

CURVE	DELTA ANGLE	RADIUS	ARC	TANG	CHORD	CHORD BEARING
C1	09°42'03"	325.00'	55.03'	27.58'	54.96'	N 12°20'05" E
C2	39°43'01"	50.00'	34.66'	18.08'	33.97'	N 83°42'19" E
C3	40°58'29"	50.00'	35.76'	18.68'	35.00'	S 75°56'57" E
C4	40°58'29"	50.00'	35.76'	18.68'	35.00'	S 75°56'57" E
C5	41°11'29"	50.00'	36.00'	18.82'	35.23'	S 06°08'31" E
C6	18°13'18"	50.00'	15.90'	8.02'	15.83'	S 35°52'58" W

CERTIFICATE OF OWNER

STATE OF TEXAS
COUNTY OF WEBB
I, GERARDO D.S. SALINAS, DIRECTOR OF MEZQUITE LAND DEVELOPMENT, INC., OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED BY THE SUBDIVISION GRANTOR, HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

MEZQUITE LAND DEVELOPMENT, INC. - OWNER
DATE

GERARDO D.S. SALINAS
DIRECTOR

CERTIFICATE OF NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF WEBB
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GERARDO D.S. SALINAS, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 20__.

NOTARY PUBLIC
WEBB COUNTY, TEXAS
My Commission Expires the ____ DAY OF _____, 20__.

CERTIFICATE OF LIENHOLDER

THIS SUBDIVISION MAP IS HEREBY APPROVED AND ADOPTED BY THE UNDERSIGNED LIEN HOLDER THIS ____ DAY OF _____, 20__.

BY: _____ AS AN ACT AND DEED OF _____

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 STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 20__.

NOTARY PUBLIC
WEBB COUNTY, TEXAS
My Commission Expires the ____ DAY OF _____, 20__.

CERTIFICATE OF ENGINEER

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

ROGELIO BALDAZO
LICENSED PROFESSIONAL ENGINEER
TEXAS REG. NO. 92952

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF WEBB
I, WAYNE NANCE, THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT 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. 6230

DATE

METES AND BOUNDS DESCRIPTION

8.7590 ACRE TRACT
Being all and part of
Parcel 32 - Abstract 286 - Antonio Trevino, Original Grantee
Within the limits of the
City of Laredo, Webb County, Texas

Being a 8.7590 Acre tract of land, more or less, situated in Parcel 32, Abstract 286, Antonio Trevino, Original Grantee, within the limits of the City of Laredo, Webb County, Texas, said 8.7590 Acre tract being all and part of Mezquite Land Development, Inc. 29,982 Acre Tract as recorded in Volume 5294, Pages 149-153 of the Webb County Deed Records, Webb County Texas; and more particularly described by metes and bounds as follows, to wit:

COMMENCING at a found $\frac{1}{2}$ inch rod for the Northeast corner of said 29,982 Acre tract and a point on the Southern right-of-way line of State Highway 209, THENCE South 00°33'37" East, 145.00 feet to a set $\frac{1}{2}$ inch rod for the Northeast corner of the herein described tract and the POINT OF BEGINNING.

THENCE South 00°33'37" East, 1,358.87 feet, along the East boundary line of said 29,982 Acre tract and the East boundary line of the herein described tract, to a set $\frac{1}{2}$ inch rod for the Northeast corner of this tract;

THENCE along the Southern boundary line of the herein described tract, as follows:
South 89°25'11" West, 160.20 feet, to a set $\frac{1}{2}$ inch rod for an exterior deflection corner to the right of this tract;

North 00°34'49" West, 5.00 feet, to a set $\frac{1}{2}$ inch rod for an interior deflection corner to the left of this tract;

South 89°25'11" West, 110.00 feet, to a set $\frac{1}{2}$ inch rod for the Southwest corner of this tract;

THENCE along the Western boundary line of the herein described tract, as follows:
North 00°34'49" West, 1193.97 feet, to a set $\frac{1}{2}$ inch rod for an interior deflection corner to the left of this tract;

South 89°25'11" West, 80.00 feet, to a set $\frac{1}{2}$ inch rod for an interior deflection corner to the right of this tract;

