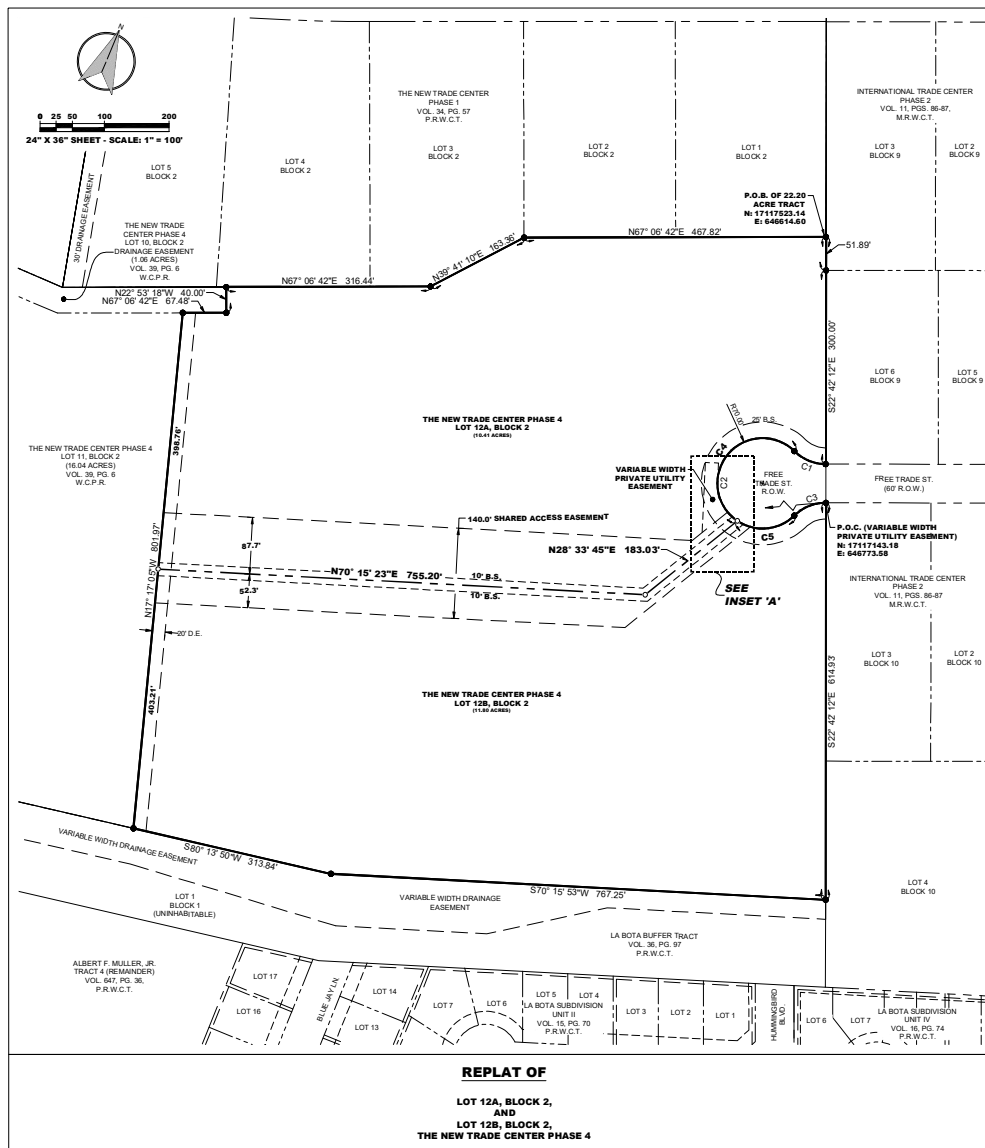
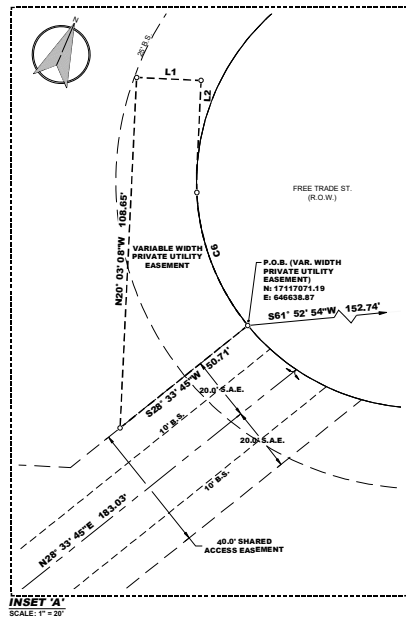


