

City of Laredo

REGULAR MEETING AGENDA

Thursday, November 6, 2025

6:00 PM

**City of Laredo City Hall
City Council Chambers
1110 Houston Street
Laredo, Texas 78040**

Planning & Zoning Commission

City Of Laredo
Planning & Zoning Commission
Council Chambers
1110 Houston St.
Laredo, Texas 78040
November 6, 2025
6:00 P.M.

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Consider Approval Of Minutes Of

4A Regular Meeting of October 16, 2025

[25-P&Z-322](#)

5. Citizen Comments

Citizens are required to fill out a witness card and submit it to a City Planner, or designee, no later than 5:45 p.m. and identify themselves at the microphone. Comments are limited to three (3) minutes per speaker. No more than three (3) persons will be allowed to speak on any side of an issue. Should there be more than three (3) people who wish to speak on a particular issue, they need to select not more than three (3) representatives to speak for them and the presiding officer may limit the public comments further in the interest of an orderly meeting. Speakers may not pass their minutes to any other speaker. Comments should be relevant to City business and delivered in a professional manner. No derogatory remarks will be permitted.

6. Public Hearing And Recommendation Of An Ordinance:

6A AN ORDINANCE OF THE city council of the CITY OF LAREDO, TEXAS, AMENDING SECTION 24-65-0 TITLED "SUPPLEMENTAL PROVISIONS" OF THE LAND DEVELOPMENT CODE BY ADDING SUBSECTION (d) which will regulate the sale of motor vehicles from private property located in residential zoning districts.

[25-P&Z-298](#)

6B AN ORDINANCE OF THE CITY OF LAREDO, TEXAS, AMENDING SECTION 24.65.0 OF THE LAREDO LAND DEVELOPMENT CODE, TITLED "GENERAL SUPPLEMENTAL PROVISIONS," CREATING SUBSECTION (C) WHICH WILL IMPOSE DISTANCE REGULATIONS TO PREVENT GAS STATIONS FROM BEING LOCATED WITHIN 250 OR 500 FEET OF ANY RESIDENTIAL DISTRICT, SCHOOL, OR DAY CARE FACILITY, DEPENDING ON THE AMOUNT OF GALLONS OF GASOLINE TANK CAPACITY A FACILITY HAS.

[25-P&Z-297](#)

- 6C** Public hearing and recommendation of an ordinance for the voluntary annexation and initial zoning for M-1 (Light Manufacturing District) on a tract of land containing 0.25-acres, more or less, as described by metes and bounds in the attached Exhibit "A," and known as Annexation Tract 2 (Gutierrez Tract) located south of FM 1472 and east of Iron Mine Road. [25-P&Z-307](#)

AN-002-2025
District VII - Cm. Vanessa Perez

- 6D** Public hearing and recommendation of an ordinance for the voluntary annexation and initial zoning for B-3 (Community Business District) and R-1A (single Family Reduced Area District) on a tract of land containing 59.89-acres, more or less, as described by metes and bounds in the attached Exhibit "A," and known as Annexation Tract 3 (Las Islitas Tract) located northeast of FM 1472 and Max A. Mandel Municipal Golf Course. [25-P&Z-303](#)

AN-003-2025
District VII - Cm. Vanessa Perez

- 6E** Public hearing and recommendation of an ordinance for the voluntary annexation and initial zoning for M-1 (Light Manufacturing District) on a tract of land containing 13.735-acres, more or less, as described by metes and bounds in the attached Exhibit "A," and known as Annexation Tract 4 (Ben-Bal Tract) located north of FM 1472 and Ben-Hur Ranch Road. [25-P&Z-305](#)

AN-004-2025
District VII - Cm. Vanessa Perez

- 6F** Public hearing and recommendation of an ordinance for the voluntary annexation and initial zoning for M-1 (Light Manufacturing District) on a tract of land containing 275.67-acres, more or less, as described by metes and bounds in the attached Exhibit "A," and known as Annexation Tract 5 (North Laredo Industrial Park Tract) located west of IH-35, north of Beltway Parkway, and south of Reuthinger Parkway. [25-P&Z-304](#)

AN-005-2025
District VII - Cm. Vanessa Perez

- 6G** Public hearing and recommendation of an ordinance for the voluntary annexation and initial zoning for M-1 (Light Manufacturing District) on a tract of land containing 562.7735-acres, more or less, as described by metes and bounds in the attached Exhibit "A," and known as Annexation Tract 6 (Reuthinger Point Tract) located northwest of FM 1472 and FM 3338 intersection. [25-P&Z-306](#)

AN-006-2025
District VII - Cm. Vanessa Perez

7. Review and Consideration Of The Following Master Plan:

- 7A** Review of the revision to the Embarcadero Southeast Quadrant masterplan. The intent is industrial and commercial. The purpose of this revision is to remove Fasken Blvd. from Phase 7 and add to Phase 5, add new area of Multi-Family Lot to the new Phase 7, and add a Commercial Lot as new Phase 12. [25-P&Z-299](#)

PL-010-2026
District VII - Cm. Vanessa Perez

8. Consideration Of The Following Preliminary Plats And Replats:

- 8A** Preliminary consideration of the plat of Embarcadero Southeast Quadrant, Phase 5. The intent is industrial. [25-P&Z-300](#)

PL-011-2026
District VII - Cm. Vanessa Perez

- 8B** Preliminary consideration of the replat of Lot 2 & Lot 3, Block 1, Amistad Acres Subdivision into Lot 2R & 3R, Block 1, Amistad Acres Subdivision. The intent is commercial. [25-P&Z-291](#)

PL-201-2025
District V - Cm. Ruben Gutierrez Jr.

- 8C** Preliminary consideration of the plat of Adriani Plaza Subdivision. The intent is commercial. [25-P&Z-301](#)

PL-005-2026
District IV - Cm. Ricardo "Rick" Garza

- 8D** Preliminary consideration of the plat of Village South Subdivision, Phase 5. The intent is commercial. [25-P&Z-302](#)

PL-019-2026
District I - Cm. Gilbert Gonzalez

9. Consideration Of The Following Preliminary And Final Plats And Replats:

- 9A** Preliminary and final consideration of the plat of Lot 1, Block 1, [25-P&Z-308](#)
Zaftex Commercial Subdivision, Phase 3. The intent is commercial.

PL-015-2026
District I - Cm. Gilbert Gonzalez

- 9B** Preliminary and final consideration of the plat of Lot 1, Block 1, [25-P&Z-309](#)
Zaftex Commercial Subdivision, Phase 4. The intent is commercial.

PL-016-2026
District I - Cm. Gilbert Gonzalez

10. Consideration Of The Following Final Plats And Replats:

- 10A** Final consideration of the plat of Sonata Heights Subdivision at [25-P&Z-311](#)
Rodriguez-Zertuche Ranch. The intent is residential.

PL-014-2026
District VI - Cm. Dr. David Tyler King

- 10B** Final consideration of the replat of Lot 1, Block 1, All Carriers [25-P&Z-312](#)
Distribution into Lot 1A, Block 1, All Carriers Distribution. The intent
is industrial.

PL-004-2026
District VII - Cm. Vanessa Perez

- 10C** Final consideration of the replat of Lot 10, Block 8, Embarcadero, [25-P&Z-313](#)
Phase 10 into Lot 10A, Block 8, Embarcadero, Phase 10. The
intent is commercial.

PL-013-2026
District VII - Cm. Vanessa Perez

- 10D** Final consideration of the plat of Embarcadero Southeast [25-P&Z-314](#)
Quadrant, Phase 6. The intent is commercial.

PL-012-2026
District VII - Cm. Vanessa Perez

-
- 10E** Final consideration of the replat of Lot 1, Block 2, Villas San Agustin, Unit 1 into Bridge Crossing Villas (PUD). The intent is residential. [25-P&Z-315](#)
- PL-018-2026
District VII - Cm. Vanessa Perez
- 10F** Final consideration of the replat of Lot 9, Block 1, San Isidro Monarch Subdivision, Unit V into Lots 9A & 9B, Block 1, San Isidro Monarch Subdivision, Unit V. The intent is commercial. [25-P&Z-316](#)
- PL-017-2026
District VI - Cm. Dr. David Tyler King
- 10G** Final consideration of the plat of Santa Elena Subdivision, Phase V. The intent is residential. [25-P&Z-320](#)
- PL-020-2026
District II - Cm. Ricardo "Richie" Rangel Jr.

11. Reconsideration Of The Following Final Plats And Replats:

- 11A** Final reconsideration of the plat of N.D. Hachar Industrial Park, Phase 4. The intent is industrial. The purpose of this reconsideration is to reconfigure the lots within Block 5. [25-P&Z-310](#)
- PL-006-2026
District VII - Cm. Vanessa Perez
- 11B** Final reconsideration of the plat of Monteverde Subdivision, Phase I. The intent is commercial. The purpose of this reconsideration is to replace street name Suerte Dr. by Monte Verde Rd. [25-P&Z-317](#)
- PL-007-2026
District III - Cm. Melissa R. Cigarroa
- 11C** Final reconsideration of the plat of Monteverde Subdivision, Phase II. The intent is residential. The purpose of this reconsideration is to replace street name Suerte Dr. by Monte Verde Rd. and Celeste Ln. by Biscayne Ln. [25-P&Z-318](#)
- PL-008-2026
District III - Cm. Melissa R. Cigarroa

- 11D** Final reconsideration of the plat of Monteverde Subdivision, Phase III. The intent is residential. The purpose of this reconsideration is to replace street name Tobosi Dr. by Taitz Dr., Nosara Dr. by Bibi Dr. and Celeste Ln. by Biscayne Ln. [25-P&Z-319](#)

PL-009-2026
District III - Cm. Melissa R. Cigarroa

12. Consideration Of Model Subdivision Compliance:

- 12A** Consideration of Model Rule Subdivision Compliance of the plat of Palm Lake Subdivision, Phase 3. The intent is residential. [25-P&Z-321](#)

PL-021-2026
District VII - Cm. Vanessa Perez

13. Adjournment

This notice was posted at the municipal government office, 1110 Houston St, Laredo , Texas, At a place convenient and readily accessible to the public at all times. This notice was posted on Friday, October 31, 2025 by 6:00 P.M.

City of Laredo

Planning & Zoning Commission

Meeting Date: 11/6/2025
Ordinance 4A

Public Hearing and Recommendation of an

**CITY OF LAREDO
PLANNING AND ZONING COMMISSION**

MEETING MINUTES OF OCTOBER 16, 2025

The City of Laredo Planning and Zoning Commission convened in regular session open to the public at 6:00 p.m. on Thursday, October 16, 2025, in the City Council Chambers at City Hall, 1110 Houston Street, considered the following:

COMMISSIONERS PRESENT:

Daniela Sada Paz, Chair
Michael Barron, Vice Chair (Arrived at 6:10 p.m.)
Rolando Cazares
Cindy E. Cantu
Hector “Tito” Garcia
Adolfo Martinez

COMMISSIONERS EXCUSED:

John D. Beckelhymer (Excused)
Regina Portillo (Excused)
Council District IV VACANT

STAFF PRESENT:

Vanessa Guerra, Planning Director
Rafael Vidaurri, Planner
Deidre Garcia, Planner
Laura Garza, Planner
Luis Vazquez, Planner
Stephanie Prado, Planner
Vanessa Fresnillo, Planner
Margaret Rubio, City Attorney
Ruben Dominguez, Fire Department

OTHERS PRESENT:

Geronimo Treviño Edward Foster
Roberto Macias James Schwarz
Manuelita Macias Guillermo Rodriguez
Sherry Macias Sergio Narvaez
Daniel Tijerina Arturo Arce
Maria del Carmen Gonzalez Jorge Villarreal
Gustavo Rubio

1. CALL TO ORDER

Chair Sada Paz called the Planning and Zoning Commission meeting to order at 6:05 p.m.

2. ROLL CALL

Vanessa Guerra, Planning Director, called roll and confirmed a quorum was present.

Chair Sada Paz requested a motion to excuse Commissioners not present

MOTION: Commissioner Martinez made a motion to excuse the Commissioner(s) not present.

Second:	Commissioner Garcia
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

3. PLEDGE OF ALLEGIANCE

4. CONSIDER APPROVAL OF MINUTES OF:

A. Regular Meeting of October 2, 2025

MOTION: Commissioner Garcia made a motion to approve the minutes of October 2, 2025.

Second:	Commissioner Martinez
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

5. CITIZEN COMMENTS

None.

6. PUBLIC HEARING AND RECOMMENDATION OF AN ORDINANCE:

A. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a special use permit for a Smoking Establishment (Cigar Lounge with On-Premise Alcohol Consumption) on Lot 3B, Block 1, Laredo Arena Subdivision, Unit 4, located at 2411 Jacaman Road, Suite 400 (approximately 1,469 square feet).

ZC-076-2025

District V

Laura Garza, Planner, provided a brief overview on the item.

Staff Recommendation: Staff does not support the proposed special use permit.

1. The site does not meet the minimum distance requirement of 800 feet as per the Laredo Land Development Code Section 24.93.6, subsection (5). The measurement shall be made in a straight line, without regard to intervening structure or objects, from the nearest portion of the building or structure used to house the establishment to the nearest property line of the premises of a church or public or private elementary, middle or high school, a day care licensed by the state, a college or a university, public playgrounds, parks, or stadiums.
 - The building or structure that houses the establishment is approximately 466 feet from the nearest residential zoning district.
2. The proposed use does not meet the required parking requirement as per the Laredo Land Development Code Section 27.78.3.
 - Total parking spaces required for the proposed smoking establishment and commercial structure = 60 parking spaces
 - Proposed smoking establishment requires = 7 parking spaces
 - Required remaining commercial structure = 53 parking spaces
 - Actual amount identified on site plan = 57 parking spaces
 - Therefore, the proposed site would need an additional 3 parking spaces.
3. Furthermore, smoking establishments with alcohol sales, alcohol serving, and on-premise alcohol consumption is prohibited, as per the City of Laredo Code of Ordinances, Chapter 15, Article VI.

Notice to the owner/applicant:

1. The approval of the special use permit does not guarantee the issuance of a building permit and requires full compliance with all applicable municipal codes and regulations.

If approved, Staff suggest the following conditions (smoking establishments with alcohol sales, alcohol serving, and on-premise alcohol consumption is prohibited):

1. The Special Use Permit is issued to Geronimo Trevino Jr, and shall be non-transferral.
2. The Special Use Permit is restricted to 1,469 square feet located within Suite 400 as per the site plan, Exhibit A, which is made part hereof for all purposes.
3. The hours of operation shall be limited to, from Monday to ~~Thursday~~ Wednesday, 9:00 am to 9:00pm, Friday, ~~to Saturday, 9:00 am to 11:00 pm,~~ and Sunday, 12:00pm to ~~8:00 pm~~ **11:00 pm.**
4. No person under ~~18~~ **21** years of age shall be permitted to enter the establishment or purchase any products from the establishment unless accompanied by an adult parent or guardian.
5. The establishment shall post a sign conspicuously on each public entrance or near each public entrance notifying the public that no person under the age of eighteen years of age may enter the establishment unless accompanied by an adult parent or guardian.
6. Lighting of property shall be screened to avoid adverse impact on adjacent residential neighborhoods.
7. Landscaping shall be provided in accordance with the City of Laredo Land Development Code.

8. The owner shall provide an opaque fence or wall of not less than 7 (seven) feet in height along any side or rear property lines which abut or adjoin property containing a residential use or residential zoning district. Apartment complexes, residential condominiums or residential townhomes shall be similarly screened irrespective of which zoning district they occur in.
9. Establishments must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
10. Signage shall be consistent with the City's Sign Ordinance for a B-1 Zoning District.
11. Off-street parking shall be provided in accordance with the City of Laredo Land Development Code.
12. There shall be no ground vibrations created or sustained on the site which are perceptible without instruments at any point on any property adjoining the subject property.
13. The establishment shall not exceed the "Occupant Load" as set forth in the Certificate of Occupancy with Occupant Load.
14. The establishment shall undergo an annual Fire Inspection.
15. The establishment shall, during all hours of operation, maintain, free from obstruction or impediment to full instant use in the case of fire or other emergency, all exit accesses, exits or exit discharges.
16. All permits, licenses, certifications and inspections required by the codes and ordinances of the City of Laredo shall be kept up to date and current including but not limited to: a. Food Manager License (annual), b. Food Handler's Permit (annual), c. Certificate of Occupancy with Occupant Load. Occupant Load being the approved capacity of a building or portion thereof.
17. Owner shall comply with, Building, Health, Safety, and all applicable codes and regulations as required.
18. Nothing herein, including but not limited to the issuance of a Special Use Permit, is intended to, nor shall it be interpreted as legalizing or applying to the delivery, furnishing, transferring, possessing or manufacture of drug paraphernalia or any use otherwise prohibited by state or federal law, including without limitation, Texas Health & Safety Code §481.125.
19. Establishment shall have an isolated HVAC systems to remove smoke and odors.
20. Smoking establishments with alcohol sales, alcohol serving, and on-premise alcohol consumption is prohibited, as per the City of Laredo Code of Ordinances, Chapter 15, Article VI.
21. A business entity, which has been granted a special use permit, is required to report (on a form approved by the Building Official or designee) any change in the entity's ownership status which occurs by virtue of the transfer of a majority of its stock or a majority of its membership interest to the City of Laredo Building Services Building Official or designee. Any change in ownership interest (occurring by virtue of the transfer of a majority of its stock or a majority of its membership interest) shall be deemed a transfer of the business and the existing special use permit shall be null, void and of no force or effect. In every instance of transfer of ownership a new special use permit application is required to be submitted and shall be processed as a new special use permit request.
22. Any use allowed under the current zone or proposed special use permit is required to abide by all applicable municipal codes.

Vice Chair Barron arrived at 6:10 p.m.

Geronimo Treviño, Owner/Founder, Applicant, and Representative of Porciones Cigar and Lounge, informed the Commission that he was in support of the proposed special use permit and provided a brief presentation as to why it should be approved. Mr. Treviño explained that the definitions of a smoking establishment and a bar are two different definitions. He continued to explain that the department had co-mingled the two different definitions. He further explained the two definitions of a smoking establishment and a bar and how they pertain to his proposed special use permit.

Commissioner Martinez asked for further explanation on whether a smoking establishment could sell alcohol. However, Vanessa Guerra, Planning Director, explained that the applicant (Mr. Treviño) may finish his presentation.

Mr. Treviño explained that, if approved, he would like to modify a few of the conditions. He further explained that his intention was not to operate a bar, but a cigar lounge that would sell alcohol incidental to the purchase of the primary business, which is a cigar lounge.

Commissioner Garcia mentioned that Mr. Treviño would be agreeable to a special use permit for smoking with no alcohol since it was not Mr. Treviño's main attraction.

Mr. Treviño explained that the purchase of alcohol was incidental to the cigar lounge. Commissioner Garcia explained that there are different ways of interpreting the laws, and that was how he understood them. Mr. Treviño further discussed the definitions between smoking establishments and bars that are defined in the Land Development Code and the Code of Ordinances.

Commissioner Martinez asked Mr. Treviño how he could control alcohol sales and stated that he understood the price difference between one cigar and three drinks. Mr. Treviño explained that most customers purchase cigars in bulk and that their intentions are not to drink a lot. Mr. Treviño further explained the different types of revenue he would be offering and stated that he would not be focusing on alcohol sales due to the limited alcohol supply.

Mr. Treviño explained to the Commission the proposed modifications to Conditions #4 and #5 to state that only those 21 years or older would be allowed to enter. He also proposed the removal of Condition #20, which had the same verbiage as smoking establishments with no alcohol sales, and to change the days of operation so that Thursdays would close at 11 p.m., which coincides with Friday and Saturday hours of operation.

Commissioner Martinez wanted some clarification on three different items for denial.

Vanessa Guerra, Planning Director, explained the definitions, rules, and regulations to the Commission about a smoking establishment and a bar. Ms. Guerra further explained that, per the Health Code, once alcohol is served, the establishment becomes a bar. However, a bar does not allow smoking as per the Laredo Land Development Code. In accordance with the Texas Local Government Code, Section 211.013, the more stringent requirement applies. Therefore, a smoking establishment cannot serve or sell alcohol.

Commissioner Martinez mentioned that smoking could occur in isolated HVAC system areas. Ms. Guerra explained that the Health Code mentions specialty retail stores, which provide an exception for smoking.

Commissioner Martinez mentioned that it could be an area toward the back of the suite. Ms. Guerra explained that the special use permit is not issued to an area but to the entire suite. Therefore, the entire suite would be a smoking establishment per the special use permit, which would then allow smoking inside.

Commissioner Martinez explained that he was reviewing what was under the limited exception of the Health and Sanitation Code, which prohibited smoking in public places such as restaurants and bars. There are only limited exceptions, such as a specialty tobacco retail store with isolated HVAC systems, outdoor areas, and private clubs. Ms. Guerra informed Commissioner Martinez that Mr. Treviño falls under the specialty tobacco retail store category.

Ms. Guerra asked the Commission if they had any other questions and stated that she would answer any questions they had.

Ms. Guerra informed the Commission that the special use permit for a smoking establishment without alcohol, under the Land Development Code, has an 800-foot distance requirement. This location does not meet the distance requirement and does not meet the parking requirement. However, Mr. Treviño only needs three additional parking spaces, which he may find with alternate parking spots to provide the required parking.

Ms. Guerra explained to the Commission the distance map identifying the distance from the proposed location to the nearest residential district. She also explained to the Commission that the City Council increased the distance requirement for smoking establishments from 300 feet to 800 feet within the last two years.

MOTION: Commissioner Garcia made a motion to close the public hearing, support Staff recommendation and **deny** the item.

Second:	No Commissioner seconded
In Favor:	0
Opposed:	0
Abstained:	0

Motion Failed for lack of second.

Vice Chair Barron stepped out of the meeting at 6:30 p.m.

Vice Chair Barron stepped back into the meeting at 6:34 p.m.

Commissioner Garcia stated it was a good idea, but rules are rules. However, Mr. Treviño did not meet the distance requirement of 800 feet for a smoking establishment.

Commissioner Martinez asked about variances for the distance requirement. Ms. Guerra stated that it would be at the discretion of the City Council whether to approve the non-conformity to the distance requirement, but alcohol is prohibited.

The Commission discussed the smoking establishment with alcohol and the smoking establishment without alcohol.

Chairperson Sada Paz stated that Mr. Treviño wanted to be compliant; however, he does have to follow two ordinances. Chairperson Sada Paz also stated that Mr. Treviño's situation was complicated. In this situation, Mr. Treviño did not meet the requirement for a smoking establishment and may need to consider a different location.

Commissioner Cantu mentioned that the area was suitable for a smoking establishment since it was near Jacaman, the arena (Sames Auto Arena), and there was a bar.

Ms. Guerra mentioned again the distance requirement of 800 feet that was increased by the City Council. Commissioner Martinez stated that, under extenuating circumstances, it was a highly dense commercial area, and it could be possible.

Ms. Guerra mentioned that alcohol sales are prohibited and that a recommendation for the special use permit for the smoking establishment only could be made by the Commission.

The Commission opened the public hearing to allow Mr. Treviño to speak.

Commissioner Garcia stated to Mr. Treviño that the special use permit would not pass as both a smoking establishment with on-premise alcohol consumption, but only as a smoking establishment with no alcohol sales and no alcohol consumption.

Mr. Treviño stated that there were other cities that allowed the type of use he was requesting with the special use permit. Mr. Treviño also explained the definitions from the Land Development Code and the Code of Ordinances. He also stated that the area was continuing to grow and is considered the entertainment district.

Chairperson Sada Paz mentioned that the Commission wanted to help him, but they had to follow the ordinances that were in place. Mr. Treviño stated there was another vape shop that was 150 feet from the proposed location. However, Chairperson Sada Paz asked Mr. Treviño if the vape shop sold alcohol, and Mr. Treviño stated they did not. Ms. Guerra also informed them that the rules had changed within the last two years.

Commissioner Martinez asked Mr. Treviño if the special use permit for a smoking establishment should be only as a cigar lounge or if the Commission should reject the special use permit for a cigar lounge with alcohol.

Mr. Treviño stated that it was too late to change the business plan and that he had already signed the lease. He also stated that he wanted to bring something new to Laredo. Mr. Treviño mentioned the

process for proceeding to the City Council. The Commission and Ms. Guerra stated the process and what the next steps would be for Mr. Treviño.

MOTION: Commissioner Garcia made a motion to support Staff recommendation and **deny** the item.

Second:	No Commissioner seconded
In Favor:	0
Opposed:	0
Abstained:	0

Motion Failed for lack of second.

MOTION: Commissioner Martinez made a motion to go against Staff recommendation and **approve** the cigar lounge with no alcohol consumption.

Second:	Commissioner Cantu
In Favor:	5
Opposed:	0
Abstained:	1 Vice Chair Barron

Motion Carried

MOTION: Commissioner Martinez brought back the motion to go against Staff recommendation and **approve** the item with no alcohol consumption, changing condition number 4 to raise the age limit from 18 years of age to 21 years of age, changing condition number 3 for the hours of operation on Thursday from 9:00 pm to 11:00 pm, and condition number 5 to raise the age limit from 18 years of age to 21 years of age.

Second:	Commissioner Cantu
In Favor:	5
Opposed:	0
Abstained:	1 Vice Chair Barron

Motion Carried

B. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lots 9 and 10, Block 2031, Eastern Division, located at 3214 and 3216 Santa Barbara Street, from R-3 (Mixed Residential District) to B-1 (Limited Business District).

ZC-078-2025

District III

Deidre Garcia, Planner, provided a brief overview on the item.

Staff Recommendation: Staff supports the proposed zone change.

Commissioner Cantu left the meeting at 6:44 p.m.

Roberto Macias, Owner, informed the Commission that he was in support of the proposed zone change. The purpose of the zone change was for his children to continue the business once he retires. He stated that he has no issues with his neighbors and has been in business for 45 years.

Manuelita Macias, Owner, informed the Commission that she was in support of the proposed zone change. Ms. Macias stated that she would like to continue the legacy of the grocery store and would like her children to continue the legacy as well.

Sherry Macias, Representative, informed the Commission that she was in support of the proposed zone change. Ms. Macias mentioned that she grew up in the store. She also stated that she has not had any issues with the neighbors and that the grocery store is convenient to the neighborhood. Ms. Macias also mentioned that there have not been any reported complaints or violations related to the store. She further mentioned that neighbors have been supportive and that there is similar zoning around the area.

MOTION: Vice Chair Barron made a motion to close the public hearing, support Staff recommendation and approve the item.

Second:	Commissioner Martinez
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

C. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lots 6, Block 666, Eastern Division, located at 1206 East San Carlos Street, from R-3 (Mixed Residential District) to B-1 (Limited Business District).

ZC-079-2025

District IV

Deidre Garcia, Planner, provided a brief overview on the item.

Staff Recommendation: Staff supports the proposed zone change.

Daniel Tijerina, Representative, informed the Commission he was in support of the proposed zone change.

MOTION: Commissioner Garcia made a motion to close the public hearing, support Staff recommendation and approve the item.

Second: Commissioner Martinez
In Favor: 5
Opposed: 0
Abstained: 0

Motion Carried Unanimously

D. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a conditional use permit for a commercial parking lot (cars) on Lot 1, Block 432, Eastern Division, located at 301 West Olive Street.

ZC-080-2025

District VIII

Deidre Garcia, Planner, provided a brief overview on the item.

Staff Recommendation: Staff supports the proposed special use permit.

1. The proposed use is anticipated to alleviate the possibility of off-street parking for the adjacent business.
2. The proposed conditional use permit is anticipated to protect the surrounding land uses since the proposed use will only be in service while the adjacent business is in operation, as per the narrative.
3. The proposed use is compatible with the area since there are more intense uses within the proximity of the site, such as the automotive repair shops.

Notice to the owner/applicant:

1. The approval of the conditional use permit does not guarantee the issuance of a building permit and requires full compliance with all applicable municipal codes and regulations.

If approved, Staff suggests the following conditions:

1. The conditional use permit is restricted to site plan, as per Exhibit A, which is made part of hereof for all purposes.
2. The hours of operation shall be limited to, Monday to Friday, from 8:00 a.m. to 5:00 p.m.
3. The conditional use permit shall only be for the purpose of a commercial parking lot for customers and employees of the adjacent business to the south of the property (JV Equipment, Inc.). Parking for the general public is prohibited.
4. The applicant shall ensure proper measures to prevent entry to the commercial parking lot from the general public after operating hours.
5. Permanent enclosed structures shall be prohibited on the property.
6. Air inflatables, balloons, flags, banners, and internal illuminated signage used for advertising for the adjacent business to the south of the property (JV Equipment, Inc.)

shall be prohibited.

7. There shall be no abandoned vehicles or overnight parking on site.
 8. The parking of junk/wrecked cars shall be prohibited on the property.
 9. The parking or storage of heavy equipment (forklifts, tractor trailers, etc.) associated with adjacent business to the south of the property (JV Equipment, Inc) shall be prohibited.
 10. The parking of all vehicles shall be kept within the property.
 11. The following uses including: auto interior shop, auto body repair, auto body paint shop, auto muffler shop, auto tire repair, tire sales, auto glass repair/tinting, auto repair (general), and auto repair as associated use to retail sales, car wash (self-service), commercial car wash (detail shop), quick lube/oil change shall be prohibited.
 12. The storage of automotive fuel, lubricant and fluids, materials, equipment, and auto parts shall be prohibited.
 13. There shall be no ground vibrations created or sustained on the site which are perceptible without instruments at any point on any property adjoining the subject property. Any outdoor music shall be at the decibel levels stated in the City of Laredo Code of Ordinances, Article XI, Noise Nuisances.
 14. Lighting of property shall be screened to avoid adverse impact on adjacent residential neighborhoods.
 15. Landscaping shall be provided and maintained in accordance with the City of Laredo Land Development Code, Section 24.83.
 - The site plan shall identify a total number of six (6) trees and 25 shrubs for the surface parking lot.

*Formula: One (1) tree for every thirty (30) feet of non-residential or multi-family residential property abutting a public street right-of-way shall be planted, as per Section 24.83.20(1)(b)

 - $185.1 \text{ feet perimeter abutting a public street right-of-way} / 30 = 6.17 \text{ trees}$
 - Total number of trees required: 6 trees

*Formula: The number of shrubs required shall be equal to the total number of trees required multiplied by four (4), as per section 24.83.3 (2).

 - $6.17 \text{ trees} \times 4 \text{ shrubs} = 24.68 \text{ shrubs}$
 - Total number of shrubs required: 25 shrubs
- Note: Please review appendices F-1 and F-2 for the types of trees and shrubs and maintenance for the trees and shrubs that are consistent with the environment, as per the Laredo Land Development Code.
16. The owner shall provide an opaque fence or wall of not less than 7 (seven) feet in height along any side or rear property lines which abut or adjoin property containing a residential use or residential zoning district. Apartment complexes, residential condominiums or residential townhomes shall be similarly screened irrespective of which zoning district they occur in.
 17. The establishment must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
 18. Signage shall be consistent with the City's Sign Ordinance.
 1. Off-street parking shall be provided in accordance with the City of Laredo Land Development Code.
 2. The proposed use shall not exceed the "Occupant Load" as set forth in the Certificate of Occupancy with Occupant Load issued to the CUP business holder.

3. The proposed use shall, during all hours of operation, maintain, free from obstruction or impediment to full instant use in the case of fire or other emergency, all exit accesses, exits or exit discharges.
4. All permits, licenses, certifications and inspections required by the codes and ordinances of the City of Laredo shall be kept up to date and current including but not limited to: a. Food Manager License (annual), b. Food Handler's Permit (annual), c. Certificate of Occupancy with Occupant Load. Occupant Load being the approved capacity of a building or portion thereof.
5. Owner shall comply with Building, Health, Safety, Fire, Environmental, and all applicable codes and regulations as required.
6. The establishment shall be kept in a sanitary condition.
7. The proposed use shall not cause undue traffic congestion, dangerous traffic conditions or incompatible service delivery, parking or loading problems.
The operating characteristics of the proposed use shall not create a nuisance and the impacts of the use on surrounding properties shall be minimized with respect to noise, odors, vibrations, glare, and any other similar conditions.
8. The operating characteristics of the use shall not create a nuisance and the impacts of the use on surrounding properties shall be minimized with respect to noise, odors, vibrations, glare, and any other similar conditions.
9. The use authorized by the conditional use permit is required to abide by all applicable municipal codes.

Staff Recommendation: Staff supports the proposed conditional use permit.

Maria del Carmen Gonzalez, Representative, informed the Commission that she was in support of the proposed conditional use permit.

Commissioner Barron asked Ms. Gonzalez if she was aware of and okay with the conditions. She stated that she was not aware of the conditions but was familiar with the landscaping and the concrete.

Commissioner Martinez mentioned there were 27 conditions, and Ms. Guerra stated that she was happy to read them into the record. Ms. Gonzalez agreed. Ms. Guerra proceeded to read the conditions, and Ms. Gonzalez agreed to them.

MOTION: Vice Chair Barron made a motion to close the public hearing, support Staff recommendation and approve the item.

Second:	Commissioner Cazares
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

E. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a special use permit for a restaurant serving alcohol on Lot 3B, Block 1, San Isidro-Loop 20 Commercial Plat, located at 2517 Northeast Bob Bullock Loop, Suite 106.

ZC-081-2025

District VI

Stephanie Prado, Planner, provided a brief overview on the item.

Staff Recommendation: Staff supports the proposed special use permit.

1. The site meets the minimum distance requirement of 300 feet as per the Laredo Land Development Code Section 24.93.7, subsection (1). The measurement is to be made from the front door of the establishment serving alcohol to the nearest property line (by shortest route) to the front door of the church, public school, entrance to the public park, front door of the residential structure or zoning district boundary and in a direct line across intersections wherever they occur and consistent with the measurement methodology as has been adopted by the Texas Alcoholic Beverage Commission.
 - The distance to the nearest residential zoning district is approximately 560 feet.
2. There are similar uses within the vicinity of the proposed site like Posh Sushi and Applebee's.
3. There will not be an outdoor patio. Therefore, it is not anticipated to be a noise nuisance to the surrounding neighborhood or area.

Notice to the owner/applicant:

1. The approval of the special use permit does not guarantee the issuance of a building permit and requires full compliance with all applicable municipal codes and regulations.

If approved, Staff suggests the following conditions:

1. The Special Use Permit is issued to Gustavo Rubio, and may only be transferred upon application to and with the express permission of the City Council.
2. The Special Use Permit is restricted to 1803 square feet located within suite 106, as per Exhibit A, which is made part hereof for all purposes.
3. The hours of operation shall be limited to, from Monday through Sunday 10:00 a.m. to 11:00 p.m.
4. Lighting of property shall be screened to avoid adverse impact on adjacent residential neighborhoods.
5. Landscaping shall be provided in accordance with the City of Laredo Land Development Code.
 - The site plan shall identify a total number of 7 trees and 28 shrubs for the surface parking lot:
 - *Formula: One (1) tree for every ten (10) parking spaces, as per sectionv24.83.3 (1)
 - .72 total parking spaces / 10 = 7.2 trees
 - Total number of trees required: 7 Trees

*Formula: The number of shrubs required shall be equal to the total number of trees required multiplied by four (4), as per section 24.83.3 (2).

. 7 trees X 4shrubs = 28 shrubs

Total number of Shrubs required: 28 Shrubs

6. The owner shall provide an opaque fence or wall of not less than 7 (seven) feet in height along any side or rear property lines in which abut or adjoin property containing a residential use or residential zoning district. Apartment complexes, residential condominiums or residential townhomes shall be similarly screened irrespective of which zoning district they occur in.
7. Establishments must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
8. Signage shall be consistent with the City's Sign Ordinance and TABC rule or regulation.
9. Off-street parking shall be provided in accordance with the City of Laredo Land Development Code.
10. The property owner must comply with all City Noise Ordinances provisions of the City of Laredo Code of Ordinances.
11. At all times the restaurant is open to the public for business, it shall continually maintain and serve food from its full-service menu.
12. The restaurant shall not exceed the "Occupant Load" as set forth in the Certificate of Occupancy with Occupant Load.
13. The restaurant shall, during all hours of operation, maintain, free from obstruction or impediment to full instant use in the case of fire or other emergency, all exit accesses, exits or exit discharges.
14. The restaurant shall undergo an annual Fire Inspection.
15. All permits, licenses, certifications and inspections required by the codes and ordinances of the City of Laredo shall be kept up to date and current including but not limited to: a. Food Manager License (annual) b. Food Handler's Permit (annual), c. Certificate of Occupancy with Occupant Load. Occupant Load being the approved capacity of a building or portion thereof.
16. Owner shall comply with, Building, Health, Safety, and all applicable codes and regulations as required.
17. The restaurant shall maintain and comply with the BLUE Gun Sign regulations as per TABC (not exceed the required alcohol sales percentage).
18. The restaurant shall provide the City of Laredo, Building Development Services Department with a copy of the current TABC License to include but not limited to any renewals or amendments as they occur.
19. A business entity, which has been granted an SUP, is required to report (on a form approved by the Building Official of designee) any change in the entity's ownership status which occurs by virtue of the transfer of a majority of its stock or a majority of its membership interest to the City of Laredo Building Services Building Official or designee. Any change in ownership interest shall be deemed a transfer of the business and shall require Council approval of the transfer of the existing SUP.
20. Failure to comply (# 19 condition) above, shall render the existing SUP null, void and of no force or effect.
21. The use authorized by the special use permit is required to abide by all relevant municipal codes.

Gustavo Rubio, Representative, informed the Commission he was in support of the proposed special use permit.

Commissioner Garcia asked Mr. Rubio if he had any questions. Mr. Rubio responded that he was aware of the conditions and he's had a special use permit before. He also mentioned that he's been in the restaurant business for 40 years and will be having alcohol as a compliment for his customers.

MOTION: Commissioner Martinez made a motion to close the public hearing, support Staff recommendation and **approve** the item.

Second:	Vice Chair Barron
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

F. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 1, Lock 1, Andres Cuevas Subdivision, located at 8221 San Dario Avenue, from B-3 (Community Business District) to B-4 (Highway Commercial District).

ZC-082-2025

District VII

Stephanie Prado, Planner, provided a brief overview on the item.

Staff Recommendation: Staff **supports** the proposed zone change.

Edward Foster, Representative, informed the Commission he was in support of the proposed zone change.

MOTION: Vice Chair Barron made a motion to close the public hearing, support Staff recommendation and **approve** the item.

Second:	Commissioner Cazares
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

7. CONSIDERATION OF THE FOLLOWING PRELIMINARY PLATS AND REPLATS:

A. Preliminary consideration of the plat of Lots 1, 2, 3, and 4, Block 1 of The Reserve at Regency. The intent is residential.

PL-001-2026

District V – Councilmember Ruben Gutierrez, Jr.

Luis Vazquez, Planner, provided a brief overview on the item.

James Schwarz, J. Schwarz & Associates, Inc., informed the Commission that he concurred with Staff Comments.

Commissioner Martinez mentioned there were some comments. Mr. Schwarz replied that he had not seen the comments and had not been provided with them. However, Mr. Schwarz mentioned that it was a basic development.

Mr. Schwarz explained that it was an existing residential area and that it was going to consist of four residential lots. Mr. Schwarz also explained that there would be a private road that would be handled by a homeowners’ association (HOA).

Commissioner Martinez mentioned that there was a comment regarding the private road. Mr. Schwarz responded that on the preliminary plat, it was indicated as a utility/access easement, and that the HOA would handle any maintenance after that.

Ms. Guerra clarified that there was no HOA. However, Mr. Schwarz mentioned that there had to be an HOA since it was a concrete road and there would not be any maintenance on it for a while, and the City would not have to maintain it. Mr. Schwarz explained that utilities and water were public.

Commissioner Garcia wanted clarification on whether the road was large enough for fire access. Ms. Guerra confirmed it was a 50-foot right-of-way and that it was a regular street. Mr. Schwarz further explained that it was going to be an extension since it was currently a dead-end street.

MOTION: Commissioner Martinez made a motion to **approve** the item subject to Staff comments.

Second:	Vice Chair Barron
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

Staff Recommendation: Staff approves the item subject to the following comments:

Planning:

1. Clarify whether access to the proposed lots will be provided through a private street or a

private primary access easement. Note that a primary access easement must be 50 feet in width with a 30- foot paving section, in accordance with Section 3-2 (A) of the Subdivision Ordinance.

2. Identify the building setbacks on the plat drawing in accordance with the dimensional standards of the Land Development Code.
3. Revise the plat name on the project name block and throughout the plat to read “Plat of Lots 1, 2, 3, and 4, Block 1, The Reserve at Regency” for consistency.
4. Clearly label the Block number on the plat drawing.
5. Provide a Lot Summary Table, identifying each lot with its corresponding square footage.
6. Revise the City Engineer’s name to reflect “Eliud De Los Santos” on the Plat Approval certificate block.
7. Identify the recording information of the adjacent tracts, including Regency Park Section I Unit2.
8. Since this tract was originally platted as “Community Park”, Regency Park Subdivision, Section 1, Unit 1, provide a plat note referencing Council Resolution No. 2007-R-21 that rejects the parkland dedication as recorded in Vol. 2329, Pgs. 172-173, Webb County Official PublicRecords.
9. Provide the lienholder approval certificate block on the face of the plat.
10. Identify all easements.
11. All improvements as per the Subdivision Ordinance.

Engineering:

1. Plat Note #5 to be removed. Engineer to provide hydraulic and hydrologic calculations during the plat review process.
2. primary access should follow COL standards.

Traffic:

1. Show access easement to all the lots since there is no access thru street (As per Subdivision Ordinance Handbook, Section 3-2).

Fire:

1. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and unobstructed vertical height 13 feet 6 inches.
2. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4 (96-foot cul-de-sac, 120-foot hammerhead or 60 foot “Y”).
3. If cul-de-sac will be including a concrete island/median please show width of road. Fire truck tracking will be required with the dimensions of Laredo Fire Department’s largest fire truck (Length 42.5 ft., width 9.5 ft and height 12.5). Fire lanes will be required along with fire lane sign.

Parks & Leisure:

1. The developer will need to comply with the Parkland Dedication Ordinance requirements.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

WEBB County App: No comments submitted.

AEP Engineers: No comments submitted.

U.I.S.D.: No comments submitted.

L.I.S.D.: No comments submitted.

AT&T: No comments submitted.

8. CONSIDERATION OF THE FOLLOWING FINAL PLATS AND REPLATS:

A. Final consideration of the replat of Lot 7, Ranchos Peñitas West, Unit 1-A into Lot 1, Block 1, Margal Rancho Pila Plat. The intent is residential.

PL-002-2026

Extra-Territorial Jurisdiction (ETJ)

Staff Recommendation: Staff approves the item.

MOTION: Commissioner Garcia made a motion to **approve** Item 8A.

Second:	Commissioner Cazares
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

Vanessa Fresnillo, Planner, read in approved Item 8A in for the record.

9. CONSIDERATION OF MODEL SUBDIVISION COMPLIANCE:

A. Consideration of Model Rule Subdivision Compliance of the replat of Lot 14, Block 6, Pueblo Nuevo Subdivision into Lots 14A and 14B, Block 6, Pueblo Nuevo Subdivision. The intent is residential.

PL-003-2026

Extra-Territorial Jurisdiction (ETJ)

Staff Recommendation: Staff approves the item.

MOTION: Vice Chair Barron made a motion to **approve** Item 9A.

Second: Commissioner Martinez
In Favor: 5
Opposed: 0
Abstained: 0

Motion Carried Unanimously

10. ADJOURNMENT:

MOTION: Commissioner Cazares made a motion to **adjourn** the meeting at 7:10 p.m.

Second: Commissioner Martinez
In Favor: 5
Opposed: 0
Abstained: 0

Motion Carried Unanimously

Vanessa Guerra, AICP, MPA
Planning Director

Daniella Sada Paz, Chair
Planning & Zoning Commission

City of Laredo

Planning & Zoning Commission

Meeting Date: 11/6/2025
Ordinance 6A

Public Hearing and Recommendation of an

SUBJECT

AN ORDINANCE OF THE city council of the CITY OF LAREDO, TEXAS, AMENDING SECTION 24-65-0 TITLED "SUPPLEMENTAL PROVISIONS" OF THE LAND DEVELOPMENT CODE BY ADDING SUBSECTION (d) which will regulate the sale of motor vehicles from private property located in residential zoning districts.

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

N/A

COMMITTEE RECOMMENDATION

The Planning and Zoning Commission in a ____ to ____ vote recommended ____ of the Ordinance.

STAFF RECOMMENDATION

City Attorney's Staff recommends approval of the ordinance.

ORDINANCE NO. 2025-O-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAREDO, TEXAS, AMENDING SECTION 24-65-0 TITLED “SUPPLEMENTAL PROVISIONS” OF THE LAND DEVELOPMENT CODE BY ADDING SUBSECTION (D) WHICH WILL REGULATE THE SALE OF MOTOR VEHICLES FROM PRIVATE PROPERTY LOCATED IN RESIDENTIAL ZONING DISTRICTS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Laredo recognizes that maintaining the residential character and aesthetic integrity of its neighborhoods is essential to preserving property values and the quality of life of its residents; and

WHEREAS, the City Council has received complaints and observed instances of individuals displaying multiple vehicles for sale on lawns, driveways, and private residential lots, creating the appearance of unlicensed car sales operations; and

WHEREAS, the operation of vehicle sales businesses or vehicle holding yards in residential zoning districts is expressly prohibited under Section 24.63.2 of the City of Laredo Land Development Code; and

WHEREAS, the Texas Department of Motor Vehicles allows individuals to sell up to four (4) vehicles in a 12-month period without a dealer’s license.

WHEREAS, the City Council finds it necessary to enact reasonable restrictions to ensure that occasional personal vehicle sales do not transform into commercial vehicle sales enterprises incompatible with residential uses;

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LAREDO THAT:

Section 1: Section 24-65-0 of the City of Laredo Land Development Code, is hereby amended as follows:

(c) Sale of Vehicles from Residential Property

i. Definitions:

A. *“Residential Property” means any property zoned for residential use under the City of Laredo Land Development Code.*

- B. “Vehicle” means any self-propelled motor vehicle designed for operation on public highways.
 - C. “Personal Vehicle Sale” means the sale of a vehicle titled and registered in the name of the property occupant.
 - D. “Display for Sale” means the placement of a vehicle on any private property in public view with signage, writing, or any indication that the vehicle is offered for sale.
- ii. No person shall display or offer to sale more than four (4) personal vehicles in a 12-month period from any residential lot.
 - iii. Each vehicle displayed for sale shall be titled and registered in the name of a property occupant.
 - iv. No person shall display or offer for sale any vehicle owned, titled, or registered to another individual, business, or car dealer on residential property.
 - v. A violation under this section shall constitute a misdemeanor punishable by a fine not to exceed \$500.00 per violation. Each day a violation exists shall constitute a separate offense.

Section 2. This ordinance shall be cumulative of all provisions of ordinances of the City of Laredo, Texas, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

Section 3. It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

Section 4. The City Secretary of the City of Laredo is hereby directed to publish the proposed Ordinance as required by Section 2.09 of the Charter of the City of Laredo.

Section 5. That after its passage by City Council, this Ordinance shall be published one (1) time and become effective not less than sixty (60) days from the date of the public hearing on this Ordinance, in accordance with the City Charter.

PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR ON THIS
_____ DAY OF _____, 2025.

DR. VICTOR D. TREVINO
MAYOR

ATTEST:

MARIO I. MALDONADO JR.
CITY SECRETARY

APPROVED AS TO FORM

DOANH “ZONE” T. NGUYEN
ASSISTANT CITY ATTORNEY

City of Laredo

Planning & Zoning Commission

Meeting Date: 11/6/2025
Ordinance 6B

Public Hearing and Recommendation of an

SUBJECT

AN ORDINANCE OF THE CITY OF LAREDO, TEXAS, AMENDING SECTION 24.65.0 OF THE LAREDO LAND DEVELOPMENT CODE, TITLED "GENERAL SUPPLEMENTAL PROVISIONS," CREATING SUBSECTION (C) WHICH WILL IMPOSE DISTANCE REGULATIONS TO PREVENT GAS STATIONS FROM BEING LOCATED WITHIN 250 OR 500 FEET OF ANY RESIDENTIAL DISTRICT, SCHOOL, OR DAY CARE FACILITY, DEPENDING ON THE AMOUNT OF GALLONS OF GASOLINE TANK CAPACITY A FACILITY HAS.

PREVIOUS COUNCIL ACTION

Council directed staff to develop an ordinance establishing distance requirements for gasoline stations from schools and residential districts.

BACKGROUND

Gas stations have been documented to emit certain toxic emissions and is in the best interest of the safety and wellness of the City to create a barrier between gas stations and residential districts, schools, and day cares.

COMMITTEE RECOMMENDATION

The Planning and Zoning Commission in a ____ to ____ vote recommended ____ of the Ordinance.

STAFF RECOMMENDATION

City Attorney's Staff recommends approval of the ordinance.

ORDINANCE NO. 2025-O-

AN ORDINANCE OF THE CITY OF LAREDO, TEXAS, AMENDING SECTION 24.65.0 OF THE LAREDO LAND DEVELOPMENT CODE, TITLED “GENERAL SUPPLEMENTAL PROVISIONS,” CREATING SUBSECTION (C) WHICH WILL IMPOSE DISTANCE REGULATIONS TO PREVENT GAS STATIONS FROM BEING LOCATED WITHIN 250 OR 500 FEET OF ANY RESIDENTIAL DISTRICT, SCHOOL, OR DAY CARE FACILITY, DEPENDING ON THE AMOUNT OF GALLONS OF GASOLINE TANK CAPACITY A FACILITY HAS; PROVIDING A SEVERABILITY CLAUSE AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, gas stations have been documented to emit certain toxic emissions and is in the best of interest of the safety and wellness of the City to create a barrier between gas stations and residential districts, schools, and day cares; and,

WHEREAS, creating distance between residential neighborhoods and gas stations helps to maintain a harmonious relationship between commercial and residential zones. It reduces conflicts and complaints between businesses and residents, fostering a more cohesive and enjoyable community environment; and,

WHEREAS, implementing regulations on abutting zones aligns with broader municipal goals of enforcing zoning laws and maintaining a balanced urban environment. It ensures that businesses operate within specified guidelines to minimize negative impacts on surrounding areas; and,

WHEREAS, limiting the existence of gas stations near residential areas, schools, and day cares is a proactive measure aimed at preserving community well-being, ensuring regulatory compliance, and promoting a peaceful coexistence between gas stations and residential zones within the city.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LAREDO THAT:

Section 1. City of Laredo Land Development Code Section 24.65.0 entitled “General Supplemental Provisions” is hereby amended to include the following section:

Section 24.65.0 GENERAL SUPPLEMENTAL PROVISIONS

(b) Gas Stations

i. Gas station facilities with 50,000 gallons of combined gasoline tank capacity or less must be at least 250 feet from residential zoning districts, schools, and day care facilities.

ii. Gas station facilities with over 50,000 gallons of combined gasoline tank capacity must be at least 500 feet from residential zoning districts, schools, and day care facilities.

iii. Gasoline: For the purposes of this section, gasoline includes any fuel used to operate a motor vehicle.

iv. The distance shall be measured in a straight line from the property line of the gasoline station to the property line of the nearest residential zoning district, school, or day care facility.

Section 2. This ordinance shall be cumulative of all provisions of ordinances of the City of Laredo Texas, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

Section 3. It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

Section 4. This Ordinance shall become effective sixty days after the public hearing.

**DULY PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR ON THIS
THE ____ DAY OF _____, 2025.**

**DR. VICTOR D. TREVINO
MAYOR**

ATTESTED:

**MARIO MALDONADO, JR
CITY SECRETARY**

APPROVED AS TO FORM:

**DOANH "ZONE" T. NGUYEN
CITY ATTORNEY**

City of Laredo

Planning & Zoning Commission

Meeting Date: 11/6/2025
Ordinance 6C

Public Hearing and Recommendation of an

SUBJECT

Public hearing and recommendation of an ordinance for the voluntary annexation and initial zoning for M-1 (Light Manufacturing District) on a tract of land containing 0.25-acres, more or less, as described by metes and bounds in the attached Exhibit "A," and known as Annexation Tract 2 (Gutierrez Tract) located south of FM 1472 and east of Iron Mine Road.

AN-002-2025
District VII - Cm. Vanessa Perez

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

Voluntary Annexation:

Tract 2 - 0.25-acres, more or less, located south of FM 1472 and east of Iron Mine Road.

Petitioner: Jose Julio Gutierrez and wife, Judith Elena Gutierrez

Council District: District VII - Cm. Vanessa Perez

Proposed Use: M-1 (Light Manufacturing District)

Site: The subject tract is part of a 3.30-acre unplatted tract located inside the City Limits.

Surrounding Land Uses: To the north, the adjoining tract is currently used as a trailer yard. The areas to the east, south, and west are vacant and undeveloped.

Comprehensive Plan: The Future Land Use Map identifies this tract as Medium Density Residential.
https://www.openlaredo.com/planning/2017_Comprehensive_Plan-Viva_Laredo.pdf#page=39

Transportation Plan: The Future Transportation Plan identifies FM 1472 as an expressway.
<https://www.cityoflaredo.com/home/showpublisheddocument/21421/638941324987500000>

Letters sent to surrounding property owners: (3) In Favor: (0) Opposed: (0)

STAFF COMMENTS:

Property owners have 180 days following the effective date of an annexation to request a zone

change without a fee charged.

COMMITTEE RECOMMENDATION

The P&Z Commission, in a _ to _ vote, recommended _____ the proposed annexation.

The P&Z Commission, in a _ to _ vote, recommended _____ the proposed initial zoning.

STAFF RECOMMENDATION

Staff supports the proposed annexation.

Staff supports the proposed initial zoning. The proposed initial zoning is compatible with the surrounding industrial uses and consistent with the M-1 (Light Manufacturing District) zoning pattern.

IMPACT ANALYSIS

M-1 (Light Manufacturing District):

The purpose of the M-1 (Light Manufacturing District) is to encourage the development of manufacturing and wholesale business establishments, which are clean quiet, and free of hazardous or objectionable elements, such as noise, odor, dust, smoke or glare. Research activities are encouraged. This district is further designed to act as a transitional use between industrial uses and other less intense and residential uses.

Is this change contrary to the established land pattern?

No. The subject tract is part of a larger parent tract designated for industrial use, and the surrounding area is partly outside city limits and remains vacant and undeveloped.

Would this change create an isolated zoning district unrelated to surrounding districts?

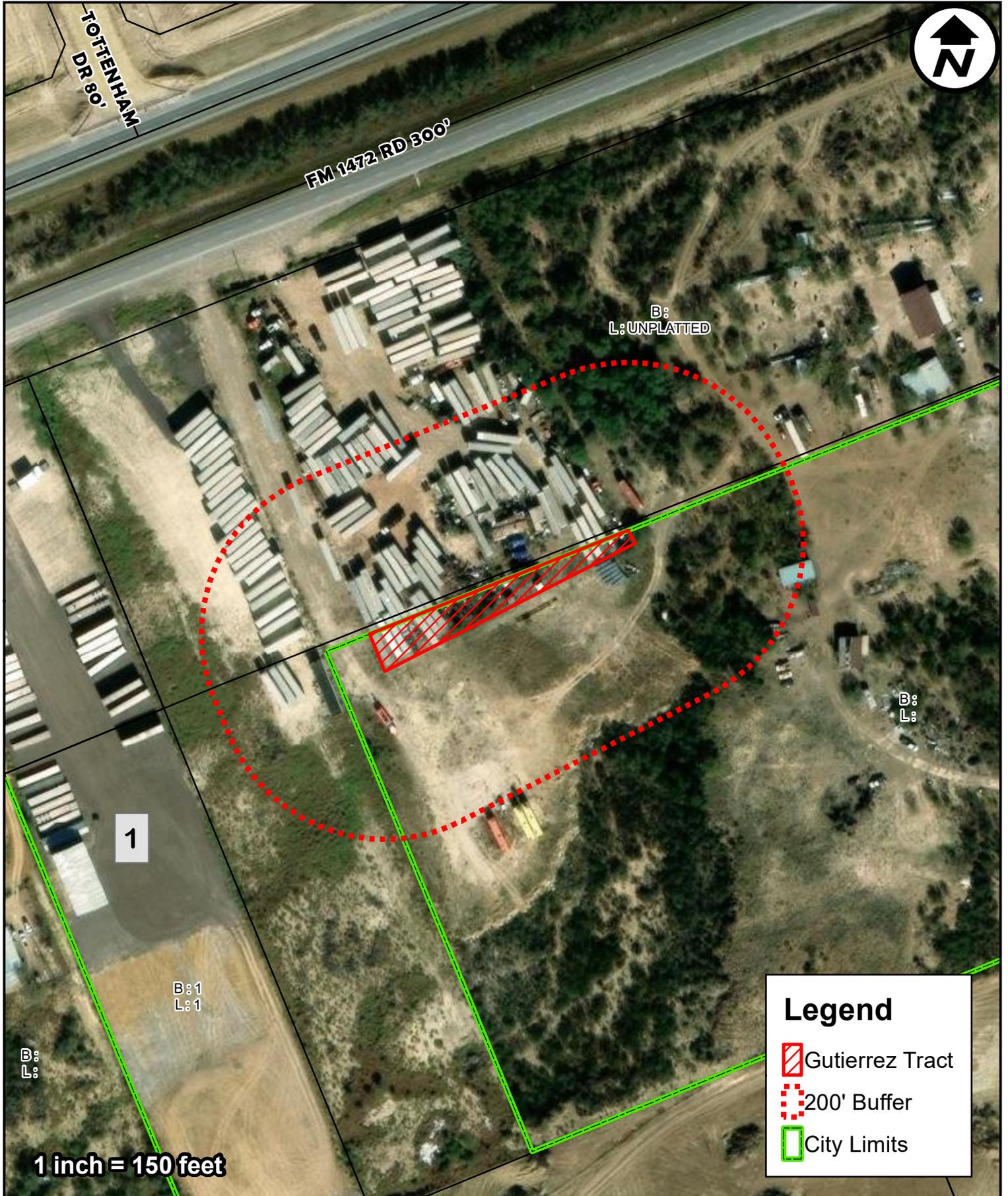
No. The subject tract is part of a larger parent tract zoned M-1. The adjacent tracts to the west and south are zoned M-1, while the surrounding area outside the city limits remains vacant and undeveloped.

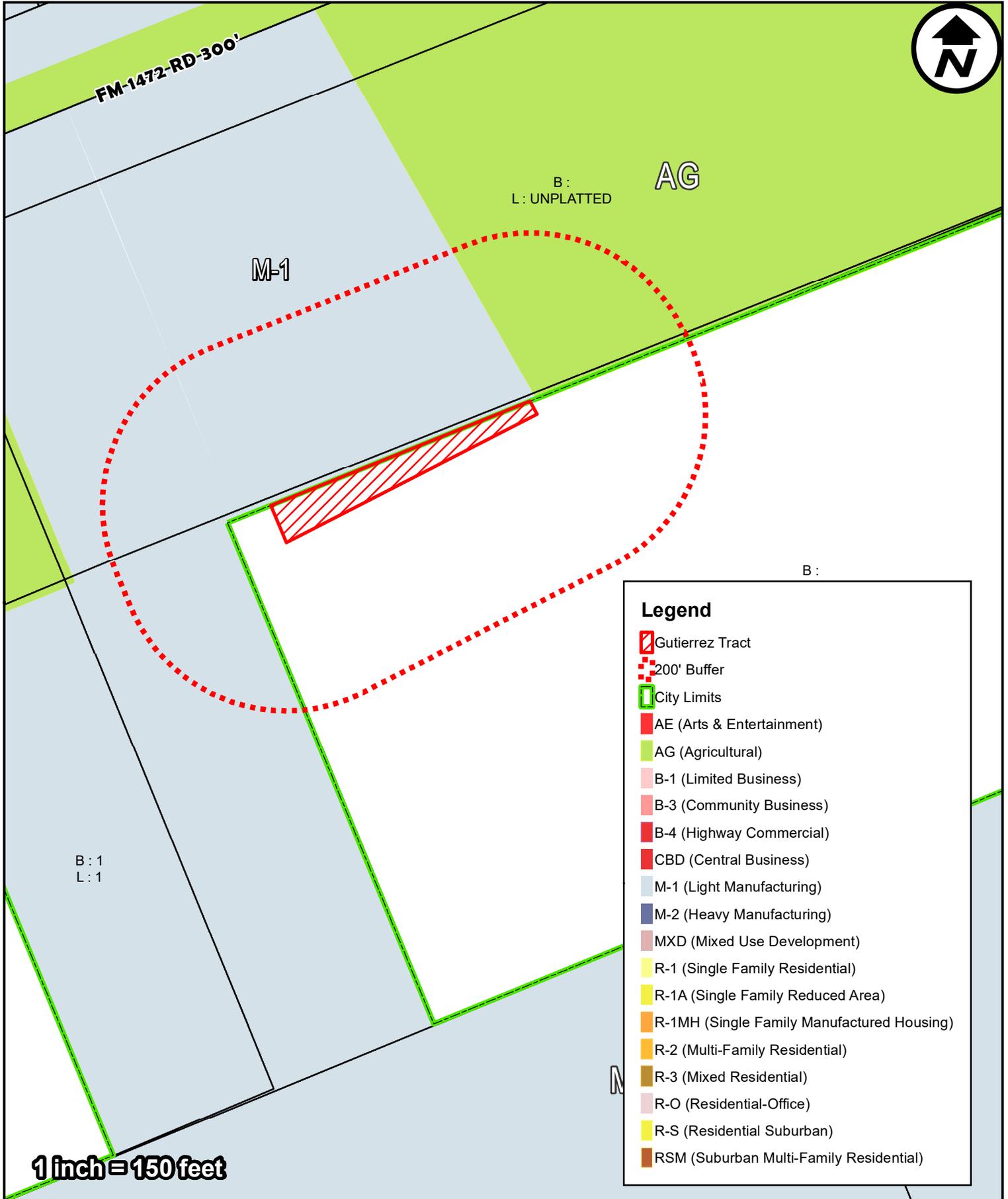
Will this change adversely influence living condition in the neighborhood?

No. There are no residential neighborhoods in the area.

Are there substantial reasons why the property cannot be used in accordance with existing zoning?

N/A



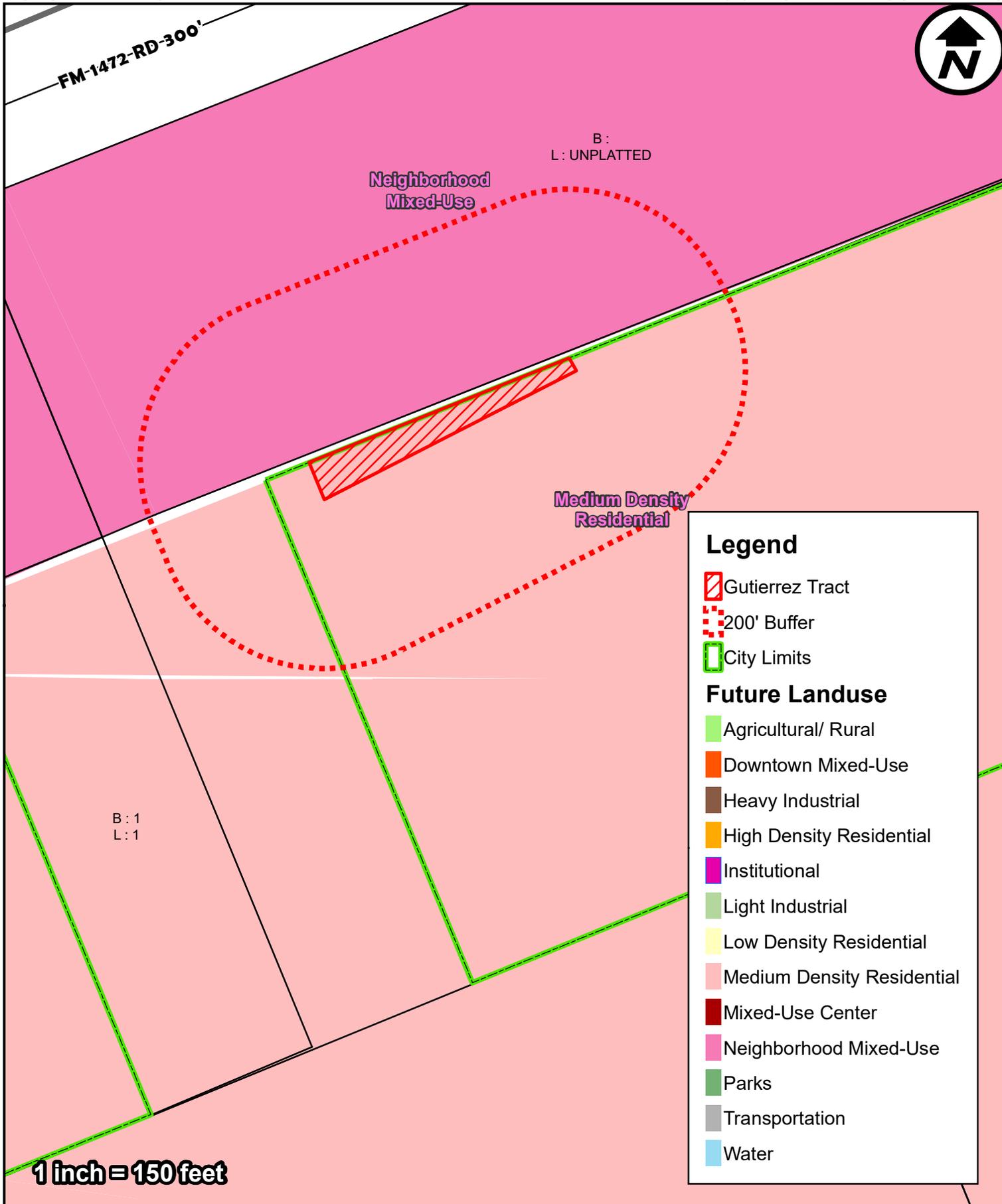


Legend

- Gutierrez Tract
- 200' Buffer
- City Limits
- AE (Arts & Entertainment)
- AG (Agricultural)
- B-1 (Limited Business)
- B-3 (Community Business)
- B-4 (Highway Commercial)
- CBD (Central Business)
- M-1 (Light Manufacturing)
- M-2 (Heavy Manufacturing)
- MXD (Mixed Use Development)
- R-1 (Single Family Residential)
- R-1A (Single Family Reduced Area)
- R-1MH (Single Family Manufactured Housing)
- R-2 (Multi-Family Residential)
- R-3 (Mixed Residential)
- R-O (Residential-Office)
- R-S (Residential Suburban)
- RSM (Suburban Multi-Family Residential)

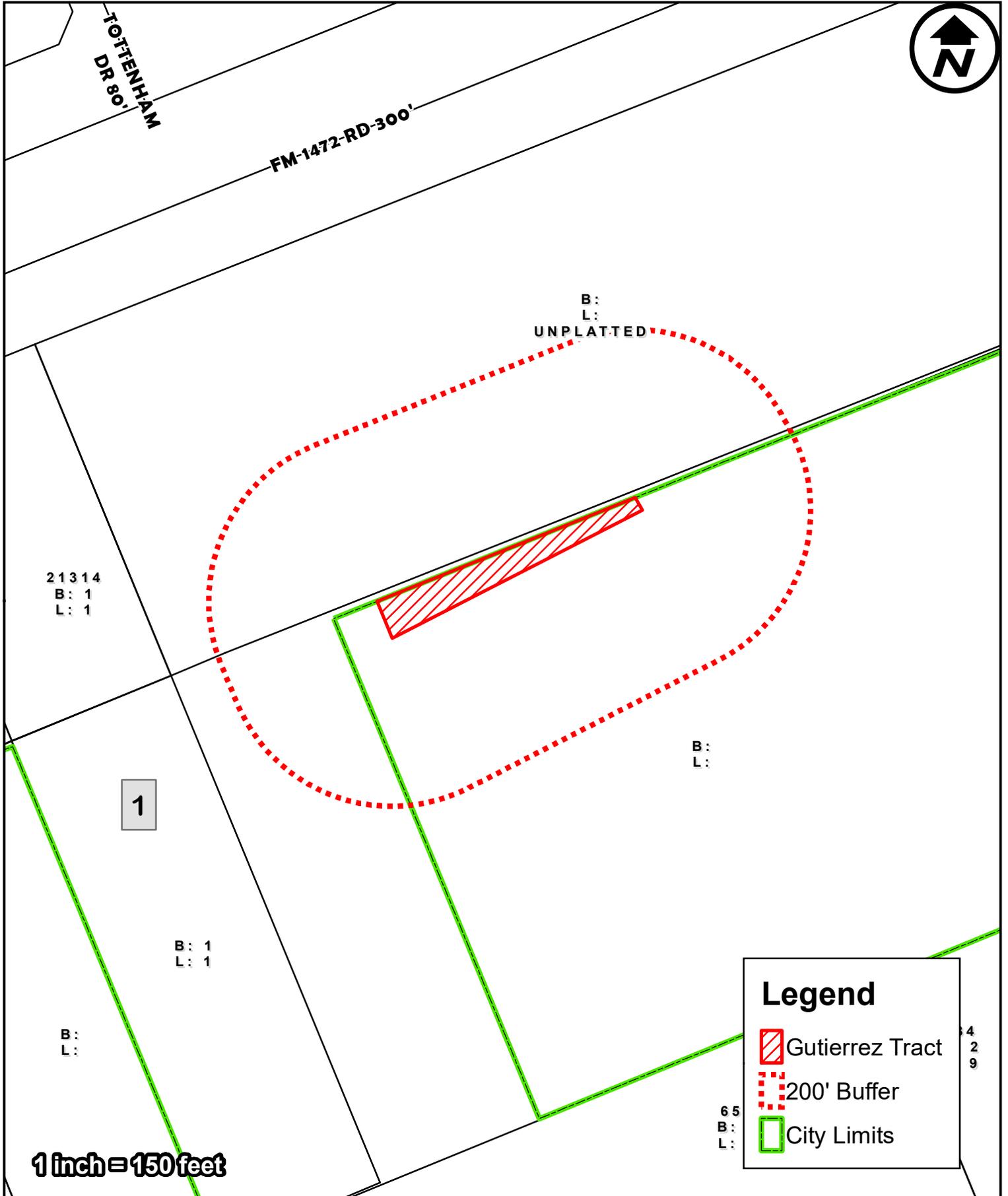
FUTURE LANDUSE

J.J. RUIZ LAND SURVEYING



Legend

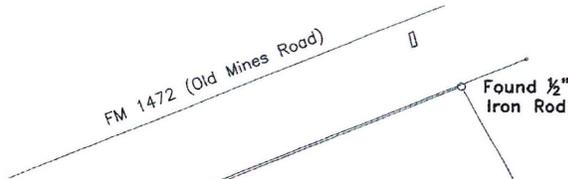
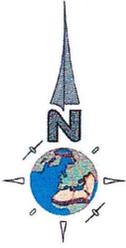
- Gutierrez Tract
- 200' Buffer
- City Limits
- Future Landuse**
- Agricultural/ Rural
- Downtown Mixed-Use
- Heavy Industrial
- High Density Residential
- Institutional
- Light Industrial
- Low Density Residential
- Medium Density Residential
- Mixed-Use Center
- Neighborhood Mixed-Use
- Parks
- Transportation
- Water



Legend

- Gutierrez Tract
- 200' Buffer
- City Limits

Survey
of a 0.25 acre tract of land, out of a tract of land
conveyed to the Jose Julio Gutierrez and wife, Judith Elena Gutierrez
situated in Porcion 10, Tomas Sanchez, Abstract 280
Webb County, Texas



Line Table		
Line #	Direction	Length
L1	N 22°20'29" W	47.67'
L2	S 29°09'11" E	17.45'

Point of Beginning
Found 1/2" Iron Rod

Albert Solis III
Vol. 4471, Pgs. 667-669
O.P.R.W.C.T.

3.30 acre
tract of land
Jose Julio Gutierrez and wife,
Judith Elena Gutierrez
Vol. 5027, Pgs. 73-78
O.P.R.W.C.T.

Albert Solis III
Vol. 4471, Pgs. 667-669
O.P.R.W.C.T.

N 68°05'56" E - 331.29'
0.25 acre
tract of land
S 62°53'37" W - 334.51'

Found
Remains of
Cedar post

Albert Solis III
Vol. 4471, Pgs. 667-669
O.P.R.W.C.T.

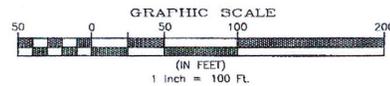
City Limits Line

Point of
Beginning
Found 1/2" Iron Rod

Note: Not all utilities or
easements shown hereon.



Basis of Bearings:
Texas South Zone - 4205 - NAD 83



I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY STATE THAT THIS SURVEY IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, ON THE GROUND, THAT THE CORNER MONUMENTS SHOWN WERE PROPERLY PLACED OR LOCATED.

Julian Javier Ruiz

03-13-2025

Julian Javier Ruiz, R.P.L.S. No. 5304-Texas

CURRENT DATE:

J Ruiz Land Surveying
2724 Wildwood Drive
Weslaco, Texas 78596
www.jruizlandsurveying.com
Phone 956-568-4470
Fax 956-568-4471

TECH: J.J.R.
Q.C.: J.J.R.
JOB No.: 25018
DATE: 03-12-25
F.B.: 000
PG.: 000
SHEET: 1 OF 2

Field Notes
for a 0.25 acre tract of land
out of a tract of land conveyed to Jose Julio Gutierrez and wife, Judith Elena Gutierrez
situated in Porcion 10, Tomas Sanchez, Abstract 280
Webb County, Texas

Being a 0.25 acre tract of land, out of a tract of land conveyed to Jose Julio Gutierrez and wife, Judith Elena Gutierrez, described in deed recorded in Volume 5027, Pages 73-78, Official Records, Webb County, Texas, situated in Porcion 10, Tomas Sanchez, Abstract 280, Webb County, Texas, and being more particularly described by metes and bounds as follows, to wit:

Beginning at a $\frac{1}{2}$ " *iron rod* found at the most southerly corner of said Jose Julio Gutierrez tract, at an interior corner of a tract of land conveyed to Albert Sosa III, described in deed recorded in Volume 4471, Pages 667-669, Official Records, Webb County, Texas, for the southwest corner hereof;

Thence, with an easterly line of said Sosa tract, *North 22 degrees 20 minutes 29 seconds West, 47.67 feet* to a *point* at the City of Laredo city limits line, for the northwest corner hereof;

Thence, with the City of Laredo city limits line, *North 68 degrees 05 minutes 56 seconds East, 331.29 feet* to a *point*, at a westerly line of aforementioned Sosa tract, for the northeast corner hereof;

Thence, with a westerly line of said Sosa tract, *South 29 degrees 09 minutes 11 seconds East, 17.45 feet* to the *remains of a cedar post* found at an interior corner of said Sosa tract, for the southeast corner hereof;

Thence, with a northerly line of said Sosa tract, *South 62 degrees 53 minutes 37 seconds West, 334.51 feet* to the Point of Beginning and containing **0.25 acres** of land, more or less.

Basis of Bearings:

Texas South Zone – 4205 – NAD 83

State of Texas:

County of Webb:

I, **Julian Javier Ruiz**, a Registered Professional Land Surveyor, do hereby state that the above captioned "Field Notes" and attached "Plat of Survey" is true and was prepared from an actual survey of the property made under my supervision on the ground and that the corner monuments shown were properly placed or located under my supervision.


R.P.L.S. No. 5304 – Texas

03-13-25
Current Date

**Closure Report
for a 0.25 acre tract of land**

North: 17128749.93' East: 628397.67'
Course: North 22° 20' 29" West Length: 47.67'

North: 17128794.02' East: 628379.55'
Course: North 68° 05' 56" East Length: 331.29'

North: 17128917.59' East: 628686.93'
Course: South 29° 09' 11" East Length: 17.45'

North: 17128902.35' East: 628695.44'
Course: South 62° 53' 37" West Length: 334.51'

North: 17128749.93' East: 628397.67'

Perimeter: 730.92' Area: 10812.86 Sq. Ft.
Error Closure: 0.01 Course: North 43° 56' 10" West
Error North: 0.008 East: -0.007

Precision 1: 73092.00



Julian Javier Ruiz
03-13-25

FEASABILITY STUDY

TRACT 2: Gutierrez Tract

Acres: 0.25

APPLICANT: Jose Julio Gutierrez and wife, Judith Elena Gutierrez

LOCATION: South of FM 1472 and East of Iron Mine Road

PROPOSED DEVELOPMENT: Industrial **Proposed Take Down:** 2025

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Build-out
Estimated population per development year	0	0	0	0	0	0	0	0	0	0	0
Total acreage	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25
Single family dwelling units	0	0	0	0	0	0	0	0	0	0.00	0
Institutional	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Industrial/ commercial acreage	0.00	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25
Park/Open Space (acres)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Taxable Value (cumulative)	\$264,465.00										
-----------------------------------	---------------------	---------------------	---------------------	---------------------	---------------------	---------------------	---------------------	---------------------	---------------------	---------------------	---------------------

GENERAL FUND (cumulative; rates shown are static, in all likelihood some increase will occur)

Taxes: Property	\$1,342.49	\$1,342.49	\$1,342.49	\$1,342.49	\$1,342.49	\$1,342.49	\$1,342.49	\$1,342.49	\$1,342.49	\$1,342.49	\$1,342.49
Garbage Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Stormwater Fees	\$0.00	\$276.00	\$276.00	\$276.00	\$276.00	\$276.00	\$276.00	\$276.00	\$276.00	\$276.00	\$276.00
TOTAL	\$1,342.49	\$1,618.49	$1,618.49	$1,618.49	$1,618.49	$1,618.49	$1,618.49	$1,618.49	$1,618.49	$1,618.49	$1,618.49

*Garbage fees are not applicable to industrial sites because City of Laredo is not capable of providing services. They are serviced by private providers.

GENERAL FUND EXPENDITURES (data based on per capita cost; cost data not available for commercial properties)

Police	\$802.13	\$802.13	\$802.13	\$802.13	\$802.13	\$802.13	\$802.13	\$802.13	\$802.13	\$802.13	\$802.13
Fire & EMS	\$670.85	\$670.85	\$670.85	\$670.85	\$670.85	\$670.85	\$670.85	\$670.85	\$670.85	\$670.85	\$670.85
Sanitation/Street Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL	\$1,472.97	$1,472.97	$1,472.97	$1,472.97	$1,472.97	$1,472.97	$1,472.97	$1,472.97	$1,472.97	$1,472.97	$1,472.97

REVENUES - EXPENDITURES	-130.49	\$145.51									
--------------------------------	----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------

ENTERPRISE SYSTEM REVENUES (cumulative)

Water System	\$0.00	\$805.57	\$821.68	\$838.12	\$854.88	\$871.98	\$889.41	\$907.20	\$925.35	\$943.85	\$943.85
Wastewater System	\$0.00	\$608.83	\$621.01	\$633.43	\$646.10	\$659.02	\$672.20	\$685.65	\$699.36	\$713.35	\$713.35

ENTERPRISE SYSTEM EXPENDITURES (cumulative)

Water System	\$0.00	\$775.88	\$791.40	\$807.23	\$823.37	\$839.84	\$856.64	\$873.77	\$891.24	\$909.07	\$909.07
Wastewater System	\$0.00	\$583.88	\$595.56	\$607.47	\$619.62	\$632.01	\$644.65	\$657.55	\$670.70	\$684.11	\$684.11

SYSTEM PROFIT/ (LOSS)	\$0.00	\$54.64	\$55.73	\$56.85	\$57.99	\$59.15	\$60.33	\$61.53	\$62.77	\$64.02	\$64.02
------------------------------	---------------	----------------	----------------	----------------	----------------	----------------	----------------	----------------	----------------	----------------	----------------

Additional revenues (at proposed rates):	\$486	for water treatment capacity
	\$398	for wastewater treatment capacity

RECOMMENDATION: APPROVAL

**CITY OF LAREDO
ANNEXATION AGREEMENT AND SERVICE PLAN
TRACT 2
GUTIERREZ TRACT**

WHEREAS, the City of Laredo is a home rule municipality and a political subdivision of the State of Texas; and

WHEREAS, Chapter 43.003 of the Texas Local Government Code specifically sets out the legal requirements for the annexation of land adjoining the city limits of a home-rule municipality, such as the City of Laredo, Texas; and

WHEREAS, Jose Julio Gutierrez and wife, Judith Elena Gutierrez have filed a voluntary petition with the City of Laredo for the annexation of 0.25 acres, more or less, tract of land, said tract of land being more particularly described by metes and bounds on the attached Exhibit "A"; and

WHEREAS, Section 1.04 of the Charter of the City of Laredo requires the execution of an annexation agreement between the City of Laredo and the landowner of the territory being annexed; and

WHEREAS, Section 43.0672 of the Texas Local Government Code, requires the preparation of a service plan describing the provision of municipal services to the territory being annexed, prior to implementation of annexation proceedings and related public hearings.

NOW, THEREFORE, FOR AND IN CONSIDERATION, of the sum of Seven-Hundred Fifty and No/100 Dollars (\$750.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the **CITY OF LAREDO**, a home-rule municipality, and Jose Julio Gutierrez and wife, Judith Elena Gutierrez being the parties to this **ANNEXATION AGREEMENT AND SERVICE PLAN**, do hereby mutually acknowledge, consent, and agree to the following terms, conditions and service plan for annexation by the City of Laredo of 0.25 acres tract of land, more or less, belonging to Jose Julio Gutierrez and wife, Judith Elena Gutierrez.

SERVICE PLAN

A petition for annexation from Jose Julio Gutierrez and wife, Judith Elena Gutierrez was received for property designated as "Tract 2 (Gutierrez Tract)" described by metes and bounds in Exhibit "A" of this Annexation Agreement and Service Plan and made a part hereof for all purposes. This Service Plan was prepared in accordance with the requirements of Section 43.0672 of the Texas Local Government Code and was available for review by the public at hearings duly held on January 20, 2026. Public notice of the hearings was provided on January 4, 2026, not more than twenty or less than ten days before the hearings as provided in Section 43.0673 of the Texas Local Government Code.

Section 1. Services to be provided on the effective date of annexation

1. Police Protection: Police protection shall be provided to the tract immediately upon the effective date of annexation. Police protection shall include traffic control enforcement, crime prevention activities, police patrol, crime investigation, and emergency response.

2. Fire protection and Emergency Medical Services: First response fire and EMS services will be provided to the area from Fire Station No. 13, which is located approximately 7.55 miles from the proposed site. Fire services include protection, prevention, and emergency medical response.

3. Solid Waste Collection: The collection and disposal of solid waste will be extended to the area within thirty days from the effective date of annexation on the same basis as other residential and institutional customers. Institutional, commercial, and industrial generators of solid waste may use city services or contract with private haulers. Disposal of all solid waste will be at the municipal sanitary landfill. Fees charged customers within the tract will be the same as all similarly classified customers.

4a. Operation and Maintenance of Public Water Services

RESIDENTIAL ANNEXATION FEE FOR WATER:

Lots under 10,000 sq.ft.	\$1,298.70/lot (135 gpcd X 3.7 person/lot X \$2.60/gal)
Lots over 10,000 sq.ft.	\$1,943.59/lot

COMMERCIAL/INDUSTRIAL ANNEXATION FEE FOR WATER:

Less than 1.0 acres	\$1,295.66/lot
Lots 1 acre and Fraction:	\$1,943.60/acre

This fee is in addition to water availability or other fees but shall be superseded by the adoption and implementation of impact fees. Water service will be to the customer at the same rates charged like customers within the City Limits. The City Charter and City Ordinance require that all line extensions be made at the expense of the developer to conform to City Standards. Water for fire protection services will be provided to the tract on the same basis and subject to the same requirements as all new development within City Limits.

4b. Operation and Maintenance of Public Wastewater Services:

RESIDENTIAL ANNEXATION FEE FOR SANITARY SEWER:

Lots under 10,000 sq.ft.	\$2,205.20/lot (100 gpcd X 3.7 person/lot X \$5.96/gal)
Lots over 10,000 sq.ft.	\$2,591.48/lot

COMMERCIAL/INDUSTRIAL ANNEXATION FEE FOR SANITARY SEWER:

Less than 5.0 acres	\$1,593.00/acre (15 people/ac. X 18 gallons/person/day X \$5.90 gallon=\$1,593.00)
More than 5.01 acres	\$1,943.60/acre

This fee is in addition to water availability or other fees but shall be superseded by the adoption and implementation of impact fees. Wastewater service will be provided to the customer at the same rates charged like customers within the City Limits. The City Charter and City Ordinance require that all line extensions be made at the expense of the developer to conform to City Standards. Wastewater services will be provided to the tract on the same basis and subject to the same requirements as all new development within City Limits.

5. Maintenance of roads and streets: Public roads and streets will be maintained on the effective date of the annexation in the same manner as all roads and streets within the city limits. All thoroughfare rights-of-way shall be dedicated to comply with the Long-Range Thoroughfare requirements of the City of Laredo's Comprehensive Plan. Road maintenance consists of repair of paving, maintenance of traffic lights, controls and signals, and will be provided immediately upon annexation. Street lighting is required of all new development and will be provided at petitioner's expense.

6. Operation and Maintenance of parks, playgrounds and swimming pools: Any future residential developments proposed to be constructed on the annexed property must satisfy all requirements for parkland and improvement fees, as defined in the most recently adopted Parkland Dedication Ordinance.

7. Operation and Maintenance of other public facilities: No public facilities, public buildings, or other service facilities are presently located within the tract. All facilities required by the development shall be provided at the expense of the petitioner, its successors and assigns, or jointly in cooperation with the city at such time as warranted by the development.

The Service Plan does not contemplate the creation of another political subdivision, nor will it require the funding of capital improvements by the petitioner to which petitioner has not agreed prior to the institution of proceedings, or which will be charged in any manner inconsistent with Chapter 395 of the Texas Local Government Code. The Service Plan does not propose services in the area in a manner that would have the effect of reducing by more than a negligible amount the level of fire and police protection and emergency medical services provided within the corporate boundaries of the municipality before annexation.

If the annexed area had a lower level of services, infrastructure, and infrastructure maintenance than the level of services, infrastructure, and infrastructure maintenance provided within the corporate boundaries of the municipality before annexation, a service

plan must provide the annexed area with a level of services, infrastructure, and infrastructure maintenance that is comparable to the level of services, infrastructure, and infrastructure maintenance available in other parts of the municipality with topography, land use, and population density similar to those reasonably contemplated or projected in the area.

Section 2. Capital Improvements

The tract does not require the construction or acquisition of capital improvements by the City. Petitioner agrees to provide all roadways, drainage, and all public improvements at such time as the property is platted.

Section 3. Land Use

When the annexation results in the abutment of residential uses with M-1 (Light Manufacturing District) as defined in the Laredo Land Development Code, a 100 ft. buffer yard between the different land uses shall be required, and the buffer yard shall be maintained by the property owner. This *Section 3. Land Use* shall survive the expiration of this agreement.

The Service Plan is valid for a period of ten years, and all services within the area shall be provided in accordance with the Plan. Should an ordinance pertaining to reserve areas or impact fees be adopted by the City Council, the ordinance shall supersede any provisions established herein.

THIS ANNEXATION AGREEMENT AND SERVICE PLAN WAS ENTERED INTO AND EXECUTED ON THIS _____ DAY OF _____, 2026.

**CITY OF LAREDO,
a Texas Municipal Corporation**

By: _____

**Joseph Neeb
City Manager**

ATTESTED:

Mario Maldonado, Jr.
City Secretary

Jose Julio Gutierrez and wife, Judith Elena Gutierrez

By: _____
Jose Julio Gutierrez

By: _____
Judith Elena Gutierrez

APPROVED AS TO FORM:

Doanh "Zone" T. Nguyen
City Attorney

ACKNOWLEDGMENT

State of Texas *
County of Webb *

This instrument was acknowledged before me on this ___ day of _____, 2026 by Joseph Neeb, for and on behalf of the City of Laredo.

Notary Public, State of Texas

ACKNOWLEDGMENT

State of Texas *
County of Webb *

This instrument was acknowledged before me on this ___ day of _____, 2026 by Jose Julio Gutierrez and Judith Elena Gutierrez, on behalf of Jose Julio Gutierrez and wife, Judith Elena Gutierrez.

Notary Public, State of Texas

ORDINANCE NO. 2026-O-XX

ALTERING AND EXTENDING THE BOUNDARY LIMITS OF THE CITY OF LAREDO, ANNEXING ADDITIONAL TERRITORY OF 0.25 ACRES, MORE OR LESS, LOCATED SOUTH OF FM 1472 AND EAST OF IRON MINE ROAD PROVIDING FOR THE EFFECTIVE DATE OF THE ORDINANCE, AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT ADOPTING A SERVICE PLAN FOR THE ANNEXED TERRITORY, AND ESTABLISHING THE INITIAL ZONING OF M-1 (LIGHT MANUFACTURING DISTRICT).

WHEREAS, the land hereinafter described is contiguous to the corporate limits of the City of Laredo, Texas, and is located within its extraterritorial jurisdiction; and

WHEREAS, the owner of the land has applied for the voluntary annexation of the land, described by the metes and bounds and attached hereto and made a part hereof for all the purposes, as set out in Exhibit "A"; and

WHEREAS, the City of Laredo has an unused allocation from prior calendar years; and

WHEREAS, the City Council believes and so finds that the annexation of such land is in the public interest and will promote the general welfare; and

WHEREAS, a public hearing was held in compliance with Article 43.0673, of the Municipal Annexation Act, giving all persons interested in such annexation an opportunity to be heard; and

WHEREAS, notice of such public hearing was duly given, as provided by law, and such hearing was held on the date and at the time, place and hour so announced; and

WHEREAS, at said Public Hearing, the proposed Service Plan for the annexation land herein described was considered by the City Council and was made available for public inspection.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LAREDO THAT:

Section 1: That the City of Laredo hereby adopts a Service Plan for the extension of municipal services into the land described in Exhibit "A". A copy of said Service Plan is marked Exhibit "B" attached hereto and made a part hereof for all purposes.

Section 2: That the following described land containing 0.25 acres lying adjacent to and adjoining the City of Laredo is hereby added and annexed to the City of Laredo, and said land be and is included within the boundary limits of the City of Laredo, and

the present boundary limits of said City, at the various points contiguous to the area hereinafter described, are altered and amended so as to include said area within the corporate limits of the City of Laredo. That from and after the effective date of this Ordinance, the Boundary Limits of the City of Laredo shall include all such additional, adjacent, and hereby annexed land herein above described in Section 2. That from and after the final passage and adoption of this Ordinance, the Boundary Limits of the City of Laredo, Texas, shall be as herein above set out in Exhibit "A", and the property situated therein shall bear its pro rata part of the taxes levied by the City of Laredo, and the inhabitants thereof shall be entitled to all the rights and privileges of all the citizens and shall be bound by the acts, ordinances, resolutions and regulations of the City of Laredo.

Section 3: That the Zoning Map of the City of Laredo be and is hereby amended to show the initial zoning designation boundaries for the land, as set out in Exhibit "A", attached hereto and made a part hereof for all purposes as M-1 (Light Manufacturing District).

Section 4: Severability

If any provision, section subsection, sentence, clause, or phrase of this ordinance, or the application of the same to any person or set of circumstances is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this ordinance or their application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council in adopting this ordinance that no portion hereof or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness or invalidity or another portion hereof, and all provisions of this ordinance are declared to be severable for that purpose.

Section 5: Open Meeting

The City Council officially finds, determines, recites and declares that a sufficient written notice of the date, hour, place and subject of this meeting of the City Council was posted at a place convenient to the public at the city hall of the City for the time required by law preceding this meeting as required by the Open Meeting Law, Article 6252-17, Texas Revised Civil Statutes Annotated; and that this meeting has been open to the public as required by law at all times during which this ordinance and the subject matter approves and confirms such written notice and the contents and posting hereof.

