

NOTES:

- 1.) SET IRON RODS SHOWN HEREIN ARE CAPPED WITH YELLOW PLASTIC SURVEY CAPS MARKED "HOWLAND SURVEYING".
- 2.) DRIVEWAYS, SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
- 3.) SETBACK LINES INDICATED ON THE PLAT SHALL BE FOR REFERENCE ONLY. THE OFFICIAL SETBACK LINE SHALL BE DETERMINED ON THE CURRENT ZONING DISTRICT IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE BOOK.
- 4.) DETENTION MUST BE ACCOUNTED FOR AT THE TIME OF BUILDING PERMIT PROCESS. ALL CALCULATIONS AND VALUES MUST BE APPROVED BY THE CITY OF LAREDO BUILDING DEVELOPMENT SERVICES.
- 5.) STORM WATER DETENTION IMPROVEMENTS SHALL BE REVIEWED BY THE ENGINEERING DEPARTMENT AS PART OF THE BUILDING PERMIT APPROVAL AND SHALL BE THE RESPONSIBILITY OF THE LAND OWNER TO COMPLY WITH THE STORM WATER MANAGEMENT ORDINANCE.

REQUIRED DETENTION VOLUME: 185,148 (CY) AT A DISCHARGE RATE OF 57.38 (CFS).

IN ADDITION TO THE REQUIRED STORAGE VOLUME, ALLOWANCES MUST BE MADE TO ACCOUNT FOR FREEBOARD, ONCE THE LOCATION OF DETENTION AREA HAS BEEN DETERMINED.

6.) ACCESS TO STATE HIGHWAY 359 MUST BE SUBMITTED AND APPROVED BY THE TEXAS DEPARTMENT OF TRANSPORTATION.

7.) POINT OF BEGINNING: N 7065978.77 E 700471.15

LEGAL DESCRIPTION (29.65 ACRE TRACT)

A TRACT OF LAND CONTAINING 29.65 ACRES, A tract of land out of a 706.45 acre tract of land Situated in Parcel 33, Abstract 3084, Jose Dionicio Trevino, original Grantee, of Record in Volume 99, Pages 521-522, Official Public Records of Webb County, Texas, also known as Tract No. 2 of the S.V. Edwards Pasture. This 29.65 acre tract being more particularly described as follows to-wit:

BEGINNING at a Found 1/2 inch iron rod with plastic cap marked "R&G" located at the Southerly Right Of Way line of State Highway 359, also being the northwest corner of 170.39 Acre Tract Conveyed to Hector Felipe Martinez, Jesus J. Martinez & Roberto Martinez Recorded in Volume 685 Pages 25-27 Real Property Records of Webb County, Texas dated February 11, 1982;

THENCE, S 00°35'54" E, a distance of 1,489.07 FEET, to a set 1/2" iron rod, for a point of deflection here;

THENCE, S 89°20'31" W, a distance of 998.32 FEET, to a set 1/2" iron rod, for a point of deflection here;

THENCE, N 00°39'56" W, a distance of 434.75 FEET, to a set 1/2" iron rod, for a point of deflection here;

THENCE, N 89°00'49" E, a distance of 199.88 FEET, to a set 1/2" iron rod, for a point of deflection here;

THENCE, N 00°36'03" W, a distance of 1089.02 FEET, to a set 1/2" iron rod, for a point of deflection here;

THENCE, N 89°15'33" E, a distance of 6.63 FEET, to a set 1/2" iron rod, for a point of deflection here;

THENCE, S 85°01'49" E, a distance of 100.50 FEET, to a set 1/2" iron rod, for the southeast corner here;

THENCE, N 89°15'33" E, a distance of 400.00 FEET, to a set 1/2" iron rod, for the southwest corner here;

THENCE, S 75°37'53" E, a distance of 103.58 FEET, to a set 1/2" iron rod, for a point of deflection here;

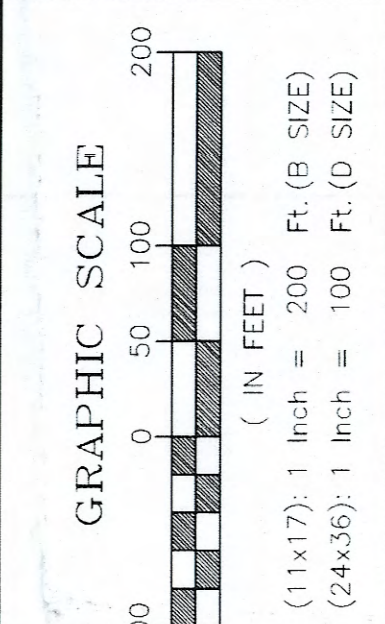
THENCE, N 89°15'33" E, a distance of 192.28 FEET, to the POINT OF BEGINNING and containing 29.65 acres of land, more or less.

