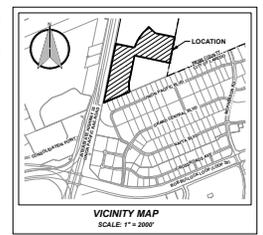
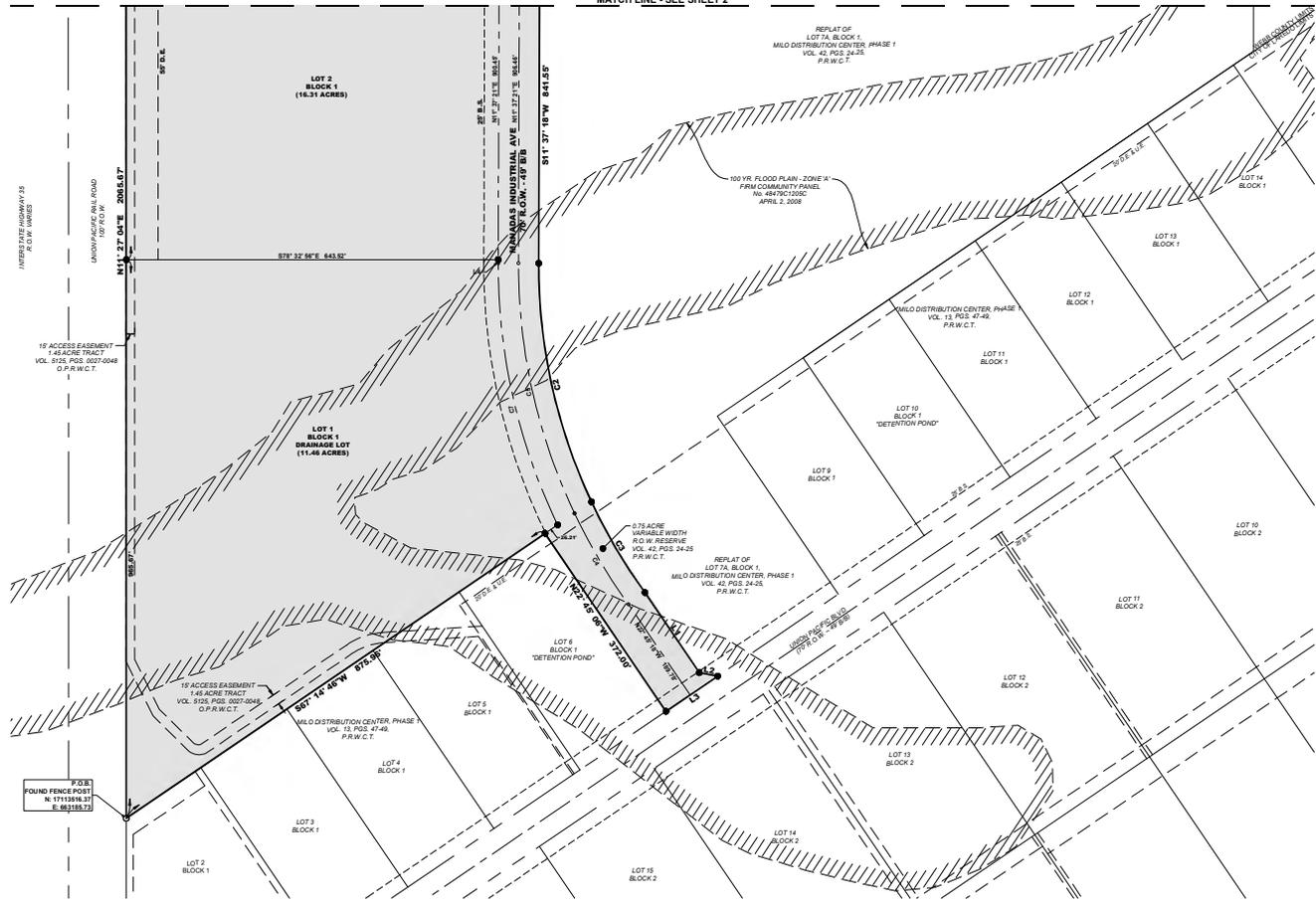
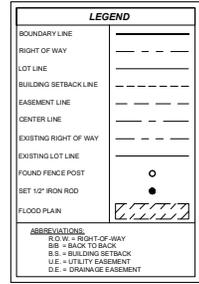


