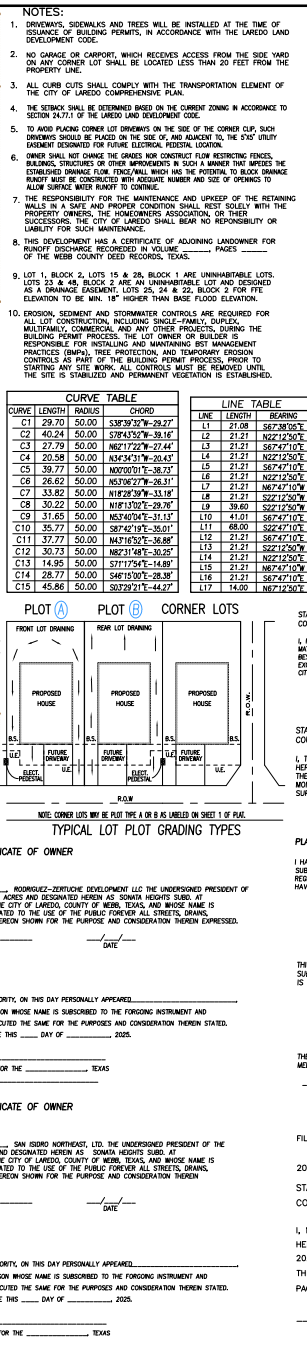




LEGAL DESCRIPTION #2
OFF-SITE 20' WIDE Utility Easement
1.218 Acre Tract

A TRACT OF LAND CONTAINING 1.324 ACRES (53,072 SF), more or less, situated in Porcion 20, Bautila Garcia Original Grantee, Abstract 48, City of Laredo, Webb County, Texas. Being out of a 806.8789 acre tract of land known as Shore 1 as per Volume 1315, Pages 181-191, Deed Records of Webb County, Texas. This 1.218 acre tract being more particularly described as follows:

Commencing at a 3" found iron rod being northeast corner of a 271.4 acre tract of per deed recorded in volume 3355, page 170-178 O.P.R.W.C. also being on the north boundary line of 806.8789 acre tract, THENCE, S 68°52'28" E, a distance of 1371.92 FEET to the northwest corner of this tract for the TRUE POINT OF BEGINNING;

THENCE, N 67°12'50" E, a distance of 590.11 FEET, to a deflection point right hereof;

THENCE, N 69°59'11" E, a distance of 350.31 FEET, to a deflection point right hereof;

THENCE, N 79°00'38" E, a distance of 309.80 FEET, to a deflection point right hereof;

THENCE, S 59°33'04" E, a distance of 425.85 FEET, to a deflection point left hereof;

THENCE, S 85°52'12" E, a distance of 439.13 FEET, to an exterior corner hereof;

THENCE, S 0°04'50" E, a distance of 456.70 FEET, to a deflection point left hereof;

THENCE, S 0°17'18" E, a distance of 336.76 FEET, to an exterior corner hereof;

THENCE, N 83°40'17" W, a distance of 20.13 FEET, to an exterior corner hereof;

THENCE, N 0°17'18" E, a distance of 334.34 FEET, to a deflection point left hereof;

THENCE, N 0°05'40" W, a distance of 437.30 FEET, to an interior corner hereof;

THENCE, N 85°52'12" W, a distance of 425.06 FEET, to a deflection point right hereof;

THENCE, N 59°33'04" W, a distance of 422.71 FEET, to a deflection point left hereof;

THENCE, S 79°00'38" W, a distance of 300.55 FEET, to a deflection point left hereof;

THENCE, S 69°59'11" W, a distance of 348.94 FEET, to a deflection point left hereof;

THENCE, S 67°12'50" W, a distance of 589.62 FEET, to an exterior corner hereof;

THENCE, N 22°47'10" W, a distance of 20.00 FEET, to the point of beginning for this 1.218 acre tract of land, more or less.

LEGAL DESCRIPTION #3
20' Wide Drainage Easement
0.023 Acre Tract

A TRACT OF LAND CONTAINING 0.023 ACRES (1,000 SF), more or less, situated in Porcion 20, Bautila Garcia Original Grantee, Abstract 48, City of Laredo, Webb County, Texas. Being out of a 806.8789 acre tract of land known as Shore 1 as per Volume 1315, Pages 181-191, Deed Records of Webb County, Texas. This 1.218 acre tract being more particularly described as follows:

Commencing at a 3" found iron rod being northeast corner of a 271.4 acre tract as per deed recorded in volume 3355, page 170-178 O.P.R.W.C. also being on the north boundary line of 806.8789 acre tract, THENCE, N 74°46'40" E, a distance of 1175.24 FEET to the northwest corner of this tract for the TRUE POINT OF BEGINNING;

THENCE, N 67°12'50" E, a distance of 50.00 FEET, to a exterior corner hereof;

THENCE, S 22°47'10" E, a distance of 20.00 FEET, to an exterior corner hereof;

THENCE, S 67°12'50" W, a distance of 50.00 FEET, to an exterior corner hereof;

THENCE, N 22°47'10" W, a distance of 20.00 FEET, to the point of beginning for this 0.023 acre tract of land, more or less.

