

POB: N17082248.39
E=682336.80

LINE TABLE

LINE	DIRECTION	LENGTH
L1	S 10°15'28\"E	122.97'
L2	N 74°08'31\"E	32.45'
L3	S 89°46'20\"E	89.45'
L4	S 00°13'40\"W	50.00'
L5	S 89°46'20\"E	7.44'
L6	S 00°13'40\"W	67.05'
L7	N 89°46'19\"W	19.12'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	DIRECTION	CHORD LENGTH
C1	79.01'	95.00'	47.65°	N 66°24'14\"E		76.75'
C2	450.73'	4321.77'	5.98°	N 65°34'04\"E		450.54'

STATE OF TEXAS:
COUNTY OF WEBB:
I, HECTOR TAFOYA, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS LOT 1, BLOCK 1, TAFOYA PLAT, COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATED TO THE USE OF THE PUBLIC FOREVER ALL DRAINS, EASEMENTS AND PUBLIC PLACES THEREIN SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER _____ DATE _____

STATE OF TEXAS:
COUNTY OF WEBB:
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED HECTOR TAFOYA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING 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 , 2025.

NOTARY PUBLIC IN AND FOR THE WEBB 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 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 WEBB COUNTY COMMISSIONERS COURT AND THE PLANNING COMMISSION OF THE CITY.

RICARDO RAMOS, P.E., No. 87027 _____ DATE _____

LIEN HOLDER CERTIFICATE

THE SUBDIVISION MAP IS HEREBY APPROVED AND ADOPTED BY THE UNDERSIGNED LIEN HOLDER THIS DAY OF , 2025.

BY: _____ TITLE: _____

STATE OF TEXAS:
COUNTY OF WEBB:
BEFORE ME, THE UNDERSIGNED AUTHORITY PERSONALLY APPEARED _____ NAME _____ TITLE _____ FINANCIAL INSTITUTION _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE THIS DAY OF , 2025.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

- NOTES:**
1. ALL RESTRICTIONS, CONDITIONS AND LIMITATIONS IMPOSED BY THE PLAT APPROVAL OF LOTS DEFECTED ON THE PLAT.
 2. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION DEPARTMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
 3. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE CITY OF LAREDO SUBDIVISION ORDINANCE REQUIREMENTS.
 4. SIDEWALKS, DRIVEWAYS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMIT IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.

LEGAL DESCRIPTION

For a 5.011 acre tract for land being out of a 21.719 acre tract, situated in Abstract 241, Fraction 28, E Martinez Original Grantee, City of Laredo, Webb County, Texas

Being a 5.011 acre tract of land, out of Abstract 241, Fraction 28, E Martinez Original Grantee tract of land conveyed to Hector Tafoya as recorded in Volume 3328, Pages 681-683, City and Public Records, Webb County, Texas, and being there particularly described by metes and bounds as follows, to-wit:

Beginning at a stake nail found being a point on the south Right-of-Way line of US Highway 39 and the northwest corner of Lot 1, Block 1, San Jose Subdivision, Phase VII recorded in Volume 18, Page 34 of the Webb County Map Records, and the northeast corner hereof;

Thence, along the westerly line of said Lot 1, Block 1, San Jose Subdivision, Phase VII, **South 10 degrees 15 minutes 28 seconds East, 122.97 feet** to a 1/2" iron rod found, and being an interior corner hereof;

Thence, along the southerly line of said Lot 1, Block 1, San Jose Subdivision, Phase VII, **North 74 degrees 08 minutes 31 seconds East, 32.45 feet** to a 1/2" iron rod found, and being an exterior corner hereof;

Thence, along the southerly line of said Lot 1, Block 1, San Jose Subdivision, Phase VII, **South 89 degrees 46 minutes 20 seconds East, 89.45 feet** to a 1/2" iron rod found, a point on the north Right-of-Way line of Guayulilo Road, and being an exterior corner hereof;

Thence, along the west Right-of-Way line of Guayulilo Road, **South 00 degrees 13 minutes 40 seconds West, 50.00 feet** to a 1/2" iron rod found, and being an interior corner hereof;

Thence, along the south Right-of-Way line of Guayulilo Road, **South 89 degrees 46 minutes 20 seconds East, 7.44 feet** to a 1/2" iron rod found, a tangent point on a curve to the left, and being an interior corner hereof;

Thence, along the south Right-of-Way line of Guayulilo Road, along the arc of the curve a distance of **79.01 feet** said curve having a radius of **95.00 feet**, a shaft of **47.65 feet**, cord bearing **North 66 degrees 24 minutes 14 seconds East** and a cord distance of **76.75 feet**, to a 1/2" iron rod found, the northwest corner of Lot 1, Block 2, of said San Jose Subdivision, Phase VII, and being an exterior corner hereof;

