

**LEGAL DESCRIPTION**  
8.018 ACRE TRACT

A TRACT OF LAND CONTAINING 8.018 ACRES (349,270 SF), more or less, situated in Survey 2143, Abstract 591, Abel Morgan, Original Grantee, City of Laredo, Webb County, Texas and Porcion 18, Abstract 21, Jose De Bustamante, Original Grantee, City of Laredo, Webb County, Texas, being all of the 20.29 acre tract, as recorded in Volume 3773, Page 742, Webb County Official Public Records, Webb County, Texas. This 8.018 Acre tract being more particularly described as follows:

BEGINNING at a 1/2" found iron rod being the most northwest corner of said 20.29 acre tract for the northwest corner of this tract and the POINT OF BEGINNING.

THENCE, N 32°35'52" E, a distance of 200.00 FEET, to a found 1/2" iron rod, for a deflection hereof;

THENCE, N 24°35'52" E, a distance of 200.00 FEET, to a found 1/2" iron rod, for a deflection hereof;

THENCE, N 35°35'52" E, a distance of 103.97 FEET, to a found 1/2" iron rod, for the northeast corner hereof;

THENCE, S 55°00'00" E, a distance of 157.13 FEET, to a set 1/2" iron rod, being on a curve having a radius of 1,525.00 FEET, a chord of S 40°43'42" W - 2.16 FEET;

THENCE, along said curve an arc length of 2.16 FEET to a set 1/2" iron rod, being on a curve having a radius of 475.00 FEET, a chord of S 37°42'06" W - 50.79 FEET;

THENCE, along said curve an arc length of 50.81 FEET to a set 1/2" iron rod, for a deflection point hereof;

THENCE, S 45°00'00" E, a distance of 356.76 FEET, to a set 1/2" iron rod, for a deflection point hereof;

THENCE, S 59°00'00" E, a distance of 116.77 FEET, to a set 1/2" iron rod, being on a curve having a radius of 1,490.00 FEET, a chord of S 27°56'21" W - 236.58 FEET;

THENCE, along said curve an arc length of 236.83 FEET, same being the north right-of-way boundary line of River Bank Drive, to a found 1/2" iron rod, being on a curve having a radius of 780.00 FEET, a chord of S 20°34'57" W - 76.29 FEET;

THENCE, along said curve an arc length of 76.32 FEET, same being the north right-of-way boundary line of River Bank Drive, to a found 1/2" iron rod, for a deflection point hereof;

THENCE, S 29°17'52" W, a distance of 257.02 FEET, to a found 1/2" iron rod, for the southwest corner of said 20.29 acre tract, for a deflection point hereof;

THENCE, N 60°42'08" W, along the westerly boundary line of said 20.29 acre tract, a distance of 230.89 FEET, to a found 1/2" iron rod, for a deflection point hereof;

THENCE, N 30°24'08" W, a distance of 465.00 FEET, to a found 1/2" iron rod, same being the POINT OF BEGINNING of this 8.018 acre tract of land, more or less.

**LEGAL DESCRIPTION FOR OFF-SITE DRAINAGE EASEMENT**  
0.3557 ACRE TRACT

A TRACT OF LAND CONTAINING 0.3557 ACRES (15,494 SF), more or less, situated in Survey 2143, Abstract 591, Abel Morgan, Original Grantee, City of Laredo, Webb County, Texas and Porcion 18, Abstract 21, Jose De Bustamante, Original Grantee, City of Laredo, Webb County, Texas, being all of the 20.29 acre tract, as recorded in Volume 3773, Page 742, Webb County Official Public Records, Webb County, Texas. This 0.3557 Acre tract being more particularly described as follows:

BEGINNING at a 1/2" found iron rod being the most northwest corner of said 20.29 acre tract, THENCE, N 32°03'28" E, a distance of 787.55 FEET, to a 1/2" iron rod, being the POINT OF BEGINNING.

