

Beginning at a found 5 1/2 inch iron rod being the southeasterly corner of a remainder of S/2 9/10 Acre Tract, recorded in Volume 4890, Pages 425-437 Official Public Records of Webb County, Texas, same being an exterior corner of said Tract 1, situated on the northerly Right-of-Way of Rancho Viejo Drive of said Embury and Southeast Quadrant - Unit 1, recorded in Volume 30, Page 79, Plat Records of Webb County, Texas, for the **POINT OF BEGINNING** of the 12-12724 acre parcel and the **southeasterly corner** hereat;

Thence along a curve to the left, having a chord bearing, N62°45'02"E, 342.70 feet, subtended by an arc having a radius of 2,030.00 feet, with the northerly line of herein described parcel, a distance of 343.11 feet, to a set 1/4 inch iron

Thence, 533.39'±22' E, with the easterly line of herein described parcel, a distance of 388.34 feet, to a set ¾ inch iron rod, for a point of curvature hereof.

Thence, S22°28'53"W, with the easelty line of herein described parcel, a distance of 331.10 feet, to a set 3/4 inch iron rod, for the southeasterly corner hereof.

Thence N67°31'07"W with the common boundary between said Rancho Viejo

Thence along a curve to the left, having a chord bearing N72°22'25"W, 90.56 feet, subtended by an arc having a radius of 535.00 feet, with the common boundary between said Rancho Viejo Drive Right-of-Way and said Tract 1.

NOTES:

2. ALL CURB CUTS SHALL COMPLY WITH THE

3. THE POINT OF BEGINNING FOR THIS SUBDIVISION IS A FOUND 1/2 INCH ROD SITUATED ON THE NORTHERLY RIGHT-OF-WAY OF RANCHO VIEJO DR.
N: 17105488.30

5. HOMEOWNER SHALL NOT CHANGE THE GRADES OR

FENCE/WALL WHICH HAS THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZE OF OPENINGS TO PERMIT

RESPECTIVE LOT, ADEQUATE OPENINGS ON FENCES FOR THESE LOTS SHALL BE MADE TO ALLOW FOR RUNOFF TO LEAVE THE LOT.

8. THIS DEVELOPMENT IS NOT LOCATED INSIDE THE FLOODPLAIN ACCORDING TO FEMA MAP.

10. THE FINISHED FLOOR ELEVATION FOR LOTS 21-24, BLOCK 1, SHALL BE 18" HIGHER THAN THE BACK OF CURB.

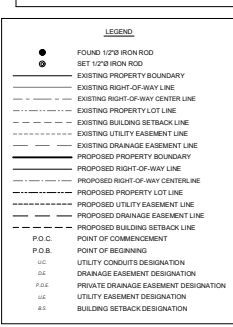
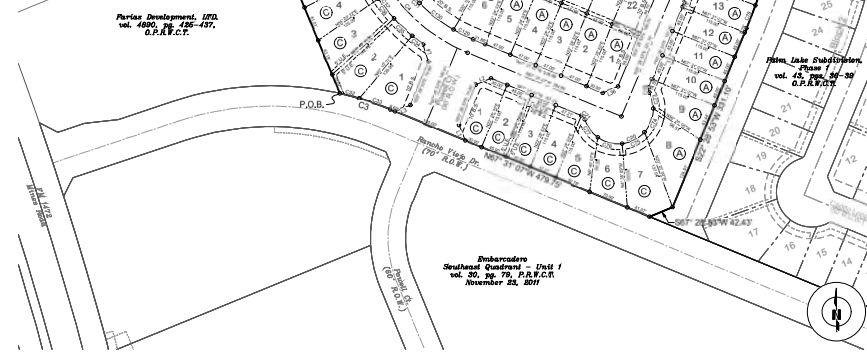
12. THE POST DEVELOPED RUNOFF FOR THIS PHASE HAS BEEN RECONCILE WITH THE DETENTION POND ON EMBARCADERO SOUTHEAST QUADRANT - PHASE 1.

25	0.1268	5524
26	0.1268	5524
27	0.1268	5524
28	0.1268	5524
29	0.1268	5524
30	0.1268	5524
31	0.1251	5449
32	0.1188	5175
33	0.1188	5175
34	0.1188	5175
35	0.1188	5175
36	0.1178	5175
37	0.1313	5718
38	0.1564	7245
39	0.1689	7359
40	0.1286	5602
41	0.1215	5491
42	0.1222	5322
43	0.1222	5322
44	0.1222	5322
45	0.1197	5215
46	0.1228	5350
Total Lots in Block 2 = 46		

