



AGENDA

PLANNING & ZONING COMMISSION SPECIAL MEETING

THURSDAY, NOVEMBER 21, 2024, AT 12:00 P.M.

COUNCIL CHAMBERS, CITY HALL BUILDING

100 SOUTH MONROE STREET, EAGLE PASS, MAVERICK COUNTY, TEXAS

ESTABLISHMENT OF QUORUM

CITIZENS COMMUNICATIONS

NEW BUSINESS

1. Consideration and possible action on the preliminary plat of Terra Verde Estates Subdivision Unit 5.

ADJOURNMENT

NOTE: The Commission reserves the right to consider business out of the posted agenda order and reserves the right to adjourn into executive session to discuss an item(s) not listed as an executive session on the posted agenda, but which qualifies to be discussed in closed session pursuant to Texas Government Code Chapter 551.

CERTIFICATION

I, THE UNDERSIGNED ASSISTANT COMMUNITY DEVELOPMENT DIRECTOR, do hereby certify that the agenda mentioned above was posted on the Bulletin Board located in the Lobby at City Hall, 100 S. Monroe Street, Eagle Pass, Texas on November 18, 2024, at 10:40 a.m.



Mariebelle Rodriguez
Assistant Community Development Director

Item #1



Community Development Department Executive Summary REPORT TO THE PLANNING AND ZONING COMMISSION

Final Plat of the Terra Verde Estates Subdivision Unit 5

I. BACKGROUND

A. General Information

Meeting Date: November 14, 2024

Applicant: TEC Services represents Libco Enterprises, LLC

Developer: Libco Enterprises, LLC

Location: Off the continuation of Regina Drive, Boris Drive, and Nojem Drive, all which are abutting streets that come off existing Terra Verde Estates Units 3 and 4. The parcel also has access via Las Quintas Fronterizas.

Property ID Number: 3987

Legal Description: Being a 27.04-acre tract of land out of a 484.12-acre tract of land conveyed to Libco Enterprises, LLC recorded in Volume 1745, Pages 327-337, Deed Records of Maverick, County, Texas, situated in Survey 27, J. W. Tinsley, Abstract 840, and Survey 26, S.S. Sanders, Abstract 826, Maverick, County

Request: Preliminary approval to subdivide an approximately 27.04-acre tract, creating 69 residential lots, 2 commercial lots, and the donation of a 3.67-acre lot to be donated as parkland, thus allowing the developer to begin construction of all required improvements.

B. Subject Property Information

Topography: The western portion of this property is the highest elevation point of the tract, as runoff naturally drains from the west towards the Eastern direction.

Vegetation: cleared **Existing Use:** Vacant and undeveloped

Underway Proposed Zoning: R-2 Second One-Family Dwelling District and B-1 Neighborhood Business District

Master Plan: No Depiction

C. Vicinity Data

This development of land is located off the continuation of Regina Dr., Boris Dr., and Nojem Dr., which abuts streets that come off existing Terra Verde Estates Subdivision Units 3 and 4.

D. Infrastructure

The property is currently served by public utilities/franchises, including water, sanitary sewer, storm sewer, telephone, fiber, internet service (Spectrum and AT&T), cable, electric service, gas, and garbage service.

Rio Grande Electric Coop. will provide the electrical infrastructure to service this development. There will be a total of ten (10) streetlights for this development as per construction plans.

4,070 linear feet of new 50' public R.O.W. will be created as part of this subdivision plat.

No detention pond is required as part of this subdivision as there are existing ponds (shown in Plat sheet) that were constructed in the previous Units that were sized to include the entirety of this area that is part of this subdivision plat and of which runoff is being routed to as part of this design.

Access to the site is provided by Mauricio Libson Boulevard via El Indio Highway and through County streets via Las Quintas Fronterizas.

II. RECOMMENDED FINDINGS OF FACT

A. Conclusions

1. The applicant's request contains sufficient information for consideration by the Planning and Zoning Commission. Information contained in this report and the Commission's public meeting will be used as part of the City Council's deliberation process for preliminary approval of the subdivision. Please refer to Attachment 1.
2. The subdivision is consistent with City design and specifications, as the subsequent development of the site will be required to conform to the following sections of *Article IV in Eagle Pass Code of Ordinances Chapter 23*:
 - ✓ *Section 23-61* governing streets and two points of vehicular access for ingress and egress to the subdivision
 - ✓ *Section 23-62* governing alleys and easements-a variance was requested.
 - ✓ *Section 23-63* specific use easements
 - ✓ *Section 23-64* governing sidewalks
 - ✓ *Section 23-66* governing sanitary sewage disposal system
 - ✓ *Section 23-67* governing potable water supply and fire flow
 - ✓ *Section 23-68* governing storm drainage
 - ✓ *Section 23-69* governing the size, width, depth, shape and orientation of lots, and the minimum building setback lines
 - ✓ *Section 23-71* governing the installation and inspection of utility lines
 - ✓ *Sec. 23-94* governing fences for all new subdivisions

Please refer to Attachment 2 for a copy of the *Engineering Report* for the subdivision.

4. The subdivision of the property will conform to the parkland dedication requirements set forth in *Article V in Eagle Pass Code of Ordinances Chapter 23*. The City has accepted the donation of land for a park.

5. The subdivision and the subsequent development of the property is consistent with City design and specifications for landscape and tree preservation set forth in *Article VI in Eagle Pass Code of Ordinances Chapter 23*.
6. The subdivision of the property is in conformance with the provisions of the *Master Plan* and the *Eagle Pass Code of Ordinances* by facilitating the following benefits:
 - Protect private rights while considering public health, safety, and welfare.
 - Provide for efficient and economical ways to move people and goods outside the City by an adequate plan for streets and highways.
 - Guide future development in an orderly manner, by stages according to a pattern, so that the City may have a balanced land use.
 - Encourage a diversified economic base and encourage public and private investments in land and improvements.
 - Prevent and eliminate blight and slums, making the City attractive to people, commerce, and industry.
 - Create the desire for a more pleasing appearance of the City and incorporate into its physical development the basic principles of good design.
 - Protect and preserve the identity of each neighborhood through use of the guidance provided by the *Master Plan* and the *Code of Ordinances*.
 - Locate all land uses on land best suited for their needs, arranged in such a way as to be mutually beneficial and functional, with ample area to meet long-term needs.
 - Establish a proper relationship between open space, developed areas, building bulk, light and air space, in all future development programs of land use.
 - Encourage and abet the development of civic, cultural, and other public and quasi-public buildings in harmonious and functional groupings.
7. The subdivision will allow for the use of property that is consistent with the residential purpose of the *R-2 Second One-Family Dwelling District* and the *B-1 Neighborhood Business District* for the following reasons:
 - A. The subdivision design bears a substantial relationship to the public's health, safety, and welfare.
 - B. The subdivision is in accordance with the policies of the Master Plan and the residential and business purpose of the *R-2 and B-1 districts*.
 - C. The subdivision is warranted because of the necessity to create additional building lots in the *R-2 and B-1 districts*, and because the proposed development is appropriate to make reasonable use of the property.
 - D. The subject property is suitable for development in general conformance with development standards of the *R-2 and B-1 districts*.
 - E. The subdivision will benefit the City as a whole and will not be detrimental to nearby land uses of a similar nature.
 - F. The subsequent development will be designed and conditioned to comply with all applicable subdivision criteria and standards of the City of Eagle Pass.

Please refer to Attachment 3 for a copy of the *Master Plan Map* and a copy of the *Zoning District Map* for the City of Eagle Pass.

8. The approval of this preliminary plat request is warranted, as the project conforms to the *City of Eagle Pass Master Plan* and the *City of Eagle Pass Code of Ordinances* as noted in Conclusion 1 through and including Conclusion 7 of this report.

B. Parks and Recreation Advisory Board Recommendation

The Parks and Recreation Advisory Board conducted a public hearing on October 23, 2024 to consider the petition.

Upon due consideration of the written record provided at the public hearing, the Board voted to recommend the approval of said petition, as requested by the applicant.

C. Community Development Department Recommendation

The Planning and Zoning Commission **GRANT** preliminary plat approval of *Terra Verde Estates Subdivision Unit 5*, including a 3.67-acre park donation, subject to plat complying with the provisions of *Article III of City of Eagle Pass Code of Ordinances Chapter 23* governing procedures and specifications for Final Plats.

TRANSMITTED to the parties listed hereafter:

TEC Services via e-mail

City of Eagle Pass Planning and Zoning Commission via e-mail

City of Eagle Pass City Manager Homero Balderas via e-mail

City of Eagle Pass Assistant City Manager Ivan Morua via e-mail

City of Eagle Pass Interim City Secretary Ita A. Cortinas via e-mail

City of Eagle Pass Legal Counsel, Ana Sophia Garcia via e-mail

City of Eagle Pass Parks and Recreation Director Jorge Sanchez via e-mail

City of Eagle Pass Community Development Department Report dated November 4, 2024

Attachment 1

Application



COMMUNITY DEVELOPMENT DEPARTMENT

3295 Bob Rogers Drive, Eagle Pass, TX 78852 • Telephone: (830) 773-7781 • Fax: (830) 773-7803
www.eaglepasstx.gov • planning@eaglepasstx.gov

SUBDIVISION APPLICATION

TYPE OF SUBDIVISION (check one):

- ☒ Preliminary Plat ☐ Final Plat ☐ Replat ☐ Amended Plat
☐ Short Form Final ☐ Vacating Plat ☐ Master Plan

Name of Subdivision: Terra Verde Estates Subdivision Unit 5

Property Legal Description: Being a 27.04 Acre tract of land out of a 474.12 acre tract of land conveyed to Libco Enterprises, LLC
recorded in volume 1745, pages 327-337, deed records of Maverick County, Texas.

Maverick County Property Identification Number(s): 3987

Location of Addition: Off Boris Dr., Nojem Dr., and Regina Dr./ Abutting Units 3 & 4 of Terra Verde Estates Subdivision

Number of Residential Lots: 69 Number of Commercial Lots: 3 Gross Acreage: 27.04

Number of New Street Intersections 6 Linear feet of Streets 4,070

Is Subdivision inside city limits? Yes ☐ No ☒ Zoning District: _____

Existing Land Use: Vacant

Proposed Land Use: Residential and Commercial

Do you propose deed restrictions? Yes ☒ No ☐ (If yes, please attach copy)

Requested Variances: None at this time

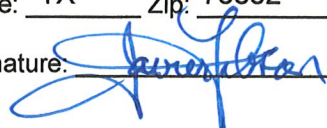
PROPERTY OWNER:

Name: LIBCO ENTERPRISES, LLC

Address: 2962 TEXCOCO DR.