MATCH LINE - SEE SHEET 2



- NOTES
1. THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.
 2. MAINTENANCE OF THE LANDSCAPING SHALL COMPLY WITH THE PROVISIONS OF APPENDIX F 2 OF SECTION 24.03 OF THE LAREDO LAND DEVELOPMENT CODE.
 3. TREES AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
 4. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
 5. ALL 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 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
 6. STORM WATER ON-SITE OR OFF-SITE 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.
 7. ALL DRAINAGE EASEMENTS WITHIN THIS PLAT ARE SUBJECT TO A MAINTENANCE AND MONITORING AGREEMENT AS RECORDED IN VOLUME PAGE(S) _____ OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS.
 8. THE POINT OF BEGINNING FOR THIS SUBDIVISION IS A FOUND FENCE POST FOR THE NORTHWEST CORNER OF MILD DISTRIBUTION CENTER, PHASE 1, RECORDED IN VOLUME 13, PAGES 476, PLAT RECORDS OF WEBB COUNTY, TEXAS.



CERTIFICATE OF OWNER

STATE OF TEXAS
COUNTY OF WEBB

JOHN R. HURD, JR., AS PRESIDENT OF HURDCO, INC. BEING THE GENERAL PARTNER OF HURD URBAN DEVELOPMENT, LTD. THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS **LAS MANADAS INDUSTRIAL PARK, PHASE 1** IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DECATS TO THE USE OF THE PUBLIC FOREVER, ALL STREETS AND EASEMENTS THEREON SHOWN, FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

DATE _____

JOHN R. HURD, JR., PRESIDENT
HURDCO, INC.
GENERAL PARTNER OF HURD URBAN DEVELOPMENT, LTD.
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 THE PERSON EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 20____.

CERTIFICATE OF OWNER

STATE OF TEXAS
COUNTY OF _____

TRACEY MAYNOR, THE UNDERSIGNED AUTHORIZED AGENT FOR BUCKBOARD VENTURES LLC, THE OWNER OF THE TRACTS WITHIN OR RESERVE SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS **REPLAT OF LOT 1A, BLOCK 1, MILD DISTRIBUTION CENTER, PHASE 1** IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DECATS TO THE USE OF THE PUBLIC FOREVER, ALL STREETS AND EASEMENTS THEREON SHOWN, FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

DATE _____

TRACEY MAYNOR
MANAGER FOR BUCKBOARD VENTURES LLC
STATE OF TEXAS
COUNTY OF _____

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 THE PERSON EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 20____.

CERTIFICATE OF ENGINEER

STATE OF TEXAS
COUNTY OF WEBB

ANDRES A. RUBIO, P.E. #141366

I, **ANDRES A. RUBIO**, A REGISTERED 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 APPLICABLES 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.

DATE _____

ANDRES A. RUBIO, P.E. #141366

PLAT APPROVAL - CITY ENGINEER

I HAVE REVIEWED THIS PLAT OF **LAS MANADAS INDUSTRIAL PARK, PHASE 1**, PREPARED BY **ANDRES A. RUBIO, P.E. #141366** AND DATED THE _____ DAY OF _____, 20____, WITH THE LAST REVISION DATE ON _____, AND FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

DATE _____

ELIUD DELLOS SANTOS, P.E.
CITY ENGINEER

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF WEBB

JEFFREY G. FUGL, R.P.L.S. #0681

I, **JEFFREY G. FUGL**, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT 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.

DATE _____

JEFFREY G. FUGL, R.P.L.S. #0681

PLANNING COMMISSION APPROVAL

THIS PLAT OF **LAS MANADAS INDUSTRIAL PARK, PHASE 1**, 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 _____, 20____.

DATE _____

DANIELLA SADA PAZ
CHAIRMAN

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 _____, 20____, THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

DATE _____

VANESSA GUERRA, AGP
PLANNING DIRECTOR

CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS
COUNTY OF WEBB

CLERK OF THE COUNTY COURT IN AND FOR WEBB COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE _____ DAY OF _____, 20____, AT _____ O'CLOCK _____ IN THE _____ PAGE(S) _____ OF THE PLAT RECORDS OF SAID COUNTY, RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20____, AT _____ O'CLOCK _____ IN VOLUME _____ PAGE(S) _____ OF THE PLAT RECORDS OF SAID COUNTY, WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 20____.

