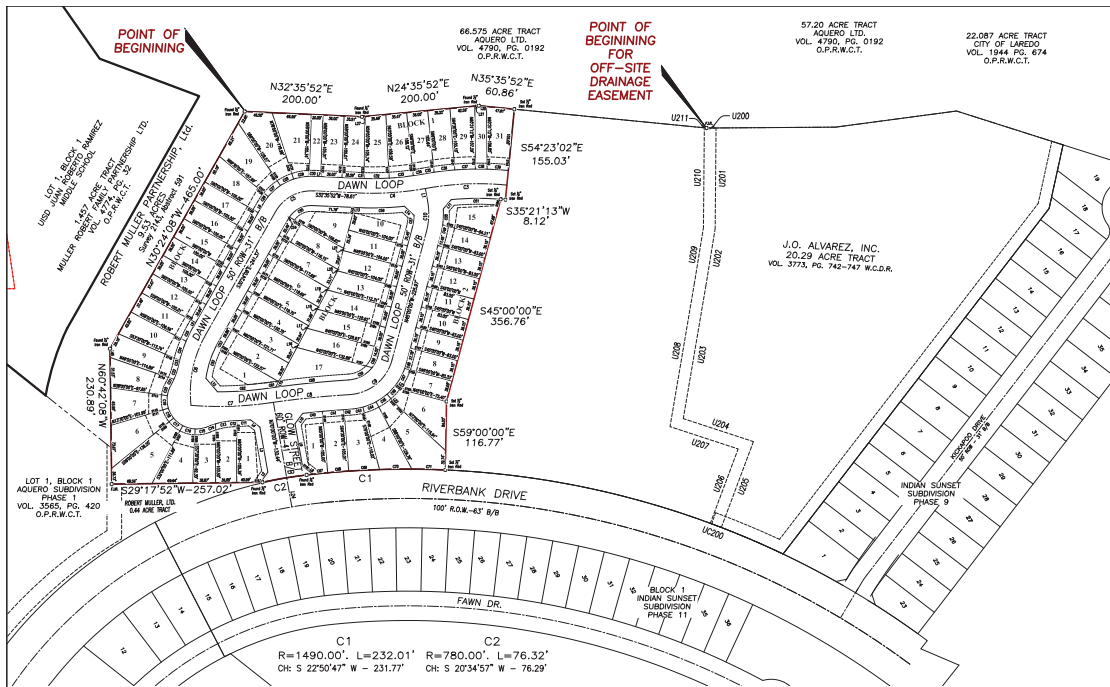




NOTES:

- DRIVERS, SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS, IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
- 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.
- ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
- THE SETBACK SHALL BE DETERMINED BASED ON THIS PLAT DIMENSION ON THE SET BACK TABLE (SEE PAGE 2).
- TO AVOID PLACING CORNER LOT DRIVEWAYS ON THE SIDE OF THE CORNER CLIP, SUCH DRIVEWAYS SHOULD BE ON THE SIDE OF, AND ADJACENT TO THE 5'X5' UTILITY EASEMENT DESIGNATED FOR FUTURE ELECTRICAL PEDESTAL LOCATION.
- 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 OPENING TO ALLOW SURFACE WATER RUNOFF TO CONTINUE.
- 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.
- THIS DEVELOPMENT HAS A CERTIFICATE OF ADJOINING LANDOWNER FOR RUNOFF DISCHARGE RECORDED IN VOLUME _____, PAGES OF THE WEBB COUNTY DEED RECORDS, TEXAS.
- LOTS 22 & 30, BLOCK 1 & LOT 17, BLOCK 3 ARE UNINHABITABLE LOTS (GREEN SPACE AREAS) AND DESIGNED AS A DRAINAGE & UTILITY EASEMENT, NO FENCE SHALL BE PLACED ON TOP OF THE EASEMENT.
- EROSION, SEDIMENT AND STORMWATER CONTROLS ARE REQUIRED FOR ALL LOT CONSTRUCTION, INCLUDING SINGLE-FAMILY, DUPLEX, MULTIFAMILY AND COMMERCIAL PROJECTS, DURING THE BUILDING PERMIT PROCESS. THE LOT OWNER OR BUILDER IS RESPONSIBLE FOR INSTALLING AND MAINTAINING BEST MANAGEMENT PRACTICES (BMPs), TREE PRIOR TO STARTING ANY SITE WORK. WHERE REQUIRED BY LAW, A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) MUST ALSO BE PREPARED AND IMPLEMENTED FOR THE BUILDING PERMIT ACTIVE ACTIVITIES. ALL CONTROLS MUST REMAIN IN PLACE UNTIL THE SITE IS STABILIZED AND PERMANENT VEGETATION IS ESTABLISHED.
- RETAINING WALL WEEP HOLES WILL DRAIN TO LOWER LOTS. LOTS 1-9, BLOCK 3 AND LOTS 5-15, BLOCK 2. LOT OWNERS WILL NOT COVER, BLOCK OR RESTRICT WEEPS HOLES.

