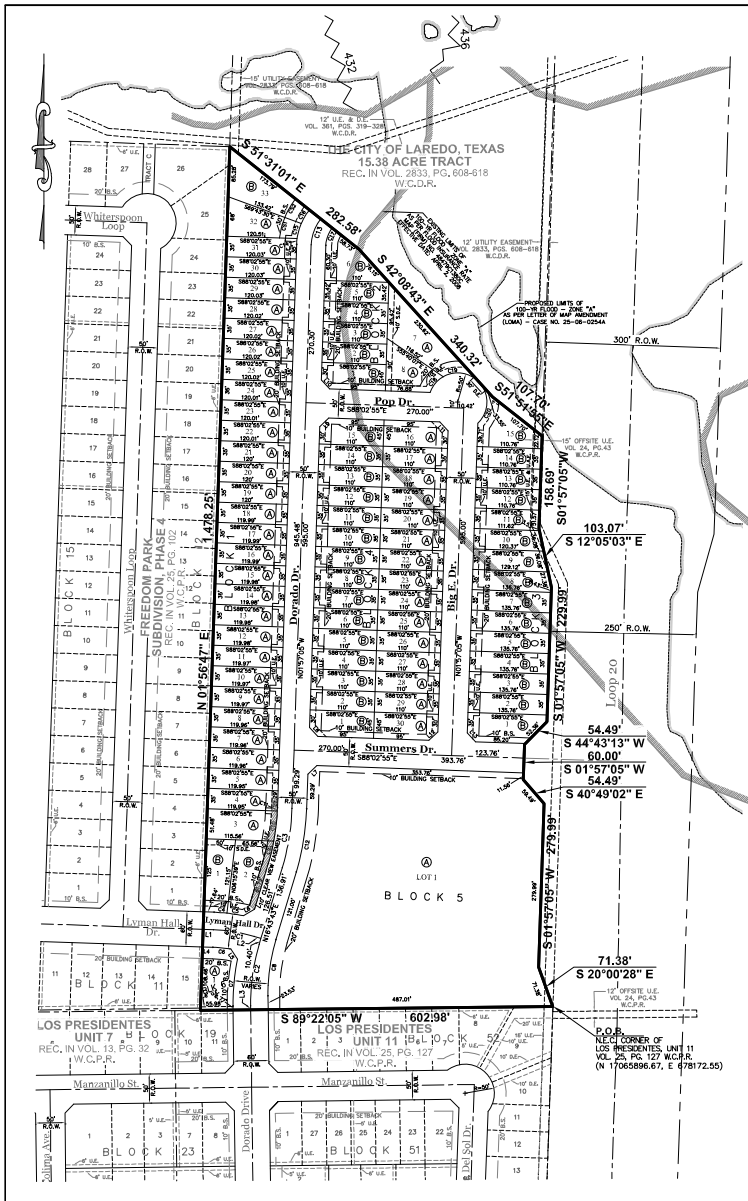




METES AND BOUNDS DESCRIPTION

16.005 ACRE TRACT
Being out of and part of
Parcel 32 - Abstract 284 - Antonio Treviño, Original Grantee
Within the limits of the
City of Laredo, Webb County, Texas

Being a 16.005 acre tract of land, more or less, situated in Parcel 32, Abstract 284, Antonio Treviño, Original Grantee, within the limits of the City of Laredo, in Webb County, Texas, said 16.005 acre tract being out of and part of Sumners Family Partnership 77,3361 acre tract, as recorded in Volume 2022, Page 596 of the Webb County Deed Records, Webb County, Texas; and more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a found $\frac{1}{4}$ section of the Northeast corner of Los Presidentes Unit 11 (amended), as recorded in Volume 25, Page 127 of the Webb County Deed Records, containing a point on the Western right-of-way line of Loop 20 (Custro Venise Rd.), the Southeast corner of the herein described tract and the POINT OF BEGINNING;

THENCE South 89°22'05" West, 602.98 Feet, along the North Boundary line of said Los Presidentes Unit 11, to a set $\frac{1}{4}$ section of the Southeast corner of this tract;

THENCE North 01°57'05" East, 158.69 Feet, to a set $\frac{1}{4}$ section of the Southeast corner of Freedom Park Subdivision, Phase 4, as recorded in Volume 25, Page 102 of the Webb County Deed Records, containing the common boundary line with said Freedom Park Subdivision, Phase 4, for a total distance of 1478.25 feet, to a set $\frac{1}{4}$ section of the Southeast corner of the City of Laredo, Texas 15.38 Acre Tract, as recorded in Volume 2833, Pages 608-618 of the Webb County Deed Records and the Northwest corner of this tract;

