

**LEGAL DESCRIPTION #1**  
**12.685 Acre Tract**

A TRACT OF LAND CONTAINING 12.685 ACRES (552,560 SF), more or less, situated in Parcel 33, Jose Dionisio Trevino, Original Grantee, Abstract 3084, City of Laredo, Webb County, Texas, being comprised out of a 559.11 acre tract of land as per Volume 431, recorded in Volume 431, Page 107-112, Official Public Records of Webb County, Texas. This 12.685 acre tract being more particularly described as follows:

COMMENCING at a 3/4" found iron rod being the southwest corner of Concord Hills Community, Phase IX as per plat recorded in Volume 24, Page 19 M.R.W.C.T. also being on the north boundary line of Hill Top Farms 559.11 acre tract;

THENCE, N 89°42'25" E, along the northern boundary line of said 559.11 acre tract, also being the south boundary line of said Concord Hills Ph. IX, a distance of 284.72 FEET, to a 3/4" set iron rod being the northeast corner of Los Presidentes Unit 12 on per volume 27, Pgs. 45-45A W.C.M.R., for the northeast corner hereof and the POINT OF BEGINNING;

THENCE, S 00°47'34" E, along the west boundary line of said Unit 12, a distance of 156.56 FEET, to a 3/4" set iron rod, and an interior corner hereof;

THENCE, N 89°12'25" E, continuing along said Unit 12 boundary line also being the south right of way of Hermosillo Street, a distance of 5.00 FEET, to a 3/4" set iron rod, for corner clip hereof;

THENCE, S 00°47'34" E, continuing along the west boundary line of said Unit 12, a distance of 110.00 FEET, to a 1/2" set iron rod being the most easterly southeast corner hereof;

THENCE, S 89°12'26" W, a distance of 360.00 FEET, to a 3/4" set iron rod, for an interior corner hereof;

THENCE, S 00°47'34" E, a distance of 290.00 FEET, to a 3/4" set iron rod, for an exterior corner hereof;

THENCE, S 89°12'26" W, a distance of 15.00 FEET, to a 1/2" set iron rod, for an interior corner hereof;

THENCE, S 00°47'34" E, a distance of 30.00 FEET, to a 1/2" set iron rod, and the most southerly southwest corner hereof;

THENCE, S 89°12'26" W, a distance of 183.17 FEET, to a 1/2" set iron rod, for a deflection left hereof;

THENCE, N 28°51'52" W, a distance of 517.43 FEET, to a 1/2" set iron rod, for a deflection right hereof;

THENCE, N 28°55'17" W, a distance of 357.00 FEET, to a 1/2" set iron rod, for the north west corner of this herein tract;

THENCE, N 00°00'00" W, a distance of 242.57 FEET, to a 1/2" set iron rod, for the north west corner of this herein tract;

THENCE, N 89°42'25" E, a distance of 995.12 FEET, along the north boundary line to a 1/2" found iron rod, and to the point of beginning for this 12.685 acre tract of land, more or less.

**LEGAL DESCRIPTION #2**  
**12' Utility Easement - 0.133 Acre Tract:**

A TRACT OF LAND CONTAINING 0.133 ACRES (5,802 SF), more or less situated in Parcel 33, Jose Dionisio Trevino, Original Grantee, Abstract 3084, City of Laredo, Webb County, Texas, being comprised out of a 559.11 acre tract owned by HILLTOP FARM LTD., as recorded in Volume 431, Page 107-112, Official Public Records of Webb County Texas. This 0.133 acre tract being more particularly described as follows:

BEGINNING at the most northern east corner of an existing 12' Utility Easement, recorded in Vol.27, Pg.45-45A, of Los Presidentes East Subdivision;

THENCE, N89° 22' 43" E, a distance of 381.23 FEET, to a deflection point hereof;

THENCE, S50° 08' 07" E, a distance of 104.03 FEET, to the right-of-way of Hermosillo Court, for a point on a curve having a radius of 60.00 FEET and a chord of 51'13"447" W. - 13.63 FEET;

THENCE, along said curve to the left, an arc length of 13.66 FEET, to a point being along right of way of Hermosillo Court, for a non-tangent point hereof;

THENCE, N50° 08' 07" W, a distance of 106.06 FEET, to a deflection point hereof;

THENCE, S89° 22' 43" W, a distance of 376.85 FEET, to a deflection point hereof;

THENCE, N00° 35' 35" W, distance of 12.00 FEET, to the POINT OF BEGINNING for this 0.133 acre tract, more or less.

