

METES AND BOUNDS DESCRIPTION

16.005 ACRE TRACT
 Being out and part of
 Parcel 32 - Abstract 286 - Antonio Treviño, Original Grantee
 Within the limits of the
 City of Laredo, Webb County, Texas

Being a 16.005 acre tract of land, more or less, situated in Parcel 32, Abstract 286, Antonio Treviño, Original Grantee, within the limits of the City of Laredo, in Webb County, Texas, said 16.005 acre tract being out and part of Summerville Park Partnership 77.5361 Acre Tract, as recorded in Volume 2833, Pages 608-618 of the Webb County Deed Records, Webb County Texas; and more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a found 1/2" iron rod for the Northeast corner of Los Presidentes Unit 11 (amended), as recorded in Volume 25, Page 127 of the Webb County Deed Records, being a point on the Western right-of-way line of Loop 20 (Custro Venette Rd.), the Southeast corner of the herein described tract and the POINT OF BEGINNING;

THENCE South 89°22'05" West, 602.98 Feet, along the North Boundary line of said Los Presidentes, Unit 11, to a set 3/4" iron rod for the Southeast corner of this tract;

THENCE North 01°57'05" East, of 13.36 feet passing the Southeast corner of Freedom Park Subdivision, Phase 4, as recorded in Volume 25, Page 102 of the Webb County Deed Records, continuing along the common boundary line with said Freedom Park Subdivision, Phase 4, for a total distance of 1478.25 feet, to a set 3/4" iron rod for the Southeast corner of the City of Laredo, Texas 15.38 Acre Tract, as recorded in Volume 2833, Pages 608-618 of the Webb County Deed Records and the Northwest corner of this tract;

THENCE along the Southerly boundary line of said 15.38 Acre tract, being the Northerly boundary line of the herein described tract, as follows:

South 51°31'01" East, 282.58 Feet, to a set 3/4" iron rod for an exterior deflection corner to the right of this tract;

South 42°08'43" East, 340.32 Feet, to a set 3/4" iron rod for an exterior deflection corner to the left of this tract;

South 51°31'05" East, 107.70 Feet, to a set 3/4" iron rod for the Southeast corner of aforesaid 15.38 Acre tract, a point on the Western right-of-way line of Loop 20 and the Northeast corner of this tract;

THENCE along said Western right-of-way line of Loop 20, being the Eastern boundary line of the herein described tract, as follows:

South 01°57'05" West, 158.69 Feet, to a found T&O'D disc monument for and exterior deflection corner to the left of this tract;

South 12°03'03" East, 103.07 Feet, to a found T&O'D disc monument for and exterior deflection corner to the right of this tract;

South 01°57'05" West, 229.89 Feet, to a found T&O'D disc monument for and exterior deflection corner to the right of this tract;

South 44°43'13" East, 54.49 Feet, to a found T&O'D disc monument for and exterior deflection corner to the left of this tract;

South 01°57'05" West, 60.00 Feet, to a found T&O'D disc monument for and exterior deflection corner to the left of this tract;

South 40°49'02" East, 54.49 Feet, to a found T&O'D disc monument for and exterior deflection corner to the right of this tract;

South 01°57'05" West, 278.99 Feet, to a found T&O'D disc monument for and exterior deflection corner to the left of this tract;

South 20°02'28" East, 71.38 Feet, to the Northeast corner of aforesaid Los Presidentes Unit 11, the Southeast corner of this tract and the POINT OF BEGINNING.

Book of Bearings
 GPS NAD 83 (2011 ADJ.), Texas State Plane, 4205 South Zone, Grid Coord

CERTIFICATE OF OWNER

STATE OF TEXAS
 COUNTY OF WEBB
 I, JESUS J. RUIZ, PRESIDENT OF HOME MART, INC. A TEXAS CORPORATION, OWNER OF THE LAND SHOWN ON THE MAP DESIGNATED HEREIN AS LOMA VERANOS SUBDIVISION, IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS AND WHOSE NAME IS SUBSCRIBED HEREIN, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

CERTIFICATE OF NOTARY PUBLIC

STATE OF TEXAS
 COUNTY OF WEBB
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JESUS J. RUIZ, 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.

CERTIFICATE OF ENGINEER

STATE OF TEXAS
 COUNTY OF WEBB
 I, ROSOLIO 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 OF LAREDO, TEXAS.