THENCE along the Southern boundary line of said 15.38 Acre Tract, being the Northern boundary line of the herein described tract, as follows:

South 51°31'01" East, 282.58 Feet, to a set $\frac{1}{4}$ section of the Southeast corner to the right of this tract;

South 42°08'43" East, 340.32 Feet, to a set $\frac{1}{4}$ section of the iron rod for an interior deflection corner to the left of this tract;

South 51°31'05" East, 107.70 Feet, to a set $\frac{1}{4}$ section of the iron rod for an interior deflection corner of the said 15.38 Acre tract, a point on the Western right-of-way line of Loop 20 and the Northeast corner of this tract;

THENCE along said Western right-of-way line of Loop 20, being the Eastern boundary line of the herein described tract, as follows:

South 01°57'05" West, 158.69 Feet, to a found T&O'd disc monument for and interior deflection corner to the left of this tract;

South 12°05'03" East, 103.07 Feet, to a found T&O'd disc monument for and exterior deflection corner to the right of this tract;

South 01°57'05" West, 229.99 Feet, to a found T&O'd disc monument for and exterior deflection corner to the right of this tract;

South 44°43'13" West, 54.49 Feet, to a found T&O'd disc monument for and interior deflection corner to the left of this tract;

South 01°57'05" West, 60.00 Feet, to a found T&O'd disc monument for and interior deflection corner to the left of this tract;

South 42°08'43" East, 54.49 Feet, to a found T&O'd disc monument for and exterior deflection corner to the right of this tract;

South 01°57'05" West, 279.99 Feet, to a found T&O'd disc monument for and interior deflection corner to the left of this tract;

South 20°02'28" East, 71.38 Feet, to the Northeast corner of aforementioned Los Presidentes Unit 11, the Southeast corner of this tract and the POINT OF BEGINNING.

Base of Bearings
GPS NAD 83 (2011 Adj.), Texas State Plane, 4205 South Zone, Grid Cord

CERTIFICATE OF OWNER

STATE OF TEXAS
COUNTY OF WEBB

I, JESUS A. RUIZ, PRESIDENT OF HOME MART, INC. A TEXAS CORPORATION, OWNER OF THE LAND SHOWN ON THIS PLAN, DESIGNATED HEREIN AS LOMA VERANOS SUBDIVISION, IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS AND WHOSE NAME IS SUBSCRIBED HEREIN, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

JESUS A. RUIZ
PRESIDENT

DATE

CERTIFICATE OF NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF WEBB

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JESUS A. RUIZ, 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 LENDHOLDER

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

BY: _____ AS AN ACT AND DEED

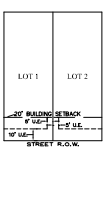
CERTIFICATE OF NOTARY PUBLIC

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 PLAN TO THE MATTERS OF STREETS, LOTS, WATER, SEWER AND APPURTENANCES AND DRAINAGE LAYOUTS, 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.

ROGELIO BALDAZO
LICENSED PROFESSIONAL ENGINEER
TEXAS REG. NO. 92852

DATE

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 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. 1225