HOWLAND
ENGINEERING AND SURVEYING CO.
TBPE Firm Registration No. F-4097 | TBPE FS Firm Registration No. 100404-00
451128 (786)451 | P.O. Box 7915, Laredo, TX, 78041
P. 956.722.4411 | F. 956.722.5414
www.howlandcompanies.com

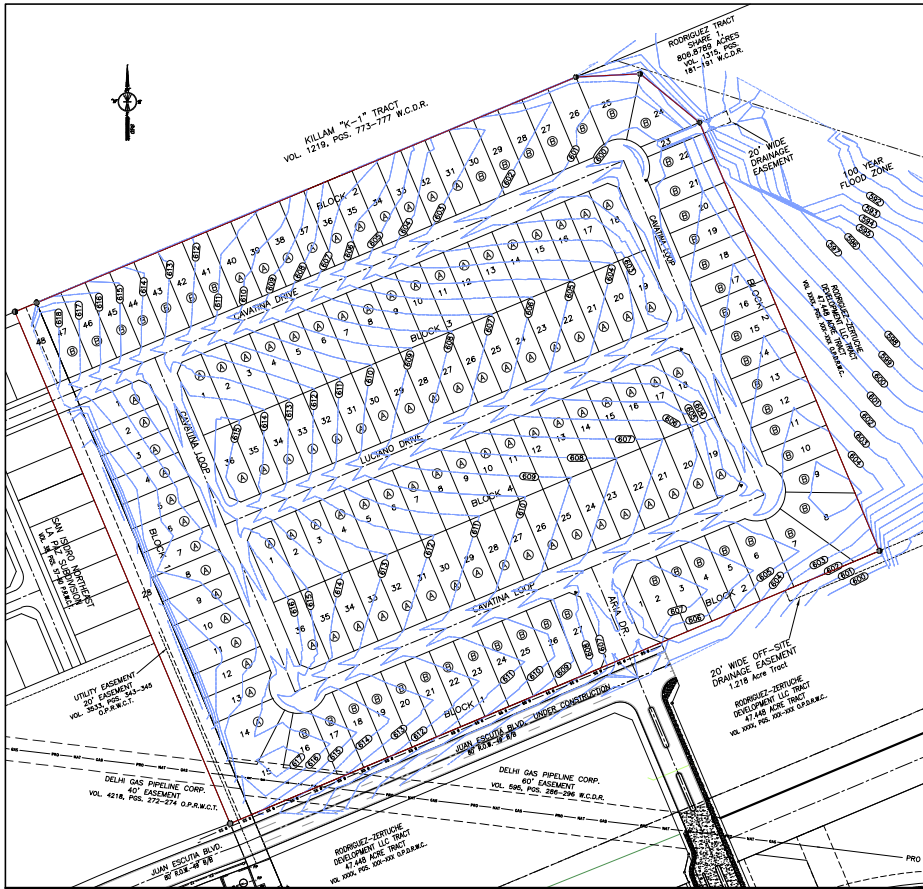
**SONATA HEIGHTS SUBDIVISION
AT RODRIGUEZ-ZERTUCHE RANCH**
A TRACT OF LAND CONTAINING 26.072 ACRES (1,135,700 SF),
more or less, situated in Parcel 20, Eaulista County Original
Grantees, Abstract 48, City of Laredo, Webb County, Texas. Being
part of a 806.8789 acre tract of land known as Shere 1, a
Cert. Volume 18,315, Pages 181-191, Deed Records of Webb
County, Texas.