THENCE, N 29°35'50" E, a distance of 16.26 FEET, to a point, for an exterior corner hereof;

THENCE, S 59°30'05" E, a distance of 171.48 FEET, to a point, for a deflection hereof;

THENCE, S 50°45'46" E, a distance of 98.49 FEET, to a point, for a deflection hereof;

THENCE, S 50°21'00" E, a distance of 229.99 FEET, to a point, for an interior corner hereof;

THENCE, N 48°07'32" E, a distance of 123.58 FEET, to a point, for an exterior corner hereof;

THENCE, S 41°00'00" E, a distance of 156.25 FEET, to a point, being on a curve having a radius of 1,490.00 FEET, a chord of S 50°44'22" W - 20.01 feet, an exterior corner hereof;

THENCE, along said curve an arc length of 20.01 FEET, same being the north right-of-way boundary line of River Bank Drive, to a point, for an exterior corner hereof;

THENCE, N 41°00'00" E, a distance of 135.34 FEET, to a point, for an interior corner hereof;

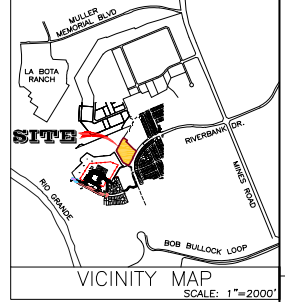
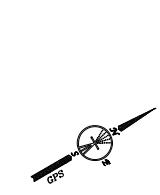
THENCE, S 48°07'32" E, a distance of 120.52 FEET, to a point, for an exterior corner hereof;

THENCE, N 50°21'00" W, a distance of 247.16 FEET, to a point, for a deflection hereof;

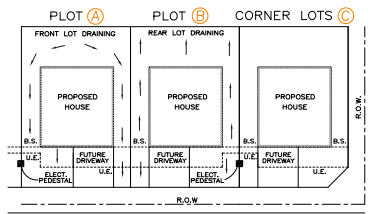
THENCE, N 50°45'46" W, a distance of 98.89 FEET, to a point, for a deflection hereof;

THENCE, N 59°30'05" W, a distance of 170.03 FEET, to a point, for an exterior corner hereof;

THENCE, N 35°35'52" E, a distance of 3.76 FEET, to a found 1/2" iron rod, same being the POINT OF BEGINNING of this 0.3557 acre tract of land, more or less.



