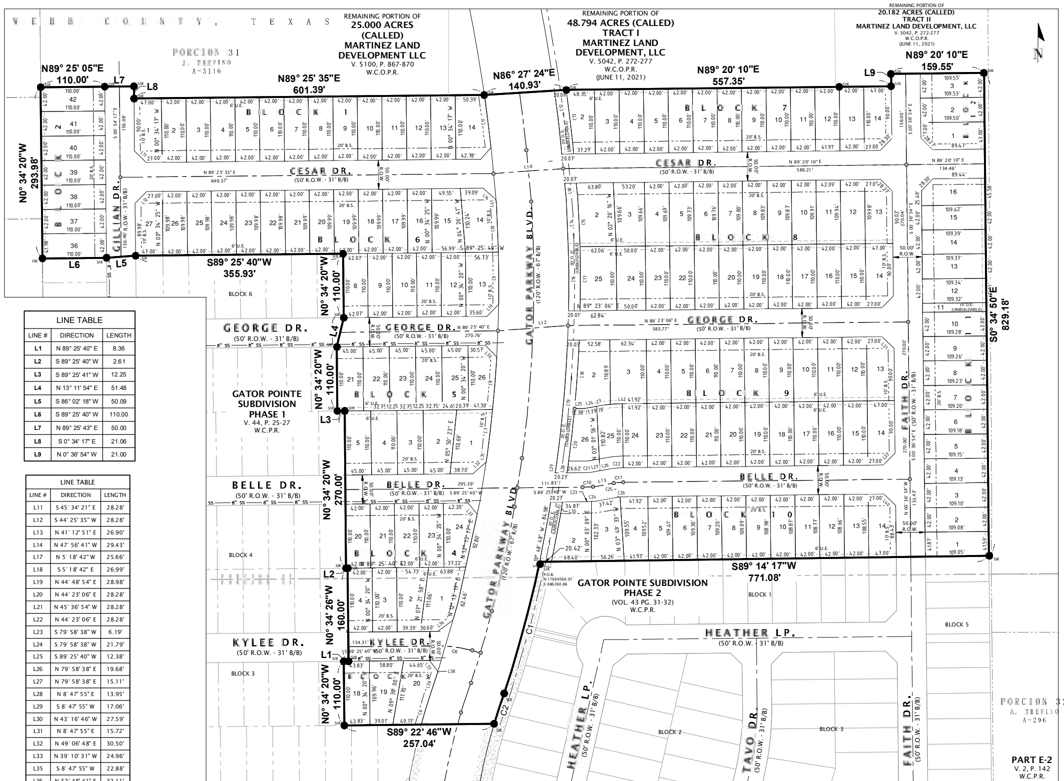


LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N 89° 25' 40" E	8.36
L2	S 89° 25' 40" W	2.61
L3	S 89° 25' 41" W	12.25
L4	N 13° 11' 54" E	51.48
L5	S 86° 02' 18" W	50.09
L6	S 89° 25' 40" W	110.00
L7	N 89° 25' 43" E	50.00
L8	S 0° 34' 17" E	21.06
L9	N 0° 36' 54" W	21.00

LINE TABLE		
LINE #	DIRECTION	LENGTH
L11	S 45° 34' 21" E	28.28'
L12	S 44° 25' 35" W	28.28'
L13	N 41° 12' 51" E	26.90'
L14	N 47° 56' 41" W	29.43'
L17	N 5° 18' 42" W	25.66'
L18	S 5° 18' 42" E	26.99'
L19	N 44° 48' 54" E	28.98'
L20	N 44° 23' 06" E	28.28'
L21	N 45° 36' 54" W	28.28'
L22	N 44° 23' 06" E	28.28'
L23	S 79° 58' 38" W	6.19'
L24	S 79° 58' 38" W	21.79'
L25	S 89° 25' 40" W	12.38'
L26	N 79° 58' 38" E	19.68'
L27	N 79° 58' 38" E	15.11'
L28	N 8° 47' 55" E	13.95'
L29	S 8° 47' 55" W	17.06'
L30	N 43° 16' 46" W	27.59'
L31	N 8° 47' 55" E	15.72'
L32	N 49° 06' 48" E	30.50'
L33	N 39° 10' 31" W	24.96'
L35	S 8° 47' 55" W	22.88'
L36	N 52° 48' 41" E	32.11'
L37	N 37° 11' 19" W	23.86'
L38	N 16° 11' 42" E	1.54'
L39	N 18° 42' 14" E	53.12'
L40	N 45° 36' 54" W	28.28'
L41	N 5° 18' 42" W	7.85'
L42	S 89° 23' 06" W	0.08'

