

**Legal Description Bridge Crossing Villas (PUD)**

Being a 12.561 acre tract of land, more or less, being all of a called 12.561 acre tract, lot 1, block 2, Villas San Agustín - Unit 1, recorded in Volume 25, Pages 4-7, Webb County plat records, Webb County, Texas, being situated in section 20, abstract 48, B. Garcia, original grantee, Webb County, Texas, and being more particularly described as follows:

**Beginning** at a found 5" iron rod, being a point on the southern Right-of-Way line of Loop 20 (Bob Bullock Loop), and being the Northwest corner of Lot 6, Block 2, Villas San Agustín - Unit 1, recorded in Volume 25, Pages 4-7, Webb County plat records, Webb County, Texas, and the Northeast corner of a 30' channel easement, recorded in Volume 712, Page 1, Webb County official public records, and shown in Villas San Agustín - Unit 1, recorded in Volume 25, Pages 4-7, Webb County plat records, Webb County, Texas, and also being the northeast corner of Lot 1, Block 2, Villas San Agustín - Unit 1, recorded in Volume 25, Pages 4-7, Webb County plat records, Webb County, Texas, and the bearing of the **Point of Beginning** and the northeast corner herof;

**Thence**, S 22° 24' 48" W a distance of 360.30 feet, along the western property line of said Lot 6, and the eastern property line of Lot 1, at a distance of 192.56 feet, plus a found 5" iron rod being the southwest corner of said Lot 6, and the northwest corner of Lot 5, Block 2, Villas San Agustín - Unit 1, recorded in Volume 25, Pages 4-7, Webb County plat records, Webb County, Texas, continuing along the same course to a point being a point on the western property line of said Lot 5, and the northern most northeast corner of Lot 4, Block 2, Villas San Agustín - Unit 1, recorded in Volume 25, Pages 4-7, Webb County plat records, Webb County, Texas, and the southeast corner of said Lot 4, Block 2, Villas San Agustín - Unit 1, recorded in Volume 25, Pages 4-7, Webb County plat records, Webb County, Texas, and also being the southeast corner of said Lot 4, Block 2, Villas San Agustín - Unit 1, recorded in Volume 25, Pages 4-7, Webb County plat records, Webb County, Texas, and the bearing of the **Point of Beginning** and the southeast corner herof;

**Thence**, S 67° 35' 12" W a distance of 922.14 feet, along the south property line of said Lot 1, and the north property line of said Lot 4, at a distance of 59.60 feet, plus the southwest corner of said Lot 4, and the northeast corner of Lot 3, Block 2, Villas San Agustín - Unit 1, recorded in Volume 25, Pages 4-7, Webb County plat records, Webb County, Texas, continuing along the south property line of said Lot 1, and the north property line of said Lot 3, at a distance of 790.14 feet, plus the northwest corner of said Lot 3, and northeast corner of Lot 2, Block 2, Villas San Agustín - Unit 1, recorded in Volume 25, Pages 4-7, Webb County plat records, Webb County, Texas, continuing along the same course to a point of curvature of a curve to the right having a radius of 2,000.00 feet, a long chord with distance of 597.22 feet with a bearing of 5° 76' 10" 24" W;

**Thence**, continuing along south property line of said Lot 1, and the north property line of Lot 2, and along said curve to the right a distance of 599.46 feet, to a found 5" iron rod, being a point of deflection herof;

**Thence**, S 84° 45' 36" W a distance of 8.55 feet, along south property line of said Lot 1, and the north property line of Lot 2, to a point on the eastern Right-of-Way line of Atlanta Drive, and the northwest corner of said Lot 2, and also being the southwest corner of said Lot 1, and the southwest corner herof;

**Thence**, N 05° 14' 24" W a distance of 350.56 feet, along eastern Right-of-Way line of Atlanta Drive, and the western property line of said Lot 1, to a found 5" iron rod, being a point on the corner slip at the eastern Right-of-Way of Atlanta Drive and Bob Bullock Loop, Loop 20, and being a point of deflection herof;

