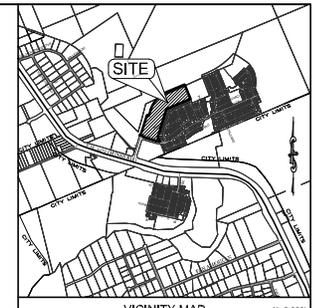
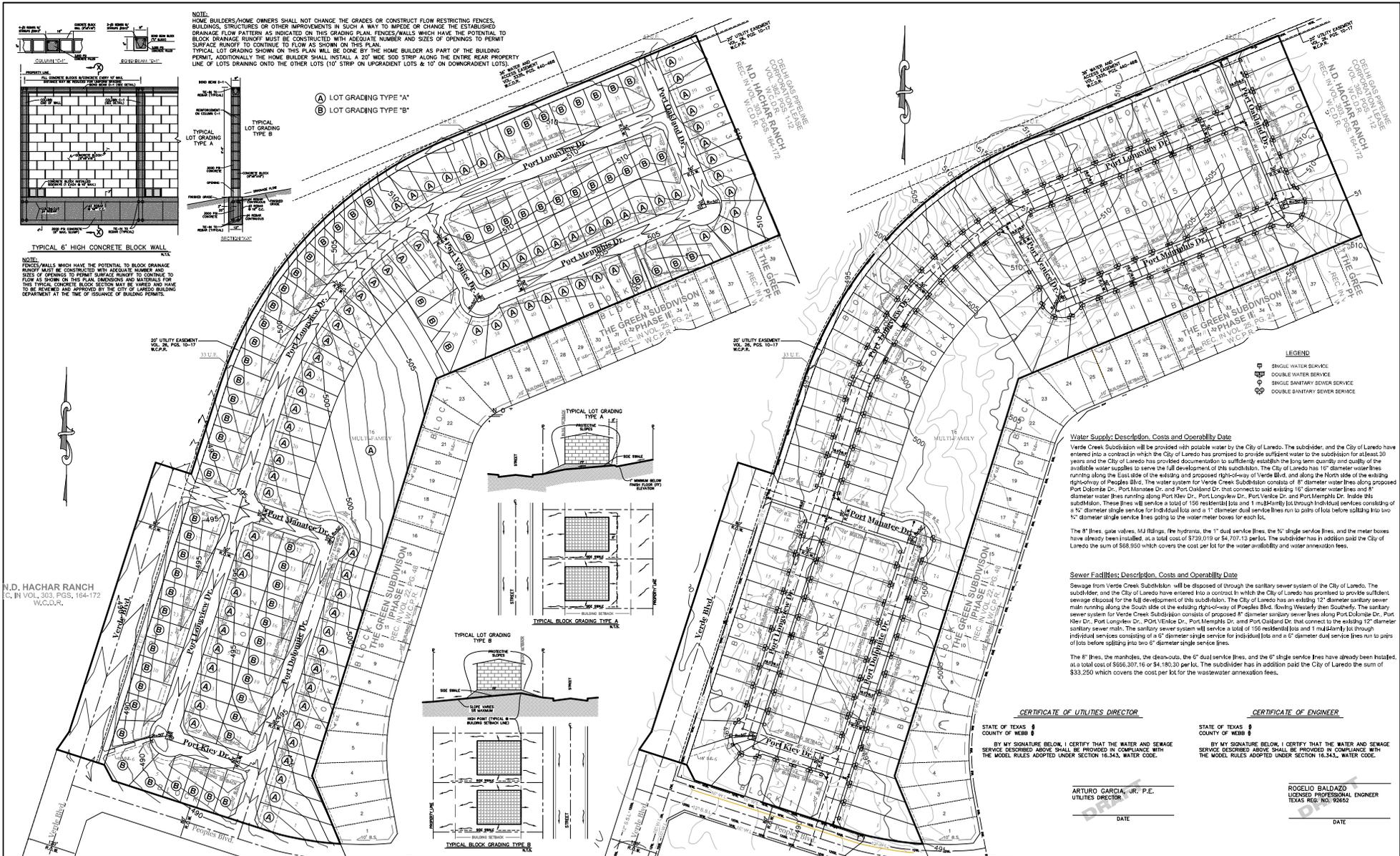


