

NEZ INFORMATION

1. Application #: ED-2025-003
2. Address: 520 Lincoln St.
3. Owner: Gonzalo Prida Medellin
4. Email: gonzalo@prida.com.mx
5. Phone Number: 956-242-8180
6. Application Submittal Date: July 30, 2025
7. Legal Description: LOT 1 BLK 90 WD
8. Geo-ID: 102-00090-010
9. Property ID: 160306
10. Zoning: B-3
11. City Council District: 8
12. NEZ District: 8
13. NEZ Type: Rehabilitation
14. NEZ Project: Multi-Family
15. Property Use: Apartments – 5 Units
16. Square Footage: 3872
17. Number of years abated: 10
18. Current Property value: \$327,254
19. Email Sent to Tax Department: September 18, 2025
20. Property Liens: None
21. Capital Investment: \$674,000
22. Estimated Total Permits Fees: \$3,704
23. Estimated Annual Tax Abatement: \$3,406
24. **Estimated Total Tax Abatement: \$34,060**
25. Resolution Number: 2025-R-276
26. City Council Meeting Date: November 3, 2025



CITY OF LAREDO
NEIGHBORHOOD EMPOWERMENT ZONE (NEZ) PROGRAM



PROJECT CERTIFICATION APPLICATION

I. Application Checklist – please submit the following documentation

- ☐ A completed application form
- ☐ **Non Refundable Application fee** – For basic incentives application **excluding** Tax Abatement, the application fee is \$100.00. For multi-family, commercial, industrial, commercial facilities, and mixed-use tax abatement application; 0.5% of the total Capital Investment of the project, with a \$150.00 minimum and not to exceed \$1,000.00; for residential **tax abatement** applications: \$100.00 per house.
- ☐ Proof of ownership, such as a warranty deed, affidavit of heirship, or a probated will **OR** evidence of site control, such as option to buy (**A registered warranty deed is required for a tax abatement application**)
- ☒ **A reduced 11 x 17 floor plan, site plan, and site elevation with a written detailed project description that includes a baseline performance standard and a construction time**
- ☒ **A detailed line item budget showing the cost breakdown for the project**
- ☒ **Appraisal Card from Webb County Appraisal District**

The City Ethics Code prohibits certain city officials and employees, as well as their close family members and any businesses they or their families hold a 10% or greater ownership interest from having a financial interest in a contract, purchase or sale with the City. Please refer to Section 2.09 of the City Ethics Code (Prohibited Interest in Contracts) for complete information. If you have any questions, please contact the City Attorney's Office to request to speak with the Ethics Compliance Officer at (956) 791-7319.

Currently, or within the past twelve (12) months, have you, your spouse, sibling, parent, child or other family member within the third degree of consanguinity or second degree of affinity served as a City of Laredo official or employee? If so, please provide the name of the official or employee, dates of service, and relationship to the official or employee.

None

Currently, or within the past twelve (12) months, has an owner, partner, or employee of a business entity in which you, your spouse, parent, child own 10% or more of the voting stocks or shares, or 10% or more of the fair market value served as a city official or employee? If so, please provide the name of the official or employee, dates of service, and relationship to the official or employee.

None

- ☐ Are you aware of any fact(s) with regard to this application that would raise a “conflict of interest” issue under Section 2.01 of the City Ethics Code for any city official or employee. If so, please explain.

None

Answering in the affirmative to any of the questions above will require this application be referred to the City Attorney’s Office for review and determination on whether your project would violate any of the applicable provisions of the City of Laredo Code of Ethics.

Applicant’s Signature: 

Date: **07/30/25**

WARNING: THIS IS A GOVERNMENT DOCUMENT TEXAS PENAL CODE, SECTION 37.10 SPECIFIES PENALTIES FOR MAKING FALSE ENTRIES OR PROVIDING FALSE INFORMATION IN THIS DOCUMENT

Incomplete applications will not be processed for certification until all required documents shown in the above checklist are submitted within 30 days after the application is received.

You must apply for tax abatement before any building permits are issued for your property and before any improvements are made to your property. It takes 30-60 business days to complete the Tax Abatement Agreement approval process after the issuance of the NEZ Certification depending on the complexity of your project. All building permits must be pulled within the 12 month period that certification was approved, or within 12 month period that the tax abatement was approved or you will be required to re-apply for NEZ incentives.

II. Applicant/Agent Information

1. Applicant: **Gonzalo Prida Medellin**
2. Contact Person: **Gonzalo Prida Medellin**
3. Address:

106 Sorella	Laredo	Texas	78045
Street	City	State	Zip
4. Phone Number: **+1 956 242-8180**
5. Fax No.: _____
6. E-Mail: **gonzalo@prida.com.mx**
7. Agent (if any): _____

8. Project Address:	520 Lincoln st.	Laredo	Texas	78040
	Street	City	State	Zip
9. Phone No.:	+1 956 242-8180			
10. E-Mail:	gonzalo@prida.com.mx			

PROJECT ELIGIBILITY

- 1. Please list down the addresses and legal descriptions of the project. Attach metes and bounds description if no address or legal description is available. Attach a map showing the location of the project.**

Table 1 **Property Ownership**

[illegible]

- 2. For each property listed in Table 1, please check the boxes below to indicate if:**

There are taxes past due ☐ Yes ☐ No

There are City liens ☐ **Yes** ☐ **No**

You (meaning the applicant, developer, associates, agents, principals) have been subject to an Order of Demolition where the property was demolished within the last 5 years. ☐ **Yes** ☐ **No**

Table 2 Property Taxes and Liens[illegible]

(Please see attached sheets of paper as needed.)

If there are taxes due or liens against any property in the City of Laredo you may not be eligible for NEZ incentives.

3. Does the proposed project conform to the City of Laredo zoning? ☐ Yes ☐ No

If no, what steps are being taken to ensure compliance?

4. Project Type:	☐ Single Family	☐ Multi- Family	☐ Commercial	☐ Industrial	☐ Community Facilities	☐ Mixed-Use
------------------	--	--	-------------------------------------	-------------------------------------	---	------------------------------------

- ☐ Owner Occupied
☐ Rental Property

5. Please describe the proposed residential or commercial project and provide 11 x 17 drawing: _____
The existing house will be converted into 5 apartments: 5 singles apartment. Each apartment will feature a bathroom, kitchen, living room, dining room, and laundry area. The Single apartments will have one bedroom, the layout will ensure that all essential living spaces are provided for each unit.

6. If your project is commercial, industrial, or mixed-use project, please describe the types of business that is being proposed: None

7. Is this new construction or rehabilitation project? ☐ New Construction ☐ Rehabilitation

8. How much is the total development cost of your project? \$200,000 approximately

9. Will the eligible rehabilitation work equal to at least 20% of the Webb County Appraisal District (WEEBCAD) assessed value of the structure during the year rehabilitation occurs? ☐ Yes ☐ No

- Eligible rehabilitation includes only physical improvements to real property. It does NOT include: Front yard fencing consisting of chain-link or solid material construction; personal property such as furniture, equipment, and/or supplies. Total eligible rehabilitation costs shall equal to 20% of WEEBCAD appraised value of the structure during the year rehabilitation occurs.

10. How much is the total square footage of your project? 3871.61 sq. ft.

11. For a single family homeownership, mixed-use, or multi-family development project, please fill out the number of residential units.

