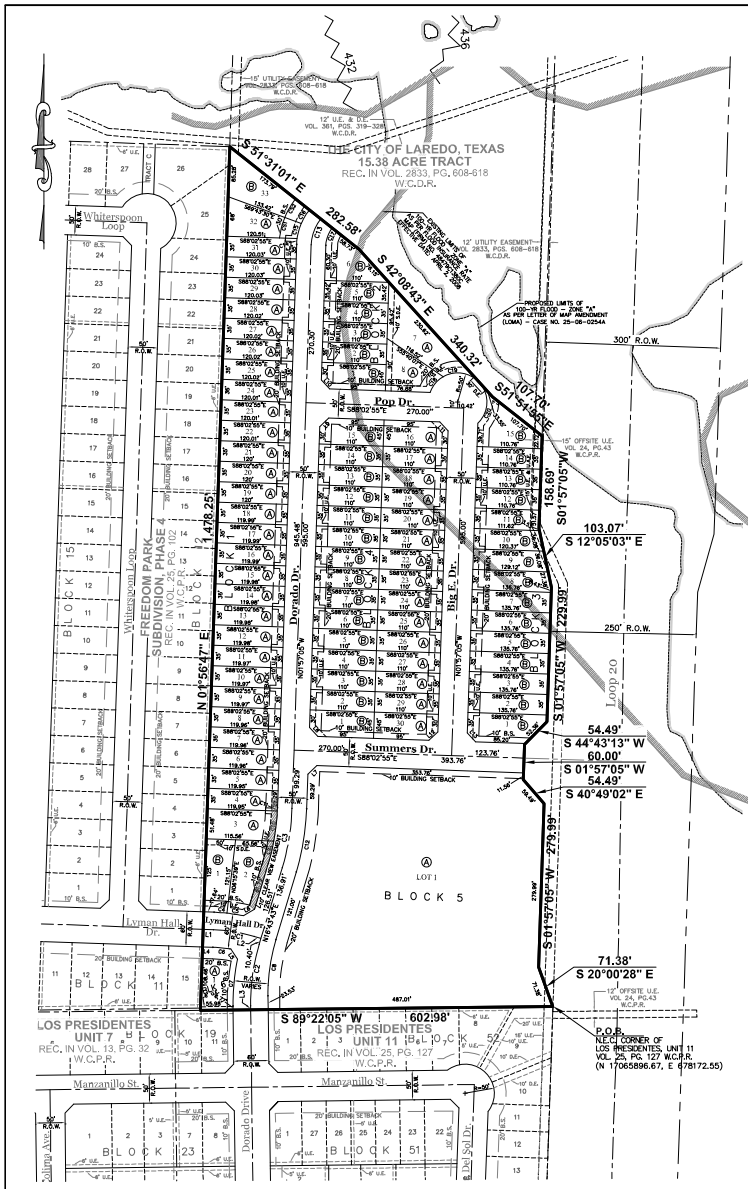




METES AND BOUNDS DESCRIPTION

16.005 ACRE TRACT
Being out and part of
Parcel 32 - Abstract 284 - 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 284, 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 Family Partnership 77,5361 acre tract, as recorded in Volume 2022, Page 596 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 $\frac{1}{4}$ section of the Northeast corner of Los Presidentes Unit 11 (amended), as recorded in Volume 25, Page 127 of the Webb County Deed Records, containing a point on the Western right-of-way line of Loop 20 (Custro Venise 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 $\frac{1}{4}$ section of the Southwest corner of this tract;

THENCE North 01°57'05" East, 156.89 Feet, to a set $\frac{1}{4}$ section of the Southwest corner of this tract, as recorded in Volume 25, Page 127 of the Webb County Deed Records, containing the common boundary line with same Freedom Park Subdivision, Phase 4, for a total distance of 1478.25 feet, to a set $\frac{1}{4}$ section of the Southwest 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 Southern boundary line of said 15.38 Acre Tract, being the Northern boundary line of the herein described tract, as follows:

South 51°31'01" East, 282.58 Feet, to a set $\frac{1}{4}$ section of the Southwest corner of the right of this tract;

South 42°08'43" East, 340.32 Feet, to a set $\frac{1}{4}$ section of the Southwest corner of the left of this tract;

South 51°31'05" East, 107.70 Feet, to a set $\frac{1}{4}$ section of the Southwest corner of the right of this tract, as recorded in Volume 25, Page 127 of the Webb County Deed Records, containing a point on the Western right-of-way line of Loop 20 and the Northwest 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, 156.89 Feet, to a found T&O'DIET monument for and interior deflection corner to the left of this tract;

South 12°05'03" East, 103.07 Feet, to a found T&O'DIET monument for and exterior deflection corner to the right of this tract;

South 01°57'05" West, 229.99 Feet, to a found T&O'DIET monument for and exterior deflection corner to the right of this tract;

South 44°43'13" West, 54.49 Feet, to a found T&O'DIET monument for and interior deflection corner to the left of this tract;

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

South 42°08'43" East, 54.49 Feet, to a found T&O'DIET monument for and exterior deflection corner to the right of this tract;

South 01°57'05" West, 279.99 Feet, to a found T&O'DIET monument for and interior deflection corner to the left of this tract;

South 20°00'28" East, 71.38 Feet, to the Northeast corner of aforementioned 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 Cord

CERTIFICATE OF OWNER

STATE OF TEXAS
COUNTY OF WEBB

I, JESUS A. RUIZ, PRESIDENT OF HOME MART, INC. A TEXAS CORPORATION, OWNER OF THE LAND SHOWN ON THIS PLAN, 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.

JESUS A. RUIZ
PRESIDENT

DATE

CERTIFICATE OF NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF WEBB

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JESUS A. 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF ____, 20__

NOTARY PUBLIC
WEBB COUNTY, TEXAS
My Commission Expires the ____ day of ____, 20__

CERTIFICATE OF OWNER

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 PLAN TO THE MATTERS OF STREETS, LOTS, WATER, SEWER AND APPURTENANCES AND DRAINAGE LAYOUTS, AND TO THE BEST OF MY KNOWLEDGE THIS PLAN CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

STATE OF TEXAS
COUNTY OF WEBB

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WEBB COUNTY, TEXAS
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NOTARY PUBLIC
WEBB COUNTY, TEXAS
My Commission Expires the ____ day of ____, 20__

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COUNTY OF WEBB

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GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF ____, 20__

NOTARY PUBLIC
WEBB COUNTY, TEXAS
My Commission Expires the ____ day of ____, 20__

NOTES:

- 1.-MAINTENANCE 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.-SIDEWAYS, SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF PLANNING 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.-BASE OF EASINGS & DISTANCES OPS NAD 83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE GRID COORDINATES.
- 6.-P.O.B., COORDINATES REFERENCED TO NAD 83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE ARE PROVIDED FOR GENERAL LOCATING PURPOSES.
- 7.-ACCESS TO LOOP 20 IS SUBJECT TO TEXAS DEPARTMENT OF TRANSPORTATION (T&O'DIET) REVIEW AND APPROVAL.
- 8.-LOTS 1-15, BLOCK 5, 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 BLOCK.
- 10.-LOTS 1-6, BLOCK 3 AND LOTS 1-15, BLOCK 3 AND LOTS 1-15, BLOCK 4 WILL RECEIVE SURFACE WATER RUNOFF FROM ADJACENT LOTS. HOME OWNER SHALL NOT CHANGE THE GRADES OR CONSTRUCT 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.
- 11.-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 DRAINAGE TYPE "A"; LOTS 1-2 & 33, BLOCK 1; LOTS 1-6, BLOCK 2; LOTS 1-15, BLOCK 3 AND LOTS 1-15, BLOCK 4 WILL HAVE LOT DRAINAGE TYPE "B", AS SHOWN ON SHEET 2 OF 2 OF THIS PLAN.
- 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 1.
- 13.-THIS PLAN IS SUBJECT TO A RUNOFF ACCEPTANCE LETTER FOR DRAINAGE RUNOFF DISCHARGE AS RECORDED IN VOLUME 2833, PAGES 608-618, OF THE OFFICIAL PUBLIC RECORDS, WEBB COUNTY TEXAS. PRE-DEVELOPMENT AND POST-DEVELOPMENT RUNOFF WILL BE CONVEYED BY THE PROPOSED STREETS AND STORM DRAINAGE SYSTEM AND ULTIMATELY EXISTING AND FUTURE DETENTION POND FACILITIES.