**Thence**, N 38° 57' 54" E a distance of 71.69 feet, along the eastern Right-of-Way of Atlanta, and the western property line of said Lot 1, to a found 5" iron rod, being a point on the corner slip at the eastern Right-of-Way of Atlanta Drive and the south Right-of-Way of Bob Bullock Loop, Loop 20, and being a non-tangent point of curvature of a curve to the left having a radius of 2,991.86 feet, a long chord with distance of 811.88 feet with a bearing of N 74° 43' 35" E;

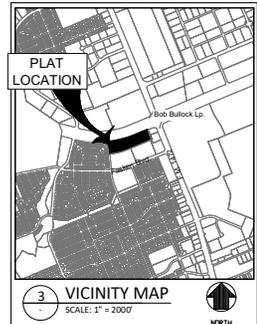
**Thence**, along the southern Right-of-Way line of Bob Bullock Loop, Loop 20, and the north property line of said Lot 1, and said curve to the left a distance of 814.39 feet, to a found iron rod, being a point of deflection herof;

**Thence**, N 67° 15' 16" E a distance of 547.22 feet, continuing along the south Right-of-Way line of Bob Bullock Loop, Loop 20, and the north property line of said Lot 1, to the Point of Beginning of this 12.561 acre tract, more or less.

**Basis of Bearings:**  
Texas South Zone - 4205 - NAD83

**LEGEND**

- FOUND 1/2" IRON ROD
- SET 1/2" IRON ROD
- EXISTING PROPERTY BOUNDARY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING RIGHT-OF-WAY CENTER LINE
- EXISTING PROPERTY LOT LINE
- EXISTING BUILDING SETBACK LINE
- EXISTING UTILITY EASEMENT LINE
- EXISTING DRAINAGE EASEMENT LINE
- EXISTING PROPERTY BOUNDARY LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY CENTERLINE
- PROPOSED PROPERTY LOT LINE
- PROPOSED UTILITY EASEMENT LINE
- PROPOSED BUILDING SETBACK LINE
- DRAINAGE EASEMENT DESIGNATION
- U.E. UTILITY EASEMENT DESIGNATION
- G.E. GAS EASEMENT DESIGNATION
- B.L.S. BUILDING SETBACK DESIGNATION
- A.E.U.E. ACCESS EASEMENT & UTILITY EASEMENT DRAINAGE PATTERNS TO THE FRONT AND/OR OF THE LOT
- F.F.E. FINISH FLOOR ELEVATION
- B.F.E. EXISTING BASE FLOOR ELEVATION
- PROPOSED WITH CLOMB BASE FLOOR ELEVATION



- NOTES:**
- DRIVEWAYS, SIDEWALKS, AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
  - ALL CIRCULATES SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
  - THE SETBACK SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.7.1 OF THE LAREDO LAND DEVELOPMENT CODE.
  - PROPERTY OWNERS (I.A.M. OR ITS SUCCESSORS) SHALL BE RESPONSIBLE FOR MAINTAINING PARKING LOT ON BLOCK 1 LOT 1 AND COMBINATION INLET BETWEEN LOTS 1 AND 2 BLOCK 1 IN A SAFE AND ORDERLY MANNER.
  - RUNOFF FROM THIS SUBDIVISION IS INTENDED TO DRAIN TOWARDS RIO GRANDE RIVER.
  - THIS RE-PLAT DOES NOT ATTEMPT TO ALTER, AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.
  - THIS RE-PLAT DOES NOT ATTEMPT TO ALTER, AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.
  - ALL IMPROVEMENTS SHALL FOLLOW SUBDIVISION ORDINANCES.
  - FINISHED FLOOR ELEVATIONS (F.F.E.) FOR BLOCK 1, LOTS 14-17, LOTS 22-27, LOTS 42, 43 AND FOR BLOCK 4, LOTS 34, 35, 36, 37 SHALL BE 1' ABOVE GRADE OF CURB ELEVATION.
  - EROSION, SEDIMENT, AND STORMWATER CONTROLS ARE REQUIRED FOR ALL LOT CONSTRUCTION, INCLUDING SINGLE-FAMILY, DUPLEX, MULTIFAMILY, COMMERCIAL, AND ANY OTHER PROJECTS DURING THE BUILDING PERMIT PROCESS. THE LOT OWNER OR BUILDER IS RESPONSIBLE FOR INSTALLING AND MAINTAINING BEST MANAGEMENT PRACTICES (BMPs), TREE PROTECTION, AND TEMPORARY EROSION CONTROLS AS PART OF THE BUILDING PERMIT PROCESS, PRIOR TO STARTING ANY SITE WORK. ALL CONTROLS MUST BE REMOVED UNTIL THE SITE IS STABILIZED AND PERMANENT VEGETATION IS ESTABLISHED.

