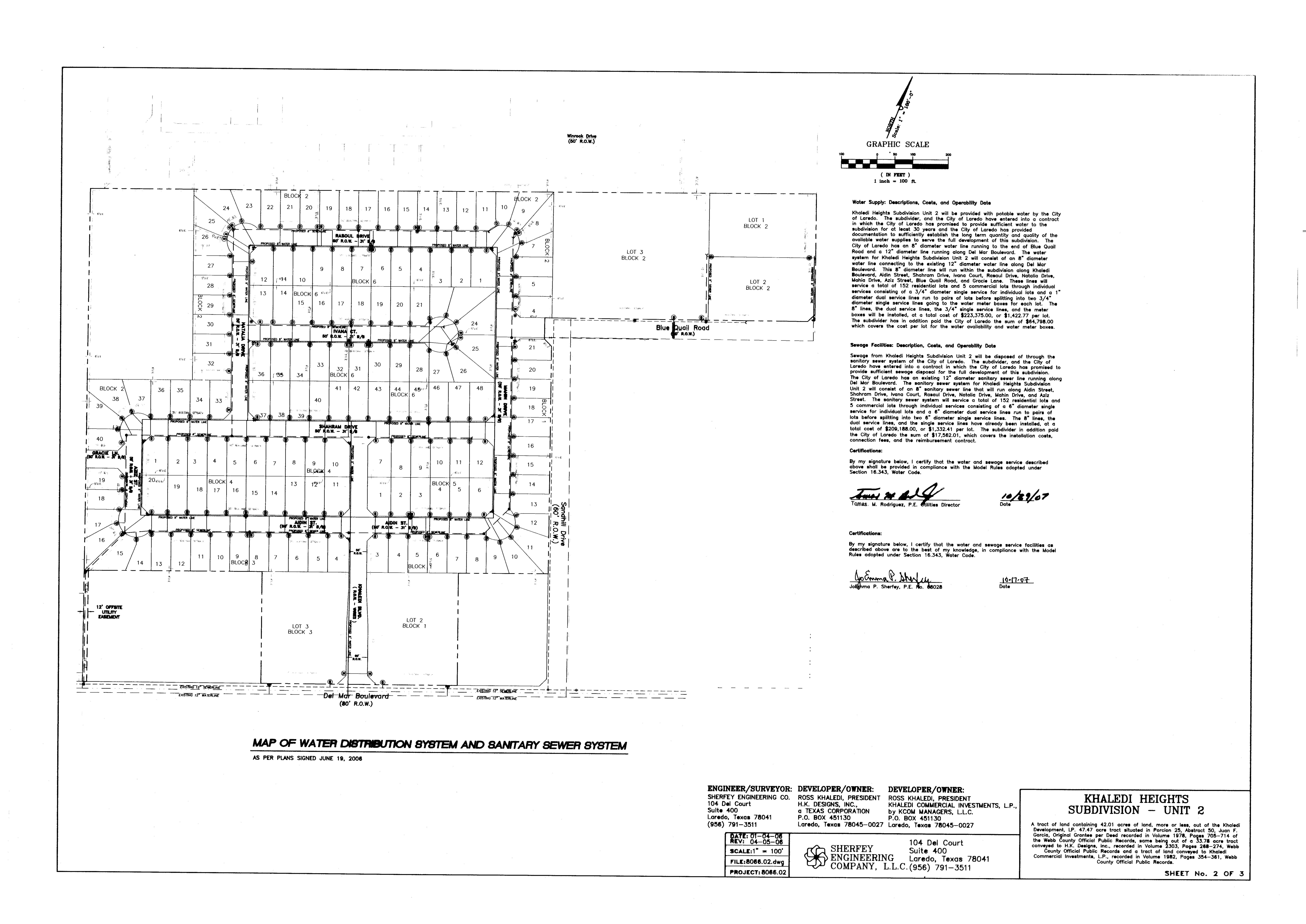
KHALEDI COMMERCIAL INVESTMENTS, L.P.

