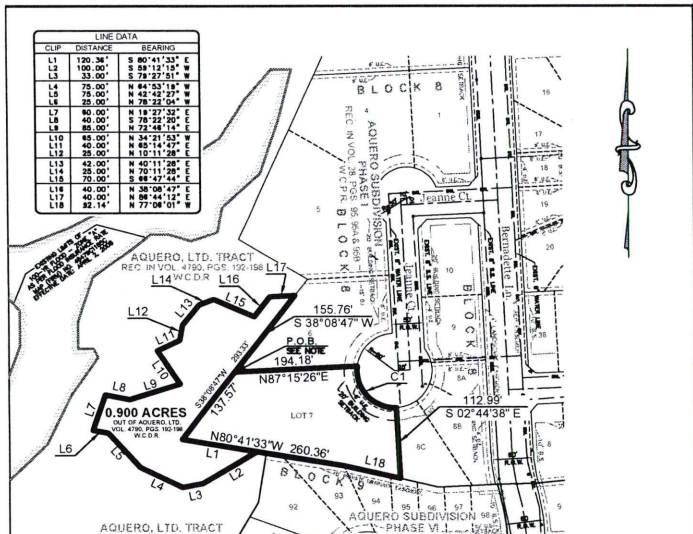


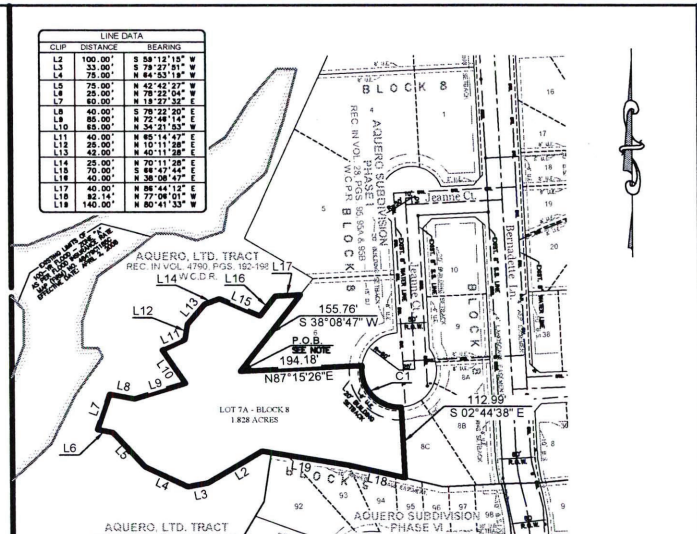
LINE DATA		
CLIP	DISTANCE	BEARING
L1	120.38'	S 80°41'33" E
L2	100.00'	S 58°12'15" W
L3	33.00'	S 79°27'51" W
L4	75.00'	N 64°53'18" W
L5	75.00'	N 42°42'27" W
L6	25.00'	N 78°22'04" W
L7	60.00'	N 18°27'32" E
L8	40.00'	S 78°22'20" E
L9	85.00'	N 72°48'14" E
L10	85.00'	N 34°21'53" W
L11	40.00'	N 65°14'47" E
L12	25.00'	N 10°11'28" E
L13	42.00'	N 40°11'28" E
L14	25.00'	N 70°11'28" E
L15	70.00'	S 88°47'44" E
L16	40.00'	N 38°08'47" E
L17	40.00'	N 88°44'12" E
L18	82.14'	N 77°06'01" W

CURVE DATA						
CURVE	DELTA ANGLE	RADIUS	ARC	TANG	CHORD	CHORD BEARING
C1	89°47'31"	60.00'	104.50'	71.24'	91.79'	S 42°50'35" E

NOTE:
P.O.B. S.W.C. OF LOT 6, BLOCK 8 – AQUERO SUBDIVISION, PHASE I, AS RECORDED IN VOLUME 28, PAGES 95, 95B & 95A, W.C.P.R.
(N 17109240.30 E 848611.63)

AS PLATTED

LOT 7, BLOCK 8 ~ AQUERO SUBDIVISION, PHASE I
AS RECORDED IN VOLUME 28, PAGES 95, 95A & 95B, W.C.P.R. AND
A 0.900 ACRE TRACT OUT OF AQUERO LTD. TRACT
AS RECORDED IN VOLUME 4790, PAGES 192–198, W.C.D.R.
CITY OF LAREDO, WEBB COUNTY, TEXAS



