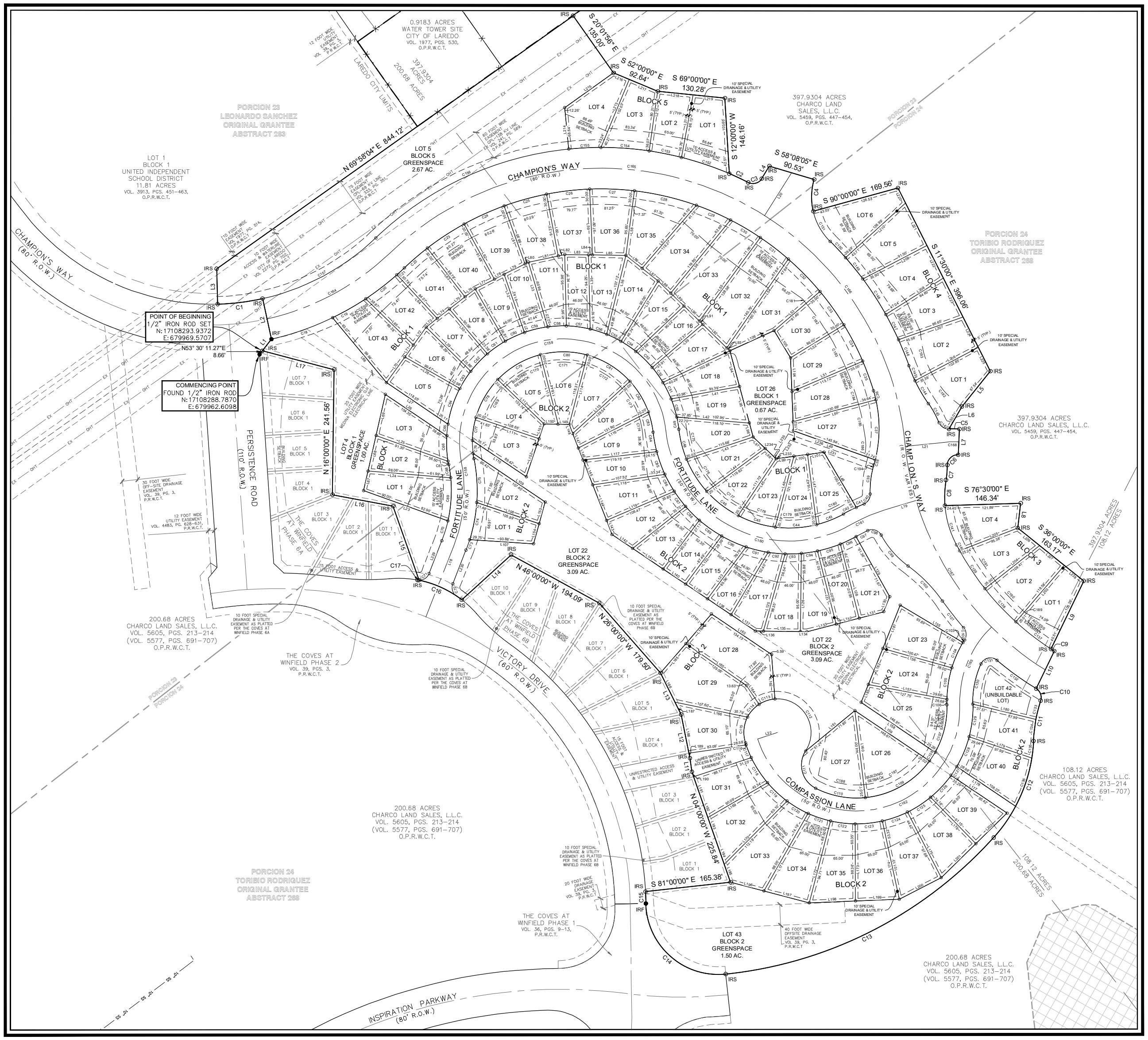
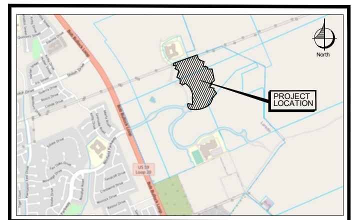
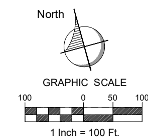




VICINITY MAP SCALE: 1" = 2000'



SW3P PLAT NOTE:

1. EROSION, SEDIMENT, AND STORMWATER CONTROLS ARE REQUIRED FOR ALL LOT CONSTRUCTION, INCLUDING SINGLE-FAMILY, MULTIFAMILY, AND COMMERCIAL PROJECTS, DURING THE BUILDING PROCESS. THE LOT OWNER OR BUILDER IS RESPONSIBLE FOR INSTALLING AND MAINTAINING BEST MANAGEMENT PRACTICES (BMPs), TREE PROTECTION, AND TEMPORARY EROSION CONTROLS AS PART OF THE BUILDING PERMIT PROCESS, PRIOR TO STARTING ANY SITE WORK. WHERE REQUIRED BY LAW, A STORM WATER POLLUTION PREVENTION PLAN (SW3P) MUST ALSO BE PREPARED AND IMPLEMENTED FOR THE BUILDING PERMIT ACTIVITIES. ALL CONTROLS MUST REMAIN IN PLACE UNTIL THE SITE IS STABILIZED AND PERMANENT VEGETATION IS ESTABLISHED.

LEGEND

● IRF	IRON ROD FOUND
○ IRS	IRON ROD SET
	BOUNDARY LINE
	TRACT LINE
	CENTERLINE
	BUILDING SETBACK
	UTILITY EASEMENT
	PORCION LINE
	FLOOD PLAIN LINE

PLAT NOTES

1. SIDEWALK, DRIVEWAYS, 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.
3. THE MINIMUM SETBACK SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE. FRONT YARD SETBACKS PER PLAT.
4. BEGINNING POINT FOR 35.96 ACRE TRACT: A ½" IRON ROD FOUND AT THE EAST RIGHT-OF-WAY LINE OF PERSISTENCE ROAD (GPS: N:17108288.8332, E:679962.5706)
5. BY GRAPHICALLY PLOTTING, THIS PARCEL WAS DETERMINED TO NOT BE WITHIN A 100 YEAR FREQUENCY FLOOD ZONE AS PER FLOOD INSURANCE RATE MAPS FOR WEBB COUNTY, TEXAS COMMUNITY PANEL No. 48479C1205C & 48479C1210C WITH AN EFFECTIVE DATE: APRIL 2, 2008.
6. ANY IMPROVEMENTS WITHIN THE FLOODPLAIN MUST COMPLY WITH THE LAND DEVELOPMENT CODE CHAPTER 24, SECTION 24-69.
7. THIS PLAT IS SUBJECT TO A CERTIFICATE OF ADJOINING LANDOWNER RUNOFF DISCHARGE AS RECORDED IN VOL. _______, PG. ________, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS.
8. FINISHED FLOOR ELEVATIONS, MECHANICAL EQUIPMENT, AND LOWEST STRUCTURAL MEMBER FOR LOTS WITHIN A FLOOD ZONE SHALL BE 18" ABOVE THE BASE FLOOD ELEVATION.
9. ALL SPECIAL DRAINAGE & UTILITY EASEMENTS ARE 10' WIDE (5' ON EACH SIDE OF LOT LINES) UNLESS SPECIFIED OTHERWISE. STRUCTURES MAY BE PLACED WITHIN THESE EASEMENTS.
10. All SPECIAL DRAINAGE EASEMENTS WILL BE MAINTAINED BY HOMEOWNER AND HOA.
11. REAR FENCES OF PROPERTIES ABUTTING SWALES SHALL BE CONSTRUCTED IN SUCH A WAY NOT TO IMPEDE FLOW.
12. THE HOMEOWNERS ASSOCIATION (HOA) WILL MAINTAIN UNBUILDABLE LOTS.
13. THE HOMEOWNERS ASSOCIATION (HOA) WILL MAINTAIN VEGETATION ON MEDIAN AT CHAMPION'S WAY.
14. THE HOMEOWNERS ASSOCIATION (HOA) WILL MAINTAIN ISLANDS ON CUL-DE-SACS.
15. THE HOMEOWNERS ASSOCIATION (HOA) WILL MAINTAIN THE NO PARKING, ONE WAY, AND RED CURB IMPROVEMENTS IN ALL THE CUL-DE-SACS PROPOSED MEDIANS.
16. ALL DRIVEWAYS ALONG CHAMPIONS WAY SHALL BE CONSTRUCTED IN SUCH A WAY THAT VEHICLES DO NOT REVERSE ON TO STREET, i.e. CIRCULAR, HAMMERHEADS, AND MUST BE APPROVED BY THE CITY OF LAREDO THROUGH THE BUILDING PERMITTING PROCESS.