- NOTES:
- DRIVEWAYS, SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS, IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
  - NO GARAGE OR CARPORT, WHICH RECEIVES ACCESS FROM THE SIDE YARD ON ANY CORNER LOT SHALL BE LOCATED LESS THAN 20 FEET FROM THE PROPERTY LINE.
  - ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
  - TO AVOID PLACING CORNER LOT DRIVEWAYS ON THE SIDE OF THE CORNER CLIP, SUCH DRIVEWAYS SHOULD BE ON THE SIDE OF, AND ADJACENT TO THE 5'X5' UTILITY EASEMENT DESIGNATED FOR FUTURE ELECTRICAL FEDESTAL LOCATION.
  - OWNER SHALL NOT CHANGE THE GRADES NOR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES, OR OTHER IMPROVEMENTS IN SUCH A MANNER THAT IMPEDES THE ESTABLISHED DRAINAGE FLOW. FENCE/WALL WHICH HAS THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZE OF OPENING TO ALLOW SURFACE WATER RUNOFF TO CONTINUE.
  - THE RESPONSIBILITY FOR THE MAINTENANCE AND UPKEEP OF THE RETAINING WALLS IN A SAFE AND PROPER CONDITION SHALL REST SOLELY WITH THE PROPERTY OWNERS, THE HOMEOWNERS ASSOCIATION, OR THEIR SUCCESSORS. THE CITY OF LAREDO SHALL BEAR NO RESPONSIBILITY OR LIABILITY FOR SUCH MAINTENANCE.
  - THIS DEVELOPMENT HAS A CERTIFICATE OF ADJOINING LANDOWNER FOR RUNOFF DISCHARGE RECORDED IN VOLUME \_\_\_\_\_ PAGES OF THE WEBB COUNTY DEED RECORDS, TEXAS.
  - LOT A, BLOCK 1 & LOT B, BLOCK 3 ARE UNINHABITABLE LOTS (GREEN SPACE AREAS) AND DESIGNED AS A DRAINAGE & UTILITY EASEMENT, NO FENCE SHALL BE PLACE ON TOP OF THE EASEMENT.
  - EROSION, SEDIMENT AND STORMWATER CONTROLS ARE REQUIRED FOR ALL LOT CONSTRUCTION, INCLUDING SINGLE-FAMILY, DUPLEX, MULTIFAMILY, AND COMMERCIAL PROJECTS, DURING THE BUILDING PERMIT PROCESS. THE LOT OWNER OR BUILDER IS RESPONSIBLE FOR INSTALLING AND MAINTAINING BEST MANAGEMENT PRACTICES (BMPs), TREE PRIOR TO STARTING ANY SITE WORK, WHERE REQUIRED BY LAW. A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) MUST ALSO BE PREPARED AND IMPLEMENTED FOR THE BUILDING PERMIT ACTIVE ACTIVITIES. ALL CONTROLS MUST REMAIN IN PLACE UNTIL THE SITE IS STABILIZED AND PERMANENT VEGETATION IS ESTABLISHED.
  - RETAINING WALL WEEP HOLES WILL DRAIN TO LOWER LOTS. LOTS 1-9, BLOCK 3 AND LOTS 5-15, BLOCK 2, LOT OWNERS WILL NOT COVER, BLOCK OR RESTRICT WEEP HOLES.
  - SETBACK LINES INDICATED ON THE PLAT SHALL BE FOR REFERENCE ONLY. THE SETBACK SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.7.7 OF THE LAREDO LAND DEVELOPMENT CODE WITH THE EXCEPTION OF THE FOLLOWING: LOTS 1, 4-8, 19-21, BLOCK 1, LOTS 4-5, BLOCK 2, & LOT 9, BLOCK 3.
  - LOTS 21 & 22, BLOCK 1, SHALL BE 18" ABOVE THE BACK OF CURB ELEVATION.
  - LOTS 2-7, BLOCK 1, LOTS 2-14, BLOCK 2, LOTS 2-8, BLOCK 3, AND LOTS 11-16, BLOCK 3, WILL HAVE LOT GRADING TYPE "A". LOTS 8-31, BLOCK 1, WILL HAVE LOT GRADING TYPE "B". LOT 1, BLOCK 1, LOTS 9 & 15, BLOCK 2, AND LOTS 1, 9 & 10, BLOCK 3, WILL HAVE LOT GRADING TYPE "C", AS SHOWN ON SHEET 1 & 3 OF THIS PLAT.



NOTE: CORNER LOTS MAY BE PLOT TYPE A OR B AS LABELED ON SHEET 1 OF PLAT.  
TYPICAL LOT PLOT GRADING TYPES

**HOWLAND**  
ENGINEERING AND SURVEYING CO.  
7915 N. Bullard Avenue P.O. Box 51128 Laredo, TX 78941  
WWW.HOWLANDENGINEERS.COM

**VILLAS AT SUNSET - PHASE 1**  
A TRACT OF LAND CONTAINING 8.018 ACRES (349,270 SF), more or less, situated in Survey 2143, Abstract 591, Abel Morgan, Original Grantee, City of Laredo, Webb County, Texas and Porcion 18, Abstract 21, Jose De Bustamante, Original Grantee, City of Laredo, Webb County, Texas, being all of the 20.29 acre tract, as recorded in Volume 3773, Page 742, Webb County Official Public Records, Webb County, Texas.

DRAWN BY: M.C.  
CHECKED BY: B.F.S.  
DRAWN DATE: 08.18.2025  
PLOTTED DATE:  
JOB NO. E-341-25  
FILE NAME: RVDG  
STATUS: PRELIMINARY  
AS-BUILT  
REVISED DATE: 03.24.2026

SCALE: (24"X36") SHEET  
HOR: 1"=100' VER: N/A  
SCALE: (11"X17") SHEET  
HOR: 1"=200' VER: N/A  
SHEET 1 OF 3

CERTIFICATE OF OWNER  
STATE OF TEXAS:  
COUNTY OF WEBB:  
I, \_\_\_\_\_ OF J.C. ALVAREZ, INC. OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS JUDGE SUBDIVISION ENGINEER IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATED TO THE USE OF THE PUBLIC FOREVER ALL STREETS, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

DATE: \_\_\_\_\_

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 CONSIDERATION THEREIN STATED, GIVEN MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2026.

