

## METES AND BOUNDS DESCRIPTION

3.2702 ACRE TRACT
Being out and part of
1 32 ~ Abstract 296 - Antonio Trevino, Origi
Within the limits of the
City of Laredo, Webb County, Texas

Being a 3,2702 Are treat of lond, more or less, situated in Porcion 32, Abstract 296, Antonio Trevino, Criginal Grantee, etilinis the limits or the City of Loredo, in Webb Country Texas, said 3,2702 Ares tract being out and part of Mergalis Land.

2,380 and the Country Texas of the City of Country Texas of Loredon 1, 200 and 1,

BECINING at a found 1/4" iron rod for the Northwest corner of said 29,982 Acre tract, a point on the Southerly right-of-way line of State Highway 359, the Northwest corner of the herein described tract and the POINT OF BEGINNING; THENCE South 72'48'53' East, 803.55 feet, along sold Southerly right-of-way line of State Highway 359, being the North boundary line of the herein described tract, to a found '%' ron rod for the Northeast corner of sold 29,982 Acre tract and Northeast corner of this tract.

THENCE South 00'33'37' East, 145.00 feet, along the East boundary line of said 29,982 Acre tract and East boundary line of the herein described tract, to a set ½' iron rad for the Southeast corner of this tract; THENCE along the Southerly boundary line of the herein described tract, as follows:

South 89"25"11" West, 351.87 feet, to a set 1/2" iron rod for an interior deflection corner to the left of this tract; South 1711'07' West, 43.61 feet, to a set 1/2' iron rod for a point of curvature to the left of this tract;

A curvilinear distance of 55.03 feet, with said curve howing the following characteristics: Central Angle=09\*42\*03\*, R=325.00 feet, CL=55.03 feet, TAN=27.56 feet, CND=56.96 f South 42\*12\*33" East, 19.93 feet, to a set %" iron rod for an interior deflection corner to the left of this tract:

North 89°25'11" East, 13.55 feet, to a set %" iron rod for an exterior deflection corner to the right of this tract: South 00'34'49" East, 50.00 feet, to a set %" iron rod for an exterior deflection corner to the right of this tract: South 89°25'11" West, 15:00 feet, to a set %" Iron rod for an interior deflection corner to the left of this tract: South 44"25"11" West, 21.21 feet, to a set 1/2" iron rod for an exterior deflection corner to the right of this tract; South 89'25'11' West, 50.00 feet, to a set %' iron rod for an exterior deflection corner to the right of this tract; North 00°34′49″ West, 34.30 feet, to a set ½″ iron rod for a point of curvature to the right of this tract;

North 17"1"07" East, 30.27 feet, to a set %" iron rod for an interior deflection corner to the left of this tract: North 72'48'53" West, 135.00 feet, to a set 1/4" Iron rad for an interior deflection corner to the left of this tract; South 39'05'28" West, 13.40 feet, to a set %" iron rod for an exterior deflection corner to the right of this tract; South 89"25"11" West, 34.04 feet, to a set  $\frac{1}{2}$ " iron rod for a point on the West boundary line of aforesaid 29.982 Acre tract and the Southwest corner of this tract;

THENCE North 00'34'49' West, 295.73 feet, doing sold West boundary line of the 29.982 Acre tract and West boundary line of the here'n described tract, to the Northwest corner of some 29.982 Acre tract, a point on the Southerly right-of-way line of State Highway 359, the Northwest corner of this tract and the PONIT OF BEONING.

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Basis of Bearings: GPS NAD 83 (2011 Adj. ), Texas State Plane, 4205 South Zone, Orld Coordinates.



OFFSITE DRAINAGE EASEMENT

0.1882 ACRE TRACT
Being out and part of

Abstract 296 - Antonio Trevino, Original Grantee
Within the limits of the
City of Laredo, Webb County, Texas

Being a 0.1882 Acre tract of land, more or less, situated in Poroice 32, Abstract 288, Antonio Trevino, Original Grantee, within the limits of the City of Loredo, in Webb Cou-Texes, said 0.1882 Acre tract being out and part of Mercuite Land Development of Acre Tract as recorded in Volume 1294, Pages 149-153 of the Webb County Deed Rec Webb County Texes, and more particularly described his makes of bounds of the County Deed Rec

THENCE North 89'25'11" East, 34.04 feet, along the North boundary line of the herein described tract, to a set '½' Iran rod for the Northeast corner of this tract; THENCE along the Easterly boundary line of the herein described tract, as follows:

South 00°34°49" East, 177.39 feet, to a set  $\frac{\pi}{2}$ " Iron rod for an interior deflection corner to the left of this tract; North 89°25'11" East, 110.00 feet, to a set  $\frac{1}{2}$  from rod for an exterior deflection corner to the right of this tract;

South 00°34°49° East, 15.00 feet, to a set  $\frac{1}{2}$ ° iron rod for the Southeast corner of this tract;

THENCE North 00'34'49" West, 192.39 feet, along the West boundary line of the herein described tract, to the Northwest comer of this tract and the POINT OF BEGINNING

Basis of Bearings: GPS NAD 83 (2011 Adj. ), Texas State Plane, 4205 South Zone, Grid Coordinates.