City: EAGLE PASS

State: TX Zip: 78852

Signature: 

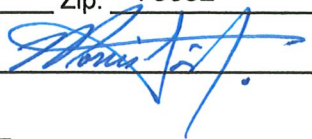
Contact: Javier Libson

Phone: 830-968-0292

Fax: N/A

E-mail: jalibson@sbcglobal.net

Date: 9/20/2024

PROPERTY OWNER:Name: LIBCO ENTERPRISES, LLCAddress: 2962 TEXCOCO DR.City: EAGLE PASSState: TX Zip: 78852Signature: Contact: Morris LibsonPhone: 830-968-6268Fax: N/AE-mail: morrislj@sbcglobal.netDate: 9/20/2024**APPLICANT:**Name: TerraTech Engineering & Construction Services, Inc.Address: 3292 El Indio HwyCity: EAGLE PASSState: TX Zip: 78852Signature: Contact: Aaron J. Libson, P.E.Phone: 830-773-0579Fax: N/AE-mail: ajlibson@terratechengineering.comDate: 9/20/2024**SURVEYOR:**Name: J.J. RuizAddress: 3292 El Indio Hwy.City: EAGLE PASSState: TX Zip: 78852Signature: Contact: Aaron J. Libson, P.E.Phone: 830-773-0579Fax: N/AE-mail: ajlibson@terratechengineering.comDate: 9/20/2024**ENGINEER:**Name: Aaron J. Libson, P.E.Address: 3292 El Indio HwyCity: EAGLE PASSState: TX Zip: 78852Signature: Contact: Aaron J. Libson, P.E.Phone: 830-773-0579Fax: N/AE-mail: ajlibson@terratechengineering.comDate: 9/20/2024**PRINCIPAL CONTACT:** ☐ Owner ☒ Applicant ☐ Surveyor ☐ Engineer

All City communication regarding the subdivision will be directed only to the designated principal contact.

Office
UseReceived _____ By _____
☐ Complete ☐ Incomplete
Case No. _____

STATEMENT OF APPLICANT

The information contained in this subdivision application contains true and accurate information provided to the best of my ability. I acknowledge that the City of Eagle Pass will use the information contained herein as the basis for the review of the subdivision application's conformance with the provisions of *City of Eagle Pass Code of Ordinances Chapter 23*.

I understand that the City of Eagle Pass may use third party engineering peer review services. I acknowledge and agree that I am responsible for the payment of services attributable to my project, and that the preliminary approval process or final approval process will not proceed until and unless I have provided payment for the aforementioned services.



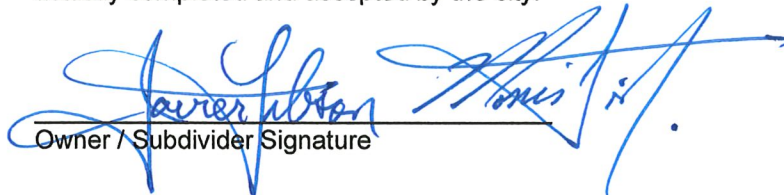
Applicant Signature

9/20/2024

Date

STATEMENT OF OWNER/SUBDIVIDER

I, the undersigned, hereby certify that: (1) I am the owner the land subject to this request for a subdivision; (2) I authorize TerraTech Engineering & Construction Services, Inc. to act as my agent for all documents pertaining to this subdivision application; (3) the information contained in this subdivision application or accompanying information is true and correct; (4) I will advise the City in writing of any inaccurate, misleading or false statements in the subdivision application or accompanying information; (5) the City will be advised in writing of any change in ownership of the property that is the subject of this subdivision application provided the change of ownership occurs prior to the recording of the final approved plat, if any; and (6) I will liable to the City of Eagle Pass for the completion of all site improvements required by Section 23 of the City's Code of Ordinance until such time as such improvements, if any, shall have been actually completed and accepted by the city.



Owner / Subdivider Signature

9/20/2024

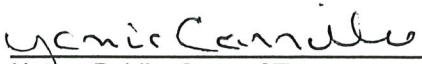
Date

STATE OF TEXAS §

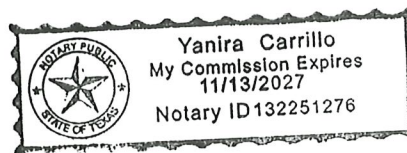
COUNTY OF MAVERICK §

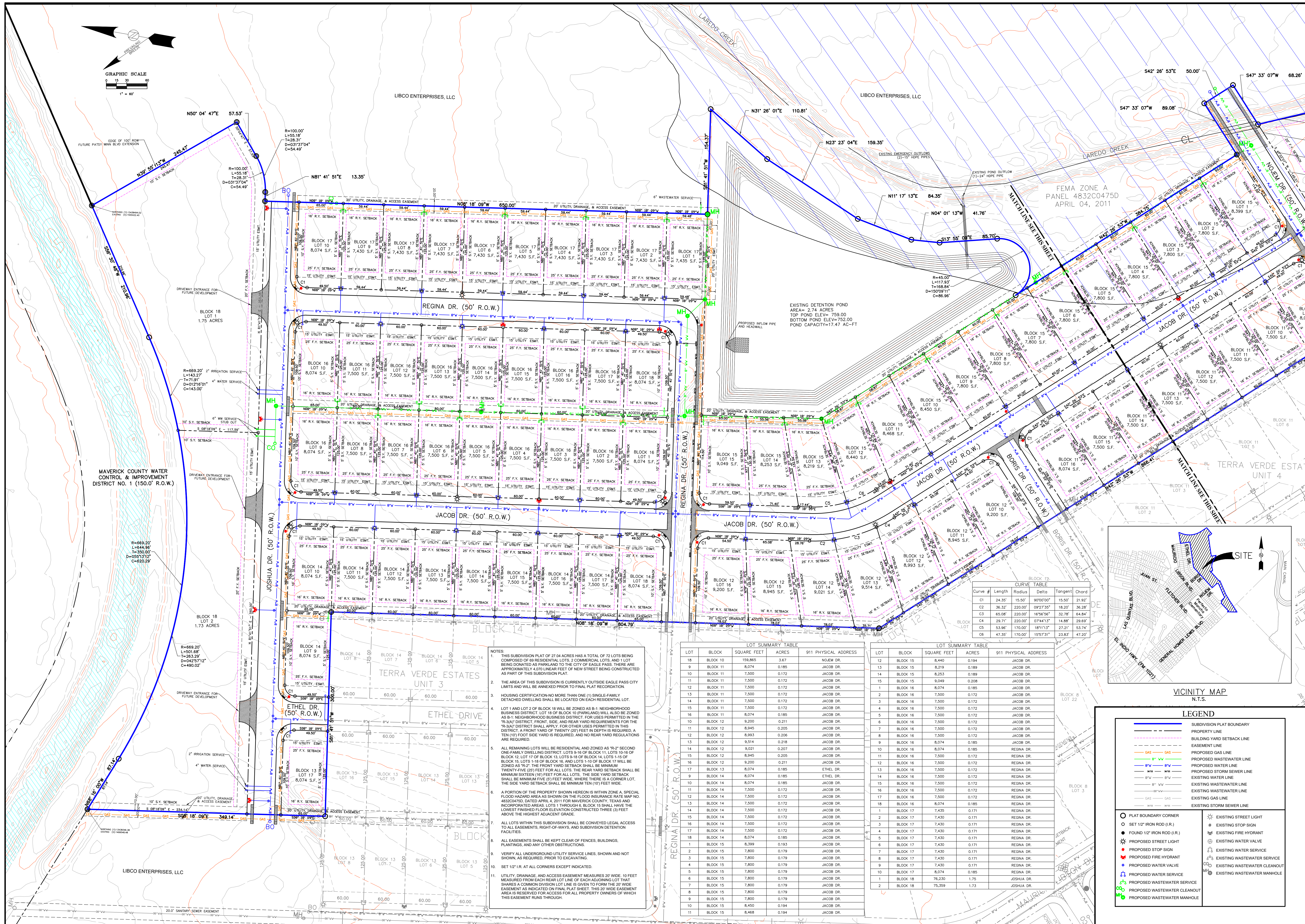
Before me, the undersigned authority, a notary public for the State of Texas, on this day personally appeared Javier Libson and Morris Libson (Name), Property Owners (Title), known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this the 20th day of September, 2024.



Notary Public, State of Texas





TERRATECH ENGINEERING
AND CONSTRUCTION SERVICES, INC.



PROPERTY OWNER:
LIBCO ENTERPRISES, LLC

JOB: 0103-24
SHEET 1 of 3
DESIGNED: AJL
DRAWN: AJL, GGZA
CHECKED: AJL

SCALE: 1" = 60'
NOV. 13, 2024

PRELIMINARY PLAT SHEET
TERRA VERDE ESTATES SUBDIVISION UNIT 5
EAGLE PASS, TEXAS, MAVERICK COUNTY

2962 TEXCOCO DR.
EAGLE PASS, TX 78852

LEGEND

SUBDIVISION PLAT BOUNDARY
PROPERTY LINE
BUILDING YARD SETBACK LINE
EASEMENT LINE
PROPOSED GAS LINE
PROPOSED WASTEWATER LINE
PROPOSED WATER LINE
PROPOSED STORM SEWER LINE
EXISTING WATER LINE
EXISTING WASTEWATER LINE
EXISTING GAS LINE
EXISTING STORM SEWER LINE

PLAT BOUNDARY CORNER
SET 1/2" IRON ROD (I.R.)
FOUND 1/2" IRON ROD (I.R.)
PROPOSED STREET LIGHT
PROPOSED STOP SIGN
PROPOSED FIRE HYDRANT
PROPOSED WATER VALVE
PROPOSED WATER SERVICE
PROPOSED WASTEWATER SERVICE
PROPOSED WASTEWATER CLEANOUT
PROPOSED WASTEWATER MANHOLE

EXISTING STREET LIGHT
EXISTING STOP SIGN
EXISTING FIRE HYDRANT
EXISTING WATER VALVE
EXISTING WATER SERVICE
EXISTING WASTEWATER SERVICE
EXISTING WASTEWATER CLEANOUT
EXISTING WASTEWATER MANHOLE