DATE _____

COUNTY CLERK _____ DEPUTY _____

WEBB COUNTY, TEXAS

OWNER

HURDCO, INC. GENERAL PARTNER OF HURD URBAN DEVELOPMENT, LTD.
737 S. BARTLETT AVE. SUITE 201
LAREDO, TEXAS 78041
(956) 829-7844

OWNER

BUCKBOARD VENTURES LLC
527 WINDSORGROVE DR. SUITE 8200
DALLAS, TEXAS 75236
(972) 202-1252

PROJECT: 00042569
LOT ID: 02/04/2026
STATUS: FINAL PLAT
DRAWN BY: L.J.M.
CHECKED BY: A.A.R.

REVISIONS

NO.	DATE	REVISION DESCRIPTION
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APPROVED BY: [Signature]

DATE: _____

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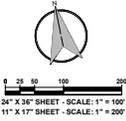
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LEGEND	
BOUNDARY LINE	—————
RIGHT OF WAY	—————
LOT LINE	—————
BUILDING SETBACK LINE	—————
EASEMENT LINE	—————
CENTER LINE	—————
EXISTING RIGHT OF WAY	—————
EXISTING LOT LINE	—————
FOUND FENCE POST	○
SET 12" IRON ROD	●
FLOOD PLAN	▨▨▨▨
ABBREVIATIONS:	
RCW = RIGHT-OF-WAY	
BB = BACK TO BACK	
B.S. = BUILDING SETBACK	
U.E. = UTILITY EASEMENT	
D.E. = DRAINAGE EASEMENT	

LINE TABLE		CURVE TABLE	
LINE #	LENGTH	#	LENGTH
L1	187.28'	C1	654.30'
L2	30.59'	C2	425.88'
L3	108.37'	C3	182.35'
L4	8.10'	C4	182.89'
L5	84.94'	C5	446.89'
		C6	834.87'
		C7	467.84'
		C8	200.18'
		C9	815.49'

LEGAL DESCRIPTION OFFSITE DRAINAGE EASEMENT (0.69 ACRES)

A OFFSITE DRAINAGE EASEMENT CONTAINING 0.69 ACRES OF LAND, MORE OR LESS, BEING OUT OF THE REMAINING 300 ACRE TRACT, DESCRIBED AS TRACT #2, CONVEYED TO HURD URBAN DEVELOPMENT, L.L.C. RECORDED IN VOLUME 184, PAGES 404-204, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, SITUATED IN SURVEY 18, ABSTRACT 47, JOAQUIN GARCIA ORIGINAL GRANTEE, THIS 0.69 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND FENCE CORNER FOR THE SOUTHWEST CORNER OF SAID 300 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF MLD DISTRIBUTION CENTER, PHASE 1, RECORDED IN VOLUME 13, PAGE 47-49, PLAT RECORDS OF WEBB COUNTY, TEXAS, AND A POINT ALONG THE EASTERN BOUNDARY LINE OF A 100 FOOT UNION PACIFIC RAILROAD RIGHT-OF-WAY, BEING THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THIS 55.86 ACRE TRACT HEREOF, THENCE, NORTH 11° 27' 04" EAST FOR A DISTANCE OF 288.61 FEET TO THE POINT OF BEGINNING AND SOUTHWEST CORNER OF THIS 0.69 ACRE EASEMENT HEREOF;

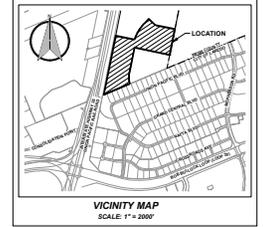
THENCE NORTH 11° 27' 04" EAST, FOR A DISTANCE OF 600.00 FEET TO A POINT FOR AN INTERIOR CORNER AND POINT OF DEFLECTION TO THE RIGHT HEREOF;

THENCE SOUTH 32° 56' EAST, FOR A DISTANCE OF 569.85 FEET TO A POINT FOR A SOUTHEASTERLY CORNER AND POINT OF DEFLECTION TO THE RIGHT HEREOF;

THENCE SOUTH 11° 28' 16" WEST, FOR A DISTANCE OF 600.00 FEET TO A POINT FOR THE MOST SOUTHERN CORNER AND POINT OF DEFLECTION TO THE RIGHT HEREOF;

THENCE NORTH 11° 27' 04" WEST, FOR A DISTANCE OF 600.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.69 ACRES, MORE OR LESS.

