



CAL PLAT
SCALE: 1" = 100'

LEGAL DESCRIPTION
CAL PLAT,
1.30 ACRES

BEING A TRACT OF LAND COMPRISING 1.30 MEASURED ACRES, MORE OR LESS, 1.23 COMPRISED ACRES (MEASURED) COMPRISED OF A CALLED 1.00 ACRE TRACT DESIGNATED AS TRACT I, AND A CALLED 0.24 ACRE (CALLED) DESIGNATED AS TRACT II, CONVEYED TO CLAUDIA G. MONTEYAYOR, RECORDED IN VOLUME 5448, PAGES 847-851, WEBB COUNTY OFFICIAL PUBLIC RECORDS, AND OF 0.07 ACRE BEING OUT OF A TRACT OF LAND CONTAININ 51.30 ACRES, RECORDED IN VOLUME 5633, PAGES 674-679, OFFICIAL PUBLIC RECORDS, SITUATED IN PORCION 23, L. SANCHEZ, ORIGINAL GRANTEE, A-283, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND ON SOUTH LINE OF STREAM LANE, A 50-FT. WIDE RIGHT-OF-WAY, ON THE EAST LINE OF STONE CREEK SUBDIVISION, RECORDED IN VOLUME 20, PAGE 9, WEBB COUNTY MAP RECORDS, BEING THE SOUTH CORNER OF ALLEN WOODS SUBDIVISION, RECORDED IN VOLUME 15, PAGES 91-92, WEBB COUNTY MAP RECORDS, THE POINT OF BEGINNING AND THE NORTHWEST CORNER HEREOF:

- THENCE N 72° 41' 46" E WITH THE OSTENSIBLE LINE OF SAID TRACT I, AT 212.57 FEET AN IRON ROD SET FOR THE NORTHEAST CORNER HEREOF;
- THENCE S 04° 48' 51" E ALONG THE COMMON LINE OF SAID TRACT I AND A CALLED 1.54 ACRES, CONVEYED TO ANTONIO MARTINEZ, RECORDED IN VOLUME 918, PAGES 215-219, WEBB COUNTY OFFICIAL PUBLIC RECORDS, AT 220.38 FEET PASS THE OSTENSIBLE COMMON LINE OF SAID TRACT I & TRACT II, CONTINUING A TOTAL OF 280.19 FEET TO THE OSTENSIBLE SOUTHEAST CORNER OF SAID 0.24 ACRES, WHENCE AN IRON ROD CAPPED HOWLAND SURVEYING WAS FOUND FOR THE SOUTHEAST CORNER HEREOF;
- THENCE S 77° 11' 23" W AT 211.51 FEET WITH THE SOUTH LINE OF SAID TRACT II AND THE NORTH RIGHT-OF-WAY LINE OF SAID SHILOH DRIVE, TO THE OSTENSIBLE SOUTHEAST CORNER OF SAID STONE CREEK SUBDIVISION AND THE SOUTHWEST CORNER HEREOF;
- THENCE N 04° 24' 01" W CONTINUING WITH THE EAST LINE OF SAID STONE CREEK SUBDIVISION, WHENCE EXISTING WOOD AND BLOCK FENCE GENERALLY RUNS, AT 263.64 FEET THE POINT OF BEGINNING AND CONTAINING 1.30 MEASURED ACRES, MORE OR LESS.

- NOTES:
1. BASES OF BEARINGS, TEXAS COORDINATE SYSTEM OF 1983, 4205 SOUTH ZONE, NAD 83.
2. THIS DESCRIPTION WAS PREPARED FROM RECORD INFORMATION AND ACTUAL FIELD SURVEYS WERE CONDUCTED.



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. OWNER SHALL NOT CHANGE GRADES NOR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS IN SUCH A MANNER THAT IMPEDES THE ESTABLISHED DRAINAGE FLOW. FENCE/WALL WHICH HAS THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZE OF OPENINGS TO ALLOW SURFACE WATER RUNOFF TO CONTINUE.
3. THIS SUBJECT PROPERTY IS NOT LOCATED WITHIN THE DESIGNATED 100-YEAR FLOODPLAIN PER FEMA FIRM MAP No. 4847PC, PANEL No. 1383C, WITH EFFECTIVE DATE OF APRIL 02, 2008.
4. SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
5. ALL LOT CONFIGURATIONS SHOWN, INCLUDING MINIMUM LOT AREAS SHALL MEET DIMENSIONAL STANDARDS OF THE LAND DEVELOPMENT CODE FOR AN R-1A ZONE.
6. ALL IMPROVEMENTS SHALL BE AS PER SUBDIVISION ORDINANCE.
7. GRID COORDINATES, NAD83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE, PROVIDED FOR GENERAL LOCATIVE PURPOSE AND DO NOT REPRESENT OFFICIAL (NGS) CONTROL.