CURVE TABLE

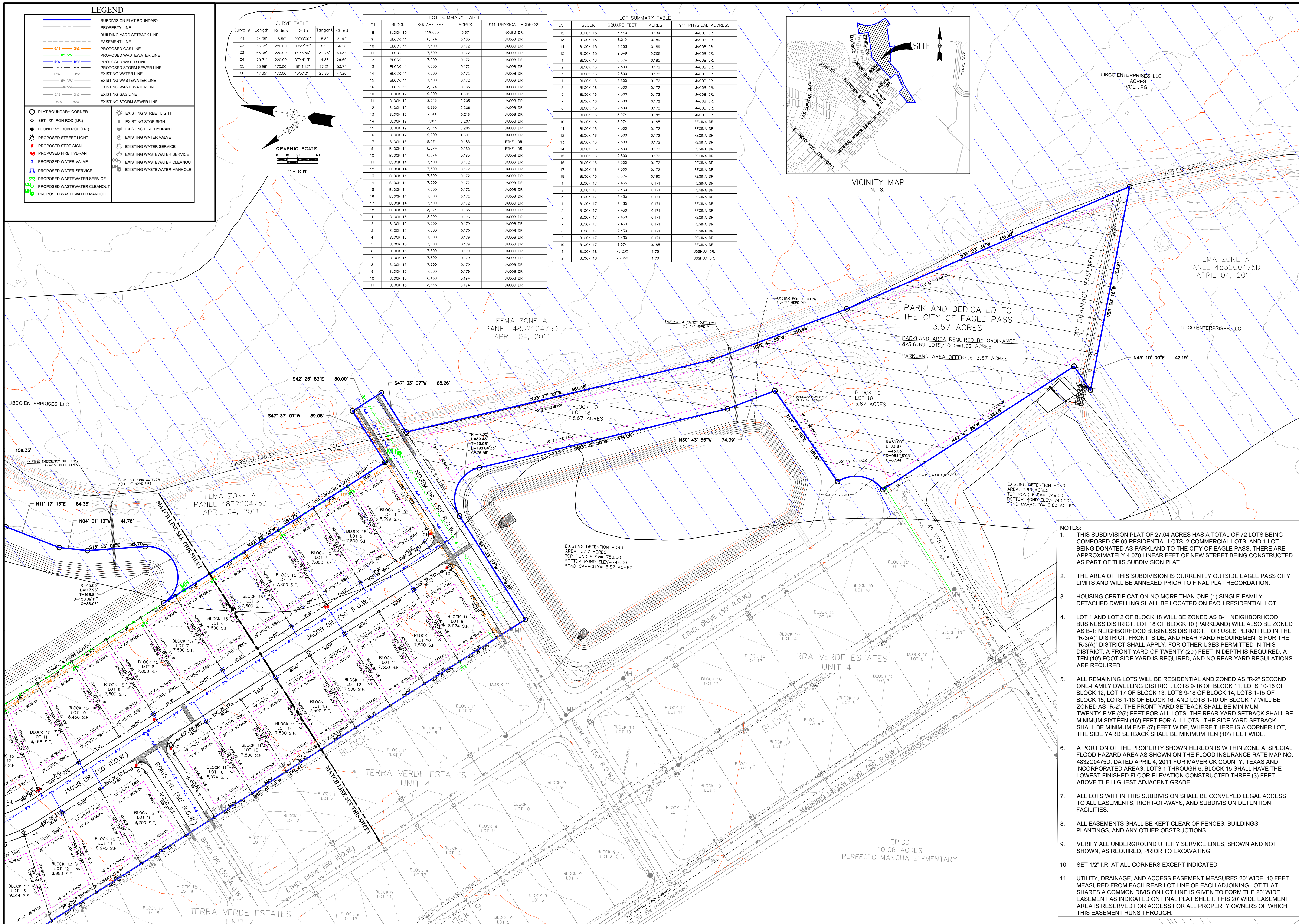
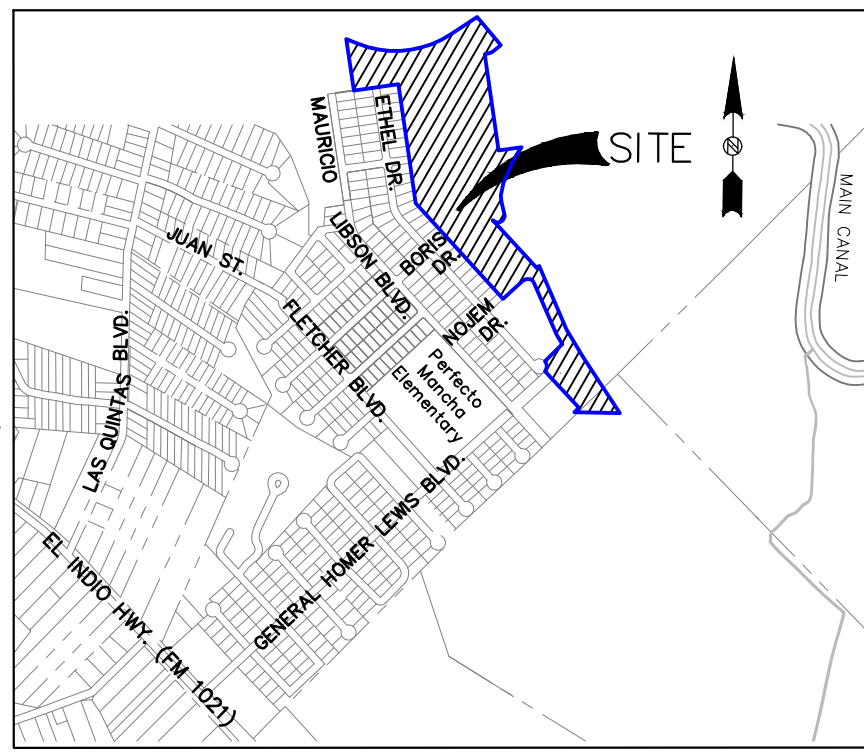
Curve #	Length	Radius	Delta	Tangent	Chord
C1	24.35'	15.50'	90°00'00"	15.50'	21.92'
C2	36.32'	220.00'	09°27'35"	18.20'	36.28'
C3	65.08'	220.00'	16°56'56"	32.78'	64.84'
C4	29.71'	220.00'	07°44'13"	14.88'	29.69'
C5	53.96'	170.00'	18°11'13"	27.21'	53.74'
C6	47.35'	170.00'	15°57'31"	23.83'	47.20'

LOT SUMMARY TABLE

LOT	BLOCK	SQUARE FEET	ACRES	911 PHYSICAL ADDRESS
18	BLOCK 10	159,865	3.67	NOJEM DR.
9	BLOCK 11	8,074	0.185	JACOB DR.
10	BLOCK 11	7,500	0.172	JACOB DR.
11	BLOCK 11	7,500	0.172	JACOB DR.
12	BLOCK 11	7,500	0.172	JACOB DR.
13	BLOCK 11	7,500	0.172	JACOB DR.
14	BLOCK 11	7,500	0.172	JACOB DR.
15	BLOCK 11	7,500	0.172	JACOB DR.
16	BLOCK 11	8,074	0.185	JACOB DR.
11	BLOCK 12	8,945	0.205	JACOB DR.
12	BLOCK 12	8,993	0.206	JACOB DR.
13	BLOCK 12	9,514	0.218	JACOB DR.
14	BLOCK 12	9,021	0.207	JACOB DR.
15	BLOCK 12	8,945	0.205	JACOB DR.
16	BLOCK 12	9,200	0.211	JACOB DR.
17	BLOCK 13	8,074	0.185	ETHEL DR.
9	BLOCK 14	8,074	0.185	ETHEL DR.
10	BLOCK 14	8,074	0.185	JACOB DR.
11	BLOCK 14	7,500	0.172	JACOB DR.
12	BLOCK 14	7,500	0.172	JACOB DR.
13	BLOCK 14	7,500	0.172	JACOB DR.
14	BLOCK 14	7,500	0.172	JACOB DR.
15	BLOCK 14	7,500	0.172	JACOB DR.
16	BLOCK 14	7,500	0.172	JACOB DR.
17	BLOCK 14	7,500	0.172	JACOB DR.
18	BLOCK 14	8,074	0.185	JACOB DR.
1	BLOCK 15	8,399	0.193	JACOB DR.
2	BLOCK 15	7,800	0.179	JACOB DR.
3	BLOCK 15	7,800	0.179	JACOB DR.
4	BLOCK 15	7,800	0.179	JACOB DR.
5	BLOCK 15	7,800	0.179	JACOB DR.
6	BLOCK 15	7,800	0.179	JACOB DR.
7	BLOCK 15	7,800	0.179	JACOB DR.
8	BLOCK 15	7,800	0.179	JACOB DR.
9	BLOCK 15	7,800	0.179	JACOB DR.
10	BLOCK 15	8,450	0.194	JACOB DR.
11	BLOCK 15	8,468	0.194	JACOB DR.

LOT SUMMARY TABLE

LOT	BLOCK	SQUARE FEET	ACRES	911 PHYSICAL ADDRESS
12	BLOCK 15	8,440	0.194	JACOB DR.
13	BLOCK 15	8,219	0.189	JACOB DR.
14	BLOCK 15	8,253	0.189	JACOB DR.
15	BLOCK 15	9,049	0.208	JACOB DR.
1	BLOCK 16	8,074	0.185	JACOB DR.
2	BLOCK 16	7,500	0.172	JACOB DR.
3	BLOCK 16	7,500	0.172	JACOB DR.
4	BLOCK 16	7,500	0.172	JACOB DR.
5	BLOCK 16	7,500	0.172	JACOB DR.
6	BLOCK 16	7,500	0.172	JACOB DR.
7	BLOCK 16	7,500	0.172	JACOB DR.
8	BLOCK 16	7,500	0.172	JACOB DR.
9	BLOCK 16	8,074	0.185	JACOB DR.
10	BLOCK 16	8,074	0.185	JACOB DR.
11	BLOCK 16	7,500	0.172	REGINA DR.
12	BLOCK 16	7,500	0.172	REGINA DR.
13	BLOCK 16	7,500	0.172	REGINA DR.
14	BLOCK 16	7,500	0.172	REGINA DR.
15	BLOCK 16	7,500	0.172	REGINA DR.
16	BLOCK 16	7,500	0.172	REGINA DR.
17	BLOCK 16	7,500	0.172	REGINA DR.
18	BLOCK 16	8,074	0.185	REGINA DR.
1	BLOCK 17	7,435	0.171	REGINA DR.
2	BLOCK 17	7,435	0.171	REGINA DR.
3	BLOCK 17	7,435	0.171	REGINA DR.
4	BLOCK 17	7,435	0.171	REGINA DR.
5	BLOCK 17	7,435	0.171	REGINA DR.
6	BLOCK 17	7,435	0.171	REGINA DR.
7	BLOCK 17	7,435	0.171	REGINA DR.
8	BLOCK 17	7,435	0.171	REGINA DR.
9	BLOCK 17	7,435	0.171	REGINA DR.
10	BLOCK 17	8,074	0.185	REGINA DR.
1	BLOCK 18	76,230	1.75	JOSHUA DR.
2	BLOCK 18	75,359	1.73	JOSHUA DR.