North 00°34'49" West, 50.00 feet, to a set $\frac{1}{2}$ inch rod for an interior deflection corner to the left of this tract;

South 89°25'11" West, 13.55 feet, to a set $\frac{1}{2}$ inch rod for an exterior deflection corner to the right of this tract;

North 42°23'37" East, 18.93 feet, to a set $\frac{1}{2}$ inch rod for an exterior deflection corner and a point on a curve to the right of this tract;

A curve of distance of 55.03 feet, with said curve having the following characteristics: Central Angle=09°42'03", R=325.00 feet, C=55.03 feet, T=27.58 feet, CH=54.96 feet, CHD=33.97 feet, to a set $\frac{1}{2}$ inch rod for a point of tangency and the end of the said curve.

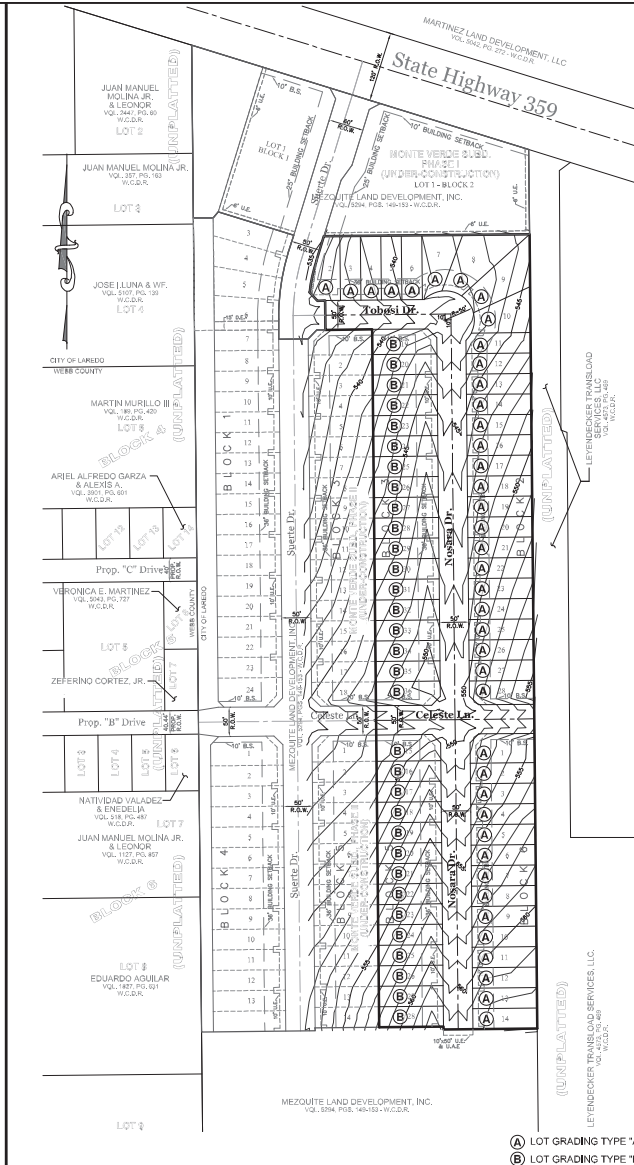
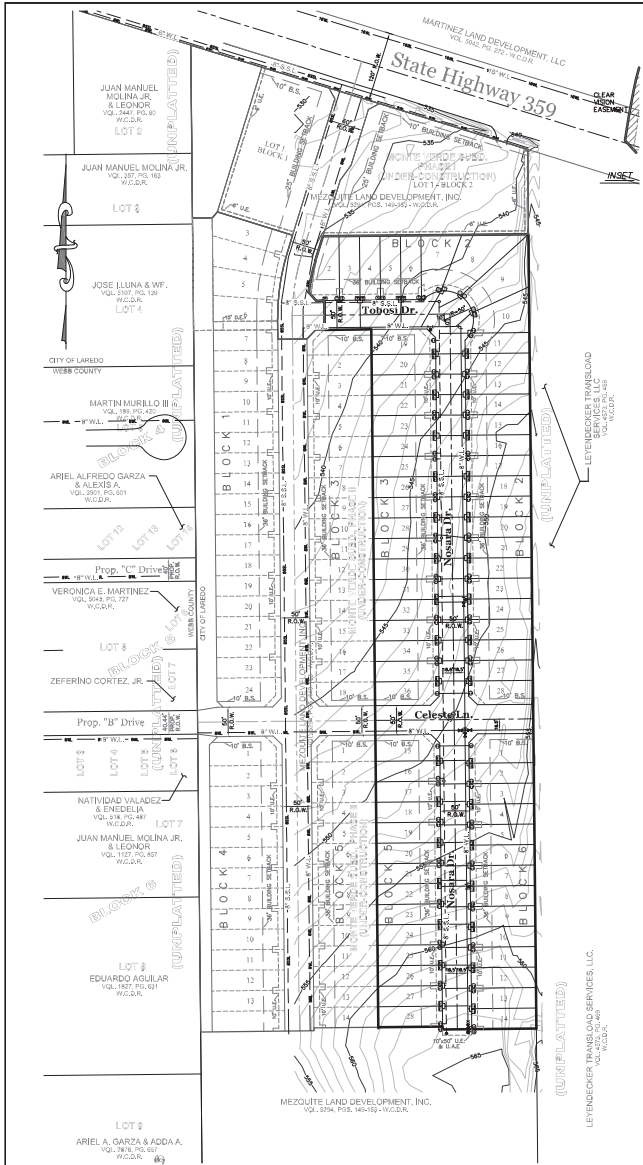
North 17°10'57" East, 43.61 feet, to a set $\frac{1}{2}$ inch rod for the Northeast corner of this tract;