BLOCK 1				BLOCK 2				BLOCK 3				BLOCK 4			
LOT #	AREA (Sqft)	AREA (AC)	LOT #	AREA (Sqft)	AREA (AC)	LOT #	AREA (Sqft)	AREA (AC)	LOT #	AREA (Sqft)	AREA (AC)	LOT #	AREA (Sqft)	AREA (AC)	
1	2,876.11	0.07	32	1,900.34	0.04	1	32,760.50	0.75	1	2,754.39	0.06	32	1,720.52	0.04	
2	2,120.94	0.05	33	1,890.68	0.04	2	1,602.98	0.04	2	1,602.98	0.04	33	1,720.55	0.04	
3	2,125.21	0.05	34	1,881.73	0.04	3	1,615.36	0.04	3	1,615.36	0.04	34	1,720.58	0.04	
4	2,128.72	0.05	35	1,873.50	0.04	4	2,170.95	0.05	4	1,627.03	0.04	35	2,324.97	0.05	
5	2,131.45	0.05	36	1,865.98	0.04	5	1,611.50	0.04	5	1,630.05	0.04	36	2,367.92	0.05	
6	2,133.41	0.05	37	1,859.19	0.04	6	1,611.50	0.04	6	1,648.26	0.04	37	1,714.95	0.04	
7	2,134.60	0.05	38	1,853.11	0.04	7	1,611.50	0.04	7	1,657.81	0.04	38	1,712.01	0.04	
8	2,135.03	0.05	39	1,847.75	0.04	8	1,611.50	0.04	8	1,666.66	0.04	39	1,709.08	0.04	
9	2,134.60	0.05	40	1,843.11	0.04	9	1,611.50	0.04	9	1,674.80	0.04	40	1,706.14	0.04	
10	2,133.56	0.05	41	1,839.18	0.04	10	2,195.53	0.05	10	2,066.57	0.05	41	1,703.21	0.04	
11	2,131.66	0.05	42	1,835.98	0.04	11	2,278.49	0.05	11	2,078.16	0.05	42	1,700.27	0.04	
12	2,129.00	0.05	43	1,833.49	0.04	12	2,033.11	0.05	12	1,698.71	0.04	43	1,697.34	0.04	
13	2,125.57	0.05	44	1,831.71	0.04	13	1,985.53	0.05	13	1,703.56	0.04	44	1,694.40	0.04	
14	2,121.37	0.05	45	1,826.64	0.05	14	1,942.64	0.04	14	1,702.69	0.04	45	1,691.46	0.04	
15	2,596.62	0.06	46	2,246.38	0.05	15	1,904.45	0.04	15	1,711.13	0.04	46	1,688.53	0.04	
16	2,587.70	0.06	47	1,831.11	0.04	16	1,949.55	0.04	16	1,713.86	0.04	47	2,068.33	0.05	
17	2,100.92	0.05	48	1,816.23	0.04	17	2,001.50	0.05	17	1,715.88	0.04	48	2,063.98	0.05	
18	2,093.28	0.05	49	1,826.96	0.04	18	1,815.42	0.04	18	1,717.20	0.04	49	1,677.72	0.04	
19	2,084.87	0.05	50	1,826.80	0.04	19	1,914.27	0.04	19	1,717.82	0.04	50	1,674.78	0.04	
20	2,075.70	0.05	51	1,826.64	0.04	20	2,202.74	0.05	20	1,717.73	0.04	51	1,671.85	0.04	
21	2,065.75	0.05	52	1,826.49	0.04	21	2,331.77	0.05	21	1,716.94	0.04	52	1,668.91	0.04	
22	2,066.58	0.05	53	1,826.33	0.04	22	1,715.18	0.04	22	1,720.32	0.04	53	1,665.98	0.04	
23	2,711.13	0.06	54	1,826.17	0.04	23	1,725.03	0.04	23	2,111.24	0.05	54	1,663.04	0.04	
24	2,036.05	0.05	55	1,826.01	0.04	24	1,725.64	0.04	24	2,111.29	0.05	55	1,660.11	0.04	
25	1,993.77	0.05	56	1,825.85	0.04	25	1,883.73	0.04	25	1,720.31	0.04	56	1,657.17	0.04	
26	2,080.02	0.05	57	1,825.69	0.04	26	1,726.34	0.04	26	1,720.34	0.04	57	1,654.34	0.04	
27	1,965.72	0.05	58	2,240.40	0.05	27	1,727.50	0.04	27	1,720.37	0.04	58	1,651.30	0.04	
28	1,952.13	0.04	59	2,240.16	0.05	28	1,900.20	0.04	28	1,720.40	0.04	59	1,648.37	0.04	
29	1,939.26	0.04	60	1,825.14	0.04	29	1,789.37	0.04	29	1,720.43	0.04	60	2,019.03	0.05	
30	2,363.88	0.05	61	1,824.98	0.04	30	1,720.86	0.04	30	1,720.46	0.04	61	2,013.79	0.05	
31	2,346.51	0.05	62	1,824.82	0.04	31	2,245.38	0.05	31	1,720.49	0.04	62	1,637.56	0.04	
			63	1,824.66	0.04							63	1,634.62	0.04	
												64	1,631.69	0.04	

