

LEGAL DESCRIPTION
 NORTH LAREDO INDUSTRIAL SUBDIVISION, PHASE V
 613.57 ACRES

BEING A TRACT OF LAND CONTAINING 613.57 ACRES, MORE OR LESS, COMPRISED OF THAT CALLED 272.54 ACRES, DESIGNATED AS TRACT D, AND A CALLED 48.88 ACRES, DESIGNATED AS TRACT E, CONVEYED TO NORTH LAREDO INDUSTRIAL PARK, LTD., RECORDED IN VOLUME 1160, PAGES 756, WEBB COUNTY OFFICIAL PUBLIC RECORDS, AND PARTIALLY OUT OF TRACT 'THREE', CONVEYED TO REUTHINGER LIVING TRUST, RECORDED IN VOLUME 336, PAGES 1, SITUATED IN PORCION 9, 10, 11, WEBB COUNTY, TEXAS, AND DESCRIBED AS FOLLOWS TO WIT:

BEGINNING AT AN IRON ROD FOUND ON THE EAST RIGHT-OF-WAY LINE OF MERCURY DRIVE, BEING THE NORTHEAST CORNER OF NORTH LAREDO INDUSTRIAL PARK, PHASE IV, RECORDED IN VOLUME 40, PAGES 713, WEBB COUNTY PLAT RECORDS, THE MOST SOUTHWEST CORNER HEREOF;

THENCE, NORTH 72° 11' 19" W, CONTINUING WITH THE NORTH LINE OF SAID NORTH INDUSTRIAL PARK, PHASE IV, AT 176.78 FEET TO AN IRON ROD SET ON THE SOUTH LINE OF STREET "A", AN 80 FT. RIGHT-OF-WAY, A 120 FT. WIDE RIGHT-OF-WAY, TO A POINT AT THE BEGINNING OF A CURVE HAVING A RADIUS OF 4337.93 FEET, FOR A POINT OF CURVATURE HEREOF;

THENCE, CONTINUING ALONG SAID CURVE TURNING TO THE LEFT, WHOSE LONG CHORD BEARS S 79° 02' 17" W, A CHORD LENGTH OF 4148.88 FEET, A DISTANCE OF 4324.09 FEET TO A NON-TANGENTIAL POINT AND AN INTERIOR CORNER HEREOF;

THENCE, WITH THE WEST LINE OF SAID NORTH LAREDO INDUSTRIAL PARK, PHASE IV, GENERALLY IN A SOUTHERLY DIRECTION, THE FOLLOWING CALLS AND DISTANCES:

S 63° 33' 25" E, AT 206.81 FEET AN IRON ROD SET FOR AN EXTERIOR CORNER HEREOF;
 S 36° 59' 59" W, AT 248.03 FEET AN IRON ROD SET FOR A DEFLECTION CORNER TO THE LEFT HEREOF;
 S 25° 46' 58" W, AT 448.99 FEET AN IRON ROD SET FOR A DEFLECTION CORNER TO THE LEFT HEREOF;
 S 11° 02' 50" W, AT 969.09 FEET AN IRON ROD SET FOR A DEFLECTION CORNER TO THE LEFT HEREOF;
 S 15° 05' 02" E, AT 800.15 FEET AN IRON ROD SET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF REUTHINGER PARKWAY, FOR A DEFLECTION CORNER TO THE LEFT HEREOF;
 S 15° 05' 40" E, AT 120.00 FEET AN IRON ROD SET ON THE SOUTH RIGHT-OF-WAY LINE OF SAID REUTHINGER PARKWAY, FOR AN EXTERIOR CORNER HEREOF;
 S 75° 52' 14" W, AT 313.18 FEET AN IRON ROD SET FOR AN INTERIOR CORNER HEREOF;
 S 16° 22' 57" E, AT 533.13 FEET AN IRON ROD SET FOR A DEFLECTION CORNER TO THE RIGHT HEREOF;
 S 05° 52' 17" W, AT 420.00 FEET AN IRON ROD SET FOR A DEFLECTION CORNER TO THE RIGHT HEREOF;
 S 18° 18' 22" W, AT 630.00 FEET AN IRON ROD SET FOR A DEFLECTION CORNER TO THE RIGHT HEREOF;
 S 18° 54' 18" W, AT 200.00 FEET AN IRON ROD SET FOR A DEFLECTION CORNER TO THE LEFT HEREOF;
 S 18° 18' 47" W, AT 200.00 FEET AN IRON ROD SET FOR A DEFLECTION CORNER TO THE LEFT HEREOF;
 S 16° 49' 01" W, AT 220.00 FEET AN IRON ROD SET FOR A DEFLECTION CORNER TO THE RIGHT HEREOF;
 S 06° 47' 54" W, AT 157.75 FEET AN IRON ROD SET ON THE NORTH LINE OF A CALLED 11.73 ACRES, A 60 FT. WIDE EASEMENT CORNER HEREOF;
 THENCE, CONTINUING WITH THE SOUTH LINE OF SAID NORTH LAREDO INDUSTRIAL PARK, PHASE IV, FOR AN EXTERIOR CORNER HEREOF;

