

METES AND BOUNDS

A 8.23 ACRE TRACT OUT OF A 39.84 ACRE TRACT OF LAND OUT OF A 213.374 ACRE TRACT OUT OF SHARE 1, ESPIRITU SANTO GRANT, CAMERON COUNTY, TEXAS; CONVEYED TO HACIENDA LAKE VIEW, INC. A TEXAS CORPORATION, ON MAY 3, 2006, AS PER VOLUME 12669, PAGE 129, OFFICIAL RECORDS OF CAMERON COUNTY, TEXAS, SAVE AND EXCEPT 0.693 ACRE TRACT OF LAND CONVEYED TO THE CITY OF BROWNSVILLE AS PER GENERAL WARRANTY DEED RECORDED IN VOLUME 14007, PAGE 141, OFFICIAL RECORDS, CAMERON COUNTY, TEXAS AND A PORTION NW OF SAID 0.693 ACRE TRACT OF LAND.

COMMENCING AT A ALUMINUM DISK STAMPED WITH M&R, INC. AT THE NORTHWEST CORNER OF LOT 2, BLOCK 1, MACHINERY PLAZA SUBDIVISION, AS RECORDED IN CABINET 1, SLOT 1035-A, CAMERON COUNTY MAP RECORDS; AND ALSO BEING PLACE OF BEGINNING

THENCE, ALONG THE WEST BOUNDARY LINE OF SAID LOT 2, BLOCK 1, SOUTH 43 DEG. 48 MIN. 18 SEC. SOUTH, A DISTANCE OF 521.58 FEET, TO A POINT ON THE NORTH RIGHT OF WAY LINE OF US 77/83, AND SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, ALONG SAID NORTH RIGHT OF WAY LINE, NORTH 45 DEG. 11 MIN. 42 SEC. WEST, A DISTANCE 50.00 FEET, TO THE SOUTHEASTERN MOST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, LEAVING THE RIGHT OF WAY OF US 77/83, SOUTH 43 DEG. 48 MIN. 18 MIN. WEST A DISTANCE OF 521.58 FEET, TO A CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 46 DEG. 11 MIN. 42 SEC WEST, A DISTANCE OF 440.67 FEET, FOR THE WESTERMOST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 949.57 FEET WITH A CENTRAL ANGLE OF 3 DEG. 12 MIN. 25 SEC., AN ARC DISTANCE OF 53.15 FEET (CH=NORTH 21 DEG. 37 MIN. 14 SEC. EAST, A DISTANCE OF 53.14 FEET), TO A 1/2 INCH IRON PIN SET, FOR A POINT ON THE WEST LINE OF THE TRACT HEREIN DESCRIBED;

THENCE, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 940.93' FEET, AN ARC DISTANCE OF 288.93 FEET (CH=NORTH 11 DEG. 13 MIN. 12 SEC. EAST, A DISTANCE OF 287.79 FEET), TO A CONCRETE MONUMENT SET, FOR THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, ALONG THE NORTH LINE OF THE TRACT HEREIN DESCRIBED, SOUTH 87 DEG. 34 MIN. 36 SEC. WEST, A DISTANCE OF 100.00 FEET, TO A 1/2 INCH IRON PIN SET, FOR A POINT ON THE TRACT HEREIN DESCRIBED;

THENCE, CONTINUING ALONG THE NORTH LINE OF THE TRACT HEREIN DESCRIBED, NORTH 79 DEG. 40 MIN. 19 SEC. EAST, A DISTANCE OF 51.20 FEET, TO A 1/2 INCH IRON PIN SET, FOR A POINT ON THE TRACT HEREIN DESCRIBED;

THENCE, ALONG THE NORTH LINE OF THE TRACT HEREIN DESCRIBED, SOUTH 83 DEG. 18 MIN. 58 SEC. EAST, A DISTANCE OF 405.48 FEET, TO A CONCRETE MONUMENT SET, FOR NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, ALONG THE EAST LINE OF THE TRACT HEREIN DESCRIBED, SOUTH 06 DEG. 41 MIN. 02 SEC. WEST, A DISTANCE OF 807.67 FEET, TO A 1/2 INCH IRON PIN FOUND AT THE NORTHEAST CORNER OF LOT 1, BLOCK 1, MACHINERY PLAZA SUBDIVISION AND CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 46 DEG. 11 MIN. 42 SEC, A DISTANCE OF 250.00 FEET, TO THE POINT OF BEGINNING.