- NOTES:
- THIS SUBDIVISION PLAT OF 27.04 ACRES HAS A TOTAL OF 72 LOTS BEING COMPOSED OF 59 RESIDENTIAL LOTS, 2 COMMERCIAL LOTS, AND 1 LOT BEING DONATED AS PARKLAND TO THE CITY OF EAGLE PASS. THERE ARE APPROXIMATELY 4,070 LINEAR FEET OF NEW STREET BEING CONSTRUCTED AS PART OF THIS SUBDIVISION PLAT.
 - THE AREA OF THIS SUBDIVISION IS CURRENTLY OUTSIDE EAGLE PASS CITY LIMITS AND WILL BE ANNEXED PRIOR TO FINAL PLAT RECORDATION.
 - HOUSING CERTIFICATION-NO MORE THAN ONE (1) SINGLE-FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH RESIDENTIAL LOT.
 - LOT 1 AND LOT 2 OF BLOCK 18 WILL BE ZONED AS B-1: NEIGHBORHOOD BUSINESS DISTRICT. LOT 18 OF BLOCK 10 (PARKLAND) WILL ALSO BE ZONED AS B-1: NEIGHBORHOOD BUSINESS DISTRICT. FOR USES PERMITTED IN THE "R-3(A)" DISTRICT, FRONT, SIDE, AND REAR YARD REQUIREMENTS FOR THE "R-3(A)" DISTRICT SHALL APPLY. FOR OTHER USES PERMITTED IN THIS DISTRICT, A FRONT YARD OF TWENTY (20) FEET IN DEPTH IS REQUIRED, A TEN (10) FOOT SIDE YARD IS REQUIRED, AND NO REAR YARD REGULATIONS ARE REQUIRED.
 - ALL REMAINING LOTS WILL BE RESIDENTIAL AND ZONED AS "R-2" SECOND ONE-FAMILY DWELLING DISTRICT. LOTS 9-16 OF BLOCK 11, LOTS 10-16 OF BLOCK 12, LOT 17 OF BLOCK 13, LOTS 9-18 OF BLOCK 14, LOTS 1-15 OF BLOCK 15, LOTS 1-18 OF BLOCK 16, AND LOTS 1-10 OF BLOCK 17 WILL BE ZONED AS "R-2". THE FRONT YARD SETBACK SHALL BE MINIMUM TWENTY-FIVE (25) FEET FOR ALL LOTS. THE REAR YARD SETBACK SHALL BE MINIMUM SIXTEEN (16) FEET FOR ALL LOTS. THE SIDE YARD SETBACK SHALL BE MINIMUM FIVE (5) FEET WIDE, WHERE THERE IS A CORNER LOT, THE SIDE YARD SETBACK SHALL BE MINIMUM TEN (10) FEET WIDE.
 - A PORTION OF THE PROPERTY SHOWN HEREON IS WITHIN ZONE A, SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 4832C0475D, DATED APRIL 4, 2011 FOR MAVERICK COUNTY, TEXAS AND INCORPORATED AREAS. LOTS 1 THROUGH 6, BLOCK 15 SHALL HAVE THE LOWEST FINISHED FLOOR ELEVATION CONSTRUCTED THREE (3) FEET ABOVE THE HIGHEST ADJACENT GRADE.
 - ALL LOTS WITHIN THIS SUBDIVISION SHALL BE CONVEYED LEGAL ACCESS TO ALL EASEMENTS, RIGHT-OF-WAYS, AND SUBDIVISION DETENTION FACILITIES.
 - ALL EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND ANY OTHER OBSTRUCTIONS.
 - VERIFY ALL UNDERGROUND UTILITY SERVICE LINES, SHOWN AND NOT SHOWN, AS REQUIRED, PRIOR TO EXCAVATING.
 - SET 1/2" I.R. AT ALL CORNERS EXCEPT INDICATED.
 - UTILITY, DRAINAGE, AND ACCESS EASEMENT MEASURES 20' WIDE. 10 FEET MEASURED FROM EACH REAR LOT LINE OF EACH ADJOINING LOT THAT SHARES A COMMON DIVISION LOT LINE IS GIVEN TO FORM THE 20' WIDE EASEMENT AS INDICATED ON FINAL PLAT SHEET. THIS 20' WIDE EASEMENT AREA IS RESERVED FOR ACCESS FOR ALL PROPERTY OWNERS OF WHICH THIS EASEMENT RUNS THROUGH.

TERRATECH ENGINEERING AND CONSTRUCTION SERVICES, INC.

PROPERTY OWNER:
LIBCO ENTERPRISES, LLC
2962 TEXCOCO DR.
EAGLE PASS, TX 78852

JOB: 0103-24
SHEET 2 of 3
DESIGNED: AJL
DRAWN: AJL, GGZA
CHECKED: AJL

SCALE: 1" = 60'
NOV. 13, 2024

PRELIMINARY PLAT SHEET
TERRA VERDE ESTATES SUBDIVISION UNIT 5
EAGLE PASS, TEXAS, MAVERICK COUNTY

TERRA VERDE ESTATES SUBDIVISION - UNIT 5
CITY OF EAGLE PASS, TEXAS, MAVERICK COUNTY

FIELD NOTES FOR A FOR A 27.04 ACRE TRACT OF LAND OUT OF A
474.12 ACRE TRACT OF LAND
CONVEYED TO LIBCO ENTERPRISES, LLC
SITUATED IN SURVEY 27, J.W. TINSLEY, ABSTRACT 840, AND SURVEY
26, S.S. SANDERS, ABSTRACT 826
MAVERICK COUNTY, TEXAS

BEING A 27.04 ACRE TRACT OF LAND OUT OF A 474.12 ACRE TRACT OF LAND CONVEYED TO LIBCO ENTERPRISES, LLC, RECORDED IN VOLUME 1745, PAGES 327-337, DEED RECORDS OF MAVERICK COUNTY, TEXAS, SITUATED IN SURVEY 27, J.W. TINSLEY, ABSTRACT 840, AND SURVEY 26, S.S. SANDERS, ABSTRACT 826, MAVERICK COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO WIT:

BEGINNING AT A ½" IRON ROD FOUND AT THE NORTHERLY LINE OF TERRA VERDE ESTATES SUBDIVISION UNIT 3, RECORDED IN ENVELOPE 461, SIDE A, DEED RECORDS OF MAVERICK COUNTY, TEXAS, AT THE NORTHWEST CORNER OF LOT 1, BLOCK 13, UNIT 3, OF SAID TERRA VERDE ESTATES SUBDIVISION UNIT 3, FOR THE MOST NORTHERLY SOUTHWEST CORNER HEREOF;

THENCE, NORTH 08 DEGREES 18 MINUTES 09 SECONDS WEST, 349.14 FEET, TO A ½" IRON ROD SET AT THE SOUTHERLY LINE OF THE MAVERICK COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO. 1 (150.0' R.O.W.), FOR THE MOST NORTHERLY NORTHWEST CORNER HEREOF;

THENCE, WITH THE SOUTHERLY LINE OF SAID MAVERICK COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO. 1, SOUTH 68 DEGREES 16 MINUTES 00 SECONDS EAST, 87.14 FEET, TO A ½" IRON ROD SET AT THE BEGINNING OF A CURVE TO THE LEFT WITH A RADIUS OF 669.20 FEET, FOR A POINT OF CURVATURE HEREOF;

THENCE, WITH SAID CURVE TO THE LEFT, A DISTANCE OF 644.96 FEET (CHORD BEARING NORTH 84 DEGREES 07 MINUTES 24 SECONDS EAST, 620.29 FEET) TO A ½" IRON ROD SET FOR A POINT OF TANGENCY HEREOF;

THENCE, NORTH 56 DEGREES 30 MINUTES 48 SECONDS EAST, 210.96 FEET TO A ½" IRON ROD SET FOR THE NORTHEAST CORNER HEREOF;

THENCE, DEPARTING THE SOUTHERLY LINE OF SAID MAVERICK COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO. 1, SOUTH 39 DEGREES 55 MINUTES 13 SECONDS EAST, 245.47 FEET TO A ½" IRON ROD SET FOR A CORNER HEREOF;

THENCE, SOUTH 50 DEGREES 04 MINUTES 47 SECONDS WEST, 57.53 FEET TO A ½" IRON ROD SET AT THE BEGINNING OF A CURVE TO THE RIGHT WITH A RADIUS OF 100.00 FEET, FOR A POINT OF CURVATURE HEREOF;

THENCE, WITH SAID CURVE TO THE RIGHT, A DISTANCE OF 55.18 FEET (CHORD BEARING SOUTH 65 DEGREES 53 MINUTES 19 SECONDS WEST, 54.49 FEET) TO A ½" IRON ROD SET FOR A POINT OF TANGENCY HEREOF;

THENCE, SOUTH 81 DEGREES 41 MINUTES 51 SECONDS WEST, 13.35 FEET TO A ½" IRON ROD SET FOR A CORNER HEREOF;

THENCE, SOUTH 08 DEGREES 18 MINUTES 09 SECONDS EAST, 650.00 FEET TO A ½" IRON ROD SET FOR A CORNER HEREOF;

THENCE, NORTH 81 DEGREES 41 MINUTES 51 SECONDS EAST, 154.37 FEET TO A ½" IRON ROD SET FOR A CORNER HEREOF;

THENCE, SOUTH 31 DEGREES 26 MINUTES 01 SECONDS WEST, 110.81 FEET TO A ½" IRON ROD SET FOR A POINT OF DEFLECTION HEREOF;

THENCE, SOUTH 23 DEGREES 23 MINUTES 04 SECONDS WEST, 159.35 FEET TO A ½" IRON ROD SET FOR A POINT OF DEFLECTION HEREOF;

THENCE, SOUTH 11 DEGREES 17 MINUTES 13 SECONDS WEST, 84.35 FEET TO A ½" IRON ROD SET FOR A POINT OF DEFLECTION HEREOF;

THENCE, SOUTH 04 DEGREES 01 MINUTES 13 SECONDS EAST, 41.76 FEET TO A ½" IRON ROD SET FOR A POINT OF DEFLECTION HEREOF;

THENCE, SOUTH 13 DEGREES 55 MINUTES 09 SECONDS EAST, 85.70 FEET TO A ½" IRON ROD SET AT THE BEGINNING OF A CURVE TO THE RIGHT WITH A RADIUS OF 45.00 FEET, FOR A POINT OF CURVATURE HEREOF;

THENCE, WITH SAID CURVE TO THE RIGHT, A DISTANCE OF 117.93 FEET (CHORD BEARING SOUTH 62 DEGREES 28 MINUTES 32 SECONDS WEST, 86.96 FEET) TO A ½" IRON ROD SET FOR A POINT OF TANGENCY HEREOF;

THENCE, SOUTH 42 DEGREES 26 MINUTES 53 SECONDS EAST, 384.75 FEET TO A ½" IRON ROD SET FOR A CORNER HEREOF;

THENCE, NORTH 47 DEGREES 33 MINUTES 07 SECONDS EAST, 89.08 FEET TO A ½" IRON ROD SET FOR A CORNER HEREOF;

THENCE, SOUTH 42 DEGREES 26 MINUTES 53 SECONDS EAST, 50.00 FEET TO A ½" IRON ROD SET FOR A CORNER HEREOF;

THENCE, SOUTH 47 DEGREES 33 MINUTES 07 SECONDS WEST, 68.26 FEET TO A ½" IRON ROD SET FOR A CORNER HEREOF;

THENCE, SOUTH 23 DEGREES 17 MINUTES 29 SECONDS EAST, 461.46 FEET TO A ½" IRON ROD SET FOR A POINT OF DEFLECTION HEREOF;

THENCE, SOUTH 30 DEGREES 43 MINUTES 55 SECONDS EAST, 210.96 FEET TO A ½" IRON ROD SET FOR A POINT OF DEFLECTION HEREOF;

