

WEBB COUNTY COMMISSIONERS COURT APPROVAL

STATE OF TEXAS
COUNTY OF WEBB

WE HEREBY CERTIFY THAT THIS PLAT, DESIGNATED AS US 83 TOWNSHIP - PHASE 1A, WAS APPROVED BY THE WEBB COUNTY COMMISSIONERS COURT ON THE _____ DAY OF _____, 20____, AND MAY BE FILED IN THE PLAT RECORDS OF WEBB COUNTY BY THE WEBB COUNTY CLERK.

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

TANO E. TIJERINA - COUNTY JUDGE, WEBB COUNTY, TEXAS

JESSE GONZALES - COUNTY COMMISSIONER PRECINCT 1

ROSaura TIJERINA - COUNTY COMMISSIONER PRECINCT 2

JOHN GALO - COUNTY COMMISSIONER PRECINCT 3

RICARDO A. JAIME - COUNTY COMMISSIONER PRECINCT 4

ATTESTED BY:

MARGIE RAMIREZ IBARRA - COUNTY CLERK, WEBB COUNTY, TEXAS

WEBB COUNTY FLOODPLAIN DETERMINATION CERTIFICATE

BY MY SIGNATURE BELOW, I ATTEST THAT I HAVE REVIEWED THE PLAT OF US 83 TOWNSHIP - PHASE 1A, AND I HAVE MADE THE FOLLOWING DETERMINATIONS AS IT RELATES TO WEBB COUNTY'S FLOODPLAIN MANAGEMENT REGULATIONS PURSUANT TO THE WEBB COUNTY FLOOD DAMAGE PREVENTION ORDER ("FDPO") EFFECTIVE AUGUST 12, 2019:

- THE BOUNDARIES OF THIS PLAT DO ENCOMPASS A PORTION OF:
 - THE AREAS OF SPECIAL FLOOD HAZARD IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ("FEMA") AS DEPICTED ON THE FLOOD INSURANCE RATE MAP ("FIRM") PANEL NO. 0825
 - THE ADDITIONAL AREA OF SPECIAL FLOOD HAZARD AS SET OUT BY THE WEBB COUNTY FDPO (A.K.A., "THE LOCAL REGULATORY FLOODPLAIN") PURSUANT TO ARTICLE 3, SECTION B (2), AND
- SUBJECT TO THE ABOVE DETERMINATIONS MADE AT THE TIME OF ITS FILING, THIS PLAT OR REPLAT IS SUBJECT TO FURTHER REGULATION UNDER ARTICLE 3, SECTION B(3) AND ARTICLE 5, SECTION C OF THE WEBB COUNTY FDPA AS A CONDITION PRECEDENT TO PLAT APPROVAL.

ATTESTED BY:

JORGE A. CALDERON, CFM, CPM
WEBB COUNTY PLANNING DIRECTOR/ FLOODPLAIN ADMINISTRATOR

PLAT APPROVAL - COUNTY ENGINEER

STATE OF TEXAS
COUNTY OF WEBB

I HAVE REVIEWED THE PLAT OF US 83 TOWNSHIP - PHASE 1A, AS PREPARED BY _____, REGISTERED PROFESSIONAL ENGINEER NO. _____, AND SURVEYED BY _____, REGISTERED PUBLIC LAND SURVEYOR NO. _____, DATED THE _____ DAY OF _____, 20____, WITH THE LAST REVISED 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.

GUILLERMO B. CUELLAR, P.E.
WEBB COUNTY ENGINEER

PLAT APPROVAL - ROAD & BRIDGE SUPERINTENDENT

STATE OF TEXAS
COUNTY OF WEBB

I HAVE REVIEWED THE PLAT AND ACCOMPANYING CONSTRUCTION PLANS OF US 83 TOWNSHIP - PHASE 1A, AS PREPARED BY _____, REGISTERED PROFESSIONAL ENGINEER NO. _____, AND SURVEYED BY _____, REGISTERED PUBLIC LAND SURVEYOR NO. _____, DATED THE _____ DAY OF _____, 20____, WITH THE LAST REVISED 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.

JOSE LUIS NEIRA
ROAD & BRIDGE SUPERINTENDENT

ENGINEER'S FLOODPLAIN DETERMINATION CERTIFICATE

STATE OF TEXAS
COUNTY OF WEBB

I, _____, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE PLAT OF US 83 TOWNSHIP - PHASE 1A, IS BEING IMPACTED BY THE 100-YR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP 48479C0825C WITH EFFECTIVE DATE APRIL 2, 2008, PANEL NUMBER 0825.

REGISTERED P.E., # _____ DATE _____

PLANNING DEPARTMENT

I HAVE REVIEWED THIS PLAT OF US 83 TOWNSHIP - PHASE 1A, DATED THE _____ DAY OF _____, 20____, 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 _____, 20____.

JORGE A. CALDERON, CFM, CPM
WEBB COUNTY PLANNING DIRECTOR/ FLOODPLAIN ADMINISTRATOR

CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS
COUNTY OF WEBB

I, _____, CLERK FOR THE COUNTY COURT IN AND FOR WEBB COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE _____ DAY OF _____, 20____, WITH THE CERTIFICATE OF AUTHENTICATION WAS FILED OF RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20____, AT _____ O'CLOCK _____ M. IN VOLUME _____ PAGE(S) _____ OF THE MAP RECORDS OF SAID COUNTY.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 20____.

DEPUTY COUNTY CLERK
WEBB COUNTY, TEXAS

WEBB COUNTY DESIGNATED REPRESENTATIVE CERTIFICATE

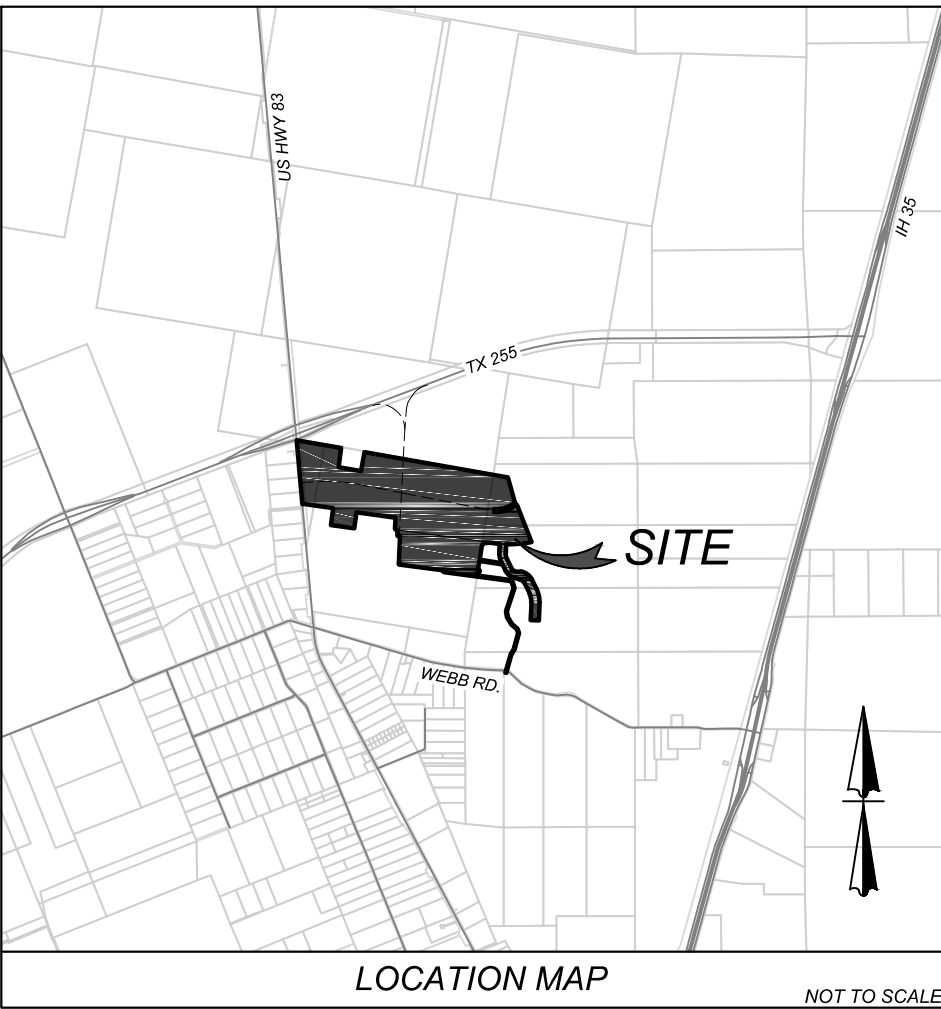
STATE OF TEXAS
COUNTY OF WEBB

BY MY SIGNATURE BELOW, I HEREBY CERTIFY THAT I HAVE REVIEWED THIS SUBDIVISION PLAT OR REPLAT ENTITLED US 83 TOWNSHIP - PHASE 1A, AND HAVE MADE THE FOLLOWING DETERMINATIONS) AS IT RELATES TO THE WEBB COUNTY PRIVATE SEWAGE FACILITY ORDER ("OSSF ORDER") DATED APRIL 24, 2006, AS AMENDED:

- THIS CERTIFICATION DOES NOT INDICATE THAT POTABLE WATER IS OBTAINABLE ON-SITE OR IN THE VICINITY. THE TRACT(S) RESULTING FROM THIS PLAT ARE NOT SERVICED BY AN EXISTING PUBLIC WATER OR ORGANIZED SEWER SYSTEM NOR ARE THEY ENTITLED TO BE SERVICED BY A PUBLIC WATER OR ORGANIZED SEWER SYSTEM AS A RESULT OF THIS PLAT.
- NO SEWER EFFLUENT SHALL BE DISPOSED OF ON ANY PART OF THIS PLAT EXCEPT IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL LAWS AND REGULATIONS. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO ENSURE COMPLIANCE WITH ALL SEWER DISPOSAL LAWS AND REGULATIONS.
- THE MINIMUM LOT SIZES DEPICTED ON THIS PLAT OR REPLAT GENERALLY MEET THE REQUIREMENTS OF THE OSSF ORDER.
- THE SOIL CHARACTERISTICS OF THE PROPERTY DEPICTED ON THIS PLAT OR REPLAT APPEAR TO BE SUITABLE FOR THE INSTALLATION OF ON-SITE SEWAGE DISPOSAL FACILITIES PURSUANT TO THE SOIL SURVEY FOR WEBB COUNTY, TEXAS PREPARED BY THE USDA NATURAL RESOURCES CONSERVATION SERVICE. HOWEVER, SAID FINDINGS DOES NOT INDICATE OR IMPLY THAT THE ACTUAL ON-THE-GROUND SOIL CHARACTERISTICS AT A GIVEN SITE IS SUITABLE FOR SAID PURPOSE. AT THE TIME OF SITE DEVELOPMENT, A SOIL ANALYSIS MUST BE PERFORMED BY A LICENSED SITE EVALUATOR TO IDENTIFY OSSF SUITABILITY OR ANY SPECIAL PERMITTING CONSIDERATIONS FOR EACH SEWAGE DISPOSAL SITE.
- AN APPROVED ON-SITE SEWAGE DISPOSAL SYSTEM (OSSF) SHALL BE INSTALLED BY THE PROPERTY OWNER ON EACH LOT OF THIS SUBDIVISION AT TIME OF SITE DEVELOPMENT, IN ACCORDANCE WITH THE REQUIREMENTS OF THE WEBB COUNTY OSSF ORDER. PURSUANT TO SAID ORDER, AN AUTHORIZATION TO CONSTRUCT MUST BE OBTAINED FROM THE WEBB COUNTY DESIGNATED REPRESENTATIVE ("D.R.") PRIOR TO INSTALLING AN ON-SITE SEWAGE DISPOSAL SYSTEM ON A LOT, AND A LICENSE TO OPERATE MUST BE OBTAINED PRIOR TO OPERATING ANY ON-SITE SEWAGE DISPOSAL SYSTEM.
- IN THE EVENT THAT AN APPROVED MUNICIPAL OR ORGANIZED SEWAGE DISPOSAL SYSTEM IS EXTENDED TO WITHIN 300 FEET OF ANY PORTION OF A PRIVATE SEWAGE FACILITY, THE PROPERTY OWNER SHALL BE REQUIRED TO CONNECT TO THAT SYSTEM AT THEIR OWN EXPENSE.

