

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 48.18 ACRES, DESIGNATED AS TRACT E, CONVEYED TO NORTH LAREDO INDUSTRIAL PARK, LTD., RECORDED IN VOLUME 1160, PAGES 736, WEBB COUNTY OFFICIAL PUBLIC RECORDS, AND PARTIALLY OUT OF TRACT "THREE", CONVEYED TO REUTHERING LIVING TRUST, RECORDED IN VOLUME 336, PAGE 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 711, WEBB COUNTY PLAT RECORDS, THE MOST SOUTHEAST CORNER HEREOF;

THENCE, N 72° 31' 19" W, CONTINUING WITH THE NORTH LINE OF SAID NORTH LAREDO 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 4317.80 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 208.81 FEET AN IRON ROD SET FOR AN EXTERIOR CORNER HEREOF;
S 36° 59' 03" W, AT 248.03 FEET AN IRON ROD SET FOR A DEFLECTION CORNER TO THE LEFT HEREOF;
S 25° 40' 38" W, AT 448.98 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 10° 05' 02" E, AT 800.11 FEET AN IRON ROD SET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF REUTHERING PARKWAY, FOR A DEFLECTION CORNER TO THE LEFT HEREOF;
S 15° 06' 48" E, AT 120.00 FEET AN IRON ROD SET ON THE SOUTH RIGHT-OF-WAY LINE OF SAID REUTHERING PARKWAY, FOR AN EXTERIOR CORNER HEREOF;
S 7° 53' 14" W, AT 251.18 FEET AN IRON ROD SET FOR AN INTERIOR CORNER HEREOF;
S 16° 22' 57" E, AT 533.11 FEET AN IRON ROD SET FOR A DEFLECTION CORNER TO THE RIGHT HEREOF;
S 05° 52' 17" W, AT 430.00 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 38° 31' 42" W, AT 420.00 FEET AN IRON ROD SET FOR A DEFLECTION CORNER TO THE RIGHT HEREOF;
S 79° 54' 18" W, AT 200.00 FEET AN IRON ROD SET FOR A DEFLECTION CORNER TO THE LEFT HEREOF;
S 15° 18' 47" W, AT 250.00 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 EXISTING CENTRAL POWER AND LIGHT COMPANY RECORDS, BEING THE SOUTH CORNER 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 188.98 FEET AN IRON ROD SET FOR A DEFLECTION CORNER TO THE LEFT HEREOF;
S 67° 38' 27" W, AT 263.49 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' 27" 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 67° 38' 28" W, CONTINUING WITH THE WEST LINE OF SAID 23.76 ACRES, AT 897.51 FEET AN IRON ROD SET ON THE NORTH LINE OF THE REMAINING PORTION OF A CALLED 613.26 ACRES, CONVEYED TO N. HACHAR RANCH, RECORDED IN VOLUME 303, PAGES 164-172, WEBB COUNTY DEED RECORDS, FOR AN EXTERIOR CORNER HEREOF;

THENCE, S 67° 38' 39" W, CONTINUING WITH THE NORTH LINE OF SAID 613.26 ACRES, AT 1688.50 FEET AN IRON ROD SET FOR A DEFLECTION CORNER HEREOF;

THENCE, S 67° 39' 38" W, CONTINUING WITH THE NORTH LINE OF SAID 613.26 ACRES, AT 2175.50 FEET AN IRON ROD SET AT A NON-TANGENTIAL POINT OF CURVATURE, FOR THE MOST WESTERLY CORNER HEREOF;

