

CORONADO ESTATES UNIT 2

CAYETANO HOUSING DEVELOPMENT, LLC

Being a 10.21 acres tract located in 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 Mona Gail Wightman, Trustee, 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: N13432702.78, E1492323.12) at the southeast corner of Lot 10, Block 5 of the Coronado Estates, Unit 1 recorded in Envelope 373, Side A of the Maverick County Plat Records for the southwest corner of the herein described tract;

THENCE with the east line of said Coronado Estates Unit 1 for the following four (4) calls:

- N12°07'23"W, 113.86 feet to a steel stake set in the west line of Lot 1, Block 6;
- N01°04'46"E, 463.94 feet to a steel stake set in the south line of De Soto Street;
- N65°56'09"E, 24.67 feet to a steel stake set in the south line of De Soto Street;
- N24°03'51"W, 160.79 feet to a steel stake set in the south line of Block 3 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 with the south line of said Las Carretas Subdivision for the following four (4) calls:

- N65°38'44"E, 309.44 feet to a steel stake set;
- N48°12'51"E, 32.80 feet to a steel stake set;
- N37°16'34"E, 48.11 feet to a steel stake set;
- N33°52'16"E, 255.18 feet to a steel stake set in the southwest line of a tract described in conveyance document to the William O. Robinson recorded in Volume 54, Pages 334 of the Maverick County Official Public Records for the northeast corner of the herein described tract;

THENCE with the southwest line of said Robinson tract for the following three (3) calls:

- S11°05'12"E, 516.02 feet to a steel stake set;
- S01°06'02"W, 464.99 feet to a steel stake set;
- S10°37'53"E, 49.68 feet to a steel stake set for the southeast corner of the herein described tract;

THENCE S77°52'37"W, 530.43 feet to the **POINT OF BEGINNING** containing a total of 10.21 acres land within the herein described boundary as surveyed by Dirksen Engineering on April 24, 2015.

STATE OF TEXAS)
COUNTY OF MAVERICK)

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

The Owners of the land shown on this subdivision plat and whose name is 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 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 _____, ____.

Signature Notary Public State of Texas

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 _____, _____ and was recorded in Envelope _____, Side ___ in the Map Records of Maverick County at _____ o'clock ____M. on _____.

Maverick County Clerk

Notes:

- There are 51 lots, 5 lots/acre, 2211LF streets, 1.47 acre parkland. Typical Lot is designed to R-2 standards.
- Zoning of residential lots will conform to R-2 restriction, 25' Front and Rear Setback, 10' Side Street Setback.
- See Deed Restrictions for additional information.
- The area subdivided by this plat is located entirely outside of Zone A, as shown on Flood Insurance Rate Map Number 48323C0475D for Maverick County, Texas and Incorporated Areas dated April 4, 2011.
- Sidewalks will be installed along the back of the concrete curb and gutter in conjunction with the subsequent development of each lot. No final electrical or sewer inspection will be finalized prior to the installation of the sidewalks.
- Parkland dedicated by this plat satisfies parkland dedication requirements per City of Eagle Pass Code of Ordinances Section 23-78, with parkland to be conveyed to Maverick County upon plat recordation.

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.

I certify that this plat was prepared from an actual survey conducted on April 24, 2015 on the ground under my supervision and the monuments shown are within the positional tolerance required by 22TAC SEC 663.15.

Kenneth R. Dirksen, P.E. 82628, R.P.L.S. 6260
DIRKSEN ENGINEERING PROJECT 15-0837

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

Signature Notary Public State of Texas

My commission expires on: _____

CITY OF EAGLE PASS CERTIFICATE OF PLAT APPROVAL

WE THE UNDERSIGNED CERTIFY that Coronado Estates Unit 2 was reviewed and approved by the City Council of Eagle Pass on _____ Date: _____

Mayor of the City of Eagle Pass

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

Signature Notary Public State of Texas

WE THE UNDERSIGNED CERTIFY that Coronado Estates Unit 2 was reviewed and approved by the Planning and Zoning Commission of the City of Eagle Pass on _____ Date: _____

Chairman - City of Eagle Pass Planning and Zoning Commission

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

Signature Notary Public State of Texas

WE THE UNDERSIGNED CERTIFY that Coronado Estates Unit 2 was reviewed and approved by the City Manager of the City of Eagle Pass on _____ Date: _____

City Manager of the City of Eagle Pass

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

Signature Notary Public State of Texas

COUNTY OF MAVERICK CERTIFICATION OF APPROVAL

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 _____, ____.

