

METES AND BOUNDS DESCRIPTION
 8.7218 ACRE TRACT
 Being out and part of
 Parcelion 35 - Abstract 546 - Jose Miguel Diaz, Original Grantee
 Within the limits of the
 City of Laredo, Webb County, Texas

Being an 8.7218 Acre tract of land, more or less, situated in Parcelion 35, Abstract 546, Jose Miguel Diaz, Original Grantee, within the limits of the City of Laredo, in Webb County, Texas, said 8.7218 Acre tract being out and part of 4V Holdings, Ltd. Tract IV (117.78 Acres) and Tract V (20 Acres), as recorded in Volume 3702, Pages 643-646 of the Webb County Deeds Records, Webb County Texas; and more particularly described by metes and bounds as follows, to wit:

BEGNNING at a found concrete monument for the most Easterly Southeast corner of Cuatro Vientos Sur Subdivision, Phase X, as recorded in Volume 36, Pages 17-18 of the Webb County Plat Records, being a point on a curve to the left in the Westerly right-of-way line of Loop 20, the Northwest corner of the herein described tract, and the POINT OF BEGINNING;

THENCE along said Westerly right-of-way line of Loop 20 and Easterly boundary line of the herein described tract, as follows:
 A curve line distance of 378.47 feet, with said curve having the following characteristics: Central Angle=03°29'28", R=929.40 feet, Ch=378.47 feet, TAN=193.39 feet, CH2=378.46 feet, CSD, Bearing = S 09°50'00" W, to a found 1/2" iron rod for a non-tangent interior deflection corner to the left of this tract;

South 06°34'41" East, 517.57 Feet, to a found 1/2" iron rod for an exterior deflection corner to the right of this tract;

South, 26.83 Feet, to a found disc monument for a point on the Southerly boundary line of said Tract IV (117.78 Acres) and the Southeast corner of this tract;

THENCE South 89°45'58" West, 446.56 Feet, along said Southerly boundary line of Tract IV (117.78 Acres) and the South boundary line of the herein described tract, to a set 1/2" iron rod for the Southwest corner of Same Tract IV (117.78 Acres), a point on the Easterly boundary line of Cuatro Vientos Middle School U.S.S. Plat, as recorded in Volume 29, Page 92 of the Webb County Plat Records and the Southwest corner of this tract;

THENCE along the Westerly boundary line of the herein described tract, as follows:
 North 00°35'44" West, 664.35 Feet, to a set 1/2" iron rod for a point on the Northerly right-of-way line of Blanka Ln, and an interior deflection corner to the left of this tract;

North 79°31'40" West, 13.37 Feet, along said Northerly right-of-way line of Blanka Ln, to a found 1/2" iron rod for an exterior corner of aforesaid Cuatro Vientos Sur Subdivision, Phase X and an exterior deflection corner to the right of this tract;

North 14°29'20" East, 118.96 Feet, along the common boundary with said Cuatro Vientos Sur Subdivision, Phase X, to a set 1/2" iron rod for an interior deflection corner to the left of this tract;

North 00°35'44" West, 131.97 Feet, continuing along the common boundary with said Cuatro Vientos Sur Subdivision, Phase X, to a set nail for an interior corner of same Phase X and the Northwest corner of this tract;

THENCE North 89°24'16" East, 418.33 Feet, continuing along the common boundary with said Cuatro Vientos Sur Subdivision, Phase X and North boundary line of the herein described tract, to a set the most Easterly Southeast corner of same Phase X, a point on the Westerly right-of-way line of Loop 20, the Northwest corner of this tract and the POINT OF BEGINNING.

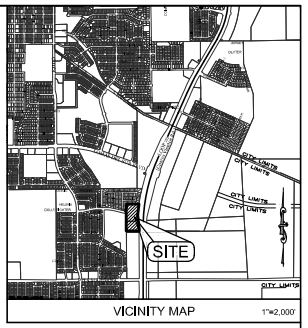
Basis of Bearings:
 GPS NAD 83 (2011 ADJ.), Texas State Plane, 4205 South Zone, Grid Coord