CURVE DATA					
CURVE	DELTA ANGLE	RADIUS	ARC	TANG	CHORD BEARING
C1	10°08'47.2"	833.561	147.621	74.007	N 81°18'07.0" E
C2	49°15'01.1"	955.000	826.455	144.111	N 80°09'21.1" E
C3	47°45'56.1"	855.000	826.011	131.861	N 80°09'21.1" E
C4	07°38'56.0"	825.000	109.944	55.009	N 63°36'19.9" E
C5	49°15'01.1"	955.000	826.455	144.111	N 80°09'21.1" E
C6	20°05'27.1"	940.000	163.431	6.811	N 77°03'19.9" E
C7	03°06'15.0"	940.000	50.303	29.477	N 19°29'25.9" E
C8	03°03'15.0"	940.000	50.100	29.508	N 25°37'18.9" E
C9	03°03'15.0"	940.000	50.100	29.507	N 25°37'18.9" E
C10	03°03'23.1"	940.000	50.144	29.088	N 31°43'50.9" E
C11	03°03'23.1"	940.000	50.144	29.088	N 31°43'50.9" E
C12	03°03'23.1"	940.000	50.144	29.088	N 31°43'50.9" E
C13	03°03'23.1"	940.000	50.188	29.100	N 37°50'50.9" E
C14	03°03'23.1"	940.000	50.200	29.111	N 47°01'34.9" E
C15	03°03'39.9"	940.000	50.221	29.111	N 43°58'00.9" E
C16	03°03'39.9"	940.000	50.221	29.111	N 43°58'00.9" E
C17	03°03'46.8"	940.000	50.221	29.111	N 50°05'28.9" E
C18	03°03'46.8"	940.000	50.221	29.111	N 50°05'28.9" E
C19	03°03'31.1"	940.000	50.200	29.111	N 58°13'02.9" E
C20	03°03'31.1"	940.000	50.200	29.111	N 58°13'02.9" E
C21	03°03'31.1"	940.000	50.200	29.111	N 58°13'02.9" E
C22	03°03'31.1"	940.000	50.200	29.111	N 58°13'02.9" E
C23	03°03'31.1"	940.000	50.200	29.111	N 58°13'02.9" E
C24	03°03'31.1"	940.000	50.200	29.111	N 58°13'02.9" E
C25	03°03'31.1"	940.000	50.200	29.111	N 58°13'02.9" E
C26	03°03'31.1"	940.000	50.200	29.111	N 58°13'02.9" E
C27	03°03'31.1"	940.000	50.200	29.111	N 58°13'02.9" E
C28	03°03'31.1"	940.000	50.200	29.111	N 58°13'02.9" E
C29	03°03'31.1"	940.000	50.200	29.111	N 58°13'02.9" E
C30	03°03'31.1"	940.000	50.200	29.111	N 58°13'02.9" E
C31	03°03'31.1"	940.000	50.200	29.111	N 58°13'02.9" E
C32	03°03'31.1"	940.000	50.200	29.111	N 58°13'02.9" E
C33	03°03'31.1"	940.000	50.200	29.111	N 58°13'02.9" E
C34	03°03'31.1"	940.000	50.200	29.111	N 58°13'02.9" E
C35	03°03'31.1"	940.000	50.200	29.111	N 58°13'02.9" E
C36	03°03'31.1"	940.000	50.200	29.111	N 58°13'02.9" E
C37	03°03'31.1"	940.000	50.200	29.111	N 58°13'02.9" E
C38	03°03'31.1"	940.000	50.200	29.111	N 58°13'02.9" E
C39	03°03'31.1"	940.000	50.200	29.111	N 58°13'02.9" E
C40	03°03'31.1"	940.000	50.200	29.111	N 58°13'02.9" E
C41	03°03'31.1"	940.000	50.200	29.111	N 58°13'02.9" E
C42	03°03'31.1"	940.000	50.200	29.111	N 58°13'02.9" E
C43	03°03'31.1"	940.000	50.200	29.111	N 58°13'02.9" E
C44	03°03'31.1"	940.000	50.200	29.111	N 58°13'02.9" E
C45	03°03'31.1"	940.000	50.200	29.111	N 58°13'02.9" E
C46	03°03'31.1"	940.000	50.200	29.111	N 58°13'02.9" E
C47	03°03'31.1"	940.000	50.200	29.111	N 58°13'02.9" E
C48	03°03'31.1"	940.000	50.200	29.111	N 58°13'02.9" E
C49	03°03'31.1"	940.000	50.200	29.111	N 58°13'02.9" E
C50	03°03'31.1"	940.000	50.200	29.111	N 58°13'02.9" E