LEGAL DESCRIPTION
GATOR POINTE SUBDIVISION, PHASE 3
25.72 ACRES

BEING A TRACT OF LAND CONTAINING 25.72 ACRES, MORE OR LESS, OUT OF THAT CALLED 48.794 ACRES, DESIGNATED AS TRACT I, AND A CALLED 20.182 ACRES, DESIGNATED AS TRACT II, CONVEYED TO MARTINEZ LAND DEVELOPMENT, LLC, RECORDED IN VOLUME 5042, PAGES 272-277, WEBB COUNTY OFFICIAL PUBLIC RECORDS, AND PARTIALLY OUT OF A CALLED 25.000 ACRES, CONVEYED TO MARTINEZ LAND DEVELOPMENT LLC, RECORDED IN VOLUME 5100, PAGES 867-870, SITUATED IN PORCION 32, ANTONIO TREVINO, ORIGINAL GRANTEE, ABSTRACT 296, AND PARTIALLY IN PORCION 31, JOSE TREVINO, ORIGINAL GRANTEE, ABSTRACT 3116, WEBB COUNTY, TEXAS, AND DESCRIBED AS FOLLOWS TO WIT:

BEGINNING AT THE NORTHEAST OCCUPIED CORNER OF TRACT HEREIN DESCRIBED; THENCE, S 00° 34' 50" E FOR A DISTANCE OF 545.59 FEET TO A POINT ON A LINE.

THENCE, S 89° 14' 17" W FOR A DISTANCE OF 771.08 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE,

SAID CURVE TURNING TO THE RIGHT THROUGH 06° 38' 23.9", HAVING A RADIUS OF 2021.25 FEET, AND WHOSE LONG CHORD BEARS S 15° 03' 23" W FOR A DISTANCE OF 234.11 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE.

SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 03° 11' 28.5", HAVING A RADIUS OF 987.65 FEET, AND WHOSE LONG CHORD BEARS S 18° 17' 53" W FOR A DISTANCE OF 55.00 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

