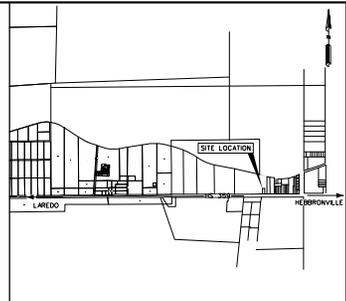


NOTES

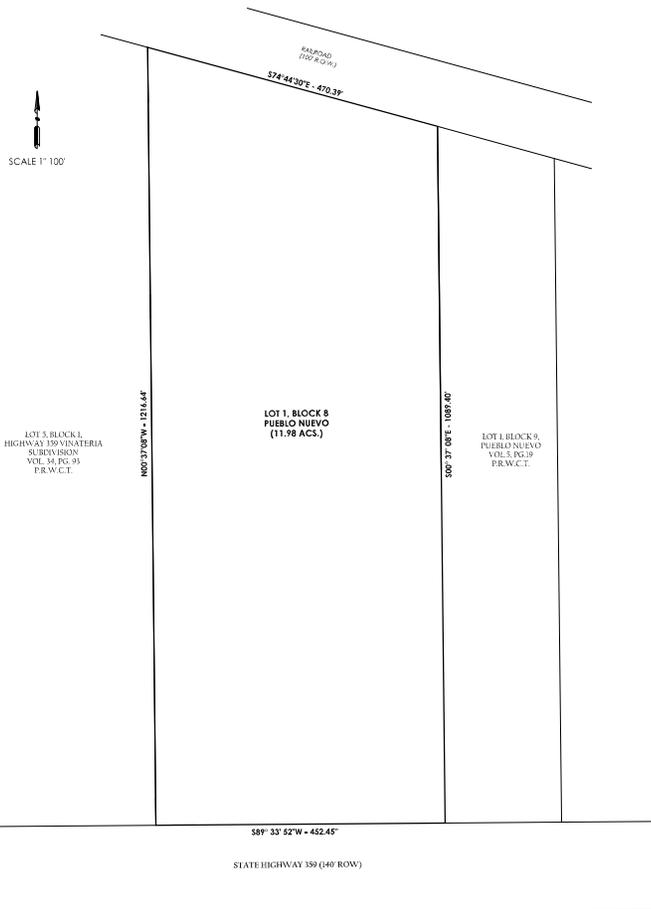
1. THE PURPOSE OF THIS REPLAT IS TO CREATE TWO COMMERCIAL LOTS (1A & 1C) AND ONE RESIDENTIAL LOT (1B), BLOCK 8, PUEBLO NUEVO.
2. THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.
3. WATER DISTRIBUTION SERVICE AND SANITARY SEWER SERVICE TO THIS LOT WILL BE PROVIDED BY THE CITY OF LAREDO.
4. LOTS 1A & 1C, BLOCK 8, PUEBLO NUEVO ARE BEING PLATTED AS COMMERCIAL LOTS. THEREFORE THESE LOTS ARE PROHIBITED AGAINST ANY RESIDENTIAL USE UNTIL SUCH TIME AS IT IS RELATED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 232, SUBCHAPTER B, TEXAS LOCAL GOVERNMENT CODE, AND AMENDED THEREO. NO RESIDENTIAL STRUCTURE MAY BE REPLACED OR ERRECTED ON THESE TRACTS UNLESS REPLACING AS REQUIRED BY THIS RESTRICTION/LIMITATION AND APPROVED BY THE GOVERNMENT BODIES HAVING JURISDICTION OVER THE TRACTS.
5. ACCESS TO LOTS 1A, 1B & 1C IS PROVIDED BY AN EXISTING PUBLIC ROAD (STATE HIGHWAY 359).
6. ACCESS TO LOTS 1A, 1B & 1C IS PROVIDED BY AN EXISTING PUBLIC ROAD (STATE HIGHWAY 359).
7. THE POINT OF COMMENCEMENT BEARS 386°51'38.9"E, APPROXIMATELY 47,423.42' FEET FROM THE NORTHWEST CORNER OF PORCION 32, A TREVINO, ORIGINAL GRANTEE, ABSTRACT 296, WEBB COUNTY, TEXAS.
8. LOTS 1A & 1C, MUST COMPLY WITH THE PROVISIONS OF SECTION 31-3 OF THE LAREDO CODE OF ORDINANCES FOR TRACTS USED FOR "INDUSTRIAL PURPOSES" AS DEFINED THEREIN.
9. DETENTION IMPROVEMENTS SHALL BE CONSTRUCTED AS PART OF THE BUILDING APPROVAL AND SHALL BE THE RESPONSIBILITY OF THE LANDOWNER TO COMPLY WITH THE STORM WATER MANAGEMENT ORDINANCE.
10. LOT 1A REQUIRES DETENTION VOLUME OF 35,169 CUBIC FEET AT A DISCHARGE RATE OF 44.78 CFS IN ADDITION TO THE REQUIRED STORAGE VOLUME. LOT 1C REQUIRES DETENTION VOLUME OF 15,031 CUBIC FEET AT A DISCHARGE RATE OF 19.13 CFS IN ADDITION TO THE REQUIRED STORAGE VOLUME. STORM WATER DETENTION IMPROVEMENTS SHALL BE REVIEWED BY THE CITY OF LAREDO ENGINEERING DEPARTMENT AS PART OF THE BUILDING PERMIT APPROVAL, AND SHALL BE THE RESPONSIBILITY OF THE LAND OWNER TO COMPLY WITH THE STORM WATER MANAGEMENT ORDINANCE AND SHALL BE MAINTAINED BY THE OWNER IN ACCORDANCE WITH SECTION 24.59.7 OF THE LAND DEVELOPMENT CODE BOOK.

