

City of Laredo

REGULAR MEETING AGENDA

Thursday, September 4, 2025

6:00 PM

**City of Laredo City Hall
City Council Chambers
1110 Houston Street
Laredo, Texas 78040**

Planning & Zoning Commission

City Of Laredo
Planning & Zoning Commission
Council Chambers
1110 Houston St.
Laredo, Texas 78040
September 4, 2025
6:00 P.M.

1. Call to Order

2. Roll Call

3. Pledge of Allegiance

4. Consider Approval Of Minutes Of:

4A Regular Meeting of August 21, 2025

[25-P&Z-230](#)

5. Citizen Comments

Citizens are required to fill out a witness card and submit it to a City Planner, or designee, no later than 5:45 p.m. and identify themselves at the microphone. Comments are limited to three (3) minutes per speaker. No more than three (3) persons will be allowed to speak on any side of an issue. Should there be more than three (3) people who wish to speak on a particular issue, they need to select not more than three (3) representatives to speak for them and the presiding officer may limit the public comments further in the interest of an orderly meeting. Speakers may not pass their minutes to any other speaker. Comments should be relevant to City business and delivered in a professional manner. No derogatory remarks will be permitted.

6. Review and Consideration Of The Following Master Plan:

6A Review of the revision to the North Laredo Industrial Park Masterplan. The intent is industrial. The purpose of this revision is to add Phase VII.

[25-P&Z-231](#)

PL-192-2025
District VII – Cm. Vanessa Perez & Extra-Territorial Jurisdiction (ETJ)

7. Consideration Of The Following Preliminary Plats And Replats:

7A Preliminary consideration of the plat of North Industrial Park, Phase VII. The intent is industrial. [25-P&Z-232](#)

PL-193-2025
Extra-Territorial Jurisdiction (ETJ) & District VII – Cm. Vanessa Perez

- 7B** Preliminary consideration of the replat of Lot 9, Block 1, San Isidro Monarch Subdivision, Unit V into Lots 9A & 9B, Block 1, San Isidro Monarch Subdivision, Unit V, and the granting of a variance to reduce the minimum width requirement of a primary access easement from 50 feet to 24 feet, and the paving section from 30 feet to 24 feet (Section 3-2 – Subdivision Ordinance). The intent is commercial. [25-P&Z-234](#)

PL-191-2025
District VI – Cm. Dr. David Tyler King

- 7C** Preliminary consideration of the plat of Lot 8, Block 4, Felix Vela Estate Subdivision, Unit 1. The intent is residential. [25-P&Z-235](#)

PL-183-2025
Extra-Territorial Jurisdiction (ETJ)

8. Consideration of The Following Final Plats And Replats:

- 8A** Final consideration of the plat of Embarcadero Southeast Quadrant, Phase 8. The intent is commercial. [25-P&Z-237](#)

PL-186-2025
District VII – Cm. Vanessa Perez

- 8B** Final consideration of the plat of Embarcadero Southeast Quadrant, Phase 9. The intent is commercial. [25-P&Z-238](#)

PL-187-2025
District VII – Cm. Vanessa Perez

- 8C** Final consideration of the replat of Lots 1 & 2, Block 1229, Eastern Division into Lots 1A & 2A, Block 1229, Eastern Division. The intent is residential. [25-P&Z-239](#)

PL-195-2025
District IV – Cm. Ricardo “Rick” Garza

- 8D** Final consideration of the replat of Tract 7, Laredo Ranchettes into Lots 7A-7D, Laredo Ranchettes. The intent is residential. [25-P&Z-240](#)

PL-190-2025
Extra-Territorial Jurisdiction (ETJ)

9. Consideration Of An Extension To Following Final Plats And Replats:

- 9A** Consideration of a six (6) month extension to the final plat approval of the plat of N.D. Hachar Industrial Park, Phase 4. The intent is industrial. The request is to extend the scheduled expiration date from October 20, 2025 to April 20, 2026. [25-P&Z-243](#)

PL-185-2025
District VII – Cm. Vanessa Perez

- 9B** Consideration of a six (6) month extension to the final plat approval of the replat of Southern Development Industrial Park, Unit I & 20.71 acres of an Unplatted Tract into Southern Development Unit I, Midtown Commercial Plaza. The intent is commercial. The request is to extend the scheduled expiration date from September 16, 2025 to March 16, 2026. [25-P&Z-242](#)

PL-189-2025
District III – Cm. Melissa R. Cigarroa

10. Adjournment

This notice was posted at the municipal government office, 1110 Houston St, Laredo , Texas, at a place convenient and readily accessible to the public at all times. Said notice was posted Thursday, August 28, 2025 by 6:00 P.M.

City of Laredo

Planning & Zoning Commission

Meeting Date: 9/4/2025
Ordinance 4A

Public Hearing and Recommendation of an

**CITY OF LAREDO
PLANNING AND ZONING COMMISSION**

MEETING MINUTES OF AUGUST 21, 2025

The City of Laredo Planning and Zoning Commission convened in regular session open to the public at 6:00 p.m. on Thursday, August 21, 2025, in the City Council Chambers at City Hall, 1110 Houston Street, considered the following:

COMMISSIONERS PRESENT:

Daniela Sada Paz, Chair

Hector “Tito” Garcia

Rolando Cazares

Cindy E. Cantu

Jerry Garza

(Arrived 6:06 p.m.)

Regina Portillo

(Arrived 6:06 p.m.)

Adolfo Martinez

COMMISSIONERS EXCUSED:

Michael Barron

(Excused)

Council District V

(Vacant)

STAFF PRESENT:

Vanessa Guerra, Planning Director

Deidre Garcia, Planner

Laura Garza, Planner

Stephanie Prado, Planner

Vanessa Fresnillo, Planner

Amber Holmes, Assistant City Attorney

Ruben Dominguez, Fire Department

Albert Quintanilla, Assistant Traffic Director

OTHERS PRESENT:

Eduardo Martinez

Dana Vital

Gustavo Guerrero

Maribel Garcia

Annabella Ramirez

Wayne Nance

Tommy Gutierrez

Carlos Valencia

Edith Guerrero

Michael J. Puig

Paul Elliut

Rodolfo Sepulveda

Federico Serna

Mario Casillas, Jr.

1. CALL TO ORDER

Chair Sada Paz called the Planning and Zoning Commission meeting to order at 6:03 p.m.

2. ROLL CALL

Vanessa Guerra, Planning Director, called roll and confirmed a quorum was present.

MOTION: Commissioner Cazares made a motion to excuse the Commissioner(s) not present.

Second:	Commissioner Garcia
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

3. PLEDGE OF ALLEGIANCE

4. ELECTION OF OFFICERS:

A. Election of Vice-Chair

MOTION: Commissioner Garcia made a motion to appoint Commissioner Barron as Vice Chairman of the Planning & Zoning Commission.

Second:	Commissioner Cazares
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

5. CONSIDER APPROVAL OF MINUTES OF:

A. Regular Meeting of August 7, 2025

MOTION: Commissioner Cantu made a motion to approve the minutes of August 7, 2025.

Second:	Commissioner Cazares
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

6. CITIZEN COMMENTS

None.

7. PUBLIC HEARING AND RECOMMENDATION OF AN ORDINANCE:

- A. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 1, Block 1 EMTZ Plat, located at 20847 FM 1472, from AG (Agricultural District) to M-1 (Light Manufacturing District).**

ZC-058-2025

District VII

Laura Garza, Planner, provided a brief overview on the item.

Staff Recommendation: Staff supports the proposed zone change.

Eduardo Martinez, Owner, informed the Commission he was in favor of the proposed zone change.

Commissioner Garza arrived at 6:06 p.m.

MOTION: Commissioner Martinez made a motion to close the public hearing, support Staff recommendation and approve the item.

Second:	Commissioner Garcia
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

Commissioner Portillo arrived at 6:07 p.m.

- B. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a special use permit for oil and/or gas extractions (well site A) on approximately 4.39 acres, as further described by metes and bounds in “Exhibit 1”, located north of State Highway 255 and east of FM 1472.**

ZC-059-2025

District VII

Deidre Garcia, Planner, provided a brief overview on the item.

Staff Recommendation: Staff supports the proposed special use permit.

If approved, Staff suggest the following conditions:

1. The Special Use Permit is issued to Kimmeridge Texas Gas, LLC, and may only be transferred upon application to and with the express permission of the City Council.
2. The Special Use Permit is restricted to site plan, as per Exhibit “1”, which is made part hereof for all purposes.
3. The Special Use Permit is restricted to the drilling procedure description, Exhibit “10”, which is made part hereof for all purposes.
4. The Special Use Permit must abide by statements in letter, Exhibit “11”, which is made part of hereof for all purposes.
5. The Special Use Permit shall comply with all fire code requirements including the location and treatment of the premises.
6. The Special Use Permit shall comply with all rules and regulations of the Laredo Land Development Code, Section 24-73: Oil and Gas Extraction & Production Specific Use Zoning Overlay District and Permit Requirements.
7. The Special Use Permit shall be subject to an annual inspection.
8. The use authorized by the special use permit is required to abide by all relevant municipal codes.

Rafael Reniu, Representative, informed the Commission he was in favor of the proposed special use permit.

MOTION: Commissioner Garcia made a motion to close the public hearing, support Staff recommendation and approve the item.

Second:	Commissioner Cantu
In Favor:	7
Opposed:	0
Abstained:	0

Motion Carried Unanimously

C. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a special use permit for oil and/or gas extractions (well site B) on approximately 4.39 acres, as further described by metes and bounds in “Exhibit 1”, located north of State Highway 255 and east of FM 1472.

ZC-060-2025

District VII

Deidre Garcia, Planner, provided a brief overview on the item.

Staff Recommendation: Staff supports the proposed special use permit.

If approved, Staff suggest the following conditions:

1. The Special Use Permit is issued to Kimmeridge Texas Gas, LLC, and may only be transferred upon application to and with the express permission of the City Council.
2. The Special Use Permit is restricted to site plan, as per Exhibit “1”, which is made part hereof for all purposes.
3. The Special Use Permit is restricted to the drilling procedure description, Exhibit “10”, which is made part hereof for all purposes.
4. The Special Use Permit must abide by statements in letter, Exhibit “11”, which is made part hereof for all purposes.
5. The Special Use Permit shall comply with all fire code requirements including the location and treatment of the premises.
6. The Special Use Permit shall comply with all rules and regulations of the Laredo Land Development Code, Section 24-73: Oil and Gas Extraction & Production Specific Use Zoning Overlay District and Permit Requirements.
7. The Special Use Permit shall be subject to an annual inspection.
8. The use authorized by the special use permit is required to abide by all relevant municipal codes.

MOTION: Commissioner Martinez made a motion to close the public hearing, support Staff recommendation and approve the item.

Second:	Commissioner Cantu
In Favor:	7
Opposed:	0
Abstained:	0

Motion Carried Unanimously

D. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 20.29 acres, as further described by metes and bounds on attached Exhibit A, located north of River Bank Drive and west of Kickapoo Drive, from R-2 (Multi-Family Residential District) to R-1B (Single Family High Density District).

ZC-061-2025

District VII

Stephanie Prado, Planner, provided a brief overview on the item.

Staff Recommendation: Staff supports the proposed zone change.

Dana Vital, Howland Engineering, informed the Commission she was in favor of the proposed zone change.

MOTION: Commissioner Martinez made a motion to close the public hearing, support Staff recommendation and **approve** the item.

Second:	Commissioner Cazares
In Favor:	7
Opposed:	0
Abstained:	0

Motion Carried Unanimously

E. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a special use permit for a restaurant serving alcohol on Lot 5, Block 1, Trautmann M & I Subdivision located at 8601 McPherson Road.

ZC-063-2025

District VI

Deidre Garcia, Planner, provided a brief overview on the item.

Staff Recommendation: Staff **supports** the proposed special use permit.

If approved, Staff suggest the following conditions:

1. The Special Use Permit is issued to Evelyn M Cenicerros Mojica, and may only be transferred upon application to and with the express permission of the City Council.
2. The Special Use Permit is restricted to site plan, as per Exhibit A, which is made part hereof for all purposes.
3. The hours of operation shall be limited to, from Sunday to Thursday 11:00am to 12:00am (midnight) and Friday to Saturday 11:00am to 1:00am.
4. Lighting of property shall be screened to avoid adverse impact on adjacent residential neighborhoods.
5. Landscaping shall be provided in accordance with the City of Laredo Land Development Code.
6. The owner shall provide an opaque fence or wall of not less than 7 (seven) feet in height along any side or rear property lines in which abut or adjoin property containing a residential use or residential zoning district. Apartment complexes, residential condominiums or residential townhomes shall be similarly screened irrespective of which zoning district they occur in.
7. Establishments must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
8. Signage shall be consistent with the City's Sign Ordinance and TABC rule or regulation.
9. Off-street parking shall be provided in accordance with the City of Laredo Land Development Code.
10. The site plan submitted does not identify an outdoor patio. However, with or without an outdoor patio, there shall not be any outdoor speaker or outdoor music that is perceptible to any property adjoining the subject property.

11. At all times the restaurant is open to the public for business, it shall continually maintain and serve food from its full-service menu.
12. The restaurant shall not exceed the "Occupant Load" as set forth in the Certificate of Occupancy with Occupant Load.
13. The restaurant shall, during all hours of operation, maintain, free from obstruction or impediment to full instant use in the case of fire or other emergency, all exit accesses, exits or exit discharges.
14. The restaurant shall undergo an annual Fire Inspection.
15. All permits, licenses, certifications and inspections required by the codes and ordinances of the City of Laredo shall be kept up to date and current including but not limited to:
 - a. Food Manager License (annual),
 - b. Food Handler's Permit (annual),
 - c. Certificate of Occupancy with Occupant Load. Occupant Load being the approved capacity of a building or portion thereof.
16. Owner shall comply with, Building, Health, Safety, and all applicable codes and regulations as required.
17. The restaurant shall maintain and comply with the BLUE Gun Sign regulations as per TABC (not exceed the required alcohol sales percentage).
18. The restaurant shall provide the City of Laredo, Building Development Services Department with a copy of the current TABC License to include but not limited to any renewals or amendments as they occur.
19. A business entity, which has been granted a SUP, is required to report (on a form approved by the Building Official of designee) any change in the entity's ownership status which occurs by virtue of the transfer of a majority of its stock or a majority of its membership interest to the City of Laredo Building Services Building Official or designee. Any change in ownership interest shall be deemed a transfer of the business and shall require Council approval of the transfer of the existing SUP.
20. Failure to comply (# 19 condition) above, shall render the existing SUP null, void and of no force or effect.
21. The use authorized by the special use permit is required to abide by all relevant municipal codes.

Gustavo Guerrero, Representative, informed the Commission he was in favor of the proposed special use permit and agreed with all the comments.

Maribel Garcia, informed the Commission she was in favor of the item and provided a brief explanation as to how the restaurant will be operating.

Commissioner Garza stepped out of the meeting at 6:26 p.m.

Commissioner Garza stepped back into the meeting at 6:27 p.m.

MOTION: Commissioner Martinez made a motion to close the public hearing, support Staff recommendation and **approve** the item.

Second: Commissioner Portillo

In Favor: 7
Opposed: 0
Abstained: 0

Motion Carried Unanimously

- F. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 1, West ½ of Lot 2, and North 8.85 feet of the alley of Block 889, Eastern Division, located at 1601 Garfield Street, from R-1 (Single Family Residential District) to B-1 (Limited Business District).**

ZC-064-2025

District III

Laura Garza, Planner, provided a brief overview on the item.

Staff Recommendation: Staff supports the proposed zone change.

MOTION: Commissioner Garcia made a motion to close the public hearing, support Staff recommendation and approve the item.

Second: Commissioner Cantu
In Favor: 7
Opposed: 0
Abstained: 0

Motion Carried Unanimously

- G. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 1, and the west 1/3 varas of Lot 2, Block 1086, Eastern Division, located at 1901 Chihuahua Street, from R-O (Residential/Office District) to B-1 (Limited Business District).**

ZC-065-2025

District III

Deidre Garcia, Planner, provided a brief overview on the item.

Staff Recommendation: Staff does not support the proposed zone change.

Annabella Ramirez, the representative, informed the Commission she was in favor of the proposed zone change. She explained the owner's plans were for light commercial uses, such as a daycare center.

MOTION: Commissioner Garcia made a motion to close the public hearing, support Staff recommendation and deny the item.

Second:	Commissioner Portillo
In Favor:	6
Opposed:	1 Commissioner Garza
Abstained:	0

Motion Carried

H. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 34.821 acres, as further described by metes and bounds on attached Exhibit A, located west of Beltway Parkway and west of Expansion Drive, from AG (Agricultural District) to M-1 (Light Manufacturing District).

ZC-066-2025

District VII

Laura Garza, Planner, provided a brief overview on the item.

Staff Recommendation: Staff supports the proposed zone change.

Wayne Nance, Porras Nance Engineering, informed the Commission he was in favor of the proposed zone change.

MOTION: Commissioner Garza made a motion to close the public hearing, support Staff recommendation and approve the item.

Second:	Commissioner Cantu
In Favor:	7
Opposed:	0
Abstained:	0

Motion Carried Unanimously

I. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 2.044 acre tract, as further described by metes and bounds on attached Exhibit A, located south of Shiloh Drive and east of Snow Falls Drive, from R-1 (Single Family Residential District) to B-1 (Limited Business District).

ZC-067-2025

District VI

Laura Garza, Planner, provided a brief overview on the item.

Staff Recommendation: Staff supports the proposed zone change.

Tommy Gutierrez, informed the Commission of his opposition on the proposed zone change and provided a brief explanation.

Ruben Dominguez, Fire Department explained a second 25-foot access easement will be placed to meet fire code.

MOTION: Commissioner Cantu made a motion to close the public hearing, support Staff recommendation and approve the item.

Second:	Commissioner Garcia
In Favor:	6
Opposed:	1 Commissioner Garza
Abstained:	0

Motion Carried

- J. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a special use permit amendment for a restaurant serving alcohol on Lot 3, Block 1, Del Mar North Filing No. 1 Subdivision, located at 7718 McPherson Road, Suite 106.**

ZC-069-2025

District V

Stephanie Prado, Planner, provided a brief overview on the item.

Staff Recommendation: Staff supports the proposed special use permit.

1. The Special Use Permit is issued to Carlos Valencia/La Parroquia, and may only be transferred upon application to and with the express permission of the City Council.
2. The Special Use Permit is restricted to 2,348 square feet located within Suite 106, as per Exhibit A, which is made part hereof for all purposes.
3. TO BE DELETED: The hours of operation shall be limited to, from Monday to Sunday, from 8:00 a.m. to 3:00 p.m. 3. TO BE ADDED: The hours of operation shall be limited to, from Monday to Sunday, from 8:00 a.m. to 12:00 a.m. (midnight)
4. Lighting of property shall be screened to avoid adverse impact on adjacent residential neighborhoods.
5. Landscaping shall be provided in accordance with the City of Laredo Land Development Code.
6. The owner shall provide an opaque fence or wall of not less than 7 (seven) feet in height along any side or rear property lines which abut or adjoin property containing a residential use or residential zoning district. Apartment complexes, residential condominiums or

residential townhomes shall be similarly screened irrespective of which zoning district they occur in.

7. Establishments must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
8. Signage shall be consistent with the City's Sign Ordinance and TABC rule or regulation.
9. Off-street parking shall be provided in accordance with the City of Laredo Land Development Code.
10. There shall be no ground vibrations created or sustained on the site which are perceptible without instruments at any point on any property adjoining the subject property. Any outdoor music shall be at the decibel levels stated in the City of Laredo Code of Ordinances, Article XI, Noise Nuisances.
11. At all times the restaurant is open to the public for business, it shall continually maintain and serve food from its full-service menu.
12. The restaurant shall not exceed the "Occupant Load" as set forth in the Certificate of Occupancy with Occupant Load.
13. The restaurant shall, during all hours of operation, maintain, free from obstruction or impediment to full instant use in the case of fire or other emergency, all exit accesses, exits or exit discharges.
14. The restaurant shall undergo an annual Fire Inspection.
15. All permits, licenses, certifications and inspections required by the codes and ordinances of the City of Laredo shall be kept up to date and current including but not limited to: a. Food Manager License (annual), b. Food Handler's Permit (annual), c. Certificate of Occupancy with Occupant Load. Occupant Load being the approved capacity of a building or portion thereof.
16. Owner shall comply with, Building, Health, Safety, and all applicable codes and regulations as required.
17. The restaurant shall maintain and comply with the BLUE Gun Sign regulations as per TABC (not to exceed the required alcohol sales percentage).
18. The restaurant shall provide the City of Laredo, Building Development Services Department with a copy of the current TABC License to include but not limited to any renewals or amendments as they occur.
19. A business entity, which has been granted an SUP, is required to report (on a form approved by the Director of Building Services) any change in the entity's ownership status which occurs by virtue of the transfer of a majority of its stock or a majority of its membership interest to the City of Laredo Building Services Director. Any change in ownership interest shall be deemed a transfer of the business and shall require Council approval of the transfer of the existing SUP.
20. Failure to comply (#19 condition) above, shall render the existing SUP null, void and of no force or effect.
21. The approval of the special use permit does not guarantee the issuance of the building permit.
22. The use authorized by the special use permit is required to abide by all relevant municipal codes.

Carlos Valencia, Restaurant's Chef, informed the Commission he was in favor of the proposed special use permit to extend hours of operation.

MOTION: Commissioner Cantu made a motion to close the public hearing, support Staff recommendation and approve the item.

Second: Commissioner Cazares
In Favor: 7
Opposed: 0
Abstained: 0

Motion Carried Unanimously

8. CONSIDERATION OF THE FOLLOWING FINAL PLATS AND FINAL REPLATS:

Chair Sada Paz requested a motion to hear Items 8A and 8B together.

MOTION: Commissioner Cantu made a motion to hear Items 8A and 8B together.

Second: Commissioner Martinez
In Favor: 7
Opposed: 0
Abstained: 0

Motion Carried Unanimously

Vanessa Fresnillo, Planner, read Items 8A and 8B into the record.

A. Final consideration of the plat of USCS Industrial. The intent is industrial.

PL-182-2025

District VII – Councilmember Vanessa Perez

Staff Recommendation: Staff approves the item.

B. Final reconsideration of the plat of Vista Verde Subdivision, Phase 1. The intent is residential.

PL-181-2025

District I – Councilmember Gilbert Gonzalez

Staff Recommendation: Staff approves the item.

MOTION: Commissioner Garcia made a motion to approve Items 8A and 8B.

Second: Commissioner Martinez
In Favor: 7

Opposed: 0
Abstained: 0

Motion Carried Unanimously

9. CONSIDERATION OF MODEL SUBDIVISION COMPLIANCE:

A. Consideration of Model Rule Subdivision Compliance of the plat of Parkview at Century South Park Subdivision, Phase I. The intent is residential.

PL-184-2025

District I – Councilmember Gilbert Gonzalez

Staff Recommendation: Staff approves the item.

Vanessa Fresnillo, Planner, provided a brief overview on the item.

MOTION: Commissioner Martinez made a motion to approve the item.

Second: Commissioner Garcia
In Favor: 7
Opposed: 0
Abstained: 0

Motion Carried Unanimously

10. ADJOURNMENT:

MOTION: Commissioner Cantu made a motion to adjourn the meeting at 7:04 p.m.

Second: Commissioner Cazares
In Favor: 7
Opposed: 0
Abstained: 0

Motion Carried Unanimously

Vanessa Guerra, AICP, MPA
Planning Director

Daniella Sada Paz, Chair
Planning & Zoning Commission

City of Laredo

Planning & Zoning Commission

Meeting Date: 9/4/2025

Master Plan Consideration 6A

SUBJECT

Review of the revision to the North Laredo Industrial Park Masterplan. The intent is industrial. The purpose of this revision is to add Phase VII.

PL-192-2025

District VII - Cm. Vanessa Perez & Extra-Territorial Jurisdiction (ETJ)

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

APPLICANT: North Laredo Industrial Park, Ltd.

ENGINEER: Top Site Civil Group, LLC

SITE: This approximately 1,579-acre tract of land is located north of Beltway Parkway and west of Interstate Highway 35 (IH-35). The zoning for this masterplan development is M-1 (Light Manufacturing District) and a portion is located in the Extra-Territorial Jurisdiction (ETJ). This tract is located in District VII - Cm. Vanessa Perez.

COMMITTEE RECOMMENDATION

N/A

STAFF RECOMMENDATION

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Clearly identify and delineate the floodplain boundaries as portions of the floodplain are not shown.
2. Clearly identify the roadways in Phase VII (7) by labeling the proposed street name(s).
3. Update the street names in Phases IV (4) and V (5) to match the names established in their respective recorded plats.
3. Clearly identify the subdivision lines between Lots 2 and 3, Block 2, and Lots 6 and 4, Block 2, in Phase VII (7).
5. Revise the Phase VII (7) to ensure a logical and sequential numbering of lots in Block 2. Lots should be numbered consecutively and assigned to new block numbers, where there is a clear break in layout or continuity, to maintain consistency within the phase.

6. Provide corner clips.
7. Update the drawing date of the masterplan as it is currently dated 6.27.2023.
8. Provide the recording information of the phases that have already been platted.
9. Coordinate with the Texas Department of Transportation (TX-DOT) to ensure the connections to the future Hachar-Reuthinger Roadway will be aligned with the proposed plans.
10. Submit a master plan revision to the City of Laredo Building Development Services GIS Division within 10 days of Planning and Zoning Commission approval in a geo-referenced CAD file (Section 2-3.2 (a) 4 - Subdivision Ordinance).

Traffic Safety:

1. Identify existing and proposed streets to provide better comments (As per Subdivision Ordinance Handbook, Chapter II).
2. Show streets ROW's (As per Viva Laredo Future Thoroughfare Plan, Subdivision Ordinance Handbook, Section 3-2: Streets and Alleys)
3. Submit a TIA (As per Land Development Code Section 24.62.8)
4. Avoid Street jogs with centerline effect of less than 300 feet (As per Subdivision Ordinance Handbook, Chapter III Section 3-2, F).

5. Proposed street of Phase 7 is not align to Street "B"
Subdivision Ordinance Handbook Section 3-2: Streets and Alleys
Streets in a subdivision shall:

- (a) Provide for the continuation of appropriate projection of existing principal streets in surrounding areas; or
 - (b) Conform to a plan for the neighborhood to meet a particular situation where topographical or other conditions make continuance or conformance to existing streets impracticable.
- L. The system of streets designated for the subdivision, except in unusual cases, must connect with streets already dedicated in adjacent subdivisions; and where adjacent connections are not platted, must in general be the reasonable projection of streets in the nearest subdivided tracts, and must be continued to the boundaries of the tract subdivided, so that other sub-dividers may connect therewith. Reserve strips of land controlling access to or egress from other property from any street or alley or having the effect of restricting or damaging the adjoining property for subdivision purposes or which will not be taxable or accessible for special improvements shall not be permitted in any subdivision unless such reserve strips are conveyed to the City in fee simple.

Fire:

1. Fire hydrants are required every 30ft for commercial development. (Ordinance 2012-O-183, IFC 2018 Section 507.5.) (Where required fire hydrants shall be required along public and private streets at every 300 feet of commercial development).
2. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and

turnaround provisions in accordance with Table D103.4 (120 dt. Hammerhead, 96 foot cul-de-sac, 60 foot Y)

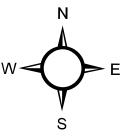
Engineering: No comments submitted.
Environmental: No comments submitted.
Parks & Leisure: No comments submitted.
Water & Utilities: No comments submitted.
WEBB County App: No comments submitted.
AEP Engineers: No comments submitted.
U.I.S.D.: No comments submitted.
L.I.S.D.: No comments submitted.
AT&T: No comments submitted.