THENCE, S 89° 22' 46" W FOR A DISTANCE OF 257.04 FEET TO A POINT ON A LINE.
THENCE, N 00° 34' 20" W FOR A DISTANCE OF 110.00 FEET TO A POINT ON A LINE.
THENCE, N 89° 25' 40" E FOR A DISTANCE OF 8.36 FEET TO A POINT ON A LINE.
THENCE, N 00° 34' 26" W FOR A DISTANCE OF 160.00 FEET TO A POINT ON A LINE.
THENCE, S 89° 25' 40" W FOR A DISTANCE OF 2.61 FEET TO A POINT ON A LINE.
THENCE, N 00° 34' 20" W FOR A DISTANCE OF 270.00 FEET TO A POINT ON A LINE.
THENCE, S 89° 25' 41" W FOR A DISTANCE OF 12.25 FEET TO A POINT ON A LINE.
THENCE, N 00° 34' 20" W FOR A DISTANCE OF 110.00 FEET TO A POINT ON A LINE.
THENCE, N 13° 11' 54" E FOR A DISTANCE OF 51.48 FEET TO A POINT ON A LINE.
THENCE, N 00° 34' 20" W FOR A DISTANCE OF 110.00 FEET TO A POINT ON A LINE.
THENCE, S 89° 25' 40" W FOR A DISTANCE OF 355.93 FEET TO A POINT ON A LINE.
THENCE, S 86° 02' 18" W FOR A DISTANCE OF 50.09 FEET TO A POINT ON A LINE.
THENCE, S 89° 25' 40" W FOR A DISTANCE OF 110.00 FEET TO A POINT ON A LINE.
THENCE, N 00° 34' 20" W FOR A DISTANCE OF 293.98 FEET TO A POINT ON A LINE.
THENCE, N 89° 25' 05" E FOR A DISTANCE OF 110.00 FEET TO A POINT ON A LINE.
THENCE, N 89° 25' 43" E FOR A DISTANCE OF 50.00 FEET TO A POINT ON A LINE.
THENCE, S 00° 34' 17" E FOR A DISTANCE OF 21.06 FEET TO A POINT ON A LINE.
THENCE, N 89° 25' 35" E FOR A DISTANCE OF 601.39 FEET TO A POINT ON A LINE.
THENCE, N 86° 27' 24" E FOR A DISTANCE OF 141.93 FEET TO A POINT ON A LINE.
THENCE, N 89° 20' 10" E FOR A DISTANCE OF 557.35 FEET TO A POINT ON A LINE.
THENCE, S 00° 36' 54" E FOR A DISTANCE OF 21.0 FEET TO A POINT ON A LINE.
THENCE, N 89° 20' 10" E FOR A DISTANCE OF 159.55 FEET TO A POINT ON A LINE.

THENCE, S 00° 34' 50" E, AT 829.18 FEET THE POINT OF BEGINNING AND CONTAINING 25.72 ACRES (1,120,358.76 S.F.), MORE OR LESS.

NOTES:
1. BASIS OF BEARINGS: TEXAS COORDINATE SYSTEM OF 1983, 4205 SOUTH ZONE, NAD 83.
2. THIS DESCRIPTION WAS PREPARED FROM RECORD INFORMATION AND ACTUAL FIELD SURVEYS WERE CONDUCTED.

LOT AREA TABLE		
LOT No.	PHASE | BLOCK	AREA (sq.ft.)
1	BLOCK 1	4970.00
2	BLOCK 1	4620.00
3	BLOCK 1	4620.00
4	BLOCK 1	4620.00
5	BLOCK 1	4620.00
6	BLOCK 1	4620.00
7	BLOCK 1	4620.00
8	BLOCK 1	4620.00
9	BLOCK 1	4620.00
10	BLOCK 1	4620.00
11	BLOCK 1	4620.00
12	BLOCK 1	4620.00
13	BLOCK 1	4620.00
14	BLOCK 1	6057.26

LOT AREA TABLE		
LOT No.	PHASE | BLOCK	AREA (sq.ft.)
36	BLOCK 2	4618.66
37	BLOCK 2	4620.00
38	BLOCK 2	4620.00
39	BLOCK 2	4620.00
40	BLOCK 2	4620.00
41	BLOCK 2	4620.00
42	BLOCK 2	4620.00

LOT AREA TABLE		
LOT No.	PHASE | BLOCK	AREA (sq.ft.)
18	BLOCK 3	4820.35
19	BLOCK 3	5377.11
20	BLOCK 3	6026.02

LOT AREA TABLE		
LOT No.	PHASE | BLOCK	AREA (sq.ft.)
1	BLOCK 4	6215.79
2	BLOCK 4	5176.71
3	BLOCK 4	4620.00
4	BLOCK 4	4620.00
20	BLOCK 4	4620.00
21	BLOCK 4	4620.00
22	BLOCK 4	4620.00
23	BLOCK 4	4620.00
24	BLOCK 4	5272.95

LOT AREA TABLE		
LOT No.	PHASE | BLOCK	AREA (sq.ft.)
1	BLOCK 5	6490.15
2	BLOCK 5	5629.88
3	BLOCK 5	4950.00
4	BLOCK 5	4950.00
5	BLOCK 5	4950.00
21	BLOCK 5	4950.00
22	BLOCK 5	4950.00
23	BLOCK 5	4950.00
24	BLOCK 5	4950.00
25	BLOCK 5	4950.00
26	BLOCK 5	4900.94

