

CORONADO ESTATES, UNIT 1

CAYETANO INTERESTS, LLC DEVELOPER

Being a 21.28 acres tract out of and parts of the JW Mulholland Survey 28 1/2, Abstract 1074, Maverick County, Texas and being out of a 39.13 acres tract described in conveyance document to the Alvin E. Stock Family Trust recorded in Volume 915, Pages 305 et seq. and further described in Volume 664, Page 328 et seq. of the Maverick County Official Public Records, Maverick County, Texas and further described by metes and bounds as follows:

BEGINNING at a steel stake found (SPC: N13431158.17, E1491718.01) in the north right-of-way of Eidson Road, at the southeast corner of a drainage pond as shown on the Balcones Heights Unit 1 Subdivision as shown on the plat recorded in Envelope 221, Side B of the Maverick County Plat Records for the southwest corner of the herein described tract;

THENCE N07°37'04"E, 1752.13 feet to a steel stake found at the common east Lot 27 and an angle point in the south line of Lot 28, Block 5 of the Balcones Heights Unit 3 as shown on the plat recorded in Envelope 276, Side B for an angle point in the west line of the herein described tract;

THENCE S59°32'36"E, 45.82 feet to a steel stake set at for the south corner said Lot 28 for a reentrant corner of the herein described tract;

THENCE N08°34'49"E, 69.67 feet to a steel stake set at an angle point in the east line of said Lot 28 for an angle point in the west line of the herein described tract;

THENCE N12°07'46"W, 349.10 feet to a steel stake set in the south line of Lot 36, Block 4 of the Las Carretas Subdivision as shown on the plat recorded in Envelope 134, Side A for the northwest corner of the herein described tract;

THENCE N65°38'44"E, 371.11 feet to a steel stake set in the south line of Lot 2, Block 3 of said Las Carretas Subdivision for the northeast corner of the herein described tract;

THENCE Crossing said 39.13 acres tract with the east line of Unit 1 for the following seven (7) calls;

1. S24°03'51"E, 160.79 feet;
2. S65°56'09"W, 24.67 feet;
3. S01°04'46"W, 463.94 feet;
4. S12°07'23"E, 596.52 feet;
5. S44°39'32"E, 50.00 feet;
6. S45°20'28"W, 25.35 feet;
7. S44°39'32"E, 220.00 feet;

THENCE S45°20'28"W, 1227.63 feet with north line of Eidson Road to a steel stake set for a southwest corner of the herein described tract;

THENCE N89°36'33"W, 5.00 feet to the POINT OF BEGINNING containing a total of 21.28 acres land within the herein described boundary as surveyed by Dirksen Engineering on April 11, 2013.

STATE OF TEXAS)
COUNTY OF MAVERICK)

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

The Owners of the land shown on this subdivision plat and whose names are subscribed hereto and in person or through a duly authorized agent, acknowledges that this plat was made from an actual survey and dedicates to the use of the public forever all streets, parks, easements and public places thereon shown for the purposes and considerations therein expressed, and the same are dedicated to the City of Eagle Pass.

The Owner certifies that this plat complies with the requirements of Texas Local Government Code 212.032 and that:

- (A) the water quality and connections to the lots meet, or will meet, the minimum state standards;
 - (B) sewer connections to the lots meet, or will meet, the minimum requirements of state standards;
 - (C) electrical connections provided to the lots meet, or will meet, the minimum state standards; and
 - (D) gas connections, if available, provided to the lots meet, or will meet, the minimum standards.
- The Owner attests that the matters asserted in this plat are true and complete.

Matthew Long

STATE OF TEXAS)
COUNTY OF MAVERICK)

BEFORE ME, the undersigned notary public, on this day personally appeared, Matthew Long, proved to me through his Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that he executed the same for the purposes and consideration thereby expressed.

Given under my hand and seal of office this ____ day of _____, 2013

Signature Notary Public State of Texas
CITY OF EAGLE PASS
CERTIFICATE OF PLAT APPROVAL

WE THE UNDERSIGNED CERTIFY that this Plat of the **CORONADO ESTATES, UNIT 1** was reviewed and approved by the City Council of Eagle Pass on _____, 2012.

