

### LEGAL DESCRIPTION

#### 8.243 ACRE TRACT

A TRACT OF LAND CONTAINING 8.243 ACRES (359,069 SF), more or less, situated in Survey 2143, Abstract 591, Abel Morgan, Original Grantee, City of Laredo, Webb County, Texas and Parcel 18, Abstract 21, Jose De Bustamante, Original Grantee, City of Laredo, Webb County, Texas. Being all of the 20.29 acre tract, as recorded in Volume 3773, Page 742, Webb County Official Public Records, Webb County, Texas. This 8.243 acre tract being more particularly described as follows:

BEGINNING at a 1/8" found iron rod being the most northeast corner of said 20.29 acre tract for the northeast corner of this tract and the TRUE POINT OF BEGINNING.

THENCE, N 32°35'52" E, a distance of 200.00 FEET, to a found 1/2" iron rod, for a deflection hereat;

THENCE, N 24°35'52" E, a distance of 200.00 FEET, to a found 1/2" iron rod, for a deflection hereat;

THENCE, S 35°00'00" E, a distance of 81.77 FEET, to a found PK nail, for the northeast corner hereat;

THENCE, S 55°00'00" E, a distance of 107.91 FEET, to a set 1/2" iron rod, for an interior corner hereat;

THENCE, N 35°31'15" E, a distance of 17.15 FEET, to a set 1/2" iron rod, for an exterior corner hereat;

THENCE, N 54°24'08" E, a distance of 50.00 FEET, to a set 1/2" iron rod, for a deflection point hereat;

THENCE, S 55°00'00" E, a distance of 76.09 FEET, to a set 1/2" iron rod, for a deflection point hereat;

THENCE, S 41°00'00" E, a distance of 69.62 FEET, to a set 1/2" iron rod, for a deflection point hereat;

THENCE, S 29°00'00" E, a distance of 141.90 FEET, to a set 1/2" iron rod, for a deflection point hereat;

THENCE, S 41°00'00" E, a distance of 112.96 FEET, to a set 1/2" iron rod, for a deflection point hereat;

THENCE, S 58°00'00" E, a distance of 84.18 FEET, to a set 1/2" iron rod, being on a curve having a radius of 1,490.00 FEET, a chord of S22°04'17"W-231.77 feet;

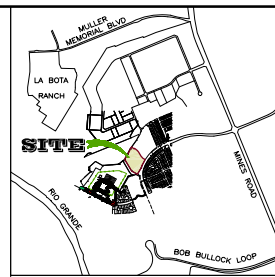
THENCE, along said curve an arc length of 232.01 FEET, same being the north right-of-way boundary line of River Bank Drive, to a found 1/2" iron rod, being on a curve having a radius of 780.00 FEET, a chord of S20°17'11"W-51.31 feet;

THENCE, along said curve an arc length of 76.32 FEET, same being the north right-of-way boundary line of River Bank Drive, to a found 1/2" iron rod, for a deflection point hereat;

THENCE, S 29°17'52" W, a distance of 257.02 FEET, to a found 1/2" iron rod, for the southwest corner of said 20.289 acre tract, for the southwest corner hereat;

THENCE, N 65°42'08" W, along the westerly boundary line of said 20.289 acre tract, a distance of 230.89 FEET, to a found 1/2" iron rod, for a deflection point hereat;

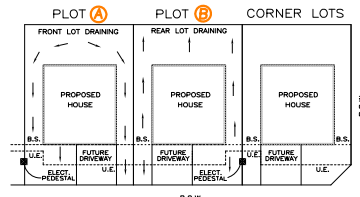
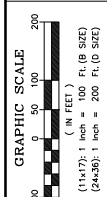
THENCE, N 30°24'08" W, a distance of 465.00 FEET, to a found 1/2" iron rod, same being the TRUE POINT OF BEGINNING of this 8.243 acre tract of land, more or less.



