

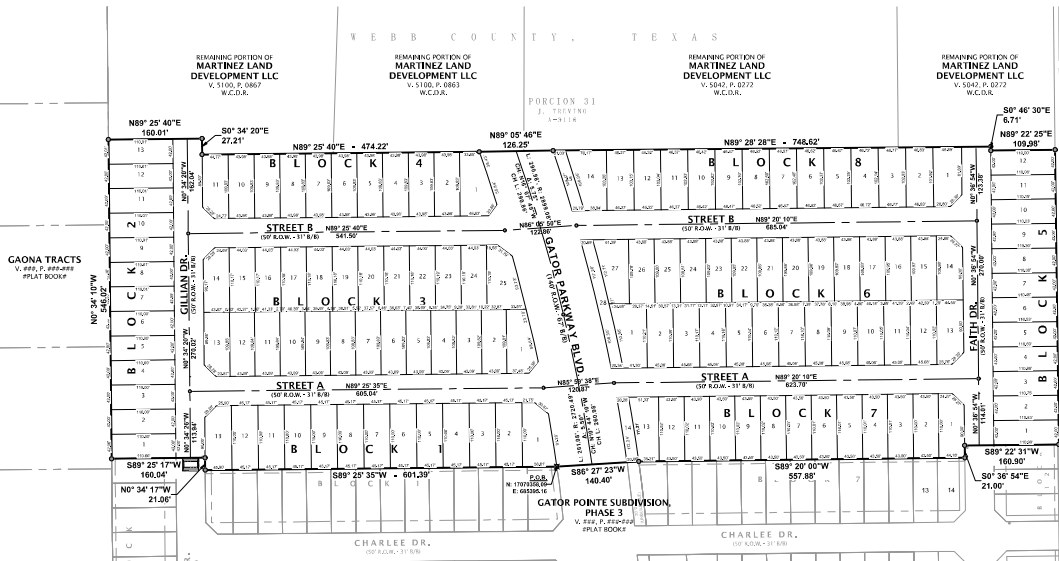
WEBB COUNTY, TEXAS

REMAINING PORTION OF MARTINEZ LAND DEVELOPMENT LLC V. 5100, P. 0867 W.C.D.M.

REMAINING PORTION OF MARTINEZ LAND DEVELOPMENT LLC V. 5100, P. 0863 W.C.D.M.

REMAINING PORTION OF MARTINEZ LAND DEVELOPMENT LLC V. 5042, P. 0272 W.C.D.M.

REMAINING PORTION OF MARTINEZ LAND DEVELOPMENT LLC V. 5042, P. 0272 W.C.D.M.



18.54 ACRE TRACT RTA REAL ESTATE INVESTMENTS LLC V. 5163, P. 0855 W.C.D.M. 11/23/2021

LEGAL DESCRIPTION GATOR POINTE SUBDIVISION - PHASE 4 19.27 ACRES

BEING A TRACT OF LAND CONTAINING 19.27 ACRES, MORE OR LESS, OUT OF A 18.8-acre TRACT CONVEYED TO MARTINEZ LAND DEVELOPMENT LLC RECORDED IN VOLUME 5100, PAGE 0867, 08 ACRES TRACT CONVEYED TO MARTINEZ LAND DEVELOPMENT LLC, RECORDED IN VOLUME 5100, PAGE 0863, A 2.14 ACRES TRACT AND A 12.64 ACRES TRACT CONVEYED TO MARTINEZ LAND DEVELOPMENT LLC, RECORDED IN VOLUME 5042, PAGE 0272, WEBB COUNTY, TEXAS, OFFICIAL PUBLIC RECORDS, SITUATED IN PORTION 31, WEBB COUNTY, TEXAS, SAID 19.27 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT FOUND IRON ROD ON NORTH BOUNDARY LINE OF GATOR POINTE SUBDIVISION - PHASE 1, A DISTANCE OF 21.66 FEET TO A FOUND IRON ROD FOR A DEFLECTION CORNER TO THE RIGHT, BEING THE NORTHWEST CORNER OF SAID PHASE 1 AND A POINT ALONG THE EASTERN BOUNDARY LINE OF CAONA TRACTS, A DISTANCE OF 601.39 FEET TO A FOUND IRON ROD FOR A DEFLECTION CORNER TO THE RIGHT, HEREIN;

