

CERTIFICATE OF OWNER

STATE OF TEXAS, COUNTY OF WEBB. I, MARGIE BARBA, MANAGING MEMBER OF KILLAM RANCH PROPERTIES, LTD., 87 KILLAM RANCH PROPERTIES, L.L.C., THE ORIGINAL GRANTEE OF THE UNDERGROUND OWNERS OF THE LAND SHOWN ON THIS PLAT, HEREBY CERTIFY THAT THE UNDEVELOPED COMMERCIAL SUBDIVISION UNIT 5, PHASE 1A, IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS HEREBY DEDICATED TO THE USE OF THE PUBLIC FOR EVER, ALL EASEMENTS AND PUBLIC PLACES THEREIN SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

RECEIVED BY KILLAM II MANAGER DATE

STATE OF TEXAS, COUNTY OF WEBB.

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARGIE BARBA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS REFERRED TO IN 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 2026.

NOTARY PUBLIC AND FOR THE WEBB COUNTY, TEXAS MY COMM. NO. 8293

PLAT - APPROVAL CITY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS LOT 1, BLOCK 1, PONDEROSA COMMERCIAL SUBDIVISION UNIT 5, PHASE 1, PREPARED BY HUDO SECA LICENSED PROFESSIONAL ENGINEER NO. 57075 AND DATED THE 20th DAY OF 2026, WITH THE LAST REVISED DATE ON 2026, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

ELIUD DE LOS SANTOS, P.E. CITY ENGINEER DATE

ATTESTMENT OF PLANNING COMMISSION APPROVAL

THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILING FOR RECORD OF THIS PLAT AT A PUBLIC MEETING HELD ON THE DAY OF 2026, THE MINUTES OF SAID RECORD REFLECT SUCH APPROVAL.

VANESSA GUERRA, AICP DIRECTOR OF PLANNING DEPARTMENT CITY OF LAREDO, TEXAS DATE

PLANNING COMMISSION APPROVAL

THIS PLAT IDENTIFIED AS LOT 1, BLOCK 1, PONDEROSA COMMERCIAL SUBDIVISION UNIT 5, PHASE 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION, AND IS HEREBY APPROVED BY SUCH COMMISSION ON THE DAY OF 2026.

GENIELLA SADA PAZ PLANNING & ZONING COMMISSION CHAIR DATE

CERTIFICATE OF SURVEYOR

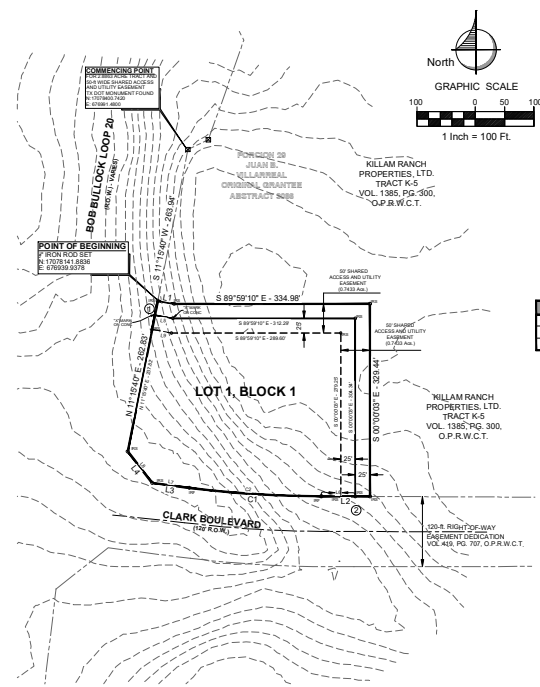
STATE OF TEXAS, COUNTY OF WEBB. I, THE UNDERSIGNED, REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY STATE THAT THIS PLAT CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUNDS UNDER MY SUPERVISORIAL DIRECTION.

HUDO SECA, RPLS. No. 5783 DATE

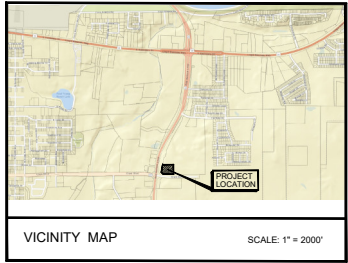
CERTIFICATION OF COUNTY CLERK

I, MARGIE R. BARBA, CLERK OF THE COUNTY COURT IN AND FOR THE WEBB COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE DAY OF 2026, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF 2026, AT O'CLOCK M. IN VOLUME PAGE(S) OF THE PLAT RECORDS OF SAID COUNTY.