Table 3 Number of Residential Units

Number of Unites	Percentage
5 UNITS	63.29%

- 12. For a commercial, industrial, or community facilities project, indicate square footage of non-residential space.**

Commercial	Industrial	Community Facilities

- 13. What is your Capital Investment***for this project? Please use the following table to provide the detail and amount of your Capital Investment (Attached additional sheets if necessary).**

Table 4 Itemized Budget of the Project

Item	Amount	Notes
Interior	\$150,000	\$150,000
Exterior	\$50,000	\$50,000
TOTAL		

***Capital investment includes only real property improvements such as new facilities and structures, site improvements, facility expansion, and facility modernization. Capital Investment DOES NOT include land acquisition costs and/or any existing improvements, or personal property (such as machinery, equipment, and/or supplies or inventory).

- 14. For a mixed-use project, please indicate the percentage of all uses in the project in the following table.**

Table 5 Percentages of uses in a Mixed Use Project

Type	Square Footage	Percentage
TOTAL		

III. INCENTIVES - What incentives are you applying for?

Municipal Property Tax Abatements

- | | | |
|---|--|-------------------------------------|
| ☐ 5 years | ☐ More than 5 years | ☐ Apartments |
| ☐ Residential Owner Occupied | ☐ Residential Rental Property | ☐ Commercial |

Development Fee Waivers

Select all that applies

- ☐ All building permit related fees (including Plans Review and Inspection)
- ☐ Plat application fee (including concept plan, preliminary plat, final plat, short form replat)
- ☐ Zoning application fee
- ☐ Board of Adjustment Application Fee
- ☐ Demolition Fee
- ☐ Structure Moving Fee
- ☐ Street Utility Easement vacation application fee

Impact Fee Waivers

- | | |
|---|---|
| ☐ Water (Meter Size _____) (No. of meters _____) | ☐ Transportation |
|---|---|

IV. Release of City Liens

Are there any outstanding city liens pending

- | | | | |
|-------------------------------------|--|--|---|
| ☐ Weed Liens | ☐ Paving Liens | ☐ Board up-open structure Liens | ☐ Demolition Liens |
| ☐ NONE | ☐ I do not know | | |

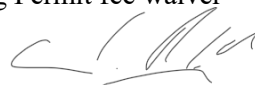
V. ACKNOWLEDGMENTS

I hereby certify that the information provided is true and accurate to the best of my knowledge.

I understand that the approval of fee waivers included those waived under expedited fee waiver process, and other incentives shall not be deemed approved of any aspect of the project and that the application must be ratified by the City Council. I understand that I am responsible in obtaining required permits and inspections from the City and in ensuring the project is located in the correct zoning district. If denied by City Council I understand that I am responsible for all fees previously waived.

City Council retains sole authority to approve or deny any tax abatement agreement, permit fees waivers all applications certified under the expedited Building Permit fee waiver

Gonzalo Prida Medellin



07/30/25

PRINTED OR TYPED NAME

AUTHORIZED SIGNATURE

DATE



CITY OF LAREDO

ARNOLDO J. LOZANO
ECONOMIC DEVELOPMENT

1110 HOUSTON STREET
P.O. BOX 579
LAREDO, TEXAS 78042-0579

TEL: (956) 791-7464
alozano1@ci.laredo.tx.us

10/01/25 02

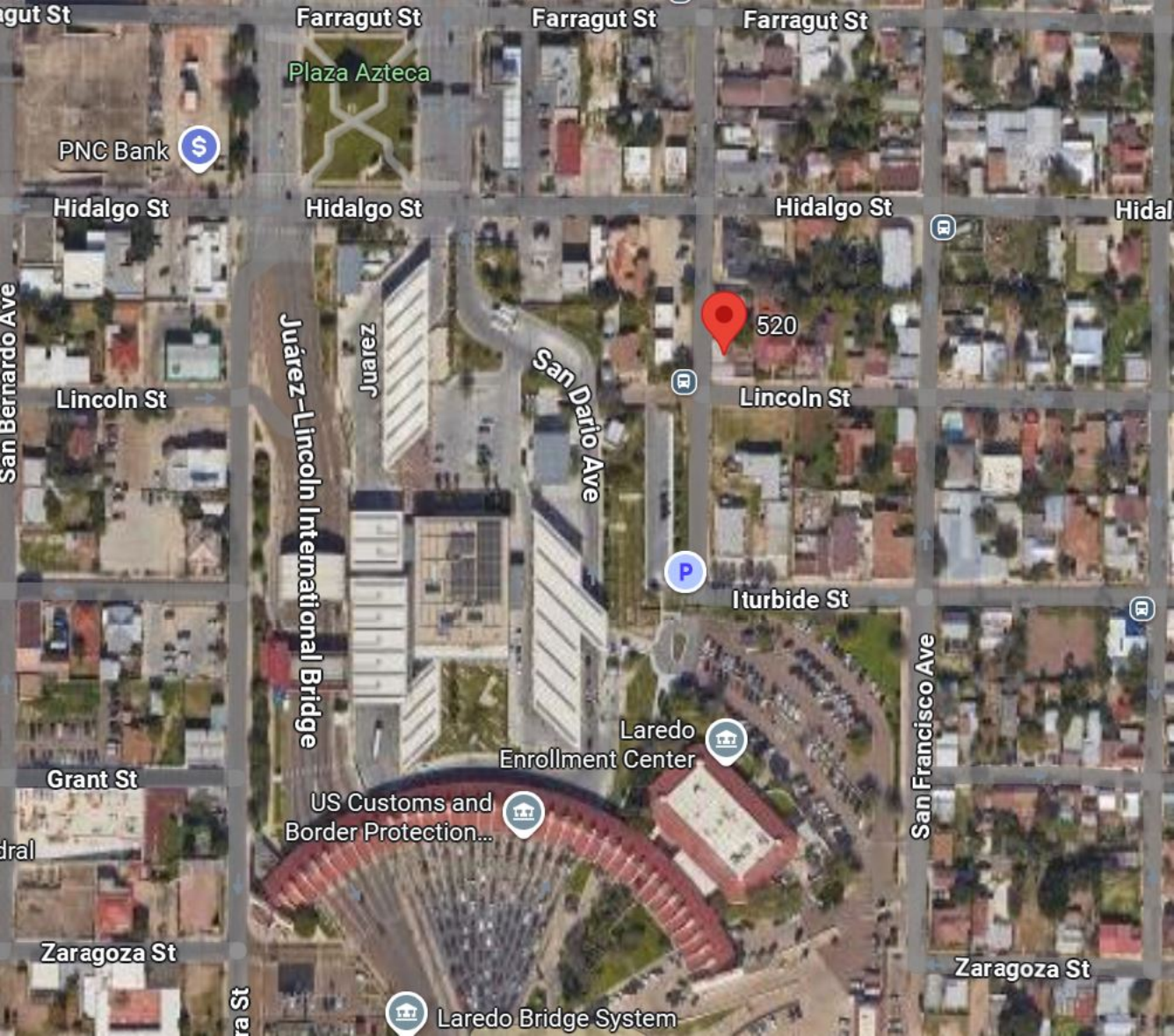
[Handwritten signature]

CITY OF LAREDO
*** CUSTOMER RECEIPT ***
Oper: BAGONZALEZ Type: OM Drawer: 1
Date: 10/01/25 02 Receipt no: 953810

Year	Number	Amount
2025	11692	
520 LINCOLN ST		
LAREDO, TX 78040		
BP - BUILDING PERMIT		\$1000.00
Trans number:		20035031

Tender detail		
CK CHECK	1283	\$1000.00
Total tendered		\$1000.00
Total payment		\$1000.00

Trans date: 9/30/25 Time: 16:00:10



gut St

Farragut St

Farragut St

Farragut St

Plaza Azteca

PNC Bank



Hidalgo St

Hidalgo St

Hidalgo St

Hidalgo St

San Bernardino Ave

Lincoln St

Juárez-Lincoln International Bridge

Juarez

San Dario Ave



520



Lincoln St



Iturbide St



Grant St

dral

Laredo Enrollment Center



US Customs and Border Protection...



