

METES AND BOUNDS DESCRIPTION

19.88 ACRE TRACT
Being out and part of
Porcion 23 - Abstract 283 - Leonardo Sanchez, Original Grantee

Being a tract of land found to contain 19.88 acres, more or less, situated in Porcion 23, Abstract 283, Leonardo Sanchez, Original Grantee, within the City Limits of Laredo and Webb County, Texas, out and part of Armadillo Construction Company, L.P., Tract recorded in Volume 4347, Pages 135 - 142 of the Deed Records of Webb County, Texas...

THESE North 67°01'31\" East, 54.22 Feet, along the common boundary line of said Geronomo Santos Tract and the herein described tract, to a 3\" steel pipe found for a northwest corner of the Daniel Gutierrez Tract...

THESE South 22°31'11\" East, 1394.53 Feet, along the northeasterly boundary line of the herein described tract to a 3/4\" iron rod set for the east corner of this tract.

THESE along the southeasterly boundary line of the herein described tract as follows:
South 66°55'38\" West, 526.02 Feet, to a 3/4\" iron rod set for an interior deflection corner to the left;

THESE North 22°16'25\" West, 350.76 Feet, along the common boundary line of said Gerardo Salinas Tract and the herein described tract, to an iron rod set at the base of a concrete block fence for the west corner of this tract;

THESE North 18°12'43\" East, 175.75 Feet, to a 3/4\" iron rod set for an interior deflection corner to the left;
THESE North 72°09'15\" West, 2.14 Feet, to a 3/4\" iron rod set on the easterly boundary line of the said Bazon Subdivision and an exterior deflection corner to the right of this tract;

THESE North 17°50'45\" East, 704.69 Feet, along the northwest boundary line of the herein described tract to a 3\" steel pipe found for an exterior deflection corner to the right of this tract;

THESE North 17°25'28\" East, 554.22 Feet, continuing along the northwest boundary line of the herein described tract to a 3\" rod found for the northeast corner of the said Bazon Subdivision, the northeast corner of this tract and the POINT OF BEGINNING.

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 IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
3.- DRIVEWAYS, SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
4.- NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING UNIT SHALL BE LOCATED ON AN INDIVIDUAL LOT.
5.- NO GARAGE OR CARPORT WHICH RECEIVES ACCESS FROM THE SIDE YARD ON ANY CORNER LOT SHALL BE LOCATED LESS THAN 20 FEET FROM THE PROPERTY LINE.
6.- LOTS 4 THROUGH 14, BLOCK 1 AND LOTS 1 THROUGH 6, BLOCK 3 SHALL BE PROHIBITED FROM HAVING ACCESS THROUGH SPRINGFIELD AVE.
7.- THIS PROPERTY IS LOCATED IN ZONE "X" AREA WHICH IS NOT WITHIN THE 100-YR FLOOD PLAN ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 48479C1205, DATED: APRIL 2, 2008.
8.- BASES OF BEARING, DISTANCES AND P.O.B.'S GRID COORDINATES - NAD 83 (2011 ADJ.). TEXAS STATE PLANE, 4205 SOUTH ZONE, PROVIDED FOR GENERAL LOCATIVE PURPOSES AND DO NOT REPRESENT OFFICIAL (NGS) CONTROL.
9.- LOTS 901 & 902 RESERVED FOR H.O.A. MONUMENT & LANDSCAPE AREAS.
10.- LOTS 3-9, BLOCK 1, LOTS 11-28, BLOCK 2 & LOTS 15-25, BLOCK 5, WILL HAVE SOME SURFACE WATER DRAINING TOWARD THE BACK OF THE LOT. HOME OWNER SHALL NOT CHANGE THE GRADES OR CONSTRUCT FLOOD RESTRICTING FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS IN SUCH MANNER THAT IMPEDS THE ESTABLISHED DRAINAGE FLOW FENCES/WALLS WHICH HAVE THE POTENTIAL TO BLOCK DRAINAGE RUNOFF. MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZES OF OPENINGS TO PERMIT SURFACE RUNOFF TO CONTINUE FLOWING.
11.- LOTS 10-14, BLOCK 1, LOTS 1-10 BLOCK 2, LOTS 29-34, BLOCK 2, LOTS 1-15, BLOCK 3, LOTS 1-15, BLOCK 4 & LOTS 1-14, BLOCK 5 WILL HAVE LOT GRADING TYPE "A"; LOTS 2-9, BLOCK 1, LOTS 11-28, BLOCK 2 & LOTS 15-25, BLOCK 5 WILL HAVE LOT GRADING TYPE "B"; AS SHOWN ON SHEET 2 OF 2 OF THIS PLAN.