LOT AREAS			
LOT AREA (SQ. FT.)	LOT AREA (AC.)	LOT AREA (SQ. FT.)	LOT AREA (AC.)
BLOCK 1			
1 4,650	1 5,816	1 4,022	
2 2,624	2 3,300	3 3,500	
3 4,364	4 3,500	4 3,500	
4 4,067	5 3,500	5 3,500	
5 3,500	6 3,500	6 3,500	
6 3,675	7 3,500	7 3,500	
7 3,500	8 3,500	8 3,500	
8 3,675	9 3,500	9 3,500	
9 3,663	10 3,500	10 3,500	
10 3,943	11 3,500	11 3,500	
11 4,303	12 3,500	12 3,500	
12 4,303	13 3,500	13 3,500	
13 4,303	14 3,500	14 3,500	
14 4,303	15 3,500	15 3,500	
15 4,303	16 3,500	16 3,500	
16 4,303	17 3,500	17 3,500	
17 4,303	18 3,500	18 3,500	
18 4,303	19 3,500	19 3,500	
19 3,853	20 1,850	20 1,850	
20 3,853	21 1,850	21 1,850	
21 3,853	22 1,850	22 1,850	
22 3,853	23 1,850	23 1,850	
23 4,490	24 3,784	24 3,784	
24 3,784	25 3,784	25 3,784	
25 3,784	26 3,784	26 3,784	
26 3,784	27 3,784	27 3,784	
27 3,784	28 3,784	28 3,784	
28 3,784	29 3,150	29 3,150	
29 3,150	30 3,150	30 3,150	
30 3,150	31 3,150	31 3,150	
31 3,150	32 3,609	32 3,609	

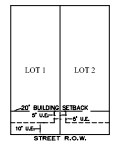
TOTAL RESIDENTIAL LOTS : 67
 % UNIMPROVED EASEMENT : 1

CURVE DATA		CURVE DATA	
CURVE	DELTA ANGLE	RADIUS	ARC
C1	15°04'05"	300.00'	78.90'
C2	05°58'03"	300.00'	31.32'
C3	14°14'52"	275.00'	68.39'
C4	14°52'51"	325.00'	81.64'
C5	16°14'47"	50.00'	14.61'
C6	05°58'03"	50.00'	55.26'
C7	40°58'29"	50.00'	35.76'
C8	53°29'15"	50.00'	46.28'
C9	28°57'46"	50.00'	28.57'
C10	07°41'00"	50.00'	6.70'
C11	43°52'58"	50.00'	28.37'
C12	50°48'44"	50.00'	44.31'
C13	78°43'03"	50.00'	32.27'
C14	05°58'29"	275.00'	38.71'
C15	08°20'13"	325.00'	50.32'
C16	00°38'14"	325.00'	3.61'
C17	61°54'18"	35.00'	61.54'
C18	40°01'49"	50.00'	34.63'
C19	05°58'29"	50.00'	35.76'
C20	40°58'29"	50.00'	35.76'
C21	18°11'31"	50.00'	15.68'

CLIP LINE DATA		
CLIP	LINE DATA	BEARING
L1	11.32'	S 79°31'39" E
L2	36.07'	N 89°24'16" E
L3	18.05'	S 79°31'39" E
L4	4.40'	S 79°31'39" E
L5	21.19'	N 44°27'29" E
L6	21.23'	S 79°31'39" E
L7	21.21'	N 44°24'16" E
L8	19.277'	S 41°48'43" E
L9	21.217'	S 02°05'44" E
L10	128.28'	S 02°05'44" E
L11	13.33'	S 04°34'41" E
L12	21.217'	S 02°05'44" E
L13	20.08'	N 41°24'47" E
L14	20.00'	N 89°25'19" E



- 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.
 - 3- ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
 - 3-1- DRIVWAYS, 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- BASIS OF BEARINGS & DISTANCES: GPS 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 LOCATIVE PURPOSES.
 - 7- LOT 1, BLOCK 1 AND LOT 1, BLOCK 2 SHALL BE PROHIBITED FROM HAVING ACCESS THROUGH BLANKA LN.
 - 8- LOT 23, BLOCK 3, SHALL BE PROHIBITED FROM HAVING ACCESS THROUGH LOOP 20.
 - 9- LOTS 1-12, BLOCK 1; LOTS 14-32 AND LOTS 14-32, BLOCK 3 WILL HAVE SOME SURFACE WATER DRAINING TOWARDS THE BACK OF THE LOT. LOTS 1, 2 & 4, BLOCK 1 AND LOTS 1-19, BLOCK 3 WILL GET SOME SURFACE WATER FROM THE ADJACENT BACK/SIDE LOTS; HOME OWNER SHALL NOT CHANGE THE GRASSES OR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS, IN SUCH MANNER THAT IMPEDS THE ESTABLISHED DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZES OF OPENINGS TO PERMIT SURFACE RUNOFF TO CONTINUE TO FLOW.
 - 10- LOTS 1-23, BLOCK 2 AND LOTS 1-13, BLOCK 3 WILL HAVE LOT GRADING TYPE "A"; LOTS 1-12, BLOCK 1 AND LOTS 14-32, BLOCK 3 WILL HAVE LOT GRADING TYPE "B", AS SHOWN ON SHEET 2 OF 2 OF THIS PLAT.
 - 11- STRUCTURES ON LOTS 4 & 5, BLOCK 1 SHALL HAVE A MINIMUM FINISH FLOOR ELEVATION OF 533.00. STRUCTURES ON LOT 12, BLOCK 1 SHALL HAVE A MINIMUM FINISH FLOOR ELEVATION OF 541.00.