San Francisco Ave

Zaragoza St

Zaragoza St

ra St



Laredo Bridge System

520 lincoln

B. Type of Loan

1. ☐ FHA

2. ☐ FmHA

3. ☐ Conv Unins

4. ☐ VA

5. ☐ Conv Ins.

6. ☐ Seller Finance

7. ☐ Cash Sale.

6. File Number

21684-24

7. Loan Number

8. Mortgage Ins Case Number

C. Note:

This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. Name & Address of Borrower

GAC Holdings, Inc.

,

E. Name & Address of Seller

Fernando Nava and Estela Nava

,

F. Name & Address of Lender

,

G. Property Location

Western Division, Block 90, Lot 1, Webb County

520 Lincoln St.

Laredo, TX 78040

H. Settlement Agent Name

Laredo Title & Abstract, Ltd.

415 Shiloh Drive

Laredo, TX 78045

Tax ID: 20-4645958

Underwritten By: Texan Title Insurance Company

Place of Settlement

Laredo Title & Abstract LTD

415 Shiloh Dr.

Laredo, TX 78045

I. Settlement Date

2/26/2024

Fund: 2/26/2024

J. Summary of Borrower's Transaction

100. Gross Amount Due from Borrower

101. Contract Sales Price

\$115,000.00

102. Personal Property

103. Settlement Charges to borrower

\$1,297.33

104.

105.

Adjustments for items paid by seller in advance

106. City property taxes

107. County property taxes

108. Annual assessments

109. School property taxes

110. MUD Taxes

111. HOA Dues

112.

113.

114.

115.

116.

120. Gross Amount Due From Borrower

\$116,297.33

200. Amounts Paid By Or in Behalf Of Borrower

201. Deposit or earnest money

202. Principal amount of new loan(s)

203. Existing loan(s) taken subject to

204. Loan Amount 2nd Lien

205.

206.

207.

208.

209.

Adjustments for items unpaid by seller

210. City property taxes

01/01/24 thru 02/26/24

\$66.52

211. County property taxes

01/01/24 thru 02/26/24

\$81.32

212. Annual assessments

213. School property taxes

01/01/24 thru 02/26/24

\$150.98

214. MUD Taxes

215. HOA Dues

216.

217.

218.

219.

220. Total Paid By/For Borrower

\$298.82

300. Cash At Settlement From/To Borrower

301. Gross Amount due from borrower (line 120)

\$116,297.33

302. Less amounts paid by/for borrower (line 220)

\$298.82

303. Cash From Borrower

\$115,998.51

K. Summary of Seller's Transaction

400. Gross Amount Due to Seller

401. Contract Sales Price

\$115,000.00

402. Personal Property

403.

404.

405.

Adjustments for items paid by seller in advance

406. City property taxes

407. County property taxes

408. Annual assessments

409. School property taxes

410. MUD Taxes

411. HOA Dues

412.

413.

414.

415.

416.

420. Gross Amount Due to Seller

\$115,000.00

500. Reductions in Amount Due to Seller

501. Excess Deposit

502. Settlement Charges to Seller (line 1400)

\$408.00

503. Existing Loan(s) Taken Subject to

504. Payoff of first mortgage loan

to

505. Payoff of second mortgage loan

to

506.

507.

508.

509.

Adjustments for items unpaid by seller

510. City property taxes

01/01/24 thru 02/26/24

\$66.52

511. County property taxes

01/01/24 thru 02/26/24

\$81.32

512. Annual assessments

513. School property taxes

01/01/24 thru 02/26/24

\$150.98

514. MUD Taxes

515. HOA Dues

516.

517.

518.

519.

520. Total Reduction Amount Due Seller

\$706.82

600. Cash At Settlement To/From Seller

601. Gross Amount due to seller (line 420)

\$115,000.00

602. Less reductions in amt. due seller (line 520)

\$706.82

603. Cash To Seller

\$114,293.18

Section 5 of the Real Estate Settlement Procedures Act (RESPA) requires the following:

• HUD must develop a Special Information Booklet to help persons borrowing money to finance the purchase of residential real estate to better understand the nature and costs of real estate settlement services;

• Each lender must provide the booklet to all applicants from whom it receives or for whom it prepares a written application to borrow money to finance the purchase of residential real estate;

• Lenders must prepare and distribute with the Booklet a Good Faith Estimate of the settlement costs that the borrower is likely to incur in connection with the settlement. These disclosures are mandatory.

Section 4(a) of RESPA mandates that HUD develop and prescribe this standard form to be used at the time of loan settlement to provide full disclosure of all charges imposed upon the borrower and seller. These are third party disclosures that are designed to provide the borrower with pertinent information during the settlement process in order to be a better shopper.

The Public Reporting Burden for this collection of information is estimated to average one hour per response, including the time for reviewing instructions searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

The information requested does not lend itself to confidentiality.

Previous Editions are Obsolete

Page 1

form HUD-1 (3/86)
Handbook 4305.2

L. Settlement Charges						
700. Total Salés/Broker's Commission based on price		\$115,000.00	@ % =	\$0.00	Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
Division of Commission (line 700) as follows:						
701.	to					
702.	to					
703. Commission Paid at Settlement					\$0.00	\$0.00
704.	The following persons, firms or	to				
705.	corporation s received a portion	to				
706.	of the real estate commission amount	to				
707.	shown above:	to				
800. Items Payable in Connection with Loan						
801.	Loan Origination Fee	%	to			
802.	Loan Discount	%	to			
803.	Appraisal Fee		to			
804.	Credit Report		to			
805.	Lender's Inspection Fee		to			
806.	Mortgage Insurance Application		to			
807.	Assumption Fee		to			
808.	Processing Fee		to			
809.	Adiminstration Fee		to			
810.	Tax Services		to			
811.	Yield Spread Premium		to			
900. Items Required by Lender To Be Paid in Advance						
901.	Interest from	2/26/2024	to	3/1/2024 @ \$0/day		
902.	Mortgage Insurance Premium for	months	to			
903.	Hazard Insurance Premium for	years	to			
1000. Reserves Deposited With Lender						
1001.	Hazard insurance	months @		per month	\$0.00	
1002.	Mortgage insurance	months @		per month	\$0.00	
1003.	City property taxes	months @		per month	\$0.00	
1004.	County property taxes	months @		per month	\$0.00	
1005.	Annual assessments	months @		per month	\$0.00	
1006.	School property taxes	months @		per month	\$0.00	
1007.	MUD Taxes	months @		per month	\$0.00	
1008.	HOA Dues	months @		per month	\$0.00	
1011.	Aggregate Adjustment					
1100. Title Charges						
1101.	Settlement or closing fee	to				
1102.	Abstract or title search	to				
1103.	Title examination	to				
1104.	Title insurance binder	to				
1105.	Document preparation	to				
1106.	Notary fees	to				
1107.	Attorney's fees	to				
(includes above items numbers:						
1108.	Title insurance	to	Laredo Title & Abstract LTD		\$911.00	
(includes above items numbers:						
1109.	Lender's coverage	\$0.00/\$0.00				
1110.	Owner's coverage	\$115,000.00/\$911.00				
1111.	Escrow fee	to	Laredo Title & Abstract LTD		\$350.00	\$350.00
1112.	State of Texas Policy Guaranty Fee	to	State of Texas Policy Guaranty Fee		\$2.00	\$0.00
1113.	Photocopies Fee	to	Laredo Title & Abstract LTD			
1114.		to				
1115.	Messenger Fee	to	Laredo Title & Abstract LTD			
1116.	Guaranty Assessment Recoupment	to	State of Texas Policy Guaranty Fee			
1200. Government Recording and Transfer Charges						
1201.	Recording Fees	Deed \$29.00 ; Mortgage ; Rel	to Laredo Title & Abstract - Recording Account		\$29.00	
1202.	City/county tax/stamps	Deed ; Mortgage	to			
1203.	State tax/stamps	Deed ; Mortgage	to			
1204.	Tax certificates Service	to	Zarcast Tax Data, Inc.			\$58.00
1205.	E-Recording Fee	to	Laredo Title & Abstract - Recording Account		\$5.33	
1300. Additional Settlement Charges						
1301.	Survey	to				
1302.	Pest Inspection	to				
1303.	City Taxes	to	City of Laredo Tax Assessor			
1304.	County Taxes	to	Webb County Tax Assessor			
1305.	UISD School Taxes	to	United ISD Tax Assessor			
1306.	LISD School Taxes	to	Laredo I.S.D Tax Office			
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)					\$1,297.33	\$408.00