Section 6: That this Ordinance shall be published in the manner provided in article II, Section 2.09 (D) of the Charter of the City of Laredo.

Section 7: This Ordinance shall become effective upon passage.

APPROVED BY THE MAYOR ON THIS THE _____ DAY OF _____, 2026.

DR. VICTOR D. TREVIÑO
MAYOR

ATTEST:

MARIO MALDONADO, JR.
CITY SECRETARY

APPROVED AS TO FORM:

DOANH "ZONE" T. NGUYEN
CITY ATTORNEY

City of Laredo

Planning & Zoning Commission

Meeting Date: 11/6/2025
Ordinance 6D

Public Hearing and Recommendation of an

SUBJECT

Public hearing and recommendation of an ordinance for the voluntary annexation and initial zoning for B-3 (Community Business District) and R-1A (single Family Reduced Area District) on a tract of land containing 59.89-acres, more or less, as described by metes and bounds in the attached Exhibit "A," and known as Annexation Tract 3 (Las Islitas Tract) located northeast of FM 1472 and Max A. Mandel Municipal Golf Course.

AN-003-2025
District VII - Cm. Vanessa Perez

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

Voluntary Annexation:

Tract 3 - 59.89-acres, more or less, located at northeast of FM 1472 and Max A. Mandel Municipal Golf Course.

Petitioner: Russell Palmer, on behalf of Las Islitas Ranch, LLC

Council District: District VII - Cm. Vanessa Perez

Proposed Use: B-3 (Community Business District) for approximately 15.39 acres tract of land, more or less, and R-1A (Single Family Reduced Area District) for approximately 44.452 acres tract of land, more or less.

Site: The site is currently vacant and undeveloped.

Surrounding Land Uses: To the north and east, the area is vacant and undeveloped. To the southwest is FM 1472 and the Max A. Mandel Municipal Golf Course, and adjacent to the northwest is a gas well and tank battery facility located outside city limits.

Comprehensive Plan: The Future Land Use Map identifies this tract as High Density Residential, Medium Density Residential, Low Density Residential, and Mixed-Use Center uses.

https://www.openlaredo.com/planning/2017_Comprehensive_Plan-Viva_Laredo.pdf#page=39

Transportation Plan: The Future Transportation Plan identifies FM 1472 as an expressway.

<https://www.cityoflaredo.com/home/showpublisheddocument/21421/638941324987500000>

Letters sent to surrounding property owners: (2) In Favor: (0) Opposed: (0)

STAFF COMMENTS:

Property owners have 180 days following the effective date of an annexation to request a zone change without a fee charged.

COMMITTEE RECOMMENDATION

The P&Z Commission, in a _ to _ vote, recommended _____ the proposed annexation.

The P&Z Commission, in a _ to _ vote, recommended _____ the proposed initial zoning.

STAFF RECOMMENDATION

Staff supports the proposed annexation.

Staff supports the proposed initial zoning of R-1A and B-3. The proposed initial zoning is consistent with the Comprehensive Plan's Future Land Use Map, which designates this area for High, Medium, and Low Density Residential, as well as Mixed-Use Center uses. The combination of B-3 near the primary access from FM 1472 and R-1A within the interior of the tract provides an appropriate transition of commercial to residential uses.

IMPACT ANALYSIS

B-3 (Community Business District):

The purpose of the B-3 District is to provide for those businesses and services serving a trade area larger than a neighborhood, but smaller than the entire City and located primarily along minor or principal arterial streets, as classified in the Transportation Plan of the City of Laredo. It is intended for this zoning classification to exist primarily abutting minor or principal arterial streets while preserving established residential neighborhoods along such streets.

R-1A (Single Family Reduced Area District):

The purpose of the R-1A District is to provide for residential uses and those public uses normally considered an integral part of the residential neighborhood they serve. In addition, this district provides for the subdivision of single family residential lots with a minimum of four thousand five hundred (4,500) square feet.

Is this change contrary to the established land pattern?

No. The surrounding land pattern is vacant and undeveloped. However, directly opposite to the subject tract is the Max A. Mandel Municipal Golf Course, zoned B-3 (Community Business District), R-1 (Single Family Residential District), and B-1 (Limited Commercial District), which provides recreational use that complements the proposed residential and commercial uses of the subject tract.

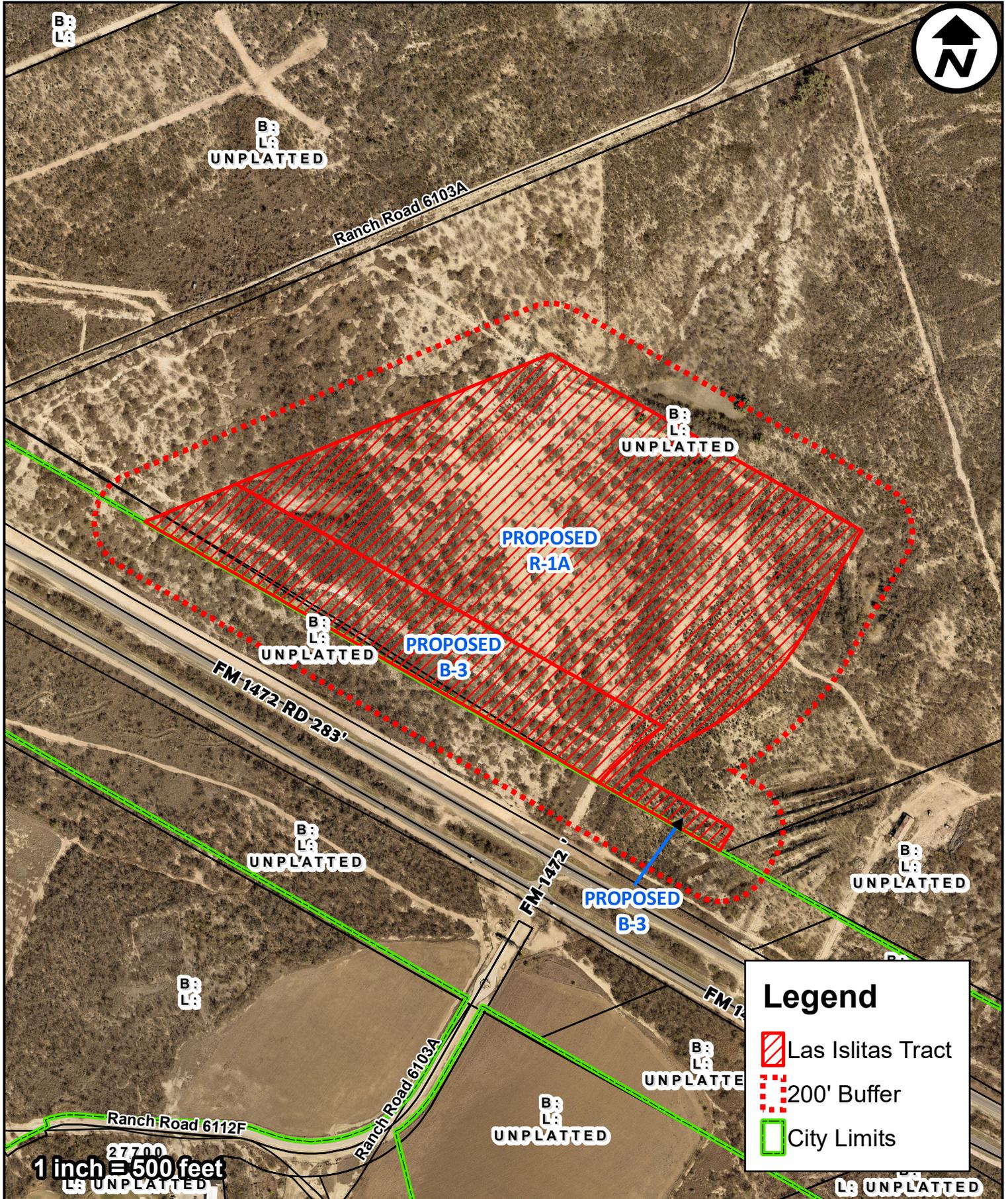
Would this change create an isolated zoning district unrelated to surrounding districts?

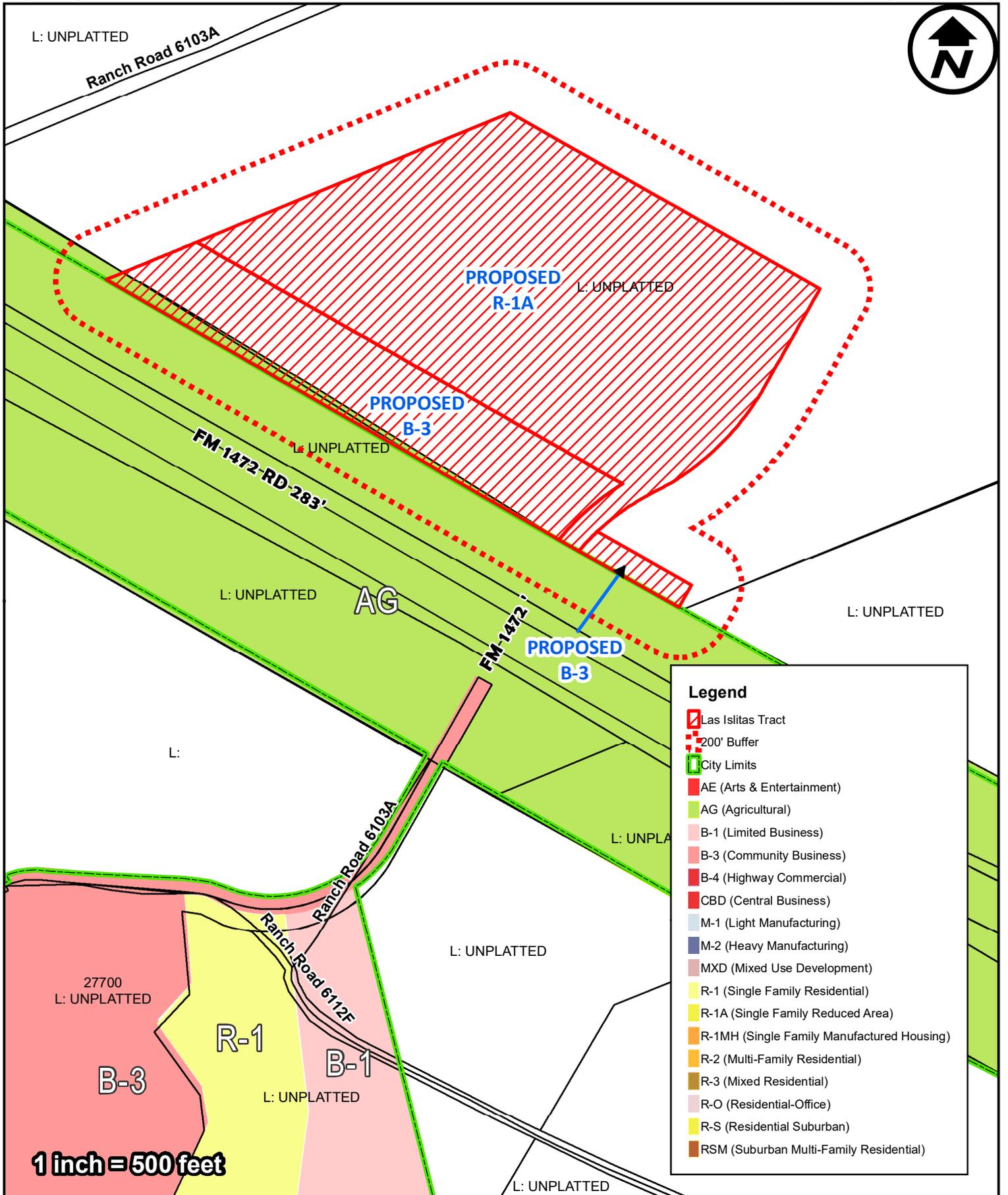
No. The surrounding land is vacant and undeveloped.

Will this change adversely influence living condition in the neighborhood?

No. This tract is surrounded by vacant and undeveloped land.

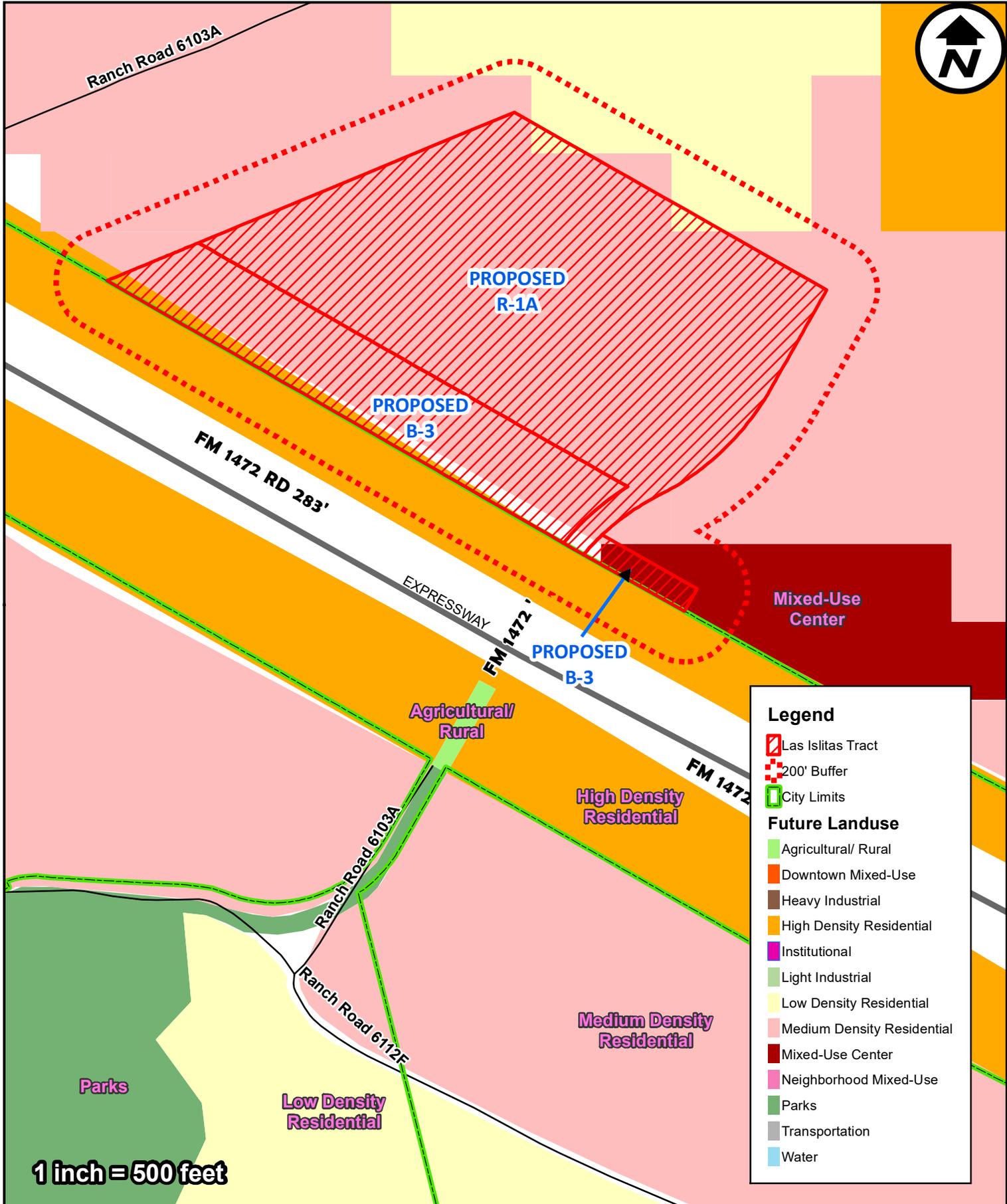
Are there substantial reasons why the property cannot be used in accordance with existing zoning?
N/A

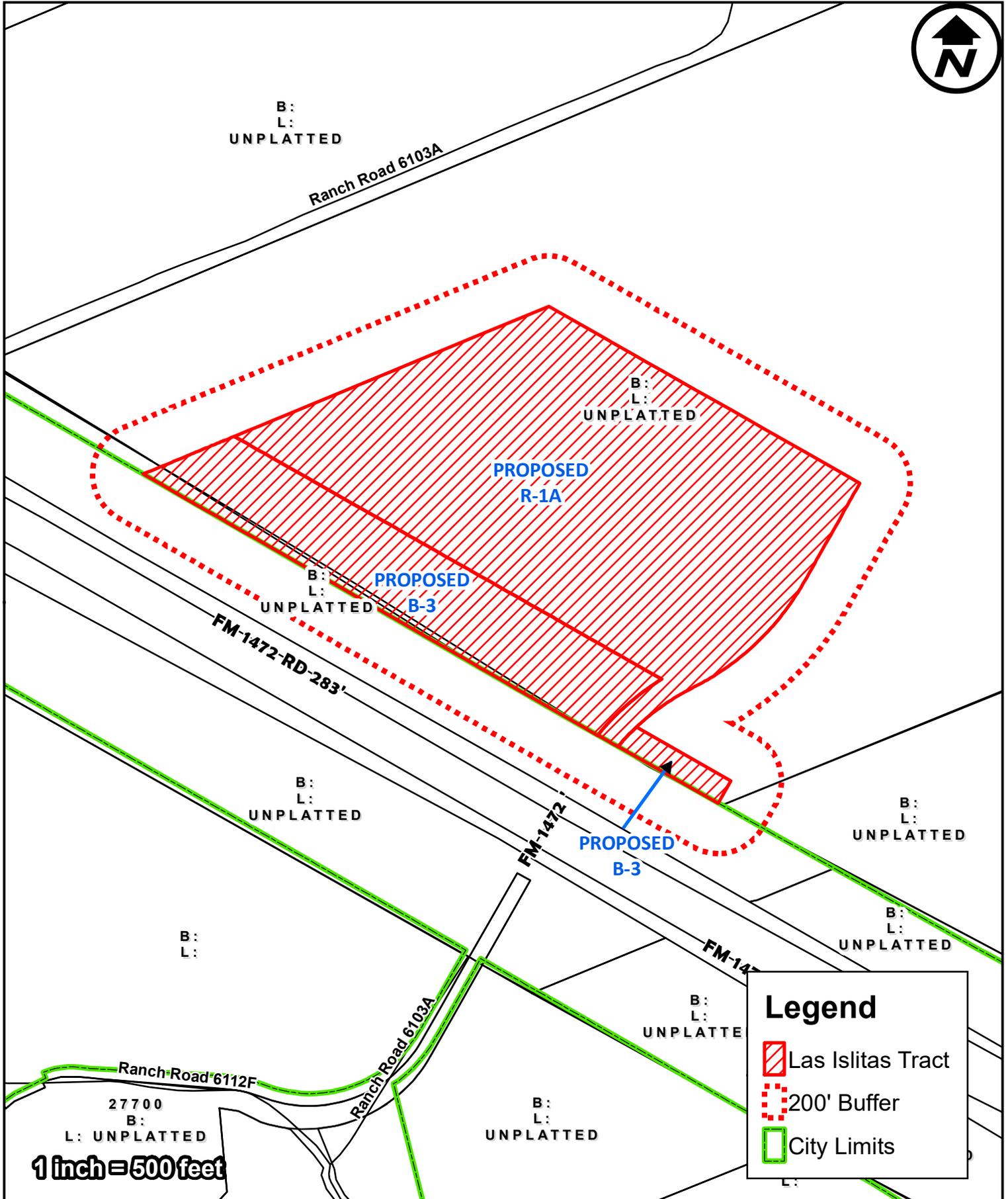




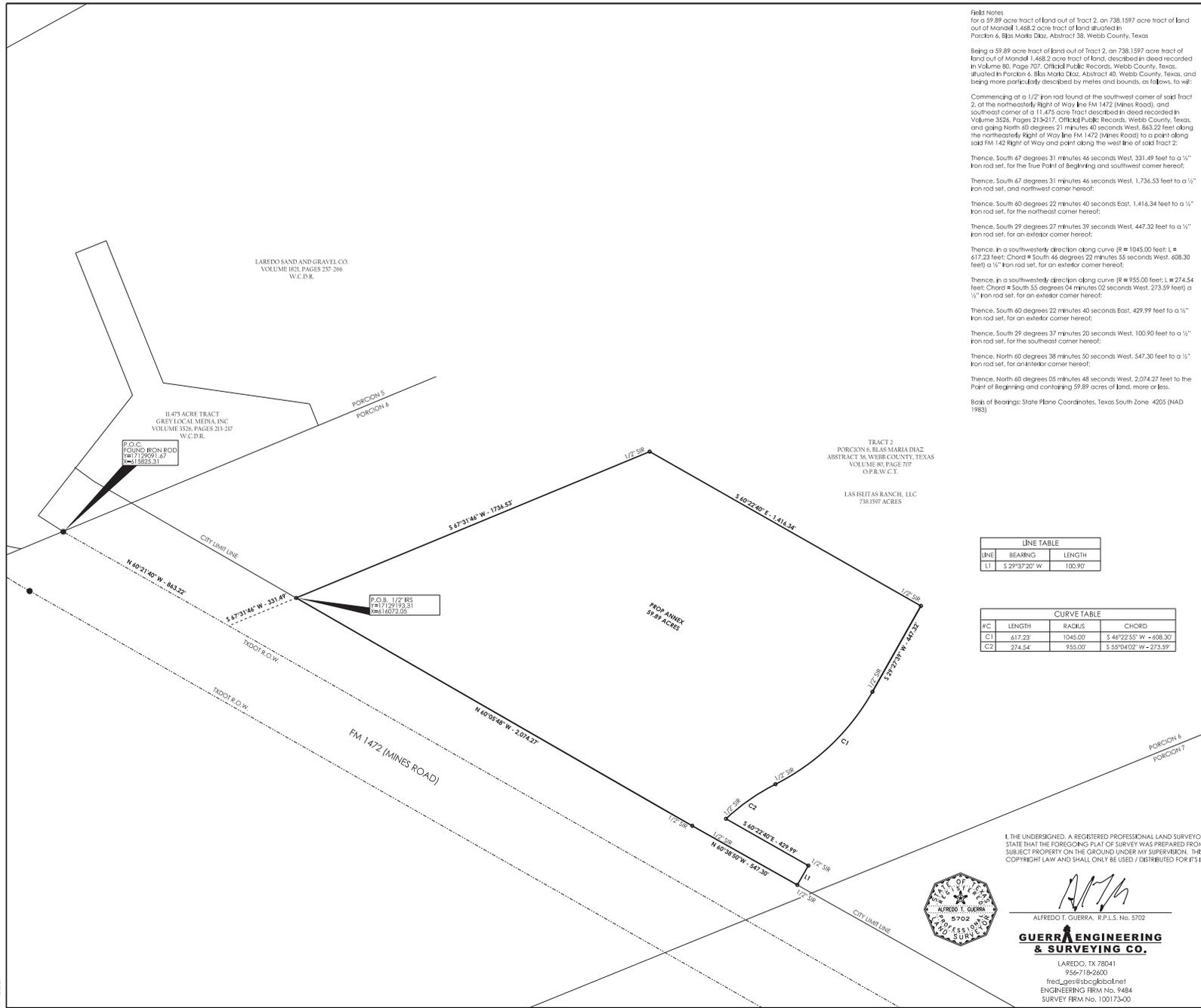
Legend

- Las Islitas Tract
- 200' Buffer
- City Limits
- AE (Arts & Entertainment)
- AG (Agricultural)
- B-1 (Limited Business)
- B-3 (Community Business)
- B-4 (Highway Commercial)
- CBD (Central Business)
- M-1 (Light Manufacturing)
- M-2 (Heavy Manufacturing)
- MXD (Mixed Use Development)
- R-1 (Single Family Residential)
- R-1A (Single Family Reduced Area)
- R-1MH (Single Family Manufactured Housing)
- R-2 (Multi-Family Residential)
- R-3 (Mixed Residential)
- R-O (Residential-Office)
- R-S (Residential Suburban)
- RSM (Suburban Multi-Family Residential)





SDATES
SF FILELS



Field Notes
for a 59.89 acre tract of land out of Tract 2, an 738,1597 acre tract of land out of Mineral 1,468.2 acre tract of land situated in Porcion 6, Blas Maria Diaz, Abstract 38, Webb County, Texas.

Being a 59.89 acre tract of land out of Tract 2, an 738,1597 acre tract of land out of Mineral 1,468.2 acre tract of land, described in deed recorded in Volume 80, Page 707, Official Public Records, Webb County, Texas, situated in Porcion 6, Blas Maria Diaz, Abstract 40, Webb County, Texas, and being more particularly described by metes and bounds, as follows, to wit:

Commencing at a 1/2" iron rod found at the southwest corner of said Tract 2, at the northeasterly Right of Way line FM 1472 (Mines Road), and southeast corner of a 11.475 acre Tract described in deed recorded in Volume 3526, Pages 213-217, Official Public Records, Webb County, Texas, and going North 60 degrees 21' minutes 40 seconds West, 863.22 feet along the northeasterly Right of Way line FM 1472 (Mines Road) to a point along said FM 1472 Right of Way and point along the west line of said Tract 2:

Thence, South 67 degrees 31' minutes 46 seconds West, 331.49 feet to a 1/2" iron rod set, for the True Point of Beginning and southwest corner hereof;

Thence, South 67 degrees 31' minutes 46 seconds West, 1,736.53 feet to a 1/2" iron rod set, and northeast corner hereof;

Thence, South 60 degrees 22' minutes 40 seconds East, 1,416.34 feet to a 1/2" iron rod set, for the northeast corner hereof;

Thence, South 29 degrees 27' minutes 39 seconds West, 447.32 feet to a 1/2" iron rod set, for an exterior corner hereof;

Thence, in a southwesterly direction along curve (R = 1045.00 feet; L = 617.23 feet; Chord = South 46 degrees 22' minutes 55 seconds West, 608.30 feet) a 1/2" iron rod set, for an exterior corner hereof;

Thence, in a southwesterly direction along curve (R = 955.00 feet; L = 274.54 feet; Chord = South 55 degrees 04' minutes 02 seconds West, 273.59 feet) a 1/2" iron rod set, for an exterior corner hereof;

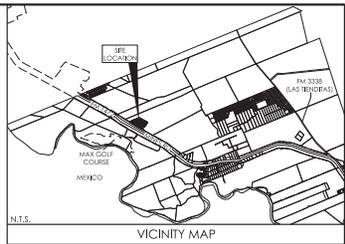
Thence, South 40 degrees 22' minutes 40 seconds East, 429.99 feet to a 1/2" iron rod set, for an exterior corner hereof;

Thence, South 29 degrees 37' minutes 20 seconds West, 100.90 feet to a 1/2" iron rod set, for the southeast corner hereof;

Thence, North 60 degrees 38' minutes 50 seconds West, 547.30 feet to a 1/2" iron rod set, for an interior corner hereof;

Thence, North 60 degrees 05' minutes 48 seconds West, 2,074.27 feet to the Point of Beginning and containing 59.89 acres of land, more or less.

Base of Bearings: State Plane Coordinates, Texas South Zone 4205 (NAD 1983)



LINE TABLE		
LINE	BEARING	LENGTH
L1	S 29°37'20" W	100.90

CURVE TABLE			
LC	LENGTH	RADIUS	CHORD
C1	617.23'	1045.00'	S 46°22'55" W - 608.30'
C2	274.54'	955.00'	S 55°04'02" W - 273.59'



I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY STATE THAT THE FOREGOING PLAT OF SURVEY WAS PREPARED FROM AN ACTUAL SURVEY OF THE SUBJECT PROPERTY ON THE GROUND UNDER MY SUPERVISION. THE WORK IS PROTECTED BY COPYRIGHT LAW AND SHALL ONLY BE USED / DISTRIBUTED FOR ITS INTENDED PURPOSES.

GUERRA ENGINEERING & SURVEYING CO.
 LAREDO, TX 78041
 954-718-2600
 fred_ges@sbcbobol.net
 ENGINEERING FIRM No. 9484
 SURVEY FIRM No. 100173-00

ALFREDO T. GUERRA, R.P.L.S. No. 5702
 07-6-25
 DATE

DO-RITE ENGINEERING, LLC
 311 BURBIDE
 LAREDO, TX 78040
 TEL: (956) 286-2496
 www.dorite-engrs.com
 TEXAS FIRM REGISTRATION NO. 20695

OWNER:
 LAS ISLITAS RANCH, LLC

ANNEXATION 2025

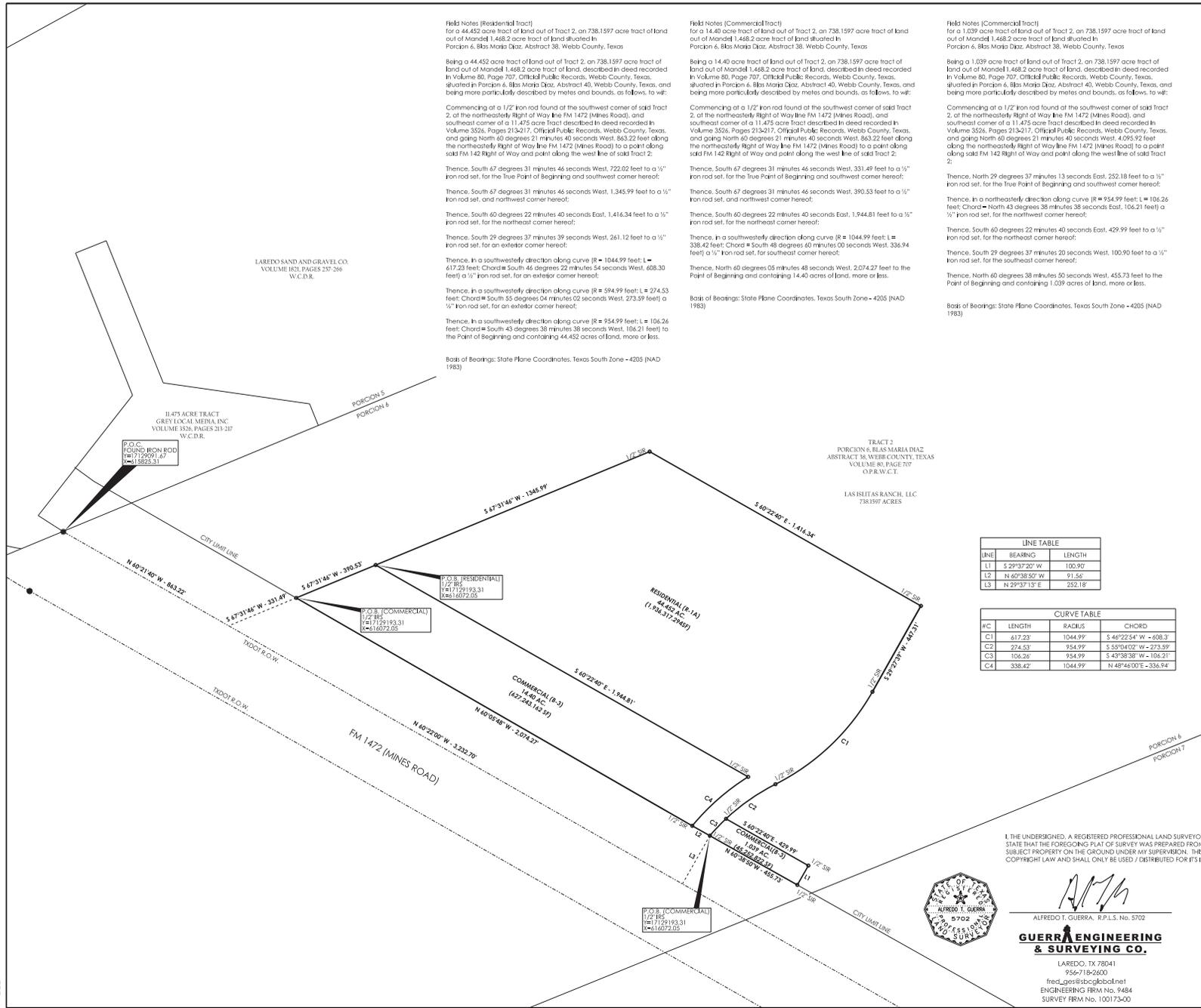
DRAWN BY: R.M.G.
 CHECKED BY: R.R.
 APPROVED BY: R.R.

DATE: 07 / 8 / 25

REVISED DATE:
 SCALE 11x17: 1"=400'
 SCALE 24x36: 1"=200'

JOB #:
 FILE NAME:
 SHEET 1 OF 1

DATE: 07-16-25
 FILE: 18-2600



Field Notes (Residential Tract)
 for a 44.452 acre tract of land out of Tract 2, on 738.1597 acre tract of land out of Mandel 1,468.2 acre tract of land situated in Porcion 6, Blas Maria Diaz, Abstract 38, Webb County, Texas

Being a 44.452 acre tract of land out of Tract 2, on 738.1597 acre tract of land out of Mandel 1,468.2 acre tract of land, described in deed recorded in Volume 80, Page 707, Official Public Records, Webb County, Texas, situated in Porcion 6, Blas Maria Diaz, Abstract 38, Webb County, Texas, and being more particularly described by metes and bounds, as follows, to wit:

Commencing at a 1/2" iron rod found at the southwest corner of said Tract 2, at the northeasterly Right of Way line FM 1472 (Mines Road), and southeast corner of a 11.475 acre tract described in deed recorded in Volume 3526, Pages 213-217, Official Public Records, Webb County, Texas, and going North 60 degrees 21 minutes 40 seconds West, 863.22 feet along the northeasterly Right of Way line FM 1472 (Mines Road) to a point along said FM 1472 Right of Way and point along the west line of said Tract 2;

Thence, South 67 degrees 31 minutes 46 seconds West, 722.02 feet to a 1/2" iron rod set, for the True Point of Beginning and southwest corner hereof;

Thence, South 67 degrees 31 minutes 46 seconds West, 1,345.99 feet to a 1/2" iron rod set, and northwest corner hereof;

Thence, South 60 degrees 22 minutes 40 seconds East, 1,416.34 feet to a 1/2" iron rod set, for the northeast corner hereof;

Thence, South 29 degrees 37 minutes 39 seconds West, 261.12 feet to a 1/2" iron rod set, for an exterior corner hereof;

Thence, in a southwestly direction along curve (R = 1044.99 feet; L = 617.23 feet; Chord = South 55 degrees 04 minutes 00 seconds West, 608.30 feet) a 1/2" iron rod set, for an exterior corner hereof;

Thence, in a southwestly direction along curve (R = 594.99 feet; L = 274.55 feet; Chord = South 55 degrees 04 minutes 00 seconds West, 273.59 feet) a 1/2" iron rod set, for an exterior corner hereof;

Thence, in a southwestly direction along curve (R = 954.99 feet; L = 106.26 feet; Chord = North 43 degrees 38 minutes 38 seconds West, 106.21 feet) to the Point of Beginning and containing 44.452 acres of land, more or less.

Point of Beginning (P.O.B.) (RESIDENTIAL)
 1/2" IRON ROD
 T-1172193.31
 X=616072.05

Point of Beginning (P.O.B.) (COMMERCIAL)
 1/2" IRON ROD
 T-1172193.31
 X=616072.05

Point of Beginning (P.O.B.) (COMMERCIAL)
 1/2" IRON ROD
 T-1172193.31
 X=616072.05

Point of Beginning (P.O.B.) (COMMERCIAL)
 1/2" IRON ROD
 T-1172193.31
 X=616072.05

Point of Beginning (P.O.B.) (COMMERCIAL)
 1/2" IRON ROD
 T-1172193.31
 X=616072.05

Point of Beginning (P.O.B.) (COMMERCIAL)
 1/2" IRON ROD
 T-1172193.31
 X=616072.05

Field Notes (Commercial Tract)
 for a 14.40 acre tract of land out of Tract 2, on 738.1597 acre tract of land out of Mandel 1,468.2 acre tract of land situated in Porcion 6, Blas Maria Diaz, Abstract 38, Webb County, Texas

Being a 14.40 acre tract of land out of Tract 2, on 738.1597 acre tract of land out of Mandel 1,468.2 acre tract of land, described in deed recorded in Volume 80, Page 707, Official Public Records, Webb County, Texas, situated in Porcion 6, Blas Maria Diaz, Abstract 38, Webb County, Texas, and being more particularly described by metes and bounds, as follows, to wit:

Commencing at a 1/2" iron rod found at the southwest corner of said Tract 2, at the northeasterly Right of Way line FM 1472 (Mines Road), and southeast corner of a 11.475 acre tract described in deed recorded in Volume 3526, Pages 213-217, Official Public Records, Webb County, Texas, and going North 60 degrees 21 minutes 40 seconds West, 863.22 feet along the northeasterly Right of Way line FM 1472 (Mines Road) to a point along said FM 1472 Right of Way and point along the west line of said Tract 2;

Thence, South 67 degrees 31 minutes 46 seconds West, 331.49 feet to a 1/2" iron rod set, for the True Point of Beginning and southwest corner hereof;

Thence, South 67 degrees 31 minutes 46 seconds West, 390.53 feet to a 1/2" iron rod set, and northwest corner hereof;

Thence, South 60 degrees 22 minutes 40 seconds East, 1,944.81 feet to a 1/2" iron rod set, for the northeast corner hereof;

Thence, in a southwestly direction along curve (R = 1044.99 feet; L = 338.42 feet; Chord = South 48 degrees 40 minutes 00 seconds West, 336.94 feet) a 1/2" iron rod set, for southeast corner hereof;

Thence, North 40 degrees 05 minutes 40 seconds West, 2,074.27 feet to the Point of Beginning and containing 14.40 acres of land, more or less.

Point of Beginning (P.O.B.) (RESIDENTIAL)
 1/2" IRON ROD
 T-1172193.31
 X=616072.05

Point of Beginning (P.O.B.) (COMMERCIAL)
 1/2" IRON ROD
 T-1172193.31
 X=616072.05

Point of Beginning (P.O.B.) (COMMERCIAL)
 1/2" IRON ROD
 T-1172193.31
 X=616072.05

Point of Beginning (P.O.B.) (COMMERCIAL)
 1/2" IRON ROD
 T-1172193.31
 X=616072.05

Point of Beginning (P.O.B.) (COMMERCIAL)
 1/2" IRON ROD
 T-1172193.31
 X=616072.05

Field Notes (Commercial tract)
 for a 1.039 acre tract of land out of Tract 2, on 738.1597 acre tract of land out of Mandel 1,468.2 acre tract of land situated in Porcion 6, Blas Maria Diaz, Abstract 38, Webb County, Texas

Being a 1.039 acre tract of land out of Tract 2, on 738.1597 acre tract of land out of Mandel 1,468.2 acre tract of land, described in deed recorded in Volume 80, Page 707, Official Public Records, Webb County, Texas, situated in Porcion 6, Blas Maria Diaz, Abstract 40, Webb County, Texas, and being more particularly described by metes and bounds, as follows, to wit:

Commencing at a 1/2" iron rod found at the southwest corner of said Tract 2, at the northeasterly Right of Way line FM 1472 (Mines Road), and southeast corner of a 11.475 acre tract described in deed recorded in Volume 3526, Pages 213-217, Official Public Records, Webb County, Texas, and going North 60 degrees 21 minutes 40 seconds West, 4,095.92 feet along the northeasterly Right of Way line FM 1472 (Mines Road) to a point along said FM 1472 Right of Way and point along the west line of said Tract 2;

Thence, North 29 degrees 37 minutes 13 seconds East, 252.18 feet to a 1/2" iron rod set, for the True Point of Beginning and southwest corner hereof;

Thence, in a northeasterly direction along curve (R = 954.99 feet; L = 106.26 feet; Chord = North 43 degrees 38 minutes 38 seconds East, 106.21 feet) a 1/2" iron rod set, for the northwest corner hereof;

Thence, South 60 degrees 22 minutes 40 seconds East, 429.99 feet to a 1/2" iron rod set, for the northeast corner hereof;

Thence, South 29 degrees 37 minutes 20 seconds West, 100.90 feet to a 1/2" iron rod set, for the southeast corner hereof;

Thence, North 60 degrees 38 minutes 50 seconds West, 455.73 feet to the Point of Beginning and containing 1.039 acres of land, more or less.

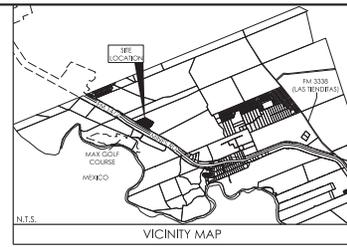
Point of Beginning (P.O.B.) (RESIDENTIAL)
 1/2" IRON ROD
 T-1172193.31
 X=616072.05

Point of Beginning (P.O.B.) (COMMERCIAL)
 1/2" IRON ROD
 T-1172193.31
 X=616072.05

Point of Beginning (P.O.B.) (COMMERCIAL)
 1/2" IRON ROD
 T-1172193.31
 X=616072.05

Point of Beginning (P.O.B.) (COMMERCIAL)
 1/2" IRON ROD
 T-1172193.31
 X=616072.05

Point of Beginning (P.O.B.) (COMMERCIAL)
 1/2" IRON ROD
 T-1172193.31
 X=616072.05



LINE TABLE

LINE	BEARING	LENGTH
L1	S 29°37'20" W	100.90
L2	N 60°38'50" W	91.56
L3	N 29°37'13" E	252.18

CURVE TABLE

IC	LENGTH	RADIUS	CHORD
C1	617.23'	1044.99'	S 46°22'54" W - 608.3'
C2	274.55'	954.99'	S 53°04'02" W - 273.59'
C3	106.26'	954.99'	S 43°38'38" W - 106.21'
C4	338.42'	1044.99'	N 48°46'00" E - 336.94'

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY STATE THAT THE FOREGOING PLAT OF SURVEY WAS PREPARED FROM AN ACTUAL SURVEY OF THE SUBJECT PROPERTY ON THE GROUND UNDER MY SUPERVISION. THE WORK IS PROTECTED BY COPYRIGHT LAW AND SHALL ONLY BE USED / DISTRIBUTED FOR ITS INTENDED PURPOSES.



ALFREDO T. GUERRA, R.P.L.S. No. 5702

GUERRA ENGINEERING & SURVEYING CO.

LAREDO, TX 78041
 954-718-2600
 fred_ges@sbcbgbbol.net
 ENGINEERING FIRM No. 9484
 SURVEY FIRM No. 100173-00

07-16-25
 DATE

DO-RITE ENGINEERING, LLC
 3111 BURBIDE
 LAREDO, TX 78040
 TEL: (956) 285-2476
 www.dorite-engrs.com
 TEXAS FIRM REGISTRATION NO. 20695

OWNER:
 LAS ISLETAS RANCH, LLC

ANNEXATION 2025

DRAWN BY: R.M.G.
 CHECKED BY: R.R.
 APPROVED BY: R.R.

DATE: 07 / 16 / 25

REVISED DATE:

SCALE 11x17: 1"=400'
 SCALE 24x36: 1"=200'

JOB #:

FILE NAME:

SHEET 1 OF 1

Field Notes
for a 59.89 acre tract of land out of Tract 2, an 738.1597 acre tract of land
out of Mandel 1,468.2 acre tract of land situated in
Porcion 6, Blas Maria Diaz, Abstract 38, Webb County, Texas

Being a 59.89 acre tract of land out of Tract 2, an 738.1597 acre tract of land out of Mandel 1,468.2 acre tract of land, described in deed recorded in Volume 80, Page 707, Official Public Records, Webb County, Texas, situated in Porcion 6, Blas Maria Diaz, Abstract 40, Webb County, Texas, and being more particularly described by metes and bounds, as follows, to wit:

Commencing at a **1/2" iron rod** found at the southwest corner of said Tract 2, at the northeasterly Right of Way line FM 1472 (Mines Road), and southeast corner of a 11.475 acre Tract described in deed recorded in Volume 3526, Pages 213-217, Official Public Records, Webb County, Texas, and going **North 60 degrees 21 minutes 40 seconds West, 863.22 feet** along the northeasterly Right of Way line FM 1472 (Mines Road) to a point along said FM 142 Right of Way and point along the west line of said Tract 2;

Thence, **South 67 degrees 31 minutes 46 seconds West, 331.49 feet** to a **1/2" iron rod** set, for the **True Point of Beginning** and southwest corner hereof;

Thence, **South 67 degrees 31 minutes 46 seconds West, 1,736.53 feet** to a **1/2" iron rod** set, and northwest corner hereof;

Thence, **South 60 degrees 22 minutes 40 seconds East, 1,416.34 feet** to a **1/2" iron rod** set, for the northeast corner hereof;

Thence, **South 29 degrees 27 minutes 39 seconds West, 447.32 feet** to a **1/2" iron rod** set, for an exterior corner hereof;

Thence, in a southwesterly direction along curve (**R = 1045.00 feet; L = 617.23 feet; Chord = South 46 degrees 22 minutes 55 seconds West, 608.30 feet**) a **1/2" iron rod** set, for an exterior corner hereof;

Thence, in a southwesterly direction along curve (**R = 955.00 feet; L = 274.54 feet; Chord = South 55 degrees 04 minutes 02 seconds West, 273.59 feet**) a **1/2" iron rod** set, for an exterior corner hereof;

Thence, **South 60 degrees 22 minutes 40 seconds East, 429.99 feet** to a **1/2" iron rod** set, for an exterior corner hereof;

Thence, **South 29 degrees 37 minutes 20 seconds West, 100.90 feet** to a **1/2" iron rod** set, for the southeast corner hereof;

Thence, **North 60 degrees 38 minutes 50 seconds West, 547.30 feet** to a **1/2" iron rod** set, for an interior corner hereof;

Thence, **North 60 degrees 05 minutes 48 seconds West, 2,074.27 feet** to the Point of Beginning and containing **59.89 acres** of land, more or less.

Basis of Bearings:

Texas South Zone – 4205 – NAD 83

State of Texas

County of Webb

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this Metes & Bounds Description was prepared from an actual survey of the property made under my supervision on the ground, and that the corner monuments described were either found or placed under my supervision. This the 7-August-2025,



Alfredo T. Guerra, RPLS #5702

GUERRA ENGINEERING & SURVEYING CO.

ENGR. FIRM No. 9484 SURV. FIRM No. 100173-00

fred_ges@sbcglobal.net



Field Notes
for a 14.40 acre tract of land out of Tract 2, an 738.1597 acre tract of land
out of Mandel 1,468.2 acre tract of land situated in
Porcion 6, Blas Maria Diaz, Abstract 38, Webb County, Texas

Being a 14.40 acre tract of land out of Tract 2, an 738.1597 acre tract of land out of Mandel 1,468.2 acre tract of land, described in deed recorded in Volume 80, Page 707, Official Public Records, Webb County, Texas, situated in Porcion 6, Blas Maria Diaz, Abstract 40, Webb County, Texas, and being more particularly described by metes and bounds, as follows, to wit:

Commencing at a 1/2" *iron rod* found at the southwest corner of said Tract 2, at the northeasterly Right of Way line FM 1472 (Mines Road), and southeast corner of a 11.475 acre Tract described in deed recorded in Volume 3526, Pages 213-217, Official Public Records, Webb County, Texas, and going **North 60 degrees 21 minutes 40 seconds West, 863.22 feet** along the northeasterly Right of Way line FM 1472 (Mines Road) to a point along said FM 142 Right of Way and point along the west line of said Tract 2;

Thence, **South 67 degrees 31 minutes 46 seconds West, 331.49 feet** to a 1/2" *iron rod* set, for the **True Point of Beginning** and southwest corner hereof;

Thence, **South 67 degrees 31 minutes 46 seconds West, 390.53 feet** to a 1/2" *iron rod* set, and northwest corner hereof;

Thence, **South 60 degrees 22 minutes 40 seconds East, 1,944.81 feet** to a 1/2" *iron rod* set, for the northeast corner hereof;

Thence, in a southwesterly direction along curve (**R = 1044.99 feet; L = 338.42 feet; Chord = South 48 degrees 60 minutes 00 seconds West, 336.94 feet**) a 1/2" *iron rod* set, for southeast corner hereof;

Thence, **North 60 degrees 05 minutes 48 seconds West, 2,074.27 feet** to the Point of Beginning and containing **14.40 acres** of land, more or less.

Basis of Bearings:

Texas South Zone – 4205 – NAD 83

State of Texas

County of Webb

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this Metes & Bounds Description was prepared from an actual survey of the property made under my supervision on the ground, and that the corner monuments described were either found or placed under my supervision. This the 16-July-2025,



Alfredo T. Guerra, RPLS #5702

GUERRA ENGINEERING & SURVEYING CO.

ENGR. FIRM No. 9484

SURV. FIRM No. 100173-00

fred_ges@sbcglobal.net

Field Notes
for a 1.039 acre tract of land out of Tract 2, an 738.1597 acre tract of land
out of Mandel 1,468.2 acre tract of land situated in
Porcion 6, Blas Maria Diaz, Abstract 38, Webb County, Texas

Being a 1.039 acre tract of land out of Tract 2, an 738.1597 acre tract of land out of Mandel 1,468.2 acre tract of land, described in deed recorded in Volume 80, Page 707, Official Public Records, Webb County, Texas, situated in Porcion 6, Blas Maria Diaz, Abstract 40, Webb County, Texas, and being more particularly described by metes and bounds, as follows, to wit:

Commencing at a **1/2" iron rod** found at the southwest corner of said Tract 2, at the northeasterly Right of Way line FM 1472 (Mines Road), and southeast corner of a 11.475 acre Tract described in deed recorded in Volume 3526, Pages 213-217, Official Public Records, Webb County, Texas, and going **North 60 degrees 21 minutes 40 seconds West, 4,095.92 feet** along the northeasterly Right of Way line FM 1472 (Mines Road) to a point along said FM 142 Right of Way and point along the west line of said Tract 2;

Thence, **North 29 degrees 37 minutes 13 seconds East, 252.18 feet** to a **1/2" iron rod** set, for the **True Point of Beginning** and southwest corner hereof;

Thence, in a northeasterly direction along curve (**R = 954.99 feet; L = 106.26 feet; Chord = North 43 degrees 38 minutes 38 seconds East, 106.21 feet**) a **1/2" iron rod** set, for the northwest corner hereof;

Thence, **South 60 degrees 22 minutes 40 seconds East, 429.99 feet** to a **1/2" iron rod** set, for the northeast corner hereof;

Thence, **South 29 degrees 37 minutes 20 seconds West, 100.90 feet** to a **1/2" iron rod** set, for the southeast corner hereof;

Thence, **North 60 degrees 38 minutes 50 seconds West, 455.73 feet** to the Point of Beginning and containing **1.039 acres** of land, more or less.

Basis of Bearings:

Texas South Zone – 4205 – NAD 83

State of Texas

County of Webb

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this Metes & Bounds Description was prepared from an actual survey of the property made under my supervision on the ground, and that the corner monuments described were either found or placed under my supervision. This the 16-July-2025,



Alfredo T. Guerra, RPLS #5702

GUERRA ENGINEERING & SURVEYING CO.

ENGR. FIRM No. 9484

SURV. FIRM No. 100173-00

fred_ges@sbcglobal.net

Field Notes
for a 44.452 acre tract of land out of Tract 2, an 738.1597 acre tract of land
out of Mandel 1,468.2 acre tract of land situated in
Porcion 6, Blas Maria Diaz, Abstract 38, Webb County, Texas

Being a 44.452 acre tract of land out of Tract 2, an 738.1597 acre tract of land out of Mandel 1,468.2 acre tract of land, described in deed recorded in Volume 80, Page 707, Official Public Records, Webb County, Texas, situated in Porcion 6, Blas Maria Diaz, Abstract 40, Webb County, Texas, and being more particularly described by metes and bounds, as follows, to wit:

Commencing at a **1/2" iron rod** found at the southwest corner of said Tract 2, at the northeasterly Right of Way line FM 1472 (Mines Road), and southeast corner of a 11.475 acre Tract described in deed recorded in Volume 3526, Pages 213-217, Official Public Records, Webb County, Texas, and going **North 60 degrees 21 minutes 40 seconds West, 863.22 feet** along the northeasterly Right of Way line FM 1472 (Mines Road) to a point along said FM 142 Right of Way and point along the west line of said Tract 2;

Thence, **South 67 degrees 31 minutes 46 seconds West, 722.02 feet** to a **1/2" iron rod** set, for the **True Point of Beginning** and southwest corner hereof;

Thence, **South 67 degrees 31 minutes 46 seconds West, 1,345.99 feet** to a **1/2" iron rod** set, and northwest corner hereof;

Thence, **South 60 degrees 22 minutes 40 seconds East, 1,416.34 feet** to a **1/2" iron rod** set, for the northeast corner hereof;

Thence, **South 29 degrees 37 minutes 39 seconds West, 261.12 feet** to a **1/2" iron rod** set, for an exterior corner hereof;

Thence, in a southwesterly direction along curve (**R = 1044.99 feet; L = 617.23 feet; Chord = South 46 degrees 22 minutes 54 seconds West, 608.30 feet**) a **1/2" iron rod** set, for an exterior corner hereof;

Thence, in a southwesterly direction along curve (**R = 594.99 feet; L = 274.53 feet; Chord = South 55 degrees 04 minutes 02 seconds West, 273.59 feet**) a **1/2" iron rod** set, for an exterior corner hereof;

Thence, in a southwesterly direction along curve (**R = 954.99 feet; L = 106.26 feet; Chord = South 43 degrees 38 minutes 38 seconds West, 106.21 feet**) to the Point of Beginning and containing **44.452 acres** of land, more or less.

Basis of Bearings:

Texas South Zone – 4205 – NAD 83

State of Texas

County of Webb

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this Metes & Bounds Description was prepared from an actual survey of the property made under my supervision on the ground, and that the corner monuments described were either found or placed under my supervision. This the 16-July-2025,




Alfredo T. Guerra, RPLS #5702

GUERRA ENGINEERING & SURVEYING CO.

ENGR. FIRM No. 9484

SURV. FIRM No. 100173-00

fred_ges@sbcglobal.net

**Closure Report
59.89-acre Tract (Annex)**

Type	Point Name\ Direction	Length	Northing	Easting	Elevation
START	(START)		17134191.421	608015.764	0.000
	N67°31'45.986"E	1736.528			
HPI	(HPI)		17134855.137	609620.448	0.000
	S60°22'40.000"E	1416.343			
HPI	(HPI)		17134155.069	610851.679	0.000
	S29°27'38.841"W	447.317			
PC	(PC)		17133765.593	610631.676	0.000
	Radius:	1044.998			
	Delta:	33°50'31.377"			
	Length:	617.233			
	Chord:	608.300			
	Tangent:	317.914			
	Middle Ordinate:	45.241			
	External:	47.289			
	N60°32'21.159"W (Radial)				
CC	(CC)		17134279.552	609721.804	0.000
	S46°22'54.529"W (Chord)				
	N26°41'49.782"W (Radial)				
PRC	(PRC)		17133345.958	610191.295	0.000
	Radius:	954.998			
	Delta:	16°28'15.889"			
	Length:	274.538			
	Chord:	273.593			
	Tangent:	138.222			
	Middle Ordinate:	9.848			
	External:	9.951			
	N26°41'49.782"W (Radial)				
CC	(CC)		17132492.769	610620.352	0.000
	S55°04'02.273"W (Chord)				
	N43°10'05.671"W (Radial)				
PT	(PT)		17133189.295	609966.997	0.000
	S60°22'40.000"E	429.996			
HPI	(HPI)		17132976.757	610340.793	0.000
	S29°37'20.000"W	100.906			
HPI	(HPI)		17132889.039	610290.917	0.000
	N60°38'49.803"W	547.300			
HPI	(HPI)		17133157.318	609813.881	0.000
	N60°05'47.920"W	2074.270			
END	(END)		17134191.421	608015.764	0.000

Northing Error: -0.000 ft
 Easting Error: -0.000 ft
 Closing Direction: N33°46'21.454"E
 Closing Distance: 0.000 ft
 Closed Area: 2608813.327 sq ft (59.890 ac)
 Perimeter: 7644.430 ft
 Precision: 415394750328 : 1



Alfredo T. Guerra, RPLS #5702
 GUERRA ENGINEERING & SURVEYING CO.
 ENGR. FIRM No. 9484 SURV. FIRM No. 100173-00
fred_ges@sbcglobal.net



August 7, 2025

Closure Report
14.40-acre Tract Commercial 1

Type	Point Name\ Direction	Length	Northing	Easting	Elevation
START	(START)		17134191.421	608015.764	0.000
	N67°31'45.986"E	390.532			
HPI	(HPI)		17134340.686	608376.645	0.000
	S60°22'40.000"E	1944.811			
PC	(PC)		17133379.407	610067.275	0.000
	Radius:	1044.998			
	Delta:	18°33'18.726"			
	Length:	338.422			
	Chord:	336.945			
	Tangent:	170.706			
	Middle Ordinate:	13.670			
	External:	13.851			
	N31°57'19.948"W (Radial)				
CC	(CC)		17132492.769	610620.352	0.000
	S48°46'00.689"W (Chord)				
	N50°30'38.674"W (Radial)				
PT	(PT)		17133157.318	609813.881	0.000
	N60°05'47.920"W	2074.270			
END	(END)		17134191.421	608015.764	0.000

Northing Error: 0.000 ft
 Easting Error: 0.000 ft
 Closing Direction: N90°00'00.000"W
 Closing Distance: 0.000 ft
 Closed Area: 627243.162 sq ft (14.400 ac)
 Perimeter: 4748.034 ft
 Precision: 700141840190 : 1



Alfredo T. Guerra, RPLS #5702
 GUERRA ENGINEERING & SURVEYING CO.
 ENGR. FIRM No. 9484 SURV. FIRM No. 100173-00
fred_ges@sbcglobal.net



July 16, 2025

Closure Report
1.039-acre Tract Commercial 2

Type	Point Name\ Direction	Length	Northing	Easting	Elevation
PC (	PC)		17133112.434	609893.691	0.000
	Radius:	954.998			
	Delta:	06°22'32.292"			
	Length:	106.268			
	Chord:	106.213			
	Tangent:	53.189			
	Middle Ordinate:	1.478			
	External:	1.480			
	S49°32'37.964"E (Radial)				
CC (	CC)		17132492.769	610620.352	0.000
	N43°38'38.182"E (Chord)				
	S43°10'05.671"E (Radial)				
PT (	PT)		17133189.295	609966.997	0.000
	S60°22'40.000"E	429.996			
HPI (	HPI)		17132976.757	610340.793	0.000
	S29°37'20.000"W	100.906			
HPI (	HPI)		17132889.039	610290.917	0.000
	N60°38'49.803"W	455.735			
END (	END)		17133112.434	609893.691	0.000

Northing Error: -0.000 ft
 Easting Error: 0.000 ft
 Closing Direction: N20°33'21.763"W
 Closing Distance: 0.000 ft
 Closed Area: 45252.822 sq ft (1.039 ac)
 Perimeter: 1092.905 ft
 Precision: 334892021848 : 1



Alfredo T. Guerra, RPLS #5702
 GUERRA ENGINEERING & SURVEYING CO.
 ENGR. FIRM No. 9484 SURV. FIRM No. 100173-00
fred_ges@sbcglobal.net



July 16, 2025

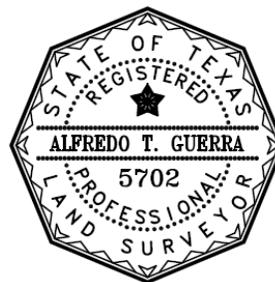
Closure Report
44.452-acre Residential Tract

Type	Point Name\ Direction	Length	Northing	Easting	Elevation
START	(START)		17134340.686	608376.645	0.000
	N67°31'45.986"E	1345.996			
HPI	(HPI)		17134855.137	609620.448	0.000
	S60°22'40.000"E	1416.343			
HPI	(HPI)		17134155.069	610851.679	0.000
	S29°27'38.841"W	447.317			
PC	(PC)		17133765.593	610631.676	0.000
	Radius:	1044.998			
	Delta:	33°50'31.377"			
	Length:	617.233			
	Chord:	608.300			
	Tangent:	317.914			
	Middle Ordinate:	45.241			
	External:	47.289			
	N60°32'21.159"W (Radial)				
CC	(CC)		17134279.552	609721.804	0.000
	S46°22'54.529"W (Chord)				
	N26°41'49.782"W (Radial)				
PRC	(PRC)		17133345.958	610191.295	0.000
	Radius:	954.998			
	Delta:	16°28'15.889"			
	Length:	274.538			
	Chord:	273.593			
	Tangent:	138.222			
	Middle Ordinate:	9.848			
	External:	9.951			
	N26°41'49.782"W (Radial)				
CC	(CC)		17132492.769	610620.352	0.000
	S55°04'02.273"W (Chord)				
	N43°10'05.671"W (Radial)				
PCC	(PCC)		17133189.295	609966.997	0.000
	Radius:	954.998			
	Delta:	06°22'32.292"			
	Length:	106.268			
	Chord:	106.213			
	Tangent:	53.189			
	Middle Ordinate:	1.478			
	External:	1.480			
	N43°10'05.671"W (Radial)				
CC	(CC)		17132492.769	610620.352	0.000
	S43°38'38.182"W (Chord)				
	N49°32'37.964"W (Radial)				
PT	(PT)		17133112.434	609893.691	0.000
	N60°38'49.803"W	91.565			
PC	(PC)		17133157.318	609813.881	0.000
	Radius:	1044.998			
	Delta:	18°33'18.726"			
	Length:	338.422			
	Chord:	336.945			
	Tangent:	170.706			
	Middle Ordinate:	13.670			
	External:	13.851			
	S50°30'38.674"E (Radial)				
CC	(CC)		17132492.769	610620.352	0.000
	N48°46'00.689"E (Chord)				
	S31°57'19.948"E (Radial)				
PT	(PT)		17133379.407	610067.275	0.000
	N60°22'40.000"W	1944.811			
END	(END)		17134340.686	608376.645	0.000

Northing Error: -0.000 ft
 Easting Error: -0.000 ft
 Closing Direction: N56°18'35.757"E
 Closing Distance: 0.000 ft
 Closed Area: 1936317.293 sq ft (44.452 ac)
 Perimeter: 6582.493 ft
 Precision: 298229777051 : 1



Alfredo T. Guerra, RPLS #5702
 GUERRA ENGINEERING & SURVEYING CO.
 ENGR. FIRM No. 9484 SURV. FIRM No. 100173-00
fred_ges@sbcglobal.net



July 16, 2025

FEASABILITY STUDY

TRACT 3: Las Islitas Tract

Acres: 59.89

APPLICANT: Russell Palmer - Las Islitas Ranch, LLC

LOCATION: Northeast of FM 1472 and directly opposite the entrance to the Max A. Mandel Municipal Golf Course

PROPOSED DEVELOPMENT: Commercial & Residential **Proposed Take Down:** 2026

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Build-out
Estimated population per development year	0	149	225	381	457	457	1,000	1,000	1,000	1,000	1,000
Total acreage	0.00	59.89	59.89	59.89	0.00	59.89	59.89	59.89	59.89	59.89	59.89
Single family dwelling units	0	43	65	110	132	132	289	289	289	289	289
Institutional	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Industrial/ commercial acreage	0.00	0.00	1.04	15.44	15.44	15.44	15.44	15.44	15.44	15.44	15.44
Park/Open Space (acres)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Taxable Value (cumulative)	\$34,600.00	\$9,319,180.59	\$14,498,156.28	\$29,947,349.95	\$34,715,302.81	\$34,715,302.81	\$68,741,148.22	\$68,741,148.22	\$68,741,148.22	\$68,741,543.81	\$68,741,543.81
GENERAL FUND (cumulative; rates shown are static, in all likelihood some increase will occur)											
Taxes: Property	\$175.64	\$47,306.30	\$73,595.98	\$152,019.64	\$176,222.86	\$176,222.86	\$348,945.88	\$348,945.88	\$348,945.88	\$348,947.89	\$348,947.89
Garbage Fees	\$0.00	\$13,545.00	\$20,475.00	\$34,650.00	\$41,580.00	\$41,580.00	\$91,035.00	\$91,035.00	\$91,035.00	\$91,035.00	\$91,035.00
Stormwater Fees	\$0.00	\$3,354.00	\$5,622.00	\$10,572.00	\$12,288.00	\$12,288.00	\$24,534.00	\$24,534.00	\$24,534.00	\$24,534.00	\$24,534.00
TOTAL	\$175.64	\$64,205.30	\$99,692.98	\$197,241.64	\$230,090.86	\$230,090.86	\$464,514.88	\$464,514.88	\$464,514.88	\$464,516.89	\$464,516.89
<i>*Garbage fees are not applicable to industrial sites because City of Laredo is not capable of providing services. They are serviced by private providers.</i>											
GENERAL FUND EXPENDITURES (data based on per capita cost; cost data not available for commercial properties)											
Police	\$802.13	\$34,491.42	\$52,940.32	\$89,838.12	\$107,484.90	\$107,484.90	\$233,418.69	\$233,418.69	\$233,418.69	\$233,418.69	\$233,418.69
Fire & EMS	\$670.85	\$28,846.36	\$44,275.81	\$75,134.72	\$89,893.32	\$89,893.32	\$195,216.09	\$195,216.09	\$195,216.09	\$195,216.09	\$195,216.09
Sanitation/Street Maintenance	\$0.00	\$407.16	\$512.53	\$876.27	\$983.84	\$983.84	\$1,820.27	\$1,820.27	\$1,820.27	\$1,820.27	\$1,820.27
TOTAL	\$1,472.97	\$63,744.95	\$97,728.67	\$165,849.11	\$198,362.05	\$198,362.05	\$430,455.05	\$430,455.05	\$430,455.05	\$430,455.05	\$430,455.05
REVENUES - EXPENDITURES	-\$1,297.33	\$460.36	\$1,964.30	\$31,392.53	\$31,728.81	\$31,728.81	\$34,059.83	\$34,059.83	\$34,059.83	\$34,061.83	\$34,061.83
ENTERPRISE SYSTEM REVENUES (cumulative)											
Water System	\$0.00	\$34,639.53	\$54,231.00	\$93,868.94	\$114,553.63	\$116,844.70	\$258,819.74	\$263,895.00	\$269,276.05	\$274,661.57	\$274,661.57
Wastewater System	\$0.00	\$26,179.88	\$40,986.73	\$70,944.30	\$86,577.38	\$88,308.93	\$195,610.86	\$199,523.08	\$203,513.54	\$207,583.81	\$207,583.81
ENTERPRISE SYSTEM EXPENDITURES (cumulative)											
Water System	\$0.00	\$33,362.91	\$52,232.36	\$90,409.47	\$110,331.84	\$112,538.47	\$249,281.12	\$254,266.74	\$259,352.07	\$264,539.11	\$264,539.11
Wastewater System	\$0.00	\$25,106.93	\$39,306.94	\$68,036.74	\$83,029.13	\$84,689.71	\$187,594.03	\$191,345.91	\$195,172.82	\$199,076.28	\$199,076.28
SYSTEM PROFIT/ (LOSS)	\$0.00	\$2,349.56	\$3,678.43	\$6,367.03	\$7,770.05	\$7,925.45	\$17,555.46	\$17,805.43	\$18,264.70	\$18,629.99	\$18,629.99
Additional revenues (at proposed rates):	\$405,333	for water treatment capacity									
	\$666,947	for wastewater treatment capacity									
RECOMMENDATION: APPROVAL											

**CITY OF LAREDO
ANNEXATION AGREEMENT AND SERVICE PLAN
TRACT 3
LAS ISLITAS TRACT**

WHEREAS, the City of Laredo is a home rule municipality and a political subdivision of the State of Texas; and

WHEREAS, Chapter 43.003 of the Texas Local Government Code specifically sets out the legal requirements for the annexation of land adjoining the city limits of a home-rule municipality, such as the City of Laredo, Texas; and

WHEREAS, Russell Palmer, on behalf of Las Islitas Ranch, LLC, has filed a voluntary petition with the City of Laredo for the annexation of 59.89 acres, more or less, tract of land, said tract of land being more particularly described by metes and bounds on the attached Exhibit "A"; and

WHEREAS, Section 1.04 of the Charter of the City of Laredo requires the execution of an annexation agreement between the City of Laredo and the landowner of the territory being annexed; and

WHEREAS, Section 43.0672 of the Texas Local Government Code, requires the preparation of a service plan describing the provision of municipal services to the territory being annexed, prior to implementation of annexation proceedings and related public hearings.

NOW, THEREFORE, FOR AND IN CONSIDERATION, of the sum of Seven-Hundred Fifty and No/100 Dollars (\$750.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the **CITY OF LAREDO**, a home-rule municipality, and Las Islitas Ranch, LLC, being the parties to this **ANNEXATION AGREEMENT AND SERVICE PLAN**, do hereby mutually acknowledge, consent, and agree to the following terms, conditions and service plan for annexation by the City of Laredo of 59.89 acres tract of land, more or less, belonging to Las Islitas Ranch, LLC.

SERVICE PLAN

A petition for annexation from Las Islitas Ranch, LLC, was received for property designated as "Tract 3 (Las Islitas Tract)" described by metes and bounds in Exhibit "A" of this Annexation Agreement and Service Plan and made a part hereof for all purposes. This Service Plan was prepared in accordance with the requirements of Section 43.0672 of the Texas Local Government Code and was available for review by the public at hearings duly held on January 20, 2026. Public notice of the hearings was provided on January 4, 2026, not more than twenty or less than ten days before the hearings as provided in Section 43.0673 of the Texas Local Government Code.

Section 1. Services to be provided on the effective date of annexation

1. Police Protection: Police protection shall be provided to the tract immediately upon the effective date of annexation. Police protection shall include traffic control enforcement, crime prevention activities, police patrol, crime investigation, and emergency response.

2. Fire protection and Emergency Medical Services: First response fire and EMS services will be provided to the area from Fire Station No. 13, which is located approximately 3.7 miles from the proposed site. Fire services include protection, prevention, and emergency medical response.

3. Solid Waste Collection: The collection and disposal of solid waste will be extended to the area within thirty days from the effective date of annexation on the same basis as other residential and institutional customers. Institutional, commercial, and industrial generators of solid waste may use city services or contract with private haulers. Disposal of all solid waste will be at the municipal sanitary landfill. Fees charged customers within the tract will be the same as all similarly classified customers.

4a. Operation and Maintenance of Public Water Services

RESIDENTIAL ANNEXATION FEE FOR WATER:

Lots under 10,000 sq.ft.	\$1,298.70/lot (135 gpcd X 3.7 person/lot X \$2.60/gal)
Lots over 10,000 sq.ft.	\$1,943.59/lot

COMMERCIAL/INDUSTRIAL ANNEXATION FEE FOR WATER:

Less than 1.0 acres	\$1,295.66/lot
Lots 1 acre and Fraction:	\$1,943.60/acre

This fee is in addition to water availability or other fees but shall be superseded by the adoption and implementation of impact fees. Water service will be to the customer at the same rates charged like customers within the City Limits. The City Charter and City Ordinance require that all line extensions be made at the expense of the developer to conform to City Standards. Water for fire protection services will be provided to the tract on the same basis and subject to the same requirements as all new development within City Limits.

4b. Operation and Maintenance of Public Wastewater Services:

RESIDENTIAL ANNEXATION FEE FOR SANITARY SEWER:

Lots under 10,000 sq.ft.	\$2,205.20/lot (100 gpcd X 3.7 person/lot X \$5.96/gal)
Lots over 10,000 sq.ft.	\$2,591.48/lot

COMMERCIAL/INDUSTRIAL ANNEXATION FEE FOR SANITARY SEWER:

Less than 5.0 acres	\$1,593.00/acre (15 people/ac. X 18 gallons/person/day X \$5.90 gallon=\$1,593.00)
More than 5.01 acres	\$1,943.60/acre

This fee is in addition to water availability or other fees but shall be superseded by the adoption and implementation of impact fees. Wastewater service will be provided to the customer at the same rates charged like customers within the City Limits. The City Charter and City Ordinance require that all line extensions be made at the expense of the developer to conform to City Standards. Wastewater services will be provided to the tract on the same basis and subject to the same requirements as all new development within City Limits.

5. Maintenance of roads and streets: Public roads and streets will be maintained on the effective date of the annexation in the same manner as all roads and streets within the city limits. All thoroughfare rights-of-way shall be dedicated to comply with the Long-Range Thoroughfare requirements of the City of Laredo's Comprehensive Plan. Road maintenance consists of repair of paving, maintenance of traffic lights, controls and signals, and will be provided immediately upon annexation. Street lighting is required of all new development and will be provided at petitioner's expense.

6. Operation and Maintenance of parks, playgrounds and swimming pools: Any future residential developments proposed to be constructed on the annexed property must satisfy all requirements for parkland and improvement fees, as defined in the most recently adopted Parkland Dedication Ordinance.

7. Operation and Maintenance of other public facilities: No public facilities, public buildings, or other service facilities are presently located within the tract. All facilities required by the development shall be provided at the expense of the petitioner, its successors and assigns, or jointly in cooperation with the city at such time as warranted by the development.

The Service Plan does not contemplate the creation of another political subdivision, nor will it require the funding of capital improvements by the petitioner to which petitioner has not agreed prior to the institution of proceedings, or which will be charged in any manner inconsistent with Chapter 395 of the Texas Local Government Code. The Service Plan does not propose services in the area in a manner that would have the effect of reducing by more than a negligible amount the level of fire and police protection and emergency medical services provided within the corporate boundaries of the municipality before annexation.

If the annexed area had a lower level of services, infrastructure, and infrastructure maintenance than the level of services, infrastructure, and infrastructure maintenance provided within the corporate boundaries of the municipality before annexation, a service

plan must provide the annexed area with a level of services, infrastructure, and infrastructure maintenance that is comparable to the level of services, infrastructure, and infrastructure maintenance available in other parts of the municipality with topography, land use, and population density similar to those reasonably contemplated or projected in the area.

Section 2. Capital Improvements

The tract does not require the construction or acquisition of capital improvements by the City. Petitioner agrees to provide all roadways, drainage, and all public improvements at such time as the property is platted.

Section 3. Land Use

When the annexation results in the abutment of residential uses with M-1 (Light Manufacturing District) as defined in the Laredo Land Development Code, a 100 ft. buffer yard between the different land uses shall be required, and the buffer yard shall be maintained by the property owner. This *Section 3. Land Use* shall survive the expiration of this agreement.

The Service Plan is valid for a period of ten years, and all services within the area shall be provided in accordance with the Plan. Should an ordinance pertaining to reserve areas or impact fees be adopted by the City Council, the ordinance shall supersede any provisions established herein.

THIS ANNEXATION AGREEMENT AND SERVICE PLAN WAS ENTERED INTO AND EXECUTED ON THIS _____ DAY OF _____, 2026.

**CITY OF LAREDO,
a Texas Municipal Corporation**

By: _____

**Joseph Neeb
City Manager**

ATTESTED:

Mario Maldonado, Jr.
City Secretary

Las Islitas Ranch, LLC

By: _____
Russell Palmer

APPROVED AS TO FORM:

Doanh "Zone" T. Nguyen
City Attorney

ACKNOWLEDGMENT

State of Texas *
County of Webb *

This instrument was acknowledged before me on this ____ day of _____ ,
2026 by Joseph Neeb, for and on behalf of the City of Laredo.

Notary Public, State of Texas

ACKNOWLEDGMENT

State of Texas *
County of Webb *

This instrument was acknowledged before me on this ____ day of _____ ,
2026 by Russell Palmer, on behalf of Las Islitas Ranch, LLC.

Notary Public, State of Texas

ORDINANCE NO. 2026-O-XX

ALTERING AND EXTENDING THE BOUNDARY LIMITS OF THE CITY OF LAREDO, ANNEXING ADDITIONAL TERRITORY OF 59.89 ACRES, MORE OR LESS, LOCATED NORTHEAST OF FM 1472 AND MAX A. MANDEL MUNICIPAL GOLF COURSE. PROVIDING FOR THE EFFECTIVE DATE OF THE ORDINANCE, AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT ADOPTING A SERVICE PLAN FOR THE ANNEXED TERRITORY, AND ESTABLISHING THE INITIAL ZONING OF B-3 (COMMUNITY BUSINESS DISTRICT) AND R-1A (SINGLE FAMILY REDUCED AREA DISTRICT).

WHEREAS, the land hereinafter described is contiguous to the corporate limits of the City of Laredo, Texas, and is located within its extraterritorial jurisdiction; and

WHEREAS, the owner of the land has applied for the voluntary annexation of the land, described by the metes and bounds and attached hereto and made a part hereof for all the purposes, as set out in Exhibit "A"; and

WHEREAS, the City of Laredo has an unused allocation from prior calendar years; and

WHEREAS, the City Council believes and so finds that the annexation of such land is in the public interest and will promote the general welfare; and

WHEREAS, a public hearing was held in compliance with Article 43.0673, of the Municipal Annexation Act, giving all persons interested in such annexation an opportunity to be heard; and

WHEREAS, notice of such public hearing was duly given, as provided by law, and such hearing was held on the date and at the time, place and hour so announced; and

WHEREAS, at said Public Hearing, the proposed Service Plan for the annexation land herein described was considered by the City Council and was made available for public inspection.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LAREDO THAT:

Section 1: That the City of Laredo hereby adopts a Service Plan for the extension of municipal services into the land described in Exhibit "A". A copy of said Service Plan is marked Exhibit "B" attached hereto and made a part hereof for all purposes.

Section 2: That the following described land containing 59.89 acres lying adjacent to and adjoining the City of Laredo is hereby added and annexed to the City of Laredo, and said land be and is included within the boundary limits of the City of Laredo, and

the present boundary limits of said City, at the various points contiguous to the area hereinafter described, are altered and amended so as to include said area within the corporate limits of the City of Laredo. That from and after the effective date of this Ordinance, the Boundary Limits of the City of Laredo shall include all such additional, adjacent, and hereby annexed land herein above described in Section 2. That from and after the final passage and adoption of this Ordinance, the Boundary Limits of the City of Laredo, Texas, shall be as herein above set out in Exhibit "A", and the property situated therein shall bear its pro rata part of the taxes levied by the City of Laredo, and the inhabitants thereof shall be entitled to all the rights and privileges of all the citizens and shall be bound by the acts, ordinances, resolutions and regulations of the City of Laredo.

Section 3: That the Zoning Map of the City of Laredo be and is hereby amended to show the initial zoning designation boundaries for B-3 (Community Business District) for a 14.40 acre tract and 1.039 acre tract, and R-1A (Single Family Reduced Area District) for 44.452 acre tract as per the attached surveys as set out in Exhibit "A" and attached hereto and made a part of hereof for all purposes.

Section 4: Severability

If any provision, section subsection, sentence, clause, or phrase of this ordinance, or the application of the same to any person or set of circumstances is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this ordinance or their application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council in adopting this ordinance that no portion hereof or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness or invalidity or another portion hereof, and all provisions of this ordinance are declared to be severable for that purpose.

Section 5: Open Meeting

The City Council officially finds, determines, recites and declares that a sufficient written notice of the date, hour, place and subject of this meeting of the City Council was posted at a place convenient to the public at the city hall of the City for the time required by law preceding this meeting as required by the Open Meeting Law, Article 6252-17, Texas Revised Civil Statutes Annotated; and that this meeting has been open to the public as required by law at all times during which this ordinance and the subject matter approves and confirms such written notice and the contents and posting hereof.

Section 6: That this Ordinance shall be published in the manner provided in article II, Section 2.09 (D) of the Charter of the City of Laredo.

Section 7: This Ordinance shall become effective upon passage.

APPROVED BY THE MAYOR ON THIS THE _____ DAY OF _____, 2026.

DR. VICTOR D. TREVIÑO
MAYOR

ATTEST:

MARIO MALDONADO, JR.
CITY SECRETARY

APPROVED AS TO FORM:

DOANH "ZONE" T. NGUYEN
CITY ATTORNEY

City of Laredo

Planning & Zoning Commission

Meeting Date: 11/6/2025
Ordinance 6E

Public Hearing and Recommendation of an

SUBJECT

Public hearing and recommendation of an ordinance for the voluntary annexation and initial zoning for M-1 (Light Manufacturing District) on a tract of land containing 13.735-acres, more or less, as described by metes and bounds in the attached Exhibit "A," and known as Annexation Tract 4 (Ben-Bal Tract) located north of FM 1472 and Ben-Hur Ranch Road.

AN-004-2025
District VII - Cm. Vanessa Perez

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

Voluntary Annexation:

Tract 4 - 13.735-acres, more or less, located at north of FM 1472 and Ben-Hur Road.

Petitioner: Baltazar Hinojosa, on behalf of Ben-Bal, LLC

Council District: District VII - Cm. Vanessa Perez

Proposed Use: M-1 (Light Manufacturing District)

Site: The site is currently vacant and undeveloped, and is part of a parent tract located within the City Limits, with frontage along FM 1472.

Surrounding Land Uses: To the northwest is an existing horse training facility located mostly outside city limits. To the east is Santa Isabel creek and vacant, undeveloped land. To the south is the parent tract, which is currently zoned AG (Agricultural), and is vacant and undeveloped.

Comprehensive Plan: The Future Land Use Map identifies this tract as High Density Residential and Agricultural Rural.

https://www.openlaredo.com/planning/2017_Comprehensive_Plan-Viva_Laredo.pdf#page=39

Transportation Plan: The Future Transportation Plan identifies FM 1472 as an expressway.

<https://www.cityoflaredo.com/home/showpublisheddocument/21421/638941324987500000>

Letters sent to surrounding property owners: (6) In Favor: (0) Opposed: (0)

STAFF COMMENTS:

Property owners have 180 days following the effective date of an annexation to request a zone change without a fee charged.

COMMITTEE RECOMMENDATION

The P&Z Commission, in a _ to _ vote, recommended _____ for the proposed annexation.

The P&Z Commission, in a _ to _ vote, recommended _____ for the proposed initial zoning.

STAFF RECOMMENDATION

Staff supports the proposed annexation.

Staff does not support the initial zoning of M-1. However, Staff recommends the initial zoning of B-1, as it aligns with the Comprehensive Plan’s Future Land Use Map, which designates this area as High Density Residential, and allows for limited commercial uses.

B-1 zoning provides a gradual transition in land use intensity from the highway frontage toward the interior of the site, where the subject tract is located. B-1 also provides for low-intensity commercial uses that more compatible with the adjacent existing activities, such as El Primero Training Center & Feed, while avoiding the heavier operational impacts associated with M-1 industrial uses, as the subject tract is next to Santa Isabel Creek. Industrial uses could create greater environmental risks to this natural feature.

Overall, the surrounding area remains largely vacant and undeveloped, and establishing B-1 as the initial zoning will help guide a growth pattern that is consistent with the Comprehensive Plan and supports the long-term vision for this area.

IMPACT ANALYSIS

M-1 (Light Manufacturing District):

The purpose of the M-1 Light Manufacturing District is to encourage the development of manufacturing and wholesale business establishments, which are clean quiet, and free of hazardous or objectionable elements, such as noise, odor, dust, smoke or glare. Research activities are encouraged. This district is further designed to act as a transitional use between industrial uses and other less intense and residential uses.

B-1 (Limited Business District):

The purpose of the B-1 Limited Business District is to provide for business and commercial development serving a limited geographic area or neighborhood.

Is this change contrary to the established land pattern?

No. The surrounding land pattern is largely vacant and undeveloped, with the exception of the existing horse training facility located adjacent to the subject tract to the west and north.

Would this change create an isolated zoning district unrelated to surrounding districts?

No. The subject tract is adjacent to AG (Agricultural District) zoning district to the south, and vacant, undeveloped land to the east.

Will this change adversely influence living condition in the neighborhood?

Yes. There is a residential compound to the west of this tract, as it is part of the horse training facility.

Are there substantial reasons why the property cannot be used in accordance with existing zoning?

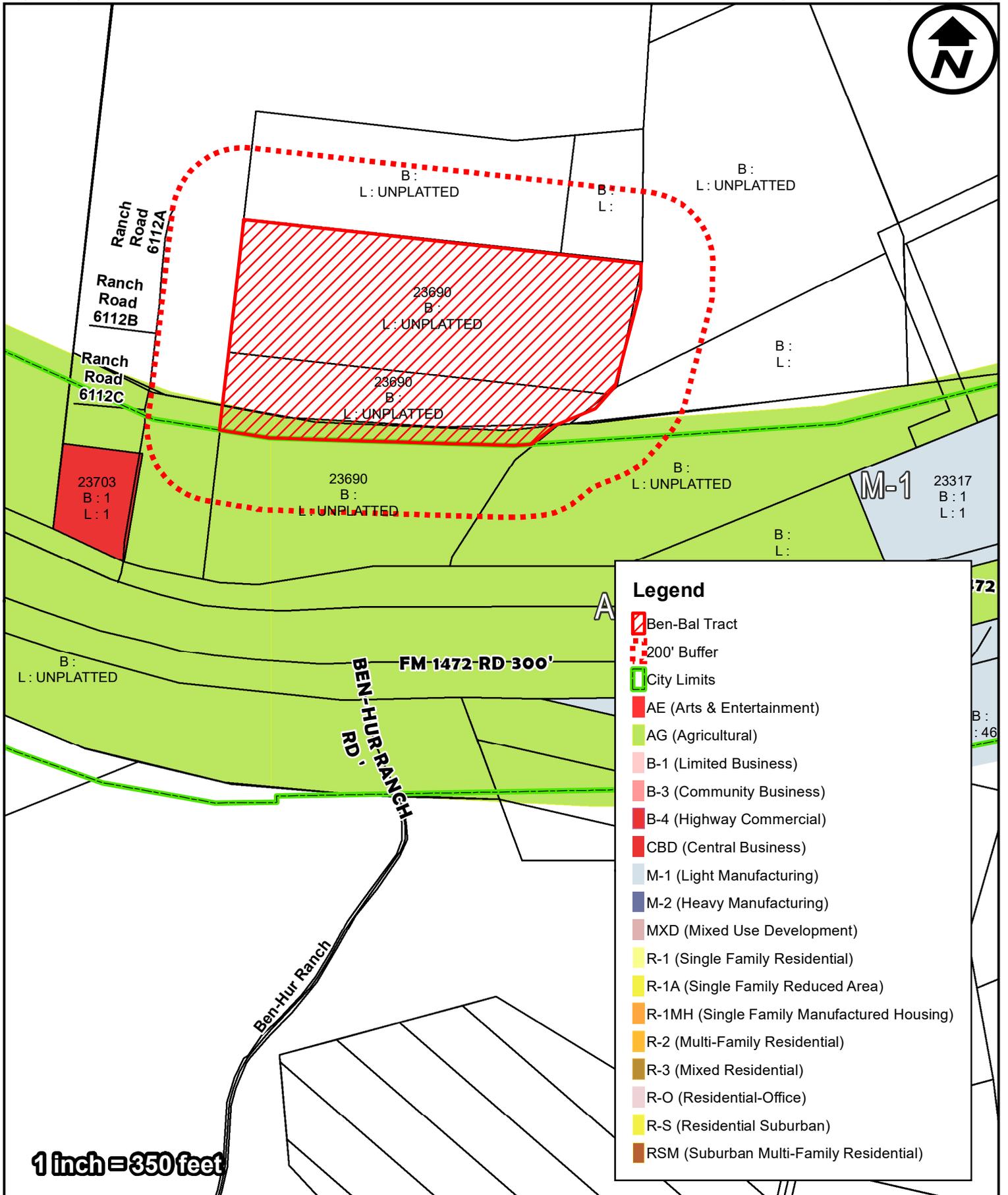
N/A



Legend

-  Ben-Bal Tract
-  200' Buffer
-  City Limits

1 inch = 350 feet



Legend

- Ben-Bal Tract
- 200' Buffer
- City Limits
- AE (Arts & Entertainment)
- AG (Agricultural)
- B-1 (Limited Business)
- B-3 (Community Business)
- B-4 (Highway Commercial)
- CBD (Central Business)
- M-1 (Light Manufacturing)
- M-2 (Heavy Manufacturing)
- MXD (Mixed Use Development)
- R-1 (Single Family Residential)
- R-1A (Single Family Reduced Area)
- R-1MH (Single Family Manufactured Housing)
- R-2 (Multi-Family Residential)
- R-3 (Mixed Residential)
- R-O (Residential-Office)
- R-S (Residential Suburban)
- RSM (Suburban Multi-Family Residential)

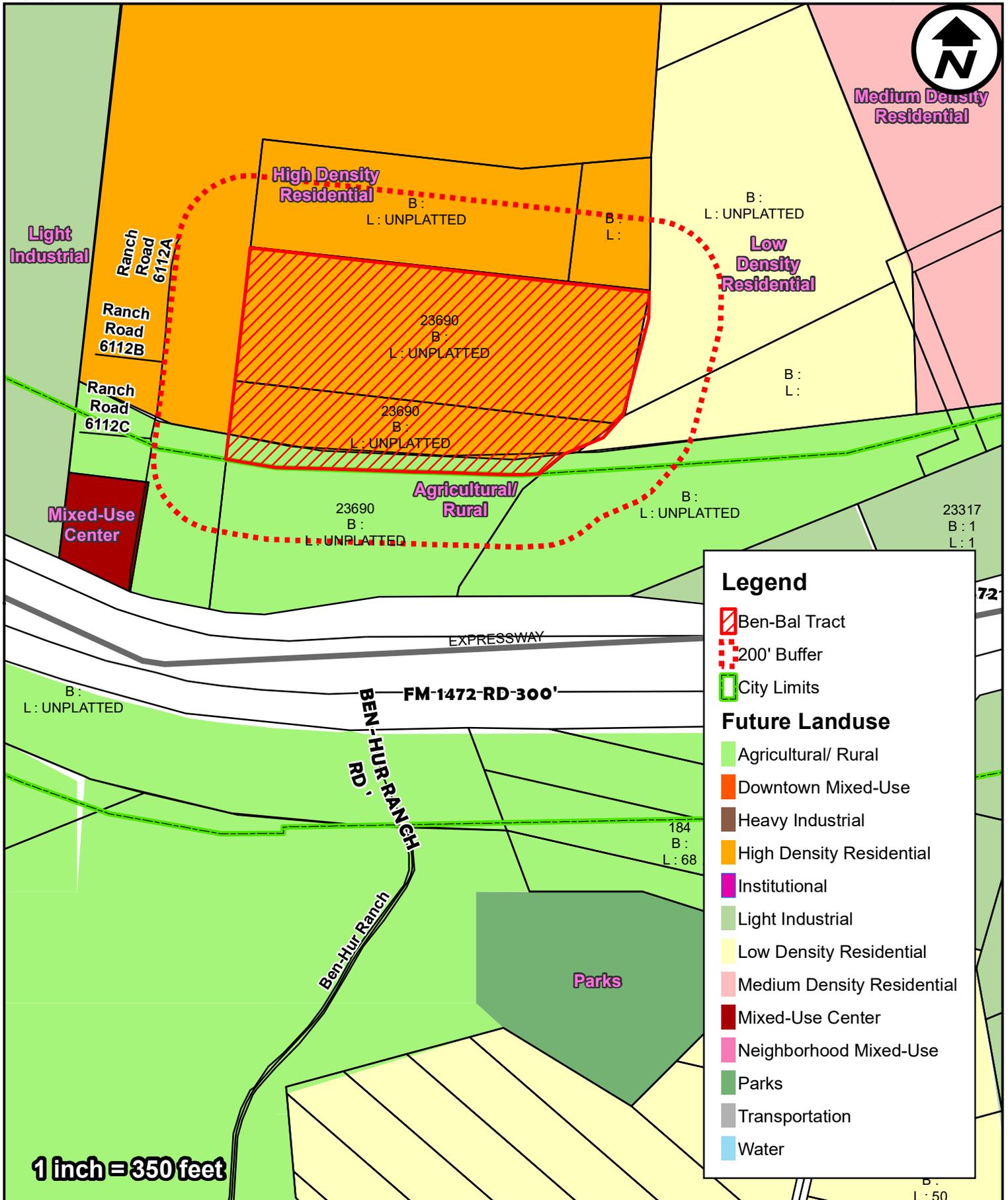
1 inch = 350 feet



City of Laredo Planning Department
1413 Houston Street
Laredo, Texas 78040

DISCLAIMER

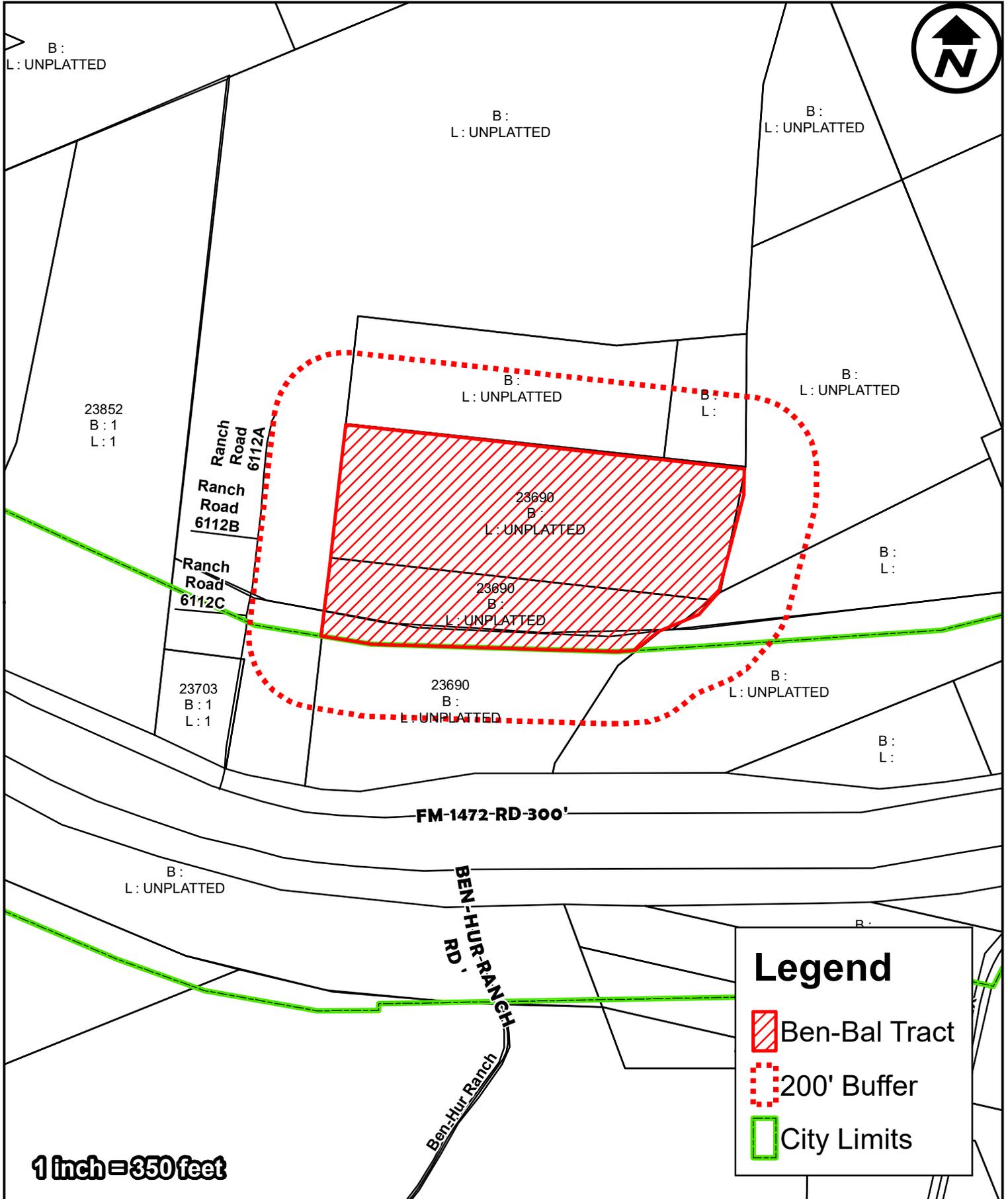
The information provided in this map submitted to, gathered by and/or developed by the City of Laredo from various sources. Geographic Information has a high probability of becoming outdated from the time it is collected and therefore, at-present ground conditions should be assessed to determine the accuracy of provided information. The city of Laredo assumes no liability for any decisions made or actions taken or no taken by the user of this data in reliance upon any data furnished herewith. The use of this data indicates your unconditional acceptance of all risks associated with the use of this data.