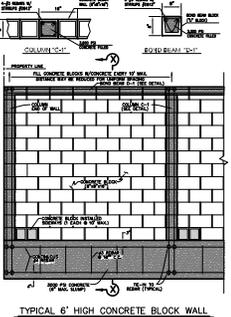
LINE DATA		
CLP	DISTANCE	BEARING
L1	21.21	N 82°56'29.1" E
L2	21.21	S 27°09'39.9" E
L3	21.21	N 22°28'22.9" E
L4	21.21	N 22°28'22.9" E
L5	21.21	N 22°28'22.9" E
L6	21.21	N 22°28'22.9" E
L7	21.21	N 22°28'22.9" E
L8	21.21	N 22°28'22.9" E
L9	21.21	N 22°28'22.9" E
L10	20.85	S 76°33'14.9" E
L11	21.21	N 22°28'22.9" E
L12	21.21	N 22°28'22.9" E
L13	21.21	N 22°28'22.9" E
L14	21.21	N 22°28'22.9" E
L15	21.21	N 22°28'22.9" E
L16	21.21	N 22°28'22.9" E
L17	21.21	N 22°28'22.9" E
L18	21.21	N 22°28'22.9" E
L19	21.21	N 22°28'22.9" E
L20	21.21	N 22°28'22.9" E

CURVE DATA					
CURVE	DELTA ANGLE	RADIUS	ARC	TANG	CHORD BEARING
C44	14°14'23.1"	800.000	12.481	6.981	N 22°28'22.9" E
C47	89°09'54.0"	800.000	34.461	56.779	N 28°50'12.9" E
C48	11°59'41.1"	800.000	27.211	13.801	N 82°05'12.9" E
C49	02°28'12.1"	800.000	34.491	34.491	N 19°04'27.9" E
C50	13°20'48.0"	800.000	46.221	33.371	N 28°50'12.9" E
C51	03°20'48.0"	800.000	46.221	33.371	N 28°50'12.9" E
C52	03°20'48.0"	800.000	46.221	33.371	N 28°50'12.9" E
C53	03°20'48.0"	800.000	46.221	33.371	N 28°50'12.9" E
C54	03°20'48.0"	800.000	46.221	33.371	N 28°50'12.9" E
C55	03°20'48.0"	800.000	46.221	33.371	N 28°50'12.9" E
C56	03°20'48.0"	800.000	46.221	33.371	N 28°50'12.9" E
C57	03°20'48.0"	800.000	46.221	33.371	N 28°50'12.9" E
C58	03°20'48.0"	800.000	46.221	33.371	N 28°50'12.9" E
C59	03°20'48.0"	800.000	46.221	33.371	N 28°50'12.9" E
C60	03°09'49.0"	800.000	44.171	22.091	N 55°21'11.9" E
C61	02°28'12.1"	800.000	34.491	34.491	N 19°04'27.9" E
C62	03°20'48.0"	800.000	46.221	33.371	N 28°50'12.9" E
C63	03°20'48.0"	800.000	46.221	33.371	N 28°50'12.9" E
C64	03°20'48.0"	800.000	46.221	33.371	N 28°50'12.9" E
C65	03°20'48.0"	800.000	46.221	33.371	N 28°50'12.9" E
C66	03°20'48.0"	800.000	46.221	33.371	N 28°50'12.9" E
C67	03°20'48.0"	800.000	46.221	33.371	N 28°50'12.9" E
C68	03°20'48.0"	800.000	46.221	33.371	N 28°50'12.9" E
C69	03°20'48.0"	800.000	46.221	33.371	N 28°50'12.9" E
C70	03°09'49.0"	800.000	44.171	22.091	N 55°21'11.9" E
C71	03°20'48.0"	800.000	46.221	33.371	N 28°50'12.9" E
C72	04°00'17.1"	800.000	47.681	23.291	N 67°54'25.9" E
C73	29°49'04.0"	800.000	356.491	182.381	N 32°44'53.9" E
C74	10°07'00.0"	800.000	60.881	49.651	N 52°43'00.9" E
C75	36°18'55.0"	800.000	31.691	16.401	N 03°11'13.9" E
C76	47°09'23.1"	800.000	41.151	21.821	N 40°00'00.9" E
C77	47°09'23.1"	800.000	41.151	21.821	N 40°00'00.9" E
C78	42°29'34.0"	800.000	37.081	19.441	N 36.241" E
C79	39°27'23.0"	800.000	34.431	17.821	N 33.761" E
C80	43°26'10.0"	800.000	37.811	19.821	N 31.491" E
C81	40°58'28.0"	800.000	40.128	20.361	N 28.501" E
C82	47°09'23.1"	800.000	41.151	21.821	N 40°00'00.9" E
C83	10°07'00.0"	800.000	60.881	49.651	N 52°43'00.9" E
C84	20°24'29.0"	800.000	61.161	30.591	N 64.511" E
C85	00°22'29.0"	800.000	5.271	2.631	N 67°14'03.9" E