VICINITY MAP  
SCALE: 1"=2000'

NOTES:

- DRIVERS, SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS, IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
- NO GARAGE OR CARPORT, WHICH RECEIVES ACCESS FROM THE SIDE YARD ON ANY CORNER LOT SHALL BE LOCATED LESS THAN 20 FEET FROM THE PROPERTY LINE.
- ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
- THE SETBACK SHALL BE DETERMINED BASED ON THIS PLAT DIMENSION ON THE SET BACK TABLE.
- TO AVOID PLACING CORNER LOT DRIVEWAYS ON THE SIDE OF THE CORNER LOT, SUCH DRIVEWAYS SHOULD BE ON THE SIDE OF, AND ADJACENT TO THE 5'x6' UTILITY EASEMENT DESIGNATED FOR FUTURE ELECTRICAL, PEDESTAL, LOCATION.
- OWNER SHALL NOT CHANGE THE GRADES NOR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES, OR OTHER IMPROVEMENTS IN SUCH A MANNER THAT IMPEDES THE ESTABLISHED DRAINAGE FLOW, FENCE/WALL WHICH HAS THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZE OF OPENING TO ALLOW SURFACE WATER RUNOFF TO CONTINUE.
- THE RESPONSIBILITY FOR THE MAINTENANCE AND UPKEEP OF THE RETAINING WALLS IN A SAFE AND PROPER CONDITION SHALL REST SOLELY WITH THE PROPERTY OWNER, THE HOMEOWNERS ASSOCIATION, OR THEIR SUCCESSORS. THE CITY OF LAREDO SHALL BEAR NO RESPONSIBILITY OR LIABILITY FOR SUCH MAINTENANCE.
- THIS DEVELOPMENT HAS A CERTIFICATE OF ADJOINING LANDOWNER FOR RUNOFF DISCHARGE RECORDED IN VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_ OF THE WEBB COUNTY DEED RECORDS, TEXAS.
- LOTS 9 & 32 ARE UNINHABITED LOTS (GREEN SPACE AREAS) AND DESIGNED AS A DRAINAGE & UTILITY EASEMENT.