**LEGAL DESCRIPTION #3**  
**Drainage Easement - 9.37 Acre Tract:**

A TRACT OF LAND CONTAINING 9.37 ACRES (408,407 SF), more or less situated in Parcel 33, Jose Dionisio Trevino, Original Grantee, Abstract 3084, City of Laredo, Webb County, Texas, being comprised out of a 559.11 acre tract owned by HILLTOP FARM LTD., as recorded in Volume 431, Page 107-112, Official Public Records of Webb County Texas. This 9.37 acre tract being more particularly described as follows:

COMMENCING at a 3/4" found iron rod being the southwest corner of Concord Hills Community, Phase IX as per plat recorded in Volume 24, Page 19 M.R.W.C.T. also being on the north boundary line of Hill Top Farms 559.11 acre tract THENCE S89° 03' 54" W, a distance of 9.66 FEET; to the POINT OF BEGINNING;

THENCE, S33° 15' 40" W, a distance of 56.51 FEET to a point on a curve on the right-of-way of this said subdivision, having a radius of 34.50 FEET and a chord of 86° 30' 29" W-21.65 FEET;

THENCE, along said curve to the left, an arc length of 22.03 FEET, to a point on a curve on said right-of-way, having a radius of 60.00 FEET and a chord of S89° 04' 34" W-21.65 FEET;

THENCE, along said curve to the left, an arc length of 77.44 FEET, to a non-tangent point on said right-of-way hereof;

THENCE, N50° 08' 07" W, a distance of 104.03 FEET, to a deflection point hereof;

THENCE, S00° 55' 25" E, a distance of 135.56 FEET, to a deflection point hereof;

THENCE, S00° 33' 11" E, a distance of 57.00 FEET, to a deflection point hereof;

THENCE, S00° 47' 34" E, a distance of 136.00 FEET, to a deflection point hereof;

THENCE, S23° 12' 18" W, a distance of 76.00 FEET, to a deflection point hereof;

THENCE, S38° 47' 00" E, a distance of 159.07 FEET, to a deflection point hereof;

THENCE, S00° 36' 43" E, a distance of 44.05 FEET, to a deflection point hereof;

THENCE, N89° 12' 26" E, a distance of 15.00 FEET, to a deflection point hereof;

THENCE, S00° 47' 34" E, a distance of 30.00 FEET, to a deflection point hereof;

THENCE, S89° 12' 26" W, a distance of 15.00 FEET, to a deflection point hereof;

THENCE, S14° 44' 20" W, a distance of 288.03 FEET, to a deflection point hereof;

THENCE, S89° 24' 05" W, a distance of 301.00 FEET, to a deflection point hereof;

THENCE, N04° 41' 47" W, a distance of 176.00 FEET, to a deflection point hereof;

THENCE, N28° 51' 57" W, a distance of 517.00 FEET, to a deflection point hereof;

THENCE, N28° 51' 57" W, a distance of 517.00 FEET, to a deflection point hereof;

THENCE, N00° 00' 00" E, a distance of 240.00 FEET, to a deflection point hereof;

THENCE, N89° 42' 25" E, a distance of 709.93 FEET, to the POINT OF BEGINNING for this drainage easement and 9.37 acre tract, more or less.

**LEGAL DESCRIPTION #4**  
**50' Access Easement - 0.378 Acre Tract:**

A TRACT OF LAND CONTAINING 0.378 ACRES (16,479 SF), more or less situated in Parcel 33, Jose Dionisio Trevino, Original Grantee, Abstract 3084, City of Laredo, Webb County, Texas, being comprised out of a 559.11 acre tract owned by HILLTOP FARM LTD., as recorded in Volume 431, Page 107-112, Official Public Records of Webb County Texas. This 0.378 acre tract being more particularly described as follows:

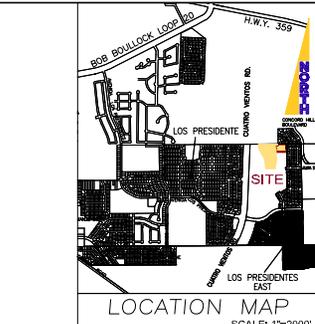
COMMENCING at the north west corner of Los Presidentes East Subdivision Phase 5, THENCE N24° 54' 49.52" E, a distance of 941.38 FEET to the POINT OF BEGINNING;

THENCE, N24° 09' 36" E, a distance of 318.99 FEET, to a deflection point hereof;