LEGAL DESCRIPTION FOR OFF-SITE DRAINAGE EASEMENT
0.3566 ACRE TRACT

A TRACT OF LAND CONTAINING 0.3566 ACRES (15,534 SF), more or less, situated in Survey 2143, Abstract 591, Abel Morgan, Original Grantee, City of Laredo, Webb County, Texas and Parcel 18, Abstract 21, Jose De Bustamante, Original Grantee, City of Laredo, Webb County, Texas, Being all of the 20.29 acre tract, as recorded in Volume 3773, Page 742, Webb County Official Public Records, Webb County, Texas. This 0.3566 Acre tract being more particularly described as follows:

BEGINNING at a 1/2" found iron rod being the most northwest corner of said 20.29 acre tract, THENCE, N 32°03'28" E, a distance of 787.55 FEET, to a 1/2" iron rod, being the TRUE POINT OF BEGINNING;

THENCE, N 29°35'50" E, a distance of 16.26 FEET, to a point, for an exterior corner hereof;

THENCE, S 59°30'05" E, a distance of 171.48 FEET, to a point, for a deflection point hereof;

THENCE, S 50°45'46" E, a distance of 98.49 FEET, to a point, for a deflection point hereof;

THENCE, S 50°21'00" E, a distance of 229.99 FEET, to a point, for an interior corner hereof;

THENCE, N 48°07'32" E, a distance of 125.80 FEET, to a point, for an exterior corner hereof;

THENCE, S 39°30'04" E, a distance of 156.27 FEET, to a point, being on a curve having a radius of 1,490.00 FEET, a chord of S50°40'04"W-20.00 feet, an exterior corner hereof;

THENCE, along said curve an arc length of 20.00 FEET, same being the north right-of-way boundary line of River Bank Drive, to a point, for an exterior corner hereof;

THENCE, N 39°30'04"W, a distance of 135.36 FEET, to a point, for an interior corner hereof;

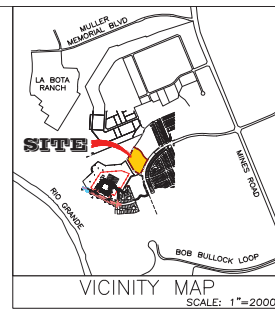
THENCE, S 48°07'32"W, a distance of 122.20 FEET, to a point, for an exterior corner hereof;

THENCE, N 50°21'00"W, a distance of 247.16 FEET, to a point, for a deflection point hereof;

THENCE, N 50°45'46"W, a distance of 96.89 FEET, to a point, for a deflection point hereof;

THENCE, N 59°30'05"W, a distance of 170.03 FEET, to a point, for an exterior corner hereof;

THENCE, N 35°35'52"W, a distance of 3.76 FEET, to a found 1/2" iron rod, same being the POINT OF BEGINNING of this 0.3566 acre tract of land, more or less.



CERTIFICATE OF OWNER

STATE OF TEXAS:
COUNTY OF WEBB:

I, _____ OF _____ AS MANAGER OF _____ A _____ COMPANY, OWNER OF THE LAND SHOWN ON THIS PLAN AND DESIGNATED HEREIN AS _____ IN THE CITY OF LAREDO, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

STATE OF TEXAS: _____ DATE _____
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 CONSIDERATION THEREIN STATED, GIVEN MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2025.

NOTARY PUBLIC IN AND FOR THE _____ TEXAS
MY COMMISSION EXPIRES: _____

LIEN HOLDER CERTIFICATE

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

BY: _____ TITLE: _____
AS AN ACT AND DEED OF _____ (FINANCIAL INSTITUTION)

STATE OF TEXAS: _____ DATE _____
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 CONSIDERATION THEREIN STATED, GIVEN MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2025.

