LEGAL DESCRIPTION CAL PLAT, 1.30 ACRES

BEING A TRACT OF LAND COMPRISING 1.30 MEASURED ACRES, MORE OR LESS, 1.23 COMPRISED ACRES MEASURED COMPRISED OF A CALLED 1.63 ACRE TRACT DESCRIPTION TO A TRACT, 1.00 ACRES ACRES (CALLED) COMPRISED OF A CALLED 1.63 ACRES (CALLED) COMPRISED OF A CALLED 1.63 ACRES (CALLED) COMPRISED OF A CALLED 1.63 ACRES (CALLED) COMPRISED OF A CALLED ACRES (CALLED ACRES ACRES

BEGINNING AT A 1/2-NCH RON ROD FOUND ON SOUTH LINE OF STREAM LANE, A 50-FT, WIDE RIGHT-OF-WAY, ON THE EAST LINE OF STONE CREEK SUBDINSION, RECORDED IN VOLUME 20, PAGE 9, WEBE COINTY MAP RECORDS, EDITION THE STREAM COORDS AND LINE WOODS SUBDINSION, SECORDED IN VOLUME 35, PAGES 91-92, WEBE COUNTY MAP RECORDS.; THE POINT OF BEGINNING AND THE NORTHWEST CORNER HEREOF;

THENCE N 72' 41' 46" E WITH THE OSTENSIBLE LINE OF SAID TRACT I, AT 212.57 FEET AN IRON ROD SET FOR THE NORTHEAST CORNER HEREOF;

THENCE 5 04 48' 51" E ALONG THE COMMON LINE OF SAID TRACT I AND A CALLED 1.54 ACRES, CONVEYED TO ANTONIO MARTINEZ, RECORDED IN VOILIME 938, PACES 2512-19, WEBS COUNTY OFFICIAL PUBLIC RECORDS, AT 22034 FEFF PASS THE GETSINGBLE COMMON LINE OF SAID TRACT I, CONTINUING A TOTAL OF 280.19 KET TO THE OSTINISHE SOUTHAST CONNOX OF SAID 0.24 ACRES, WHENCE AM BOX NOT COMPET HOM/ADM SUMPRISE WAS MISON TO CAMPED HOM/ADM SUMPRISE WAS FORDED FOR THE SOUTHAST CONNOX FOR THE

THENCE \$ 77" 11" 23" W AT 211.51 FEET WITH THE SOUTH LINE OF SAID TRACT II AND THE NORTH RICHT-OF-WAY LINE OF SAID SHILCH DRIVE, TO THE OSTENSIBLE SOUTHEAST CORNER OF SAID STONE CREEK SUBDIVISION AND THE SOUTHWEST CORNER HEREOF:

THENCE N 04' 24' 01" W CONTINUING WITH THE EAST LINE OF SAID STONE CREEK SUBDIVISION, WHENCE EXISTING WOOD AND BLOCK FENCE GENERALLY RUNS, AT 263.64 FEET THE POINT OF BEGINNING AND CONTAINING 1.30 MEASURED ACRES, MORE OR LESS.

NOTES:

1. BASIS OF BEARINGS: TEXAS COORDINATE SYSTEM OF 1983, 4205 SOUTH ZONE, NAD 83.

2. THIS DESCRIPTION WAS PREPARED FROM RECORD INFORMATION AND ACTUAL FIELD SURVEYS WERE CONDUCTED.

CERTIFICATE OF OWNER:

STATE OF TEXAS §

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS: <u>CAL</u> PLAT IN COUNTY OF WERF, TEXAS, AND WHOSE NAME IS SUBSCRIED HERETO, HEREEY DEDIGGATE TO THE USE OF THE FURLE. CREVETY BRAND, EASEMENTS AND PUBLIC PLACES THERRION SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESS.

---/_-/---OWNER CAL REAL ESTATE HOLDINGS, LLC

STATE OF TEXAS 9

NOTARY PUBLIC IN AND FOR THE WEBB COUNTY, TEXAS

CERTIFICATE OF ENGINEER

STATE OF TEXAS: COUNTY OF WEBB:

I, HERREY CERTIFY THAT PROPER ENCINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF WATER, SEWER SERVICES, APPURTEHANCES AND DRAINAGE LAYOUT, AND TO THE EST OF MY MONULEDCE THIS PLAT CONFROMS TO ALL REQUIREMENTS OF THIS SUBDIVISION ORDINANCE, DICEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN CRAINTED BY THE FLANMING COMMISSION OF THE CITY OF LARBOY AND WESE COUNTY COMMISSIONS OF THE CITY OF LARBOY AND WESE COUNTY COMMISSIONS OF THE CITY OF LARBOY AND WESE COUNTY COMMISSIONS OF THE CITY OF LARBOY AND WESE COUNTY.

RICARDO M. VILLARREAL. P.E. No. 101308-TEXAS DATE

CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREEY CERTIFY THAT THIS PIAT IS TRUE AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPPRISSION, ON THE GROUNG.

