

BASIS OF BEARINGS:
G.P.S., Texas Coordinate System., Texas South Zone, (NAD 1983)

Tract II
ORV Moreno Land Development , LLC.
Volume 3876, Pages 830-836
O.P.R.W.C.T.

Lot 2
Block 1

Lot 1
Block 1

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	247.15'	559.22'	25°19'19"	N 22°21'11" E	245.14'

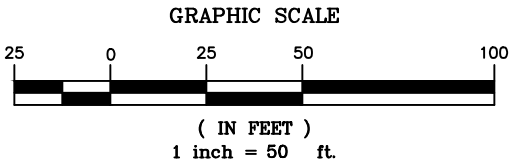
EXISTING
FLOOD ZONE

S 89°49'39" E 277.88'

Set 1/2"
Iron Rod

SCALE: 1"=50'

(Remainder)
ORV Moreno Land Development , LLC.
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STATE OF TEXAS:
COUNTY OF WEBB:

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.

EA Mejia
Enrique A. Mejia III, R.P.L.S. No. 5653
06-18-21
DATE

Survey of
Lot 3, Block 1, Moreno Commercial Subdivision, Phase 1,
recorded in Volume 36, Page 25,
Map Records, Webb County, Texas,
situated in Jose Trevino Original Grantee,
Abstract 3116, Webb County, Texas

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# N/A

DRAWN BY: E.L.

CHECKED BY: E.A.M.

DATE: 06-18-21

JOB No. 210121

F.B. PG.

FILE: 210121 L3 B1 Moreno Commercial Sub Ph 1.dwg

3.79 ACRES
"MORENO-GUTIERREZ"
VOL. 2819, PGS. 305 -319
O.P.R.W.C.T.

DOREL DRIVE
(80' R.O.W. ~ 48' B/B)

Concrete Sidewalk

30' Building Setback &
Drainage Easement
24' Internal Access
Easement Designation

Lot 3
Block 1

1.74 Acres

Clear Vision Easement Zone

Found 1/2"
Iron Rod

30'x40'
Utility
Access
Easement

15' Utility Easement

Lot 5
Block 1
Drainage
Easement

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)

LEGEND	
	= Cleanout
	= Fire Hydrant
	= Water Valve
	= Water Meter
	= Light Pole

Lot 4
Block 1