

Recorded by the County of Bexar, Texas, on 05/11/2020 at 10:00 AM. This plat is subject to the provisions of the Uniformed Services University of the Health Sciences Act, 38 U.S.C. 7302, which provides that the plat is subject to the provisions of the Uniformed Services University of the Health Sciences Act, 38 U.S.C. 7302, which provides that the plat is subject to the provisions of the Uniformed Services University of the Health Sciences Act, 38 U.S.C. 7302.

Table with columns: Block, Lot, Acreage, SQ. FT. for blocks 1 through 8. Includes sub-totals for 'Total Lots in Block 1-8', 'Total Lots in Block 2-5', 'Total Lots in Block 6-7', 'Total Lots in Block 8-11', 'Total Lots in Block 12-23', 'Total Lots in Block 24-31', 'Total Lots in Block 32-41', 'Total Lots in Block 42-51', 'Total Lots in Block 52-61', 'Total Lots in Block 62-71', 'Total Lots in Block 72-81', 'Total Lots in Block 8-88', and 'Total Lots in Block 5-27'.

Table with columns: Block, Lot, Acreage, SQ. FT. for blocks 9 through 27. Includes sub-totals for 'Total Lots in Block 9-11', 'Total Lots in Block 12-23', 'Total Lots in Block 24-31', 'Total Lots in Block 32-41', 'Total Lots in Block 42-51', 'Total Lots in Block 52-61', 'Total Lots in Block 62-71', 'Total Lots in Block 72-81', and 'Total Lots in Block 8-88'.

Table with columns: Block, Lot, Acreage, SQ. FT. for blocks 28 through 41. Includes sub-totals for 'Total Lots in Block 28-31', 'Total Lots in Block 32-41', 'Total Lots in Block 42-51', 'Total Lots in Block 52-61', 'Total Lots in Block 62-71', 'Total Lots in Block 72-81', and 'Total Lots in Block 8-88'.

Table with columns: Block, Lot, Acreage, SQ. FT. for blocks 42 through 51. Includes sub-totals for 'Total Lots in Block 42-51', 'Total Lots in Block 52-61', 'Total Lots in Block 62-71', 'Total Lots in Block 72-81', and 'Total Lots in Block 8-88'.

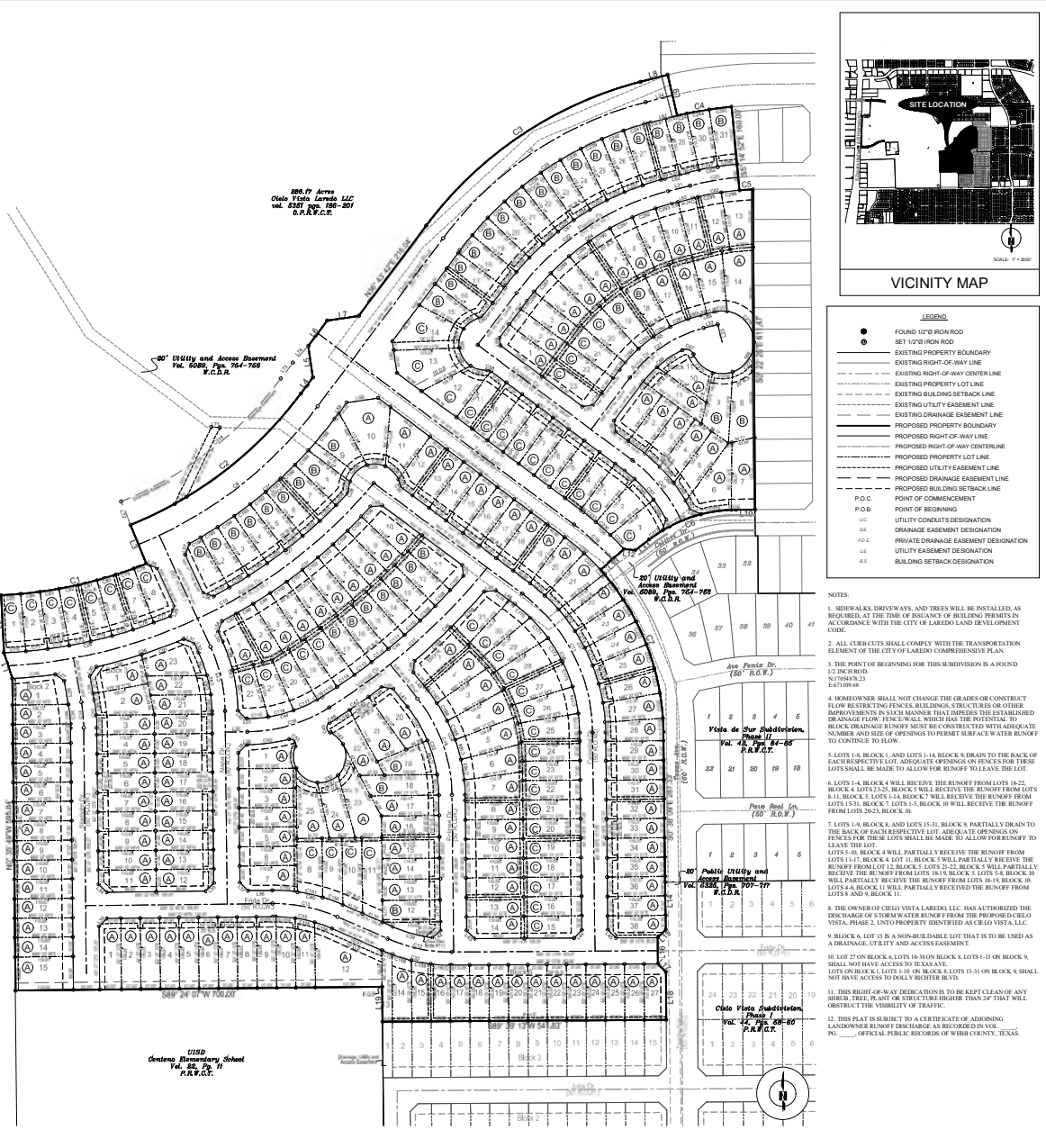
Table with columns: Block, Lot, Acreage, SQ. FT. for blocks 52 through 61. Includes sub-totals for 'Total Lots in Block 52-61', 'Total Lots in Block 62-71', 'Total Lots in Block 72-81', and 'Total Lots in Block 8-88'.

