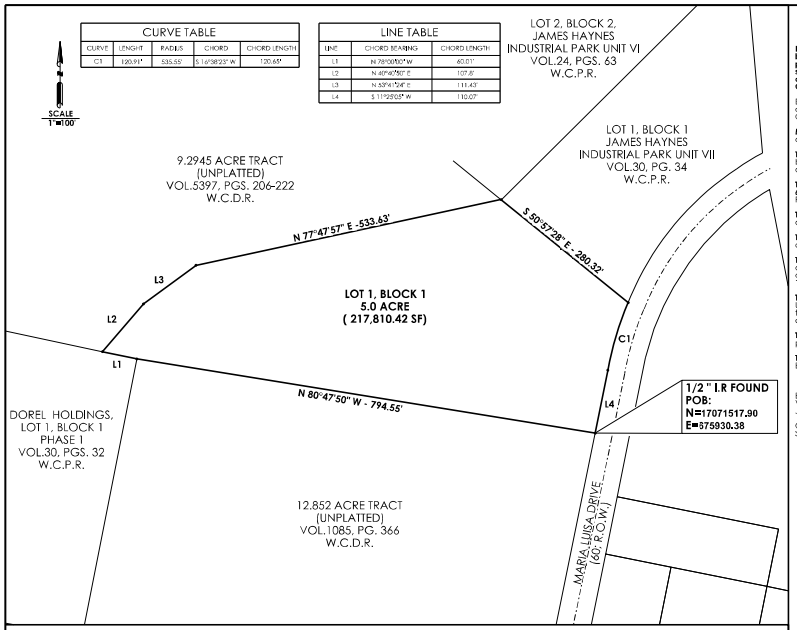
CURVE TABLE				
CURVE	LENGHT	RADIUS	CHORD	CHORD LENGTH
C1	120.91'	535.55'	S 16°38'25" W	120.65'

LINE TABLE		
LINE	CHORD BEARING	CHORD LENGTH
L1	N 78°09'00" W	60.01'
L2	N 40°40'00" E	107.8'
L3	N 53°41'04" E	111.43'
L4	S 11°58'05" W	110.07'

SCALE
1"=100'



LOT 1, BLOCK 1
GONZALEZ-GONZALEZ PLAT
LAREDO, WEBB COUNTY, TEXAS

LEGAL DESCRIPTION

For a 5.00 acre tract of land
being out of an original 54.5 Acre Tract, as conveyed to Haynes, LTD.,
per instrument recorded in Volume 1085, Page 366, Official Public Records of Webb County, Texas
situated in Abstract 3116, Porcion 31, Jose Trevino Original Grantee,
conveyed to GONZALEZ-GONZALEZ REALESTATE, LLC
City of Laredo, Webb County, Texas

Being a 5.00 acre tract of land, out of Abstract 3116, Porcion 31, Jose Trevino Original Grantee tract of land conveyed to GONZALEZ-GONZALEZ REALESTATE, LLC described in deed recorded in Volume 5397, Pages 206-222, Official Public Records, Webb County, Texas, and being more particularly described by metes and bounds as follows, to wit:

Beginning at a ***1/2"iron rod*** found being a point on the west Right-of-Way line of Maria Luisa Drive and the northeast corner of a 12.852 Acre Tract recorded in Volume 1085, Page 366, Webb County Deed Records, and the southeast corner hereof;

Thence, along the north line of said 12.852 Acre Tract, ***North 80 degrees 47 minutes 50 seconds West, 794.55 feet*** to a ***1/2"iron rod*** found, being the northeast corner of Lot 1, Block 1, Dorel Holdings Phase I, recorded in Volume 30, page 32, Webb County Map Records, also being the northwest corner of said 12.852 Acre Tract, and being an exterior corner hereof;

Thence, along the north line of said Lot 1, Block 1, Dorel Holdings Phase I, ***North 79 degrees 00 minutes 50 seconds West, 60.01 feet*** to a ***1/2"iron rod*** set, a point along the south line of a 9.2945 Acre Tract as described in deed recorded in Volume 5397, Pages 206-222, Official Public Records, Webb County, Texas, and being the southwest corner hereof;

Thence, ***North 40 degrees 40 minutes 50 seconds East, 107.80 feet*** along the east line of said 9.2945 Acre Tract to a ***1/2"iron rod*** set and being an exterior corner hereof;

Thence, ***North 53 degrees 41 minutes 24 seconds East, 111.43 feet*** along the east line of said 9.2945 Acre Tract to ***1/2"iron rod*** set and being an exterior corner hereof;

