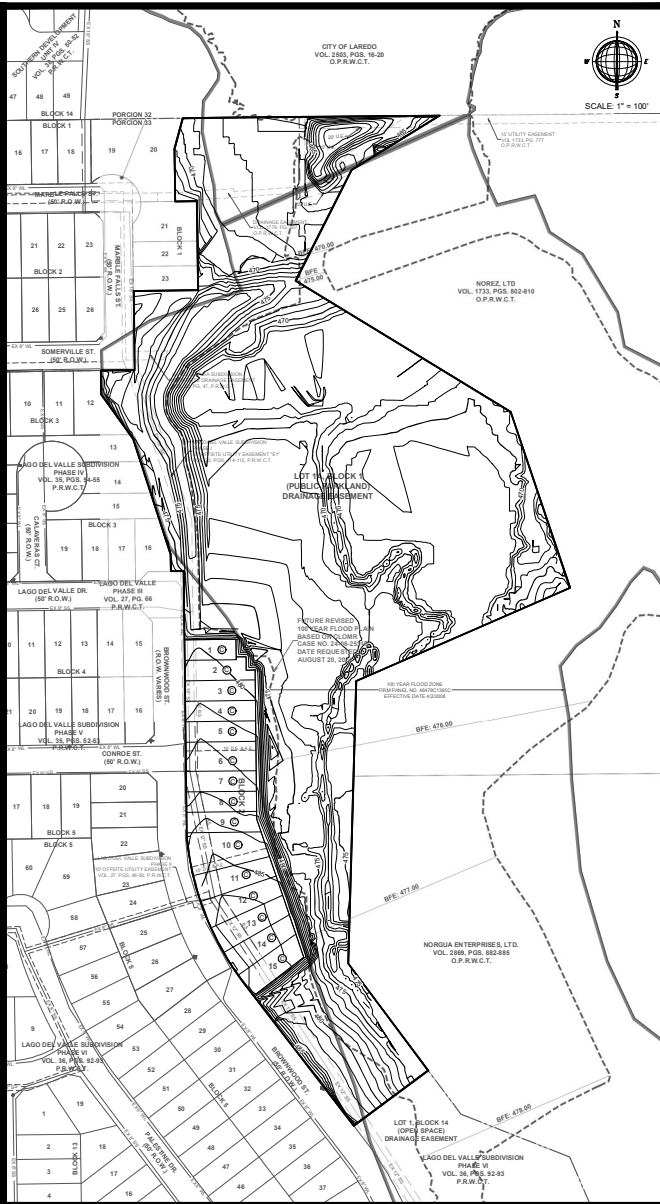
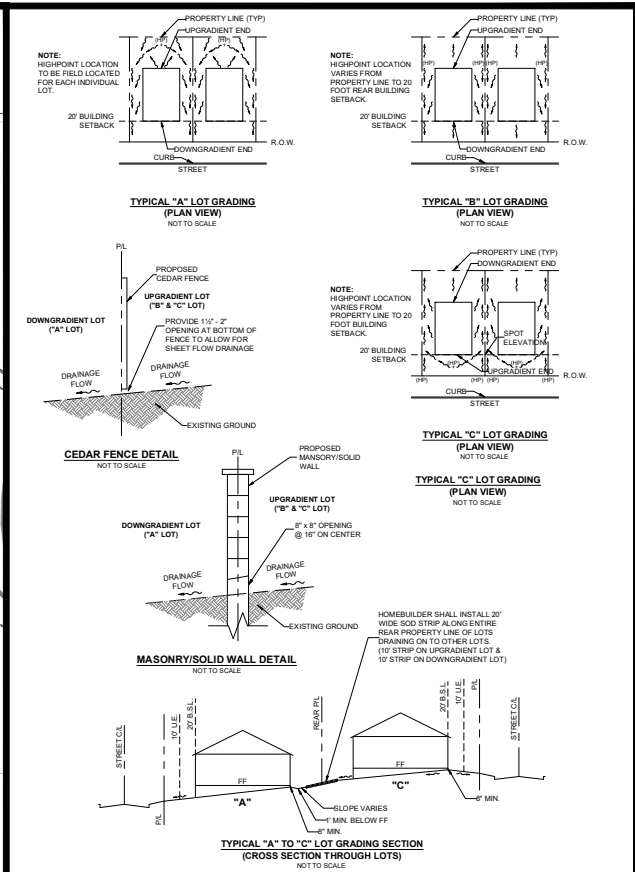


