

LEGAL DESCRIPTION  
SOUTHEAST COMMERCIAL SUBDIVISION PHASE 3 @ BUENA VISTA RANCH  
1.71 ACRES

BEING A TRACT OF LAND CONTAINING 1.866 ACRES, MORE OR LESS, OF A CERTAIN CALLED 22.28 ACRE TRACT OF LAND CONVEYED TO BUENA VISTA RANCH LAND DEVELOPMENT CO., LLC, IN VOLUME 5395, PAGE 326, DOCUMENT #1488032, WEBB COUNTY DEED RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD FOUND ON THE NORTHWEST CORNER OF: AT THE SOUTHERN CLIP OF THE SOUTH RIGHT-OF-WAY OF WORMSER ROAD, THENCE THE POINT OF BEGINNING HEREOF;

THENCE S 19° 45' 17" W A DISTANCE OF 124.90 FEET TO A SET 1/2" IRON ROD AND A NON-TANGENTIAL POINT OF CURVATURE HEREOF;

THENCE CONTINUING WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 250.00', ALONG A CHORD DIRECTION OF S 16° 27' 09" W, A CHORD LENGTH OF 28.82 FEET TO A SET 1/2" IRON ROD AND A POINT OF DEFLECTION HEREOF;

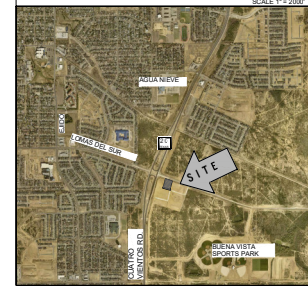
THENCE S 13° 09' 00" W AT 154.95 FEET A SET 1/2" IRON ROD AND DEFLECTION CORNER HEREOF;

THENCE N 72° 24' 43" W AT 240.19 FEET A SET 1/2" IRON ROD AND DEFLECTION CORNER HEREOF;

THENCE N 15° 11' 10" E AT 317.67 FEET A SET 1/2" IRON ROD AND DEFLECTION CORNER HEREOF;

THENCE S 70° 14' 43" E AT 246.89 FEET TO THE POINT OF BEGINNING OF THIS TRACT OF LAND CONTAINING 1.71 ACRES (74572 SF.), MORE OR LESS.

LOCATION MAP  
LAREDO, TEXAS



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. THIS SUBJECT PROPERTY IS NOT LOCATED WITHIN THE DESIGNATED 100-YEAR FLOODPLAIN PER FEMA FIRM MAP NO. 48479C, PANEL NO. 1385C, WITH EFFECTIVE DATE OF APRIL 02, 2008.
3. SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
4. ALL IMPROVEMENTS SHALL BE AS PER SUBDIVISION ORDINANCE.
5. GRID COORDINATES: NAD83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE, PROVIDED FOR GENERAL LOCATIVE PURPOSE AND DO NOT REPRESENT OFFICIAL (NGS) CONTROL.

CERTIFICATE OF OWNER:

STATE OF TEXAS §  
WEBB COUNTY §

I, RAUL VALDEZ, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS: SOUTHEAST COMMERCIAL SUBDIVISION PHASE 3 @ BUENA VISTA RANCH, IN COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

RAUL VALDEZ  
BUENA VISTA RANCH LAND DEVELOPMENT CO., LLC

STATE OF TEXAS §  
WEBB COUNTY §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED: RAUL VALDEZ, KNOWN 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. GIVEN MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2025.

NOTARY PUBLIC IN AND FOR THE WEBB COUNTY, TEXAS

CERTIFICATE OF ENGINEER

STATE OF TEXAS  
COUNTY OF WEBB

I, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF WATER, SEWER SERVICES, APPURTENANCES 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 OF LAREDO.

MANUEL E. ESCAMILLA, P.E. No. 100082-TEXAS

CERTIFICATE OF SURVEYOR

STATE OF TEXAS  
COUNTY OF WEBB

I, MANUEL E. ESCAMILLA, THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, ON THE GROUND.

MANUEL E. ESCAMILLA, R.P.L.S. No. 5986  
TBLPS FIRM REC. NO. 10194686

PLAT-APPROVAL CITY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS: SOUTHEAST COMMERCIAL SUBDIVISION PHASE 3 @ BUENA VISTA RANCH PREPARED BY MANUEL E. ESCAMILLA REGISTERED PROFESSIONAL ENGINEER NO. 100082, AND DATED THE 18th DAY OF OCTOBER, 2025, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

ELIUD DE LOS SANTOS, P.E.  
CITY ENGINEER

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 3RD DAY OF OCTOBER, 2024. THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

VINISSE GUERRA, ACP  
DIRECTOR OF PLANNING DEPARTMENT  
CITY OF LAREDO, TEXAS

CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS  
COUNTY OF WEBB

I, MARGIE RAMIREZ IBARRA, CLERK OF THE COUNTY COURT OF WEBB COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED \_\_\_\_\_ TH DAY OF \_\_\_\_\_ 2025, WITH ITS CERTIFICATE OF AUTHENTICATION, HEREIN DESIGNATED AS: SOUTHEAST COMMERCIAL SUBDIVISION PHASE 3 @ BUENA VISTA RANCH, IS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2025, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. IN VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_ OF THE PLAT RECORDS OF SAID COUNTY ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2025.

HON. MARGIE RAMIREZ IBARRA  
COUNTY CLERK, WEBB COUNTY, TEXAS

PLANNING COMMISSION APPROVAL

THIS PLAT OF SOUTHEAST COMMERCIAL SUBDIVISION PHASE 3 @ BUENA VISTA RANCH 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 OCTOBER, 2024.

DANIELA SADA PAZ,  
PLANNING AND ZONING COMMISSION CHAIR

SOUTHEAST COMMERCIAL SUBDIVISION  
PHASE 3 @ BUENA VISTA RANCH  
PORCION 35  
CITY OF LAREDO, WEBB COUNTY, TEXAS

CREATED BY: KLS  
APPROVED: KLS  
DATE: 03/03/2025  
FILE NAME: C2L PLAT PREP.mxd  
SCALE: 1"=100'

GRAPHIC SCALE IN FEET

TOPSITE  
Civil Group

ENGINEER/SURVEYOR:  
MANUEL E. ESCAMILLA, P.E., R.P.L.S.  
TOP SITE CIVIL GROUP, LLC  
10108 INTERNATIONAL BLVD., STE. 30  
LAREDO, TEXAS 78045  
(956) 725-5057

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