



VICINITY MAP
1"=200'

**CERTIFICATE OF OWNER
STATE OF TEXAS
COUNTY OF WEBB**

I, TERRI LYNN DEUTSCH, AS MEMBER/MANAGER OF NITLD, LLC, THE UNDER SIGNED OWNER OF THIS PLAT, AND DESIGNATED HEREIN AS LOTS 1, 2, 3 AND 4, BLOCK 1, THE RESERVE AT REGENCY (A 2.06 ACRE TRACT OF LAND BEING OUT OF A 3.31910 ACRE TRACT AS SHOWN ON VOLUME 3, PAGE 6-A, PLAT RECORDS OF WEBB COUNTY, TEXAS), AND BEING SITUATED IN THE CITY OF LAREDO, COUNTY OF WEBB, STATE OF TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

TERRI LYNN DEUTSCH
MEMBER/MANAGER
NITLD, LLC
DATE _____

**STATE OF TEXAS
COUNTY OF WEBB**

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TERRI LYNN DEUTSCH, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED, GIVEN MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE COUNTY OF WEBB, TEXAS
MY COMMISSION EXPIRES ON _____

**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, 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 OF LAREDO, TEXAS.

JAMES J. SCHWARZ, PE - NO. 86466
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 ALSO UNDER MY SUPERVISION.

RONALD E. BRISTER, RLPS
TX 5407
DATE _____

PLAT APPROVAL - CITY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS LOTS 1, 2, 3, AND 4, BLOCK 1, THE RESERVE AT REGENCY (A 2.06 ACRE TRACT OF LAND BEING OUT OF A 3.31910 ACRE TRACT AS SHOWN ON VOLUME 3, PAGE 6-A, PLAT RECORDS OF WEBB COUNTY, TEXAS) PREPARED BY J. SCHWARZ AND ASSOCIATES, INC., JAMES J. SCHWARZ, REGISTERED PROFESSIONAL ENGINEERING NO. 89464, AND DATED ON _____, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

ELIUD DE LOS SANTOS, P.E. - CITY ENGINEER
DATE _____

PLANNING COMMISSION APPROVAL

THIS PLAT OF LOTS 1, 2, 3, AND 4, BLOCK 1, THE RESERVE AT REGENCY (A 2.06 ACRE TRACT OF LAND BEING OUT OF A 3.31910 ACRE TRACT AS SHOWN ON VOLUME 3, PAGE 6-A, PLAT RECORDS OF WEBB COUNTY, TEXAS), HAS BEEN SUBMITTED TO THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON THE ON THE _____ DAY OF _____, 20____.

DANIELLA SADA PAZ
P&Z CHAIRMAN
DATE _____

ATTESTMENT OF PLANNING COMMISSION APPROVAL

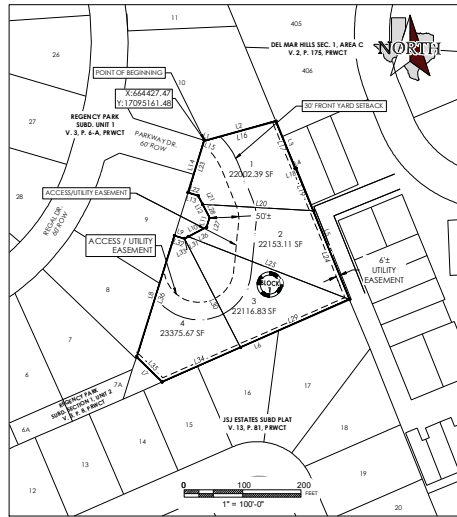
THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILING FOR RECORD OF THIS PLAT AT A PUBLIC MEETING HELD ON THE _____ DAY OF _____, 20____, THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

VANESSA GUERRA, AICP
PLANNING DIRECTOR
CITY OF LAREDO
DATE _____

CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS
COUNTY OF WEBB
I, _____, CLERK OF THE COUNTY COURT IN AND FOR WEBB COUNTY, DO HEREBY CERTIFY THAT FOREGOING INSTRUMENT DATED THE _____ DAY OF _____, 20____, WITH ITS CERTIFICATION OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20____, AT _____ O'CLOCK _____ IN THE _____ PAGE _____ OF THE MAP RECORDS OF SAID COUNTY.