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a completed copy of pages 1, 2 and 3 of this HUD-1 Settlement Statement.

GAC Holdings, Inc.

By

Fernando Nava

Estela Nava

SETTLEMENT AGENT CERTIFICATION

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused the funds to be disbursed in accordance with this statement.

Settlement Agent

Date

Warning: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.



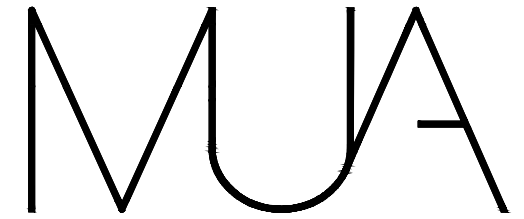
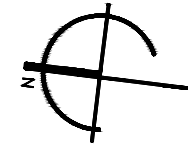
San Eduardo Apt. Construction Budget

4144.61 sqft - \$162.64/sqf

Category	Cost (USD)	Notes
Construction (base build)	\$58,000.00	Walls, double ceiling, doors and windows
Land Acquisition (½-acre)	\$0.00	Varies widely by exact location
Site Work & Utility Hookups	\$18,000.00	Grading, clearing, connections
Permits & Impact Fees	\$5,000.00	Building permits and standard fees
Architectural & Engineering	\$12,000.00	From pre-designed to fully custom
Foundation	\$60,000.00	Standard range
Framing	\$52,000.00	Typical range
Roofing	\$42,000.00	Standard roof styles
Siding / Exterior Finish	\$68,000.00	Basic through mid-range
Electrical	\$38,000.00	Range depends on complexity
Plumbing	\$32,000.00	Based on typical systems
HVAC	\$42,000.00	Based on unit size and efficiency
Interior Finishes & Fixtures	\$78,000.00	Depending on finish level
Appliances	\$30,000.00	Standard appliances
GC Overhead & Profit		10% – 20% of construction
Contingency (material inflation, tariffs)		5% – 10% of total
Subtotal (Excluding Land, GC, Contingency)	\$535,000.00	
GC Overhead & Profit (10%-20%)	\$107,000.00	
Contingency (5%-10%)	\$32,100.00	
Grand Total (Excluding Land)	\$674,100.00	



Jaime Coutino



Location:
520 Lincoln, Laredo, Texas

Project:
San Eduardo Apts

Plan:
ELEVATIONS

Number:
2 OF 2

Terrain Info:
6,173.00sqft

SQFT of current construction:
4,599.00sqft

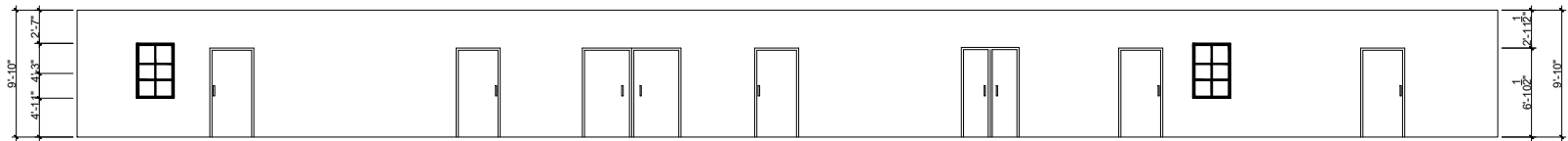
SQFT total:
4,144.61sqft

Date:
August 2025

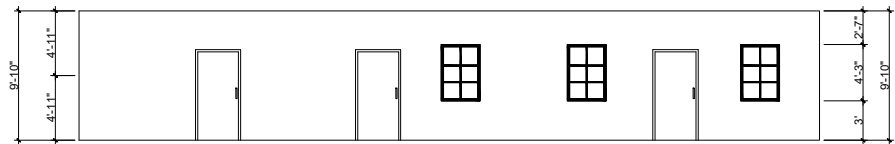
Note:

Designed & Drawn By:
Victoria Rodríguez Luna

Designed & Approved By:
Carlos Ramón Martinez Flores



EAST ELEVATION



SOUTH ELEVATION

Project Description – San Eduardo Apartments

The San Eduardo Apartments project consists of the remodeling and adaptation of an existing residential property into a five-unit multifamily development, all located on a single level. The proposal seeks to optimize the existing structure while upgrading finishes, building systems, and overall functionality to meet current residential standards.

The project scope includes:

- Remodeling of the existing structure to house five independent residential units.
- Architectural improvements to optimize natural lighting, ventilation, and spatial distribution.
- Modernization of electrical, plumbing, and mechanical systems.
- Upgrades to finishes and fixtures to ensure durability and functionality.
- Site improvements for accessibility, security, and compliance with applicable codes.

Base Performance Standard:

The construction will be executed under a base performance standard that prioritizes high-quality workmanship, compliance with all local codes, and the use of durable and efficient materials. The design approach emphasizes safety, livability, and long-term maintenance, ensuring the development provides a sustainable and functional housing solution.

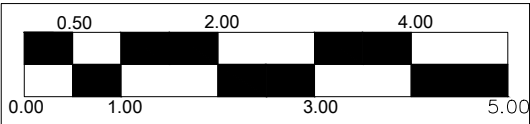
Construction Timeline:

The planned execution time for the project is approximately four months, from start to substantial completion. This timeframe covers demolition, remodeling, installation of building systems, finishes, and the inspection process prior to occupancy.

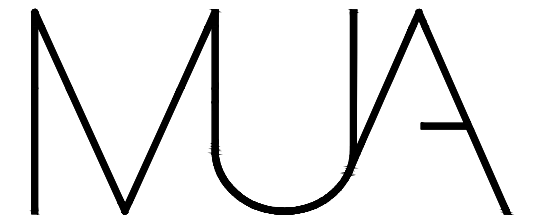
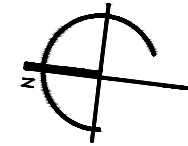
This description outlines the project's objectives, performance standards, and planned execution schedule, providing a clear basis for review and approval.