THENCE, CONTINUING WITH THE SAID NORTH LINE OF A CALLED 11.73 ACRES, GENERALLY IN A WESTERLY DIRECTION, THE FOLLOWING CALLS AND DISTANCES:

S 67° 38' 25" W, AT 115.09 FEET AN IRON ROD SET FOR A DEFLECTION CORNER TO THE RIGHT HEREOF;
 S 79° 10' 33" W, AT 180.00 FEET AN IRON ROD SET FOR A DEFLECTION CORNER TO THE LEFT HEREOF;
 S 67° 38' 27" W, AT 363.48 FEET AN IRON ROD SET AT A POINT ON THE EAST LINE OF A CALLED 23.76 ACRES, CONVEYED TO CENTRAL POWER AND LIGHT COMPANY, RECORDED IN VOLUME 918, PAGES 845-851, WEBB COUNTY OFFICIAL PUBLIC RECORDS, FOR AN EXTERIOR CORNER HEREOF;

THENCE, N 22° 21' 35" W, CONTINUING WITH THE EAST LINE OF SAID 23.76 ACRES, AT 707.29 FEET AN IRON ROD SET AT THE NORTH CORNER OF SAID 23.76 ACRES, FOR AN INTERIOR CORNER HEREOF;

THENCE, S 67° 38' 25" W, CONTINUING WITH THE NORTH LINE OF SAID 23.76 ACRES, AT 616.21 FEET AN IRON ROD SET AT THE WEST CORNER OF SAID 23.76 ACRES, FOR AN INTERIOR CORNER HEREOF;

THENCE, S 07° 38' 28" W, CONTINUING WITH THE WEST LINE OF SAID 23.76 ACRES, AT 897.55 FEET AN IRON ROD SET ON THE NORTH LINE OF THE REMAINING PORTION OF A CALLED 81.32 ACRES, CONVEYED TO N. H. HACHAR RANCH, RECORDED IN VOLUME 103, PAGES 148-172, WEBB COUNTY DEED RECORDS, FOR AN EXTERIOR CORNER HEREOF;

THENCE, S 47° 38' 19" W, CONTINUING WITH THE NORTH LINE OF SAID 81.32 ACRES, AT 1688.50 FEET AN IRON ROD SET FOR A DEFLECTION CORNER HEREOF;

THENCE, S 67° 38' 19" W, CONTINUING WITH THE NORTH LINE OF SAID 81.32 ACRES, AT 2175.50 FEET AN IRON ROD SET AT A NON-TANGENTIAL POINT OF CURVATURE, FOR THE MOST WESTLY CORNER HEREOF;

THENCE, OVER AND ACROSS, TRACT 'THREE', CONVEYED TO REUTHINGER LIVING TRUST, RECORDED IN VOLUME 336, PAGE 1, WEBB COUNTY DEED RECORDS, GENERALLY IN A NORTHEASTERLY DIRECTION, THE FOLLOWING CALLS AND DISTANCES:

CONTINUING ALONG SAID CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 9993.00 FEET, WHOSE LONG CHORD BEARS N 28° 17' 19" E, A CHORD LENGTH OF 1433.25 FEET, TO AN IRON ROD SET FOR A NON-TANGENTIAL POINT OF TANGENCY HEREOF;

N 67° 42' 27" E, AT 35.05 FEET AN IRON ROD SET FOR A DEFLECTION CORNER TO THE LEFT HEREOF;
 N 29° 37' 31" E, AT 725.95 FEET AN IRON ROD SET FOR A DEFLECTION CORNER TO THE LEFT HEREOF;
 N 26° 24' 23" E, AT 448.09 FEET AN IRON ROD SET FOR A DEFLECTION CORNER TO THE RIGHT HEREOF;
 N 29° 37' 31" E, AT 672.54 FEET AN IRON ROD SET FOR A POINT OF CURVATURE HEREOF;
 CONTINUING ALONG SAID CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 6000.00 FEET, WHOSE LONG CHORD BEARS N 31° 51' 21" E, A CHORD LENGTH OF 537.75 FEET, A DISTANCE OF 537.89 FEET TO AN IRON ROD SET FOR A NON-TANGENTIAL POINT OF CURVATURE HEREOF;
 CONTINUING ALONG SAID CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 950.20 FEET, WHOSE LONG CHORD BEARS N 31° 51' 21" E, A CHORD LENGTH OF 746.69 FEET, A DISTANCE OF 746.88 FEET TO AN IRON ROD SET FOR A POINT OF CURVATURE HEREOF;
 N 29° 37' 31" E, AT 92.49 FEET AN IRON ROD SET FOR A DEFLECTION CORNER TO THE RIGHT HEREOF;
 N 29° 37' 31" E, AT 70.75 FEET AN IRON ROD SET FOR A DEFLECTION CORNER TO THE LEFT HEREOF;
 N 29° 37' 31" E, AT 144.00 FEET AN IRON ROD SET FOR A DEFLECTION CORNER TO THE LEFT HEREOF;
 N 29° 37' 31" E, AT 67.69 FEET AN IRON ROD SET FOR A DEFLECTION CORNER TO THE RIGHT HEREOF;
 N 29° 37' 31" E, AT 47.26 FEET AN IRON ROD SET FOR A DEFLECTION CORNER TO THE RIGHT HEREOF;
 N 26° 15' 24" E, AT 272.10 FEET AN IRON ROD SET FOR A DEFLECTION CORNER HEREOF;
 N 26° 15' 24" E, AT 83.05 FEET AN IRON ROD SET AT THE BEGINNING OF A CURVE, HAVING A RADIUS OF 6820.00 FEET, FOR A POINT OF CURVATURE HEREOF;
 CONTINUING ALONG SAID CURVE TURNING TO THE LEFT, WHOSE LONG CHORD BEARS N 36° 51' 36" E, A CHORD LENGTH OF 450.22 FEET, A DISTANCE OF 450.30 FEET TO AN IRON ROD SET FOR A NON-TANGENTIAL POINT OF CURVATURE HEREOF;
 N 07° 39' 32" E, AT 51.26 FEET AN IRON ROD SET FOR A DEFLECTION CORNER TO THE RIGHT HEREOF;
 N 36° 51' 36" E, AT 38.35 FEET AN IRON ROD SET AT THE BEGINNING OF A CURVE, HAVING A RADIUS OF 1,071.55 FEET, FOR A POINT OF CURVATURE HEREOF;