_____, Date: _____
Mayor of the City of Eagle Pass

Given under my hand and seal of office this ____ day of _____, 2013

Signature Notary Public State of Texas

WE THE UNDERSIGNED CERTIFY that this Plat of the **CORONADO ESTATES, UNIT 1** was reviewed and approved by the Planning and Zoning Commission of the City of Eagle Pass on _____, 2012

_____, Date: _____
Chairman - City of Eagle Pass Planning and Zoning Commission

Given under my hand and seal of office this ____ day of _____, 2013

Signature Notary Public State of Texas

WE THE UNDERSIGNED CERTIFY that this Plat of the **CORONADO ESTATES, UNIT 1** was reviewed and approved by the City Manager of the City of Eagle Pass on _____, 2012

_____, Date: _____
City Manager of the City of Eagle Pass

Given under my hand and seal of office this ____ day of _____, 2013

Signature Notary Public State of Texas

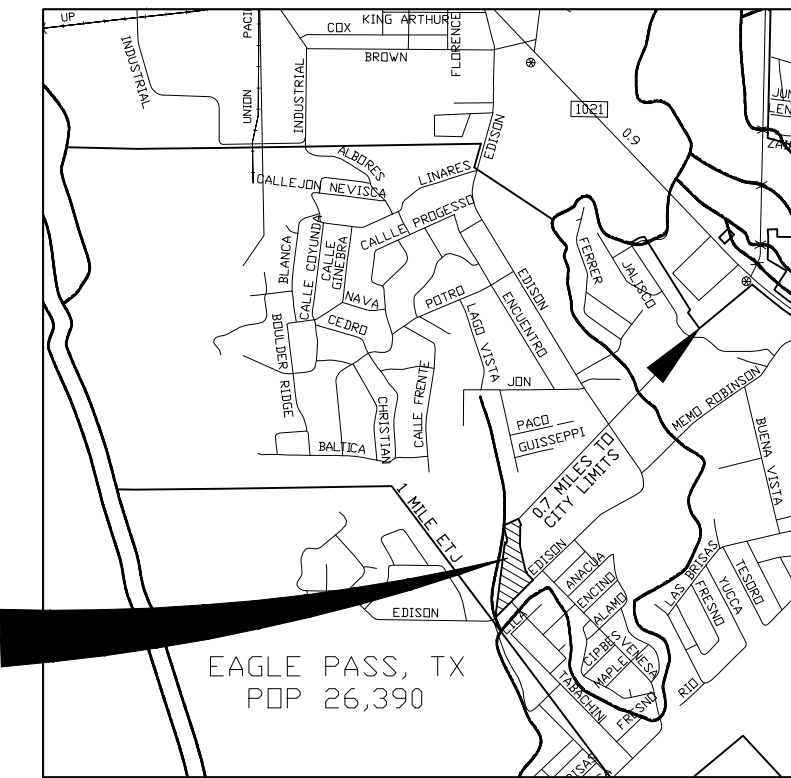
LEGEND

BOUNDARY LINE	—————
DEED/PLAT LINES	—————
SET 1/2" STEEL STAKE	●
FOUND MONUMENT	●
SURVEY LINE	- - - - -
FENCE LINE	- - - - -
FLOOD ZONE	~~~~~
SEWER MH/MAIN	⊕
WATER VALVE/MAIN	⊕
FIRE HYDRANT	⊕
POWER POLE/LINE	⊕
LUMINAIRE	⊕
911 ADDRESS	2072

SCALE:
1" = 100'

Notes:

1. 80 Lots, 21.28 acres, 0.27 acres/lot, & 30911F streets.
2. The subdivision shown on this plat is within Zone "X" of map 48323C0475D for Maverick County, Texas, both dated April 4, 2011 as published by the Federal Emergency Management Agency.
3. Sidewalks to be constructed on both sides of the road when lot is developed.
4. No more than one (1) single family detached dwelling shall be located on each tract of this Subdivision.
5. Habitable floor elevation of each residence will be constructed 1' above street grade.
6. Zoning will be R-2, 25' Front and Rear Setback, 10' Side Street Setback.
7. Property owners are responsible for maintenance of drainage easements. Drainage and utility easements may not be fenced and must be accessible at all times.