DIANA CANTU, CFM, DR, SE
WEBB COUNTY ASSISTANT PLANNING DIRECTOR
TECO D.R. LICENSE NO. 050035048

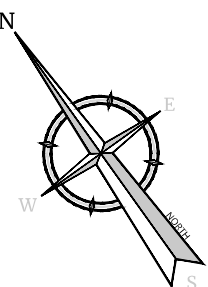
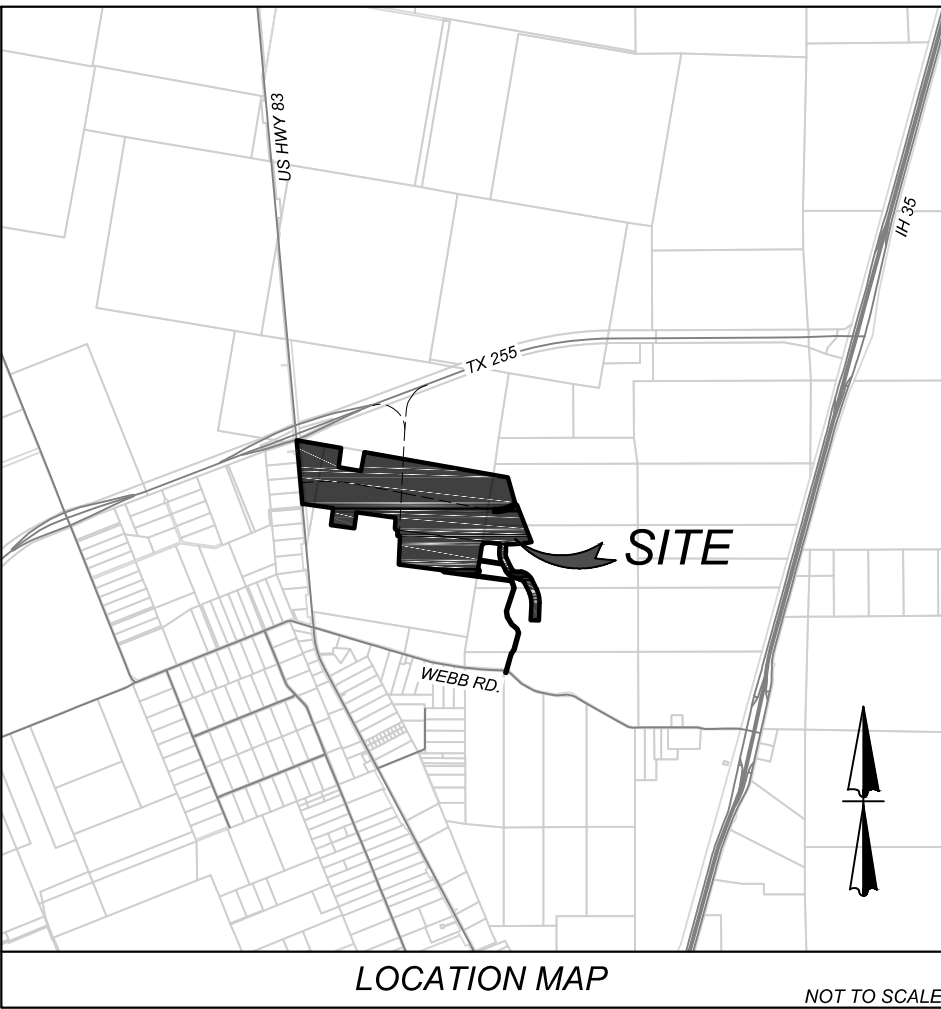
CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD
C1	897.22'	960.00'	364.79'	41°36'44"	682.00'
C2	780.02'	1040.00'	397.88'	41°57'16"	743.22'
C3	572.98'	2960.00'	287.39'	11°09'27"	572.08'
C4	201.07'	384.00'	102.90'	30°00'04"	198.78'
C5	219.76'	223.00'	119.73'	56°27'49"	210.88'
C6	433.75'	483.01'	232.73'	51°27'12"	419.33'
C7	438.08'	872.00'	223.77'	28°47'05"	433.49'
C8	310.48'	618.00'	158.59'	28°47'05"	307.22'
C9	187.20'	188.06'	102.18'	87°01'56"	179.56'
C10	418.25'	427.00'	228.27'	56°15'23"	402.62'
C11	307.89'	588.00'	157.56'	30°00'04"	304.38'
C12	204.04'	2960.00'	102.06'	3°56'58"	204.00'
C13	82.67'	2960.00'	41.34'	1°36'01"	82.67'
C14	25.49'	45.00'	13.10'	32°27'33"	25.15'
C15	162.51'	70.00'	161.05'	133°00'59"	128.40'
C16	1709.91'	6080.00'	860.67'	16°10'00"	1704.24'
C17	1676.05'	5840.00'	843.63'	16°10'00"	1670.50'
C18	786.59'	1250.00'	406.81'	36°03'16"	773.65'
C19	290.68'	5840.00'	145.37'	2°48'14"	290.65'
C20	5.68'	6040.00'	2.84'	0°03'14"	5.68'
C21	1184.48'	6080.00'	594.11'	11°06'38"	1182.61'
C22	1170.78'	6080.00'	587.19'	11°01'58"	1168.95'
C23	255.33'	5840.00'	127.68'	2°27'46"	255.31'
C24	198.89'	5840.00'	99.45'	1°55'06"	198.88'
C25	197.54'	5840.00'	93.78'	1°46'26"	189.52'10"
C26	65.11'	5960.00'	30.05'	0°34'40"	65.11'
C27	4.68'	5940.00'	2.84'	0°03'14"	4.68'
C28	157.14'	5940.00'	78.68'	1°30'57"	157.14'
C29	120.67'	5910.00'	60.34'	1°10'12"	120.67'
C30	122.38'	5910.00'	61.26'	1°27'34"	122.38'
C31	681.52'	5910.00'	356.51'	41°32'26"	666.69'
C32	130.80'	1460.00'	65.46'	7°04'13"	130.72'
C33	775.72'	1050.00'	406.15'	41°55'47"	758.52'
C34	45.12'	48.50'	24.34'	53°17'53"	43.51'
C35	24.30'	48.50'	12.41'	28°42'12"	24.04'
C36	39.64'	88.00'	20.18'	26°24'22"	39.29'
C37	63.92'	150.00'	32.45'	24°24'49"	63.43'



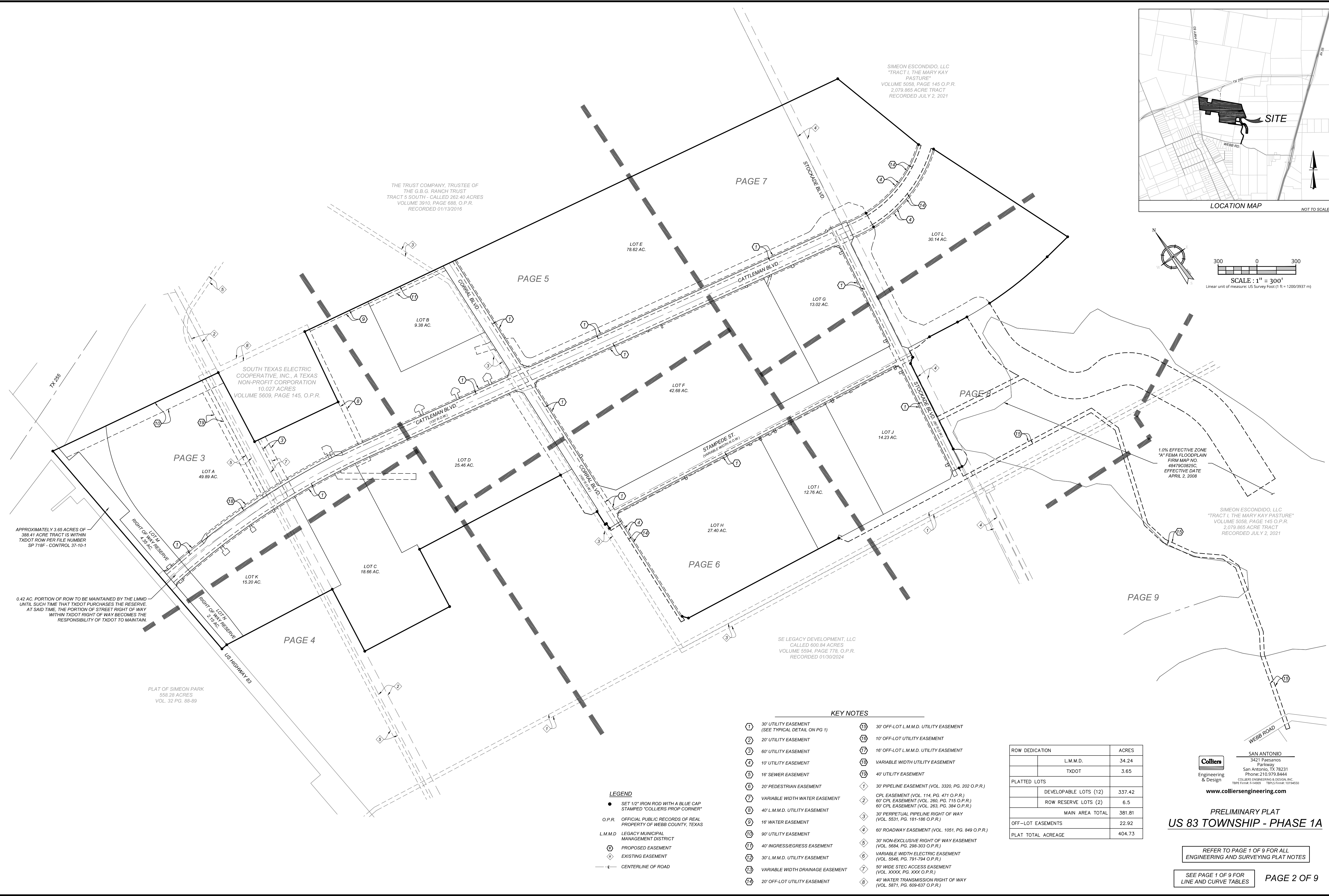
LINE TABLE		
LINE	LENGTH	BEARING
L1	20.00'	S38°00'00"E
L2	80.13'	S6°58'31"W
L3	20.00'	S38°00'00"E
L4	48.98'	S81°49'00"E
L5	3.12'	N82°21'33"W
L6	53.60'	S7°38'27"W
L7	68.65'	N82°21'33"W
L8	122.01'	S85°08'31"W
L9	52.23'	S26°01'53"E
L10	16.95'	S68°31'24"W
L11	20.00'	N81°10'09"W
L12	25.10'	N81°10'09"W
L13	71.54'	S8°59'19"W
L14	30.00'	N7°22'49"E
L15	77.55'	S33°05'15"W
L16	50.06'	N39°46'36"W
L17	34.12'	S3°00'00"W
L18	30.09'	N82°37'11"W
L19	80.00'	N87°00'00"W
L20	20.00'	N3°00'00"E
L21	43.05'	N3°00'00"E
L22	11.85'	N87°00'00"W
L23	116.93'	N3°00'00"E
L24	50.77'	N82°21'33"W
L25	53.91'	S39°40'47"W
L26	48.98'	S84°50'00"W
L27	28.28'	N39°50'33"E
L28	28.28'	N39°06'27"W
L29	52.16'	S52°00'00"W
L30	68.02'	N38°00'00"W
L31	10.00'	N11°00'00"E
L32	130.00'	N11°00'00"E
L33	57.77'	S44°54'56"W
L34	50.01'	S36°45'51"E
L35	55.00'	S81°10'09"E
L36	48.99'	S36°45'51"E
L37	47.61'	N50°19'11"E
L38	43.05'	N3°00'00"E
L39	105.00'	S87°00'00"E
L40	3.07'	S3°00'00"W
L41	11.85'	N87°00'00"E
L42	60.02'	S38°00'00"E
L43	52.16'	N63°10'09"E
L44	62.32'	S36°09'04"E
L45	76.93'	S82°21'33"E
L46	40.00'	S7°38'27"W
L47	30.81'	N5°10'09"W
L48	39.76'	S84°50'00"W
L49	30.81'	S5°10'09"E
L50	25.00'	N5°10'09"W
L51	40.00'	N84°50'00"E
L52	25.00'	S5°10'09"E
L53	43.58'	S79°00'00"E
L54	43.58'	N79°00'00"W
L55	30.00'	S3°07'45"E
L56	54.12'	N65°25'15"E
L57	53.99'	N65°25'15"E
L58	20.00'	N2°24'41"W
L59	38.15'	S5°10'59"E
L60	13.00'	N84°49'01"E
L61	36.51'	S5°10'59"E
L62	46.00'	S84°47'50"W
L63	36.53'	N5°10'59"W
L64	13.00'	N84°49'01"E
L65	40.28'	N5°10'59"W
L66	27.83'	S0°54'46"E
L67	9.00'	N89°05'14"E
L68	30.94'	S0°54'46"E
L69	38.00'	S89°05'14"W
L70	30.94'	S0°54'46"W

