

LEGEND:
○ SR = SET 1/2" IRON ROD
○ PR = FOUND 1/2" IRON ROD

ABBREVIATIONS:
B.S. = BUILDING SETBACK
R.O.W. = RIGHT OF WAY
VOL. = VOLUME
P.C.S. = PAGE
U.E. = UTILITY EASEMENT
WOMR = WEBB COUNTY MAP RECORDS
① = TYPE OF LOT GRADING

GENERAL NOTES:
N1. Sidewalks and trees will be installed at the issuance of the building permits in accordance with the Laredo Land Development Code.
N2. 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 24.7.1 of the Laredo Land Development Code.

Curve Data				
Curve #	Length	Radius	Delta	Chord (Chord Bearing)
C1	128.11	125.00	80°52'28"	128.11 N 89°35'39" W
C2	44.65	85.00	26°56'06"	24.25 N 22°11'14" W
C3	128.11	125.00	80°52'28"	128.11 S 89°35'39" W
C4	176.44	175.00	80°52'28"	176.44 S 89°35'39" W

Line Data		
Line #	Length	Chord Bearing
L1	38.37	S 89°35'39" W
L2	22.27	N 00°24'21" E
L3	4.27	N 30°40'12" E
L4	4.27	S 89°35'39" W
L5	22.27	S 89°35'39" W
L6	20.00	N 00°24'21" E
L7	20.00	N 00°24'21" E

CERTIFICATE OF OWNER

STATE OF TEXAS
COUNTY OF WEBB

I, the Owner of the land shown on this Plat, and designated herein as:
CUATRO VIENTOS DRIVE - RIGHT-OF-WAY DEDICATION PLAT, in the City of Laredo, County of Webb, Texas, and whose name is subscribed hereto, hereby dedicate the use to the public for the purpose of streets, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

Signature of Owner/Title _____ 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 (s)he executed the same for the purpose and considerations therein stated.

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

NOTARY PUBLIC _____ DATE _____

LIEN HOLDER'S CERTIFICATE

This subdivision map is hereby approved and adopted by the undersigned Lien Holder this _____ day of _____, 2025.

By: _____ Title _____

as an act and deed of _____.

Signature of Bank Officer _____ 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 (s)he executed the same for the purpose and considerations therein stated.

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

NOTARY PUBLIC _____ DATE _____

CERTIFICATE OF ENGINEER

STATE OF TEXAS
COUNTY OF WEBB

I hereby certify that proper engineering consideration has been given this Plat to the matters of streets, lots, water, sewer and appurtenances and drainage layout; and to the best of my knowledge, this Plat conforms to all requirements of the Subdivision Ordinance, except for those variances that may have been granted by the Planning Commission of the City of Laredo, Texas.

NOT FOR RECORDATION _____ DATE _____

Victor Gonzalez, P.E. No. 103528

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.

NOT FOR RECORDATION _____ DATE _____

Francisco Estrada IV, R.P.L.S. No. 5862

PLAT APPROVAL - CITY ENGINEER

STATE OF TEXAS
COUNTY OF WEBB

I have reviewed this Plat identified as **CUATRO VIENTOS DRIVE - RIGHT-OF-WAY DEDICATION PLAT**, prepared by Victor H. Gonzalez, P.E. No. 103528, and dated the _____ 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 Chavez, P.E. - City Engineer _____ DATE _____

PLANNING COMMISSION APPROVAL

This Plat **CUATRO VIENTOS DRIVE - RIGHT-OF-WAY DEDICATION PLAT**, 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 _____ of _____, 2025.

Juan M. Norvaz, Jr., Chairman _____ DATE _____

ATTENTMENT 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 _____ of _____, 2025. The minutes of meeting reflect such approval.

Vanessa Guerra, A.I.C.P., Planning Director _____ DATE _____

CERTIFICATE COUNTY CLERK

Filed and recorded at _____ o'clock _____ on the _____ day of _____, 2025.

Deputy _____ County Clerk - WEBB COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF WEBB

I, _____, Clerk of the County Court in and for Webb County, do hereby certify that the foregoing instrument, dated the _____ day of _____, 20____, with it's certificate of authentication was filed for record in my office on the _____ day of _____, 2025, at _____ o'clock _____ in Volume _____ of the Map Records of said County.