LOT AREA TABLE		
LOT No.	PHASE | BLOCK	AREA (sq.ft.)
1	BLOCK 12	4945.96
2	BLOCK 12	4599.65
3	BLOCK 12	4600.71

LOT AREA TABLE		
LOT No.	PHASE | BLOCK	AREA (sq.ft.)
8	BLOCK 6	4627.98
9	BLOCK 6	4620.00
10	BLOCK 6	4620.00
11	BLOCK 6	4620.00
12	BLOCK 6	4620.00
13	BLOCK 6	6025.48
14	BLOCK 6	6247.68
15	BLOCK 6	5858.80
16	BLOCK 6	4619.58
17	BLOCK 6	4619.58
18	BLOCK 6	4619.58
19	BLOCK 6	4619.58
20	BLOCK 6	4619.58
21	BLOCK 6	4619.30
22	BLOCK 6	4619.16
23	BLOCK 6	4619.16
24	BLOCK 6	4619.16
25	BLOCK 6	4619.16
26	BLOCK 6	4619.16
27	BLOCK 6	4969.01

LOT AREA TABLE		
LOT No.	PHASE | BLOCK	AREA (sq.ft.)
1	BLOCK 7	2201.79
2	BLOCK 7	4693.70
3	BLOCK 7	4620.00
4	BLOCK 7	4620.00
5	BLOCK 7	4620.00
6	BLOCK 7	4620.00
7	BLOCK 7	4620.00
8	BLOCK 7	4620.00
9	BLOCK 7	4620.00
10	BLOCK 7	4620.00
11	BLOCK 7	4620.00
12	BLOCK 7	4614.85
13	BLOCK 7	4620.00
14	BLOCK 7	4970.00

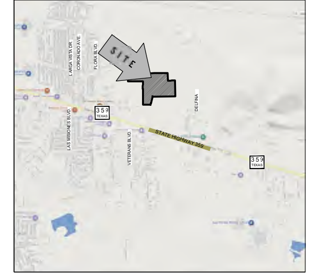
LOT AREA TABLE		
LOT No.	PHASE | BLOCK	AREA (sq.ft.)
1	BLOCK 8	4394.08
2	BLOCK 8	6824.01
3	BLOCK 8	5657.25
4	BLOCK 8	4606.27
5	BLOCK 8	4607.77
6	BLOCK 8	4609.27
7	BLOCK 8	4610.77
8	BLOCK 8	4612.28
9	BLOCK 8	4613.78
10	BLOCK 8	4615.28
11	BLOCK 8	4621.93
12	BLOCK 8	4618.28
13	BLOCK 8	4969.86
14	BLOCK 8	4970.00
15	BLOCK 8	4620.00
16	BLOCK 8	4620.00
17	BLOCK 8	4620.00
18	BLOCK 8	4620.00
19	BLOCK 8	4620.00
20	BLOCK 8	4620.00
21	BLOCK 8	4620.00
22	BLOCK 8	4620.00
23	BLOCK 8	4619.99
24	BLOCK 8	5500.00
25	BLOCK 8	6821.99

LOT AREA TABLE		
LOT No.	PHASE | BLOCK	AREA (sq.ft.)
1	BLOCK 9	4581.60
2	BLOCK 9	6506.06
3	BLOCK 9	6863.99
4	BLOCK 9	4620.00
5	BLOCK 9	4620.00
6	BLOCK 9	4620.00
7	BLOCK 9	4620.00
8	BLOCK 9	4620.00
9	BLOCK 9	4620.00
10	BLOCK 9	4620.00
11	BLOCK 9	4620.00
12	BLOCK 9	4620.00
13	BLOCK 9	4970.00
14	BLOCK 9	4970.00
15	BLOCK 9	4620.00
16	BLOCK 9	4620.00
17	BLOCK 9	4620.00
18	BLOCK 9	4620.00
19	BLOCK 9	4620.00
20	BLOCK 9	4620.00
21	BLOCK 9	4620.00
22	BLOCK 9	4620.00
23	BLOCK 9	4620.00
24	BLOCK 9	4620.00
25	BLOCK 9	4664.74
26	BLOCK 9	5159.95