SURVEYOR:
SECA ENGINEERING, L.L.C.
CIVIL ENGINEERS • LAND SURVEYORS
1701 JACAMAN ROAD, STE. 11 - LAREDO, TEXAS 78041
CELL: (956) 235-1594
TBPE FIRM REGISTRATION No. F-10071
TBPLS FIRM REGISTRATION No. 100138-00

ENGINEER:
MESQUITE ENGINEERING
1501 MATAMOROS ST - LAREDO, TEXAS 78040
PHONE: (956) 724-7141 TBPE FIRM
REGISTRATION No. F-23558

FINAL PLAT
THE COVES AT WINFIELD PHASE 6C

A TRACT OF LAND CONTAINING 35.96 ACRES OF LAND, MORE OR LESS, SITUATED IN PORCION 23, LEONARDO SANCHEZ, ORIGINAL GRANTEE, ABSTRACT 283, AND SITUATED IN PORCION 24, TORIBIO RODRIGUEZ, ORIGINAL GRANTEE, ABSTRACT 268, CONVEYED TO CHARCO LAND SALES, L.L.C., AS RECORDED IN VOLUME 1368 PAGES 345-346, O.P.R.W.C.T., CONVEYED TO CHARCO LAND SALES, L.L.C., AS RECORDED IN VOLUME 4247 PAGES 830-836, O.P.R.W.C.T., AND CONVEYED TO CHARCO LAND SALES, L.L.C., AS RECORDED IN VOLUME 5459, PAGES 447-454, O.P.R.W.C.T.

CITY OF LAREDO, WEBB COUNTY, TEXAS

KILLAM
OWNER:
CHARCO LAND SALES, L.L.C.
4320 UNIVERSITY BLVD.
PO BOX 499
LAREDO, TEXAS 78041-1934
PHONE: (956) 724-7141

SHEET NAME:
FINAL PLAT

REVISED DATE:

DRAWN BY:	M.C. / A.M.
CHECKED BY:	V.M. / R.M.
APPROVED BY:	H.S.
JOB No.:	03-TCS (The Coves Subdivision)
FILENAME:	(F:) LAREDO TX. CIVIL PROJECT / 03-TCS (The Coves Subdivision)
DATE:	11 - 22 - 2023
SCALE: 24 X 36	HOR: 1" = 100' VER:
SCALE: 11 X 17	HOR: 1" = 200' VER:

E:\Laredo Tx. Civil Projects\03-TCS (The Coves Subdivision)\05-TCS-Phase 6\PLAT\Phase 6C\Final Plat\The Coves at Winfield Phase 6C.dwg, 3/17/2026 10:55:21 AM, vmartinez, DWG To PDF.pc3

E:\Laredo Tx. Civil Projects\03-TCS (The Coves Subdivision)\05-TCS-Phase 6\PLAT\Phase 6C\Final Plat\The Coves at Winfield Phase 6C.dwg, 3/17/2026 10:55:33 AM, vmartinez, DWG To PDF.pc3

Line Table

Line #	Length	Direction
L1	28.56'	N 53°30'11" E
L2	80.00'	N 02°53'56" E
L3	68.32'	N 13°48'46" E
L4	28.26'	N 46°31'34" E
L5	87.54'	S 54°04'03" W
L6	50.01'	S 45°31'01" W
L7	50.00'	S 18°08'18" W
L8	48.14'	S 22°00'00" W
L9	145.77'	S 41°00'00" W
L10	80.46'	S 41°04'23" W
L11	26.31'	N 07°03'42" E
L12	86.00'	N 04°00'00" E
L13	89.60'	N 11°00'00" W
L14	129.00'	S 63°00'00" W
L15	151.33'	N 04°00'00" W
L16	119.04'	N 64°00'00" W
L17	143.27'	N 60°00'00" W
L18	148.14'	S 36°38'41" W
L19	49.91'	S 88°44'59" W
L20	97.93'	S 47°40'29" W
L21	76.95'	N 80°44'17" W
L22	40.00'	S 87°34'44" W
L23	172.95'	S 55°00'00" E
L24	160.05'	N 70°00'00" W
L25	147.80'	N 55°00'00" W
L26	143.01'	N 40°45'11" W
L27	143.45'	S 40°45'11" E
L28	122.45'	N 45°00'00" W
L29	121.17'	N 30°00'00" W
L30	113.46'	S 25°08'38" E
L31	116.66'	N 14°27'24" W
L32	118.86'	S 04°00'00" E
L33	130.32'	N 01°26'43" W
L34	137.92'	N 14°00'00" E
L35	143.40'	N 14°00'00" E
L36	156.98'	N 29°00'00" E
L37	136.81'	N 47°00'00" E
L38	127.71'	N 62°00'00" E
L39	128.28'	N 65°00'00" E
L40	143.16'	N 80°00'00" E
L41	134.37'	S 85°00'00" E
L42	140.80'	S 70°00'00" E
L43	135.67'	N 87°00'00" E
L44	139.93'	N 69°00'00" E
L45	131.84'	N 49°00'00" E
L46	141.33'	N 30°00'00" E
L47	136.58'	N 08°00'00" E
L48	123.37'	N 15°00'00" W
L49	167.68'	N 55°00'00" W
L50	165.33'	N 89°30'00" W
L51	148.72'	N 82°00'00" E
L52	121.02'	S 73°30'00" W
L53	116.46'	S 65°00'00" W
L54	208.43'	S 50°00'00" W
L55	199.62'	S 51°30'00" W
L56	182.51'	S 54°30'00" W
L57	160.46'	S 56°00'00" W
L58	125.65'	S 22°48'08" W
L59	127.09'	S 13°00'00" W
L60	121.23'	S 04°30'00" W
L61	118.95'	S 04°30'00" E
L62	121.48'	S 13°30'00" E
L63	118.78'	S 22°30'00" E
L64	114.85'	S 27°30'00" E
L65	128.14'	S 30°30'00" E
L66	162.64'	N 24°21'03" W
L67	190.58'	S 28°03'15" W
L68	190.58'	S 28°03'15" W
L69	190.58'	S 28°03'15" W
L70	60.78'	S 50°59'57" W
L71	28.37'	S 50°59'57" W
L72	42.68'	S 50°59'57" W
L73	27.00'	S 67°19'21" W
L74	29.70'	S 67°19'21" W
L75	38.47'	S 67°19'21" W
L76	24.95'	S 67°19'21" W
L77	41.47'	S 78°46'06" W
L78	21.08'	S 78°46'06" W
L79	44.99'	S 78°46'06" W

