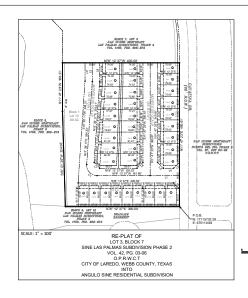
OPRWCT CITY OF LAREDO, WEBB COUNTY, TEXAS



#### BOUNDARY LEGAL DESCRIPTION

Being a 4.47 acre tract of land, out of a tract of land conveyed to San Isidro Northeast, LTD., described in deed recorded in Volume 1450, Pages 868-874, and Volume 3355, Pages 170-178, Deed Records, Webb County, Texas, and being more particularly described by metes and bounds as follows, to wit:

**Beginning** at a ½" *iron rod* set at the intersection of the southeasterly corner of lot 3 Block 7, for the most Southeasterly corner hereof;

Thence, with the northerly Right of Way line of Cavatina Drive, North 11 degrees 47 minutes 23 seconds West, 490.61 feet to a %" iron rod set at the Northeasterly Right of Way line of said Cavatina Drive, for the most easterly northerly clip corner hereof;

Thence, with the north property lot line, North 78 degrees 12 minutes 37 seconds West, 400.00 feet to a %" iron rod set, for the most northerly corner hereof;

Thence, South 11 degrees 47 minutes 23 seconds West, 166.21 feet to a 1/2" iron rod set, for the lot west lot line hereof:

Thence, South 10 degrees 01 minutes 26 seconds West, 324.56 feet to a ½" iron rod set, for the lot southwest corner hereof;

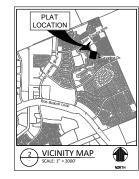
Thence, with the south lot line, a distance of 390.00 South 78 degrees 12 minutes 37 seconds East, to the Point of Beginning and containing 4.47 acres of land, more or less

> Curve Table Curve # Length Radius Delta Chard Direction Chard Length CI 58.16 35.50 93.67 N31 16 40 W 51.87

Basis of Bearings: Texas South Zone - 4205 - NAD 83

TRUE NORTH





JHN Ranchetes LLC 216 Pinto Valle Laredo, TX 78045

DESC B

Deuci consulting IIC Registration Number F-14954

RE-PLAT OF LOT 3, BLOCK 7 S PALMAS SUBDIVISION PHASE 2 VOL. 42, PG, 63-06 O.P. R.W.C.T LAREDO, WEBS COUNTY, TEXAS

CITYOF

NOTES:

1. DRIVEWAYS, SIDEWALKS, AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.

- 2. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
- THE SETBACK SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.

Line #	Length	Direction
L1	100,00	N78* 12* 37.36*W
L2	64,03	S11" 47" 22.64"\
L3	28.28	S56" 47" 22.64"#
L4	36.00	N78 12 37.36 W
1.5	28.28	N33" 12" 37.36"W
L6	28,28	S56 47 22,64 W
L7	27.31	N31" 16" 39.97"W
LB	64,88	N11" 47" 22.64"E
L9	63,19	S11" 47" 22,64"W
L10	28,28	\$33" 12" 37.36"E

•	FOUND 1/218 IRON ROD
	SET 1/218 IRON ROD
	EXISTING PROPERTY BOUNDARY LINE
	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 LIN
	PROPOSED RIGHT-OF-WAY LINE
	PROPOSED RIGHT-OF-WAY CENTERLIN
	PROPOSED PROPERTY LOT LINE
	PROPOSED UTILITY EASEMENT LINE
	PROPOSED BUILDING SETBACK LINE

0

DRAINAGE PATTERN TO THE FRONT OF LO DRAINAGE PATTERN TO THE BACK OF LOT FINISH FLOOR ELEVATION EXISTING BASE FLOOR ELEVATION

I,

a Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared by an actual survey of the property made under my supervision, on the gouand, that the corner meanments shown thereon will be properly placed under my supervision.

### PLAT APPROVAL-CITY ENGINEER

RAMON E. CHAVEZ, P.E., CITY ENGINEER

# PLANNING COMMISSION APPROVAL

JUAN M. NARVAEZ, JR., CHAIRMAN

## ATTESTMENT OF PLANNING COMMISSION APPROVAL

The City of Laredo Planning Commission approved the filing for record of this plat at a public meeting held

VANESSA CHERDA DI ANNING DIDECTOR

# CERTIFICATE OF COUNTY CLERK

WITNESS MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_\_, 2025.

DEPUTY COUNTY CLERK WEBB COUNTY, TEXAS

	DI OCK A		s or igan	Sine Town	1		DIOCKA	
BLOCK 1			BLOCK 2			BLOCK 4		
LOT	SQ.FT.	AC	LOT	SQ.FT.	AC	LOT	SQ.FT.	AC
1	3521.73	0.0808	1	3956.77	0.0908	1	3000.79	0.0689
2	3000.00	0.0689	2	3000.49	0.0689	2	3000.00	0.0689
3	3000.00	0.0689	3	3003.34	0.0689	3	3000.00	0.0689
4	3000.00	0.0689	4	3000.18	0.0689	4	3000.00	0.0689
5	3000.00	0.0689	5	3000.90	0.0689	5	3000.00	0.0689
6	3000.00	0.0689	6	3000.27	0.0689	6	3000.00	0.0689
7	3000.00	0.0689	7	3000.71	0.0689	7	3000.00	0.0689
8	3000.00	0.0689	8	3000.63	0.0689	8	3000.00	0.0689
9	3000.00	0.0689	9	3002.31	0.0689	9	3000,00	0.0689
			34	3000.33	0.0689			
			35	3000.82	0.0689			
			36	3004.12	0.0690			
			37	3003.11	0.0689			
		- 1	38	3003.19	0.0689			

39

PLAT

1.10

3003.19 0.0689 3001.97 0.0689 3004.63 0.0690 3001.32 0.0689 3957.63 0.0909

NOTARY PUBLIC IN AND FOR WEBB COUNTY, TEXAS MY COMMISSION EXPIRES

CERTIFICATE OF ENGINEER

CERTIFICATE OF OWNER STATE OF TEXAS COUNTY OF WEBB

STATE OF TEXAS COUNTY OF WEBB

STATE OF TEVAS

1, Oscar Castillo, a Registered Professional Engineer in the State of Texas, hereby certify that proper engineering consideration has been given this plat to the matters of los, water, sewer and appurtenances and rainage layout; and to the best of my knowledge this plat conforms to all requirements of this sub-division ordinance, except for those variances that may have been granted by the Planning Commission of the City.

I. the undersigned owner of the land shown on this plat, designated herein as <u>Angulo San</u> <u>Isidro North East Residential Subdivision.</u>



WITNESS MY HAND AND SEAL THIS \_\_\_\_ OF \_\_\_\_

CERTIFICATE OF SURVEYOR

DATE

Have reviewed this plat and accompanying construction drawings identified as <u>Angulo San Isido</u> North <u>East Residential Stabilission reparted by PELA Consulting LLC, Oscar Castillo, Registered Professional </u> Engineer No. 95620, and dated the \_\_\_\_\_\_ with the last revised date on \_\_\_\_\_ and have found them in compliance with the Stabilission Ordinance of the City of Laredo, Texas

DATE

DATE