NOTE: CORNER LOTS MAY BE PLOT TYPE A OR B AS LABELED ON SHEET 1 OF PLAT.  
TYPICAL LOT PLOT GRADING TYPES

### LINE & CURVE TABLES

CURVE TABLE			
CURVE (LENGTH)	CHORD	CHORD	CHORD
01 18.17 20.00 S102°00'00"-18.17	02 18.17 20.00 S102°00'00"-18.17	03 18.17 20.00 S102°00'00"-18.17	04 18.17 20.00 S102°00'00"-18.17
05 18.17 20.00 S102°00'00"-18.17	06 18.17 20.00 S102°00'00"-18.17	07 18.17 20.00 S102°00'00"-18.17	08 18.17 20.00 S102°00'00"-18.17
09 18.17 20.00 S102°00'00"-18.17	10 18.17 20.00 S102°00'00"-18.17	11 18.17 20.00 S102°00'00"-18.17	12 18.17 20.00 S102°00'00"-18.17
13 18.17 20.00 S102°00'00"-18.17	14 18.17 20.00 S102°00'00"-18.17	15 18.17 20.00 S102°00'00"-18.17	16 18.17 20.00 S102°00'00"-18.17
17 18.17 20.00 S102°00'00"-18.17	18 18.17 20.00 S102°00'00"-18.17	19 18.17 20.00 S102°00'00"-18.17	20 18.17 20.00 S102°00'00"-18.17
21 18.17 20.00 S102°00'00"-18.17	22 18.17 20.00 S102°00'00"-18.17	23 18.17 20.00 S102°00'00"-18.17	24 18.17 20.00 S102°00'00"-18.17
25 18.17 20.00 S102°00'00"-18.17	26 18.17 20.00 S102°00'00"-18.17	27 18.17 20.00 S102°00'00"-18.17	28 18.17 20.00 S102°00'00"-18.17
29 18.17 20.00 S102°00'00"-18.17	30 18.17 20.00 S102°00'00"-18.17	31 18.17 20.00 S102°00'00"-18.17	32 18.17 20.00 S102°00'00"-18.17
33 18.17 20.00 S102°00'00"-18.17	34 18.17 20.00 S102°00'00"-18.17	35 18.17 20.00 S102°00'00"-18.17	36 18.17 20.00 S102°00'00"-18.17
37 18.17 20.00 S102°00'00"-18.17	38 18.17 20.00 S102°00'00"-18.17	39 18.17 20.00 S102°00'00"-18.17	40 18.17 20.00 S102°00'00"-18.17
41 18.17 20.00 S102°00'00"-18.17	42 18.17 20.00 S102°00'00"-18.17	43 18.17 20.00 S102°00'00"-18.17	44 18.17 20.00 S102°00'00"-18.17
45 18.17 20.00 S102°00'00"-18.17	46 18.17 20.00 S102°00'00"-18.17	47 18.17 20.00 S102°00'00"-18.17	48 18.17 20.00 S102°00'00"-18.17
49 18.17 20.00 S102°00'00"-18.17	50 18.17 20.00 S102°00'00"-18.17	51 18.17 20.00 S102°00'00"-18.17	52 18.17 20.00 S102°00'00"-18.17
53 18.17 20.00 S102°00'00"-18.17	54 18.17 20.00 S102°00'00"-18.17	55 18.17 20.00 S102°00'00"-18.17	56 18.17 20.00 S102°00'00"-18.17
57 18.17 20.00 S102°00'00"-18.17	58 18.17 20.00 S102°00'00"-18.17	59 18.17 20.00 S102°00'00"-18.17	60 18.17 20.00 S102°00'00"-18.17
61 18.17 20.00 S102°00'00"-18.17	62 18.17 20.00 S102°00'00"-18.17	63 18.17 20.00 S102°00'00"-18.17	64 18.17 20.00 S102°00'00"-18.17
65 18.17 20.00 S102°00'00"-18.17	66 18.17 20.00 S102°00'00"-18.17	67 18.17 20.00 S102°00'00"-18.17	68 18.17 20.00 S102°00'00"-18.17
69 18.17 20.00 S102°00'00"-18.17	70 18.17 20.00 S102°00'00"-18.17	71 18.17 20.00 S102°00'00"-18.17	72 18.17 20.00 S102°00'00"-18.17
73 18.17 20.00 S102°00'00"-18.17	74 18.17 20.00 S102°00'00"-18.17	75 18.17 20.00 S102°00'00"-18.17	76 18.17 20.00 S102°00'00"-18.17
77 18.17 20.00 S102°00'00"-18.17	78 18.17 20.00 S102°00'00"-18.17	79 18.17 20.00 S102°00'00"-18.17	80 18.17 20.00 S102°00'00"-18.17
81 18.17 20.00 S102°00'00"-18.17	82 18.17 20.00 S102°00'00"-18.17	83 18.17 20.00 S102°00'00"-18.17	84 18.17 20.00 S102°00'00"-18.17
85 18.17 20.00 S102°00'00"-18.17	86 18.17 20.00 S102°00'00"-18.17	87 18.17 20.00 S102°00'00"-18.17	88 18.17 20.00 S102°00'00"-18.17
89 18.17 20.00 S102°00'00"-18.17	90 18.17 20.00 S102°00'00"-18.17	91 18.17 20.00 S102°00'00"-18.17	92 18.17 20.00 S102°00'00"-18.17
93 18.17 20.00 S102°00'00"-18.17	94 18.17 20.00 S102°00'00"-18.17	95 18.17 20.00 S102°00'00"-18.17	96 18.17 20.00 S102°00'00"-18.17
97 18.17 20.00 S102°00'00"-18.17	98 18.17 20.00 S102°00'00"-18.17	99 18.17 20.00 S102°00'00"-18.17	100 18.17 20.00 S102°00'00"-18.17

