

City of Laredo Planning Department  
1413 Houston Street  
Laredo, Texas 78040

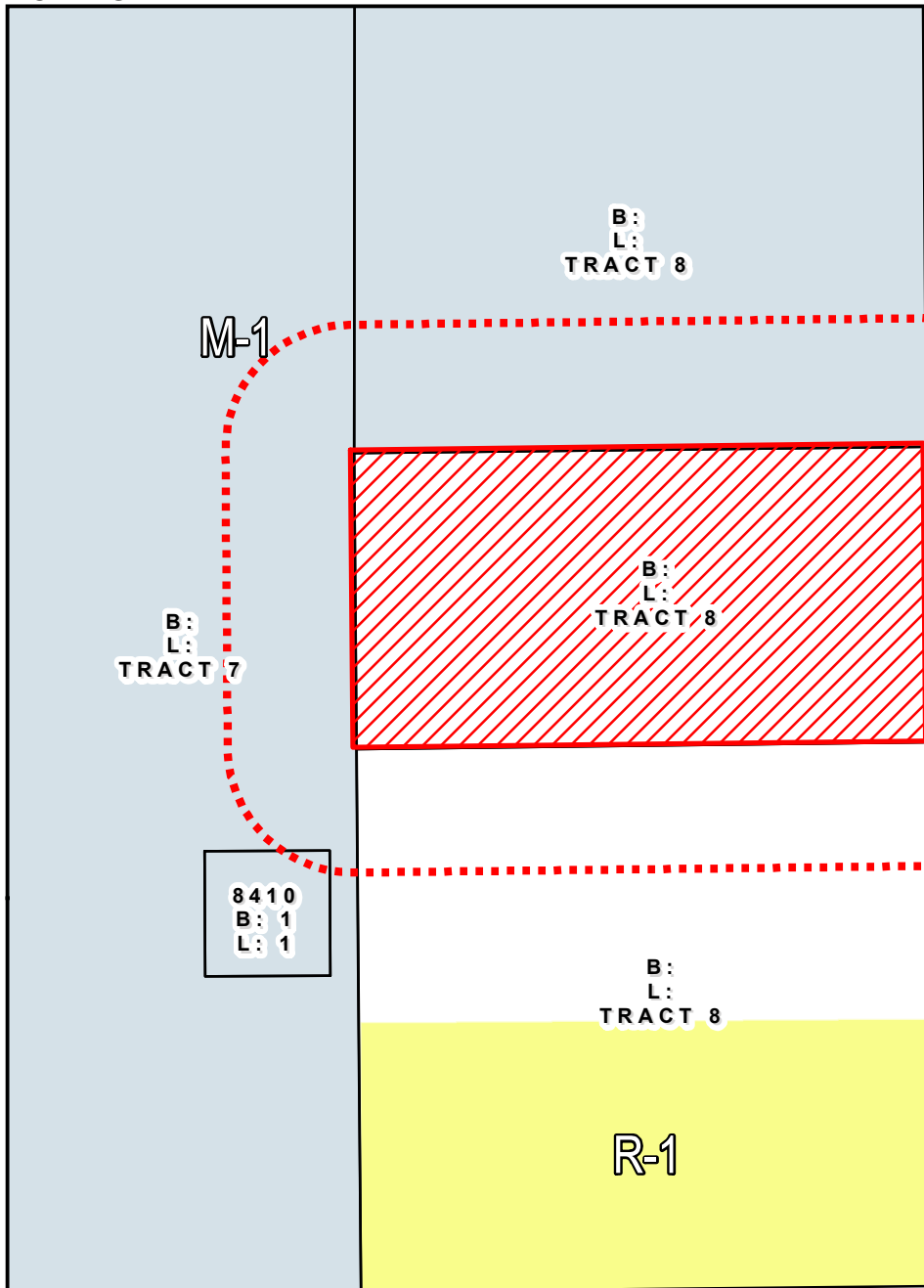
#### DISCLAIMER

The information provided in this map submitted to, gathered by and/or developed by the City of Laredo from various sources. Geographic Information has a high probability of becoming outdated from the time it is collected and therefore, at-present ground conditions should be assessed to determine the accuracy of provided information. The city of Laredo assumes no liability for any decisions made or actions taken or no taken by the user of this data in reliance upon any data furnished herewith. The use of this data indicates your unconditional acceptance of all risks associated with the use of this data.