RICARDO VILLARREAL, R.P.L.S. No. 6242 TBPLS FIRM REG. NO. 10194686

PLAT-APPROVAL CITY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS:
<u>CAL PRAT PRIPARED BY IRCARDO M. YILLARREAL</u> RECISTRED PROFESSIONAL ENGINEER NO.
DITIOS, AND DATED THE DAY OF 20 MITH THE LAST REVISED DAY.
AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LARED, TEXAS.

___/__ RAMON E. CHAVEZ, P.E. CITY ENGINEER

PLANNING COMMISSION APPROVAL

THIS PLAT OF <u>CAL PLAT</u> HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON _______, DAY OF _______, 2025.

__/__/__ DATE IIIAN M NARVAET DET CHAIRMAN

ATTESTMENT OF PLANNING COMMISSION APPROVAL

VANESSA GUERRA, AICP DATE DIRECTOR OF PLANNING DEPARTMENT CITY OF LAREDO. TEXAS

CERTIFICATE OF COUNTY CLERK

MARGIE RAMBEZ BARRA, CLERC OF THE COUNTY COURT OF HERE COUNTY, TOXAS, DIMEREN CERTIFY THAT THE FORECOME INSTRUMENT DATIO. DAY OF MARGINE CONTROL OF THE COUNTY OF SAD COUNTY ON HIS THE COUNTY OF THE COUNTY OF SAD COUNTY ON HIS THE COUNTY OF THE COUNTY OF SAD COUNTY ON HIS THE COUNTY OF SAD COUNTY ON HIS THE COUNTY OF THE COUNTY OF SAD COUNTY ON HIS THE COUNTY OF THE COUNTY OF SAD COUNTY ON HIS THE COUNTY OF THE COUNTY OF SAD COUNTY ON HIS THE COUNTY OF THE COUNTY OF SAD COUNTY ON HIS THE COUNTY OF THE COUNTY OF SAD COUNTY ON HIS THE COUNTY ON HIS THE COUNTY ON HIS THE COUNTY ON HIS THE COUNTY ON HI

HON. MARGIE RAMIREZ IBARRA COUNTY CLERK, WEBB COUNTY, TEXAS





PLAT NOTES & RESTRICTIONS

- DRIVEWAYS, SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS, IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
- OWNER SHALL NOT CHANGE GRADES NOR CONSTRUCT FLOW RESTRICTING FENESS, BUILDINGS, STRUCTURES OR OTHER MIMOUPMENTS IN SUCH A WINCH HAS THE POTENTIAL TO BLOCK DEADAGE BLOOF HE WINCH HAS THE POTENTIAL TO BLOCK DEADAGE BLOOF HE EL CONSTRUCTED WITH ADEQUATE NUMBER AND SIZE OF OPENINGS TO ALLOW SURFACE WATER RUNOFT TO CONTINUE.
- THIS SUBJECT PROPERTY IS NOT LOCATED WITHIN THE DESIGNATED 100-YEAR FLOODPLAIN PER FEMA FIRM MAP No. 48479C, PANEL No. 1385C, WITH EFFECTIVE DATE OF APRIL 02, 2008.
- SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN
 ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT
 CODE.
- ALL LOT CONFIGURATIONS SHOWN, INCLUDING MINIMUM LOT AREA(S) SHALL MEET DIMENSIONAL STANDARDS OF THE LAND DEVELOPMENT CODE FOR AN R-1A ZONE.
- 6. ALL IMPROVEMENTS SHALL BE AS PER SUBDIVISION ORDINANCE.

ENGINEER: RICARDO M. VILLARREAL, P.E.

TOP SITE CIVIL GROUP, LLC 6262 McPHERSON RD., STE. 206 LAREDO, TEXAS 78041 (958) 725-5057

GRID COORDINATES: NAD83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE, PROVIDED FOR GENERAL LOCATIVE PURPOSE AND DO NOT REPRESENT OFFICIAL (NGS) CONTROL.

COMPRISING 1.30 MEASURED ACRES, MORE MATED AS TRACT I, AND A CALLED 0.24 ACRI ID IN VOLLUME 5448, PACES 847-851, WEBS ON 11 S1.30 ACRES, RECORDED IN VOLUME 5 LARROW STATY OF LARROW, WEBS CANTER, A-283 CITY OF LARROW, WEBS DESIGN P 3

A CALLED G. OUT OF A

E OR LESS, 1,23 COMPRISED ACRES (WEASURED) COMPRISED OF RE (CALLED) DESIGNATED AS TRACT II, CONVEYED TO CLAUDIA (COUNTY DEFICIAL PUBLIC RECORDS, AND OF 0,07 ACRE BEING (5633, PAGES 674-679, OFFICIAL PUBLIC RECORDS, SITUATED IN COUNTY, TEXAS

100 0 100 200

SURVEYOR: RICARDO M. VILLARREAL, R.P.L.S. TOP SITE CIVIL GROUP, LLC 6262 McPHERSON RD., STE. 206 LAREDO, TEXAS 78041



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TOPSITE