Line Table

Line #	Length	Direction
L80	7.23'	S 78°46'06" W
L81	59.07'	N 86°41'09" W
L82	12.73'	N 86°41'09" W
L83	46.03'	N 73°52'22" W
L84	7.48'	N 73°52'24" W
L85	64.73'	N 73°52'22" W
L86	40.15'	N 36°12'37" W
L87	39.45'	N 36°12'37" W
L88	33.78'	N 30°30'16" W
L89	35.60'	N 30°30'16" W
L90	41.40'	N 30°30'16" W
L91	9.48'	N 30°30'16" W
L92	64.90'	N 30°30'16" W
L93	8.06'	N 30°30'16" W
L94	71.31'	N 00°14'12" E
L95	72.90'	N 00°14'12" E
L96	28.18'	N 00°14'12" E
L97	31.93'	N 31°19'00" W
L98	29.15'	N 31°19'00" W
L99	34.76'	N 82°29'40" W
L100	26.72'	N 82°29'40" W
L101	32.04'	N 82°29'40" W
L102	140.56'	N 13°00'00" E
L103	140.56'	N 13°00'00" E
L104	140.56'	N 13°00'00" E
L105	61.67'	N 16°00'00" W
L106	93.71'	S 80°40'05" W
L107	123.63'	N 71°00'00" W
L108	127.37'	S 56°00'00" E
L109	167.81'	S 40°45'11" E
L110	125.19'	S 40°45'11" E
L111	128.67'	S 56°00'00" E
L112	123.74'	S 31°00'00" E
L113	138.44'	S 01°00'00" W
L114	138.31'	N 30°00'00" E
L115	149.54'	N 63°00'00" E
L116	152.10'	N 78°00'00" E
L117	143.31'	S 81°00'00" E
L118	140.86'	S 83°00'00" E
L119	142.32'	N 82°00'00" E
L120	130.45'	N 66°57'11" E
L121	117.12'	N 52°00'00" E
L122	115.88'	N 52°00'00" E
L123	124.85'	S 52°00'00" W
L124	140.11'	N 46°00'00" E
L125	154.89'	N 31°00'00" E
L126	150.88'	S 16°00'00" W
L127	145.74'	N 01°00'00" E
L128	147.79'	S 01°00'00" W
L129	133.02'	N 14°00'00" W
L130	31.96'	N 37°14'49" E
L131	152.89'	S 89°00'00" E
L132	152.89'	S 89°00'00" E
L133	152.89'	S 89°00'00" E
L134	99.58'	S 74°00'00" E
L135	99.58'	S 74°00'00" E
L136	99.58'	S 74°00'00" E
L137	333.68'	S 40°45'11" E
L138	333.68'	S 40°45'11" E
L139	333.68'	S 40°45'11" E
L140	333.68'	S 40°45'11" E
L141	333.68'	S 40°45'11" E
L142	333.68'	S 40°45'11" E
L143	228.05'	S 05°58'19" E
L144	228.05'	S 05°58'19" E
L145	228.05'	S 05°58'19" E
L146	228.05'	S 05°58'19" E
L147	228.05'	S 05°58'19" E
L148	228.05'	S 05°58'19" E
L149	48.42'	S 73°20'02" E
L150	48.42'	S 73°20'02" E
L151	107.81'	N 33°59'54" E
L152	107.81'	N 33°59'54" E
L153	83.75'	S 30°59'59" W
L154	83.75'	S 30°59'59" W
L155	140.91'	S 44°00'00" E
L156	138.46'	N 59°00'00" W
L157	154.43'	S 64°00'00" E
L158	172.20'	N 40°45'11" W

Line Table

Line #	Length	Direction
L159	173.63'	N 40°45'11" W
L160	169.01'	S 08°30'00" W
L161	123.09'	S 66°00'00" W
L162	86.16'	N 11°00'00" E
L163	140.32'	N 40°45'11" W
L164	43.53'	S 18°00'00" E
L165	142.69'	S 40°00'00" E
L166	143.39'	N 63°00'00" W
L167	111.68'	N 83°00'00" W
L168	117.40'	N 87°00'00" E
L169	133.43'	N 75°00'00" E
L170	172.28'	N 60°00'00" E
L171	172.24'	N 45°00'00" E
L172	163.21'	N 30°00'00" E
L173	148.71'	N 15°00'00" E
L174	154.45'	N 03°00'00" E
L175	142.10'	N 12°00'00" W
L176	125.31'	N 29°00'00" W
L177	130.71'	N 40°45'11" W
L178	137.20'	N 40°45'11" W
L179	127.79'	N 56°00'00" W
L180	125.60'	S 61°00'00" E
L181	202.13'	N 37°14'49" E
L182	202.13'	N 37°14'49" E
L183	202.13'	N 37°14'49" E
L184	150.32'	S 56°00'00" W
L185	150.32'	S 56°00'00" W
L186	89.60'	S 11°00'00" E
L187	89.60'	S 11°00'00" E
L188	86.00'	S 04°00'00" W
L189	86.00'	S 04°00'00" W
L190	68.80'	S 04°00'00" E
L191	68.80'	S 04°00'00" E
L192	67.28'	S 04°00'00" E
L193	67.28'	S 04°00'00" E
L194	89.76'	S 04°00'00" E
L195	89.76'	S 04°00'00" E
L196	157.11'	S 60°00'00" E
L197	157.11'	S 60°00'00" E
L198	174.23'	S 77°00'00" E
L199	174.23'	S 77°00'00" E
L200	91.17'	N 78°00'00" E
L201	93.52'	N 61°00'00" E
L202	84.40'	N 61°00'00" E
L203	143.59'	N 56°00'00" E
L204	134.41'	N 67°00'00" E
L205	120.62'	N 84°00'00" E
L206	138.24'	N 77°30'00" E
L207	132.23'	N 86°00'00" E
L208	131.64'	N 73°00'00" E
L209	139.82'	N 78°00'00" E
L210	156.68'	N 63°00'00" E
L211	122.89'	N 26°00'00" E
L212	116.28'	N 23°30'00" E
L213	142.24'	N 38°00'00" E
L214	80.52'	N 09°36'20" E
L215	115.77'	N 69°58'04" E
L216	92.64'	N 52°00'00" W
L217	92.64'	N 52°00'00" W
L218	130.28'	N 69°00'00" W
L219	130.28'	N 69°00'00" W
L220	396.06'	N 11°30'00" W
L221	396.06'	N 11°30'00" W
L222	396.06'	N 11°30'00" W
L223	396.06'	N 11°30'00" W
L224	396.06'	N 11°30'00" W
L225	396.06'	N 11°30'00" W
L226	163.17'	N 36°00'00" W
L227	163.17'	N 36°00'00" W
L228	163.17'	N 36°00'00" W
L229	68.08'	S 36°38'34" W
L230	69.64'	S 36°38'35" W
L231	168.69'	N 55°02'07" W
L232	41.97'	S 48°14'08" W
L233	4.93'	N 82°29'40" W
L234	6.37'	N 31°19'00" W
L235	51.95'	N 48°14'08" E
L236	175.76'	S 55°02'07" E

