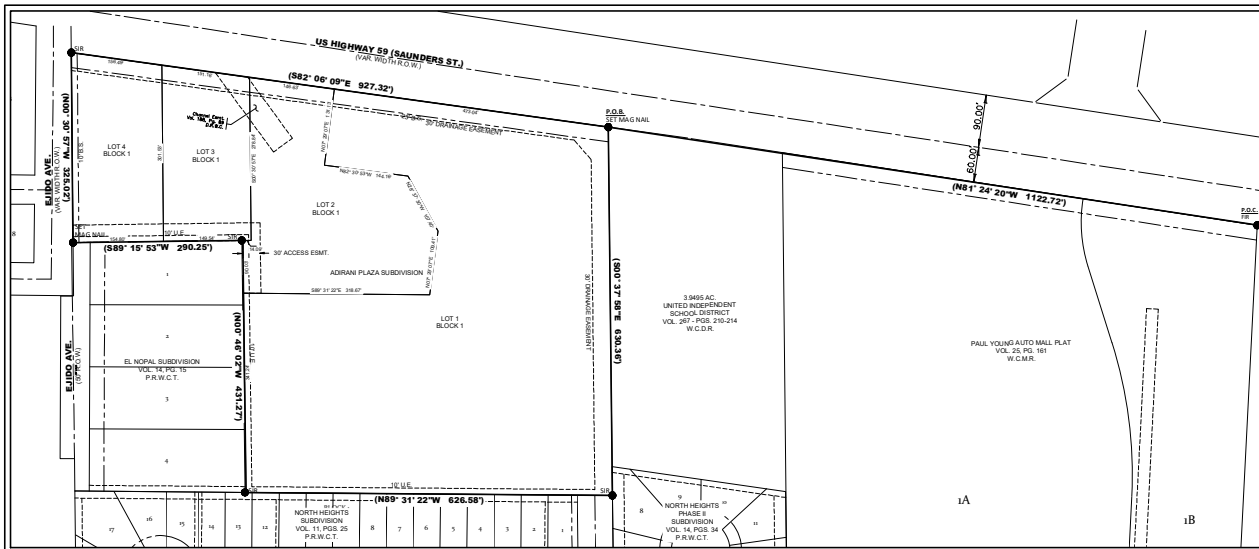


LEGEND	
SR	SET 1/2" IRON ROD
BL	FOUND 1/2" IRON ROD
BL	BUILDING SETBACK
U.E.	UTILITY EASEMENT
P.O.B.	POINT OF BEGINNING
F.F.M.A.	FEDERAL FLOOD ZONE
PLAT	PLAT BOUNDARY LINE
LOT	LOT LINE
SETBACK	SETBACK LINE
EASEMENT	EASEMENT LINE
CENTER	CENTER LINE
RIGHT-OF-WAY	RIGHT-OF-WAY LINE

Lot Table	
Lot #	Block #
1	1
2	1
3	1
4	1

PLAT OF:
ADRIANI PLAZA SUBDIVISION
CITY OF LAREDO, WEBB COUNTY, TEXAS

CERTIFICATE OF OWNER

I, SALVADOR NIÑO, MANAGER/MEMBER FOR NINOS GROUP INVESTMENTS LLC, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS ADRIANI PLAZA SUBDIVISION IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS DESCRIBED HEREIN, DO HEREBY DEDICATE FOR THE USE OF THE PUBLIC FOREVER ALL STREETS, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

BY: SALVADOR NIÑO, MANAGER/MEMBER
FOR NINOS GROUP INVESTMENTS LLC

DATE: / /

STATE OF TEXAS:
COUNTY OF WEBB:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, SALVADOR NIÑO, MANAGER/MEMBER FOR NINOS GROUP INVESTMENTS LLC, AND TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED, GIVING MY HAND AND SEAL OF OFFICE THIS DAY OF 202.