ENGINEER:
RICARDO M. VILLARREAL, P.E.
TOP SITE CIVIL GROUP, LLC
6362 MAPHERSON RD., STE. 206
LAREDO, TEXAS 78041
(956) 725-5057

SURVEYOR:
RICARDO M. VILLARREAL, R.P.L.S.
TOP SITE CIVIL GROUP, LLC
6362 MAPHERSON RD., STE. 206
LAREDO, TEXAS 78041
(956) 725-5057



CERTIFICATE OF OWNER:
STATE OF TEXAS §
WEBB COUNTY §

I, _____, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS CAL PLAT IN COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY SUBLICATE TO THE USE OF THE PUBLIC FOREVER DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER
CAL REAL ESTATE HOLDINGS, LLC

STATE OF TEXAS §
WEBB COUNTY §
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 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
MY COMMISSION EXPIRES _____

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 AND WEBB COUNTY COMMISSIONER'S COURT.

RICARDO M. VILLARREAL, P.E. No. 101308-TEXAS _____ DATE _____



CERTIFICATE OF SURVEYOR
STATE OF TEXAS:
COUNTY OF WEBB:

I, _____, 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 GROUNDS _____.

RICARDO VILLARREAL, R.P.L.S. No. 6242
TEPLS FIRM REG. NO. 10194686 _____ DATE _____



PLAT-APPROVAL CITY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS CAL PLAT, PREPARED BY RICARDO M. VILLARREAL, REGISTERED PROFESSIONAL ENGINEER NO. 101308, AND DATED THE ____ DAY OF _____, 2024, WITH THE LAST REVISED DATE ON ____ AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

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

PLANNING COMMISSION APPROVAL

THIS PLAT OF CAL PLAT, 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 _____, 2025.

JUAN M. NARVAEZ, P&Z CHAIRMAN _____ DATE _____

ATTENTION 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 _____, 2025. THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

VALESIA GIERBA, ACP
DIRECTOR OF PLANNING DEPARTMENT
CITY OF LAREDO, TEXAS _____ DATE _____

CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS:
COUNTY OF WEBB:
I, MARCE RAMIREZ IBARRA, CLERK OF THE COUNTY COURT OF WEBB COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED ____ DAY OF _____, 2024, WITH ITS CERTIFICATE OF AUTHENTICATION, HEREIN DESIGNATED AS CAL PLAT, IS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 2024, AT ____ O'CLOCK, A.M. IN VOLUME ____ PAGE ____ OF THE PLAT RECORDS OF SAID COUNTY ON THIS ____ DAY OF _____, 2024.

HON. MARCE RAMIREZ IBARRA
COUNTY CLERK, WEBB COUNTY, TEXAS _____ DATE _____

OWNER:
CAL REAL ESTATE HOLDINGS, LLC
7210 MAPHERSON RD., STE. 120
LAREDO, TX 78041

PRELIMINARY PLAT OF CAL PLAT
BEING A TRACT OF LAND COMPRISING 1.30 MEASURED ACRES, MORE OR LESS, 1.23 COMPRISED ACRES (MEASURED) COMPRISED OF A CALLED 1.00 ACRE TRACT DESIGNATED AS TRACT I, AND A CALLED 0.24 ACRE (CALLED) DESIGNATED AS TRACT II, CONVEYED TO CLAUDIA G. MONTEYAYOR, RECORDED IN VOLUME 5448, PAGES 847-851, WEBB COUNTY OFFICIAL PUBLIC RECORDS, AND OF 0.07 ACRE BEING OUT OF A TRACT OF LAND CONTAININ 51.30 ACRES, RECORDED IN VOLUME 5633, PAGES 674-679, OFFICIAL PUBLIC RECORDS, SITUATED IN PORCION 23, L. SANCHEZ, ORIGINAL GRANTEE, A-283, CITY OF LAREDO, WEBB COUNTY, TEXAS

PROJECT #
FILED DATE: 06/09/2025
APPROVED BY: _____
DATE: 06/09/2025
SCALE: 1" = 100'

TOPSITE Civil Group
1.0