 CONTINUING ALONG SAID CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 6,822.95 FEET, WHOSE LONG CHORD BEARS N 41° 36' 28" E, A CHORD LENGTH OF 123.55 FEET, A DISTANCE OF 123.55 FEET TO AN IRON ROD SET FOR A NON-TANGENTIAL POINT OF CURVATURE HEREOF;
 N 07° 44' 42" W, AT 48.67 FEET AN IRON ROD SET AT THE BEGINNING OF A CURVE, HAVING A RADIUS OF 6820.00 FEET, FOR A POINT OF CURVATURE HEREOF;
 CONTINUING ALONG SAID CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 6820.00 FEET, WHOSE LONG CHORD BEARS N 41° 36' 28" E, A CHORD LENGTH OF 123.55 FEET, A DISTANCE OF 123.55 FEET TO AN IRON ROD SET FOR A NON-TANGENTIAL POINT OF CURVATURE HEREOF;
 CONTINUING ALONG SAID CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 6820.00 FEET, WHOSE LONG CHORD BEARS N 41° 36' 28" E, A CHORD LENGTH OF 123.55 FEET, A DISTANCE OF 123.55 FEET TO AN IRON ROD SET FOR A NON-TANGENTIAL POINT OF CURVATURE HEREOF;
 CONTINUING ALONG SAID CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 6820.00 FEET, WHOSE LONG CHORD BEARS N 41° 36' 28" E, A CHORD LENGTH OF 123.55 FEET, A DISTANCE OF 123.55 FEET TO AN IRON ROD SET FOR A NON-TANGENTIAL POINT OF CURVATURE HEREOF;
 CONTINUING ALONG SAID CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 6820.00 FEET, WHOSE LONG CHORD BEARS N 41° 36' 28" E, A CHORD LENGTH OF 123.55 FEET, A DISTANCE OF 123.55 FEET TO AN IRON ROD SET FOR A NON-TANGENTIAL POINT OF CURVATURE HEREOF;
 CONTINUING ALONG SAID CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 6820.00 FEET, WHOSE LONG CHORD BEARS N 41° 36' 28" E, A CHORD LENGTH OF 123.55 FEET, A DISTANCE OF 123.55 FEET TO AN IRON ROD SET FOR A NON-TANGENTIAL POINT OF CURVATURE HEREOF;
 CONTINUING ALONG SAID CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 6820.00 FEET, WHOSE LONG CHORD BEARS N 41° 36' 28" E, A CHORD LENGTH OF 123.55 FEET, A DISTANCE OF 123.55 FEET TO AN IRON ROD SET FOR A NON-TANGENTIAL POINT OF CURVATURE HEREOF;
 CONTINUING ALONG SAID CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 6820.00 FEET, WHOSE LONG CHORD BEARS N 41° 36' 28" E, A CHORD LENGTH OF 123.55 FEET, A DISTANCE OF 123.55 FEET TO AN IRON ROD SET FOR A NON-TANGENTIAL POINT OF CURVATURE HEREOF;