BASES OF BEARING:
BASED ON NAD83, TEXAS STATE PLANES, SOUTH ZONE 4205, U.S. FOOT.



LEGAL DESCRIPTION LAS MANADAS INDUSTRIAL PARK, PHASE 1 56.88 ACRE TRACT

A TRACT OF LAND CONTAINING 56.88 ACRES, MORE OR LESS, BEING COMPRISED OF 0.75 ACRES BEING RIGHT OF WAY RESERVE FOUND IN REPEAT OF LOT 7A, BLOCK 1, MLD DISTRIBUTION CENTER, PHASE 1, RECORDED IN VOLUME 42, PAGES 24-25, PLAT RECORDS OF WEBB COUNTY, TEXAS, AND 56.13 ACRES BEING OUT OF A REMAINING 271.50 ACRES TRACT CONVEYED TO HURD URBAN DEVELOPMENT, L.L.C. RECORDED IN VOLUME 184, PAGES 404-204, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, SITUATED IN SURVEY 18, ABSTRACT 47, JOAQUIN GARCIA ORIGINAL GRANTEE, THIS 56.88 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND FENCE POST FOR THE SOUTHWEST CORNER OF SAID 275.00 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF MLD DISTRIBUTION CENTER, PHASE 1, RECORDED IN VOLUME 13, PAGES 47-49, PLAT RECORDS OF WEBB COUNTY, TEXAS, AND A POINT ALONG THE EASTERN BOUNDARY LINE OF A 100 FOOT UNION PACIFIC RAILROAD RIGHT-OF-WAY, FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THIS 56.88 ACRE TRACT HEREOF;

THENCE NORTH 11° 27' 04" EAST ALONG THE COMMON BOUNDARY LINE OF SAID 275.00 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF MLD DISTRIBUTION CENTER, PHASE 1, RECORDED IN VOLUME 13, PAGES 47-49, PLAT RECORDS OF WEBB COUNTY, TEXAS, AND A POINT ALONG THE EASTERN BOUNDARY LINE OF A 100 FOOT UNION PACIFIC RAILROAD RIGHT-OF-WAY, FOR A DISTANCE OF 2,885.61 FEET TO A SET 12" IRON ROD, FOR AN EXTERIOR CORNER AND POINT OF DEFLECTION TO THE RIGHT HEREOF;

THENCE NORTH 11° 27' 04" EAST ALONG THE COMMON BOUNDARY LINE OF SAID 275.00 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF MLD DISTRIBUTION CENTER, PHASE 1, RECORDED IN VOLUME 13, PAGES 47-49, PLAT RECORDS OF WEBB COUNTY, TEXAS, AND A POINT ALONG THE EASTERN BOUNDARY LINE OF A 100 FOOT UNION PACIFIC RAILROAD RIGHT-OF-WAY, FOR A DISTANCE OF 2,885.61 FEET TO A SET 12" IRON ROD, FOR AN EXTERIOR CORNER AND POINT OF DEFLECTION TO THE RIGHT HEREOF;

THENCE SOUTH 32° 56' EAST FOR A DISTANCE OF 600.00 FEET TO A SET 12" IRON ROD, FOR AN INTERIOR CORNER, BEING A POINT OF NON-TANGENCY OF A CURVE AND POINT OF DEFLECTION TO THE RIGHT HEREOF;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1,335.90 FEET AN ARC LENGTH OF 654.30 FEET A CHORD BEARING OF NORTH 31° 18' 16" EAST AND A CHORD DISTANCE OF 425.88 FEET TO A SET 12" IRON ROD, FOR AN INTERIOR CORNER AND POINT OF DEFLECTION TO THE RIGHT HEREOF;

THENCE NORTH 32° 56' EAST FOR A DISTANCE OF 224.24 FEET TO A SET 12" IRON ROD, FOR AN INTERIOR CORNER AND POINT OF DEFLECTION TO THE RIGHT HEREOF;

THENCE SOUTH 42° 29' 41" EAST FOR A DISTANCE OF 319.21 FEET TO A SET 12" IRON ROD, FOR AN INTERIOR CORNER AND POINT OF DEFLECTION TO THE LEFT HEREOF;

