

METES AND BOUNDS DESCRIPTION

17822 ACRES TRACT
Being all and part of
Survey 2143 - Abstract 591, Abrego Original Grantee
and Porcion 19 - Abstract 47 - Joaquin Duran, Original Grantee

Went the City of Laredo, Webb County, Texas

as, situated in Survey 2143, Abstract 591, Abrego Original Grantee and Porcion 19, Abstract 47, Joaquin Duran, Original Grantee, of Webb County, Texas, and 17822 Acres tract being all and part of Abrego, Ltd. Tract, as recorded in Volume 4796, Pages 152-158 of the Public Records, more particularly described by metes and bounds as follows, to wit:

The northeast corner of Aquero Subdivision, Phase II, as recorded in Volume 4796, Pages 27-28 of the Webb County Public Records, same being a part of the Southwest corner of the Eastern Subdivision of the herein described tract and the POINT OF BEGINNING.

The herein described tract and common boundary line with said Aquero Subdivision, Phase II, as follows:

1/4" iron rod for a point of curvature to the right at this tract;
curve having the following characteristics: Central Angle=30°56'28", R=313.94 feet, CL=172.96 feet, TAN=88.65 feet, CD=170.96 feet, PI=172.96 feet, L=172.96 feet of tangency and the end of this curve.

1/4" iron rod for an interior deflection corner to the left of this tract;
iron rod for an interior deflection corner to the left of this tract;
iron rod for an exterior deflection corner to the right of this tract;
iron rod for a point of curvature to the right at this tract;
curve having the following characteristics: Central Angle=30°08'03", R=550.53 feet, CL=291.90 feet, TAN=149.41 feet, CD=288.54 feet, PI=291.90 feet, L=291.90 feet of tangency and the end of this curve.

1/4" iron rod for an interior deflection corner to the left of this tract;
iron rod for an exterior deflection corner to the right of this tract;
1/4" iron rod for the Southwest corner of the tract.

as herein described tract as follows:

1/4" iron rod for an exterior deflection corner to the right of this tract;
iron rod for an interior deflection corner to the left of this tract;
iron rod for an interior deflection corner to the left of this tract;
iron rod for an exterior deflection corner to the right of this tract;
iron rod for the most Northerly Northwest corner of this tract.

as herein described tract as follows:

1/4" iron rod for an interior deflection corner to the left of this tract;
iron rod for an exterior deflection corner to the right of this tract;
iron rod for an interior deflection corner to the left of this tract;
iron rod for a point of curvature to the left of this tract;
curve having the following characteristics: Central Angle=125°21', R=104.60 feet, CL=29.86 feet, TAN=15.07 feet, CD=29.86 feet, PI=104.60 feet, L=29.86 feet of tangency and the end of this curve.

1/4" iron rod for an exterior deflection corner to the right and the end of this curve;
iron rod for a point on the Westerly right-of-way line of Beneditte Ln, a point on a curve to the left of this tract and the most Northerly Northwest corner of the tract.