*POINT OF BEGINNING BASIS OF BEARING: G.P.S. Tx. South Zone N.A.D.-83.

LEGEND

SIR	1/2" SET IRON ROD
FIR	1/2" FOUND IRON ROD
—	PROPERTY LINE
B.S.	BUILDING SETBACK LINE
U.E.	UTILITY EASEMENT
P.O.B	POINT OF BEGINNING

HOWLAND
ENGINEERING AND SURVEYING CO.
TBBPE Firm Registration No. F-4097, TBBPE Firm Registration No. 100464-00
7615 N. Barlett Avenue Laredo, TX 78041 P. 956.722.4411
4902 Sinclair Road San Antonio, TX 78222 P. 210.648.1600
www.howlandcompanies.com



ALARCON PLAT PHASE II

A TRACT OF LAND CONTAINING 29.65 ACRES, 29.6548 acre tract more or less out of 706.45 acre tract of land of Record in Volume 99, Pages 521-522, Official Public Records of Webb County, Texas, situated in Parcel 33, Abstract 3084, also known as Tract No. 2 of the S.V. Edwards Pasture, said 29.6548 acre parcel originally called 29.6619 acres of Record in Volume 1100, Pages 840-842, Official Public Records of Webb County, Texas.

STATE OF TEXAS: COUNTY OF WEBB:

CERTIFICATE OF OWNER

I, _____ OWNER OF ALARCON PROPERTIES PARTNERS, L.L.C. OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS "ALARCON PLAT PHASE II", IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED, HERETO, HEREBY DEDICATE 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 FORGOING 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 _____, 2018.

NOTARY PUBLIC IN AND FOR THE WEBB COUNTY, TEXAS

MY COMMISSION EXPIRES: _____

LIEN HOLDER CERTIFICATE

THIS SUBDIVISION MAP IS HEREBY APPROVED AND ACCEPTED BY THE LIEN HOLDER, THIS _____ DAY OF _____, 2018.

BY: _____

TITLE: _____

AS AN ACT AND DEED OF _____

FINANCIAL INSTITUTION _____ 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 FORGOING 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 _____, 2018.

NOTARY PUBLIC IN AND FOR THE WEBB COUNTY, TEXAS

MY COMMISSION EXPIRES: _____

STATE OF TEXAS: COUNTY OF WEBB:

CERTIFICATE OF ENGINEER

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 THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

RICARDO M. VILLARREAL No. 101308 DATE: _____

STATE OF TEXAS: COUNTY OF WEBB:

CERTIFICATE OF SURVEYOR

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 WHERE FOUND OR WILL BE PROPERLY PLACED UNDER MY SUPERVISION.

RICARDO M. VILLARREAL, R.P.L.S. No. 6242 DATE: _____

PLAT-APPROVAL CITY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS "ALARCON PLAT PHASE II", CITY OF LAREDO, TEXAS, PREPARED BY RICARDO M. VILLARREAL, REGISTERED PROFESSIONAL ENGINEER, NO. 101308 AND DATED THE _____ DAY OF _____, 2018, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

ROGELIO RIVERA, P.E. CITY ENGINEER DATE: _____

PLANNING COMMISSION APPROVAL

THIS PLAT OF "ALARCON PLAT PHASE II", 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 _____, 2018.

ERASMO VILLARREAL - INTERIM CHAIRMAN 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 _____, 2018. THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

NATHAN R. BRATTON / DATE: _____
DIRECTOR OF PLANNING

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 _____, 2018, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 2018, AT _____ O'CLOCK _____ M. IN VOLUME _____ OF _____ OF THE MAP RECORDS OF SAID COUNTY.

DEPUTY _____ COUNTY CLERK _____ DATE: _____
WEBB COUNTY, TEXAS

PLAT APPROVAL - ROAD & BRIDGE SUPERINTENDENT

I HAVE REVIEWED THIS PLAT OF ALARCON PLAT PHASE II PREPARED BY HOWLAND ENGINEERING AND SURVEYING CO. AND DATED THE _____ DAY OF _____, 2018 WITH THE LAST REVISION DATE ON _____ EXCEPT FOR ANY WAIVER SPECIFICALLY AUTHORIZED BY THE WEBB COUNTY COMMISSIONERS COURT, I HAVE FOUND THEM IN COMPLIANCE WITH THE WEBB COUNTY SUBDIVISION REGULATIONS AND THE WEBB COUNTY MODEL RULES. FURTHERMORE, UPON COMPLETION OF THE PROPOSED PUBLIC IMPROVEMENTS, I OR MY AUTHORIZED REPRESENTATIVE, WILL MAKE AN ON-SITE INSPECTION TO ENSURE COMPLIANCE.

