

NOTE:  
FOR CLEAR VISION EASEMENT ZONE ALONG DOREL DRIVE, LIMITED CONSTRUCTION AND LANDSCAPING ZONE, STRUCTURES SHALL NOT EXCEED 2 FEET IN HEIGHT AND LANDSCAPING IN THIS AREA SHALL BE LIMITED TO SHRUBS OR PLANTS THAT DO NOT EXCEED 2 FEET IN HEIGHT. MEASURED FROM THE CENTER LINE OR ADJACENT ROADWAY, AS PER LAND DEVELOPMENT CODE 24.83.1(5)(a)

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	45.85'	559.22'	4°41'53"	N 07°20'35" E	45.84'

LEGEND

= Cleanout

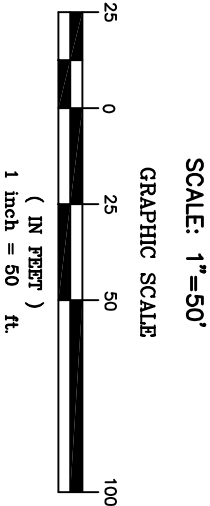
= Fire Hydrant

= Water Valve

= Water Meter

= Light Pole

BASIS OF BEARINGS:  
G.P.S., Texas Coordinate System., Texas South Zone, (NAD 1983)  
NOTE: NOT ALL UTILITIES OR EASEMENTS SHOWN HEREON

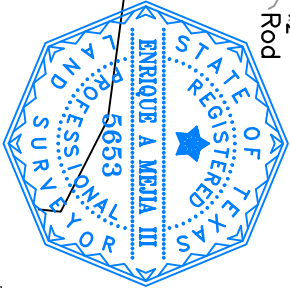
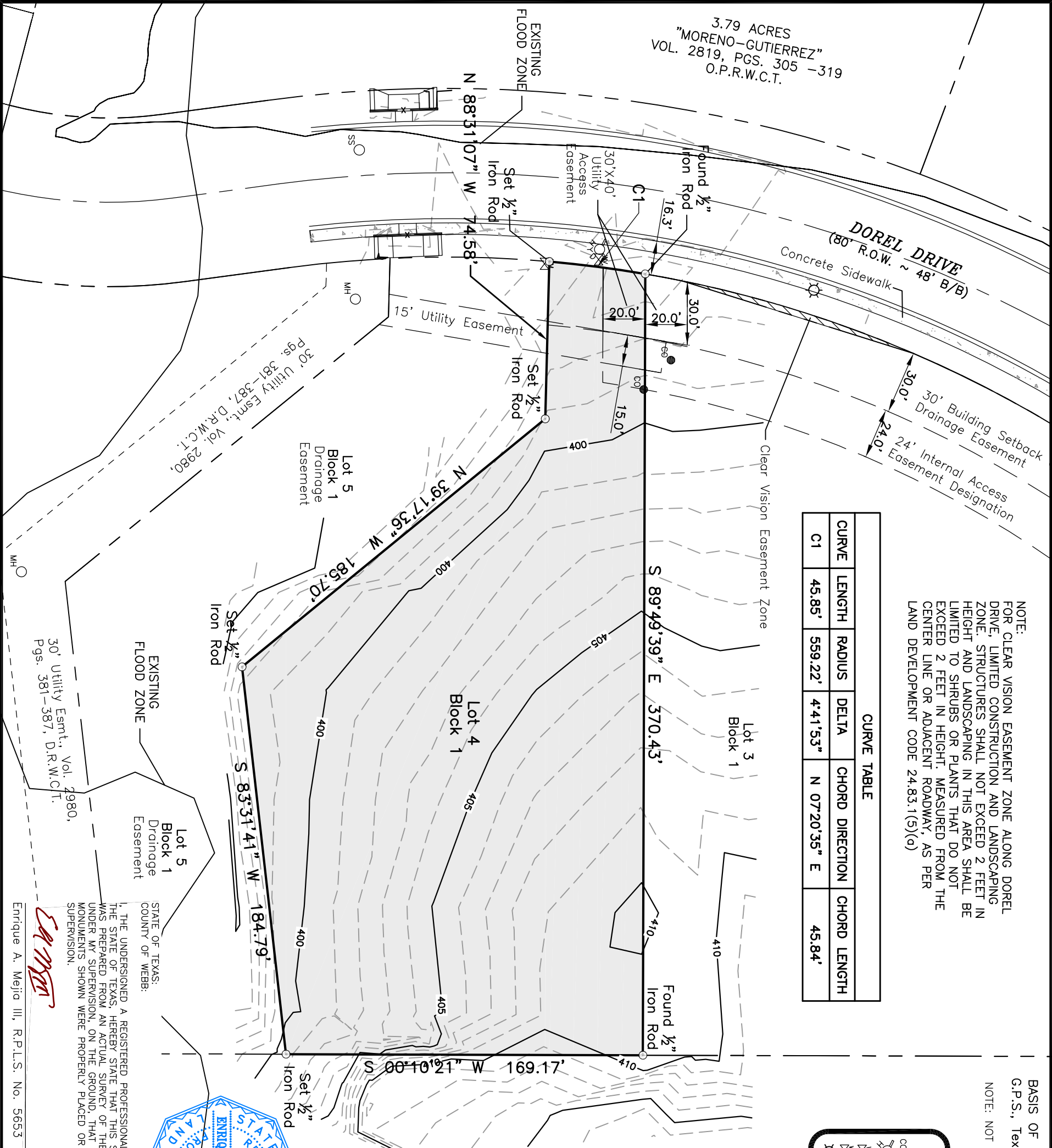