1 inch = 350 feet

200' NOTIFICATION

DO-RITE ENGINEERING



1 inch = 350 feet

Legend

- Ben-Bal Tract
- 200' Buffer
- City Limits

Field Notes
 For a 13.735-acre tract of land
 Out of a 21,401.1-acre tract conveyed to BEN-BAL, LLC
 Recorded in Volume 2522, pages 36-42, Webb County Deed Records
 Situated in Tract 9, Abstract 38, Block Mota Diaz, Original Grantee
 Webb County, Texas.

A 13.735-acre tract of land out of a 21,401.1-acre tract conveyed to BEN-BAL, LLC, recorded in Volume 2522, pages 36-42, Webb County Deed Records, situated in Tract 9, Abstract 38, Block Mota Diaz, Original Grantee, Webb County, Texas. The 13.735-acre tract of land being more particularly described as follows:

Beginning at a fence corner with a 4" steel post found being the southwest corner of a 6,177.33-acre tract, conveyed to MRK Investment, Inc., as recorded in Volume 372, pages 629-635, of the Deed Records of Webb County, Texas, and being a point along the east line of a 55,944.1-acre tract, conveyed to MRK Investment, Inc., as recorded in Volume 372, pages 629-635, of the Deed Records of Webb County, Texas, for the northwest corner hereof;

Thence, with the south line of said 6,177.33-acre tract and through the southwest corner of a 1,467.9-acre tract, conveyed to El Primero Training Center, Inc., as recorded in Volume 58, pages 797-800, of the Deed Records of Webb County, Texas, South 83°38'53" East, 1,110.73 feet to a point along the centerline of Santa Isabel Creek and southwest corner of said 1,467.9-acre tract and a point on the west line of a 12,542.2-acre tract conveyed to Roberto Buitron,

for the northeast corner hereof;

Thence, with the west line of said 12,542.2-acre tract and centerline of Santa Isabel Creek, South 00°54'54" West, 71.43 feet to a point along the said 12,542.2-acre tract, also being a point along the centerline of Santa Isabel Creek, for an exterior corner hereof;

Thence, with the west line of said 12,542.2-acre tract and centerline of Santa Isabel Creek, South 14°40'10" West, 279.03 feet to the southwest corner of said 12,542.2-acre tract and northwest corner of a 16,213.9-acre tract, conveyed to Braulio Martinez, also being a point along the centerline of Santa Isabel Creek, for an exterior corner hereof;

Thence, with the west line of said 16,213.9-acre tract and centerline of Santa Isabel Creek, South 41°40'33" West, 40.69 feet to a point along the said 16,213.9-acre tract, also being a point along the centerline of Santa Isabel Creek, for an exterior corner hereof;

Thence, with the west line of said 16,213.9-acre tract and centerline of Santa Isabel Creek, South 41°40'33" West, 40.69 feet to a point along the said 16,213.9-acre tract, also being a point along the centerline of Santa Isabel Creek, for an exterior corner hereof;

Thence, with the west line of said 16,213.9-acre tract and centerline of Santa Isabel Creek, South 67°09'13" West, 121.10 feet to a point along the said 16,213.9-acre tract, also being a point along the centerline of Santa Isabel Creek, for an exterior corner hereof;

Thence, with the west line of said 16,213.9-acre tract and centerline of Santa Isabel Creek, South 50°54'42" West, 83.75 feet to a point along the said 16,213.9-acre tract, also being a point along the centerline of Santa Isabel Creek, for the southeast corner hereof;

Thence, South 86°24'04" West, 52.85 feet, for an interior corner hereof;

Thence, North 88°14'29" West, 677.62 feet, for an interior corner hereof;

Thence, North 80°43'39" West, 140.81 feet, a point along the east line of said 55,944.1-acre tract, for the southwest corner hereof;

Thence, with the east line of said 55,944.1-acre tract, North 06°40'37" West, 589.71 feet to the Point of Beginning and containing 13.735-acres of land, more or less.

P.O.B.
 FOUND 4" STEEL POST
 FENCE CORNER
 N=1712847.63
 E=618446.19

N 06°40'37" E - 589.71' (FIELD)
 N 06°40'15" E (DEED CALL)

MRK INVESTMENT INC
 15,941 ACS
 (UNPLATTED)
 VOL.372, PG. 629
 W.C.D.R.

MRK INVESTMENT CORP
 6,177.33 ACRES TRACT
 (UNPLATTED)
 VOL. 372, PG. 629
 W.C.D.R.

FLOOD PLAIN

SANTA ISABEL CREEK

EL PRIMERO TRAINING CENTER INC.
 1,667.9 ACRES TRACT
 (UNPLATTED)
 VOL. 58, PG. 797
 W.C.D.R.

ROBERTO BUITRON
 12,542.2 ACRES
 TRACT 2-A
 (UNPLATTED)
 ABST 41 POR 9

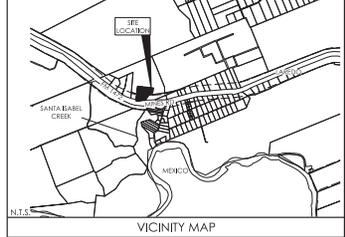
ANNEX
 13.735 Acres
 ZONING: M-1

6.666
 ACRE TRACT

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	TAN	CHORD LENGTH
C1	2396.48	01°02'48"	45.87	22.93	N 81°46'59" W 45.87
C2	2396.48	01°26'11"	40.08	30.04	N 89°30'51" W 40.08

S 88°28'27" W=144.46
 TXD01 R.O.W.
 S 11°59'21" W=33.87

-F.M. 1472 (MINES RD)



LINE TABLE			
LINE	DIRECTION (FIELD)	DEED CALL	LENGTH
L1	S 00°54'54" W	S 01°03'32" W	71.43
L2	S 14°40'10" W	S 14°48'48" W	279.03
L3	S 41°40'33" W	S 41°49'11" W	40.69
L4	S 41°40'33" W	S 41°24'19" W-42.07'	42.07
L5	S 67°09'13" W	S 66°52'59" W-121.10'	121.10
L6	S 50°54'42" W	S 51°03'20" W	83.75
L7	S 86°24'04" W	-	52.85
L8	N 88°14'29" W	-	677.62
L9	N 80°43'39" W	-	140.81

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY STATE THAT THE FOREGOING PLAT OF SURVEY WAS PREPARED FROM AN ACTUAL SURVEY OF THE SUBJECT PROPERTY ON THE GROUND UNDER MY SUPERVISION. THE WORK IS PROTECTED BY COPYRIGHT LAW AND SHALL ONLY BE USED / DISTRIBUTED FOR ITS INTENDED PURPOSES.



ALFREDO T. GUERRA, R.P.L.S. No. 5702
 DATE: 7/16/2025

GUERRA ENGINEERING & SURVEYING CO.
 LAREDO, TX 78041
 956-718-2600
 fred_ges@stbcglobal.net
 ENGINEERING FIRM No. 9484
 SURVEY FIRM No. 100173-00

DO-RITE ENGINEERING, LLC
 3111 BURBIDE
 LAREDO, TX 78040
 TEL: (956) 286-2496
 www.dorite-engrs.com
 TEXAS FIRM REGISTRATION NO. 20695

OWNER:
 BEN-BAL, LLC

ANNEXATION
 2025

DRAWN BY: R.M.G.
 CHECKED BY: R.R.
 APPROVED BY: R.R.
 DATE: 07 / 16 / 25

REVISED DATE:
 SCALE 1:1x17:
 SCALE 24x36: 1"=100'

JOB #:
 FILE NAME:
 SHEET 1 OF 1

Field Notes
For a 13.735-acre tract of land
Out of a 21.4011 Acre Tract conveyed to BEN-BAL, LLC
Recorded in Volume 2522, pages 36-42, Webb County Deed Records
Situated in Porcion 9, Abstract 38, Blas Maria Dias, Original Grantee
Webb County, Texas

A 13.735-acre tract of land out of a 21.4011 Acre Tract conveyed to BEN-BAL, LLC, recorded in Volume 2522, pages 36-42, Webb County Deed Records, situated in Porcion 9, Abstract 38, Blas Maria Dias, Original Grantee, Webb County, Texas. This 13.735-acre tract of land being more particularly described as follows:

Beginning at a fence corner with a **4' steel post** found being the southwest corner of a 6.17733 Acre Tract, conveyed to MRK Investment, Inc., as recorded in Volume 372, pages 629-635, of the Deed Records of Webb County, Texas and being a point along the east line of a 55.9641 Acre Tract, conveyed to MRK Investment, Inc., as recorded in Volume 372, pages 629-635, of the Deed Records of Webb County, Texas, for the northwest corner hereof;

Thence, with the south line of said 6.17733 Acre Tract and through the southwest corner of a 1.6679 Acre Tract, conveyed to El Primero Training Center, Inc., as recorded in Volume 58, pages 797-800, of the Deed Records of Webb County, Texas, **South 83° 38' 53" East, 1,110.73 feet** to a point along the center line of Santa Isabel Creek and southeast corner of said 1.6679 Acre Tract and a point on the west line of a 12.5422 Acre Tract conveyed to Roberto Buitron, for the northeast corner hereof;

Thence, with the west line of said 12.5422 Acre Tract and centerline of Santa Isabel Creek, **South 00° 54' 54" West, 71.43 feet** to a point along the said 12.5422 Acre Tract, also being a point along the centerline of Santa Isabel Creek, for an exterior corner hereof;

Thence, with the west line of said 12.5422 Acre Tract and centerline of Santa Isabel Creek, **South 14° 40' 10" West, 279.03 feet** to the southwest corner of said 12.5422 Acre Tract, and northwest corner of a 16.2139 Acre Tract, conveyed to Braulio Martinez, also being a point along the centerline of Santa Isabel Creek, for an exterior corner hereof;

Thence, with the west line of said 16.2139 Acre Tract and centerline of Santa Isabel Creek, **South 41° 40' 33" West, 40.69 feet** to a point along the said 16.2139 Acre Tract, also being a point along the centerline of Santa Isabel Creek, for an exterior corner hereof;

Thence, with the west line of said 16.2139 Acre Tract and centerline of Santa Isabel Creek, **South 41° 40' 33" West, 40.69 feet** to a point along the said 16.2139 Acre Tract, also being a point along the centerline of Santa Isabel Creek, for an exterior corner hereof;

Thence, with the west line of said 16.2139 Acre Tract and centerline of Santa Isabel Creek, **South 67° 09' 13" West, 121.10 feet** to a point along the said 16.2139 Acre Tract, also being a point along the centerline of Santa Isabel Creek, for an exterior corner hereof;

Thence, with the west line of said 16.2139 Acre Tract and centerline of Santa Isabel Creek, **South 50° 54' 42" West, 83.75 feet** to a point along the said 16.2139 Acre Tract, also being a point along the centerline of Santa Isabel Creek, for the southeast corner hereof;

Thence, **South 86° 24' 04" West, 52.85 feet**, for an interior corner hereof;

Thence, **North 88° 14' 29" West, 677.62 feet**, for an interior corner hereof;

Thence, **North 80° 43' 39" West, 140.81 feet**, a point along the east line of said 55.9641 Acre Tract, for the southwest corner hereof;

Thence, with the east line of said 55.9641 Acre Tract, **North 06° 40' 37" West, 589.71 feet** to the Point of Beginning and containing 13.735-acres of land, more or less.

Basis of Bearings:

Texas South Zone – 4205 – NAD 83

State of Texas

County of Webb

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this Metes & Bounds Description was prepared from an actual survey of the property made under my supervision on the ground, and that the corner monuments described were either found or placed under my supervision. This the 14-July-2025,



A handwritten signature in black ink, appearing to read "ATG", is written over a horizontal line.

Alfredo T. Guerra, RPLS #5702

GUERRA ENGINEERING & SURVEYING CO.

ENGR. FIRM No. 9484 SURV. FIRM No. 100173-00

fred_ges@sbcglobal.net

Closure Report
13.735-acre Commercial Tract

Alignment Description:

Type	Point Name/ Direction	Northing/ Length	Easting	Elevation
START	(START)	17128476.630	618446.195	0.000
	S83°38'53.478"E	1110.729		
HPI	(HPI)	17128353.747	619550.105	0.000
	S00°54'53.522"W	71.430		
HPI	(HPI)	17128282.326	619548.965	0.000
	S14°40'09.522"W	279.030		
HPI	(HPI)	17128012.391	619478.303	0.000
	S41°40'32.522"W	40.690		
HPI	(HPI)	17127981.999	619451.248	0.000
	S41°40'32.522"W	42.070		
HPI	(HPI)	17127950.576	619423.275	0.000
	S67°09'12.522"W	121.100		
HPI	(HPI)	17127903.557	619311.676	0.000
	S50°54'41.522"W	83.758		
HPI	(HPI)	17127850.746	619246.665	0.000
	S86°24'03.845"W	52.858		
HPI	(HPI)	17127847.428	619193.911	0.000
	N88°14'29.456"W	677.624		
HPI	(HPI)	17127868.222	618516.606	0.000
	N80°43'38.625"W	140.817		
HPI	(HPI)	17127890.912	618377.629	0.000
	N06°40'36.522"E	589.717		
END	(END)	17128476.630	618446.195	0.000

Northing Error: -0.000 ft
Easting Error: 0.000 ft
Closing Direction: N05°21'20.970"W
Closing Distance: 0.000 ft
Closed Area: 598294.766 sq ft 13.735 ac
Perimeter: 3209.823 ft
Precision: 1045915509253 : 1



Alfredo T. Guerra, RPLS #5702
 GUERRA ENGINEERING & SURVEYING CO.
 ENGR. FIRM No. 9484 SURV. FIRM No. 100173-00
fred_ges@sbcglobal.net



July 16, 2025

FEASABILITY STUDY

TRACT 4: Ben-Bal Tract

Acres: 13.74

APPLICANT: Baltazar Hinojosa - Ben-Bal, LLC

LOCATION: North of FM 1472 and Ben-Hur Road

PROPOSED DEVELOPMENT: Industrial **Proposed Take Down:** 2027

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Build-out
Estimated population per development year	0	0	0	0	0	0	0	0	0	0	0
Total acreage	0.00	13.74	13.74	13.74	13.74	13.74	13.74	13.74	13.74	13.74	13.74
Single family dwelling units	0	0	0	0	0	0	0	0	0	0.00	0
Institutional	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Industrial/ commercial acreage	0.00	13.74	13.74	13.74	13.74	13.74	13.74	13.74	13.74	13.74	13.74
Park/Open Space (acres)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Taxable Value (cumulative)	\$353,660.00	\$633,649.92									
-----------------------------------	---------------------	---------------------	---------------------	---------------------	---------------------	---------------------	---------------------	---------------------	---------------------	---------------------	---------------------

GENERAL FUND (cumulative; rates shown are static, in all likelihood some increase will occur)

Taxes: Property	\$1,795.26	\$3,216.55	\$3,216.55	\$3,216.55	\$3,216.55	\$3,216.55	\$3,216.55	\$3,216.55	\$3,216.55	\$3,216.55	\$3,216.55
Garbage Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Stormwater Fees	\$0.00	\$1,440.00	\$1,440.00	\$1,440.00	\$1,440.00	\$1,440.00	\$1,440.00	\$1,440.00	\$1,440.00	\$1,440.00	\$1,440.00
TOTAL	\$1,795.26	\$4,656.55	$4,656.55	$4,656.55	$4,656.55	$4,656.55	$4,656.55	$4,656.55	$4,656.55	$4,656.55	$4,656.55

*Garbage fees are not applicable to industrial sites because City of Laredo is not capable of providing services. They are serviced by private providers.

GENERAL FUND EXPENDITURES (data based on per capita cost; cost data not available for commercial properties)

Police	\$802.13	\$802.13	\$802.13	\$802.13	\$802.13	\$802.13	\$802.13	\$802.13	\$802.13	\$802.13	\$802.13
Fire & EMS	\$670.85	\$670.85	\$670.85	\$670.85	\$670.85	\$670.85	\$670.85	\$670.85	\$670.85	\$670.85	\$670.85
Sanitation/Street Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL	\$1,472.97	$1,472.97	$1,472.97	$1,472.97	$1,472.97	$1,472.97	$1,472.97	$1,472.97	$1,472.97	$1,472.97	$1,472.97

REVENUES - EXPENDITURES	\$322.29	\$3,183.58									
--------------------------------	-----------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------	-------------------

ENTERPRISE SYSTEM REVENUES (cumulative)

Water System	\$0.00	\$805.57	\$821.68	\$838.12	\$854.88	\$871.98	\$889.41	\$907.20	\$925.35	\$943.85	\$943.85
Wastewater System	\$0.00	\$608.83	\$621.01	\$633.43	\$646.10	\$659.02	\$672.20	\$685.65	\$699.36	\$713.35	\$713.35

ENTERPRISE SYSTEM EXPENDITURES (cumulative)

Water System	\$0.00	\$775.88	\$791.40	\$807.23	\$823.37	\$839.84	\$856.64	\$873.77	\$891.24	\$909.07	\$909.07
Wastewater System	\$0.00	\$583.88	\$595.56	\$607.47	\$619.62	\$632.01	\$644.65	\$657.55	\$670.70	\$684.11	\$684.11

SYSTEM PROFIT/ (LOSS)	\$0.00	\$54.64	\$55.73	\$56.85	\$57.99	\$59.15	\$60.33	\$61.53	\$62.77	\$64.02	\$64.02
------------------------------	---------------	----------------	----------------	----------------	----------------	----------------	----------------	----------------	----------------	----------------	----------------

Additional revenues (at proposed rates):	\$26,695	for water treatment capacity
	\$26,695	for wastewater treatment capacity

RECOMMENDATION: APPROVAL

**CITY OF LAREDO
ANNEXATION AGREEMENT AND SERVICE PLAN
TRACT 4
BEN-BAL TRACT**

WHEREAS, the City of Laredo is a home rule municipality and a political subdivision of the State of Texas; and

WHEREAS, Chapter 43.003 of the Texas Local Government Code specifically sets out the legal requirements for the annexation of land adjoining the city limits of a home-rule municipality, such as the City of Laredo, Texas; and

WHEREAS, Baltazar Hinojosa, on behalf of Ben-Bal, LLC, has filed a voluntary petition with the City of Laredo for the annexation of 13.735 acres, more or less, tract of land, said tract of land being more particularly described by metes and bounds on the attached Exhibit "A"; and

WHEREAS, Section 1.04 of the Charter of the City of Laredo requires the execution of an annexation agreement between the City of Laredo and the landowner of the territory being annexed; and

WHEREAS, Section 43.0672 of the Texas Local Government Code, requires the preparation of a service plan describing the provision of municipal services to the territory being annexed, prior to implementation of annexation proceedings and related public hearings.

NOW, THEREFORE, FOR AND IN CONSIDERATION, of the sum of Seven-Hundred Fifty and No/100 Dollars (\$750.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the **CITY OF LAREDO**, a home-rule municipality, and Ben-Bal, LLC, being the parties to this **ANNEXATION AGREEMENT AND SERVICE PLAN**, do hereby mutually acknowledge, consent, and agree to the following terms, conditions and service plan for annexation by the City of Laredo of 13.735 acres tract of land, more or less, belonging to Ben-Bal, LLC.

SERVICE PLAN

A petition for annexation from Ben-Bal, LLC, was received for property designated as "Tract 4 (Ben-Bal Tract)" described by metes and bounds in Exhibit "A" of this Annexation Agreement and Service Plan and made a part hereof for all purposes. This Service Plan was prepared in accordance with the requirements of Section 43.0672 of the Texas Local Government Code and was available for review by the public at hearings duly held on January 20, 2026. Public notice of the hearings was provided on January 4, 2026, not more than twenty or less than ten days before the hearings as provided in Section 43.0673 of the Texas Local Government Code.

Section 1. Services to be provided on the effective date of annexation

1. Police Protection: Police protection shall be provided to the tract immediately upon the effective date of annexation. Police protection shall include traffic control enforcement, crime prevention activities, police patrol, crime investigation, and emergency response.

2. Fire protection and Emergency Medical Services: First response fire and EMS services will be provided to the area from Fire Station No. 13, which is located approximately 6.3 miles from the proposed site. Fire services include protection, prevention, and emergency medical response.

3. Solid Waste Collection: The collection and disposal of solid waste will be extended to the area within thirty days from the effective date of annexation on the same basis as other residential and institutional customers. Institutional, commercial, and industrial generators of solid waste may use city services or contract with private haulers. Disposal of all solid waste will be at the municipal sanitary landfill. Fees charged customers within the tract will be the same as all similarly classified customers.

4a. Operation and Maintenance of Public Water Services

RESIDENTIAL ANNEXATION FEE FOR WATER:

Lots under 10,000 sq.ft.	\$1,298.70/lot (135 gpcd X 3.7 person/lot X \$2.60/gal)
Lots over 10,000 sq.ft.	\$1,943.59/lot

COMMERCIAL/INDUSTRIAL ANNEXATION FEE FOR WATER:

Less than 1.0 acres	\$1,295.66/lot
Lots 1 acre and Fraction:	\$1,943.60/acre

This fee is in addition to water availability or other fees but shall be superseded by the adoption and implementation of impact fees. Water service will be to the customer at the same rates charged like customers within the City Limits. The City Charter and City Ordinance require that all line extensions be made at the expense of the developer to conform to City Standards. Water for fire protection services will be provided to the tract on the same basis and subject to the same requirements as all new development within City Limits.

4b. Operation and Maintenance of Public Wastewater Services:

RESIDENTIAL ANNEXATION FEE FOR SANITARY SEWER:

Lots under 10,000 sq.ft.	\$2,205.20/lot (100 gpcd X 3.7 person/lot X \$5.96/gal)
Lots over 10,000 sq.ft.	\$2,591.48/lot

COMMERCIAL/INDUSTRIAL ANNEXATION FEE FOR SANITARY SEWER:

Less than 5.0 acres	\$1,593.00/acre (15 people/ac. X 18 gallons/person/day X \$5.90 gallon=\$1,593.00)
More than 5.01 acres	\$1,943.60/acre

This fee is in addition to water availability or other fees but shall be superseded by the adoption and implementation of impact fees. Wastewater service will be provided to the customer at the same rates charged like customers within the City Limits. The City Charter and City Ordinance require that all line extensions be made at the expense of the developer to conform to City Standards. Wastewater services will be provided to the tract on the same basis and subject to the same requirements as all new development within City Limits.

5. Maintenance of roads and streets: Public roads and streets will be maintained on the effective date of the annexation in the same manner as all roads and streets within the city limits. All thoroughfare rights-of-way shall be dedicated to comply with the Long-Range Thoroughfare requirements of the City of Laredo's Comprehensive Plan. Road maintenance consists of repair of paving, maintenance of traffic lights, controls and signals, and will be provided immediately upon annexation. Street lighting is required of all new development and will be provided at petitioner's expense.

6. Operation and Maintenance of parks, playgrounds and swimming pools: Any future residential developments proposed to be constructed on the annexed property must satisfy all requirements for parkland and improvement fees, as defined in the most recently adopted Parkland Dedication Ordinance.

7. Operation and Maintenance of other public facilities: No public facilities, public buildings, or other service facilities are presently located within the tract. All facilities required by the development shall be provided at the expense of the petitioner, its successors and assigns, or jointly in cooperation with the city at such time as warranted by the development.

The Service Plan does not contemplate the creation of another political subdivision, nor will it require the funding of capital improvements by the petitioner to which petitioner has not agreed prior to the institution of proceedings, or which will be charged in any manner inconsistent with Chapter 395 of the Texas Local Government Code. The Service Plan does not propose services in the area in a manner that would have the effect of reducing by more than a negligible amount the level of fire and police protection and emergency medical services provided within the corporate boundaries of the municipality before annexation.

If the annexed area had a lower level of services, infrastructure, and infrastructure maintenance than the level of services, infrastructure, and infrastructure maintenance provided within the corporate boundaries of the municipality before annexation, a service

plan must provide the annexed area with a level of services, infrastructure, and infrastructure maintenance that is comparable to the level of services, infrastructure, and infrastructure maintenance available in other parts of the municipality with topography, land use, and population density similar to those reasonably contemplated or projected in the area.

Section 2. Capital Improvements

The tract does not require the construction or acquisition of capital improvements by the City. Petitioner agrees to provide all roadways, drainage, and all public improvements at such time as the property is platted.

Section 3. Land Use

When the annexation results in the abutment of residential uses with M-1 (Light Manufacturing District) as defined in the Laredo Land Development Code, a 100 ft. buffer yard between the different land uses shall be required, and the buffer yard shall be maintained by the property owner. This *Section 3. Land Use* shall survive the expiration of this agreement.

The Service Plan is valid for a period of ten years, and all services within the area shall be provided in accordance with the Plan. Should an ordinance pertaining to reserve areas or impact fees be adopted by the City Council, the ordinance shall supersede any provisions established herein.

THIS ANNEXATION AGREEMENT AND SERVICE PLAN WAS ENTERED INTO AND EXECUTED ON THIS _____ DAY OF _____, 2026.

**CITY OF LAREDO,
a Texas Municipal Corporation**

By: _____

**Joseph Neeb
City Manager**

ATTESTED:

Mario Maldonado, Jr.
City Secretary

Ben-Bal, LLC

By: _____
Baltazar Hinojosa

APPROVED AS TO FORM:

Doanh “Zone” T. Nguyen
City Attorney

ACKNOWLEDGMENT

State of Texas *
County of Webb *

This instrument was acknowledged before me on this ___ day of _____ ,
2026 by Joseph Neeb, for and on behalf of the City of Laredo.

Notary Public, State of Texas

ACKNOWLEDGMENT

State of Texas *
County of Webb *

This instrument was acknowledged before me on this ___ day of _____ ,
2026 by Baltazar Hinojosa, on behalf of Ben-Bal, LLC.

Notary Public, State of Texas

ORDINANCE NO. 2026-O-XX

ALTERING AND EXTENDING THE BOUNDARY LIMITS OF THE CITY OF LAREDO, ANNEXING ADDITIONAL TERRITORY OF 13.735 ACRES, MORE OR LESS, LOCATED NORTH OF FM 1472 AND BENHUR RANCH ROAD. PROVIDING FOR THE EFFECTIVE DATE OF THE ORDINANCE, AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT ADOPTING A SERVICE PLAN FOR THE ANNEXED TERRITORY, AND ESTABLISHING THE INITIAL ZONING OF M-1 (LIGHT MANUFACTURING DISTRICT).

WHEREAS, the land hereinafter described is contiguous to the corporate limits of the City of Laredo, Texas, and is located within its extraterritorial jurisdiction; and

WHEREAS, the owner of the land has applied for the voluntary annexation of the land, described by the metes and bounds and attached hereto and made a part hereof for all the purposes, as set out in Exhibit "A"; and

WHEREAS, the City of Laredo has an unused allocation from prior calendar years; and

WHEREAS, the City Council believes and so finds that the annexation of such land is in the public interest and will promote the general welfare; and

WHEREAS, a public hearing was held in compliance with Article 43.0673, of the Municipal Annexation Act, giving all persons interested in such annexation an opportunity to be heard; and

WHEREAS, notice of such public hearing was duly given, as provided by law, and such hearing was held on the date and at the time, place and hour so announced; and

WHEREAS, at said Public Hearing, the proposed Service Plan for the annexation land herein described was considered by the City Council and was made available for public inspection.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LAREDO THAT:

Section 1: That the City of Laredo hereby adopts a Service Plan for the extension of municipal services into the land described in Exhibit "A". A copy of said Service Plan is marked Exhibit "B" attached hereto and made a part hereof for all purposes.

Section 2: That the following described land containing 13.735 acres lying adjacent to and adjoining the City of Laredo is hereby added and annexed to the City of Laredo, and said land be and is included within the boundary limits of the City of Laredo, and

the present boundary limits of said City, at the various points contiguous to the area hereinafter described, are altered and amended so as to include said area within the corporate limits of the City of Laredo. That from and after the effective date of this Ordinance, the Boundary Limits of the City of Laredo shall include all such additional, adjacent, and hereby annexed land herein above described in Section 2. That from and after the final passage and adoption of this Ordinance, the Boundary Limits of the City of Laredo, Texas, shall be as herein above set out in Exhibit "A", and the property situated therein shall bear its pro rata part of the taxes levied by the City of Laredo, and the inhabitants thereof shall be entitled to all the rights and privileges of all the citizens and shall be bound by the acts, ordinances, resolutions and regulations of the City of Laredo.

Section 3: That the Zoning Map of the City of Laredo be and is hereby amended to show the initial zoning designation boundaries for the land, as per the attached survey and metes and bounds as set out in Exhibit "A", attached hereto and made a part hereof for all purposes as M-1 (Light Manufacturing District).

Section 4: Severability

If any provision, section subsection, sentence, clause, or phrase of this ordinance, or the application of the same to any person or set of circumstances is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this ordinance or their application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council in adopting this ordinance that no portion hereof or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness or invalidity or another portion hereof, and all provisions of this ordinance are declared to be severable for that purpose.

Section 5: Open Meeting

The City Council officially finds, determines, recites and declares that a sufficient written notice of the date, hour, place and subject of this meeting of the City Council was posted at a place convenient to the public at the city hall of the City for the time required by law preceding this meeting as required by the Open Meeting Law, Article 6252-17, Texas Revised Civil Statutes Annotated; and that this meeting has been open to the public as required by law at all times during which this ordinance and the subject matter approves and confirms such written notice and the contents and posting hereof.

Section 6: That this Ordinance shall be published in the manner provided in article II, Section 2.09 (D) of the Charter of the City of Laredo.

Section 7: This Ordinance shall become effective upon passage.

APPROVED BY THE MAYOR ON THIS THE _____ DAY OF _____, 2026.

DR. VICTOR D. TREVIÑO
MAYOR

ATTEST:

MARIO MALDONADO, JR.
CITY SECRETARY

APPROVED AS TO FORM:

DOANH "ZONE" T. NGUYEN
CITY ATTORNEY

City of Laredo

Planning & Zoning Commission

Meeting Date: 11/6/2025
Ordinance 6F

Public Hearing and Recommendation of an

SUBJECT

Public hearing and recommendation of an ordinance for the voluntary annexation and initial zoning for M-1 (Light Manufacturing District) on a tract of land containing 275.67-acres, more or less, as described by metes and bounds in the attached Exhibit "A," and known as Annexation Tract 5 (North Laredo Industrial Park Tract) located west of IH-35, north of Beltway Parkway, and south of Reuthinger Parkway.

AN-005-2025
District VII - Cm. Vanessa Perez

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

Voluntary Annexation:

Tract 5 - 275.67-acres, more or less, located at west of IH-35, north of Beltway Parkway, and south of Reuthinger Parkway.

Petitioner: Alejandro Ramos, on behalf of North Laredo Industrial Park, Ltd.

Council District: District VII - Cm. Vanessa Perez

Proposed Use: M-1 (Light Manufacturing District)

Site: The site is vacant and undeveloped.

Surrounding Land Uses: To the north and west, the area is vacant and undeveloped. To the east, is the Hachar-Reuthinger Roadway, which is currently under construction, with adjacent industrial uses and vacant land. To the southwest, the area is also vacant and undeveloped.

Comprehensive Plan: The Future Land Use Map identifies this tract as Low Density Residential, Medium Density Residential, and High Density Residential.

https://www.openlaredo.com/planning/2017_Comprehensive_Plan-Viva_Laredo.pdf#page=39

Transportation Plan: The Future Transportation Plan identifies the future Hachar-Reuthinger Parkway as expressway.

<https://www.cityoflaredo.com/home/showpublisheddocument/21421/638941324987500000>

Letters sent to surrounding property owners: (9) In Favor: (0) Opposed: (0)

STAFF COMMENTS:

Property owners have 180 days following the effective date of an annexation to request a zone change without a fee charged.

COMMITTEE RECOMMENDATION

The P&Z Commission, in a _ to _ vote, recommended _____ for the proposed annexation.
The P&Z Commission, in a _ to _ vote, recommended _____ for the proposed initial zoning.

STAFF RECOMMENDATION

Staff supports the proposed annexation.

Staff does not support the initial zoning of M-1 (Light Manufacturing District). However, Staff recommends an initial zoning of B-3 (Community Business District) for a 300-foot wide strip along the eastern boundary of the subject tract, specifically the area adjacent to the Hachar-Reuthinger Roadway (State Highway 84), and R-1 (Single Family Residential District) for the remainder of the tract. B-3 and R-1 zoning aligns with the Comprehensive Plan’s Future Land Use Map, which designates the area primarily as Low Density Residential, with portions identified for Medium and High-Density Residential uses.

The Hachar-Reuthinger Roadway, currently under construction, will serve as a substantial buffer between the existing industrial uses to the east. Locating B-3 along this corridor provides an appropriate transition in land use intensity, where commercial uses front a major mobility corridor and R-1 zoning is applied to the interior.

In addition, the roadway network will allow direct access to Interstate 35 and FM 1472. This ensures that residential areas will not be dependent on industrial access routes, supporting safe and functional circulation. Furthermore, this area contains a significant employment concentration due to warehousing and logistics operations, but lacks housing and neighborhood-serving commercial services for workers. Establishing R-1 and B-3 zoning supports a more balanced jobs-to-housing ratio and provides needed commercial amenities, reducing commute distances, and supports long-term workforce stability in the region.

Overall, the surrounding area to the north, east, and south remains largely vacant and undeveloped. Establishing R-1 and B-3 as the initial zoning will provide a compatible and orderly transition of land uses, supports needed housing and commercial services, and align with the Comprehensive Plan’s long-range growth vision for this area.

IMPACT ANALYSIS

M-1 (Light Manufacturing District):

The purpose of the M-1 Light Manufacturing District is to encourage the development of manufacturing and wholesale business establishments, which are clean quiet, and free of hazardous or objectionable elements, such as noise, odor, dust, smoke or glare. Research activities are encouraged. This district is further designed to act as a transitional use between industrial uses and other less intense and residential uses.

B-3 (Community Business District)

The purpose of the B-3 District (Community Business District) is to provide for those businesses and services serving a trade area larger than a neighborhood, but smaller than the entire City and located primarily along minor or principal arterial streets, as classified in the Transportation Plan of the City of Laredo. It is intended for this zoning classification to exist primarily abutting minor or principal arterial streets while preserving established residential neighborhoods along such streets.

R-1 (Single Family Residential District)

The purpose of the R-1 (Single Family Residential District) is to provide an area for residential uses and those public and semi-public uses normally considered and integral part of the residential neighborhood they serve.

Is this change contrary to the established land pattern?

No. The surrounding land pattern is largely vacant and undeveloped, with the exception of industrial uses to the east and AG zoning to the south.

Would this change create an isolated zoning district unrelated to surrounding districts?

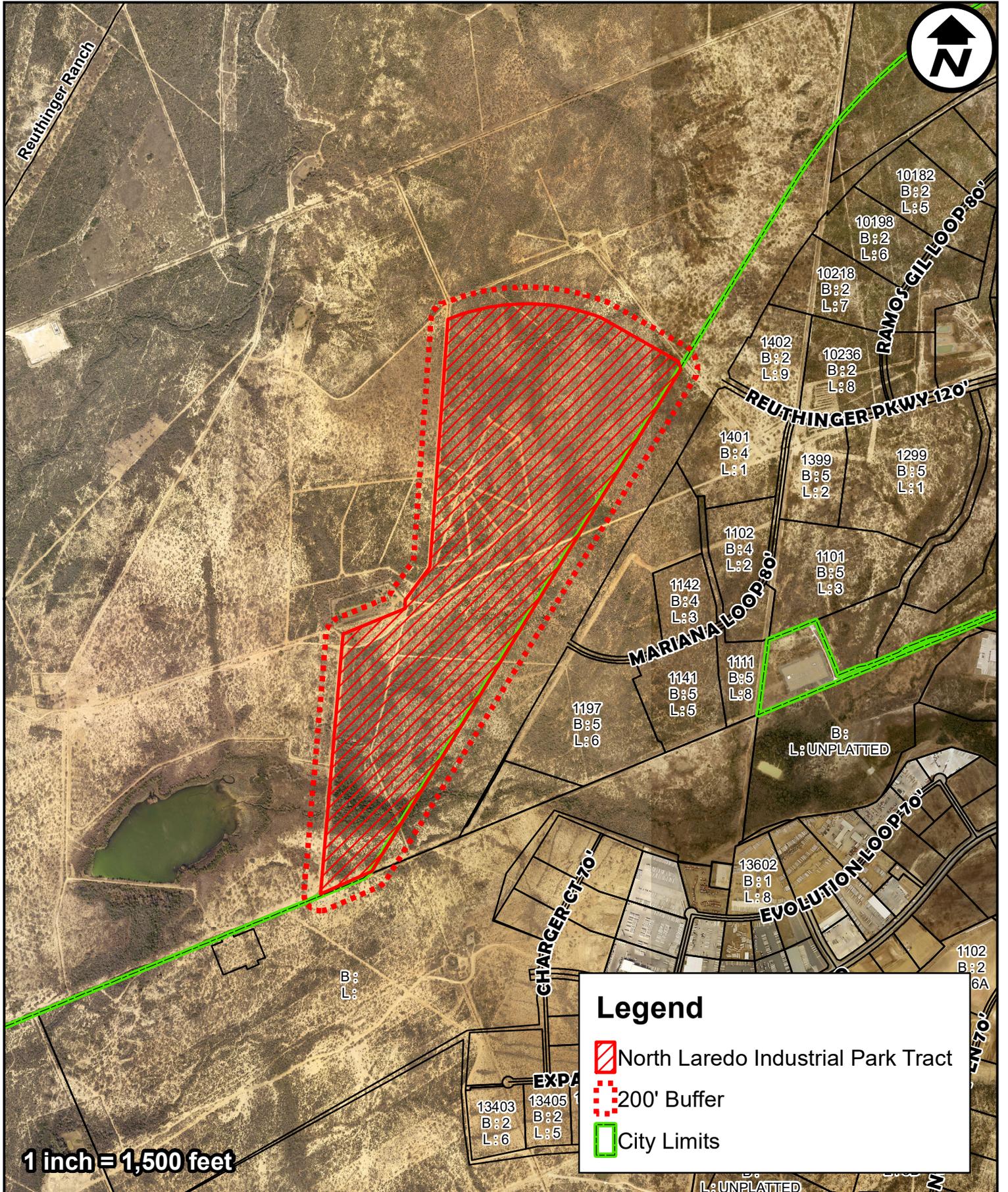
No. The subject tract is adjacent to existing M-1 zoning to the east and AG zoning to the south, and vacant, undeveloped to the west and north.

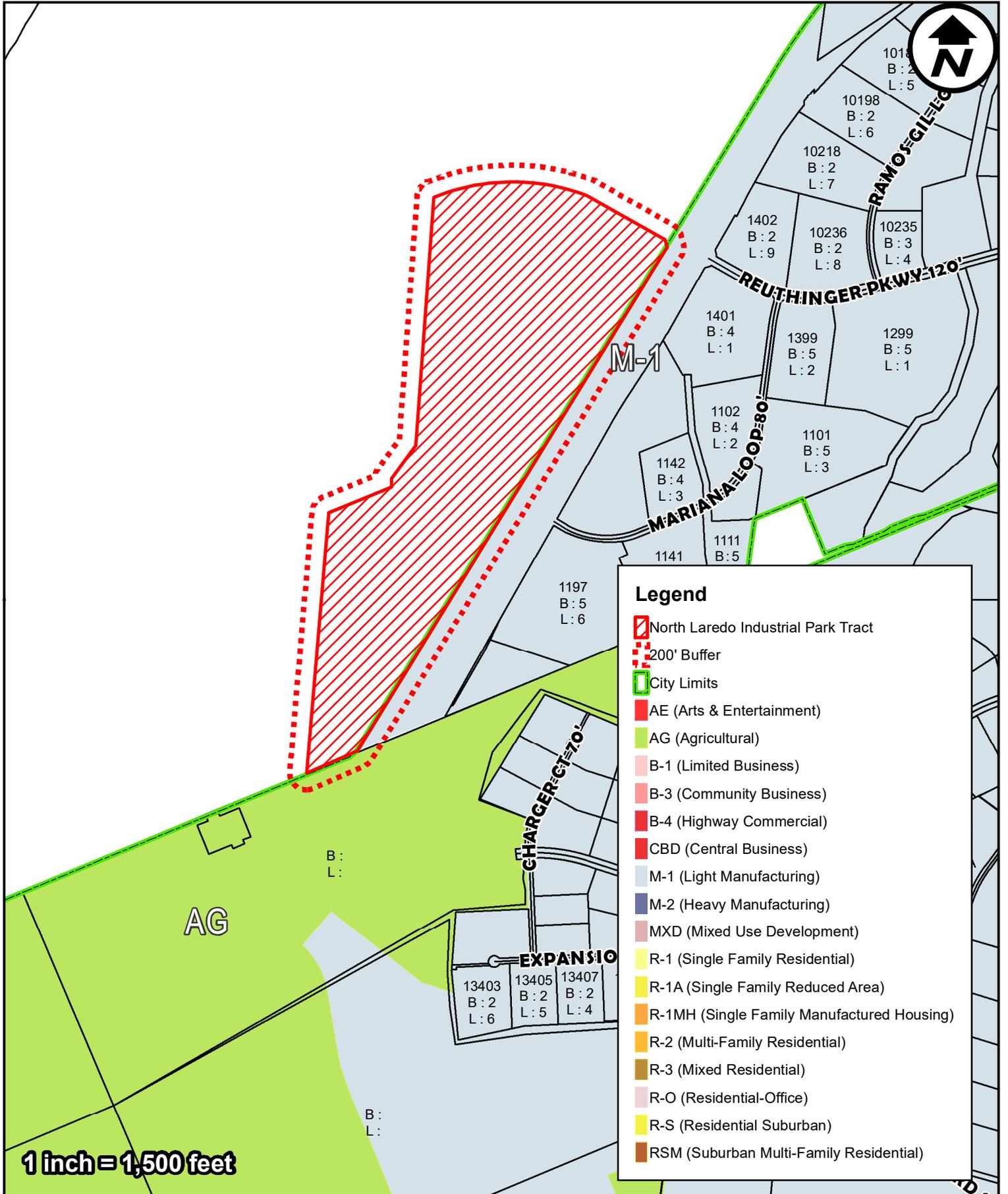
Will this change adversely influence living condition in the neighborhood?

No. There are no residential neighborhoods in the area.

Are there substantial reasons why the property cannot be used in accordance with existing zoning?

N/A

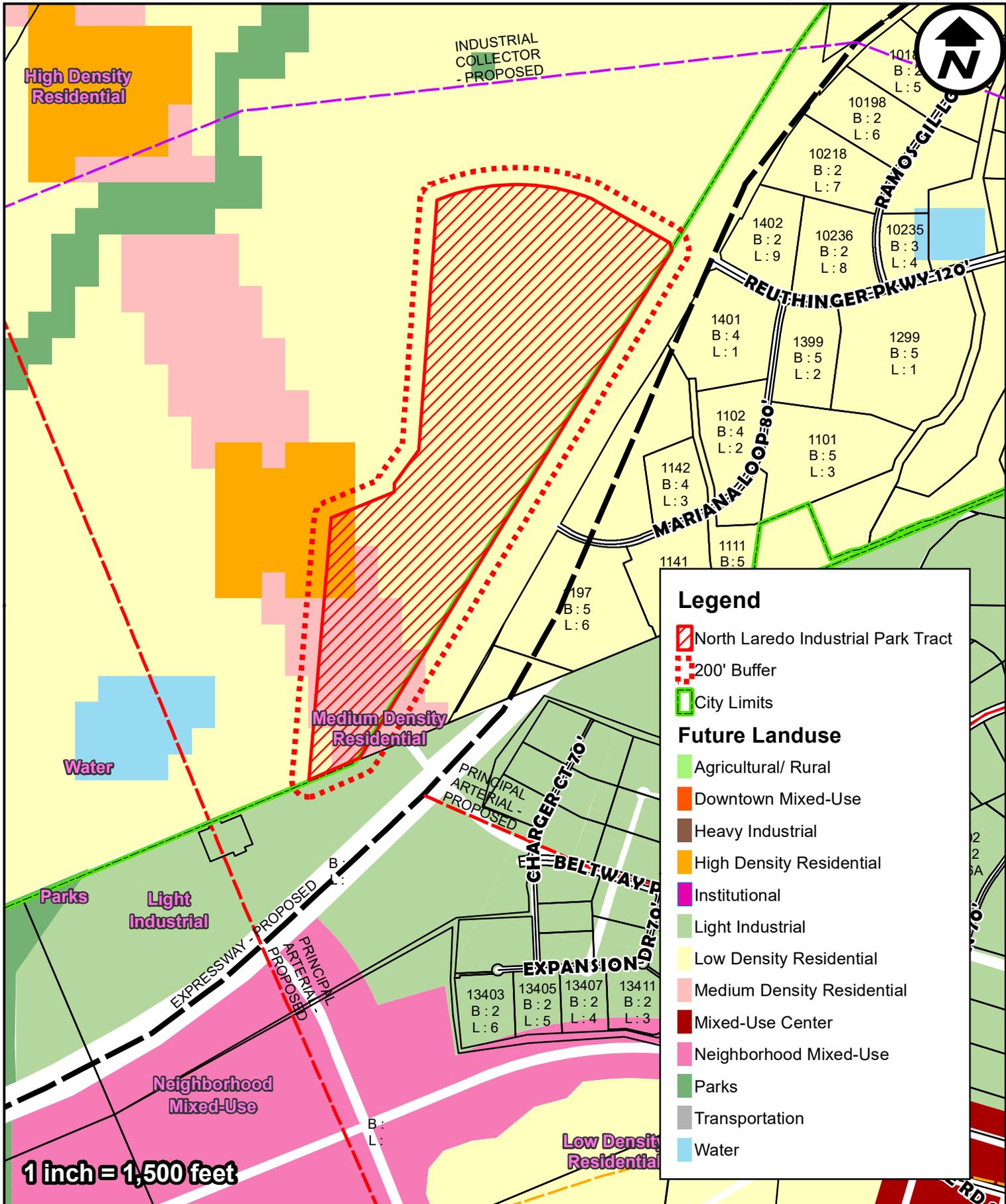




1 inch = 1,500 feet

FUTURE LANDUSE

TOP SITE CIVIL GROUP



Legend

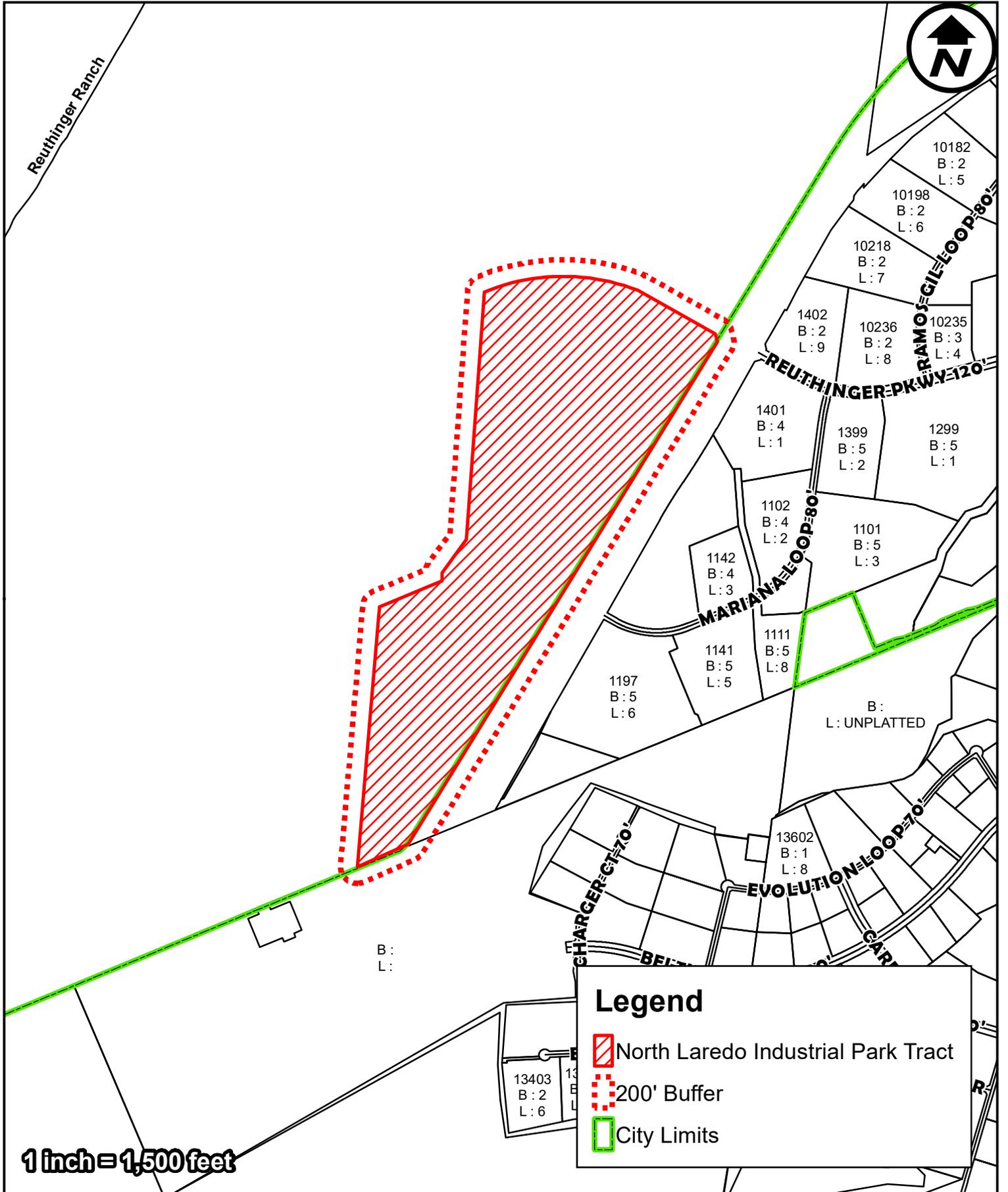
- North Laredo Industrial Park Tract
- 200' Buffer
- City Limits

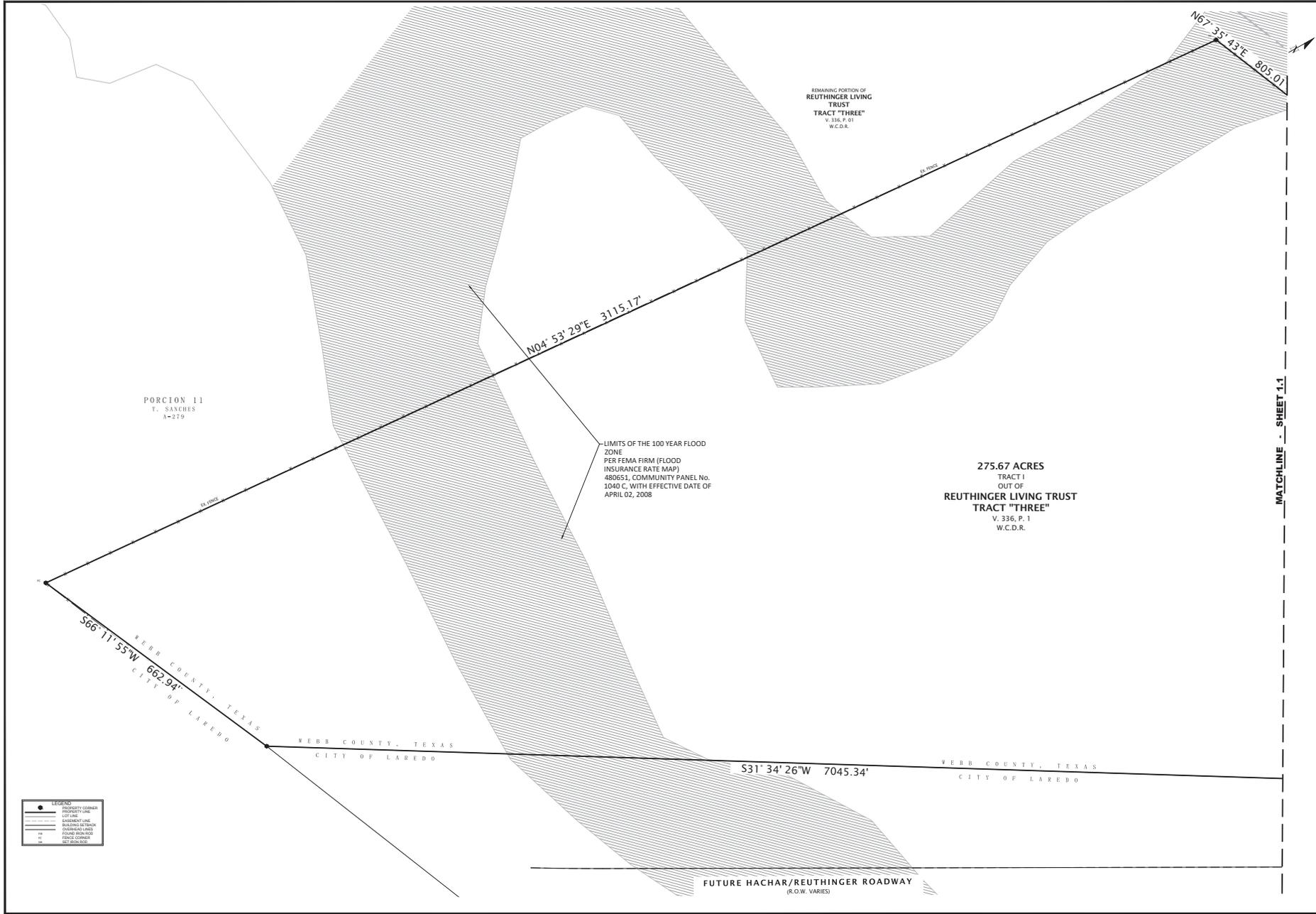
Future Landuse

- Agricultural/ Rural
- Downtown Mixed-Use
- Heavy Industrial
- High Density Residential
- Institutional
- Light Industrial
- Low Density Residential
- Medium Density Residential
- Mixed-Use Center
- Neighborhood Mixed-Use
- Parks
- Transportation
- Water

200' NOTIFICATION

TOP SITE CIVIL GROUP





MATCHLINE - SHEET 1.1

OWNER:
 NORTH LAREDO
 INDUSTRIAL PARK, LTD.
 8721 PUERTO BELLO
 LAREDO, TEXAS 78045

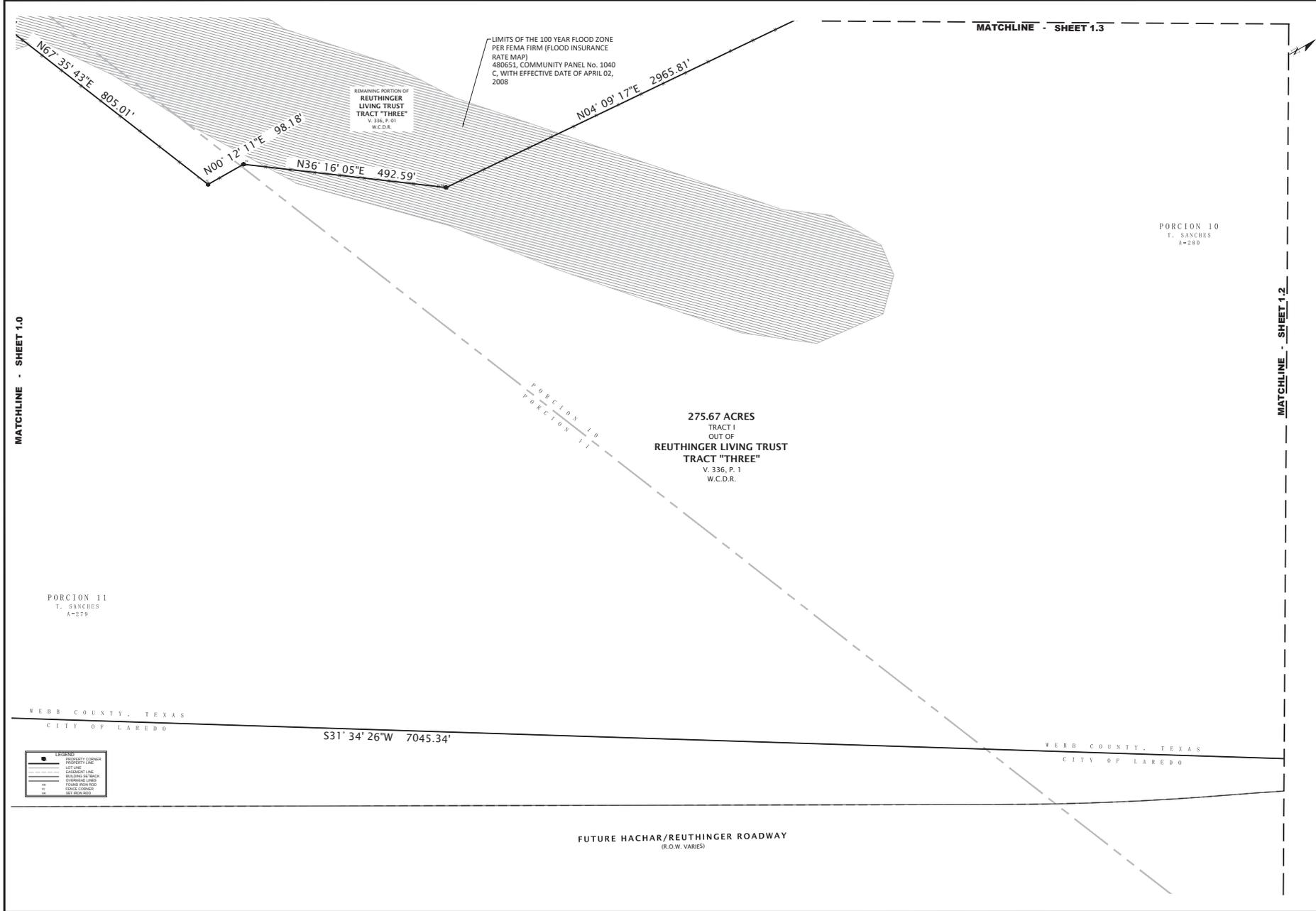
ANNEXATION OF
**275.67 ACRES - TRACT 1 OUT OF TRACT
 "THREE" REUTHINGER LIVING TRUST**
 PORCION 9, PORCION 10 & PORCION 11,
 WEBB COUNTY, TEXAS

PROJECT #	
FILE DATE	08/08
APPROVED BY	J.P.F.
APPROVED	J.P.F.
DRAWN	07/11/2008
FILE NAME	Acres_275.67.dwg
SCALE	1"=100'



10000 100 000000
 1000 10 000000
 100 1 000000
 10 0.100000
 1 0.010000
 0.1 0.001000
 0.01 0.000100
 0.001 0.000010

1.0



OWNER:
NORTH LAREDO
INDUSTRIAL PARK, LTD.
1001 TEXAS 1800
LAREDO, TEXAS 78045

ANNEXATION OF
**275.67 ACRES - TRACT 1 OUT OF TRACT
"THREE" REUTHINGER LIVING TRUST**
PORCION 9, PORCION 10 & PORCION 11,
WEBB COUNTY, TEXAS

PROJECT #	888
ISSUED BY	J.P.G.
APPROVED	J.P.G.
DATE	05/13/2025
FILE NAME	anna_275.67_acres.dwg
SCALE	1"=100'

GRAPHIC SCALE IN FEET

TOPSITE
Civil Group

1.1

**LEGAL DESCRIPTION
ANNEXATION TRACT
275.67 ACRE TRACT**

A TRACT OF LAND CONTAINING 275.62 ACRES, MORE OR LESS, OUT OF THAT CERTAIN TRACT OF LAND CONVEYED TO REUTHINGER LIVING TRUST DESIGNATED AS TRACT "THREE", RECORDED IN VOLUME 336, PAGES 01, WEBB COUNTY DEED RECORDS, SITUATED IN PORCIONES 9, 10 AND 11, WEBB COUNTY, TEXAS AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH DIAMETER IRON ROD SET FOR THE NORTHEAST CORNER HEREOF;

THENCE, S 15° 21' 25" E, AT 95.49 FEET FOR A DEFLECTION CORNER HEREOF;

THENCE, S 31° 34' 26" W AT 7045.35 FEET FOR A POINT OF DEFLECTION, WITH THE COMMON BOUNDARY LINE OF ANNEXED TERRITORY 1743.53 ACRE TRACT, RECORDED IN ORDINANCE No. 2016-O-190, DATED DECEMBER 22, 2016, HEREOF;

THENCE, S 66° 11' 55" W, FOR A POINT ON AN EXISTING FENCE, WITH THE COMMON BOUNDARY BETWEEN SAID N.D. HACHAR RANCH AND SAID TRACT 3, AT A DISTANCE OF 662.94 FEET HEREOF;

THENCE, OVER AND ACROSS SAID TRACT "THREE", THE FOLLOWING CALLS AND DISTANCES:

THENCE, N 04° 53' 29" E AT 3115.17 FEET ALONG SAID FENCE, A FENCE CORNER POST FOR A DEFLECTION CORNER HEREOF;

THENCE, N 67° 35' 43" E AT 805.01 FEET FOR A DEFLECTION CORNER HEREOF;

THENCE, N 00° 12' 11" E AT 98.18 FEET CONTINUING ALONG SAID FENCE, A FENCE CORNER POST FOR A DEFLECTION CORNER HEREOF;

THENCE, N 36° 16' 05" E AT 492.59 FEET CONTINUING ALONG SAID FENCE, A FENCE CORNER POST FOR A DEFLECTION CORNER HEREOF;

THENCE, N 04° 09' 17" E AT 2965.81 FEET CONTINUING ALONG SAID FENCE, A FENCE CORNER POST AT NON-TANGENTIAL POINT OF CURVATURE HEREOF;

THENCE, CONTINUING WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 2469.01', ALONG CHORD DIRECTION OF N 89° 17' 55" E, A CHORD LENGTH OF 1824.26', ALONG AN ARC LENGTH OF 1868.53 FEET TO A POINT OF NON-TANGENCY HEREOF;

THENCE, S 60° 19' 45" E AT 1082.41 FEET TO THE POINT OF BEGINNING OF THIS TRACT OF LAND CONTAINING 275.67 ACRES (12,008,293.0285 S.F.), MORE OR LESS.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
WEBB COUNTY §

I, Ricardo M. Villarreal THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, ON THE GROUND.

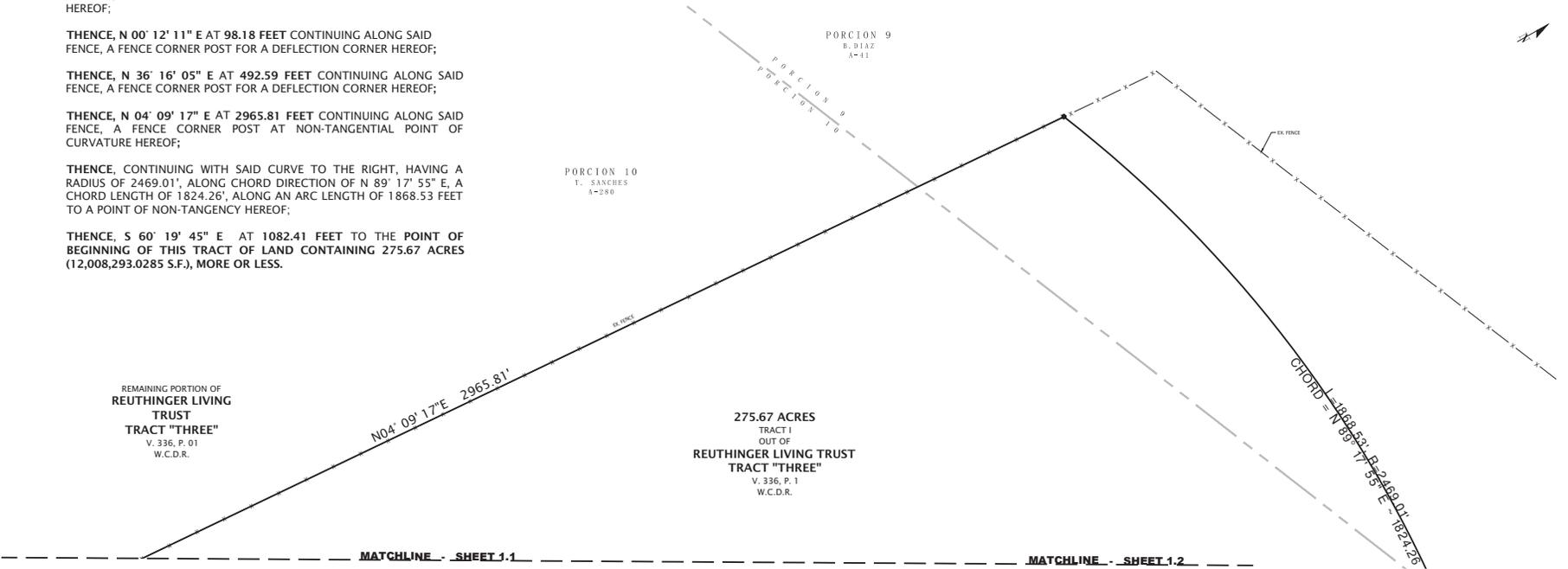
Ricardo M. Villarreal

RICARDO M. VILLARREAL, P.E. No. 6242
TBPLS FIRM REG. NO. 10194686

DATE 07 / 17 / 25



LEGEND	
●	PROPERTY CORNER
—	PROPERTY LINE
---	SETBACK LINE
---	EXISTING FENCE
---	UNDERGROUND FENCE
---	UNDERGROUND UTILITY
---	UNDERGROUND FENCE
---	UTILITY
---	SETBACK



OWNER:
NORTH LAREDO
INDUSTRIAL PARK, LTD.
10010 TEXAS 38045
LAREDO, TEXAS 78045

ANNEXATION OF
**275.67 ACRES - TRACT 1 OUT OF TRACT
"THREE" REUTHINGER LIVING TRUST**
PORCION 9, PORCION 10 & PORCION 11,
WEBB COUNTY, TEXAS

PROJECT #	1000
REVISION	000
DESIGN BY	J.P.F.
DESIGNED	J.P.F.
DRAWN	05/15/2025
FILE NAME	anna_275.67_acres_survey.dwg
SCALE	1"=100'

GRAPHIC SCALE IN FEET

TOPSITE
Civil Group

10000 100000000
1000 1000000
100 100000
10 10000
1 1000
0.1 100
0.01 10
0.001 1

1.3

LEGAL DESCRIPTION

ANNEXATION TRACT

275.67 ACRE TRACT

A TRACT OF LAND CONTAINING 275.62 ACRES, MORE OR LESS, OUT OF THAT CERTAIN TRACT OF LAND CONVEYED TO REUTHINGER LIVING TRUST DESIGNATED AS TRACT "THREE", RECORDED IN VOLUME 336, PAGES 01, WEBB COUNTY DEED RECORDS, SITUATED IN PORCIONES 9, 10 AND 11, WEBB COUNTY, TEXAS AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH DIAMETER IRON ROD SET FOR THE NORTHEAST CORNER HEREOF;

THENCE, S 15° 21' 25" E, AT 95.49 FEET FOR A DEFLECTION CORNER HEREOF;

THENCE, S 31° 34' 26" W AT 7045.35 FEET FOR A POINT OF DEFLECTION, WITH THE COMMON BOUNDARY LINE OF ANNEXED TERRITORY 1743.53 ACRE TRACT, RECORDED IN ORDINANCE No. 2016-O-190, DATED DECEMBER 22, 2016, HEREOF;

THENCE, S 66° 11' 55" W, FOR A POINT ON AN EXISTING FENCE, WITH THE COMMON BOUNDARY BETWEEN SAID N.D. HACHAR RANCH AND SAID TRACT 3, AT A DISTANCE OF 662.94 FEET HEREOF;

THENCE, OVER AND ACROSS SAID TRACT "THREE", THE FOLLOWING CALLS AND DISTANCES:

THENCE, N 04° 53' 29" E AT 3115.17 FEET ALONG SAID FENCE, A FENCE CORNER POST FOR A DEFLECTION CORNER HEREOF;

THENCE, N 67° 35' 43" E AT 805.01 FEET FOR A DEFLECTION CORNER HEREOF;

THENCE, N 00° 12' 11" E AT 98.18 FEET CONTINUING ALONG SAID FENCE, A FENCE CORNER POST FOR A DEFLECTION CORNER HEREOF;

THENCE, N 36° 16' 05" E AT 492.59 FEET CONTINUING ALONG SAID FENCE, A FENCE CORNER POST FOR A DEFLECTION CORNER HEREOF;

THENCE, N 04° 09' 17" E AT 2965.81 FEET CONTINUING ALONG SAID FENCE, A FENCE CORNER POST AT NON-TANGENTIAL POINT OF CURVATURE HEREOF;

THENCE, CONTINUING WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 2469.01', ALONG CHORD DIRECTION OF N 89° 17' 55" E, A CHORD LENGTH OF 1824.26', ALONG AN ARC LENGTH OF 1868.53 FEET TO A POINT OF NON-TANGENCY HEREOF;

THENCE, S 60° 19' 45" E AT 1082.41 FEET TO THE POINT OF BEGINNING OF THIS TRACT OF LAND CONTAINING 275.67 ACRES (12,008,293.0285 S.F.), MORE OR LESS.



8-19-25

NORTH LAREDO INDUSTRIAL PARK – PHASE VII ANNEXATION TRACT – 275.67 ACRES

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:17,139,268.3603' East:662,738.0009'

Segment# 1: Line

Course: S66° 11' 55"W Length: 662.94'

North: 17,139,000.8193' East: 662,131.4440'

Segment# 2: Line

Course: N4° 53' 29"E Length: 3,115.17'

North: 17,142,104.6442' East: 662,397.0658'

Segment# 3: Line

Course: N67° 35' 43"E Length: 805.01'

North: 17,142,411.4711' East: 663,141.3093'

Segment# 4: Line

Course: N0° 12' 11"E Length: 98.18'

North: 17,142,509.6504' East: 663,141.6573'

Segment# 5: Line

Course: N36° 16' 05"E	Length: 492.59'
North: 17,142,906.8052'	East: 663,433.0556'

Segment# 6: Line

Course: N4° 09' 17"E	Length: 2,965.81'
North: 17,145,864.8211'	East: 663,647.9287'

Segment# 7: Curve

Length: 1,868.53'	Radius: 2,469.01'
Delta: 43.3610 (d)	Tangent: 981.57'
Chord: 1,824.26'	Course: N89° 17' 55"E
Course In: S22° 22' 55"E	Course Out: N20° 58' 44"E
RP North: 17,143,581.8114'	East: 664,588.0759'
End North: 17,145,887.1566'	East: 665,472.0406'

Segment# 8: Line

Course: S60° 34' 31"E	Length: 1,067.26'
North: 17,145,362.8335'	East: 666,401.6261'

Segment# 9: Line

Course: S15° 21' 25"E	Length: 95.49'
-----------------------	----------------

North: 17,145,270.7530'

East: 666,426.9149'

Segment# 10: Line

Course: S31° 34' 26"W

Length: 7,045.34'

North: 17,139,268.3654'

East: 662,737.9910'

Perimeter: 18,216.30'

Area: 12,008,293.03Sq.Ft.

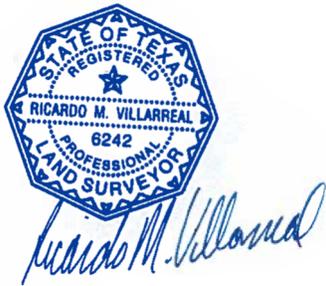
Error Closure: 0.0111

Course: N62° 35' 27"W

Error North : 0.00511

East: -0.00986

Precision 1: 1,641,109.91



7/17/2025

FEASIBILITY STUDY

TRACT 5: North Laredo Industrial Park Tract **Acres:** 275.67

APPLICANT: Alejandro Ramos - North Laredo Industrial Park, Ltd.

LOCATION: West of IH-35, North of Beltway Parkway, and South of Reuthinger Parkway

PROPOSED DEVELOPMENT: Industrial **Proposed Take Down:** 2026

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Build-out
Estimated population per development year	0	0	0	0	0	0	0	0	0	0	0
Total acreage	0.00	275.67	275.67	275.67	275.67	275.67	275.67	275.67	275.67	275.67	275.67
Single family dwelling units	0	0	0	0	0	0	0	0	0	0.00	0
Institutional	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Industrial/ commercial acreage	0.00	275.67	275.67	275.67	275.67	275.67	275.67	275.67	275.67	275.67	275.67
Park/Open Space (acres)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Taxable Value (cumulative)	\$338,692.00	\$57,059,213.12									
-----------------------------------	---------------------	------------------------	------------------------	------------------------	------------------------	------------------------	------------------------	------------------------	------------------------	------------------------	------------------------

GENERAL FUND (cumulative; rates shown are static, in all likelihood some increase will occur)

Taxes: Property	\$1,719.28	\$289,645.69	\$289,645.69	\$289,645.69	\$289,645.69	\$289,645.69	\$289,645.69	\$289,645.69	\$289,645.69	\$289,645.69	\$289,645.69
Garbage Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Stormwater Fees	\$0.00	\$17,280.00	\$17,280.00	\$17,280.00	\$17,280.00	\$17,280.00	\$17,280.00	\$17,280.00	\$17,280.00	\$17,280.00	\$17,280.00
TOTAL	\$1,719.28	\$306,925.69	$306,925.69	$306,925.69	$306,925.69	$306,925.69	$306,925.69	$306,925.69	$306,925.69	$306,925.69	$306,925.69

**Garbage fees are not applicable to industrial sites because City of Laredo is not capable of providing services. They are serviced by private providers.*

GENERAL FUND EXPENDITURES (data based on per capita cost; cost data not available for commercial properties)

Police	\$802.13	\$9,625.51	\$9,625.51	\$9,625.51	\$9,625.51	\$9,625.51	\$9,625.51	\$9,625.51	\$9,625.51	\$9,625.51	\$9,625.51
Fire & EMS	\$670.85	\$8,050.15	\$8,050.15	\$8,050.15	\$8,050.15	\$8,050.15	\$8,050.15	\$8,050.15	\$8,050.15	\$8,050.15	\$8,050.15
Sanitation/Street Maintenance	\$0.00	\$2,404.31	\$2,404.31	\$2,404.31	\$2,404.31	\$2,404.31	\$2,404.31	\$2,404.31	\$2,404.31	\$2,404.31	\$2,404.31
TOTAL	\$1,472.97	\$20,079.97	$20,079.97	$20,079.97	$20,079.97	$20,079.97	$20,079.97	$20,079.97	$20,079.97	$20,079.97	$20,079.97

REVENUES - EXPENDITURES	246.31	\$286,845.72	\$286,845.72	\$286,845.72	\$286,845.72	\$286,845.72	\$286,845.72	\$286,845.72	\$286,845.72	\$286,845.72	\$286,845.72
--------------------------------	--------	--------------	--------------	--------------	--------------	--------------	--------------	--------------	--------------	--------------	--------------

ENTERPRISE SYSTEM REVENUES (cumulative)

Water System	\$0.00	\$9,666.85	\$9,860.18	\$10,057.39	\$10,258.53	\$10,463.70	\$10,672.98	\$10,886.44	\$11,104.17	\$11,326.25	\$11,326.25
Wastewater System	\$0.00	\$7,306.01	\$7,452.13	\$7,601.17	\$7,753.20	\$7,908.26	\$8,066.43	\$8,227.76	\$8,392.31	\$8,560.16	\$8,560.16

ENTERPRISE SYSTEM EXPENDITURES (cumulative)

Water System	\$0.00	\$9,310.58	\$9,496.79	\$9,686.73	\$9,880.46	\$10,078.07	\$10,279.63	\$10,485.23	\$10,694.93	\$10,908.83	\$10,908.83
Wastewater System	\$0.00	\$7,006.59	\$7,146.72	\$7,289.65	\$7,435.44	\$7,584.15	\$7,735.84	\$7,890.55	\$8,048.36	\$8,209.33	\$8,209.33

SYSTEM PROFIT/ (LOSS)	\$0.00	\$655.69	\$668.81	\$682.18	\$695.83	\$709.74	\$723.94	\$738.42	\$753.18	\$768.25	\$768.25
------------------------------	---------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------

Additional revenues (at proposed rates):	\$535,792	for water treatment capacity
	\$535,792	for wastewater treatment capacity

RECOMMENDATION: APPROVAL

**CITY OF LAREDO
ANNEXATION AGREEMENT AND SERVICE PLAN
TRACT 5
NORTH LAREDO INDUSTRIAL PARK TRACT**

WHEREAS, the City of Laredo is a home rule municipality and a political subdivision of the State of Texas; and

WHEREAS, Chapter 43.003 of the Texas Local Government Code specifically sets out the legal requirements for the annexation of land adjoining the city limits of a home-rule municipality, such as the City of Laredo, Texas; and

WHEREAS, Alejandro Ramos, on behalf of North Laredo Industrial Park Ltd., has filed a voluntary petition with the City of Laredo for the annexation of 275.67 acres, more or less, tract of land, said tract of land being more particularly described by metes and bounds on the attached Exhibit "A"; and

WHEREAS, Section 1.04 of the Charter of the City of Laredo requires the execution of an annexation agreement between the City of Laredo and the landowner of the territory being annexed; and

WHEREAS, Section 43.0672 of the Texas Local Government Code, requires the preparation of a service plan describing the provision of municipal services to the territory being annexed, prior to implementation of annexation proceedings and related public hearings.

NOW, THEREFORE, FOR AND IN CONSIDERATION, of the sum of Seven-Hundred Fifty and No/100 Dollars (\$750.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the **CITY OF LAREDO**, a home-rule municipality, and North Laredo Industrial Park Ltd., being the parties to this **ANNEXATION AGREEMENT AND SERVICE PLAN**, do hereby mutually acknowledge, consent, and agree to the following terms, conditions and service plan for annexation by the City of Laredo of 275.67 acres tract of land, more or less, belonging to North Laredo Industrial Park Ltd.

SERVICE PLAN

A petition for annexation from North Laredo Industrial Park Ltd., was received for property designated as "Tract 5 (North Laredo Industrial Park Tract)" described by metes and bounds in Exhibit "A" of this Annexation Agreement and Service Plan and made a part hereof for all purposes. This Service Plan was prepared in accordance with the requirements of Section 43.0672 of the Texas Local Government Code and was available for review by the public at hearings duly held on January 20, 2026. Public notice of the hearings was provided on January 4, 2026, not more than twenty or less than ten days before the hearings as provided in Section 43.0673 of the Texas Local Government Code.

Section 1. Services to be provided on the effective date of annexation

1. Police Protection: Police protection shall be provided to the tract immediately upon the effective date of annexation. Police protection shall include traffic control enforcement, crime prevention activities, police patrol, crime investigation, and emergency response.

2. Fire protection and Emergency Medical Services: First response fire and EMS services will be provided to the area from Fire Station No. 10, which is located approximately 8.8 miles from the proposed site. Fire services include protection, prevention, and emergency medical response.

3. Solid Waste Collection: The collection and disposal of solid waste will be extended to the area within thirty days from the effective date of annexation on the same basis as other residential and institutional customers. Institutional, commercial, and industrial generators of solid waste may use city services or contract with private haulers. Disposal of all solid waste will be at the municipal sanitary landfill. Fees charged customers within the tract will be the same as all similarly classified customers.

4a. Operation and Maintenance of Public Water Services

RESIDENTIAL ANNEXATION FEE FOR WATER:

Lots under 10,000 sq.ft.	\$1,298.70/lot (135 gpcd X 3.7 person/lot X \$2.60/gal)
Lots over 10,000 sq.ft.	\$1,943.59/lot

COMMERCIAL/INDUSTRIAL ANNEXATION FEE FOR WATER:

Less than 1.0 acres	\$1,295.66/lot
Lots 1 acre and Fraction:	\$1,943.60/acre

This fee is in addition to water availability or other fees but shall be superseded by the adoption and implementation of impact fees. Water service will be to the customer at the same rates charged like customers within the City Limits. The City Charter and City Ordinance require that all line extensions be made at the expense of the developer to conform to City Standards. Water for fire protection services will be provided to the tract on the same basis and subject to the same requirements as all new development within City Limits.

4b. Operation and Maintenance of Public Wastewater Services:

RESIDENTIAL ANNEXATION FEE FOR SANITARY SEWER:

Lots under 10,000 sq.ft.	\$2,205.20/lot (100 gpcd X 3.7 person/lot X \$5.96/gal)
Lots over 10,000 sq.ft.	\$2,591.48/lot

COMMERCIAL/INDUSTRIAL ANNEXATION FEE FOR SANITARY SEWER:

Less than 5.0 acres	\$1,593.00/acre (15 people/ac. X 18 gallons/person/day X \$5.90 gallon=\$1,593.00)
More than 5.01 acres	\$1,943.60/acre

This fee is in addition to water availability or other fees but shall be superseded by the adoption and implementation of impact fees. Wastewater service will be provided to the customer at the same rates charged like customers within the City Limits. The City Charter and City Ordinance require that all line extensions be made at the expense of the developer to conform to City Standards. Wastewater services will be provided to the tract on the same basis and subject to the same requirements as all new development within City Limits.

5. Maintenance of roads and streets: Public roads and streets will be maintained on the effective date of the annexation in the same manner as all roads and streets within the city limits. All thoroughfare rights-of-way shall be dedicated to comply with the Long-Range Thoroughfare requirements of the City of Laredo's Comprehensive Plan. Road maintenance consists of repair of paving, maintenance of traffic lights, controls and signals, and will be provided immediately upon annexation. Street lighting is required of all new development and will be provided at petitioner's expense.

6. Operation and Maintenance of parks, playgrounds and swimming pools: Any future residential developments proposed to be constructed on the annexed property must satisfy all requirements for parkland and improvement fees, as defined in the most recently adopted Parkland Dedication Ordinance.

7. Operation and Maintenance of other public facilities: No public facilities, public buildings, or other service facilities are presently located within the tract. All facilities required by the development shall be provided at the expense of the petitioner, its successors and assigns, or jointly in cooperation with the city at such time as warranted by the development.

The Service Plan does not contemplate the creation of another political subdivision, nor will it require the funding of capital improvements by the petitioner to which petitioner has not agreed prior to the institution of proceedings, or which will be charged in any manner inconsistent with Chapter 395 of the Texas Local Government Code. The Service Plan does not propose services in the area in a manner that would have the effect of reducing by more than a negligible amount the level of fire and police protection and emergency medical services provided within the corporate boundaries of the municipality before annexation.

If the annexed area had a lower level of services, infrastructure, and infrastructure maintenance than the level of services, infrastructure, and infrastructure maintenance provided within the corporate boundaries of the municipality before annexation, a service

plan must provide the annexed area with a level of services, infrastructure, and infrastructure maintenance that is comparable to the level of services, infrastructure, and infrastructure maintenance available in other parts of the municipality with topography, land use, and population density similar to those reasonably contemplated or projected in the area.

Section 2. Capital Improvements

The tract does not require the construction or acquisition of capital improvements by the City. Petitioner agrees to provide all roadways, drainage, and all public improvements at such time as the property is platted.

Section 3. Land Use

When the annexation results in the abutment of residential uses with M-1 (Light Manufacturing District) as defined in the Laredo Land Development Code, a 100 ft. buffer yard between the different land uses shall be required, and the buffer yard shall be maintained by the property owner. This *Section 3. Land Use* shall survive the expiration of this agreement.

The Service Plan is valid for a period of ten years, and all services within the area shall be provided in accordance with the Plan. Should an ordinance pertaining to reserve areas or impact fees be adopted by the City Council, the ordinance shall supersede any provisions established herein.

THIS ANNEXATION AGREEMENT AND SERVICE PLAN WAS ENTERED INTO AND EXECUTED ON THIS _____ DAY OF _____, 2026.

**CITY OF LAREDO,
a Texas Municipal Corporation**

By: _____

**Joseph Neeb
City Manager**

ATTESTED:

Mario Maldonado, Jr.
City Secretary

North Laredo Industrial Park Ltd.

By: _____
Alejandro Ramos

APPROVED AS TO FORM:

Doanh "Zone" T. Nguyen
City Attorney

ACKNOWLEDGMENT

State of Texas *
County of Webb *

This instrument was acknowledged before me on this ____ day of _____ ,
2026 by Joseph Neeb, for and on behalf of the City of Laredo.

Notary Public, State of Texas

ACKNOWLEDGMENT

State of Texas *
County of Webb *

This instrument was acknowledged before me on this ____ day of _____ ,
2026 by Alejandro Ramos, on behalf of North Laredo Industrial Park Ltd.

Notary Public, State of Texas

ORDINANCE NO. 2026-O-XX

ALTERING AND EXTENDING THE BOUNDARY LIMITS OF THE CITY OF LAREDO, ANNEXING ADDITIONAL TERRITORY OF 275.67 ACRES, MORE OR LESS, LOCATED WEST OF IH-35, NORTH OF BELTWAY PARKWAY, AND SOUTH OF REUTHINGER PARKWAY. PROVIDING FOR THE EFFECTIVE DATE OF THE ORDINANCE, AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT ADOPTING A SERVICE PLAN FOR THE ANNEXED TERRITORY, AND ESTABLISHING THE INITIAL ZONING OF M-1 (LIGHT MANUFACTURING DISTRICT).

WHEREAS, the land hereinafter described is contiguous to the corporate limits of the City of Laredo, Texas, and is located within its extraterritorial jurisdiction; and

WHEREAS, the owner of the land has applied for the voluntary annexation of the land, described by the metes and bounds and attached hereto and made a part hereof for all the purposes, as set out in Exhibit "A"; and

WHEREAS, the City of Laredo has an unused allocation from prior calendar years; and

WHEREAS, the City Council believes and so finds that the annexation of such land is in the public interest and will promote the general welfare; and

WHEREAS, a public hearing was held in compliance with Article 43.0673, of the Municipal Annexation Act, giving all persons interested in such annexation an opportunity to be heard; and

WHEREAS, notice of such public hearing was duly given, as provided by law, and such hearing was held on the date and at the time, place and hour so announced; and

WHEREAS, at said Public Hearing, the proposed Service Plan for the annexation land herein described was considered by the City Council and was made available for public inspection.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LAREDO THAT:

Section 1: That the City of Laredo hereby adopts a Service Plan for the extension of municipal services into the land described in Exhibit "A". A copy of said Service Plan is marked Exhibit "B" attached hereto and made a part hereof for all purposes.

Section 2: That the following described land containing 275.67 acres lying adjacent to and adjoining the City of Laredo is hereby added and annexed to the City of Laredo, and said land be and is included within the boundary limits of the City of Laredo, and

the present boundary limits of said City, at the various points contiguous to the area hereinafter described, are altered and amended so as to include said area within the corporate limits of the City of Laredo. That from and after the effective date of this Ordinance, the Boundary Limits of the City of Laredo shall include all such additional, adjacent, and hereby annexed land herein above described in Section 2. That from and after the final passage and adoption of this Ordinance, the Boundary Limits of the City of Laredo, Texas, shall be as herein above set out in Exhibit "A", and the property situated therein shall bear its pro rata part of the taxes levied by the City of Laredo, and the inhabitants thereof shall be entitled to all the rights and privileges of all the citizens and shall be bound by the acts, ordinances, resolutions and regulations of the City of Laredo.

Section 3: That the Zoning Map of the City of Laredo be and is hereby amended to show the initial zoning designation boundaries for the land, as per the attached survey and metes and bounds, as set out in Exhibit "A", attached hereto and made a part hereof for all purposes as M-1 (Light Manufacturing District).

Section 4: Severability

If any provision, section subsection, sentence, clause, or phrase of this ordinance, or the application of the same to any person or set of circumstances is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this ordinance or their application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council in adopting this ordinance that no portion hereof or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness or invalidity or another portion hereof, and all provisions of this ordinance are declared to be severable for that purpose.