DRAWN BY: J.T.
CHECKED BY: B.F.S.
PLOTTED DATE: 12-4-2024
JOB NO. LOS PRESIDENTE
STATUS:
AS-BUILT:
REVISED DATE:

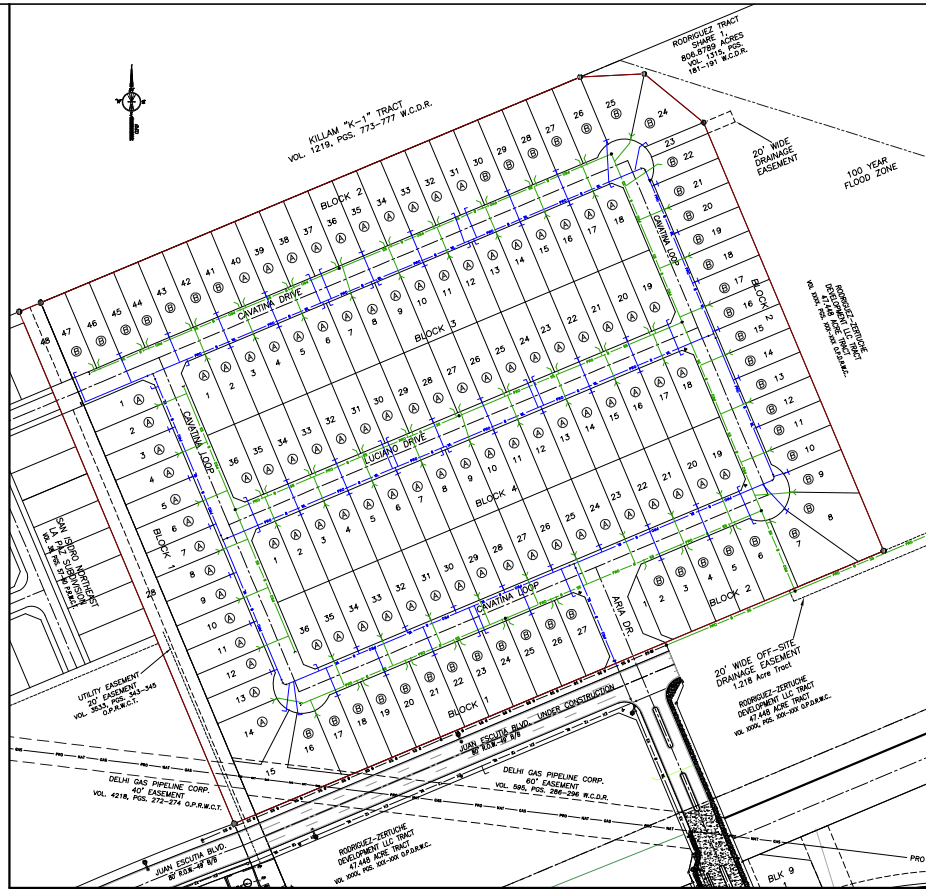
SCALE: (2"=36") SHEET
HOR: 1"=100' VER:
SCALE: (1"=117") SHEET
HOR: 1"=200' VER:

SHEET TOTAL:

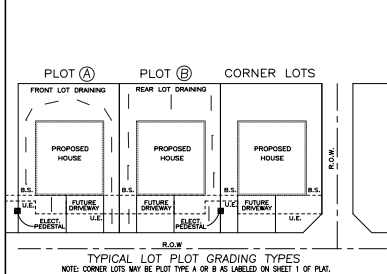
GRAPHIC SCALE
100 50 0 50 100 200
(IN FEET)
(1"=117') 1 inch = 200' (B SIZE)
(2"=363') 1 inch = 100' (C SIZE)



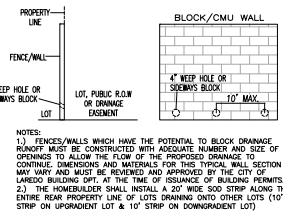
POST DEVELOPMENT TOPOGRAPHY



MAP OF WATER DISTRIBUTION SYSTEM & SANITARY SEWER SYSTEM



LEGEND	
FINISH GRADE MAJOR	—•••••
FINISH GRADE MINOR	—•••••
EX. 18" WL	—•••••
EX. 12" WL	—•••••
EX. 12" SS	—•••••
EX. 8" WL	—•••••
PROP. 8" WL	—•••••
EX. 8" SS	—•••••
PROP. 8" SS	—•••••
EX. FIRE HYDRANT	•
PROP. FIRE HYDRANT	•
EX. MANHOLE	•
PROP. MANHOLE	•
WATER VALVE	•
WATER ELBOWS	•



TYPICAL FENCE/BLOCK WALL DETAIL

FINAL ENGINEERING REPORT FOR SONATA HEIGHTS SUBDIVISION AT RODRIGUEZ RANCH

BY BERNAL F. SUGHT, P.E.