11. LOT 1C REQUIRED LOW IMPACT DETENTION VOLUME OF 15,031 CUBIC FEET AT A DISCHARGE RATE OF 19.13 CFS IN ADDITION TO THE REQUIRED STORAGE VOLUME. STORM WATER DETENTION IMPROVEMENTS SHALL BE REVIEWED BY THE CITY OF LAREDO ENGINEERING DEPARTMENT AS PART OF THE BUILDING PERMIT APPROVAL, AND SHALL BE THE RESPONSIBILITY OF THE LAND OWNER TO COMPLY WITH THE STORM WATER MANAGEMENT ORDINANCE AND SHALL BE MAINTAINED BY THE OWNER IN ACCORDANCE WITH SECTION 24.59.7 OF THE LAND DEVELOPMENT CODE BOOK.
12. ALL COMMERCIAL DEVELOPMENT SHALL WILL REQUIRE AN APPROVAL FROM THE WEBB COUNTY FIRE MARSHALL.
13. AS PART OF THE BUILDING PERMIT APPROVAL, THE OWNER SHALL BE RESPONSIBLE TO COMPLY WITH THE SECTION 24.79 OF THE LAND DEVELOPMENT CODE BOOK.
14. EROSION, SEDIMENT, AND STORMWATER CONTROLS ARE REQUIRED FOR ALL LOT CONSTRUCTION, INCLUDING SINGLE-FAMILY, DUPLEX, MULTIFAMILY, AND COMMERCIAL PROJECTS, DURING THE BUILDING PERMIT PROCESS. THE LOT OWNER OR BUILDER IS RESPONSIBLE FOR INSTALLING AND MAINTAINING BEST MANAGEMENT PRACTICES (BMP'S), 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 (SWPP) MUST ALSO BE PREPARED AND IMPLEMENTED FOR THE BUILDING PERMIT ACTIVITIES. ALL CONTROLS MUST REMAIN IN PLACE UNTIL THE SITE IS STABILIZED AND PERMANENT VEGETATION IS ESTABLISHED.