Table with columns: Block, Lot, Acreage, SQ. FT. for blocks 62 through 71. Includes sub-totals for 'Total Lots in Block 62-71', 'Total Lots in Block 72-81', and 'Total Lots in Block 8-88'.

Table with columns: Block, Lot, Acreage, SQ. FT. for blocks 72 through 81. Includes sub-totals for 'Total Lots in Block 72-81' and 'Total Lots in Block 8-88'.

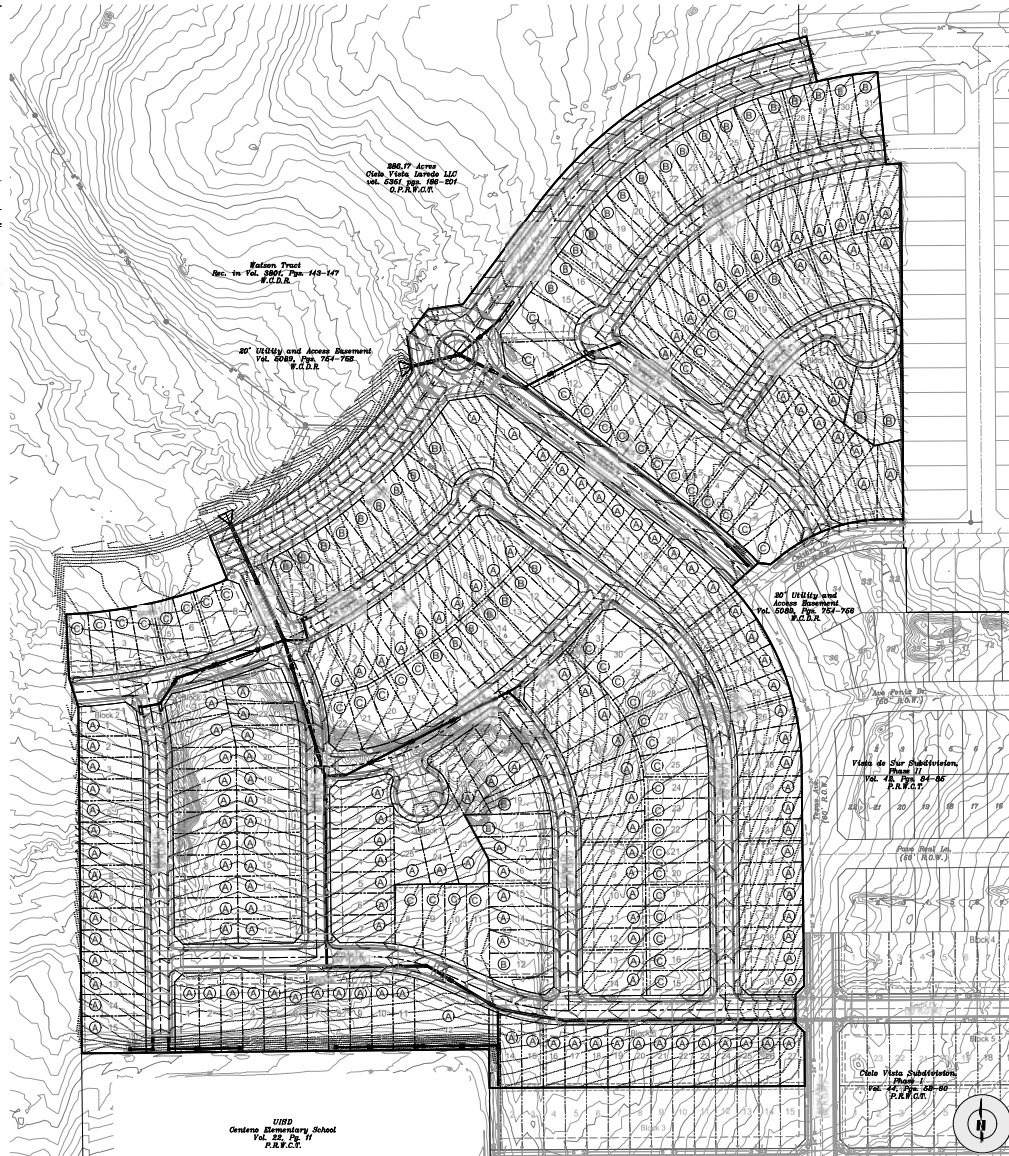
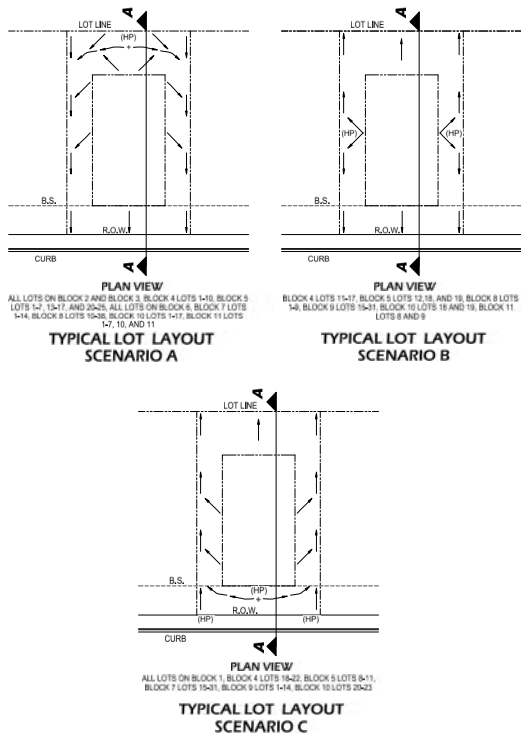
Table with columns: Block, Lot, Acreage, SQ. FT. for blocks 82 through 91. Includes sub-totals for 'Total Lots in Block 82-91' and 'Total Lots in Block 8-88'.

Table with columns: Block, Lot, Acreage, SQ. FT. for blocks 92 through 101. Includes sub-totals for 'Total Lots in Block 92-101' and 'Total Lots in Block 8-88'.



Project information including: City Vista Laredo, LLC; 8901 McPherson Rd., Ste 201; Laredo, Texas 78045; (956) 755-1011. Includes a 'VICINITY MAP', 'LEGEND', 'NOTES', and 'PLAT' information. The notes list 12 items regarding utility easements, setbacks, and drainage. The plat is dated 01-04 and has a scale of 1"=100'.