THENCE North 89°25'11" East, 351.87 feet, along the North boundary line of the herein described tract, to a point on the East boundary line of said 29,982 Acre tract, the Northeast corner of this tract and the POINT OF BEGINNING.

Block of Bearings:
GPS NAD 83 (2011 ADJ.), Texas State Plane, 4205 South Zone, Grid Coordinates.

CLIP	DISTANCE	BEARING
L1	13.55'	S 89°25'11" W
L2	21.21'	N 42°12'31" E
L3	21.21'	S 45°54'49" E
L4	21.21'	N 44°28'11" E
L5	21.21'	S 45°54'49" E
L6	21.21'	N 44°28'11" E
L7	21.21'	N 44°28'11" E
L8	43.61'	N 17°10'57" E

16	3,869	33	3,850		
17	3,869	34	3,850		
18	3,868	35	3,850		
19	3,868	36	4,398		
20	3,868				
21	3,867				
22	3,867				
23	3,866				
24	3,866				
25	3,865				
26	3,865				
27	3,864				



Water Supply Description, Costs and Operability Date

Monteverde Subdivision, Phase II 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 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 8" diameter water lines running along the South side of the existing right-of-way of Tobozi Dr., and along the South side of the existing right-of-way of Celeste Ln. The water system for Monteverde Subdivision, Phase II consists of 8" diameter water lines along proposed Tobozi Dr. and Celeste Ln. that connect to said existing 8" diameter water lines and 6" diameter water lines running along Sierra Dr. Inside this subdivision. These lines will serve a total of 73 residential lots through individual services consisting of a 1/2" diameter single service for individual lots and a 1" diameter dual service lines 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, fire 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 \$280,320 or \$3,431.76 per lot. The subdivision has in addition paid the City of Laredo the sum of \$29,700 which covers the cost per lot for the water availability and water amortization fees.

Sewer Facilities Description, Costs and Operability Date

Sewage from Monteverde Subdivision, Phase II will be disposed of 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. The City of Laredo has an existing 8" diameter sanitary sewer main running along the North side of the existing right-of-way of Tobozi Dr. Running West then North. The sanitary sewer system for Monteverde Subdivision, Phase II consists of proposed 8" diameter sanitary sewer lines along Tobozi Dr. and Sierra Dr. that connect to said existing 8" diameter sanitary sewer main. The sanitary sewer system will serve a total of 73 residential lots through individual services consisting of a 6" diameter single service for individual lots and a 6" diameter dual service lines 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 \$297,826.72 or \$4,079.82 per lot. The subdivision has in addition paid the City of Laredo the sum of \$14,850 which covers the cost per lot for the wastewater amortization fees.

