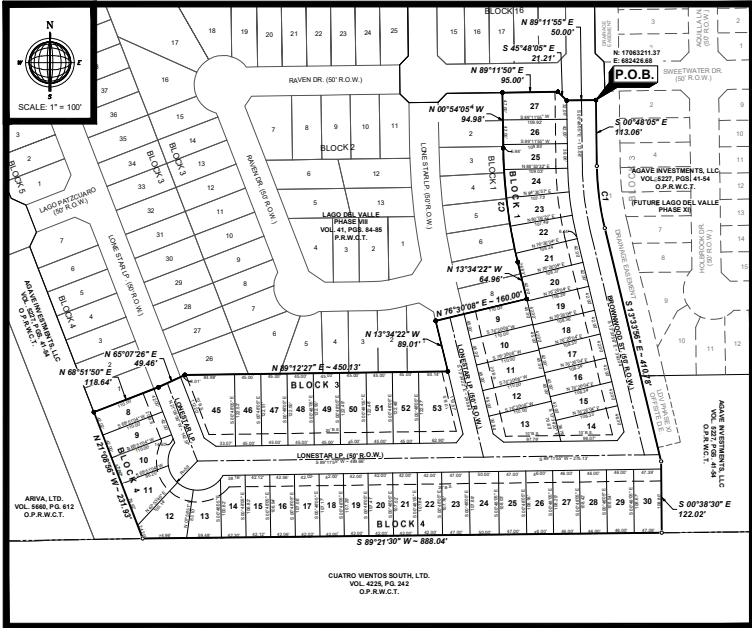




CURVE DATA TABLE							
CURVE#	RADIUS	ANGLE	TANGENT	CURVE CHORD	CHORD BEARING	CHORD LENGTH	CHORD BEARING
C1	480.00'	12°45'51"	480.00'	106.93'	106.71'	S 07°11'01" E	
C2	890.00'	12°40'11"	88.82'	196.83'	196.43'	N 07°14'14" W	

CERTIFICATE OF OWNER
STATE OF TEXAS
COUNTY OF WEBB

I, AGAVE INVESTMENTS, LLC, the undersigned Owner of the land shown on this PLAT, and designated herein as PLAT OF LAGO DEL VALLE SUBDIVISION, PHASE XII, in the City of Laredo, County of Webb, Texas, and whose name is subscribed hereto, hereby dedicate the use of the public forever street, drains, easements, and public places therein shown for the purpose and consideration therein expressed.

GERARDO G. S. SALINAS
MANAGING MEMBER

STATE OF TEXAS
COUNTY OF WEBB

Before me, the undersigned Authority, on this day personally appeared GERARDO G. S. SALINAS, 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 considerations therein stated. WITNESS MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 20____.

NOTARY

CERTIFICATE OF LIEN HOLDER

This subdivision map is hereby approved and adopted by the undersigned Lien Holder this ____ day of _____, 20____.

BY: _____
TITLE: _____

_____, as an act and deed of PLAT OF LAGO DEL VALLE SUBDIVISION,

STATE OF TEXAS
COUNTY OF WEBB

Before me, the undersigned authority personally appeared _____

(NAME) _____ (TITLE) _____

(FINANCIAL INSTITUTION)

NOTARY

LEGAL DESCRIPTION - 7.97 ACRE TRACT

Being a 7.97-acre tract of land partially out of the Agave Investments, LLC tract recorded in Volume 5227, Pages 41-54, Official Public Records, Webb County, Texas, and being more particularly described by metes and bounds as follows to wit:

BEGINNING 1/2" iron rod found at the southeast corner of Lago Del Valle Subdivision, Phase VII recorded in Volume 38, Pages 88-89, Plat Records, Webb County, Texas;

THENCE, over and across said Agave Investments, LLC tract, the following courses and distances:

South 00 degrees 48 minutes 05 seconds East, 113.06 feet to a 1/2" iron rod set for the beginning of a curve to the left with a radius of **480.00 feet**, for a point of curvature hereof;

Along said curve to the left a distance of **106.93 feet (Chord bearing: South 07 degrees 11 minutes 01 seconds East, 106.71 feet)** to a 1/2" iron rod set for a point of tangency;

South 13 degrees 33 minutes 56 seconds East, 410.78 feet to a 1/2" iron rod set for a point of deflection hereof;