CERTIFICATE OF OWNER

STATE OF TEXAS
 COUNTY OF WEBB

ROGELIO BALBAZO, MANAGER FOR LAREDO CUATRO VIENTOS, LLC, GENERAL PARTNER OF LAREDO FOUR WINDS, LLC, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS CUATRO VIENTOS SUR SUBDIVISION, PHASE III, IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS AND WHOSE NAME IS SUBSCRIBED HEREIN, HEREBY DECLARE TO THE USE OF THE PUBLIC FOR ALL STREETS, EASEMENTS, CLEAR WAY EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

LAREDO FOUR WINDS, INC. - OWNER
 871 LAREDO CUATRO VIENTOS, LLC, GENERAL PARTNER

RICHARD M. HACHAR
 MANAGER

CERTIFICATE OF NOTARY PUBLIC

STATE OF TEXAS
 COUNTY OF WEBB

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICHARD M. HACHAR, 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 LIENHOLDER

STATE OF TEXAS
 COUNTY OF WEBB

THIS SUBDIVISION MAP IS HEREBY APPROVED AND ADOPTED BY THE UNDERSIGNED LIEN HOLDER THIS ____ DAY OF ____ 2000

BY: _____
 TITLE: _____ AS AN ACT AND DEED OF

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.

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 ENGINEER

STATE OF TEXAS
 COUNTY OF WEBB

ROGELIO BALBAZO, 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 IMPROVEMENTS 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.

ROGELIO BALBAZO
 LICENSED PROFESSIONAL ENGINEER
 TEXAS REG. NO. 92852

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 THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE DATE AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

WAYNE NANCE
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REG. NO. 6238

CERTIFICATE OF CITY ENGINEER

STATE OF TEXAS
 COUNTY OF WEBB

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS CUATRO VIENTOS SUR SUBDIVISION, PHASE III, PREPARED BY ROGELIO BALBAZO, LICENSED PROFESSIONAL ENGINEER NO. 92852, AND DATED THE ____ DAY OF ____ 20__, WITH THE LAST REVISION DATED ON ____ AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

RAMON E. CHAVEZ, P.E.
 CITY ENGINEER

PLANNING COMMISSION APPROVAL

STATE OF TEXAS
 COUNTY OF WEBB

THIS PLAT, CUATRO VIENTOS SUR SUBDIVISION, PHASE III, 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 ____ 20__.

JUAN M. NARVAEZ, JR.
 CHAIRMAN

ATTTESTMENT OF PLANNING COMMISSION APPROVAL

STATE OF TEXAS
 COUNTY OF WEBB

THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILMS FOR RECORD OF THIS PLAT AT A PUBLIC MEETING HELD ON THE ____ DAY OF ____ 20__, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR THE SAID MEETING REFLECT SAID APPROVAL.

VANESSA GUERRA, AICP
 PLANNING DIRECTOR

CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS
 COUNTY OF WEBB

I, MARJORIE RAMBERZ BARRIA, CLERK OF THE COUNTY COURT IN AND FOR WEBB COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE ____ DAY OF ____ 20__ WAS RECORDED IN MY OFFICE ON ____ 20__ IN VOLUME ____ PAGE ____ OF THE MAP RECORD OF SAID COUNTY.