WATER SUPPLY: DESCRIPTIONS, COSTS AND OPERABILITY DATE

SONATA HEIGHTS SUBDIVISION AT RODRIGUEZ RANCH WILL BE PROVIDED WITH POTABLE WATER BY THE CITY OF LAREDO. THE SUBDIVISION, AND THE CITY OF LAREDO HAVE ENTERED INTO A CONTRACT IN WHICH THE CITY OF LAREDO HAS PROMISED TO PROVIDE 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 SUPPLY TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION. THE CITY OF LAREDO HAS AN EXISTING 8" DIA. WATER LINE RUNNING ALONG THE WEST RIGHT OF WAY OF BEATLES ROAD. IN ORDER TO PROVIDE WATER SERVICE TO THE PROPOSED 143 LOTS IN SONATA HEIGHTS SUBDIVISION, THE PROPOSED WATER SYSTEM WILL CONNECT TO THE MENTIONED EXISTING INFRASTRUCTURE AT THE FOLLOWING LOCATION:

PROPOSED 8" DIA. LINE CONNECTION TO EX. 8" DIA. LINE AT THE INTERSECTION OF JUAN ESCUTIA BOULEVARD AND BEATLES ROAD.

THE LINES, FITTINGS, VALVES, FIRE HYDRANTS, SERVICES, METER BOXES AND ALL OTHER REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED AT A TOTAL COST OF \$ XXX,XXX.XX. THE SUBDIVISION HAS IN ADDITION PAID THE CITY OF LAREDO THE SUM OF \$ XXX,XXX.XX WHICH COVERS THE COSTS OF THE WATER AVAILABILITY, ANNEXATION, AND WATER LIE'S.

SEWAGE FACILITIES: DESCRIPTION, COSTS, AND OPERABILITY DATE

SEWAGE FROM SONATA HEIGHTS SUBDIVISION WILL BE DISPOSED THROUGH THE SANITARY SEWER SYSTEM OF THE CITY OF LAREDO. THE SUBDIVISION, AND THE CITY OF LAREDO HAVE ENTERED INTO A CONTRACT IN WHICH THE CITY OF LAREDO HAS PROMISED TO PROVIDE SUFFICIENT SEWAGE DISPOSAL FOR THE FULL DEVELOPMENT OF THIS SUBDIVISION FOR AT LEAST 30 YEARS. THE CITY OF LAREDO HAS AN EXISTING 8" DIA. SANITARY SEWER LINE THAT WAS CONSTRUCTED DURING HARMONY HILLS PHASE 2. IN ORDER TO PROVIDE SERVICE TO THE PROPOSED 143 LOTS IN SONATA HEIGHTS SUBDIVISION, THE PROPOSED SANITARY SEWER SYSTEM WILL CONNECT TO MENTIONED EXISTING INFRASTRUCTURE WITH AN 8" DIA. SANITARY SEWER LINE AT THE INTERSECTION OF JUAN ESCUTIA BOULEVARD AND BEATLES ROAD.

THE SANITARY SEWER LINES, MANHOLES, CLEANOUTS, SERVICES AND ALL OTHER REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED AT A TOTAL COST OF \$ XXX,XXX.XX. THE SUBDIVISION HAS IN ADDITION PAID THE CITY OF LAREDO THE SUM OF \$ XXX,XXX.XX WHICH COVERS THE COSTS OF INSTALLATION AND CONNECTION FEES.

CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE DESCRIBED ABOVE SHALL BE PROVIDED IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.3A3, WATER CODE.

TAREQ AL-ZABET, P.E.
UTILITIES DIRECTOR

DATE

CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES AS DESCRIBED ABOVE ARE TO THE BEST OF MY KNOWLEDGE, IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.3A3, WATER CODE.

BERNAL F. SUGHT, P.E. NO. 77981

DATE



SONATA HEIGHTS SUBDIVISION AT RODRIGUEZ RANCH

A TRACT OF LAND CONTAINING 26,072 ACRES (1,135,700 SF), more or less, situated in Portion 20, Bautista Garcia Original Survey, being out of a 806.8789 acre tract of land known as "Sonata Heights" and being more or less, located in the County of Bexar, State of Texas, per Volume 181-191, Pages 181-191, Deed Records of Webb County, Texas.

DRAWN BY: F.S.
CHECKED BY: B.F.S.
DRAWN DATE: 08-26-2025
PLOTTED DATE:
JOB NO. E-337-24
FILE NAME: ZERTUQUE
STATUS:
AS-BUILT:
REVISED DATE:

SCALE: (24"x36") SHEET
HOR: 1"=100' VER.
SCALE: (11"x17") SHEET
HOR: 1"=200' VER.
SHEET 2 OF 2

HOWLAND
ENGINEERING AND SURVEYING CO.
7916N. Bartlett Avenue P.O. Box 45128 (78243) Laredo, TX 78044
P: 956-722-4411 F: 956-722-5414
WWW.HOWLANDSURVEYING.COM

