

METES AND BOUNDS DESCRIPTION

BECONNING at a 16 lean road found on a curve in the exeterly right-of-very like of Edida Avenue, as recorded to Volume 283, Page 94, of the Ostitical Public Records of Web County, Texno, for the solutional corner of the Village South Subdivision, Phose 3, as recorded Volume 44, Pages 25–26 of the Web County Plat Records, the northeast corner of the hereh described troat and the POINT OF BECKNING.

A total curvilinear distance of 120.47 Feet, with said right-of-way curve to left having the following characteristics: Central Angle = 0649715; R = 101.197 Feet, TAN = 60.31 Feet, CHD = 120.40 Feet, CHD Barring = \$1.277444E, to a point of reverse curvature;

A total curvilinear distance of 147.84 Feet, with said curve having the following characteristics: Central Angle = 1272/97; R = 674.99 Feet, TAN = 74.22 Feet, CHD = 147.55 Feet, CHD Bearing = \$ 0975/34°E, to a right-of-way a clip corner to the right:

South 42'57'22" West, 27.88 Feet, to a ½ iron rod found on the northerly right-of-way line of Clelito Lindo Boulevard, recorded in Volume 5583, Pages 300 - 307, Webb County Deed Records, for the southeast corner of the herein described trace.

THENCE South 89'29'54" West, 553.36 Feet, along the northerly right-of-way of Clelito Lindo Boulevard to a point of curvature to the right in easterly right-of-way line of Everton Drive;

THENCE along the Everton Drive easterly right-of-way and the westerly boundary line of the herein described tract as follows: A total curvilheer distance of 47.24 Feet, with sold curve to right having the following characteristics: Central Angle = 901733; R = 30.00 Feet, TAN = 30.12 Feet, CHD = 42.51 Feet, CHD Bearing = N 452357*W, to a point of tongency.

North 001710² West, 245.25 Fast, to the excellment corner of Lot 1, Block 11, Wilder South Subdivision, Unit 1, recorded in Valume 29, Pages 2 — 3, Webb County Plot Records and the northwest corner of the herein described tract;

North 89*42*50° East, at 139.50 Feet, passing a ½ iron rod found for the southeast corner of said Village South Subdivision, Unit 1, continuing for a total distance of 403.50 Feet to a ½ iron rod found for the southeast corner of Lot 9, Block 11, of said Village South Subdivision, Phase 3 for a deflection corner to the left;

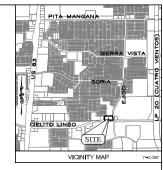
North 00'17'10'West, 10.15 Feet to a ½'iron rod found for the southwest corner of Lot 10, Block 11, some Village South Subdivision, Phase 3 for a deflection corner to the right;

North 89'42'50" East, 148.29 Feet to a %'iron rod found on the westerly right-of-way line of Ejido Avenue for the southeast corner of said Village South Subdivision, Phase J, the northeast corner of the herein described front and the POINT OF BF[SNIT].

NOTES:

- IN OFFICE OF THE LANGEAUNG SHALL COMPLY WITH THE PROVISIONS OF APPRIOR F-2 OF SECTION 24-83 OF THE
 2- THE STEMANS SHALL BE CHTEMEND SHADD ON THE CURRENT ZONE IN ACCORDANCE TO SECTION 24-73 OF THE
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CERTIFICATE OF OWNER

GERARDO G.S. SALINAS PRESIDENT

CERTIFICATE OF NOTARY PUBLIC

BEFORE ME, THE UNDERSIDNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED INTERMEDIT AND AND TO ME THAT THE OFFICIAL SUBSCIENCE OF THE FORECOME INSTRUMENT AND AND CONSIDERATIONS OF THE PURPOSES AND CONSIDERATIONS.

NOTARY PUBLIC WEBB COUNTY, TEXAS

CERTIFICATE OF ENGINEER

My Commission Expires the

STATE OF TEXAS & COUNTY OF WEBB &



CERTIFICATE OF SURVEYOR

STATE OF TEXAS &

I, MAYNE MANCE, THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TUXAS, HERBY CRETIFY THAT HAS PLAT IS TURE, AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONIMENTS SHOWN THEREON BERE PROPERTY PLACED UNDER MY PERSONAL SUPERVISION.



CERTIFICATE OF CITY ENGINEER

STATE OF TEXAS & COUNTY OF WEBB &

ELIUD DE LOS SANTOS, P.E.

PLANNING COMMISSION APPROVAL

THIS PLAT: VILLACE SOUTH SUBDIVISION, PHASE 5, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH

DANIELLA SADA PAZ

ATTESTMENT OF PLANNING COMMISSION APPROVAL

VANESSA GUERRA, AICP DIRECTOR OF PLANNING

DEPUTY

CERTIFICATE OF COUNTY CLERK

, NARGE RAWREZ BARRA, CLEPK OF THE COUNTY COURT IN AND FOR WEBS COUNTY, DO HERES CUSTORY THE FORECOME INSTRUMENT DATID THE CONTROL OF THE CON

DEPUTY FILED FOR RECORD AT ______O'CLOCK_

COUNTY CLERK WEBB COUNTY, TEXAS ___ DAY OF

COUNTY CLERK WEBB COUNTY, TEXAS

PRELIMINARY

GRAPHIC SCALE IN FEET	VERICAL SCAL	VERICAL SCALE : LEGENI		END: W. RIGHT OF WAY		_	304 E. CALTON	304 E. CALTON OWNER:	ENGINEER/SURVEYOR:	PROJECT DATA:	PLAT OF: VILLAGE SOUTH SUBDIVISION SHEET:	
	HORIZONTAL S	SCALE: 1"=100"	P.O.B. POINT OF BI	NC.P.R. WEBB COUNTY PLAT RECORDS MC.P.R. WEBB COUNTY PLAT RECORDS B.S. BUILDING SETBACK	-)	Porras nance	LAREDO, TEXAS 78041	SALINAS VILLAGE DEVELOPMENT	304 E. CALTON RD.	ACRES : 3.6937 LOTS : 31 R.O.W. :	PHASE 5	
	DRAWN	: D.M.	W.C.D.R. WEBB COUN				TBPE F-6205	CORPORATION P.O. BOX 1825			7 COTT ACRE TRACT	
DATE : 10-22-25	CHECKED	: W.N.	U.E. UTILITY EAS			ENGINEERING		P.O. BOX 1825 LAREDO, TEXAS 78044 (956) 724-8469	B/B :	REC. IN VOL. 5906. PGS. 543-553. W.C.D.R. &	of 1	
REMSIONS ;	APPROVED	: W.N.	S.S.L. SANITARY S	S.L. SANITARY SEWER LINE F. DRAINAGE FASEMENT			OFFICE (956) 724-3097			1	SALINAS VILLAGE DEVELOPMENT CORPORATION, 13,2414 ACRE TRACT	
	FIELD BOOK	:	U.A.E. UTILITY ACC				www.porrasnance.com	1			PORCION 38 ~ ABSTRACT 472 ~ TADEO SANCHEZ ORIGINAL GRANTEE, CITY OF LAREDO, WEBB COUNTY, TEXAS	