SITE

VICINITY MAP

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	39.27'	25.00'	90°00'00"	S89°39'32"E	35.36'
C2	25.07'	25.00'	57°27'51"	N18°36'33"E	24.04'
C3	53.47'	25.00'	122°32'09"	N73°23'27"W	43.84'
C4	39.27'	25.00'	90°00'00"	N00°20'28"E	35.36'
C5	39.27'	25.00'	90°00'00"	S89°39'32"E	35.36'
C6	22.81'	25.00'	52°16'47"	S18°31'08"E	22.03'
C7	16.46'	25.00'	37°43'13"	S26°28'52"W	16.16'
C8	53.47'	25.00'	122°32'09"	N73°23'27"W	43.84'
C9	25.07'	25.00'	57°27'51"	S16°36'33"W	24.04'
C10	23.56'	15.00'	90°00'00"	N32°52'37"E	21.21'
C11	23.56'	15.00'	90°00'00"	S57°07'23"E	21.21'
C12	28.30'	25.00'	64°51'23"	S33°30'28"W	26.81'
C13	45.05'	25.00'	103°14'10"	S62°26'46"E	39.19'

MAVERICK COUNTY CERTIFICATE OF APPROVAL UNDER LOCAL GOVERNMENT CODE 232.028(a)

WE, THE UNDERSIGNED, CERTIFY THAT THE PLAT BEARING THIS ENDORSEMENT WAS REVIEWED AND APPROVED BY THE MAVERICK COUNTY COMMISSIONER'S COURT ON THIS ____ DAY OF _____

_____, DATE _____ ATTEST COUNTY CLERK _____ DATE _____

COUNTY CLERK'S RECORDING CERTIFICATE

I, _____, County Clerk of Maverick County, certify that the plat bearing this certificate was filed for record at _____ o'clock ____M. on _____, 2012 and was recorded in Envelope _____, Side ____ in the Map Records of Maverick County at _____ o'clock ____M. on _____, 2013.

Maverick County Clerk

STATE OF TEXAS)
COUNTY OF UVALDE)

I hereby certify that the water and sewer for this subdivision were designed in accordance with the requirements of the City of Eagle Pass, Texas, that these services will be connected to the public water and sewer utilities operated and maintained by the City of Eagle Pass, Texas, all as shown on the drawings presented to, and approved by, the City of Eagle Pass, Texas. These water and sewer designs are in compliance with the Model Rules adopted under Section 16.343 of the Texas Water Code.

Kenneth R. Dirksen, P.E. 82628

This instrument was acknowledged before me on the ____ day of _____ of _____ by Kenneth R. Dirksen, P.E.

_____, State of Texas

My commission expires on: _____

STATE OF TEXAS)
COUNTY OF UVALDE)

I certify that this plat was prepared from an actual survey conducted on July 26, 2012 on the ground under my supervision and the monuments shown are within the positional tolerance required by 22TAC SEC 663.15.