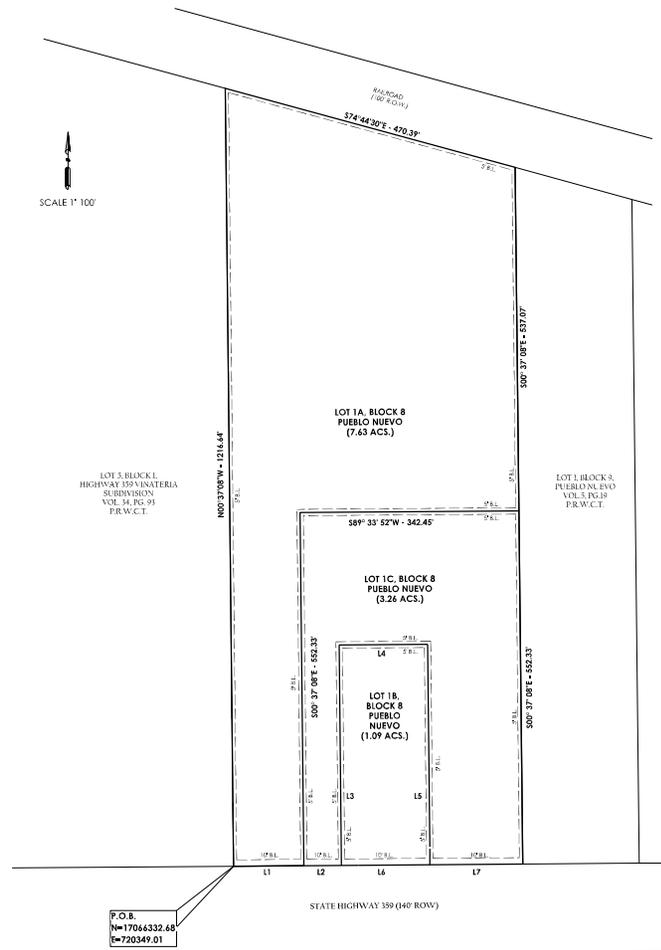


VICINITY MAP
SCALE 1" = 2000'

SCALE 1" = 100'



SCALE 1" = 100'



P.O.B.
N=17046332.68
E=720349.01

REPLAT
LOTS 1A, 1B & 1C, BLOCK 8,
PUEBLO NUEVO

LOT 1, BLOCK 8, PUEBLO NUEVO
AS RECORDED IN VOL. 5, PG. 19, P.R.W.C.T.
LOTS 1A, 1B & 1C, BLOCK 8, PUEBLO NUEVO

LINE	BEARING	DISTANCE
L1	S 89° 33' 52" W	110.00'
L2	S 89° 35' 44" W	58.97'
L3	S 00° 37' 08" E	344.78'
L4	S 89° 34' 31" W	138.29'
L5	S 00° 37' 08" E	344.75'
L6	S 89° 34' 31" W	138.29'
L7	S 89° 32' 28" W	145.19'

FINAL

DO-RITE
ENGINEERING, LLC

311 TURBIDE
LAREDO, TX 78040
TEL: (361) 698-6496
www.dorite-engrs.com

TEXAS FIRM REGISTRATION NO. 20695

REVISED: 1/21/2026

OWNER(S):
JUVENTINO GARCIA JR. AND
SOLEDAD GARCIA
9202 STATE HIGHWAY 359
LAREDO, TEXAS 78043

SHEET 1 OF 3

CERTIFICATE OF OWNER
STATE OF TEXAS
COUNTY OF WEBB

I, JUVENTINO GARCIA JR. AND SOLEDAD GARCIA, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS LOTS 1A, 1B & 1C, BLOCK 8, PUEBLO NUEVO, IN THE COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL EASEMENTS THEREON SHOWN, FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

JUVENTINO GARCIA JR. DATE
(LOTS 1A & 1C)

SOLEDAD GARCIA DATE
(LOT 1B)

STATE OF TEXAS
COUNTY OF WEBB

BEFORE ME THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JUVENTINO GARCIA JR. AND SOLEDAD GARCIA, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE PERSON EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION HEREIN STATED, WITNESS MY HAND AND SEAL THIS ____ DAY OF _____, 2026.