COUNTY CLERK
WEBB COUNTY, TEXAS
DATE _____



LOTS 1,2,3 AND 4, BLOCK 1 OF THE RESERVE AT REGENCY
1"= 100'

PLAT NOTES / RESTRICTIONS:

THE PURPOSE OF THIS DOCUMENT IS TO PLAT LOTS 1, 2, 3, AND 4, BLOCK 1, THE RESERVE AT REGENCY, A 2.06 ACRE TRACT OF LAND BEING OUT OF A 3.31910 ACRE TRACT AS SHOWN ON VOLUME 3, PAGE 6-A, PLAT INTO LOT 1, LOT 2, LOT 3, AND LOT 4, BLOCK 1.

- THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS
- SET BACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE CITY OF LAREDO LAND DEVELOPMENT CODE.
- DRIVEWAYS, SIDEWALKS AND TREES SHALL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS. IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
- ANY CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
- PROPOSED ROAD SHALL BE PRIVATE. ACCESS TO LOTS SHALL BE VIA PRIVATE PRIMARY ACCESS EASEMENT.
- PROPOSED WATER AND SANITARY SEWER SHALL BE PUBLIC.
- THE PROPOSED PAVEMENT SHALL BE LOCATED IN AN ACCESS/UTILITY EASEMENT DEDICATED PER PLAT.
- POTABLE WATER AND SANITARY SEWER SHALL BE PROVIDED VIA EXTENSION OF EXISTING UTILITIES THAT CURRENTLY TERMINATE AT THE PROPERTY LINE.
- THIS PROPERTY WAS ORIGINALLY PLATTED AS "COMMUNITY PARK", REGENCY PARK SUBDIVISION, SECTION 1, UNIT 1, COUNCIL RESOLUTION NO. 2007-R-21 REFLECTS THE ORIGINAL PARKLAND DEDICATION OF THIS PROPERTY AS RECORDED IN VOL. 3329, PGS. 172-173, WEBB COUNTY OFFICIAL PUBLIC RECORDS.
- THE PROPERTY IS ZONED R-S WITH THE FOLLOWING DIMENSIONAL STANDARDS:
MAX. HEIGHT (STORIES) - 2.5
MAX. HEIGHT (FEET) - 35'
FRONT YARD SETBACK - 30'
SIDE YARD SETBACK (CORNER) - 25'
SIDE YARD SETBACK (INTERIOR) - 10'
REAR YARD SETBACK - 0'
MIN. LOT AREA - 15,000 SF
MIN. LOT WIDTH AT BUILDING LINE - 75'
- EROSION, SEDIMENT, AND STORMWATER CONTROLS ARE REQUIRED FOR ALL LOT CONSTRUCTION, INCLUDING SINGLE FAMILY, DUPLEX, MULTIFAMILY, AND COMMERCIAL PROJECTS, DURING THE BUILDING PERMIT PROCESS. THE LOT OWNER OR BUILDER IS RESPONSIBLE FOR INSTALLING AND MAINTAINING BEST MANAGEMENT PRACTICES (BMPs), Silt Fence, Tree Protection, and Temporary Erosion Controls AS PART OF THE BUILDING PERMIT PROCESS, PRIOR TO STARTING ANY SITE WORK. WHERE REQUIRED BY LAW, A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) MUST ALSO BE PREPARED AND IMPLEMENTED FOR THE BUILDING PERMIT ACTIVITIES. ALL CONTROLS MUST REMAIN IN PLACE UNTIL THE SITE IS STABILIZED AND/OR PERMANENT VEGETATION IS ESTABLISHED.
- ALL LOTS SHALL HAVE TYPE A PMA LOT GRADING PER LAREDO LAND DEVELOPMENT CODE BOOK.

PROPERTY BOUNDARY LABELS

Line #	Length	Direction
L1	1.74	N72° 36' 31"W
L2	125.26	S74° 36' 06"W
L3	87.43	N22° 04' 15"W
L4	1.61	S68° 08' 39"W
L5	242.46	N22° 08' 08"W
L6	350.25	N66° 15' 33"E
L7	61.03	S43° 18' 34"E
L8	217.29	S17° 22' 19"W
L9	17.49	N72° 38' 05"W
L10	42.98	S62° 47' 33"W
L11	16.67	S17° 22' 10"W
L12	42.58	S27° 15' 11"E
L13	18.19	S72° 37' 35"E
L14	93.63	S17° 22' 25"W

LOT SUMMARY TABLE

LOT NO.	TOTAL AREA (SF)	AREA W/O STREET (SF)
1	22002.39	18504.06
2	22153.11	18730.04
3	22116.83	18356.74
4	23375.67	19401.82