South 00 degrees 38 minutes 30 seconds East, 122.02 feet to a 1/2" iron rod set at the southerly line of aforementioned Agave Investments, LLC tract, northerly line of Cuatro Vientos South, Ltd. tract recorded in Volume 4225, Page 242, Official Public Records, Webb County, Texas and the southeast corner hereof;

THENCE, with northerly line of said Cuatro Vientos South, Ltd. tract, **South 89 degrees 21 minutes 30 seconds West, 888.04 feet to a 1/2" iron rod set** for the southwest corner hereof;

THENCE, over and across said Agave Investments, LLC tract, **North 21 degrees 08 minutes 56 seconds West, 231.93 feet to a 1/2" iron rod found** at the southwest corner of Lot 1, Block 4, Lago Del Valle Phase XIII recorded in Volume 41, Pages 84-85, Plat Records, Webb County, Texas and the most westerly northwest corner hereof;

THENCE, with said boundary of Lago Del Valle Phase XIII, the following courses and distances:

North 08 degrees 51 minutes 50 seconds East, 118.64 feet to a 1/2" iron rod found for a point of deflection hereof;

North 65 degrees 07 minutes 26 seconds East, 49.46 feet to a 1/2" iron rod found for a point of deflection hereof;

North 89 degrees 12 minutes 27 seconds East, 450.13 feet to a 1/2" iron rod found for an interior corner hereof;

North 13 degrees 34 minutes 22 seconds West, 89.01 feet to a 1/2" iron rod found for an exterior corner hereof;

North 76 degrees 30 minutes 08 seconds East, 160.00 feet to a 1/2" iron rod found for an interior corner hereof;

North 13 degrees 34 minutes 22 seconds West, 64.96 feet to a 1/2" iron rod found for the beginning of a curve to the right with a radius of **890.00 feet**, for a point of curvature hereof;

Along said curve to the right a distance of **196.83 feet (Chord bearing: North 07 degrees 14 minutes 14 seconds West, 196.43 feet)** to a 1/2" iron rod found for a point of tangency;

North 00 degrees 54 minutes 05 seconds West, 94.98 feet to a 1/2" iron rod found at the most easterly northeast corner of said Lago Del Valle Phase VII, a point along the southerly line of aforementioned Lago Del Valle Subdivision, Phase VII, and the most northerly northwest corner hereof;

THENCE, with the southerly line of said Lago Del Valle Subdivision, Phase VII, the following courses and distances:

North 89 degrees 11 minutes 50 seconds East, 95.00 feet to a 1/2" iron rod found for a point of deflection hereof;

South 45 degrees 48 minutes 05 seconds East, 21.21 feet to a 1/2" iron rod found for a point of deflection hereof;

North 89 degrees 11 minutes 55 seconds East, 50.00 feet, to the **POINT OF BEGINNING** and containing 7.97 acres of land, more or less.

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 streets, lots, drainage, water, sewer and appurtenances 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.

ALFREDO MARTINEZ, P.E.
Licensed Professional Engineer
Texas No. 123033

DATE

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF WEBB

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this PLAT is true and correct and was prepared from an actual survey of the property made under my supervision, on the ground, that the corner monuments shown thereon will be properly placed under my supervision.

JULIAN JAVIER RUIZ, R.P.L.S.
Registered Professional Land Surveyor
Texas No. 5304

DATE

PLAT APPROVAL - CITY ENGINEER

I have reviewed this REPLAT and accompanying drawings identified as **PLAT OF LAGO DEL VALLE SUBDIVISION, PHASE XII**, prepared by ALFREDO MARTINEZ, Licensed Professional Engineer No. 123033, and dated the 1st day of July 2025, with the last revised date of _____, and have found them in compliance with the Subdivision Ordinance of the City of Laredo, Texas.

ELIUD DE LOS SANTOS, P.E.
City Engineer

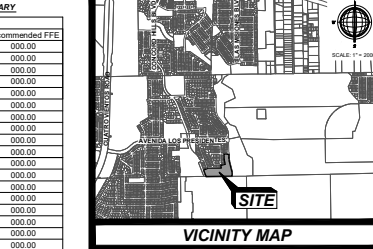
DATE

PLANNING COMMISSION APPROVAL

The **PLAT OF LAGO DEL VALLE SUBDIVISION, PHASE XII**, has been submitted to and considered by the Planning Commission of the City of Laredo, Texas, and is hereby approved by such Commission on ____ day of _____, 20____.