NOTARY PUBLIC IN AND FOR THE \_\_\_\_\_ TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

LIEN HOLDER CERTIFICATE  
THIS SUBDIVISION MAP IS HEREBY APPROVED AND ACCEPTED BY THE LIEN HOLDER, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2026.

BY: \_\_\_\_\_ TITLE: \_\_\_\_\_  
AS AN ACT AND DEED OF \_\_\_\_\_ (FINANCIAL INSTITUTION)

STATE OF TEXAS:  
COUNTY OF WEBB:  
DATE: \_\_\_\_\_

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 CONSIDERATION THEREIN STATED, GIVEN MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2026.

NOTARY PUBLIC IN AND FOR THE \_\_\_\_\_ TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

CERTIFICATE OF ENGINEER

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

BERNAL F. SLIGHT, P.E., NO. 77981 DATE: \_\_\_\_\_

CERTIFICATE OF SURVEYOR

STATE OF TEXAS:  
COUNTY OF WEBB:  
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, ON THE GROUND, THAT THE CORNER MONUMENTS SHOWN THEREON WERE FOUND OR WILL BE PROPERLY PLACED UNDER MY SUPERVISION.

BERNAL F. SLIGHT, R.P.L.S. NO. 5328 DATE: \_\_\_\_\_



PLAT-APPROVAL CITY ENGINEER

I, ELIUD DE LOS SANTOS, HAVE REVIEWED THIS PLAT OF \_\_\_\_\_ CITY OF LAREDO, TEXAS, PREPARED BY BERNAL F. SLIGHT, REGISTERED PROFESSIONAL ENGINEER, NO. 77981 AND DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2026, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

ELIUD DE LOS SANTOS, P.E. CITY ENGINEER DATE: \_\_\_\_\_

PLANNING COMMISSION APPROVAL

THIS PLAT OF \_\_\_\_\_ CITY OF LAREDO, TEXAS, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2026.

DANELLA SADA PAZ PLANNING & ZONING CHAIR DATE: \_\_\_\_\_

ATTESTMENT OF PLANNING COMMISSION APPROVAL

THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILING FOR RECORD OF THIS PLAT AT A PUBLIC MEETING HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2026. THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

VANESSA GUERRA, ACP DIRECTOR OF PLANNING DATE: \_\_\_\_\_

CERTIFICATION OF COUNTY CLERK

FILED FOR RECORD AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2026  
DEPUTY: \_\_\_\_\_ COUNTY CLERK WEBB COUNTY, TEXAS

STATE OF TEXAS:  
COUNTY OF WEBB:  
I, MARQUE B. BARRA, CLERK OF THE COUNTY COURT IN AND FOR THE WEBB COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2026, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2026, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. IN VOLUME \_\_\_\_\_ PAGE(S) \_\_\_\_\_ OF THE MAP RECORDS OF SAID COUNTY.

DEPUTY: \_\_\_\_\_ COUNTY CLERK WEBB COUNTY, TEXAS DATE: \_\_\_\_\_

BOUNDARY LINE & CURVE TABLES

LINE #	DIRECTION	LENGTH
L1	N02°30'00"W	21.86'
L2	S70°00'00"E	88.46'
L3	N07°00'00"W	83.94'
L4	N09°00'00"E	22.84'
L5	N06°00'00"E	16.82'
L6	S45°00'00"E	38.86'
L7	N30°00'00"W	39.07'
L8	N07°00'00"W	24.87'
L9	S17°00'00"W	35.72'
L10	N07°00'00"W	36.00'
L11	N07°00'00"W	43.00'
L12	N07°00'00"E	36.00'
L13	N07°00'00"E	16.82'
L14	N17°00'00"W	36.00'
L15	N45°00'00"W	36.00'