LEGEND	
_____	PLAT BOUNDARY LINE
_____	LOT LINE
_____	BUILDING SETBACK LINE
_____	EASEMENT LINE
_____	EXISTING HIGH-CAPACITY
_____	VARIABLE HEAD/UTILITY
_____	EASEMENT LINE
_____	EXISTING BUILDING
_____	SETBACK LINE
_____	EXISTING EASEMENT LINE
_____	EXISTING LOT LINE
○	SET 12" IRON ROD
●	FOUND 12" IRON ROD
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
ABBREVIATIONS:	
R.O.W. =	RIGHT-OF-WAY
B.S. =	BUILDING SETBACK
S.A.E. =	SHARED ACCESS EASEMENT
U.E. =	UTILITY EASEMENT
D.E. =	DRAINAGE EASEMENT

#	LENGTH	RADIUS	CH. LENGTH	CH. BEARING
C1	54.25'	70.00'	52.90'	S89° 32' 34"
C2	328.44'	70.00'	100.00'	N22° 40' 18"
C3	54.28'	70.00'	52.93'	S45° 07' 38"

LINE TABLE		
LINE #	LENGTH	BEARING
L1	20.00'	N69° 56' 52"
L2	28.21'	S20° 03' 08"

#	LENGTH	RADIUS	CH. LENGTH	CH. BEARING
C4	232.75'	70.00'	139.41'	S16° 29' 15"
C5	95.68'	70.00'	88.41'	S62° 04' 20"
C6	51.41'	70.00'	50.27'	S41° 05' 37"

[illegible]

S:\std\Proj_2026_KCI\000\5706_001_Plat\Lot_12_Bk_2_New_Trade_Center_Ph4a\Zamudio\PlatTC-PH4-Pkt.dwg

CERTIFICATE OF OWNER

STATE OF TEXAS
COUNTY OF WEBB

I, **LUIS R. ZAMUDIO**, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS REPLAT, AND DESIGNATED HEREIN AS REPLAT OF **LOT 12, BLOCK 2, INTO LOTS 12A AND 12B, BLOCK 2, THE NEW TRADE CENTER PHASE 4**, COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS AND EASEMENTS THEREON SHOWN, FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

LUIS R. ZAMUDIO
PRESIDENT

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 FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE PERSON EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

WITNESS MY HAND AND SEAL THIS ____ DAY OF _____, 2026.

NOTARY PUBLIC IN AND FOR WEBB COUNTY, TEXAS

MY COMMISSION EXPIRES: _____

CERTIFICATE OF ENGINEER

STATE OF TEXAS
COUNTY OF WEBB

I, **EDWARD L. OCHOA**, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS REPLAT TO THE MATTERS OF STREETS, LOTS, WATER, SEWER AND APPURTENANCES AND DRAINAGE LAYOUT; AND TO THE BEST OF MY KNOWLEDGE THIS REPLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

EDWARD L. OCHOA, P.E. #92596

DATE

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF WEBB

I, **JEFFREY G. PUG**, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS REPLAT 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 WERE FOUND OR WILL BE PROPERLY PLACED UNDER MY SUPERVISION.