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POST DEVELOPMENT TOPOGRAPHY



- NOTES:**
1. HOMEOWNER SHALL NOT CHANGE THE GRADES OR CONSTRUCT FLOOR RESTRICTIONS, FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS IN SUCH MANNER THAT IMPEDS THE ESTABLISHED DRAINAGE FLOW, FENCE WALLS, OR OTHER STRUCTURES. THE POTENTIAL BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZE OF OPENINGS TO PERMIT SURFACE WATER RUNOFF TO CONTINUE TO FLOW.
 2. LOTS 1-4, BLOCK 1, AND LOTS 1-4, BLOCK 3, DRAIN TO THE BACK OF EACH RESPECTIVE LOT. ADEQUATE OPENINGS ON BACKS FOR THESE LOTS SHALL BE MADE TO ALLOW FOR RUNOFF TO LEAVE THE LOT.
 3. LOTS 1-4, BLOCK 4 WILL RECEIVE THE RUNOFF FROM LOTS 18-22, BLOCK 4, LOTS 23-26, BLOCK 5, WILL RECEIVE THE RUNOFF FROM LOTS 8-11, BLOCK 5, LOTS 1-14, BLOCK 7 WILL RECEIVE THE RUNOFF FROM LOTS 15-18, BLOCK 7, LOTS 1-7, BLOCK 9 WILL RECEIVE THE RUNOFF FROM LOTS 20-23, BLOCK 9.
 4. LOTS 18, BLOCK 4, AND LOTS 18-22, BLOCK 5, PARTIALLY DRAIN TO THE BACK OF EACH RESPECTIVE LOT. ADEQUATE OPENINGS ON THESE LOTS SHALL BE MADE TO ALLOW FOR RUNOFF TO LEAVE THE LOT.
 5. LOTS 8-11, BLOCK 4 WILL PARTIALLY RECEIVE THE RUNOFF FROM LOTS 18-22, BLOCK 4, LOT 11, BLOCK 5 WILL PARTIALLY RECEIVE THE RUNOFF FROM LOTS 12, BLOCK 5, LOTS 20-22, BLOCK 9 WILL PARTIALLY RECEIVE THE RUNOFF FROM LOTS 18-19, BLOCK 3, LOTS 5-8, BLOCK 10 WILL PARTIALLY RECEIVE THE RUNOFF FROM LOTS 1-7, BLOCK 10, LOTS 4-6, BLOCK 11 WILL PARTIALLY RECEIVE THE RUNOFF FROM LOTS 8-11, BLOCK 11.
 6. THE OWNER OF CIELO VISTA LAREDO, LLC, HAS AUTHORIZED THE DISCHARGE OF STORM WATER RUNOFF FROM THE PROPOSED CIELO VISTA, PHASE 2, INTO PROPERTY IDENTIFIED AS CIELO VISTA, LLC.
 7. BLOCK 4, LOT 13 IS A NONABANDONABLE LOT THAT IS TO BE USED AS A DRAINAGE, UTILITY AND ACCESS EASEMENT.

LEGEND

●	FOUND 1/2" IRON ROD
⊙	SET 1/2" IRON ROD
---	EXISTING PROPERTY BOUNDARY
---	EXISTING RIGHT-OF-WAY LINE
---	EXISTING RIGHT-OF-WAY CENTER LINE
---	EXISTING PROPERTY LOT LINE
---	EXISTING BUILDING SETBACK LINE
---	EXISTING UTILITY EASEMENT LINE
---	EXISTING DRAINAGE EASEMENT LINE
---	PROPOSED PROPERTY BOUNDARY
---	PROPOSED RIGHT-OF-WAY LINE
---	PROPOSED RIGHT-OF-WAY CENTERLINE
---	PROPOSED PROPERTY LOT LINE
---	PROPOSED BUILDING SETBACK LINE
---	PROPOSED UTILITY EASEMENT LINE
---	PROPOSED DRAINAGE EASEMENT LINE
---	PROPOSED SANITARY SEWER LINE
---	PROPOSED WATER DISTRIBUTION LINE
---	PROPOSED SINGLE SEWER SERVICE
---	PROPOSED DOUBLE SEWER SERVICE
---	PROPOSED SINGLE WATER SERVICE
---	PROPOSED DOUBLE WATER SERVICE
---	PROPOSED FIRE HYDRANT
---	PROPOSED SANITARY SEWER MANHOLE
---	PROPOSED WATER VALVE
---	PROPOSED WATER LINE CAP
---	UTILITY EASEMENT DESIGNATION
---	BUILDING SETBACK DESIGNATION

Cielo Vista Laredo, LLC
 5901 McPherson Pk. Ste. 201
 Laredo, Texas 78045
 (956) 756-1101

SLAY ENGINEERING
 9300 Ardmore Avenue, Suite 104
 Registration Number: 15100
 9300 Ardmore Avenue, Suite 104
 Laredo, Texas 78045
 (956) 791-0462, T-141
 (956) 791-1701, F-141

Cielo Vista Subdivision, Phase 2
 a 38.9615 acre part of land out of a tract of interest offered and established in Part on 35, Abstract 546, Survey 2146, as shown on the plat recorded in Volume 3001, Page 143-147, Webb County Official Public File rolls.