Curve Table

Curve #	Length	Radius	Delta	Tangent	Chord Direction	Chord Length
C1	87.62'	460.00'	10°54'48"	43.94'	N 81°38'39" W	87.49'
C2	40.52'	630.00'	3°41'07"	20.27'	S 49°43'42" E	40.51'
C3	29.88'	20.00'	85°35'18"	18.52'	N 89°19'13" E	27.17'
C4	62.06'	120.00'	29°37'46"	31.74'	S 17°03'02" W	61.37'
C5	20.20'	215.00'	5°23'03"	10.11'	S 74°33'14" E	20.20'
C6	32.08'	20.00'	91°53'53"	20.67'	S 62°11'21" W	28.75'
C7	29.14'	200.00'	8°20'48"	14.59'	S 20°24'49" W	29.11'
C8	49.65'	200.00'	14°13'23"	24.95'	S 17°28'31" W	49.52'
C9	7.47'	540.00'	0°47'35"	3.74'	S 41°55'54" E	7.47'
C10	26.48'	20.00'	75°51'55"	15.59'	S 05°15'00" E	24.59'
C11	79.57'	312.00'	14°36'43"	40.00'	S 25°22'35" W	79.35'
C12	205.51'	300.00'	39°15'01"	106.97'	S 37°41'45" W	201.52'
C13	594.05'	810.00'	42°01'13"	311.09'	S 78°19'52" W	580.82'
C14	231.40'	140.00'	94°42'13"	151.99'	N 33°17'07" W	205.95'
C15	22.99'	630.00'	2°05'26"	11.49'	N 13°13'16" E	22.98'
C16	94.65'	200.00'	27°06'53"	48.23'	N 50°36'37" W	93.77'
C17	2.96'	20.00'	8°28'00"	1.48'	S 68°24'04" E	2.95'
C18	125.65'	545.00'	13°12'34"	63.10'	N 86°02'51" E	125.37'
C19	169.30'	545.00'	17°47'53"	85.34'	N 70°32'38" E	168.62'
C20	169.30'	545.00'	17°47'53"	85.34'	N 70°32'38" E	168.62'
C21	169.30'	545.00'	17°47'53"	85.34'	N 70°32'38" E	168.62'
C22	1,120.87'	550.00'	116°45'55"	893.41'	N 60°01'50" W	936.72'
C23	1,120.87'	550.00'	116°45'55"	893.41'	N 60°01'50" W	936.72'
C24	1,120.87'	550.00'	116°45'55"	893.41'	N 60°01'50" W	936.72'
C25	1,120.87'	550.00'	116°45'55"	893.41'	N 60°01'50" W	936.72'
C26	1,120.87'	550.00'	116°45'55"	893.41'	N 60°01'50" W	936.72'
C27	1,120.87'	550.00'	116°45'55"	893.41'	N 60°01'50" W	936.72'
C28	1,120.87'	550.00'	116°45'55"	893.41'	N 60°01'50" W	936.72'
C29	1,120.87'	550.00'	116°45'55"	893.41'	N 60°01'50" W	936.72'
C30	1,120.87'	550.00'	116°45'55"	893.41'	N 60°01'50" W	936.72'
C31	1,120.87'	550.00'	116°45'55"	893.41'	N 60°01'50" W	936.72'
C32	1,120.87'	550.00'	116°45'55"	893.41'	N 60°01'50" W	936.72'
C33	1,120.87'	550.00'	116°45'55"	893.41'	N 60°01'50" W	936.72'
C34	1,120.87'	550.00'	116°45'55"	893.41'	N 60°01'50" W	936.72'
C35	1,120.87'	550.00'	116°45'55"	893.41'	N 60°01'50" W	936.72'
C36	135.21'	250.00'	30°59'16"	69.30'	N 13°50'46" E	133.57'
C37	135.21'	250.00'	30°59'16"	69.30'	N 13°50'46" E	133.57'
C38	9.84'	250.00'	2°15'17"	4.92'	N 30°28'02" E	9.84'
C39	57.11'	180.00'	18°10'47"	28.80'	S 22°30'17" W	56.87'
C40	24.00'	20.00'	68°45'16"	13.68'	N 47°47'50" E	22.59'
C41	16.23'	425.00'	2°11'18"	8.12'	S 81°04'48" W	16.23'
C42	27.92'	425.00'	3°45'53"	13.97'	S 78°06'12" W	27.92'
C43	422.48'	215.00'	112°35'14"	322.30'	S 47°29'07" E	357.71'
C44	422.48'	215.00'	112°35'14"	322.30'	S 47°29'07" E	357.71'
C45	422.48'	215.00'	112°35'14"	322.30'	S 47°29'07" E	357.71'
C46	422.48'	215.00'	112°35'14"	322.30'	S 47°29'07" E	357.71'
C47	422.48'	215.00'	112°35'14"	322.30'	S 47°29'07" E	357.71'
C48	422.48'	215.00'	112°35'14"	322.30'	S 47°29'07" E	357.71'
C49	645.69'	225.00'	164°25'26"	1,645.09'	N 73°24'13" W	445.85'
C50	645.69'	225.00'	164°25'26"	1,645.09'	N 73°24'13" W	445.85'
C51	645.69'	225.00'	164°25'26"	1,645.09'	N 73°24'13" W	445.85'
C52	645.69'	225.00'	164°25'26"	1,645.09'	N 73°24'13" W	445.85'
C53	645.69'	225.00'	164°25'26"	1,645.09'	N 73°24'13" W	445.85'
C54	645.69'	225.00'	164°25'26"	1,645.09'	N 73°24'13" W	445.85'
C55	645.69'	225.00'	164°25'26"	1,645.09'	N 73°24'13" W	445.85'
C56	645.69'	225.00'	164°25'26"	1,645.09'	N 73°24'13" W	445.85'
C57	645.69'	225.00'	164°25'26"	1,645.09'	N 73°24'13" W	445.85'
C58	645.69'	225.00'	164°25'26"	1,645.09'	N 73°24'13" W	445.85'
C59	645.69'	225.00'	164°25'26"	1,645.09'	N 73°24'13" W	445.85'
C60	645.69'	225.00'	164°25'26"	1,645.09'	N 73°24'13" W	445.85'
C61	645.69'	225.00'	164°25'26"	1,645.09'	N 73°24'13" W	445.85'
C62	645.69'	225.00'	164°25'26"	1,645.09'	N 73°24'13" W	445.85'
C63	645.69'	225.00'	164°25'26"	1,645.09'	N 73°24'13" W	445.85'
C64	645.69'	225.00'	164°25'26"	1,645.09'	N 73°24'13" W	445.85'
C65	22.61'	225.00'	5°45'24"	11.31'	S 21°30'22" W	22.60'
C66	56.12'	225.00'	14°17'24"	28.20'	S 11°28'58" W	55.97'
C67	56.12'	225.00'	14°17'24"	28.20'	S 11°28'58" W	55.97'
C68	109.26'	265.00'	23°37'24"	55.42'	N 16°08'57" E	108.49'
C69	109.26'	265.00'	23°37'24"	55.42'	N 16°08'57" E	108.49'
C70	40.16'	265.00'	8°41'02"	20.12'	N 32°18'10" E	40.13'

Curve Table

Curve #	Length	Radius	Delta	Tangent	Chord Direction	Chord Length
C71	24.69'	20.00'	70°43'14"	14.19'	N 72°00'18" E	23.15'
C72	26.95'	20.00'	77°12'12"	15.97'	S 01°57'24" E	24.96'
C73	21.48'	315.00'	3°54'27"	10.75'	N 34°41'50" E	21.48'
C74	158.05'	315.00'	28°44'53"	80.73'	N 18°22'10" E	156.40'
C75	158.05'	315.00'	28°44'53"	80.73'	N 18°22'10" E	156.40'
C76	25.00'	175.00'	8°11'11"	12.52'	S 12°25'52" W	24.98'
C77	526.21'	175.00'	172°17'03"	2,595.06'	N 77°20'02" W	349.20'
C78	526.21'	175.00'	172°17'03"	2,595.06'	N 77°20'02" W	349.20'
C79	526.21'	175.00'	172°17'03"	2,595.06'	N 77°20'02" W	349.20'
C80	526.21'	175.00'	172°17'03"	2,595.06'	N 77°20'02" W	349.20'
C81	526.21'	175.00'	172°17'03"	2,595.06'	N 77°20'02" W	349.20'
C82	526.21'	175.00'	172°17'03"	2,595.06'	N 77°20'02" W	349.20'
C83	526.21'	175.00'	172°17'03"	2,595.06'	N 77°20'02" W	349.20'
C84	520.73'	265.00'	112°35'14"	397.25'	S 47°29'07" E	440.90'
C85	520.73'	265.00'	112°35'14"	397.25'	S 47°29'07" E	440.90'
C86	520.73'	265.00'	112°35'14"	397.25'	S 47°29'07" E	440.90'
C87	520.73'	265.00'	112°35'14"	397.25'	S 47°29'07" E	440.90'
C88	520.73'	265.00'	112°35'14"	397.25'	S 47°29'07" E	440.90'
C89	520.73'	265.00'	112°35'14"	397.25'	S 47°29'07" E	440.90'
C90	520.73'	265.00'	112°35'14"	397.25'	S 47°29'07" E	440.90'
C91	520.73'	265.00'	112°35'14"	397.25'	S 47°29'07" E	440.90'
C92	520.73'	265.00'	112°35'14"	397.25'	S 47°29'07" E	440.90'
C93	520.73'	265.00'	112°35'14"	397.25'	S 47°29'07" E	440.90'
C94	520.73'	265.00'	112°35'14"	397.25'	S 47°29'07" E	440.90'
C95	520.73'	265.00'	112°35'14"	397.25'	S 47°29'07" E	440.90'
C96	520.73'	265.00'	112°35'14"	397.25'	S 47°29'07" E	440.90'
C97	25.45'	375.03'	3°53'15"	12.73'	S 78°10'04" W	25.44'
C98	30.36'	20.00'	86°58'00"	18.97'	N 56°24'29" W	27.53'
C99	79.71'	180.00'	25°22'23"	40.52'	S 25°36'41" E	79.06'
C100	95.11'	300.00'	18°09'51"	47.96'	N 29°12'56" W	94.71'
C101	65.44'	620.00'	6°02'51"	32.75'	S 23°09'28" E	65.41'
C102	25.64'	20.00'	73°27'21"	14.92'	N 10°32'55" E	23.92'
C103	5.77'	225.00'	1°28'09"	2.88'	S 46°32'26" W	5.77'
C104	125.98'	225.00'	32°04'51"	64.69'	S 29°45'56" W	124.34'
C105	125.98'	225.00'	32°04'51"	64.69'	S 29°45'56" W	124.34'
C106	125.98'	225.00'	32°04'51"	64.69'	S 29°45'56" W	124.34'
C107	95.28'	175.00'	31°11'40"	48.85'	N 29°19'20" E	94.11'
C108	20.01'	175.00'	6°33'10"	10.02'	N 48°11'45" E	20.00'
C109	245.98'	175.00'	80°32'01"	148.24'	S 88°15'39" E	226.22'
C110	245.98'	175.00'	80°32'01"	148.24'	S 88°15'39" E	226.22'
C111	84.20'	50.00'	96°29'27"	56.01'	S 00°15'05" W	74.60'
C112	144.64'	65.00'	127°29'48"	131.80'	N 15°15'06" W	116.59'
C113	117.33'	65.00'	103°25'16"	82.34'	S 49°17'22" W	102.04'
C114	117.33'	65.00'	103°25'16"	82.34'	S 49°17'22" W	102.04'
C115	117.33'	65.00'	103°25'16"	82.34'	S 49°17'22" W	102.04'
C116	497.16'	225.00'	126°36'04"	447.37'	S 65°43'18" E	402.02'
C117	497.16'	225.00'	126°36'04"	447.37'	S 65°43'18" E	402.02'
C118	497.16'	225.00'	126°36'04"	447.37'	S 65°43'18" E	402.02'
C119	497.16'	225.00'	126°36'04"	447.37'	S 65°43'18" E	402.02'
C120	497.16'	225.00'	126°36'04"	447.37'	S 65°43'18" E	402.02'
C121	497.16'	225.00'	126°36'04"	447.37'	S 65°43'18" E	402.02'
C122	497.16'	225.00'	126°36'04"	447.37'	S 65°43'18" E	402.02'
C123	497.16'	225.00'	126°36'04"	447.37'	S 65°43'18" E	402.02'
C124	497.16'	225.00'	126°36'04"	447.37'	S 65°43'18" E	402.02'
C125	497.16'	225.00'	126°36'04"	447.37'	S 65°43'18" E	402.02'
C126	497.16'	225.00'	126°36'04"	447.37'	S 65°43'18" E	402.02'
C127	20.01'	225.00'	5°05'43"	10.01'	N 48°25'48" E	20.00'
C128	126.28'	225.00'	32°09'26"	64.85'	N 29°48'14" E	124.63'
C129	126.28'	225.00'	32°09'26"	64.85'	N 29°48'14" E	124.63'
C130	79.83'	175.00'	26°08'10"	40.62'	S 26°47'35" W	79.14'
C131	36.86'	20.00'	105°35'00"	26.34'	N 87°20'50" W	31.86'
C132	93.36'	620.00'	8°37'38"	46.77'	S 38°52'10" E	93.27'
C133	79.57'	312.00'	14°36'43"	40.00'	N 25°22'35" E	79.35'
C134	79.57'	312.00'	14°36'43"	40.00'	N 25°22'35" E	79.35'
C135	131.77'	300.00'	25°10'01"	66.97'	N 30°39'14" E	130.72'
C136	131.77'	300.00'	25°10'01"	66.97'	N 30°39'14" E	130.72'
C137	274.25'	540.00'	29°05'55"	140.15'	N 26°59'09" W	271.31'
C138	274.25'	540.00'	29°05'55"	140.15'	N 26°59'09" W	271.31'
C139	274.25'	540.00'	29°05'55"	140.15'	N 26°59'09" W	271.31'
C140	274.25'	540.00'	29°05'55"	140.15'	N 26°59'09" W	271.31'