County Judge Date

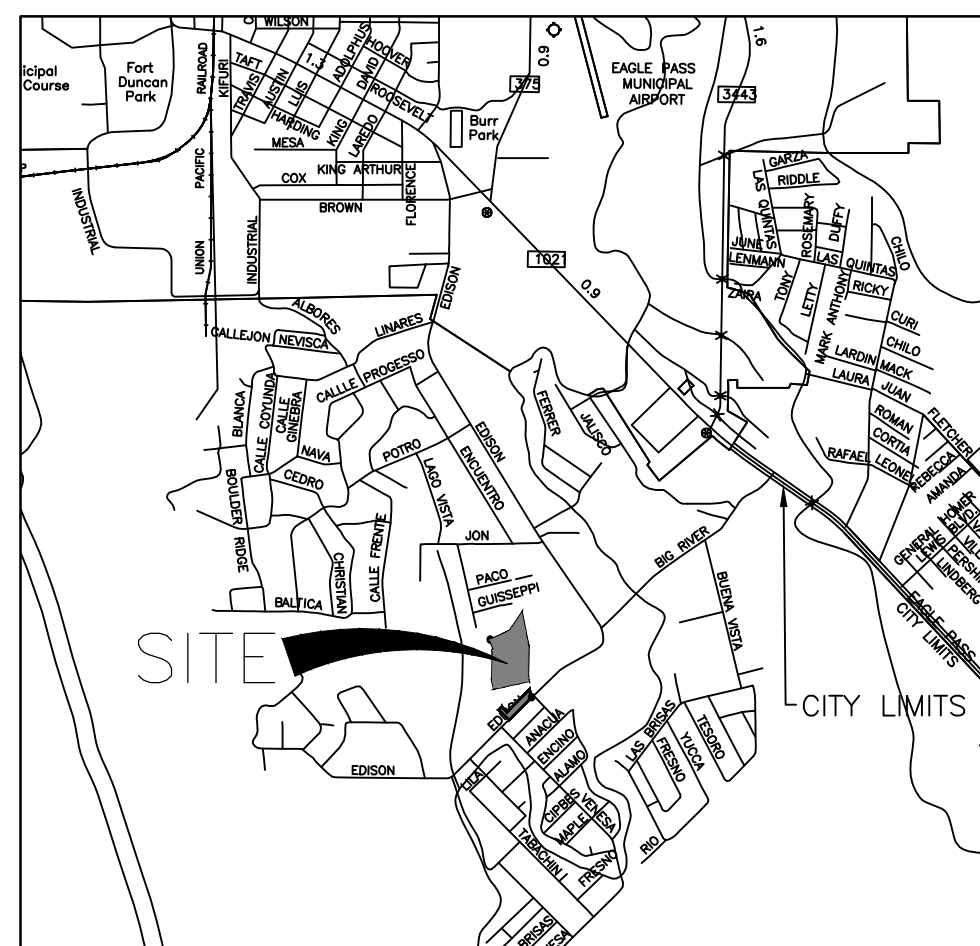
Given under my hand and seal of office this ____ day of _____, ____

Signature Notary Public State of Texas



CURVE	ARC LENGTH	RADIUS	BEARING	CHORD LENGTH
C1	23.56	15.00	S 32°52'37" W	21.21
C2	23.56	15.00	N 57°07'23" W	21.21
C3	75.55	50.00	S 18°25'49" W	68.56
C4	27.02	15.00	S 69°31'18" E	23.51
C5	23.56	15.00	N 20°56'09" E	21.21
C6	86.34	50.00	N 06°55'49" W	76.01
C7	27.03	15.00	S 62°26'48" E	23.52
C8	23.56	15.00	S 69°03'51" E	21.21
C9	20.11	15.00	N 39°28'42" E	18.63
C10	20.11	15.00	N 39°28'42" E	18.63
C11	48.10	50.00	N 70°05'59" E	46.27
C12	50.17	50.00	S 53°35'51" E	48.09
C13	23.56	15.00	N 57°07'23" W	21.21
C14	20.10	15.00	S 27°33'14" W	18.63

VICINITY MAP



These drawings are the property of Dirksen Engineering and shall not be used on other work without our approval.

If this sheet does not measure 22" X34" it has been modified.

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REVISION NO.	DESCRIPTION	DATE
1.		

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PLAT SHEET 1
CORONADO ESTATES, UNIT 2
EAGLE PASS, TX
 DEVELOPER : CAYETANO DEVELOPMENT

PROJECT NO. :	15-0837
APPROVED BY :	KD
DRAWN BY :	NDG
DESIGNED BY :	KD
DATE :	05-27-15

SHEET 2 OF 15

PREPARED FOR:
CAYETANO HOUSING DEVELOPMENT, LLC
11410 N FM 493
Donna, TX-78537
MAY 8, 2015

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