## ZONING MAP

HOWLAND ENGINEERING



8410  
B: 1  
L: 1

B:  
L:  
TRACT 8

R-1

STATE HIGHWAY-359-120'

B:  
L:  
UNPLATTED

UNPLATTED  
B:  
L:

B:  
L:  
UNPLATTED

1 inch = 300 feet

## Legend

- Cabello Recovery Tract
- 200' Buffer
- AE (Arts & Entertainment)
- AG (Agricultural)
- B-1 (Limited Business)
- B-3 (Community Business)
- B-4 (Highway Commercial)
- CBD (Central Business)
- M-1 (Light Manufacturing)
- M-2 (Heavy Manufacturing)
- MXD (Mixed Use Development)
- R-1 (Single Family Residential)
- R-1A (Single Family Reduced Area)
- R-1MH (Single Family Manufactured Housing)
- R-2 (Multi-Family Residential)
- R-3 (Mixed Residential)
- R-O (Residential-Office)
- R-S (Residential Suburban)
- RSM (Suburban Multi-Family Residential)



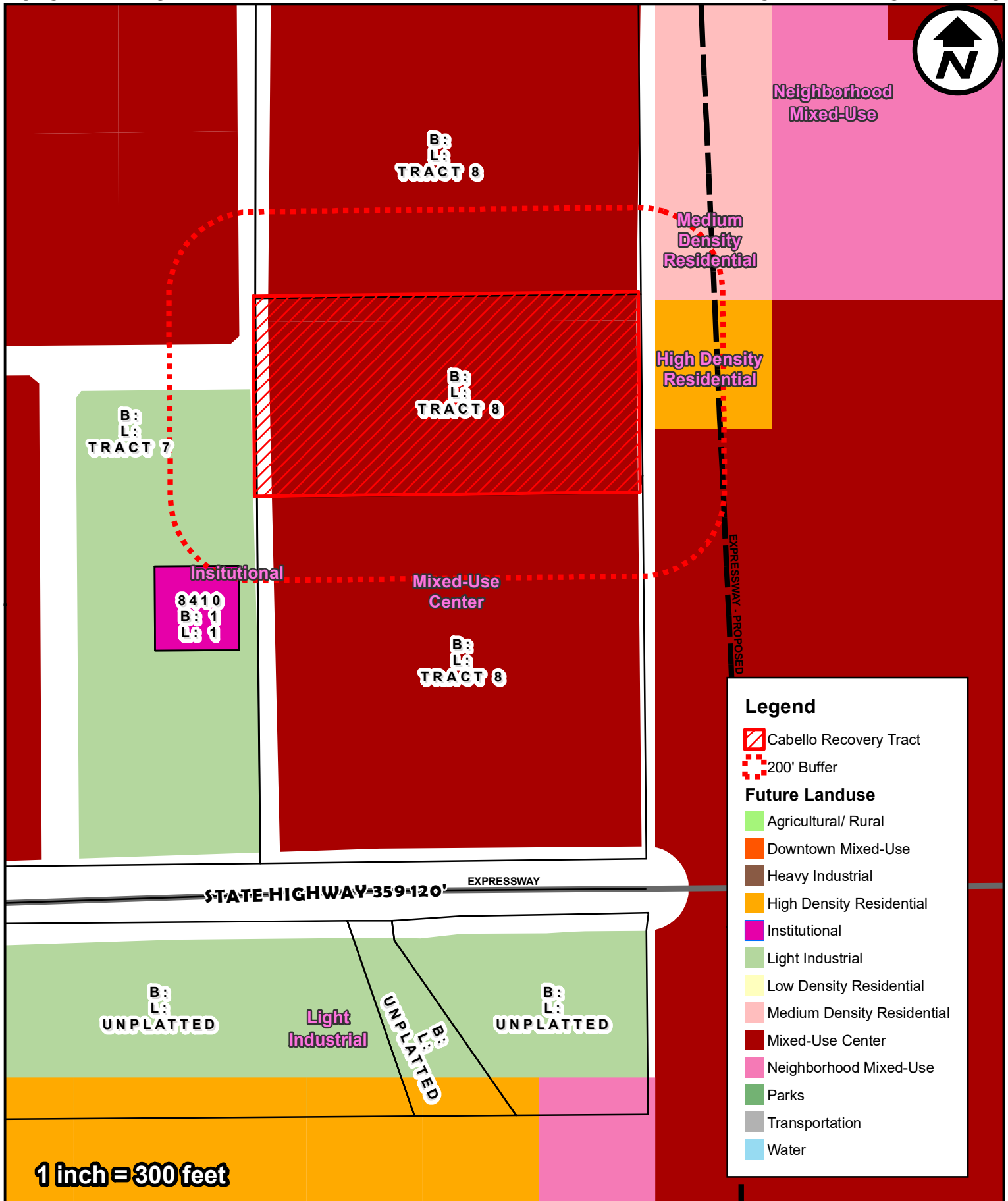
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FUTURE LANDUSE