THENCE, OVER AND ACROSS, TRACT "THREE", CONVEYED TO REUTHERING 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 6960.00 FEET, WHOSE LONG CHORD BEARS N 26° 57' 19" E, A CHORD LENGTH OF 143.52 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' 35" E, AT 725.95 FEET AN IRON ROD SET FOR A DEFLECTION CORNER TO THE LEFT HEREOF;
N 26° 24' 25" E, AT 448.09 FEET AN IRON ROD SET FOR A DEFLECTION CORNER TO THE RIGHT HEREOF;
N 29° 37' 35" E, AT 725.95 FEET AN IRON ROD SET FOR A POINT OF CURVATURE HEREOF;
CONTINUING ALONG SAID CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 6960.00 FEET, WHOSE LONG CHORD BEARS N 31° 51' 25" E, A CHORD LENGTH 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 959.00 FEET, WHOSE LONG CHORD BEARS N 31° 51' 25" E, A CHORD LENGTH OF 746.69 FEET, A DISTANCE OF 746.68 FEET TO AN IRON ROD SET FOR A POINT OF TANGENCY HEREOF;
N 29° 37' 35" E, AT 90.48 FEET AN IRON ROD SET FOR A DEFLECTION CORNER TO THE RIGHT HEREOF;
N 29° 37' 35" E, AT 725.95 FEET AN IRON ROD SET FOR A DEFLECTION CORNER TO THE LEFT HEREOF;
N 29° 37' 35" E, AT 144.00 FEET AN IRON ROD SET FOR A DEFLECTION CORNER TO THE LEFT HEREOF;
N 29° 37' 35" E, AT 725.95 FEET AN IRON ROD SET FOR A DEFLECTION CORNER TO THE RIGHT HEREOF;
N 29° 37' 35" E, AT 472.00 FEET AN IRON ROD SET FOR A DEFLECTION CORNER TO THE RIGHT HEREOF;
N 26° 15' 24" E, AT 274.30 FEET AN IRON ROD SET FOR A DEFLECTION CORNER HEREOF;
N 39° 17' 24" E, AT 823.00 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° 15' 18" E, AT 16.35 FEET AN IRON ROD SET AT THE BEGINNING OF A CURVE, HAVING A RADIUS OF 1,973.56 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 122.55 FEET, A DISTANCE OF 122.55 FEET TO AN IRON ROD SET FOR A NON-TANGENTIAL POINT OF CURVATURE HEREOF;
N 07° 44' 42" W, AT 49.67 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 122.55 FEET, A DISTANCE OF 122.55 FEET TO AN IRON ROD SET FOR A NON-TANGENTIAL POINT OF CURVATURE HEREOF;
N 32° 02' 48" E, AT 84.75 FEET AN IRON ROD SET AT THE BEGINNING OF A POINT OF CURVATURE TO THE RIGHT HEREOF;
CONTINUING ALONG SAID CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 6838.00 FEET, WHOSE LONG CHORD BEARS N 36° 49' 38" E, A CHORD LENGTH OF 163.13 FEET, A DISTANCE OF 163.44 FEET TO AN IRON ROD SET FOR A NON-TANGENTIAL POINT OF CURVATURE HEREOF;
N 07° 10' 12" E, AT 87.78 FEET AN IRON ROD SET AT THE BEGINNING OF A CURVE TO THE RIGHT HEREOF;
CONTINUING ALONG SAID CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 6800.00 FEET, WHOSE LONG CHORD BEARS N 35° 17' 19" E, A CHORD LENGTH OF 178.10 FEET, A DISTANCE OF 178.75 FEET TO AN IRON ROD SET FOR A NON-TANGENTIAL POINT OF CURVATURE HEREOF;
S 30° 07' 00" E, AT 54.05 FEET AN IRON ROD SET FOR A DEFLECTION CORNER TO THE RIGHT AND THE MOST EASTERLY CORNER HEREOF;
S 17° 28' 41" W, AT 675.70 FEET AN IRON ROD SET FOR AN INTERIOR CORNER AND NON-TANGENTIAL POINT OF CURVATURE HEREOF;
CONTINUING ALONG SAID CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 75.00 FEET, WHOSE LONG CHORD BEARS S 14° 47' 00" E, A CHORD LENGTH OF 150.00 FEET, A DISTANCE OF 235.62 FEET TO AN IRON ROD SET FOR A DEFLECTION CORNER TO THE RIGHT HEREOF;