Ariva Ltd.  
4016 Hillside Rd.  
Laredo, Tx 78041

ISSUED BY:  
O. Ceballos  
DRAWN BY:  
O. Ramirez  
CHECKED BY:  
O. Ceballos

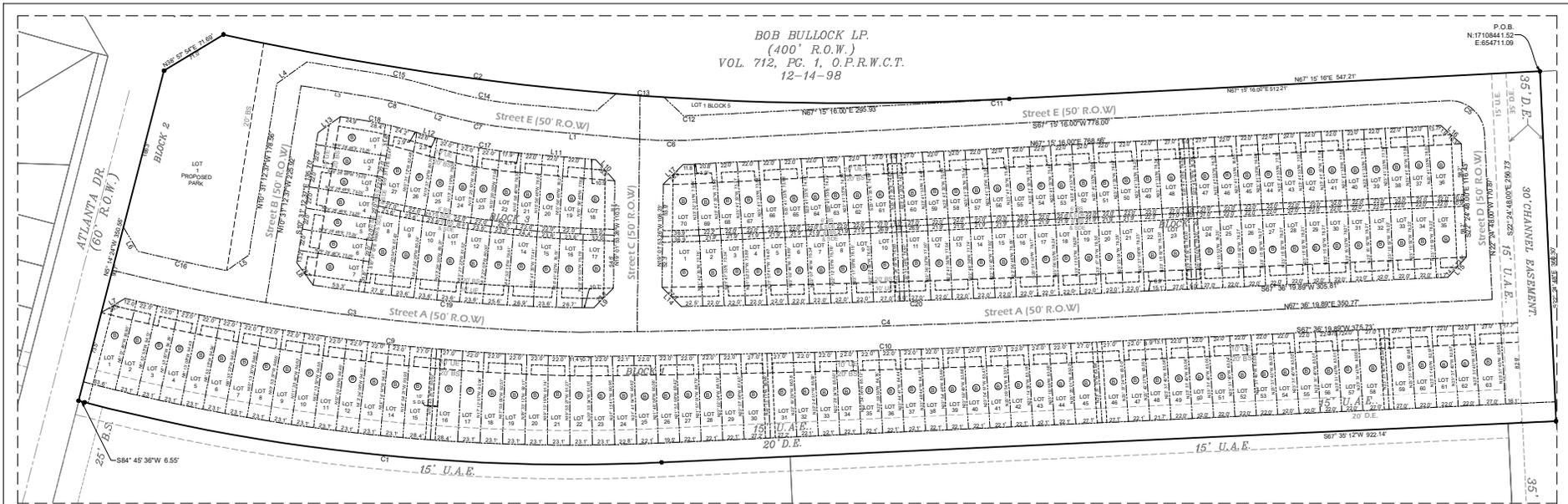
DESCRIPTION:  
PRELIMINARY PLAT  
FOR CLOMB LOT 1 OF SUBPUD