LOT AREA TABLE		
LOT No.	PHASE | BLOCK	AREA (sq.ft.)
1	BLOCK 10	2083.27
2	BLOCK 10	5999.33
3	BLOCK 10	5567.56
4	BLOCK 10	4931.34
5	BLOCK 10	4597.59
6	BLOCK 10	4593.07
7	BLOCK 10	4588.55
8	BLOCK 10	4584.03
9	BLOCK 10	4579.51
10	BLOCK 10	4574.99
11	BLOCK 10	4570.47
12	BLOCK 10	4565.95
13	BLOCK 10	4561.43
14	BLOCK 10	4899.10

LOT AREA TABLE		
LOT No.	PHASE | BLOCK	AREA (sq.ft.)
1	BLOCK 11	4551.59
2	BLOCK 11	4581.83
3	BLOCK 11	4582.89
4	BLOCK 11	4583.95
5	BLOCK 11	4585.01
6	BLOCK 11	4586.07
7	BLOCK 11	4587.13
8	BLOCK 11	4588.19
9	BLOCK 11	4589.25
10	BLOCK 11	4590.31
11	BLOCK 11	1639.66
12	BLOCK 11	4591.78
13	BLOCK 11	4592.85
14	BLOCK 11	4593.91
15	BLOCK 11	4594.97
16	BLOCK 11	4783.15

LOCATION MAP
LAREDO, TEXAS
SCALE 1" = 2000'



PLAT NOTES & RESTRICTIONS

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. AVOID PLACING CORNER LOT DRIVEWAYS ON THE SIDE OF THE CORNER CLIP.
4. OWNER SHALL NOT CHANGE 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.
5. THIS SUBJECT PROPERTY IS NOT LOCATED WITHIN THE DESIGNATED 100-YEAR FLOODPLAIN PER FEMA FIRM MAP No. 48479C, PANEL No. 1385C, WITH EFFECTIVE DATE OF APRIL 02, 2008.
6. SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
7. ALL LOT CONFIGURATIONS SHOWN, INCLUDING MINIMUM LOT AREA(S) SHALL MEET DIMENSIONAL STANDARDS OF THE LAND DEVELOPMENT CODE FOR AN R-1A ZONE.
8. ALL IMPROVEMENTS SHALL BE AS PER SUBDIVISION ORDINANCE.
9. GRID COORDINATES: NAD83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE, PROVIDED FOR GENERAL LOCATIVE PURPOSE AND DO NOT REPRESENT OFFICIAL (NGS) CONTROL.
10. LOT 1, BLOCK 7, LOT 1, BLOCK 8, AND LOT 1, BLOCK 9, AND LOT 1, BLOCK 10, ARE UN-BUILDABLE DRAINAGE LOTS.
11. LOTS 1-14, BLOCK 1; LOTS 1 AND 2, BLOCK 4; LOTS 1-5, BLOCK 5; LOTS 8-13, BLOCK 6; LOTS 2-10, BLOCK 7; LOTS 14-25, BLOCK 8; AND LOTS 14-26, BLOCK 9 WILL HAVE SOME SURFACE WATER DRAINING TOWARDS THE BACK OF THE LOT.
12. LOTS 18-20, BLOCK 3; LOTS 20-24, BLOCK 4; LOTS 21-26, BLOCK 5; LOTS 14-27, BLOCK 6; LOTS 2-5, BLOCK 8; LOTS 2 - 13, BLOCK 9; LOTS 2-14 BLOCK 10 WILL RECEIVE SURFACE WATER FROM THE ADJACENT BACK LOTS; 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 ACROSS THE PROPERTY LINE.
13. LOTS 36-42, BLOCK 2; LOTS 18-20, BLOCK 3; LOTS 3-4 AND 20-24, BLOCK 4; LOTS 21-26, BLOCK 5; LOTS 14-27, BLOCK 6; LOTS 11-14, BLOCK 7; LOTS 2-9 AND 14-21, BLOCK 8; LOTS 2-13, BLOCK 9; LOTS 2-14, BLOCK 10; LOTS 1-10 AND 12-16, BLOCK 11; AND LOTS 1-3, BLOCK 12 WILL HAVE LOT GRADING TYPE "A", AS SHOWN ON SHEET 2 OF 2 OF THIS PLAT.
14. LOTS 1-14, BLOCK 1; LOTS 1 AND 2, BLOCK 4; LOTS 1-5, BLOCK 5; LOTS 8-13, BLOCK 6; LOTS 10-22, BLOCK 8; AND LOTS 14-26, BLOCK 9 WILL HAVE LOT GRADING TYPE "B", AS SHOWN ON SHEET 2 OF 2 OF THIS PLAT.
15. THIS PLAT IS SUBJECT TO A CERTIFICATE OF ADJOINING LANDOWNER RUNOFF DISCHARGE AS RECORDED IN VOL. ______, PG. ______, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS.
16. A 6' HIGH BLOCK WALL SHALL BE CONSTRUCTED ALONG THE COMMON BOUNDARY LINE OF THE 20' DRAINAGE EASEMENT AND THE ADJACENT RESIDENTIAL LOTS DURING THE BUILDING PERMIT PHASE. SAID WALL SHALL NOT PREVENT RUNOFF FROM ADJACENT LOTS TO BE DISCHARGED ONTO SAID DRAINAGE EASEMENT.