PLAT

03 - 04 **2.2**

Water Supply: Description, Costs, and Operability Data

Cielo Vista Subdivision, Phase 2 will be provided with potable water by the City of Laredo. The subdivider, 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 quality and quantity of the available water supplies to serve the full development of this subdivision. The water system for Cielo Vista Subdivision, Phase 2 consists of tie in at the existing 12" water line on Dolly Richter Blvd. and tie in at the existing 8" water lines coming from Vista del Sur, Phase I, Phase II and tie in at the existing 8" water line coming from Cielo Vista Subdivision, Phase 1. From these five connections, 8" water lines will connect to 8" water line grid that provides water to Frida Dr., Celestial Dr., Ecilpas Dr., Napa Dr., Starlight Dr., Vernal Dr., Azule Dr., Mirador Dr., Arno Dr., and Parizo Dr. From the 8" lines, fifty 3/4" diameter single service lines, one 2" diameter single service line, and one hundred and one 1 1/2" diameter dual service lines run to pairs of lots before splitting into 1" diameter single service lines going to the meter boxes for each lot.

The 8" diameter lines, the 3/4" diameter single service lines, the 2" diameter single service line, the 1" dual service lines, and meter boxes have been placed under a letter of credit, at a total cost of \$1,396,655.00 or \$5,542.28 per lot. The subdivider has in addition paid the City of Laredo the sum of \$107,675.00 which covers the cost per lot for the water availability and annexation fees.

Sewer Facilities: Description, Costs, and Operability Data

Sewage from Cielo Vista Subdivision, Phase 2 will be disposed of through the sanitary sewer system of the City of Laredo. The subdivider, 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 sanitary sewer system for Cielo Vista Subdivision, Phase 2 consists of 8" diameter sanitary sewer lines that connect into an offsite existing 8" sewer line coming from Vista del Sur Subdivision. An offsite 8" diameter sanitary sewer will split into Napa Dr., Celestial Dr. and towards Dolly Richter Blvd. From these three 8" diameter sanitary sewer lots the lines from Azule Dr., Starlight Dr., Vernal Dr., Ecilpas Dr., Frida Dr., Parizo Dr., Mirador Dr., and Arno Dr. connect. From the 8" lines, fifty-two 6" diameter single service lines and one hundred 6" diameter dual service lines run to provide sanitary sewer service for each lot.

The 8" diameter lines, the 6" diameter single service lines, and the 6" diameter dual service lines have been placed under a letter of credit, at a total cost of \$1,075,747.84 or \$4,280.75 per lot. The subdivider has in addition paid the City of Laredo the sum of \$52,975.00 which covers the cost per lot for the annexation fees.

CERTIFICATE OF UTILITY DIRECTOR

STATE OF TEXAS
COUNTY OF WEBB

By my signature below, I certify that the water and sewage service described herein shall be provided in compliance with the Model Rules adopted under Section 16.343, Water Code.