PARCEL SEGMENT LABELS

Line #	Length	Direction
L15	1.74	S72° 36' 31"E
L16	125.26	N74° 36' 06"E
L17	87.43	S22° 04' 15"E
L18	1.61	N68° 08' 39"E
L19	78.43	S22° 08' 08"E
L20	189.74	N86° 40' 56"W
L21	16.37	N27° 15' 11"W
L22	18.19	N72° 37' 53"W
L23	93.63	N17° 22' 23"E
L24	146.03	S22° 08' 08"E
L25	295.79	N68° 39' 49"W
L26	35.21	N62° 47' 33"E
L27	16.67	N17° 22' 10"E
L28	26.20	N27° 15' 11"W
L29	203.73	S66° 15' 33"W
L30	209.37	N27° 11' 35"W
L31	7.48	N62° 47' 33"E
L32	17.49	S72° 38' 05"E
L33	0.29	N62° 47' 33"E
L34	146.52	S66° 15' 33"W
L35	61.03	N45° 18' 34"W
L36	217.29	N17° 22' 19"E

LEGAL DESCRIPTION

2.06-ACRES TRACT OF LAND
WEBB COUNTY, TX

A 2.06-ACRES TRACT OF LAND (89,733.6 S.F.) AND BEING OUT OF AN ORIGINAL 3.31910 ACRE TRACT, AS SHOWN ON V. 3, P. 6-A, P. R. W.C.T.; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT FOUND IRON PIN BEING THE SOUTH CORNER OF LOT 10, BLK 2, REGENCY PARK SUBD PLAT UNIT 1, V. 3, P. 6-A, FOR THE NORTHWEST CORNER HEREOF; THENCE, ALONG THE FOLLOWING CALLS, S72°42'19"E, A DISTANCE OF 1.73', ALONG NORTH LINE TO AN IRON ROD SET FOR INTERIOR CORNER HEREOF; N7°31'24"E, A DISTANCE OF 15.26', ALONG NORTH LINE TO AN IRON ROD SET FOR NORTH CORNER HEREOF; S22°09'01"E, A DISTANCE OF 87.43', ALONG EAST LINE TO AN IRON ROD SET FOR INTERIOR CORNER HEREOF; N47°50'59"E, A DISTANCE OF 1.61', ALONG EAST LINE TO AN IRON ROD SET FOR EXTERIOR HEREOF; S22°12'57"E, A DISTANCE OF 242.46', ALONG EAST LINE TO AN IRON ROD SET FOR EAST CORNER HEREOF; S66°10'44"W, A DISTANCE OF 350.25', ALONG SOUTH LINE TO AN IRON ROD SET FOR SOUTH CORNER HEREOF; N45°23'18"W, A DISTANCE OF 16.67', ALONG SOUTH LINE TO AN IRON ROD SET FOR SOUTH CORNER HEREOF; N17°17'31"E, A DISTANCE OF 217.29', ALONG WEST LINE TO AN IRON ROD SET FOR EXTERIOR HEREOF; S72°42'38"E, A DISTANCE OF 17.49', ALONG WEST LINE TO AN IRON ROD SET FOR INTERIOR HEREOF; N42°42'23"E, A DISTANCE OF 42.98', ALONG WEST LINE TO AN IRON ROD SET FOR INTERIOR HEREOF; N17°17'22"E, A DISTANCE OF 16.67', ALONG WEST LINE TO AN IRON ROD SET FOR INTERIOR HEREOF; N27°22'16"W, A DISTANCE OF 42.58', ALONG WEST LINE TO AN IRON ROD SET FOR INTERIOR HEREOF; N72°42'38"W, A DISTANCE OF 18.19', ALONG WEST LINE TO AN IRON ROD SET FOR EXTERIOR HEREOF; THENCE, N17°13'1"E, A DISTANCE OF 96.62', ALONG THE WEST LINE HEREOF, TO THE POINT OF BEGINNING.

L. BASIS OF BEARINGS TAKEN FROM GPS METHODS ZONE TX-4205 NAD 83, STATE PLANE.



**J. SCHWARZ &
ASSOCIATES, INC.**
Professional Engineering Solutions

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361-906-2430

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CLIENT INFORMATION

OWNER NAME
NITLD, LLC
214 CANTERBURY LN.
LAREDO, TX 78045

PROJECT NAME

**PLAT OF LOTS
1, 2, 3, AND 4,
BLOCK 1, THE
RESERVE AT
REGENCY**

PROJECT LOCATION
LAREDO, TEXAS
WEBB COUNTY

DATE 04.10.2026

JOB NUMBER 20250825J

FILE NAME 89733.6 Acres (89733.6 S.F.)

REVISION NUMBER 00

REVISIONS

NO.	DATE	REVISION
1		
2		
3		
4		
5		

SHEET TITLE

**PLAT OF THE
RESERVE AT
REGENCY**

SHEET

0001
OF 0001