THENCE, N 0° 34' 17" W, ALONG THE NORTHERN BOUNDARY LINE OF GATOR POINTE SUBDIVISION - PHASE 1, A DISTANCE OF 160.04 FEET TO A FOUND IRON ROD FOR A DEFLECTION CORNER TO THE LEFT, HEREIN;

THENCE, S 89° 25' 17" W, A DISTANCE OF 160.04 FEET TO FOUND IRON ROD FOR A POINT ALONG THE EASTERN BOUNDARY LINE OF CAONA TRACTS, A DISTANCE OF 146.03 FEET TO A FOUND IRON ROD FOR A DEFLECTION CORNER TO THE RIGHT AND BEING THE NORTHWEST CORNER OF THIS 18.54-ACRE TRACT, HEREIN;

THENCE, N 0° 34' 17" W, ALONG THE EASTERN BOUNDARY LINE OF CAONA TRACTS, A DISTANCE OF 146.03 FEET TO A SET IRON ROD FOR A DEFLECTION CORNER TO THE RIGHT AND BEING THE NORTHWEST CORNER OF THIS 18.54-ACRE TRACT, HEREIN;

THENCE, N 89° 25' 17" W, A DISTANCE OF 160.04 FEET TO A SET IRON ROD FOR A DEFLECTION CORNER TO THE RIGHT, HEREIN;

THENCE, S 0° 34' 17" W, A DISTANCE OF 27.21 FEET TO A SET IRON ROD FOR A DEFLECTION CORNER TO THE LEFT, HEREIN;

THENCE, N 89° 25' 17" W, A DISTANCE OF 474.22 FEET TO A SET IRON ROD FOR A DEFLECTION CORNER TO THE LEFT, HEREIN;

THENCE, N 89° 04' 56" E, A DISTANCE OF 126.25 FEET TO A SET IRON ROD FOR A DEFLECTION CORNER TO THE LEFT, HEREIN;

THENCE, N 89° 25' 17" W, A DISTANCE OF 748.62 FEET TO A SET IRON ROD FOR A DEFLECTION CORNER TO THE RIGHT, HEREIN;

THENCE, S 0° 34' 17" W, A DISTANCE OF 6.71 FEET TO A SET IRON ROD FOR A DEFLECTION CORNER TO THE LEFT, HEREIN;

THENCE, N 89° 22' 21" E, A DISTANCE OF 109.28 FEET TO A SET IRON ROD FOR A DEFLECTION CORNER TO THE RIGHT AND BEING A POINT ON THE WESTERN BOUNDARY LINE OF 18.54-ACRE TRACT, HEREIN;

THENCE, S 0° 34' 17" W, ALONG THE WESTERN BOUNDARY LINE OF SAID 18.54-ACRE TRACT, A DISTANCE OF 160.04 FEET TO A FOUND IRON ROD FOR A CORNER TO THE RIGHT AND BEING THE NORTHWEST CORNER OF SAID PHASE 3, HEREIN;

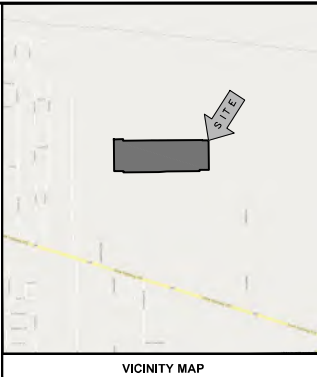
THENCE, CONTINUING ALONG THE NORTHERN BOUNDARY LINE OF SAID PHASE 3, THE FOLLOWING BEARINGS AND DISTANCES:

S 89° 27' 31" W, A DISTANCE OF 165.90 FEET TO A FOUND IRON ROD FOR A DEFLECTION CORNER TO THE LEFT, HEREIN;

S 0° 38' 14" E, A DISTANCE OF 21.00 FEET TO A FOUND IRON ROD FOR A DEFLECTION CORNER TO THE RIGHT, HEREIN;

S 89° 20' 07" W, A DISTANCE OF 55.88 FEET TO A FOUND IRON ROD FOR A DEFLECTION CORNER TO THE LEFT, HEREIN;

THENCE, S 89° 27' 31" W, ALONG THE NORTHERN BOUNDARY LINE OF SAID PHASE 3, A DISTANCE OF 145.40 FEET TO THE POINT OF BEGINNING, CONTAINING 19.27 ACRES (855,251 5/3), MORE OR LESS.