SCHEDULE B ITEMS

- h. Pipeline Right of Way to United Gas Pipeline Co., dated February 6, 1942 and recorded in Volume 174, Page 340 of the Deed Records of Webb County, Texas. [Affects Subject Property, Blanket]
- i. Pipeline Right of Way to United Gas Pipeline Co., dated February 17, 1955 and recorded in Volume 240, Page 318 of the Deed Records of Webb County, Texas. [Does not Affect Subject Property]
- j. Easement for Highway Purposes to the State of Texas, dated August 2, 1960 and recorded in Volume 282, Page 480 of the Deed Records of Webb County, Texas. [Affects Subject Property, Blanket]
- k. Right of Way Easement to United Gas Public Service Company, dated August 25, 1936 and recorded in Volume 141, Page 453 of the Deed Records of Webb County, Texas. [Does Not Affect Subject Property]
- l. Right of Way to United Gas Public Service Company, dated April 9, 1937 and recorded in Volume 244 of the Deed Records of Webb County, Texas. [Does Not Affect Subject Property]
- m. Ordinance by the City of Laredo, dated October 25, 1993 and recorded in Volume 159, Page 671 of the Official Public Records of Webb County, Texas. [Does Not Affect Subject Property]
- n. Utility easement to the City of Laredo, dated August 20, 1997 and recorded in Volume 542, Page 195 of the Official Public Records of Webb County, Texas. [Does Not Affect Subject Property]
- o. Utility easement to the City of Laredo, dated August 30, 1997 and recorded in Volume 542, Page 185 of the Official Public Records of Webb County, Texas. [Does Not Affect Subject Property]
- p. Subject to the terms and conditions set out in Partition Deed dated September 17, 2009 and recorded in Volume 2819, Page 305 of the Official Public Records of Webb County, Texas. [Not a survey matter]
- q. Easement Agreement dated September 17, 2009 and recorded in Volume 2819, Page 204 of the Official Public Records of Webb County, Texas. [Does Not Affect Subject Property]
- r. Standard Maintenance and Monitoring Agreement between ORV Moreno Land Development LLC and the City of Laredo, dated February 1, 2018 and recorded in Volume 4395, Page 260 of the Official Public Records of Webb County, Texas. [Does Not Affect Subject Property]
- s. Utility easement to the City of Laredo, dated May 13, 2010 and recorded in Volume 2850, Page 351 of the Official Public Records of Webb County, Texas. [Does Not Affect Subject Property]

REVISED DATE: 09-06-22

(Remainder)  
ORV Moreno Land Development , LLC.  
Volume 3876, Pages 830-836  
O.P.R.W.C.T.



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

Enrique A. Mejia III

Enrique A. Mejia III, R.P.L.S. No. 5653

09-28-22

DATE

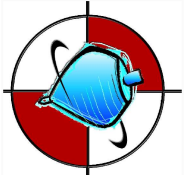
Survey of  
Lot 4, Block 1, Moreno Commercial Subdivision, Phase 1,  
recorded in Volume 36, Page 25,  
Map Records, Webb County, Texas.

Address: 303 Dorel Drive, Laredo Texas 78043

Blue Top

Land Surveying

101 West Hillside, Suite 10  
Laredo, Texas 78041  
Phone: (956) 724-8423  
Fax: (956) 712-2580  
FIRM No. 10071800



SURVEY BASED ON  
GF# 2203647-41

DRAWN BY: E.L.

CHECKED BY: E.A.M.

DATE: 09-06-22

JOB No. 220203

F.B. PG.

FILE: 220203 L2 B1 Moreno Commercial Sub Ph 1.dwg