Section 5: Open Meeting

The City Council officially finds, determines, recites and declares that a sufficient written notice of the date, hour, place and subject of this meeting of the City Council was posted at a place convenient to the public at the city hall of the City for the time required by law preceding this meeting as required by the Open Meeting Law, Article 6252-17, Texas Revised Civil Statutes Annotated; and that this meeting has been open to the public as required by law at all times during which this ordinance and the subject matter approves and confirms such written notice and the contents and posting hereof.

Section 6: That this Ordinance shall be published in the manner provided in article II, Section 2.09 (D) of the Charter of the City of Laredo.

Section 7: This Ordinance shall become effective upon passage.

APPROVED BY THE MAYOR ON THIS THE _____ DAY OF _____, 2026.

DR. VICTOR D. TREVIÑO
MAYOR

ATTEST:

MARIO MALDONADO, JR.
CITY SECRETARY

APPROVED AS TO FORM:

DOANH "ZONE" T. NGUYEN
CITY ATTORNEY

City of Laredo

Planning & Zoning Commission

Meeting Date: 11/6/2025
Ordinance 6G

Public Hearing and Recommendation of an

SUBJECT

Public hearing and recommendation of an ordinance for the voluntary annexation and initial zoning for M-1 (Light Manufacturing District) on a tract of land containing 562.7735-acres, more or less, as described by metes and bounds in the attached Exhibit "A," and known as Annexation Tract 6 (Reuthinger Point Tract) located northwest of FM 1472 and FM 3338 intersection.

AN-006-2025
District VII - Cm. Vanessa Perez

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

Voluntary Annexation:

Tract 6 - 562.7735-acres, more or less, located at northwest of FM 1472 and FM 3338 intersection.

Petitioner: David Reuthinger, on behalf of Reuthinger Living Trust

Council District: District VII - Cm. Vanessa Perez

Proposed Use: M-1 (Light Manufacturing District)

Site: The site is vacant and undeveloped.

Surrounding Land Uses: To the north is the colonia of Ranchos Penitas West. To the east, is the FM 3338, and vacant, undeveloped land. To the south and west, are FM 1472, vacant land, and industrial development.

Comprehensive Plan: The Future Land Use Map identifies this tract as Neighborhood Mixed Use, Medium Density Residential, Low Density Residential, and High Density Residential uses.

https://www.openlaredo.com/planning/2017_Comprehensive_Plan-Viva_Laredo.pdf#page=39

Transportation Plan: The Future Transportation Plan identifies FM 1472 and FM 3338 as expressways.

<https://www.cityoflaredo.com/home/showpublisheddocument/21421/638941324987500000>

Letters sent to surrounding property owners: (33) In Favor: (0) Opposed: (0)

STAFF COMMENTS:

Property owners have 180 days following the effective date of an annexation to request a zone change without a fee charged.

COMMITTEE RECOMMENDATION

The P&Z Commission, in a _ to _ vote, recommended _____ for the proposed annexation.
The P&Z Commission, in a _ to _ vote, recommended _____ for the proposed initial zoning.

STAFF RECOMMENDATION

Staff supports the proposed annexation.

Staff does not support the initial zoning of M-1 (Light Manufacturing District) for the entire tract. Instead, Staff recommends M-1 for an area approximately 2,200 feet in width along and adjacent to the existing M-1 zoning to the west, and B-3 (Community Business District) for the remainder of the tract, as this aligns with the Comprehensive Plan’s Future Land Use Map, which designates the area primarily neighborhood Mixed Use, with portions identified for Low Density Residential and High Density Residential.

Limiting M-1 to the western portion maintains continuity with the established industrial area, while preventing industrial uses from expanding further east into areas the Comprehensive Plan has identified as mix-use and residential. Therefore, establishing B-3 to the remainder of the tract provides the appropriate transition in land use intensity. In addition, the B-3 zoning will allow for commercial services that are currently lacking along the corridor, supporting both the existing employment base and future growth.

Overall, the surrounding area to the east remains largely vacant and undeveloped. Establishing M-1 to the west and B-3 to the remainder of the tract will help guide orderly and compatible growth that is consistent with the Comprehensive Plan’s long-range vision for this region.

IMPACT ANALYSIS

M-1 (Light Manufacturing District):

The purpose of the M-1 Light Manufacturing District is to encourage the development of manufacturing and wholesale business establishments, which are clean quiet, and free of hazardous or objectionable elements, such as noise, odor, dust, smoke or glare. Research activities are encouraged. This district is further designed to act as a transitional use between industrial uses and other less intense and residential uses.

B-3 (Community Business District):

The purpose of the B-3 District (Community Business District) is to provide for those businesses and services serving a trade area larger than a neighborhood, but smaller than the entire City and located primarily along minor or principal arterial streets, as classified in the Transportation Plan of the City of Laredo. It is intended for this zoning classification to exist primarily abutting minor or principal arterial streets while preserving established residential neighborhoods along such streets.

Is this change contrary to the established land pattern?

No. The surrounding land pattern is largely vacant and undeveloped, with the exception of industrial

uses to the west and the colonia of Rancho Penitas to the north.

Would this change create an isolated zoning district unrelated to surrounding districts?

No. The subject tract is adjacent to existing M-1 zoning to the west, with vacant, undeveloped land to the east, FM 1472 to the south, and the colonia of Rancho Penitas to the north.

Will this change adversely influence living condition in the neighborhood?

No. There are no residential neighborhoods in the area.

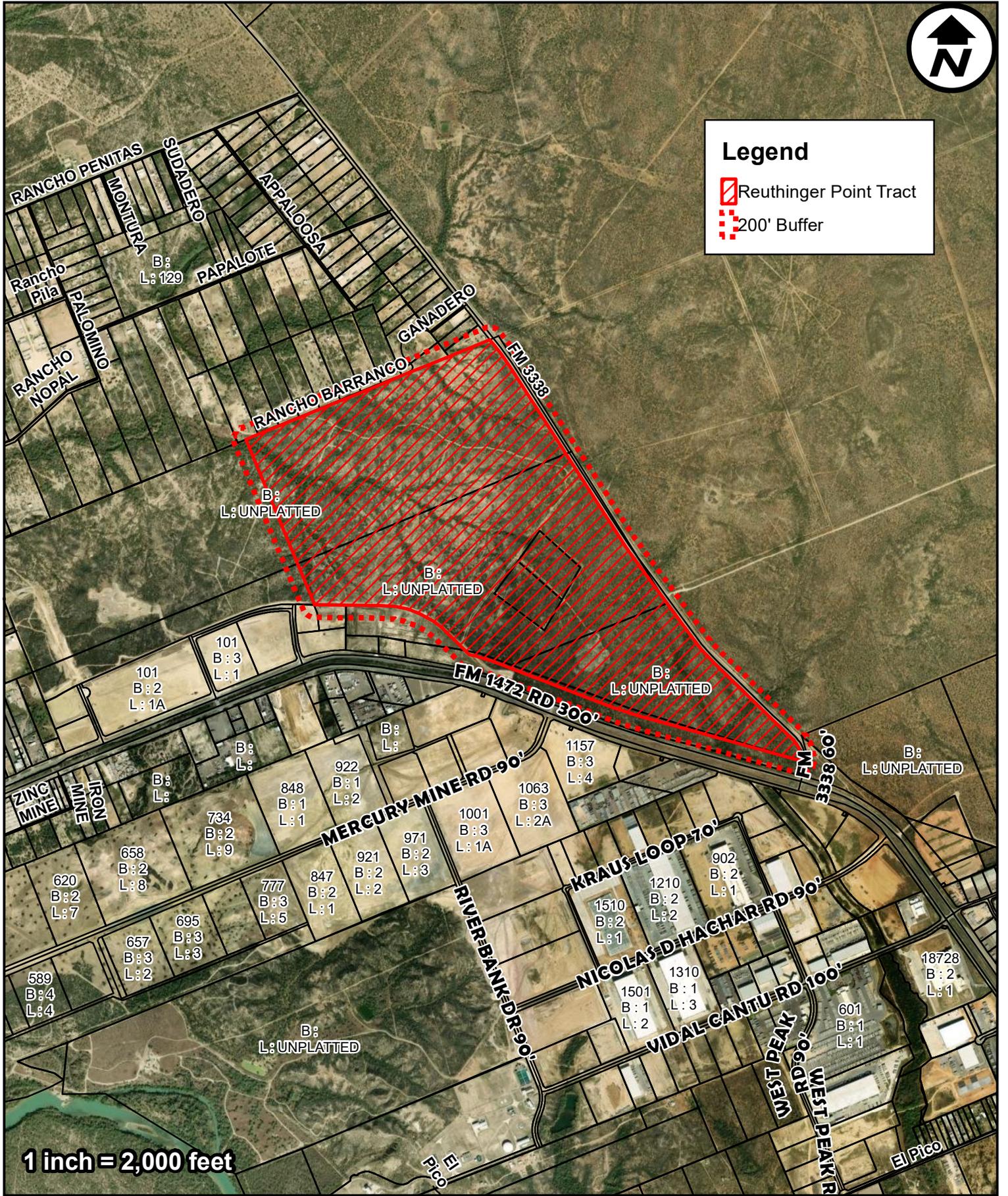
Are there substantial reasons why the property cannot be used in accordance with existing zoning?

N/A



Legend

-  Reuthinger Point Tract
-  200' Buffer

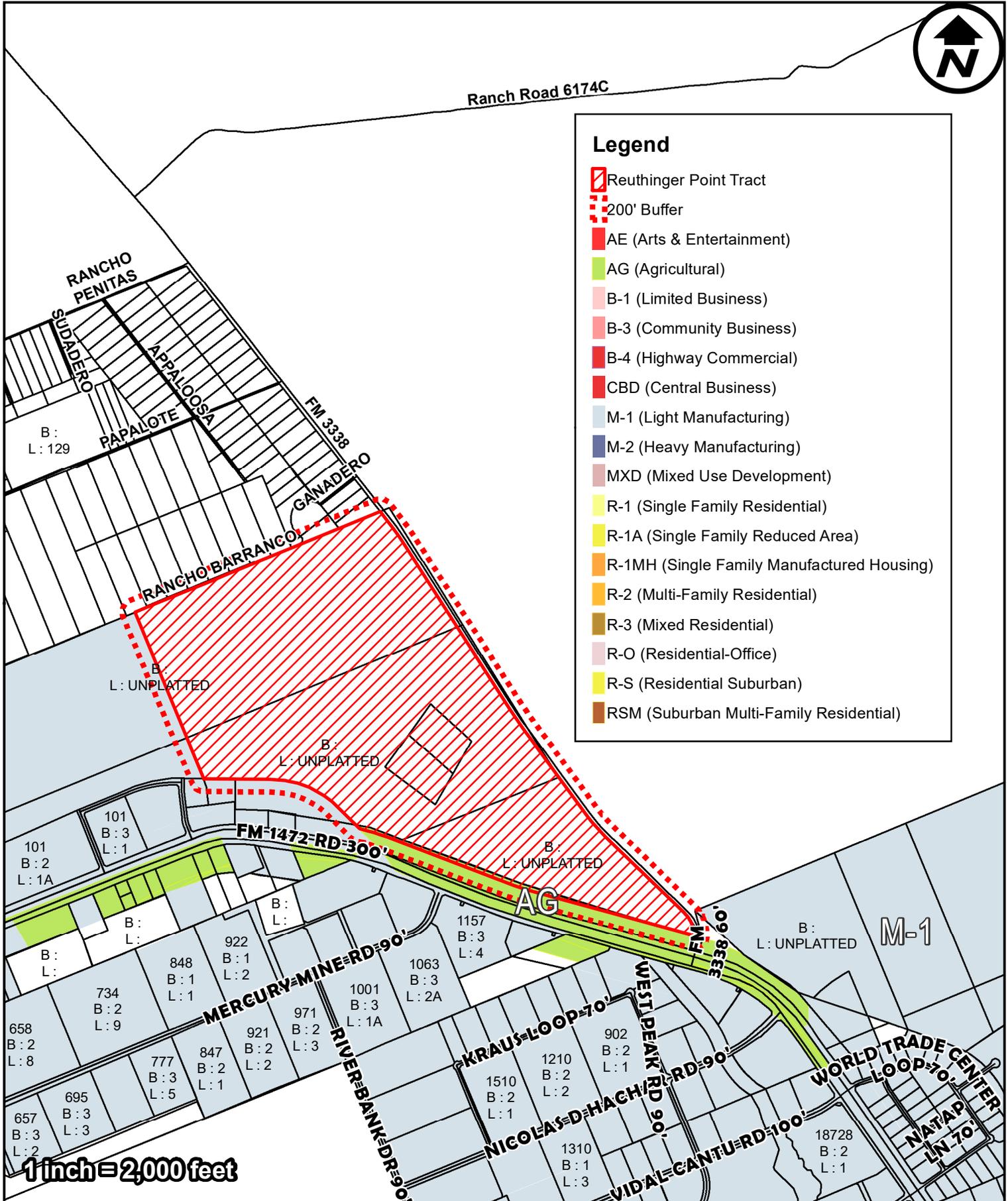


1 inch = 2,000 feet



City of Laredo Planning Department
 1413 Houston Street
 Laredo, Texas 78040

DISCLAIMER
 The information provided in this map submitted to, gathered by and/or developed by the City of Laredo from various sources. Geographic Information has a high probability of becoming outdated from the time it is collected and therefore, at-present ground conditions should be assessed to determine the accuracy of provided information. The city of Laredo assumes no liability for any decisions made or actions taken or no taken by the user of this data in reliance upon any data furnished herewith. The use of this data indicates your unconditional acceptance of all risks associated with the use of this data.



Legend

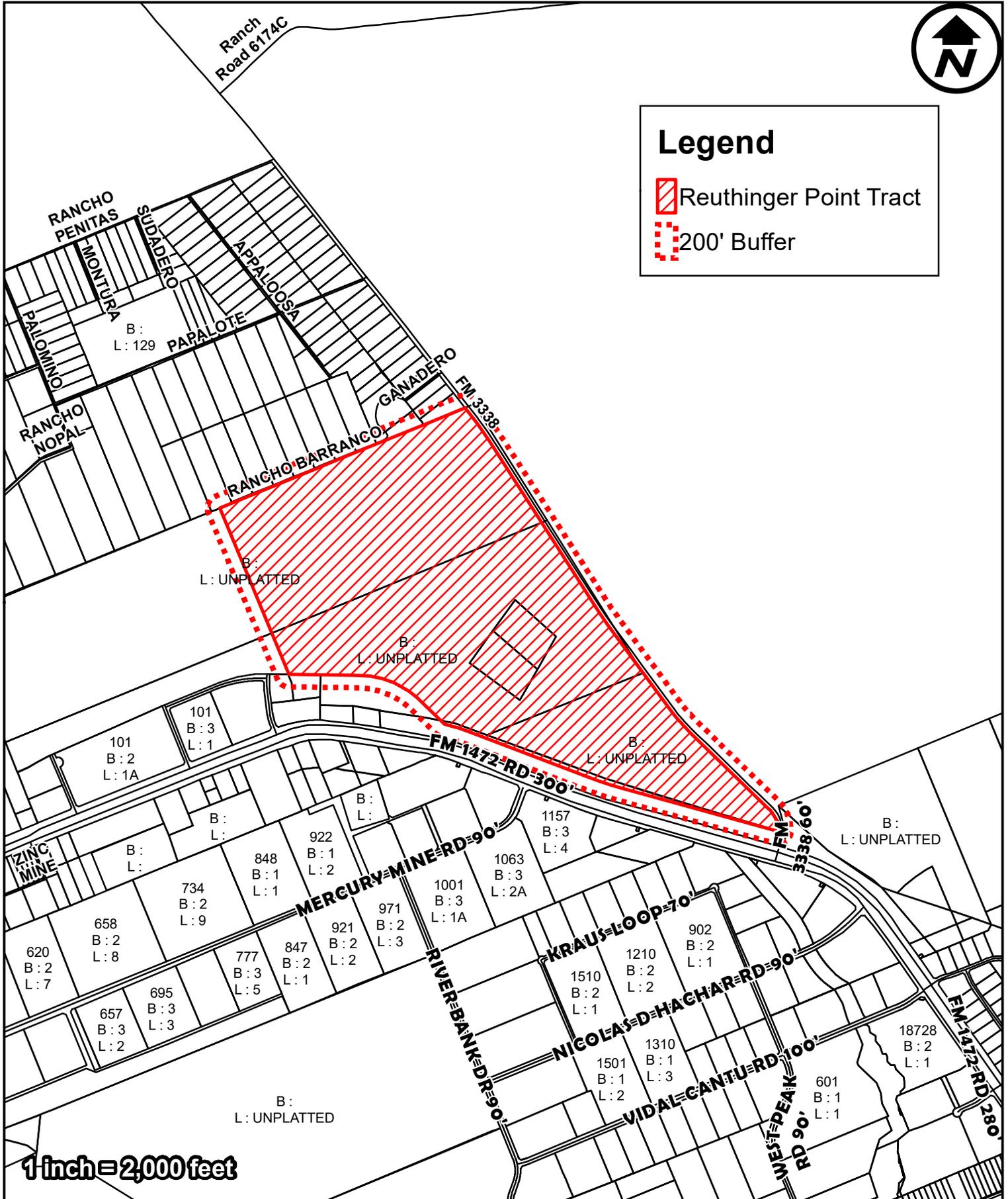
- Reuthinger Point Tract
- 200' Buffer
- AE (Arts & Entertainment)
- AG (Agricultural)
- B-1 (Limited Business)
- B-3 (Community Business)
- B-4 (Highway Commercial)
- CBD (Central Business)
- M-1 (Light Manufacturing)
- M-2 (Heavy Manufacturing)
- MXD (Mixed Use Development)
- R-1 (Single Family Residential)
- R-1A (Single Family Reduced Area)
- R-1MH (Single Family Manufactured Housing)
- R-2 (Multi-Family Residential)
- R-3 (Mixed Residential)
- R-O (Residential-Office)
- R-S (Residential Suburban)
- RSM (Suburban Multi-Family Residential)

1 inch = 2,000 feet



Legend

-  Reuthinger Point Tract
-  200' Buffer



1 inch = 2,000 feet



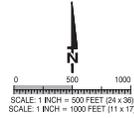
City of Laredo Planning Department
 1413 Houston Street
 Laredo, Texas 78040

DISCLAIMER

The information provided in this map submitted to, gathered by and/or developed by the City of Laredo from various sources. Geographic Information has a high probability of becoming outdated from the time it is collected and therefore, at-present, no conditions should be assessed to determine the accuracy of provided information. The city of Laredo assumes no liability for 129 any decisions made or actions taken or no taken by the user of this data in reliance upon any data furnished herewith. The use of this data indicates your unconditional acceptance of all risks associated with the use of this data.

SURVEY
OF
562.7735 ACRES, MORE OR LESS

BEING
OUT OF TRACT THREE, TRACT FOUR AND TRACT FIVE
RECORDED IN VOLUME 336, PAGES 1 - 4
DEED RECORDS OF WEBB COUNTY, TEXAS
AND A 5.988 ACRE TRACT RECORDED IN VOLUME 1143, PAGES 857 - 859
OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS
SITUATED IN PORCION 9, ABSTRACT 38, ORIGINAL GRANTEE B.M. DIAZ,
PORCION 10, ABSTRACT 280, ORIGINAL GRANTEE THOMAS SANCHEZ,
PORCION 11, ABSTRACT 279, ORIGINAL GRANTEE THOMAS SANCHEZ,
AND PORCION 12, ABSTRACT 278, ORIGINAL GRANTEE S. SANCHEZ
WEBB COUNTY, TEXAS

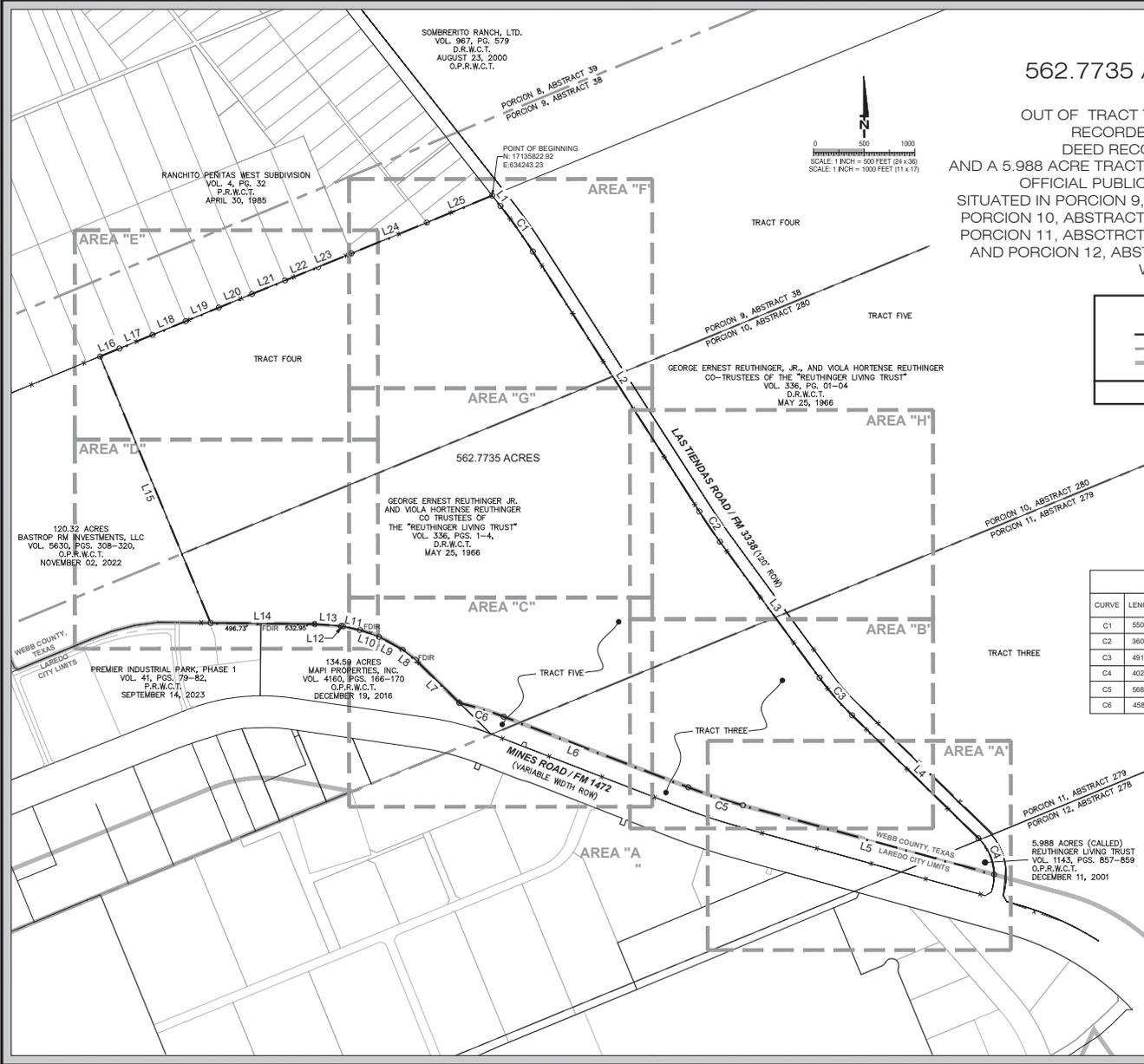


LEGEND

- SET 1/2 IRON ROD
- FOUND 1/2 INCH IRON ROD
- PROPERTY LINE
- - - PORCION LINE
- CITY LIMIT LINE

Line Table		
LINE	BEARING	LENGTH
L1	S38°11'54"E	132.15
L2	S32°37'54"E	3,051.59
L3	S38°11'54"E	1,865.32
L4	S45°49'54"E	1,739.68
L5	N74°35'53"W	2,574.53
L6	N89°03'03"W	1,953.64
L7	N45°24'45"W	606.52
L8	N52°19'52"W	162.53
L9	N61°11'10"W	267.78
L10	N70°25'20"W	199.35
L11	N77°19'27"W	169.85
L12	N80°49'07"W	19.35
L13	N85°59'17"W	261.84
L14	N89°24'07"W	1,029.68
L15	N22°32'16"W	2,850.34
L16	N67°45'58"E	208.48
L17	N67°38'59"E	354.00
L18	N67°34'07"E	354.00
L19	N67°43'03"E	354.00
L20	N67°44'39"E	354.00
L21	N67°44'39"E	354.00
L22	N67°48'02"E	354.00
L23	N67°45'58"E	354.00
L24	N67°45'52"E	804.85
L25	N67°34'10"E	699.88

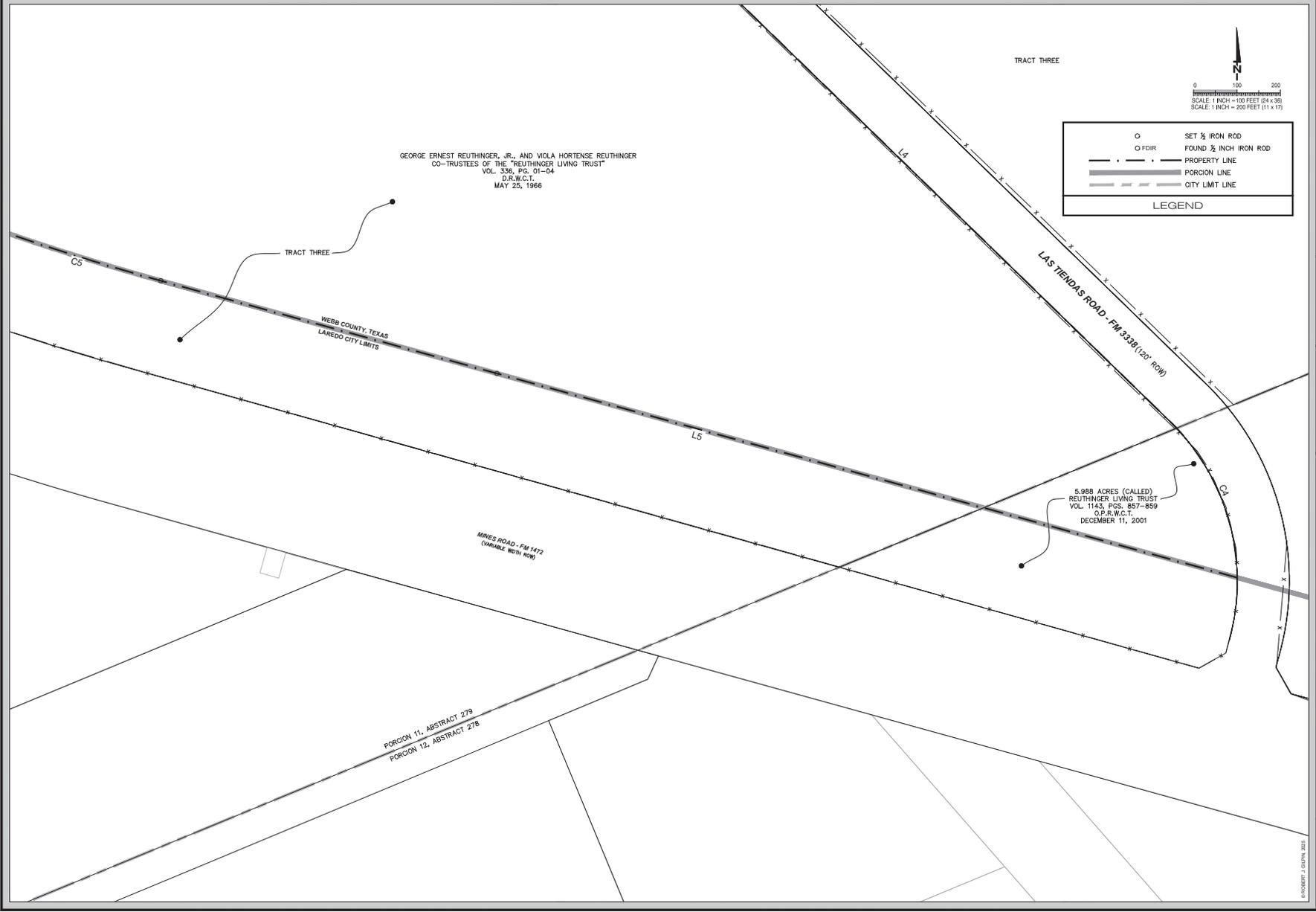
Curve Table						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	550.84	5,669.58	5.57°	275.64'	S35°24'54"E	550.62'
C2	360.39	5,789.58	3.57°	180.25'	S34°24'54"E	360.33'
C3	491.74	2,524.79	9.63°	246.45'	S41°00'54"E	491.16'
C4	402.50	513.04'	44.95°	212.25'	S23°21'23"E	392.26'
C5	568.27	5,866.72	5.55°	284.36'	N71°49'23"W	568.05'
C6	458.21	3,364.60	7.80°	229.46'	N72°55'23"W	457.88'



GILPIN
ENGINEERING COMPANY

562.7735 ACRES
WEBB COUNTY, TEXAS
OVERALL LAYOUT SHEET
2025 ANNEXATION SURVEY

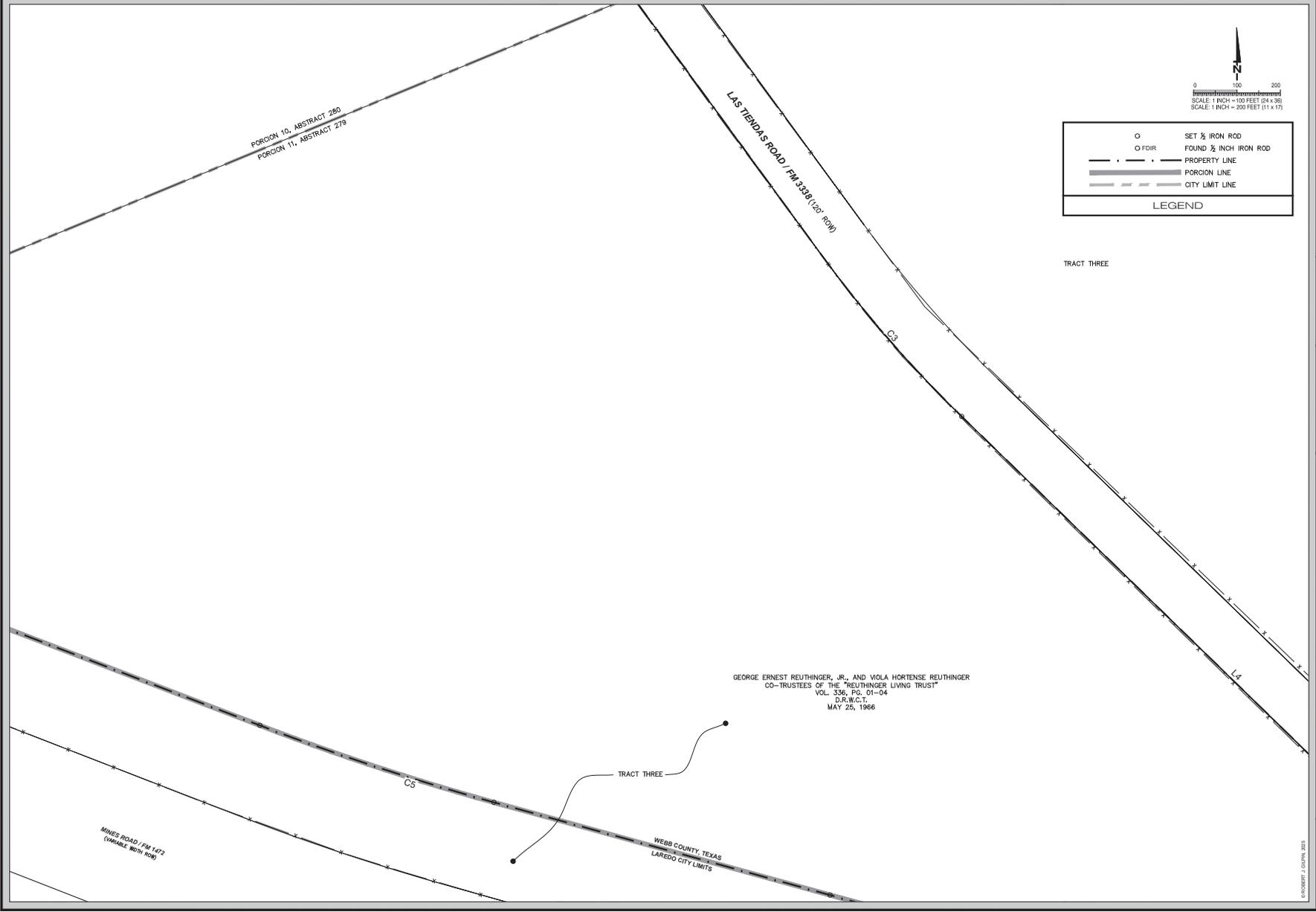
SHEET NO.
1 of 9



T.E.S.P.L.S. Firm Registration # 19181779
T.E.S.P.L.S. Firm Registration # 19181780
T.E.S.P.L.S. Firm Registration # 19181781
T.E.S.P.L.S. Firm Registration # 19181782
T.E.S.P.L.S. Firm Registration # 19181783
T.E.S.P.L.S. Firm Registration # 19181784
T.E.S.P.L.S. Firm Registration # 19181785
T.E.S.P.L.S. Firm Registration # 19181786
T.E.S.P.L.S. Firm Registration # 19181787
T.E.S.P.L.S. Firm Registration # 19181788
T.E.S.P.L.S. Firm Registration # 19181789
T.E.S.P.L.S. Firm Registration # 19181790

GILPIN
ENGINEERING COMPANY

DATE:	7-18-2025	REVISION:		JOB NO.:	
PROJECT:		DRAWN BY:		CHECKED BY:	
<p>562.7735 ACRES WEBB COUNTY, TEXAS AREA "A" 2025 ANNEXATION SURVEY</p>					
<p>6/20/2025 10:00 AM</p>					
<p>PROJECT: 2025 ANNEXATION SURVEY</p>					
<p>2 of 9</p>					



0 100 200
 SCALE: 1 INCH = 100 FEET (24 x 36)
 SCALE: 1 INCH = 200 FEET (11 x 17)

○ SET 1/2" IRON ROD
 ○ FOUND 1/2" IRON ROD
 - - - - - PROPERTY LINE
 - - - - - PORCION LINE
 - - - - - CITY LIMIT LINE

LEGEND

TRACT THREE

GEORGE ERNEST REUTHINGER, JR., AND MOLA HORTENSE REUTHINGER
 CO-TRUSTEES OF THE "REUTHINGER LIVING TRUST"
 VOL. 336, PG. 01-04
 D.R.W.C.T.
 MAY 25, 1966

TRACT THREE

WEBB COUNTY, TEXAS
 LAREDO CITY LIMITS

MINES ROAD / FM 1472
 (VARIABLE ROW/ ROW)

PORCION 10, ABSTRACT 280
 PORCION 11, ABSTRACT 278

LAS TIENDAS ROAD / FM 3358 (120' ROW)

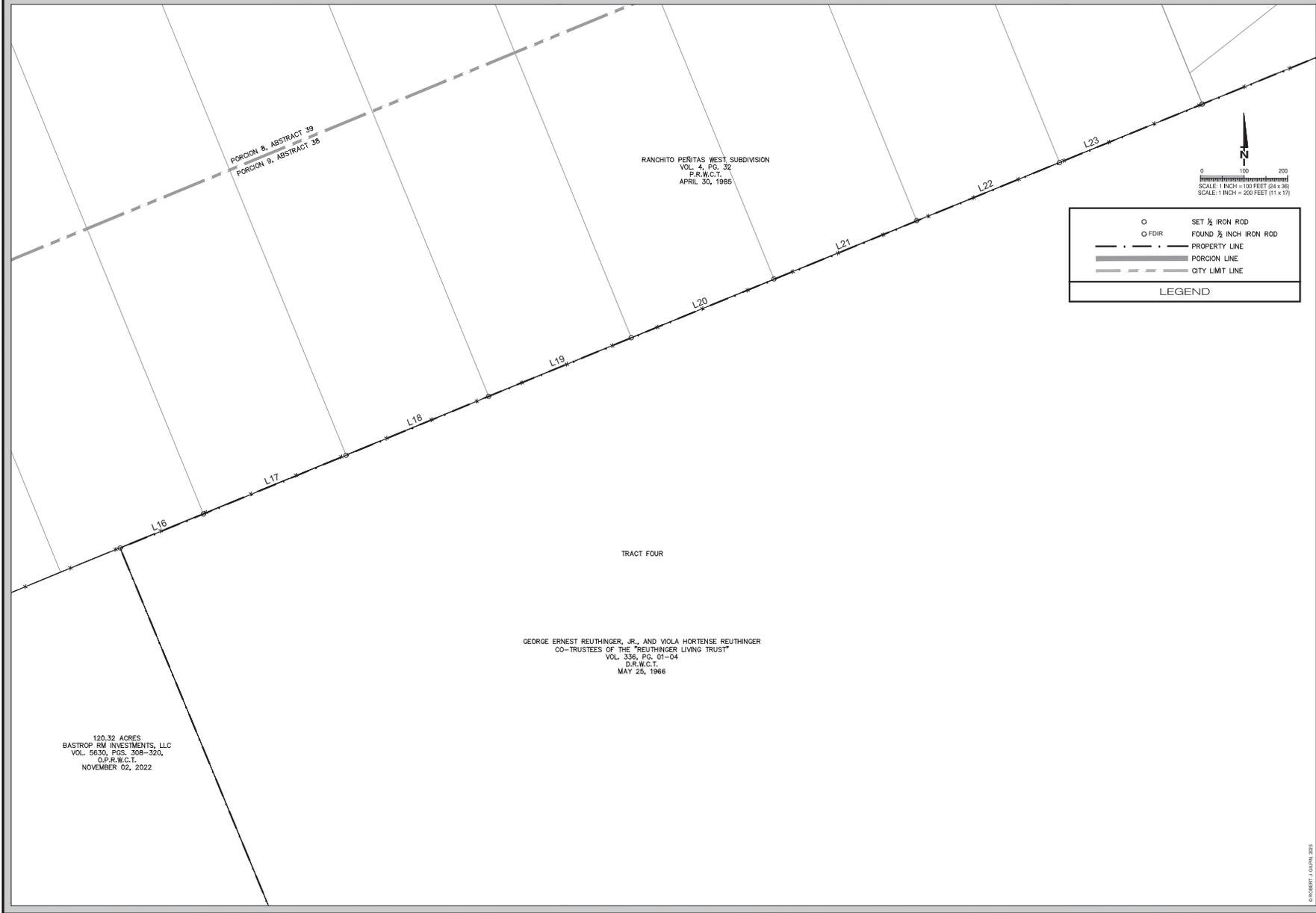
T.E.P.L.E. Firm Registration # 19187779
 T.E.P.L.E. Firm License # 161608
 T.E.P.L.E. Firm Seal No. 161608
 T.E.P.L.E. Firm Exp. Date 05/31/2025
 T.E.P.L.E. Firm Seal No. 161608
 T.E.P.L.E. Firm Exp. Date 05/31/2025

GILPIN
ENGINEERING COMPANY

DATE	7-18-2025	DRAWN BY		CHECKED BY	
REVISION		DATE		BY	

562.7735 ACRES
 WEBB COUNTY, TEXAS
 AREA "B"
 2025 ANNEXATION SURVEY

PROJECT / CLIENT / SITE	GILPIN ENGINEERING COMPANY	DRAWN BY	KV	CHECKED BY	RLS
SHEET NO.		3		OF 9	



T.E.S.P.A. Firm Registration # 1930779
 T.E.S.P.A. License # 161608
 T.E.S.P.A. License # 161609
 T.E.S.P.A. License # 161610
 T.E.S.P.A. License # 161611
 T.E.S.P.A. License # 161612
 T.E.S.P.A. License # 161613
 T.E.S.P.A. License # 161614
 T.E.S.P.A. License # 161615
 T.E.S.P.A. License # 161616
 T.E.S.P.A. License # 161617
 T.E.S.P.A. License # 161618
 T.E.S.P.A. License # 161619
 T.E.S.P.A. License # 161620
 T.E.S.P.A. License # 161621
 T.E.S.P.A. License # 161622
 T.E.S.P.A. License # 161623
 T.E.S.P.A. License # 161624
 T.E.S.P.A. License # 161625
 T.E.S.P.A. License # 161626
 T.E.S.P.A. License # 161627
 T.E.S.P.A. License # 161628
 T.E.S.P.A. License # 161629
 T.E.S.P.A. License # 161630
 T.E.S.P.A. License # 161631
 T.E.S.P.A. License # 161632
 T.E.S.P.A. License # 161633
 T.E.S.P.A. License # 161634
 T.E.S.P.A. License # 161635
 T.E.S.P.A. License # 161636
 T.E.S.P.A. License # 161637
 T.E.S.P.A. License # 161638
 T.E.S.P.A. License # 161639
 T.E.S.P.A. License # 161640
 T.E.S.P.A. License # 161641
 T.E.S.P.A. License # 161642
 T.E.S.P.A. License # 161643
 T.E.S.P.A. License # 161644
 T.E.S.P.A. License # 161645
 T.E.S.P.A. License # 161646
 T.E.S.P.A. License # 161647
 T.E.S.P.A. License # 161648
 T.E.S.P.A. License # 161649
 T.E.S.P.A. License # 161650
 T.E.S.P.A. License # 161651
 T.E.S.P.A. License # 161652
 T.E.S.P.A. License # 161653
 T.E.S.P.A. License # 161654
 T.E.S.P.A. License # 161655
 T.E.S.P.A. License # 161656
 T.E.S.P.A. License # 161657
 T.E.S.P.A. License # 161658
 T.E.S.P.A. License # 161659
 T.E.S.P.A. License # 161660
 T.E.S.P.A. License # 161661
 T.E.S.P.A. License # 161662
 T.E.S.P.A. License # 161663
 T.E.S.P.A. License # 161664
 T.E.S.P.A. License # 161665
 T.E.S.P.A. License # 161666
 T.E.S.P.A. License # 161667
 T.E.S.P.A. License # 161668
 T.E.S.P.A. License # 161669
 T.E.S.P.A. License # 161670
 T.E.S.P.A. License # 161671
 T.E.S.P.A. License # 161672
 T.E.S.P.A. License # 161673
 T.E.S.P.A. License # 161674
 T.E.S.P.A. License # 161675
 T.E.S.P.A. License # 161676
 T.E.S.P.A. License # 161677
 T.E.S.P.A. License # 161678
 T.E.S.P.A. License # 161679
 T.E.S.P.A. License # 161680
 T.E.S.P.A. License # 161681
 T.E.S.P.A. License # 161682
 T.E.S.P.A. License # 161683
 T.E.S.P.A. License # 161684
 T.E.S.P.A. License # 161685
 T.E.S.P.A. License # 161686
 T.E.S.P.A. License # 161687
 T.E.S.P.A. License # 161688
 T.E.S.P.A. License # 161689
 T.E.S.P.A. License # 161690
 T.E.S.P.A. License # 161691
 T.E.S.P.A. License # 161692
 T.E.S.P.A. License # 161693
 T.E.S.P.A. License # 161694
 T.E.S.P.A. License # 161695
 T.E.S.P.A. License # 161696
 T.E.S.P.A. License # 161697
 T.E.S.P.A. License # 161698
 T.E.S.P.A. License # 161699
 T.E.S.P.A. License # 161700

GILPIN
 ENGINEERING COMPANY

DATE	7-18-2025	REVISION		DRAWN		CHECKED	
DATE		REVISION		DRAWN		CHECKED	

562.7735 ACRES
 WEBB COUNTY, TEXAS
 AREA 1/4TH
 2025 ANNEXATION SURVEY

SHEET NO.
 6 of 9

PROJECT: 24014.001
 DRAWN BY: K.V.
 CHECKED BY: R.L.S.

120.32 ACRES
 BASTROP RM INVESTMENTS, LLC
 VOL. 5630, PDS. 308-320,
 O.P.R.W.C.T.
 NOVEMBER 02, 2022

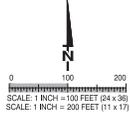
TRACT FOUR
 GEORGE ERNEST REUTHINGER, JR., AND VIOLA HORTENSE REUTHINGER
 CO-TRUSTEES OF THE "REUTHINGER LIVING TRUST"
 VOL. 336, PG. 01-04
 D.R.W.C.T.
 MAY 25, 1966

RANCHITO PERITAS WEST SUBDIVISION
 VOL. 4, PG. 32
 P.R.W.C.T.
 APRIL 30, 1985

PORTION 8, ABSTRACT 39
 PORTION 9, ABSTRACT 38

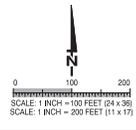
○ SET 1/2 IRON ROD
 ○ FDIR FOUND 1/2 INCH IRON ROD
 - - - - - PROPERTY LINE
 - - - - - PORTION LINE
 - - - - - CITY LIMIT LINE

LEGEND



RANCHITO PERITAS WEST SUBDIVISION
VOL. 4, PG. 32
P.R.W.C.T.
APRIL 30, 1985

GEORGE ERNEST REUTHINGER, JR., AND VIOLA HORTENSE REUTHINGER
CO-TRUSTEES OF THE "REUTHINGER LIVING TRUST"
VOL. 336, PG. 01-04
O.R.W.C.T.
MAY 25, 1966



○	SET 1/2" IRON ROD
○	FOUND 1/2" IRON ROD
---	PROPERTY LINE
---	PORCION LINE
---	CITY LIMIT LINE

LEGEND

TRACT FOUR

LAS TIENDAS ROAD / FM 3338(1.00' ROW)

PORCION 10, ABSTRACT 260
PORCION 11, ABSTRACT 279

6/20/2025 10:00 AM

562.7735 ACRES
WEBB COUNTY, TEXAS
AREA "F"
2025 ANNEXATION SURVEY

PROJECT: 2025 ANNEXATION SURVEY

DRAWN BY: NV

CHECKED BY: RLJ

SHEET NO.

7 of 9

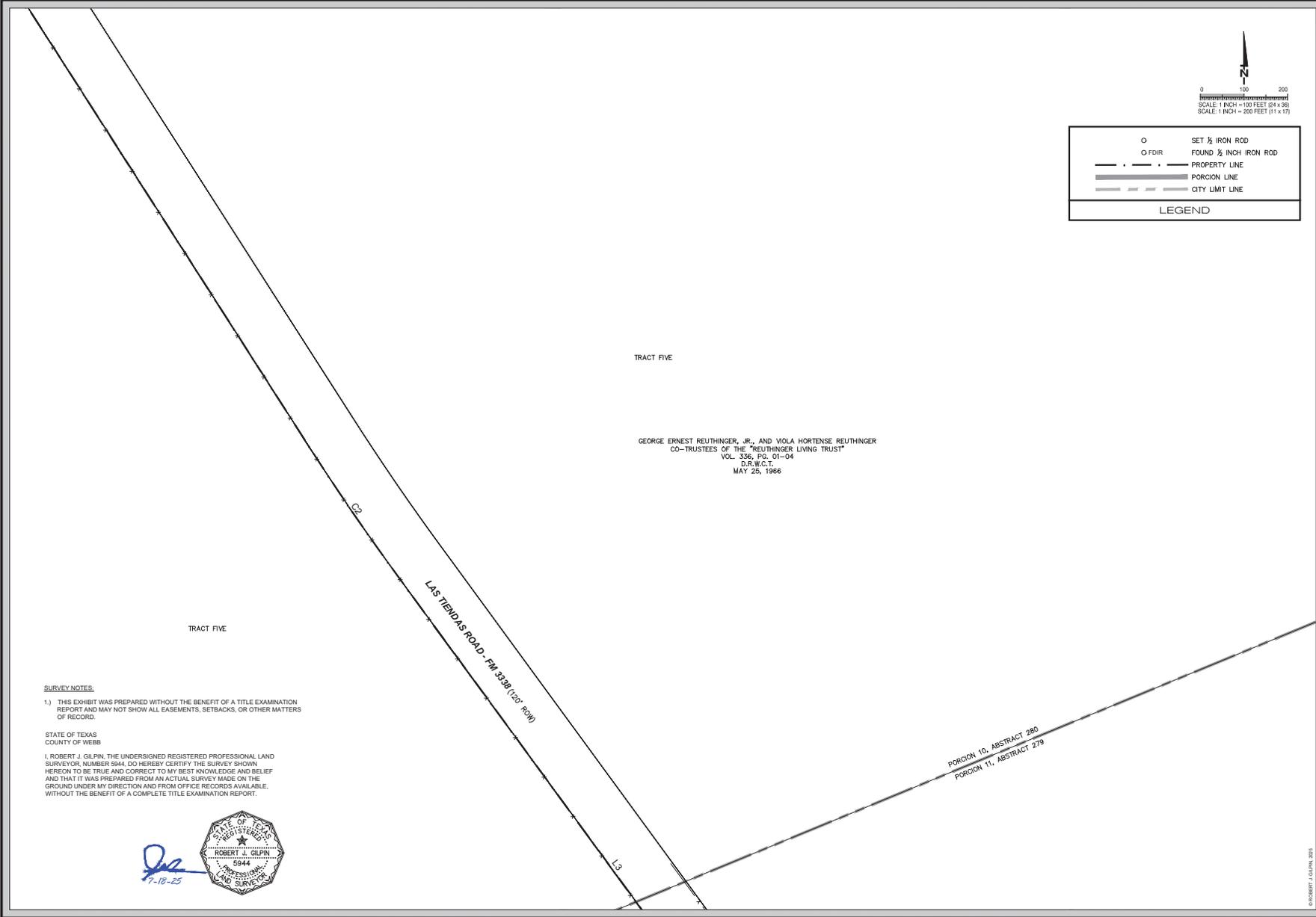
DATE: 7-18-2025

REVISION:

APPRAISER:

T.S.P.L.S. Firm Registration # 1983779
T.S.P.L.S. Firm License # 16168
T.S.P.L.S. Firm License # 16168



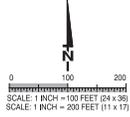


SURVEY NOTES:

1.) THIS EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION REPORT AND MAY NOT SHOW ALL EASEMENTS, SETBACKS, OR OTHER MATTERS OF RECORD.

STATE OF TEXAS
COUNTY OF WEBB

I, ROBERT J. GILPIN, THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR, NUMBER 5944, DO HEREBY CERTIFY THE SURVEY SHOWN HEREON TO BE TRUE AND CORRECT TO MY BEST KNOWLEDGE AND BELIEF AND THAT IT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND FROM OFFICE RECORDS AVAILABLE, WITHOUT THE BENEFIT OF A COMPLETE TITLE EXAMINATION REPORT.



○	SET 1/2" IRON ROD
○	FOUND 1/2" IRON ROD
---	PROPERTY LINE
---	PORCION LINE
---	CITY LIMIT LINE

LEGEND

T.S.P.L.S. Firm Registration # 1938779 T.S.P.L.S. License # 1938779	
DATE: 7-18-25 REVISION: DRAWN BY: CHECKED BY:	ASHBY:
562.7735 ACRES WEBB COUNTY, TEXAS AREA "H" 2025 ANNEXATION SURVEY	
PROJECT: GILPIN_001 SHEET NO. 9 of 9	GILPIN ENGINEERING COMPANY

STATE OF TEXAS*
 COUNTY OF WEBB*
2025 ANNEXATION
562.7735 ACRES

FIELD NOTES DESCRIBING A 562.7735 ACRE PARCEL, MORE OR LESS, BEING OUT OF TRACT THREE, TRACT FOUR AND TRACT FIVE, RECORDED IN VOLUME 336, PAGES 1 – 4, DEED RECORDS OF WEBB COUNTY, TEXAS, AND A 5.988 ACRE TRACT (CALLED), RECORDED IN VOLUME 1143, PAGES 857 – 859, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS. HEREIN DESCRIBED PARCEL SITUATED IN PORCION 9, ABSTRACT 38, ORIGINAL GRANTEE B.M. DIAZ, PORCION 10, ABSTRACT 280, ORIGINAL GRANTEE THOMAS SANCHES, PORCION 11, ABSTRACT 279, ORIGINAL GRANTEE THOMAS SANCHES, AND PORCION 12, ABSTRACT 278, ORIGINAL GRANTEE S. SANCHES, WEBB COUNTY, TEXAS. BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a found ½ inch iron rod being the easterly corner of Ranchitos Peñitas West Subdivision, recorded in Volume 4, Page 32, Plat Records of Webb County, Texas, situated on the easterly right-of way line of FM 3338, also known as Las Tiendas Road, same being situated on the northerly line of said Tract Four, for the **POINT OF BEGINNING** of this 562.7735 Acre Parcel, and the **northerly corner** hereof;

Thence, S38° 11' 54"E, along a fence occupied as the common boundary between said FM 3338 right-of-way and herein described parcel, a distance of 132.15 feet, to a set ½ inch iron rod, for a point of curvature hereof;

Thence, along a curve to the right, with a chord bearing S35°24'54"E, 550.62 feet, subtended by an arc having a radius of 5,669.58 feet, along a fence occupied as the common boundary between said FM 3338 right-of-way and herein described parcel, a distance of 550.84 feet, to a set ½ inch iron rod, for a point of tangency hereof;

Thence, S32°37'54"E along a fence occupied as the common boundary between said FM 3338 right-of-way and herein described parcel, a distance of 3,051.59 feet, to a set ½ inch iron rod, for a point of curvature hereof;

Thence, along a curve to the left, with a chord bearing S34°24'54"E, 360.33 feet, subtended by an arc having a radius of 5,789.58 feet, along a fence occupied as the common boundary between said FM 3338 right-of-way and herein described parcel, a distance of 360.49 feet, to a set ½ inch iron rod, for a point of tangency hereof;

Thence, S36°11'54"E, along a fence occupied as the common boundary between said FM 3338 right-of-way and herein described parcel, a distance of 1,665.32 feet, to a set ½ inch iron rod, for a point of curvature hereof;

Thence, along a curve to the left, with a chord bearing S41°00'54"E, 491.16 feet, subtended by an arc having a radius of 2,924.79 feet, along a fence occupied with the common boundary between said FM 3338 right-of-way and herein described parcel, a distance of 491.74 feet, to a set ½ inch iron rod, for a point of tangency hereof;

Thence, S45°49'54"E, along a fence occupied as the common boundary between said FM 3338 right-of-way and herein described parcel, a distance of 1,739.68 feet, to a set ½ inch iron rod, for a point of curvature hereof;

Thence, along a curve to the right, with a chord bearing S23°21'23"E, 392.26 feet, subtended by an arc having a radius of 513.04 feet, along a fence occupied by the common boundary between said FM 3338 right-of-way and herein described parcel, a distance of 402.50 feet, for the **southeasterly corner** hereof;

Thence, N74°35'53"W, with the southerly line of herein described parcel, a distance of 2,574.53 feet, to a set ½ inch iron rod, for a point of curvature hereof;

Thence, along a curve to the right, with a chord bearing N71°49'23"W, 568.05 feet, subtended by an arc having a radius of 5,866.72 feet, with the southerly line of herein described parcel, a distance of 568.27 feet, for a point of tangency hereof;

Thence, N69°03'03"W, with the southerly line of herein described parcel a distance of 1,953.64 feet, for a point of curvature hereof;

Thence, along a curve to the left, with a chord bearing N72° 55' 23"W, 457.86 feet, subtended by an arc having a radius of 3,364.60 feet, with the southerly line of herein described parcel, a distance of 458.21 feet, to a point on the northerly line of a 134.59 Acre Tract, recorded in Volume 4160, Pages 166-170, Official Public Records of Webb County, Texas, for the **most southerly southwest corner** hereof;

Thence, along a fence occupied as the common boundary between said 134.59 Acre Tract and herein described parcel, for the following points of deflection hereof;
 N45°24'45"W, a distance of 606.52 feet, to a found ½ inch iron rod;
 N52°19'52"W, a distance of 162.53 feet, to a set ½ inch iron rod;
 N61°11'10"W, a distance of 267.78 feet, to a set ½ inch iron rod;
 N70°25'20"W, a distance of 199.35 feet, to a found ½ inch iron rod;
 N77°19'27"W, a distance of 169.85 feet, to a found ½ inch iron rod;
 N80°45'07"W, a distance of 19.35 feet, to a found ½ inch iron rod;
 N85°59'17"W, a distance of 261.84 feet, to a set ½ inch iron rod;

Thence, N89°24'07"W, with the common boundary between said 134.59 Acre Tract and herein described parcel, a distance of 532.95 feet, to a found ½ inch iron rod being the northeasterly corner of Premier Industrial Park, Phase 1, recorded in Volume 41, Pages 79 – 82, Plat Records of Webb County, Texas, same being the northwesterly corner of said 134.59 Acre Tract, continuing with the same bearing and the common boundary between said Premier Industrial Park, Phase 1 and herein described parcel, a distance of 496.73 feet, for a total distance of 1,029.68 feet, with the southerly line of herein described parcel, to a set ½ inch iron rod being the southeasterly corner of a 120.32 Acre Tract, recorded in Volume 5630, Pages 308 – 320, Official Public Records of Webb County, Texas, for the **most westerly southwest corner** hereof;

Thence, N22°32'16"W, with the common boundary between said 120.32 Acre Tract and herein described parcel, a distance of 2,850.34 feet, to a set ½ inch iron rod, for the **westerly corner** hereof;

Thence along a fence occupied as the common boundary between said Ranchito Peñitas West Subdivision and said Tract Four, same being the northwesterly line of herein described parcel, to set ½ inch iron rod, for the following points of deflection hereof;

- N67°45'58"E, a distance of 206.48 feet;
- N67°38'59"E, a distance of 354.00 feet;
- N67°34'07"E, a distance of 354.00 feet;
- N67°43'03"E, a distance of 354.00 feet;
- N67°44'39"E, a distance of 354.00 feet;
- N67°44'39"E, a distance of 354.00 feet;
- N67°48'02"E, a distance of 354.00 feet;
- N67°45'58"E, a distance of 354.00 feet;
- N67°45'52"E, a distance of 804.85 feet;

Thence, N67°34'10"E, along a fence occupied as the common boundary between said Ranchito Peñitas West Subdivision and said Tract Four, same being the northwesterly line of herein described parcel, distance of 699.88 feet, to said **POINT OF BEGINNING**, containing within these metes and bounds 562.7735 Acres, more or less.

BASIS OF BEARINGS:

GPS NAD83/NAVD88 TEXAS STATE PLANE 4205 COORDINATES, GRID

STATE OF TEXAS
COUNTY OF WEBB

I, ROBERT J. GILPIN, THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR, NUMBER 5944, DO HEREBY CERTIFY THE FOREGOING METES AND BOUNDS DESCRIPTION TO BE TRUE AND CORRECT TO MY BEST KNOWLEDGE AND BELIEF, AND THAT IT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND FROM OFFICE RECORDS AVAILABLE, WITHOUT THE BENEFIT OF A COMPLETE TITLE EXAMINATION REPORT.

WITNESS MY HAND AND SEAL



North: 17135822.92' East: 634243.23'
Line Course: S38° 11' 54"E Length: 132.15'
North: 17135719.07' East: 634324.95'
Curve Length: 550.84' Radius: 5669.58'
Delta: 5°33'59.97" Tangent: 275.64'
Chord: 550.62' Course: S35° 24' 54"E
Course In: S51° 48' 06"W Course Out: N57° 22' 06"E
RP North: 17132213.08' East: 629869.37'
End North: 17135270.33' East: 634644.03'
Line Course: S32° 37' 54"E Length: 3051.59'
North: 17132700.42' East: 636289.56'
Curve Length: 360.39' Radius: 5789.58'
Delta: 3°33'59.51" Tangent: 180.25'
Chord: 360.33' Course: S34° 24' 54"E
Course In: N57° 22' 06"E Course Out: S53° 48' 06"W
RP North: 17135822.37' East: 641165.28'
End North: 17132403.16' East: 636493.21'
Line Course: S36° 11' 54"E Length: 1665.32'
North: 17131059.28' East: 637476.72'
Curve Length: 491.74' Radius: 2924.79'
Delta: 9°37'58.88" Tangent: 246.45'
Chord: 491.16' Course: S41° 00' 54"E
Course In: N53° 48' 05"E Course Out: S44° 10' 07"W
RP North: 17132786.62' East: 639836.95'
End North: 17130688.68' East: 637799.05'
Line Course: S45° 49' 54"E Length: 1739.68'
North: 17129476.53' East: 639046.91'
Curve Length: 402.50' Radius: 513.04'
Delta: 44°57'04.29" Tangent: 212.25'
Chord: 392.26' Course: S23° 21' 23"E
Course In: S44° 10' 05"W Course Out: N89° 07' 09"E
RP North: 17129108.52' East: 638689.45'
End North: 17129116.41' East: 639202.43'
Line Course: N74° 35' 53"W Length: 2574.53'
North: 17129800.18' East: 636720.36'

Curve Length: 568.27' Radius: 5866.72'
Delta: 5°32'59.57" Tangent: 284.36'
Chord: 568.05' Course: N71° 49' 23"W
Course In: N15° 24' 07"E Course Out: S20° 57' 07"W
RP North: 17135456.20' East: 638278.49'
End North: 17129977.38' East: 636180.65'
Line Course: N69° 03' 03"W Length: 1953.64'
North: 17130675.88' East: 634356.15'
Curve Length: 458.21' Radius: 3364.60'
Delta: 7°48'10.54" Tangent: 229.46'
Chord: 457.86' Course: N72° 55' 23"W
Course In: S20° 58' 42"W Course Out: N13° 10' 32"E
RP North: 17127534.30' East: 633151.58'
End North: 17130810.34' East: 633918.48'
Line Course: N45° 24' 45"W Length: 606.52'
North: 17131236.11' East: 633486.53'
Line Course: N52° 19' 52"W Length: 162.53'
North: 17131335.43' East: 633357.88'
Line Course: N61° 11' 10"W Length: 267.78'
North: 17131464.50' East: 633123.25'
Line Course: N70° 25' 20"W Length: 199.35'
North: 17131531.29' East: 632935.43'
Line Course: N77° 19' 27"W Length: 169.85'
North: 17131568.57' East: 632769.72'
Line Course: N80° 45' 07"W Length: 19.35'
North: 17131571.68' East: 632750.62'
Line Course: N85° 59' 17"W Length: 261.84'
North: 17131590.00' East: 632489.42'
Line Course: N89° 24' 07"W Length: 1029.68'
North: 17131600.74' East: 631459.79'
Line Course: N22° 32' 16"W Length: 2850.34'
North: 17134233.39' East: 630367.28'
Line Course: N67° 45' 58"E Length: 206.48'
North: 17134311.52' East: 630558.41'
Line Course: N67° 38' 59"E Length: 354.00'
North: 17134446.14' East: 630885.81'

Line Course: N67° 34' 07"E Length: 354.00'
North: 17134581.22' East: 631213.03'
Line Course: N67° 43' 03"E Length: 354.00'
North: 17134715.44' East: 631540.59'
Line Course: N67° 44' 39"E Length: 354.00'
North: 17134849.52' East: 631868.22'
Line Course: N67° 44' 39"E Length: 354.00'
North: 17134983.59' East: 632195.85'
Line Course: N67° 48' 02"E Length: 354.00'
North: 17135117.35' East: 632523.61'
Line Course: N67° 45' 58"E Length: 354.00'
North: 17135251.30' East: 632851.29'
Line Course: N67° 45' 52"E Length: 804.85'
North: 17135555.86' East: 633596.29'
Line Course: N67° 34' 10"E Length: 699.88'
North: 17135822.91' East: 634243.22'

Closure Error: N60° 23' 38"E Length: 0.02'

Error North: 0.01 East: 0.01

Perimeter: 23705.33' Area: 562.7735 Sq. Ft.



7-18-25



FEASIBILITY STUDY

TRACT 6: Reuthinger Point Tract

Acres: 562.77

APPLICANT: David Reuthinger - Reuthinger Living Trust

LOCATION: Northeast of FM 1472 and FM 3338 intersection

PROPOSED DEVELOPMENT: Industrial **Proposed Take Down:** 2026

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Build-out
Estimated population per development year	0	0	0	0	0	0	0	0	0	0	0
Total acreage	0.00	562.77	562.77	562.77	0.00	562.77	562.77	562.77	562.77	562.77	562.77
Single family dwelling units	0	0	0	0	0	0	0	0	0	0.00	0
Institutional	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Industrial/ commercial acreage	0.00	434.00	555.80	555.80	555.80	555.80	555.80	555.80	555.80	555.80	555.80
Park/Open Space (acres)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Taxable Value (cumulative)	\$166,925.00	\$115,651,656.19	\$148,110,467.35	$148,110,467.35	$148,110,467.35	$148,110,467.35	$148,110,467.35	$148,110,467.35	$148,110,467.35	$148,110,467.35	$148,110,467.35
GENERAL FUND (cumulative; rates shown are static, in all likelihood some increase will occur)											
Taxes: Property	\$847.35	\$587,074.41	\$751,842.80	\$751,842.80	\$751,842.80	\$751,842.80	\$751,842.80	\$751,842.80	\$751,842.80	\$751,842.80	\$751,842.80
Garbage Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Stormwater Fees	\$0.00	\$27,360.00	\$37,440.00	\$37,440.00	\$37,440.00	\$37,440.00	\$37,440.00	\$37,440.00	\$37,440.00	\$37,440.00	\$37,440.00
TOTAL	\$847.35	\$614,434.41	\$789,282.80	$789,282.80	$789,282.80	$789,282.80	$789,282.80	$789,282.80	$789,282.80	$789,282.80	$789,282.80
<i>*Garbage fees are not applicable to industrial sites because City of Laredo is not capable of providing services. They are serviced by private providers.</i>											
GENERAL FUND EXPENDITURES (data based on per capita cost; cost data not available for commercial properties)											
Police	\$802.13	\$15,240.40	\$20,855.28	\$20,855.28	\$20,855.28	\$20,855.28	\$20,855.28	\$20,855.28	\$20,855.28	\$20,855.28	\$20,855.28
Fire & EMS	\$670.85	\$12,746.07	\$17,441.99	\$17,441.99	\$17,441.99	\$17,441.99	\$17,441.99	\$17,441.99	\$17,441.99	\$17,441.99	\$17,441.99
Sanitation/Street Maintenance	\$0.00	\$1,616.29	\$1,932.41	\$1,932.41	\$1,932.41	\$1,932.41	\$1,932.41	\$1,932.41	\$1,932.41	\$1,932.41	\$1,932.41
TOTAL	\$1,472.97	\$29,602.75	\$40,229.68	$40,229.68	$40,229.68	$40,229.68	$40,229.68	$40,229.68	$40,229.68	$40,229.68	$40,229.68
REVENUES - EXPENDITURES	-625.62	\$584,831.66	$749,053.12	$749,053.12	$749,053.12	$749,053.12	$749,053.12	$749,053.12	$749,053.12	$749,053.12	\$749,053.12
ENTERPRISE SYSTEM REVENUES (cumulative)											
Water System	\$0.00	\$15,305.84	\$21,363.73	\$21,791.00	\$22,226.82	\$22,671.36	\$23,124.79	\$23,587.28	\$24,059.03	\$24,540.21	\$24,540.21
Wastewater System	\$0.00	\$11,567.85	\$16,146.29	\$16,469.21	\$16,798.60	\$17,134.57	\$17,477.26	\$17,826.80	\$18,183.34	\$18,547.01	\$18,547.01
ENTERPRISE SYSTEM EXPENDITURES (cumulative)											
Water System	\$0.00	\$14,741.75	\$20,576.38	\$20,987.91	\$21,407.67	\$21,835.82	\$22,272.54	\$22,717.99	\$23,172.35	\$23,635.80	\$23,635.80
Wastewater System	\$0.00	\$11,093.76	\$15,484.55	\$15,794.24	\$16,110.13	\$16,432.33	\$16,760.98	\$17,096.20	\$17,438.12	\$17,786.88	\$17,786.88
SYSTEM PROFIT/ (LOSS)	\$0.00	\$1,038.18	\$1,449.08	\$1,478.06	\$1,507.62	\$1,537.77	\$1,568.53	\$1,599.90	\$1,631.90	\$1,664.54	\$1,664.54
Additional revenues (at proposed rates):	\$1,093,807	for water treatment capacity									
	\$1,093,807	for wastewater treatment capacity									
RECOMMENDATION: APPROVAL											

**CITY OF LAREDO
ANNEXATION AGREEMENT AND SERVICE PLAN
TRACT 6
REUTHINGER POINT TRACT**

WHEREAS, the City of Laredo is a home rule municipality and a political subdivision of the State of Texas; and

WHEREAS, Chapter 43.003 of the Texas Local Government Code specifically sets out the legal requirements for the annexation of land adjoining the city limits of a home-rule municipality, such as the City of Laredo, Texas; and

WHEREAS, David Reuthinger, on behalf of Reuthinger Living Trust, has filed a voluntary petition with the City of Laredo for the annexation of 562.7735 acres, more or less, tract of land, said tract of land being more particularly described by metes and bounds on the attached Exhibit "A"; and

WHEREAS, Section 1.04 of the Charter of the City of Laredo requires the execution of an annexation agreement between the City of Laredo and the landowner of the territory being annexed; and

WHEREAS, Section 43.0672 of the Texas Local Government Code, requires the preparation of a service plan describing the provision of municipal services to the territory being annexed, prior to implementation of annexation proceedings and related public hearings.

NOW, THEREFORE, FOR AND IN CONSIDERATION, of the sum of Seven-Hundred Fifty and No/100 Dollars (\$750.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the **CITY OF LAREDO**, a home-rule municipality, and Reuthinger Living Trust, being the parties to this **ANNEXATION AGREEMENT AND SERVICE PLAN**, do hereby mutually acknowledge, consent, and agree to the following terms, conditions and service plan for annexation by the City of Laredo of 562.7735 acres tract of land, more or less, belonging to Reuthinger Living Trust.

SERVICE PLAN

A petition for annexation from Reuthinger Living Trust, was received for property designated as "Tract 6 (Reuthinger Point Tract)" described by metes and bounds in Exhibit "A" of this Annexation Agreement and Service Plan and made a part hereof for all purposes. This Service Plan was prepared in accordance with the requirements of Section 43.0672 of the Texas Local Government Code and was available for review by the public at hearings duly held on January 20, 2026. Public notice of the hearings was provided on January 4, 2026, not more than twenty or less than ten days before the hearings as provided in Section 43.0673 of the Texas Local Government Code.

Section 1. Services to be provided on the effective date of annexation

1. Police Protection: Police protection shall be provided to the tract immediately upon the effective date of annexation. Police protection shall include traffic control enforcement, crime prevention activities, police patrol, crime investigation, and emergency response.

2. Fire protection and Emergency Medical Services: First response fire and EMS services will be provided to the area from Fire Station No. 9, which is located approximately 5.76 miles from the proposed site. Fire services include protection, prevention, and emergency medical response.

3. Solid Waste Collection: The collection and disposal of solid waste will be extended to the area within thirty days from the effective date of annexation on the same basis as other residential and institutional customers. Institutional, commercial, and industrial generators of solid waste may use city services or contract with private haulers. Disposal of all solid waste will be at the municipal sanitary landfill. Fees charged customers within the tract will be the same as all similarly classified customers.

4a. Operation and Maintenance of Public Water Services

RESIDENTIAL ANNEXATION FEE FOR WATER:

Lots under 10,000 sq.ft.	\$1,298.70/lot (135 gpcd X 3.7 person/lot X \$2.60/gal)
Lots over 10,000 sq.ft.	\$1,943.59/lot

COMMERCIAL/INDUSTRIAL ANNEXATION FEE FOR WATER:

Less than 1.0 acres	\$1,295.66/lot
Lots 1 acre and Fraction:	\$1,943.60/acre

This fee is in addition to water availability or other fees but shall be superseded by the adoption and implementation of impact fees. Water service will be to the customer at the same rates charged like customers within the City Limits. The City Charter and City Ordinance require that all line extensions be made at the expense of the developer to conform to City Standards. Water for fire protection services will be provided to the tract on the same basis and subject to the same requirements as all new development within City Limits.

4b. Operation and Maintenance of Public Wastewater Services:

RESIDENTIAL ANNEXATION FEE FOR SANITARY SEWER:

Lots under 10,000 sq.ft.	\$2,205.20/lot (100 gpcd X 3.7 person/lot X \$5.96/gal)
Lots over 10,000 sq.ft.	\$2,591.48/lot

COMMERCIAL/INDUSTRIAL ANNEXATION FEE FOR SANITARY SEWER:

Less than 5.0 acres	\$1,593.00/acre (15 people/ac. X 18 gallons/person/day X \$5.90 gallon=\$1,593.00)
More than 5.01 acres	\$1,943.60/acre

This fee is in addition to water availability or other fees but shall be superseded by the adoption and implementation of impact fees. Wastewater service will be provided to the customer at the same rates charged like customers within the City Limits. The City Charter and City Ordinance require that all line extensions be made at the expense of the developer to conform to City Standards. Wastewater services will be provided to the tract on the same basis and subject to the same requirements as all new development within City Limits.

5. Maintenance of roads and streets: Public roads and streets will be maintained on the effective date of the annexation in the same manner as all roads and streets within the city limits. All thoroughfare rights-of-way shall be dedicated to comply with the Long-Range Thoroughfare requirements of the City of Laredo's Comprehensive Plan. Road maintenance consists of repair of paving, maintenance of traffic lights, controls and signals, and will be provided immediately upon annexation. Street lighting is required of all new development and will be provided at petitioner's expense.

6. Operation and Maintenance of parks, playgrounds and swimming pools: Any future residential developments proposed to be constructed on the annexed property must satisfy all requirements for parkland and improvement fees, as defined in the most recently adopted Parkland Dedication Ordinance.

7. Operation and Maintenance of other public facilities: No public facilities, public buildings, or other service facilities are presently located within the tract. All facilities required by the development shall be provided at the expense of the petitioner, its successors and assigns, or jointly in cooperation with the city at such time as warranted by the development.

The Service Plan does not contemplate the creation of another political subdivision, nor will it require the funding of capital improvements by the petitioner to which petitioner has not agreed prior to the institution of proceedings, or which will be charged in any manner inconsistent with Chapter 395 of the Texas Local Government Code. The Service Plan does not propose services in the area in a manner that would have the effect of reducing by more than a negligible amount the level of fire and police protection and emergency medical services provided within the corporate boundaries of the municipality before annexation.

If the annexed area had a lower level of services, infrastructure, and infrastructure maintenance than the level of services, infrastructure, and infrastructure maintenance provided within the corporate boundaries of the municipality before annexation, a service

plan must provide the annexed area with a level of services, infrastructure, and infrastructure maintenance that is comparable to the level of services, infrastructure, and infrastructure maintenance available in other parts of the municipality with topography, land use, and population density similar to those reasonably contemplated or projected in the area.

Section 2. Capital Improvements

The tract does not require the construction or acquisition of capital improvements by the City. Petitioner agrees to provide all roadways, drainage, and all public improvements at such time as the property is platted.

Section 3. Land Use

When the annexation results in the abutment of residential uses with M-1 (Light Manufacturing District) as defined in the Laredo Land Development Code, a 100 ft. buffer yard between the different land uses shall be required, and the buffer yard shall be maintained by the property owner. This *Section 3. Land Use* shall survive the expiration of this agreement.

The Service Plan is valid for a period of ten years, and all services within the area shall be provided in accordance with the Plan. Should an ordinance pertaining to reserve areas or impact fees be adopted by the City Council, the ordinance shall supersede any provisions established herein.

THIS ANNEXATION AGREEMENT AND SERVICE PLAN WAS ENTERED INTO AND EXECUTED ON THIS _____ DAY OF _____, 2026.

**CITY OF LAREDO,
a Texas Municipal Corporation**

By: _____

**Joseph Neeb
City Manager**

ATTESTED:

Mario Maldonado, Jr.
City Secretary

Reuthinger Living Trust

By: _____
David Reuthinger

APPROVED AS TO FORM:

Doanh "Zone" T. Nguyen
City Attorney

ACKNOWLEDGMENT

State of Texas *
County of Webb *

This instrument was acknowledged before me on this ___ day of _____, 2026 by Joseph Neeb, for and on behalf of the City of Laredo.

Notary Public, State of Texas

ACKNOWLEDGMENT

State of Texas *
County of Webb *

This instrument was acknowledged before me on this ___ day of _____, 2026 by David Reuthinger, on behalf of Reuthinger Living Trust.

Notary Public, State of Texas

ORDINANCE NO. 2026-O-XX

ALTERING AND EXTENDING THE BOUNDARY LIMITS OF THE CITY OF LAREDO, ANNEXING ADDITIONAL TERRITORY OF 562.7735 ACRES, MORE OR LESS, LOCATED NORTHWEST OF FM 1472 AND FM 3338. PROVIDING FOR THE EFFECTIVE DATE OF THE ORDINANCE, AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT ADOPTING A SERVICE PLAN FOR THE ANNEXED TERRITORY, AND ESTABLISHING THE INITIAL ZONING OF M-1 (LIGHT MANUFACTURING DISTRICT).

WHEREAS, the land hereinafter described is contiguous to the corporate limits of the City of Laredo, Texas, and is located within its extraterritorial jurisdiction; and

WHEREAS, the owner of the land has applied for the voluntary annexation of the land, described by the metes and bounds and attached hereto and made a part hereof for all the purposes, as set out in Exhibit "A"; and

WHEREAS, the City of Laredo has an unused allocation from prior calendar years; and

WHEREAS, the City Council believes and so finds that the annexation of such land is in the public interest and will promote the general welfare; and

WHEREAS, a public hearing was held in compliance with Article 43.0673, of the Municipal Annexation Act, giving all persons interested in such annexation an opportunity to be heard; and

WHEREAS, notice of such public hearing was duly given, as provided by law, and such hearing was held on the date and at the time, place and hour so announced; and

WHEREAS, at said Public Hearing, the proposed Service Plan for the annexation land herein described was considered by the City Council and was made available for public inspection.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LAREDO THAT:

Section 1: That the City of Laredo hereby adopts a Service Plan for the extension of municipal services into the land described in Exhibit "A". A copy of said Service Plan is marked Exhibit "B" attached hereto and made a part hereof for all purposes.

Section 2: That the following described land containing 562.7735 acres lying adjacent to and adjoining the City of Laredo is hereby added and annexed to the City of Laredo, and said land be and is included within the boundary limits of the City of Laredo, and

the present boundary limits of said City, at the various points contiguous to the area hereinafter described, are altered and amended so as to include said area within the corporate limits of the City of Laredo. That from and after the effective date of this Ordinance, the Boundary Limits of the City of Laredo shall include all such additional, adjacent, and hereby annexed land herein above described in Section 2. That from and after the final passage and adoption of this Ordinance, the Boundary Limits of the City of Laredo, Texas, shall be as herein above set out in Exhibit "A", and the property situated therein shall bear its pro rata part of the taxes levied by the City of Laredo, and the inhabitants thereof shall be entitled to all the rights and privileges of all the citizens and shall be bound by the acts, ordinances, resolutions and regulations of the City of Laredo.

Section 3: That the Zoning Map of the City of Laredo be and is hereby amended to show the initial zoning designation boundaries for the land, as per the attached survey and metes and bounds, as set out in Exhibit "A", attached hereto and made a part hereof for all purposes as M-1 (Light Manufacturing District).

Section 4: Severability

If any provision, section subsection, sentence, clause, or phrase of this ordinance, or the application of the same to any person or set of circumstances is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this ordinance or their application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council in adopting this ordinance that no portion hereof or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness or invalidity or another portion hereof, and all provisions of this ordinance are declared to be severable for that purpose.

Section 5: Open Meeting

The City Council officially finds, determines, recites and declares that a sufficient written notice of the date, hour, place and subject of this meeting of the City Council was posted at a place convenient to the public at the city hall of the City for the time required by law preceding this meeting as required by the Open Meeting Law, Article 6252-17, Texas Revised Civil Statutes Annotated; and that this meeting has been open to the public as required by law at all times during which this ordinance and the subject matter approves and confirms such written notice and the contents and posting hereof.

Section 6: That this Ordinance shall be published in the manner provided in article II, Section 2.09 (D) of the Charter of the City of Laredo.

Section 7: This Ordinance shall become effective upon passage.

APPROVED BY THE MAYOR ON THIS THE _____ DAY OF _____, 2026.

DR. VICTOR D. TREVIÑO
MAYOR

ATTEST:

MARIO MALDONADO, JR.
CITY SECRETARY

APPROVED AS TO FORM:

DOANH "ZONE" T. NGUYEN
CITY ATTORNEY

City of Laredo

Planning & Zoning Commission

Meeting Date: 11/6/2025

Master Plan Consideration 7A

SUBJECT

Review of the revision to the Embarcadero Southeast Quadrant masterplan. The intent is industrial and commercial. The purpose of this revision is to remove Fasken Blvd. from Phase 7 and add to Phase 5, add new area of Multi-Family Lot to the new Phase 7, and add a Commercial Lot as new Phase 12.

PL-010-2026

District VII - Cm. Vanessa Perez

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

APPLICANT: Farias Development, LTD

ENGINEER: Camacho-Hernandez & Assoc.

SITE: This 266.63-acre tract of land is located on the corner of FM-1472 (Mines Road) and Bob Bullock Loop. The zoning for this development is M-1 (Light Manufacturing District), B-4 (Highway Commercial District), B-3 (Community Business District), and R-2 (Multi-Family District). This tract is located in District VII - Cm. Vanessa Perez.

COMMITTEE RECOMMENDATION

N/A

STAFF RECOMMENDATION

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. A zone change will be required for the intended uses (proposed multifamily in Phase 7 and proposed commercial in Phase 12). Please note that all zone change requests are subject to City Council discretion and are not guaranteed. Approval of the masterplan/plat does not imply a favorable position in a future zone change consideration by the City. Should the request be denied, a plat revision will be required.
2. Remove "This area to be Master Planned by different owner" so that only the area to be master planned is shown within the thick boundary line.
3. Label/Identify the dashed line within Lot 9, Block 1.

4. The LEGEND does not identify item 7 on the drawing. Item 6 is listed twice.
5. Ensure that the acreage shown on the legal description matches the total acreage identified on the "Development Summary," reflecting the acreage adjustments in Phase 5, Phase 10, and the addition of Phase 12.
6. Submit a master plan revision to the City of Laredo Building Development Services GIS Division within 10 days of Planning and Zoning Commission approval in a geo-referenced CAD file (Section 2-3.2(a)4 - Subdivision Ordinance).
7. Access to FM 1472, Bob Bullock Loop, and Interstate Highway 35 is subject to the review and approval by Texas Department of Transportation (TX-DOT).
8. Coordinate with the Environmental Department and comply with the vegetative buffering requirements as a first and third order stream impacts a portion of this tract (Section 24-27 - Laredo Land Development Code).
9. Identify all easements.
10. All improvements as per the Subdivision Ordinance.

Engineering: No comments submitted.
Environmental: No comments submitted.
Fire: No comments submitted.
Water & Utilities: No comments submitted.
Traffic Safety: No comments submitted.
WEBB County App: No comments submitted.
AEP Engineers: No comments submitted.
U.I.S.D.: No comments submitted.
L.I.S.D.: No comments submitted.
AT&T: No comments submitted.

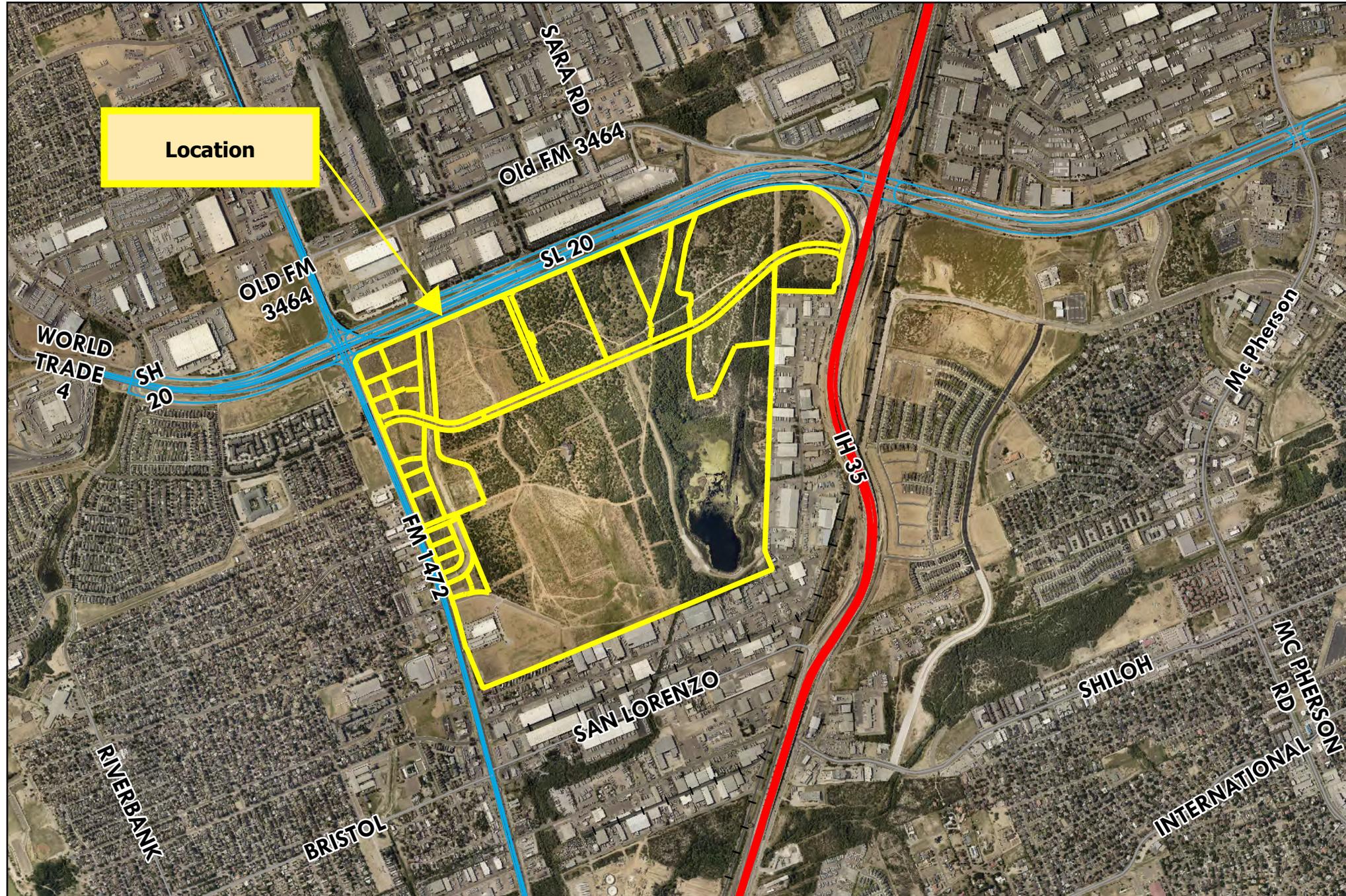
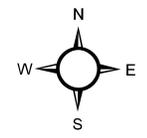
NOTICE TO THE DEVELOPER:

Planning:

Only the utility easements within the plat boundaries are subject to change prior to plat recordation due to revisions by the utility companies.

All comments set forth are preliminary comments and not an exhaustive list. Additional comments may be added prior to final plat approval.

AERIAL LOCATION MAP

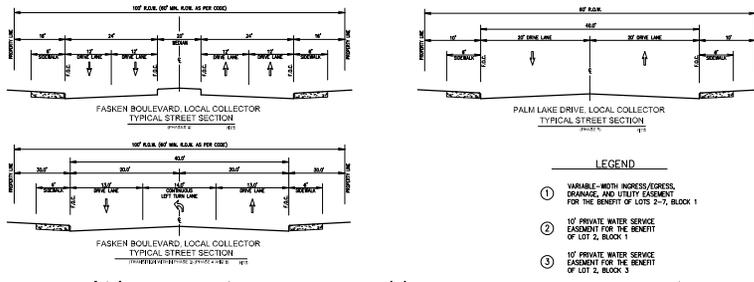
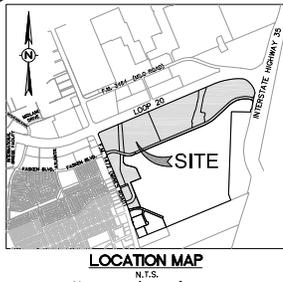


Location

MASTER DEVELOPMENT PLAN NOTES:

1. THIS MASTER DEVELOPMENT PLAN SUPERSEDES AND REPLACES ANY AND ALL PREVIOUSLY SUBMITTED MASTER DEVELOPMENT PLANS FOR THIS TRACT. ALL PREVIOUSLY APPROVED MASTER DEVELOPEMENT PLANS FOR THIS TRACT SUCH AS THE EMBARCADERO SOUTHEAST QUADRANT MASTER DEVELOPMENT PLAN (APPROVED 2010) SHALL BE RESCINDED UPON APPROVAL OF THIS MASTER DEVELOPMENT PLAN. OTHER AREAS SHOWN HEREIN SHALL BE MASTER PLANNED SEPARATELY BY A DIFFERENT OWNER.
2. THIS MASTER DEVELOPMENT PLAN SHALL COMPLY WITH ALL APPLICABLE SECTIONS OF THE CITY OF LAREDO LAND DEVELOPMENT CODE EFFECTIVE THE DATE OF THE PLAN APPROVAL.
3. EFFECTIVE 100-YEAR FLOODPLAIN BASED ON FEMA LETTER OF MAP REVISION (LOMR), LAS MANADAS CREEK TRIBUTARY 2A, CASE NO. 16-06-1464R, FEMA MAP NUMBER 48479C1185C, EFFECTIVE DATE: JULY 7, 2022.
4. REFER TO ZONING ORDINANCES NOS. 2021-0-177, 2021-0-178, 2021-0-179, 2021-0-180, AND 2021-0-181, FOR THE LATEST ZONING DESIGNATIONS.