MAP OF WATER DISTRIBUTION SYSTEM AND SANITARY SEWER SYSTEM



POST DEVELOPMENT CONTOUR MAP



**Water Supply: Descriptions, Costs, and Operability Date**  
 REPEAT OF LAGO DEL VALLE SUBDIVISION PHASE III will be provided with potable water by the City of Laredo. The Subdivider and the City of Laredo have entered into a contract in which the City of Laredo has promised to provide sufficient water to the Subdivision for at least 30 years and the City of Laredo has provided documentation to sufficiently establish the long term quantity and quality of the available water supplies to serve the full development of this Subdivision. The City of Laredo has an existing 8" water line along Brownwood Street, which will be utilized to serve the REPEAT OF LAGO DEL VALLE SUBDIVISION PHASE III. This line will service a total of 15 lots through individual services consisting of a 3/4" diameter single service for individual lots and a 1-1/2" diameter dual service lines run to pairs of lots before splitting into two 3/4" diameter single service lines going to the water meter boxes for each lot. The dual service lines, the 3/4" single service lines, and the meter boxes have been installed at a total cost of \$12,000.00 or \$ 840.00 per lot. The subdivider in addition paid the City of Laredo the sum of \$21,000.00, which sum represents the total cost of water availability fees, annexation fees, and water meters.

**Sewage Facilities: Description, Costs, and Operability Date**  
 Sewage from the REPEAT OF LAGO DEL VALLE SUBDIVISION PHASE III will be disposed of through the sanitary sewer system of the City of Laredo. The Subdivider and the City of Laredo have entered into a contract in which the City of Laredo has promised to provide sufficient sewage disposal for the full development of this subdivision. The City of Laredo has an existing 12" and 18" sanitary sewer main running along an existing 18" utility easement. The sanitary sewer system for the REPEAT OF LAGO DEL VALLE SUBDIVISION PHASE III will consist of an 8" sanitary sewer line that will run parallel to the existing 18" sanitary sewer line and connect to said 18" sewer main. The sanitary sewer system will service a total of 15 lots through individual services consisting of a 6" diameter single service for individual lots and a 9" diameter dual service lines run to pairs of lots before splitting into two 6" diameter single service lines. The 8" line, the dual service line, and the single service lines have been installed at a total cost of \$42,300.00 or \$ 2,820.00 per lot. The subdivider in addition paid the City of Laredo the sum of \$0.00 which covers the annexation fees, installation costs, connection fees, and LUC fees.

**Certifications:**  
 By my signature below, I certify that the water and sewage service facilities as described above are to the best of my knowledge, in compliance with the Model Rules adopted under Section 16.343, Water Code.  
 Alfredo Martinez, P.E. Date \_\_\_\_\_  
 Utilities Director

**Certifications:**  
 By my signature below, I certify that the water and sewage service described above shall be provided in compliance with the Model Rules adopted under Section 16.343, Water Code.  
 Tamez Al-Zabet, Ph.D. Date \_\_\_\_\_  
 Utilities Director

**SURVEYOR:**  
 JJ RUIZ LAND SURVEYING  
 JULIAN JAVIER RUIZ, R.P.L.S.  
 312 W. JONQUIL AVE.  
 McALLEN, TX 78501  
 956-568-4470