CERTIFICATE OF LIENHOLDER

THIS SUBDIVISION MAP IS HEREBY APPROVED AND ADOPTED BY THE UNDERSIGNED LIEN HOLDER THIS _____ DAY OF _____, 2024

CERTIFICATE OF NOTARY PUBLIC

STATE OF TEXAS
 COUNTY OF WEBB
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ 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.

CERTIFICATE OF SURVEYOR

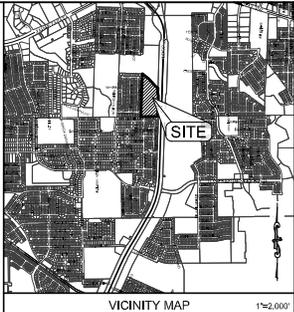
STATE OF TEXAS
 COUNTY OF WEBB
 I, WAYNE NANCE, THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUNDS THAT THIS PLAT CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

NOTES:

- 1-MANTENANCE 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-CURBSIDE 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-ALL EASEMENTS & DISTANCES OPS NAD 83 (2011 ADJ.) TEXAS STATE PLANE, 4205 SOUTH ZONE GRID COORDINATES.
- 6-POB, COORDINATES REFERENCED TO NAD 83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE ARE PROVIDED FOR GENERAL PURPOSES.
- 7-ACCESS TO LOOP 20 IS SUBJECT TO TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) REVIEW AND APPROVAL.
- 8-LOTS 1-15, BLOCK 3, SHALL BE PROHIBITED FROM HAVING ACCESS THROUGH LOOP 20.
- 9-LOTS 1, 2 & 3, BLOCK 1; LOTS 1-6, BLOCK 2; LOTS 1-15, BLOCK 3 AND LOTS 1-15, BLOCK 4 WILL HAVE SOME SURFACE WATER DRAINING TOWARDS THE BACK OF THE LOTS. THE GRADES OR CONSTRUCTION FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS, IN SUCH MANNER THAT IMPEDES THE ESTABLISHED DRAINAGE FLOW. FENCES/WALLS WHICH HAVE THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZES OF OPENINGS TO PERMIT SURFACE RUNOFF TO CONTINUE TO FLOW.
- 10-LOTS 3-32, BLOCK 1; LOTS 7-8, BLOCK 2; LOTS 16-30, BLOCK 4; LOT 1, BLOCK 5 AND LOT 1, BLOCK 6 WILL HAVE LOT DRAINING TYPE "A"; LOTS 1, 2 & 3, BLOCK 1; LOTS 1-6, BLOCK 2; LOTS 1-15, BLOCK 3 AND LOTS 1-15, BLOCK 4 WILL HAVE LOT DRAINING TYPE "B", AS SHOWN ON SHEET 2 OF 2 OF THIS PLAT.
- 11-STRUCTURES ON LOT 1, BLOCK 2 AND LOT 15, BLOCK 3 SHALL HAVE A MINIMUM FINISH FLOOR ELEVATION OF 443.00.
- 12-NO PLANTING, STRUCTURE, FENCE, WALL, BERM OR OTHER OBSTRUCTION TO VISION EXCEEDING THREE (3) FEET IN HEIGHT SHALL BE INSTALLED, CONSTRUCTED OR MAINTAINED AS TO OBSTRUCT CROSS-VISIBILITY IN THE CLEAR VIEW EASEMENT (C.V.E.), AS SHOWN ON LOTS 2-4, BLOCK 3.
- 13-IF IT IS DETERMINED THAT A RUNOFF ACCEPTANCE LETTER FOR DRAINAGE RUNOFF DISCHARGE AS RECORDED IN VOLUME 2833, PAGES 608-618, OF THE OFFICIAL PUBLIC RECORDS, WEBB COUNTY TEXAS, FIRE-DEVELOPMENT AND DRAINAGE RUNOFF WILL BE CONVEYED BY THE PROPOSED STREETS AND STORM DRAINAGE SYSTEM AND ULTIMATELY DETAINED ON EXISTING AND FUTURE DETENTION POND FACILITIES.