Curve Table

Curve #	Length	Radius	Delta	Tangent	Chord Direction	Chord Length
C141	79.59'	200.00'	22°48'01"	40.33'	N 01°02'11" W	79.06'
C142	24.24'	20.00'	69°26'23"	13.86'	N 42°31'34" W	22.78'
C143	42.14'	200.00'	12°04'17"	21.15'	N 13°50'31" W	42.06'
C144	82.85'	300.00'	15°49'24"	41.69'	N 11°57'58" W	82.59'
C145	82.85'	300.00'	15°49'24"	41.69'	N 11°57'58" W	82.59'
C146	286.22'	630.00'	26°01'50"	145.62'	N 17°04'10" W	283.77'
C147	286.22'	630.00'	26°01'50"	145.62'	N 17°04'10" W	283.77'
C148	286.22'	630.00'	26°01'50"	145.62'	N 17°04'10" W	283.77'
C149	286.22'	630.00'	26°01'50"	145.62'	N 17°04'10" W	283.77'
C150	286.22'	630.00'	26°01'50"	145.62'	N 17°04'10" W	283.77'
C151	67.69'	120.00'	32°19'14"	34.77'	N 13°55'29" W	66.80'
C152	316.93'	630.00'	28°49'25"	161.89'	N 65°58'57" W	313.60'
C153	316.93'	630.00'	28°49'25"	161.89'	N 65°58'57" W	313.60'
C154	316.93'	630.00'	28°49'25"	161.89'	N 65°58'57" W	313.60'
C155	316.93'	630.00'	28°49'25"	161.89'	N 65°58'57" W	313.60'
C156	418.04'	630.00'	38°01'07"	217.04'	S 80°35'47" W	410.41'
C157	251.23'	465.00'	30°57'19"	128.76'	N 77°07'54" E	248.18'
C158	163.52'	290.00'	32°18'26"	84.00'	S 20°29'28" W	161.36'
C159	643.92'	200.00'	184°28'14"	5,123.76'	N 83°25'37" W	399.70'
C160	471.60'	240.00'	112°35'14"	359.78'	N 47°29'07" W	399.31'
C161	87.47'	400.00'	12°31'43"	43.91'	S 82°29'07" W	87.29'
C162	571.96'	200.00'	163°51'13"	1,410.01'	S 84°20'53" E	396.04'
C163	162.78'	200.00'	46°37'57"	86.20'	N 37°02'29" E	158.32'
C164	273.07'	505.97'	30°55'20"	139.95'	N 77°08'28" E	269.77'
C165	905.32'	590.00'	87°55'01"	568.93'	S 74°27'16" E	819.08'
C166	414.08'	590.00'	40°12'44"	215.98'	S 10°23'24" E	405.64'
C167	531.47'	580.00'	52°30'05"	286.03'	S 16°32'04" E	513.07'
C168	26.79'	190.00'	8°04'46"	13.42'	N 75°54'05" W	26.77'
C169	76.51'	155.00'	28°16'54"	39.05'	S 45°08'02" W	75.73'
C170	85.35'	155.00'	31°32'54"	43.78'	S 75°02'56" W	84.27'
C171	81.57'	155.00'	30°09'13"	41.75'	N 74°06'01" W	80.64'
C172	86.37'	155.00'	31°55'42"	44.34'	N 43°03'33" W	85.26'
C173	64.08'	155.00'	23°41'08"	32.50'	N 15°15'09" W	63.62'
C174	33.05'	155.00'	12°13'05"	16.59'	N 02°41'58" E	32.99'
C175	75.23'	195.00'	22°06'12"	38.09'	S 03°31'21" W	74.76'
C176	67.60'	195.00'	19°51'48"	34.14'	S 17°27'39" E	67.26'
C177	70.21'	195.00'	20°37'42"	35.49'	S 37°42'24" E	69.83'
C178	68.88'	195.00'	20°14'18"	34.80'	S 58°08'24" E	68.52'
C179	72.62'	195.00'	21°20'19"	36.74'	S 78°55'43" E	72.20'
C180	75.76'	195.00'	22°15'35"	38.36'	N 79°16'20" E	75.28'
C181	10.95'	515.00'	1°13'07"	5.48'	S 25°02'12" E	10.95'
C182	73.94'	515.00'	8°13'32"	37.03'	S 20°18'52" E	73.87'
C183	73.88'	515.00'	8°13'09"	37.00'	S 12°05'32" E	73.81'
C184	73.87'	515.00'	8°13'07"	37.00'	S 03°52'24" E	73.81'
C185	66.57'	515.00'	7°24'22"	33.33'	S 03°56'21" W	66.52'
C186	34.70'	100.00'	19°52'48"	17.52'	S 17°34'56" W	34.52'
C187	125.64'	150.00'	47°59'32"	66.77'	S 75°50'22" W	122.00'
C188	90.89'	150.00'	34°43'02"	46.89'	N 62°48'21" W	89.51'
C189	3.39'	515.00'	0°22'37"	1.69'	N 32°32'47" W	3.39'
C190	82.98'	515.00'	9°13'55"	41.58'	N 27°44'31" W	82.89'
C191	80.56'	515.00'	8°57'46"	40.36'	N 18°38'40" W	80.48'
C192	90.26'	180.00'	28°43'50"	46.10'	S 26°30'45" E	89.32'
C193	80.74'	180.00'	25°42'06"	41.06'	S 00°42'13" W	80.07'
C194	10.04'	181.85'	3°09'44"	5.02'	S 30°09'47" W	10.04'