Deputy _____ COUNTY CLERK
WEBB COUNTY, TEXAS _____ DATE _____

**LEGAL DESCRIPTION
5,344 SQUARE FOOT TRACT
20" UTILITY EASEMENT &
UTILITY ACCESS EASEMENT**

A tract of land containing 5,344 square feet of land, more or less, situated in Porcion 34, Abstract 762, Jose Antonio Diaz original grantee same being out of Tract "II" as recorded in Volume 3342, Pages 687-698, Webb County Official Public Records and being more particularly described by metes and bounds as follows:

COMMENCING, at a found 1/2 inch iron rod on the north right-of-way of Terraza Way (a 50 foot right-of-way road) Lomas Del Sur Subdivision Unit XI as recorded in Volume 35, Pages 21-22, Webb County Map Records;

THENCE, N 33°32'24" W, a distance of 435.69 feet to a set 1/2 inch iron rod, the POINT OF BEGINNING and southeast corner of the herein described tract;

THENCE, N 00°24'21" W, a distance 20.00 feet to a set 1/2 inch iron rod, a deflection right;

THENCE, N 89°35'39" W, a distance of 38.37 feet to a set 1/2 inch iron rod, a point of curvature to the left;

THENCE, along said arc to left with a radius of 105.00 feet, a delta of 80°52'28", a chord and chord bearing of 136.21 feet and N 49°09'24" E a distance of 148.21 feet to a set 1/2 inch iron rod, a tangent point;

THENCE, N 08°43'09" E, a distance of 22.27 feet to a set 1/2 inch iron rod, a point of curvature to the right;

THENCE, along said arc to the right with a radius of 95.00 feet, a delta of 26°56'06", a chord and chord bearing of 44.25 feet and N 22°11'14" E a distance of 44.66 feet to a set 1/2 inch iron rod, a tangent point;

THENCE, N 35°40'12" E, a distance of 4.27 feet to a found 1/2 inch iron rod, the northeast corner of the herein described tract;

THENCE, S 54°20'42" E, along the south right-of-way line Wormser Road (a 60 foot wide right-of-way road) a distance of 20.00 feet to a set 1/2 inch iron rod, the northeast corner of the herein described tract;

THENCE, S 35°40'12" W, a distance of 4.27 feet to a set 1/2 inch iron rod, a point of curvature to the left;

THENCE, along said arc to the left with a radius of 75.00 feet, a delta of 26°56'06", a chord and chord bearing of 34.94 feet and S 22°11'14" W a distance of 35.26 feet to a set 1/2 inch iron rod, a tangent point;

THENCE, S 08°43'09" W, a distance of 22.27 feet to a set 1/2 inch iron rod, a point of curvature to the right;

THENCE, along said arc to the right with a radius of 125.00 feet, a delta of 80°52'28", a chord and chord bearing of 162.15 feet and S 49°09'24" W a distance of 176.44 feet to a set 1/2 inch iron rod, a tangent point;

THENCE, S 89°35'39" W, a distance of 38.37 feet to return to and close at the POINT OF BEGINNING, containing 5,344 square feet of land.

**LEGAL DESCRIPTION
2,574 SQUARE FOOT TRACT
20 FOOT WIDE DRAINAGE EASEMENT**

A tract of land containing 2,574 square feet of land, more or less, situated in Porcion 34, Abstract 762, Jose Antonio Diaz original grantee same being out of Tract "II" as recorded in Volume 3342, Pages 687-698, Webb County Official Public Records and being more particularly described by metes and bounds as follows:

COMMENCING at a found 1/2 inch iron rod on the north right-of-way line of Terraza Way (a 50 foot wide road) of Lomas Del Sur Subdivision Unit XI as recorded in Volume 35, Page 21-22, Webb County Map Records;

THENCE, S 89°33'14" W, continuing along the north right-of-way line of Terraza Way, same being the south line of said Tract "II" a distance of 352.44 feet to a set 1/2 inch iron rod, the southwest corner of the herein described tract;

THENCE, N 00°24'21" W, along the east right-of-way line of Ejido Road, a distance of 226.51 feet to a set 1/2 inch iron rod, the POINT OF BEGINNING and the southwest corner of the herein described tract;

THENCE, N 00°24'21" W, continuing along the east right-of-way line of said Ejido Road a distance of 118.71 feet to a set 1/2 inch iron rod a point on the east right-of-way line of Ejido Road (right-of-way varies), the northwest corner of the herein described tract;

THENCE, N 44°35'39" E, a distance 28.28 feet to a set 1/2 inch iron rod, the northeast corner of the herein described tract;

THENCE, S 00°24'21" E, a distance of 138.71 feet to a set 1/2 inch iron rod, the southeast corner of the herein described tract;

THENCE, S 89°35'39" W, a distance of 20.00 feet to return to and close at the POINT OF BEGINNING, containing 2,574 square feet of Land.