DEPUTY
 FILED FOR RECORD AT ____ O'CLOCK ____ M ON THE ____ DAY OF ____ 20__

DEPUTY
 COUNTY CLERK
 WEBB COUNTY, TEXAS

GRAPHIC SCALE IN FEET 0 50 100 200	VERTICAL SCALE : 1"=100' HORIZONTAL SCALE: 1"=100' DRAWN : R. B. CHECKED : T.P.N./W.N. APPROVED : R. B. W.N. FIELD BOOK	LEGEND: R.O.W. RIGHT OF WAY P.O.B. POINT OF BEGINNING W.C.P.A. WEBB COUNTY PLAT RECORDS R.C.R. WEBB COUNTY DEED RECORDS B.L.S. BLENDED BOOK U.E. UTILITY EASEMENT W.L. WATER LINE S.L. SANITARY SEWER LINE 1/2" NON RON
---------------------------------------	--	--

PORRAS NANCE ENGINEERING

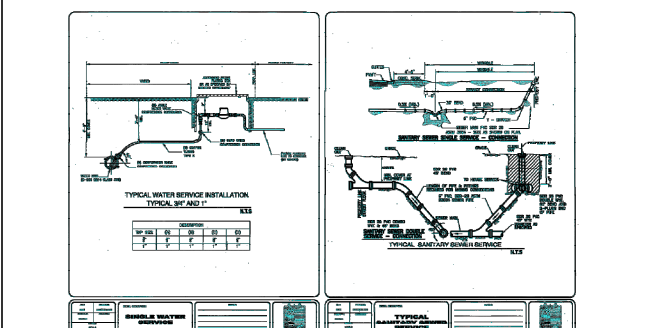
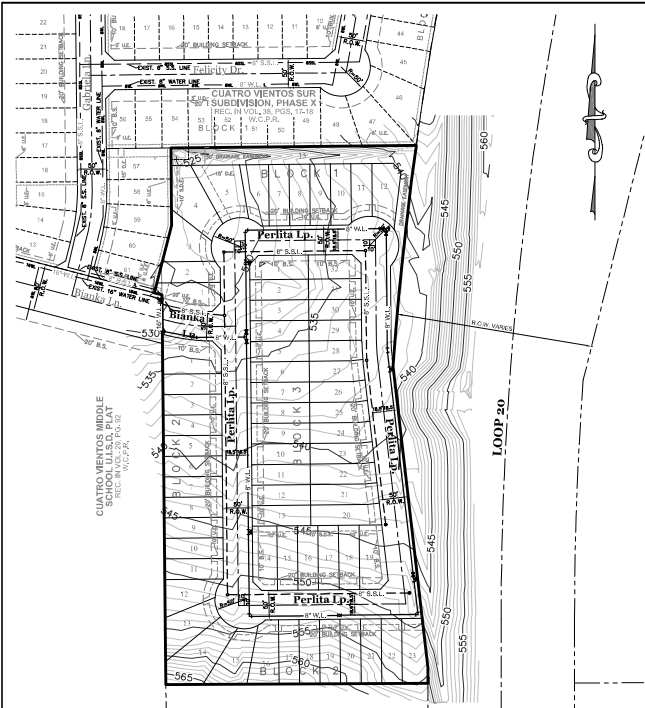
304 E. CALTON RD.
 LAREDO, TEXAS 78041
 TPE F-6205
 TPLS F-101888
 OFFICE (956) 724-3097
 (956) 718-2882 OFF.
 (956) 718-2057 FAX
 www.porrasnance.com

OWNER:
 4V HOLDINGS, LTD.
 3302 CUATRO VIENTOS DR.
 LAREDO, TEXAS 78046
 (956) 724-3097 PH
 (956) 724-9208 FX

ENGINEER/SURVEYOR:
 PORRAS NANCE ENGINEERING
 304 E. CALTON RD.
 P.O. BOX 1674
 LAREDO, TEXAS 78044
 (956) 724-3097 PH
 (956) 724-9208 FX

PROJECT DATA:
 ACRES : 8.7218 ACRES
 LOTS : 67 LOTS
 R.O.W. : 30'
 B/B : 31'

PLAT OF:
**CUATRO VIENTOS SUR SUBDIVISION
 PHASE III**
 8.7218 ACRE TRACT OUT OF 4V HOLDINGS, LTD. TRACT IV (117.78 ACRES) AND TRACT V (20 ACRES), AS RECORDED IN VOL. 3702, PAGES 643-646 W.C.D.R. PARCELION 35 - ABSTRACT 546 - JOSE MIGUEL DIAZ, ORIGINAL GRANTEE
 CITY OF LAREDO, WEBB COUNTY, TEXAS



