



- PLAT NOTES
1. SIDEWALK, DRIVEWAYS, AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE. THE SIDEWALK, WHEN CONSTRUCTED, MUST BE 12 FEET WIDE.
  2. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
  3. THE SETBACK SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.771 OF THE LAREDO LAND DEVELOPMENT CODE.
  4. COMMENCING POINT FOR 14.8848 ACRE TRACT:  
FOUND TIEOUT MONUMENT ON THE COMMON BOUNDARY BETWEEN KILLAM DEVELOPMENT, LTD. AND SAN ISIDRO RANCH. (GPS: N: 17110897.2200; E: 675768.7550)
  5. BY GRAPHICALLY PLOTTING, THIS PARCEL WAS DETERMINED NOT TO BE WITHIN A 100 YEAR FREQUENCY FLOOD ZONE AS PER FLOOD INSURANCE RATE MAPS FOR WEBB COUNTY, TEXAS COMMUNITY PANEL NO. 48479C1200C WITH AN EFFECTIVE DATE, APRIL 2, 2008.
  6. FOR LOT 2, BLOCK 1 ONLY, STORM WATER DETENTION IMPROVEMENTS SHALL BE REVIEWED BY THE ENGINEERING DEPARTMENT AS PART OF THE BUILDING PERMIT APPROVAL, AND SHALL BE THE RESPONSIBILITY OF THE LAND OWNER TO COMPLY WITH STORM WATER MANAGEMENT ORDINANCE. THE PROPERTY OWNER SHALL ADHERE TO THE CITY OF LAREDO LAND DEVELOPMENT CODE BOOK SECTION 24.93.3 DRAINAGE STANDARDS, LATEST REVISION, INCLUDING SECTION 24.93.3 MAINTENANCE RESPONSIBILITY. REQUIRED DETENTION VOLUME: 10,000 G.P. AT A 100-YEAR WAVE RATE OF 48.75 L.P.F. IN ADDITION TO THE REQUIRED STORAGE VOLUME. ALLOWANCES MUST BE MADE TO ACCOUNT FOR PRECIPITATION ONCE THE LOCATION OF DETENTION HAS BEEN DETERMINED.
  7. THIS PLAT IS SUBJECT TO A CERTIFICATE OF ADDRESS LANDOWNER FOR RUNOFF DISCHARGE AS PROVIDED IN THE DRAINAGE REPORT FOR LOT 2, BLOCK 1 - THE COVES AT WINFIELD COMMERCIAL UNIT 2. THE RUNOFF FROM BOTH THE DEVELOPMENT AND POST DEVELOPMENT WILL BE CONVEYED BY THE (STREETS OR STORM SEWER SYSTEM) AND ULTIMATELY BE DETERMINED ON A FUTURE DETENTION BASIN.

Lot Table	
BLOCK 1	
LOT 2	13.00 ACRES

LINE TABLE	
LINE #	LENGTH
L1	168.38' N 67°58'50" E
L2	45.11' S 22°58'44" E
L3	170.42' S 51°23'57" W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH
C1	443.26'	1,080.00'	20°23'07"	255.30'	438.59'
C2	240.49'	1,020.00'	11°17'40"	120.84'	240.50'

SECA ENGINEERING, LLC  
1001 SAN ANTONIO ST. LAREDO, TEXAS 79901  
TEL: 957-222-1111 FAX: 957-222-1112  
WWW.SECAENGINEERING.COM

MESQUITE  
RESIDENTIAL

ENGINEER

REPORT OF  
LOT 2, BLOCK 1, THE COVES AT WINFIELD  
COMMERCIAL UNIT 2  
AND  
LOT 2A, BLOCK 1, THE COVES AT WINFIELD  
COMMERCIAL UNIT 2

CITY OF LAREDO, TEXAS  
COUNTY OF LAREDO, TEXAS  
OFFICIAL CHARTER  
ABSTRACT 277

KILLAM  
OWNER  
CHARCO LAND SALES, LLC  
1001 SAN ANTONIO ST. LAREDO, TEXAS 79901  
TEL: 957-222-1111 FAX: 957-222-1112  
WWW.CHARCOLANDSALES.COM

SHEET NAME:  
PRELIMINARY REPEAT

REVISED DATE:

DESIGNED BY: J.L.B.  
CHECKED BY: J.L.B.  
APPROVED BY: J.L.B.  
DATE: 11-08-2024  
24 X 36  
11 X 17

1 of 2

