

LOCATION MAP
SCALE: 1"=2000'

LEGAL DESCRIPTION
A 50.469 acre tract of land, more or less, situated in Porcion 32, Antonio Trevino, Original Grantor, Abstract 296, Webb County, Texas, Being All of Lot 5, Block 1, HIGHWAY 359 VINATERIA SUBDIVISION as recorded in volume 34, page 93 of the Webb County Map Records, Texas. This 50.469 acre tract being more particularly described as follows:

BEGINNING at a found 1/2" iron rod being the southwest corner of said Lot 5 from the southwest corner of this tract;

THENCE, N 00°31'06" W, along the west boundary line of said Lot 5, a distance of 1570.07 FEET to a found 1/2" iron rod, being the northwest corner of said Lot 5 also being on the south right of way line of Texas Mexican Rail Road Company, for the northwest corner hereof;

THENCE, S 77°56'03" E, along the north boundary line of said Lot 5 also being the south right of way line of said rail road, a distance of 1613.68 FEET to a found 1/2" iron rod, to the northeast corner of said Lot 5, for the northeast corner of this tract;

THENCE, S 00°34'38" E, along the east boundary line of said Lot 5 also being the west boundary line of Pueblo Nueva Subdivision as per Plat recorded in volume 5, Page 19 P.R.W.C.T., a distance of 1200.17 FEET to a found Brass Disc Monument, being the southeast corner of said Lot 5, the southwest corner of said Pueblo Nueva Subd. and the north right of way line of State Highway 359, for the southeast corner hereof;

THENCE, S 89°27'55" W, along the south boundary line of said Lot 5 also being the north right of way line of said State Highway 359, a distance of 472.35 FEET to a found 1/2" iron rod, being a delinquent corner of said Lot 5 and said State Highway 359, for a delinquent corner hereof;

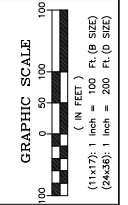
THENCE, S 89°34'32" W, containing along the north boundary line of said Lot 5 also being the north right of way line of said State Highway 359, a distance of 1103.82 FEET to the POINT OF BEGINNING of this 50.469 acre tract, more or less.

Beats of Bearing South Zone 4205) and 83 acres as the recorded plat of HIGHWAY 359 VINATERIA SUBDIVISION as recorded in volume 34, page 93 of the Webb County Map Records, Texas.