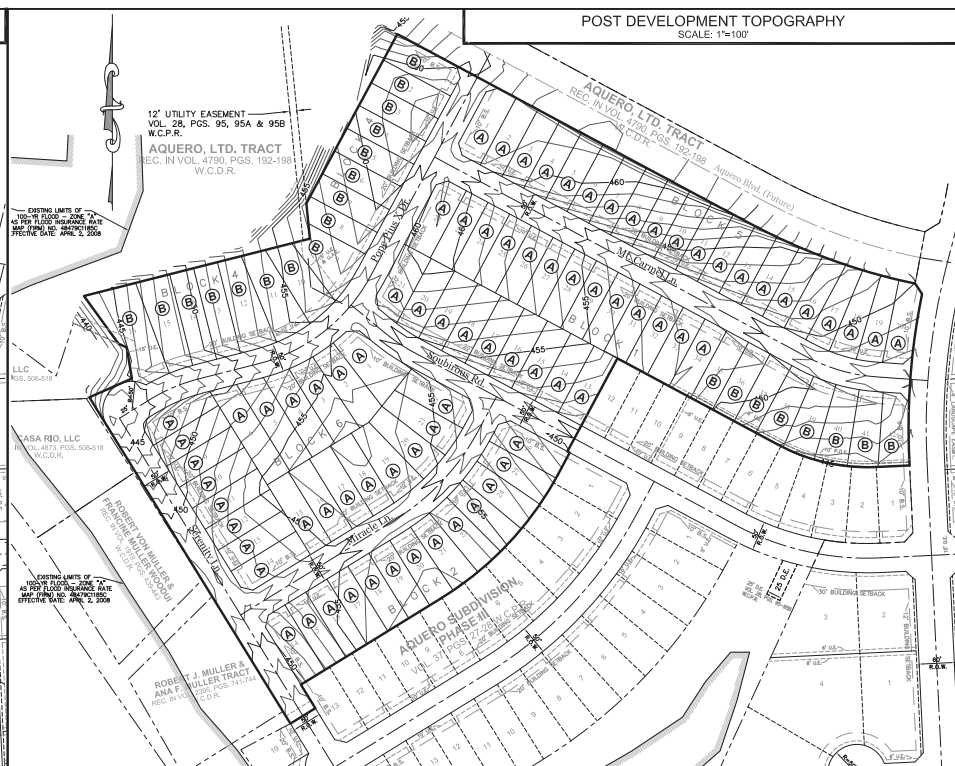
line of Beneditte Ln, and the Eastern boundary line of the herein described tract as follows:

curve having the following characteristics: Central Angle=1°13'47", R=114.13 feet, CL=284.11 feet, TAN=142.79 feet, CD=283.38 feet, PI=114.13 feet, L=284.11 feet of tangency and the end of this curve.

Eastern Subdivision of this tract and the POINT OF BEGINNING.

205 South State.

AQUERO SUBDIVISION, PHASE V 17,822 ACRES TRACT BEING OUT OF AQUERO LTD. TRACT AS RECORDED IN VOLUME 4796, PAGES 152-158, W.C.D.R. SURVEY 2143 - ABSTRACT 5941, ABEL MORGAN, ORIGINAL GRANTEE AND PORCION 19 - ABSTRACT 47, JOAQUIN DURAN, ORIGINAL GRANTEE CITY OF LAREDO, WEBB COUNTY, TEXAS	SHEET: 1 OF 2
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DATE _____

The subdivider has in addition paid the City of Laredo the sum of \$10,100 which covers the cost per lot for the wastewater annexation fees.

[illegible][illegible]

GRAPHIC SCALE IN FEET		VERTICAL SCALE : —	LEGEND:
HORIZONTAL SCALE: "1"=100'		R.O.W. RIGHT OF WAY	P.O.B. POINT OF BEGINNING
DRAIN :		W.C.P.R. WEBB COUNTY PLAT RECORDS	W.C.D. WEBB COUNTY DEED RECORDS
DATE : 03/15/2024		CHECKED : W.N.	B.S. BUILDING SETBACK
REVISIONS :		APPROVED : W.N.	U.E. UTILITY EASEMENT
FIELD BOOK : —		P.D.E. PRIVATE DRAINAGE EASEMENT	U.A.E. UTILITY ACROSS EASEMENT
			DRAINAGE EASEMENT


PORRAS NANCE
ENGINEERING

304 E. CALTON
LAREDO, TEXAS 78041
TBPE F-6205
TBPLS F-101888
OFFICE (956) 724-3097
www.porrasnance.com

OWNER:
AQUERO, LTD.
11204 McPHERSON RD.
SUITE #110
LAREDO, TEXAS 78045
(956) 568-8847 PH

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

PROJECT DATA:
ACRES : 17.822 ACRES
LOTS : 101 RESIDENTIAL LOTS
R.O.W. : 50'
B/B : 31'

PLAT OF:

AQUERO SUBDIVISION, PHASE V
17.822 ACRE TRACT
BEING OUT OF AQUERO LTD. TRACT
AS RECORDED IN VOLUME 4790, PAGES 192-198, W.C.D.R.
SURVEY 2143 - ABSTRACT 541, ABEL MORGAN, ORIGINAL GRANTEE AND
PORCION 19 - ABSTRACT 541, JOAQUIN GARCIA, ORIGINAL GRANTEE
CITY OF LAREDO, WEBB COUNTY, TEXAS

SHEET:

2 OF 2