CURVE #	LENGTH	ARCUS	CHORD
C1	2.16'	1.205.00'	S04°32'00"W-2.16'
C2	0.86'	476.00'	S72°42'00"W-06.93'
C3	236.87'	1,490.00'	S27°50'21"W-236.58'
C4	76.20'	780.00'	S29°53'07"W-76.20'
C5	53.12'	1,250.00'	N07°11'07"W-52.71'
C6	99.86'	85.00'	N09°14'00"W-93.55'
C7	103.86'	1,403.00'	N04°12'07"W-103.57'
C8	5.67'	1,403.00'	N17°46'07"W-5.67'
C9	105.27'	400.00'	S08°42'20"W-104.64'
C10	124.87'	300.00'	S48°17'07"W-123.85'
C11	76.20'	780.00'	S01°00'00"W-71.15'
C12	113.21'	500.00'	S38°04'11"W-113.97'
C13	184.12'	500.00'	N01°07'29"W-183.00'
C14	28.42'	20.00'	N07°46'07"E-28.89'
C15	18.07'	554.95'	N02°22'39"E-18.95'
C16	5.77'	554.95'	N27°38'07"E-5.77'
C17	38.87'	120.00'	N02°27'48"E-38.72'
C18	13.87'	120.00'	N09°50'37"E-13.87'
C19	22.67'	80.00'	N18°33'27"E-22.45'
C20	22.07'	80.00'	N09°08'27"E-21.89'
C21	20.28'	30.00'	N08°30'27"E-20.16'
C22	18.20'	80.00'	S07°53'07"E-18.14'
C23	21.87'	80.00'	S09°29'07"E-21.47'
C24	18.07'	80.00'	S11°42'07"E-18.07'
C25	11.87'	120.00'	S29°00'07"E-11.87'

CURVE #	LENGTH	ARCUS	CHORD
C26	25.72'	120.00'	S14°42'07"E-25.87'
C27	8.86'	226.00'	S48°21'17"E-8.38'
C28	34.38'	226.00'	S47°28'27"E-34.38'
C29	8.38'	226.00'	S29°44'07"E-26.38'
C30	16.20'	80.00'	S27°31'07"E-16.18'
C31	28.12'	80.00'	S17°00'07"E-28.07'
C32	25.14'	80.00'	S29°44'07"E-25.04'
C33	21.86'	80.00'	S18°07'21"W-21.87'
C34	13.87'	80.00'	S28°42'20"W-13.87'
C35	21.87'	476.00'	S12°28'00"W-21.17'
C36	42.86'	476.00'	S29°44'07"W-42.86'
C37	41.36'	476.00'	S28°41'00"W-41.15'
C38	21.37'	476.00'	S29°44'07"W-21.37'
C39	14.66'	120.00'	S20°25'37"W-14.25'
C40	26.48'	120.00'	S22°09'00"W-26.47'
C41	24.86'	120.00'	S27°00'07"W-24.87'
C42	34.56'	120.00'	S07°47'48"E-34.56'
C43	13.87'	120.00'	S14°28'07"W-13.87'
C44	26.67'	120.00'	S28°28'07"W-26.67'
C45	30.77'	20.00'	N02°00'40"W-30.25'
C46	30.27'	1,074.00'	N01°12'07"E-30.22'
C47	38.86'	1,474.00'	N09°00'07"E-38.86'
C48	11.86'	1,474.00'	N26°14'07"E-11.26'
C49	21.87'	120.00'	N02°40'07"E-21.87'
C50	24.36'	120.00'	N08°10'07"E-24.37'