Table with 2 columns: LOT AREA (S.F.) and LOT AREA (S.F.). Rows are grouped by block: BLOCK 1-3, BLOCK 2-4, BLOCK 5-8, BLOCK 9-13, BLOCK 14-18, BLOCK 19-23, BLOCK 24-28, BLOCK 29-31, BLOCK 32-33, BLOCK 34-36.

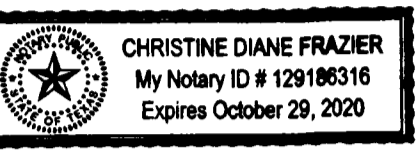
CERTIFICATE OF OWNER

STATE OF TEXAS & COUNTY OF WEBB
JEFF CZAR, OWNER OF THE LAND SHOWN ON THIS PLAN AND DESIGNATED HEREIN AS SHILOH HIGHLAND SUBDIVISION, PHASE 1, IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS AND WHOSE NAME IS SUBSCRIBED HEREIN, HEREBY SHOW TO THE USE OF THE PUBLIC FOREVER ALL STREETS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

JEFF CZAR, MANAGER
APRIL 4, 2019
DATE

CERTIFICATE OF NOTARY PUBLIC

STATE OF TEXAS & COUNTY OF BEECKER
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JEFF CZAR 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.



CERTIFICATE OF ENGINEER

I, WAYNE NANCE, THE UNDERSIGNED LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAN TO THE MATTERS OF STREETS, LOTS, WATER, SEWER AND APPURTENANCES AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THIS PLAN CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

WAYNE NANCE
LICENSED PROFESSIONAL ENGINEER
TEXAS REG. NO. 87006
4-9-19
DATE

CERTIFICATE OF SURVEYOR

I, WAYNE NANCE, THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAN IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

WAYNE NANCE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REG. NO. 6235
4-5-19
DATE

CERTIFICATE OF CITY ENGINEER

STATE OF TEXAS & COUNTY OF WEBB
I HAVE REVIEWED THIS PLAN AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS SHILOH HIGHLAND SUBDIVISION PHASE 1, PREPARED BY WAYNE NANCE, LICENSED PROFESSIONAL ENGINEER NO. 87006, AND DATED THE 18th DAY OF MAY, 2018, WITH THE LATEST REVISED DATE ON APRIL 18, 2019, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

RAMON E. CHAVEZ, P.E.
CITY ENGINEER
6-6-19
DATE

PLANNING COMMISSION APPROVAL

STATE OF TEXAS & COUNTY OF WEBB
THIS PLAN, SHILOH HIGHLAND SUBDIVISION, PHASE 1, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON 18th DAY OF APRIL, 2019.

ERASMO VILLARREAL
CHAIRMAN
6-6-19
DATE

ATTESTMENT OF PLANNING COMMISSION APPROVAL

STATE OF TEXAS & COUNTY OF WEBB
THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILING FOR RECORD OF THIS PLAN AT A PUBLIC MEETING HELD ON THE 18th DAY OF APRIL, 2019. THE MINUTES OF SAID MEETING REFLECT SAID APPROVAL.