SIMBOLOGY

LOT LOCATION



GRAPHIC SCALE 1:175



Location:
520 Lincoln, Laredo, Texas

Project:
San Eduardo Apts

Plan:
SITE PLAN

Number:
1 OF 2

Terrain Info:
6,173.00sqft

SQFT of current construction:
4,599.00sqft

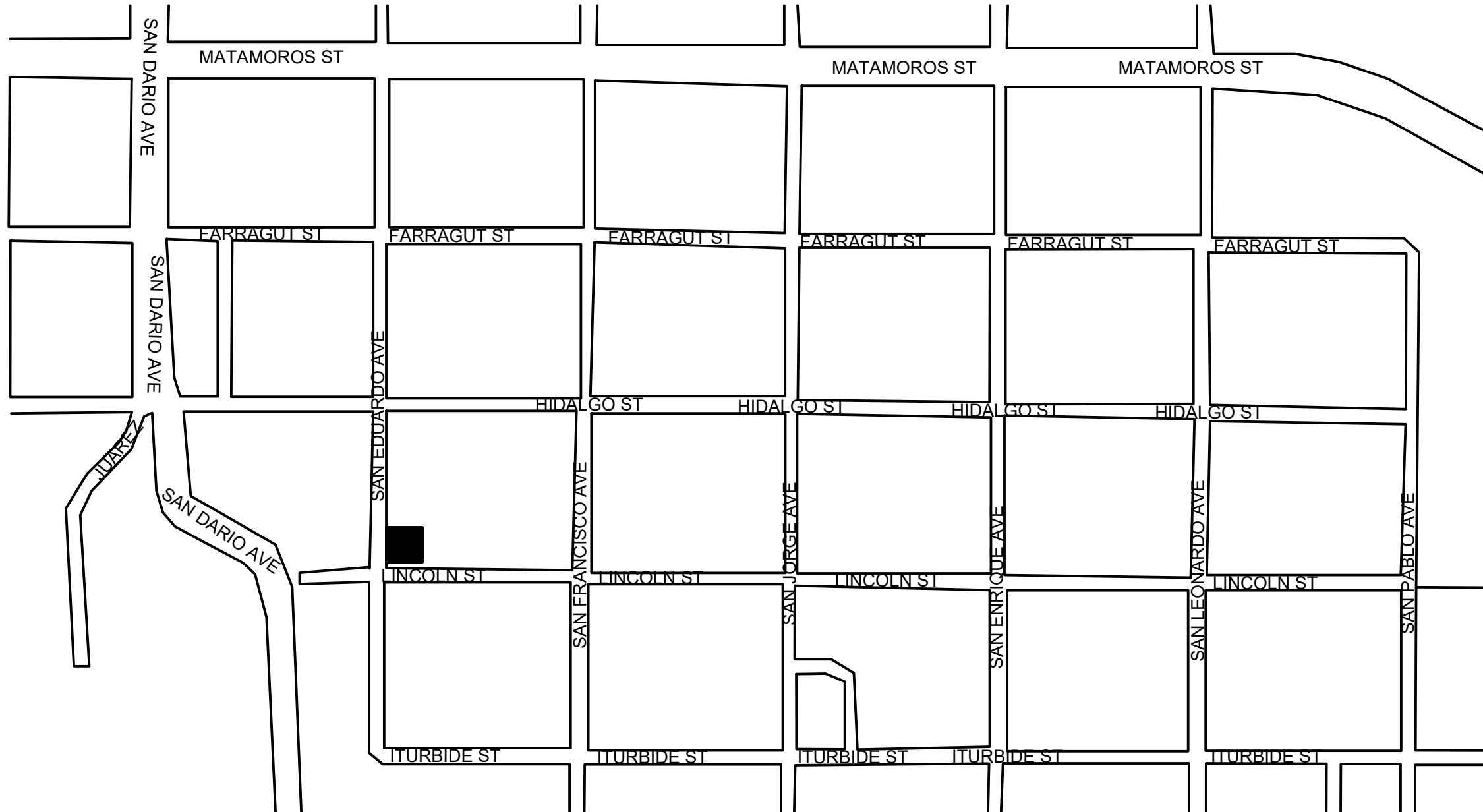
SQFT total:
4,144.61sqft

Date:
August 2025

Note:

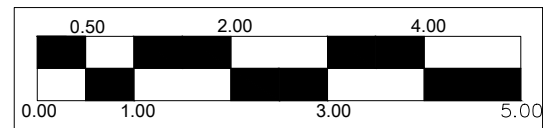
Designed & Drawn By:
Victoria Rodríguez Luna

Designed & Approved By:
Carlos Ramón Martínez Flores

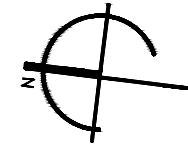
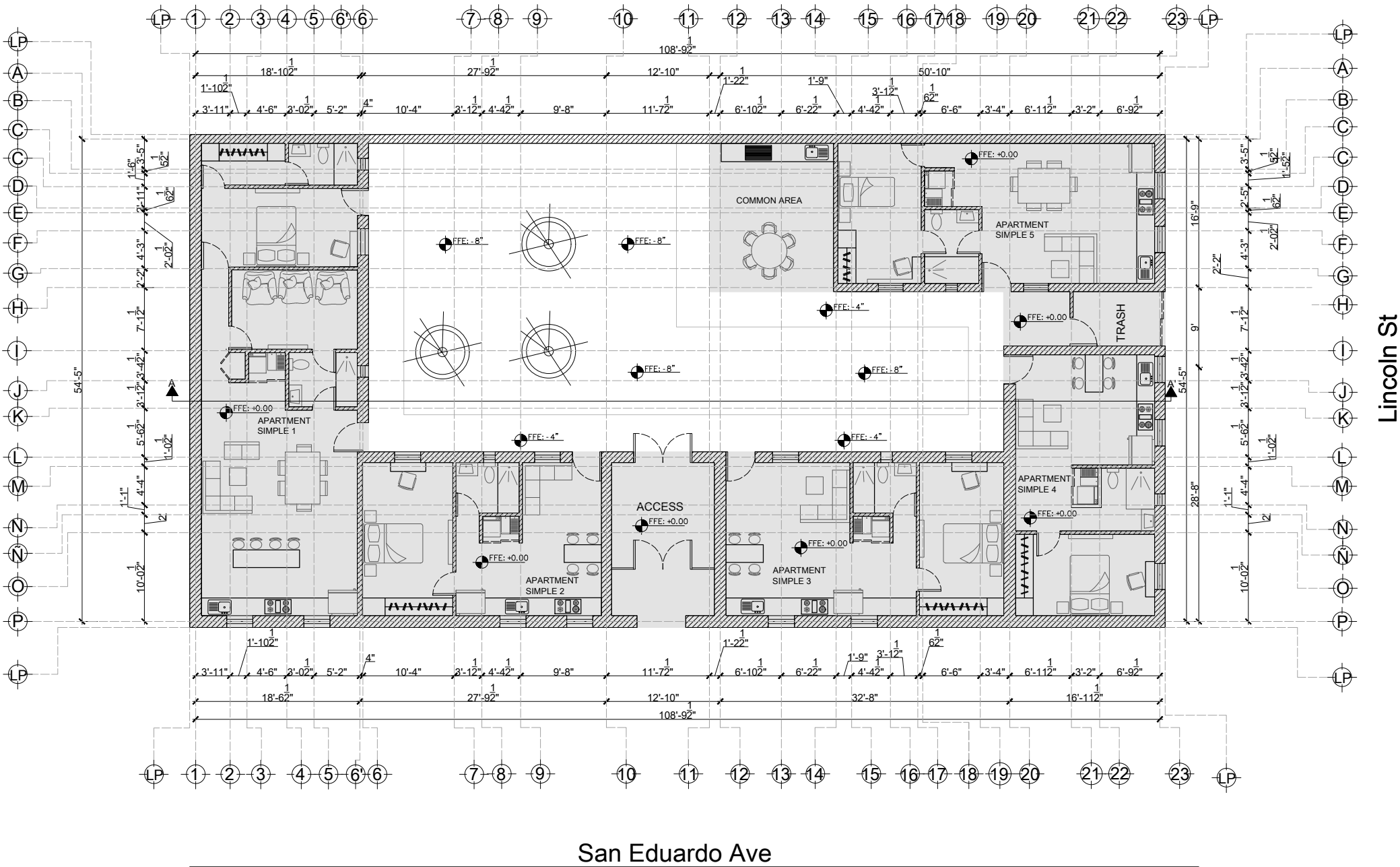