ATTECTAÇÃO OF DI ANNUAL CONTROCION ADDROVA

LINE DATA							
CLIP	DISTANCE	BEARING					
L1	19.93	S 42'12'33" E					
L2	13.55	N 89'25'11" E					
L3	50.00	S 00'34'49" E					
L4	15.00°	S 89'25'11" W					
L5	21.21°	S 44'25'11" W					
L6	50.00°	S 89'25'11" W					
L7	30.27	N 17'11'07" E					
L8	135.00	N 72'48'53" W					
L9	34.30	N 00'34'49" W					
L10	54.95°	N 89'25'11" E					
L11	21.21°	S 27'48'53" E					
L12	21.21°	N 62'11'07" E					
L13	31.62						

CURVE DATA									
CURVE	DELTA ANGLE	RADIUS	ARC	TANG	CHORD	CHORD BE			
58358	09'42'03" 17'45'56" 17'45'56" 00'55'59"	325.00' 375.00' 350.00' 350.00'	55.03° 116.28° 108.52° 5.70°	27.58° 58.61° 54.70° 2.85°	54.96' 115.81' 108.09' 5.70'	S 12'20' N 08'18' N 08'18' N 00'06'			
. cs	16'49'57"	350.00	102.82	51.79	102.46	N 08'46'			