Thence, along the south line of Lots 1, 2, 3, 4, and 5, Block 2, said San Jose Subdivision, Phase VII, **South 00 degrees 13 minutes 40 seconds West, 67.05 feet** to a 1/2" iron rod found, and being an interior corner hereof;

Thence, along the west line of Lots 1, 2, 3, 4, and 5, Block 2, said San Jose Subdivision, Phase VII, **North 74 degrees 08 minutes 31 seconds East, 54.23 feet** to a 1/2" iron rod found, and being an interior corner hereof;

Thence, along the west line of Lots 1, 2, 3, 4, and 5, Block 2, said San Jose Subdivision, Phase VII, **South 00 degrees 13 minutes 40 seconds West, 47.05 feet** to a 1/2" iron rod found, and being an interior corner hereof;

Thence, along the north line of Lots 1, 2, 3, 4, and 5, Block 2, said San Jose Subdivision, Phase VII, **North 74 degrees 08 minutes 31 seconds East, 54.23 feet** to a 1/2" iron rod found, and being an interior corner hereof;

Thence, along the north line of Lots 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, Block 1, of said San Jose Subdivision, Phase VIII, **South 00 degrees 13 minutes 40 seconds West, 479.99 feet** to a 1/2" iron rod found on the southwest corner of said Lot 66, Block 1, of said San Jose Subdivision, Phase VIII and a point on the north line of a 40.625 acre tract of land recorded in Volume 3383, Pages 796-806 of the Webb County Map Records, and being the southwest corner hereof;

Thence, along the north line of said 40.625 acre tract, **North 89 degrees 46 minutes 19 seconds West, 19.12 feet** to a 1/2" iron rod found, and being an exterior corner hereof;

Thence, along the easterly line of said 40.625 acre tract, **North 22 degrees 13 minutes 01 seconds West, 673.03 feet** to a 1/2" iron rod found and a point on the south Right-of-Way line of US Highway 39, and being the northwest corner hereof;

Thence, along the south Right-of-Way line of US Highway 39, along the arc of the curve a distance of **450.75 feet** said curve having a radius of **4321.77 feet**, a shaft of **450.73 feet**, cord bearing **North 65 degrees 34 minutes 04 seconds East** and a cord distance of **450.54 feet**, to the Point of Beginning and containing 5.011 acres of land, more or less.

CERTIFICATE OF SURVEYOR

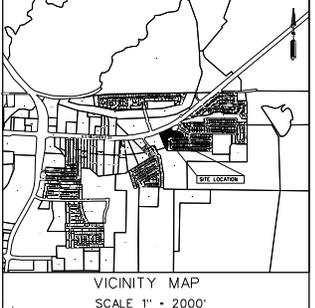
STATE OF TEXAS:
COUNTY OF WEBB:
I, RICARDO SANCHEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED BY AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION. ON THE GROUND, THAT THE CORNER MONUMENTS SHOWN HEREON WERE FOUND OR WILL BE PROPERLY PLACED UNDER MY SUPERVISION.

J. RICARDO SANCHEZ, R.P.L.S. NO. 4232 _____ DATE _____
SANCHEZ ENGINEERING, INC.
18 P.L.S. FROM REGISTRATION NO. 1011000
P.O. BOX 2854
LAREDO, TEXAS 78044
(956) 723-5578

PLAT APPROVAL CITY ENGINEER _____ DATE _____

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS LOT 1, BLOCK 1, TAFOYA PLAT PREPARED BY RICARDO RAMOS, LICENSED PROFESSIONAL ENGINEER NO. 87027 AND DATED THE DAY OF , 2025, WITH THE LAST REVISED DATE ON DAY OF , 2025, 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

THIS PLAT OF LOT 1, BLOCK 1, TAFOYA PLAT WEBB COUNTY, TEXAS 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.

DANIELLA SADA PAZ _____ DATE _____
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 , 2025. THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

VANESSA CUERRA, AICP, _____ DATE _____
PLANNING DIRECTOR

PRELIMINARY

DO-RITE ENGINEERING, LLC
311 BURBIDE
LAREDO, TX 78040
TEL: 956/266-2954
www.dorite-engs.com
TEXAS FROM REGISTRATION NO. 20695

REVISED: 03/18/2025

HECTOR TAFOYA
309 NAFTA BLVD.
LAREDO TEXAS
78045

SHEET 1 OF 1