**CURRENT MASTERPLAN
APPROVED BY P&Z ON
7/17/2025**



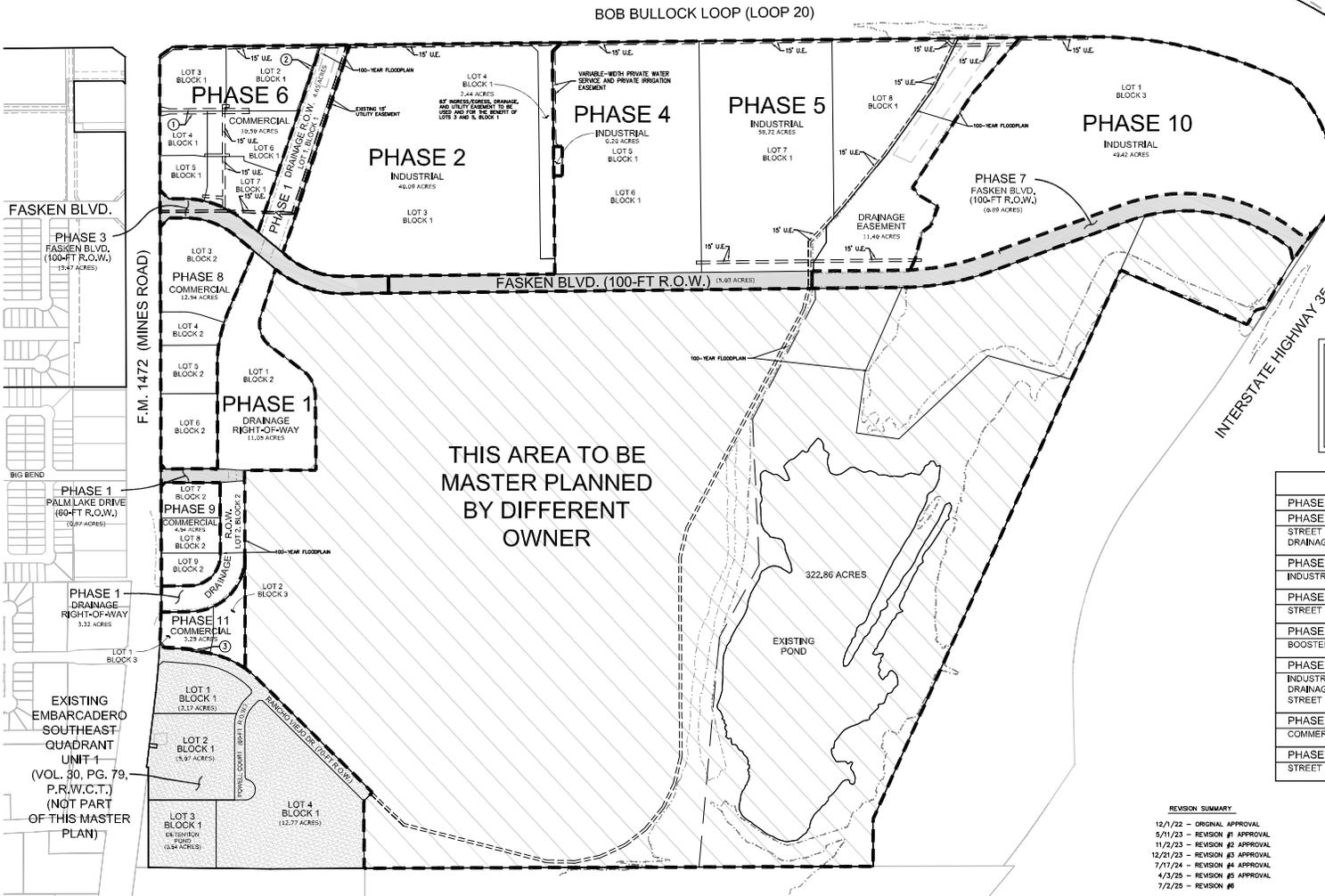
MASTER DEVELOPMENT PLAN NOTES:

1. THIS MASTER DEVELOPMENT PLAN SUPERSEDES AND REPLACES ANY AND ALL PREVIOUSLY SUBMITTED MASTER DEVELOPMENT PLANS FOR THIS TRACT. ALL PREVIOUSLY APPROVED MASTER DEVELOPMENT PLANS FOR THIS TRACT SUCH AS THE EMBARCADERO SOUTHEAST QUADRANT MASTER DEVELOPMENT PLAN (APPROVED 2010) SHALL BE RESCINDED UPON APPROVAL OF THIS MASTER DEVELOPMENT PLAN. OTHER AREAS SHOWN HEREIN SHALL BE MASTER PLANNED SEPARATELY BY A DIFFERENT OWNER.
2. THIS MASTER DEVELOPMENT PLAN SHALL COMPLY WITH ALL APPLICABLE SECTIONS OF THE CITY OF LAREDO LAND DEVELOPMENT CODE EFFECTIVE THE DATE OF THE PLAN APPROVAL.
3. EFFECTIVE 100-YEAR FLOODPLAIN BASED ON FEMA LETTER OF MAP REVISION (LOMR), LAS MANANAS CREEK TRIBUTARY 2A, CASE NO. 16-06-1464R, FEMA MAP NUMBER 48479C1185C, EFFECTIVE DATE: JULY 7, 2022.
4. REFER TO ZONING ORDINANCES NOS. 2021-0-177, 2021-0-178, 2021-0-179, 2021-0-180, AND 2021-0-181, FOR THE LATEST ZONING DESIGNATIONS.

SCALE: 1"=300'

LEGEND

- N.T.S. NOT TO SCALE
- R.O.W. RIGHT OF WAY
- UNIT BOUNDARY
- - - APPROXIMATE LOCATION
- 100 YEAR FLOODPLAIN
- RIGHT-OF-WAY DEDICATION PLATS
- U.E. UTILITY EASEMENT
- D.R. DRAINAGE RIGHT-OF-WAY
- D.E. DRAINAGE EASEMENT
- V.W.U.E. VARIABLE-WIDTH UTILITY EASEMENT
- E.E. ELECTRIC EASEMENT
- F.O.C. FACE OF CURB
- R.O.W. RIGHT-OF-WAY



**THIS AREA TO BE
MASTER PLANNED
BY DIFFERENT
OWNER**

OWNER & APPLICANT
FARIAS DEVELOPMENT LTD.
CONTACT PERSON: BEN PUG, P.E.
11110 MINES ROAD, SUITE 101
LAREDO, TEXAS 78045
TEL: (956) 791-5000
FAX: (956) 791-5055

CIVIL ENGINEER
CAMACHO-HERNANDEZ & ASSOCIATES
CONTACT PERSON: ARTURO CAMACHO, P.E.
415 EMBASSY OAKS, SUITE 205
SAN ANTONIO, TEXAS 78216
TEL: (210) 341-6200
FAX: (210) 341-6300

MASTER DEVELOPMENT PLAN
BEING A 235.10 ACRE TRACT OUT OF A 1,530.61 ACRE PARCEL, FASKEN, LTD., RECORDED IN VOLUME 370, PAGES 77-82, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, AND TRANSFERRED TO FARIAS DEVELOPMENT, LTD. IN VOLUME 480, PAGES 425-437, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, SITUATED IN ABSTRACT 48, PORCION 20, ORIGINAL GRANTEE BALUSTITA GARCIA, ABSTRACT 49, PORCION 21, ORIGINAL GRANTEE LEONARDO GARCIA, ABSTRACT 324, SURVEY 2415, ORIGINAL GRANTEE F & I. FARIAS, AND ABSTRACT 277, PORCION 22, ORIGINAL GRANTEE MARIA DE JESUS SANCHEZ, CITY OF LAREDO, TEXAS.

DEVELOPMENT SUMMARY			
PHASE	ACRES	PHASE	ACRES
PHASE 1	19.89	PHASE 8	12.54
STREET R.O.W.	0.87	COMMERCIAL (RETAIL)	12.54
DRAINAGE R.O.W.	19.02		
PHASE 2	42.53	PHASE 9	4.54
INDUSTRIAL (WAREHOUSE)	42.53	COMMERCIAL (RETAIL)	4.54
PHASE 3	3.47	PHASE 10	49.42
STREET R.O.W.	3.47	INDUSTRIAL (WAREHOUSE)	49.42
PHASE 4	0.20	PHASE 11	3.25
BOOSTER STATION	0.20	COMMERCIAL (RETAIL)	3.25
PHASE 5	75.81	TOTAL	235.10
INDUSTRIAL (WAREHOUSE)	58.72	INDUSTRIAL (WAREHOUSE)	150.67
DRAINAGE EASEMENT	11.46	COMMERCIAL (RETAIL)	36.89
STREET R.O.W.	5.63	STREET R.O.W.	16.86
PHASE 6	16.56	DRAINAGE R.O.W.	19.02
COMMERCIAL (RETAIL)	16.56	DRAINAGE EASEMENT	11.46
PHASE 7	6.89	BOOSTER STATION	0.20
STREET R.O.W.	6.89		

REVISION SUMMARY

12/1/22	- ORIGINAL APPROVAL
5/11/23	- REVISION #1 APPROVAL
11/2/23	- REVISION #2 APPROVAL
12/21/23	- REVISION #3 APPROVAL
7/17/24	- REVISION #4 APPROVAL
4/2/25	- REVISION #5 APPROVAL
7/2/25	- REVISION #6

CAMACHO-HERNANDEZ
Engineering - Survey - Transportation - Urban Design

5718 University Heights Blvd., Suite 102
Laredo, TX 78045
Phone: (210) 341-6200, Fax: (210) 341-6300
TBP# Firm No. F-5478



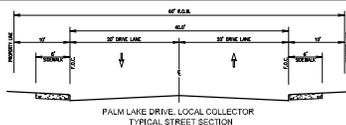
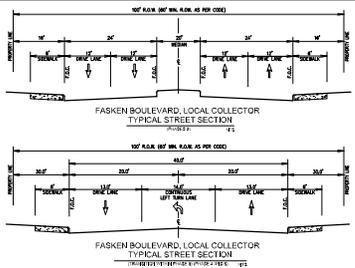
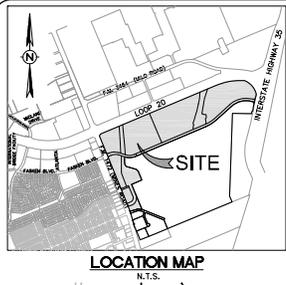
MASTER DEVELOPMENT PLAN

EMBARCADERO SOUTHEAST QUADRANT FARIAS DEVELOPMENT, LTD.
11110 MINES ROAD, SUITE 101
LAREDO, TEXAS 78045

DATE: 7/2/25
DRAWN BY: P.N.
DESIGNED BY: P.N.
CHECKED BY: A.C.
REVIEWED BY: A.C.
PROJECT NUMBER: 31000415

SHEET 1
OF 1

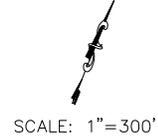
REVISED SUBMITTED MASTERPLAN



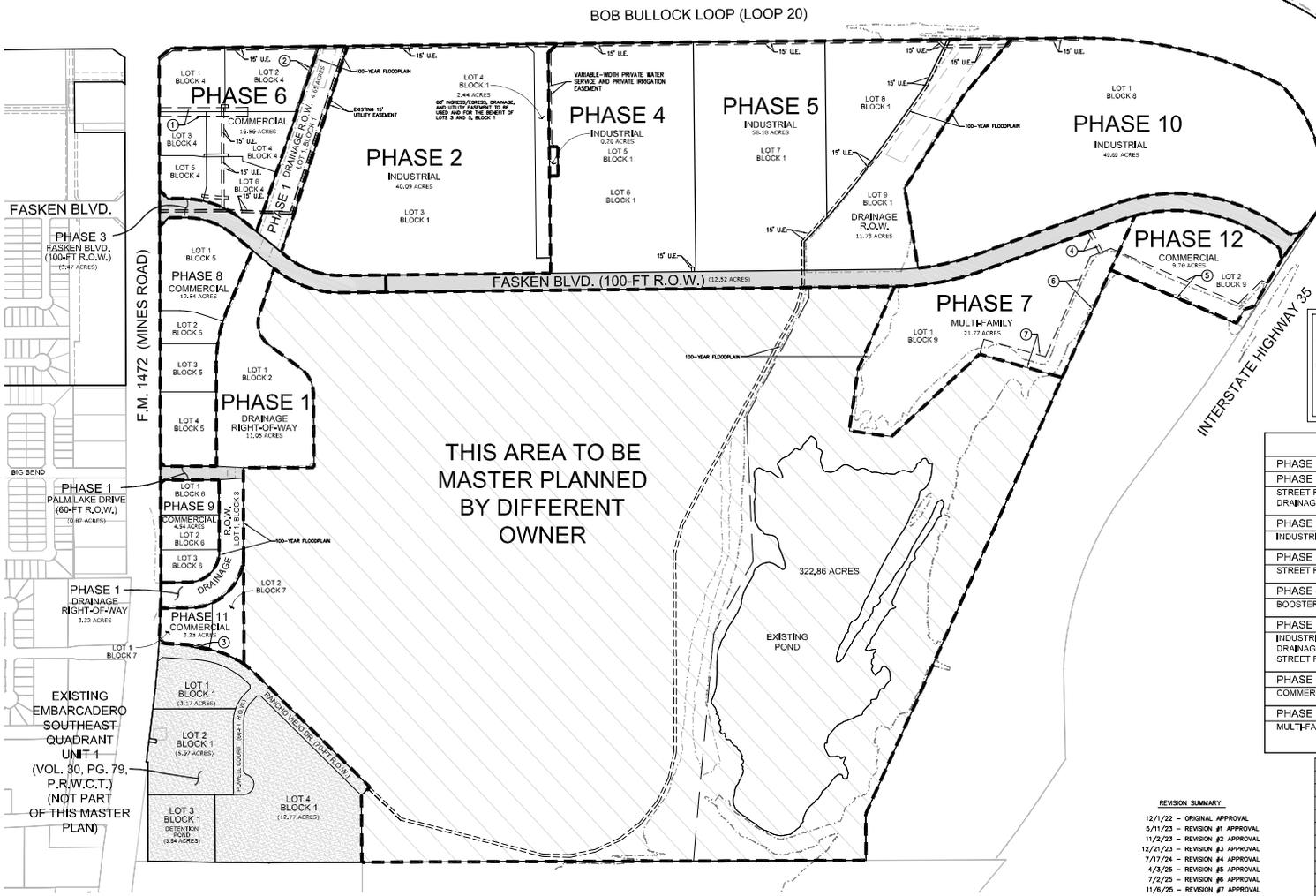
- LEGEND**
- ① 50'-FT WIDE ADDRESS, DRAINAGE, AND UTILITY EASEMENT FOR THE BENEFIT OF LOTS 1-4, BLOCK 4
 - ② 10' PRIVATE WATER SERVICE EASEMENT FOR THE BENEFIT OF LOT 4, BLOCK 4
 - ③ 10' PRIVATE WATER SERVICE EASEMENT FOR THE BENEFIT OF LOT 2, BLOCK 7
 - ④ 20'-FT WIDE DRAINAGE EASEMENT
 - ⑤ 11' DRAINAGE EASEMENT
 - ⑥ 140' DRAINAGE EASEMENT
 - ⑦ 80' DRAINAGE EASEMENT

MASTER DEVELOPMENT PLAN NOTES:

1. THIS MASTER DEVELOPMENT PLAN SUPERSEDES AND REPLACES ANY AND ALL PREVIOUSLY SUBMITTED MASTER DEVELOPMENT PLANS FOR THIS TRACT. ALL PREVIOUSLY APPROVED MASTER DEVELOPMENT PLANS FOR THIS TRACT SUCH AS THE EMBARCADERO SOUTHEAST QUADRANT MASTER DEVELOPMENT PLAN (APPROVED 2010) SHALL BE RECONSIDERED UPON APPROVAL OF THIS MASTER DEVELOPMENT PLAN. OTHER AREAS SHOWN HEREIN SHALL BE MASTER PLANNED SEPARATELY BY A DIFFERENT OWNER.
2. THIS MASTER DEVELOPMENT PLAN SHALL COMPLY WITH ALL APPLICABLE SECTIONS OF THE CITY OF LAREDO LAND DEVELOPMENT CODE EFFECTIVE DATE OF THE PLAN APPROVAL.
3. EFFECTIVE 100-YEAR FLOODPLAIN BASED ON FEMA LETTER OF MAP REVISION (LOMR), LAS MANANAS CREEK TRIBUTARY 2A, CASE NO. 16-06-1464R, FEMA MAP NUMBER 48479C1185C, EFFECTIVE DATE: JULY 7, 2022.
4. REFER TO ZONING ORDINANCES NOS. 2021-0-177, 2021-0-178, 2021-0-179, 2021-0-180, AND 2021-0-181, FOR THE LATEST ZONING DESIGNATIONS.



- LEGEND**
- MTS NOT TO SCALE
 - R.O.W. RIGHT OF WAY
 - UNIT BOUNDARY
 - APPROXIMATE LOCATION 100 YEAR FLOODPLAIN
 - RIGHT-OF-WAY DEDICATION PLATS
 - U.E. UTILITY EASEMENT
 - D.R. DRAINAGE RIGHT-OF-WAY
 - D.E. DRAINAGE EASEMENT
 - V.U.E. VARIABLE-WIDTH UTILITY EASEMENT
 - E.E. ELECTRIC EASEMENT
 - F.O.C. FACE OF CURB
 - R.O.W. RIGHT-OF-WAY



OWNER & APPLICANT
 FARIAS DEVELOPMENT LTD.
 CONTACT PERSON: BEN PUIG, P.E.
 11110 MINES ROAD, SUITE 101
 LAREDO, TEXAS 78045
 TEL: (956) 791-5000
 FAX: (956) 791-5055

CIVIL ENGINEER
 CAMACHO-HERNANDEZ & ASSOCIATES
 CONTACT PERSON: ARTURO CAMACHO, P.E.
 5718 UNIVERSITY HEIGHTS BLVD., SUITE 102
 SAN ANTONIO, TEXAS 78249
 TEL: (210) 341-6200
 FAX: (210) 341-6300

MASTER DEVELOPMENT PLAN
 BEING A 235.10 ACRE TRACT OUT OF A 1,530.61 ACRE PARCEL, FASKEN, LTD., RECORDED IN VOLUME 370, PAGES 77-82, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, AND TRANSFERRED TO FARIAS DEVELOPMENT LTD. IN VOLUME 4890, PAGES 425-437, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, SITUATED IN ABSTRACT 48, PORCION 20, ORIGINAL GRANTEE BAUTISTA GARCIA, ABSTRACT 49, PORCION 21, ORIGINAL GRANTEE LEONARDO GARCIA, ABSTRACT 3294, SURVEY 2415, ORIGINAL GRANTEE F & I, FARIAS, AND ABSTRACT 277, PORCION 22, ORIGINAL GRANTEE MARIA DE JESUS SANCHEZ, CITY OF LAREDO, TEXAS.

DEVELOPMENT SUMMARY			
PHASE	ACRES	PHASE	ACRES
PHASE 1	19.89	PHASE 8	12.54
STREET R.O.W.	0.87	COMMERCIAL (RETAIL)	12.54
DRAINAGE R.O.W.	19.02		
PHASE 2	42.53	PHASE 9	4.54
INDUSTRIAL (WAREHOUSE)	42.53	COMMERCIAL (RETAIL)	4.54
PHASE 3	3.47	PHASE 10	49.69
STREET R.O.W.	3.47	INDUSTRIAL (WAREHOUSE)	49.69
PHASE 4	0.20	PHASE 11	3.25
BOOSTER STATION	0.20	COMMERCIAL (RETAIL)	3.25
PHASE 5	82.43	PHASE 12	9.76
INDUSTRIAL (WAREHOUSE)	58.18	COMMERCIAL (RETAIL)	9.76
DRAINAGE R.O.W.	11.73		
STREET R.O.W.	12.52		
PHASE 6	16.56	TOTAL	266.63
COMMERCIAL (RETAIL)	16.56	INDUSTRIAL (WAREHOUSE)	150.40
		COMMERCIAL (RETAIL)	46.65
PHASE 7	21.77	MULTI-FAMILY	21.77
MULTI-FAMILY	21.77	STREET R.O.W.	16.96
		DRAINAGE R.O.W.	30.75
		BOOSTER STATION	0.20

- REVISION SUMMARY**
- 12/1/22 - ORIGINAL APPROVAL
 - 5/11/23 - REVISION #1 APPROVAL
 - 11/2/23 - REVISION #2 APPROVAL
 - 12/29/23 - REVISION #3 APPROVAL
 - 7/11/24 - REVISION #4 APPROVAL
 - 4/3/25 - REVISION #5 APPROVAL
 - 7/2/25 - REVISION #6 APPROVAL
 - 11/8/25 - REVISION #7 APPROVAL

NO.	DATE	REVISION
1	3/22/23	REVISED SECTION OF FASKEN BLVD. FROM PHASE 1 TO PHASE 4, COMBINED PREVIOUS FASKEN BLVD. PHASES 4 AND 5 INTO PHASE 5.
2	10/16/23	REVISED LIMITS OF PHASES 2-4 AND RENUMBERED PHASES 5-10 COLLECTOR.
3	12/6/23	REVISED LIMITS OF PHASES 2 AND 4, RECLASSIFIED FASKEN BLVD. TO LOCAL COLLECTOR.
4	7/1/24	ADDED NEW PHASE 4 AND RENUMBERED REMAINING PHASES
5	3/19/25	UPDATED LOT LAYOUT AND BLOCK NUMBER FOR PHASE 11
6	7/2/25	UPDATED LOT LAYOUTS (PHS 6, 8, 9) AND UPDATED EASEMENT LOCATIONS
7	10/22/25	REMOVED FASKEN BLVD. FROM PHASE 7 AND ADDED TO PHASE 5. ADDED MULTI-FAMILY LOT TO PHASE 7. ADDED PHASE 12 TO MDP.

CAMACHO-HERNANDEZ & ASSOCIATES, L.L.C.
 Engineering - Planning - Transportation - Related Services
 5718 University Heights Blvd, Suite 102
 San Antonio, Texas 78249
 Phone: (210) 341-6200 Fax: (210) 341-6300
 TPOE FPM No. F-6478



EMBARCADERO SOUTHEAST QUADRANT MASTER DEVELOPMENT PLAN

FARIAS DEVELOPMENT LTD. 11110 MINES ROAD, SUITE 101 LAREDO, TEXAS 78045

DATE: 10/22/25
 DRAWN BY: PHL
 CHECKED BY: A.C.
 REVISION BY: A.C.
 PROJECT NUMBER: 23024-LS

SHEET 1 OF 1

City of Laredo

Planning & Zoning Commission

Meeting Date: 11/6/2025

Preliminary Plats and Replats 8A

SUBJECT

Preliminary consideration of the plat of Embarcadero Southeast Quadrant, Phase 5. The intent is industrial.

PL-011-2026

District VII - Cm. Vanessa Perez

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

APPLICANT: Farias Development, Ltd.

ENGINEER: Camacho-Hernandez & Assoc.

SITE: This 82.43-acre tract of land is located southeast adjacent of Frontage Rd. and east of FM 1472 (Mines Rd.). The zoning for this 4-lot development is M-1 (Light Manufacturing District). This tract is located in District VII - Cm. Vanessa Perez

COMMITTEE RECOMMENDATION

N/A

STAFF RECOMMENDATION

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Provide the legal description on the face of the plat (Section 2.3.2 (b) (1) (ii) Subdivision Ordinance)
2. Remove the site plan layer from the plat drawing as the site plan must be submitted separately as per Section 2-3.1 (a) (iv) of the Subdivision Ordinance.
3. Include the following plat note: "Existing floodplain lines will be utilized for the purpose of issuing building permits until a Letter of Map Revision (LOMR) is granted by the Federal Emergency Management Agency (FEMA)." Coordinate with the One-Stop Shop (OSS) for floodplain compliance.
4. Access to Bob Bullock Loop and Interstate 35 subject to the review and approval by Texas Department of Transportation (TX-DOT).

5. Identify all easements.

6. All improvements as per the Subdivision Ordinance.

Engineering: No comments submitted.

Traffic: No comments submitted.

Fire: No comments submitted.

Environmental: No comments submitted.

Parks & Leisure: No comments submitted.

Water & Utilities: No comments submitted.

WEBB County App: No comments submitted.

AEP Engineers: No comments submitted.

U.I.S.D.: No comments submitted.

L.I.S.D.: No comments submitted.

AT&T: No comments submitted.

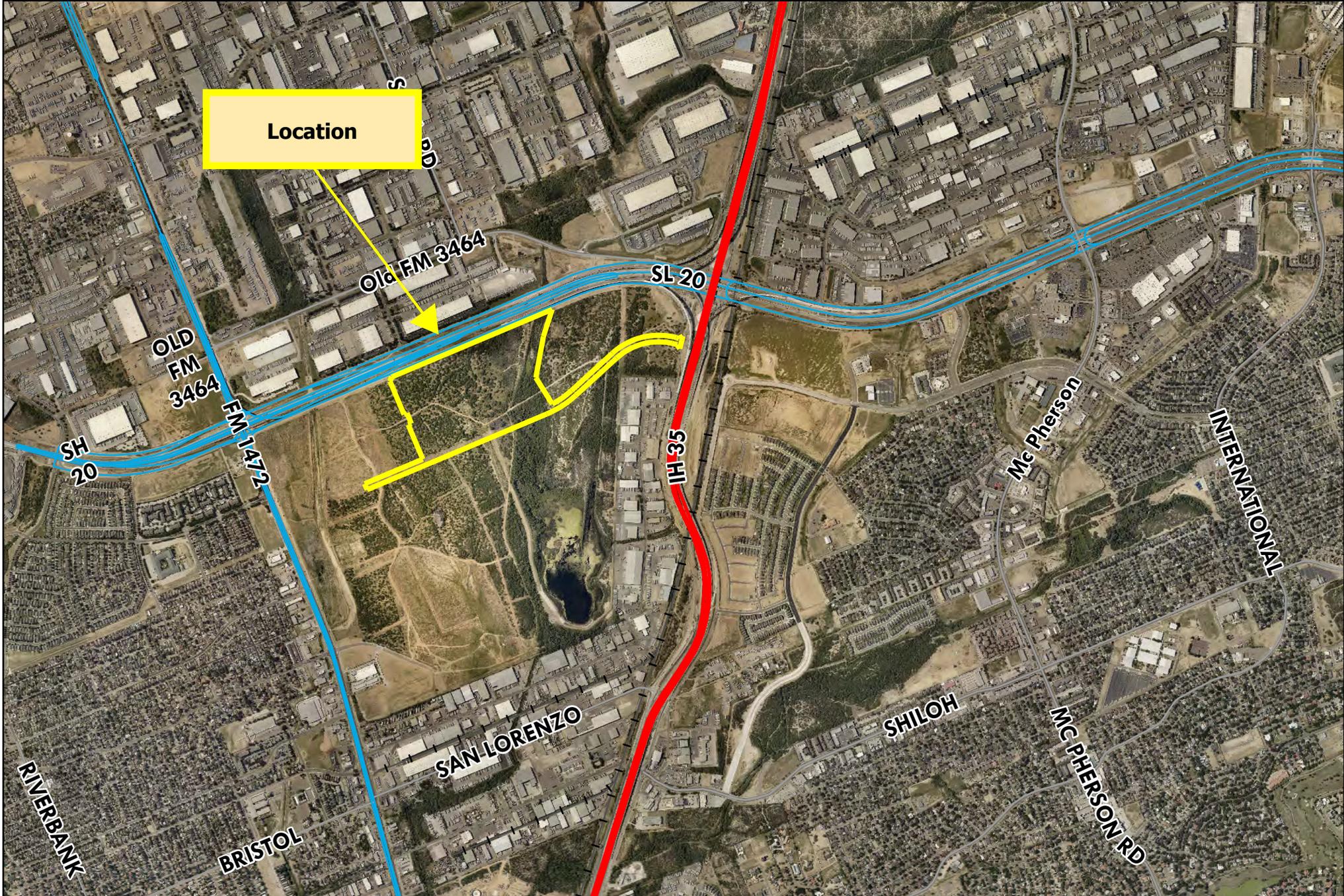
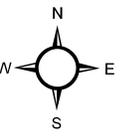
NOTICE TO THE DEVELOPER:

Planning:

1. Only the utility easements within the plat boundaries are subject to change prior to plat recordation due to revisions by the utility companies.

2. All comments set forth are preliminary comments and not an exhaustive list. Additional comments may be added prior to final plat approval.

AERIAL LOCATION MAP



NOTES:

1. SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
2. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
3. ALL IMPROVEMENTS AS PER SUBDIVISION ORDINANCE.
4. ACCESS ONTO BOB BULLOCK LOOP (LOOP 20) SHALL BE APPROVED BY TxDOT.

CERTIFICATION OF OWNER
(FARIAS DEVELOPMENT, LTD.)

STATE OF TEXAS
COUNTY OF MIDLAND

I, **CHARLES F. HEDDES, JR.**, the SENIOR VICE PRESIDENT, OF FARIAS MANAGEMENT, LLC, THE GENERAL PARTNER OF FARIAS DEVELOPMENT, LTD., THE MANAGING MEMBER OF THE GENERAL PARTNER OF FARIAS DEVELOPMENT, LTD., AS FARMACADERO SOUTHEAST QUADRANT - PHASE 5, IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT AND THAT I AM THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND I AM NOT PROVIDING THIS INFORMATION FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

FARIAS DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP
BY ITS GENERAL PARTNER, FARIAS MANAGEMENT, LLC,
A TEXAS LIMITED LIABILITY COMPANY

BY: _____
PRINT NAME: CHARLES F. HEDDES, JR.
PRINT TITLE: SENIOR VICE PRESIDENT

STATE OF TEXAS
COUNTY OF MIDLAND

BEFORE ME, THE UNDEPUTED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **CHARLES F. HEDDES, JR.**, the SENIOR VICE PRESIDENT, OF FARIAS MANAGEMENT, LLC, THE GENERAL PARTNER OF FARIAS DEVELOPMENT, LTD., WHOSE NAME IS TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND I KNOWLEDGED TO ME THAT HE EXECUTES THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED, GIVEN MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE MIDLAND COUNTY, TEXAS
MY COMMISSION EXPIRES: _____

CERTIFICATE OF ENGINEER

STATE OF TEXAS
COUNTY OF WEBB

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAN TO THE MATTERS OF STREETS, LOTS, WATER, SEWER AND UTILITIES AND ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE WARRANTIES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.



ARTURO CAMACHO JR.
REGISTERED PROFESSIONAL ENGINEER NO. 91711 DATE _____

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF WEBB

I, **ROBERT J. GILPIN**, REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY STATE THAT THIS PLAN CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ACCORDING TO THE LAWS AND THE RULES AND REGULATIONS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.



ROBERT J. GILPIN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5944 DATE _____
GILPIN ENGINEERING COMPANY
11004 MEMPHIS RD., STE. 109
LAREDO, TEXAS 78045

PLAT-APPROVAL CITY ENGINEER

I HAVE REVIEWED THE PLAN AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED BY THE ENGINEER THEREON AND I HEREBY CERTIFY THAT THE PLAN IS IN ACCORDANCE WITH THE CITY OF LAREDO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION ON THIS _____ DAY OF _____, 20____.

ELIUD DE LOS SANTOS, P.E.
CITY ENGINEER DATE _____

PLANNING COMMISSION APPROVAL

THIS PLAT, ENMBARCADERO SOUTHEAST QUADRANT - PHASE 5, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION ON THIS _____ DAY OF _____, 20____.

DANIELA SADA PAZ
CHAIRMAN DATE _____

ATTESTMENT OF PLANNING COMMISSION APPROVAL

THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILING FOR RECORD OF THIS PLAT AT A PUBLIC MEETING HELD ON THIS _____ DAY OF _____, 20____. THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

DIANESE OLIVERA, ACP
PLANNING DIRECTOR, PLANNING DEPARTMENT DATE _____

CERTIFICATION OF COUNTY CLERK

FILED OF RECORD AT _____ O'CLOCK _____ M. ON THE _____ DAY OF _____, 20____.

DEPUTY: _____ COUNTY CLERK
WEBB COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF WEBB

I, _____, CLERK OF THE COUNTY COURT IN AND FOR THE WEBB COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE _____ DAY OF _____, 20____, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20____, AT _____ O'CLOCK _____ M. IN VOLUME _____, PAGE(S) _____ OF THE PLAT RECORDS OF SAID COUNTY.

DEPUTY _____ COUNTY CLERK
WEBB COUNTY, TEXAS DATE _____

NOTES:

- SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
- ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
- ALL IMPROVEMENTS AS PER SUBDIVISION ORDINANCE.
- ACCESS ONTO BOB BULLOCK LOOP (LOOP 20) SHALL BE APPROVED BY TDOOT.

LEGEND

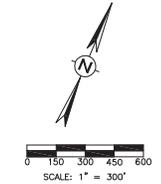
- IRON PIN FOUND
- 1/2" IRON ROD W/ CAP SET
- R.O.M. RIGHT-OF-WAY
- BSL BUILDING SETBACK LINE
- U.E. UTILITY EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- V.V.C.I.V.E. VARIABLE-WIDTH CLEAR VISION EASEMENT
- P.R./W.C.T. PLAT RECORDS OF WEBB COUNTY, TEXAS
- O.P.R./W.C.T. OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS
- FEMA FLOODPLAIN

AREA BEING PLATTED

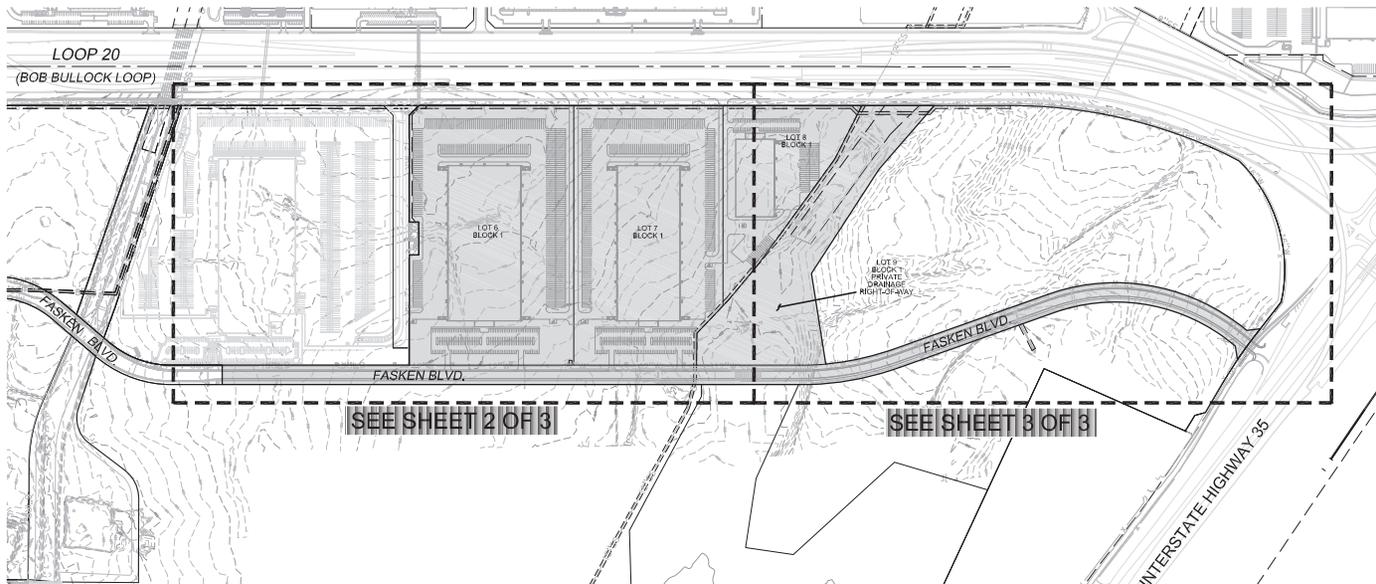
BEING 82.4306 ACRES AND ESTABLISHING LOTS 6-8, BLOCK 1, LOT 9, BLOCK 1, A PRIVATE DRAINAGE RIGHT-OF-WAY, AND FASKEN BOULEVARD RIGHT-OF-WAY, OUT OF A 1,530.61 ACRE PARCEL, FASKEN, LTD., RECORDED IN VOLUME 370, PAGES 77-82, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, AND TRANSFERRED TO FARIAS DEVELOPMENT, LTD. IN VOLUME 4890, PAGES 425-437, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, SITUATED IN ABSTRACT 48, PORCION 20, ORIGINAL GRANTEE BAUTISTA GARCIA, ABSTRACT 49, PORCION 21, ORIGINAL GRANTEE LEONARDO GARCIA, ABSTRACT 3294, SURVEY 2415, ORIGINAL GRANTEE F & I. FARIAS, AND ABSTRACT 277, PORCION 22, ORIGINAL GRANTEE MARIA DE JESUS SANCHEZ, CITY OF LAREDO, TEXAS.



VICINITY MAP
SCALE: 1" = 2,000'



SCALE: 1" = 300'



KEY MAP
SCALE: 1" = 300'

PRELIMINARY PLAT

EMBARCADERO SOUTHEAST QUADRANT - PHASE 5

SUBDIVISION PLAT
LAREDO, TEXAS

GILPIN ENGINEERING COMPANY
ENGINEERING COMPANY
11004 MEMPHIS ROAD, STE. 109
LAREDO, TEXAS 78045
PHONE: (956) 791-5000
FAX: (956) 791-5055

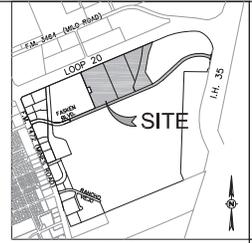
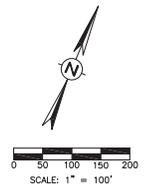
GILPIN ENGINEERING COMPANY
ENGINEERING COMPANY
11004 MEMPHIS ROAD, STE. 109
LAREDO, TEXAS 78045
PHONE: (956) 791-5000
FAX: (956) 791-5055

DATE: 10/22/25	PROJECT NUMBER: 335004-110
DRAWN BY: P.A.	
DESIGNED BY: P.A.	
CHECKED BY: A.C.	
REVIEWED BY: A.C.	

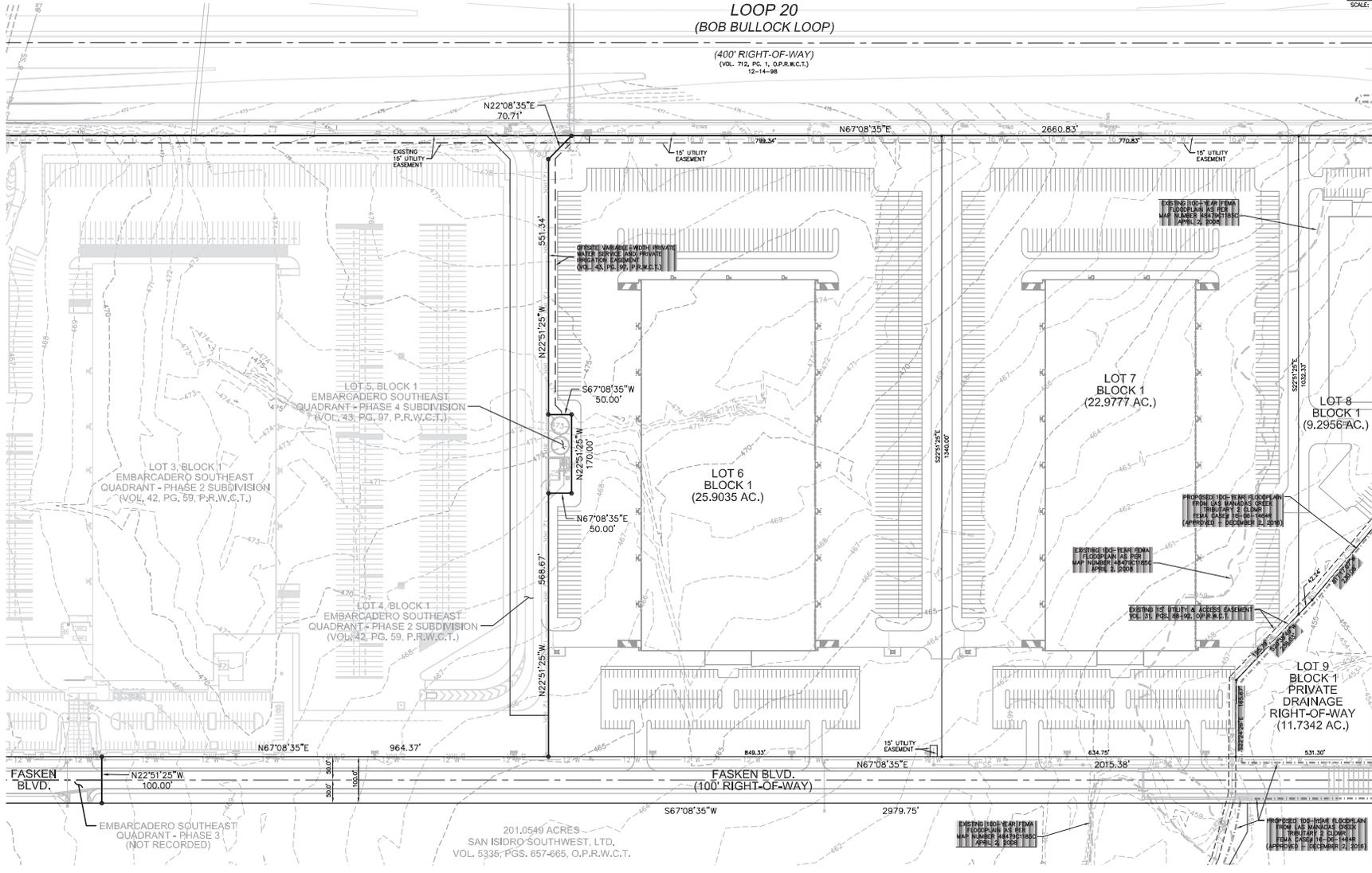
SHEET
1
OF 3

OWNER & APPLICANT
FARIAS DEVELOPMENT, LTD.
CONTACT PERSON: BEN PUIG, P.E.
11110 MINES ROAD, SUITE 101
LAREDO, TEXAS 78045
TEL: (956) 791-5000
FAX: (956) 791-5055

- LEGEND**
- IRON PIN FOUND
 - 1/2" IRON ROD W/ CAP SET
 - R.O.W. RIGHT-OF-WAY
 - B.S. BUILDING SETBACK LINE
 - U.E. UTILITY EASEMENT
 - S.S.E. SANITARY SEWER EASEMENT
 - V.W.C.V.E. VARIABLE-WIDTH CLEAR VISION EASEMENT
 - P.R.W.C.T. PLAT RECORDS OF WEBB COUNTY, TEXAS
 - O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS
 - - - FEMA FLOODPLAIN



GH CANAQUIO-HERNANDEZ
 9718 Upland Hills Blvd, Suite 102
 San Antonio, Texas 78260
 Phone: (214) 441-3414
 TERE Firm No. #4278



MATCHLINE - SEE SHEET 3

PRELIMINARY PLAT

EMBARCADERO SOUTHEAST QUADRANT - PHASE 5

SUBDIVISION PLAT

LAREDO, TEXAS

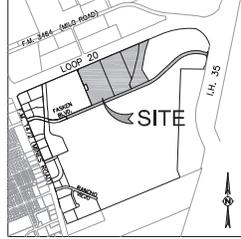
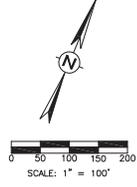
DATE: 10/22/25	DRAWN BY: P.N.
DESIGNED BY: P.N.	CHECKED BY: A.C.
REVIEWED BY: A.C.	PROJECT NUMBER: 335004-110

SHEET
2
 OF 3

201.0549 ACRES
 SAN ISIDRO SOUTHWEST, LTD.
 VOL. 5336; PGS. 657-665, O.P.R.W.C.T.

MATCHLINE - SEE SHEET 2

- LEGEND**
- IRON PIN FOUND
 - 1/2" IRON ROD W/ CAP SET
 - R.O.W. RIGHT-OF-WAY
 - BSL BUILDING SETBACK LINE
 - U.E. UTILITY EASEMENT
 - S.S.E. SANITARY SEWER EASEMENT
 - V.W.C.V.E. VARIABLE-WIDTH CLEAR VISION EASEMENT
 - P.R.W.C.T. PLAT RECORDS OF WEBB COUNTY, TEXAS
 - O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS
 - - - FEMA FLOODPLAIN

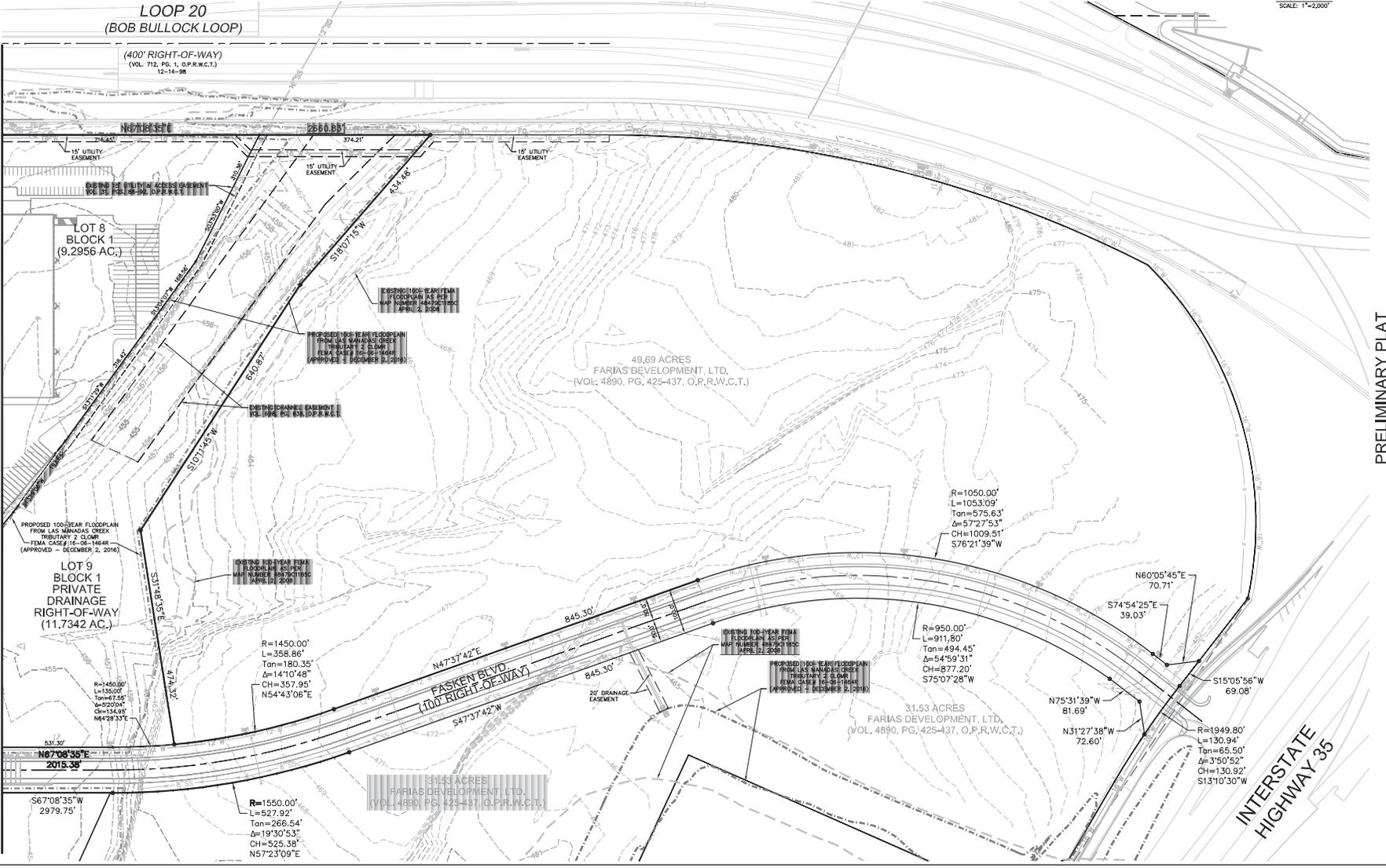


GH CAMACHO-HERNANDEZ & ASSOCIATES, L.L.C.
 Surveying - Planning - Transportation - Utility Services
 5718 University Heights Blvd., Suite 102
 Laredo, Texas 78405
 Phone: (210) 841-4200, Fax: (210) 341-6300
 TBE Firm No. F-54878

GILPIN
 ENGINEERING COMPANY
 1500 S. University Blvd., Suite 100
 Laredo, Texas 78405
 Phone: (210) 783-1111, Fax: (210) 783-1112

EMBARCADERO SOUTHEAST QUADRANT - PHASE 5
 SUBDIVISION PLAT
 LAREDO, TEXAS

PRELIMINARY PLAT



DATE: 10/22/25	PROJECT NUMBER: 2500A.110
DRAWN BY: P.H.	
DESIGNED BY: P.H.	
CHECKED BY: A.C.	
REVIEWED BY: A.C.	
SHEET 3	
OF 3	

City of Laredo

Planning & Zoning Commission

Meeting Date: 11/6/2025

Preliminary Plats and Replats 8B

SUBJECT

Preliminary consideration of the replat of Lot 2 & Lot 3, Block 1, Amistad Acres Subdivision into Lot 2R & 3R, Block 1, Amistad Acres Subdivision. The intent is commercial.

PL-201-2025

District V - Cm. Ruben Gutierrez Jr.

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

APPLICANT: Duran Global Investments, LLC

ENGINEER: CEI Engineering Associates, Inc.

SITE: This 4.2-acre tract of land is located on the west corner of McPherson Rd. and Jacaman Rd. The zoning for this 2-lot development is B-3 (Community Business District). This tract is located in District V - Ruben Gutierrez Jr.

COMMITTEE RECOMMENDATION

N/A

STAFF RECOMMENDATION

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. On the Replat section, clearly delineate both the dedication of the 50-foot ROW portion of Jacaman Road and the 15-foot access easement wrapping around the proposed Lot 2R, Block 1.
2. Label the drawings as "As Platted" and "Replat." On the As Platted section, include the original plat title and recording information. On the Replat section, add the following title: "Replat of Lot 2 and Lot 3, Block 1 Amistad Acres Subdivision into Lot 2R and Lot 3R, Block 1 Amistad Acres Subdivision."
3. Remove references of amended plat (e.g., Plat Approval - City Engineer certificate block).
4. Remove the site plan layer from the plat.
5. Add a plat note, stating the purpose of this replat.

6. Ensure the graphical scale is set at one-inch equals 100 feet for the plat drawing.
7. Add the P&Z Chair's name "Daniella Sada Paz" on the Planning Commission Approval certificate block.
8. Add the Planning Director's name "Vanessa Guerra, AICP" on the Attestment of Planning Commission Approval certificate block.
9. Revise the City Engineer's name to reflect "Eliud De Los Santos, P.E." on the Plat Approval certificate block.
10. Identify all easements.
11. All improvements as per the Subdivision Ordinance.

Traffic Safety:

1. Show Jacaman ROW 50 feet (As per Viva Laredo Future Thoroughfare Plan, Subdivision Ordinance Handbook, Section 3-2: Streets and Alleys)

Fire: No comments submitted.

Engineering: No comments submitted.

Environmental: No comments submitted.

Parks & Leisure: No comments submitted.

Water & Utilities: No comments submitted.

WEBB County App: No comments submitted.

AEP Engineers: No comments submitted.

U.I.S.D.: No comments submitted.

L.I.S.D.: No comments submitted.

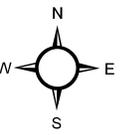
AT&T: No comments submitted.

NOTICE TO THE DEVELOPER:

Planning:

1. Only the utility easements within the plat boundaries are subject to change prior to plat recordation due to revisions by the utility companies.
2. All comments set forth are preliminary comments and not an exhaustive list. Additional comments may be added prior to final plat approval.

AERIAL LOCATION MAP



Location

GENERAL NOTES:

1. *Basis of Bearings: All bearings and distances shown hereon are grid based on Texas State Plane Coordinate System, NAD83, South Zone (4205). Established using a GPS observation derived from RTKnet, a VRS network, and compared to an OPUS solution for accuracy.*
2. *Basis of Elevation: NAVD88. Established using a GPS observation derived from RTKnet, a VRS network, and compared to an OPUS solution for accuracy.*
3. *This survey is valid only if the drawing includes the seal and signature of the surveyor.*
4. *This survey meets current Texas Standards of Practice for Property Boundary Surveys and Plats.*
5. *Subsurface and environmental conditions were not examined nor considered a part of this survey.*
6. *Underground utilities were located by visible above ground markings as marked by utility locators and shown hereon as located by CEI Engineering Associates, Inc. survey field crews. All utility locations shown hereon are approximate. All utilities may not have been marked/located by the appropriate locators. No excavation has taken place as of this date to determine the exact location of existing underground utilities shown on this survey.*
7. *By scaled map location and graphical plotting only. This property is located in unshaded Zone "X" which are areas determined to be outside the 0.2% annual chance floodplain determined by the National Flood Insurance Program, Flood Insurance Rate Map for Webb County, Texas.
Map Number: 48479C1205C
Map Revised: April 2, 2008*

and

*By scaled map location and graphical plotting only. A portion of this property is located within Flood Zone "AE" as determined by the National Flood Insurance Program which is subject to inundation by the 1% annual chance flood (100-year flood) shown on the Flood Insurance Rate Map for Webb County, Texas.
Map Number: 48479C1215C
Map Revised: April 2, 2008*

8. *This replat does not attempt to alter, amend, or remove any covenants or restrictions.*



VICINITY MAP

SCALE: 1" = 2,000'

Latitude: 27°33'45"N

Longitude: 97°28'30"W

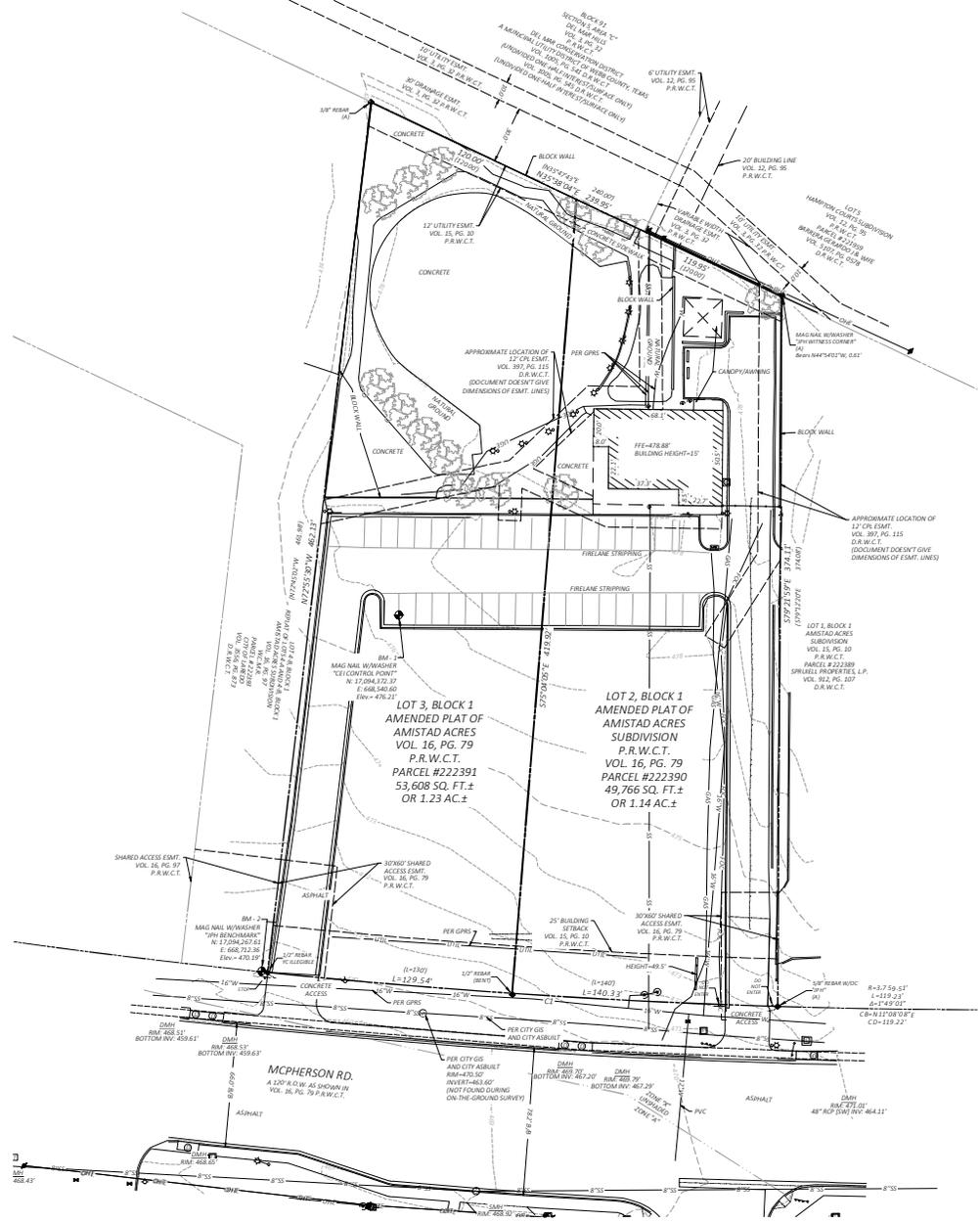
PRELIMINARY REPLAT
OF
LOT 2 & LOT 3, BLOCK 1, AMENDED
PLAT OF AMISTAD ACRES
SUBDIVISION AS RECORDED IN
VOLUME 16, PAGE 79, P.R.W.C.T.

INTO
LOT 2R & 3R, BLOCK 1
AMISTAD ACRES SUBDIVISION

PREPARATION DATE: 9-10-2025

Legend

- Boundary Line
- - - - - Adjoining Boundary Line
- - - - - Right-of-Way Line
- - - - - Easement Line
- - - - - Setback Line
- - - - - Break Line
- GAS --- Gas Line
- FIBER --- Underground Fiber Optic Line
- OHE --- Overhead Electric Line
- UGEE --- Underground Electric Line
- SCS --- Sanitary Sewer Line
- SD --- Storm Drainage Pipe
- UGTP --- Underground Telephone Line
- W --- Water Line
- WFF --- Wire Fence Line
- MFL --- Metal Fence Line
- FHL --- Flood Hazard Line
- BLM --- Benchmark (BLM)
- FNM --- Found Nail (As Noted)
- WM --- Water Meter
- FH --- Fire Hydrant
- W --- Water Meter
- SSM --- Sewer Manhole (SSM)
- SCDO --- Sewer Clean Out
- EM --- Electric Meter
- LP --- Utility Pole
- EV --- Electric Vault
- ACL --- Air Conditioner Unit
- LPO --- Light Pole (Overlapping)
- LPL --- Light Pole (1 Lamp)
- TSV --- Traffic Signal Vault
- TL --- Traffic Light (1 Lamp)
- TLM --- Traffic Light (2 Lamps)
- TLT --- Traffic Light (T-Marking)
- DPLS --- Double Pole Plow Sign
- TSS --- Traffic Sign (Top of Sign)
- DMH --- Drainage Manhole (DMH)
- T --- Tree (Deciduous)
- W --- Wheel Stop
- D --- Deed Records of Webb County, Texas
- P --- Plat Records of Webb County, Texas
- C --- Control Point and Light Company
- R --- Record Bearing & Distance per Plat Vol. 16, Pg. 79
- (XXXX) ---



Property Curve Table

Curve #	Radius	Length	Delta	Chord Bearing	Chord Distance
C1	3759.51'	269.87'	4°06'46"	S14°06'02"W	269.81'

Property Curve Table per record Plat Vol. 16, Pg. 79 P.R.W.C.T.

Curve #	Radius	Length	Delta	Chord Bearing	Chord Distance
C1	3759.51'	270.00'	4°06'54"	S14°1'30"W	269.95'



SURVEYOR
CEI ENGINEERING ASSOCIATES, INC.
3600 N. STEIN ST., SUITE 100
BENTONVILLE, AR 72712
PHONE: (479) 279-9472
FAX: (479) 279-9844
CORPORATE TRUCK FROM R03051000

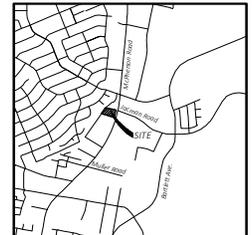
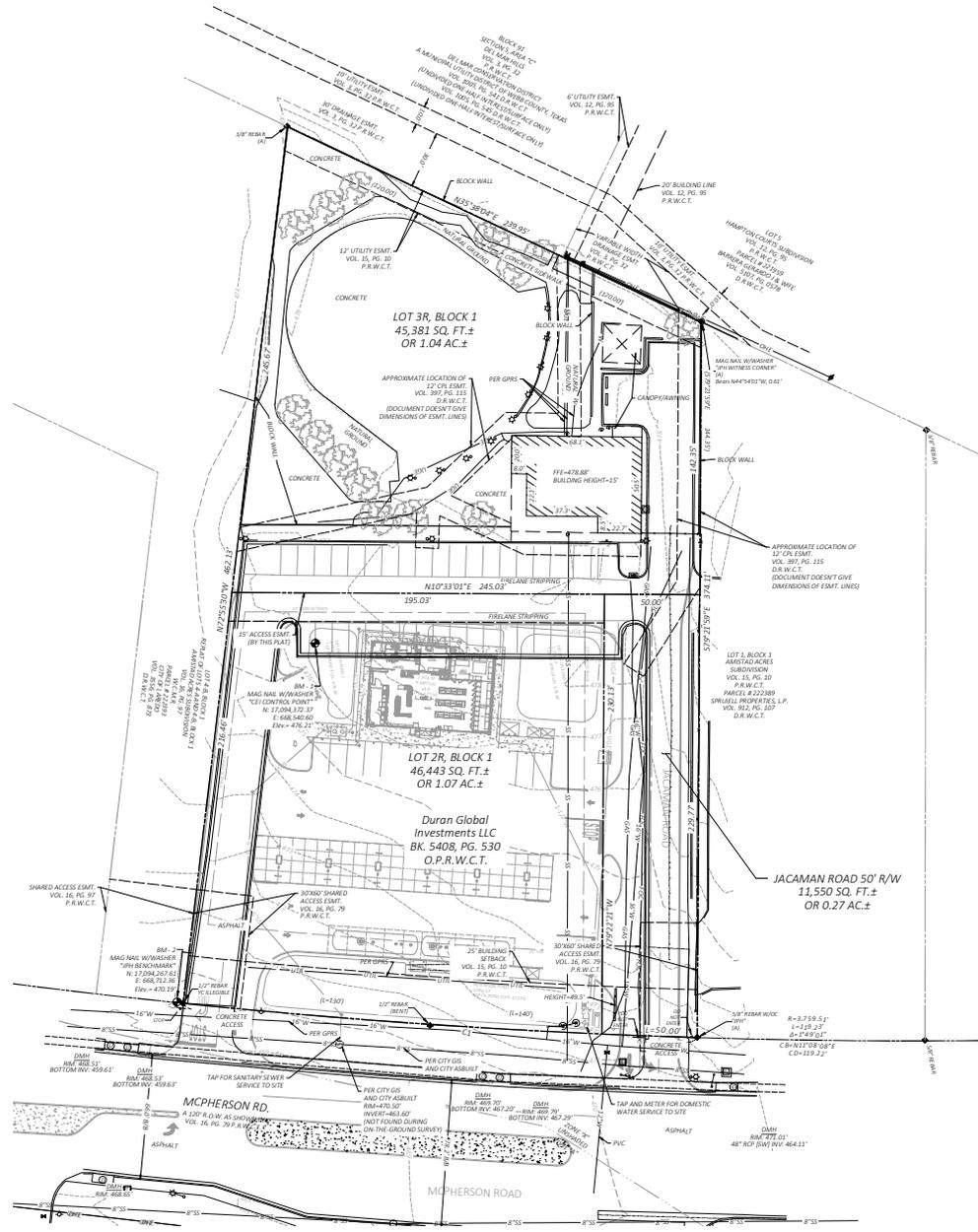
3030 181 FREEMAN, SUITE 300
DALLAS, TX 75231
PHONE: (972) 488-3127
FAX: (972) 488-6732

SHEET NUMBER
1 OF **3**

OWNER
DURAN GLOBAL INVESTMENTS, LLC
7331 SILVER PLATH DR.
LAREDO, TEXAS 78041

DRAWING LOCATION: S:\3\0001\37\2025\AMISTAD ACRES SUBDIVISION\372025\AMISTAD ACRES SUBDIVISION.DWG - SAVIDY BY: CORDONW

© 2025 CEI ENGINEERING ASSOCIATES, INC.



VICINITY MAP
SCALE: 1" = 2,000'
Latitude: 27°33'45"N
Longitude: 97°28'28"W

PRELIMINARY REPLAT
OF
LOT 2 & LOT 3, BLOCK 1, AMENDED
PLAT OF AMISTAD ACRES
SUBDIVISION AS RECORDED IN
VOLUME 16, PAGE 79, P.R.W.C.T.

INTO
LOT 2R & 3R, BLOCK 1
AMISTAD ACRES SUBDIVISION

PREPARED 9-10-2025

- Legend**
- Boundary Line
 - Adjoining Boundary Line
 - Right-of-Way Line
 - Easement Line
 - Setback Line
 - Block Line
 - Gas Line
 - Underground Fiber Optic Line
 - Overhead Electric Line
 - Underground Electric Line
 - Sanitary Sewer Line
 - Storm Drainage Pipe
 - Underground Telephone Line
 - Water Line
 - Wire Fence Line
 - Metal Fence Line
 - Road Record Line
 - Benchmark (BM)
 - Found Monument (As Noted)
 - Found Nail (As Noted)
 - Water Meter
 - Fire Hydrant
 - Water Valve
 - Sewer Manhole (SMH)
 - Sewer Clean Out
 - Electric Meter
 - Utility Pole
 - Electric Vault
 - Air Conditioner Unit
 - Light Pole Overhanging
 - Light Pole (3 Lamps)
 - Traffic Signal Head
 - Traffic Light (1 Lamp)
 - Traffic Light (3 Lamps)
 - Traffic Light (Overhanging)
 - Double Pole Yield Sign
 - Traffic Sign (Type of Sign)
 - Drainage Manhole (DMH)
 - Tree (Deciduous)
 - Wheel Stop
 - D.R.W.C.T.
 - P.R.W.C.T.
 - OPL
 - (XXXX)

Property Curve Table

Curve #	Radius	Length	Delta	Chord Bearing	Chord Distance
C1	3759.51'	269.87'	4°06'46"	S14°06'02"W	269.81'

Property Curve Table per record Plat Vol. 16, Pg. 79 P.R.W.C.T.

Curve #	Radius	Length	Delta	Chord Bearing	Chord Distance
C1	3759.51'	270.00'	4°06'54"	S14°1'30"W	269.95'



SURVEYOR
CEI ENGINEERING ASSOCIATES, INC.
3602 HWY 175 S. SUITE 100
BENTONVILLE, AR 72712
PHONE: (479) 271-9472
FAX: (479) 271-9844
CORPORATE TRAIL FROM R0031500

OWNER
DURAN GLOBAL INVESTMENTS, LLC
7331 SILVA PLAZA DR.
LAREDO, TEXAS 78041

3000 181 FREEMAN, SUITE 300
DALLAS, TX 75231
PHONE: (972) 488-3172
FAX: (972) 488-6732

SHEET NUMBER
2 OF **3**

DRAWING LOCATION: C:\3\000137\2025\AMISTAD ACRES SUBDIVISION\137.DWG - SAVERS BY: CORDONW

City of Laredo

Planning & Zoning Commission

Meeting Date: 11/6/2025

Preliminary Plats and Replats 8C

SUBJECT

Preliminary consideration of the plat of Adriani Plaza Subdivision. The intent is commercial.

PL-005-2026

District IV - Cm. Ricardo "Rick" Garza

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

APPLICANT: Salvador Niño

ENGINEER: Premier Engineering

SITE: This 11.68-acre tract of land is located south adjacent of Saunders St. and east of N. Ejido Ave. The zoning for this 4-lot development is B-3 (Community Business District). This tract is located in District IV - Cm. Ricardo "Rick" Garza.

COMMITTEE RECOMMENDATION

N/A

STAFF RECOMMENDATION

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. This proposed subdivision is located within Subdistrict C (65 Ldn to 70 Ldn) and Subdistrict B (70 Ldn to 75 Ldn) of the Airport Noise Specific Use Zoning Overlay District. Provide the required avigation easement, contour line(s), and include the following plat note "This property (or a part thereof) is located within an area subject to potentially excessive airport noise levels. All uses and construction shall conform to the noise mitigation standards included in Appendix N - Noise Attenuation Performance Standards for Structures Located within the Airport Noise Specific Use Zoning Overlay District of the City of Laredo, incorporated herein and made a part hereof for all purposes." (Section 24-68.5, Land Development Code).

2. Development/Structures must comply with Airport Land Use Compatibility Chart, Section 24-65.4, Land Development and Airport Noise District Ordinance, Section 24-68, Land Development Code.

3. Modify the access easement to comply with Section 3.2 A, Subdivision Ordinance, which states: "Access easements intended for primary access to a proposed lot or building shall be 50' wide with a

30' paving section," as it appears that not all lots will have access to E. Saunders Street (US Highway 59), unless access approval by TX-DOT is obtained prior final plat approval.

4. Verify the existing right-of-way width of Ejido Avenue as it appears to measure approximately 40.47 feet. Coordinate with the Traffic Department and One-Stop Shop (OSS) to see if additional right-of-way is needed in order to meet the minimum street width standards.

5. Provide corner clips along Ejido Ave.

6. Coordinate with the Environmental Department and comply with the vegetative buffering requirements as a portion of this subdivision is impacted by a first order stream (sec. 24-27 - Land development Code).

7. Identify all easements.

8. All improvements as per the Subdivision Ordinance.

Engineering: No comments submitted.

Traffic: No comments submitted.

Fire: No comments submitted.

Environmental: No comments submitted.

Parks & Leisure: No comments submitted.

Water & Utilities: No comments submitted.

WEBB County App: No comments submitted.

AEP Engineers: No comments submitted.

U.I.S.D.: No comments submitted.

L.I.S.D.: No comments submitted.

AT&T: No comments submitted.

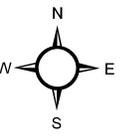
NOTICE TO THE DEVELOPER:

Planning:

1. Only the utility easements within the plat boundaries are subject to change prior to plat recordation due to revisions by the utility companies.

2. All comments set forth are preliminary comments and not an exhaustive list. Additional comments may be added prior to final plat approval.

AERIAL LOCATION MAP



PLAT NOTES:

1. THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND OR REMOVE ANY CONVENIENCE OR RESTRICTIONS.
2. SIDEWALKS, DRIVEWAYS, AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMIT IN ACCORDANCE TO THE LAREDO LAND DEVELOPMENT CODE.
3. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
4. THE SETBACK SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE CITY OF LAREDO LAND DEVELOPMENT CODE.
5. DATUM BASED ON TEXAS STATE PLANES COORDINATE SYSTEM NAD83 TEXAS STATE PLANES, SOUTH ZONE, US FOOT. ELEVATIONS MEAN SEA LEVEL (MSL), DERIVED FROM GPS KINEMATIC OBSERVATIONS.
6. PROPERTY DOES NOT APPEAR TO BE LOCATED IN A FLOOD ZONE AS PER FEMA MAP NO. 48479C1215C. EFFECTIVE DATE: APRIL 2, 2008.
7. POINT OF BEGINNING HAS THE FOLLOWING COORDINATES:
N:17082277.72
E:674184.44

City of Laredo

Planning & Zoning Commission

Meeting Date: 11/6/2025

Preliminary Plats and Replats 8D

SUBJECT

Preliminary consideration of the plat of Village South Subdivision, Phase 5. The intent is commercial.

PL-019-2026

District I - Cm. Gilbert Gonzalez

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

APPLICANT: Salinas Village Development Corporation

ENGINEER: Porras Nance Engineering

SITE: This 3.694-acre tract of land is located on the northwest intersection of Cielito Lindo Boulevard and Ejido Avenue. The zoning for this 3-lot development is B-1 (Limited Business District) and a portion of it is R-1MH (Single Family Manufactured Housing District). This tract is located in District I - Cm. Gilbert Gonzalez.

COMMITTEE RECOMMENDATION

N/A

STAFF RECOMMENDATION

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Modify number of lots on "Project Data" from 31 to 3.
2. Identify all easements.
3. All improvements as per the Subdivision Ordinance.

Traffic:

1. Update the master plan to reflect the 3 proposed lots and the existing street change on Cielito Lindo

Engineering: No comments submitted.

Fire: No comments submitted.

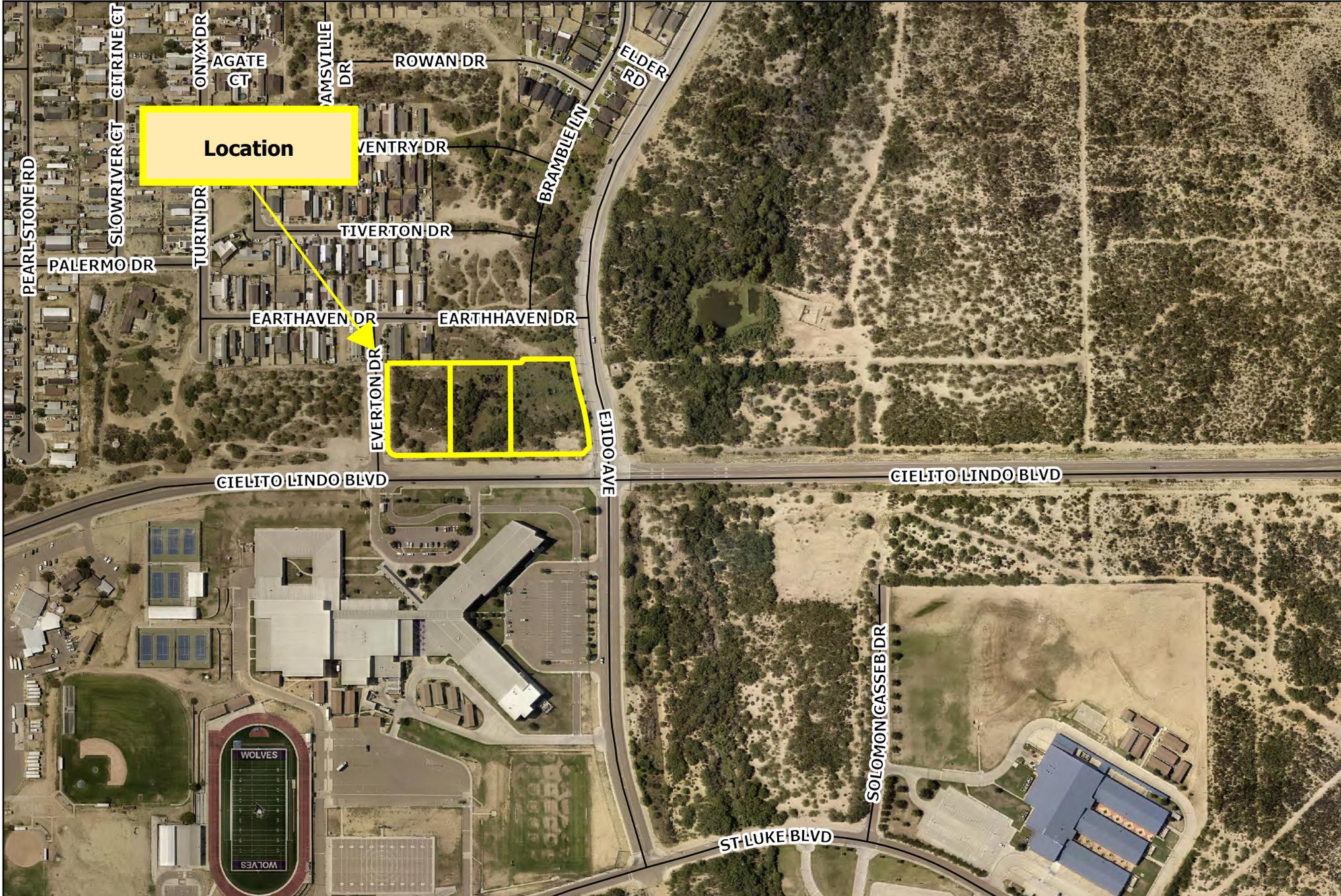
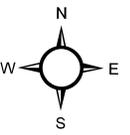
Environmental: No comments submitted.
Parks & Leisure: No comments submitted.
Water & Utilities: No comments submitted.
WEBB County App: No comments submitted.
AEP Engineers: No comments submitted.
U.I.S.D.: No comments submitted.
L.I.S.D.: No comments submitted.
AT&T: No comments submitted.

NOTICE TO THE DEVELOPER:

Planning:

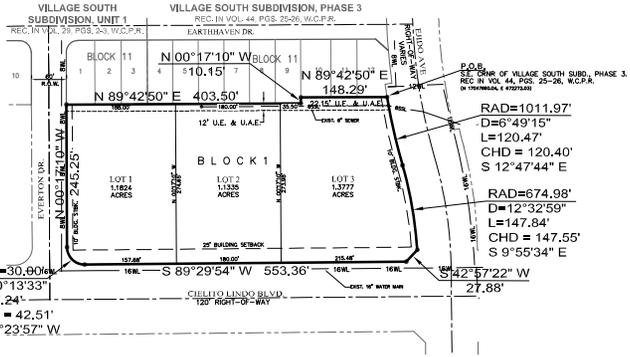
1. Only the utility easements within the plat boundaries are subject to change prior to plat recordation due to revisions by the utility companies.
 2. All comments set forth are preliminary comments and not an exhaustive list. Additional comments may be added prior to final plat approval.
-

AERIAL LOCATION MAP



NOTES:

- 1.- MAINTENANCE OF THE LANDSCAPING SHALL COMPLY WITH THE PROVISIONS OF APPENDIX F-2 OF SECTION 24-83 OF THE LAREDO LAND DEVELOPMENT CODE.
- 2.- THE SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
- 3.- DRIVEWAYS, SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
- 4.- ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
- 5.- THIS PROPERTY IS LOCATED IN ZONE "X" AREA WHICH IS NOT WITHIN THE 100-YR FLOOD PLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 48479C1390C, DATED: APRIL 2, 2008.
- 6.- BASIS OF BEARING, DISTANCES AND P.O.B. GRID COORDINATES : NAD 83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE. PROVIDED FOR GENERAL LOCATIVE PURPOSES AND DO NOT REPRESENT OFFICIAL (NGS) CONTROL.



RAD=30,006'
D=90°13'33\"/>
L=47.24'
CHD = 42.51'
N 45°23'57\" W

RAD=1011.97'
D=6°49'15\"/>
L=120.47'
CHD = 120.40'
S 12°47'44\" E

RAD=674.98'
D=12°32'59\"/>
L=147.84'
CHD = 147.55'
S 9°55'34\" E

METES AND BOUNDS DESCRIPTION

3.6587 ACRE TRACT
Being out and part of Parcel 38 - Abstract 472 - Tadeo Sanchez, Original Grantee and part of Salinas Village Development Corporation, Tract 1 (3,658.9 Acres) recorded in Volume 5906, Pages 543-553, Webb County Deed Records and Salinas Village Development Corporation, 13,241.4 Area Tract recorded in Volume 5140, Pages 636-644, Webb County Deed Records within the limits of the City of Laredo and Webb County, Texas.

Being a tract of land found to contain 3.6937 acres, more or less, situated in Parcel 38, Abstract 472, Tadeo Sanchez, Original Grantee within the City Limits of Laredo and Webb County, Texas, out and part of the Salinas Village Development Corporation, Tract 1 (3,658.9 Acres), recorded in Volume 5906, Pages 543-553, of the Deed Records of Webb County, Texas and the Salinas Village Development Corporation, 13,241.4 Area Tract recorded in Volume 5140, Pages 636-644, of the Deed Records of Webb County, Texas. This tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/8\" iron rod found on a curve in the westerly right-of-way line of Edoe Avenue, as recorded in Volume 2832, Page 94, of the Official Public Records of Webb County, Texas, for the southeast corner of the Village South Subdivision, Phase 3, as recorded in Volume 44, Page 25-26, of the Webb County Plat Records, the northeast corner of the herein described tract and the POINT OF BEGINNING:

THENCE along the westerly right-of-way line of Edoe Avenue and the easterly boundary of the herein described tract as follows:

A total curvilinear distance of 120.47 Feet, with said right-of-way curve to left having the following characteristics: Central Angle = 06°49'15\", R = 1011.97 Feet, TAN = 60.31 Feet, CHD = 120.40 Feet, CHD bearing = S 12°47'44\" E, to a point of reverse curvature.

A total curvilinear distance of 147.84 Feet, with said curve having the following characteristics: Central Angle = 12°32'59\", R = 674.98 Feet, TAN = 74.22 Feet, CHD = 147.55 Feet, CHD bearing = S 09°55'34\" E, to a right-of-way city corner to the right.

South 42°57'22\" West, 27.68 Feet, to a 1/8\" iron rod found on the northerly right-of-way line of Chilito Lindo Boulevard, recorded in Volume 5553, Pages 300 - 307, Webb County Deed Records, for the southeast corner of the herein described tract.

THENCE South 89°29'54\" West, 553.36 Feet, along the northerly right-of-way line of Chilito Lindo Boulevard to a point of curvature to the right in the easterly right-of-way line of Everton Drive.

THENCE along the Everton Drive easterly right-of-way and the westerly boundary line of the herein described tract as follows:

A total curvilinear distance of 472.26 Feet, with said curve to right having the following characteristics: Central Angle = 80°13'33\", R = 30,006 Feet, TAN = 30.12 Feet, CHD = 42.51 Feet, CHD bearing = N 45°23'57\" W, to a point of tangency.

North 00°17'10\" West, 248.29 Feet, to the southeast corner of Lot 1, Block 11, Village South Subdivision, Unit 1, recorded in Volume 28, Page 2 - 3, Webb County Plat Records and the southwest corner of the herein described tract.

THENCE along the northerly boundary line of the herein described tract as follows:

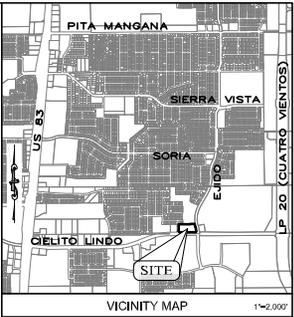
North 89°42'50\" East, at 139.40 Feet, passing a 1/8\" iron rod found for the southeast corner of said Village South Subdivision, Unit 1, continuing for a total distance of 403.50 Feet to a 1/8\" iron rod found for the southeast corner of Lot 3, Block 11, of said Village South Subdivision, Phase 3 for a deflection corner to the left;

North 00°17'10\" West, 10.15 Feet to a 1/8\" iron rod found for the southwest corner of Lot 10, Block 11, same Village South Subdivision, Phase 3 for a deflection corner to the right;

North 89°42'50\" East, 148.29 Feet to a 1/8\" iron rod found on the westerly right-of-way line of Edoe Avenue for the southeast corner of said Village South Subdivision, Phase 3, the northeast corner of the herein described tract and the POINT OF BEGINNING.

NOTES:

- 1.- MAINTENANCE OF THE LANDSCAPING SHALL COMPLY WITH THE PROVISIONS OF APPENDIX F-2 OF SECTION 24-83 OF THE LAREDO LAND DEVELOPMENT CODE.
- 2.- THE SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
- 3.- DRIVEWAYS, SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
- 4.- ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
- 5.- THIS PROPERTY IS LOCATED IN ZONE "F" AREA, WHICH IS NOT WITHIN THE 100-YR FLOOD PLAN ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 48479C1390C, DATED: APRIL 2, 2008.
- 6.- BASIS OF BEARING, DISTANCES AND P.O.B. COORDINATES: NAD 83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE. PROVIDED FOR GENERAL LOCATIVE PURPOSES AND DO NOT REPRESENT OFFICIAL (NGS) CONTROL.



CERTIFICATE OF OWNER

STATE OF TEXAS §
COUNTY OF WEBB §
I, GERARDO O.S. SALINAS, PRESIDENT, SALINAS VILLAGE DEVELOPMENT CORPORATION, OWNER OF THE LAND SHOWN ON THIS PLAN AND RESIDENT OF 304 E. CALTON ROAD, LAREDO, TEXAS 78041, DO HEREBY CERTIFY THAT THIS PLAN AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS VILLAGE SOUTH SUBDIVISION, PHASE 3, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON ____ DAY OF ____ 20____.

CERTIFICATE OF NOTARY PUBLIC

STATE OF TEXAS §
COUNTY OF WEBB §
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

CERTIFICATE OF ENGINEER

STATE OF TEXAS §
COUNTY OF WEBB §
I, WAYNE NANCE, THE UNDERSIGNED LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE PROPOSED ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAN TO THE MATTERS OF STREETS, LOTS, WATER, SEWER AND APPURTENANCES AND DRAINAGE LAYOUTS, AND TO THE BEST OF MY KNOWLEDGE THIS PLAN CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF WEBB §
I, WAYNE NANCE, THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAN IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

CERTIFICATE OF CITY ENGINEER

STATE OF TEXAS §
COUNTY OF WEBB §
I HAVE REVIEWED THIS PLAN AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS VILLAGE SOUTH SUBDIVISION, PHASE 3, PREPARED BY WAYNE NANCE, LICENSED PROFESSIONAL ENGINEER NO. 8008, AND DATED THIS ____ DAY OF ____ 20____, WITH THE LAST REVIEW DATE ON ____ DAY OF ____ 20____, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

ATTTESTMENT OF PLANNING COMMISSION APPROVAL

THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILING FOR RECORD OF THIS PLAN AT A PUBLIC MEETING HELD ON THE ____ DAY OF ____ 20____. THE MINUTES OF SAID MEETING REFLECT SAID APPROVAL.

ATTTESTMENT OF PLANNING COMMISSION APPROVAL

THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILING FOR RECORD OF THIS PLAN AT A PUBLIC MEETING HELD ON THE ____ DAY OF ____ 20____. THE MINUTES OF SAID MEETING REFLECT SAID APPROVAL.

CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS §
COUNTY OF WEBB §
I, VANESSA GUERRA, AICP, DIRECTOR OF PLANNING

GRAPHIC SCALE IN FEET 0 50 100 200	VERTICAL SCALE : --- HORIZONTAL SCALE : 1"=100'	LEGEND: P.O.B. POINT OF BEGINNING P.P.R. POINT OF REVERSE CURVATURE M.C.D.R. METES AND BOUNDS CORNER DEED RECORDS B.S. BENCH MARK U.S. UTILITY EASEMENT S.S.L. SANITARY SEWER LINE U.A.E. UTILITY ACCESS EASEMENT
DATE : 10-22-25	DRAWN : D.M. CHECKED : W.N. APPROVED : W.N. FIELD BOOK : ---	OWNER: SALINAS VILLAGE DEVELOPMENT CORPORATION P.O. BOX 1828 LAREDO, TEXAS 78044 (956) 724-8469

304 E. CALTON LAREDO, TEXAS 78041
OWNER: SALINAS VILLAGE DEVELOPMENT CORPORATION
P.O. BOX 1828 LAREDO, TEXAS 78044 (956) 724-8469
ENGINEER/SURVEYOR: PORRAS NANCE ENGINEERING 304 E. CALTON ROAD LAREDO, TEXAS 79041 (956) 724-3097
PROJECT DATA: ACRES : 3.6937 LOTS : 31 P.O.B. : B/B :
PLAN OF: **VILLAGE SOUTH SUBDIVISION PHASE 5**
OUT OF SALINAS VILLAGE DEVELOPMENT CORPORATION TRACT 1, 3,658.9 ACRES
REC. IN VOL. 5906, PGS. 543-553, W.C.D.R. & SALINAS VILLAGE DEVELOPMENT CORPORATION TRACT 1, 13,241.4 ACRES TRACT REC. IN VOL. 5140, PGS. 636-644, W.C.D.R.
PORCION 38 ~ ABSTRACT 472 ~ TADEO SANCHEZ ORIGINAL GRANTEE, CITY OF LAREDO, WEBB COUNTY, TEXAS

PRELIMINARY	PRELIMINARY	PRELIMINARY
STATE OF TEXAS § COUNTY OF WEBB §	STATE OF TEXAS § COUNTY OF WEBB §	STATE OF TEXAS § COUNTY OF WEBB §
DEPUTY WEBB COUNTY, TEXAS	DEPUTY WEBB COUNTY, TEXAS	DEPUTY WEBB COUNTY, TEXAS
DATE	DATE	DATE

City of Laredo

Planning & Zoning Commission

Meeting Date: 11/6/2025

Preliminary Plats and Replats 9A

SUBJECT

Preliminary and final consideration of the plat of Lot 1, Block 1, Zaftex Commercial Subdivision, Phase 3. The intent is commercial.

PL-015-2026

District I - Cm. Gilbert Gonzalez

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

APPLICANT: Zaftex Corporation

ENGINEER: Premier Engineering

SITE: This 1.21-acre tract of land is located northeast of Los Presidentes Avenue and south of Jaime Zapata Memorial Highway. The zoning for this 1-lot development is B-3 (Community Business District). This tract is located in District I - Cm. Gilbert Gonzalez.

COMMITTEE RECOMMENDATION

N/A

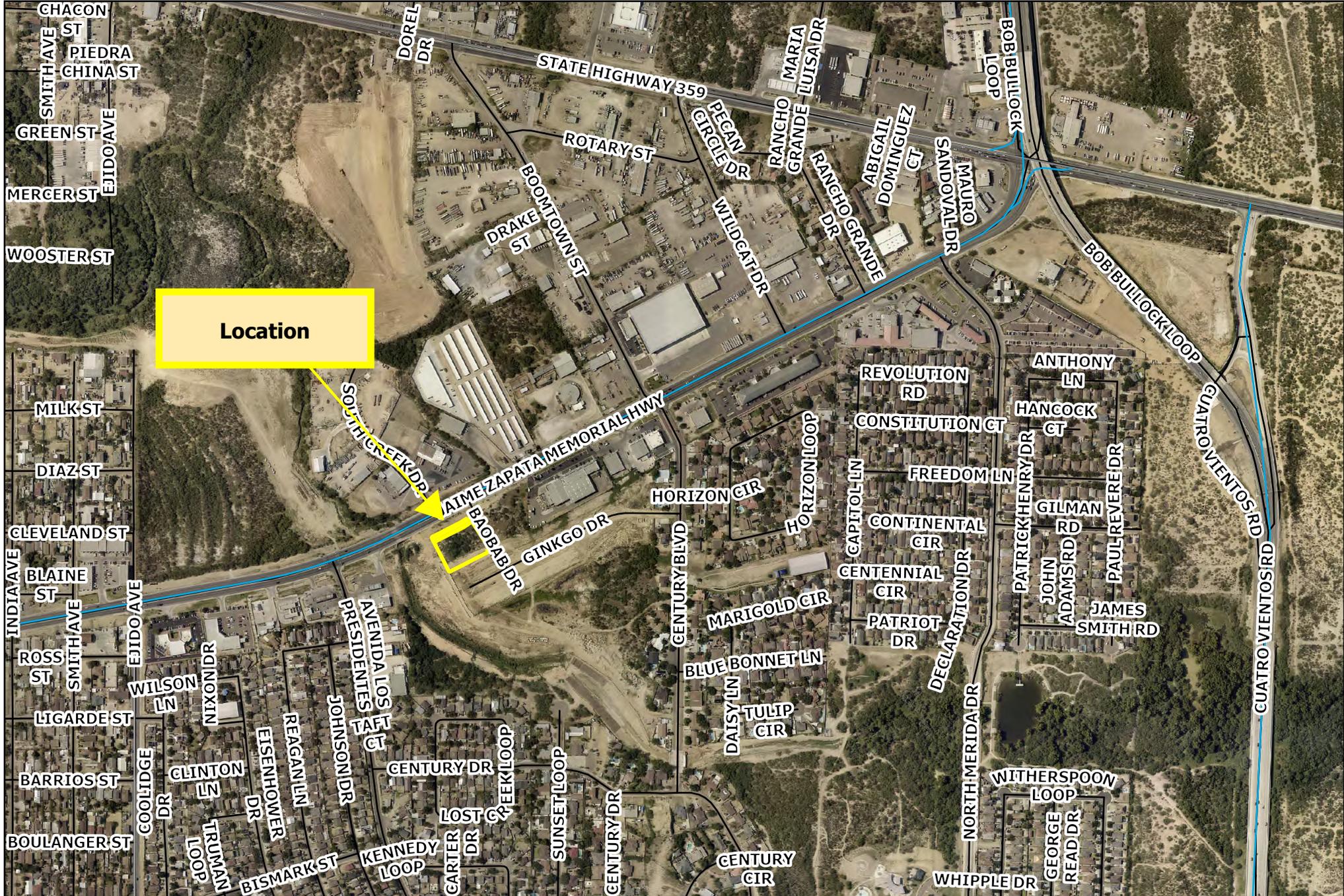
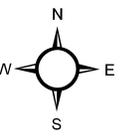
STAFF RECOMMENDATION

APPROVAL

NOTICE TO THE DEVELOPER:

N/A

AERIAL LOCATION MAP

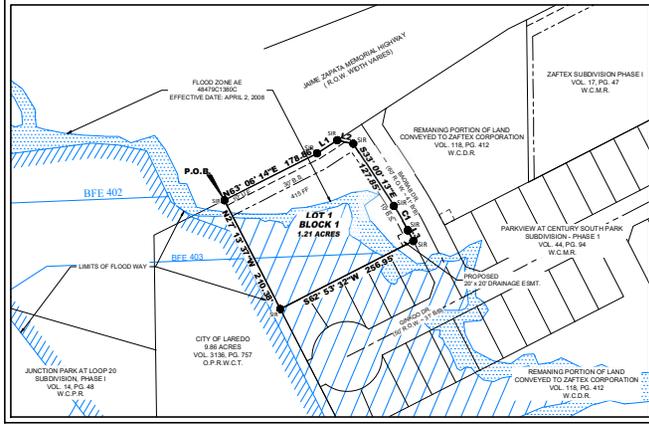


PLAT NOTES:

1. THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND OR REMOVE ANY CONVENIENCE OR RESTRICTIONS.
2. SIDEWALKS, DRIVEWAYS, AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMIT IN ACCORDANCE TO THE LAREDO LAND DEVELOPMENT CODE.
3. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
4. THE SETBACK SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE CITY OF LAREDO LAND DEVELOPMENT CODE.
5. STORM WATER DETENTION IMPROVEMENTS SHALL BE REVIEWED BY THE ENGINEERING DEPARTMENT AS PART OF THE BUILDING PERMIT APPROVAL AND SHALL BE THE RESPONSIBILITY OF THE LAND OWNER TO COMPLY WITH THE STORM WATER MANAGEMENT ORDINANCE.