NOTARY PUBLIC IN AND FOR WEBB COUNTY, TEXAS

MY COMMISSION EXPIRES: _____

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 WEBB COUNTY COMMISSIONERS COURT AND THE PLANNING COMMISSION OF THE CITY

RICARDO RAMOS, P.E. #87027 DATE



CERTIFICATE OF SURVEYOR
STATE OF TEXAS
COUNTY OF WEBB

I, ALFREDO T. GUERRA THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS REPLAT IS TRUE AND CORRECT AND WAS PREPARED BY AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, ON THE GROUND, THAT THE CORNER MONUMENTS SHOWN THEREON WERE FOUND OR WILL BE PROPERLY PLACED UNDER MY SUPERVISION.

GUERRA ENGINEERING & SURVEYING CO. DATE
LAREDO, TX 78041
956-718-2600
fred_gqs@sbccglbbd.net
ENGINEERING FIRM NO. 9484
SURVEY FIRM NO. 100173-00



PLAT APPROVAL CITY ENGINEER

I HAVE REVIEWED THIS REPLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS LOTS 1A, 1B & 1C, BLOCK 8, PUEBLO NUEVO PREPARED BY RICARDO RAMOS, LICENSED PROFESSIONAL ENGINEER NO. 87027 AND DATED THE DAY ____ OF _____, 2026, WITH THE LAST REVISED DATE ON _____, 2026, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

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

PLANNING COMMISSION APPROVAL

THE PLAT OF LOTS 1A, 1B & 1C, BLOCK 8, PUEBLO NUEVO, WEBB COUNTY, TEXAS 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 ____ DAY OF _____, 2026.

DANIELLA SADA PAZ DATE
PLANNING COMMISSION CHAIR

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.

VANESSA GUERRA, AICP DATE
PLANNING DIRECTOR

CITY OF LAREDO HEALTH DEPARTMENT

STATE OF TEXAS
COUNTY OF WEBB

THIS PLAT DESIGNATED AS LOTS 1A, 1B & 1C, BLOCK 8, PUEBLO NUEVO, WEBB COUNTY, TEXAS; SUBMITTED BY OR BEHALF OF THE OWNER(S) HAS BEEN CONSIDERED BY THE CITY OF LAREDO HEALTH DEPARTMENT. THE APPROVAL FOR THIS SUBDIVISION, WHICH WILL RECEIVE WATER AND SEWER SERVICES FROM THE CITY OF LAREDO UTILITIES DEPARTMENT, IS VALID ONLY AS LONG AS ALL PREMISES ARE CONNECTED TO THESE SYSTEMS IN COMPLIANCE WITH EXISTING LAWS AND REGULATIONS. NOTICE IS HEREBY GIVEN THAT PURSUANT TO SECTION 10(C), WEBB COUNTY ON-SITE SEWAGE FACILITY ORDER, NO ON-SITE SEWAGE FACILITY SYSTEM(S) MAY BE CONSTRUCTED OR INSTALLED WITHIN THIS SUBDIVISION SINCE EACH LOT IS WITHIN 300 FEET OF AN ORGANIZED SEWER SYSTEM.