*Final Replat*

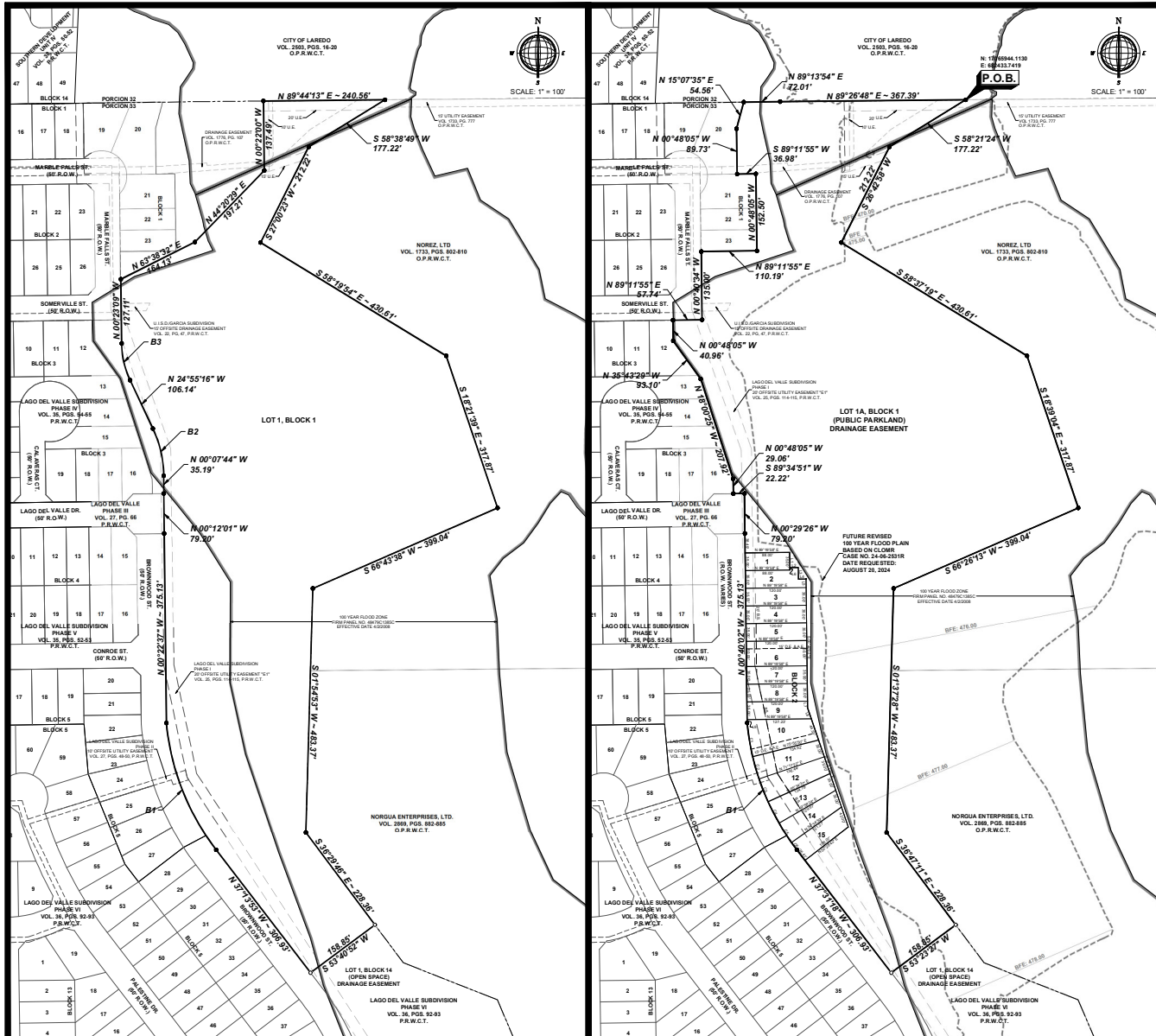
*April 16, 2025*

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

**OWNER:** *Border City Holdings, Inc.*  
 5904 West Drive, Suite 12  
 Laredo, TX 78041  
 (956) 724-8469

*Replat of Lot 1, Block 1, Lago Del Valle, Phase III, and Tracts 1 & 2 of Border City Holdings, Inc. recorded in Volume 5906, Pages 518-525, O.P.R.W.C.T. into Lot 1A, Block 1 & Lots 1 - 15, Block 2, Lago Del Valle, Phase III*

