

CERTIFICATE OF OWNER

STATE OF TEXAS
COUNTY OF WEBB

I, TERRA DEVELOPMENT GROUP, L.C., A TEXAS LIMITED PARTNERSHIP, the undersigned Owner of the land shown on this PLAT, and designated herein as PLAT OF SAN PEDRO RANCH, PHASE 1 - UNIT 1, 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.

PEDRO I. SAENZ, JR.
President

DATE

STATE OF TEXAS
COUNTY OF WEBB

Before me, the undersigned Authority, on this day personally appeared PEDRO I. SAENZ, JR., 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 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, drainage, water, sewer and appurtenances 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.

EDWARD D. GARZA, P.E.
Licensed Professional Engineer
Texas No. 75853

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 PLAT 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

Field Notes for a 4.87 acre tract of land conveyed to Terra Development Group LC, Webb County, Texas

Being a 4.87 acre tract of land, and being out of Share No. 1, 832.95 acres, more or less, conveyed to Terra Development Group LC, a Texas Limited Partnership, described in deed recorded in Volume 5554, Pages 425-430, Official Public Records, Webb County, Texas, and being more particularly described by metes and bounds as follows, to wit:

BEGINNING at a 1/2" iron rod set at the south line of State Highway 359 southern Right-of-Way and north line of this tract for the northwest corner hereof.

TWENCE with the common boundary of State Highway 359 and this tract, **North 89 degrees 33 minutes 38 seconds East**, at 354.09 feet passing a TxDOT monument found, in all a total distance of **624.98 feet** to a 1/2" iron rod set for the northeast corner hereof.

TWENCE the following calls and distances:

South 44 degrees 33 minutes 38 seconds West, 56.57 feet to a 1/2" iron rod set for an interior corner hereof;

South 00 degrees 26 minutes 22 seconds East, 324.99 feet to a 1/2" iron rod set for the southeast corner hereof;

South 89 degrees 34 minutes 33 seconds West, 534.97 feet to a 1/2" iron rod set for the southwest corner hereof;

North 00 degrees 26 minutes 22 seconds West, 126.56 feet to a 1/2" iron rod set for an interior corner hereof;

North 11 degrees 28 minutes 57 seconds West, 261.12 feet to the **POINT OF BEGINNING** and containing 4.87 acres of land, more or less.

(Basis of bearings: Texas South Zone - 4205 - NAD83)

PLAT APPROVAL - CITY ENGINEER

I have reviewed this PLAT and accompanying drawings identified as **SAN PEDRO RANCH, PHASE 1 - UNIT 1** prepared by EDWARD D. GARZA, Licensed Professional Engineer No. 75853, and dated the 22nd day of March 2023, 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 **PLAT OF SAN PEDRO RANCH, PHASE 1 - UNIT 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 ____ day of _____, 20__.

JUAN M. NARVAEZ, JR.
Chairman

DATE

ATTESTMENT OF PLANNING COMMISSION

The City of Laredo Planning Commission approved the filing for record of this **PLAT OF SAN PEDRO RANCH, PHASE 1 - UNIT 1** at a public meeting held on the ____ day of _____, 20__. The minutes of said meeting reflect such approval.

ORLANDO D. NAVARRO
Planning Director

DATE

CERTIFICATE OF COUNTY CLERK

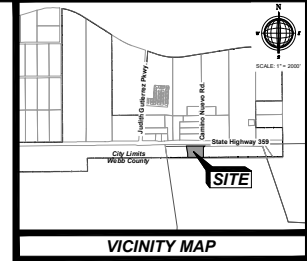
Filed and Recorded at ____ O'Clock ____ m. on the ____ day of _____, 20__.