SIMBOLOGY

LOT LOCATION



GRAPHIC SCALE 1:175



MUA

Location:
520 Lincoln, Laredo, Texas

Project:
San Eduardo Apts

Plan:
ARCHITECTURAL PLAN

Number:
1 OF 3

Terrain Info:
6,117.00sqft

SQFT of current construction:
4,599.00sqft

SQFT total:
4,144.61sqft

Date:
August 2025

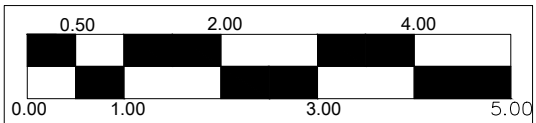
Note:

Designed & Drawn By:
Victoria Rodríguez Luna

Designed & Approved By:
Carlos Ramón Martínez Flores

SIMBOLOGY	
	PROPERTY LIMIT
	PROJECT AXES
	LINE ON AXIS
	LEVELS(FFE: FINISHED FLOOR ELEVATION)
	LONGITUDINAL SECTION
	CROSS SECTION
	LEVEL CHANGE
FFL	FINISHED FLOOR LEVEL
USL	UPPER SLAB LEVEL

SPECS
-COTA "LP" Property limit of each lot
-FFE = Proposed finished floor level over height taken on site
-DIMENSIONS in axes



GRAPHIC SCALE 1:175

**This is NOT a Tax
Statement**

2025 NOTICE OF APPRAISED VALUE

**Do Not Pay From This
Notice**

WEBB COUNTY APPRAISAL DISTRICT
3302 Clark Blvd
Laredo, Tx 78043

Phone: 956-718-4091 Fax: 956-718-4052
Date of Notice: March 28, 2025

Property ID: 160306
Ownership %: 100.00
Legal: LOT 1 BLK 90 WD
Legal Acres:
Situs: 520 LINCOLN ST LAREDO 78040
Owner ID: 10224983

Property ID: 160306

GAC HOLDINGS INC
8501 Raes Creek Dr
Laredo TX 78045-1919

E-File PIN: xxxxxxxxxx

To File a Protest on this Property go to
<https://www.webbcad.org/public-portal/sign-in>

Dear Property Owner:

We have appraised the property listed above for the tax year 2025. As of January 1, our appraisal is outlined below.

Appraisal Information					Last Year's - 2024		Proposed - 2025	
Structure & Improvement Market Value					24,072		266,326	
Market Value of Non Ag/Timber Land					60,928		60,928	
Market Value of Ag/Timber Land					0		0	
Market Value of Personal Property/Minerals					0		0	
Total Market Value					85,000		327,254	
Productivity Value of Ag/Timber Land					0		0	
Assessed Value *(Possible Homestead Limitations, see asterisk below)					85,000		327,254	
Homestead Cap Value excluding Non-Homesite Value (i.e. Ag, Commercial)					0		0	
Circuit Breaker Value excluding Homesite Value & Special Use					0		0	
Exemptions (DV - Disabled Vet; DP - Disabled Person; HS - Homestead; OV65 - Over 65)								
Taxing Unit	2024 Exemption	2024 Exemption Amount	2024 Taxable Value	2025 Proposed Value	2025 Exemption	2025 Exemption Amount	2025 Taxable Value	Exemption Difference
CITY OF LAREDO		0	85,000	327,254		0	327,254	0
LAREDO COLLEGE		0	85,000	327,254		0	327,254	0
LAREDO ISD		0	85,000	327,254		0	327,254	0
WEBB COUNTY		0	85,000	327,254		0	327,254	0

As required by the Texas Property Tax Code, Sections 25.19(a)(4) and 25.19(b)(4), the information above reflects the type and amount of each exemption, if any, approved for the property for the preceding and current tax years.

The difference between the 2020 appraised value and the 2025 appraised value is 276%. This percentage information is required by Tax Code Section 25.19(b-1).

The governing body of each unit decides whether or not property taxes will increase. The appraisal district only determines the value of your property. The Texas Legislature does not set the amount of your local taxes. Your property tax burden is decided by your locally elected officials, and all inquiries concerning your taxes should be directed to those officials.

If you qualified your home for an age **65 and older or disabled person homestead exemption** for school taxes, the school taxes on that home cannot increase as long as you own and live in that home. The tax ceiling is the amount that you pay in the year that you qualified for the 65 and older or disabled person exemption. The school taxes on your home may not go above the amount of the ceiling, unless you improve the home (other than normal repairs and maintenance).

Beginning August 7th, visit [Texas.gov/PropertyTaxes](https://www.texas.gov/PropertyTaxes) to find a link to your local property tax database where you can easily access information regarding your property taxes, including information regarding the amount of taxes that each entity that taxes your property will impose if the entity adopts its proposed tax rate. Your local property tax database will be updated regularly during August and September as local elected officials propose and adopt the property tax rates that will determine how much you pay in property taxes. Property owners who file a notice of protest with the appraisal review board (ARB) may request an informal conference with the appraisal district to attempt to resolve disputes prior to a formal ARB hearing. In counties with populations of 1 million or more, property owners may request an ARB special panel for certain property protests. Contact your appraisal district for further information.

"Under Section 23.231, Tax Code, for the 2024, 2025, and 2026 tax years, the appraised value of real property other than a residence homestead for ad valorem tax purposes may not be increased by more than 20 percent each year, with certain exceptions. The circuit breaker limitation provided under Section 23.231, Tax Code, expires December 31, 2026. Unless this expiration date is extended by the Texas Legislature, beginning in the 2027 tax year, the circuit breaker limitation provided under Section 23.231, Tax Code, will no longer be in effect and may result in an increase in ad valorem taxes imposed on real property previously subject to the limitation."

If you wish to appeal, you must file a written protest with the ARB by the deadline date.

Deadline for filing a protest: May 15, 2025 Location of Hearings: 3302 Clark Boulevard, Laredo TX 78043 ARB will begin hearings: April 28, 2025

If you wish to speak to and present evidence before the ARB, you may use the enclosed protest form to file your formal protest. You do not need to use the form to file your protest. You may protest by letter if the letter includes your name, your property's description, and your reason for protesting. The ARB will notify you of the date, time, and place of your scheduled hearing. **You may request an informal conference with the appraisal office prior to your scheduled hearing. If the issue cannot be resolved informally, you have the right to present your appeal at the scheduled hearing.** If you have any questions or need more information, please contact the appraisal district office at 956-718-4091 or at the address shown above.