Lot Table

Block 1		Block 2	
Lot #	Area (Sq.Ft.)	Lot #	Area (Sq.Ft.)
Lot 1	10,176.99	Lot 1	6,944.41
Lot 2	7,688.37	Lot 2	8,824.33
Lot 3	8,745.21	Lot 3	7,572.77
Lot 4	43,770.60	Lot 4	7,324.02
Lot 5	8,566.65	Lot 5	7,891.41
Lot 6	6,635.25	Lot 6	7,864.64
Lot 7	6,001.00	Lot 7	8,141.73
Lot 8	6,001.00	Lot 8	7,486.02
Lot 9	6,046.72	Lot 9	7,529.43
Lot 10	6,050.56	Lot 10	6,712.50
Lot 11	7,117.53	Lot 11	7,712.90
Lot 12	6,432.91	Lot 12	7,714.50
Lot 13	7,772.03	Lot 13	6,590.36
Lot 14	7,749.58	Lot 14	6,053.36
Lot 15	6,782.37	Lot 15	6,051.65
Lot 16	6,033.97	Lot 16	6,332.87
Lot 17	7,156.71	Lot 17	7,638.53
Lot 18	7,291.07	Lot 18	7,701.88
Lot 19	7,244.00	Lot 19	7,589.64
Lot 20	7,645.07	Lot 20	6,720.27
Lot 21	7,192.94	Lot 21	7,805.63
Lot 22	7,232.28	Lot 22	134,552.14
Lot 23	7,185.03	Lot 23	9,856.65
Lot 24	7,384.09	Lot 24	9,850.98
Lot 25	7,443.97	Lot 25	11,709.67
Lot 26	29,269.22	Lot 26	12,579.80
Lot 27	11,095.91	Lot 27	13,369.68
Lot 28	10,636.06	Lot 28	13,640.94
Lot 29	9,370.38	Lot 29	14,512.20
Lot 30	8,394.91	Lot 30	9,010.43
Lot 31	11,346.26	Lot 31	8,692.53
Lot 32	14,501.45	Lot 32	10,664.55
Lot 33	13,702.51	Lot 33	12,816.68
Lot 34	12,144.83	Lot 34	11,219.83
Lot 35	11,183.09	Lot 35	10,464.59
Lot 36	9,602.80	Lot 36	10,286.86
Lot 37	9,294.53	Lot 37	10,387.57
Lot 38	9,077.30	Lot 38	9,555.26
Lot 39	9,135.96	Lot 39	8,947.59
Lot 40	9,028.95	Lot 40	10,648.26
Lot 41	8,592.50	Lot 41	8,512.48
Lot 42	8,521.83	Lot 42	9,898.15
Lot 43	11,485.41	Lot 43	65,347.18

Block 3	
Lot #	Area (Sq.Ft.)
Lot 1	9,640.60
Lot 2	10,393.65
Lot 3	8,800.91
Lot 4	9,307.28

Block 4	
Lot #	Area (Sq.Ft.)
Lot 1	11,191.66
Lot 2	10,120.86
Lot 3	9,082.37
Lot 4	10,237.42
Lot 5	10,526.61
Lot 6	11,724.72

Block 5	
Lot #	Area (Sq.Ft.)
Lot 1	10,255.82
Lot 2	7,857.46
Lot 3	9,557.88
Lot 4	10,795.60
Lot 5	116,198.78

SURVEYOR:
SECA ENGINEERING, L.L.C.
CIVIL ENGINEERS • LAND SURVEYORS
1701 JACAMAN ROAD, STE. 11 - LAREDO, TEXAS 78041
CELL:(956) 235-1594
TBPE FIRM REGISTRATION No. F-10071
TBPLS FIRM REGISTRATION No. 100138-00

ENGINEER:
MESQUITE ENGINEERING
1501 MATAMOROS ST - LAREDO, TEXAS 78040
PHONE: (956) 724-7141 TBPE FIRM
REGISTRATION No. F-23558

FINAL PLAT
THE COVES AT WINFIELD PHASE 6C

A TRACT OF LAND CONTAINING 35.96 ACRES OF LAND, MORE OR LESS, SITUATED IN PORCION 23, LEONARDO SANCHEZ, ORIGINAL GRANTEE, ABSTRACT 283, AND SITUATED IN PORCION 24, TORIBIO RODRIGUEZ, ORIGINAL GRANTEE, ABSTRACT 268, CONVEYED TO CHARCO LAND SALES, L.L.C., AS RECORDED IN VOLUME 1368 PAGES 345-346, O.P.R.W.C.T., CONVEYED TO CHARCO LAND SALES, L.L.C., AS RECORDED IN VOLUME 4247 PAGES 830-836, O.P.R.W.C.T., AND CONVEYED TO CHARCO LAND SALES, L.L.C., AS RECORDED IN VOLUME 5459, PAGES 447-454, O.P.R.W.C.T.

CITY OF LAREDO, WEBB COUNTY, TEXAS

KILLAM
OWNER:
CHARCO LAND SALES, L.L.C.
4320 UNIVERSITY BLVD.
PO BOX 499
LAREDO, TEXAS 78041-1934
PHONE: (956) 724-7141

SHEET NAME:
FINAL PLAT

REVISED DATE:

DRAWN BY:	M.C. / A.M.
CHECKED BY:	V.M. / R.M.
APPROVED BY:	H.S.
JOB No.:	03-TCS (The Coves Subdivision)
FILENAME:	(F:) LAREDO TX. CIVIL PROJECT / 03-TCS (The Coves Subdivision)
DATE:	11 - 22 - 2023
SCALE: 24 X 36	HOR: VER:
SCALE: 11 X 17	HOR: VER:

LEGAL DESCRIPTION for a TRACT OF LAND
containing 35.96 acres of land, more or less,
situated in Porcion 23, Leonardo Sanchez, Original Grantee, Abstract 283,
and Porcion 24, Toribio Rodriguez, Original Grantee, Abstract 268,
Webb County, Texas

A tract of land containing 35.96 acres, more or less, situated in Porcion 23, Leonardo Sanchez, Original Grantee, Abstract 283, Webb County, Texas, and Porcion 24, Toribio Rodriguez, Original Grantee, Abstract 268, Webb County, Texas, and being out of a 200.68 acre tract of land, conveyed to Charco Land Sales, L.L.C., as recorded in Volume 1368 Pages 345-346, Official Public Records of Webb County, Texas, also being out of a 108.12 acre tract of land, conveyed to Charco Land Sales, L.L.C., as recorded in 4247 Pages 830-836, Official Public Records, Webb County, Texas, and also being out of a 397.9304 acre tract of land, conveyed to Charco Land Sales, L.L.C., as recorded in Volume 5459, Pages 447-454, Official Public Records, Webb County, Texas, said tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a ½" iron rod (GPS Coordinates: N:17108288.8332, E:679962.5706) found on the east right-of-way line of Persistence Road (110.00' R.O.W.); **THENCE**, along the east right-of-way line of said Persistence Road, N 53° 54' 11" E, a distance of 8.66 feet to a set ½" iron rod (GPS Coordinates: N:17108293.9372, E:679969.5707), the **POINT OF BEGINNING** of this tract of land containing 35.96 acres, more or less, the west corner hereof;

THENCE, along the east right-of-way line of said Persistence Road, N 53° 30' 11" E, a distance of 28.56 feet to a found ½" iron rod at the east right-of-way line of Champion's Way (80.00' R.O.W.), an interior corner hereof;

THENCE, along the east right-of-way line of said Champion's Way, N 02° 53' 56" E, a distance of 80.00 feet to a set ½" iron rod, same being the point of curvature of a 460.00-foot radius curve to the right, having a delta of 10° 54' 48", a tangent of 43.94 feet, and a chord of N 81° 38' 39" W – 87.49 feet, an interior corner hereof;