THENCE, S66° 34' 14" W, a distance of 50.00 FEET, to a deflection point hereof;

THENCE, N24° 09' 36" W, a distance of 340.16 FEET, to a deflection point hereof;

THENCE, N89° 24' 05" W, a distance of 54.55 FEET, to the POINT OF BEGINNING for this 0.378 acre tract, 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.
  - THE SETBACK SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.771 OF THE LAREDO LAND DEVELOPMENT CODE.
  - TO AVOID PLACING CORNER LOT DRIVEWAYS ON THE SIDE OF THE CORNER CURB, SUCH DRIVEWAYS SHOULD BE PLACED ON THE SIDE OF, AND ADJACENT TO, THE 8'X20' UTILITY EASEMENT DESIGNATED FOR FUTURE ELECTRICAL LOGGING.
  - OWNER SHALL NOT CHANGE THE GRASSES NOR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS IN SUCH A MANNER THAT IMPEDS THE ESTABLISHED DRAINAGE FLOW, FENCE WHICH HAS THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZE OF OPENINGS TO ALLOW SURFACE WATER RUNOFF TO CONTINUE.
  - THE RESPONSIBILITY FOR THE MAINTENANCE AND UNKIP 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 ADVISING LANDOWNER FOR RUNOFF DISCHARGE RECORDED IN VOLUME \_\_\_\_\_ PAGES \_\_\_\_\_ OF THE WEBB COUNTY DEED RECORDS, TEXAS.
  - 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 PREVENTION PLAN (BMP) 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.

**HOWLAND**  
**ENGINEERING AND SURVEYING CO.**  
 TBE Firm Registration No. F-4097 | TBSL Firm Registration No. 100484-00  
 7615 N. Bartlett Avenue, P.O. Box 451428 (78045), Laredo, TX, 78041  
 P. 956-722-4411 | F. 956-722-5414  
 www.howlandcompanies.com

**CERTIFICATE OF OWNER**

STATE OF TEXAS:  
 COUNTY OF WEBB:

I, JMC HOLDINGS, LTD., THE UNDERSIGNED PRESIDENT OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS LOS PRESIDENTES EAST SUBDIVISION, PHASE 5, IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HEREIN, HEREBY DESIGNATED TO THE USE OF THE PUBLIC FOREVER ALL STREETS, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

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**

STATE OF TEXAS:  
 COUNTY OF WEBB:

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS LOS PRESIDENTES EAST SUBDIVISION, PHASE 5, CITY OF LAREDO, TEXAS, PREPARED BY BERNAL FREDERICK SLIGHT, REGISTERED PROFESSIONAL ENGINEER, NO. 77981 AND DATED THE \_\_\_\_\_ DAY OF XXXXXX, 2020, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

DANIELA SADA PAZ - CHAIRPERSON

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

**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, 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 FREDERICK SLIGHT P.E. NO. 77981

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 XXTH DAY OF XXXXX, 2020, THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

MANESSA GUERRA, ACP  
 INTERIM DIRECTOR OF PLANNING

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

**CERTIFICATION OF COUNTY CLERK**

FILED FOR RECORD AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

2020 DEPUTY: \_\_\_\_\_ COUNTY CLERK  
 WEBB COUNTY, TEXAS

STATE OF TEXAS:  
 COUNTY OF WEBB:

I, MARGIE R. IBARRA, CLERK OF THE COUNTY COURT IN AND FOR THE WEBB COUNTY, DO HEREBY CERTIFY THAT THE FORGOING INSTRUMENT DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. IN VOLUME \_\_\_\_\_ PAGE(S) \_\_\_\_\_ OF THE MAP RECORDS OF SAID COUNTY.

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

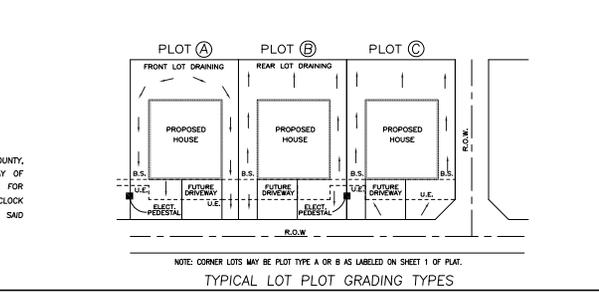
Block 1		Block 4	
Lot #	Area SF	Lot #	Area SF
12	4804	5	4730
13	4822	6	4950
14	4839	7	4950
15	4857	8	4950
16	4875	9	4950
17	4905	10	4950
18	4959	11	4950
19	4959	12	5207