LINE TABLE		
LINE	LENGTH	BEARING
L71	9.00'	N89°05'14"E
L72	28.24'	N0°54'46"W
L73	23.34'	S7°38'39"W
L74	16.00'	N81°48'27"W
L75	21.74'	N7°38'39"E
L76	44.50'	N10°56'45"E
L77	17.00'	N79°03'19"W
L78	17.00'	N79°03'19"W
L79	44.50'	N10°56'45"E
L80	17.00'	N79°03'19"W
L81	58.81'	N10°56'45"E
L82	41.38'	S79°03'15"E
L83	31.60'	S34°47'15"E
L84	37.75'	S10°56'45"W
L85	25.00'	N79°03'19"W
L86	43.39'	S10°56'45"W
L87	20.00'	S8°14'40"W
L88	54.12'	S59°35'15"E
L89	30.00'	S8°17'43"W
L90	53.99'	S59°35'15"E
L91	47.63'	N7°50'30"E
L92	19.79'	S10°56'35"W
L93	46.64'	S35°44'21"W
L94	30.00'	S9°56'48"W
L95	42.80'	N10°54'58"E
L96	30.00'	N79°00'00"W
L97	21.98'	N10°54'58"E
L98	38.52'	N61°54'30"E
L99	20.00'	S79°05'02"E
L100	38.28'	S34°05'02"E
L101	19.27'	S10°54'58"W
L102	25.00'	N79°00'00"W
L103	42.80'	S10°54'58"W
L104	46.97'	N10°54'58"E
L105	23.00'	N79°05'02"W
L106	22.20'	N10°54'58"E
L107	35.79'	N68°49'11"E
L108	17.17'	S79°05'02"E
L109	35.56'	S34°07'06"E
L110	22.00'	S10°54'58"W
L111	23.00'	N79°05'02"W
L112	47.01'	S10°54'58"W
L113	36.71'	N10°54'58"E
L114	25.00'	N79°05'02"W
L115	34.77'	N10°54'58"E
L116	45.49'	N71°23'25"E
L117	30.57'	S39°46'39"E
L118	36.42'	S10°54'58"W
L119	18.00'	N79°05'02"W
L120	38.74'	S10°54'58"W
L121	10.00'	S87°00'00"E
L122	14.22'	S3°00'00"W
L123	140.88'	S71°56'37"E
L124	57.00'	S18°02'23"W
L125	104.41'	N71°56'37"W
L126	30.40'	N87°00'00"W
L127	10.00'	N87°00'00"W
L128	10.51'	N3°00'00"E
L129	56.83'	S58°04'42"E
L130	5.72'	N50°17'53"W
L131	99.77'	N70°51'03"E
L132	56.45'	S8°58'31"W
L133	21.44'	S8°58'31"W
L134	41.78'	S29°28'15"W
L135	96.74'	S51°57'59"W
L136	19.15'	S55°16'38"W
L137	16.00'	N34°43'22"W
L138	3.55'	N55°16'38"E
L139	30.00'	N11°00'00"W
L140	10.00'	N79°00'00"W
L141	30.00'	N11°00'00"E
L142	16.62'	S32°58'02"W
L143	16.00'	N57°01'58"W

LINE TABLE		
LINE	LENGTH	BEARING
L144	10.16'	N32°58'02"E
L145	70.18'	N53°30'07"E
L146	1.89'	N11°00'00"E
L147	8.11'	S11°00'00"W
L148	91.93'	S53°30'07"W
L149	20.00'	S11°00'00"W
L150	20.00'	N79°00'00"W
L151	20.00'	N11°00'00"E
L152	30.91'	N81°10'09"W
L153	16.00'	N8°16'00"E
L154	30.91'	S81°10'09"E
L155	30.91'	N81°10'09"W
L156	16.00'	N8°49'51"E
L157	30.91'	S81°10'09"E
L158	26.00'	S27°00'00"E
L159	16.00'	S3°00'00"W
L160	26.00'	N87°00'00"W
L161	29.00'	S7°38'27"W
L162	16.00'	N82°21'33"W
L163	29.00'	N7°38'27"E
L164	10.00'	S7°38'27"W
L165	20.00'	N82°21'33"W
L166	10.00'	N7°38'27"E
L167	8.00'	N82°21'33"W
L168	10.00'	N7°38'27"E
L169	10.00'	S7°38'27"W
L170	20.00'	N82°21'33"W
L171	10.00'	N7°38'27"E
L172	8.00'	N82°21'33"W
L173	10.00'	N7°38'27"E
L174	10.00'	S7°38'27"W
L175	20.00'	N82°21'33"W
L176	10.00'	N7°38'27"E
L177	8.00'	N82°21'33"W
L178	10.00'	N7°38'27"E
L179	10.00'	S7°38'27"W
L180	20.00'	N82°21'33"W
L181	10.00'	N7°38'27"E
L182	8.00'	N82°21'33"W
L183	10.00'	N7°38'27"E
L184	10.00'	S7°38'27"W
L185	20.00'	N82°21'33"W
L186	10.00'	N7°38'27"E
L187	8.00'	N82°21'33"W
L188	10.00'	N7°38'27"E
L189	10.00'	S7°38'27"W
L190	20.00'	N82°21'33"W
L191	10.00'	N7°38'27"E
L192	8.00'	N82°21'33"W
L193	10.00'	N7°38'27"E
L194	10.00'	S7°38'27"W
L195	20.00'	N82°21'33"W
L196	10.00'	N7°38'27"E
L197	8.00'	N82°21'33"W
L198	10.00'	N7°38'27"E
L199	10.00'	S7°38'27"W
L200	20.00'	N82°21'33"W
L201	10.00'	N7°38'27"E
L202	8.00'	N82°21'33"W
L203	10.00'	N7°38'27"E
L204	10.00'	S7°38'27"W
L205	20.00'	N82°21'33"W
L206	10.00'	N7°38'27"E
L207	8.00'	N82°21'33"W
L208	10.00'	N7°38'27"E
L209	10.00'	S7°38'27"W
L210	20.00'	N82°21'33"W
L211	10.00'	N7°38'27"E
L212	8.00'	N82°21'33"W
L213	10.00'	N7°38'27"E
L214	10.00'	S7°38'27"W
L215	20.00'	N82°21'33"W
L216	10.00'	N7°38'27"E
L217	8.00'	N82°21'33"W
L218	10.00'	N7°38'27"E
L219	10.00'	S7°38'27"W
L220	20.00'	N82°21'33"W
L221	10.00'	N7°38'27"E
L222	8.00'	N82°21'33"W
L223	10.00'	N7°38'27"E
L224	10.00'	S7°38'27"W
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L228	10.00'	N7°38'27"E
L229	10.00'	S7°38'27"W
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L488	10.00'	N7°38'27"E
L489	10.00'	S7°38'27"W
L490	20.00'	N82°21'33"W
L491	10.00'	N7°38'27"E
L492	8.00'	N82°21'33"W
L493	10.00'	N7°38'27"E
L494	10.0	



SCALE: 1" = 300'
Linear unit of measure: US Survey Foot (1 ft = 1200/9937 m)



LEGEND
● SET 1/2" IRON ROD WITH A BLUE CAP STAMPED "COLLIERS PROP CORNER"
O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF WEBB COUNTY, TEXAS
L.M.M.D. LEGACY MUNICIPAL MANAGEMENT DISTRICT
⬢ PROPOSED EASEMENT
⬢ EXISTING EASEMENT
— CENTERLINE OF ROAD

KEY NOTES

- 1 30' UTILITY EASEMENT (SEE TYPICAL DETAIL ON PG 1)
- 2 20' UTILITY EASEMENT
- 3 60' UTILITY EASEMENT
- 4 10' UTILITY EASEMENT
- 5 16' SEWER EASEMENT
- 6 20' PEDESTRIAN EASEMENT
- 7 VARIABLE WIDTH WATER EASEMENT
- 8 40' L.M.M.D. UTILITY EASEMENT
- 9 16' WATER EASEMENT
- 10 90' UTILITY EASEMENT
- 11 40' INGRESS/EGRESS EASEMENT
- 12 30' L.M.M.D. UTILITY EASEMENT
- 13 VARIABLE WIDTH DRAINAGE EASEMENT
- 14 20' OFF-LOT UTILITY EASEMENT
- 15 30' OFF-LOT L.M.M.D. UTILITY EASEMENT
- 16 10' OFF-LOT UTILITY EASEMENT
- 17 16' OFF-LOT L.M.M.D. UTILITY EASEMENT
- 18 VARIABLE WIDTH UTILITY EASEMENT
- 19 40' UTILITY EASEMENT
- 1 30' PIPELINE EASEMENT (VOL. 3320, PG. 202 O.P.R.)
- 2 CPL EASEMENT (VOL. 114, PG. 471 O.P.R.)
- 3 60' CPL EASEMENT (VOL. 260, PG. 715 O.P.R.)
- 4 60' CPL EASEMENT (VOL. 263, PG. 384 O.P.R.)
- 5 30' PERPETUAL PIPELINE RIGHT OF WAY (VOL. 5531, PG. 181-186 O.P.R.)
- 6 60' ROADWAY EASEMENT (VOL. 1051, PG. 849 O.P.R.)
- 7 30' NON-EXCLUSIVE RIGHT OF WAY EASEMENT (VOL. 5684, PG. 298-303 O.P.R.)
- 8 VARIABLE WIDTH ELECTRIC EASEMENT (VOL. 5546, PG. 791-794 O.P.R.)
- 9 50' WIDE STEC ACCESS EASEMENT (VOL. XXXX, PG. XXX O.P.R.)
- 10 40' WATER TRANSMISSION RIGHT OF WAY (VOL. 5871, PG. 609-637 O.P.R.)

ROW DEDICATION		ACRES
	L.M.M.D.	34.24
	TXDOT	3.65
PLATTED LOTS		
	DEVELOPABLE LOTS (12)	337.42
	ROW RESERVE LOTS (2)	6.5
MAIN AREA TOTAL		381.81
OFF-LOT EASEMENTS		22.92
PLAT TOTAL ACREAGE		404.73

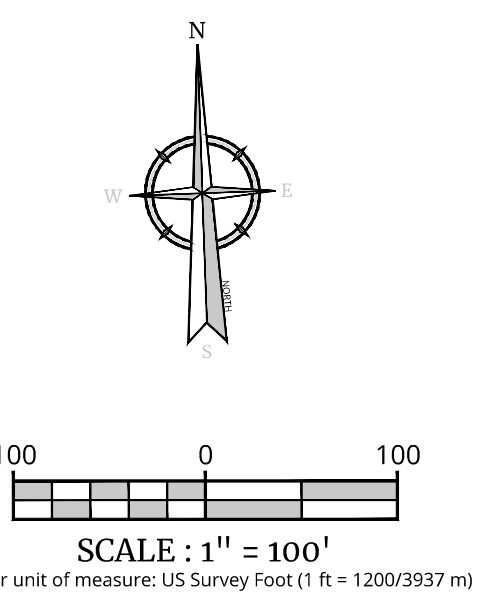
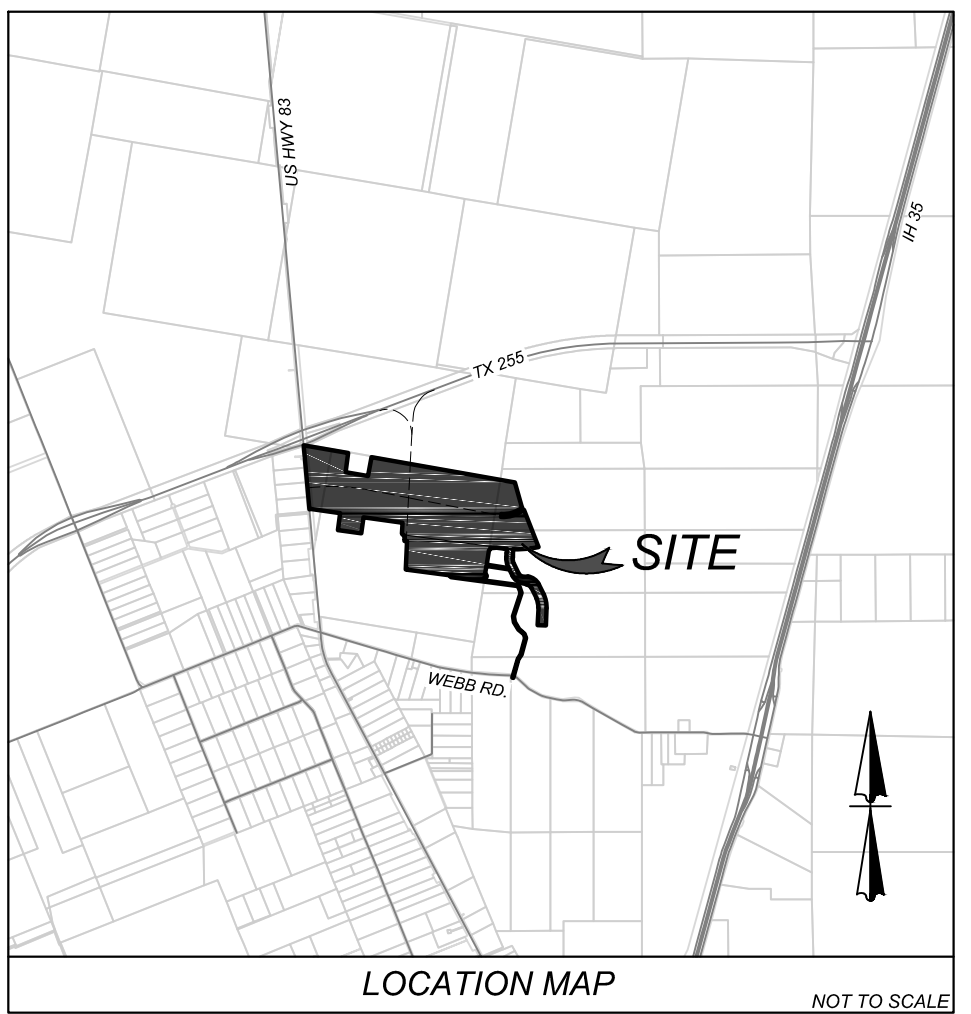
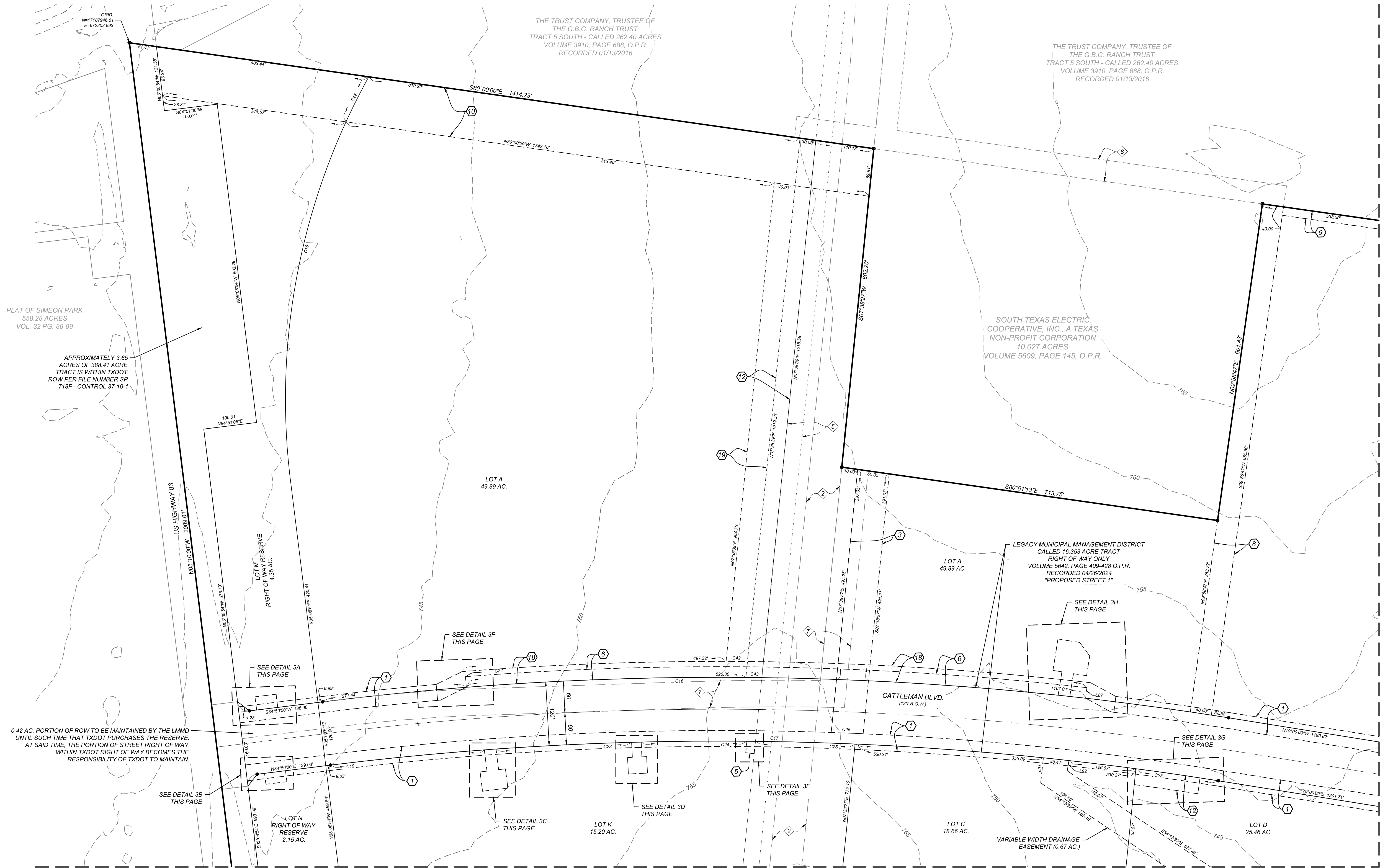
PRELIMINARY PLAT
US 83 TOWNSHIP - PHASE 1A