THENCE, along the arc of said 460.00-foot radius curve to the right and north right-of-way line of said Champion's Way, a distance of 87.62 feet to a set ½" iron rod at the east boundary line of an 11.81 acre tract of land, convyed to United Independent School District (U.I.S.D.), as recorded in Volume 3913, Pages 451-463, Official Public Records, Webb County, Texas, an exterior corner hereof;

THENCE, along the east boundary line of said U.I.S.D. tract, N 13° 48' 46" E, a distance of 68.32 feet to a set ½" iron rod, an exterior corner hereof;

THENCE, along the south boundary line of said U.I.S.D. tract, N 69° 58' 04" E, at 475.18 feet passing the southwest corner of a 0.9183 acre tract of land, conveyed to City of Laredo, as recorded in Volume 1977, Pages 530, Official Public Records, Webb County, Texas, also at 526.98 feet passing the common boundary between said 200.68-acre tract and said 397.9304-acre tract, and also at 675.18 feet passing the southeast corner of said City of Laredo tract, a total distance of 844.12 feet to a set ½" iron rod, an exterior corner hereof;

THENCE, S 20° 01' 56" E, a distance of 135.00 feet to a set ½" iron rod, an interior corner hereof;

THENCE, S 52° 00' 00" E, a distance of 92.64 feet to a set ½" iron rod, an interior corner hereof;

THENCE, S 69° 00' 00" E, a distance of 130.28 feet to a set ½" iron rod, an exterior corner hereof;

THENCE, S 12° 00' 00" W, a distance of 146.16 feet to a set ½" iron rod, same being the point of non-tangential curvature of a 630.00-foot radius curve to the right, having a delta of 03° 41' 07", a tangent of 20.27 feet, and a chord of S 49° 43' 42" E – 40.51 feet, an interior corner hereof;

THENCE, along the arc of said 630.00-foot radius curve to the right, a distance of 40.52 feet to a set ½" iron rod, same being the point of non-tangential curvature of a 20.00-foot radius curve to the left, having a delta of 85° 35' 18", a tangent of 18.52 feet, and a chord of N 89° 19' 13" E – 27.17 feet, a deflection hereof;

THENCE, along the arc of said 20.00-foot radius curve to the left, a distance of 29.88 feet to a set ½" iron rod, a deflection hereof;

THENCE, N 46° 31' 34" E, a distance of 28.26 feet to a set ½" iron rod, a deflection hereof;

THENCE, S 58° 08' 05" E, a distance of 90.53 feet to a set ½" iron rod, same being the point of non-tangential curvature of a 120.00-foot radius curve to the left, having a delta of 29° 37' 46", a tangent of 31.74 feet, and a chord of S 17° 03' 02" W – 61.37 feet, an exterior corner hereof;

THENCE, along the arc of said 120.00-foot radius curve to the left, a distance of 62.06 feet to a set ½" iron rod, an interior corner hereof;

THENCE, S 90° 00' 00" E, a distance of 169.56 feet to a set ½" iron rod, an exterior corner hereof;

THENCE, S 11° 30' 00" E, a distance of 396.06 feet to a set ½" iron rod, an exterior corner hereof;

THENCE, S 54° 04' 03" W, a distance of 87.54 feet to a set ½" iron rod, a deflection hereof;

THENCE, S 45° 31' 01" W, a distance of 50.01 feet to a set ½" iron rod, same being the point of non-tangential curvature of a 215.00-foot radius curve to the right, having a delta of 05° 23' 03", a tangent of 10.11 feet, and a chord of S 74° 33' 14" E – 20.20 feet, an interior corner hereof;

THENCE, along the arc of said 215.00-foot radius curve to the right, a distance of 20.20 feet to a set ½" iron rod, an exterior corner hereof;

THENCE, S 18° 08' 18" W, a distance of 50.00 feet to a set ½" iron rod, same being the point of non-tangential curvature of a 20.00-foot radius curve to the left, having a delta of 91° 53' 53", a tangent of 20.67 feet, and a chord of S 62° 11' 21" W – 28.75 feet, an exterior corner hereof;

THENCE, along the arc of said 20.00-foot radius curve to the left, a distance of 32.08 feet to a set ½" iron rod, same being the point of non-tangential curvature of a 200.00-foot radius curve to the right, having a delta of 08° 20' 48", a tangent of 14.59 feet, and a chord of S 20° 24' 49" W – 29.11 feet, a deflection hereof;

THENCE, along the arc of said 200.00-foot radius curve to the right, a distance of 29.14 feet to a set ½" iron rod, same being the point of non-tangential curvature of a 200.00-foot radius curve to the left, having a delta of 14° 13' 23", a tangent of 24.95 feet, and a chord of S 17° 28' 31" W – 49.52 feet, a deflection hereof;

THENCE, along the arc of said 200.00-foot radius curve to the left, a distance of 49.65 feet to a set ½" iron rod, an interior corner hereof;

THENCE, S 76° 30' 00" E, a distance of 146.34 feet to a set ½" iron rod, an exterior corner hereof;

THENCE, S 22° 00' 00" W, a distance of 48.14 feet to a set ½" iron rod, an interior corner hereof;

THENCE, S 36° 00' 00" E, at 153.72 feet passing the common boundary between said 397.9304-acre tract and 108.12-acre tract, a total distance of 163.17 feet to a set ½" iron rod, an exterior corner hereof;

THENCE, S 41° 00' 00" W, a distance of 145.77 feet to a set ½" iron rod, same being the point of non-tangential curvature of a 540.00-foot radius curve to the left, having a delta of 00° 47' 35", a tangent of 3.74 feet, and a chord of S 41° 55' 54" E – 7.47 feet, an interior corner hereof;

THENCE, along the arc of said 540.00-foot radius curve to the left, a distance of 7.47 feet to a set ½" iron rod, an exterior corner hereof;

THENCE, S 41° 04' 23" W, a distance of 80.46 feet to a set ½" iron rod, same being the point of non-tangential curvature of a 20.00-foot radius curve to the right, having a delta of 75° 51' 55", a tangent of 15.59 feet, and a chord of S 05° 15' 00" E – 24.59 feet, an interior corner hereof;

THENCE, along the arc of said 20.00-foot radius curve to the right, a distance of 26.48 feet to a set ½" iron rod, same being the point of non-tangential curvature of a 312.00-foot radius curve to the left, having a delta of 14° 36' 43", a tangent of 40.00 feet, and a chord of S 25° 22' 35" W – 79.35 feet, a deflection hereof;

THENCE, along the arc of said 312.00-foot radius curve to the left, a distance of 79.57 feet to a set ½" iron rod, same being the point of non-tangential curvature of a 300.00-foot radius curve to the right, having a delta of 39° 15' 01", a tangent of 106.97 feet, and a chord of S 37° 41' 45" W – 201.52 feet, a deflection hereof;

THENCE, along the arc of said 300.00-foot radius curve to the right, at 190.30 feet passing the common boundary between said 108.12-acre tract and said 200.68-acre tract, a total distance of 205.51 feet to a set ½" iron rod, same being the point of non-tangential curvature of a 810.00-foot radius curve to the right, having a delta of 42° 01' 13", a tangent of 311.09 feet, and a chord of S 78° 19' 52" W – 580.82 feet, a deflection hereof;

THENCE, along the arc of said 810.00-foot radius curve to the right, a distance of 594.05 feet to a set ½" iron rod at the north right-of-way line of Inspiration Parkway (80.00' R.O.W.), same being the point of non-tangential curvature of a 140.00-foot radius curve to the right, having a delta of 94° 42' 13", a tangent of 151.99 feet, and a chord of N 33° 17' 07" W – 205.95 feet, a deflection hereof;

THENCE, along the arc of said 140.00-foot radius curve to the right and said north right-of-way line of said Inspiration Parkway, a distance of 231.40 feet to a found ½" iron rod at the east right-of-way line of Victory Drive (60.00' R.O.W.), same being the point of non-tangential curvature of a 630.00-foot radius curve to the left, having a delta of 02° 05' 26", a tangent of 11.49 feet, and a chord of N 13° 13' 16" E – 22.98 feet, a deflection hereof;

THENCE, along the arc of said 630.00-foot radius curve to the left and said east right-of-way line of said Victory Drive, a distance of 22.99 feet to a set ½" iron rod, a deflection hereof;