VICINITY MAP

PLAT NOTES & RESTRICTIONS

- 1. DRIVEWAYS, SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS. IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
2. NO GARAGE OR PORCH, WHICH RECEIVES ACCESS FROM THE SIDE YARD OR ON A CORNER LOT SHALL BE LOCATED LESS THAN 30 FEET FROM THE PROPERTY LINE.
3. ACCESS TO BE PROVIDED FOR ALL UTILITY EASEMENTS IN ORDER TO MAINTAIN AND MONITOR THE INFRASTRUCTURE.
4. CORNER LOT DRIVEWAYS SHALL BE PLACED YARD FROM CORNER LOT SIDE OF PROPERTY.
5. ACCESS TO LOT 1, BLOCK 1 LOT 1 AND 2, BLOCK 5, AND LOT 1, BLOCK 4 SHALL BE PROVIDED FROM GATOR PARKWAY BOULEVARD.
6. THE RESPONSIBILITY FOR THE MAINTENANCE AND LINES OF RETAINING WALLS IN A SAFE AND PROPER CONDITION SHALL REST SOLELY WITH THE PROPERTY OWNER. THE HOMEOWNERS ASSOCIATION, ON THEIR SUCCEEDING, THE CITY OF LAREDO SHALL BEAR NO RESPONSIBILITY OR LIABILITY FOR SAID MAINTENANCE.
7. OWNER SHALL NOT CHANGE GRADES NOR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS IN SUCH A MANNER THAT THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZE OF OPENINGS TO ALLOW SURFACE WATER RUNOFF TO CONTINUE.
8. THIS SUBJECT PROPERTY IS NOT LOCATED WITHIN THE DESIGNATED 100-YEAR FLOODPLAIN PER FEMA FIRM MAP NO. 1988R, WITH EFFECTIVE DATE OF 1988.
9. SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
10. ALL LOT CONFIGURATIONS SHOWN, INCLUDING MINIMUM LOT AREAS, SHALL MEET DIMENSIONAL STANDARDS OF THE LAND DEVELOPMENT CODE FOR AN RZ ZONE.
11. ALL IMPROVEMENTS SHALL BE AS PER SUBDIVISION ORDINANCE.
12. LOT 6, BLOCK #18 UNDEVELOPABLE AND DESIGNATED AS DRAINAGE EASEMENTS.
13. ALL OFF-SITE AND ON-SITE DRAINAGE EASEMENTS OF #18 IN SUBJECT TO A MAINTENANCE AND MONITORING AGREEMENT RECORDED IN VOLUME 5163, PAGE 0855.
14. P.O.B., FOUND IRON ROD BEING THE NORTHEAST CORNER OF LOT 14, BLOCK 1, GATOR POINTE SUBDIVISION - PHASE 3, (N. 1707050.00, E. 860295.16)
15. SHIP CONTAINERS WARD (DOT ADJ.), TEXAS STATE PLANT, 400 SOUTH ZONE, PROVIDED FOR GENERAL LOCAL USE PURPOSES AND DO NOT REPRESENT A PUBLIC UTILITY.
16. EROSION, SEDIMENT AND STORMWATER CONTROLS ARE REQUIRED FOR ALL LOT CONSTRUCTION, INCLUDING UNDEVELOPABLE, SURFACE, MULTIFAMILY, AND COMMERCIAL PROJECT DURING THE BUILDING PERMIT PROCESS. THE LOT OWNER OR BUILDERS IS RESPONSIBLE FOR INSTALLING AND MAINTAINING BEST MANAGEMENT PRACTICES (BMPs), SILT FENCE, TREE PROTECTION, AND TEMPORARY EROSION CONTROLS AS PART OF THE BUILDING PERMIT PROCESS PRIOR TO STARTING ANY SITE WORK, WHERE REQUIRED BY LAW. A STORM WATER POLLUTION PREVENTION PLAN GROUP MUST ALSO BE PREPARED AND MADE PUBLIC FOR THE BUILDING PERMIT ACTIVITIES. ALL CONTROLS MUST REMAIN IN PLACE UNTIL THE SITE IS STABILIZED OR PERMANENT VEGETATION IS ESTABLISHED.
17. LOTS #18, BLOCK #18, LOTS #18, BLOCK #18, AND LOTS #18, BLOCK #18 WILL HAVE SOME SURFACE WATER DRAINING TOWARDS THE BACK OF THE LOT. LOTS #18, BLOCK #18 WILL RECEIVE SOME SURFACE WATER FROM THE ADJACENT BACK LOTS; HOWEVER, OWNER SHALL NOT CHANGE THE GRADES OR CONSTRUCTION OF RESTRICTING FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS IN SUCH A MANNER THAT IMPAIRS OR REDUCES THE ESTABLISHED DRAINAGE. FENCES OR WALLS WHICH HAVE THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZE OF OPENINGS TO PERMIT SURFACE WATER TO CONTINUE TO FLOW.