LINE DATA		
CLIP	DISTANCE	BEARING
L2	100.00'	S 58°12'15" W
L3	33.00'	S 79°27'51" W
L4	75.00'	N 64°53'18" W
L5	75.00'	N 42°42'27" W
L6	60.00'	N 18°27'32" E
L8	40.00'	S 78°22'20" E
L9	85.00'	N 72°48'14" E
L10	85.00'	N 34°21'53" W
L11	40.00'	N 65°14'47" E
L12	25.00'	N 10°11'28" E
L13	42.00'	N 40°11'28" E
L14	25.00'	N 70°11'28" E
L15	70.00'	S 88°47'44" E
L16	40.00'	N 38°08'47" E
L17	40.00'	N 88°44'12" E
L18	82.14'	N 77°06'01" W
L19	140.00'	N 80°41'33" W

CURVE DATA						
CURVE	DELTA ANGLE	RADIUS	ARC	TANG	CHORD	CHORD BEARING
C1	89°47'31"	60.00'	104.50'	71.24'	91.79'	S 42°50'35" E

NOTE:
P.O.B. S.W.C. OF LOT 6, BLOCK 8 – AQUERO SUBDIVISION, PHASE I, AS RECORDED IN VOLUME 28, PAGES 95, 95B & 95A, W.C.P.R.
(N 17109249.30 E 848611.63)

REPLAT OF

LOT 7, BLOCK 8 ~ AQUERO SUBDIVISION, PHASE I
AS RECORDED IN VOLUME 28, PAGES 95, 95A & 95B, W.C.P.R. AND
A 0.900 ACRE TRACT OUT OF AQUERO LTD. TRACT
AS RECORDED IN VOLUME 4790, PAGES 192–198, W.C.D.R.
CITY OF LAREDO, WEBB COUNTY, TEXAS
INTO
LOT 7A, BLOCK 8 – AQUERO SUBDIVISION, PHASE I

NOTES:

1.–THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.
2.–THE PURPOSE OF THIS REPLAT IS TO INCORPORATE THE ADJACENT UNPLATTED 0.900 AC. TRACT LOCATED TO THE WEST INTO THE EXISTING PLATTED LOT.
3.–MAINTENANCE OF THE LANDSCAPING SHALL COMPLY WITH THE PROVISIONS OF APPENDIX F–2 OF SECTION 24–83 OF THE LAREDO LAND DEVELOPMENT CODE.
4.–THE SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
5.–DRIVEWAYS, SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
6.–ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
7.–BASIS OF BEARINGS & DISTANCES: GPS NAD 83 (2011 ADJ.) TEXAS STATE PLANE, 4205 SOUTH ZONE GRID COORDINATES.
8.–P.O.B. COORDINATES REFERENCED TO NAD 83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE ARE PROVIDED FOR GENERAL LOCATIVE PURPOSES.

VICINITY MAP 1"=2,000'

~ LOT 7A, BLOCK 8 ~
METES AND BOUNDS DESCRIPTION

1.828 ACRE TRACT
Being out and part of
Porcion 19 ~ Abstract 47 ~ Joaquin Garcia, Original Grantee
Within the limits of the
City of Laredo, Webb County, Texas

Being a 1.828 Acre tract of land, more or less, situated in Porcion 19, Abstract 47, Joaquin Garcia, Original Grantee, within the limits of the City of Laredo, in Webb County, Texas, and 1.828 Acre tract being out and part of Aquero, Ltd. Tract, as recorded in Volume 4790, Pages 192–198 of the Webb County Deed Records, Webb County Texas and Lot 7, Block 8 ~ Aquero Subdivision, Phase I, as recorded in Volume 28, Pages 95, 95A & 95B of the Webb County Plat Records and more particularly described by metes and bounds as follows, to wit:

BEGINNING at a set ½" Iron rod for the Southwest corner of Lot 6, Block 8 of said Aquero Subdivision, Phase I, same being an interior corner of the herein described tract and the POINT OF BEGINNING;

THENCE North 87°15'26" East, 194.18 Feet, along the South boundary line of said Lot 6 and North boundary line of said Lot 7 to a set ½" Iron rod for a point on the Westerly right–of–way line of Jeanne Ct., the Southeast corner of said Lot 6, Northeast corner of said Lot 7, an exterior corner of the herein described tract and a point on a curve to the left;