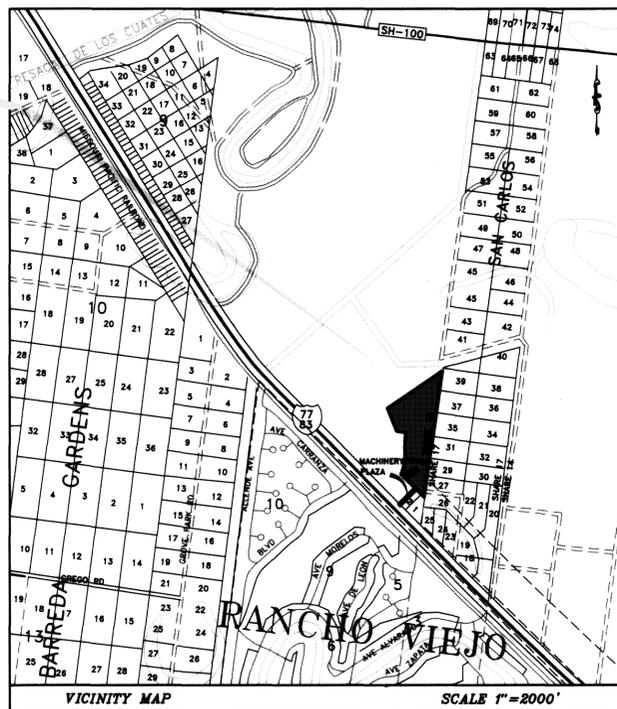
CONTAINING 8.22 ACRES OF LAND, MORE OR LESS.

ALL DISTANCES ARE IN DECIMAL FEET THEREOF

NOTES:

1. BASIS OF BEARING: MACHINERY PLAZA SUBDIVISION, CABINET 1, SLOT 1035-A, M.R.C.C.T.
 2. BENCHMARK USED IS TEXAS DEPARTMENT OF TRANSPORTATION LOCATED AT THE INTERSECTION OF THE DRAINAGE DITCH ON NORTHSIDE OF THIS TRACT WITH THE WEST EDGE OF PAVEMENT OF THE SOUTHBOUND FRONTAGE ROAD OF EXPRESSWAY 77/83; A TXDOT BRAS CAP ON THE CONCRETE HEADWALL STAMPED ELEVATION 33.99'.
 3. THIS TRACT LIES IN FLOOD ZONE "C", AREAS OF MINIMAL FLOODING AS PER F.I.R.M. FEDERAL INSURANCE RATE MAP OF COMMUNITY NO. 480101, PANEL NO. 025 B, EFFECTIVE SEPTEMBER 15, 1985.
 4. PROPOSED FINISHED FLOOR SHALL BE A MINIMUM OF 18" ABOVE NATURAL GROUND OR ELEVATION 32.00; WHICHEVER IS GREATER.
 5. SETBACKS: 10' FRONT, 5' BACK AND 5' SIDES. BLOCK 2 SHALL BE TOWNHOUSE LOTS AND SIDE SETBACK SHALL BE 0' WITH COMMON WALL W/ 4 HR FIRE RATED WALL AS PER APPROVED PDD NO. 2710. "SETBACKS SHALL COMPLY WITH CITY ORDINANCE"
 6. NO MORE THAN ONE SINGLE FAMILY DWELLING SHALL BE LOCATED ON EACH LOT.
 7. EAST RIO HONDO WATER SUPPLY CORPORATION UTILITY EASEMENT SHALL BE KEPT CLEAR FENCE, BUILDING, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH OPERATION AND MAINTENANCE OF THE ERHWSO UTILITIES.
- 5.) * * * DENOTES 1/2 INCH IRON PIN W/YELLOW PLASTIC CAP STAMPED **

PROJECT LOCATION



**STATE OF TEXAS
COUNTY OF CAMERON**

Known to all men by this Presents, that Hacienda Lake View, Inc., a Texas Limited partnership, owners of the land on which is located LAGO BELLO SUBDIVISION, SECTION 1, have caused same to be subdivided as shown herein, and do hereby confirm and adopt this plat of LAGO BELLO SUBDIVISION, SECTION 1, and further do hereby dedicate the easements and right-of-ways for the purpose shown hereon.

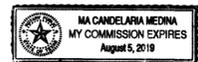
Paolo Alfieri Date 6-7-2017
Hacienda Lake View, Inc.

**STATE OF TEXAS
COUNTY OF CAMERON**

This instrument was acknowledged before me on 6/7/2017 by Paolo Alfieri, owner of Hacienda Lake View, Inc., who acknowledged to me that he executed the same for the purpose therein expressed, in the capacity therein stated, and as the act and deed of said company.

Given under my hand and seal of office this 7th day of June 2017.