NOTICE TO THE DEVELOPER:

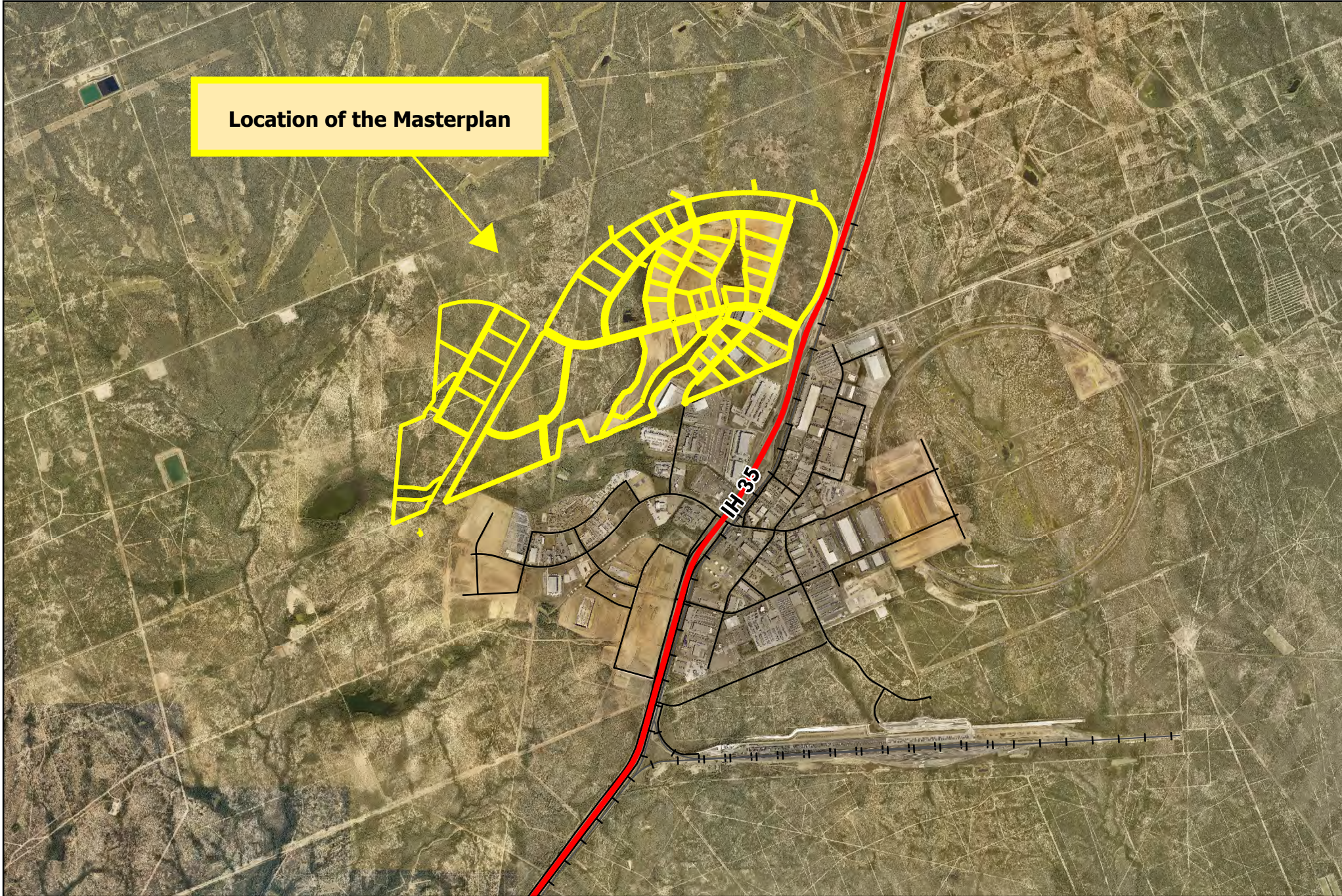
Planning:

1. Only the utility easements within the plat boundaries are subject to change prior to plat recordation due to revisions by the utility companies.
2. All comments set forth are preliminary comments and not an exhaustive list. Additional comments may be added prior to final plat approval.

AERIAL LOCATION MAP

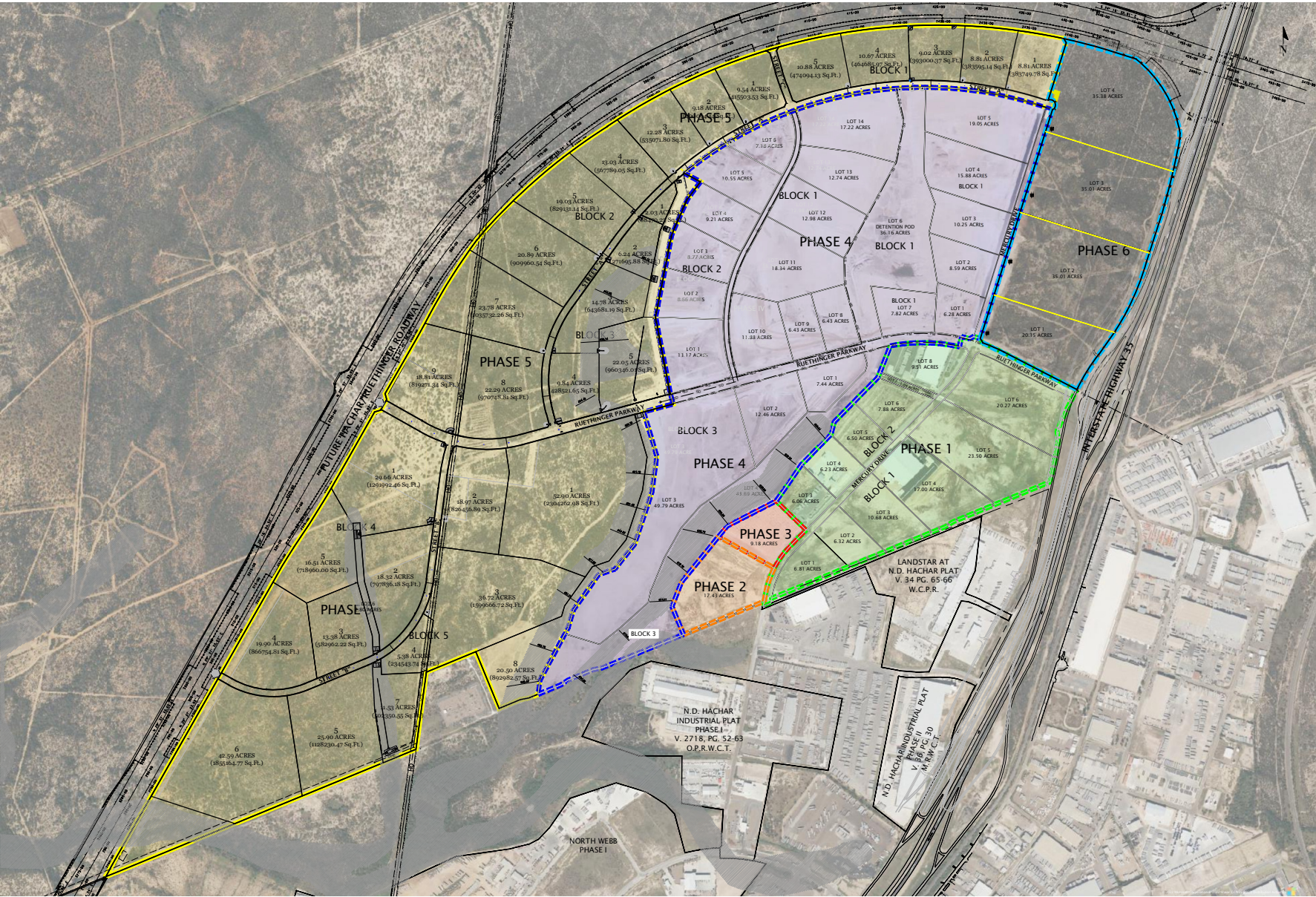


Location of the Masterplan



CURRENT MASTERPLAN

APPROVED BY P&Z ON 11-16-2023



OWNER:
NORTH LAREDO INDUSTRIAL PARK
LAREDO, TEXAS 78045

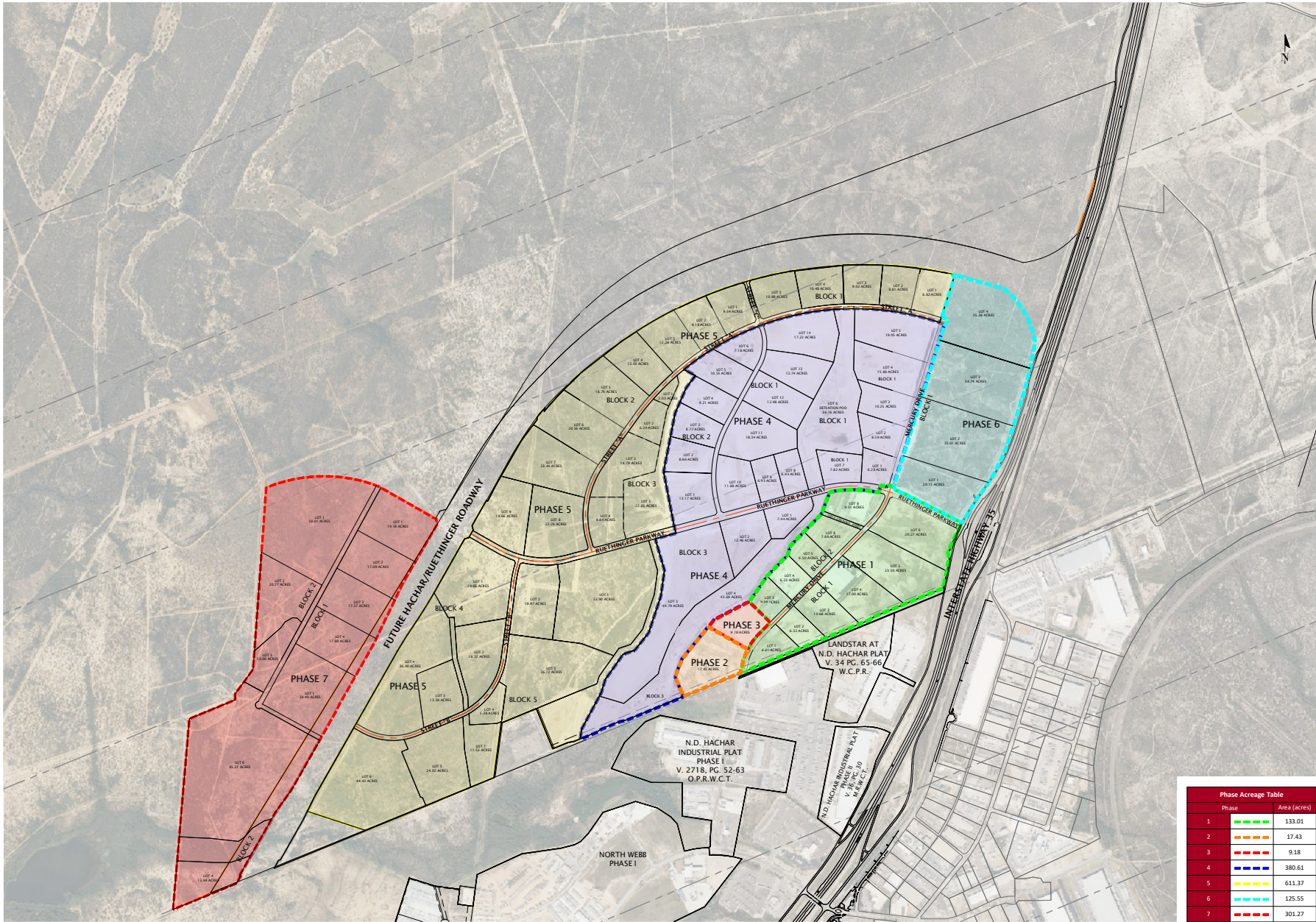
NORTH LAREDO INDUSTRIAL PARK MASTERPLAN

PROJECT #	11-16-2023
FILED DATE	11/16/2023
OWNER BY	11/16/2023
APPROVED BY	11/16/2023
DATE	11/16/2023
FILED NAME	11-16-2023
SCALE	1"=100'

TOPSITE
Civil Group
6162 McPherson Road Ste 206
Laredo, TX 78045
map # 11-16-2023
P19901 725-1057

C.1.0

REVISION SUBMITTED



Phase Acreage Table		
Phase		Area (acres)
1	---	133.01
2	---	17.43
3	---	9.18
4	---	380.61
5	---	611.37
6	---	125.55
7	---	301.27

OWNER:
NORTH LAREDO INDUSTRIAL PARK
LAREDO, TEXAS 78045

NORTH LAREDO INDUSTRIAL PARK
MASTERPLAN

PROJECT #	---
FILED DATE	8/8/11
DRAWN BY	REV. 11
APPROVED BY	8/8/11
DATE	8/27/2011
FILE NAME	Masterplan Layout.pdf, Rev. 11 (7/2/2011)
SCALE	1"=100'

TOPSITE
Civil Group

City of Laredo

Planning & Zoning Commission

Meeting Date: 9/4/2025

Preliminary Plats and Replats 7A

SUBJECT

Preliminary consideration of the plat of North Industrial Park, Phase VII. The intent is industrial.

PL-193-2025

Extra-Territorial Jurisdiction (ETJ) & District VII - Cm. Vanessa Perez

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

APPLICANT: North Laredo Industrial Park, LTD

ENGINEER: Top Site Civil Group, LLC

SITE: This 301.66-acre tract of land is located west of Interstate Highway 35 (I-35) and northwest of Evolution Loop. The zoning for this 10-lot development is M-1 (Light Industrial). This tract is located in District VII - Cm. Vanessa Perez and a major portion is in the Extra-Territorial Jurisdiction (ETJ).

COMMITTEE RECOMMENDATION

N/A

STAFF RECOMMENDATION

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Clearly identify and delineate the floodplain boundaries as portions of the floodplain are not shown, and provide the Base Flood Elevations (BFEs).
2. Clearly identify the roadways by labeling the right-of-way (ROW) width and the proposed street names in accordance with subdivision standards.
3. Clearly identify the subdivision lines between Lots 2 and 3, Block 2, and Lots 6 and 4, Block 2.
4. Revise the plat to ensure a logical and sequential numbering of lots in Block 2. Lots should be numbered consecutively and assigned to new block numbers, where there is a clear break in layout or continuity, to maintain consistency within the phase.
5. Provide corner clips.
6. Clearly identify the lot dimensions on the drawing (bearings and distances).

7. Identify the city limit line on the drawing.
8. The Vicinity Map scale is incorrect. It must be drawn at one-inch equals 2000 feet.
9. Provide plats notes.
10. Revise the P&Z Chair's name to reflect "Daniella Sada Paz" on the Planning Commission Approval certificate block.
11. Revise the City Engineer's name to reflect "Eluid De Los Santos" on the Plat Approval certificate block.
12. Coordinate with the Environmental Department and comply with the vegetative buffering requirements of the Land Development Code as first- and second-order streams impact portions of this tract (Section 24-57, Land Development Code).
13. A major portion of this tract is undergoing the annexation process and is subject to completion of annexation and execution of annexation agreement and service plan.
14. Identify all easements.
15. All improvements as per the Subdivision Ordinance.

Traffic Safety:

1. Identify existing and proposed streets to provide better comments (As per Subdivision Ordinance Handbook, Chapter II).
2. Show streets ROW's (As per Viva Laredo Future Thoroughfare Plan, Subdivision Ordinance Handbook, Section 3-2: Streets and Alleys)
3. Submit a TIA (As per Land Development Code Section 24.62.8)
4. Avoid Street jogs with centerline effect of less than 300 feet (As per Subdivision Ordinance Handbook, Chapter III Section 3-2, F).
5. Proposed street of Phase 7 is not align to Street "B"
Subdivision Ordinance Handbook Section 3-2: Streets and Alleys
Streets in a subdivision shall:
 - (a) Provide for the continuation of appropriate projection of existing principal streets in surrounding areas; or
 - (b) Conform to a plan for the neighborhood to meet a particular situation where topographical or other conditions make continuance or conformance to existing streets impracticable.L. The system of streets designated for the subdivision, except in unusual cases, must connect with streets already dedicated in adjacent subdivisions; and where adjacent connections are not platted, must in general be the reasonable projection of streets in the nearest subdivided tracts, and must be continued to the boundaries of the tract subdivided, so that other sub-dividers may connect therewith. Reserve strips of land controlling access to or egress from other property from any street or alley or

having the effect of restricting or damaging the adjoining property for subdivision purposes or which will not be taxable or accessible for special improvements shall not be permitted in any subdivision unless such reserve strips are conveyed to the City in fee simple.

Fire:

1. Fire hydrants are required every 30ft for commercial development. (Ordinance 2012-O-183, IFC 2018 Section 507.5.) (Where required fire hydrants shall be required along public and private streets at every 300 feet of commercial development).

2. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4 (120 dt. Hammerhead, 96 foot cul-de-sac, 60 foot Y) (If off-site access easement will be used as emergency access road to meet turnaround requirements it will need to be minimum 20 feet wide and be an all-weather road).

Medina Electric:

1. Provide a plat note with the following: Medina Electric Cooperative, Inc. is hereby dedicated easements and rights-of-way for electric distribution infrastructure and service facilities in the areas designated on this plat as "Electric Easement", "Utility Easement", "Anchor Easement", "Overhang Easement", "Aerial Easement", "Service Easement", "Transformer Easement", "Easement & Setback" and all areas designated as private roadways, for the purpose of constructing, reconstructing, rephrasing, repairing, operating, maintaining, relocating and replacing said infrastructure, within said easement areas, together with the right of ingress and egress over grantor's adjacent land for the purpose of accessing said infrastructure and service facilities, along with the right to remove from said lands, all trees or parts thereof, or other obstructions which endanger or interfere with the efficiency of said electric infrastructure and service facilities. No buildings or permanent structures, concrete slabs or walls will be placed within said easement areas.

Engineering: No comments submitted.

Environmental: No comments submitted.

Parks & Leisure: No comments submitted.

Traffic Safety: No comments submitted.

Water & Utilities: No comments submitted.

WEBB County App: No comments submitted.

AEP Engineers: No comments submitted.

U.I.S.D.: No comments submitted.

L.I.S.D.: No comments submitted.

AT&T: No comments submitted.

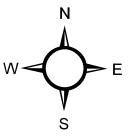
NOTICE TO THE DEVELOPER:

Planning:

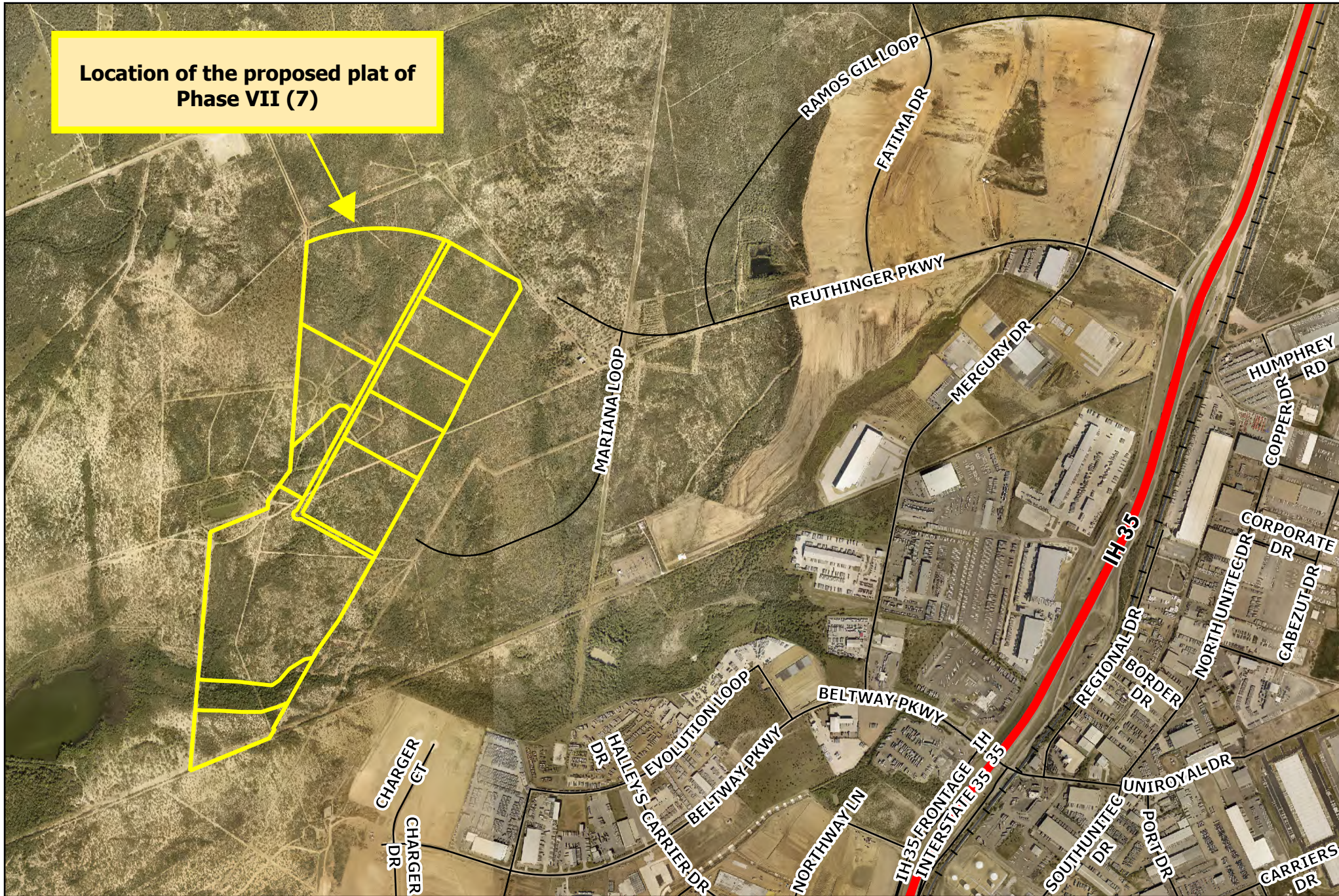
1. Only the utility easements within the plat boundaries are subject to change prior to plat recordation due to revisions by the utility companies.

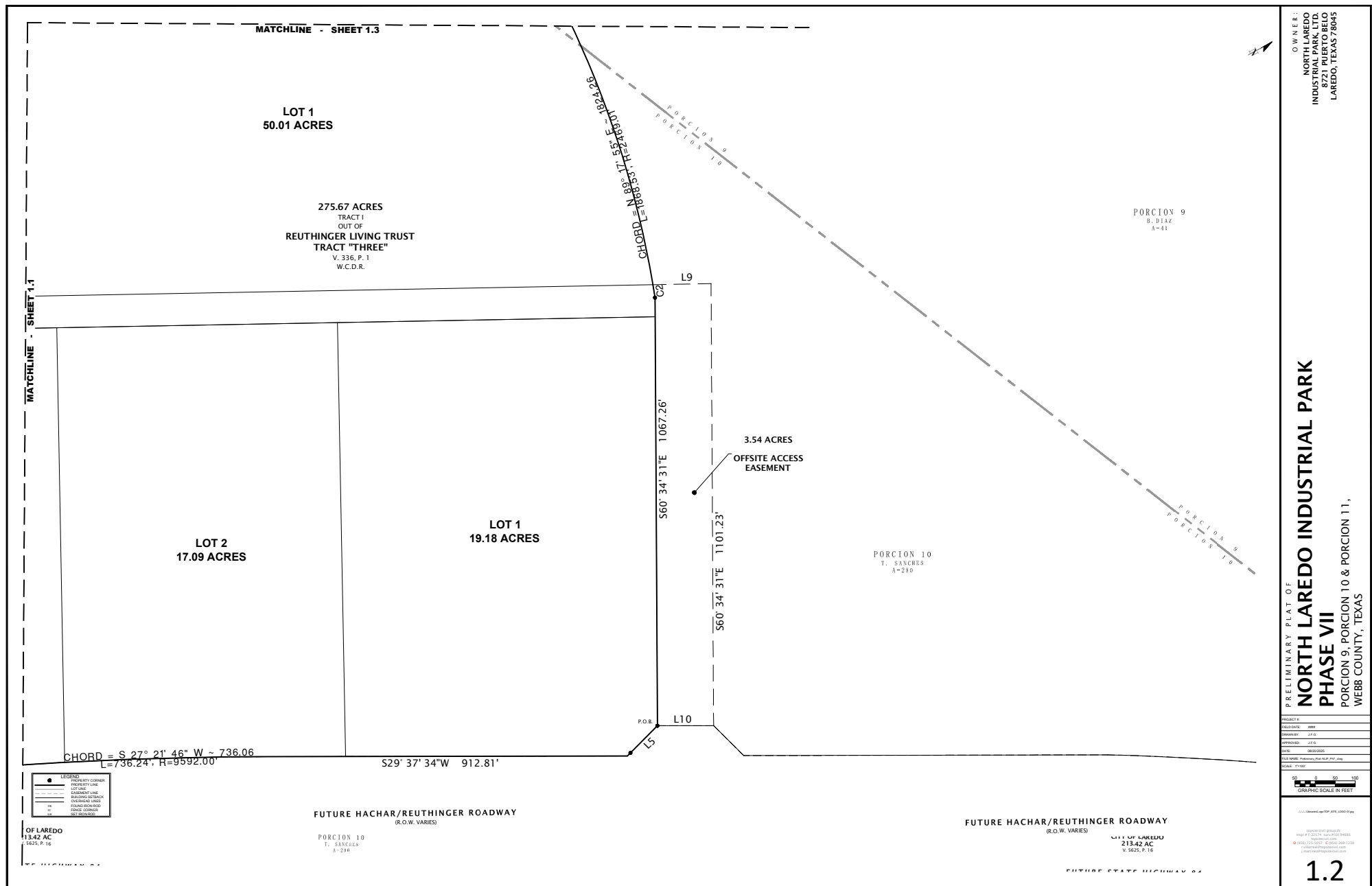
2. All comments set forth are preliminary comments and not an exhaustive list. Additional comments may be added prior to final plat approval.

AERIAL LOCATION MAP



Location of the proposed plat of
Phase VII (7)





CERTIFICATE OF OWNER:
STATE OF TEXAS §
WEBB COUNTY §

I, _____, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS: NORTH LAREDO INDUSTRIAL PARK, PHASE VII IN COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOR HIGHWAY, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

NORTH LAREDO INDUSTRIAL PARK
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.

RICARDO M. VILLARREAL, P.E. No. 101308 TEXAS

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 ____ DAY OF _____, 2025, AT ____ O'CLOCK ____ A.M. IN VOLUME ____ PAGE ____ OF THE PLAT RECORDS OF SAID COUNTY ON THIS THE ____ DAY OF _____, 2025.

