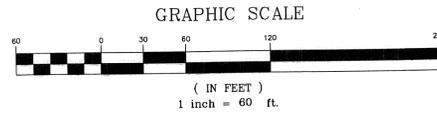


NOTES:

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 77/88; 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 ERHWSC 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 (ERHWSC) 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 ERHWSC UTILITIES WILL BE REMOVED BY ERHWSC AT COST TO LANDOWNER WITH NO LIABILITY TO ERHWSC.
8. NOTWITHSTANDING ANY OTHER PROVISIONS OF THIS PLAT, BROWNSVILLE PUBLIC UTILITIES BOARD (BPUB) AND HACIENDA LAKEVIEW INC MAY CONSTRUCT AND MAINTAIN AN ELECTRIC UTILITY CROSSING THROUGH THE EAST RIO HONDO WSC EASEMENT FOR STREET LIGHTING. THE CROSSING MAY CONSTRUCT OVER THE MAIN SEWER LINES, PROVIDED THEY REMAIN UNIMPAIRED, AND MUST BE CONSTRUCTED WITH TWO FEET CLEARANCE UNDER ALL WATER LINES, AND IN ACCORDANCE WITH APPLICABLE LAWS AND STANDARDS.

5057

**MERIDIAN OF LAGO BELLO
SUBDIVISION SECTION 1**

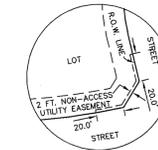


CURVE DATA TABLE

CURVE #	RADIUS	ARC	CHORD	CL
C1	50.00'	17.59'	CH: N86°36'11"E	17.50'

LEGEND

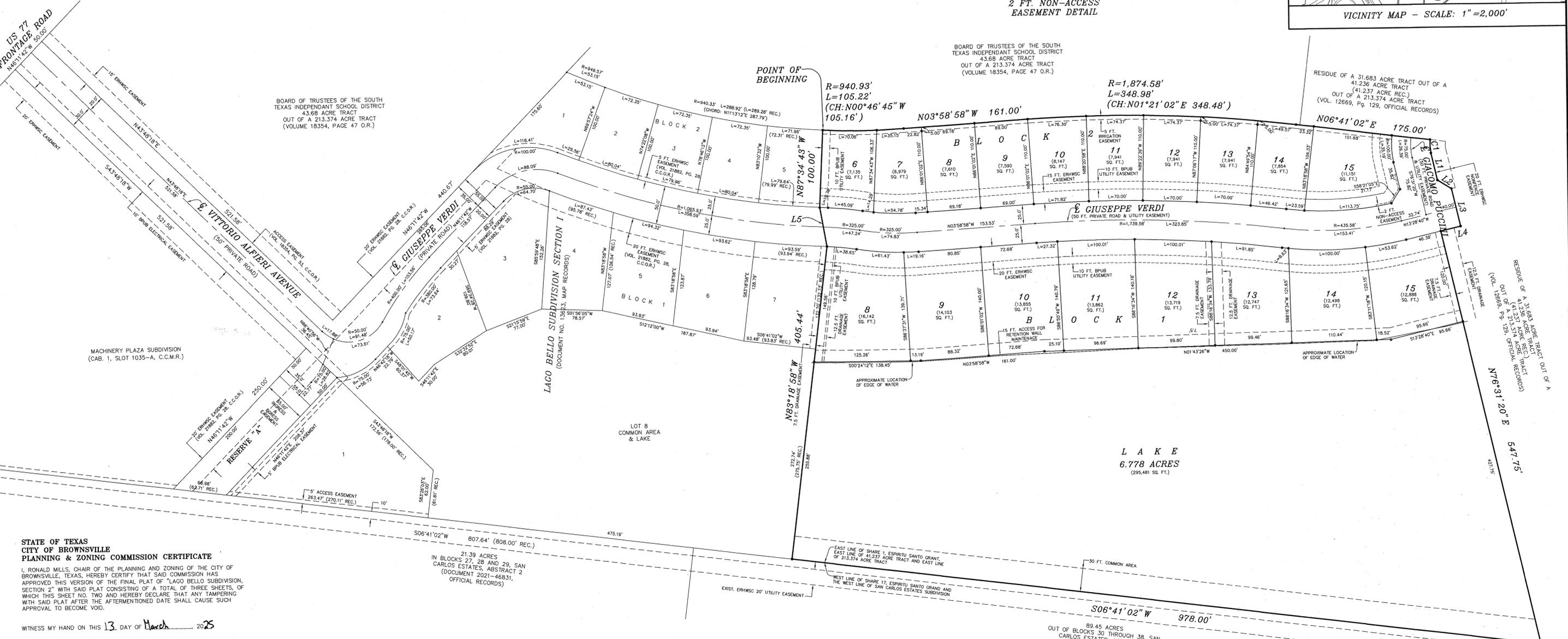
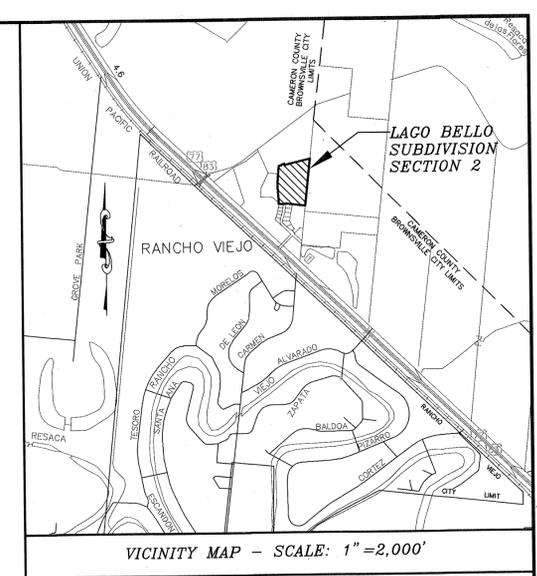
- 1/2 IRON PIN W/A YELLOW PLASTIC CAP STAMPED "M&R INC"



**2 FT. NON-ACCESS
EASEMENT DETAIL**

LINE TABLE

LINE	BEARING	DISTANCE
L1	N76°31'20"E	35.82'
L2	N31°31'20"E	21.21'
L3	N76°31'20"E	50.00'
L4	S13°28'40"E	26.35'
L5	S79°40'19"W	51.20'



**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. TWO 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

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

Derek Benavides
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 3:35 O'CLOCK PM IN THE MAP RECORDS OF CAMERON COUNTY, TEXAS, DOCUMENT NO. 2025-15057



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 HERON.

Eduardo H. Mejia
EDUARDO H. MEJIA
REGISTERED PROFESSIONAL LAND SURVEYOR 3900

DATE: 02/28/2025



**18 SINGLE FAMILY LOTS
F-8009
FINAL PLAT OF
"LAGO BELLO SUBDIVISION, SECTION 2"**

BEING A 12.188 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

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

SHEET 2 OF 3

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: mandrine@cngmail.com

JOB NO. 21783
KEILA POSADA