

METES AND BOUNDS DESCRIPTION

12.188 ACRE TRACT OUT OF A 33.605 ACRE TRACT OUT OF A 41.237 ACRE TRACT OUT OF A 213.374 ACRE TRACT, IN SHARE 1, OF THE ESPIRITU SANTO GRANT, CAMERON COUNTY, TEXAS AND SAID 41.237 ACRE TRACT CONVEYED TO HACIENDA LAKE VIEW INC. AND RECORDED IN 12669, PAGE 129, OFFICIAL RECORDS OF CAMERON COUNTY, TEXAS; SAID 12.188 ACRE TRACT BEING MORE PARTICULARLY LOCATED AND DESCRIBED AS FOLLOWS:

BEGINNING, AT A ONE HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND ON THE NORTHWEST CORNER OF LAGO BELLO SUBDIVISION, SECTION 1, RECORDED IN DOCUMENT NO. 13823, MAP RECORDS OF CAMERON COUNTY, TEXAS AND BEING ON THE WEST LINE OF SAID 41.237 ACRE TRACT, BEING ON A CURVE TO THE LEFT WITH A RADIUS OF 940.93 FEET, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, ALONG THE WEST LINE OF SAID 41.237 ACRE TRACT, ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 105.22 FEET (CHORD: NORTH 00 DEG. 46 MIN. 45 SEC. WEST, 105.16 FEET), TO A ONE HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" SET, FOR A CORNER OF THIS TRACT;

THENCE, CONTINUING ALONG THE WEST LINE OF SAID 41.237 ACRE TRACT, NORTH 03 DEG. 58 MIN. 58 SEC. WEST, A DISTANCE OF 161.00 FEET, TO A ONE HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" SET, ON A POINT OF CURVATURE OF A CURVE TO THE RIGHT WITH A RADIUS OF 1,874.58 FEET, FOR A CORNER OF THIS TRACT;

THENCE, CONTINUING ALONG THE WEST LINE OF SAID 41.237 ACRE TRACT, ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 348.98 FEET (CHORD: NORTH 01 DEG. 21 MIN. 02 SEC. EAST, 348.48 FEET), TO A ONE HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" SET, FOR A CORNER OF THIS TRACT;

THENCE, NORTH 06 DEG. 41 MIN 02 SEC. EAST, A DISTANCE OF 175.00 FEET, TO A ONE HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" SET, ON A CURVATURE OF A CURVE TO THE LEFT WITH A RADIUS OF 50.00 FEET, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, LEAVING THE WEST LINE OF SAID 41.237 ACRE TRACT, ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 17.59 FEET (CHORD: NORTH 86 DEG. 36 MIN. 11 SEC. EAST, 17.50 FEET), TO A ONE HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" SET, FOR A CORNER OF THIS TRACT;

THENCE, NORTH 76 DEG. 31 MIN. 20 SEC. EAST, A DISTANCE OF 35.82 FEET, TO A ONE HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" SET, FOR A CORNER OF THIS TRACT;

THENCE, NORTH 31 DEG. 31 MIN. 20 SEC. EAST, A DISTANCE OF 21.21 FEET, TO A ONE HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" SET, FOR A CORNER OF THIS TRACT;

THENCE, NORTH 76 DEG. 31 MIN. 20 SEC. EAST, A DISTANCE OF 50.00 FEET, TO A ONE HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" SET, FOR A CORNER OF THIS TRACT;

THENCE, SOUTH 13 DEG. 28 MIN. 40 SEC. EAST, A DISTANCE OF 26.35 FEET, TO A ONE HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" SET, FOR A CORNER OF THIS TRACT;

THENCE, NORTH 76 DEG. 31 MIN. 20 SEC. EAST, A DISTANCE OF 547.75 FEET, TO A ONE HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" SET, ON THE EAST LINE OF SAID 41.237 ACRE TRACT, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, ALONG THE EAST LINE OF SAID 41.237 ACRE TRACT, SOUTH 06 DEG. 41 MIN. 02 SEC. WEST, A DISTANCE OF 978.00 FEET, TO A ONE HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" SET ON THE NORTHEAST CORNER OF SAID LAGO BELLO SUBDIVISION, SECTION 1, FOR THE SOUTHEAST CORNER OF THIS TRACT;