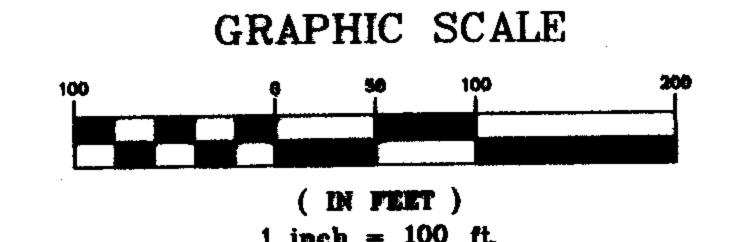
Laredo, Texas 78041

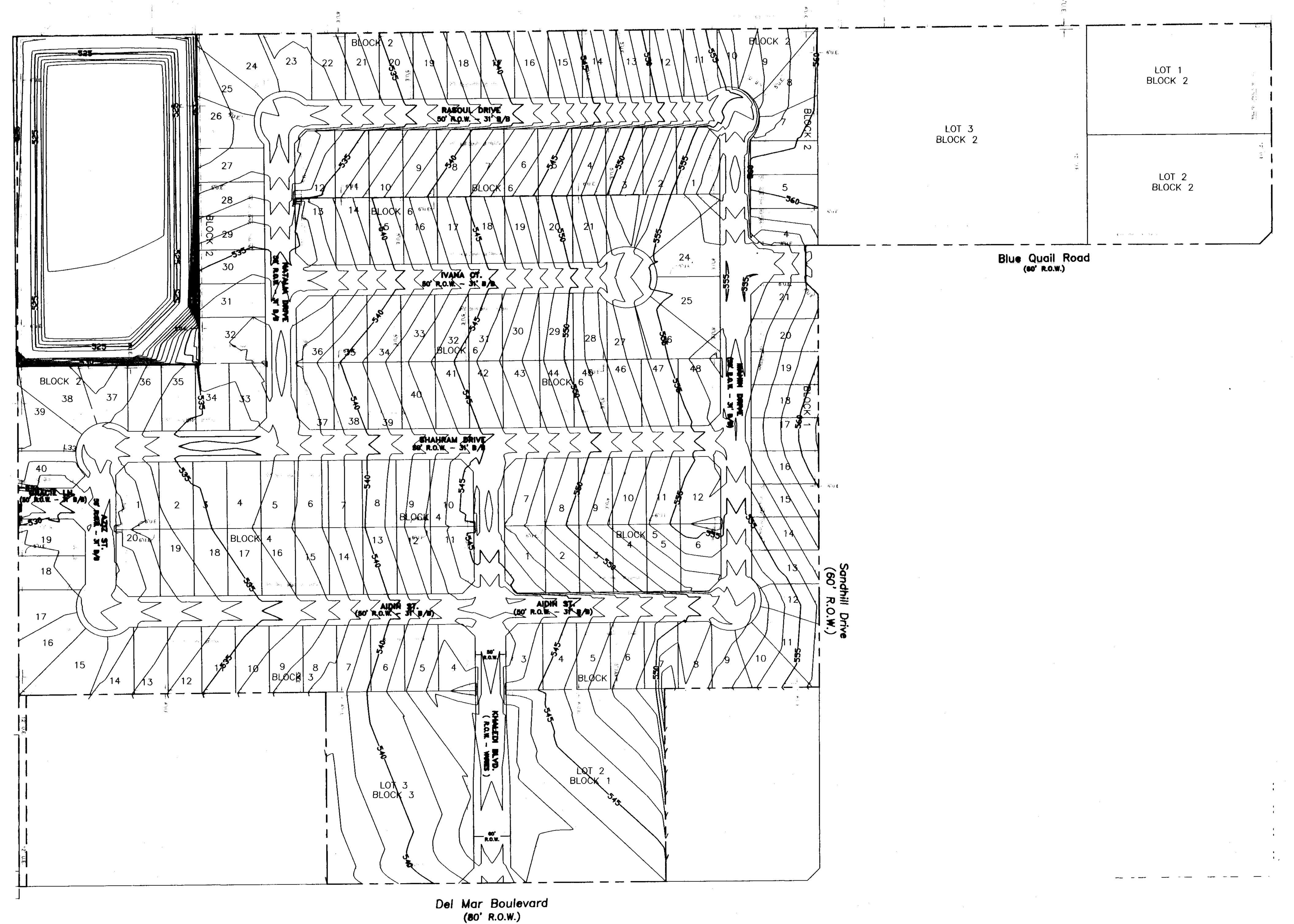
## KHALEDI HEIGHTS SUBDIVISION - UNIT 2

A tract of land containing 42.01 acres of land, more or less, out of the Khaledi Development, LP, 47.47 acre tract situated in Porcion 25, Abstract 50, Juan F. Garcia, Original Grantee per Deed recorded in Volume 1978, Pages 705-714 of the Webb County Official Public Records, same being out of a 33.78 acre tract conveyed to H.K. Designs, Inc., recorded in Volume 2303, Pages 268-274, Webb County Official Public Records and a tract of land conveyed to Khaledi Commercial Investments, L.P., recorded in Volume 1982, Pages 354-361, Webb County Official Public Records.

SHEET No. 1 OF 3







POST DEVELOPMENT TOPOGRAPHY

AS PER PLANS SIGNED JUNE 19, 2006

ENGINEER/SURVEYOR: DEVELOPER/OWNER: SHERFEY ENGINEERING CO. 104 Del Court Suite 400 Laredo, Texas 78041 (956) 791-3511

DEVELOPER/OWNER: ROSS KHALEDI, PRESIDENT
H.K. DESIGNS, INC.,
a TEXAS CORPORATION
P.O. BOX 451130
Laredo, Texas 78045-0027
PRESIDENT
ROSS KHALEDI, PRESIDENT
KHALEDI COMMERCIAL INVESTMENTS, L.P.,
by KCOM MANAGERS, L.L.C.
P.O. BOX 451130
Laredo, Texas 78045-0027

SHERFEY Suite 400
ENGINEERING Laredo, Texas 78041
COMPANY, L.L.C.(956) 791-3511 SCALE:1" = 100' FILE:8066.02.dwg PROJECT: 8066.02

## KHALEDI HEIGHTS SUBDIVISION - UNIT 2

A tract of land containing 42.01 acres of land, more or less, out of the Khaledi Development, LP. 47.47 acre tract situated in Porcion 25, Abstract 50, Juan F. Garcia, Original Grantee per Deed recorded in Volume 1978, Pages 705—714 of the Webb County Official Public Records, same being out of a 33.78 acre tract conveyed to H.K. Designs, Inc., recorded in Volume 2303, Pages 268—274, Webb County Official Public Records and a tract of land conveyed to Khaledi Commercial Investments, L.P., recorded in Volume 1982, Pages 354—361, Webb County Official Public Records.

SHEET No. 3 OF 3