DEPUTY COUNTY CLERK WEBB COUNTY, TEXAS DATE



LEGEND table with symbols for monument types, line types, and utility lines.



CURVE TABLE with columns for curve length, radius, tangent, and chord length.

LOT AREA table showing Block 1 and Lot 1 area.

LINE TABLE with columns for line #, length, and direction.

- PLAT NOTES: 1. SIDEWALK, DRIVEWAYS AND TREES WILL BE INSTALLED... 2. ALL CURB CUTS SHALL COMPLY... 3. THE SETBACK SHALL BE DETERMINED... 4. ACCESS FROM BOB BULLOCK LOOP 20... 5. COMMENCING POINT FOR LOT 1... 6. ACCESS ONTO BOB BULLOCK LOOP AND CLARK BOULEVARD... 7. BY GRAPHICALLY FLOTTING... 8. STORM WATER DETENTION IMPROVEMENTS...

LEGAL DESCRIPTION for a TRACT OF LAND containing 2.8863 acres, more or less, situated in Porcion 29, Juan Bautista Villarreal, Original Grantee, Abstract 3086, Webb County, Texas

A Tract of Land containing 2.8863 acres, more or less, situated in Porcion 29, Juan Bautista Villarreal, Original Grantee, Abstract 3086, Webb County, Texas, and out of Tract "K-5" conveyed to Killam Ranch Properties, LTD., as recorded in Volume 1385, Page 300, Official Public Records of Webb County, Texas, said tract of land being more particularly described by metes and bounds as follows:

- COMMENCING at a TXDOT right-of-way disk monument (GPS Coordinates: N= 1707840.7420, E= 676991.4800) found on the east right-of-way line of Bob Bullock Loop 20;
THENCE, S 11°15'40" W, along said east right-of-way line of Bob Bullock Loop 20, a distance of 263.94 feet to a set 1/2" iron rod, same being the POINT OF BEGINNING of this tract of land containing 2.8863 acres, more or less, the northwest corner heretofore;
THENCE, S 79°26'20" E, a distance of 28.39 feet to a set 1/2" iron rod, a point of deflection to the left;
THENCE, S 89°59'10" E, a distance of 334.98 feet to a set 1/2" iron rod, the northeast corner heretofore;
THENCE, S 00°00'03" E, a distance of 329.44 feet to a set 1/2" iron rod, same being on the north right-of-way line of Clark Blvd. per easement dedication as recorded in Volume 419, Page 707, Official Public Records of Webb County, Texas, the southeast corner heretofore;
THENCE along the north right-of-way line of Clark Blvd. the following calls and distances:
THENCE, N 89°46'12" W, a distance of 83.19 feet to a found 1/2" iron rod, same being the point of curvature of a 1,849.86-foot radius curve to the right having a delta of 07°00'55", a tangent of 113.39 feet, and a chord of N 86°22'25" W - 226.36 feet;
THENCE, along the arc of said 1,849.86-foot radius curve to the right, a distance of 226.50 feet to a found 1/2" iron rod;
THENCE, N 82°19'36" W, a distance of 63.90 feet to set 1/2" iron rod, same being the southeast corner of a corner clip, an exterior corner heretofore;
THENCE, N 37°51'16" W, along said corner clip, a distance of 68.10 feet to a set 1/2" iron rod, same being on the east right-of-way line of Bob Bullock Loop 20, an exterior corner heretofore;
THENCE, N 11°15'40" E, along the east right-of-way line of said Bob Bullock Loop 20, a distance of 262.83 feet to the POINT OF BEGINNING of this tract of land containing 2.8863 acres, more or less.

Basis of Bearings: Texas Coordinate System of 1983, South Zone 4205.



LEGAL DESCRIPTION for a TRACT OF LAND containing 2.8863 acres, more or less, situated in Porcion 29, Juan Bautista Villarreal, Original Grantee, Abstract 3086, Webb County, Texas



Checklist table with columns for checked by, date, and initials. Includes fields for SHEET NUMBER, PRELIMINARY PLAT, and REVISIONS.