THENCE along the said Westerly right–of–way line of Jeanne Ct. a curvilinear distance of 104.50 feet, with said curve having the following characteristics: Central Angle 89°47'31"; R=60.00 feet, CL=104.50 feet, TAN=71.24 feet, CHD=91.79 feet, CHD. Bearing = S 42°50'35" E, to a set ½" Iron rod for an exterior corner of the herein described tract and the end of this curve;

THENCE South 02°44'38" East, 112.99 Feet, along the Easterly boundary line of said Lot 7 and the herein described tract, to a set ½" Iron rod for a point on the Northerly boundary line of Aquero Subdivision, Phase VI, as recorded in Volume 40, Pages 26–27 of the Webb County Plat Records, the Southeast corner of same Lot 7 and the Southeast corner of this tract;

THENCE along the Southerly boundary line of the herein described tract, as follows:
North 77°06'01" West, 92.14 Feet, to a found ½" Iron rod for an interior deflection corner to the left of this tract;
North 80°41'33" West, 140.00 Feet, to a set ½" Iron rod for an interior deflection corner to the left of this tract;
South 58°12'15" West, 100.00 Feet, to a set ½" Iron rod for an exterior deflection corner to the right of this tract;
South 79°27'51" West, 33.00 Feet, to a set ½" Iron rod for an exterior deflection corner to the right of this tract;
South 64°53'18" West, 75.00 Feet, to a set ½" Iron rod for an exterior deflection corner to the right of this tract;
North 42°42'27" West, 75.00 Feet, to a set ½" Iron rod for an exterior deflection corner to the left of this tract;
North 78°22'04" West, 25.00 Feet, to a set ½" Iron rod for the most Westerly Southwest corner of this tract;

THENCE along the Northwesterly boundary line of the herein described tract, as follows:
North 18°27'32" East, 60.00 Feet, to a set ½" Iron rod for an exterior deflection corner to the right of this tract;
South 78°22'20" East, 40.00 Feet, to a set ½" Iron rod for an interior deflection corner to the left of this tract;
North 72°48'14" East, 85.00 Feet, to a set ½" Iron rod for an interior deflection corner to the left of this tract;
North 34°21'53" West, 85.00 Feet, to a set ½" Iron rod for an exterior deflection corner to the right of this tract;
North 65°14'47" East, 40.00 Feet, to a set ½" Iron rod for an interior deflection corner to the left of this tract;
North 10°11'28" East, 25.00 Feet, to a set ½" Iron rod for an exterior deflection corner to the right of this tract;
North 40°11'28" East, 42.00 Feet, to a set ½" Iron rod for an exterior deflection corner to the right of this tract;
North 70°11'28" East, 25.00 Feet, to a set ½" Iron rod for an exterior deflection corner to the right of this tract;
South 88°47'44" East, 70.00 Feet, to a set ½" Iron rod for an interior deflection corner to the left of this tract;
North 38°08'47" East, 40.00 Feet, to a set ½" Iron rod for an exterior deflection corner to the right of this tract;
North 88°44'12" East, 40.00 Feet, to a set ½" Iron rod for a point on the Westerly boundary line a aforesaid Lot 6, Block 8, and the most Northerly corner of this tract;

THENCE South 38°08'47" West, 155.76 Feet, along said Westerly boundary line of Lot 6, Block 8 and Easterly boundary line of the herein described tract, to the Southwest corner of said Lot 6, an interior corner of this tract and the POINT OF BEGINNING.

Basis of Bearings:
GPS NAD 83 (2011 Adj.), Texas State Plane, 4205 South Zone

CERTIFICATE OF LIENHOLDER

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 _____

CERTIFICATE OF NOTARY PUBLIC

STATE OF TEXAS §
COUNTY OF WEBB §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY 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 PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC
WEBB COUNTY, TEXAS
My Commission Expires the
____day of_____, 20____.

CERTIFICATE OF OWNER

STATE OF TEXAS §
COUNTY OF WEBB §

I, JESUS J. RUIZ, MANAGER FOR AQUERO MANAGEMENT, LLC GENERAL PARTNER OF AQUERO, LTD. OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS REPLAT OF LOT 7A, BLOCK 8 AQUERO SUBDIVISION, PHASE I IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS AND WHOSE NAME IS SUBSCRIBED HEREON, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

AQUERO, LTD – OWNER

_____ _____
JESUS J. RUIZ DATE
MANAGER FOR AQUERO MANAGEMENT, LLC
GENERAL PARTNER

CERTIFICATE OF NOTARY PUBLIC

STATE OF TEXAS §
COUNTY OF WEBB §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RAMON SOLIZ, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC
WEBB COUNTY, TEXAS
My Commission Expires the
____day of_____, 20____.