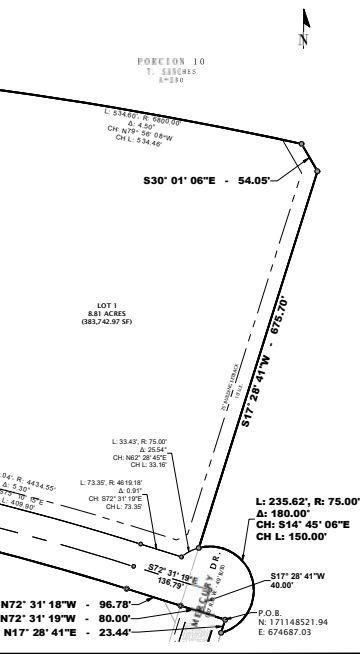
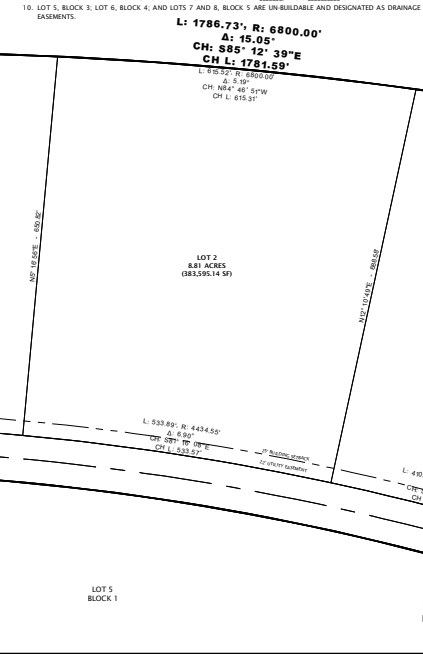
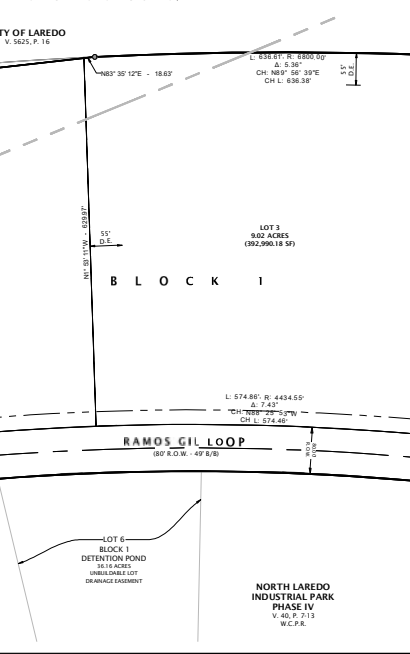
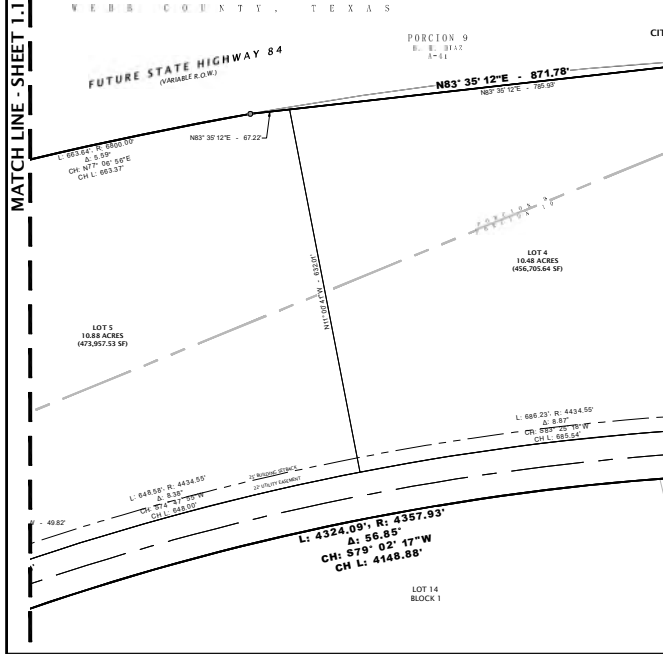
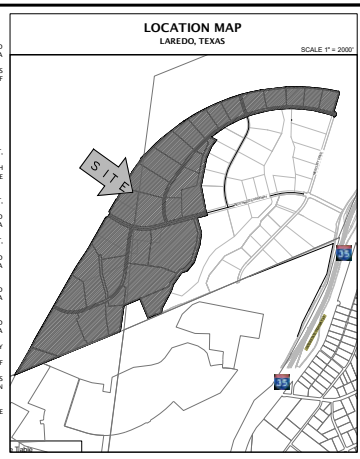
THENCE, N 17° 28' 41" W, AT 234.44 FEET THE POINT OF BEGINNING AND CONTAINING 613.57 ACRES (DE, 730,856.51 S.F.), MORE OR LESS.