LINE DATA		
CLIP	DEFLECTION	BEARING
L1	17.64	S 81°16'17" E
L2	12.02	S 75°16'17" E
L3	12.02	S 75°16'17" E
L4	17.64	S 81°16'17" E
L5	20.90	S 85°03'05" E
L6	21.81	S 85°03'05" E
L7	21.21	S 85°03'05" E
L8	21.21	S 85°03'05" E
L9	21.21	S 85°03'05" E
L10	21.21	S 85°03'05" E
L11	21.21	S 85°03'05" E
L12	21.21	S 85°03'05" E
L13	21.21	S 85°03'05" E

CURVE DATA		
CURVE	DELTA ANGLE	RADIUS
C1	14°47'43"	279.00'
C2	17°26'43"	350.00'
C3	14°48'38"	400.00'
C4	04°11'00"	305.00'
C5	09°20'58"	355.00'
C6	07°11'35"	245.00'
C7	12°05'03"	360.00'
C8	17°26'43"	350.00'
C9	06°00'17"	175.00'
C10	07°53'28"	375.00'
C11	05°52'35"	375.00'
C12	14°48'38"	425.00'
C13	36°31'54"	75.00'
C14	15°34'58"	100.00'
C15	15°34'58"	100.00'
C16	15°34'58"	100.00'
C17	36°31'54"	50.00'
C18	40°58'28"	50.00'
C19	77°28'18"	50.00'
C20	86°59'05"	50.00'
C21	16°03'52"	130.00'
C22	16°13'17"	130.00'

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 PLAN TO THE MATTERS OF STREETS, LOTS, WATER, SEWER AND APPURTENANCES AND DRAINAGE LAYOUTS, AND TO THE BEST OF MY KNOWLEDGE THIS PLAN CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

STATE OF TEXAS
COUNTY OF WEBB

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROSOLIO BALDAZO, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF ____, 20__

NOTARY PUBLIC
WEBB COUNTY, TEXAS
My Commission Expires the ____ day of ____, 20__

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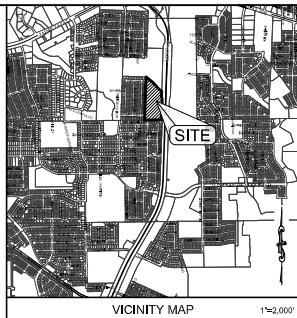
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STATE OF TEXAS
COUNTY OF WEBB