REFER TO PAGE 1 OF 9 FOR ALL
ENGINEERING AND SURVEYING PLAT NOTES

SEE PAGE 1 OF 9 FOR
LINE AND CURVE TABLES

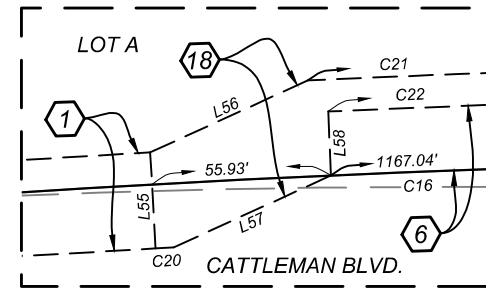
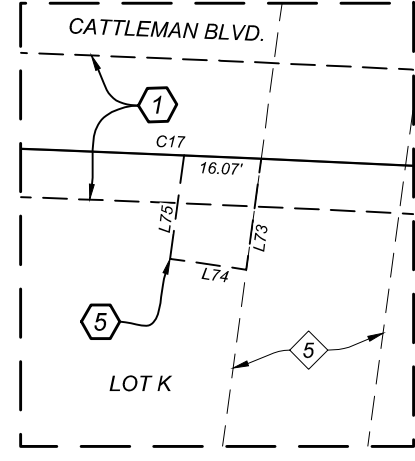
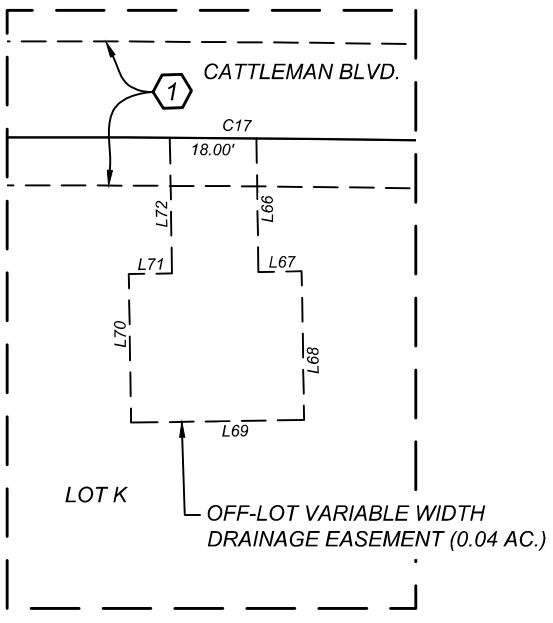
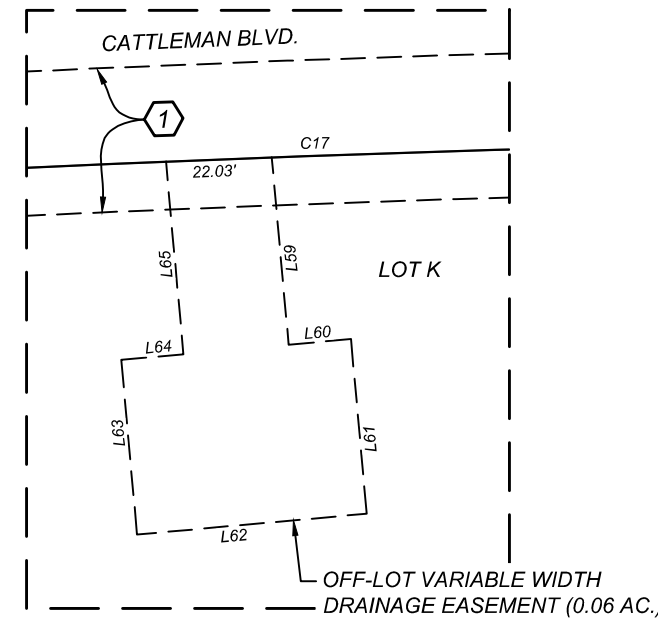
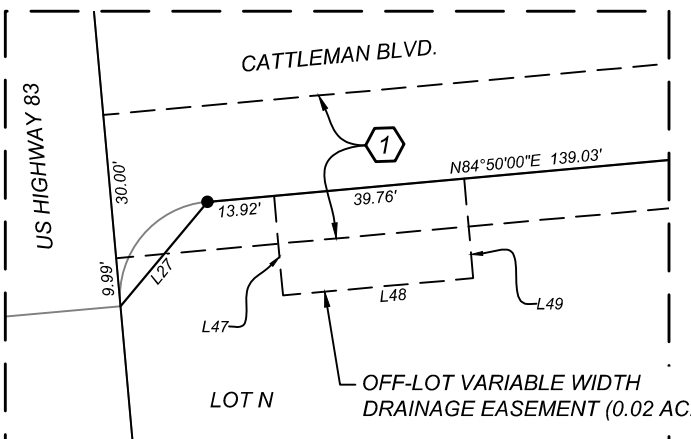
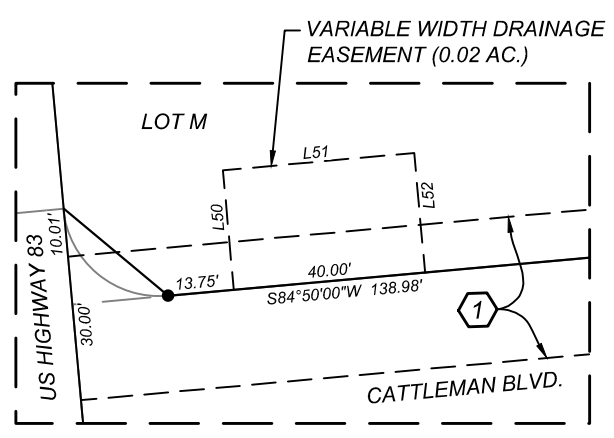
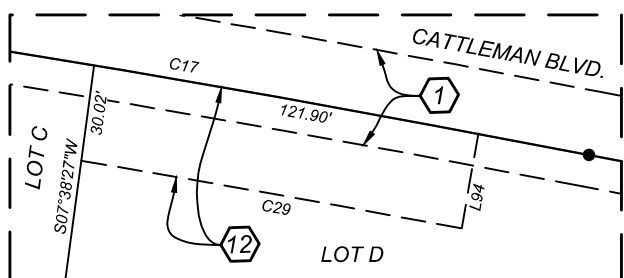
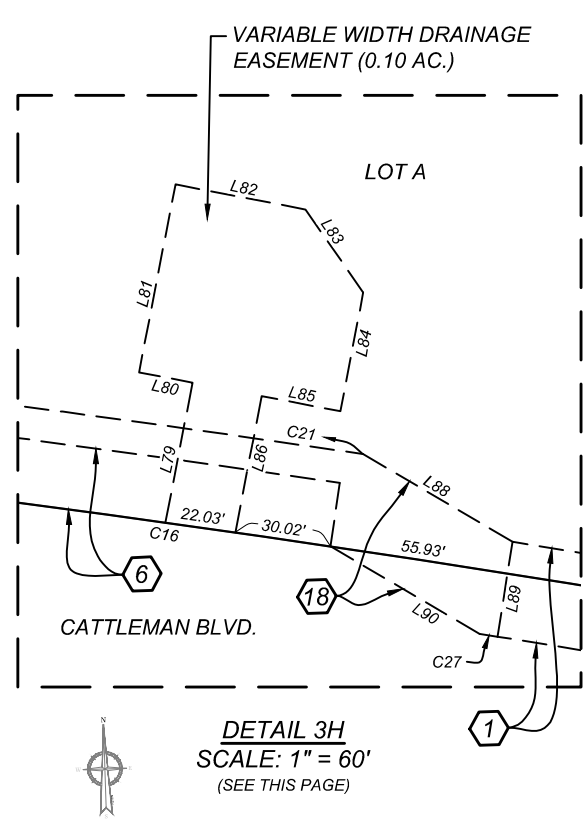
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www.colliersengineering.com