RICARDO M. VILLARREAL, R.P.L.S. No. 6242
TBP.LS FIRM REG. NO. 10194686

LEGAL DESCRIPTION
OFFSITE ACCESS EASEMENT
3.54 ACRE TRACT

A TRACT OF LAND CONTAINING 3.54 ACRES, MORE OR LESS, SITUATED IN PORCION 10, WEBB COUNTY, TEXAS AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH DIAMETER IRON ROD SET FOR THE SOUTHEAST CORNER ALONG THE NORTH LAREDO INDUSTRIAL PARK, PHASE VII, OUT OF A CERTAIN TRACT OF LAND CONVEYED TO REUTHINGER LIVING TRUST DESIGNATED AS TRACT "THREE", RECORDED IN VOLUME 336, PAGES 01, WEBB COUNTY DEED RECORDS, AND ALONG THE FUTURE HACHAR/REUTHINGER ROADWAY RIGHT-OF-WAY HEREOF;

THENCE, N 60° 34' 31" W AT 1067.26 FEET ALONG THE COMMON BOUNDARY LINE OF SAID NORTH LAREDO INDUSTRIAL PARK, PHASE VII, TO A NON-TANGENTIAL POINT OF CURVATURE, HEREOF;

THENCE, CONTINUING WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2469.01', ALONG CHORD DIRECTION OF N 69° 23' 55" W, A CHORD LENGTH OF 32.54', ALONG AN ARC LENGTH OF 32.54 FEET TO A POINT OF NON-TANGENCY HEREOF;

THENCE, N 28° 42' 31" E, AT 145.00 FEET TO A POINT OF DEFLECTION, HEREOF;

THENCE, S 60° 34' 31" E, AT 1101.23 FEET TO A POINT OF DEFLECTION, HEREOF;

THENCE, S 29° 37' 33" W AT 140.00 FEET TO THE POINT OF BEGINNING OF THIS TRACT OF LAND CONTAINING 3.54 ACRES (154,129.7375 S.F.), MORE OR LESS.

REMAINING PORTION OF
REUTHINGER LIVING
TRUST
TRACT "THREE"
V. 336, P. 01
W.C.D.R.

PLAT-APPROVAL CITY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS: NORTH LAREDO INDUSTRIAL PARK, PHASE VII, PREPARED BY RICARDO M. VILLARREAL, REGISTERED PROFESSIONAL ENGINEER NO. 101308, AND DATED THE ____ DAY OF _____, 2025, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

RAMON E. CHAVEZ, P.E.
CITY ENGINEER

PLANNING COMMISSION APPROVAL

THIS PLAT OF NORTH LAREDO INDUSTRIAL PARK 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.
P&Z 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
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 _____, 2025, WITH ITS CERTIFICATE OF AUTHENTICATION, HEREIN DESIGNATED AS: NORTH LAREDO INDUSTRIAL PARK, § FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 2025, AT ____ O'CLOCK ____ A.M. IN VOLUME ____ PAGE ____ OF THE PLAT RECORDS OF SAID COUNTY ON THIS THE ____ DAY OF _____, 2025.

HON. MARGIE RAMIREZ IBARRA
COUNTY CLERK, WEBB COUNTY, TEXAS

LEGAL DESCRIPTION
NORTH LAREDO INDUSTRIAL PARK, PHASE VII
301.66 ACRE TRACT

A TRACT OF LAND CONTAINING 301.66 ACRES, MORE OR LESS, OUT OF THAT CERTAIN TRACT OF LAND CONVEYED TO REUTHINGER LIVING TRUST DESIGNATED AS TRACT "THREE", RECORDED IN VOLUME 336, PAGES 01, WEBB COUNTY DEED RECORDS, SITUATED IN PORCIONES 9, 10 AND 11, WEBB COUNTY, TEXAS AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH DIAMETER IRON ROD SET FOR THE NORTHEAST CORNER HEREOF;

THENCE, S 15° 21' 25" E, AT 106.10 FEET FOR A DEFLECTION CORNER, AT NON-TANGENTIAL POINT OF CURVATURE, HEREOF;

THENCE, CONTINUING WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 9,592.00', ALONG CHORD DIRECTION OF S 27° 21' 48" W, A CHORD LENGTH OF 736.24', ALONG AN ARC LENGTH OF 736.06 FEET TO A POINT OF NON-TANGENCY HEREOF;

THENCE, S 28° 57' 40" W AT 1,738.05 FEET FOR A POINT OF DEFLECTION, HEREOF;

THENCE, S 29° 37' 33" W AT 70.01 FEET FOR A POINT OF DEFLECTION, HEREOF;

THENCE, S 29° 37' 33" W AT 916.67 FEET FOR A DEFLECTION CORNER HEREOF;

THENCE, S 35° 15' 05" W AT 459.07 FEET FOR A DEFLECTION CORNER HEREOF;

THENCE, S 29° 37' 33" W AT 1,200.18 FEET FOR A DEFLECTION CORNER HEREOF;

THENCE, N 67° 42' 29" E AT 32.97 FEET FOR A DEFLECTION CORNER HEREOF;

THENCE, S 29° 49' 11" W AT 146.56 FEET FOR A DEFLECTION CORNER HEREOF;

THENCE, S 67° 39' 36" W AT 1,115.02 FEET TO A POINT ON AN FENCE HEREOF;

THENCE, N 04° 53' 29" E AT 3,115.17 FEET CONTINUING ALONG SAID FENCE, A FENCE CORNER POST FOR A DEFLECTION CORNER HEREOF;

THENCE, N 67° 35' 43" E AT 805.01 FEET CONTINUING ALONG SAID FENCE, TO A FENCE CORNER POST, HEREOF;

THENCE, N 00° 12' 11" E AT 98.18 FEET CONTINUING ALONG SAID FENCE, TO A FENCE CORNER POST, HEREOF;

THENCE, N 36° 16' 05" E AT 492.59 FEET CONTINUING ALONG SAID FENCE, TO A FENCE CORNER POST, HEREOF;

THENCE, N 04° 09' 17" E AT 2965.81 FEET CONTINUING ALONG SAID FENCE, A FENCE CORNER POST AT NON-TANGENTIAL POINT OF CURVATURE HEREOF;

THENCE, CONTINUING WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 2469.01', ALONG CHORD DIRECTION OF N 89° 17' 55" E, A CHORD LENGTH OF 1824.26', ALONG AN ARC LENGTH OF 1868.53 FEET TO A POINT OF NON-TANGENCY HEREOF;

THENCE, S 60° 34' 31" E AT 1067.26 FEET TO THE POINT OF BEGINNING OF THIS TRACT OF LAND CONTAINING 301.66 ACRES (131,403,833.799 S.F.), MORE OR LESS.



LEGEND	
●	PROPERTY CORNER
—	PROPERTY LINE
—	RIGHT-OF-WAY LINE
—	BOUNDARY LINE
—	BOUNDARY SETBACK
—	OVERHEAD LINES
—	EXISTING ROAD
—	EXISTING CORNER
—	EXISTING BOUNDARY

PORCION 9
B. DIAZ
A-11

Curve Table				
#	Length	Radius	Delta	Ch. Di.
1	30.54	2463.01	80.7862	30.54

Line Table		
#	Direction	Length
L5	S15° 21' 25"E	106.78
L6	N67° 42' 29"E	32.97
L7	S29° 49' 11"W	146.78
L8	N00° 12' 11"E	96.78
L9	N09° 42' 31"E	146.78
L10	N09° 27' 32"E	146.78

City of Laredo

Planning & Zoning Commission

Meeting Date: 9/4/2025

Preliminary Plats and Replats 7B

SUBJECT

Preliminary consideration of the replat of Lot 9, Block 1, San Isidro Monarch Subdivision, Unit V into Lots 9A & 9B, Block 1, San Isidro Monarch Subdivision, Unit V, and the granting of a variance to reduce the minimum width requirement of a primary access easement from 50 feet to 24 feet, and the paving section from 30 feet to 24 feet (Section 3-2 - Subdivision Ordinance). The intent is commercial.

PL-191-2025

District VI - Cm. Dr. David Tyler King

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

APPLICANT: Texas Hearing and Balance Centers, LLC

ENGINEER: Victor J. Linares, P.E.

SITE: This 1.4-acre tract of land is located on Medical Loop and is adjacent to North Central Park Trail. The zoning for this 2-lot development is B-3 (Community Business District). This tract is located in District VI - Cm. Dr. Tyler King.

COMMITTEE RECOMMENDATION

N/A

STAFF RECOMMENDATION

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Staff does not support the variance. As an alternative, provide a shared driveway so that Lots 9A and 9B directly access medical loop.
2. Identify the AEP easement on the plat drawing, as identified in Vol. 5791, Pg. 627, Webb County Official Public Records.
3. Remove Plat Note No. 8, as this is not for single family residential use.
4. Remove Plat Note No. 3, regarding the R.O.W owned by Webb County.
5. Revise Plat Note No. 6 by removing the reference to the Webb County Model Subdivision Rules.

6. Correct the vicinity map scale to 1" = 2000'.
7. Remove the date of plat approval from the certificate blocks as this plat has not received final plat approval.
8. Revise the P&Z Chair's name to reflect "Daniella Sada Paz" on the Planning Commission Approval certificate block
9. Revise the City Engineer's name to reflect "Eluid De Los Santos" on the Plat Approval certificate block.
10. Identify all easements.
11. All improvements as per the Subdivision Ordinance.

Traffic:

1. Provide a share driveway to direct access both lots since it won't meet the distance between driveways (As per City of Laredo Standard Technical Specification Manual - Detail 428-5).

Engineering: No comments submitted.

Environmental: No comments submitted.

Fire: No comments submitted.

Parks & Leisure: No comments submitted.

Water & Utilities: No comments submitted.

WEBB County App: No comments submitted.

AEP Engineers: No comments submitted.

U.I.S.D.: No comments submitted.

L.I.S.D.: No comments submitted.

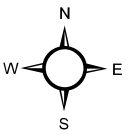
AT&T: No comments submitted.

NOTICE TO THE DEVELOPER:

Planning:

1. Only the utility easements within the plat boundaries are subject to change prior to plat recordation due to revisions by the utility companies.
2. All comments set forth are preliminary comments and not an exhaustive list. Additional comments may be added prior to final plat approval.

AERIAL LOCATION MAP

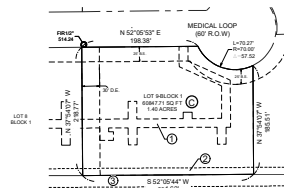


PLAT NOTES

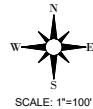
THE PURPOSE IS TO RE-PLAT LOT 9 SAN ISIDRO MONARCH PHASE V INTO LOTS 9A-9B WITH EACH INDIVIDUAL LOT BEING PROVIDED ITS OWN WATER AND SEWER CONNECTIONS.

1. THIS PLAT DOES NOT ATTEMPT TO ALTER AMEND OR REMOVE ANY COVENANT OR RESTRICTIONS.
2. USE IS COMMERCIAL LOT.
3. R.O.W OWNED BY WEBB COUNTY
4. **POINT OF BEGINNING**
N: 17110012.53
E: 669105.58
5. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
6. THE BUILDING SETBACKS SHALL BE DETERMINED BASED ON THE ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE AND THE WEBB COUNTY MODEL SUBDIVISION RULES..
7. ALL IMPROVEMENTS AS PER SUBDIVISION ORDINANCE (§ 3-1B - SUBDIVISION ORDINANCE).
8. PROPOSED PLAT TO BE LIMITED TO ONE SINGLE FAMILY DETACHED DWELLINGS PER LOT ON COMPLIANCE WITH SECTION 24.80.4(1) OF THE LAREDO LAND DEVELOPMENT CODE (MODEL RULES FOR SUBDIVISION IN THE ETJ) AND WEBB COUNTY MODEL SUBDIVISION RULES.
9. LOTS 9A & 9B HAVE DRAINAGE PATTERN C, IN WHICH THEY NATURALLY DRAIN TO THE SOUTH ONTO U.E., CANNOT BLOCK OR IMPEDE POSITIVE DRAINAGE FLOW TO U.E..

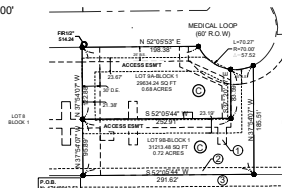
- ① 10 U.E. VOL. 2726, PGS. 387-389 W.C.D.R.
② 12 U.E. VOL. 1027, PG. 756 W.C.D.P.R.
③ 22 WASTEWATER EASEMENT VOL. 923, PGS. 454-458 W.C.D.P.R.



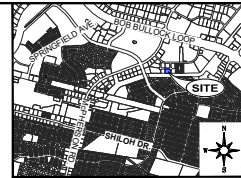
AS PLATTED
SAN ISIDRO MONARCH
SUBDIVISION UNIT V
LOT 9, BLOCK 1
VOLUME 24, PAGE 21
W.C.P.R.
LAREDO, TEXAS



- ① 10 U.E. VOL. 2726, PGS. 387-389 W.C.D.R.
② 12 U.E. VOL. 1027, PG. 756 W.C.D.P.R.
③ 22 WASTEWATER EASEMENT VOL. 923, PGS. 454-458 W.C.D.P.R.



RE-PLAT OF
LOT 9, BLOCK 1
SAN ISIDRO MONARCH SUBDIVISION, UNIT V
INTO
LOTS 9A & 9B, BLOCK 1
SAN ISIDRO MONARCH SUBDIVISION, UNIT V



VICINITY MAP
SCALE 1"=100'

LEGAL DESCRIPTION OF

SAN ISIDRO MONARCH
SUBDIVISION UNIT V
LOT 9, BLOCK 1
VOLUME 24, PAGE 21
W.C.P.R.
LAREDO, TEXAS



PLAT NOTES

THE PURPOSE IS TO RE-PLAT LOT 9 SAN ISIDRO MONARCH PHASE V INTO LOTS 9A & 9B WITH EACH INDIVIDUAL LOT BEING PROVIDED ITS OWN WATER AND SEWER CONNECTIONS.

1. THIS PLAT DOES NOT ATTEMPT TO ALTER ANY OR REMOVE ANY EXISTING OR RESTRICTIONS.
2. USE IS COMMERCIAL LOT.
3. R.O.W. OWNED BY WEBB COUNTY
4. POINT OF BEGINNING
N: 17110612.53
E: 689165.65
5. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
6. THE BUILDING SETBACKS SHALL BE DETERMINED BASED ON THE ZONING AND ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE AND THE WEBB COUNTY MODEL SUBDIVISION RULES.
7. ALL IMPROVEMENTS AS PER SUBDIVISION ORDINANCE (15-148 - SUBDIVISION ORDINANCE).
8. PROPOSED PLAT TO BE LIMITED TO ONE SINGLE FAMILY DETACHED DWELLINGS PER LOT ON COMPLIANCE WITH SECTION 24.84.4(V) OF THE LAREDO LAND DEVELOPMENT CODE (MODEL RULES FOR SUBDIVISION IN THE CITY AND WEBB COUNTY MODEL SUBDIVISION RULES).
9. LOTS 9A & 9B HAVE DRAINAGE PATTERN C, IN WHICH THEY NATURALLY DRAIN TO THE SOUTH ONTO U.E. CANNOT BLOCK OR IMPEDE POSITIVE DRAINAGE FLOW TO U.E.

SUMMARY TABLE 1.40 ACRES
2 LOTS (BUSINESS)

LEGEND

PLAT BACKSHEET	
RF	10' R.O.W. ROAD FOUND
RS	10' R.O.W. ROAD SET
W.C.P.R.	WEBB COUNTY PUBLIC RECORDS
W.C.D.P.R.	WEBB COUNTY OFFICIAL PUBLIC RECORDS
W.C.M.S.	WEBB COUNTY MAP RECORDS
R.O.W.	RIGHT OF WAY
B.L.K.	BLOCK
PL	PROPERTY LINE
TYPE 'W' DRAINAGE	
TYPE 'N' DRAINAGE	
TYPE 'U' DRAINAGE	

10418 MEDICAL LOOP
LAREDO, TX. 78045

Owner:

TEXAS HEARING AND BALANCE
CENTERS, LLC.
10414 MEDICAL LOOP
UNIT E2
LAREDO TX 78045

Project Title:

RE-PLAT OF
LOT 9, BLOCK 1
SAN ISIDRO MONARCH
SUBDIVISION, UNIT V
INTO
LOTS 9A & 9B, BLOCK 1
SAN ISIDRO MONARCH
SUBDIVISION, UNIT V

Sheet Size:

1"=100' Date: 8/19/25

Project No.:

A-25.004 Status: PRELIMINARY

Sheet No.:

P1

CERTIFICATE OF OWNER

STATE OF ILINIOS
COUNTY OF _____

I, _____, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED ERIN AT RE-PLAT OF LOT 9, BLOCK 1, SAN ISIDRO MONARCH SUBDIVISION, UNIT V INTO LOTS 9A & 9B, BLOCK 1, SAN ISIDRO MONARCH SUBDIVISION, UNIT V IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATED TO THE USE OF THE PUBLIC FOREVER ALL STREETS, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: TEXAS HEARING AND BALANCE CENTERS, LLC.
DEVELOPER: 10418 MEDICAL LOOP
UNIT E2
LAREDO TX 78045

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 PURPOSE AND CONSIDERATION THEREIN STATED, GAVE ME MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2025.

NOTARY PUBLIC IN AND FOR THE _____ COUNTY,
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 AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE CITY OF LAREDO PLANNING COMMISSION.

VICTOR J. LINARES, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS NO. 107498



CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF WEBB

I HEREBY CERTIFY THAT THIS PLAT 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.

FRANCISCO RAMOS, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 9273

PLAT APPROVAL - CITY ENGINEER

STATE OF TEXAS
COUNTY OF WEBB

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS RE-PLAT OF LOT 9, BLOCK 1, SAN ISIDRO MONARCH SUBDIVISION, UNIT V INTO LOTS 9A & 9B, BLOCK 1, SAN ISIDRO MONARCH SUBDIVISION, UNIT V, PREPARED BY VICTOR J. LINARES, P.E., LICENSED PROFESSIONAL ENGINEER NO. 107498, AND DATED THE 23 DAY OF AUGUST, 2025 WITH THE LAST REVISED DATE ON THE _____ DAY OF _____, 2025, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO.

RAIGON E. CHAVEZ, P.E.
CITY ENGINEER

PLANNING COMMISSION APPROVAL

STATE OF TEXAS
COUNTY OF WEBB

THIS RE-PLAT OF LOT 9, BLOCK 1, SAN ISIDRO MONARCH SUBDIVISION, UNIT V INTO LOTS 9A & 9B, BLOCK 1, SAN ISIDRO MONARCH SUBDIVISION, UNIT V, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON 23 DAY OF AUGUST, 2025.

JUAN M. NUNEZ, JR. (CHAIRMAN)
PLC CHAIRMAN

ATTESTMENT OF PLANNING COMMISSION APPROVAL

THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILING OF THIS RE-PLAT OF LOT 9, BLOCK 1, SAN ISIDRO MONARCH SUBDIVISION, UNIT V INTO LOTS 9A & 9B, BLOCK 1, SAN ISIDRO MONARCH SUBDIVISION, UNIT V, AT A PUBLIC MEETING HELD ON THE 20 DAY OF AUGUST, 2025. THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

VANESSA GUERRA, ACP
PLANNING DIRECTOR

CERTIFICATE OF COUNTY CLERK

FILED AND RECORDED AT _____ O'CLOCK _____ ON THE _____ DAY OF _____, 2025. THE MINUTES OF MEETING REFLECT SUCH APPROVAL.

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 _____, 2025 WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ OF _____, 2025 AT _____ O'CLOCK _____ IN VOLUME _____ OF THE MAP RECORDS OF SAID COUNTY.

DEPUTY _____ COUNTY CLERK WEBB COUNTY, TEXAS



City of Laredo

Planning & Zoning Commission

Meeting Date: 9/4/2025

Preliminary Plats and Replats 7C

SUBJECT

Preliminary consideration of the plat of Lot 8, Block 4, Felix Vela Estate Subdivision, Unit 1. The intent is residential.

PL-183-2025

Extra-Territorial Jurisdiction (ETJ)

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

APPLICANT: Juanita Saucedo

ENGINEER: Alfredo T. Guerra

SITE: This 0.33-acre tract of land is located south adjacent to the City of Rio Bravo, northwest of Espejo Molina Road and Jacobita Road. The zoning for this 1-lot development is not applicable as it is located in the Extra-Territorial Jurisdiction (ETJ).

COMMITTEE RECOMMENDATION

N/A

STAFF RECOMMENDATION

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Revise the City Engineer's name to reflect "Eluid De Los Santos" on the Plat Approval certificate block.
2. Revise Plat Note No. 1 as there is a grammatical error ("pbligation").
3. Plat approval is required by Webb County as this subdivision is located in the Extra-Territorial Jurisdiction (ETJ) of the City of Laredo.
4. Identify all easements.
5. All improvements as per the Subdivision Ordinance.

Engineering: No comments submitted.

Environmental: No comments submitted.

Fire: No comments submitted.

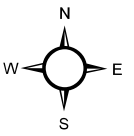
Parks & Leisure: No comments submitted.
Traffic Safety: No comments submitted.
Water & Utilities: No comments submitted.
WEBB County App: No comments submitted.
AEP Engineers: No comments submitted.
U.I.S.D.: No comments submitted.
L.I.S.D.: No comments submitted.
AT&T: No comments submitted.

NOTICE TO THE DEVELOPER:

Planning:

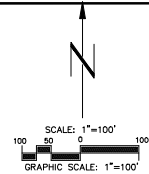
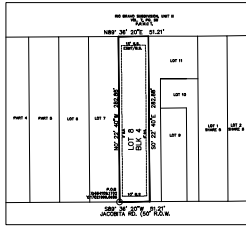
1. Only the utility easements within the plat boundaries are subject to change prior to plat recordation due to revisions by the utility companies.
2. All comments set forth are preliminary comments and not an exhaustive list. Additional comments may be added prior to final plat approval.

AERIAL LOCATION MAP



PLAT NOTES:

1. NOTICE IS FURTHER GIVEN THAT THE CITY OF LAREDO DOES NOT ASSUME ANY PBLIGATIONS TO FURNISH ANY SERVICE, MAINTENANCE OR FACILITIES TO ANY LAND SITUATED WITHIN THIS LOT IN CONNECTION WITH STREET IMPROVEMENTS, DRAINAGE IMPROVEMENTS, GARBAGE COLLECTION, STREET LIGHTS OR OTHER FACILITIES OR SERVICES, UNTIL SUCH A TIME AS THE AREA IS INCORPORATED.



LOT AREA TABLE		
LOT	BLOCK	AREA (SF)
1	4	14486.28

LEGEND

— PROPERTY LINE

— BUILDING SETBACK (B.S.)

----- PROPOSED EASEMENT

LEGAL DESCRIPTION

A TRACT OF LAND CONTAINING 0.33 ACRES, MORE OR LESS, SITUATED IN PORCION 47, ABSTRACT 238, CITY OF LAREDO, ORIGINAL GRANTEE, WEBB COUNTY, TX, SAID 0.33 ACRES TRACT OF LAND BEING OUT OF THE PARTITION OF THE FELIX VELA ESTATE RECORDED IN VOLUME 1059, PAGES 197-223, REAL PROPERTY RECORDS OF WEBB COUNTY, TX. THIS 0.33 ACRES TRACT OF LAND IS ALSO OUT OF THE FELIX ESTATE SUBDIVISION, UNIT I AS PER VOLUME 30, PAGE 22, PUBLIC RECORDS OF WEBB COUNTY, TX.

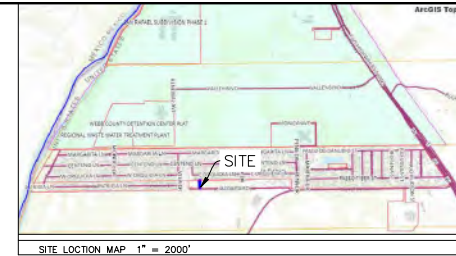
BEGINNING ON FOUND IRON ROD (X:664109.1702, Y:17021996.0685) LOCATED ON THE NORTHERN RIGHT-OF-WAY FROM JACOBITA RD AND BEING THE SOUTHEASTERN CORNER FROM LOT 7, BLOCK 4, FELIX ESTATE SUBDIVISION, UNIT I (VOL. 30, PG. 22, P.R.W.C.T.)

THENCE, N 00°22'40" W, A DISTANCE OF 282.88', ALONG THE EASTERN PROPERTY LINE FROM LOT 7, BLOCK 4, FELIX ESTATE SUBDIVISION, UNIT I, TO A SET IRON ROD WHICH IS THE NORTHWESTERN CORNER HEREOF;

THENCE, N 89°36'20" E, A DISTANCE OF 51.21', ALONG THE SOUTHERN PROPERTY LINE FROM RIO BRAVO SUBDIVISION, UNIT III (VOL. 7, PG. 59, P.R.W.C.T.), TO A SET IRON ROD WHICH IS THE NORTHEASTERN CORNER HEREOF;

THENCE, S 00°22'40" E, A DISTANCE OF 282.88', ALONG THE EASTERN PROPERTY LINE FROM LOT 11, BLOCK 4, FELIX ESTATE SUBDIVISION, UNIT I, TO A FOUND IRON ROD WHICH IS THE SOUTHEASTERN CORNER HEREOF;

THENCE, S 89°36'20" W, A DISTANCE OF 51.21', ALONG THE NORTHERN RIGHT-OF-WAY FROM JACOBITA RD, TO THE POINT OF BEGINNING.



PLAT NOTES:

1. NOTICE IS FURTHER GIVEN THAT THE CITY OF LAREDO DOES NOT ASSUME ANY PBLIGATIONS TO FURNISH ANY SERVICE, MAINTENANCE OR FACILITIES TO ANY LAND SITUATED WITHIN THIS LOT IN CONNECTION WITH STREET IMPROVEMENTS, DRAINAGE IMPROVEMENTS, GARBAGE COLLECTION, STREET LIGHTS OR OTHER FACILITIES OR SERVICES, UNTIL SUCH A TIME AS THE AREA IS INCORPORATED.

PLAT APPROVAL - CITY ENGINEER

I HAVE REVIEWED THIS PLAT OF LOT 8, BLOCK 4, FELIX ESTATE SUBDIVISION, UNIT I, PREPARED BY ALFREDO T. GUERRA, P.E. NO. 86263-TX, AND DATED THE ____ DAY OF _____, 2025 WITH THE LAST REVISION DATE ON _____, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TX

RAMON E. CHAVEZ, P.E. _____ DATE _____
CITY ENGINEER

CERTIFICATE OF ENGINEER STATE OF TEXAS:

I, ALFREDO T. GUERRA, THE UNDERSIGNED PROFESSIONAL ENGINEER, 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 WEBB COUNTY COMMISSIONERS COURT.



ALFREDO T. GUERRA, P.E. No. 86263-TX _____ DATE _____

CERTIFICATE OF SURVEYOR STATE OF TEXAS

I, THE UNDERSIGNED AND PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT 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 PLACED UNDER MY SUPERVISION.



Alfredo T. Guerra, R.P.L.S. No. 5702- TEXAS _____ DATE _____

PLANNING COMMISSION APPROVAL

THIS PLAT OF LOT 8, BLOCK 4, FELIX VELA ESTATE SUBDIVISION, UNIT I, HAS BEEN SUBMITTED AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TX, AND IS HEREBY APPROVED BY SUCH COMMISSION ON THE ____ DAY OF _____, 2025.

DANIELLA SADA PAZ _____ DATE _____

ATTESTMENT OF PLANNING COMMISSION APPROVAL

THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILING FOR RECORDS OF THIS PLAT AT A PUBLIC MEETING HELD ON THE ____ DAY OF _____, 2025. THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

VANESSA GUERRA, A.I.C.P. _____ DATE _____
DIRECTOR, PLANNING AND ZONING DEPT.

CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS
COUNTY OF WEBB

I, MARGIE RAMIREZ IBARRA, CLERK OF THE COUNTY COURT IN AND FOR WEBB COUNTY, TEXAS HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE ____ DAY OF _____, 2025 WITH THE CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDED IN MY OFFICE ON THE ____ DAY OF _____, 2025, AT ____ O'CLOCK ____ IN VOLUME ____ PAGE ____ OF THE MAP RECORDS OF SAID COUNTY.

WITNESS MY HAND AND SEAL THIS ____ DAY OF _____, 2025.