Block	Lot	Acreage	SQ.FT.
1	1	0.1485	6470
2	2	0.1214	5290
3	3	0.1214	5290
4	4	0.1214	5290
5	5	0.1214	5290
6	6	0.1214	5290
7	7	0.1214	5290
8	8	0.1214	5290
9	9	0.1214	5290
10	10	0.1214	5290
11	11	0.1214	5290
12	12	0.1218	5301
13	13	0.1361	7591
14	14	0.1662	7511
15	15	0.1217	5300
16	16	0.1214	5290
17	17	0.1214	5290
18	18	0.1214	5290
19	19	0.1214	5290
20	20	0.1214	5290
21	21	0.1214	5290
22	22	0.1214	5290
23	23	0.1214	5290
24	24	0.1214	5290
25	25	0.1214	5290
26	26	0.1485	6470
Total Lots in Block = 26			

Block	Lot	Acreage	SQ.FT.
6	1	0.1269	5529
	2	0.1180	5139
	3	0.1386	6035
	4	0.1351	5885
	5	0.1505	6556
	6	0.1250	5447
	7	0.1300	5664
	8	0.1320	5749
	9	0.1163	5086
	10	0.1407	6131
	11	0.1734	7554
	12	0.1365	5945
	13	0.1650	7186

Total Lots in Block 6 = 13



P

LAT

01 of 03 2.0

Line #	Length	Direction
L1	26.28	S22° 31' 07"E
L2	26.28	S22° 31' 07"E
L3	26.28	S81° 29' 53"W
L4	31.22	S18° 39' 34"E
L5	26.28	N22° 30' 24"E
L6	26.28	S22° 30' 24"E
L7	26.28	N22° 30' 24"E
L8	26.28	N22° 30' 24"E
L9	25.52	N18° 02' 13"W
L10	26.28	N22° 30' 24"E
L11	26.28	N22° 30' 24"E
L12	10.42	S86° 28' 30"E
L13	26.28	N22° 30' 24"E
L14	26.28	N22° 30' 24"E
L15	26.28	N22° 30' 24"E
L16	26.28	N22° 30' 24"E
L17	26.28	N22° 30' 24"E
L18	26.28	N22° 30' 24"E
L19	26.28	N22° 30' 24"E
L20	26.28	N22° 30' 24"E
L21	26.28	N22° 30' 24"E
L22	14.52	N31° 40' 36"E
L23	14.52	N31° 40' 36"E
L24	26.28	N22° 30' 24"E
L25	26.28	N22° 30' 24"E
L26	26.28	N22° 30' 24"E
L27	26.28	S22° 30' 24"E
L28	26.28	S22° 30' 24"E
L29	15.32	S19° 02' 29"E
L30	15.32	S19° 02' 29"E
L31	27.24	N45° 05' 52"W
L32	27.24	N45° 05' 52"W
L33	13.62	S82° 03' 49"E
L34	13.62	S82° 03' 49"E
L35	27.24	S24° 30' 17"E
L36	26.28	N22° 30' 24"E

STATE OF TEXAS
COUNTY OF WEBB

I, _____, Clerk of the County Court in and for Webb County, Texas, do hereby certify that the foregoing instrument dated the _____ day of _____, 2025 with the certificate of authentication was filed of record in my office on the _____ day of _____, 2025 at _____ o'clock _____ m. in Volume _____ Page(s) _____ of the map records of said County.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2025.

DEPUTY COUNTY CLERK

The record of the drawing is on file at the offices of Day Engineering Company, Inc., 9901 McPherson Avenue, Suite 104, Lenexa, Texas. This document is released for the purpose of reference, coordination, and/or facility management under the authority of the named professional, registration number and date on the seal affixed. COPRIGHT 2024, Day Engineering Company, Inc. This document was prepared using computer assisted design and drafting equipment and saved on magnetic media. Neither the printed document nor the magnetic media may be altered or amended by any party other than Day Engineering Company, Inc.

Water Supply: Description, Costs, and Operability Date

Palm Lake Subdivision, Phase 2 will be provided with potable water by the City of Laredo. The subdivisor, and the City of Laredo have entered into a contract in which the City of Laredo has promised to provide sufficient water to the subdivision for at least 30 years and the City of Laredo has provided documentation to sufficiently establish the long term quality and quantity of the available water supplies to serve the full development of this subdivision. The water system for Palm Lake Subdivision, Phase 2 consists of 12" water line on Rancho Viejo Dr. and 16" water line on the existing 12" water line of Palm Lake Dr. From these two connections, 8" water lines will connect to an 8" water line that loops on Ladoga Lp. Arthur Dr., Flash Dr. and Stanford Dr. connect to Ladoga Lp. with 8" water lines. From the 8" lines, thirty 3/4" diameter single service lines and sixty five 3/4" diameter dual service lines run to pairs of lots before splitting into 1" diameter single service lines going to the meter boxes for each lot.

The 8" diameter lines, the 3/4" diameter single service lines, the 1" dual service lines, and meter boxes have been placed under a letter of credit, at a total cost of \$709,535.00 or \$4,434.59 per lot. The subdivisor has in addition paid the City of Laredo the sum of \$54,600 which covers the cost per lot for the water availability fees.

