

CERTIFICATE OF OWNER

STATE OF TEXAS
COUNTY OF WEBB

I, **HEIR OF LOT 1, BLOCK 1, ALL CARRIERS DISTRIBUTION INTO LOT 1A, BLOCK 1, ALL CARRIERS DISTRIBUTION** IN THE COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL EASEMENTS THEREON SHOWN, FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

ALL CARRIERS INC
MS LUCIA ELIZONDO PAEZ

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 THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2025.

NOTARY PUBLIC IN AND FOR WEBB COUNTY, TEXAS

MY COMMISSION EXPIRES: _____

CERTIFICATE OF ENGINEER

STATE OF TEXAS
COUNTY OF WEBB

I, **DANIEL GOMEZ**, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, 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.

DANIEL GOMEZ, P.E. NO. 90146
7110 ROCIO DR. STE 4,
LAREDO, TX 78041
1-954-723-6634

DATE

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF WEBB

I, **ENRIQUE A. MEJIA, II**, 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.

ENRIQUE A. MEJIA, II, R.P.L.S. NO. 5653
Firm Registration # 105718-02
101 W. Hinkside, Suite # 10
Laredo, Texas 78041
(954) 724-8423

DATE

PLAT APPROVAL - CITY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS THE REPLAT OF **REPLAT OF LOT 1, BLOCK 1, ALL CARRIERS DISTRIBUTION INTO LOT 1A, BLOCK 1, ALL CARRIERS DISTRIBUTION** PREPARED BY **DANIEL GOMEZ**, REGISTERED PROFESSIONAL ENGINEER, NO. 90146 AND DATED THE _____, 2025, WITH THE LAST REVISION DATE ON _____, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

ILIDIO DE LOS SANTOS, P.E.
CITY ENGINEER

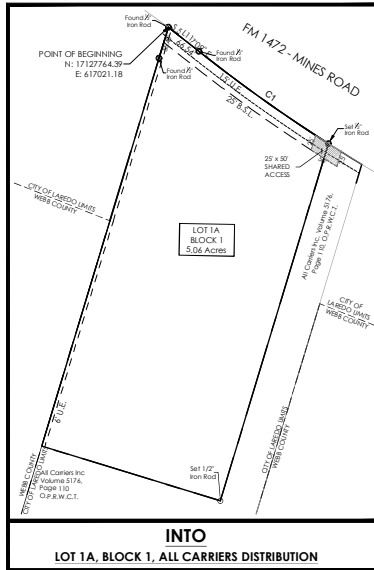
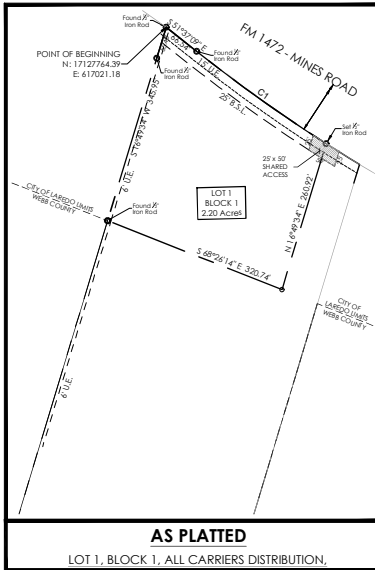
DATE

PLANNING COMMISSION APPROVAL

THIS PLAT OF **REPLAT OF LOT 1, BLOCK 1, ALL CARRIERS DISTRIBUTION INTO LOT 1A, BLOCK 1, ALL CARRIERS DISTRIBUTION** 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 _____, 2025.

DANIELA SADA PAZ
CHAIRMAN

DATE



LEGEND

F.I.R. FOUND IRON ROD
S.I.R. SET (IRON ROD @)
F.C. FENCE CORNER
B.S.L. BUILDING SET BACK LINE
U.A.E. UTILITY AND ACCESS EASEMENT
D.E. DRAINAGE EASEMENT
P.O.B. POINT OF BEGINNING

GRAPHIC SCALE



VICINITY MAP
SCALE 1" = 2000'

GENERAL NOTES

1. THE PURPOSE OF THIS REPLAT IS TO INCORPORATE UNPLATTED AREA INTO LOT 1
2. THIS PLAT DOES NOT ATTEMPT TO ALTER AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS
3. THE OFFICIAL SETBACK LINE SHALL BE DETERMINED BASED ON THE CURRENT ZONING DISTRICT IN ACCORDANCE TO SECTION 2477.1 OF THE LAREDO LAND DEVELOPMENT CODE
4. SIDEWALKS, DRIVEWAYS, AND TREES WILL BE INSTALLED AT THE ISSUANCE OF THE BUILDING PERMIT IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE
5. STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH ZONE NAD 1983
6. ACCESS ONTO FM 1472 IS SUBJECT TO REVIEW AND APPROVAL BY THE TEXAS DEPARTMENT OF TRANSPORTATION
7. THIS PLAT IS SUBJECT TO A CERTIFICATE OF ADJOINING LANDOWNER RIGHT OF DISCHARGE AS RECORDED IN VOLUME 5088, PAGE 437, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS.