JEFFREY G. PUG, R.P.L.S. #5961

DATE



PLAT APPROVAL - CITY ENGINEER

I HAVE REVIEWED THIS REPLAT OF **LOT 12, BLOCK 2, INTO LOTS 12A AND 12B, BLOCK 2, THE NEW TRADE CENTER PHASE 4** PREPARED BY EDWARD L. OCHOA, P.E. No. 92596, AND DATED THE 22ND DAY OF APRIL, 2026 WITH THE LAST REVISION DATE ON ____ DAY OF 2026 AND FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

ELIUD DE LOS SANTOS, P.E.
CITY ENGINEER

DATE

PLANNING COMMISSION APPROVAL

THIS REPLAT OF **LOT 12, BLOCK 2, INTO LOTS 12A AND 12B, BLOCK 2, THE NEW TRADE CENTER PHASE 4**, 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 _____.

DANIELLA SADA PAZ
CHAIR

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 _____, 2026, WITH THE CERTIFICATE OF AUTHENTICATION WAS FILED OF RECORD IN MY OFFICE ON THE ____ DAY OF _____, 2026 AT ____ O'CLOCK ____ M. IN VOLUME _____, PAGE(S) ____ OF THE PLAT RECORDS OF SAID COUNTY.

WITNESS MY HAND AND SEAL THIS ____ DAY OF _____, 2026.

COUNTY CLERK

DEPUTY

WEBB COUNTY, TEXAS

ATTESTMENT OF PLANNING COMMISSION APPROVAL

THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILING FOR RECORD OF THIS REPLAT AT A PUBLIC MEETING HELD ON THE ____ DAY OF _____, THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

VANESSA GUERRA, AICP
PLANNING DIRECTOR

DATE

ENGINEER/SURVEYOR:
KCI TECHNOLOGIES, INC
7100 N. BARKLEY AVE. SUITE 201
LAREDO, TEXAS 78041
(980) 729-7844

OWNER:
INTERAMERICA INDUSTRIAL REAL ESTATE, LLC
4115 FREE TRADE STREET
LAREDO, TX 78045

LEGAL DESCRIPTION OF
THE NEW TRADE CENTER PHASE 4
LOT 12, BLOCK 2
22.20 ACRE TRACT

A TRACT OF LAND CONTAINING 22.20 ACRES, MORE OR LESS, SITUATED IN DOLORES GARCIA PORCION 16, ABSTRACT 46, WEBB COUNTY, TEXAS, BEING OUT OF A TRACT OF LAND CALLED TO CONTAIN 162.65 ACRES, AS DESCRIBED IN WARRANTY DEED DATED OCTOBER 17, 1991 TO ROBERT MULLER, LTD., RECORDED IN VOLUME 1516, PAGES 440-441, REAL PROPERTY RECORDS OF WEBB COUNTY, TEXAS, THIS 41.68 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON ROD FOR THE SOUTHEASTERN CORNER OF LOT 1, BLOCK 2 OF THE NEW TRADE CENTER, PHASE 1, RECORDED IN VOLUME 34, PAGE 57, PLAT RECORDS OF WEBB COUNTY, TEXAS, BEING A POINT ON THE WESTERN BOUNDARY LINE OF LOT 3, BLOCK 9 OF INTERNATIONAL TRADE CENTER, PHASE 2, RECORDED IN VOLUME 11, PAGES 86-87, MAP RECORDS OF WEBB COUNTY, TEXAS, AND BEING THE NORTHEASTERN CORNER OF THIS TRACT HEREOF;

THENCE, SOUTH 22° 42' 12" EAST, ALONG THE WESTERN BOUNDARY LINE OF SAID LOT 3, BLOCK 9, AT A DISTANCE OF 51.89 FEET TO A **FOUND 1/2" IRON ROD** FOR THE SOUTHWESTERN CORNER OF SAID LOT 3, BLOCK 9, AND NORTHWESTERN CORNER OF LOT 6, BLOCK 9, OF SAID INTERNATIONAL TRADE CENTER, PHASE 2, AND CONTINUING FOR A TOTAL DISTANCE OF **396 FEET** TO A FOUND 1/2" IRON ROD FOUND AT SOUTHWESTERN CORNER OF LOT 6, BLOCK 9, OF SAID INTERNATIONAL TRADE CENTER, PHASE 2, AND BEING THE SOUTHEASTERN CORNER AND POINT OF DEFLECTION TO THE RIGHT HEREOF;