JANESSA GUERRA
ACTING PLANNING DIRECTOR
6-6-19
DATE

CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS & COUNTY OF WEBB
I, MARIE R. IBARRA, CLERK OF THE COUNTY COURT IN AND FOR WEBB COUNTY, DO HEREBY CERTIFY THE FOREGOING INSTRUMENT DATED THE 11th DAY OF APRIL, 2019, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 11th DAY OF APRIL, 2019, IN VOLUME 3497, PAGE 11-12 OF THE MAP RECORD OF SAID COUNTY.

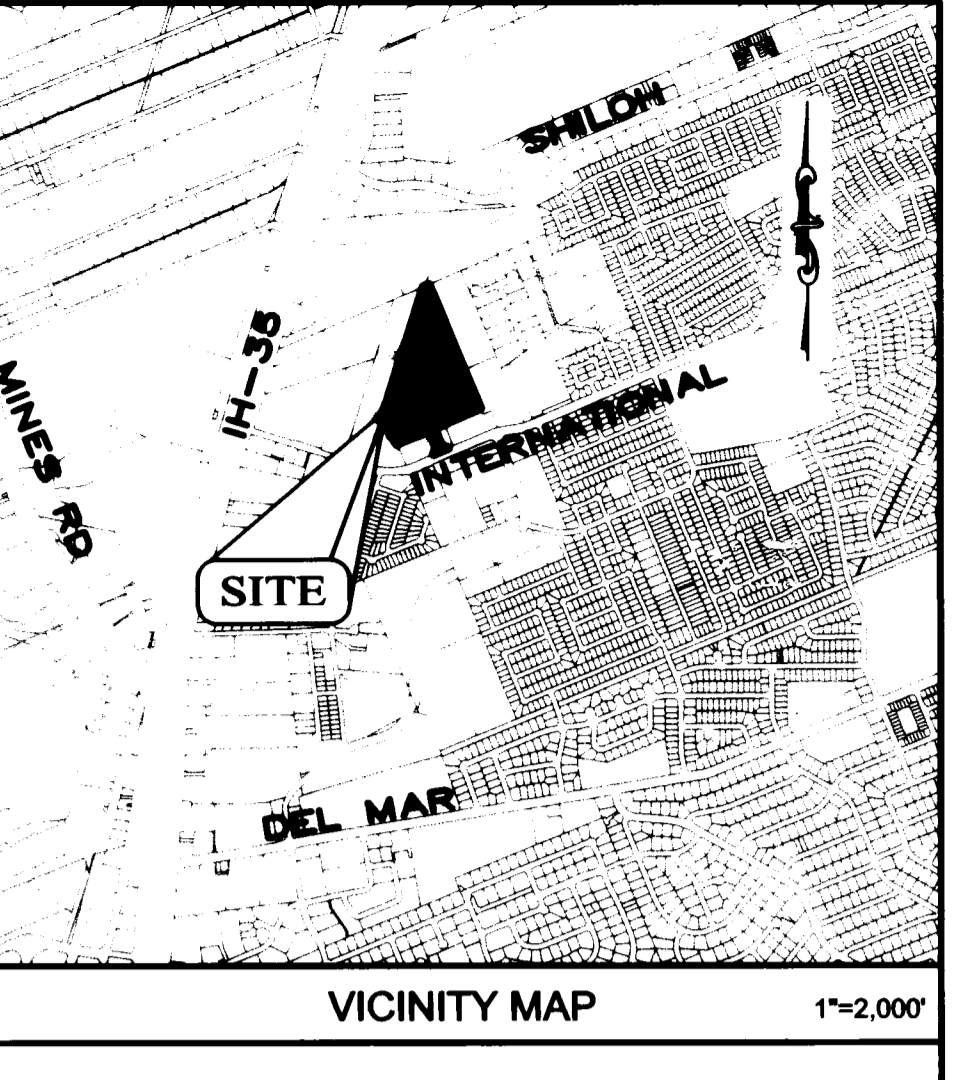
MARIE R. IBARRA
COUNTY CLERK
WEBB COUNTY, TEXAS
FILED FOR RECORD AT 9:22 O'CLOCK A.M. ON THE 11th DAY OF APRIL, 2019.