CURVE #	LENGTH	ARCUS	CHORD
C51	23.84'	120.00'	N04°42'07"E-23.87'
C52	23.85'	120.00'	N17°30'00"W-23.77'
C53	20.10'	120.00'	N21°24'07"E-20.07'
C54	8.38'	120.00'	N42°42'07"E-26.38'
C55	16.20'	120.00'	N04°14'07"E-16.14'
C56	23.00'	120.00'	N02°40'07"E-23.07'
C57	20.10'	80.00'	N08°13'00"W-20.47'
C58	29.67'	476.00'	N09°00'07"E-29.37'
C59	22.86'	30.00'	S23°28'07"W-22.87'
C60	46.58'	30.00'	S22°10'34"W-45.21'
C61	126.87'	1,490.00'	S29°20'20"W-124.98'
C62	13.27'	1,490.00'	S19°58'00"W-13.27'
C63	86.27'	500.00'	S08°00'00"W-86.25'
C64	24.10'	20.00'	S29°00'00"W-24.12'
C65	18.87'	120.00'	N42°22'07"W-18.58'
C66	7.12'	120.00'	N13°20'07"E-7.12'
C67	3.57'	45.00'	N09°30'07"E-3.51'
C68	45.86'	45.00'	N07°00'07"E-45.86'
C69	72.86'	20.00'	N28°30'17"E-72.45'
C70	26.41'	20.00'	N09°24'17"E-26.42'
C71	14.72'	36.00'	S49°20'17"E-14.71'
C72	11.86'	36.00'	S19°11'07"E-11.86'
C73	11.86'	36.00'	S21°14'07"E-11.87'
C74	26.10'	1,490.00'	S29°44'07"E-26.10'
C75	31.16'	1,490.00'	S29°19'07"E-31.17'

UTILITY EASEMENT LINE & CURVE TABLES

LINE #	DIRECTION	LENGTH
U100	N09°30'00"E	16.26'
U101	S09°30'00"E	171.48'
U102	S20°25'00"E	94.46'
U103	S20°27'00"E	229.89'
U104	N48°07'00"E	123.88'
U105	S41°00'00"E	106.25'
U106	N10°00'00"W	135.34'
U107	S48°07'00"E	120.52'
U108	N02°17'00"W	247.16'
U109	N01°41'00"W	96.89'
U110	N09°30'00"W	170.25'
U111	N20°30'00"E	3.74'

CURVE #	LENGTH	ARCUS	CHORD
UC100	20.21'	1,490.00'	S04°42'00"W-20.21'

LOT AREA TABLES

BLOCK 1 : LOT TABLE		BLOCK 1 : LOT TABLE		BLOCK 2 : LOT TABLE		BLOCK 3 : LOT TABLE	
LOT #	AREA (SQ.FT.)	LOT #	AREA (SQ.FT.)	LOT #	AREA (SQ.FT.)	LOT #	AREA (SQ.FT.)
1	4,289	21	4,370	7	4,268	1	4,287
2	3,237	22	3,380	2	3,287	2	4,289
3	3,489	23	3,845	3	4,182	3	4,283
4	4,385	24	4,258	4	4,083	4	4,287
5	4,330	25	4,462	5	4,591	5	4,291
6	4,480	26	3,859	6	4,130	6	4,285
7	4,145	27	3,878	7	3,261	7	4,218
8	4,181	28	3,894	8	3,051	8	4,012
9	4,208	29	4,295	9	3,020	9	4,463
10	4,212	30	3,894	10	3,020	10	4,441
11	3,813	31	3,858	11	3,220	11	3,744
12	3,838	4	2,154	12	3,020	12	3,744
13	3,780			13	3,020	13	3,894
14	3,780			14	3,028	14	4,193
15	3,780			15	4,261	15	4,482
16	3,780					16	4,280
17	3,780					17	4,280
18	4,284					18	4,284
19	4,232					19	4,232
20	5,836					20	5,836



VILLAS AT SUNSET - PHASE 1  
A TRACT OF LAND CONTAINING 8.018 ACRES (349,270 SQ. FT.), more or less, located in the County of Webb, State of Texas, and being more particularly described in the plat of the same, recorded in the Public Records of Webb County, Texas, Volume 2773, Page 742.

DRAWN BY: M.C.  
CHECKED BY: B.F.S.  
DRAWN DATE: 06.18.2025  
PLOTTED DATE:  
JOB No. E-241-25  
FILE NAME: RVDSES  
STATUS: PRELIMINARY  
AS-BUILT  
REVISED DATE: 03.24.2026  
SCALE: ( 24"x36" ) SHEET  
HOR: 1"=100' VER: N/A  
SCALE: ( 11"x17" ) SHEET  
HOR: 1"=200' VER: N/A  
SHEET \_\_\_\_\_ TOTAL: 2 of 3