ISSUED DATE:  
03/03/2025  
03/10/2025

ISSUED BY:  
peudi consulting llc  
Registration Number F-1954  
8218 Cuna Verde Rd., Ste. 1001  
Laredo, TX 78041  
TEL: (956) 568-4006

RE-PLATT OF  
12.56 AC Tract  
Being Lot 1, Block 2  
Villas San Agustín - Unit 1,  
City of Laredo Webb County, Texas  
Vol. 25, Pgs. 4-7, P.R.W.C.T.  
INTO  
Bridge Crossing Villas (PUD)  
City of Laredo, Webb County Texas

1.10  
1 OF 2  
JOB NO. 2024-016



INSET "A"  
SCALE 1" = 50'

**CERTIFICATE OF OWNER**

STATE OF TEXAS  
COUNTY OF WEBB

I, \_\_\_\_\_, the undersigned owner of the land shown on this plat, designated herein as \_\_\_\_\_ in the City of Laredo, County of Webb, Texas whose name is subscribed hereto, hereby declare the use to the public forever all drains, easements, and public places thereon shown, for the purpose and consideration therein expressed.

DATE \_\_\_\_\_

**CERTIFICATE OF SURVEYOR**

STATE OF TEXAS  
COUNTY OF WEBB

I, \_\_\_\_\_, 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 will be properly placed under my supervision.

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 \_\_\_\_\_, 2025.

VANESSA GUERRA, AICP, PLANNING DIRECTOR

**PLAT APPROVAL-CITY ENGINEER**

I have reviewed this plat and accompanying construction drawings identified as \_\_\_\_\_ prepared by PE/IA Consulting LLC, Oscar Castillo, Registered Professional Engineer No. 95620, and dated the \_\_\_\_\_ with the last revised date on \_\_\_\_\_ and have found them in compliance with the Subdivision Ordinance of the City of Laredo, Texas.

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

DATE \_\_\_\_\_

**CERTIFICATE OF COUNTY CLERK**

STATE OF TEXAS  
COUNTY OF WEBB

I, \_\_\_\_\_, Clerk of the County Court in and for Webb County, Texas, do hereby certify that the foregoing instrument dated the \_\_\_\_\_ day of \_\_\_\_\_, 2025 with the 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.

WITNESS MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

DEPUTY COUNTY CLERK  
WEBB COUNTY, TEXAS

**PLANNING COMMISSION APPROVAL**

This Report, Bridge Crossing Villa (PUD) has been submitted to and considered by the Planning Commission of the City of Laredo, Webb County, Texas, and is hereby approved by such Commission on the February 03, 2025.