THENCE, SOUTH 33 DEGREES 23 MINUTES 34 SECONDS EAST, 451.97 FEET TO A ½" IRON ROD SET FOR THE MOST SOUTHERLY SOUTHEAST CORNER HEREOF;

THENCE, NORTH 89 DEGREES 06 MINUTES 16 SECONDS WEST, 303.91 FEET TO A ½" IRON ROD SET AT THE SOUTHERLY LINE OF TERRA VERDE ESTATES SUBDIVISION UNIT 4, RECORDED IN ENVELOPE 461, SIDE B, DEED RECORDS OF MAVERICK COUNTY, TEXAS, FOR THE MOST SOUTHERLY SOUTHWEST CORNER HEREOF;

THENCE, NORTH 45 DEGREES 10 MINUTES 00 SECONDS EAST, 42.19 FEET TO A ½" IRON ROD FOUND FOR A CORNER HEREOF;

THENCE, NORTH 42 DEGREES 47 MINUTES 28 SECONDS WEST, 333.68 FEET TO A ½" IRON ROD FOUND AT THE BEGINNING OF A CURVE TO THE LEFT WITH A RADIUS OF 50.00 FEET, FOR A POINT OF CURVATURE HEREOF;

THENCE, WITH SAID CURVE TO THE LEFT, A DISTANCE OF 73.97 FEET (CHORD BEARING NORTH 00 DEGREES 03 MINUTES 52 SECONDS WEST, 67.41 FEET) TO A ½" IRON ROD FOUND FOR A POINT OF TANGENCY HEREOF;

THENCE, NORTH 45 DEGREES 24 MINUTES 05 SECONDS EAST, 161.91 FEET TO A ½" IRON ROD FOUND FOR A CORNER HEREOF;

THENCE, NORTH 30 DEGREES 43 MINUTES 55 SECONDS WEST, 74.39 FEET TO A ½" IRON ROD FOUND FOR A POINT OF DEFLECTION HEREOF;

THENCE, NORTH 23 DEGREES 22 MINUTES 20 SECONDS WEST, 374.26 FEET TO A ½" IRON ROD FOUND AT THE BEGINNING OF A CURVE TO THE LEFT WITH A RADIUS OF 47.00 FEET, FOR A POINT OF CURVATURE HEREOF;

THENCE, WITH SAID CURVE TO THE LEFT, A DISTANCE OF 89.48 FEET (CHORD BEARING NORTH 77 DEGREES 54 MINUTES 36 SECONDS WEST, 76.56 FEET) TO A ½" IRON ROD FOUND AT THE SOUTHERLY RIGHT OF WAY LINE OF NOJEM DRIVE (50.0' R.O.W.) FOR A POINT OF TANGENCY HEREOF;

THENCE, WITH THE SOUTHERLY RIGHT OF WAY LINE OF NOJEM DRIVE, SOUTH 47 DEGREES 33 MINUTES 07 SECONDS WEST, 179.81 FEET TO A ½" IRON ROD FOUND FOR A CORNER HEREOF;

THENCE, NORTH 42 DEGREES 26 MINUTES 53 SECONDS WEST, 866.41 FEET TO A ½" IRON ROD FOUND FOR A CORNER HEREOF;

THENCE, NORTH 08 DEGREES 18 MINUTES 09 SECONDS WEST, AT 269.79 FEET PASSING THE NORTHEAST CORNER OF SAID TERRA VERDE ESTATES SUBDIVISION UNIT 4, IN ALL A TOTAL DISTANCE OF 804.79 FEET TO A ½" IRON ROD FOUND AT THE NORTHEAST CORNER OF TERRA VERDE ESTATES SUBDIVISION UNIT 3, FOR AN INTERIOR CORNER HEREOF;

THENCE, WITH THE NORTHERLY LINE OF AFOREMENTIONED TERRA VERDE ESTATES SUBDIVISION UNIT 3, SOUTH 81 DEGREES 41 MINUTES 51 SECONDS WEST, 300.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 27.04 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARINGS: TEXAS SOUTH CENTRAL ZONE - 4204 - NAD 83

CITY OF EAGLE PASS
CERTIFICATE OF PLAT APPROVAL

WE, THE UNDERSIGNED, CERTIFY THAT TERRA VERDE ESTATES SUBDIVISION UNIT 5 WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF EAGLE PASS ON _____

MAYOR OF THE CITY OF EAGLE PASS _____ DATE _____

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 202__

SIGNATURE NOTARY PUBLIC STATE OF TEXAS _____

WE, THE UNDERSIGNED, CERTIFY THAT TERRA VERDE ESTATES SUBDIVISION UNIT 5 WAS REVIEWED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF EAGLE PASS ON _____

CHAIRMAN-CITY OF EAGLE PASS _____ DATE _____
PLANNING AND ZONING COMMISSION

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 202__

SIGNATURE NOTARY PUBLIC STATE OF TEXAS _____

WE, THE UNDERSIGNED, CERTIFY THAT TERRA VERDE ESTATES SUBDIVISION UNIT 5 WAS REVIEWED AND APPROVED BY THE CITY MANAGER OF THE CITY OF EAGLE PASS ON _____

CITY MANAGER OF THE CITY OF EAGLE PASS _____ DATE _____

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 202__

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 _____ 202__, AND WAS RECORDED IN ENVELOPE _____, SIDE ____ IN THE MAP RECORDS OF MAVERICK COUNTY AT _____ O'CLOCK ____M ON _____ 202__.

MAVERICK COUNTY CLERK _____

STATE OF TEXAS)
COUNTY OF MAVERICK)

I, AARON J. LIBSON, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS (NO. 147902), HEREBY CERTIFY THAT THE WATER AND WASTEWATER FACILITIES FOR THIS SUBDIVISION WERE DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF EAGLE PASS, TEXAS, THAT THESE SERVICES ARE 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.

AARON J. LIBSON, P.E.
REGISTERED PROFESSIONAL ENGINEER 147902



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, OF _____ BY AARON J. LIBSON, P.E.

SIGNATURE NOTARY PUBLIC STATE OF TEXAS _____

MY COMMISSION EXPIRES: _____

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 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 STANDARD; AND
 - (D) GAS CONNECTION, 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.

TERRA VERDE ESTATES SUBDIVISION UNIT 5

SIGNATURE: _____

NAME: JAVIER LIBSON
OWNER OF VALOREM ENTERPRISES, LLC
MANAGING MEMBER OF LIBCO ENTERPRISES, LLC.
A TEXAS LIMITED LIABILITY COMPANY

SIGNATURE: _____

NAME: MORRIS LIBSON
OWNER OF MVN ENTERPRISES, LLC
MANAGING MEMBER OF LIBCO ENTERPRISES, LLC.
A TEXAS LIMITED LIABILITY COMPANY

STATE OF TEXAS
COUNTY OF MAVERICK

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____

BY JAVIER LIBSON AND MORRIS LIBSON, OWNERS AND MANAGING MEMBERS OF LIBCO ENTERPRISES, LLC.

SIGNATURE NOTARY PUBLIC STATE OF TEXAS _____

MY COMMISSION EXPIRES: _____

STATE OF TEXAS)
COUNTY OF MAVERICK)

I, JULIAN JAVIER RUIZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION OF TERRA VERDE ESTATES SUBDIVISION UNIT 5 WAS PREPARED FROM AN ACTUAL SURVEY CONDUCTED ON MAY 6, 2024 UNDER MY SUPERVISION ON THE GROUND AND THE MONUMENTS SHOWN ARE WITHIN THE POSITIONAL TOLERANCE REQUIRED BY 22 TAC SEC 663.15.

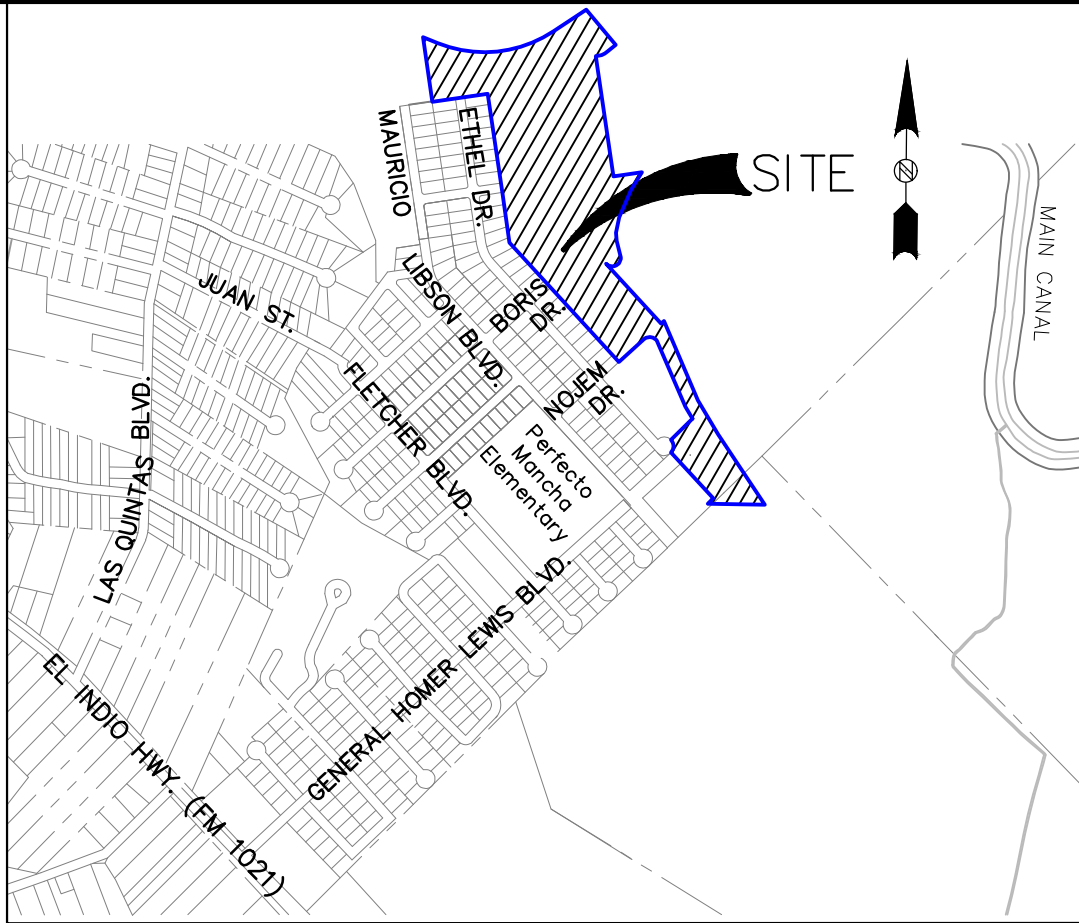
JULIAN JAVIER RUIZ
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 5304



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____ OF _____ BY JULIAN JAVIER RUIZ, R.P.L.S.

