

REMAINDER OF
NEEDMORE RANCH II, LTD.,
197.86 ACRE TRACT, TRACT 4,
VOL. 1688, PG. 377
O.P.R.W.C.T.

WISDOM PROPERTIES LLC,
182.70 ACRE TRACT
VOL. 5257, PG. 22-26
O.P.W.R.C.T.

EASEMENT NO. 2
VOL. 1489, PG. 474
R.P.R.W.C.T.

EASEMENT NO. 2
VOL. 1489, PG. 474
R.P.R.W.C.T.

CITY OF LAREDO
40.00 ACRE TRACT
VOL. 1448, PG. 101-102
O.P.W.R.C.T.

LOT 1
BLOCK 1

WISDOM PROPERTIES LLC,
182.70 ACRE TRACT
VOL. 5257, PG. 22-26
O.P.W.R.C.T.

10' WIDE UTILITY
WASTEWATER EASEMENT
VOL. 189, PG. 261
O.R.W.C.T.

STATE HIGHWAY 255
CAMINO COLONIA ROAD
(R.O.W. VARIES)

P.O.B.
FOUND 1/2" IRON ROD
N: 174786.59
E: 88392.44

| CURVE TABLE | | | |
|-------------|--------|---------|---------------------------|
| # | LENGTH | RADIUS | CH. BEARING |
| C1 | 429.59 | 2429.79 | 428.57 S 54° 27' 02" W |

| LINE TABLE | | |
|------------|--------|-----------------|
| LINE # | LENGTH | BEARING |
| L2 | 362.69 | N 58° 51' 10" E |
| L3 | 60.04 | S 33° 07' 18" E |

| LOT TABLE | |
|-----------|-------|
| LOT | ACRES |
| 1 | 11.54 |

LEGAL DESCRIPTION
NEEDMORE DOLORES TRACT 4 PLAT
(11.54 ACRES)

A TRACT OF LAND CONTAINING 11.54 ACRES (567,920 SQ.F.T.) MORE OR LESS, OUT OF A 197.86 ACRE TRACT, TRACT 4, RECORDED IN VOLUME 1688, PAGE 377, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, SITUATED IN WEBB COUNTY SCHOOL LAND, PARCEL 1462, ABSTRACT 502, WEBB COUNTY, TEXAS, THIS 12.08 ACRE (567,920 SQ.F.T.) TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON ROD BEING A POINT ALONG THE NORTHERN RIGHT-OF-WAY LINE OF STATE HIGHWAY 255, SAME BEING THE SOUTHWEST CORNER OF A 182.70 ACRE TRACT, CONVEYED TO WISDOM PROPERTIES LLC, RECORDED IN VOLUME 5257, PAGE 22-26, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, BEING THE POINT OF BEGINNING AND SOUTHWEST CORNER OF THIS 12.08 ACRE TRACT HEREOF;

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2,429.79 FEET, AN ARCH LENGTH OF 429.59 FEET, A CHORD BEARING OF SOUTH 54° 27' 02" WEST, AND A CHORD DISTANCE OF 428.57 FEET, TO FOUND # PIPE, BEING A NON-TANGENT POINT OF SAID CURVE, BEING THE SOUTHWEST CORNER AND POINT OF DEFLECTION TO THE RIGHT HEREOF;

THENCE NORTH 51° 04' 20" WEST, FOR A DISTANCE OF 1,283.35 FEET TO A FOUND 1/2" IRON ROD, BEING THE NORTHWEST CORNER AND POINT OF DEFLECTION TO THE LEFT HEREOF;

THENCE NORTH 58° 51' 10" EAST, FOR A DISTANCE OF 20.47 FEET TO A SET 1/2" IRON ROD, BEING A POINT OF DEFLECTION TO THE RIGHT HEREOF;

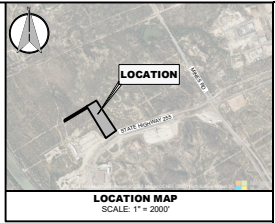
THENCE NORTH 58° 51' 10" EAST, FOR A DISTANCE OF 362.69 FEET TO A SET 1/2" IRON ROD, BEING A POINT OF DEFLECTION TO THE RIGHT HEREOF;

THENCE SOUTH 33° 07' 18" EAST, FOR A DISTANCE OF 60.04 FEET TO A SET 1/2" IRON ROD, BEING A POINT OF DEFLECTION TO THE RIGHT HEREOF;

THENCE SOUTH 33° 07' 18" EAST, FOR A DISTANCE OF 1170.37 FEET TO A FOUND # PIPE, BEING A POINT OF DEFLECTION TO THE RIGHT HEREOF;

BASIS OF BEARING:
BASED ON NAD83 TEXAS STATE PLANE, SOUTH ZONE 4005, U.S. FOOT, BEING A FOUND 1/2" IRON ROD ALONG THE NORTHERN RIGHT-OF-WAY LINE OF STATE HIGHWAY 255 AND BEING A CORNER ALONG THE BOUNDARY LINE OF A 182.70 ACRE TRACT, TRACT 4, RECORDED IN VOLUME 5257, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, SITUATED IN WEBB COUNTY SCHOOL LAND, PARCEL 1462, ABSTRACT 502, WEBB COUNTY, TEXAS, AND A FOUND 1/2" IRON ROD ALONG THE BOUNDARY LINE OF SAID 197.86 ACRE TRACT.