KEY NOTES

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LEGEND

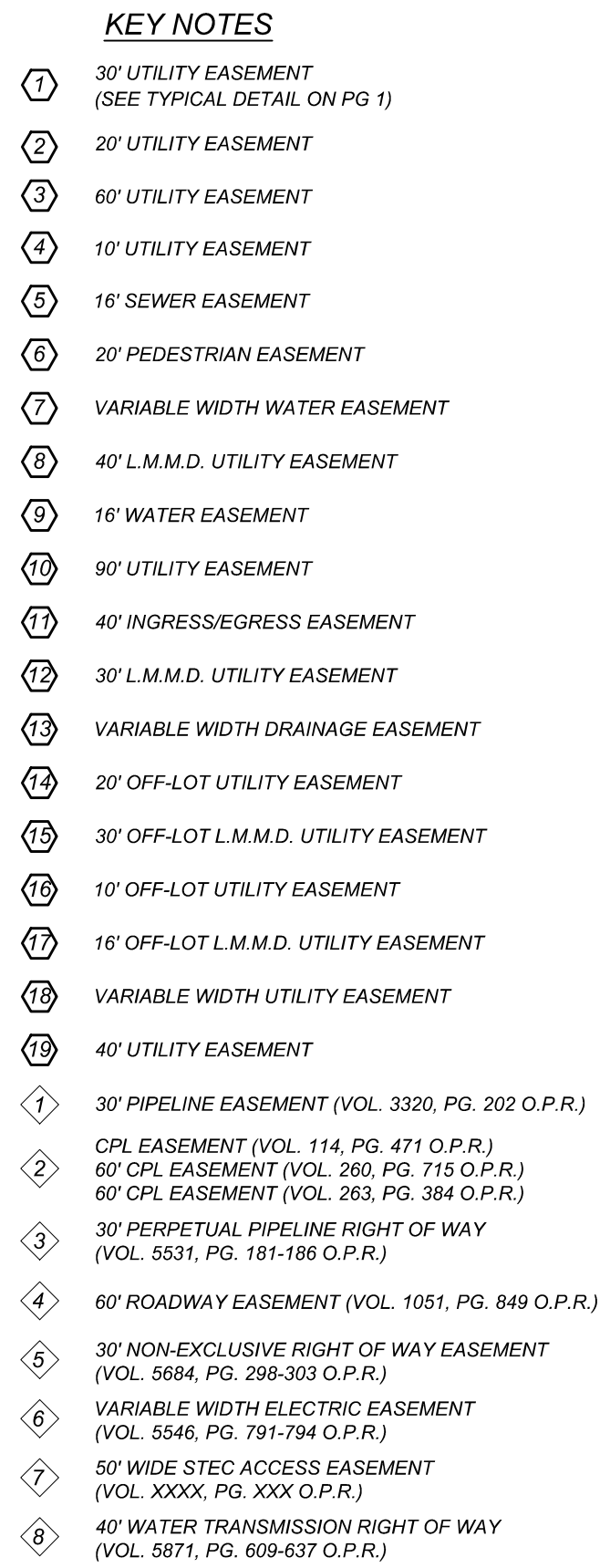
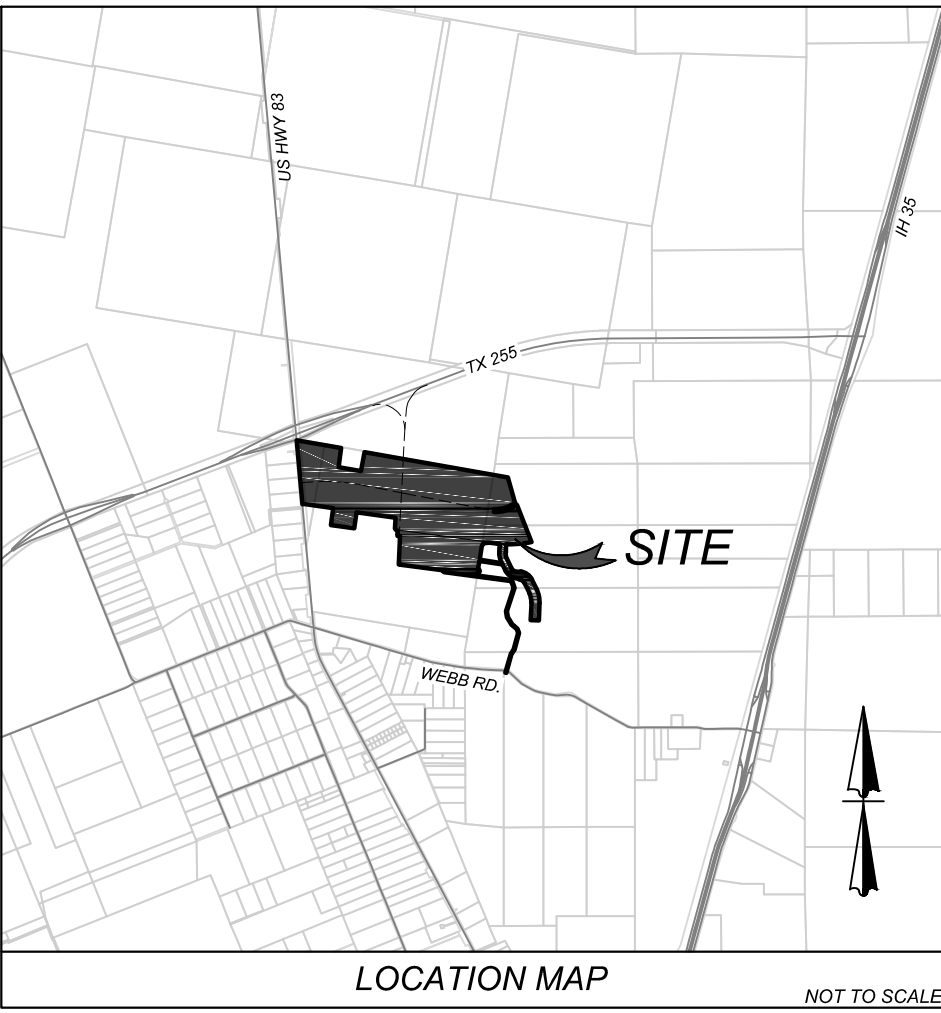
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- O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF WEBB COUNTY, TEXAS
- L.M.M.D. LEGACY MUNICIPAL MANAGEMENT DISTRICT
- PROPOSED EASEMENT
- EXISTING EASEMENT
- CENTERLINE OF ROAD

PRELIMINARY PLAT
US 83 TOWNSHIP - PHASE 1A

REFER TO PAGE 1 OF 9 FOR ALL
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PAGE 3 OF 9



PRELIMINARY PLAT
US 83 TOWNSHIP - PHASE 1A

SEE PAGE 1 OF 9 FOR
LINE AND CURVE TABLES

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LEGEND

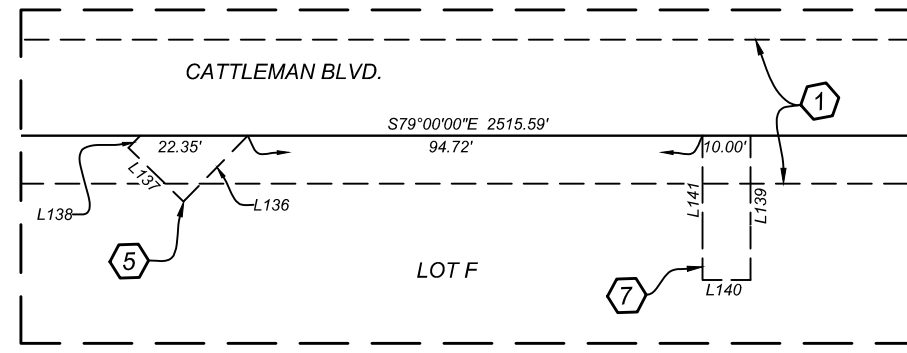
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- P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF WEBB COUNTY, TEXAS
- M.M.D. LEGACY MUNICIPAL MANAGEMENT DISTRICT
- ⬡ PROPOSED EASEMENT
- ◊ EXISTING EASEMENT
- CENTERLINE OF ROAD

MATCHLINE "B" SEE PAGE 3 OF 9

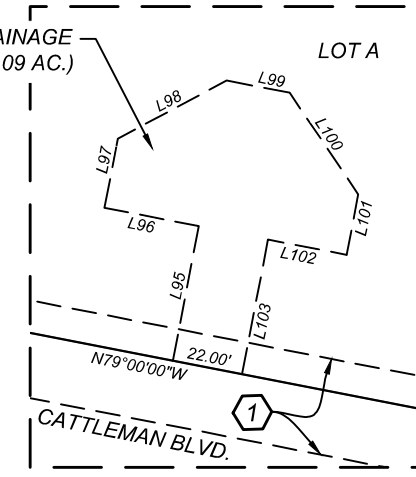
MATCHLINE "C" SEE PAGE 4 OF 9

MATCHLINE "E" SEE PAGE 6 OF 9

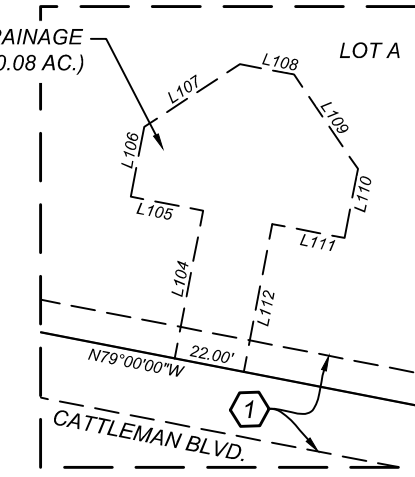
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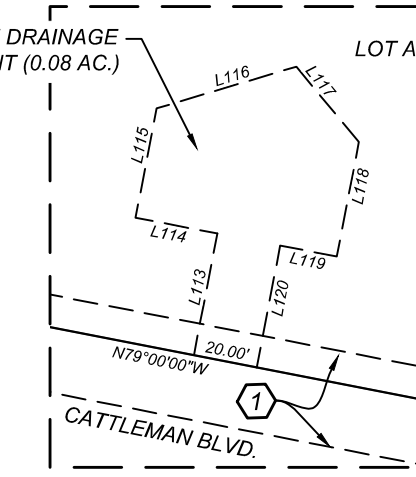
DETAIL 5A
SCALE: 1" = 40'
(SEE THIS PAGE)



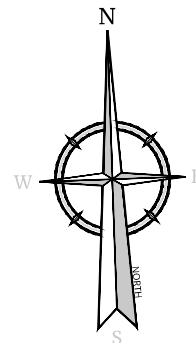
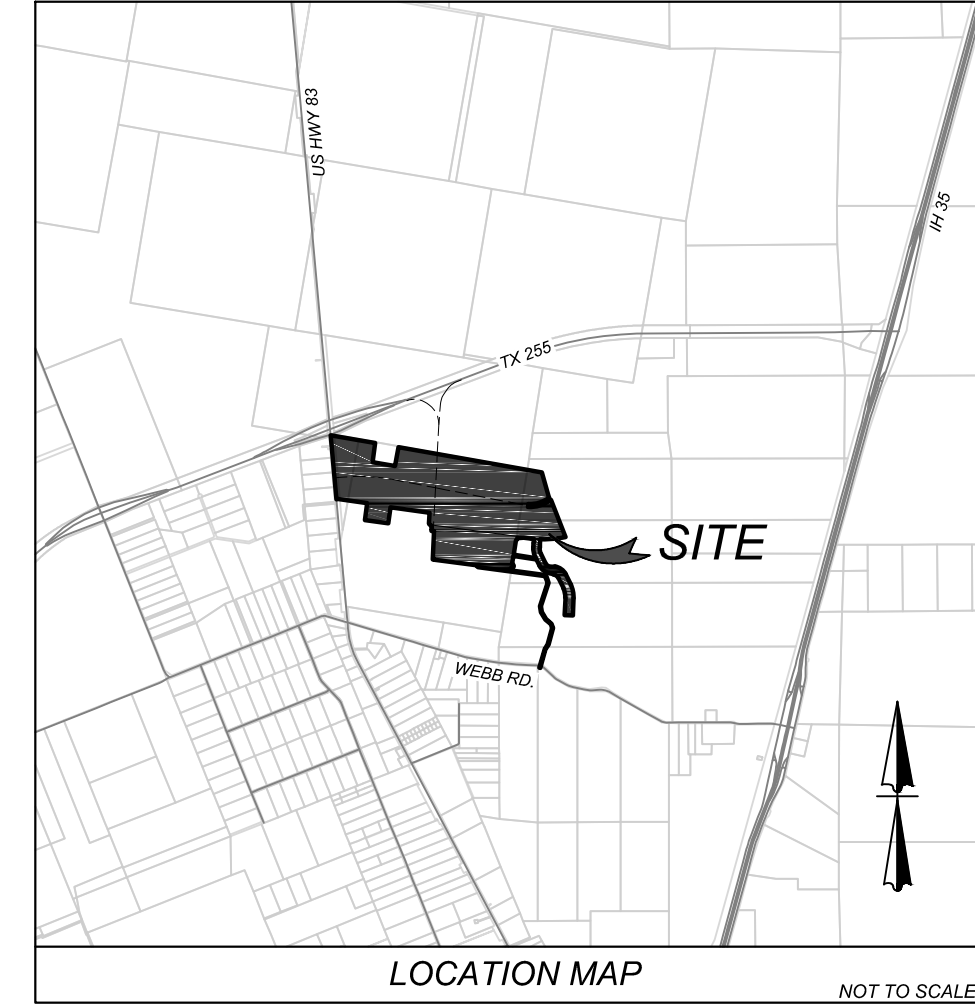
DETAIL 5B
SCALE: 1" = 60'
(SEE THIS PAGE)



DETAIL 5C
SCALE: 1" = 60'
(SEE THIS PAGE)



DETAIL 5D
SCALE: 1" = 60'
(SEE THIS PAGE)



100 0 100
SCALE : 1" = 100'
Linear unit of measure: US Survey Foot (1 ft = 1200/5937 m)

KEY NOTES

- 1 30' UTILITY EASEMENT
(SEE TYPICAL DETAIL ON PG 1)
- 2 20' UTILITY EASEMENT
- 3 60' UTILITY EASEMENT
- 4 10' UTILITY EASEMENT
- 5 16' SEWER EASEMENT
- 6 20' PEDESTRIAN EASEMENT
- 7 VARIABLE WIDTH WATER EASEMENT
- 8 40' L.M.M.D. UTILITY EASEMENT
- 9 16' WATER EASEMENT
- 10 90' UTILITY EASEMENT
- 11 40' INGRESS/EGRESS EASEMENT
- 12 30' L.M.M.D. UTILITY EASEMENT
- 13 VARIABLE WIDTH DRAINAGE EASEMENT
- 14 20' OFF-LOT UTILITY EASEMENT
- 15 30' OFF-LOT L.M.M.D. UTILITY EASEMENT
- 16 10' OFF-LOT UTILITY EASEMENT
- 17 16' OFF-LOT L.M.M.D. UTILITY EASEMENT
- 18 VARIABLE WIDTH UTILITY EASEMENT
- 19 40' UTILITY EASEMENT
- 20 30' PIPELINE EASEMENT (VOL. 3320, PG. 202 O.P.R.)
- 21 CPL EASEMENT (VOL. 114, PG. 471 O.P.R.)
- 22 60' CPL EASEMENT (VOL. 260, PG. 715 O.P.R.)
- 23 60' CPL EASEMENT (VOL. 263, PG. 384 O.P.R.)
- 24 30' PERPETUAL PIPELINE RIGHT OF WAY
(VOL. 5531, PG. 181-186 O.P.R.)
- 25 60' ROADWAY EASEMENT (VOL. 1051, PG. 849 O.P.R.)
- 26 30' NON-EXCLUSIVE RIGHT OF WAY EASEMENT
(VOL. 5584, PG. 289-303 O.P.R.)
- 27 VARIABLE WIDTH ELECTRIC EASEMENT
(VOL. 5546, PG. 791-794 O.P.R.)
- 28 50' WIDE STEC ACCESS EASEMENT
(VOL. XXXX, PG. XXX O.P.R.)
- 29 40' WATER TRANSMISSION RIGHT OF WAY
(VOL. 5871, PG. 609-637 O.P.R.)