Sewer Facilities: Description, Costs, and Operability Date

Sewage from Palm Lake Subdivision, Phase 2 will be disposed of through the sanitary sewer system of the City of Laredo. The subdivisor, and the City of Laredo have entered into a contract in which the City of Laredo has promised to provide sufficient sewage disposal for the full development of this subdivision for at least 30 years. The sanitary sewer system for Palm Lake Subdivision, Phase 2 consists of 8" diameter sanitary sewer lines that connect into an existing 8" sewer line on Arthur Dr. Flash Dr. and Stanford Dr. connect to the 8" sanitary sewer line on Ladoga Lp. From the 8" lines, forty 6" diameter single service lines and sixty 6" diameter dual service lines run to provide sanitary sewer service for each lot.

The 8" diameter lines, the 6" diameter single service lines, and the 6" diameter dual service lines have been placed under a letter of credit, at a total cost of \$929,818.00 or \$5,180.11 per lot.

CERTIFICATE OF UTILITY DIRECTOR

STATE OF TEXAS
COUNTY OF WEBB

By my signature below, I certify that the water and sewerage service described above shall be provided in compliance with the Model Rules and Local Water Code.

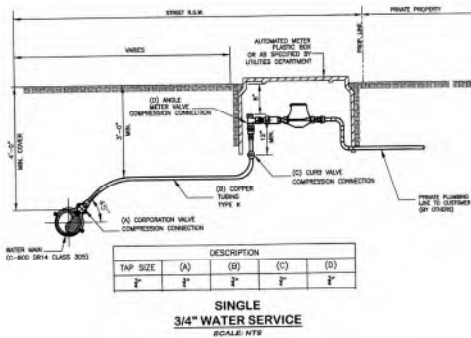
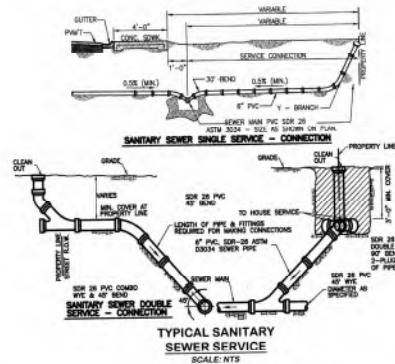
W.D. Patterson
UTILITY DIRECTOR
DATE 4-8-25
DATE 4-8-25
DATE 4-8-25

CERTIFICATE OF ENGINEER

STATE OF TEXAS
COUNTY OF WEBB

By my signature below, I certify that the water and sewerage service described above shall be provided in compliance with the Model Rules and Local Water Code.

Ramiro Ibarra
DATE 4/3/25
DATE 4/3/25
DATE 4/3/25



WATER DISTRIBUTION SYSTEM AND SANITARY SEWER SYSTEM



LEGEND

●	POLE-12" HOUSING
—	8" 12" HOUSING
—	EXISTING PROPERTY BOUNDARY
—	EXISTING RIGHT-OF-WAY LINE
—	EXISTING RIGHT-OF-WAY CENTERLINE
—	EXISTING PROPERTY LOT LINE
—	EXISTING BUILDING SETBACK LINE
—	EXISTING UTILITY EASEMENT LINE
—	EXISTING DRAINAGE EASEMENT LINE
—	PROPOSED PROPERTY BOUNDARY
—	PROPOSED RIGHT-OF-WAY LINE
—	PROPOSED RIGHT-OF-WAY CENTERLINE
—	PROPOSED PROPERTY LOT LINE
—	PROPOSED UTILITY EASEMENT LINE
—	PROPOSED BUILDING SETBACK LINE
—	PROPOSED SANITARY SEWER LINE
—	PROPOSED WATER DISTRIBUTION LINE
—	PROPOSED DOUBLE SEWER SERVICE
—	PROPOSED SINGLE WATER SERVICE
—	PROPOSED DOUBLE WATER SERVICE
—	PROPOSED FIRE HYDRANT
—	PROPOSED SANITARY SEWER MANHOLE
—	PROPOSED WATER VALVE
—	PROPOSED WATER LINE CAP
—	UTILITY EASEMENT DESIGNATION
—	BUILDING SETBACK DESIGNATION

San Pedro Southwest, Ltd.
5901 McPherson Ave. Ste. 201
Laredo, Texas 78045
(956) 796-1101

SLAY ENGINEERING
Company, Inc.
REGISTERED PROFESSIONAL ENGINEER
No. 109982
Laredo, Texas 78045
(956) 791-8800 - Tel.
(956) 791-1333 - Fax

Palm Lake Subdivision, Phase 2
a 27.125 acre tract of land being out of a
201.0666 acre tract, being out of a
Development L.T.D. property, recorded in
volume 4860, page 422-427.
O.P.A.W.C.I.

PLAT

04 - 04 **2.3**