Nez Type		New	
Capital Investment		\$674,000.00	
Current Certified Valuation		\$327,254	
Current Annual Tax Bill	▼	\$1,661.22	
Proposed Square Footage		4100	
Building Type		I-B	
Uses		Business	
Number of Units		5	
Multiplier		279.23	
Table Value	\$		1,145,000.00
Value used for Calculation		\$1,145,000.00	
Naviline Code		B-1B	
PL Fee	\$		866.25
BL Fee	\$		1,732.50
Total Waived Fees to Building Dept	\$		2,598.75

REMODEL/REHABILITATION

NEZ TAX ABATEMENT AND PERMIT FEE CALCULATIONS

520 LINCOLN

CAPITAL INVESTMENT	\$674,000.00
CURRENT PROPERTY VALUE	\$327,254.00
CURRENT ANNUAL CITY TAX	\$1,661.22
SQUARE FOOTAGE	4,100
BUILDING PERMIT	\$451.00
ELECTRICAL PERMIT	\$500.00
MECHANICAL PERMIT	\$0.00
PLUMBING PERMIT	\$105.00
DEMO PERMIT	\$50.00
ROW PERMIT	\$0.00
PROPOSED NEW PROPERTY VALUE	\$1,001,254.00
PROPOSED NEW ANNUAL CITY TAX	\$5,067.25
TOTAL PERMIT FEES	\$1,106.00
NUMBER OF YEARS TAX ABATEMENT	10
CITY TAX RATE	0.506090%
RESIDENTIAL	\$0.27
RESIDENTIAL REMODEL	
ANNUAL TAX ABATEMENT	\$3,406.03
TOTAL TAX ABATEMENT	\$34,060.30

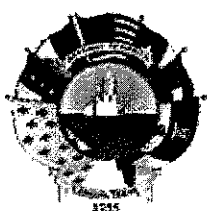
Arnoldo J. Lozano

From: Albeza Gonzalez
Sent: Thursday, September 18, 2025 1:58 PM
To: Arnoldo J. Lozano; Dora A. Maldonado
Cc: Amanda Pruneda
Subject: RE: NEZ Screening 520 Lincoln

Good Afternoon,

To my research, this property has no Force Cleaning, Demolition, Paving, or Water/Sewer Contract Liens.

Thank You!



Albeza Gonzalez

Sr. Administrative Assistant

City of Laredo – Tax Department

A: 1102 Bob Bullock Loop Laredo, Texas 78043

P: (956) 727-6409

E: agonzalez9@ci.laredo.tx.us

www.cityoflaredo.com



From: Arnoldo J. Lozano <alozano1@ci.laredo.tx.us>
Sent: Thursday, September 18, 2025 12:09 PM
To: Dora A. Maldonado <dmaldonado@ci.laredo.tx.us>
Cc: Albeza Gonzalez <agonzalez9@ci.laredo.tx.us>; Amanda Pruneda <apruneda2@ci.laredo.tx.us>
Subject: NEZ Screening 520 Lincoln

Good afternoon

Can you please check the tax status for:

1. PID 160306 – GAC Holdings Inc.– GeolD 102-00090-010

Can you also check if this property has any city, weed, board-up, demolition, Paving, order of Demolition Liens?

Thank You for your attention.

Arnoldo J. Lozano
Economic Development Administrator
City of Laredo, Economic Development Department
956-791-7464 (D)
956-791-7397 (O)

STATE OF TEXAS §
 §
COUNTY OF WEBB §

EXHIBIT A

NEIGHBORHOOD EMPOWERMENT ZONE (NEZ) TAX ABATEMENT AND INCENTIVE AGREEMENT BETWEEN THE CITY OF LAREDO AND (APPLICANT) AND (ADDRESS).

This Agreement is made and entered into by and between **(APPLICANT)**, duly authorized to transact business in Texas (“OWNER”), and the City of Laredo, a Municipal Corporation and a home-rule city in Webb County, Texas, (the “City”), pursuant to the authority of Chapters 318 and 378 of the Texas Local Government Code, and shall be effective when duly executed by signature of the authorized representative for each party hereto. The City and Owner may be individually referred to as a “Party” and jointly as the “Parties.”

ARTICLE I RECITALS

The recitals set forth in **City Council Resolution No. (NUMBER)** are declared true and correct by the Parties and are hereby incorporated as part of this Agreement.

ARTICLE II AUTHORITY AND TERM

1. **AUTHORITY.** This Agreement is entered into pursuant to:
 - A. Chapters 312 and 378 of the Local Government Code of the State of Texas, under Section 312.002 of the Texas Tax Code.
 - B. **City Council Resolution No. (NUMBER)** which specifically and originally approved this Agreement.
2. **TERM.** This agreement shall be effective as of the date of execution by all parties. This Agreement will terminate on the date all obligations under this Agreement have been fulfilled, unless earlier terminated pursuant to Article V, or otherwise extended by mutual written agreement of the Parties. The OWNER’s eligibility for Tax Abatements (herein defined) shall be limited to a period of 10 consecutive years (“Period”) within the term of the Agreement.

DEFINITIONS

The following words shall have the following meanings when used in this Agreement.

3. **AGREEMENT.** The word “Agreement” means this Neighborhood Empowerment Zone (NEZ) Agreement, together with all exhibits attached to this Agreement.
4. **BASE VALUE.** The word “Base Value” means the most recent total certified value of the property prior to the execution of this Agreement, and as determined by the Webb County Appraisal District before improvements (herein defined) occur.
5. **CITY.** The word “City” means the City of Laredo, Texas.
6. **IMPROVEMENTS.** The word “Improvements” means the increase the Property’s (herein defined) market value either through new construction or rehabilitation of the Property.
7. **OWNER.** The word “Owner” means **(APPLICANT)**
8. **PERIOD.** The word “Period” means the period beginning on January 1 of Year 1 (herein defined) and continuing for 10 consecutive years. The Period shall commence on Year 1. The Owner will be eligible for Tax Abatement (herein defined) after the full calendar year assessment of Year 1.
9. **PROJECT.** The word “Project” means the Property and related improvements (collectively the “Improvements”) to be constructed by the Owner on the Property.
10. **PROJECT INVESTMENT.** The word “Project Investment” shall mean the total aggregate estimated monetary amount provided by the Owner to complete the Project.
11. **PROPERTY.** The word “Property” means the real property upon which the improvements are to be constructed, located at **(ADDRESS)**.
12. **TAX ABATEMENT.** The word “Tax Abatement” means an abatement of ad valorem taxes to the Owner by the City on a yearly basis based on real property city taxes on the terms of this Agreement so long as the Owner is able to meet the minimum criteria regarding the minimum improvement valuation and submits to the yearly Annual Certification. Tax Abatements shall become effective on January 1 the year after the project is approved by the City Council.
13. **TIME OF APPLICATION.** The word “Time of Application” shall mean the calendar year in which the Owner applied for a NEZ Tax Abatement with the City.
14. **YEAR 1.** The words “Year 1” shall mean the calendar year immediately following the year in which a Certificate of Occupancy is issued by the City of Laredo to the Owner.

ARTICLE III PROJECT REQUIREMENTS

OWNER'S OBLIGATIONS. The obligation of the City to provide the Tax Abatements to the Owner shall be conditioned upon the Owner's continued substantial compliance with and satisfaction of each of the following conditions set forth in this Agreement, as solely and finally determined by the City Council:

- 1.** Owner will invest the aggregate estimated amount of at least **\$(AMOUNT)** towards the construction and completion of the Project. The approximate estimated value of the property at the time of application is **\$(AMOUNT)**. If Owner fails to make an investment of at least **\$(AMOUNT)** on the Project, Owner may not be deemed to be in default of this Agreement, but the amount of the abatements may be reduced proportionately based on the amount by which the Project increment value is less.
 - A.** Owner agrees to limit the use of the property as allowed pursuant to all Zoning Ordinances of the City of Laredo.
 - B.** The Owner shall apply for any permits no later than 6 months after the Project is approved by the City Council. The Owner shall provide proof to the City within 30 days after permits have been issued by the City. If after 6 months from this date no permits have been pulled for the project, the tax abatement will automatically terminate, in accordance to Section F.2 of the NEZ Ordinance 2023-O-223.
 - C.** Owner certifies that the project will be completed at least within one year from issuance and receipt of the building permit, unless delayed because of force majeure, in which case the one year shall be extended by the number of days comprising the specific force majeure. For purposes of this Agreement, force majeure shall mean an event beyond Owner's reasonable control as determined by the City of Laredo in its sole discretion, which shall not be unreasonably withheld, including, without limitation, delays caused by adverse weather, delays in receipt of any required permits or approvals from any governmental authority, acts of God, or fires. Force majeure shall not include construction delays caused due to purely financial matters, such as, without limitation, delays in obtaining of adequate financing.
 - D.** The Project shall be developed in accordance with the ordinances, rules, and regulations of the City, subject to any variances, approvals, and applicable laws authorizing the Project to vary from any such regulations.
 - E.** The Owner shall not sell or lease any interest in the property to a member of the Laredo City Council, Planning & Zoning Commission or City officer as long as this Agreement is in effect.