NOTARY PUBLIC IN AND FOR THE _____ 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 FOR THE MATTERS OF LOTS, WATER, SEWER AND APPURTENANCES AND DRAINAGE LAYOUT; 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.

BERNAL F. SLOUGH, P.E. NO. 77981 _____ 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 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.

BERNAL F. SLOUGH, R.P.L.S. No. 5338 _____ DATE _____

PLAT-APPROVAL CITY ENGINEER

I, RAMON E. GIMNEZ, HAVE REVIEWED THIS PLAN OF _____ CITY OF LAREDO, TEXAS, PREPARED BY BERNAL F. SLOUGH, REGISTERED PROFESSIONAL ENGINEER, NO. 77981 AND DATED THE _____ DAY OF _____, 2025, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

ELIJUD DE LOS SANTOS, P.E. CITY ENGINEER DIRECTOR _____ DATE _____

PLANNING COMMISSION APPROVAL

THIS PLAN OF _____ CITY OF LAREDO, 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 PLANNING & ZONING CHAIR _____ DATE _____

ATTESTMENT 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 _____, 2025, THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

VANESSA GUERRA, ACP DIRECTOR OF PLANNING _____ DATE _____

CERTIFICATION OF COUNTY CLERK

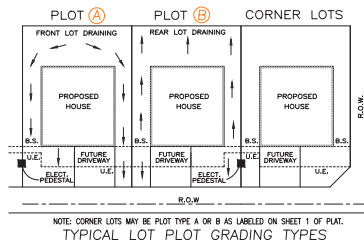
FILED FOR RECORD AT _____ O'CLOCK _____ M. ON THE _____ DAY OF _____, 2025

DEPUTY: _____ COUNTY CLERK: WEBB COUNTY, TEXAS

STATE OF TEXAS:
COUNTY OF WEBB:

I, MARCO R. IBARRA, CLERK OF THE COUNTY CLERK IN AND FOR THE WEBB COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE _____ DAY OF _____, 2025, WITH ITS 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.

DEPUTY: _____ COUNTY CLERK: WEBB COUNTY, TEXAS _____ DATE _____



BUILDING SETBACK TABLES

LINE TABLE			
LINE #	DIRECTION	LENGTH	
L2	N02°46'57"W	21.15	
L3	N70°00'00"W	76.64	
L4	S07°33'51"W	20.34	
L5	N02°46'57"W	6.87	
L6	N02°46'57"W	16.25	
L7	N32°30'00"E	12.85	
L8	N02°32'00"E	25.58	
L9	S70°00'00"E	73.37	
L10	S27°12'31"E	21.87	
L11	S77°02'30"E	26.38	
L12	N09°00'00"E	30.12	
L13	S32°30'00"E	4.85	
L14	S72°54'00"E	23.58	
L15	S32°30'00"E	10.57	
L16	S32°30'00"E	6.87	
L17	S32°30'00"E	5.87	
L18	S32°30'00"E	4.85	
L19	S32°30'00"E	3.36	
L20	N02°30'00"E	3.36	
L21	N02°30'00"E	3.86	
L22	N02°30'00"E	25.85	
L23	N02°30'00"E	18.87	

CURVE TABLE			
CURVE #	LENGTH	RADIUS	CHORD
C1	226.87	1,480.00	S27°52'00"W-236.88
C2	76.32	764.00	N07°34'30"W-76.32
C3	138.85	550.00	N07°37'45"E-138.19
C4	713.21	550.00	S08°04'10"W-112.87
C5	76.87	76.00	S01°00'00"W-75.00
C6	124.87	250.00	S48°17'00"E-122.85
C7	132.57	600.00	N08°00'00"E-134.84
C8	136.18	1,480.00	N04°00'00"E-136.14
C9	88.86	88.00	N04°12'30"W-85.93
C10	53.15	100.00	N07°41'00"W-52.37
C11	23.57	425.00	S07°32'30"W-23.57
C12	5.17	433.00	S37°04'00"E-5.17
C13	35.81	120.00	S00°17'00"W-35.52
C14	13.67	120.00	S00°04'00"E-13.62
C15	22.67	50.00	S19°32'30"E-22.67
C16	22.67	50.00	S09°30'00"W-22.67
C17	26.39	50.00	S09°30'00"W-26.39
C18	18.85	50.00	N07°30'00"E-18.84
C19	21.36	50.00	N06°54'00"E-21.45
C20	18.87	50.00	N07°14'00"E-18.87
C21	11.07	120.00	N03°00'00"E-11.07
C22	25.72	120.00	N04°00'00"E-25.67
C23	8.34	225.00	N48°02'10"W-8.34
C24	34.38	225.00	N48°02'10"W-34.38
C25	26.17	225.00	N07°10'00"E-26.17
C26	16.37	95.00	N07°10'00"E-16.34
C27	28.17	95.00	N12°30'00"W-28.02
C28	23.14	95.00	N03°54'45"E-23.04
C29	27.01	95.00	N19°38'17"E-26.87
C30	7.88	95.00	N07°10'00"E-7.88
C31	11.17	475.00	N07°10'00"E-11.17
C32	42.88	475.00	N08°00'00"E-42.88
C33	41.17	475.00	N04°00'00"E-41.15
C34	18.37	475.00	N07°30'45"E-18.37
C35	18.87	550.00	N04°10'00"E-18.87