ROAD & BRIDGE SUPERINTENDENT _____ DATE: _____

PLANNING DEPARTMENT

I HAVE REVIEWED THIS PLAT OF ALARCON PLAT PHASE II DATED THE _____ DAY OF _____, 2018 WITH THE LAST REVISION DATE ON _____ EXCEPT FOR ANY WAIVER SPECIFICALLY AUTHORIZED BY THE WEBB COUNTY COMMISSIONERS COURT, I HAVE FOUND THEM IN COMPLIANCE WITH THE WEBB COUNTY SUBDIVISION REGULATIONS AND THE WEBB COUNTY MODEL RULES, AND THE WEBB COUNTY FLOOD PREVENTION ORDER. THIS PLAT WAS RECOMMENDED FOR APPROVAL BY THE WEBB COUNTY PLANNING ADVISORY BOARD ON THE _____ DAY OF _____, 2018.

RHONDA M. TIFFIN / DATE: _____
COUNTY PLANNING DIRECTOR

PLAT APPROVAL - COUNTY ENGINEER

I HAVE REVIEWED THIS PLAT OF ALARCON PLAT PHASE II PREPARED BY HOWLAND ENGINEERING AND SURVEYING CO. AND DATED THE _____ DAY OF _____, 2018 WITH THE LAST REVISION DATE ON _____ EXCEPT FOR ANY WAIVER SPECIFICALLY AUTHORIZED BY THE WEBB COUNTY COMMISSIONERS COURT, I HAVE FOUND THEM IN COMPLIANCE WITH THE WEBB COUNTY SUBDIVISION REGULATIONS AND THE WEBB COUNTY MODEL RULES. FURTHERMORE, UPON COMPLETION OF THE PROPOSED PUBLIC IMPROVEMENTS, I OR MY AUTHORIZED REPRESENTATIVE, WILL MAKE AN ON-SITE INSPECTION TO ENSURE COMPLIANCE.

LUIS PEREZ GARCIA III, P.E., CFM COUNTY ENGINEER DATE: _____

WEBB COUNTY COMMISSIONERS COURT APPROVAL

WE HEREBY CERTIFY THAT THIS PLAT, DESIGNATED AS THE ALARCON PLAT PHASE II, WAS APPROVED BY THE WEBB COUNTY COMMISSIONERS COURT ON THE _____ DAY OF _____, 2018 AND MY BE FILED IN THE PLAT RECORDS OF WEBB COUNTY BY THE COUNTY CLERK.

NOTICE IS HEREBY GIVEN THAT THE COUNTY OF WEBB DOES NOT ASSUME ANY OBLIGATIONS, NOW OR IN THE FUTURE, TO FURNISH ANY SERVICE OF FACILITIES TO ANY LAND SITUATED WITHIN THIS SUBDIVISION IN CONNECTION WITH WATER, SANITARY SEWER, STREET LIGHTS, FIRE PROTECTION, GARBAGE COLLECTION, STORM DRAINAGE OR OTHER FACILITIES OR SERVICES. THE ONLY SERVICE TO BE FURNISHED BY WEBB COUNTY, WHILE SUCH AREA IS OUTSIDE THE LIMITS OF ANY INCORPORATED CITY OF NOT OTHERWISE SUBJECT TO CITY CONTROL AS AUTHORIZED BY STATE LAW, ARE STREETS AND STORM DRAINAGE CONSTRUCTED BY THE OWNER OR DEVELOPER AND POLICE PROTECTION IN AREAS WITHIN THE JURISDICTION OF THE SHERIFF'S DEPARTMENT.

HONORABLE TANO E. TIJERINA / DATE: _____
WEBB COUNTY JUDGE

HONORABLE JESSE GONZALEZ / DATE: _____
COMMISSIONER PRECINCT 1

HONORABLE ROSAURA "WAMI" TIJERINA / DATE: _____
COMMISSIONER PRECINCT 2

HONORABLE JOHN C. GALO / DATE: _____
COMMISSIONER PRECINCT 3

HONORABLE JAIME CANALES / DATE: _____
COMMISSIONER PRECINCT 4

ATTESTED BY: _____

HONORABLE MARGIE RAMIREZ IBARRA / DATE: _____
COUNTY CLERK WEBB COUNTY, TEXAS

APPROVED BY THE WEBB COUNTY COMMISSIONER'S COURT ON THIS _____ DAY OF _____, 20____

DRAWN BY: M.J.

CHECKED BY: R.M.V.

DRAWN DATE: 12-18-17

PLOTTED DATE: 03/12/18

JOB No. _____

FILE NAME: _____

STATUS: _____

AS-BUILT: _____

REVISED DATE: 04/04/2018

SCALE: (24"x36") SHEET

HOR: 1"=100' VER: 1"=10'

SCALE: (11"x17") SHEET

HOR: 1"=200' VER: 1"=20'

SHEET TOTAL:

1 OF 1