THENCE, N 17° 28' 41" W, AT 234.47 FEET THE POINT OF BEGINNING AND CONTAINING 613.57 ACRES (26,730,856.51 SF), MORE OR LESS.

NOTES:

1. BASIS OF BEARINGS: TEXAS COORDINATE SYSTEM OF 1983, 4205 SOUTH ZONE, NAD 83.
2. THIS DESCRIPTION WAS PREPARED FROM RECORD INFORMATION AND ACTUAL FIELD SURVEY DATA.

PLAT NOTES & RESTRICTIONS:

1. DRIVEWAYS, SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS, IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
2. ACCESS TO BE PROVIDED FOR ALL UTILITY EASEMENTS IN ORDER TO MAINTAIN AND MONITOR THE INFRASTRUCTURE.
3. THIS SUBJECT PROPERTY IS PARTIALLY LOCATED WITHIN THE DESIGNATED 100-YEAR FLOODPLAIN PER FEMA FIRM MAP NO. 48497C, PANEL NO. 1185C, WITH EFFECTIVE DATE OF APRIL 03, 2008. FLOODPLAIN MAP IS SUBJECT TO REVISION BY FEMA CLM CASE NO. 23-06-2178 AS SUBMITTED BY JUAN C. RODRIGUEZ, P.E. (CPE No. 101215).
4. SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.7.1 OF THE LAREDO LAND DEVELOPMENT CODE.
5. ALL LOT CONFIGURATIONS SHOWN, INCLUDING MINIMUM LOT AREAS SHALL MEET DIMENSIONAL STANDARDS OF THE LAREDO LAND DEVELOPMENT CODE.
6. GRID COORDINATES: NAD83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE, PROVIDED FOR GENERAL LOCATIVE PURPOSE AND DO NOT REPRESENT OFFICIAL INDCO CONTROL.
7. LOT 4, BLOCK 4 AND LOTS 1, 3, 5 & 6, BLOCK 5 SHALL PROVIDE ON-SITE DETENTION AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
8. ALL OFF-SITE AND ON-SITE DRAINAGE EASEMENTS OF THE NORTH LAREDO INDUSTRIAL PARK, PHASE V IS SUBJECT TO A MAINTENANCE AND MONITORING AGREEMENT RECORDED IN VOLUME 1160, PAGES 756, O.P.B.C.T.
9. LOT 5, BLOCK 5, LOT 6, BLOCK 4, AND LOTS 7 AND 8, BLOCK 5, ARE UNRELIABLE AND RECONSIDERED AS DRAINAGE EASEMENTS.

ENGINEER:
 RICARDO M. VILLARREAL, P.E.
 TOP SITE CIVIL GROUP, LLC
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 LAREDO, TEXAS 78041
 (956) 725-6057

SURVEYOR:
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**PRELIMINARY
 NOT FOR
 RECORDATION**

LEGEND:

- PROPERTY CORNER
- PROPERTY LINE
- EASEMENT LINE
- BOUNDARY LINE
- BOUNDARY DISTANCE
- GRID
- GRID-IRON ROD SET POINT
- POINT OF BEGINNING

OWNER:
 PRELIMINARY PLAT OF
**NORTH LAREDO INDUSTRIAL SUBDIVISION
 PHASE V**
 PORCION 31 & PORCION 32
 CITY OF LAREDO, WEBB COUNTY, TEXAS

PROJECT #:
 PLATS DATE:
 COUNTY: BREV
 RECORD: 8842
 DATE:
 FILE NAME: C:\P\1000000
 DATE PLOTTED:
 SCALE: 1"=2000'
 GRAPHIC SCALE IN FEET

TOPSITE
 Civil Group

1.0

WEBB COUNTY, TEXAS

PORTION 9
W. E. 2142
A-11

RUETHINGER
LIVING TRUST
TRACT "THREE"
V. 336, P. 1
W.C.D.A.

S7' 44' 42"W - 49.67'
L: 122.55', R: 6822.95'
Δ: 1.03'
CH: N41° 36' 28"E
CH L: 122.55'
L: 6.20', R: 1973.56'
Δ: 0.18'
CH: N39° 39' 13"E
CH L: 6.20'

CITY OF LAREDO
V. 5423, P. 16

FUTURE STATE HIGHWAY 84
(FORMER 6.000)

L: 450.00', R: 8930.00'
Δ: 3.76'
CH: N63° 59' 34"E
CH L: 450.00'
L: 122.55', R: 6822.95'
Δ: 1.03'
CH: N41° 36' 28"E
CH L: 122.55'

L: 95.64', R: 8820.00'
Δ: 0.80'
CH: N28° 22' 59"E
CH L: 95.64'

PORTION 10
V. 5390A3
A-13A

LOT 6
20.55 ACRES
(895,559.72 SF)

LOT 7
23.44 ACRES
(1,021,160.90 SF)

L: 54.88', R: 1500.00'
Δ: 0.90'
CH: S34° 43' 52"W
CH L: 54.88'

L: 588.84', R: 100,000.00'
Δ: 2.24' (100.0000)
CH: N22° 24' 24"W
CH L: 588.84'

L: 428.68', R: 1468.00'
Δ: 30.80'
CH: N27° 20' 00"E
CH L: 428.68'

LOT 4
3.84 ACRES
(167,261.65 SF)

LOT 5
18.90 ACRES
(817,063.14 SF)

MATCH LINE - SHEET 1.1

RAMOS GULL LOOP
(60,000.00 SQ. FT.)