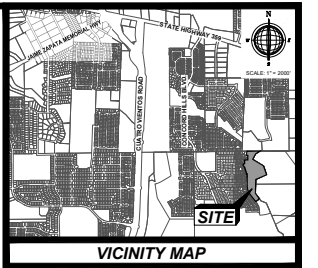
**P3**



SUMMARY TABLE		LOT SUMMARY	
SUBDIVISION SUMMARY		Block 1	
14.59 ACRES	10 LOTS	Lot #	Area (SF)
2 BLOCKS		1A	562,783.60
LEGEND		Block 2	
● 1/2" Ø I.R. FOUND		Lot #	Area (SF)
○ 1/2" Ø I.R. SET		1	3,080.00
		2	4,276.49
		3	4,200.00
		4	4,200.00
		5	4,200.00
		6	6,000.00
		7	4,200.00
		8	4,200.00

CURVE DATA TABLE				
CURVES	RADIUS	ANGLE	TANGENT	CHORD
			LENGTH	LENGTH
B1	486.41	32°11'57"	140.39	300.40252
C1	486.41	07°58'26"	33.90	67.70
C2	486.41	05°24'50"	23.00	45.96
C3	486.41	05°24'50"	28.27	49.92
C4	486.41	05°30'14"	23.81	47.57
C5	486.41	05°23'44"	22.02	45.81
C6	486.41	02°02'56"	8.91	17.82

LINE DATA TABLE		
LINE	LENGTH	BEARING
L1	39.00	S00°40'02"W
L2	17.00	N89°11'55"E
L3	23.00	S00°40'02"W
L4	15.00	N89°11'55"E
L5	17.00	S00°40'02"W
L6	5.00	N00°48'05"W
L7	13.00	S00°40'02"W
L8	23.16	S18°51'03"E
L9	6.64	N00°48'05"W



- NOTES**
- The purpose of this Replat is to reconfigure lot layout and incorporate unplatted permits in accordance with the City of Laredo Land Development Code.
  - This Replat does not attempt to alter, amend, or remove any covenants or restrictions.
  - Driveways, sidewalks, and trees will be installed at the time of issuance of building permits in accordance with the City of Laredo Land Development Code.
  - All curbs shall comply with the transportation element of the City of Laredo Comprehensive Plan.
  - GPS coordinate for Point of Beginning is: N 176944.1130 E 682433.7419
  - 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 24.71.1 of the City of Laredo Land Development Code.
  - Finished floor elevations for Lots 5, 6, 14 and 15, Block 2 must be elevated 18" above the top of curb elevation.
  - Webb County Drainage District No. 1 will be responsible for maintenance of the 100-year Floodplain and Detention Pond.
  - Lot 1A, Block 1 will receive drainage runoff from Lots 1-15, Block 2. Builders and home owners shall not raise the grades or construct any improvements in such a way as to impede the established drainage flow as indicated on the plat in accordance to Section 24.71.1 of the City of Laredo Land Development Code.

**LEGAL DESCRIPTION - 14.59 ACRE TRACT**

A tract of land containing 14.59 acres, more or less, of Porcion 32, Jose Donato Trevino, original grantee, Abstract No. 3004, Webb County, Texas, said 14.59 acres being out of Tracts I & II respectively, conveyed in deed to Mezquite Land Development, Inc., as recorded in Volume 5296, Pages 137-144, Webb County Official Public Records; this tract of land containing 14.59 acres, more or less, being more particularly described by metes and bounds as follows:

**BEGINNING** at a found 1/2" diameter iron rod, same being the northeast corner of Lago Del Valle Phase III recorded in Volume 27, Page 66, P.R.W.C.T., the northwest corner of the Norez, Ltd. tract as recorded in Volume 1733, Pages 802-810, O.P.R.W.C.T., a point along the south boundary of City of Laredo tract as recorded in Volume 2003, Pages 16-20, O.P.R.W.C.T., a point along the common line of Porcion 32 and Porcion 33, and northeast corner hereof;

**THENCE** along the common boundary between Lago Del Valle Phase III, Norez, Ltd. tract and this tract, the following calls and distances:

- S 58°21'24" W, a distance of 177.22 feet to a found 1/2" diameter iron rod and interior corner hereof;
- S 28°42'58" W, a distance of 212.22 feet to a found 1/2" diameter iron rod and interior corner hereof;
- S 58°37'19" E, a distance of 430.61 feet to a found 1/2" diameter iron rod and exterior corner hereof;
- S 18°39'04" E, a distance of 317.87 feet to a found 1/2" diameter iron rod and exterior corner hereof;
- S 66°26'13" W, a distance of 399.54 feet to a found 1/2" diameter iron rod and interior corner hereof;
- S 01°37'28" W, at 85.57 feet passing the southwest corner of the Norez, Ltd. tract and the northeast corner of the Norga Enterprises, Ltd. tract as recorded in Volume 2869, Pages 882-885, O.P.R.W.C.T., continuing along said bearing a total distance of 483.37 feet to a found 1/2" diameter iron rod and interior corner hereof;

**THENCE** S 30°47'11" E, along the common boundary between Lago Del Valle Phase III, Norga Enterprises, Ltd. tract and this tract a distance of 228.36 feet to southeast corner of Lago Del Valle Phase III and a point along the west boundary of the Norga Enterprises, Ltd. tract, same point being the most north exterior corner of Lot 1 Block 14 of Lago Del Valle Phase IV recorded in Volume 38, Pages 92-93, P.R.W.C.T., and a set 1/2" diameter iron rod and southeast corner hereof;

**THENCE** S 03°23'23" W, along the common boundary between Lago Del Valle Phase III, Lago Del Valle Phase IV and this tract, a distance of 158.85 feet to a set 1/2" diameter iron rod on the east side of the 50 foot right-of-way of Brownwood St. and exterior corner hereof;

**THENCE** N 37°31'18" W, along the east right-of-way line of Brownwood St. and the common boundary between Lago Del Valle Phase III, Lago Del Valle Phase IV and this tract, a distance of 306.93 feet to a found 1/2" diameter iron rod, a point of curvature right and exterior corner hereof;

**THENCE** along the aforementioned common boundary line and said curve to the right having a radius of 486.41 feet, delta angle of 32°11'57", tangent of 140.39 feet, chord bearing of N 21°22'20" W and chord distance of 209.77 feet, a distance of 34.51 feet along curve intersecting with a found 1/2" diameter iron rod, being the southeast corner of Lago Del Valle Phase IV as recorded in Volume 38, Pages 92-93, P.R.W.C.T., and exterior corner along the east side of Lago Del Valle Phase IV and a point on the east side of right-of-way line of Brownwood St. for reference, then continuing along said curve, a total distance of 373.35 feet to a set 1/2" diameter iron rod, and exterior corner hereof;

**THENCE** N 00°48'05" W, along common boundary line of Lago Del Valle Phase III and Lago Del Valle Phase IV and the east right-of-way line of Brownwood St., a distance of 375.13 feet to a found 1/2" diameter iron rod, same being the northeast corner of the Lago Del Valle Phase III, northeast corner of the Lago Del Valle Phase IV and interior corner hereof;

**THENCE** N 00°29'20" W, along the east right-of-way of Lago Del Valle Drive, a distance of 79.20 feet to a found 1/2" diameter iron rod, same point being the northeast corner of Lago Del Valle right-of-way, and interior corner hereof;

**THENCE** S 89°34'51" W, along the north-right-of-way of Lago Del Valle Drive, a distance of 22.22 feet to a found 1/2" diameter iron rod, same point being the southeast corner of Lago Del Valle Phase IV, and exterior corner hereof;

**THENCE** along the common boundary line of Lago Del Valle Phase IV east boundary line and the west boundary line of this tract, the following calls and distances:

- N 00°48'05" W, a distance of 29.06 feet to a found 1/2" diameter iron rod and interior corner hereof;
- N 18°00'20" W, a distance of 207.92 feet to a found 1/2" diameter iron rod and interior corner hereof;
- N 30°43'29" W, a distance of 93.10 feet to a found 1/2" diameter iron rod and exterior corner hereof;
- N 00°48'05" W, a distance of 40.96 feet to a found 1/2" diameter iron rod and exterior corner hereof;
- N 89°11'55" E, a distance of 57.74 feet to a found 1/2" diameter iron rod, same point being along the west boundary of Lago Del Valle Phase III, and interior corner hereof;
- N 00°43'34" W, at 80.25 feet passing an exterior corner of Lago Del Valle Phase III and continuing along said bearing a total distance of 135.0 feet to a found 1/2" diameter iron rod, and exterior corner hereof;
- N 89°11'55" E, a distance of 110.19 feet to a found 1/2" diameter iron rod and interior corner hereof;
- N 00°48'05" W, a distance of 152.50 feet to a found 1/2" diameter iron rod and interior corner hereof;
- S 89°11'55" W, a distance of 36.98 feet to a found 1/2" diameter iron rod and exterior corner hereof;
- N 00°48'05" W, a distance of 89.73 feet to a found 1/2" diameter iron rod and exterior corner hereof;
- N 15°07'30" E, a distance of 54.56 feet to a found 1/2" diameter iron rod, same being a point along the south boundary of the City of Laredo tract, the northeast corner of Lago Del Valle Phase IV, the common line of Porcion 32 and Porcion 33, and northwest corner hereof;

**THENCE** N 89°13'54" E, along the aforementioned common boundary line, a distance of 72.01 feet to a found 1/2" diameter iron rod and interior corner hereof;

**THENCE** N 89°26'48" E, at 126.83 feet passing the northwest corner of Lago Del Valle Phase III, continuing along said bearing a total distance of 367.40 feet to the POINT OF BEGINNING, containing within these metes and bounds, 14.59 acres, more or less.

**AS PLATTED - LOT 1, BLOCK 1 LAGO DEL VALLE, PHASE III, VOLUME 27, PAGE 66, P.R.W.C.T.**

**REPLAT OF LOT 1, BLOCK 1, LAGO DEL VALLE, PHASE III, AND TRACT II OF MEZQUITE LAND DEVELOPMENT, INC. RECORDED IN VOLUME 5296, PAGES 137-144, O.P.R.W.C.T. INTO LOT 1A, BLOCK 1 & LOTS 1 - 15, BLOCK 2, LAGO DEL VALLE, PHASE III**

**SURVEYOR:**  
 JJ RUIZ LAND SURVEYING  
 JULIAN JAVIER RUIZ, R.P.I.S.  
 715 N. WESTGATE, No. 177  
 WESLACO, TX 78796  
 956-568-4470

*Final Replat*  
 April 16, 2025

**ENGINEER:**  

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

**OWNER:** *Mezquite Land Development, Inc.*  
 5904 West Drive, Suite 12  
 Laredo, TX 78041  
 (956) 724-8469

*Replat of Lot 1, Block 1, Lago Del Valle, Phase III, and Tract II of Mezquite Land Development, Inc. recorded in Volume 5296, Pages 137-144, O.P.R.W.C.T. into Lot 1A, Block 1 & Lots 1 - 15, Block 2, Lago Del Valle, Phase III*

**P1**

**CERTIFICATE OF OWNER**

STATE OF TEXAS  
COUNTY OF WEBB

I, MEZQUITE LAND DEVELOPMENT, INC., the undersigned Owner of the land shown on this REPLAT, and designated herein as REPLAT OF LOT 1, BLOCK 1, LAGO DEL VALLE, PHASE III, AND TRACT II OF MEZQUITE LAND DEVELOPMENT, INC. RECORDED IN VOLUME 5296, PAGES 137-144, O.P.R.W.C.T. INTO LOT 1A, BLOCK 1 & LOTS 1 - 15, BLOCK 2, LAGO DEL VALLE, PHASE III, in the City of Laredo, County of Webb, Texas, and whose name is subscribed hereto, hereby dedicate the use of the public forever street, drains, easements, and public places thereon shown for the purpose and consideration therein expressed.