OWNER: MARTINEZ LAND DEVELOPMENT, LLC 185 EHLING ROAD LAREDO, TEXAS 78049

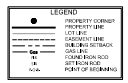
PRELIMINARY PLAT OF GATOR POINTE SUBDIVISION - PHASE 4 PORTION 31 CITY OF LAREDO, WEBB COUNTY, TEXAS

PROJECT # 185401
BLOCKS: GATOR POINTE SUBDIVISION - PHASE 4
OWNER: MLD
APPROVED: [Signature]
DATE: 08/02/2024
FILE NAME: GATOR.PLT
SCALE: 1"=40'

GRAPHIC SCALE IN FEET
TOPSITE Civil Group

ENGINEER: RICARDO M. VILLARREAL, P.E. TOP-SITE CIVIL GROUP, LLC 6262 McPHERSON RD., STE. 206 LAREDO, TEXAS 78041 (956) 725-5557
SURVEYOR: RICARDO M. VILLARREAL, R.P.L.S. TOP-SITE CIVIL GROUP, LLC 6262 McPHERSON RD., STE. 206 LAREDO, TEXAS 78041 (956) 725-5557

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PLAT APPROVAL - CITY ENGINEER
I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS GATOR POINTE SUBDIVISION - PHASE 4, PREPARED BY RICARDO M. VILLARREAL, P.E., REGISTERED PROFESSIONAL ENGINEER NO. 101308, AND DATED THE ____ DAY OF _____, 2026, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

LEIDY DE LOS SANTOS, P.E. DATE
CITY ENGINEER, CITY OF LAREDO, TEXAS

PLANNING COMMISSION APPROVAL
THIS PLAT OF GATOR POINTE SUBDIVISION - PHASE 4, 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 _____, 2026.

DANIELLA SADA PAZ, P&Z CHAIRMAN DATE

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

WENESSA CORDERO, AEP DATE
DIRECTOR OF PLANNING DEPARTMENT, CITY OF LAREDO, TEXAS

CERTIFICATE OF COUNTY CLERK
STATE OF TEXAS, COUNTY OF WEBB:
I, MARCELA RAMIREZ BARREA, CLERK OF THE COUNTY COURT OF WEBB COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED ____ DAY OF _____, 2026, WITH ITS CERTIFICATE OF AUTHENTICATION, HEREIN DESIGNATED AS GATOR POINTE SUBDIVISION - PHASE 4, WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 2026, AT ____ O'CLOCK ____ M. IN VOLUME ____ PAGE ____ OF THE PLAT RECORDS OF SAID COUNTY ON THIS THE ____ DAY OF _____, 2026.

HON. MARCELA RAMIREZ BARREA COUNTY CLERK, WEBB COUNTY, TEXAS CITY OF LAREDO, TEXAS DATE

CERTIFICATE OF OWNER
STATE OF TEXAS & WEBB COUNTY & THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS GATOR POINTE SUBDIVISION - PHASE 4, IN COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER DRAINAGE, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

RICARDO M. VILLARREAL DATE
OWNER, MARTINEZ LAND DEVELOPMENT LLC

STATE OF TEXAS & WEBB COUNTY & BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THE DAY PERSONALLY APPEARED ____ 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 CONSIDERATION THEREIN STATED, GIVEN BY HAND AND SEAL OF OFFICE THIS DAY OF _____, 2026.

NOTARY PUBLIC IN AND FOR THE WEBB COUNTY, TEXAS MY COMMISSION EXPIRES _____

CERTIFICATE OF ENGINEER
STATE OF TEXAS & WEBB COUNTY & I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF WATER, SEWER SERVICES, 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 AND WEBB COUNTY COMMISSIONERS.

RICARDO M. VILLARREAL, P.E. NO. 101308-TEXAS DATE
TRP'S FIRM REG. NO. 22574

CERTIFICATE OF SURVEYOR
STATE OF TEXAS & WEBB COUNTY & I, THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, ON THE GROUND.

RICARDO M. VILLARREAL, S.P.L.S. NO. 6242-TEXAS DATE
TRP'S FIRM REG. NO. 101308-086