DEPUTY: _____ COUNTY CLERK
WEBB COUNTY, TEXAS

WEBB COUNTY COMMISSIONERS COURT APPROVAL

WE HEREBY CERTIFY THAT THIS PLAT DESIGNATED AS THE LOT 8, BLOCK 4, FELIX VELA ESTATE SUBDIVISION, UNIT I, WAS SUBMITTED FOR THE WEBB COUNTY COMMISSIONERS COURT'S CONSIDERATION UNDER THE PROVISIONS OF THE WEBB COUNTY MODEL SUBDIVISION RULES AND THE WEBB COUNTY SUBDIVISION REGULATIONS.

THE COUNTY OF WEBB HEREBY PARTICIPATES IN THE APPLICATION FOR THE FILING OF THIS PLAT WITH THE CITY OF LAREDO IN CONFORMANCE TO THE MODEL SUBDIVISION RULES FOR THE EXTENSION OF WATER AND WASTEWATER SERVICES TO ECONOMICALLY DISTRESSED AREAS PROGRAM (EDAP) ELIGIBLE CUSTOMERS IN CONFORMANCE WITH RESOLUTION 2009-R-105 WHEREBY THE CITY OF LAREDO FULLY SUPPORTS THE COUNTY OF WEBB IN PROVIDING FIRST-TIME WATER AND WASTEWATER SERVICES TO THE FELIX VELA TRACT.

NOTICE IS FURTHER GIVEN THAT THE COUNTY OF WEBB DOES NOT ASSUME ANY OBLIGATIONS, NOW OR IN THE FUTURE, TO FURNISH ANY SERVICE OF FACILITIES TO ANY LAND SITUATED WITHIN THIS SUBDIVISION IN CONNECTION WITH FIRE PROTECTION, GARBAGE COLLECTION, STREET LIGHTS, OR OTHER FACILITIES OR SERVICES. THE ONLY SERVICES TO BE FURNISHED BY WEBB COUNTY, WHILE SUCH AREA IS OUTSIDE THE LIMITS OF ANY INCORPORATED CITY OR NOT OTHERWISE SUBJECT TO CITY CONTROL, AS AUTHORIZED BY STATE LAW, ARE WATER AND SANITARY SEWER SERVICES, STREET AND STORM DRAINAGE MAINTENANCE AND REPAIR, AND POLICE PROTECTION IN AREAS WITHIN THE JURISDICTION OF THE SHERIFF'S DEPARTMENT.

APPROVED BY MAJORITY VOTE OF THE WEBB COUNTY COMMISSIONERS COURT ON THE ____ DAY OF _____, 2025, THIS PLAT, DESIGNATED AS THE LOT 8, BLOCK 4, FELIX VELA ESTATE SUBDIVISION, UNIT I, MAY BE FILED FOR RECORD IN THE WEBB COUNTY PLAT RECORDS.

HONORABLE TANO TIJERINA _____ DATE _____
WEBB COUNTY JUDGE

HONORABLE JESE GONZALEZ _____ DATE _____
COMMISSIONER PRECINCT 1

HONORABLE ROSAURA "WAWI" TIJERINA _____ DATE _____
COMMISSIONER PRECINCT 2

HONORABLE JOHN C. GALO _____ DATE _____
COMMISSIONER PRECINCT 3

HONORABLE RICARDO A. JAIME _____ DATE _____
COMMISSIONER PRECINCT 4

PRELIMINARY PLAT
GUERRA ENGINEERING & SURVEYING CO.
LAREDO, TX, 78041 956-718-2600 fred_ges@sbcglobal.net
ENGR FIRM # F-9484, SURV. FIRM # 100173-00
LOT 8, BLOCK 4
FELIX VELA ESTATE SUBDIVISION, UNIT 1
A TRACT OF LAND CONTAINING 0.33 ACRES, MORE OR LESS,
SITUATED IN PORCION 47, ABST. 238, CITY OF LAREDO - O.G.,
WEBB COUNTY, TX
LOCATED WITHIN FELIX VELA ESTATE SUBD., UNIT 1
DRAWN BY: A.T.G. FILE: JUANITA SAUCEDO... DATE: 25-JULY-2025
CHECKED BY: A.T.G. SCALE: 24X36 SIZE: 1"= 100'
APPROVED BY: A.T.G. SHEET 1 OF 3

OWNER / DEVELOPER :
JUANITA SAUCEDO
502 RIO SENA
RIO BRAVO, TX 78046
(956)415-1341

SURVEYOR / ENGINEER :
GUERRA ENGR. & SURV. CO.
507 SURREY RD.
LAREDO, TX. 78041
956-718-2600
fred_ges@sbcglobal.net

RESTRICTIONS, CONDITIONS, LIMITATIONS, AND NOTES

1. ALL RESTRICTIONS, CONDITIONS AND LIMITATIONS IMPOSED BY THE PLAT APPROVAL OF THE LOT DEPICTED ON THIS PLAT, AS WELL AS THE LIMITATIONS ON THE NUMBER OF DWELLINGS AND ON THE USES OF SAID MULTIPLE DWELLINGS SITUATED ON SAID LOT, SHALL BE BINDING ON ALL PARTIES HAVING EXISTING OR SUBSEQUENT OWNERSHIP
2. NO MORE THAN ONE (1) SEPARATE, DETACHED, SINGLE FAMILY DWELLING IS ALLOWED ON EACH LOT UNLESS THE LOT IS SUBDIVIDED THROUGH AN APPROVED REPLAT OF THE PROPERTY IN ACCORDANCE WITH LOCAL AND STATE LAWS.
3. WATER DISTRIBUTION SERVICE TO THIS LOT IS PROVIDED BY WEBB COUNTY WATER UTILITIES DEPARTMENT.
4. SEWER SERVICE TO THIS LOT IS PROVIDED BY WEBB COUNTY WATER UTILITIES DEPARTMENT.
5. THIS SUBDIVISION IS NOT LOCATED WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO F.I.R.M. 48479C1555C.
6. 15' PRIVATE SANITARY SEWER EASEMENT LOCATED ON THE NORTHERN SIDE OF THE LOT, AS NOTED ON THIS PLAT, IS A PRIVATE SEWER SERVICE EASEMENT. THIS LINE IS A SERVICE LINE FOR BENEFIT OF THE PROPERTY OWNER TO WHICH IT PROVIDES SERVICE, AND AS SUCH, SHALL BE MAINTAINED BY THE PROPERTY OWNER AND NOT WEBB COUNTY.

WATER SUPPLY: DESCRIPTION

LOT 8, BLOCK 4, FELIX VELA ESTATE SUBDIVISION, UNIT 1 WILL BE PROVIDED WITH POTABLE WATER BY WEBB COUNTY WATER UTILITIES DEPARTMENT. WEBB COUNTY WATER UTILITIES DEPARTMENT HAS AN 8 INCH DIAMETER WATER LINE ALONG THE NORTH SIDE OF THE RIGHT-OF-WAY OF JACOBITA ROAD. FROM THE 8 INCH WATER LINE, 1 INCH DIAMETER COPPER SERVICE LINES RUN TO PAIRS OF LOTS SPLITTING INTO 2 1/2 INCH DIAMETER SINGLE COPPER SERVICE LINES TO THE WATER METER BOXES FOR EACH LOT. THE WATER FACILITIES ARE FULLY OPERABLE AND IN ACCORDANCE WITH WEBB COUNTY WATER UTILITIES DEPARTMENT INSPECTIONS AND APPROVALS.

SEWAGE FACILITIES: DESCRIPTION

LOT 8, BLOCK 4, FELIX VELA ESTATE SUBDIVISION, UNIT 1, WILL BE PROVIDED WITH SANITARY SEWER BY WEBB COUNTY WATER UTILITIES DEPARTMENT. WEBB COUNTY WATER UTILITIES DEPARTMENT HAS AN 8 INCH DIAMETER SANITARY SEWER LINE ALONG THE NORTH SIDE OF LOT 8, BLOCK 4, FELIX VELA ESTATE SUBDIVISION, UNIT 1. THE LOT'S OWNER WILL BE ALLOWED TO TAP INTO THE 8 INCH SEWER LINE FOR SEWER SERVICE WITH PROPER PERMIT AND COMPLIANCE. THE SEWAGE FACILITIES ARE FULLY OPERABLE AND IN ACCORDANCE WITH WEBB COUNTY WATER UTILITIES DEPARTMENT INSPECTIONS AND APPROVALS.

SPANISH TRANSLATION OF SECTIONS OF FINAL ENGINEERING REPORT DESCRIBING WATER SUPPLY AND SEWER SERVICE FACILITIES.

ABASTECIMIENTO DE AGUA POTABLE: DESCRIPCION

EL DEPARTAMENTO DE UTILIDADES DE AGUA DEL CONDADO DE WEBB, PROVEERA EL SERVICIO DE AGUA POTABLE A LA PROPIEDAD DESCRITA COMO LOTE 8, CUADRA 4, FELIX ESTATE VELA SUBDIVISION, UNIDAD 1. EL DEPARTAMENTO DE UTILIDADES DE AGUA DEL CONDADO DE WEBB TIENE UNA LINEA DE AGUA POTABLE DE 8 PULGADAS DE DIAMETRO LOCALIZADA EN EL LADO NOROCCIDENTAL DEL DERECHO DE VIA DE JACOBITA ROAD. EN ESTA LINEA DE 8 PULGADAS DE DIAMETRO SE CONECTA UNA LINEA DE 1 PULGADA PARA DAR UN SERVICIO DOBLE DE 1/2 PULGADA Y LA CAJA DE MEDIDORES PARA CADA LOTE YA HAN SIDO INSTALADAS. ESTAS INSTALACIONES DE AGUA POTABLE HAN ESTADO COMPLETAMENTE FUNCIONALES Y EN CUMPLIMIENTO CON LOS REQUERIMIENTOS DE INSPECCION Y APROBACION POR PARTE DEL DEPARTAMENTO DE UTILIDADES DE AGUA DEL CONDADO DE WEBB.

DRENAJE SANITARIO: DESCRIPCION

EL DEPARTAMENTO DE UTILIDADES DE AGUA DEL CONDADO DE WEBB, PROVEERA EL SERVICIO DE DRENAJE SANITARIO A LA PROPIEDAD DESCRITA COMO LOTE 8, CUADRA 4, FELIX ESTATE VELA SUBDIVISION, UNIDAD 1. EL DEPARTAMENTO DE UTILIDADES DEL CONDADO DE WEBB TIENE UNA LINEA DE AGUA DRENAJE SANITARIO DE 8 PULGADAS DE DIAMETRO LOCALIZADA EN EL LADO NOROCCIDENTAL DEL DERECHO DE VIA DE JACOBITA ROAD. EN ESTA LINEA DE 8 PULGADAS DE DRENAJE SANITARIO PARA SERVICIO CON PERMISOS REQUERIDOS Y EN CUMPLIMIENTO. ESTAS INSTALACIONES DE DRENAJE SANITARIO HAN ESTADO COMPLETAMENTE FUNCIONALES Y EN CUMPLIMIENTO CON LOS REQUERIMIENTOS DE INSPECCION Y APROBACION POR PARTE DEL DEPARTAMENTO DE UTILIDADES DE AGUA DEL CONDADO DE WEBB.



ALFREDO T. GUERRA, P.E. No. 86263-TX

DATE

WATER SERVICE AGREEMENT

AGREEMENT REGARDING WATER SERVICE FOR THE PROPOSED LOT 8, BLOCK 4, FELIX VELA ESTATE SUBDIVISION, UNIT 1

PARTIES: THIS AGREEMENT IS BY AND BETWEEN THE UTILITY AND THE OWNER OF THE LOT, TO WIT: THE UTILITY IS THE GOVERNING BOARD OR OWNER OF A RETAIL PUBLIC UTILITY WHICH SUPPLIES OF DRINKING WATER KNOWN AS WEBB COUNTY WATER UTILITIES DEPARTMENT.

THE SUBDIVIDER LISTED ON THE FACE OF THIS PLAT, WHO IS THE OWNER OR THE AUTHORIZED AGENT OF THE OWNER, OF A TRACT OF IN WEBB COUNTY, TX, THAT HAS BEEN PROPOSED TO BE PLATTED INTO LOT 8, BLOCK 4, FELIX VELA ESTATE SUBDIVISION, UNIT 1.

TERMS: THIS AGREEMENT IS ENTERED INTO A PARTIAL SATISFACTION OF REQUIREMENTS UNDER THE TEXAS WATER DEVELOPMENT BOARD'S ECONOMICALLY DISTRESSED AREAS PROGRAM MODEL SUBDIVISION RULES. THE SUBDIVIDER HAS PREPARED A PLAT OF THE SUBDIVISION FOR SUBMISSION TO WEBB COUNTY PLANNING DEPARTMENT FOR ITS APPROVAL. THE SUBDIVIDER PLANS TO CONSTRUCT FOR THE SUBDIVISION A DRINKING WATER DISTRIBUTION SYSTEM TO BE CONNECTED TO THE UTILITY'S PUBLIC WATER SYSTEM. THE UTILITY HAS REVIEWED THE PLANS FOR THE SUBDIVISION (THE PLANS) AND HAS ESTIMATED THE DRINKING WATER FLOW ANTICIPATED TO BE NEEDED BY THE SUBDIVISION UNDER FULLY BUILT-OUT CONDITIONS (THE ANTICIPATED WATER FLOW) TO BE APPROXIMATELY _____ GALLONS DAILY.

THE UTILITY COVENANTS THAT IT HAS OR WILL HAVE THE ABILITY TO PROVIDE THE ANTICIPATED WATER FLOW FOR AT LEAST THIRTY YEARS, AND THAT WILL PROVIDE WATER FLOW. THESE COVENANTS WILL BE IN EFFECT UNTIL THIRTY YEARS AFTER THE PLAT OF THE SUBDIVISION HAS BEEN RECORDED AND THE SUBDIVISION'S WATER DISTRIBUTION SYSTEM HAS BEEN CONNECTED TO THE UTILITY'S WATER SUPPLY SYSTEM.

THE SUBDIVIDER COVENANTS THAT THE WATER DISTRIBUTION SYSTEM HAS BEEN CONSTRUCTED AS SHOWN IN THE PLANS AND AS PROVIDED FOR THROUGH THE PLAT-APPROVAL PROCESS SO THAT THE RESIDENTS OF THE LOTS OF THE SUBDIVISION MAY RECEIVE DRINKING WATER SERVICE APPROVAL AND ACCEPTANCE BY THE UTILITY, THE SUBDIVIDER WILL CONVEY TO THE UTILITY ALL RIGHT AND TITLE TO THE WATER DISTRIBUTION SYSTEM.

THE SUBDIVIDER HAS PAID THE UTILITY THE SUM OF _____ WHICH SUM REPRESENTS THE TOTAL COST OF WATER AVAILABILITY AND WATER METERS.

THE ABOVE PROVISIONS NOTWITHSTANDING, THIS AGREEMENT SHALL NO LONGER BE IN EFFECT, IF THE PLAT OF THE SUBDIVISION IS NOT APPROVED BY THE CITY OF LAREDO OR BY MUNICIPALITY WHOSE APPROVAL IS REQUIRED.

BY AFFIXING HIS OR HER SIGNATURE TO THIS AGREEMENT, THE PERSON SIGNING FOR THE UTILITY WARRANTS THAT HE OR SHE IS AUTHORIZED TO SIGN THIS AGREEMENT ON BEHALF OF THE UTILITY. BY AFFIXING HIS OR HER SIGNATURE TO THIS AGREEMENT, THE PERSON SIGNING FOR THE SUBDIVIDER WARRANTS THAT HE OR SHE IS AUTHORIZED TO SIGN THIS AGREEMENT ON BEHALF OF THE SUBDIVIDER.

THIS AGREEMENT IS EFFECTIVE ON _____, 2025.

THE UTILITY

BY: _____
PRINTED NAME: JAVIER GONZALEZ
OFFICE OR POSITION: DIRECTOR OF WEBB COUNTY WATER UTILITIES DEPARTMENT

DATE: _____

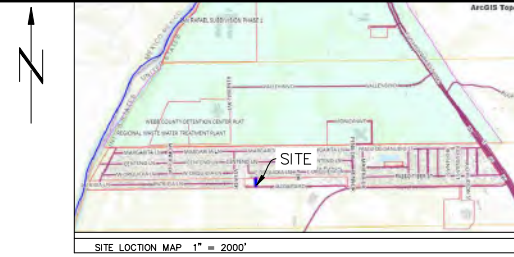
HEALTH DEPARTMENT CERTIFICATE

STATE OF TEXAS
COUNTY OF WEBB

THIS PLAT DESIGNATED AS LOT 8, BLOCK 4, FELIX VELA ESTATE, SUBDIVISION, UNIT 1, WEBB COUNTY, TX SUBMITTED BY OR BEHALF OF THE OWNER HAS BEEN CONSIDERED BY THE CITY OF LAREDO HEALTH DEPARTMENT. THE APPROVAL FOR THIS SUBDIVISION, WHICH WILL RECEIVE WATER AND SEWER SERVICES FROM WEBB COUNTY, IS VALID ONLY AS LONG AS ALL PREMISES ARE CONNECTED TO THESE SYSTEMS IN COMPLIANCE WITH EXISTING LAWS AND REGULATIONS. NOTICE IS HEREBY GIVEN THAT PURSUANT TO SECTION 10(C), WEBB COUNTY ON-SITE SEWAGE FACILITY ORDER, NO ON-SITE SEWAGE FACILITY SYSTEM(S) MAY BE CONSTRUCTED OR INSTALLED WITHIN THIS SUBDIVISION SINCE EACH LOT IS WITHIN 300 FEET OF AN ORGANIZED SEWER SYSTEM.

DR. RICHARD A. CHAMBERLAIN, PH(C), MPH, RS
CITY OF LAREDO HEALTH DEPARTMENT DIRECTOR

DATE



WASTE WATER SERVICE AGREEMENT

AGREEMENT REGARDING WATER SERVICE FOR THE PROPOSED LOT 8, BLOCK 4, FELIX VELA ESTATE SUBDIVISION, UNIT 1

PARTIES: THIS AGREEMENT IS BY AND BETWEEN THE UTILITY AND THE OWNER OF THE LOT, TO WIT: THE UTILITY IS THE GOVERNING BOARD OR OWNER OF A RETAIL PUBLIC UTILITY WHICH SUPPLIES OF DRINKING WATER KNOWN AS WEBB COUNTY WATER UTILITIES DEPARTMENT.

THE SUBDIVIDER LISTED ON THE FACE OF THIS PLAT, WHO IS THE OWNER OR THE AUTHORIZED AGENT OF THE OWNER, OF A TRACT OF IN WEBB COUNTY, TX, THAT HAS BEEN PROPOSED TO BE PLATTED INTO LOT 8, BLOCK 4, FELIX VELA ESTATE SUBDIVISION, UNIT 1.

TERMS: THIS AGREEMENT IS ENTERED INTO A PARTIAL SATISFACTION OF REQUIREMENTS UNDER THE TEXAS WATER DEVELOPMENT BOARD'S ECONOMICALLY DISTRESSED AREAS PROGRAM MODEL SUBDIVISION RULES. THE SUBDIVIDER HAS PREPARED A PLAT OF THE SUBDIVISION FOR SUBMISSION TO WEBB COUNTY PLANNING DEPARTMENT FOR ITS APPROVAL. THE SUBDIVIDER PLANS TO CONSTRUCT FOR THE SUBDIVISION A WASTE WATER COLLECTION SYSTEM TO BE CONNECTED TO THE UTILITY'S WASTEWATER COLLECTION AND TREATMENT SYSTEM. SUCH WASTEWATER WILL CONSIST OF DOMESTIC SEWAGE, I.E., WATERBORNE HUMAN WASTE AND WASTE FROM DOMESTIC ACTIVITIES SUCH AS BATHING WASHING AND FOOD PREPARATION. THE UTILITY HAS REVIEWED THE PLANS FOR THE SUBDIVISION (THE PLANS) AND HAS ESTIMATED THE WASTEWATER FLOW PROJECTED/ANTICIPATED TO BE NEEDED BY THE SUBDIVISION UNDER FULLY BUILT-OUT CONDITIONS (THE PROJECTED WASTEWATER FLOW) TO BE APPROXIMATELY _____ GALLONS DAILY.

THE UTILITY COVENANTS THAT IT HAS OR WILL HAVE THE ABILITY TO TREAT THE PROJECTED WASTEWATER FLOW, AND THAT IT WILL TREAT THAT WASTEWATER FLOW FOR AT LEAST THIRTY YEARS. THESE COVENANTS WILL BE IN EFFECT UNTIL THIRTY YEARS AFTER THE PLAT OF THE SUBDIVISION HAS BEEN RECORDED AND THE SUBDIVISION'S WASTEWATER COLLECTION SYSTEM HAS BEEN CONNECTED TO THE UTILITY'S WASTEWATER TREATMENT PLANT.

THE SUBDIVIDER COVENANTS THAT THE WASTEWATER COLLECTION SYSTEM HAS BEEN CONSTRUCTED AS SHOWN IN THE PLANS AND AS PROVIDED FOR THROUGH THE PLAT-APPROVAL PROCESS SO THAT THE RESIDENTS OF THE LOTS OF THE SUBDIVISION MAY RECEIVE WASTEWATER TREATMENT SERVICEM FROM THE UTILITY. UPON COMPLETION OF THE WASTEWATER COLLECTION SYSTEM AND UPON ITS APPROVAL AND ACCEPTANCE BY THE UTILITY, THE SUBDIVIDER WILL CONVEY TO THE UTILITY ALL RIGHT AND TITLE TO THE WASTEWATER COLLECTION SYSTEM.

THE ABOVE PROVISIONS NOTWITHSTANDING, THIS AGREEMENT SHALL NO LONGER BE IN EFFECT, IF THE PLAT OF THE SUBDIVISION IS NOT APPROVED BY THE CITY OF LAREDO OR BY MUNICIPALITY WHOSE APPROVAL IS REQUIRED.

BY AFFIXING HIS OR HER SIGNATURE TO THIS AGREEMENT, THE PERSON SIGNING FOR THE UTILITY WARRANTS THAT HE OR SHE IS AUTHORIZED TO SIGN THIS AGREEMENT ON BEHALF OF THE UTILITY. BY AFFIXING HIS OR HER SIGNATURE TO THIS AGREEMENT, THE PERSON SIGNING FOR THE SUBDIVIDER WARRANTS THAT HE OR SHE IS AUTHORIZED TO SIGN THIS AGREEMENT ON BEHALF OF THE SUBDIVIDER.

THIS AGREEMENT IS EFFECTIVE ON _____, 2025.

THE UTILITY

BY: _____
PRINTED NAME: JAVIER GONZALEZ
OFFICE OR POSITION: DIRECTOR OF WEBB COUNTY WATER UTILITIES DEPARTMENT

DATE: _____

PRELIMINARY PLAT

GUERRA ENGINEERING & SURVEYING CO.
LAREDO, TX, 78041 956-718-2600 fred_ges@sbcbglobal.net
ENGR FIRM # F-9484, SURV. FIRM # 100173-00

LOT 8, BLOCK 4
FELIX VELA ESTATE SUBDIVISION, UNIT 1
A TRACT OF LAND CONTAINING 0.33 ACRES, MORE OR LESS,
SITUATED IN PORCION 47, ABST. 238, CITY OF LAREDO - O.G.,
WEBB COUNTY, TX
LOCATED WITHIN FELIX VELA ESTATE SUBD., UNIT 1

DRAWN BY: A.T.G.	FILE: JUANITA SAUCEDO...	DATE: 25-JULY-2025
CHECKED BY: A.T.G.	SCALE: 24X36 SIZE: 1"= 100'	
APPROVED BY: A.T.G.	SHEET 2 OF 3	

STATE OF TEXAS
COUNTY OF WEBB

BEFORE ME THE UNDERSIGNED AUTHORITY, ON THIS PERSONALLY APPEARED
JUANITA SAUCEDO, KNOWN TO BE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED
ON THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED
THE SAME FOR THE PURPOSED AND CONSIDERATION THEREIN EXPRESSED AND THE
CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,
THIS _____ DAY OF _____, 2025, A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES _____

CERTIFICATE OF OWNER
STATE OF TEXAS
COUNTY OF WEBB

I, JUANITA SAUCEDO, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON
THIS PLAT, AND DESIGNATED HERE IN AS LOT 8, BLOCK 4, FELIX VELA
ESTATE SUBDIVISION, UNIT 1, IN WEBB COUNTY, TEXAS AND WHOSE NAME
IS SUBSCRIBED HERETO, HEREBY DEDICATED TO THE USE OF THE PUGLIC
FOREVER, ALL EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR
THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

THIS _____ DAY OF _____, 2025, A.D.

JUANITA SAUCEDO _____
DATE

PLAT APPROVAL – COUNTY PLANNING DEPARTMENT

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING DATA OF LOT 8, BLOCK 4, FELIX VELA ESTATE SUBDIVISION, UNIT 1 WITH THE LAST REVISED DATE OF _____, EXCEPT FOR ANY WAIVER SPECIFICALLY AUTHORIZED BY THE WEBB COUNTY COMMISSIONERS COURT, I HAVE FOUND THEM TO BE IN COMPLIANCE WITH THE WEBB COUNTY SUBDIVISION REGULATIONS, THE WEBB COUNTY MODEL SUBDIVISION RULES AND THE WEBB COUNTY FLOOD DAMAGE PREVENTION ORDER. THIS PLAT WAS RECOMMENDED FOR APPROVAL BY THE WEBB COUNTY PLANNING ADVISORY BOARD ON THE ____ DAY OF _____, 2025.

JORGE A. CALDERON, CFM _____
WEBB COUNTY PLANNING DIRECTOR DATE

PLAT APPROVAL – COUNTY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION PLANS OF LOT 8, BLOCK 4, FELIX VELA ESTATE SUBDIVISION, UNIT 1 AS PREPARED BY ALFREDO T. GUERRA, REGISTERED PROFESSIONAL ENGINEER NO. 86269–TEXAS, AND SURVEYED BY ALFREDO T. GUERRA, REGISTERED PUBLIC LAND SURVEYOR NO. 5702–TEXAS, WITH THE LAST REVISED DATE OF _____, EXCEPT FOR ANY WAIVER SPECIFICALLY AUTHORIZED BY THE WEBB COUNTY COMMISSIONERS COURT, I HAVE FOUND THEM TO BE IN COMPLIANCE WITH THE WEBB COUNTY SUBDIVISION REGULATIONS AND THE WEBB COUNTY MODEL RULES. FURTHERMORE, I OR MY AUTHORIZED REPRESENTATIVE HAVE MADE AN ON–SITE INSPECTION OF THE PUBLIC IMPROVEMENTS AND HAVE THEM IN COMPLIANCE.

LUIS PEREZ GARCIA _____
WEBB COUNTY ENGINEER DATE

PLAT APPROVAL – ROAD AND BRIDGE SUPERINTENDENT

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION PLANS OF LOT 8, BLOCK 4, FELIX VELA ESTATE SUBDIVISION, UNIT 1 AS PREPARED BY ALFREDO T. GUERRA, REGISTERED PROFESSIONAL ENGINEER NO. 86269–TEXAS, AND SURVEYED BY ALFREDO T. GUERRA, REGISTERED PUBLIC LAND SURVEYOR NO. 5702–TEXAS, WITH THE LAST REVISED DATE OF _____, EXCEPT FOR ANY WAIVER SPECIFICALLY AUTHORIZED BY THE WEBB COUNTY COMMISSIONERS COURT, I HAVE FOUND THEM TO BE IN COMPLIANCE WITH THE WEBB COUNTY SUBDIVISION REGULATIONS AND THE WEBB COUNTY MODEL RULES. FURTHERMORE, I OR MY AUTHORIZED REPRESENTATIVE HAVE MADE AN ON–SITE INSPECTION OF THE PUBLIC IMPROVEMENTS AND HAVE THEM IN COMPLIANCE.