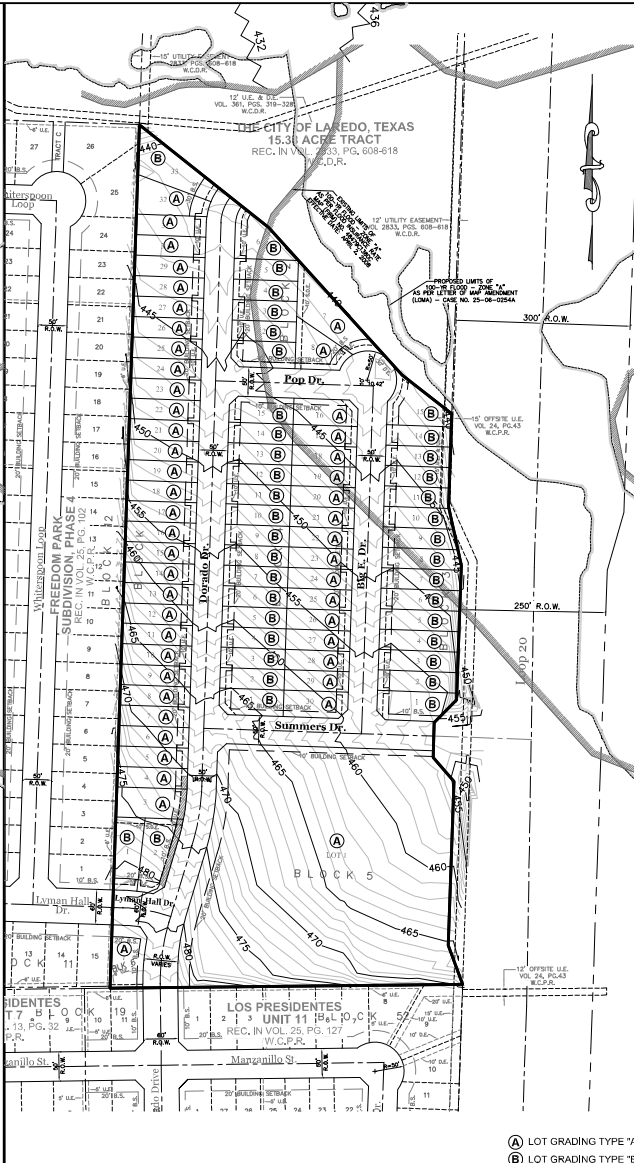
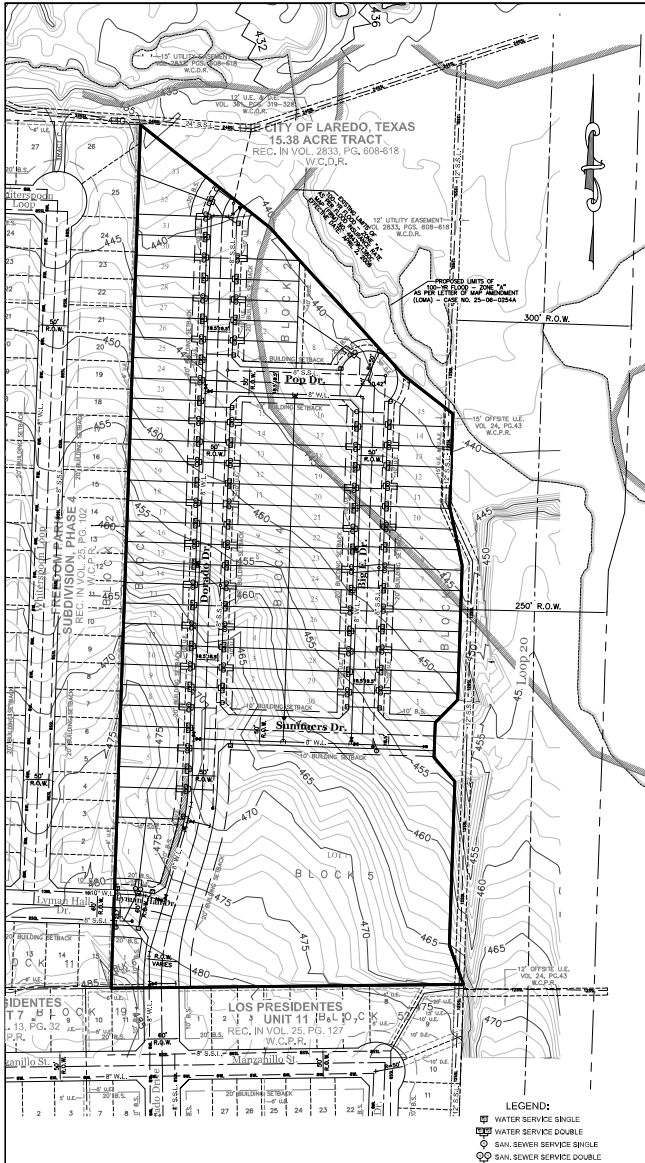
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NOTARY PUBLIC
WEBB COUNTY, TEXAS
My Commission Expires the ____ day of ____, 20__



