

LOT AREAS		
LOT AREA (A.C.)	LOT AREA (S.F.)	BEARING
BLOCK 1		
1	4.886	1
2	3.500	2
3	3.500	3
4	3.500	4
5	3.500	5
6	3.500	6
7	3.500	7
8	3.500	8
9	3.500	9
10	3.500	10
11	3.500	11
12	3.500	12
13	3.500	13
14	3.500	14
15	3.500	15
16	3.500	16
17	3.500	17
18	3.500	18
19	3.500	19
BLOCK 2		
1	4.886	1
2	3.500	2
3	3.500	3
4	3.500	4
5	3.500	5
6	3.500	6
7	3.500	7
8	3.500	8
9	3.500	9
10	3.500	10
11	3.500	11
12	3.500	12
13	3.500	13
14	3.500	14
15	3.500	15
16	3.500	16
17	3.500	17
18	3.500	18
19	3.500	19

LINE DATA		
LINE	DISTANCE	BEARING
L1	21.21'	S 44°30'32" W
L2	21.21'	S 00°29'28" E
L3	21.21'	S 45°29'28" E
L4	21.21'	S 44°30'32" W
L5	21.21'	S 00°29'28" E
L6	21.21'	S 45°29'28" E
L7	21.21'	S 44°30'32" W
L8	21.21'	S 00°29'28" E
L9	21.21'	S 45°29'28" E
L10	21.21'	S 44°30'32" W
L11	21.21'	S 00°29'28" E
L12	21.21'	S 45°29'28" E
L13	21.21'	S 44°30'32" W

CURVE DATA		
CURVE	DELTA ANGLE	RADIUS
C1	36°02'12"	50.00'
C2	40°58'28"	50.00'
C3	41°41'11"	50.00'
C4	33°35'57"	50.00'
C5	23°07'48"	50.00'

**CERTIFICATE OF OWNER**

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 expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

NOTARY PUBLIC  
WEBB COUNTY, TEXAS  
My Commission Expires the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**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 expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

NOTARY PUBLIC  
WEBB COUNTY, TEXAS  
My Commission Expires the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**CERTIFICATE OF CITY ENGINEER**

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 expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

NOTARY PUBLIC  
WEBB COUNTY, TEXAS  
My Commission Expires the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**CERTIFICATE OF ENGINEER**

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 expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

NOTARY PUBLIC  
WEBB COUNTY, TEXAS  
My Commission Expires the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**CERTIFICATE OF SURVEYOR**

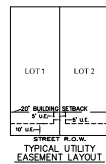
STATE OF TEXAS  
COUNTY OF WEBB

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GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

NOTARY PUBLIC  
WEBB COUNTY, TEXAS  
My Commission Expires the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

- 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 CITY OF LAREDO LAND DEVELOPMENT CODE.
  3. DRIVEWAYS AND WELLS SHALL BE INSTALLED AT THE TIME OF CONSTRUCTION OF THE BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
  4. NO MORE THAN ONE SINGLE FAMILY DETACH DWELLING UNIT SHALL BE LOCATED ON ANY LOT.
  5. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
  6. BASES OF BEARINGS & DISTANCES GPS NAD 83 (2011 ADL) TEXAS STATE PLANE, 4300 SOUTH ZONE.
  7. P.O.B. COORDINATES REFERENCED TO NAD 83 (2011 ADL) TEXAS STATE PLANE, 4300 SOUTH ZONE PROVIDED FOR GENERAL LOCATIONAL PURPOSES AND DO NOT REPRESENT OFFICIAL (NAD) CONTROL.
  8. LOT 1, BLOCK 1, LOTS 1-14, BLOCK 2 AND LOT 1, BLOCK 3 SHALL BE PROHIBITED FROM HAVING ACCESS THROUGH CLINCH DR.
  9. LOTS 1-18, BLOCK 3 SHALL BE PROHIBITED FROM HAVING ACCESS THROUGH FACULTAD BLVD.



**CERTIFICATE OF CITY ENGINEER**

STATE OF TEXAS  
COUNTY OF WEBB

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GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

NOTARY PUBLIC  
WEBB COUNTY, TEXAS  
My Commission Expires the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**PLANNING COMMISSION APPROVAL**

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 expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

NOTARY PUBLIC  
WEBB COUNTY, TEXAS  
My Commission Expires the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**ATTESTMENT OF PLANNING COMMISSION APPROVAL**

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 expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

NOTARY PUBLIC  
WEBB COUNTY, TEXAS  
My Commission Expires the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**CERTIFICATE OF COUNTY CLERK**

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 expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

NOTARY PUBLIC  
WEBB COUNTY, TEXAS  
My Commission Expires the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

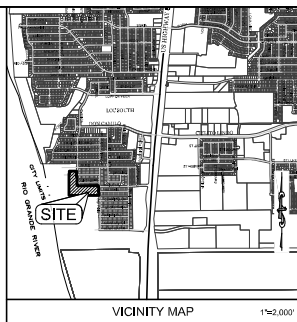
**CERTIFICATE OF COUNTY CLERK**

STATE OF TEXAS  
COUNTY OF WEBB

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GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

NOTARY PUBLIC  
WEBB COUNTY, TEXAS  
My Commission Expires the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.



GRAPHIC SCALE IN FEET  
0 50 100 200

DATE: 07-23-20  
REVISIONS:

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:  
P.O.B. POINT OF BEGINNING  
W.C.D.R. WEBB COUNTY DEED RECORDS  
W.C.P.R. WEBB COUNTY PLAT RECORDS  
U.L. UTILITY EASEMENT  
U.L. UTILITY EASEMENT  
S.S.L. SANITARY SEWER LINE  
D.L. DRAINAGE EASEMENT  
U.A.E. UTILITY ACCESS EASEMENT

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

OWNER:  
HAPO HOLDINGS, LLC  
304 E. CALTON RD.  
SUITE # 230  
LAREDO, TEXAS 78044  
(956) 724-3097 PH  
(956) 724-9208 FX

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

PROJECT DATA:  
LOTS: 10,784 ACRES  
ACRES: 50.60'  
B/B: 31'-41"

PLAT OF:  
**SANTA ELENA SUBDIVISION, PHASE V**  
BEING OUT OF HAPO HOLDINGS, LLC 219.48 ACRE TRACT  
RECORDED IN VOLUME 4543, PGS. 455-467, W.C.D.R.  
PORCION 39 ~ ABSTRACT 250, JOSE ANTONIO NASARIO, ORIGINAL GRANTEE  
CITY OF LAREDO, WEBB COUNTY, TEXAS

SHEET:  
1 OF 1