CURVE TABLE		
CURVE	RADIUS	CHORD
C1	25.63'	578'31"18"-25.44'
C2	165.84'	512'52"02"-118.87'
C3	35.65'	105'20"54"-34.08'
C4	22.03'	58'39"29"-21.65'
C5	77.44'	105'04"34"-72.18'
C6	13.66'	51'13"44"-13.63'

Line Table	Line Table				
LINE	LENGTH	DIRECTION	LINE	LENGTH	DIRECTION
L1	17.14'	S69°46'14" W	L14	178.00'	S04°41'57" E
L2	48.58'	S28°45'52" E	L15	517.00'	S28°51'57" E
L3	56.51'	N33°15'40" E	L16	240.00'	S00°00'00" W
L4	104.02'	S50°08'07" E	L17	709.93'	S89°42'25" W
L5	135.56'	N00°55'25" W	L18	106.06'	N50°08'07" W
L6	57.00'	N60°35'11" W	L19	376.85'	S89°24'05" W
L7	136.00'	N00°47'34" W	L20	12.00'	N00°35'35" W
L8	76.00'	N23°12'18" E	L21	381.23'	S89°12'26" E
L9	159.07'	N89°42'25" W	L22	318.99'	S24°09'36" E
L10	44.05'	N00°36'43" W	L23	50.00'	S66°34'14" W
L11	15.00'	N89°12'26" E	L24	340.16'	N24°09'36" W
L12	288.03'	N14°44'20" E	L25	54.55'	N89°24'05" E
L13	301.00'	N89°24'05" E			



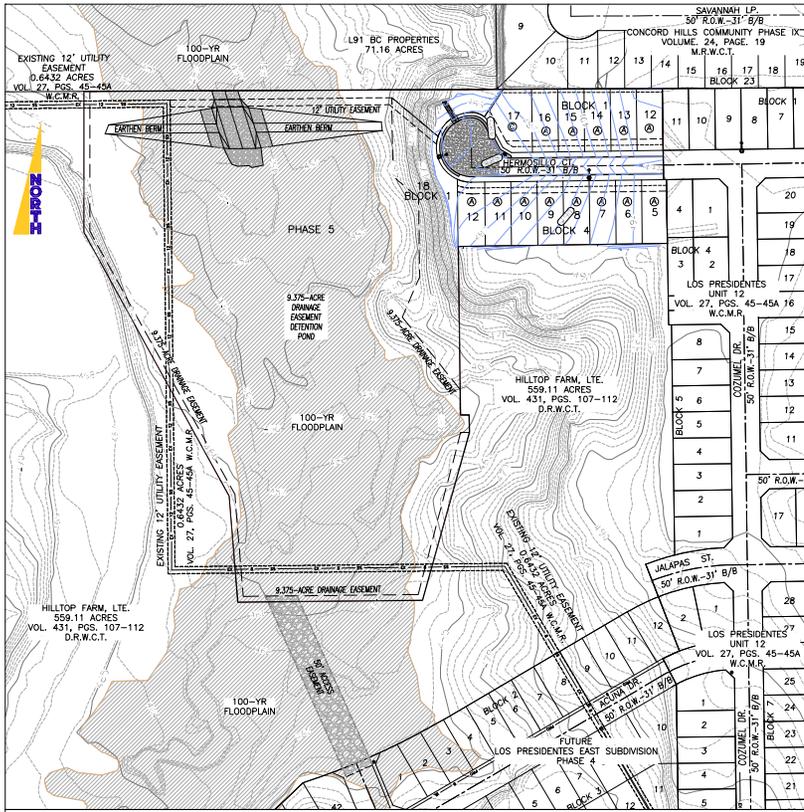
**LOS PRESIDENTES EAST SUBDIVISION PHASE 5**

A TRACT OF LAND CONTAINING 12.685 ACRES (550,367 SF) more or less, situated in Parcel 33, Jose Dionisio Trevino, Original Grantee, Abstract 3084, City of Laredo, Webb County, Texas, being out of Hill Top Farm, Ltd. a 559.11 acre tract of land as per Volume 431, Pages 107-112, of the Map Records of Webb County, Texas.