SIGNATURE NOTARY PUBLIC STATE OF TEXAS _____

MY COMMISSION EXPIRES: _____



VICINITY MAP
N.T.S.

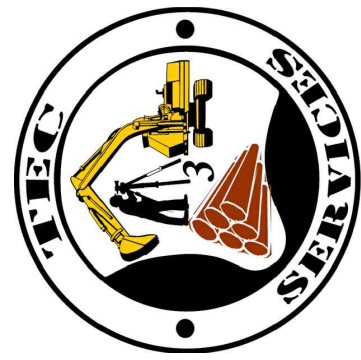
BEARINGS ARE ACCORDING TO THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATES SYSTEM ESTABLISHED FOR SOUTH CENTRAL ZONE.

- NOTES:
- THIS SUBDIVISION PLAT OF 27.04 ACRES HAS A TOTAL OF 72 LOTS BEING COMPOSED OF 69 RESIDENTIAL LOTS, 2 COMMERCIAL LOTS, AND 1 LOT BEING DONATED AS PARKLAND TO THE CITY OF EAGLE PASS. THERE ARE APPROXIMATELY 4,070 LINEAR FEET OF NEW STREET BEING CONSTRUCTED AS PART OF THIS SUBDIVISION PLAT.
 - THE AREA OF THIS SUBDIVISION IS CURRENTLY OUTSIDE EAGLE PASS CITY LIMITS AND WILL BE ANNEXED PRIOR TO FINAL PLAT RECORDATION.
 - HOUSING CERTIFICATION-NO MORE THAN ONE (1) SINGLE-FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH RESIDENTIAL LOT.
 - LOT 1 AND LOT 2 OF BLOCK 18 WILL BE ZONED AS B-1: NEIGHBORHOOD BUSINESS DISTRICT. LOT 18 OF BLOCK 10 (PARKLAND) WILL ALSO BE ZONED AS B-1: NEIGHBORHOOD BUSINESS DISTRICT. FOR USES PERMITTED IN THE "R-3(A)" DISTRICT, FRONT, SIDE, AND REAR YARD REQUIREMENTS FOR THE "R-3(A)" DISTRICT SHALL APPLY. FOR OTHER USES PERMITTED IN THIS DISTRICT, A FRONT YARD OF TWENTY (20) FEET IN DEPTH IS REQUIRED, A TEN (10) FOOT SIDE YARD IS REQUIRED, AND NO REAR YARD REGULATIONS ARE REQUIRED.
 - ALL REMAINING LOTS WILL BE RESIDENTIAL AND ZONED AS "R-2" SECOND ONE-FAMILY DWELLING DISTRICT. LOTS 9-16 OF BLOCK 11, LOTS 10-16 OF BLOCK 12, LOT 17 OF BLOCK 13, LOTS 9-16 OF BLOCK 14, LOTS 1-15 OF BLOCK 15, LOTS 1-18 OF BLOCK 16, AND LOTS 1-10 OF BLOCK 17 WILL BE ZONED AS "R-2". THE FRONT YARD SETBACK SHALL BE MINIMUM TWENTY-FIVE (25) FEET FOR ALL LOTS. THE REAR YARD SETBACK SHALL BE MINIMUM SIXTEEN (16) FEET FOR ALL LOTS. THE SIDE YARD SETBACK SHALL BE MINIMUM FIVE (5) FEET WIDE, WHERE THERE IS A CORNER LOT, THE SIDE YARD SETBACK SHALL BE MINIMUM TEN (10) FEET WIDE.
 - A PORTION OF THE PROPERTY SHOWN HEREON IS WITHIN ZONE A, SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 4832C0475D, DATED APRIL 4, 2011 FOR MAVERICK COUNTY, TEXAS AND INCORPORATED AREAS. LOTS 1 THROUGH 6, BLOCK 15 SHALL HAVE THE LOWEST FINISHED FLOOR ELEVATION CONSTRUCTED THREE (3) FEET ABOVE THE HIGHEST ADJACENT GRADE.
 - ALL LOTS WITHIN THIS SUBDIVISION SHALL BE CONVEYED LEGAL ACCESS TO ALL EASEMENTS, RIGHT-OF-WAYS, AND SUBDIVISION DETENTION FACILITIES.
 - ALL EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND ANY OTHER OBSTRUCTIONS.
 - VERIFY ALL UNDERGROUND UTILITY SERVICE LINES, SHOWN AND NOT SHOWN, AS REQUIRED, PRIOR TO EXCAVATING.
 - SET 1/2" I.R. AT ALL CORNERS EXCEPT INDICATED.
 - UTILITY, DRAINAGE, AND ACCESS EASEMENT MEASURES 20' WIDE. 10 FEET MEASURED FROM EACH REAR LOT LINE OF EACH ADJOINING LOT THAT SHARES A COMMON DIVISION LOT LINE IS GIVEN TO FORM THE 20' WIDE EASEMENT AS INDICATED ON FINAL PLAT SHEET. THIS 20' WIDE EASEMENT AREA IS RESERVED FOR ACCESS FOR ALL PROPERTY OWNERS OF WHICH THIS EASEMENT RUNS THROUGH.

SUBDIVIDER: LIBCO ENTERPRISES, LLC
ENGINEER: AARON J. LIBSON, P.E.
SURVEYOR: JULIAN JAVIER RUIZ, R.P.L.S.

PRELIMINARY PLAT SHEET
TERRAVERDE ESTATES SUBDIVISION UNIT 5
EAGLE PASS, TEXAS, MAVERICK COUNTY

TERRATECH ENGINEERING
AND CONSTRUCTION SERVICES, INC.
3292 EL INDIO HWY, EAGLE PASS, TX
(830)-773-0579
ajlibson@terratechengineering.com
FIRM #14118
www.terratechengineering.com