THENCE, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 70.00 FEET, AN ARCH LENGTH OF 54.25 FEET, A CHORD BEARING OF SOUTH 89° 32' 34" WEST, AND A CHORD DISTANCE OF 52.90 FEET, TO A **FOUND 1/2" IRON ROD**, TO A POINT OF TANGENCY HEREOF;

THENCE, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 70.00 FEET, AN ARCH LENGTH OF 328.44 FEET, A CHORD BEARING OF NORTH 22° 40' 18" WEST, AND A CHORD DISTANCE OF 100.00 FEET, TO A **FOUND 1/2" IRON ROD**, FOR A POINT OF TANGENCY HEREOF;

THENCE, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 70.00 FEET, AN ARCH LENGTH OF 54.28 FEET, A CHORD BEARING OF SOUTH 45° 07' 38" WEST, AND A CHORD DISTANCE OF 52.83 FEET, TO A **FOUND 1/2" IRON ROD**, FOR A POINT OF DEFLECTION TO THE RIGHT HEREOF;

THENCE, SOUTH 22° 42' 12" EAST, ALONG THE EASTERN BOUNDARY LINE TO A POINT FOR THE NORTHWESTERN CORNER OF LOT 3, BLOCK 10 OF INTERNATIONAL TRADE CENTER PHASE 2, RECORDED IN VOLUME 11, PAGES 86-87, MAP RECORDS OF WEBB COUNTY, TEXAS, AND CONTINUING FOR A DISTANCE OF **414.81 FEET**, TO A **FOUND 1/2" IRON ROD** FOR THE NORTHEAST CORNER OF LOT 1, BLOCK 1, LA BOTA BUFFER TRACT, RECORDED IN VOLUME 36, PAGE 97, PLAT RECORDS OF WEBB COUNTY, TEXAS, BEING THE SOUTHEASTERN CORNER AND A POINT OF DEFLECTION TO THE RIGHT HEREOF;

THENCE, ALONG THE NORTHERN BOUNDARY LINE OF SAID LOT 1, BLOCK 1 OF SAID LA BOTA BUFFER TRACT WITH THE FOLLOWING BEARING AND DISTANCES: SOUTH 70° 15' 53" WEST, - 767.25 FEET TO A FOUND 1/2" IRON ROD FOR A POINT OF DEFLECTION TO THE RIGHT HEREOF;

SOUTH 80° 17' 50" WEST, - 311.84 FEET TO A FOUND 1/2" IRON ROD FOUND AT A SOUTHEASTERN CORNER OF LOT 11, BLOCK 2 OF THE NEW TRADE CENTER PHASE 4, RECORDED IN VOLUME 38, PAGE 6, MAP RECORDS OF WEBB COUNTY, TEXAS, AND BEING THE SOUTHWESTERN CORNER AND POINT OF DEFLECTION TO THE RIGHT HEREOF;

THENCE, NORTH 17° 07' 55" WEST, ALONG THE EASTERN BOUNDARY LINE OF LOT 11, BLOCK 2 OF THE NEW TRADE CENTER PHASE 4, RECORDED IN VOLUME 38, PAGE 6, MAP RECORDS OF WEBB COUNTY, TEXAS, FOR A DISTANCE OF **804.97 FEET**, AND BEING THE NORTHWESTERN CORNER AND POINT OF DEFLECTION TO THE RIGHT HEREOF;

THENCE, NORTH 87° 04' 42" EAST, ALONG SOUTHEASTERN CORNER OF LOT 10, BLOCK 2 OF THE NEW TRADE CENTER PHASE 4 DRAINAGE EASEMENT, FOR A DISTANCE OF **67.48 FEET** TO A **FOUND 1/2" IRON ROD** FOR A DEFLECTION POINT TO THE LEFT HEREOF;