NOTARY PUBLIC IN AND FOR THE WEBB COUNTY, TEXAS
MY COMMISSION EXPIRES: / /

CERTIFICATE OF ENGINEER

STATE OF TEXAS:
WEBB COUNTY:

I, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, WATER, SEWER AND APURTANCES AND DRAINAGE LAYOUT; AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

ARMANDO GUERRA, P.E. 104992

DATE: / /



CERTIFICATE OF SURVEYOR

STATE OF TEXAS:
COUNTY OF WEBB:

I, EDUARDO J. GUTIERREZ, REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY STATE THAT THIS PLAT CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND DIRECTION.

EDUARDO J. GUTIERREZ, R.P.L.S. 5839

DATE: / /



PLAT-APPROVAL CITY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS ADRIANI PLAZA SUBDIVISION, PREPARED BY ARMANDO GUERRA, LICENSED PROFESSIONAL ENGINEER NO. 104992, AND DATED THE DAY OF WITH THE LAST REVISED DATE ON AND RATE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

ELIJO DE LOS SANTOS, P.E.
CITY ENGINEER

DATE: / /

CERTIFICATION OF COUNTY CLERK

FILED OF RECORD AT O'CLOCK, M. ON THE DAY OF 20

DEPUTY: COUNTY CLERK
WEBB COUNTY, TEXAS

STATE OF TEXAS:
WEBB COUNTY:

I, MARGIE R. IBARRA, CLERK OF THE COUNTY COURT IN AND FOR THE WEBB COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE DAY OF 20, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF 20, AT O'CLOCK, M. IN VOLUME PAGE(S) OF THE PLAT RECORDS OF SAID COUNTY.

DEPUTY COUNTY CLERK
WEBB COUNTY, TEXAS

DATE: / /

DANIELA SADA PAZ

PLANNING AND ZONING CHAIR

DATE: / /

ATTESTMENT OF PLANNING COMMISSION APPROVAL

THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILING FOR RECORD OF THIS PLAT AT A PUBLIC MEETING HELD ON THE DAY OF 20, THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

VANESSA GUERRA, AICP
PLANNING DIRECTOR

DATE: / /

LEGAL DESCRIPTION

A TRACT OF LAND CONTAINING 11.68 ACRES, MORE OR LESS, BEING ALL OF THAT CERTAIN 11.68 ACRES, CALLED 11.70 ACRES, OF LAND CONVEYED TO NINOS GROUP INVESTMENTS LLC RECORDED IN VOLUME 5830, PAGES 820-827, OFFICIAL PUBLIC RECORDS WEBB COUNTY, TEXAS, SITUATED IN PORCION 28, ABSTRACT 241, E. MARTINEZ ORIGINAL GRANT, ABSTRACT 282, CITY OF LAREDO, WEBB COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO WIT:

COMMENCING, AT A FOUND IRON ROD POST, THE NORTHEAST CORNER OF LOTS 1A & 1B, BLOCK 1, PAUL YOUNG AUTO MALL PLAT RECORDED IN VOLUME 25, PAGE 161, MAP RECORDS WEBB COUNTY, TEXAS THE SOUTHERLY RIGHT-OF-WAY LINE OF SAUNDERS STREET, US HIGHWAY 59 (VARIABLE WIDTH RIGHT-OF-WAY), THENCE, N 81° 31' 22" W A DISTANCE OF 1122.72 FEET ALONG THE NORTHERLY BOUNDARY LINE OF A CERTAIN 3.8495 ACRE TRACT, CONVEYED TO UNITED INDEPENDENT SCHOOL DISTRICT RECORDED IN VOLUME 267, PAGES 210-214, DEED RECORDS WEBB COUNTY, TEXAS THE SOUTHERLY RIGHT-OF-WAY LINE OF SAUNDERS STREET, TO THE POINT OF BEGINNING, A SET MAG NAIL LABELED "PCE 100097-00", THE NORTHEAST CORNER HEREOF;

THENCE, S 00° 37' 58" E A DISTANCE OF 630.36 FEET ALONG THE WESTERLY BOUNDARY LINE OF SAID 3.8495 ACRE TRACT TO A SET IRON 1/2" ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", THE SOUTHEAST CORNER HEREOF;