Ma. Candalaria Medina
Notary Public State of Texas



3622

SURVEYOR'S CERTIFICATION

I DANIEL ORIVE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINT OF REFERENCE HAVE BEEN MARKED WITH SUITABLE PERMANENT MONUMENTS OF THE SIZE AND TYPE NOTED; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST ORIGINAL SURVEY CORNER, AS SHOWN HEREON.

ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.

Daniel B. Orive Date: 06-05-2017
DANIEL ORIVE,
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4698



ENGINEER'S CERTIFICATION

I, THE UNDERSIGNED, CARLOS ALEJANDRO SANCHEZ, A LICENSED PROFESSIONAL ENGINEER, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

Carlos Alejandro Sanchez Date: 06-01-17
CARLOS ALEJANDRO SANCHEZ, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 93914



**TAX CERTIFICATE
CAMERON COUNTY, TEXAS**

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL AD VALOREM TAXES OWED TO ALL OF THE TAXING UNITS REPRESENTED BY THE UNDERSIGNED ARE CURRENTLY PAID IN FULL FOR THE AREA INSIDE THE BOUNDARIES OF THE LAGO BELLO SUBDIVISION, SECTION 1

WITNESS MY HAND ON THIS 6 DAY OF June, 2017

Tony Yzaguirre, Jr.
TONY YZAGUIRRE, JR.
ASSESSOR AND COLLECTOR OF TEXAS
CAMERON COUNTY



**STATE OF TEXAS
CITY OF BROWNSVILLE
PLANNING & ZONING COMMISSION CERTIFICATE**

I, RONALD MILLS, CHAIR OF THE PLANNING AND ZONING OF THE CITY OF BROWNSVILLE, TEXAS, HERBY CERTIFY THAT SAID COMMISSION HAS APPROVED THIS VERSION OF THE FINAL PLAT OF "LAGO BELLO SUBDIVISION, SECTION 1" WITH SAID PLAT CONSISTING OF A TOTAL OF THREE SHEETS, OF WHICH THIS SHEET NO. ONE AND HEREBY DECLARE THAT ANY TAMPERING WITH SAID PLAT AFTER THE AFTERMENTIONED DATE SHALL CAUSE SUCH APPROVAL TO BECOME VOID.

WITNESS MY HAND ON THIS THE 26 DAY OF June, 2017

Ronald Mills
ROLAND MILLS, CHAIR OF THE
PLANNING AND ZONING COMMISSION

Derek Benavides
DEREK BENAVIDES
SECRETARY

12 SINGLE FAMILY LOTS
F-3024

EAST RIO HONDO WATER SUPPLY CORP.

THIS PLAT OF LAGO BELLO SUBDIVISION, SECTION 1, HAS BEEN CONSIDERED AND APPROVED BY EAST RIO HONDO WATER SUPPLY CORPORATION OF CAMERON COUNTY, TEXAS. WE HEREBY CERTIFY THAT POTABLE WATER IS AVAILABLE IN ACCORDANCE WITH THE SUBDIVIDER'S NON-STANDARD SERVICE AGREEMENT, THE CORPORATION'S REGULATIONS, AND PAYMENT OF APPROPRIATE FEES.

DATED THIS 12th DAY OF June, 2017

APPROVED BY: Brian E. Macmanus
BRIAN E. MACMANUS, P.E.
GENERAL MANAGER

**COUNTY CLERK
STATE OF TEXAS
COUNTY OF CAMERON**

I, SYLVIA GARZA-PEREZ, COUNTY CLERK OF CAMERON COUNTY CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED AND DULY RECORDED ON THE 6th DAY OF July, 2017 AT 2:01 O'CLOCK P IN THE MAP RECORDS OF CAMERON COUNTY, TEXAS, DOCUMENT NO. 13622



Orlando Al
DEPUTY

LAGO BELLO SUBDIVISION, SECTION 1
8.22 ACRE TRACT OUT OF A 39.84 ACRE TRACT OF LAND OUT OF A 213.374 ACRE TRACT OUT OF SHARE 1, ESPIRITU SANTO GRANT, CAMERON COUNTY, TEXAS CONVEYED TO HACIENDA LAKE VIEW, INC. A TEXAS CORPORATION, ON MAY 3, 2006, PER VOLUME 12669, PAGE 129, OFFICIAL RECORDS OF CAMERON COUNTY, TEXAS, SAVE AND EXCEPT 0.693 ACRE TRACT OF LAND CONVEYED TO THE CITY OF BROWNSVILLE AS PER GENERAL WARRANTY DEED RECORDED IN VOLUME 14007, PAGE 141, OFFICIAL RECORDS, CAMERON COUNTY, TEXAS AND A PORTION NW OF SAID 0.693 ACRE TRACT OF LAND.

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