\_\_\_\_\_  
GERARDO G. S. SALINAS  
MANAGING MEMBER

\_\_\_\_\_  
DATE

STATE OF TEXAS  
COUNTY OF WEBB

Before me, the undersigned Authority, on this day personally appeared GERARDO G. S. SALINAS, 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

**CERTIFICATE OF LIEN HOLDER**

This subdivision map is hereby approved and adopted by the undersigned Lien Holder this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

BY: \_\_\_\_\_  
TITLE: \_\_\_\_\_

\_\_\_\_\_, as an act and deed of REPLAT OF LOT 1, BLOCK 1, LAGO DEL VALLE, PHASE III, AND TRACT II OF MEZQUITE LAND DEVELOPMENT, INC. RECORDED IN VOLUME 5296, PAGES 137-144, O.P.R.W.C.T. INTO LOT 1A, BLOCK 1 & LOTS 1 - 15, BLOCK 2, LAGO DEL VALLE, PHASE III.

STATE OF TEXAS  
COUNTY OF WEBB

Before me, the undersigned authority personally appeared

\_\_\_\_\_  
(NAME) (TITLE)  
\_\_\_\_\_  
(FINANCIAL INSTITUTION)

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 expressed and in the capacity therein stated. WITNESS MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
NOTARY

**CERTIFICATE OF ENGINEER**

STATE OF TEXAS  
COUNTY OF WEBB

I hereby certify that proper engineering consideration has been given this REPLAT to the matters of streets, lots, drainage, water, sewer and appurtenances layout, and to the best of my knowledge this REPLAT 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 REPLAT 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 REPLAT and accompanying drawings identified as REPLAT OF LOT 1, BLOCK 1, LAGO DEL VALLE, PHASE III, AND TRACT II OF MEZQUITE LAND DEVELOPMENT, INC. RECORDED IN VOLUME 5296, PAGES 137-144, O.P.R.W.C.T. INTO LOT 1A, BLOCK 1 & LOTS 1 - 15, BLOCK 2, LAGO DEL VALLE, PHASE III, prepared by ALFREDO MARTINEZ, Licensed Professional Engineer No. 123303, and dated the 16th day of April 2025, 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 LOT 1, BLOCK 1, LAGO DEL VALLE, PHASE III, AND TRACT II OF MEZQUITE LAND DEVELOPMENT, INC. RECORDED IN VOLUME 5296, PAGES 137-144, O.P.R.W.C.T. INTO LOT 1A, BLOCK 1 & LOTS 1 - 15, BLOCK 2, LAGO DEL VALLE, PHASE III, 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\_\_.

\_\_\_\_\_  
DANIELLA SADA PAZ  
Chairwoman

\_\_\_\_\_  
DATE

**ATTESTMENT OF PLANNING COMMISSION**

The City of Laredo Planning Commission approved the filing for record of this REPLAT OF LOT 1, BLOCK 1, LAGO DEL VALLE, PHASE III, AND TRACT II OF MEZQUITE LAND DEVELOPMENT, INC. RECORDED IN VOLUME 5296, PAGES 137-144, O.P.R.W.C.T. INTO LOT 1A, BLOCK 1 & LOTS 1 - 15, BLOCK 2, LAGO DEL VALLE, PHASE III, at a public meeting held on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_. The minutes of said meeting reflect such approval.

\_\_\_\_\_  
VANESSA GUERRA, AICP  
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

**SURVEYOR:**  
JJ RUIZ LAND SURVEYING  
JULIAN JAVIER RUIZ, R.P.I.S.  
715 N. WESTGATE, No. 177  
WESLACO, TX 78596  
956-568-4470

*Final Replat*

*April 16, 2025*

**ENGINEER:**  
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1310 JUNCTION DRIVE SUITE B  
LAREDO, TX 78041 956-712-1996  
FIRM REGISTRATION NO. F-3353

**OWNER:** *Mezquite Land Development, Inc.*  
5904 West Drive, Suite 12  
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*Replat of Lot 1, Block 1, Lago Del Valle, Phase III, and Tract II of Mezquite Land Development, Inc. recorded in Volume 5296, Pages 137-144, O.P.R.W.C.T. into Lot 1A, Block 1 & Lots 1 - 15, Block 2, Lago Del Valle, Phase III*

**P2**