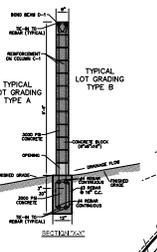




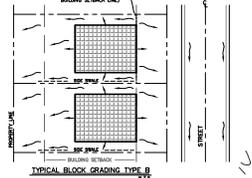
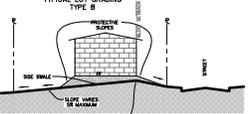
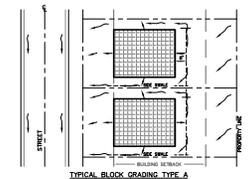
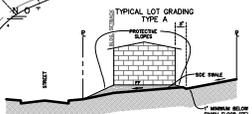
NOTE:  
HOME BUILDERS/HOME OWNERS SHALL NOT CHANGE THE GRADES OR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS IN SUCH A WAY TO WERCE OR CHANGE THE ESTABLISHED DRAINAGE FLOW PATTERN AS INDICATED ON THIS GRADING PLAN, FENCES/WALLS WHICH HAVE THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZES OF OPENINGS TO PERMIT SURFACE RUNOFF TO CONTINUE TO FLOW AS SHOWN ON THIS PLAN.  
TYPICAL LOT GRADING SHOWN ON THIS PLAN WILL BE DONE BY THE HOME BUILDER AS PART OF THE BUILDING PERMIT. ADDITIONALLY THE HOME BUILDER SHALL INSTALL A 20" WIDE 500 STRIP ALONG THE ENTIRE REAR PROPERTY LINE OF LOTS DRAINING ONTO THE OTHER LOTS (10' STRIP ON UPGRADIENT LOTS & 10' ON DOWNGRADIENT LOTS).



TYPICAL 6' HIGH CONCRETE BLOCK WALL  
NOTE: 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 TO FLOW AS SHOWN ON THIS PLAN. THIS TYPICAL CONCRETE BLOCK SECTION MAY BE VARIED AND HAVE TO BE REVIEWED AND APPROVED BY THE CITY OF LAREDO BUILDING DEPARTMENT AT THE TIME OF ISSUANCE OF BUILDING PERMITS.



(A) LOT GRADING TYPE 'A'  
(B) LOT GRADING TYPE 'B'



**Water Supply: Description, Costs and Operability Date**  
Verde Creek Subdivision will be provided with potable water by the City of Laredo. The subdividor, and the City of Laredo have 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 this subdivision. The City of Laredo has 16" diameter water lines running along the East side of the existing and proposed right-of-way of Verde Blvd, and along the North side of the existing right-of-way of Peoples Blvd. The water system for Verde Creek Subdivision consists of 8" diameter water lines along proposed Port Dolomite Dr., Port Manatee Dr., and Port Oakland Dr., that connect to said existing 16" diameter water lines and 8" diameter water lines running along Port Verde Dr., Port Longview Dr., Port Venice Dr., and Port Memphis Dr. Inside this subdivision, these lines will service a total of 156 residential lots and 1 multi-family lot through individual service lines consisting of a 1/2" diameter single service line for individual lots and a 1" diameter dual service line 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 8" 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 \$739,019 or \$4,707.13 per lot. The subdividor has in addition paid the City of Laredo the sum of \$68,950 which covers the cost per lot for the water availability and water annexation fees.