UTILITIES DIRECTOR
Erin Rangel
UTILITIES STAFF

DATE **6-2-2016**
DATE **6-2-2016**

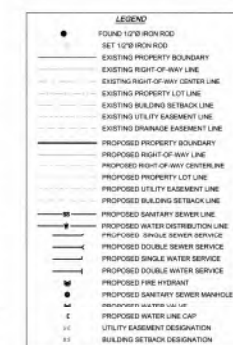
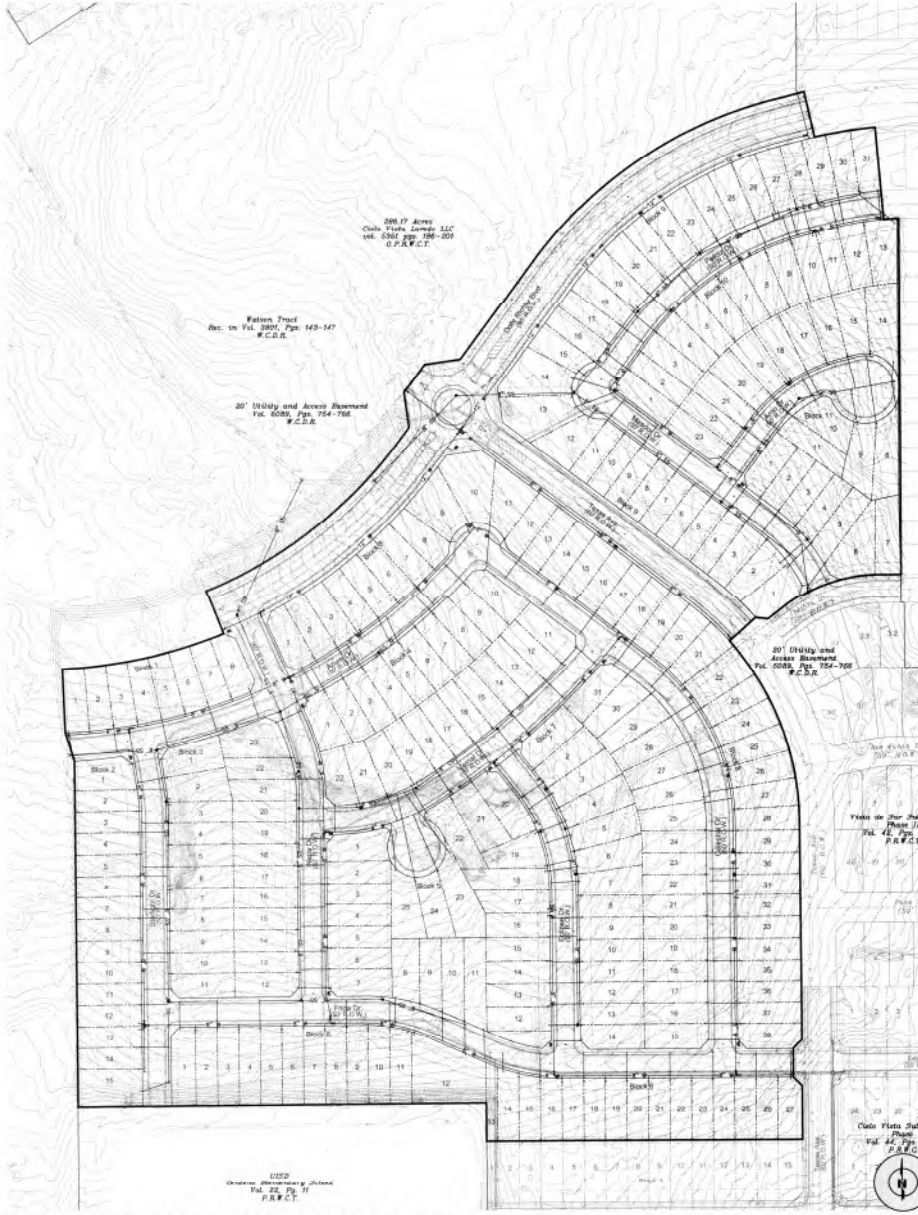
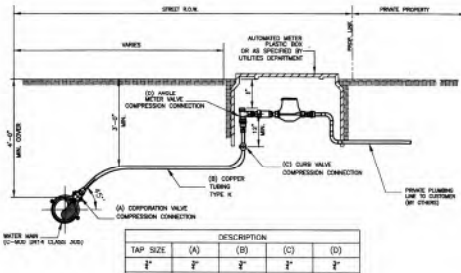
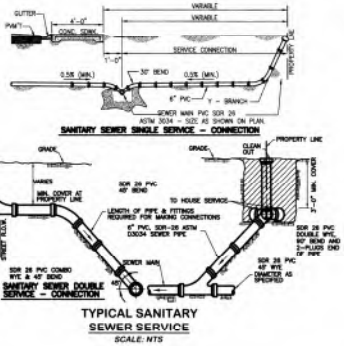
CERTIFICATE OF ENGINEER

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 16.343, Water Code.

DATE **5-27-2016**
DATE **5-27-2016**

RAMIRO BALBUENA, P.E. #109982
5-27-2016



Cielo Vista Laredo, LLC
2001 McPherson Ave. Ste. 401
Laredo, Texas 78045
(956) 796-1101

SLAY ENGINEERING
REGISTERED PROFESSIONAL ENGINEER
9901 McPherson Avenue, Suite 104
Laredo, Texas 78045
(956) 791-1301 - Fax
(956) 791-1301 - Cell

DATE: May 19, 2016

Cielo Vista Subdivision, Phase 2
is an 88.9616 acre tract of land out of a tract of land
located in Webb County, Texas, as shown on the plat
submitted in Parcel 38, Abstract 546, Survey 2146,
dated in Parcel 38, Abstract 546, Survey 2146,
and shown on the plat submitted in Parcel 38,
Abstract 546-147, Webb County Official Public Records

PLAT

04 - 04 **2.3**