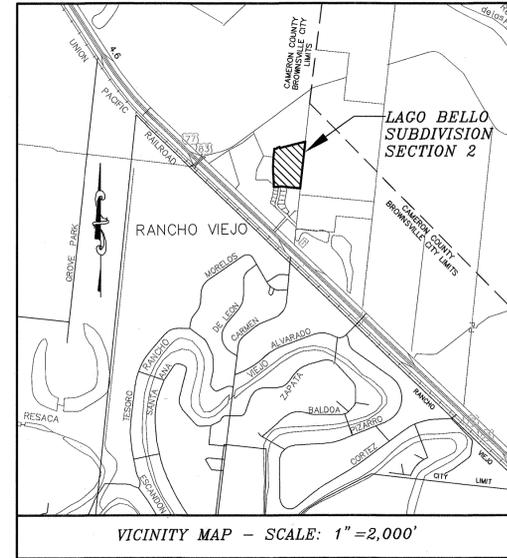
THENCE, ALONG THE NORTH LINE OF SAID LAGO BELLO SUBDIVISION, SECTION 1, NORTH 83 DEG. 18 MIN. 58 SEC. WEST, A DISTANCE OF 405.44 FEET, TO A ONE HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" SET, FOR A CORNER OF THIS TRACT;

THENCE, SOUTH 79 DEG. 40 MIN. 19 SEC. WEST, A DISTANCE OF 51.20 FEET, TO A ONE HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP FOUND, FOR A CORNER OF THIS TRACT,

THENCE, NORTH 87 DEG. 34 MIN. 43 SEC. WEST, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING;

NOTES:

- 1. THIS TRACT LIES IN FLOOD ZONE "X" (0.2% ANNUAL CHANCE FLOOD HAZARD) AND FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN, PER THE F.I.A. FLOOD INSURANCE RATE MAP OF COMMUNITY NO. 480103, PANEL NO. 0445-F, EFFECTIVE FEBRUARY 16, 2018.
2. MONUMENTATION FOUND ALONG THE EAST LINE OF A 41.237 ACRE TRACT.
3. 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 77/85; A TxDOT BRAS CAP ON THE CONCRETE HEADWALL, STAMPED ELEVATION 33.99'.
4. NO MORE THAN ONE SINGLE FAMILY DWELLING SHALL BE LOCATED ON EACH LOT.
5. CONNECTION TO SEWER WILL BE TO ERHWS EXISTING SEWER LINE WITHIN PHASE 1 OF THE SUBDIVISION.
6. THE SUBDIVISION WILL COMPLY WITH ALL CITY ORDINANCES.
7. THE EAST RIO HONDO WATER SUPPLY CORPORATION (ERHWS) UTILITY EASEMENTS ARE EXCLUSIVE AND SHALL NOT BE FENCED, BUILDINGS, PLANTINGS, AND ANY TYPE OF OBSTRUCTION THAT INTERFERES WITH THE OPERATION AND MAINTENANCE OF THE ERHWS UTILITIES WILL BE REMOVED BY ERHWS AT COST TO LANDOWNER WITH NO LIABILITY TO ERHWS.



5056

STREET LIGHT CERTIFICATE STATE OF TEXAS COUNTY OF CAMERON

I, CESAR A. CORTINAS JR., P.E., THE UNDERSIGNED DIRECTOR OF ELECTRICAL ENGINEERING & SYSTEM OPERATIONS FOR THE BROWNSVILLE PUBLIC UTILITIES BOARD OF THE CITY OF BROWNSVILLE, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT HAS COMPLIED WITH ALL OF THE STREET LIGHT REQUIREMENTS OF THE SUBDIVISION ORDINANCES OF THE CITY OF BROWNSVILLE, TEXAS AS TO WHICH MY APPROVAL IS REQUIRED. HOWEVER THIS SUBDIVISION PLAT CONTAINS PRIVATE ROADS AND UTILITY EASEMENTS AND THE DEVELOPER HAS NOT REQUESTED ANY PRIVATE STREET LIGHTS FROM BROWNSVILLE PUBLIC UTILITIES BOARD.

CESAR A. CORTINAS JR., P.E. DIRECTOR OF ELECTRICAL ENGINEERING & SYSTEM OPERATIONS FOR THE BROWNSVILLE PUBLIC UTILITIES BOARD

SURVEYOR'S CERTIFICATION

I, EDUARDO H. MEJIA, 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 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.