DR. RICHARD A. CHAMBERLAIN, DPH MPH, RS DATE
CITY OF LAREDO HEALTH DEPARTMENT

LOT 1, BLOCK 8, PUEBLO NUEVO
AS RECORDED IN VOL. 5, PG. 19, P.R.W.C.I.
NO.
LOT 1A, 1B & 1C, BLOCK 8, PUEBLO NUEVO

<p>FINAL</p> <p>DO-RITE ENGINEERING, LLC</p> <p>311 IURRBLDE LAREDO, TX 78040 TEL (956) 286-2496 www.dorite-engs.com TEXAS FIRM REGISTRATION NO. 20695</p>
<p>REVISED: 1/21/2026</p>
<p>OWNER(S): JUVENTINO GARCIA JR. AND SOLEDAD GARCIA 9202 STATE HIGHWAY 359, LAREDO, TEXAS 78043</p>
<p>SHEET 2 OF 3</p>

COMMISSIONER'S COURT APPROVAL
STATE OF TEXAS
COUNTY OF WEBB

WE HEREBY CERTIFY THAT THIS REPLAT, DESIGNATED AS LOTS 1A, 1B & 1C, BLOCK 8, PUEBLO NUEVO WAS APPROVED BY THE WEBB COUNTY COMMISSIONERS COURT ON THE ____ DAY OF _____, 2026 AND MAY BE FILED IN THE PLAT RECORDS OF WEBB COUNTY BY THE WEBB COUNTY CLERK.

NOTICE IS HEREBY GIVEN THAT THE COUNTY OF WEBB DOES NOT ASSUME ANY OBLIGATIONS, NOW OR IN THE FUTURE, TO FURNISH ANY SERVICE OR FACILITIES TO ANY LAND SITUATED WITHIN THIS SUBDIVISION IN CONNECTION WITH WATER, SANITARY SEWER, STREET LIGHTS, FIRE PROTECTION, GARBAGE COLLECTION, OR OTHER FACILITIES OR SERVICES. THE ONLY SERVICE TO BE FURNISHED BY WEBB COUNTY, WHILE SUCH AREA IS OUTSIDE THE LIMITS OF ANY INCORPORATED CITY OR NOT OTHERWISE SUBJECT TO CITY AS AUTHORIZED BY STATE LAW, ARE STREET AND STORM DRAINAGE MAINTENANCE AND REPAIR AFTER FINAL ACCEPTANCE OF THE STREETS AND STORM DRAINAGE CONSTRUCTED BY THE OWNER OR DEVELOPER AND POLICE PROTECTION IN AREAS WITHIN THE JURISDICTION OF THE SHERIFF DEPARTMENT. NOTICE IS HEREBY GIVEN THAT NO NEW ROADS HAVE BEEN OFFERED FOR DEDICATION TO THE PUBLIC BY THE PLAT. ACCESS TO THE SUBDIVISION IS PROVIDED BY STATE HIGHWAY 359 AN EXISTING PUBLIC ROAD.

HONORABLE JESSE GONZALEZ
WEBB COUNTY COMMISSIONER
PRECINCT 1

HONORABLE TANO E. TIJERINA
WEBB COUNTY JUDGE

HONORABLE ROSAURA "WAWI" TIJERINA
WEBB COUNTY COMMISSIONER
PRECINCT 2

HONORABLE JOHN GALO
WEBB COUNTY COMMISSIONER
PRECINCT 3

HONORABLE RICARDO A. JAIME
WEBB COUNTY COMMISSIONER
PRECINCT 4

ATTESTED BY:
HONORABLE MARGIE RAMIREZ IBARRA
WEBB COUNTY CLERK

WEBB COUNTY FLOODPLAIN DETERMINATION CERTIFICATE:

BY MY SIGNATURE BELOW, I ATTEST THAT I HAVE REVIEWED THIS SUBDIVISION PLAT OR REPLAT ENTITLED LOTS 1A, 1B & 1C, BLOCK 8, PUEBLO NUEVO AND HAVE MADE THE FOLLOWING DETERMINATION(S) AS IT RELATES TO WEBB COUNTY'S FLOODPLAIN MANAGEMENT REGULATIONS PURSUANT TO THE WEBB COUNTY FLOOD DAMAGE PREVENTION ORDER ("FDPO") EFFECTIVE AUGUST 12, 2019:

- THE BOUNDARIES OF THIS PLAT OR REPLAT DO NOT ENCOMPASS ANY PORTION OF:
 - THE AREAS OF SPECIAL FLOOD HAZARD IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ("FEMA"), AS DEPICTED ON THE FLOOD INSURANCE RATE MAP ("FIRM") PANEL NO. 48479C1405C, DATED 4/2/2008; OR
 - THE ADDITIONAL AREAS OF SPECIAL FLOOD HAZARD AS SET OUT BY THE WEBB COUNTY FDPO (A.K.A., THE LOCAL REGULATORY FLOODPLAIN) PURSUANT TO ARTICLE 3, SECTION B(2); AND
- BASED ON THE ABOVE DETERMINATIONS MADE AT THE TIME OF ITS FILING, THIS PLAT OR REPLAT IS NOT SUBJECT TO FURTHER REGULATION UNDER ARTICLE 3, SECTION B(3) AND ARTICLE 5, SECTION C OF THE WEBB COUNTY FDPA AS A CONDITION PRECEDENT TO PLAT APPROVAL.

JORGE A. CALDERON, CFM
WEBB COUNTY PLANNING DIRECTOR
AND FLOODPLAIN ADMINISTRATOR

PLAT APPROVAL COUNTY PLANNING DEPARTMENT

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING DATA OF LOTS 1A, 1B & 1C, BLOCK 8, PUEBLO NUEVO DATED DAY ____ OF _____, 2026 WITH THE LAST REVISION DATE OF _____ EXCEPT FOR ANY WAIVER SPECIFICALLY AUTHORIZED BY THE WEBB COUNTY COMMISSIONERS COURT. I HAVE FOUND THEM TO BE IN COMPLIANCE WITH THE WEBB COUNTY SUBDIVISION REGULATIONS, THE WEBB COUNTY MODEL SUBDIVISION RULES, AND THE WEBB COUNTY FLOOD DAMAGE PREVENTION ORDER.

JORGE A. CALDERON, CFM
WEBB COUNTY PLANNING DIRECTOR
AND FLOODPLAIN ADMINISTRATOR

DATED

PLAT APPROVAL- WEBB COUNTY ROAD AND BRIDGE SUPERINTENDENT

I HAVE REVIEWED THIS REPLAT LOTS 1A, 1B & 1C, BLOCK 8, PUEBLO NUEVO, PREPARED BY RICARDO RAMOS, REGISTERED PROFESSIONAL ENGINEER NO. 87027 AND DATED ____ DAY OF _____, 2026, EXCEPT FOR ANY WAIVER SPECIFICALLY AUTHORIZED BY THE WEBB COUNTY COMMISSIONERS COURT. I HAVE FOUND THEM IN COMPLIANCE WITH THE WEBB COUNTY SUBDIVISION REGULATIONS AND THE WEBB COUNTY MODEL RULES. FURTHERMORE, NO FURTHER PUBLIC IMPROVEMENTS ARE PROPOSED.

JOSE LUIS NIEBA, WEBB COUNTY ROAD AND BRIDGE SUPERINTENDENT

DATED

PLAT APPROVAL COUNTY ENGINEER

STATE OF TEXAS
COUNTY OF WEBB

I HAVE REVIEWED THIS REPLAT TRACT LOTS 1A, 1B & 1C, BLOCK 8, PUEBLO NUEVO PREPARED BY RICARDO RAMOS, REGISTERED PROFESSIONAL ENGINEER NO. 87027 AND DATED THE ____ DAY OF _____, 2026 WITH THE LAST REVISION ON ____ AND HAVE FOUND THEM IN COMPLIANCE WITH THE WEBB COUNTY SUBDIVISIONS REGULATIONS.