LINE DATA	LINE DATA	LINE DATA
CBP	DISTANCE	BEARING
L1	12.65'	S 25°16'17" E
L2	12.65'	S 25°16'17" E
L3	12.65'	S 25°16'17" E
L4	17.84'	S 88°03'20" E
L5	20.90'	N 25°44'18" E
L6	19.21'	N 48°07'00" E
L7	21.21'	N 43°02'58" E
L8	21.21'	N 43°02'58" E
L9	21.21'	N 43°02'58" E
L10	21.21'	N 43°02'58" E
L11	21.21'	N 43°02'58" E
L12	21.21'	N 43°02'58" E

CURVE DATA	CURVE DATA	CURVE DATA
CURVE	DELTA ANGLE	RADIUS
C1	14.47°57"	276.00'
C2	17°26'43"	350.00'
C3	14.48°58"	400.00'
C4	04°11'00"	305.00'
C5	09°20'01"	355.00'
C6	07°11'35"	245.00'
C7	12°07'50"	380.00'
C8	17°26'43"	350.00'
C9	08°00'10"	375.00'
C10	07°53'28"	375.00'
C11	08°52'22"	385.00'
C12	14°48'58"	425.00'
C13	36°11'01"	475.00'
C14	15°34'56"	100.00'
C15	15°33'01"	100.00'
C16	15°34'56"	100.00'
C17	36°11'01"	50.00'
C18	40°58'23"	50.00'
C19	77°28'18"	50.00'
C20	15°34'56"	50.00'
C21	16°03'52"	130.00'
C22	10°11'17"	130.00'



VICINITY MAP 1"=2000'

LOT AREA (S.F.)	LOT AREA (S.F.)	LOT AREA (S.F.)
BLOCK 1	BLOCK 2	BLOCK 4
2	5,041	2,880
3	2,091	3,850
4	1,158	3,850
5	1,158	3,850
6	1,158	3,850
7	1,158	3,850
8	1,158	3,850
9	1,158	3,850
10	1,158	3,850
11	1,158	3,850
12	1,158	3,850
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93	1,158	3,850
94	1,158	3,850
95	1,158	3,850
96	1,158	3,850
97	1,158	3,850
98	1,158	3,850
99	1,158	3,850
100	1,158	3,850

ATTENDMENT OF PLANNING COMMISSION APPROVAL

STATE OF TEXAS
 COUNTY OF WEBB
 I, VANESSA GUERRA, AICP PLANNING DIRECTOR
 OF THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILING OF RECORD OF THIS PLAT AT A PUBLIC MEETING HELD ON THE _____ DAY OF _____, 20____, AT _____ O'CLOCK _____ M IN THE MINUTES OF SAID MEETING REFLECT SAID APPROVAL.

CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS
 COUNTY OF WEBB
 I, VANESSA GUERRA, CLERK OF THE COUNTY CLERK IN AND FOR WEBB COUNTY, DO HEREBY CERTIFY THE FOREGOING INSTRUMENT DATED _____ DAY OF _____, 20____, WITH THIS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON _____ O'CLOCK _____ M IN VOLUME _____ PAGE _____ OF THE MAP RECORD OF SAID MEETING.

PLANNING COMMISSION APPROVAL

STATE OF TEXAS
 COUNTY OF WEBB
 I, WAYNE NANCE, REGISTERED PROFESSIONAL LAND SURVEYOR IN AND FOR WEBB COUNTY, DO HEREBY CERTIFY THE FOREGOING INSTRUMENT DATED _____ DAY OF _____, 20____, WITH THIS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON _____ O'CLOCK _____ M IN VOLUME _____ PAGE _____ OF THE MAP RECORD OF SAID MEETING.

GRAPHIC SCALE IN FEET
 0 50 100
 DATE: 02-04-2026
 REVISIONS: _____

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

PORRAS NANCE ENGINEERING
 304 E. CALTON RD.
 LAREDO, TEXAS 78041
 TYPE F-6205
 TPLS F-10888
 OFFICE (956) 724-0097
 WWW.PORRASNANCE.COM

OWNER:
 REPUBLIC LAND AND DEVELOPMENT COMPANY, LP. & HOME MART, INC.
 11201 AMPHIBION RD.-STE 110
 LAREDO, TEXAS 78045

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

PROJECT DATA:
 ACRES: 16.005 ACRES
 R.O.W.: 50' - 60'
 B/B: 31' - 41'

PLAT OF:
LOMA VERANOS SUBDIVISION
 16.005 ACRE TRACT
 OUT OF SUMMERS FAMILY PARTNERSHIP 77.5361 ACRE TRACT
 AS RECORDED IN VOL. 2833, PGS. 592-596 W.C.D.R.
 PORCION 32 - ABSTRACT 286, ANTONIO TREVIÑO, ORIGINAL GRANTEE
 CITY OF LAREDO, WEBB COUNTY, TEXAS