THENCE, N 81° 31' 22" W A DISTANCE OF 626.58 FEET ALONG THE NORTHERLY BOUNDARY LINE OF NORTH HEIGHTS SUBDIVISION, RECORDED IN VOLUME 11, PAGE 25, PLAT RECORDS WEBB COUNTY, TEXAS TO THE SOUTHEAST CORNER OF EL NOPAL SUBDIVISION, RECORDED IN VOLUME 14, PAGE 15, PLAT RECORDS WEBB COUNTY, TEXAS, A SOUTHEAST CORNER HEREOF;

THENCE, THE FOLLOWING CALLS ALONG THE EASTERLY BOUNDARY LINE OF EL NOPAL SUBDIVISION: N 00° 46' 02" W A DISTANCE OF 481.27 FEET TO THE NORTHEAST CORNER OF EL NOPAL SUBDIVISION, AN INTERIOR CORNER HEREOF;

S 81° 15' 53" W A DISTANCE OF 290.25 FEET TO THE NORTHWEST CORNER OF EL NOPAL SUBDIVISION, THE EASTERLY BOUNDARY LINE OF ELIDO AVE. (VARIABLE R.O.W.), A SOUTHWEST CORNER HEREOF;

THENCE, N 00° 30' 57" W A DISTANCE OF 325.02 FEET ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID ELIDO AVE. TO A SET IRON 1/2" ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00" ON THE SOUTHERLY BOUNDARY LINE OF A FOREMENTIONED SAUNDERS STREET, US HIGHWAY 59, THE NORTHEAST CORNER HEREOF;

THENCE, S 82° 06' 09" E A DISTANCE OF 927.32 FEET ALONG THE SOUTHERLY BOUNDARY LINE OF SAUNDERS STREET, TO THE POINT OF BEGINNING, AND CONTAINING 11.68 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARING:

THIS SURVEY IS DERIVED FROM GPS KINEMATIC OBSERVATIONS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH ZONE, NAD-83.

PLAT NOTES:

- THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND OR REMOVE ANY CONVEYANCE OR RESTRICTIONS.
- SIDEWALKS, DRIVEWAYS, AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMIT IN ACCORDANCE TO THE LAREDO LAND DEVELOPMENT CODE.
- ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
- THE SETBACK SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE CITY OF LAREDO LAND DEVELOPMENT CODE.
- DATA BASED ON TEXAS STATE PLANES COORDINATE SYSTEM NAD83 TEXAS STATE PLANES, SOUTH ZONE, US FOOT. ELEVATIONS MEAN SEA LEVEL (MSL) DERIVED FROM GPS KINEMATIC OBSERVATIONS.
- PROPERTY DOES NOT APPEAR TO BE LOCATED IN A FLOOD ZONE AS PER FEMA MAP NO. 48478C1235C. EFFECTIVE DATE: APRIL 2, 2008.
- POINT OF BEGINNING HAS THE FOLLOWING COORDINATES:
N 1708227.72
E 171284.44

ADRIANI PLAZA SUBDIVISION

A TRACT OF LAND CONTAINING 11.68 ACRES, MORE OR LESS, BEING ALL OF THAT CERTAIN 11.70 ACRES, CALLED 11.70 ACRES, OF LAND CONVEYED TO NINOS GROUP INVESTMENTS LLC RECORDED IN VOLUME 5830, PAGES 820-827, OFFICIAL PUBLIC RECORDS WEBB COUNTY, TEXAS, SITUATED IN PORCION 28, ABSTRACT 241, E. MARTINEZ ORIGINAL GRANT, ABSTRACT 282, CITY OF LAREDO, WEBB COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO WIT:

PREMIER
1004 E. CALTON RD., STE. 106
LAREDO, TX 76041
PHONE: (956) 711-1166
FAX: (956) 711-1166
Email: premier@premier.com

NINOS GROUP INVESTMENTS LLC
1004 E. CALTON RD., STE. 106
LAREDO, TX 76041
PRELIMINARY PLAT OF
ADRIANI PLAZA SUBDIVISION

DRAWN BY: K.G./J.L.H.
CHECKED BY: A.G.
APPROVED BY: A.G.
DATE: 10-25-25
REVISED DATE: -
SCALE 1"=117'
SCALE 2"=36'
PROJECT #: 21238-25
FILE NAME: J2025-PM-106-PLAT