GUILLERMO CUELLAR, P.E.
COUNTY ENGINEER

DATED

CERTIFICATION OF COUNTY CLERK

FILED OF RECORD AT ____ O'CLOCK ____ M. ON THE ____ DAY OF _____, 2026

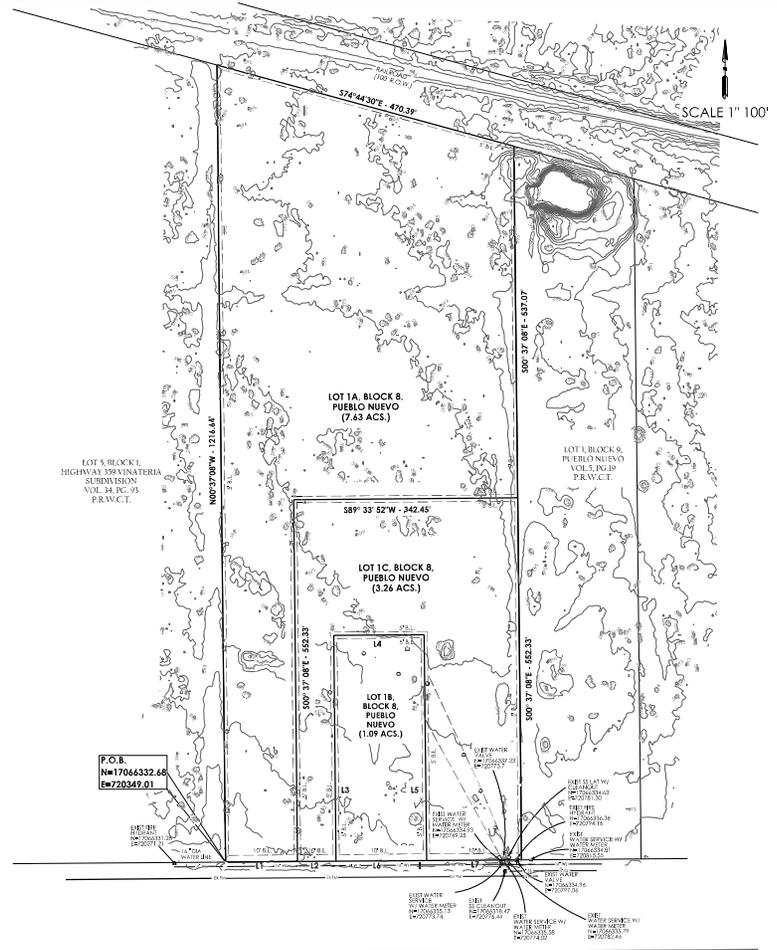
DEPUTY: _____
WEBB COUNTY, TEXAS
COUNTY CLERK

STATE OF TEXAS
COUNTY OF WEBB

I, _____, CLERK OF THE COUNTY COURT IN AND FOR THE WEBB COUNTY, DO HEREBY CERTIFY THAT THE FORGOING INSTRUMENT DATED THE ____ DAY OF _____, 2026, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 2026, AT ____ O'CLOCK ____ M. IN VOLUME ____ PAGE(S) OF THE MAP RECORDS OF SAID COUNTY.

DEPUTY _____
WEBB COUNTY, TEXAS
COUNTY CLERK

DATED



LINE	BEARING	DISTANCE
L1	S 89° 33' 52" W	110.00'
L2	S 89° 35' 44" W	58.87'
L3	S 00° 37' 08" E	344.78'
L4	S 89° 34' 31" W	138.29'
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L6	S 89° 34' 31" W	138.29'
L7	S 89° 32' 28" W	145.19'

LOT 1, BLOCK 8, PUEBLO NUEVO
AS RECORDED IN VOL. 5, PG. 19, P.R.W.C.T.
INFO
LOTS 1A, 1B & 1C, BLOCK 8, PUEBLO NUEVO

FINAL

★ DO-RITE
★ ENGINEERING, LLC

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SHEET 3 OF 3