CERTIFICATE OF ENGINEER

STATE OF TEXAS §
COUNTY OF WEBB §

I, ROGELIO BALDAZO, THE UNDERSIGNED LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, 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 DITY.

ROGELIO BALDAZO
LICENSED PROFESSIONAL ENGINEER
TEXAS REG. NO. 92852

_____
DATE

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF WEBB §

I, WAYNE NANCE, THE UNDERSIGNED 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 AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

WAYNE NANCE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REG. NO. 6235

_____
DATE

CERTIFICATE OF CITY ENGINEER

STATE OF TEXAS §
COUNTY OF WEBB §

I, HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS REPLAT OF LOT 7A, BLOCK 8 – AQUERO SUBDIVISION, PHASE I PREPARED BY: ROGELIO BALDAZO, LICENSED PROFESSIONAL ENGINEER No. 92852, AND DATED THE _____ DAY OF _____, 20_____ WITH THE LAST REVISED DATE ON _____ AND HAVE FOUND THEM IN THE COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

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

PLANNING COMMISSION APPROVAL

STATE OF TEXAS §
COUNTY OF WEBB §

THIS PLAT: REPLAT OF LOTS 7A, BLOCK 8 – AQUERO SUBDIVISION, PHASE I 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 _____
PLANNING AND ZONING COMMISSION CHAIR DATE

ATTESTMENT OF PLANNING COMMISSION APPROVAL

STATE OF TEXAS §
COUNTY OF WEBB §

THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILING FOR RECORD OF THIS PLAT AT A PUBLIC MEETING HELD ON THE _____DAY OF _____, 20_____. THE MINUTES OF SAID MEETING REFLECT SAID APPROVAL.

VANESSA GUERRA, AICP _____
PLANNING DIRECTOR DATE

CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS §
COUNTY OF WEBB §

I, MARGIE RAMIREZ IBARRA, CLERK OF THE COUNTY COURT IN AND FOR WEBB COUNTY, DO HEREBY CERTIFY 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 _____ OF THE MAP RECORD OF SAID COUNTY.

_____ _____
DEPUTY COUNTY CLERK
WEBB COUNTY, TEXAS

FILED FOR RECORD AT _____O'CLOCK_____M ON THE _____ DAY OF _____, 20_____

_____ _____
DEPUTY COUNTY CLERK
WEBB COUNTY, TEXAS

~ UNPLATTED AREA ~
METES AND BOUNDS DESCRIPTION

0.900 ACRE TRACT
Being out and part of
Porcion 19 ~ Abstract 47 ~ Joaquin Garcia, Original Grantee
Within the limits of the
City of Laredo, Webb County, Texas

Being a 0.900 Acre tract of land, more or less, situated in Porcion 19, Abstract 47, Joaquin Garcia, Original Grantee, within the limits of the City of Laredo, in Webb County, Texas, said 0.900 Acre tract being out and part of Aquero, Ltd. Tract, as recorded in Volume 4790, Pages 192–198 of the Webb County Deed Records, Webb County Texas; and more particularly described by metes and bounds as follows, to wit:

BEGINNING at a set ½" Iron rod for the Southwest corner of Lot 6, Block 8 – Aquero Subdivision, Phase I, as recorded in Volume 28, Pages 95, 95A & 95B of the Webb County Plat Records, same being a point on the Westerly right–of–way line of Bernadette Ln., the most Easterly Southeast corner of the herein described tract and the POINT OF BEGINNING;

THENCE South 38°08'47" West, 137.57 Feet, along the Westerly boundary line of Lot 7, Block 8 of said Aquero Subdivision, Phase I, being the Easterly boundary line of the herein described tract, to a set ½" Iron rod for the Southwest corner of said Lot 7 and an interior deflection corner to the left of this tract;

THENCE South 80°41'33" East, 120.36 Feet, along the Southerly boundary line of said Lot 7, Block 8, to a set ½" Iron rod for the most Easterly Southeast corner of the herein described tract;

THENCE along the Southerly boundary line of the herein described tract, as follows:
South 58°12'15" West, 100.00 Feet, to a set ½" Iron rod for an exterior deflection corner to the right of this tract;
South 79°27'51" West, 33.00 Feet, to a set ½" Iron rod for an exterior deflection corner to the right of this tract;
South 64°53'18" West, 75.00 Feet, to a set ½" Iron rod for an exterior deflection corner to the right of this tract;
North 42°42'27" West, 75.00 Feet, to a set ½" Iron rod for an interior deflection corner to the left of this tract;
North 78°22'04" West, 25.00 Feet, to a set ½" Iron rod for the most Westerly Southwest corner of this tract;

