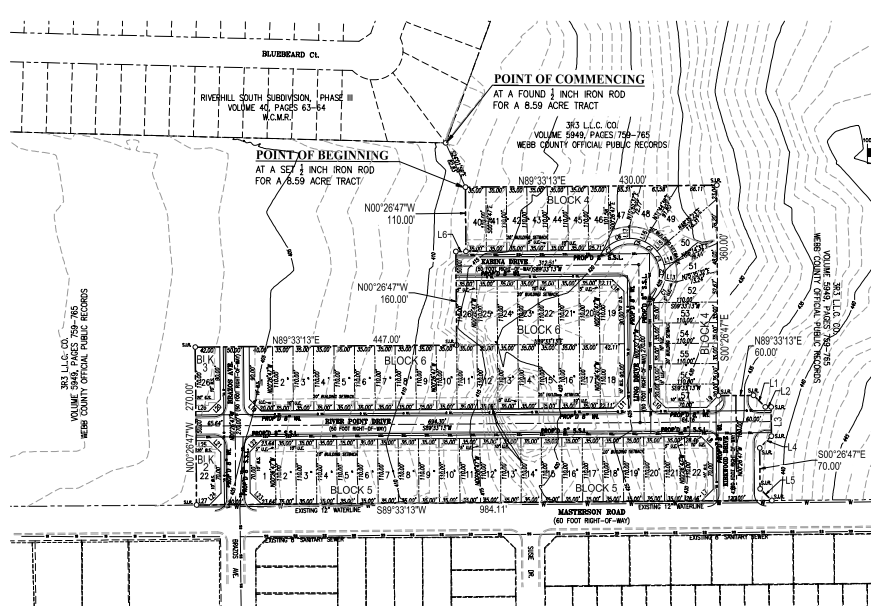


GENERAL NOTES:

N1. Sidewalks, driveways and trees will be installed at the expense of the building permittee in accordance with the Laredo Land Development Code.

N2. The setback lines indicated on the plat shall be for reference only. 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.

LEGEND:

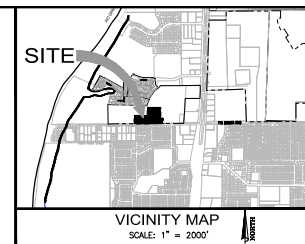
○ SR = SET 1/2" IRON ROD
○ FR = FOUND 1/2" IRON ROD
○ MON = SET CONCRETE MONUMENT

ABBREVIATIONS:

B.S. = BUILDING SETBACK
R.O.W. = RIGHT OF WAY
VOL. = VOLUME
PGS. = PAGES
U.E. = UTILITY EASEMENT
B.F.E. = BASE FLOOD ELEVATION
FF = FINISH FLOOR

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	38.72'	60.00'	37°25'40"	N29°10'28"W	39.00'
C2	26.50'	60.00'	25°04'15"	N2°10'28"W	26.00'
C3	26.50'	60.00'	25°04'15"	N82°14'44"W	26.00'
C4	26.50'	60.00'	25°04'15"	N82°18'58"W	26.00'
C5	27.11'	60.00'	25°04'15"	N77°48'07"W	26.80'
C6	37.58'	60.00'	39°53'00"	S71°18'22"W	36.80'
C7	12.57'	60.00'	17°00'00"	S47°21'51"W	12.54'

Line Table		
Line #	Length	Direction
L1	28.28'	S45°26'47"E
L2	10.00'	N89°33'13"E
L3	50.00'	S5°26'47"E
L4	28.28'	S44°33'13"W
L5	28.28'	S45°26'47"E
L6	17.11'	N89°33'01"E
L7	28.28'	N44°33'13"E
L8	28.28'	S45°26'47"E
L9	28.28'	N44°33'13"E
L10	28.28'	N45°26'47"W
L11	28.28'	S44°33'13"W
L12	4.86'	N89°33'47"E
L13	28.00'	S39°36'25"E
L14	20.00'	N35°17'25"E
L15	20.00'	N82°12'00"E
L16	20.00'	N82°08'54"E
L17	20.00'	N2°45'09"W
L18	28.28'	N89°28'47"W
L19	28.28'	N82°26'47"W
L20	28.28'	S44°33'13"W
L21	28.28'	N45°26'47"W
L22	28.28'	N44°33'13"E
L23	28.28'	N45°26'47"W
L24	28.28'	N44°33'13"E
L25	22.00'	S89°33'13"W
L26	22.00'	S89°33'13"W
L27	22.00'	N89°33'13"E



LEGAL DESCRIPTION

8.59 ACRES

A tract of land containing 8.59 acres of land, more or less, situated in Porcion 36, Abstract 473, Laureano Salinas original grantee same being out of a called 60.2570 acre tract recorded in Volume 5949, Pages 759-765, Webb County Official Public Records and being more particularly described by metes and bounds as follows:

COMMENCING at a found 1/2 inch iron rod at the southeast corner of Riverhill South Subdivision Phase II as recorded in Volume 40, Pages 63-64, Webb County Map Records same being an exterior corner of a 60.2570 acre tract as recorded in Volume 5949, Pages 759-765, Webb County Official Public Records;

THENCE, S 24°01'56" E, a distance of 82.83 feet to a set 1/2 inch iron rod, the POINT OF BEGINNING of the herein described tract;

THENCE, N 89°33'13" E, a distance of 430.00 feet to a set 1/2 inch iron rod, the northeast corner of the herein described tract;

THENCE, S 02°26'47" E, a distance of 360.00 feet to a set 1/2 inch iron rod, a deflection left;

THENCE, N 89°33'13" E, a distance of 60.00 feet to a set 1/2 inch iron rod, a deflection right;