LOT AREAS			
LOT AREA (S.F.)	LOT AREA (S.F.)	LOT AREA (S.F.)	
BLOCK 1		BLOCK 4	
1 5,941	2 5,941	3 5,941	
4 5,941	5 5,941	6 5,941	
7 5,941	8 5,941	9 5,941	
10 5,941	11 5,941	12 5,941	
13 5,941	14 5,941	15 5,941	
16 5,941	17 5,941	18 5,941	
19 5,941	20 5,941	21 5,941	
22 5,941	23 5,941	24 5,941	
25 5,941	26 5,941	27 5,941	
28 5,941	29 5,941	30 5,941	
31 5,941	32 5,941	33 5,941	
34 5,941	35 5,941	36 5,941	
37 5,941	38 5,941	39 5,941	
40 5,941	41 5,941	42 5,941	
43 5,941	44 5,941	45 5,941	
46 5,941	47 5,941	48 5,941	
49 5,941	50 5,941	51 5,941	
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55 5,941	56 5,941	57 5,941	
58 5,941	59 5,941	60 5,941	
61 5,941	62 5,941	63 5,941	
64 5,941	65 5,941	66 5,941	
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Water Supply: Description, Costs and Operability Date

Loma Veranos Subdivision will be provided with potable water by the City of Laredo. The subdivision, 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 quantity and quality of the available water supplies to serve the full development of this subdivision. The City of Laredo has an 8" diameter water line running along the West side of the existing right-of-way of Dorado Dr. and a 10" diameter water line running along the North side of the existing right-of-way of Lyman Hall Dr. The water system for Loma Veranos Subdivision consists of the extension of the existing 10" diameter water line along Lyman Hall Dr. and 8" diameter water line along Dorado Dr. and 8" diameter water line running along Pop Dr., Big E. Dr. and Summers Dr. inside this subdivision. These lines will service a total of 87 residential lots and 1 Multi-Family Lot through individual services consisting of a 1/2" diameter single service for individual lots and a 1" diameter dual service lines run to pairs of lots before splitting into two 1/2" diameter single service lines going to the water meter boxes for each lot and a 2" diameter single service for the Multi-Family Lot.

The 10" and 8" lines, gate valves, MJ fittings, the hydrants, the 1" dual service lines, the 1/2" single service lines, and the meter boxes have already been installed, at a total cost of \$410,905 or \$4,718.45 per lot. The subdivision has in addition paid the City of Laredo the sum of \$28,000 which covers the cost per lot for the water availability fees.

Sewer Facilities: Description, Costs and Operability Date

Sewage from Loma Veranos Subdivision will be disposed of through the sanitary sewer system of the City of Laredo. The subdivision, 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. The City of Laredo has an existing 24" diameter sanitary sewer collector running located at the property immediately North of this project, owned by the City of Laredo, along West. The sanitary sewer system for Loma Veranos Subdivision consists of proposed 8" diameter sanitary sewer lines along Dorado Dr., Pop Dr., Big E. Dr. and Lyman Hall Dr. that connect to said existing 24" diameter sanitary sewer collector. The sanitary sewer system will service a total of 87 residential lots and 1 Multi-Family Lot, through individual services consisting of a 6" diameter single service for individual lots and a 6" diameter dual service lines run to pairs of lots before splitting into two 6" diameter single service lines.

The 8" lines, the manholes, the clean-outs, the 6" dual service lines, and the 6" single service lines have already been installed, at a total cost of \$417,740.20 or \$4,801.61 per lot.

CERTIFICATE OF ENGINEER

STATE OF TEXAS
COUNTY OF WEBB

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE DESCRIBED ABOVE SHALL BE PROVIDED IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.3A, WATER CODE.