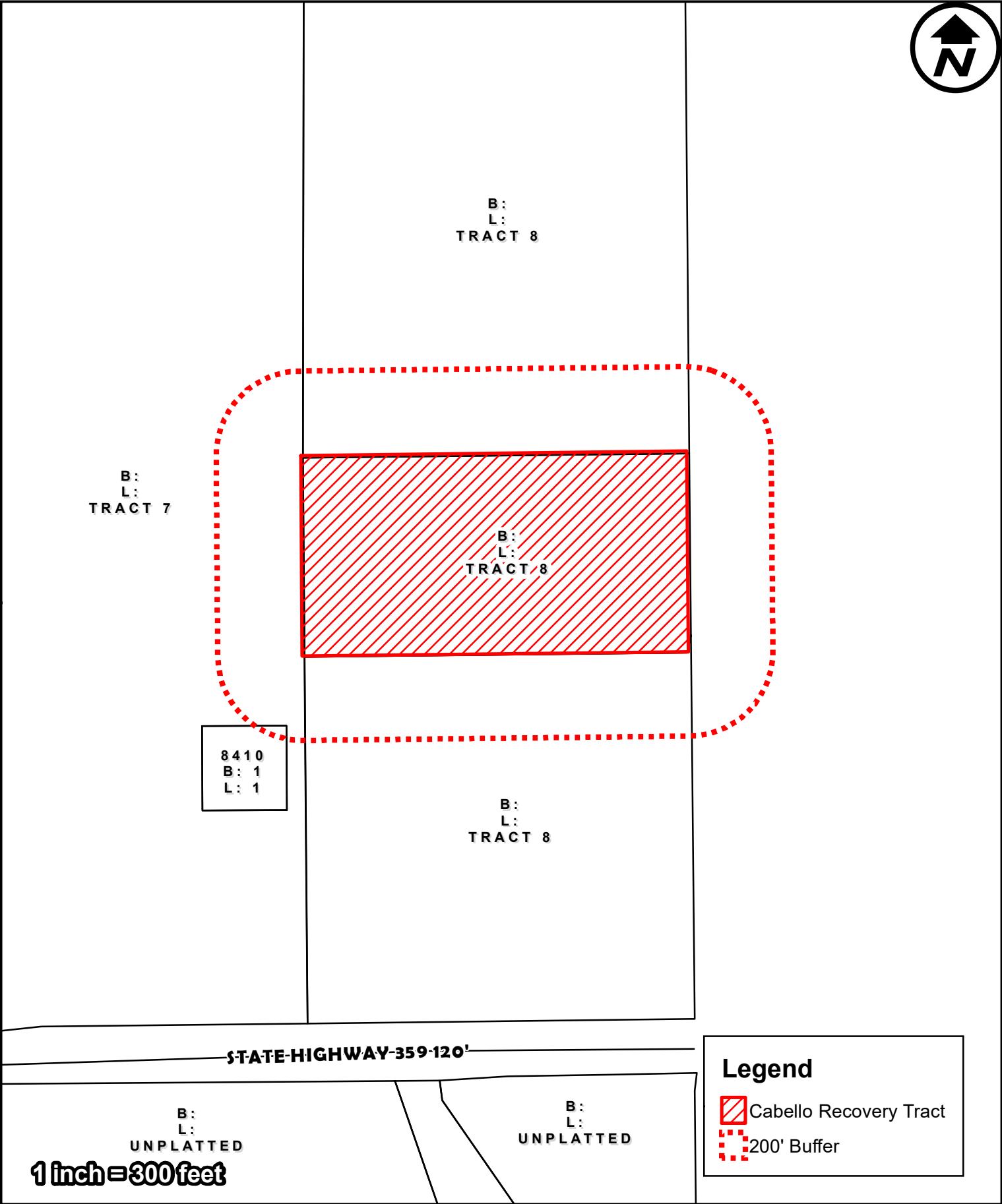
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**LEGAL DESCRIPTION FOR  
FOR A 9.983 ACRE TRACT**