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



VICINITY MAP

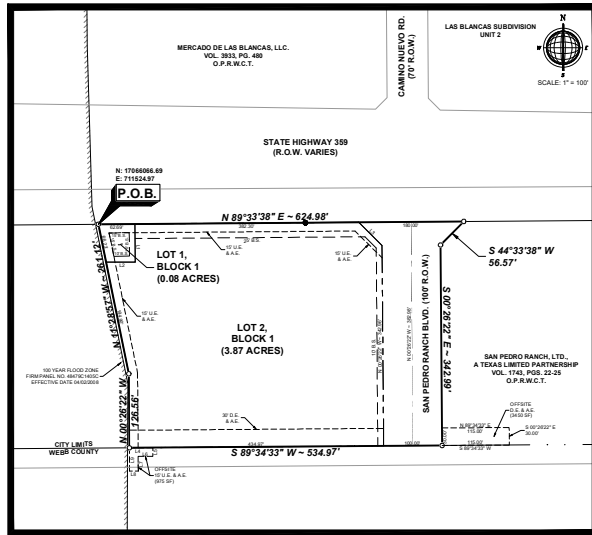
Notes

- 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 curb cuts shall comply with the transportation element of the City of Laredo Comprehensive Plan.
- GPS coordinate for Point of Beginning is: N:1706066.69, E:711524.97
- 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 24.77.1 of the City of Laredo Land Development Code.
- Access to State Highway 359 subject to coordination with TxDOT on warranting additional driveways.
- Lot 1, Block 1 is an uninhabitable lot and its purpose is to build a billboard, an outdoor display panel designed to carry advertising. No water and sewer utilities will be installed.
- There are no lot area and lot frontage requirements for tracts intended for uses such as, but not limited to, communication towers and off-premise signs when platting in conformance to provisions provided in Section 212.0105 (B)(2) of the Local Government Code and Section 16.343 of the Water Code, relating to plats that do not require water and sewer services.
- Owner shall adhere to the City of Laredo Land Development Code Section 24.59.3 Drainage Standards latest revision including Section 24.59.7 Maintenance Responsibility.
- This subdivision is subject to a Maintenance & Monitoring Agreement dated _____ between the City of Laredo and Terra Development Group, L.C. Said agreement recorded in Volume _____ Page(s) _____, Official Public Records of Webb County, Texas.
- This plat is subject to a certificate of adjoining landowner runoff discharge as recorded in Volume _____ Page(s) _____ Official Public Records of Webb County, Texas.

Legend			Basis of Bearings	
●	FND TxDOT MONUMENT		TEXAS SOUTH ZONE - 4205	
○	SET 1/2" IRON ROD		NAD 83	
Lot Summary			Summary Table	
Block 1			SUBDIVISION SUMMARY	
Lot #	Area (SF)	Area (AC)	4.87 ACRES	
1	3,662.28	0.08	2 LOTS	
2	188,499.09	3.87	1 BLOCKS	

Line Data Table		
Line	Length	Bearing
L1	65.00'	S 00°26'22" E
L2	50.00'	S 89°33'38" W
L3	56.57'	N 45°29'22" W
L4	40.00'	N 89°34'33" E
L5	15.00'	S 00°26'22" E
L6	25.00'	S 89°34'33" W
L7	25.00'	S 00°26'22" E
L8	15.00'	S 89°34'33" W
L9	40.00'	N 00°26'22" W

Detention Summary		
Detention Required	16.96 Ac-Ft	
Phase 1, Unit 1 Discharge Location (x,y)	N:17065697.5748 E:711577.8159	
Allowable Discharge (100yr CFS)	960.85 CFS	
Pond Discharge Location (x,y)	N:17065299.2384 E:711216.1263	
Actual Phase 1, Unit 1 Discharge (100yr CFS)	766.48 CFS	



SURVEYOR:
JJ RUIZ LAND SURVEYING
JULIAN JAVIER RUIZ, R.P.L.S.
2724 WILDWOOD DRIVE
WESLACO, TX 78596
956-568-4470

Final Plat

March 22, 2023

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

OWNER: Terra Development Group LC,
A Texas Limited Partnership
2619 Monterrey Street
Laredo, TX 78046

San Pedro Ranch, Phase 1 - Unit 1

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