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CH. DIR.	CH. L.
C1	234.24'	2021.25'	S 15° 03' 23" W	234.11'
C2	55.01'	987.65'	S 18° 17' 53" W	55.00'

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CH. DIR.	CH. L.
C6	40.79'	1107.65'	N 15° 49' 59" E	40.78'
C7	75.37'	2173.66'	N 6° 41' 32" E	75.36'
C8	90.09'	2173.66'	N 4° 30' 42" E	90.08'
C9	89.66'	2173.66'	N 0° 14' 56" W	89.65'
C10	82.29'	2173.66'	N 2° 30' 55" W	82.29'
C11	90.54'	2660.49'	N 7° 06' 47" W	90.53'
C13	96.16'	2800.49'	S 6° 52' 36" E	96.15'
C14	82.69'	2293.66'	S 2° 36' 44" E	82.69'
C15	83.73'	2313.66'	S 2° 36' 56" E	83.72'
C16	110.01'	2293.66'	S 0° 12' 20" E	110.00'
C17	110.01'	2313.66'	S 0° 12' 32" E	110.00'
C18	118.14'	2313.66'	N 3° 51' 19" E	118.13'
C19	212.02'	2293.66'	S 5° 04' 01" W	211.95'
C20	96.98'	2313.66'	N 6° 31' 08" E	96.98'
C21	15.17'	275.00'	N 87° 50' 50" E	15.17'
C22	20.44'	125.00'	N 84° 39' 44" E	20.42'
C23	14.88'	325.00'	S 88° 06' 57" W	14.88'
C24	5.91'	325.00'	S 86° 16' 59" W	5.91'
C25	6.16'	75.00'	S 82° 19' 45" W	6.16'
C26	6.16'	75.00'	S 87° 01' 59" W	6.16'

LEGEND
PROPERTY CORNER
PROPERTY LINE
LOT LINE
EASEMENT LINE
BUILDING SETBACK
GAS LINE
FIR — FOUND IRON ROD
SIR — SET IRON ROD
P.O.B. — POINT OF BEGINNING