CURVE DATA

Table with 6 columns: CURVE, DELTA, RADIUS, ARC, TANG, CHORD, CHD BEARING. Lists curve data for C1 through C34.

LINE DATA

Table with 3 columns: LINE, LENGTH, BEARING. Lists line data for L1 through L34.



METES AND BOUNDS DESCRIPTION - RIGHT-OF-WAY DEDICATION

0.3852 ACRE TRACT
Being out and part of
Porcion 23 - Abstract 283 - Leonardo Sanchez, Original Grantee
Within the limits of the
City of Laredo and Webb County, Texas

Being a tract of land found to contain 0.3852 acres, more or less, situated in Porcion 23, Abstract 283, Leonardo Sanchez, Original Grantee, within the City Limits of Laredo and Webb County, Texas, being all of the Access, Road, Right of Way Easement, recorded in Volume 4347, Pages 135 - 142 of the Deed Records of Webb County, Texas, this 0.3852 acre tract being more particularly described by metes and bounds as follows:

THESE along right-of-way curve to left a total curve distance of 91.67 Feet, with said curve having the following characteristics: Central Angle = 09°00'38\" R = 582.88 Feet, CL = 91.67 Feet, TAN = 45.93 Feet, CHD = 91.57 Feet, CHD BEARING = South 71°25'57\" West, to a 3/4\" iron rod found for a point of tangency of this tract;
THESE along said right-of-way curve to left a total curve distance of 91.67 Feet, with said curve having the following characteristics: Central Angle = 09°00'38\" R = 582.88 Feet, CL = 91.67 Feet, TAN = 45.93 Feet, CHD = 91.57 Feet, CHD BEARING = South 71°25'57\" West, to a 3/4\" iron rod found for a point of tangency of this tract;

METES AND BOUNDS DESCRIPTION - SANITARY SEWER EASEMENT

Porcion 23 - Abstract 283 - Leonardo Sanchez, Original Grantee
Within the limits of the
City of Laredo and Webb County, Texas

Being a tract of land found to contain 0.0977 acres (4,255 sq.ft.), more or less, situated in Porcion 23, Abstract 283, Leonardo Sanchez, Original Grantee, within the City Limits of Laredo and Webb County, Texas, being all of the Access, Road, Right of Way and Sanitary Sewer Easement, recorded in Volume 4407, Pages 40-52 of the Deed Records of Webb County, Texas, this 0.0977 acre tract being more particularly described by metes and bounds as follows:

COMMENCING FROM A 3\" steel pipe found for the northeast corner of the Armadillo Construction Company, L.P., Tract recorded in Volume 4347, Pages 135 - 142 of the Deed Records of Webb County, Texas, said point also being the east corner of the Armadillo Construction Company, L.P., Tract recorded in Volume 4347, Pages 135 - 142; THENCE South 22°31'11\" East, 69.04 Feet, along the common boundary line of said Chi-Town Tract and the Leopoldo Garza Benavides, LTD. Tract 2, recorded in Volume 1324, Page 526 of the Deed Records of Webb County, Texas, to an iron rod found for the northeast corner of the herein described tract and the POINT OF BEGINNING;
THESE North 67°28'44\" East, 90.00 Feet, along the common boundary line of said Chi-Town Tract and the herein described tract, to a 3/4\" iron rod found for an exterior corner of said Chi-Town Tract and the northeast corner of this tract;

Project information and contact details for PORRAS NANCE ENGINEERING. Includes address (304 E. CALTON LAREDO, TEXAS 78041), phone (956) 724-3097, and website www.porrasnance.com. Project name: SHILOH HIGHLAND SUBDIVISION, PHASE 1. Date: 01-31-18.