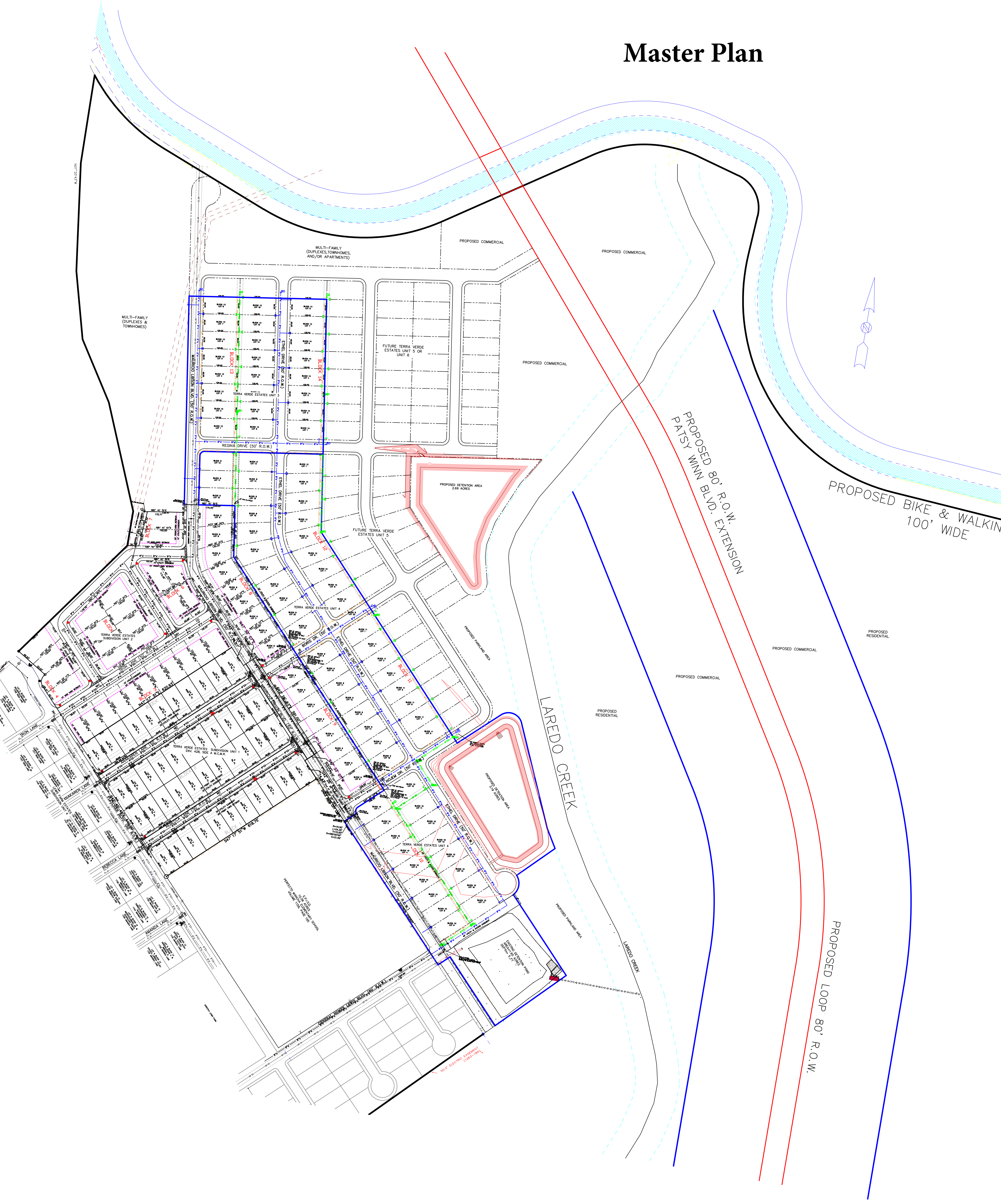


PROPERTY OWNER:
LIBCO ENTERPRISES, LLC
2962 TEXCOCO DR.
EAGLE PASS, TX 78852

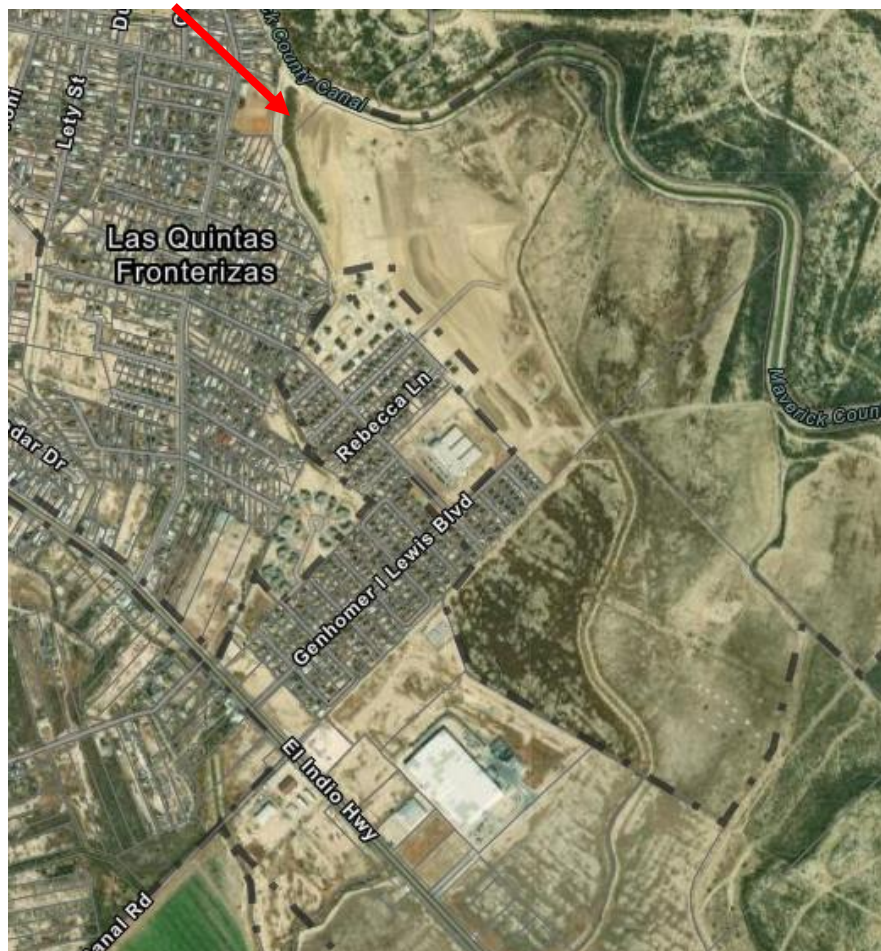
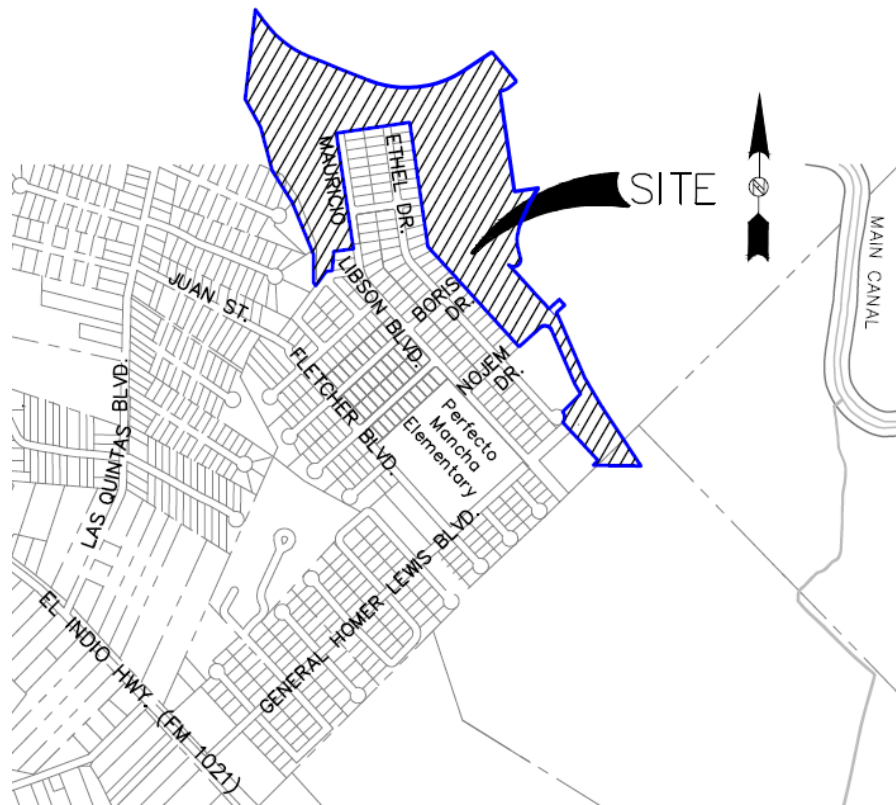
JOB: 0103-24
SHEET 3 of 3
DESIGNED: AJL
DRAWN: AJL, GGZA
CHECKED: AJL

NOT TO SCALE
NOV. 13, 2024

Master Plan



Aerial View



Attachment 2
Engineering Report



To: Mr. Placido Madera

City of Eagle Pass Planning Director

From: Aaron J. Libson, P.E.

Date: October 23, 2024

Reference: ***Preliminary Engineering Report for Terra Verde Estates Subdivision Unit 5***

Mr. Madera,

Libco Enterprises, LLC, owner of a tract of land legally described as *'Being a 27.04 acre tract of land lying and situated in Maverick County, Texas, out of the J.W. Tinsley Survey 27, Abstract 840, and being a portion of the Libco Enterprises, LLC 472.12 acres, described by metes and bounds in Deed Record Book 1745, Page 327 of the Maverick County Official Public Records'*, has requested the services of TerraTech Engineering and Construction Services, Inc. (TEC Services) to Plat and subdivide the subject 27.04 acres into 72 Total lots with 69 lots being residential, 2 lots commercial, and 1 lot being donated as Parkland to the City of Eagle Pass. This development of land is located off the continuation of Regina Dr., Boris Dr., and Nojem Dr., which are abutting streets that come off existing Terra Verde Estates Subdivision Units 3 and 4. The development is located in Eagle Pass, Texas, Maverick County.

General Description

The proposed Plat contains (69) sixty-nine residential lots, (2) two commercial lots, and (1) one lot being donated as parkland to the City of Eagle Pass, for a total of (72) seventy two lots that 27.04 acres. Residential lot areas vary from 7,500 to average and smallest lot size is approximately 7,500 Sq. Ft. with lot areas ranging from 7,500 to 9,514 Sq. Ft. in area while commercial lots vary from 1.73 to 3.67 acres in area. Lots 9-16 of Block 11, Lots 10-16 of Block 12, Lot 17 of Block 13, Lots 9-18 of Block 14, Lots 1-15 of Block 15, Lots 1-18 of Block 16, and Lots 1-10 of Block 17 of this subdivision will be zoned and classified as R-2: second one-family dwelling district. Lot 1 and Lot 2 of Block 18, and Lot 18 of Block 10 will be zoned and classified as B-1: Neighborhood Business District. Proposed zoning is based on the zoning classifications as stipulated in Sect. 7.4, Appendix A-Zoning Ordinance, of the Eagle Pass Code of Ordinances. The subject development area is currently outside City Limits, but will be fully annexed into the Eagle Pass City Limits during the Platting process and before final plat recordation. Lot 18 of Block 10 which is 3.67 acres in area is being proposed to be donated as Parkland to the City of Eagle Pass if accepted. If not accepted, this Lot is being zoned as B-1: Neighborhood Business District and will revert to being a commercial lot part of this subdivision. A total of (72) seventy-two lots and approximately 4,070 linear feet of new 50' public R.O.W. will be created as part of this Subdivision Plat.

Drainage

General Drainage Description

The proposed primary land use for this tract of land is residential with a portion of the proposed Platted property being within FEMA special flood hazard area Zone A as shown in panel 4832C0475D dated April 04, 2011. No detention pond is required as part of this subdivision as there are existing ponds (shown in Plat sheet) that were constructed in the previous Units that was sized to include the entirety of this area that is part of this subdivision plat and of which runoff is being routed to as part of this design. Please reference previous development documents from City of Eagle Pass Planning Department as needed to corroborate. The Western portion of this property is the highest elevation point of the tract, as runoff naturally drains from the West towards the Eastern direction. Please reference sheets 8-9, and 21-22 of the Terra Verde Estates Unit 5 construction plans for layout, details, and summarized calculations related to drainage and stormwater conveyance. The SCS TR-55 hydrology method was used for the hydrological analysis of this development. The peak rate of runoff, Q, in cubic feet per second (cfs), of various storm durations, was calculated using the rational method for street capacity runoff calculations, as outlined below.

Drainage Conditions

The existing drainage conditions of this tract of land is undeveloped and was analyzed using the SCS TR-55 method for the determination of storage volume and conveyance capacity (pg. 29, COEP Division G-Construction Specifications Manual), while the Rational Method was used to determine runoff quantities for street capacity to accommodate peak runoff from a 10-yr return frequency storm (pg. 20, COEP Division G-Construction Specifications Manual).

The peak rate of runoff for the Rational Method, Q, in cubic feet per second (cfs) is calculated as follows:

$$Q = C \times I \times A$$

Where C = runoff coefficient

I = average rainfall intensity in inches per hour

A = tributary drainage area in acres

STORM RUNOFF CALCULATIONS (RATIONAL METHOD, Q=CIA)

Drainage Area No.	Drainage Area (sf)	Drainage Area (Ac)	Time of Concentration, Tc (min)	*Runoff Coefficient, C	2-Year Design Storm		5-Year Design Storm		10-Year Design Storm	
					**Intensity, I (in/hr)	Runoff, Q (cfs)	**Intensity, I (in/hr)	Runoff, Q (cfs)	**Intensity, I (in/hr)	Runoff, Q (cfs)
PRE1	1,620,320	37.20	10.00	0.33	5.11	62.73	6.66	81.75	8.03	98.57
PRE2	1,168,456	26.82	10.00	0.33	5.11	45.23	6.66	58.95	8.03	71.08

*Reference Storm Drainage and Sediment Control Appendix, Tables 1 and 2

**Reference NOAA Atlas 14, Volume 11, Version 2

STORM RUNOFF CALCULATIONS (RATIONAL METHOD, Q=CIA)

Drainage Area No.	Drainage Area (sf)	Drainage Area (Ac)	Time of Concentration, Tc (min)	*Runoff Coefficient, C	2-Year Design Storm		5-Year Design Storm		10-Year Design Storm	
					**Intensity, I (in/hr)	Runoff, Q (cfs)	**Intensity, I (in/hr)	Runoff, Q (cfs)	**Intensity, I (in/hr)	Runoff, Q (cfs)
A1	253,919	5.83	10.00	0.67	5.11	20.08	6.66	26.17	8.03	31.56
A2	280,763	6.45	10.00	0.67	5.11	21.99	6.66	28.66	8.03	34.55
A3	32,850	0.75	10.00	0.60	5.11	2.31	6.66	3.01	8.03	3.63
A4	4,975	0.11	10.00	0.90	5.11	0.53	6.66	0.68	8.03	0.83
A5	115,483	2.65	10.00	0.60	5.11	8.13	6.66	10.59	8.03	12.77
A6	74,276	1.71	10.00	0.60	5.11	5.23	6.66	6.81	8.03	8.22
A7	126,875	2.91	10.00	0.60	5.11	8.93	6.66	11.64	8.03	14.03
A8	40,350	0.93	10.00	0.60	5.11	2.84	6.66	3.70	8.03	4.46
A9	119,675	2.75	10.00	0.60	5.11	8.42	6.66	10.98	8.03	13.24
E1	263,155	6.04	10.00	0.60	5.11	18.52	6.66	24.14	8.03	29.11
E2	668,940	15.36	10.00	0.60	5.11	47.08	6.66	61.37	8.03	73.99
E3	119,319	2.74	10.00	0.33	5.11	4.62	6.66	6.02	8.03	7.26
E4	138,103	3.17	10.00	0.33	5.11	5.35	6.66	6.97	8.03	8.40