JOSE LUIS NEIRA _____
WEBB COUNTY ROAD AND BRIDGE DIRECTOR DATE



OWNER / DEVELOPER :
JUANITA SAUCEDO
502 RIO SENA
RIO BRAVO, TX 78046
(956)415–1341

SURVEYOR / ENGINEER :
GUERRA ENGR. & SURV. CO.
507 SURREY RD.
LAREDO, TX. 78041
956–718–2600
fred_ges@sbcglobal.net

PRELIMINARY PLAT



GUERRA ENGINEERING & SURVEYING CO.

LAREDO, TX. 78041 956–718–2600 fred_ges@sbcglobal.net

ENGR FIRM # F–9484, SURV. FIRM # 100173–00

LOT 8, BLOCK 4

FELIX VELA ESTATE SUBDIVISION, UNIT 1

A TRACT OF LAND CONTAINING 0.33 ACRES, MORE OR LESS,

SITUATED IN PORCION 47, ABST. 238, CITY OF LAREDO – O.G.,

WEBB COUNTY, TX

LOCATED WITHIN FELIX VELA ESTATE SUBD., UNIT 1

DRAWN BY: A.T.G. FILE: JUANITA SAUCEDO... DATE: 25–JULY–2025

CHECKED BY: A.T.G. SCALE: 24X36 SIZE: 1"= 100'

APPROVED BY: A.T.G. SHEET 3 OF 3

44

City of Laredo

Planning & Zoning Commission

Meeting Date: 9/4/2025

Final Plats and replats 8A

SUBJECT

Final consideration of the plat of Embarcadero Southeast Quadrant, Phase 8. The intent is commercial.

PL-186-2025

District VII - Cm. Vanessa Perez

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

APPLICANT: Farias Development, LTD

ENGINEER: Camacho-Hernandez & Assoc.

SITE: This 12.5392-acre tract of land is located north of FM 1472 (Mines Road) and southeast of Fasken Boulevard. The zoning for this 4-lot development is B-4 (Highway Commercial District). This tract is located in District VII - Cm. Vanessa Perez.

COMMITTEE RECOMMENDATION

N/A

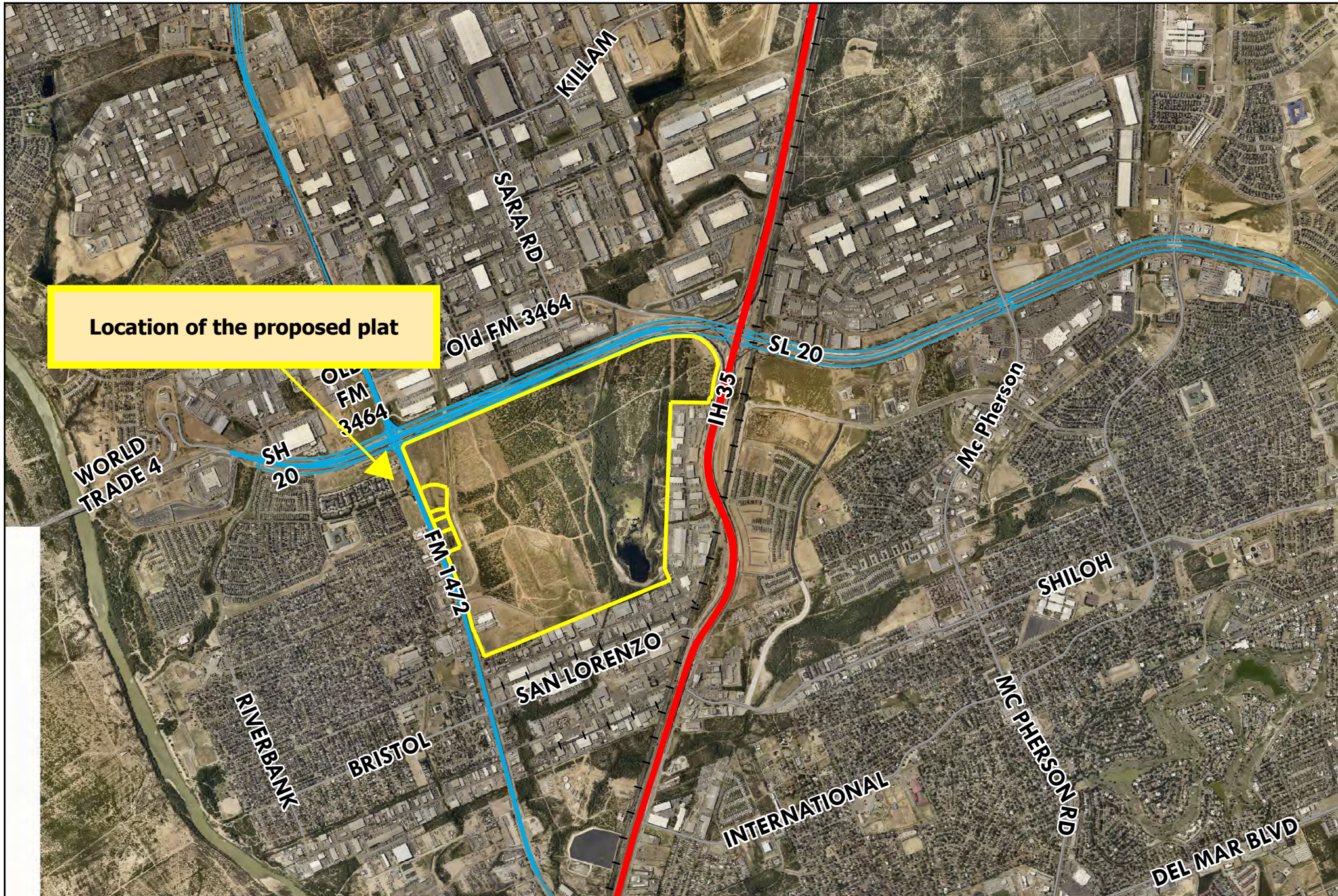
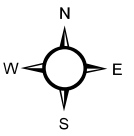
STAFF RECOMMENDATION

APPROVAL

NOTICE TO THE DEVELOPER:

N/A

AERIAL LOCATION MAP



NOTES:

1. ALL IMPROVEMENTS AS PER SUBDIVISION ORDINANCE.
2. ACCESS ONTO F.M. 1472 (MINES ROAD) SHALL BE APPROVED BY TxDOT.
3. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
4. SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE CITY OF LAREDO LAND DEVELOPMENT CODE.
5. LANDSCAPING SHALL COMPLY WITH THE PROVISIONS OF THE APPENDIX F-2, SECTION 24-83, OF THE CITY OF LAREDO LAND DEVELOPMENT CODE.
6. EXISTING FLOODPLAIN LINES WILL BE UTILIZED FOR THE PURPOSE OF ISSUING BUILDING PERMITS UNTIL A LETTER OF MAP REVISION (LOMR) IS GRANTED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

INGRESS/EGRESS AND CROSS-ACCESS

1. LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS ALONG COMMON LOT LINES FOR LOTS 1-4, BLOCK 5, ONLY WHERE DRIVING LANES MAY BE LOCATED. VEHICULAR ACCESS TO LOTS 1-4, BLOCK 5 IS PROVIDED FOR BY SHARED DRIVEWAYS ONLY.

48

T

City of Laredo

Planning & Zoning Commission

Meeting Date: 9/4/2025

Final Plats and replats 8B

SUBJECT

Final consideration of the plat of Embarcadero Southeast Quadrant, Phase 9. The intent is commercial.

PL-187-2025

District VII - Cm. Vanessa Perez

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

APPLICANT: Farias Development, LTD

ENGINEER: Camacho-Hernandez & Assoc.

SITE: This 4.5337-acre tract of land is located east of FM 1472 (Mines Road) and north of Rancho Viejo Drive. The zoning for this 3-lot development is B-4 (Highway Commercial District). This tract is located in District VII - Cm. Vanessa Perez.

COMMITTEE RECOMMENDATION

N/A

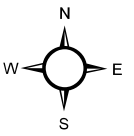
STAFF RECOMMENDATION

APPROVAL

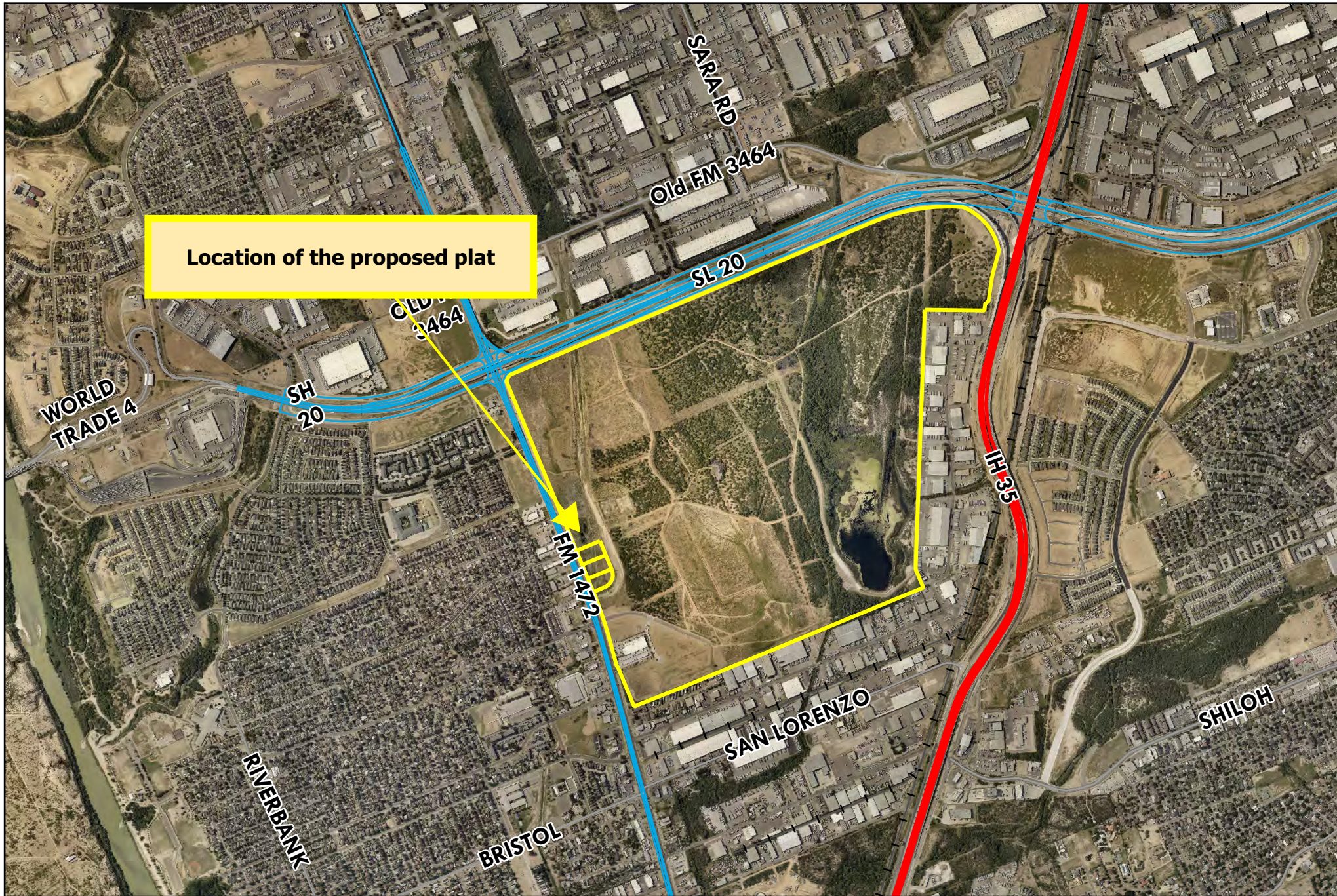
NOTICE TO THE DEVELOPER:

N/A

AERIAL LOCATION MAP



Location of the proposed plat



NOTES:

1. ALL IMPROVEMENTS AS PER SUBDIVISION ORDINANCE.
2. ACCESS ONTO F.M. 1472 (MINES ROAD) SHALL BE APPROVED BY TxDOT.
3. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
4. SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE CITY OF LAREDO LAND DEVELOPMENT CODE.
5. LANDSCAPING SHALL COMPLY WITH THE PROVISIONS OF THE APPENDIX F-2, SECTION 24-83, OF THE CITY OF LAREDO LAND DEVELOPMENT CODE.
6. EXISTING FLOODPLAIN LINES WILL BE UTILIZED FOR THE PURPOSE OF ISSUING BUILDING PERMITS UNTIL A LETTER OF MAP REVISION (LOMR) IS GRANTED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

INGRESS/EGRESS AND CROSS-ACCESS

1. LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS ALONG COMMON LOT LINES FOR LOTS 1-3, BLOCK 6, ONLY WHERE DRIVING LANES MAY BE LOCATED. VEHICULAR ACCESS TO LOTS 1-3, BLOCK 6 IS PROVIDED FOR BY SHARED DRIVEWAYS ONLY.

—

OWNER & APPLICANT
FARIAS DEVELOPMENT, LTD.
CONTACT PERSON: BEN PUIG, P.E.
11110 MINES ROAD, SUITE 101
LAREDO, TEXAS 78045
TEL: (956) 791-5000
FAX: (956) 791-5055

City of Laredo

Planning & Zoning Commission

Meeting Date: 9/4/2025

Final Plats and replats 8C

SUBJECT

Final consideration of the replat of Lots 1 & 2, Block 1229, Eastern Division into Lots 1A & 2A, Block 1229, Eastern Division. The intent is residential.

PL-195-2025

District IV - Cm. Ricardo "Rick" Garza

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

APPLICANT: Kenneth A. Valls

ENGINEER: KCI Technologies, Inc

SITE: This 5.41-acre tract of land is located on the corner of East Stewart Street and North Malinche Avenue. The zoning for this 2-lot development is R-3 (Mixed Residential District). This tract is located in District IV - Cm. Ricardo "Rick" Garza.

COMMITTEE RECOMMENDATION

N/A

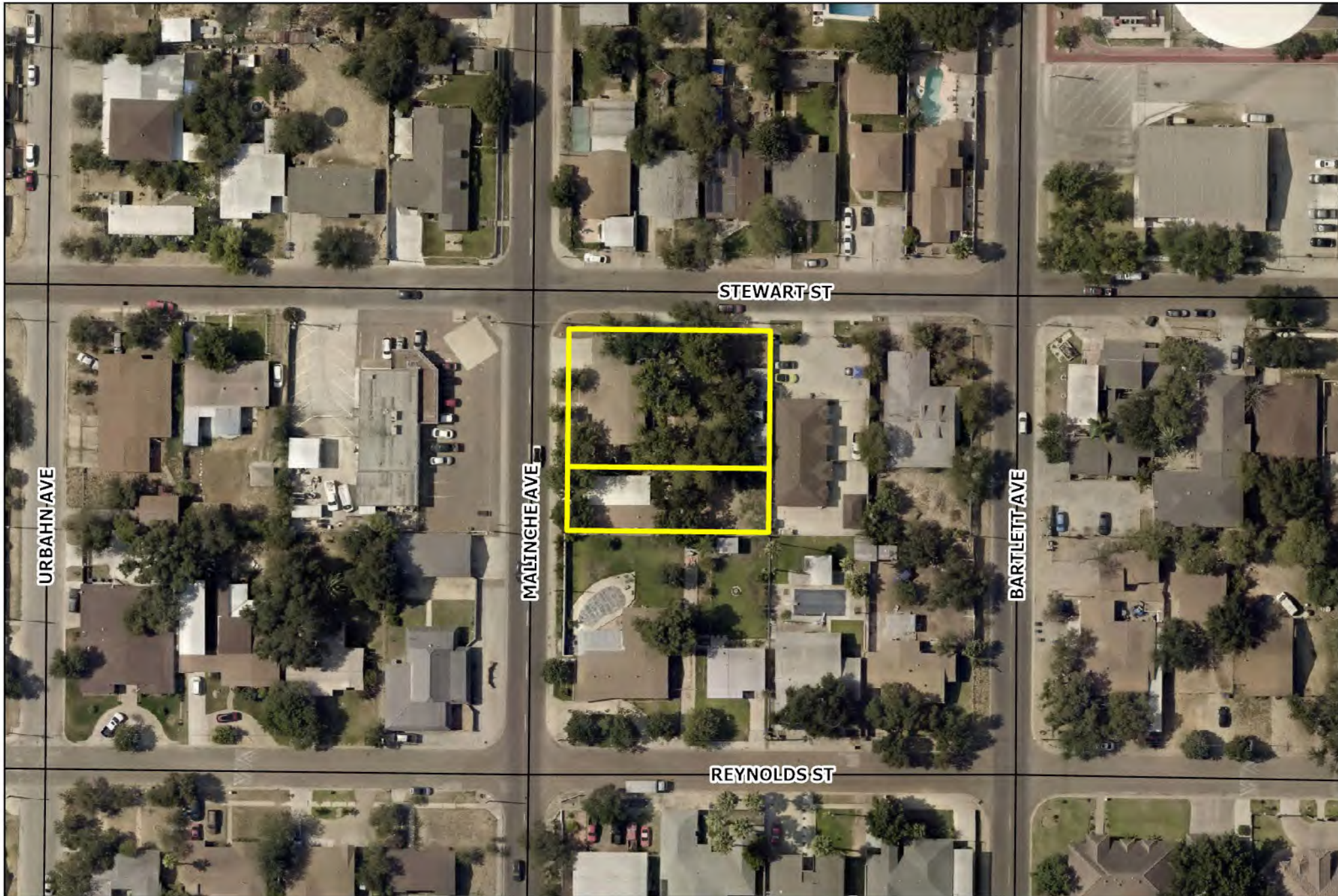
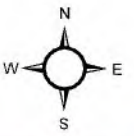
STAFF RECOMMENDATION

APPROVAL

NOTICE TO THE DEVELOPER:

N/A

AERIAL LOCATION MAP



NOTES

1. THE PURPOSE OF THIS REPLAT IS TO RECONFIGURE TWO (2) PLATTED LOTS.
2. THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS. NO PORTION OF THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTION TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT.
3. ALL 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.
4. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION
5. ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
EXISTING NON-CONFORMING STRUCTURES ENCROACHING WITHIN SETBACKS, MAY NOT ENCROACH FURTHER IN THE SETBACKS. SHOULD THE EXISTING STRUCTURE(S) BE DEMOLISHED, NEW CONSTRUCTION SHALL COMPLY WITH THE CURRENT CITY OF LAREDO LAND DEVELOPMENT CODE ORDINANCES.
6. EXISTING NON-CONFORMING STRUCTURES ENCROACHING WITHIN SETBACKS, MAY NOT ENCROACH FURTHER IN THE SETBACKS. SHOULD THE EXISTING STRUCTURE(S) BE DEMOLISHED, NEW CONSTRUCTION SHALL COMPLY WITH THE CURRENT CITY OF LAREDO LAND DEVELOPMENT CODE ORDINANCES.

City of Laredo

Planning & Zoning Commission

Meeting Date: 9/4/2025

Final Plats and replats 8D

SUBJECT

Final consideration of the replat of Tract 7, Laredo Ranchettes into Lots 7A-7D, Laredo Ranchettes. The intent is residential.

PL-190-2025

Extra-Territorial Jurisdiction (ETJ)

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

APPLICANT: Gustavo Rodriguez III, Alma Leticia Etal

ENGINEER: Sabio Engineering & Associates, PLLC

SITE: This 10.263-acre tract of land is located on the northwest corner of State Highway 359 and Laredo Ranchettes Road. The zoning for this 4-lot development is not applicable as it is located in the Extra-Territorial Jurisdiction (ETJ).

COMMITTEE RECOMMENDATION

N/A

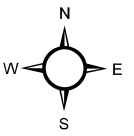
STAFF RECOMMENDATION

APPROVAL

NOTICE TO THE DEVELOPER:

N/A

AERIAL LOCATION MAP



Location of the proposed replat

STATE HIGHWAY 359

JUDITH GUTIERREZ PKWY

ANSEL DR

MEJIA RD

FRANCE CT

VIOLETTE DR

CITY LIMIT LINE

PLAT NOTES

THE PURPOSE IS TO RE-PLAT TRACT 7 LAREDO RANCHETTES INTO LOTS 7A-7D WITH EACH INDIVIDUAL LOT BEING PROVIDED ITS OWN WATER AND SEWER CONNECTIONS.

1. THIS PLAT DOES NOT ATTEMPT TO ALTER AMEND OR REMOVE ANY COVENANT OR RESTRICTIONS.
2. USE IS SINGLE FAMILY RESIDENTIAL
3. R.O.W OWNED BY WEBB COUNTY
4. POINT OF BEGINNING
N: 17066215.56
E: 707235.00
5. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
6. THE BUILDING SETBACKS SHALL BE DETERMINED BASED ON THE ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE AND THE WEBB COUNTY MODEL SUBDIVISION RULES..
7. ALL IMPROVEMENTS AS PER SUBDIVISION ORDINANCE (§ 3-1B - SUBDIVISION ORDINANCE).
8. PROPOSED PLAT TO BE LIMITED TO ONE SINGLE FAMILY DETACHED DWELLINGS PER LOT ON COMPLIANCE WITH SECTION 24.80.4(1) OF THE LAREDO LAND DEVELOPMENT CODE (MODEL RULES FOR SUBDIVISION IN THE ETJ) AND WEBB COUNTY MODEL SUBDIVISION RULES.
9. LOTS 7A, 7B, & 7C HAVE DRAINAGE PATTERN C, IN WHICH THEY NATURALLY DRAIN TO THE SOUTH ONTO LOT 7D. LOTS 7A, 7B, & 7C, CANNOT BLOCK OR IMPEDE POSITIVE DRAINAGE FLOW TO LOT 7D.

CERTIFICATE OF OWNER

STATE OF TEXAS
COUNTY OF WEBB

I, **GUSTAVO A. RODRIGUEZ JR., GUSTAVO A. RODRIGUEZ III, ALMA L. RODRIGUEZ & BELINDA L. HINOJOSA**, the undersigned owner of the land shown on this plat, and designated herein as:

REPLAT OF TRACT 7, LAREDO RANCHETTES INTO LOTS 7A-7D, LAREDO RANCHETTES OF LAREDO, COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HEREIN, HEREBY DEDICATED TO THE USE OF THE PUBLIC FOR EVER. ALL STREETS, DRAINAGE, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: GUSTAVO ARMANDO RODRIGUEZ JR. DEVELOPER: 1420 SAN FRANCISCO AVE LAREDO TX 78046-7529	DATE
OWNER: GUSTAVO ARMANDO RODRIGUEZ III DEVELOPER: 1420 SAN FRANCISCO AVE LAREDO TX 78046-7529	DATE
OWNER: ALMA LETICIA RODRIGUEZ DEVELOPER: 1420 SAN FRANCISCO AVE LAREDO TX 78046-7529	DATE
OWNER: BELINDA FRENK HINOJOSA DEVELOPER: 1420 SAN FRANCISCO AVE LAREDO TX 78046-7529	DATE

CERTIFICATE OF NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF WEBB

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **GUSTAVO A. RODRIGUEZ JR., GUSTAVO A. RODRIGUEZ III, ALMA L. RODRIGUEZ & BELINDA L. HINOJOSA**, 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 PURPOSE 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 TO THIS PLAT REGARDING ALL MATTERS OF STREETS, LOTS, WATER, SEWER, DRAINAGE, LAYOUT AND APPROPRIATENESS, AND TO THE BEST OF MY KNOWLEDGE, THIS PLAT CONFORMS TO ALL THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS, MODEL, SUBDIVISION RULES, CHAPTER 232, SUBCHAPTER B, TEXAS LOCAL GOVERNMENT CODE, THE PRIVATE SEWAGE FACILITY ORDER, AND THE FLOOD DAMAGE PREVENTION ORDER OF THE COUNTY OF WEBB, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN SPECIFICALLY GRANTED BY MAJORITY VOTE OF THE WEBB COUNTY COMMISSIONERS COURT.

VICTOR J. LINARES, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS NO. 107499

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF WEBB

I HEREBY CERTIFY THAT THIS PLAT 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 WERE FOUND OR WILL BE PROPERLY PLACED UNDER MY SUPERVISION.

FRANCISCO RAMOS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 6573

PLAT APPROVAL - CITY ENGINEER
STATE OF TEXAS
COUNTY OF WEBB

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS **REPLAT OF TRACT 7, LAREDO RANCHETTES INTO LOTS 7A-7D, LAREDO RANCHETTES** PREPARED BY VICTOR J. LINARES, REGISTERED PROFESSIONAL ENGINEER NO. 107499, AND DATED THE _____ DAY OF _____, 2025, WITH THE LAST REVISED DATE ON _____, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

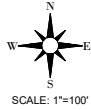
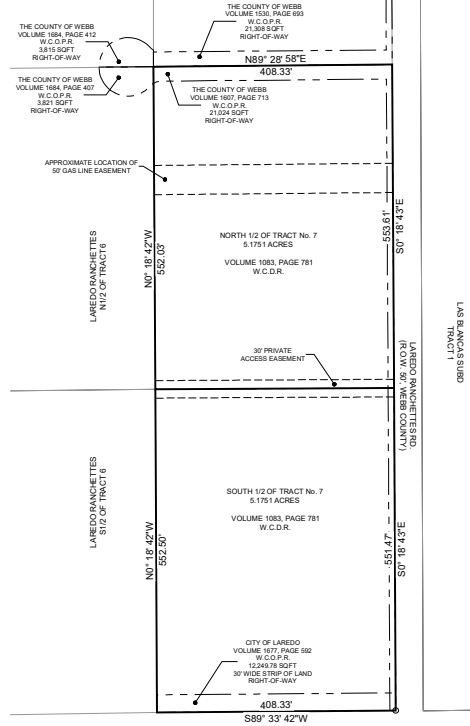
RAMON A. CHAVEZ, P.E.
CITY ENGINEER

PLANNING COMMISSION APPROVAL

STATE OF TEXAS
COUNTY OF WEBB

THIS **REPLAT OF 7, LAREDO RANCHETTES INTO LOTS 7A-7D, LAREDO RANCHETTES** HAS BEEN REVIEWED AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON _____ DAY OF _____, 2025.

DANIELLA SADA PACE (CHAIRMAN)



SCALE: 1"=100'

AS PLATTED TRACT 7 LAREDO RANCHETTES VOLUME 2, PAGE 233 W.C.M.R. LAREDO, TEXAS

ATTESTMENT OF PLANNING COMMISSION APPROVAL

STATE OF TEXAS
COUNTY OF WEBB

THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILING FOR THE RECORD OF THIS PLAT AT A PUBLIC MEETING HELD ON THE _____ DAY OF _____, 2025, THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

VANESSA GUERRA, ACP
PLANNING DIRECTOR

CERTIFICATE OF HEALTH DEPARTMENT

STATE OF TEXAS
COUNTY OF WEBB

THIS PLAT DESIGNATED AS **REPLAT OF TRACT 7, LAREDO RANCHETTES INTO LOTS 7A-7D, LAREDO RANCHETTES**, WEBB COUNTY, TEXAS, SUBMITTED BY OR BEHALF OF THE OWNERS HAS BEEN CONSIDERED BY THE CITY OF LAREDO HEALTH DEPARTMENT. THE APPROVAL FOR THIS SUBDIVISION WHICH WILL RECEIVE WATER AND SEWER SERVICES FROM THE CITY OF LAREDO, IS VALID ONLY AS LONG AS LONG AS ALL PREMISES ARE CONNECTED TO THESE SYSTEMS IN COMPLIANCE WITH EXISTING LAWS AND REGULATIONS. NOTICE IS HEREBY GIVEN THAT PURSUANT TO SECTION 11(C), WEBB COUNTY ON-LINE SEWAGE FACILITY ORDER, NO ON-LINE SEWAGE FACILITY SYSTEMS MAY BE CONSTRUCTED OR INSTALLED WITHIN THIS SUBDIVISION SINCE EACH LOT IS WITHIN 300 FEET OF AN ORGANIZED SEWER SYSTEM.