THENCE SOUTH 11° 28' 16" EAST FOR A DISTANCE OF 600.00 FEET TO A SET 12" IRON ROD, BEING A POINT ALONG THE COMMON BOUNDARY LINE OF SAID 275.00 ACRE TRACT AND TRACT #1 OF WILLAM RANCH PROPERTIES, LTD. RECORDED IN VOLUME 543, PAGES 62-64 DEED RECORDS OF WEBB COUNTY, TEXAS, FOR THE NORTHEAST CORNER AND POINT OF DEFLECTION TO THE RIGHT HEREOF;

THENCE ALONG THE COMMON BOUNDARY LINE OF SAID 275.00 ACRE TRACT AND TRACT #1 OF WILLAM RANCH PROPERTIES, LTD. RECORDED IN VOLUME 543, PAGES 62-64 DEED RECORDS OF WEBB COUNTY, TEXAS, FOR THE NORTHEAST CORNER AND POINT OF DEFLECTION TO THE RIGHT HEREOF;

THENCE NORTH 11° 27' 04" WEST FOR A DISTANCE OF 360.00 FEET TO A SET 12" IRON ROD, BEING THE NORTHWEST CORNER OF SAID LOT 7A, BLOCK 1, FOR AN EXTERIOR CORNER AND POINT OF DEFLECTION TO THE RIGHT HEREOF;

THENCE NORTH 11° 27' 04" WEST FOR A DISTANCE OF 360.00 FEET TO A SET 12" IRON ROD, BEING THE NORTHWEST CORNER OF SAID LOT 7A, BLOCK 1, FOR AN EXTERIOR CORNER AND POINT OF DEFLECTION TO THE RIGHT HEREOF;

THENCE SOUTH 22° 49' 08" WEST FOR A DISTANCE OF 167.28 FEET TO A SET 12" IRON ROD, BEING A POINT OF DEFLECTION TO THE LEFT HEREOF;

THENCE SOUTH 42° 29' 41" WEST FOR A DISTANCE OF 323.85 FEET TO A SET 12" IRON ROD, BEING A POINT OF DEFLECTION TO THE LEFT HEREOF;

THENCE ALONG THE COMMON BOUNDARY LINE OF SAID LOT 7A, BLOCK 1, SAME BEING THE NORTH RIGHT-OF-WAY LINE OF UNION PACIFIC BOULEVARD, SOUTH 67° 14' 54" WEST, A DISTANCE OF 194.37 FEET TO A SET 12" IRON ROD, FOR THE SOUTHWEST CORNER OF SAID 0.75 ACRE RIGHT-OF-WAY RESERVE TRACT FOUND IN SAID LOT 7A, BLOCK 1, MLD DISTRIBUTION CENTER, PHASE 1, BEING A POINT OF DEFLECTION TO THE RIGHT HEREOF;

THENCE ALONG THE COMMON BOUNDARY LINE OF SAID LOT 6 AND LOT 7A, BLOCK 1, NORTH 81° 06' 39" EAST, A DISTANCE OF 378.88 FEET TO A SET 12" IRON ROD ON THE COMMON BOUNDARY LINE OF SAID LOT 7A, BLOCK 1, MLD DISTRIBUTION CENTER, PHASE 1, BEING THE NORTHWEST CORNER OF SAID LOT 7A, BLOCK 1, SAME BEING THE NORTHWEST CORNER OF SAID LOT 7A FOR AN EXTERIOR CORNER OF THE TRACT TO THE LEFT HEREOF;