REQUIRED DETENTION VOLUME: 5,385 (CF) AT A DISCHARGE RATE OF 3.658 CFS).
IN ADDITION TO THE REQUIRED STORAGE VOLUME, ALLOWANCES MUST BE MADE TO ACCOUNT FOR FREEBOARD, ONCE THE LOCATION OF DETENTION AREA HAS BEEN DETERMINED.

6. FINISH FLOOR AND ALL MECHANICAL EQUIPMENT MUST BE ELEVATED 18" ABOVE THE BASE FLOOD ELEVATION.
7. DATUM BASED ON TEXAS STATE PLANES COORDINATE SYSTEM NAD83 TEXAS STATE PLANES, SOUTH ZONE, US FOOT. ELEVATIONS MEAN SEA LEVEL (MSL), DERIVED FROM GPS KINEMATIC OBSERVATIONS.
8. PROPERTY DOES APPEAR TO BE LOCATED IN A FLOOD ZONE AS PER FEMA MAP NO. 48479C1380C. EFFECTIVE DATE: APRIL 2, 2008.
9. POINT OF BEGINNING HAS THE FOLLOWING COORDINATES:
N:17068643.08
E:673847.75



LEGEND

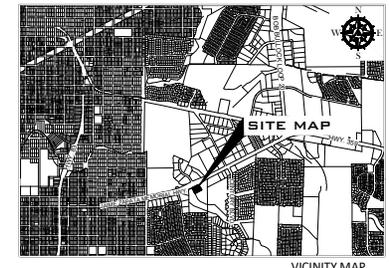
- SR SET 12" IRON ROD
- FR FOUND 12" IRON ROD
- B.S. BUILDING SETBACK
- U.E. UTILITY EASEMENT
- P.O.B. POINT OF BEGINNING
- 100 YR. FLOOD ZONE
- PLAT BOUNDARY LINE
- LOT LINE
- SETBACK LINE
- EASEMENT LINE
- CENTER LINE
- RIGHT-OF-WAY LINE

Line Table

Line #	Bearing	Length
L1	N56° 59' 47"E	41.34'
L2	S78° 00' 13"E	28.24'
L3	S27° 06' 28"E	20.66'

Curve Table

Curve #	Arc Length	Radius	Chord Bearing	Chord Length
C1	48.38'	470.00'	S30° 03' 20"E	48.34'



PLAT OF:
 LOT 1, BLOCK 1
 ZAFTEX COMMERCIAL SUBDIVISION, PHASE 3
 CITY OF LAREDO, WEBB COUNTY, TEXAS

LEGAL DESCRIPTION

A TRACT OF LAND CONTAINING 1.21 ACRES, MORE OR LESS, BEING OUT OF THE REMAINING PORTION OF LAND CONVEYED TO ZAFTEX CORPORATION, VOL. 118, PG. 412, W.C.D.R., SITUATED IN PARCELS 32, ANTONIO TRINIDAD ORIGINAL GRANTEE, ABSTRACT 296, CITY OF LAREDO, WEBB COUNTY, TEXAS AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A FOUND IRON ROD ALONG THE SOUTH RIGHT-OF-WAY LINE OF JAME ZAFATE MEMORIAL HIGHWAY (R.O.W. WIDTH VARIES), THE NORTH-EAST CORNER OF ZAFTEX SUBDIVISION, PHASE 1, VOL. 17, PG. 47, W.C.M.R., **THENCE S69° 38' 50" W** A DISTANCE OF **208.89 FEET** TO A SET 12" IRON ROD W/ BLUE PLASTIC CAP LABELED "PC2 20097-00" ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF FOREMENTIONED JAME ZAFATE MEMORIAL HIGHWAY, THE NORTH-EAST CORNER OF A 86 ACRE TRACT, CONVEYED TO THE CITY OF LAREDO, VOL. 338, PG. 757, G.P.A.W.C.T., THE NORTH-WEST CORNER HEREOF;

THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF JAME ZAFATE MEMORIAL HIGHWAY (R.O.W. WIDTH VARIES), THE FOLLOWING CALLS:

N63° 06' 34" E A DISTANCE OF **278.86 FEET** TO A SET 12" IRON ROD W/ BLUE PLASTIC CAP LABELED "PC2 20097-00", A POINT OF DEFLECTION HEREOF;

N63° 17' 47" E A DISTANCE OF **41.34 FEET** TO A SET 12" IRON ROD W/ BLUE PLASTIC CAP LABELED "PC2 20097-00", A CLIP CORNER HEREOF;

THENCE OVER AND ACROSS THE REMAINING PORTION OF LAND CONVEYED TO ZAFTEX CORPORATION VOL. 118, PG. 412, W.C.D.R., THE FOLLOWING CALLS:

S78° 00' 13" E A DISTANCE OF **28.28 FEET** TO A SET 12" IRON ROD W/ BLUE PLASTIC CAP LABELED "PC2 20097-00", THE NORTH-EAST CORNER HEREOF;

S27° 06' 28" E A DISTANCE OF **127.85 FEET** TO A SET 12" IRON ROD W/ BLUE PLASTIC CAP LABELED "PC2 20097-00", A POINT OF CURVATURE HEREOF;

THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS 470.00 FEET, A CHORD WHICH BEARS **S30° 03' 20" E** A DISTANCE OF **48.38 FEET**, AN ARC LENGTH OF **48.38 FEET**, TO A SET 12" IRON ROD W/ BLUE PLASTIC CAP LABELED "PC2 20097-00", A POINT OF TANGENCY HEREOF;

S27° 06' 28" E A DISTANCE OF **20.66 FEET** TO A SET 12" IRON ROD W/ BLUE PLASTIC CAP LABELED "PC2 20097-00", THE SOUTHEAST CORNER HEREOF;

S62° 32' 32" W A DISTANCE OF **256.95 FEET**, TO A SET 12" IRON ROD W/ BLUE PLASTIC CAP LABELED "PC2 20097-00" ALONG THE EASTERLY LINE OF SAID 86 ACRE TRACT, THE SOUTHWEST CORNER HEREOF;

THENCE N27° 13' 37" W A DISTANCE OF **210.38 FEET** ALONG THE EASTERLY LINE OF SAID 8.86 ACRE TRACT, TO THE POINT OF BEGINNING AND CONTAINING **1.21 ACRES** OF LAND, MORE OR LESS.

PLAT NOTES:

- THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND OR REMOVE ANY CONVEYANCE OR RESTRICTIONS.
 - SIDEWALKS, DRIVEWAYS, AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMIT IN ACCORDANCE TO THE LAREDO LAND DEVELOPMENT CODE.
 - ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
 - THE SETBACK SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE CITY OF LAREDO LAND DEVELOPMENT CODE.
 - STORM WATER DETENTION IMPROVEMENTS SHALL BE REVIEWED BY THE ENGINEERING DEPARTMENT AS PART OF THE BUILDING PERMIT APPROVAL AND SHALL BE THE RESPONSIBILITY OF THE LAND OWNER TO COMPLY WITH THE STORM WATER MANAGEMENT ORDINANCE.
- REQUIRED DETENTION VOLUME: 5.885 CFS AT A DISCHARGE RATE OF 1.668 CFS. IN ADDITION TO THE REQUIRED STORAGE VOLUME, ALLOWANCES MUST BE MADE TO ACCOUNT FOR FREEBOARD, ONCE THE LOCATION OF DETENTION AREA HAS BEEN DETERMINED.
 - FINISH FLOOR AND ALL MECHANICAL EQUIPMENT MUST BE ELEVATED 18" ABOVE THE BASE FLOOD ELEVATION.
 - PLAT BASED ON TEXAS STATE PLANS COORDINATE SYSTEM NAD83 TEXAS STATE PLANES, SOUTH ZONE, US FOOT. ELEVATIONS MEAN SEA LEVEL (MSL), DERIVED FROM GPS KINEMATIC OBSERVATIONS.
 - PROPERTY DOES APPEAR TO BE LOCATED IN A FLOOD ZONE AS PER FEMA MAP NO. 484761380C. EFFECTIVE DATE: APRIL 2, 2008.
 - POINT OF BEGINNING HAS THE FOLLOWING COORDINATES:
 N: 1705642.78
 E: 873847.75

CERTIFICATE OF OWNER

I, CARLOS M. ZAFFRINI, SR., ZAFTEX CORPORATION, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS ZAFTEX COMMERCIAL SUBDIVISION, PHASE 3, IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, AND WHICH DATE IS DESCRIBED HEREIN, DOES HEREBY DECLARE FOR THE USE OF THE PUBLIC FOREVER ALL STREETS, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

BY: CARLOS M. ZAFFRINI, SR.
 ZAFTEX CORPORATION

CERTIFICATE OF ENGINEER

STATE OF TEXAS:
 COUNTY OF WEBB:

I, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS REPLAT TO THE MATTERS OF STREETS, LOTS, WATER, SEWER AND APPURTENANCES AND DRAINAGE LAYOUT; AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

ARMANDO GUERRA, P.E. 104992



PLANNING COMMISSION APPROVAL

THIS PLAT ZAFTEX COMMERCIAL SUBDIVISION, PHASE 3, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON _____ DAY OF _____, 20__.

DANIELA SADA FAZ, PLANNING AND ZONING CHAIR

ATTESTMENT OF PLANNING COMMISSION APPROVAL
 THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILING FOR RECORD OF THIS PLAT AT A PUBLIC MEETING HELD ON THE _____ DAY OF _____, 20__ THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

VANESSA GUERRA, AICP
 PLANNING DIRECTOR

CERTIFICATE OF SURVEYOR

STATE OF TEXAS:
 COUNTY OF WEBB:

I, EDUARDO J. GUTIERREZ, REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY STATE THAT THIS PLAT CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND DIRECTION.

EDUARDO J. GUTIERREZ, R.P.L.S. 5839



CERTIFICATION OF COUNTY CLERK

FILED FOR RECORD AT ___ O'CLOCK, ___ M. ON THE ___ DAY OF _____, 20__ DEPUTY.

COUNTY CLERK
 WEBB COUNTY, TEXAS

STATE OF TEXAS:
 COUNTY OF WEBB:

I, MARGIE R. IBARRA, CLERK OF THE COUNTY COURT IN AND FOR THE WEBB COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE ___ DAY OF _____, 20__ WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ___ DAY OF _____, 20__ AT ___ O'CLOCK ___ M. IN VOLUME _____ PAGE(S) OF THE PLAT RECORDS OF SAID COUNTY.

DEPUTY COUNTY CLERK
 WEBB COUNTY, TEXAS

PLAT-APPROVAL CITY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS ZAFTEX COMMERCIAL SUBDIVISION, PHASE 3, PREPARED BY ARMANDO GUERRA LICENSED PROFESSIONAL ENGINEER NO. 104992, AND DATED THE ___ DAY OF _____, 20__ WITH THE LAST REVISED DATE ON SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

ELIUD DE LOS SANTOS, P.E.
 CITY ENGINEER

ZAFTEX COMMERCIAL SUBDIVISION PHASE 3
 A TRACT OF LAND CONTAINING 1.21 ACRES, MORE OR LESS, BEING OUT OF THE REMAINING PORTION OF LAND CONVEYED TO ZAFTEX CORPORATION, VOL. 118, PG. 412, W.C.D.R., SITUATED IN PARCELS 32, ANTONIO TRINIDAD ORIGINAL GRANTEE, ABSTRACT 296, CITY OF LAREDO, WEBB COUNTY, TEXAS.

PREMIER
 PLANNING & SURVEYING
 1505 Calle de Norte, Ste. 2
 Laredo, Texas 78401
 Phone: (956) 715-1196
 Fax: (956) 715-1198
 Email: ppremier@premier.com

ZAFTEX CORPORATION
 PHONE: (850) 206-0787
 LAREDO, TEXAS, 78404

PLAT OF LOT 1, BLOCK 1 ZAFTEX COMMERCIAL SUBDIVISION, PHASE 3

DRAWN BY: E.L.K.G.
CHECKED BY: A.G.
APPROVED BY: A.C.
DATE: 04/20/22
REVISED DATE: 08/20/25
SHEET 11 X 17: -
SCALE 24 X 36: 1"=100'
PROJECT #: 1705642.78
FILE NAME: 1705642.78.DWG

City of Laredo

Planning & Zoning Commission

Meeting Date: 11/6/2025

Preliminary Plats and Replats 9B

SUBJECT

Preliminary and final consideration of the plat of Lot 1, Block 1, Zaftex Commercial Subdivision, Phase 4. The intent is commercial.

PL-016-2026

District I - Cm. Gilbert Gonzalez

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

APPLICANT: Zaftex Corporation

ENGINEER: Premier Engineering

SITE: This 1.25-acre tract of land is located northeast of Los Presidentes Avenue and south of Jaime Zapata Memorial Highway. The zoning for this 1-lot development is B-3 (Community Business District). This tract is located in District I - Cm. Gilbert Gonzalez.

COMMITTEE RECOMMENDATION

N/A

STAFF RECOMMENDATION

APPROVAL

NOTICE TO THE DEVELOPER:

N/A

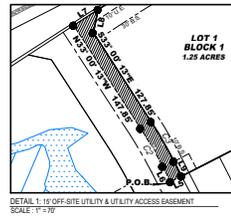
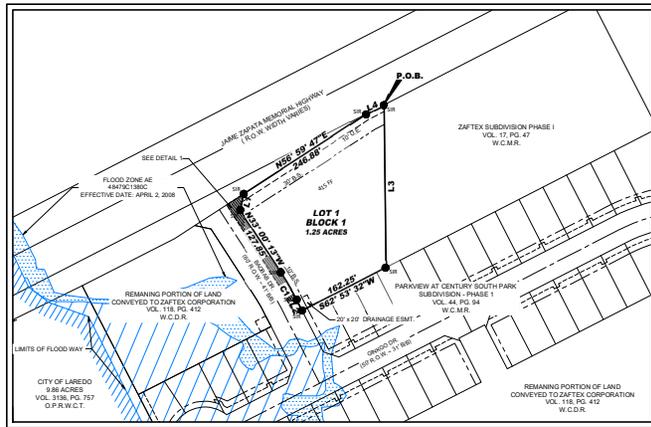
PLAT NOTES:

1. THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND OR REMOVE ANY CONVENIENCE OR RESTRICTIONS.
2. SIDEWALKS, DRIVEWAYS, AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMIT IN ACCORDANCE TO THE LAREDO LAND DEVELOPMENT CODE.
3. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
4. THE SETBACK SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE CITY OF LAREDO LAND DEVELOPMENT CODE.
5. STORM WATER DETENTION IMPROVEMENTS SHALL BE REVIEWED BY THE ENGINEERING DEPARTMENT AS PART OF THE BUILDING PERMIT APPROVAL AND SHALL BE THE RESPONSIBILITY OF THE LAND OWNER TO COMPLY WITH THE STORM WATER MANAGEMENT ORDINANCE.

REQUIRED DETENTION VOLUME: 5,532 (CF) AT A DISCHARGE RATE OF 3.715 CFS).

IN ADDITION TO THE REQUIRED STORAGE VOLUME, ALLOWANCES MUST BE MADE TO ACCOUNT FOR FREEBOARD, ONCE THE LOCATION OF DETENTION AREA HAS BEEN DETERMINED.

6. DATUM BASED ON TEXAS STATE PLANES COORDINATE SYSTEM NAD83 TEXAS STATE PLANES, SOUTH ZONE, US FOOT. ELEVATIONS MEAN SEA LEVEL (MSL), DERIVED FROM GPS KINEMATIC OBSERVATIONS.
7. PROPERTY DOES NOT APPEAR TO BE LOCATED IN A FLOOD ZONE AS PER FEMA MAP NO. 48479C1380C. EFFECTIVE DATE: APRIL 2, 2008.
8. POINT OF BEGINNING HAS THE FOLLOWING COORDINATES:
N:17068953.35
E:674366.83



15' OFF-SITE UTILITY & UTILITY ACCESS EASEMENT 0.08 ACRE TRACT

A TRACT OF LAND CONTAINS 0.08 ACRES, MORE OR LESS, BEING OUT OF THE REMAINING PORTION OF LAND CONVEYED TO ZAFTEX CORPORATION, VOL. 118, PG. 412, W.C.D.R., SITUATED IN PORCON 32, ANTONIO TREVIÑO ORIGINAL GRANTEE, ABSTRACT 296, CITY OF LAREDO, WEBB COUNTY, TEXAS AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET $1/2$ " IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", THE SOUTHWEST CORNER HEREOF;

THENCE N27° 06' 28"W A DISTANCE OF 20.66 FEET TO A SET $1/2$ " IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", AN INTERIOR CORNER HEREOF;

THENCE ALONG A CURVE HAVING A RADIUS OF 515.00 FEET, A CHORD BEARING OF N20° 03' 20"W A DISTANCE OF 52.99 FEET, AN ARC LENGTH OF 52.99 FEET TO A SET $1/2$ " IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", A POINT OF TANGENCY HEREOF;

THENCE N62° 52' 15"E A DISTANCE OF 39.24 FEET TO A SET $1/2$ " IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", THE NORTHWEST CORNER HEREOF;

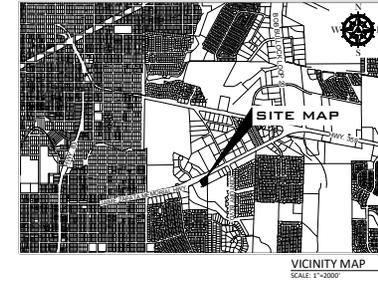
THENCE N56° 59' 47"E A DISTANCE OF 35.00 FEET TO A SET $1/2$ " IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", AN INTERIOR CORNER HEREOF;

THENCE N51° 59' 47"W A DISTANCE OF 28.28 FEET TO A SET $1/2$ " IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", AN INTERIOR CORNER HEREOF;

THENCE S33° 00' 13"E A DISTANCE OF 127.85 FEET TO A SET $1/2$ " IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", AN EXTERIOR CORNER HEREOF;

THENCE ALONG A CURVE HAVING A RADIUS OF 530.00 FEET, A CHORD BEARING OF S30° 03' 20"E A DISTANCE OF 54.51 FEET, AN ARC LENGTH OF 54.54 FEET TO A SET $1/2$ " IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", A POINT OF TANGENCY HEREOF;

THENCE S27° 06' 28"E A DISTANCE OF 20.66 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.08 ACRES OF LAND, MORE OR LESS.



Line Table

Line #	Bearing	Length
L1	N11° 59' 47"E	28.28
L2	N27° 06' 28"W	20.66
L3	S0° 36' 14"E	278.91
L4	N62° 52' 15"E	39.24
L5	S62° 53' 32"W	15.00
L6	N27° 06' 28"W	20.66
L7	N56° 59' 47"E	35.00
L8	S11° 59' 47"W	28.28
L9	S27° 06' 28"E	20.66

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	54.54	530.00	5.80	N30° 03' 20"	54.51
C2	52.99	515.00	5.80	N30° 03' 20"	52.97
C3	54.54	530.00	5.80	S30° 03' 20"	54.51



PLAT OF:
 LOT 1, BLOCK 1
 ZAFTEX COMMERCIAL SUBDIVISION, PHASE 4
 CITY OF LAREDO, WEBB COUNTY, TEXAS

LEGAL DESCRIPTION

A TRACT OF LAND CONTAINING 1.25 ACRES, MORE OR LESS, BEING OUT OF THE REMAINING PORTION OF LAND CONVEYED TO ZAFTEX CORPORATION, MORE OR LESS, BEING OUT OF THE REMAINING PORTION OF LAND CONVEYED TO ZAFTEX CORPORATION, VOL. 118, PG. 412, W.C.D.R., SITUATED IN PORCON 32, ANTONIO TREVIÑO ORIGINAL GRANTEE, ABSTRACT 296, CITY OF LAREDO, WEBB COUNTY, TEXAS AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A FOUND IRON ROD ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF JAIMIE ZAPATA MEMORIAL HIGHWAY (R.O.W. WIDTH VARIES), THE NORTHEAST CORNER OF ZAFTEX SUBDIVISION, PHASE 1, VOL. 17, PG. 47, W.C.M.A., **THENCE** S67° 52' 37"W A DISTANCE OF 400.00 FEET TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00" ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF JAIMIE ZAPATA MEMORIAL HIGHWAY (R.O.W. WIDTH VARIES) AT THE NORTHWEST CORNER OF SAID ZAFTEX SUBDIVISION, PHASE 1, THE TRUE POINT OF BEGINNING, THE NORTHEAST CORNER HEREOF;

THENCE S00° 36' 14"E A DISTANCE OF 278.91 FEET WITH THE WESTERLY LINE OF SAID ZAFTEX SUBDIVISION, PHASE 1, TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00" ALONG THE NORTHERLY LINE OF THE REMAINING PORTION OF LAND CONVEYED TO ZAFTEX CORPORATION, VOL. 118, PG. 412, W.C.D.R., THE SOUTHWEST CORNER OF SAID ZAFTEX SUBDIVISION, PHASE 1, THE SOUTHWEST CORNER HEREOF;

THENCE OVER AND ACROSS AN EASEMENT REMAINING PORTION OF LAND CONVEYED TO ZAFTEX CORPORATION, THE FOLLOWING CALLS:

S62° 53' 32"W A DISTANCE OF 162.25 FEET TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", THE SOUTHWEST CORNER HEREOF;

N27° 06' 28"W A DISTANCE OF 20.66 FEET TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", A POINT OF CURVATURE HEREOF;

THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 530.00 FEET, A CHORD BEARING OF N20° 03' 20"W A DISTANCE OF 54.51 FEET, AN ARC LENGTH OF 54.54 FEET TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00" ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF JAIMIE ZAPATA MEMORIAL HIGHWAY (R.O.W. WIDTH VARIES), A CLIP CORNER HEREOF;

N27° 06' 28"W A DISTANCE OF 20.66 FEET TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", THE NORTHWEST CORNER HEREOF;

N11° 59' 47"E A DISTANCE OF 28.28 FEET TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", THE NORTHWEST CORNER HEREOF;

THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF JAIMIE ZAPATA MEMORIAL HIGHWAY (R.O.W. WIDTH VARIES), THE FOLLOWING CALLS:

N56° 59' 47"E A DISTANCE OF 246.88 FEET TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", A POINT OF DETECTION HEREOF;

N62° 52' 15"E A DISTANCE OF 39.24 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.25 ACRES OF LAND, MORE OR LESS.

CERTIFICATE OF OWNER

I, CARLOS M. ZAFFIRINI, SR., ZAFTEX CORPORATION, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAY AND DESIGNATED HEREIN AS ZAFTEX COMMERCIAL SUBDIVISION, PHASE 4, IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, AND WHICH NAME IS DESCRIBED HEREIN, DOES HEREBY DECLARE FOR THE USE OF THE PUBLIC FOREVER ALL STREETS, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

BY: CARLOS M. ZAFFIRINI, SR. ZAFTEX CORPORATION DATE: / /

CERTIFICATE OF ENGINEER

STATE OF TEXAS: COUNTY OF WEBB:

I, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, WATER, SEWER AND APPURTENANCES AND DRAINAGE LAYOUT; AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

ARMANDO GUERRA, P.E. 104992 DATE: / /

PLANNING COMMISSION APPROVAL

THIS PLAT ZAFTEX COMMERCIAL SUBDIVISION, PHASE 4, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON ___ DAY OF ___, 20__.

DANIELA SADA FAZ, PLANNING AND ZONING CHAIR DATE: / /

ATTESTMENT OF PLANNING COMMISSION APPROVAL

THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILING FOR RECORD OF THIS PLAT AT A PUBLIC MEETING HELD ON THE ___ DAY OF ___, 20__ MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

VANESSA GUERRA, A.I.C.P. DATE: / / PLANNING DIRECTOR

CERTIFICATE OF SURVEYOR

STATE OF TEXAS: COUNTY OF WEBB:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, CARLOS M. ZAFFIRINI, SR., ZAFTEX CORPORATION, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN MY HAND AND SEAL OF OFFICE THIS ___ DAY OF ___, 20__.

EDUARDO J. GUTIERREZ, R.P.L.S. 5839 DATE: / /

CERTIFICATION OF COUNTY CLERK

FILED OF RECORD AT ___ O'CLOCK ___ M. ON THE ___ DAY OF ___, 20__ DEPUTY.

COUNTY CLERK WEBB COUNTY, TEXAS

STATE OF TEXAS: COUNTY OF WEBB:

I, MARGIE R. IBARRA, CLERK OF THE COUNTY COURT IN AND FOR THE WEBB COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE ___ DAY OF ___, 20__, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ___ DAY OF ___, 20__, AT ___ O'CLOCK ___ M. IN VOLUME ___ PAGE(S) OF THE PLAT RECORDS OF SAID COUNTY.

DEPUTY COUNTY CLERK WEBB COUNTY, TEXAS

PLAT-APPROVAL CITY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS ZAFTEX COMMERCIAL SUBDIVISION, PHASE 4, PREPARED BY ARMANDO GUERRA LICENSED PROFESSIONAL ENGINEER NO. 104992, AND DATED THE ___ DAY OF ___, 20__, WITH THE LAST REVISED DATE ON ___ AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

ELIUD DE LOS SANTOS, P.E. DATE: / / CITY ENGINEER

PLAT NOTES:

- THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND OR REMOVE ANY CONVEYANCE OR RESTRICTIONS.
- SIDEWALKS, DRIVEWAYS, AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMIT IN ACCORDANCE TO THE LAREDO LAND DEVELOPMENT CODE.
- ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
- THE SETBACK SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.7.1 OF THE CITY OF LAREDO LAND DEVELOPMENT CODE.
- STORM WATER DETENTION IMPROVEMENTS SHALL BE REVIEWED BY THE ENGINEERING DEPARTMENT AS PART OF THE BUILDING PERMIT APPROVAL, AND SHALL BE THE RESPONSIBILITY OF THE LAND OWNER TO COMPLY WITH THE STORM WATER MANAGEMENT ORDINANCE.

REQUIRED DETENTION VOLUME: 1.533 (CU) AT A DISCHARGE RATE OF 3.715 CFS. IN ADDITION TO THE REQUIRED STORAGE VOLUME, ALLOWANCES MUST BE MADE TO ACCOUNT FOR FREEBOARD, ONCE THE LOCATION OF DETENTION AREA HAS BEEN DETERMINED.

6. DATUM: BASED ON TEXAS STATE PLAINS COORDINATE SYSTEM NAD83, TEXAS STATE PLAINS, SOUTH ZONE, US FOOT. ELEVATIONS MEAN SEA LEVEL (MSL), DERIVED FROM GPS KINEMATIC OBSERVATIONS.

7. PROPERTY DOES NOT APPEAR TO BE LOCATED IN A FLOOD ZONE AS PER FEMA MAP NO. 48479C1380C. EFFECTIVE DATE: APRIL 2, 2008.

8. POINT OF BEGINNING HAS THE FOLLOWING COORDINATES:
 N: 1709893.35
 E: 674965.83

ZAFTEX COMMERCIAL SUBDIVISION PHASE 4

PREMIER

ZAFTEX CORPORATION
 PHONE: (956) 715-1100
 FAX: (956) 715-1199
 1500 Collins Mall, Suite 200
 Laredo, Texas 78041

FILED IN: PLAT OF LOT 1, BLOCK 1 ZAFTEX COMMERCIAL SUBDIVISION, PHASE 4

CHECKED BY: A.G.
 APPROVED BY: A.C.
 DATE: 04/20/22
 REVISION DATE: 5/16/2025
 SCALE 11 X 17: -
 SCALE 24 X 36: 1"=100'
 PROJECT #: 17060-22
 FILE NAME: 17060#P12.DWG SHEET

1 of 1

City of Laredo

Planning & Zoning Commission

Meeting Date: 11/6/2025

Final Plats and replats 10A

SUBJECT

Final consideration of the plat of Sonata Heights Subdivision at Rodriguez-Zertuche Ranch. The intent is residential.

PL-014-2026

District VI - Cm. Dr. David Tyler King

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

APPLICANT: Howland Engineering & Surveying Co.

ENGINEER: Bernal F. Slight

SITE: This 26.072-acre tract of land east end of Cavatina Drive and Juan Escutia Boulevard. The zoning for this 112-lot development is AG (Agricultural). This tract is located in District VI - Cm. Dr. David Tyler King.

COMMITTEE RECOMMENDATION

N/A

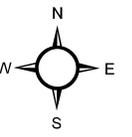
STAFF RECOMMENDATION

APPROVAL

NOTICE TO THE DEVELOPER:

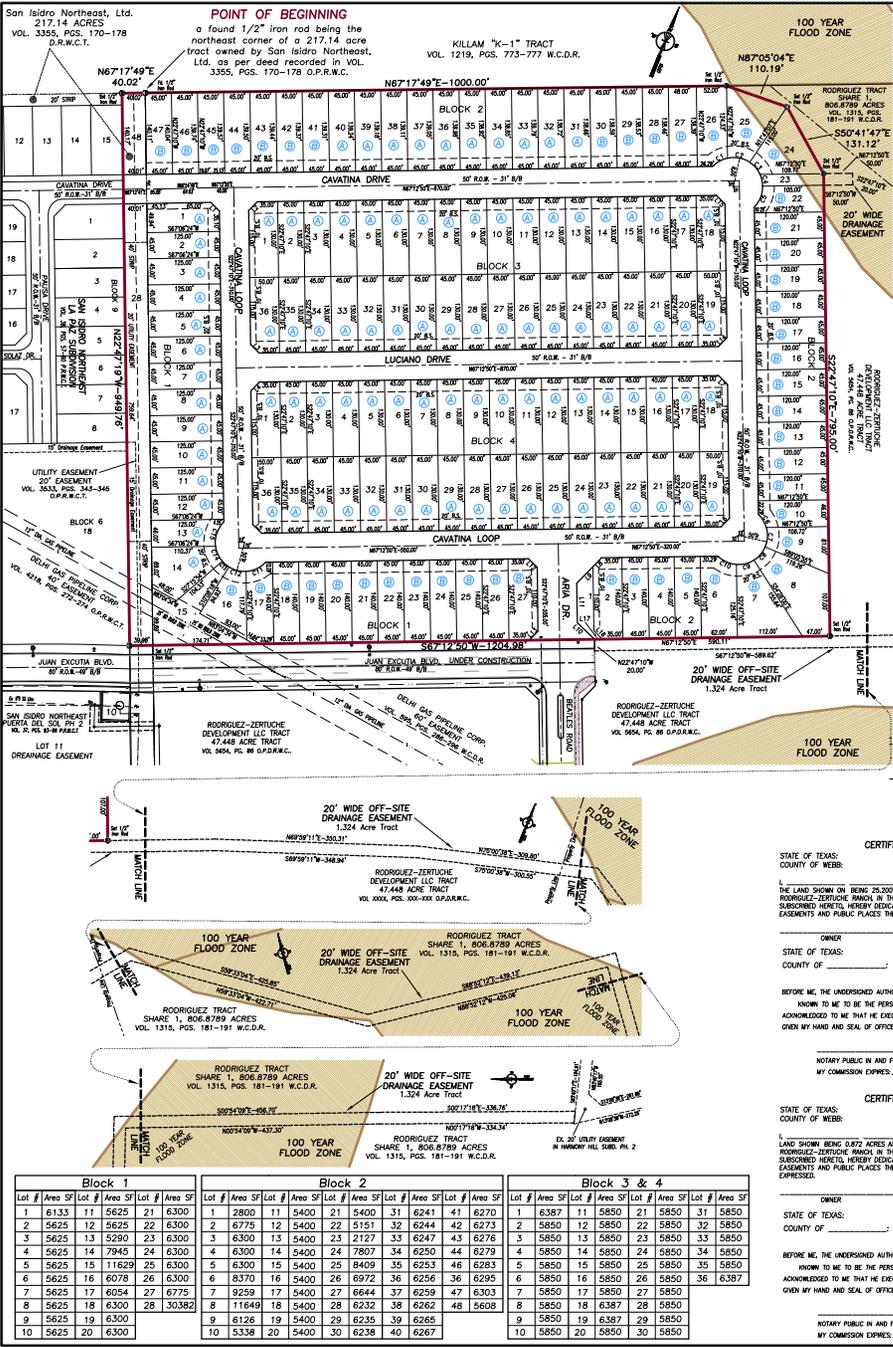
N/A

AERIAL LOCATION MAP



NOTES:

1. DRIVEWAYS, SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS, IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
2. NO GARAGE OR CARPORT, WHICH RECEIVES ACCESS FROM THE SIDE YARD ON ANY CORNER LOT SHALL BE LOCATED LESS THAN 20 FEET FROM THE PROPERTY LINE.
3. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
4. THE SETBACK SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
5. TO AVOID PLACING CORNER LOT DRIVEWAYS ON THE SIDE OF THE CORNER CLIP, SUCH DRIVEWAYS SHOULD BE PLACED ON THE SIDE OF, AND ADJACENT TO, THE 5'X5' UTILITY EASEMENT DESIGNATED FOR FUTURE ELECTRICAL PEDESTAL LOCATION.
6. OWNER SHALL NOT CHANGE THE GRADES NOR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS IN SUCH A MANNER THAT IMPEDES THE ESTABLISHED DRAINAGE FLOW. FENCE/WALL WHICH HAS THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZE OF OPENINGS TO ALLOW SURFACE WATER RUNOFF TO CONTINUE.
7. THE RESPONSIBILITY FOR THE MAINTENANCE AND UPKEEP OF THE RETAINING WALLS IN A SAFE AND PROPER CONDITION SHALL REST SOLELY WITH THE PROPERTY OWNERS, THE HOMEOWNERS ASSOCIATION, OR THEIR SUCCESSORS. THE CITY OF LAREDO SHALL BEAR NO RESPONSIBILITY OR LIABILITY FOR SUCH MAINTENANCE.
8. THIS DEVELOPMENT HAS A CERTIFICATE OF ADJOINING LANDOWNER FOR RUNOFF DISCHARGE RECORDED IN VOLUME _____, PAGES _____ OF THE WEBB COUNTY DEED RECORDS, TEXAS.
9. LOT 1, BLOCK 2, LOTS 15 & 28, BLOCK 1 ARE UNINHABITABLE LOTS. LOTS 23 & 48, BLOCK 2 ARE AN UNINHABITABLE LOT AND DESIGNED AS A DRAINAGE EASEMENT. LOTS 25, 24 & 22, BLOCK 2 FOR FFE ELEVATION TO BE MIN. 18" HIGHER THAN BASE FLOOD ELEVATION.
10. EROSION, SEDIMENT AND STORMWATER CONTROLS ARE REQUIRED FOR ALL LOT CONSTRUCTION, INCLUDING SINGLE-FAMILY, DUPLEX, MULTIFAMILY, COMMERCIAL AND ANY OTHER PROJECTS, DURING THE BUILDING PERMIT PROCESS. THE LOT OWNER OR BUILDER IS RESPONSIBLE FOR INSTALLING AND MAINTAINING BEST MANAGEMENT PRACTICES (BMPs), TREE PROTECTION, AND TEMPORARY EROSION CONTROLS AS PART OF THE BUILDING PERMIT PROCESS, PRIOR TO STARTING ANY SITE WORK. ALL CONTROLS MUST BE REMOVED UNTIL THE SITE IS STABILIZED AND PERMANENT VEGETATION IS ESTABLISHED.



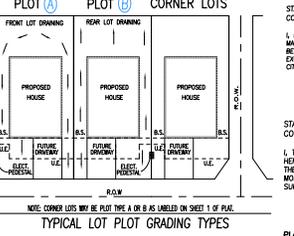
- NOTES:**
1. DRAINAGE DITCHES AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS, IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
 2. NO CHANGE OF CROP, WHICH RECEIVES ACCESS FROM THE SIDE YARD ON ANY CORNER LOT SHALL BE LOCATED LESS THAN 20 FEET FROM THE PROPERTY LINE.
 3. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
 4. THE SETBACK SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 14.03 OF THE LAREDO LAND DEVELOPMENT CODE.
 5. TO ADD PLACING CORNER LOT DIMENSIONS ON THE SIDE OF THE CORNER LOT, SUCH DIMENSIONS SHOULD BE PLACED IN THE USE OF AND ADJACENT TO THE 5'x5' UTILITY LAYOUT DESIGNATED FOR FUTURE FUTURE OF THE SIDE YARD.
 6. OWNER SHALL NOT CHANGE THE GRADES NOR CONTRACT FOR RESTRICTING FENCES, BALUNES, TREES, OR OTHER IMPROVEMENTS IN SUCH A MANNER THAT WOULD IMPED THE ESTABLISHED DRAINAGE FLOW. FENCES SHALL BE 6 FEET TALL AND SHALL BE CONSTRUCTED WITH APPROVED MATERIALS AND SHALL BE MAINTAINED TO ALLOW SURFACE WATER RAINY TO CONTINUE.
 7. THE RESPONSIBILITY FOR THE MAINTENANCE AND INSPECTION OF THE RETAINING WALLS IN A SAFE AND PROPER CONDITION SHALL REST SOLELY WITH THE PROPERTY OWNER, THE HOMEOWNERS ASSOCIATION, OR THEIR SUCCESSORS. THE CITY OF LAREDO SHALL BEAR NO RESPONSIBILITY OR LIABILITY FOR SUCH MAINTENANCE.
 8. THIS DEVELOPMENT HAS A CERTIFICATE OF ADDING LANDOWNERS FOR PLANNING COMMISSION APPROVED IN VOLUME 1315, PAGES 181-191.
 9. LOT 1, BLOCK 3, LOTS 15 & 28, BLOCK 1 ARE UNINHABITABLE LOTS. LOTS 25 & 48, BLOCK 4 ARE AN UNINHABITABLE LOT AND DESIGNATED AS A DRAINAGE EASEMENT. LOTS 25, 24 & 22, BLOCK 2 FOR ITS ELEVATION TO BE MIN. 18" HIGHER THAN BASE FLOOD ELEVATION.
 10. EXISTING EASEMENT AND EASEMENTS CONTRACTS ARE REVIEWED FOR ALL LOT CONSTRUCTION, INCLUDING SINGLE-FAMILY, DUPLEX, MULTIFAMILY, OR OTHER IMPROVEMENTS. THE LOT OWNER OR BUILDER IS RESPONSIBLE FOR OBTAINING PERMITS FROM THE CITY OF LAREDO, TEXAS, AND THE BUILDING PERMIT PROCESS. THE LOT OWNER OR BUILDER IS RESPONSIBLE FOR OBTAINING PERMITS FROM THE CITY OF LAREDO, TEXAS, AND THE BUILDING PERMIT PROCESS. TREE PROTECTION, AND TEMPORARY EROSION CONTROLS AS PART OF THE BUILDING PERMIT PROCESS. PRIOR TO STARTING ANY SITE WORK, ALL CONTROLS MUST BE INSTALLED. THE SITE IS STABILIZED AND PERMANENT VEGETATION IS ESTABLISHED.

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD
C1	25.70	50.00	53.872329-29.237
C2	40.24	50.00	57.845250-39.16
C3	27.79	50.00	48.217279-27.44
C4	20.58	50.00	43.313131-28.43
C5	12.12	50.00	26.167279-13.27
C6	26.62	50.00	48.372779-28.31
C7	33.82	50.00	58.122939-38.18
C8	30.22	50.00	48.193022-29.76
C9	31.65	50.00	48.304315-31.17
C10	35.77	50.00	52.842191-35.01
C11	37.77	50.00	54.712927-36.88
C12	30.73	50.00	48.217279-27.44
C13	14.95	50.00	27.175418-14.88
C14	28.77	50.00	48.193022-29.76
C15	45.86	50.00	60.329211-44.27

LINE TABLE

LINE	LENGTH	BEARING
L1	21.08	S82°28'00"E
L2	21.21	N22°12'50"E
L3	21.21	S67°42'10"E
L4	21.21	N22°12'50"E
L5	21.21	S67°42'10"E
L6	21.21	N22°12'50"E
L7	21.21	N67°42'10"E
L8	21.21	S22°12'50"E
L9	39.60	S22°12'50"E
L10	41.01	S67°42'10"E
L11	68.00	S22°12'50"E
L12	21.21	N67°42'10"E
L13	21.21	S67°42'10"E
L14	21.21	N22°12'50"E
L15	21.21	N67°42'10"E
L16	21.21	S67°42'10"E
L17	14.00	N67°12'50"E



LEGAL DESCRIPTION #1
26.072 ACRE TRACT

A TRACT OF LAND CONTAINING 26.072 ACRES (1,135,700 SF), more or less, situated in Porcion 20, Bautista Garcia Original Grantee, Abstract 48, City of Laredo, Webb County, Texas, Being 25,200 acres out of a 806,8789 acre tract of land known as Share 1 as per Volume 1315, Pages 181-191, Deed Records of Webb County, Texas, and 0.872 acres out of San Isidro Northeast, Ltd., a 217.14 acre tract as recorded in volume 3355, pages 170-178 D.R.W.C.T. This 26.072 acre tract being more particularly described as follows:

BEGINNING at a 3/4" found iron rod being northeast corner of a 217.14 acre tract as per deed recorded in volume 3355, page 170-178 O.P.R.W.C., also being on the north corner of this tract for the TRUE POINT OF BEGINNING;

THENCE N 87°05'04" E, a distance of 110.19 FEET, to a 1/2" set iron rod, for a deflection right hereof;

THENCE S 50°41'47" E, a distance of 131.12 FEET, to a 1/2" set iron rod, for a deflection right hereof;

THENCE S 22°47'10" E, a distance of 795.00 FEET to a set 1/2" iron rod, for the southeast corner hereof;

THENCE S 67°12'50" W, a distance of 1204.98 FEET, to a 1/2" set iron rod being on the east boundary line of said 217.14 acre tract, for the southwest corner hereof;

THENCE N 22°47'19" W, along the east boundary line of said 217.14 acre tract, a distance of 949.76 FEET, to set 1/2" iron rod being the northerly boundary line of said 217.14 acre tract, for the northwest corner hereof;

THENCE N 67°17'49" E, along the northerly boundary line of said 217.14 acre tract, a distance of 40.02 FEET, to the point of beginning for this 26.072 acre tract of land, more or less.

LEGAL DESCRIPTION #2
20' Wide Utility Easement
1.218 ACRE TRACT

A TRACT OF LAND CONTAINING 1.324 ACRES (53,072 SF), more or less, situated in Porcion 20, Bautista Garcia Original Grantee, Abstract 48, City of Laredo, Webb County, Texas, Being out of a 806,8789 acre tract of land known as Share 1 as per Volume 1315, Pages 181-191, Deed Records of Webb County, Texas. This 1.218 acre tract being more particularly described as follows:

Commencing at a 3/4" found iron rod being northeast corner of a 217.14 acre tract as per deed recorded in volume 3355, page 170-178 O.P.R.W.C., also being on the north boundary line of 806,8789 acre tract, THENCE S 69°28'28" E, a distance of 1371.92 FEET to the northwest corner of this tract for the TRUE POINT OF BEGINNING;

THENCE N 67°12'50" E, a distance of 590.11 FEET, to a deflection point right hereof;

THENCE N 69°59'11" E, a distance of 350.31 FEET, to a deflection point right hereof;

THENCE N 70°00'38" E, a distance of 309.80 FEET, to a deflection point right hereof;

THENCE S 59°33'04" E, a distance of 425.85 FEET, to a deflection point left hereof;

THENCE S 89°52'12" E, a distance of 439.13 FEET, to an exterior corner hereof;

THENCE S 02°54'09" E, a distance of 456.70 FEET, to a deflection point right hereof;

THENCE S 00°17'18" E, a distance of 356.76 FEET, to an exterior corner hereof;

THENCE N 02°54'17" W, a distance of 20.13 FEET, to an exterior corner point left hereof;

THENCE N 00°17'18" W, a distance of 334.34 FEET, to a deflection point left hereof;

THENCE N 02°54'09" W, a distance of 437.30 FEET, to an interior corner hereof;

THENCE N 89°52'12" W, a distance of 425.06 FEET, to a deflection point right hereof;

THENCE N 59°33'04" W, a distance of 422.67 FEET, to a deflection point left hereof;

THENCE S 79°00'38" W, a distance of 300.55 FEET, to a deflection point left hereof;

THENCE S 69°59'11" W, a distance of 348.94 FEET, to a deflection point left hereof;

THENCE S 67°12'50" W, a distance of 589.62 FEET, to an exterior corner hereof;

THENCE N 22°47'10" W, a distance of 20.00 FEET, to the point of beginning for this 1.218 acre tract of land, more or less.

CERTIFICATE OF ENGINEER

STATE OF TEXAS: COUNTY OF WEBB:

BERNAL FREDERICK SUGHT P.E. No. 77981 DATE

I HEREBY CERTIFY THAT ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAN TO THE MATTERS OF STREETS, UTILITIES, WATER, SEWER AND APPURTENANCES AND DRAINAGE DITCHES AND TO THE BEST OF MY KNOWLEDGE THIS PLAN CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE EXCEPT FOR THOSE UNWARRANTED THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS: COUNTY OF WEBB:

BERNAL F. SUGHT, R.P.L.S. No. 5328 DATE

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAN IS TRUE AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, ON THE GROUND, THAT THE CORNER MONUMENTS SHOWN THEREON WHERE FOUND OR WILL BE PROPERLY PLACED UNDER MY SUPERVISION.

PLAT-APPROVAL CITY ENGINEER

STATE OF TEXAS: COUNTY OF WEBB:

BERNAL F. SUGHT, R.P.L.S. No. 5328 DATE

I HAVE REVIEWED THIS PLAN AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS TEJANO TRAILS SUBDIVISION AT RODRIGUEZ RANCH, CITY OF LAREDO, TEXAS, PREPARED BY BERNAL FREDERICK SUGHT, REGISTERED PROFESSIONAL ENGINEER, NO. 77981 AND DATED THE XXTH DAY OF XXXXXX 2025, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

PLANNING COMMISSION APPROVAL

STATE OF TEXAS: COUNTY OF WEBB:

ELIAD DE LOS SANTOS, P.E. CITY ENGINEER DATE

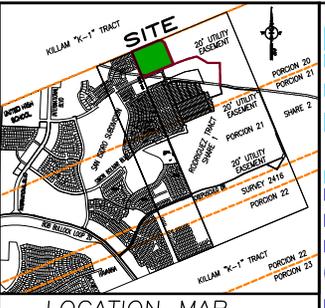
DANIELLA SADA PUGH - CHAIRMAN DATE

ATTESTMENT OF PLANNING COMMISSION APPROVAL

STATE OF TEXAS: COUNTY OF WEBB:

THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE PLAT FOR RECORD OF THIS PLAN AT A PUBLIC MEETING HELD ON THE XXTH DAY OF XXXXXX 2025, THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

INWESSA GUERRA, ACP INTERIM DIRECTOR OF PLANNING DATE



LEGAL DESCRIPTION #3
20' Wide Drainage Easement
0.023 ACRE TRACT

A TRACT OF LAND CONTAINING 0.023 ACRES (1,000 SF), more or less, situated in Porcion 20, Bautista Garcia Original Grantee, Abstract 48, City of Laredo, Webb County, Texas, Being out of a 806,8789 acre tract of land known as Share 1 as per Volume 1315, Pages 181-191, Deed Records of Webb County, Texas. This 0.023 acre tract being more particularly described as follows:

Commencing at a 3/4" found iron rod being northeast corner of a 217.14 acre tract as per deed recorded in volume 3355, page 170-178 O.P.R.W.C., also being on the north boundary line of 806,8789 acre tract, THENCE N 74°46'42" E, a distance of 1175.24 FEET to the northwest corner of this tract for the TRUE POINT OF BEGINNING;

THENCE N 67°12'50" E, a distance of 50.00 FEET, to an exterior corner hereof;

THENCE S 22°47'10" E, a distance of 20.00 FEET, to an exterior corner hereof;

THENCE S 67°12'50" W, a distance of 50.00 FEET, to an exterior corner hereof;

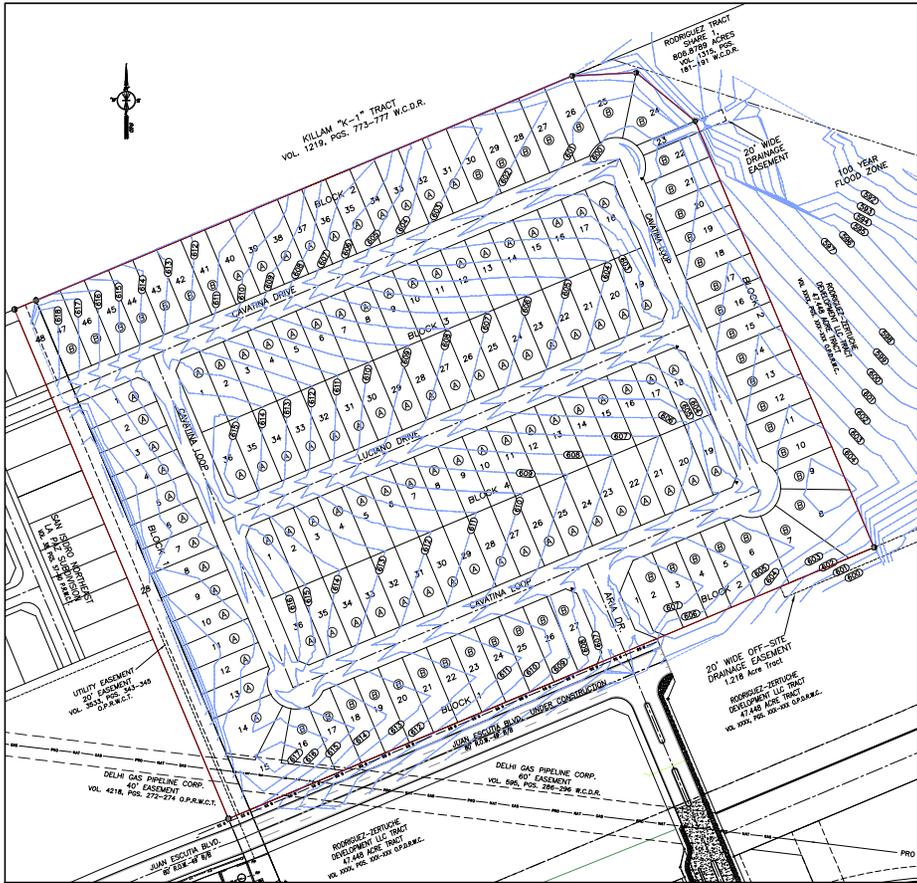
THENCE N 22°47'10" W, a distance of 20.00 FEET, to the point of beginning for this 0.023 acre tract of land, more or less.

HOWLAND ENGINEERING AND SURVEYING CO.
TBPE Firm Registration No. F-4097 | TBPLS Firm Registration No. 100464-00
7615 N. Bartlett Avenue | P.O. Box 451128 (78045) | Laredo, TX, 78041
P: 956.722.4411 | F: 956.722.2414
www.howlandcompanies.com

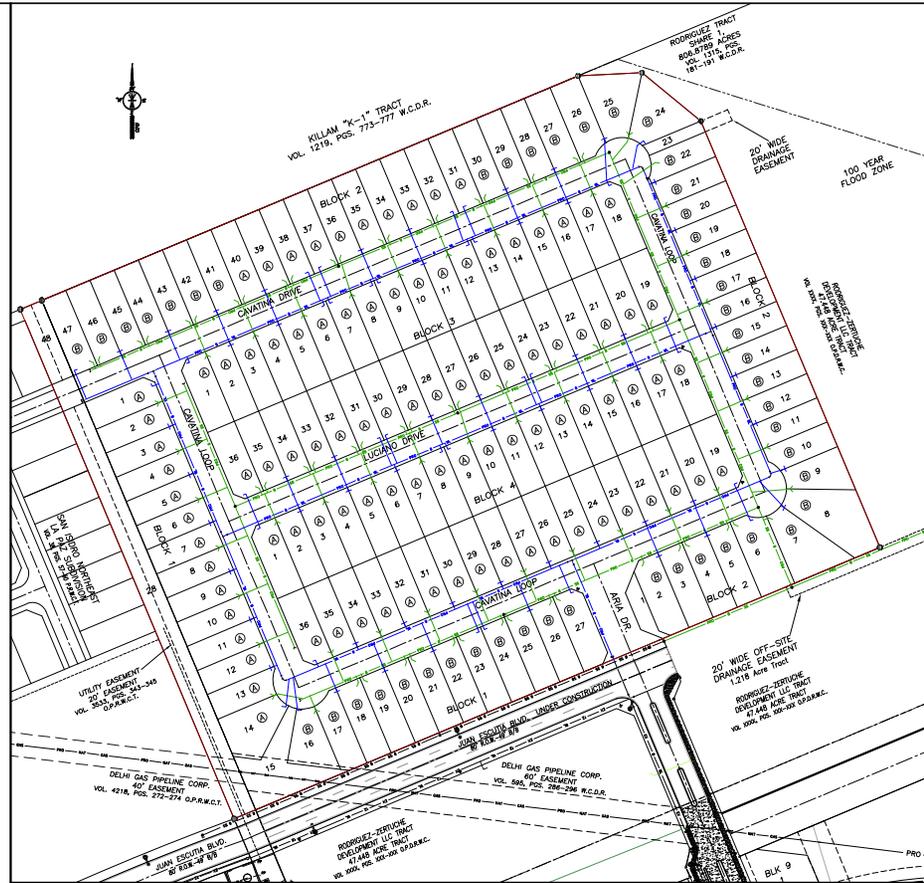
SONATA HEIGHTS SUBDIVISION AT RODRIGUEZ-ZERTUQUE RANCH
A TRACT OF LAND CONTAINING 26.072 ACRES (1,135,700 SF), more or less, situated in Porcion 20, Bautista Garcia Original Grantee, Abstract 48, City of Laredo, Webb County, Texas, Being out of a 806,8789 acre tract of land known as Share 1 as per Volume 1315, Pages 181-191, Deed Records of Webb County, Texas.

DRAWN BY: B.F.S.
CHECKED BY: B.F.S.
DRAWN DATE: 12-4-2024
PLOTTED DATE:
JOB NO.: LOS PRESIDENTE
FILE NAME:
STATUS:
AS-BUILT:
REVISED DATE:

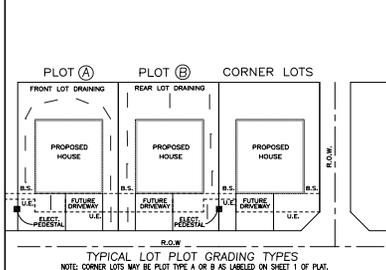
SCALE: (24"x36") SHEET
HOR: 1"=100' VER.
SCALE: (11"x17") SHEET
HOR: 1"=200' VER.
SHEET TOTAL: 1 OF 1



POST DEVELOPMENT TOPOGRAPHY

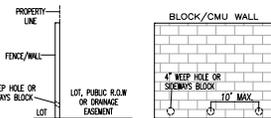


MAP OF WATER DISTRIBUTION SYSTEM & SANITARY SEWER SYSTEM



LEGEND

FINISH GRADE MAJOR	— (solid line)
FINISH GRADE MINOR	— (dashed line)
EX. 18" WL	— (line with '18')
EX. 12" WL	— (line with '12')
EX. 12" SS	— (line with '12')
EX. 8" WL	— (line with '8')
EX. 8" SS	— (line with '8')
PROP. 8" WL	— (line with '8')
PROP. 8" SS	— (line with '8')
EX. FIRE HYDRANT	— (line with 'H')
PROP. FIRE HYDRANT	— (line with 'H')
EX. MANHOLE	— (line with 'M')
PROP. MANHOLE	— (line with 'M')
WATER VALVE	— (line with 'V')
WATER ELBOWS	— (line with 'E')



NOTES:

- 1.1 FENCES/WALLS WHICH HAVE THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZE OF OPENINGS TO ALLOW THE FLOW OF THE PROPOSED DRAINAGE TO CONTINUE. DIMENSIONS AND MATERIALS FOR THIS TYPICAL WALL SECTION MAY VARY AND MUST BE REVIEWED AND APPROVED BY THE CITY OF LAREDO BUILDING DEPT. AT THE TIME OF ISSUANCE OF BUILDING PERMITS.
- 2.1 THE HOME/BUILDER SHALL INSTALL A 20" WIDE 500' STRIP ALONG THE ENTIRE REAR PROPERTY LINE OF LOTS DRAINING ONTO OTHER LOTS (10' STRIP ON UPWARD LOT & 10' STRIP ON DOWNWARD LOT)

FINAL ENGINEERING REPORT FOR SONATA HEIGHTS SUBDIVISION AT RODRIGUEZ RANCH

BY BERNAL F. SLIGHT, P.E.

WATER SUPPLY: DESCRIPTIONS, COSTS AND OPERABILITY DATE

SONATA HEIGHTS SUBDIVISION AT RODRIGUEZ RANCH WILL BE PROVIDED WITH POTABLE WATER BY THE CITY OF LAREDO. THE SUBDIVISION AND THE CITY OF LAREDO HAVE ENTERED INTO A CONTRACT IN WHICH THE CITY OF LAREDO HAS PROMISED TO PROVIDE SERVICE FOR AT LEAST 30 YEARS AND THE CITY OF LAREDO HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLY TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION. THE CITY OF LAREDO HAS AN EXISTING 8" DIA. WATER LINE RUNNING ALONG THE WEST RIGHT OF WAY OF BEALES ROAD. IN ORDER TO PROVIDE WATER SERVICE TO THE PROPOSED 143 LOTS IN SONATA HEIGHTS SUBDIVISION, THE PROPOSED WATER SYSTEM WILL CONNECT TO THE MENTIONED EXISTING INFRASTRUCTURE AT THE FOLLOWING LOCATION:

PROPOSED 8" DIA. LINE CONNECTION TO EX. 8" DIA. LINE AT THE INTERSECTION OF JUAN ESCUTIA BOULEVARD AND BEALES ROAD.

THE LINES, FITTINGS, VALVES, FIRE HYDRANTS, SERVICES, METER BOXES AND ALL OTHER REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED AT A TOTAL COST OF \$ XXX,XXX.XX. THE SUBDIVIDER HAS IN ADDITION PAID THE CITY OF LAREDO THE SUM OF \$ XXX,XXX.XX WHICH COVERS THE COST OF THE WATER AVAILABILITY, ANNETATION, AND WATER LINES.

THE SANITARY SEWER LINES, MANHOLES, CLEANOUTS, SERVICES AND ALL OTHER REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED AT A TOTAL COST OF \$ XXX,XXX.XX. THE SUBDIVIDER HAS IN ADDITION PAID THE CITY OF LAREDO THE SUM OF \$ XXX,XXX.XX WHICH COVERS THE COSTS OF INSTALLATION AND CONNECTION FEES.

CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE DESCRIBED ABOVE SHALL BE PROVIDED IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.3A3, WATER CODE.

TAREQ AL-ZABET, P.E.
UTILITIES DIRECTOR

DATE

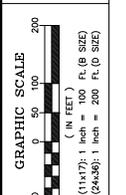
CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES AS DESCRIBED ABOVE ARE TO THE BEST OF MY KNOWLEDGE, IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.3A3, WATER CODE.

BERNAL F. SLIGHT, P.E. 77981

DATE

HOWLAND
ENGINEERING AND SURVEYING CO.
7915N. Burdette Avenue P.O. Box 451298 (78453) Laredo, TX, 78404
P: 956-222-4411 F: 956-292-5414
www.howlandinc.com/pdfs/2015



SONATA HEIGHTS SUBDIVISION
AT RODRIGUEZ RANCH
A TRACT OF LAND CONTAINING 26,072 ACRES (1,135,700 SF), more or less, situated in Portion 20, Baudista Garcia Original and more or less, of a 806,878,929 acre tract of land known as Sonata Heights Subdivision, located in the County of Brewster, State of Texas, per Volume 1315, Pages 181-191, Deed Records of Webb County, Texas.

DRAWN BY: F.S.	CHECKED BY: B.F.S.
DATE: 09-26-2025	DATE: 09-26-2025
JOB NO. E-337-24	FILE NAME: ZERTUCHE
STATUS:	AS-BUILT:
REVISED DATE:	
SCALE: (24"x36") SHEET	
HOR: 1"=100' VER:	
SCALE: (11"x17") SHEET	
HOR: 1"=200' VER:	
SHEET 2 OF 2	TOTAL:

City of Laredo

Planning & Zoning Commission

Meeting Date: 11/6/2025

Final Plats and replats 10B

SUBJECT

Final consideration of the replat of Lot 1, Block 1, All Carriers Distribution into Lot 1A, Block 1, All Carriers Distribution. The intent is industrial.

PL-004-2026

District VII - Cm. Vanessa Perez

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

APPLICANT: All Carriers, Inc.

ENGINEER: Daniel Gomez, P.E.

SITE: This 5.06-acre tract of land is located south of FM 1472 (Mines Road) and west of Ben-Hur Ranch Road. The zoning for this 1-lot development is M-1 (Light Manufacturing District). This tract is located in District VII - Cm. Vanessa Perez.

COMMITTEE RECOMMENDATION

N/A

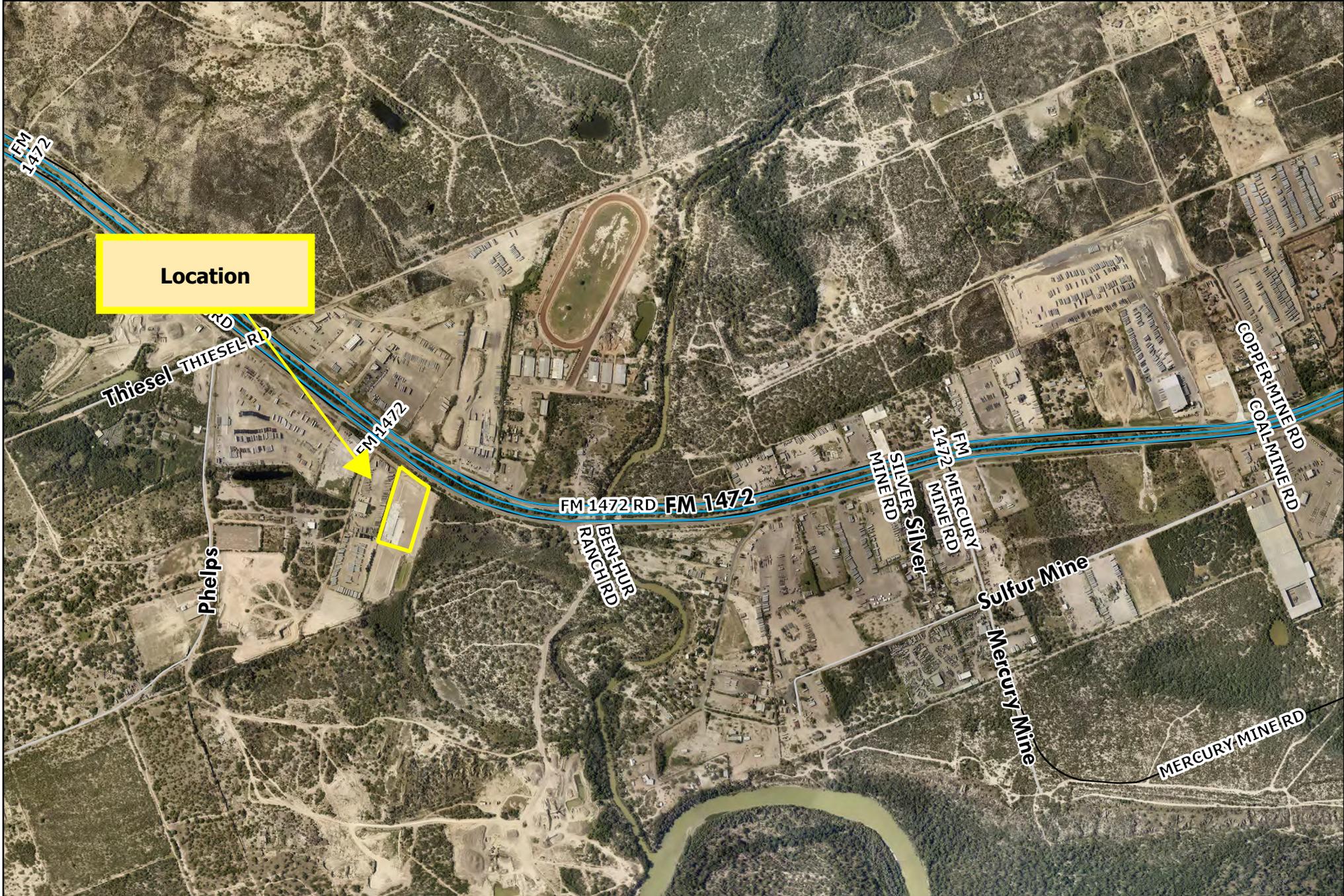
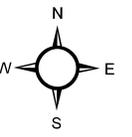
STAFF RECOMMENDATION

APPROVAL

NOTICE TO THE DEVELOPER:

N/A

AERIAL LOCATION MAP



Location

FM 1472

Thiesel Rd

Phelps

FM 1472

FM 1472 RD FM 1472

BEN HUR RANCH RD

SILVER MINE RD

FM 1472 MERCURY

Sulfur Mine

MERCURY MINE

MERCURY MINE RD

COPPER MINE RD

GENERAL NOTES

1. THE PURPOSE OF THIS REPLAT IS TO INCORPORATE UNPLATTED AREA INTO LOT 1
2. THIS PLAT DOES NOT ATTEMPT TO ALTER AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.
3. THE OFFICIAL SETBACK LINE SHALL BE DETERMINED BASED ON THE CURRENT ZONING DISTRICT IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
4. SIDEWALKS, DRIVEWAYS, AND TREES WILL BE INSTALLED AT THE ISSUANCE OF THE BUILDING PERMIT IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE
5. STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH ZONE NAD 1983
6. ACCESS ONTO FM 1472 IS SUBJECT TO REVIEW AND APPROVAL BY THE TEXAS DEPARTMENT OF TRANSPORTATION
7. THIS PLAT IS SUBJECT TO A CERTIFICATE OF ADJOINING LANDOWNER RUNOFF DISCHARGE AS RECORDED IN VOLUME **5743**, PAGE **014-015**, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS

CERTIFICATE OF OWNER

STATE OF TEXAS
COUNTY OF WEBB

I, ALL CARRIERS INC, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS PLAT OF REPLAT OF LOT 1, BLOCK 1, ALL CARRIERS DISTRIBUTION INTO LOT 1A, BLOCK 1, ALL CARRIERS DISTRIBUTION IN THE COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL EASEMENTS THEREON SHOWN, FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

ALL CARRIERS INC _____ DATE _____
MS LUCIA ELZONDO PAEZ

STATE OF TEXAS
COUNTY OF WEBB

BEFORE ME, THE DESIGNATED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE PERSON EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2025.

NOTARY PUBLIC IN AND FOR WEBB COUNTY, TEXAS

MY COMMISSION EXPIRES: _____

CERTIFICATE OF ENGINEER

STATE OF TEXAS
COUNTY OF WEBB

I, DANIEL GOMEZ, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, WATER, SEWER AND APPURTENANCES AND DRAINAGE LAYOUT; AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

DANIEL GOMEZ, P.E. No. 90146
7110 ROCO DR, STE 4,
LAREDO, TX 78041
1594.723.4634

DATE _____

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF WEBB

I, ENRIQUE A. MEJIA, III, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED BY AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, ON THE GROUND, THAT THE CORNER MONUMENTS SHOWN THEREON WERE FOUND OR WILL BE PROPERLY PLACED UNDER MY SUPERVISION.

ENRIQUE A. MEJIA, III, R.P.L.S. NO. 5653
Firm Registration # 102178-00
101 W. Hillside Suite # 10
Laredo, Texas 78041
(956) 724-8423

DATE _____

PLAT APPROVAL - CITY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS THE REPLAT OF REPLAT OF LOT 1, BLOCK 1, ALL CARRIERS DISTRIBUTION INTO LOT 1A, BLOCK 1, ALL CARRIERS DISTRIBUTION, PREPARED BY DANIEL GOMEZ, REGISTERED PROFESSIONAL ENGINEER, NO. 90146 AND DATED THE _____, 2025, WITH THE LAST REVISION DATE ON _____ AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

ILIDIO DE LOS SANTOS, P.E.
CITY ENGINEER

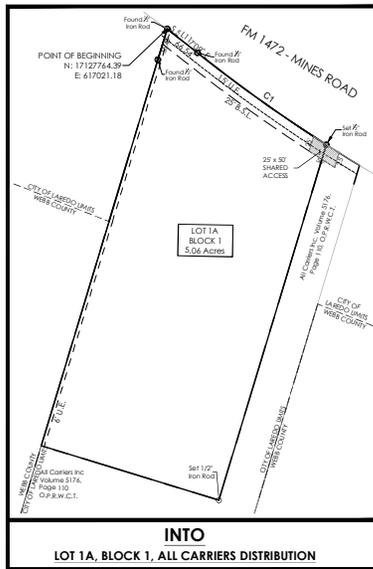
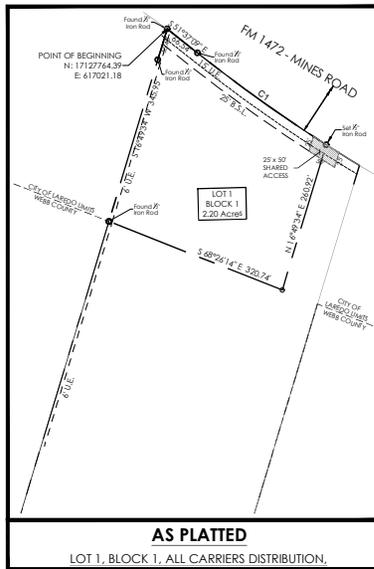
DATE _____

PLANNING COMMISSION APPROVAL

THIS PLAT OF REPLAT OF LOT 1, BLOCK 1, ALL CARRIERS DISTRIBUTION INTO LOT 1A, BLOCK 1, ALL CARRIERS DISTRIBUTION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON THE _____ DAY OF _____, 2025.

DANIELA SADA PAZ
CHAIRMAN

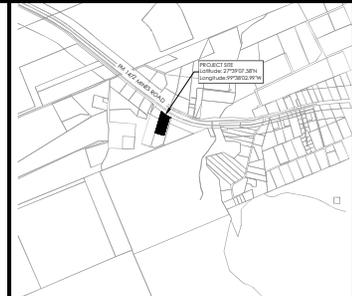
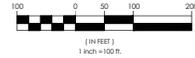
DATE _____



LEGEND

- F.I.R. FOUND IRON ROD
- S.I.P. SET IRON ROD (S)
- F.C. FENCE CORNER
- B.S.L. BUILDING SET BACK LINE
- U.A.E. UTILITY AND ACCESS EASEMENT
- D.E. DRAINAGE EASEMENT
- P.O.B. POINT OF BEGINNING

GRAPHIC SCALE



GENERAL NOTES

- THE PURPOSE OF THIS REPLAT IS TO INCORPORATE UNPLATTED AREA INTO LOT 1
- THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS
- THE OFFICIAL SETBACK LINE SHALL BE DETERMINED BASED ON THE CURRENT ZONING DISTRICT IN ACCORDANCE TO SECTION 2477.1 OF THE LAREDO LAND DEVELOPMENT CODE
- SIDEWALKS, DRIVEWAYS, AND TREES WILL BE INSTALLED AT THE ISSUANCE OF THE BUILDING PERMIT IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE
- STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH ZONE NAD 1983
- ACCESS ONTO FM 1472 IS SUBJECT TO REVIEW AND APPROVAL BY THE TEXAS DEPARTMENT OF TRANSPORTATION
- THIS PLAT IS SUBJECT TO A CERTIFICATE OF ADJOINING LANDOWNER REVIEW/DISCHARGE AS RECEIVED IN VOLUME 484, PAGE 438-439, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS.

Field Notes of a 5.06 acre tract of land conveyed by deed to All Carriers, Inc. Situated in City of Laredo, Webb County, Texas

A 5.06 acre tract of land, being Lot 1, Block 1, All Carriers Distribution, recorded in Volume 44, Page 76, Plat records Webb County, Texas, and a 2.86 acre tract of land conveyed by deed to All Carriers, Inc. recorded in Volume 5176, Page 110 and out of tract 1, recorded in Volume 5098, Page 431, Official Public Records.

Webb County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" iron rod found at the northwest corner of Lot 1, Block 1, All Carriers Distribution plat, recorded in Volume 44, Page 76, Plat Records, Webb County, Texas, the south right of way line of FM 1472 (Mines Road), for the northwest corner of the herein described tract:

Thence, along the south right of way line of FM 1472, 549.51 51 degrees 37 minutes 09 seconds East, 64.54 feet, to a non-tangent point of a curve to the left.

Thence, along the arc of the curve left, a distance of 272.18 feet, said curve having a radius of 2676.48 feet, a delta of 05 degrees 47 minutes and 01 seconds, with a chord and chord bearing of 272.07 feet and South 54 degrees 30 minutes and 39 seconds East, for the northeast corner of the herein described tract.

Thence, South 16 degrees 49 minutes 34 seconds West, 438.45 feet to a 1/2" iron rod set, for the southwest corner of the herein described tract:

Thence, North 72 degrees 58 minutes 07 seconds West, 319.65 feet, to a 1/2" iron rod set at the east line of Quantum Realty, LLC, recorded in Volume 5101, Page 154, Official Public Records, Webb County, Texas, for the southwest corner of the herein described tract:

Thence, along the east line of said Quantum Realty, North 16 degrees 49 minutes 34 seconds East, 748.84 feet, to return and close to the POINT OF BEGINNING of this 5.06 acre tract, more or less.

Basis of Bearings: G.P.S., Texas Coordinate System, Texas South Zone, NAD 1983

PUBLIC HEALTH REQUIREMENTS

STATE OF TEXAS
COUNTY OF WEBB

THE PLAT REPLAT OF LOT 1, BLOCK 1, ALL CARRIERS DISTRIBUTION INTO LOT 1A, BLOCK 1, ALL CARRIERS DISTRIBUTION, SUBMITTED BY OR BEHALF OF THE OWNER HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF LAREDO HEALTH DEPARTMENT WHICH HEREBY CERTIFIES THAT SOIL CHARACTERISTICS AND LOT SIZES GENERALLY MEETS THE REQUIREMENTS OF THIS DEPARTMENT. THIS CERTIFICATION IS BASED ON A GENERAL OVERVIEW OF SOIL CHARACTERISTICS AND A SMALL SAMPLE OF SOIL BORINGS WHICH ARE INSUFFICIENT TO DETERMINE THE SUITABILITY OF ANY PARTICULAR LOT. THIS CERTIFICATE DOES NOT INDICATE NOR IMPLY THAT EVERY LOT IS CAPABLE OF ON-SITE SEWAGE DISPOSAL. GENERALLY THIS PLAT AS ORIGINAL SUBMITTED MEETS THE REQUIREMENTS OF THE WEBB COUNTY PRIVATE SEWAGE FACILITY ORDER SUBJECT TO ADDITIONAL REQUIREMENTS AND ACQUISITION OF PERMIT OR LICENSE AS SPECIFIED ON PARAGRAPH BELOW.

IN THE EVENT THAT A BUYER, OWNER, PURCHASER, LESSEE, OR RENTER DESIRES TO CONSTRUCT A PRIVATE SEWAGE DISPOSAL FACILITY ON ANY LOT, THEN, HE OR SHE MUST FIRST OBTAIN A PERMIT TO CONSTRUCT SAID FACILITY AND, FURTHER, THAT A LICENSE TO OPERATE SHALL BE REQUIRED FOR THE OPERATION OF SUCH PRIVATE SEWAGE DISPOSAL FACILITY. SUCH PERMIT AND LICENSE SHALL ONLY BE ISSUED AFTER CLOSE EXAMINATIONS OF SUBJECT LOT AS TO WHETHER IT MEETS ALL REQUIREMENTS FOR ON-SITE SEWAGE DISPOSAL. THIS IS NECESSARY IN ORDER TO COMPLY WITH THE RULES OF WEBB COUNTY, TEXAS, FOR PRIVATE SEWAGE FACILITIES AS ADOPTED BY THE COMMISSIONER'S COURT OF WEBB COUNTY, TEXAS, ON APRIL 24, 2004.

RICHARD A. CHAMBERLAIN, DPH, MPH, RLS
HEALTH DIRECTOR
CITY OF LAREDO HEALTH DEPARTMENT

DATE _____

ATTESTMENT OF PLANNING COMMISSION APPROVAL

THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILING FOR RECORD OF THIS PLAT AT A PUBLIC MEETING HELD ON THE _____ DAY OF _____, 2025. THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

VANESSA GUERRA, AICP
PLANNING DIRECTOR

DATE _____

CERTIFICATION OF COUNTY CLERK

STATE OF TEXAS
COUNTY OF WEBB

I, MARGIE E. BARBA, CLERK OF THE COUNTY COURT IN AND FOR WEBB COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE _____ OF THE MAP RECORDS OF SAID COUNTY.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2025.

COUNTY CLERK
WEBB COUNTY, TEXAS

DEPUTY _____

PROPERTY OWNER:

ALL CARRIERS, INC
2097 FM 1472
Laredo, Texas 78041

SHEET NAME:

REPLAT OF
LOT 1, BLOCK 1
ALL CARRIERS DISTRIBUTION
INTO LOT 1A, BLOCK 1
ALL CARRIERS DISTRIBUTION

PROJECT ENGINEER:

ENRIQUE A. MEJIA, III, R.P.L.S. NO. 5653
Firm Registration # 102178-00
101 W. Hillside Suite # 10
Laredo, Texas 78041
Firm Registration # 9224

Date: 09.18.2025

Revision:

Project #: 2210.2

File Name: AC DR

Drawn by: DG

Scale: _____ SHEET

1"=100' 1

City of Laredo

Planning & Zoning Commission

Meeting Date: 11/6/2025

Final Plats and replats 10C

SUBJECT

Final consideration of the replat of Lot 10, Block 8, Embarcadero, Phase 10 into Lot 10A, Block 8, Embarcadero, Phase 10. The intent is commercial.

PL-013-2026

District VII - Cm. Vanessa Perez

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

APPLICANT: Farias Development, Ltd.

ENGINEER: Camacho-Hernandez Assoc.

SITE: This 5.9619-acre tract of land is located north adjacent to Frontage Rd. and south of Milo Rd. The zoning for this 1-lot development is M-1 (Light Manufacturing District). This tract is located in District VII - Cm. Vanessa Perez.

COMMITTEE RECOMMENDATION

N/A

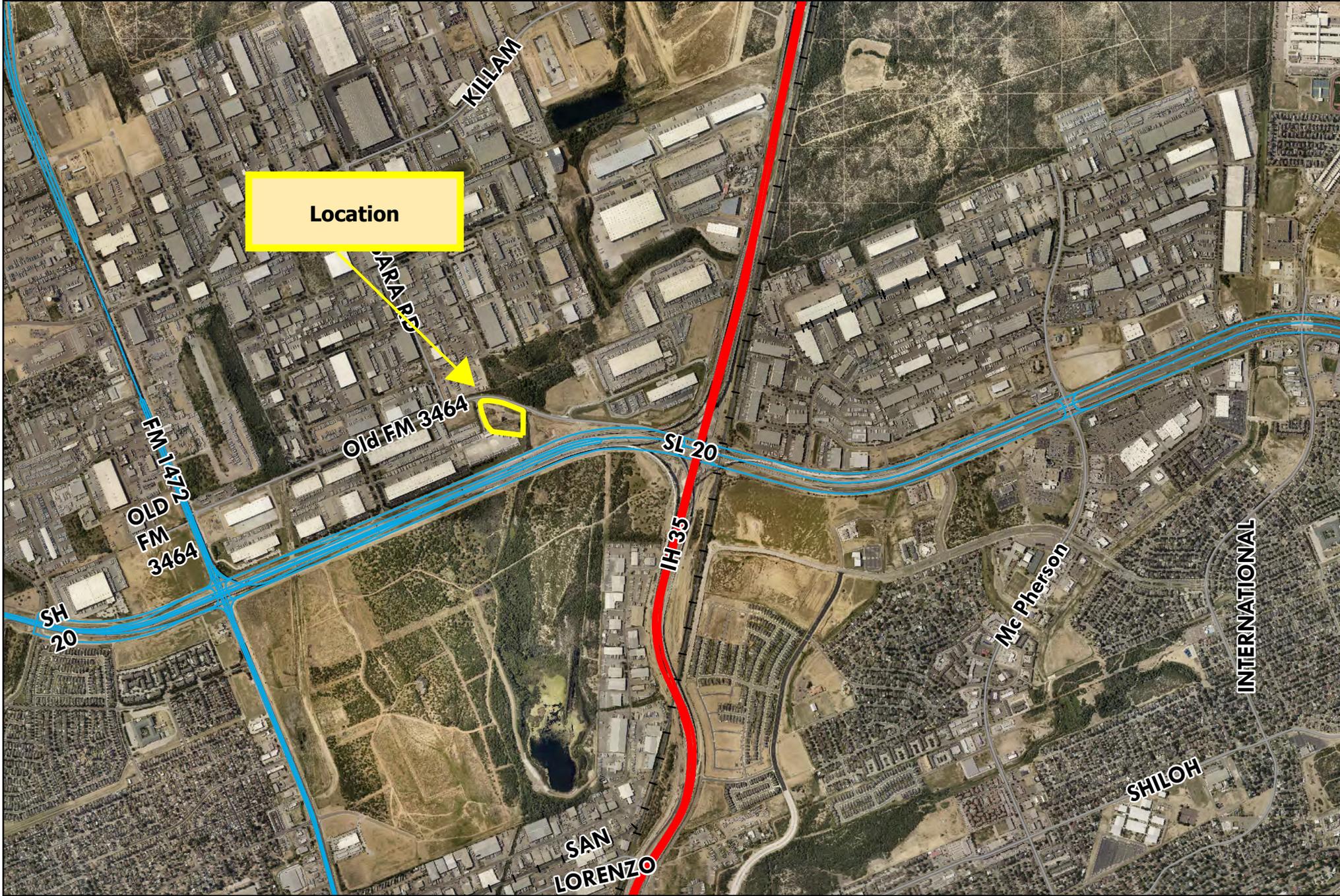
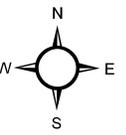
STAFF RECOMMENDATION

APPROVAL

NOTICE TO THE DEVELOPER:

N/A

AERIAL LOCATION MAP



**CERTIFICATION OF OWNER
(FARIAS DEVELOPMENT, LTD.)**

STATE OF TEXAS
COUNTY OF MIDLAND

I, THE
OWNER, FARIAS DEVELOPMENT, LTD., THE GENERAL PARTNER OF FARIAS DEVELOPMENT, LTD., THE UNDISBURSED OWNER OF THE LAND SHOWN ON THIS PLAN, AND DESIGNATED HEREIN AS REPLAT OF LOT 10A, BLOCK 8, EMBARCADERO PHASE 10 SUBDIVISION IN THE CITY OF LAREDO, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEEDICATE TO THE USE OF THE PUBLIC FOREVER ALL DRAINAGE EASEMENTS AND PUBLIC PLACES THEREIN SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

FARIAS DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP
BY: ITS GENERAL PARTNER, FARIAS MANAGEMENT, LLC,
A TEXAS LIMITED LIABILITY COMPANY

BY: _____
PRINT NAME: CHARLES F. HEDGES, JR.
PRINT TITLE: SENIOR VICE PRESIDENT

STATE OF TEXAS
COUNTY OF MIDLAND

BEFORE ME, THE UNDISBURSED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, THE _____ OF _____ OF FARIAS MANAGEMENT, LLC, THE GENERAL PARTNER OF FARIAS DEVELOPMENT, LTD., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED, GIVEN MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE WEBB COUNTY, TEXAS
MY COMMISSION EXPIRES: _____

CERTIFICATE OF ENGINEER

STATE OF TEXAS
COUNTY OF WEBB

I, HENRY CEREZO, REGISTERED PROFESSIONAL ENGINEER, HAVE BEEN GIVEN THIS PROJECT AND THE PLANS HEREON, AND I HAVE REVIEWED THE SAME AND I AM SURE THAT THE SAME COMPLY WITH ALL REQUIREMENTS AND REGULATIONS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

HENRY CEREZO, JR.
REGISTERED PROFESSIONAL ENGINEER NO. 91711



CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF WEBB

I, ROBERT J. GILPIN, REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THE PLAT OF EMBARCADERO PHASE 10 SUBDIVISION, PREPARED BY ARTHURO CAMACHO, JR., REGISTERED PROFESSIONAL ENGINEER NO. 91711, AND ON DATED THE _____ DAY OF _____, 20____, IS IN COMPLIANCE WITH THE SUBDIVISION STATUTES OF THE CITY OF LAREDO, TEXAS.



PLAT-APPROVAL CITY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS REPLAT OF LOT 10A, BLOCK 8, EMBARCADERO PHASE 10 SUBDIVISION, PREPARED BY ARTHURO CAMACHO, JR., REGISTERED PROFESSIONAL ENGINEER NO. 91711, AND ON DATED THE _____ DAY OF _____, 20____, I AM IN COMPLIANCE WITH THE SUBDIVISION STATUTES OF THE CITY OF LAREDO, TEXAS.

FLEDD DE LOS SANTOS, P.E.
CITY ENGINEER

PLANNING COMMISSION APPROVAL

THIS PLAT OF EMBARCADERO PHASE 10 SUBDIVISION, BEING A REPLAT OF LOT 10A, BLOCK 8, EMBARCADERO PHASE 10 SUBDIVISION, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON THE _____ DAY OF _____, 20____. THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

DANIELA SADA PAZ
CHAIRMAN

ATTESTMENT OF PLANNING COMMISSION APPROVAL

THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE PLAT FOR RECORD OF THIS PLAT AT A PUBLIC MEETING HELD ON THE _____ DAY OF _____, 20____. THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

WANESSA GUTIERREZ, ACP
PLANNING DEPARTMENT

CERTIFICATION OF COUNTY CLERK

FILED FOR RECORD AT _____ O'CLOCK _____ M. ON THE _____ DAY OF _____, 20____.

COUNTY CLERK
WEBB COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF WEBB

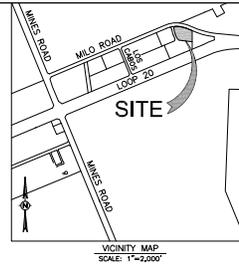
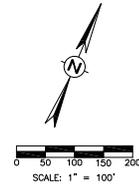
I, _____, CLERK OF THE COUNTY COURT IN AND FOR THE WEBB COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT SIGNED THIS _____ DAY OF _____, 20____, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20____, AT _____ O'CLOCK _____ M. IN VOLUME _____ PAGE(S) _____ OF THE PLAT RECORDS OF SAID COUNTY.

COUNTY CLERK
WEBB COUNTY, TEXAS

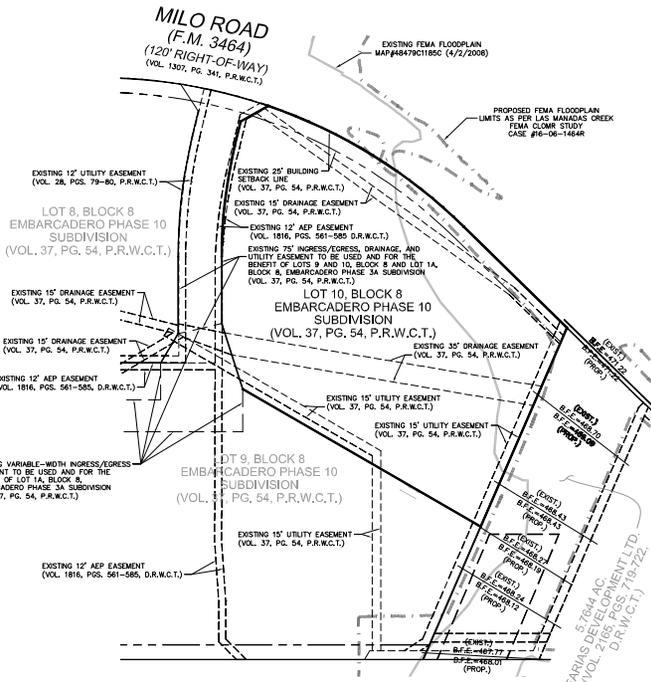
LINE	LENGTH	BEARING
L1	118.22'	N40°36'41"W
L2	114.90'	N22°51'21"W
L3	43.53'	N09°07'40"W
L4	54.45'	N37°58'51"E
L5	61.56'	N81°23'54"E
L6	35.78'	S75°33'15"W

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD LENGTH	CHORD DIRECTION
C1	192.05'	821.50'	96.48'	137°31'41"	191.61'	S16°09'37"E
C2	396.66'	894.93'	202.70'	253°17'28"	395.30'	N81°11'57"W

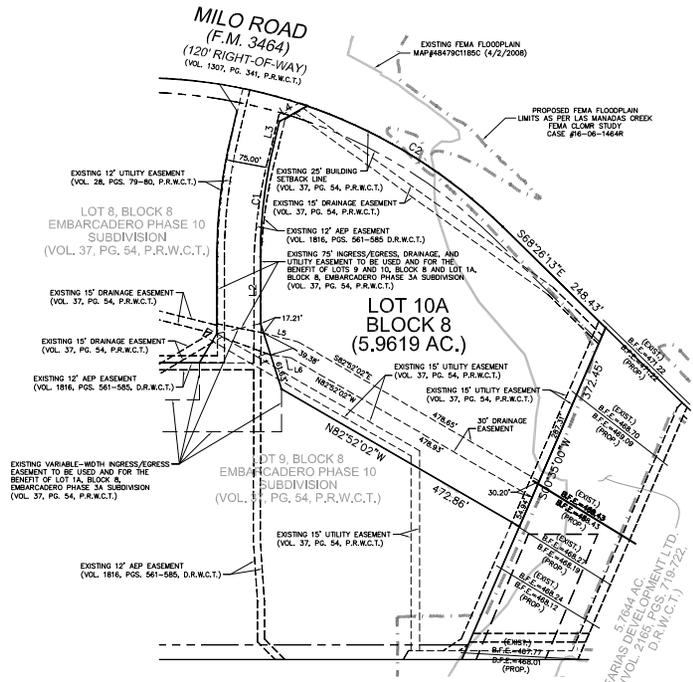
LOT SUMMARY		
BLOCK	LOT	AREA
8	10A	5,961.9 ACRES



GILPIN ENGINEERING COMPANY
11110 MINES ROAD, SUITE 101
LAREDO, TEXAS 79045
TEL: (956) 791-5000
FAX: (956) 791-5055



AS PLATTED
BEING 5.9619 ACRES OUT OF LOT 10, BLOCK 8, OF EMBARCADERO PHASE 10 SUBDIVISION, RECORDED IN VOLUME 37, PAGES 54, PLAT RECORDS OF WEBB COUNTY, TEXAS



REPLAT OF LOT 10A, BLOCK 8, EMBARCADERO PHASE 10
BEING A 5,961.9 ACRE TRACT OF LOT 10, BLOCK 8, EMBARCADERO PHASE 10 SUBDIVISION, RECORDED IN VOLUME 37, PAGE 54, PLAT RECORDS OF WEBB COUNTY, TEXAS AND ESTABLISHING LOT 10A.