100 0 100 200
GRAPHIC SCALE IN FEET

ENGINEER:
MANUEL E. ESCAMILLA, P.E.
TOP SITE CIVIL GROUP, LLC
6262 McPHERSON RD., STE. 206
LAREDO, TEXAS 78041
(956) 725-5057

SURVEYOR:
RICARDO M. VILLARREAL, R.P.L.S.
TOP SITE CIVIL GROUP, LLC
6262 McPHERSON RD., STE. 206
LAREDO, TEXAS 78041
(956) 725-5057

OWNER:
MARTINEZ LAND DEVELOPMENT, LLC
108 EMILIANO
LAREDO, TEXAS 78043

PRELIMINARY PLAT OF
GATOR POINTE SUBDIVISION PHASE 3
PORCION 31 & PORCION 32
CITY OF LAREDO, WEBB COUNTY, TEXAS

PROJECT #:	24.035
FIELD DATE:	GATOR POINT
DRAWN BY:	J.A.M.
APPROVED:	M.E.E.
DATE:	05/22/2025
FILE NAME:	C2.1-Plat.dwg
SCALE:	1"=100'

TOPSITE Civil Group
topsite civil group,llc
engr.# F-22574 surv.#10194686
topsitecivil.com
O (956) 725-5057

1 OF 1

CERTIFICATE OF OWNER:

STATE OF TEXAS §
WEBB COUNTY §

I, ______________________________ THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS: GATOR POINTE SUBDIVISION, PHASE 3 IN COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

______________________ ___/___/___
DATE

GEORGE MARTINEZ
MARTINEZ LAND DEVELOPMENT, LLC

STATE OF TEXAS §
WEBB COUNTY §

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 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 WATER, SEWER SERVICES, 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 OF LAREDO AND WEBB COUNTY COMMISSIONERS COURT.

______________________ ___/___/___
MANUEL E. ESCAMILLA, P.E. No. 100082-TEXAS DATE

STATE OF TEXAS — MANUEL E. ESCAMILLA — 100082 — LICENSED PROFESSIONAL ENGINEER

CERTIFICATE OF SURVEYOR

STATE OF TEXAS:
COUNTY OF WEBB:

I, ____________________, 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 VILLARREAL, R.P.L.S. No. 6242 DATE
TBPLS FIRM REG. NO. 10194686

STATE OF TEXAS — REGISTERED — RICARDO M. VILLARREAL — 6242 — PROFESSIONAL LAND SURVEYOR

PLAT-APPROVAL CITY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS: GATOR POINTE SUBDIVISION, PHASE 3 PREPARED BY MANUEL E. ESCAMILLA REGISTERED PROFESSIONAL ENGINEER No. 100082, 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.

______________________ ___/___/___
RAMON E. CHAVEZ, P.E. DATE
CITY ENGINEER

PLANNING COMMISSION APPROVAL

THIS PLAT OF GATOR POINTE 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 ____________________, 2025.

______________________ ___/___/___
JUAN M. NARVAEZ, P&Z 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 ______ DAY OF________________, 2025. THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

______________________ ___/___/___
VANESSA GUERRA DATE
INTERIM DIRECTOR OF PLANNING DEPARTMENT
CITY OF LAREDO, TEXAS

CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS:
COUNTY OF WEBB:

I, MARGIE RAMIREZ IBARRA, CLERK OF THE COUNTY COURT OF WEBB COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED: ____ DAY OF ______________, 2024, WITH ITS CERTIFICATE OF AUTHENTICATION, HEREIN DESIGNATED AS: GATOR POINTE SUBDIVISION, PHASE 3 S FILED FOR RECORD IN MY OFFICE ON THE ______ DAY OF ________________, 2025, AT _____ O'CLOCK __M, IN VOLUME ____, PAGE _______, OF THE PLAT RECORDS OF SAID COUNTY ON THIS THE ____ DAY OF ___________, 2025.

______________________ ___/___/___
HON. MARGIE RAMIREZ IBARRA DATE
COUNTY CLERK, WEBB COUNTY, TEXAS