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San Antonio, TX 78250
www.colliersengineering.com

PRELIMINARY PLAT US 83 TOWNSHIP - PHASE 1A

REFER TO PAGE 1 OF 9 FOR ALL
ENGINEERING AND SURVEYING PLAT NOTES

SEE PAGE 1 OF 9 FOR
LINE AND CURVE TABLES

PAGE 5 OF 9

LEGEND

- SET 1/2" IRON ROD WITH A BLUE CAP
STAMPED "COLLIERS PROP CORNER"

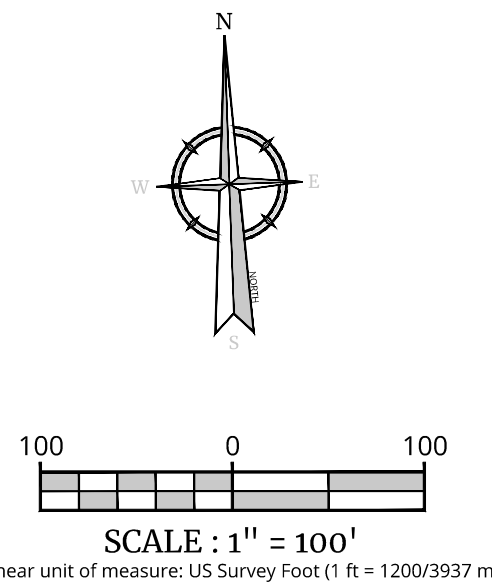
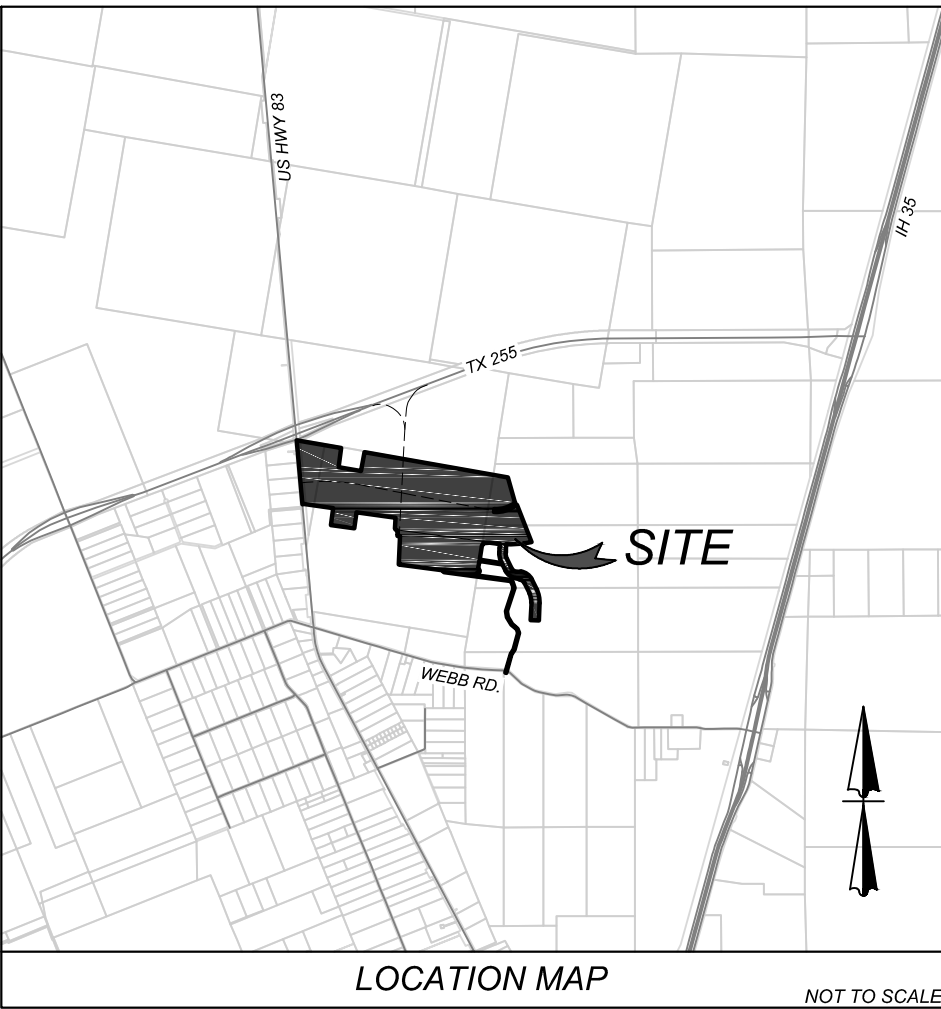
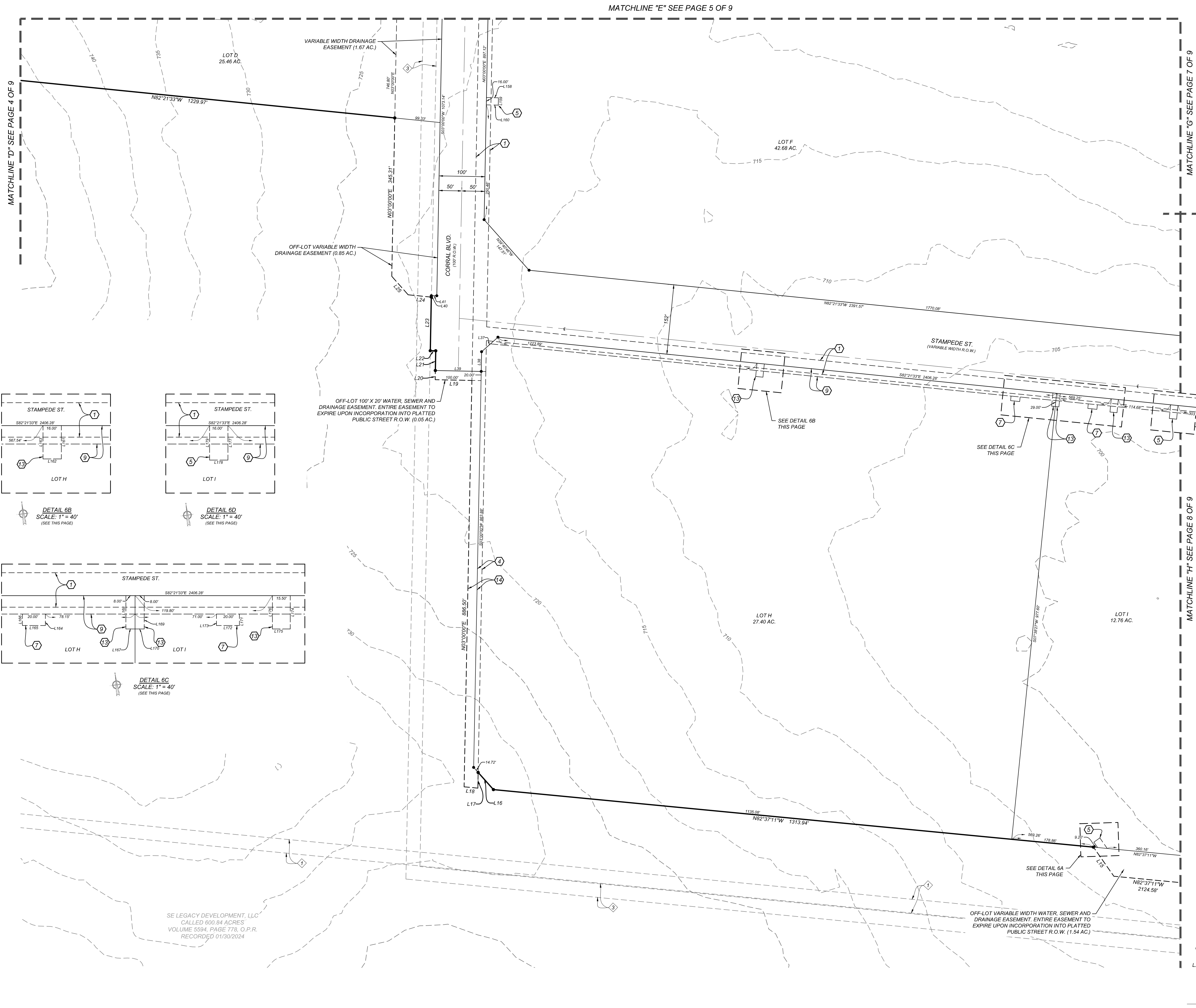
O.P.R. OFFICIAL PUBLIC RECORDS OF REAL
PROPERTY OF WEBB COUNTY, TEXAS

L.M.M.D. LEGACY MUNICIPAL
MANAGEMENT DISTRICT

PROPOSED EASEMENT

EXISTING EASEMENT

CENTERLINE OF ROAD



KEY NOTES

- 30' UTILITY EASEMENT (SEE TYPICAL DETAIL ON PG 1)
- 20' UTILITY EASEMENT
- 60' UTILITY EASEMENT
- 10' UTILITY EASEMENT
- 16' SEWER EASEMENT
- 20' PEDESTRIAN EASEMENT
- VARIABLE WIDTH WATER EASEMENT
- 40' L.M.M.D. UTILITY EASEMENT
- 16' WATER EASEMENT
- 90' UTILITY EASEMENT
- 40' INGRESS/EGRESS EASEMENT
- 30' L.M.M.D. UTILITY EASEMENT
- VARIABLE WIDTH DRAINAGE EASEMENT
- 20' OFF-LOT UTILITY EASEMENT
- 30' OFF-LOT L.M.M.D. UTILITY EASEMENT
- 10' OFF-LOT UTILITY EASEMENT
- 16' OFF-LOT L.M.M.D. UTILITY EASEMENT
- VARIABLE WIDTH UTILITY EASEMENT
- 40' UTILITY EASEMENT
- 30' PIPELINE EASEMENT (VOL. 3320, PG. 202 O.P.R.)
- CPL EASEMENT (VOL. 114, PG. 471 O.P.R.)
- 60' CPL EASEMENT (VOL. 260, PG. 715 O.P.R.)
- 60' CPL EASEMENT (VOL. 263, PG. 384 O.P.R.)
- 30' PERPETUAL PIPELINE RIGHT OF WAY (VOL. 5531, PG. 181-186 O.P.R.)
- 60' ROADWAY EASEMENT (VOL. 1051, PG. 849 O.P.R.)
- 30' NON-EXCLUSIVE RIGHT OF WAY EASEMENT (VOL. 5684, PG. 288-303 O.P.R.)
- VARIABLE WIDTH ELECTRIC EASEMENT (VOL. 5546, PG. 791-794 O.P.R.)
- 50' WIDE STEC ACCESS EASEMENT (VOL. XXXX, PG. XXX O.P.R.)
- 40' WATER TRANSMISSION RIGHT OF WAY (VOL. 5871, PG. 609-637 O.P.R.)