THENCE, S 45°26'47" E, a distance of 28.28 feet to a set 1/2 inch iron rod, a deflection left;

THENCE, N 89°33'13" E, a distance of 10.00 feet to a set 1/2 inch iron rod, a deflection right;

THENCE, S 02°26'47" E, a distance of 50.00 feet to a set 1/2 inch iron rod, a deflection right;

THENCE, S 44°33'13" W, a distance of 28.28 feet to a set 1/2 inch iron rod, a deflection left;

THENCE, S 02°26'47" E, a distance of 70.00 feet to a set 1/2 inch iron rod, a deflection left;

THENCE, S 45°26'47" E, a distance of 28.28 feet to a set 1/2 inch iron rod, a point on the north right-of-way line of Masterston Road (a 60 foot wide right-of-way), the southeast corner of the herein described tract;

THENCE, N 89°33'13" W, along the north right-of-way line of said Masterston Road a distance of 984.11 feet to a set 1/2 inch iron rod, the southwest corner of the herein described tract;

THENCE, N 02°26'47" W, leaving the north right-of-way line of Masterston Road a distance of 270.00 feet to a set 1/2 inch iron rod, the northeast corner of the herein described tract;

THENCE, N 89°33'13" E, a distance of 450.00 feet to a set 1/2 inch iron rod, a deflection left;

THENCE, N 02°26'47" E, a distance of 160.00 feet to a set 1/2 inch iron rod, a deflection right;

THENCE, N 89°33'13" E, a distance of 17.11 feet to a set 1/2 inch iron rod, a deflection left;

THENCE, N 02°26'47" E, a distance of 110.00 feet to return to and close at the POINT OF BEGINNING, containing 8.59 acres of land.

CERTIFICATE OF OWNER

STATE OF TEXAS
COUNTY OF WEBB

I, _____, as _____ of _____ the Owner of the land shown on this Plat, and designated herein as: **RIVER POINT SUBDIVISION, PHASE II**, in the City of Laredo, County of Webb, Texas, and whose name is subscribed hereto, hereby dedicate the use to the public forever all streets, drains, easements and public places therein shown for the purpose and consideration therein expressed.

Signature of Owner/Title _____ 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 (s)he executed the same for the purpose and considerations therein stated.

WITNESS MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC _____ DATE _____

LIEN HOLDER'S CERTIFICATE

This subdivision map is hereby approved and adopted by the undersigned Lien Holder this _____ day of _____, 20____.

By: _____ Title: _____

as an act and deed of _____.

Signature of Bank Officer _____ 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 (s)he executed the same for the purpose and considerations therein stated.

WITNESS MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC _____ 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 of Laredo, Texas.

PRELIMINARY NOT FOR RECORDATION
Victor Gonzalez, P.E. No. 103528 _____ DATE _____

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF WEBB

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this Plat 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 thereon will be properly placed under my supervision.

PRELIMINARY NOT FOR RECORDATION
Francisco Estrada IV, R.P.L.S. No. 5862 _____ DATE _____

PLAT APPROVAL - CITY ENGINEER

STATE OF TEXAS
COUNTY OF WEBB

I have reviewed this Plat identified as: **RIVER POINT SUBDIVISION, PHASE II**, prepared by Victor H. Gonzalez, P.E. No. 103528, and dated the 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. - City Engineer _____ 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 _____ of _____, 20____.

The minutes of meeting reflect such approval.

Vanessa Guerra, A.I.C.P., Planning Director _____ DATE _____

PLANNING COMMISSION APPROVAL

This Plat **RIVER POINT SUBDIVISION, PHASE II**, _____, 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 _____ of _____, 20____.

Daniella Soda Paz, Chairwoman _____ DATE _____

CERTIFICATE COUNTY CLERK

Filed and recorded at _____ O'clock 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 Webb County, do hereby certify that the foregoing instrument dated the _____ day of _____, 20____, with it's certificate of authentication was filed for record in my office on the _____ day of _____, 20____, at _____ O'clock _____, in Volume _____ Page _____ of the Map Records of said County.

Deputy _____ COUNTY CLERK
WEBB COUNTY, TEXAS _____ DATE _____

ENGINEER/SURVEYOR:

SHERFEE ENGINEERING CO.
104 DEL COURT - SUITE 400
LAREDO, TEXAS 78041
(956) 791-3511
T.B.P.E. FIRM REGISTRATION No. F-3132
T.B.P.L.S. FIRM REGISTRATION No. 10099800

DEVELOPER/OWNER:

3R3, LLC
GINGER RICHTER, MANAGER
220 MASTERSON ROAD
LAREDO, TEXAS 78046

PRELIMINARY PLAT

RIVER POINT SUBDIVISION PHASE I

A TRACT OF LAND CONTAINING 8.59 ACRES OF LAND, MORE OR LESS, SITUATED IN PORCION 36, ABSTRACT 473, LAUREANO SALINAS ORIGINAL GRANTEE SAME BEING OUT OF A CALLED 60.2570 ACRE TRACT RECORDED IN VOLUME 5949, PAGES 759-765, WEBB COUNTY OFFICIAL PUBLIC RECORDS

SHEET No. 1 OF 1

DATE: 06/17/2026
REV: 0
SCALE: 1"=100'
FILE: RIVER POINT SUBDIVISION PHASE II
DRAWN: MARIO RODRIGUEZ (DIP-63)
PLAT
PROJECT: 8344.00



**SHERFEE
ENGINEERING
COMPANY, L.L.C.**

104 Del Court
Suite 400
Laredo, Texas 78041
(956) 791-3511