A. BERNARDI, CHAMBERLAIN, PH.D., MPH, RS
DEAL THORSDORF
CITY OF LAREDO HEALTH DEPARTMENT

PLAT APPROVAL - COUNTY PLANNING DEPARTMENT

STATE OF TEXAS
COUNTY OF WEBB

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING DATA OF **REPLAT OF TRACT 7, LAREDO RANCHETTES INTO LOTS 7A-7D, LAREDO RANCHETTES**, DATED THE _____ DAY OF _____, WITH THE LAST REVISED DATE ON _____, EXCEPT FOR ANY WAIVER SPECIFICALLY AUTHORIZED BY THE WEBB COUNTY COMMISSIONERS COURT, I HAVE FOUND THEM TO BE IN COMPLIANCE WITH THE WEBB COUNTY MODEL SUBDIVISION REGULATIONS, THE WEBB COUNTY MODEL SUBDIVISION RULES, AND THE WEBB COUNTY FLOOD DAMAGE PREVENTION ORDER.

JORGE CALDERON, CFM
COUNTY PLANNING DIRECTOR
FLOODPLAIN ADMINISTRATOR

PLAT APPROVAL - ROAD AND BRIDGE SUPERINTENDENT

STATE OF TEXAS
COUNTY OF WEBB

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION PLANS OF **REPLAT OF TRACT 7, LAREDO RANCHETTES INTO LOTS 7A-7D, LAREDO RANCHETTES**, AS PREPARED BY VICTOR J. LINARES, REGISTERED PROFESSIONAL ENGINEER NO. 107499, AND SURVEYED BY FRANCISCO RAMOS, REGISTERED PUBLIC LAND SURVEYOR NO. 6573, DATED THE _____ DAY OF _____, WITH THE LAST REVISED DATE ON _____, EXCEPT FOR ANY WAIVER SPECIFICALLY AUTHORIZED BY THE WEBB COUNTY COMMISSIONERS COURT, I HAVE FOUND THEM IN COMPLIANCE WITH THE WEBB COUNTY SUBDIVISION REGULATION AND WEBB COUNTY MODEL SUBDIVISION RULES FOR THE RESIDENTIAL DEVELOPMENTS.

JOSE L. VARGAS
SUPERINTENDENT

COMMISSIONERS COURT APPROVAL

STATE OF TEXAS
COUNTY OF WEBB

WE HEREBY CERTIFY THAT THIS PLAT, DESIGNATED AS THE **REPLAT OF TRACT 7, LAREDO RANCHETTES INTO LOTS 7A-7D, LAREDO RANCHETTES**, WAS APPROVED BY THE WEBB COUNTY COMMISSIONERS COURT ON THE _____ DAY OF _____, AND MAY BE FILED IN THE PLAT RECORDS OF WEBB COUNTY BY THE WEBB COUNTY CLERK.

NOTICE IS HEREBY GIVEN THAT THE COUNTY OF THE WEBB DOES NOT ASSUME ANY OBLIGATION, NOW OR IN THE FUTURE TO FURNISH ANY SERVICES OR FACILITIES TO ANY LANDS SITUATED WITHIN THIS SUBDIVISION IN THE CONNECTION WITH WATER, SANITARY SEWER, STREET LIGHTS, FIRE PROTECTION, GARBAGE COLLECTION OR OTHER FACILITIES OF SERVICES. THE ONLY SERVICES TO BE FURNISHED BY THE WEBB COUNTY WHILE SUCH AREA IS OUTSIDE THE LIMITS OF ANY INCORPORATED CITY OR NOT OTHERWISE SUBJECT TO CITY CONTROL, AS AUTHORIZED BY THE STATE LAWS, ARE THE STREETS AND STORM DRAINAGE MAINTENANCE AND REPAIR AFTER FINAL ACCEPTANCE BY THE COUNTY ROAD AND BRIDGE SUPERINTENDENT, AND POLICE PROTECTION IN AREAS WITHIN THE JURISDICTION OF THE SHERIFF'S DEPARTMENT.

HON. TANDY L. TIERNA
WEBB COUNTY JUDGE

HON. JESSE GONZALEZ
COMMISSIONER PRECINCT 1

HON. JORGE CALDERON
COMMISSIONER PRECINCT 3

HON. ROSAURA "NANI" TIERNA
COMMISSIONER PRECINCT 2

HON. ROSAURA "NANI" TIERNA
COMMISSIONER PRECINCT 4

HON. MARQUE NABREZ BARBA
WEBB COUNTY CLERK

WEBB COUNTY FLOODPLAIN DETERMINATION CERTIFICATE

BY MY SIGNATURE BELOW, I ATTEST THAT I HAVE REVIEWED THIS SUBDIVISION PLAT OR REPLAT ENTITLED **REPLAT OF TRACT 7, LAREDO RANCHETTES INTO LOTS 7A-7D, LAREDO RANCHETTES**, AND HAVE MADE THE FOLLOWING DETERMINATIONS AS IT RELATES TO WEBB COUNTY'S FLOODPLAIN MANAGEMENT REGULATIONS PURSUANT TO THE WEBB COUNTY FLOOD DAMAGE PREVENTION ORDER ("FDP") EFFECTIVE AUGUST 12, 2019:

1. THE BOUNDARIES OF THIS PLAT OR REPLAT DO NOT ENCOMPASS ANY PORTION OF:
a. THE AREAS OF SPECIAL FLOOD HAZARD IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. _____ DATED **APRIL 5, 2006**; OR

b. THE ADDITIONAL AREA OF SPECIAL FLOOD HAZARD AS SET OUT BY THE WEBB COUNTY FLOODPLAIN ACT, A.K.A. THE LOCAL REGULATORY FLOODPLAIN ACT PURSUANT TO ARTICLE 3, SECTION 1(2), AND

2. BASED ON THE ABOVE DETERMINATIONS MADE AT THE TIME OF ITS FILING, THIS PLAT OR REPLAT IS NOT SUBJECT TO FURTHER REGULATION UNDER ARTICLE 3, SECTION 8(B) AND ARTICLE 1, SECTION C OF THE WEBB COUNTY FLOOD DAMAGE PREVENTION ORDER TO PLAT APPROVAL.

ATTESTED BY: _____ DATE _____

JORGE A. CALDERON, CFM
WEBB COUNTY PLANNING DIRECTOR
FLOODPLAIN ADMINISTRATOR

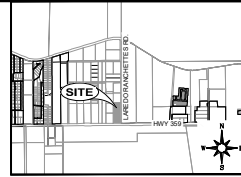
CERTIFICATE OF COUNTY CLERK

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 _____, 2025, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ OF _____, 2025 AT _____ O'CLOCK _____ IN THE _____ PAGE _____ OF THE PLAT RECORDS OF SAID COUNTY.

TITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2025.

HON. MARQUE NABREZ BARBA
COUNTY CLERK, WEBB COUNTY, TEXAS



VICINITY MAP
SCALE: 1"=1.000'

LEGAL DESCRIPTION OF
TRACT 7
TRACT 7
LAREDO RANCHETTES, INC.
VOLUME 2, PAGE 233 W.C.M.R.
LAREDO - WEBB COUNTY - TEXAS

BEING A 10.35 ACRE TRACT OF LAND, MORE OR LESS, BEING ALL OF THE CALLED 10.35 ACRE TRACT 7 OF THE LAREDO RANCHETTES, INC. PARTITION, RECORDED IN VOLUME 2, PAGE 233, WEBB COUNTY MAP RECORDS, WEBB COUNTY, TEXAS, BEING SITUATED IN PORCION 32, ABSTRACT 296, A. TREVIÑO, ORIGINAL GRANTEE, WEBB COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND TYPED MONUMENT, BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 359, AND BEGIN THE SOUTHEAST CORNER OF A CALLED 10.35 ACRE TRACT 7, OF THE LAREDO RANCHETTES, INC. PARTITION, RECORDED IN VOLUME 2, PAGE 233, WEBB COUNTY MAP RECORDS, WEBB COUNTY, TEXAS, BEING THE POINT OF BEGINNING AND THE SOUTHEAST CORNER HEREOF;

THENCE **8 89' 33" 42" W** A DISTANCE OF **408.33'**, ALONG THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 359, AND THE SOUTH PROPERTY LINE OF SAID TRACT 7, TO A SET 10' IRON ROD WITH PINK CAP, BEING THE SOUTHWEST CORNER OF TRACT 6, OF THE LAREDO RANCHETTES, INC. PARTITION, RECORDED IN VOLUME 2, PAGE 233, WEBB COUNTY MAP RECORDS, WEBB COUNTY, TEXAS, AND ALSO BEING THE SOUTHWEST CORNER OF SAID TRACT 7, AND THE SOUTHWEST CORNER HEREOF;

THENCE **8 89' 10' 42" W** A DISTANCE OF **1.965.89'**, ALONG THE COMMON PROPERTY LINE OF SAID TRACT 6 AND TRACT 7, TO A SET 10' IRON ROD WITH PINK CAP, BEING THE SOUTHEAST CORNER OF TRACT 6, AND THE SOUTHWEST CORNER OF TRACT 8, OF THE LAREDO RANCHETTES, INC. PARTITION, RECORDED IN VOLUME 2, PAGE 233, WEBB COUNTY MAP RECORDS, WEBB COUNTY, TEXAS, AND ALSO BEING THE SOUTHWEST CORNER OF SAID TRACT 7, AND THE NORTHWEST CORNER HEREOF;

THENCE **N 89' 20' 28" E** A DISTANCE OF **408.33'**, ALONG THE COMMON PROPERTY LINE OF SAID TRACT 6, AND TRACT 7, TO A SET 10' IRON ROD WITH PINK CAP, BEING THE SOUTHWEST CORNER OF SAID TRACT 8, AND THE NORTHEAST CORNER OF SAID TRACT 7, AND ALSO THE NORTHEAST CORNER HEREOF;

THENCE **8 89' 10' 42" E** A DISTANCE OF **1.965.89'**, ALONG THE EAST PROPERTY LINE OF SAID TRACT 7, TO THE POINT OF BEGINNING OF THIS 10.35 ACRE TRACT OF LAND, MORE OR LESS.



PLAT NOTES

THE PURPOSE IS TO RE-PLAT TRACT 7 LAREDO RANCHETTES INTO LOTS 7A-7D WITH EACH INDIVIDUAL LOT BEING PROVIDED ITS OWN WATER AND SEWER CONNECTIONS.

1. THIS PLAT DOES NOT ATTEMPT TO ALTER AMEND OR REMOVE ANY COVENANT OR RESTRICTIONS.
2. USE IS SINGLE FAMILY RESIDENTIAL.
3. R.O.W OWNED BY WEBB COUNTY.
4. POINT OF BEGINNING N 1706215.66
5. 707235.00
6. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
7. ALL IMPROVEMENTS AS PER SUBDIVISION ORDINANCE (S 3-18 - SUBDIVISION ORDINANCE).
8. PROPOSED PLAT TO BE LIMITED TO ONE SINGLE FAMILY DETACHED DWELLING PER LOT IN COMPLIANCE WITH SECTION 24.85.41) OF THE LAREDO LAND DEVELOPMENT CODE AND THE WEBB COUNTY MODEL SUBDIVISION RULES.
9. LOTS 7A, 7B, 7C, 7D HAVE DRAINAGE PATTERNS IN WHICH THEY NATURALLY DRAIN TO THE SOUTH ONTLOT TO LOTS 7A, 7B, 7C, 7D, CANNOT BLOCK OR IMPEDIE POSITIVE DRAINAGE FLOW TO LOT 7D.

SUMMARY TABLE 10.35 ACRES

4 LOTS (RESIDENTIAL)

LEGEND	
PT	PLAT BOUNDARY
89'	10' IRON ROD FOUND
89'	10' IRON ROD SET
W.C.P.R.	WEBB COUNTY PUBLIC RECORDS
W.C.P.R.	WEBB COUNTY OFFICIAL PUBLIC RECORDS
W.C.M.R.	WEBB COUNTY MAP RECORDS
R.O.W	RIGHT OF WAY
S.I.A.	BLOCK
PL	PROPERTY LINE
TYPE 'W' DRAINAGE	TYPE 'W' DRAINAGE
TYPE 'S' DRAINAGE	TYPE 'S' DRAINAGE
TYPE '10' DRAINAGE	TYPE '10' DRAINAGE

Owner
GUSTAVO RODRIGUEZ III & ALMA LETICIA ETAL RODRIGUEZ
1420 SAN FRANCISCO AVE
LAREDO TX 78040-7529

Project Title

REPLAT OF TRACT 7 LAREDO RANCHETTES INTO LOTS 7A-7D, LAREDO RANCHETTES LAREDO, TEXAS.

Sheet Size

1"=100'

Date

8/19/25

Project No.

A-25.002

Sheet No.

FINAL

P1

City of Laredo

Planning & Zoning Commission

Meeting Date: 9/4/2025

Final Plats and replats 9A

SUBJECT

Consideration of a six (6) month extension to the final plat approval of the plat of N.D. Hachar Industrial Park, Phase 4. The intent is industrial. The request is to extend the scheduled expiration date from October 20, 2025 to April 20, 2026.

PL-185-2025

District VII - Cm. Vanessa Perez

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

APPLICANT: Verde Corp.

ENGINEER: Porras Nance Engineering

SITE: This 239.63-acre tract of land is located west of Interstate 35 and south of Beltway Parkway. The zoning for this 29-lot development M-1 (Light Manufacturing District). This tract is located in District VII - Cm. Vanessa Perez.

COMMITTEE RECOMMENDATION

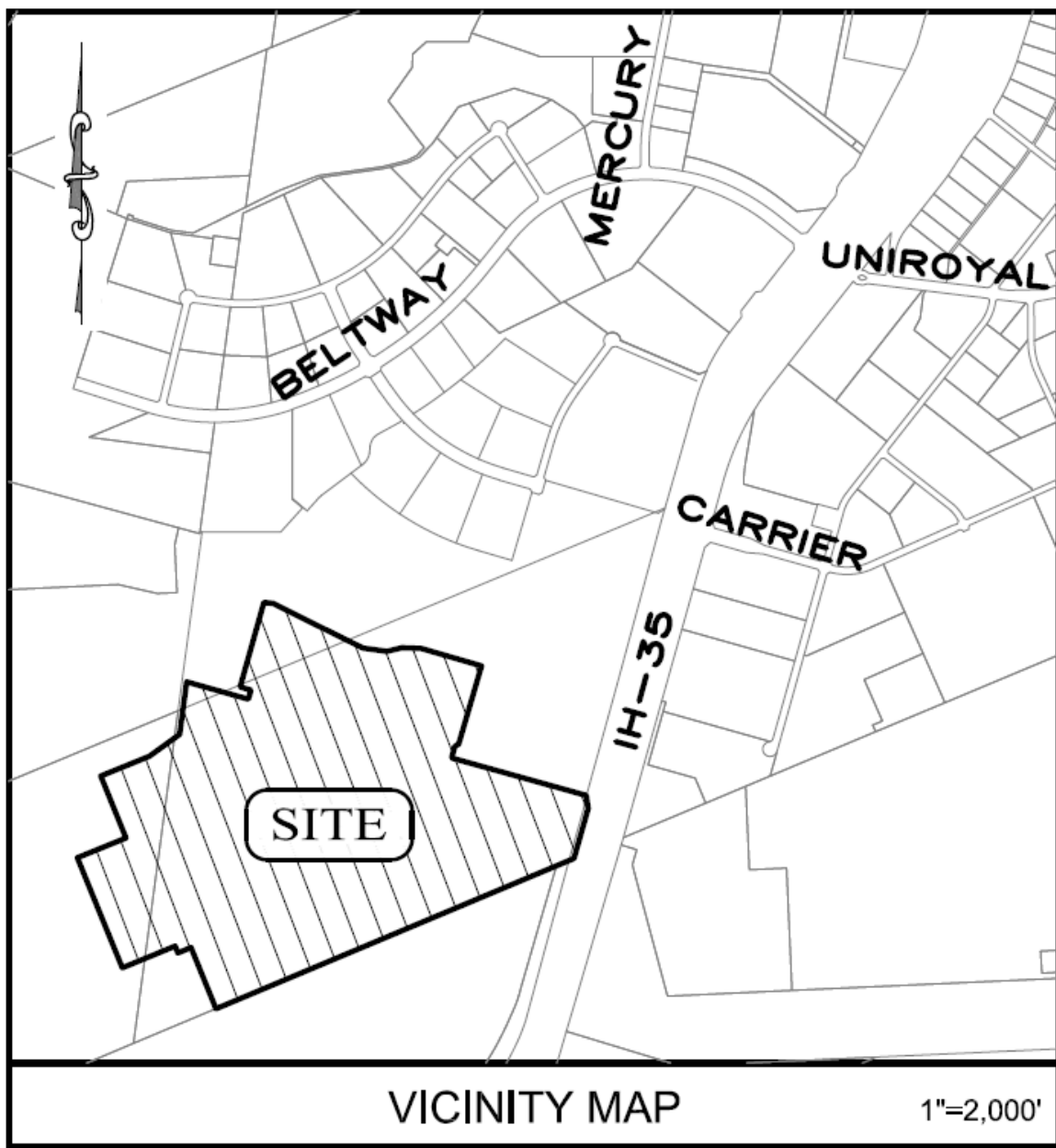
N/A

STAFF RECOMMENDATION

APPROVAL

NOTICE TO THE DEVELOPER:

N/A



August 18, 2025

Ms. Vanessa Guerra
Director
City of Laredo Planning & Zoning Dept.
1413 Houston St.
Laredo, Texas 78040

Ms. Daniella Sada Paz
Chair
City of Laredo Planning & Zoning Commission
1413 Houston St.
Laredo, Texas 78040

**Ref: ND Hachar Industrial Park, Phase 4
Request for Plat Extension**

Ms Guerra, Ms. Sada Paz,

Please accept this letter as a formal request on behalf of the above referenced development for a Six (6) month extension in accordance with Section 2-3.5 (b) "Expiration and extension period of all plat approvals" of the City of Laredo Subdivision Ordinance, which states:

- (b) All final plat approvals and the conditions therein, if any, are valid for a period of thirty (30) months from the date on which the approval was granted. The Commission may, upon written request of the owner or applicant and in conformance with the submittal requirements of this chapter, prior to the expiration of plat approval, extend this term of approval for a period not exceeding one additional six (6) month period, but in no event will the approval of any final plat be valid for a period of more than thirty-six (36) months from date of approval.

The Planning and Zoning Commission granted Final Approval to this subdivision plat during its April 20th, 2023 meeting (see attached agenda).


Please call us if you have any questions.

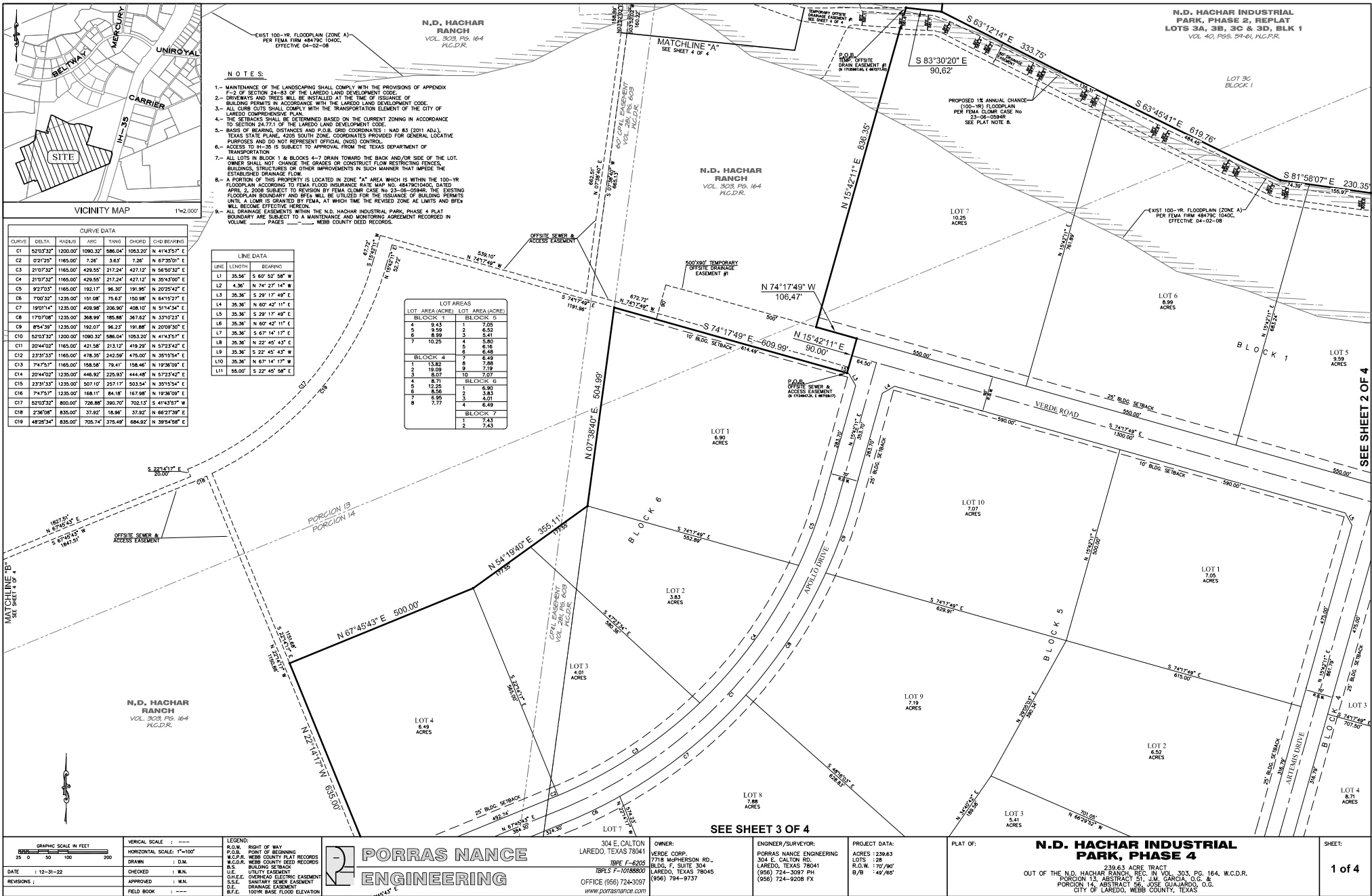
Sincerely,
PORRAS NANCE ENGINEERING

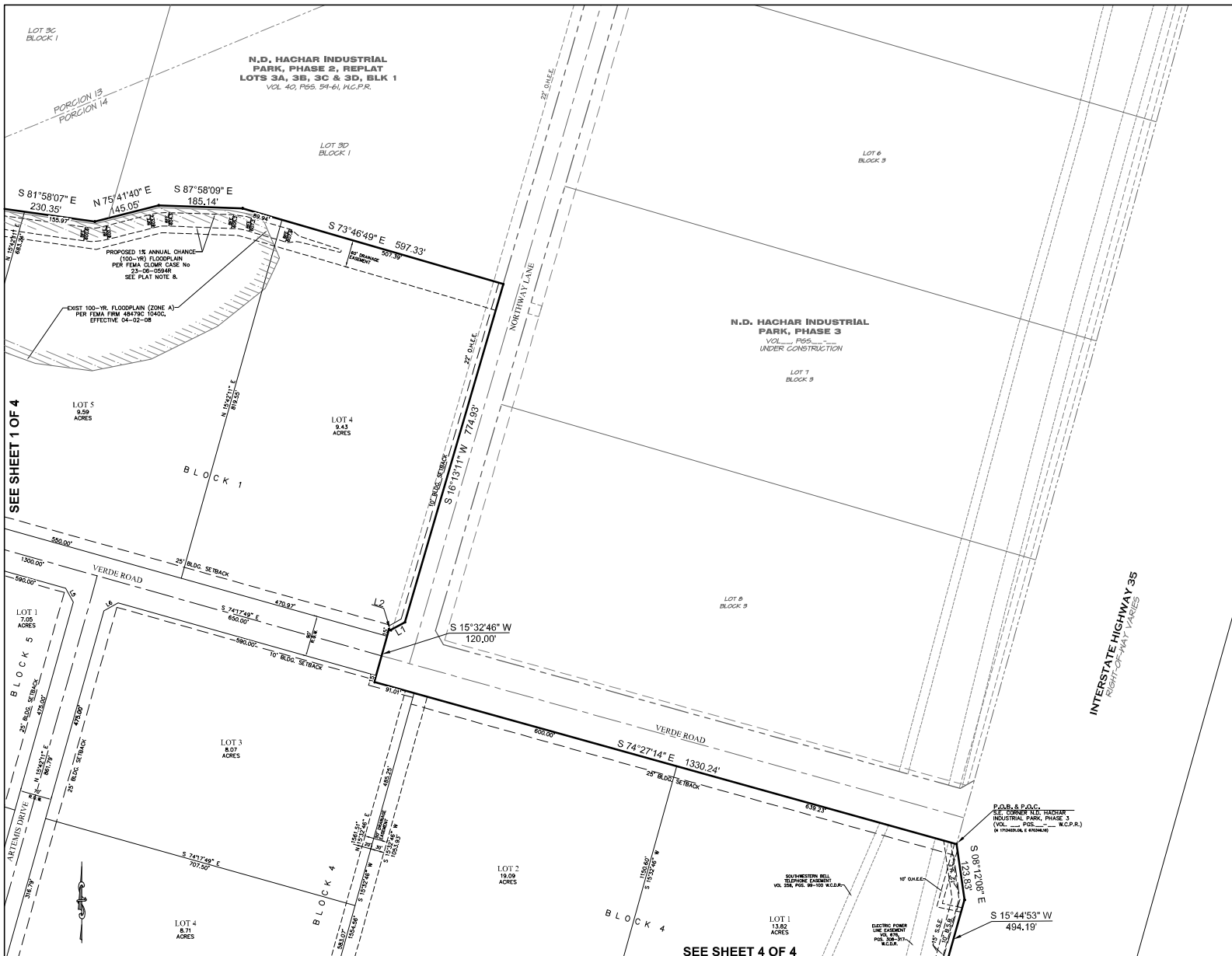


Wayne Nance, PE

NOTES:

- 
- 1.- MAINTENANCE OF THE LANDSCAPING SHALL COMPLY WITH THE PROVISIONS OF APPENDIX F-2 OF SECTION 24-83 OF THE LAREDO LAND DEVELOPMENT CODE.
 - 2.- DRIVEWAYS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
 - 3.- ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
 - 4.- THE SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
 - 5.- BASIS OF BEARING, DISTANCES AND P.O.B. GRID COORDINATES : NAD 83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE. COORDINATES PROVIDED FOR GENERAL LOCATIVE PURPOSES AND DO NOT REPRESENT OFFICIAL (NGS) CONTROL.
 - 6.- ACCESS TO IH-35 IS SUBJECT TO APPROVAL FROM THE TEXAS DEPARTMENT OF TRANSPORTATION
 - 7.- ALL LOTS IN BLOCK 1 & BLOCKS 4-7 DRAIN TOWARD THE BACK AND/OR SIDE OF THE LOT. OWNER SHALL NOT CHANGE THE GRADES OR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS IN SUCH MANNER THAT IMPEDE THE ESTABLISHED DRAINAGE FLOW.
 - 8.- A PORTION OF THIS PROPERTY IS LOCATED IN ZONE "A" AREA WHICH IS WITHIN THE 100-YR FLOODPLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 48479C1040C, DATED APRIL 2, 2008 SUBJECT TO REVISION BY FEMA CLOMR CASE No 23-06-0594R. THE EXISTING FLOODPLAIN BOUNDARY AND BFEs WILL BE UTILIZED FOR THE ISSUANCE OF BUILDING PERMITS UNTIL A LOMR IS GRANTED BY FEMA, AT WHICH TIME THE REVISED ZONE AE LIMITS AND BFEs WILL BECOME EFFECTIVE HEREON.
 - 9.- ALL DRAINAGE EASEMENTS WITHIN THE N.D. HACHAR INDUSTRIAL PARK, PHASE 4 PLAT BOUNDARY ARE SUBJECT TO A MAINTENANCE AND MONITORING AGREEMENT RECORDED IN VOLUME _____, PAGES ____-____, WEBB COUNTY DEED RECORDS.