CALLED: SOUTH 33° 07' 08" EAST = 1,170.37
MEASURED: SOUTH 33° 08' 08" EAST = 1,170.37



- NOTES**
- THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.
 - DRIVEWAYS WILL BE INSTALLED AT THE TIME OF ISSUANCE OF THE BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
 - ALL CURVE CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
 - SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING DISTRICT IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
 - BASIS OF BEARING, DISTANCES AND P.O.B. GRID COORDINATES (NAD 83 2011 ADJ.) TEXAS STATE PLANE, 4005 SOUTH ZONE, COORDINATES PROVIDED FOR GENERAL LOCATIVE PURPOSES AND DO NOT REPRESENT OFFICIAL (NGS) CONTROL.

| LEGEND | |
|--------|----------------------|
| | PLAT BOUNDARY LINE |
| | PROPERTY LINES |
| | EASEMENT LINE |
| | ROADWAY LINE |
| | RIGHT-OF-WAY RESERVE |
| | SET 1/2" IRON ROD |
| | FOUND MONUMENT |
| | POINT OF BEGINNING |

PROJECT: 7623008899
LOT: 1
DATE: 11/30/2023 3:14 PM
STATUS: PRELIMINARY
DRAWN BY: J.G.P.
CHECKED BY: J.G.P.

NO. DATE REVISION DESCRIPTION

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298. 11/30/2023 J.G.P. PRELIMINARY PLAT

299. 11/30/2023 J.G.P. PRELIMINARY PLAT

300.

CERTIFICATE OF OWNER

STATE OF TEXAS
COUNTY OF WEBB

I, **STEVE LAMANTIA**, THE UNDERSIGNED AUTHORIZED AGENT FOR NEEDMORE RANCH II, LTD, THE OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS **NEEDMORE DOLORES TRACT 4 PLAT** IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HEREIN, HEREBY DEEDATE TO THE USE OF THE PUBLIC FOR THE ALL STREETS AND EASEMENTS THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

STEVE LAMANTIA - AUTHORIZED AGENT FOR NEEDMORE RANCH II, LTD. 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 FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE PERSON EXECUTED THIS SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2023.

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

LIEN HOLDER CERTIFICATE

THIS PLAT IS HEREBY APPROVED AND ACCEPTED BY THE LIEN HOLDER ON THIS _____ DAY OF _____, 2023.

BY _____ TITLE _____

AS AN ACT AND DEED OF _____

OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING 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 _____, 2023.

NOTARY PUBLIC IN AND FOR _____
MY COMMISSION EXPIRES: _____

CERTIFICATE OF ENGINEER

STATE OF TEXAS
COUNTY OF WEBB

I, **JEFFREY G. PUGG**, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PRIOR ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, WATER, SEWER AND 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.

JEFFREY G. PUGG, P.E. # 86352 DATE _____



CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF WEBB

I, **JEFFREY G. PUGG**, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT 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. PUGG, R.P.L.S. #6981 DATE _____



PLAT APPROVAL - CITY ENGINEER

I HAVE REVIEWED THE PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS _____ PREPARED BY **JEFFREY G. PUGG** REGISTERED PROFESSIONAL ENGINEER "NOTED" AND DATED THE _____ DAY OF _____ AND FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

RAMON E. CHAVEZ, P.E., DATE _____
CITY ENGINEER

PLANNING COMMISSION APPROVAL

THIS PLAT OF _____ 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 _____.

JUAN M. NAVARREZ, JR. DATE _____
CHAIRMAN

ATTESTMENT OF PLANNING COMMISSION APPROVAL

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

ORLANDO D. NAVARRO DATE _____
PLANNING DEPARTMENT

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 _____, 2023, WITH THE CERTIFICATE OF AUTHENTICATION WAS FILED OF RECORD IN MY OFFICE ON THE _____ DAY OF _____, 2023 AT _____ O'CLOCK _____ M. IN VOLUME _____, PAGE(S) _____ OF THE PLAT RECORDS OF SAID COUNTY.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2023.

COUNTY CLERK DEPUTY _____
WEBB COUNTY, TEXAS

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|--|--------------------|----------------------|
| PROJECT | 762300### | |
| LOT/SECTION | 11/30/2023 2:26 PM | |
| STATUS | PRELIMINARY | |
| DRAWN BY | A.D.A. | |
| CHECKED BY | J.G.P. | |
| NO. | DATE | REVISION DESCRIPTION |
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |
| Escobedo Pineda Gonzalez Gonzalez 7024 N. Barlow Avenue, Suite 201 Laredo, TX 78505-2294 Phone: (512) 229-2444 Fax: (512) 229-2444 TBE Registration No. F-10973  | | |
| NEEDMORE DOLORES TRACT 4 INDUSTRIAL SUBDIVISION - PH 1 | | |
| PLAT | | |
| 2 | | |
| SHEET | | |
| 2 | | 2 |