WATER DISTRIBUTION SYSTEM AND SANITARY SEWER SYSTEM
SCALE: 1"=100'

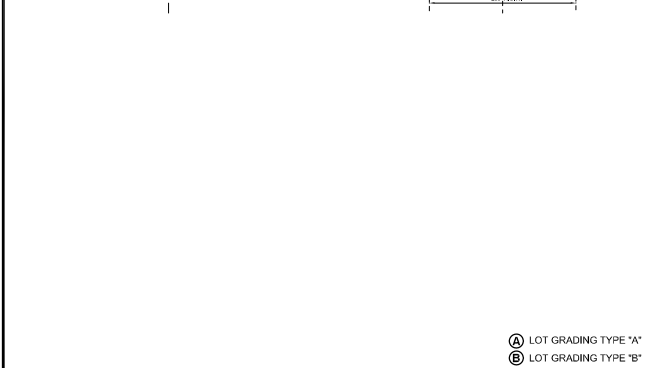
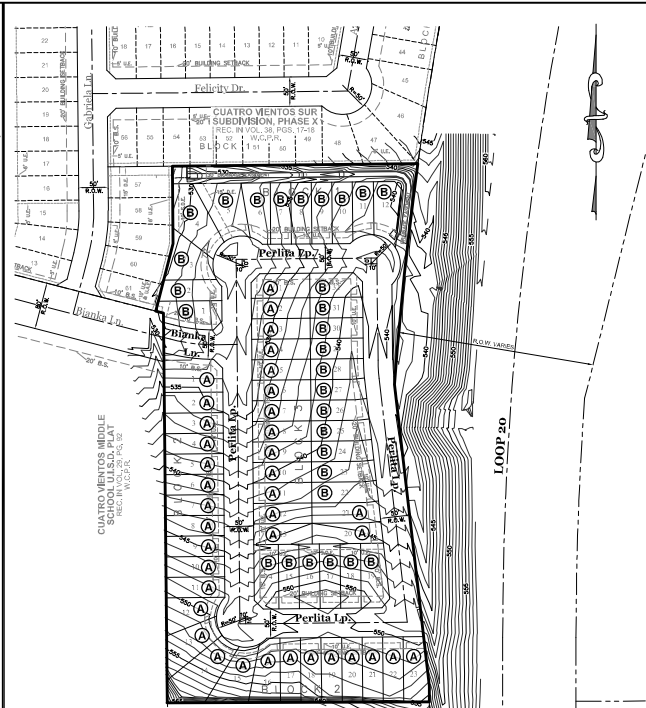
GRAPHIC SCALE IN FEET 0 50 100 200	VERTICAL SCALE: 1"=100' HORIZONTAL SCALE: 1"=100'	LEGEND: R.O.W. RIGHT OF WAY P.O.B. POINT OF BEGINNING W.C.P.R. WEBB COUNTY PLAT RECORDS N.C.P.R. NASSAU COUNTY PLAT RECORDS C.E. COUNTY EASEMENT U.E. UTILITY EASEMENT B.L.S. BILLING'S BOOK S.S.L. SANITARY SEWER LINE R 1/2" IRON RIM
DATE: 12-10-24	CHECKED: T.P.N./W.N.	
REVISIONS:	APPROVED: R.B./W.N.	
	FIELD BOOK	

PORRAS NANCE ENGINEERING

304 E. CALTON RD.
LAREDO, TEXAS 78041
PHONE F-6205
TPIPLS F-101888
OFFICE (956) 724-3097
WWW.PORRASNANCE.COM

OWNER:
4V HOLDINGS, LTD.
3302 CUATRO VIENTOS DR.
SUITE 236
LAREDO, TEXAS 78046
(956) 718-2892 OFF.
(956) 716-2057 FAX

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



POST DEVELOPMENT TOPOGRAPHY
SCALE: 1"=100'

Water Supply Description, Costs and Operability Data

Cuatro Vientos Sur Subdivision, Phase XII will be provided with potable water by the City of Laredo. The subdivision, and the City of Laredo has 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 the subdivision. The City of Laredo has a 16" diameter water line running along the North side of the existing right-of-way of Blanca Ln. The water system for Cuatro Vientos Sur Subdivision, Phase XII consists of the extension of the existing 16" diameter water line along Blanca Ln, and 8" diameter water lines running along Perilla Loop inside this subdivision. These lines will serve a total of 67 residential lots through individual service lines 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.