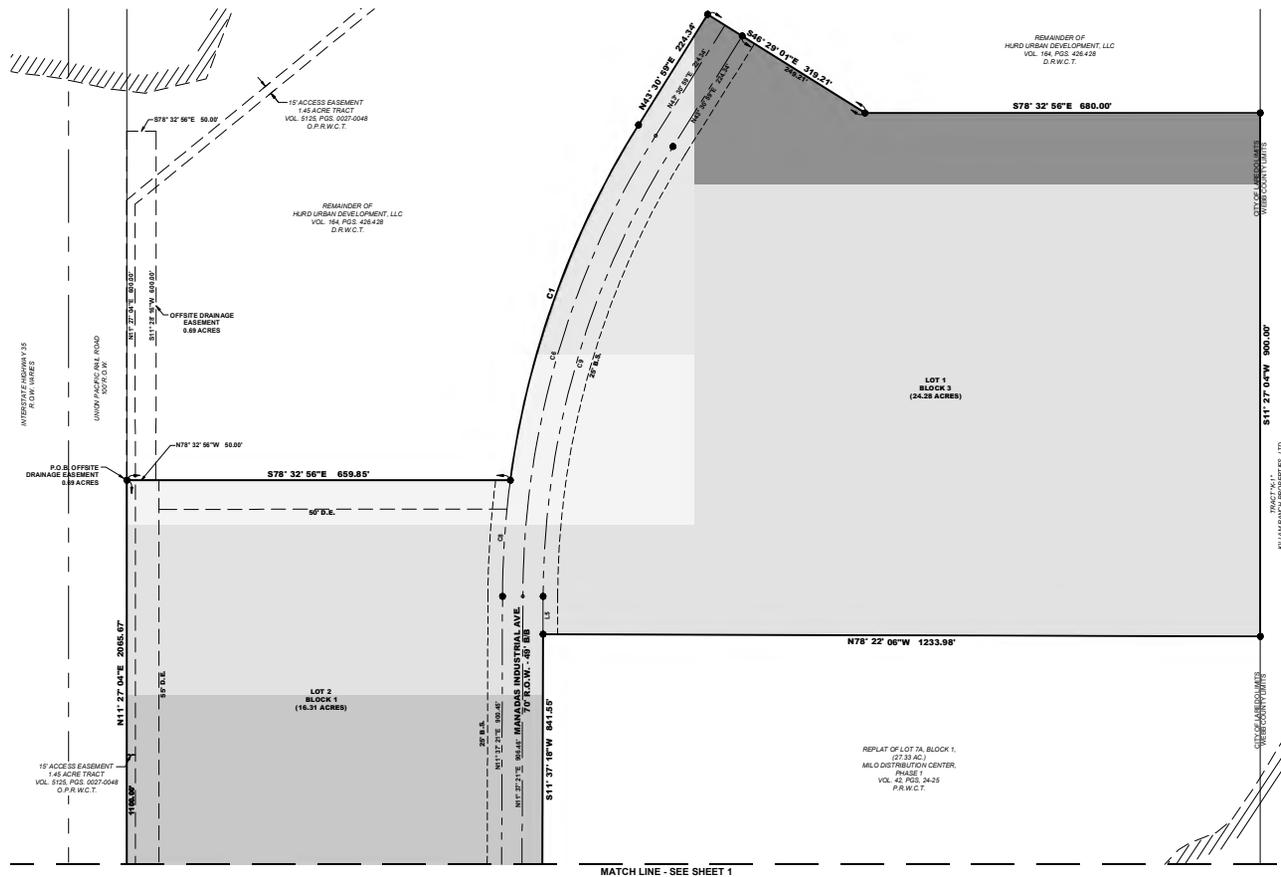
THENCE SOUTH 67° 14' 54" WEST ALONG THE NORTHERN BOUNDARY LINE OF SAID MLD DISTRIBUTION CENTER, PHASE 1 FOR A DISTANCE OF 873.56 FEET FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING, CONTAINING 56.88 ACRES, MORE OR LESS.

BASES OF BEARING: BASED ON NAD83, TEXAS STATE PLANES, SOUTH ZONE 4205, U.S. FOOT.

OWNER:
HURCO, INC., GENERAL PARTNER OF HURD URBAN DEVELOPMENT, LTD.
7373 BROADWAY, SUITE 201
SAN ANTONIO, TEXAS 78209
(210) 629-2984

ENGINEER/SURVEYOR:
KCI TECHNOLOGIES, INC.
8077 W. SHILLY AVE., SUITE 201
LAREDO, TEXAS 78041
(956) 729-7844

OWNER:
BUCKHORN VENTURES, L.L.C.
8377 W. SHILLY AVE., SUITE 200
DALLAS, TEXAS 75238
(214) 261-1532



PROJECT: 00042569
LOT ID: 02/04/2026
STATUS: FINAL PLAT
DRAWN BY: J.L.M.
CHECKED BY: A.A.R.

NO. DATE REVISION DESCRIPTION

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