THENCE, NORTH 22° 53' 18" EAST, ALONG SAID SOUTHEASTERN CORNER OF LOT 10, BLOCK 2 OF THE NEW TRADE CENTER PHASE 4 DRAINAGE EASEMENT, FOR A DISTANCE OF **48.00 FEET** TO A **FOUND 1/2" IRON ROD** FOR THE NORTHWESTERN CORNER OF LOT 4, BLOCK 2, OF THE NEW TRADE CENTER PHASE 1, RECORDED IN VOLUME 34, PAGE 57, MAP RECORDS OF WEBB COUNTY, TEXAS, AND BEING THE NORTHWESTERN CORNER AND POINT OF DEFLECTION TO THE RIGHT HEREOF;

THENCE, NORTH 67° 06' 42" EAST, ALONG SAID SOUTHWESTERN CORNER OF LOT 4, BLOCK 2, OF THE NEW TRADE CENTER PHASE 1, FOR A DISTANCE OF **316.41 FEET** TO A **FOUND 1/2" IRON ROD** FOR THE POINT OF DEFLECTION TO THE RIGHT HEREOF;

THENCE, NORTH 39° 41' 01" EAST, ALONG THE SOUTHERN BOUNDARY LINE OF LOT 3, BLOCK 2 OF SAID THE NEW TRADE CENTER PHASE 1, FOR A DISTANCE OF **163.36 FEET** TO **FOUND 1/2" IRON ROD** FOR THE SOUTHEASTERN CORNER OF LOT 3, BLOCK 2 AND SOUTHWESTERN CORNER OF LOT 2, BLOCK 2 OF SAID THE NEW TRADE CENTER, PHASE 1, BEING A POINT OF DEFLECTION TO THE RIGHT HEREOF;

THENCE, NORTH 67° 06' 42" EAST, ALONG THE SOUTHERN BOUNDARY LINE OF SAID LOT 2, BLOCK 2 FOR A DISTANCE OF **467.82 FEET** TO THE **POINT OF BEGINNING**, AND CONTAINING 41.68 ACRES, MORE OR LESS.

BASIS OF BEARING: BASED ON NAD83 TEXAS PLANES, SOUTH ZONE 4205, U.S. FOOT, AND BEING A FOUND 1/2" IRON ROD FOR THE SOUTHEAST CORNER OF LOT 1, BLOCK 2, OF THE NEW TRADE CENTER, PHASE 1, RECORDED IN VOLUME 34, PAGE 57, PLAT RECORDS OF WEBB COUNTY, TEXAS; AND A FOUND 1/2" IRON ROD FOR THE NORTHEAST CORNER OF LOT 1, BLOCK 1, OF LA BOTA BUFFER TRACT RECORDED IN VOLUME 36, PAGE 97, PLAT RECORDS OF WEBB COUNTY, TEXAS.

CALL: SOUTH 24° 42' 12" EAST - 1028.82 FEET
MEASURED: SOUTH 22° 42' 12" EAST - 1028.82 FEET

PROJECT	
PLOT DATE/TIME	
STATUS	
DRAWN BY J.J.C.	CHECKED BY E.L.O.
REVISION DESCRIPTION	
NO.	DATE
ENCLOSURES	
PLANNED	
CITY ENGINEER	
COUNTY CLERK	
7100 N. BARKLEY AVE., SUITE 201 LAREDO, TEXAS 78041 (980) 729-7844 FAX: F-10973 TOLL FREE No. 1-800-845-955	
KCI TECHNOLOGIES	
REPLAT OF LOT 12, BLOCK 2 THE NEW TRADE CENTER PHASE 4 VOL. 39, PGS. 6, P.R.W.C.T. INTO LOT 12A, BLOCK 2, AND LOT 12B, BLOCK 2, THE NEW TRADE CENTER PHASE 4	
3 SHEET 3 OF 3	