

CERTIFICATE OF OWNER

STATE OF TEXAS
COUNTY OF WEBB

I, USCS INDUSTRIAL, the undersigned owner of the land shown on this plat, and designated herein as plat of USCS INDUSTRIAL 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.

Rory Gomezy
United States Cold Storage, Inc.

DATE

STATE OF TEXAS
COUNTY OF WEBB

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THE DAY PERSONALLY APPEARED 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 THE _____ 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 THE PLAT TO THE MATTERS OF STREETS, LOTS, WATER, SEWER AND APPURTENANCES AND DRAINAGE LAYOUT; AND TO THE BEST OF MY KNOWLEDGE THE 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

DATE

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF WEBB

I, ENRIQUE A. MEDA, II, 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. MEDA, II, P.L.S. NO. 5553
Perm Registration # 10717400
101 W. Hilde, Suite # 10
Laredo, Texas, 78041
(956) 724-6423

DATE

PLAT APPROVAL - CITY ENGINEER

I HAVE REVIEWED THE PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS THE SS-PLAT OF USCS INDUSTRIAL, PREPARED BY DANIEL GOMEZ, A REGISTERED PROFESSIONAL ENGINEER, No. 90146, AND DATED THE _____ DAY OF _____, WITH THE LAST REVISION DATED ON _____, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

DIBJO DE LOS SANTOS, P.E.
CITY ENGINEER

DATE

PLANNING COMMISSION APPROVAL

THE PLAT OF _____ 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

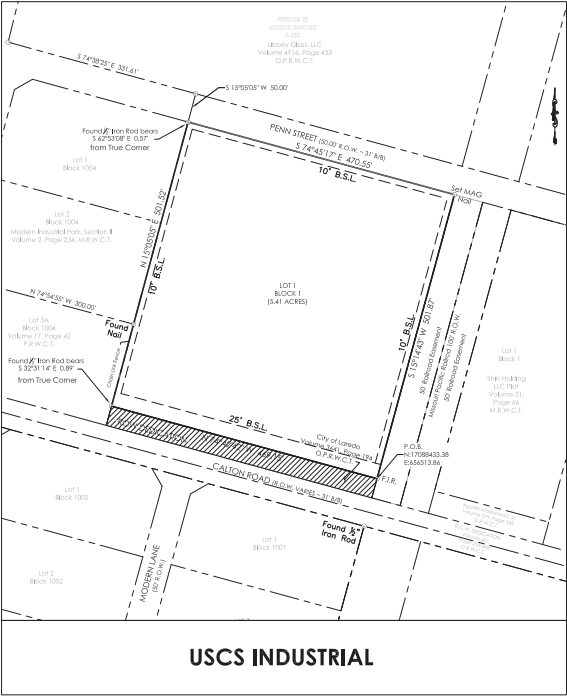
DATE

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, MCP
PLANNING DIRECTOR

DATE

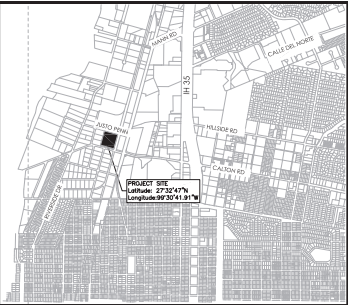
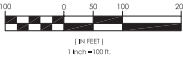


USCS INDUSTRIAL

GENERAL NOTES

1. SIDEWALKS, DRIVEWAYS, AND TREES WILL BE INSTALLED AT THE EXPENSE OF THE BUILDING PERMIT 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 LINES INDICATED ON THE PLAT SHALL BE FOR REFERENCE ONLY. THE SETBACK LINE SHALL BE DETERMINED BY THE CURRENT ZONING DISTRICT IN ACCORDANCE TO SECTION 54.071 OF THE LAREDO LAND DEVELOPMENT CODE.
4. ALL IMPROVEMENTS AS PER SUBDIVISION ORDINANCE.
5. NO ACCESS ALLOWED ALONG CATCH RD.
6. STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH ZONE NAD 1983

GRAPHIC SCALE



VICINITY MAP
SCALE 1" = 2000'

LEGEND

- F.M. FOUND IRON ROD
- F.P. SETBACK ROD (#)
- P.C. FENCE CORNER
- B.S.L. BUILDING SETBACK LINE
- U.A.E. UTILITY AND ACCESS EASEMENT
- D.E. DRAINAGE EASEMENT
- P.O.B. POINT OF BEGINNING

Field Notes

Tract A, being a 5.41 acre tract of land out of a tract of land conveyed by deed to United States Cold Storage, Inc., situated in Portion 26, Agustín Sanchez, Abstract 282 and Survey 1238, E. Garza, Abstract 425, City of Laredo, Webb County, Texas.

Tract A, being a 5.41 acre tract of land out of a tract of land conveyed by deed to United States Cold Storage, Inc., recorded in Volume 1693, Page 232, Official Public Records, Webb County, Texas, situated in Portion 26, Agustín Sanchez, Abstract 282 and Survey 1238, E. Garza, Abstract 425, City of Laredo, Webb County, Texas, and being more particularly described by metes and bounds as follows:

Beginning of a 1/2" iron rod found at the northeast corner of a tract of land conveyed to City of Laredo, recorded in Volume 3641, Page 194, Official Public Records, Webb County, Texas, the west line of a 100' Railroad right of way, the north right of way line of Calton Road, for the southeast corner of the herein described tract.

Thence, along the north right of way of Calton Road, North 74°42'42" West, 469.15 feet, to a point from which a 1/2" iron rod found bears South 32°31'14" East, 0.89 feet from True Corner, at the east line of Lot 3, Block 1004, Republic of Modern Industrial Park, Section II, recorded in Volume 17, Page 42, Plat Records, Webb County, Texas, for the southwest corner of the herein described tract.

Thence, along east line of Modern Industrial Park, Section II, North 19°05'05" East, a distance of 501.52 feet to a point from which a 1/2" iron rod found bears South 62°53'08" East, 0.57 feet from True Corner at the south right of way line of Penn Street, for the northeast corner of the herein described tract.

Thence, along the south right of way line of Penn Street, South 74°45'13" East, 470.55 feet, to a MAG Nail set of the west line of said 100' Railroad right of way, for the northeast corner of the herein described tract.

Thence, along the west line of said 100' Railroad Right of Way, South 13°14'43" West, 501.87 feet, to return and close of the POINT OF BEGINNING of the 5.41 acre tract, more or less.

G.P.S., Texas State Plane Coordinate System, Texas South Zone 4205, NAD83, USPT.

PROPERTY OWNER:

UNITED STATES COLD STORAGE
a new entity Corporation
Laredo, Texas 78045

USCS INDUSTRIAL

PROJECT ENGINEER:



Daniel Gomez Engineering, P.C.
101 W. Hilde, Suite # 10
Laredo, Texas, 78041
149566723.6636 # 9224
Perm Registration # 9224

Date: 07.10.2025
Revision:
Project #: 2512
File Name: USCS-FREE PLAT
Drawn by: DIG
Scale: 1"=100'
SHEET 1