*Reference Storm Drainage and Sediment Control Appendix, Tables 1 and 2

**Reference NOAA Atlas 14, Volume 11, Version 2

DROP INLET CALCULATIONS

Inlet	Drainage Area	Structure Type	# of Grates	*Q Capacity (cfs)	Q10 (cfs)	Q Bypass (cfs)
I-1	A2	NYLOPLAST DOUBLE 2'x3' STEEL BAR GRATE	2	21.50	17.28	0.00
I-2	A1, A4, E1	NYLOPLAST DOUBLE 2'x3' STEEL BAR GRATE AND SINGLE 2'X3' STEEL BAR GRATE	3	32.25	30.75	0.00
I-3	A1, A4, E1	NYLOPLAST DOUBLE 2'x3' STEEL BAR GRATE AND SINGLE 2'X3' STEEL BAR GRATE	3	32.25	30.75	0.00
I-4	A2	NYLOPLAST DOUBLE 2'x3' STEEL BAR GRATE	2	21.50	17.28	0.00
I-5	A5	NYLOPLAST DOUBLE 2'x3' STEEL BAR GRATE	2	21.50	12.77	0.00
I-6	A7	NYLOPLAST DOUBLE 2'x3' STEEL BAR GRATE	2	21.50	14.03	0.00

LINE ID	INLET ID	LINE SIZE	LINE LENGTH	LINE SLOPE	FLOW RATE	CAPACITY FULL	VELOCITY AVE.	INVERT UP	INVERT DOWN	RIM ELEV UP	RIM ELEV DOWN	HGL UP	HGL DOWN
		(IN)	(FT)	(%)	(CFS)	(CFS)	(FT/S)	(FT)	(FT)	(FT)	(FT)	(FT)	(FT)
A1	I-1	54	43.50	5.29	96.06	489.89	6.05	754.30	752.00	760.80	759.00	758.76	758.64
A2	I-2	36	310.00	1.81	61.50	97.28	9.19	761.42	755.80	767.28	760.80	764.08	759.79
A3	I-3	30	28.00	1.29	30.75	50.38	7.47	762.28	761.92	767.28	767.28	764.30	764.08

LINE ID	INLET ID	LINE SIZE	LINE LENGTH	LINE SLOPE	FLOW RATE	CAPACITY FULL	VELOCITY AVE.	INVERT UP	INVERT DOWN	RIM ELEV UP	RIM ELEV DOWN	HGL UP	HGL DOWN
		(IN)	(FT)	(%)	(CFS)	(CFS)	(FT/S)	(FT)	(FT)	(FT)	(FT)	(FT)	(FT)
A4	I-4	24	28.00	0.86	17.28	22.68	5.57	757.80	757.56	760.80	760.80	759.91	759.79

Box Culvert Crossing at Laredo Creek via Extension of Nojem Dr.

Culvert Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc.

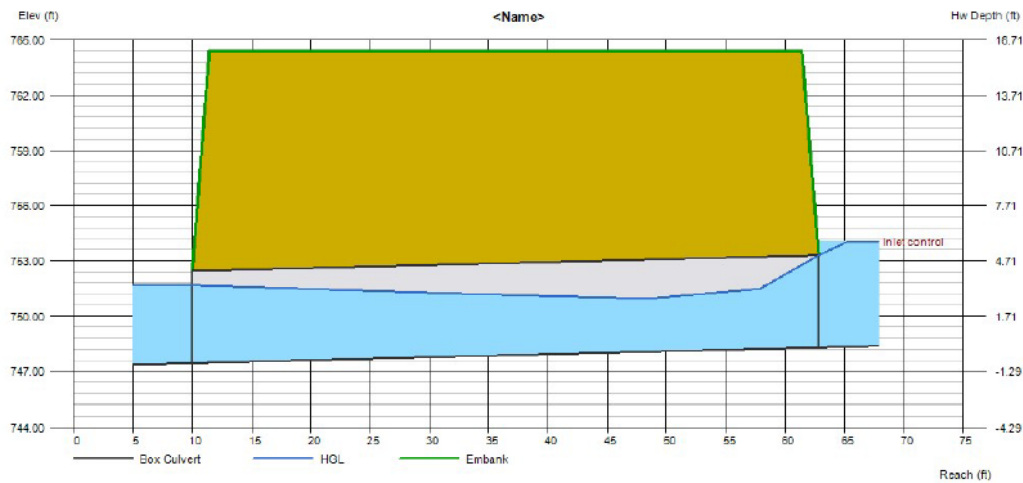
Friday, Sep 20 2024

Box Culvert

Invert Elev Dn (ft)	=	747.44
Pipe Length (ft)	=	52.85
Slope (%)	=	1.61
Invert Elev Up (ft)	=	748.29
Rise (in)	=	60.0
Shape	=	Box
Span (in)	=	60.0
No. Barrels	=	2
n-Value	=	0.013
Culvert Type	=	Rectangular Concrete
Culvert Entrance	=	Tapered inlet throat
Coeff. K,M,c,Y,k	=	0.475, 0.667, 0.0179, 0.97, 0.2

Embankment	
Top Elevation (ft)	= 764.40
Top Width (ft)	= 50.00
Crest Width (ft)	= 15.00

Calculations	
Qmin (cfs)	= 365.08
Qmax (cfs)	= 500.00
Tailwater Elev (ft)	= (dc+D)/2
Highlighted	
Qtotal (cfs)	= 365.08
Qpipe (cfs)	= 365.08
Qovertop (cfs)	= 0.00
Veloc Dn (ft/s)	= 8.63
Veloc Up (ft/s)	= 10.56
HGL Dn (ft)	= 751.67
HGL Up (ft)	= 751.75
Hw Elev (ft)	= 754.05
Hw/D (ft)	= 1.15
Flow Regime	= Inlet Control



Drainage Conclusions and Recommendations

All drainage for the proposed development will be captured and conveyed by the proposed underground storm drainage system and existing detention ponds of which runoff from this development is being routed to. Please reference construction plans for further drainage details.

Street

There will be approximately 4,070 linear feet of new street 50' R.O.W. constructed for this development. The proposed streets will be centered within a 50' R.O.W. and will have a 31' distance from back to back of curb. Terra Verde Estates Subdivision Unit 5 will have access via Regina Dr., Boris Dr., and Nojem Dr. which are street continuations from the previous subdivision units. The Proposed Streets will be constructed with six (6) inches of sub-grade native soil, scarified and compacted to 95% proctor density, followed by eight (8) inches of type "B" stabilized base material compacted to 98% proctor density, and sealed with two (2) inches of type D asphalt pavement, compacted to a minimum of 96% marshal density, and a two (2) foot wide concrete curb and gutter system. This design exceeds City of Eagle Pass minimum street standards and was determined by a paving design that was completed for this project based on the geotechnical soil findings of the area. The geotechnical soil report and paving design is attached to the end of this report for reference.

Water Service

Terra Verde Estates Subdivision Unit 5 will be serviced and connected to existing eight (8) inch Water Main stub-outs located off the continuation of Regina Dr., Boris Dr., and Nojem Dr. All lots in Unit 4 will be serviced by an eight (8) inch PVC Water Main as per construction plans. All water lines in this area are owned and operated by Eagle Pass Water Works. Nine (9) Fire Hydrants will be installed as part of this development. Residential spacing requirements of 500 linear ft between hydrants has been verified with existing hydrants in the area. Please reference construction plans for further details.

Sanitary Sewer Service

Terra Verde Estates Subdivision 5 will be serviced from an existing 8" PVC Sanitary Sewer line that was left off the continuation of Nojem Dr. All lots part of this subdivision will be serviced from a dedicated 20' Utility Easement that is located at the rear of each of the lots in an alley. All lots in Unit 5 will be serviced by an eight (8) inch PVC Sewer Main as per construction plans. All sanitary sewer lines in this area are operated by Eagle Pass Water Works. Please reference construction plans for further details.

Electrical Service

Rio Grande Electric Coop. will provide the electrical infrastructure to service this development. There will be a total of ten (10) street lights for this development as per construction plans. All electrical lines, transformers, and junction boxes in this area are owned and operated by Rio Grande Electrical Coop.

Other Utilities

Terra Verde Estates Subdivision Unit 5 will have access to other utilities such as Telephone, Fiber, and Internet Service (Spectrum & AT&T) which will be extended via continuation lines left from Terra Verde Estates Units 3 and 4, and will be located in the same ditch as the electrical conduit that will service the subdivision. Natural gas service mains will be provided throughout the entirety of the proposed subdivision and will be extended from continuation lines left from Terra Verde Estates Units 3 and 4. All

other utilities being proposed are owned and operated by each Utility company that provides the service.

Conclusion

The proposed land use for this development is residential. The current use of adjacent tracts is also residential. The proposed plat will not have an impact on the current drainage patterns or utilities given the existing and proposed infrastructure to be built. If you have any additional questions concerning this report, please contact Aaron J. Libson, P.E. at 830-773-0579 or at ajlibson@terratechengineering.com

Sincerely,

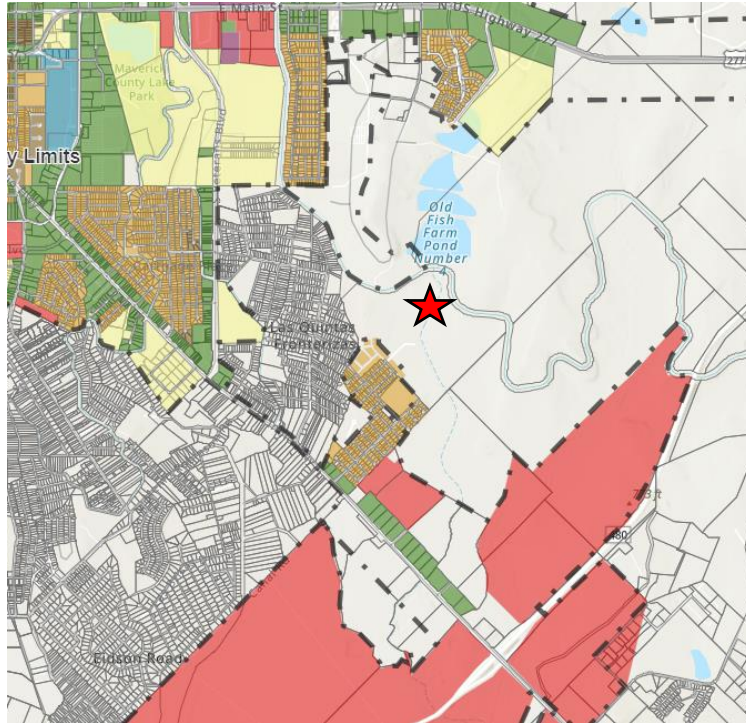
Aaron J. Libson, P.E.



10/23/2024

Attachment 3
Master Plan Map & Zoning District Map

Zoning Map



Master Plan Map

(location not within map boundary)