LOT AREA TABLES			
BLOCK 1			
LOT #	AREA	LOT #	AREA
1	4001.57	17	3200.57
2	3402.57	18	3402.57
3	3403.57	19	4488.57
4	4280.57	20	4464.57
5	5714.57	21	4016.57
6	4811.57	22	3306.57
7	3429.57	23	3336.57
8	3418.57	24	3487.57
9	4347.57	25	3353.57
10	3325.57	26	3353.57
11	3164.57	27	3337.57
12	3354.57	28	3311.57
13	3363.57	29	3438.57
14	3172.57	30	3312.57
15	3362.57	31	3108.57
16	3191.57	32	3109.57

BLOCK 2			
LOT #	AREA	LOT #	AREA
1	3094.57	9	3491.57
2	3191.57	10	3310.57
3	3325.57	11	3317.57
4	3329.57	12	3325.57
5	3329.57	13	3329.57
6	3329.57	14	3329.57
7	3329.57	15	3329.57
8	3329.57	16	3329.57
9	3491.57	17	3329.57
10	3329.57	18	3329.57
11	3329.57	19	3329.57
12	3329.57	20	3329.57
13	3329.57	21	3329.57
14	3329.57	22	3329.57
15	3329.57	23	3329.57
16	3329.57	24	3329.57

BLOCK 3			
LOT #	AREA	LOT #	AREA
1	4421.57	17	3681.57
2	3408.57	18	4331.57
3	3302.57	19	4347.57
4	3329.57	20	3248.57
5	3329.57	21	3242.57
6	3329.57	22	3329.57
7	3329.57	23	3329.57
8	3329.57	24	3329.57
9	3491.57	25	3329.57
10	3329.57	26	3329.57
11	3329.57	27	3329.57
12	3329.57	28	3329.57
13	3329.57	29	3329.57
14	3329.57	30	3329.57
15	3329.57	31	3329.57
16	3329.57	32	3329.57

### CERTIFICATE OF OWNER

STATE OF TEXAS: \_\_\_\_\_  
COUNTY OF WEBB: \_\_\_\_\_

I, \_\_\_\_\_, AS MANAGER OF \_\_\_\_\_ COMPANY, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS \_\_\_\_\_ IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HEREIN, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

STATE OF TEXAS: \_\_\_\_\_  
COUNTY OF WEBB: \_\_\_\_\_

BETWEEN ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

NOTARY PUBLIC IN AND FOR THE \_\_\_\_\_ TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

### LIEN HOLDER CERTIFICATE

THIS SUBDIVISION MAP IS HEREBY APPROVED AND ACCEPTED BY THE LIEN HOLDER. THIS DAY OF \_\_\_\_\_, 2025.

BY: \_\_\_\_\_ TITLE: \_\_\_\_\_  
AS AN ACT AND DEED OF \_\_\_\_\_ (FINANCIAL INSTITUTION)

STATE OF TEXAS: \_\_\_\_\_  
COUNTY OF WEBB: \_\_\_\_\_

BETWEEN ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

NOTARY PUBLIC IN AND FOR THE \_\_\_\_\_ 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 FOR THE MATTERS OF 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 CITY.

STATE OF TEXAS: \_\_\_\_\_  
COUNTY OF WEBB: \_\_\_\_\_

MIGUEL JIMENEZ, P.E. NO.144256  
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 WAS PREPARED FROM 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.