LEGEND

- SET 1/2" IRON ROD WITH A BLUE CAP STAMPED "COLLIERS PROP CORNER"
- O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF WEBB COUNTY, TEXAS
- L.M.M.D. LEGACY MUNICIPAL MANAGEMENT DISTRICT
- PROPOSED EASEMENT
- EXISTING EASEMENT
- CENTERLINE OF ROAD

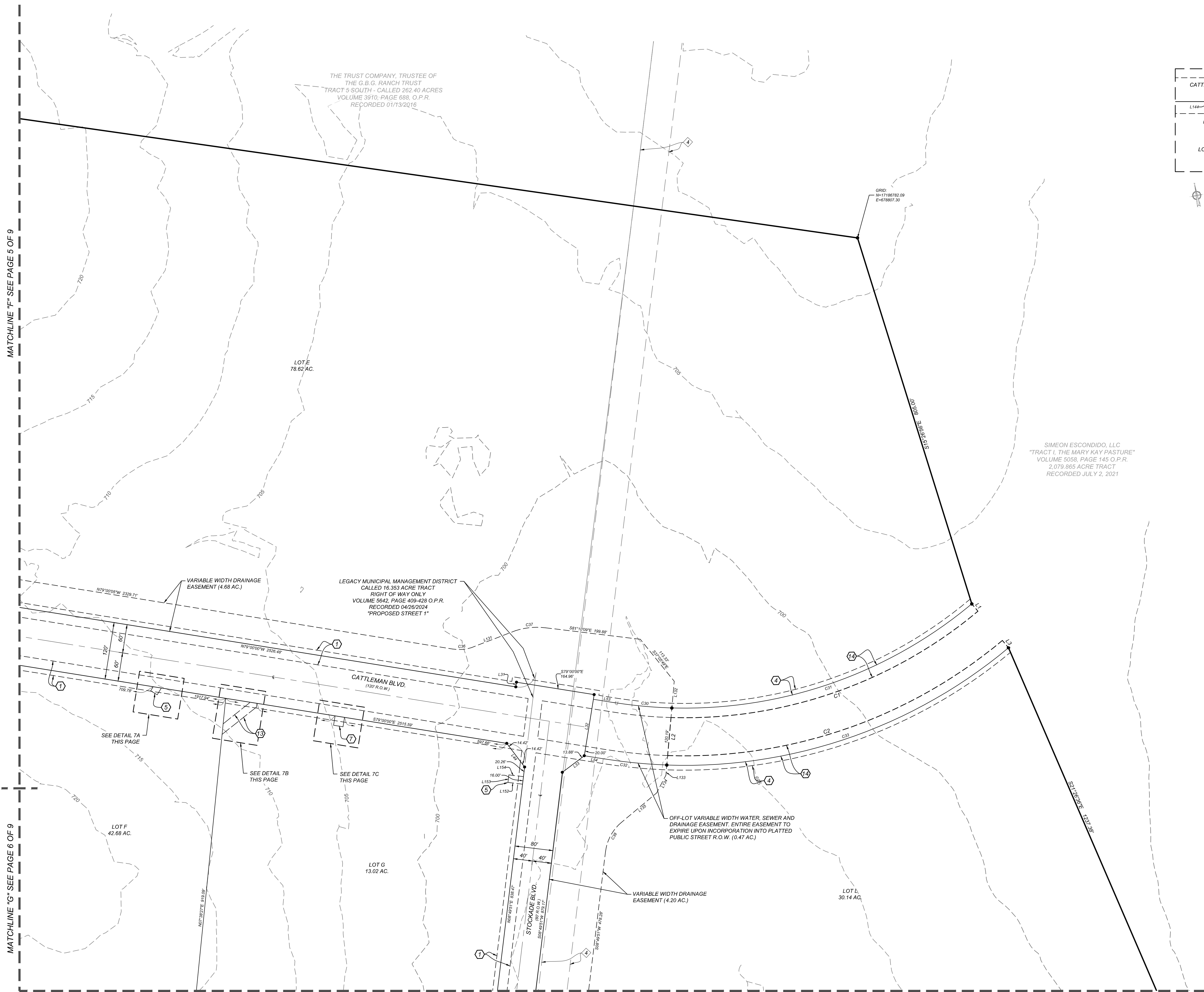
PRELIMINARY PLAT
US 83 TOWNSHIP - PHASE 1A

REFER TO PAGE 1 OF 9 FOR ALL
ENGINEERING AND SURVEYING PLAT NOTES

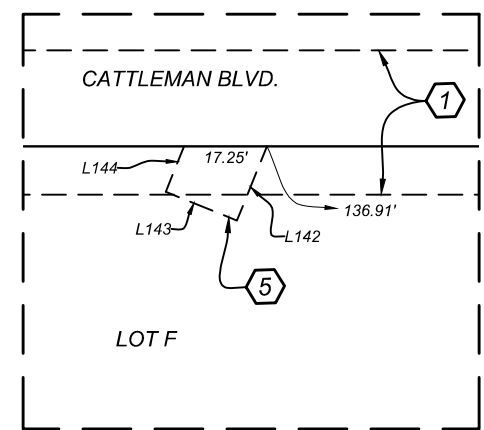
SEE PAGE 1 OF 9 FOR
LINE AND CURVE TABLES

MATCHLINE "F" SEE PAGE 5 OF 9

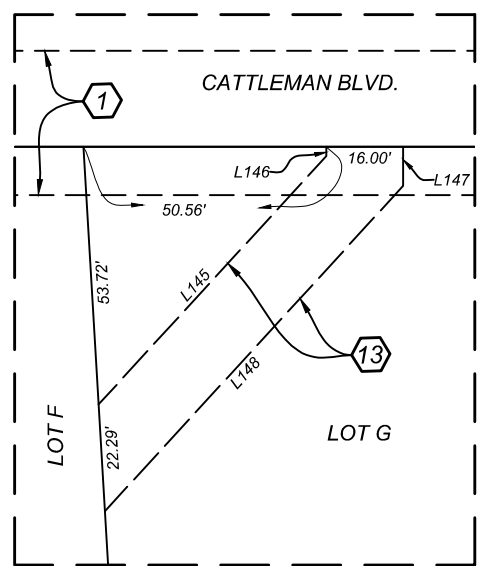
MATCHLINE "G" SEE PAGE 6 OF 9



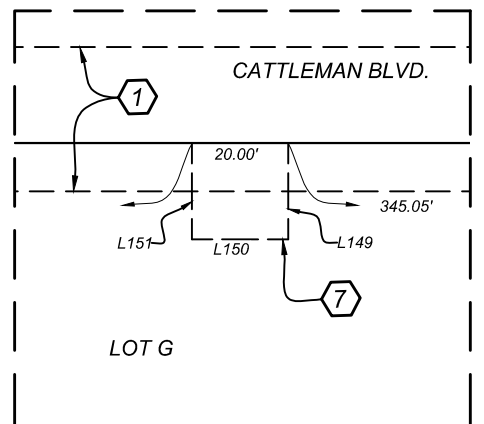
MATCHLINE "I" SEE PAGE 8 OF 9



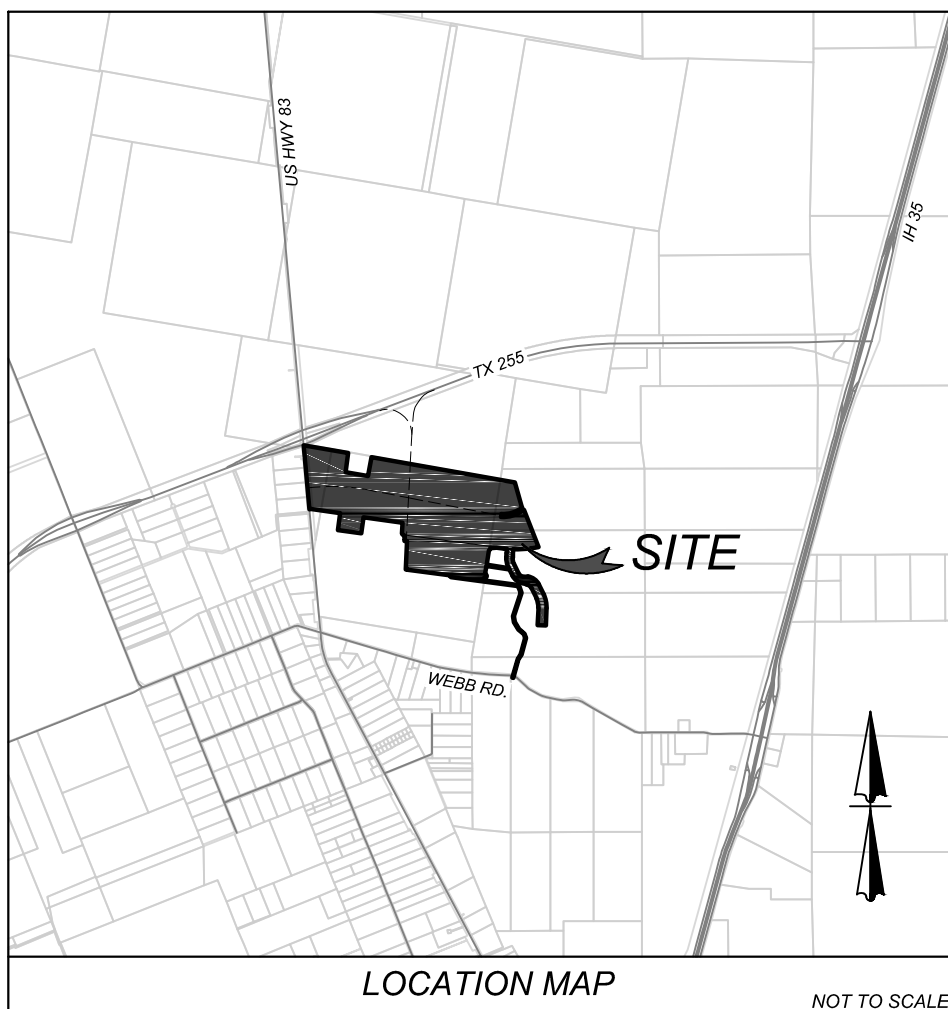
DETAIL 7A
SCALE: 1" = 40'
(SEE THIS PAGE)



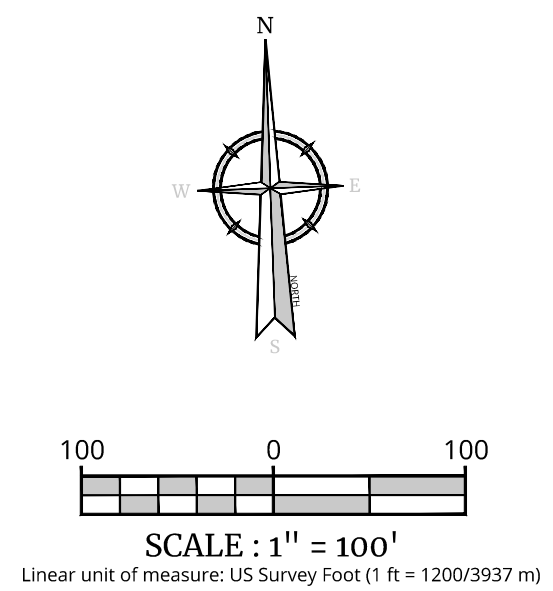
DETAIL 7B
SCALE: 1" = 40'
(SEE THIS PAGE)



DETAIL 7C
SCALE: 1" = 40'
(SEE THIS PAGE)



LOCATION MAP
NOT TO SCALE



KEY NOTES

- ① 30' UTILITY EASEMENT (SEE TYPICAL DETAIL ON PG 1)
- ② 20' UTILITY EASEMENT
- ③ 60' UTILITY EASEMENT
- ④ 10' UTILITY EASEMENT
- ⑤ 16' SEWER EASEMENT
- ⑥ 20' PEDESTRIAN EASEMENT
- ⑦ VARIABLE WIDTH WATER EASEMENT
- ⑧ 40' L.M.M.D. UTILITY EASEMENT
- ⑨ 16' WATER EASEMENT
- ⑩ 90' UTILITY EASEMENT
- ⑪ 40' INGRESS/EGRESS EASEMENT
- ⑫ 30' L.M.M.D. UTILITY EASEMENT
- ⑬ VARIABLE WIDTH DRAINAGE EASEMENT
- ⑭ 20' OFF-LOT UTILITY EASEMENT
- ⑮ 30' OFF-LOT L.M.M.D. UTILITY EASEMENT
- ⑯ 10' OFF-LOT UTILITY EASEMENT
- ⑰ 16' OFF-LOT L.M.M.D. UTILITY EASEMENT
- ⑱ VARIABLE WIDTH UTILITY EASEMENT
- ⑲ 40' UTILITY EASEMENT
- ① PIPELINE EASEMENT (VOL. 3320, PG. 202 O.P.R.)
- ② CPL EASEMENT (VOL. 114, PG. 471 O.P.R.)
60' CPL EASEMENT (VOL. 260, PG. 715 O.P.R.)
60' CPL EASEMENT (VOL. 263, PG. 384 O.P.R.)
- ③ 30' PERPETUAL PIPELINE RIGHT OF WAY (VOL. 5531, PG. 181-186 O.P.R.)
- ④ 60' ROADWAY EASEMENT (VOL. 1051, PG. 849 O.P.R.)
- ⑤ 30' NON-EXCLUSIVE RIGHT OF WAY EASEMENT (VOL. 5684, PG. 289-303 O.P.R.)
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- ⑦ 50' WIDE STEC ACCESS EASEMENT (VOL. XXXX, PG. XXX O.P.R.)
- ⑧ 40' WATER TRANSMISSION RIGHT OF WAY (VOL. 5871, PG. 609-637 O.P.R.)