GRAPHIC SCALE IN FEET 0 25 50 100 200	VERICAL SCALE : --- HORIZONTAL SCALE: 1"=100'	LEGEND: R.O.W. RIGHT OF WAY P.O.B. POINT OF BEGINNING W.C.P.R. WEBB COUNTY PLAT RECORDS W.C.R. WEBB COUNTY DEED RECORDS B.S. BUILDING SETBACK U.E. UTILITY EASEMENT O.H.E. OVERHEAD ELECTRIC EASEMENT S.S.E. SANITARY SEWER EASEMENT D.E. DRAINAGE EASEMENT N.F.E. 100' BASE FLOOD ELEVATION
DATE : 12-31-22	CHECKED : D.M. APPROVED : W.N. FIELD BOOK : ---	

**PORRAS NANCE
ENGINEERING**

304 E. CALTON
LAREDO, TEXAS 78041
PHONE F-6200
TOLLS F-10188800
OFFICE (361) 724-3097
WWW.PORRASNANCE.COM

OWNER:
VERDE CORP.
7718 McPHERSON RD.,
BLDG. F, SUITE 304
LAREDO, TEXAS 78045
(956) 794-9737

ENGINEER/SURVEYOR:
PORRAS NANCE ENGINEERING
304 E. CALTON RD.,
BLDG. F, SUITE 304
LAREDO, TEXAS 78041
(956) 724-3097 PH
(956) 724-9208 FX

PROJECT DATA:
ACRES : 239.63
LOTS : 128
R.O.W. : 170'/80'
B/S : 49'/60'

PLAT OF:

**N.D. HACHAR INDUSTRIAL
PARK, PHASE 4**
239.63 ACRE TRACT
OUT OF THE N.D. HACHAR INDUSTRIAL PARK, PHASE 3, IN VOL. 303, PG. 164, W.C.D.R.
PORCION 13, ABSTRACT 51, J.M. GARCIA, O.G. &
PORCION 14, ABSTRACT 52, JOSE GUJARDO, O.G.
CITY OF LAREDO, WEBB COUNTY, TEXAS

SHEET:
2 of 4

CERTIFICATE OF OWNER

STATE OF TEXAS :
COUNTY OF WEBB :
I, NICHOLAS VAN STEENBERG, PRESIDENT, VERDE CORP., OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS N.D. HACHAR INDUSTRIAL PARK, PHASE 4, IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBMITTED PUBLIC RECORDS, TO THE USE OF THE PUBLIC FOR THE PURPOSES OF RECORDING AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.
VERDE CORP.

NICHOLAS VAN STEENBERG
PRESIDENT

DATE

CERTIFICATE OF NOTARY PUBLIC

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 SUBMITTED TO THE FOREGOING INSTRUMENT AND
ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS
THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 20____.

NOTARY PUBLIC:
WEBB COUNTY, TEXAS
My Commission Expires the
____ day of _____, 20____.

CERTIFICATE OF ENGINEER

STATE OF TEXAS :
COUNTY OF WEBB :
I, WAYNE NANCE, THE UNDERSIGNED LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS,
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.

WAYNE NANCE
LICENSED PROFESSIONAL ENGINEER
TEXAS REG. NO. 87008

DATE

CERTIFICATE OF SURVEYOR

STATE OF TEXAS :
COUNTY OF WEBB :
I, WAYNE NANCE, THE UNDERSIGNED 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 HEREIN SHOWN AND THAT THE CORNER
MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

WAYNE NANCE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REG. NO. 6235

DATE

CERTIFICATE OF CITY ENGINEER

STATE OF TEXAS :
COUNTY OF WEBB :
I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS N.D.
HACHAR INDUSTRIAL PARK, PHASE 4, PREPARED BY: WAYNE NANCE, LICENSED PROFESSIONAL ENGINEER
NO. 87008, AND DATED THE ____ DAY OF _____, 20____, WITH THE REVIEW DATED ON
_____, 20____, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF
LAREDO, TEXAS.

RAMON E. CHAVEZ, P.E.
CITY ENGINEER

DATE

PLANNING COMMISSION APPROVAL

STATE OF TEXAS :
COUNTY OF WEBB :
THIS PLAT: N.D. HACHAR INDUSTRIAL PARK, PHASE 4, 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 _____, 20____.

JUAN M. NARVAEZ, JR.
CHAIRMAN

DATE

ATTESTMENT OF PLANNING COMMISSION APPROVAL

STATE OF TEXAS :
COUNTY OF WEBB :
THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILING FOR RECORD OF THIS PLAT AT
A PUBLIC MEETING HELD ON ____ DAY OF _____, 20____, THE MINUTES OF SAID MEETING REFLECT
SAID APPROVAL.

ORLANDO D. NAVARRO
DIRECTOR OF PLANNING

DATE

CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS :
COUNTY OF WEBB :
I, WARGIE RAMIREZ BARRA, CLERK OF THE COUNTY COURT IN AND FOR WEBB COUNTY, DO HEREBY
CERTIFY THE FOREGOING INSTRUMENT DATES THE
____ DAY OF _____, 20____, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE
____ DAY OF _____, 20____, IN VOLUME ____ PAGE ____ OF THE MAP RECORD OF SAID COUNTY.

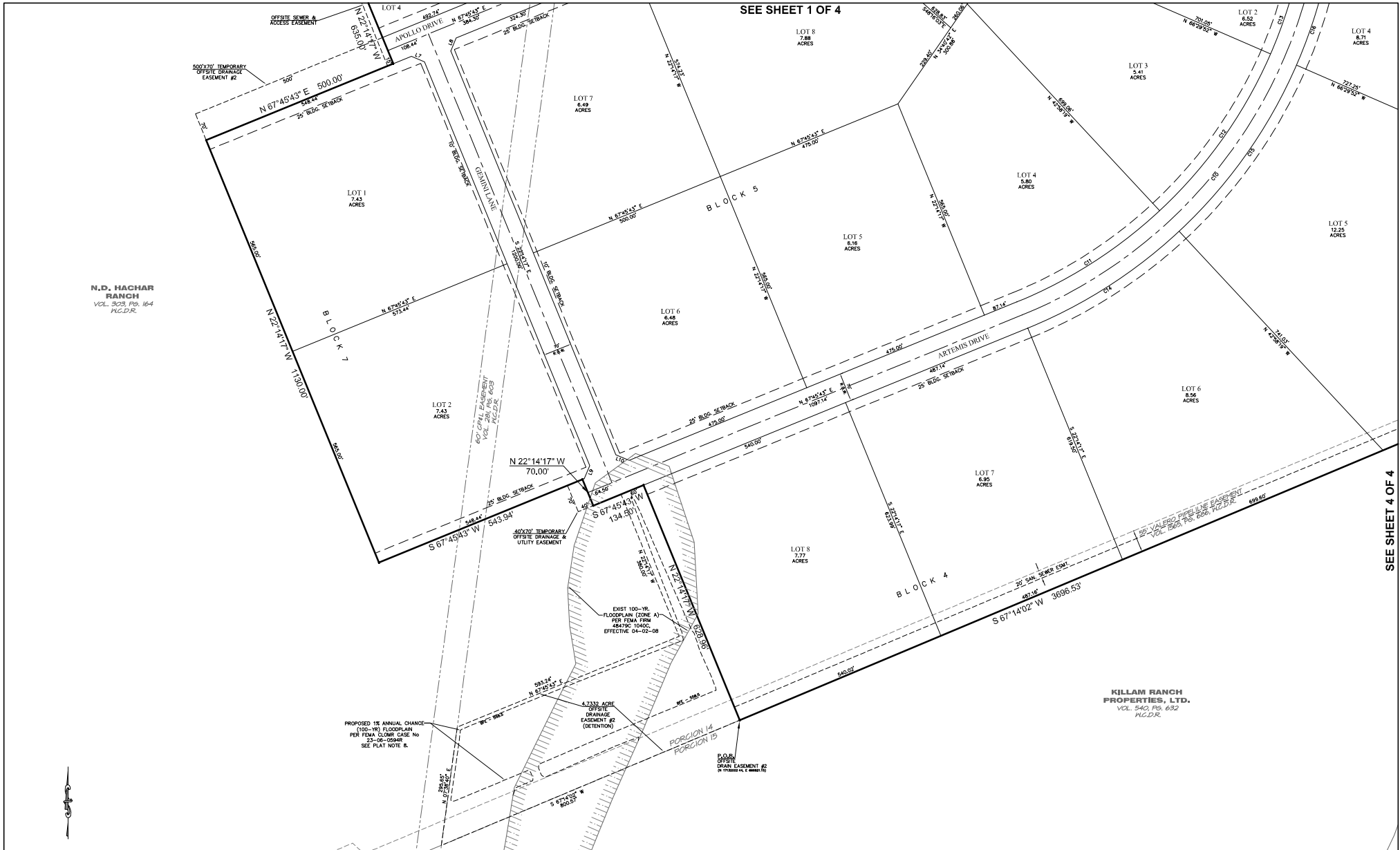
DEPUTY

COUNTY CLERK
WEBB COUNTY, TEXAS

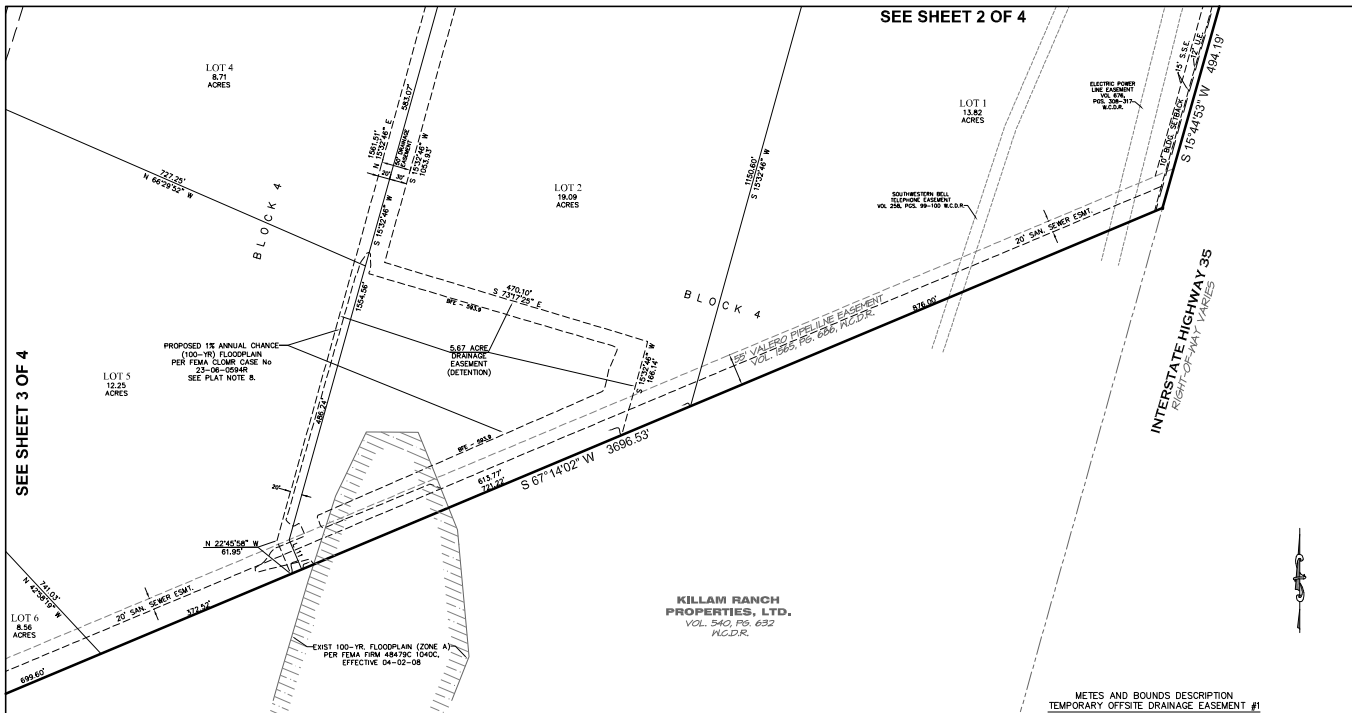
FILED FOR RECORD AT ____ O'CLOCK ____ M ON THE ____ DAY OF _____, 20____.

DEPUTY

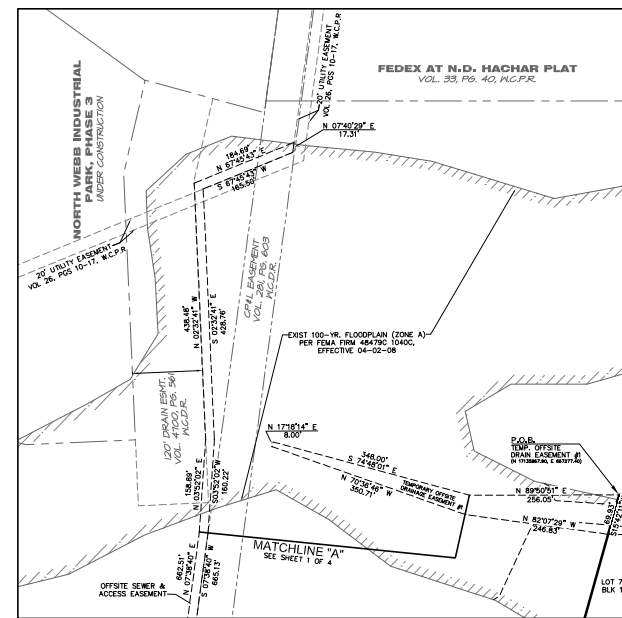
COUNTY CLERK
WEBB COUNTY, TEXAS



<p>GRAPHIC SCALE IN FEET</p> <p>0 25 50 100 200</p> <p>DATE : 12-31-22</p> <p>REVISIONS :</p>	<p>VERTICAL SCALE : ---</p> <p>HORIZONTAL SCALE : 1"=100'</p> <p>DRAWN : D.M.</p> <p>CHECKED : W.N.</p> <p>APPROVED : W.N.</p> <p>FIELD BOOK : ---</p>	<p>LEGEND:</p> <p>R.O.W. RIGHT OF WAY</p> <p>P.O.B. POINT OF BEGINNING</p> <p>W.C.P.R. WEBB COUNTY PLAT RECORDS</p> <p>W.C.D.R. WEBB COUNTY DEED RECORDS</p> <p>B.S. BUILDING SETBACK</p> <p>U.E. UTILITY EASEMENT</p> <p>O.H.E. OVERHEAD ELECTRIC EASEMENT</p> <p>S.S.E. SANITARY SEWER EASEMENT</p> <p>D.E. DRAINAGE EASEMENT</p> <p>R.F.E. 100% BASE FLOOD ELEVATION</p>	<p>PORRAS NANCE ENGINEERING</p> <p>304 E. CALTON LAREDO, TEXAS 78041</p> <p>OWNER: VERDE CORP. 7718 McPHERSON RD., LAREDO, TEXAS 78041 (956) 794-3097 PH (956) 794-9737</p> <p>ENGINEER/SURVEYOR: PORRAS NANCE ENGINEERING 304 E. CALTON RD., LAREDO, TEXAS 78041 (956) 724-3097 PH (956) 724-9208 FX</p> <p>PROJECT DATA: ACRES : 239.63 LOTS : 28 R.O.W. : 10'/80' B/S : 49'/60'</p> <p>PLAT OF: N.D. HACHAR INDUSTRIAL PARK, PHASE 4 239.63 ACRE TRACT OUT OF THE N.D. HACHAR RANCH, REC. IN VOL. 303, PG. 164, W.C.D.R. PORCION 13, ABSTRACT 51, J.M. GARCIA, O.G. & PORCION 14, ABSTRACT 56, JOSE GUJARDO, O.G. CITY OF LAREDO, WEBB COUNTY, TEXAS</p>	<p>SEE SHEET 1 OF 4</p> <p>SEE SHEET 4 OF 4</p> <p>SHEET: 3 of 4</p>
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SEE SHEET 2 OF 4



METES AND BOUNDS DESCRIPTION
238.63 ACRE TRACT
Being out and part of
N.D. Hachar Ranch
Recorded in Volume 303, Page 164, Webb County Deed Records
City of Laredo and Webb County, Texas

METES AND BOUNDS DESCRIPTION
OFFSITE SEWER & ACCESS EASEMENT
Being a tract of land found to contain 2,722 acres, more or less, situated in Parcel 13, Abstract 51, J.M. Garcia, Original Grantee and Parcel 14, Abstract 56, Jose Guajardo, Original Grantee, within the City Limits of Laredo and Webb County, Texas, out and part of the N.D. Hachar Ranch, recorded in Volume 303, Page 164, Webb County Deed Records, this tract being more particularly described by metes and bounds as follows:

Being a tract of land found to contain 2,722 acres, more or less, situated in Parcel 13, Abstract 51, J.M. Garcia, Original Grantee and Parcel 14, Abstract 56, Jose Guajardo, Original Grantee, within the City Limits of Laredo and Webb County, Texas, out and part of the N.D. Hachar Ranch, recorded in Volume 303, Page 164, Webb County Deed Records, this tract being more particularly described by metes and bounds as follows:

BEGINNING at a 3/4" iron rod found on western right-of-way line of H-35 for the southeast corner of the most easterly northeast corner of the herein described tract and the POINT OF BEGINNING;

THENCE South 08°12'08" East, 123.83 Feet, along said H-35 western right-of-way to a 3/4" iron rod set for a deflection corner to the right of this tract;

THENCE South 12°45'53" East, 494.19 Feet, continuing along said H-35 western right-of-way to a wooden fence post found on the northwesterly boundary of the Killam Ranch Properties, LTD. tract recorded in Volume 540, Page 632, Webb County Deed Records for the southeast corner of this tract;

THENCE South 67°14'02" West, 3,696 Feet, along the common boundary line of said N.D. Hachar Ranch and said Killam Ranch to a 3/4" iron rod set for the southeast corner of this tract;

THENCE along the westerly boundary line of the herein described tract as follows:

South 22°14'17" West, 628.96 Feet, to a 3/4" iron rod set for a deflection corner to the left;

South 67°45'43" West, 124.00 Feet, to a 3/4" iron rod set for a deflection corner to the right;

South 22°14'17" East, 70.00 Feet, to a 3/4" iron rod set for a deflection corner to the left;

South 67°45'43" West, 548.44 Feet, to a 3/4" iron rod set for a deflection corner to the right;

South 22°14'17" East, 1130.00 Feet, to a 3/4" iron rod set for a deflection corner to the right;

South 67°45'43" East, 500.00 Feet, to a 3/4" iron rod set for a deflection corner to the left;

South 22°14'17" East, 630.00 Feet, to a 3/4" iron rod set for a deflection corner to the right;

South 67°45'43" East, 500.00 Feet, to a 3/4" iron rod set for a deflection corner to the left;

South 22°14'17" East, 500.00 Feet, to a 3/4" iron rod set for a deflection corner to the right;

South 67°45'43" East, 600.99 Feet, to a 3/4" iron rod set for a deflection corner to the left;

South 12°45'11" East, 90.00 Feet, to a 3/4" iron rod set for a deflection corner to the left;

South 22°14'17" East, 106.47 Feet, to a 3/4" iron rod set for a deflection corner to the right;

South 12°45'11" East, 636.34 Feet, to a 3/4" iron rod set for the northwest corner of this tract;

THENCE along the northwesterly boundary line of the herein described tract as follows:

South 83°30'20" East, 90.62 Feet, to a 3/4" iron rod set for a deflection corner to the right;

South 83°17'14" East, 353.79 Feet, to a 3/4" iron rod set for a deflection corner to the left;

South 83°04'41" East, 615.76 Feet, to a 3/4" iron rod set for a deflection corner to the left;

South 87°50'07" East, 230.35 Feet, to a 3/4" iron rod set for a deflection corner to the left;

South 75°14'40" East, 145.05 Feet, to a 3/4" iron rod set for a deflection corner to the right;

South 87°50'07" East, 185.14 Feet, to a 3/4" iron rod set for a deflection corner to the right;

South 72°45'49" East, 597.33 Feet, to a 3/4" iron rod found on the westerly boundary line of said N.D. Hachar Industrial Park, Phase 3 for the most northerly northeast corner of this tract;

THENCE along the common boundary line of the same N.D. Hachar Industrial Park, Phase 3 and the herein described tract as follows:

South 16°15'11" West, 774.93 Feet, to a 3/4" iron rod set for a clip corner to the right;

South 60°57'58" West, 35.56 Feet, to a 3/4" iron rod set for a deflection corner to the right;

South 72°14'17" West, 438.38 Feet, to a 3/4" iron rod set for a deflection corner to the left;

South 10°55'48" West, 120.00 Feet, to a 3/4" iron rod set for a deflection corner to the left;

South 72°14'17" East, 1,330.24 Feet, to a 3/4" iron rod set on the western right-of-way line of H-35 for the most easterly northeast corner of the herein described tract and the POINT OF BEGINNING.

METES AND BOUNDS DESCRIPTION
TEMPORARY OFFSITE DRAINAGE EASEMENT #1
Being a tract of land found to contain 0.4581 acres, more or less, situated in Parcel 13, Abstract 51, J.M. Garcia, Original Grantee, within the City Limits of Laredo and Webb County, Texas, out and part of the N.D. Hachar Ranch, recorded in Volume 303, Page 164, Webb County Deed Records, this tract being more particularly described by metes and bounds as follows:

BEGINNING at a 3/4" iron rod found on western right-of-way line of H-35 for the southeast corner of the N.D. Hachar Industrial Park, Phase 3, recorded in Volume 303, Page 164, Webb County Deed Records; THENCE N 89°05'01" E, 1576.48' to a 3/4" iron rod set for the northeast corner of the herein described tract and the POINT OF BEGINNING;

THENCE South 15°42'11" West, 69.93 Feet, to a 3/4" iron rod set for the southeast corner of this tract;

THENCE North 82°07'29" West, 248.83 Feet, to a 3/4" iron rod set for a deflection corner to the right of this tract;

THENCE North 70°36'46" West, 350.71 Feet, to a 3/4" iron rod set for the southeast corner of this tract;

THENCE North 17°18'14" East, 8.00 Feet, to a 3/4" iron rod set for the northwest corner of this tract;

THENCE South 17°48'01" East, 348.00 Feet, to a 3/4" iron rod set for a deflection corner to the left of this tract;

THENCE South 89°05'01" East, 256.05 Feet, to a 3/4" iron rod set for the northeast corner of the herein described tract and the POINT OF BEGINNING.

METES AND BOUNDS DESCRIPTION
OFFSITE DRAINAGE EASEMENT #2
Being a tract of land found to contain 4.7332 acres, more or less, situated in Parcel 14, Abstract 56, Jose Guajardo, Original Grantee, within the City Limits of Laredo and Webb County, Texas, out and part of the N.D. Hachar Ranch, recorded in Volume 303, Page 164, Webb County Deed Records, this tract being more particularly described by metes and bounds as follows:

BEGINNING at a 3/4" iron rod found on western right-of-way line of H-35 for the southeast corner of the N.D. Hachar Industrial Park, Phase 3, recorded in Volume 303, Page 164, Webb County Deed Records; THENCE N 89°05'01" E, 1576.48' to a 3/4" iron rod set for the northeast corner of the herein described tract and the POINT OF BEGINNING;

THENCE South 67°14'02" West, 800.57 Feet, along the south boundary line of said Hachar Ranch to a 3/4" iron rod set for the southeast corner of this tract;

THENCE North 07°36'40" East, 295.65 Feet, to a 3/4" iron rod set for the most westerly northwest corner of this tract;

THENCE North 67°45'43" East, 505.24 Feet, to a 3/4" iron rod set for an interior deflection corner to the left of this tract;

THENCE North 22°14'17" West, 380.00 Feet, to a 3/4" iron rod set for the most northerly northwest corner of this tract;

THENCE North 67°45'43" East, 600.00 Feet, to a 3/4" iron rod set for the northeast corner of this tract;

THENCE South 22°14'17" East, 628.96 Feet, to a 3/4" iron rod set for the southeast corner of this tract and the POINT OF BEGINNING.

GRAPHIC SCALE IN FEET		VERTICAL SCALE		LEGEND:	
25	0	100	200	R.O.W. RIGHT OF WAY	POINT OF BEGINNING
DATE: 12-31-22		DRAWN: D.M.		W.C.P.A. WEBB COUNTY PLAT RECORDS	
REVISIONS:		CHECKED: B.N.		W.C.B. WEBB COUNTY DEED RECORDS	
		APPROVED: W.N.		U.T.I. UTILITY EASEMENT	
		FIELD BOOK: ---		O.A.E. OVERHEAD ELECTRIC EASEMENT	
				S.E. SANITARY SEWER EASEMENT	
				D.E. DRAINAGE EASEMENT	
				100-YR BASE FLOOD ELEVATION	

PORRAS NANCE ENGINEERING

304 E. CALTON LAREDO, TEXAS 78041

OWNER: VERDE CORP. 7718 McPHERSON RD., BLDG. F, SUITE 304 LAREDO, TEXAS 78045 (956) 794-9737

ENGINEER/SURVEYOR: PORRAS NANCE ENGINEERING 304 E. CALTON RD. LAREDO, TEXAS 78041 (956) 724-3097 PH (956) 724-9208 FX

PROJECT DATA: ACRES: 239.63 LOTS: 128 R.O.W.: 170'80" B/B: 49'60"

PLAT OF: 239.63 ACRE TRACT OUT OF THE N.D. HACHAR INDUSTRIAL PARK, PHASE 3, PARCEL 13, ABSTRACT 51, J.M. GARCIA, O.G. & PORRAS NANCE ENGINEERING, LAREDO, TEXAS 78041, CITY OF LAREDO, WEBB COUNTY, TEXAS

SHEET: 4 of 4

City of Laredo

Planning & Zoning Commission

Meeting Date: 9/4/2025

Final Plats and replats 9B

SUBJECT

Consideration of a six (6) month extension to the final plat approval of the replat of Southern Development Industrial Park, Unit I & 20.71 acres of an Unplatted Tract into Southern Development Unit I, Midtown Commercial Plaza. The intent is commercial. The request is to extend the scheduled expiration date from September 16, 2025 to March 16, 2026.

PL-189-2025

District III - Cm. Melissa R. Cigarroa

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

APPLICANT: AR Sanchez, Jr.