DATE

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.-SIDEWAYS, SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF PLANNING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
- 4.-ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
- 5.-BASE OF BEARINGS & DISTANCES (GPS NAD 83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE GRID COORDINATES).
- 6.-P.O.B., COORDINATES REFERENCED TO NAD 83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE ARE PROVIDED FOR GENERAL LOCATING PURPOSES.
- 7.-ACCESS TO LOOP 20 IS SUBJECT TO TEXAS DEPARTMENT OF TRANSPORTATION (T&O'D) REVIEW AND APPROVAL.
- 8.-LOTS 1-15, BLOCK 5, SHALL BE PROHIBITED FROM HAVING ACCESS THROUGH LOOP 20.
- 9.-LOTS 1, 2 & 3, BLOCK 1; LOTS 1-6, BLOCK 2; LOTS 1-15, BLOCK 3 AND LOTS 1-15, BLOCK 4 WILL HAVE SOME SURFACE WATER DRAINING TOWARDS THE BACK OF THE BLOCK.
- 10.-LOTS 1-6, BLOCK 5, SHALL BE PROHIBITED FROM HAVING ACCESS THROUGH LOOP 20.
- 11.-SURFACES ON LOT 7, BLOCK 2 AND LOT 15, BLOCK 3 SHALL HAVE A MINIMUM FINISH FLOOR ELEVATION OF 443.00.
- 12.-NO PLANTING, STRUCTURE, FENCE, WALL, BERM OR OTHER OBSTRUCTION TO VISION EXCEEDING THREE (3) FEET IN HEIGHT SHALL BE INSTALLED, CONSTRUCTED OR MAINTAINED AS TO OBSTRUCT CROSS-VISIBILITY IN THE CLEAR VIEW EASEMENT (C.V.E.), AS SHOWN ON LOTS 2-4, BLOCK 1.
- 13.-THIS PLAN IS SUBJECT TO A RUNOFF ACCEPTANCE LETTER FOR DRAINAGE RUNOFF DISCHARGE AS RECORDED IN VOLUME 2833, PAGES 608-618, OF THE OFFICIAL PUBLIC RECORDS, WEBB COUNTY TEXAS. PRE-DEVELOPMENT AND POST-DEVELOPMENT RUNOFF WILL BE CONVEYED BY THE PROPOSED STREETS AND STORM DRAINAGE SYSTEM AND ULTIMATELY EXISTING AND FUTURE DETENTION POND FACILITIES.

LINE DATA		
CLIP	DISTANCE	BEARING
L1	17.64	S 81°16'17" E
L2	12.02	S 75°16'17" E
L3	30.32	S 60°30'20" E
L4	17.64	S 88°03'20" E
L5	20.90	S 88°03'20" E
L6	21.81	S 25°48'18" E
L7	21.21	N 46°57'05" E
L8	21.21	S 43°02'58" E
L9	21.21	N 46°57'05" E
L10	21.21	S 43°02'58" E
L11	21.21	S 43°02'58" E
L12	21.21	S 43°02'58" E
L13	21.21	S 43°02'58" E

CURVE DATA		
CURVE	DELTA ANGLE	RADIUS
C1	14°47'43"	278.00'
C2	14°47'43"	278.00'
C3	17°26'43"	350.00'
C4	14°48'38"	400.00'
C5	04°11'00"	325.00'
C6	09°20'58"	355.00'
C7	07°11'35"	245.00'
C8	12°05'03"	360.00'
C9	17°26'43"	350.00'
C10	07°53'28"	375.00'
C11	08°52'58"	375.00'
C12	14°48'38"	425.00'
C13	04°11'00"	75.00'
C14	05°34'58"	100.00'
C15	15°23'01"	100.00'
C16	15°23'01"	100.00'
C17	36°31'54"	50.00'
C18	40°58'28"	50.00'
C19	77°28'18"	50.00'
C20	88°59'05"	50.00'
C21	16°03'52"	130.00'
C22	16°11'17"	130.00'

C&P CURVE AT SETBACK LINE

CERTIFICATE OF CITY ENGINEER

STATE OF TEXAS
COUNTY OF WEBB

I, RAMON C. CHAVEZ, P.E., CITY ENGINEER, HAVE REVIEWED THIS PLAN AND ACCOMPANYING CONSTRUCTION DRAWINGS PREPARED AS LOMA VERANOS SUBDIVISION, PREPARED BY: ROGELIO BALDAZO, LICENSED PROFESSIONAL ENGINEER, NO. 92852, AND DATED THE ____ DAY OF ____, 20__, WITH THE LAST REVED DATE ON ____ AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

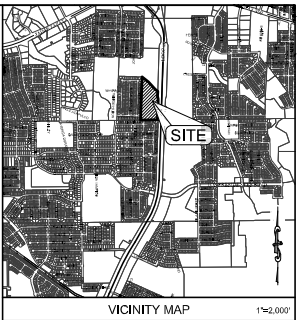
PLANNING COMMISSION APPROVAL

STATE OF TEXAS
COUNTY OF WEBB

THIS PLAN, LOMA VERANOS SUBDIVISION, HAS BEEN SUBMITTED TO AND REVIEWED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON ____ DAY OF ____, 20__.

JUAN M. HARVEZ, JR.
CHAIRMAN

DATE



LOT AREAS			
LOT AREA (S.F.)	LOT AREA (S.F.)	LOT AREA (S.F.)	
BLOCK 1			
1	5,941	2	5,941
3	7,041	4	3,850
5	4,198	6	3,850
7	4,198	8	3,850
9	4,198	10	3,850
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