LEGEND

- SET 1/2" IRON ROD WITH A BLUE CAP STAMPED "COLLIERS PROP CORNER"

O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF WEBB COUNTY, TEXAS

L.M.M.D. LEGACY MUNICIPAL MANAGEMENT DISTRICT

⑤ PROPOSED EASEMENT

④ EXISTING EASEMENT

—+— CENTERLINE OF ROAD

PRELIMINARY PLAT
US 83 TOWNSHIP - PHASE 1A

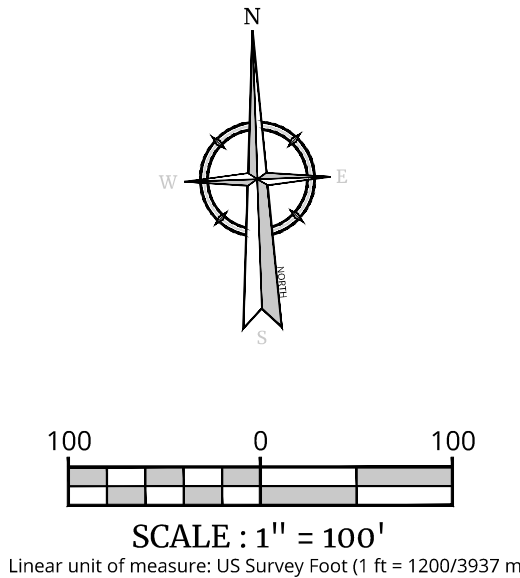
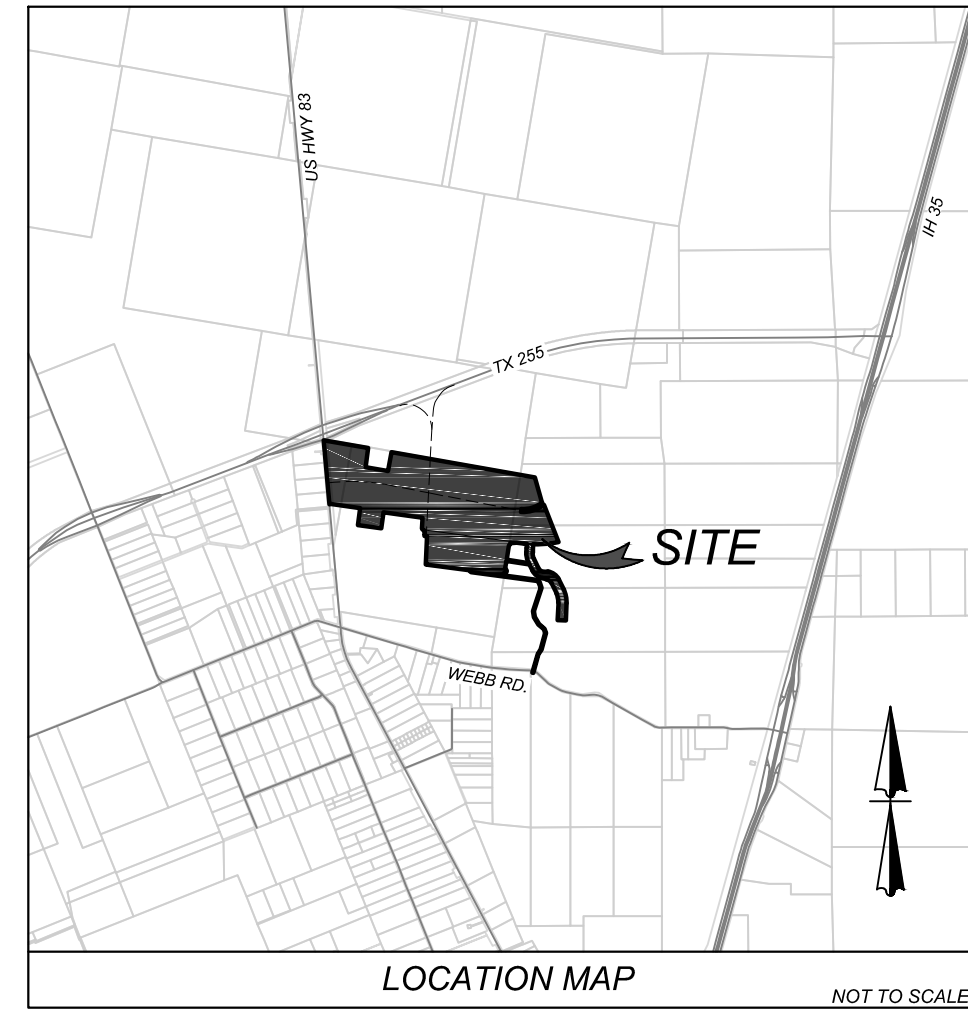
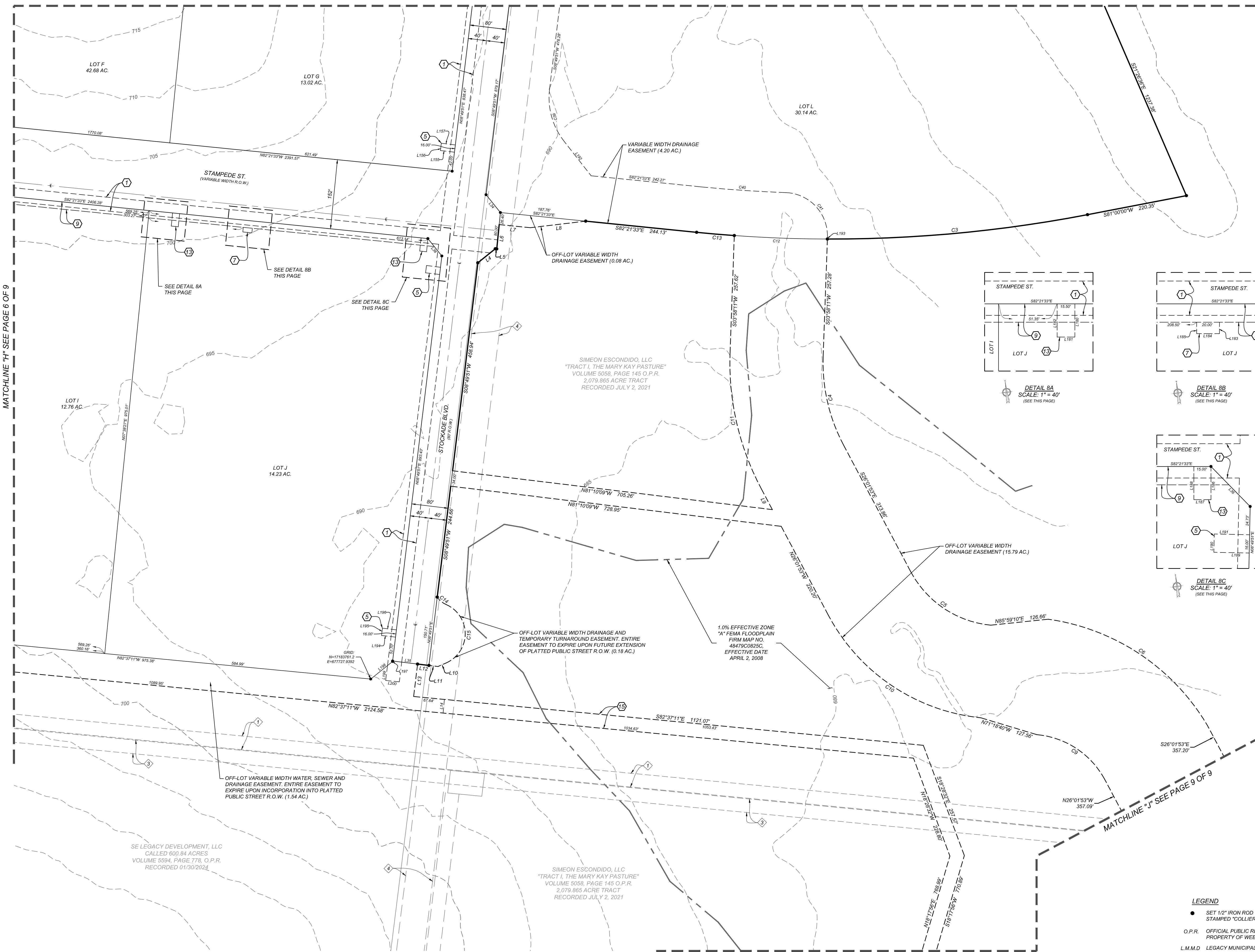
REFER TO PAGE 1 OF 9 FOR ALL
ENGINEERING AND SURVEYING PLAT NOTES

SEE PAGE 1 OF 9 FOR
LINE AND CURVE TABLES

PAGE 7 OF 9

MATCHLINE "H" SEE PAGE 6 OF 9

MATCHLINE "I" SEE PAGE 7 OF 9



KEY NOTES

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- 29 40' WATER TRANSMISSION RIGHT OF WAY (VOL. 5871, PG. 609-637 O.P.R.)

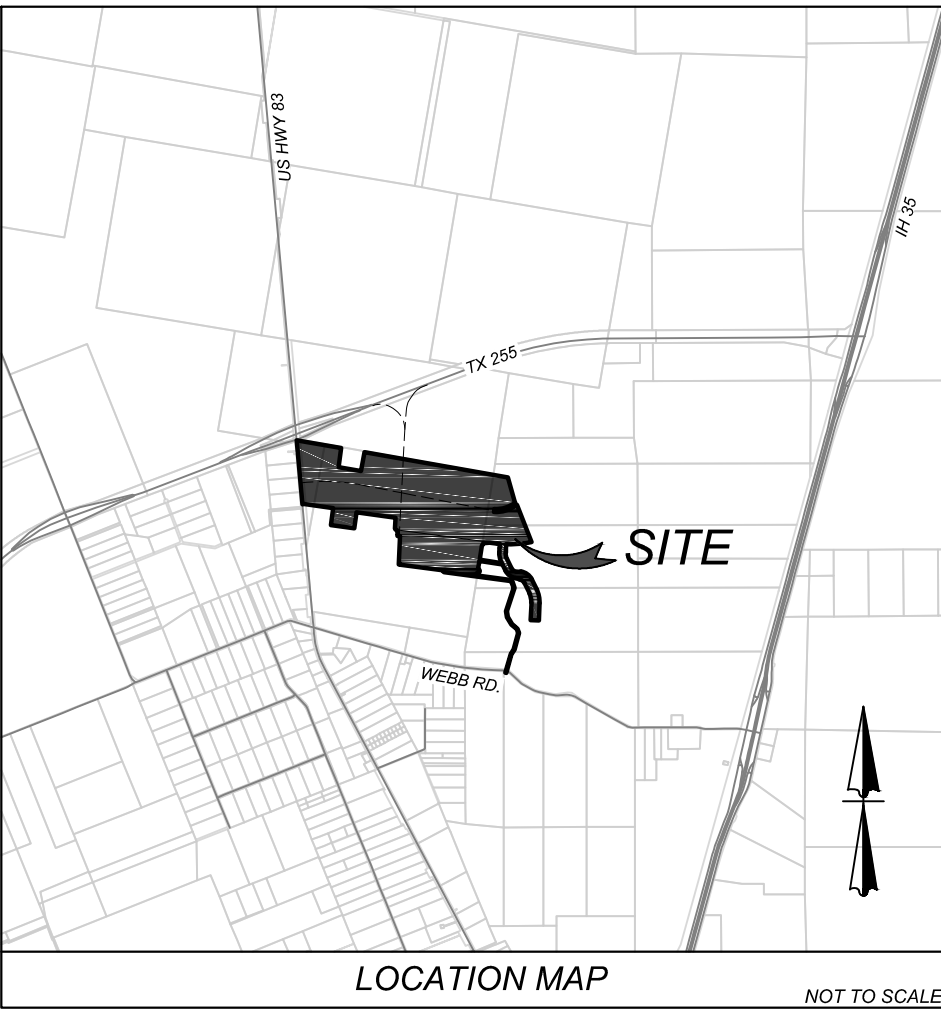
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Engineering & Design
COLLIERS ENGINEERING & DESIGN, INC.
10801 FORT LAUDERDALE BLVD., SUITE 100
FORT LAUDERDALE, FL 33304

PRELIMINARY PLAT
US 83 TOWNSHIP - PHASE 1A

REFER TO PAGE 1 OF 9 FOR ALL
ENGINEERING AND SURVEYING PLAT NOTES

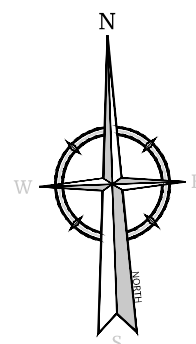
SEE PAGE 1 OF 9 FOR
LINE AND CURVE TABLES

- LEGEND**
- SET 1/2" IRON ROD WITH A BLUE CAP STAMPED "COLLIERS PROP CORNER"
 - O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF WEBB COUNTY, TEXAS
 - L.M.M.D. LEGACY MUNICIPAL MANAGEMENT DISTRICT
 - PROPOSED EASEMENT
 - EXISTING EASEMENT
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LEGEND

- SET 1/2" IRON ROD WITH A BLUE CAP
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- O.P.R. OFFICIAL PUBLIC RECORDS OF REAL
PROPERTY OF WEBB COUNTY, TEXAS
- L.M.M.D. LEGACY MUNICIPAL
MANAGEMENT DISTRICT
- ⬡ PROPOSED EASEMENT
- ⬢ EXISTING EASEMENT
- CENTERLINE OF ROAD



100 0 100
SCALE : 1" = 100'
Linear unit of measure: US Survey Foot (1 ft = 1200/5937 m)

KEY NOTES

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PRELIMINARY PLAT
US 83 TOWNSHIP - PHASE 1A

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LINE AND CURVE TABLES

PAGE 9 OF 9