ENGINEER: Crane Engineering

SITE: This 44.34-acre tract of land is located south adjacent to State Highway 359 and east of Concord Hills Boulevard. The zoning for this 3-lot development M-1 (Light Manufacturing District). This tract is located in District III - Cm. Melissa R. Cigarroa

COMMITTEE RECOMMENDATION

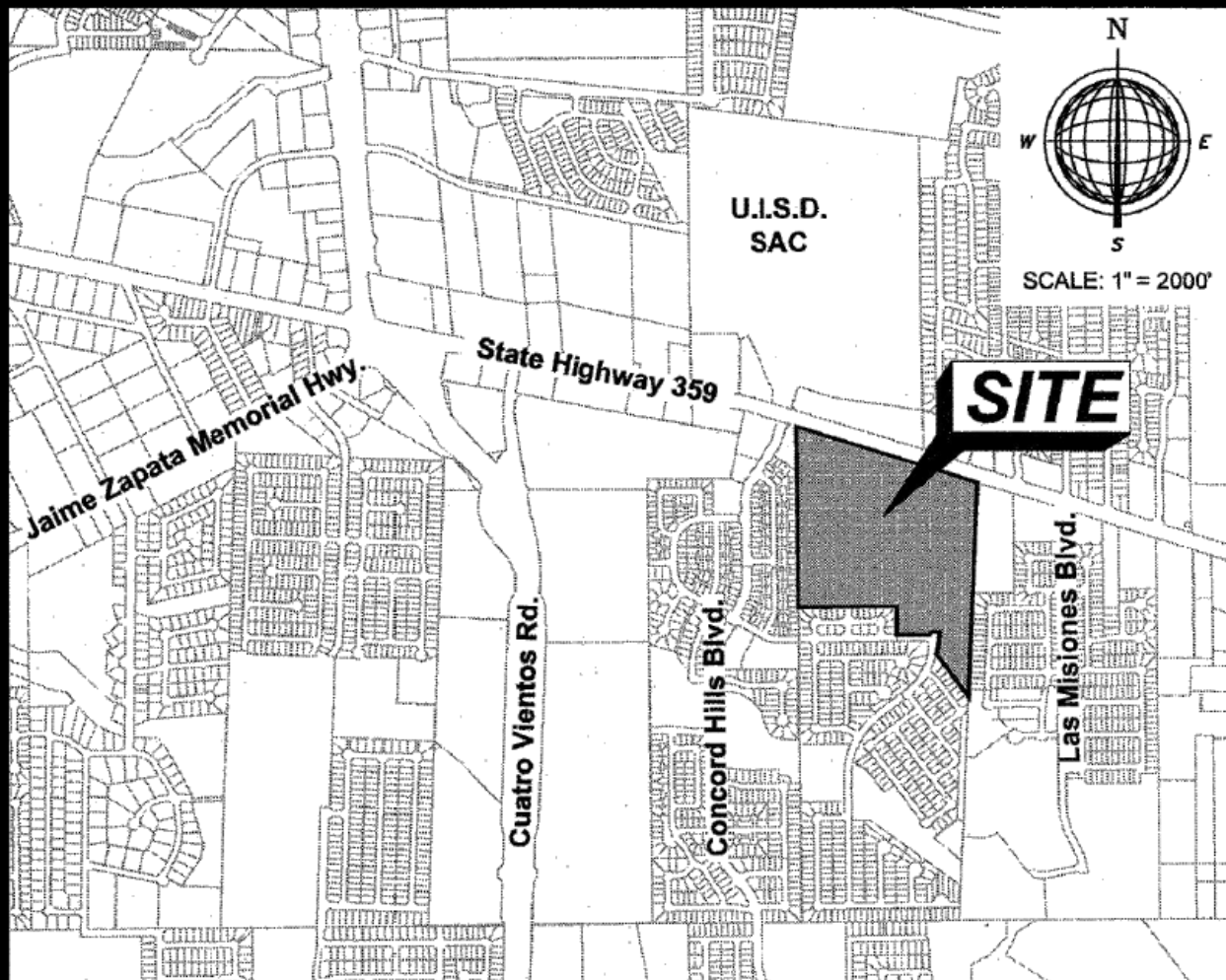
N/A

STAFF RECOMMENDATION

APPROVAL

NOTICE TO THE DEVELOPER:

N/A



VICINITY MAP

August 20, 2025

Mr. Rafael Vidaurri
Planner IV
City of Laredo
Planning & Zoning Department
1413 Houston Street
Laredo, Texas 78040

**Re: Replat of Southern Development Industrial Park, Unit I & 20.71 acres of an
Unplatted Tract into Southern Development Unit I Midtown Commercial Plaza
Final Plat Approval**

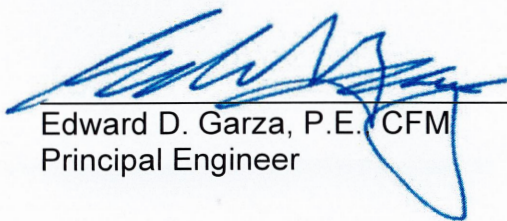
Dear Mr. Vidaurri,

In accordance to Section 2-3.5(b) of City of Laredo Ordinance No. 2009-O-087 and Ordinance No. 2011-O-171, we respectfully request a six (6) month extension of the final replat approval for the above referenced project.

According to our records, the final replat for the above referenced replat was approved on 3/16/23 and is set to expire 30 months later on 9/16/25. With Planning & Zoning Commission approval of this request, final plat approval would extend to 3/16/26. We are attaching a copy of final replat for reference.

Sincerely,

CRANE ENGINEERING CORP.
Firm # F-3353


Edward D. Garza, P.E., CFM
Principal Engineer

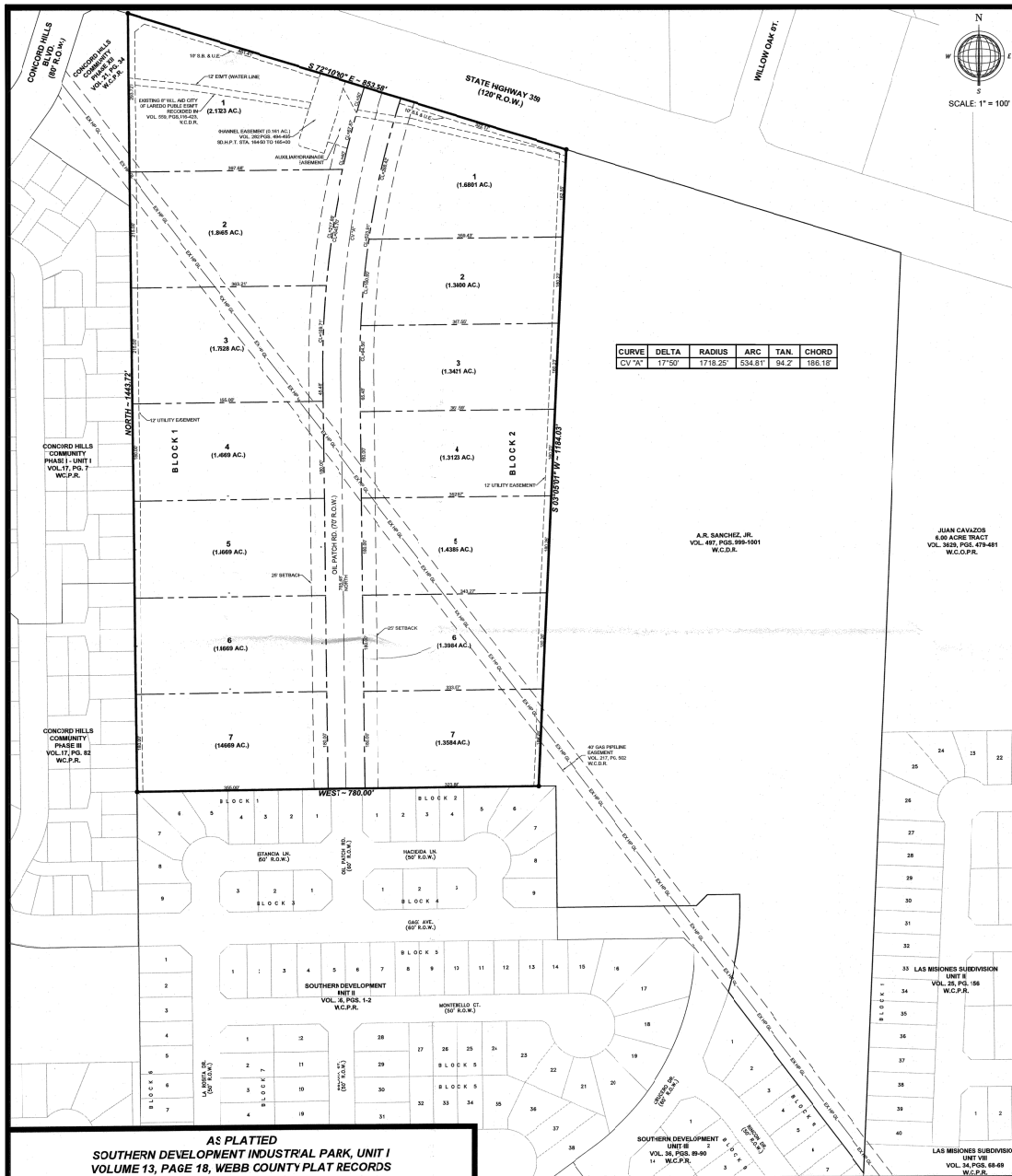
Enclosure – CK#24201 for \$300 Plat Extension Fee

Cc: Mr. Joe Maldonado
359-IP Development, Inc



NOTES

1. The Purpose of this Replat is to reconfigure Southern Development Industrial Park, Unit I and 20.71 acres of unplatted tract into commercial development.
2. GPS coordinate for Point of Beginning is: N: 17068440.2039 E: 680542.1910
3. 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 City of Laredo Land Development Code.
4. Driveways, sidewalks, trees, and irrigation will be installed at the time of issuance of building permits in accordance with the City of Laredo Land Development Code.
5. All curb cuts shall comply with the transportation element of City of Laredo Comprehensive Plan.
6. This Replat does not attempt to alter, amend, or remove any covenants or restrictions.
7. Access to State Highway 359 subject to coordination with TxDOT on warranting additional driveways.



NOTES

- The Purpose of this Replat is to reconfigure Southern Development Industrial Park, Unit I, as recorded in Volume 13, Page 18, W.C.P.R., and 20.71 acres out of a 119.448 Acre Tract conveyed in deed to A.R. Sanchez, Jr., as recorded in Volume 497, Pages 999-1001, W.C.D.R., being known as "Shane 74" of the Partition of the Antonio Cavazos 238.896 acre tract in Portions No.31 and No.32, Webb County, Texas, being more fully described by metes and bounds in that certain copy of said agreement being of record in Volume 476, Pages 61-69, W.C.D.R., this tract of land containing 44.34 acres, more or less, being more particularly described by metes and bounds as follows:
- GPS coordinate for Point of Beginning is: N: 17088440.2039 E: 680542.1910
- 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 City of Laredo Land Development Code.
- Driveways, sidewalks, trees, and irrigation will be installed at the time of issuance of building permits in accordance with the City of Laredo Land Development Code.
- All curb cuts shall comply with the transportation element of City of Laredo Comprehensive Plan.
- This Replat does not attempt to alter, amend, or remove any covenants or restrictions.
- Access to State Highway 359 subject to coordination with TxDOT on warranting additional driveways.

LOT SUMMARY

Lot #	Block #	Area (SF)	Area (AC)
1A	1	508,121.04	11.66
1A	2	763,759.53	17.99
1	3	467,017.51	10.72

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	TAN.	CHORD
CV "A"	17°50'	1718.25'	534.81'	94.2'	186.18'

Curve #	Radius	Delta	Tangent	Length	Chord	Chord Length
B-C1	550.50'	17°00'04"	82.28'	163.39'	N07°54'44"E	162.75'
C1	400.00'	17°52'21"	62.90'	124.77'	N08°20'53"E	124.27'
C2	400.00'	14°02'10"	49.24'	97.99'	N07°36'23"W	97.75'
C3	400.00'	14°02'10"	49.24'	97.99'	N07°36'23"W	97.75'
C4	370.00'	14°02'10"	45.55'	90.64'	N07°36'23"W	90.42'
C5	430.00'	14°02'10"	52.94'	105.34'	N07°36'23"W	105.08'
C6	430.00'	14°02'10"	52.94'	105.34'	N07°36'23"W	105.08'
C7	370.00'	14°02'10"	45.55'	90.64'	N07°36'23"W	90.42'
C8	435.00'	17°52'21"	68.40'	135.69'	N08°20'53"E	135.14'
C9	365.00'	17°52'21"	57.39'	113.86'	N08°20'53"E	113.39'
C10	1718.25'	17°50'03"	269.60'	534.83'	N08°19'43"W	532.68'
C11	1753.25'	17°50'03"	275.09'	545.73'	N08°19'43"W	543.53'
C12	1683.25'	17°50'03"	264.11'	523.94'	N08°19'43"W	521.83'

SUMMARY TABLE

SUBDIVISION SUMMARY
44.34 ACRES
3 LOTS
3 BLOCKS

BASIS OF BEARINGS

NAD83 TEXAS STATE PLANE, 4205 SOUTH ZONE, US FOOT.
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LEGEND

- FOUND MONUMENT
- FENCE POST CORNER FOUND
- ▲ CONCRETE MONUMENT FOUND

LINE TABLE

Line #	Length	Direction
L1	43.24'	N17°17'04"E
L2	4.59'	S14°37'28"E
L3	39.91'	S00°35'17"E
L4	39.91'	S00°35'17"E
L5	39.91'	S00°35'17"E
L6	4.59'	S14°37'28"E
L7	4.59'	S14°37'28"E
L8	47.05'	S00°35'17"E
L9	47.05'	S00°35'17"E
L10	23.26'	N17°17'04"E
L11	23.22'	N17°17'04"E
L12	28.29'	N27°41'58"W
L13	28.28'	N62°18'02"W
L14	28.36'	N27°55'08"W
L15	28.20'	N62°04'30"E

CERTIFICATE OF OWNER

STATE OF TEXAS

COUNTY OF WEBB

I, A.R. SANCHEZ, JR., the undersigned Owner of the land shown on this PLAT, and designated herein as REPLAT OF SOUTHERN DEVELOPMENT INDUSTRIAL PARK, UNIT I & 20.71 ACRES OF UNPLATTED TRACT INTO SOUTHERN DEVELOPMENT UNIT I, MIDTOWN COMMERCIAL PLAZA, in the City of Laredo, County of Webb, Texas, and whose name is subscribed herein, hereby dedicate the use of the public forever street, drains, easements, and public places thereon shown for the purpose and consideration therein expressed.

A.R. SANCHEZ, JR.

DATE

STATE OF TEXAS

COUNTY OF WEBB

Before me, the undersigned Authority, on this day personally appeared A.R. SANCHEZ, JR., 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 considerations therein stated. WITNESS MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 20__.

NOTARY

AS PLATTED
SOUTHERN DEVELOPMENT INDUSTRIAL PARK, UNIT I
VOLUME 13, PAGE 18, WEBB COUNTY PLAT RECORDS

SURVEYOR:
JJ RUIZ LAND SURVEYING
JULIAN JAVIER RUIZ, R.P.L.S.
3292 E. INDIO HWY.
EAGLE PASS, TEXAS
956-568-4470

Final Replat

December 22, 2021

ENGINEER:



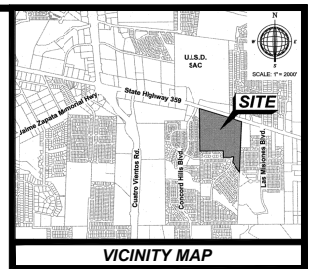
CRANE ENGINEERING CORP.
1310 JUNCTION DRIVE
LAREDO, TX 78041
FIRM REGISTRATION NO. F-3353

OWNER:

A.R. Sanchez, Jr.
10410 Medical Loop, Suite 5B
Laredo, TX 78045

Replat of Southern Development Industrial Park, Unit I
& 20.71 acres of unplatted tract into Southern
Development Unit I, Midtown Commercial Plaza

P1



LEGAL DESCRIPTION

A tract of land containing 44.34 acres, more or less, comprised of the Southern Development Industrial Park, Unit I, as recorded in Volume 13, Page 18, W.C.P.R., and 20.71 acres out of a 119.448 Acre Tract conveyed in deed to A.R. Sanchez, Jr., as recorded in Volume 497, Pages 999-1001, W.C.D.R., being known as "Shane 74" of the Partition of the Antonio Cavazos 238.896 acre tract in Portions No.31 and No.32, Webb County, Texas, being more fully described by metes and bounds in that certain copy of said agreement being of record in Volume 476, Pages 61-69, W.C.D.R., this tract of land containing 44.34 acres, more or less, being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2" iron rod at the southwest corner of the Southern Development Industrial Park, Unit I, as recorded in Volume 13, Page 18, W.C.P.R., same point being along the east boundary line of the Concord Hills Community Subdivision, Phase II, as recorded in Volume 17, Page 82, W.C.P.R., and the southwest corner hereof;

THENCE N 00° 35' 17" W, along the common boundary between the Southern Development Industrial Park and the Concord Hills Community Subdivision, a distance of 1443.72 feet to a found 1/2" iron rod in concrete, same point being the northeast corner of the Concord Hills Community, Phase XII plat, as recorded in Volume 21, Page 34, W.C.P.R., and a point on the south right of way line of State Highway 359 and the northwest corner hereof;

THENCE S 72° 45' 17" W, along the common boundary between the Southern Development Industrial Park, Unit I and State Highway 359, a distance of 853.59 feet to a set 1/2" iron rod, same point being the northeast corner of the Southern Development Industrial Park, Unit I, and on the south right of way line of State Highway 359 and a point of deflection;

THENCE S 72° 40' 59" E, along the common boundary between the south right of way line of State Highway 359 and this tract, a distance of 650.93 feet to a set 1/2" iron rod, same point being the northwest corner of a Juan Cavazos 6.00 acre tract, as recorded in Volume 3629, Pages 479-481, W.C.P.R., and the northeast corner hereof;

THENCE S 02° 21' 24" W, along the common boundary between the Juan Cavazos 6.00 acre tract and this tract, a distance of 1955.64 feet to a found 1/2" iron rod, same point being the southwest corner of the Las Misiones Subdivision, Unit II, as recorded in Volume 25, Page 156, W.C.P.R., and the northwest corner of Las Misiones Subdivision, Unit VII, as recorded in Volume 34, Pages 68 - 69, W.C.P.R., and a point of deflection;

THENCE S 02° 18' 19" W, along the common boundary between the Las Misiones Subdivision and Southern Development Subdivision, through the interior of a 40 foot gas pipeline easement, recorded in Volume 277, Page 502, W.C.D.R., a distance of 55.32 feet to a found 1/2" iron rod, same point being the northeast corner of Southern Development Subdivision, Unit III, as recorded in Volume 36, Pages 89 - 90, W.C.P.R., and a point on the south boundary of the 40 foot gas easement, and the southeast corner hereof;

THENCE N 36° 43' 17" W, along the common boundary between the 40 foot gas easement and Southern Development Subdivision, Unit III, a distance of 421.53 feet to a found 1/2" iron rod, same point being a point on the east right of way of Cruero Drive and a point on the north boundary of Southern Development Subdivision, Unit III, and a point on the south boundary of the 40 foot gas easement, for a point of curvature left and exterior corner hereof;

Along said curve left, having a radius of 550.50 feet, delta angle of 17° 00' 04", tangent of 82.28 feet, chord bearing of N 07° 54' 44" E and chord distance of 162.75 feet, with a curve length of 163.34 feet to a found 1/2" diameter iron rod, same endpoint being a point on the east right of way line of Cruero Drive along the common boundary between Southern Development Subdivision, Unit III and this tract, and a point of deflection;

THENCE N 00° 35' 17" W, along the common boundary between the Southern Development Subdivision, Unit III, and this tract, a distance of 19.46 feet to a found 1/2" iron rod, same point being a point on the east right of way line of Cruero Drive and a point on the north boundary of Southern Development Subdivision, Unit III, and an interior corner hereof;

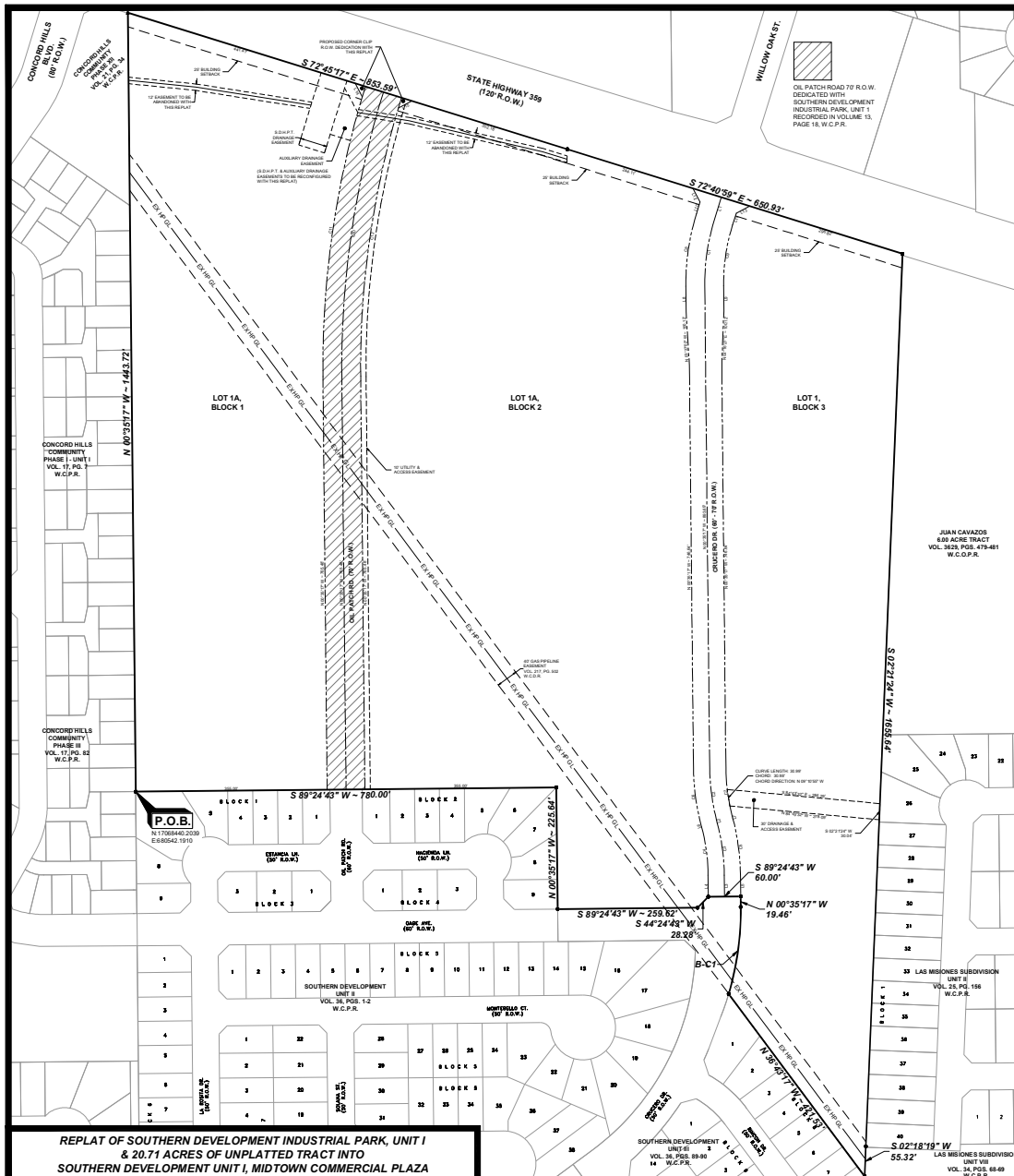
THENCE S 89° 24' 43" W, crossing the Cruero Drive right of way, along the common boundary between the Southern Development Subdivision, Unit III, and this tract, a distance of 60.00 feet to a found 1/2" iron rod on the west right of way line of Cruero Drive and a point on the north boundary of Southern Development Subdivision, Unit III, and an interior corner hereof;

THENCE S 84° 24' 43" W, along the common boundary between the Southern Development Subdivision, Unit III, and this tract, a distance of 28.28 feet to a found 1/2" iron rod, same point being a point on the north right of way line of Gage Avenue and a point on the north boundary of Southern Development Subdivision, Unit III, and an interior corner hereof;

THENCE S 89° 24' 43" W, along the north right of way line of Gage Avenue and the common boundary between the Southern Development Subdivision, Unit III, and this tract, a distance of 259.62 feet to a found 1/2" iron rod, same point being a point on the north right of way line of Gage Avenue and a point on the north boundary of Southern Development Subdivision, Unit III, and an interior corner hereof;

THENCE N 00° 35' 17" W, along the common boundary between the Southern Development Subdivision, Unit III, and this tract, a distance of 225.64 feet to a found 1/2" iron rod, same point being a point on the north boundary of Southern Development Subdivision, Unit III, and an interior corner hereof;

THENCE S 89° 24' 43" W, a distance of 780.00 feet to the POINT OF BEGINNING, containing within these metes and bounds, 44.34 acres, more or less.



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, drainage, water, sewer and appurtenances 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.

ALFREDO MARTINEZ, P.E.
Licensed Professional Engineer
Texas No. 123303

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.

JULIAN JAVIER RUIZ, R.P.L.S.
Registered Professional Land Surveyor
Texas No. 5304

DATE

PLAT APPROVAL - CITY ENGINEER

I have reviewed this PLAT and accompanying drawings identified as REPLAT OF SOUTHERN DEVELOPMENT INDUSTRIAL PARK, UNIT I & 20.71 ACRES OF UNPLATTED TRACT INTO SOUTHERN DEVELOPMENT UNIT I, MIDTOWN COMMERCIAL PLAZA prepared by ALFREDO MARTINEZ, Licensed Professional Engineer No. 123303, and dated the 22nd day of December 2021, with the last revised date of _____ and have found them in compliance with the Subdivision Ordinance of the City of Laredo, Texas.

RAMON E. CHAVEZ, P.E.
City Engineer

DATE

PLANNING COMMISSION APPROVAL

This REPLAT OF SOUTHERN DEVELOPMENT INDUSTRIAL PARK, UNIT I & 20.71 ACRES OF UNPLATTED TRACT INTO SOUTHERN DEVELOPMENT UNIT I, MIDTOWN COMMERCIAL PLAZA 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 _____, 20____.

JUAN M. NARVAEZ, JR.
Chairman

DATE

ATTESTMENT OF PLANNING COMMISSION

The City of Laredo Planning Commission approved the filing for record of this REPLAT OF SOUTHERN DEVELOPMENT INDUSTRIAL PARK, UNIT I & 20.71 ACRES OF UNPLATTED TRACT INTO SOUTHERN DEVELOPMENT UNIT I, MIDTOWN COMMERCIAL PLAZA at a public meeting held on the ____ day of _____, 20____. The minutes of said meeting reflect such approval.

ORLANDO D. NAVARRO
Planning Director

DATE

CERTIFICATE OF COUNTY CLERK

Filed and Recorded at ____ O'Clock ____ m. 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 its certificate of authentication was filed for record in my office on the ____ day of _____, 20____ at ____ O'Clock ____ m. in Volume ____ Page(s) ____ of the plat records of said County.

DEPUTY _____ COUNTY CLERK
WEBB COUNTY, TEXAS

REPLAT OF SOUTHERN DEVELOPMENT INDUSTRIAL PARK, UNIT I
& 20.71 ACRES OF UNPLATTED TRACT INTO
SOUTHERN DEVELOPMENT UNIT I, MIDTOWN COMMERCIAL PLAZA

SURVEYOR: JJ RUIZ LAND SURVEYING
JULIAN JAVIER RUIZ, R.P.L.S.
3292 EL INDIO HWY.
EAGLE PASS, TEXAS
956-668-4470

Final Replat

December 22, 2021



CRANE ENGINEERING CORP.
1310 JUNCTION DRIVE SUITE B
LAREDO, TX 78041 956-712-1996
FIRM REGISTRATION NO. F-3353

OWNER: A.R. Sanchez, Jr.
10410 Medical Loop, Suite 5B
Laredo, TX 78045

Replat of Southern Development Industrial Park, Unit I
& 20.71 acres of unplatted tract into Southern
Development Unit I, Midtown Commercial Plaza

P2