CURVE TABLE			
CURVE #	LENGTH	RADIUS	CHORD
C36	25.47	525.00	N07°42'00"E-25.46
C37	25.14	525.00	N07°34'45"E-25.17
C38	20.07	525.00	N07°34'45"E-20.07
C39	26.27	525.00	N07°30'00"E-26.27
C40	18.84	1,585.00	S04°10'00"W-18.84
C41	26.86	1,585.00	S02°27'00"W-26.86
C42	11.26	1,585.00	S08°00'00"W-11.26
C43	21.47	155.00	S07°00'00"W-21.47
C44	24.38	155.00	S08°10'10"W-24.32
C45	22.84	155.00	S04°42'00"E-22.86
C46	23.87	155.00	S17°00'00"E-23.77
C47	20.17	155.00	S23°14'15"W-20.07
C48	8.36	155.00	S42°44'00"E-8.36
C49	18.36	145.00	S48°42'00"E-18.32
C50	27.24	145.00	S07°43'00"E-27.23
C51	84.41	471.18	S09°32'30"W-84.20
C52	58.87	175.00	S42°52'45"E-58.90
C53	71.07	175.00	S37°04'00"E-71.22
C54	3.67	45.00	S09°00'00"E-3.67
C55	45.86	45.00	S03°00'00"W-45.88
C56	78.21	525.00	N04°00'00"E-78.15
C57	21.87	95.00	N01°32'30"W-21.82
C58	22.88	95.00	N03°00'00"E-22.82
C59	46.58	95.00	N07°10'00"E-46.57
C60	15.87	1,585.00	N04°00'00"E-15.88
C61	13.27	1,585.00	N07°00'00"E-13.27
C62	86.31	575.00	N08°00'00"E-86.32
C63	25.47	1,480.00	N48°10'00"E-25.46
C64	35.84	1,480.00	N07°30'00"E-35.84
C65	15.85	1,480.00	N07°10'00"E-15.85
C71	27.08	1,480.00	N07°24'45"E-27.08

UTILITY EASEMENT LINE & CURVE TABLES

LINE TABLE			
LINE #	DIRECTION	LENGTH	
U000	N07°30'00"E	16.26	
U001	S09°30'00"E	171.48	
U002	S07°45'00"E	86.48	
U003	S07°15'00"E	238.89	
U004	N08°00'00"E	125.87	
U005	S30°30'00"E	154.27	
U006	N30°30'00"E	135.35	
U007	S48°00'00"E	122.30	
U008	N07°30'00"E	241.85	
U009	N02°00'00"E	96.38	
U010	N09°30'00"E	170.07	
U011	N03°30'00"E	3.78	