DANIELA SADA PAZ, CHAIRMAN

DATE \_\_\_\_\_

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 he executed the same for the purposes and considerations therein stated.

WITNESS MY HAND AND SEAL THIS \_\_\_\_\_ OF \_\_\_\_\_, 2025.

NOTARY PUBLIC IN AND FOR WEBB COUNTY, TEXAS MY COMMISSION EXPIRES \_\_\_\_\_

**CERTIFICATE OF ENGINEER**

STATE OF TEXAS  
COUNTY OF WEBB

I, Oscar Castillo, a Registered Professional Engineer in the State of Texas, hereby certify that proper engineering consideration has been given this plat to 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 this subdivision ordinance, except for those variances that may have been granted by the Planning Commission of the City.

OSCAR CASTILLO, P.E. #95620



DATE \_\_\_\_\_

Line #	Length	Direction
L1	122.18	S75° 11' 39.00"W
L2	22.60	S86° 10' 30.52"W
L4	38.18	N34° 28' 47.63"E
L5	27.93	N35° 11' 20.68"E
L6	28.78	S50° 38' 43.53"E
L7	28.48	S39° 21' 49.90"W
L8	28.18	S55° 43' 24.60"E
L9	28.63	N25° 15' 13.34"E
L10	29.31	N61° 55' 07.13"W
L11	61.03	S75° 11' 39.00"W
L12	22.60	S86° 10' 30.52"W
L13	28.28	S34° 28' 47.63"W
L14	27.87	N64° 52' 21.42"W
L15	28.28	S22° 35' 45.95"W
L16	28.20	S67° 34' 46.00"E
L17	28.48	N25° 34' 24.35"E

Curve #	Length	Radius	Delta	Chord	Direction	Chord Length
C1	599.46	2000.00	17.17	S76° 11' 01"W	597.22	
C2	814.39	2991.86	15.60	N74° 53' 35"E	811.88	
C3	487.48	2158.14	12.94	N77° 45' 11"E	486.45	
C4	588.41	14975.00	2.25	N68° 31' 03"E	588.38	
C5	55.97	35.50	90.33	N67° 34' 46"W	50.35	
C6	58.43	425.00	7.88	S71° 11' 34"W	58.38	
C7	81.45	425.00	10.98	S80° 41' 05"W	81.33	
C8	55.51	475.00	6.70	S82° 49' 39"W	55.47	
C9	473.72	2183.14	12.43	S77° 29' 20"W	472.79	
C10	589.71	15000.00	2.25	S68° 31' 06"W	589.67	
C11	26.70	2991.86	0.51	N67° 21' 03"E	26.70	
C12	13.17	450.00	1.88	N68° 05' 35"E	13.17	
C13	50.33	2991.86	0.96	N74° 22' 47"E	50.33	
C14	76.66	400.00	10.98	N80° 41' 05"E	76.54	
C15	58.43	500.00	6.70	N82° 49' 39"E	58.39	
C16	93.59	2133.14	2.51	N82° 25' 25"E	93.58	
C17	86.24	450.00	10.98	S80° 41' 05"W	86.11	
C18	52.58	450.00	6.70	S82° 49' 39"W	52.55	
C19	279.71	2133.14	7.51	N75° 02' 53"E	279.51	
C20	484.36	14950.00	1.86	S68° 19' 11"W	484.34	

Ariva Ltd.  
4016 Hillside Rd.  
Laredo, Tx 78041

DESIGNER:  
O Castillo  
DRAWN BY:  
O Ramirez  
CHECKED BY:  
O Castillo

ISSUED:  
DATE: 09/03/2025  
BY: 09/16/2025

# 1  
# 2



REPORT OF  
12.56 AC Tract  
Being Lot 1, Block 2  
Villa San Agustin - Unit 1,  
City of Laredo Webb County, Texas  
Vol. 25, Pgs. 1-10, O.P.R.W.C.T.  
Bridge Crossing Villa (PUD)  
City of Laredo, Webb County Texas