THENCE, S 81° 00' 00" E, a distance of 165.38 feet to a set ½" iron rod, a deflection hereof;

THENCE, N 04° 00' 00" W, a distance of 225.84 feet to a set ½" iron rod, a deflection hereof;

THENCE, N 07° 03' 42" E, a distance of 26.31 feet to a set ½" iron rod, a deflection hereof;

THENCE, N 04° 00' 00" E, a distance of 86.00 feet to a set ½" iron rod, a deflection hereof;

THENCE, N 11° 00' 00" W, a distance of 89.60 feet to a set ½" iron rod, a deflection hereof;

THENCE, N 26° 00' 00" W, a distance of 179.50 feet to a set ½" iron rod, a deflection hereof;

THENCE, N 46° 00' 00" W, a distance of 194.09 feet to a set ½" iron rod, a deflection hereof;

THENCE, S 63° 00' 00" W, a distance of 129.00 feet to a set ½" iron rod at the east right-of-way line of said Victory Drive, same being the point of non-tangential curvature of a 200.00-foot radius curve to the left, having a delta of 27° 06' 53", a tangent of 48.23 feet, and a chord of N 50° 36' 37" W – 93.77 feet, a deflection hereof;

THENCE, along the arc of said 200.00-foot radius curve to the left and said east right-way line of said Victory Drive, a distance of 94.65 feet to a set ½" iron rod, same being the point of non-tangential curvature of a 20.00-foot radius curve to the left, having a delta of 08° 28' 00", a tangent of 1.48 feet, and a chord of S 68° 24' 04" E – 2.95 feet, a deflection hereof;

THENCE, along the arc of said 20.00-foot radius curve to the left, a distance of 2.96 feet to a set ½" iron rod, a deflection hereof;

THENCE, N 04° 00' 00" W, a distance of 151.33 feet to a set ½" iron rod, a deflection hereof;

THENCE, N 64° 00' 00" W, a distance of 119.04 feet to a set ½" iron rod, a deflection hereof;

THENCE, N 16° 00' 00" E, a distance of 241.56 feet to a set ½" iron rod, a deflection hereof;

THENCE, N 60° 00' 00" W, a distance of 143.27 feet to the **POINT OF BEGINNING** of this tract of land containing 35.96 acres, more or less.

Basis of Bearings: Texas Coordinate System of 1983, South Zone 4205.

CERTIFICATE OF OWNER:

STATE OF TEXAS:
COUNTY OF WEBB:

I, **RADCLIFFE KILLAM II**, AS **PRESIDENT AND CEO** OF **KILLAM MANAGEMENT L.C., THE SOLE VOTING MEMBER OF CHARCO LAND SALES, L.L.C., A TEXAS LIMITED PARTNERSHIP COMPANY,** THE UNDERSIGNED OWNER OF THE LAND, SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS **THE COVES AT WINFIELD, PHASE 6C** IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERE TO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

____________________________ ______/______/________
RADCLIFFE KILLAM II DATE
PRESIDENT AND CEO

STATE OF TEXAS:
COUNTY OF WEBB:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RADCLIFFE KILLAM II, 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 AND FOR THE WEBB COUNTY, 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 TO THE MATTERS OF STREETS, LOTS, DRAINAGE, WATER, SEWER, AND APPURTENANCES 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.

_____________________________________ ______/______/________
HUGO SECA, P.E., R.P.L.S. DATE
REGISTERED PROFESSIONAL ENGINEER
TEXAS No. 82079

CERTIFICATE OF SURVEYOR:

STATE OF TEXAS:
COUNTY OF WEBB:

I, 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 THAT THE CORNER MONUMENTS SHOWN THEREON WILL BE PROPERLY PLACED UNDER MY SUPERVISION.

_____________________________________ ______/______/________
HUGO SECA, P.E., R.P.L.S. DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS No. 5783

PLAT APPROVAL - CITY ENGINEER:

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS PLAT OF **THE COVES AT WINFIELD, PHASE 6C**, PREPARED BY HUGO SECA, REGISTERED PROFESSIONAL ENGINEER NO. 82079, AND DATED THE _____ DAY OF ___________, 2026 WITH THE LAST REVISED DATE ON ____________________, 2026, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

_________ ________________ ______/______/________
ELIUD DE LOS SANTOS, P.E. DATE
CITY ENGINEER

PLANNING COMMISSION APPROVAL:

THIS PLAT OF **THE COVES AT WINFIELD, PHASE 6C**, HAS BEEN SUBMITTED AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, AND IS HEREBY APPROVED BY SUCH COMMISSION ON THE __________ DAY OF ___________________, 2026.

__________ ________________________
______/______/________
DANIELA SADA PAZ DATE
PLANNING & ZONING COMMISSION CHAIR

ATTESTMENT OF PLANNING COMMISSION APPROVAL:

THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILING FOR RECORD OF THIS PLAT OF **THE COVES AT WINFIELD, PHASE 6C**, AT A PUBLIC MEETING HELD ON THE DAY ________ OF ___________________, 2026. THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

____ ______/______/________
VANESSA GUERRA, AICP DATE
PLANNING DIRECTOR

CERTIFICATION OF COUNTY CLERK:

I, **MARGE R. IBARRA**, 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 PLAT RECORDS OF SAID COUNTY.

__________ ____________________ ______/______/________
DEPUTY COUNTY CLERK DATE
WEBB COUNTY, TEXAS

CERTIFICATION OF COUNTY CLERK:

FILED OF RECORD AT ______ O'CLOCK ___.M. ON THE ______ DAY OF _________, 2026.

DEPUTY: ________________________

__________ __________________ ______/______/________
COUNTY CLERK DATE
WEBB COUNTY, TEXAS

SURVEYOR:
SECA ENGINEERING, L.L.C.
CIVIL ENGINEERS • LAND SURVEYORS
1701 JACAMAN ROAD, STE. 11 - LAREDO, TEXAS 78041
CELL:(956) 235-1594
TBPE FIRM REGISTRATION No. F-10071
TBPLS FIRM REGISTRATION No. 100138-00

ENGINEER:
MESQUITE ENGINEERING
1501 MATAMOROS ST - LAREDO, TEXAS 78040
PHONE: (956) 724-7141 TBPE FIRM
REGISTRATION No. F-23558

FINAL PLAT
THE COVES AT WINFIELD PHASE 6C

A TRACT OF LAND CONTAINING 35.96 ACRES OF LAND, MORE OR LESS, SITUATED IN PORCION 23, LEONARDO SANCHEZ, ORIGINAL GRANTEE, ABSTRACT 283, AND SITUATED IN PORCION 24, TORIBIO RODRIGUEZ, ORIGINAL GRANTEE, ABSTRACT 268, CONVEYED TO CHARCO LAND SALES, L.L.C., AS RECORDED IN VOLUME 1368 PAGES 345-346, O.P.R.W.C.T., CONVEYED TO CHARCO LAND SALES, L.L.C., AS RECORDED IN VOLUME 4247 PAGES 830-836, O.P.R.W.C.T., AND CONVEYED TO CHARCO LAND SALES, L.L.C., AS RECORDED IN VOLUME 5459, PAGES 447-454, O.P.R.W.C.T.

CITY OF LAREDO, WEBB COUNTY, TEXAS

KILLAM
OWNER:
CHARCO LAND SALES, L.L.C.
4320 UNIVERSITY BLVD.
PO BOX 499
LAREDO, TEXAS 78041-1934
PHONE: (956) 724-7141

SHEET NAME:
FINAL PLAT

REVISED DATE:

DRAWN BY:	M.C. / A.M.
CHECKED BY:	V.M. / R.M.
APPROVED BY:	H.S.
JOB No.:	03-TCS (The Coves Subdivision)
FILENAME:	(F:) LAREDO TX. CIVIL PROJECT / 03-TCS (The Coves Subdivision)
DATE:	11 - 22 - 2023
SCALE: 24 X 36	HOR: VER:
SCALE: 11 X 17	HOR: VER:

3 of 3

E:\Laredo Tx. Civil Projects\03-TCS (The Coves Subdivision)\05-TCS-Phase 6\PLAT\Phase 6C\Final Plat\The Coves at Winfield Phase 6C.dwg, 3/17/2026 10:55:42 AM, vmartinez, DWG To PDF.pc3