

CERTIFICATE OF OWNER

STATE OF TEXAS
COUNTY OF WEBB

I, **USCS INDUSTRIAL**, IN THE COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL EASEMENTS THEREON SHOWN, FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

DATE

STATE OF TEXAS
COUNTY OF WEBB

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE PERSON EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

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

NOTARY PUBLIC IN AND FOR WEBB COUNTY, TEXAS

MY COMMISSION EXPIRES _____

CERTIFICATE OF ENGINEER

STATE OF TEXAS
COUNTY OF WEBB

I, **DANIEL GOMEZ**, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THE PLAT TO THE MATTERS OF STREETS, LOTS, WATER, SEWER AND APPURTENANCES AND DRAINAGE LAYOUT; AND TO THE BEST OF MY KNOWLEDGE THE PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

DANIEL GOMEZ, P.E. No. 90148

DATE

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF WEBB

I, **THIBERGE A. MEJIA III, R.P.S., L.S.**, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE PLAT IS TRUE AND CORRECT AND WAS PREPARED BY AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, THAT THE CORNER MONUMENTS SHOWN THEREON WERE FOUND OR WILL BE PROPERLY PLACED UNDER MY SUPERVISION.

THIBERGE A. MEJIA III, R.P.S., L.S. NO. 5853
Perm Registration # 15571642
101 W. 18th St. Suite # 10
Lubbock, Texas 79401
(806) 724-4402

DATE

PLAT APPROVAL - CITY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS SUBMITTED AS THE PLAT OF USCS INDUSTRIAL, PREPARED BY **DANIEL GOMEZ**, A REGISTERED PROFESSIONAL ENGINEER, NO. 90148, AND DATED THE _____ DAY OF _____, 2025, WITH THE LAST REVISION, DATED ON _____, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

SAMON CHAVEZ, P.E.
CITY ENGINEER

DATE

PLANNING COMMISSION APPROVAL

THIS PLAT OF _____ HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON THE _____ DAY OF _____, 2025.

CHAIRMAN

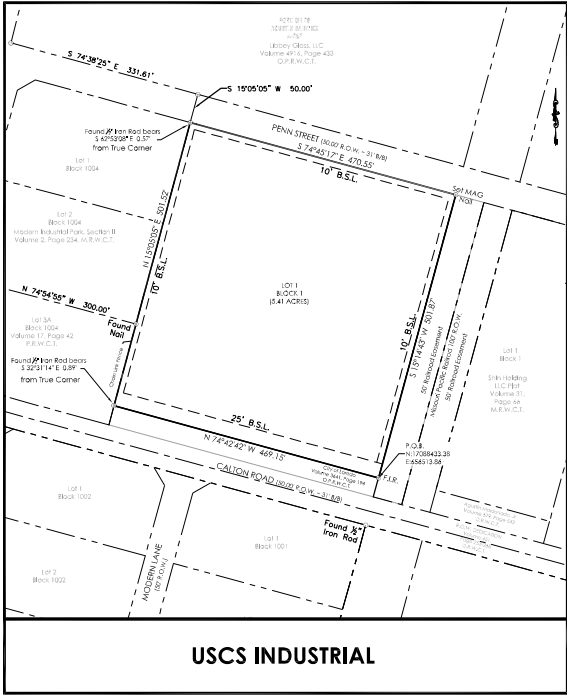
DATE

ATTESTMENT OF PLANNING COMMISSION APPROVAL

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

YANISSE GUERRA, AEP
PLANNING DIRECTOR

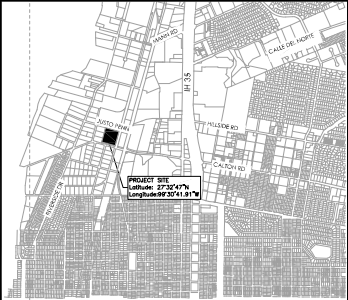
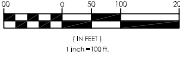
DATE



GENERAL NOTES

1. SIDEWALKS, DRIVEWAYS, AND TREES WILL BE INSTALLED AT THE EXPENSE OF THE BUILDING OWNER IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
2. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION DEPARTMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
3. THE SETBACK LINES INDICATED ON THE PLAT SHALL BE FOR REFERENCE ONLY. THE SETBACK LINE SHALL BE DETERMINED BY THE CURRENT ZONING DISTRICT IN ACCORDANCE TO SECTION 14.7.1 OF THE LAREDO LAND DEVELOPMENT CODE.
4. ALL IMPROVEMENTS SHALL MEET SUBDIVISION ORDINANCE.
5. STATE PLANE COORDINATE SYSTEM: TEXAS SOUTH ZONE NAD 83.

GRAPHIC SCALE



VICINITY MAP
SCALE 1" = 2000'

LEGEND

- F.A.R. FOUNDATION ROAD
- S.B. SET BACK LINE
- P.C. PLAT CORNER
- B.L. BOUNDARY LINE
- D.A.E. DRAINAGE EASEMENT
- D.E. DRAINAGE EASEMENT
- P.B. POINT OF BEGINNING

Field Notes

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

Tract A, being a 5.41 acre tract of land out of a tract of land conveyed by deed to United States Cold Storage, Inc., situated in Porton 26, Aguirre Sanchez, Abstract 282 and Survey 1238, E. Gorka, Abstract 425, City of Laredo, Webb County, Texas, and being more particularly described by metes and bounds as follows:

Beginning of a 1/2" iron rod found at the northeast corner of a tract of land conveyed to City of Laredo, recorded in Volume 3441, Page 14, Official Public Records, Webb County, Texas, the west line of a 100' Railroad right of way, the north right of way line of Cañon Road, for the southeast corner of the herein described tract.

Thence, along the north right of way line of Cañon Road, North 74°42'42" West, 489.15 feet, to a point from which a 1/2" iron rod found bears South 32°31'14" East, 0.89 feet from True Corner, of the east line of Lot 3, Block 1004, Record of Modern Industrial Park, Section 8, recorded in Volume 17, Page 42, Plat Records, Webb County, Texas, for the southwest corner of the herein described tract.

Thence, along east line of Modern Industrial Park, Section 8, North 15°05'05" East, a distance of 501.52 feet to a point from which a 1/2" iron rod found bears South 42°53'03" East, 0.57 feet from True Corner of the south right of way line of Penn Street, for the northeast corner of the herein described tract.

Thence, along the south right of way line of Penn Street, South 74°48'17" East, 470.58 feet, to a MAG nail set at the west line of said 100' Railroad right of way, for the northeast corner of the herein described tract.

Thence, along the west line of said 100' Railroad right of way, South 19°14'43" West, 301.87 feet, to return and close at the point of beginning of the 5.41 acre tract, more or less.

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

PROPERTY OWNER:

UNITED STATES COLD STORAGE, INC.

USCS INDUSTRIAL

PROJECT ENGINEER:



Date: 04.26.2025
Revision:
Project #: 2512
File Name: USCS-PE-PLAT
Drawn by: DG (SHEET)
Scale: 1"=100'
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