LOT 3
14.78 ACRES
(642,818.19 SF)

LOT 5
22.85 ACRES
(990,368.80 SF)

PROPOSED LIMITS OF 100-YEAR FLOODPLAIN
PENDING FEMA LOCAL APPROVAL
FLOW CASE #: 23,06-2177R
SEE NOTE 3

PROPOSED LIMITS OF 100-YEAR FLOODPLAIN
PENDING FEMA LOCAL APPROVAL
FLOW CASE #: 23,06-2177R
SEE NOTE 3

LOT 1
2.03 ACRES
(88,470.23 SF)

LOT 2
8.34 ACRES
(371,955.85 SF)

LOT 3
14.78 ACRES
(642,818.19 SF)

LOT 5
22.85 ACRES
(990,368.80 SF)

LOT 1
BLOCK 2

LOT 4
BLOCK 2

LOT 3
BLOCK 2

LOT 2
BLOCK 2

LOT 1
BLOCK 2

NORTH LAREDO
INDUSTRIAL PARK
PHASE IV
V. 46, P. 713
W.C.P.E.

LOT 2
BLOCK 2

LOT 1
BLOCK 2

LOT 4
BLOCK 2

LOT 3
BLOCK 2

LOT 2
BLOCK 2

LOT 1
BLOCK 2

LOT 1
BLOCK 2

PRELIMINARY
NOT FOR RECORDATION

LEGEND
PROPERTY CORNER
PROPOSED LINE
LOT LINE
BUILDING FOOTPRINT
EASEMENT
SETBACK
POINT OF BEGINNING

OWNER:

PRELIMINARY PLAT OF
NORTH LAREDO INDUSTRIAL SUBDIVISION
PHASE V
PORTION 31 & PORTION 32
CITY OF LAREDO, WEBB COUNTY, TEXAS

PROJECT #
PLATS #
CONTRACT #
RECORD #
DATE
FILE NAME: C:\P\1716
SCALE: 1"=100'