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 SURVEYS WERE CONDUCTED.

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 FACILITIES 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. 4847C, PANEL No. 1185C, WITH EFFECTIVE DATE OF APRIL 02, 2008. FLOODPLAIN MAP IS SUBJECT TO REVISION BY FEMA COMB CASE No. 23-06-21778 AS SUBMITTED BY JUAN C. RODRIGUEZ, P.E. (TYPE PER 101253).
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 LAND DEVELOPMENT CODE FOR AN R-1 ZONE.
6. ALL IMPROVEMENTS SHALL BE AS PER SUBDIVISION ORDINANCE.
7. OLD COORDINATES: NAD83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE, PROVIDED FOR GENERAL LOCATIVE PURPOSE AND DO NOT REPRESENT OFFICIAL INCH CONTROL.
8. LOT 4, BLOCK 1 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.
9. ALL OFF-SITE AND ON-SITE DRAINAGE ELEMENTS OF THE NORTH LAREDO INDUSTRIAL PARK, PHASE V IS SUBJECT TO A MAINTENANCE AND MONITORING AGREEMENT RECORDED IN VOLUME 1160, PAGES 736-737, O.P.B.W.C.T.
10. LOTS 1, BLOCK 5, LOT 6, BLOCK 4, AND LOTS 7 AND 8, BLOCK 5 ARE UNDEVELOPABLE AND DESIGNATED AS DRAINAGE ELEMENTS.



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

OWNER:

ENGINEER:
RICARDO M. VILLARREAL, P.E.
TOP SITE CIVIL GROUP, LLC
6262 MACPHERSON RD., STE. 206
LAREDO, TEXAS 78041
(956) 725-6057

SURVEYOR:
RICARDO M. VILLARREAL, P.L.S.
TOP SITE CIVIL GROUP, LLC
6262 MACPHERSON RD., STE. 206
LAREDO, TEXAS 78041
(956) 725-6057

LEGEND:

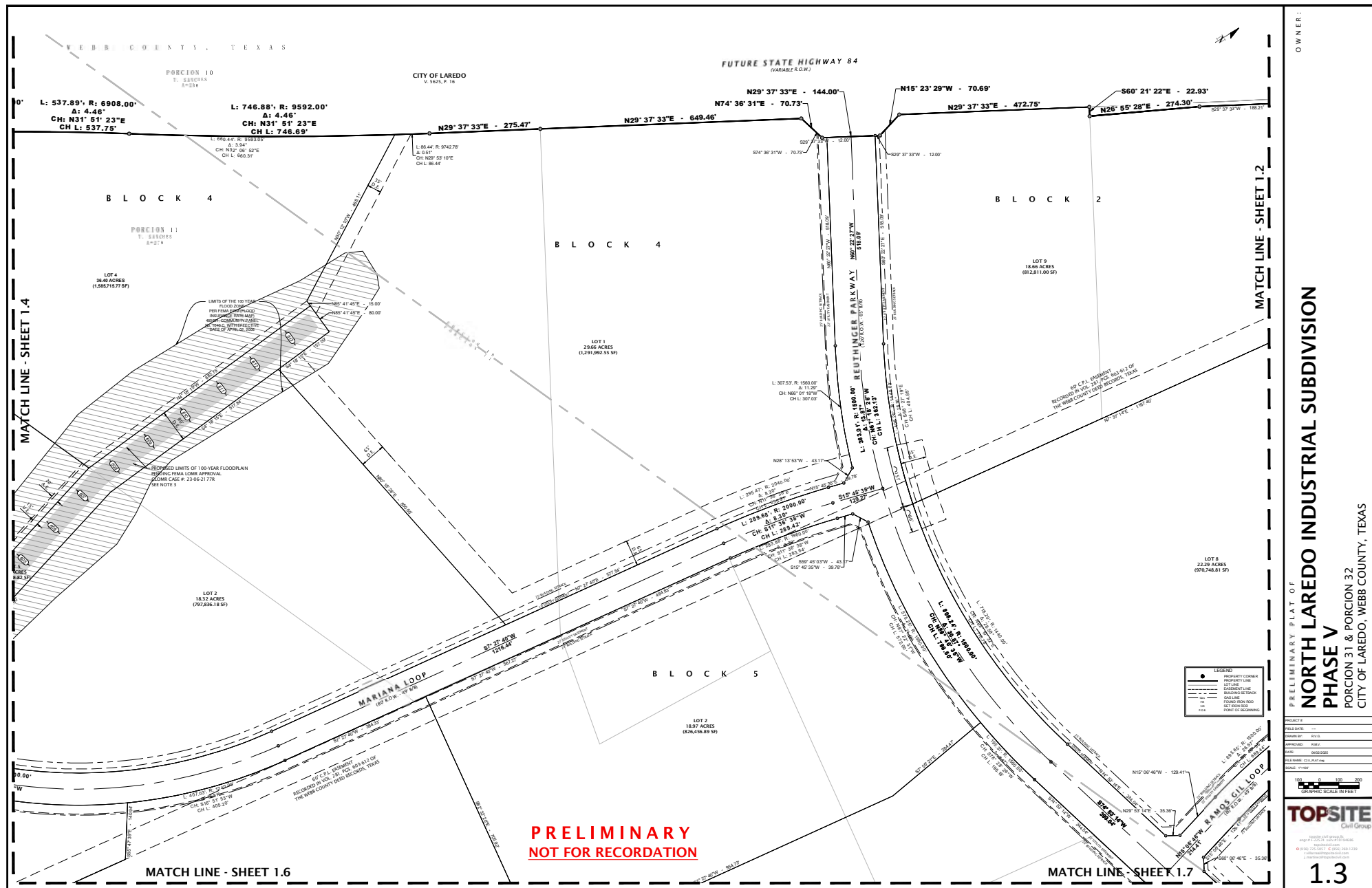
- PROPERTY CORNER
- PROPERTY LINE
- EXISTING LINE
- BASEMENT LINE
- BOUNDARY DISTANCE
- IRON ROD
- POINT OF BEGINNING

PRELIMINARY NOT FOR RECORDATION

PROJECT #
REVISIONS
DATE
FILE NAME
SCALE

TOP SITE CIVIL GROUP
10000 LINDSEY DRIVE
SUITE 200 LAREDO, TEXAS 78041
O (956) 725-6057 F (956) 288-1228
info@topsitecivil.com
j.villarreal@topsitecivil.com

1.0



OWNER:

PRELIMINARY PLAT OF
NORTH LAREDO INDUSTRIAL SUBDIVISION
PHASE V

PORCION 31 & PORCION 32
CITY OF LAREDO, WEBB COUNTY, TEXAS

PROJECT #:	
FIELD DATE:	--
DRAWN BY:	R.V.G.
APPROVED:	R.M.V.
DATE:	06/02/2025
FILE NAME:	C3-D_PLAT.dwg
SCALE:	1"=100'

100 0 100 200
GRAPHIC SCALE IN FEET

TOPSITE
Civil Group

topsite civil group llc
engr.# F-22574 surr.#110194686
topsitecivil.com
O (956) 725-5057 C (956) 268-1228
civilteam@topsitecivil.com
jmartinez@topsitecivil.com

1.3

100.000 - 3.10.20.11

**PRELIMINARY
NOT FOR RECORDATION**

PORCION 31 & PORCION 32
CITY OF LAREDO, WEBB COUNTY, TEXAS

PROJECT #:
FIELD DATE: ---
DRAWN BY: RJC/BJ
APPROVED: RJC/BJ
DATE: 06/02/2025
FILE NAME: C2-5_PLOT.dwg
SCALE: 1"=100'

GRAPHIC SCALE IN FEET
TOPSITE
Civil Group
topsite civil group, inc.
enr @ topsite.com topsite@topsite.com
topsiteinc.com
(816) 940-1017 • (816) 249-1229
c.coffman@topsitecivil.com
j.coffman@topsitecivil.com
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1.4