THENCE along the Northwesterly boundary line of the herein described tract, as follows:
North 18°27'32" East, 60.00 Feet, to a set ½" Iron rod for an exterior deflection corner to the right of this tract;
South 78°22'20" East, 40.00 Feet, to a set ½" Iron rod for an interior deflection corner to the left of this tract;
North 72°48'14" East, 85.00 Feet, to a set ½" Iron rod for an interior deflection corner to the left of this tract;
North 34°21'53" West, 85.00 Feet, to a set ½" Iron rod for an exterior deflection corner to the right of this tract;
North 65°14'47" East, 40.00 Feet, to a set ½" Iron rod for an interior deflection corner to the left of this tract;
North 10°11'28" East, 25.00 Feet, to a set ½" Iron rod for an exterior deflection corner to the right of this tract;
North 40°11'28" East, 42.00 Feet, to a set ½" Iron rod for an exterior deflection corner to the right of this tract;
North 70°11'28" East, 25.00 Feet, to a set ½" Iron rod for an exterior deflection corner to the right of this tract;
South 88°47'44" East, 70.00 Feet, to a set ½" Iron rod for an interior deflection corner to the left of this tract;
North 38°08'47" East, 40.00 Feet, to a set ½" Iron rod for an exterior deflection corner to the right of this tract;
North 88°44'12" East, 40.00 Feet, to a set ½" Iron rod for a point on the Westerly boundary line a aforesaid Lot 6, Block 8, and the most Northerly corner of this tract;

THENCE South 38°08'47" West, 155.76 Feet, along said Westerly boundary line of Lot 6, Block 8 and Easterly boundary line of the herein described tract, to the Southwest corner of said Lot 6, and the POINT OF BEGINNING.

Basis of Bearings:
GPS NAD 83 (2011 Adj.), Texas State Plane, 4205 South Zone

PRELIMINARY

GRAPHIC SCALE IN FEET (25 0 50 100 200)	VERICAL SCALE : —	LEGEND:	
	HORIZONTAL SCALE: 1"=100'	R.O.W.	RIGHT OF WAY
	DRAWN : R.B.	P.O.B.	POINT OF BEGINNING
DATE : 12-03-2025	CHECKED : T.P.N./W.N.	W.C.P.R.	WEBB COUNTY PLAT RECORDS
REVISIONS :	APPROVED : R.B./W.N.	W.C.D.R.	WEBB COUNTY DEED RECORDS
	FIELD BOOK : —	B.S.	BUILDING SETBACK
		U.E.	UTILITY EASEMENT
		W.L.	WATER LINE
		S.S.L.	SANITARY SEWER LINE
		S.D.E.	SPECIAL DRAINAGE EASEMENT
		●	1/2" IRON ROW

PORRAS NANCE ENGINEERING
304 E. CALTON RD.
LAREDO, TEXAS 78041
TBPE F-6205
TBPLS F-101888
OFFICE (956) 724-3097
www.porrasnance.com

OWNER:
AQUERO, LTD.
11204 McPHERSON RD.
SUITE #110
LAREDO, TEXAS 78045
956-237-7960

ENGINEER/SURVEYOR:
PORRAS NANCE ENGINEERING
304 E. CALTON RD.
P.O. BOX 1870
LAREDO, TEXAS 78044
(956) 724-3097 PH
(956) 724-6208 FX

PROJECT DATA:

ACRES	:	1.828 ACRES
LOTS	:	1 LOT
R.O.W.	:	N/A
B/B	:	N/A

PLAT OF:

REPLAT OF

LOT 7, BLOCK 8 ~ AQUERO SUBDIVISION, PHASE I
AS RECORDED IN VOLUME 28, PAGES 95, 95A & 95B, W.C.P.R. AND
AN 0.900 ACRE TRACT OUT OF AQUERO, LTD. TRACT
AS RECORDED IN VOLUME 4790, PAGES 192–198, W.C.D.R.
CITY OF LAREDO, WEBB COUNTY, TEXAS
INTO
LOT 7A, BLOCK 8 – AQUERO SUBDIVISION, PHASE I
CITY OF LAREDO, WEBB COUNTY, TEXAS

SHEET:
1 OF 1