TOPSITE
Civil Group

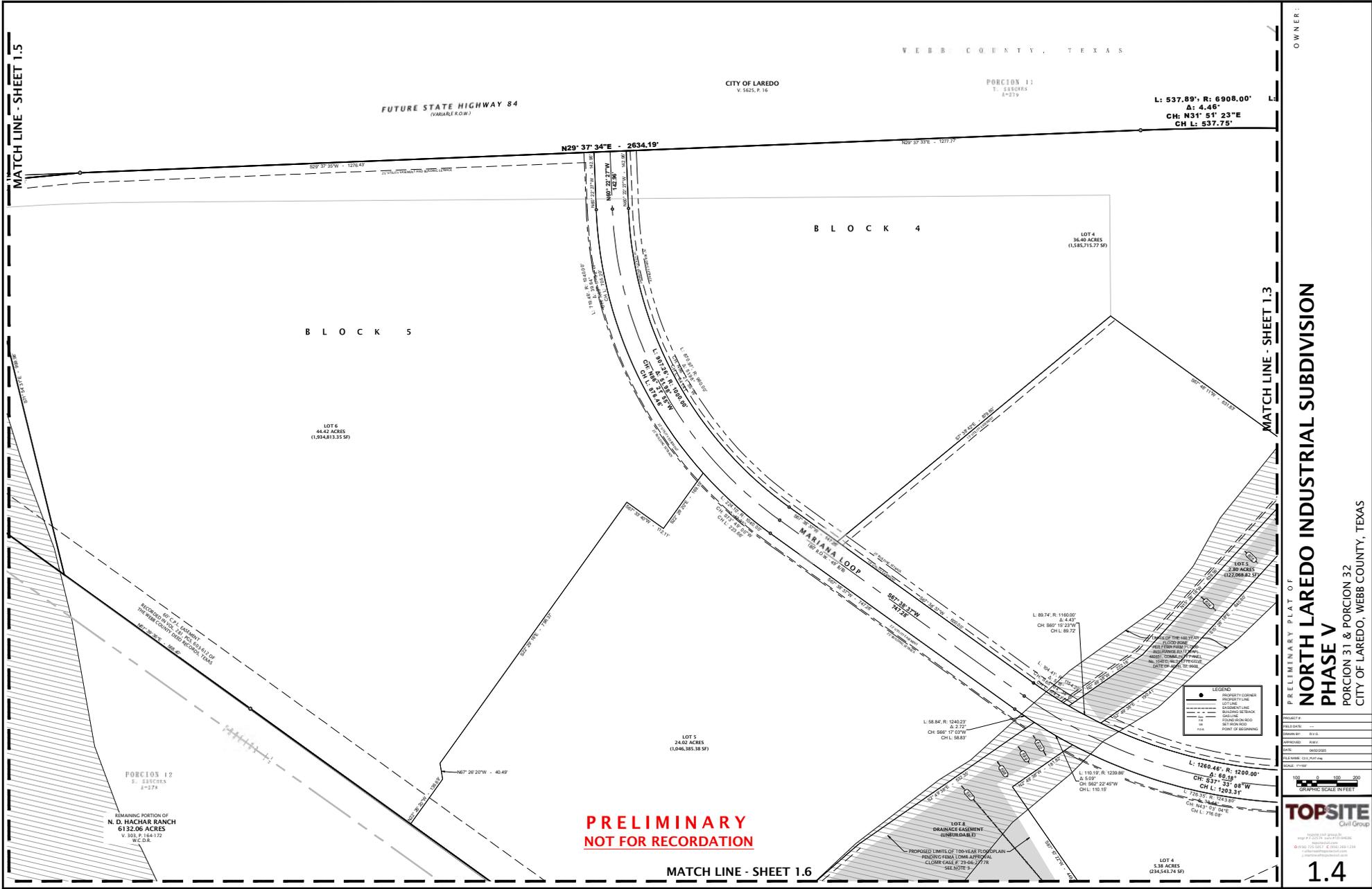
10000 UNIT DRAWING
DATE: 02/28/2023
DRAWN BY: J. HARRIS
CHECKED BY: J. HARRIS
DATE: 02/28/2023
PROJECT: 1716

1.2

MATCH LINE - SHEET 1.3

MATCH LINE - SHEET 1.7

MATCH LINE - SHEET 1.5



FUTURE STATE HIGHWAY 84
(VARUABLE R.O.W.)

CITY OF LAREDO
V. 3402, P. 14

PORTION 11
S. 58UCD15
R=274

L: 537.89', R: 6908.00'
Δ: 4.46°
CH: N31° 51' 23"E
CH L: 537.75'

N29° 37' 34"E - 2634.19'

N29° 57' 55"E - 1077.37'

B L O C K 5

B L O C K 4

LOT 6
44.42 ACRES
(1,934,813.35 SF)

LOT 4
36.40 ACRES
(1,585,715.77 SF)

LOT 5
24.82 ACRES
(1,046,385.38 SF)

PORTION 12
S. 58UCD15
R=274
REMAINING PORTION OF
N. D. HACHAR RANCH
61.32 ACRES
V. 303, P. 16-172
REC'D

**PRELIMINARY
NOT FOR RECORDATION**

MATCH LINE - SHEET 1.6

LEGEND

- PROPERTY CORNER
- PROPERTY LINE
- LOT LINE
- EASEMENT
- DRAINAGE EASEMENT
- EASEMENT
- SET BACK
- POINT OF BEGINNING

OWNER:

PRELIMINARY PLAT OF
NORTH LAREDO INDUSTRIAL SUBDIVISION
PHASE V
 PORTION 31 & PORTION 32
 CITY OF LAREDO, WEBB COUNTY, TEXAS

PROJECT #

DATE

REVISION

DATE

FILE NAME

SCALE

1" = 100'

GRAPHIC SCALE IN FEET

TOPSITE
Civil Group

1.4