DANIELLA SADA PAZ
Chairwoman

DATE



NOTES

- Driveways, sidewalks, and trees will be installed at the time of issuance of building permits in accordance with the City of Laredo Land Development Code.
- All curb cuts shall comply with the transportation element of the City of Laredo Comprehensive Plan.
- No garage or carport which receives access from side yard or on any corner lot shall be located less than twenty (20) feet from property line.
- GPS coordinate for Point of Beginning is: N: 17062311.37 E: 662426.68
- The setback line indicated on the plat shall be for reference only. The official setback line shall be determined based on the current zoning district in accordance to Section 24.771 of the City of Laredo Land Development Code.

BASIS OF BEARINGS

TEXAS STATE PLANE
SOUTH ZONE - 4205
NAD83

LEGEND

● - 1/2" I.R. FOUND
○ - 1/2" I.R. SET

SUMMARY TABLE

SUBDIVISION SUMMARY
7.97 ACRES
51 SINGLE FAMILY LOTS
3 BLOCKS

LOT SUMMARY			
Block 1			
Lot #	Area (SF)	Recommended FFE	
9	4,950.00	000.00	
10	4,950.00	000.00	
11	4,950.00	000.00	
12	4,950.00	000.00	
13	6,296.52	000.00	
14	5,201.70	000.00	
15	4,550.92	000.00	
16	4,550.69	000.00	
17	4,550.58	000.00	
18	4,550.80	000.00	
19	4,551.03	000.00	
20	4,551.25	000.00	
21	4,550.82	000.00	
22	4,764.56	000.00	
23	4,794.42	000.00	
24	4,832.00	000.00	
25	4,823.42	000.00	
26	4,815.11	000.00	
27	5,055.57	000.00	

Block 3			
Lot #	Area (SF)	Recommended FFE	
45	8,553.61	000.00	
46	5,513.19	000.00	
47	5,512.88	000.00	
48	5,512.57	000.00	
49	5,512.25	000.00	
50	5,511.94	000.00	
51	5,511.79	000.00	
52	5,511.32	000.00	
53	7,730.96	000.00	

Block 4			
Lot #	Area (SF)	Recommended FFE	
9	4,621.35	000.00	
10	4,620.00	000.00	
11	4,800.41	000.00	
12	5,810.01	000.00	
13	4,567.58	000.00	
14	4,502.79	000.00	
15	4,501.79	000.00	
16	4,503.31	000.00	
17	4,500.95	000.00	
18	4,503.73	000.00	
19	4,508.64	000.00	
20	4,513.58	000.00	
21	4,518.47	000.00	
22	4,523.39	000.00	
23	5,067.72	000.00	
24	5,367.95	000.00	
25	5,080.42	000.00	
26	4,978.29	000.00	
27	4,984.19	000.00	
28	4,990.08	000.00	
29	4,995.98	000.00	
30	5,137.09	000.00	

ATTESTMENT OF PLANNING COMMISSION

The City of Laredo Planning Commission approved the filing for record of this **PLAT OF LAGO DEL VALLE SUBDIVISION, PHASE XII**, as a public meeting held on the ____ day of _____, 20____. The minutes of said meeting reflect such approval.

VANESSA GUERRA, AICP
Planning Director

DATE

CERTIFICATE OF COUNTY CLERK

Filed and Recorded at ____ O'clock ____ m. on the ____ day of _____, 20____.

DEPUTY

COUNTY CLERK
WEBB COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF WEBB

I, _____, Clerk of the County Court in and for 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

SURVEYOR:
JJ RUIZ LAND SURVEYING
JULIAN JAVIER RUIZ, R.P.I.S.
312 W. JONQUIL AVE.
MCALLEN, TX 78501
956-566-4470

Preliminary Plat

July 1, 2026

ENGINEER:
 **CRANE ENGINEERING CORP.**
1310 JUNCTION DRIVE
LAREDO, TX 78041
FIRM REGISTRATION NO. F-3353
SUITE B
956-712-1996

OWNER:
Agave Investments, LLC
5904 West Drive, Suite 12
Laredo, TX 78041
(956) 724-8469

Lago Del Valle Subdivision
Phase XII

P1