E.H. Mejia 01/20/2025
EDUARDO H. MEJIA
REGISTERED PROFESSIONAL LAND SURVEYOR 3900



WITNESS MY HAND ON THIS 22 DAY OF January, 2025

Eldemiro "Eddie" Garcia By: [Signature]
ELDEMIRIO "EDDIE" GARCIA
ASSESSOR AND COLLECTOR OF TEXAS CAMERON COUNTY



ENGINEER'S CERTIFICATION

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

[Signature] 01-21-2025
REGISTERED PROFESSIONAL ENGINEER NO. 9294



Infra Designs, LLC
P-7997

EAST RIO HONDO WATER SUPPLY CORP.

THIS PLAT OF LAGO BELLO SUBDIVISION, SECTION 2, 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 20th DAY OF February, 2025

APPROVED BY: [Signature]
BRIAN E. MACMANUS, P.E.
GENERAL MANAGER

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, HEREBY CERTIFY THAT SAID COMMISSION HAS APPROVED THIS VERSION OF THE FINAL PLAT OF "LAGO BELLO SUBDIVISION, SECTION 2" 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 13 DAY OF March, 2025

[Signature]
ROLAND MILLS, CHAIR OF THE PLANNING AND ZONING COMMISSION

[Signature]
ATTEST: DEREK BENAVIDES SECRETARY

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 14th DAY OF March, 2025, AT 2:25 O'CLOCK PM IN THE MAP RECORDS OF CAMERON COUNTY, TEXAS, DOCUMENT NO. 2025-15056



[Signature]
DEPUTY

STATE OF TEXAS COUNTY OF CAMERON

KNOWN TO ALL MEN BY THIS PRESENTS, THAT PAOLO ALFIERI, PRESIDENT OF HACIENDA LAKE VIEW INC., OWNER OF A TEXAS CORPORATION, OF THE LAND ON WHICH IS LOCATED LAGO BELLO SUBDIVISION, SECTION 2, HAVE CAUSED SAME TO BE SUBDIVIDED AS SHOWN HEREIN, AND DO HEREBY CONFIRM AND ADOPT THIS PLAT OF LAGO BELLO SUBDIVISION, SECTION 2, AND FURTHER DO HEREBY DEDICATE THE EASEMENTS AND RIGHT-OF-WAYS FOR THE PURPOSE SHOWN HEREON.

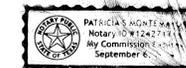
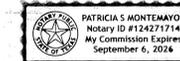
[Signature] DATE Jan 21 25
PAOLO ALFIERI, PRESIDENT HACIENDA LAKE VIEW, INC.

STATE OF TEXAS COUNTY OF CAMERON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON Jan 21 25 BY PAOLO ALFIERI, PRESIDENT 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 21 DAY OF Jan, 2025.

[Signature]
NOTARY PUBLIC STATE OF TEXAS



18 SINGLE FAMILY LOTS F-8009

FINAL PLAT OF "LAGO BELLO SUBDIVISION, SECTION 2"

BEING A 12.188 ACRE TRACT OUT OF A 33.605 ACRE TRACT OUT OF A 41.237 ACRE TRACT OUT OF A 213.374 ACRE TRACT, IN SHARE 1 OF THE ESPIRITU SANTO GRANT, CAMERON COUNTY, TEXAS, AND SAID 41.237 ACRE TRACT RECORDED IN VOLUME 12669, PAGE 129, OFFICIAL RECORDS OF CAMERON COUNTY, TEXAS.

SCALE: 1" = 60' SURVEYED FOR:

HACIENDA LAKEVIEW, INC APRIL 29, 2022

Mejia & Rose, Incorporated

Engineering Surveying
T.B.P.E. Reg. No. F-002670
T.B.P.L.S Reg. No. 10023900
1643 West Price Road (956) 544-3022
P.O. Box 3761 Brownsville, Texas 78520
Fax (956) 544-3068
email: mandrinc@engmail.com

OWNERS: HACIENDA LAKEVIEW, INC. P.O. BOX 1348 OLMITO, TEXAS 78575

SHEET 1 OF 3

G.F. NO. N/A

JOB NO. 21783 KEILA POSADA