- F.** The Owner shall at all times comply with the City's building codes and zoning regulations in addition to all applicable rules, regulations, environmental laws, land use covenants and other restrictions of record. Owner shall be solely responsible for obtaining any permits, licenses, certificates, or any other required documentation or approvals for the operation of the permissible use of the Property.
- G.** The City reserves the right to confirm the Owner's compliance with the terms and conditions of this Agreement. The City will provide the Owner with a written report of the findings. If the monitoring notes deficiencies in the Owner's obligations under terms of this Agreement, the monitoring report shall include corrections for such deficiencies by the Owner and a reasonable amount of time in which to attain compliance.
- H.** Owner covenants that the project shall be developed in a manner that is consistent with the general purposes of encouraging development or redevelopment in the Zone and the Property shall be continuously used as such.

- 2. CITY'S OBLIGATIONS.** As consideration for the Owner's performance of its obligations under this Agreement, during the Term of the Agreement, City shall provide the Owner the following:

A. TAX ABATEMENTS. An annual Tax Abatement to the Owner on City of Laredo imposed taxes on the real property for Year the Owner satisfies obligations.

EXHIBIT A.4 - “Tax Abatement Formula”

Term Year	Total estimated assessed Base Value of real property	Percentage tax abatement of total increased valuation
YR 1		
YR 2		
YR 3		
YR 4		
YR 5		
YR 6		
YR 7		
YR 8		
YR 9		
YR 10		

B. If the Owner fails to substantially satisfy any of the obligations included in Article III, or an Annual Certification reasonably acceptable to the City, then no Tax Abatement will be considered and Owner would be considered noncompliant.

C. The Period of Tax Abatements shall commence on Year 1. The City will issue the first Tax Abatement for the full calendar year beginning on January 1 the year after a Certificate of Occupancy is issued, and pursuant to the timeline described in the following Section D.

D. The first Tax Abatement will be issued to the Owner upon satisfaction of the following timeline:

- Application of NEZ
- Approval of NEZ through the Laredo City Council
- NEZ Agreement signed by Owner and City of Laredo
- Application for permits
- Issuance of Permits
- Issuance of Certificate of Occupancy
- Year 1 (January 1 through December 31 of the full calendar year after the Certificate of Occupancy is issued)

E. WAIVER OF PERMIT FEES. The City shall waive all pertinent fees associated with acquiring the necessary building permit that include the plan review, building review, plumbing permit, electrical permit, mechanical permit, and fire inspection for the Improvements on the Property. Additional permit fees will be considered on a case by case basis.

ARTICLE IV

RECORDS, AUDITS AND EVALUATION OF REQUIRED IMPROVEMENTS

1. INSPECTION OF PROPERTY

Between the execution date of this Agreement and the last day of the Term, at any time during normal office hours throughout the Term and the year following the Term and following reasonable notice to Owner, the City shall have and Owner shall provide access to the Property in order for the City to inspect the Property and evaluate the required improvements to ensure compliance with the terms and conditions of this Agreement. Owner shall cooperate fully with the City during any such inspection and/or evaluation.

2. Certification

OWNER shall certify annually to the City that it follows each applicable term of this Agreement. The City shall have the right to audit the Property. **OWNER** shall make all applicable records available to the City following reasonable advance notice by the City and shall otherwise cooperate fully with the City during any audit.

NOTICE.

Any notice required or permitted to be given hereunder by one party to the other shall be in writing and the same shall be given and shall be deemed to have been served and given if, (a) placed in the United States Mail with postage prepaid, return receipt requested, properly addressed to such party at the address hereinafter specified; or (b) deposited into the custody of a nationally recognized overnight delivery service such as FedEx or UPS, addressed to such party at the address hereinafter specified. Any notice mailed in the above manner shall be effective upon its deposit into the custody of the United States Postal Service or such nationally recognized delivery service, as applicable; all other notices shall be effective upon receipt. A party may designate a different address by giving the other party ten (10) days written notice. All notices must be filed with the City Tax Assessor-Collector.

TO THE COMPANY:

(APPLICANT)

Owner/Applicant

(ADDRESS)

TO THE CITY:

CITY OF LAREDO

ATTN: Joseph W. Neeb

City Manager

1110 Houston Street

PO Box 579

Laredo, TX 78042-0579

TRANSFER.

If the property on which tax is being abated is sold, the new owner may enter into a tax abatement agreement on the property for the remaining term so long as the use of the premises does not change or violate the businesses that are not allowed by the NEZ.

VI. DEFAULT AND RECAPTURE

OWNER shall be in default of this Agreement for any reason it fails to substantially comply with the development of the property, discontinues the development operations as required by the terms of this Agreement, or if any representation made by **OWNER** is false or misleading in any material aspect. Termination of this Agreement may be issued if default is not cured within sixty (60) days after written notice by the City to **OWNER**. If the City terminates this Agreement as a result of default by **OWNER**, the tax abatement shall be immediately abolished and the City shall have the right to recapture the amount of all previously waived permit and inspection fees, and the taxes previously abated. In the event of termination, a bill for the total amounts due will be sent to **OWNER**, and **OWNER** hereby agrees to pay the total amounts due within sixty (60) days after receipt of the bill. Statutory penalties interest and attorney's fees will accrue if **OWNER** fails to timely pay the bill. Nothing in this Agreement shall preclude **OWNER** from disputing the bill.

VII. TERMINATION AT WILL

If the City and **OWNER** mutually determine that the development or use of the Property is longer appropriate or feasible, or that a better use is preferable, the City and **OWNER** may terminate this Agreement in writing signed by both parties. In this event, if the Term has commenced, the Term shall expire as of the effective date of the termination of this Agreement; there shall be no recapture of any taxes previously abated or fees waived; and neither party shall have any further rights or obligations hereunder.

a. In addition to the other terms of this Agreement, the tax abatement shall automatically terminate if the owner receives one conviction of a violation of the City of Laredo's Building Code regarding the property subject to the abatement agreement during the term of the tax abatement agreement.

VIII. VENUE AND JURISDICTION

This Agreement shall be construed in accordance with the laws of the State of Texas and applicable ordinances, rules, regulations or policies of the City of Laredo. Venue for any action under this Agreement shall lie in the State District Court of Webb County, Texas. This Agreement is performable in Webb County, Texas.

IX. SEVERABILITY

If any provision of this Agreement is held to be invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired.

X. BINDING EFFECT

This agreement shall insure to the benefit of and be binding upon the City and **OWNER** and their affiliated, subsidiaries, successors and assigns.

EXECUTED on this _____ day of _____, 2025.

OWNER/APPLICANT

Signature _____/DATE/_____

Printed Name: _____

FOR CITY OF LAREDO

Signature _____/DATE/_____

Printed Name: Joseph W. Neeb

Position: City Manager

ATTEST:

_____/DATE/_____

Mario I. Maldonado, Jr.
City Secretary

APPROVED AS TO FORM:

_____/DATE/_____

Doanh T. Nguyen
City Attorney