ROSELIO BALDAZO
LICENSED PROFESSIONAL ENGINEER
TEXAS REG. NO. 60662

DATE

CERTIFICATE OF UTILITIES DIRECTOR

STATE OF TEXAS
COUNTY OF WEBB

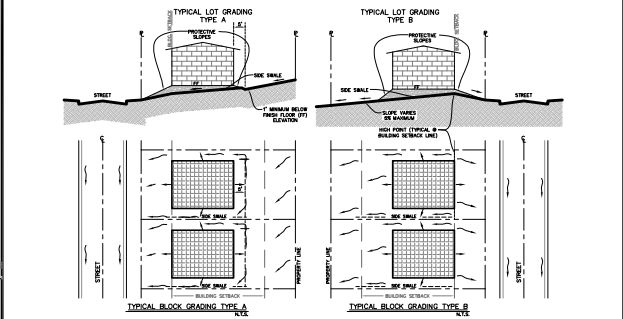
BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE DESCRIBED ABOVE SHALL BE PROVIDED IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.3A, WATER CODE.

DR. TAREQ AL-ZABET
UTILITIES DIRECTOR

DATE

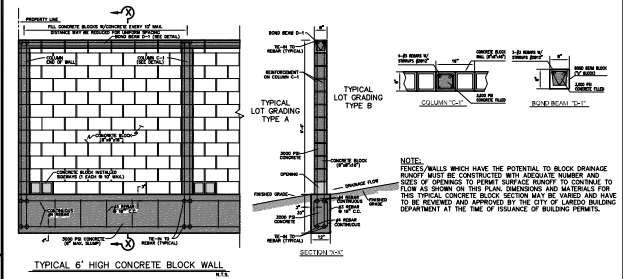
UTILITIES DEPARTMENT

DATE



NOTE:

THESE BUILDERS/HOME OWNERS SHALL NOT CHANGE THE GRADES OR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS IN SUCH A WAY TO INCREASE OR CHANGE THE ESTABLISHED DRAINAGE PATTERN AS INDICATED ON THIS DRAINAGE PLAN, FENCES/WALLS WHICH HAVE THE POTENTIAL TO BLOCK DRAINAGE MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZE OF OPENINGS TO PERMIT SURFACE RUNOFF TO CONTINUE TO FLOW AS SHOWN ON THIS PLAN. TYPICAL LOT GRADING SHOWN ON THIS PLAN WILL BE DONE BY THE HOME BUILDER AS PART OF THE BUILDING PROCESS. ADDITIONALLY THE HOME BUILDER SHALL INSTALL A 20" WIDE 200 STRIP ALONG THE ENTIRE REAR PROPERTY LINE OF LOTS DRAINING ONTO THE OTHER LOTS (10" STRIP ON SURROUNDING LOTS & 10" ON DOWNGRADING LOTS).



WATER DISTRIBUTION SYSTEM AND SANITARY SEWER SYSTEM SCALE: 1"=100' GRAPHIC SCALE IN FEET: 0 50 100 200 DATE: 02-04-2028 REVISIONS:		POST DEVELOPMENT TOPOGRAPHY SCALE: 1"=100' 304 E. CALTON RD. LAREDO, TEXAS 78041 TYPE F-6205 TEL: F-10888 OFFICE (956) 724-3067 WWW.PORRASNANCE.COM		OWNER: REPUBLIC LAND AND DEVELOPMENT COMPANY, L.P. HOME MART, INC. 11224 MCKINNEY RD., STE 110 LAREDO, TEXAS 78045		ENGINEER/SURVEYOR: PORRAS NANCE ENGINEERING 304 E. CALTON RD. P.O. BOX 1670 LAREDO, TEXAS 78044 (956) 724-3067 PH (956) 724-9208 FX		PROJECT DATA: ACRES: 16.005 ACRES LOTS: 98 LOTS R.O.W.: 50' - 60' B/B: 31' - 41'		PLAT OF: LOMA VERANOS SUBDIVISION OUT OF SUMMERS FAMILY PARTNERSHIP 77,5361 ACRE TRACT AS RECORDED IN VOL. 2052, PGS. 592-596 W.C.D.R. PORCION 32 - ABSTRACT 286 - ANTIPO TRENGING ORIGINAL GRANTEE CITY OF LAREDO, WEBB COUNTY, TEXAS		SHEET: 2 OF 2	
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