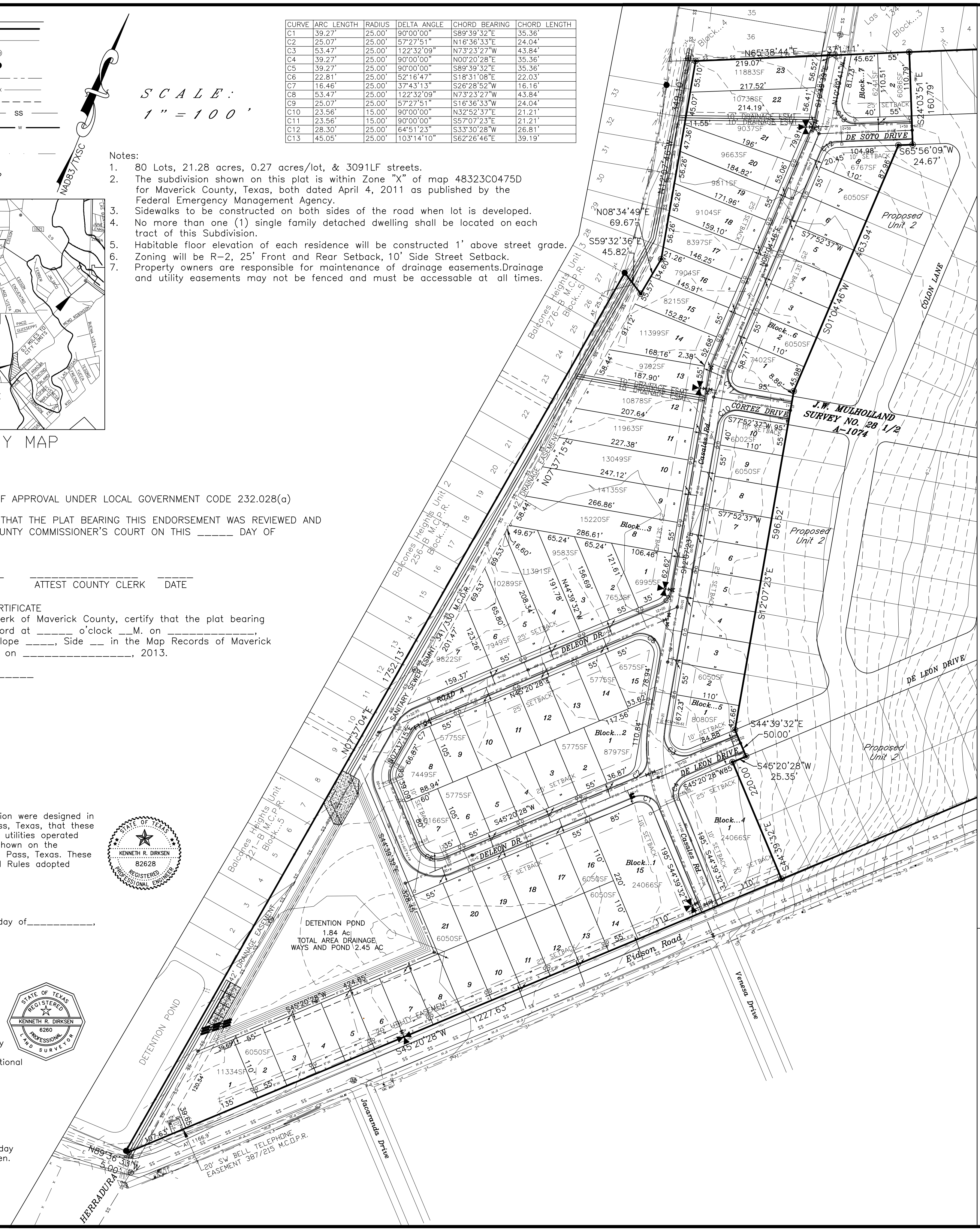
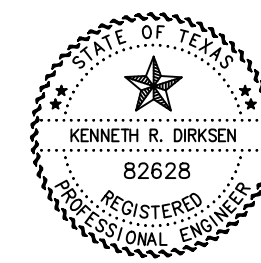
PRELIMINARY DO NOT RECORD

Kenneth R. Dirksen, RPLS
Registered Professional Land Surveyor 6260
PROJECT NUMBER: 12-0159

This instrument was acknowledged before me on the ____ day of _____ of _____ by Kenneth R. Dirksen.

_____, State of Texas

My commission expires on: _____



CORONADO ESTATES
UNIT 1

PREPARED ON 4/15/2013 FOR:
Cayetano Interests, LLC
4600 Finley Drive
Austin, TX 78731

DIRKSEN ENGINEERING
TYPE FIRM #P-6848
TEPLS FIRM #10193741
311 NORTH GETTY ST.
UVALDE, TEXAS 78801
PHONE 890-278-2100