**Sewer Facilities: Description, Costs and Operability Date**  
Sewage from Verde Creek Subdivision will be disposed through the sanitary sewer system of the City of Laredo. The subdividor, 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. The City of Laredo has an existing 12" diameter sanitary sewer main running along the South side of the existing right-of-way of Peoples Blvd. Running Westward from Southside, the sanitary sewer system for Verde Creek Subdivision consists of proposed 8" diameter sanitary sewer lines along Port Dolomite Dr., Port Verde Dr., Port Longview Dr., Port Venice Dr., and Port Oakland Dr. that connect to the existing 12" diameter sanitary sewer main. The sanitary sewer system will service a total of 156 residential lots and 1 multi-family lot through individual services consisting of a 6" diameter single service line for individual lots and a 6" diameter dual service line run to pairs of lots before splitting into two 6" diameter single service lines.  
The 8" 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 \$666,307.16 or \$4,190.30 per lot. The subdividor has in addition paid the City of Laredo the sum of \$33,250 which covers the cost per lot for the wastewater annexation fees.

**CERTIFICATE OF UTILITIES DIRECTOR**  
STATE OF TEXAS )  
COUNTY OF WEBB )  
BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWER SERVICE DESCRIBED ABOVE SHALL BE PROVIDED IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.345, WATER CODE.  
ARTURO GARCIA, JR., P.E.  
UTILITIES DIRECTOR  
DATE

**CERTIFICATE OF ENGINEER**  
STATE OF TEXAS )  
COUNTY OF WEBB )  
BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWER SERVICE DESCRIBED ABOVE SHALL BE PROVIDED IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.345, WATER CODE.  
ROSELIO BALDAZO  
LICENSED PROFESSIONAL ENGINEER  
TEXAS REG. NO. 92662  
DATE

POST DEVELOPMENT TOPOGRAPHY  
SCALE: 1"=100'

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

GRAPHIC SCALE IN FEET  
0 25 50 100 200

DATE : 10-10-23  
REVISIONS :

VERTICAL SCALE : —  
HORIZONTAL SCALE : 1"=100'

LEGEND:  
P.O.B. POINT OF BEGINNING  
W.C.D.R. WEBB COUNTY DEED RECORDS  
B.S. BUILDING SETBACK  
U.E. UTILITY EASEMENT  
M.L. WATER LINE  
S.S.L. SANITARY SEWER LINE  
C.V.E. CLEAR VISION EASEMENT

DRAWN : R.B.  
CHECKED : T.P.N./M.N.  
APPROVED : R.B./M.N.  
FIELD BOOK :

**PORRAS NANCE ENGINEERING**

304 E. CALTON RD.  
LAREDO, TEXAS 78041  
TYPE F-8205  
TEL: 781-10188  
OFFICE (956) 724-3097  
WWW.PORRASNANCE.COM

OWNER:  
VERDE CORP.  
7718 WILKINSON RD.  
BUILDING "1" - SUITE 304  
LAREDO, TEXAS 78045  
(956) 794-9737

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:

ACRES :	27.630 ACRES
LOTS :	157 LOTS
R.O.W. :	VARIES
B/B :	VARIES

PLAT OF:  
**VERDE CREEK SUBDIVISION**  
27.630 ACRE TRACT  
BEING ORDER AND PART OF M.D. HACHAR RANCH  
AS RECORDED IN VOLUME 303, PG. 164, W.C.D.R.  
PORCION 14 -- ABSTRACT 56, CITY OF GUADALUPE, ORIGINAL GRANTEE  
CITY OF LAREDO, WEBB COUNTY, TEXAS

SHEET:  
2 OF 2