FINAL PLAT
REPLAT OF LOT 10, BLOCK 8, EMBARCADERO PHASE 10
INTO LOT 10A, BLOCK 8, EMBARCADERO PHASE 10
SUBDIVISION PLAT
LAREDO, TEXAS

DATE: 10/22/25
DRAWN BY: P.N.
DESIGNED BY: P.N.
CHECKED BY: A.C.
REVIEWED BY: A.C.
PROJECT NUMBER: 31700457

SHEET 1 OF 1

OWNER & APPLICANT
FARIAS DEVELOPMENT, LTD.
CONTACT PERSON: BEN PUIG, P.E.
11110 MINES ROAD, SUITE 101
LAREDO, TEXAS 79045
TEL: (956) 791-5000
FAX: (956) 791-5055

City of Laredo

Planning & Zoning Commission

Meeting Date: 11/6/2025

Final Plats and replats 10D

SUBJECT

Final consideration of the plat of Embarcadero Southeast Quadrant, Phase 6. The intent is commercial.

PL-012-2026

District VII - Cm. Vanessa Perez

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

APPLICANT: Farias Development, Ltd.

ENGINEER: Camacho-Hernandez & Assoc.

SITE: This 16.5597-acre tract of land is located on the corner of FM 1472 and Frontage Road. The zoning for this 6-lot development is B-4 (Highway Commercial District). This tract is located in District VII - Cm. Vanessa Perez.

COMMITTEE RECOMMENDATION

N/A

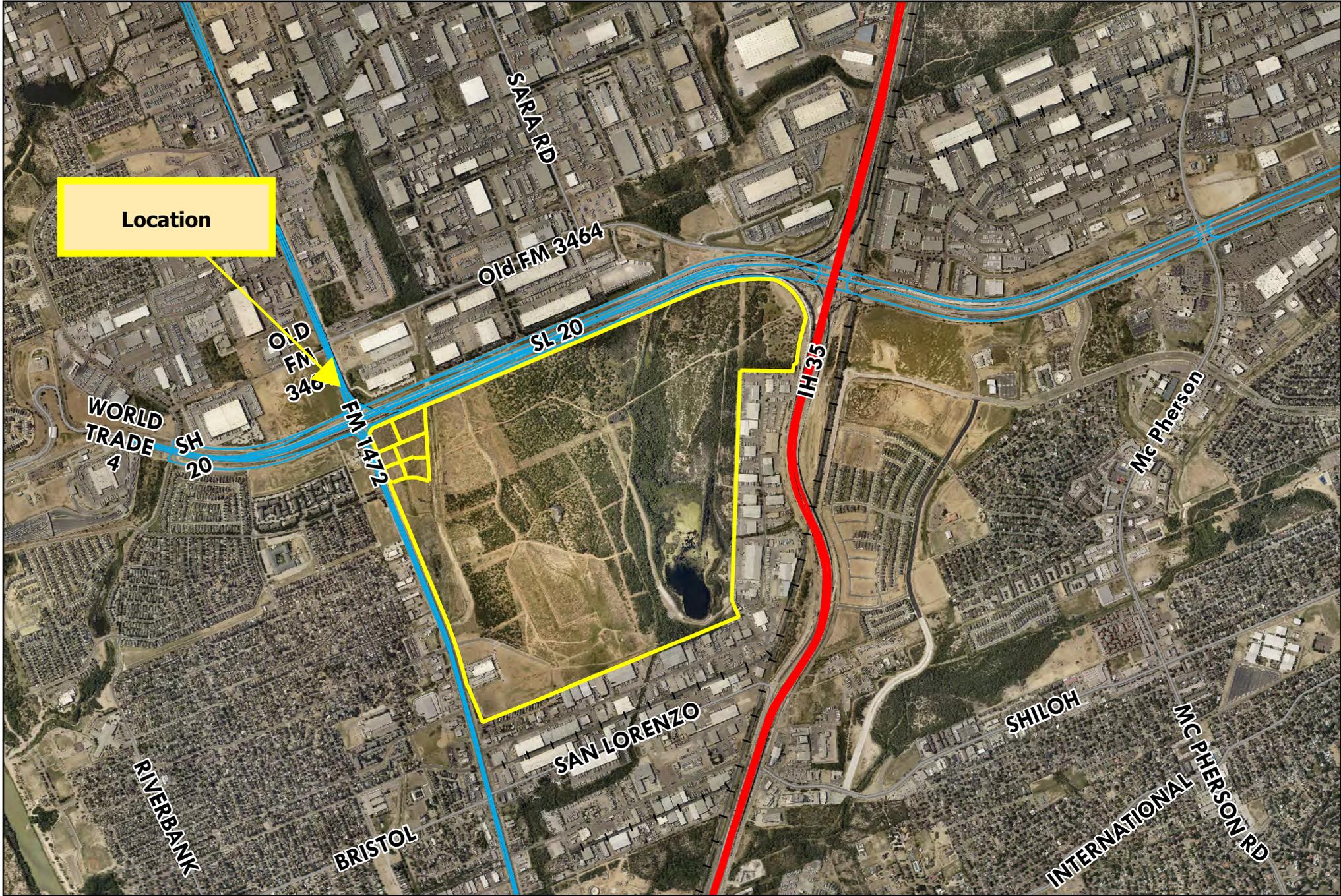
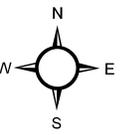
STAFF RECOMMENDATION

APPROVAL

NOTICE TO THE DEVELOPER:

N/A

AERIAL LOCATION MAP



NOTES:

1. ALL IMPROVEMENTS AS PER SUBDIVISION ORDINANCE.
2. ACCESS ONTO LOOP 20 (BOB BULLOCK LOOP) AND F.M. 1472 (MINES ROAD) SHALL BE APPROVED BY TxDOT.
3. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
4. SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE CITY OF LAREDO LAND DEVELOPMENT CODE.
5. LANDSCAPING SHALL COMPLY WITH THE PROVISIONS OF THE APPENDIX F-2, SECTION 24-83, OF THE CITY OF LAREDO LAND DEVELOPMENT CODE.
6. EXISTING FLOODPLAIN LINES WILL BE UTILIZED FOR THE PURPOSE OF ISSUING BUILDING PERMITS UNTIL A LETTER OF MAP REVISION (LOMR) IS GRANTED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

City of Laredo

Planning & Zoning Commission

Meeting Date: 11/6/2025

Final Plats and replats 10E

SUBJECT

Final consideration of the replat of Lot 1, Block 2, Villas San Agustin, Unit 1 into Bridge Crossing Villas (PUD). The intent is residential.

PL-018-2026

District VII - Cm. Vanessa Perez

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

APPLICANT: Ariva, LTD

ENGINEER: PEUA Consulting, LLC

SITE: This 12.56-acre tract of land is located on the corner of Frontage Road and Atlanta Drive. The zoning for this 162-lot development is B-3 PUD (Community Business District - Planned Unit Development). This tract is located in District VII - Cm. Vanessa Perez.

COMMITTEE RECOMMENDATION

N/A

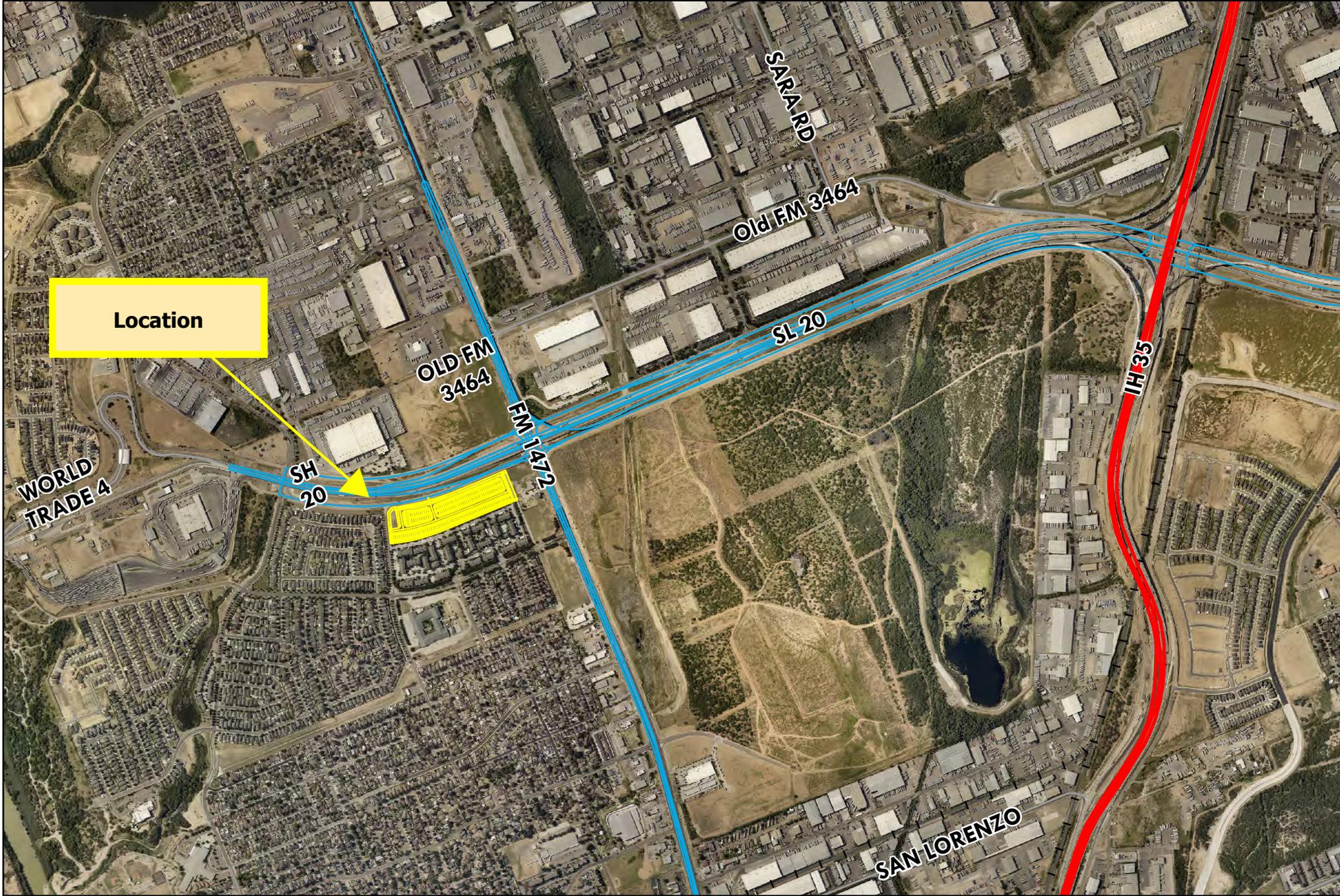
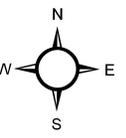
STAFF RECOMMENDATION

APPROVAL

NOTICE TO THE DEVELOPER:

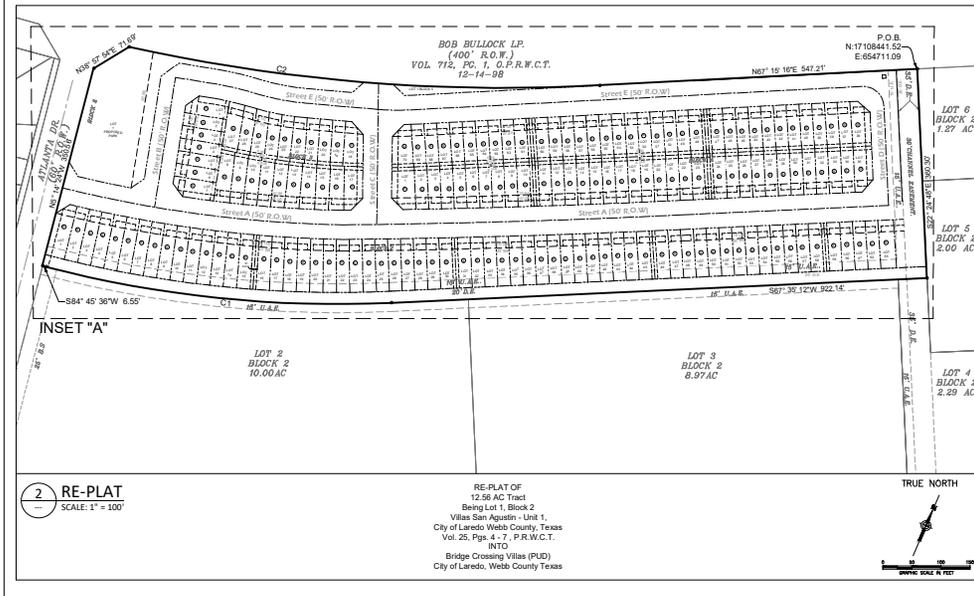
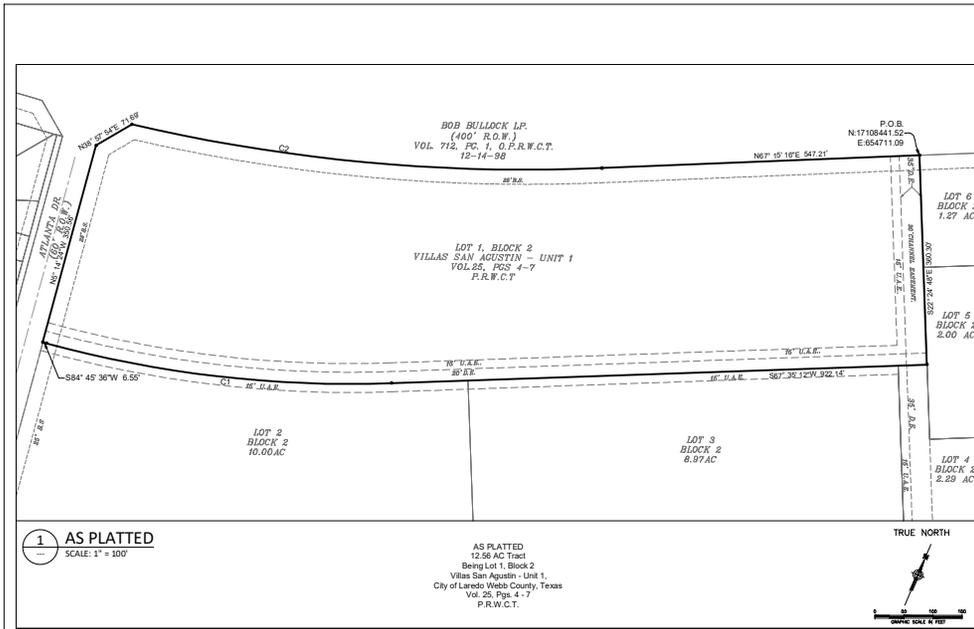
N/A

AERIAL LOCATION MAP



NOTES:

1. DRIVEWAYS, SIDEWALK, AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
2. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
3. THE SETBACK SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
4. PROPERTY OWNERS, H.O.A. OR ITS SUCCESSORS SHALL BE RESPONSIBLE TO MAINTAIN PARKING LOT ON BLOCK 2 LOT 1 AND COMBINATION INLET BETWEEN LOTS 11 AND 12 BLOCK 3 IN A SAFE AND ORDERLY CONDITION.
5. RUNOFF FROM THIS SUBDIVISION IS INTENDED TO DRAIN TOWARDS RIO GRANDE RIVER.
6. THIS RE-PLAT DOES NOT ATTEMPT TO ALTER, AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.
7. THIS RE-PLAT DOES NOT ATTEMPT TO ALTER, AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.
8. ALL IMPROVEMENTS SHALL FOLLOW SUBDIVISION ORDINANCES.
9. FINISHED FLOOR ELEVATIONS (F.F.E.) FOR BLOCK 1, LOTS 14-17, LOTS 23-27, LOTS 62, & 63 AND FOR BLOCK 4, LOTS 34, 35, 36 & 37 SHALL BE 18" ABOVE BACK OF CURB ELEVATION.
10. EROSION, SEDIMENT, AND STORMWATER CONTROLS ARE REQUIRED FOR ALL LOT CONSTRUCTION, INCLUDING SINGLE-FAMILY, DUPLEX, MULTIFAMILY, COMMERCIAL, AND ANY OTHER PROJECTS DURING THE BUILDING PERMIT PROCESS. THE LOT OWNER OR BUILDER IS RESPONSIBLE FOR INSTALLING AND MAINTAINING BEST MANAGEMENT PRACTICES (BMPs), TREE PROTECTION, AND TEMPORARY EROSION CONTROLS AS PART OF THE BUILDING PERMIT PROCESS, PRIOR TO STARTING ANY SITE WORK. ALL CONTROLS MUST BE REMOVED UNTIL THE SITE IS STABILIZED AND PERMANENT VEGETATION IS ESTABLISHED.



Legal Description Bridge Crossing Villas (PUD)

Being a 12.561 acre tract of land, more or less, being all of a called 12.561 acre tract, lot 1, block 2, Villas San Agustín - Unit 1, recorded in Volume 25, Pages 4-7, Webb County plat records, Webb County, Texas, being situated in section 20, abstract 48, B. Garcia, original grantee, Webb County, Texas, and being more particularly described as follows:

Beginning at a found 5" iron rod, being a point on the southern Right-of-Way line of Loop 20 (Bob Bullock Loop), and being the Northwest corner of Lot 6, Block 2, Villas San Agustín - Unit 1, recorded in Volume 25, Pages 4-7, Webb County plat records, Webb County, Texas, and the Northeast corner of a 30' channel easement, recorded in Volume 712, Page 1, Webb County official public records, and shown in Villas San Agustín - Unit 1, recorded in Volume 25, Pages 4-7, Webb County plat records, Webb County, Texas, and also being the northeast corner of Lot 1, Block 2, Villas San Agustín - Unit 1, recorded in Volume 25, Pages 4-7, Webb County plat records, Webb County, Texas, and the being the **Point of Beginning** and the northeast corner herof;

Thence, S 22° 24' 48" W a distance of 360.30 feet, along the western property line of said Lot 6, and the eastern property line of Lot 1, at a distance of 192.56 feet, plus a found 5" iron rod being the southwest corner of said Lot 6, and the northwest corner of Lot 5, Block 2, Villas San Agustín - Unit 1, recorded in Volume 25, Pages 4-7, Webb County plat records, Webb County, Texas, continuing along the same course to a point being a point on the western property line of said Lot 5, and the northern most northeast corner of Lot 4, Block 2, Villas San Agustín - Unit 1, recorded in Volume 25, Pages 4-7, Webb County plat records, Webb County, Texas, and the southeast corner of said Lot 4, Block 2, Villas San Agustín - Unit 1, recorded in Volume 25, Pages 4-7, Webb County plat records, Webb County, Texas, and also being the southeast corner of said Lot 4, Block 2, Villas San Agustín - Unit 1, recorded in Volume 25, Pages 4-7, Webb County plat records, Webb County, Texas, and the being the **Point of Beginning** and the southeast corner herof;

Thence, S 67° 35' 12" W a distance of 922.14 feet, along the south property line of said Lot 1, and the north property line of said Lot 4, at a distance of 59.96 feet, plus the southwest corner of said Lot 4, and the northeast corner of Lot 3, Block 2, Villas San Agustín - Unit 1, recorded in Volume 25, Pages 4-7, Webb County plat records, Webb County, Texas, continuing along the south property of said Lot 1, and the north property line of said Lot 3, at a distance of 790.14 feet, plus the northwest corner of said Lot 3, and northeast corner of Lot 2, Block 2, Villas San Agustín - Unit 1, recorded in Volume 25, Pages 4-7, Webb County plat records, Webb County, Texas, continuing along the same course to a point of curvature of a curve to the right having a radius of 2,000.00 feet, a long chord with distance of 597.22 feet with a bearing of 5° 76' 10" 24" W;

Thence, continuing along south property line of said Lot 1, and the north property line of Lot 2, and along said curve to the right a distance of 599.46 feet, to a found 5" iron rod, being a point of deflection herof;

Thence, S 84° 45' 36" W a distance of 8.55 feet, along south property line of said Lot 1, and the north property line of Lot 2, to a point on the eastern Right-of-Way line of Atlanta Drive, and the northwest corner of said Lot 2, and also being the southwest corner of said Lot 1, and the southwest corner herof;

Thence, N 05° 14' 24" W a distance of 350.56 feet, along eastern Right-of-Way line of Atlanta Drive, and the western property line of said Lot 1, to a found 5" iron rod, being a point on the corner slip at the eastern Right-of-Way of Atlanta Drive and Bob Bullock Loop, Loop 20, and being a point of deflection herof;

Thence, N 38° 57' 54" E a distance of 71.69 feet, along the eastern Right-of-Way of Atlanta, and the western property line of said Lot 1, to a found 5" iron rod, being a point on the corner slip at the eastern Right-of-Way of Atlanta Drive and the south Right-of-Way of Bob Bullock Loop, Loop 20, and being a non-tangent point of curvature of a curve to the left having a radius of 2,991.86 feet, a long chord with distance of 811.88 feet with a bearing of N 74° 43' 35" E;

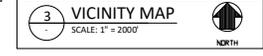
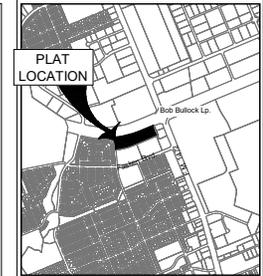
Thence, along the southern Right-of-Way line of Bob Bullock Loop, Loop 20, and the north property line of said Lot 1, and said curve to the left a distance of 814.39 feet, to a found iron rod, being a point of deflection herof;

Thence, N 67° 15' 16" E a distance of 547.22 feet, continuing along the south Right-of-Way line of Bob Bullock Loop, Loop 20, and the north property line of said Lot 1, to the Point of Beginning of this 12.561 acre tract, more or less.

Basis of Bearings:
Texas South Zone - 4205 - NAD83

LEGEND

- FOUND 1/2" IRON ROD
- SET 1/2" IRON ROD
- EXISTING PROPERTY BOUNDARY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING RIGHT-OF-WAY CENTER LINE
- EXISTING PROPERTY LOT LINE
- EXISTING BUILDING SETBACK LINE
- EXISTING UTILITY EASEMENT LINE
- EXISTING DRAINAGE EASEMENT LINE
- EXISTING PROPERTY BOUNDARY LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY CENTERLINE
- PROPOSED PROPERTY LOT LINE
- PROPOSED UTILITY EASEMENT LINE
- PROPOSED BUILDING SETBACK LINE
- DRAINAGE EASEMENT DESIGNATION
- U.E. UTILITY EASEMENT DESIGNATION
- G.E. GAS EASEMENT DESIGNATION
- B.E. BUILDING SETBACK DESIGNATION
- A.E. ACCESS EASEMENT & UTILITY EASEMENT
- D.P. DRAINAGE PATTERNS TO THE FRONT AND/OR OF THE LOT
- F.F.E. FINISH FLOOR ELEVATION
- B.F.E. EXISTING BASE FLOOR ELEVATION
- P.F.F. PROPOSED WITH CLOM BASE FLOOR ELEVATION



- NOTES:**
- DRIVEWAYS, SIDEWALKS, AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
 - ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
 - THE SETBACK SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.7.1 OF THE LAREDO LAND DEVELOPMENT CODE.
 - PROPERTY OWNERS (I.A.M. OR ITS SUCCESSORS) SHALL BE RESPONSIBLE FOR MAINTAINING PARKING LOT ON BLOCK 1, LOT 1 AND COMBINATION INLET BETWEEN LOTS 1 AND 2 BLOCK 1 IN A SAFE AND ORDERLY MANNER.
 - RUNOFF FROM THIS SUBDIVISION IS INTENDED TO DRAIN TOWARDS RIO GRANDE RIVER.
 - THIS RE-PLAT DOES NOT ATTEMPT TO ALTER, AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.
 - THIS RE-PLAT DOES NOT ATTEMPT TO ALTER, AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.
 - ALL IMPROVEMENTS SHALL FOLLOW SUBDIVISION ORDINANCES.
 - FINISHED FLOOR ELEVATIONS (F.F.E.) FOR BLOCK 1, LOTS 14-17, LOTS 22-27, LOTS 42, 43 AND FOR BLOCK 4, LOTS 34, 35, 36, 37 SHALL BE 1' ABOVE GRADE OF CURB ELEVATION.
 - EROSION, SEDIMENT, AND STORMWATER CONTROLS ARE REQUIRED FOR ALL LOT CONSTRUCTION, INCLUDING SINGLE-FAMILY, DUPLEX, MULTIFAMILY, COMMERCIAL, AND ANY OTHER PROJECTS DURING THE BUILDING PERMIT PROCESS. THE LOT OWNER OR BUILDER IS RESPONSIBLE FOR INSTALLING AND MAINTAINING BEST MANAGEMENT PRACTICES (BMPs), TREE PROTECTION, AND TEMPORARY EROSION CONTROLS AS PART OF THE BUILDING PERMIT PROCESS, PRIOR TO STARTING ANY SITE WORK. ALL CONTROLS MUST BE REMOVED UNTIL THE SITE IS STABILIZED AND PERMANENT VEGETATION IS ESTABLISHED.

BLOCK 1				BLOCK 2				BLOCK 3				BLOCK 4			
LOT #	AREA (SqFt)	AREA (AC)	LOT #	AREA (SqFt)	AREA (AC)	LOT #	AREA (SqFt)	AREA (AC)	LOT #	AREA (SqFt)	AREA (AC)	LOT #	AREA (SqFt)	AREA (AC)	
1	2,876.11	0.07	32	1,900.34	0.04	1	32,760.50	0.75	1	2,754.39	0.06	32	1,720.52	0.04	
2	2,120.94	0.05	33	1,890.68	0.04	2	1,602.98	0.04	2	1,602.98	0.04	33	1,720.55	0.04	
3	2,125.21	0.05	34	1,881.73	0.04	3	1,615.36	0.04	3	1,615.36	0.04	34	1,720.58	0.04	
4	2,128.72	0.05	35	1,873.50	0.04	4	2,170.95	0.05	4	2,170.95	0.05	35	2,324.97	0.05	
5	2,131.45	0.05	36	1,865.98	0.04	5	1,611.50	0.04	5	1,611.50	0.04	36	2,367.92	0.05	
6	2,133.41	0.05	37	1,859.19	0.04	6	1,611.50	0.04	6	1,611.50	0.04	37	1,714.95	0.04	
7	2,134.60	0.05	38	1,853.11	0.04	7	1,611.50	0.04	7	1,657.81	0.04	38	1,712.01	0.04	
8	2,135.03	0.05	39	1,847.75	0.04	8	1,611.50	0.04	8	1,666.66	0.04	39	1,709.08	0.04	
9	2,134.60	0.05	40	1,843.11	0.04	9	1,611.50	0.04	9	1,674.80	0.04	40	1,706.14	0.04	
10	2,133.56	0.05	41	1,839.18	0.04	10	2,135.53	0.05	10	2,066.57	0.05	41	1,703.21	0.04	
11	2,131.66	0.05	42	1,835.98	0.04	11	2,278.49	0.05	11	2,078.16	0.05	42	1,700.27	0.04	
12	2,129.00	0.05	43	1,833.49	0.04	12	2,033.11	0.05	12	1,698.71	0.04	43	1,697.34	0.04	
13	2,125.57	0.05	44	1,831.71	0.04	13	1,985.53	0.05	13	1,703.56	0.04	44	1,694.40	0.04	
14	2,121.37	0.05	45	1,826.64	0.05	14	1,942.64	0.04	14	1,702.69	0.04	45	1,691.46	0.04	
15	2,596.62	0.06	46	1,826.38	0.05	15	1,904.45	0.04	15	1,711.13	0.04	46	1,688.53	0.04	
16	2,587.70	0.06	47	1,831.11	0.04	16	1,949.55	0.04	16	1,713.86	0.04	47	2,068.33	0.05	
17	2,100.92	0.05	48	1,816.23	0.04	17	2,001.50	0.05	17	1,715.88	0.04	48	2,063.98	0.05	
18	2,093.28	0.05	49	1,826.96	0.04	18	1,815.42	0.04	18	1,717.20	0.04	49	1,677.72	0.04	
19	2,084.87	0.05	50	1,826.80	0.04	19	1,914.27	0.04	19	1,717.82	0.04	50	1,674.78	0.04	
20	2,075.70	0.05	51	1,826.64	0.04	20	2,202.74	0.05	20	1,717.73	0.04	51	1,671.85	0.04	
21	2,065.75	0.05	52	1,826.49	0.04	21	2,331.77	0.05	21	1,716.94	0.04	52	1,668.91	0.04	
22	2,066.58	0.05	53	1,826.33	0.04	22	1,715.18	0.04	22	1,720.32	0.04	53	1,665.98	0.04	
23	2,711.13	0.06	54	1,826.17	0.04	23	1,725.03	0.04	23	2,111.24	0.05	54	1,663.04	0.04	
24	2,036.05	0.05	55	1,826.01	0.04	24	1,725.64	0.04	24	2,111.29	0.05	55	1,660.11	0.04	
25	1,993.77	0.05	56	1,825.85	0.04	25	1,883.73	0.04	25	1,720.31	0.04	56	1,657.17	0.04	
26	2,080.02	0.05	57	1,825.69	0.04	26	1,726.34	0.04	26	1,720.34	0.04	57	1,654.34	0.04	
27	1,965.72	0.05	58	1,824.40	0.05	27	1,727.50	0.04	27	1,720.37	0.04	58	1,651.30	0.04	
28	1,952.13	0.04	59	1,824.16	0.05	28	1,900.20	0.04	28	1,720.40	0.04	59	1,648.37	0.04	
29	1,939.26	0.04	60	1,823.14	0.04	29	1,789.37	0.04	29	1,720.43	0.04	60	2,019.03	0.05	
30	2,363.88	0.05	61	1,824.98	0.04	30	1,720.86	0.04	30	1,720.46	0.04	61	2,013.79	0.05	
31	2,346.51	0.05	62	1,824.82	0.04	31	2,245.38	0.05	31	1,720.49	0.04	62	1,637.56	0.04	
			63	1,824.66	0.04							63	1,634.62	0.04	
												64	1,631.69	0.04	

Ariva Ltd.
4016 Hillside Rd.
Laredo, Tx 78041

ISSUED: 03/03/2025
DATE: 03/10/2025

DESCRIPTION: PRELIMINARY PLAT FOR CLOM LOT 1 OF SHOP

ISSUED BY: C. Ombra
DRAWN BY: C. Ombra
CHECKED BY: C. Ombra

REGISTRATION NUMBER: F-1954
REGISTRATION DATE: 03/11/2025
REGISTRATION STATE: TEXAS

8218 Cuna Verde Rd., Ste. 1001
Laredo, TX 78041
TEL: (956) 568-4006

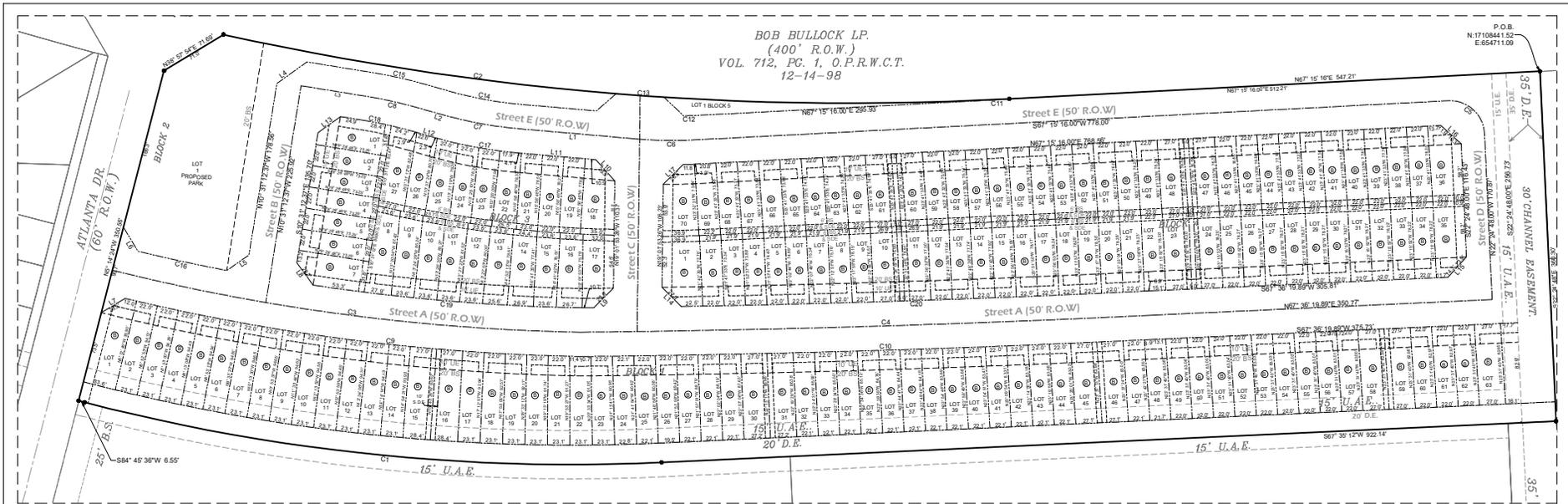
RE-PLAT OF 12.56 AC Tract Being Lot 1, Block 2 Villas San Agustín - Unit 1, City of Laredo Webb County, Texas Vol. 25, Pgs. 4-7, P.R.W.C.T. INTO Bridge Crossing Villas (PUD) City of Laredo, Webb County Texas

Plat

SCALE: 1" = 100'

1 OF 2

211



INSET "A"
SCALE 1" = 50'

CERTIFICATE OF OWNER

STATE OF TEXAS
COUNTY OF WEBB

I, _____, the undersigned owner of the land shown on this plat, designated herein as _____ in the City of Laredo, County of Webb, Texas whose name is subscribed hereto, hereby dedicate the use to the public forever all drains, easements, and public places thereon shown, for the purpose and consideration therein expressed.

DATE _____

STATE OF TEXAS
COUNTY OF WEBB

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated.

WITNESS MY HAND AND SEAL THIS _____ OF _____, 2025.

NOTARY PUBLIC IN AND FOR WEBB COUNTY, TEXAS MY COMMISSION EXPIRES _____

CERTIFICATE OF ENGINEER

STATE OF TEXAS
COUNTY OF WEBB

I, Oscar Castillo, a Registered Professional Engineer in the State of Texas, hereby certify that proper engineering consideration has been given this plat to the matters of lots, water, sewer and appurtenances and drainage layout; and to the best of my knowledge this plat conforms to all requirements of this subdivision ordinance, except for those variances that may have been granted by the Planning Commission of the City.



OSCAR CASTILLO, P.E. #95620

DATE _____

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF WEBB

I, _____, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared by an actual survey of the property made under my supervision, on the ground, that the corner monuments shown thereon will be properly placed under my supervision.

DATE _____

PLAT APPROVAL-CITY ENGINEER

I have reviewed this plat and accompanying construction drawings identified as _____ prepared by PELIA Consulting LLC, Oscar Castillo, Registered Professional Engineer No. 95620, and dated the _____ with the last revised date on _____ and have found them in compliance with the Subdivision Ordinance of the City of Laredo, Texas.

ELIUD DE LOS SANTOS, P.E., CITY ENGINEER

DATE _____

PLANNING COMMISSION APPROVAL

This Report, Bridge Crossing Villa (PUD) has been submitted to and considered by the Planning Commission of the City of Laredo, Webb County, Texas, and is hereby approved by such Commission on the February 09, 2025.

DANIELA SADA PAZ, CHAIRMAN

DATE _____

ATTESTMENT OF PLANNING COMMISSION APPROVAL

The City of Laredo Planning Commission approved the filing for record of this plat at a public meeting held on the _____

VANESSA GUERRA, AICP, PLANNING DIRECTOR

CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS
COUNTY OF WEBB

I, _____, Clerk of the County Court in and for Webb County, Texas, do hereby certify that the foregoing instrument dated the _____ day of _____, 2025 with the certificate of authentication was filed for record in my office on the _____ day of _____, 2025 at _____ o'clock _____, m. in Volume _____, Page(s) _____ of the map records of said County.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2025.

DEPUTY COUNTY CLERK
WEBB COUNTY, TEXAS

Line #	Length	Direction
L1	122.18	S75° 11' 39.00"W
L2	22.60	S86° 10' 30.52"W
L4	38.18	N34° 28' 47.63"E
L5	27.93	N35° 11' 20.68"E
L6	28.78	S50° 38' 43.53"E
L7	28.48	S39° 21' 49.90"W
L8	28.18	S55° 43' 24.60"E
L9	28.63	N25° 15' 13.34"E
L10	29.31	N61° 59' 07.13"W
L11	61.03	S75° 11' 39.00"W
L12	22.60	S86° 10' 30.52"W
L13	28.28	S34° 28' 47.63"W
L14	27.87	N64° 52' 21.42"W
L15	28.28	S22° 35' 45.95"W
L16	28.20	S67° 34' 46.00"E
L17	28.48	N25° 34' 24.35"E

Curve #	Length	Radius	Delta	Chord	Direction	Chord Length
C1	599.46	2000.00	17.17	S76° 11' 01"W	597.22	
C2	814.39	2991.86	15.60	N74° 53' 35"E	811.88	
C3	487.48	2158.14	12.94	N77° 45' 11"E	486.45	
C4	588.41	14975.00	2.25	N68° 31' 03"E	588.38	
C5	55.97	35.50	90.33	N67° 34' 46"W	50.35	
C6	58.43	425.00	7.88	S71° 11' 34"W	58.38	
C7	81.45	425.00	10.98	S80° 41' 05"W	81.33	
C8	55.51	475.00	6.70	S82° 49' 39"W	55.47	
C9	473.72	2183.14	12.43	S77° 29' 20"W	472.79	
C10	589.71	15000.00	2.25	S68° 31' 06"W	589.67	
C11	26.70	2991.86	0.51	N67° 21' 03"E	26.70	
C12	13.17	450.00	1.88	N68° 05' 35"E	13.17	
C13	50.33	2991.86	0.96	N74° 22' 47"E	50.33	
C14	76.66	400.00	10.98	N80° 41' 05"E	76.54	
C15	58.43	500.00	6.70	N82° 49' 39"E	58.39	
C16	93.59	2133.14	2.51	N82° 25' 25"E	93.58	
C17	86.24	450.00	10.98	S80° 41' 05"W	86.11	
C18	52.58	450.00	6.70	S82° 49' 39"W	52.55	
C19	279.71	2133.14	7.51	N75° 02' 53"E	279.51	
C20	484.36	14950.00	1.86	S68° 19' 11"W	484.34	

Ariva Ltd.
4016 Hillside Rd.
Laredo, Tx 78041

DESIGNER:
O Castillo
DRAWN BY:
O Ramirez
CHECKED BY:
O Castillo

ISSUED:
DATE: 09/03/2025
BY: 09/16/2025

1
2



REPORT OF
12.56 AC Tract
Being Lot 1, Block 2
Villa San Agustin - Unit 1,
City of Laredo Webb County, Texas
Vol. 25, Pgs. 1-11, O.P.R.W.C.T.
Bridge Crossing Villa (PUD)
City of Laredo, Webb County Texas

Plat
1.11
2 of 2
JOB NO. 2024-016

City of Laredo

Planning & Zoning Commission

Meeting Date: 11/6/2025

Final Plats and replats 10F

SUBJECT

Final consideration of the replat of Lot 9, Block 1, San Isidro Monarch Subdivision, Unit V into Lots 9A & 9B, Block 1, San Isidro Monarch Subdivision, Unit V. The intent is commercial.

PL-017-2026

District VI - Cm. Dr. David Tyler King

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

APPLICANT: Texas Hearing and Balance Centers, LLC

ENGINEER: Victor J. Linares, P.E.

SITE: This 1.4-acre tract of land is located Medical Loop and is adjacent to North Central Park Trail. The zoning for this 2-lot development is B-3 (Community Business District). This tract is located in District VI - Cm. Dr. David Tyler King.

COMMITTEE RECOMMENDATION

N/A

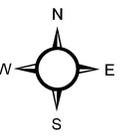
STAFF RECOMMENDATION

APPROVAL

NOTICE TO THE DEVELOPER:

N/A

AERIAL LOCATION MAP

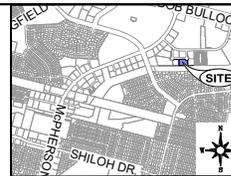


Location of the Replat

PLAT NOTES

THE PURPOSE IS TO RE-PLAT LOT 9, SAN ISIDRO MONARCH PHASE V INTO LOTS 9A-9B WITH EACH INDIVIDUAL LOT BEING PROVIDED ITS OWN WATER AND SEWER CONNECTIONS.

1. THIS PLAT DOES NOT ATTEMPT TO ALTER AMEND OR REMOVE ANY COVENANT OR RESTRICTIONS.
2. LOT IS ZONED B-3, INTENDED FOR COMMERCIAL USE.
3. SIDEWALKS, DRIVEWAYS, AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
4. POINT OF BEGINNING
N: 17110012.53
E: 669105.58
5. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
6. THE BUILDING SETBACKS SHALL BE DETERMINED BASED ON THE ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
7. ALL IMPROVEMENTS AS PER SUBDIVISION ORDINANCE (§ 3-1B - SUBDIVISION ORDINANCE).
8. LOTS 9A & 9B HAVE DRAINAGE PATTERN C, IN WHICH THEY NATURALLY DRAIN TO THE SOUTH INTO EXISTING CONCRETE CHANNEL, CANNOT BLOCK OR IMPEDE POSITIVE DRAINAGE FLOW TO D.E..
9. DRAINAGE TO SAN ISIDRO/MANADAS CREEK BLOCK 1. LOT 1, DETENTION AS PER ORIGINAL PLAT.
10. SHARED DRIVEWAY WILL BE PROVIDED SO LOTS 9A & 9B DIRECTLY ACCESS MEDICAL LOOP.



VICINITY MAP
SCALE: 1" = 2,000'



SABIO ENGINEERING & ASSOCIATES PLLC
1311 E. Reg. # F-23802
CORPUS CHRISTI, TX 78401
408 SHILOH DR., SUITE 1
LAREDO, TX 78040

PLAT NOTES

THE PURPOSE IS TO RE-PLAT LOT 9, SAN ISIDRO MONARCH PHASE I INTO LOTS 9A & 9B WITH EACH INDIVIDUAL LOT BEING PROVIDED ITS OWN WATER AND SEWER CONNECTIONS.

1. THIS PLAT DOES NOT ATTEMPT TO ALTER AMEND OR REMOVE ANY COVENANT OR RESTRICTIONS.
2. LOT 9 IS ZONED B-1 INTENDED FOR COMMERCIAL USE.
3. SIDEWALKS, DRIVEWAYS, AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
4. POINT OF BEGINNING
N 1710012.53
E 891015.58
5. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
6. THE BUILDING SETBACKS SHALL BE DETERMINED BASED ON THE ZONING IN ACCORDANCE TO SECTION 24.171 OF THE LAREDO LAND DEVELOPMENT CODE.
7. ALL IMPROVEMENTS AS PER SUBDIVISION ORDINANCE (S-318 - SUBDIVISION ORDINANCE).
8. LOTS 9A & 9B HAVE DRAINAGE PATTERNS IN WHICH THEY NATURALLY DRAIN TO THE SOUTH INTO EXISTING CONCRETE CHANNELS, CANYON BLOCK OR IMPEDE POSITIVE DRAINAGE FLOW TO D.E.
9. DRAINAGE TO SAN ISIDROMANADAS CREEK BLOCK 1, LOT 1, DETENTION AS PER ORIGINAL PLAT.
10. SHARED DRIVEWAY WILL BE PROVIDED TO LOTS 9A & 9B DIRECTLY ACCESS MEDICAL LOOP.

SUMMARY TABLE 1.40 ACRES
2 LOTS [COMMERCIAL]

LEGEND	
○	PLAT BOUNDARY
○	12" Ø IRON ROD FOUND
●	12" Ø IRON ROD SET
○	W.C.P.R. WEBB COUNTY PUBLIC RECORDS
○	W.C.D.P.R. WEBB COUNTY OFFICIAL PUBLIC RECORDS
○	W.C.M.R. WEBB COUNTY MAP RECORDS
○	R.O.W. RIGHT OF WAY
○	B.L.K. BLOCK
○	P.L. PROPERTY LINE
○	T.W. 'W' DRAINAGE
○	T.W. 'E' DRAINAGE
○	T.W. 'D' DRAINAGE

**10418 MEDICAL LOOP
LAREDO, TX 78045**

Owner
**TEXAS HEARING AND BALANCE
CENTERS, LLC,
10414 MEDICAL LOOP
UNIT E2
LAREDO TX 78045**

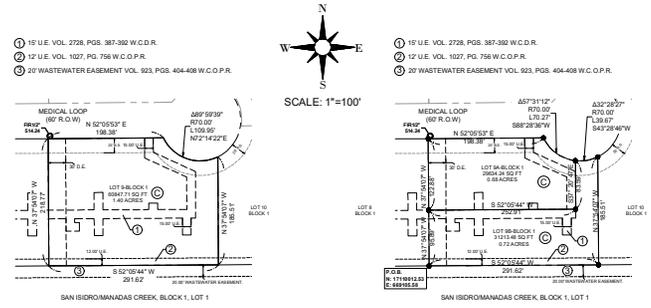
Project Title
**RE-PLAT OF
LOT 9, BLOCK 1
SAN ISIDRO MONARCH
SUBDIVISION, UNIT V
INTO
LOTS 9A & 9B, BLOCK 1
SAN ISIDRO MONARCH
SUBDIVISION, UNIT V**

Sheet Scale
1" = 100'

Project No.
A-25.004

Sheet No.
FINAL

P1



**AS PLATTED
SAN ISIDRO MONARCH SUBDIVISION UNIT V
LOT 9, BLOCK 1
VOLUME 24, PAGE 21 W.C.P.R.
LAREDO, TEXAS**

**RE-PLAT OF
LOT 9, BLOCK 1
SAN ISIDRO MONARCH SUBDIVISION, UNIT V
INTO
LOTS 9A & 9B, BLOCK 1
SAN ISIDRO MONARCH SUBDIVISION, UNIT V
LAREDO, TEXAS**

CERTIFICATE OF OWNER
STATE OF ILLINOIS
COUNTY OF _____
I, _____ THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS **RE-PLAT OF LOT 9, BLOCK 1, SAN ISIDRO MONARCH SUBDIVISION UNIT V INTO LOTS 9A & 9B, BLOCK 1, SAN ISIDRO MONARCH SUBDIVISION UNIT V** IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HEREIN, HEREBY DECLARATED TO THE USE OF THE PUBLIC FOREVER ALL STREETS, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: _____ DATE: _____
DEVELOPER: 10418 MEDICAL LOOP UNIT E2 LAREDO TX 78045

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED, GIVEN MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2025.

NOTARY PUBLIC IN AND FOR THE _____ COUNTY, MY COMMISSION EXPIRES: _____

CERTIFICATE OF ENGINEER
STATE OF TEXAS
COUNTY OF WEBB
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE CITY OF LAREDO PLANNING COMMISSION.

VICTOR J. LINARES, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS NO. 129169



CERTIFICATE OF SURVEYOR
STATE OF TEXAS
COUNTY OF WEBB
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, THAT THE CORNER MONUMENTS SHOWN THEREON WHERE FOUND OR WILL BE PROPERLY PLACED UNDER MY SUPERVISION.

FRANCISCO RAMOS, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 9274

PLAT APPROVAL - CITY ENGINEER
STATE OF TEXAS
COUNTY OF WEBB

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS **RE-PLAT OF LOT 9, BLOCK 1, SAN ISIDRO MONARCH SUBDIVISION, UNIT V INTO LOTS 9A & 9B, BLOCK 1, SAN ISIDRO MONARCH SUBDIVISION, UNIT V**, PREPARED BY **VICTOR J. LINARES, P.E.**, LICENSED PROFESSIONAL ENGINEER NO. 129169, AND DATED THE 22 DAY OF **SEPTEMBER, 2025** WITH THE LAST REVISED DATE ON THE _____ DAY OF _____, 2025 AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO.

ETUIB DE LOS SANTOS, P.E.
CITY ENGINEER

PLANNING COMMISSION APPROVAL
STATE OF TEXAS
COUNTY OF WEBB

THIS RE-PLAT OF LOT 9, BLOCK 1, SAN ISIDRO MONARCH SUBDIVISION, UNIT V INTO LOTS 9A & 9B, BLOCK 1, SAN ISIDRO MONARCH SUBDIVISION, UNIT V, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON _____ DAY OF _____, 2025.

DANIELLA SADA PAZ, (CHAIRMAN)
PLZ CHAIRMAN

ATTESTMENT OF PLANNING COMMISSION APPROVAL

THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILING OF THIS **RE-PLAT OF LOT 9, BLOCK 1, SAN ISIDRO MONARCH SUBDIVISION, UNIT V INTO LOTS 9A & 9B, BLOCK 1, SAN ISIDRO MONARCH SUBDIVISION, UNIT V**, AT A PUBLIC MEETING HELD ON THE _____ DAY OF _____, 2025. THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

WANESSA GUERRA, ACP
PLANNING DIRECTOR

CERTIFICATE OF COUNTY CLERK

FILED AND RECORDED AT _____ O'CLOCK _____ ON THE _____ DAY OF _____, 2025. THE MINUTES OF MEETING REFLECT SUCH APPROVAL.

DEPUTY _____ COUNTY CLERK WEBB COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF WEBB

I, _____ CLERK OF THE COUNTY COURT IN AND FOR WEBB COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE _____ DAY OF _____, 2025 WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD BY MY OFFICE ON THE _____ OF _____, 2025 AT _____ O'CLOCK _____ IN VOLUME _____ PAGE _____ OF THE MAP RECORDS OF SAID COUNTY.

DEPUTY _____ COUNTY CLERK WEBB COUNTY, TEXAS



RE-PLAT.dwg

City of Laredo

Planning & Zoning Commission

Meeting Date: 11/6/2025

Final Plats and replats 10G

SUBJECT

Final consideration of the plat of Santa Elena Subdivision, Phase V. The intent is residential.

PL-020-2026

District II - Cm. Ricardo "Richie" Rangel Jr.

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

APPLICANT: HAPO Holdings, LLC

ENGINEER: Porrás Nance Engineering

SITE: This 10.784-acre tract of land is located west of Highway 83 and southwest of Consejero Ln. The current zone for this 82-lot development is AG (Agricultural). This tract is located in District II, represented by Cm. Ricardo "Richie" Rangel Jr.

COMMITTEE RECOMMENDATION

N/A

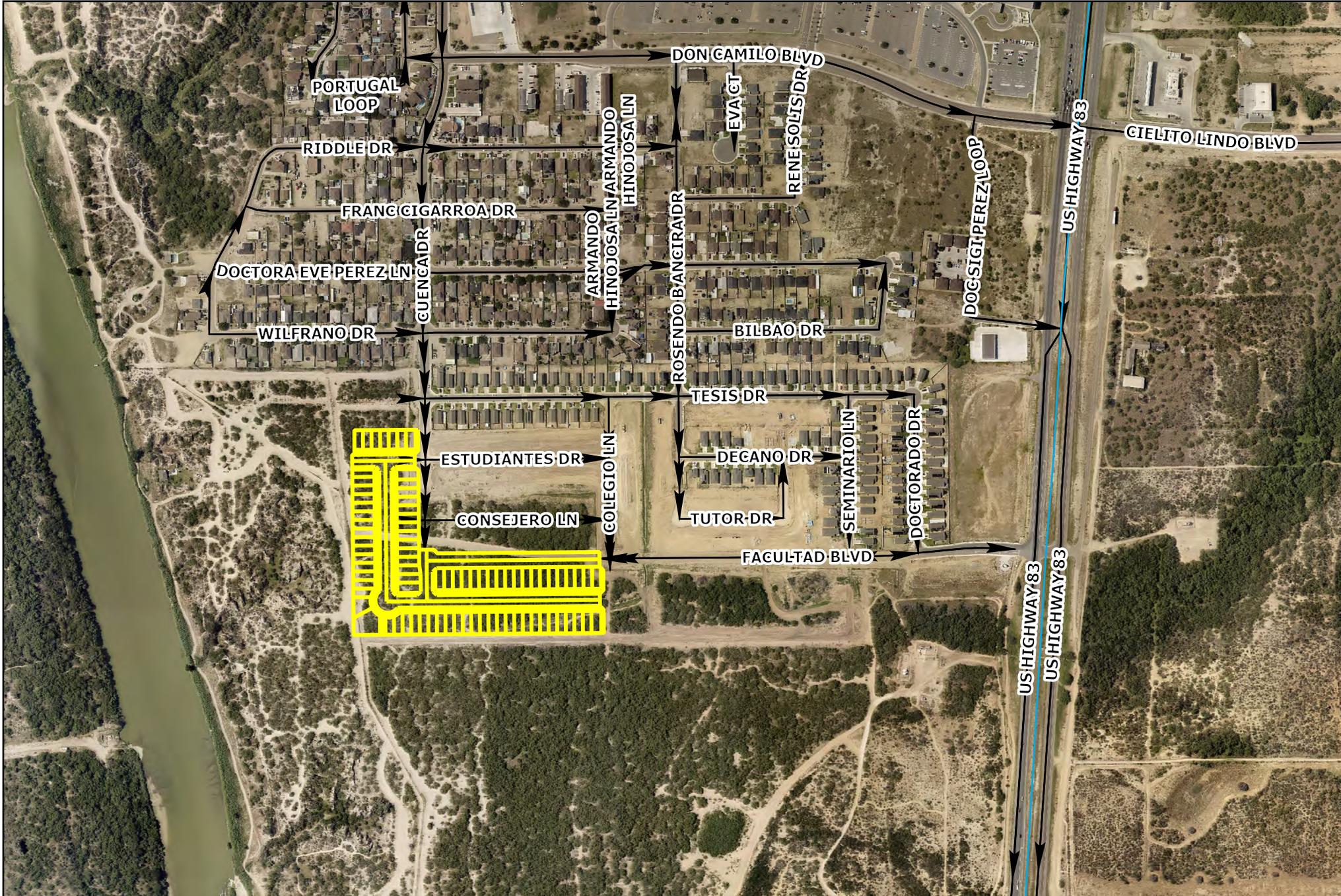
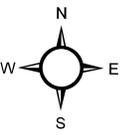
STAFF RECOMMENDATION

APPROVAL

NOTICE TO THE DEVELOPER:

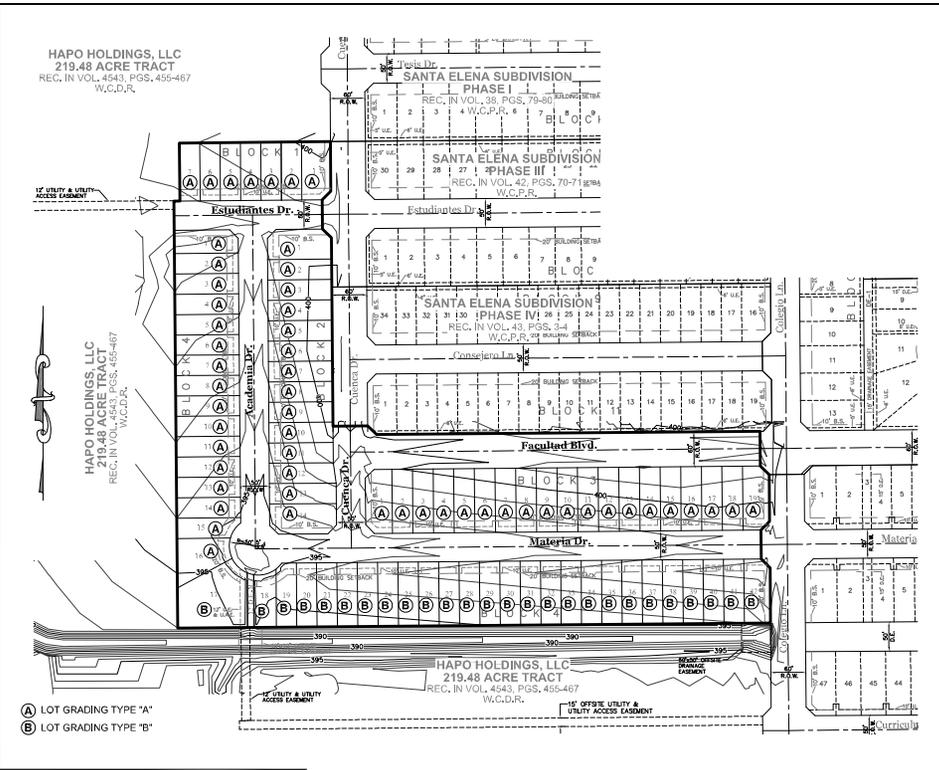
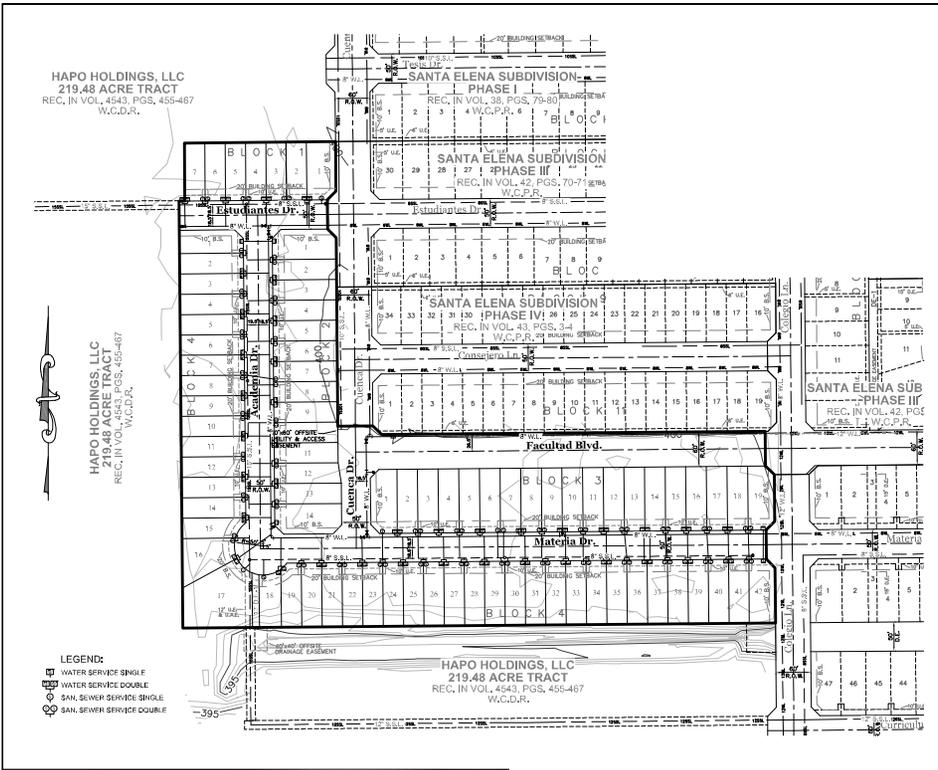
N/A

AERIAL LOCATION MAP



NOTES:

- 1.-MAINTENANCE OF THE LANDSCAPING SHALL COMPLY WITH THE PROVISIONS OF APPENDIX F-2 OF SECTION 24-83 OF THE LAREDO LAND DEVELOPMENT CODE.
- 2.-THE SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
- 3.-DRIVEWAYS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
- 4.-NO MORE THAN ONE SINGLE FAMILY DETACH DWELLING UNIT SHALL BE LOCATED ON AN INDIVIDUAL RESIDENTIAL LOT.
- 5.-ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
- 6.-BASIS OF BEARINGS & DISTANCES:GPS NAD 83 (2011 ADJ.) TEXAS STATE PLANE, 4205 SOUTH ZONE.
- 7.-P.O.B. COORDINATES REFERENCED TO NAD 83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE ARE PROVIDED FOR GENERAL LOCATIVE PURPOSES AND DO NOT REPRESENT OFFICIAL (NGS) CONTROL.
- 8.-LOT 1, BLOCK 1; LOTS 1-14, BLOCK 2 AND LOT 1, BLOCK 3 SHALL BE PROHIBITED FROM HAVING ACCESS THROUGH CUENCA DR.
- 9.-LOTS 1-19, BLOCK 3 SHALL BE PROHIBITED FROM HAVING ACCESS THROUGH FACULTAD BLVD.
- 10.-STRUCTURES ON LOTS 15-19, BLOCK 4 SHALL HAVE A MINIMUM FINISH FLOOR ELEVATION OF 396.25 (LOWEST FLOOR).
- 11.-LOTS 17-42, BLOCK 4 WILL HAVE SOME SURFACE WATER DRAINING TOWARDS THE BACK OF THE LOT. HOME OWNER SHALL NOT CHANGE THE GRADES OR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS, IN SUCH MANNER THAT IMPEDES THE ESTABLISHED DRAINAGE FLOW. FENCES/WALLS WHICH HAVE THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZES OF OPENINGS TO PERMIT SURFACE RUNOFF TO CONTINUE TO FLOW.
- 12.-LOTS 1-7, BLOCK 1; LOTS 1-14, BLOCK 2; LOTS 1-19, BLOCK 3 AND LOTS 1-16, BLOCK 4 WILL HAVE LOT GRADING TYPE "A"; LOTS 17-42, BLOCK 4 WILL HAVE LOT GRADING TYPE "B"; AS SHOWN ON SHEET 2 OF 2 OF THIS PLAT.
- 13.-THIS PLAT IS SUBJECT TO A CERTIFICATE OF ADJOINING LANDOWNER RUNOFF DISCHARGE AS RECORDED IN VOL. _____, PG. _____, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS.
- 14.-EROSION, SEDIMENT AND STORM WATER CONTROLS ARE REQUIRED FOR ALL LOT CONSTRUCTION, INCLUDING SINGLE-FAMILY, DUPLEX, MULTIFAMILY, COMMERCIAL OR ANY PROJECTS DURING THE BUILDING PERMIT PROCESS. THE LOT OWNER OR BUILDER IS RESPONSIBLE FOR INSTALLING AND MAINTAINING BEST MANAGEMENT PRACTICES (BMPs), TREE PROTECTION AND TEMPORARY EROSION CONTROLS BEFORE STARTING ANY SITE WORK. ALL CONTROLS MUST REMAIN IN PLACE UNTIL THE SITE IS STABILIZED AND PERMANENT VEGETATION IS ESTABLISHED.
- 15.-STRUCTURES ON LOTS 20-23, BLOCK 4 (LOWEST FLOOR) SHALL HAVE A MINIMUM FINISH FLOOR ELEVATION OF 18" HIGHER THAN THE BACK OF CURB ELEVATION.
- 16.-NO PRIVATE WALLS, FLOW RESTRICTING FENCES, GATES OR IMPROVEMENTS ARE PERMITTED ACROSS THE DRAINAGE EASEMENTS.



WATER DISTRIBUTION SYSTEM AND SANITARY SEWER SYSTEM
SCALE: 1"=100'

POST DEVELOPMENT TOPOGRAPHY
SCALE: 1"=100'

Water Supply Description, Costs and Operability Data

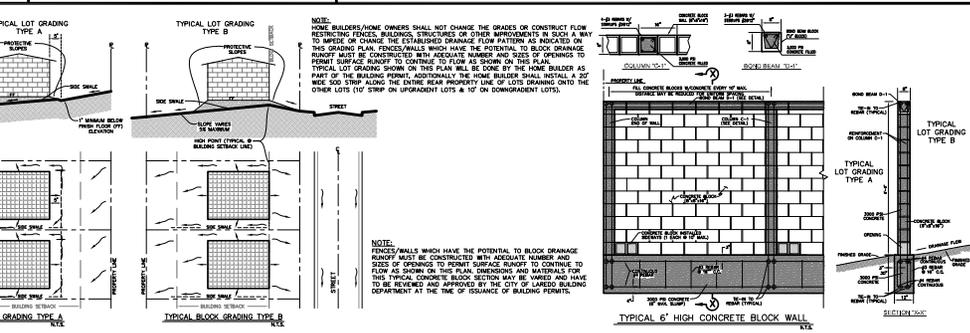
CERTIFICATE OF ENGINEER
STATE OF TEXAS
COUNTY OF WEBB
BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWER SERVICE DESCRIBED ABOVE SHALL BE PROVIDED IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE.

Sewer Facilities Description, Costs and Operability Data

CERTIFICATE OF UTILITIES DIRECTOR
STATE OF TEXAS
COUNTY OF WEBB
BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWER SERVICE DESCRIBED ABOVE SHALL BE PROVIDED IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE.

ROGELIO BALDADO
LICENSED PROFESSIONAL ENGINEER
TEXAS REG. NO. 92852
DATE _____

DR. TAREQ ALI-ZABET
UTILITIES DIRECTOR
DATE _____
UTILITIES DEPARTMENT



GRAPHIC SCALE IN FEET 25 0 50 100 200	VERTICAL SCALE: 1"=100' HORIZONTAL SCALE: 1"=100' DRAWN: R.B. CHECKED: T.P.N./M.N. APPROVED: R.B./M.N. FIELD BOOK: _____	LEGEND: R.O.W. RIGHT OF WAY P.O.B. POINT OF BEGINNING W.C.D.R. WEBB COUNTY DEED RECORDS U.E. UTILITY EASEMENT M.T.E. METER TRENCH S.S.L. SANITARY SEWER LINE O.D. OFFICE UTILITY ACCESS EASEMENT
--	---	---

PORRAS NANCE ENGINEERING
304 E. CALTON RD.
LAREDO, TEXAS 78041
3301 DIAGONA ST.
SUITE # 238
LAREDO, TEXAS 78046
TEL: (956) 724-3087
FAX: (956) 718-2892
WWW.PORRASNANCE.COM

OWNER: HAPO HOLDINGS, LLC 3301 DIAGONA ST. SUITE # 238 LAREDO, TEXAS 78046 (956) 718-2892	ENGINEER/SURVEYOR: PORRAS NANCE ENGINEERING 304 E. CALTON RD. P.O. BOX 1670 LAREDO, TEXAS 78044 (956) 724-3087 PH (956) 724-9208 FX	PROJECT DATA: ACRES: 10.784 ACRES LOTS: 82 LOTS R.O.W.: 50/60' B/B: 31'-41'
--	---	---

PLAT OF: SANTA ELENA SUBDIVISION, PHASE V 10.784 ACRE TRACT BEING OUT OF HAPO HOLDINGS, LLC 219.48 ACRE TRACT RECORDED IN VOLUME 4543, PAGES 455-467, W.C.D.R.	SHEET: 2 OF 2
---	------------------

City of Laredo

Planning & Zoning Commission

Meeting Date: 11/6/2025

Final Plats and replats 11A

SUBJECT

Final reconsideration of the plat of N.D. Hachar Industrial Park, Phase 4. The intent is industrial. The purpose of this reconsideration is to reconfigure the lots within Block 5.

PL-006-2026

District VII - Cm. Vanessa Perez

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

APPLICANT: Verde Corp.

ENGINEER: Porras Nance Engineering

SITE: This 248.57-acre tract of land is located west of Interstate 35 Highway and south of Beltway Parkway. The zoning for this approximately 30-lot development is M-1 (Light Manufacturing District) and a portion is AG (Agricultural District). This tract is located in District VII - Cm. Vanessa Perez.

COMMITTEE RECOMMENDATION

N/A

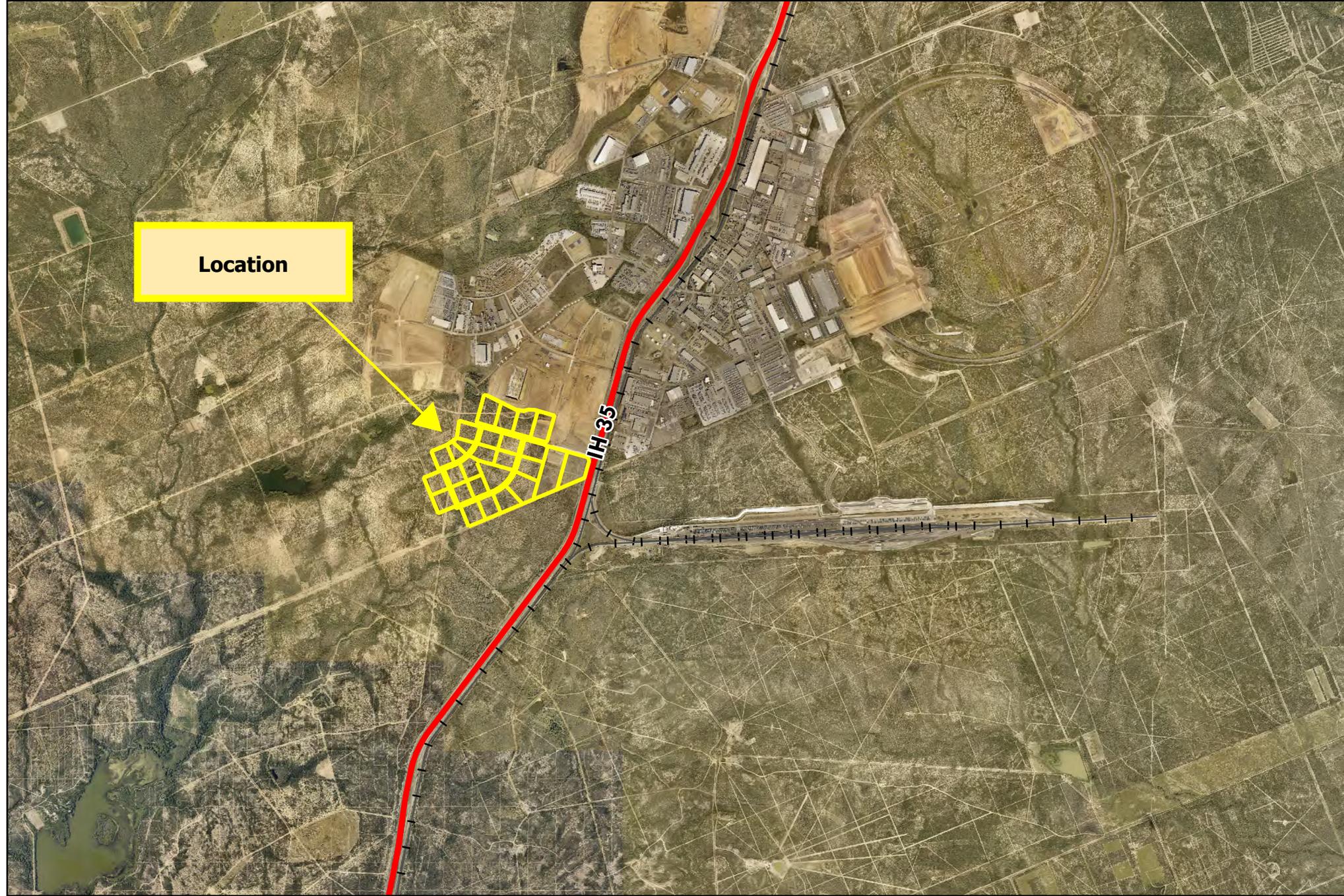
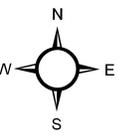
STAFF RECOMMENDATION

APPROVAL

NOTICE TO THE DEVELOPER:

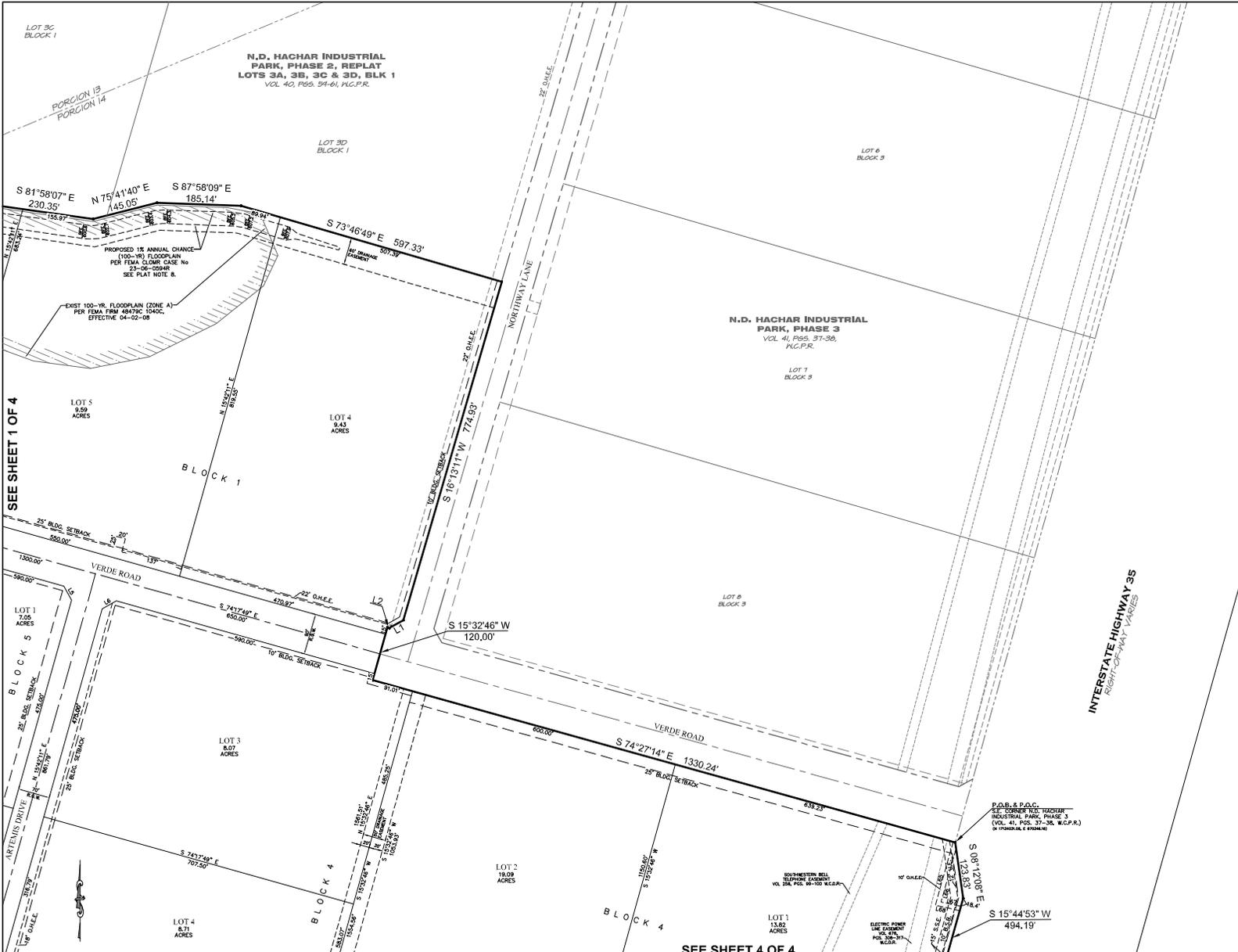
N/A

AERIAL LOCATION MAP



NOTES:

- 1.- MAINTENANCE OF THE LANDSCAPING SHALL COMPLY WITH THE PROVISIONS OF APPENDIX F-2 OF SECTION 24-83 OF THE LAREDO LAND DEVELOPMENT CODE.
- 2.- DRIVEWAYS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
- 3.- ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
- 4.- THE SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
- 5.- BASIS OF BEARING, DISTANCES AND P.O.B. GRID COORDINATES : NAD 83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE. COORDINATES PROVIDED FOR GENERAL LOCATIVE PURPOSES AND DO NOT REPRESENT OFFICIAL (NGS) CONTROL.
- 6.- ACCESS TO IH-35 IS SUBJECT TO APPROVAL FROM THE TEXAS DEPARTMENT OF TRANSPORTATION
- 7.- ALL LOTS IN BLOCK 1 & BLOCKS 4-7 DRAIN TOWARD THE BACK AND/OR SIDE OF THE LOT. OWNER SHALL NOT CHANGE THE GRADES OR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS IN SUCH MANNER THAT IMPEDE THE ESTABLISHED DRAINAGE FLOW.
- 8.- A PORTION OF THIS PROPERTY IS LOCATED IN ZONE "A" AREA WHICH IS WITHIN THE 100-YR FLOODPLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 48479C1040C, DATED APRIL 2, 2008 SUBJECT TO REVISION BY FEMA CLOMR CASE No 23-06-0594R. THE EXISTING FLOODPLAIN BOUNDARY AND BFEs WILL BE UTILIZED FOR THE ISSUANCE OF BUILDING PERMITS UNTIL A LOMR IS GRANTED BY FEMA, AT WHICH TIME THE REVISED ZONE AE LIMITS AND BFEs WILL BECOME EFFECTIVE HEREON.
- 9.- ALL DRAINAGE EASEMENTS WITHIN THE N.D. HACHAR INDUSTRIAL PARK, PHASE 4 PLAT BOUNDARY ARE SUBJECT TO A MAINTENANCE AND MONITORING AGREEMENT RECORDED IN VOLUME _____, PAGES ____-____, WEBB COUNTY DEED RECORDS.



N.D. HACHAR INDUSTRIAL PARK, PHASE 3
VOL. 41, PAGES 37-38, N.C.P.R.

SEE SHEET 4 OF 4

CERTIFICATE OF OWNER
STATE OF TEXAS §
COUNTY OF WEBB §
I, NICHOLAS VAN STEENBERG, PRESIDENT, VERVE CORP., OWNER OF THE LAND SHOWN ON THIS PLAN AND DESIGNATED HEREIN AS N.D. HACHAR INDUSTRIAL PARK, PHASE 3, IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, AND WHICHS PLUMBING IS SUBMITTED HERETO, HEREBY CERTIFY TO THE USE OF THE PUBLIC RECORDS OF ALL RECORDS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.
VERVE CORP.

NICHOLAS VAN STEENBERG _____ DATE
PRESIDENT

CERTIFICATE OF NOTARY PUBLIC
STATE OF TEXAS §
COUNTY OF WEBB §
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED
KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND
ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS
THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____ 20__

NOTARY PUBLIC:
WEBB COUNTY, TEXAS
My Commission Expires the ____ day of _____, 20__

CERTIFICATE OF ENGINEER
STATE OF TEXAS §
COUNTY OF WEBB §
I, WAYNE NANCE, THE UNDERSIGNED LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS,
HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAN TO THE
MATTERS OF STREETS, LOTS, WATER, SEWER AND APPURTENANCES AND DRAINAGE LAYERS; AND TO THE
BEST OF MY KNOWLEDGE THIS PLAN CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE
EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE
CITY.

WAYNE NANCE
LICENSED PROFESSIONAL ENGINEER
TEXAS REG. NO. 9708 _____ DATE

CERTIFICATE OF SURVEYOR
STATE OF TEXAS §
COUNTY OF WEBB §
I, WAYNE NANCE, THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF
TEXAS, HEREBY CERTIFY THAT THIS PLAN IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL
SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER
MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

WAYNE NANCE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REG. NO. 6235 _____ DATE

CERTIFICATE OF CITY ENGINEER
STATE OF TEXAS §
COUNTY OF WEBB §
I HAVE REVIEWED THIS PLAN AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS N.D.
HACHAR INDUSTRIAL PARK, PHASE 3, PREPARED BY: WAYNE NANCE, LICENSED PROFESSIONAL ENGINEER
NO. 9708, AND DATED THE 14th DAY OF _____ 2022, WITH THE LATEST REVISIONS ON THE
2022, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF
LAREDO, TEXAS.

RAMON E. CHAVEZ, P.E. _____ DATE
CITY ENGINEER

PLANNING COMMISSION APPROVAL
STATE OF TEXAS §
COUNTY OF WEBB §
THIS PLAN: N.D. HACHAR INDUSTRIAL PARK, PHASE 3, HAS BEEN SUBMITTED TO AND CONSIDERED
BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH
COMMISSION ON ____ DAY OF _____ 2022.

JUAN M. NARVAEZ, JR. _____ DATE
CHAIRMAN

ATTESTMENT OF PLANNING COMMISSION APPROVAL
STATE OF TEXAS §
COUNTY OF WEBB §
THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILING FOR RECORD OF THIS PLAN AT
A PUBLIC MEETING HELD ON THE ____ DAY OF _____ 2022. THE MINUTES OF SAID MEETING REFLECT
SAID APPROVAL.

ORLANDO D. NAVARRO _____ DATE
DIRECTOR OF PLANNING

CERTIFICATE OF COUNTY CLERK
STATE OF TEXAS §
COUNTY OF WEBB §
I, MARGE RAMIREZ BARRA, CLERK OF THE COUNTY COURT IN AND FOR WEBB COUNTY, DO HEREBY
CERTIFY THE FOREGOING INSTRUMENT DATED THE ____ DAY OF _____ 2022, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____
DAY OF _____ 2022, IN VOLUME ____ PAGE ____ OF THE MAP RECORD OF SAID COUNTY.

DEPUTY _____ COUNTY CLERK
WEBB COUNTY, TEXAS
FILED FOR RECORD AT ____ O'CLOCK ____ M ON THE ____ DAY OF _____ 20__
DEPUTY _____ COUNTY CLERK
WEBB COUNTY, TEXAS

GRAPHIC SCALE IN FEET 25 0 50 100 200	VERTICAL SCALE : --- HORIZONTAL SCALE: 1"=100' DRAWN : D.M. CHECKED : M.N. APPROVED : M.N. FIELD BOOK : ---	LEGEND: R.O.W. RIGHT OF WAY P.O.B. POINT OF BEGINNING W.C.P.R. WEBB COUNTY PLAT RECORDS W.C.R. WEBB COUNTY DEED RECORDS B.S. BUILDING SETBACK L.U.E. UTILITY EASEMENT O.H.E. OVERHEAD ELECTRIC EASEMENT S.S.E. SANITARY SEWER EASEMENT D.E.E. DRAINAGE EASEMENT B.F.E. 100% BASE FLOOD ELEVATION
--	--	--

PORRAS NANCE ENGINEERING
304 E. CALTON LAREDO, TEXAS 78041
OWNER: VERVE CORP. 7718 MCFHERSON RD., LAREDO, TEXAS 78041
TEL: (361) 794-6200 FAX: (361) 794-9737
WWW.PORRASNANCE.COM

ENGINEER/SURVEYOR:
PORRAS NANCE ENGINEERING
304 E. CALTON RD., LAREDO, TEXAS 78041
(361) 724-3097 PH (361) 724-9208 FX

PROJECT DATA:
ACRES : 239.63
LOTS : 127
R.O.W. : 107'80"
B/S : 149'60"

PLAT OF:

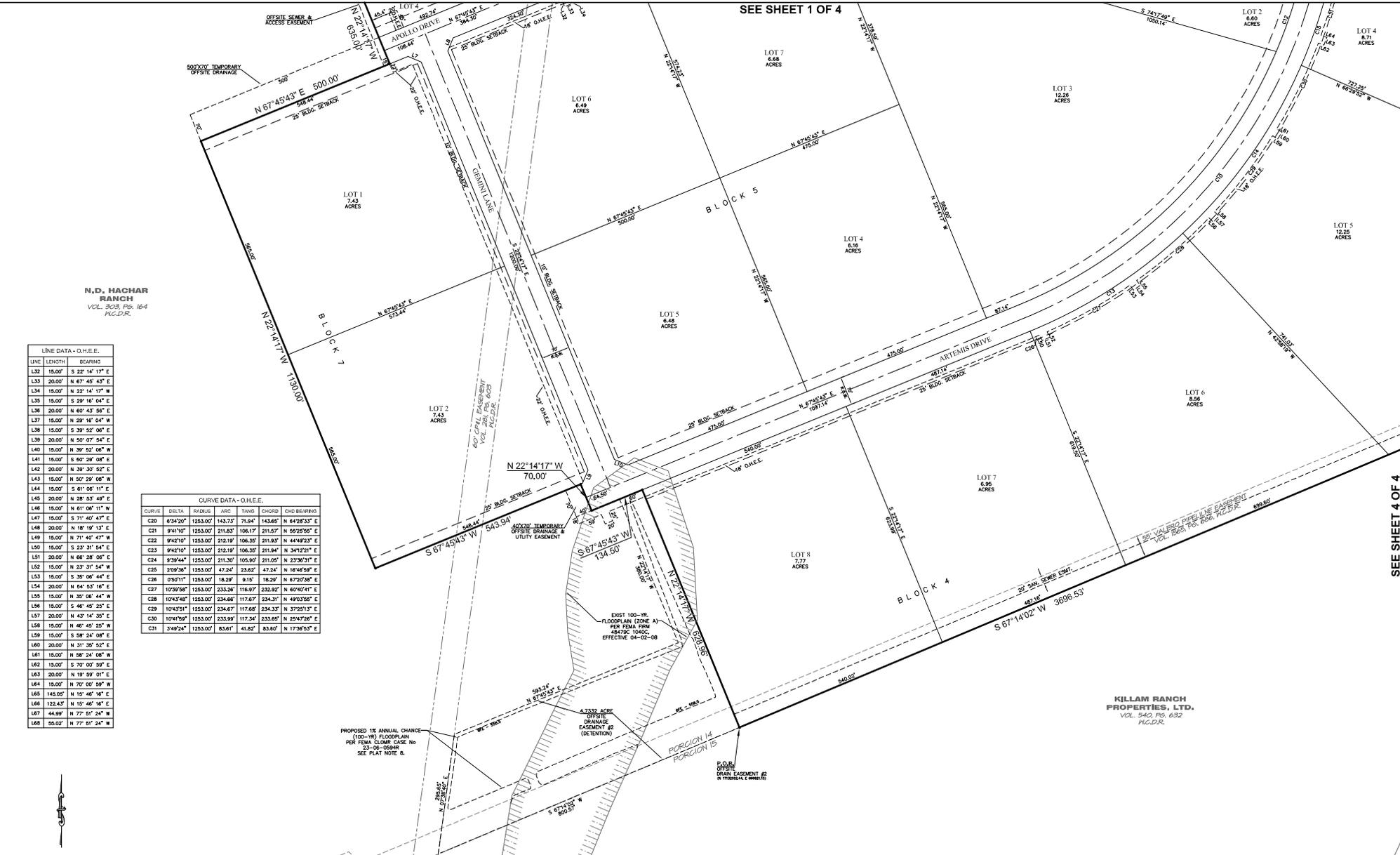
N.D. HACHAR INDUSTRIAL PARK, PHASE 4
239.63 ACRE TRACT
ALL OF THE SKG H4 LLC TRACT, REC. IN VOL. 4615, PG. 345, W.C.D.R.
PORCION 13, ABSTRACT 51, J.M. GARCIA, O.G. &
PORCION 14, ABSTRACT 55, JOSE GUJARDO, O.G.
CITY OF LAREDO, WEBB COUNTY, TEXAS

SHEET:

2 of 4

SEE SHEET 1 OF 4

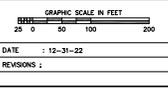
SEE SHEET 4 OF 4



N.D. HACHAR RANCH
VOL. 209, PG. 164
M.C.D.R.

LINE	LENGTH	BEARING
L32	15.00'	S 22° 14' 17" E
L33	20.00'	N 67° 45' 43" E
L34	15.00'	N 22° 14' 17" W
L35	15.00'	S 29° 16' 04" E
L36	20.00'	N 60° 43' 56" E
L37	15.00'	N 29° 16' 04" W
L38	15.00'	S 39° 52' 06" E
L39	20.00'	N 50° 07' 54" E
L40	15.00'	N 39° 52' 06" W
L41	15.00'	S 60° 29' 08" E
L42	20.00'	N 39° 30' 52" E
L43	15.00'	N 50° 29' 08" W
L44	15.00'	S 61° 08' 11" E
L45	20.00'	N 28° 53' 49" E
L46	15.00'	N 61° 06' 17" W
L47	15.00'	S 71° 40' 07" E
L48	20.00'	N 18° 10' 13" E
L49	15.00'	N 71° 40' 07" W
L50	15.00'	S 23° 31' 54" E
L51	20.00'	N 66° 28' 06" E
L52	15.00'	N 23° 31' 54" W
L53	15.00'	S 30° 06' 44" E
L54	20.00'	N 54° 53' 16" E
L55	15.00'	N 30° 06' 44" W
L56	15.00'	S 46° 40' 29" E
L57	20.00'	N 43° 14' 30" E
L58	15.00'	N 46° 40' 29" W
L59	15.00'	S 58° 24' 08" E
L60	20.00'	N 31° 30' 52" E
L61	15.00'	N 58° 24' 08" W
L62	15.00'	S 70° 00' 39" E
L63	20.00'	N 19° 59' 01" E
L64	15.00'	N 70° 00' 39" W
L65	145.00'	N 10° 46' 16" E
L66	122.43'	N 15° 46' 16" E
L67	44.99'	N 77° 51' 24" W
L68	50.02'	N 77° 51' 24" W

CURVE	DELTA	RADIUS	ARC	TANG	CHORD	CHD BEARING
C20	67°42'00"	1253.00'	143.73'	71.94'	143.66'	N 64°28'33" E
C21	94°11'00"	1253.00'	211.83'	106.17'	211.57'	N 55°25'59" E
C22	94°21'00"	1253.00'	212.19'	106.35'	211.93'	N 44°49'23" E
C23	94°21'00"	1253.00'	212.19'	106.35'	211.94'	N 34°29'21" E
C24	93°39'44"	1253.00'	211.30'	105.90'	211.05'	N 23°30'31" E
C25	270°36'00"	1253.00'	47.24'	23.82'	47.24'	N 16°48'59" E
C26	05°01'11"	1253.00'	18.29'	9.15'	18.29'	N 67°30'38" E
C27	107°39'58"	1253.00'	233.26'	116.97'	232.92'	N 60°40'41" E
C28	104°32'48"	1253.00'	234.66'	117.67'	234.31'	N 49°03'56" E
C29	104°32'48"	1253.00'	234.66'	117.67'	234.32'	N 37°25'13" E
C30	107°19'59"	1253.00'	233.99'	117.54'	233.65'	N 29°47'56" E
C31	349°24'00"	1253.00'	83.61'	41.82'	83.60'	N 17°36'03" E



GRAPHIC SCALE IN FEET
25 0 50 100 200

DATE: 12-31-22

REVISIONS:

VERICAL SCALE: ---
HORIZONTAL SCALE: 1"=100'

DRAWN: D.M.
CHECKED: M.N.
APPROVED: M.N.