CER	TIFICATE OF OWNER	CERTIFICATE OF LIENHOLDER	<u>CERTIFICATE OF ENGINEER</u>	CERTIFICATE OF C	TTY ENGINEER	ATTESTMENT OF PLANNING COMMISSION APPROVAL	
STATE OF TEXAS 8 COUNTY OF WEBB 8			STATE OF TEXAS & COUNTY OF WEBB &	STATE OF TEXAS 9 COUNTY OF WEBB 0		STATE OF TEXAS & COUNTY OF WEBB &	
I, GERARDO G, S, SALINI NG, ORNER OF THE LAND D AS MONTY/FROE SUBDIVISION OF WEBB, TEVAS AND WHOS DEDICATE TO THE USE OF T AND PUBLIC PLACES THEREO AND PUBLIC PLACES THEREO AND PUBLIC PLACES THEREO AND PUBLIC PLACES THEREO	AS, DRECTOR OF MEZCUITE LAND DEVELOPMENT, SHOWN ON THIS PLAT AND DESIGNATED HEREIN N. PHASE I, IN THE CITY OF LAREDO, COUNTY IE NAME IS SUBSCIRBED HERETO, HEREBY HE PUBLIC FORCYET ALL STREETS, EASEMENTS ON SHOWN FOR THE PURPOSE AND PRESSED.	THIS SUBDIVISION MAP IS HERBY APPROVED AND ADOPTED BY THE UNDEPRISED LEN HOLDER THIS OAY OF 2020 BY:  TITLE:  AS AN ACT AND DEED OF	I, ROGALO BALDAZO, THE LIMPERSONED LICENSED PROFESSIONAL DINNERS IN THE STATE LETACK, REVERVE CRETHY THAT HOPER DIGILERENCE CONSIGNATION HAS BEEN OWN THORSE DIN CHARLES OF STREETS, LOTS, WATER, SERBER AND APPRETENANCES AND DRANAGE LAVOUR. TO THE RESTOR OF MY KNOKADIOCE HIS PLAT CORPORED TO ALL REQUIREMENTS OF THE SUBDINS ORDINANCE, EXCEPT FOR THOSE WARLANCES THAT MAY HAVE BEEN GRATTED BY THE PLANNING COMMISSION OF THE CITY.	F I MAVE REVIEWED THIS PLAT MUD ACCOMPANYING TO MONTEXPERS SIBILITIES. PLANS L. PREPARED BY: RC AND ENGRER No. 92652, AND DATED THE	OGELIO BALDAZO, LICENSED PROFESSIONAL 20 WITH THE AND HAVE FOUND THEM IN THE	THE CITY OF LARBO PLANNIC COMMISSION APPROVED THE FILING FOR RECORD OF THIS PLAT AT A PURIL MEXTURE WHICH DEPARTMENT AT A PURIL MEXTURE MEDIA PROVINCE. DAY OF 20 THE MINUTES OF SAID MEETING REFLECT SAID APPROVAL.	F
MEZQUITE LAND DEVELOPME GERARDO G.S. SALINAS DRECTOR	NT, INC OWNER	GERIFICATE OF NOTARY PUBLIC STARS OF TOURS & COUNTY OF WEER 8	ROGELIO BALDAZO LORREZO RECESSORAL BIOMETE TEMAS REG. NO. 192002  DATE  CERTIFICATE OF SURVEYOR.	RAMON E. CHAVEZ, P.E. CIY BYSHER	OATE	ORLANDO D. NAVARRO PLANNED DIRECTOR  CERTIFICATE OF COUNTY CLERK  STATE OF TEXAS 8 COUNTY OF MEED 8 LA MADE PARMET, BLAPRA, CLERK OF THE COUNTY COUNT IN AND FOR MEED COUNTY, DO MERCED COUNTY FOR MEED COUNTY, DO MERCED COUNTY FOR FORECOME NAME TO CONTROL OF THE COUNTY OF MEED COUNTY, DO MERCED COUNTY FOR FORECOME NAME TO CONTROL OF THE COUNTY OF MEED COUNTY, DO MERCED COUNTY FOR FORECOME NAME TO CONTROL OF THE PROPERTY OF THE P	-
ACKNOWLEDGED TO ME THAT AND CONSIDERATIONS THERE	RESONED AUTHORITY, ON THIS DAY PERSONALLY SALINAS, KNOWN TO ME TO BE THE PERSON TO THE FORECOM SISTEMBLY OF HE DECLOTED THE SAME FOR THE PURPOSES IN STATED.	APPEARD ON THE MINISTRUCTURE OF THE MINISTRUCTURE O	STATE OF TEXAS & COUNT OF WERE & MISCONET OF WERE & MISCONET OF WERE & MISCONET OF WERE & MISCONET WAS A THE	PLANNING COMMISSI  ANE STATE OF TEXAS \$ HE COUNTY OF WEBB \$ ON. THIS PART MONITORING SUBMISSION, PHASE I H THE RANNING COMMISSION OF THE CITY OF LAREDO,		RECORD IN MY OFFICE ON THE	_
GIVEN UNDER MY HAND	AND SEAL OF OFFICE, THIS DAY OF	ONEN UNDER MY HAND AND SEAL OF OFFICE, THIS DAY OF	WAYNE NANCE	COMMISSION ON DAY OF 20.	IEXAS, AND IS HEREBY APPROVED BY SUCH	DEPUTY CQUARY CLERK WEBB COUNTY, TEXAS FILED FOR RECORD AT	
	NOTARY FUELC WEBB COUNTY, TEXAS Wy Commission Expires theday of	NOTARY PUBLIC WEBS COUNTY, TEXAS My Commission Expires the	REDISTREC PROFESSIONAL LAND SURV TEXAS RED. NO. 6236 DATE	JUAN M. NARVAEZ, JR. CHAIRMAN	DATE	DEPUTY COUNTY CLERK WEBB COUNTY, TEXAS	_
ORAPHIC SCALE IN FEET    1517	DRAWN : R.B. W.C.P.R. W.C.D.R. III. CHECKED : T.P.N./W.N. B.S. E. U.E.	RIGHT OF WAY PONT OF SEGNING RESS COUNTY PLAT RECORDS RESS COUNTY DEED RECORDS RESS COUNTY OF TRACK RESS COUNTY OF	TBPL F-6205 SUITE #12  TBPLS F-101888 LAREDO, TEXA	D DEVELOPMENT, INC. PORRAS NANCE ENGINEERING ACRE 304 E. CALTON RD. P.O. BOX 1670 S 78041 LAREDO, TEXAS 78044 B/B	: 2 COMM. LOTS	MONTEVERDE SUBDIVISION PHASE I  ACRE TRACT OUT OF MEZQUITE LAND DEVELOPMENT, INC. 29.982 ACRE TRACT AS RECORDED IN VOLUME 5994. PGS. 149-153 W.C.D.R.	1 OF 1
REVISIONS :	APPROVED : R.B./W.N. W.L. S.S.L.	UTILITY EASEMENT NAMER UNE SANITARY SEVER LINE 1/2" IRON RON	OFFICE (956) 724-84997 (956) 724-84	69 OFF. (956) 724-3097 PH (956) 724-9208 FX	F	NGRE TRACT OUT OF MEZOUITE LAND DEVELOPMENT, INC. 29.982 ACRE TRACT AS RECORDED IN VOLUME 5294, PGS. 149-153 W.C.D.R. PORCION 32 ABSTRACT 296, ANTONIO TREVINO, ORIGINAL GRANTEE CITY OF LAREDO, WEBB COUNTY, TEXAS	