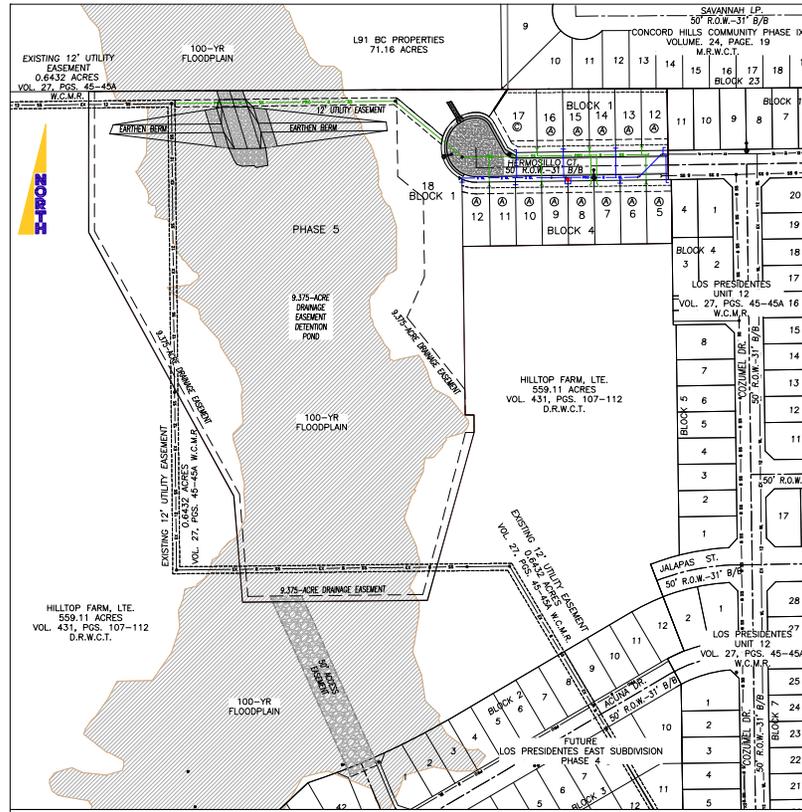
DRAWN BY: F.S.  
 CHECKED BY: A.O.G./B.F.S.  
 DRAWN DATE: 12.16.2025  
 PLOTTED DATE: \_\_\_\_\_  
 JOB NO.: LOS PRES PH5  
 FILE NAME: LOMELIN  
 STATUS: \_\_\_\_\_  
 AS-BUILT: \_\_\_\_\_  
 REVISED DATE: \_\_\_\_\_

SCALE: (24"x36") SHEET  
 HOR: 1"=100' VER.  
 SCALE: (11"x17") SHEET  
 HOR: 1"=200' VER.

SHEET TOTAL:  
**1 OF 2**



POST DEVELOPMENT TOPOGRAPHY



MAP OF WATER DISTRIBUTION SYSTEM & SANITARY SEWER SYSTEM

FINAL ENGINEERING REPORT FOR LOS PRESIDENTES EAST SUBDIVISION, PHASE 5  
BY BERNAL F. SLIGHT, P.E.

WATER SUPPLY: DESCRIPTIONS, COSTS AND OPERABILITY DATE

LOS PRESIDENTES EAST SUBDIVISION, PHASE 5, 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 QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION. THE CITY OF LAREDO HAS AN EXISTING 8" DIA. WATER LINE RUNNING ALONG THE NORTH RIGHT OF WAY OF HERMOSELLO STREET IN ORDER TO PROVIDE WATER SERVICE TO THE PROPOSED 15 LOTS IN LOS PRESIDENTES EAST SUBDIVISION, PHASE 5. THE PROPOSED WATER SYSTEM WILL CONNECT TO THE MENTIONED EXISTING INFRASTRUCTURE AT THE LOCATION AS FOLLOWS:

PROPOSED 8" DIA. LINE CONNECTION TO EX. 8" DIA. LINE LOCATED ALONG THE NORTH RIGHT-OF-WAY LINE OF HERMOSELLO STREET.

THE LINES, FITTINGS, VALVES, FIRE HYDRANTS, SERVICES, METER BOXES AND ALL OTHER REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED AT A TOTAL COST OF \$ XXX,XXX.XX. THE SUBDIVIDER HAS IN ADDITION PAID THE CITY OF LAREDO THE SUM OF \$ XXX,XXX.XX WHICH COVERS THE COST OF THE WATER AVAILABILITY, ANNEXATION, AND WATER LINES.