FIELD BOOK: ---

LEGEND:
R.O.W. RIGHT OF WAY
P.O.B. POINT OF BEGINNING
W.C.P.R. WEBB COUNTY PLAT RECORDS
W.C.B. WEBB COUNTY DEED RECORDS
B.S. BUILDING SETBACK
U.E. UTILITY EASEMENT
O.H.E. OVERHEAD ELECTRIC EASEMENT
S.S.E. SANITARY SEWER EASEMENT
D.E. DRAINAGE EASEMENT
R.F.E. 100% BASE FLOOD ELEVATION

PORRAS NANCE ENGINEERING

304 E. CALTON LAREDO, TEXAS 78041
TEL: 781-6200
FAX: 781-6200
WWW.PORRASNANCE.COM

OWNER:
VERDE CORP.
7718 MURKIN RD.,
BLDG. F, SUITE 304
LAREDO, TEXAS 78045
(956) 794-3097 PH
(956) 794-9737

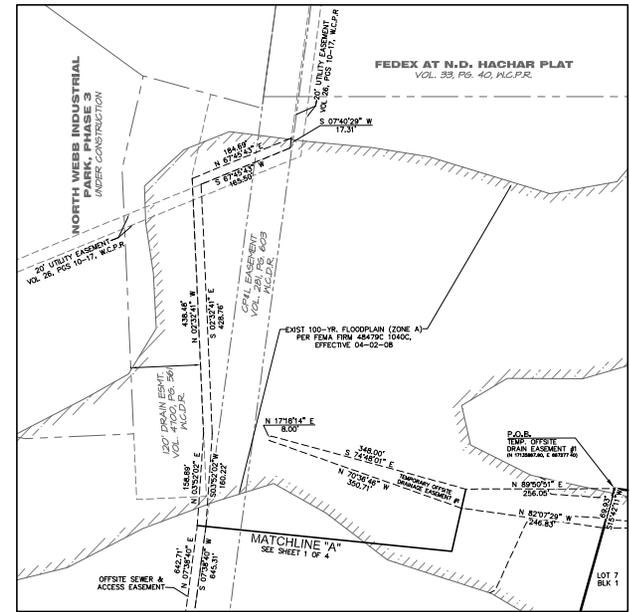
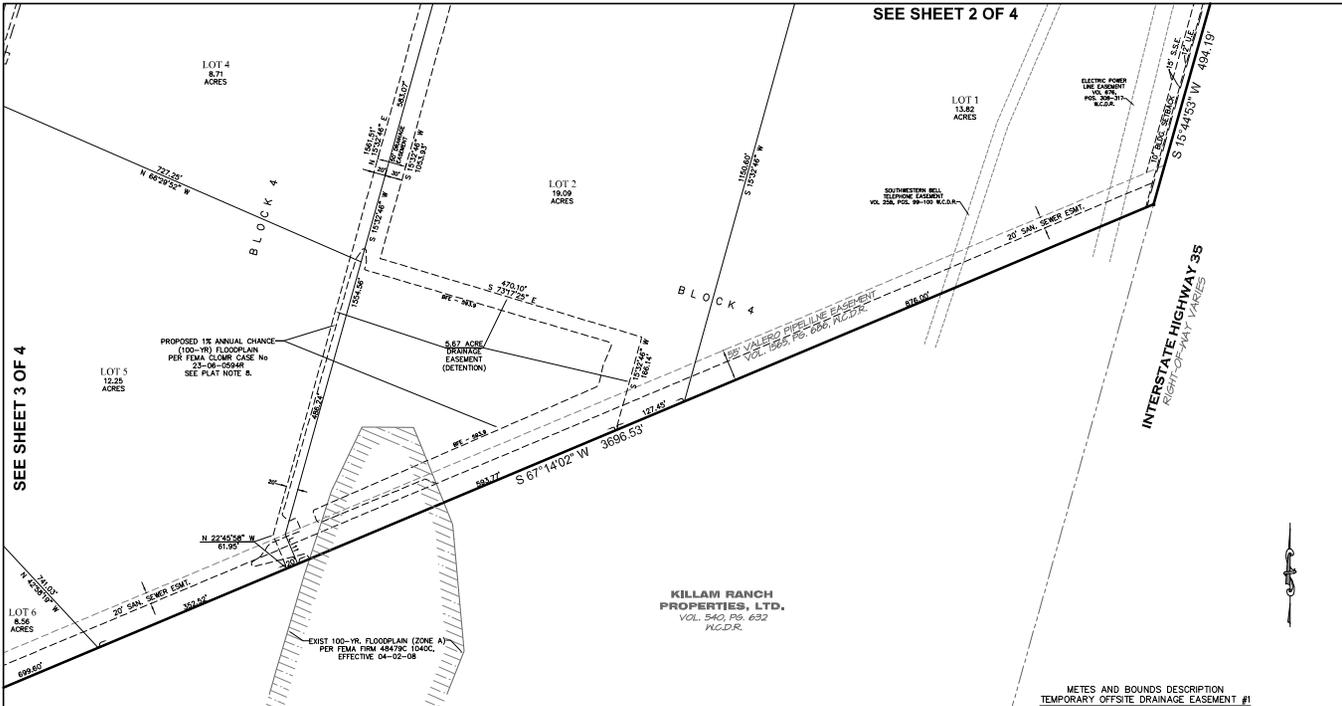
ENGINEER/SURVEYOR:
PORRAS NANCE ENGINEERING
304 E. CALTON RD.,
BLDG. F, SUITE 304
LAREDO, TEXAS 78041
(956) 724-3097 PH
(956) 724-9208 FX

PROJECT DATA:
ACRES: 239.63
LOTS: 127
R.O.W.: 70'/90'
B/S: 49'/60'

PLAT OF:
N.D. HACHAR INDUSTRIAL PARK, PHASE 4
239.63 ACRE TRACT
ALL OF THE SKG H4 LLC TRACT, SEC IN VOL. 5615, PG. 345, W.C.D.R.
PORCION 13, ABSTRACT 51, J.M. GARCIA O.G. &
PORCION 14, ABSTRACT 56, JOSE SUJARRADO, O.G.
CITY OF LAREDO, WEBB COUNTY, TEXAS

SHEET:
3 of 4

SEE SHEET 2 OF 4



METES AND BOUNDS DESCRIPTION

238.63 ACRE TRACT
Being out and part of N.D. Hachar Plat.
Recorded in Volume 303, Page 164, Webb County Deed Records

Being a tract of land found to contain 238.63 acres, more or less, situated in Parcel 13, Abstract 51, J.M. Garcia, Original Grantor, within the City Limits of Laredo and Webb County, Texas, out and part of the N.D. Hachar Ranch, recorded in Volume 303, Page 164, Webb County Deed Records. This tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/8" iron rod found on westerly right-of-way line of H-35 for the southeast corner of the N.D. Hachar Industrial Park, Phase 3, recorded in Volume 41, Pages 37-38, Webb County Plat Records for the most easterly northeast corner of the herein described tract and the POINT OF BEGINNING.

THENCE along the westerly boundary line of the herein described tract as follows:

South 221477' West, 628.96 Feet, to a 1/8" iron rod set for a deflection corner to the left;

South 674543' West, 124.50 Feet, to a 1/8" iron rod set for a deflection corner to the right;

South 221477' West, 7020 Feet, to a 1/8" iron rod set for a deflection corner to the left;

South 674543' West, 248.83 Feet, to a 1/8" iron rod set for a deflection corner to the right;

South 221477' West, 1130.00 Feet, to a 1/8" iron rod set for a deflection corner to the right;

South 674543' East, 500.00 Feet, to a 1/8" iron rod set for a deflection corner to the left;

North 221477' West, 630.00 Feet, to a 1/8" iron rod set for a deflection corner to the right;

South 674543' East, 500.00 Feet, to a 1/8" iron rod set for a deflection corner to the left;

North 221477' East, 355.11 Feet, to a 1/8" iron rod set for a deflection corner to the right;

South 674543' East, 355.89 Feet, to a 1/8" iron rod set for a deflection corner to the left;

South 747749' East, 400.99 Feet, to a 1/8" iron rod set for a deflection corner to the left;

North 124211' East, 902.00 Feet, to a 1/8" iron rod set for a deflection corner to the left;

South 747749' West, 106.47 Feet, to a 1/8" iron rod set for a deflection corner to the right;

North 124211' East, 636.34 Feet, to a 1/8" iron rod set for the northwest corner of this tract.

THENCE along the northerly boundary line of the herein described tract as follows:

South 833720' East, 90.62 Feet, to a 1/8" iron rod set for a deflection corner to the right;

South 837114' East, 333.79 Feet, to a 1/8" iron rod set for a deflection corner to the left;

South 835441' East, 418.79 Feet, to a 1/8" iron rod set for a deflection corner to the left;

South 875607' East, 238.30 Feet, to a 1/8" iron rod set for a deflection corner to the left;

North 724140' East, 145.05 Feet, to a 1/8" iron rod set for a deflection corner to the left;

South 872609' East, 182.14 Feet, to a 1/8" iron rod set for a deflection corner to the right;

North 724140' East, 591.53 Feet, to a 1/8" iron rod set for the westerly boundary line of said N.D. Hachar Industrial Park, Phase 3 for the most northerly northeast corner of this tract.

THENCE along the common boundary line of the same N.D. Hachar Industrial Park, Phase 3 and the herein described tract as follows:

South 151211' West, 774.93 Feet, to a 1/8" iron rod set for a deflection corner to the right;

South 602508' West, 350.56 Feet, to a 1/8" iron rod set for a deflection corner to the right;

North 742714' West, 438 Feet, to a 1/8" iron rod set for a deflection corner to the left;

South 151211' West, 1200 Feet, to a 1/8" iron rod set for a deflection corner to the left;

South 742714' West, 1330.24 Feet, to a 1/8" iron rod set on the westerly right-of-way line of H-35 for the most easterly northeast corner of the herein described tract and the POINT OF BEGINNING.

METES AND BOUNDS DESCRIPTION

OFFSITE SEWER & ACCESS EASEMENT

Being a tract of land found to contain 2,854.81 acres, more or less, situated in Parcel 13, Abstract 51, J.M. Garcia, Original Grantor, within the City Limits of Laredo and Webb County, Texas, out and part of the N.D. Hachar Ranch, recorded in Volume 303, Page 164, Webb County Deed Records. This tract being more particularly described by metes and bounds as follows:

BEGINNING from a 1/8" iron rod found on westerly right-of-way line of H-35 for the southeast corner of the N.D. Hachar Industrial Park, Phase 3, recorded in Volume 41, Pages 37-38, Webb County Plat Records. THENCE N 59°05'10" E, 4,087.07' to a 1/8" iron rod set for the northeast corner of the herein described tract and the POINT OF BEGINNING.

COMINGING from a 1/8" iron rod found on westerly right-of-way line of H-35 for the southeast corner of the N.D. Hachar Industrial Park, Phase 3, recorded in Volume 41, Pages 37-38, Webb County Plat Records. THENCE N 74°02'00" W, 3,344.82' to a 1/8" iron rod set for the most easterly southeast corner of this tract and the POINT OF BEGINNING.

THENCE along the westerly boundary line of the herein described tract as follows:

North 747749' West, 119.96 Feet, to a 1/8" iron rod set for a deflection corner to the left;

South 124211' West, 52.72 Feet, to a 1/8" iron rod set for a point of curvature to the right;

Along said curve a total curve distance of 705.74 Feet, with said curve having a Central Angle = 48°22'34"; Radius = 630.00 Feet, Chord = 484.80' and a Chord Bearing = S 39°54'36" W, to a 1/8" iron rod set for a deflection corner to the left;

South 221477' East, 1,151.68 Feet, to a 1/8" iron rod set for a deflection corner to the right;

South 674543' West, 15.00 Feet, to a 1/8" iron rod set for a deflection corner to the right;

North 221477' West, 1,150.96 Feet, to a 1/8" iron rod set on a curve to the right;

Along said curve a total curve distance of 37.92 Feet, with said curve having a Central Angle = 02°30'08"; Radius = 630.00 Feet, Chord = 39.92' and a Chord Bearing = S 60°27'59" W, to a 1/8" iron rod set for a point of tangency;

South 674543' West, 1,847.51 Feet, to a 1/8" iron rod set for the most westerly southwest corner of this tract;

South 674543' West, 240.00 Feet, to a 1/8" iron rod set for the most easterly northwest corner of this tract.

THENCE along the northerly boundary line of the herein described tract as follows:

North 674543' East, 50.00 Feet, to a 1/8" iron rod set for a deflection corner to the right;

South 221477' East, 50.00 Feet, to a 1/8" iron rod set for a deflection corner to the right;

South 674543' West, 30.00 Feet, to a 1/8" iron rod set for a deflection corner to the left;

South 221477' East, 175.00 Feet, to a 1/8" iron rod set for a deflection corner to the left;

South 674543' East, 1,829.51 Feet, to a 1/8" iron rod set for a deflection corner to the left;

North 221477' West, 30.00 Feet, to a 1/8" iron rod set on a curve to the left;

Along said curve a total curve distance of 728.88 Feet, with said curve having a Central Angle = 52°03'32"; Radius = 800.00 Feet, Chord = 702.14' and a Chord Bearing = N 41°43'57" E, to a 1/8" iron rod set for a point of tangency;

South 124211' East, 87.72 Feet, to a 1/8" iron rod set for a deflection corner to the right;

South 747749' East, 260.83 Feet, to a 1/8" iron rod set for a deflection corner to the left;

South 782207' East, 278.18 Feet, to a 1/8" iron rod set for a deflection corner to the left;

South 023241' East, 428.76 Feet, to a 1/8" iron rod set for a deflection corner to the right;

North 032502' East, 108.89 Feet, to a 1/8" iron rod set for a deflection corner to the left;

North 023241' West, 438.48 Feet, to a 1/8" iron rod set for a deflection corner to the left;

North 674543' East, 184.69 Feet, to a 1/8" iron rod set for the most northerly corner of this tract.

THENCE along the westerly boundary line of the herein described tract as follows:

South 074209' West, 171.13 Feet, to a 1/8" iron rod set for a deflection corner to the right;

South 674543' West, 162.50 Feet, to a 1/8" iron rod set for a deflection corner to the left;

South 023241' East, 428.76 Feet, to a 1/8" iron rod set for a deflection corner to the right;

North 032502' East, 162.22 Feet, to a 1/8" iron rod set for a deflection corner to the right;

South 073640' West, 438.31 Feet, to a 1/8" iron rod set for a deflection corner to the left;

South 715724' East, 480.58 Feet, to a 1/8" iron rod set for a deflection corner to the left;

South 747749' East, 195.32 Feet, to a 1/8" iron rod set for the most easterly northeast corner of this tract.

THENCE South 124211' East, 15.00 Feet, to a 1/8" iron rod set for a 1/8" iron rod set for the most easterly southeast corner of the herein described tract and the POINT OF BEGINNING.

METES AND BOUNDS DESCRIPTION

TEMPORARY OFFSITE DRAINAGE EASEMENT #1

Being a tract of land found to contain 4,558.1 acres, more or less, situated in Parcel 13, Abstract 51, J.M. Garcia, Original Grantor, within the City Limits of Laredo and Webb County, Texas, out and part of the N.D. Hachar Ranch, recorded in Volume 303, Page 164, Webb County Deed Records. This tract being more particularly described by metes and bounds as follows:

COMINGING from a 1/8" iron rod found on westerly right-of-way line of H-35 for the southeast corner of the N.D. Hachar Industrial Park, Phase 3, recorded in Volume 41, Pages 37-38, Webb County Plat Records. THENCE N 59°05'10" E, 4,087.07' to a 1/8" iron rod set for the northeast corner of the herein described tract and the POINT OF BEGINNING.

THENCE South 154211' West, 693.03 Feet, to a 1/8" iron rod set for the southeast corner of this tract;

THENCE North 820728' West, 248.83 Feet, to a 1/8" iron rod set for a deflection corner to the right of this tract;

THENCE North 702648' West, 350.71 Feet, to a 1/8" iron rod set for the southeast corner of this tract;

THENCE North 171814' East, 8.00 Feet, to a 1/8" iron rod set for the northeast corner of this tract;

THENCE South 747801' East, 348.00 Feet, to a 1/8" iron rod set for a deflection corner to the left of this tract;

THENCE North 897876' East, 256.05 Feet, to a 1/8" iron rod set for the northeast corner of the herein described tract and the POINT OF BEGINNING.

METES AND BOUNDS DESCRIPTION

OFFSITE DRAINAGE EASEMENT #2

Being a tract of land found to contain 4,733.2 acres, more or less, situated in Parcel 14, Abstract 56, Jose Guadalupe, Original Grantor, within the City Limits of Laredo and Webb County, Texas, out and part of the N.D. Hachar Ranch, recorded in Volume 303, Page 164, Webb County Deed Records. This tract being more particularly described by metes and bounds as follows:

COMINGING from a 1/8" iron rod found on westerly right-of-way line of H-35 for the southeast corner of the N.D. Hachar Industrial Park, Phase 3, recorded in Volume 41, Pages 37-38, Webb County Plat Records. THENCE S 62°04'10" E, 4,087.07' to a 1/8" iron rod set on the southerly boundary line of said Hachar Ranch for the southeast corner of the tract and the POINT OF BEGINNING.

THENCE South 671402' West, 800.57 Feet, along the south boundary line of said Hachar Ranch to a 1/8" iron rod set for the southeast corner of this tract;

THENCE North 072840' East, 295.65 Feet, to a 1/8" iron rod set for the most westerly northeast corner of this tract;

THENCE North 674543' East, 592.24 Feet, to a 1/8" iron rod set for an interior deflection corner to the left of this tract;

THENCE North 221477' East, 380.00 Feet, to a 1/8" iron rod set for the most northerly northwest corner of this tract;

THENCE North 674543' East, 60.00 Feet, to a 1/8" iron rod set for the northeast corner of this tract;

THENCE South 221477' East, 628.96 Feet, to a 1/8" iron rod set for the southeast corner of this tract and the POINT OF BEGINNING.

DATE: 12-31-21	REVISIONS:	APPROVED: W.N.	FIELD BOOK: ---
		CHECKED: D.M.	
GRAPHIC SCALE IN FEET		VERSION SCALE	
25	50	100	200
HORIZONTAL SCALE: 1"=100'		LEGEND:	
R.O.W. RIGHT OF WAY		P.O.B. POINT OF BEGINNING	
W.C.P.R. WEBB COUNTY PLAT RECORDS		B.C.D. BOUNDARY CORNER	
W.C.D. WEBB COUNTY DEED RECORDS		B.S. BUILDING SETBACK	
U.F. UTILITY EASEMENT		O.U.E. OVERHEAD ELECTRIC EASEMENT	
S.E. SANITARY SEWER EASEMENT		D.E. DRAINAGE EASEMENT	
D.F.E. DRIVEWAY EASEMENT		B.F.E. 100% BASE FLOOD ELEVATION	

PORRAS NANCE ENGINEERING

304 E. CALTON LAREDO, TEXAS 78041

OWNER: VERDE CORP. 7718 MOTHERSON RD., BLDG. F, SUITE 304 LAREDO, TEXAS 78045 (956) 794-9737

ENGINEER/SURVEYOR: PORRAS NANCE ENGINEERING 304 E. CALTON RD. LAREDO, TEXAS 78041 (956) 724-3097 PH (956) 724-9208 FX

PROJECT DATA: ACRES: 239.63 LOTS: 127 R.O.W.: 170'90" B/B: 449'60"

PLAT OF: 239.63 ACRE TRACT ALL OF THE SKG H4 LLC TRACT, BEG. IN 19615, PG. 345, W.C.D.R. PORCION 13, ABSTRACT 51, J.M. GARCIA, O.G. & PORCION ABSTRACT BEG. JOSE GUADALUPE, O.G. CITY OF LAREDO, WEBB COUNTY, TEXAS

OFFICE (956) 724-3097 FAX (956) 724-9207 WWW.PORRASNANCE.COM

OWNER:	VERDE CORP. 7718 MOTHERSON RD., BLDG. F, SUITE 304 LAREDO, TEXAS 78045 (956) 794-9737
ENGINEER/SURVEYOR:	PORRAS NANCE ENGINEERING 304 E. CALTON RD. LAREDO, TEXAS 78041 (956) 724-3097 PH (956) 724-9208 FX
PROJECT DATA:	ACRES: 239.63 LOTS: 127 R.O.W.: 170'90" B/B: 449'60"
PLAT OF:	239.63 ACRE TRACT ALL OF THE SKG H4 LLC TRACT, BEG. IN 19615, PG. 345, W.C.D.R. PORCION 13, ABSTRACT 51, J.M. GARCIA, O.G. & PORCION ABSTRACT BEG. JOSE GUADALUPE, O.G. CITY OF LAREDO, WEBB COUNTY, TEXAS
SHEET:	4 of 4

City of Laredo

Planning & Zoning Commission

Meeting Date: 11/6/2025

Final Plats and replats 11B

SUBJECT

Final reconsideration of the plat of Monteverde Subdivision, Phase I. The intent is commercial. The purpose of this reconsideration is to replace street name Suerte Dr. by Monte Verde Rd.

PL-007-2026

District III - Cm. Melissa R. Cigarroa

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

APPLICANT: Mezquite Land Development, Inc,

ENGINEER: Porras Nance Engineering

SITE: This 3.2695-acre tract of land is located south of State Highway 359 and west of Old Milwaukee Rd. The zoning for this 2-lot development is B-4 (Highway Commercial District). This tract is located in District III - Cm. Melissa R. Cigarroa.

COMMITTEE RECOMMENDATION

N/A

STAFF RECOMMENDATION

APPROVAL

NOTICE TO THE DEVELOPER:

N/A

NOTES:

- 1.-MAINTENANCE OF THE LANDSCAPING SHALL COMPLY WITH THE PROVISIONS OF APPENDIX F-2 OF SECTION 24-83 OF THE LAREDO LAND DEVELOPMENT CODE.
- 2.-THE SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
- 3.-DRIVEWAYS, SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
- 4.-ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
- 5.-BASIS OF BEARINGS & DISTANCES:GPS NAD 83 (2011 ADJ.) TEXAS STATE PLANE, 4205 SOUTH ZONE GRID COORDINATES.
- 6.-P.O.B. COORDINATES REFERENCED TO NAD 83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE ARE PROVIDED FOR GENERAL LOCATIVE PURPOSES.
- 7.-ACCESS TO STATE HIGHWAY 359 IS SUBJECT TO TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) REVIEW AND APPROVAL.

City of Laredo

Planning & Zoning Commission

Meeting Date: 11/6/2025

Final Plats and replats 11C

SUBJECT

Final reconsideration of the plat of Monteverde Subdivision, Phase II. The intent is residential. The purpose of this reconsideration is to replace street name Suerte Dr. by Monte Verde Rd. and Celeste Ln. by Biscayne Ln.

PL-008-2026

District III - Cm. Melissa R. Cigarroa

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

APPLICANT: Mezquite Land Development, Inc,
ENGINEER: Porras Nance Engineering

SITE: This 8.9967-acre tract of land is located south of State Highway 359 and east of Old Milwaukee Rd. The zoning for this 68-lot development is R-1B (Single Family High-Density District). This tract is located in District III - Cm. Melissa R. Cigarroa

COMMITTEE RECOMMENDATION

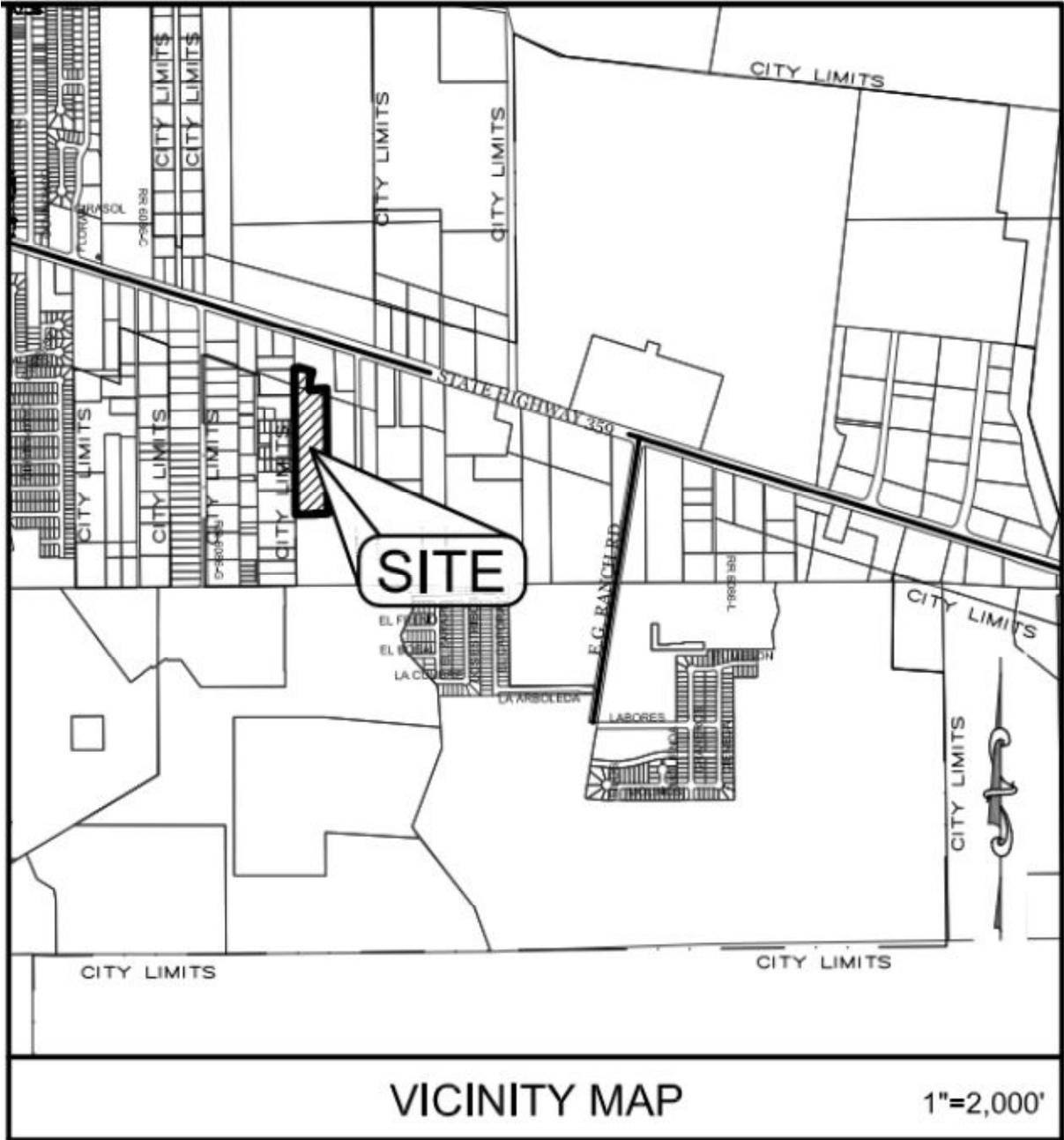
N/A

STAFF RECOMMENDATION

APPROVAL

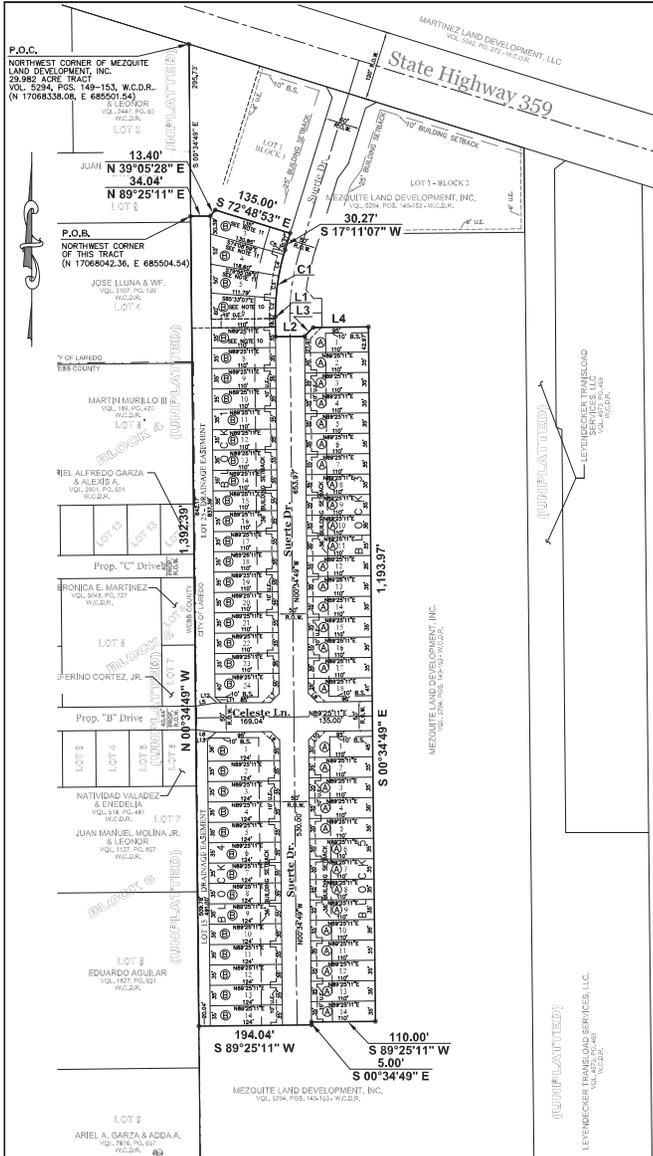
NOTICE TO THE DEVELOPER:

N/A



NOTES:

- 1.-MAINTENANCE OF THE LANDSCAPING SHALL COMPLY WITH THE PROVISIONS OF APPENDIX F-2 OF SECTION 24-83 OF THE LAREDO LAND DEVELOPMENT CODE.
- 2.-THE SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
- 3.-DRIVEWAYS, SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
- 4.-ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
- 5.-BASIS OF BEARINGS & DISTANCES:GPS NAD 83 (2011 ADJ.) TEXAS STATE PLANE, 4205 SOUTH ZONE GRID COORDINATES.
- 6.-P.O.B. COORDINATES REFERENCED TO NAD 83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE ARE PROVIDED FOR GENERAL LOCATIVE PURPOSES.
- 7.-NO MORE THAN ONE SINGLE FAMILY DETACH DWELLING UNIT SHALL BE LOCATED ON AN INDIVIDUAL RESIDENTIAL LOT.
- 8.-LOTS 3-24 BLOCK 1 AND LOTS 1-14, BLOCK 4 WILL HAVE SOME SURFACE WATER DRAINING TOWARDS THE BACK OF THE LOT. HOME OWNER SHALL NOT CHANGE THE GRADES OR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS, IN SUCH MANNER THAT IMPEDES THE ESTABLISHED DRAINAGE FLOW. FENCES/WALLS WHICH HAVE THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZES OF OPENINGS TO PERMIT SURFACE RUNOFF TO CONTINUE TO FLOW.
- 9.-LOTS 1-18, BLOCK 3 AND LOTS 1-14, BLOCK 5; WILL HAVE LOT GRADING TYPE "A"; LOTS 3-24, BLOCK 1 AND LOTS 1-14, BLOCK 4; WILL HAVE LOT GRADING TYPE "B"; AS SHOWN ON SHEET 2 OF 2 OF THIS PLAT.
- 10.-STRUCTURES ON LOTS 6 & 7, BLOCK 1 SHALL HAVE A MINIMUM FINISH FLOOR ELEVATION OF 538.10.
- 11.-STRUCTURES ON LOTS 3, 4, & 5, BLOCK 1 SHALL HAVE A MINIMUM FINISH FLOOR ELEVATION OF 536.60, 536.85 & 537.15 RESPECTIVELY.



CURVE	DELTA ANGLE	RADIUS	ARC	TANGS	CHORD	CHORD BEARING
C1	17°45'56"	375.00'	116.28'	58.61'	115.81'	S 08°16'09" W
C2	04°45'13"	375.00'	31.27'	15.99'	31.98'	S 01°03'42" W
C3	05°50'27"	375.00'	38.23'	19.15'	38.21'	S 07°13'27" W
C4	05°48'30"	375.00'	38.22'	19.02'	38.00'	S 13°02'56" W
C5	01°13'56"	375.00'	8.06'	4.03'	8.06'	S 16°34'09" W

CERTIFICATE OF OWNER

STATE OF TEXAS
COUNTY OF WEBB

GERARDO G.S. SALINAS, DIRECTOR OF MEZQUITE LAND DEVELOPMENT, INC., OWNER OF THE LAND SHOWN ON THIS PLAN AND DESIGNATED AS A MONTEVERDE SUBDIVISION PHASE II, IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HEREIN HEREBY INDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, EASEMENTS AND PUBLIC PLACES THEREIN SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

MEZQUITE LAND DEVELOPMENT, INC. - OWNER

CERTIFICATE OF NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF WEBB

GERARDO G.S. SALINAS, DIRECTOR

DATE

CERTIFICATE OF LIENHOLDER

THIS SUBDIVISION MAP IS HEREBY APPROVED AND ADOPTED BY THE UNDERSIGNED LIEN HOLDER THIS DAY OF 20__.

BY: _____ AS AN ACT AND DEED OF

CERTIFICATE OF NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF WEBB

NOTARY PUBLIC
WEBB COUNTY, TEXAS

My Commission Expires the 20__.

CERTIFICATE OF ENGINEER

STATE OF TEXAS
COUNTY OF WEBB

ROGELIO BALDAZO, LICENSED PROFESSIONAL ENGINEER
TEXAS REG. NO. 92952

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF WEBB

WAYNE NANCE, REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REG. NO. 6230

METS AND BOUNDS DESCRIPTION

8,996 ACRES TRACT
Being all or part of:
Porcion 32 - Abstract 236 - Antonio Trevino, Original Grantee
With 180 Acres of the City of Laredo, Webb County, Texas

Being a 8,996 Acre tract of land, more or less, situated in Porcion 32, Abstract 236, Antonio Trevino, Original Grantee - with 180 Acres of the City of Laredo, in Webb County, Texas, said 8,996 Acre tract being all or part of the 8,996 Acre tract of land, more or less, situated in Porcion 32, Abstract 236, Antonio Trevino, Original Grantee, as recorded in Volume 5294, Pages 149-153 of the Webb County Deed Records, Webb County, Texas, and more particularly described by meter and bounds as follows, to-wit:

COMMENCING at a found 1/2" iron rod for the Northwest corner of said 29,982 Acre tract and a point on the Southern right-of-way line of State Highway 359, THENCE S00°34'49" East, 295.73 feet, to a set 1/2" iron rod for the Northeast corner of the herein described tract and the POINT OF BEGINNING.

THENCE along the Northern boundary line of the herein described tract, as follows:

North 89°25'11" East, 34.04 feet, to a set 1/2" iron rod for an interior deflection corner to the left of this tract;

North 39°05'28" East, 13.40 feet, to a set 1/2" iron rod for an exterior deflection corner to the right of this tract;

North 72°48'43" East, 135.00 feet, to a set 1/2" iron rod for an exterior deflection corner to the right of this tract;

South 17°11'07" West, 30.27 feet, to a set 1/2" iron rod for a point of curvature to the left of this tract;

A circular curve distance of 116.28 feet, with said curve having the following characteristics: Central Angle=17°45'56", R=375.00 feet, Ch=116.28 feet, Tan=58.61 feet, ChD=115.81 feet, ChB, Bearing = S 08°16'09" W, to a set 1/2" iron rod for a point of tangency and the end of the curve;

South 00°34'49" East, 34.30 feet, to a set 1/2" iron rod for an interior deflection corner to the left of this tract;

North 89°25'11" East, 50.00 feet, to a set 1/2" iron rod for an interior deflection corner to the left of this tract;

North 44°25'11" East, 21.21 feet, to a set 1/2" iron rod for an exterior deflection corner to the right of this tract;

North 89°25'11" East, 95.00 feet, to a set 1/2" iron rod for the Northeast corner of this tract;

THENCE South 00°34'49" East, 1,193.97 feet, along the East boundary line of the herein described tract, to a set 1/2" iron rod for the Southeast corner of the tract.

THENCE along the Southern boundary line of the herein described tract, as follows:

South 89°25'11" West, 110.00 feet, to a set 1/2" iron rod for an interior deflection corner to the left of this tract;

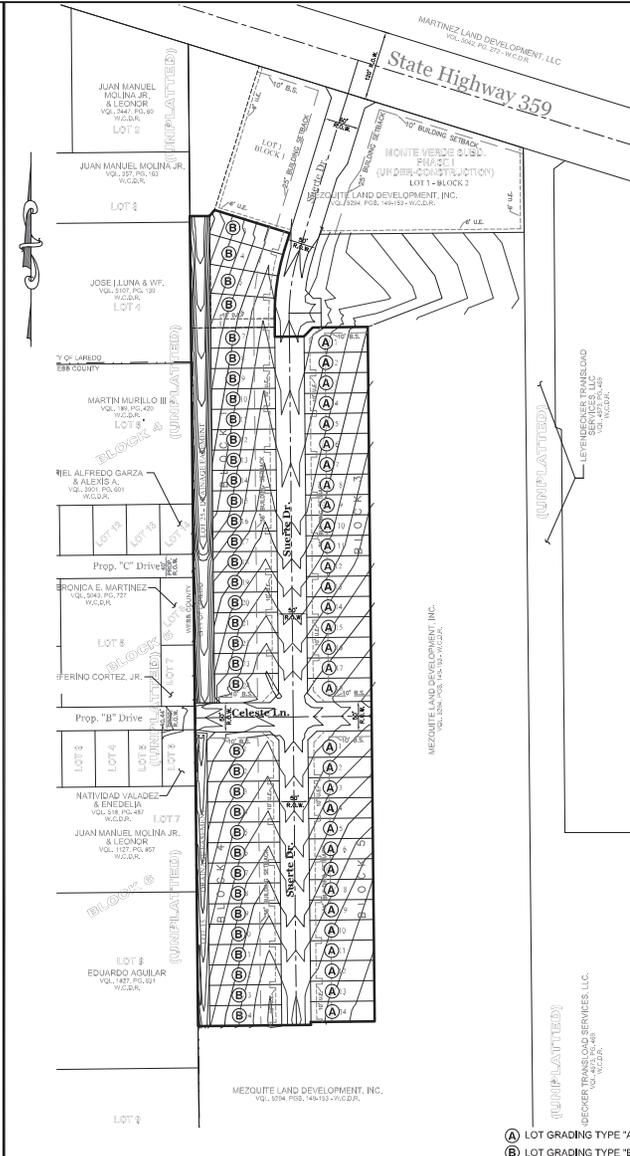
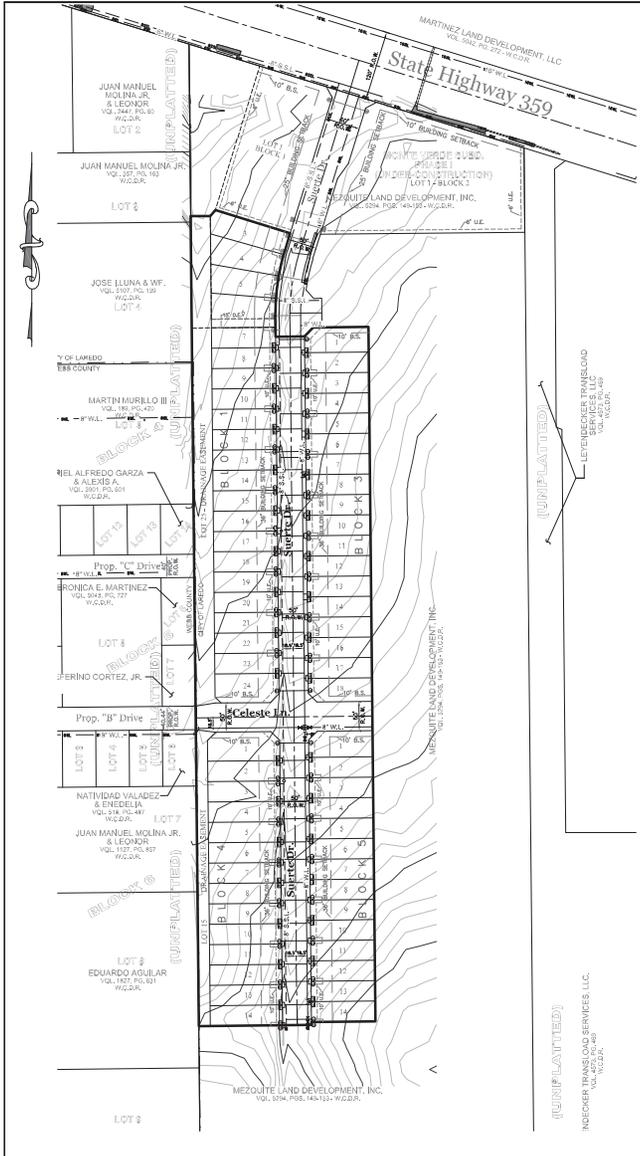
South 00°34'49" East, 5.00 feet, to a set 1/2" iron rod for an exterior deflection corner to the right of this tract;

South 89°25'11" West, 194.04 feet, to a set 1/2" iron rod for a point on the West boundary line of acreage of 29,982 Acre tract and the Southwest corner of this tract;

THENCE North 00°34'49" West, 1,392.39 feet, along said West boundary line of the 29,982 Acre tract and West boundary line of the herein described tract, to the Northwest corner of this tract and the POINT OF BEGINNING.

Base of Reference: 1983, Texas State Plane, 4205 South Zone, Grid Coordinates.
GPS NAD 83 (2011 Adj.), Texas State Plane, 4205 South Zone, Grid Coordinates.

LOT AREAS			
BLK/CORNER	LOT AREA (S.F.)	BLK/CORNER	LOT AREA (S.F.)
BLK/CORNER 1	3,429.1	BLK/CORNER 4	3,850.0
2	4,814.1	5	4,340.3
3	2,990.1	6	3,850.0
4	4,340.3	7	3,850.0
5	4,340.3	8	3,850.0
6	3,850.0	9	3,850.0
7	3,850.0	10	3,850.0
8	3,850.0	11	3,850.0
9	3,850.0	12	3,850.0
10	3,850.0	13	3,850.0
11	3,850.0	14	3,850.0
12	3,850.0	15	3,850.0
13	3,850.0	16	3,850.0
14	3,850.0	17	3,850.0
15	3,850.0	18	3,850.0
16	3,850.0	19	3,850.0
17	3,850.0	20	3,850.0
18	3,850.0	21	3,850.0
19	3,850.0	22	3,850.0
20	3,850.0	23	3,850.0
21	3,850.0	24	3,850.0
22	3,850.0	25	3,850.0
23	3,850.0	26	3,850.0
24	3,850.0	27	3,850.0
25	3,850.0	28	3,850.0
26	3,850.0	29	3,850.0
27	3,850.0	30	3,850.0
28	3,850.0	31	3,850.0
29	3,850.0	32	3,850.0
30	3,850.0	33	3,850.0
31	3,850.0	34	3,850.0
32	3,850.0	35	3,850.0
33	3,850.0	36	3,850.0
34	3,850.0	37	3,850.0
35	3,850.0	38	3,850.0
36	3,850.0	39	3,850.0
37	3,850.0	40	3,850.0
38	3,850.0	41	3,850.0
39	3,850.0	42	3,850.0
40	3,850.0	43	3,850.0
41	3,850.0	44	3,850.0
42	3,850.0	45	3,850.0
43	3,850.0	46	3,850.0
44	3,850.0	47	3,850.0
45	3,850.0	48	3,850.0
46	3,850.0	49	3,850.0
47	3,850.0	50	3,850.0
48	3,850.0	51	3,850.0
49	3,850.0	52	3,850.0
50	3,850.0	53	3,850.0
51	3,850.0	54	3,850.0
52	3,850.0	55	3,850.0
53	3,850.0	56	3,850.0
54	3,850.0	57	3,850.0
55	3,850.0	58	3,850.0
56	3,850.0	59	3,850.0
57	3,850.0	60	3,850.0
58	3,850.0	61	3,850.0
59	3,850.0	62	3,850.0
60	3,850.0	63	3,850.0
61	3,850.0	64	3,850.0
62	3,850.0	65	3,850.0
63	3,850.0	66	3,850.0
64	3,850.0	67	3,850.0
65	3,850.0	68	3,850.0
66	3,850.0	69	3,850.0
67	3,850.0	70	3,850.0
68	3,850.0	71	3,850.0
69	3,850.0	72	3,850.0
70	3,850.0	73	3,850.0
71	3,850.0	74	3,850.0
72	3,850.0	75	3,850.0
73	3,850.0	76	3,850.0
74	3,850.0	77	3,850.0
75	3,850.0	78	3,850.0
76	3,850.0	79	3,850.0
77	3,850.0	80	3,850.0
78	3,850.0	81	3,850.0
79	3,850.0	82	3,850.0
80	3,850.0	83	3,850.0
81	3,850.0	84	3,850.0
82	3,850.0	85	3,850.0
83	3,850.0	86	3,850.0
84	3,850.0	87	3,850.0
85	3,850.0	88	3,850.0
86	3,850.0	89	3,850.0
87	3,850.0	90	3,850.0
88	3,850.0	91	3,850.0
89	3,850.0	92	3,850.0
90	3,850.0	93	3,850.0
91	3,850.0	94	3,850.0
92	3,850.0	95	3,850.0
93	3,850.0	96	3,850.0
94	3,850.0	97	3,850.0
95	3,850.0	98	3,850.0
96	3,850.0	99	3,850.0
97	3,850.0	100	3,850.0
98	3,850.0	101	3,850.0
99	3,850.0	102	3,850.0
100	3,850.0	103	3,850.0
101	3,850.0	104	3,850.0
102	3,850.0	105	3,850.0
103	3,850.0	106	3,850.0
104	3,850.0	107	3,850.0
105	3,850.0	108	3,850.0
106	3,850.0	109	3,850.0
107	3,850.0	110	3,850.0
108	3,850.0	111	3,850.0
109	3,850.0	112	3,850.0
110	3,850.0	113	3,850.0
111	3,850.0	114	3,850.0
112	3,850.0	115	3,850.0
113	3,850.0	116	3,850.0
114	3,850.0	117	3,850.0
115	3,850.0	118	3,850.0
116	3,850.0	119	3,850.0
117	3,850.0	120	3,850.0
118	3,850.0	121	3,850.0
119	3,850.0	122	3,850.0
120	3,850.0	123	3,850.0
121	3,850.0	124	3,850.0
122	3,850.0	125	3,850.0
123	3,850.0	126	3,850.0
124	3,850.0	127	3,850.0
125	3,850.0	128	3,850.0
126	3,850.0	129	3,850.0
127	3,850.0	130	3,850.0
128	3,850.0	131	3,850.0
129	3,850.0	132	3,850.0
130	3,850.0	133	3,850.0
131	3,850.0	134	3,850.0
132	3,850.0	135	3,850.0
133	3,850.0	136	3,850.0
134	3,850.0	137	3,850.0
135	3,850.0	138	3,850.0
136	3,850.0	139	3,850.0
137	3,850.0	140	3,850.0
138	3,850.0	141	3,850.0
139	3,850.0	142	3,850.0
140	3,850.0	143	3,850.0
141	3,850.0	144	3,850.0
142	3,850.0	145	3,850.0
143	3,850.0	146	3,850.0
144	3,850.0	147	3,850.0
145	3,850.0	148	3,850.0
146	3,850.0	149	3,850.0
147	3,850.0	150	3,850.0
148	3,850.0	151	3,850.0
149	3,850.0	152	3,850.0
150	3,850.0	153	3,850.0
151	3,850.0	154	3,850.0
152	3,850.0	155	3,850.0
153	3,850.0	156	3,850.0
154	3,850.0	157	3,850.0
155	3,850.0	158	3,850.0
156	3,850.0	159	3,850.0
157	3,850.0	160	3,850.0
158	3,850.0	161	3,850.0
159	3,850.0	162	3,850.0
160	3,850.0	163	3,850.0
161	3,850.0	164	3,850.0
162	3,850.0	165	3,850.0
163	3,850.0	166	3,850.0
164	3,850.0	167	3,850.0
165	3,850.0	168	3,850.0
166	3,850.0	169	3,850.0
167	3,850.0	170	3,850.0
168	3,850.0	171	3,850.0
169	3,850.0	172	3,850.0
170	3,850.0	173	3,850.0
171	3,850.0	174	3,850.0
172	3,850.0	175	3,850.0
173	3,850.0	176	3,850.0
174	3,850.0	177	3,850.0
175	3,850.0	178	3,850.0
176	3,850.0	179	3,850.0
177	3,850.0	180	3,850.0
178	3,850.0	181	3,850.0
179	3,850.0	182	3,850.0
180	3,850.0	183	3,850.0
181	3,850.0	184	3,850.0
182	3,850.0	185	3,850.0
183	3,850.0	186	3,850.0
184	3,850.0	187	3,850.0
185	3,850.0	188	3,850.0
186	3,850.0	189	3,850.0
187	3,850.0	190	3,850.0
188	3,850.0	191	3,850.0
189	3,850.0	192	3,850.0
190	3,850.0	193	



Water Supply Description, Costs and Operability Date
 Monteverde Subdivision, Phase II will be provided with potable water by the City of Laredo. The subdivider and the City of Laredo have entered into a contract in which the City of Laredo has promised to provide sufficient water for the subdivision for at least 30 years and the City of Laredo has provided documentation to sufficiently establish the long term quantity and quality of the available water supplies to serve the full development of this subdivision. The City of Laredo has 8" diameter water lines running along the East side of the existing Right-of-Way of Suerre Dr. The water system for Monteverde Subdivision, Phase II consists of 8" diameter water lines along proposed Suerre Dr. that connect to said existing 8" diameter water line and 8" diameter water line running along Celeste Ln. Inside this subdivision, these lines will service a total of 68 residential lots through individual services consisting of a 1/2" diameter single service for individual lots and a 1" diameter dual service lines run to pairs of lots before splitting into two 1/2" diameter single service lines going to the water meter boxes for each lot.

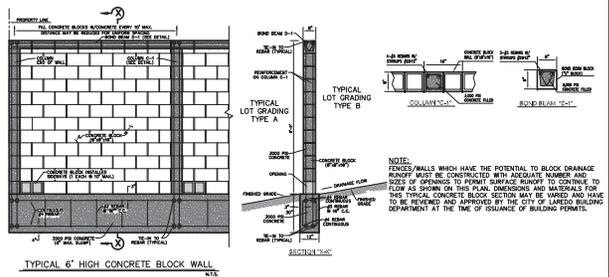
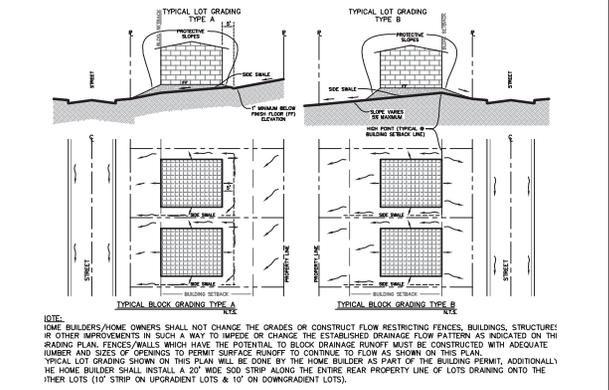
The 8" lines, gate valves, MJ fittings, fire hydrants, the 1" dual service lines, the 1/2" single service lines, and the meter boxes have already been installed, at a total cost of \$228,059 or \$3,353.81 per lot. The subdivider has in addition paid the City of Laredo the sum of \$27,450 which covers the cost per lot for the water availability and water annuement fees.

Sewer Facilities Description, Costs and Operability Date
 Sewage from Monteverde Subdivision, Phase II will be disposed of through the sanitary sewer system of the City of Laredo. The subdivider and the City of Laredo have entered into a contract in which the City of Laredo has promised to provide sufficient sewage disposal for the full development of this subdivision. The City of Laredo has an existing 8" diameter sanitary sewer main running along the West side of the existing Right-of-Way of Suerre Dr. (located Northwest) from Northwest. The sanitary sewer system for Monteverde Subdivision, Phase II consists of proposed 8" diameter sanitary sewer lines along Suerre Dr. that connect to said existing 8" diameter sanitary sewer main. The sanitary sewer system will service a total of 68 residential lots through individual services consisting of a 6" diameter single service for individual lots and a 6" diameter dual service lines run to pairs of lots before splitting into two 6" diameter single service lines.

The 8" lines, the manholes, the clean-outs, the 6" dual service lines, and the 6" single service lines have already been installed, at a total cost of \$236,051.12 or \$3,471.78 per lot. The subdivider has in addition paid the City of Laredo the sum of \$13,725 which covers the cost per lot for the wastewater annuement fees.

CERTIFICATE OF ENGINEER
 STATE OF TEXAS & COUNTY OF WEBB &
 I, **ROGEOLO BALDAZO**, LICENSED PROFESSIONAL ENGINEER, TEXAS REG. NO. 40820, DO HEREBY CERTIFY THAT THE WATER AND SEWAGE SERVICE DESCRIBED ABOVE SHALL BE PROVIDED IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.34A, WATER CODE.

CERTIFICATE OF UTILITIES DIRECTOR
 STATE OF TEXAS & COUNTY OF WEBB &
 I, **ARTURO GARCIA, JR.**, P.E., UTILITIES DIRECTOR, DO HEREBY CERTIFY THAT THE WATER AND SEWAGE SERVICE DESCRIBED ABOVE SHALL BE PROVIDED IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.34A, WATER CODE.



WATER DISTRIBUTION SYSTEM AND SANITARY SEWER SYSTEM
 SCALE: 1"=100'
 GRAPHIC SCALE IN FEET: 0 50 100 200
 DATE: 04-28-23
 REVISIONS: ---
 LEGEND:
 M.O.B. RIGHT OF WAY
 P.O.B. POINT OF BEGINNING
 M.C.P. WEBB COUNTY PLAT RECORDS
 W.C.D.R. WEBB COUNTY DEED RECORDS
 E.S. EASEMENT
 U.L. UTILITY EASEMENT
 S.S.L. SANITARY SEWER LINE
 1/2" IRON ROD

POST DEVELOPMENT TOPOGRAPHY
 SCALE: 1"=100'
 304 E. CALTON RD.
 LAREDO, TEXAS 78041
 TYPE F-4205
 TBPLS F-101688
 OFFICE (956) 724-3001
 WWW.PORRASNANCE.COM

OWNER:
 MEZOQUITE LAND DEVELOPMENT, INC.
 5904 WEST DR.
 LAREDO, TEXAS 78041
 (956) 724-8489 OFF.

ENGINEER/SURVEYOR:
 PORRAS NANCE ENGINEERING
 304 E. CALTON RD.
 P.O. BOX 1670
 LAREDO, TEXAS 78044
 (956) 724-3097 PH
 (956) 724-9208 FX

PROJECT DATA:
 ACRES : 8.9960 ACRES
 LOTS : 68 RES. LOTS
 R.O.W. : 50'
 B/B : 30'

PLAT OF:
MONTEVERDE SUBDIVISION
PHASE II
 8.9960 ACRE TRACT OUT OF MEZOQUITE LAND DEVELOPMENT, INC. 29,982 ACRE TRACT AS RECORDED IN VOLUME 5294, PAGES 149-163 W.C.D.R. PORCION 32 - ABSTRACT 236, ANTONIO TREJOS, ORIGINAL GRANTEE. CITY OF LAREDO, WEBB COUNTY, TEXAS

SHEET:
 2 OF 2



City of Laredo

Planning & Zoning Commission

Meeting Date: 11/6/2025

Final Plats and replats 11D

SUBJECT

Final reconsideration of the plat of Monteverde Subdivision, Phase III. The intent is residential. The purpose of this reconsideration is to replace street name Tobosi Dr. by Taitz Dr., Nosara Dr. by Bibi Dr. and Celeste Ln. by Biscayne Ln.

PL-009-2026

District III - Cm. Melissa R. Cigarroa

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

APPLICANT: Mezquite Land Development, Inc,
ENGINEER: Porras Nance Engineering

SITE: This 8.7590-acre tract of land is located south of State Highway 359 and east of Old Milwaukee Rd. The zoning for this 73-lot development R-1B (Single-Family High-Density District). This tract is located in District III - Cm. Melissa R. Cigarroa

COMMITTEE RECOMMENDATION

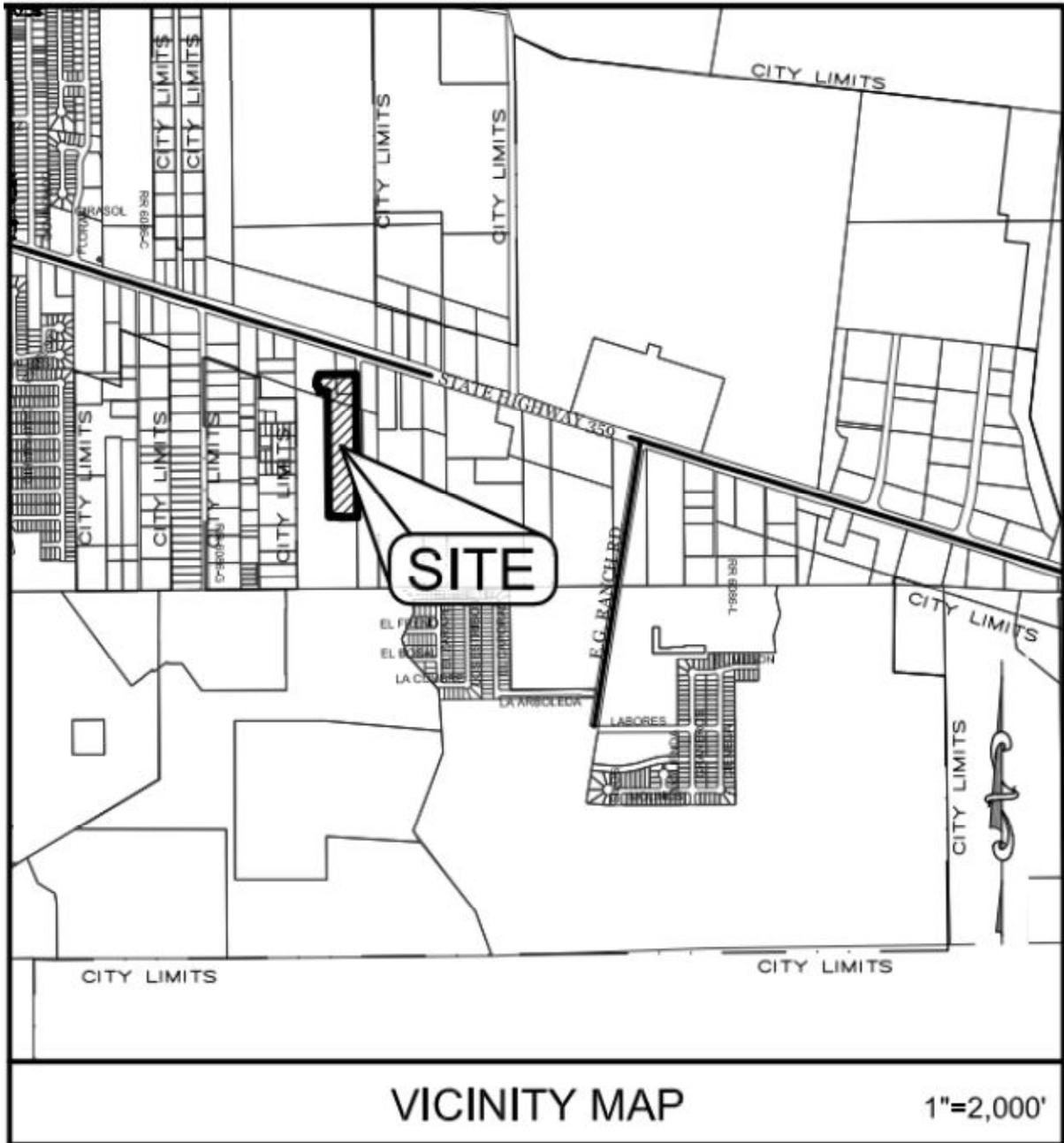
N/A

STAFF RECOMMENDATION

APPROVAL

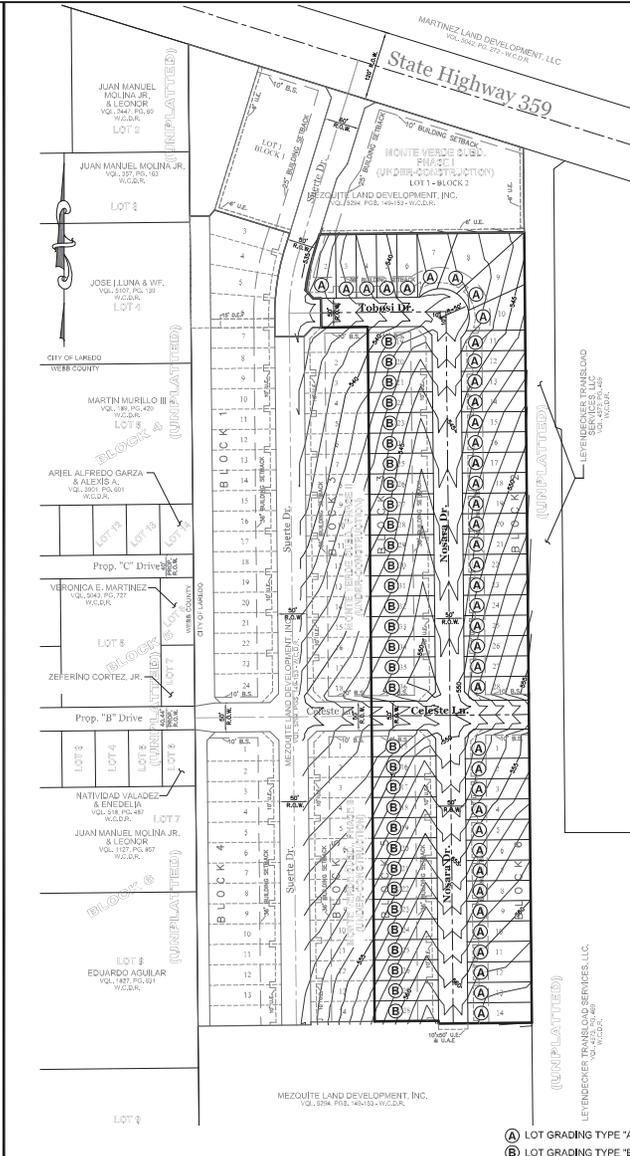
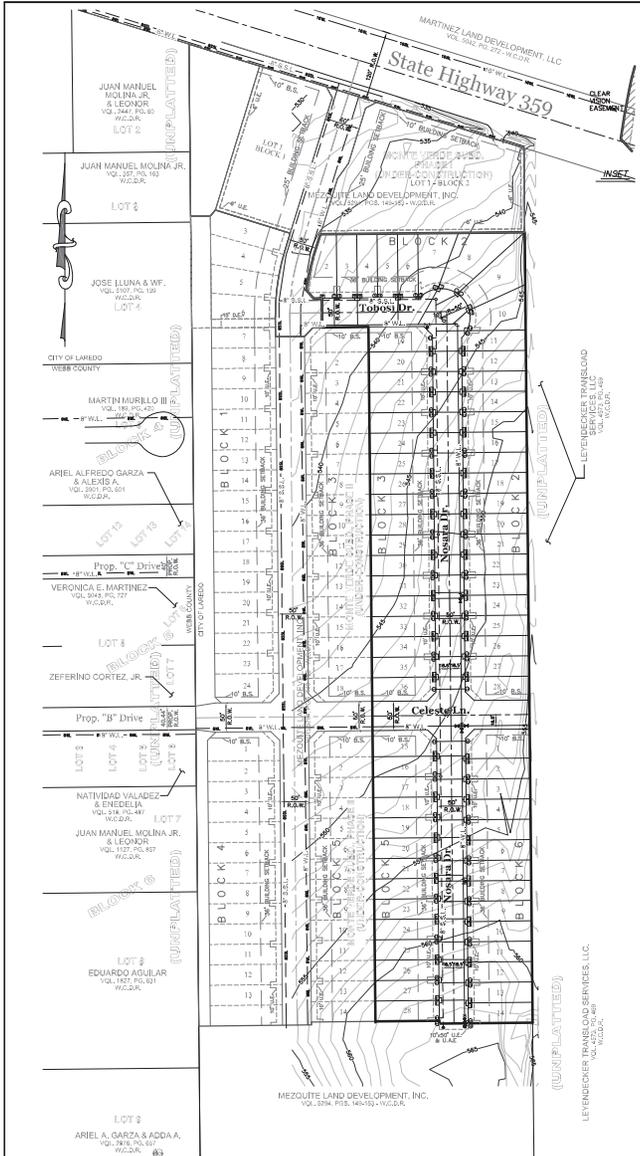
NOTICE TO THE DEVELOPER:

N/A



NOTES:

- 1.-MAINTENANCE OF THE LANDSCAPING SHALL COMPLY WITH THE PROVISIONS OF APPENDIX F-2 OF SECTION 24-83 OF THE LAREDO LAND DEVELOPMENT CODE.
- 2.-THE SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
- 3.-DRIVEWAYS, SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
- 4.-ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
- 5.-BASIS OF BEARINGS & DISTANCES:GPS NAD 83 (2011 ADJ.) TEXAS STATE PLANE, 4205 SOUTH ZONE GRID COORDINATES.
- 6.-P.O.B. COORDINATES REFERENCED TO NAD 83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE ARE PROVIDED FOR GENERAL LOCATIVE PURPOSES.
- 7.-NO MORE THAN ONE SINGLE FAMILY DETACH DWELLING UNIT SHALL BE LOCATED ON AN INDIVIDUAL RESIDENTIAL LOT.
- 8.-LOTS 19-36 BLOCK 3 AND LOTS 15-28, BLOCK 5 WILL HAVE SOME SURFACE WATER DRAINING TOWARDS THE BACK OF THE LOT. HOME OWNER SHALL NOT CHANGE THE GRADES OR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS, IN SUCH MANNER THAT IMPEDES THE ESTABLISHED DRAINAGE FLOW. FENCES/WALLS WHICH HAVE THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZES OF OPENINGS TO PERMIT SURFACE RUNOFF TO CONTINUE TO FLOW.
- 9.-LOTS 2-28, BLOCK 2 AND LOTS 1-14, BLOCK 6; WILL HAVE LOT GRADING TYPE "A"; LOTS 19-36, BLOCK 3 AND LOTS 15-28, BLOCK 5; WILL HAVE LOT GRADING TYPE "B"; AS SHOWN ON SHEET 2 OF 2 OF THIS PLAT.
- 10.-NO FENCE OR STRUCTURE EXCEEDING THREE (3) FEET IN HEIGHT SHALL BE ERECTED WITHIN THE CLEAR VISION EASEMENT (C.V.E.) LOCATED ON LOT 2, BLOCK 2.



Water Supply Description, Costs and Operability Date
 Monteverde Subdivision, Phase III will be provided with potable water by the City of Laredo. The subdivision, and the City of Laredo have entered into a contract in which the City of Laredo has promised to provide sufficient water to the subdivision for at least 30 years and the City of Laredo has provided documentation to sufficiently establish the long term quantity and quality of the available water supplies to serve the full development of this subdivision. The City of Laredo has 8" diameter water lines running along the South side of the existing right-of-way of Tobozi Dr., and along the South side of the existing right-of-way of Celeste Ln. The water system for Monteverde Subdivision, Phase III consists of 8" diameter water lines along proposed Tobozi Dr. and Celeste Ln. that connect to said existing 8" diameter water lines and 6" diameter water lines running along Nazara Dr. Inside this subdivision. These lines will service a total of 73 residential lots through individual services consisting of a 1/2" diameter single service for individual lots and a 1" diameter dual service lines run to pairs of lots before splitting into two 1/2" diameter single service lines going to the water meter boxes for each lot.

The 8" lines, gate valves, MJ fittings, fire hydrants, the 1" dual service lines, the 1/2" single service lines, and the meter boxes have already been installed, at a total cost of \$250,320 or \$3,431.76 per lot. The subdivision has in addition paid the City of Laredo the sum of \$29,700 which covers the cost per lot for the water availability and water acquisition fees.

Sewer Facilities Description, Costs and Operability Date
 Sewage from Monteverde Subdivision, Phase III will be disposed of through the sanitary sewer system of the City of Laredo. The subdivision, and the City of Laredo have entered into a contract in which the City of Laredo has promised to provide sufficient sewage disposal for the full development of this subdivision. The City of Laredo has an existing 8" diameter sanitary sewer main running along the North side of the existing right-of-way of Tobozi Dr. Running West then North. The sanitary sewer system for Monteverde Subdivision, Phase III consists of proposed 8" diameter sanitary sewer lines along Tobozi Dr. and Nazara Dr. that connect to said existing 8" diameter sanitary sewer main. The sanitary sewer system will service a total of 73 residential lots through individual services consisting of a 6" diameter single service for individual lots and a 6" diameter dual service lines run to pairs of lots before splitting into two 6" diameter single service lines.

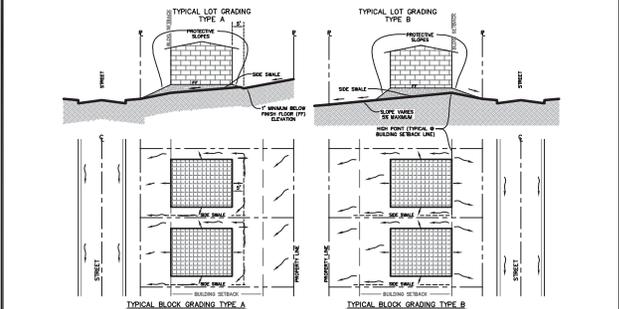
The 8" lines, the manholes, the clean-outs, the 6" dual service lines, and the 6" single service lines have already been installed, at a total cost of \$297,826.72 or \$4,079.82 per lot. The subdivision has in addition paid the City of Laredo the sum of \$14,850 which covers the cost per lot for the wastewater acquisition fees.

CERTIFICATE OF ENGINEER
 STATE OF TEXAS
 COUNTY OF WEBB
 I, BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWERAGE SERVICE DESCRIBED ABOVE SHALL BE PROVIDED IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 163.543, WATER CODE.

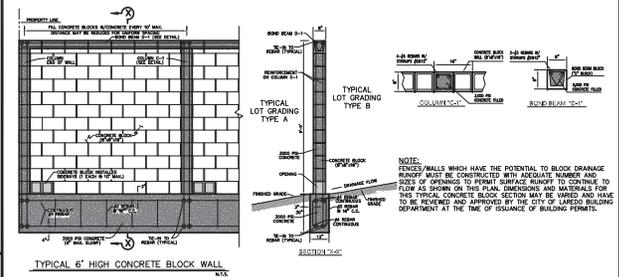
CERTIFICATE OF UTILITIES DIRECTOR
 STATE OF TEXAS
 COUNTY OF WEBB
 BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWERAGE SERVICE DESCRIBED ABOVE SHALL BE PROVIDED IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 163.543, WATER CODE.

ROGEOLO BALDADO
 LICENSED PROFESSIONAL ENGINEER
 TEXAS REG. NO. 40852

ARTURO GARCIA, JR., P.E.
 UTILITIES DIRECTOR



NOTE:
 HOME BUILDERS/HOME OWNERS SHALL NOT CHANGE THE GRADES OR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURE OR OTHER IMPROVEMENTS IN SUCH A WAY TO IMPEDER OR CHANGE THE ESTABLISHED DRAINAGE FLOW PATTERN AS INDICATED ON THIS GRADING PLAN. FENCES/WALLS WHICH HAVE THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZES OF OPENINGS TO PERMIT SURFACE RUNOFF TO CONTINUE TO FLOW AS SHOWN ON THIS PLAN.
 TYPICAL LOT GRADING SHOWN ON THIS PLAN WILL BE DONE BY THE HOME BUILDER AS PART OF THE BUILDING PERMIT. ADDITIONALLY THE HOME BUILDER SHALL INSTALL A 20" WIDE SOD STRIP ALONG THE ENTIRE REAR PROPERTY LINE OF LOTS DRAINING ONTO THE OTHER LOTS (10' STRIP ON UPGRADENT LOTS & 10' ON DOWNGRADENT LOTS).



WATER DISTRIBUTION SYSTEM AND SANITARY SEWER SYSTEM
 SCALE: 1"=100'

GRAPHIC SCALE IN FEET 0 50 100 200	VERTICAL SCALE : --- HORIZONTAL SCALE : 1"=100'	LEGEND: L.S. LINE P.O.B. POINT OF BEGINNING M.C.P. METER COUNTY RECORDS W.C.R. WEBB COUNTY DEED RECORDS U.E. UTILITY EASEMENT S.B.L. BILLING SETBACK S.S.L. SANITARY SEWER LINE 1/2" BORN RIM
DATE : 05-12-23	CHECKED : T.P.N./M.N.	DRAWN : R.B.
REVISIONS :	APPROVED : T.P.N./M.N.	FIELD BOOK : ---

POST DEVELOPMENT TOPOGRAPHY
 SCALE: 1"=100'

PORRAS NANCE ENGINEERING

304 E. CALTON RD.
 LAREDO, TEXAS 78041
 TYPE F-4205
 TEL# 777-0168
 OFFICE (956) 724-3001
 WWW.PORRASNANCE.COM

OWNER:
 MEZQUITE LAND DEVELOPMENT, INC.
 5904 WEST DR.
 SUITE #12
 LAREDO, TEXAS 78041
 (956) 724-8469 OFF.

ENGINEER/SURVEYOR:
 PORRAS NANCE ENGINEERING
 304 E. CALTON RD.
 P.O. BOX 1670
 LAREDO, TEXAS 78044
 (956) 724-3097 PH
 (956) 724-9208 FX

PROJECT DATA:
 ACRES : 8.7590 ACRES
 LOTS : 73 RES. LOTS
 R.O.W. : 50'
 B/B : 30'

FLAT OF:
 8.7590 ACRE TRACT OUT OF MEZQUITE LAND DEVELOPMENT, INC. 29,982 ACRE TRACT AS RECORDED IN VOLUME 5294, PAGES 149-163 W.C.D.R. PORCION 32 - ABSTRACT 236, ANTONIO TREJOS, ORIGINAL GRANTEE. CITY OF LAREDO, WEBB COUNTY, TEXAS

MONTEVERDE SUBDIVISION PHASE III

8.7590 ACRE TRACT OUT OF MEZQUITE LAND DEVELOPMENT, INC. 29,982 ACRE TRACT AS RECORDED IN VOLUME 5294, PAGES 149-163 W.C.D.R. PORCION 32 - ABSTRACT 236, ANTONIO TREJOS, ORIGINAL GRANTEE. CITY OF LAREDO, WEBB COUNTY, TEXAS

SHEET:
 2 OF 2

City of Laredo

Planning & Zoning Commission

Meeting Date: 11/6/2025

Model Subdivision Compliance 12A

SUBJECT

Consideration of Model Rule Subdivision Compliance of the plat of Palm Lake Subdivision, Phase 3. The intent is residential.

PL-021-2026

District VII - Cm. Vanessa Perez

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

APPLICANT: San Isidro Southwest, LTD

ENGINEER: Slay Engineering Company, Inc.

SITE: This 46.6344-acre tract of land is located northeast of FM 1472 (Mines Road) and Rancho Viejo Drive. The zoning for this 191-lot development is R-1A (Single Family Reduced Area District). This tract is located in District VII - Cm. Vanessa Perez.

COMMITTEE RECOMMENDATION

N/A

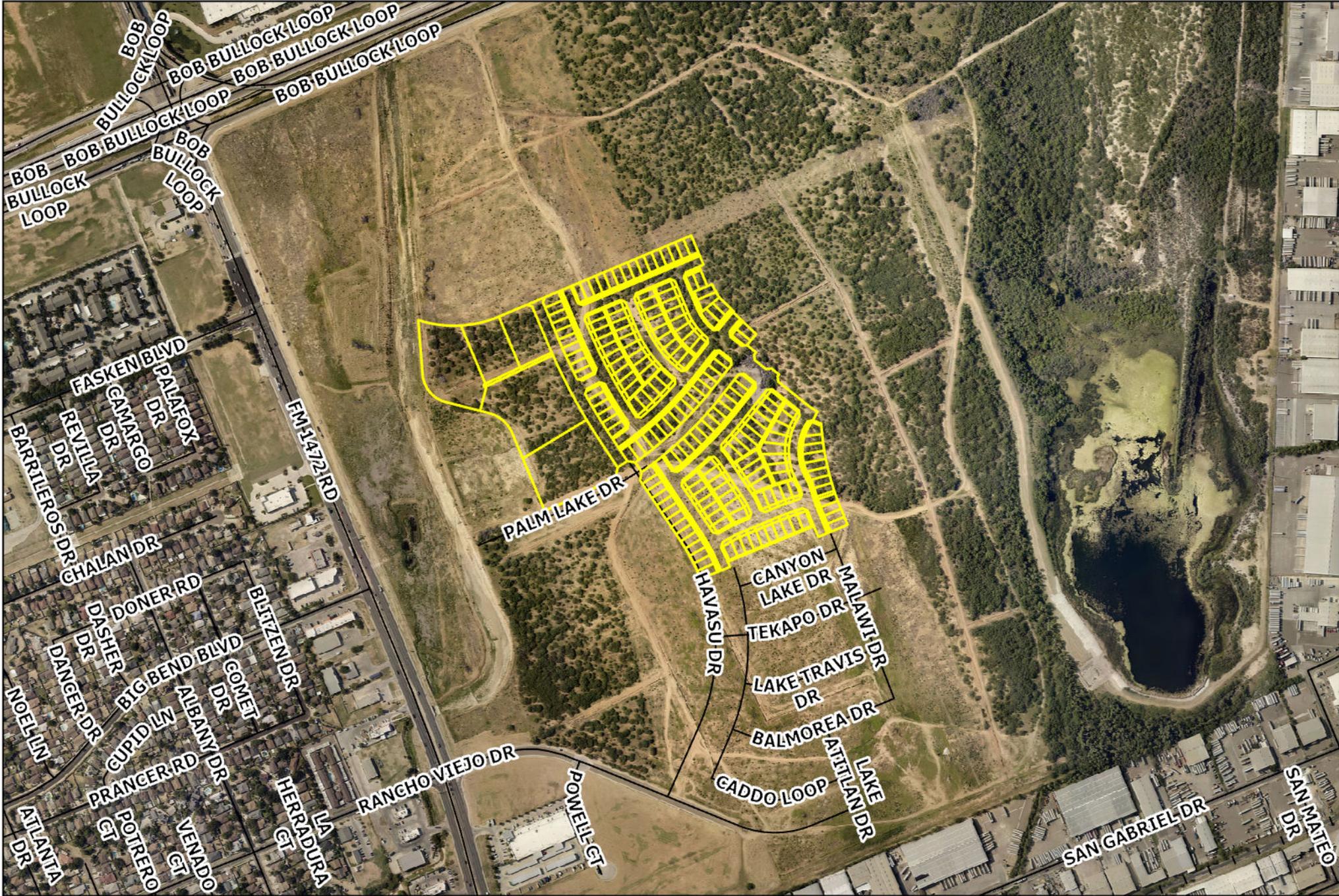
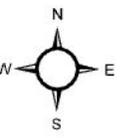
STAFF RECOMMENDATION

APPROVAL

NOTICE TO THE DEVELOPER:

N/A

AERIAL LOCATION MAP



NOTES:

1. SIDEWALKS, DRIVEWAYS, AND TREES WILL BE INSTALLED, AS REQUIRED, AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE CITY OF LAREDO LAND DEVELOPMENT CODE.

2. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.

3. THE POINT OF BEGINNING FOR THIS SUBDIVISION IS A FOUND 1/2 INCH ROD SITUATED ON THE NORTHEAST CORNER OF SAN ISIDRO SOUTHWEST, PALM LAKE SUBDIVISION, PHASE 1.

N: 17106633.28

E: 658508.67

4. ALL LOTS ON BLOCK 2, BLOCK 4, AND BLOCK 11 SHALL NOT HAVE ACCESS TO HAVASU DR. ALL LOTS ON BLOCK 8, BLOCK 9, AND BLOCK 10 SHALL NOT HAVE ACCESS TO PALM LAKE DR. ALL LOTS ON BLOCK 3 SHALL NOT HAVE ACCESS TO FASKEN BLVD.

5. HOMEOWNER SHALL NOT CHANGE THE GRADES OR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS IN SUCH MANNER THAT IMPEDES THE ESTABLISHED DRAINAGE FLOW. FENCE/WALL WHICH HAS THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZE OF OPENINGS TO PERMIT SURFACE WATER RUNOFF TO CONTINUE TO FLOW.

6. LOTS 1-8, BLOCK 2, LOTS 1-12, BLOCK 3, LOTS 2-3, BLOCK 7, AND LOTS 1-12, BLOCK 12 DRAIN TO THE BACK OF EACH RESPECTIVE LOT. ADEQUATE OPENINGS ON FENCES FOR THESE LOTS SHALL BE MADE TO ALLOW FOR RUNOFF TO LEAVE THE LOT.

7. LOTS 10-17, BLOCK 5 WILL RECEIVE THE RUNOFF FROM LOTS 1-9, BLOCK 5. LOTS 6-13, BLOCK 10 WILL RECEIVE THE RUNOFF FROM LOTS 14-20 AND 23-26, BLOCK 10. LOT 23, BLOCK 10 WILL RECEIVE THE RUNOFF FROM LOTS 20-22, BLOCK 10.

8. THIS DEVELOPMENT IS NOT LOCATED INSIDE THE FLOODPLAIN ACCORDING TO FEMA MAP.

9. WITH THE EXCEPTION OF BLOCK 1, NO MORE THAN ONE SINGLE-FAMILY DETACHED DWELLINGS SHALL BE LOCATED ON AN INDIVIDUAL LOT.

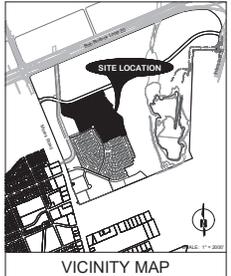
10. MINIMUM FINISHED FLOOR ELEVATION FOR LOT 3, BLOCK 3 SHALL BE 461.70.

MINIMUM FINISHED FLOOR ELEVATION FOR LOTS 8 AND 9, BLOCK 12 SHALL BE 454.53.



San Isidro
Southwest, LTD.
vol. 695C, pg. 437-495C.
O.P.M.C.T.

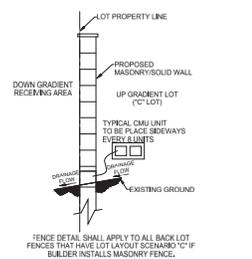
Fermentation Southeast
Quadrat - Phase 1
(NOT YET RECORDED)



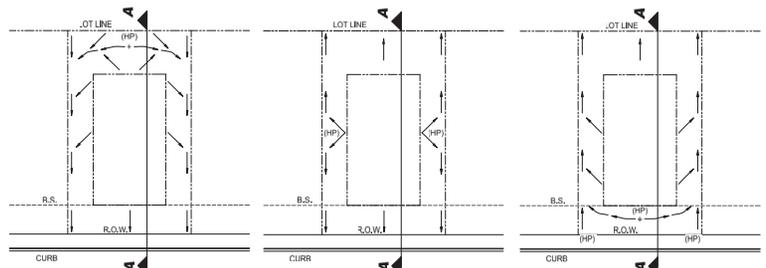
LEGEND

- FOUND 12"Ø IRON ROD
- SET 1/2"Ø IRON ROD
- EXISTING PROPERTY BOUNDARY
- EXISTING RIGHT-OF-WAY LINE
- - - EXISTING RIGHT-OF-WAY CENTER LINE
- - - EXISTING PROPERTY LOT LINE
- - - EXISTING BUILDING SETBACK LINE
- - - EXISTING UTILITY EASEMENT LINE
- - - EXISTING DRAINAGE EASEMENT LINE
- PROPOSED PROPERTY BOUNDARY
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY CENTERLINE
- - - PROPOSED PROPERTY LOT LINE
- - - PROPOSED UTILITY EASEMENT LINE
- - - PROPOSED BUILDING SETBACK LINE
- SB PROPOSED SANITARY SEWER LINE
- W PROPOSED WATER DISTRIBUTION LINE
- S PROPOSED SINGLE SEWER SERVICE
- DS PROPOSED DOUBLE SEWER SERVICE
- SW PROPOSED SINGLE WATER SERVICE
- DW PROPOSED DOUBLE WATER SERVICE
- FH PROPOSED FIRE HYDRANT
- SM PROPOSED SANITARY SEWER MANHOLE
- WV PROPOSED WATER VALVE
- WC PROPOSED WATER LINE CAP
- UE UTILITY EASEMENT DESIGNATION
- BS BUILDING SETBACK DESIGNATION

- NOTES:**
1. HOMEOWNER SHALL NOT CHANGE THE GRADES OR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS IN SUCH MANNER THAT IMPEDES THE ESTABLISHED DRAINAGE FLOW. FENCE WALL WHICH HAS THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZE OF OPENINGS TO PERMIT SURFACE WATER RUNOFF TO CONTINUE TO FLOW.
 2. LOTS 1 & BLOCK 3, LOTS 1, 2, BLOCK 3, LOTS 3, 1, BLOCK 7, AND LOTS 1-12, BLOCK 12 DRAIN TO THE BACK OF EACH RESPECTIVE LOT. ADEQUATE OPENINGS OR FENCES FOR THESE LOTS SHALL BE MADE TO ALLOW FOR RUNOFF TO LEAVE THE LOT.
 3. LOTS 10-17, BLOCK 5 WILL RECEIVE THE RUNOFF FROM LOTS 1-9, BLOCK 2. LOTS 1-3, BLOCK 10 WILL RECEIVE THE RUNOFF FROM LOTS 14-20 AND 23-24, BLOCK 10. LOT 23, BLOCK 10 WILL RECEIVE THE RUNOFF FROM LOTS 20-22, BLOCK 10.



POST DEVELOPMENT TOPOGRAHY



PLAN VIEW
BLOCK 2 LOTS 2-4, BLOCK 4 LOTS 1-4, BLOCK 6 LOTS 10-17, BLOCK 8 LOTS 2-7, BLOCK 8 LOTS 1-27, BLOCK 9 LOTS 1-14, BLOCK 10 LOTS 1-13, AND BLOCK 11 LOTS 1-10.
TYPICAL LOT LAYOUT SCENARIO A

PLAN VIEW
BLOCK 3 LOTS 19-21 AND BLOCK 6 LOTS 1 AND 2.
TYPICAL LOT LAYOUT SCENARIO B

PLAN VIEW
BLOCK 3 LOTS 1-8, BLOCK 3 LOTS 1-12, BLOCK 5 LOTS 1-9, BLOCK 7 LOTS 2-3, BLOCK 10 LOTS 14-20, AND BLOCK 12 1-12.
TYPICAL LOT LAYOUT SCENARIO C

San Isidro Southwest, Ltd.
9901 McPherson Rd. Ste 201
Laredo, Texas 78045
(956) 736-1101

E: B@PWA
R: B@PWA
R: B@PWA
R: B@PWA
P: B@PWA

SLAY ENGINEERING
Company, Inc.
REGISTERED PROFESSIONAL ENGINEER
No. 10165
9901 McPherson Avenue, Suite 204
Laredo, Texas 78045
(956) 791-7911 FAX
(956) 791-7911 FAX



October 22, 2005

NO.	DATE	DESCRIPTION
1	10/22/05	OWN REVIEW
2	10/22/05	REVISED
3	10/22/05	REVISED
4	10/22/05	REVISED
5	10/22/05	REVISED
6	10/22/05	REVISED
7	10/22/05	REVISED
8	10/22/05	REVISED
9	10/22/05	REVISED
10	10/22/05	REVISED

25.000
Plan Lake 3 - 2.3 Plat Map
+ Palm Lake(PL) - Base Map

Palm Lake Subdivision, Phase 3
a 46.0344 acre tract of land being out of a 100.0000 acre tract of land being out of a 557.0070 acre remainder of a Fortas Development, LTD. property, recorded in volume 480, pages 426-437, O.P.M.C.T.

PLAT

WATER SERVICE AGREEMENT

AGREEMENT REGARDING WATER SERVICE FOR THE PROPOSED Palm Lake Subdivision, Phase 3

PARTIES: This Agreement is by and between the Utility and the Subdivider, to wit: The Utility is the governing board or owner of a retail public utility which supplies of drinking water known as City of Laredo Water Utilities Department.

The Subdivider is San Isidro Southwest Ltd. who is the owner, or the authorized agent of the owner, of a tract of land in Webb County, Texas, that has been proposed to be divided into a subdivision (the Subdivision) known as Palm Lake Subdivision, Phase 3.

TERMS: This Agreement is entered into in partial satisfaction of requirements under the Texas Water Development Board's Economically Distressed Areas Program Model Subdivision Rules. The Subdivider has prepared a plat of the Subdivision for submission to the City of Laredo for its approval. The Subdivider plans to construct for the Subdivision a drinking water distribution system to be connected to the Utility's public water system. The Utility has reviewed the plans for the Subdivision (the Plans) and has estimated the drinking water flow anticipated to be needed by the Subdivision under fully built-out conditions (the anticipated water flow) to be approximately 507,936 gallons daily.

The Utility covenants that it has or will have the ability to provide the anticipated water flow for at least thirty years, and that it will provide that water flow. These covenants will be in effect until thirty years after the plat of the Subdivision has been recorded and the Subdivision's water distribution system has been connected to the Utility's water supply system.

The Subdivider covenants that the water distribution system will be constructed as shown in the plans and as provided for through the plat-approval process so that the residents of the lots of the Subdivision may receive drinking water service from the Utility. Upon completion of the water distribution system and upon its approval and acceptance by the Utility, the Subdivider will convey to the Utility all right and title to the water distribution system.

The Subdivider has paid the Utility the sum of \$87,580.00 which sum represents the total cost of water availability fees.

The above provisions notwithstanding, this Agreement shall no longer be in effect, if the plat of the Subdivision is not approved by the City of Laredo or by the municipality whose approval is required.

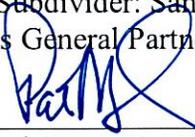
By affixing his or her signature to this Agreement, the person signing for the Utility warrants that he or she is authorized to sign this Agreement on behalf of the Utility. By affixing his or her signature to this Agreement, the person signing for the Subdivider warrants that he or she is authorized to sign this Agreement on behalf of the Subdivider.

This Agreement is effective on 10-28-, 2025.

The Utility

By: 
Printed Name: Dr. Tareq Al-Zabet, PE
Office or Position: Utilities Director
Date: 10/28/25

The Subdivider: San Isidro Southwest, Ltd.
By its General Partner, San Isidro Management L.C.

By: 
Printed Name: Pat Murphy
Office or Position: Vice-President
Date: 10-22-25

WASTEWATER SERVICE AGREEMENT

AGREEMENT REGARDING WASTEWATER SERVICE FOR THE PROPOSED Palm Lake Subdivision, Phase 3

PARTIES: This Agreement is by and between the Utility and the Subdivider, to wit: The Utility is the governing board or owner of a retail public utility which provides wastewater treatment and is known as City of Laredo Water Utilities Department.

The Subdivider is San Isidro Southwest Ltd. who is the owner, or the authorized agent of the owner, of a tract of land in Webb County, Texas, that has been proposed to be divided into a subdivision (the Subdivision) known as Palm Lake Subdivision, Phase 3.

TERMS: This Agreement is entered into in partial satisfaction of requirements under the Texas Water Development Board's Economically Distressed Areas Program Model Subdivision Rules. The Subdivider has prepared a plat of the Subdivision for submission to the City of Laredo for its approval. The Subdivider plans to construct for the Subdivision a wastewater collection system to be connected to the Utility's wastewater collection and treatment system. Such wastewater will consist of domestic sewage, i.e., waterborne human waste and waste from domestic activities such as bathing, washing and food preparation. The Utility has reviewed the plans for the Subdivision (the Plans) and has estimated the wastewater flow projected from the Subdivision under fully built-out conditions (the projected wastewater flow) to be approximately 390,720 gallons daily.

The Utility covenants that it has or will have the capacity to treat the projected wastewater flow, and that it will treat that wastewater flow for at least thirty years. These covenants will be in effect until thirty years after the plat of the Subdivision has been recorded and the Subdivision's wastewater collection system has been connected to the Utility's wastewater treatment plant.

The Subdivider covenants that the wastewater collection system will be constructed as shown in the Plans and as provided for through the plat-approval process so that the residents of the lots of the Subdivision may receive wastewater treatment service from the Utility. Upon completion of the wastewater collection system and upon its approval and acceptance by the Utility, the Subdivider will convey to the Utility all right and title to the wastewater collection system.

The above provisions notwithstanding, this Agreement shall no longer be in effect if the plat of the Subdivision is not approved by the City of Laredo or by the municipality whose approval is required.

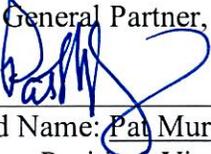
By affixing his or her signature to this Agreement, the person signing for the Utility warrants that he or she is authorized to sign this Agreement on behalf of the Utility. By affixing his or her signature to this Agreement, the person signing for the Subdivider warrants that he or she is authorized to sign this Agreement on behalf of the Subdivider.

This Agreement is effective on 10-28- _____, 2025.

The Utility

By: 
Printed Name: Dr. Tareq Al-Zabet, PE
Office or Position: Utilities Director
Date: 10/28/25

The Subdivider: San Isidro Southwest, Ltd.
By Its General Partner, San Isidro Management L.C.

By: 
Printed Name: Pat Murphy
Office or Position: Vice-President
Date: 10-22-25