Field Notes of
A 5.06 acre tract of land
conveyed by deed to All Carriers, Inc.
Situated in City of Laredo, Webb County, Texas

A 5.06 acre tract of land, being Lot 1, Block 1, All Carriers Distribution, recorded in Volume 44, Page 76, Plat records Webb County, Texas, and a 2.86 acre tract of land conveyed by deed to All Carriers, Inc. recorded in Volume 5176, Page 110 and out of tract 1, recorded in Volume 5088, Page 437, Official Public Records, Webb County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" iron rod found at the northwest corner of Lot 1, Block 1, All Carriers Distribution plat, recorded in Volume 44, Page 76, Plat Records, Webb County, Texas, the south right of way line of FM 1472 (Mines Road), for the northwest corner of the herein described tract:

Thence, along the south right of way line of FM 1472, South 51 degrees 37 minutes 09 seconds East, 64.54 feet, to a non-tangent point of a curve to the left.

Thence, along the arc of the curve left, a distance of 272.18 feet, said curve having a radius of 2676.48 feet, a delta of 01 degrees 47 minutes and 01 seconds, with a chord and chord bearing of 272.07 feet and South 54 degrees 30 minutes and 39 seconds East, for the northeast corner of the herein described tract.

Thence, South 16 degrees 49 minutes 34 seconds West, 438.45 feet to a 1/2" iron rod set, for the southeast corner of the herein described tract:

Thence, North 72 degrees 58 minutes 27 seconds West, 319.65 feet, to a 1/2" iron rod set at the east line of Quantum Realty, LLC, recorded in Volume 5101, Page 154, Official Public Records, Webb County, Texas, for the southwest corner of the herein described tract:

Thence, along the east line of said Quantum tract, North 16 degrees 49 minutes 34 seconds East, 748.84 feet, to return and close to the POINT OF BEGINNING of this 5.06 Acre tract, more or less.

Basis of Bearings:
G.P.S., Texas Coordinate System, Texas South Zone, NAD 1983

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

VANESSA GUERRA, AICP
PLANNING DIRECTOR

DATE

CERTIFICATION OF COUNTY CLERK

STATE OF TEXAS
COUNTY OF WEBB

I, **MARGIE E. IBARRA**, CLERK OF THE COUNTY COURT IN AND FOR WEBB COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE _____ OF THE MAP RECORDS OF SAID COUNTY.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2025.

COUNTY CLERK
WEBB COUNTY, TEXAS

DEPUTY

PUBLIC HEALTH REQUIREMENTS

STATE OF TEXAS
COUNTY OF WEBB

THE PLAT **REPLAT OF LOT 1, BLOCK 1, ALL CARRIERS DISTRIBUTION INTO LOT 1A, BLOCK 1, ALL CARRIERS DISTRIBUTION**, SUBMITTED BY OR BEHALF OF THE OWNER HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF LAREDO HEALTH DEPARTMENT WHICH HEREBY CERTIFIES THAT SOIL CHARACTERISTICS AND LOT SIZES GENERALLY MEETS THE REQUIREMENTS OF THIS DEPARTMENT. THIS CERTIFICATION IS BASED ON A GENERAL OVERVIEW OF SOIL CHARACTERISTICS AND A SMALL SAMPLE OF SOIL BORINGS WHICH ARE INSUFFICIENT TO DETERMINE THE SUITABILITY OF ANY PARTICULAR LOT. THIS CERTIFICATE DOES NOT INDICATE NOR IMPLY THAT EVERY LOT IS CAPABLE OF ON-SITE SEWAGE DISPOSAL. GENERALLY THIS PLAT AS ORIGINAL SUBMITTED MEETS THE REQUIREMENTS OF THE WEBB COUNTY PRIVATE SEWAGE FACILITY ORDER SUBJECT TO ADDITIONAL REQUIREMENTS AND ACQUISITION OF PERMIT OR LICENSE AS SPECIFIED ON PARAGRAPH BELOW.

IN THE EVENT THAT A BUYER, OWNER, PURCHASER, LESSEE, OR RENTER DESIRES TO CONSTRUCT A PRIVATE SEWAGE DISPOSAL FACILITY ON ANY LOT, THEN, HE OR SHE MUST FIRST OBTAIN A PERMIT TO CONSTRUCT SAID FACILITY AND, FURTHER, THAT A LICENSE TO OPERATE SHALL BE REQUIRED FOR THE OPERATION OF SUCH PRIVATE SEWAGE DISPOSAL FACILITY. SUCH PERMIT AND LICENSE SHALL ONLY BE ISSUED AFTER CLOSE EXAMINATIONS OF SUBJECT LOT AS TO WHETHER IT MEETS ALL REQUIREMENTS FOR ON-SITE SEWAGE DISPOSAL. THIS IS NECESSARY IN ORDER TO COMPLY WITH THE RULES OF WEBB COUNTY, TEXAS, FOR PRIVATE SEWAGE FACILITIES AS ADOPTED BY THE COMMISSIONER'S COURT OF WEBB COUNTY, TEXAS, ON APRIL 24, 2004.

RICHARD A. CHAMBERLAIN, DPH, MPH, MS
HEALTH DIRECTOR
CITY OF LAREDO HEALTH DEPARTMENT

DATE

PROPERTY OWNER:

REPLAT OF
LOT 1, BLOCK 1
ALL CARRIERS DISTRIBUTION
INTO LOT 1A, BLOCK 1
ALL CARRIERS DISTRIBUTION

SHEET NAME:

PROJECT ENGINEER:

DANIEL GOMEZ, P.E., NO. 90146
7110 ROCIO DR. STE 4
LAREDO, TEXAS 78041
Firm Registration # 9224

Date: 09.18.2025

Revision:

Project #: 2210.2

File Name: ACDR

Drawn by: DG

Scale: 1"=100'

SHEET 1