SEWAGE FACILITIES: DESCRIPTION, COSTS, AND OPERABILITY DATE

SEWAGE FROM LOS PRESIDENTES EAST SUBDIVISION, PHASE 5, WILL BE DISPOSED 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. IN ORDER TO PROVIDE SERVICE TO THE PROPOSED 14 LOTS IN LOS PRESIDENTES EAST SUBDIVISION, PHASE 5, THE PROPOSED SANITARY SEWER SYSTEM WILL CONNECT TO MENTIONED EXISTING INFRASTRUCTURE WITH ONE 8" DIA. SANITARY SEWER LINE AT ONE LOCATION.

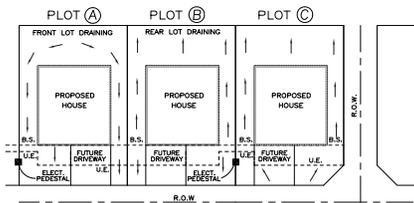
THE SANITARY SEWER LINES, MANHOLES, CLEANOUTS, SERVICES AND ALL OTHER REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED AT A TOTAL COST OF \$ XXX,XXX.XX. THE SUBDIVIDER HAS IN ADDITION PAID THE CITY OF LAREDO THE SUM OF \$ XXX,XXX.XX WHICH COVERS THE COSTS OF INSTALLATION AND CONNECTION FEES.

CERTIFICATION:  
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.

DR. TAREK AL-ZABET  
UTILITIES DIRECTOR

CERTIFICATION:  
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.

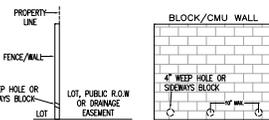
BERNAL F. SLIGHT, P.E. NO. 77981



NOTE: CORNER LOTS MAY BE PLOT TYPE A OR B AS LABELED ON SHEET 1 OF 2.

TYPICAL LOT PLOT GRADING TYPES

LEGEND	
FINISH GRADE MAJOR	— GSD —
FINISH GRADE MINOR	— 459 —
EX. 12" SS	— 12" —
EX. 8" WL	— 8" —
PROP. 8" WL	— 8" —
PROP. 8" SS	— 8" —
PROP. FIRE HYDRANT	— FH —
EX. MANHOLE	— M —
PROP. MANHOLE	— M —
WATER VALVE	— V —
WATER ELBOWS	— E —



NOTES:  
1.) FENCES/WALLS WHICH HAVE THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZE OF OPENINGS TO ALLOW THE FLOW OF THE PROPOSED DRAINAGE TO CONTINUE UNIMPACTED. THE TYPE AND MATERIALS FOR THIS TYPICAL WALL SECTION MAY VARY AND MUST BE REVIEWED AND APPROVED BY THE CITY OF LAREDO BUILDING DEPT. AT THE TIME OF ISSUING OF BUILDING PERMITS.  
2.) THE HOMEOWNER SHALL INSTALL A 20" WIDE 500 STRIP ALONG THE ENTIRE REAR PROPERTY LINE OF LOTS DRAINING ONTO OTHER LOTS (10' STRIP ON UPDRIFT LOT & 10' STRIP ON DOWNDRIFT LOT).

TYPICAL FENCE/BLOCK WALL DETAIL

LOS PRESIDENTES EAST SUBDIVISION PHASE 5

GRAPHIC SCALE  
0 50 100 200  
( IN FEET )  
( 1"=10' ) ( 1"=200' )  
( 24x36" = 1"=100' )  
( 24x36" = 1"=200' )

**MODEL RULES**

**LOS PRESIDENTES EAST SUBDIVISION PHASE 5**

A TRACT OF LAND CONTAINING 2,685 ACRES (500.367 SF) more or less, situated in Precinct 33, Bexar County, Texas, Original Grantee, Abstract 3094, City of Laredo, Webb County, Texas, being out of Hill Top Farm, Ltd. a 559.11 acre tract of land as per Volume 431, Pages 107-112, Dead Records of Webb County, Texas.

DRAWN BY: F.S.  
CHECKED BY: A.O.O./B.F.S.  
DRAWN DATE: 12.16.2025

PLOTTED DATE:  
JOB No.: LOS PRES PH5  
FILE NAME: LOMELIN  
STATUS:  
AS-BUILT:  
REVISED DATE:

SCALE: ( 24"x36" ) SHEET  
HOR: 1"=100' VER:  
SCALE: ( 11"x17" ) SHEET  
HOR: 1"=200' VER:  
SHEET TOTAL:  
**2** OF **2**