CERTIFICATE OF ENGINEER

STATE OF TEXAS
COUNTY OF WEBB
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 16.3A, WATER CODE.

ROGELIO BALDAZO
LICENSED PROFESSIONAL ENGINEER
TEXAS REG. NO. 90552

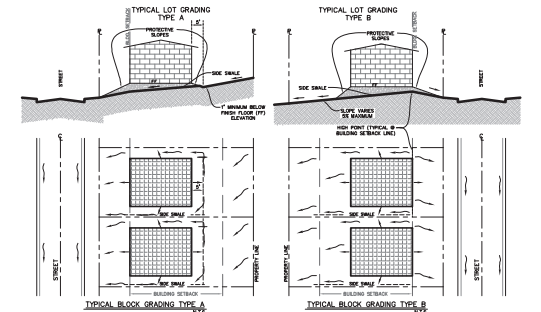
DATE

CERTIFICATE OF UTILITIES DIRECTOR

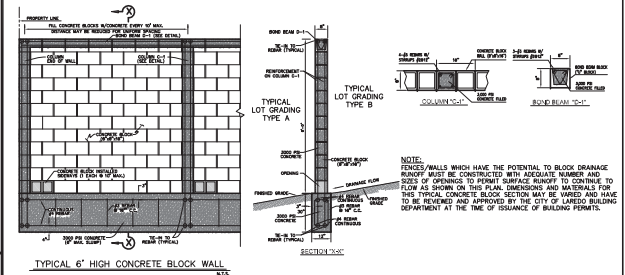
STATE OF TEXAS
COUNTY OF WEBB
BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE DESCRIBED ABOVE SHALL BE PROVIDED IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.3A, WATER CODE.

ARTURO GARCIA, JR., P.E.
UTILITIES DIRECTOR

DATE



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 IMPEDE OR CHANGE THE ESTABLISHED DRAINAGE FLOW PATTERN AS INDICATED ON THE 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 SOD STRIP ALONG THE ENTIRE REAR PROPERTY LINE OF LOTS DRAINING INTO THE OTHER LOTS (10' STRIP ON UPGRADIENT LOTS & 10' ON DOWNGRADIENT LOTS).



WATER DISTRIBUTION SYSTEM AND SANITARY SEWER SYSTEM

SCALE: 1"=100'

GRAPHIC SCALE IN FEET		VERTICAL SCALE : ---	
20	0	50	100
DATE : 05-12-23		CHECKED : T.R.N./M.N.	
REVISIONS :		APPROVED : R.B./M.N.	
		FIELD BOOK : ---	

LEGEND:
L.S.M. RIGHT OF WAY
P.O.B. POINT OF BEGINNING
M.C.P. METRIC COUNTY PLAT RECORDS
W.C.D.R. WEBB COUNTY DEED RECORDS
U.E. UTILITY EASEMENT
B.L.D.G. BUILDING SETBACK
S.S.L. SANITARY SEWER LINE
1/2" BOX RIM

POST DEVELOPMENT TOPOGRAPHY

SCALE: 1"=100'

304 E. CALTON RD.
LAREDO, TEXAS 78041
OWNER:
MEZQUITE LAND DEVELOPMENT, INC.
5904 WEST DR.
SUITE #12
LAREDO, TEXAS 78041
OFFICE (956) 724-3007
WWW.PORRASNANCE.COM

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 : 8.7590 ACRES
LOTS : 73 RES. LOTS
R.O.W. : 50'
B/B : 31'

PLAT OF:
8.7590 ACRE TRACT OUT OF MEZQUITE LAND DEVELOPMENT, INC. 29.982 ACRE TRACT AS RECORDED IN VOLUME 5294, PAGES 149-153 W.C.D.S. PORCION 32 -- ABSTRACT 236, ANTONIO TREJOS, ORIGINAL GRANTEE. CITY OF LAREDO, WEBB COUNTY, TEXAS

SHEET:

2 OF 2