- NOTES:**
1. THIS SUBDIVISION DOES NOT ATTEMPT TO ALTER, AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS RECORDED OR AS MAY BE AMENDED IN W.C.O.R. AND IS IN WEBB COUNTY BUT NOT IN THE CITY OF LAREDO.
 2. ACCESS TO TRACTS 5A, 5B & 5C IS TO STATE HIGHWAY 359 R.O.W.
 3. NO NEW ROADS ARE DEDICATED FOR PUBLIC USE OR FOR THE USE OF OWNERS, PURCHASERS, OR OTHER PERSONS DESIRING TO USE THIS PROPERTY.
 4. NO SIDEWALKS ARE PROPOSED WITH THE SUBDIVISION PLAT.
 5. THESE RELATED TRACTS ARE NOT REQUIRED TO BE SERVICED BY A PORTABLE WATER AS A RESULT OF THIS PLAT IN WEBB COUNTY. THERE IS AN EXISTING CITY OF LAREDO WATER LINE IN FRONT OF THESE RELATED LOTS. OWNER WILL HAVE TO GO INTO CONTRACT WITH THE CITY OF LAREDO TO BE ABLE TO CONNECT TO WATER LINE FOR INDUSTRIAL USE.
 6. THE SUBDIVIDED TRACTS RESULTING FROM THIS PLAT ARE NOT SERVICED BY A PUBLIC SANITARY SEWER SYSTEM AS A RESULT OF THIS PLAT. THESE TRACTS ARE NOT REQUIRED TO BE SERVICED BY A PUBLIC SANITARY SEWER SYSTEM IN WEBB COUNTY. NO SANITARY SEWER EFFLUENT SHALL BE GENERATED ON ANY PART OF THIS PLAT, EXCEPT WHERE OWNER GENERATES SANITARY SEWER IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS. THERE IS NO CITY OF LAREDO COUNTY SANITARY SEWER LINE WITHIN 200'-300' OF THESE TRACTS AT THIS TIME.
 7. THIS PLAT DOES NOT INDICATE OR IMPLY THAT THIS SUBDIVISION IS SUITABLE FOR THE CONSTRUCTION OF AN ON-SITE SANITARY SEWER FACILITY. IN THE EVENT THAT AN OWNER, REVIEWER OR LICENSEE DESIRES TO CONSTRUCT A PRIVATE ON-SITE SANITARY SEWER FACILITY, THEN A PERMIT TO CONSTRUCT THIS FACILITY MUST BE OBTAINED IN ACCORDANCE WITH WEBB COUNTY PERMIT REQUIREMENTS. REVIEW OF THROUGH THIS PERMIT DOES NOT INDICATE THAT PORTABLE WATER IS OBTAINABLE ON SITE OR IN THE VICINITY.
 8. IT IS THE OWNER'S RESPONSIBILITY TO APPLY AND OBTAIN A LICENSED ON-SITE SEWER FACILITY THROUGH WEBB COUNTY SANITARY.
 9. PER DEVELOPED RUNOFF FROM LOTS 5A & 5B HAS THE CAPACITY WITHIN THE EXISTING DETENTION POND (160,233 CU FT.). THE CALCULATED VOLUME FOR LOTS 5A & 5B IS 10,000 CU FT. FOR INDUSTRIAL USE. LOT 5C POST DEVELOPED RUNOFF WILL BE RETAINED IN FUTURE DEVELOPMENT, AT THE TIME OF ACQUIRING A BUILDING PERMIT. THE REQUIRED VOLUME FOR LOT 5C IS 310,397 CU FT. (FOR INDUSTRIAL USE).
 10. SEPTIC TANKS TO BE INSTALLED PER PLATTED LOTS AT TIME OF BUILDING PERMIT.
 11. THIS PROPERTY KNOW AS THE PLAT OF HIGHWAY 359 VINATERIA SUBDIVISION, LOTS 5A, 5B & 5C IS NOT IN THE REGULATED SPECIAL FLOOD HAZARD AREA.
 12. BASED ON FEMA FLOOD INSURANCE RATE MAP PANEL NO. 48479C1405C, EFFECTIVE DATE APRIL 02, 2008. THIS PROPERTY IS NOT IN THE FLOODZONE.
 13. EROSION, SEDIMENT, AND STORMWATER CONTROLS ARE REQUIRED FOR ALL LOT CONSTRUCTION INCLUDING SINGLE-FAMILY, DUPLEX, MULTIFAMILY, AND COMMERCIAL PROJECTS, DURING THE BUILDING PERMIT PROCESS. THE LOT OWNER OR BUILDER IS RESPONSIBLE FOR INSTALLING AND MAINTAINING BEST MANAGEMENT PRACTICES (BMPs), SILT FENCE, TREE PROTECTION, AND TEMPORARY EROSION CONTROLS AS PART OF THE BUILDING PERMIT PROCESS, PRIOR TO STARTING ANY SITE WORK, WHERE REQUIRED BY LAW. A STORM WATER POLLUTION PREVENTION PLAN (SWP3) MUST ALSO BE PREPARED AND IMPLEMENTED FOR THE BUILDING PERMIT ACTIVITIES. ALL CONTROLS MUST REMAIN IN PLACE UNTIL THE SITE IS STABILIZED AND PERMANENT VEGETATION IS ESTABLISHED.
 14. THIS PLAT RESTRICTS THE LOTS AGAINST RESIDENTIAL USE UNTIL SUCH TIME AS THEY ARE REPLATED IN CONFORMANCE WITH THE MODEL SUBDIVISION RULES.
 15. ACCESS ONTO STATE HIGHWAY 359 IS SUBJECT TO REVIEW APPROVAL BY TEXAS DEPARTMENT OF TRANSPORTATION.

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PROPERTY OWNER:
MURLO GUADALUPE, ET AL.
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108 WINDSOR ROAD,
LAREDO, TX 78041



**RE-PLAT OF LOT 5, BLOCK 1,
HIGHWAY 359 VINATERIA SUBDIVISION
VOLUME 34, PAGE 93 W.C.M.R.
INTO
LOT 5A, 5B & 5C, BLOCK 1
HIGHWAY 359 VINATERIA SUBDIVISION,**

DRAWN BY: B.F.S.
CHECKED BY: B.F.S.
DESIGN DATE: 2.09.2026
PLOTTED DATE:
JOB No.: MANU/SH 359
FILE NAME:
STATUS: SURVEY
AS-BUILT:
REVISED DATE: 04.08.2026
SCALE: (24x36") SHEET
HOR: 1"=100' VER.
SCALE: (11x17") SHEET
HOR: 1"=200' VER.
SHEET 1 **OF** 2

PLAT OF HIGHWAY 359 VINATERIA SUBDIVISION LOT 5, BLOCK 1
AS RECORDED IN VOLUME 34, PAGE 93 WEBB COUNTY MAP RECORDS, TEXAS