The 16" and 8" water 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 \$259,925 or \$4,327.24 per lot. The subdividor has in addition paid the City of Laredo the sum of \$20,700 which covers the cost per lot for the water availability fees.

Sewer Facilities Description, Costs and Operability Data

Sewage from Cuatro Vientos Sur Subdivision, Phase XII will be disposed of through the sanitary sewer system of the City of Laredo. The subdividor, and the City of Laredo has 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 6" diameter sanitary sewer main running along the North side of the existing right-of-way of Blanca Ln, (within an easement) flowing West. The sanitary sewer system for Cuatro Vientos Sur Subdivision, Phase XII consists of proposed 6" diameter sanitary sewer lines along Blanca Ln, and Perilla Loop that connect to each existing 6" diameter sanitary sewer main. The sanitary sewer system will serve a total of 67 residential lots 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 6" 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 \$349,090.72 or \$5,210.31 per lot.

CERTIFICATE OF ENGINEER **CERTIFICATE OF UTILITIES DIRECTOR**

STATE OF TEXAS COUNTY OF WEBB STATE OF TEXAS COUNTY OF WEBB

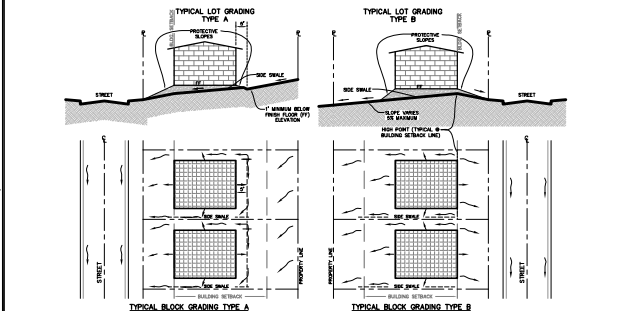
BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWERAGE SERVICE DESCRIBED ABOVE SHALL BE PROVIDED IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE.

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWERAGE SERVICE DESCRIBED ABOVE SHALL BE PROVIDED IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE.

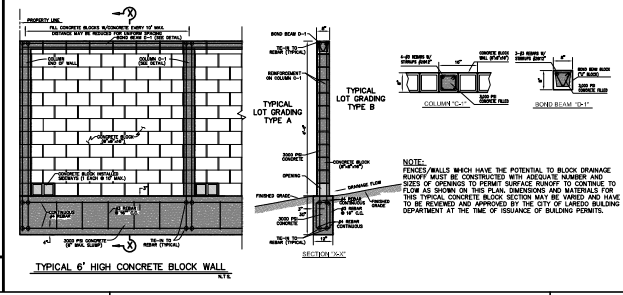
ROGELIO BALDAZO
LICENSED PROFESSIONAL ENGINEER
TEXAS REG. NO. 92952

WALTER PISHKUR
EXECUTIVE DIRECTOR UTILITIES DEPARTMENT

DATE: _____ DATE: _____



NOTE: HOME SUBSEPARATE OWNERS SHALL NOT CHANGE THE GRASSES OR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS IN SUCH A WAY TO INTERFERE OR CHANGE THE ESTABLISHED DRAINAGE PATTERN AS INDICATED ON THIS GRADING PLAN. FENCES/WALLS WHICH HAVE THE POTENTIAL TO BLOCK DRAINAGE PROOF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZES 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 BUILDER AS PART OF THE BUILDING PERMIT. ADDITIONALLY THE HOME BUILDER SHALL INSTALL A 30" WIDE DOD STRIP ALONG THE ENTIRE REAR PROPERTY LINE OF LOTS DRAINING ONTO THE OTHER LOTS (1/2" STRIP ON UPGRADED LOTS & 1/2" ON DOWNGRADED LOTS).



PROJECT DATA: ACRES : 8,7218 ACRES LOTS : 67 R.O.W. : 31'	PLAT OF: CUATRO VIENTOS SUR SUBDIVISION PHASE XII 8,7218 ACRE TRACT OUT OF 4V HOLDINGS, LTD. TRACT IV (117.78 ACRES) AND TRACT V (70 ACRES) AS RECORDED IN VOL. 3702, PAGES 543-546 & 548 & 549, PORCION 35 - ABSTRACT 546, JOSE MIGUEL DIAZ, ORIGINAL GRANTEE CITY OF LAREDO, WEBB COUNTY, TEXAS	SHEET: 2 OF 2
--	--	------------------