**A TRACT OF LAND CONTAINING 9.983 ACRES** (434,857 squared feet) situated in Porcion 32, Abstract 296, Antonio Trevino Original Grantee, Webb County, Texas. Being out of Tract Eight (8), of the Las Blancas Subdivision, 576.5857 acre tract, recorded in volume 10, page 91 of the Plat Records of the Webb County Texas. This 9.983 acre tract owned by Cas Cabello Enterprises LLC. recorded in volume 5453, page 710 of W.C.D.R., This tract being more particularly described as follows:

**BEGINNING**, at a found 1/2" iron rod being the Northwest Corner of said 9.983 acre tract also being an interior corner of the City of Laredo Annexation Limits for the **TRUE POINT OF BEGINNING**;

**THENCE, N89° 20' 48"E**, along the North line of said 9.983 acre tract also being along the City of Laredo Annexation Limits, a distance of **914.41 FEET**, to a found 1/2" iron rod being the Northeast corner of said 9.983 acre tract also being an exterior corner of the City of Laredo Annexation Limits, for the Northeast corner of this tract hereof;

**THENCE, S00° 31' 05"E**, along the East boundary line of said 9.983 acre tract, also being the West boundary line of Lot 1, Block 1 Highway 359 Vinateria Subdivision as recorded in volume 34, page 93 W.C.D.R., a distance of **475.39 FEET**, to the southeast corner of said 9.983 acre tract also being the north east corner of a 18.2499 acre tract as per deed recorded in volume 949, page 541 W.C.D.R, for the Southeast corner of this tract hereof;

**THENCE, S89° 20' 48"W**, along the South boundary line of said 9.983 acre tract also being the North line of said 18.2499 acre tract, a distance of **915.07 FEET** to the Southwest corner of said 9.983 acre tract and the Northwest corner of said 18.2499 acre tract also being on the City of Laredo Annexation Limits, for the Southwest corner hereof;

**THENCE, N00° 26' 19"W**, along the West boundary line of said 9.983 acre tract also being along the City of Laredo Annexation Limits, a distance of **475.39 FEET**, to the Point of Beginning of this 9.983 acre tract, more or less.

Basis of Bearing: G.P.S. Coordinates, N.A.D. 83, Texas State Planes, South Zone



R.P.L.S. No. 5328 – Texas



01/18/24

Date

[www.howlandcompanies.com](http://www.howlandcompanies.com)

7615 N. Bartlett Avenue | P.O. Box 451128 (78045) | Laredo, TX 78041 P. 956.722.4411 | F. 956.441.0180  
4902 Sinclair Road | San Antonio, TX 78222 P. 210.648.1600 | F. 210.648.1605  
TBPE Firm Registration No. F-4097 | TBPLS Firm Registration No. 100464-00 | TBPLS Firm Registration No. 10194361

**BOUNDARY CLOSURE FOR A  
9.983 ACRE TRACT SURVEY**

<b>Direction:</b>	<b>N89° 20' 48"E</b>	<b>Distance:</b>	<b>914.41'</b>
<b>Direction:</b>	<b>S00° 31' 05"E</b>	<b>Distance:</b>	<b>475.39'</b>
<b>Direction:</b>	<b>S89° 20' 48"W</b>	<b>Distance:</b>	<b>915.07'</b>
<b>Direction:</b>	<b>N00° 26' 19"E</b>	<b>Distance:</b>	<b>475.39'</b>


Basis of Bearing: G.P.S. Coordinates, N.A.D. 83, Texas State Planes, South Zone

**Area: 434859.24 Sq. Ft. – 9.983 Acres**

**Perimeter: 2780.26'**

**Error of Closure: 0.00'**

**Error direction: S22° 03' 58" W**

  
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**01/18/24**

Date