ENGINEER/SURVEYOR:

SHERFEE ENGINEERING CO.
104 DEL COURT - SUITE 400
LAREDO, TEXAS 78041
(956) 791-3511
T.B.P.L. FIRM REGISTRATION No. F-3132
T.B.P.L.S. FIRM REGISTRATION No. 10098900

DATE: 04/02/2025
REV: 04/16/2025
SCALE: 1"=100'
FILED: WEBB COUNTY CLERK
- FIRM: LUIS LOPEZ
PROJECT: 8257.01

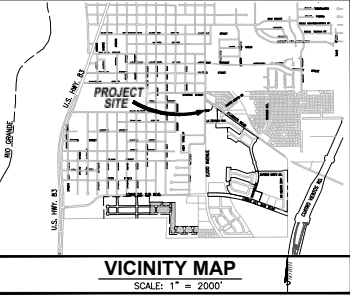


**SHERFEE
ENGINEERING
COMPANY, L.L.C.**

DEVELOPER/OWNER:

ALS LAREDO HOLDINGS, LLC
IT'S GENERAL PARTNER
By: ALEJANDRO SOTO, MANAGER
P.O. BOX 450050-8045
Laredo, Texas
(956) 722-3913

104 Del Court
Suite 400
Laredo, Texas 78041
(956) 791-3511



LEGAL DESCRIPTION

0.14 ACRE TRACT

A tract of land containing 0.14 Acres of land, more or less, situated in Porcion 34, Abstract 762, Jose Antonio Diaz original grantee same being out of Tract "II" as recorded in Volume 3342, Pages 687-698, Webb County Official Public Records and being more particularly described by metes and bounds as follows:

COMMENCING at a found 1/2 inch iron rod on the north right-of-way line of Terraza Way (a 50 foot wide road) of Lomas Del Sur Subdivision Unit XI as recorded in Volume 35, Page 21-22, Webb County Map Records;

THENCE, S 89°33'14" W, continuing along the north right-of-way line of Terraza Way, same being the south line of said Tract "II" a distance of 352.44 feet to a set 1/2 inch iron rod, the southwest corner of the herein described tract;

THENCE, N 00°24'21" W, along the east right-of-way line of Ejido Road, a distance of 345.02 feet to a set 1/2 inch iron rod, the POINT OF BEGINNING and the southwest corner of the herein described tract;

THENCE, N 00°24'21" W, a distance of 90.00 feet to a set 1/2 inch iron rod a point on the east right-of-way line of Ejido Road (right-of-way varies), the northeast corner of the herein described tract;

THENCE, S 45°24'21" E, a distance 28.28 feet to a set 1/2 inch iron rod, a deflection left;

THENCE, N 89°35'39" E, a distance of 94.19 feet to a set 1/2 inch iron rod, the northeast corner of the herein described tract;

THENCE, S 00°24'21" E, a distance of 50.00 feet to a set 1/2 inch iron rod, a deflection right;

THENCE, S 89°35'39" W, a distance of 94.19 feet to a set 1/2 inch iron rod, the northeast corner of the herein described tract;

THENCE, S 44°35'39" W, a distance of 28.28 feet to return to and close at the POINT OF BEGINNING, containing 0.14 Acres of Land.

**LEGAL DESCRIPTION
12,588 SQUARE FOOT TRACT
20" UTILITY EASEMENT &
UTILITY ACCESS EASEMENT**

A tract of land containing 12,588 square feet of land, more or less, situated in Porcion 34, Abstract 762, Jose Antonio Diaz original grantee same being out of Tract "II" as recorded in Volume 3342, Pages 687-698, Webb County Official Public Records and being more particularly described by metes and bounds as follows:

BEGINNING, at a found 1/2 inch iron rod on the north right-of-way of Terraza Way (a 50 foot right-of-way road) same being the southwest corner of Lot 1, Block 1, Lomas Del Sur Subdivision Unit XI as recorded in Volume 35, Pages 21-22, Webb County Map Records;

THENCE, S 89°33'14" W, continuing along the north right-of-way of Terraza Way a distance 20.00 feet to a set 1/2 inch iron rod, a deflection right;

THENCE, N 54°20'42" W, a distance of 166.34 feet to a set 1/2 inch iron rod, a deflection right;

THENCE, N 10°45'55" W, a distance of 28.98 feet to a found 1/2 inch iron rod, a deflection right;

THENCE, S 54°20'42" E, along the south right-of-way line Wormser Road (a 60 foot wide right-of-way road) a distance of 197.50 feet to a found 1/2 inch iron rod, a deflection right;

THENCE, S 00°26'46" E, leaving the south right-of-way line of Wormser Road, along the west common line with Lomas Del Sur Subdivision Unit XI a distance of 452.56 feet to return to and close at the POINT OF BEGINNING, containing 12,588 square feet of land

**CUATRO VIENTOS DRIVE
RIGHT-OF-WAY DEDICATION PLAT**

A TRACT OF LAND CONTAINING 0.14 ACRES OF LAND, MORE OR LESS, SITUATED IN PORCION 34, ABSTRACT 762, JOSE ANTONIO DIAZ ORIGINAL GRANTEE SAME BEING OUT OF TRACT "II" AS RECORDED IN VOLUME 3342, PAGES 687-698, WEBB COUNTY OFFICIAL PUBLIC RECORDS.