Thence, ***North 77 degrees 47 minutes 57 seconds East, 533.63 feet*** along the east line of said 9.2945 Acre Tract and southwest corner of Lot 1, Block 1, James Haynes Industrial Park Unit VII, recorded in Volume 30, page 34, Webb County Map Records, and southeast corner of Lot 2, Block 2, James Haynes Industrial Park Unit VI, recorded in Volume 24, page 63, Webb County Map Records to a ***1/2"iron rod*** found and being the northwest corner hereof;

Thence, ***South 50 degrees 57 minutes 28 seconds East, 280.32 feet*** along the south line of said Lot 1, Block 1, James Haynes Industrial Park Unit VII, to a ***1/2"iron rod*** found on the west Right-of-Way Line of Maria Luisa Drive being on a non-tangent point of curvature for a curve to the left having a Radius of ***535.55 feet***, a Chord of ***South 16 degrees 38 minutes 23 seconds West, 120.65 feet***, and being the northeast corner hereof;

Thence, along the west Right-of-Way line of Maria Luisa Drive and said curve to the left and arc length of 120.91 feet to a non-tangent point of tangency, to a ***1/2"iron rod*** set and being an interior corner and point of deflection hereof;

Thence, ***South 11 degrees 25 minutes 05 seconds West, 110.07 feet*** along the west Right-of-Way of Maria Luisa Drive to the Point of Beginning and containing 5.00 acres of land, more or less.

Basis of Bearings: A ½"iron rod found at the southwest corner of Lot 1, Block 1, James Haynes Industrial Park Unit VII Plat recorded in Volume 30, page 34, of the Map Records of Webb County, Texas, and a 1/2" iron rod found at the southwest corner of said Lot 1, Block 1, James Haynes Industrial Park Unit VII Plat.

Calculated to be: South 50 degrees 57 minutes 28 seconds East, 280.32 feet Found by GPS observation to be: South 50 degrees 57 minutes 28 seconds East, 280.32 feet.

VICINITY MAP
SCALE 1" = 2000'

NOTES:
1. ALL RESTRICTIONS, CONDITIONS ANO LIMITATIONS IMPOSED BY THE PLAT APPROVAL OF LOTS DEPICTED ON THIS PLAT.
2. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHESIVE 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 PERMITSIN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS:
COUNTY OF WEBB:

I, J. 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 SHOWNTHEREON WERE FOUND OR WILL BE PROPERLY PLACED UNDER MY SUPERVISION.

_____ _____
J. RICARDO SANCHEZ, R.P.L.S. NO. 4232 DATE

SANCHEZ ENGINEERING, INC.
T.B.P.L.S. FIRM REGISTRATION NO. 1011000
P.O. BOX 2654
LAREDO, TEXAS 78044
(956) 723-5578

PLANNING COMMISSION APPROVAL

THIS PLAT OF LOT 1, BLOCK 1, GONZALEZ-GONZALEZ 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.

_____ _____
JUAN M. NARVAEZ JR. DATE
CHAIRMAN

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, AICP. DATE
PLANNING DIRECTOR

PLAT APPROVAL CITY ENGINEER

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

CERTIFICATION OF COUNTY CLERK

FILED OF RECORD AT_____O'CLOCK___M. ON THE_____DAY OF _____ , 2025.

DEPUTY: _____ _____
COUNTY CLERK
WEBB COUNTY, TEXAS

STATE OF TEXAS:
COUNTY OF WEBB:

I_____ , CLERK OF THE COUNTY COURT IN AND FOR THE WEBB COUNTY, DO HEREBY CERTIFY THAT THE FORGOING 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.

_____ _____
COUNTY CLERK
WEBB COUNTY, TEXAS

STATE OF TEXAS:
COUNTY OF WEBB:

I XXXXXXXXX , THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS LOT 1, BLOCK 1, GONZALEZ-GONZALEZ 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 THEREON 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 _____, 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: _____

LIEN HOLDER CERTIFICATE

THIS 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_____
FALCON INTERNATIONAL BANK
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

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.

STATE OF TEXAS
RICARDO RAMOS
87027
LICENSED PROFESSIONAL ENGINEER

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

LOT 1, BLOCK 1
GONZALEZ-GONZALEZ PLAT
LAREDO, WEBB COUNTY, TEXAS

PRELIMINARY

DO-RITE ENGINEERING, LLC
311 IturbideLAREDO, TX 78040
TEL (956)286-2496
www.doRite-engrs.com
TEXAS FIRM REGISTRATION NO. 20695

REVISED: 03/05/2025

GONZALEZ-GONZALEZ
REALSTATE,LLC
269 N. CEYLON STREET
EAGLE PASS, TEXAS 78852

SHEET 1 OF 1