CURVE TABLE			
CURVE #	LENGTH	RADIUS	CHORD
UC000	20.00	1,480.00	S09°40'00"W-20.00

BUILDING SETBACK TABLES

SETBACK LINE TABLE			
LINE #	DIRECTION	LENGTH	
S100	S07°15'00"E	4.86	
S120	N07°00'00"E	40.80	
S131	N07°00'00"E	20.24	
S132	N07°00'00"E	36.34	
S150	S07°00'00"E	26.87	
S153	N07°00'00"E	21.80	
S154	N07°00'00"E	26.87	
S155	N07°00'00"E	18.87	
S156	N07°00'00"E	18.87	
S157	N07°00'00"E	25.87	
S158	N07°00'00"E	25.87	
S159	N07°00'00"E	21.87	
S160	N07°00'00"E	44.87	
S161	N07°00'00"E	41.87	
S162	N07°00'00"E	21.87	
S163	N07°00'00"E	21.87	
S164	N07°00'00"E	21.87	
S165	N07°00'00"E	21.87	
S166	N07°00'00"E	21.87	
S167	N07°00'00"E	21.87	
S168	N07°00'00"E	21.87	
S169	N07°00'00"E	21.87	
S170	N07°00'00"E	21.87	
S171	N07°00'00"E	21.87	
S172	N07°00'00"E	21.87	
S173	N07°00'00"E	21.87	
S174	N07°00'00"E	21.87	
S175	N07°00'00"E	21.87	
S176	N07°00'00"E	21.87	
S177	N07°00'00"E	10.34	
S178	S07°00'00"E	22.87	
S179	S07°00'00"E	20.87	
S180	S48°00'00"E	40.80	
S181	N07°00'00"E	20.84	
S182	N07°00'00"E	18.87	
S183	N07°00'00"E	26.87	
S184	N07°00'00"E	7.87	
S185	N07°00'00"E	8.87	
S186	N07°00'00"E	20.37	
S187	N07°00'00"E	26.87	
S188	N07°00'00"E	20.87	
S189	N07°00'00"E	20.87	

SETBACK LINE TABLE			
LINE #	DIRECTION	LENGTH	
S190	N07°00'00"E	20.87	
S191	N07°00'00"E	20.87	
S192	N07°00'00"E	21.87	
S193	N07°00'00"E	21.87	
S194	N07°00'00"E	21.87	
S195	N07°00'00"E	21.87	
S196	N07°00'00"E	21.87	
S197	N07°00'00"E	21.87	
S198	N07°00'00"E	21.87	
S199	N07°00'00"E	21.87	
S200	N07°00'00"E	21.87	
S201	N07°00'00"E	21.87	
S202	N07°00'00"E	21.87	
S203	N07°00'00"E	21.87	
S204	N07°00'00"E	21.87	
S205	N07°00'00"E	21.87	
S206	N07°00'00"E	21.87	
S207	N07°00'00"E	21.87	
S208	N07°00'00"E	21.87	
S209	N07°00'00"E	21.87	
S210	N07°00'00"E	21.87	
S211	N07°00'00"E	21.87	
S212	N07°00'00"E	21.87	
S213	N07°00'00"E	21.87	
S214	N07°00'00"E	21.87	
S215	N07°00'00"E	21.87	
S216	N07°00'00"E	21.87	
S217	N07°00'00"E	21.87	
S218	N07°00'00"E	21.87	
S219	N07°00'00"E	21.87	
S220	N07°00'00"E	21.87	
S221	N07°00'00"E	21.87	
S222	N07°00'00"E	21.87	
S223	N07°00'00"E	21.87	
S224	N07°00'00"E	21.87	
S225	N07°00'00"E	21.87	
S226	N07°00'00"E	21.87	
S227	N07°00'00"E	21.87	
S228	N07°00'00"E	21.87	
S229	N07°00'00"E	21.87	
S230	N07°00'00"E	21.87	
S231	N07°00'00"E	21.87	
S232	N07°00'00"E	21.87	
S233	N07°00'00"E	21.87	
S234	N07°00'00"E	21.87	
S235	N07°00'00"E	21.87	
S236	N07°00'00"E	21.87	
S237	N07°00'00"E	21.87	
S238	N07°00'00"E	21.87	
S239	N07°00'00"E	21.87	
S240	N07°00'00"E	21.87	
S241	N07°00'00"E	21.87	
S242	N07°00'00"E	21.87	
S243	N07°00'00"E	21.87	
S244	N07°00'00"E	21.87	
S245	N07°00'00"E	21.87	
S246	N07°00'00"E	21.87	
S247	N07°00'00"E	21.87	
S248	N07°00'00"E	21.87	
S249	N07°00'00"E	21.87	
S250	N07°00'00"E	21.87	
S251	N07°00'00"E	21.87	
S252	N07°00'00"E	21.87	
S253	N07°00'00"E	21.87	
S254	N07°00'00"E	21.87	
S255	N07°00'00"E	21.87	
S256	N07°00'00"E	21.87	
S257	N07°00'00"E	21.87	
S258	N07°00'00"E	21.87	
S259	N07°00'00"E	21.87	
S260	N07°00'00"E	21.87	
S261	N07°00'00"E	21.87	
S262	N07°00'00"E	21.87	
S263	N07°00'00"E	21.87	