STATE OF TEXAS: \_\_\_\_\_  
COUNTY OF WEBB: \_\_\_\_\_

BERNAL F. SLOTH, R.P.L.S. No. 5328  
DATE: \_\_\_\_\_

### PLAT-APPROVAL CITY ENGINEER

I, RAMON E. CHAVEZ, HAVE REVIEWED THIS PLAT OF \_\_\_\_\_ CITY OF LAREDO, TEXAS, PREPARED BY MIGUEL JIMENEZ, REGISTERED PROFESSIONAL ENGINEER, NO. 144256 AND DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

STATE OF TEXAS: \_\_\_\_\_  
COUNTY OF WEBB: \_\_\_\_\_

RAMON E. CHAVEZ, P.E.  
CITY ENGINEER  
DATE: \_\_\_\_\_

### PLANNING COMMISSION APPROVAL

THIS PLAT OF \_\_\_\_\_ CITY OF LAREDO, 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 \_\_\_\_\_, 2025.

STATE OF TEXAS: \_\_\_\_\_  
COUNTY OF WEBB: \_\_\_\_\_

DANIELA SACHA PAZ  
PLANNING & ZONING CHAIR  
DATE: \_\_\_\_\_

### ATTESTMENT OF PLANNING COMMISSION APPROVAL

THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILM FOR RECORD OF THIS PLAT AT A PUBLIC MEETING HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

VANESSA GUERRA, ACP  
DIRECTOR OF PLANNING  
DATE: \_\_\_\_\_

### CERTIFICATION OF COUNTY CLERK

FILED OF RECORD AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025  
DEPUTY: \_\_\_\_\_ COUNTY CLERK  
WEBB COUNTY, TEXAS

STATE OF TEXAS: \_\_\_\_\_  
COUNTY OF WEBB: \_\_\_\_\_

I, MARGIE R. BARRA, CLERK OF THE COUNTY COURT IN AND FOR THE WEBB COUNTY, DO HEREBY CERTIFY THAT THE FORGING INSTRUMENT DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. IN VOLUME \_\_\_\_\_ PAGE(S) \_\_\_\_\_ OF THE MAP RECORDS OF SAID COUNTY.

STATE OF TEXAS: \_\_\_\_\_  
COUNTY OF WEBB: \_\_\_\_\_

DEPUTY: \_\_\_\_\_ COUNTY CLERK  
WEBB COUNTY, TEXAS

### LOT AREA TABLES

WEBB COUNTY, TEXAS

LOT AREA TABLES

BLOCK 1

LOT #	AREA	LOT #	AREA
1	4001.57	17	3200.57
2	3402.57	18	3302.57
3	3305.57	19	4348.57
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12	3354.57	28	3311.57
13	3363.57	29	3438.57
14	3172.57	30	3312.57
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LOT #	AREA	LOT #	AREA
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7	3329.57	15	3329.57
8	3329.57	16	3329.57
9	3329.57	17	3329.57
10	3329.57	18	3329.57
11	3329.57	19	3329.57
12	3329.57	20	3329.57
13	3329.57	21	3329.57
14	3329.57	22	3329.57
15	3329.57	23	3329.57
16	3329.57	24	3329.57
17	3329.57	25	3329.57
18	3329.57	26	3329.57
19	3329.57	27	3329.57
20	3329.57	28	3329.57
21	3329.57	29	3329.57
22	3329.57	30	3329.57
23	3329.57	31	3329.57
24	3329.57	32	3329.57

BLOCK 3

LOT #	AREA	LOT #	AREA
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10	3329.57	18	3329.57
11	3329.57	19	3329.57
12	3329.57	20	3329.57
13	3329.57	21	3329.57
14	3329.57	22	3329.57
15	3329.57	23	3329.57
16	3329.57	24	3329.57
17	3329.57	25	3329.57
18	3329.57	26	3329.57
19	3329.57	27	3329.57
20	3329.57	28	3329.57
21	3329.57	29	3329.57
22	3329.57	30	3329.57
23	3329.57	31	3329.57
24	3329.57	32	3329.57

APPROVED,  
BY THE  
COMMISSIONERS  
AND  
THE  
JURY

TO AND  
THE  
JURY